August 21, 2020

Debbie Bickmire
Planner, City of Aurora
5151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012
(303) 739-7345
dbickmire@auroragov.org

Re: Green Valley Ranch East Active Adult Clubhouse –Minor Amendment Submittal #3
Responses to City Comments Submittal Review #2

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Mail kiosk locations and USPS compliance (Life/Safety)
  Response: Pending
- Contact Grace Gray if License Agreement is needed (Real Property)
  Response: Acknowledged
- See redlines for all comments
  Response: Completed

1. Planning Comments

1A. Revise plans per minor comment on the redlines.
Response: Completed

2. Civil Engineering Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green
CSP

2A. Wall elevations called out on plans do not match the civil plans.
Response: Completed

3B. The proposed amendment will not be approved until the preliminary drainage is approved.
Response: Acknowledged

3C. Flatten the AutoCAD SHX text.
Response: Completed

3. Life/Safety Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue
CSP

3A. Please revise the data block to show the design cottages as sprinklered.
Response: Completed

3B. Advisory comment: Residential mail kiosk placement requires approval by the U.S.P.S. Growth manager approval. The site's mail kiosk delivery plan should be reviewed and approved by Growth Manager prior to construction. It is important that the Postal Service is involved in your residential project since the mail delivery for filing #5 will be located in filing #4, at the clubhouse. Please confirm that the U.S.P.S. has approved the appropriate mode of delivery and kiosks locations.
Response: Pending

3C. Identify the location of the mail kiosks. Provide a detail that conveys information that demonstrates compliance with ADA and Postal regulations that includes units of measurements and scales, and cross referencing.
Response: Currently in the clubhouse and pending continued conversation with the postal service.

4. Real Property Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta

4A. If any new or proposed physical objects encroach into any easements, please contact Grace Gray at ggray@auroragov.org to have them addressed in a License Agreement.
Response: Acknowledged

If you require additional information or have any questions about our submittal items, please do not hesitate to call or e-mail me (303) 734-1777 or jcarpenter@laidesigngroup.com. We look forward to working with the City in completing this process in order to contribute high-quality project to the City of Aurora.

Sincerely,

Jennifer Carpenter

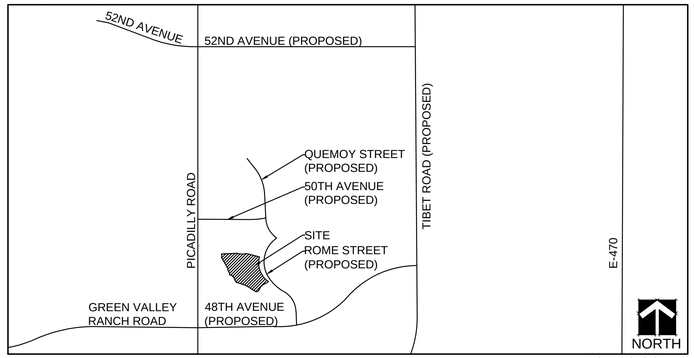
GREEN VALLEY RANCH EAST ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN

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

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

Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

VICINITY MAP



NOT TO SCALE

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 TYPE	OCCUPANCY #	SPRINKLERED	GROSS FLOOR AREA FULL BUILD-OUT	PHASE 1	PHASE 2
CLUBHOUSE	V-B	A2/A3	261	YES	10,594SF	NA	10,594 SF
SALES CENTER	V-B	B	34	NO	2,409 SF	2,409 SF	NA
POOL EQUIPMENT	V-B	U/H4	0	NO	824 SF	NA	824 SF
DESIGNER COTTAGES (3 TOTAL)			6	NO	1,410 SF	1,410 SF	NA
				TOTAL BUILDING COVERAGE	15,237 SF	3,819 SF	11,418 SF

The designer cottages are sprinklered, please revise the data block.

			FULL BUILD-OUT		PHASE 1	PHASE 2
AREA WITHIN TRACT BOUNDARY			157,477 SF	100%	56,235 SF	101,242 SF
BUILDING COVERAGE			15,237 SF	10%	3,819 SF	11,418 SF
OPEN SPACE (INCLUDES HARDSCAPE, LANDSCAPE, POOL, & PARKING AREAS)			142,240 SF	90%	52,416 SF	89,824 SF
HARD S (PARKI		PATIO, & POOL)	97,924 SF	62%	33,897 SF	64,027 SF
LANDS (TURF,		NG AREAS, COBBLE, ARTIFICIAL TURF)	44,316 SF	28%	18,519 SF	25,792 SF

Lai: Complete

PARKING SPACES		REQ.	PROVIDED
FULL BUILD-OUT (TOTAL SITE)		121	116
BICYCLE PARKING REDUCTION (MAX. 5%)		-6	-
SALES CENTER (1 SPACE / 4 OCCUPANTS)	OCCUPANCY: 23	6	9
DESIGNER COTTAGES (1 SPACE / UNIT)	# OF UNITS: 3	3	3
PHASE 1 TOTAL		12	12
CLUBHOUSE (1 SPACE / 4 OCCUPANTS)	OCCUPANCY: 261	65	65
POOL AREA (1 SPACE / 4 OCCUPANTS)	OCCUPANCY: 136	34	34
OUTDOOR GATHERING AREAS (1 SPACE / 4 OCCUPANTS)	OCCUPANCY: 41	10	5
PHASE 2 TOTAL		109	104
ACCESSIBLE SPACES (1 ADA PER 25 SPACES)		5	8
VAN ACCESSIBLE SPACES (MINIMUM 1 SPACE PER EVERY 6 ADA SPACES)		1	2
LOADING SPACES REQUIRED & PROVIDED		N/A	N/A
BICYCLE SPACES (3% OF REQUIRED PARKING SPACES)		4	10
PHASE 1: SIGNAGE PROPOSED @ SALES CENTER	28 S.F. AND 3.5' MAX. HT.		1 SIGN
PHASE 2: SIGNAGE PROPOSED @ NORTH & SOUTH ENTRY	28 S.F. AND 2' MAX. HT.		2 SIGNS

LEGAL DESCRIPTION

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

CITY OF AURORA NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANES SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. 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 LANDSC ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICAT OCCUPANCY.
3. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUB IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROP AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
4. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("C IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCC 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 RE HEREUNTO TO FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT A CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LO WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
5. ALL SIGNS MUST CONFORM TO CITY OF AURORA SIGN CODE.
6. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPE THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UITILITY EASEMENTS" AND SHALL BE POSTED " PARKING - FIRE LANE".
7. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKI ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANC SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL B MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALON 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 RAP 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.
8. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
9. 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.
10. 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.
11. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTIONS 126, ARTICLE VII - NUMBERING OF BUILDINGS.
12. 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.
13. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
14. 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.
15. 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.
16. 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.
17. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UP ON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS AND ASSIGNS.
18. ARCHITECTURAL FEATURES SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
19. 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.
20. 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.
21. 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.
22. 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.
23. ATTENTION BUILDING DEPARTMENT: AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT, AND PREPARED ACCORDING TO THE PLANNING APPLICATION GUIDEBOOK INSTRUCTIONS, WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING LDN NIBA (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
24. 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.
25. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.

AMENDMENTS

#	DATE	ISSUE	ISSUED BY
01	06/02/2020	CSP AMENDMENT #1	LAI

PHASE ONE
1. SALES CENTER ARCHITECTURE (FLOOR PLAN & ELEVATION) MINOR
2. LANDSCAPE BEDS WEST OF SALES CENTER (LAYOUT TO ALIGN WITH SITE FEATURES AND SALES CENTER)
3. REMOVAL OF FIRE PIT AND TRELLIS
4. MODIFIED LIGHTING
5. ADDED DEMONSTRATION AREA W/ SEAT WALL AT SALES CENTER
6. MINOR MODIFICATIONS TO LANDSCAPE COUNTS

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

1 NOT FOR CONSTRUCTION

SIGNATURE BLOCK

GREEN VALLEY RANCH EAST ACTIVE ADULT CLUBHOUSE CONTEXTUAL SITE PLAN

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

THIS CONTEXTUAL SITE PLAN AND THE AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS, THEIR SUCCESSORS AND ASSIGNS, THE PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN, ATIONS AND LIMITATIONS SET FORTH HEREIN. DRAWAL OR AMENDM UPON APPROVAL OF THE CITY OF AURORA.

Lai: Acknowledged

Lai: Complete

CLAYTON PROPERTIES GROUP II, LLC. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ___ DAY OF _____ AD

_____

_____

_____

)SS

_____

TRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ___ DAY OF _____ AD _____ BY:

_____

WITNESS MY HAND AND OFFICIAL SEAL

Advisory comment: Residential mail kiosk placement requires approval by the U.S.P.S. Growth Manager approval. The site's mail kiosk delivery plan be should be reviewed and approved by Growth Manager prior to construction. It is important that the Postal Service is involved in your residential project since the mail delivery for filing #5 will be located in filing #4, at the clubhouse. Please confirm that the U.S.P.S. has approved the appropriate mode of delivery and kiosks locations.

Identify the location of the mail kiosks. Provide a detail that conveys information that demonstrates compliance with ADA and Postal regulations that includes units of measurements and scales, and cross referencing.

Lai: Pending

_____

(NOTARY PUBLIC) (SEAL)

MY COMMISSION EXPIRES_____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: (CHAIR PERSON) _____ DATE: _____

CITY COUNCIL: (MAYOR)_____ DATE: _____

ATTEST: (CITY CLERK)_____ DATE: _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____ COLORADO AT _____ O'CLOCK _.M.

THIS _____ DAY OF _____ AD _____.

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

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06-07	SITE PLAN: PHASE 2	25	ELEVATIONS: CLUBHOUSE
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ARCHITECT / PLANNER

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Landscape Architecture | Visual Media
www.LAIdesigngroup.com

OWNER/CLIENT

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

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

PROFESSIONAL STAMP

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

ISSUE RECORD

CSP #1	09/21/2018
CSP #2	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

SHEET NUMBER

01

1 OF 28

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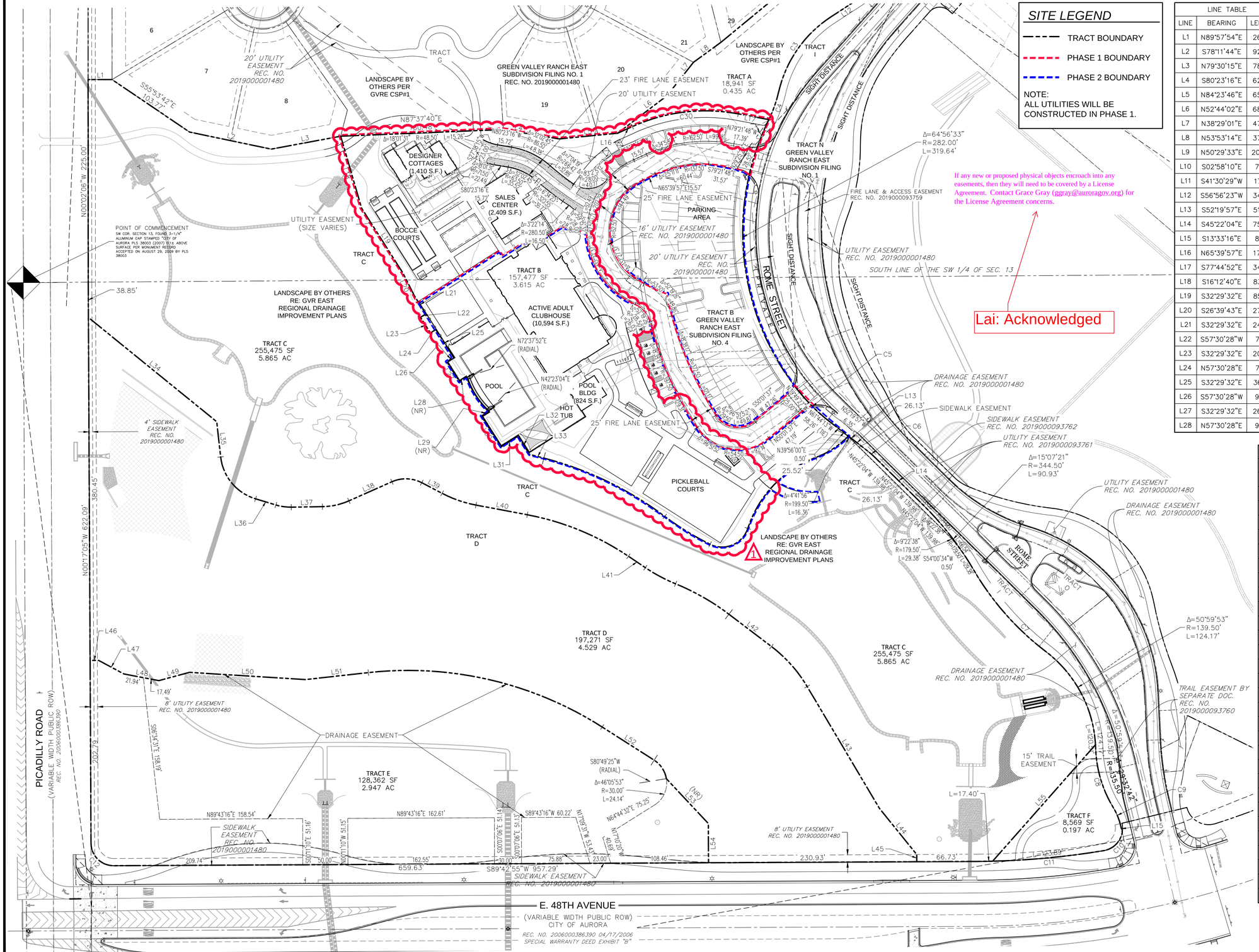

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°57'54"E	26.56'
L2	S78°11'44"E	92.52'
L3	N79°30'15"E	78.37'
L4	S80°23'16"E	62.66'
L5	N84°23'46"E	65.35'
L6	N52°44'02"E	68.66'
L7	N38°29'01"E	47.32'
L8	N53°53'14"E	37.65'
L9	N50°29'33"E	201.01'
L10	S02°58'10"E	7.59'
L11	S41°30'29"W	17.11'
L12	S56°56'23"W	34.72'
L13	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

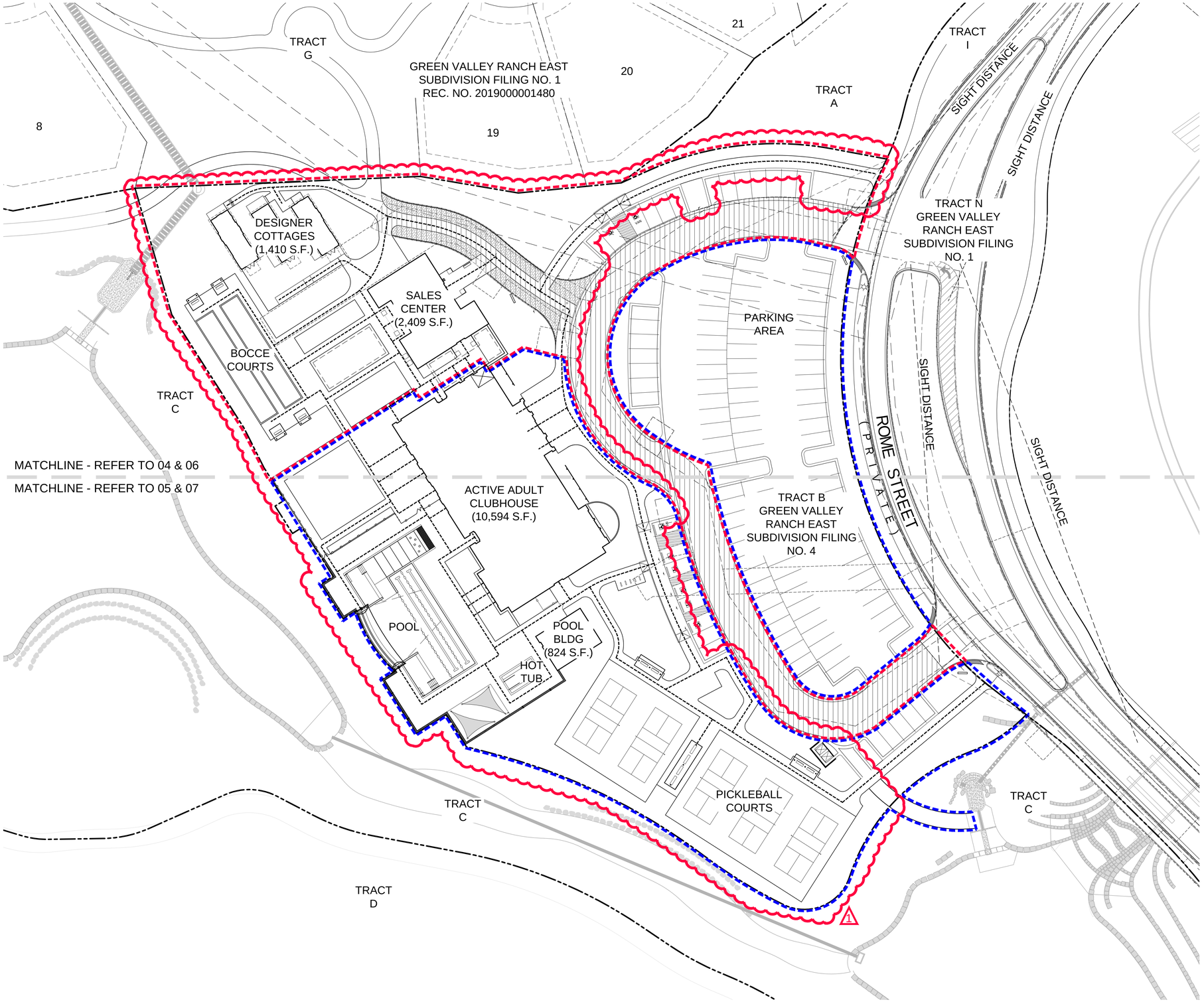
PROFESSIONAL STAMP

PROJECT #: 171053
DRAWN BY: LAI
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

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.

0 50 100

NORTH SCALE: 1" = 50'-0"

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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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AMENDMENT #1 (2)	07/24/2020

SHEET NUMBER

03

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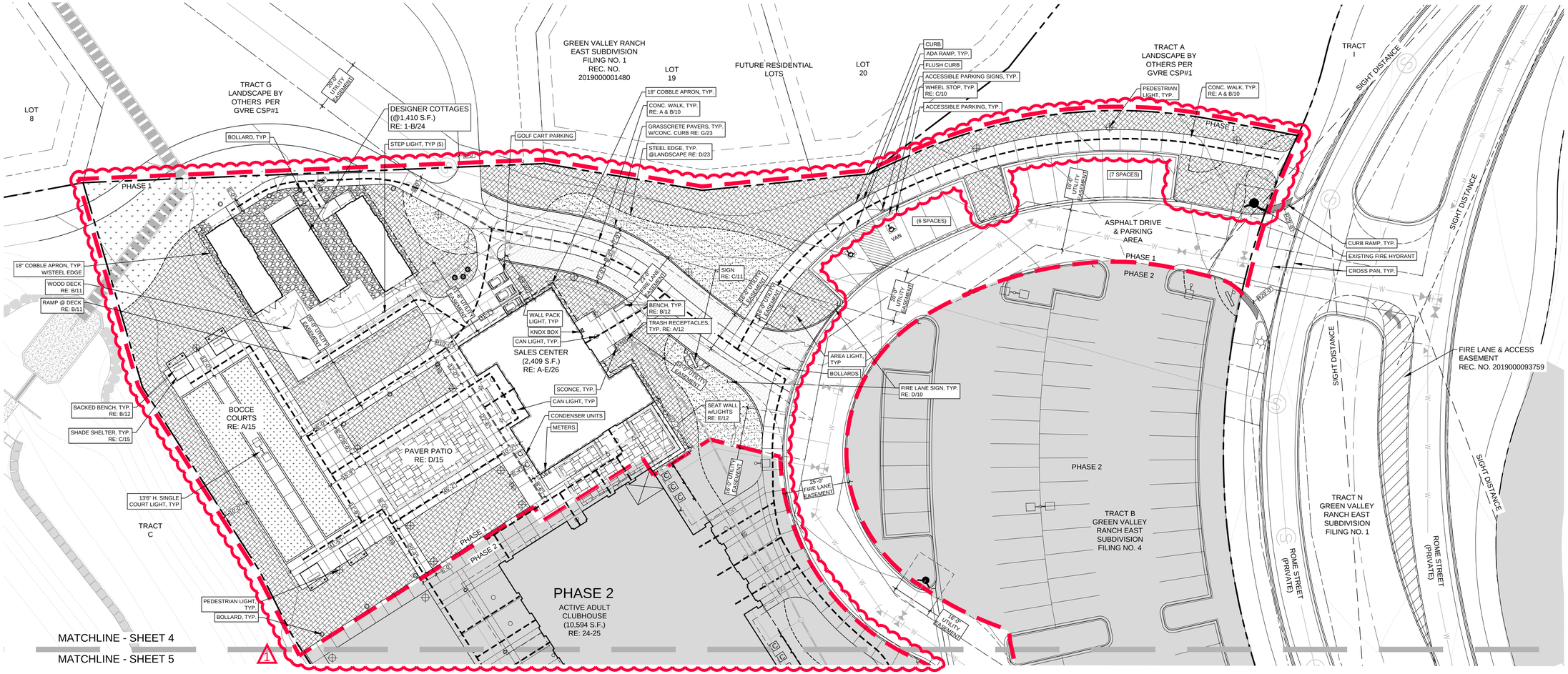

SITE LEGEND

- TRACT BOUNDARY
- PHASE 1 BOUNDARY
- PHASE 2
- ACCESSIBLE ROUTE
- ACCESSIBLE PARKING SIGN
- BENCH
- BIKE RACK
- TRASH/RECYCLE RECEPTACLE
- WHEEL STOP
- LIGHT FIXTURE (NOT TO SCALE) 1
- FIRE HYDRANT
- C CONDENSERS 1
- 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) 1

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.

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

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

PROFESSIONAL STAMP

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

ISSUE RECORD

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CSP #4	09/26/2019
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FOR MYLAR	12/02/2019
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AMENDMENT #1 (2)	07/24/2020

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04
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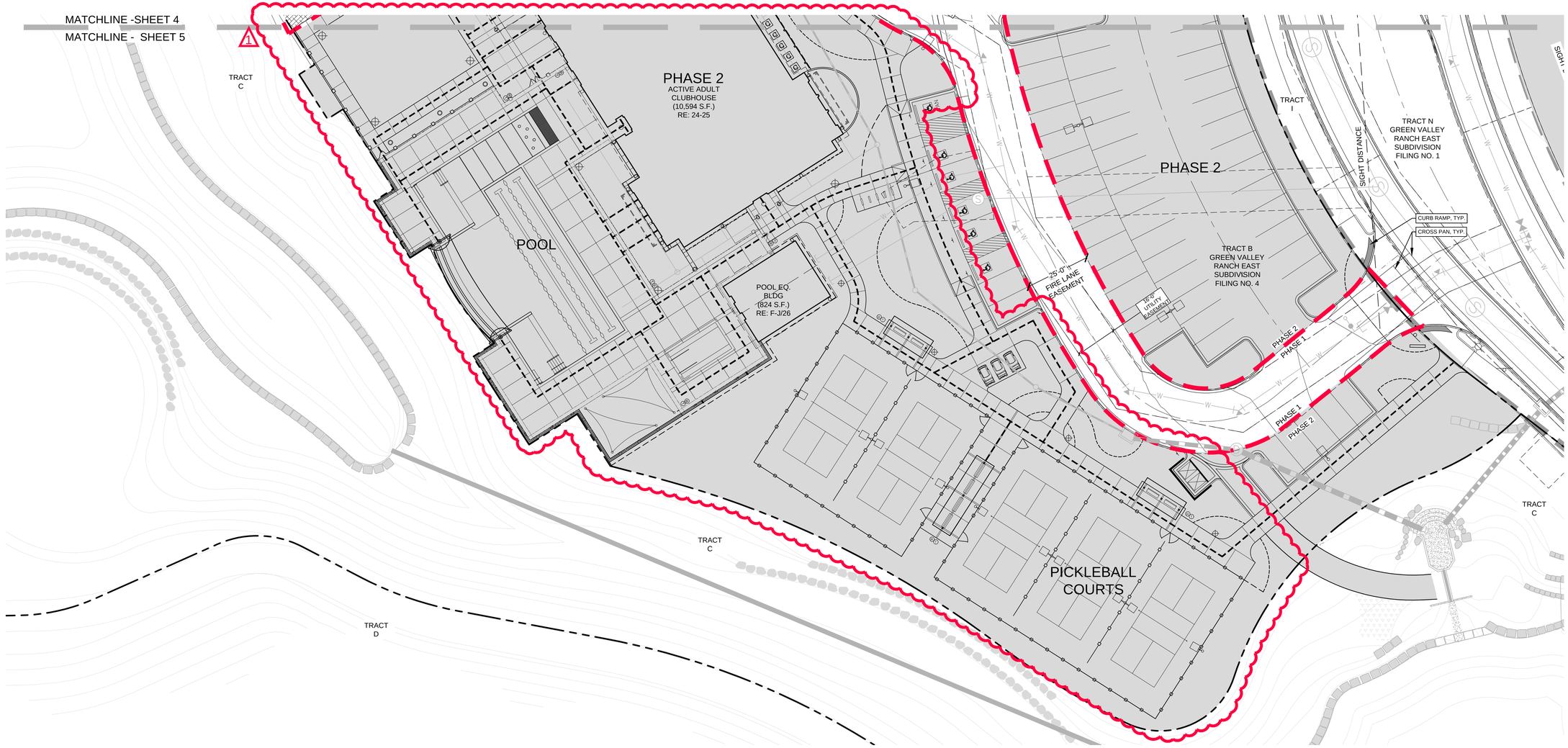

SITE LEGEND

- TRACT BOUNDARY
- PHASE 1 BOUNDARY
- PHASE 2
- ACCESSIBLE ROUTE
- ACCESSIBLE PARKING SIGN
- BENCH
- BIKE RACK
- TRASH/RECYCLE RECEPTACLE
- WHEEL STOP
- LIGHT FIXTURE (NOT TO SCALE) 1
- FIRE HYDRANT
- C CONDENSERS 1
- 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)

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0 20 40

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

PROFESSIONAL STAMP

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

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CSP #4	09/26/2019
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FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020
AMENDMENT #1 (2)	07/24/2020

SHEET NUMBER

05

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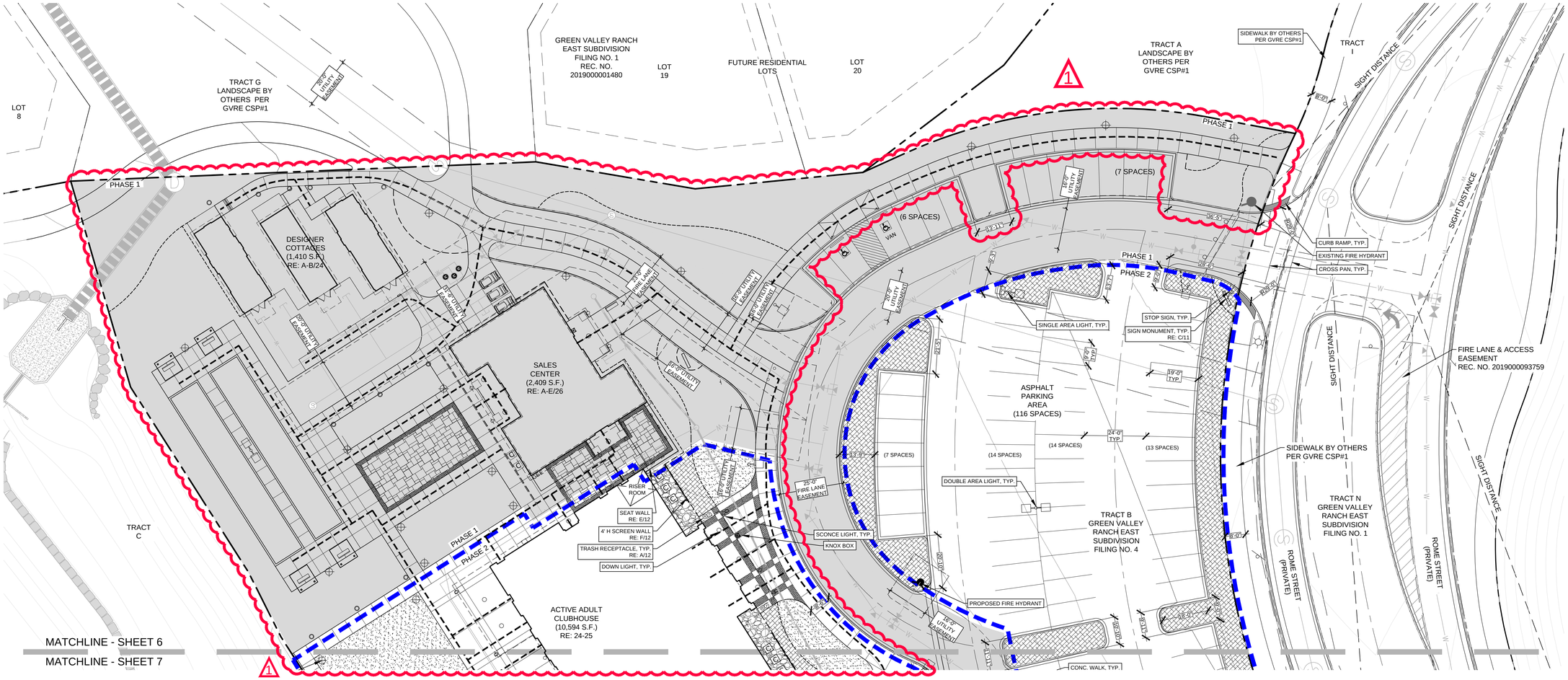

SITE LEGEND

- 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) 1
- FIRE HYDRANT
- CONDENSERS 1
- FENCE
- GATE
- SITE DISTANCE
- STEEL EDGE
- PLANTING AREA - MULCH
- PLANTING AREA - COBBLE
- PLANTING AREA - TURF
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- GRASSCRETE PAVERS
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- PAVER OR BRICK (PATIO) 1

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0 20 40

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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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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

SHEET NUMBER

06

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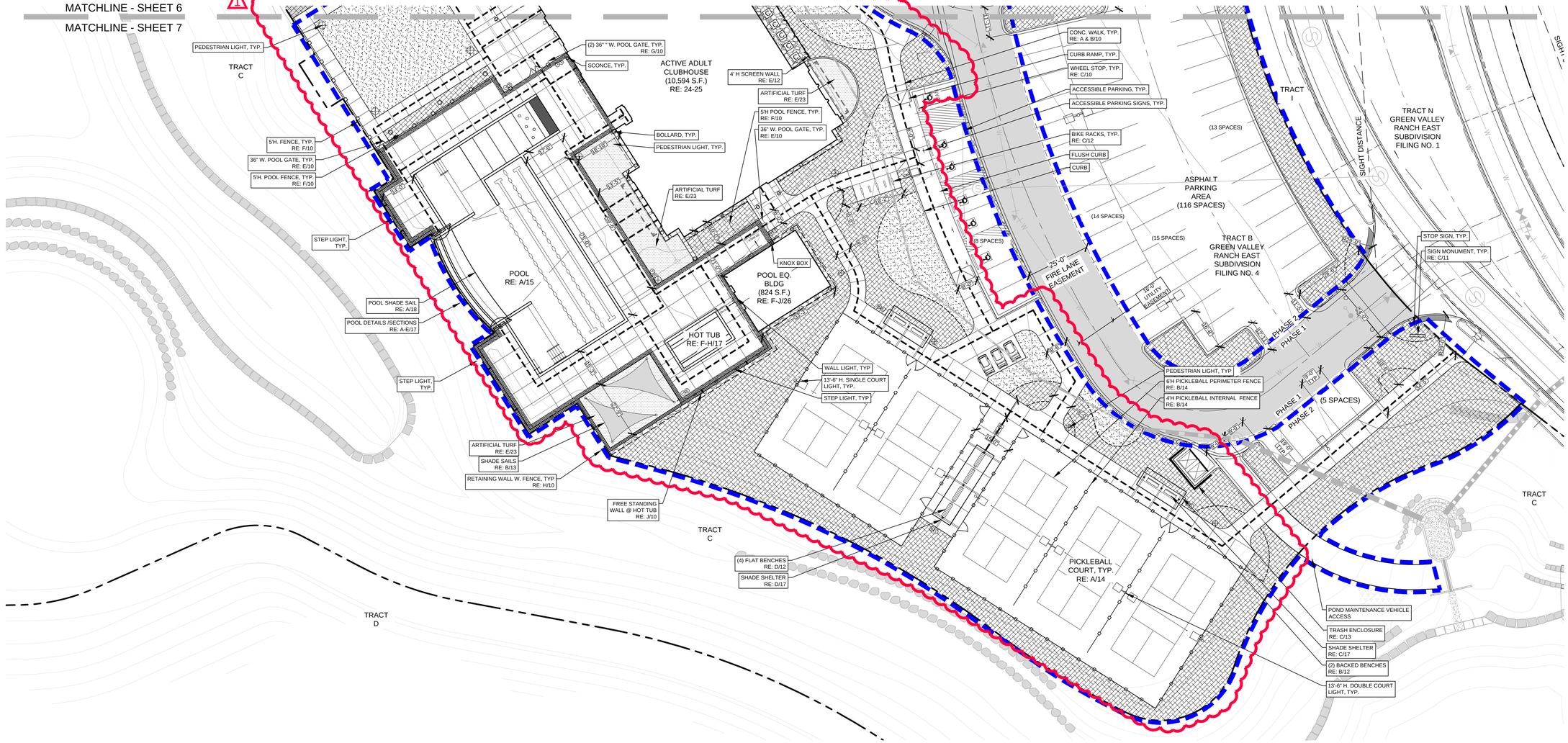

SITE LEGEND

- 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) 1
- FIRE HYDRANT
- CONDENSERS 1
- FENCE
- GATE
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0 20 40

NORTH SCALE: 1" = 20'-0"

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

ARCHITECT / PLANNER

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PROFESSIONAL STAMP

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

ISSUE RECORD

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CSP #3	08/02/2019
CSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
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AMENDMENT #1 (2)	07/24/2020

SHEET NUMBER

07

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GREEN VALLEY RANCH EAST FILING NO 1

TRACT I GVRE F1

TRACT A GVRE F4

TRACT J GVRE F1

TRACT C GVRE F4

TRACT B GVRE F4

TRACT N GVRE F1

TRACT D GVRE F4

EX 54" RCP

EX 8' SIDEWALK

EX. 20' U.E. REC NO. 201900001480

STORM MANHOLE W/ GRATED COVER

16.0' U.E.

23' F.E WITH 8' SIDEWALK

TOF=5426.60

TOF=5426.60

TOF=5426.60

SALES CENTER FF=5424.67

DETENTION POND 8503A

100YR WSEL 5421.14

10YR WSEL 5419.71

PHASE 1

PHASE 2

AREA INLET 5422.26

AREA INLET 5422.50

AREA INLET 5422.50

CLUBHOUSE FF=5424.56

TOW 5423.7 BOW 5422.1

TOW 5423.5 BOW 5422.1

TOW 5423.9 BOW 5422.0

TOW 5423.7 BOW 5420.5

TOW 5423.7 BOW 5419.2

TOW 5424.0 BOW 5419.5

TOW 5423.9 BOW 5420.0

DECK DRAIN 5423.7

DECK DRAIN 5423.7

TOW 5424.0 BOW 5421.4

POOL EDGE= 5424.0

TOW 5424.2 BOW 5420.6

DECK DRAIN 5423.9

DECK DRAIN 5423.9

TOW 5423.9 BOW 5421.4

RETAINING WALLS WITH RAILINGS

RETAINING WALLS WITH RAILINGS

RETAINING WALL

EX. 18" STM

While not far off, the wall elvations called out do not match the civil plans

RAMP 5428.65

RAMP 5424.54

RAMP 5424.96

23.86 MOUNTABLE CURB

EX. 16' U.E. REC NO. 201900001480

EX. 20' U.E. REC NO. 201900001480

EX. U.E. REC NO. 201900001480

EX 8' SIDEWALK

16.0' U.E. REC. NO. 2019000001480

N. ROME ST. (PRIVATE)

RAMP 5423.11

RAMP 5422.58

RAMP 5422.53

RAMP 5422.76

25' F.E.

EX. 16' U.E. REC NO. 201900001480

POOL BUILDING FF=5424.25

AREA INLET 5420.90

AREA INLET 5421.87

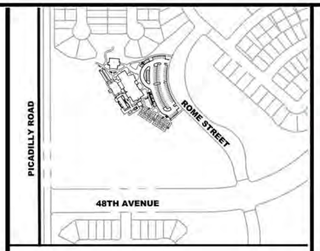
5' TYPE R INLLET 5421.36

18" RCP

0 15 30 60

1 inch = 30 ft. Horizontal

NORTH



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

NOTE: ALL STORMWATER INFRASTRUCTURE IS PRIVATE UNLESS NOTED OTHERWISE. MAINTENANCE WILL BE THE RESPONSIBILITY OF THE OWNER.

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GREEN VALLEY RANCH EAST ACTIVE ADULT CLUBHOUSE

CONTEXTUAL SITE PLAN

GRADING PLAN

PROFESSIONAL STAMP

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

ISSUE RECORD

CSP #1	09/21/2018
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AMENDMENT #1	06/05/2020
AMENDMENT #1 (2)	07/24/2020

SHEET NUMBER

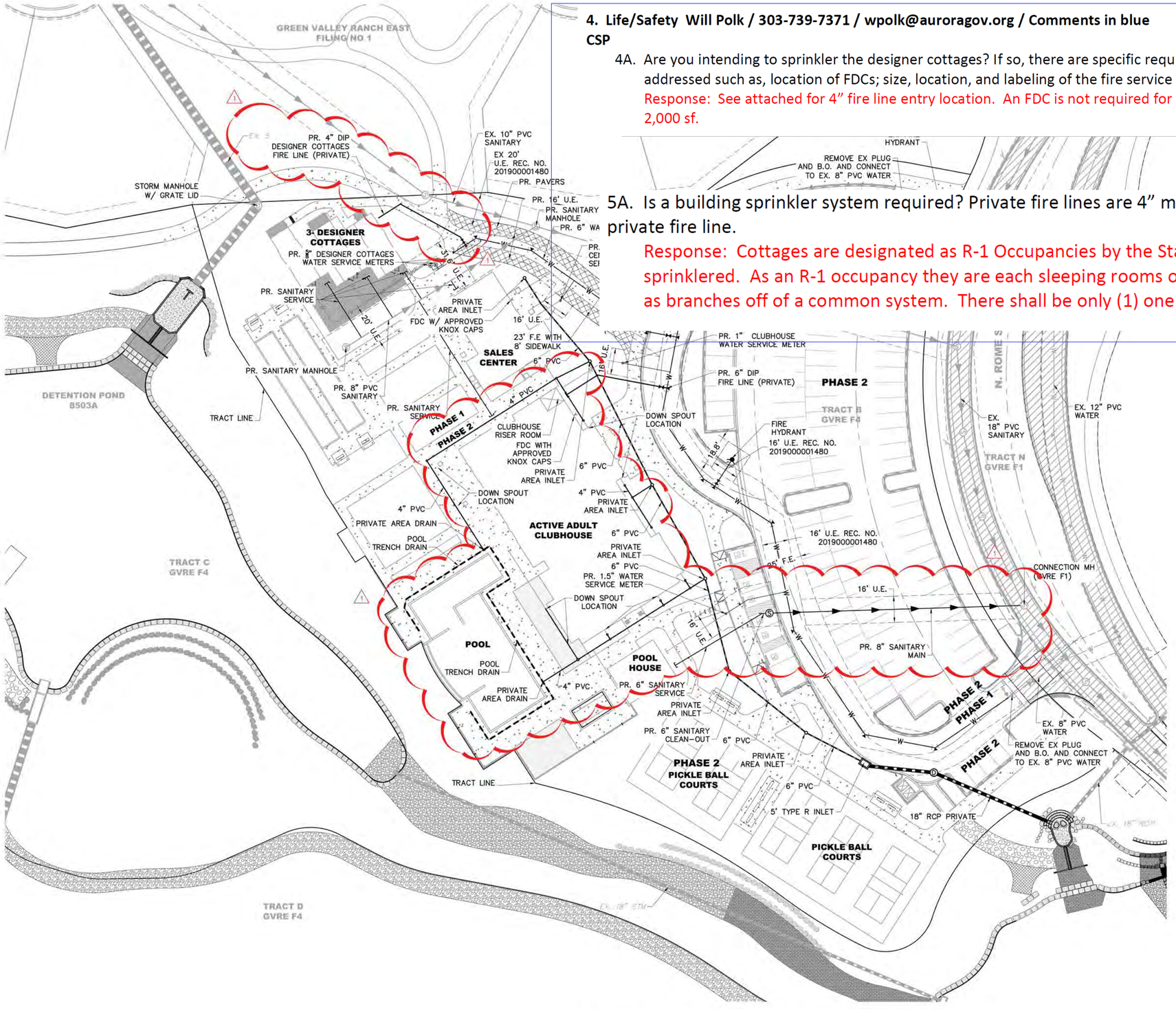
08

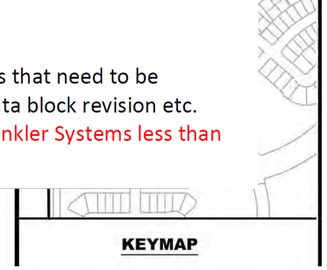
4. Life/Safety Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue
CSP

4A. Are you intending to sprinkler the designer cottages? If so, there are specific requirements that need to be addressed such as, location of FDCs; size, location, and labeling of the fire service lines; data block revision etc.
Response: See attached for 4" fire line entry location. An FDC is not required for 13R Sprinkler Systems less than 2,000 sf.

5A. Is a building sprinkler system required? Private fire lines are 4" min. A dead main can't support more than 1-4" private fire line.

Response: Cottages are designated as R-1 Occupancies by the State of Colorado and as such are required to be sprinklered. As an R-1 occupancy they are each sleeping rooms of a common "Hotel" use and shall be sprinklered as branches off of a common system. There shall be only (1) one fire line entry location and backflow.





PR. STORM SEWER (PRIVATE)
PR. WATER SERVICE
PR. SAN SERVICE
PR. IRRIGATION SERVICE
U.E. – UTILITY EASEMENT
A.F.E. – ACCESS & FIRE LANE EASEMENT

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

PROFESSIONAL STAMP

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

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09
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CONSTRUCTION JOINTS:

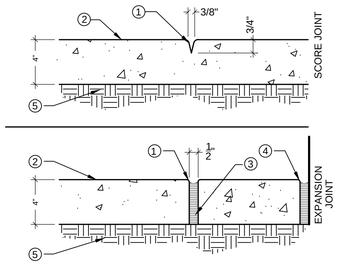
A. SCORE JOINTS: JOINTS SHALL BE AS SPECIFIED ON CONSTRUCTION DRAWINGS. FORM IN FRESH CONCRETE USING A GROOVER TOOL TO CUT THE GROOVE TO A SMOOTH, UNIFORM IMPRESSION. FINISH JOINTS SHALL BE NO WIDER THAN 3/8" WITH 1/8" RADIUS.

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: SCNOLASTIC SEALANT TWO-PART MANUFACTURED BY SONNEBORN-CONTECH, BUILDING PRODUCT DIVISION, CONTECH, INC., OR APPROVED EQUAL. BOND BREAKER TAPE TO BE AS RECOMMENDED BY SEALANT MANUFACTURER. COLOR SHALL MATCH CONCRETE.

NOTES:

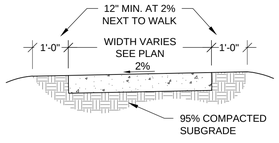
A. CAULKING COLOR SHALL MATCH COLOR OF ADJACENT PAVING

B. INSTALLATION/REPLACEMENT OF R.O.W. SIDEWALK REQUIRES 6" THICK CONCRETE SECTION, REFER TO ENGINEERING PLANS.



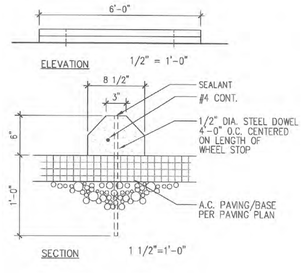
KEYNOTES

1. SCORE JOINT WITH 1/4" RADIUS TOOLED EDGE PER PLAN.
2. CONCRETE PAVING WITH REINFORCEMENT PER STRUCTURAL ENGINEER. TEXTURE/FINISH AND COLOR PER PLAN.
3. EXPANSION AND JOINT FILLER PER SPECIFICATIONS.
4. ASPHALTIC EXPANSION JOINT (BLDG/COLD JOINT) WHERE CONCRETE POURS ABUT EXISTING CONCRETE AND AT WALKWAY INTERSECTIONS.
5. SUBGRADE PER STRUCTURAL ENGINEER.



NOTES:

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



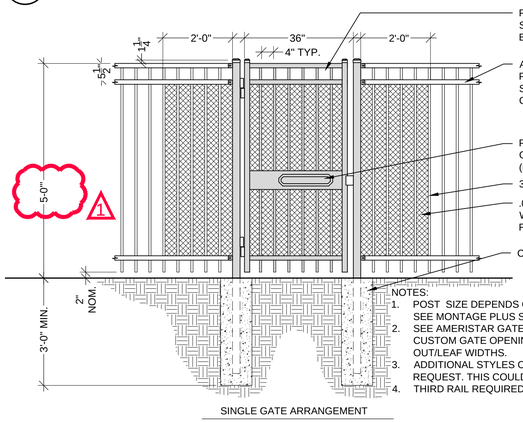
R7-13R
12"x18"

R7-13L
12"x18"

R7-13
12"x18"

6"x12"

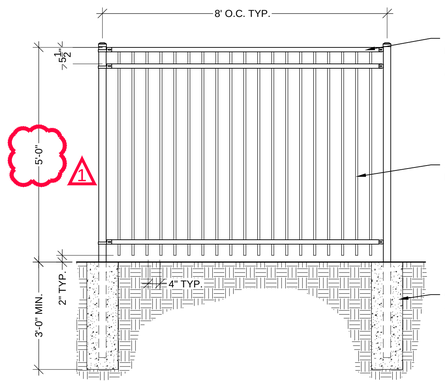
A CONCRETE EXPANSION & SCORE JOINTS
SCALE: 3"=1'-0"



NOTES:
1. POST SIZE DEPENDS ON FENCE HEIGHT, WEIGHT AND WIND LOADS. SEE MONTAGE PLUS SPECIFICATIONS FOR POST SIZING CHART.
2. SEE AMERISTAR GATE TABLE FOR STANDARD OUT TO OUTS. CUSTOM GATE OPENINGS AVAILABLE FOR SPECIAL OUT TO OUT/LEAF WIDTHS.
3. ADDITIONAL STYLES OF GATE HARDWARE ARE AVAILABLE ON REQUEST. THIS COULD CHANGE THE LATCH & HINGE CLEARANCE.
4. THIRD RAIL REQUIRED FOR DOUBLE RINGS.

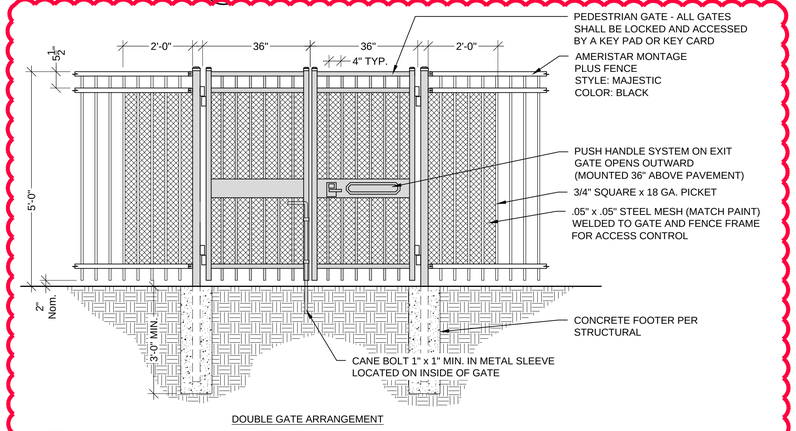
SINGLE GATE ARRANGEMENT

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



C WHEEL STOP @ ACCESSIBLE SPACES
SCALE: NTS

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

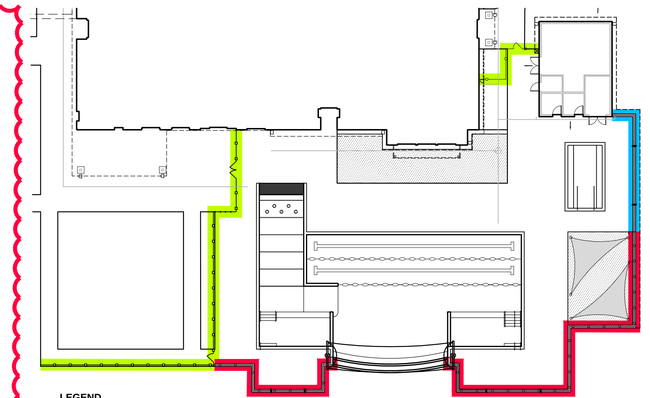


DOUBLE GATE ARRANGEMENT

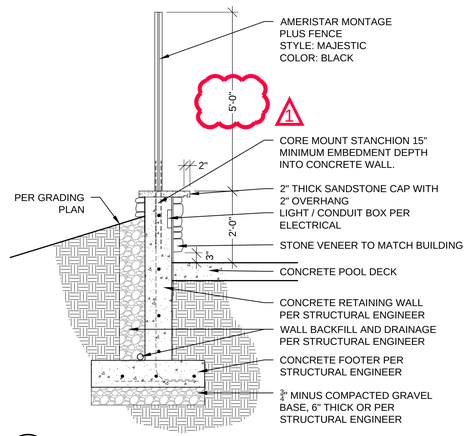
E POOL SECURITY FENCE W/ SINGLE GATE
SCALE: 1/2"=1'-0"

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

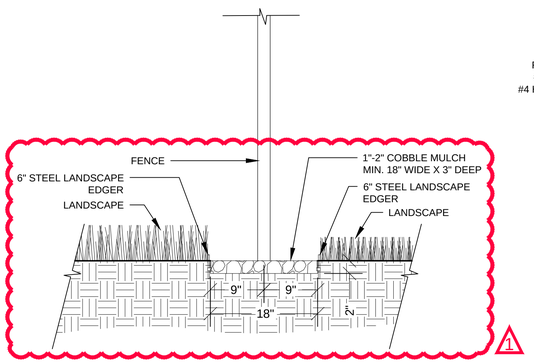
G POOL SECURITY FENCE W/ DOUBLE GATE
SCALE:



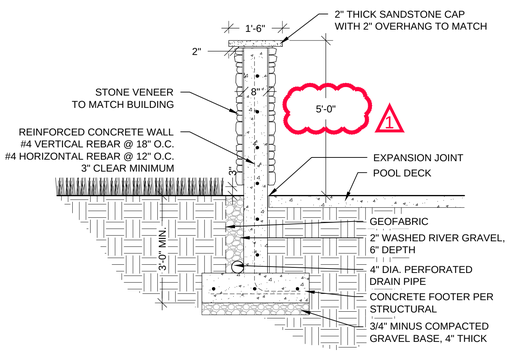
K FENCE LOCATION PLAN
SCALE: NOT TO SCALE



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



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



J 5' WALL @ HOT TUB
SCALE: 1/2"=1'-0"

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CONTEXTUAL SITE PLAN
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PROFESSIONAL STAMP

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

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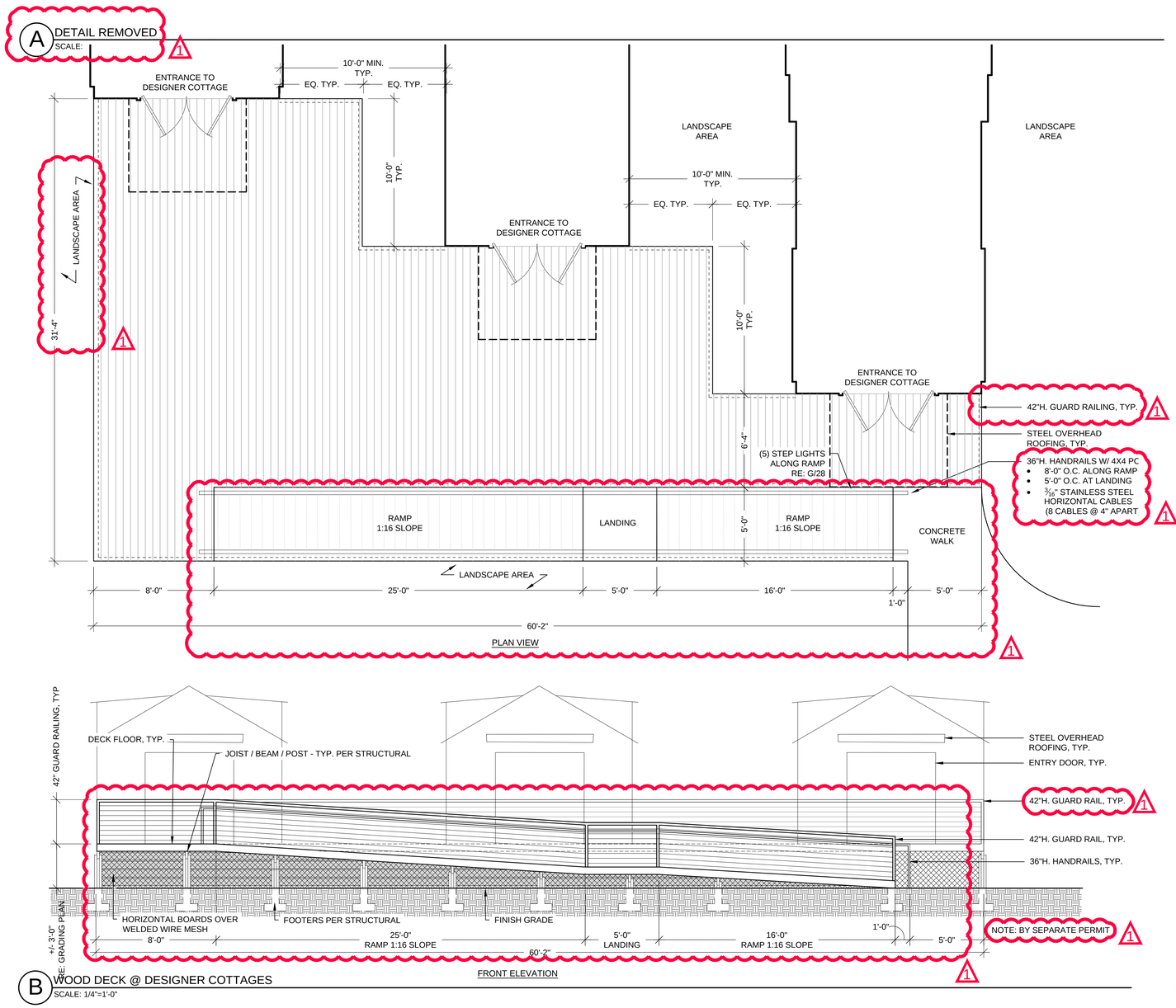
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020
AMENDMENT #1 (2)	07/24/2020

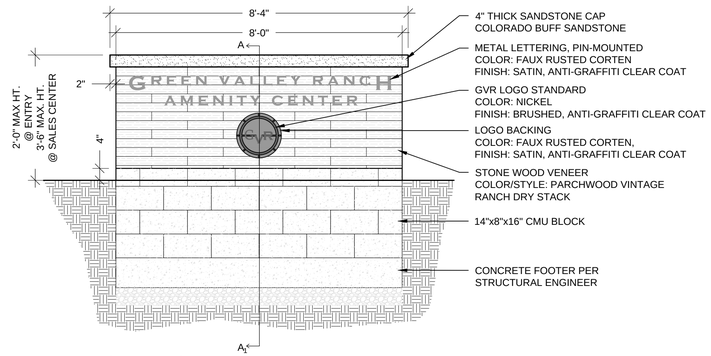
SHEET NUMBER

10

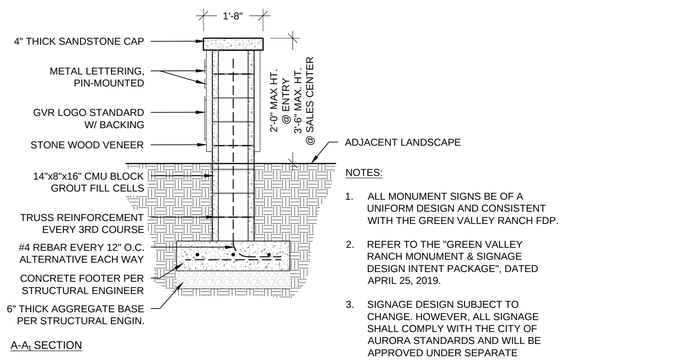
NOT USED



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



FRONT ELEVATION



A-A1 SECTION

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.

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

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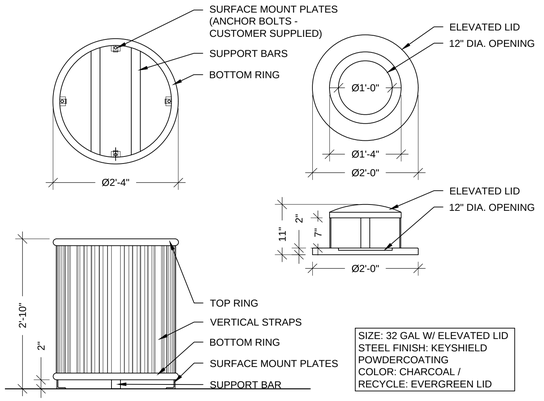
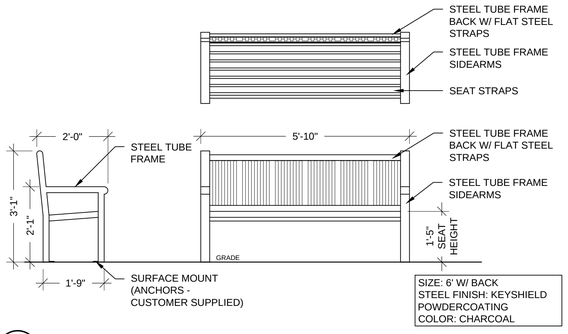
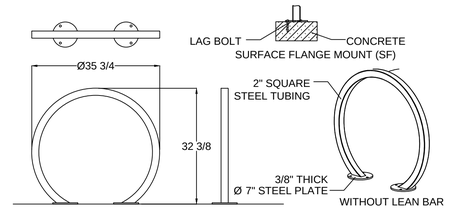


A TRASH/RECYCLE RECEPTACLE, QTY: 10 EACH
SCALE: NTS



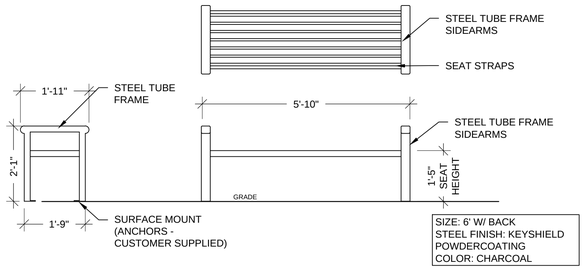
B BENCH (BACKED), QTY: 8
SCALE: NTS



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

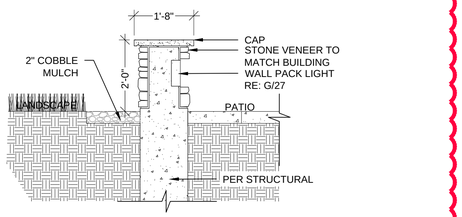
FINISH: POWDERCOAT
COLOR: GUNMETAL

C BIKE RACK, QTY: 5
SCALE: NTS



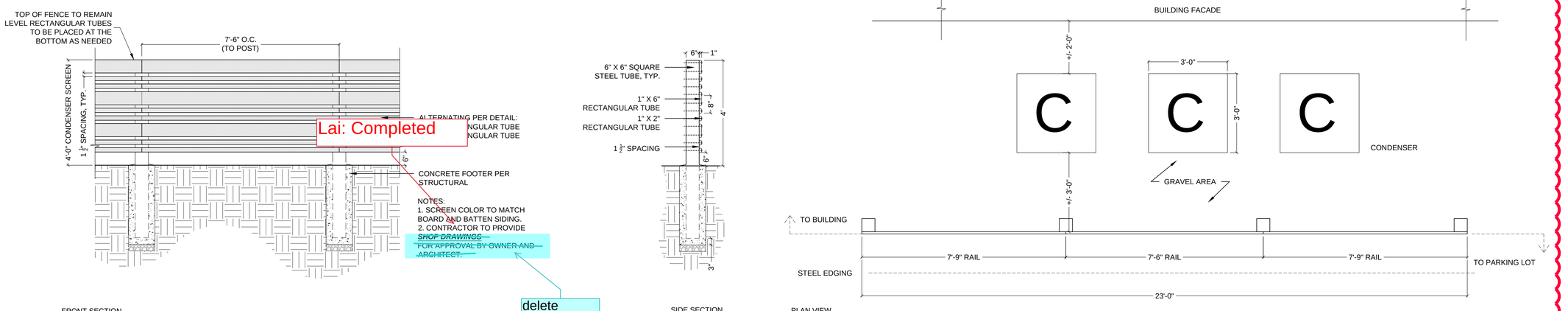
D BENCH (BACKLESS) @ PICKLE BALL, QTY: 4
SCALE: NTS

1



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

1



Lai: Completed

delete

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

1

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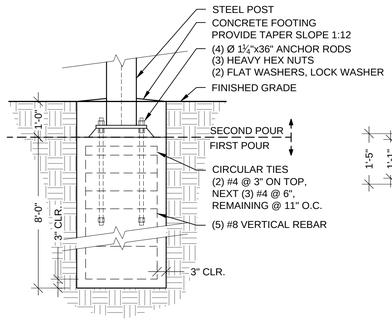
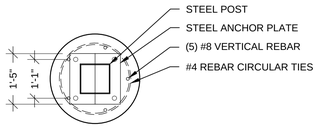
12
12 OF 28



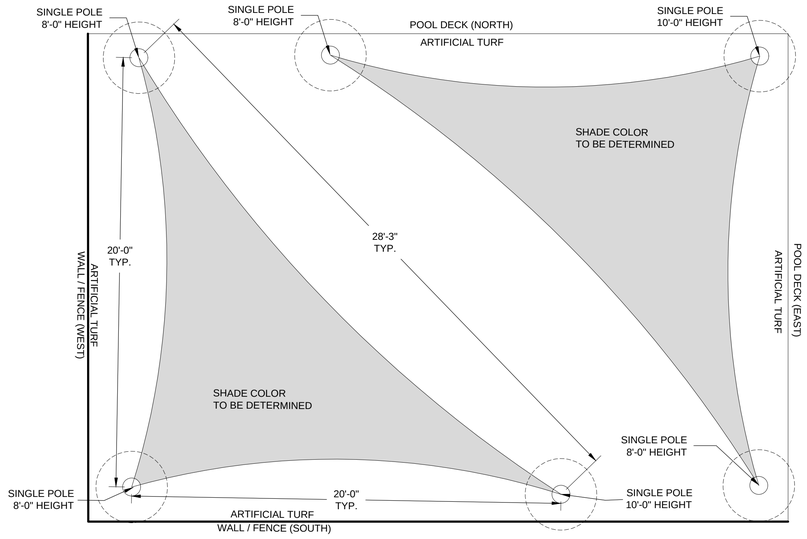
TYPICAL
FOOTING SECTION PER MANUFACTURER

NOTES:

1. TYPICAL FOOTING TYPE 9 RECESSED BASE PLATE (018) BY MANUFACTURER.
2. TYPICAL FOOTING IS NOT FOR CONSTRUCTION. (PER STRUCTURAL ENGINEER)
3. ANCHOR BOLT PATTERN AND SIZES VARY DEPENDING ON BUILDING CODES AND DESIGN.



FOOTING PLAN

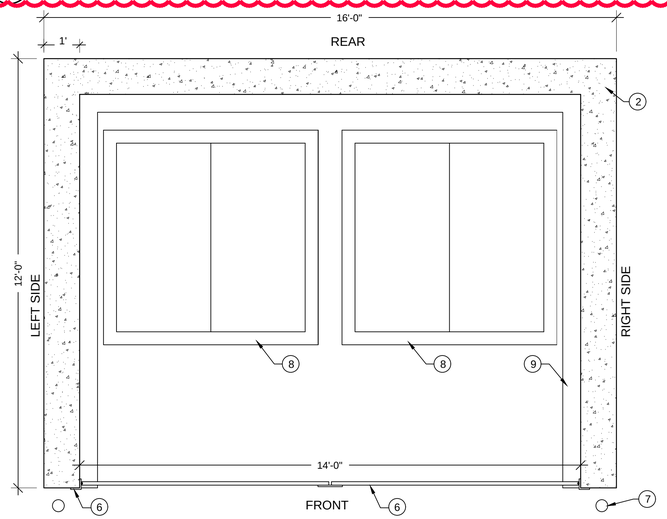


NOTES:

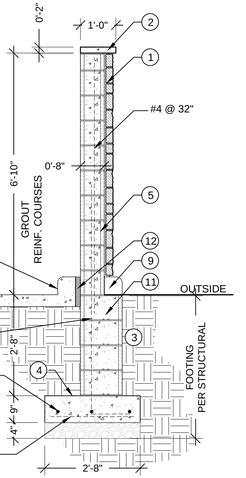
1. FABRIC COLOR TO BE DETERMINED
2. POLE COLOR TO BE DETERMINED
3. INSTALLATION OF SHADE SAILS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATION AND WARRANTY QUALIFICATIONS.
4. WHERE PLAN CALLS FOR TWO SHADES SIDE BY SIDE (AS SHOWN ON PLAN) SHADES WILL SHARE THE ADJACENT POLE.
5. FABRIC SHADES TO BE TAKEN DOWN OCTOBER 1ST THROUGH MAY 1ST EACH YEAR TO MAINTAIN FABRIC STRUCTURE AND QUALITY.
6. FABRIC HEIGHT CONNECTIONS AT POLES AS SHOWN ON PLAN.
7. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS PRIOR TO INSTALLATION.
8. VARY POLE HEIGHT 8'-10' PER CONTRACTOR.
9. SHADE SAIL BY SEPARATE PERMIT.

A SHADE SAIL @ ARTIFICIAL TURF

SCALE: 1/4"=1'-0"



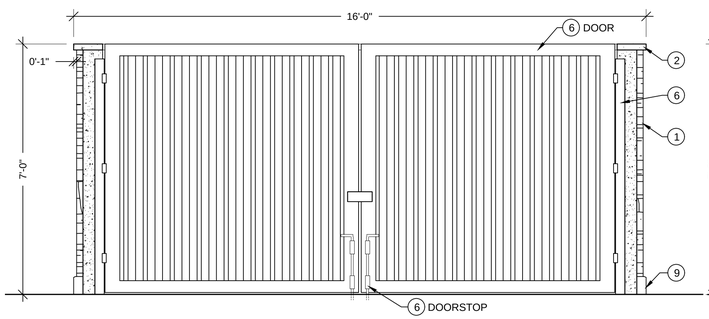
PLAN VIEW



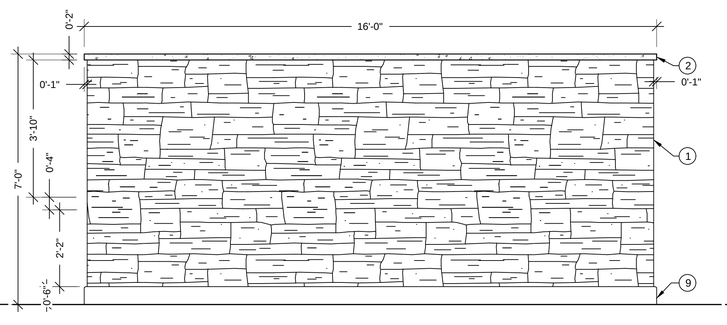
SECTION

NOTES:

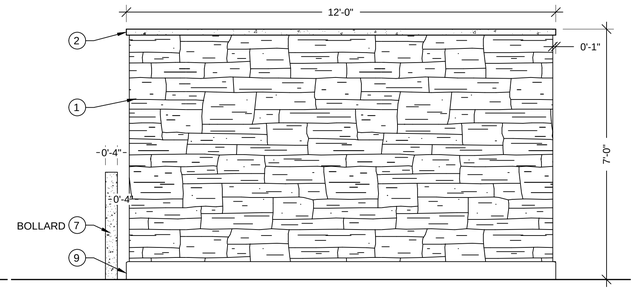
1. STONE VENEER TO MATCH BUILDING.
2. PRECAST CONCRETE WALL CAP TO MATCH BUILDING.
3. 95% COMPACTED SUB-GRADE UNDER FOOTINGS AND SLAB INSIDE TRASH ENCLOSURE.
4. WALL FOOTING. PER STRUCTURAL ENGINEER AND GEOTECH REPORT.
5. 8" X 8" X 16" STANDARD CMU BLOCK WITH GROUT FILL AND 9 GAUGE LADDER TYP. JOINT REINFORCING AT 1'-4" TYP.
6. 4"X4" STEEL ANGLE IRON. ATTACH WITH ANCHOR BOLTS AT 12" O.C. CONSTRUCT DOOR FROM WELDED 4"X4" STEEL TUBE FRAME WITH RIGID CRIMPED STEEL PANEL INSERT. PROVIDE CLOSURE LATCH AND GROUND DOORSTOP RODS. COLOR TO MATCH BUILDING DOORS.
7. STEEL BOLLARD 4" DIAMETER, 36" HEIGHT FILLED WITH CONCRETE IN MIN. 12" DIA. & 18" DEEP FOOTING. COLOR TO MATCH METAL DOORS OF ENCLOSURE.
8. TYPICAL 6 YARD DUMPSTER.
9. 6" TALL CONCRETE CURB.
10. CONCRETE PAD REQUIRED WITHIN TRASH ENCLOSURE AND ADJACENT TO ENCLOSURE FRONT TO BE BUILT PER GEOTECH REPORT.
11. 14" x 8" x 16" STANDARD CMU BLOCK WITH GROUT FILL AND 9 GAUGE LADDER TYP. JOINT REINFORCING AT 1'-4" TYP.
12. EXPANSION JOINT.



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

B DUMPSTER ENCLOSURE

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

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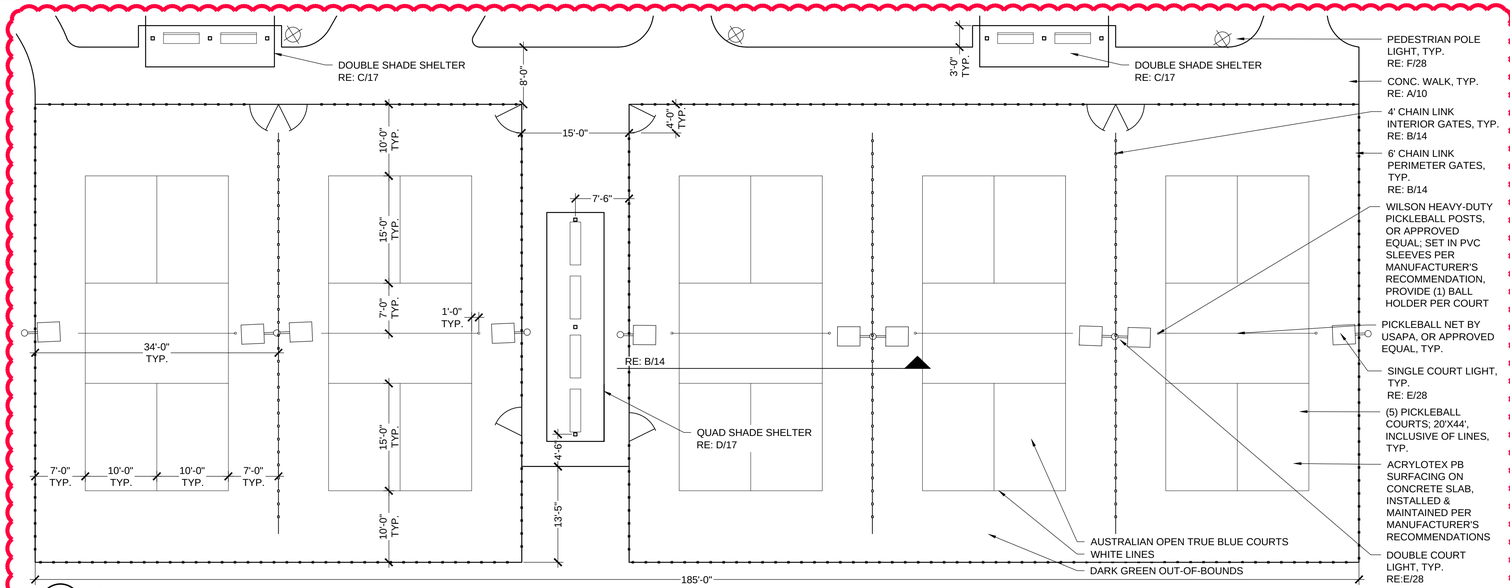
SHEET NUMBER

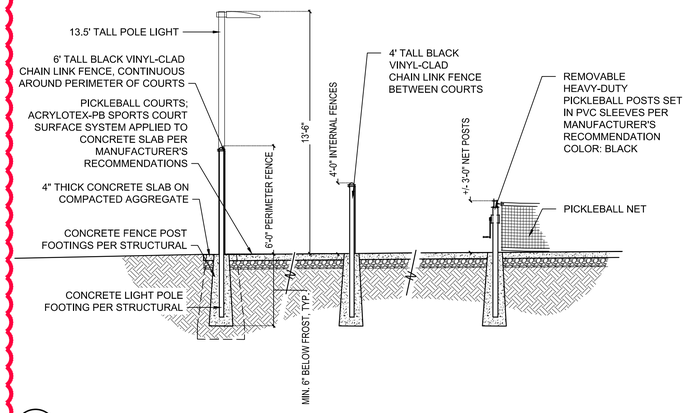
13



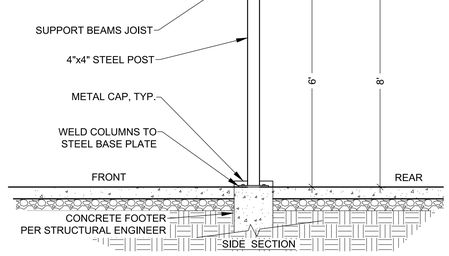
A PICKLEBALL COURT
SCALE: 1"=10'-0"

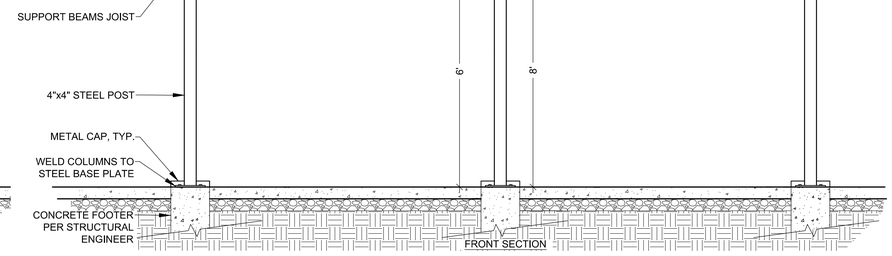
NOTE: (4) POLES IN MIDDLE OF COURT TO BE DOUBLE-HEADED, (3) POLES ON OUTSIDE TO BE SINGLE-HEADED, AND (1) POLE ON OUTSIDE TO BE SINGLE-HEADED & BACKLIT.

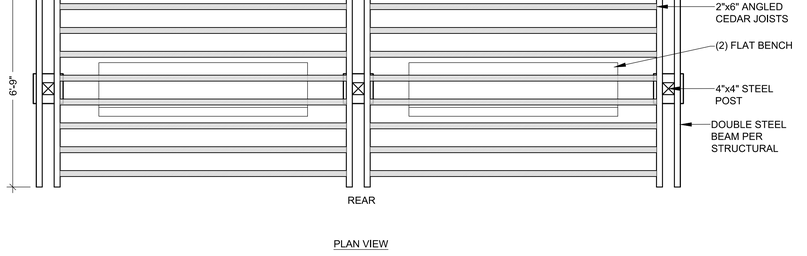
COLOR: BLACK



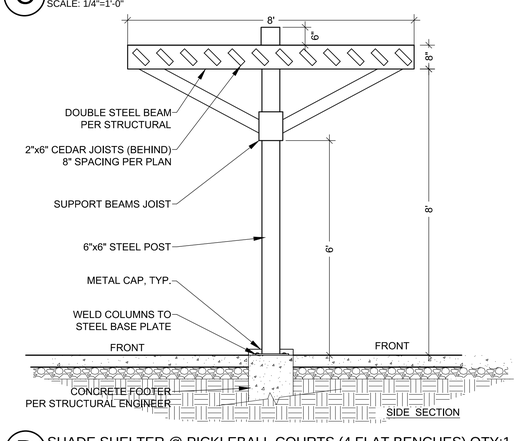
B PICKLEBALL COURT FENCING
SCALE: 1/4"=1'-0"

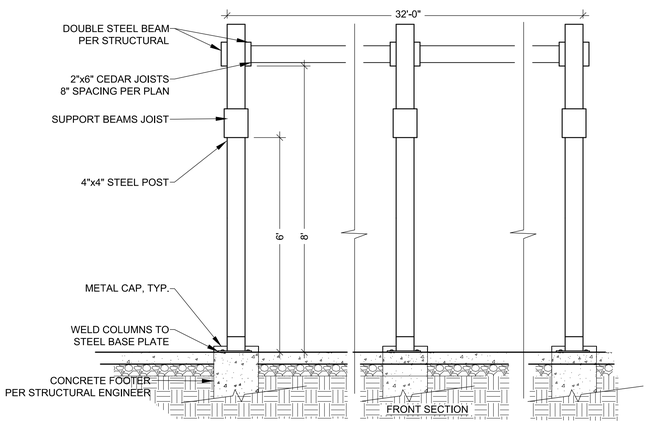


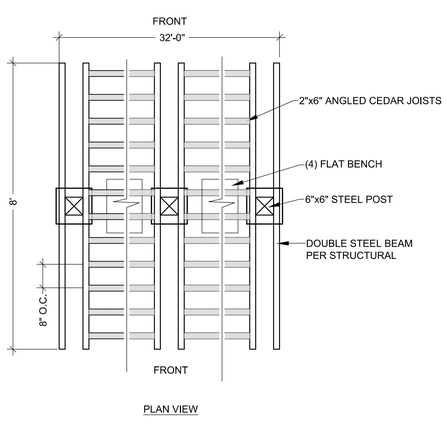




C DOUBLE SHADE SHELTER (2 BACKED BENCHES) QTY:2
SCALE: 1/4"=1'-0"







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

1

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

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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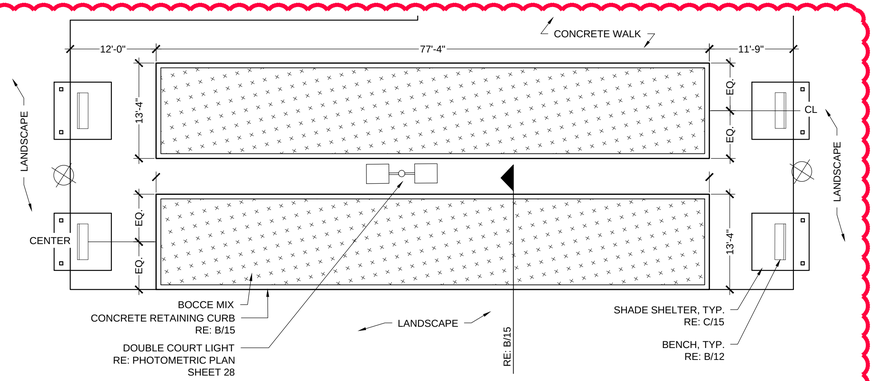
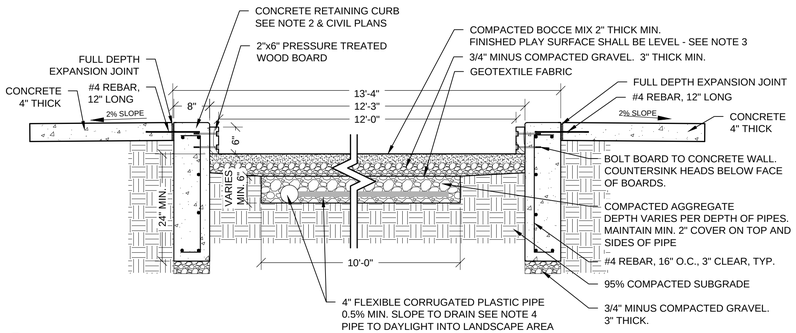
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020
AMENDMENT #1 (2)	07/24/2020

SHEET NUMBER
14
14 OF 28



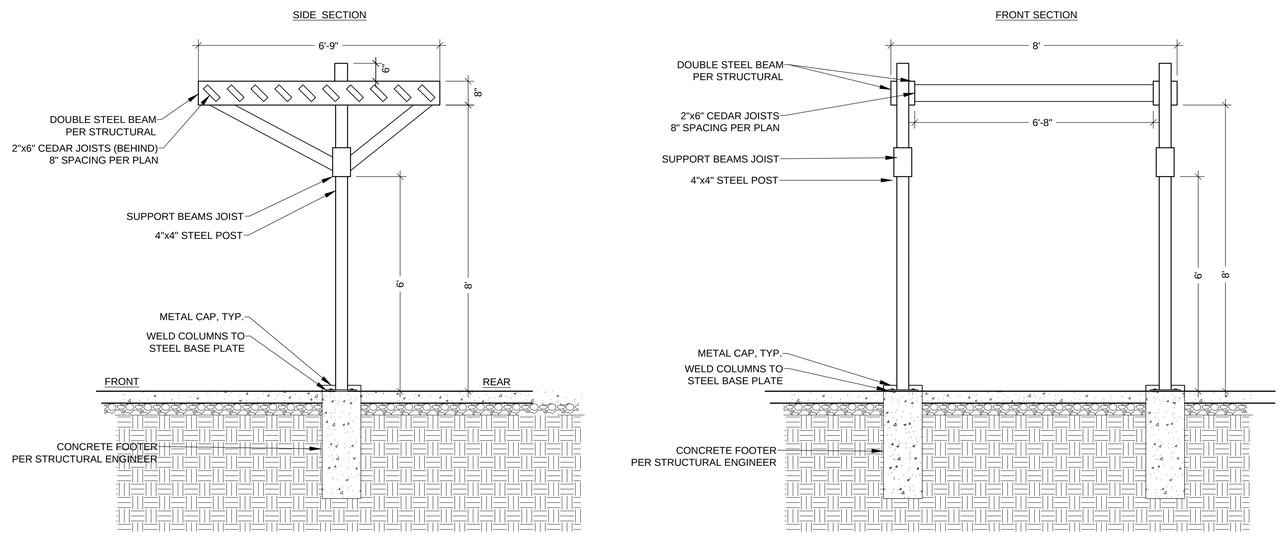
A BOCCE COURTS - PLAN
SCALE: 1"=10'-0"



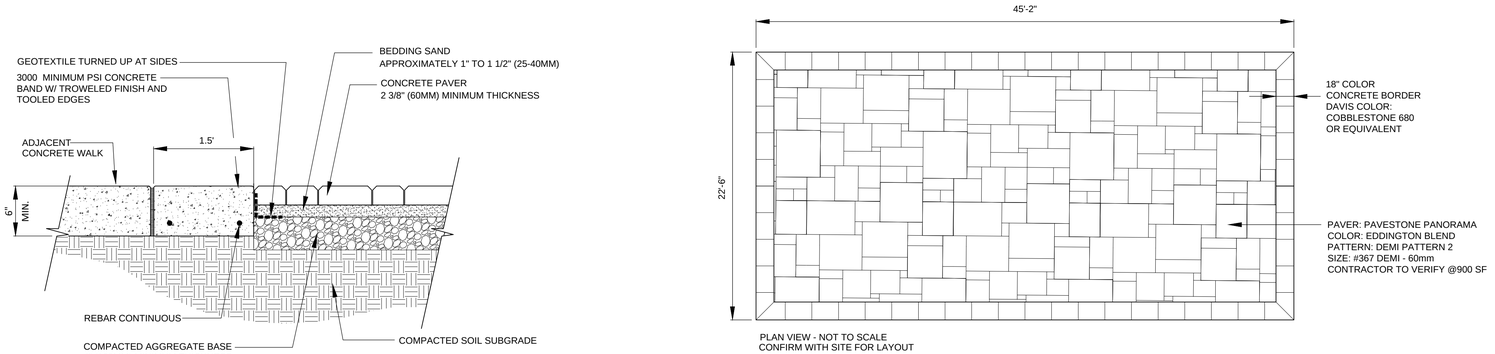
B BOCCE COURT - SECTION
SCALE: 3/4"=1'-0"

NOTES

1. BOCCE COURT MIX AVAILABLE THROUGH BOCCE COURTS AMERICA, SCOTTSDALE, AZ. PHONE: 480-990-2229
2. TOP OF CONCRETE CURB AROUND THE PERIMETER OF THE BOCCE COURT SHALL BE SET AT A SINGLE ELEVATION (LEVEL).
3. PLAY SURFACE SHALL BE LEVEL IN ALL DIRECTIONS.
4. DRAIN PIPE TO BE SLOPED FOR PROPER DRAINAGE, DEPTH FROM PLAY SURFACE WILL VARY.



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



PLAN VIEW - NOT TO SCALE
CONFIRM WITH SITE FOR LAYOUT

D SALES CENTER PATIO DETAIL
SCALE: NOT TO SCALE

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AMENDMENT #1 (2)	07/24/2020

SHEET NUMBER
15
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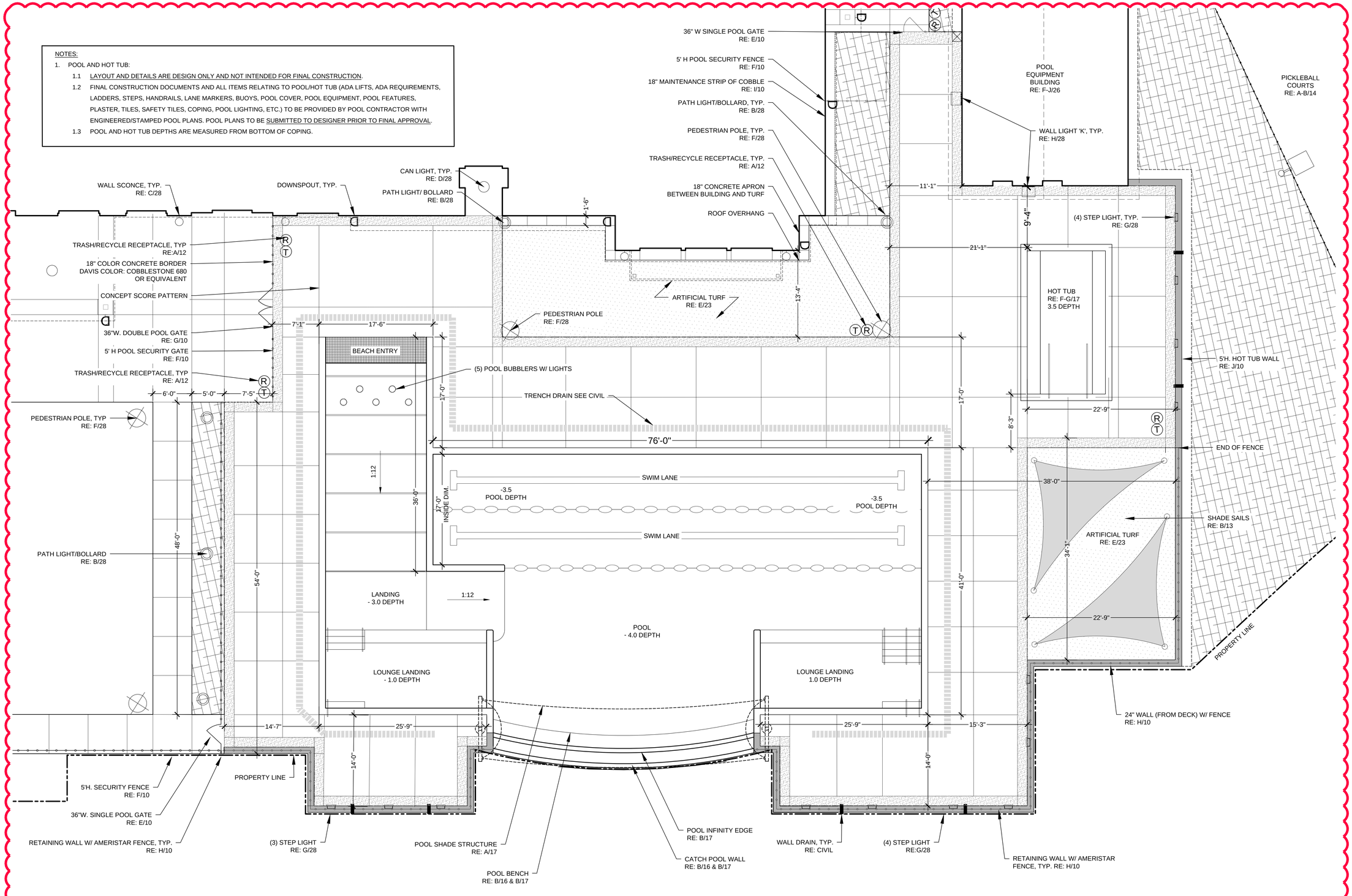
NOTES:

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

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DETAILS: POOL

PROFESSIONAL STAMP

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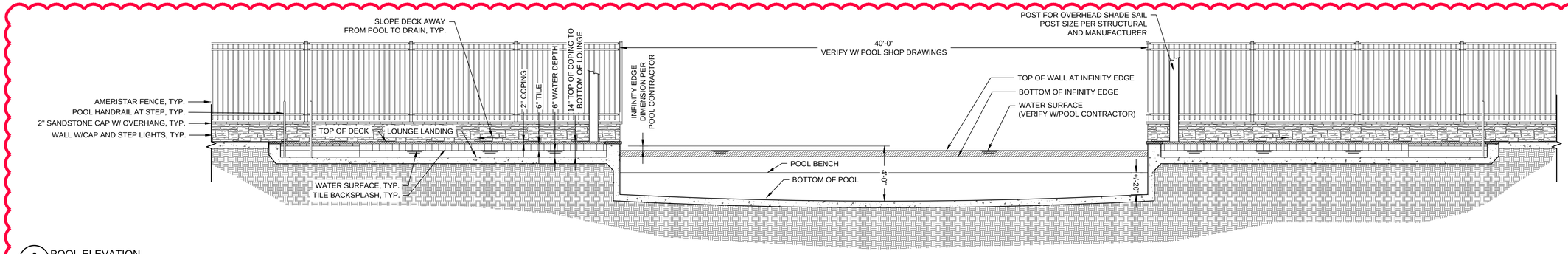
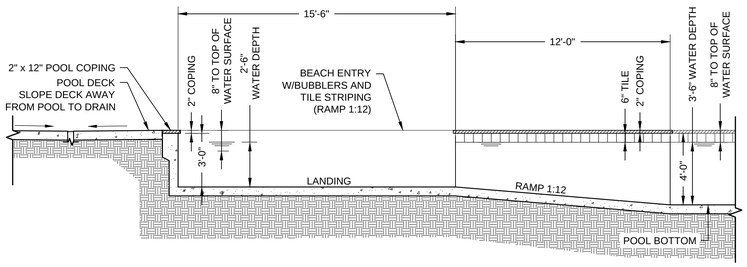
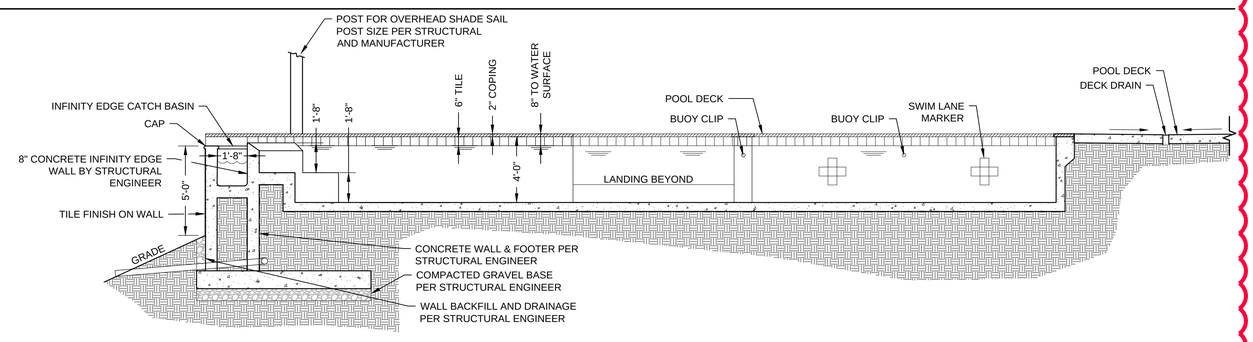


A POOL ELEVATION
SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



B POOL SECTION
SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



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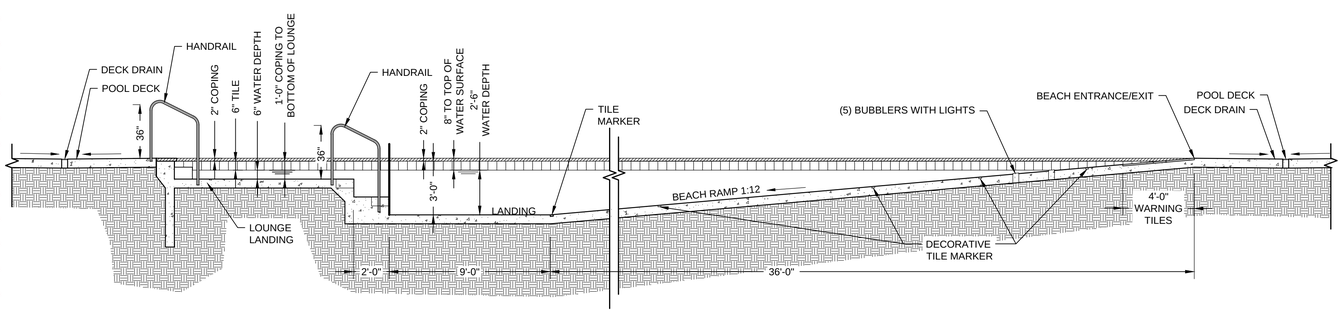
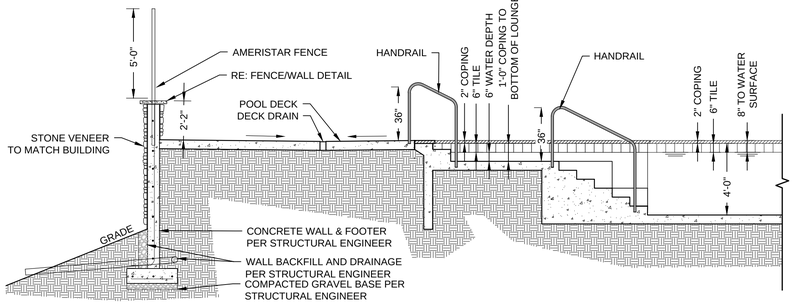
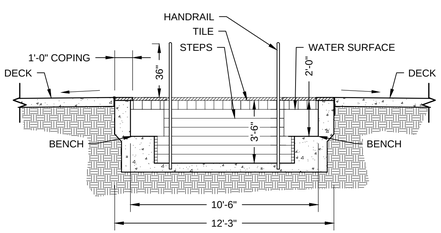


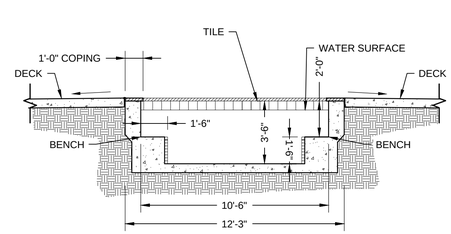
D POOL SECTION
SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



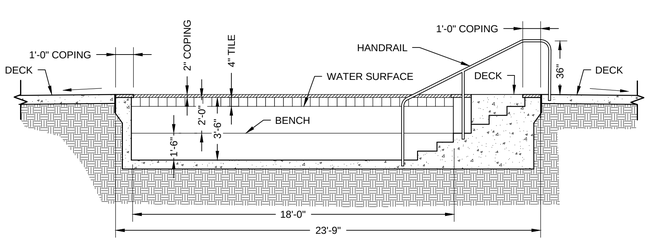
E POOL SECTION
SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



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
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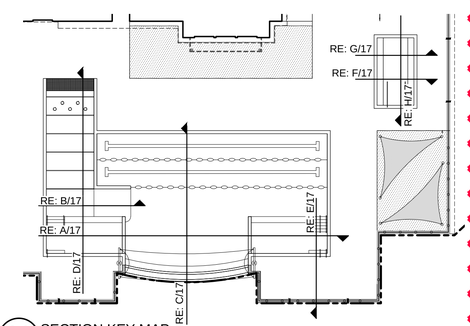

H SECTION KEY MAP
SCALE: NOT TO SCALE

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CONTEXTUAL SITE PLAN
DETAILS: POOL

PROFESSIONAL STAMP

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

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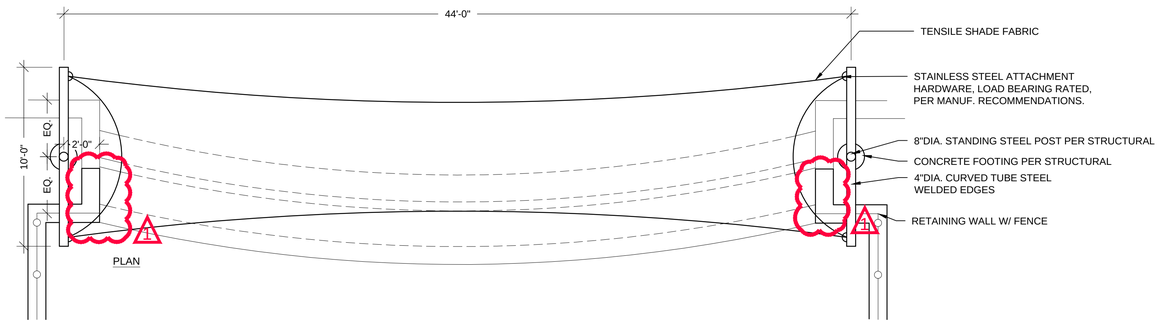
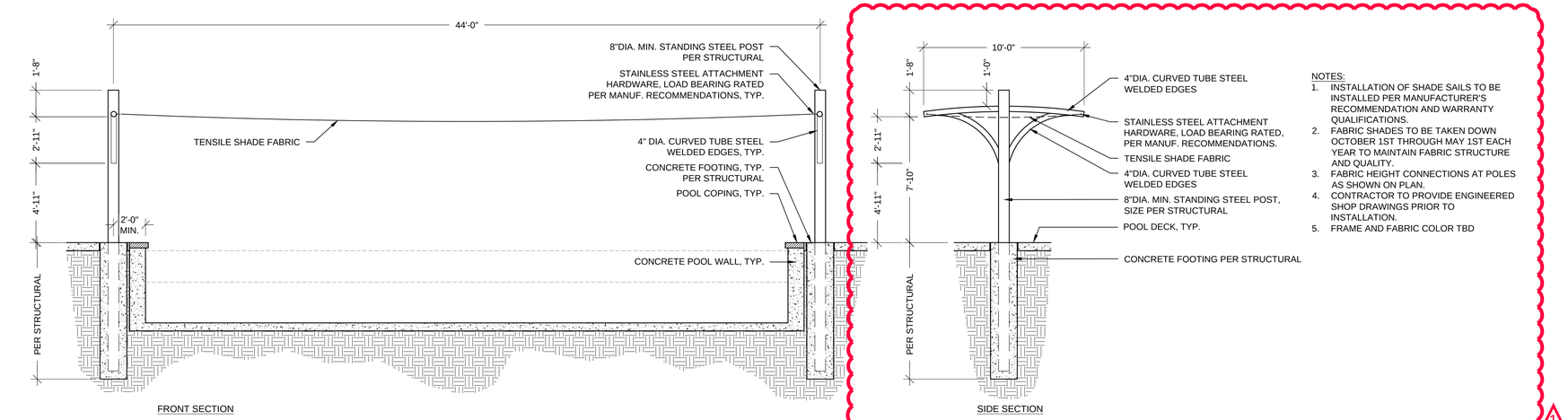
SHEET NUMBER
17
17 OF 28





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"

NOT USED

B NOT USED
SCALE: NOT USED

NOT FOR CONSTRUCTION

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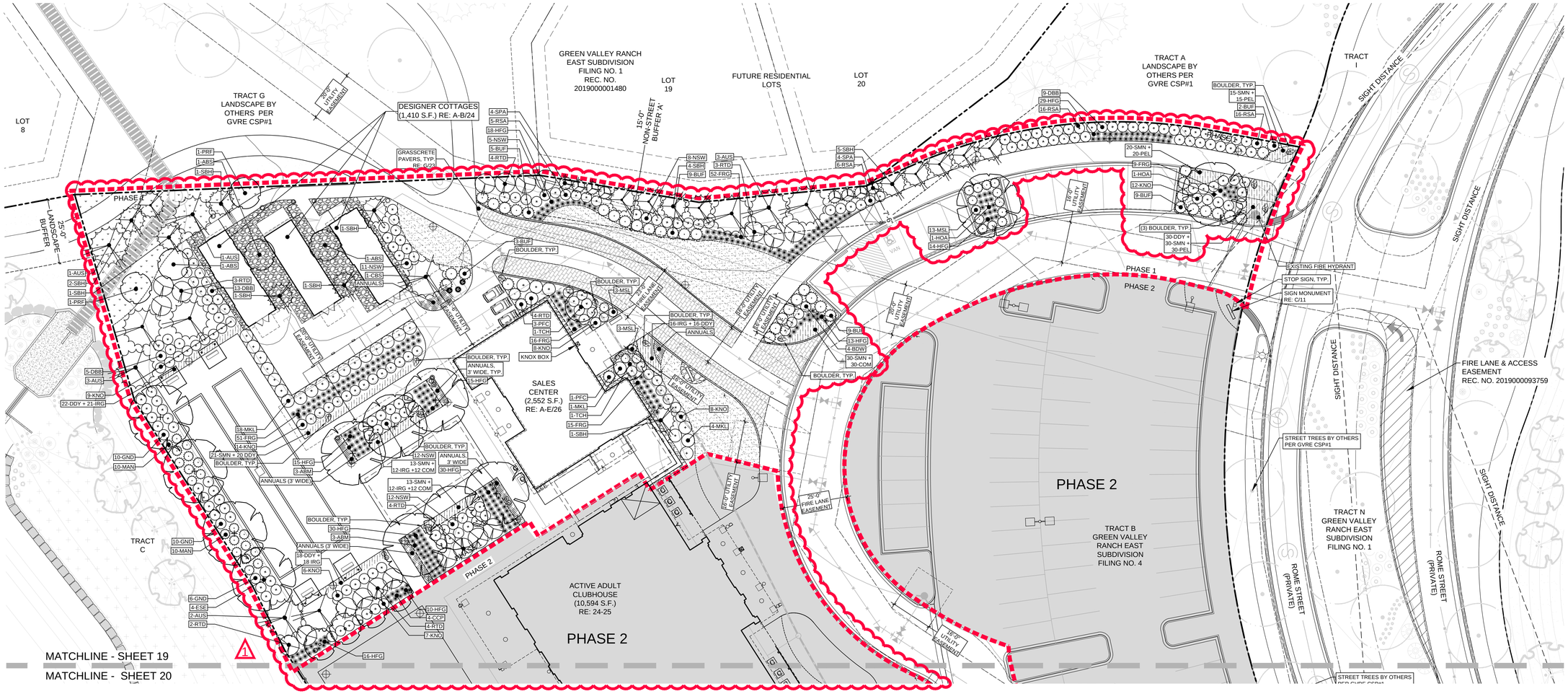

LANDSCAPE LEGEND

- 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.

0 20 40

NORTH SCALE: 1" = 20'-0"

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LANDSCAPE PLAN: PHASE 1

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AMENDMENT #1 (2)	07/24/2020

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19
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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) 1
- FIRE HYDRANT
- C CONDENSERS 1
- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
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- ARTIFICIAL TURF
- GRASSCRETE PAVERS

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

0 20 40

NORTH SCALE: 1" = 20'-0"

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LANDSCAPE PLAN: PHASE 1

PROFESSIONAL STAMP

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

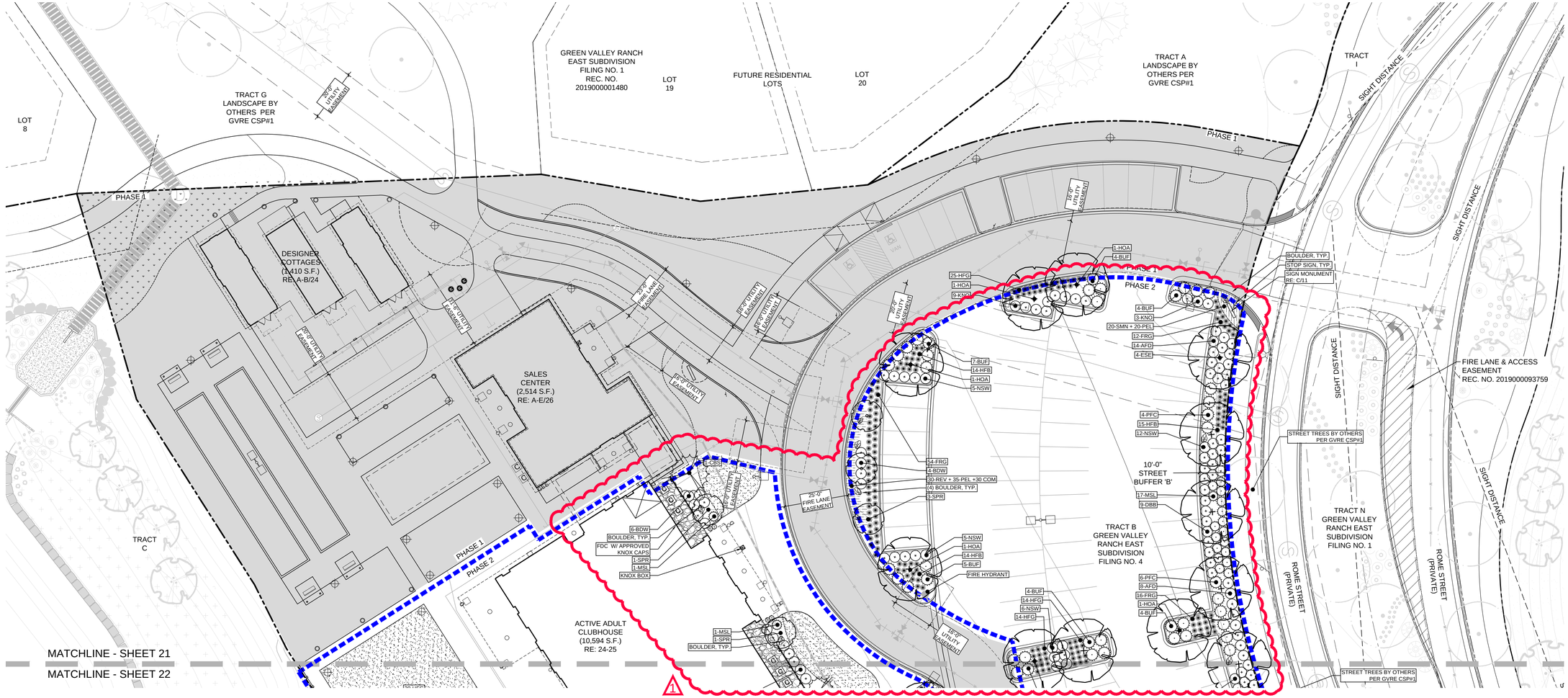
ISSUE RECORD

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

SHEET NUMBER

20

20 OF 28



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
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- 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.

0 20 40

NORTH SCALE: 1" = 20'-0"

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

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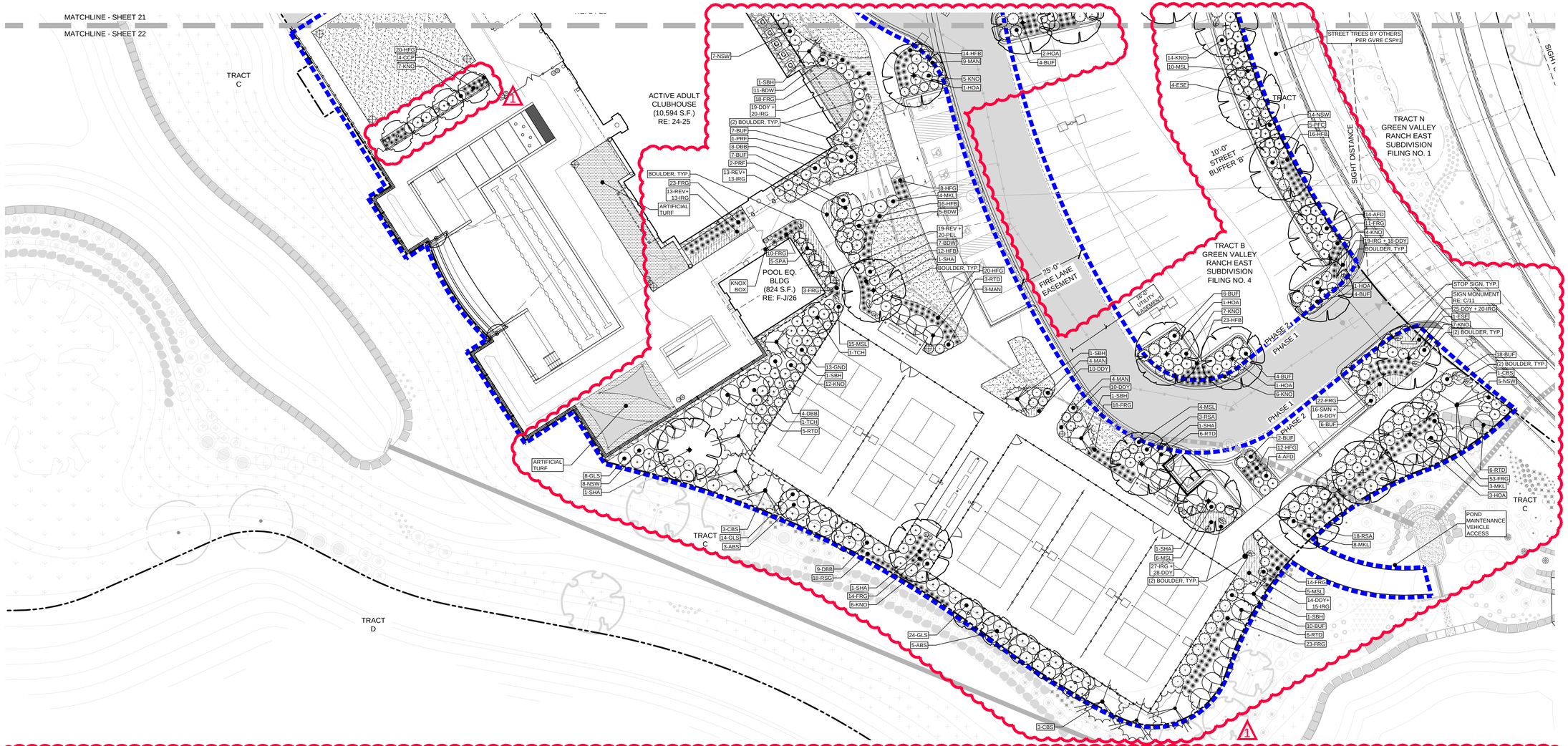

PLANTING SCHEDULE (FULL BUILD-OUT QUANTITIES FOR SITE)

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	13	EMERALD SUNSHINE ELM	ULMUS PROPINQUA 'JFS-BEIBERICH'	2.5" CAL.	LOW
HOA	16	HERITAGE OAK	QUERCUS X MACDANIELLI 'CLEMONS'	2.5" CAL.	MED
SHA	5	SHADEMASTER LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2.5" CAL.	LOW
ORNAMENTAL TREES				***B&B***	
ABS	11	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA	6' CLUMP	MED
CCP	8	CHANTICLEER PEAR	PYRUS CALLERYANA	2" CAL.	MED
PRF	5	PRAIRIEFIRE CRABAPPLE	MALUS X 'PRAIRIEFIRE'	2" CAL.	LOW
TCH	4	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI 'INERMIS'	2" CAL.	LOW
SPR	5	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	2" CAL.	LOW
EVERGREEN TREES				***B&B***	
AUS	10	AUSTRIAN PINE	PINUS EDULIS	6' HT. MIN.	LOW
CBS	9	COLORADO BLUE SPRUCE	PICEA PUNGENS	6' HT. MIN.	LOW
SBH	21	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	5' HT. MIN.	MED
SPA	13	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	5' HT. MIN.	LOW
EVERGREEN SHRUBS					
BUF	133	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL	LOW
MAN	40	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'	2 GAL	LOW
MSL	78	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	6 GAL	LOW
PFC	19	COMPACT PFITZER	JUNIPERUS X MEDIA 'PFITZERANA COMPACT'	5 GAL	LOW

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	WATER USAGE
DECIDUOUS SHRUBS					
AFD	40	ARCTIC FIRE DOGWOOD	CORNUS STOLONIFERA 'FARROW'	5 GAL	MED
BDW	37	DWARF BUTTERFLY BUSH	BUDDLEIA DAVIDII VAR.	5 GAL	LOW
DBB	57	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	5 GAL	LOW
GLS	46	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GROW-LOW'	5 GAL	LOW
GND	39	DART'S GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD'	5 GAL	LOW
KNO	144	KNOCKOUT ROSE	ROSA 'RADRAZZ'	5 GAL	LOW
MKL	38	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	5 GAL	LOW
NSW	110	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	5 GAL	MED
RSA	64	RUSSIAN SAGE	PETROVSKIA ARTIPLICIFOLIA	5 GAL	LOW
RTD	49	RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEYI'	5 GAL	LOW
ORNAMENTAL GRASSES #1 OR #5					
FRG	434	KARL FOERSTER FEATHER REED GRASS	C. ACUTIFLORA 'KARL FOERSTER'	1 GAL	LOW
HFG	303	FOUNTAIN GRASS, HARDY 'HAMELN"	PENNISETUM ALOPECUROIDES 'HAMELN'	1 GAL	LOW
HFB	123	HARDY 'LITTLE BUNNY' FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GAL	LOW
RSG	18	RED SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	1 GAL	LOW
PERENNIALS #1 (no TE credit)					
COM	84	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	1 GAL	LOW
DDY	246	STELLA D'ORO DWARF DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL	LOW
IRG	211	GERMAN BEARDED IRIS - MIX	IRIS GERMANICA VAR.	1 GAL	LOW
PEL	140	ELFIN PINK PENSTEMON	PENSTEMON BARBATUS 'ELFIN PINK'	1 GAL	LOW
REV	75	RED VALERIAN	CENTRANTHUS RUBER	1 GAL	LOW
SMN	178	MAY NIGHT SAGE	SALVIA SYLVESTRIS X 'MAINACHT'	1 GAL	LOW

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

NORTH SCALE: 1" = 20'-0" (0, 20, 40)

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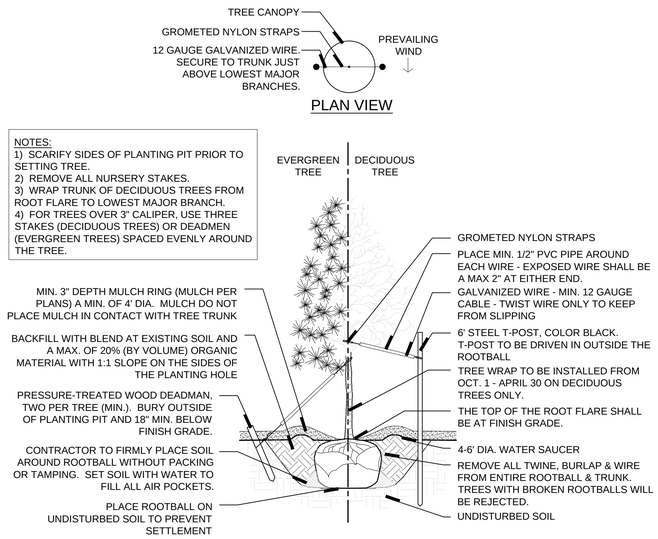
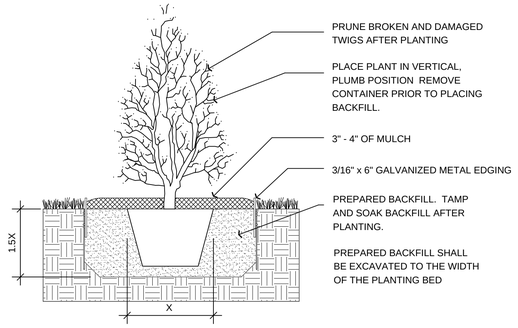
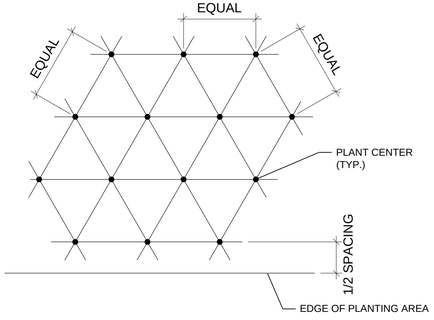


A DECIDUOUS AND EVERGREEN TREE PLANTING DETAIL
SCALE: NTS

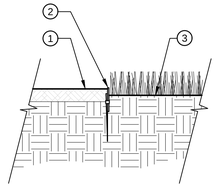


B SHRUB PLANTING DETAIL
SCALE: NTS



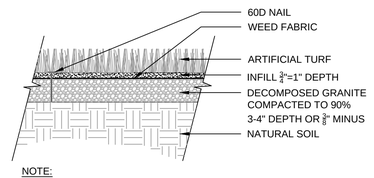
NOTE: ALL PLANTS TO BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING OF PLANTS.

C PLANT SPACING DETAIL
SCALE: NTS



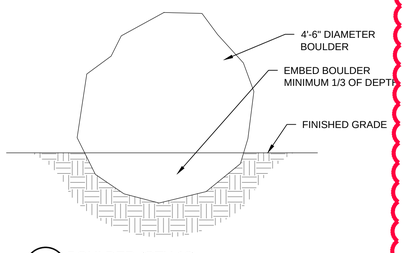
NOTE:
1. CONTRACTOR TO STAKE OUT EDGING FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ALL EDGING TO BE IN CONSISTENT STRAIGHT OR CURVED ALIGNMENT.

D STEEL EDGE DETAIL
SCALE: NTS

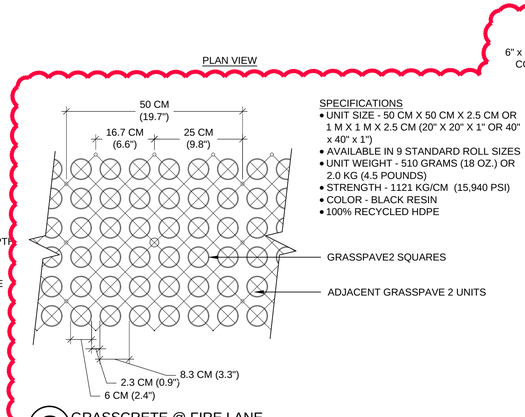


NOTE:
A. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

E ARTIFICIAL TURF @ POOL
SCALE: NTS



F BOULDER (QTY:18)
SCALE: NTS



MANUFACTURER: INVISIBLE STRUCTURES, INC.
MODEL: GRASSPAVE 2

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

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: AREA IN SF (AC):	%	FULL BUILD-OUT: 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)	33,897 SF	60%	97,924 SF	62%
LANDSCAPE AREA (TURF, PLANTING, COBBLE, ART. TURF)	18,519 SF	33%	44,316 SF	28%
LANDSCAPE AREA (LS)	18,519 SF		44,316 SF	
MAX % OF COOL SEASON GRASSES ALLOWED	6,297 SF	33%	15,046 SF	33%
% OF COOL SEASON GRASSES PROVIDED	2,530 SF	14%	7,375 SF	16%
NATIVE SEED AREA	1,684 SF	9%	1,683 SF	4%
PLANTING AREA	12,941 SF	70%	31,177 SF	71%
NON-LIVING MATERIAL (ROCK W/ PLANTS & ARTIFICIAL TURF)	1,364 SF	7%	4,081 SF	9%
TOTAL LANDSCAPE IMPROVEMENT IN ROW	N/A	0%	NA - PART OF THE FDP	0%
PLANT COVERAGE	N/A		40,894 SF	

1

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".						

1

BUILDING ELEVATION LANDSCAPE COVERAGE:

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

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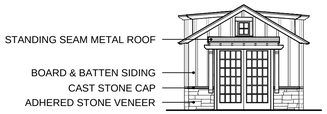
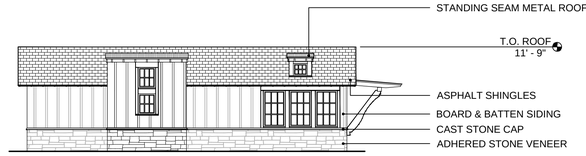


FRONT ELEVATION

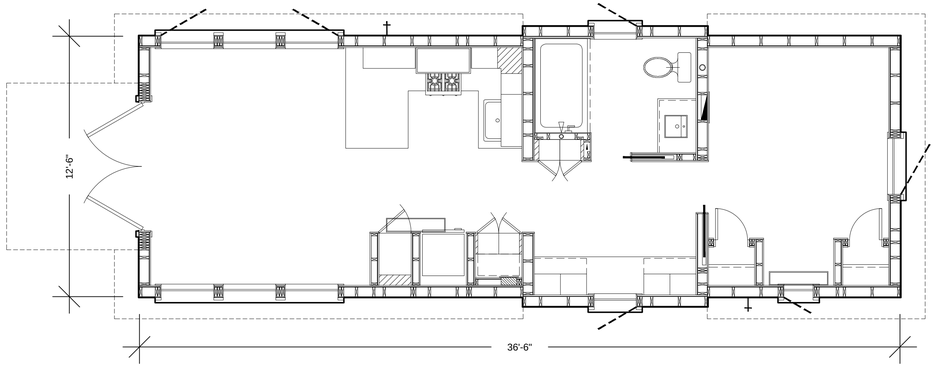
RIGHT ELEVATION

REAR ELEVATION

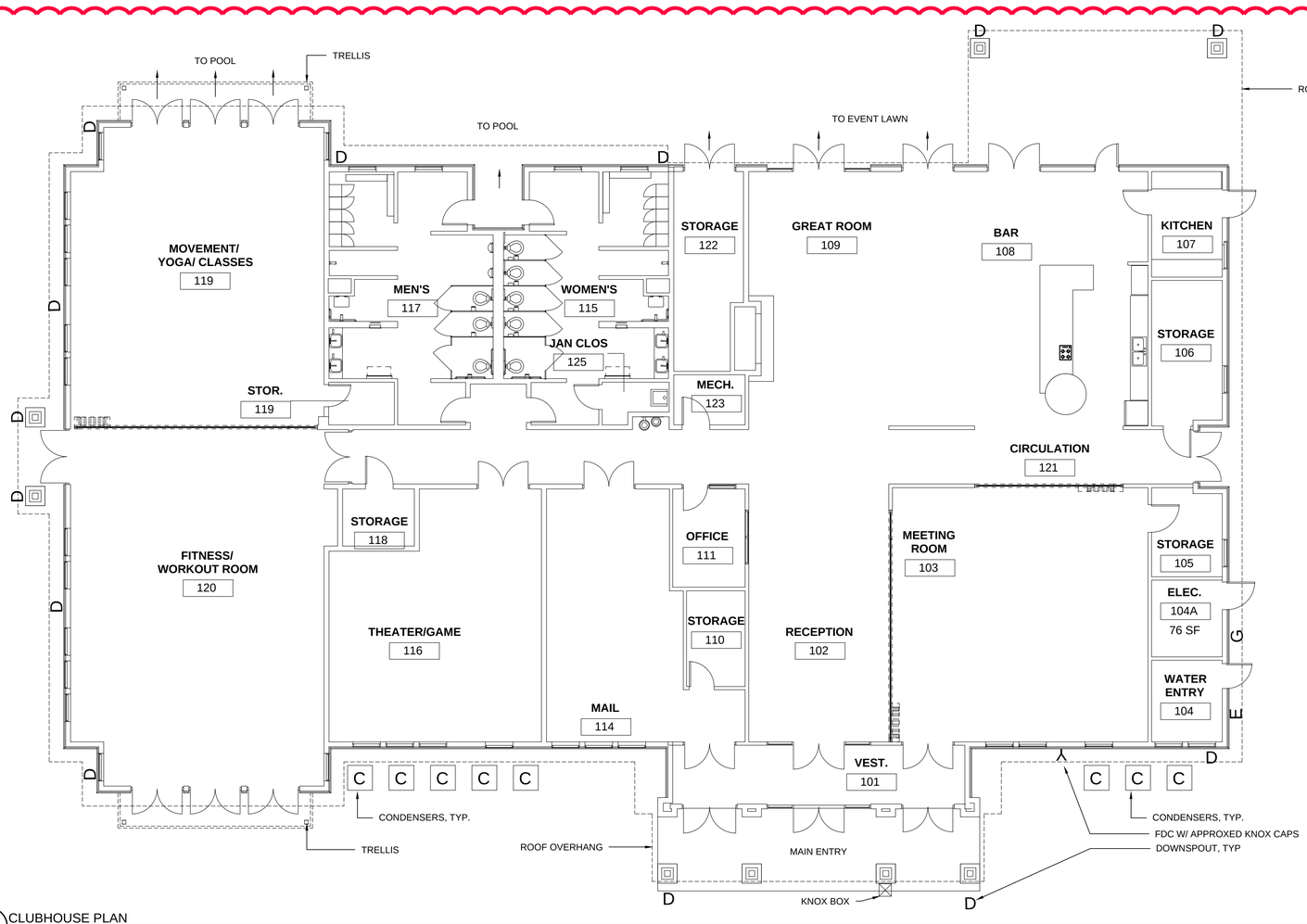


LEFT ELEVATION

A DESIGNER COTTAGES - ELEVATIONS
SCALE: NTS



B DESIGNER COTTAGES - FLOOR PLAN
SCALE: NTS



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

BUILDING MATERIALS:

ADHERED STONE
COLOR: SKYLINE COUNTY LEDGESTONE OR EQUIVALENT

LAP SIDING / BOARD & BATTEN SIDING (FIBER CEMENT BOARD)
COLOR: DRIFTWOOD OR EQUIVALENT

WOOD TRIM
COLOR: RANCHWOOD WESTERN OR EQUIVALENT

WINDOW/DOOR TRIM
COLOR: ESSENCE ULTRA/WOODCLAD BARK OR EQUIVALENT

STANDING SEAM METAL ROOF
COLOR: WEATHERED GALVANIZED VINTAGE OR EQUIVALENT

NOTE:

1. REFER TO MATERIAL BOARD FOR SAMPLES. SALES CENTER, DESIGNER COTTAGES, CLUBHOUSE, PAVILION/SHELTERS, AND POOL EQUIPMENT BUILDINGS SHALL HAVE MATCHING MATERIALS.
2. ARCHITECTURAL PLANS AND ELEVATIONS ARE FOR REFERENCE PURPOSES ONLY.
3. D = DOWNSPOUTS
   E = ELECTRIC METER
   G = GAS METER

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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
DESIGNER COTTAGES & CLUBHOUSE

PROFESSIONAL STAMP

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

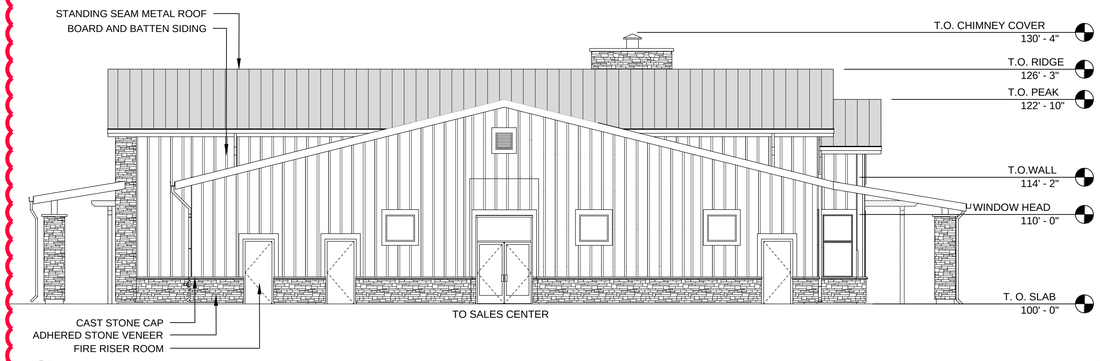
ISSUE RECORD

CSP #1	09/21/2018
CSP #2	06/11/2019
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

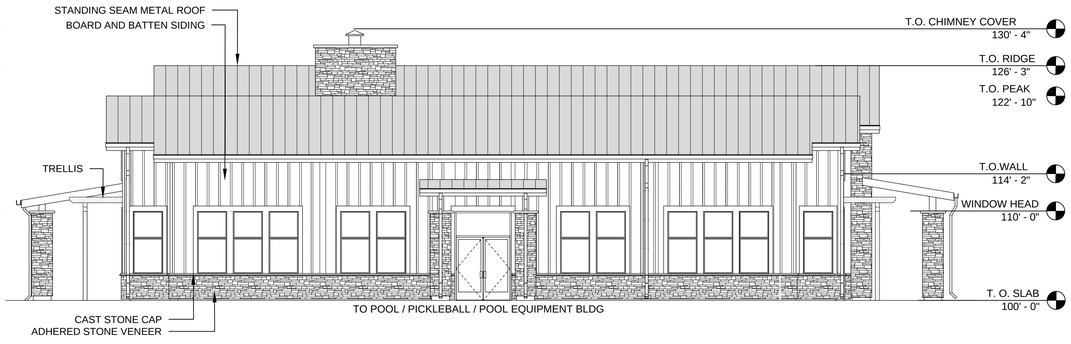
SHEET NUMBER

24

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



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



C SOUTH ELEVATION
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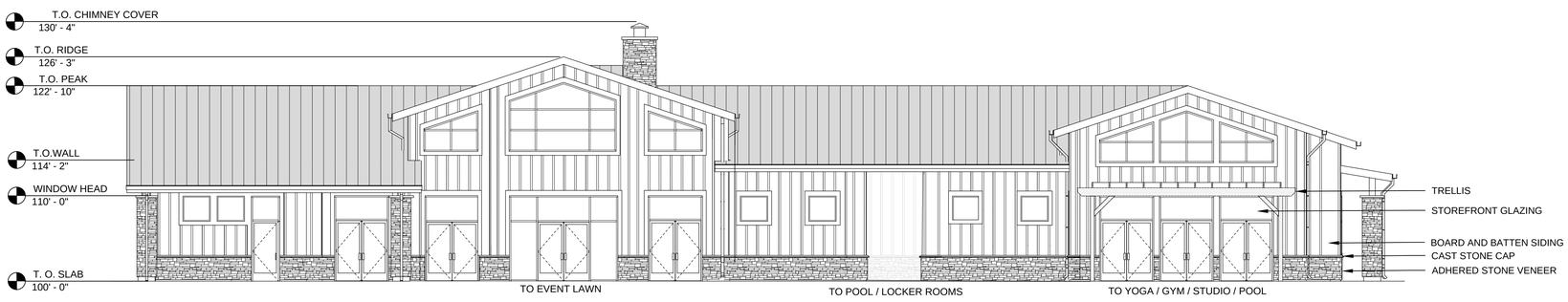

D WEST ELEVATION
SCALE: 1/8"=1'-0"

1

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

PROFESSIONAL STAMP

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

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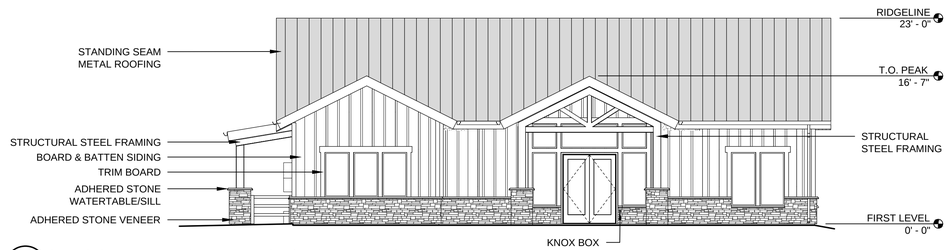
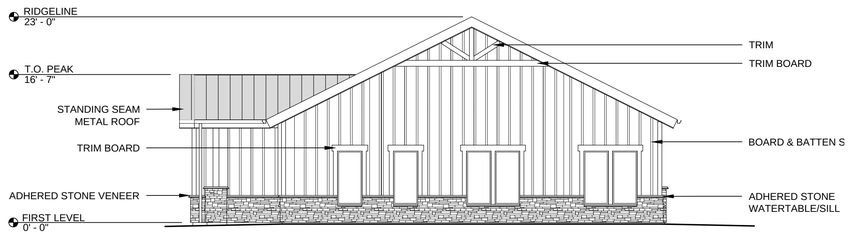
SHEET NUMBER
25
25 OF 28



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

B SALES CENTER - WEST ELEVATION
SCALE: 1/8"=1'-0"



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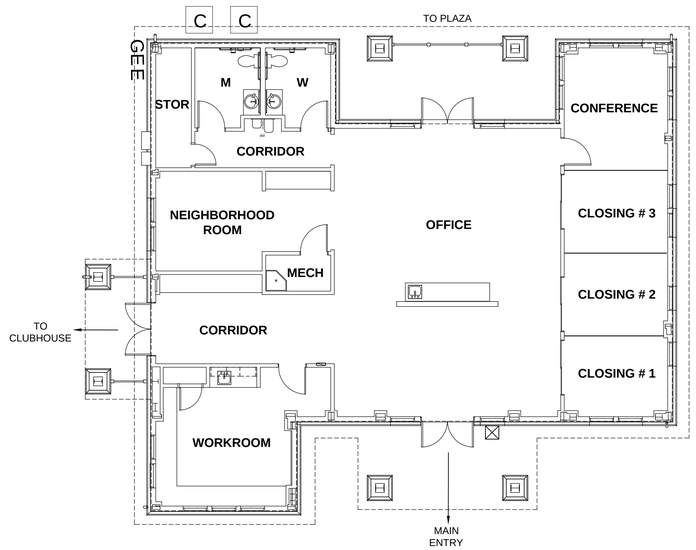

NOTE:
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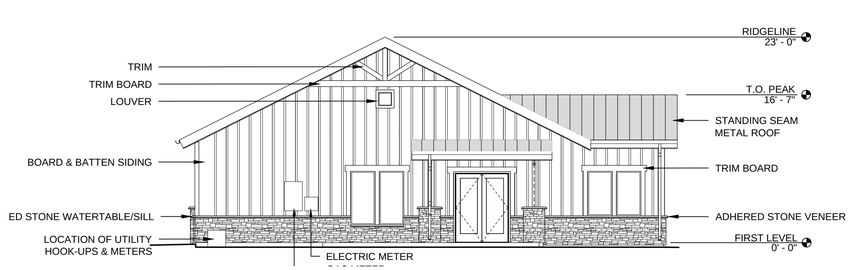
E SALES CENTER PLAN
SCALE: 1/8"=1'-0"



D SALES CENTER - SOUTH ELEVATION
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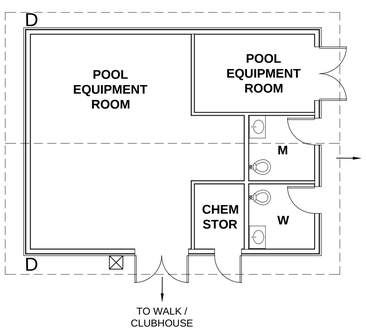
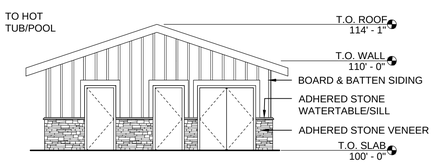
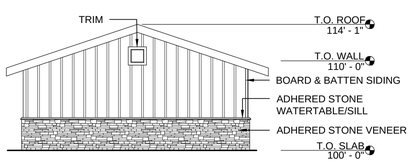


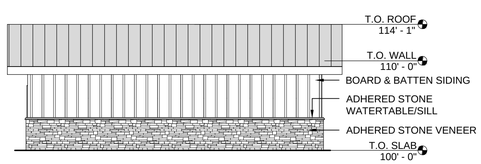
F POOL EQUIPMENT BUILDING PLAN
SCALE: 1/8"=1'-0"



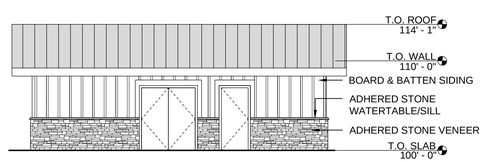
G POOL EQUIPMENT BUILDING - NORTH ELEVATION
SCALE: 1/8"=1'-0"



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

PROFESSIONAL STAMP

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

ISSUE RECORD

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FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020
AMENDMENT #1 (2)	07/24/2020

SHEET NUMBER
26
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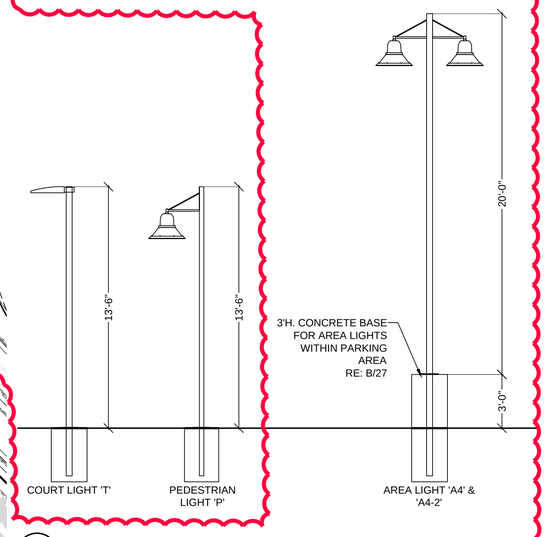
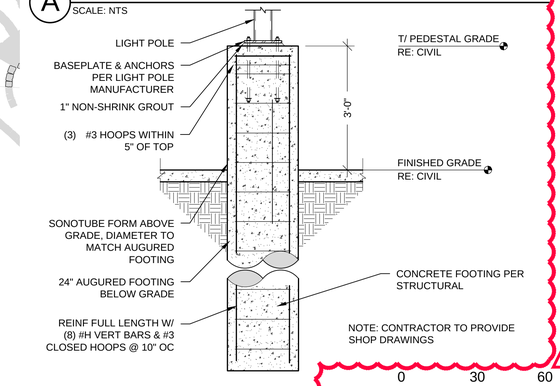
LIGHTING NOTES

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 AT PLACED AT LEAST 5' FROM UTILITY/SEWER LINES.



A LIGHTPOLE HEIGHTS
SCALE: NTS



B BOLLARD
SCALE: NTS

Schedule

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
	7	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
	1	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

CALCULATION SUMMARY

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
OVERALL SITE	+	3.5 fc	37.5 fc	0.0 fc	N/A	N/A
10' FROM PROPERTY LINE	+	0.13 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	+	20.2 fc	37.5 fc	2.9 fc	12.93	6.96

0 30 60

NORTH SCALE: 1" = 30'-0"

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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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27
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A — PARKING LOT LIGHT 'A' (A2/A4)

SCALE: NTS

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 ocated 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 pendent 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 (UNV), 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, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components.
- Button photocell available.
- Ambient operating temperature -40°C to 40°C
- Surge protection - 20KA.
- Lifeshield™ 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 55°C (131°F). Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", 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-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

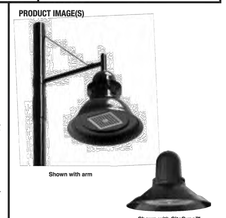
Controls/Options:
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night visit: www.beaconproducts.com/products/energeni
- Urban can be specified with **SiteSync™** wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit: www.hubbelllighting.com/products/sitesync/ for more details

Finish:
- IFS polyester powder-coat electrostatically applied and thermocured.
- IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC 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 D522 and resists surface impacts of up to 160 inch-pounds.

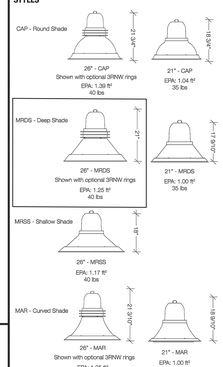
Certifications:
- DesignLights Consortium (DLC) qualified, consult DLC website for more details: http://www.designlights.org/QPL
- NRTL Certified, UL8750, UL 1598 and CSA22.2#250, 13-14 for wet locations
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at http://www.beaconproducts.com/products/urban

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

PRODUCT IMAGE(S)



STYLES



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

CERTIFICATIONS/LISTINGS

*3000K and warmer CCTs only

Beacon Products • 20941 58th Avenue Circle East Bradenton, FL 34203 • Phone: 800-345-4928
Due to our continued efforts to improve our products, product specifications are subject to change without notice.
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• Printed in USA FEBRUARY 7, 2018 5:02 PM

FINISH: POWDERCOAT
COLOR: BLACK

B — BOLLARD 'B'

SCALE: NTS

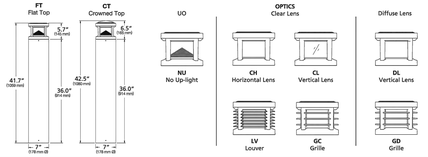
KIM LIGHTING — **PA7R** — **Pavilion™ Bollard** kl_pa7r_spec.pdf

JOB | TYPE | NOTES | APPROVALS

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

CERTIFICATIONS
cULus LISTED — IK10
NU configurations in 3000K and warmer CCTs only

SPECIFICATIONS



ORDERING CODE

Model	Top	Optics	Distribution	Light Engine
PA7R Pavilion 7" Ø Round	FT Flat Top CT[1] Crowned Top	NU No Up-light CH Clear Horizontal Lens CL[1] Clear Vertical Lens DL[1] Diffuse Vertical Lens LV Louvers GC Grille with clear vertical lens GD[1] Grille with diffuse vertical lens	1 Type I 2 Type II 3 Type III 3HS Type III + House side shield 4 Type IV 5 Type V	12L-010-5K7 14W (1000 nominal lm), 5000K, 70 CRI 12L-010-4K7 14W (1000 nominal lm), 4000K, 70 CRI 12L-010-3K7 14W (1000 nominal lm), 3000K, 70 CRI 12L-010-AMB 14W, Amber 560 nm Monochromatic 12L-020-5K7 22W (2000 nominal lm), 5000K, 70 CRI 12L-020-4K7 22W (2000 nominal lm), 4000K, 70 CRI 12L-020-3K7 22W (2000 nominal lm), 3000K, 70 CRI 12L-020-AMB 22W, Amber 560 nm Monochromatic

Body	Fixture Finish	Controls	Voltage	Options
24A 24" OAH, Aluminum 42A 42" OAH, Aluminum 42BR-C 42" OAH, Brown Concrete 42NG-C 42" OAH, Natural Gray Concrete 42A-ROP 42" OAH, Aluminum + Dual Receptacle Outlet Panel and Cover 42A-ROP-L 42" OAH, Aluminum + Dual Receptacle Outlet Panel and Locking Cover 42A-2GEB 42" OAH, Aluminum + Integral Recessed 2 Gang Electrical Box 42A-SG3 42" OAH, Aluminum + Speaker Grille Enclosure for 3" Ø speaker	BL Black DB Dark Bronze LG Light Gray GT Graphite PS Platinum Silver TT Titanium WH White RAL RAL Color CC Custom Color* *Consult factory	SWP[1,2] SiteSync pre-commission MW[3] Motion sensing (50% dim, 100% output upon detection) *SiteSync Accessories* SWSUB SiteSync Software on USB SWTAB SiteSync Windows® tablet SWBRG SiteSync Wireless Bridge Node [1]PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.HubbellLighting.com/products/sitesync or contact Hubbell Lighting tech support at (800) 345-4928.	120[4] 120V 277[4] 208-277V 347[4] 347V 480[4] 480V	EM[1] Battery Backup LR[5] Luminous Accent SF[1] Single Fuse DF[1] Double Fuse

Examples:
PA7R/TENU3/121-020-3K7/42A/TT/SWP/UNV/LR

1 Adds .6 / 15mm to OAH (over all height).
2 CL and DL configurations shall be IK04
3 Only Available with 1 Type I or 5 Type V distributions only.
4 240 typical coverage area, not Available with CH.
5 Specify group and zone at time of order. See www.hubbelllighting.com/sitesync for more details. Order at least one SiteSync interface accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node.
6 Dedicated input voltage, required for MW Motions sensing.
7 -20°C min starting temperature, 90+ minute run time, output equivalent to 12L-010-4K7
8 Adds +5 watts and 1" / 254mm to overall height.
9 SF for 120, 277 and 347 input voltage, DF for 208, 240 and 480 input voltage.

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Kim Lighting reserves the right to change specifications without notice.

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P 626.968.5666 | F 626.369.2695 | www.kimlighting.com | Rev. May. 15, 2018

FINISH: POWDERCOAT
COLOR: BLACK

C — DECORATIVE LED WALL SCONCE 'H' (OR EQUIVALENT)

SCALE: NTS

MANUFACTURER: PROGRESS LIGHTING
MODEL: P560078-020
LIGHT BULB
MANUFACTURER: CONTECH
MODEL:LG7003D-326-2700K-120V
COLOR: DARK BRONZE

D — SURFACE MOUNT DOWNLIGHT 'J'

SCALE: NTS

CONTECH LIGHTING® a LEVITON company

ArchiThin SMTR SMTS
LED Surface Mount Downlights

Catalog No. _____
Type _____
Project _____

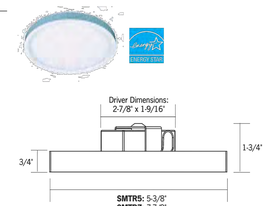
Specifications/Features

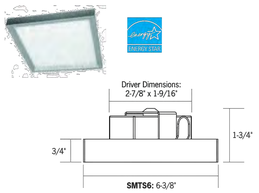
Luminaire
Slim architectural design with optical diffusion lens providing even illumination.
Edge-lit LED configuration for low glare light pattern.
Available in 5" or 7" Round and 6" Square; 4" Square available upon request.
Standard finish options include White and Silver. Black finish available upon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

Lamp/Electrical
5" Round: 11W, 770 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, TRIAC/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: SMT5530K12D1 – 5

Fixture	Color Temperature	Driver	Finish
SMTR5 - 5" Round LED SMTR7 - 7" Round LED SMTS6 - 6" Square LED	30K - 3000K, 80CRI 30KC - 3000K, 90CRI 40K - 4000K, 80CRI	12D1 - 120V Triac	S - Silver/Aluminum W - White

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

E — BOCCE/PICKLEBALL COURT LIGHT 'T1/T2 - T1-BC ' & POLE

SCALE: NTS
NOTE: ALL COURT LIGHTS ON TIMER

VIPER S+L SERIES — LUMINAIRE POLE COMBO

Cat.# | Job | Type | Approvals

LUMINAIRE AND POLE

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 hardware.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

LED/Optics:
- LED driver accepts 100V through 277V, 50 Hz to 60 Hz (UNV).
- Power factor is .92 at full load.
- All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL- 217F Notice 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, 13A or higher. 13A rating applies to primary (AC) side only.

Electrical:
- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- Surge protection - 20KA; shuts off at end of life.
- Lifefield™ Circuit - protects luminaire from excessive temperature by interfacing with the 0-10V dimmable drivers to reduce drive current as necessary. The factory-preset temperature limits are designed to ensure maximum hours of operation to assure L70 rated lumen maintenance. 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 55°C (131°F). The thermal circuit will allow higher maximum Wattages than would be permissible on an unregulated luminaire (if some variation in light output is permissible), without risk of premature LED failure or lumen depreciation. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", 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-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.). The device will effectively control the solder point temperature as needed; otherwise it will allow the other control device(s) to function unimpeded.

Installation:
- Mounting options for horizontal arm. Mounting hardware included.
- Product is suitable for applications requiring 3G testing prescribed by ANSI C136.31

Finish:
- Dark Bronze (textured) Beacote V polyester powder-coat electro-statically applied and thermocured.
- Beacote V finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC 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 D522 and resists surface impacts of up to 160 inch-pounds.

Listings:
The luminaire shall be NRTL certified to UL 1598 and 8750 standards for use in wet locations.

Warranty:
Five year limited warranty (for more information visit: http://www.hubbelllighting.com/resources/warranty).

**555-B pole specifications continued on page 2.*

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

PRODUCT IMAGE(S)

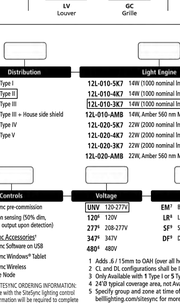
MOUNTING

DIMENSIONS - SMALL

A	B	C	Weight:	EPA
22.75" (578 mm)	16.75" (425 mm)	11.25" (286 mm)	15.0 lbs (6.8 kg)	.67 ft²

DIMENSIONS - LARGE

A	B	C	D	Weight:	EPA
28.12" (704 mm)	24.19" (614 mm)	14.25" (362 mm)	4.13" (105 mm)	25.0 lbs (11.3 kg)	1.0 ft²



MOUNTING ORIENTATION
SINGLE | DOUBLE @ 180°

CERTIFICATIONS/LISTINGS

Small Single Head Viper Configurations paired with 25' poles include

VM2 - VIBRATION DAMPER 2ND MODE

Factory installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

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• Printed in USA VPS-SPEC July 30, 2018 10:53 AM

FINISH: POWDERCOAT
COLOR: BLACK

F — PEDESTRIAN LIGHT 'PB'

SCALE: NTS

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 ocated 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 pendent 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 (UNV), 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, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components.
- Button photocell available.
- Ambient operating temperature -40°C to 40°C
- Surge protection - 20KA.
- Lifeshield™ 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 55°C (131°F). Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", 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-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

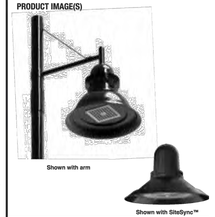
Controls/Options:
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night visit: www.beaconproducts.com/products/energeni
- Urban can be specified with **SiteSync™** wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit: www.hubbelllighting.com/products/sitesync/ for more details

Finish:
- IFS polyester powder-coat electrostatically applied and thermocured.
- IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC 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 D522 and resists surface impacts of up to 160 inch-pounds.

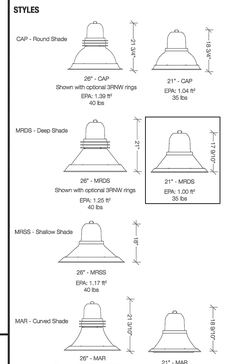
Certifications:
- DesignLights Consortium (DLC) qualified, consult DLC website for more details: http://www.designlights.org/QPL
- NRTL Certified, UL8750, UL 1598 and CSA22.2#250, 13-14 for wet locations
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at http://www.beaconproducts.com/products/urban

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

PRODUCT IMAGE(S)



STYLES



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

CERTIFICATIONS/LISTINGS

*3000K and warmer CCTs only

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FINISH: POWDERCOAT
COLOR: BLACK

G — STEP/SITE WALL LIGHT 'W'

SCALE: NTS

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

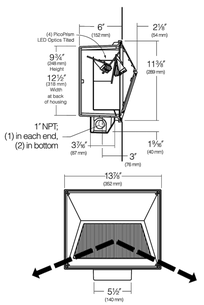
Type:
Job:
Catalog number:

LLF10P35 / / /
Fixture | Electrical Module | Finish | Options
See page 2 | See page 3

Approvals:

Date:
Page: 1 of 4

Specifications



Arrows indicate
main thrust of light distribution,
in elevation.

Housing and Junction Box: Die-cast, low-copper (<0.6% Cu) aluminum to prevent corrosion when cast in concrete. Junction box shall have an internally removable cover, a volume of 25 cu in., and four 1" NPT conduit taps. Two taps in the bottom and one in each end, all with removable plugs. Housing and junction box further protected for permanence by a clear anodize coating. Cover furnished to keep the housing clean until the electrical components are installed.

Pour Items: Aluminum housing and junction box only, less any electrical or optical components.

Finishing Items: Electrical module, reflector and door frame. Each set of finishing items shall be in one container, clearly marked for the fixture catalog number.

Door Frame: Die-cast, low-copper (<0.6% Cu) aluminum with a fine pebbled texture on the outer surface. Trapezoidal outer contour tilts the lens 18° from vertical. Door frame secured to housing by four captive stainless steel countersunk socket head screws. (LLF10) Tempered borosilicate glass, 3/16" min. thickness, with a smooth outer surface flush with the door frame, and vertical inside flutes. Lens is fully sealed around the perimeter with a silicone gasket and is retained by zinc plated steel clips.

Gasketing: One-piece molded silicone between the door frame and housing. A neoprene gasket provided between the junction box and housing. The entire fixture is weather tight.

Electronic Module: All electrical components are UL and CSA recognized, mounted on a single plate and factory prewired with quick-disconnect plugs. Module includes a driver, thermal control device and surge protector. Electrical and optical modules attaches to housing with stainless steel hardware, accessible by opening the lens frame. Driver is rated for -40°F starting and has a 0-10V dimming interface with a dimming range of 10-100%. Approved dimmers include Lutron Diva AVTV, Lutron Nova NFTV and NTFTV. Note: Not compatible with current sourcing dimmers. Controls compatible via Gray and Purple dimming lead.

Optical Module: Each precision, replaceable PicoPrism is positioned to achieve directional control toward desired task. The entire optical system fastens to the housing as a one-piece module.

Finish: Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidil isocyanurate (TGIC) polyester powder coat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (WH) White, (PS) Platinum Silver, (LG) Light Gray, and (CC) Custom Color (Include RAL#).

Listed To: UL 1598 Standard for Luminaires - UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CSA C22.2#250.0 Luminaires.

Warranty: Kim Lighting warrants Low Level Floodlight LED products sold by Kim Lighting to be free from defects in material and workmanship for (i) a period of five (5) years for metal parts, (ii) a period of five (5 years for exterior housing paint finishes), (iii) a period of five (5) years for LED Light Engines and, (iv) a period of five (5) years for LED power components (driver, surge protector and LifeShield™ device), from the date of sale of such goods to the buyer as specified in Kim Lighting shipment documents for each product.

Caution: Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

Hubbell Lighting, Inc.

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FINISH: POWDERCOAT
COLOR: BLACK

H — WALLPACK LIGHT 'K'

SCALE: NTS

SLING Series
SLENDER WALLPACK

tradeSELECT™

CATALOG #:

FEATURES
- Two sizes for a variety of applications
- Ranges from 10W to 80W with up to 8000 lumens
- SG1 Series replaces from 100W-150W HID; SG2 Series replaces from 150W-250W HID
- Comfort lens available as an option or accessory provides glare control and enhanced uniformity
- Knuckle and trunnion accessory mounting kits available for flood applications
- IP65 and certified to UL 1598 for use in wet locations up to 40°C ambient
- DLC (DesignLights Consortium Qualified - see www.designlights.org

RELATED PRODUCTS
LNC Litepak | LNC2 Litepak | LNC3 Litepak | LNC4 Litepak | GeoPak | GeoPak2

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 uplight
- Comfort lens available as an option or accessory to reduce glare (7-10% lumen reduction) and provide better uniformity

OPTICS
- 3000K, 4000K and 5000K CCT nominal with 70 CRI
- Smaller SG1 housing has 2 LEDs, larger SG2 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

ELECTRICAL
- 120-277V, 50/60Hz electronic drivers
- 347V and 480V available in large SG2 housing
- 10KA surge protection included

OPTIONS/CONTROLS
- Button photocontrol for dusk to dawn energy savings. Stock versions include 120V-277V PC with a cover which provides a choice to engage photocontrol or not. PC is installed in top hub
- Occupancy sensor available for on/off and dimming control in larger SG2 housing
- SiteSync™ wireless lighting control delivers flexible control strategies for reducing power consumption and minimizing maintenance costs while delivering the right light levels with a simple and affordable wireless solution.
- See ordering information or visit www.hubbelllighting.com/sitesync for more details
- Battery backup options available in larger SG2 housing rated for either 0° C or -30° C. Performance exceeds NEC requirement providing 1 fc minimum over 10'x10' at 11' mounting height

CERTIFICATIONS
- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 for use in wet location, listed for -40°C to 40°C applications
- IDA approved with zero uplight for 3000K and warmer CCTs
- IP65

WARRANTY
- 5 year limited warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	2263-8079
Wattage Range	21–80
Efficacy Range (LPW)	101–113
Fixture Projected Life (Hours)	L70>50K
Weights lbs. (kg)	4.3–11 (2.0–5.0)

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FINISH: POWDERCOAT
COLOR: BLACK

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DENVER, COLORADO 80249

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

SHEET NUMBER
28
28 OF 28

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