

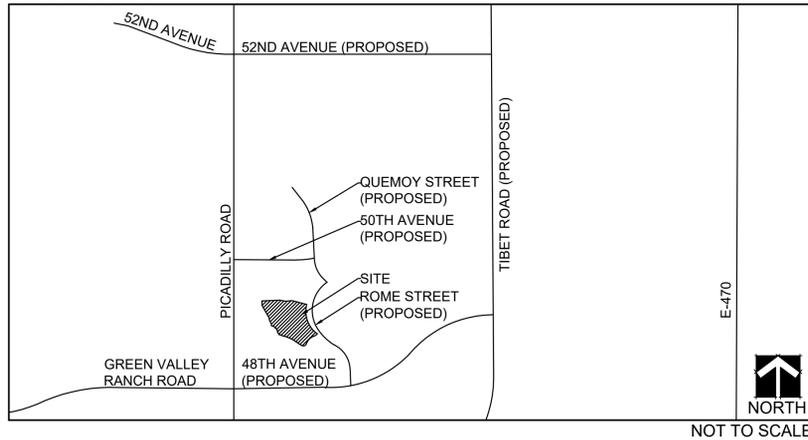
GREEN VALLEY RANCH EAST ACTIVE ADULT CLUBHOUSE

CONTEXTUAL SITE PLAN

Site plan amendment will not be approved until the drainage letter is approved

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

VICINITY MAP



LEGAL DESCRIPTION

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

CITY OF AURORA NOTES:

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE ALARMS 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 RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-1 2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT. A CLEAR VIEW SHALL BE MAINTAINED FROM 3' TO 7' PER FIGURE 4.04.2.10.01.1, OF THE ROADWAY SPECIFICATIONS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTIONS 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND ACCESSIBLE ALONG THEIR ENTIRE LENGTH AND ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC. SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT, AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT, AS NEEDED, OR VICE VERSA.
- THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD AT THE TIME OF BUILDING PERMIT. AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UP ON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS AND ASSIGNS.
- ARCHITECTURAL FEATURES SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
- THE SEPARATION REQUIREMENTS FROM FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY AND LANDSCAPING REQUIREMENTS. LANDSCAPE MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED.
- ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET - SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE FIVE (5) FEET.
- FIRE HYDRANTS MUST BE PLACED AT LEAST ONE (1) FOOT IN FRONT OR BEHIND A SIDEWALK WHILE STILL MEETING THE MINIMUM BACK OF CURB CLEARANCE REQUIREMENTS. FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- ATTENTION BUILDING DEPARTMENT: AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT, AND PREPARED ACCORDING TO THE PLANNING APPLICATION GUIDEBOOK INSTRUCTIONS, WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO 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 146-1587(c) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.

SIGNATURE BLOCK

GREEN VALLEY RANCH EAST ACTIVE ADULT CLUBHOUSE CONTEXTUAL SITE PLAN

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

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

IN WITNESS THEREOF CLAYTON PROPERTIES GROUP II, LLC. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ___ 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:

PLEASE CONTINUE TO WORK WITH THE USPS AND SUBMIT THEIR APPROVAL DOCUMENT. PLEASE REVISE THIS PLAN SET TO INCLUDE MAIL KIOSK LOCATIONS, DETAILS, LABELS, ETC. ALSO, IF ADJACENT FILINGS ARE RELIANT ON THIS SITE'S PROPOSED MAIL KIOSKS, THEY WILL HAVE TO SUBMIT SIMILAR INFORMATION IDENTIFYING HOW THEY WILL RECEIVE MAIL.

THE CLERK AND RECORDER OF _____ COLORADO AT _____ O'CLOCK __M.
DEPUTY: _____

CONTACTS

OWNER / CLIENT:

CLAYTON PROPERTIES GROUP II, LLC
4908 TOWER ROAD
DENVER, COLORADO 80249 / T 303.734.1778

PLANNER / ARCHITECT:

LAI DESIGN GROUP / CONTACT: JEN...
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

NO.	DESCRIPTION	DATE	REVISIONS
01	COVER SHEET	19-20	
02	OVERALL VICINITY SITE PLAN	21-22	
03	PHASING PLAN	23	
04-05	SITE PLAN: PHASE 1	24	
06-07	SITE PLAN: PHASE 2	25	
08	GRADING PLAN: PHASE 1 & PHASE 2	26	
09	UTILITY PLAN: PHASE 1 & PHASE 2	27	
10-13	DETAILS: SITE	28	
14	DETAILS: PICKLEBALL COURT		
15	DETAILS: BOCCO 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		

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		100%	56,235 SF		101,242 SF	
BUILDING COVERAGE	15,237 SF		10%	3,819 SF		11,418 SF	
OPEN SPACE (INCLUDES HARDSCAPE, LANDSCAPE, POOL, & PARKING AREAS)	142,240 SF		90%	52,416 SF		89,824 SF	
HARD SURFACE AREA (PARKING LOT, SIDEWALKS, PATIO, & POOL)	97,924 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	FULL BUILD-OUT (TOTAL SITE)		REQ.	PROVIDED			
	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			

AMENDMENTS

#	DATE	ISSUE	ISSUED BY
01	06/02/2020	CSP AMENDMENT #1	LAI
PHASE ONE			
1.	SALES CENTER ARCHITECTURE (FLOOR PLAN & ELEVATION) MINOR		
2.	LANDSCAPE BEDS WEST OF SALES CENTER (LAYOUT TO ALIGN WITH SITE FEATURES AND SALES CENTER)		
3.	REMOVAL OF FIRE PIT AND TRELLIS		
4.	MODIFIED LIGHTING		
5.	ADDED DEMONSTRATION AREA W/ SEAT WALL AT SALES CENTER		
6.	MINOR MODIFICATIONS TO LANDSCAPE COUNTS		
PHASE TWO			
1.	CLUBHOUSE ARCHITECTURE (FLOOR PLAN & ELEVATION) MINOR		
2.	REMOVED PAVILION AT LAWN		
3.	REMOVED PLANTERS AT LAWN		
4.	MODIFIED LIGHTING		
5.	REVISED POOL		
6.	REMOVED POOL GLASS AT INFINITY EDGE		
7.	REMOVED PLANTERS IN ENTIRE POOL AREA		
8.	REMOVED FIRE PIT		
9.	REMOVED SHADE SHELTER		
10.	ADDED ARTIFICIAL TURF		
11.	MODIFIED FENCE (6'-5") AND WALL DETAILS		
12.	POOL BUILDING NOW HAS RESTROOMS		
13.	MINOR MODIFICATIONS TO LANDSCAPE COUNTS AND SMALL ADDITION OF TURF TO THE FRONT FACADE OF CLUBHOUSE		
14.	ALL SHADE SHELTERS REMAINING TO BE BUILT ON SITE AND NOT ORDERED FROM A VENDOR		
15.	REMOVED ONE PICKLE BALL COURT		
16.	ADDED TWO CONDENSER SCREEN FENCES AT FRONT OF CLUBHOUSE		

NOT FOR CONSTRUCTION

ARCHITECT / PLANNER



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

OWNER/CLIENT

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

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

PROFESSIONAL STAMP

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

ISSUE RECORD

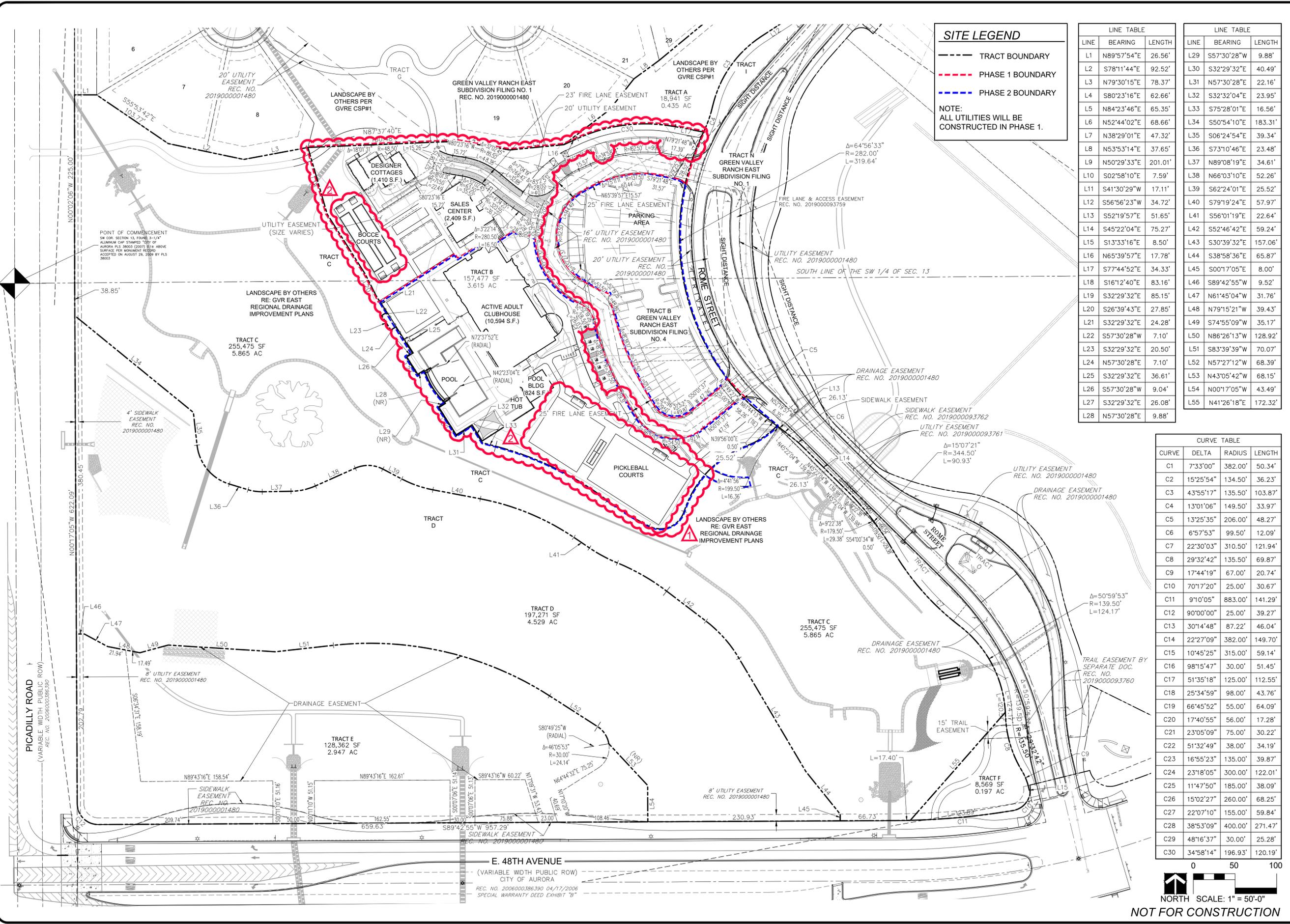
GSP #1	DATE	DESCRIPTION
GSP #1	09/21/2019	LANDSCAPE PLAN: PHASE 1
GSP #2	06/11/2019	LANDSCAPE PLAN: PHASE 2
GSP #3	08/02/2019	DETAILS & DATA TABLES: LANDSCAPE
GSP #4	09/26/2019	FLOOR PLAN & ELEVATIONS: DESIGNER COTTAGES & CLUBHOUSE
TECHNICAL REVIEW #2	11/07/2019	ELEVATIONS: CLUBHOUSE
FOR MYLAR	12/02/2019	FLOOR PLAN & ELEVATIONS: SALES CENTER & POOL BUILDING
AMENDMENT #1	06/05/2020	SITE PLAN: PHOTOMETRIC
AMENDMENT #1 (2)	07/24/2020	DETAILS: LIGHTING
AMENDMENT #1 (3)	08/21/2020	

SHEET NUMBER

01

1 OF 28

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SITE LEGEND

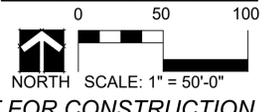
- TRACT BOUNDARY
- - - PHASE 1 BOUNDARY
- - - PHASE 2 BOUNDARY

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	N38°58'36"E	65.87'
L45	S00°17'05"E	8.00'
L46	S89°42'55"W	9.52'
L47	N61°45'04"W	31.76'
L48	N79°15'21"W	39.43'
L49	S74°55'09"W	35.17'
L50	N86°26'13"W	128.92'
L51	S83°39'39"W	70.07'
L52	N57°27'12"W	68.39'
L53	N43°05'42"W	68.15'
L54	N00°17'05"W	43.49'
L55	N41°26'18"E	172.32'

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



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

PROFESSIONAL STAMP

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

ISSUE RECORD

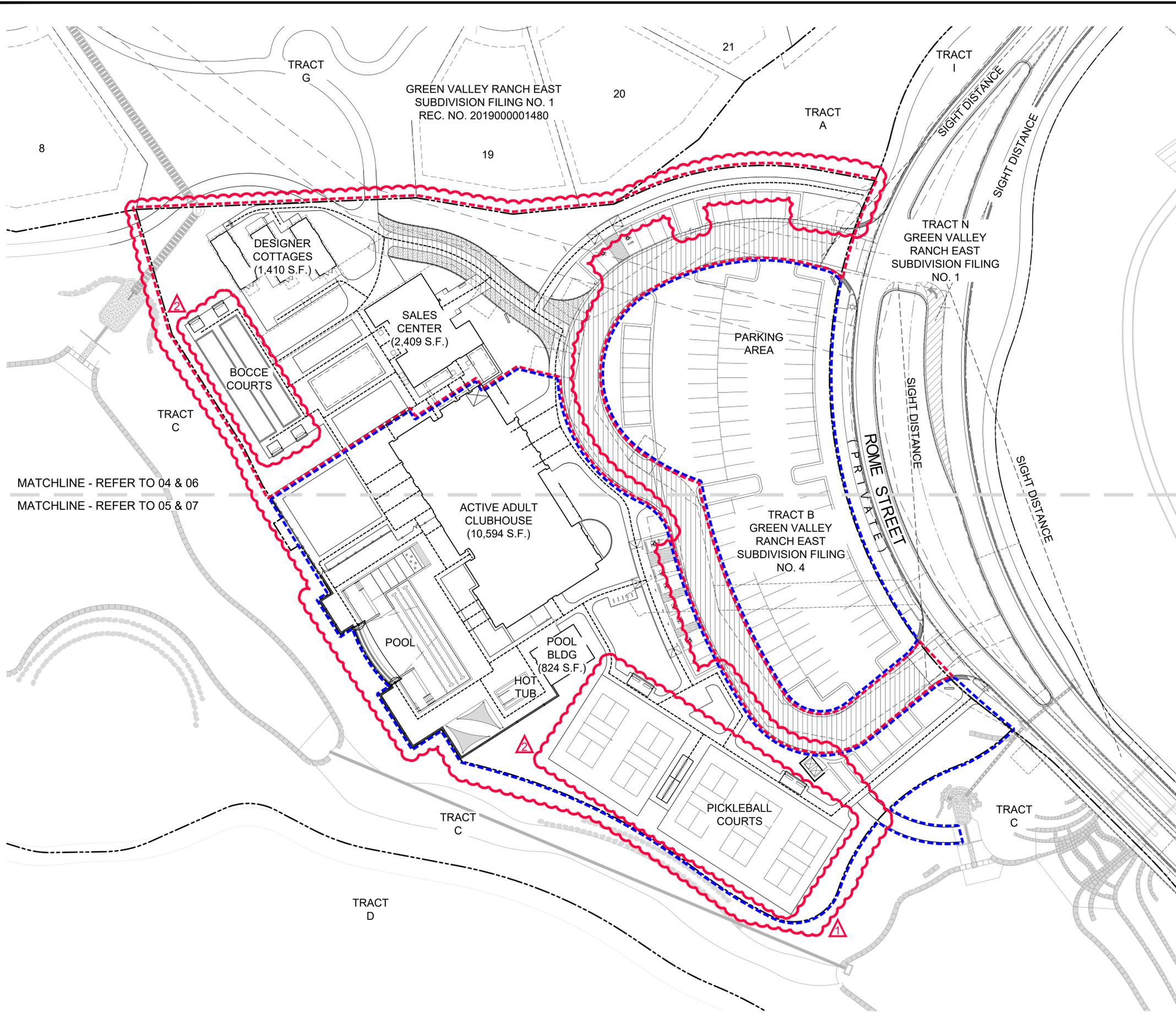
GSP #1	09/21/2018
GSP #2	06/11/2019
GSP #3	08/02/2019
GSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020
AMENDMENT #1 (2)	07/24/2020
AMENDMENT #1 (3)	08/21/2020

SHEET NUMBER

02

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SITE LEGEND

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

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

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

PROFESSIONAL STAMP

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

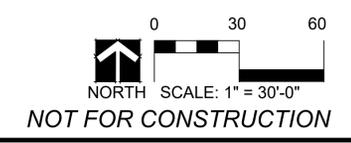
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GSP #2	06/11/2019
GSP #3	08/02/2019
GSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020
AMENDMENT #1 (2)	07/24/2020
AMENDMENT #1 (3)	08/21/2020

SHEET NUMBER

03

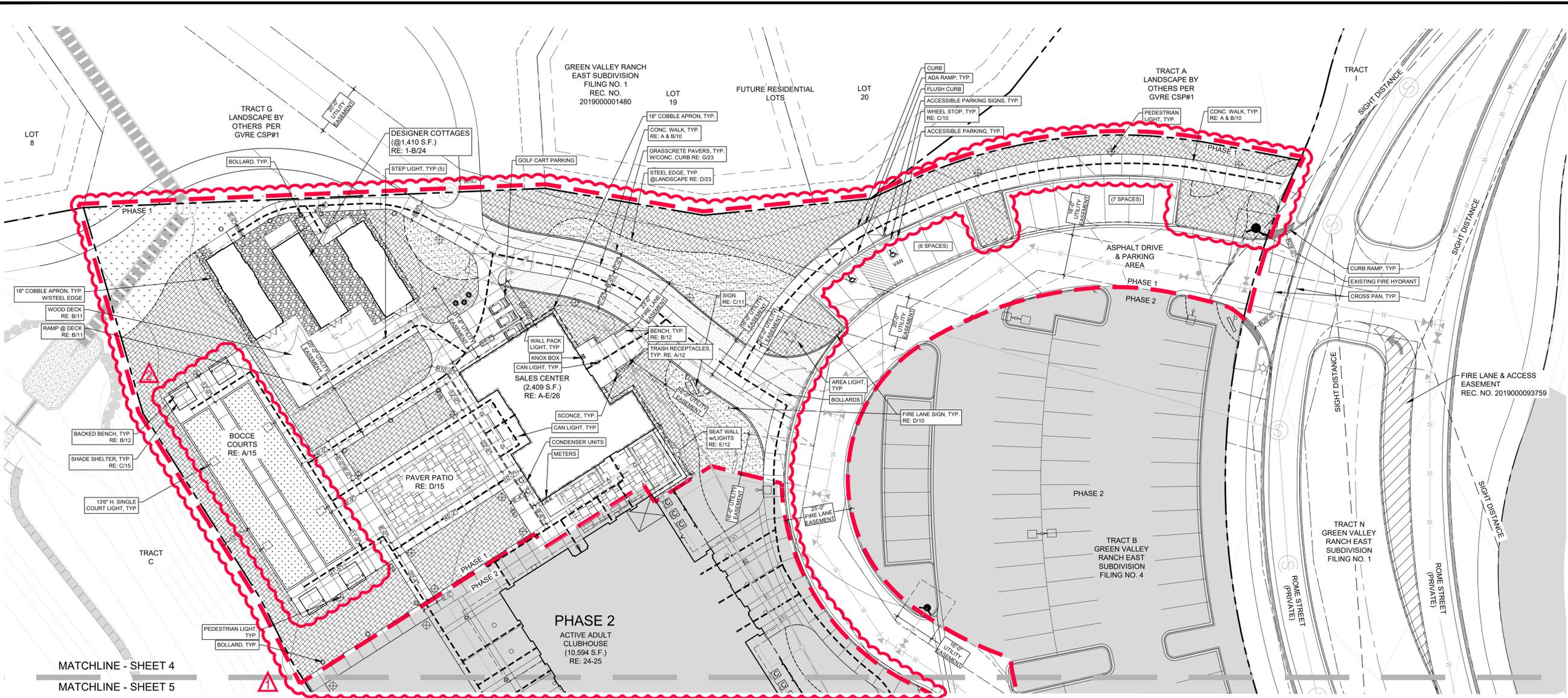
3 OF 28



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

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

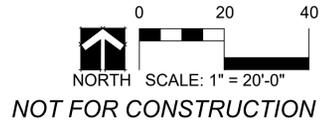
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GSP #2	06/11/2019
CSP #3	08/02/2019
CSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020
AMENDMENT #1 (2)	07/24/2020
AMENDMENT #1 (3)	08/21/2020



SITE LEGEND

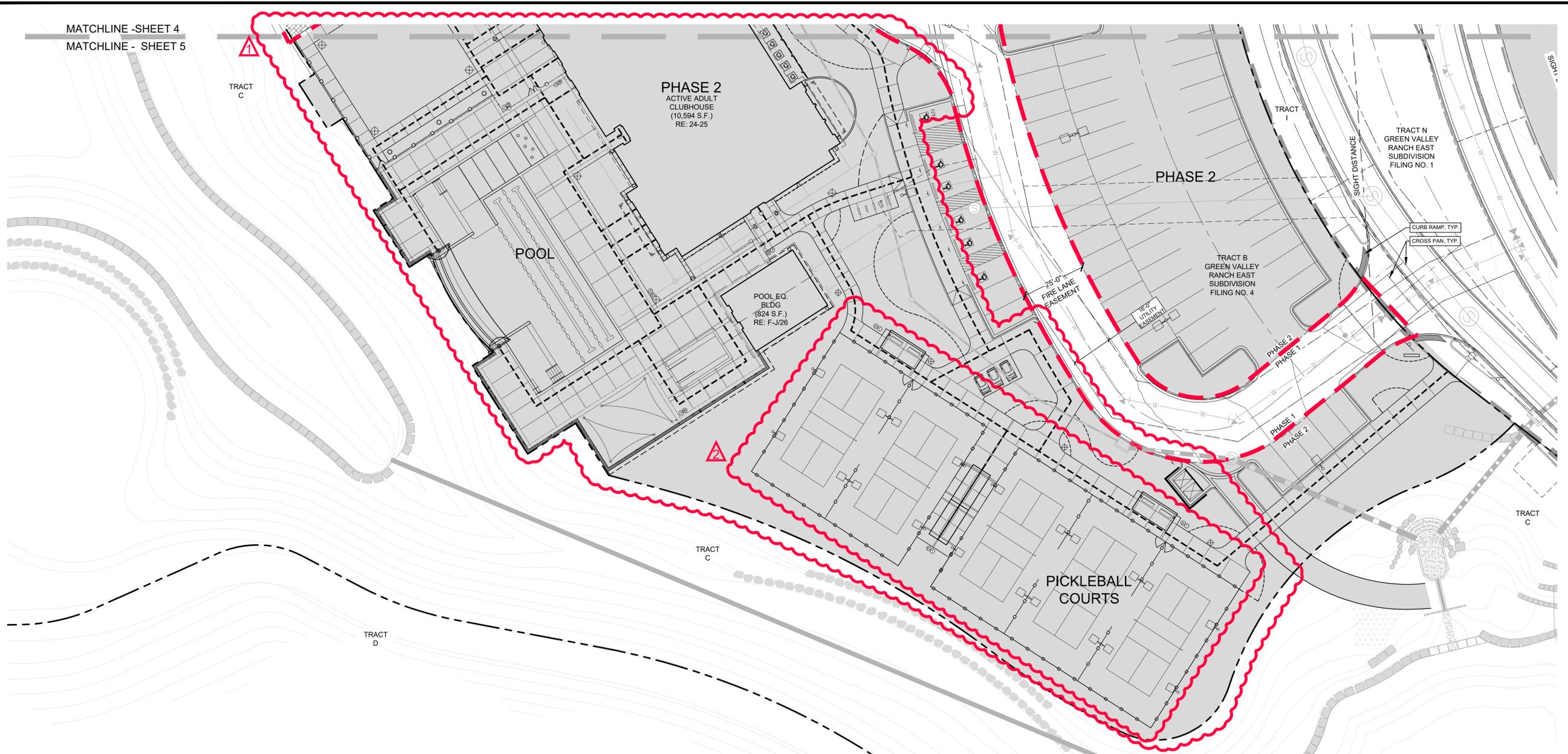
---	TRACT BOUNDARY	—□—	FENCE
---	PHASE 1 BOUNDARY	—	GATE
---	PHASE 2	---	SITE DISTANCE
---	ACCESSIBLE ROUTE	---	STEEL EDGE
⊕	ACCESSIBLE PARKING SIGN	▨	PLANTING AREA - MULCH
—	BENCH	▨	PLANTING AREA - COBBLE
—	BIKE RACK	▨	PLANTING AREA - TURF
Ⓣ	TRASH/RECYCLE RECEPTACLE	▨	PLANTING AREA - NATIVE SEED MIX
—	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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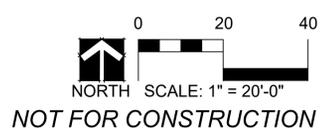
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SITE LEGEND

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.
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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

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

SHEET NUMBER

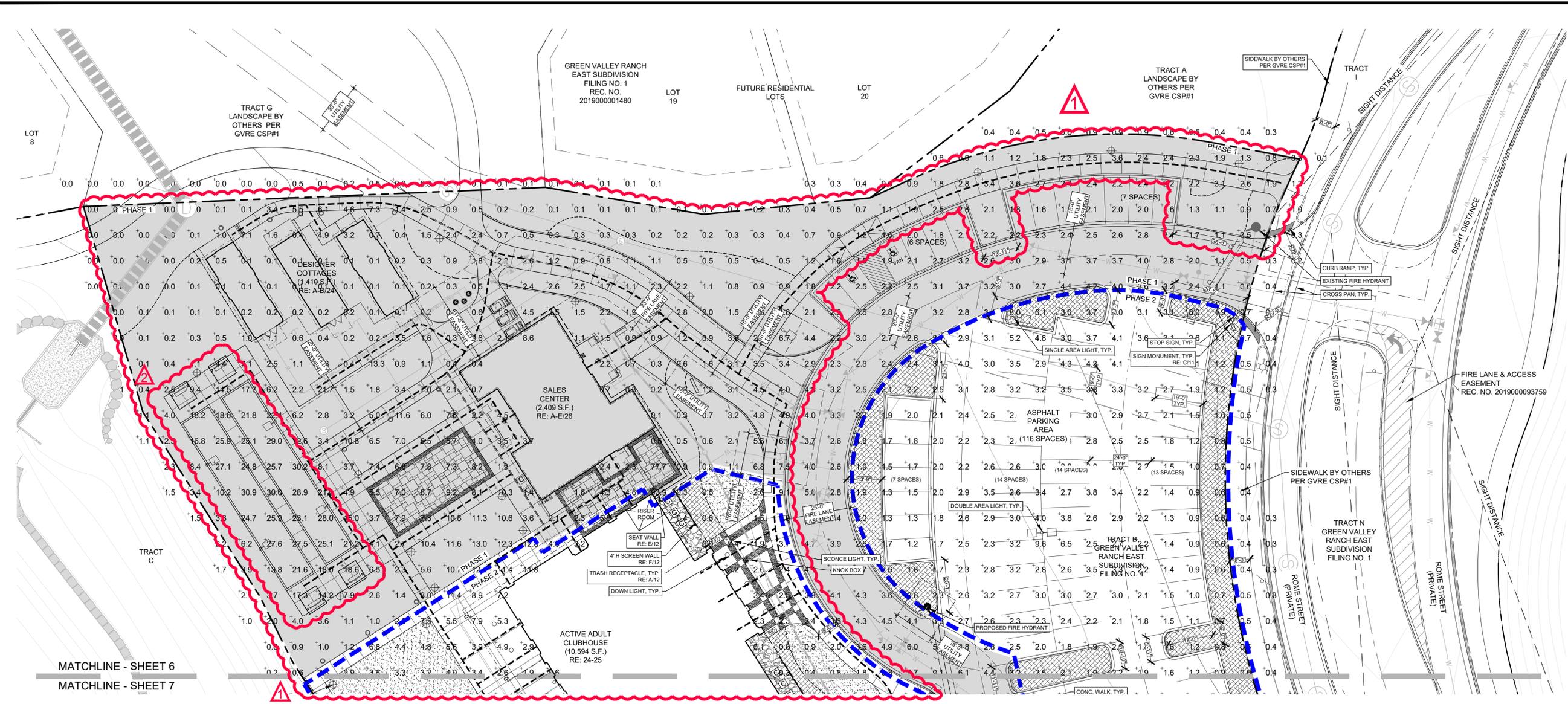
05

5 OF 28

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

ISSUE RECORD

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

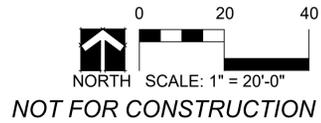


MATCHLINE - SHEET 6
MATCHLINE - SHEET 7

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 | |

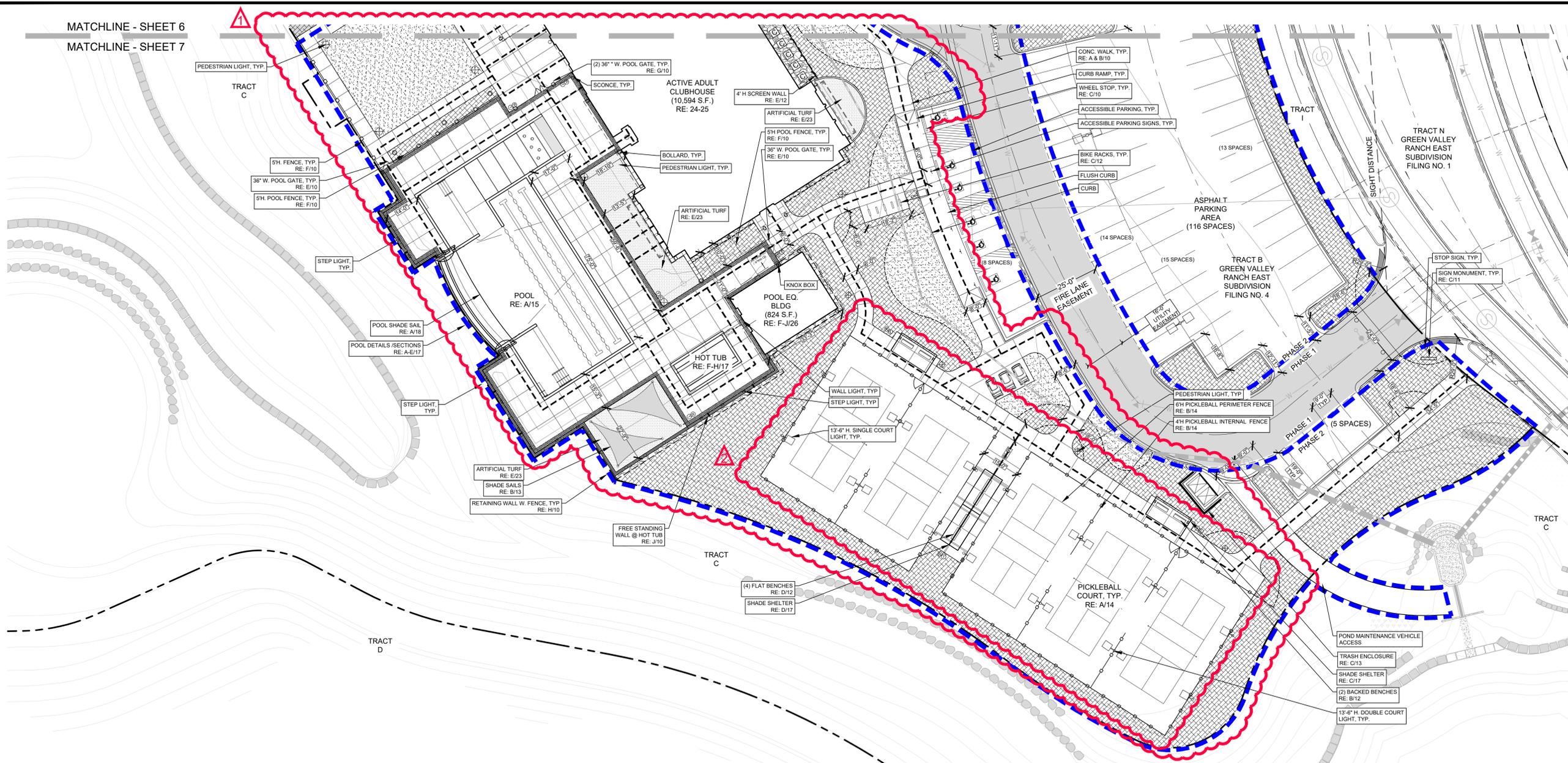
- NOTES:
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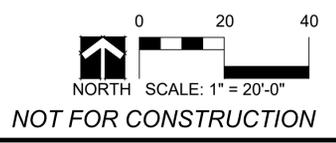


SITE LEGEND

---	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:

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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

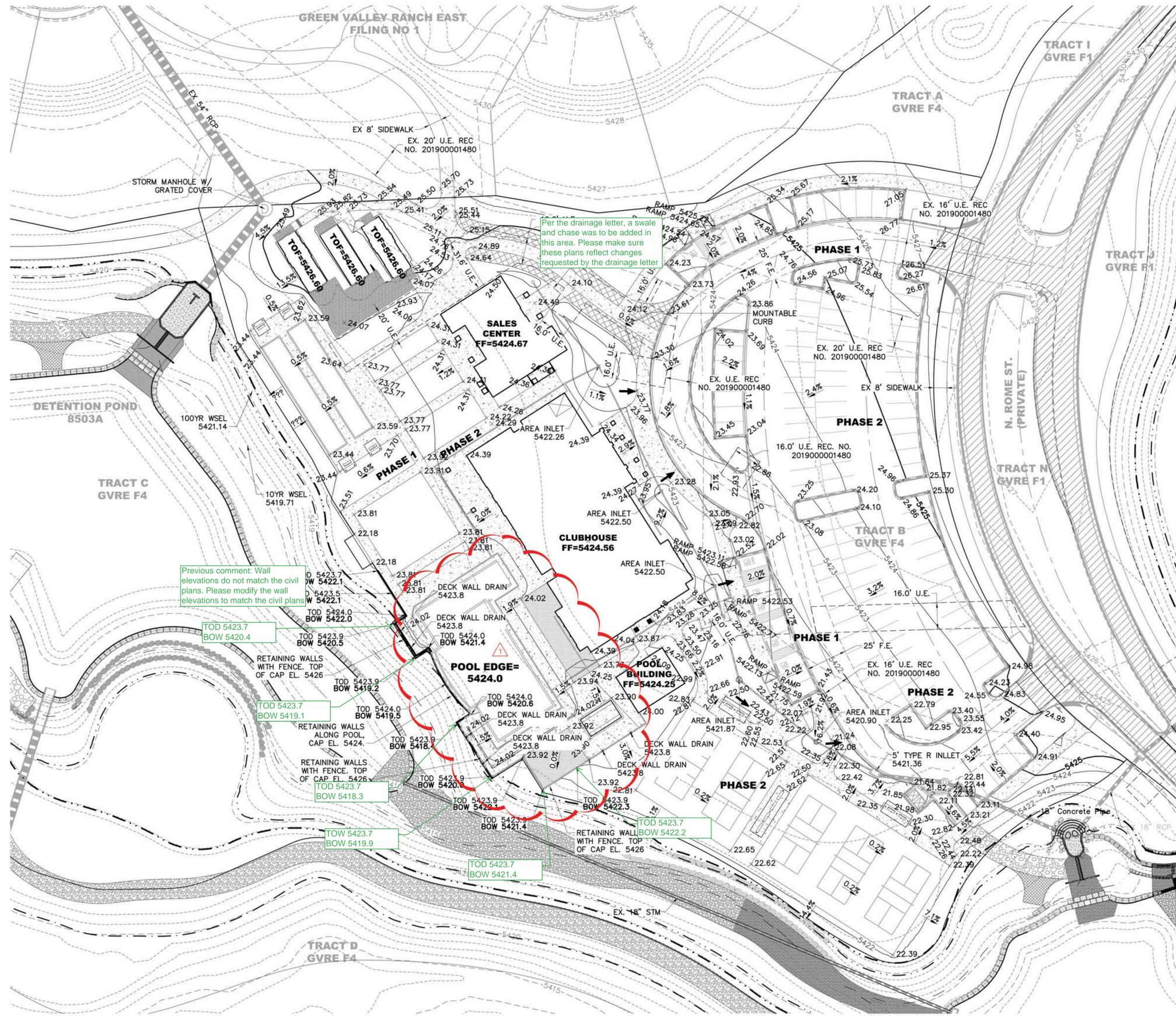
GSP #1	09/21/2019
GSP #2	06/11/2019
GSP #3	08/02/2019
GSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020
AMENDMENT #1 (2)	07/24/2020
AMENDMENT #1 (3)	08/21/2020

SHEET NUMBER

07

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Previous comment: Wall elevations do not match the civil plans. Please modify the wall elevations to match the civil plans.

TOD 5423.7
BOW 5420.4

TOD 5423.7
BOW 5419.1

TOD 5423.7
BOW 5418.3

TOD 5423.7
BOW 5419.9

TOD 5423.7
BOW 5421.4

Per the drainage letter, a swale and chase was to be added in this area. Please make sure these plans reflect changes requested by the drainage letter.



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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.

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

PROFESSIONAL STAMP

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

ISSUE RECORD

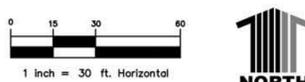
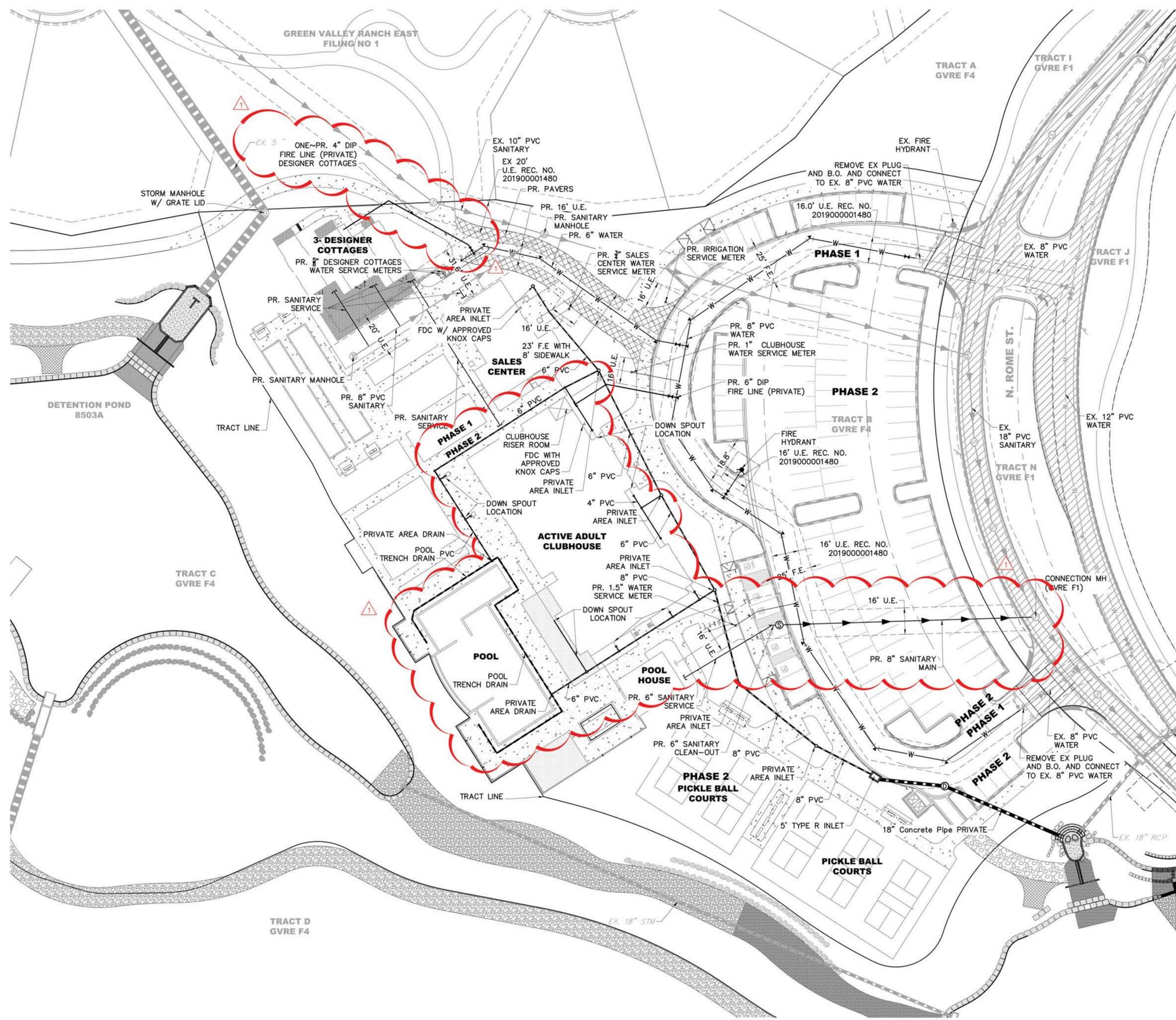
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CSP #2	06/11/2019
CSP #3	08/02/2019
CSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020
AMENDMENT #1 (2)	07/24/2020
AMENDMENT #1 (3)	08/21/2020

SHEET NUMBER

08
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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.

ARCHITECT / PLANNER



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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

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

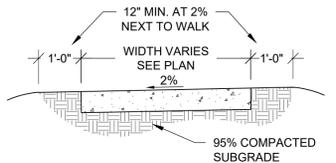
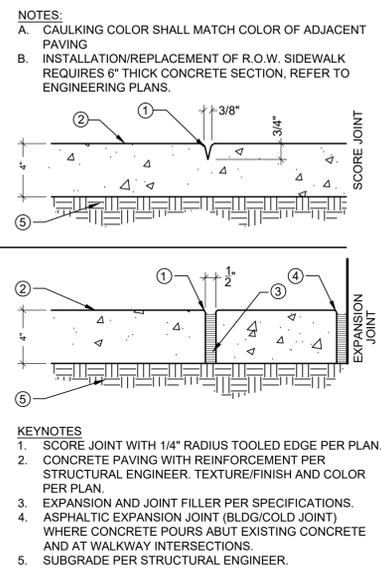
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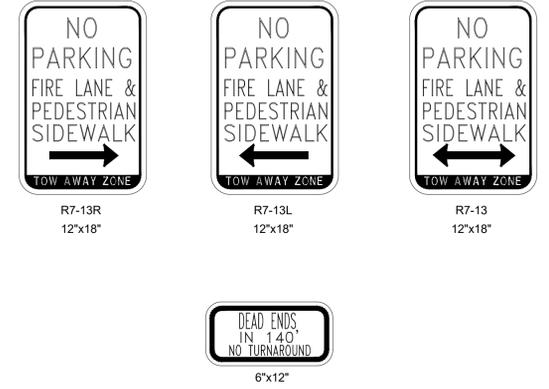
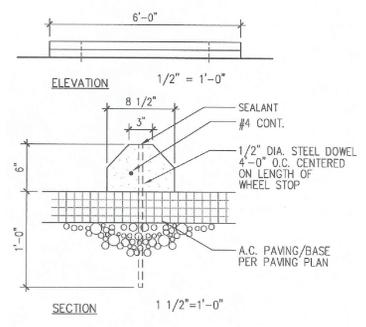
9 OF 28

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

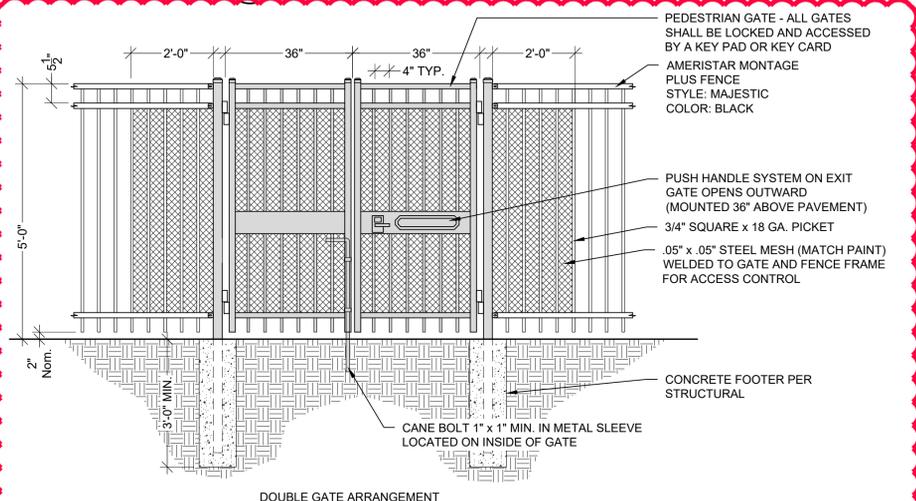
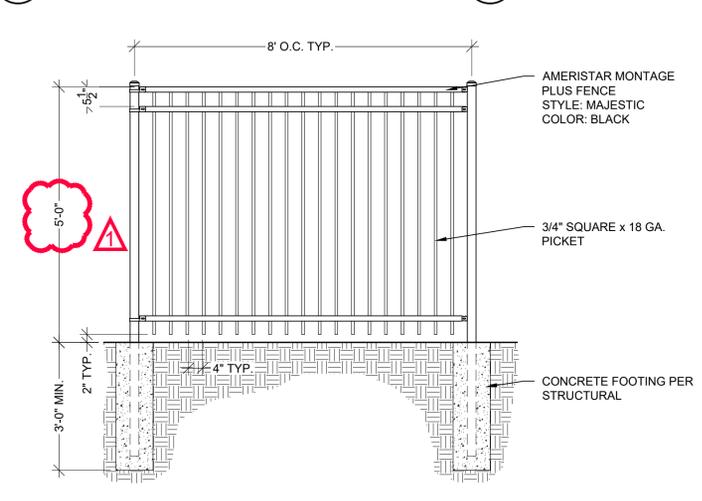
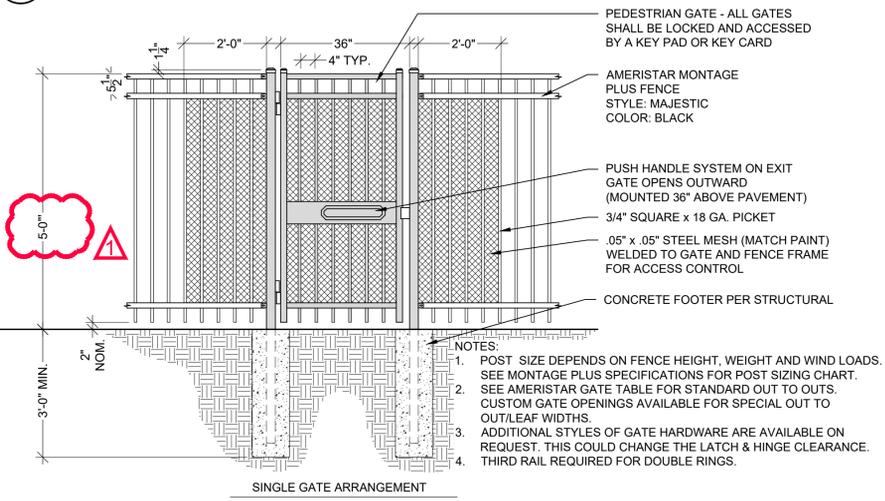


A CONCRETE EXPANSION & SCORE JOINTS
SCALE: 3"=1'-0"

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

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

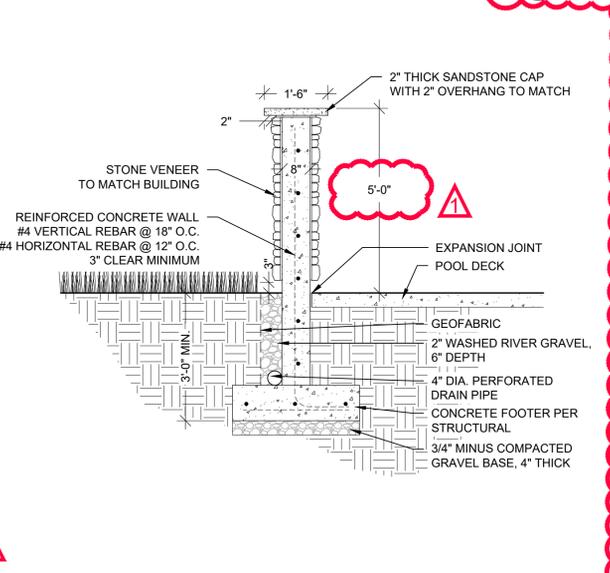
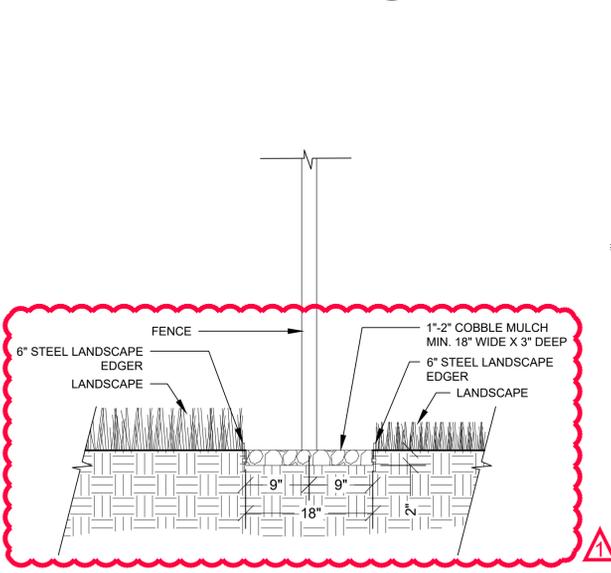
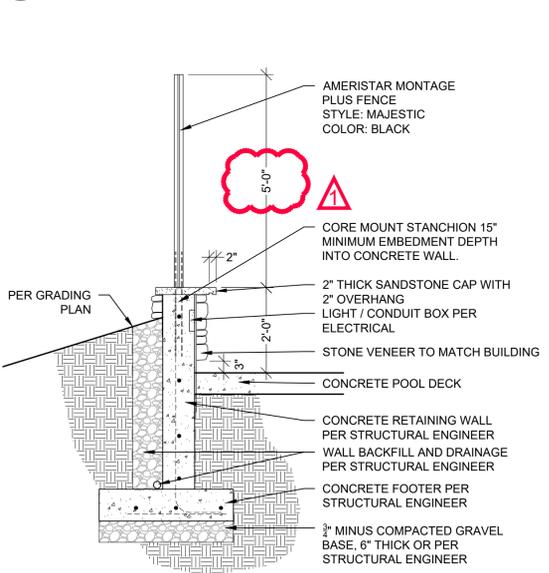
D NO PARKING SIGN @ FIRE LANE
SCALE: N.T.S.



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

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

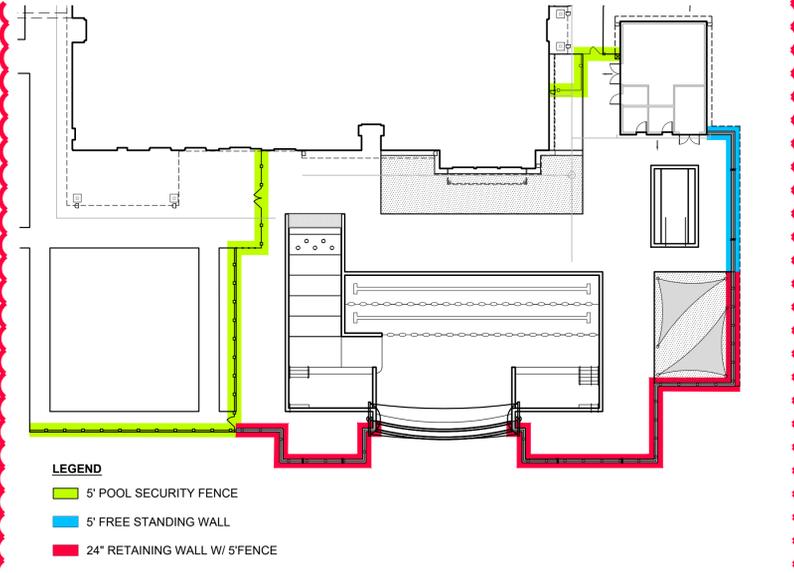
G POOL SECURITY FENCE W/ DOUBLE GATE
SCALE:



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

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

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



K FENCE LOCATION PLAN
SCALE: NOT TO SCALE

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

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

ISSUE RECORD

GSP #1	09/21/2018
GSP #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

SHEET NUMBER

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

PROFESSIONAL STAMP

PROJECT #: 171053
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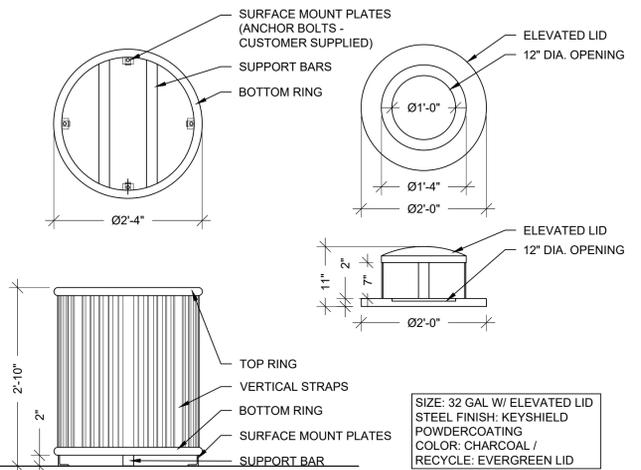
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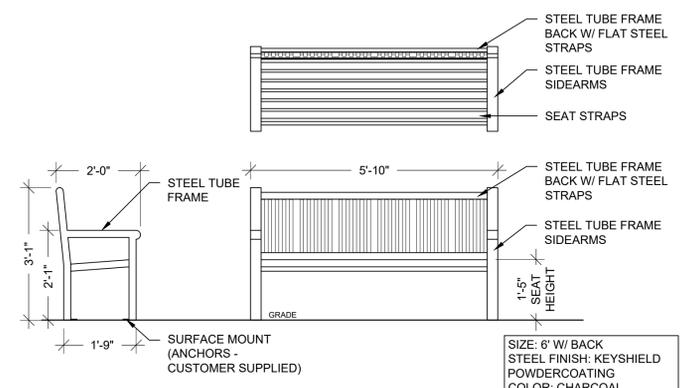
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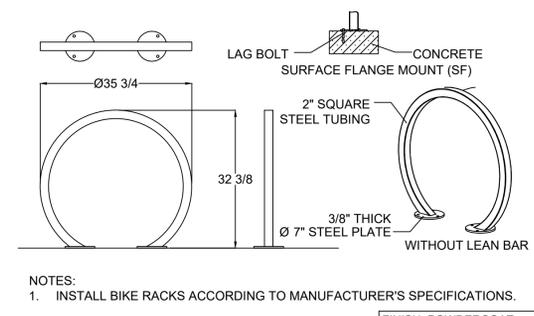
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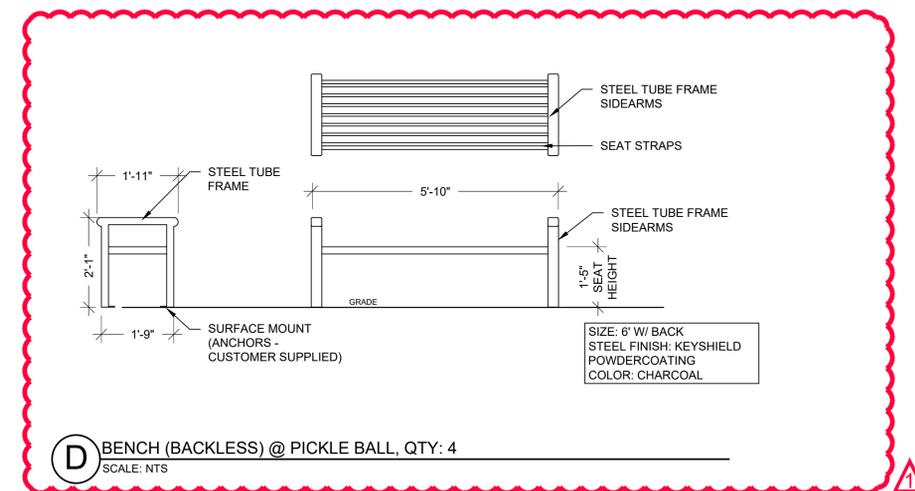
A TRASH/RECYCLE RECEPTACLE, QTY: 10 EACH
SCALE: NTS



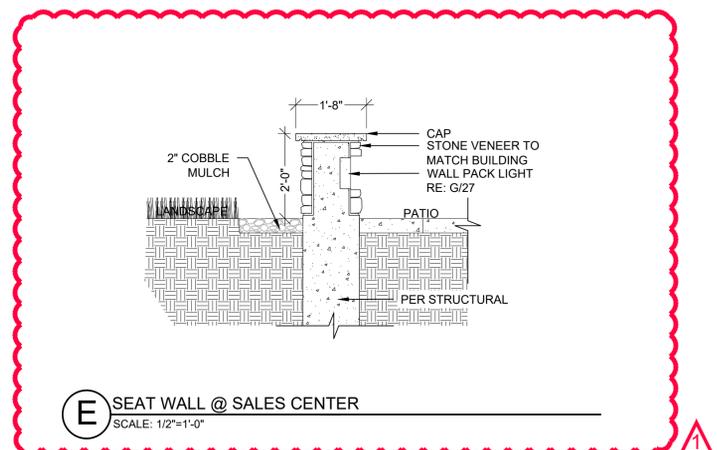
B BENCH (BACKED), QTY: 8
SCALE: NTS



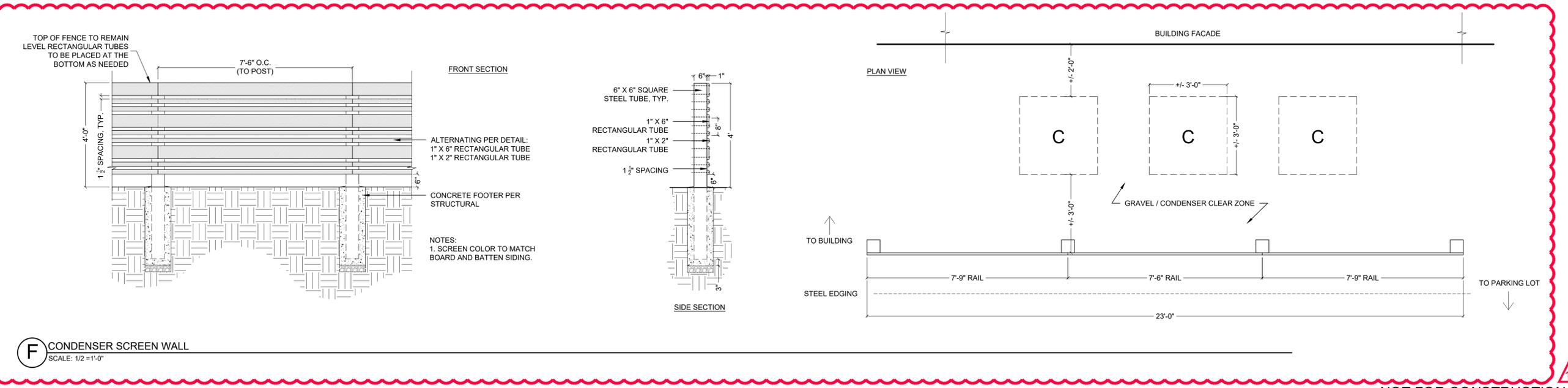
C BIKE RACK, QTY: 5
SCALE: NTS



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



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



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

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

PROFESSIONAL STAMP

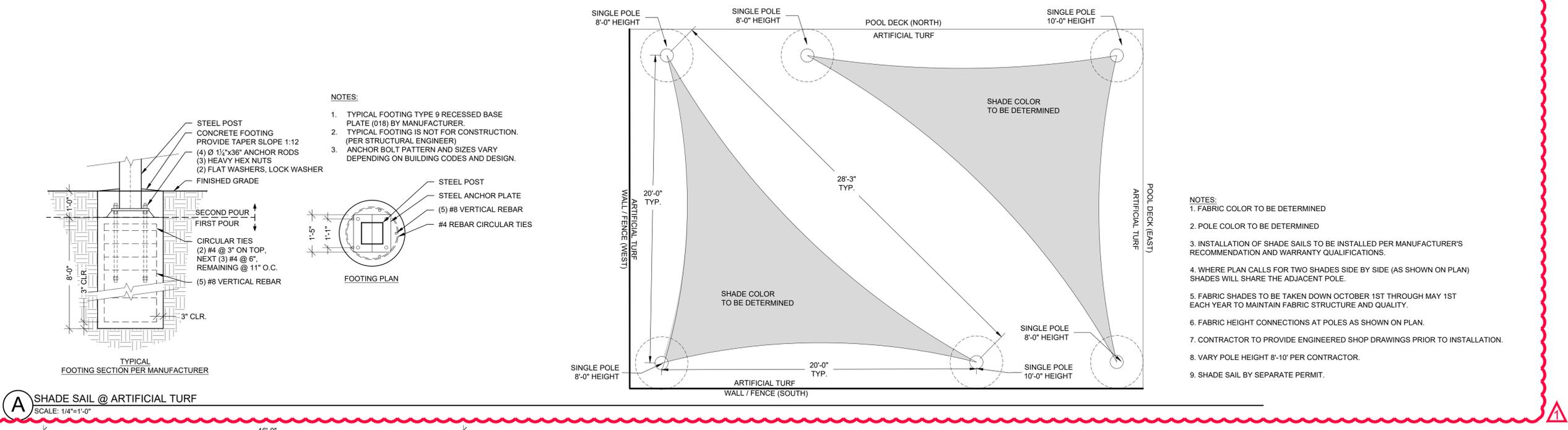
PROJECT #: 171053
 DRAWN BY: LAI
 CHECKED BY: JC

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AMENDMENT #1 (3)	08/21/2020

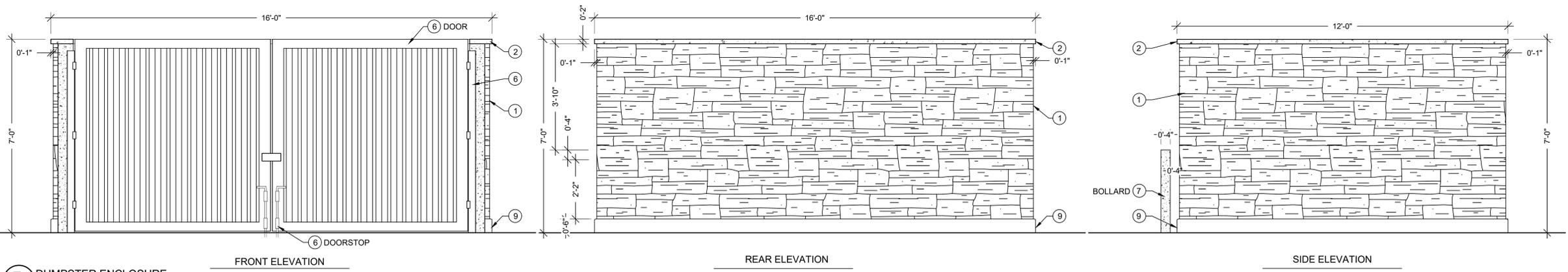
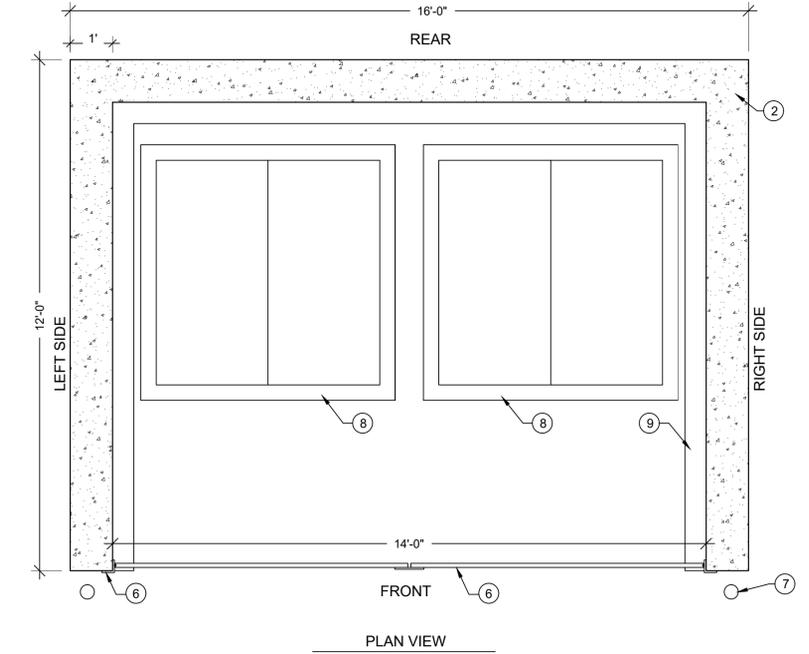
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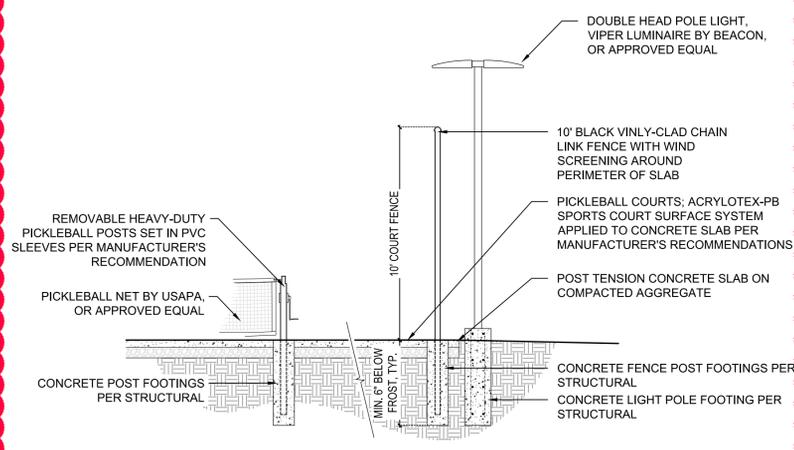
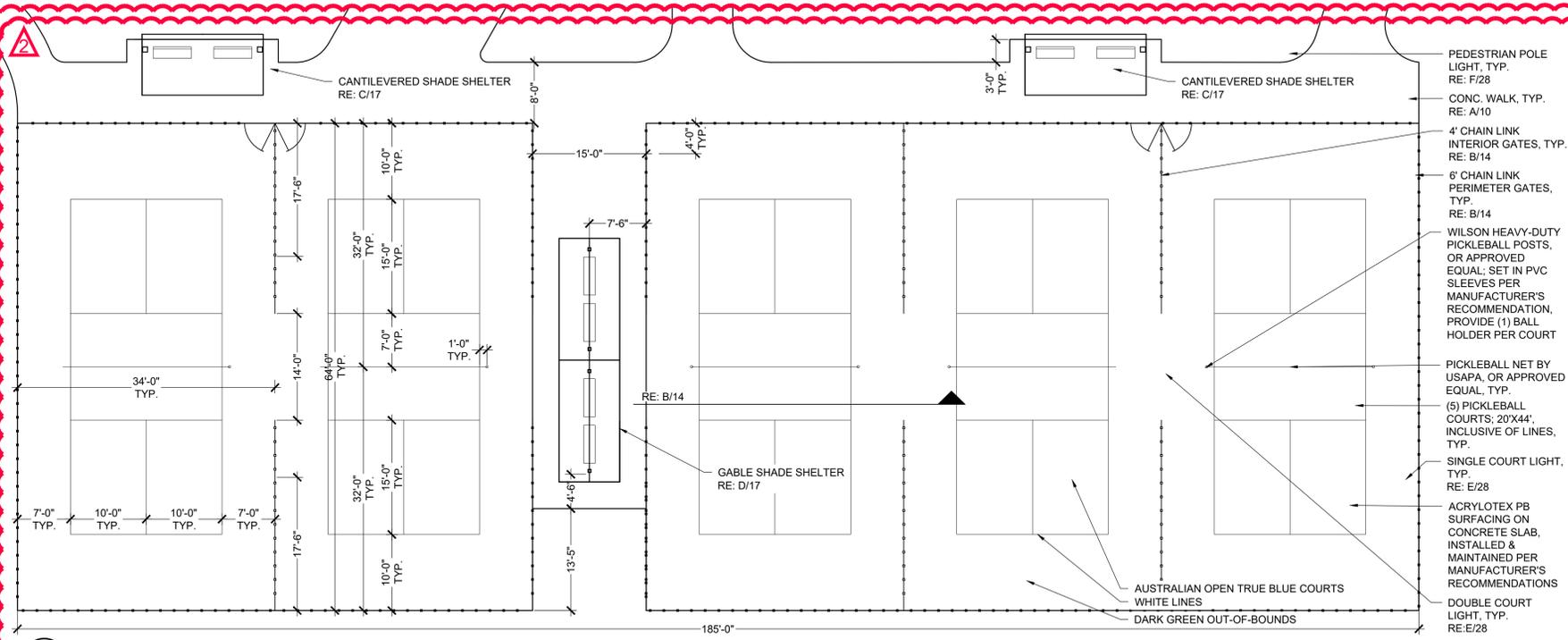
A SHADE SAIL @ ARTIFICIAL TURF
 SCALE: 1/4"=1'-0"



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

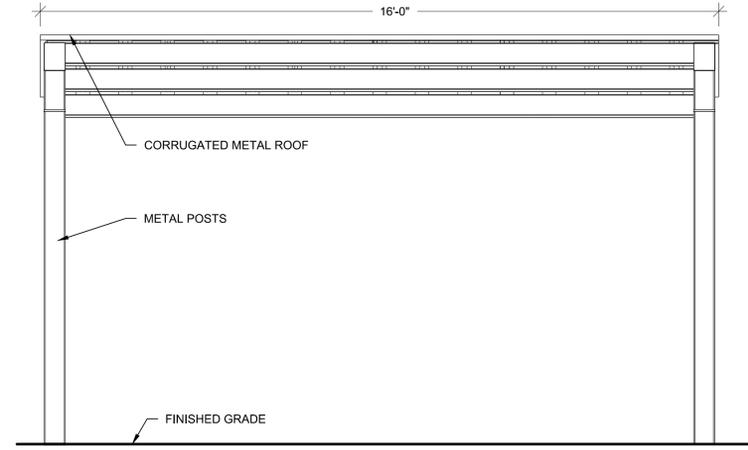
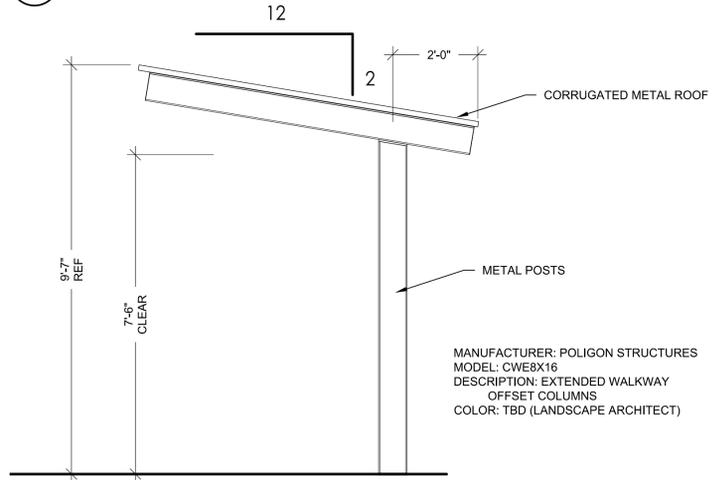
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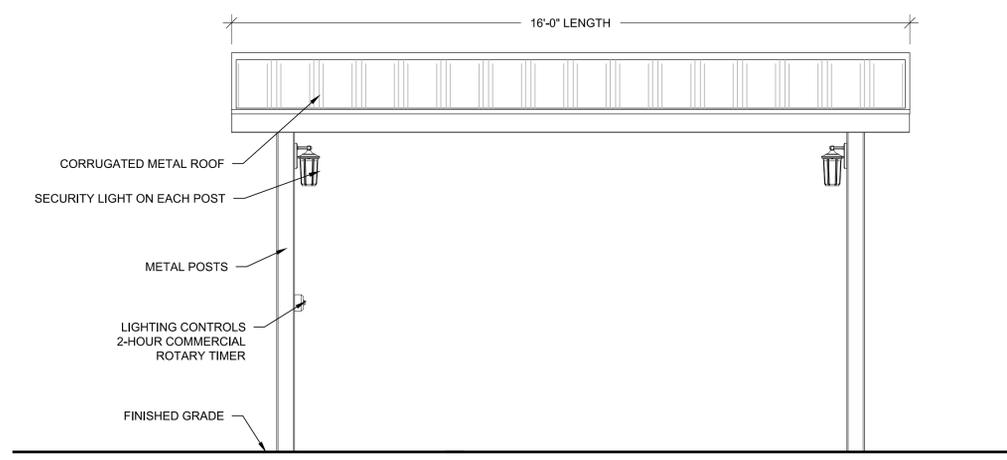
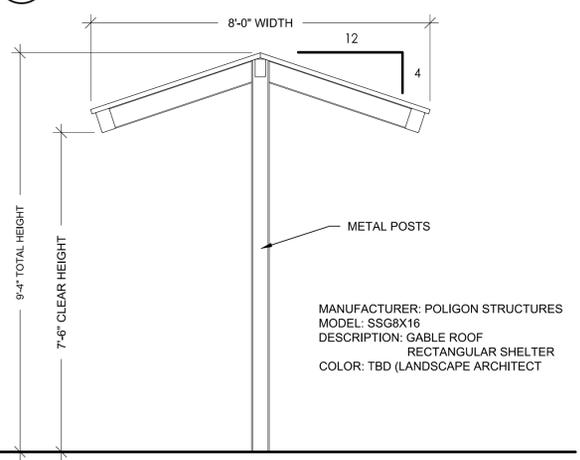


A PICKLEBALL COURT
 SCALE: 1"=10'-0"

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



C CANTILEVERED SHADE SHELTER 8'X16' (2 BACKED BENCHES) QTY:2
 SCALE: 1/4"=1'-0"



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

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

PROFESSIONAL STAMP

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

ISSUE RECORD

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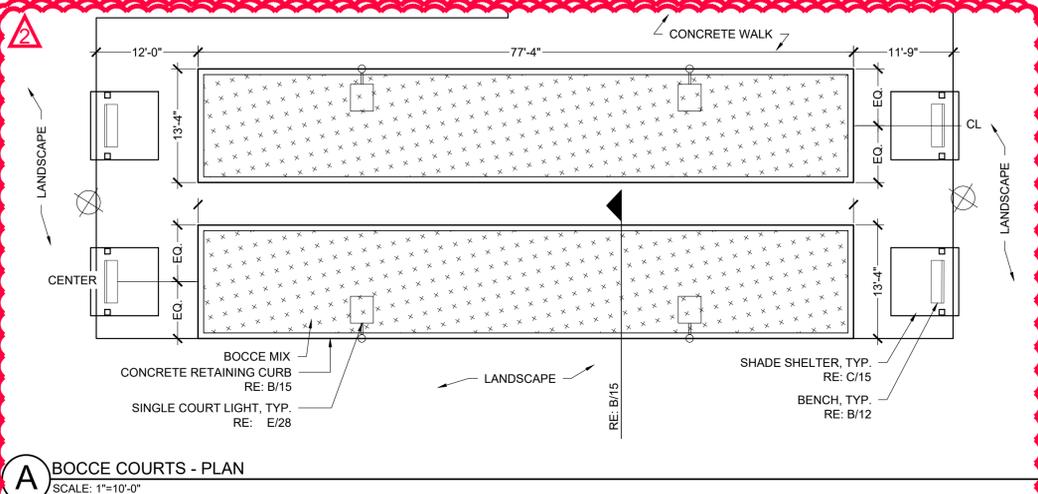
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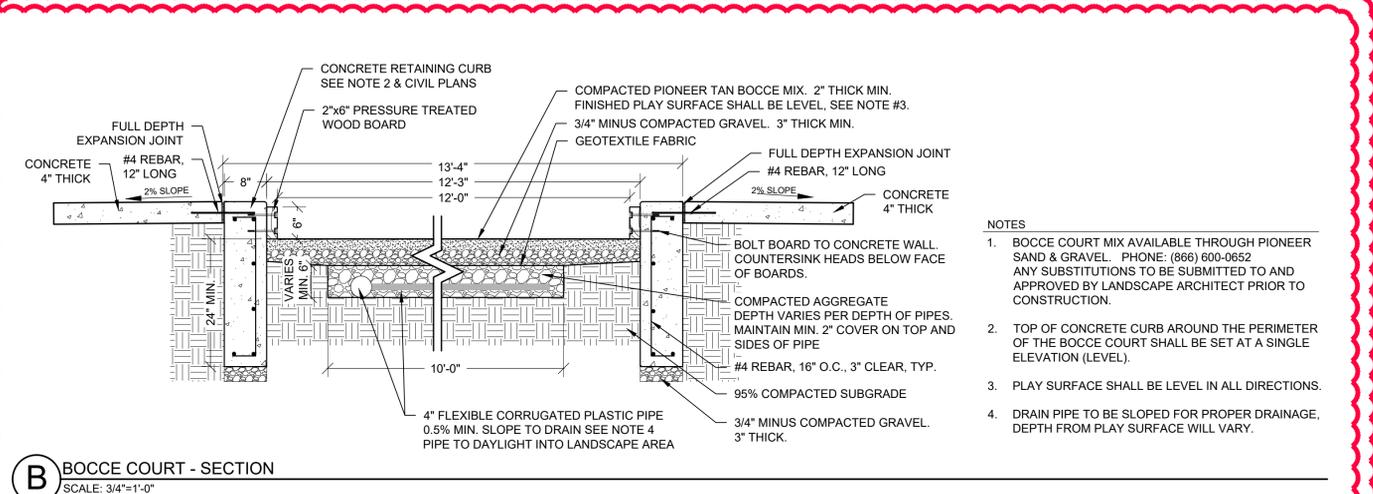
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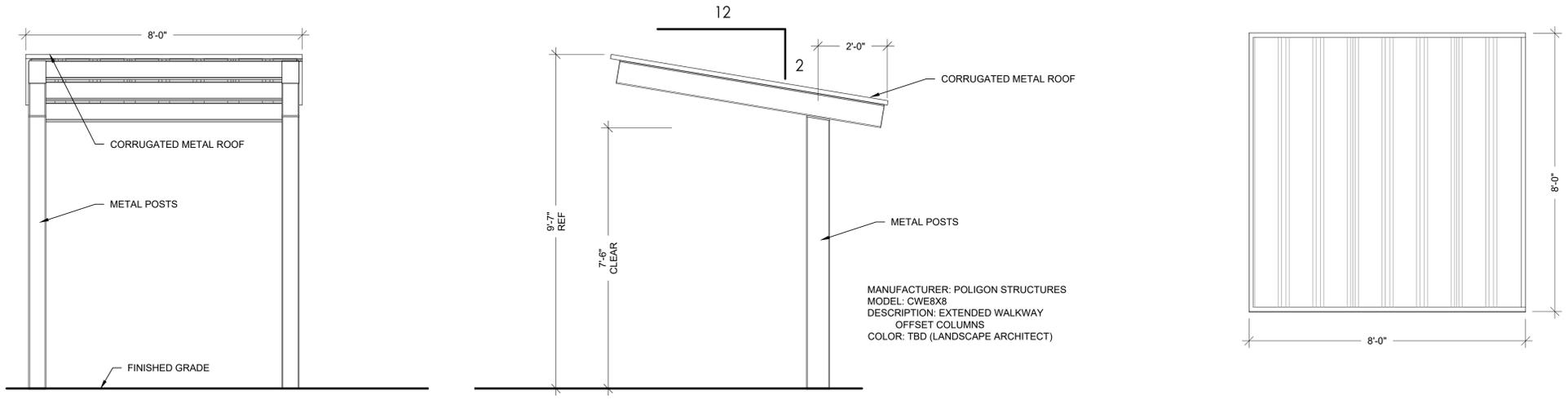


A BOCCE COURTS - PLAN
 SCALE: 1/4"=1'-0"

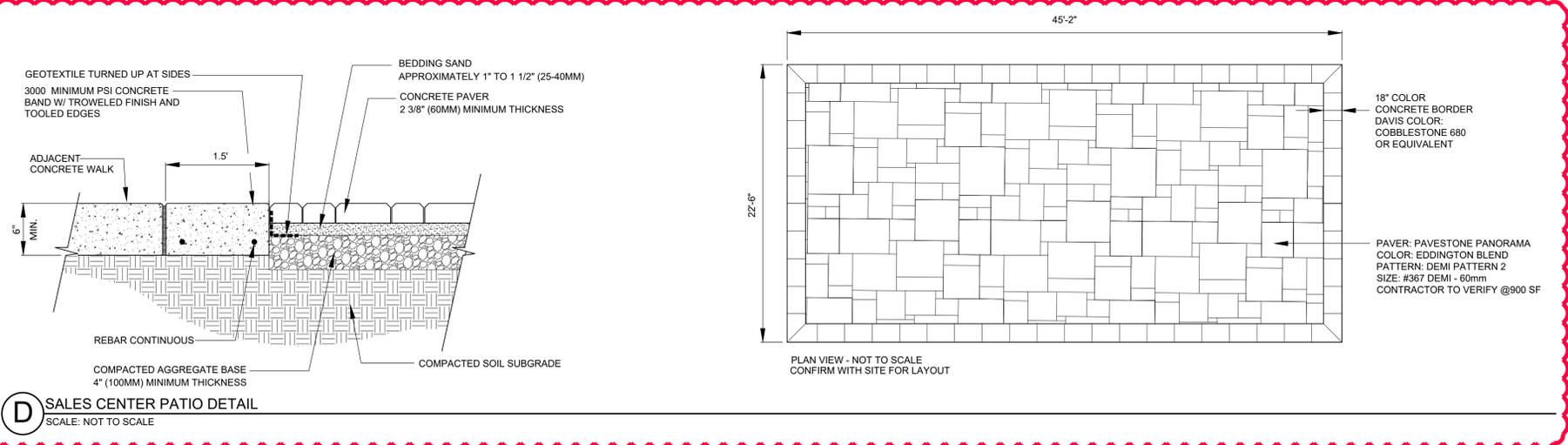


B BOCCE COURT - SECTION
 SCALE: 3/4"=1'-0"

- NOTES
1. BOCCE COURT MIX AVAILABLE THROUGH PIONEER SAND & GRAVEL. PHONE: (866) 600-0652. ANY SUBSTITUTIONS TO BE SUBMITTED TO AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
 2. TOP OF CONCRETE CURB AROUND THE PERIMETER OF THE BOCCE COURT SHALL BE SET AT A SINGLE ELEVATION (LEVEL).
 3. PLAY SURFACE SHALL BE LEVEL IN ALL DIRECTIONS.
 4. DRAIN PIPE TO BE SLOPED FOR PROPER DRAINAGE, DEPTH FROM PLAY SURFACE WILL VARY.



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



D SALES CENTER PATIO DETAIL
 SCALE: NOT TO SCALE

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

PROFESSIONAL STAMP

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

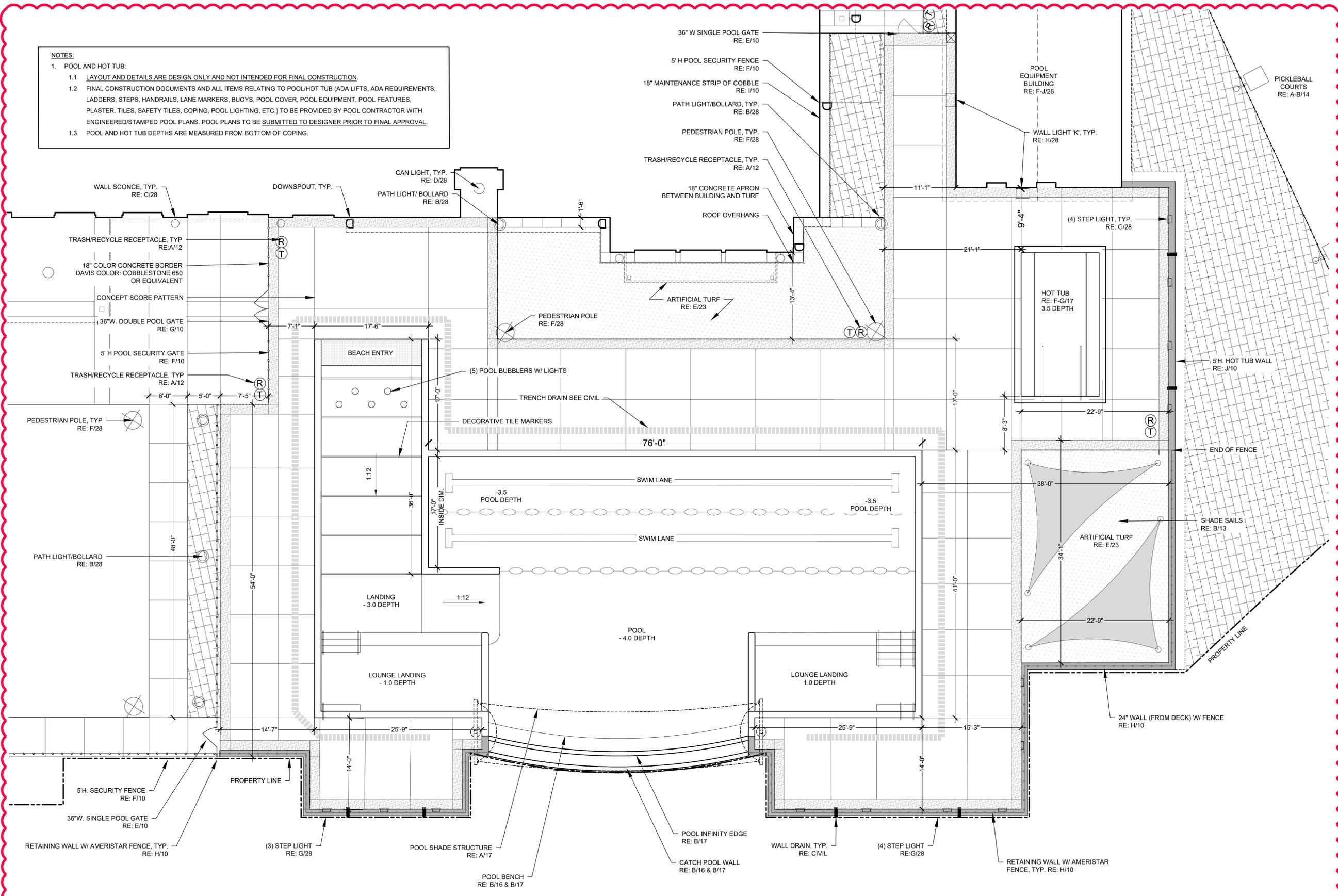
ISSUE RECORD

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AMENDMENT #1 (2)	07/24/2020
AMENDMENT #1 (3)	08/21/2020

SHEET NUMBER

16
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NOTES:
 1. POOL AND HOT TUB:
 1.1 LAYOUT AND DETAILS ARE DESIGN ONLY AND NOT INTENDED FOR FINAL CONSTRUCTION.
 1.2 FINAL CONSTRUCTION DOCUMENTS AND ALL ITEMS RELATING TO POOL/HOT TUB (ADA LIFTS, ADA REQUIREMENTS, LADDERS, STEPS, HANDRAILS, LANE MARKERS, BUOYS, POOL COVER, POOL EQUIPMENT, POOL FEATURES, PLASTER, TILES, SAFETY TILES, COPING, POOL LIGHTING, ETC.) TO BE PROVIDED BY POOL CONTRACTOR WITH ENGINEERED/STAMPED POOL PLANS. POOL PLANS TO BE SUBMITTED TO DESIGNER PRIOR TO FINAL APPROVAL.
 1.3 POOL AND HOT TUB DEPTHS ARE MEASURED FROM BOTTOM OF COPING.



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

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

PROFESSIONAL STAMP

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

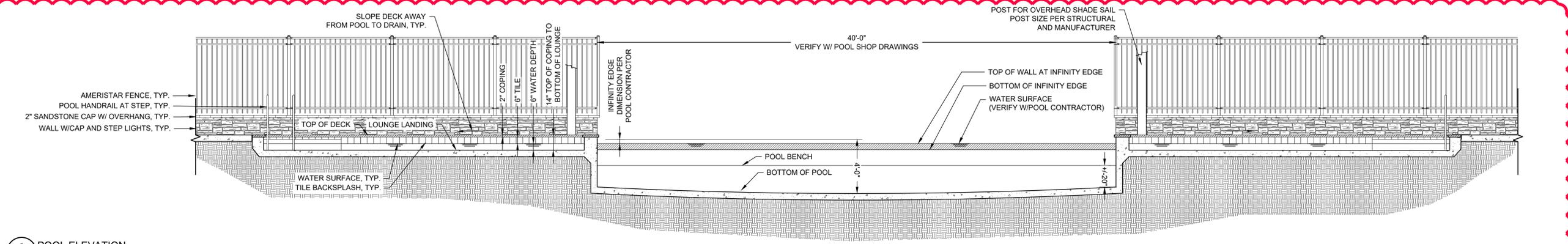
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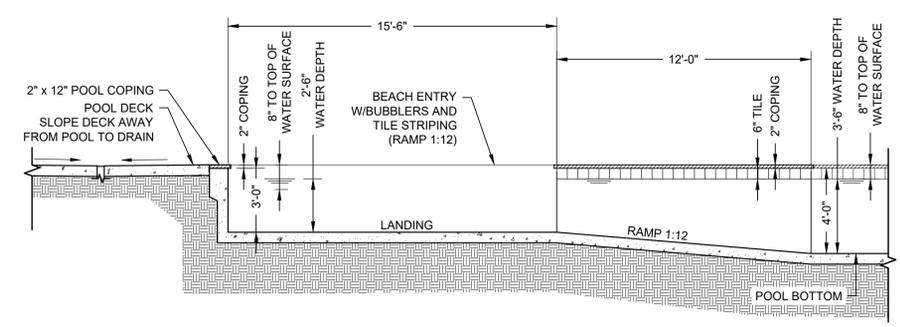
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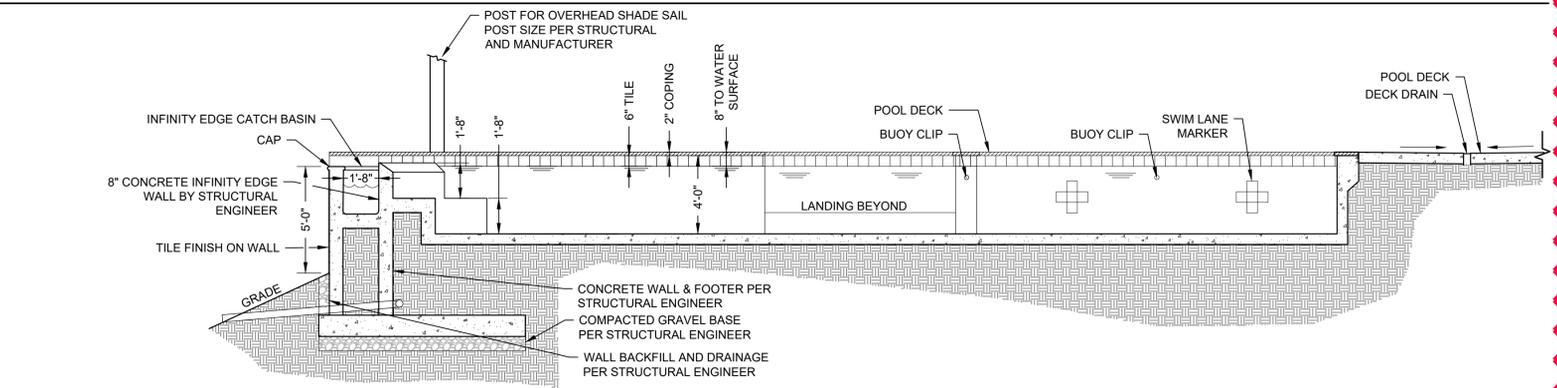
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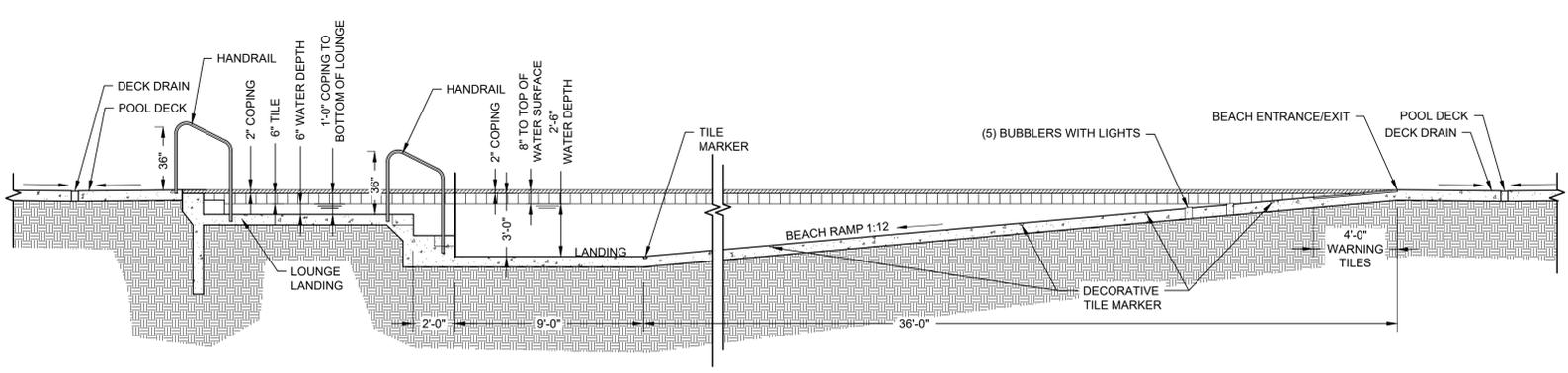
A POOL ELEVATION SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



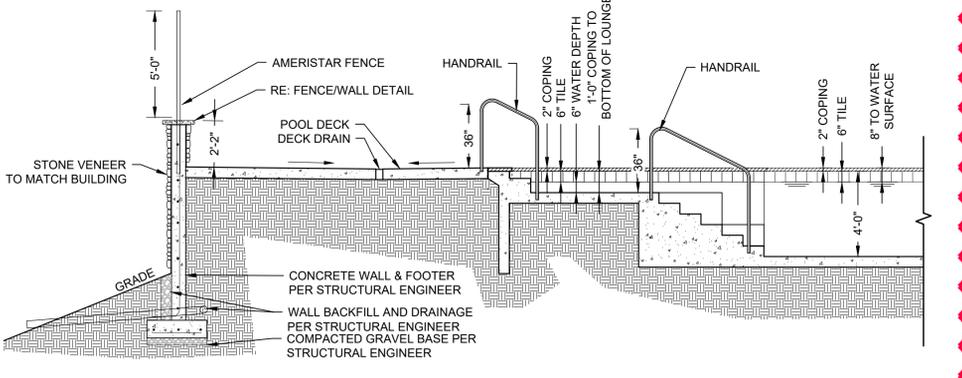
B POOL SECTION SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



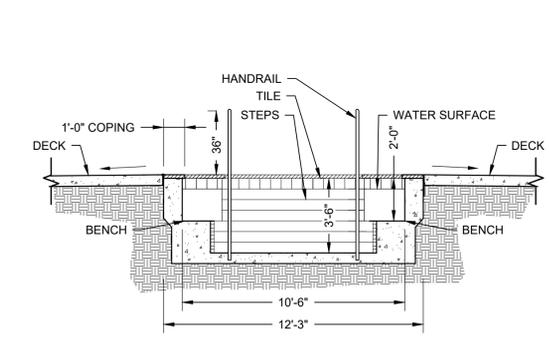
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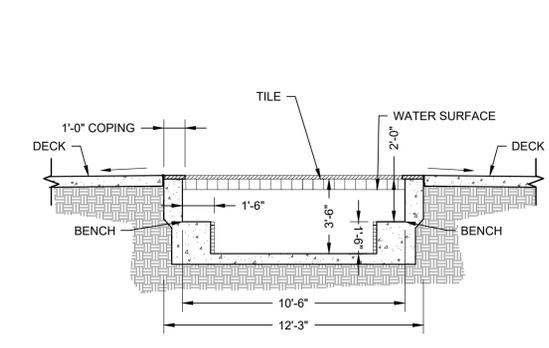
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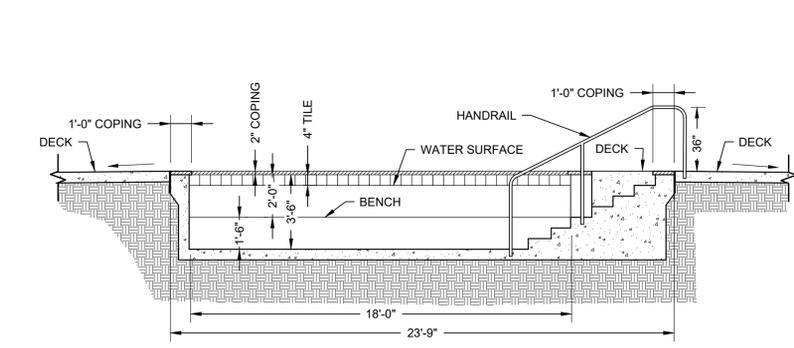
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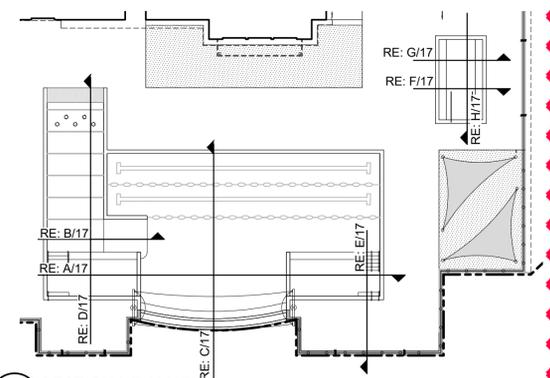
F HOT TUB SECTION SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



G HOT TUB SECTION SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



H HOT TUB SECTION SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR

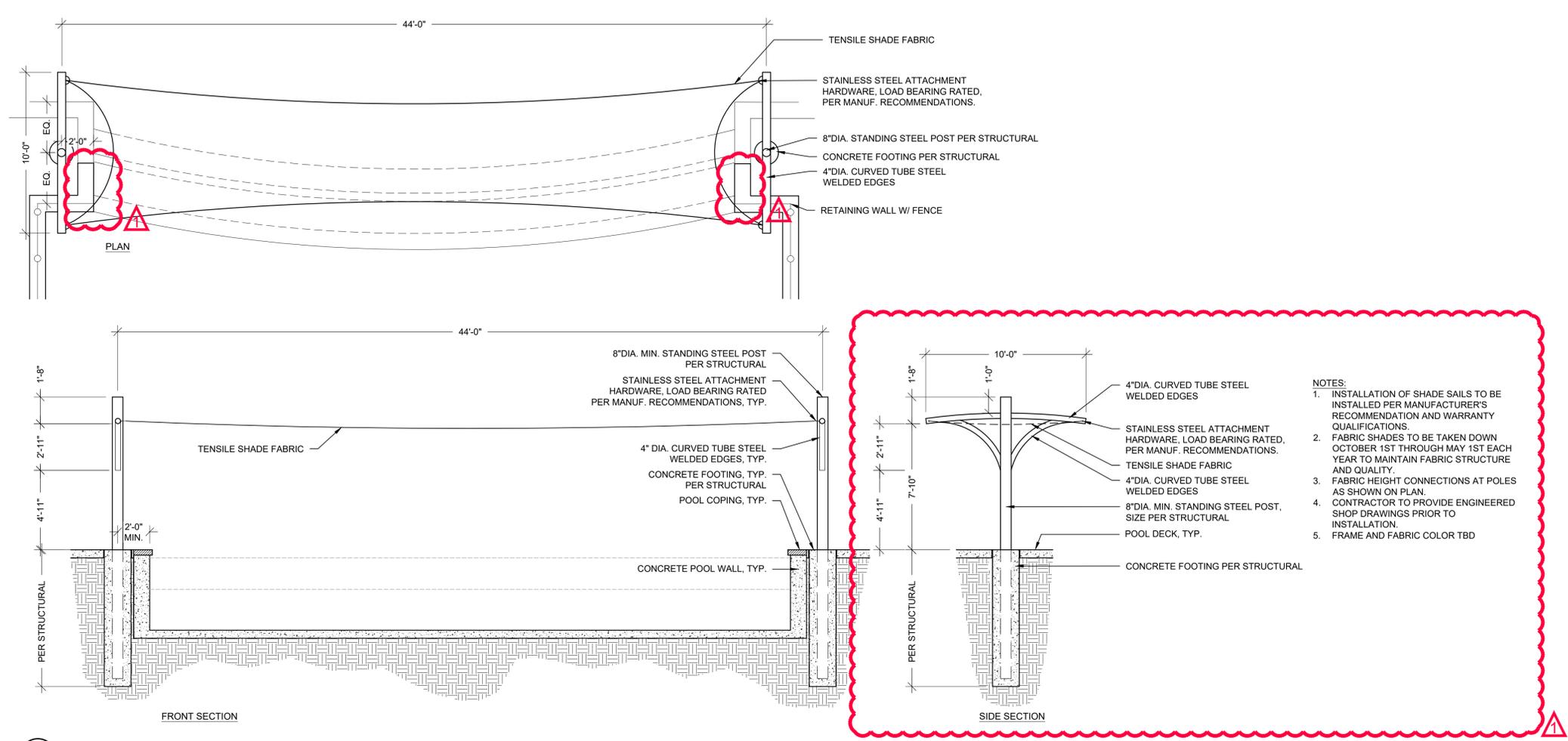


H SECTION KEY MAP SCALE: NOT TO SCALE

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

B NOT USED
SCALE: NOT USED

- NOTES:**
1. INSTALLATION OF SHADE SAILS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATION AND WARRANTY QUALIFICATIONS.
 2. FABRIC SHADES TO BE TAKEN DOWN OCTOBER 1ST THROUGH MAY 1ST EACH YEAR TO MAINTAIN FABRIC STRUCTURE AND QUALITY.
 3. FABRIC HEIGHT CONNECTIONS AT POLES AS SHOWN ON PLAN.
 4. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS PRIOR TO INSTALLATION.
 5. FRAME AND FABRIC COLOR TBD

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

PROFESSIONAL STAMP

PROJECT #: 171053
DRAWN BY: LAI
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AMENDMENT #1 (3)	08/21/2020

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18

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NOT USED

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

PROFESSIONAL STAMP

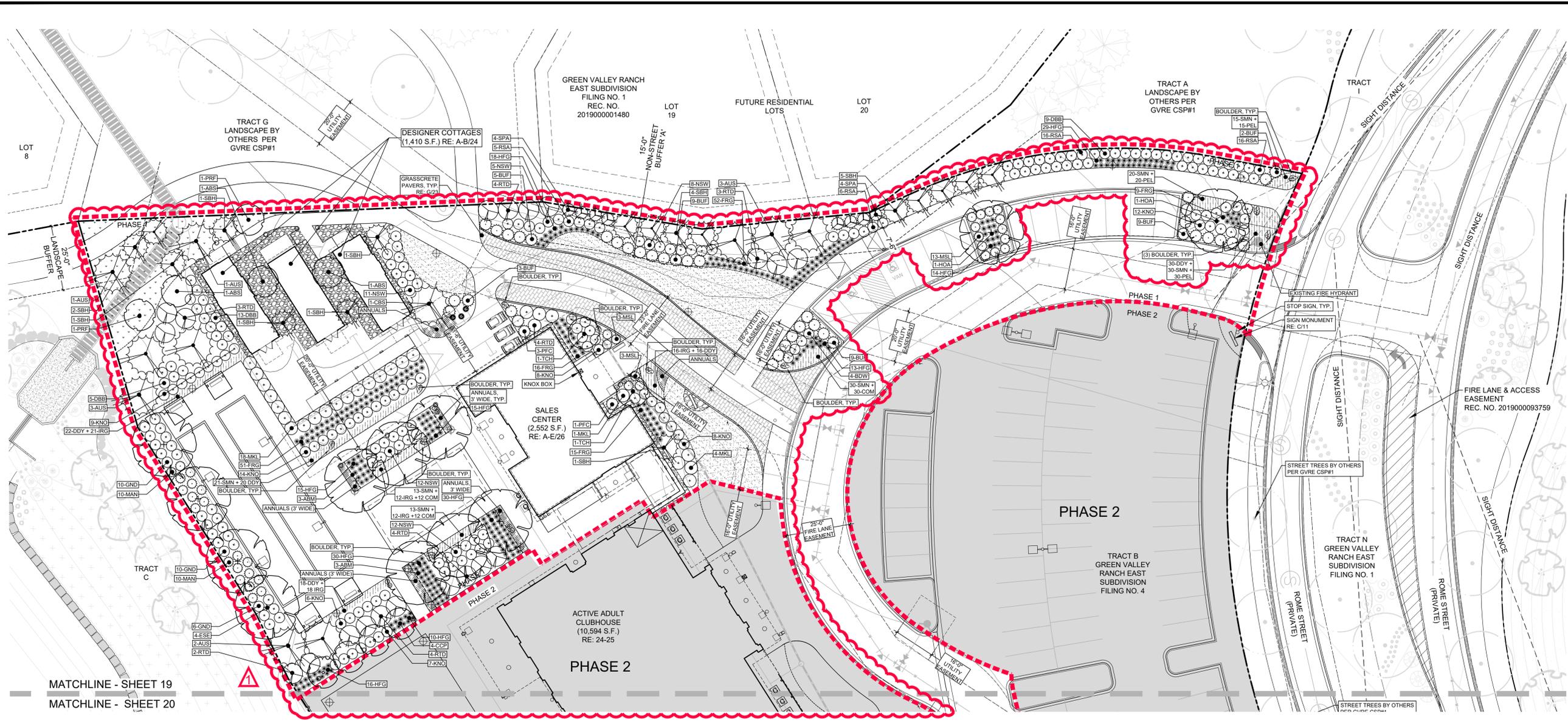
PROJECT #: 171053
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19

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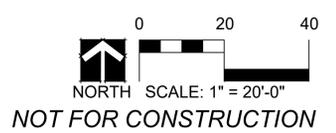


MATCHLINE - SHEET 19
MATCHLINE - SHEET 20

LANDSCAPE LEGEND

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

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



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MATCHLINE - SHEET 19
MATCHLINE - SHEET 20



LANDSCAPE LEGEND

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

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

PROFESSIONAL STAMP

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

ISSUE RECORD

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

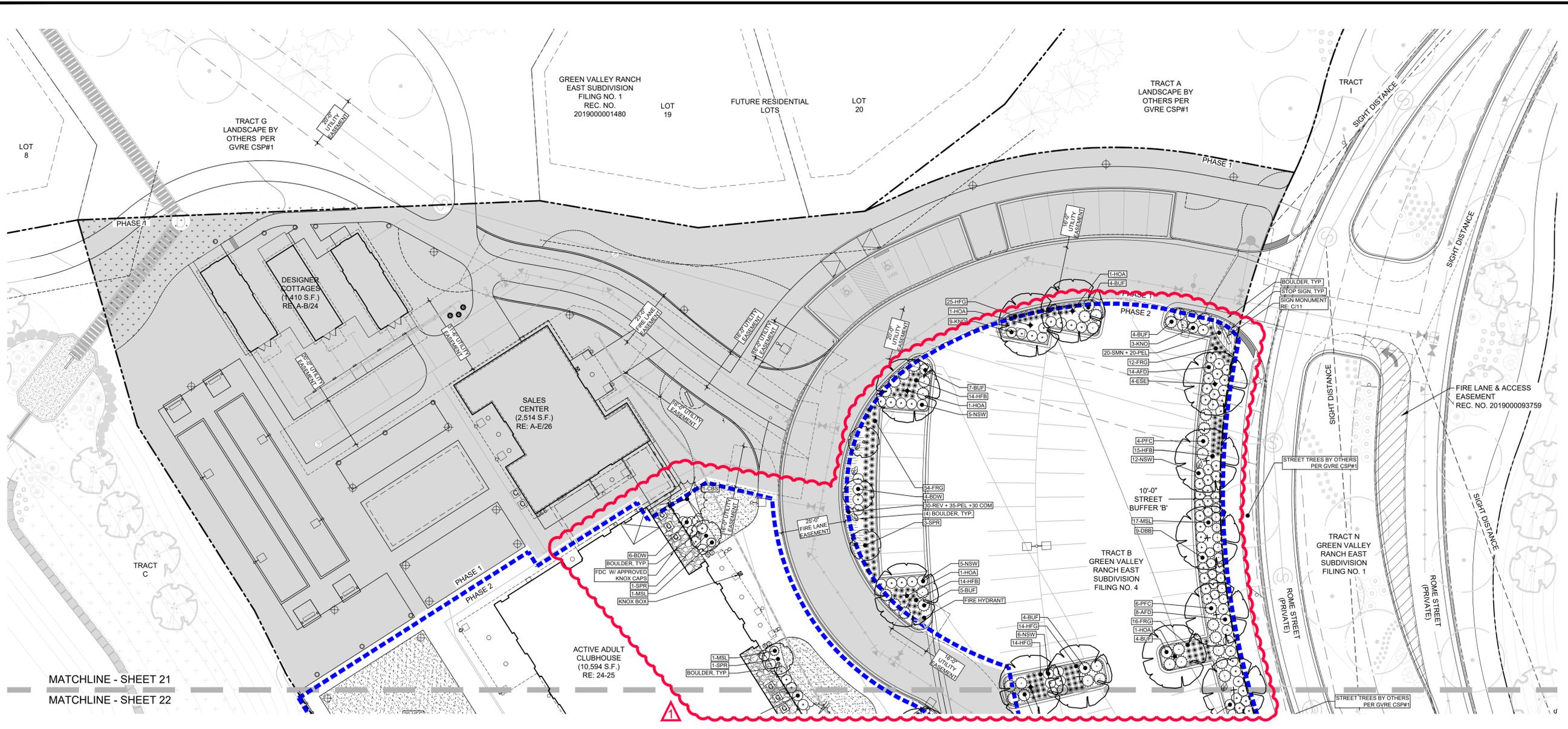
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LANDSCAPE LEGEND

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

MATCHLINE - SHEET 21
MATCHLINE - SHEET 22

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GREEN VALLEY RANCH EAST
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CONTEXTUAL SITE PLAN
LANDSCAPE PLAN: PHASE 2

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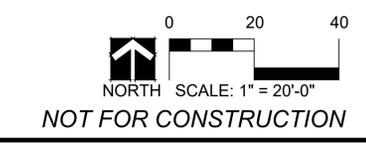
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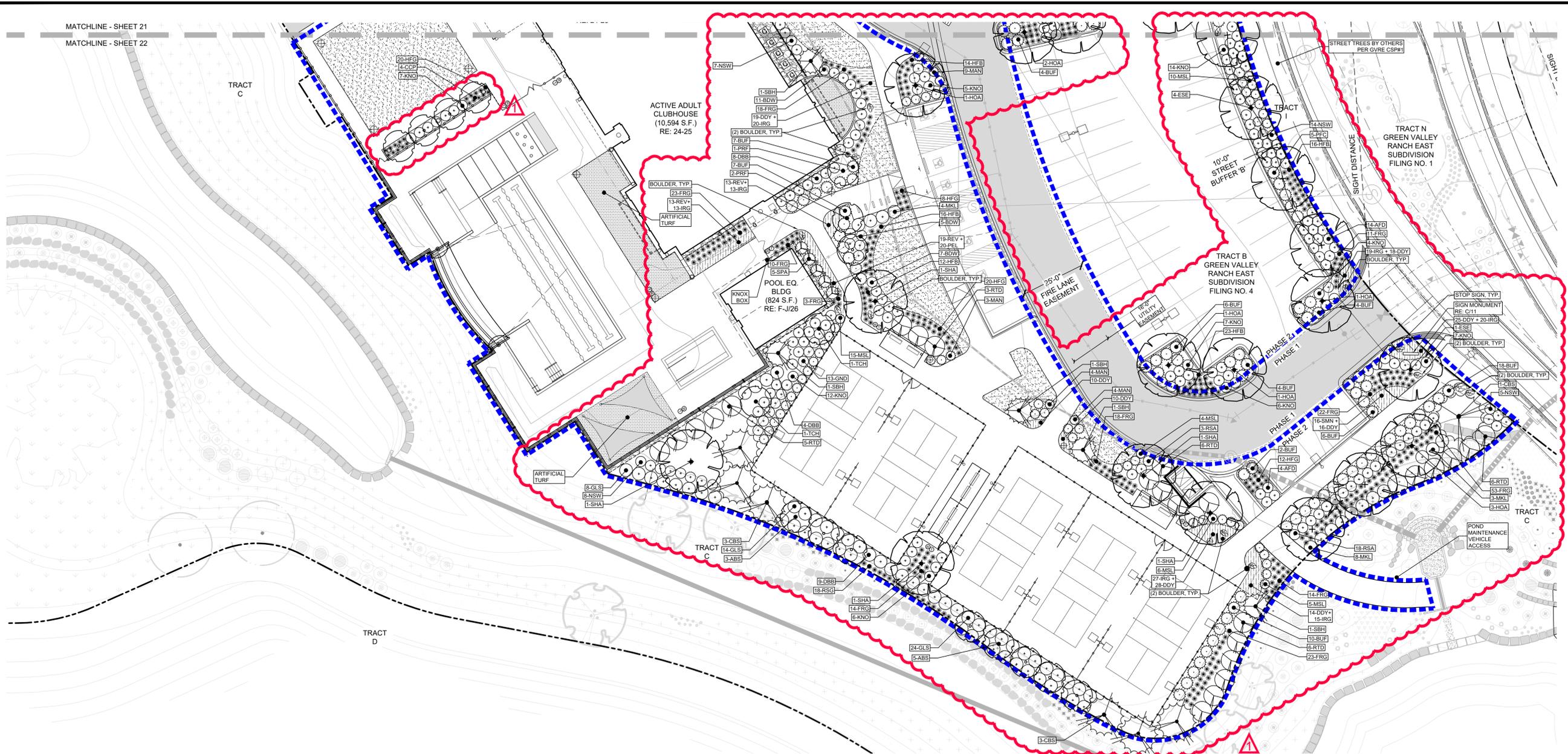
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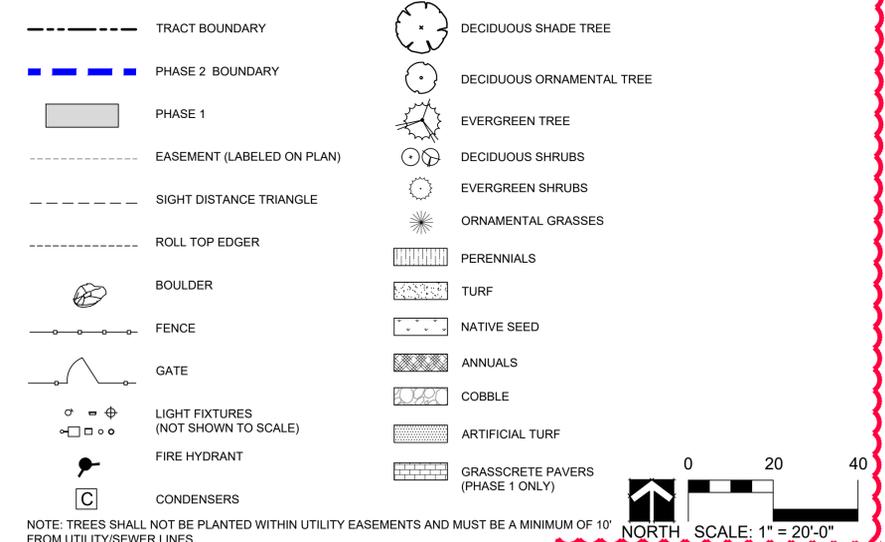
GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE
 CONTEXTUAL SITE PLAN
LANDSCAPE PLAN: PHASE 2

PLANTING SCHEDULE (FULL BUILD-OUT QUANTITIES FOR SITE)

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	WATER USAGE
DECIDUOUS TREES					
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					
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					
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

LANDSCAPE LEGEND

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 'HAEMELN'	PENNISETUM ALOPECUROIDES 'HAEMELN'	1 GAL	LOW
HFB	123	HARDY 'LITTLE BUNNY' FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GAL	LOW
RSG	18	RED SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	1 GAL	LOW
PERENNIALS #1 (no TE credit)					
COM	84	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	1 GAL	LOW
DDY	246	STELLA D'ORO DWARF DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL	LOW
IRG	211	GERMAN BEARDED IRIS - MIX	IRIS GERMANICA VAR.	1 GAL	LOW
PEL	140	ELFIN PINK PENSTEMON	PENSTEMON BARBATUS 'ELFIN PINK'	1 GAL	LOW
REV	75	RED VALERIAN	CENTRANTHUS RUBER	1 GAL	LOW
SMN	178	MAY NIGHT SAGE	SALVIA SYLVESTRIS X 'MAINACHT'	1 GAL	LOW



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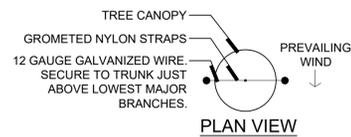
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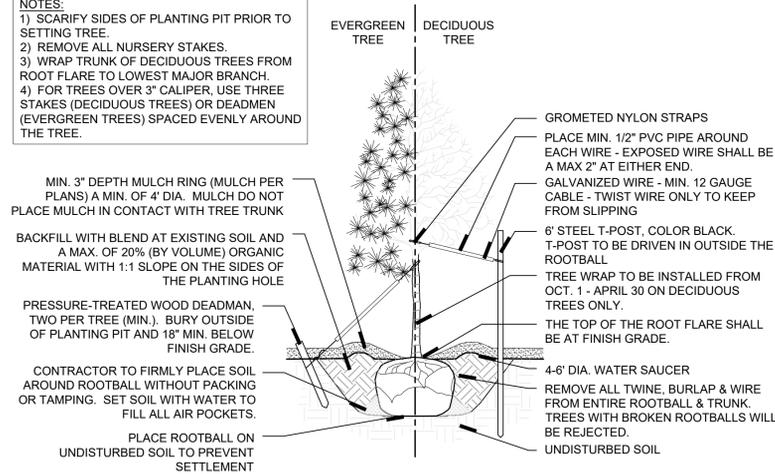
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SHEET NUMBER
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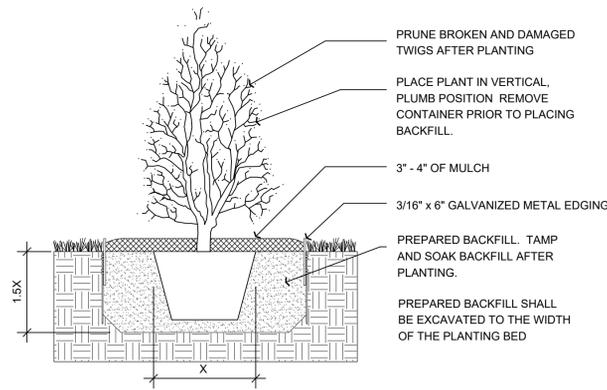
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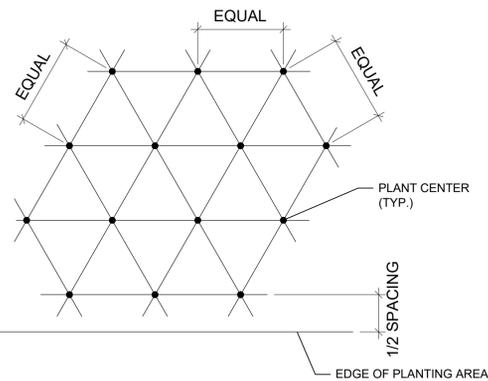
- NOTES:**
- 1) SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 - 2) REMOVE ALL NURSERY STAKES.
 - 3) WRAP TRUNK OF DECIDUOUS TREES FROM ROOT FLARE TO LOWEST MAJOR BRANCH.
 - 4) FOR TREES OVER 3" CALIPER, USE THREE STAKES (DECIDUOUS TREES) OR DEADMEN (EVERGREEN TREES) SPACED EVENLY AROUND THE TREE.



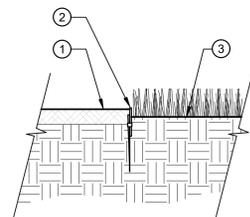
A DECIDUOUS AND EVERGREEN TREE PLANTING DETAIL
SCALE: NTS



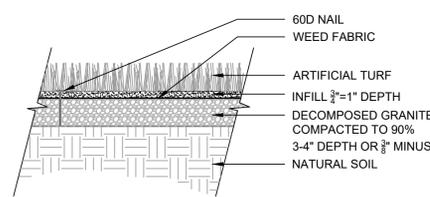
B SHRUB PLANTING DETAIL
SCALE: NTS



C PLANT SPACING DETAIL
SCALE: NTS



D STEEL EDGE DETAIL
SCALE: NTS



E ARTIFICIAL TURF @ POOL
SCALE: NTS

LANDSCAPE DATA:

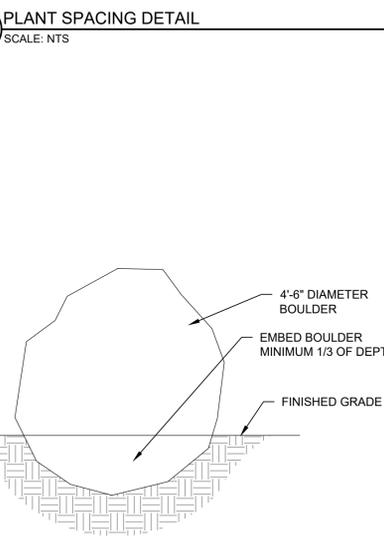
SITE DATA:	PHASE 1:		FULL BUILD-OUT:	
	AREA IN SF (AC):	%	AREA IN SF (AC):	%
TOTAL SITE AREA	56,235 SF (1.3 AC)	100%	157,477 SF (3.6 AC)	100%
BUILDING COVERAGE	3,819 SF	7%	15,237 SF	10%
HARD SURFACE AREA (PARKING, SIDEWALKS, PATIO, POOLS)	33,897 SF	60%	97,924 SF	62%
LANDSCAPE AREA (TURF, PLANTING, COBBLE, 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:

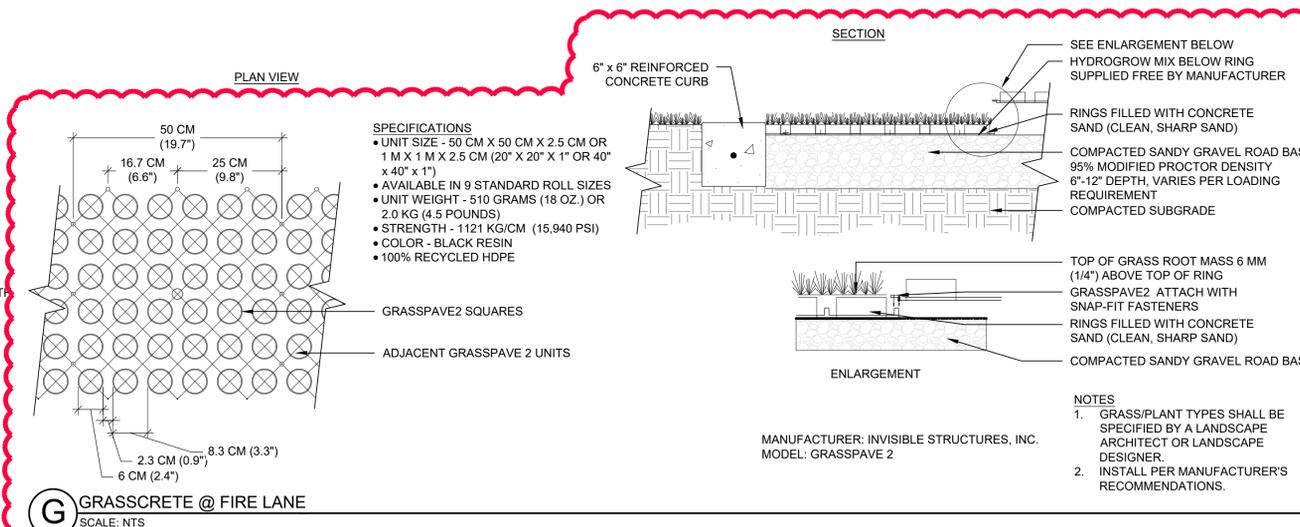
BUFFER TYPE / LABEL	WIDTH	LENGTH	# OF TREES REQUIRED	# OF TREES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED
NON-STREET BUFFER 'A' REQUIRED WIDTH: 25'-0" W/ INCENTIVE: 15'-0"	7'-6"	218'	1 TREE PER 25 LF = 9 TREES (MIN. 50% EVERGREEN)	38 (ALL EVERGREEN)	5 SHRUBS PER 25 LF = 44	104
*A TALL LANDSCAPE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



F BOULDER (QTY: 18)
SCALE: NTS



G GRASSCRETE @ FIRE LANE
SCALE: NTS

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

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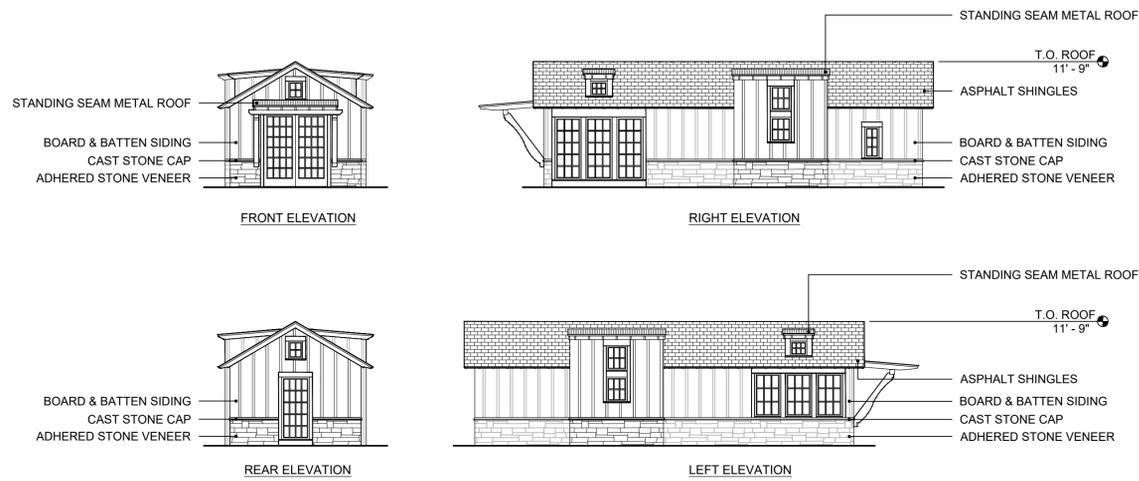
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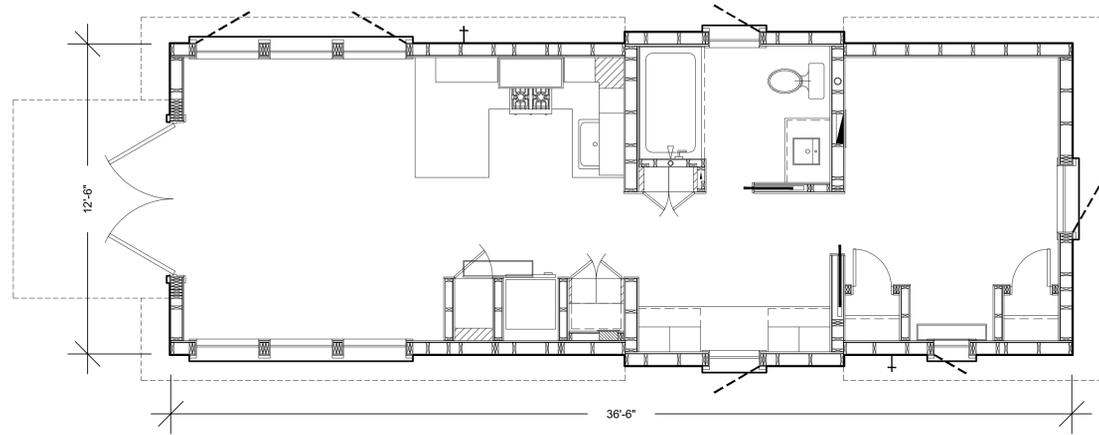
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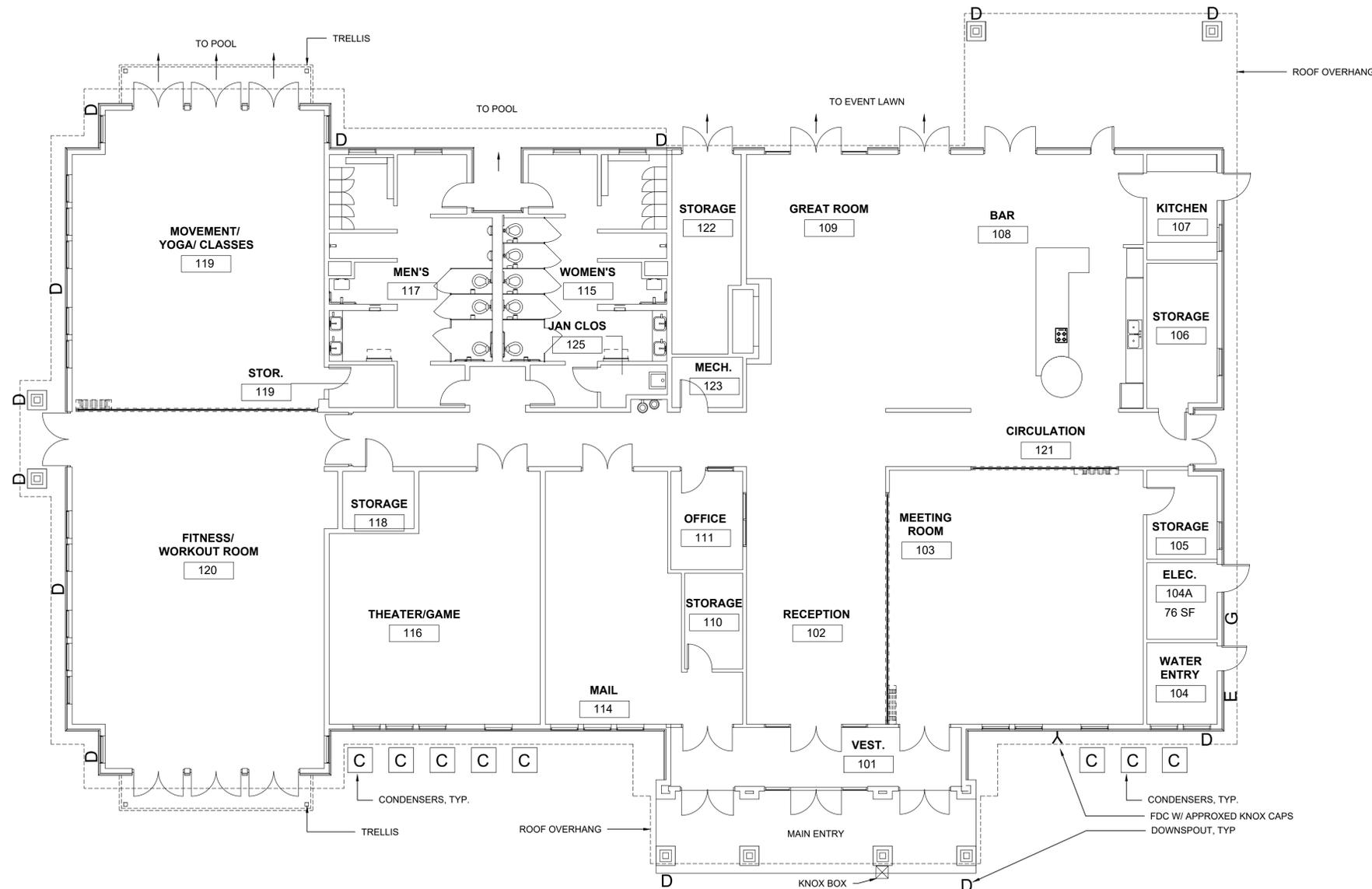
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A DESIGNER COTTAGES - ELEVATIONS
SCALE: NTS



B DESIGNER COTTAGES - FLOOR PLAN
SCALE: NTS



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

BUILDING MATERIALS:

-  ADHERED STONE
COLOR: SKYLINE COUNTY LEDGESTONE OR EQUIVALENT
-  LAP SIDING / BOARD & BATTEN SIDING (FIBER CEMENT BOARD)
COLOR: DRIFTWOOD OR EQUIVALENT
-  WOOD TRIM
COLOR: RANCHWOOD WESTERN OR EQUIVALENT
-  WINDOW/DOOR TRIM
COLOR: ESSENCE ULTRAWOODCLAD BARK OR EQUIVALENT
-  STANDING SEAM METAL ROOF
COLOR: WEATHERED GALVANIZED VINTAGE OR EQUIVALENT

NOTE:

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

ARCHITECT / PLANNER



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GREEN VALLEY RANCH EAST
ACTIVE ADULT CLUBHOUSE

CONTEXTUAL SITE PLAN

DESIGNER COTTAGES & CLUBHOUSE

PROFESSIONAL STAMP

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CHECKED BY: JC

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 ELEVATIONS: CLUBHOUSE

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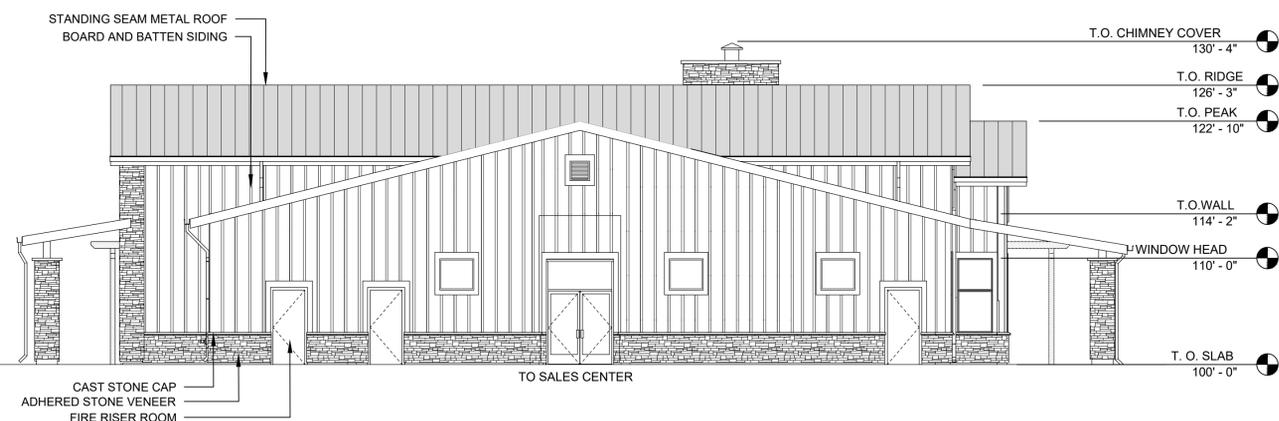
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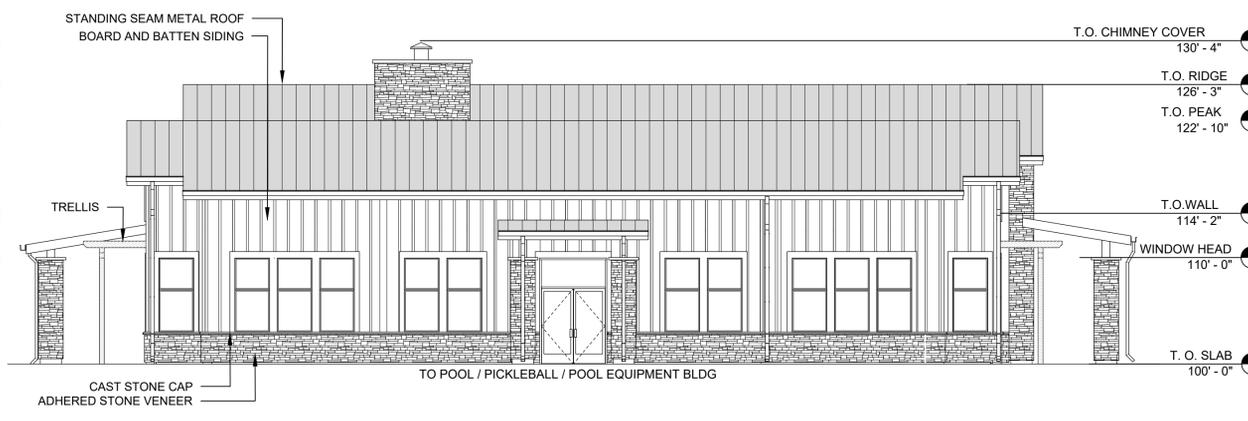
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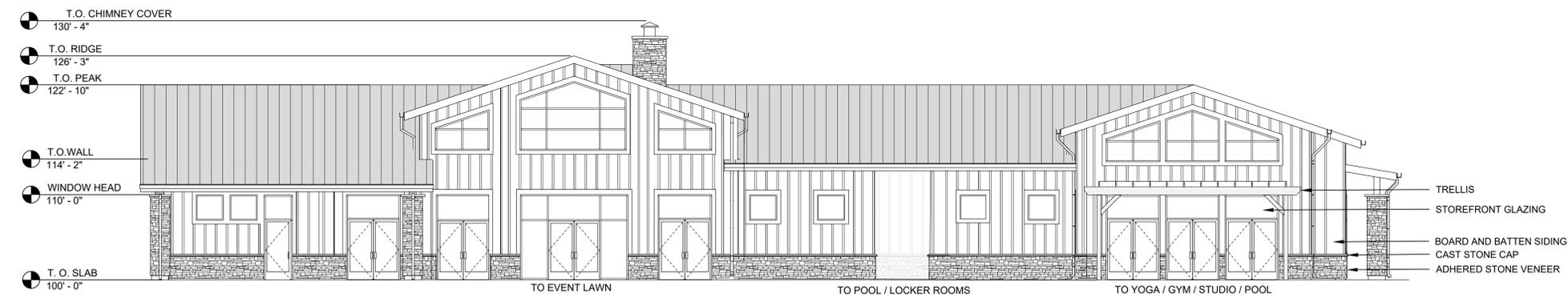
A EAST ELEVATION (FRONT ENTRY)
 SCALE: 1/8"=1'-0"



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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 CONTEXTUAL SITE PLAN
 SALES CENTER & POOL BLDG

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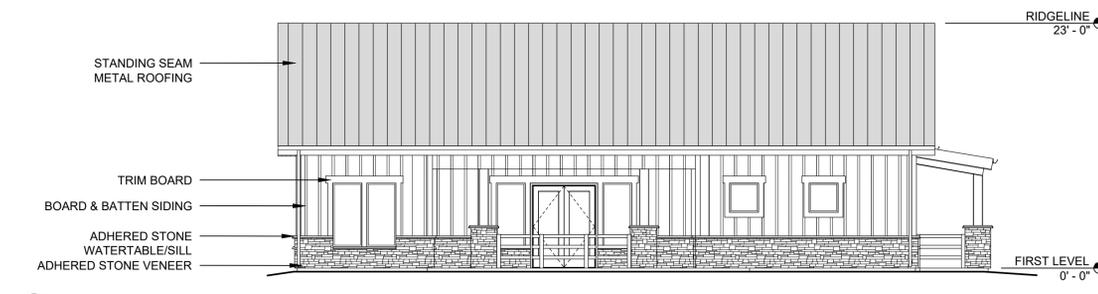
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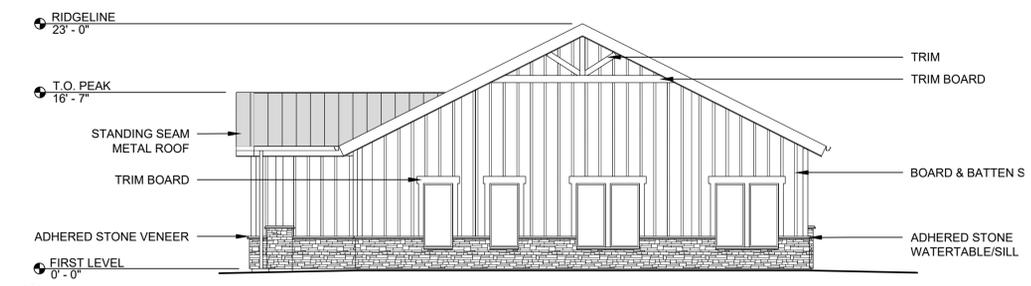
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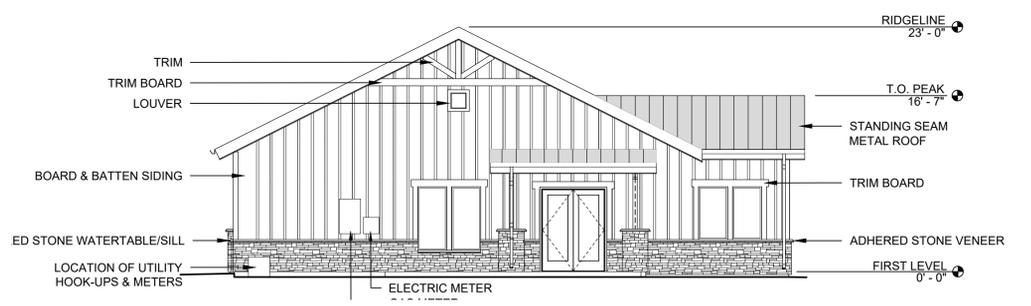
A SALES CENTER - EAST ELEVATION (FRONT ENTRY)
 SCALE: 1/8"=1'-0"



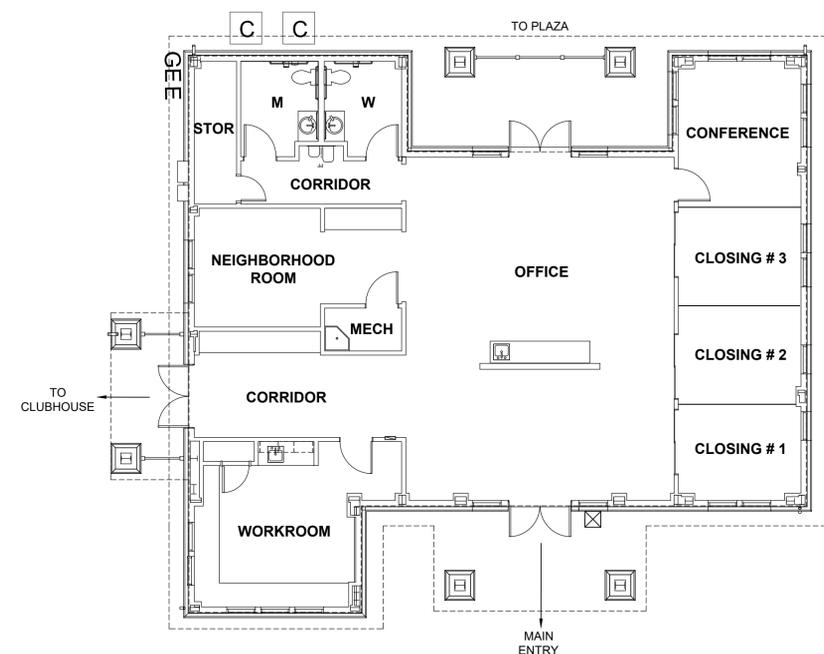
B SALES CENTER - WEST ELEVATION
 SCALE: 1/8"=1'-0"



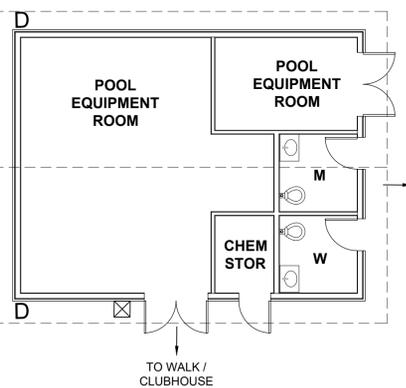
C SALES CENTER - NORTH ELEVATION
 SCALE: 1/8"=1'-0"



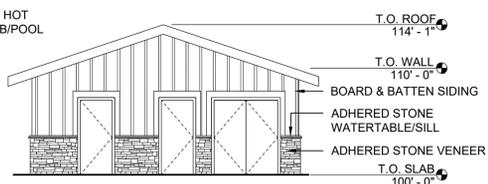
D SALES CENTER - SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



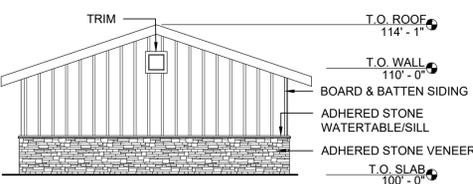
E SALES CENTER PLAN
 SCALE: 1/8"=1'-0"



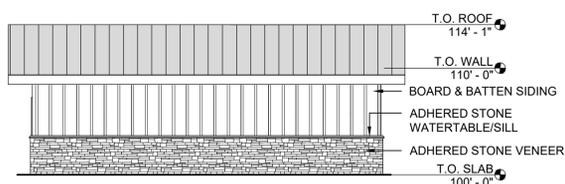
F POOL EQUIPMENT BUILDING PLAN
 SCALE: 1/8"=1'-0"



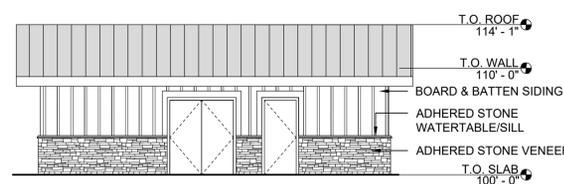
G POOL EQUIPMENT BUILDING - NORTH ELEVATION
 SCALE: 1/8"=1'-0"



H POOL EQUIPMENT BUILDING - SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



I POOL EQUIPMENT BUILDING - EAST ELEVATION
 SCALE: 1/8"=1'-0"



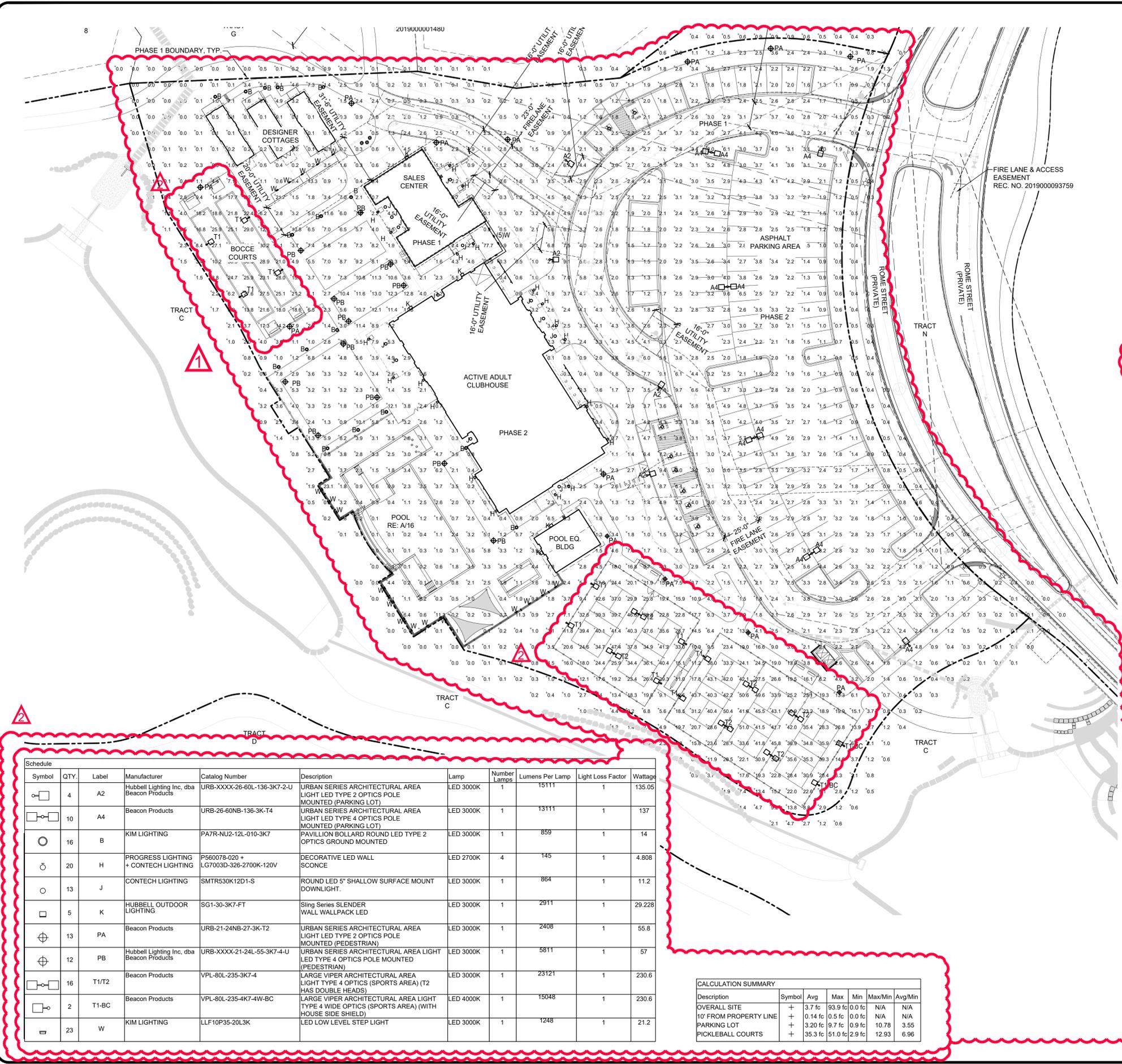
J POOL EQUIPMENT BUILDING - WEST ELEVATION
 SCALE: 1/8"=1'-0"

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

NOT FOR CONSTRUCTION

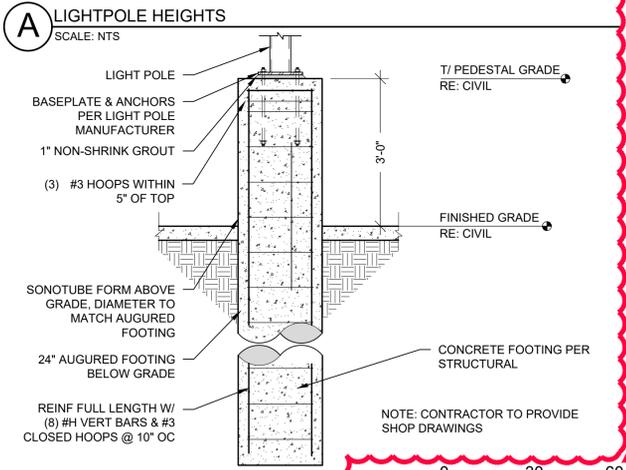
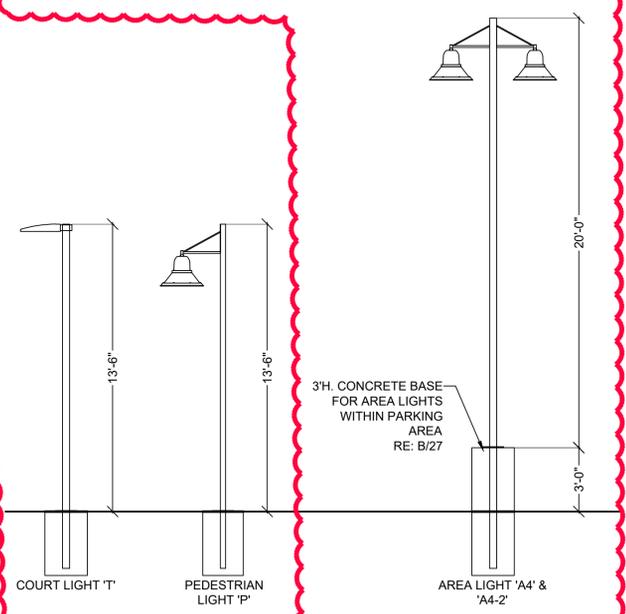
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LIGHTING NOTES

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



Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
OVERALL SITE	+	3.7 fc	93.9 fc	0.0 fc	N/A	N/A
10' FROM PROPERTY LINE	+	0.14 fc	0.5 fc	0.0 fc	N/A	N/A
PARKING LOT	+	3.20 fc	9.7 fc	0.9 fc	10.78	3.55
PICKLEBALL COURTS	+	35.3 fc	51.0 fc	2.9 fc	12.93	6.96

Symbol	QTY.	Label	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	4	A2	Hubbell Lighting Inc, dba Beacon Products	URB-XXXX-26-60L-136-3K7-2-U	URBAN SERIES ARCHITECTURAL AREA LIGHT LED TYPE 2 OPTICS POLE MOUNTED (PARKING LOT)	LED 3000K	1	15111	1	135.05
□	10	A4	Beacon Products	URB-26-60NB-136-3K-T4	URBAN SERIES ARCHITECTURAL AREA LIGHT LED TYPE 4 OPTICS POLE MOUNTED (PARKING LOT)	LED 3000K	1	13111	1	137
○	16	B	KIM LIGHTING	PA7R-NU2-12L-010-3K7	PAVILLION BOLLARD ROUND LED TYPE 2 OPTICS GROUND MOUNTED	LED 3000K	1	859	1	14
○	20	H	PROGRESS LIGHTING + CONTECH LIGHTING	P560078-020 + LG7003D-326-2700K-120V	DECORATIVE LED WALL SCNCE	LED 2700K	4	145	1	4,808
○	13	J	CONTECH LIGHTING	SMTR530K12D1-S	ROUND LED 5" SHALLOW SURFACE MOUNT DOWNLIGHT.	LED 3000K	1	864	1	11.2
□	5	K	HUBBELL OUTDOOR LIGHTING	SG1-30-3K7-FT	Sling Series SLENDER WALL WALLPACK LED	LED 3000K	1	2911	1	29,228
□	13	PA	Beacon Products	URB-21-24NB-27-3K-T2	URBAN SERIES ARCHITECTURAL AREA LIGHT LED TYPE 2 OPTICS POLE MOUNTED (PEDESTRIAN)	LED 3000K	1	2408	1	55.8
□	12	PB	Hubbell Lighting Inc, dba Beacon Products	URB-XXXX-21-24L-55-3K7-4-U	URBAN SERIES ARCHITECTURAL AREA LIGHT LED TYPE 4 OPTICS POLE MOUNTED (PEDESTRIAN)	LED 3000K	1	5811	1	57
□	16	T1/T2	Beacon Products	VPL-80L-235-3K7-4	LARGE VIPER ARCHITECTURAL AREA LIGHT TYPE 4 OPTICS (SPORTS AREA) (T2 HAS DOUBLE HEADS)	LED 3000K	1	23121	1	230.6
□	2	T1-BC	Beacon Products	VPL-80L-235-4K7-4W-BC	LARGE VIPER ARCHITECTURAL AREA LIGHT TYPE 4 WIDE OPTICS (SPORTS AREA) (WITH HOUSE SIDE SHIELD)	LED 4000K	1	15048	1	230.6
□	23	W	KIM LIGHTING	LLF10P35-20L3K	LED LOW LEVEL STEP LIGHT	LED 3000K	1	1248	1	21.2

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4908 TOWER ROAD
DENVER, COLORADO 80249

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

PROFESSIONAL STAMP

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

NO.	DESCRIPTION	DATE
GSP #1		09/21/2018
GSP #2		06/11/2019
GSP #3		08/02/2019
GSP #4		09/26/2019
TECHNICAL REVIEW #2		11/07/2019
FOR MYLAR		12/02/2019
AMENDMENT #1		06/05/2020
AMENDMENT #1 (2)		07/24/2020
AMENDMENT #1 (3)		08/21/2020

SHEET NUMBER

27

27 OF 28

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URBAN SERIES
URBAN LUMINAIRE

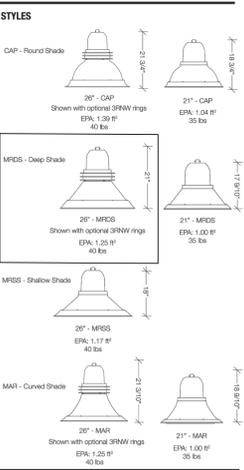
Job Type Approvals

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

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

Electrical:
• 100W through 277V, 50 Hz to 60 Hz (LVN), or 347V or 480V input.
• Power factor is >0.90 at full load.
• Dimming drivers are standard with connections for external dimming equipment available upon request.

Controls/Options:
• Available with Emergent for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night visit.
• Urban can be specified with **Stilesync™** wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit: www.hubbellighting.com/products/stilesync/ for more details.
Finish:
• IP53 polyester powder-coat electrostatically applied and thermocured.
• IP53 finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
• The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D2022 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.hubbellighting.com/resources/warranty



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

CERTIFICATIONS/LISTINGS:
UL, DLC, IES, IDA, ENEC, CE, FCC, RoHS, REACH, ISO 9001, ISO 14001, ISO 45001, ISO 50001, ISO 26001, ISO 27001, ISO 28001, ISO 29001, ISO 30001, ISO 31001, ISO 33001, ISO 34001, ISO 35001, ISO 36001, ISO 37001, ISO 38001, ISO 39001, ISO 40001, ISO 41001, ISO 42001, ISO 43001, ISO 44001, ISO 45001, ISO 46001, ISO 47001, ISO 48001, ISO 49001, ISO 50001, ISO 51001, ISO 52001, ISO 53001, ISO 54001, ISO 55001, ISO 56001, ISO 57001, ISO 58001, ISO 59001, ISO 60001, ISO 61001, ISO 62001, ISO 63001, ISO 64001, ISO 65001, ISO 66001, ISO 67001, ISO 68001, ISO 69001, ISO 70001, ISO 71001, ISO 72001, ISO 73001, ISO 74001, ISO 75001, ISO 76001, ISO 77001, ISO 78001, ISO 79001, ISO 80001, ISO 81001, ISO 82001, ISO 83001, ISO 84001, ISO 85001, ISO 86001, ISO 87001, ISO 88001, ISO 89001, ISO 90001, ISO 91001, ISO 92001, ISO 93001, ISO 94001, ISO 95001, ISO 96001, ISO 97001, ISO 98001, ISO 99001, ISO 10001, ISO 101001, ISO 102001, ISO 103001, ISO 104001, ISO 105001, ISO 106001, ISO 107001, ISO 108001, 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