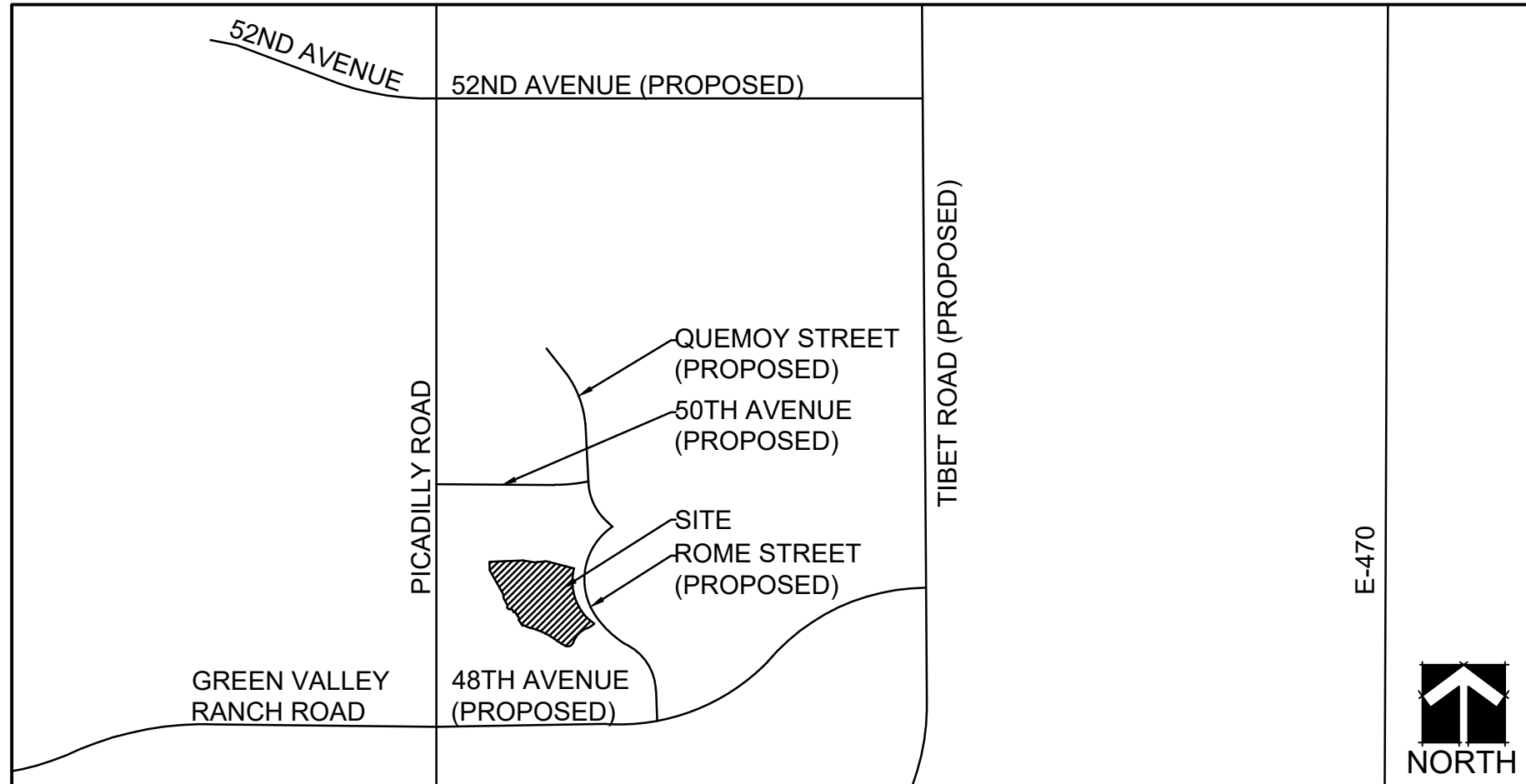


GREEN VALLEY RANCH EAST ACTIVE ADULT CLUBHOUSE

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 TYPE	#	SPRINKLERED	GROSS FLOOR AREA	
						FULL BUILD-OUT	PHASE 1 PHASE 2
CLUBHOUSE		V-B	A2/A3	261	YES	10,594 SF	NA 10,594 SF
SALES CENTER		V-B	B	34	NO	2,409 SF	2,409 SF NA
POOL EQUIPMENT		V-B	U/H4	0	NO	824 SF	NA 824 SF
DESIGNER COTTAGES (3 TOTAL)		V-B	R3	6	YES	1,410 SF	1,410 SF NA
TOTAL BUILDING COVERAGE						15,237 SF	3,819 SF 11,418 SF
AREA WITHIN TRACT BOUNDARY						FULL BUILD-OUT	PHASE 1 PHASE 2
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)						97,924 SF	62% 33,897 SF 64,027 SF
LANDSCAPE AREA (TURF, NATIVE SEED, PLANTING AREAS, COBBLE, ARTIFICIAL TURF)						44,316 SF	28% 18,519 SF 25,792 SF
PARKING SPACES							REQ. PROVIDED
FULL BUILD-OUT (TOTAL SITE)						121	116
BICYCLE PARKING REDUCTION (MAX. 5%)						-6	-
SALES CENTER (1 SPACE / 4 OCCUPANTS)					OCCUPANCY: 23	6	9
DESIGNER COTTAGES (1 SPACE / UNIT)					# OF UNITS: 3	3	3
					PHASE 1 TOTAL	12	12
CLUBHOUSE (1 SPACE / 4 OCCUPANTS)					OCCUPANCY: 261	65	65
POOL AREA (1 SPACE / 4 OCCUPANTS)					OCCUPANCY: 136	34	34
OUTDOOR GATHERING AREAS (1 SPACE / 4 OCCUPANTS)					OCCUPANCY: 41	10	5
					PHASE 2 TOTAL	109	104
ACCESSIBLE SPACES (1 ADA PER 25 SPACES)						5	8
VAN ACCESSIBLE SPACES (MINIMUM 1 SPACE PER EVERY 6 ADA SPACES)						1	2
LOADING SPACES REQUIRED & PROVIDED						N/A	N/A
BICYCLE SPACES (3% OF REQUIRED PARKING SPACES)						4	10
PHASE 1: SIGNAGE PROPOSED @ SALES CENTER					28 S.F. AND 3.5' MAX. HT.	1 SIGN	
PHASE 2: SIGNAGE PROPOSED @ NORTH & SOUTH ENTRY					28 S.F. AND 2' MAX. HT.	2 SIGNS	

LEGAL DESCRIPTION

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

CITY OF AURORA NOTES:

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANES AND 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 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 RAP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-1.2008.
- 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 ENCRACH 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.
- THE VALUE TO BE IN VALUE TO BE DETERMINED FOR EACH PROJECT UNDER WORSE-CASE NOISE CONDITIONS.
- THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(c) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.

AMENDMENTS

#	DATE	ISSUE	ISSUED BY
01	06/02/2020	CSP AMENDMENT #1	LAI
PHASE ONE			
1.	SALES CENTER ARCHITECTURE (FLOOR PLAN & ELEVATION) MINOR		
2.	LANDSCAPE BEDS WEST OF SALES CENTER (LAYOUT TO ALIGN WITH SITE FEATURES AND SALES CENTER)		
3.	REMOVAL OF FIRE PIT AND TRELLIS		
4.	MODIFIED LIGHTING		
5.	ADDED DEMONSTRATION AREA W/ SEAT WALL AT SALES CENTER		
6.	MINOR MODIFICATIONS TO LANDSCAPE COUNTS		
PHASE TWO			
1.	CLUBHOUSE ARCHITECTURE (FLOOR PLAN & ELEVATION) MINOR		
2.	REMOVED PAVILION AT LAWN		
3.	REMOVED PLANTERS AT LAWN		
4.	MODIFIED LIGHTING		
5.	REVISED POOL		
6.	REMOVED POOL GLASS AT INFINITY EDGE		
7.	REMOVED PLANTERS IN ENTIRE POOL AREA		

SIGNATURE BLOCK

GREEN VALLEY RANCH EAST ACTIVE ADULT CLUBHOUSE CONTEXTUAL SITE PLAN

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

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

IN WITNESS THEREOF CLAYTON PROPERTIES GROUP II, LLC. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF ____ AD

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO } SS
COUNTY OF }
THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____ AD ____ BY:

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC) (SEAL)

MY COMMISSION EXPIRES: _____
NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: (CHAIR PERSON) _____ DATE: _____

CITY COUNCIL: (MAYOR) _____ DATE: _____

ATTEST: (CITY CLERK) _____ DATE: _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____ COLORADO AT _____ O'CLOCK __M.
THIS ____ DAY OF ____ AD ____.

CLERK AND RECORDER : _____ DEPUTY: _____

CONTACTS

OWNER / CLIENT:

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

PLANNER / ARCHITECT / LANDSCAPE ARCHITECT:

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

CIVIL ENGINEER:

CALIBRE 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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03	PHASING PLAN	23	DETAILS & DATA TABLES: LANDSCAPE
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08	GRADING PLAN: PHASE 1 & PHASE 2	26	FLOOR PLAN & ELEVATIONS: SALES CENTER & POOL BUILDING
09	UTILITY PLAN: PHASE 1 & PHASE 2	27	SITE PLAN: PHOTOMETRIC
10-13	DETAILS: SITE	28	DETAILS: LIGHTING
14	DETAILS: PICKLEBALL COURT		
15	DETAILS: BOCCIE COURT		
16-18	DETAILS: POOL		
8.	REMOVED FIRE PIT		
9.	REMOVED SHADE SHELTER		
10.	ADDED ARTIFICIAL TURF		
11.	MODIFIED FENCE (6'-5") AND WALL DETAILS		
12.	POOL BUILDING NOW HAS RESTROOMS		
13.	MINOR MODIFICATIONS TO LANDSCAPE COUNTS AND SMALL ADDITION OF TURF TO THE FRONT FACADE OF CLUBHOUSE		
14.	ALL SHADE SHELTERS REMAINING TO BE BUILT ON SITE AND NOT ORDERED FROM A VENDOR		
15.	REMOVED ONE PICKLE BALL COURT		
16.	ADDED TWO CONDENSER SCREEN FENCES AT FRONT OF CLUBHOUSE		



NOT FOR CONSTRUCTION

ARCHITECT / PLANNER



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Landscape Architecture | Visual Media
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CLAYTON PROPERTIES
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4908 TOWER ROAD
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GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
COVER SHEET

PROFESSIONAL STAMP

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

ISSUE RECORD

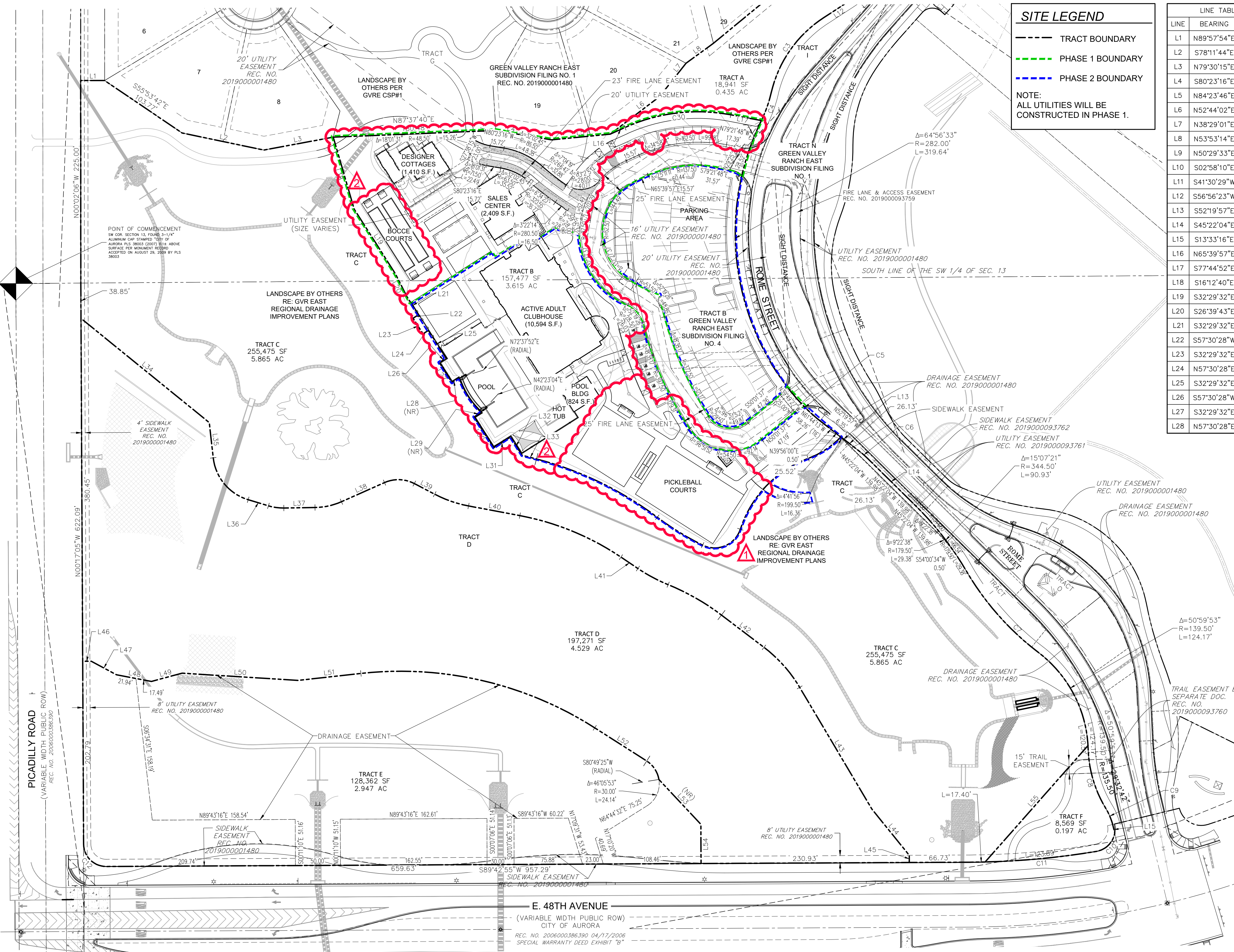
CSP #1	09/21/2018
CSP #2	06/11/2019
CSP #3	08/02/2019
CSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020
AMENDMENT #1 (2)	07/24/2020
AMENDMENT #1 (3)	08/21/2020
AMENDMENT #1	
TECHNICAL #1	09/18/2020

SHEET NUMBER

01

1 OF 28

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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'

0 50 100

NORTH SCALE: 1" = 50'-0"

NOT FOR CONSTRUCTION

ARCHITECT / PLANNER

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Design
Group

world wide

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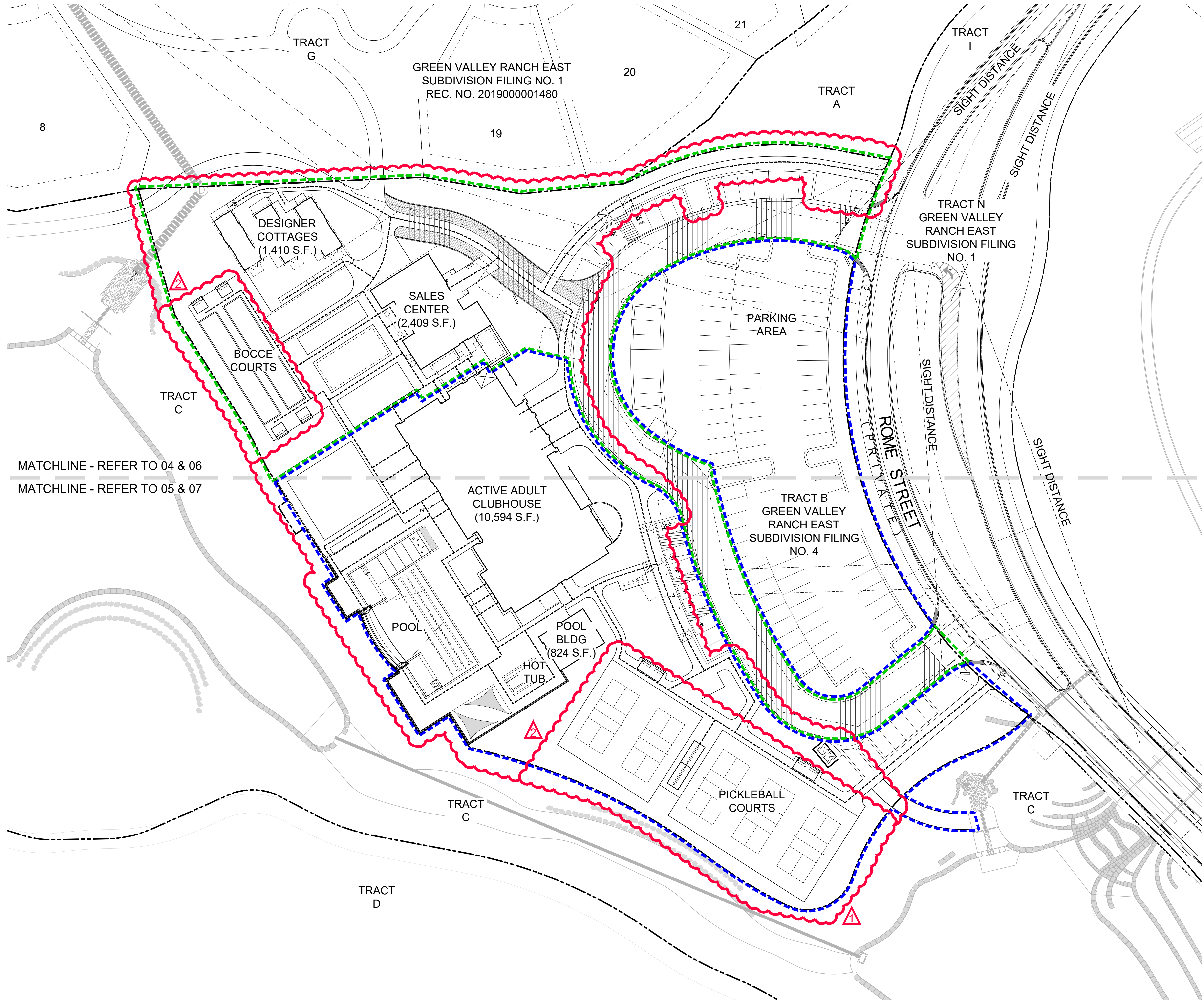
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GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
OVERALL VICINITY SITE PLAN

PROFESSIONAL STAMP

PROJECT #:	171053
DRAWN BY:	LAI
CHECKED BY:	JC
ISSUE RECORD	
CSP #1	09/21/2018
CSP #2	06/11/2019
CSP #3	08/02/2019
CSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020
AMENDMENT #1 (2)	07/24/2020
AMENDMENT #1 (3)	08/21/2020
AMENDMENT #1	
TECHNICAL #1	09/18/2020

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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
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CONTEXTUAL SITE PLAN
PHASING PLAN

PROFESSIONAL STAMP

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

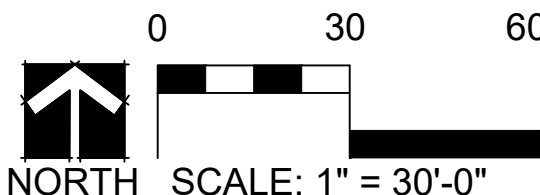
ISSUE RECORD

CSP #1	09/21/2018
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CSP #4	09/26/2019
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AMENDMENT #1	
TECHNICAL #1	09/18/2020

SHEET NUMBER

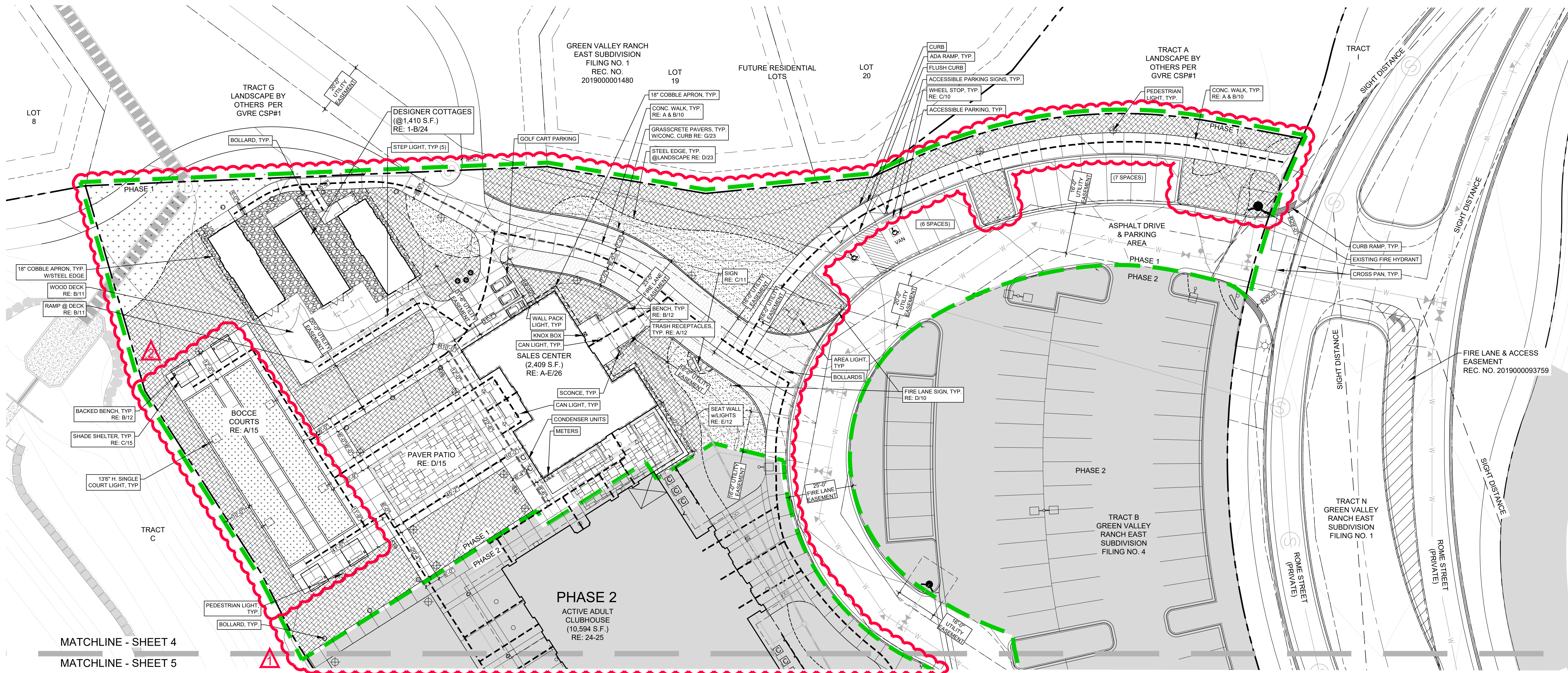
03

3 OF 28



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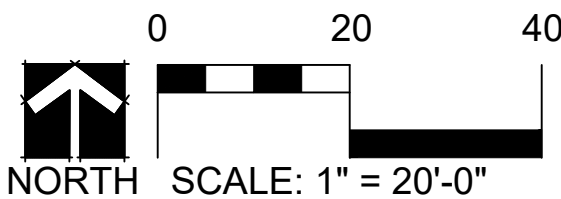
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SITE LEGEND

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

- NOTES:**
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

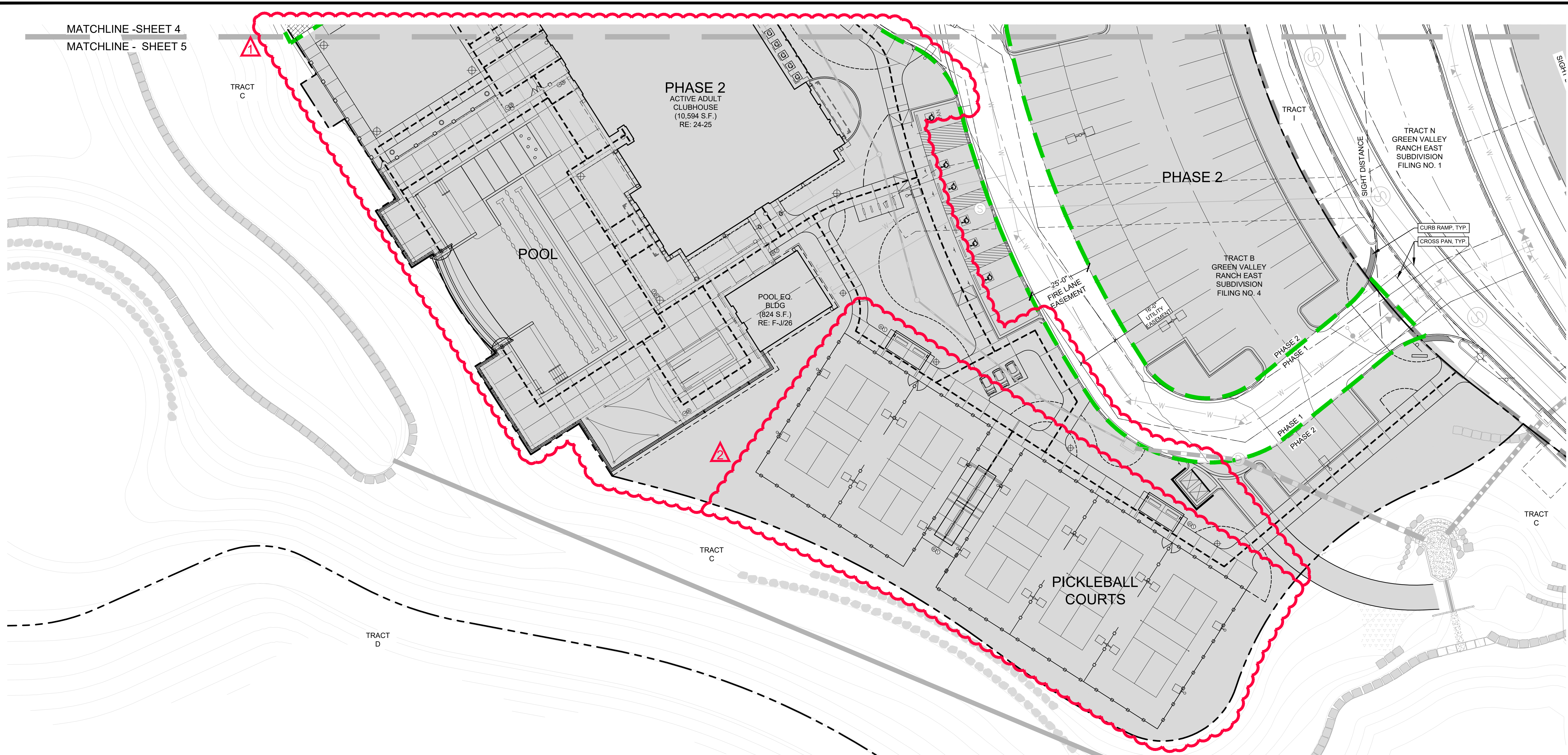
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CSP #2	06/11/2019
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CSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
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AMENDMENT #1	
TECHNICAL #1	09/18/2020

SHEET NUMBER

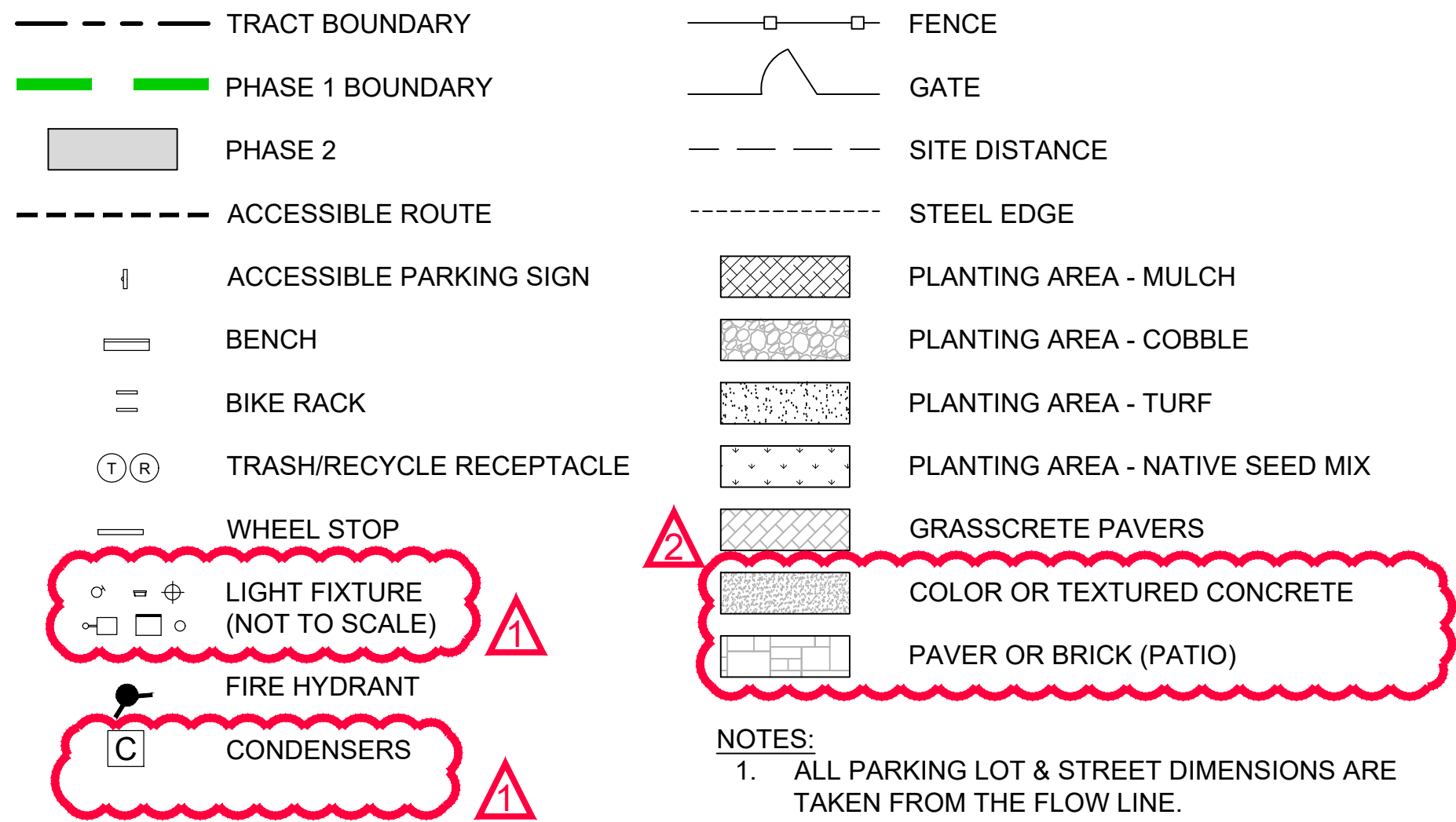
04

4 OF 28

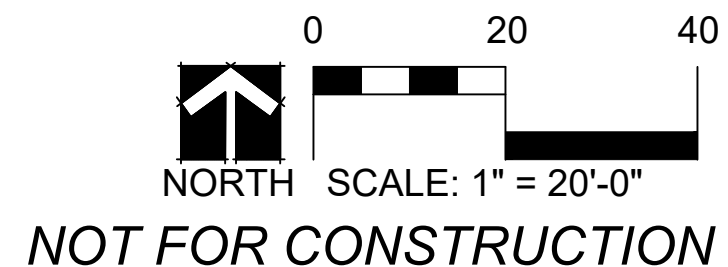
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SITE LEGEND



- NOTES:
1. ALL PARKING LOT & STREET DIMENSIONS ARE TAKEN FROM THE FLOW LINE.
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GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
SITE PLAN: PHASE 1

PROFESSIONAL STAMP

PROJECT #:	171053
DRAWN BY:	LAI
CHECKED BY:	JC
ISSUE RECORD	
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CSP #4	09/26/2019
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FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020
AMENDMENT #1 (2)	07/24/2020
AMENDMENT #1 (3)	08/21/2020
AMENDMENT #1	09/18/2020

SHEET NUMBER

05

5 OF 28

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

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

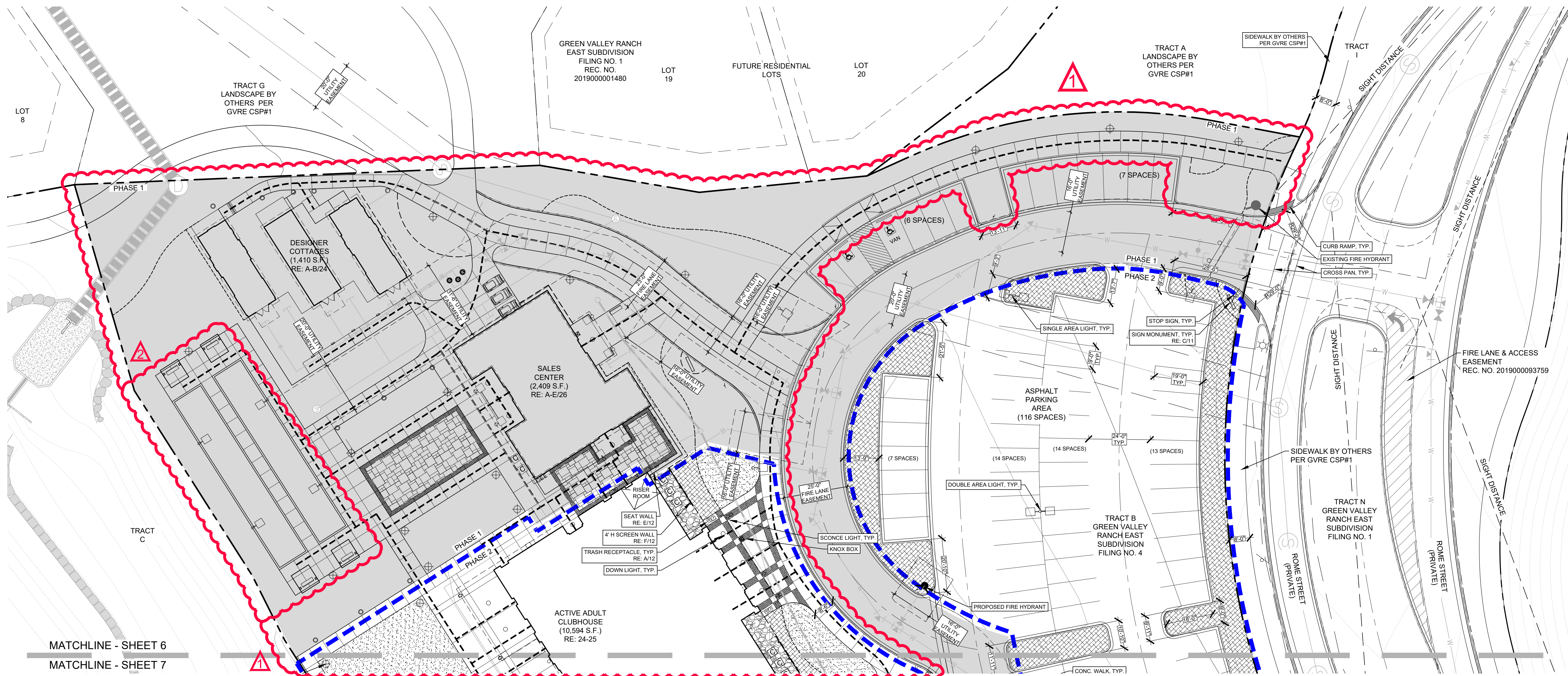
ISSUE RECORD

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 #1	
TECHNICAL #1	09/18/2020

SHEET NUMBER

06

6 OF 28



MATCHLINE - SHEET 6

MATCHLINE - SHEET 7

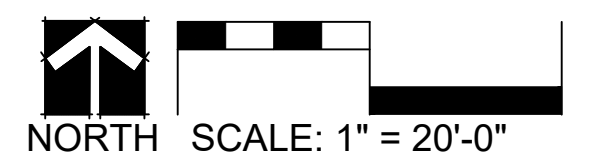
SITE LEGEND

--- 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:

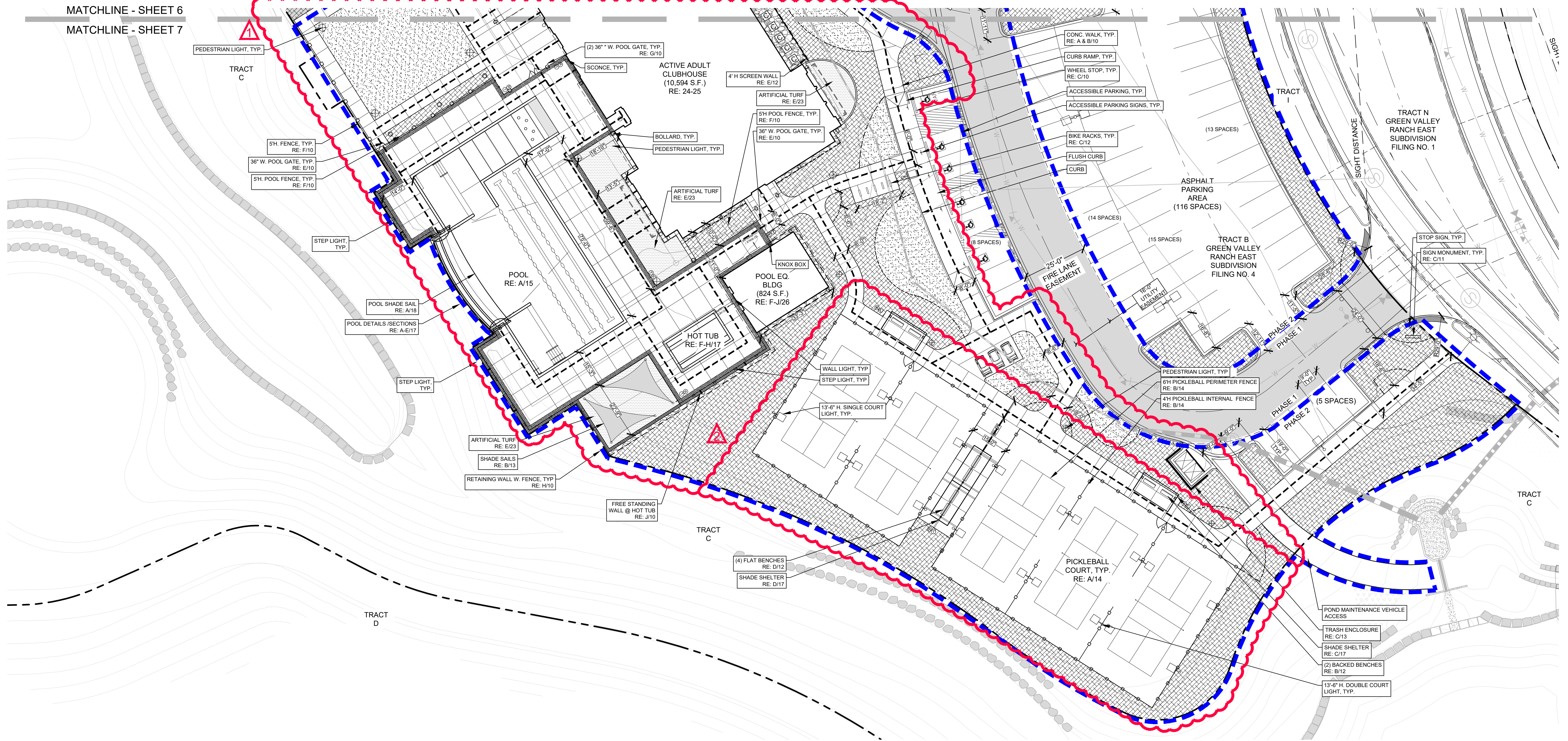
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SITE LEGEND

- | | |
|----------------------------------|-------------------------------------|
| --- 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) | --- COLOR OR TEXTURED CONCRETE |
| --- FIRE HYDRANT | --- PAVER OR BRICK (PATIO) |
| --- CONDENSERS | |

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

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

PROFESSIONAL STAMP

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

ISSUE RECORD

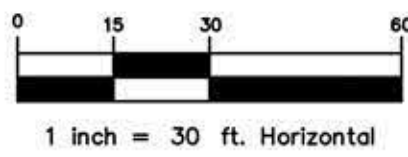
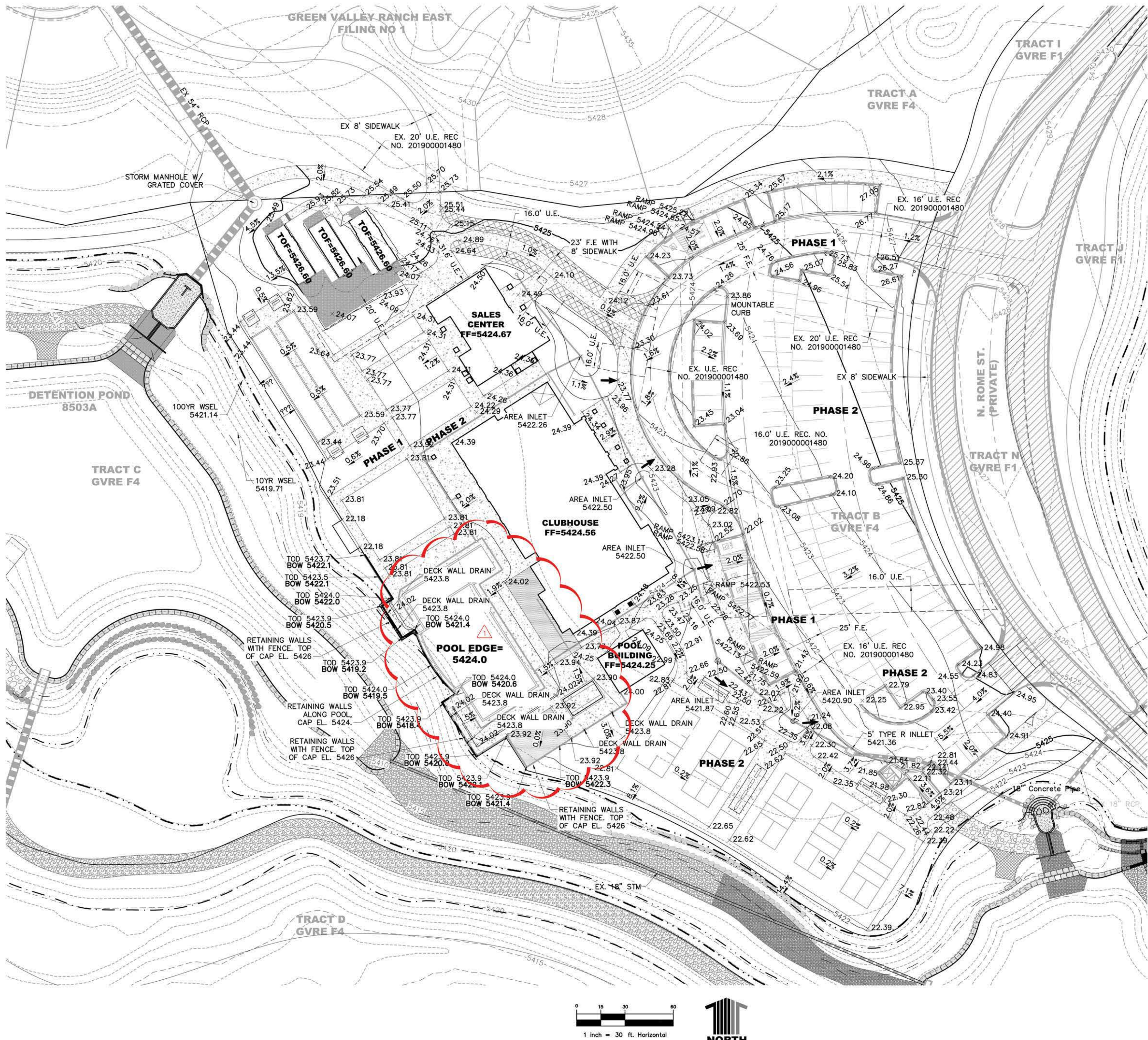
CSP #1	09/21/2018
CSP #2	06/11/2019
CSP #3	08/02/2019
CSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020
AMENDMENT #1 (2)	07/24/2020
AMENDMENT #1 (3)	08/21/2020
AMENDMENT #1	
TECHNICAL #1	09/18/2020

SHEET NUMBER

07

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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

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.

ARCHITECT / PLANNER



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

PROFESSIONAL STAMP

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

ISSUE RECORD

CSP #1	09/21/2018
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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AMENDMENT #1 (3)	08/21/2020
AMENDMENT #1	
TECHNICAL #1	09/18/2020

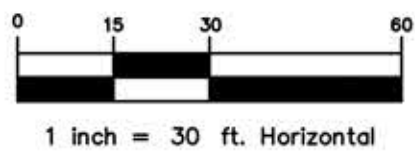
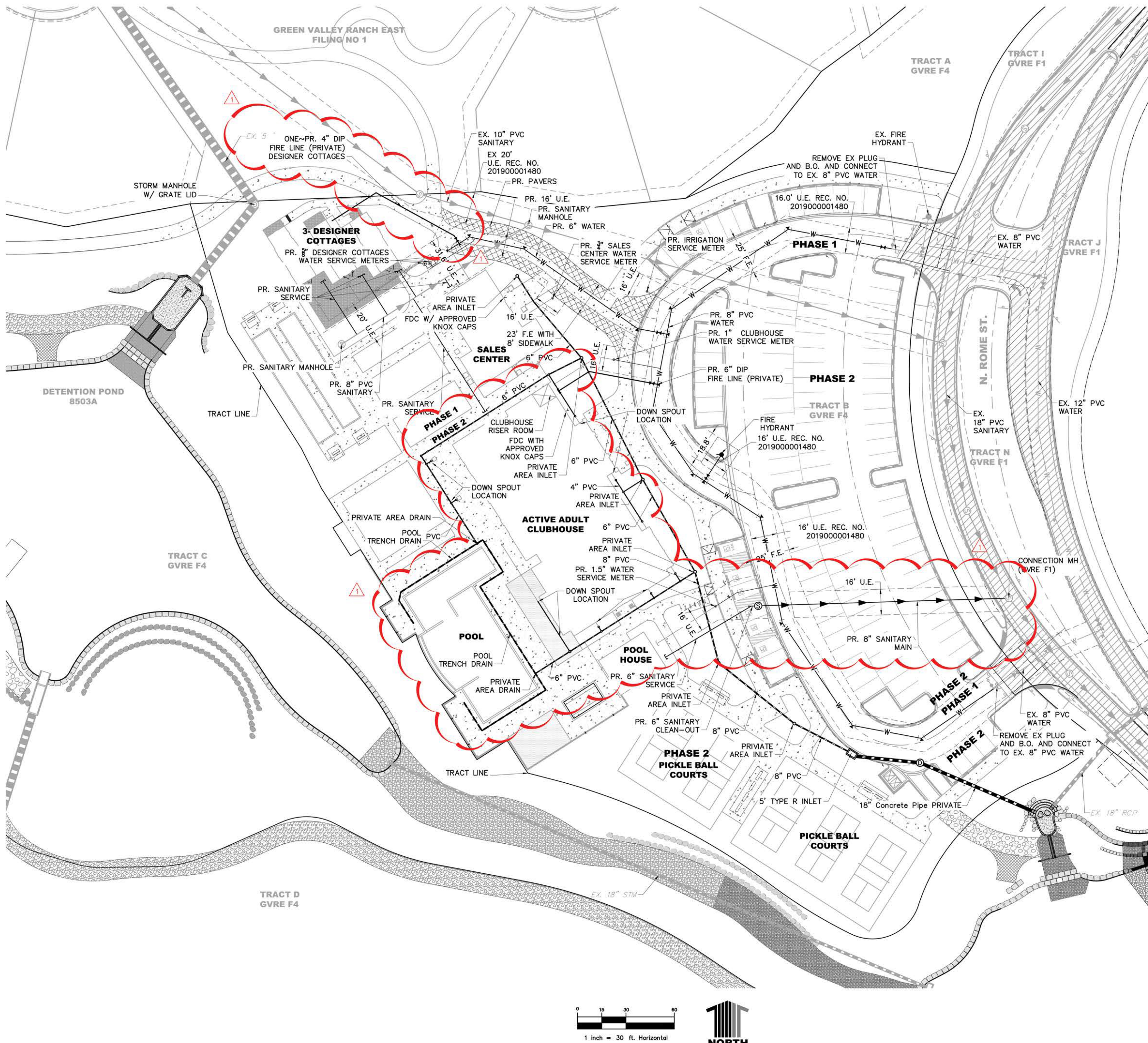
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KEYMAP

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

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

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
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AMENDMENT #1	
TECHNICAL #1	09/18/2020

SHEET NUMBER

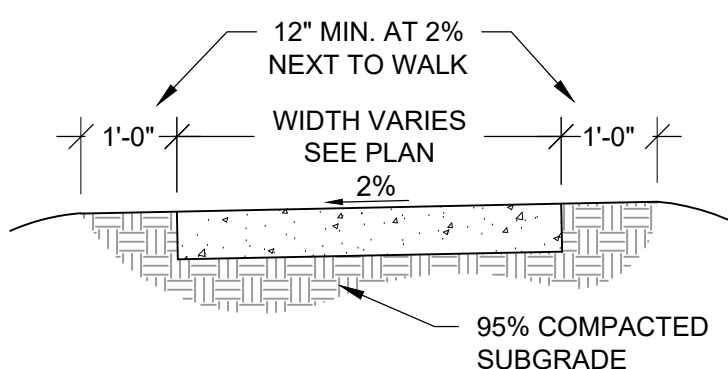
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9 OF 28

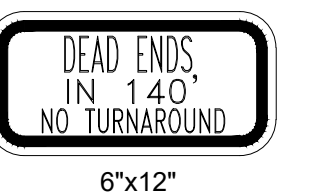
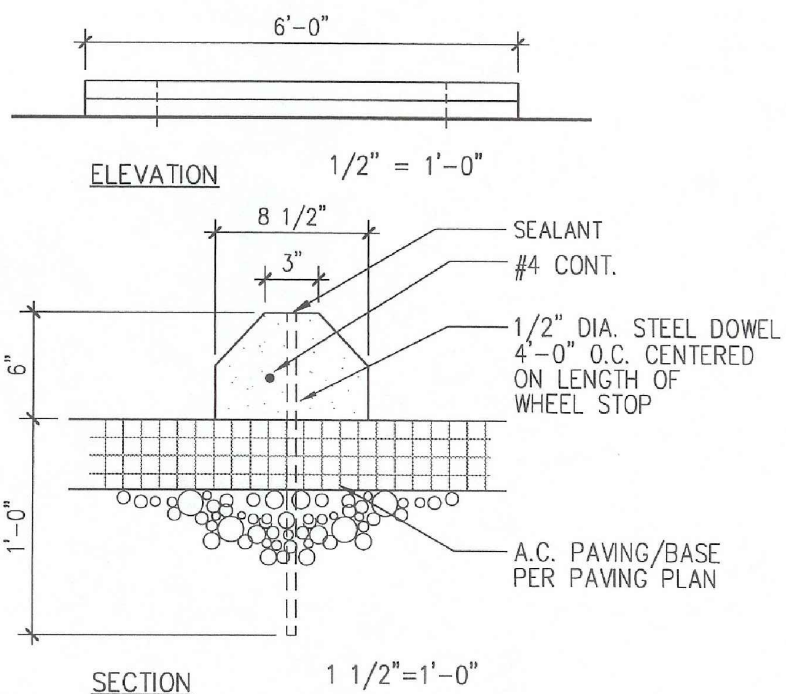
NOT FOR CONSTRUCTION

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

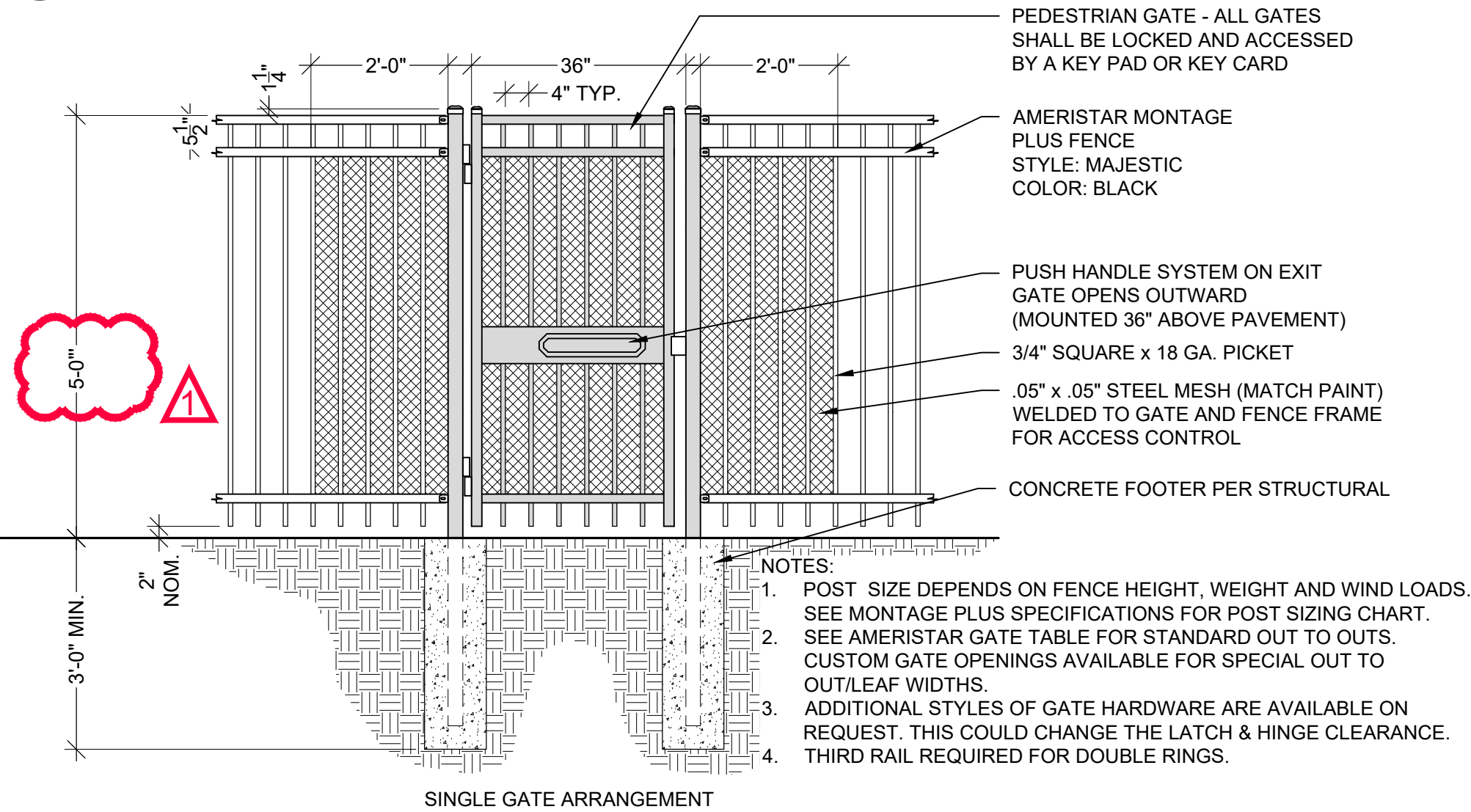
- NOTES:
- A. CAULKING COLOR SHALL MATCH COLOR OF ADJACENT PAVING.
- B. INSTALLATION/REPLACEMENT OF R.O.W. SIDEWALK REQUIRES 6" THICK CONCRETE SECTION, REFER TO ENGINEERING PLANS.
- KEYNOTES:
1. SCORE JOINT WITH 1/4" RADIUS TOOLED EDGE PER PLAN.
2. CONCRETE PAVING WITH REINFORCEMENT PER STRUCTURAL ENGINEER.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



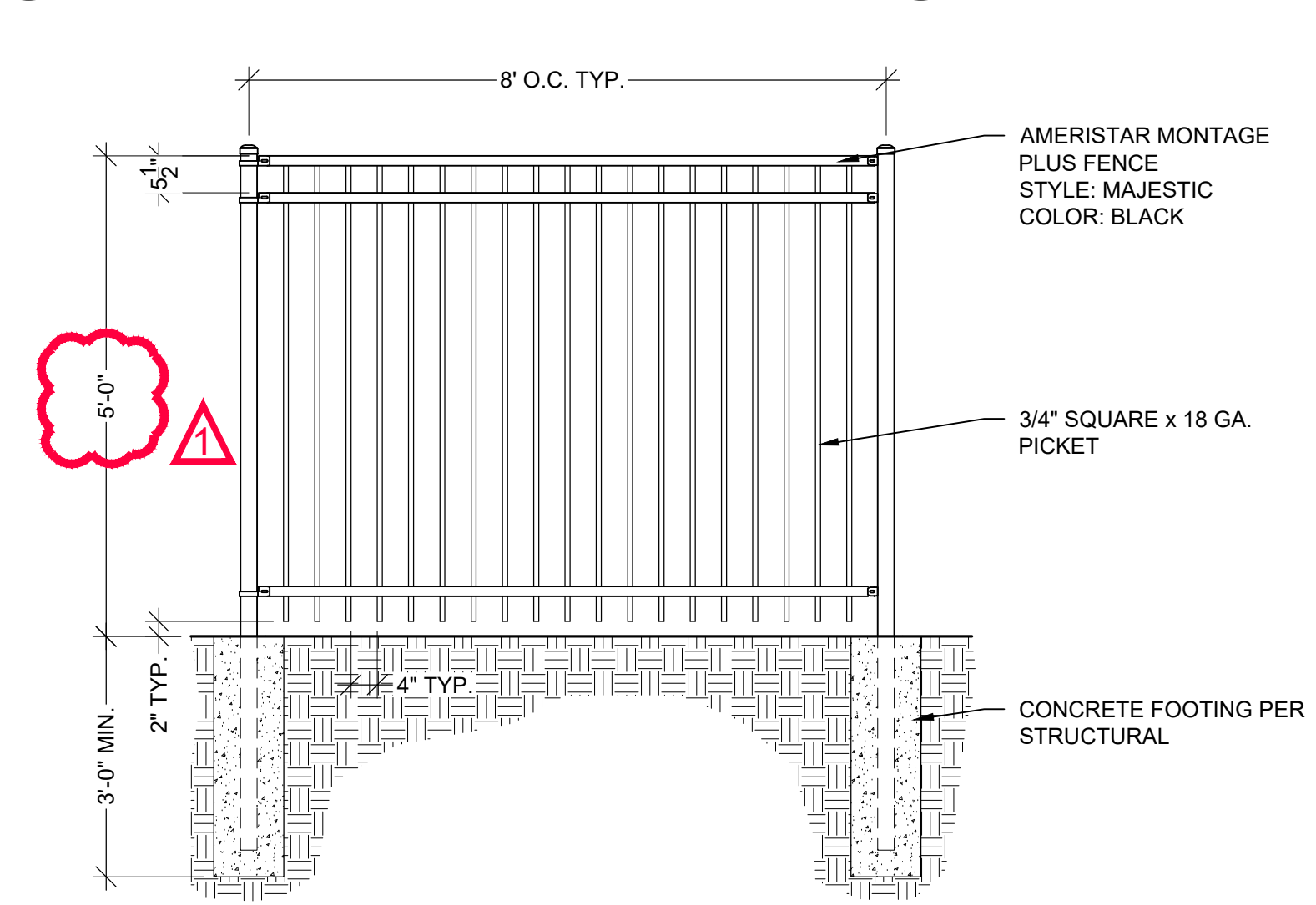
- NOTES:
1. CONCRETE WALKS 8' WIDE OR LESS SHALL BE 4" DEPTH, 4,000 PSI CONCRETE, REINFORCED WITH FIBERMESH.
2. CONCRETE WALKS WIDER THAN 8' WIDE SHALL BE 6" DEPTH, 4,000 PSI CONCRETE, REINFORCED WITH FIBERMESH.



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

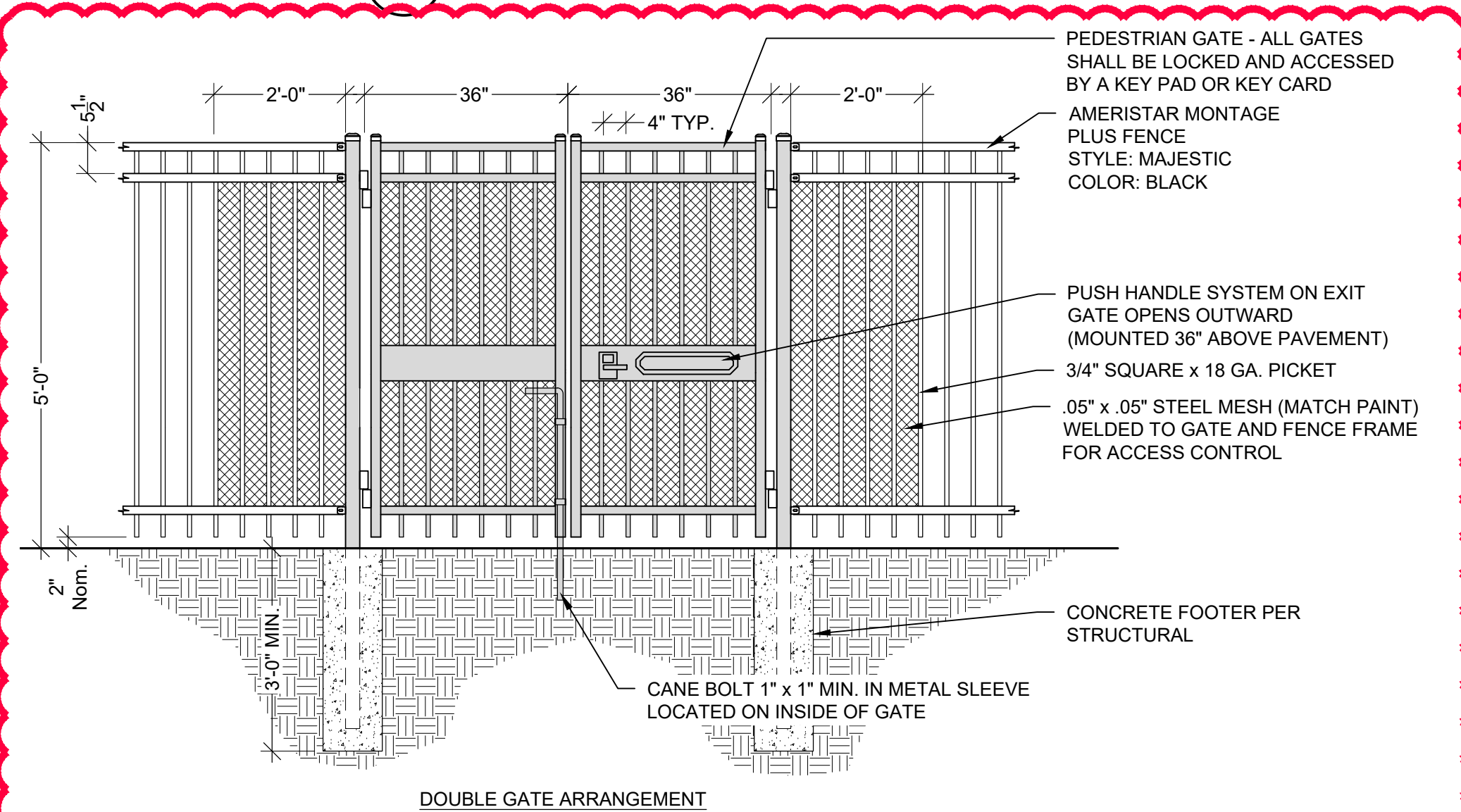


B CONCRETE WALK
SCALE: 1/2"=1'-0"

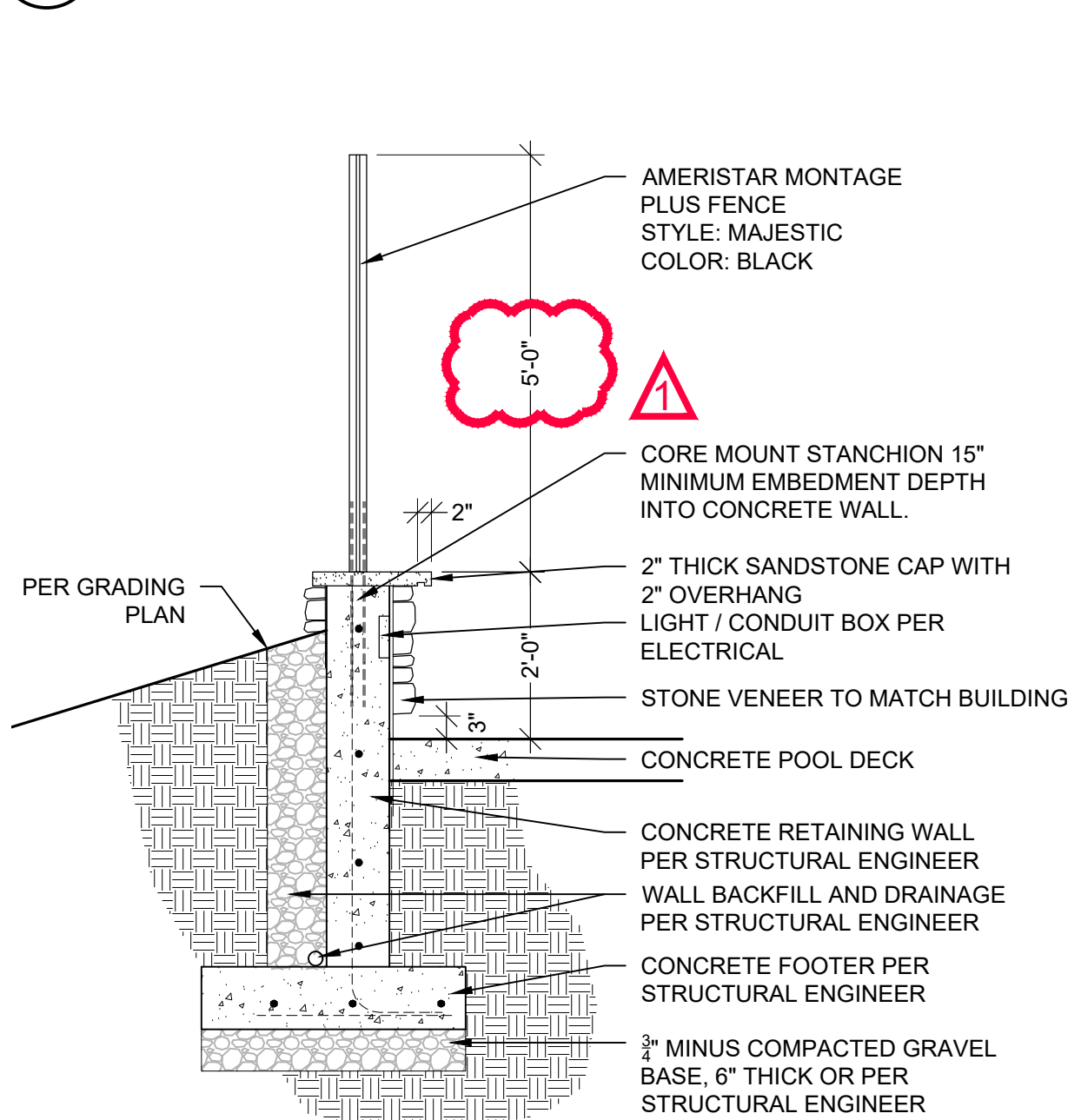


C WHEEL STOP @ ACCESSIBLE SPACES
SCALE: N.T.S.

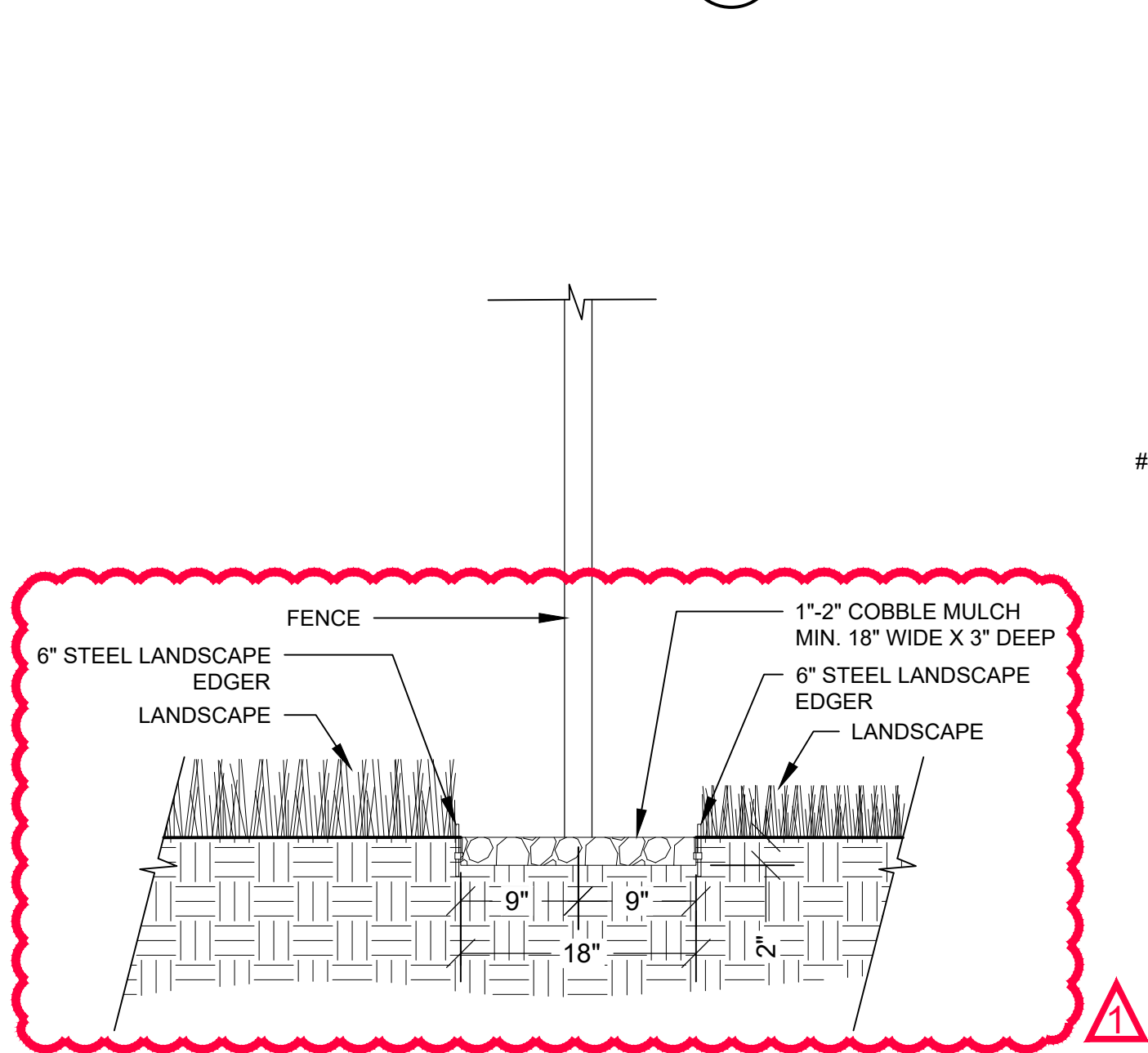
D NO PARKING SIGN @ FIRE LANE
SCALE: N.T.S.



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



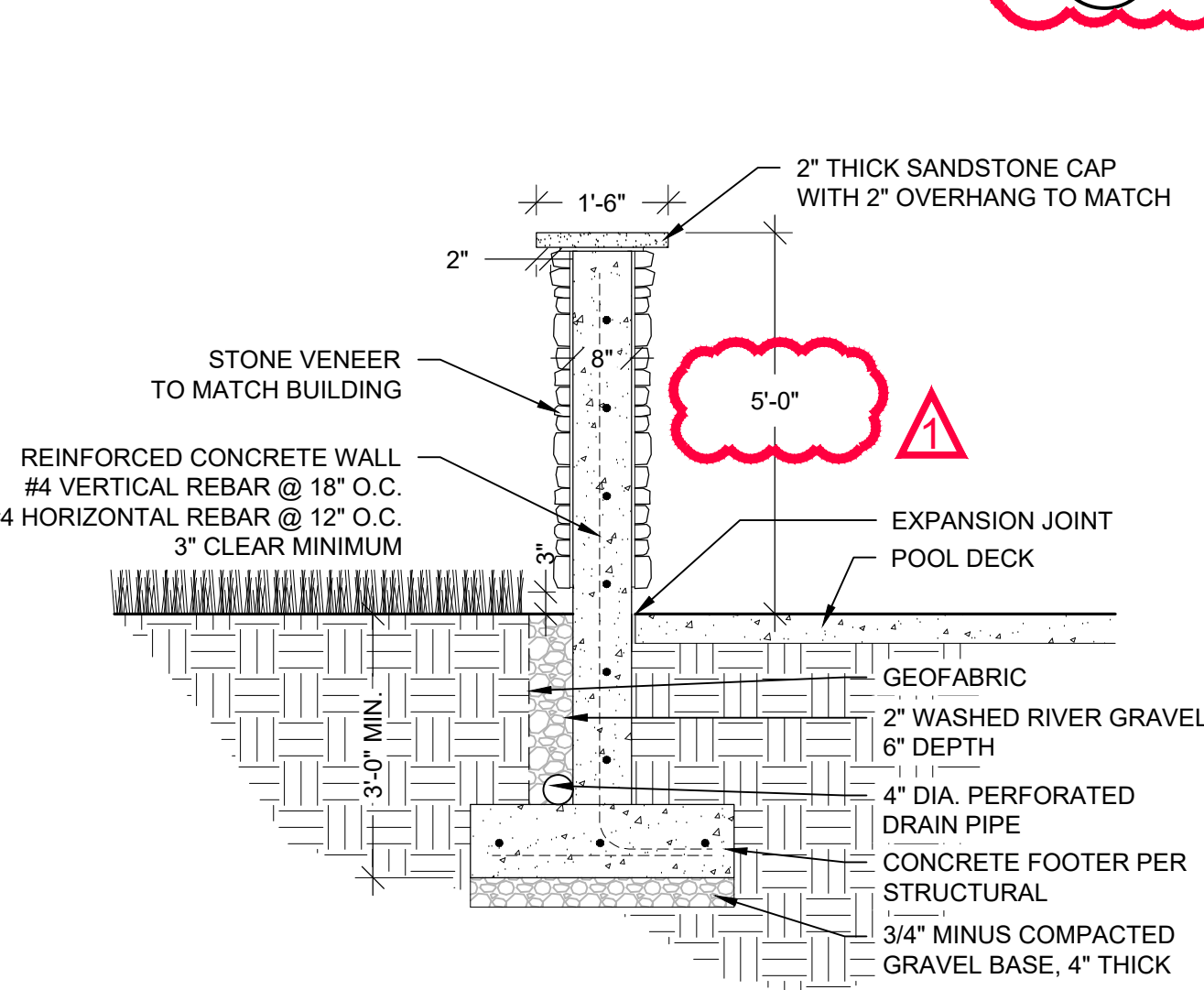
F POOL SECURITY FENCE
SCALE: 1/2"=1'-0"



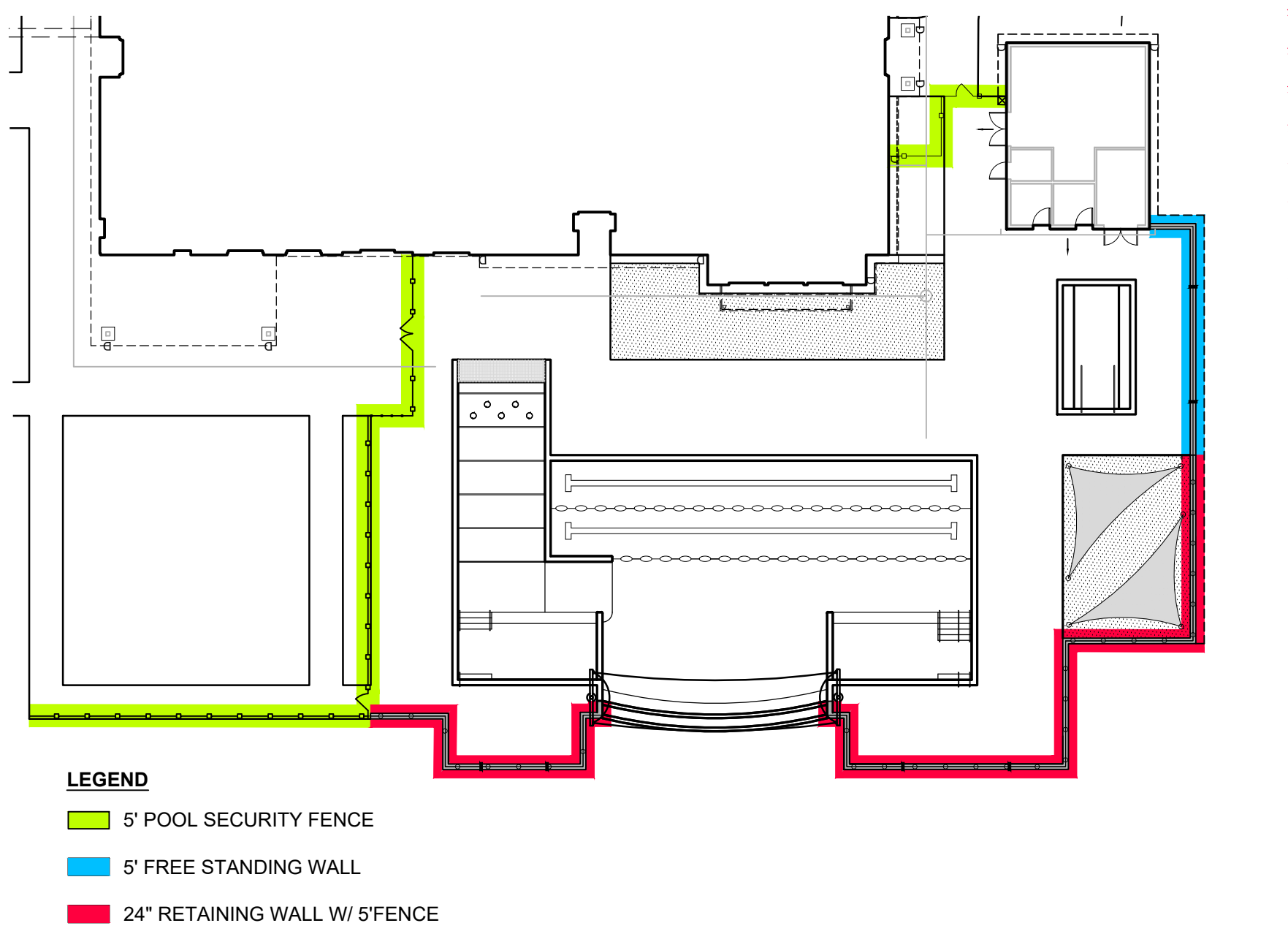
H RETAINING WALL W/ FENCE @ POOL
SCALE: 1/2"=1'-0"

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

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



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



K FENCE LOCATION PLAN
SCALE: NOT TO SCALE

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

PROFESSIONAL STAMP

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

ISSUE RECORD

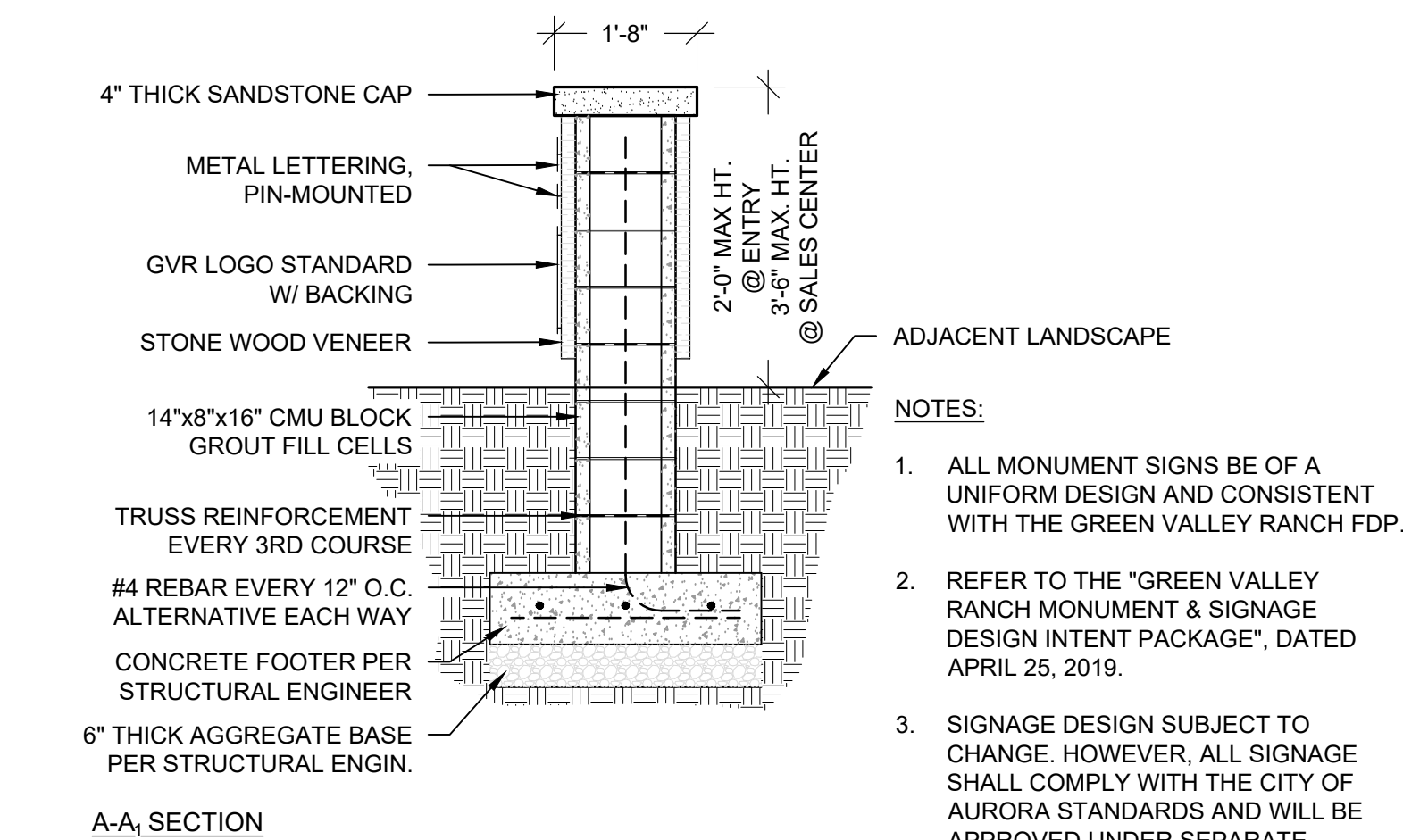
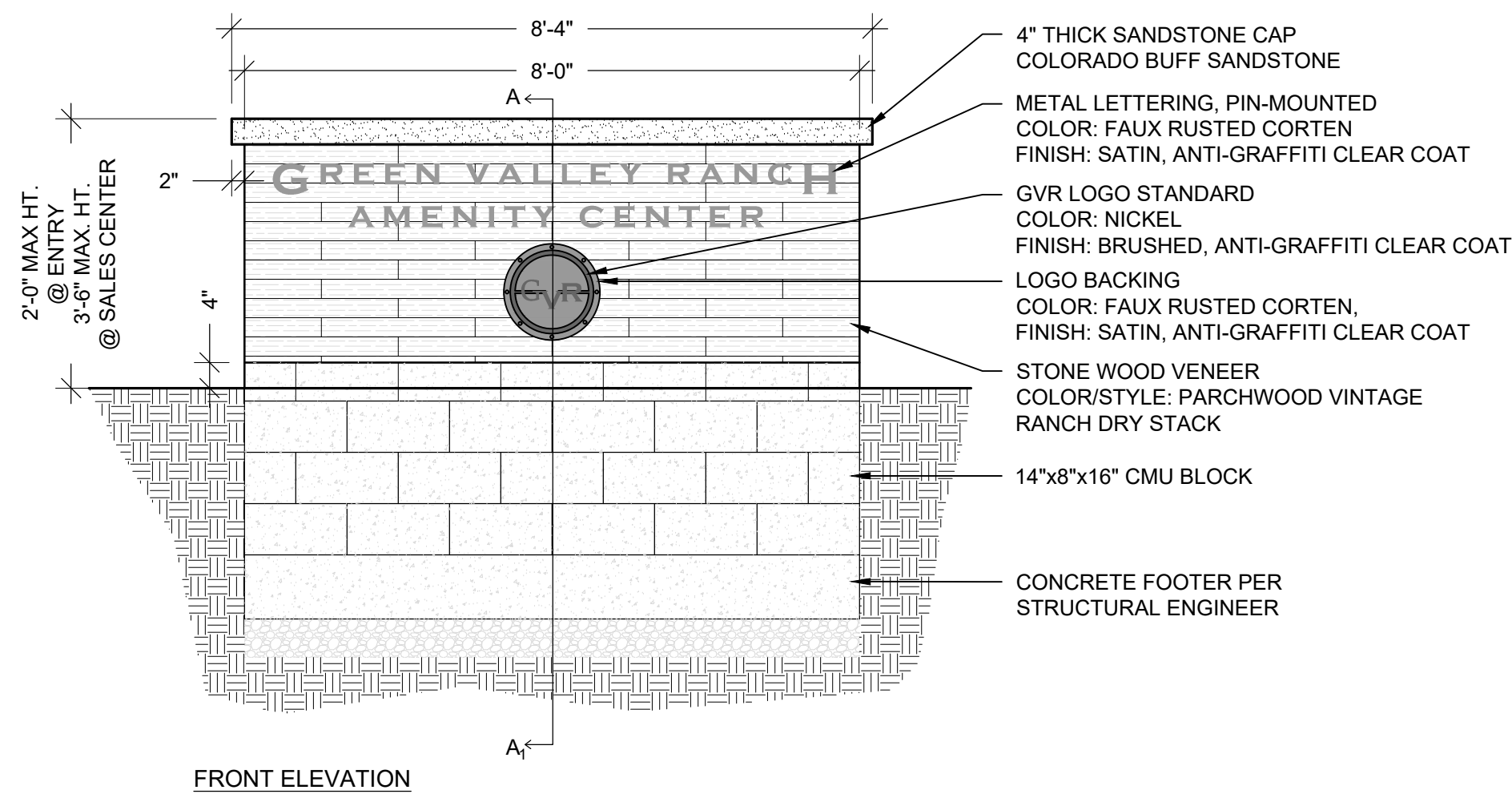
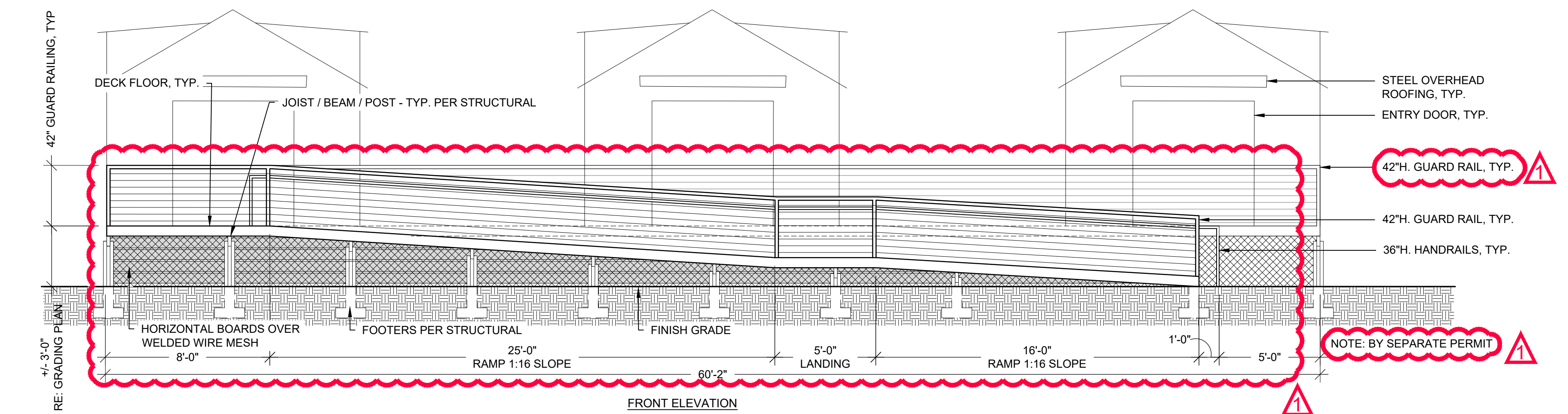
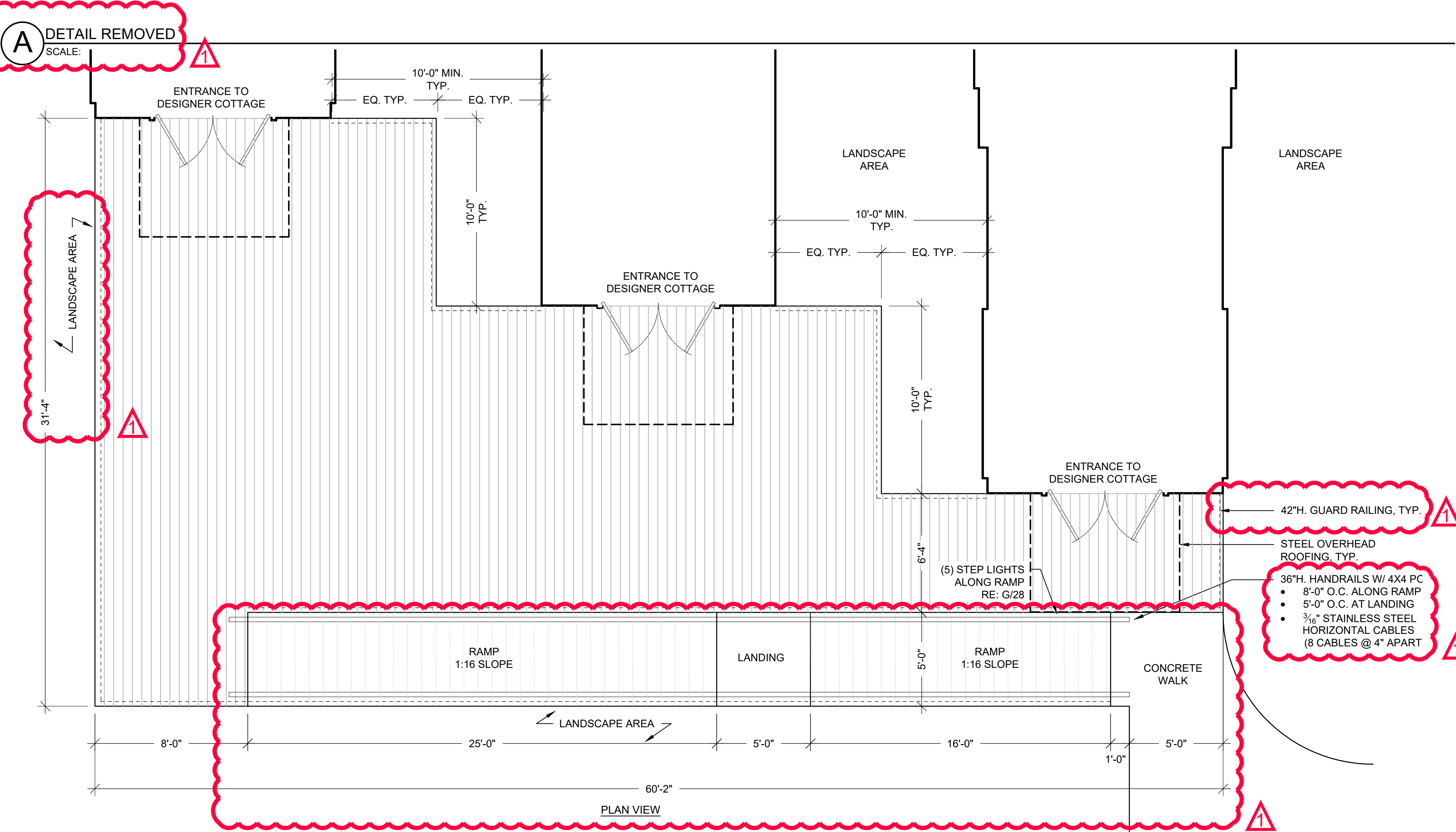
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CSP #4	09/26/2019
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AMENDMENT #1 (2)	07/24/2020
AMENDMENT #1 (3)	08/21/2020
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AMENDMENT #1	
TECHNICAL #1	09/18/2020

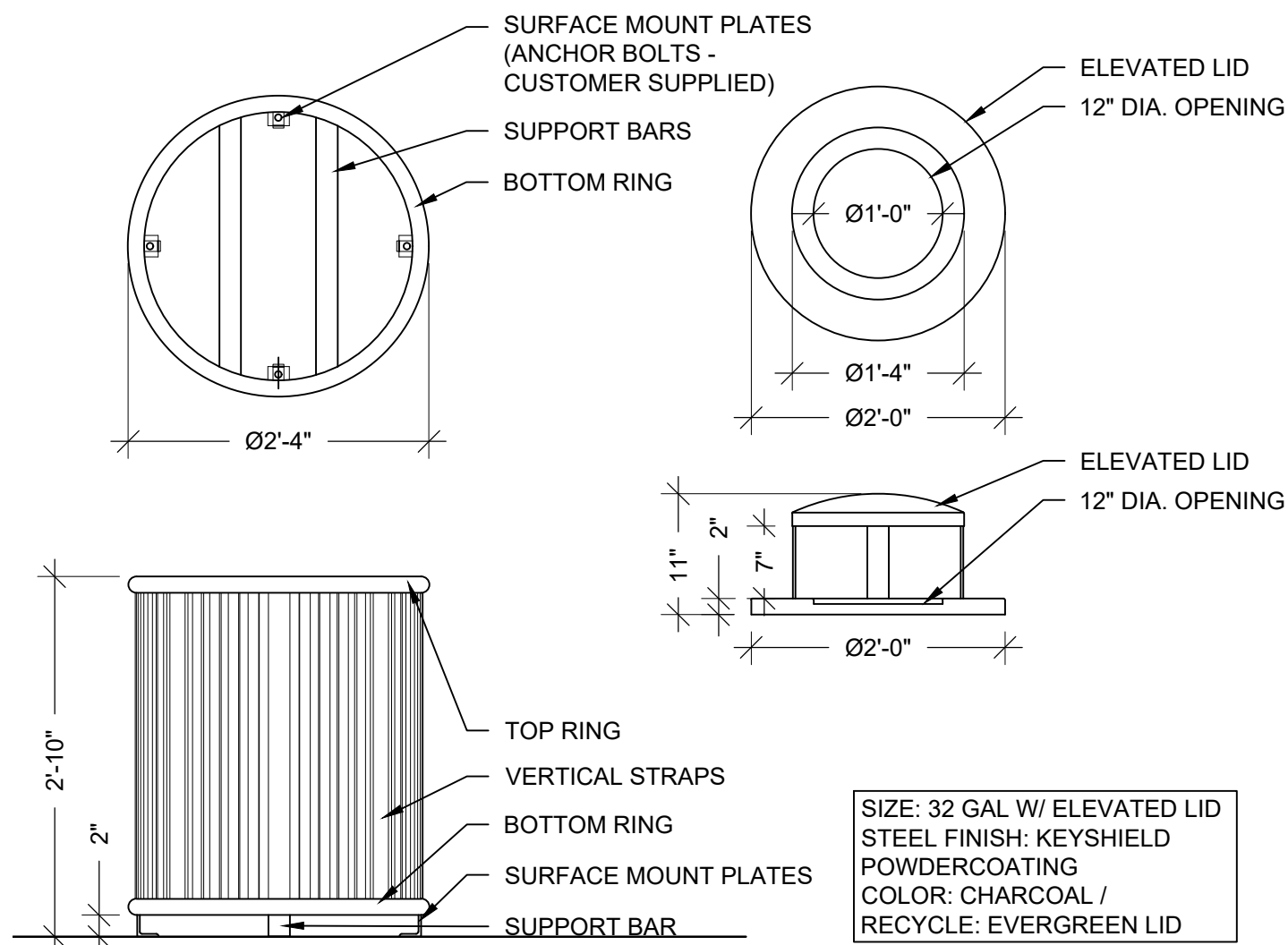
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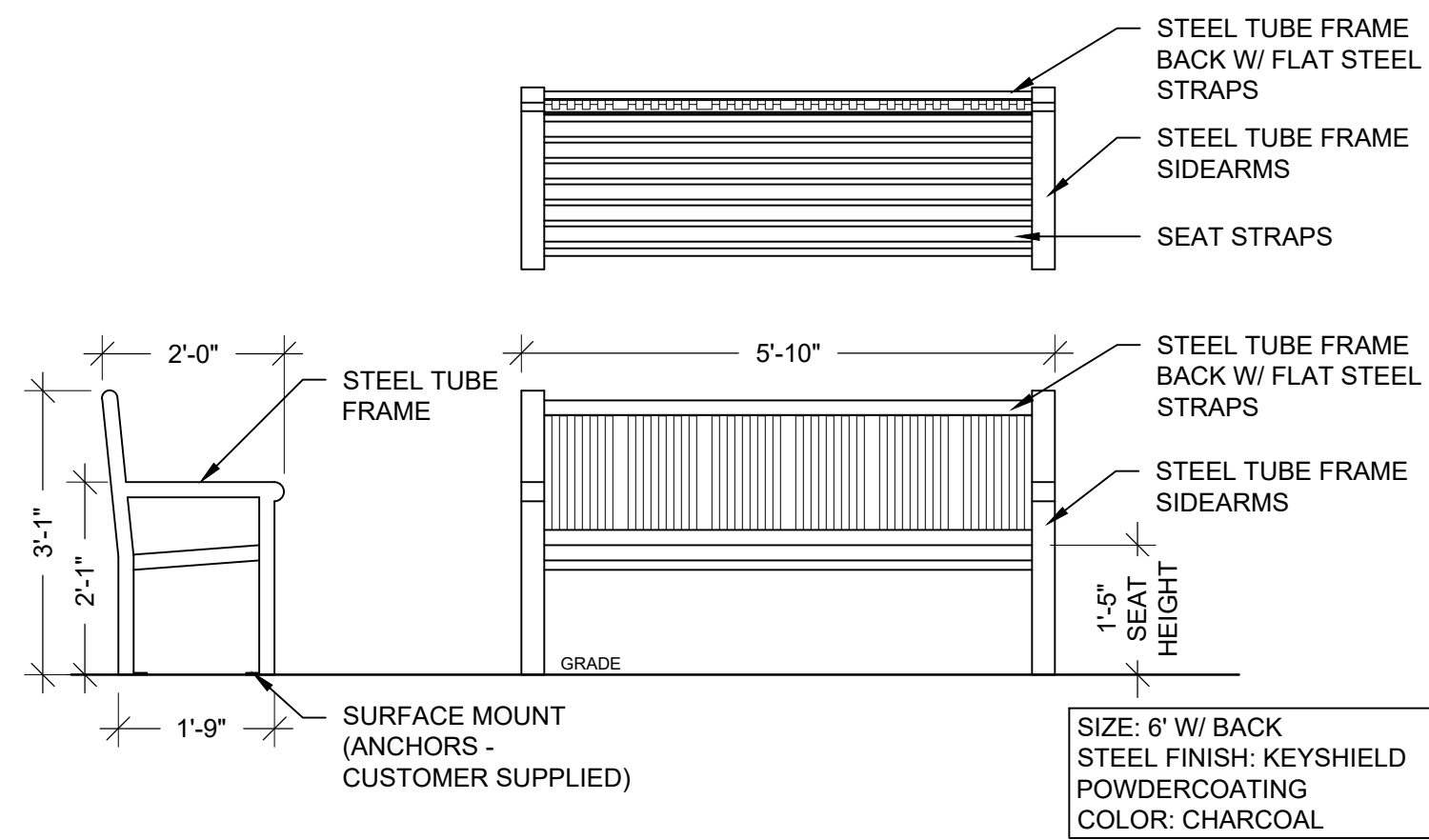
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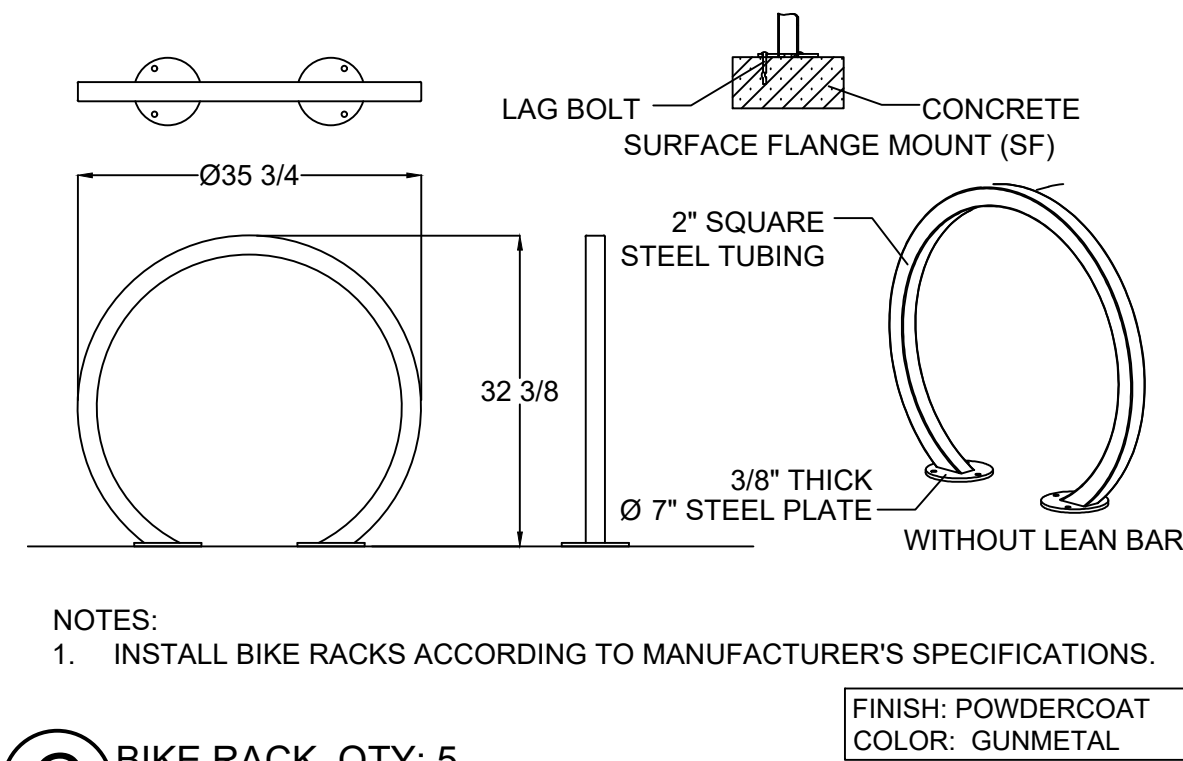
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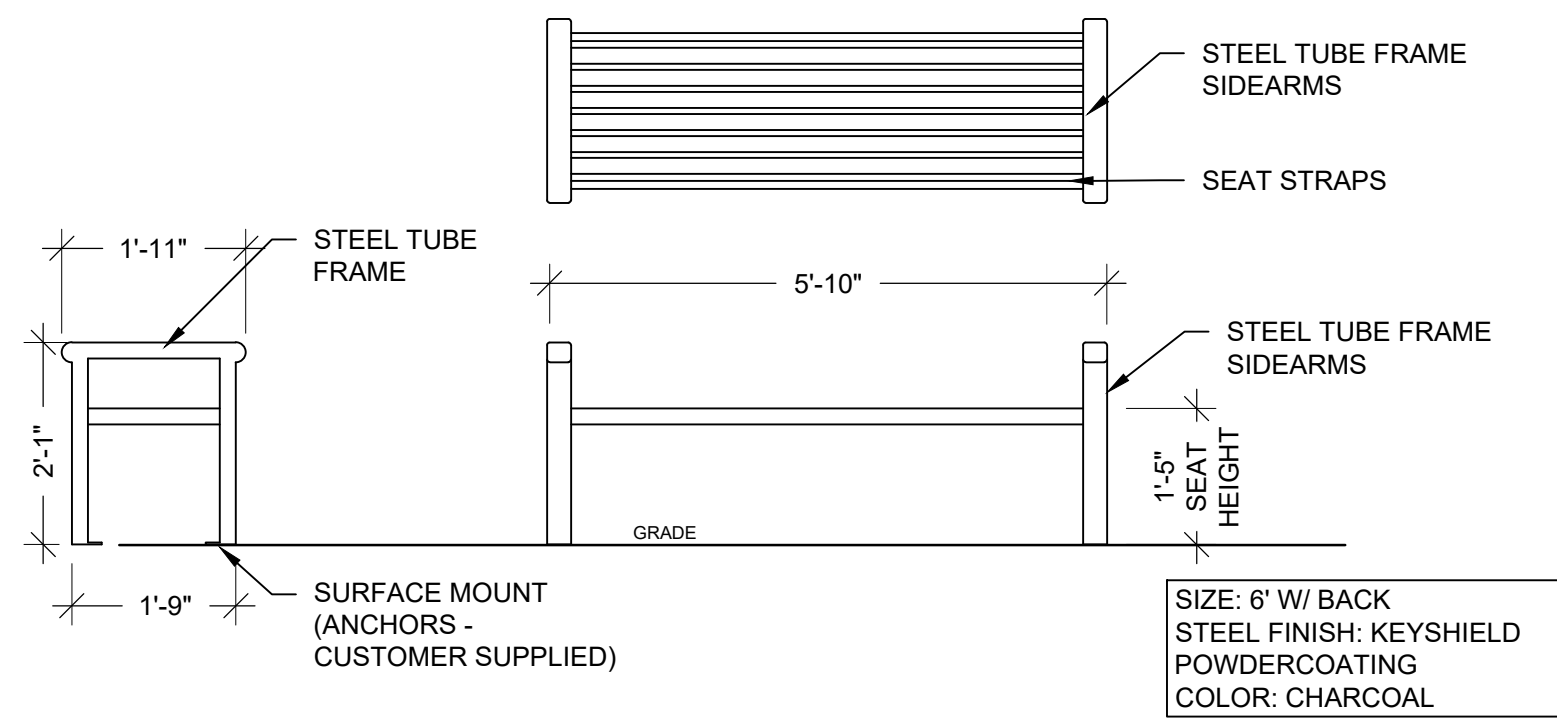
A TRASH/RECYCLE RECEPTACLE, QTY: 10 EACH
SCALE: NTS



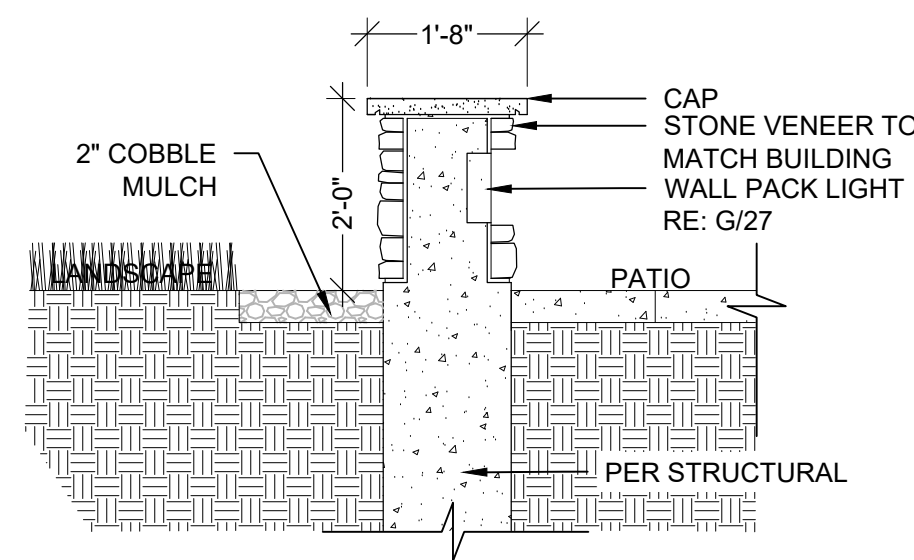
B BENCH (BACKED), QTY: 8
SCALE: NTS



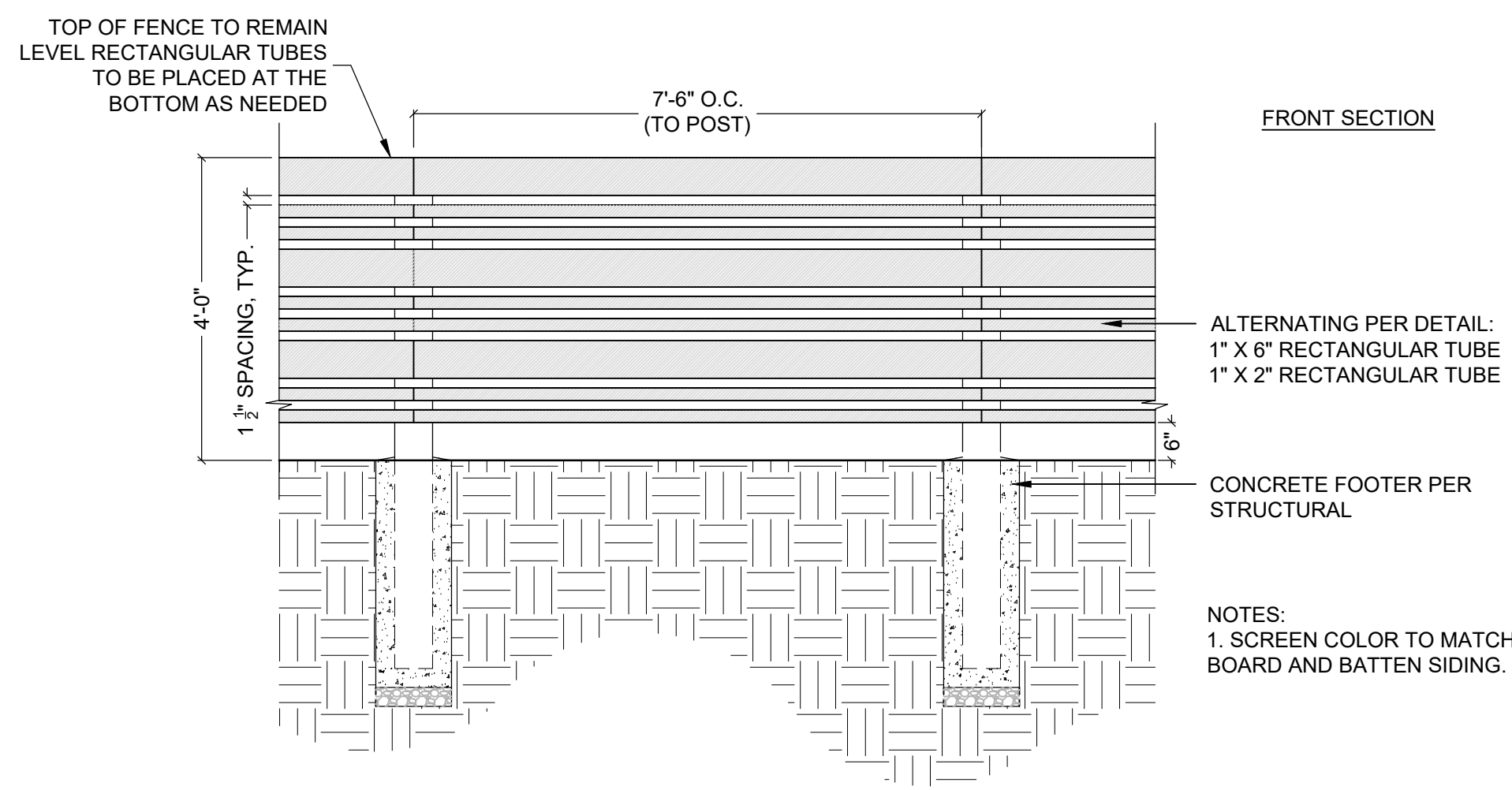
C BIKE RACK, QTY: 5
SCALE: NTS



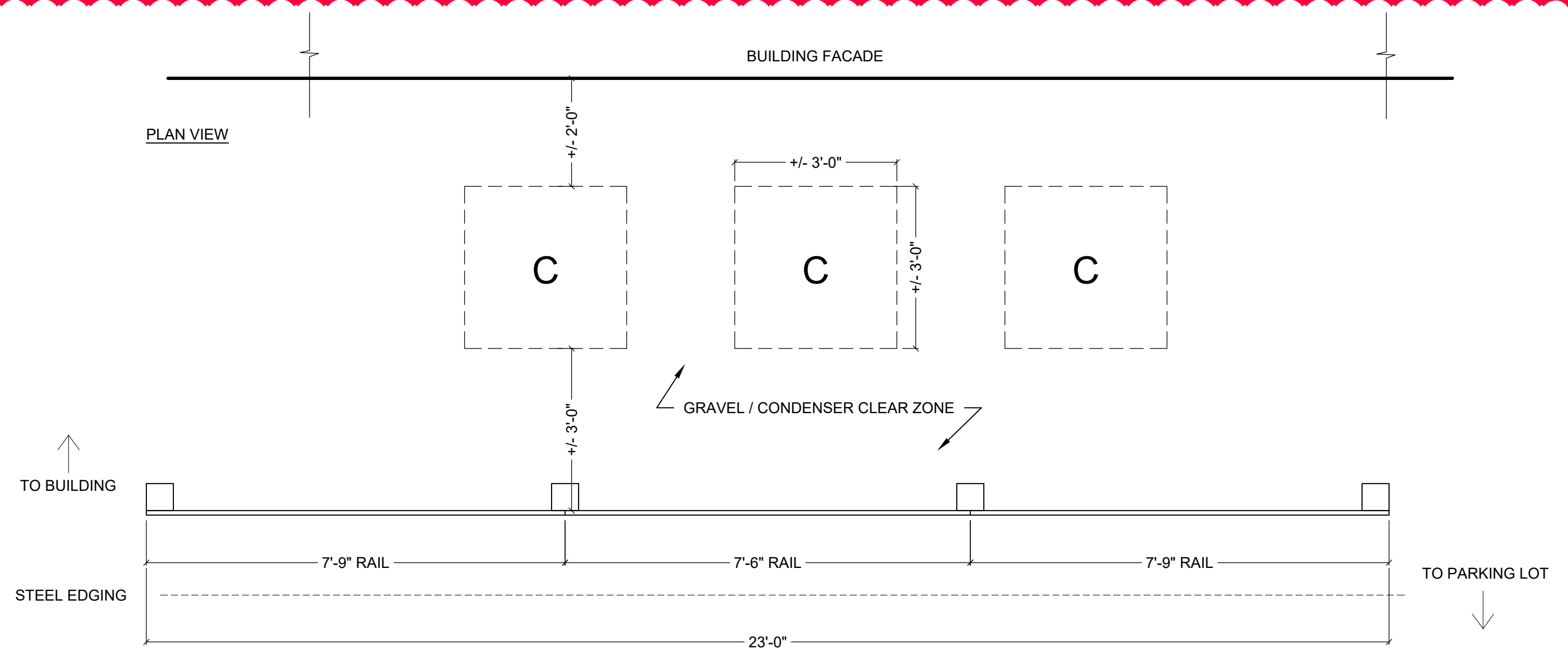
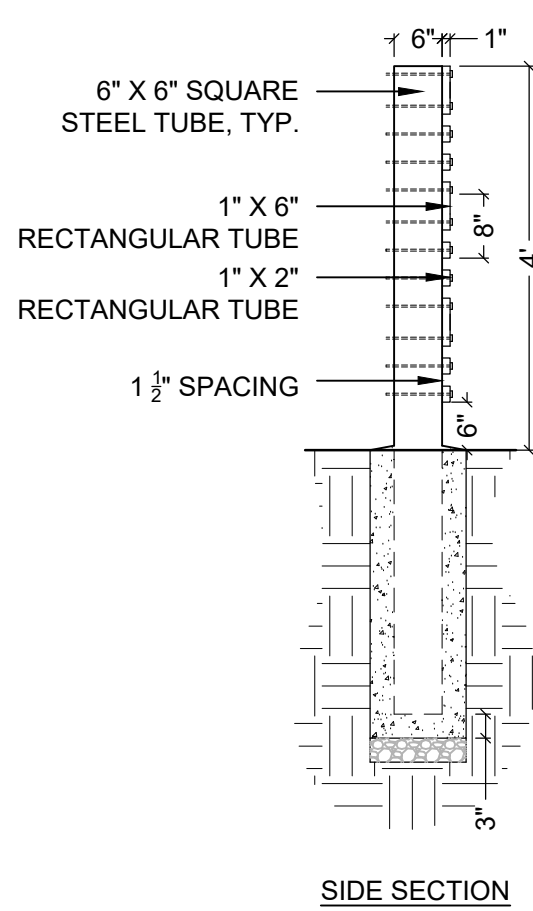
D BENCH (BACKLESS) @ PICKLE BALL, QTY: 4
SCALE: NTS



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



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



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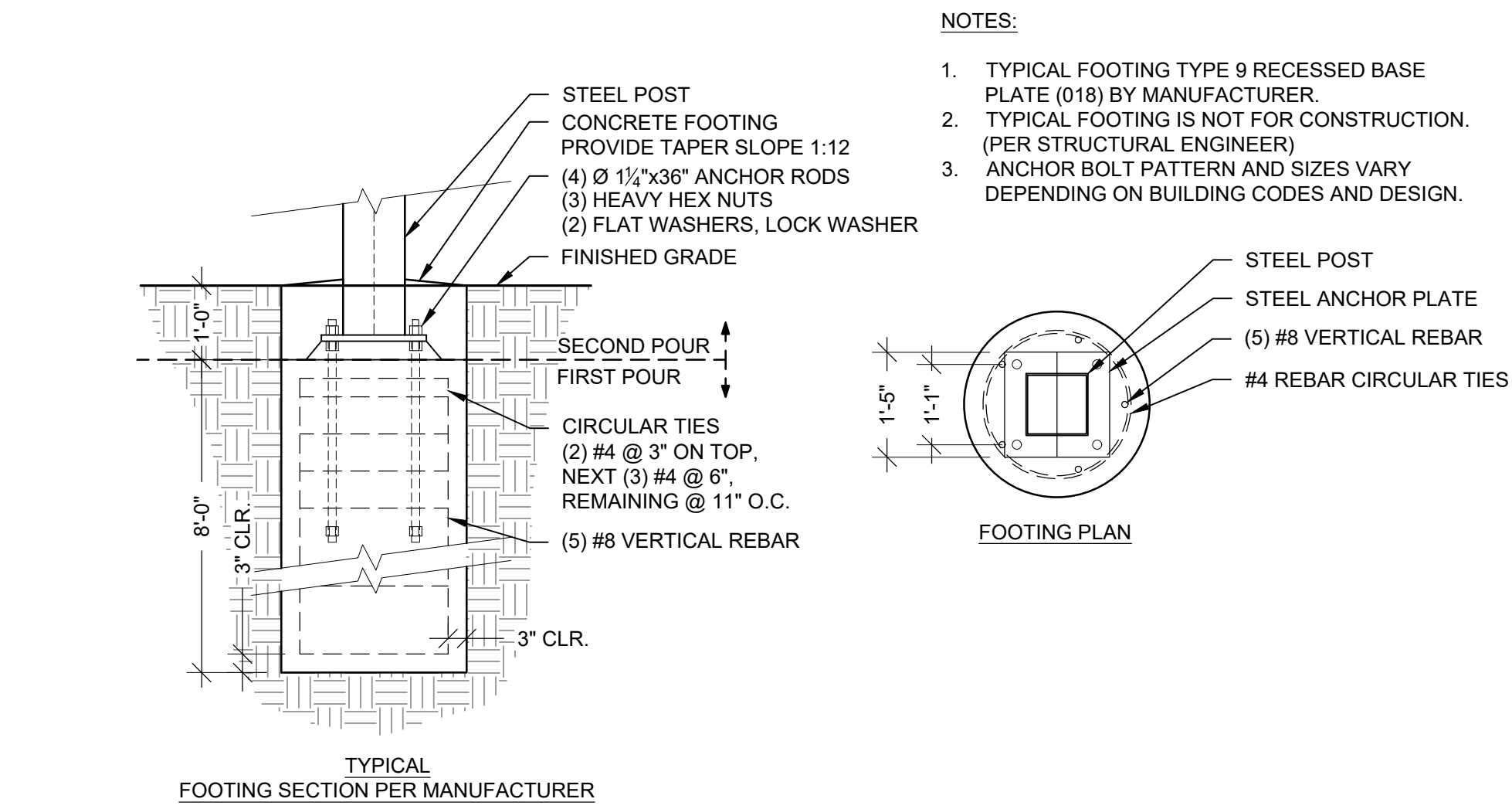
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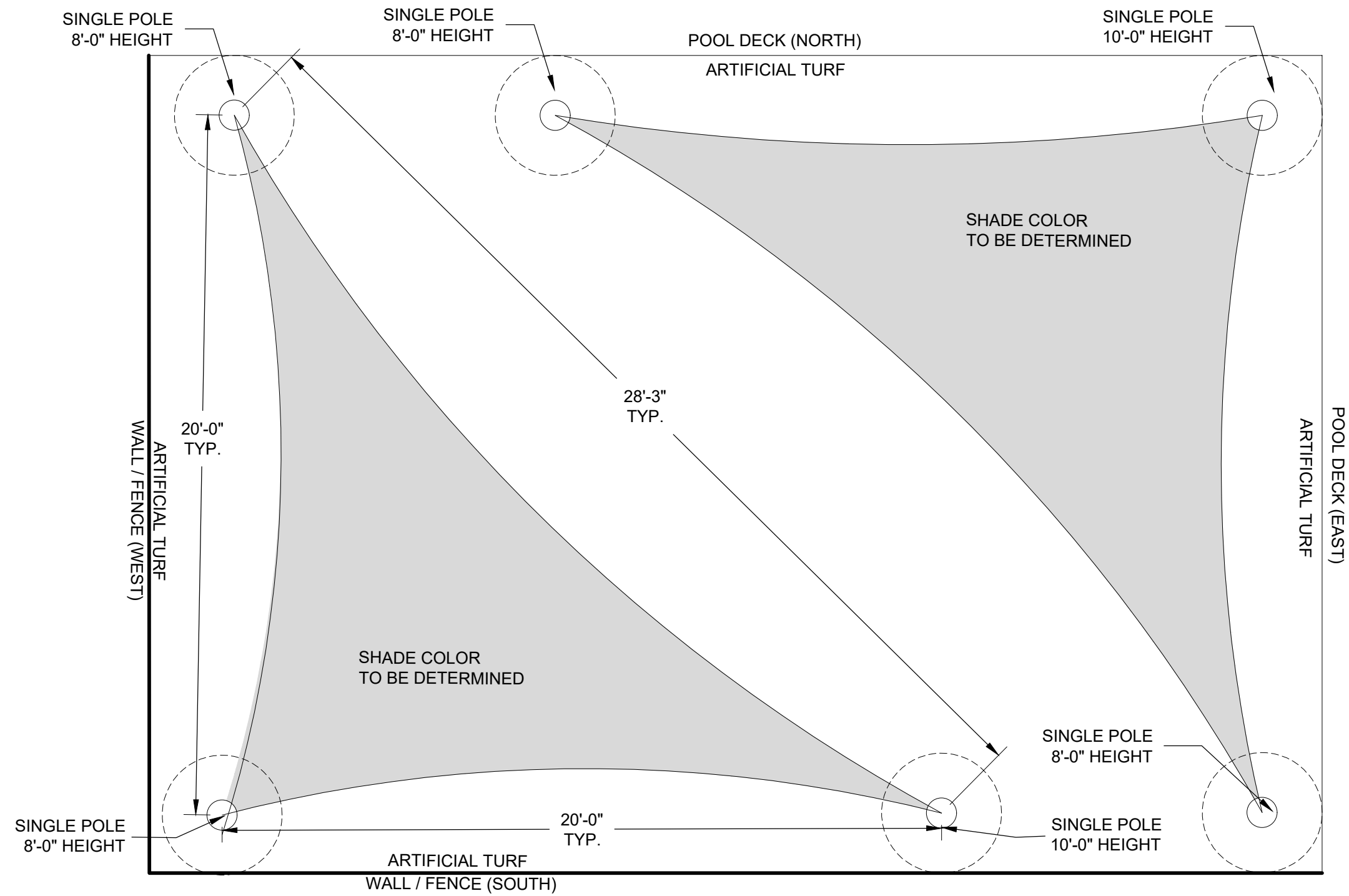
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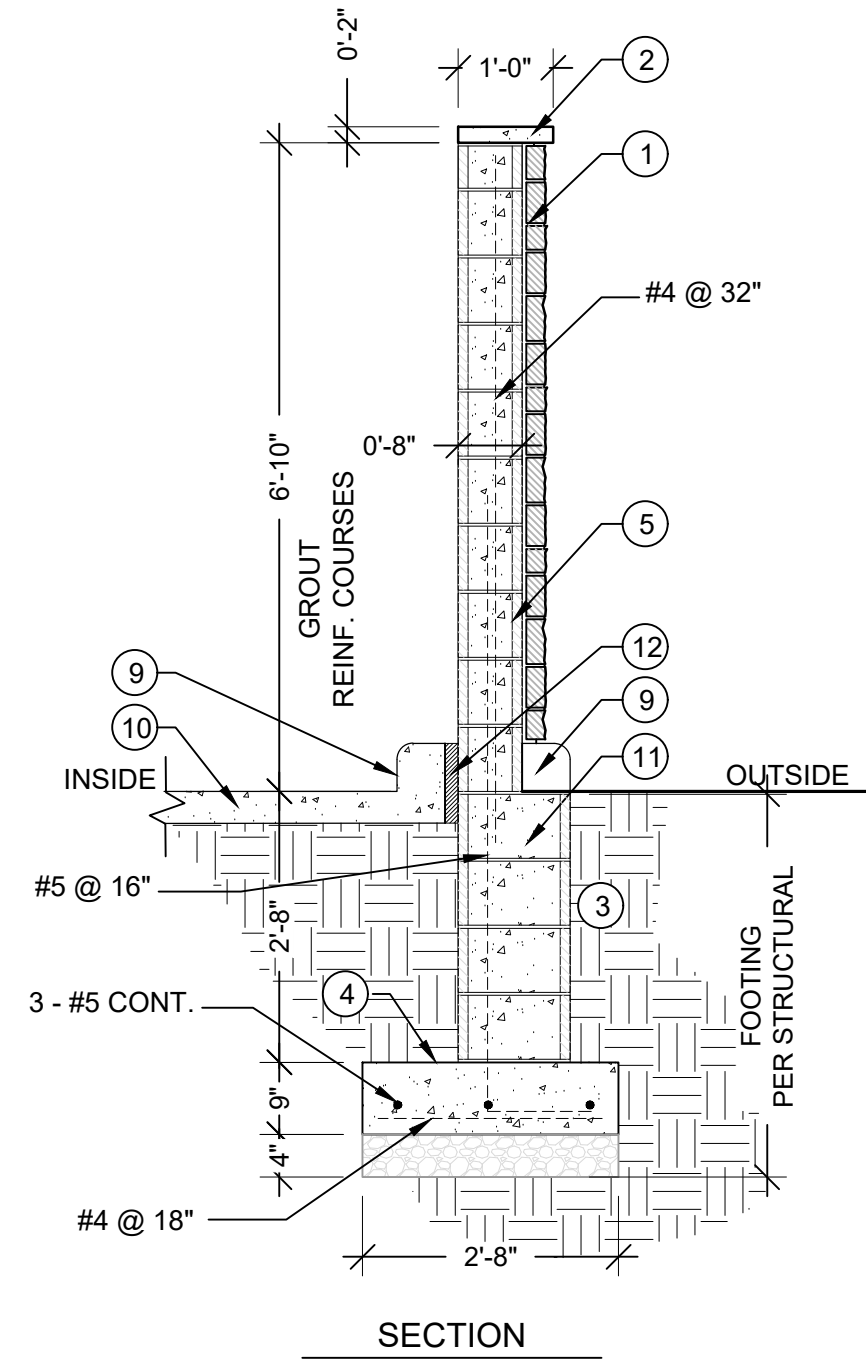
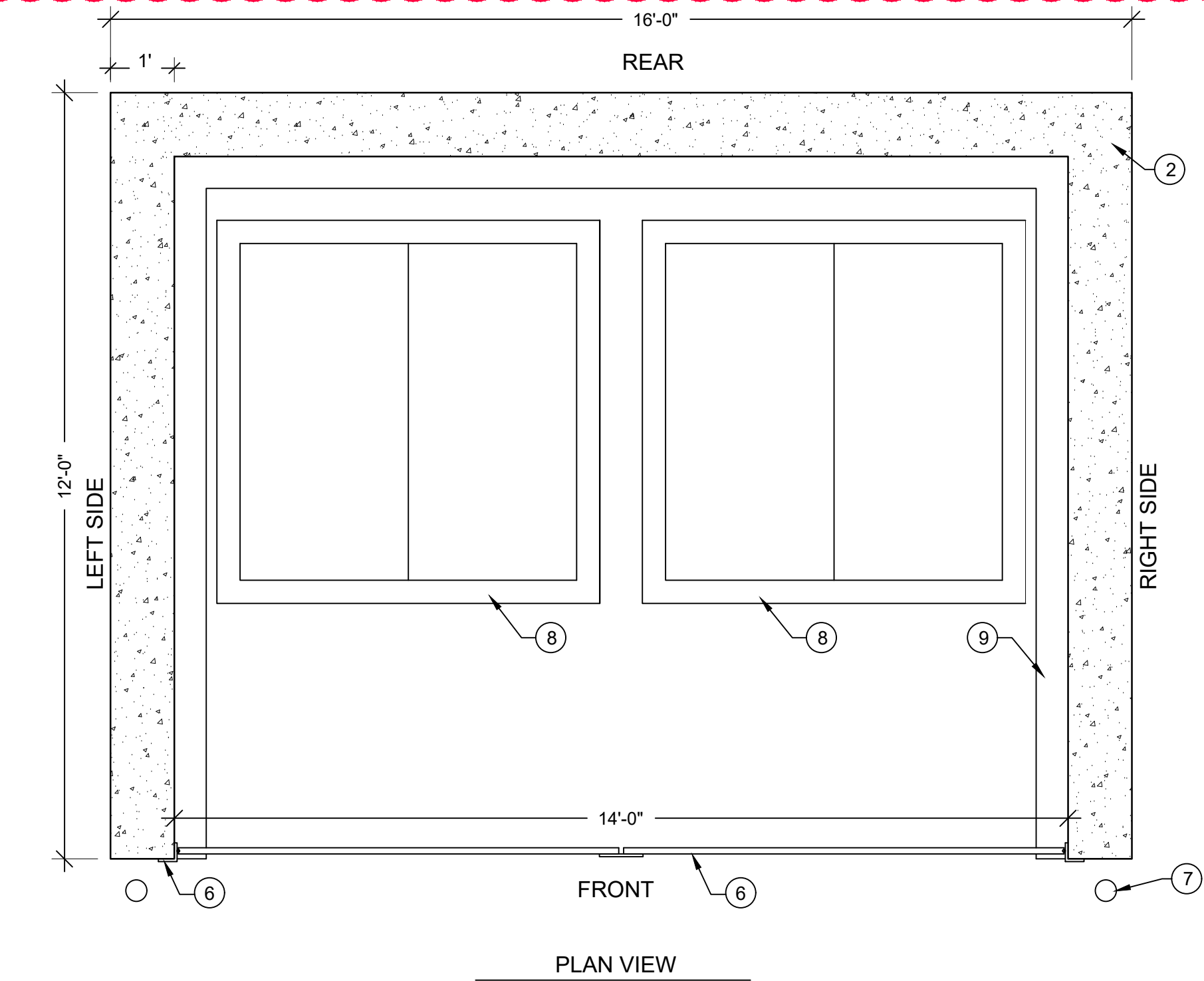
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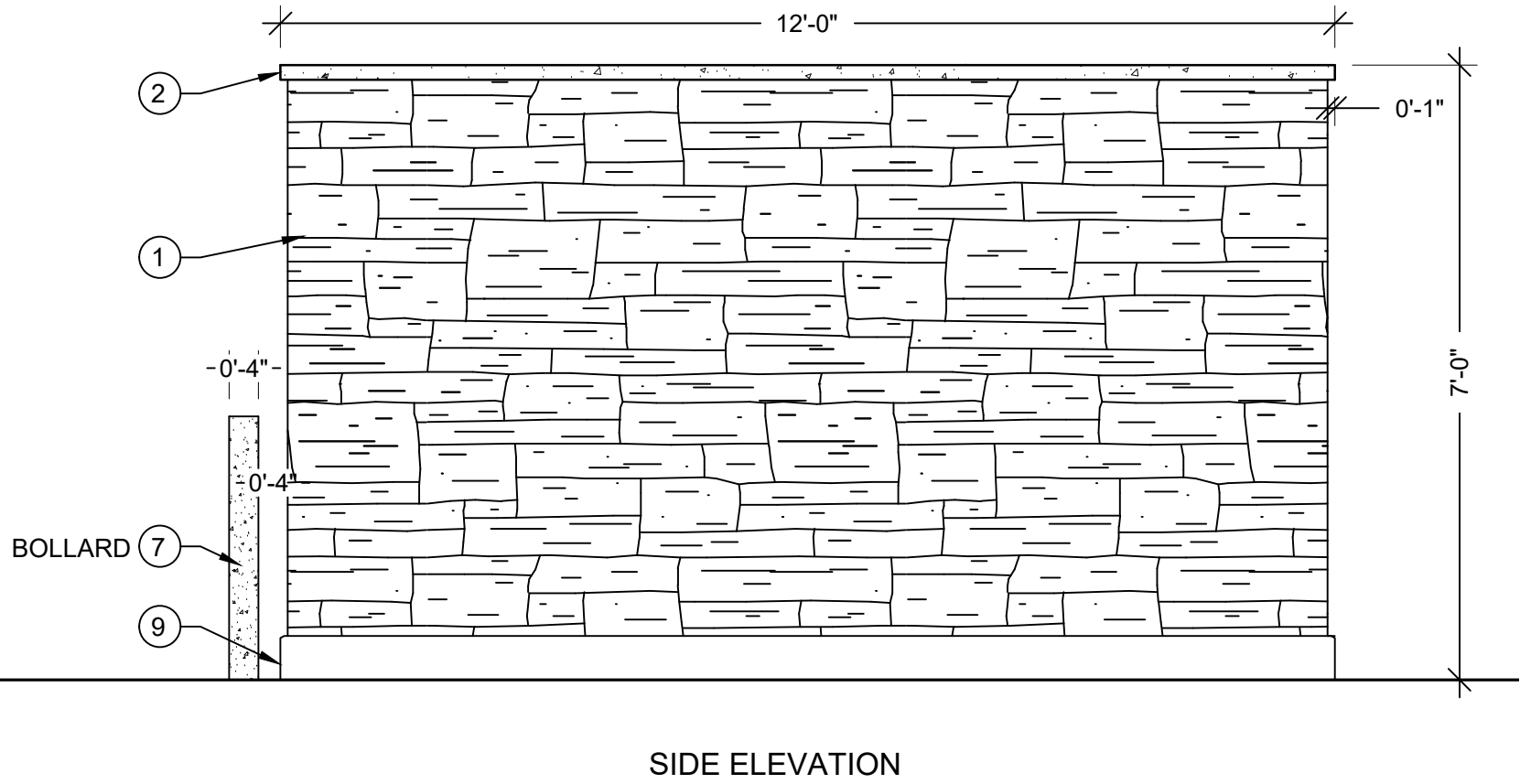
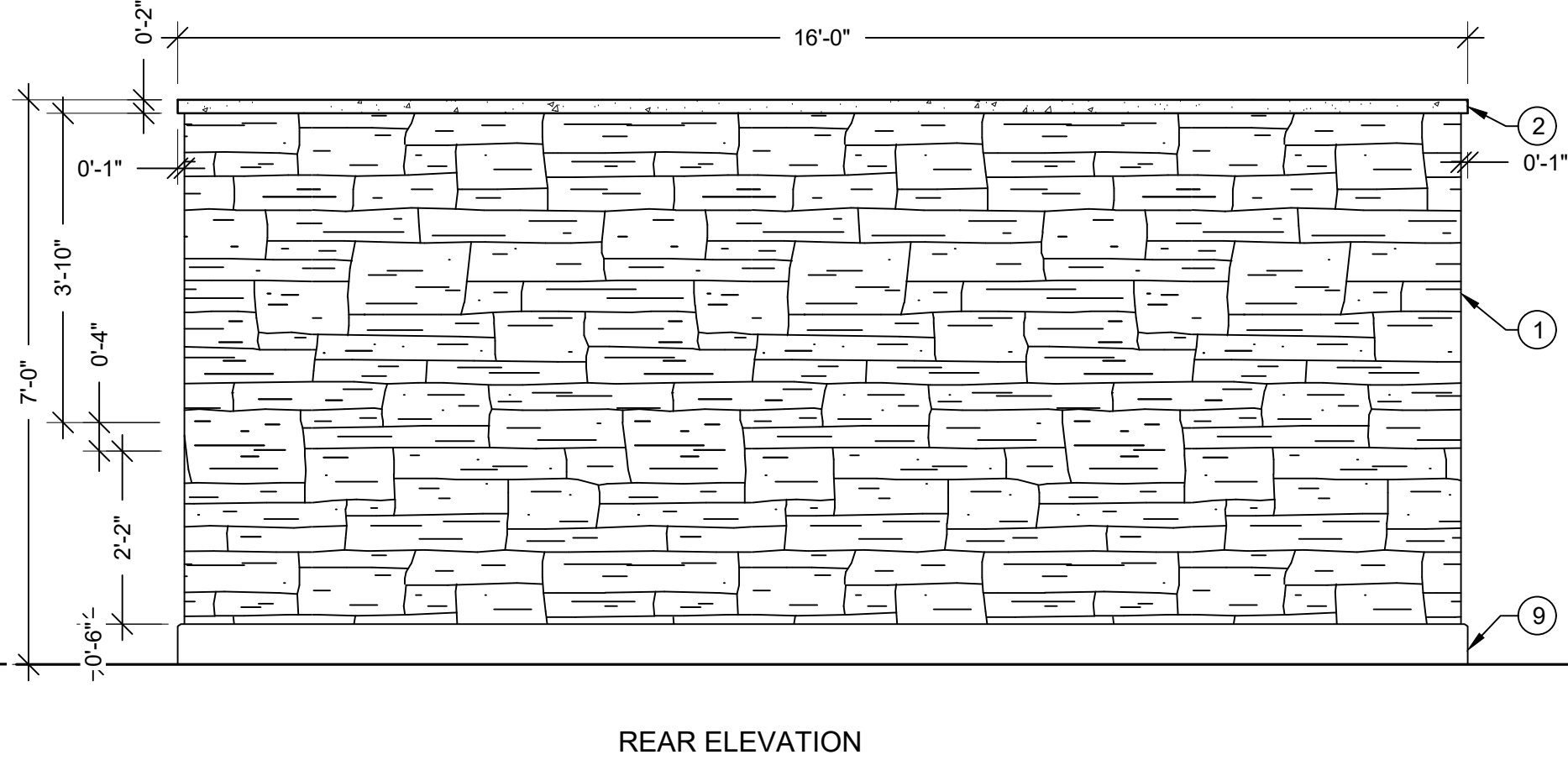
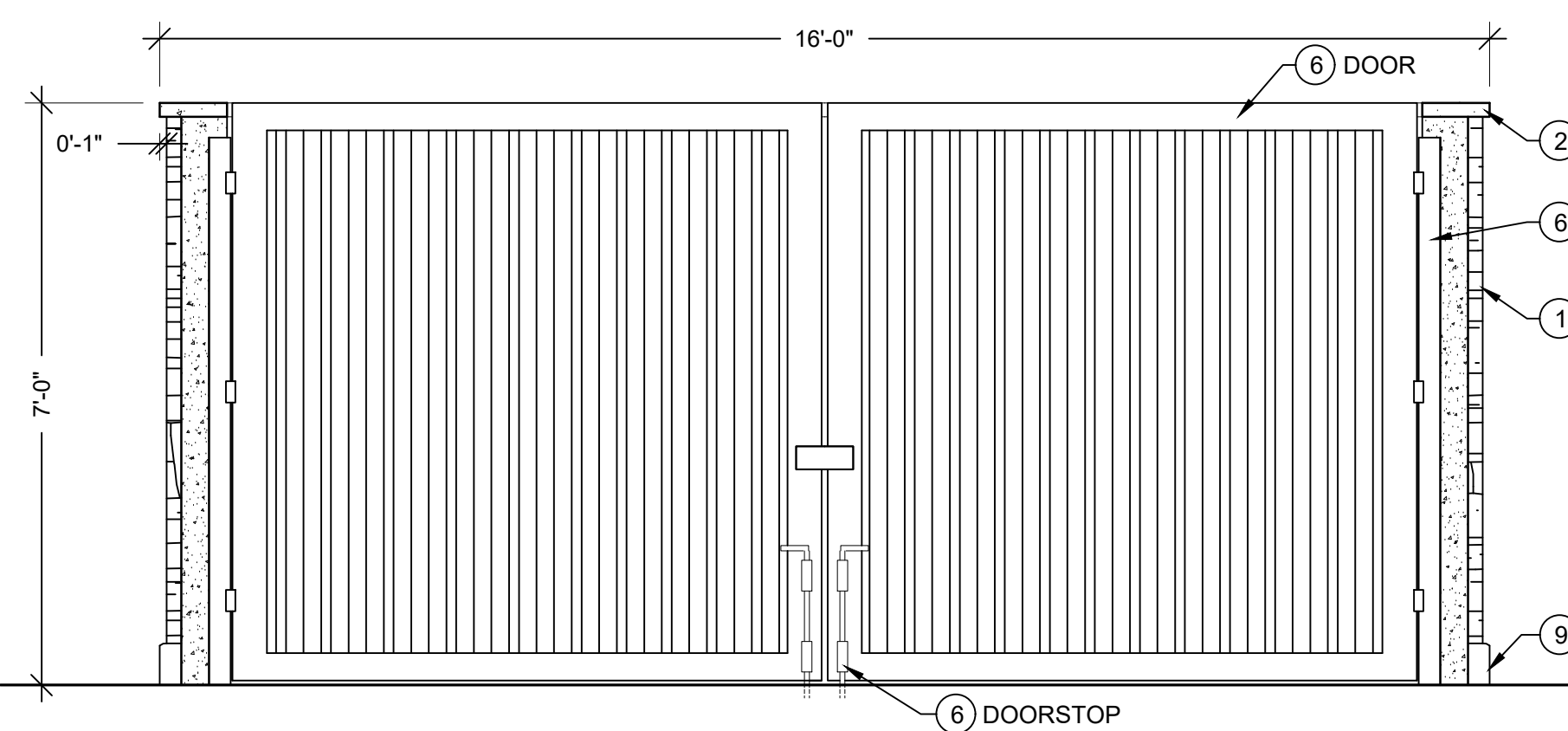
A SHADE SAIL @ ARTIFICIAL TURF
SCALE: 1/4"=1'-0"



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



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

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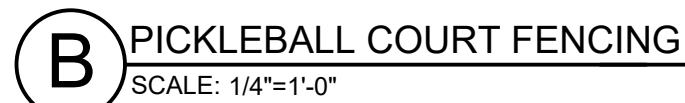
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ACTIVE ADULT CLUBHOUSE
CONTEXTUAL SITE PLAN
DETAILS: PICKLEBALL COURT

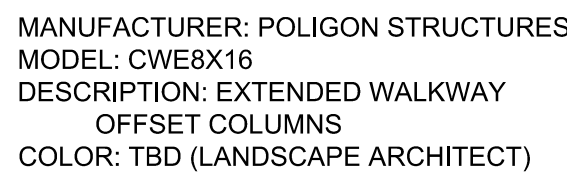
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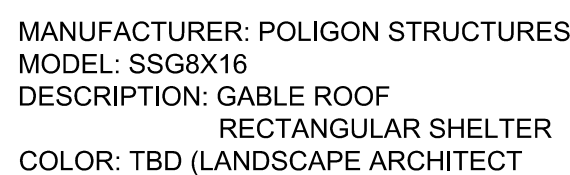
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SCALE: 1/4"=1'-0"



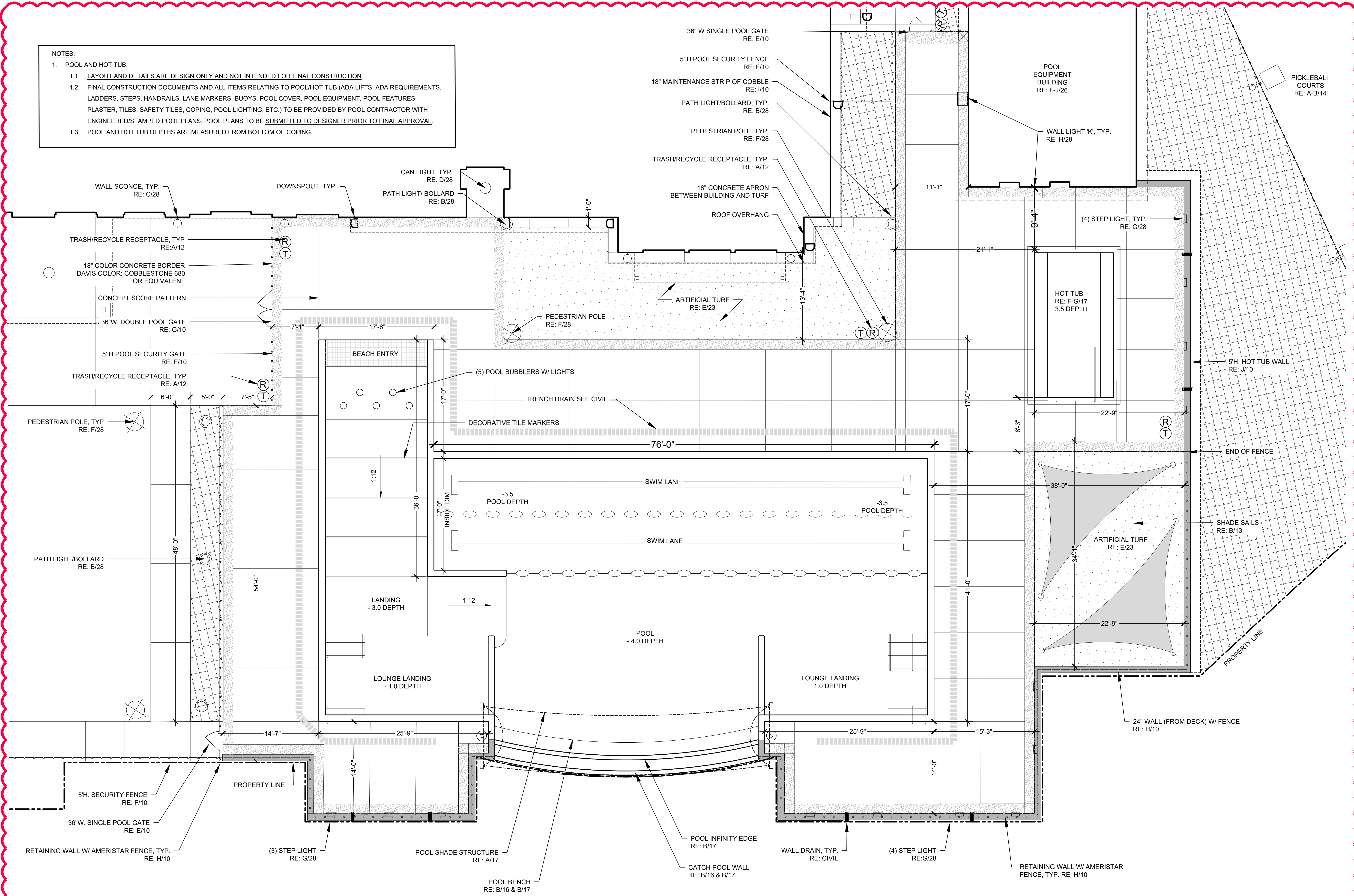
SCALE: 1/4"=1'-0"



1

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

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A POOL & HOT TUB - PLAN
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

ISSUE RECORD

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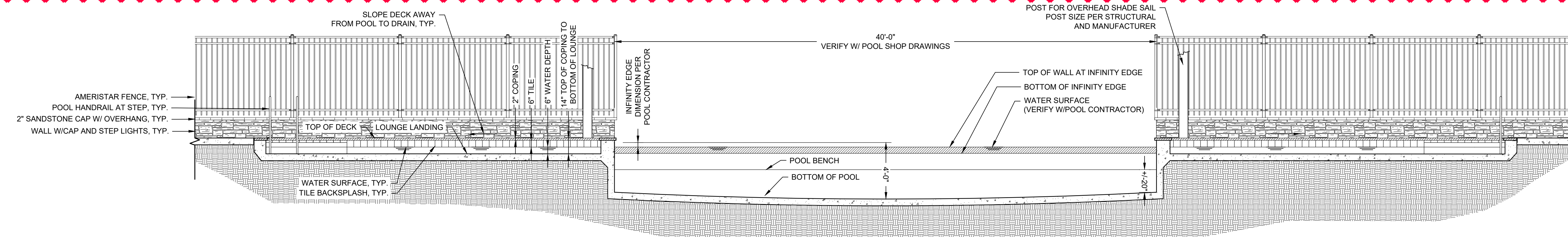
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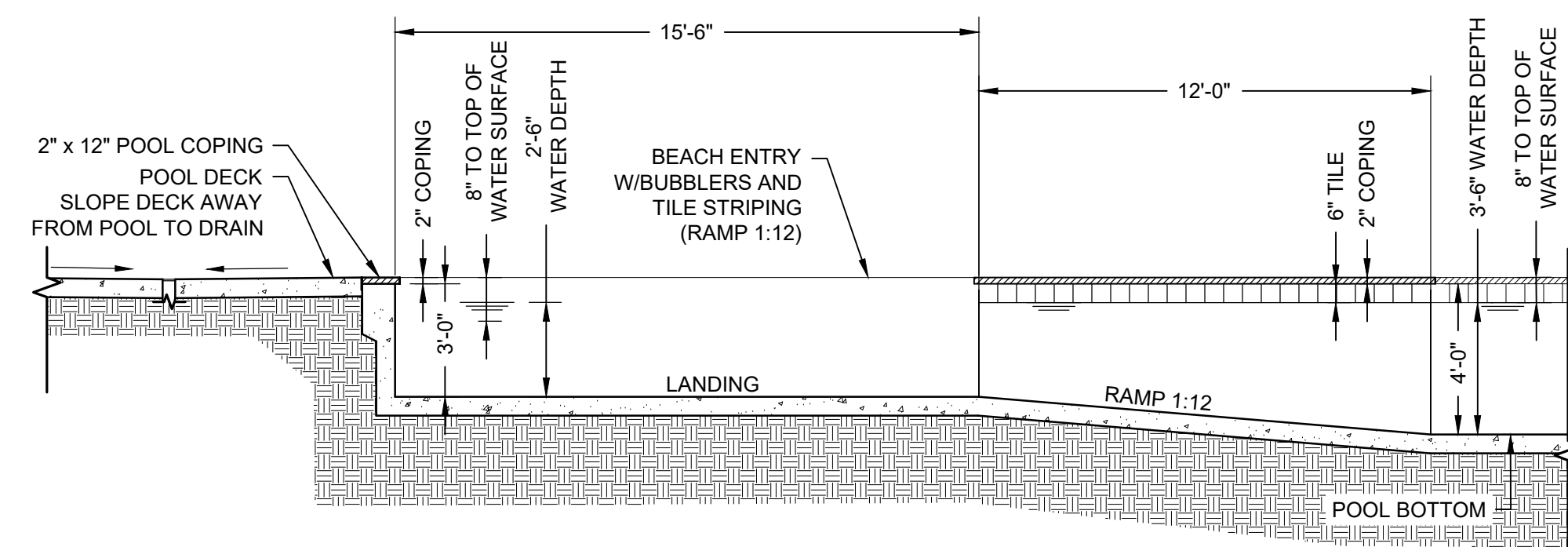
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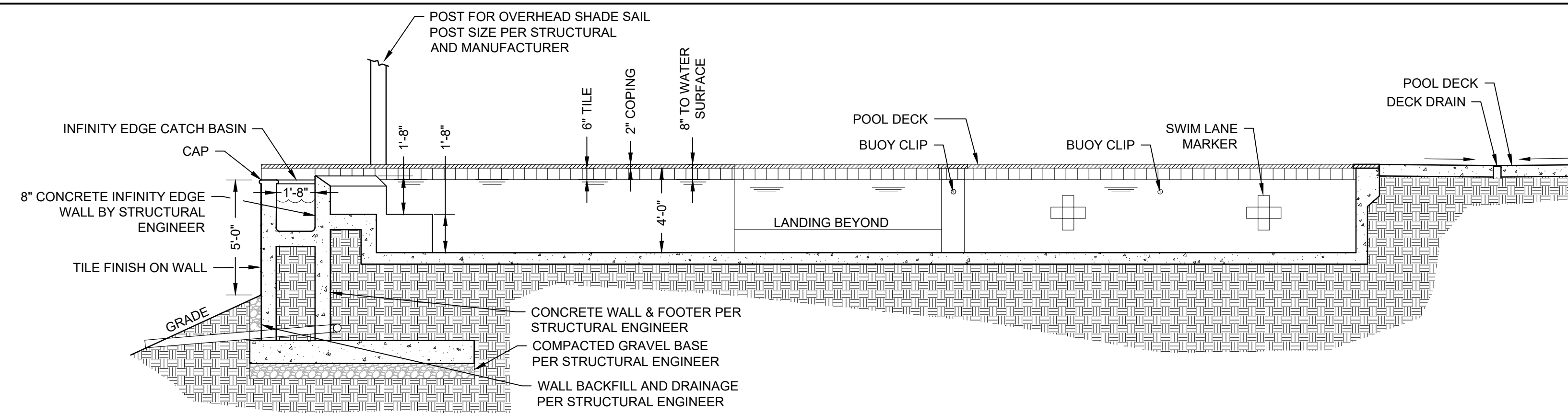
A POOL ELEVATION

SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



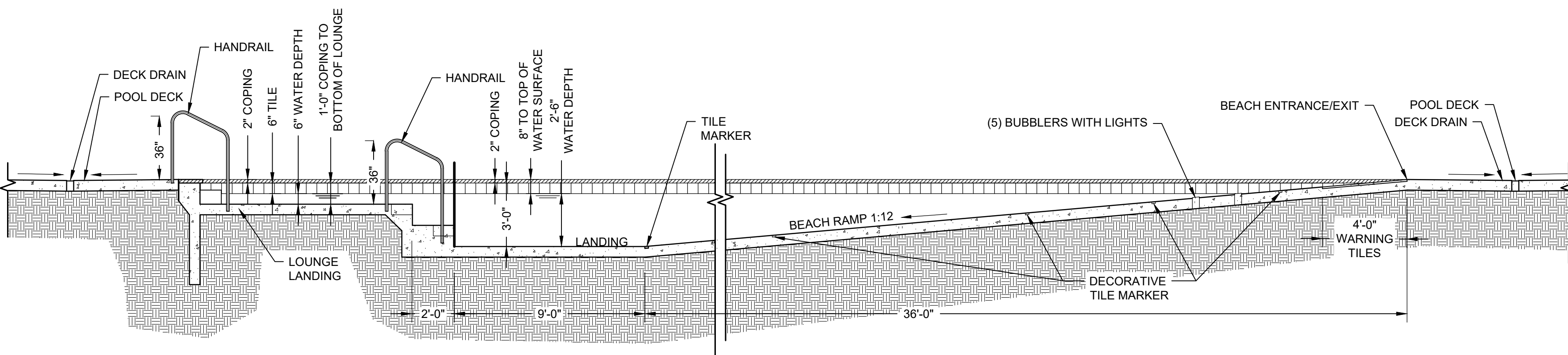
B POOL SECTION

SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



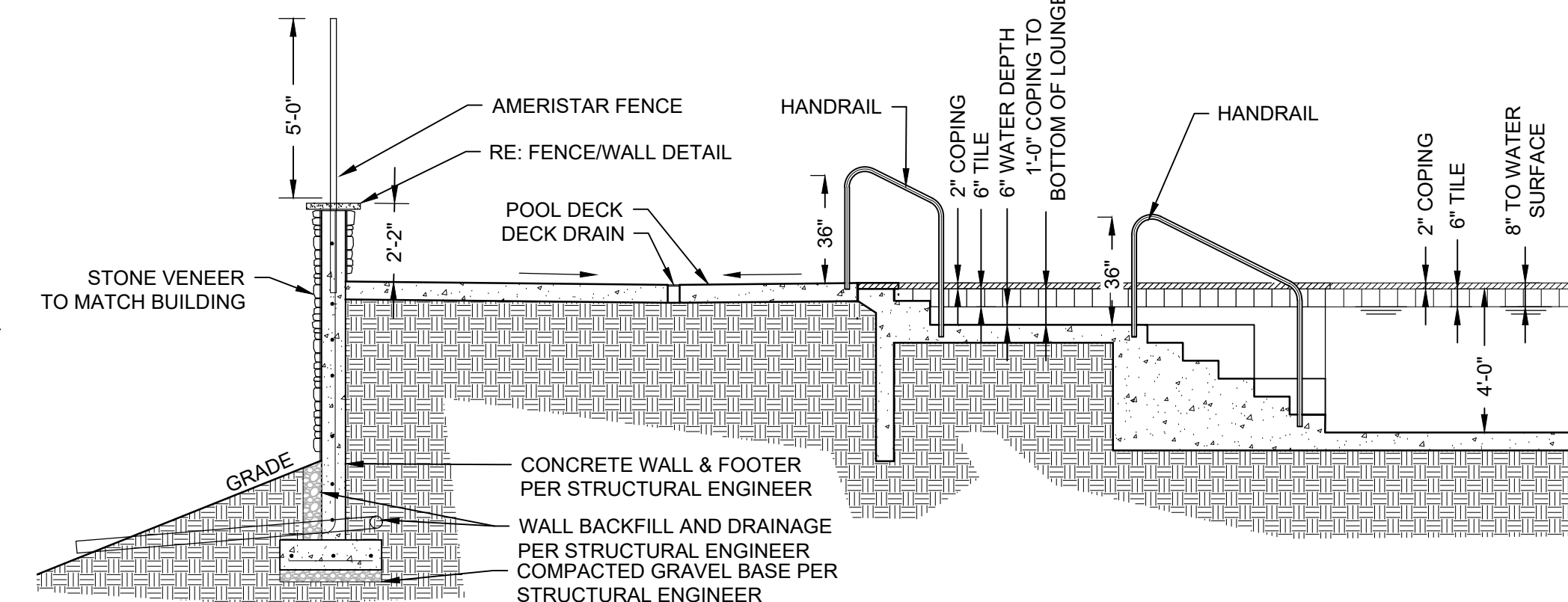
C POOL SECTION

SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



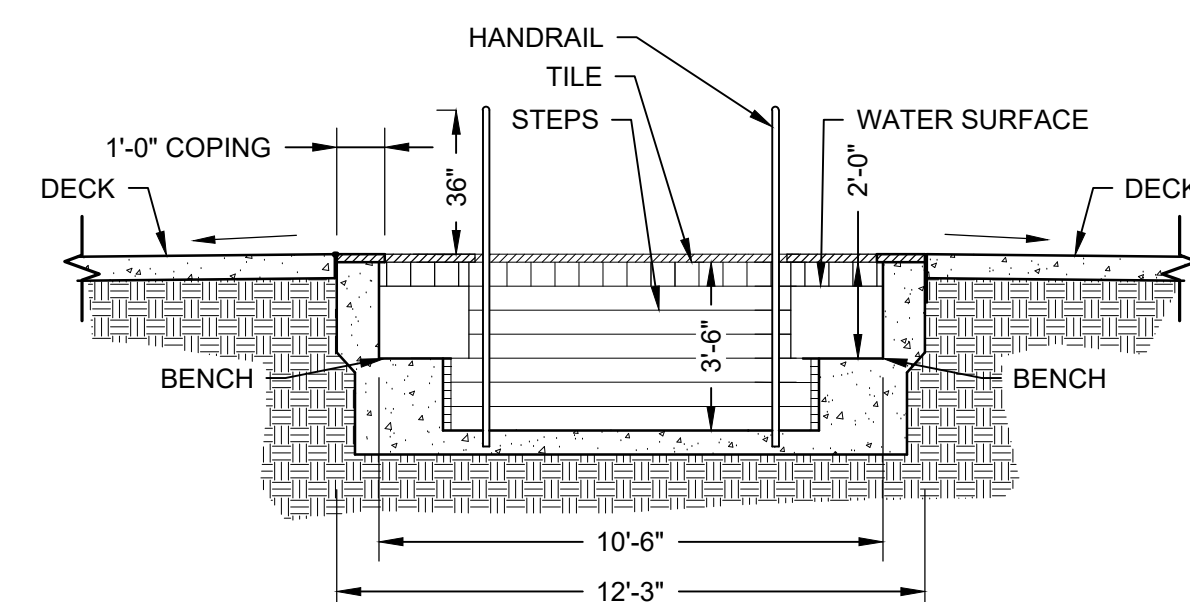
D POOL SECTION

SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



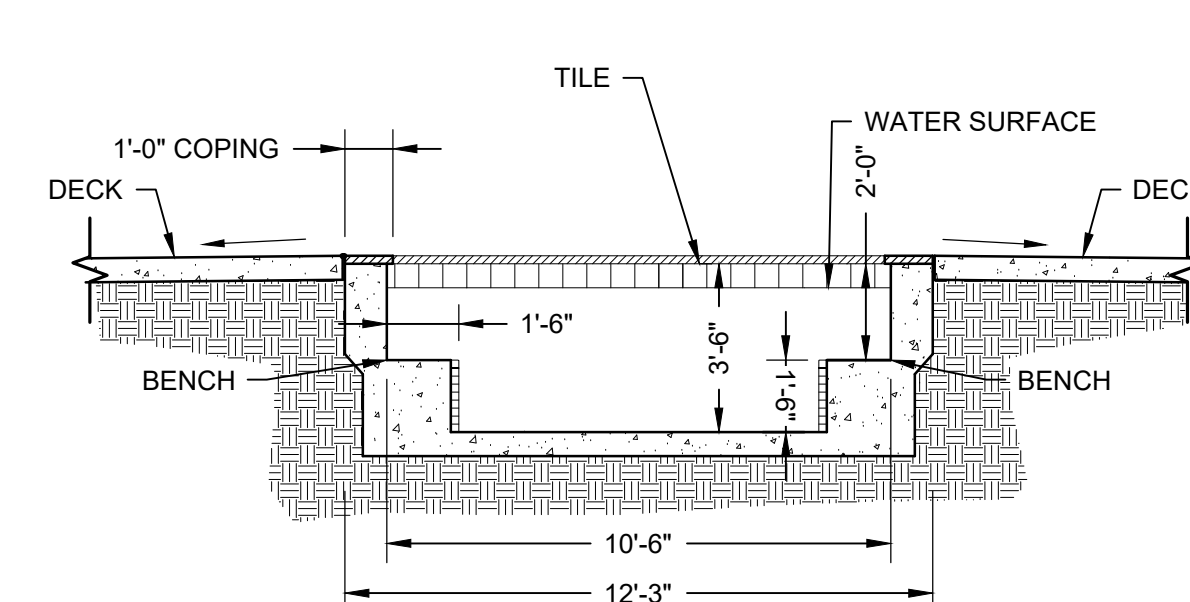
E POOL SECTION

SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



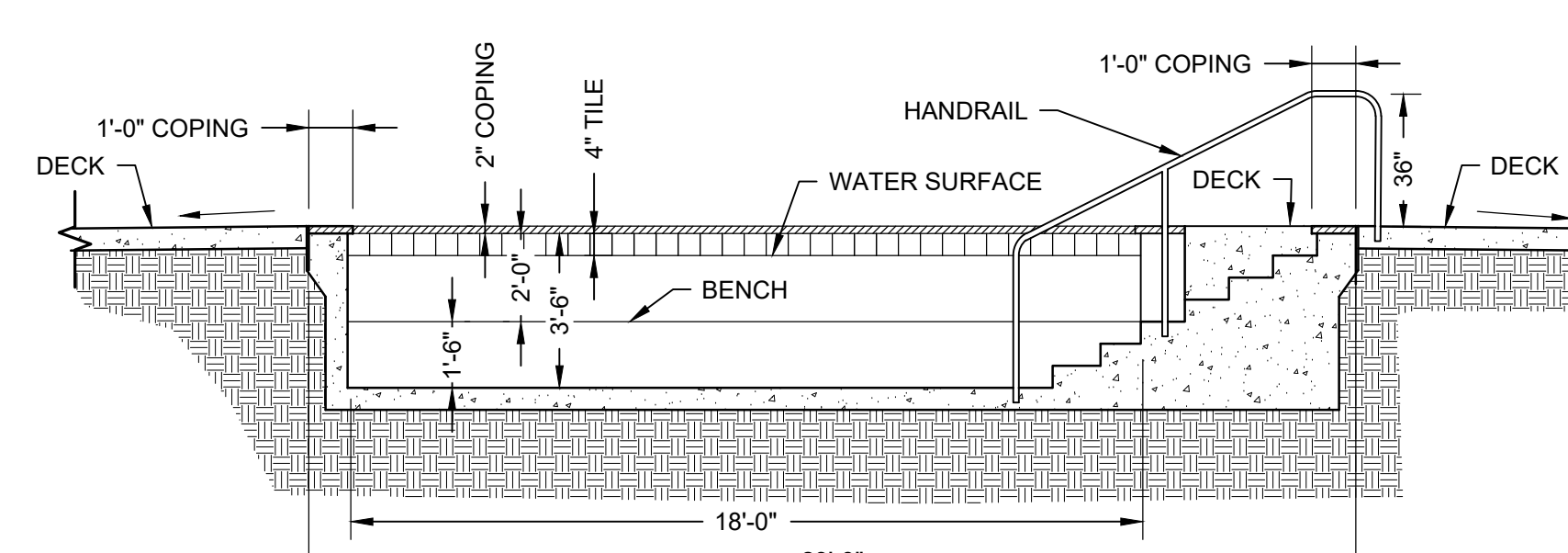
F HOT TUB SECTION

SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



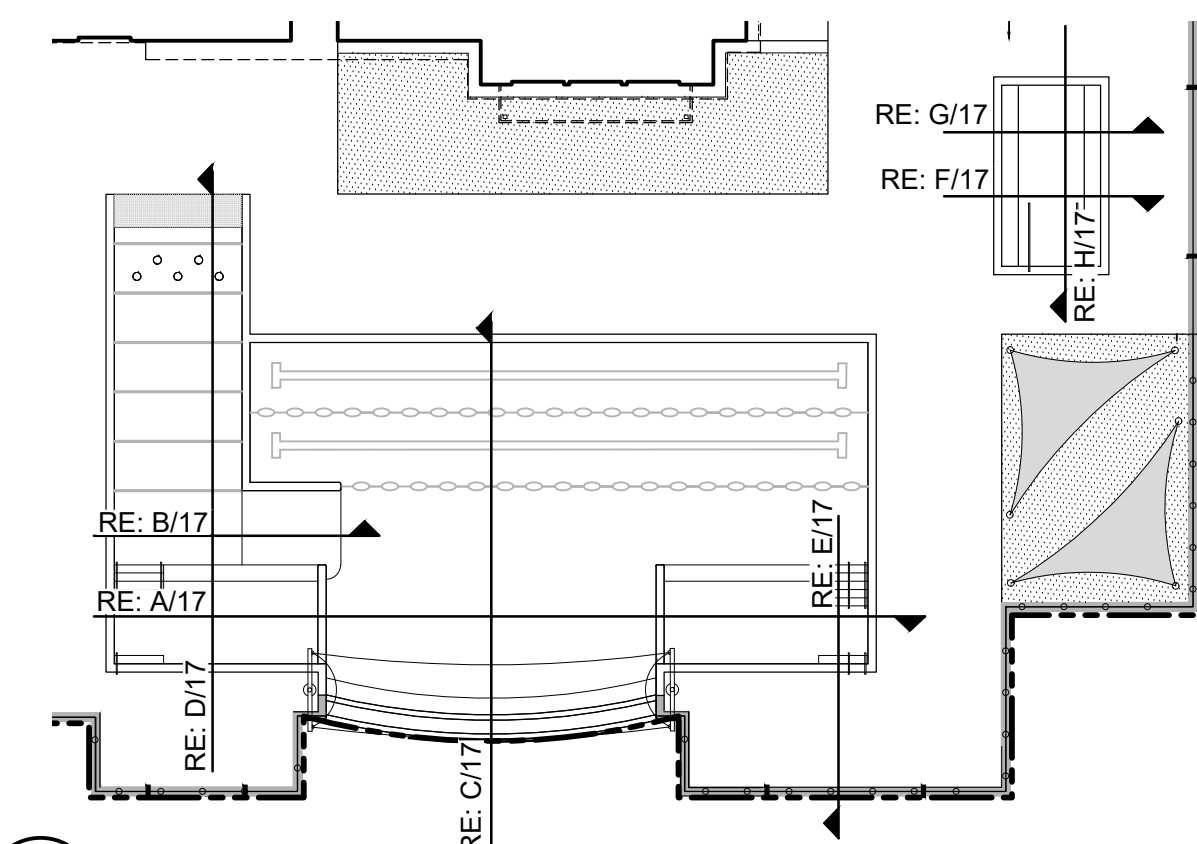
G HOT TUB SECTION

SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



H HOT TUB SECTION

SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



H SECTION KEY MAP

SCALE: NOT TO SCALE

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

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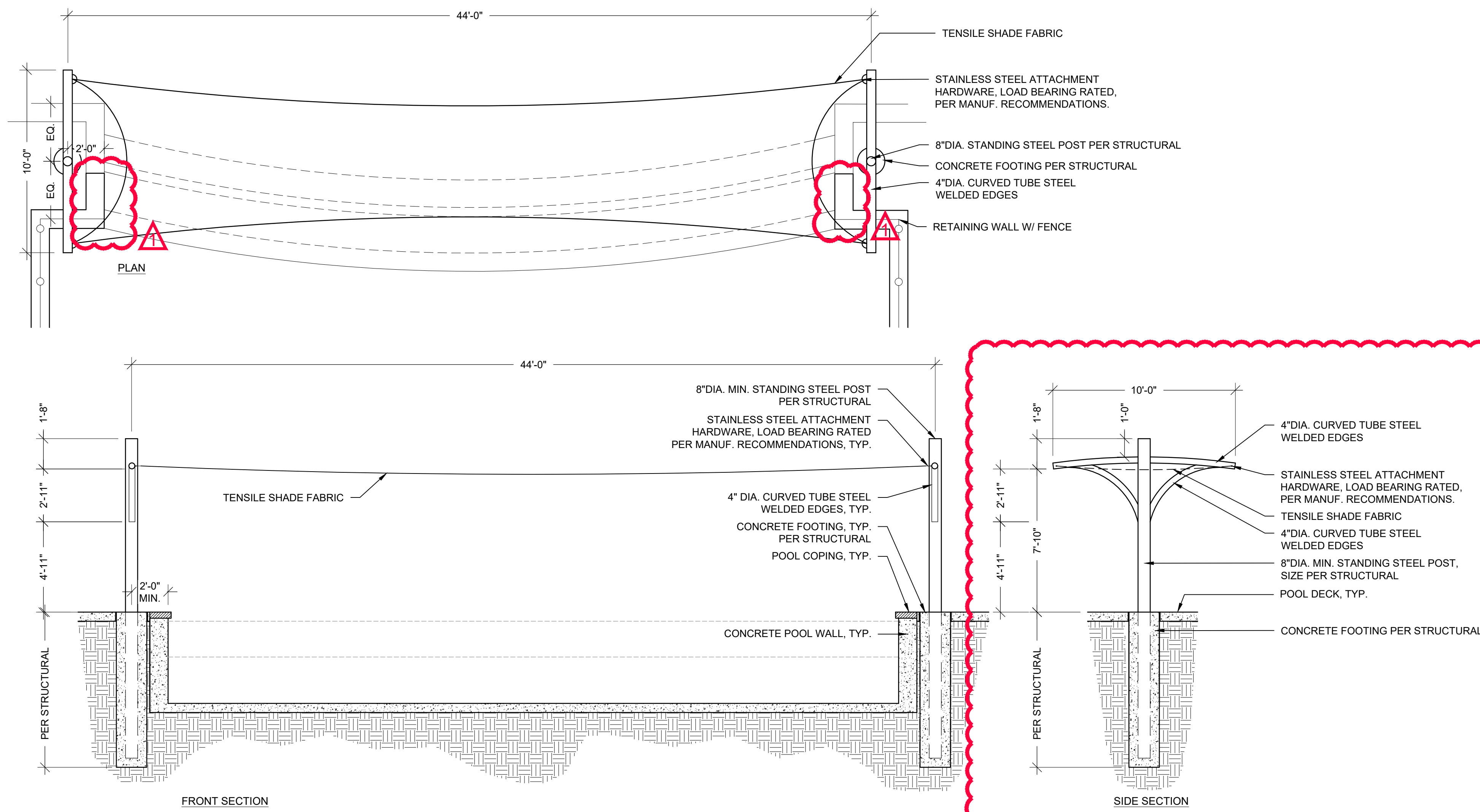
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TECHNICAL #1	09/18/2020

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

NOT USED

B NOT USED
SCALE: NOT USED

SCALE: NOT USED

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

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DRAWN BY: LAI
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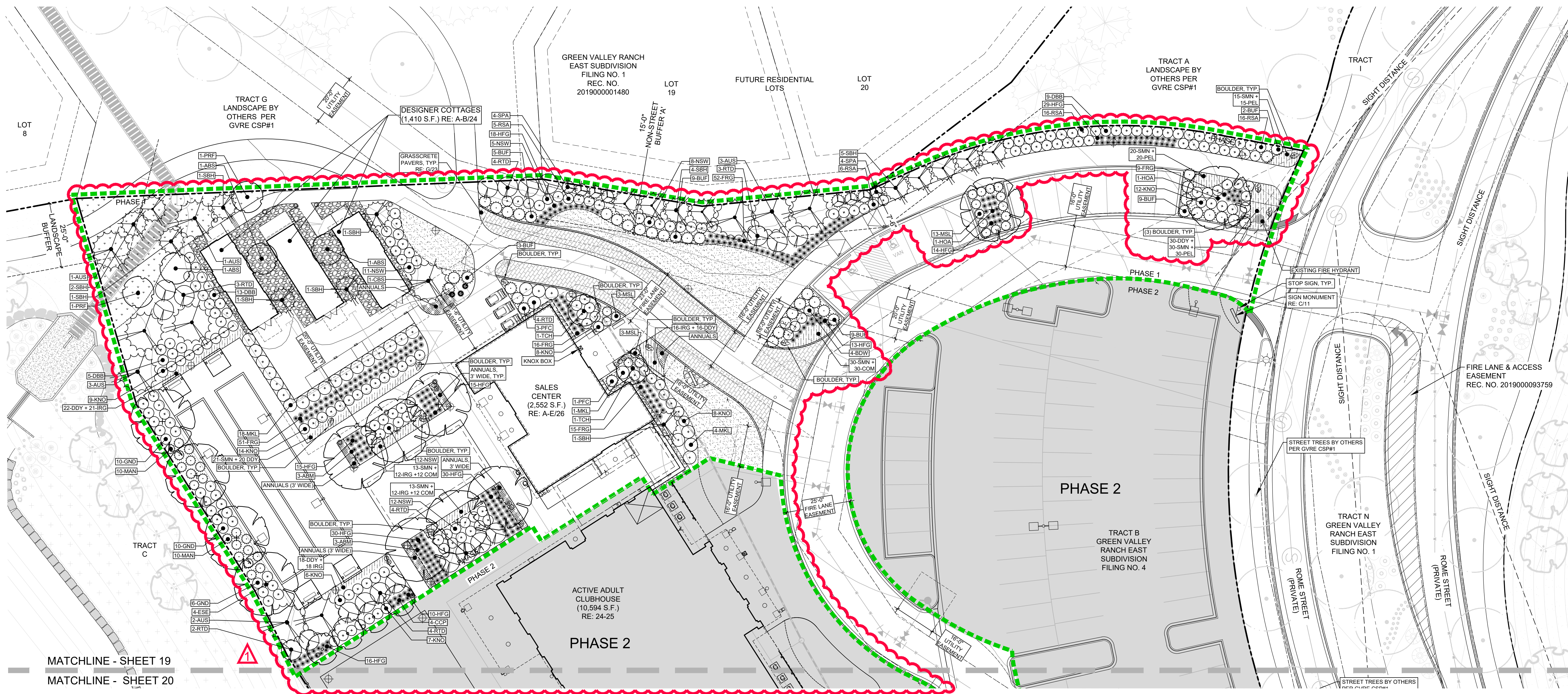
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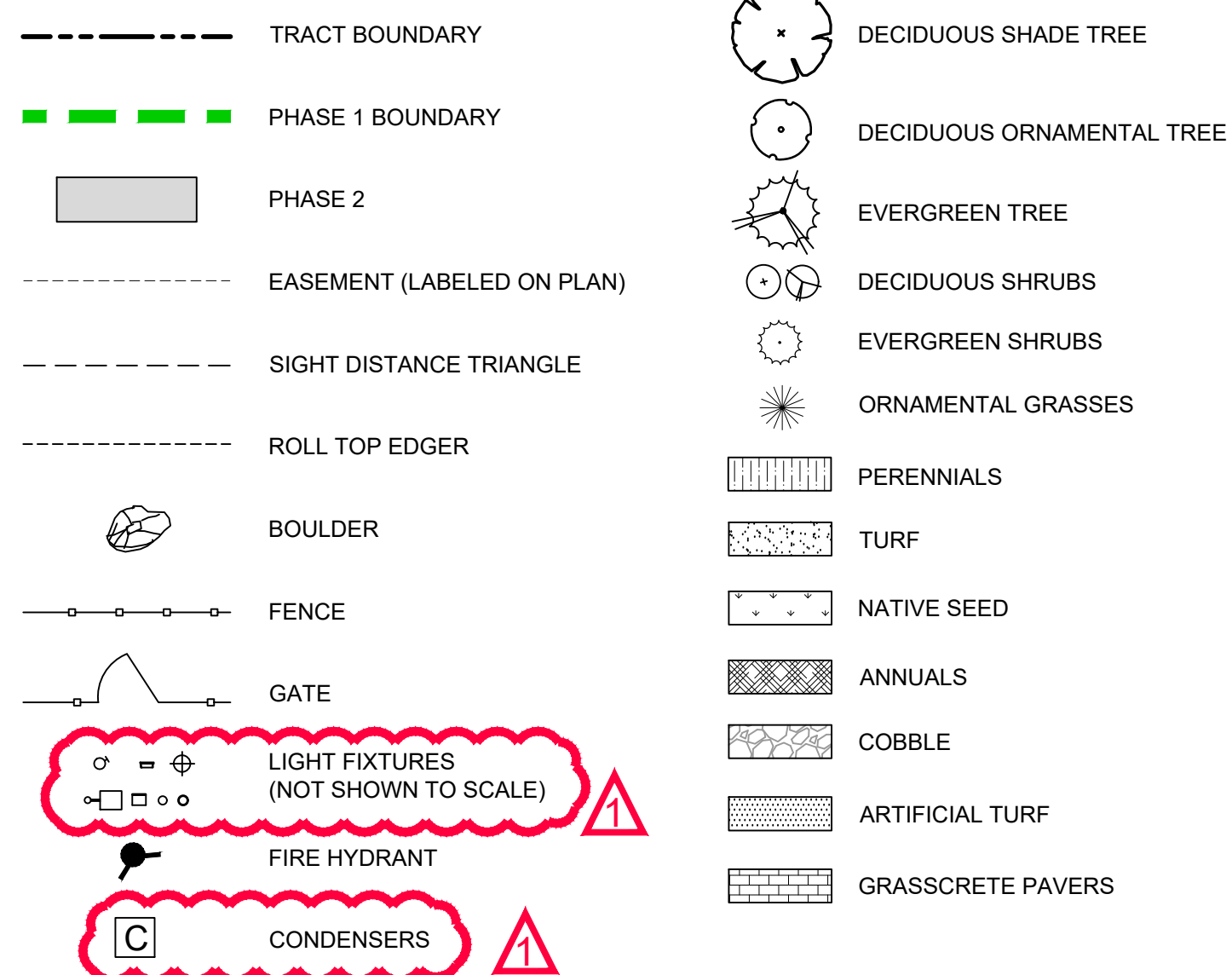
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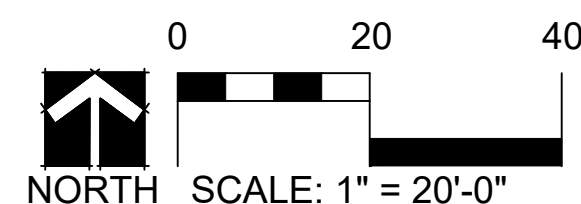
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LANDSCAPE LEGEND



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



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

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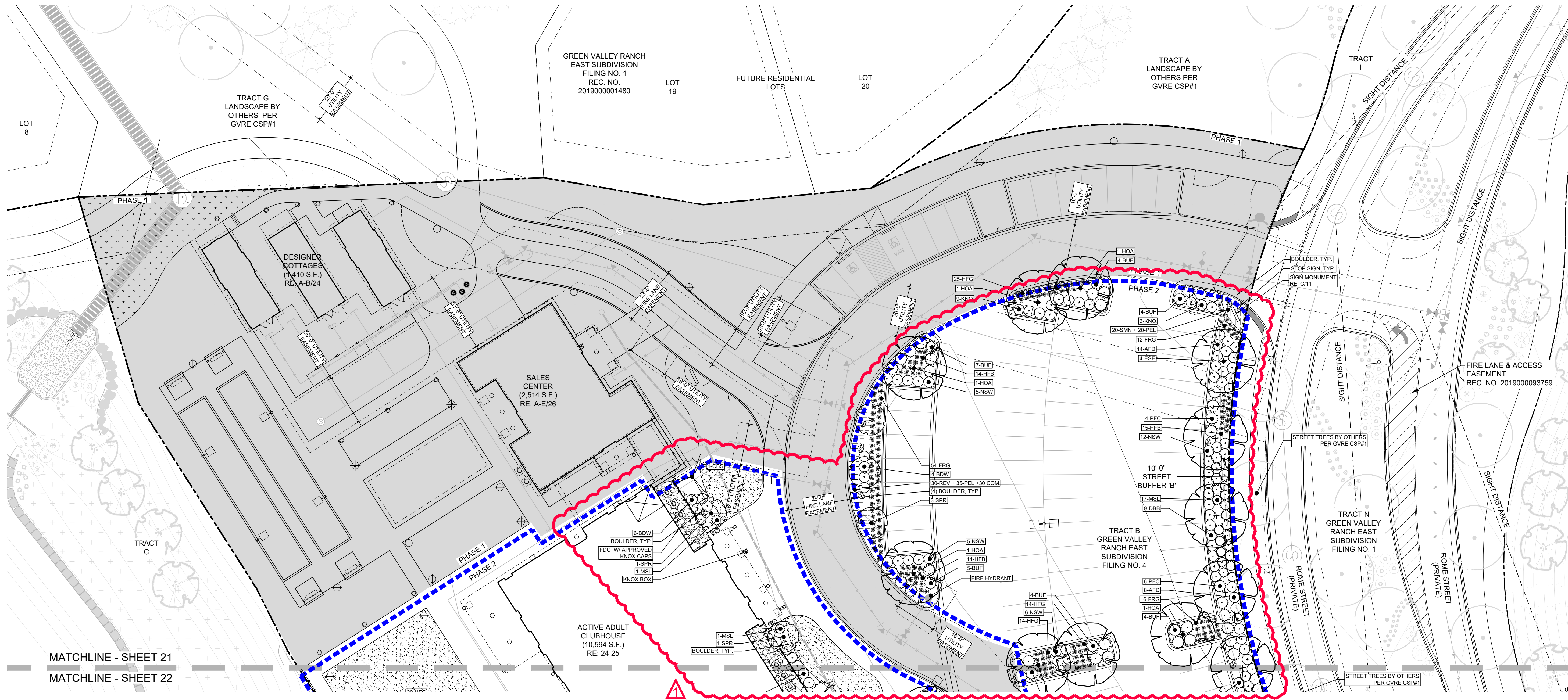
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LANDSCAPE LEGEND

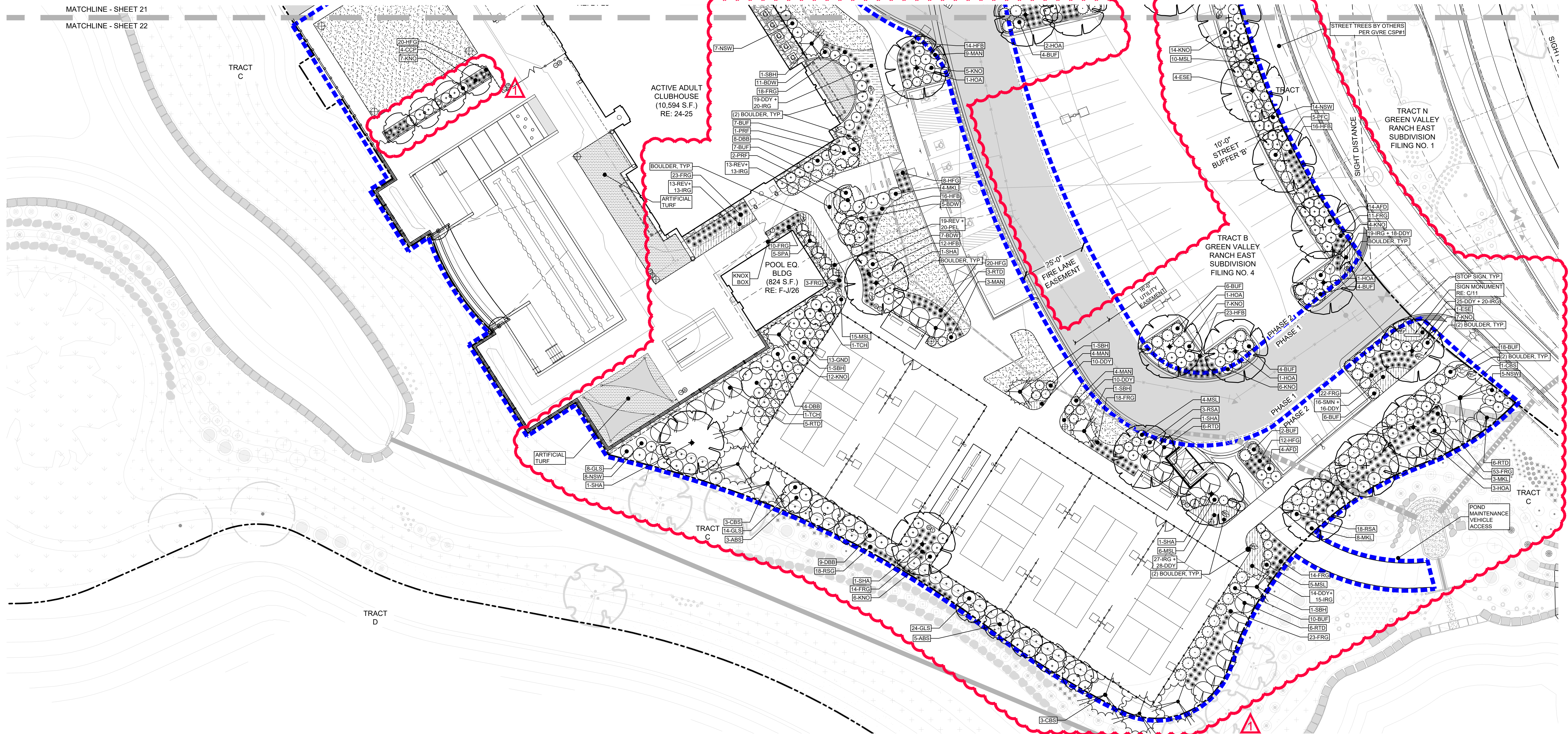
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|-------------------------------------|----------------------------------|
| --- TRACT BOUNDARY | DECIDUOUS SHADE TREE |
| --- PHASE 2 BOUNDARY | DECIDUOUS ORNAMENTAL TREE |
| --- PHASE 1 | EVERGREEN TREE |
| --- EASEMENT (LABELED ON PLAN) | DECIDUOUS 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 | COBBLE |
| CONDENSERS | ARTIFICIAL TURF |
| | GRASSCRETE PAVERS (PHASE 1 ONLY) |

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











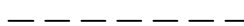





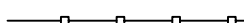


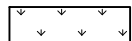





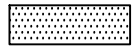
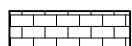
NOT FOR CONSTRUCTION

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

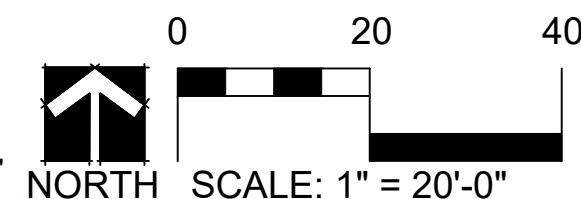


SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	WATER USAGE
DECIDUOUS TREES				B&B	
ABM	6	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERSRED'	2.5" CAL.	LOW
ESE	13	EMERALD SUNSHINE ELM	ULMUS PROPINQUA 'JFS-BEIBERICH'	2.5" CAL.	LOW
HOA	16	HERITAGE OAK	QUERCUS X MACDANIELLI 'CLEMONS'	2.5" CAL.	MED
SHA	5	SHADEMASTER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

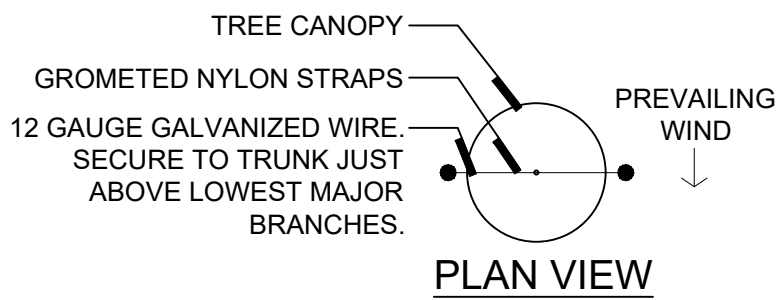
SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	WATER USAGE
DECIDUOUS SHRUBS					
AFD	40	ARCTIC FIRE DOGWOOD	CORNUS STOLONIFERA 'FARROW'	5 GAL	MED
BDW	37	DWARF BUTTERFLY BUSH	BUDDLEIA DAVIDII VAR.	5 GAL	LOW
DBB	57	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	5 GAL	LOW
GLS	46	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA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

- | | | | |
|---|--|---|-------------------------------------|
|  | 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 |  | COBBLE |
|  | CONDENSERS |  | ARTIFICIAL TURF |
| | |  | GRASSCRETE PAVERS
(PHASE 1 ONLY) |

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



NOT FOR CONSTRUCTION



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

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

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

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

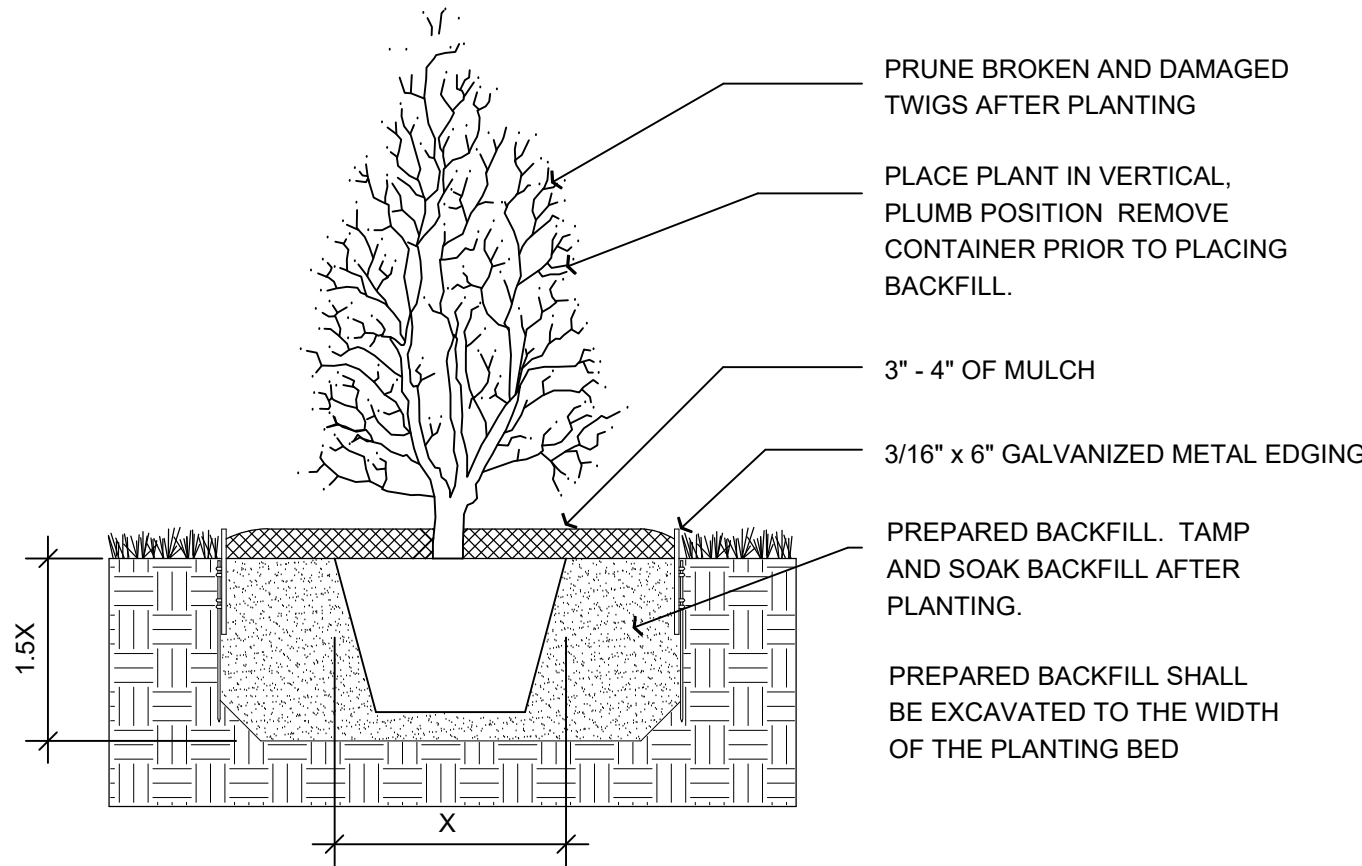
CONTRACTOR TO FIRMLY PLACE SOIL AROUND ROOTBALL WITHOUT PACKING OR TAMPING. SET SOIL WITH WATER TO FILL ALL AIR POCKETS.

PLACE ROOTBALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

EVERGREEN TREE
DECIDUOUS TREE

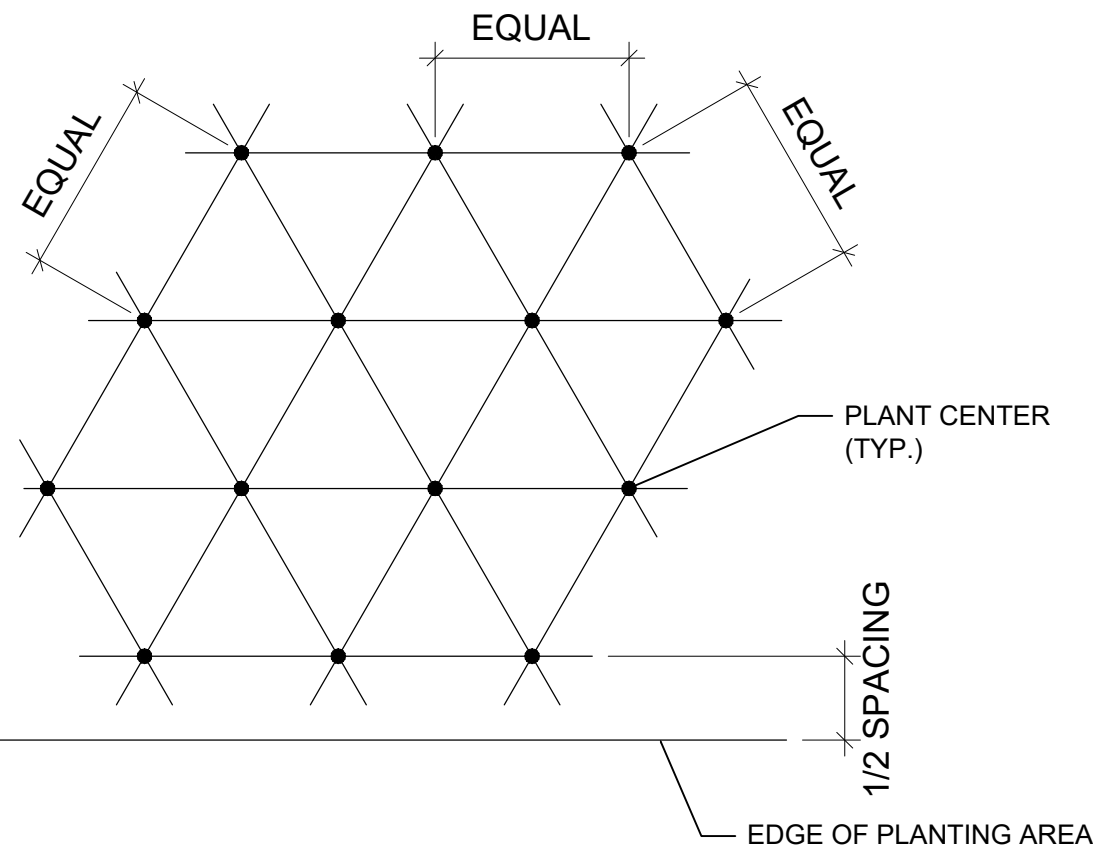
GROMETED NYLON STRAPS
PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE - EXPOSED WIRE SHALL BE A MAX 2" AT EITHER END.
GALVANIZED WIRE - MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING
6" STEEL T-POST, COLOR BLACK. T-POST TO BE DRIVEN IN OUTSIDE THE ROOTBALL
TREE WRAP TO BE INSTALLED FROM OCT. 1 - APRIL 30 ON DECIDUOUS TREES ONLY.
THE TOP OF THE ROOT FLARE SHALL BE AT FINISH GRADE.

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



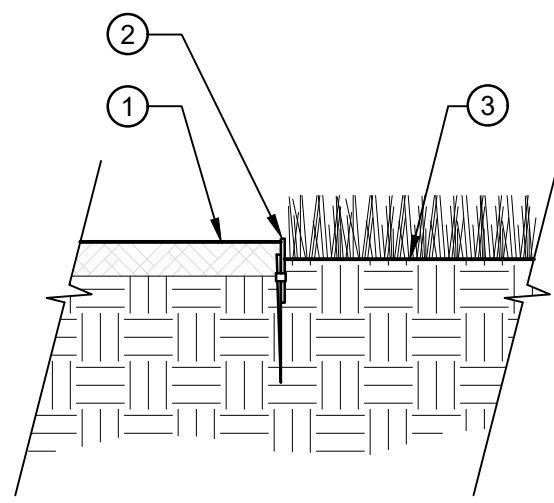
A DECIDUOUS AND EVERGREEN TREE PLANTING DETAIL
SCALE: NTS

B SHRUB PLANTING DETAIL
SCALE: NTS

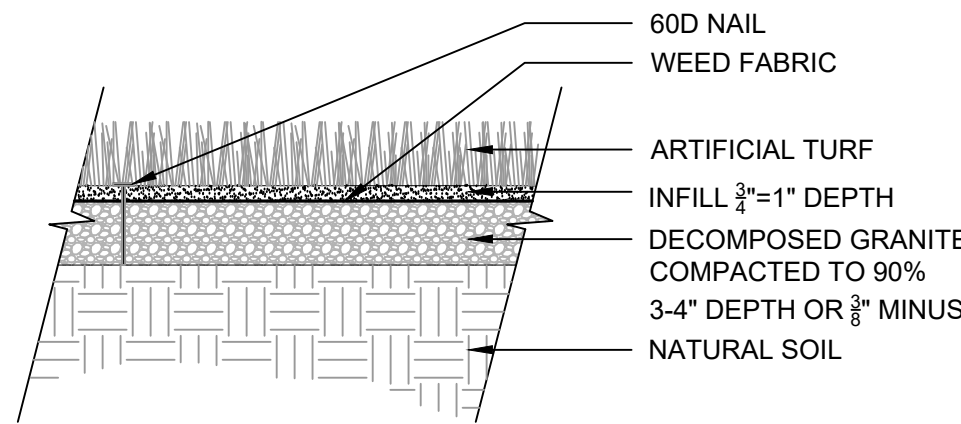


NOTE: ALL PLANTS TO BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING OF PLANTS.

C PLANT SPACING DETAIL
SCALE: NTS

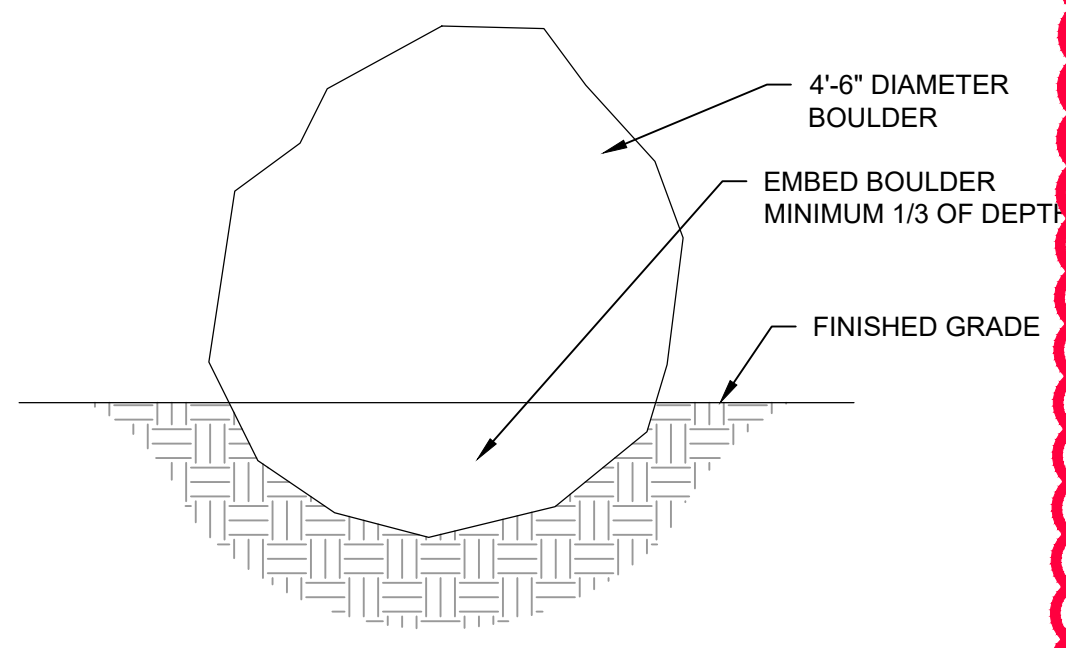


D STEEL EDGE DETAIL
SCALE: NTS

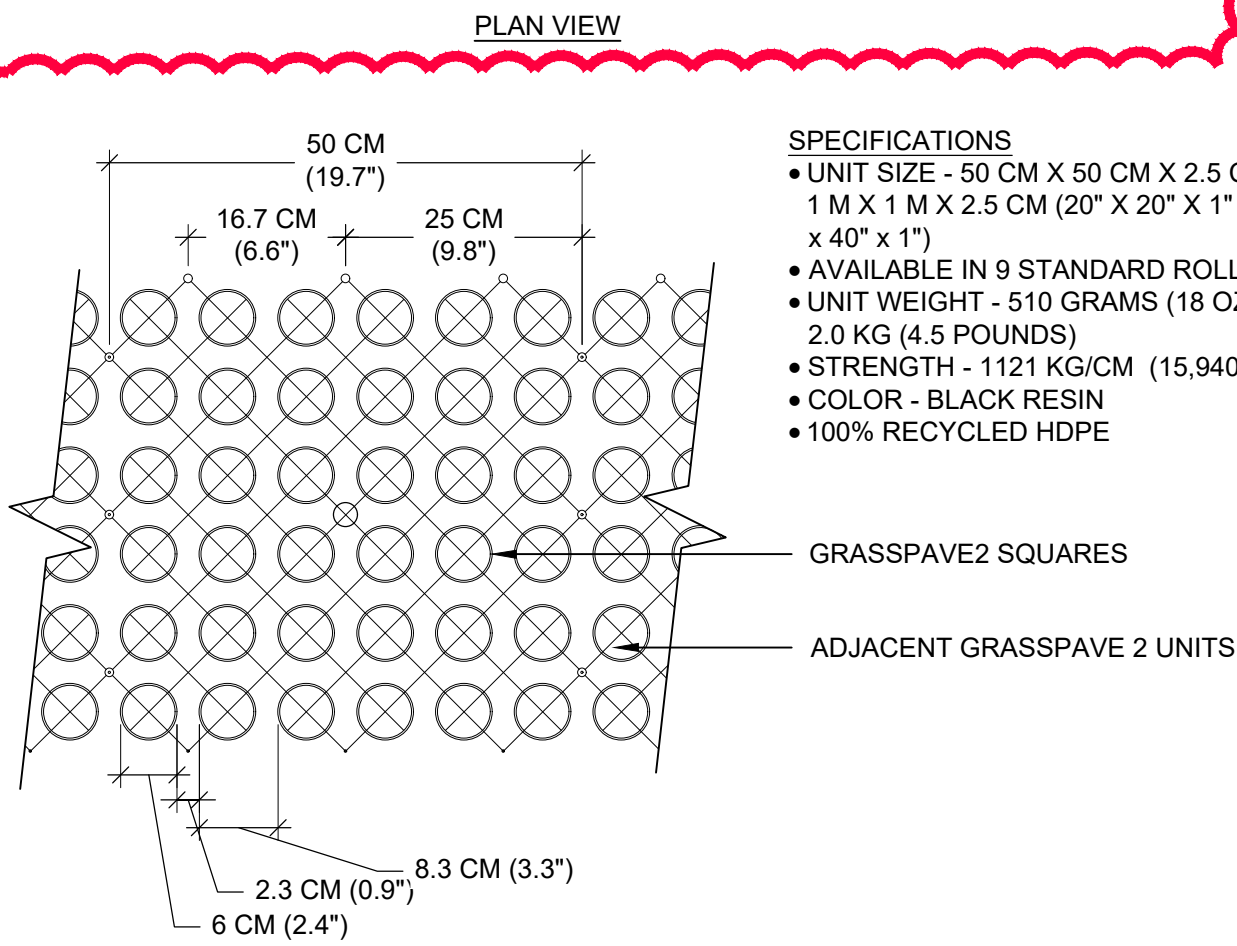


NOTE:
A. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

E ARTIFICIAL TURF @ POOL
SCALE: NTS

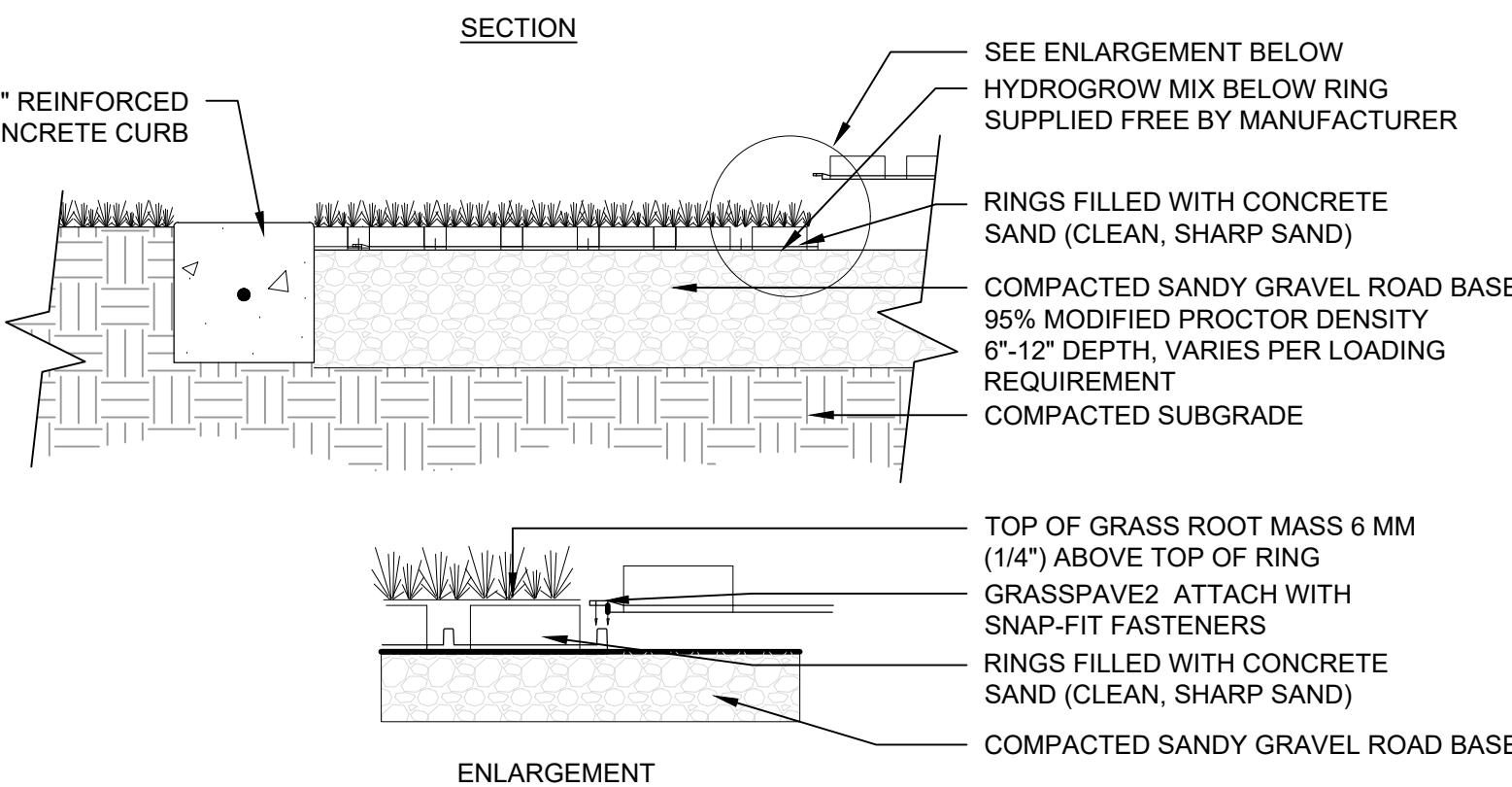


F BOULDER (QTY:18)
SCALE: NTS



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

G GRASSCRETE @ FIRE LANE
SCALE: NTS



MANUFACTURER: INVISIBLE STRUCTURES, INC.
MODEL: GRASSPAVE 2

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

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

BUFFER TABLE:

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

BUILDING ELEVATION LANDSCAPE COVERAGE:

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

NOT FOR CONSTRUCTION

ARCHITECT / PLANNER



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4908 TOWER ROAD
DENVER, COLORADO 80249

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

PROFESSIONAL STAMP

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

ISSUE RECORD

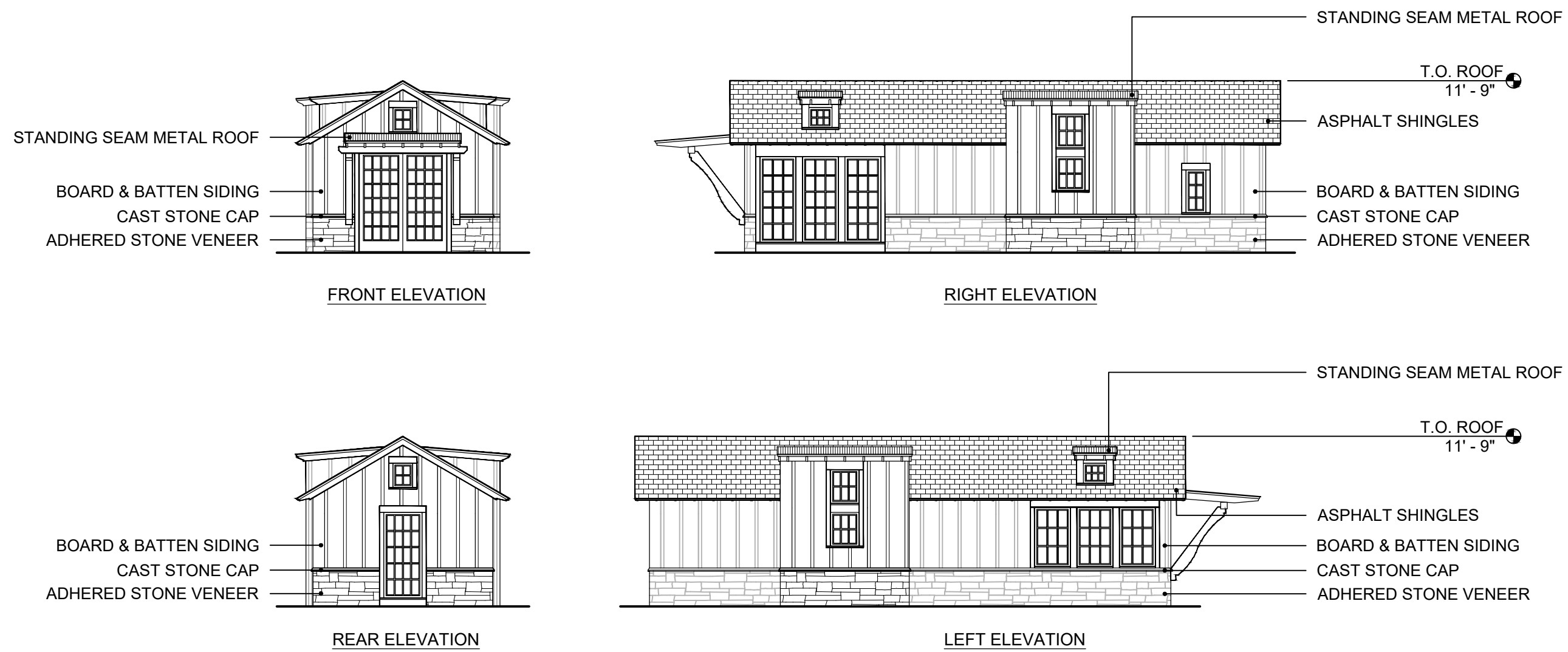
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CSP #3	08/02/2019
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AMENDMENT #1	12/02/2019
AMENDMENT #1 (2)	06/05/2020
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AMENDMENT #1	08/21/2020
TECHNICAL #1	09/18/2020

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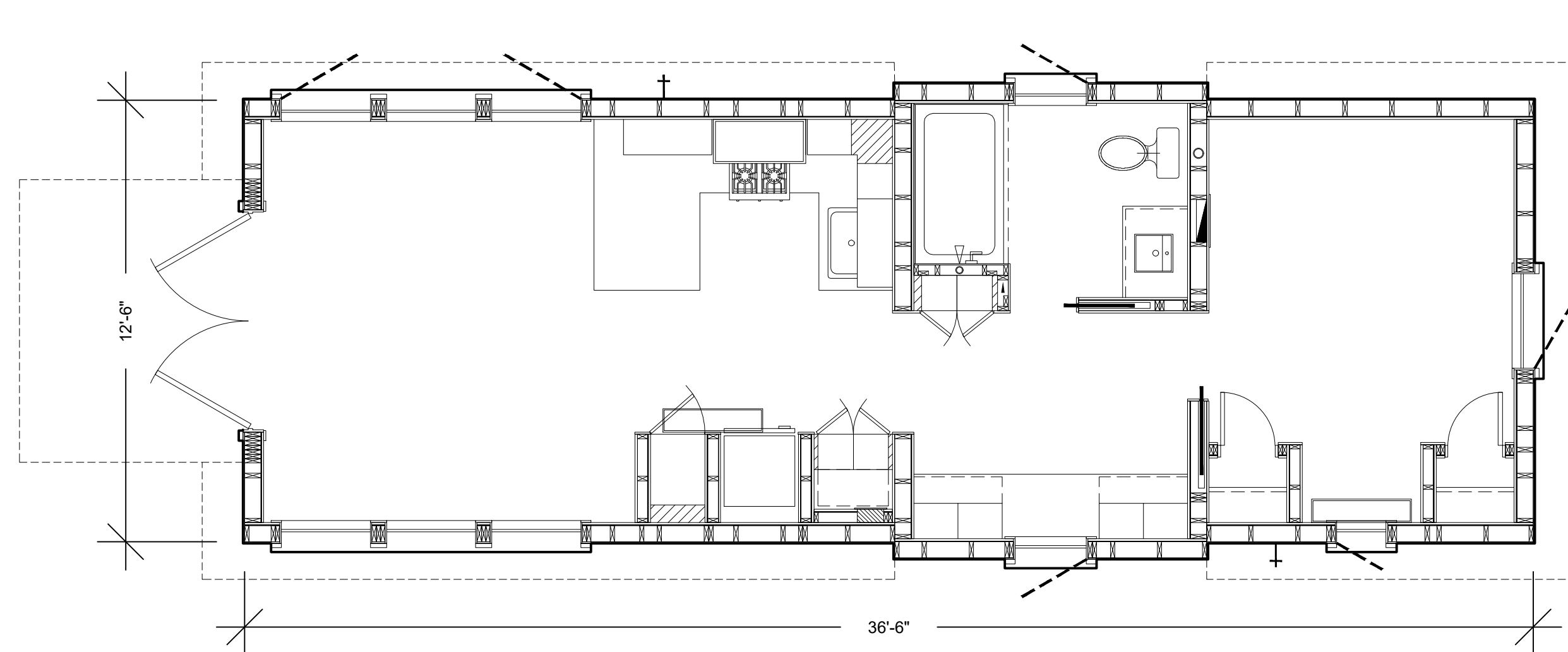
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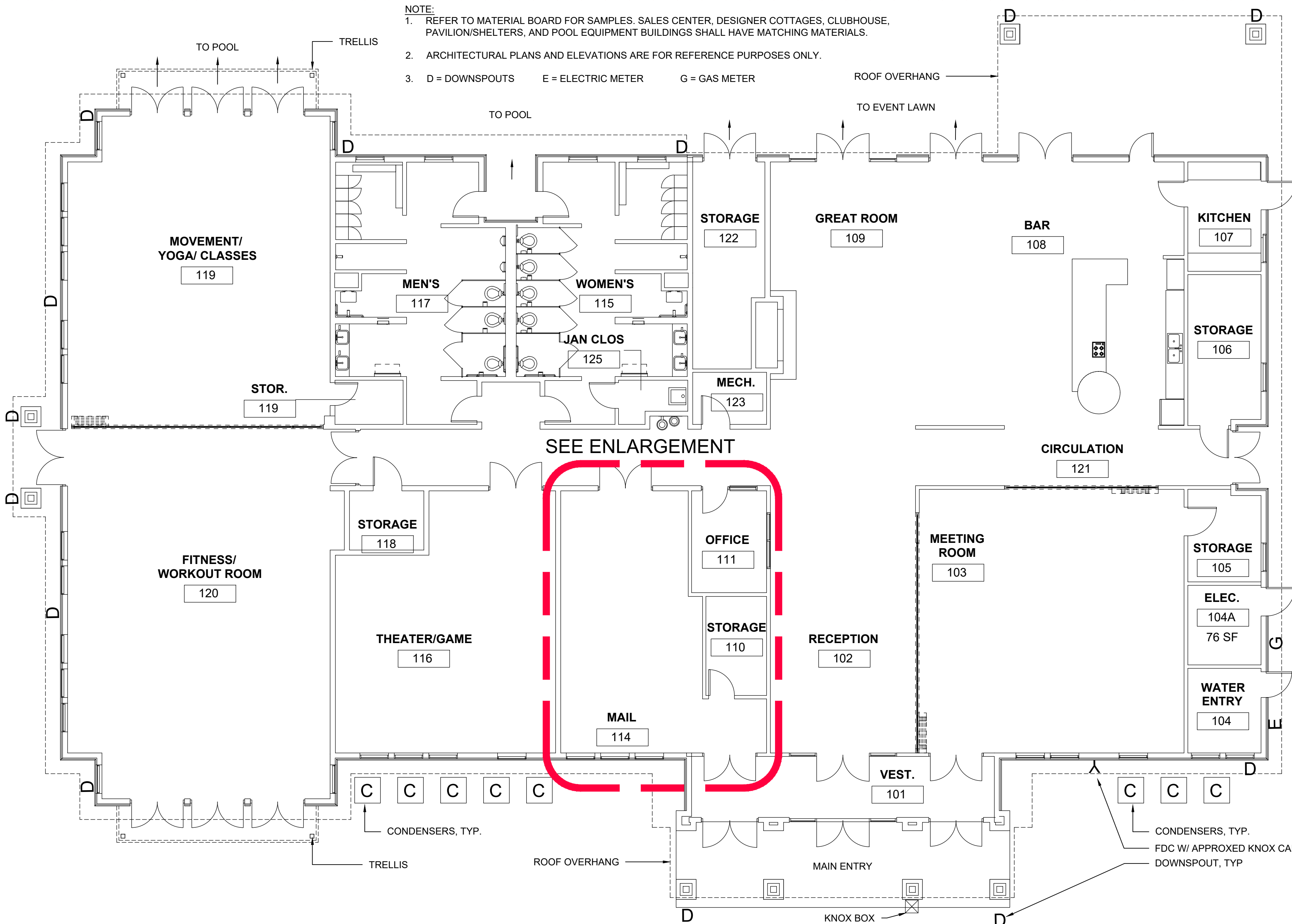
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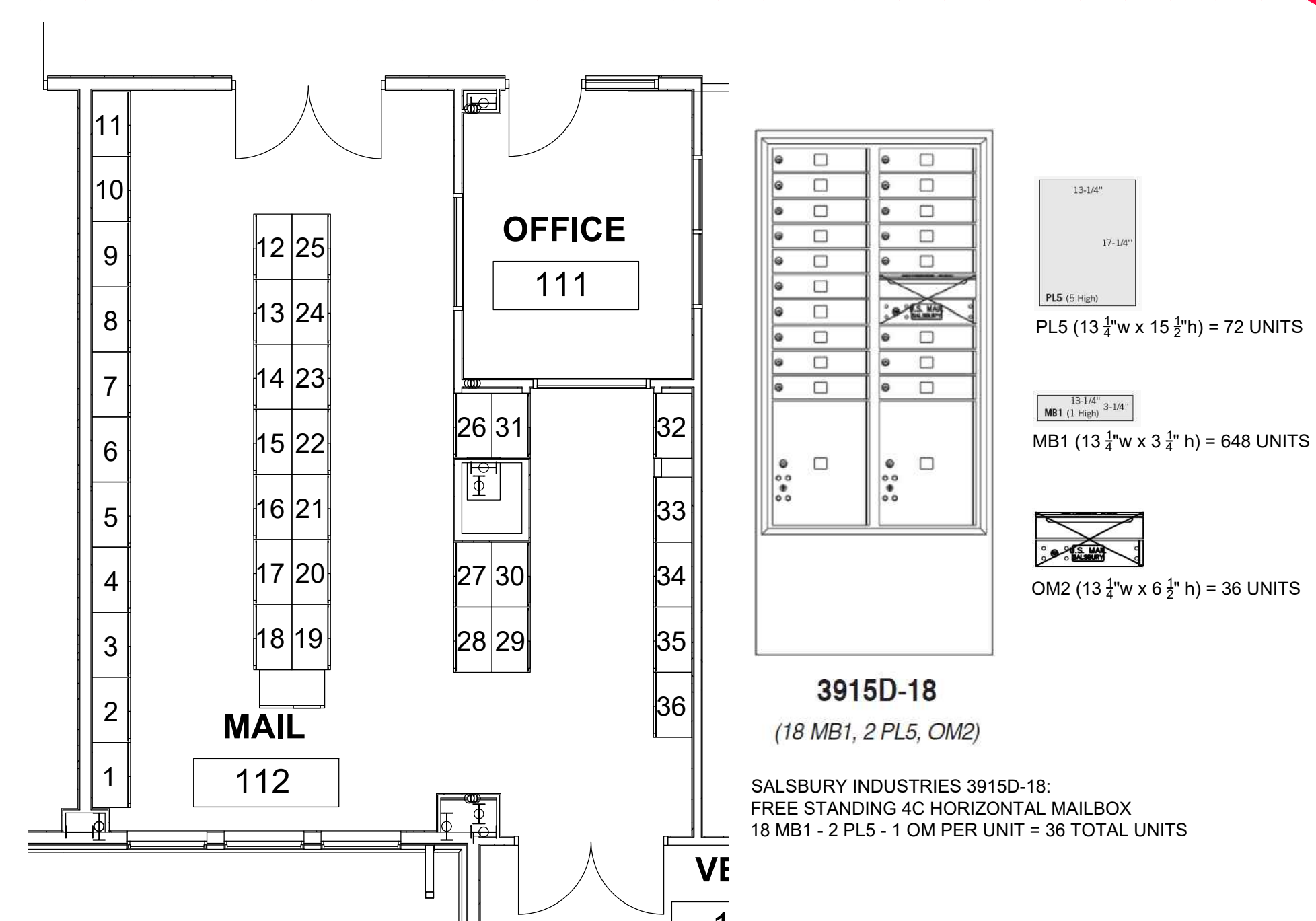
A DESIGNER COTTAGES - ELEVATIONS
SCALE: NTS



B DESIGNER COTTAGES - FLOOR PLAN
SCALE: NTS



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



D MAILBOX ROOM ENLARGEMENT & DETAILS
SCALE: NTS

BUILDING MATERIALS:



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ARCHITECT / PLANNER



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

PROFESSIONAL STAMP

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

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SHEET NUMBER

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

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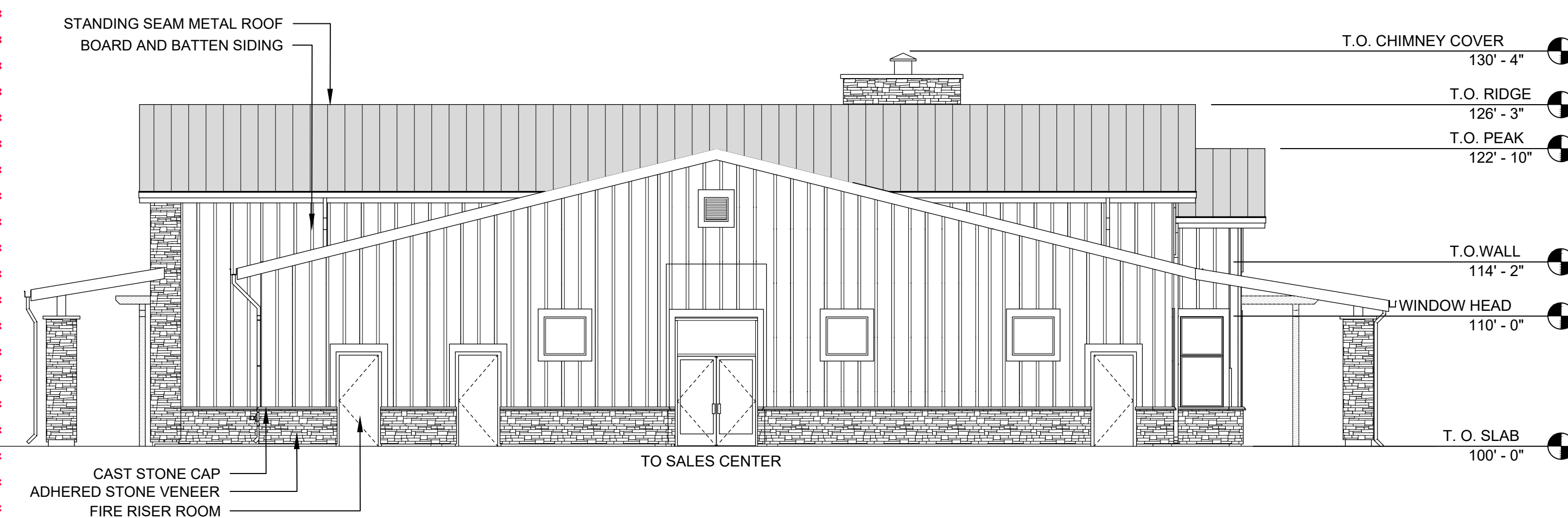
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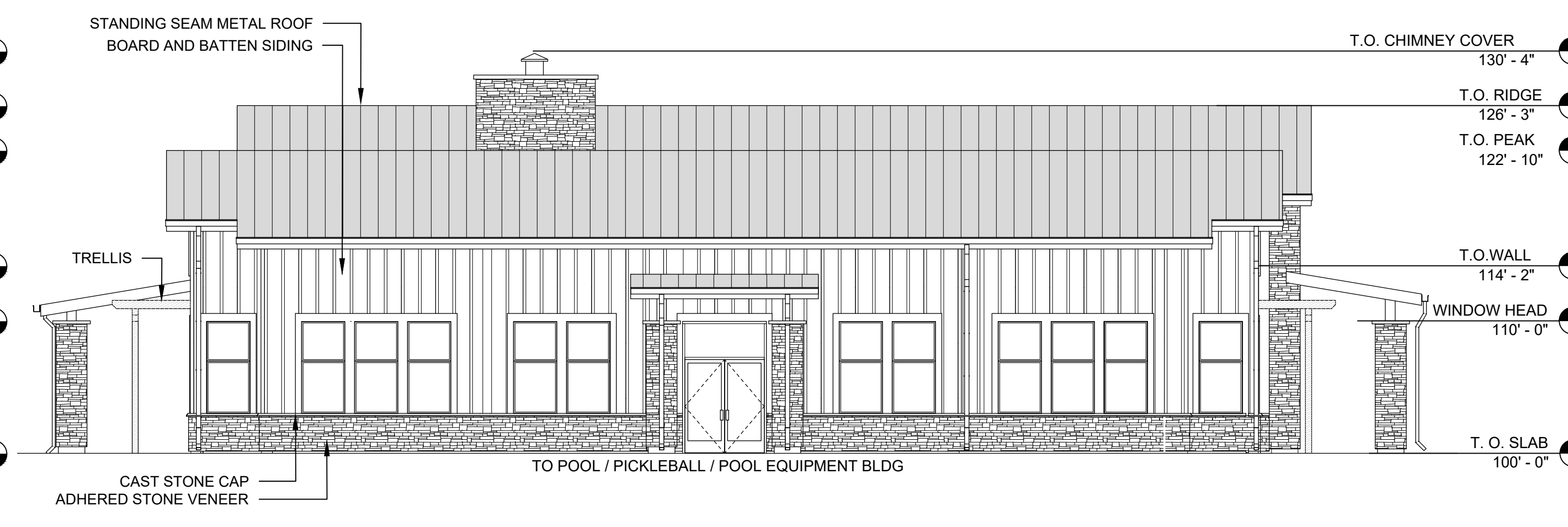
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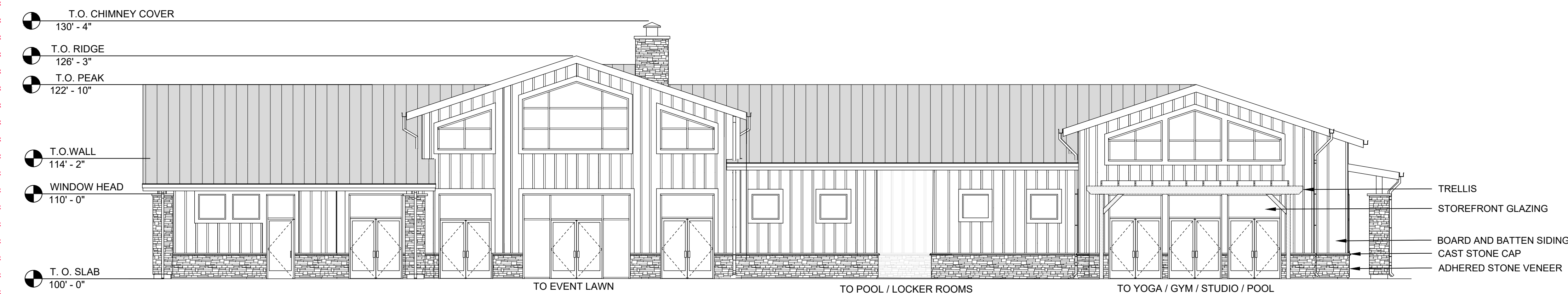
A EAST ELEVATION (FRONT ENTRY)
SCALE: 1/8"=1'-0"



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



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



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

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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
SALES CENTER & POOL BLDG

PROFESSIONAL STAMP

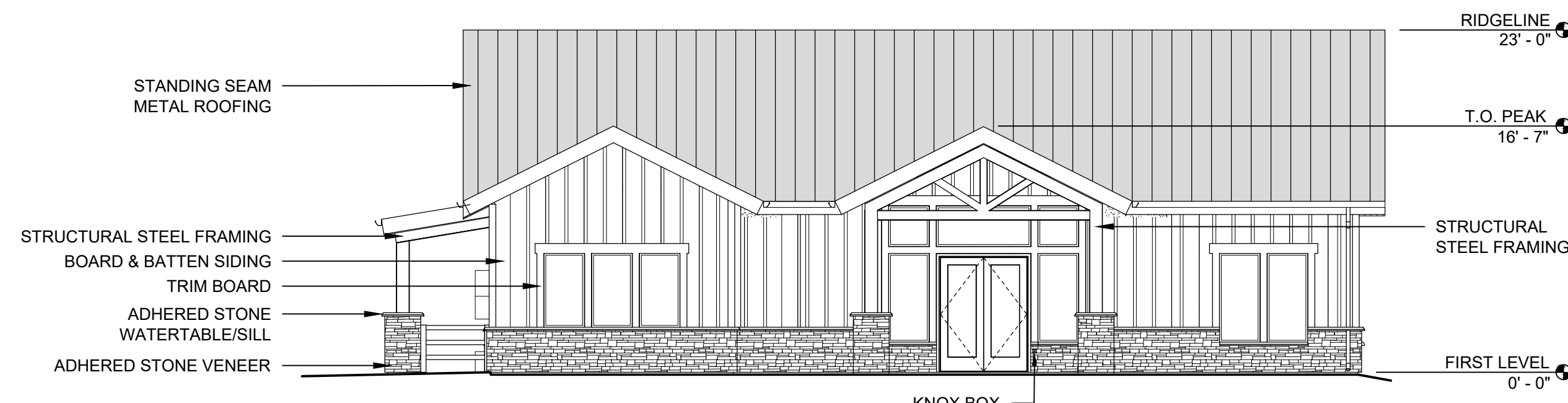
PROJECT #: 171053
DRAWN BY: LAI
CHECKED BY: JC

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 #1	
TECHNICAL #1	09/18/2020

SHEET NUMBER

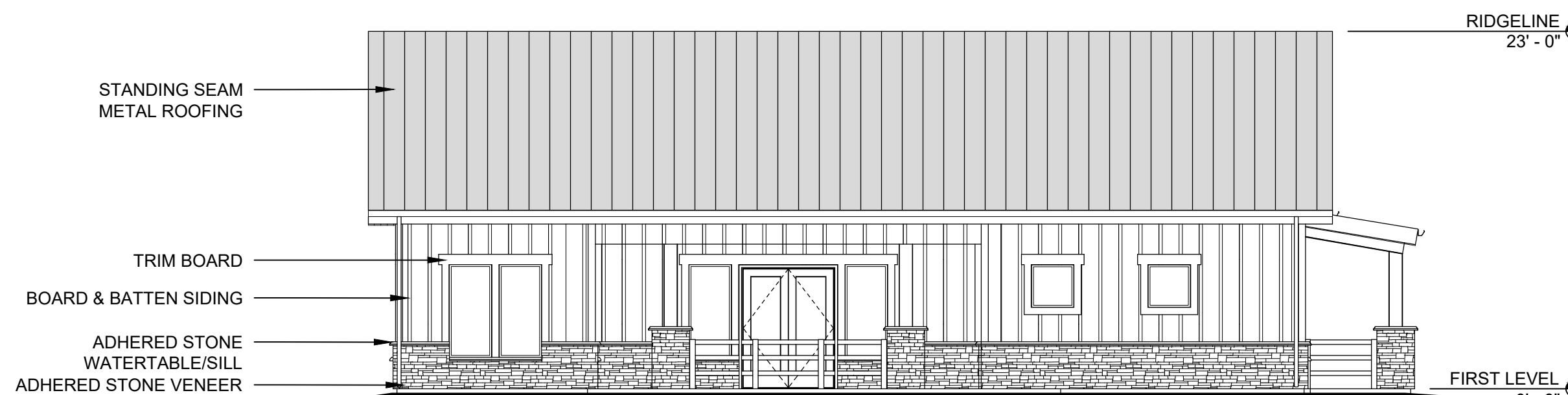
26

26 OF 28



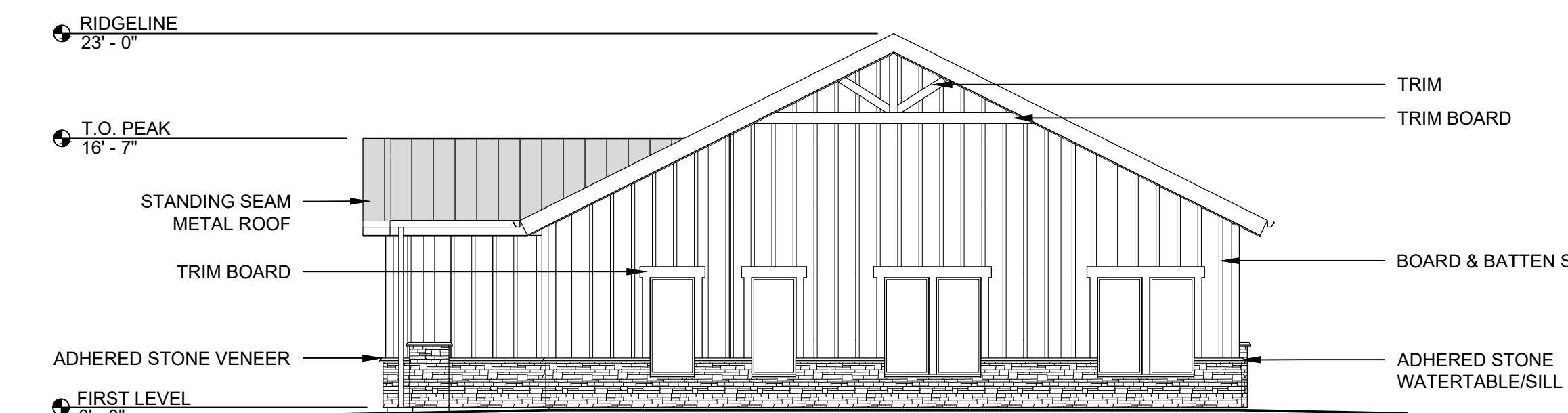
A SALES CENTER - EAST ELEVATION (FRONT ENTRY)

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



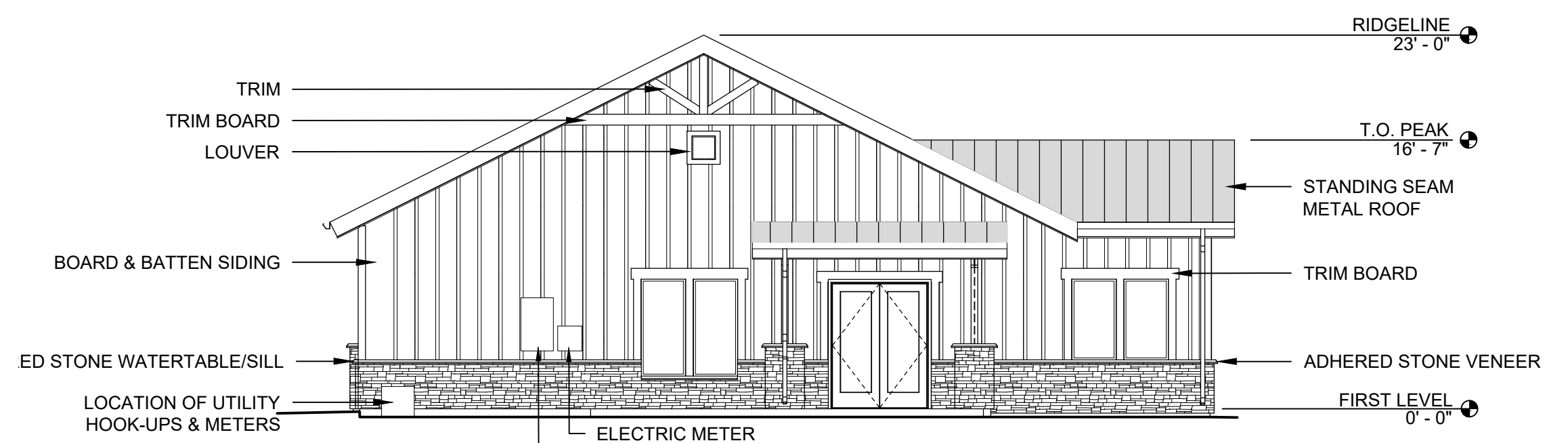
B SALES CENTER - WEST ELEVATION

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



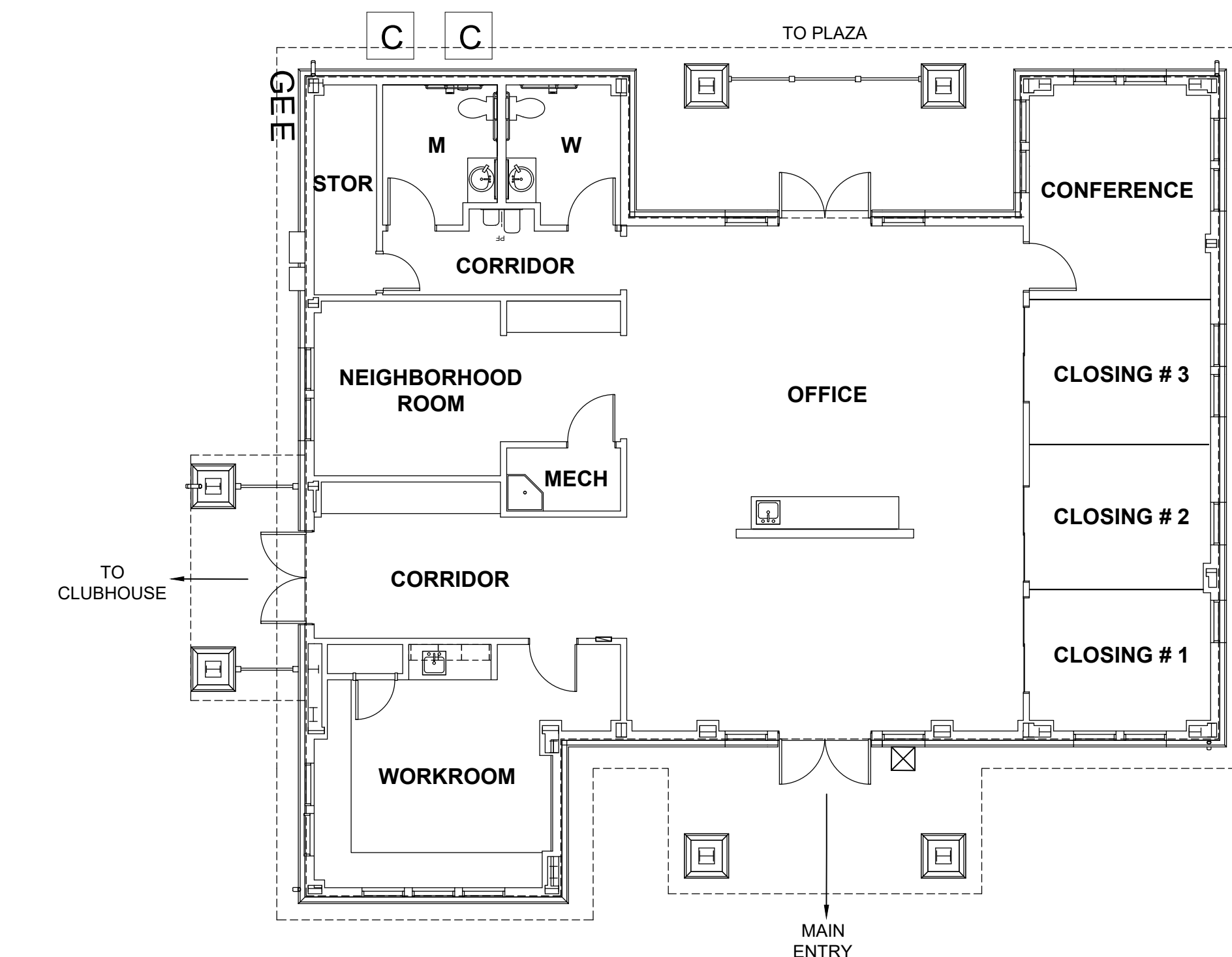
C SALES CENTER - NORTH ELEVATION

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



D SALES CENTER - SOUTH ELEVATION

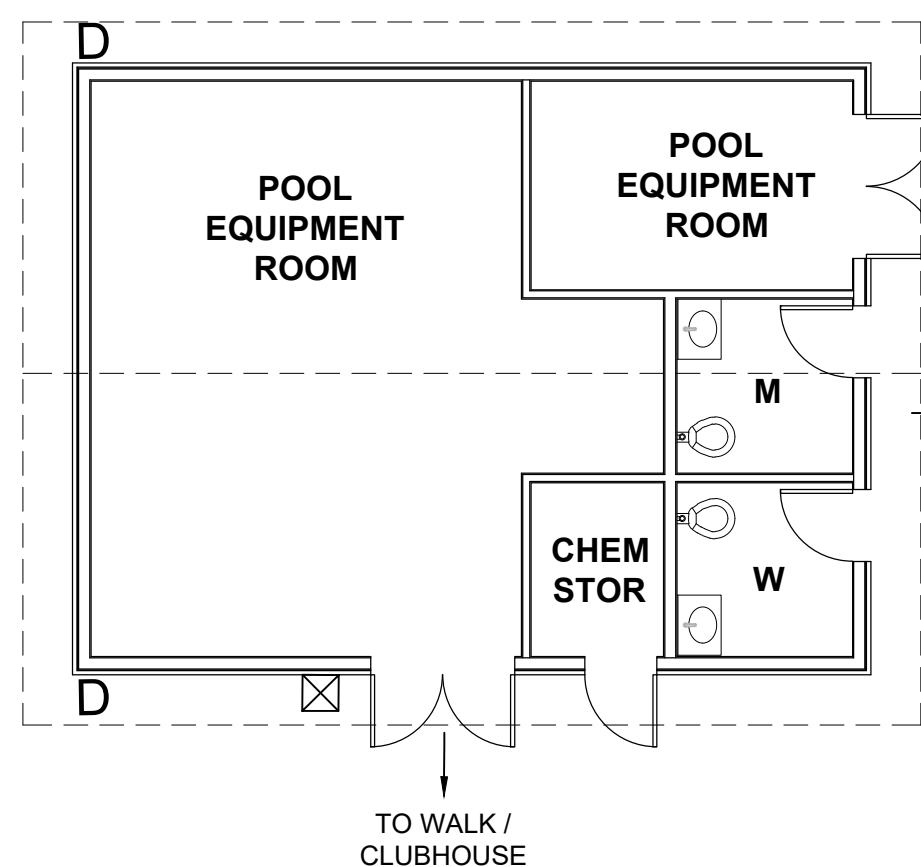
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E SALES CENTER PLAN

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

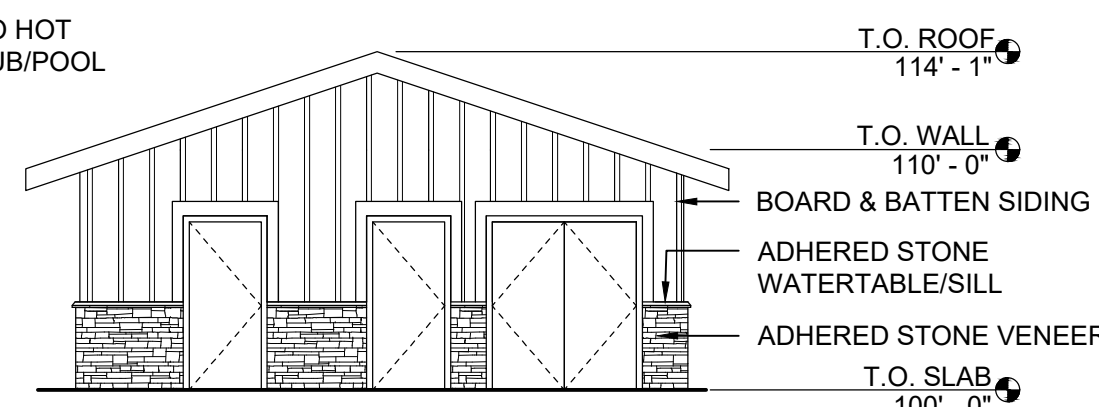
NOTE:
ARCHITECTURAL PLANS AND
ELEVATIONS ARE FOR REFERENCE
PURPOSES ONLY.



F POOL EQUIPMENT BUILDING PLAN

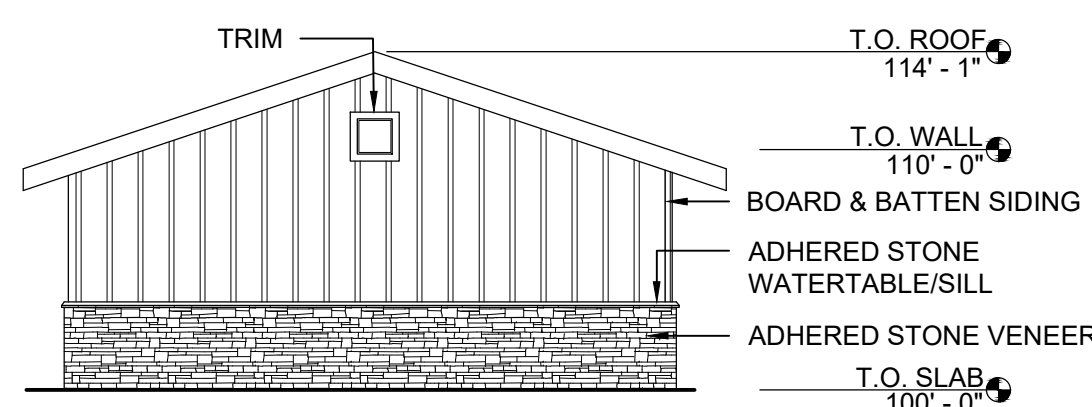
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NOTE:
ARCHITECTURAL PLANS AND ELEVATIONS ARE FOR REFERENCE PURPOSES ONLY.



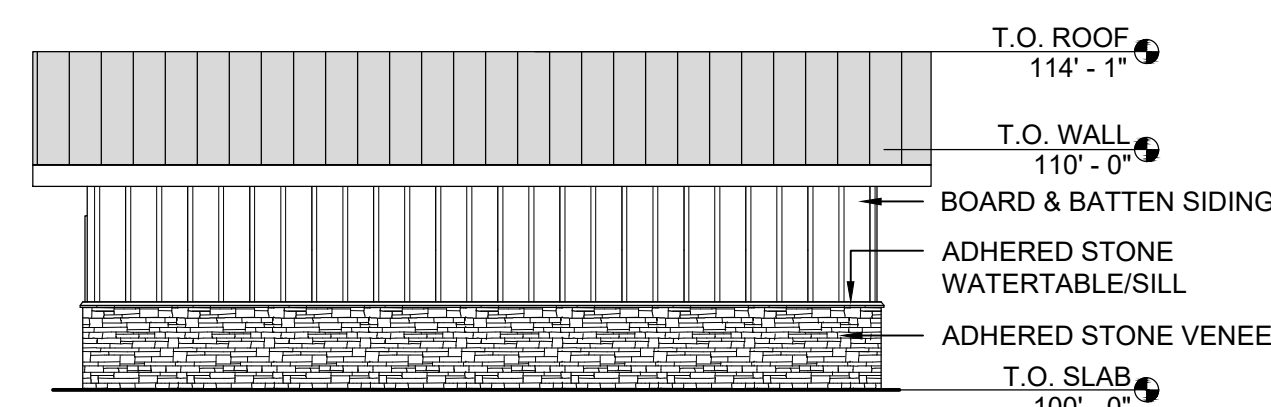
G POOL EQUIPMENT BUILDING - NORTH ELEVATION

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



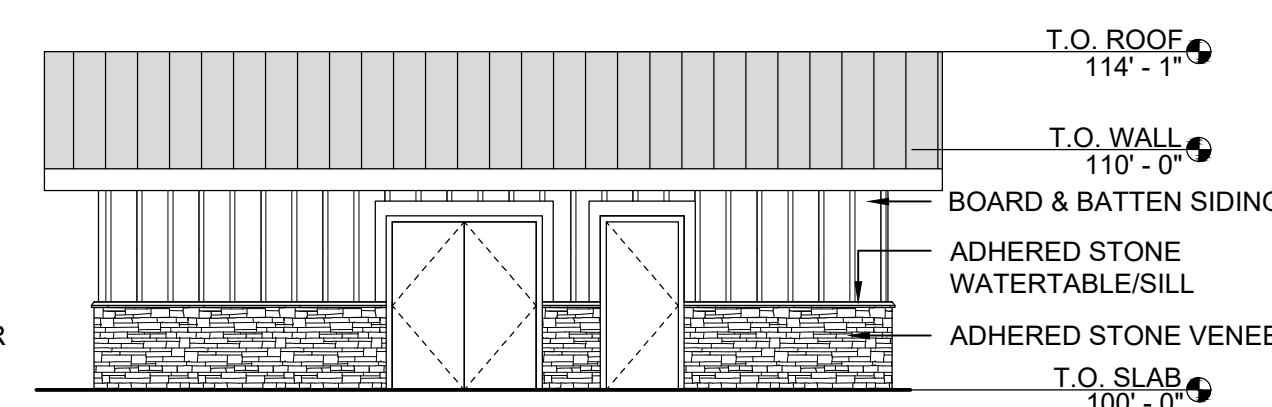
H POOL EQUIPMENT BUILDING - SOUTH ELEVATION

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



I POOL EQUIPMENT BUILDING - EAST ELEVATION

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

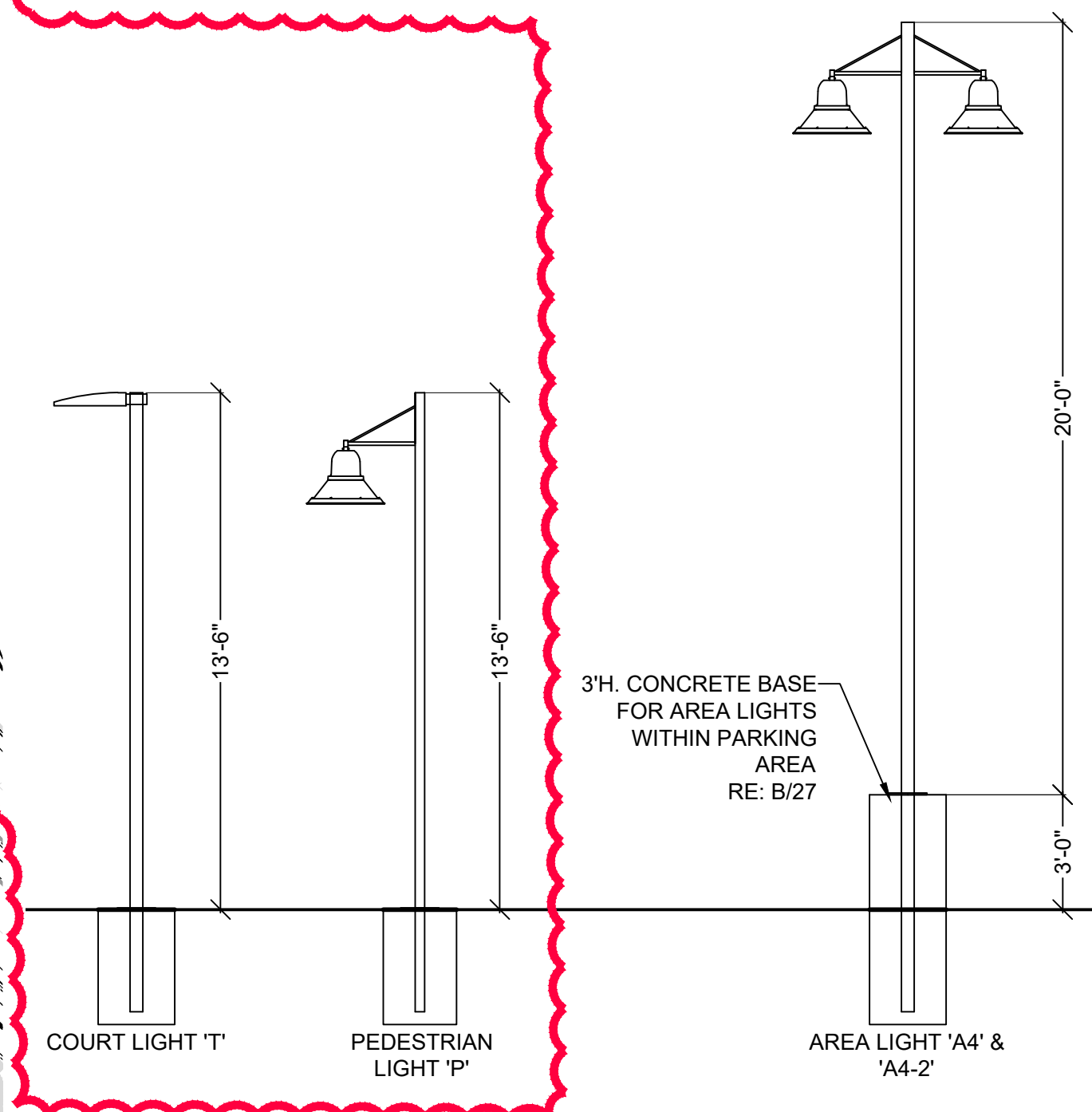


J POOL EQUIPMENT BUILDING - WEST ELEVATION

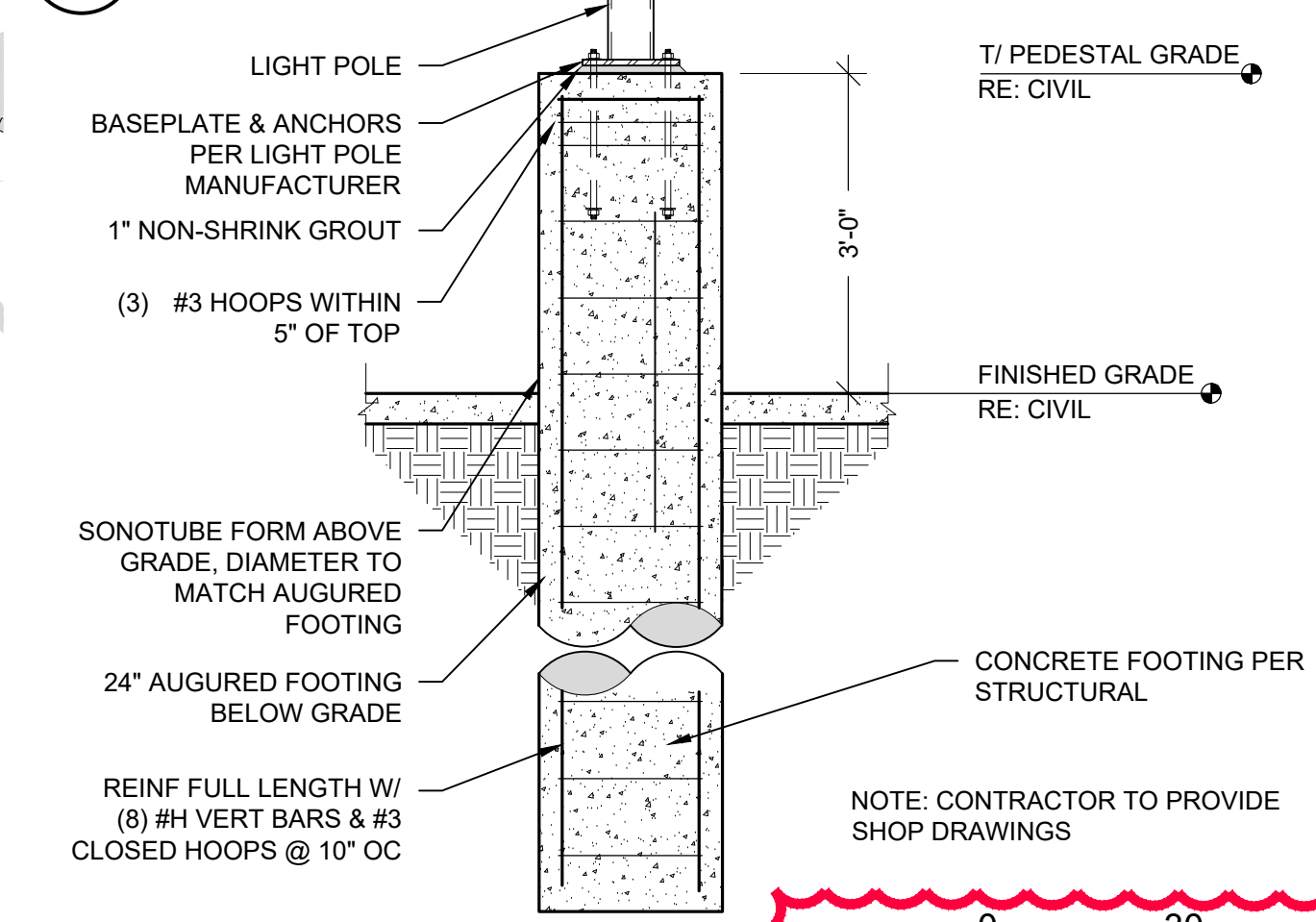
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NOT FOR CONSTRUCTION

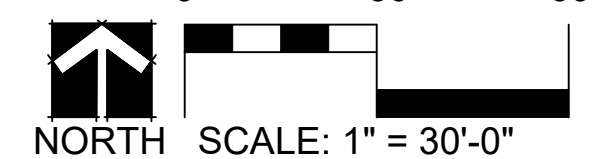
1. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY ADJACENT TO THE R.O.W. SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S LIGHTING STANDARDS FOR DISABILITY GLARE.
2. LIGHT LOSS FACTOR = 1.0
3. TYPES 'G' AND 'H' MODELED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














A SCALE: NTS



D SCALE: NTS



NOT FOR CONSTRUCTION

Schedule										
Symbol	QTY.	Label	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	4	A2	Hubbell Lighting Inc, dba Beacon Products	URB-XXXX-26-60L-136-3K7-2-U	URBAN SERIES ARCHITECTURAL AREA LIGHT LED TYPE 2 OPTICS POLE MOUNTED (PARKING LOT)	LED 3000K	1	15111	1	135.0
	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-NUJ2-12L-010-3K7	PAVILLION BOLLARD ROUND LED TYPE 2 OPTICS GROUND MOUNTED	LED 3000K	1	859	1	14
	20	H	PROGRESS LIGHTING + CONTECH LIGHTING	P560078-020 + LG7003D-326-2700K-120V	DECORATIVE LED WALL SCONCE	LED 2700K	4	145	1	4.808
	13	J	CONTECH LIGHTING	SMTR530K12D1-S	ROUND LED 5" SHALLOW SURFACE MOUNT DOWNLIGHT	LED 3000K	1	864	1	11.2
	5	K	HUBBELL OUTDOOR LIGHTING	SG1-30-3K7-FT	Sling Series SLENDER WALL WALLPACK LED	LED 3000K	1	2911	1	29.22
	13	PA	Beacon Products	URB-21-24NB-27-3K-T2	URBAN SERIES ARCHITECTURAL AREA LIGHT LED TYPE 2 OPTICS POLE MOUNTED (PEDESTRIAN)	LED 3000K	1	2408	1	55.8
	12	PB	Hubbell Lighting Inc, dba Beacon Products	URB-XXXX-21-24L-55-3K7-4-U	URBAN SERIES ARCHITECTURAL AREA LIGHT LED TYPE 4 OPTICS POLE MOUNTED (PEDESTRIAN)	LED 3000K	1	5811	1	57
	16	T1/T2	Beacon Products	VPL-80L-235-3K7-4	LARGE VIPER ARCHITECTURAL AREA LIGHT TYPE 4 OPTICS (SPORTS AREA) (T2 HAS DOUBLE HEADS)	LED 3000K	1	23121	1	230.6
	2	T1-BC	Beacon Products	VPL-80L-235-4K7-4W-BC	LARGE VIPER ARCHITECTURAL AREA LIGHT TYPE 4 WIDE OPTICS (SPORTS AREA) (WITH HOUSE SIDE SHIELD)	LED 4000K	1	15048	1	230.6
	23	W	KIM LIGHTING	LLF10P35-20L3K	LED LOW LEVEL STEP LIGHT	LED 3000K	1	1248	1	21.2

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

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URBAN SERIES URBAN LUMINAIRE	Cat.#	Type	Approvals
	Job		

SPECIFICATIONS

- Intended Use:**
- The Beacon Urban luminaire is available with a choice of different LED wattage configurations, shapes, sizes and optical distributions designed to replace HID lighting up to 400W MH or HPS.
- Construction:**
- The drivers shall be located in the top cast housing and shall be accessible without tools by hinging the lower shade assembly. The driver and all electrical components shall be on a tray.
 - The lower shade shall be made from a one-piece aluminum spinning.
 - The housing is designed for LED thermal management without the use of metallic screens, cages, or fans. The top casting shall be able to be pendant mounted in place with a stainless steel safety pin and then permanently held in place with four stainless steel bolts.
- Electrical:**
- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.
 - Power factor is >0.98 at full load.
 - Dimming drivers are standard with connections for external dimming equipment available upon request.
 - Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher.
 - Plug disconnects are listed by UL for use at 600 VAC, 15A or higher. 15A rating applies to primary (AC) side only.
 - Future electrical compartment shall contain all LED driver components.
 - Button photocell available.
 - Ambient operating temperature -40°C to 40°C
 - Surge protection - 20KA.
 - LifeShield® Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. A luminaire equipped with the device may be reliably operated in any ambient temperature up to 50°C (121°F). Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fall on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

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

Finish:

- IPS polyester powder-coat electrostatically applied and thermocured.
- IPS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermostat super TGIC polyester powder coat finish.
- The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D2222 and resists surface impacts of up to 160 inch-pounds.

Certifications:

- DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/DLC/>
- NRTL Certified, UL8750, UL 1588 and CSA22-24250, 15-14 for wet locations
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: <http://www.beaconproducts.com/products/urban>

Warranty:

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

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



URBAN SERIES URBAN LUMINAIRE	Cat.#	Type	Approvals
	Job		

PARKING LOT LIGHT 'A' (A2/A4)

SCALE: NTS

URBAN SERIES URBAN LUMINAIRE	Cat.#	Type	Approvals
	Job		

SPECIFICATIONS

- Intended Use:**
- The Beacon Urban luminaire is available with a choice of different LED wattage configurations, shapes, sizes and optical distributions designed to replace HID lighting up to 400W MH or HPS.
- Construction:**
- The drivers shall be located in the top cast housing and shall be accessible without tools by hinging the lower shade assembly. The driver and all electrical components shall be on a tray.
 - The lower shade shall be made from a one-piece aluminum spinning.
 - The housing is designed for LED thermal management without the use of metallic screens, cages, or fans. The top casting shall be able to be pendant mounted in place with a stainless steel safety pin and then permanently held in place with four stainless steel bolts.
- Electrical:**
- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.
 - Power factor is >0.98 at full load.
 - Dimming drivers are standard with connections for external dimming equipment available upon request.
 - Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher.
 - Plug disconnects are listed by UL for use at 600 VAC, 15A or higher. 15A rating applies to primary (AC) side only.
 - Future electrical compartment shall contain all LED driver components.
 - Button photocell available.
 - Ambient operating temperature -40°C to 40°C
 - Surge protection - 20KA.
 - LifeShield® Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. A luminaire equipped with the device may be reliably operated in any ambient temperature up to 50°C (121°F). Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fall on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

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

Finish:

- IPS polyester powder-coat electrostatically applied and thermocured.
- IPS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermostat super TGIC polyester powder coat finish.
- The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D2222 and resists surface impacts of up to 160 inch-pounds.

Certifications:

- DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/DLC/>
- NRTL Certified, UL8750, UL 1588 and CSA22-24250, 15-14 for wet locations
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: <http://www.beaconproducts.com/products/urban>

Warranty:

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

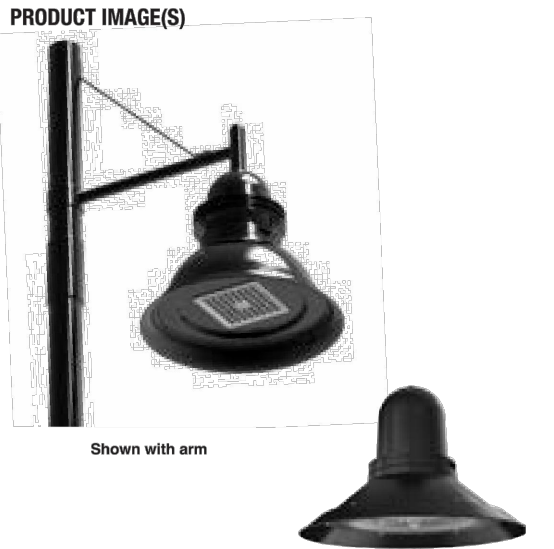
NOTE:
POLE/BOLLARD
RE: A-B/27



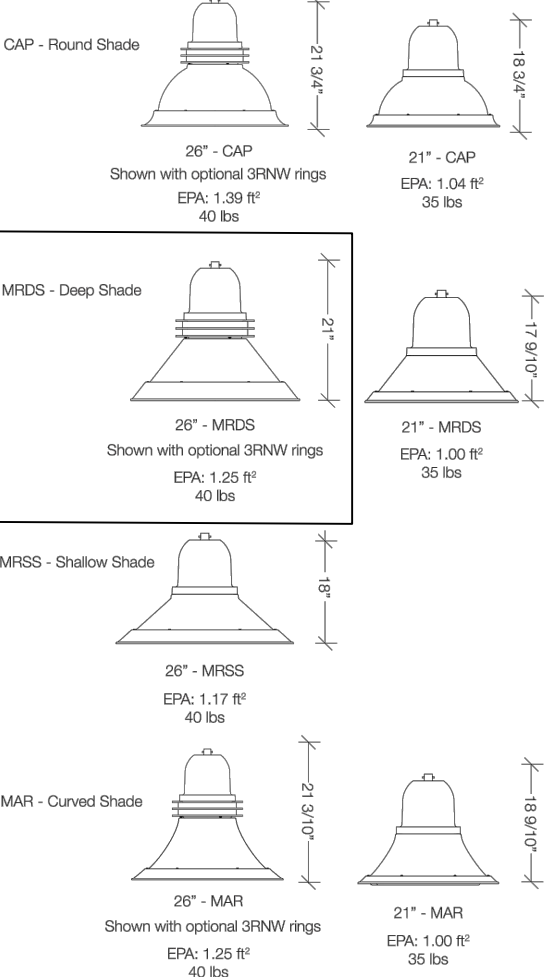
URBAN SERIES URBAN LUMINAIRE	Cat.#	Type	Approvals
	Job		

PEDESTRIAN LIGHT 'PB'

SCALE: NTS



STYLES



FINISH: POWDERCOAT
COLOR: BLACK

KIMLIGHTING

PA7R

Pavilion® Bollard kL_pa7r_spec.pdf

JOB

TYPE

NOTES

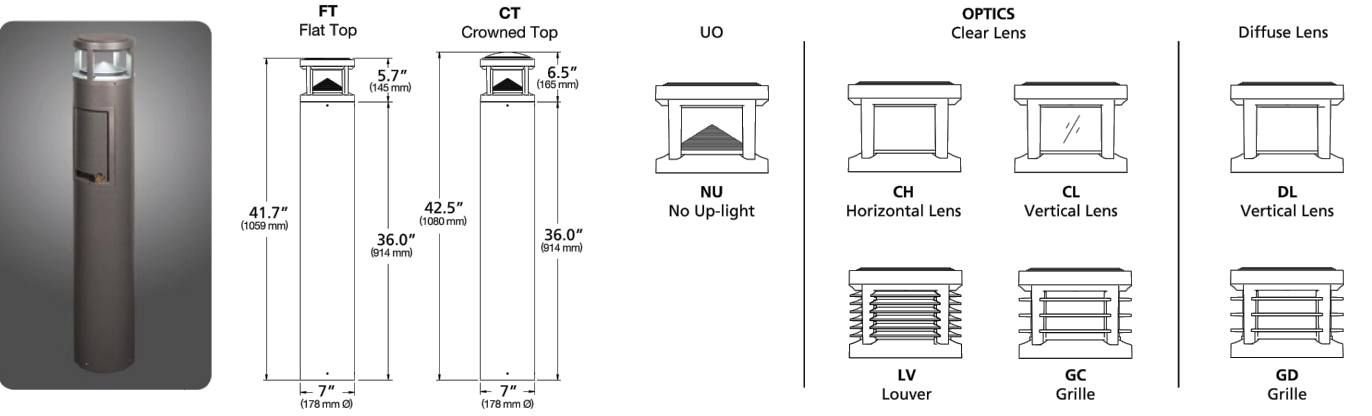
APPROVALS

FEATURES

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



SPECIFICATIONS



ORDERING CODE

Model	Top	Optics	Distribution	Light Engine
PA7R Pavilion 7' 0 inch	CT Flat Top	NU No Up-light	1 Type I	12L-010-SK7 14W (1000 nominal lm), 5000K, 70 CRI
	CT Crowned Top	CU Clear Horizontal Lens	2 Type II	12L-010-SK7 14W (1000 nominal lm), 4000K, 70 CRI
		CL Clear Vertical Lens	3 Type III	12L-010-SK7 14W (1000 nominal lm), 3000K, 70 CRI
		LC Light Guide	3HS Type III - House side shield	12L-010-AMB 14W, Amber 560 nm Monochromatic
		LV Louvers	4 Type IV	12L-020-SK7 22W (2000 nominal lm), 5000K, 70 CRI
		GD Grille with diffuse vertical lens	5 Type V	12L-020-SK7 22W (2000 nominal lm), 4000K, 70 CRI
		GD Grille with diffuse vertical lens		12L-020-SK7 22W (2000 nominal lm), 3000K, 70 CRI
				12L-020-AMB 22W, Amber 560 nm Monochromatic

Body	Fixture Finish	Controls	Voltage	Options
24A 24" 0.04 Aluminum	BL Black	SWP+ SiteSync pre-commission	120V 120-277V	EM Battery Backup
42A 42" 0.04 Aluminum	DB Dark Bronze	MW Motor sensing 100% dim.	120V 120V	LM Lumines Accent
42B-C 42" 0.04, Natural Concrete	LC Light Gray	100% instant open detection	277V 208-277V	SF Single Face
42N-C 42" 0.04, Natural Gray Concrete	GT Graphite	SiteSync Accessories	347V 347V	DF Double Face
42A-RDP 42" 0.04 Aluminum + Dual Receptacle	PS Platinum Silver	SWUSB SiteSync Software on USB	480V 480V	
42A-RDP-L 42" 0.04 Aluminum + Dual Receptacle	WH White	SWTAS SiteSync Wireless Tablet		
42A-RDP-L 42" 0.04 Aluminum + Dual Receptacle	RAL RAL Color	SWBRS SiteSync Wireless Bridge Node		
42A-2GB 42" 0.04 Aluminum + Integral Receptacle	CC Custom Color			
42A-5G3 42" 0.04 Aluminum + Speaker Grille	Custom Icon			

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Kim Lighting reserves the right to change specifications without notice.

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P 626.908.5666 | F 626.369.2655 | www.kimlighting.com | Rev. May 15, 2018

FINISH: POWDERCOAT
COLOR: BLACK



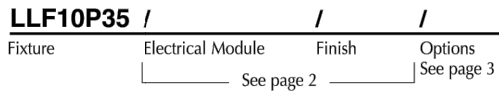
DECORATIVE LED WALL SCONCE 'H' (OR EQUIVALENT)

SCALE: NTS

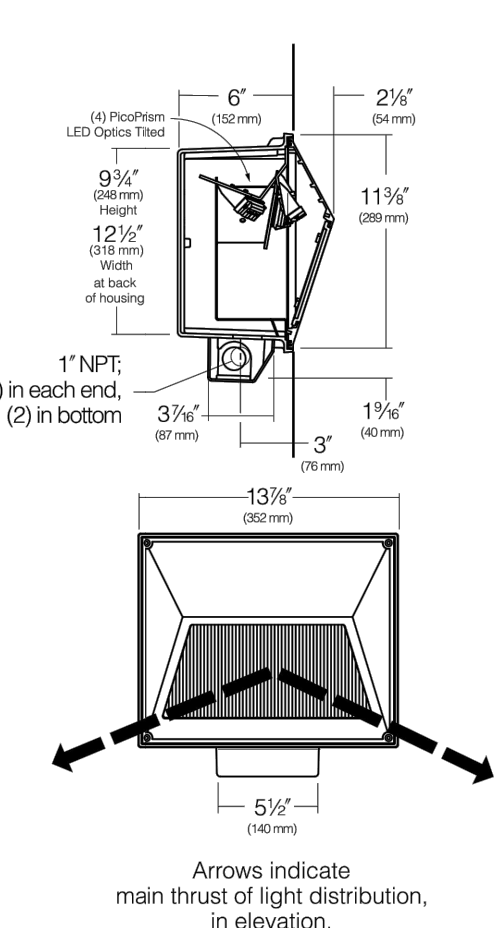
KIMLIGHTING

LLF10 LED
Low Level Floodlight; Direct Lens, Symmetric Downward
revised 3/15/18 • kL_llf10led_spec.pdf

Type: Job: Catalog number:	Electrical Module	Finish	Options



Specifications



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FINISH: POWDERCOAT
COLOR: BLACK

STEP/SITE WALL LIGHT 'W'

SCALE: NTS



ArchiThin SMTR SMTS

LED Surface Mount Downlights

Specifications/Features

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

Lamp/Electrical

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

Warranty

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

Listing

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

Ordering Information

Example Order: SMTS530K1ZD1 - S

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

1-847-559-5500

www.contechlighting.com

Please Recycle

All specifications subject to change without notice.

SURFACE MOUNT DOWNLIGHT 'J'

SCALE: NTS

SLING Series

SLENDER WALLPACK

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



- Finishing Items:** Electrical module, reflector and door frame. Each set of finishing items shall be in one container, clearly marked for the fixture catalog number.
- Door Frame:** Die-cast, low-copper (<0.6% Cu) aluminum with a fine pebbled texture on the outer surface. Trapezoidal outer contour fits the lens 18" from vertical. Door frame secured to housing by four captive stainless steel countersunk socket head screws. (UL10) Tempered ionomeric glass, 3/16" min. thickness, with a smooth outer surface flush with the door frame, and vertical insulate flutes. Lens is fully sealed around the perimeter with a silicone gasket and is retained by zinc plated steel clips.
- Gasketing:** One-piece molded silicone between the door frame and housing. A neoprene gasket provided between the junction box and housing. The entire fixture is weather tight.

HOUSING

- Rugged die-cast aluminum housing with corrosion resistant powder coat finish
- 10KA surge protection included
- Impact resistant tempered glass offers zero uplight
- Comfort lens available as an option or accessory to reduce glare (7-10% lumen reduction) and provide better uniformity
- Occupancy sensor available for on/off and dimming control in larger SG2 housing

OPTICS

- 3000K, 4000K and 5000K CCT nominal with 70 CRI
- Smaller SG2 housing has 2 LEDs, larger SG2 housing has 3 LEDs

INSTALLATION

- Side hinge allows for easy installation and wiring
- Side movement avoids damage to the lens and helps prevent injury common in drop down hinge designs
- Mounts to 4" junction box and includes a gasket to help seal electrical connections
- Four 1/2" threaded conduit hubs for surface conduit provided

WARRANTY

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

CAUTION

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

WALLPACK LIGHT 'K'

SCALE: NTS

Catalog No. _____

Type _____

Project _____

ARCHITECT / PLANNER



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

PROJECT #:
DRAWN BY:
CHECKED BY:

PROFESSIONAL STAMP

171053
LAI
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
TECHNICAL #1	09/18/2020

SHEET NUMBER

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NOT FOR CONSTRUCTION