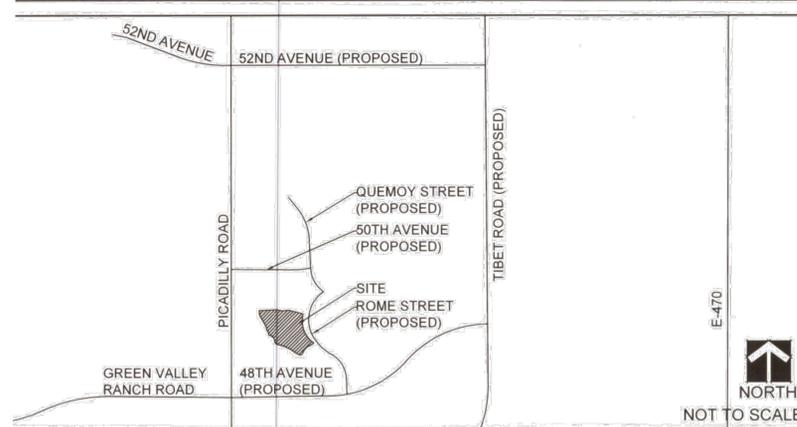


GREEN VALLEY RANCH EAST ACTIVE ADULT CLUBHOUSE

CONTEXTUAL SITE PLAN

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

VICINITY MAP



DATA BLOCK:

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

LEGAL DESCRIPTION

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

CITY OF AURORA NOTES:

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- ALL SIGNS MUST CONFORM TO CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND 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 80% 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 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 UPON THE APPLICANT, PROPERTY OWNER, AND THEIR HEIRS, SUCCESSORS AND ASSIGNS.
- ARCHITECTURAL FEATURES SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENDOUR INTO ANY EASEMENT OR FIRE LANE.
- THE SEPARATION REQUIREMENTS FROM FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY AND LANDSCAPING REQUIREMENTS. LANDSCAPE MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED.
- ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET - SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE FIVE (5) FEET.
- FIRE HYDRANTS MUST BE PLACED AT LEAST ONE (1) FOOT IN FRONT OR BEHIND A SIDEWALK WHILE STILL MEETING THE MINIMUM BACK OF CURB CLEARANCE REQUIREMENTS FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- ATTENTION BUILDING DEPARTMENT: AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT, AND PREPARED ACCORDING TO THE PLANNING APPLICATION GUIDEBOOK INSTRUCTIONS, WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING LDN NIBA (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
- THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 145-158(f) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER, AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.

AMENDMENTS

#	DATE	ISSUE	ISSUED BY
01	06/02/2020	CSP AMENDMENT #1	LAI
03	12/01/2021	CSP AMENDMENT #3	LAI

PHASE ONE

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

PHASE TWO

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

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 DAY OF 2019 AD

BY: Robert J Sandeman
 NAME: ROBERT J SANDEMAN
 TITLE: ASSISTANT SECRETARY

STATE OF COLORADO)
 COUNTY OF ADAMS)
 THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 4 DAY OF December AD 2019 BY:
Robert Sandeman

WITNESS MY HAND AND OFFICIAL SEAL



(NOTARY PUBLIC) MJM
 MY COMMISSION EXPIRES 1-31-2023
 NOTARY BUSINESS ADDRESS: 4902 Tower Rd, Denver, CO 80249

CITY OF AURORA APPROVALS

CITY ATTORNEY:	DATE: <u>12/18/19</u>
PLANNING DIRECTOR:	DATE: <u>12-19-19</u>
PLANNING COMMISSION (CHAIR PERSON):	DATE: <u>N/A</u>
CITY COUNCIL (MAYOR):	DATE: <u>N/A</u>
ATTEST: (CITY CLERK):	DATE: <u>N/A</u>

RECORDER'S CERTIFICATE:
 ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____ COLORADO AT _____ O'CLOCK _____ M.
 THIS _____ DAY OF _____ AD _____

CLERK AND RECORDER: _____ DEPUTY: _____

CONTACTS

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

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

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

SHEET INDEX

01	COVER SHEET	19-20	LANDSCAPE PLAN: PHASE 1
02	OVERALL VICINITY SITE PLAN	21-22	LANDSCAPE PLAN: PHASE 2
03	PHASING PLAN	23	DETAILS & DATA TABLES: LANDSCAPE
04-05	SITE PLAN: PHASE 1	24	FLOOR PLAN & ELEVATIONS: DESIGNER COTTAGES & CLUBHOUSE
06-07	SITE PLAN: PHASE 2	25	ELEVATIONS: CLUBHOUSE
08	GRADING PLAN: PHASE 1 & PHASE 2	26	FLOOR PLAN & ELEVATIONS: SALES CENTER & POOL BUILDING
09	UTILITY PLAN: PHASE 1 & PHASE 2	27	SITE PLAN: PHOTOMETRIC
10-13	DETAILS: SITE	28	DETAILS: LIGHTING
14	DETAILS: PICKLEBALL COURT		
15	DETAILS: BOUCE COURT		
16-18	DETAILS: POOL		

AMENDMENT #1	AMENDMENT #2	AMENDMENT #3
1. REMOVED WALK NORTH OF COTTAGES	1. MODIFICATIONS TO SITE FURNITURE COUNTS	3. MODIFICATIONS TO PICKLEBALL COURTS (SHELTER/BENCH)
2. MODIFICATION TO COMMUNITY GARDEN	2. MODIFICATION TO RAMP AND DECK AT COTTAGES	4. MODIFICATIONS TO LANDSCAPE COUNTS
3. MODIFICATION TO LANDSCAPE COUNTS	3. MODIFICATION TO LANDSCAPE COUNTS	5. MODIFIED FENCE HEIGHT (8' TO 6')
4. MODIFICATIONS TO LANDSCAPE COUNTS	4. MODIFICATIONS TO LANDSCAPE COUNTS	6. MODIFICATIONS TO TOTAL PLANT COUNTS

PHASE TWO
 1. SHADE SAILS REMOVED
 2. REMOVED 5' FREESTANDING WALL AT HOT TUB

NOT FOR CONSTRUCTION

ARCHITECT / PLANNER



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

OWNER/CLIENT

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

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

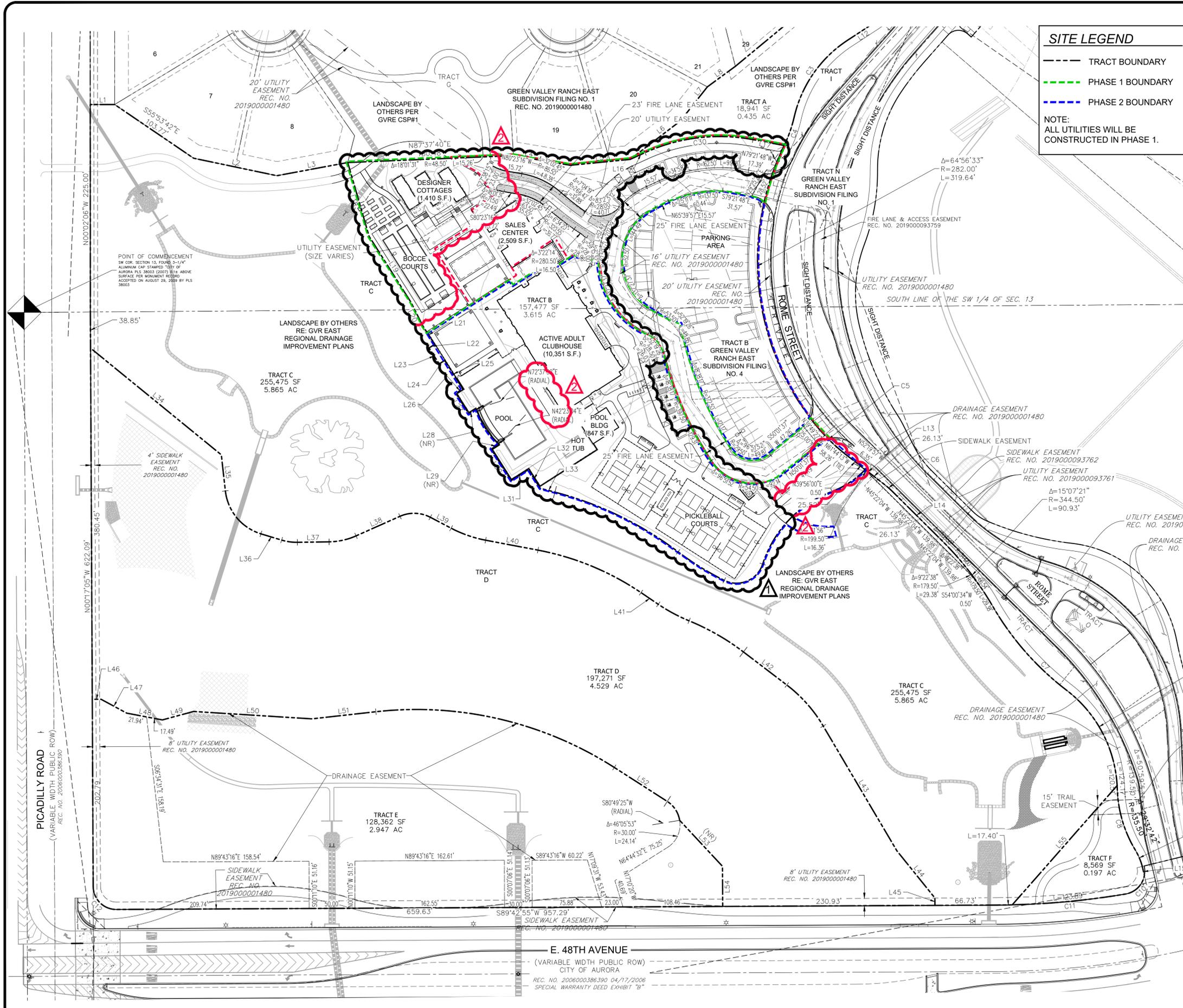
PROFESSIONAL STAMP

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

ISSUE RECORD	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
AMENDMENT #1 (2)	07/24/2020
AMENDMENT #1 (3)	08/21/2020
AMENDMENT #2 (1)	12/01/2021
AMENDMENT #2 (2)	01/11/2022

SHEET NUMBER

01
 1 OF 28



SITE LEGEND

- TRACT BOUNDARY
- PHASE 1 BOUNDARY
- PHASE 2 BOUNDARY

NOTE:
ALL UTILITIES WILL BE
CONSTRUCTED IN PHASE 1.

LINE TABLE

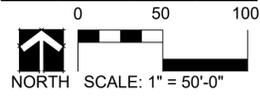
LINE	BEARING	LENGTH
L1	N89°57'54"E	26.56'
L2	S78°11'44"E	92.52'
L3	N79°30'15"E	78.37'
L4	S80°23'16"E	62.66'
L5	N84°23'46"E	65.35'
L6	N52°44'02"E	68.66'
L7	N38°29'01"E	47.32'
L8	N53°53'14"E	37.65'
L9	N50°29'33"E	201.01'
L10	S02°58'10"E	7.59'
L11	S41°30'29"W	17.11'
L12	S56°56'23"W	34.72'
L13	S52°19'57"E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

LINE TABLE

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

CURVE TABLE

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



ARCHITECT / PLANNER

LAI
Design
Group

world wide

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

OWNER/CLIENT

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

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

PROFESSIONAL STAMP

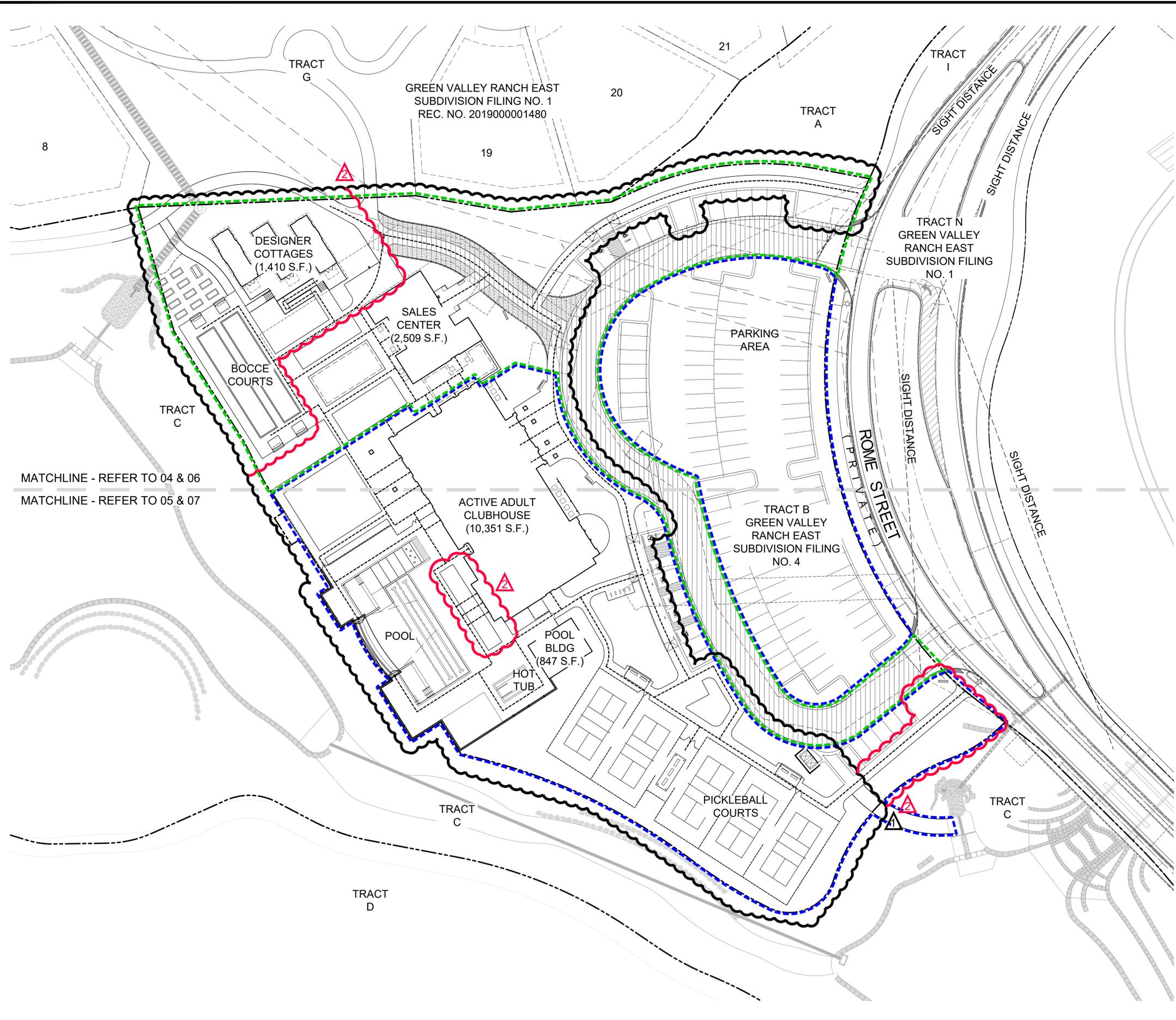
PROJECT #: 171053
DRAWN BY: LAI
CHECKED BY: JC

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
AMENDMENT #1	06/05/2020
AMENDMENT #1 (2)	07/24/2020
AMENDMENT #1 (3)	08/21/2020
AMENDMENT #2 (1)	12/01/2021
AMENDMENT #2 (2)	01/11/2022

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.

ARCHITECT / PLANNER

LAI
Design
Group

world wide

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

OWNER/CLIENT

CLAYTON PROPERTIES
GROUP II, LLC.
4988 TOWER ROAD
DENVER, COLORADO 80249

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

PROFESSIONAL STAMP

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

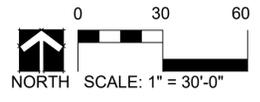
ISSUE RECORD

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
AMENDMENT #1 (2)	07/24/2020
AMENDMENT #1 (3)	08/21/2020
AMENDMENT #2 (1)	12/01/2021
AMENDMENT #2 (2)	01/11/2022

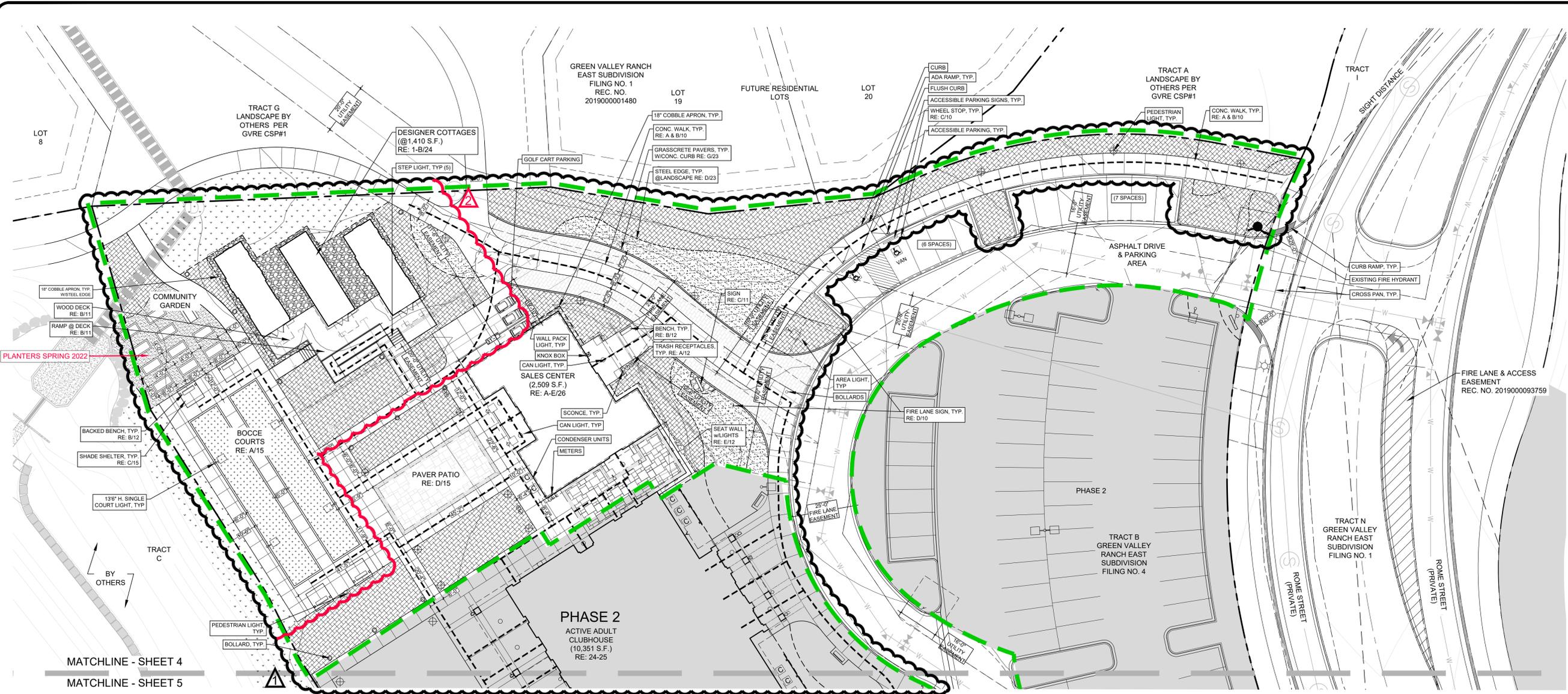
SHEET NUMBER

03

3 OF 28



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



ARCHITECT / PLANNER

LAI
Design Group

world wide

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

OWNER/CLIENT

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

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

PROFESSIONAL STAMP

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

ISSUE RECORD

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

SHEET NUMBER

04
4 OF 28

SITE LEGEND

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

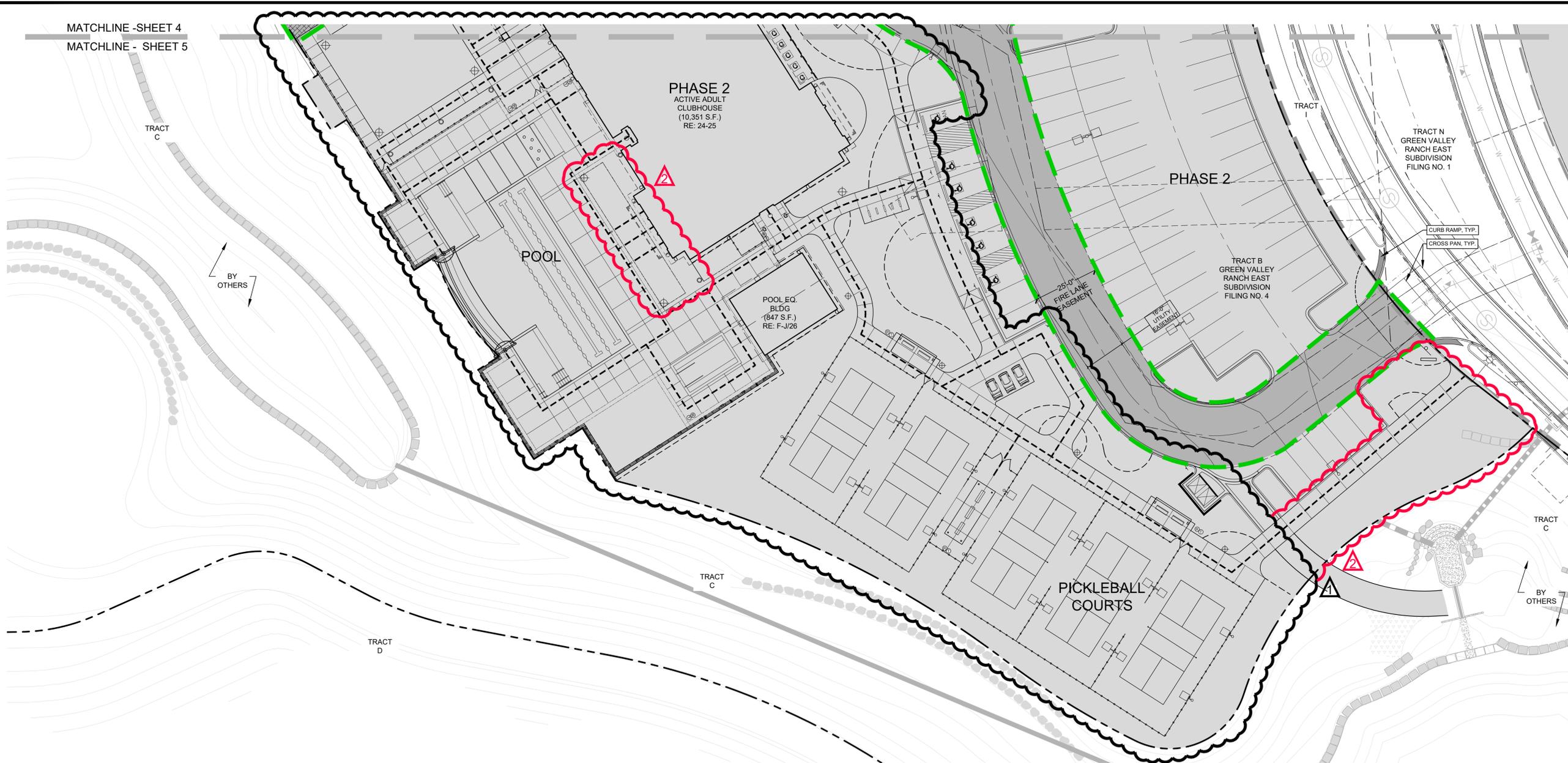
NOTES:

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

0 20 40

NORTH SCALE: 1" = 20'-0"

NOT FOR CONSTRUCTION



ARCHITECT / PLANNER

LAI
Design
Group

world wide

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

OWNER/CLIENT

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

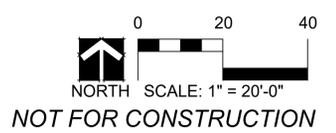
GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
SITE PLAN: PHASE 1

PROFESSIONAL STAMP

SITE LEGEND

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

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



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

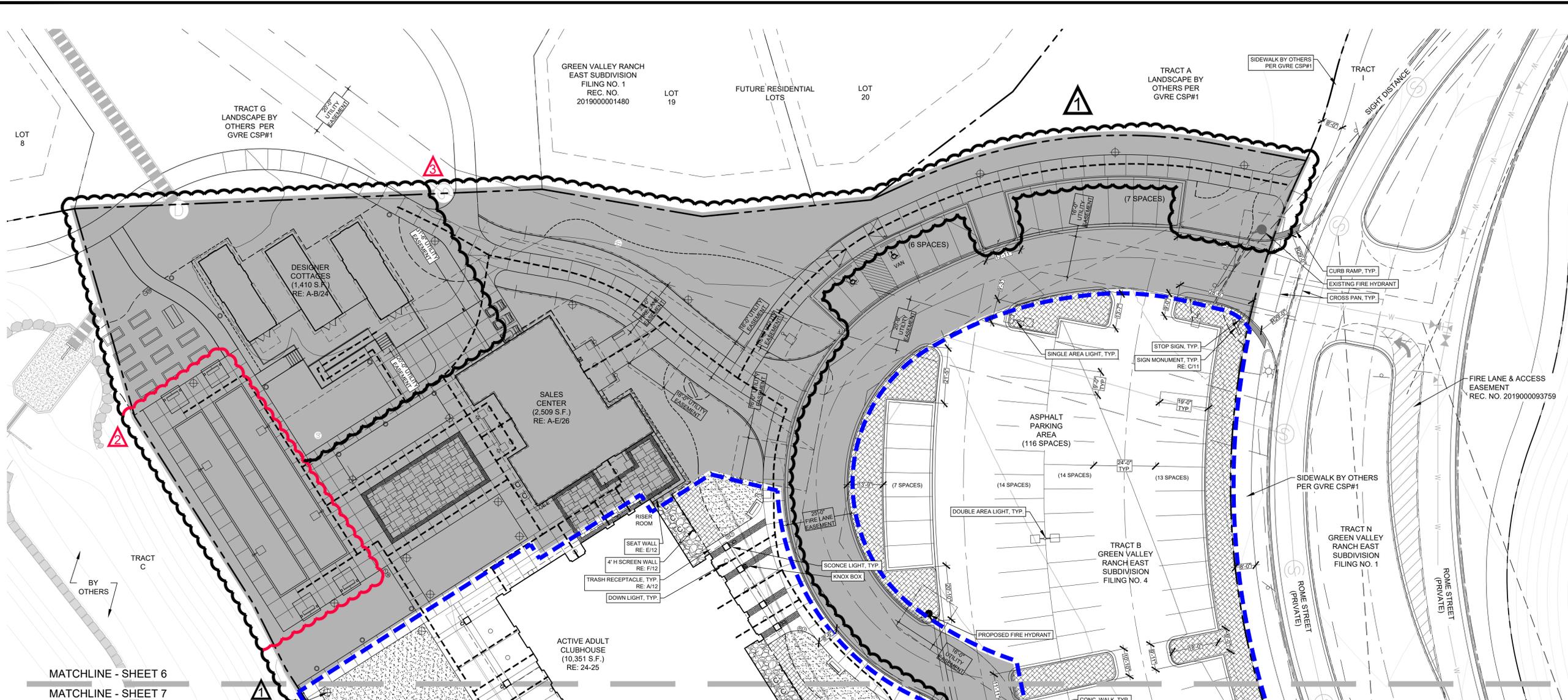
ISSUE RECORD

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

SHEET NUMBER

05

5 OF 28



ARCHITECT / PLANNER

LAI
Design
Group

world wide

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

OWNER/CLIENT

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

**GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE**
CONTEXTUAL SITE PLAN
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
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020
AMENDMENT #1 (2)	07/24/2020
AMENDMENT #1 (3)	08/21/2020
AMENDMENT #2 (1)	12/01/2021
AMENDMENT #2 (2)	01/11/2022

SHEET NUMBER

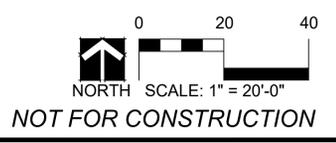
06
6 OF 28

SITE LEGEND

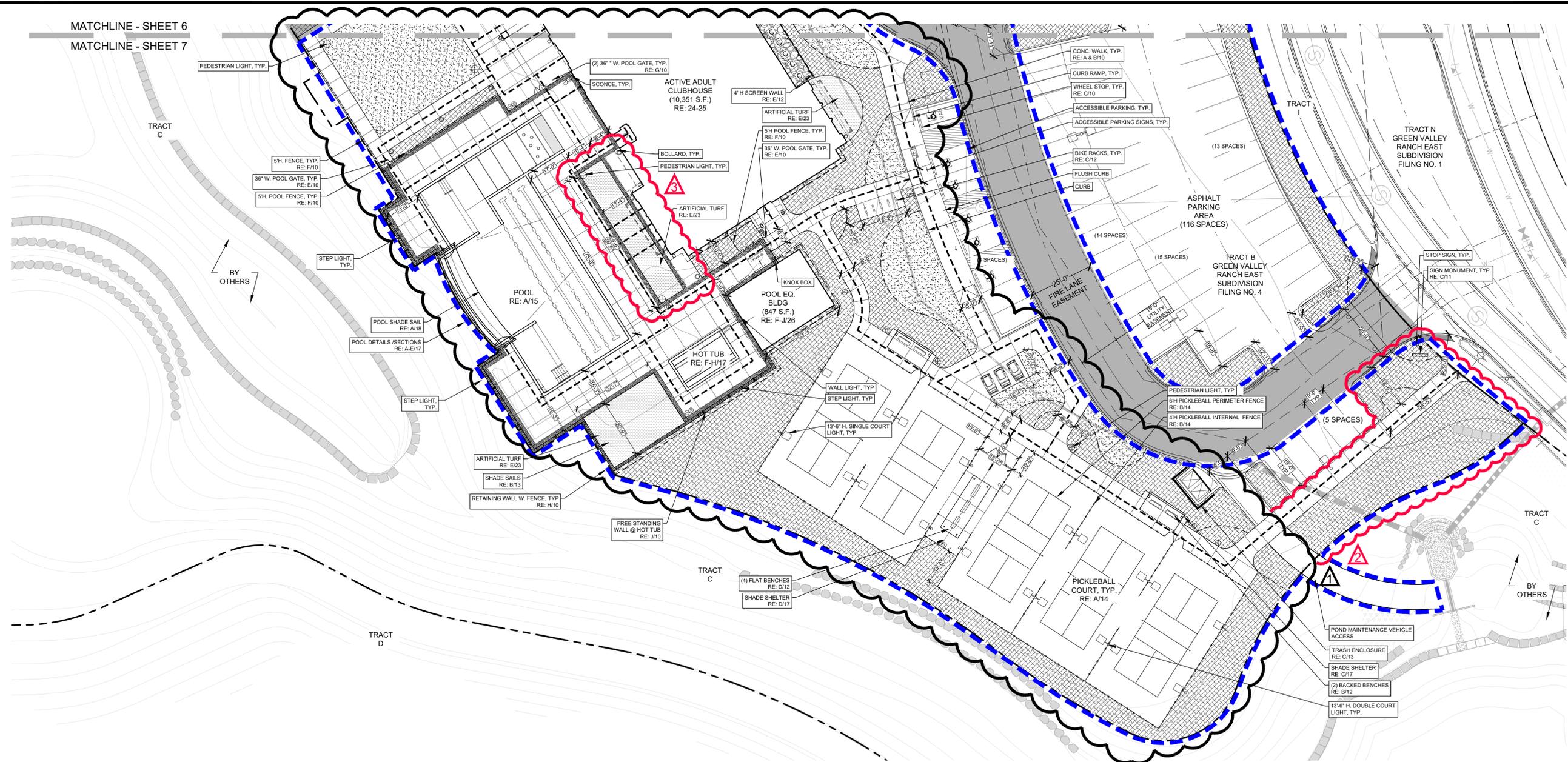
- TRACT BOUNDARY
- PHASE 2 BOUNDARY
- PHASE 1
- ACCESSIBLE ROUTE
- ↓ ACCESSIBLE PARKING SIGN
- BENCH
- BIKE RACK
- ⓉⓈ TRASH/RECYCLE RECEPTACLE
- WHEEL STOP
- ⊕ LIGHT FIXTURE (NOT TO SCALE)
- FIRE HYDRANT
- ⓐ CONDENSERS
- FENCE
- GATE
- SITE DISTANCE
- STEEL EDGE
- ▨ PLANTING AREA - MULCH
- ▨ PLANTING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

NOTES:

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



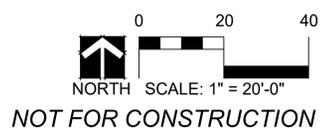
MATCHLINE - SHEET 6
MATCHLINE - SHEET 7



SITE LEGEND

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

NOTES:
 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.



ARCHITECT / PLANNER

LAI
 Design Group
 world wide
 88 Inverness Circle East,
 Bldg. J, Suite 101
 Englewood, Colorado 80112
 T 303.734.1777 | F 303.734.1778
 Architecture | Planning | Golf Design
 Landscape Architecture | Visual Media
 www.LAIdesigngroup.com

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

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

PROFESSIONAL STAMP

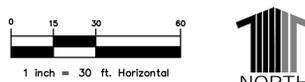
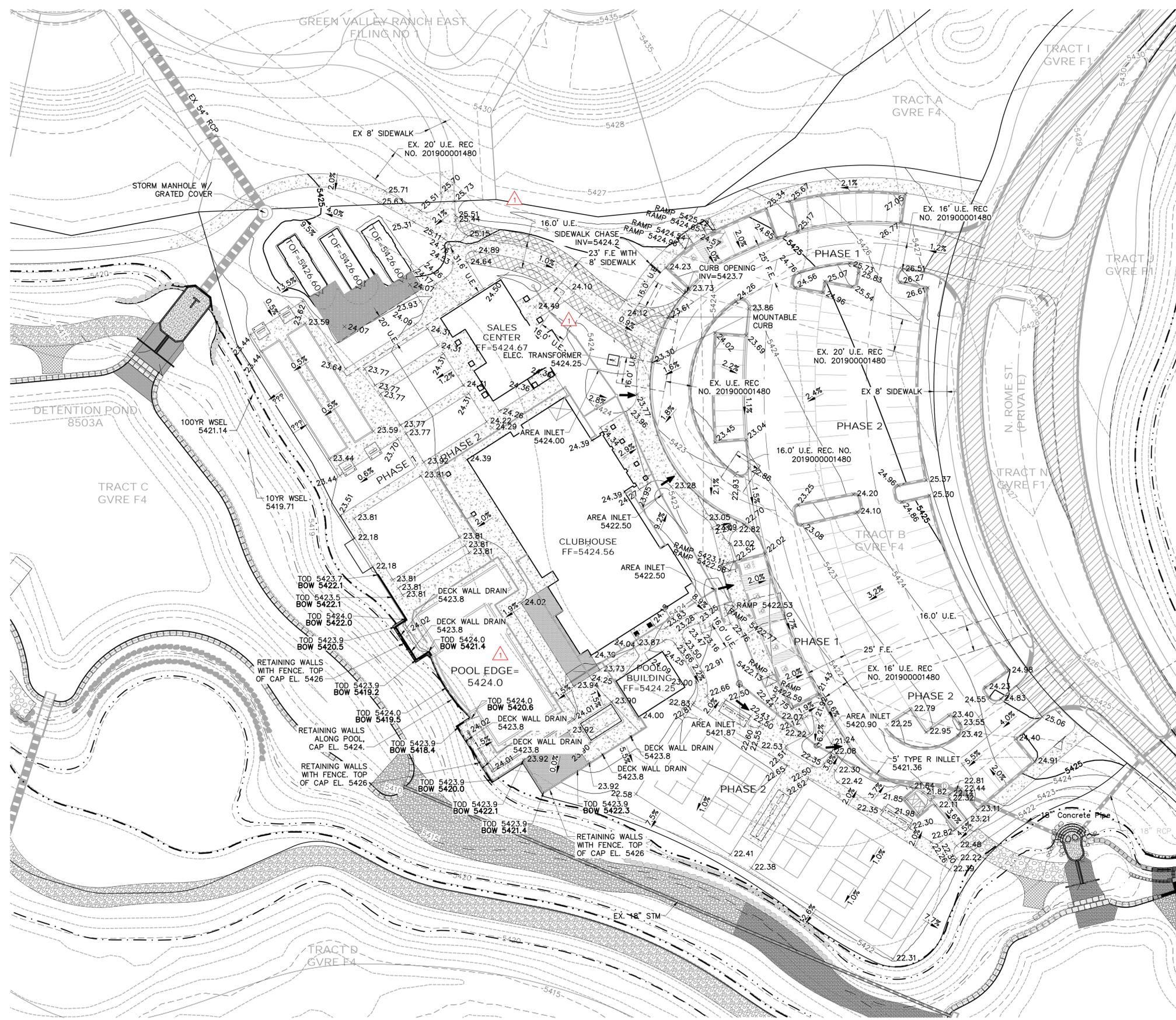
PROJECT #: 171053
 DRAWN BY: LAI
 CHECKED BY: JC

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
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020
AMENDMENT #1 (2)	07/24/2020
AMENDMENT #1 (3)	08/21/2020
AMENDMENT #2 (1)	12/01/2021
AMENDMENT #2 (2)	01/11/2022

SHEET NUMBER
07
 7 OF 28

These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.



ARCHITECT / PLANNER



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

OWNER/CLIENT

CLAYTON PROPERTIES
 GROUP II, LLC.
 4808 TOWER ROAD
 DENVER, COLORADO 80249

KEYMAP

LEGEND

- PRIVATE ROW ————
- PROPERTY BOUNDARY ————
- EASEMENT ————
- PR. MAJOR CONTOUR ———— 5300
- PR. MINOR CONTOUR ————
- EX. MAJOR CONTOUR ———— 5300
- EX. MINOR CONTOUR ————
- PR. SWALE ————
- PR. STORM SEWER (PRIVATE) ————
- OVERFLOW ROUTE ————
- U.E. — UTILITY EASEMENT ————
- A.F.E. — ACCESS & FIRE LANE EASEMENT ————
- TOD — TOP OF POOL DECK ————
- BOW — BOTTOM OF WALL ————
- VEHICULAR GRASS PAVERS [hatched pattern]

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

**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
CSP #2	06/11/2019
CSP #3	08/02/2019
CSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020
AMENDMENT #1 (2)	07/24/2020
AMENDMENT #1 (3)	08/21/2020
AMENDMENT #2 (1)	12/01/2021
AMENDMENT #2 (2)	01/03/2022

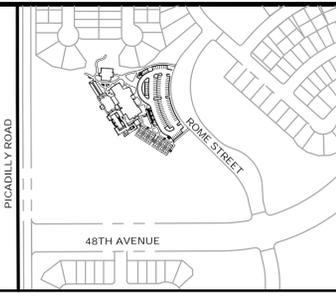
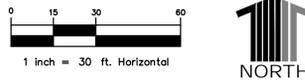
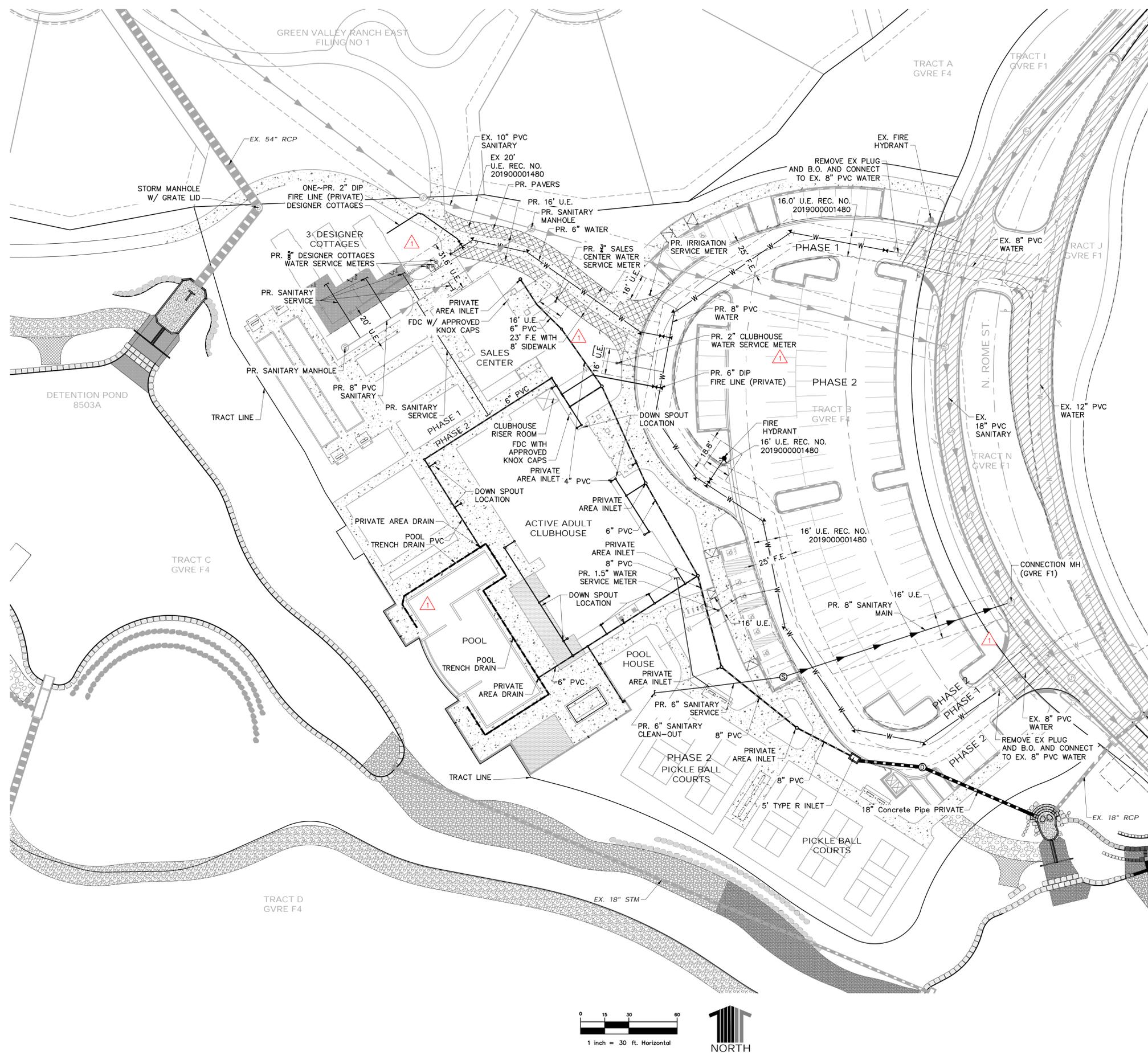
SHEET NUMBER

08

OF 28

NOT FOR CONSTRUCTION

These plans are copyrighted and are subject to copyright protection under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented, can legally result in the cessation of such construction.



ARCHITECT / PLANNER



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

OWNER/CLIENT

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

KEYMAP

LEGEND

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

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

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

PROFESSIONAL STAMP

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

ISSUE RECORD	
CSP #1	09/21/2018
CSP #2	08/11/2019
CSP #3	08/02/2019
CSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020
AMENDMENT #1 (2)	07/24/2020
AMENDMENT #1 (3)	08/21/2020
AMENDMENT #2 (1)	12/01/2021
AMENDMENT #2 (2)	01/03/2022

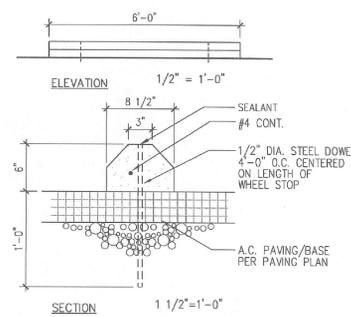
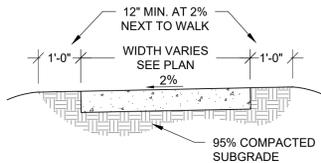
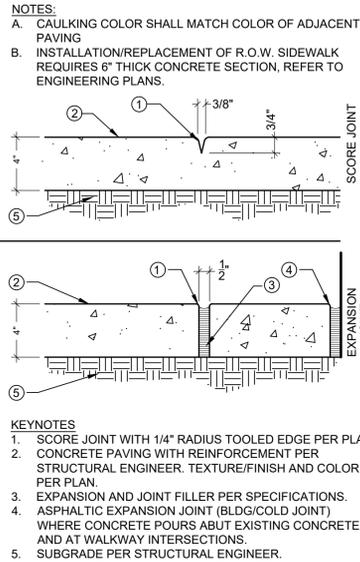
SHEET NUMBER

09

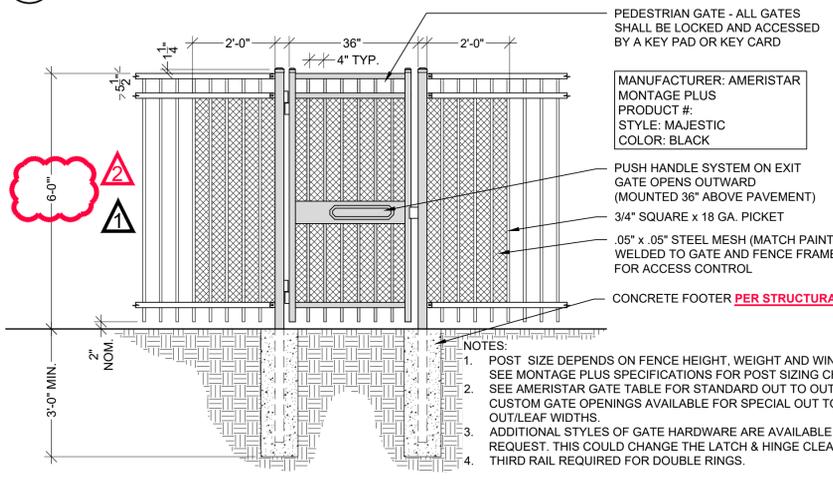
OF 28

NOT FOR CONSTRUCTION

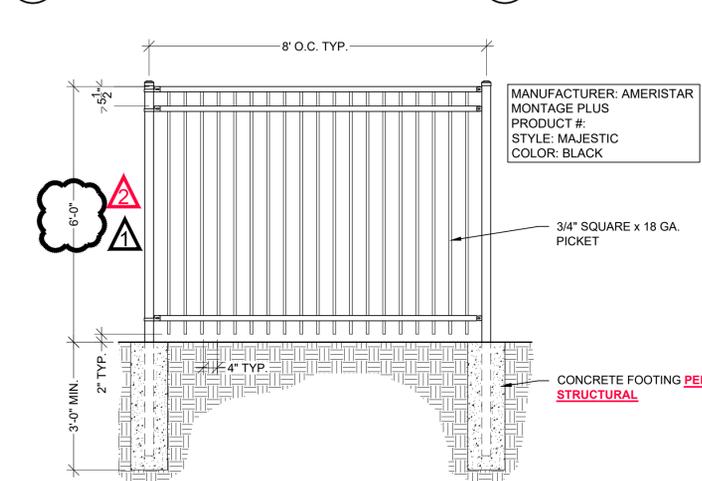
- CONSTRUCTION JOINTS:**
- A. SCORE JOINTS:** JOINTS SHALL BE AS SPECIFIED ON CONSTRUCTION DRAWINGS. FORM IN FRESH CONCRETE USING A GROOVER TOOL TO CUT THE GROOVE TO A SMOOTH, UNIFORM IMPRESSION. FINISH JOINTS SHALL BE NO WIDER THAN 3/8" WITH 1/8" RADIUS.
- B. EXPANSION AND KEYED JOINTS:**
1. INSTALL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



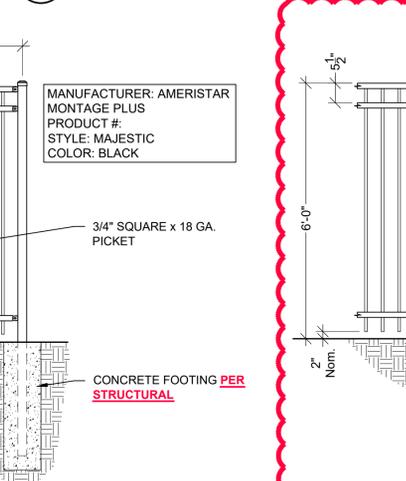
A CONCRETE EXPANSION & SCORE JOINTS
SCALE: 3"=1'-0"



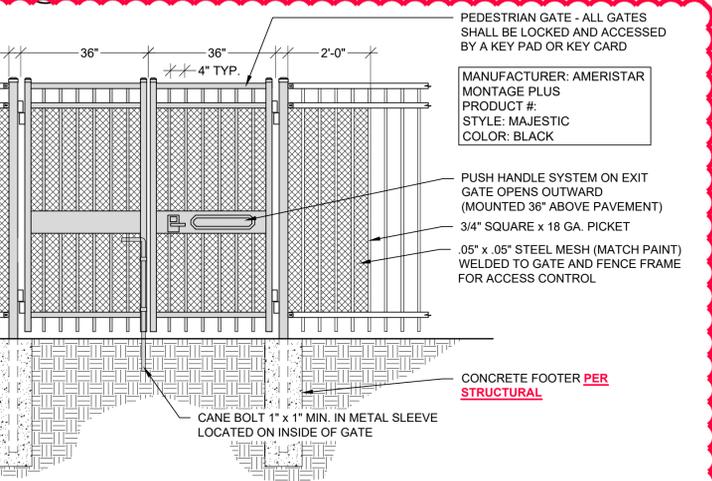
B CONCRETE WALK
SCALE: 1/2"=1'-0"



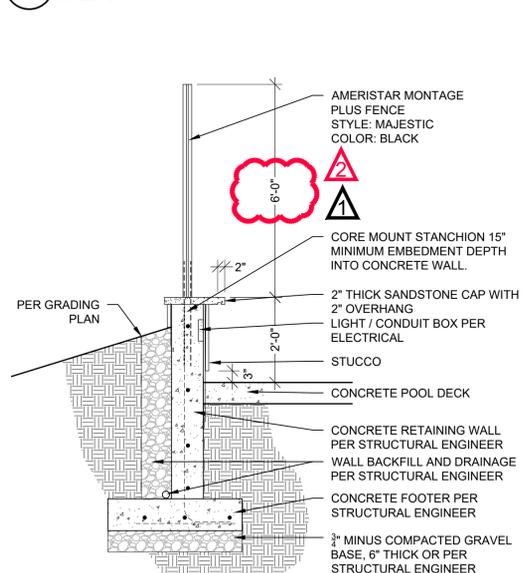
C WHEEL STOP @ ACCESSIBLE SPACES
SCALE: N.T.S.



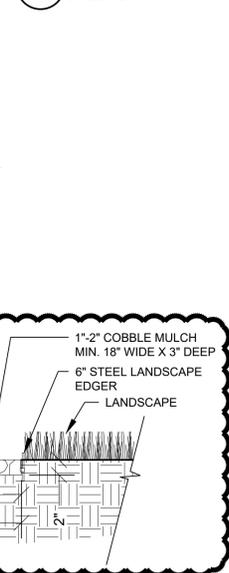
D NO PARKING SIGN @ FIRE LANE
SCALE: N.T.S.



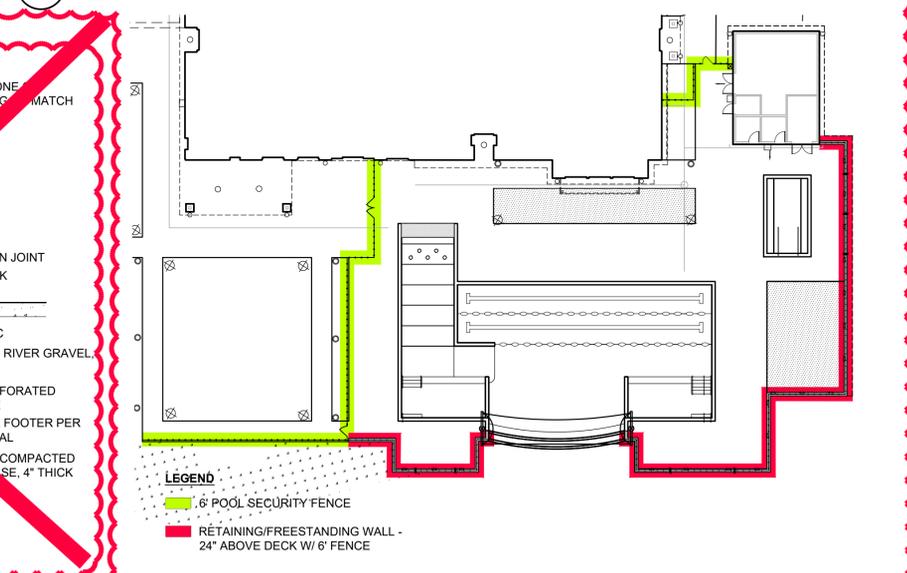
E POOL SECURITY FENCE W/ SINGLE GATE
SCALE: 1/2"=1'-0"



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



G POOL SECURITY FENCE W/ DOUBLE GATE
SCALE: N.T.S.



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



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



J NOT USED
SCALE: NA



K FENCE LOCATION PLAN
SCALE: NOT TO SCALE



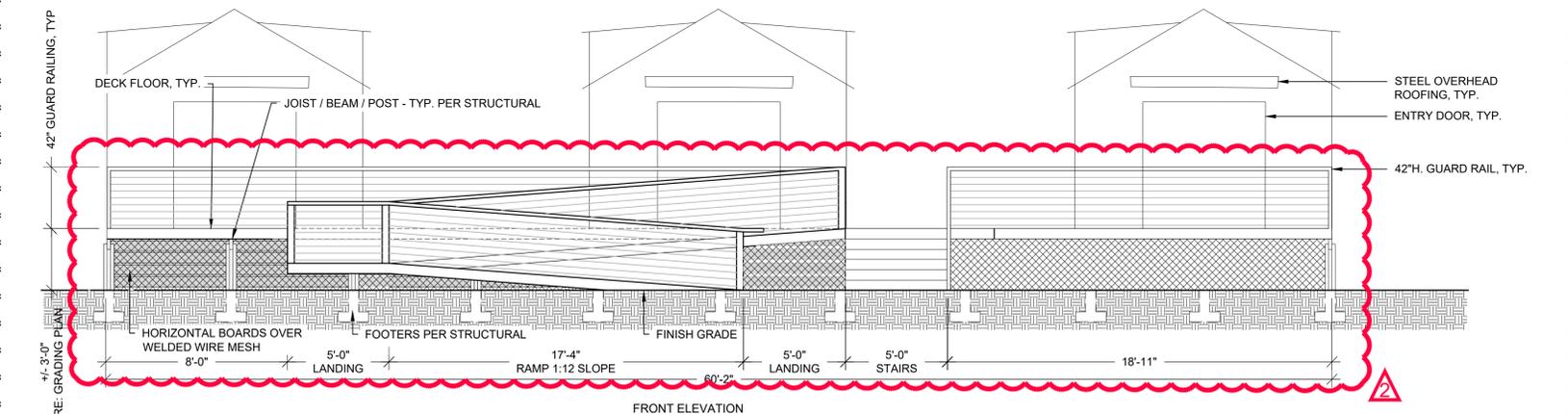
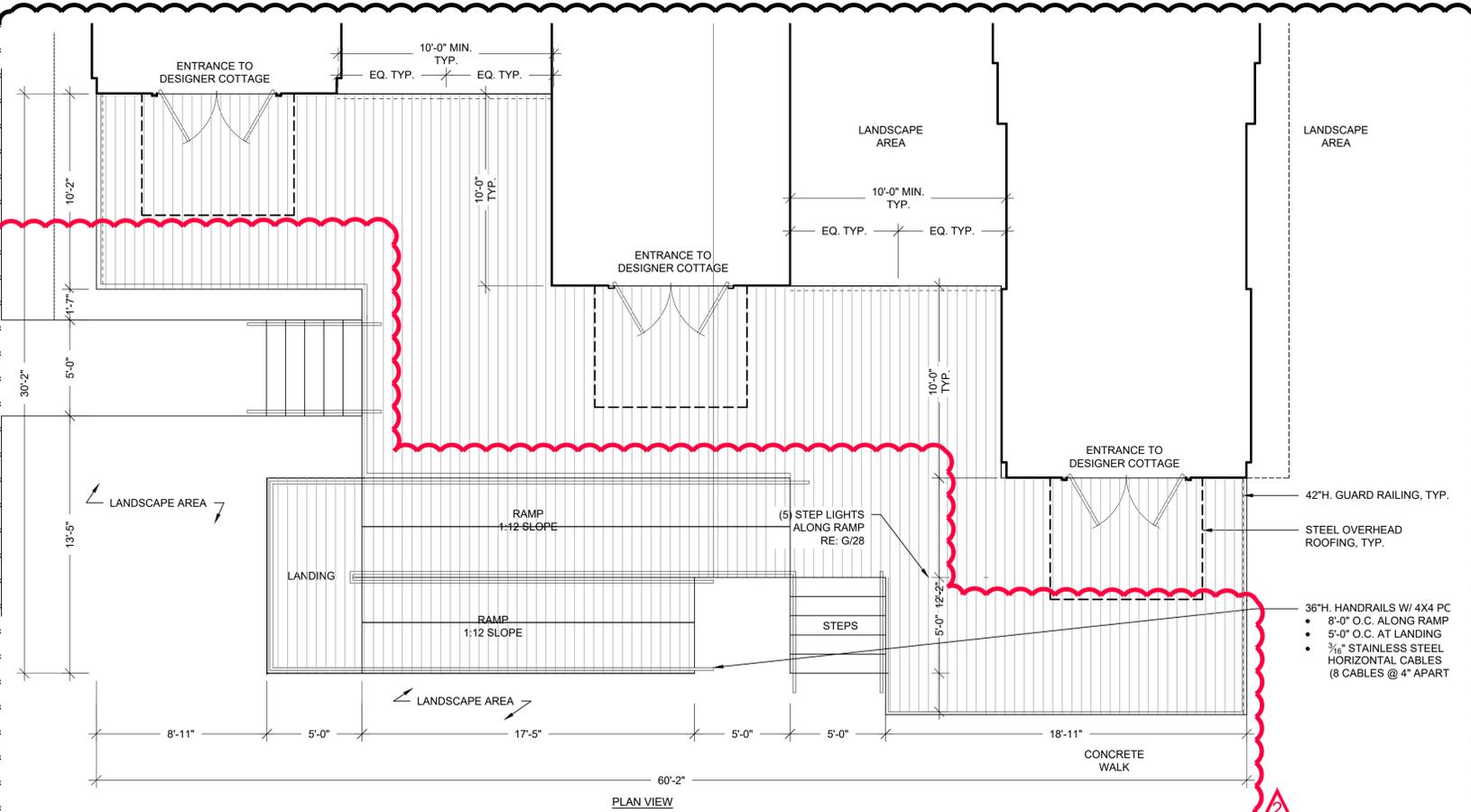
PROJECT #: 171053
DRAWN BY: LAI
CHECKED BY: JC

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

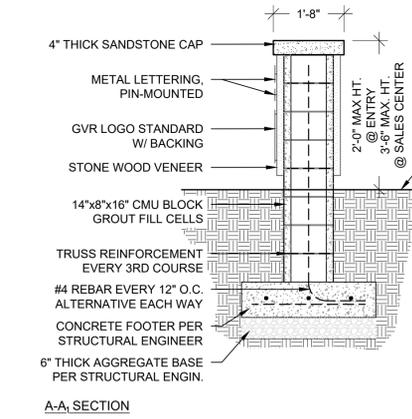
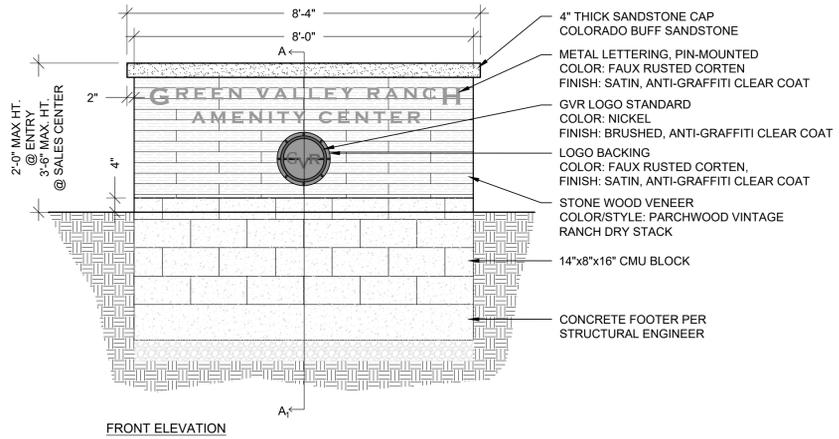
NOT FOR CONSTRUCTION

NOT USED

A DETAIL REMOVED
SCALE:



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



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

NOTE: BY SEPARATE PERMIT

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

ARCHITECT / PLANNER



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

OWNER/CLIENT

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

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

PROFESSIONAL STAMP

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

ISSUE RECORD

ISSUE	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
AMENDMENT #1 (2)	07/24/2020
AMENDMENT #1 (3)	08/21/2020
AMENDMENT #2 (1)	12/01/2021
AMENDMENT #2 (2)	01/11/2022

SHEET NUMBER

11

11 OF 28

NOT FOR CONSTRUCTION



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

OWNER/CLIENT

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

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

PROFESSIONAL STAMP

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

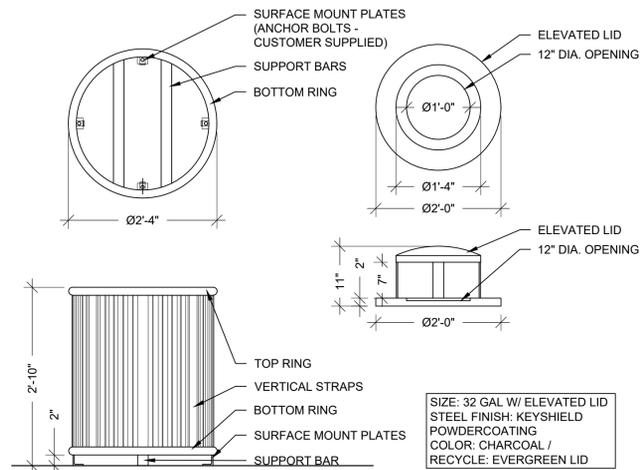
ISSUE RECORD

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

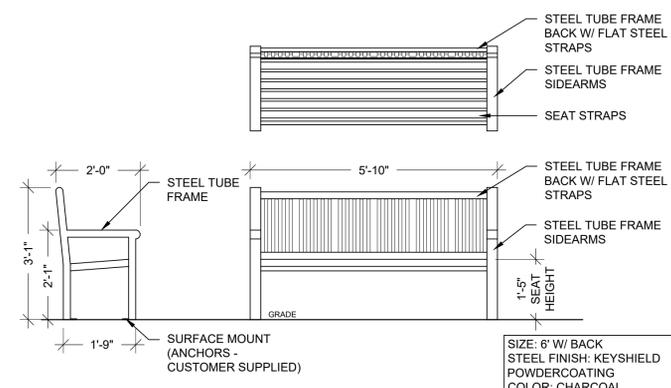
SHEET NUMBER

12

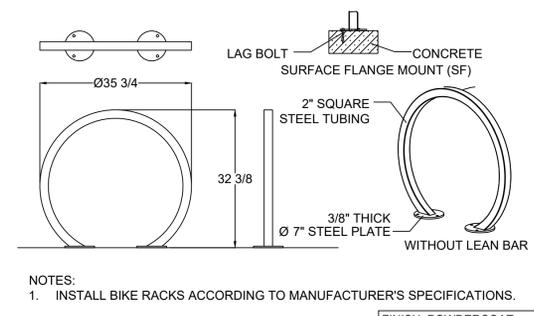
12 OF 28



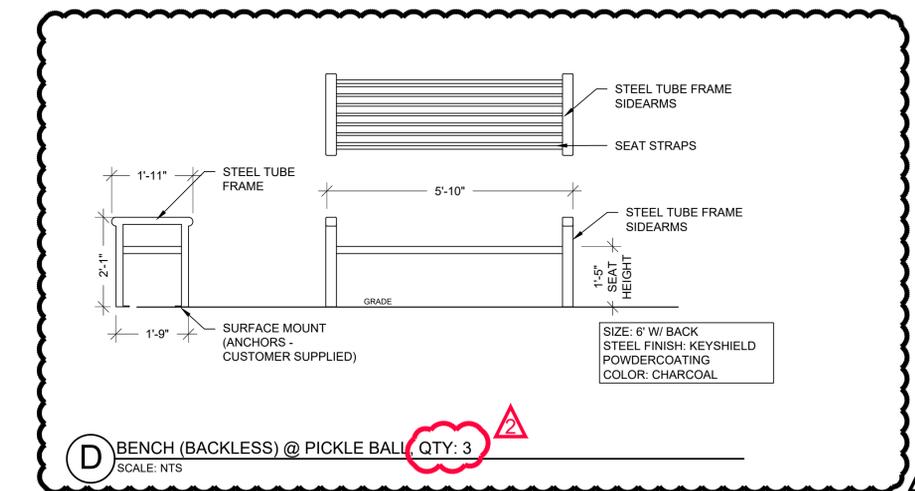
A TRASH/RECYCLE RECEPTACLE, QTY: 15 EACH
 SCALE: NTS



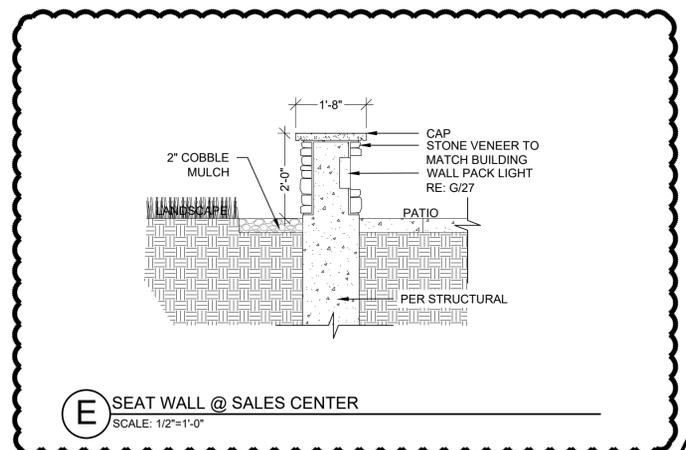
B BENCH (BACKED), QTY: 11
 SCALE: NTS



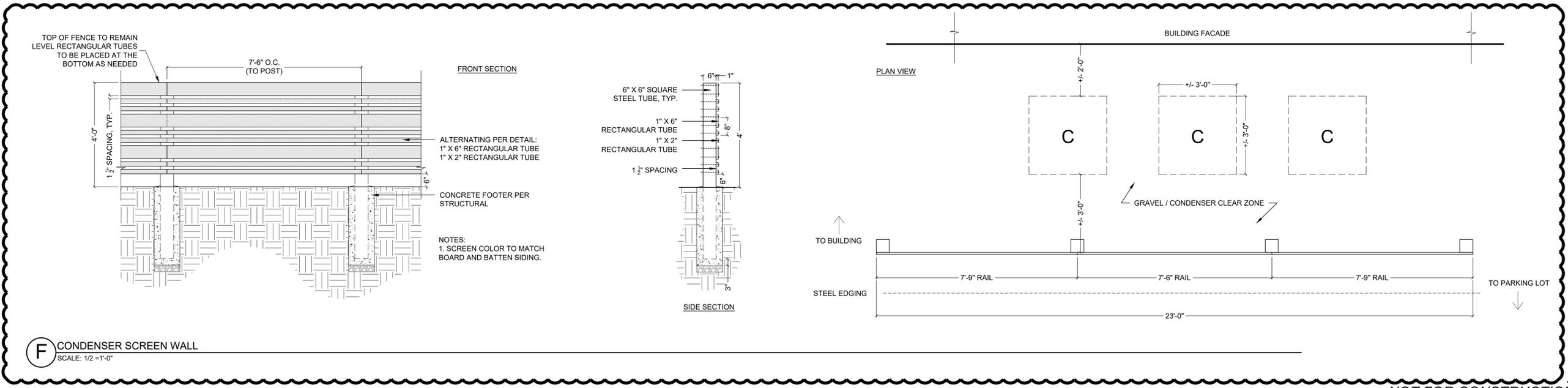
C BIKE RACK, QTY: 5
 SCALE: NTS
 FINISH: POWDERCOAT
 COLOR: GUNMETAL



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



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



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

NOT FOR CONSTRUCTION



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

OWNER/CLIENT

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

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

PROFESSIONAL STAMP

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

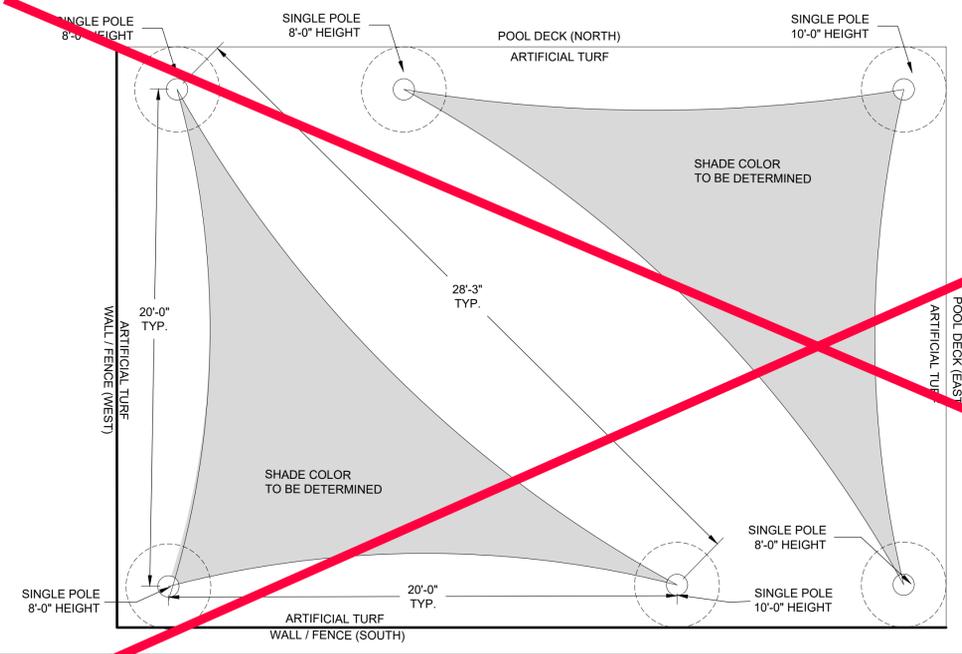
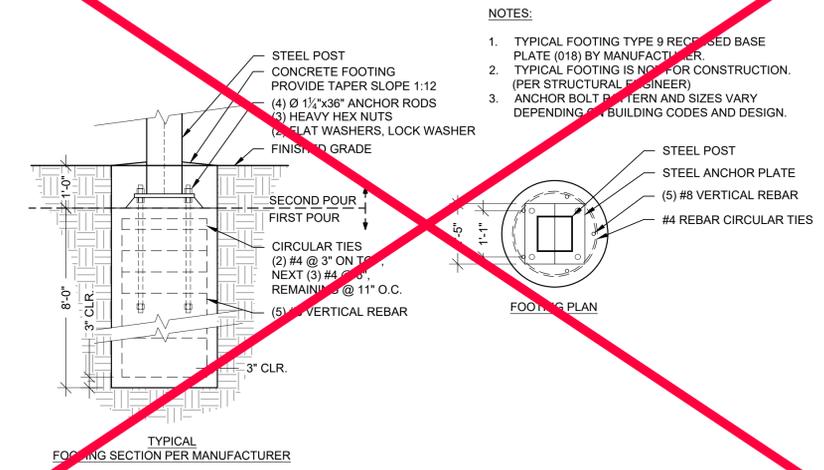
ISSUE RECORD

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

SHEET NUMBER

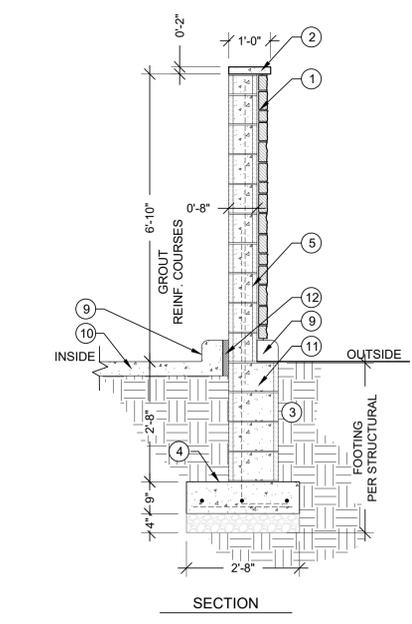
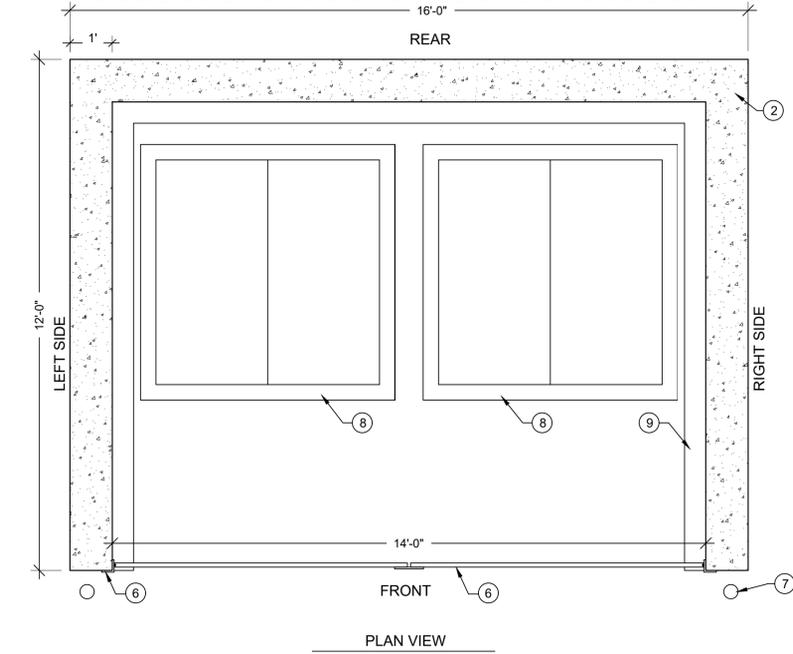
13

13 OF 28

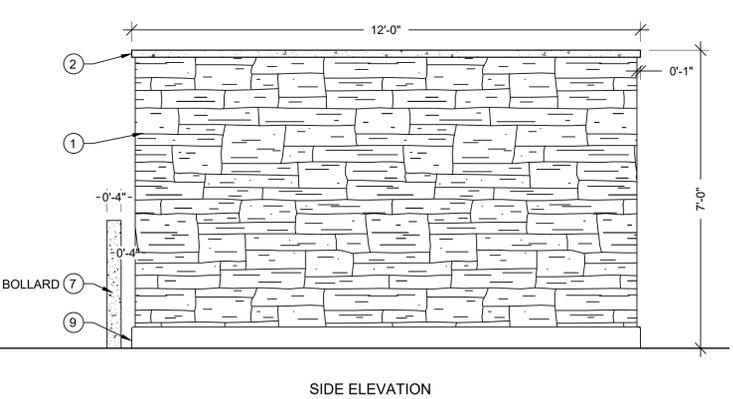
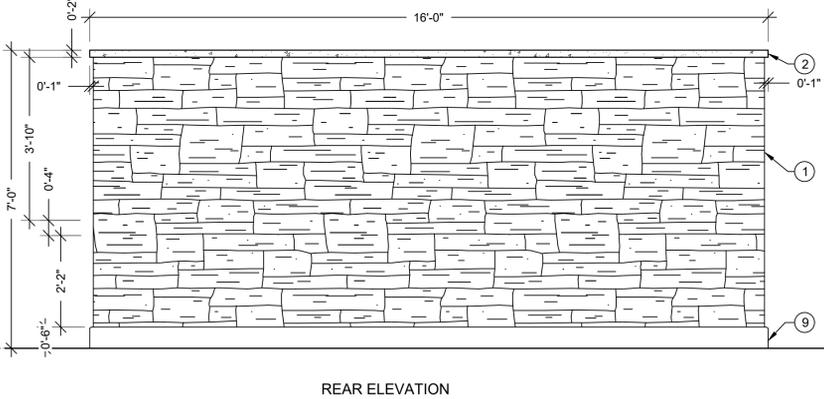
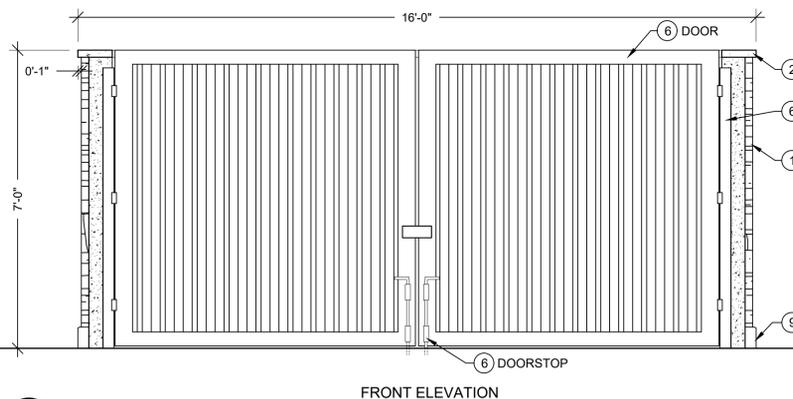


- NOTES:**
- FABRIC COLOR TO BE DETERMINED
 - POLE COLOR TO BE DETERMINED
 - INSTALLATION OF SHADE SAILS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATION AND WARRANTY QUALIFICATIONS.
 - WHERE PLAN CALLS FOR TWO SHADES SIDE BY SIDE (AS SHOWN ON PLAN) SHADES WILL SHARE THE ADJACENT POLE.
 - FABRIC SHADE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

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



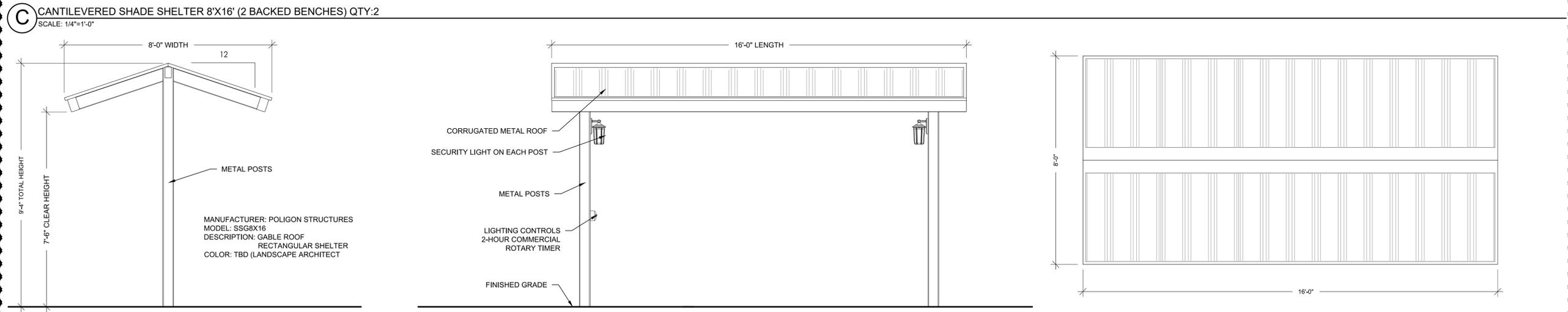
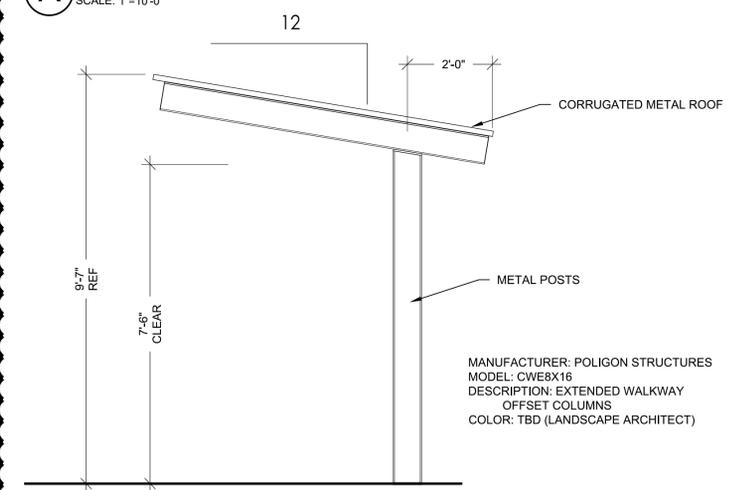
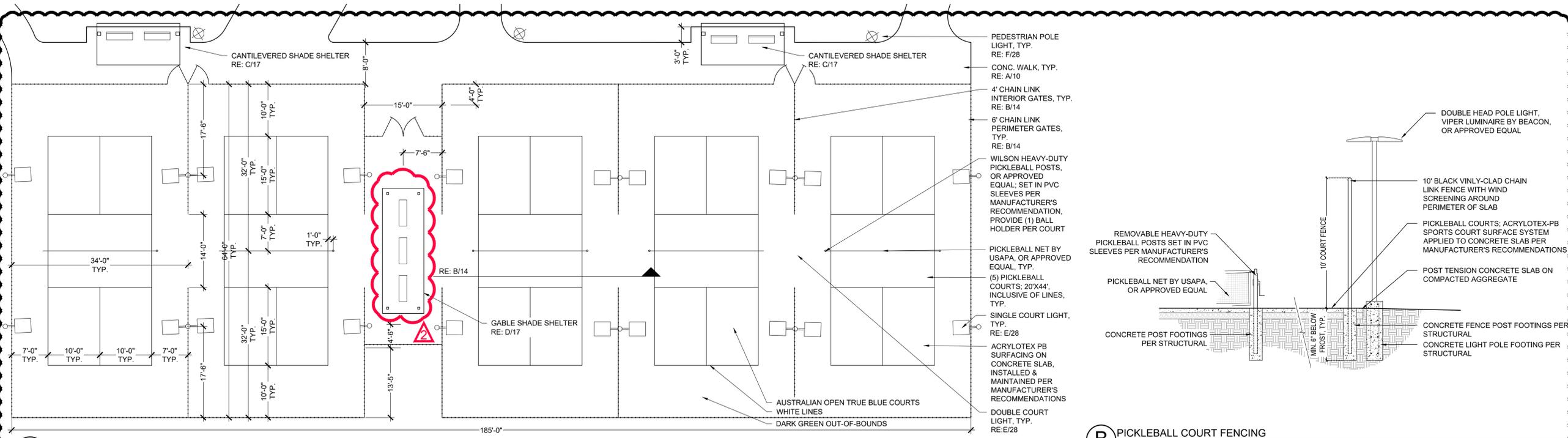
- NOTES:**
- STONE VENEER TO MATCH BUILDING.
 - PRECAST CONCRETE WALL CAP TO MATCH BUILDING.
 - 95% COMPACTED SUB-GRADE UNDER FOOTINGS AND SLAB INSIDE TRASH ENCLOSURE.
 - WALL FOOTING PER STRUCTURAL ENGINEER AND GEOTECH REPORT.
 - 8" X 8" X 16" STANDARD CMU BLOCK WITH GROUT FILL AND 9 GAUGE LADDER TYP.
 - 4"x4" STEEL ANGLE IRON. ATTACH WITH ANCHOR BOLTS AT 12" O.C. CONSTRUCT RIGID CRIMPED STEEL PANEL INSERT. PROVIDE CLOSURE LATCH AND GROUND DOORS.
 - STEEL BOLLARD 4" DIAMETER, 36" HEIGHT FILLED WITH CONCRETE IN MIN. 12" DIA. DOORS OF ENCLOSURE.
 - TYPICAL 6 YARD DUMPSTER.
 - 6" TALL CONCRETE CURB.
 - CONCRETE PAD REQUIRED WITHIN TRASH ENCLOSURE AND ADJACENT TO ENCLOSURE.
 - 14" x 8" x 16" STANDARD CMU BLOCK WITH GROUT FILL AND 9 GAUGE LADDER TYP.
 - EXPANSION JOINT.



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

FRONT ELEVATION REAR ELEVATION SIDE ELEVATION

NOT FOR CONSTRUCTION



ARCHITECT / PLANNER

LAI
Design Group

world wide

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

OWNER/CLIENT

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

GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
DETAILS: 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
AMENDMENT #1 (2)	07/24/2020
AMENDMENT #1 (3)	08/21/2020
AMENDMENT #2 (1)	12/01/2021
AMENDMENT #2 (2)	01/11/2022

SHEET NUMBER

14

14 OF 28

NOT FOR CONSTRUCTION