

July 24, 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 #2  
Responses to City Comments Initial Submittal Review #1**

Ms. Bickmire,

**SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Revise clouded areas to be more specific  
**Response: Completed**
- Is a building sprinkler system required (Water and Life/Safety)  
**Response: Yes the cottages are sprinklered**
- Address redline comments within submitted documents that may not be specifically mentioned in the written comments.  
**Response: Completed**

**1. Planning Comments**

1A. Revise the clouded areas to identify ONLY the specific items that have been revised. For example, only about 10 lines of the site data were changed, not the entire table.

**Response: Completed**

1B. Add a “Delta 1” by all clouded areas.

**Response: Completed**

1C. Revise the Amendment block briefly, but explicitly identify the items included in this minor amendment.

**Response: Completed**

1D. Why are all the transformers located at the front of the clubhouse building? Ensure they will be adequately screened. A low wall would be an appropriate screen. Deciduous shrubs that require being cut back each year are not acceptable.

**Response:**

**The seven (7) condensers are located at the front of the building for the following justifications:**

**1 - The clubhouse roof is not flat. To create flat areas on the roof would negatively impact attic space where space is already limited by placement of the partnering seven (7) furnaces and other mechanical and utilities.**

**2- The clubhouse has been amended from a wood structure to a steel structure. While this provides opportunities in design and construction there are some constraints - i.e. roof design.**

**3 - The current location of the condensers is in front of the elevation that do not have low windows. This keeps the view from the inside to the outside clear of obstructions.**

**4 - Landscape (of substantial size and evergreen) has been proposed. Another comment states to add a low screen (wall) and we have proposed a screen fence. Please see the new detail.**

1F. Most of the trim and architectural features have been removed from the building. This is not acceptable. please see redlines for suggestions to incorporate some features.

Response: Trim has been added back to match the Sales Center. Due to the new metal construction the truss detail is not applicable. On the pool equipment building a faux window detail has been added.

**2. Traffic Engineering Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in yellow CSP**

2A. Clearly identify if its is just phasing of the identified areas or if the design of landscaping is changing.  
 Response: Completed

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

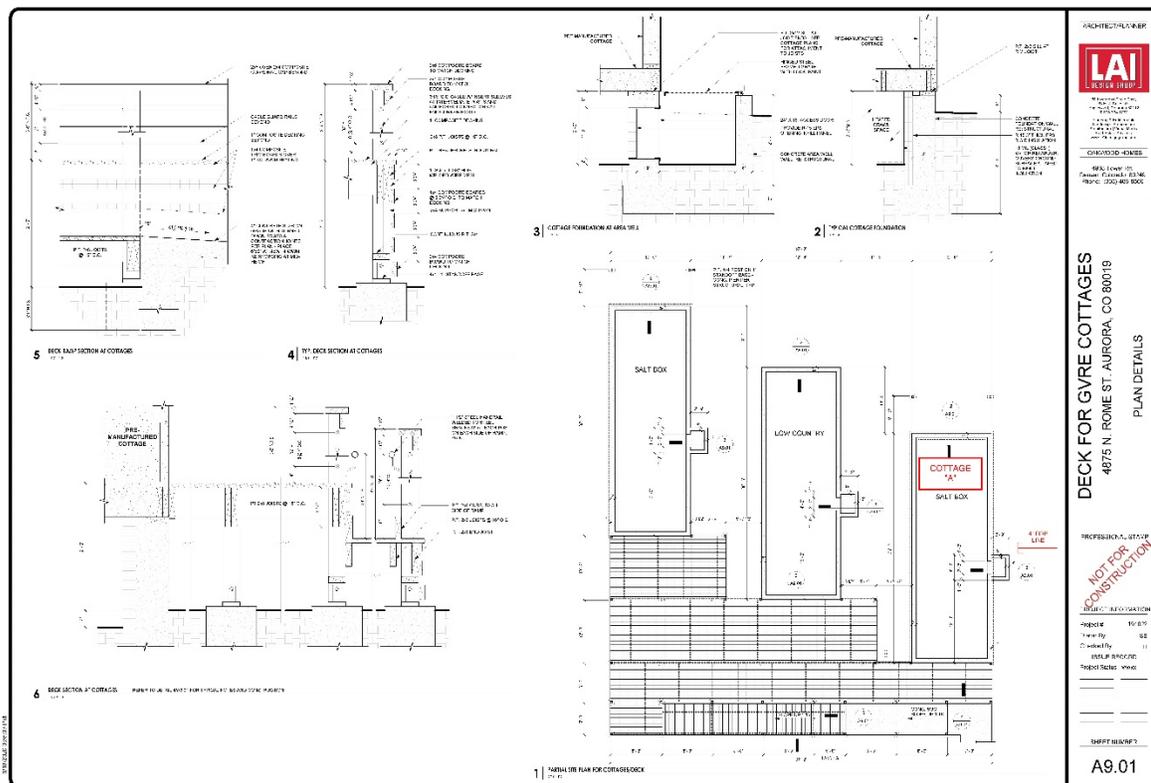
3A. By clouding everything, are you saying that everything in a view changed? Please just cloud the areas that changed.  
 Additional review will be required.  
 Response: Completed

3B. Label retaining walls with railing for all portions of wall over 30" (Sheet 8).  
 Response: Completed (Note: these walls are 24" from deck with a 5' fence above/ the wall at the hot tub is not retaining and detailed at 5' high).

3C. If there were any changes to any of the drainage, a preliminary drainage letter is required.  
 Response: A letter was submitted and will be resubmitted.

**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.



**5. Aurora Water Steve Dekoskie / sdekoski@auroragov.org / 303-739-7490 / Comments in red CSP**

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.**

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

6A. No comments provide. Please contact Darren Akrie directly.

**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](mailto: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  
Senior Associate, LAI Design Group

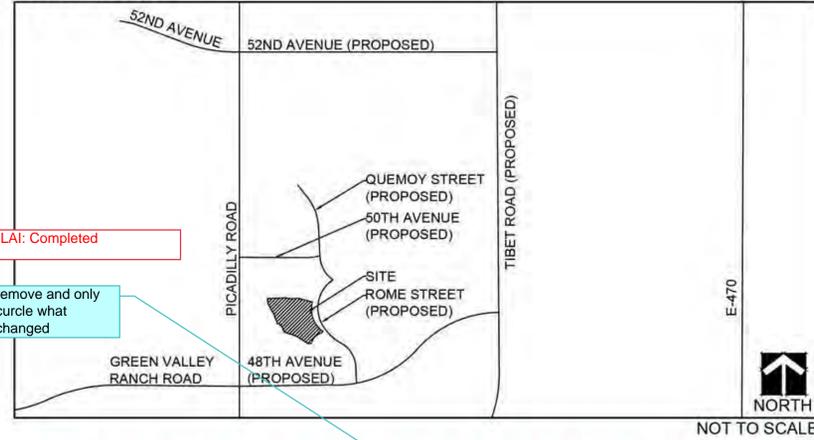
# GREEN VALLEY RANCH EAST ACTIVE ADULT CLUBHOUSE

## 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

Clearly identify if it is just the phasing of the identified areas or if the design of landscaping is changing.

### VICINITY MAP



LAI: Completed

remove and only curcle what changed

### LEGAL DESCRIPTION

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

### CITY OF AURORA NOTES:

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, HIS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- ALL SIGNS MUST CONFORM TO CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THE SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-1.2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT. A CLEAR VIEW SHALL BE MAINTAINED FROM 3' TO 7' PER FIGURE 4.04.2.10.01.1, OF THE ROADWAY SPECIFICATIONS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTIONS 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND ACCESSIBLE ALONG THEIR ENTIRE LENGTH AND ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC. SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT, AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT, AS NEEDED, OR VICE VERSA.
- THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD AT THE TIME OF BUILDING PERMIT. AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UP ON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS AND ASSIGNS.
- ARCHITECTURAL FEATURES SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
- THE SEPARATION REQUIREMENTS FROM FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY AND LANDSCAPING REQUIREMENTS. LANDSCAPE MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED.
- ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET - SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE FIVE (5) FEET.
- FIRE HYDRANTS MUST BE PLACED AT LEAST ONE (1) FOOT IN FRONT OR BEHIND A SIDEWALK WHILE STILL MEETING THE MINIMUM BACK OF CURB CLEARANCE REQUIREMENTS. FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- ATTENTION BUILDING DEPARTMENT: AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT, AND PREPARED ACCORDING TO THE PLANNING APPLICATION GUIDEBOOK INSTRUCTIONS, WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACHIEVE EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING LDN NIBA (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
- THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-158(c) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.

### SIGNATURE BLOCK

GREEN VALLEY RANCH EAST ACTIVE ADULT CLUBHOUSE CONTEXTUAL SITE PLAN

A PORTION OF TRACT H, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1, RECORDED JANUARY 7, 2019 AT RECEPTION NO. 201900001480 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF ADAMS, STATE OF COLORADO SITUATED IN THE SOUTHWEST QUARTER OF SECTION 13 AND THE NORTHWEST QUARTER OF SECTION 24, ALL IN TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE

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

IN WITNESS WHEREOF CLAYTON PROPERTIES GROUP II, LLC. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 4<sup>th</sup> DAY OF Dec 2019 AD

BY: Robert Sanderman  
 NAME: ROBERT SANDERMAN  
 TITLE: ASSISTANT SECRETARY

STATE OF COLORADO } SS  
 COUNTY OF Denver }  
 THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 4<sup>th</sup> DAY OF Dec AD 2019 BY:  
Robert Sanderman

WITNESS MY HAND AND OFFICIAL SEAL

LAI: Revision bubbles have been revised to include all areas of change independent of phasing

MARLA MARTINEZ  
 Notary Public  
 State of Colorado  
 Notary ID # 20194004114  
 My Commission Expires 01-31-2023

(NOTARY PUBLIC) MSE (SEAL)  
 MY COMMISSION EXPIRES 1-31-2023  
 NOTARY BUSINESS ADDRESS: 4908 Tower Rd, Denver, CO 80249

### CITY OF AURORA APPROVALS

CITY ATTORNEY: [Signature] DATE: 12-18-19  
 PLANNING DIRECTOR: [Signature] DATE: 12-17-19  
 PLANNING COMMISSION: (CHAIR PERSON) N/A DATE: N/A  
 CITY COUNCIL (MAYOR) N/A DATE: N/A  
 ATTEST: (CITY CLERK) N/A DATE: N/A

RECORDER'S CERTIFICATE:  
 ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF Adams Co. COLORADO AT 1:21 O'CLOCK P.M.  
 THIS 31<sup>st</sup> DAY OF Dec. AD 2019

CLERK AND RECORDER: [Signature] DEPUTY: Seann Anderson  
 Reception No. 201900115252

### CONTACTS

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

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

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

### SHEET INDEX

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### 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	#	SPRINKLERED	GROSS FLOOR AREA		
					FULL BUILD-OUT	PHASE 1	
						PHASE 2	
CLUBHOUSE	V-B	A2/A3	261	YES	10,594 SF	10,594 SF	
SALES CENTER	V-B	B	34	NO	2,409 SF	2,409 SF	
POOL EQUIPMENT	V-B	U/H4	0	NO	824 SF	824 SF	
DESIGNER COTTAGES (3 TOTAL)	V-B	R3	6	NO	1,410 SF	1,410 SF	
TOTAL BUILDING COVERAGE					15,237 SF	3,819 SF	11,418 SF
AREA WITHIN TRACT BOUNDARY	FULL BUILD-OUT		PHASE 1	PHASE 2			
	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 SURFACE AREA (PARKING LOT, SIDEWALKS, PATIO, & POOL)	97,578 SF	62%	33,526 SF	64,052 SF			
LANDSCAPE AREA (TURF, NATIVE SEED, PLANTING AREAS, COBBLE, ARTIFICIAL TURF)	44,662 SF	28%	18,890 SF	25,772 SF			
PARKING SPACES	FULL BUILD-OUT (TOTAL SITE)		REQ.	PROVIDED			
			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 S' MAX. HT.		1	SIGN			
PHASE 2: SIGNAGE PROPOSED @ NORTH & SOUTH ENTRY	28 S.F. AND 2' MAX. HT.		2	SIGNS			

### AMENDMENTS

#	DATE	ISSUE	ISSUED BY
1	06/02/2020	CSP AMENDMENT #1 need to itemize changes, briefly.	LAI

use delta with 1 for all items changed TYP

LAI: Completed

ARCHITECT / PLANNER

88 Inverness Circle East,  
 Bldg. J Suite 101  
 Englewood, Colorado 80112  
 T 303.734.1777 | F 303.734.1778  
 Architecture | Planning | G&D Design  
 Landscape Architecture | Visual Media  
 www.laidesigngroup.com

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

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

PROFESSIONAL STAMP

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

### ISSUE RECORD

GSP #1	09/21/2019
GSP #2	06/11/2019
GSP #3	08/02/2019
GSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020

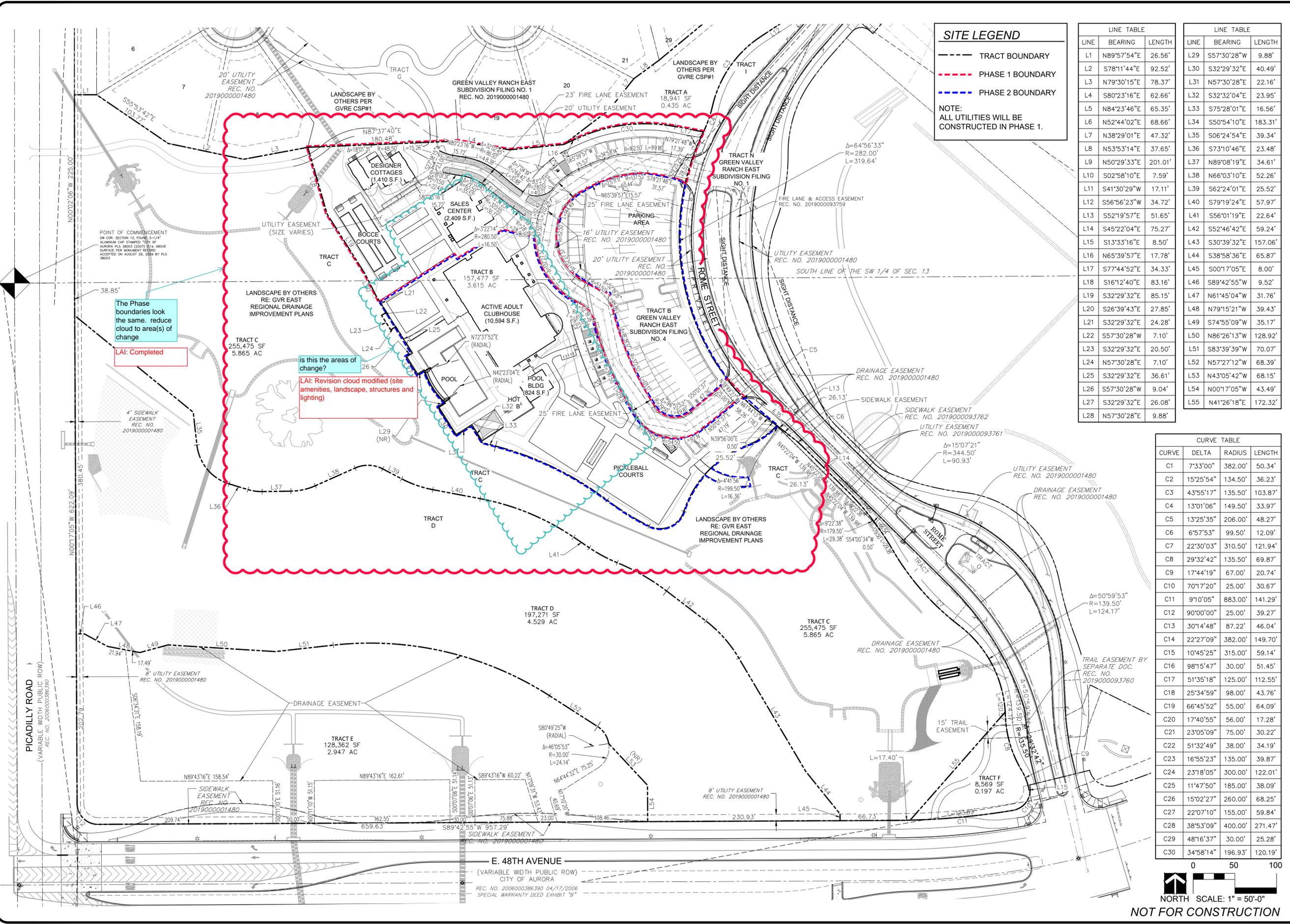
SHEET NUMBER

01  
 1 OF 28

NOT FOR CONSTRUCTION

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**SITE LEGEND**

- TRACT BOUNDARY
- - - PHASE 1 BOUNDARY
- - - PHASE 2 BOUNDARY

NOTE:  
ALL UTILITIES WILL BE  
CONSTRUCTED IN PHASE 1.

**LINE TABLE**

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

**LINE TABLE**

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

**CURVE TABLE**

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

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

PROFESSIONAL STAMP

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

**ISSUE RECORD**

CSP #1	DATE
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

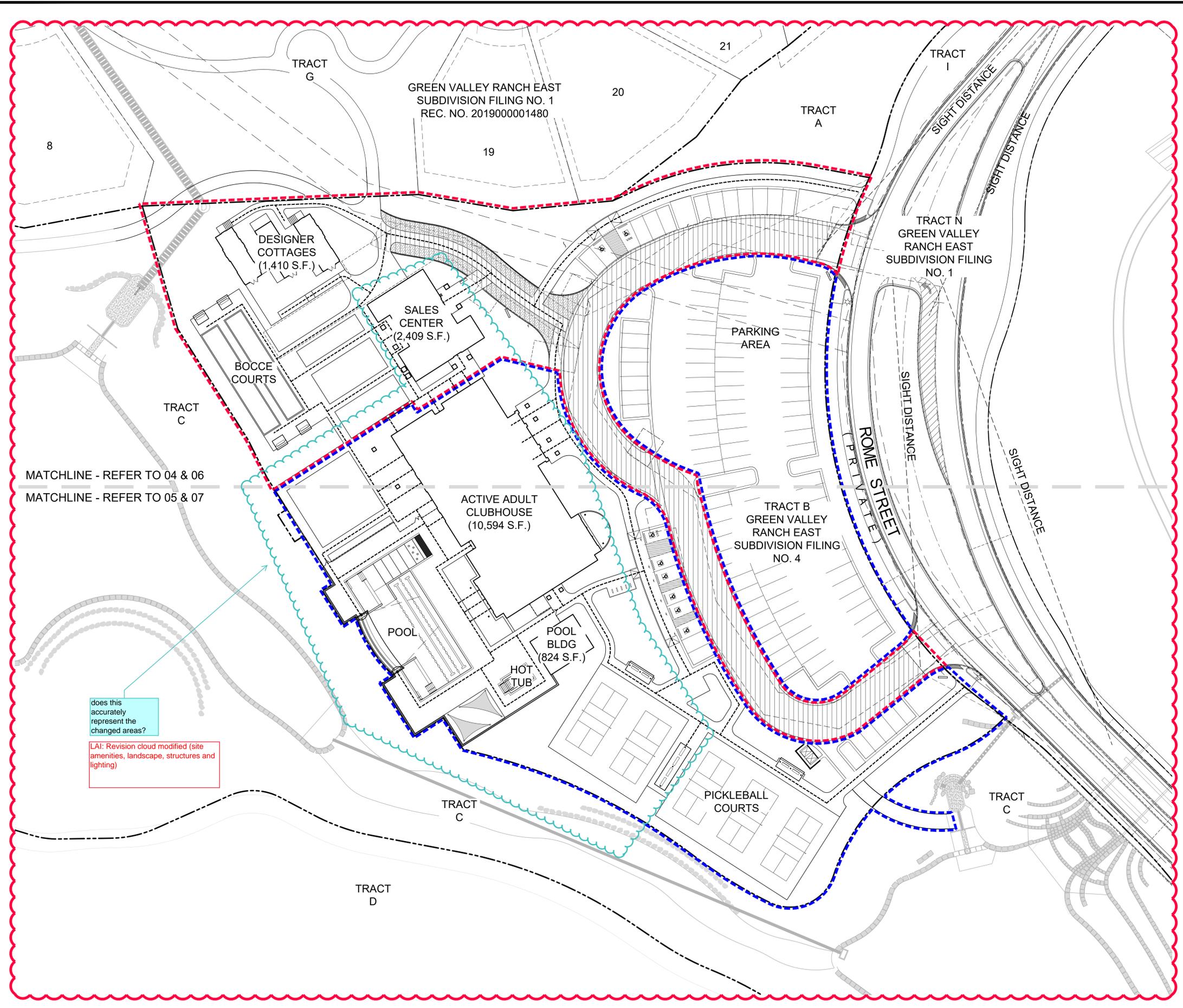
SHEET NUMBER

0 50 100

NORTH SCALE: 1" = 50'-0"

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**SITE LEGEND**

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

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

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

PROFESSIONAL STAMP

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

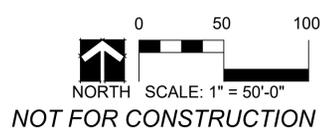
**ISSUE RECORD**

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

SHEET NUMBER

**03**

3 OF 28



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

does this accurately represent the changed areas?

LAI: Revision cloud modified (site amenities, landscape, structures and lighting)



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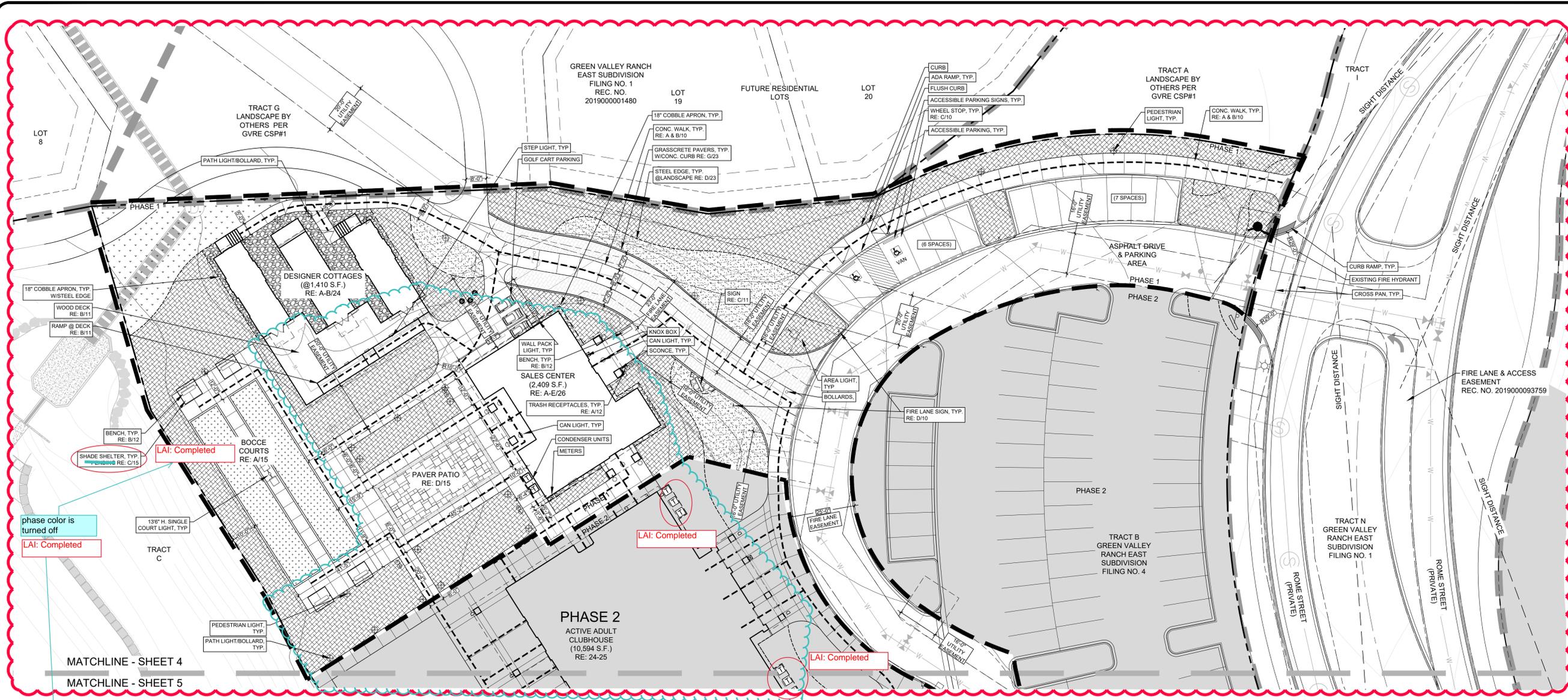
GREEN VALLEY RANCH EAST ACTIVE ADULT CLUBHOUSE CONTEXTUAL SITE PLAN SITE PLAN: PHASE 1

PROFESSIONAL STAMP

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

ISSUE RECORD table with columns for CSP #1-4, TECHNICAL REVIEW #2, FOR MYLAR, and AMENDMENT #1 with corresponding dates.

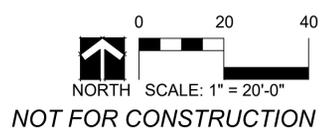
SHEET NUMBER



SITE LEGEND section containing symbols for tract boundaries, phase boundaries, accessible routes, and various site elements like benches, trash receptacles, and light fixtures. Includes a 'NOTES' section and a 'cloud items in Legend that are changed TYP' callout.

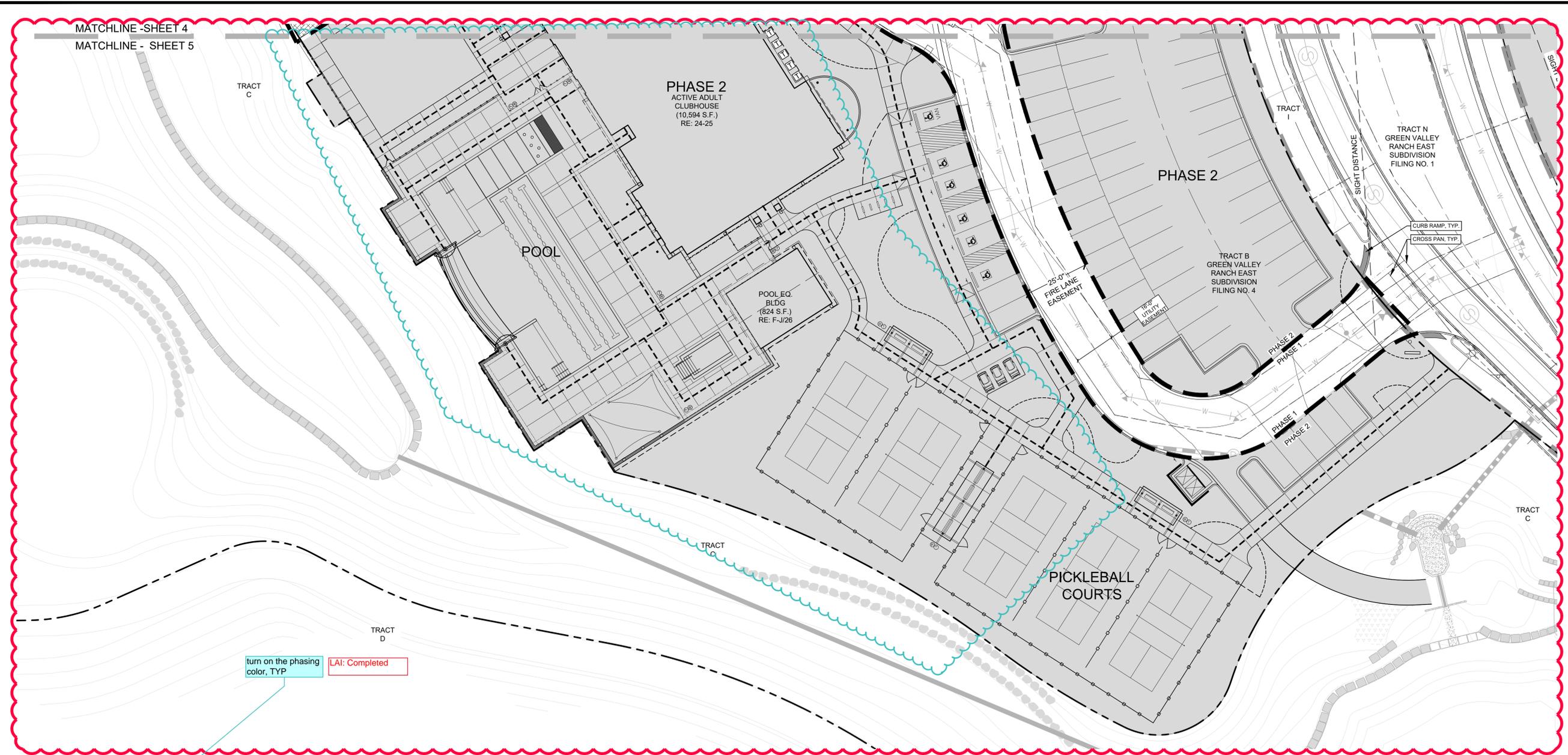
By clouding everything, are you saying that everything in this view changed? Please just cloud the areas that actually changed, typical. LAI: Completed

cloud items in Legend that are changed TYP. LAI: Completed



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turn on the phasing color, TYP  
 LAI: Completed

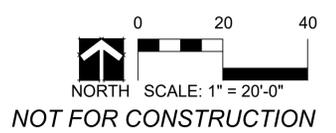
i am clouding what I think is the area of revision.  
 Revise as needed, but do not include entire area unless that is applicable.

LAI: Completed

**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)
- FIRE HYDRANT
- FENCE
- GATE
- SITE DISTANCE
- STEEL EDGE
- ▨ PLANTING AREA - MULCH
- ▨ PLANTING AREA - COBBLE
- ▨ PLANTING AREA - TURF
- ▨ PLANTING AREA - NATIVE SEED MIX
- ▨ GRASSCRETE PAVERS

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



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

PROFESSIONAL STAMP

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

**ISSUE RECORD**

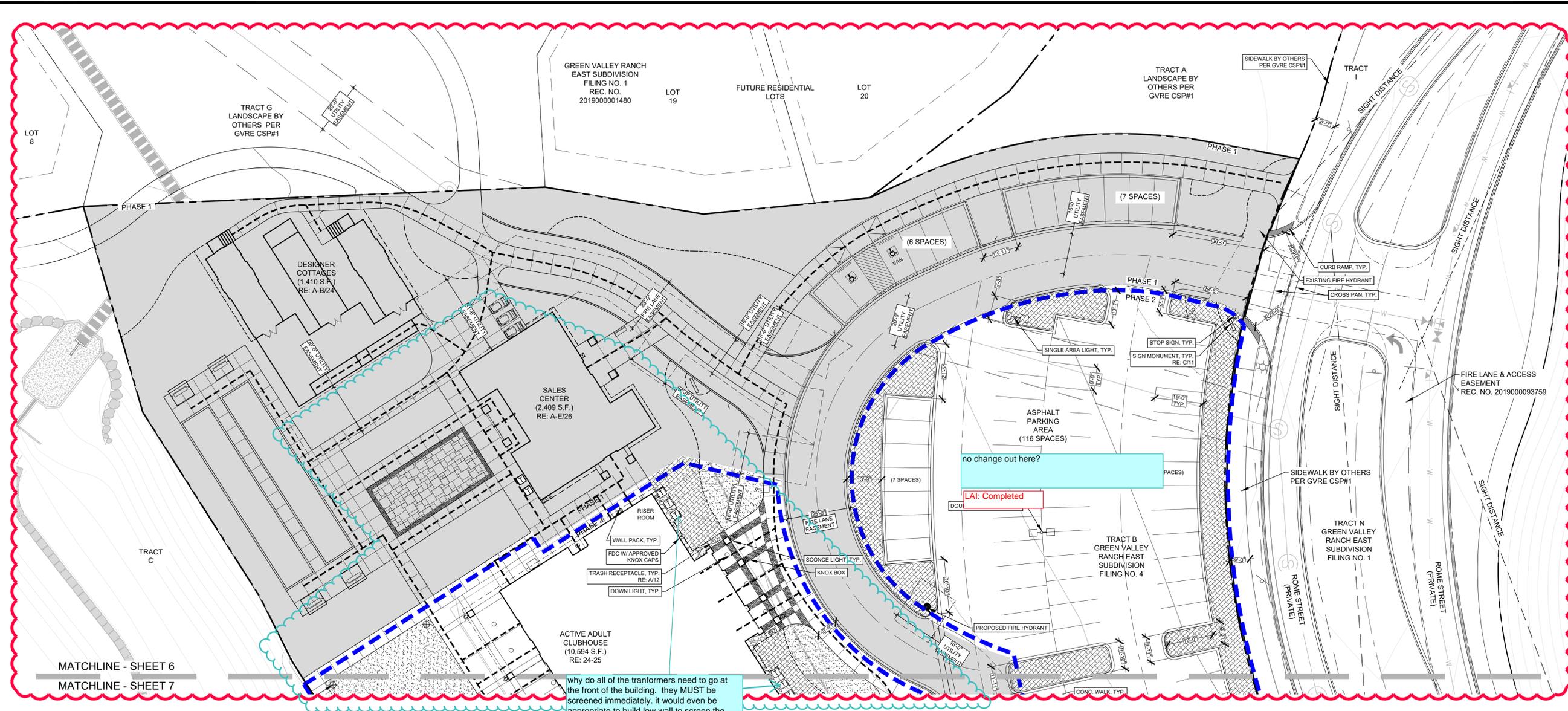
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CSP #2	06/11/2019
CSP #3	08/02/2019
CSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020

SHEET NUMBER

05

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**SITE LEGEND**

- |     |                              |     |                                 |
|-----|------------------------------|-----|---------------------------------|
| --- | TRACT BOUNDARY               | □   | FENCE                           |
| --- | PHASE 2 BOUNDARY             | ⌒   | GATE                            |
| --- | PHASE 1                      | --- | SITE DISTANCE                   |
| --- | ACCESSIBLE ROUTE             | --- | STEEL EDGE                      |
| ⊥   | ACCESSIBLE PARKING SIGN      | ▨   | PLANTING AREA - MULCH           |
| ▬   | BENCH                        | ▨   | PLANTING AREA - COBBLE          |
| ▬   | BIKE RACK                    | ▨   | PLANTING AREA - TURF            |
| ⊕   | TRASH/RECYCLE RECEPTACLE     | ▨   | PLANTING AREA - NATIVE SEED MIX |
| ⊖   | WHEEL STOP                   | ▨   | GRASSCRETE PAVERS               |
| ⊕   | LIGHT FIXTURE (NOT TO SCALE) |     |                                 |
| ⊕   | FIRE HYDRANT                 |     |                                 |

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

LAI: The seven (7) condensers are located at the front of the building for the following justifications:

- The clubhouse roof is not flat. To create flat areas on the roof would negatively impact attic space where space is already limited by placement of the partnering seven (7) furnaces and other mechanical and utilities.
- The clubhouse has been amended from a wood structure to a steel structure. While this provides opportunities in design and construction there are some constraints - i.e. roof design.
- The current location of the condensers is in front of the elevation that do not have low windows. This keeps the view from the inside to the outside clear of obstructions.
- Landscape (of substantial size and evergreen) has been proposed. Another comment states to add a low screen (wall) and we have proposed a screen fence. Please see the new detail.

why do all of the transformers need to go at the front of the building. they MUST be screened immediately. it would even be appropriate to build low wall to screen the units.

no change out here?  
LAI: Completed



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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**

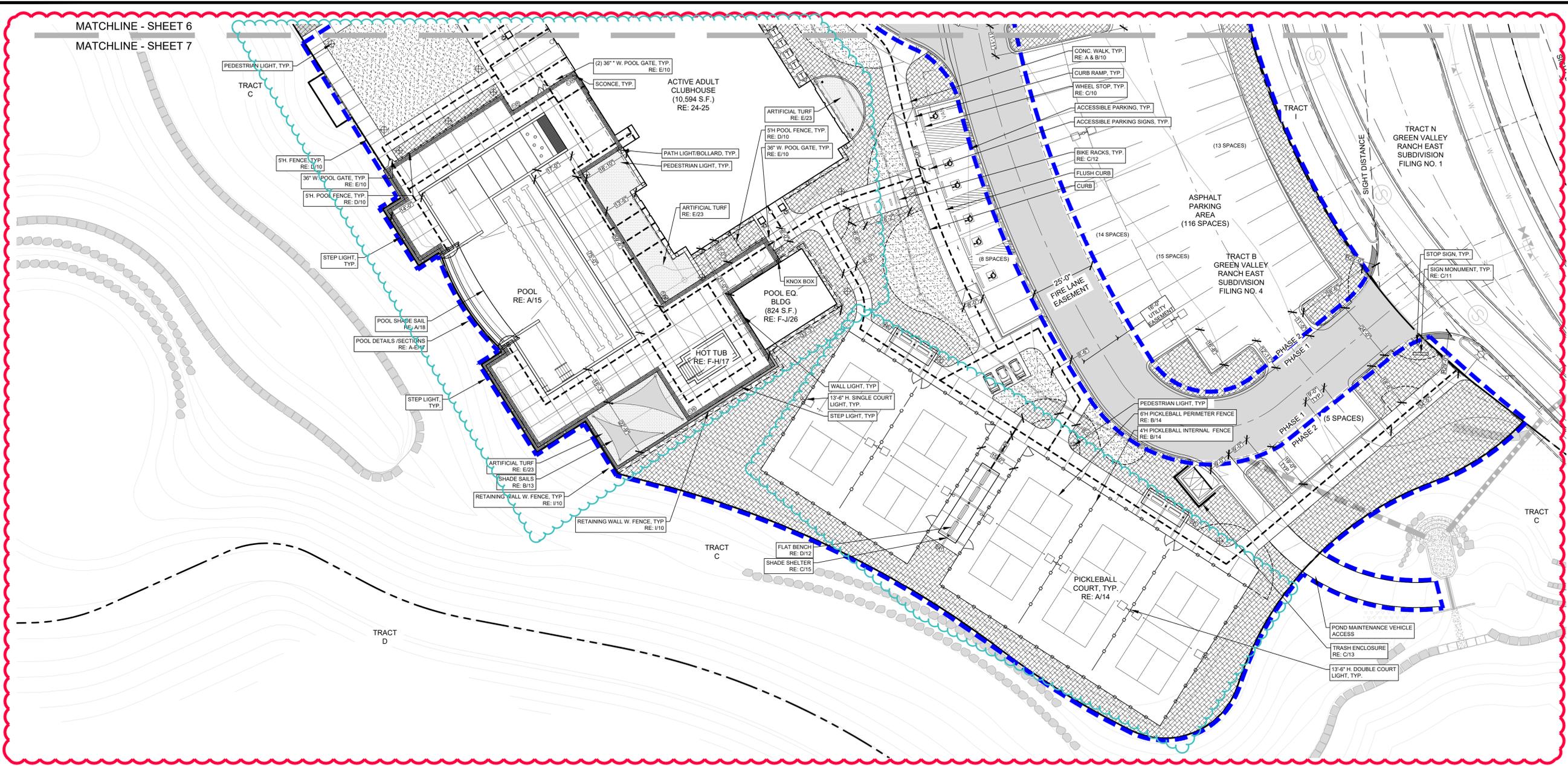
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CSP #2	06/11/2019
CSP #3	08/02/2019
CSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020

SHEET NUMBER

06

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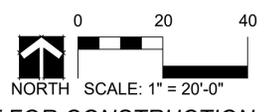


**SITE LEGEND**

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

- 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.

adjust cloud to only include areas that changed  
 LAI: Completed



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

PROFESSIONAL STAMP

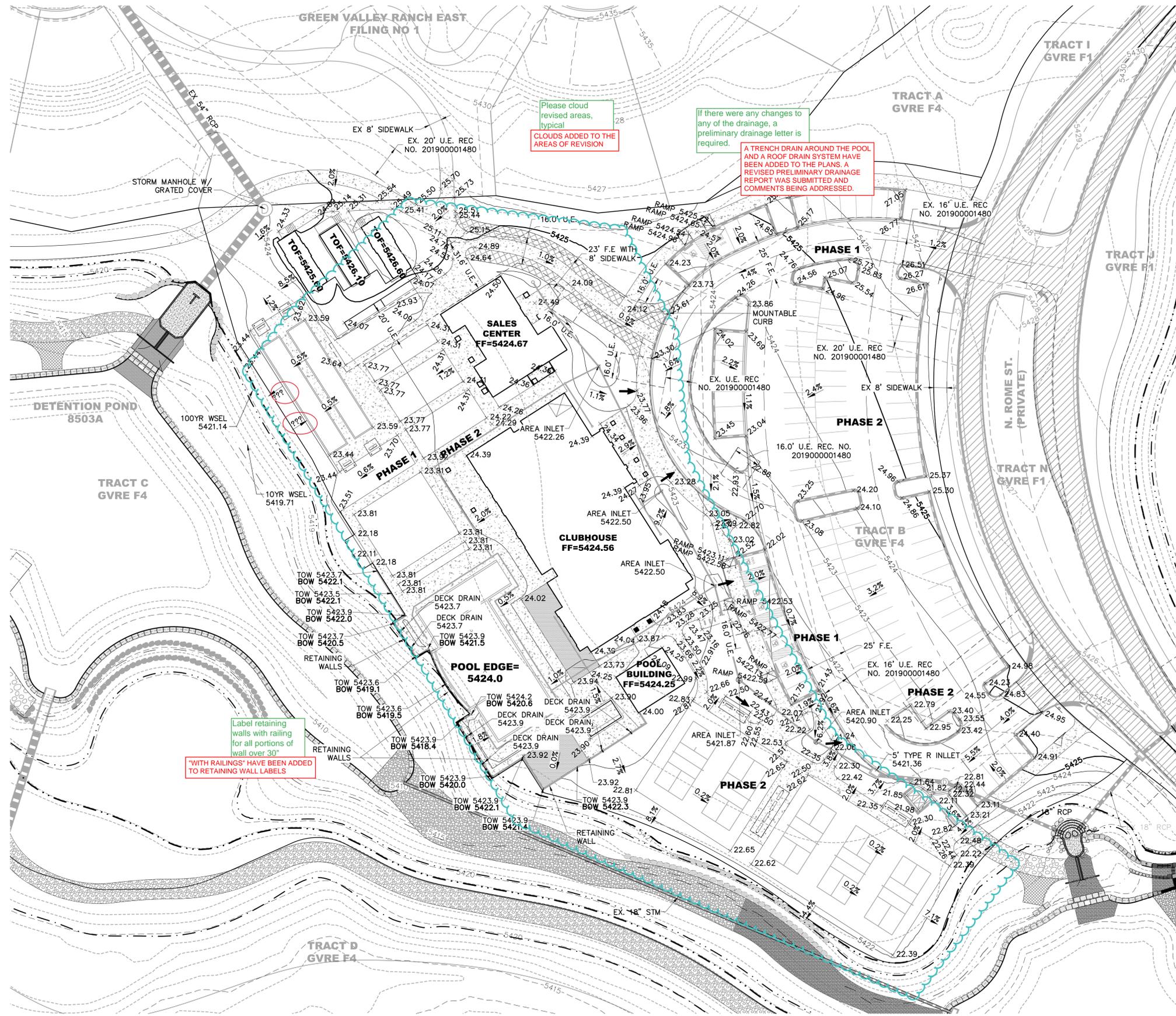
PROJECT #: 171053  
 DRAWN BY: LAI  
 CHECKED BY: JC

**ISSUE RECORD**

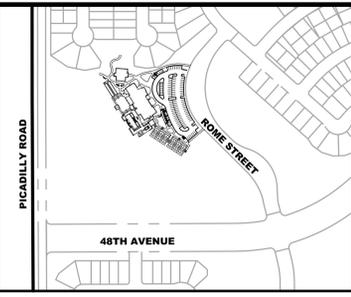
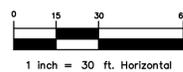
CSP #1	09/21/2018
CSP #2	06/11/2019
CSP #3	08/02/2019
CSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
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**07**  
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add cloud around revised areas



**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: CS  
 CHECKED BY: JG

**ISSUE RECORD**

CSP #	DATE
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

SHEET NUMBER

**08**

# OF 28

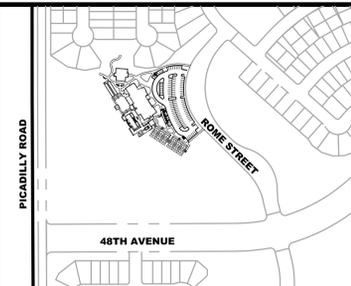
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KEYMAP

LEGEND

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

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

PROJECT #: 171053  
DRAWN BY: CS  
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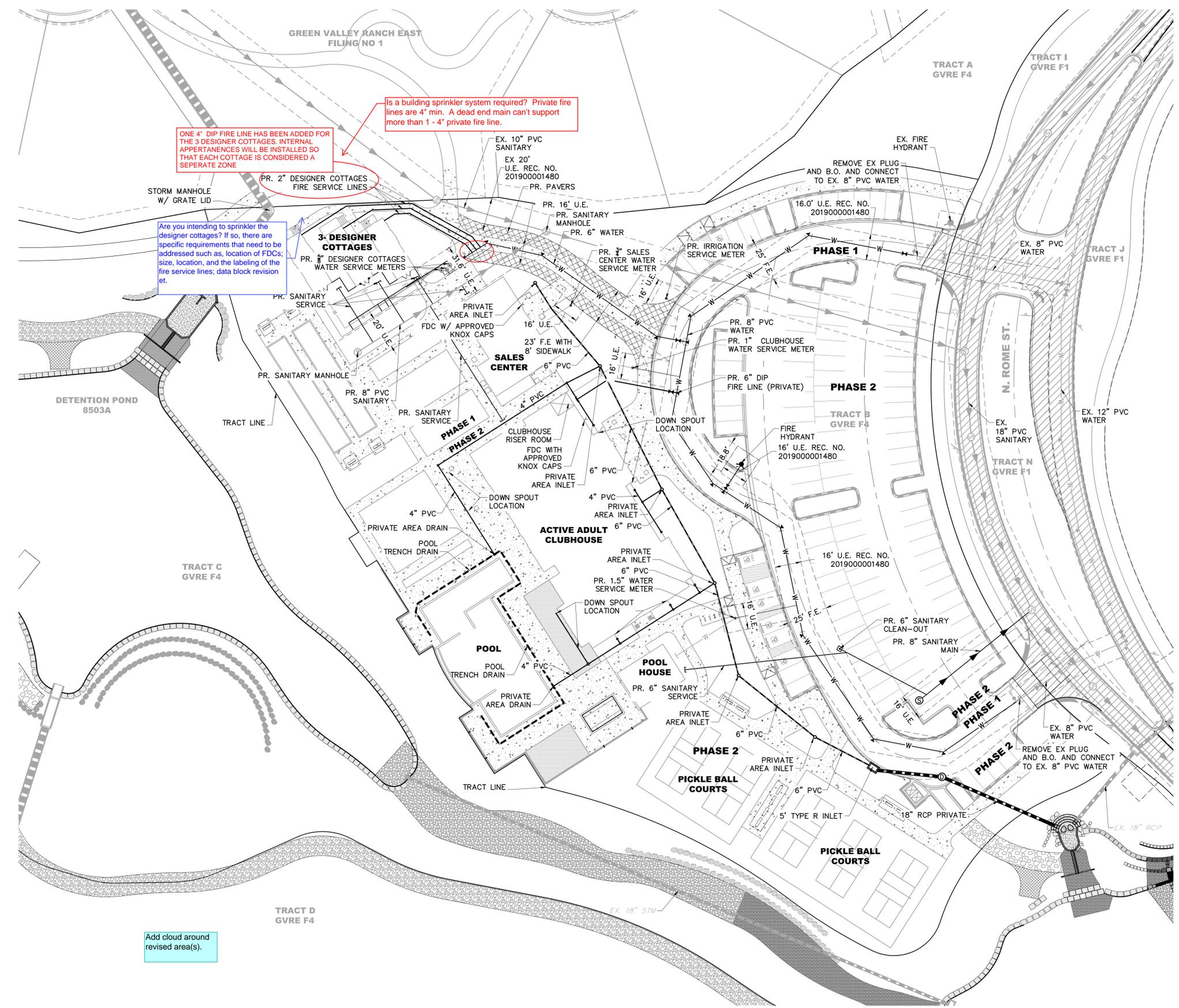
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CSP #2	06/11/2019
CSP #3	08/02/2019
CSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
FOR MYLAR	12/02/2019

SHEET NUMBER

09

# OF 28

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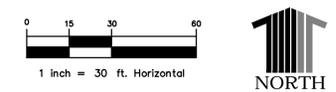


ONE 4" DIP FIRE LINE HAS BEEN ADDED FOR THE 3 DESIGNER COTTAGES. INTERNAL APPURTENANCES WILL BE INSTALLED SO THAT EACH COTTAGE IS CONSIDERED A SEPERATE ZONE

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

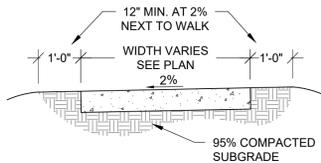
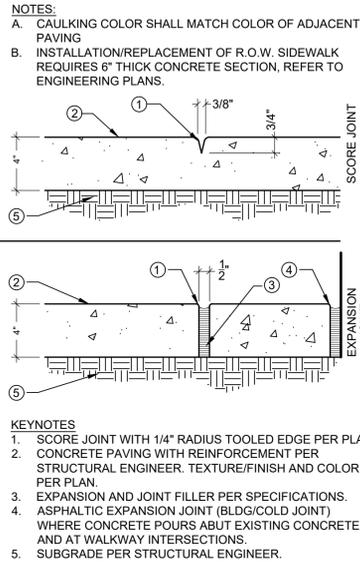
Are you intending to sprinkler the designer cottages? If so, there are specific requirements that need to be addressed such as, location of FDCs; size, location, and the labeling of the fire service lines; data block revision et.

Add cloud around revised area(s).

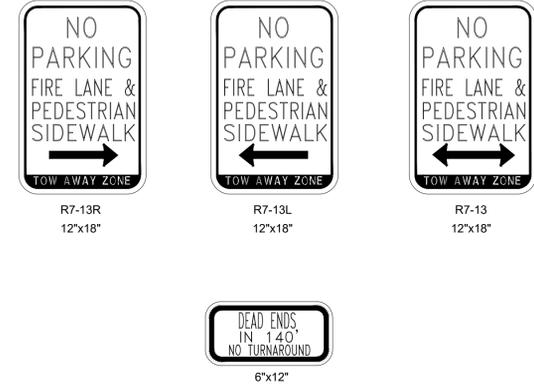
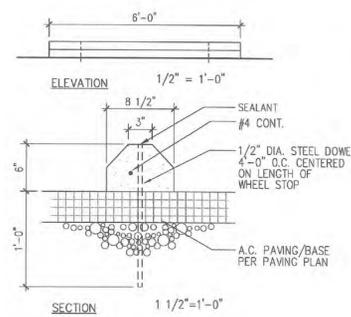


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- CONSTRUCTION JOINTS:**
- A. SCORE JOINTS:** JOINTS SHALL BE AS SPECIFIED ON CONSTRUCTION DRAWINGS. FORM IN FRESH CONCRETE USING A GROOVER TOOL TO CUT THE GROOVE TO A SMOOTH, UNIFORM IMPRESSION. FINISH JOINTS SHALL BE NO WIDER THAN 3/8" WITH 1/8" 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: SCOLASTIC SEALANT TWO-PART MANUFACTURED BY SONNEBORN-CONTECH, BUILDING PRODUCT DIVISION, CONTECH, INC., OR APPROVED EQUAL. BOND BREAKER TAPE TO BE AS RECOMMENDED BY SEALANT MANUFACTURER. COLOR SHALL MATCH CONCRETE.



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

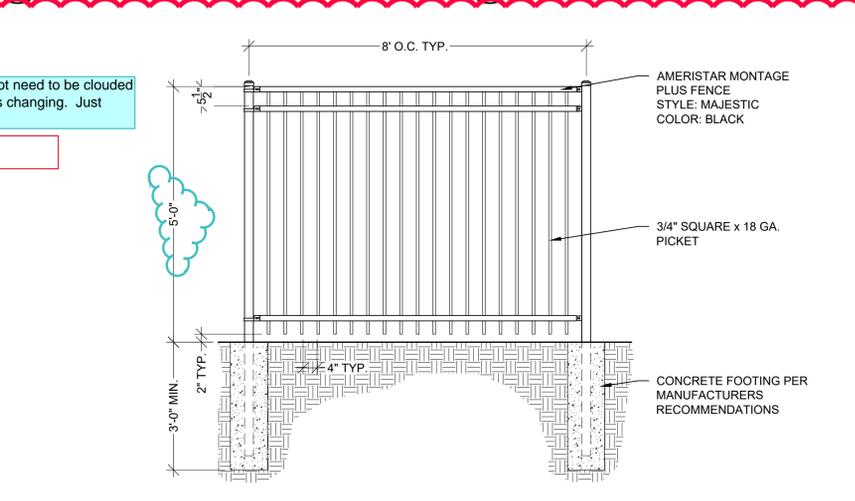
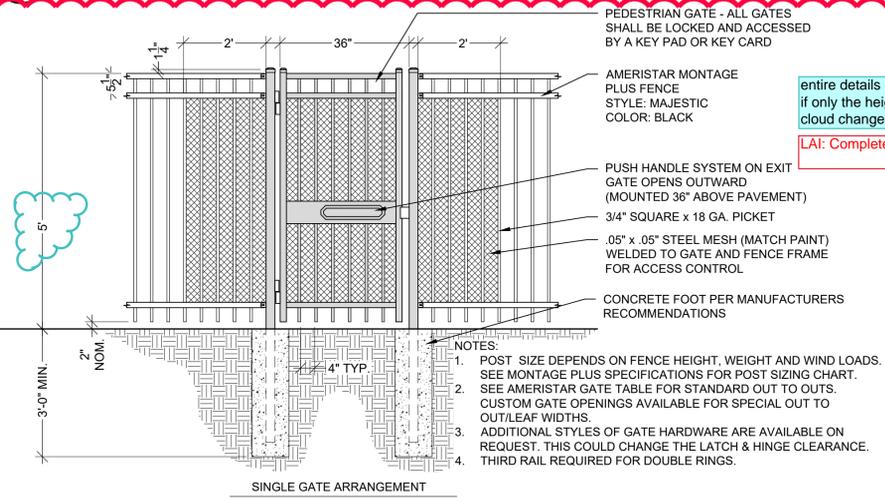


**A CONCRETE EXPANSION & SCORE JOINTS**  
SCALE: 3"=1'-0"

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

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

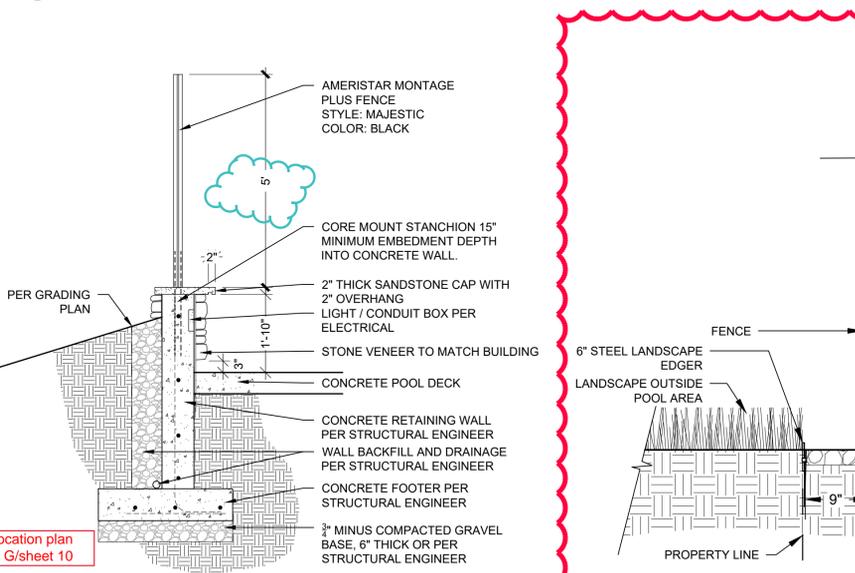
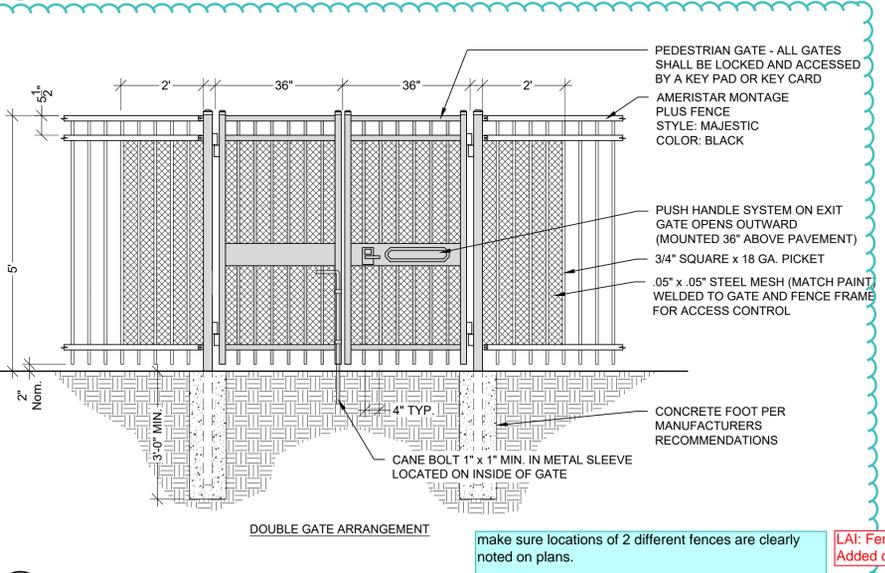
**D NO PARKING SIGN @ FIRE LANE**  
SCALE: N.T.S.



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

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

**G NOT USED**  
SCALE: 1/2"=1'-0"



**H POOL SECURITY FENCE W/ DOUBLE GATE**  
SCALE:

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

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

**K NOT USED**  
SCALE:

entire details do not need to be clouded if only the height is changing. Just cloud change.

LAI: Completed

make sure locations of 2 different fences are clearly noted on plans.

LAI: Fence location plan Added detail G/sheet 10

NOT USED

NOT USED

NOT FOR CONSTRUCTION

**ISSUE RECORD**

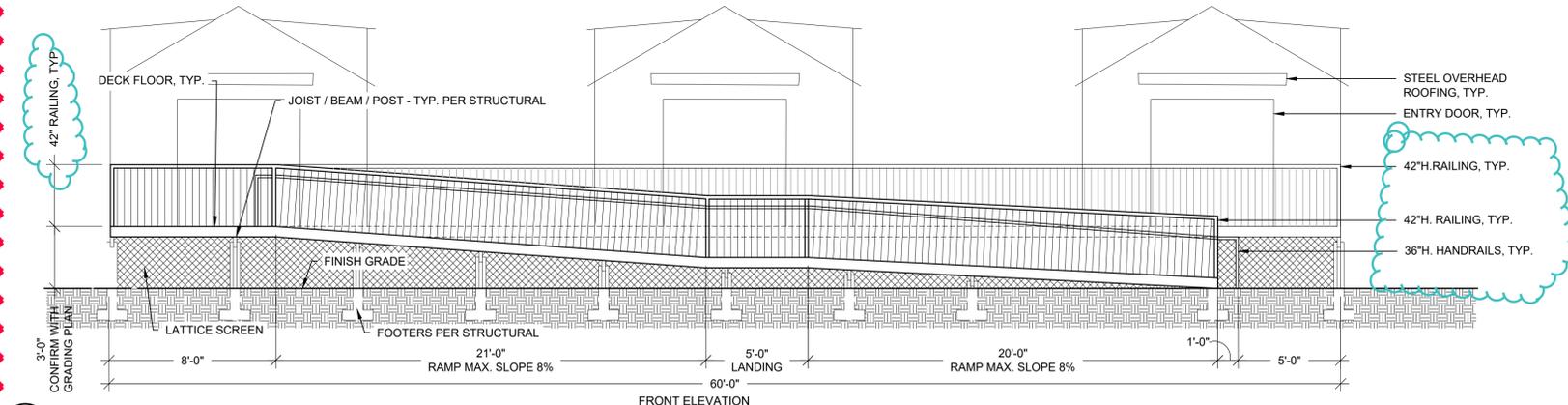
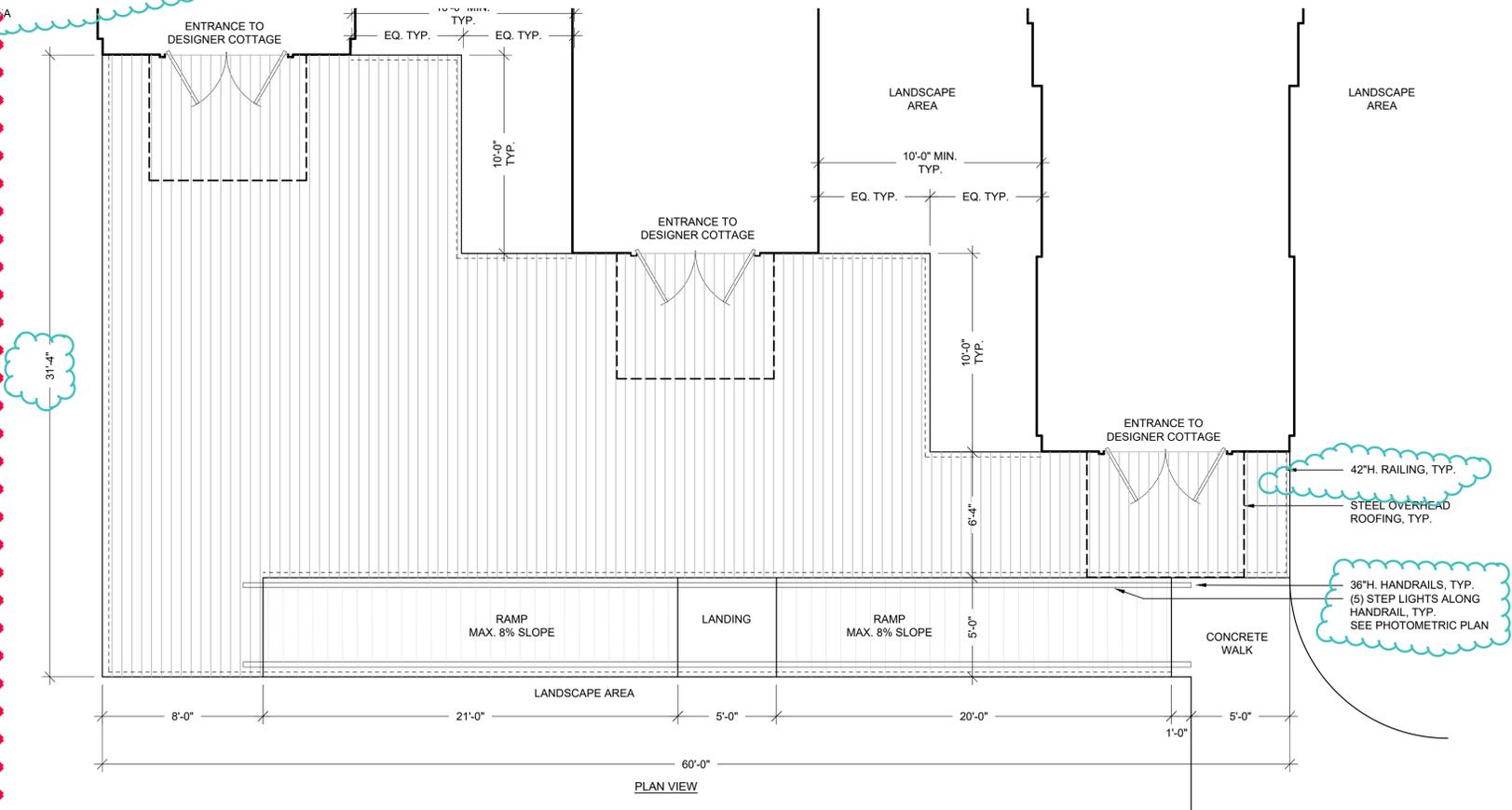
CSP #1	09/21/2018
CSP #2	06/11/2019
CSP #3	08/02/2019
CSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020

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NOT USED

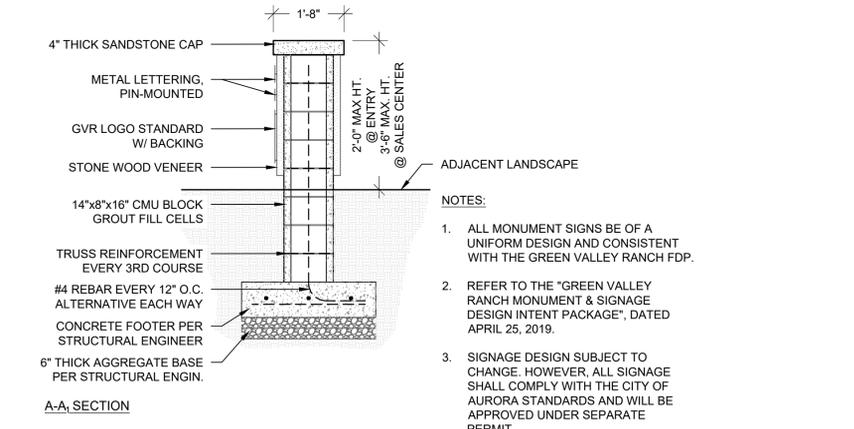
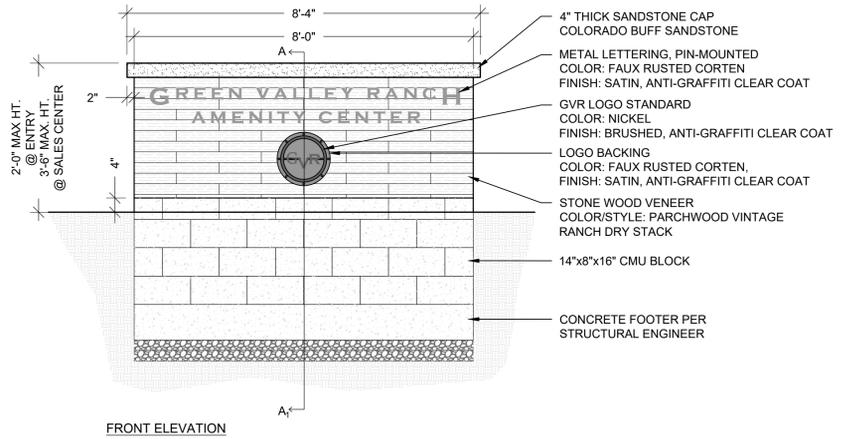
highlight changes with clouds, not entire details  
LAI: Complete

A DETAIL REMOVED  
SCALE:



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

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



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

ARCHITECT / PLANNER



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DENVER, COLORADO 80249

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

PROFESSIONAL STAMP

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

ISSUE RECORD

CSP #1	09/21/2018
CSP #2	06/11/2019
CSP #3	08/02/2019
CSP #4	09/26/2019
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AMENDMENT #1	06/05/2020

SHEET NUMBER

11

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

PROFESSIONAL STAMP

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

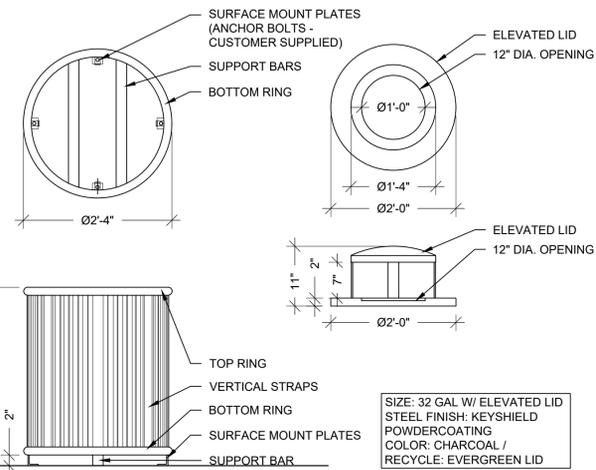
ISSUE RECORD

Table with 2 columns: Issue ID and Date. Includes entries for CSP #1-4, Technical Review #2, and Amendment #1.

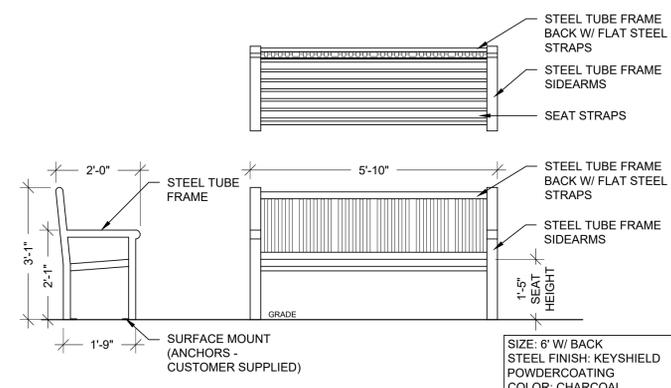
SHEET NUMBER

12

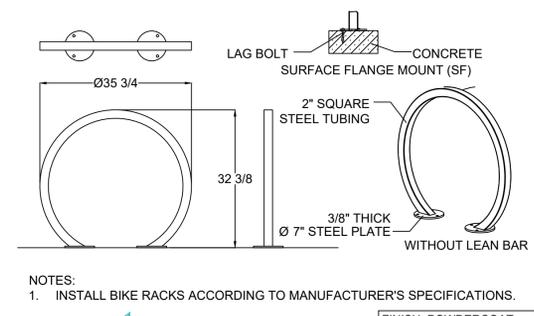
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A TRASH/RECYCLE RECEPTACLE, QTY: 10 EACH, SCALE: NTS

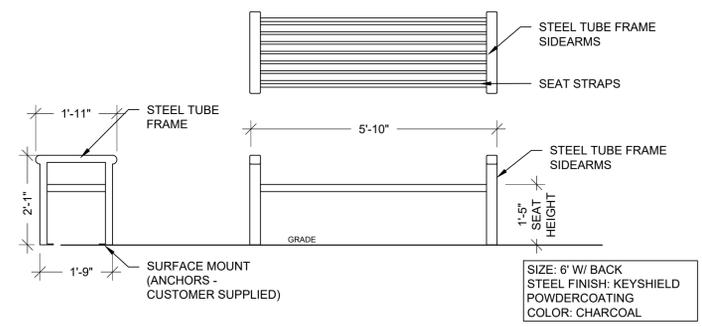


B BENCH (BACKED), QTY: 8, SCALE: NTS



C BIKE RACK, QTY: 5, SCALE: NTS

it doesn't look like anything changed on these 3 details. LAI: Correct - revision bubble changed



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

NOT USED

E DETAIL REMOVED, SCALE: NOT USED

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INDICATE POLE HEIGHT PER DETAIL AT 8' OR 20'

LAI: Poles are 8'-0" per detail

ADD POLE HEIGHTS FOR THESE 3 POLES TOO

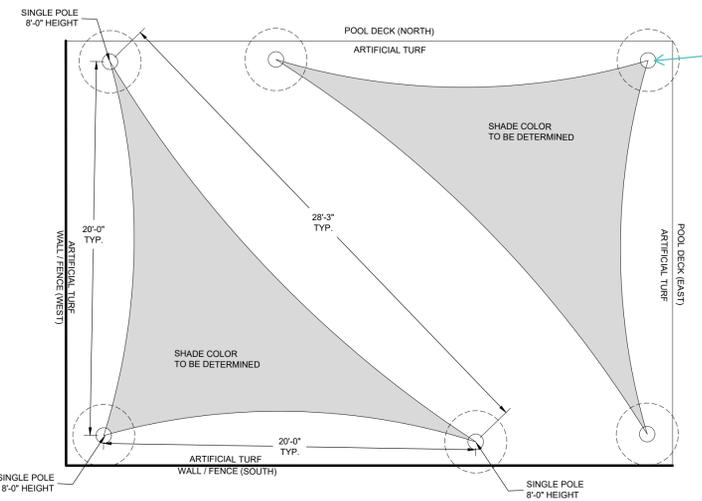
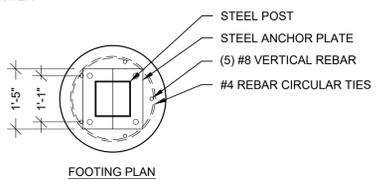
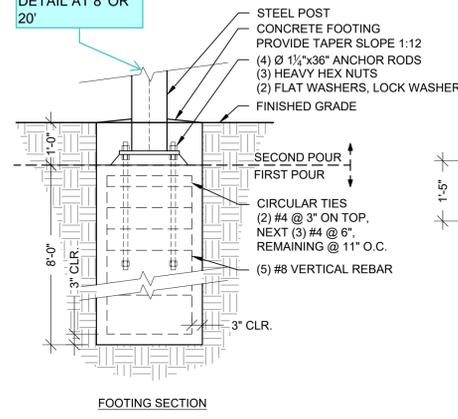
LAI: Complete

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.

NOTES:

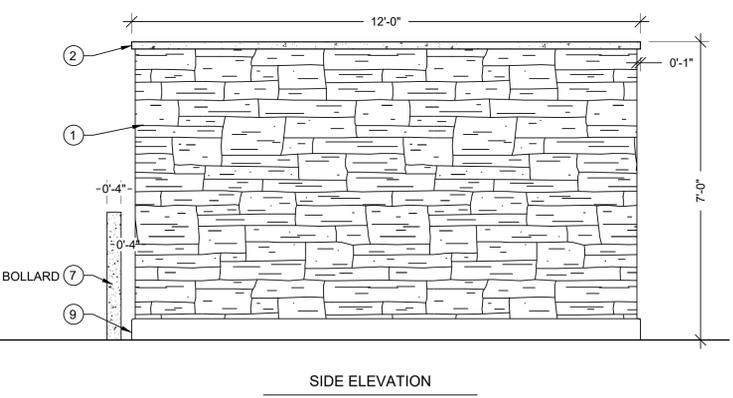
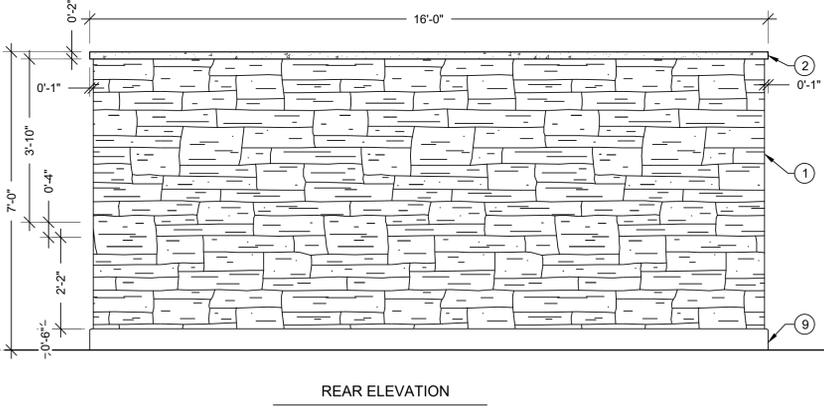
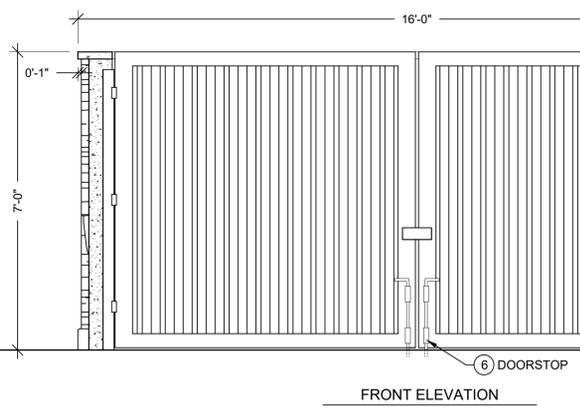
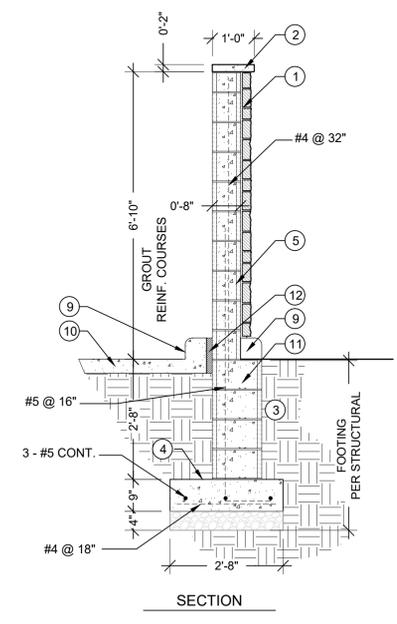
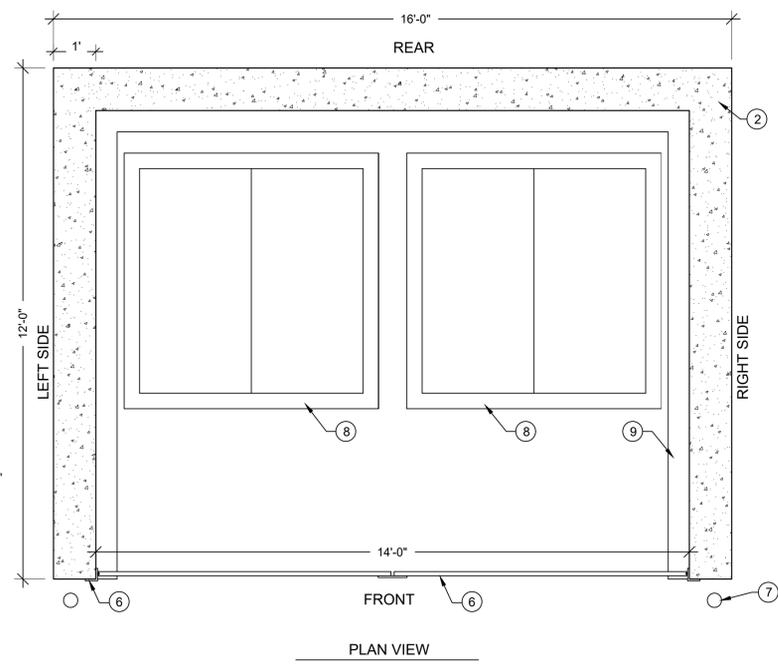
1. FABRIC COLOR TO BE DETERMINED
2. POLE COLOR TO BE DETERMINED
3. INSTALLATION OF SHADE SAILS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATION AND WARRANTY QUALIFICATIONS.
4. WHERE PLAN CALLS FOR TWO SHADES SIDE BY SIDE (AS SHOWN ON PLAN) SHADES WILL SHARE THE ADJACENT POLE.
5. FABRIC SHADES TO BE 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.



**A** SHADE SAIL @ ARTIFICIAL TURF  
 SCALE: 1/4"=1'-0"

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.

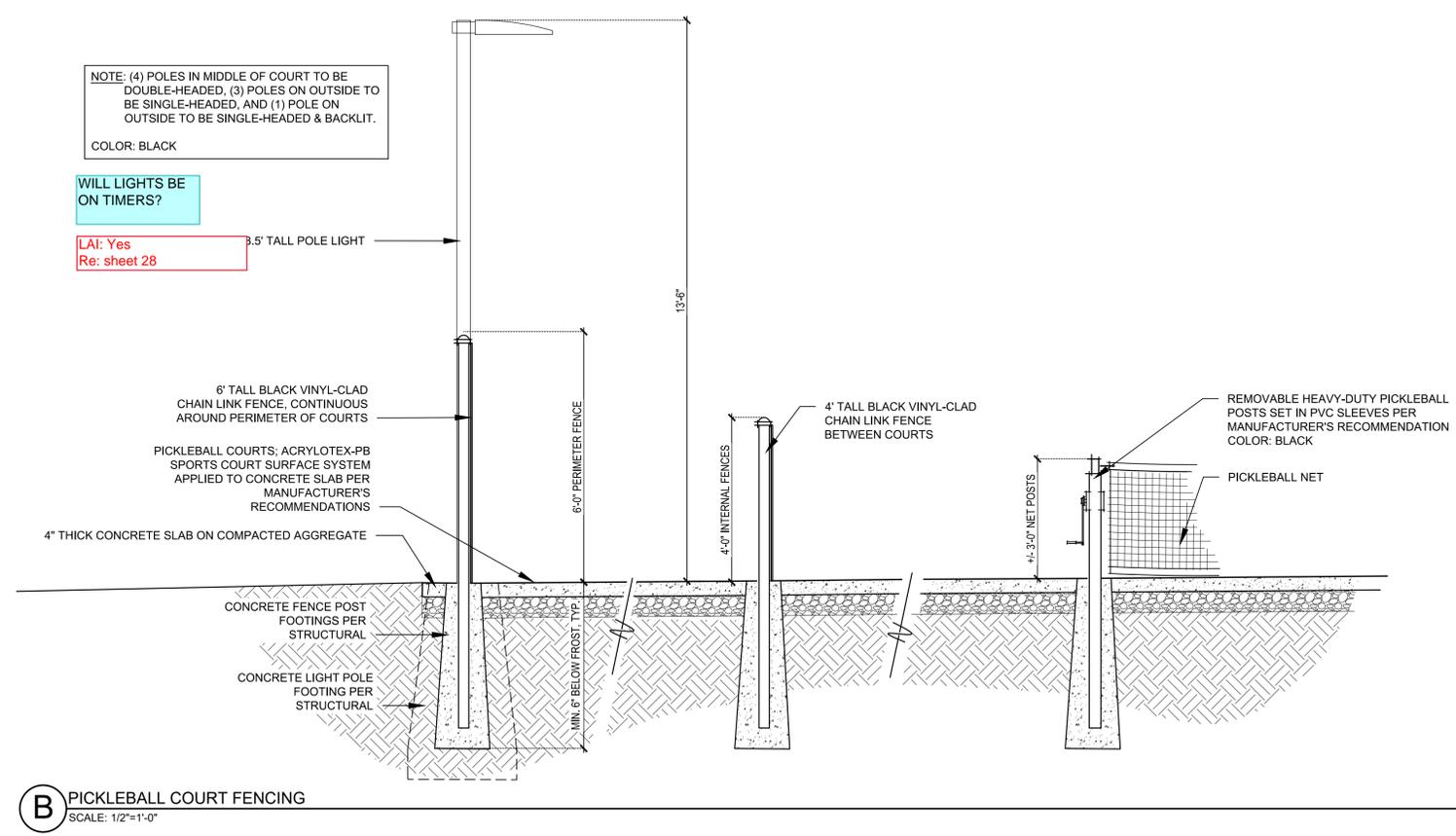
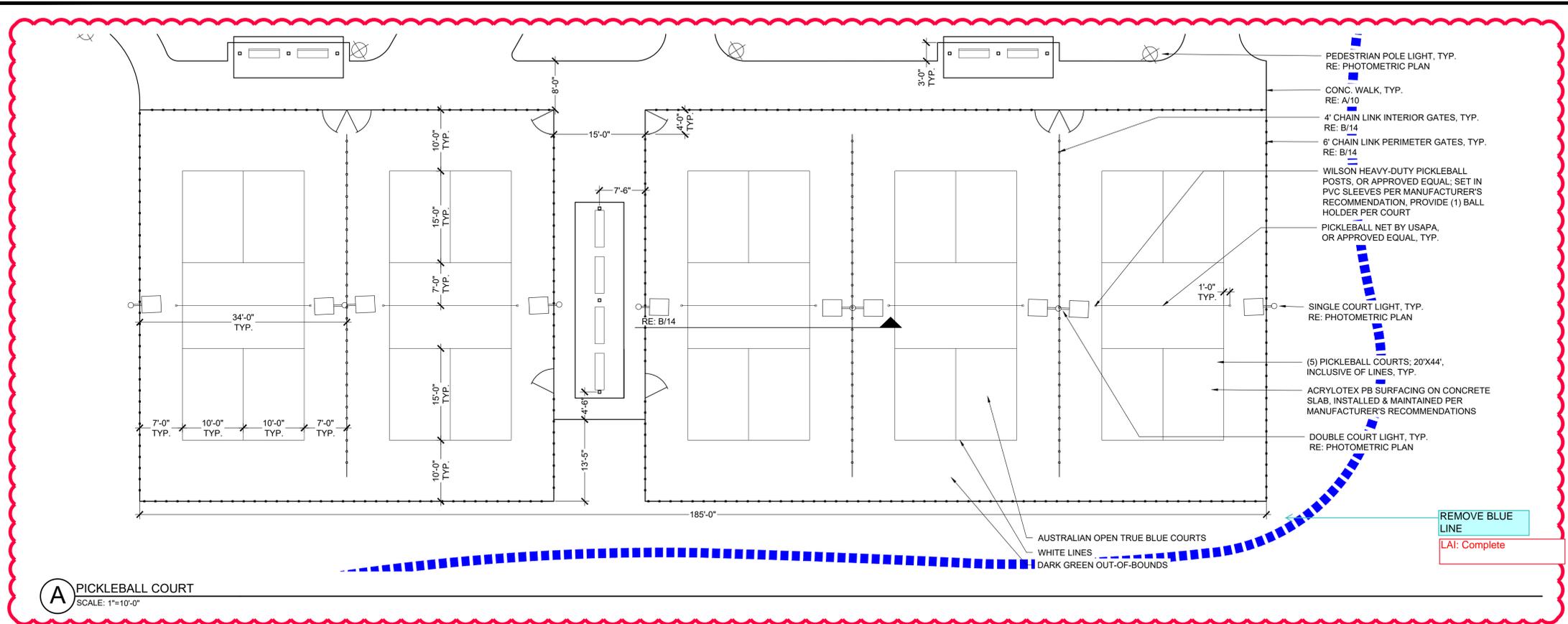


**B** DUMPSTER ENCLOSURE  
 SCALE: 3/8"=1'-0"

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**LAI**  
Design Group

world wide

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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
TECHNICAL REVIEW #2	11/07/2019
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020

SHEET NUMBER

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

PROFESSIONAL STAMP

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

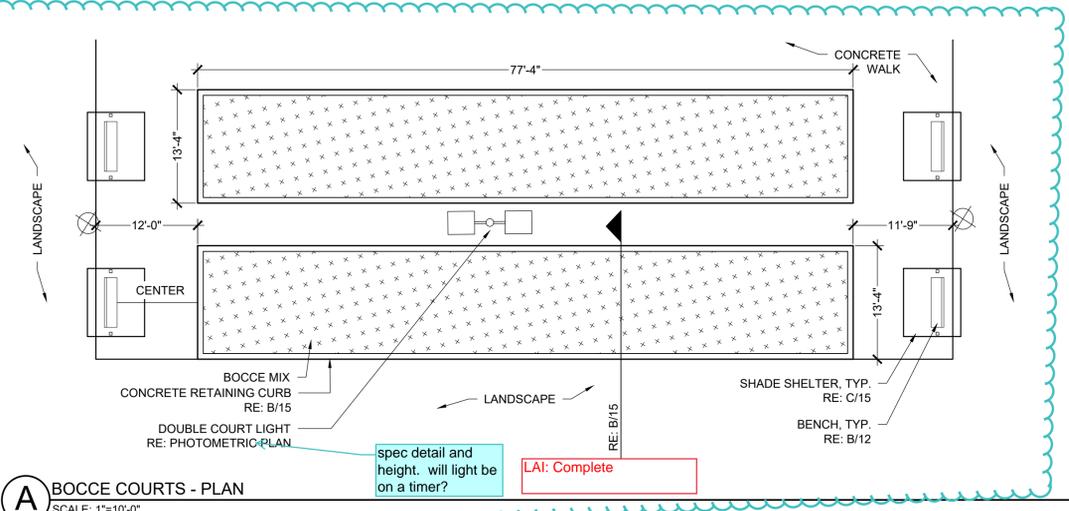
ISSUE RECORD

Table with 2 columns: Issue ID and Date. Includes entries for CSP #1 through #4, Technical Review #2, and Amendment #1.

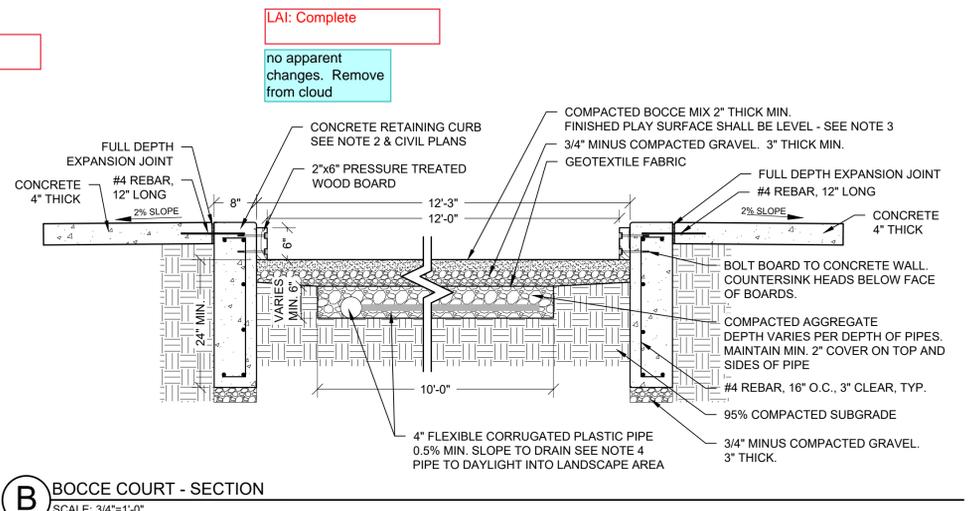
SHEET NUMBER

15

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LAI: Complete, cloud changes only



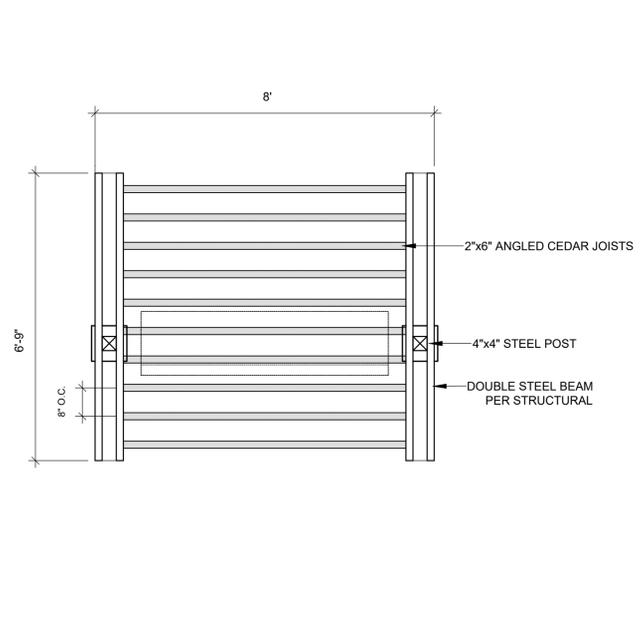
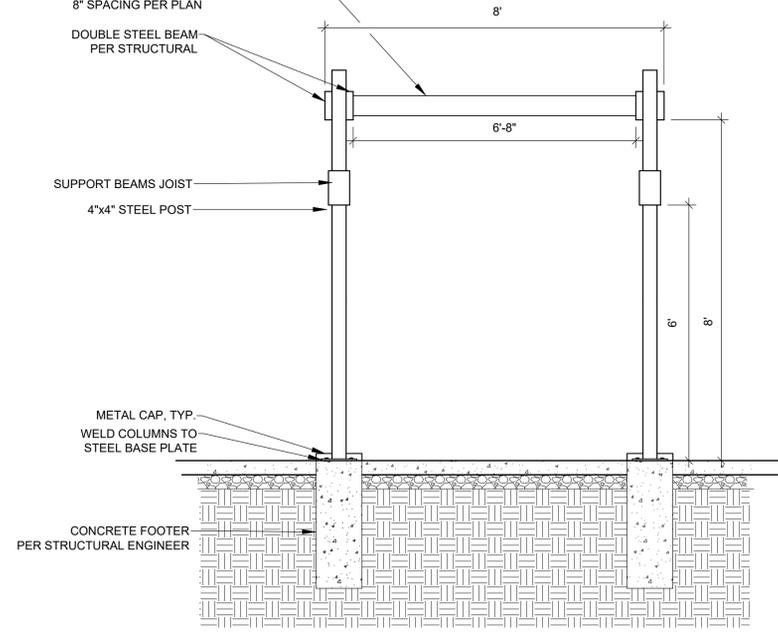
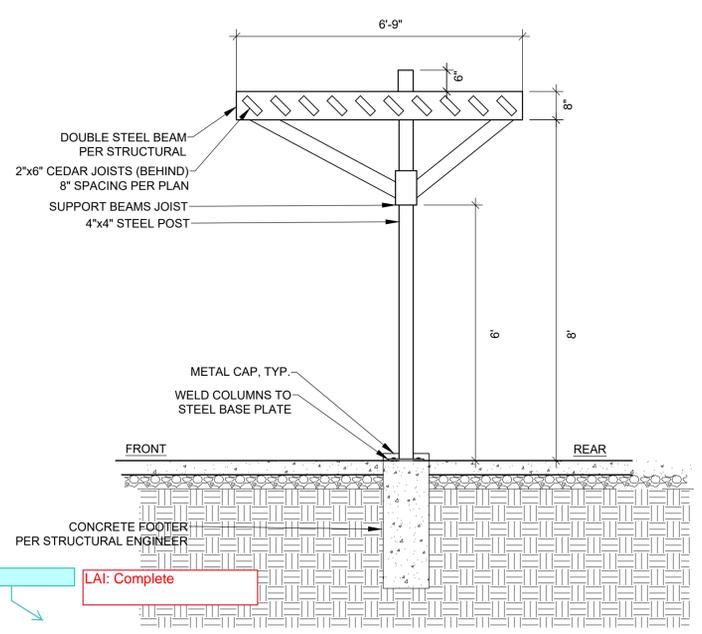
A BOCCO COURTS - PLAN, SCALE: 1/4"=1'-0"

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

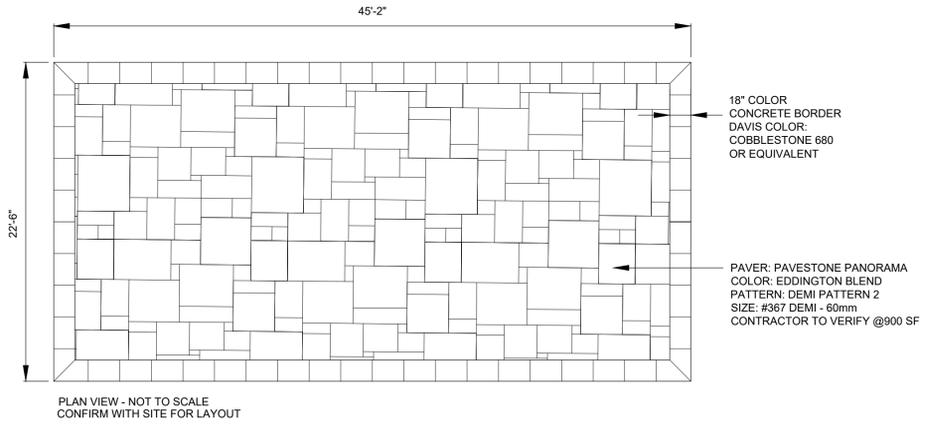
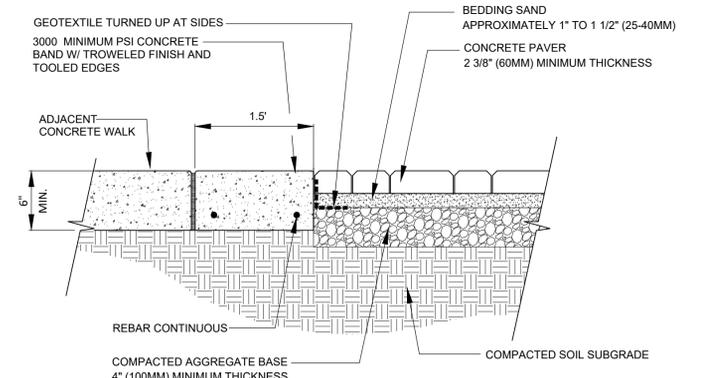
SIDE ELEVATION/SECTION

FRONT ELEVATION/SECTION

PLAN VIEW



C SHADE STRUCTURE (OVER BENCHES), QTY: 12, SCALE: 1/2"=1'-0"



D SALES CENTER PATIO DETAIL, SCALE: NOT TO SCALE

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

PROFESSIONAL STAMP

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

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FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020

SHEET NUMBER

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NOTES:

- POOL AND HOT TUB:
  - LAYOUT AND DETAILS ARE DESIGN ONLY AND NOT INTENDED FOR FINAL CONSTRUCTION.
  - 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.
  - POOL AND HOT TUB DEPTHS ARE MEASURED FROM BOTTOM OF COPING.

LAI: Complete  
reference details

- 36" W SINGLE POOL GATE
- 5' H POOL SECURITY FENCE
- 18" MAINTENANCE STRIP OF COBBLE
- PATH LIGHT/BOLLARD  
RE: PHOTOMETRIC PLAN
- PEDESTRIAN POLE  
RE: PHOTOMETRIC PLAN
- TRASH/RECYCLE RECEPTACLE, TYP.  
RE: A/12
- CONCRETE APRON  
BETWEEN BUILDING AND TURF

WALL LIGHT 'K', TYP.  
RE: PHOTOMETRIC PLAN

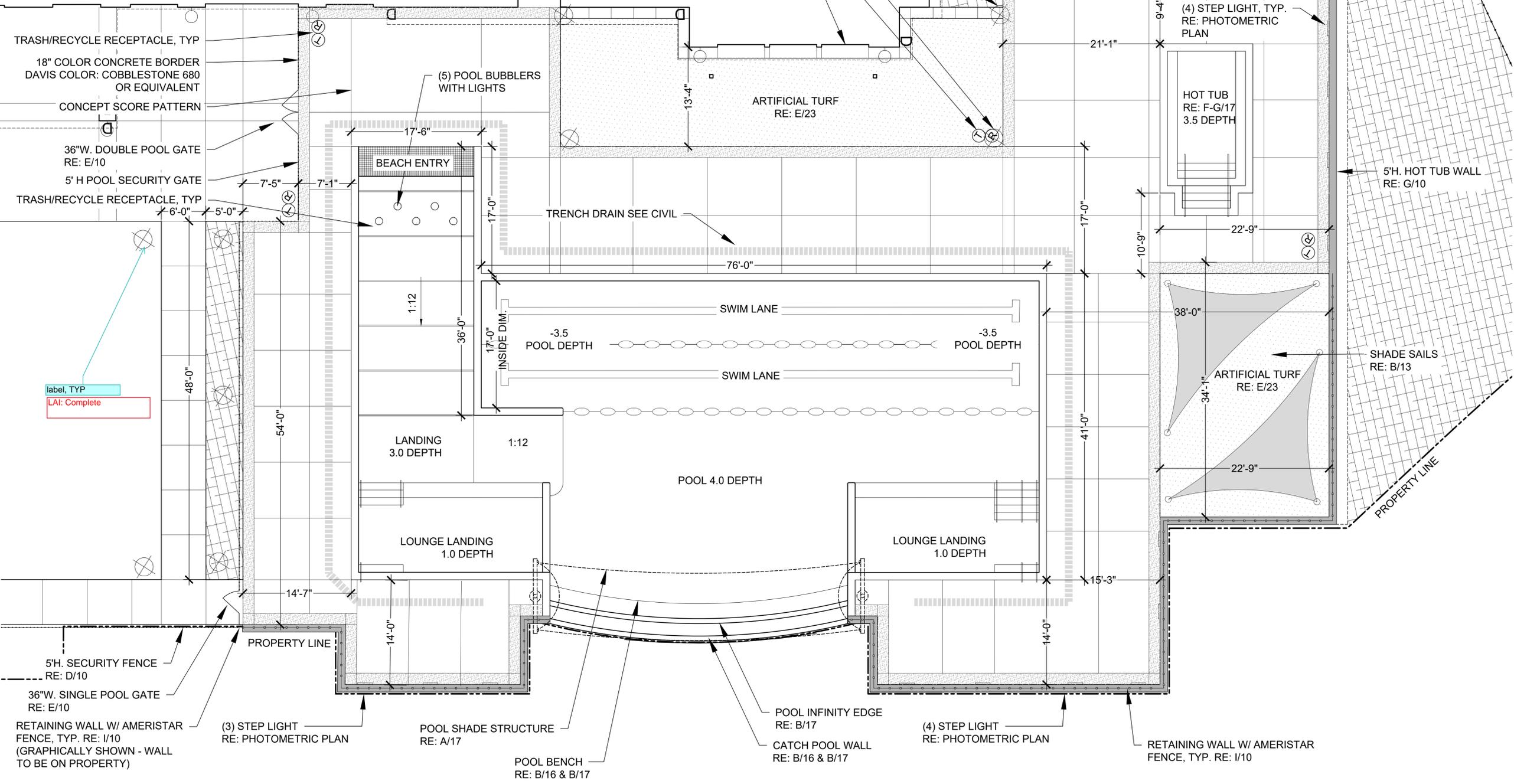
(4) STEP LIGHT, TYP.  
RE: PHOTOMETRIC PLAN

HOT TUB  
RE: F-G/17  
3.5 DEPTH

5'H. HOT TUB WALL  
RE: G/10

SHADE SAILS  
RE: B/13

PROPERTY LINE



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

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

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

PROFESSIONAL STAMP

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

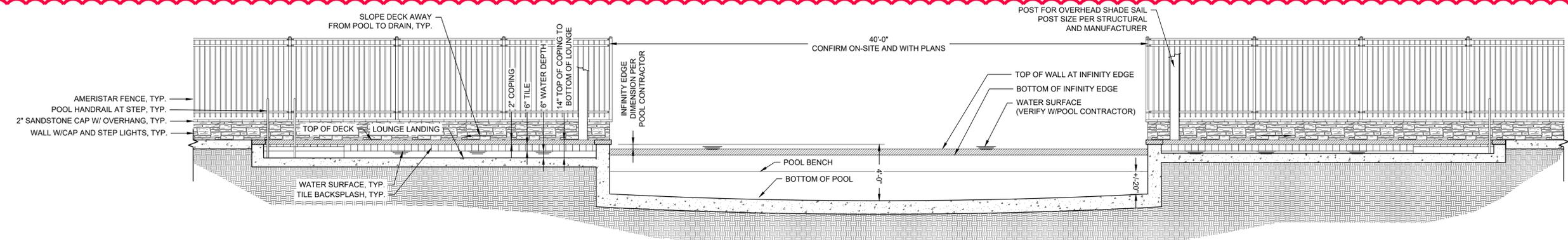
ISSUE RECORD

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

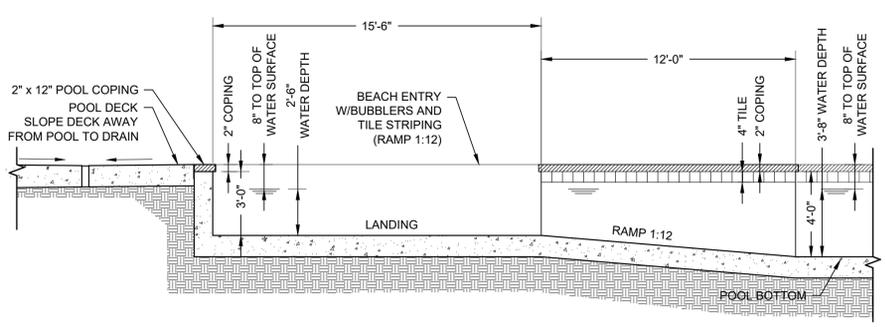
SHEET NUMBER

17

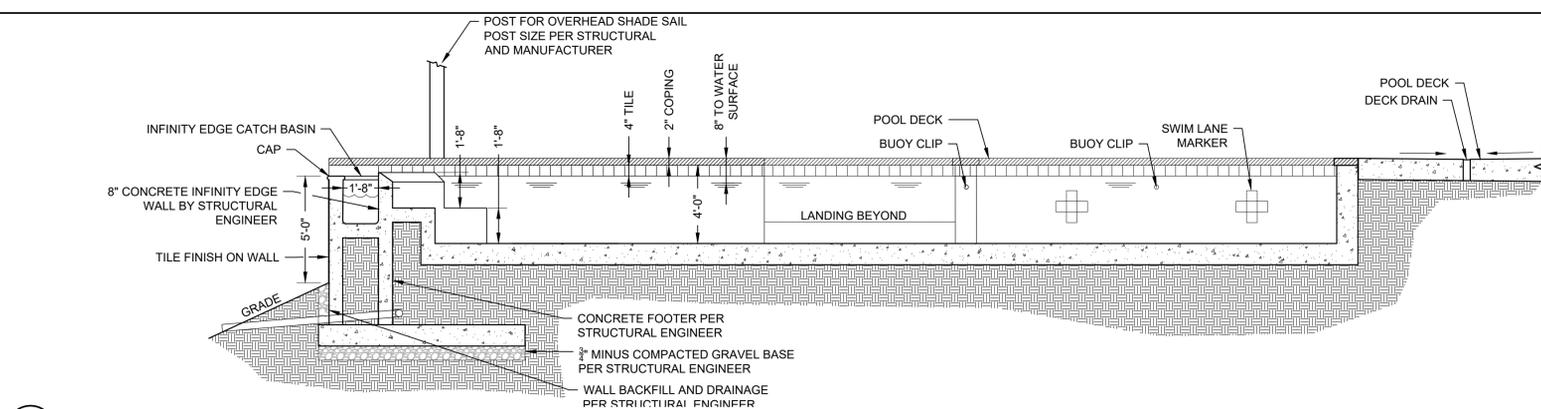
17 OF 28



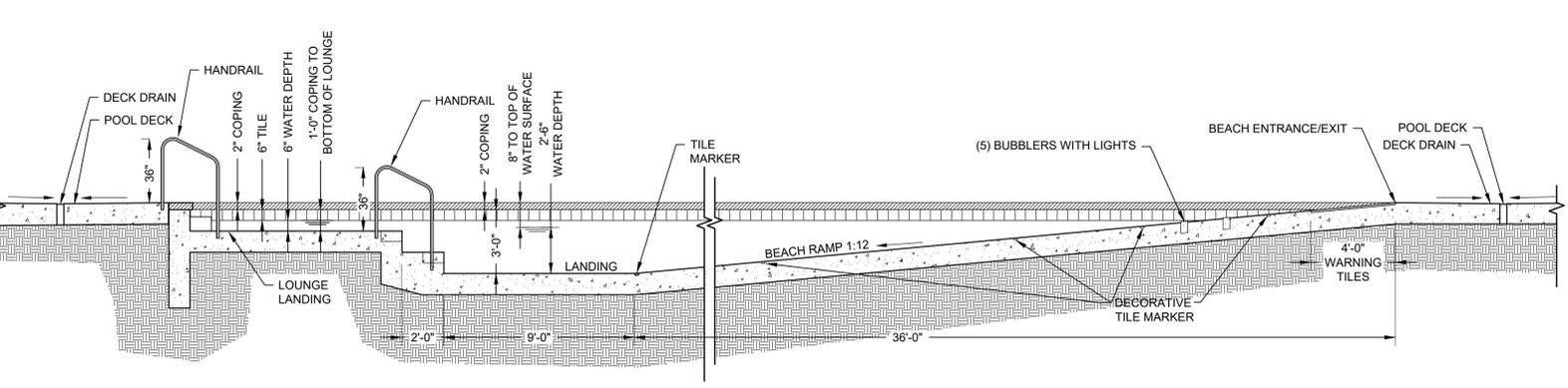
**A** POOL ELEVATION  
 SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



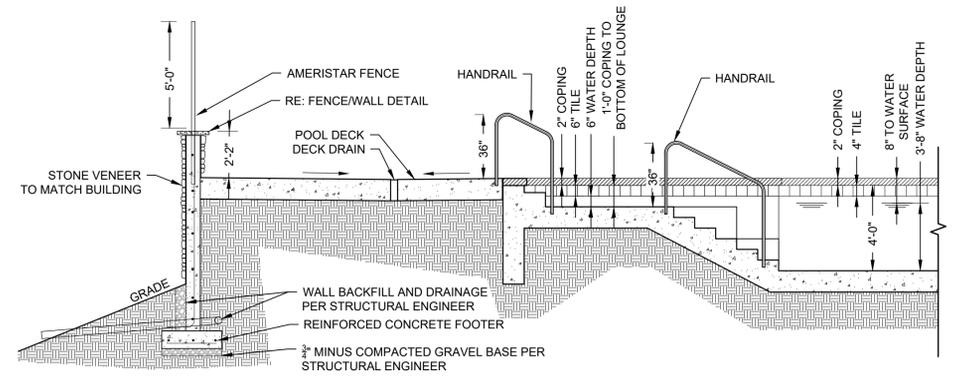
**B** POOL SECTION  
 SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



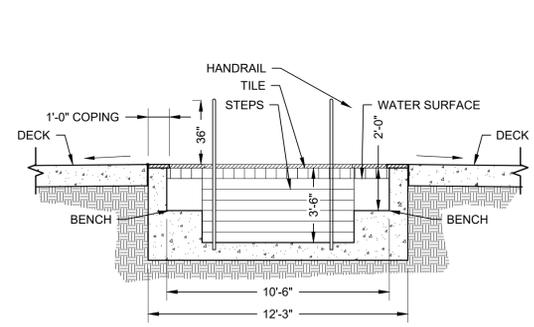
**C** POOL SECTION  
 SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



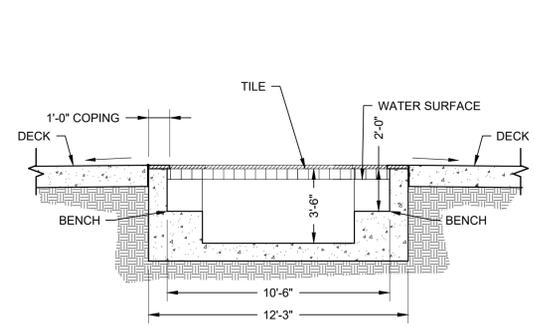
**D** POOL SECTION  
 SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



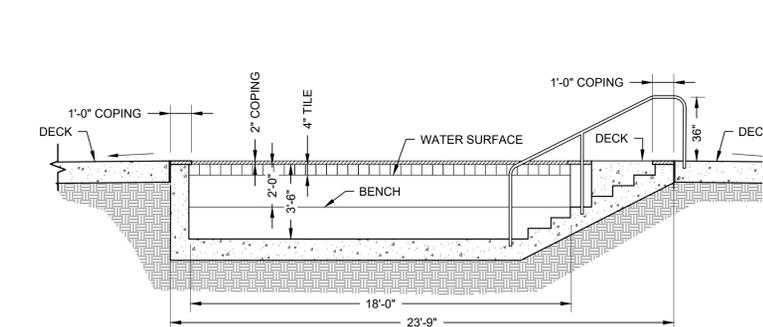
**E** POOL SECTION  
 SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



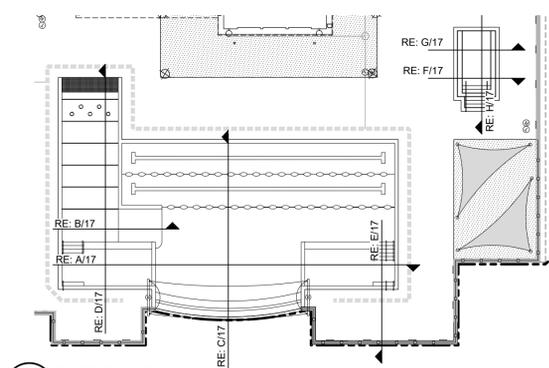
**F** HOT TUB SECTION  
 SCALE: 1/4"=1'-0"



**G** HOT TUB SECTION  
 SCALE: 1/4"=1'-0"



**H** HOT TUB SECTION  
 SCALE: 1/4"=1'-0"



**H** SECTION KEY MAP  
 SCALE: NOT TO SCALE

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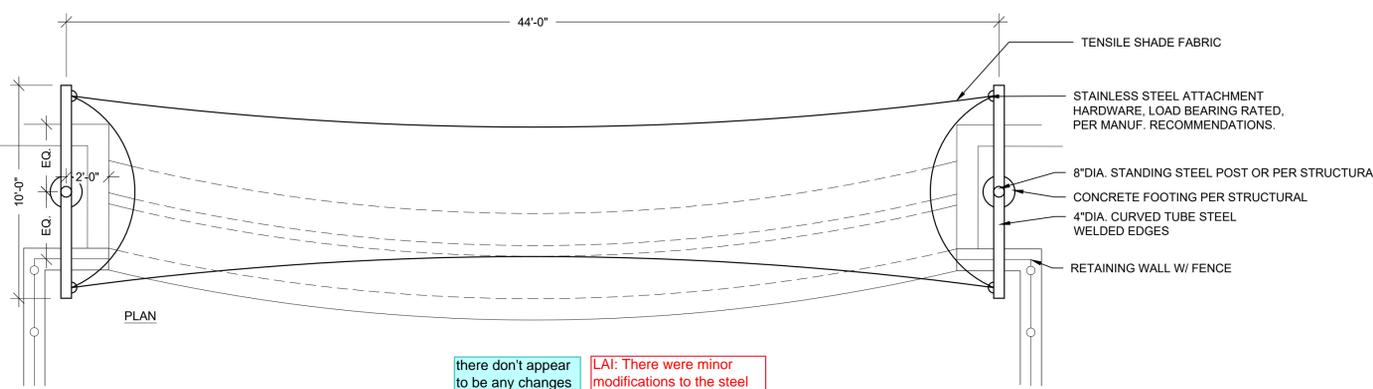
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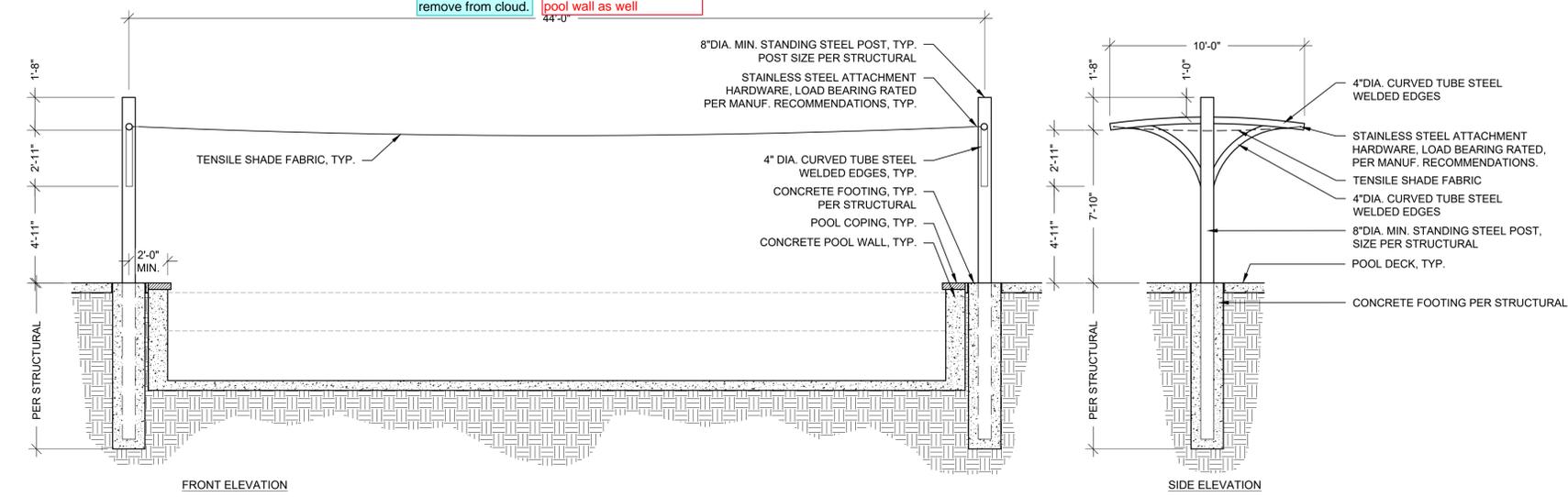
18

18 OF 28



there don't appear to be any changes to these 2 details. remove from cloud.

LAI: There were minor modifications to the steel of the post and the detail. pool wall as well



- 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.

FRAME COLOR: TBD  
FABRIC COLOR: TBD

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

NOT USED

B NOT USED  
SCALE: NOT USED

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

PROFESSIONAL STAMP

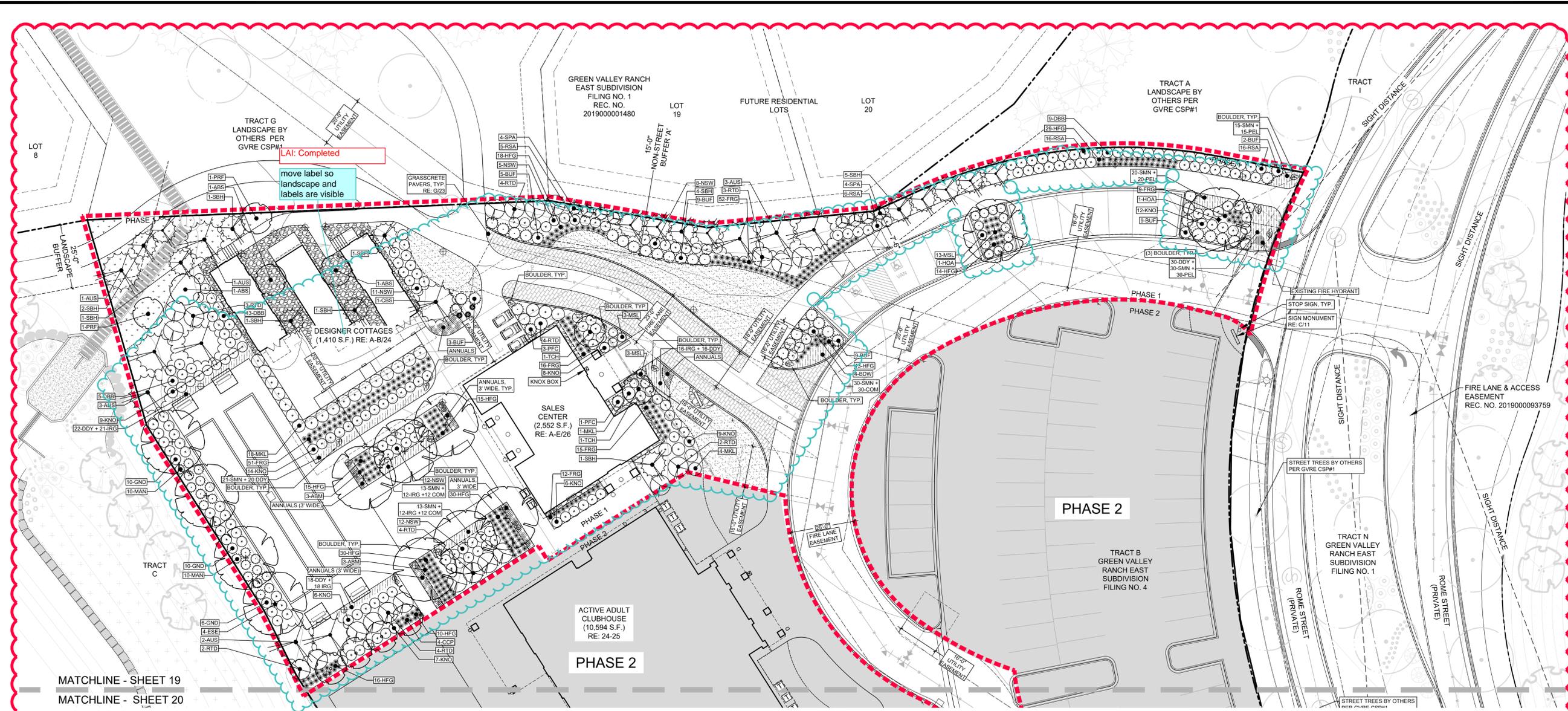
PROJECT #: 171053, DRAWN BY: LAI, CHECKED BY: JC

ISSUE RECORD

Table with 2 columns: Issue ID and Date. Includes entries for CSP #1 through #4, Technical Review #2, and Amendment #1.

SHEET NUMBER

19 OF 28



LAI: Completed, move label so landscape and labels are visible

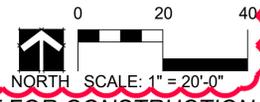
LAI: Completed, identify any revisions to the Legend. TYP

revise cloud to only surround changed areas, LAI: Completed

LANDSCAPE LEGEND

- List of landscape symbols and their corresponding plant types: Tract Boundary, Phase 1 Boundary, Phase 2, Easement, Sight Distance Triangle, Roll Top Edger, Boulder, Fence, Gate, Light Fixtures, Fire Hydrant, Deciduous Shade Tree, Deciduous Ornamental Tree, Evergreen Tree, Deciduous Shrubs, Evergreen Shrubs, Ornamental Grasses, Perennials, Turf, Native Seed, Annuals, Bocce Mix, Cobble, Artificial Turf, Grasscrete Pavers.

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



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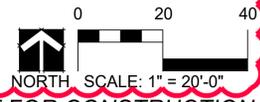


**LANDSCAPE LEGEND**

- |           |                                     |  |                           |
|-----------|-------------------------------------|--|---------------------------|
| ---       | TRACT BOUNDARY                      |  | DECIDUOUS SHADE TREE      |
| - - - -   | PHASE 1 BOUNDARY                    |  | DECIDUOUS ORNAMENTAL TREE |
| ■         | PHASE 2                             |  | EVERGREEN TREE            |
| - · - · - | EASEMENT (LABELED ON PLAN)          |  | DECIDUOUS SHRUBS          |
| △         | SIGHT DISTANCE TRIANGLE             |  | EVERGREEN SHRUBS          |
| —         | ROLL TOP EDGER                      |  | ORNAMENTAL GRASSES        |
|           | BOULDER                             |  | PERENNIALS                |
| — · — · — | FENCE                               |  | TURF                      |
|           | GATE                                |  | NATIVE SEED               |
|           | LIGHT FIXTURES (NOT SHOWN TO SCALE) |  | ANNUALS                   |
|           | FIRE HYDRANT                        |  | BOCCE MIX                 |
|           |                                     |  | 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.

revise cloud to only surround changed areas  
 LAI: Completed



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

PROFESSIONAL STAMP

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

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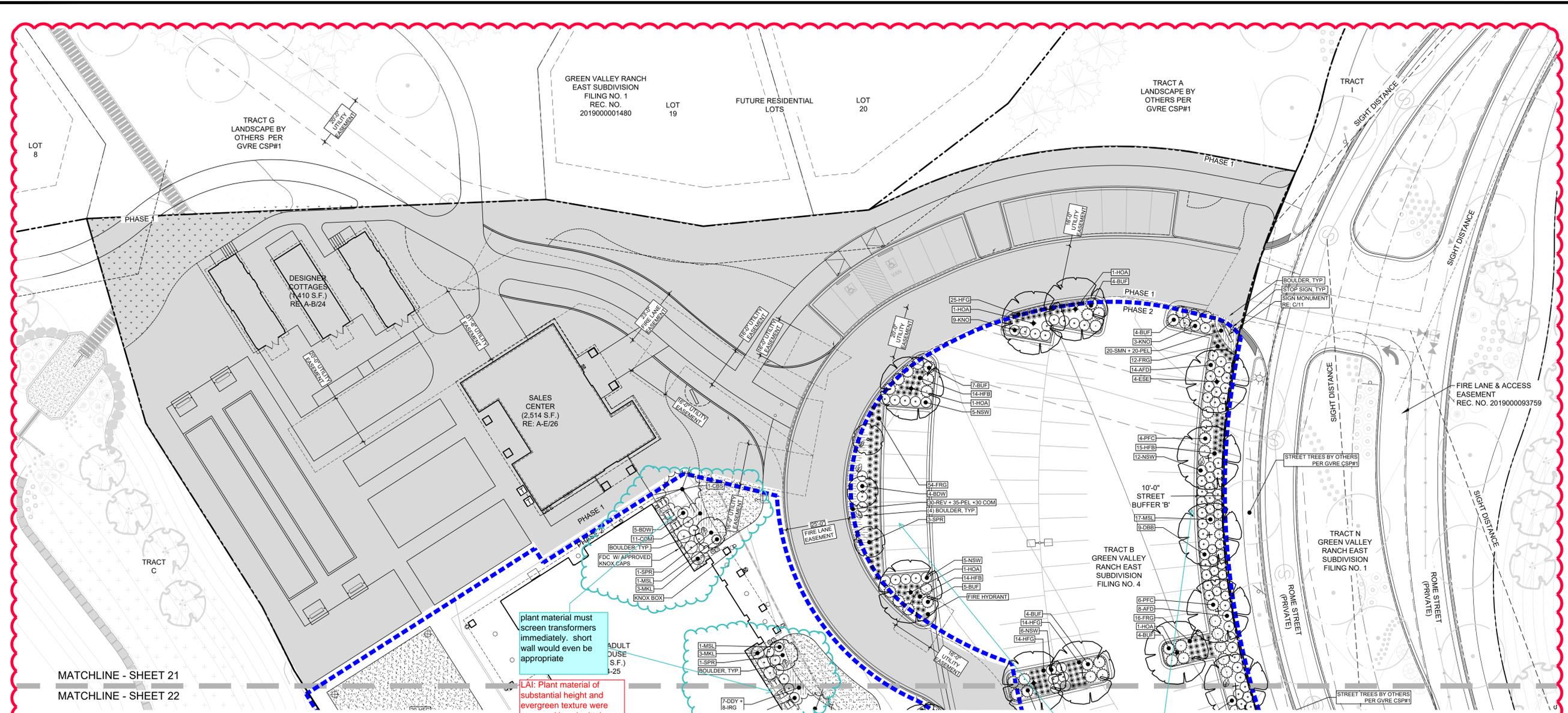
20  
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GREEN VALLEY RANCH EAST  
ACTIVE ADULT CLUBHOUSE  
CONTEXTUAL SITE PLAN  
LANDSCAPE PLAN: PHASE 2

ISSUE RECORD

CSP #1	09/21/2018
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CSP #4	09/26/2019
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FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020

SHEET NUMBER



MATCHLINE - SHEET 21  
MATCHLINE - SHEET 22

plant material must screen transformers immediately. short wall would even be appropriate

LAI: Plant material of substantial height and evergreen texture were proposed in submittal one. We have added a 48" high screen to the 'front' facing side

cloud what has changed  
LAI: Completed (counts changed)

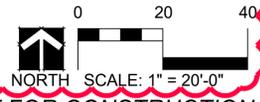
revise cloud to only surround changed areas  
LAI: Completed

LANDSCAPE LEGEND

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

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

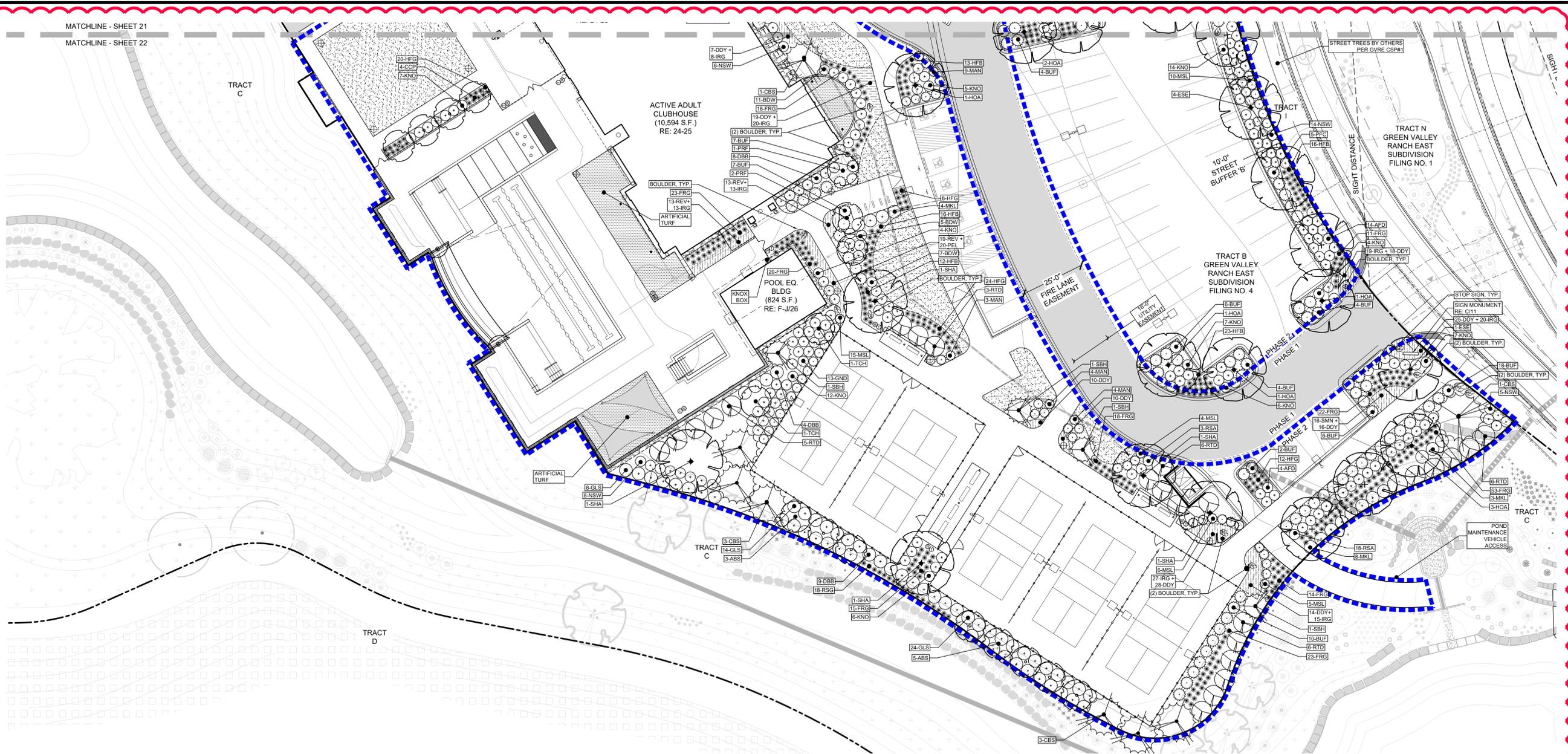
too light and doesn't reproduce  
LAI: Grasscrete pavers are in Phase 1 only



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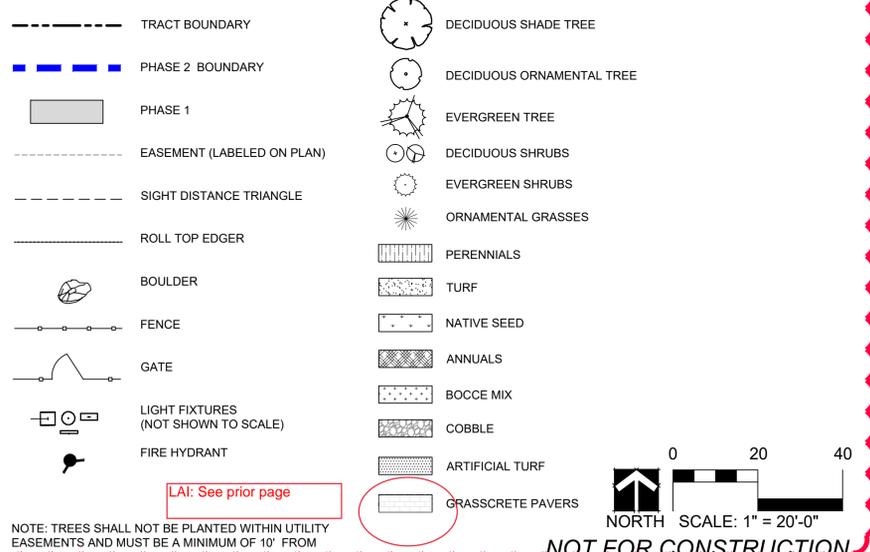


**PLANTING SCHEDULE (FULL BUILD-OUT QUANTITIES FOR SITE)**

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	WATER USAGE
<b>DECIDUOUS TREES</b>					
<b>B&amp;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
<b>ORNAMENTAL TREES</b>					
<b>B&amp;B</b>					
ABS	12	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
<b>EVERGREEN TREES</b>					
<b>B&amp;B</b>					
AUS	10	AUSTRIAN PINE	PINUS EDULIS	6' HT. MIN.	LOW
CBS	10	COLORADO BLUE SPRUCE	PICEA PUNGENS	6' HT. MIN.	LOW
SBH	21	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	5' HT. MIN.	MED
SPA	8	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	5' HT. MIN.	LOW
<b>EVERGREEN SHRUBS</b>					
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

**LANDSCAPE LEGEND**

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	WATER USAGE
<b>DECIDUOUS SHRUBS</b>					
AFD	40	ARCTIC FIRE DOGWOOD	CORNUS STOLONIFERA 'FARROW'	5 GAL	MED
BDW	36	DWARF BUTTERFLY BUSH	BUDDLEIA DAVIDII VAR.	5 GAL	LOW
DBB	58	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	160	KNOCKOUT ROSE	ROSA 'RADRAZZ'	5 GAL	LOW
MKL	47	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	5 GAL	LOW
NSW	109	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	5 GAL	MED
RSA	64	RUSSIAN SAGE	PETROVSKIA ARTIPLICIFOLIA	5 GAL	LOW
RTD	53	RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	5 GAL	LOW
<b>ORNAMENTAL GRASSES #1 OR #5</b>					
FRG	455	KARL FOERSTER FEATHER REED GRASS	C. ACUTIFLORA 'KARL FOERSTER'	1 GAL	LOW
HFG	315	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
<b>PERENNIALS #1 (no TE credit)</b>					
COM	95	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	1 GAL	LOW
DDY	253	STELLA D'ORO DWARF DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL	LOW
IRG	214	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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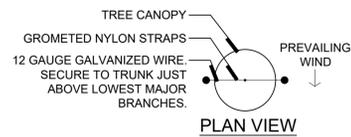
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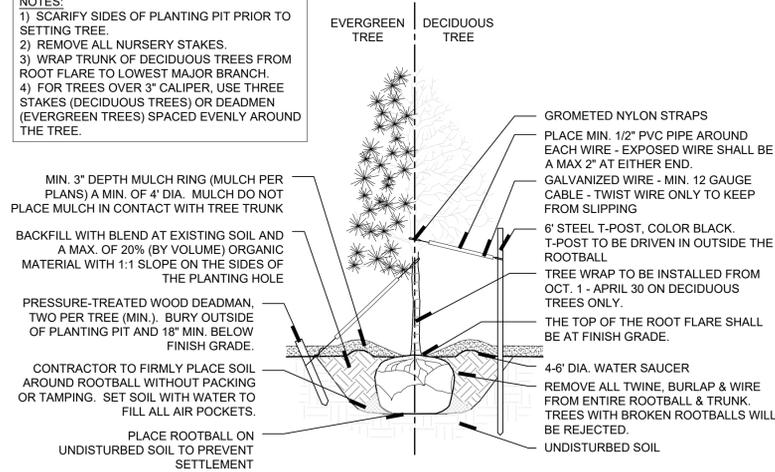
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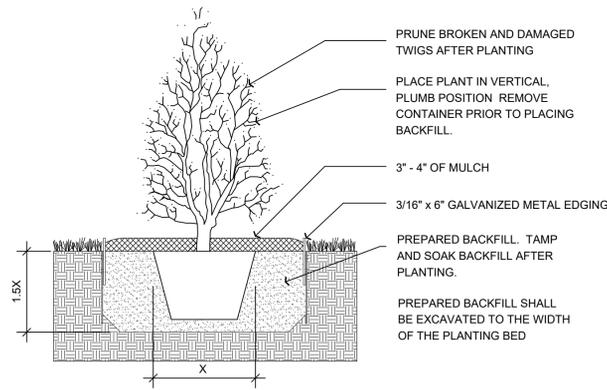
SHEET NUMBER  
**22**  
 22 OF 28



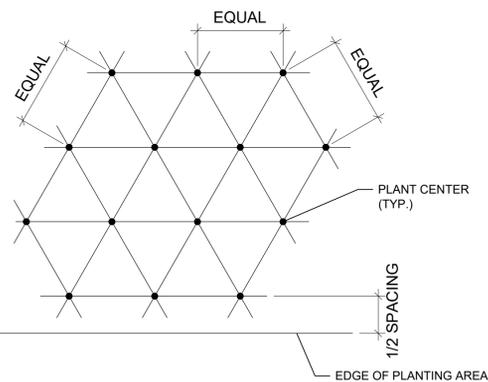
**NOTES:**  
 1) SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.  
 2) REMOVE ALL NURSERY STAKES.  
 3) WRAP TRUNK OF DECIDUOUS TREES FROM ROOT FLARE TO LOWEST MAJOR BRANCH.  
 4) FOR TREES OVER 3" CALIPER, USE THREE STAKES (DECIDUOUS TREES) OR DEADMEN (EVERGREEN TREES) SPACED EVENLY AROUND THE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



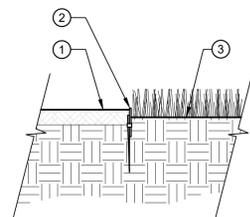
**A DECIDUOUS AND EVERGREEN TREE PLANTING DETAIL**  
 SCALE: NTS



**B SHRUB PLANTING DETAIL**  
 SCALE: NTS



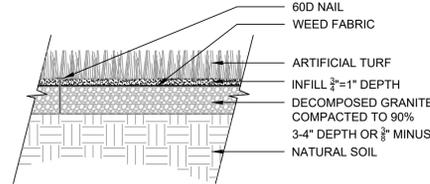
**C PLANT SPACING DETAIL**  
 SCALE: NTS



**D STEEL EDGE DETAIL**  
 SCALE: NTS

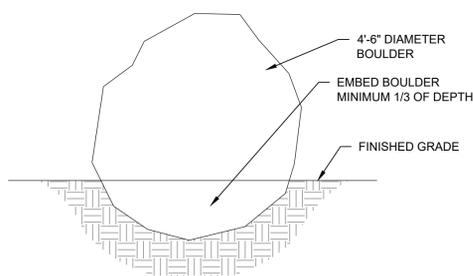
- TOP OF MULCH IN PLANTER AREAS
- EDGING TO BE PERMALOC CLEANLINE 3/16" x 6" GALVANIZED METAL EDGING. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- FINISH GRADE

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

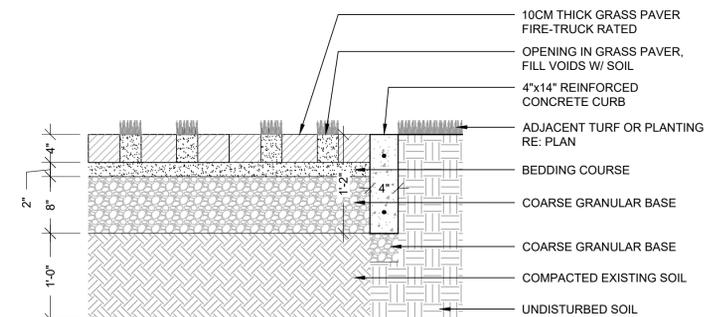


**E ARTIFICIAL TURF @ POOL**  
 SCALE: NTS

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



**F BOULDER (QTY:18)**  
 SCALE: NTS



**G GRASSCRETE @ FIRE LANE**  
 SCALE: NTS

**NATIVE GRASS SEED MIX:**

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

**LANDSCAPE NOTES:**

- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- 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.
- 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.
- 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.
- MULCH TO BE SHREDDED WESTERN RED CEDAR BARK MULCH OR 1"-2" DIA. TAN RIVER ROCK.
- 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.
- 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.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- 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.
- THE MAXIMUM HEIGHT FOR FREESTANDING LIGHTS IS 23'. REFER TO DETAIL A/27.

**LANDSCAPE DATA:**

SITE DATA:	PHASE 1:		FULL BUILD-OUT:	
	AREA IN SF (AC):	%	AREA IN SF (AC):	%
TOTAL SITE AREA	56,235 SF (1.3 AC)	100%	157,477 SF (3.6 AC)	100%
BUILDING COVERAGE	3,819 SF	7%	15,237 SF	10%
HARD SURFACE AREA (PARKING, SIDEWALKS, PATIO, POOLS)	33,526 SF	60%	97,578 SF	62%
LANDSCAPE AREA (TURF, PLANTING, COBBLE, ART. TURF)	18,890 SF	33%	44,662 SF	28%
LANDSCAPE AREA (LS)	18,890 SF		44,662 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	13,276 SF	70%	32,800 SF	71%
NON-LIVING MATERIAL (ROCK W/ PLANTS & ARTIFICIAL TURF)	1,400 SF	7%	3,804 SF	9%
TOTAL LANDSCAPE IMPROVEMENT IN ROW	N/A	0%	NA - PART OF THE FDP	0%
PLANT COVERAGE	N/A		40,894 SF	

**BUFFER TABLE:**

BUFFER TYPE / LABEL	WIDTH	LENGTH	# OF TREES REQUIRED	# OF TREES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED
NON-STREET BUFFER 'A' REQUIRED WIDTH: 25'-0" W/ INCENTIVE*: 15'-0"	7'-6"	218'	1 TREE PER 25 LF = 9 TREES (MIN. 50% EVERGREEN)	38 (ALL EVERGREEN)	5 SHRUBS PER 25 LF = 44	104
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	268

\*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.  
 \*XERISCAPE PLANT MATERIAL ALLOWS A REDUCTION IN THE BUFFER WIDTH TO 6'-0".

Remove from cloud. No changes  
 LAI: Completed

**BUILDING ELEVATION LANDSCAPE COVERAGE:**

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

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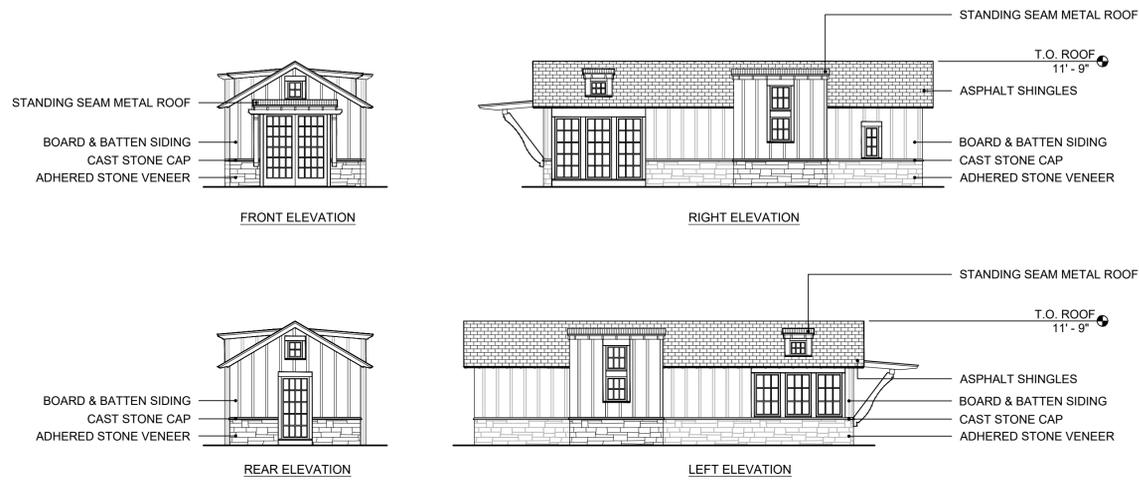
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GREEN VALLEY RANCH EAST  
 ACTIVE ADULT CLUBHOUSE  
 CONTEXTUAL SITE PLAN  
 DETAILS & DATA: LANDSCAPE

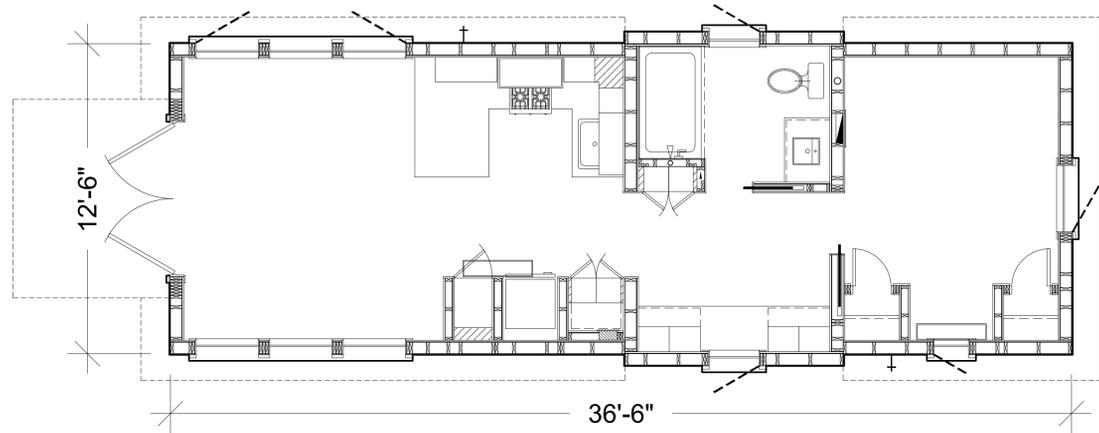
PROJECT #: 171053  
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 CHECKED BY: JC

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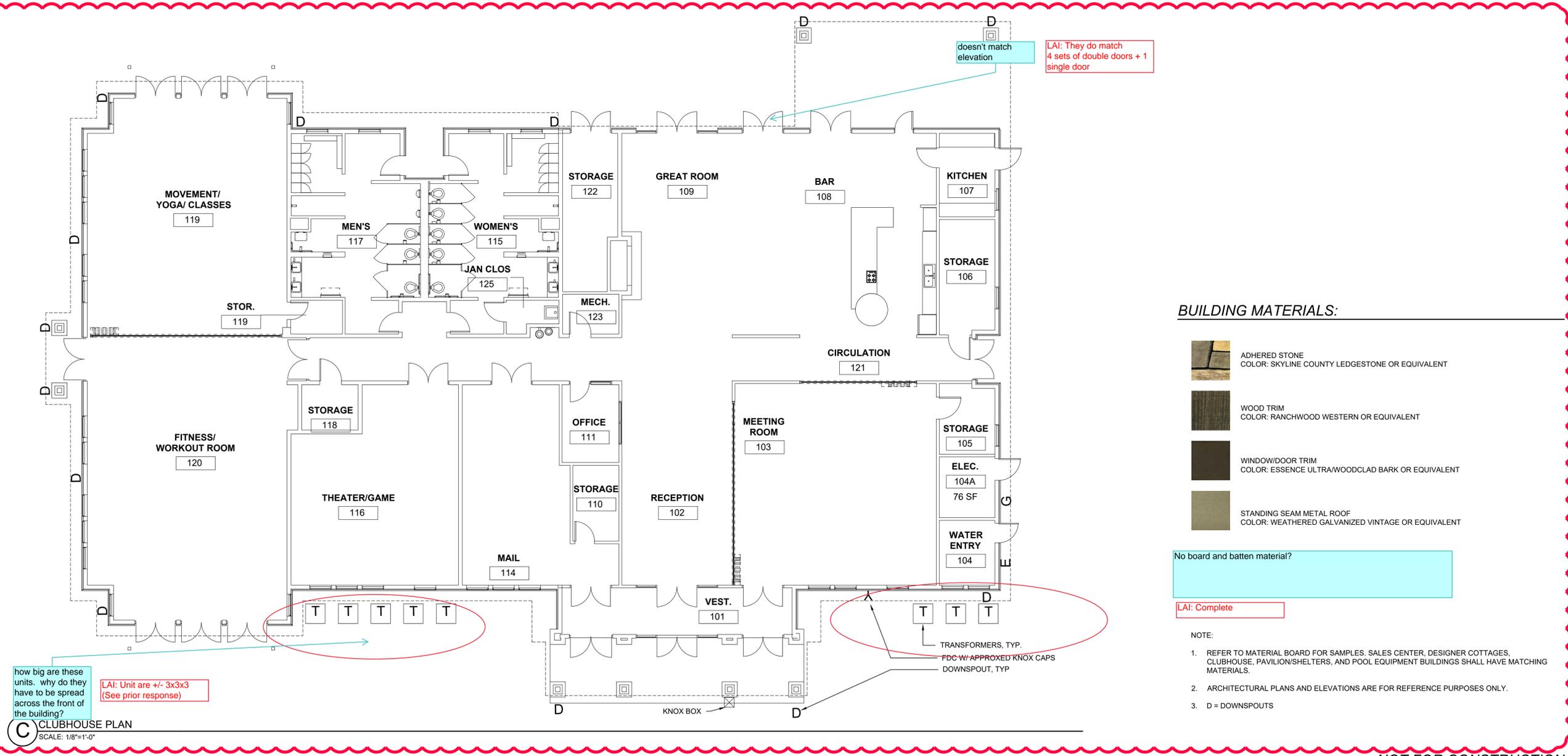
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CSP #3	08/02/2019
CSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020



**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
-  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

No board and batten material?  
LAI: Complete

- 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

ARCHITECT / PLANNER



world wide

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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

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

SHEET NUMBER

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

PROFESSIONAL STAMP

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

ISSUE RECORD	
CSP #1	09/21/2018
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CSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020

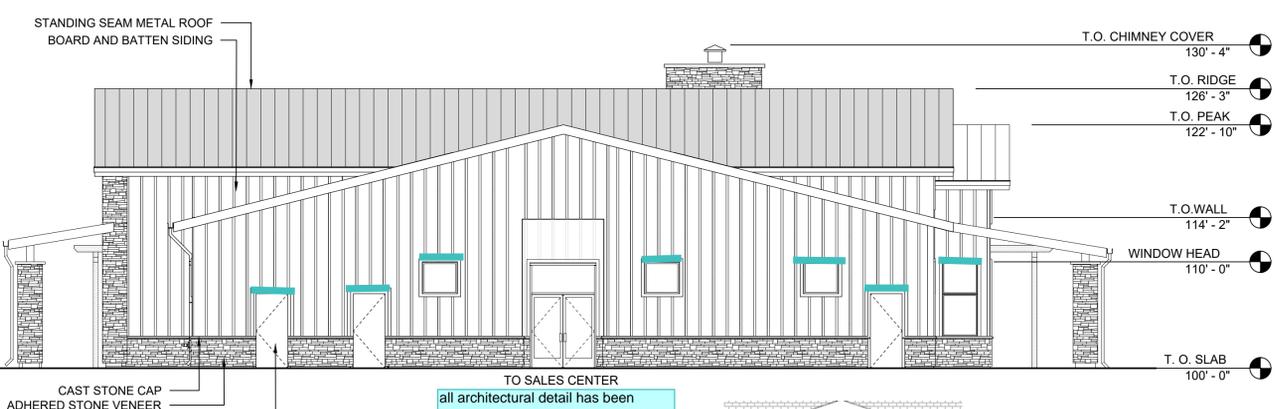
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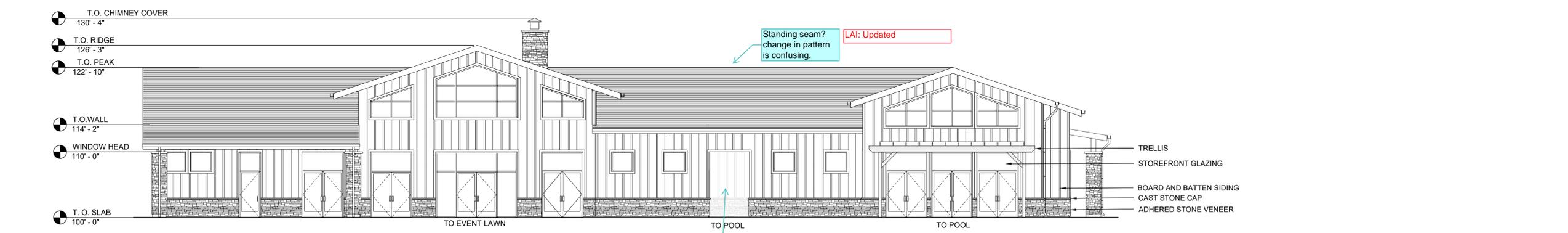
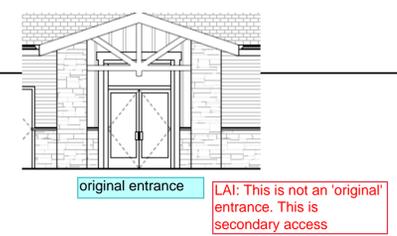
**A** EAST ELEVATION (FRONT ENTRY)  
 SCALE: 1/8"=1'-0"



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



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



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

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

PROFESSIONAL STAMP

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

ISSUE RECORD

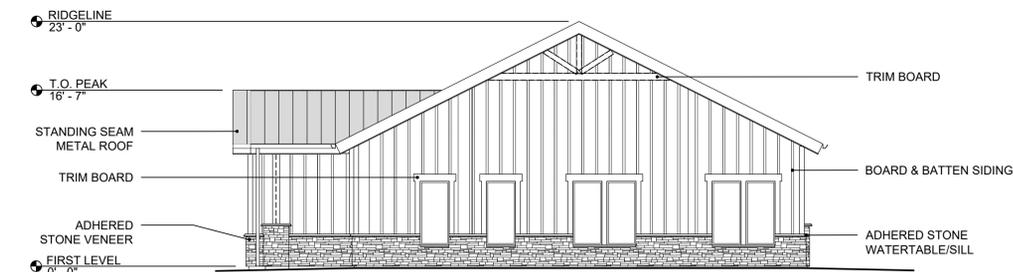
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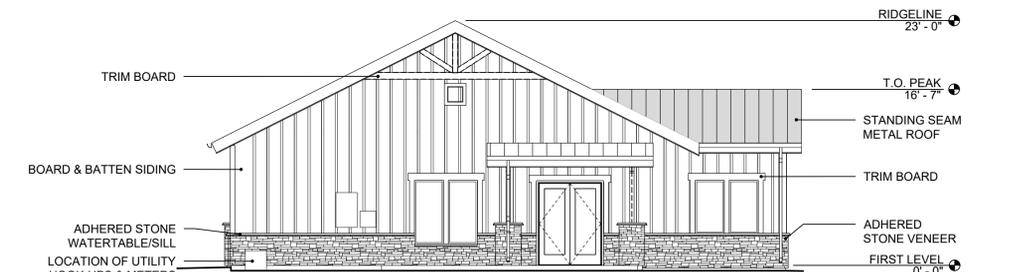
**A** SALES CENTER - EAST ELEVATION (FRONT ENTRY)

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



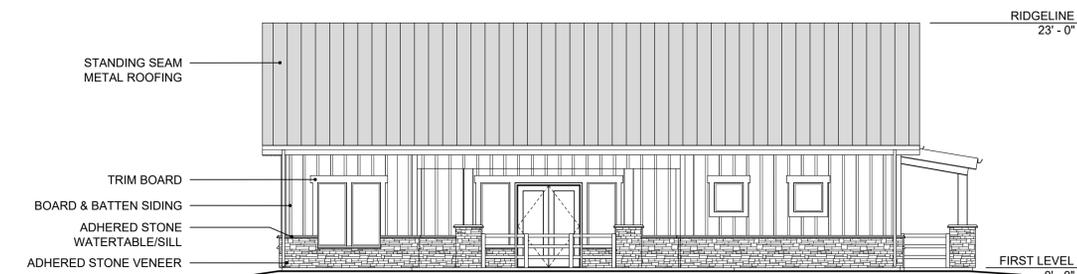
**C** SALES CENTER - NORTH ELEVATION

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



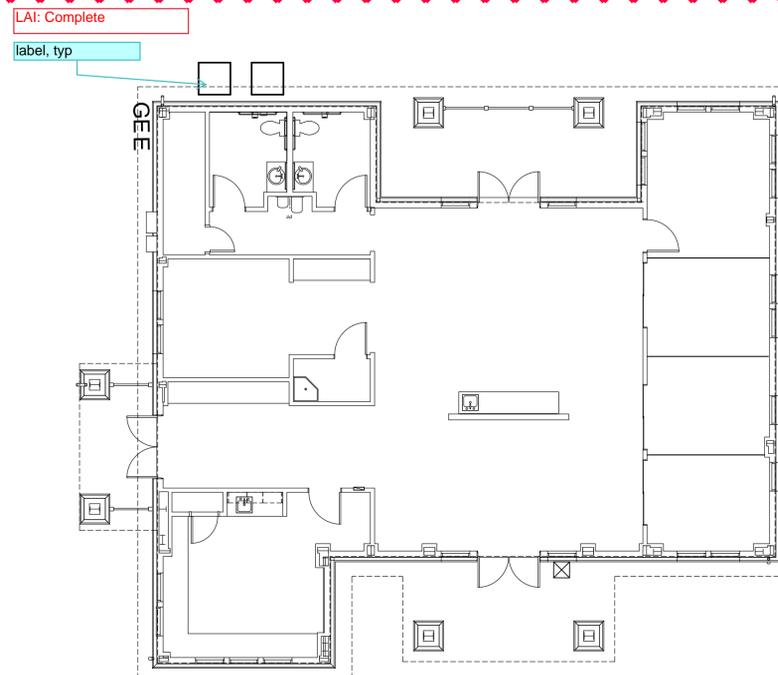
**D** SALES CENTER - SOUTH ELEVATION

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



**B** SALES CENTER - WEST ELEVATION

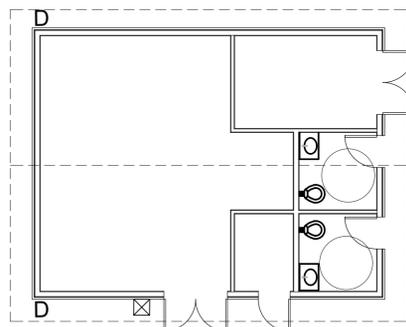
SCALE: 1/8"=1'-0"



**E** SALES CENTER PLAN

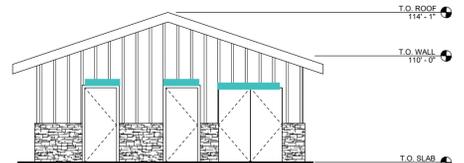
SCALE: 1/8"=1'-0"

NOTE:  
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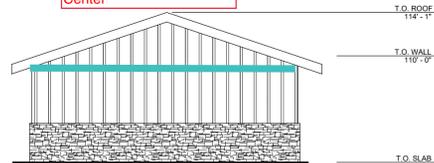
**F** POOL EQUIPMENT BUILDING PLAN

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



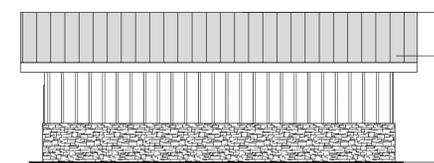
**G** POOL EQUIPMENT BUILDING - NORTH ELEVATION

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



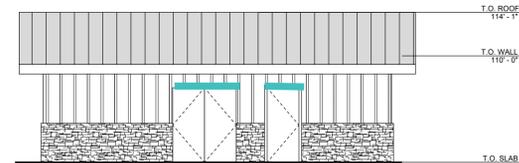
**H** POOL EQUIPMENT BUILDING - SOUTH ELEVATION

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



**I** POOL EQUIPMENT BUILDING - EAST ELEVATION

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



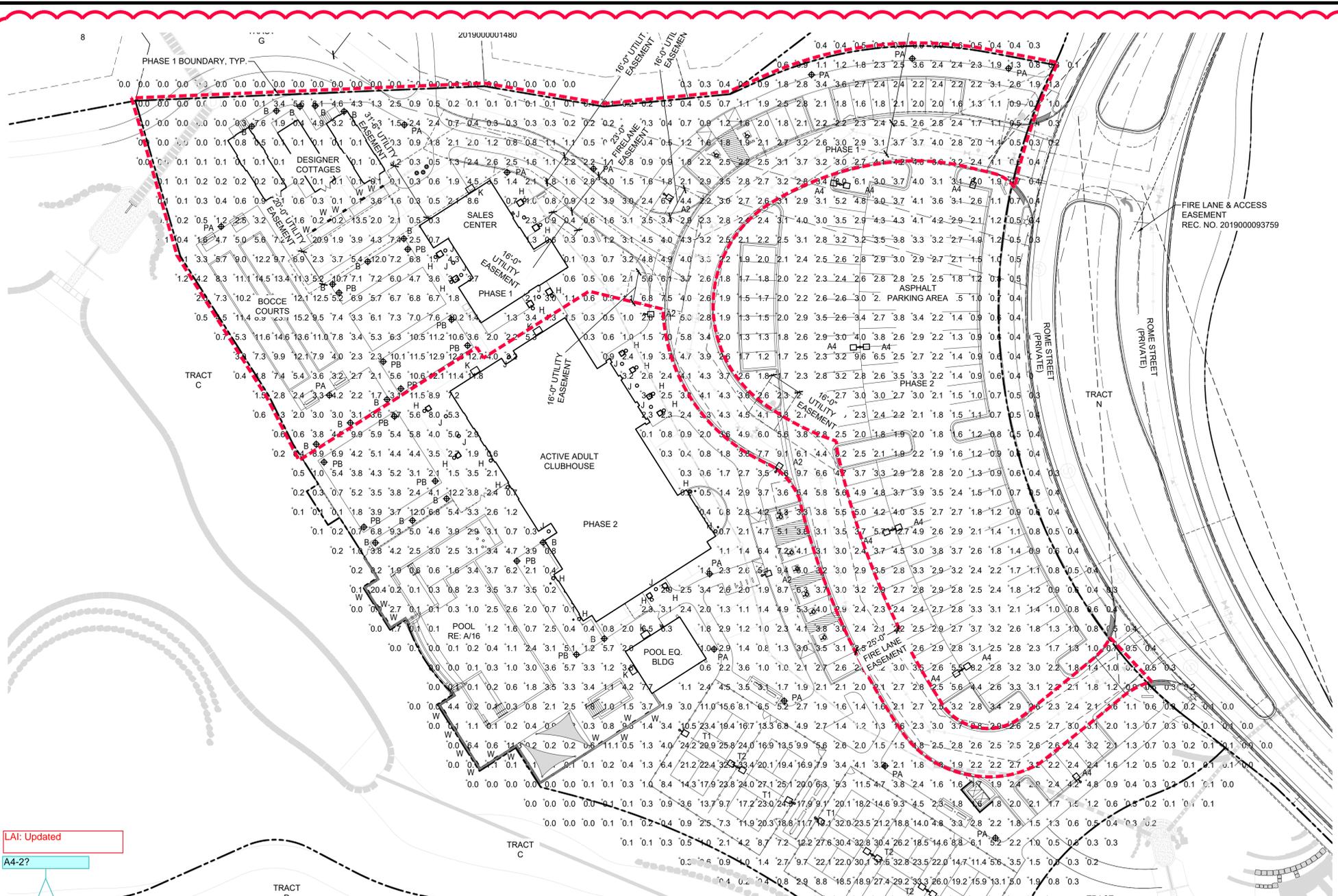
**J** POOL EQUIPMENT BUILDING - WEST ELEVATION

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

LAI: Trim has been updated to match Sales Center

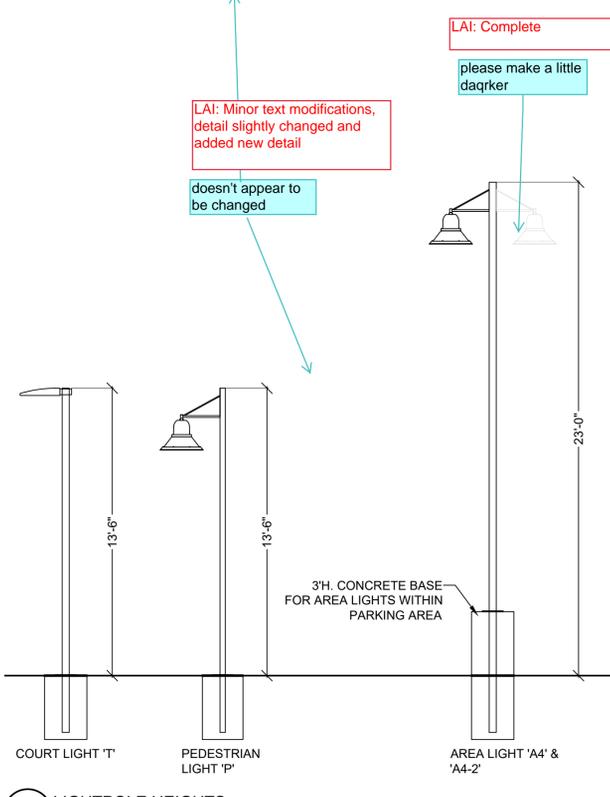
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### LIGHTING NOTES

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



LAI: Updated  
A4-2?

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	1	14	1	14
	20	H	PROGRESS LIGHTING + CONTECH LIGHTING	P560078-020 + LG7003D-326-2700K-120V	DECORATIVE LED WALL SCONCE	LED	1	4,808	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
	18	W	KIM LIGHTING	LLF10P35-20L3K	LED LOW LEVEL STEP LIGHT	LED 3000K	1	1248	1	21.2

LAI: 2 lights - 'type' refers to how light is distributed

LAI: Complete note: 1 fixture change recalculates all output numbers

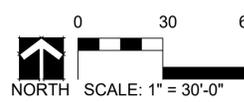
only cloud changed areas

LAI: Minor text modifications, detail slightly changed and added new detail

doesn't appear to be changed

LAI: Complete

please make a little daqrker



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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

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

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