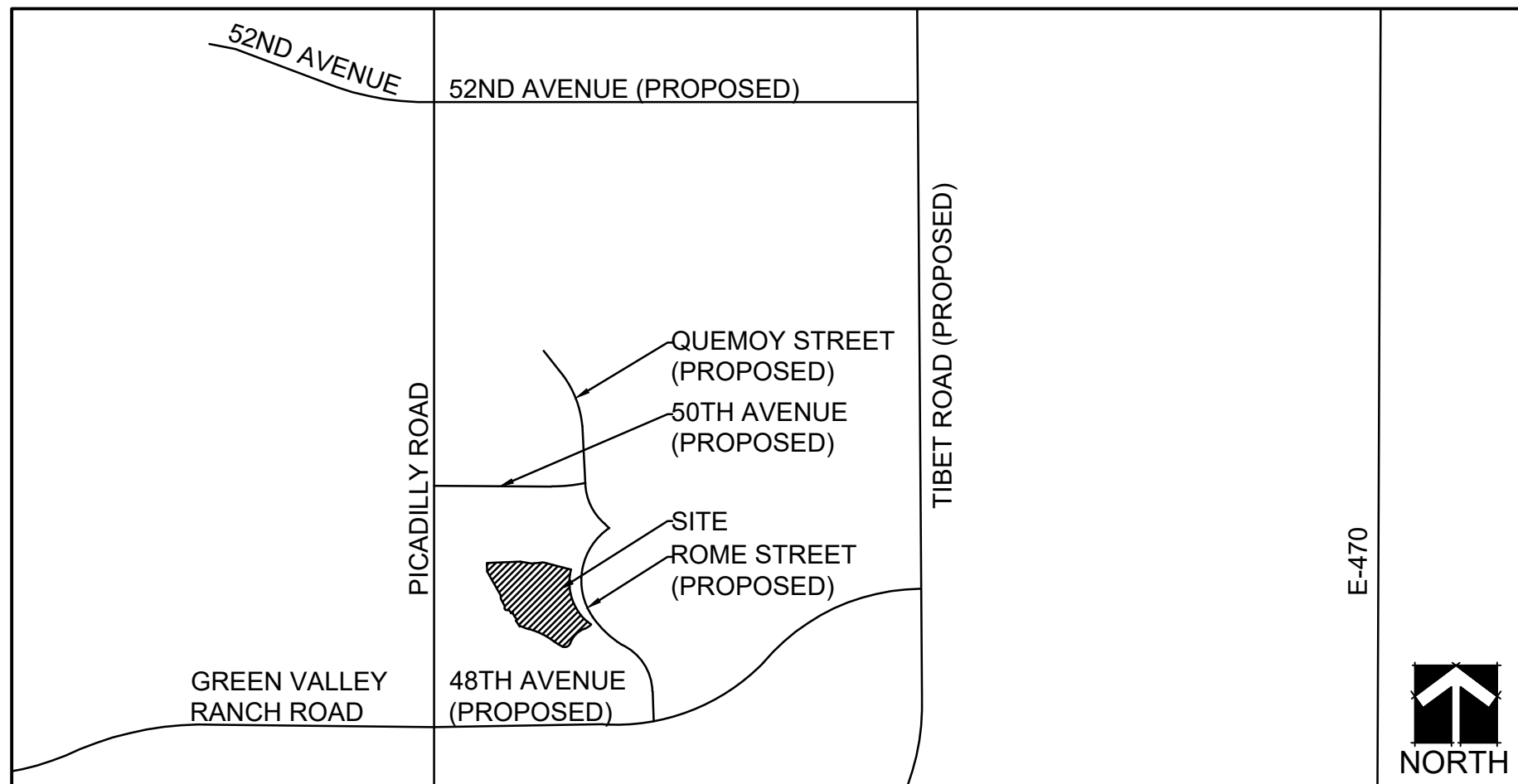


Site plan amendment will not be approved until the drainage letter is approved

VICINITY MAP




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	
CLUBHOUSE		V-B	A2/A3	261	YES	FULL BUILD-OUT 10,594 SF	PHASE 1 NA
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
					157,477 SF	100%	56,235 SF 101,242 SF
BUILDING COVERAGE					15,237 SF	10%	3,819 SF 11,418 SF
OPEN SPACE (INCLUDES HARDSCAPE, LANDSCAPE, POOL, & PARKING AREAS)					142,240 SF	90%	52,416 SF 89,824 SF
HARD SURFACE AREA (PARKING LOT, SIDEWALKS, PATIO, & POOL)					97,924 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

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

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

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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

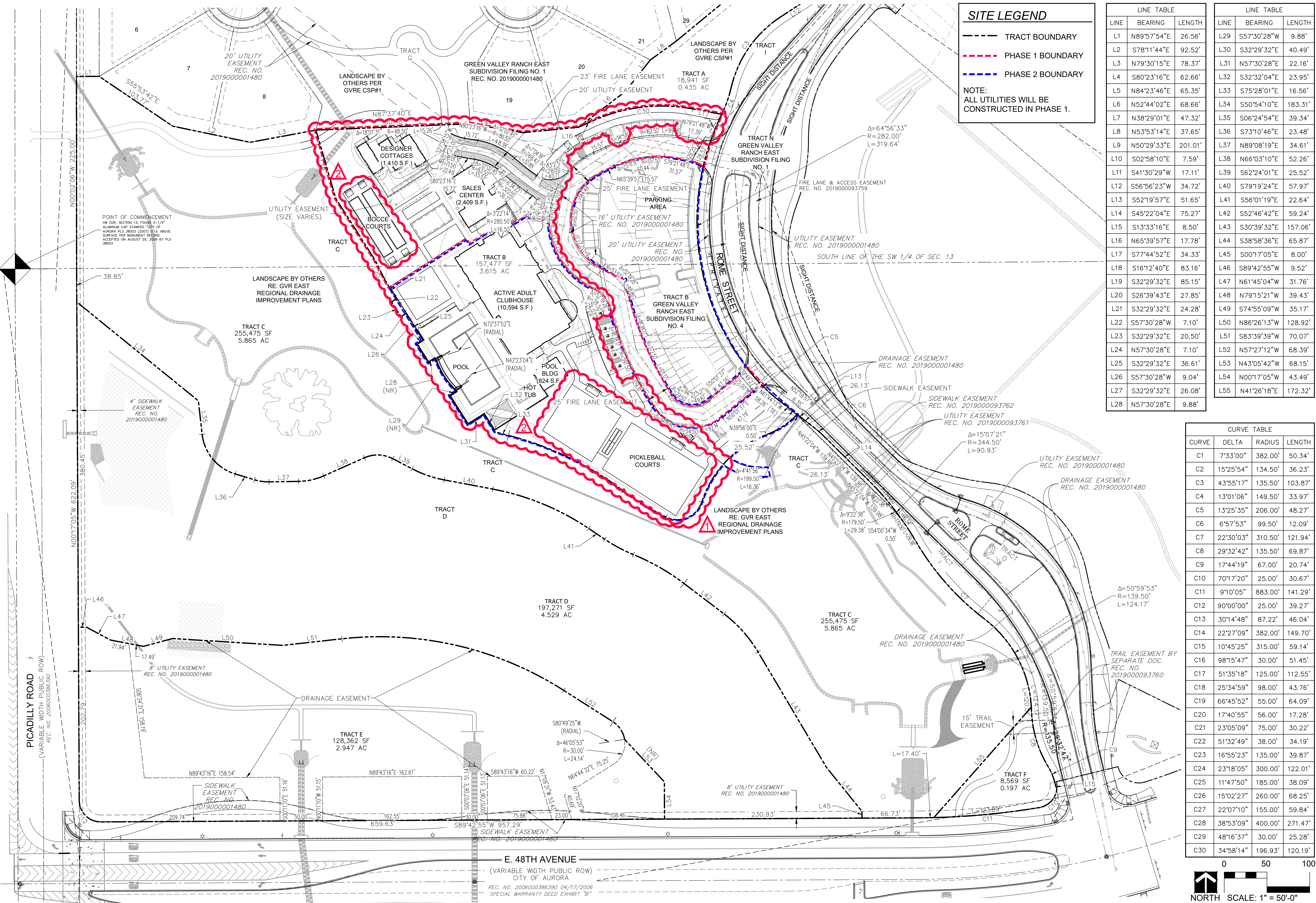
CSP #1	09/21/2018
CSP #2	06/11/2019
CSP #3	08/02/2019
CSP #4	09/26/2019
TECHNICAL REVIEW #2	11/07/2019
FOR MYLAR	12/02/2019
AMENDMENT #1	06/05/2020
AMENDMENT #1 (2)	07/24/2020
AMENDMENT #1 (3)	08/21/2020

## SHEET NUMBER

01



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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 TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N89°57'54"E	26.56'	L29	S57°30'28"W	9.88'
L2	S78°11'44"E	92.52'	L30	S32°29'32"E	40.49'
L3	N79°30'15"E	78.37'	L31	N57°30'28"E	22.16'
L4	S80°23'16"E	62.66'	L32	S32°32'04"E	23.95'
L5	N84°23'46"E	65.35'	L33	S75°28'01"E	16.56'
L6	N52°44'02"E	68.66'	L34	S50°54'10"E	183.31'
L7	N38°29'01"E	47.32'	L35	S06°24'54"E	39.34'
L8	N53°53'14"E	37.65'	L36	S73°10'46"E	23.48'
L9	N50°29'33"E	201.01'	L37	N89°08'19"E	34.61'
L10	S02°58'10"E	7.59'	L38	N66°03'10"E	52.26'
L11	S41°30'29"W	17.11'	L39	S62°24'01"E	25.52'
L12	S56°56'23"W	34.72'	L40	S79°19'24"E	57.97'
L13	S52°19'57"E	51.65'	L41	S56°01'19"E	22.64'
L14	S45°22'04"E	75.27'	L42	S52°46'42"E	59.24'
L15	S13°33'16"E	8.50'	L43	S30°39'32"E	157.06'
L16	N65°39'57"E	17.78'	L44	S38°58'36"E	65.87'
L17	S77°44'52"E	34.33'	L45	S00°17'05"E	8.00'
L18	S16°12'40"E	83.16'	L46	S89°42'55"W	9.52'
L19	S32°29'32"E	85.15'	L47	N61°45'04"W	31.76'
L20	S26°39'43"E	27.85'	L48	N79°15'21"W	39.43'
L21	S32°29'32"E	24.28'	L49	S74°55'09"W	35.17'
L22	S57°30'28"W	7.10'	L50	N86°26'13"W	128.92'
L23	S32°29'32"E	20.50'	L51	S83°39'39"W	70.07'
L24	N57°30'28"E	7.10'	L52	N57°27'12"W	68.39'
L25	S32°29'32"E	36.61'	L53	N43°05'42"W	68.15'
L26	S57°30'28"W	9.04'	L54	N00°17'05"W	43.49'
L27	S32°29'32"E	26.08'	L55	N41°26'18"E	172.32'
L28	N57°30'28"E	9.88'			

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"

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ACTIVE ADULT CLUBHOUSE  
CONTEXTUAL SITE PLAN  
OVERALL VICINITY SITE PLAN

PROFESSIONAL STAMP

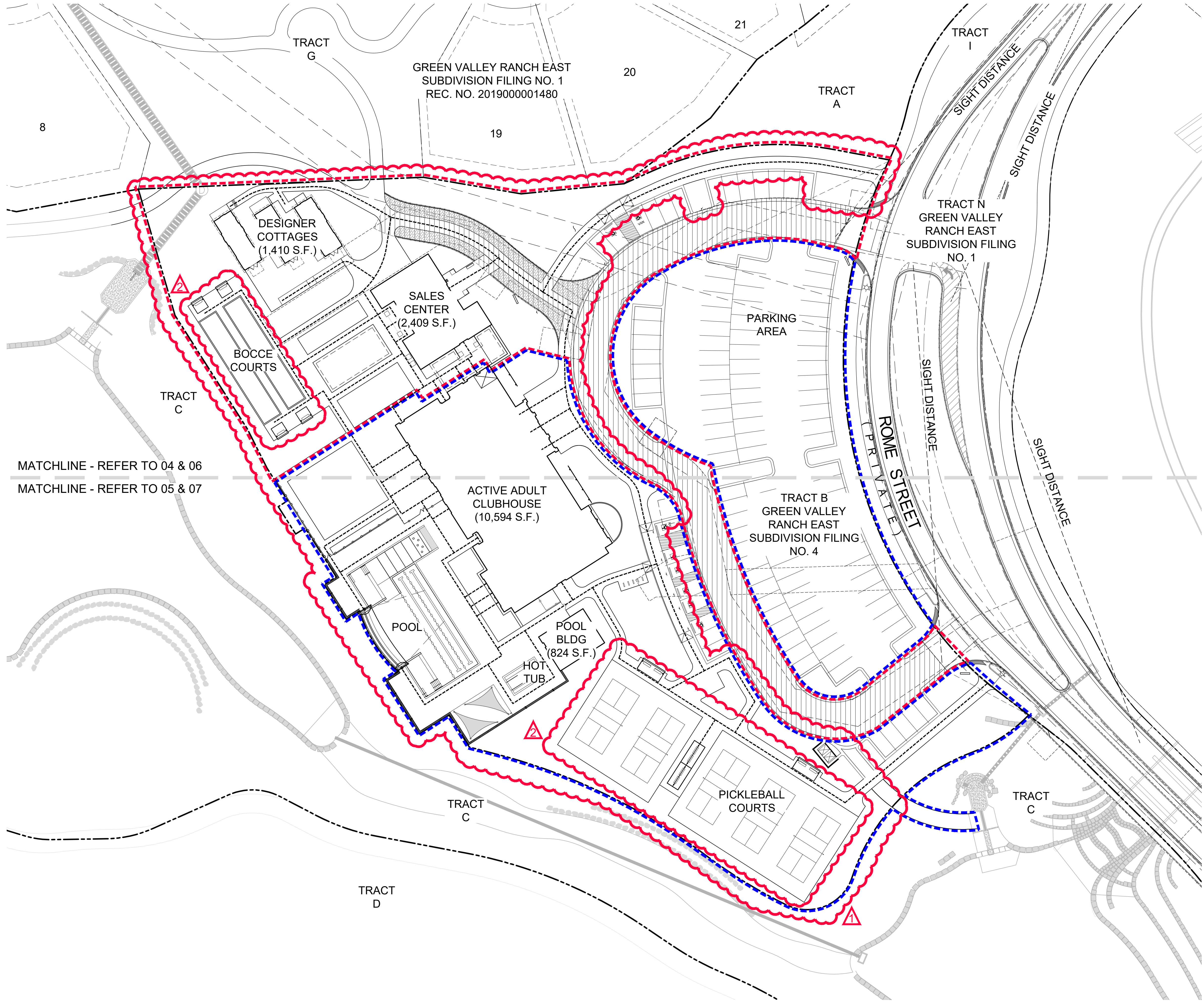
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DRAWN BY: LAI  
CHECKED BY: JC

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



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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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PHASING PLAN

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AMENDMENT #1 (3)	08/21/2020

SHEET NUMBER

03

3 OF 28

0 30 60

NORTH

SCALE: 1" = 30'-0"

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CONTEXTUAL SITE PLAN  
SITE PLAN: PHASE 1

PROFESSIONAL STAMP

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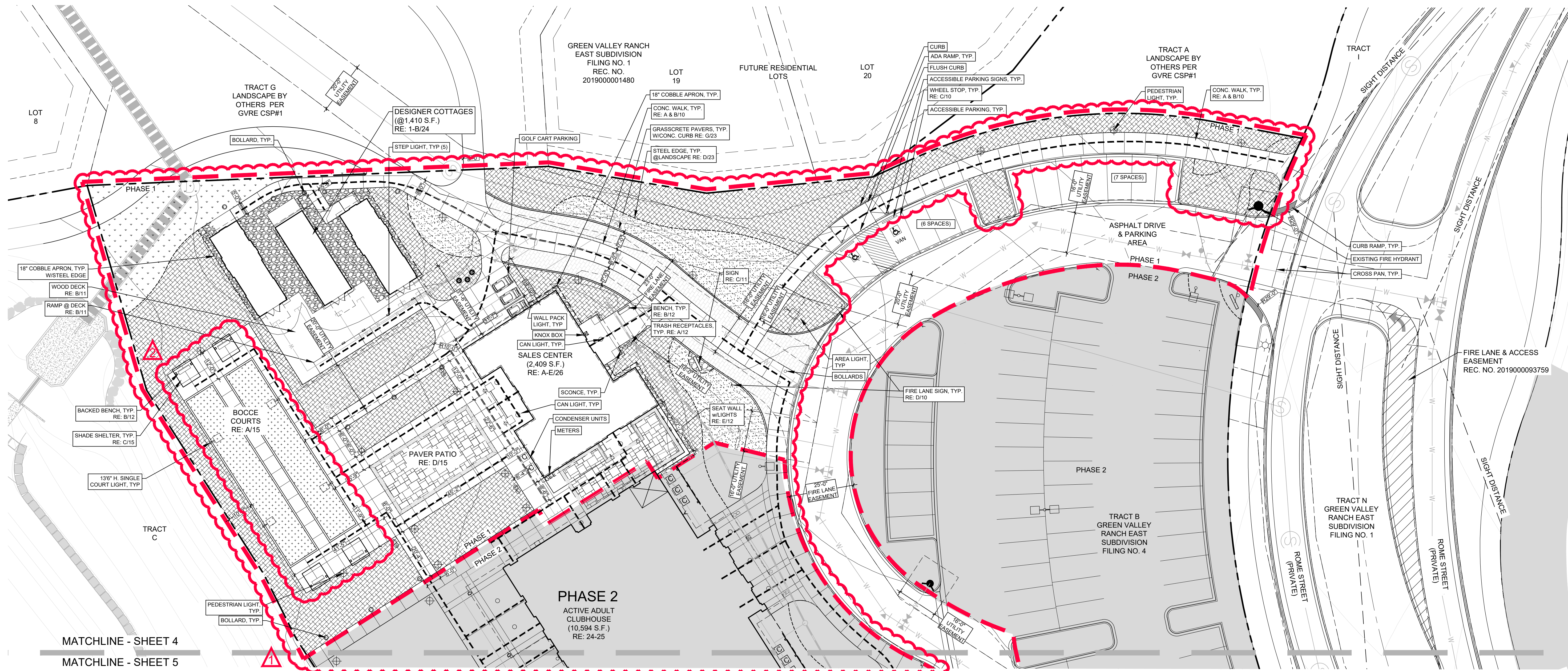
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CSP #3	08/02/2019
CSP #4	09/26/2019
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FOR MYLAR	12/02/2019
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AMENDMENT #1 (2)	07/24/2020
AMENDMENT #1 (3)	08/21/2020

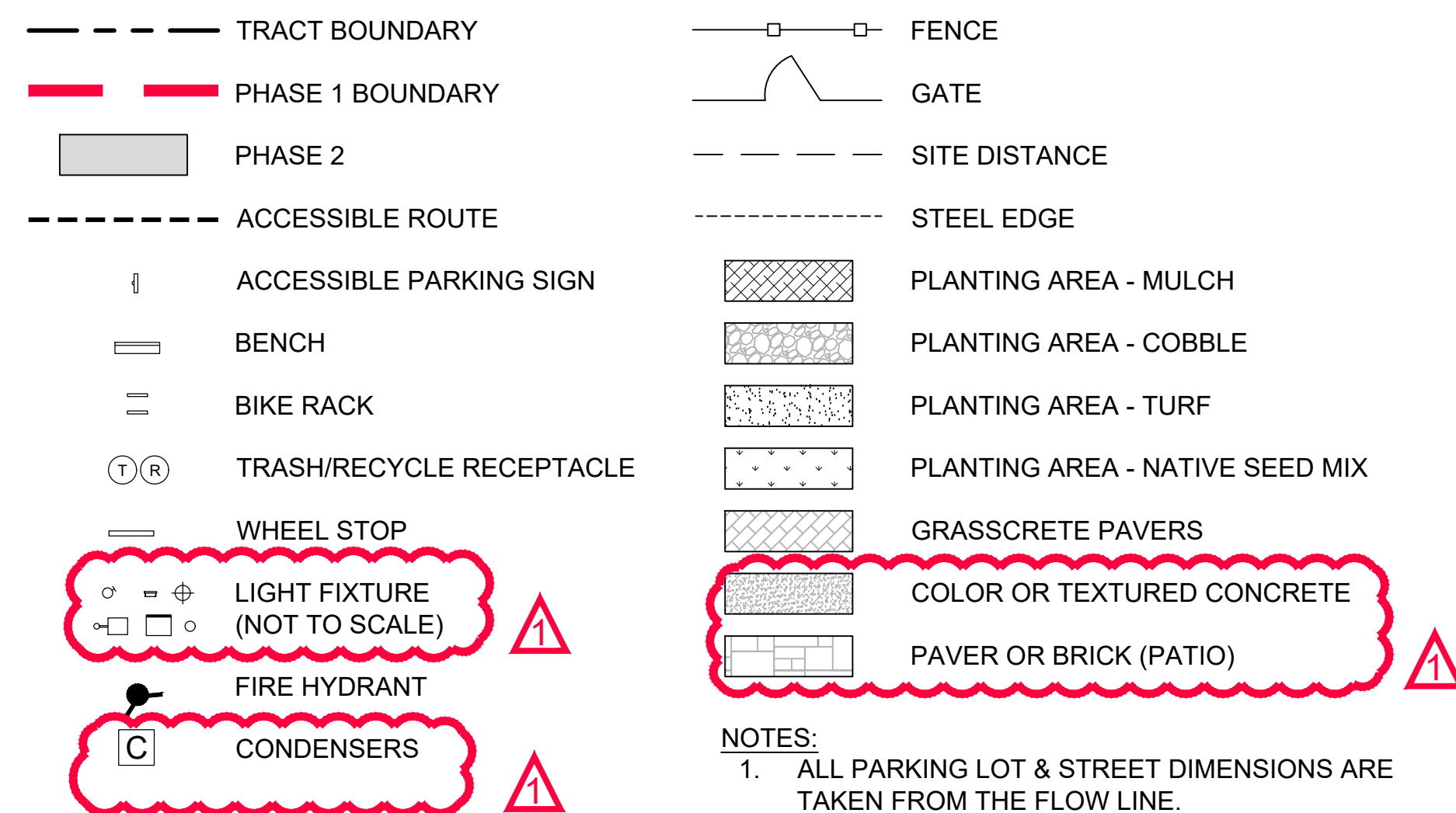
SHEET NUMBER

04

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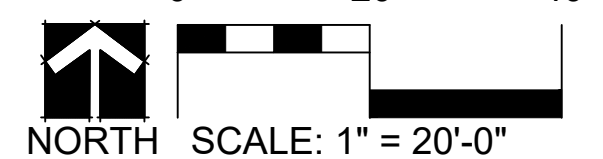
SITE LEGEND



NOTES:

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

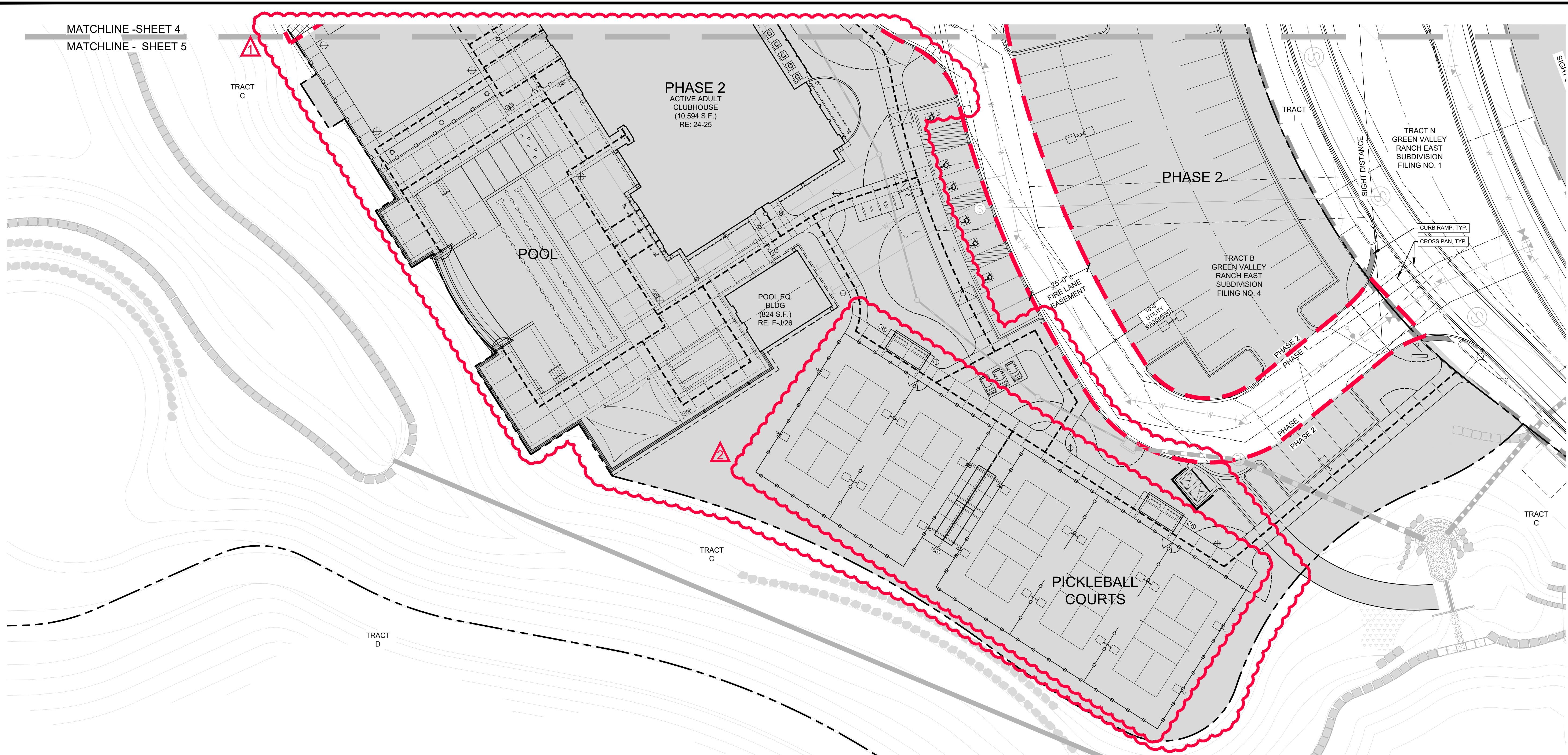
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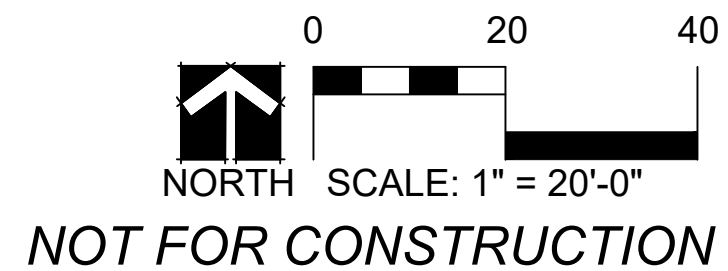
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SITE LEGEND

---	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:
- ALL PARKING LOT & STREET DIMENSIONS ARE TAKEN FROM THE FLOW LINE.
  - 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 #4	09/26/2019
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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 2PROJECT #: 171053  
DRAWN BY: LAI  
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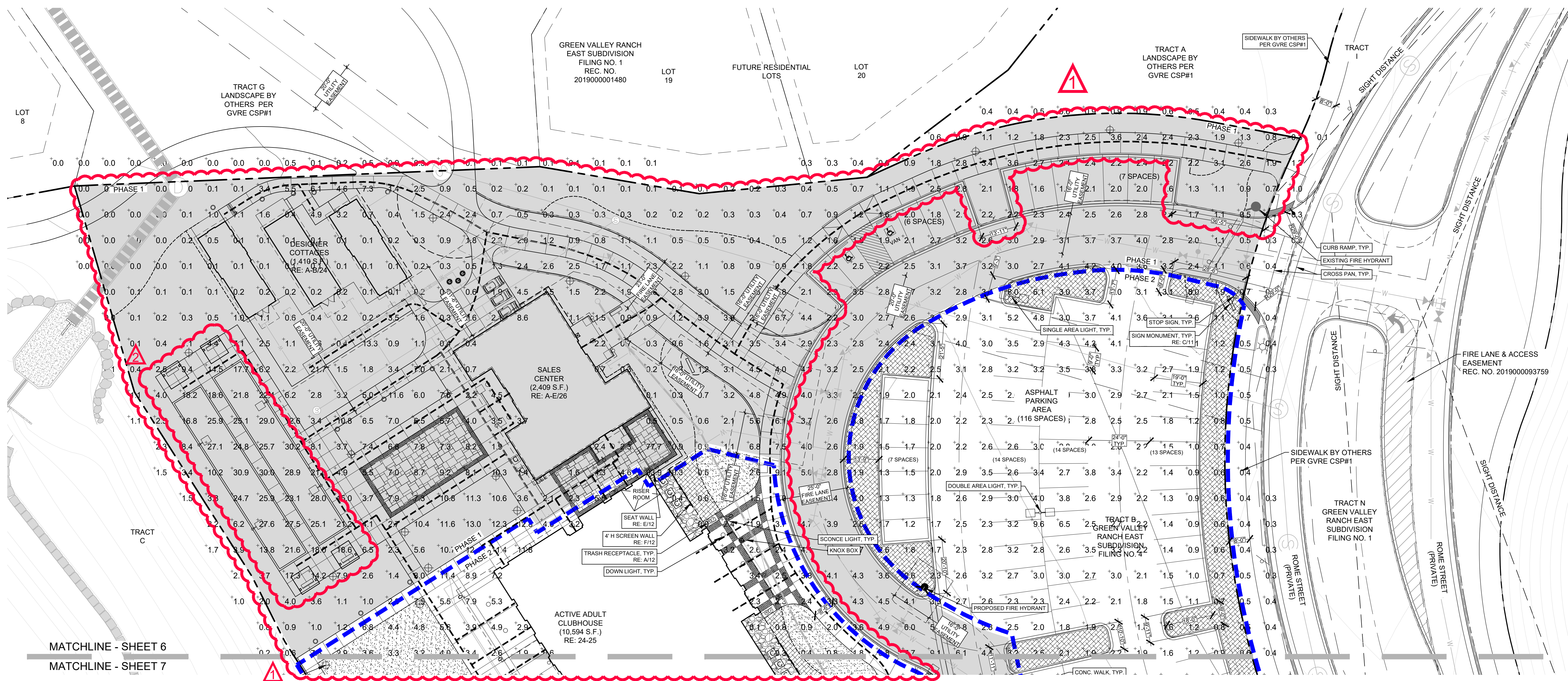
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CSP #3	08/02/2019
CSP #4	09/26/2019
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AMENDMENT #1 (2)	07/24/2020
AMENDMENT #1 (3)	08/21/2020

## SHEET NUMBER

06

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## SITE LEGEND

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

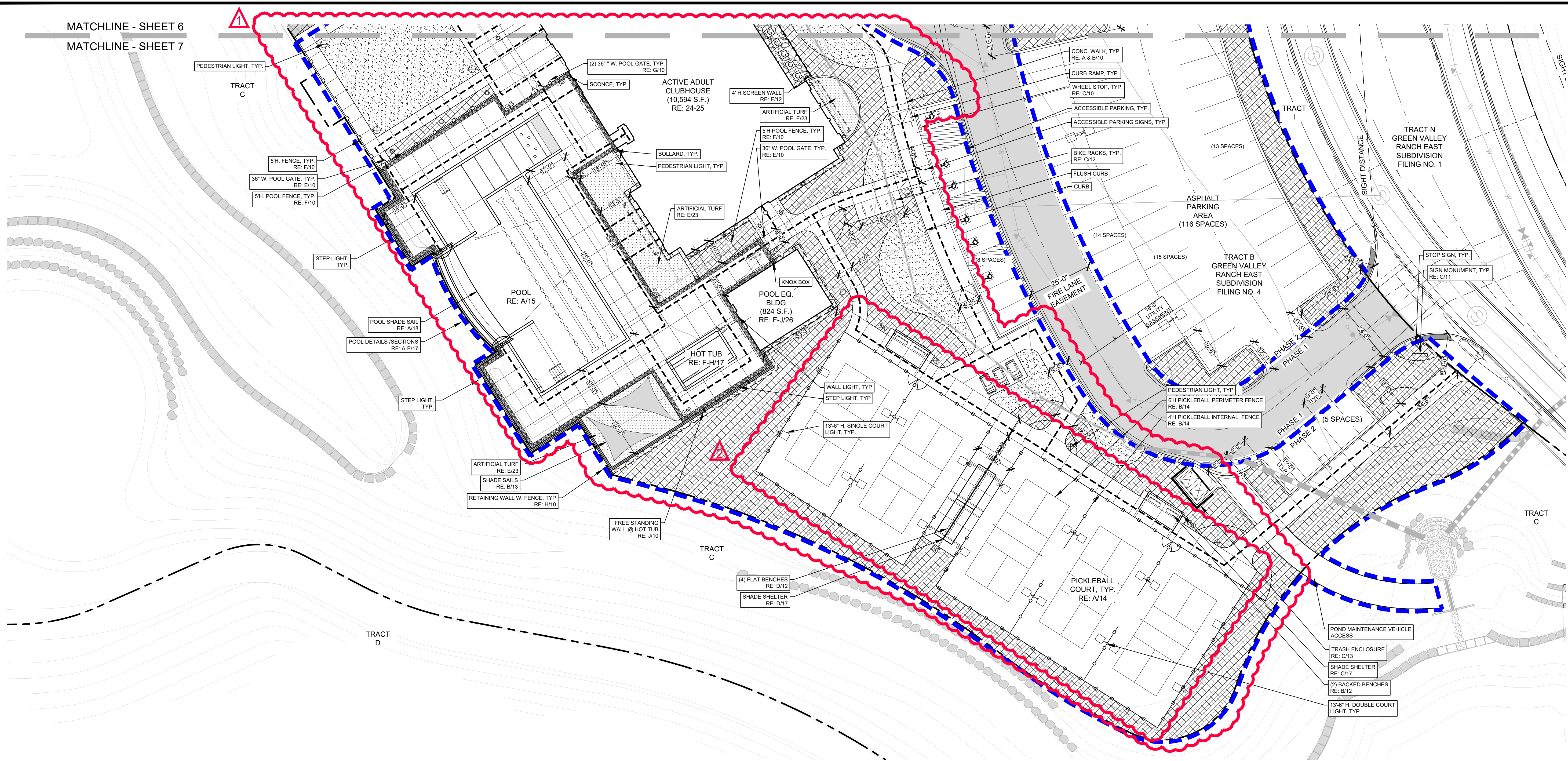
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NORTH SCALE: 1" = 20'-0"

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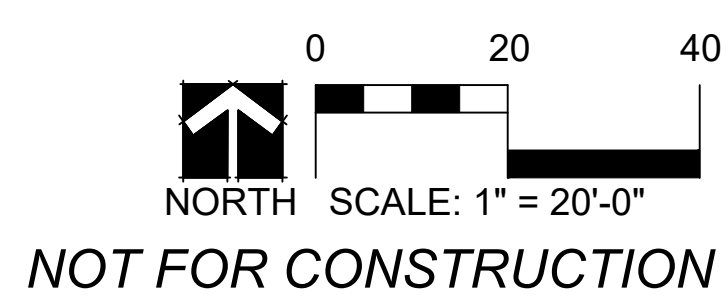


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SITE LEGEND

- |                                  |                                     |
|----------------------------------|-------------------------------------|
| --- 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:  
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 2

PROFESSIONAL STAMP

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

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

SHEET NUMBER

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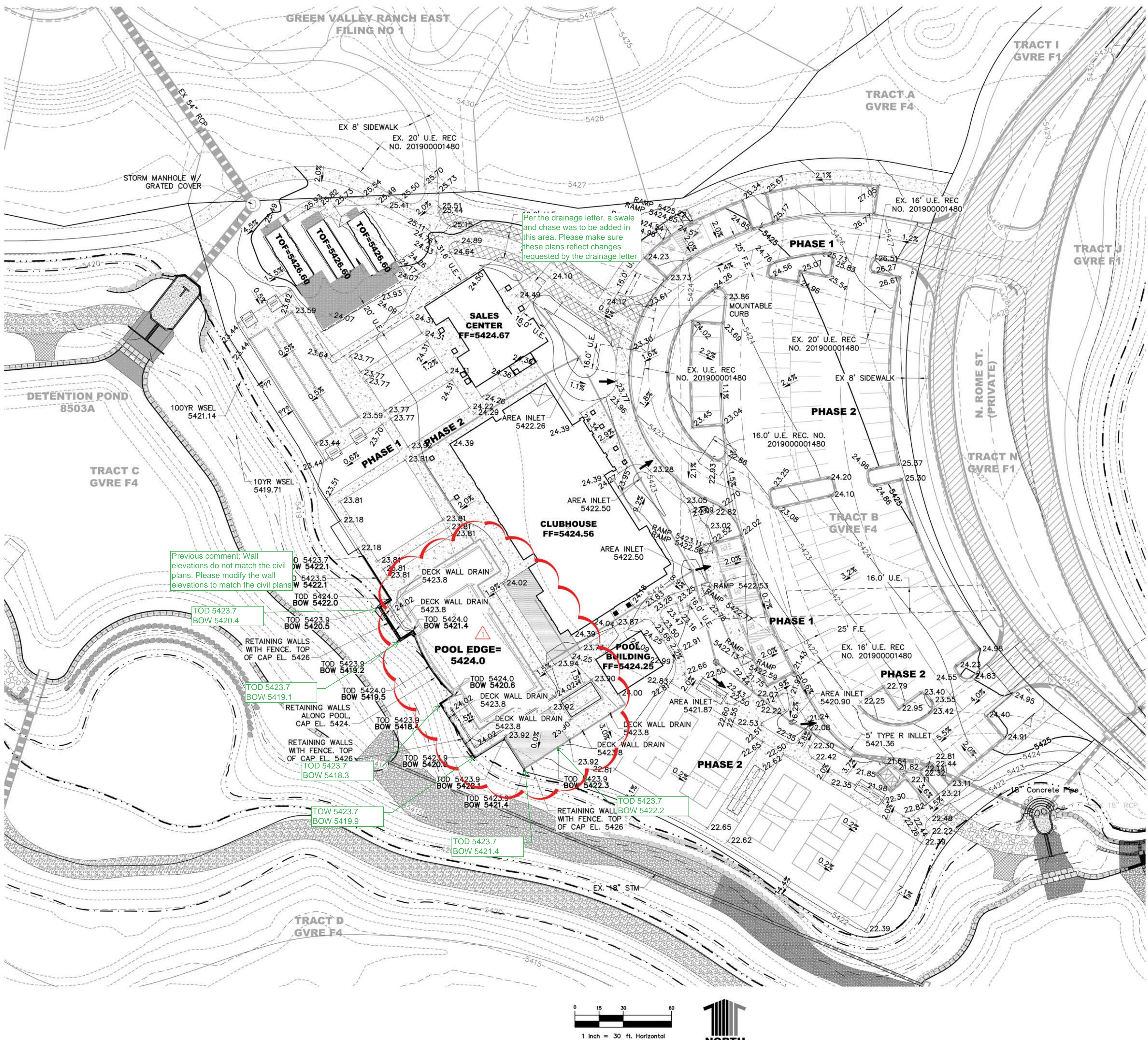
**GREEN VALLEY RANCH EAST  
ACTIVE ADULT CLUBHOUSE  
CONTEXTUAL SITE PLAN  
GRADING PLAN**

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

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

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## 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.

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PROFESSIONAL STAMP

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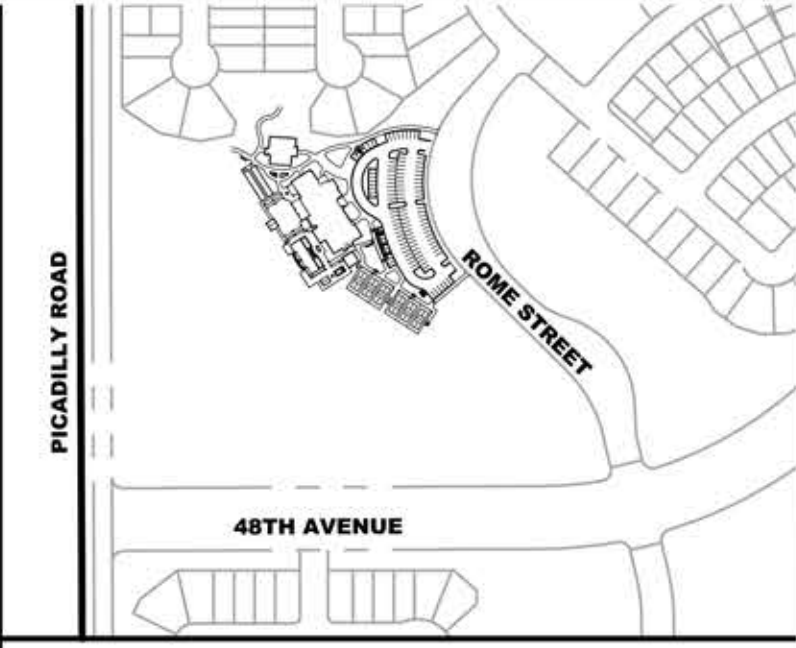
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09  
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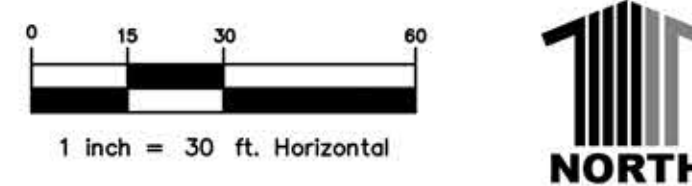
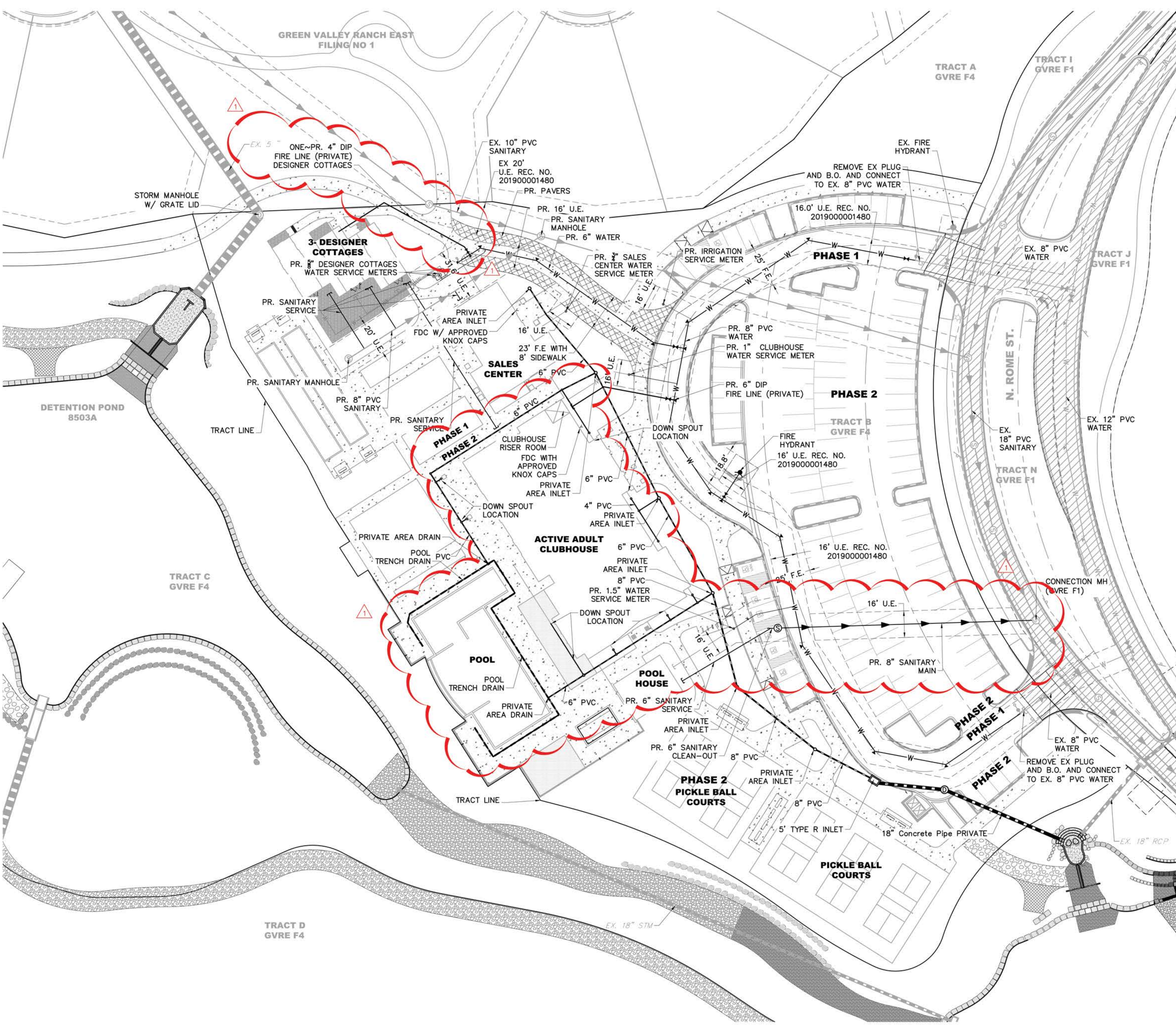


KEYMAP

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:

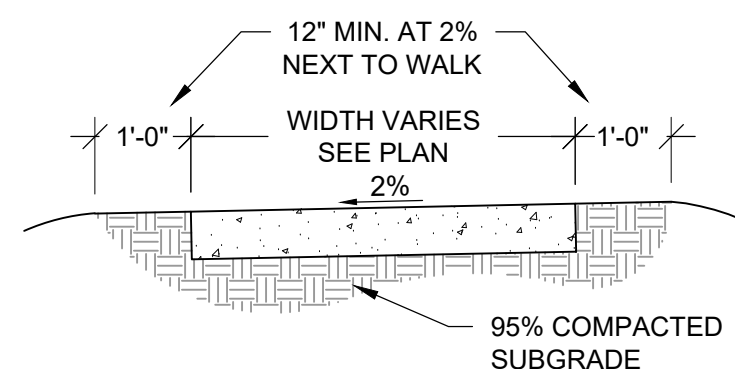
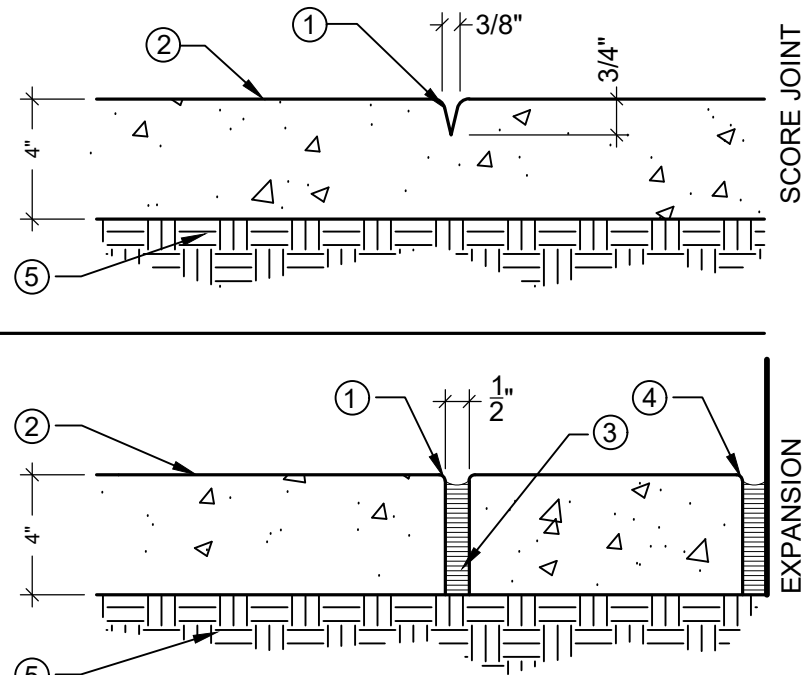
1. ALL STORMWATER INFRASTRUCTURE IS PRIVATE UNLESS NOTED OTHERWISE. MAINTENANCE WILL BE THE RESPONSIBILITY OF THE OWNER.
2. MECHANICAL APPURTENANCES AND PIPING LOCATED IN THE MIDDLE DESIGNER COTTAGE WILL SUPPLY FIRE SPRINKLER FLOWS TO THE ADJACENT COTTAGES.



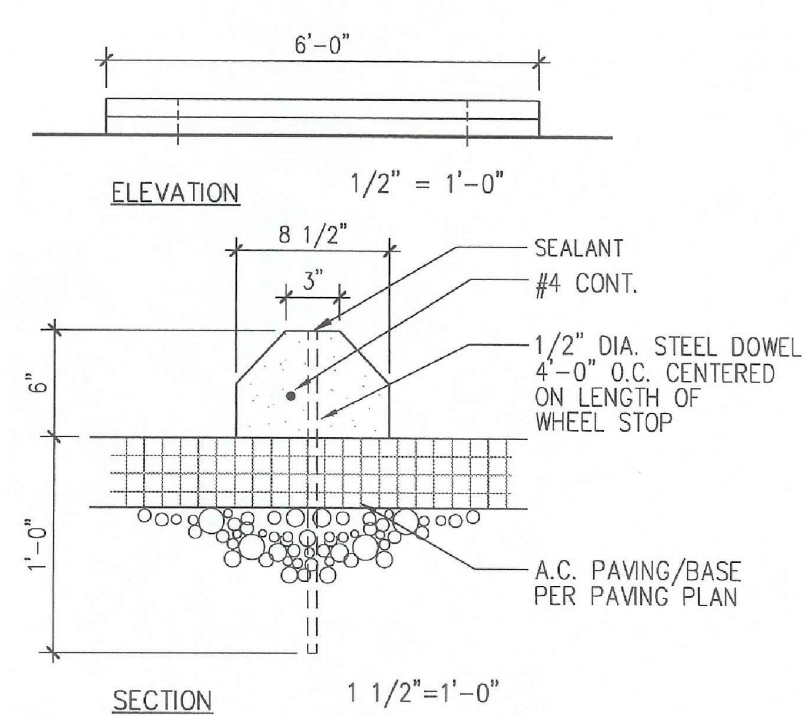
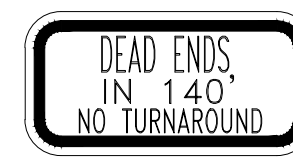


- CONSTRUCTION JOINTS:**
- A. SCORE JOINTS: JOINTS SHALL BE AS SPECIFIED ON CONSTRUCTION DRAWINGS. FORM IN FRESH CONCRETE USING A GROOVER TOOL TO CUT THE GROOVE TO A SMOOTH, UNIFORM IMPRESSION. FINISH JOINTS SHALL BE NO WIDER THAN 3/8" WITH 1/8" RADIUS.
- B. EXPANSION AND KEYED JOINTS.
1. INSTALL JOINTS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

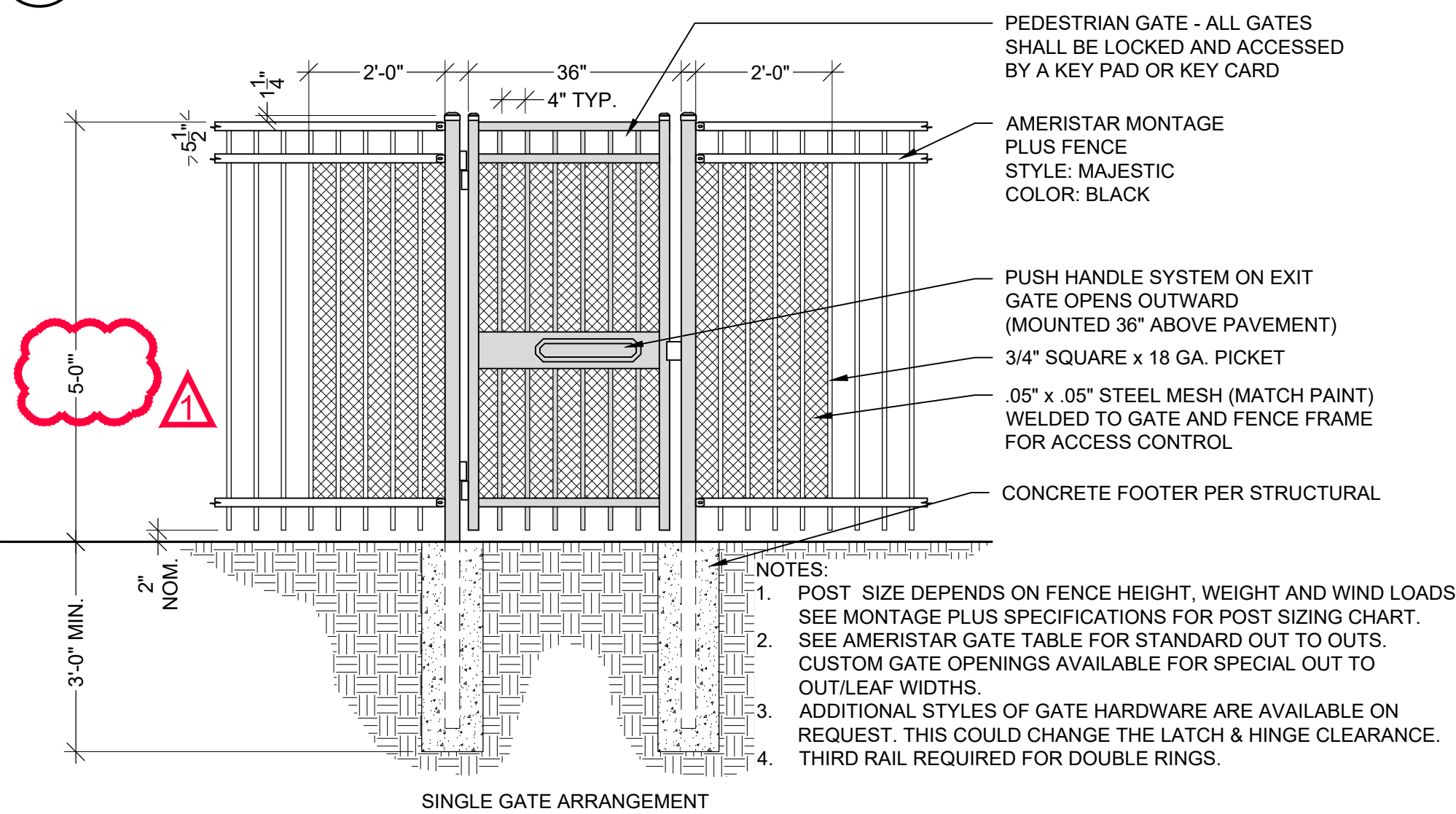


- NOTES:**
1. CONCRETE WALKS 8' WIDE OR LESS SHALL BE 4" DEPTH, 4,000 PSI CONCRETE, REINFORCED WITH FIBERMESH.
  2. CONCRETE WALKS WIDER THAN 8' WIDE SHALL BE 6" DEPTH, 4,000 PSI CONCRETE, REINFORCED WITH FIBERMESH.

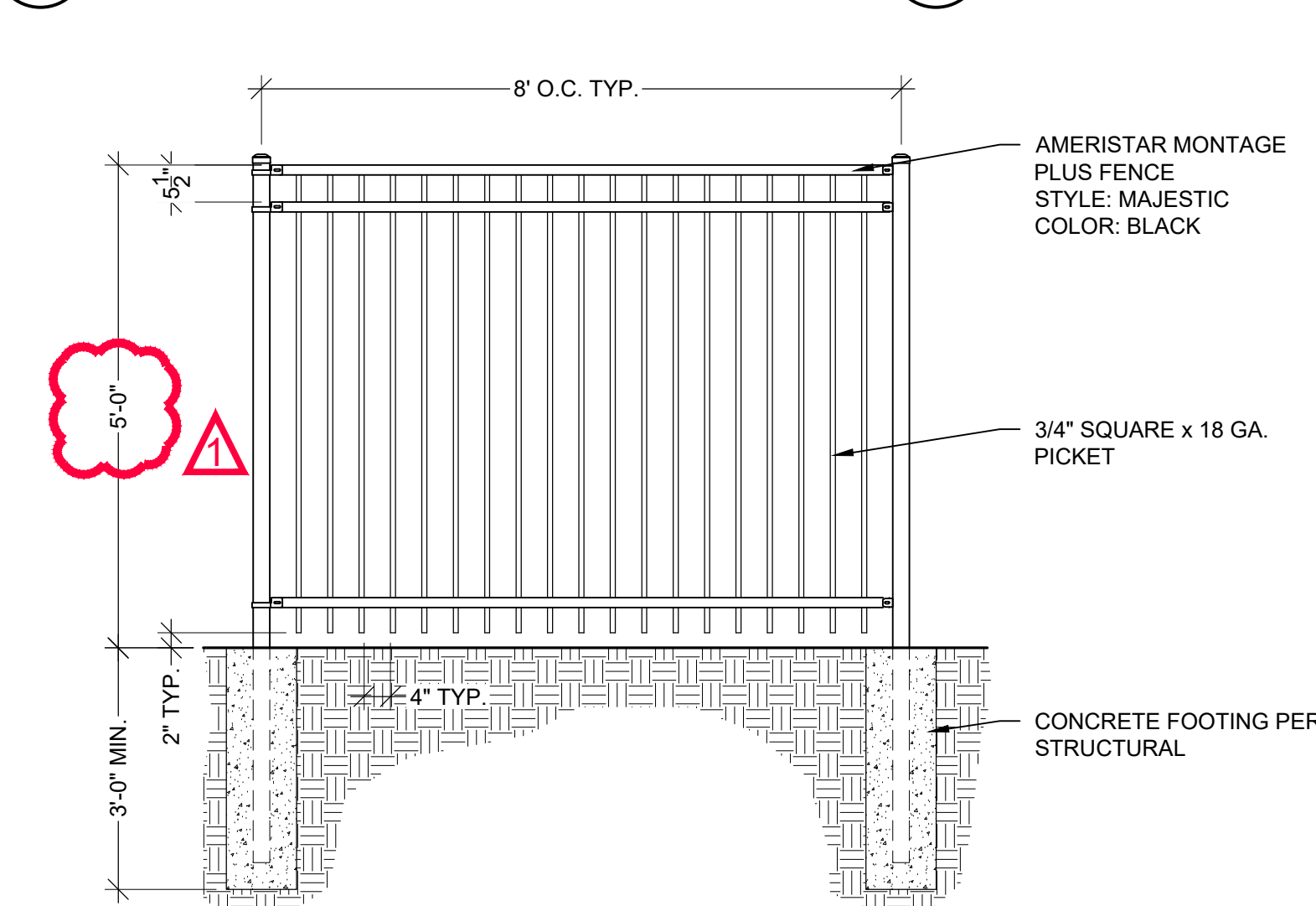
R7-13R  
12"x18"R7-13L  
12"x18"R7-13  
12"x18"

6"x12"

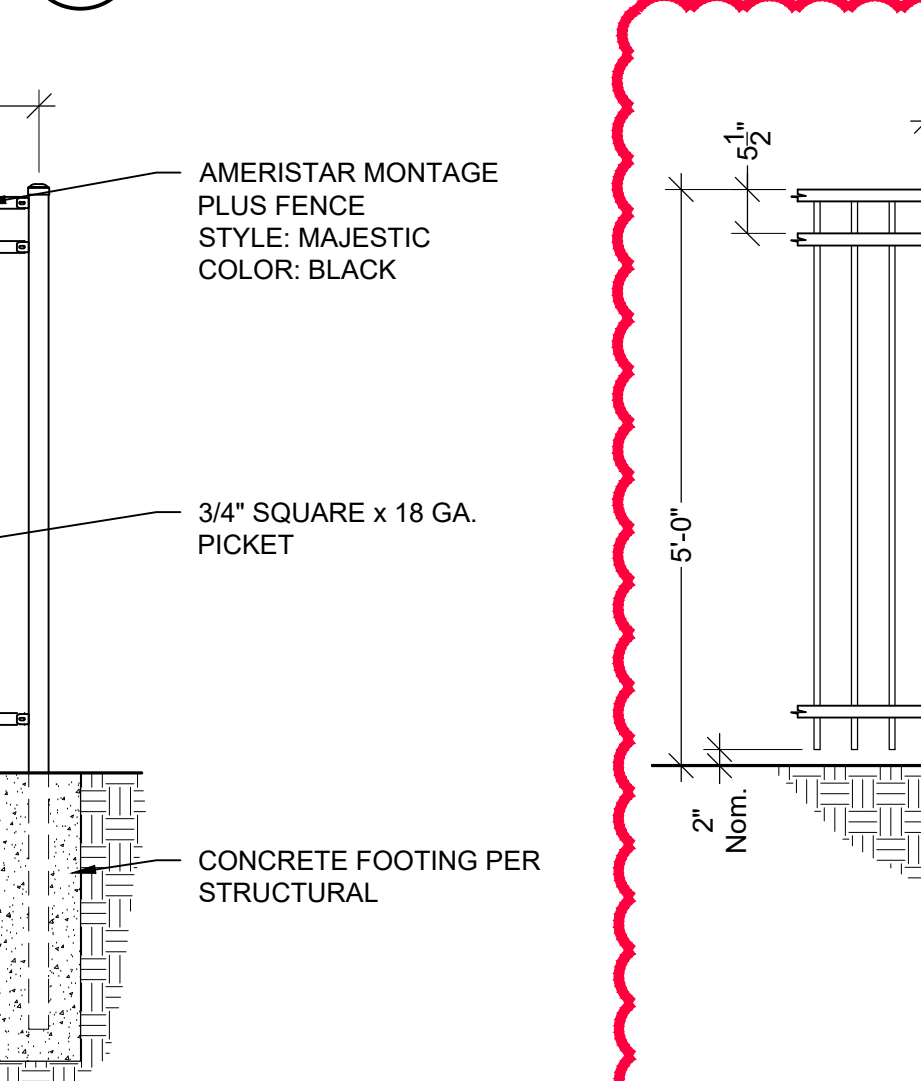
**A CONCRETE EXPANSION & SCORE JOINTS**  
SCALE: 3/8"=1'-0"



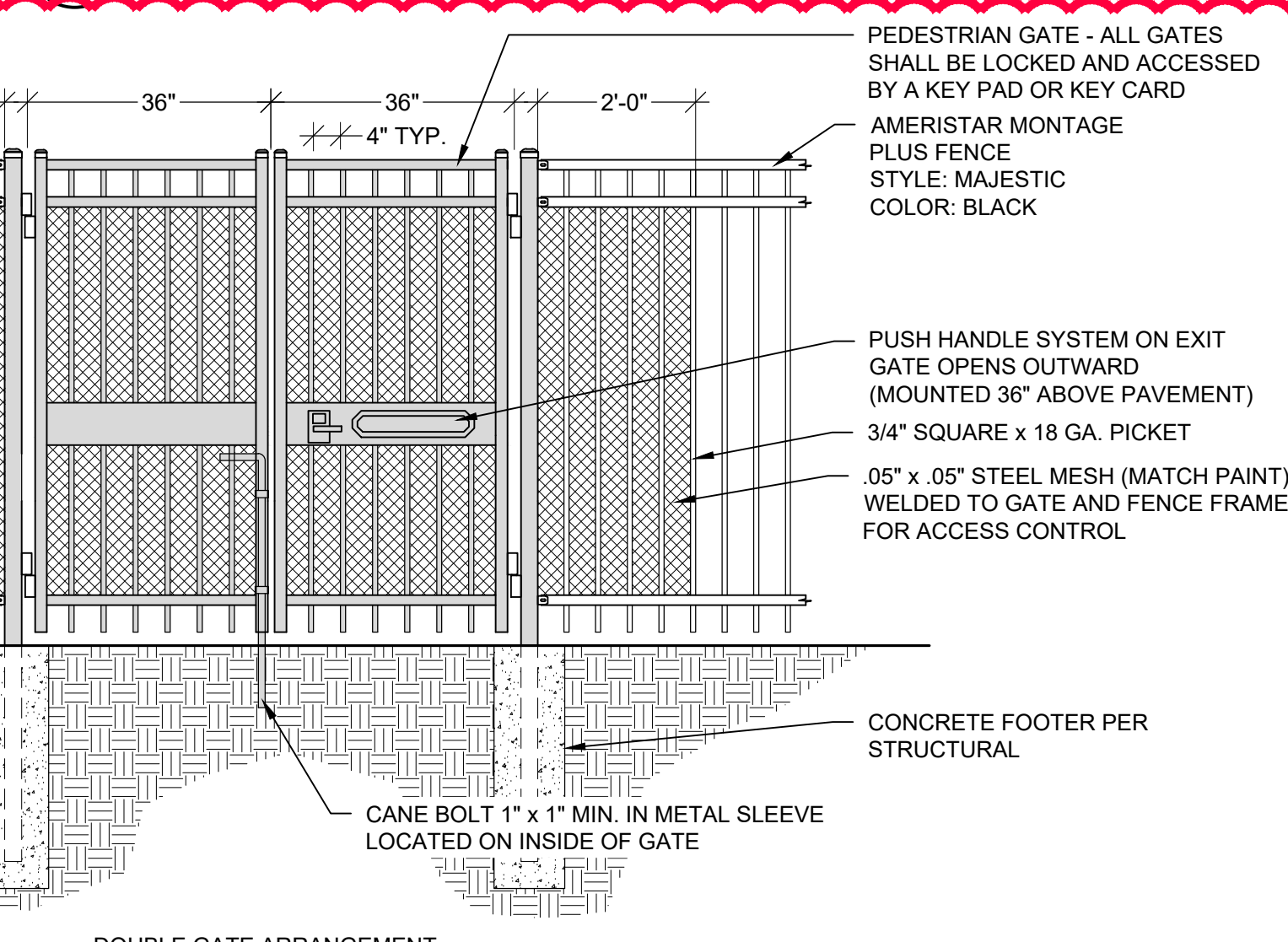
**B CONCRETE WALK**  
SCALE: 1/2"=1'-0"



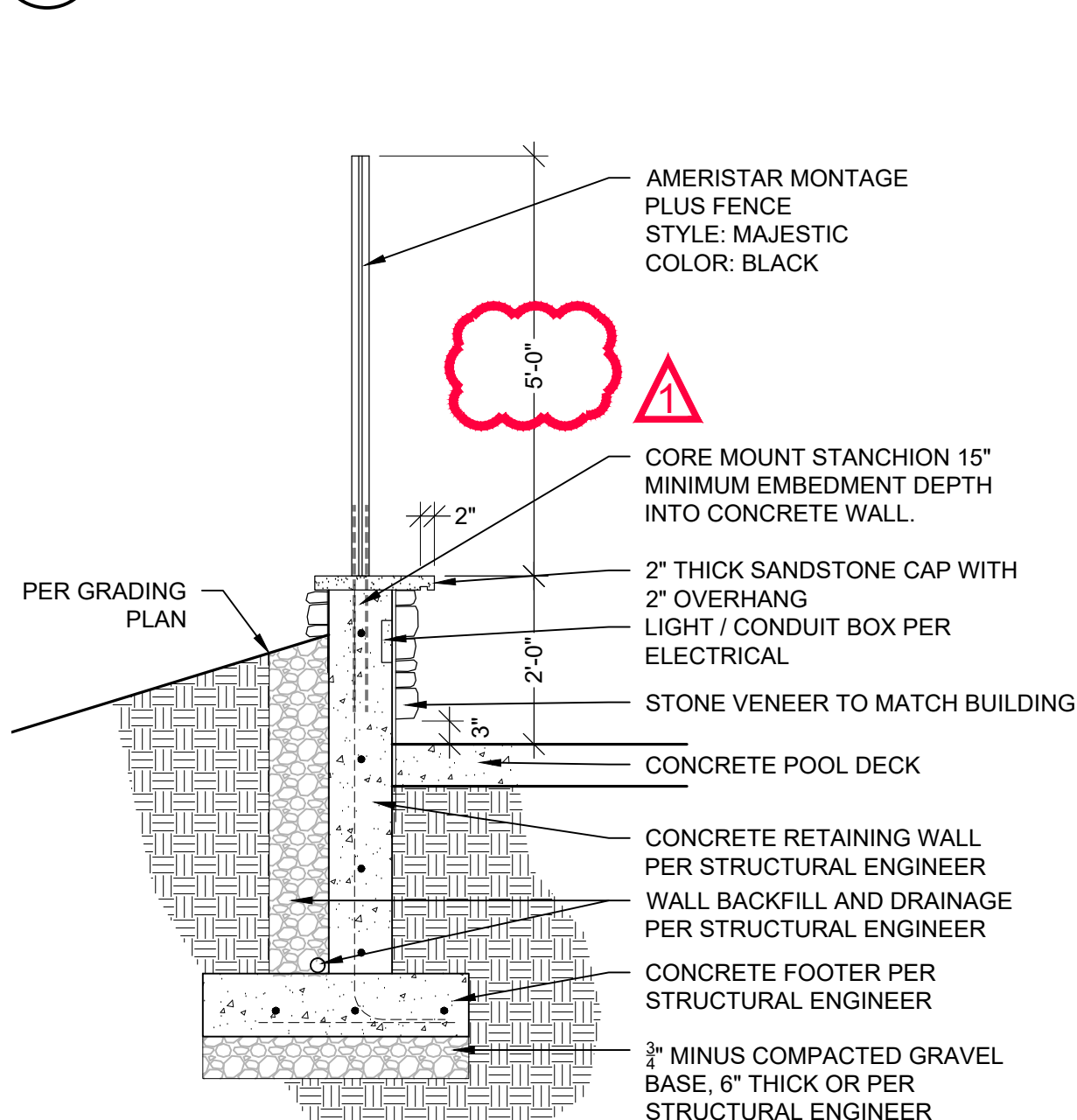
**C WHEEL STOP @ ACCESSIBLE SPACES**  
SCALE: N.T.S.



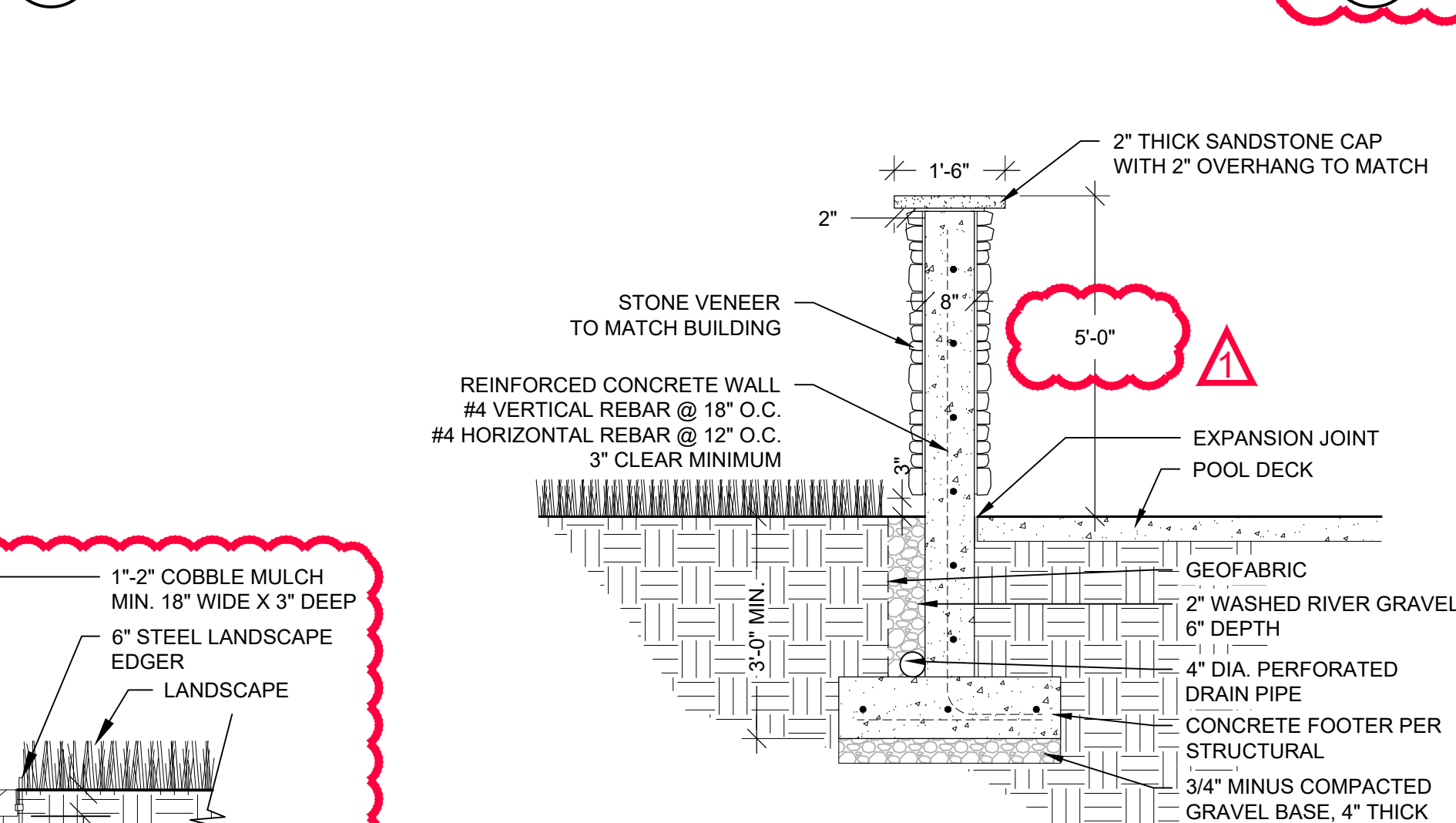
**D NO PARKING SIGN @ FIRE LANE**  
SCALE: N.T.S.



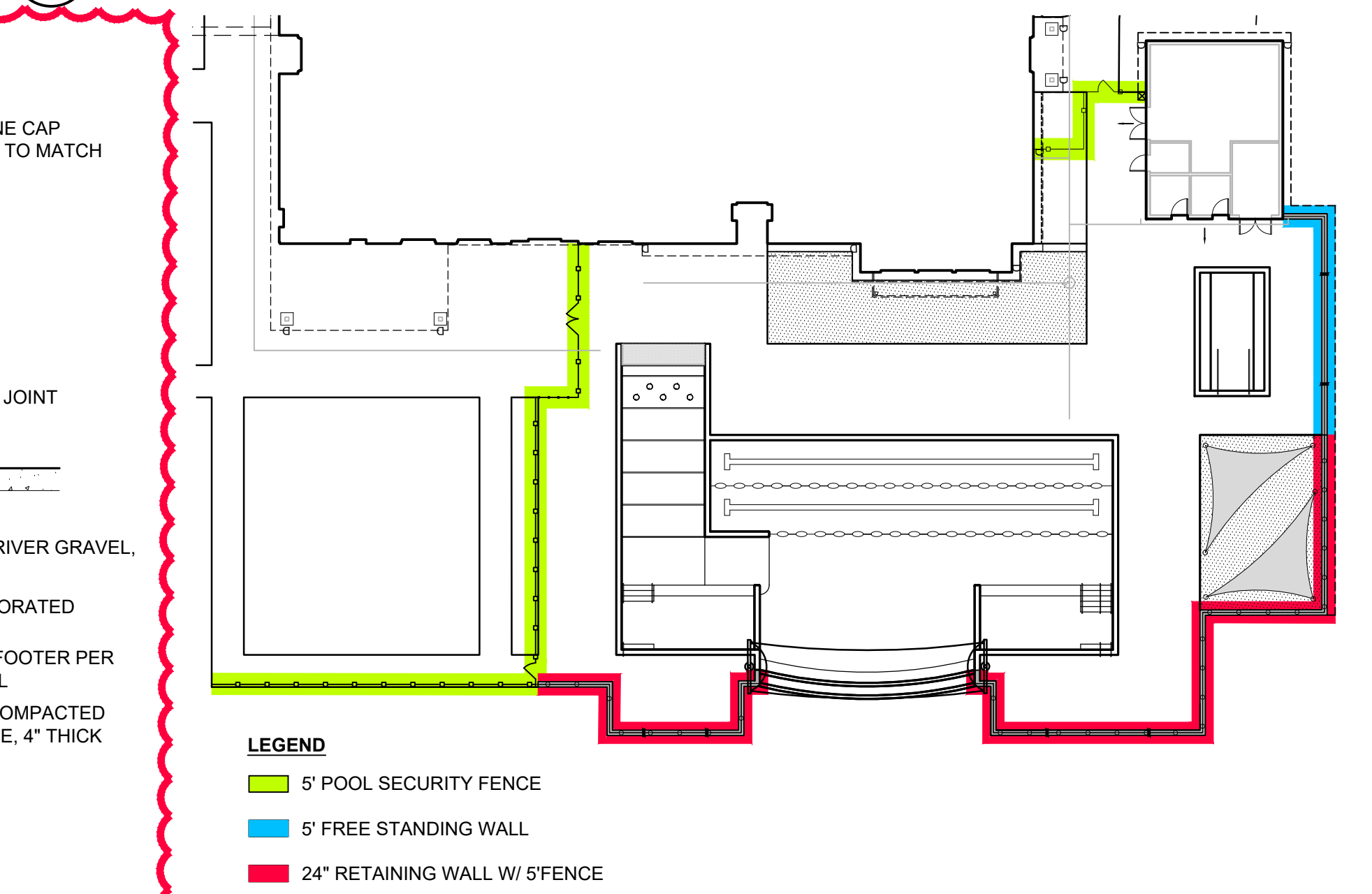
**E POOL SECURITY FENCE W/ SINGLE GATE**  
SCALE: 1/2"=1'-0"



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



**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"

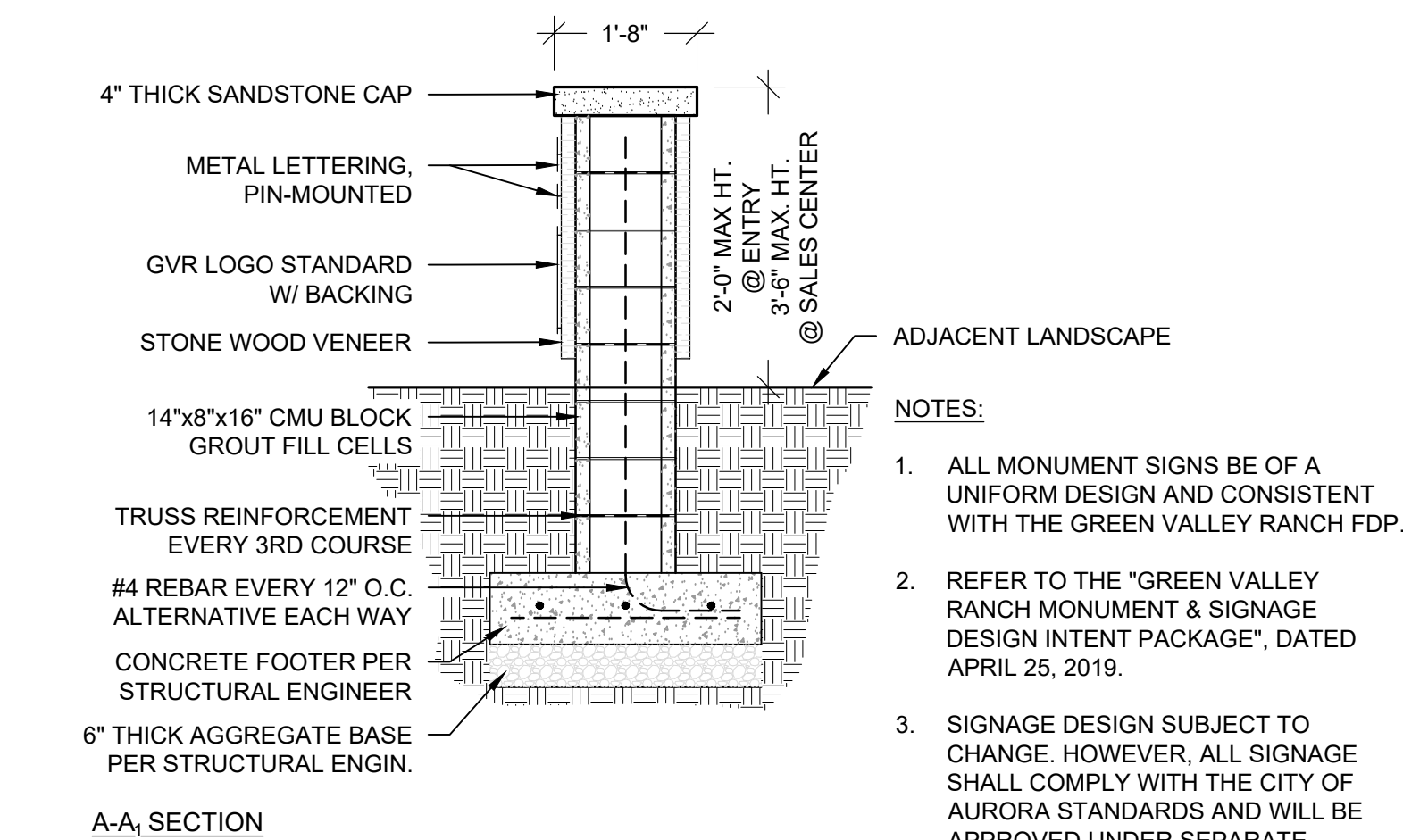
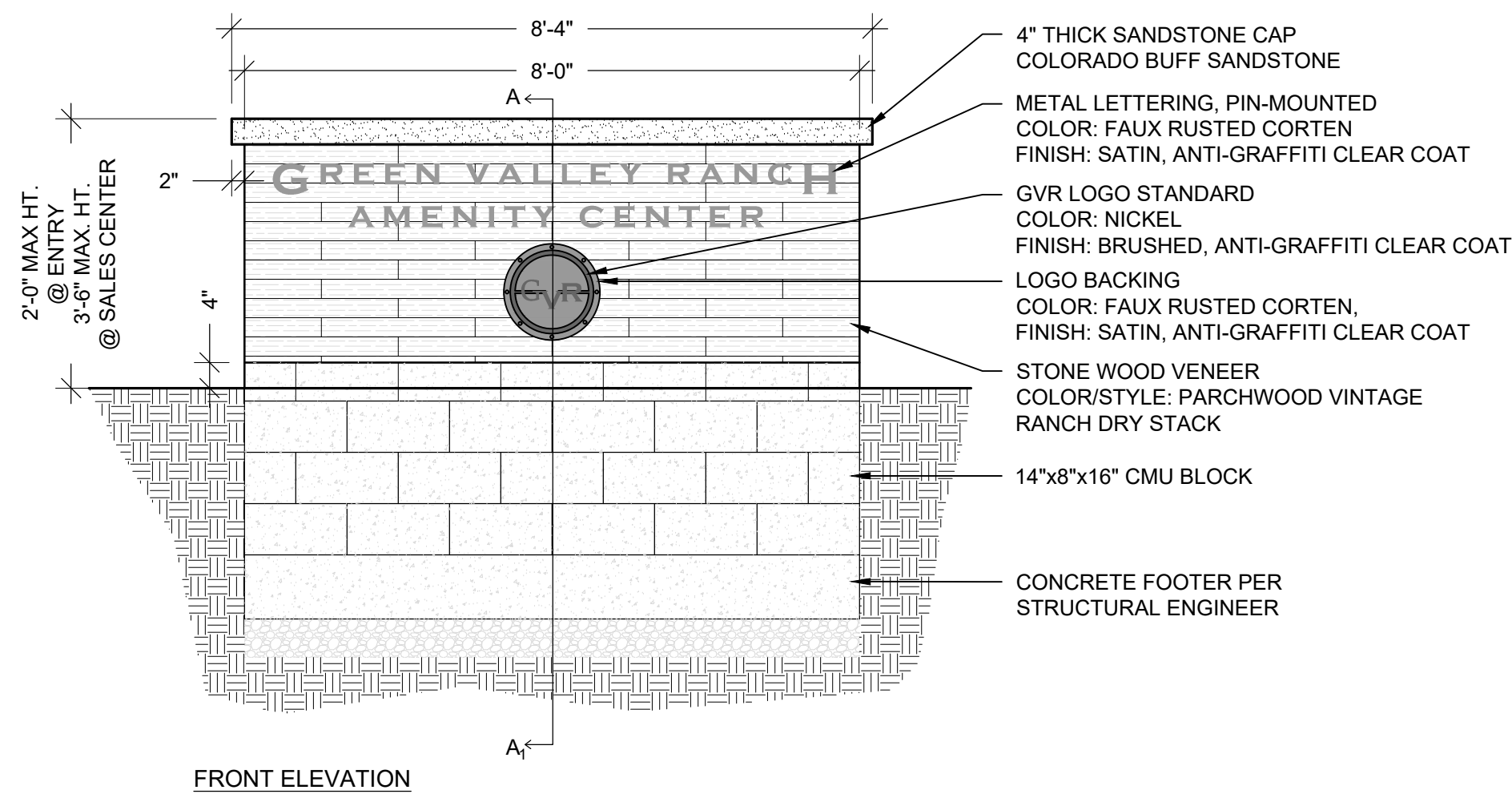
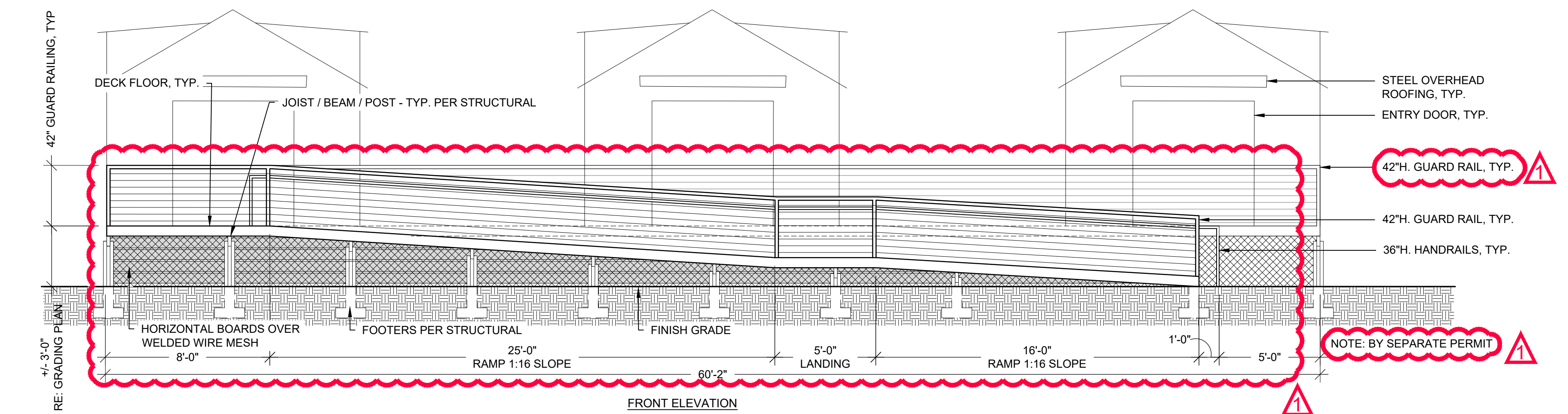
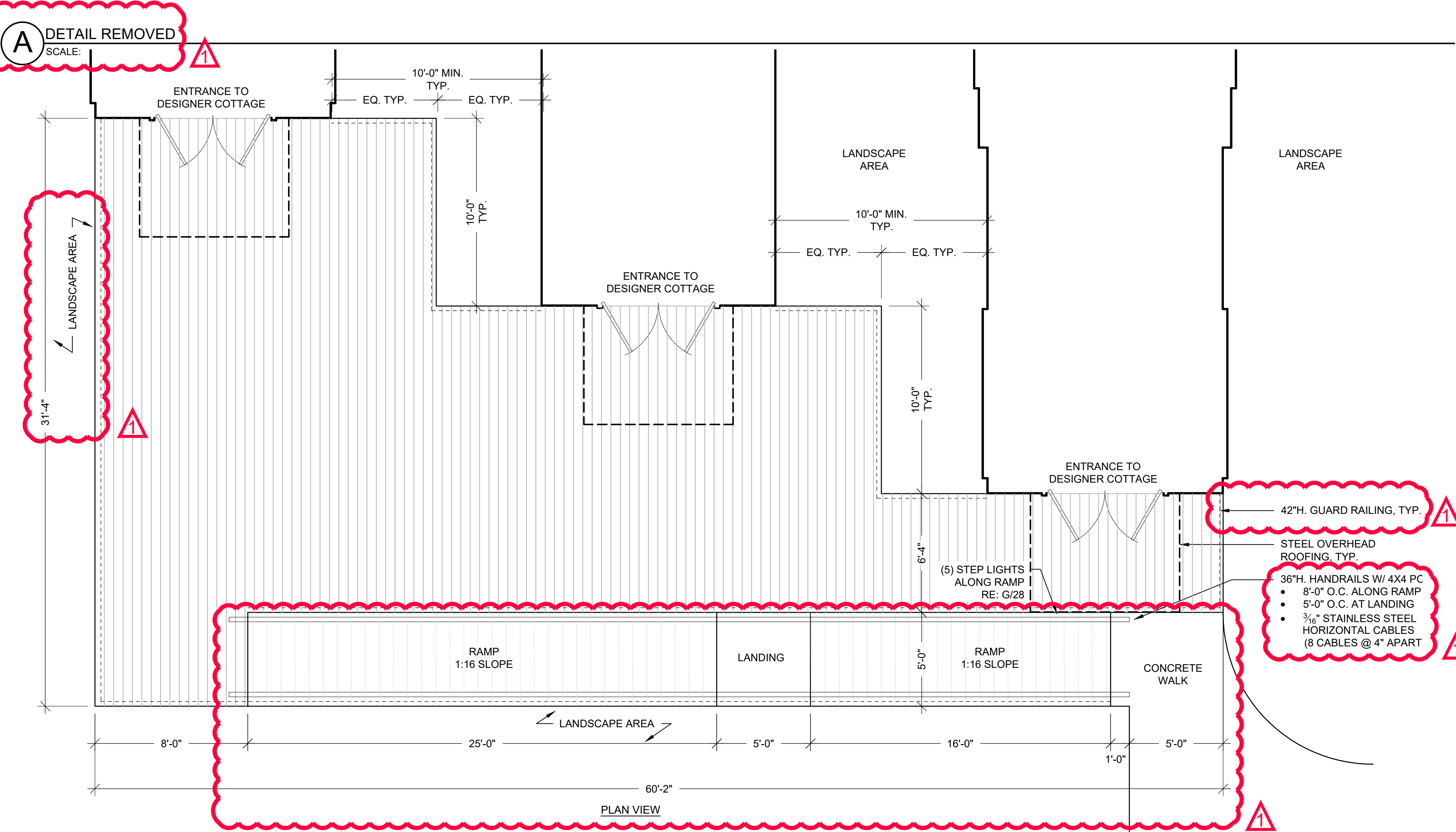


**K FENCE LOCATION PLAN**  
SCALE: NOT TO SCALE





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ACTIVE ADULT CLUBHOUSE  
CONTEXTUAL SITE PLAN  
DETAILS: SITE

PROFESSIONAL STAMP

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

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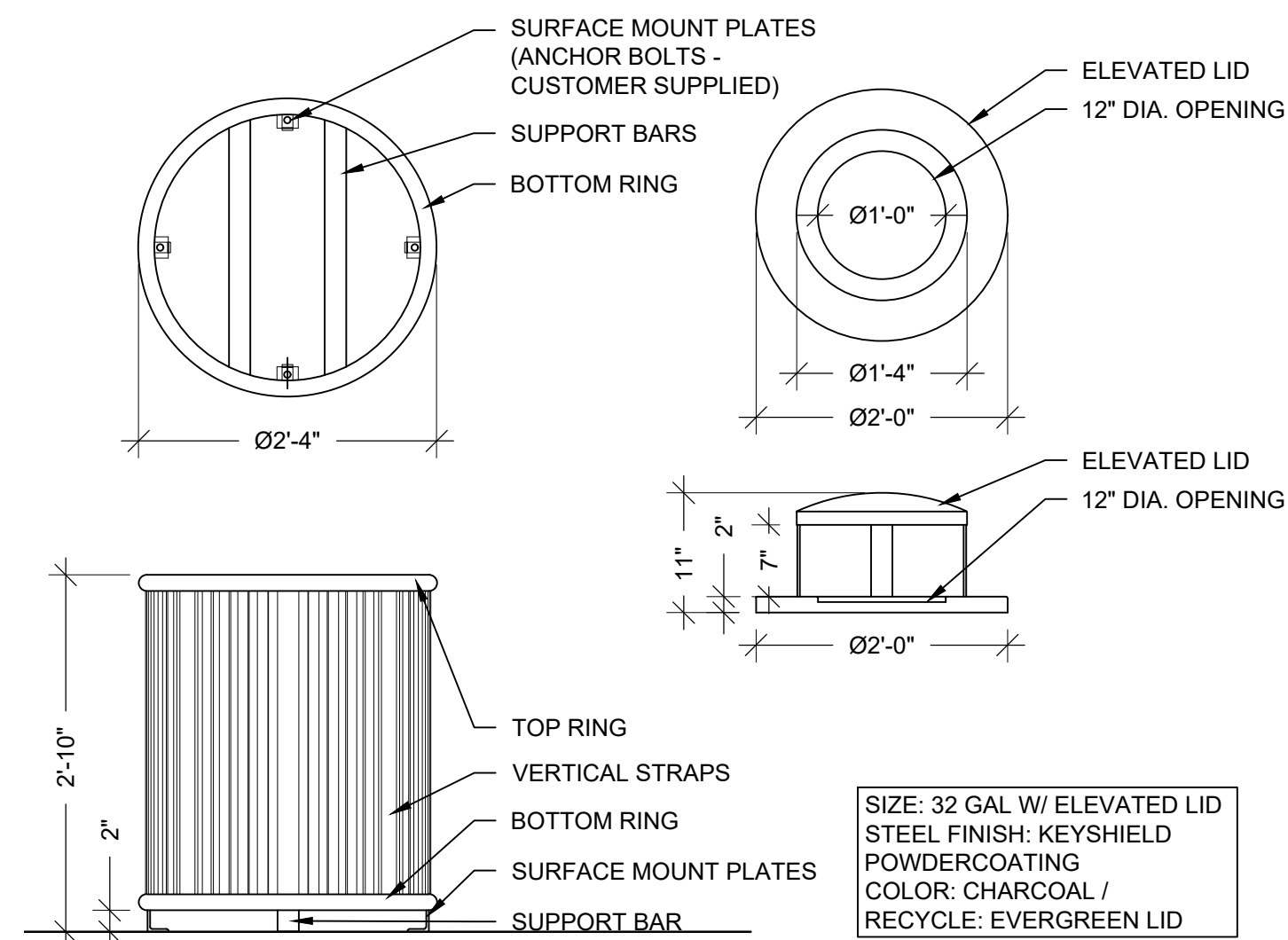
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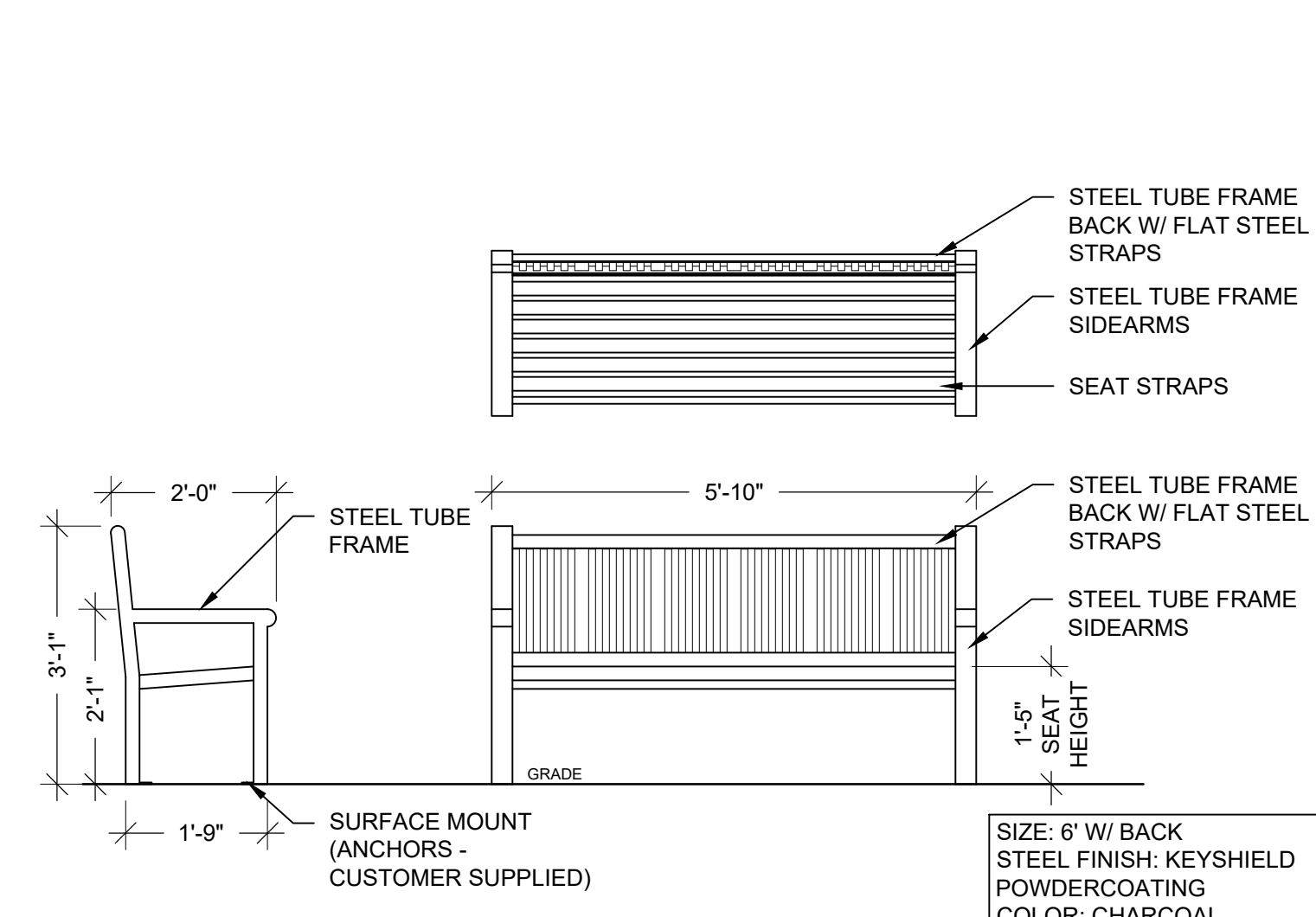
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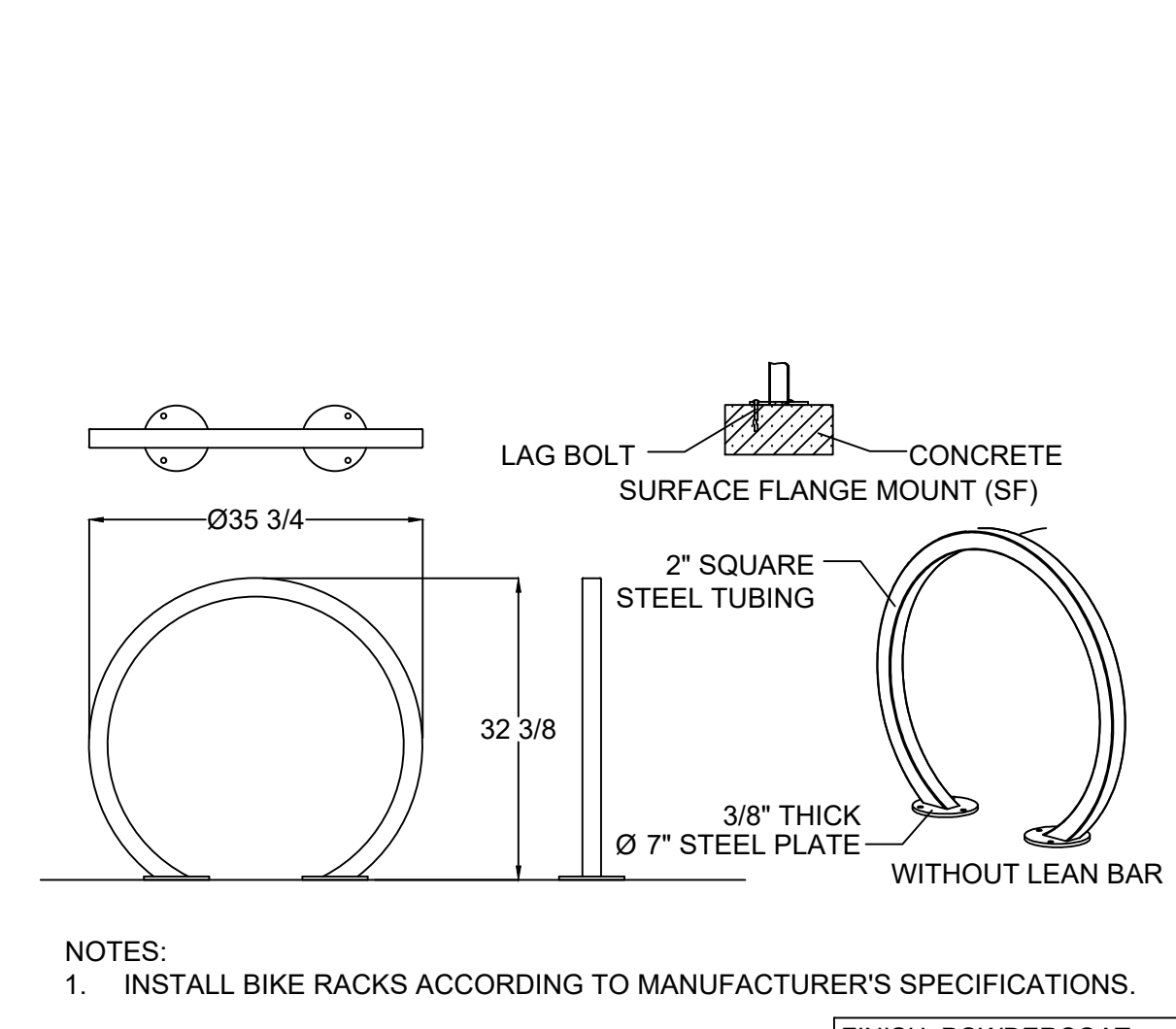
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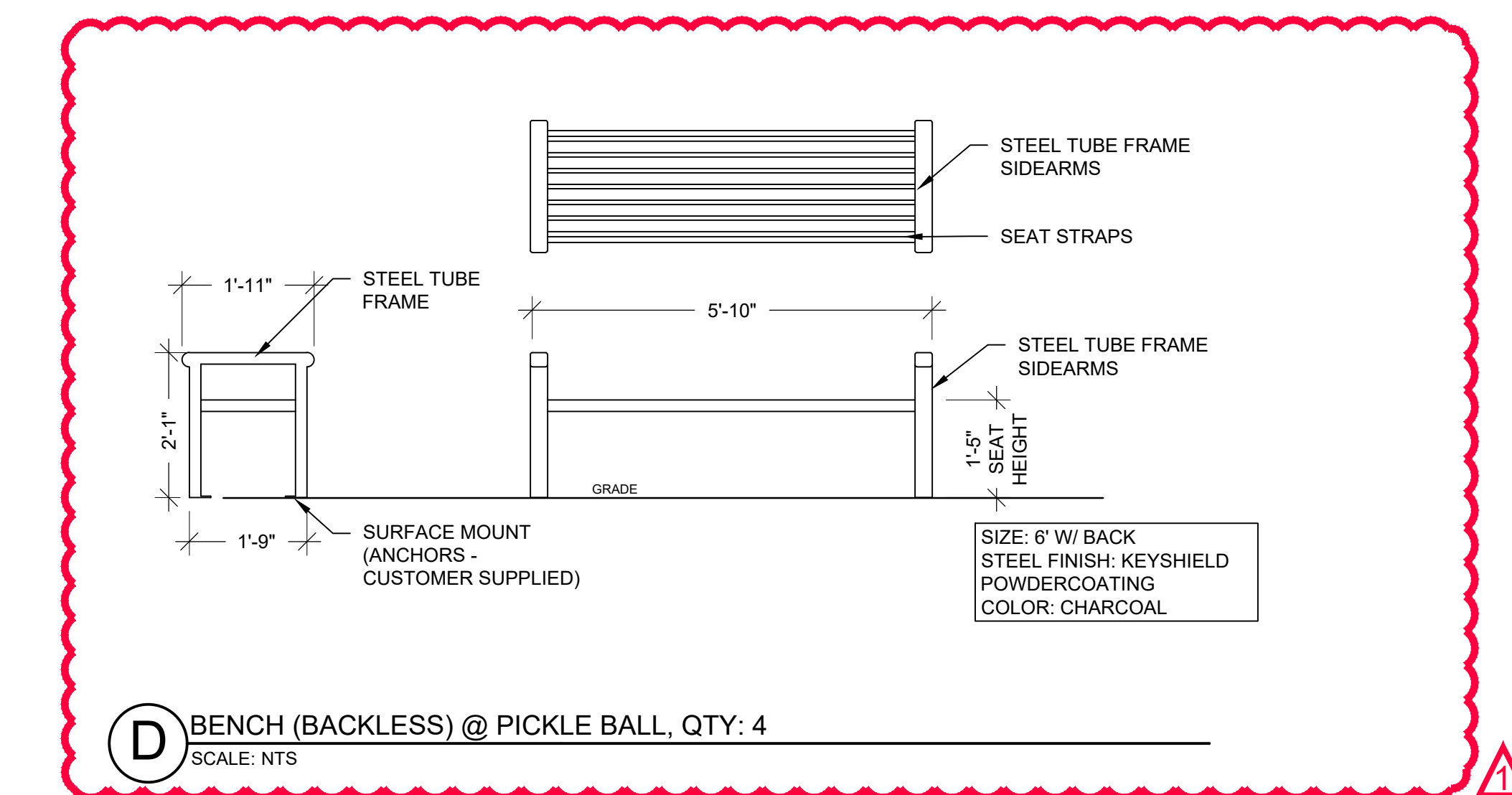
**A** TRASH/RECYCLE RECEPTACLE, QTY: 10 EACH  
SCALE: NTS



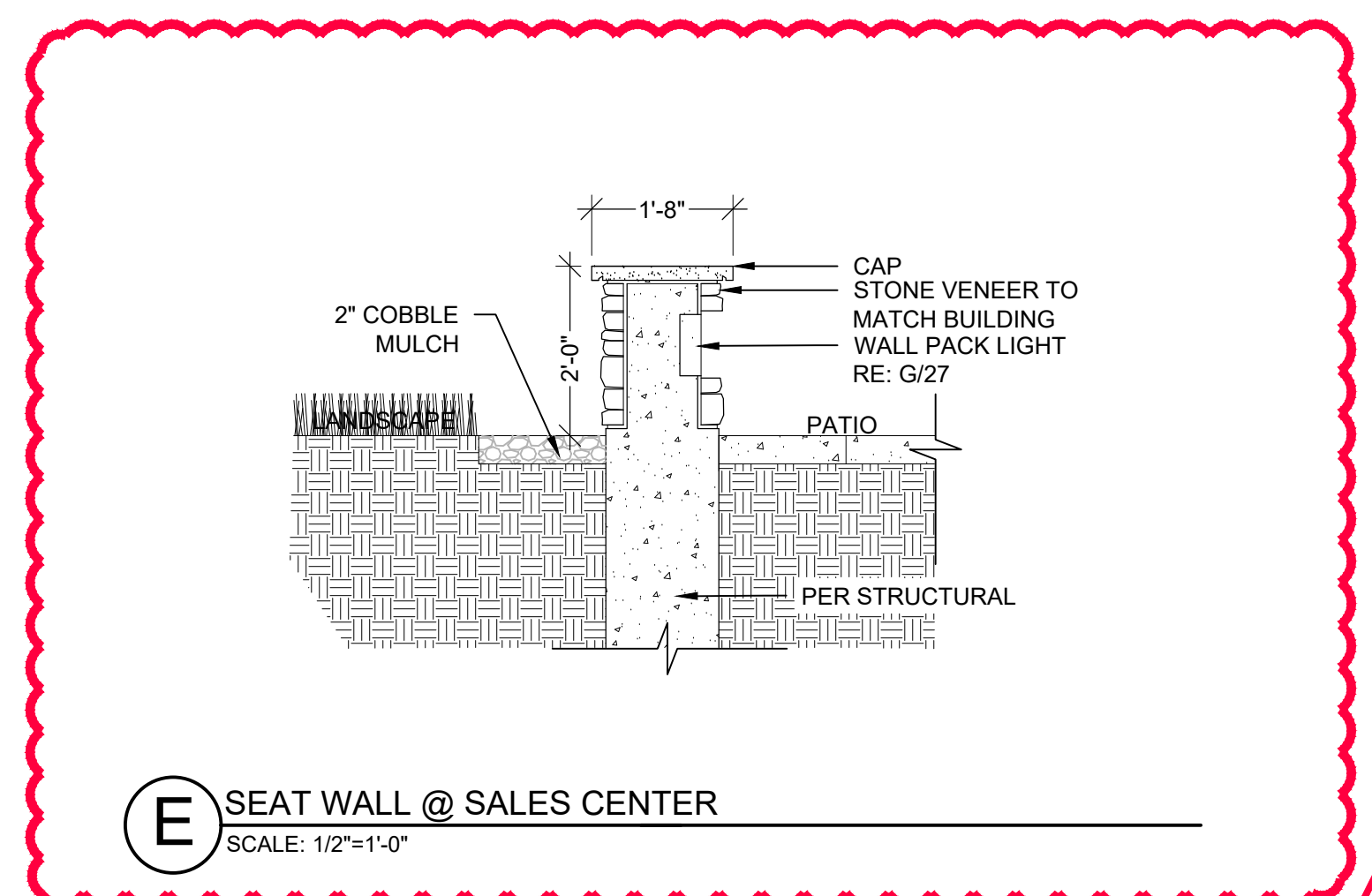
**B** BENCH (BACKED), QTY: 8  
SCALE: NTS



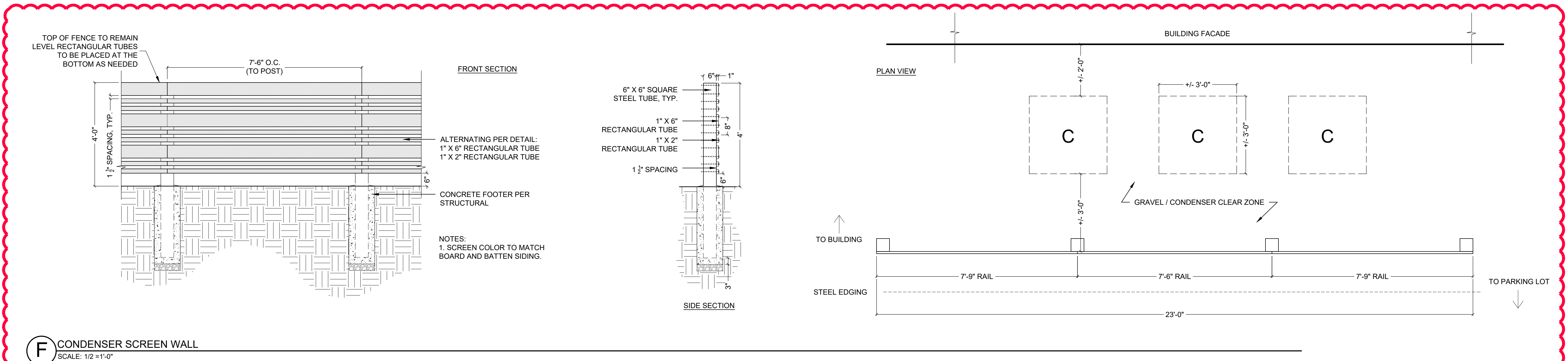
**C** BIKE RACK, QTY: 5  
SCALE: NTS



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



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

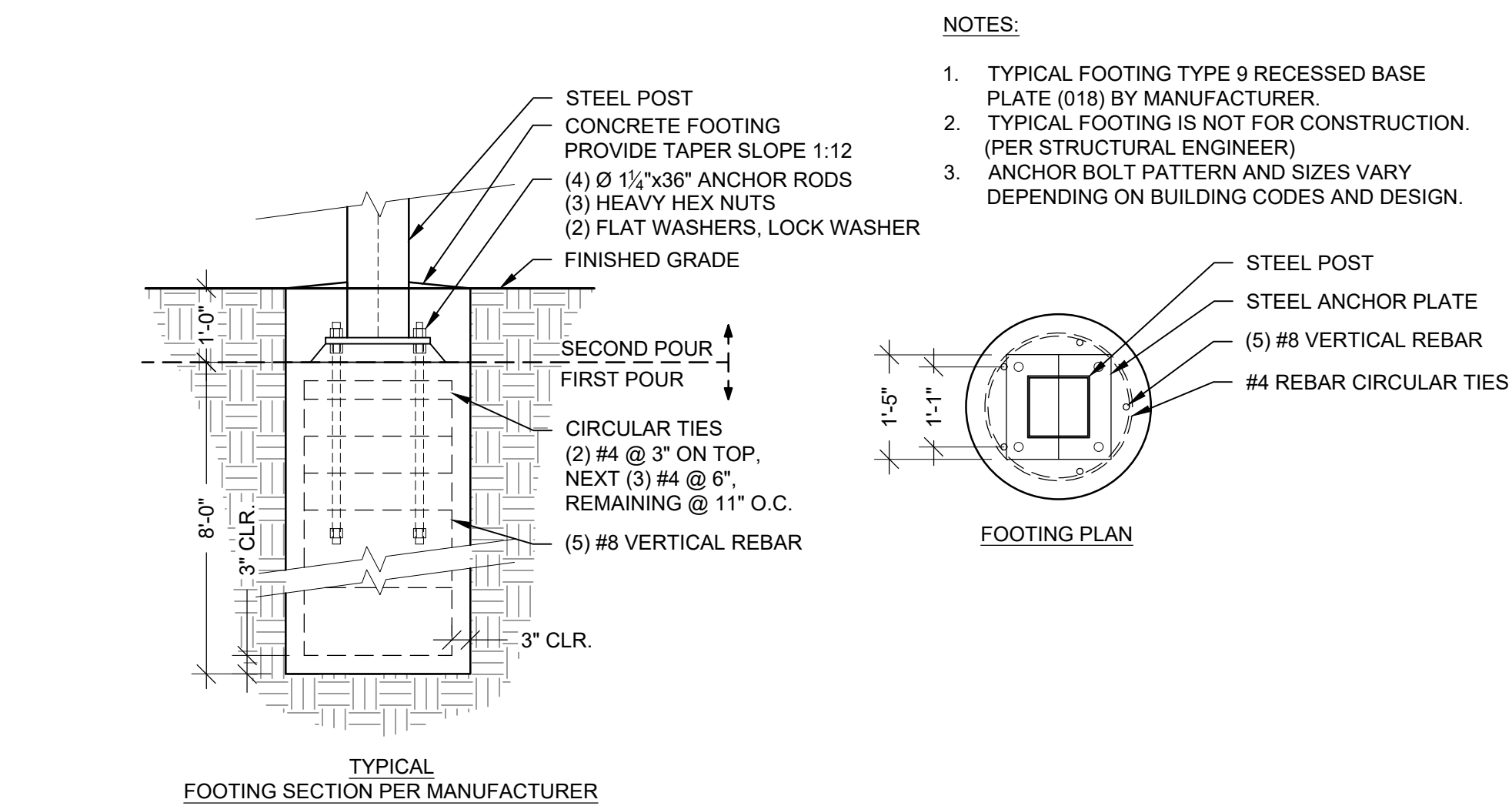


**F** CONDENSER SCREEN WALL  
SCALE: 1/2"=1'-0"

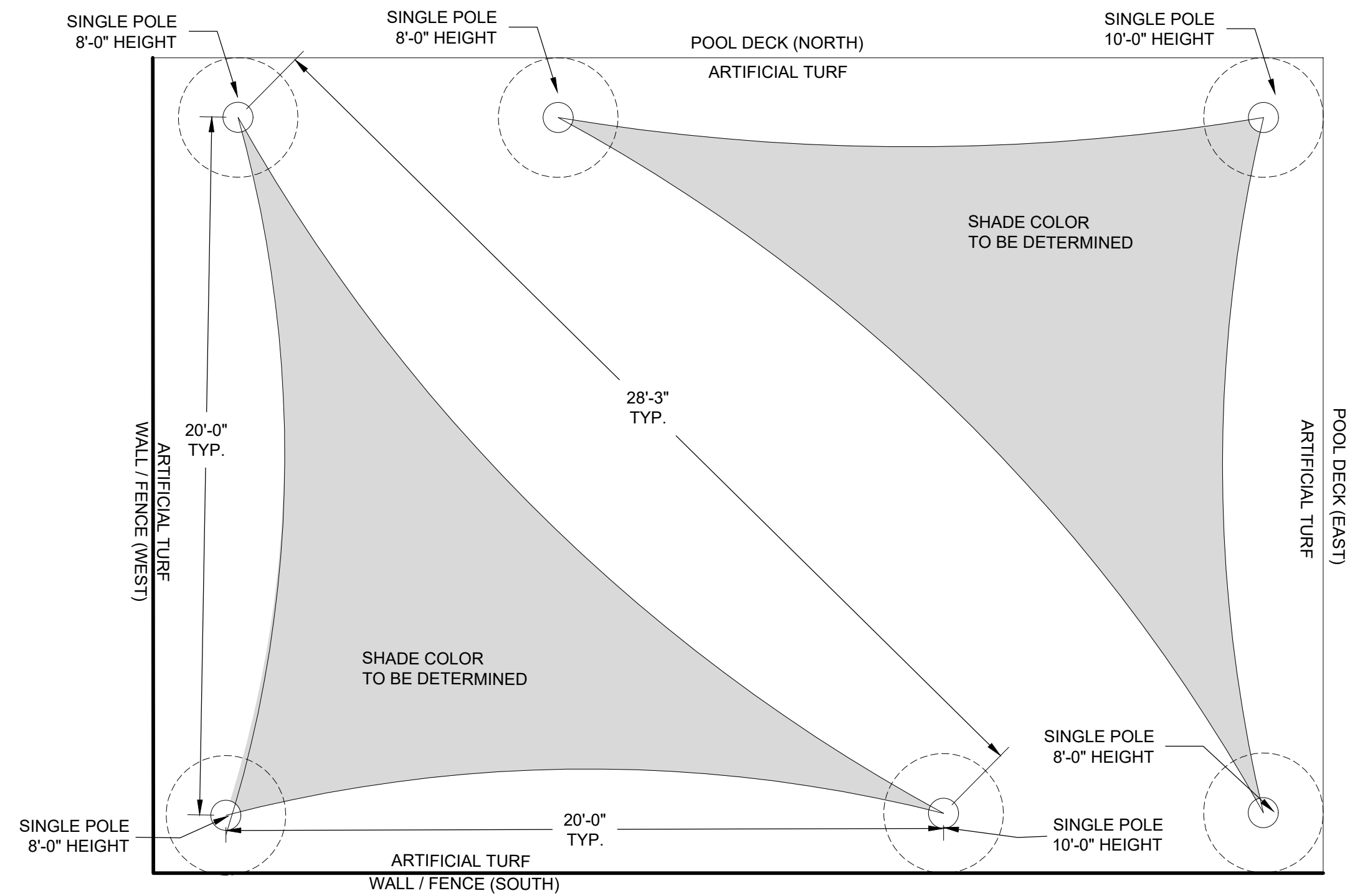
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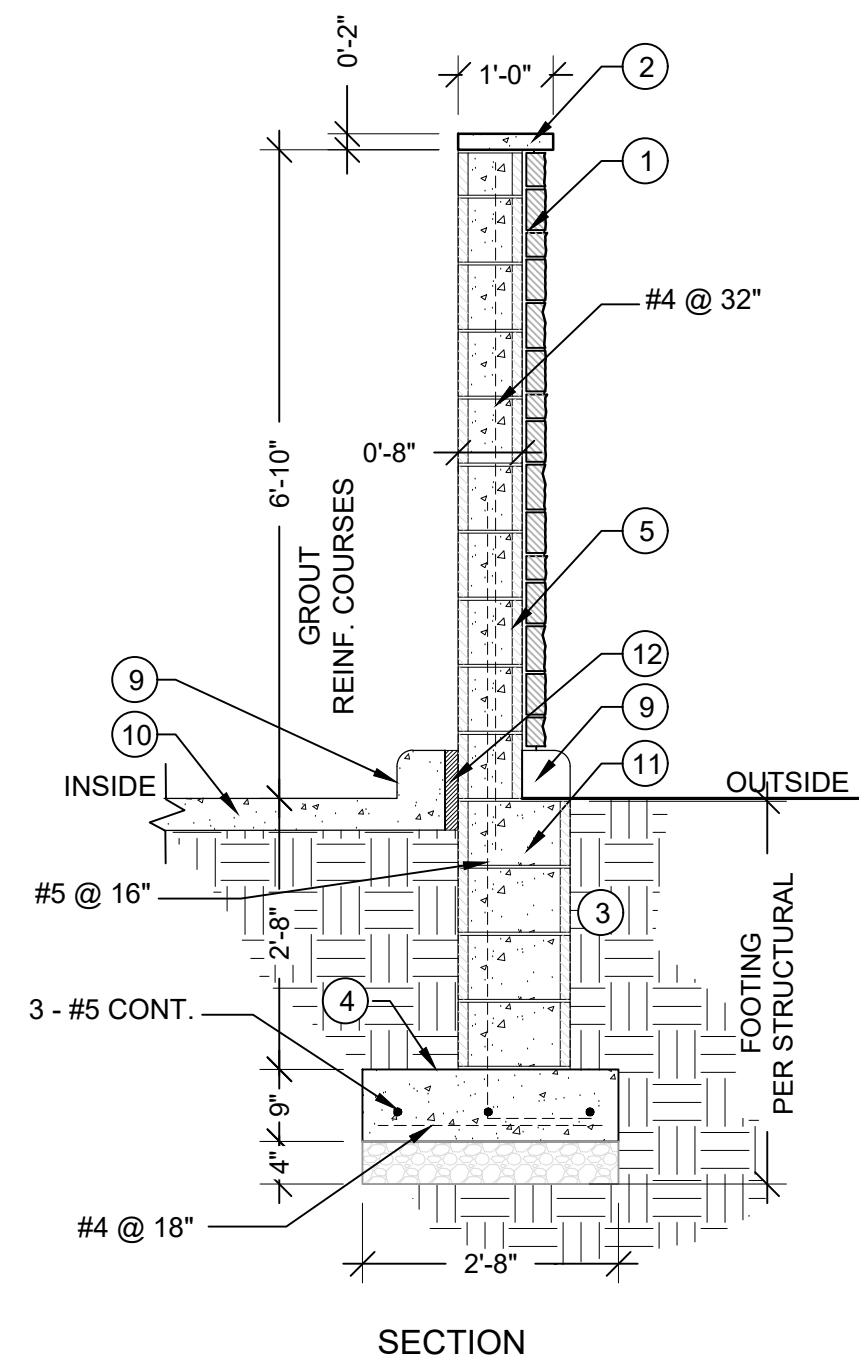
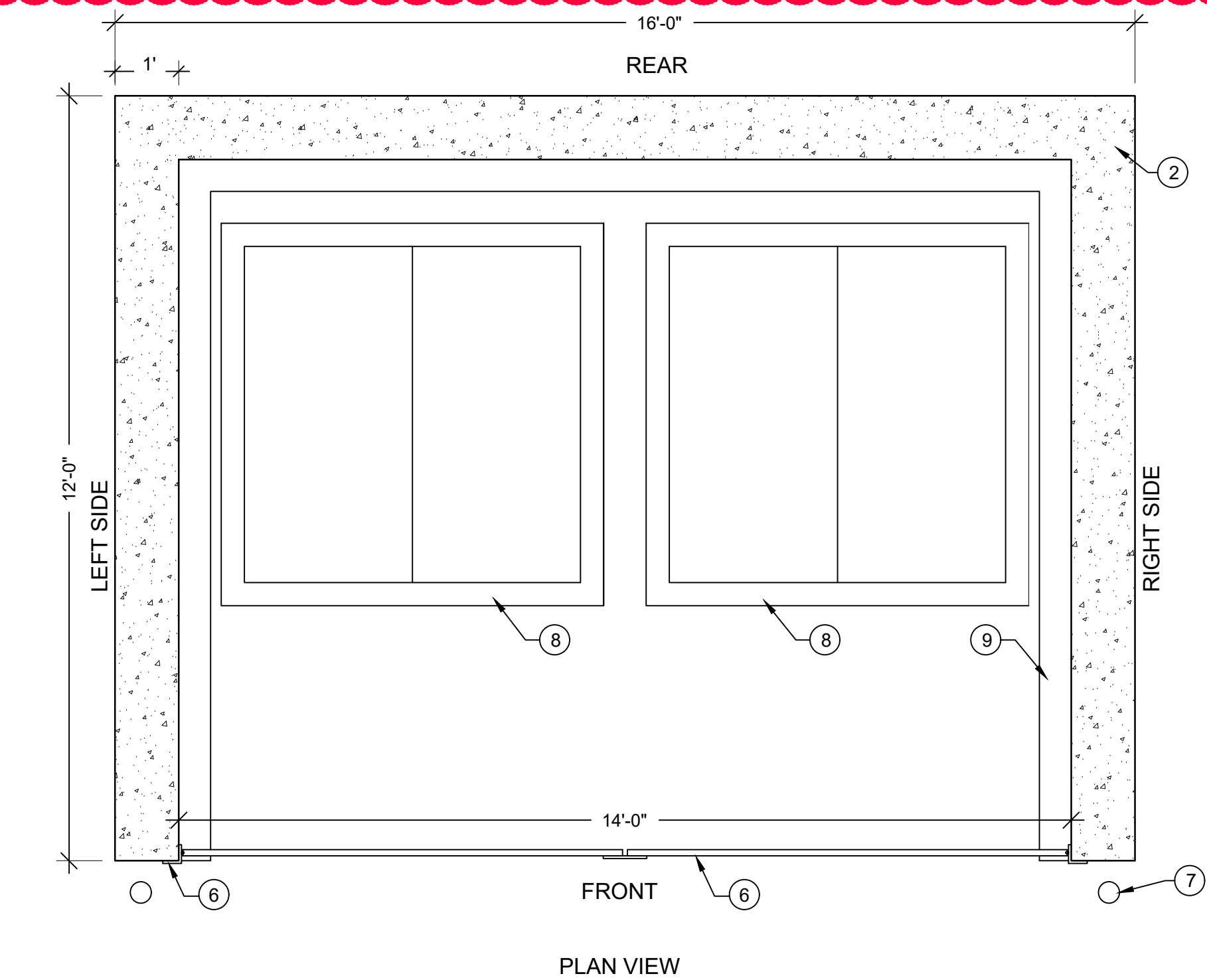
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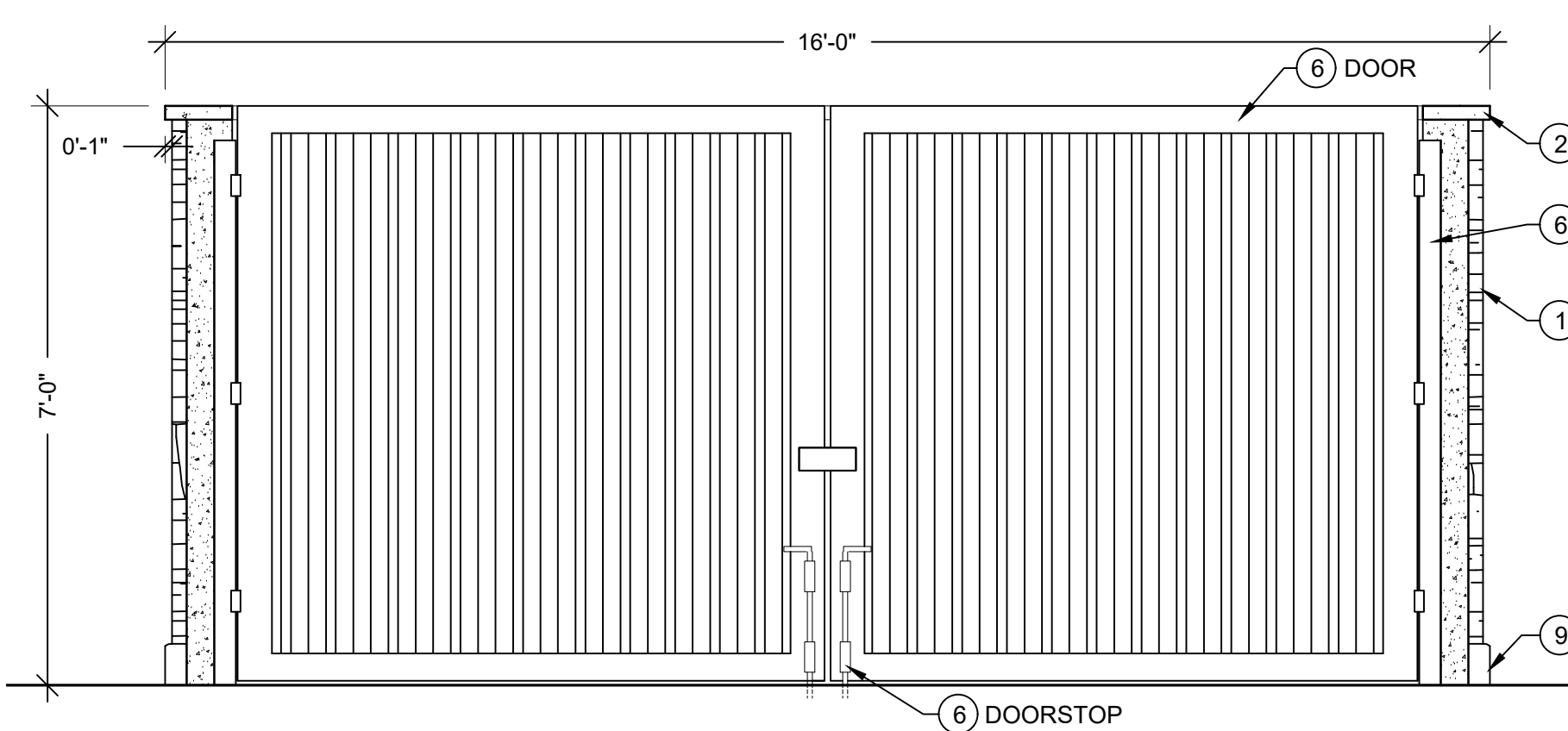
**A** SHADE SAIL @ ARTIFICIAL TURF  
SCALE: 1/4"=1'-0"



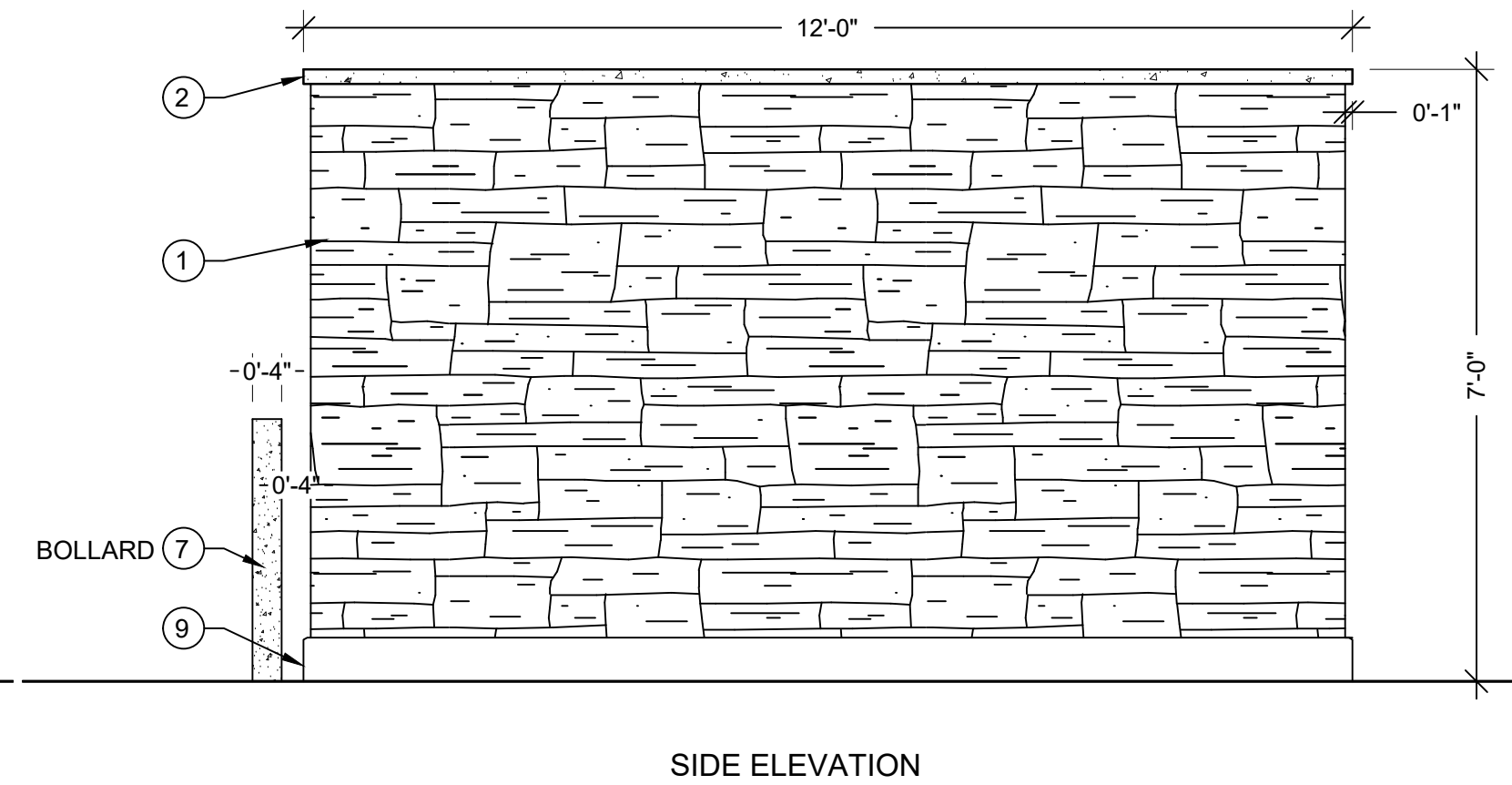
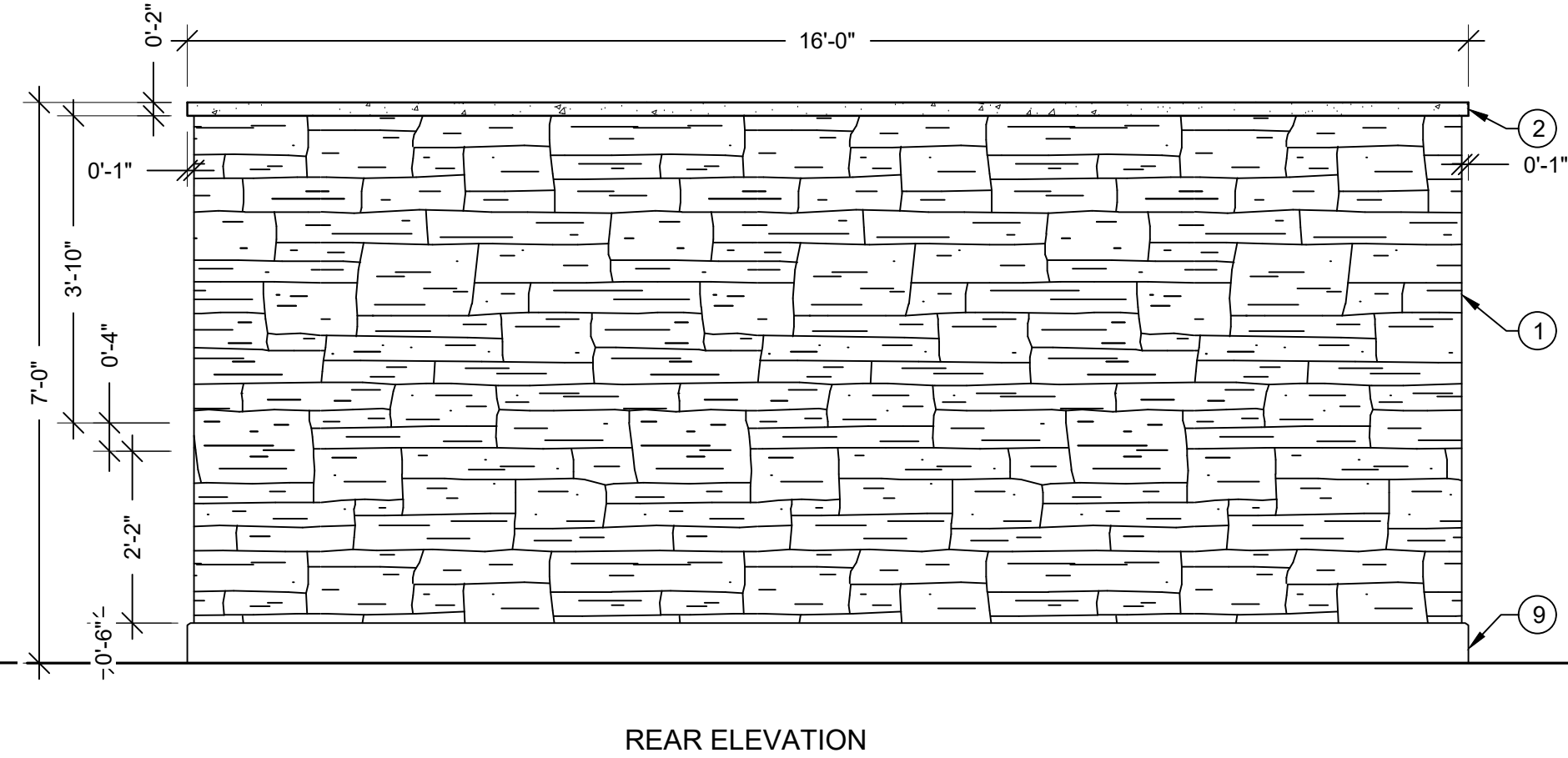
- NOTES:**
1. FABRIC COLOR TO BE DETERMINED
  2. POLE COLOR TO BE DETERMINED
  3. INSTALLATION OF SHADE SAILS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATION AND WARRANTY QUALIFICATIONS.
  4. WHERE PLAN CALLS FOR TWO SHADES SIDE BY SIDE (AS SHOWN ON PLAN) SHADES WILL SHARE THE ADJACENT POLE.
  5. FABRIC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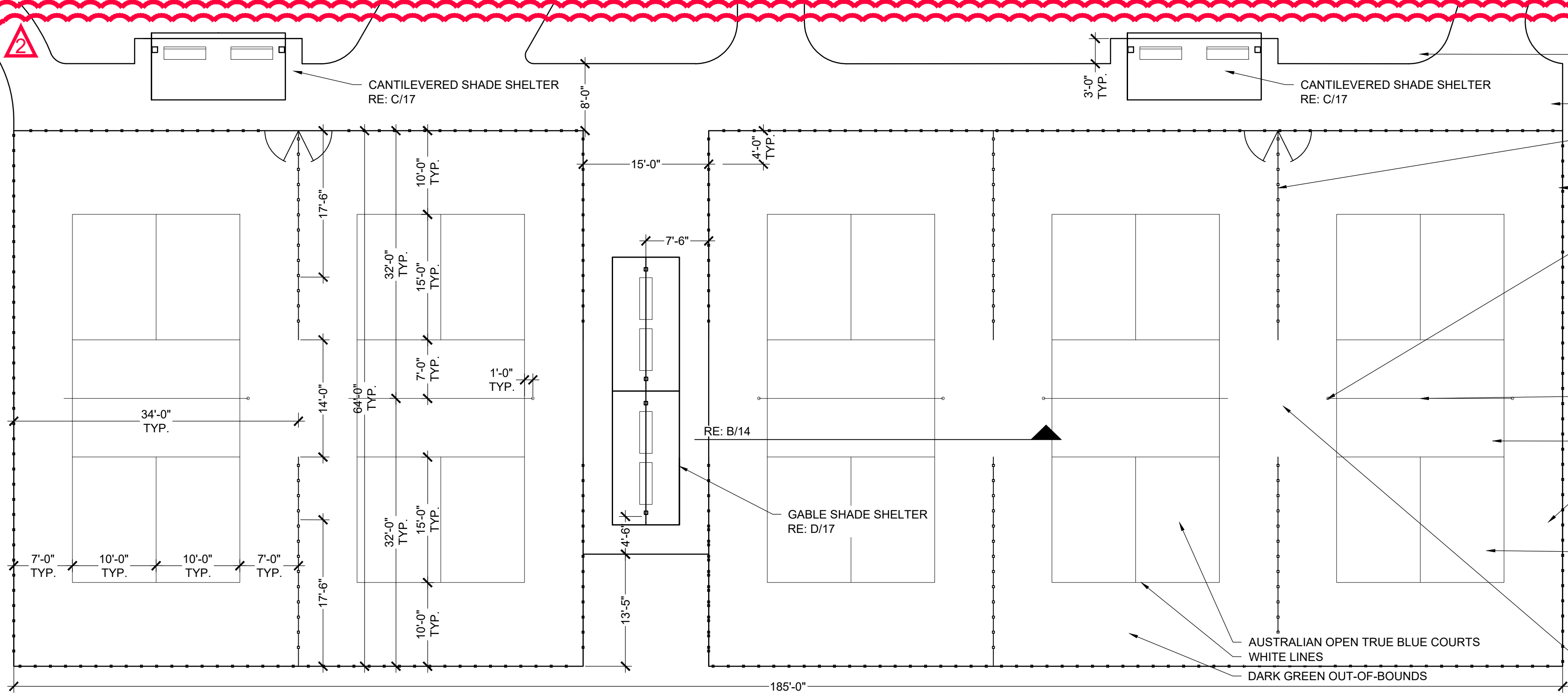
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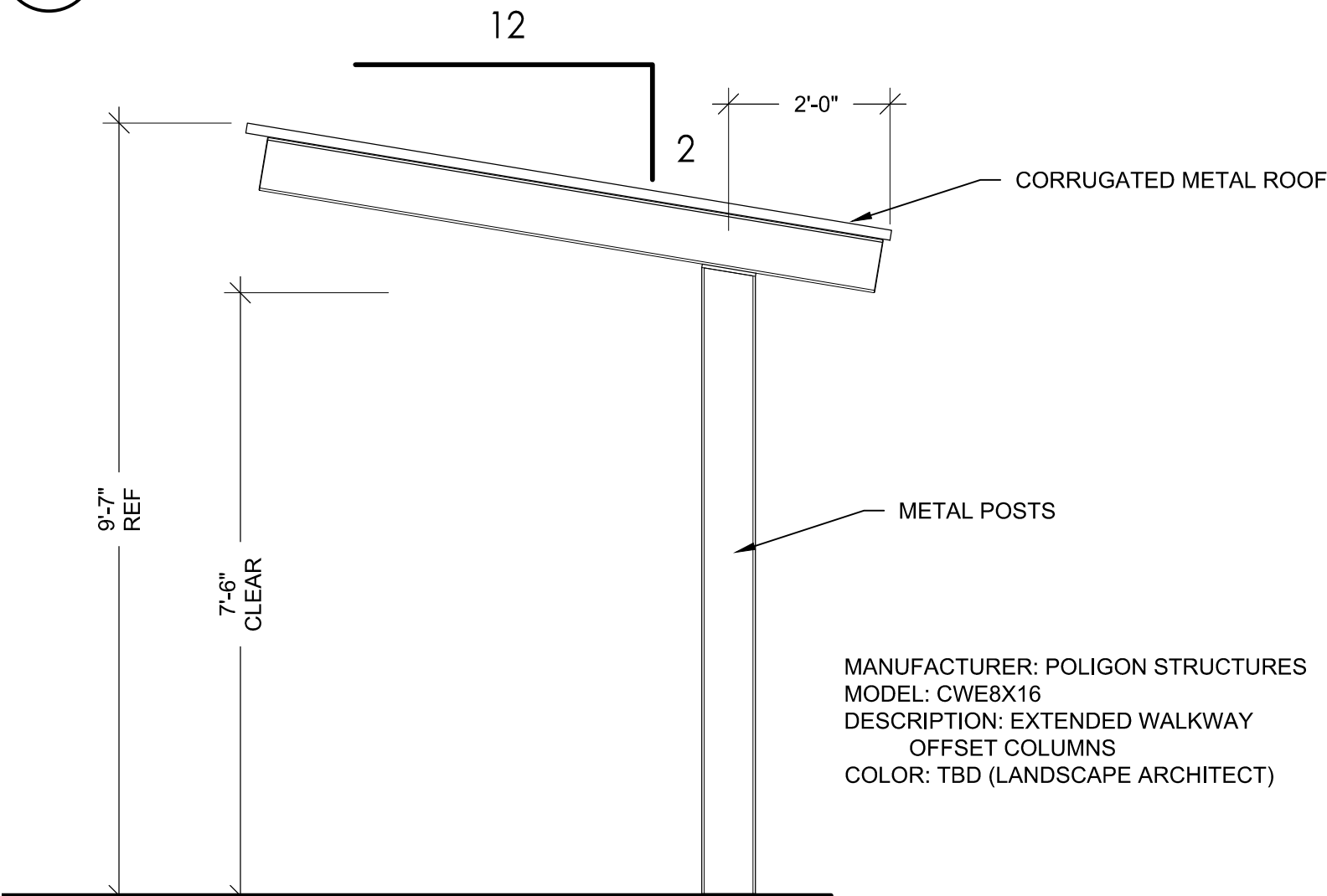
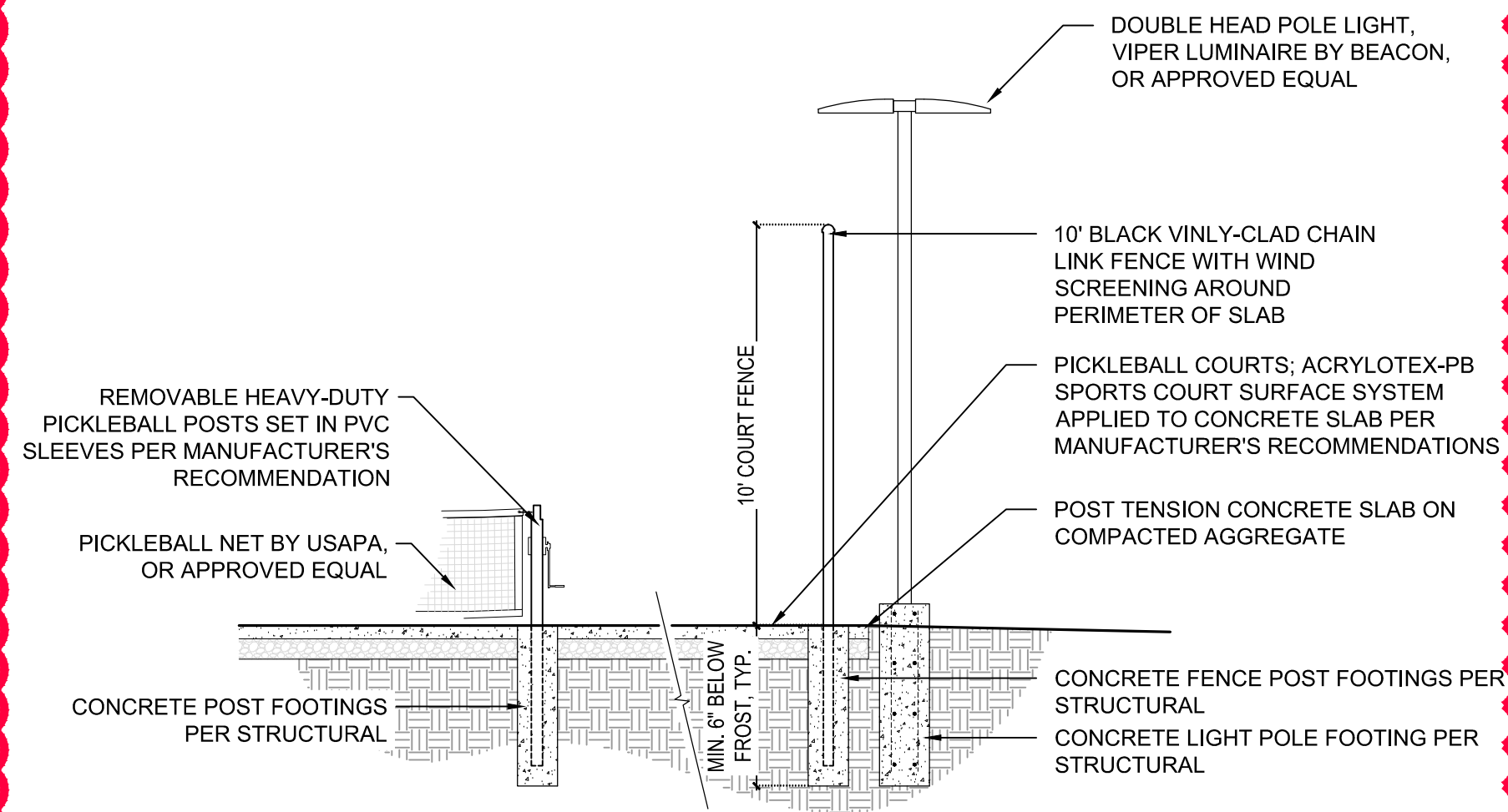


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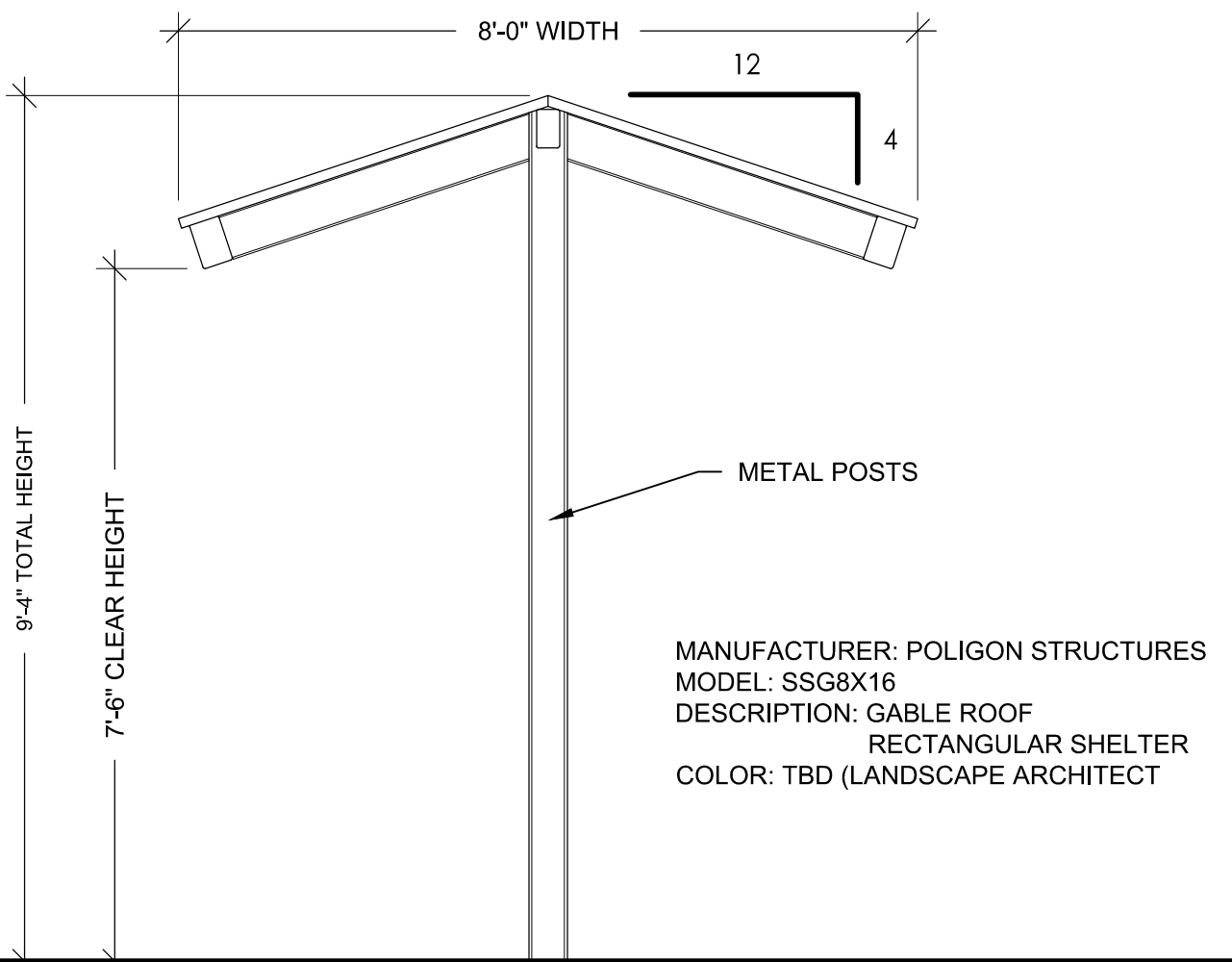


**A** PICKLEBALL COURT  
SCALE: 1"=10'-0"

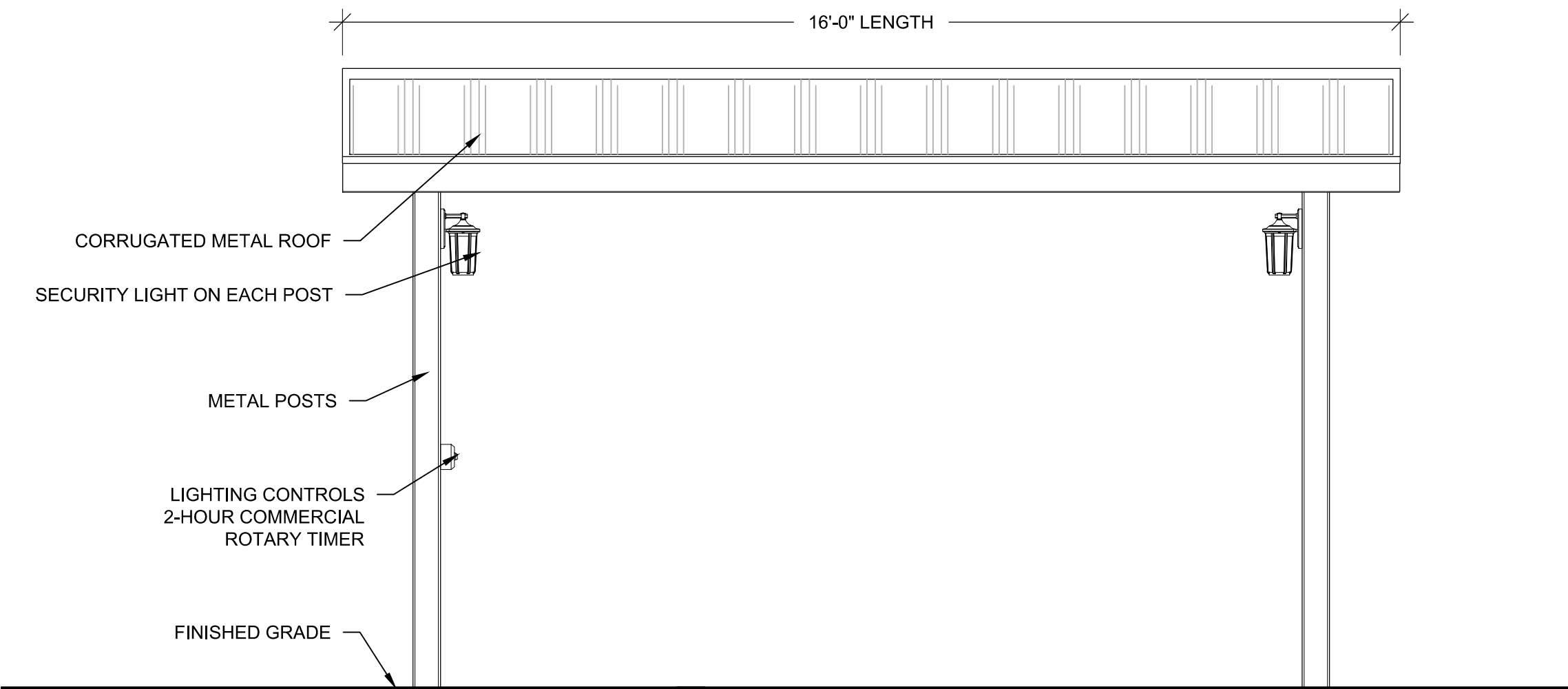
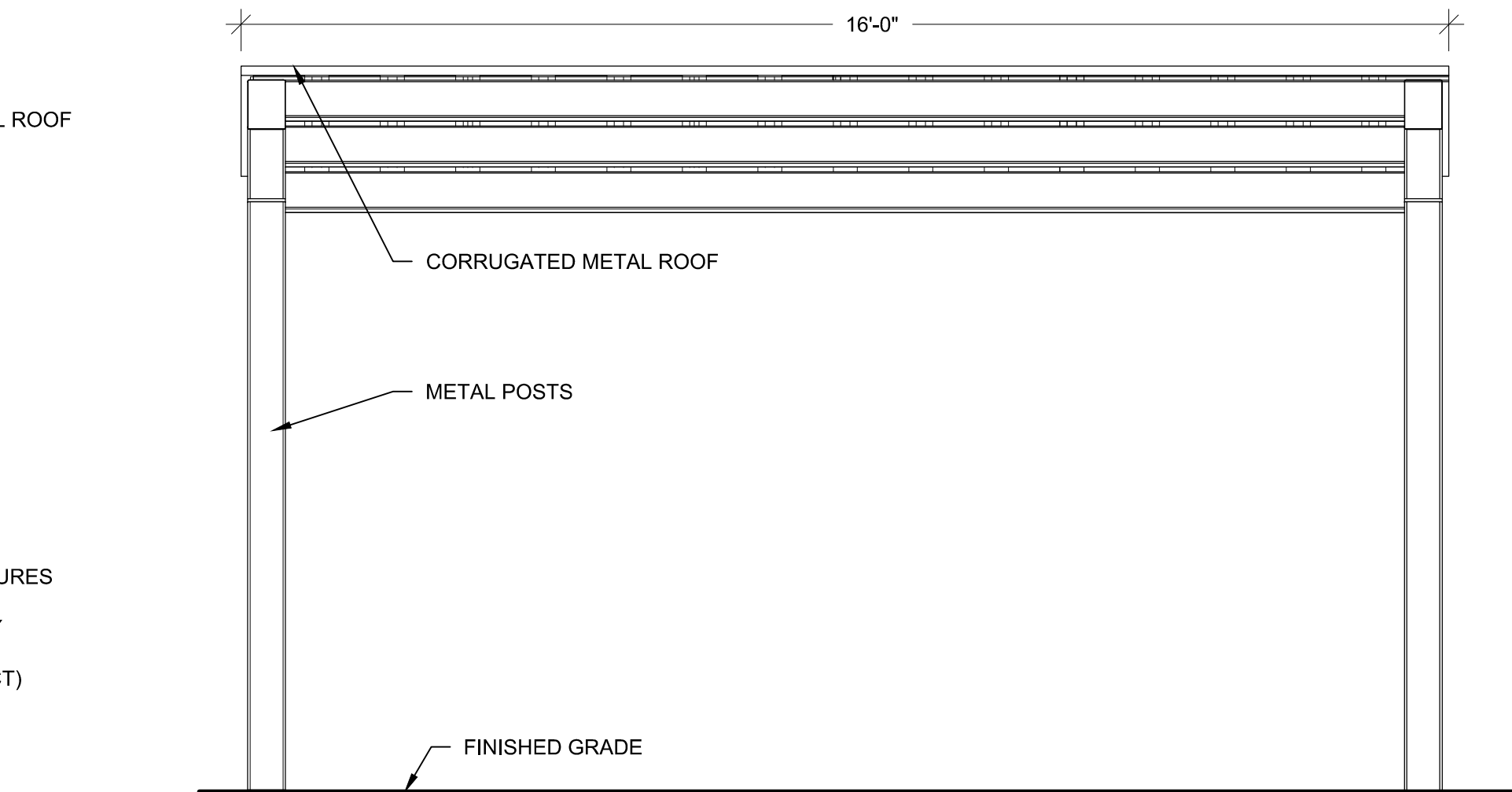
**B** PICKLEBALL COURT FENCING  
SCALE: 1/4"=1'-0"



**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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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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GREEN VALLEY RANCH EAST  
ACTIVE ADULT CLUBHOUSE  
CONTEXTUAL SITE PLAN  
DETAILS: BOCCE COURTPROJECT #: 171053  
DRAWN BY: LAI  
CHECKED BY: JC

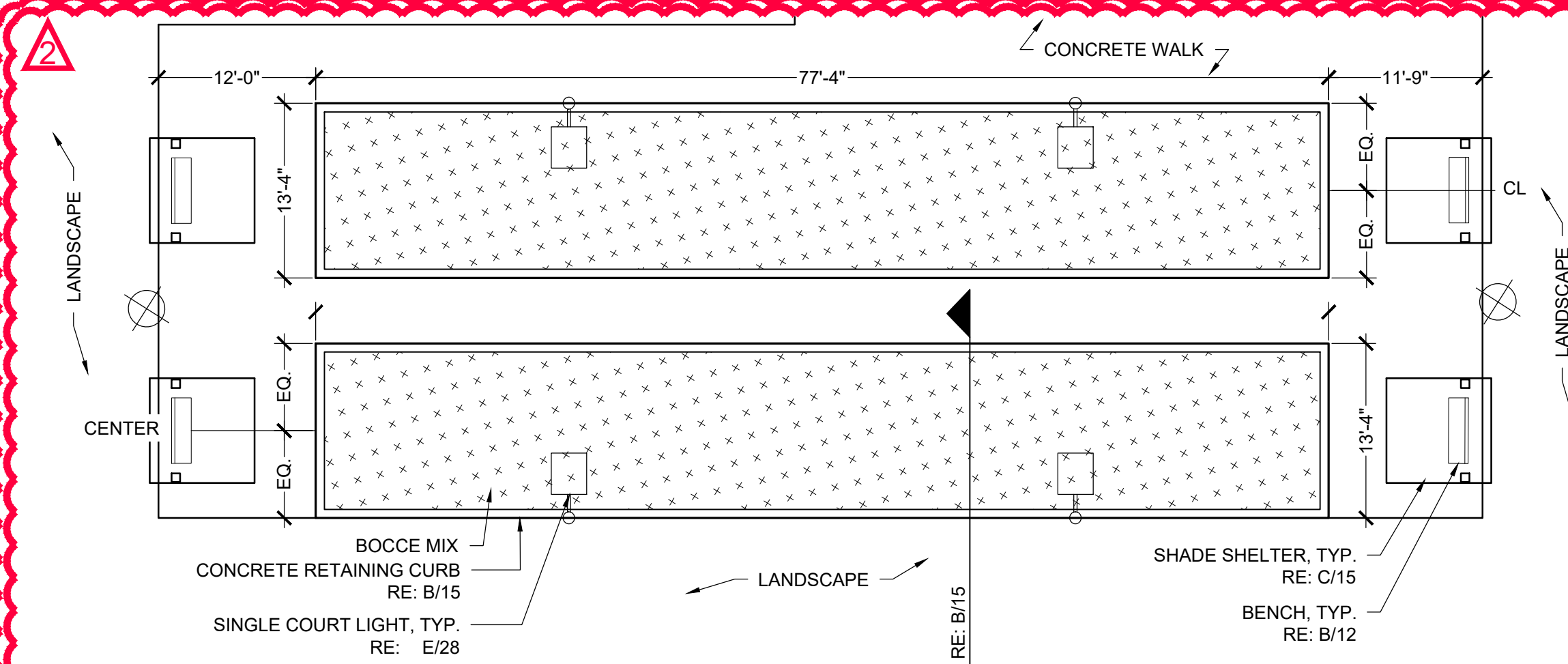
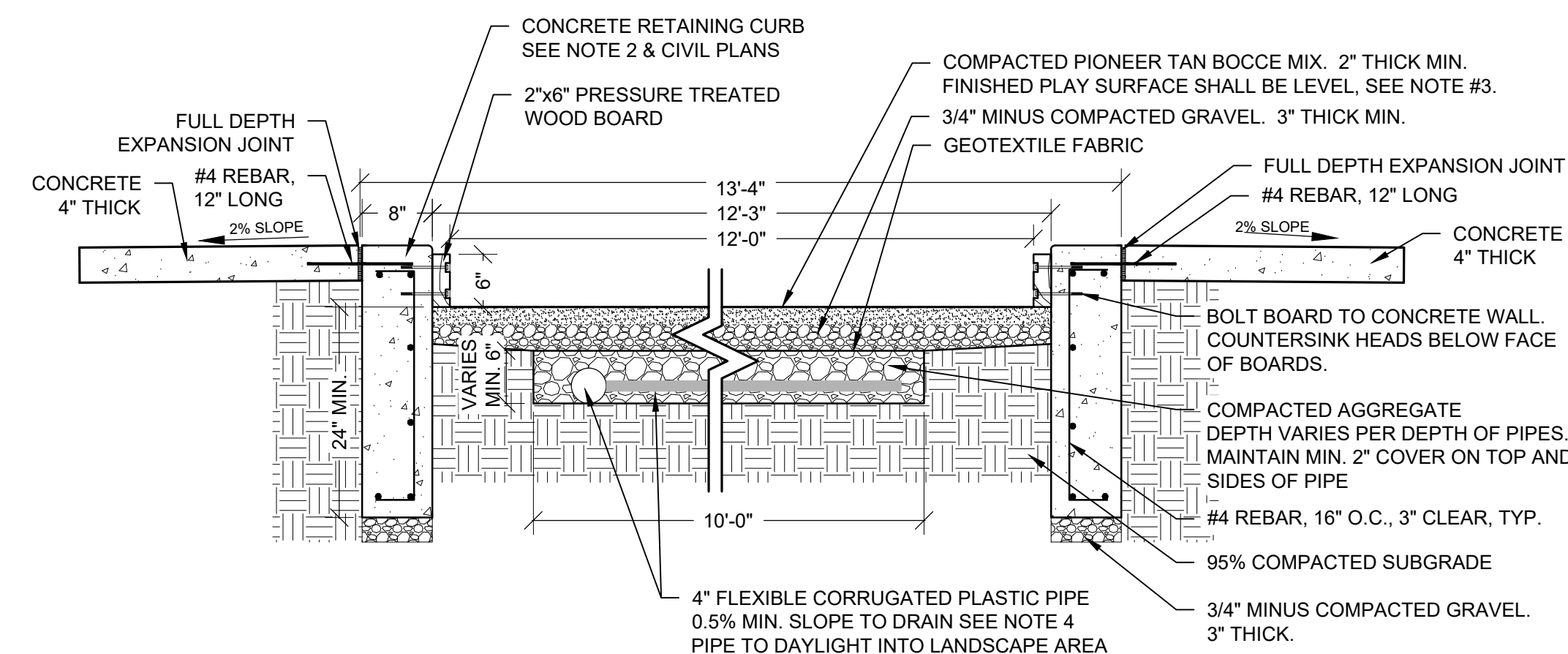
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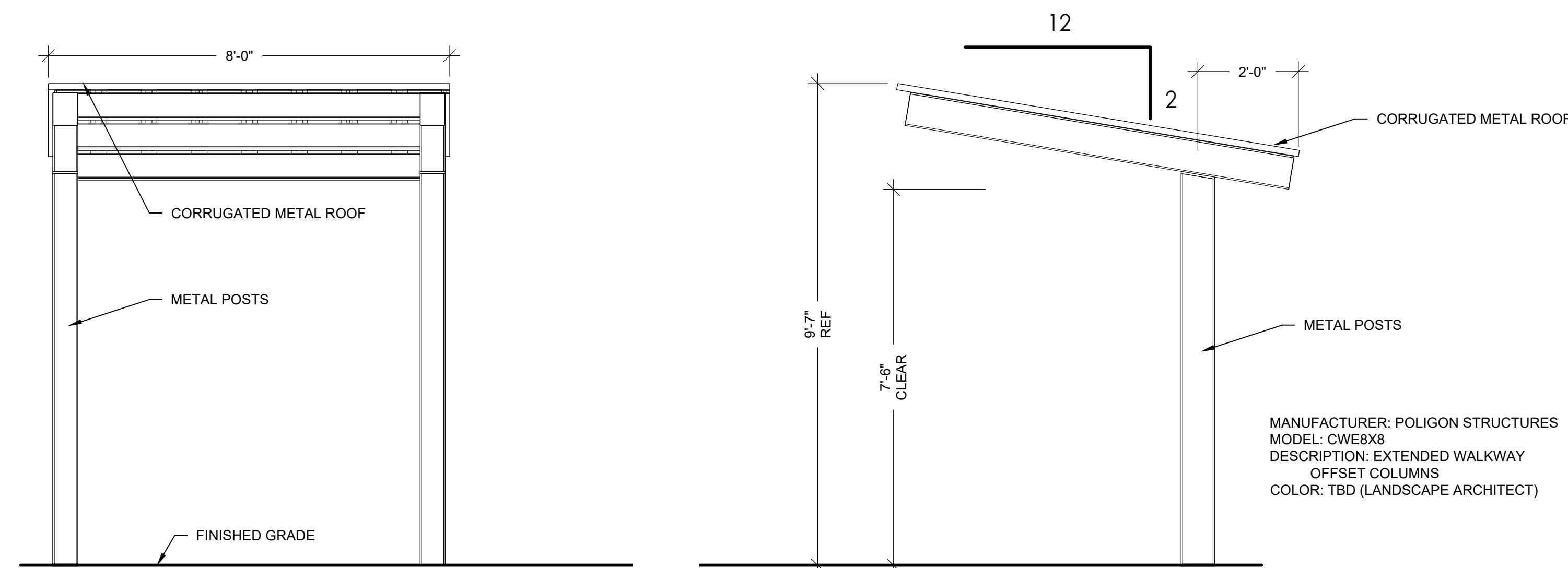
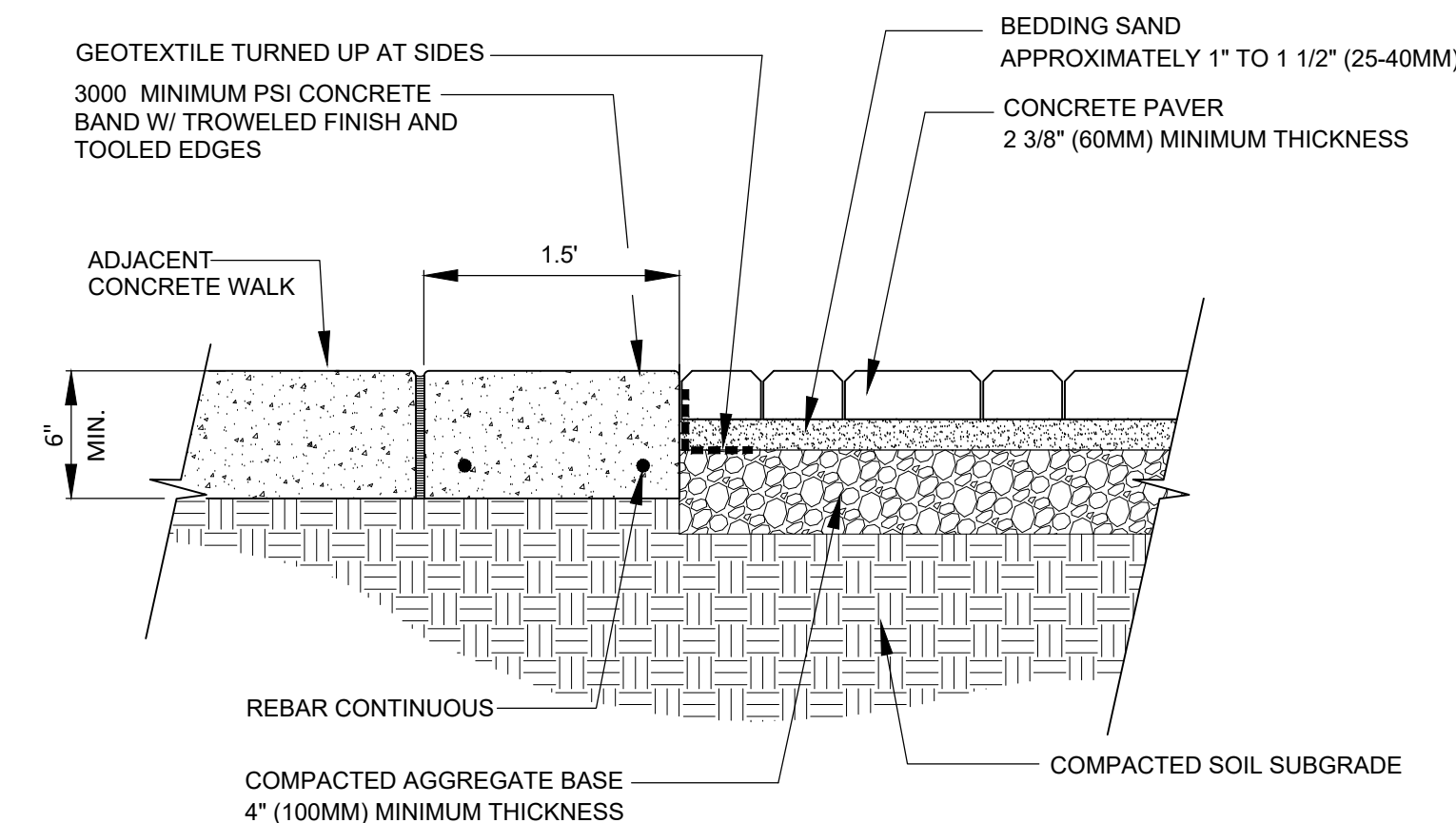
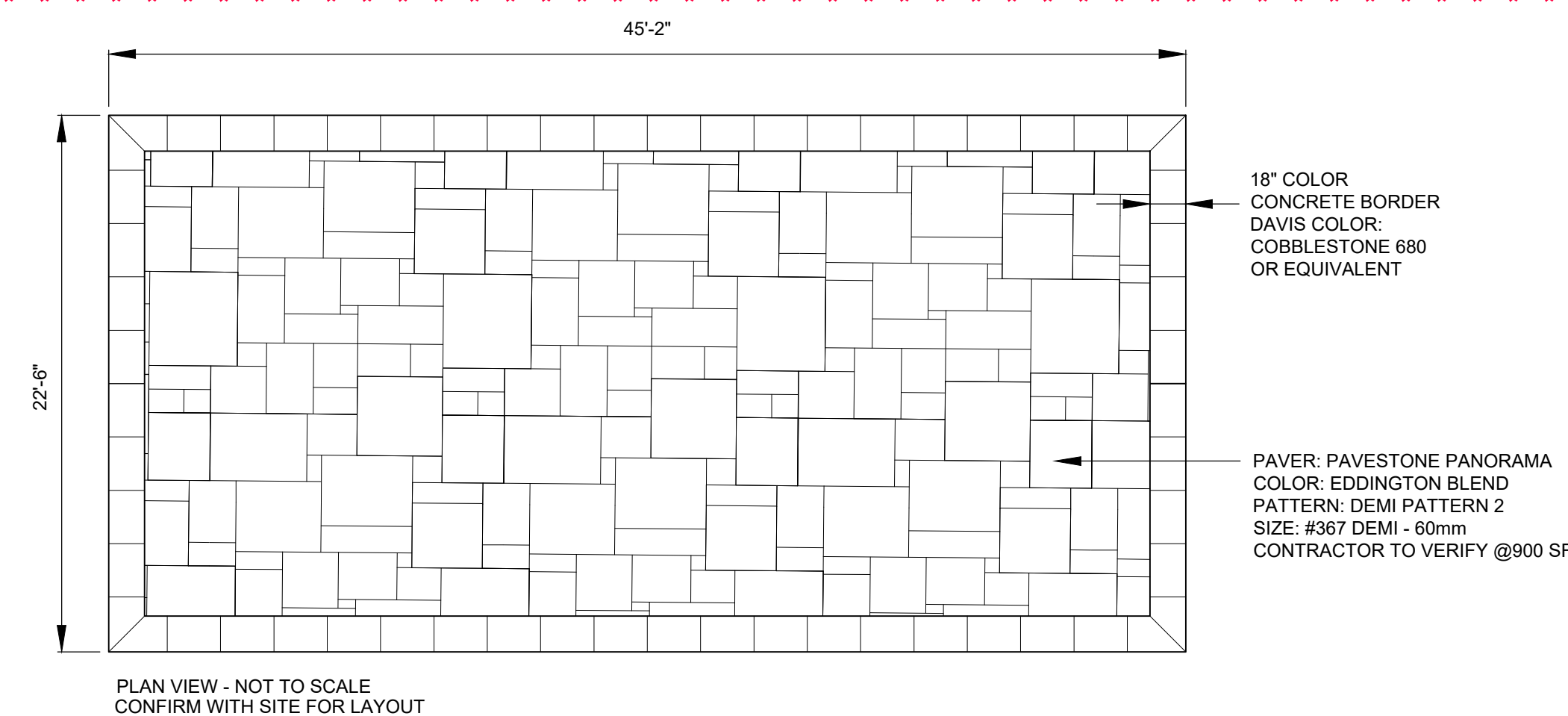
15

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**A** BOCCE COURTS - PLAN  
SCALE: 1"=10'-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 SCALEPLAN VIEW - NOT TO SCALE  
CONFIRM WITH SITE FOR LAYOUT

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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

CSP #1	09/21/2019
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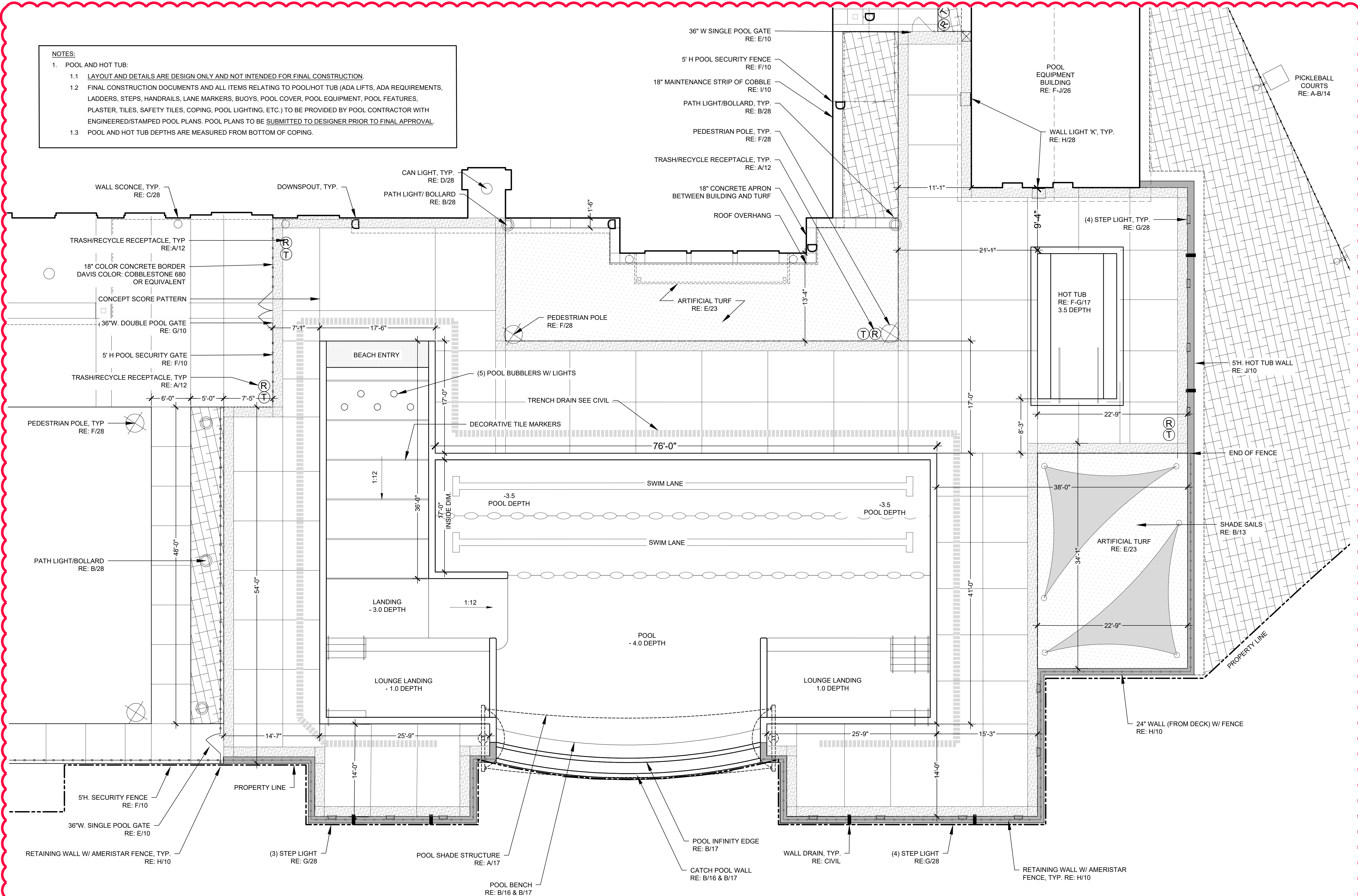
SHEET NUMBER

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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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CONTEXTUAL SITE PLAN  
DETAILS: POOL

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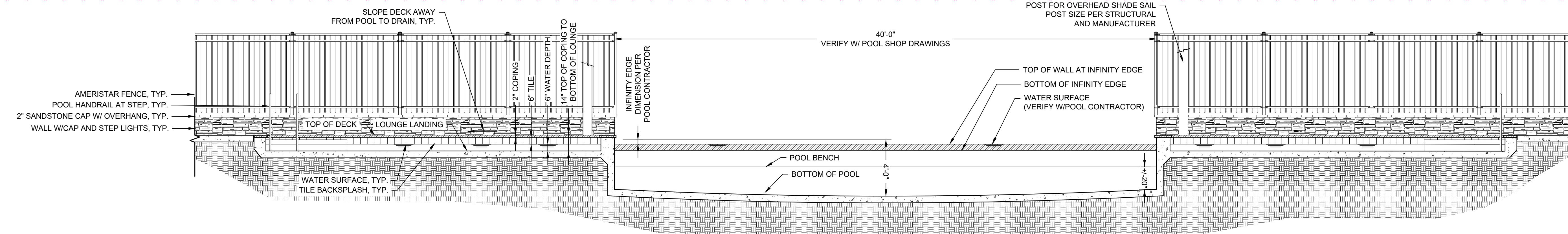
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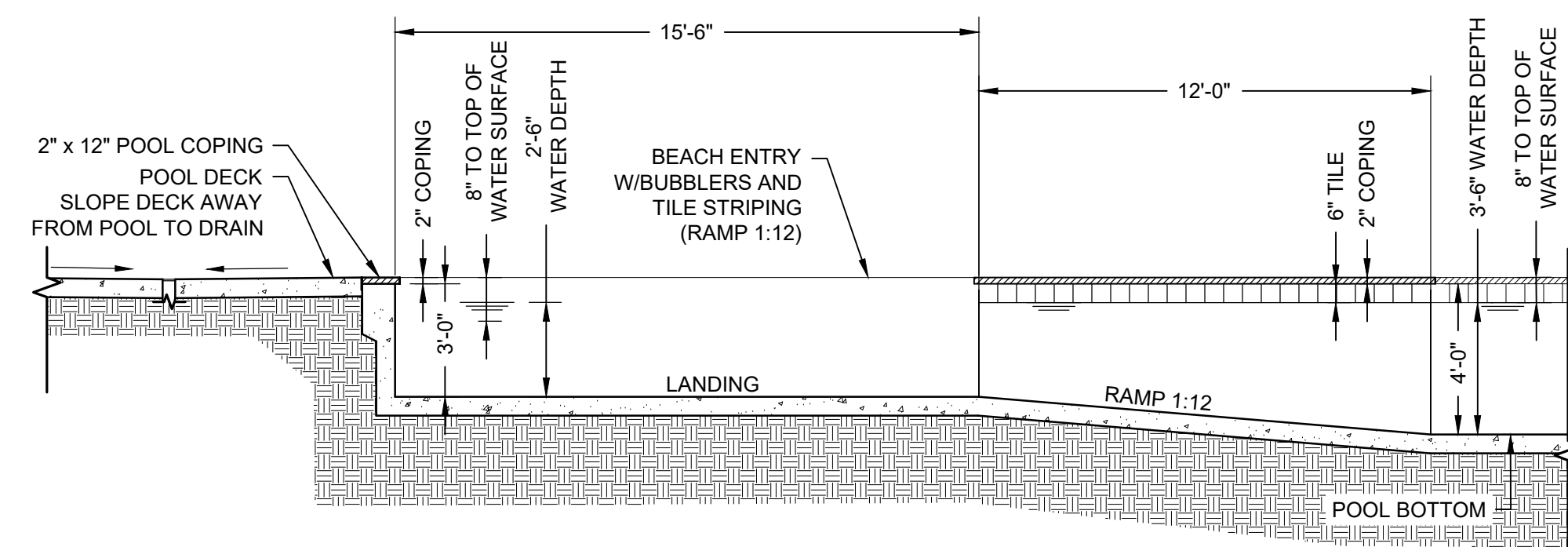
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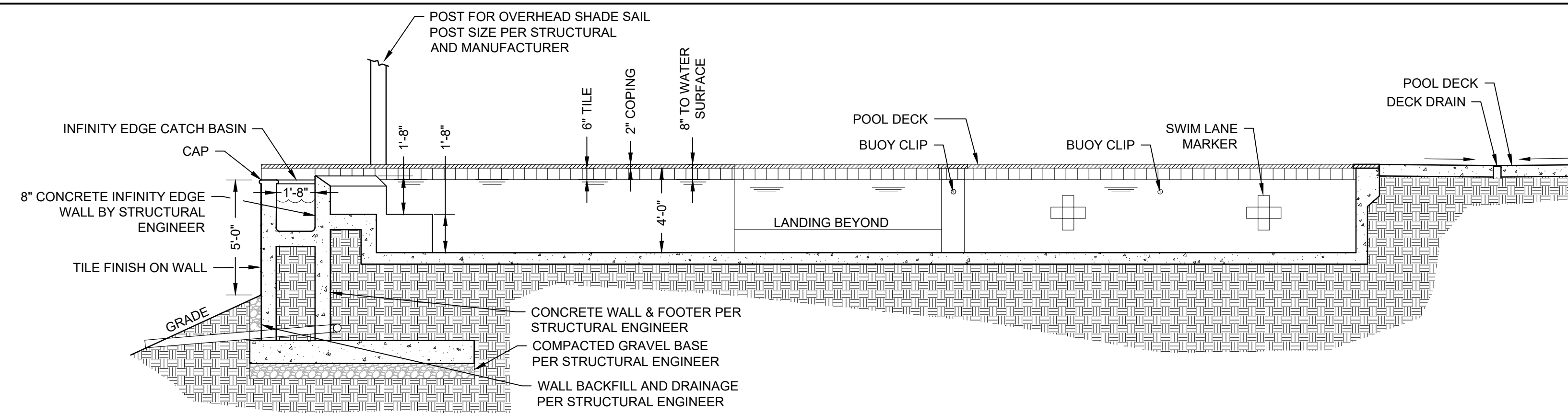
A POOL ELEVATION

SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



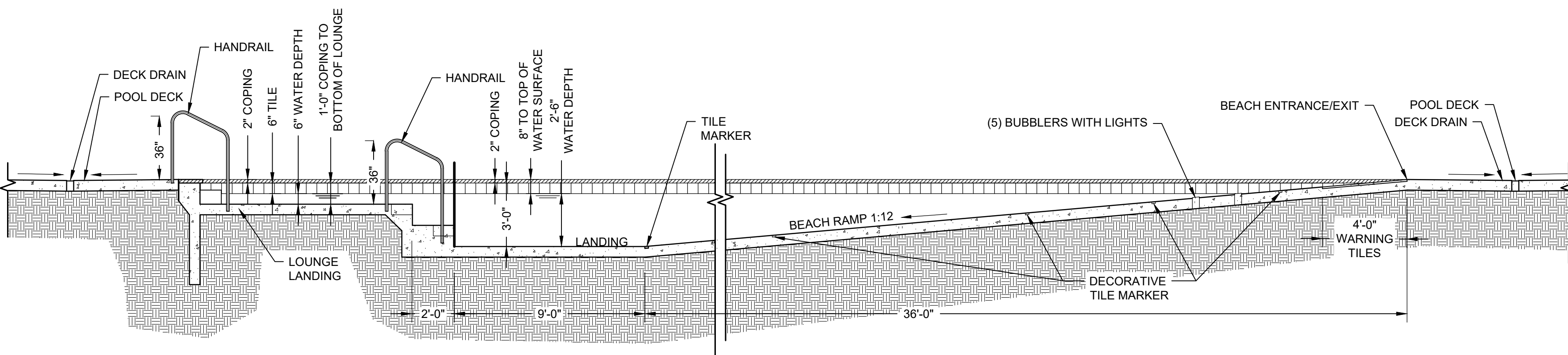
B POOL SECTION

SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



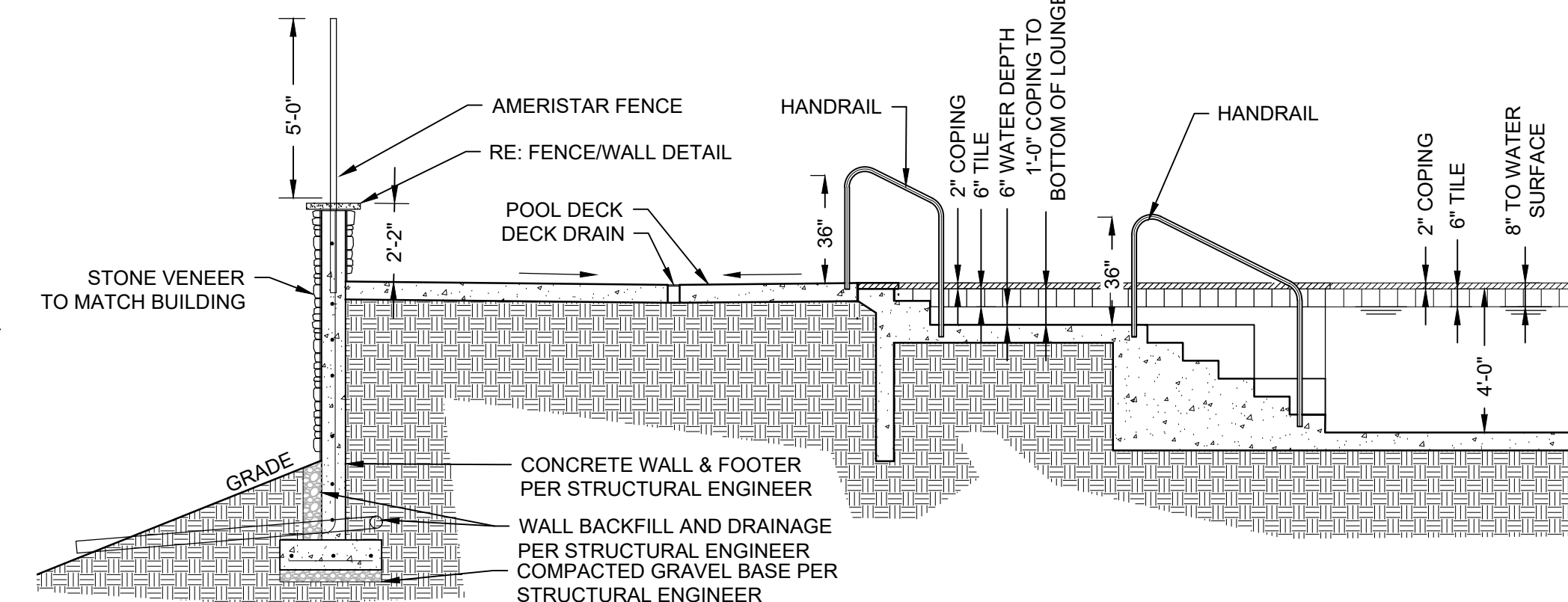
C POOL SECTION

SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



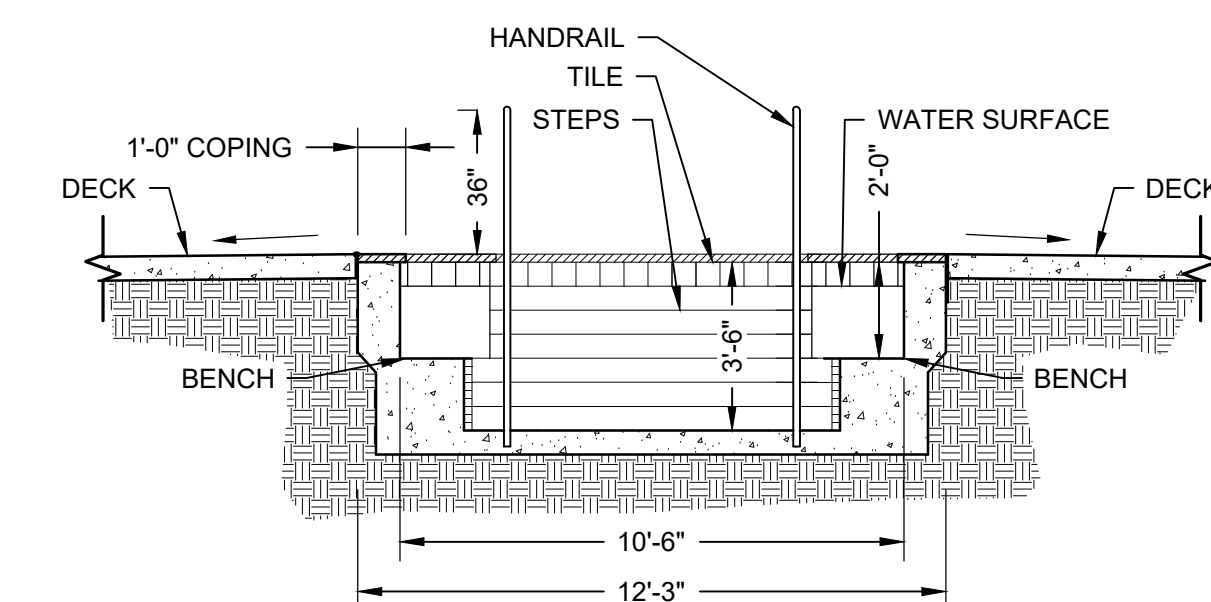
D POOL SECTION

SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



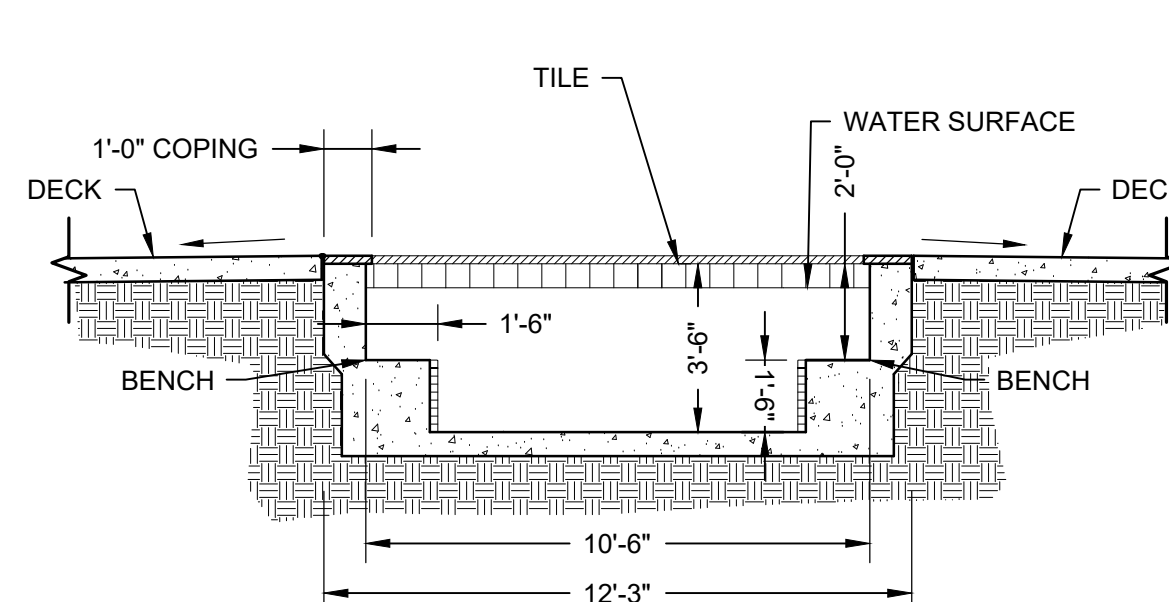
E POOL SECTION

SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



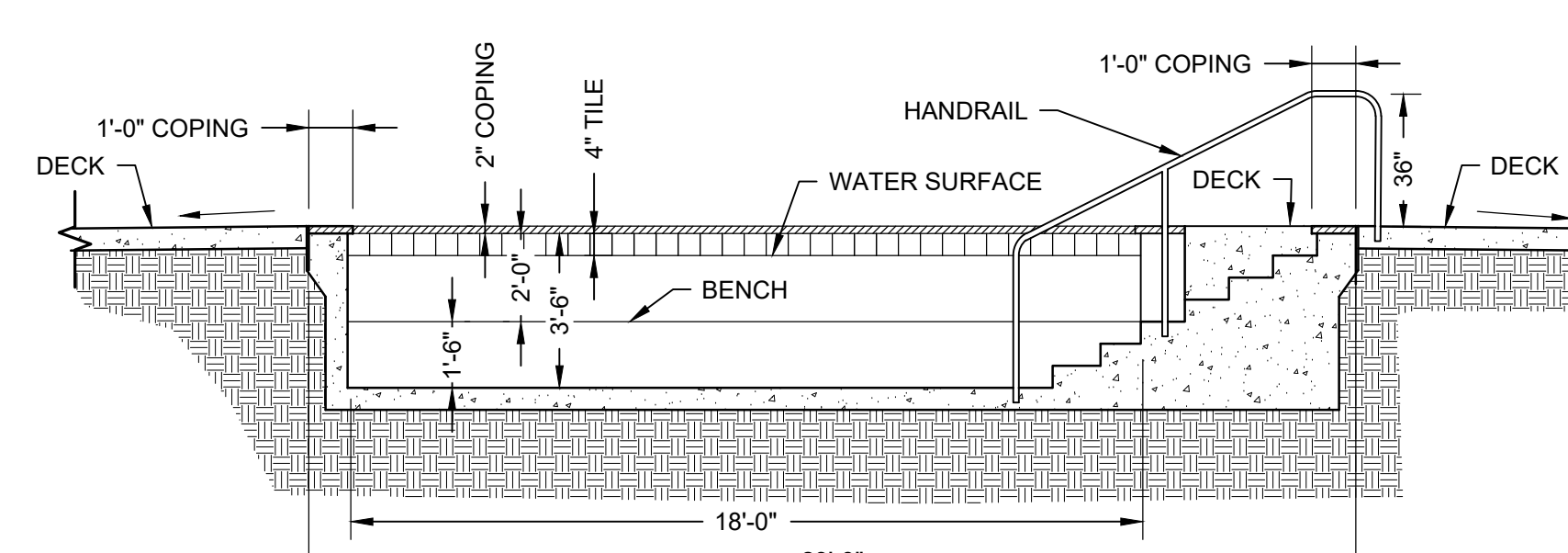
F HOT TUB SECTION

SCALE: ILLUSTRATIVE ONLY - CONSTRUCT PER POOL CONTRACTOR



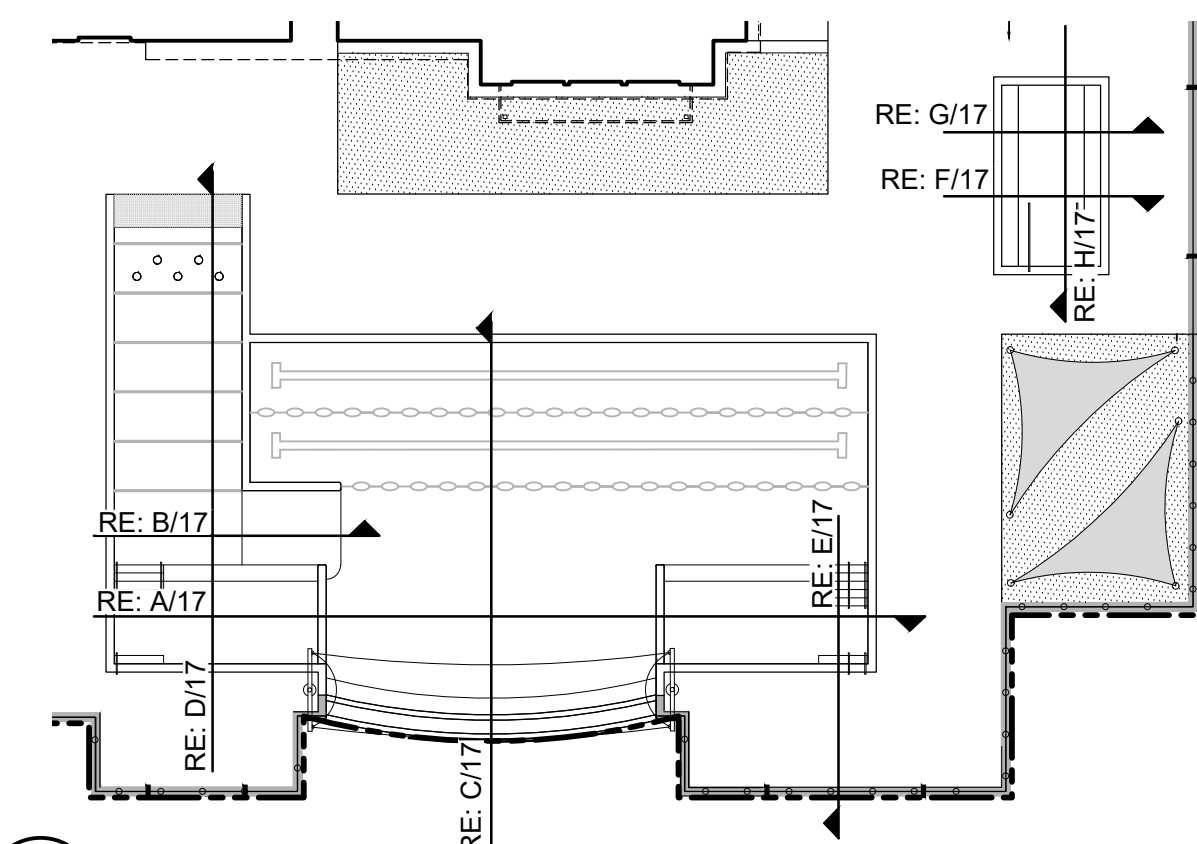
G HOT TUB SECTION

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

NOT FOR CONSTRUCTION



# GREEN VALLEY RANCH EAST ACTIVE ADULT CLUBHOUSE

## CONTEXTUAL SITE PLAN

### *DETAILS: POOL*



NOT USED

**B** NOT USED  
SCALE: NOT USED

NOT USED  
SCALE: NOT USED

*NOT FOR CONSTRUCTION*



GREEN VALLEY RANCH EAST  
ACTIVE ADULT CLUBHOUSE  
CONTEXTUAL SITE PLAN  
LANDSCAPE PLAN: PHASE 1PROJECT #: 171053  
DRAWN BY: LAI  
CHECKED BY: JC

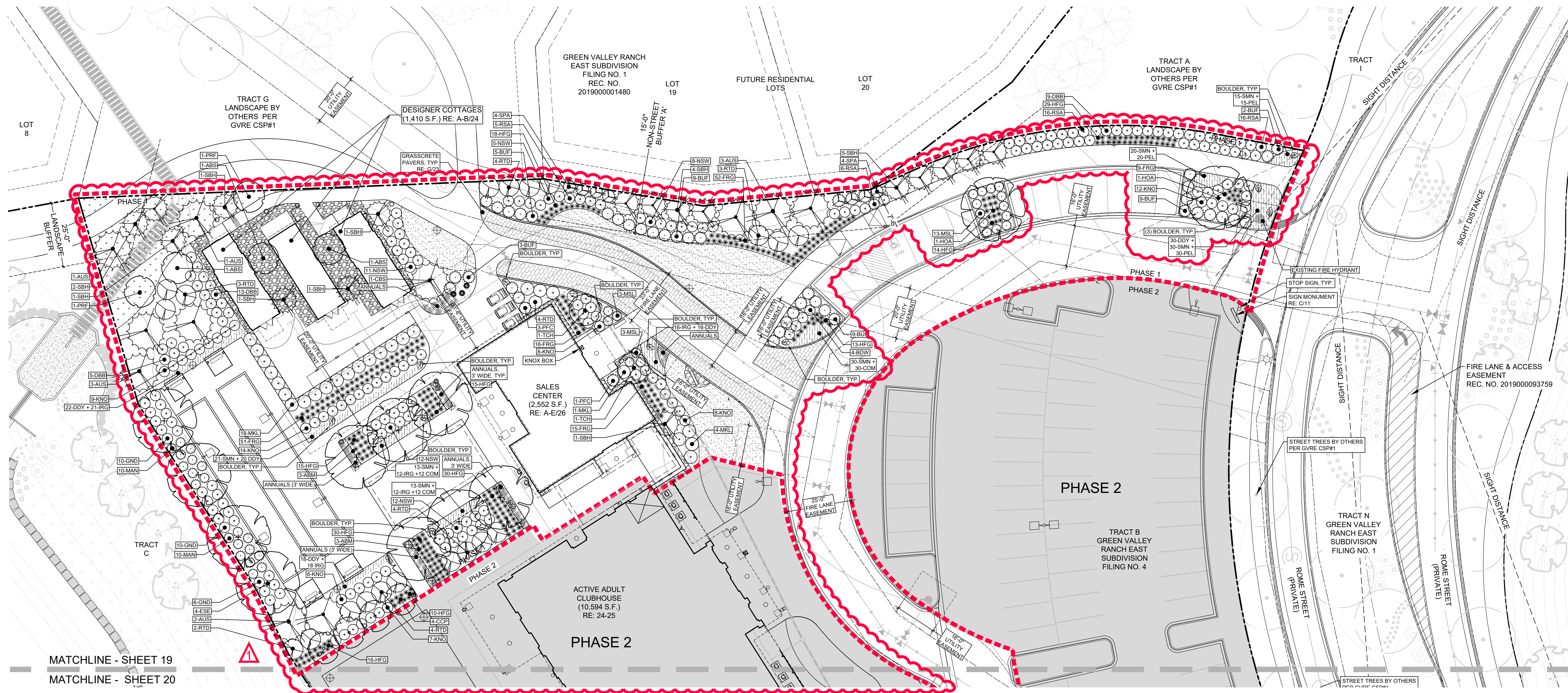
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## LANDSCAPE LEGEND

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

NOTE: TREES SHALL NOT BE PLANTED WITHIN UTILITY EASEMENTS AND MUST BE A MINIMUM OF 10'  
FROM UTILITY/SEWER LINES.0 20 40  
NORTH SCALE: 1" = 20'-0"

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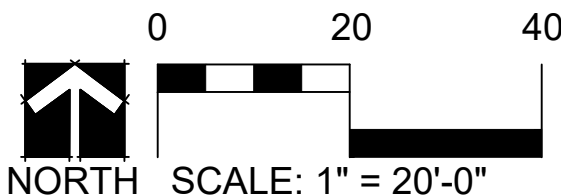
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## LANDSCAPE LEGEND

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

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

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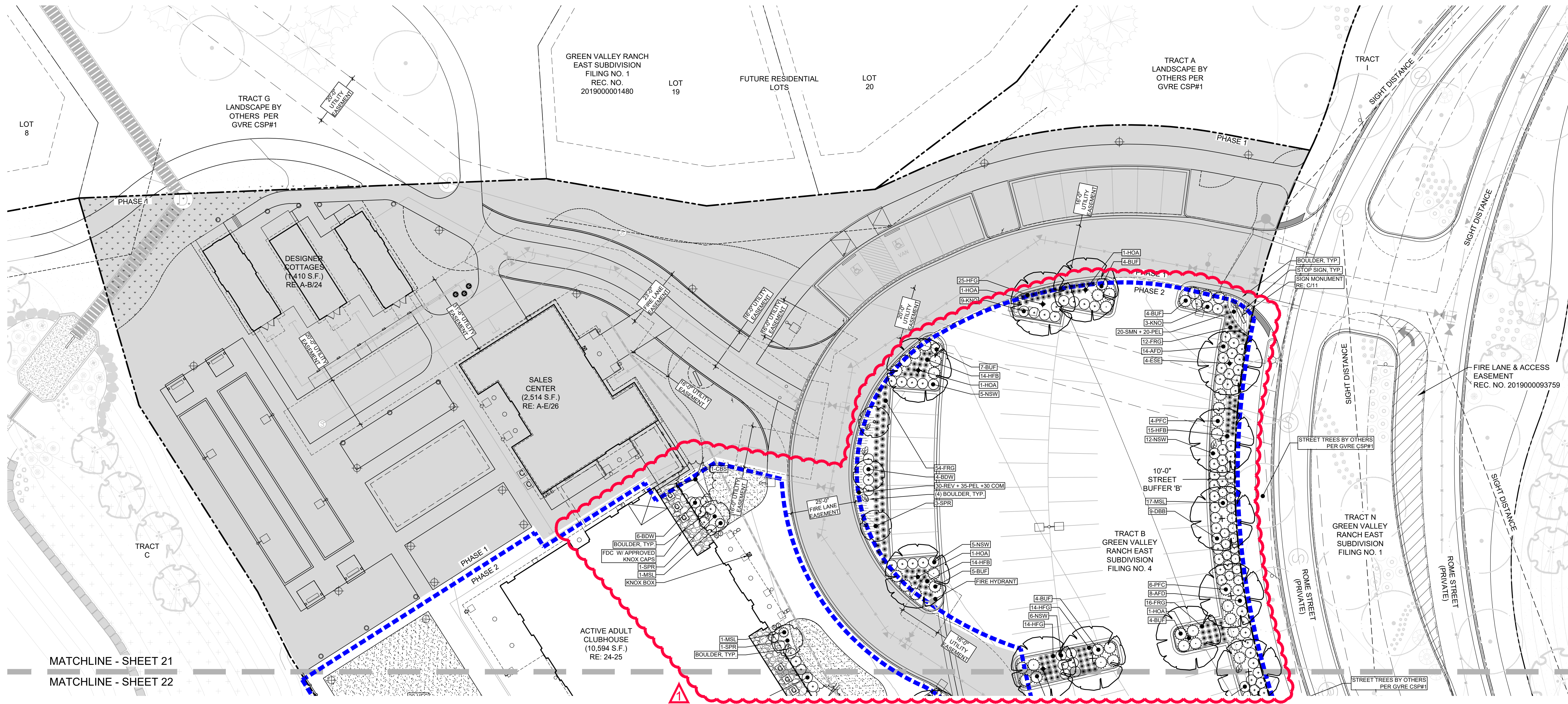
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AMENDMENT #1 (3)	08/21/2020

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### LANDSCAPE LEGEND

TRACT BOUNDARY

PHASE 2 BOUNDARY

PHASE 1

EASEMENT (LABELED ON PLAN)

SIGHT DISTANCE TRIANGLE

ROLL TOP EDGER

BOULDER

FENCE

GATE

LIGHT FIXTURES  
(NOT SHOWN TO SCALE)

FIRE HYDRANT

CONDENSERS

DECIDUOUS SHADE TREE

DECIDUOUS ORNAMENTAL TREE

EVERGREEN TREE

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

TURF

NATIVE SEED

ANNUALS

COBBLE

ARTIFICIAL TURF

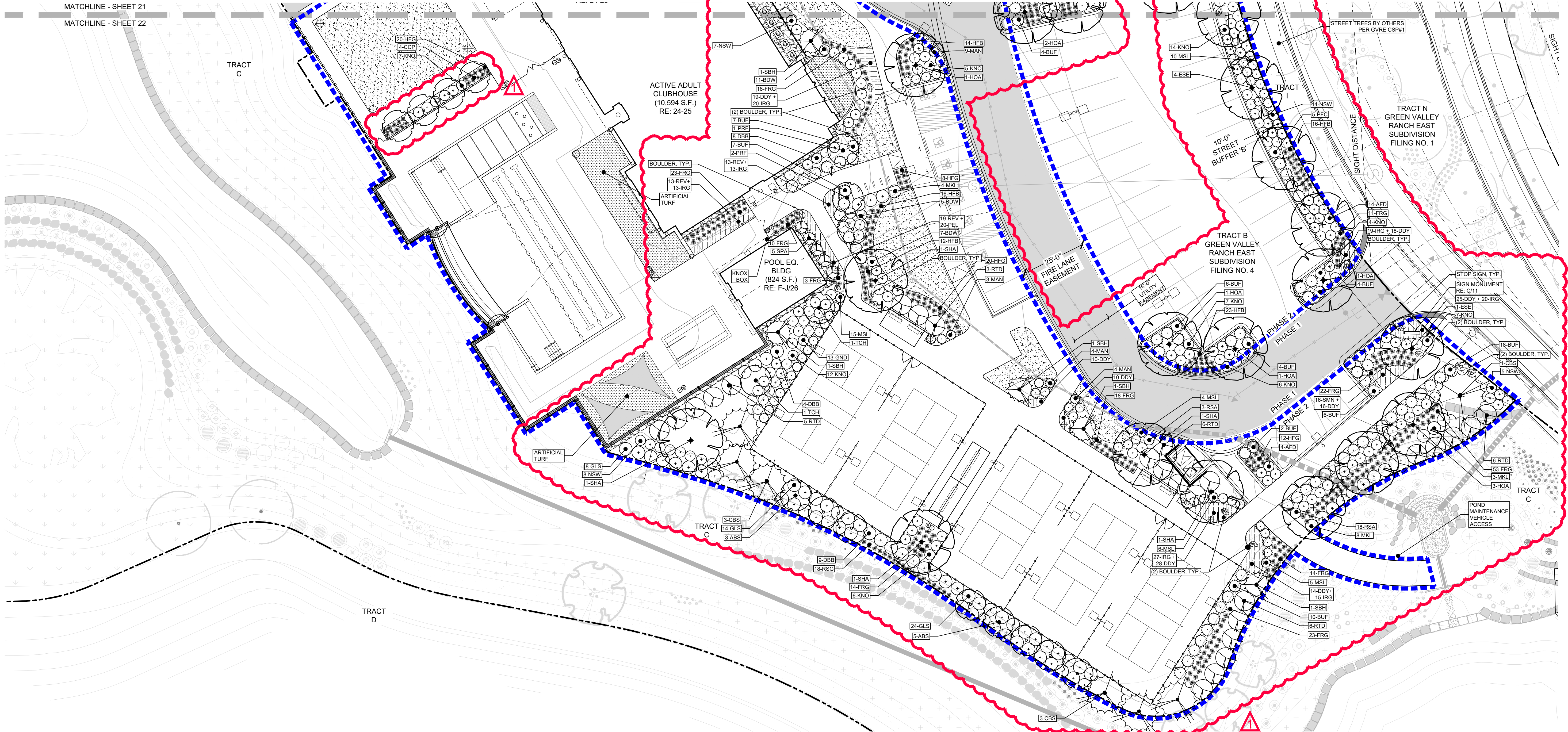
GRASSCRETE PAVERS  
(PHASE 1 ONLY)

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

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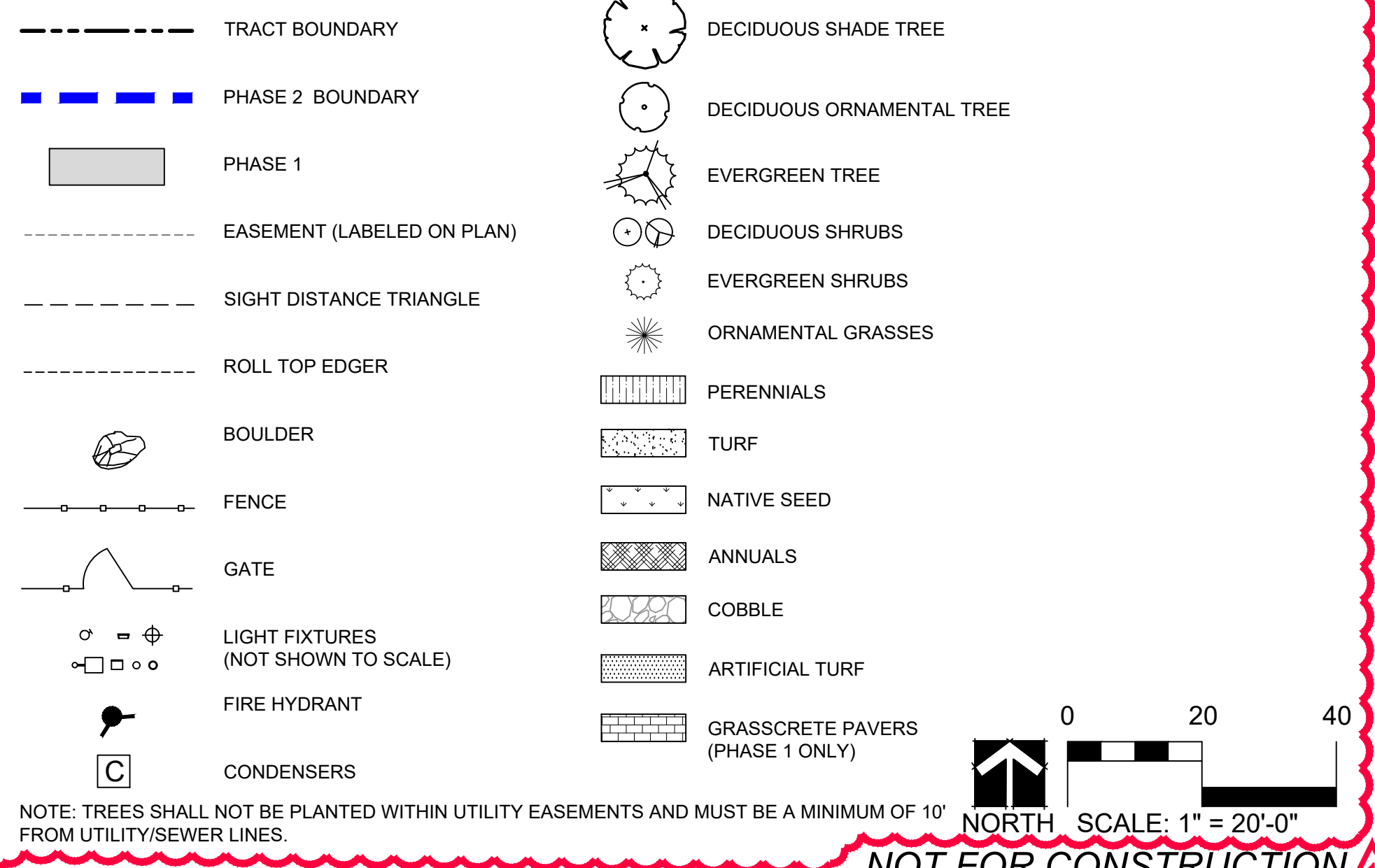


### PLANTING SCHEDULE (FULL BUILD-OUT QUANTITIES FOR SITE)

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	WATER USAGE
<b>DECIDUOUS TREES</b>					
ABM	6	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERSRED'	2.5" CAL.	LOW
ESE	13	EMERALD SUNSHINE ELM	ULMUS PROPINQUA 'JFS-BEIERICH'	2.5" CAL.	LOW
HOA	16	HERITAGE OAK	QUERCUS X MACDANIELLI 'CLEMONS'	2.5" CAL.	MED
SHA	5	SHADEMASTER LOCUST	GLEDITSIA TRIACANTHOS 'INERMIS' SHADEMASTER	2.5" CAL.	LOW
<b>ORNAMENTAL TREES</b>					
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
<b>EVERGREEN TREES</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
<b>EVERGREEN SHRUBS</b>					
BUF	133	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL	LOW
MAN	40	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'	2 GAL	LOW
MSL	78	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	6 GAL	LOW
PFC	19	COMPACT PFITZER	JUNIPERUS X MEDIA 'PFITZERANA COMPACT'	5 GAL	LOW

### LANDSCAPE LEGEND

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	WATER USAGE
<b>DECIDUOUS SHRUBS</b>					
AFD	40	ARCTIC FIRE DOGWOOD	CORNUS STOLONIFERA 'FARROW'	5 GAL	MED
BDW	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
<b>ORNAMENTAL GRASSES #1 OR #5</b>					
FRG	434	KARL FOERSTER FEATHER REED GRASS	C. ACUTIFLORA 'KARL FOERSTER'	1 GAL	LOW
HFG	303	FOUNTAIN GRASS, HARDY 'HADELN'	PENNISETUM ALOPECUROIDES 'HADELN'	1 GAL	LOW
HFB	123	HARDY 'LITTLE BUNNY' FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GAL	LOW
RSG	18	RED SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	1 GAL	LOW
<b>PERENNIALS #1 (no TE credit)</b>					
COM	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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## GREEN VALLEY RANCH EAST ACTIVE ADULT CLUBHOUSE CONTEXTUAL SITE PLAN LANDSCAPE PLAN: PHASE 2

PROFESSIONAL STAMP

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

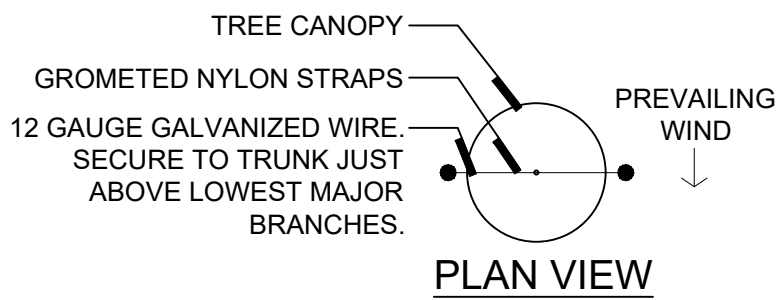
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AMENDMENT #1 (3)	08/21/2020

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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.

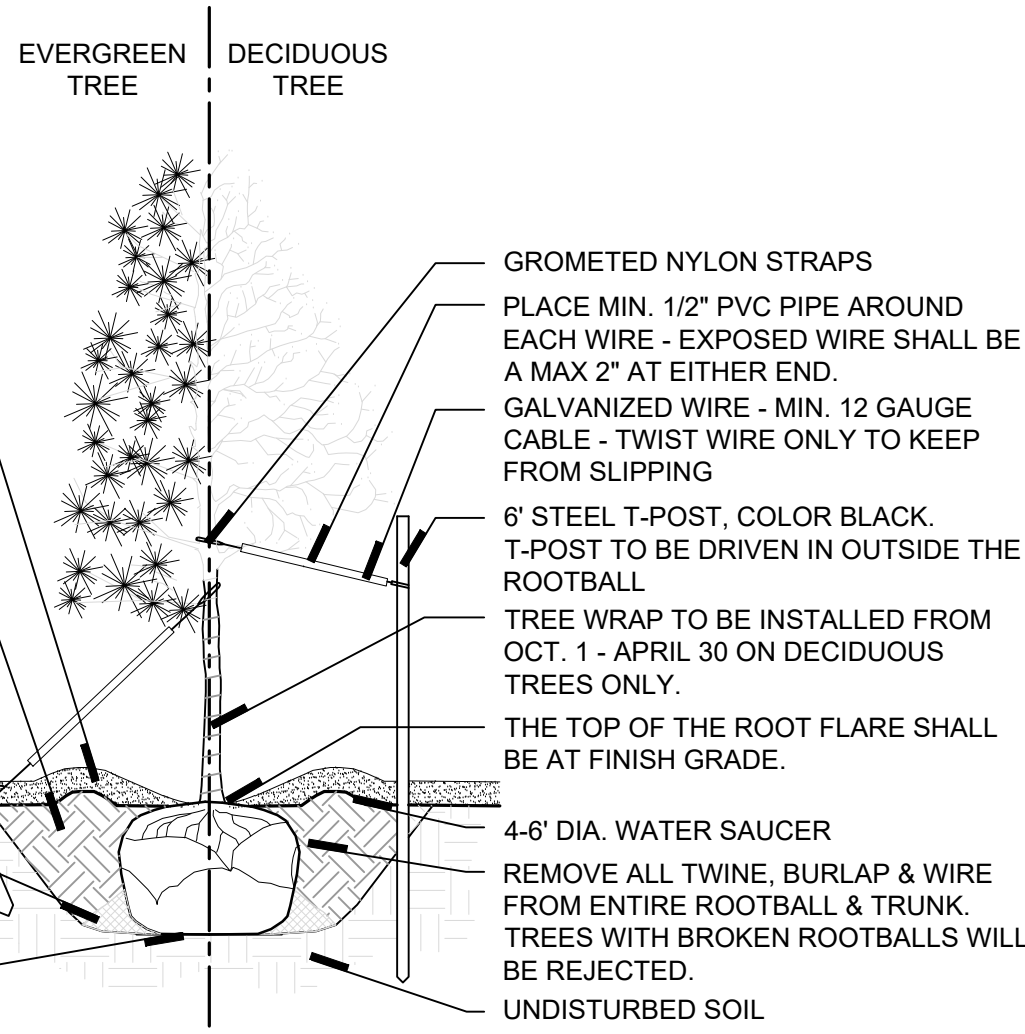
MIN. 3" DEPTH MULCH RING (MULCH PER PLANS) A MIN. OF 4" DIA. MULCH DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK

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

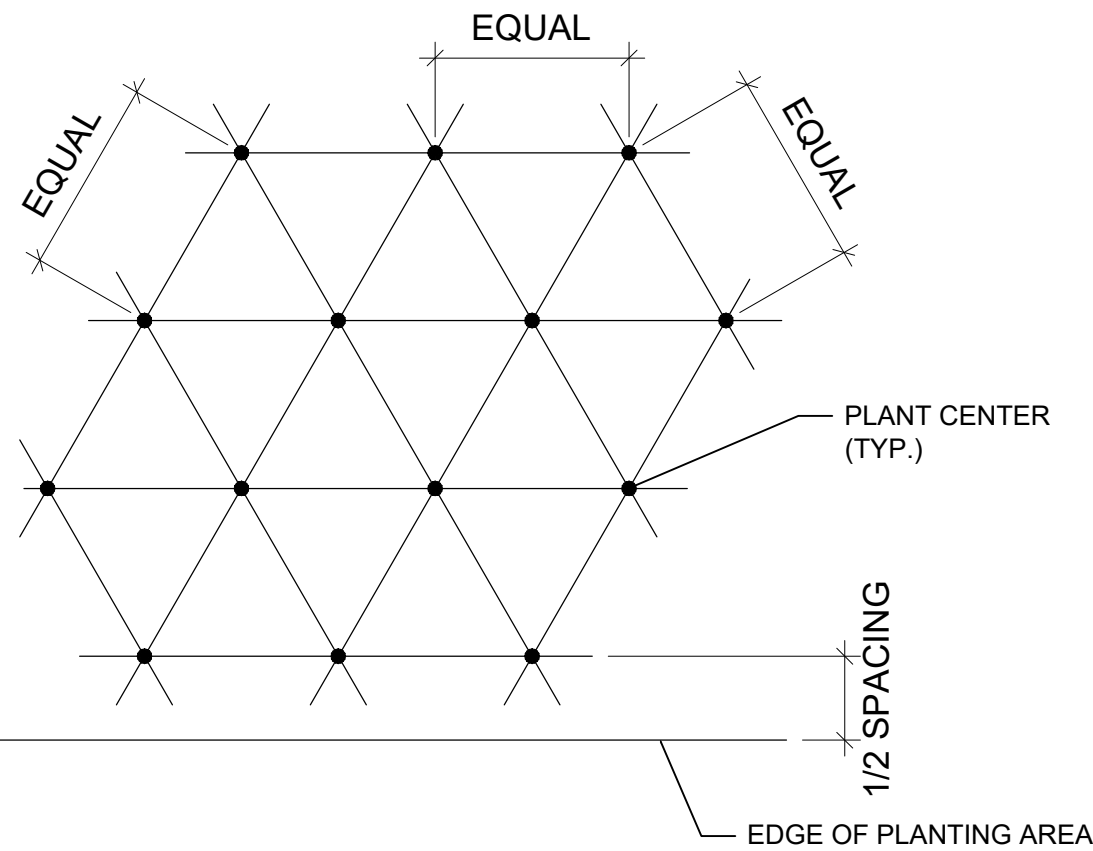
PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. BELOW FINISH GRADE.

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

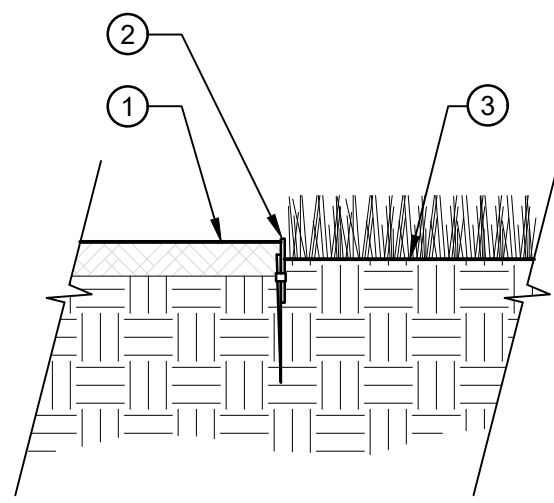


**A** DECIDUOUS AND EVERGREEN TREE PLANTING DETAIL  
SCALE: NTS

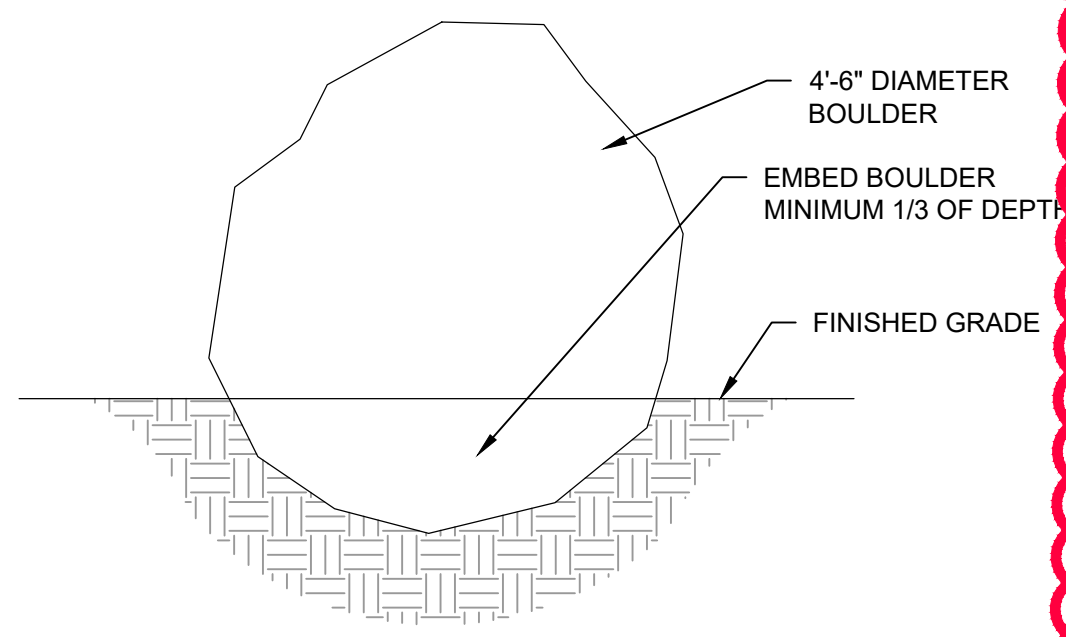


NOTE: ALL PLANTS TO BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING OF PLANTS.

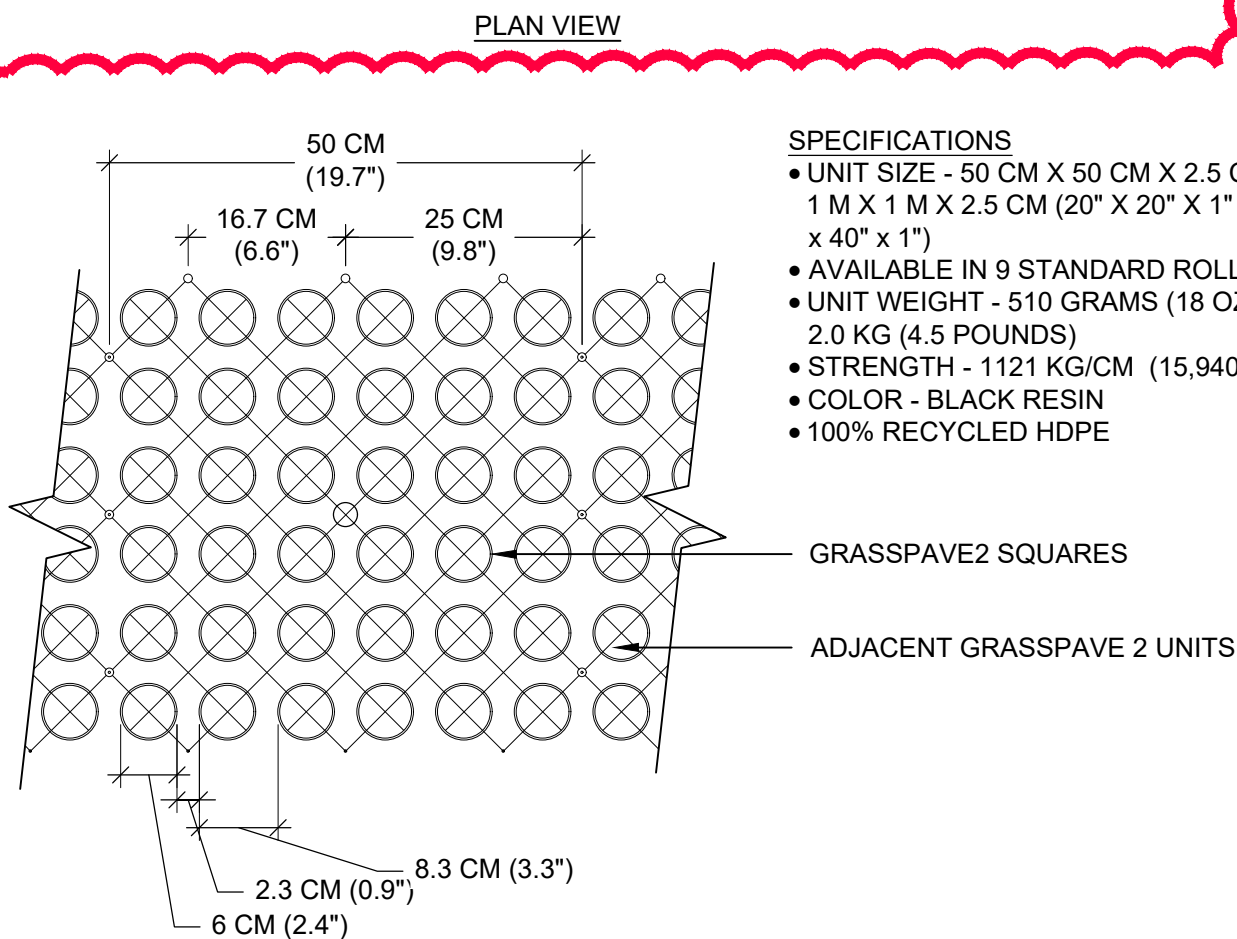
**C** PLANT SPACING DETAIL  
SCALE: NTS



**D** STEEL EDGE DETAIL  
SCALE: NTS

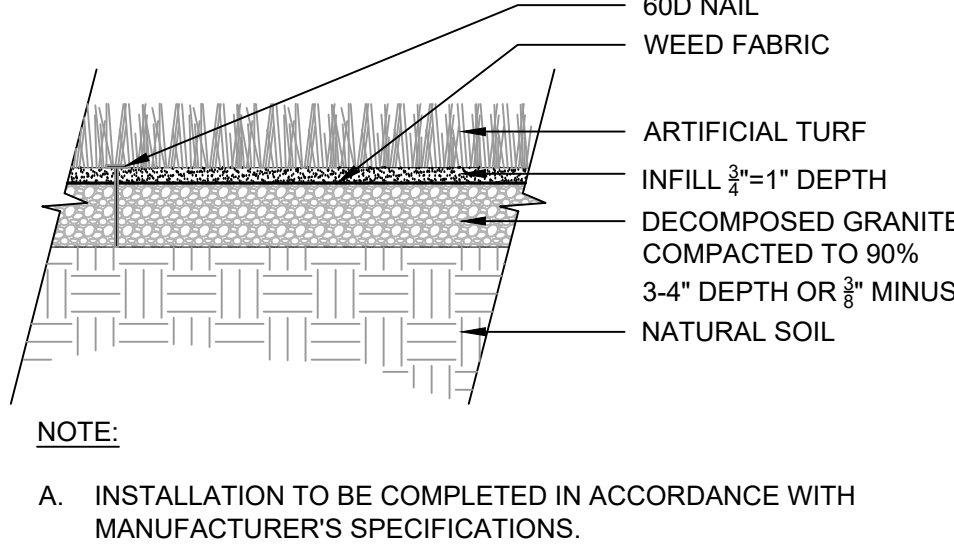


**F** BOULDER (QTY:18)  
SCALE: NTS

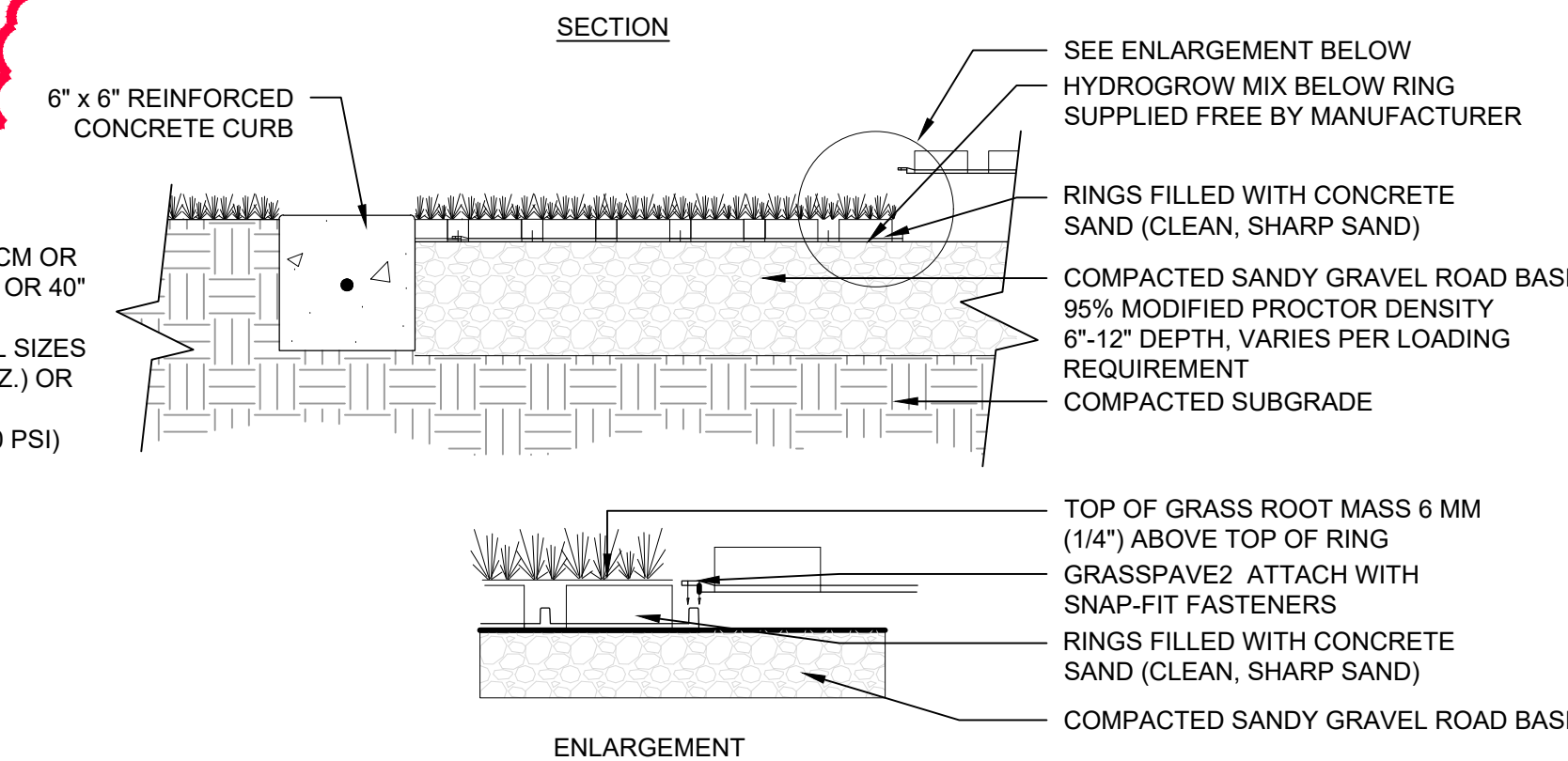


**G** GRASSCRETE @ FIRE LANE  
SCALE: NTS

1. TOP OF MULCH IN PLANTER AREAS  
2. EDGING TO BE PERMALOC CLEANLINE 3/16"x 6" GALVANIZED METAL EDGING. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.  
3. FINISH GRADE  
NOTE:  
CONTRACTOR TO STAKE OUT EDGING FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ALL EDGING TO BE IN CONSISTENT STRAIGHT OR CURVED ALIGNMENT.



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



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

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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

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

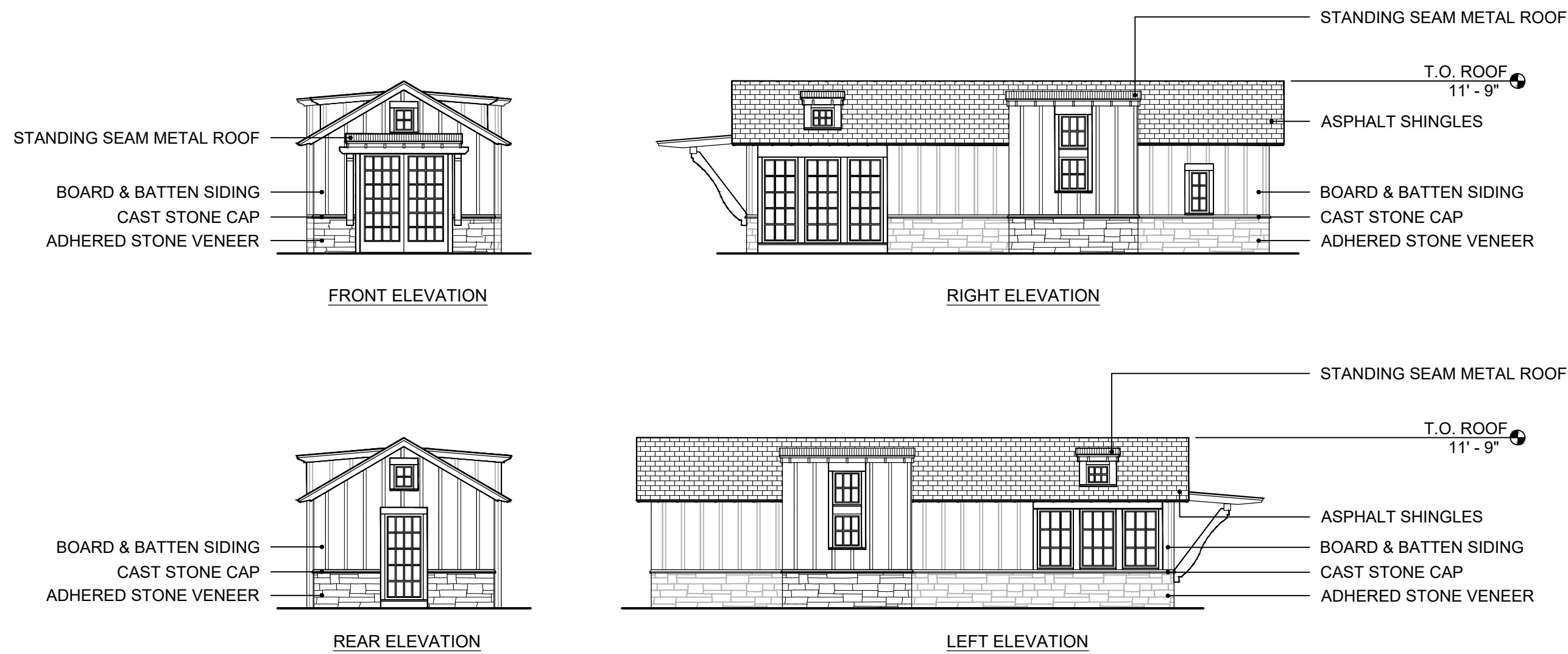
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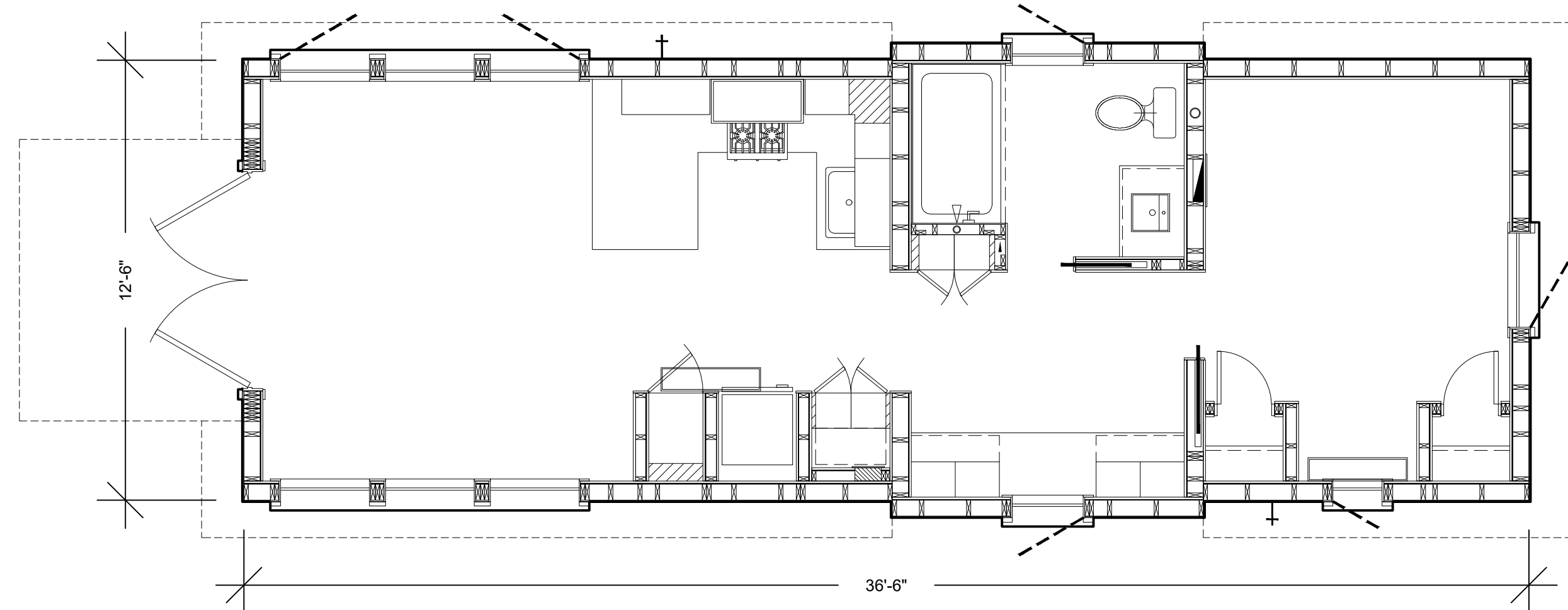
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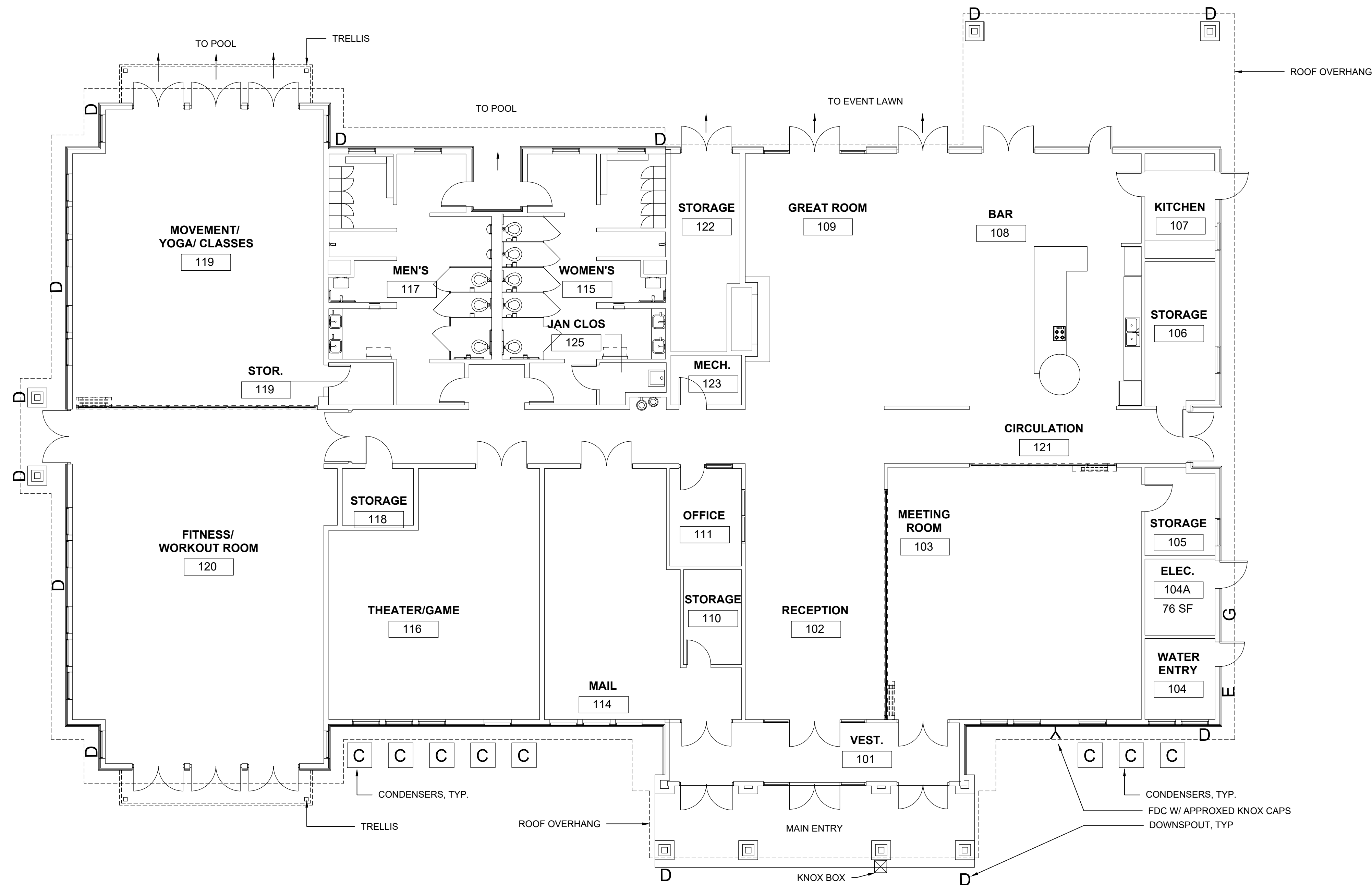
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**A** DESIGNER COTTAGES - ELEVATIONS  
SCALE: NTS

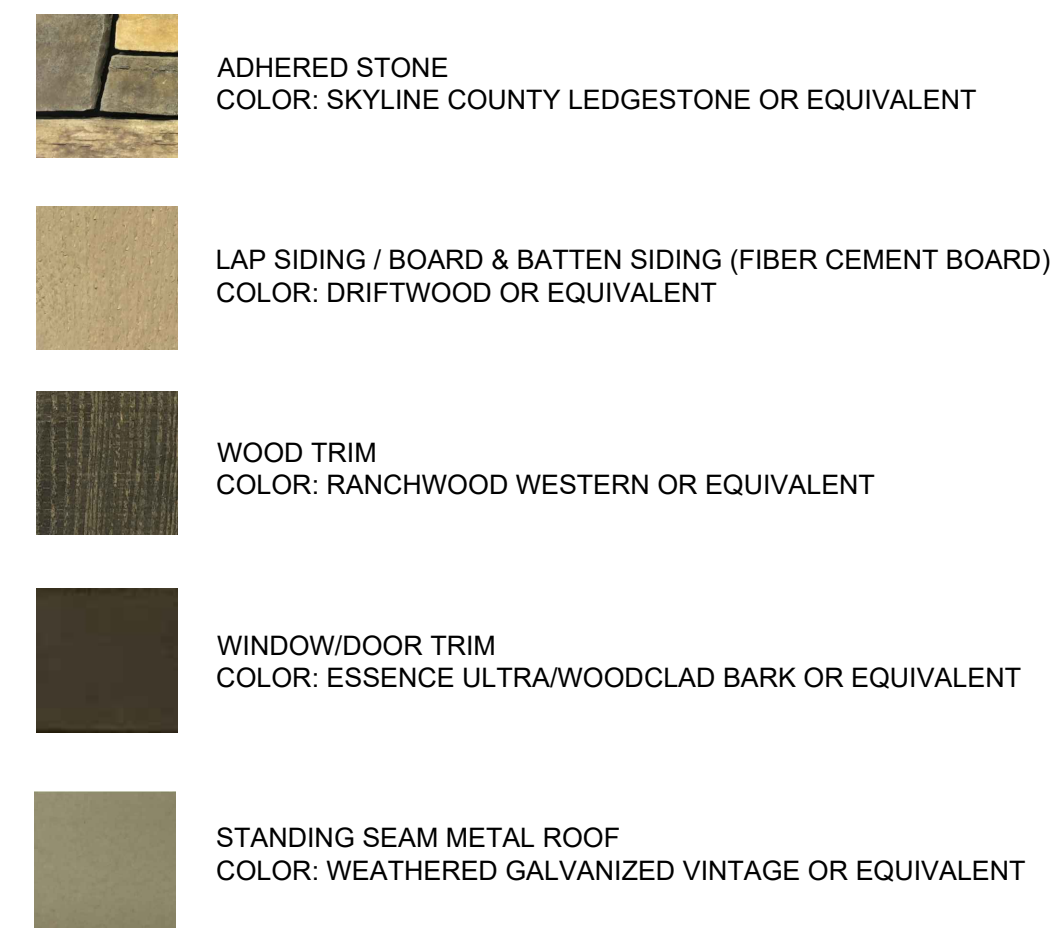


**B** DESIGNER COTTAGES - FLOOR PLAN  
SCALE: NTS



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

**BUILDING MATERIALS:**



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

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

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CHECKED BY: JC

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ACTIVE ADULT CLUBHOUSE  
CONTEXTUAL SITE PLAN  
ELEVATIONS: CLUBHOUSE

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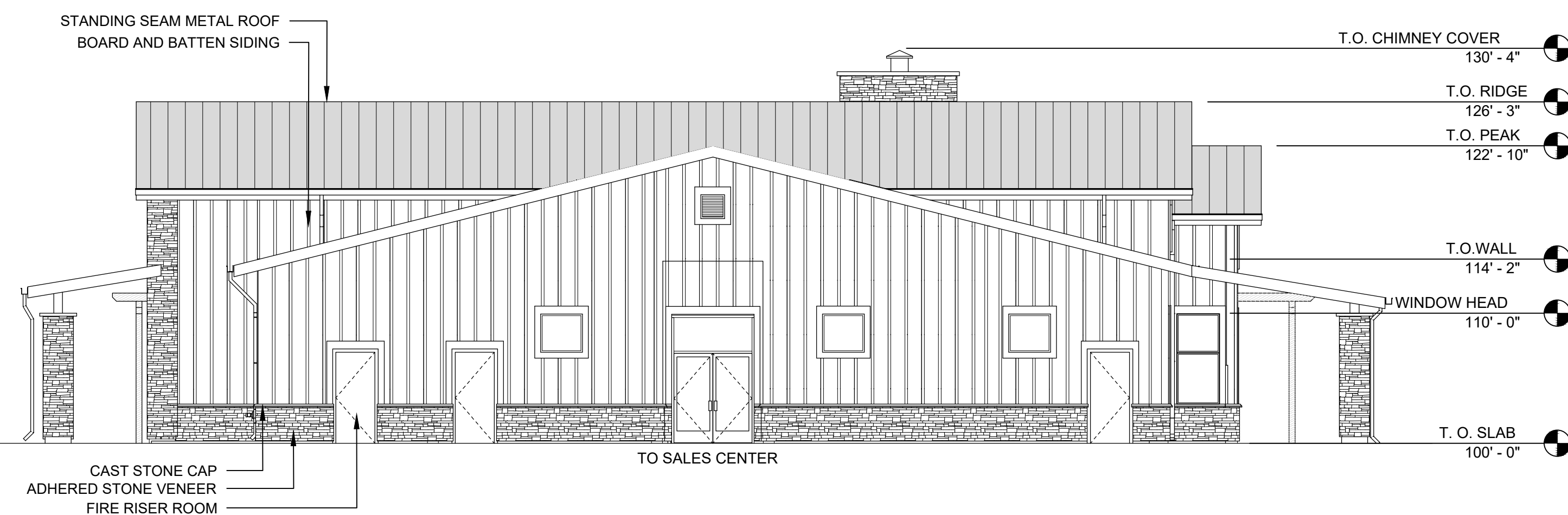
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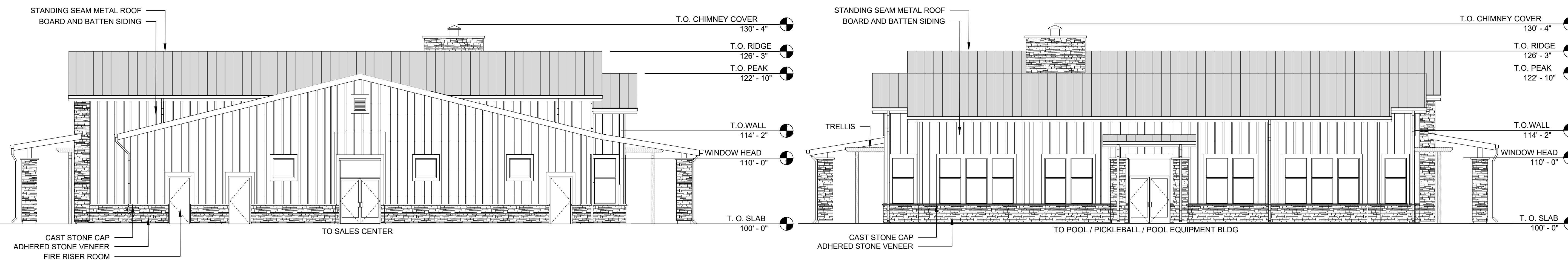
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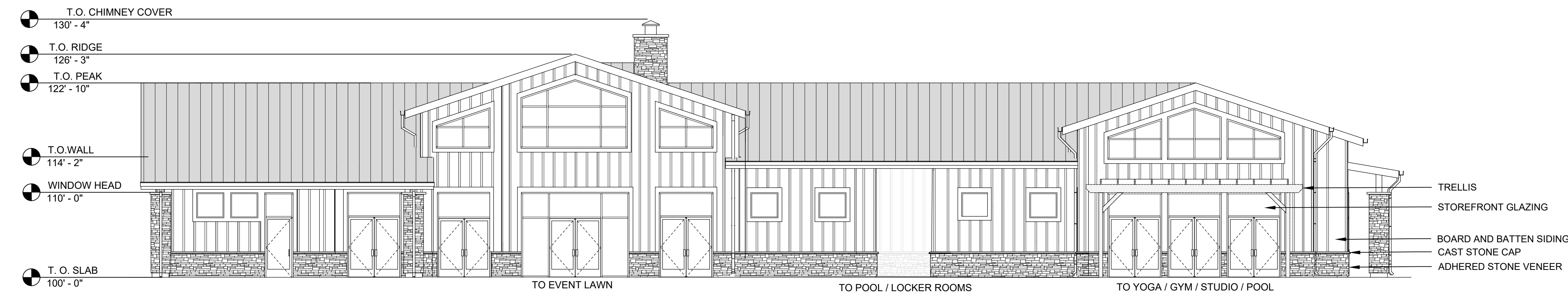
**A** EAST ELEVATION (FRONT ENTRY)  
SCALE: 1/8"=1'-0"



**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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ACTIVE ADULT CLUBHOUSE  
CONTEXTUAL SITE PLAN  
SALES CENTER & POOL BLDG

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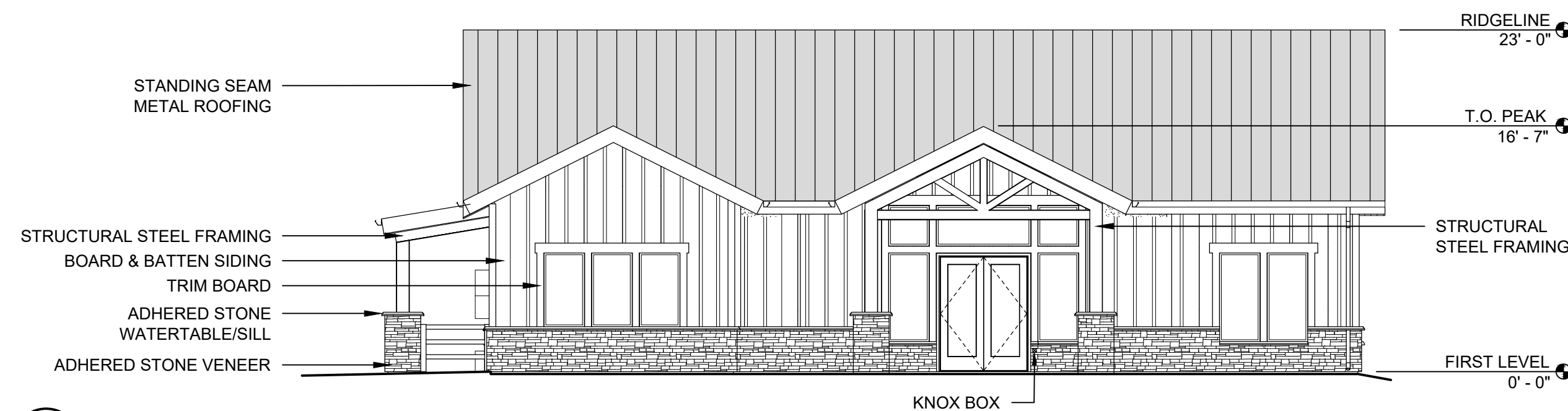
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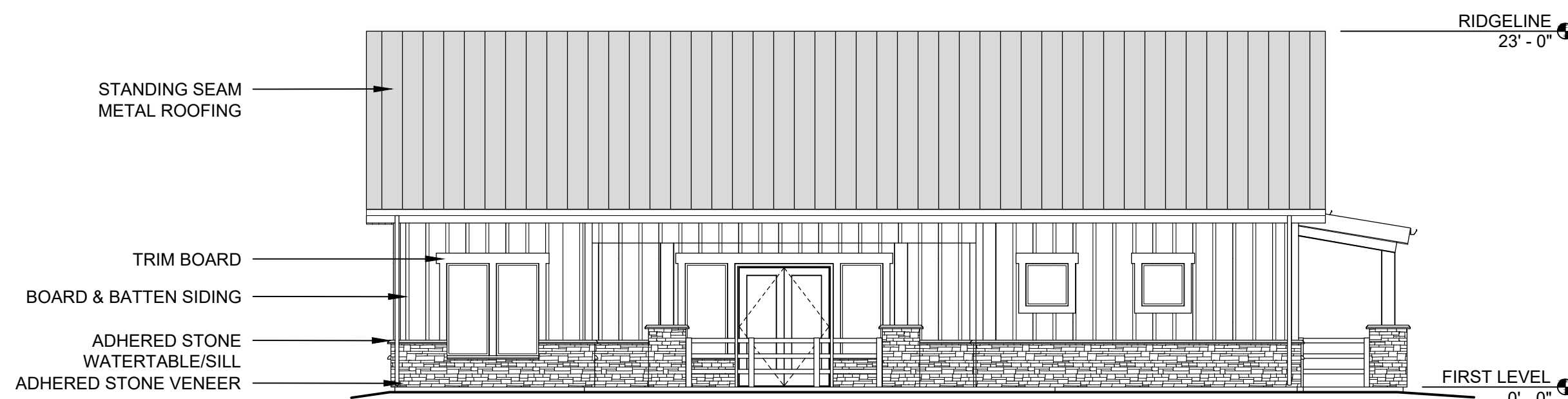
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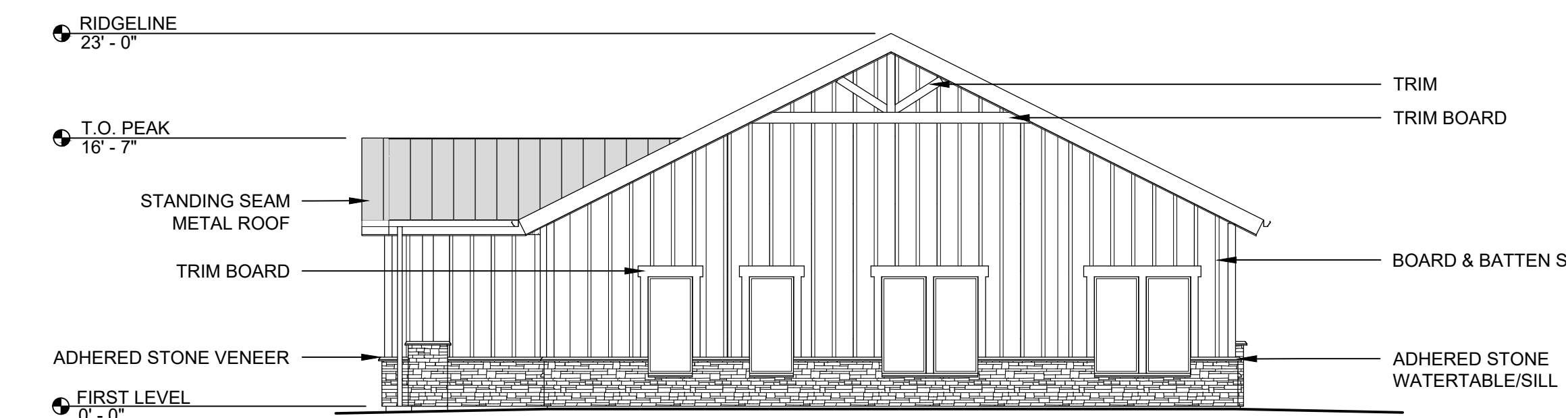
A SALES CENTER - EAST ELEVATION (FRONT ENTRY)

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



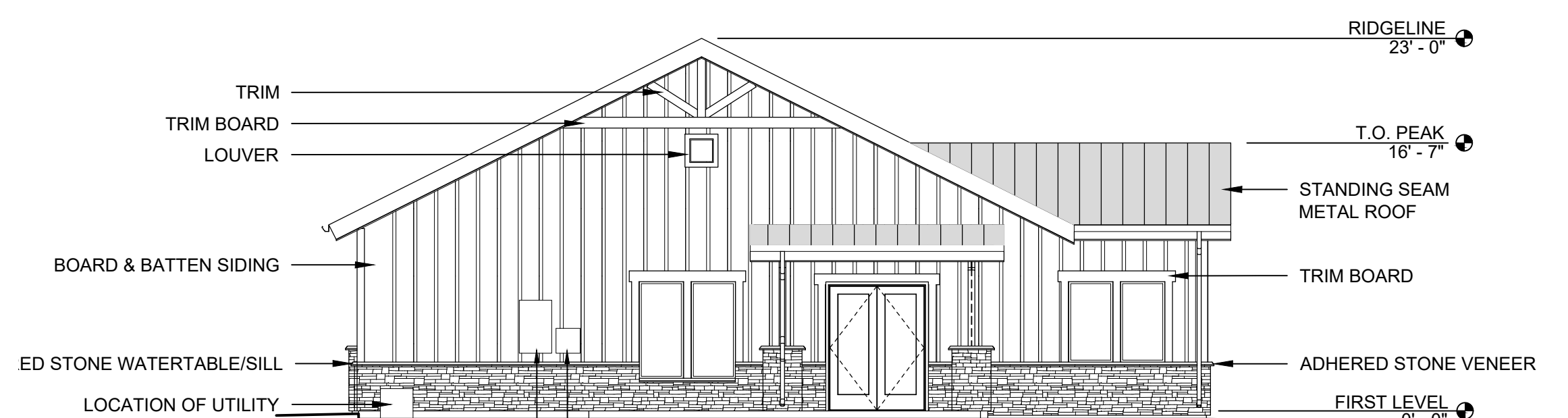
B SALES CENTER - WEST ELEVATION

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



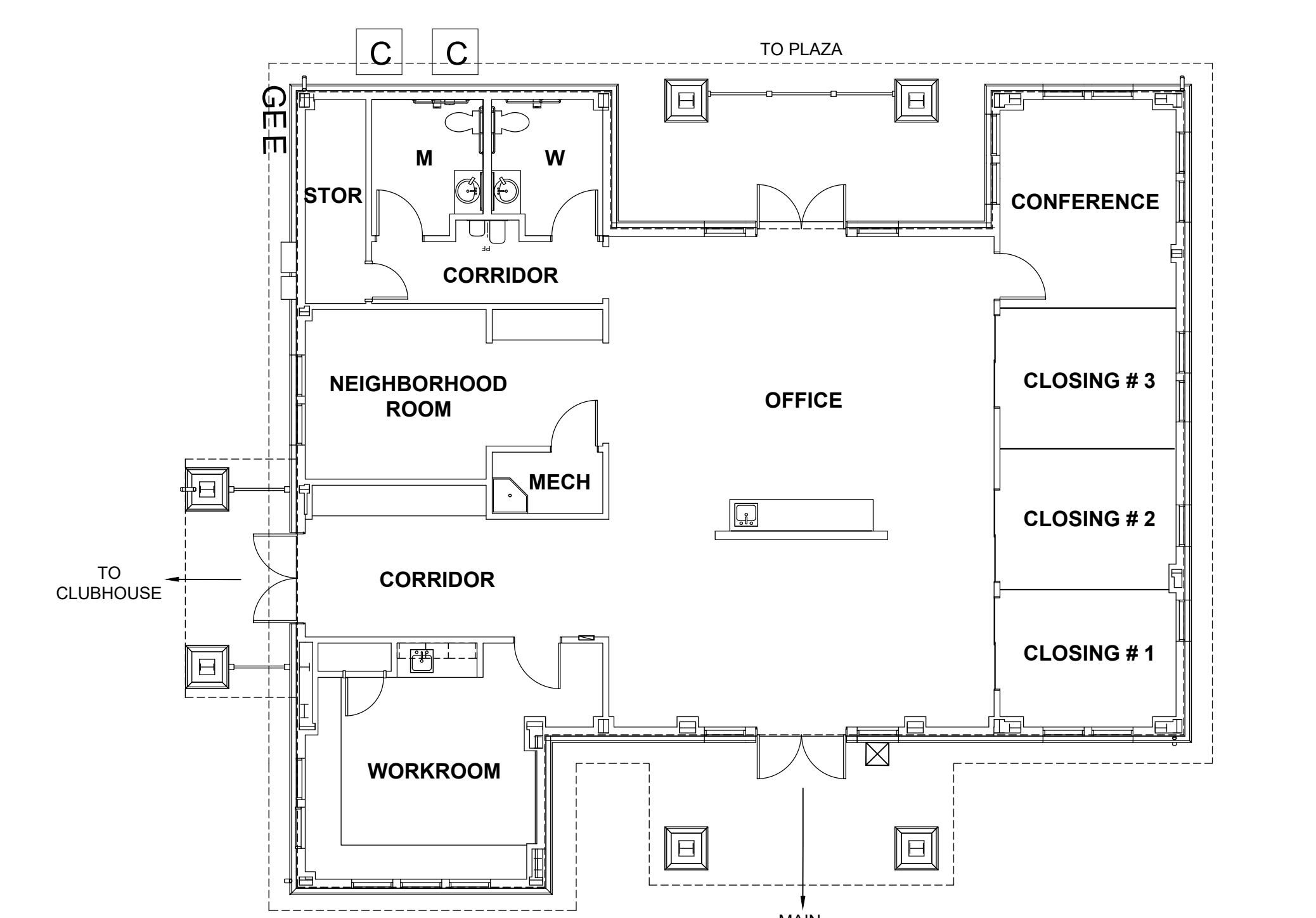
C SALES CENTER - NORTH ELEVATION

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



D SALES CENTER - SOUTH ELEVATION

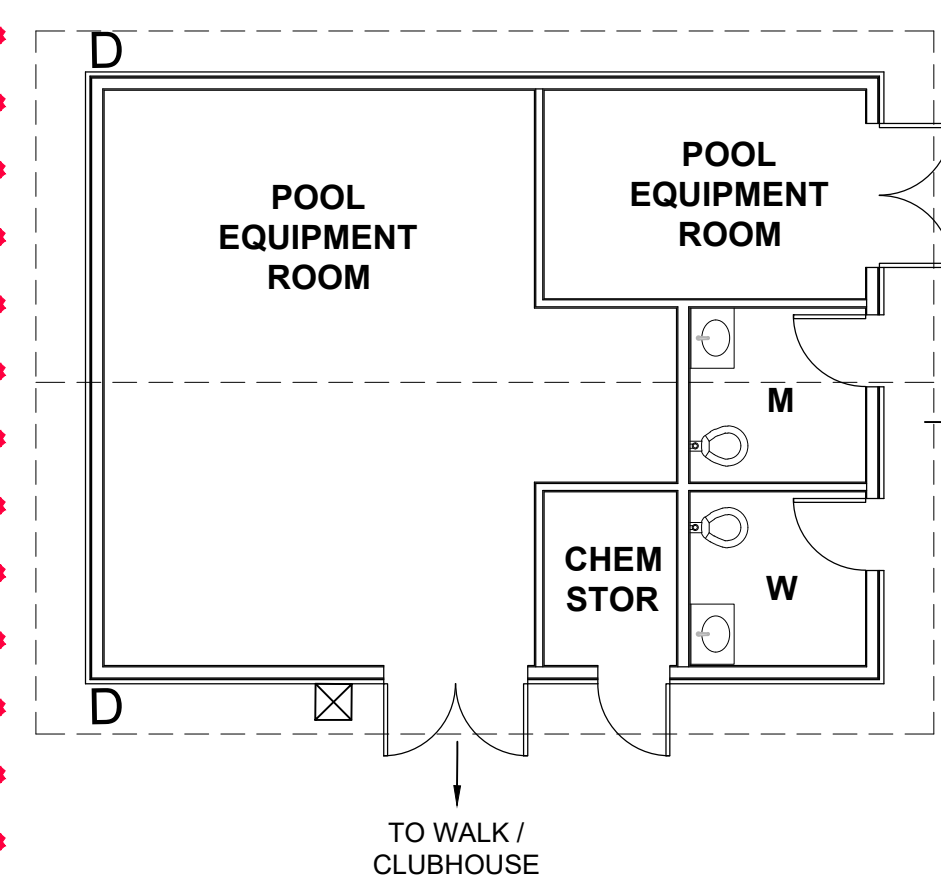
SCALE: 1/8"=1'-0"



E SALES CENTER PLAN

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

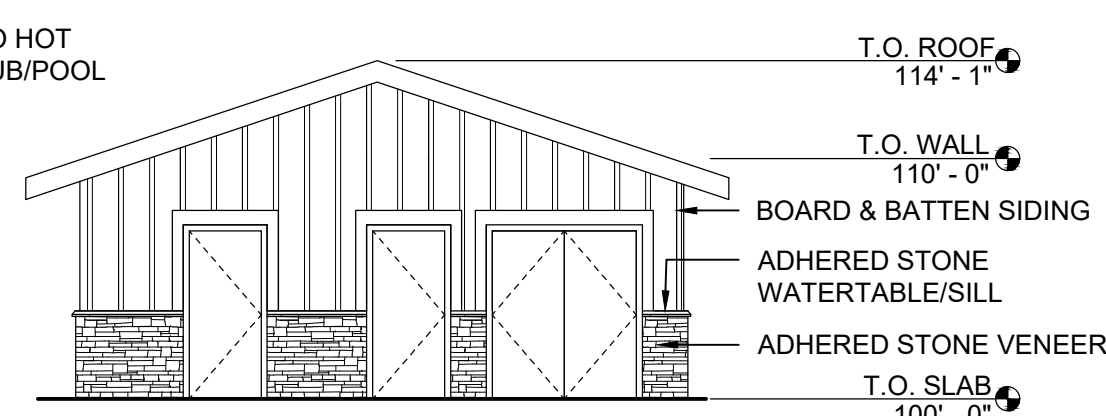
NOTE:  
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ELEVATIONS ARE FOR REFERENCE  
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F POOL EQUIPMENT BUILDING PLAN

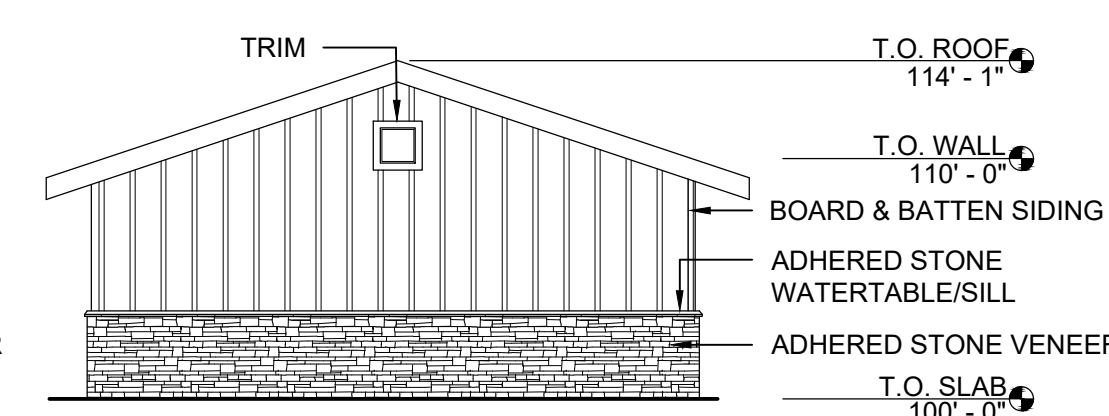
SCALE: 1/8"=1'-0"

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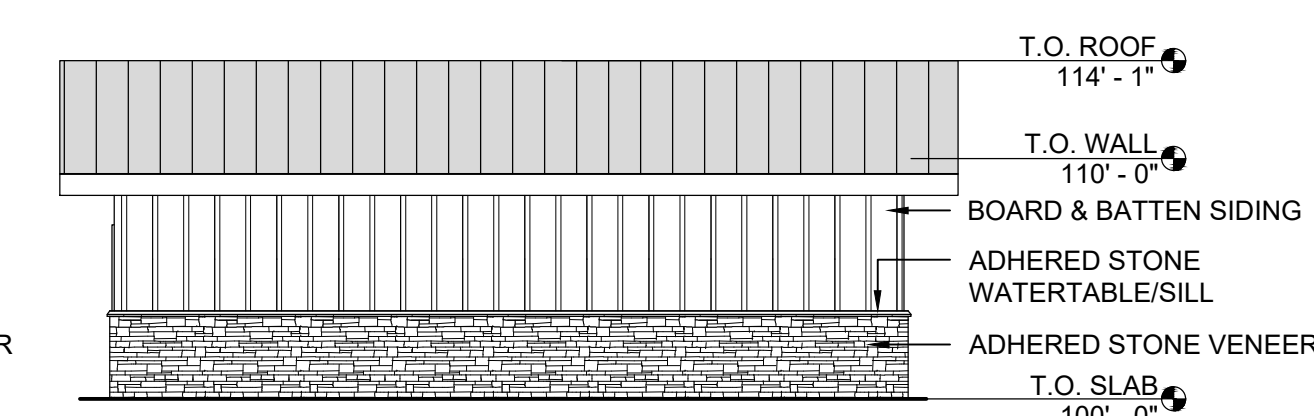
G POOL EQUIPMENT BUILDING - NORTH ELEVATION

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



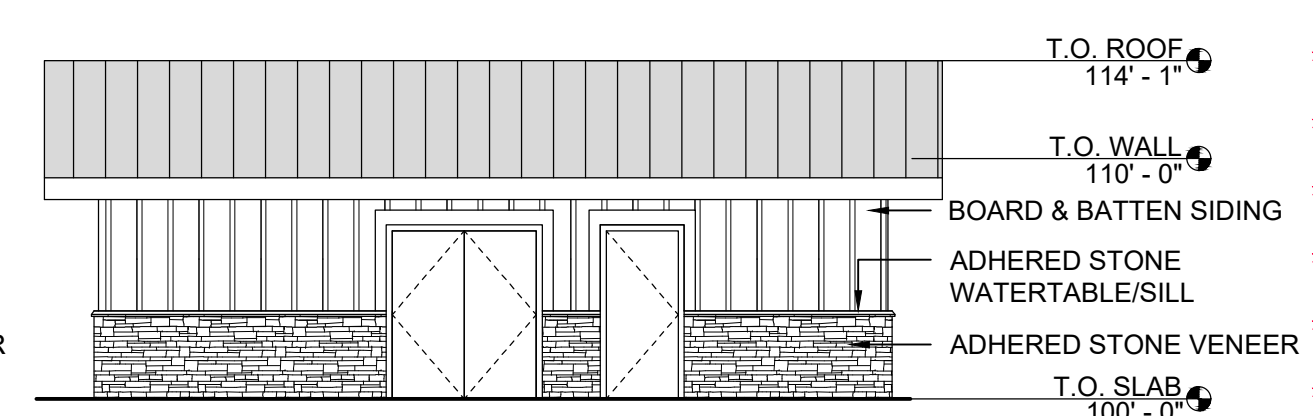
H POOL EQUIPMENT BUILDING - SOUTH ELEVATION

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



I POOL EQUIPMENT BUILDING - EAST ELEVATION

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



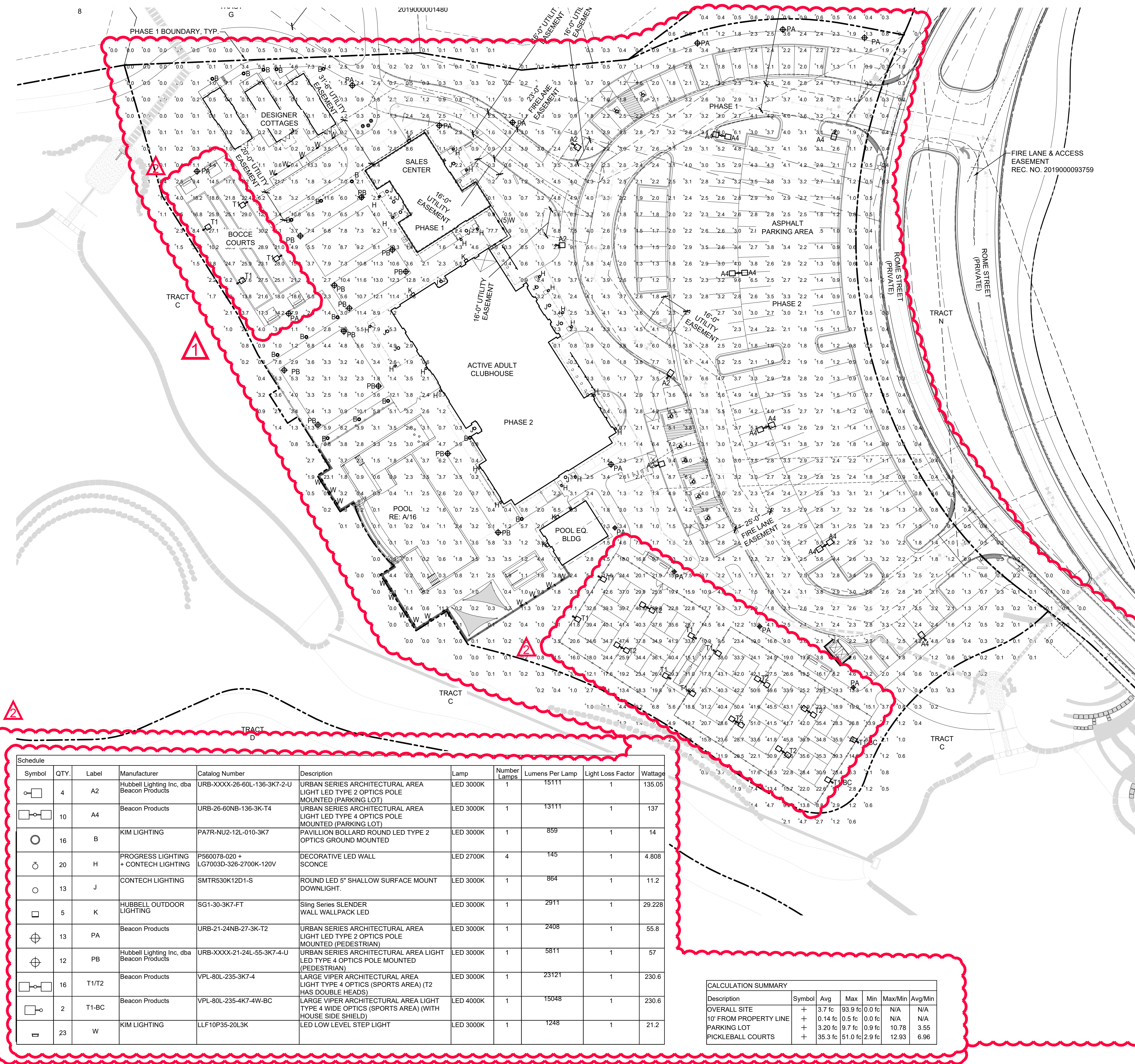
J POOL EQUIPMENT BUILDING - WEST ELEVATION

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

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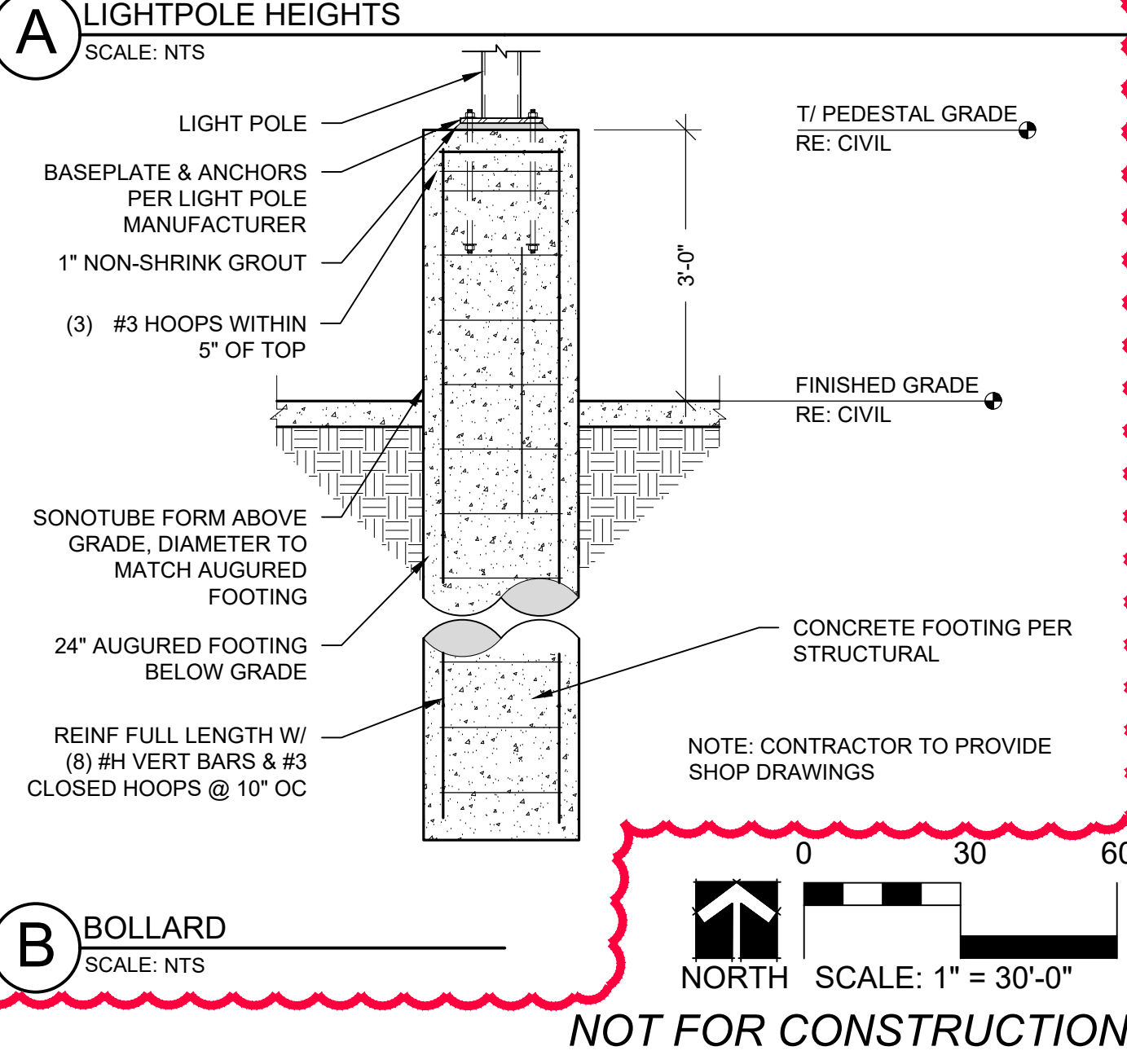
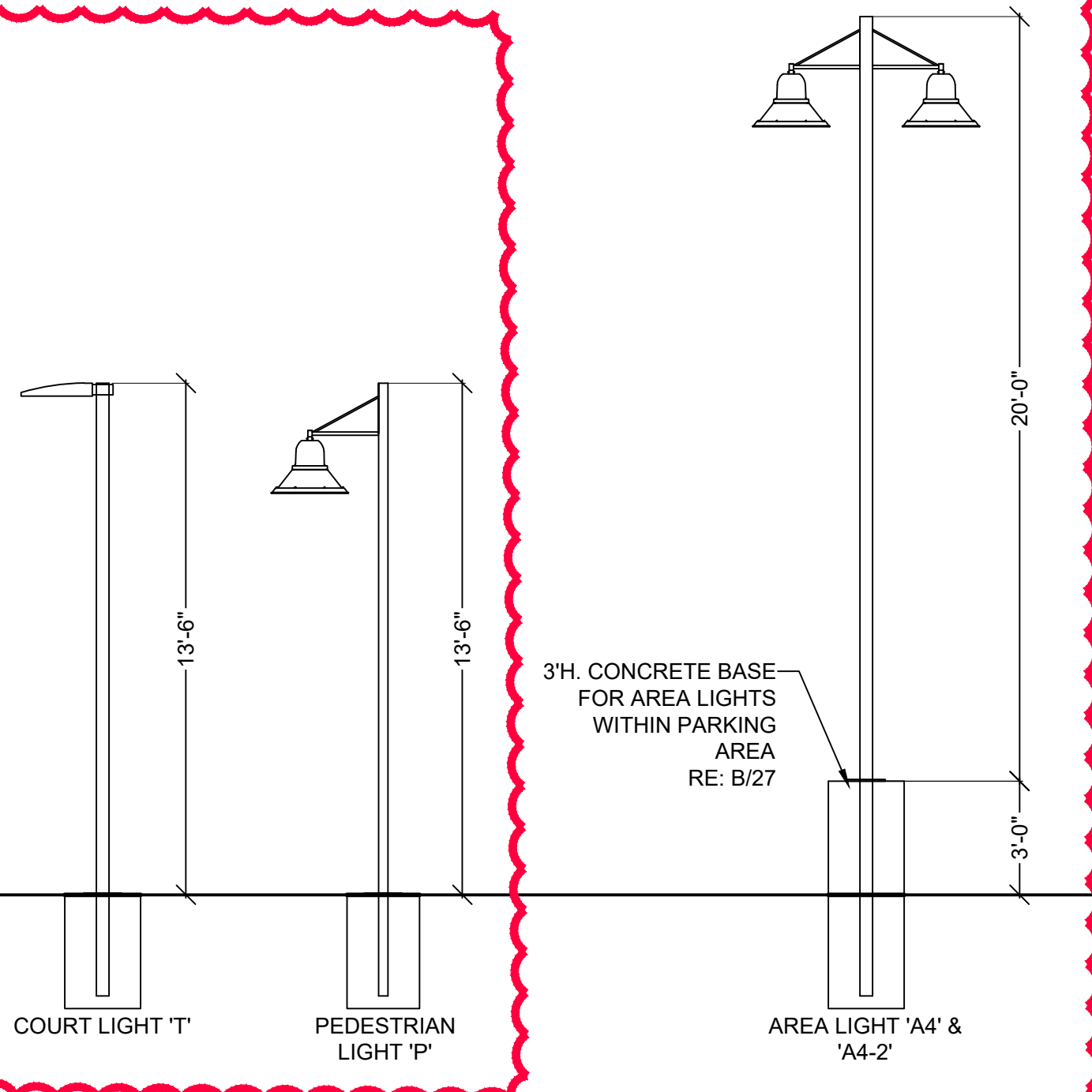


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## LIGHTING NOTES

- 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.



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	0.9 fc	10.78	3.55
PICKLEBALL COURTS	+	35.3 fc	51.0 fc	2.9 fc	12.93	6.96

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

PROFESSIONAL STAMP

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

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SHEET NUMBER

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