

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 9, BLOCK 7 OF CLARK COLONY, A SUBDIVISION OF SECTION 16, AS RECORDED IN PLAT BOOK 2, PAGE 10, IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SITUATED IN THE SOUTH HALF OF SECTION 16 AND THE NORTH HALF OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 1" ALUMINUM PIPE WITH A 3-1/4" DIAMETER ALUMINUM CAP IN A RANGE BOX STAMPED 'TSS R67W 1716/20/21 PLS 37908 2015', FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A NO. 6 REBAR WITH A 3-1/4" DIAMETER ALUMINUM CAP STAMPED 'MERRICK & COMPANY TSS R67W 14 S16/S21 1996 PLS 13155', IS ASSUMED TO BEAR NORTH 89°30'45" EAST, A DISTANCE OF 2620.99 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

THENCE NORTH 87°59'24" EAST, A DISTANCE OF 1972.24 FEET TO A POINT ON THE EAST LINE OF GREENWOOD PLAZA FIFTH FILING, 1ST AMENDMENT, AS RECORDED IN THE RECORDS OF SAID CLERK AND RECORDER AT RECEPTION NUMBER B8127479, SAID POINT BEING THE POINT OF BEGINNING; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE EASTERLY AND SOUTHERLY BOUNDARY OF SAID GREENWOOD PLAZA FIFTH FILING, 1ST AMENDMENT:

1. NORTH 00°03'01" EAST, A DISTANCE OF 303.09 FEET;

2. NORTH 89°33'40" EAST, A DISTANCE OF 71.72 FEET;

THENCE SOUTH 08°18'27" EAST, A DISTANCE OF 8.72 FEET;

THENCE SOUTH 89°56'59" EAST, A DISTANCE OF 46.72 FEET TO THE POINT OF CURVATURE OF A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 282.00 FEET;

THENCE EASTERLY, ALONG THE ARC OF SAID CURVE 11.21 FEET, THROUGH A CENTRAL ANGLE OF 2°16'41"; SAID CURVE HAVING A CHORD THAT BEARS NORTH 88°54'40" EAST, A CHORD DISTANCE OF 11.21 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 87°46'20" EAST, A DISTANCE OF 50.96 FEET TO THE POINT OF CURVATURE OF A TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 318.00 FEET;

THENCE EASTERLY, ALONG THE ARC OF SAID CURVE 12.64 FEET, THROUGH A CENTRAL ANGLE OF 2°16'41"; SAID CURVE HAVING A CHORD THAT BEARS NORTH 88°54'40" EAST, A CHORD DISTANCE OF 12.64 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 89°56'59" EAST, A DISTANCE OF 102.20 FEET;

THENCE NORTH 00°03'01" EAST, A DISTANCE OF 7.00 FEET;

THENCE SOUTH 89°56'59" EAST, A DISTANCE OF 368.69 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25, CDOT PROJECT 11584;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 17°06'43" EAST, A DISTANCE OF 51.32 FEET;

2. SOUTH 00°09'48" WEST, A DISTANCE OF 271.43 FEET;

3. SOUTH 14°41'51" WEST, A DISTANCE OF 52.04 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST ORCHARD ROAD CONVEYED TO THE STATE DEPARTMENT OF HIGHWAYS AND DESCRIBED IN THE RECORDS OF SAID CLERK AND RECORDER IN BOOK 4574 AT PAGE 269;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST ORCHARD ROAD, SOUTH 89°32'31" WEST, A DISTANCE OF 260.60 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST ORCHARD ROAD, NORTH 80°40'40" WEST, A DISTANCE OF 98.94 FEET;

THENCE NORTH 73°06'12" WEST, A DISTANCE OF 89.87 FEET TO A POINT ON A NON-TANGENTIAL CURVATURE TO THE LEFT, HAVING A RADIUS OF 3126.50 FEET;

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE 224.19 FEET, THROUGH A CENTRAL ANGLE OF 04°06'31"; SAID CURVE HAVING A CHORD THAT BEARS NORTH 83°08'34" WEST A CHORD DISTANCE OF 224.15 FEET, TO A POINT OF NON-TANGENCY AND TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING A CALCULATED AREA OF 235.040 SQUARE FEET (5.396 ACRES) OF LAND, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS, RESTRICTIONS, OR RIGHTS-OF-WAY OF RECORD, IF ANY.

SURVEYOR'S NOTES

1. LIMITED SCOPE OF RESPONSIBILITY STATEMENT: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, PUBLIC ROAD RIGHT-OF-WAY AND DEED OF RECORD, THE SURVEYOR RELIED UPON DOCUMENTS OBTAINED BY THIS SURVEYOR DUE TO DISCOVERED INFORMATION THAT PROMPTED A SEARCH FOR AND ACQUISITION OF (IF POSSIBLE) SAID OTHER DOCUMENTS. IF ANY OTHER EASEMENTS, RIGHT-OF-WAYS, VACATIONS, COURT DECREES OR OTHER ENCUMBRANCES AFFECT THIS PROPERTY, THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND THEREFORE NOT SHOWN.

2. NOTICE: PURSUANT TO COLORADO REVISED STATUTES TITLE 13, ARTICLE 80, SECTION 105 (C.R.S. 13-80-105) - YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

3. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

4. BASIS OF BEARINGS: THE BEARINGS ARE GRID AND BASED WITH THE COLORADO COORDINATE SYSTEM OF 1983, CENTRAL ZONE. THE BEARING OF THE EASTERLY BOUNDARY LINE OF BLOCK 1 GREENWOOD PLAZA FIFTH FILING 1ST AMENDMENT, BEING MONUMENTED AT THE SOUTH BY A REBAR AND RED PLASTIC CAP "PLS 36062" AND MONUMENTED AT THE NORTH BY A REBAR WITH AN 1.5" ALUMINUM CAP "PLS 37066", IS NORTH 00°03'01" EAST FOR 305.32'.

5. UNITS ARE U.S. SURVEY FEET IN GROUND DISTANCES.

6. ALL EXTERIOR BOUNDARY MONUMENTS SHALL BE SET BY THE SURVEYOR OF RECORD PER STATE STATUTE 38.51.105.

7. THE SURVEYOR RELIED UPON THE TITLE COMMITMENTS DEFINED HEREON FOR ALL INFORMATION REGARDING THE SUBDIVIDED PROPERTY. NOT ALL ITEMS IN THE TITLE COMMITMENT ARE DEFINABLE OR PLOTTABLE. ORDER NUMBER: ABD70759564, EFFECTIVE DATE: NOVEMBER 19, 2021 AT 5:00 P.M. AND ORDER NUMBER: ABD70759564, EFFECTIVE DATE: JANUARY 26, 2022 AT 5:00 P.M., PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

8. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. MAP NUMBER: 08005C0457K, MAP REVISED DATE: DECEMBER 17, 2010.

EXCEPTION REQUESTS

REQUESTED MODIFICATIONS TO CODE STANDARDS

- MAXIMUM SURFACE PARKING AREA. REQUEST FOR PAVED AREAS EXCEEDING 40% OF THE SITE AREA TO 54.59%. THE ADDITIONAL PAVED AREA ALLOWS FOR ADDITIONAL PARKING OVER CITY MINIMUMS AND FOR THE ANCHOR TENANT WRAP-AROUND SERVICE AREA. THIS WILL MINIMIZE CONFLICTS WITH PEDESTRIAN TRAFFIC ALONG THE WEST FAÇADE OF THE ANCHOR AND IMPROVE STORE OPERATIONS. [PREVIOUSLY APPROVED IN SDP @ 44.11%]
- PARKING SETBACK @ ORCHARD ROAD. VERSUS CODE REQUIRED 40' FROM THE CURB LINE, ONE TRIANGULATED AREA OF THE PARKING FIELD SHALL ENCRoACH INTO THE SETBACKS BY A MAX OF 10' WHILE EXCEEDING SETBACK IN OTHER AREAS ALONG E. ORCHARD ROAD BY UP TO 22'. [PREVIOUSLY APPROVED IN SDP]
- PARKING ENCRoACHMENT. SIX SURFACE PARKING SPACES (THREE AT NORTHEAST CORNER AND THREE AT SOUTHEAST CORNER OF LOT) ALONG I-25 ENCRoACH WITHIN THE 50' SETBACK. [PREVIOUSLY APPROVED IN SDP @ NINE SURFACE PARKING SPACES]

AMENDMENT HISTORY

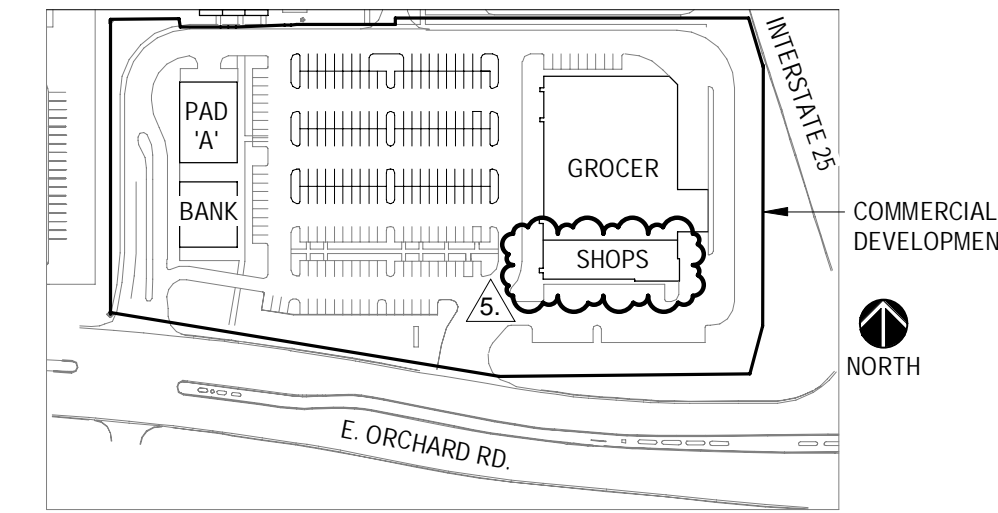
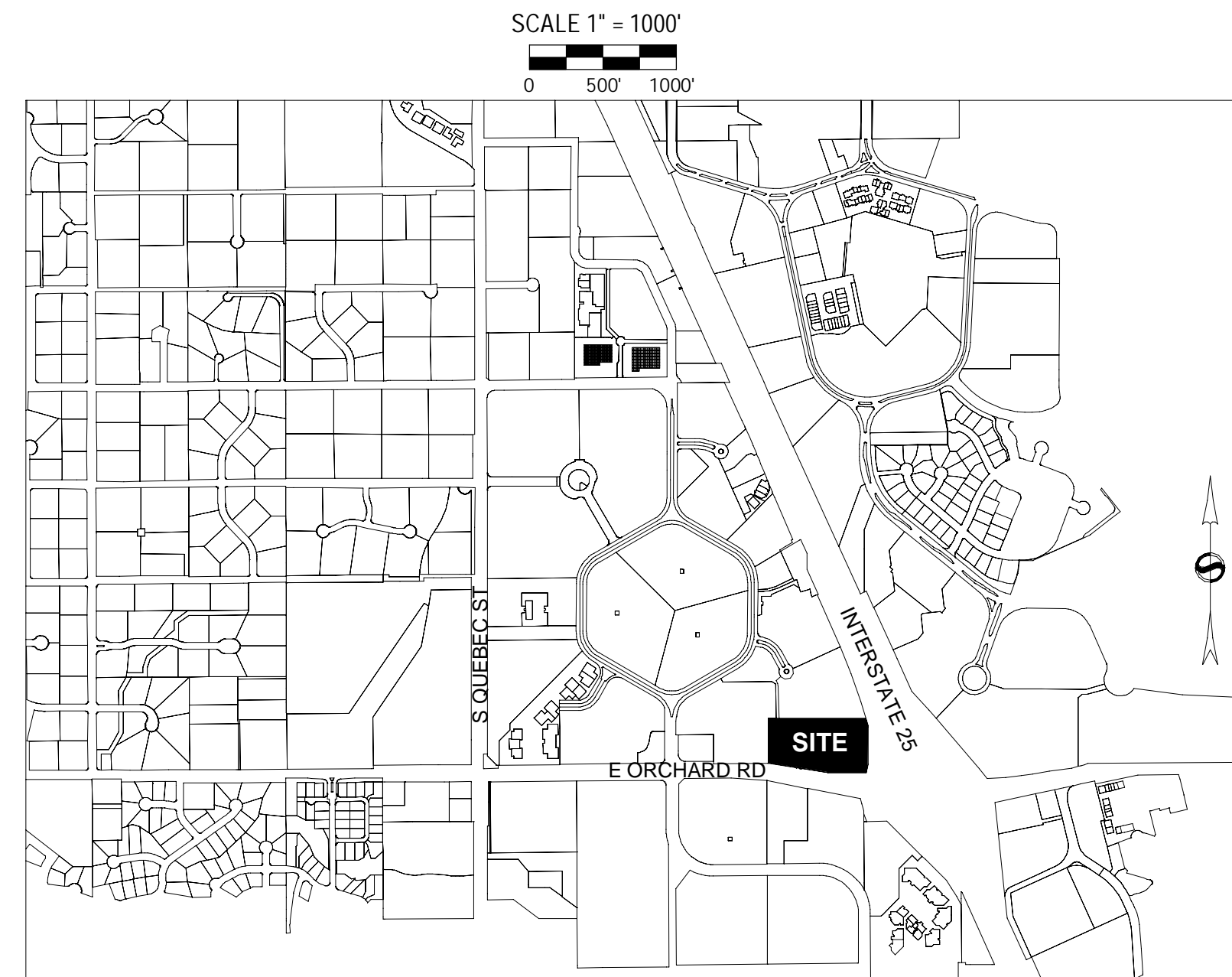
- FIRST AMENDMENT. INCLUDES MINOR SITE PLAN REVISIONS TO THE COMMERCIAL PARCEL ONLY
 - SPECIALTY GROCER SHIFTS 68" EAST, EMERGENCY POWER GENERATORS AND RECYCLING ENCLOSURE ADDED
 - PARKING INCREASES FROM 225 TO 247 SPACES
 - HUNTINGTON BANK BUILDING FLOOR PLAN AND ELEVATIONS INCLUDED IN DOCUMENT
 - SITE DATA ADJUSTED ACCORDINGLY
- SECOND AMENDMENT. INCLUDES MINOR SITE PLAN AND SQUARE FOOTAGE USE ALLOTMENT AT THE COMMERCIAL PARCEL ONLY.
 - GROCER DECREASED TO 29,100 NFA TO ADD NEW SHOPS AT 3,000 NFA.
 - GROCER COVERED PARKING SPACES RELOCATED TO MAIN PARKING FIELD. PARKING SPACES FOR NEW SHOPS RE-STRIPPED.
 - AT WEST ELEVATION, GROCER MAIN ENTRY SHIFTED NORTH 2 BAYS, ALLOWING FOR GLAZING AT NEW SHOP SPACE.
 - AT SOUTH ELEVATION, 3 BAYS OF STUCCO AND 2 BAYS OF BRICK CONVERTED TO GLAZING AND ENTRANCES FOR SHOPS.
 - GROCER COVERED PICKUP RE-DESIGNED.
 - SOUTH-EAST TRASH/RECYCLING ENCLOSURE EXPANDED TO ACCOMMODATE SHOP USE.

THE ORCHARD

SECOND AMENDMENT

A PORTION OF LOT 9, LOT 10 AND LOT 11, BLOCK 7, CLARK COLONY, A SUBDIVISION OF SECTION 16 AND A PORTION OF BLOCK 2 OF GREENWOOD PLAZA FIFTH FILING WITHIN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO

VICINITY MAP



DRAWING INDEX

NUMBER	NAME
1 OF 16	COVER SHEET
2 OF 16	COMMERCIAL SITE PLAN
3 OF 16	AREA GRADING & DRAINAGE PLAN
4 OF 16	OVERALL UTILITY PLAN
5 OF 16	EMERGENCY ACCESS PLAN
6 OF 16	SITE PLAN DETAILS
7 OF 16	MASTER LANDSCAPE PLAN, PLANT SCHEDULE AND GENERAL NOTES
8 OF 16	LANDSCAPE PLAN
9 OF 16	LANDSCAPE PLAN
10 OF 16	SITE SECTIONS
11 OF 16	GROCER ELEVATIONS
12 OF 16	GROCER ELEVATIONS
13 OF 16	MATERIAL LEGEND
14 OF 16	LIGHTING / PHOTOMETRIC PLAN
15 OF 16	LIGHTING DETAILS
16 OF 16	SIGNAGE & STRIPING PLAN

COMMERCIAL NET FLOOR AREA	
BUILDING	NFA
GROCER	29,100
GROCER SHOPS	5,300
PAD 'A'	4,760
BANK	2,550
TOTAL	41,710

DEVELOPMENT STANDARDS TABLE					
DEVELOPMENT STANDARDS	REQUIRED / ALLOWED TOTAL SITE	EXISTING [APPROVED SDP PZ-24-07]	FIRST AMENDMENT PROPOSED		
			COMMERCIAL PARCEL	RESIDENTIAL PARCEL	TOTAL
SITE AREA [SQUARE FOOTAGE]	444,786 SF	444,786 SF	235,040 SF	209,746 SF	444,786 SF
OPEN SPACE COVERAGE [PERCENT & SQUARE FEET]	30% / 133,436 SF MIN.	31.72% / 141,070 SF	26.53% / 62,363 SF	33.17% / 77,980 SF	31.5% / 140,343 SF
BUILDING GROUND COVERAGE [PERCENT & SQUARE FEET]	40% / 177,914 SF MAX.	24.17% / 107,518 SF	18.44% / 43,350 SF	30.59% / 64,168 SF	24.17% / 107,518 SF
BUILDING HEIGHT	MAX. GOVERNED BY THE GREENWOOD PLAZA MASTER PLAN BUILDING HEIGHT EXHIBIT	24' PAD A AND B 32' GROCER 45.33' RES. DWELLINGS	28' PAD 'A' AND BANK 40' GROCER	45.33'	24' PAD A AND B 40' GROCER 45.33' RES. DWELLINGS
NET FLOOR AREA (NFA)	533,742 SF MAX.	211,260 SF	41,710 SF	168,260 SF	209,430 SF
PARKING/DRIVE AISLE COVERAGE [PERCENT & SQUARE FEET]	40% / 177,914 SF MAX.	44.11% / 196,198 SF	54.81% / 128,840 SF	35.19% / 72,040SF	45% / 200,291 SF
LOT FRONTAGE	N/A	672.31'	672.31'	N/A	672.31'
BUILDING SETBACKS					
FRONT SETBACK (ORCHARD ROAD) BLDG	40'	90'	90'	N/A	90'
PARKING STRUCTURE	40'	N/A	N/A	N/A	N/A
SIDE SETBACK (I-25) BLDG	50'	50'	50'	50'	50'
PARKING STRUCTURE	50'	N/A	N/A	N/A	N/A
SIDE SETBACK (LIGHT RAIL) BLDG	N/A	N/A	N/A	N/A	N/A
PARKING STRUCTURE	N/A	N/A	N/A	N/A	N/A
SIDE SETBACK (INTERNAL) BLDG	15'	15'	15'	15'	15'
PARKING STRUCTURE	15'	N/A	N/A	N/A	N/A
REAR SETBACK BLDG	15'	15'	44'	N/A	15'
PARKING STRUCTURE	15'	N/A	N/A	N/A	N/A
PARKING SETBACKS (SURFACE)					
FRONT SETBACK (ORCHARD ROAD)	40'	34'	34'	N/A	34'
SIDE SETBACK (I-25)	50'	55'	N/A	25'	25'
SIDE SETBACK (LIGHT RAIL)	N/A	12'	15'-3"	15'-3"	12'
SIDE SETBACK (INTERNAL)	10'	15'	15'	15'	15'
REAR SETBACK	10'	9'	5'-6"	5'-6"	5'-6"
STANDARD PARKING SPACES	COMMERCIAL: 216	225	247	142	389
ACCESSIBLE PARKING SPACES (INCLUDED IN STANDARD PARKING COUNT)	COMMERCIAL: 6	8	8	7	15
BICYCLE PARKING SPACES	COMMERCIAL: 4	4	4	0	4

[NOTE: TOTAL INCREASE IN SURFACE PARKING AREA OVER THE S.D.P. IS 4,093 SF. PAVED AREA FOR THE ENTIRE SITE INCREASES FROM 44.11% TO 45%.]

SITE DATA TABLE		
GREENWOOD VILLAGE MUNICIPAL CODE, UPDATED DECEMBER 15, 2023		
SITE DATA	EXISTING [APPROVED SDP PZ-25-38]	PROPOSED
GOVERNING MASTER DEVELOPMENT PLAN	GREENWOOD PLAZA MASTER DEVELOPMENT PLAN AMENDMENT 2012	N/A
ZONE DISTRICT	TOWN CENTER (TC)	N/A
SITE AREA (SF / ACRES)	TOTAL SITE : 235,040 SF / 5.396 AC	235,040 SF / 5.396 AC
INCLUDES AREA OF ROW DEDICATION		
LAND USES	SPECIALTY GROCER, RESTAURANT, OFFICES, RETAIL AND SERVICE ESTABLISHMENTS.	SPECIALTY GROCER, RESTAURANT, OFFICES, RETAIL AND SERVICE ESTABLISHMENTS.
TOTAL NUMBER OF LOTS	3	3
TOTAL NUMBER OF BUILDINGS	3	3
NUMBER OF STORIES	COMMERCIAL: 1	COMMERCIAL: 1
NET FLOOR AREA	COMMERCIAL: 43,000 SF	COMMERCIAL BUILDINGS: 41,710 SF TOTAL
TOTAL NUMBER OF TRACTS	N/A	1
BUILDING CONSTRUCTION TYPE	GROCER: IBC V-B PADS: IBC V-B	GROCER: IBC V-B PAD 'A' & BANK: IBC V-B
RIGHT-OF-WAY DEDICATION [IN SQUARE FEET & ACRES]	DECELERATION LANE, 2,400 SF / 0.0551 AC	DECELERATION LANE, 2,400 SF / 0.0551 AC
LOCATION AND ACREAGE OF ANY LAND TO BE DEDICATED TO PUBLIC USE	N/A	N/A

PARKING CALCULATIONS	
COMMERCIAL PARKING REQUIRED	SPACES
GROCER, 1 SP PER 200 SF NFA (29,100)	146
PAD 'A' (RESTAURANT), 1 SP PER 100 SF NFA (7,400)	74
GROCER SHOPS (RETAIL), 1 SP PER PER 200 SF NFA (2,660)	14
BANK, 1 SP PER 200 SF NFA (2,550)	13
TOTAL SPACES REQUIRED	247
COMMERCIAL PARKING PROVIDED	
ACCESSIBLE (5 STANDARD + 3 VANS)	8
STANDARD	230
COMPACT, 10% OF TOTAL SPACES (23 MAX)	9
TOTAL SPACES PROVIDED	247

OWNERS

ALBERTA 8081 EAST ORCHARD, LLC
5750 DTC PARKWAY #210
GREENWOOD VILLAGE, CO 80111

EXECUTED THIS _____ DAY OF _____, 20____.

BY: _____

AS: _____

STATE OF COLORADO)

) SS

COUNTY OF _____

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY: _____

AS: _____ OF ALBERTA 8081 EAST ORCHARD, LLC

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

PLANNING AND ZONING COMMISSION CERTIFICATE

THIS PLAN IS RECOMMENDED FOR APPROVAL BY THE CITY OF GREENWOOD VILLAGE PLANNING & ZONING COMMISSION

THIS _____ DAY OF _____, 20____.

CITY COUNCIL CERTIFICATE

THIS PLAN APPROVED BY THE CITY COUNCIL OF THE CITY OF GREENWOOD VILLAGE

THIS _____ DAY OF _____, 20____.

ATTEST _____

CITY CLERK

CLERK AND RECORDER'S CERTIFICATION

THIS PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY

AT _____ M., ON THE _____ DAY OF _____, 20____.

IN BOOK _____, PAGE _____, MAP _____, RECEPTION _____

COUNTY CLERK AND RECORDER

BY: _____

DEPUTY

VESTING NOTE

"THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN PURSUANT TO THE GREENWOOD VILLAGE MUNICIPAL CODE AND C.R.S. SECTION 24-68-101, AND ESTABLISHES VESTED PROPERTY RIGHTS, FOR THREE (3) YEARS FROM ITS EFFECTIVE DATE, TO UNDERTAKE AND COMPLETE THE DEVELOPMENT AND USE OF THE PROPERTY IN ACCORDANCE WITH THIS PLAN."

ALBERTA 8081 EAST ORCHARD, LLC
DUSTIN ANDERSON,
5750 DTC PARKWAY #210
GREENWOOD VILLAGE, CO 80111
303-771-4004

THE MULHERN GROUP, LTD
1400 GLENARM PLACE, SUITE 300
DENVER, CO 80202
303-297-3334

#	DATE	REVISION
3.	11/12/2025	1st AMENDMENT REV.2
4.	11/25/2025	1st AMENDMENT REV.3
5.	2/6/2026	2nd AMENDMENT

PROJECT NUMBER: 23029
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DATE: 2/6/2026

COVER SHEET

THE ORCHARD

SECOND AMENDMENT

A PORTION OF LOT 9, LOT 10 AND LOT 11, BLOCK 7, CLARK COLONY, A SUBDIVISION OF SECTION 16 AND A PORTION OF BLOCK 2 OF GREENWOOD PLAZA FIFTH FILING WITHIN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO

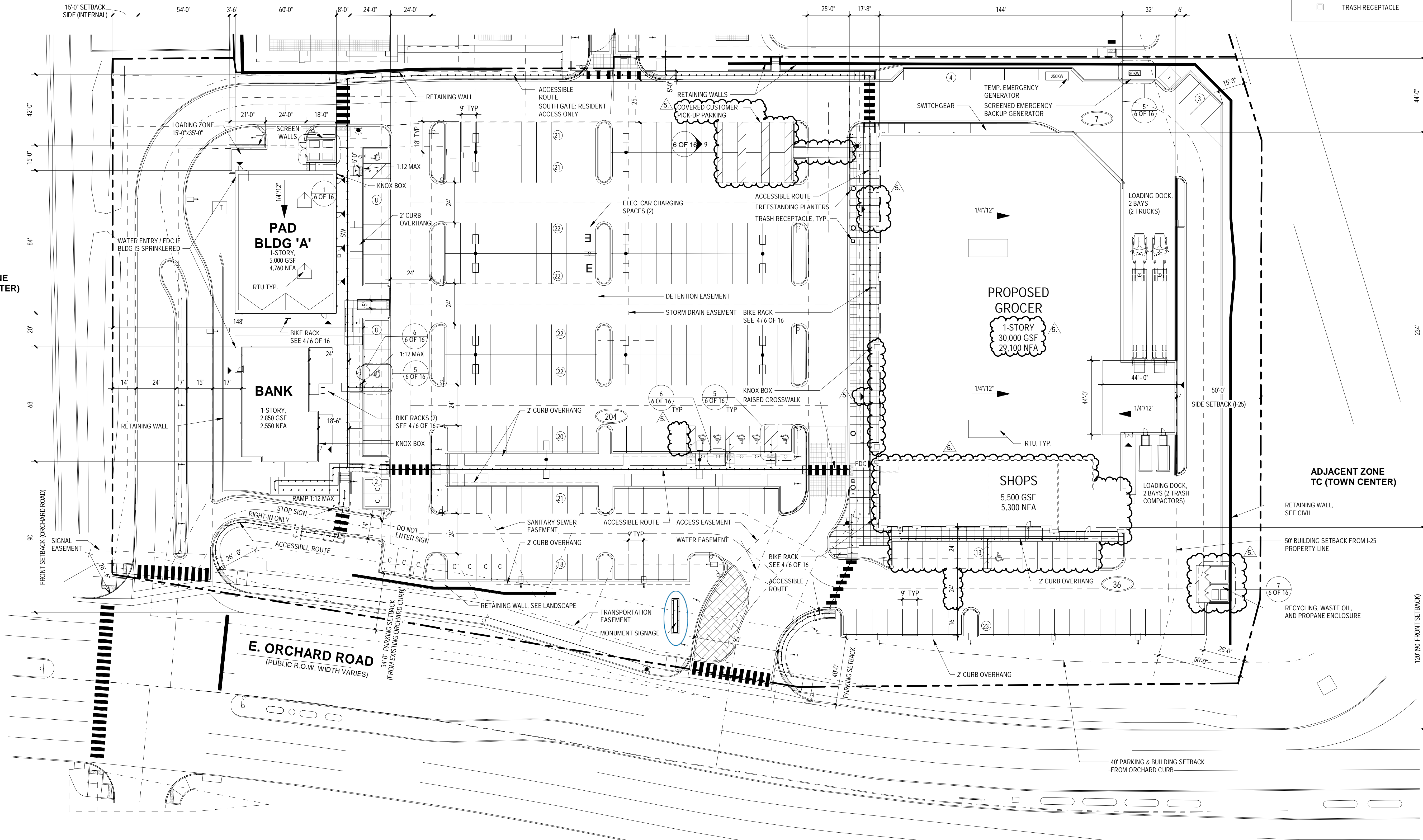
SITE LEGEND	
	PROPOSED LOT LINE
	CENTERLINE OF DRIVE AISLE
	EXISTING EASEMENTS
	NEW / RE-ROUTED WATER EASEMENTS
	NEW / RE-ROUTED SANITARY EASEMENTS
	ACCESSIBLE ROUTE
	PARKING COUNT PER ROW
	BUILDING ENTRANCE
	FIRE HYDRANT
	SW SIDEWALK
	FSR FIRE SPRINKLER ROOM
	LS LANDSCAPED AREAS
	PARKING AREA LIGHTS
	PARKING LOT SIGNAGE
	PLANTER POTS
	PLANTERS
	TRASH RECEPTACLE

ADJACENT ZONE
TC (TOWN CENTER)

ADJACENT ZONE
TC (TOWN CENTER)

ADJACENT ZONE
TC (TOWN CENTER)

ADJACENT ZONE
TC (TOWN CENTER)



1 ENLARGED - SOUTH SITE PLAN
1" = 30'-0"

#	DATE	REVISION
2.	11/7/2025	1st AMENDMENT REV.1
3.	11/12/2025	1st AMENDMENT REV.2
5.	2/6/2026	2nd AMENDMENT

PROJECT NUMBER: 23029
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DATE: 2/6/2026

COMMERCIAL SITE PLAN

THE ORCHARD SECOND AMENDMENT

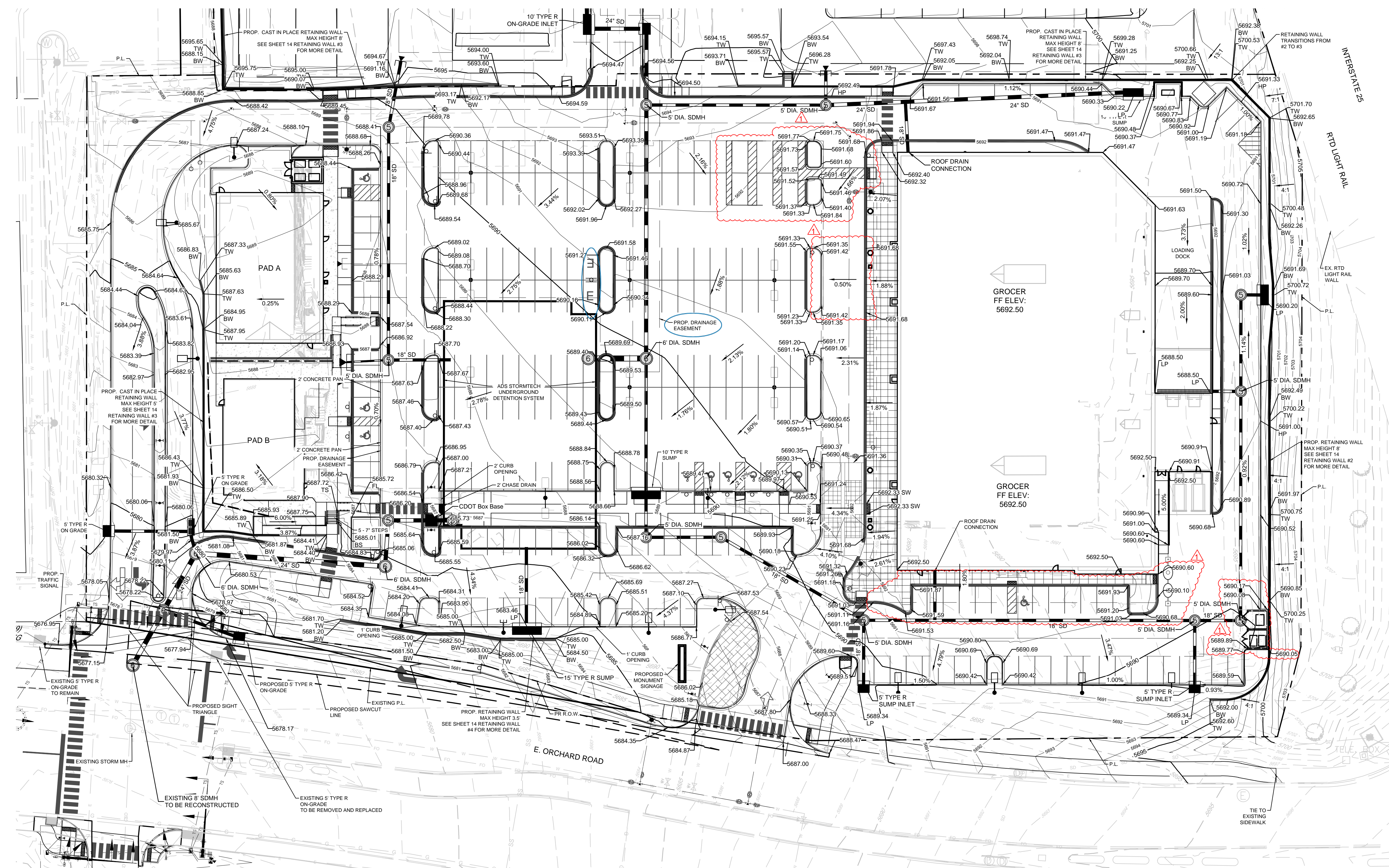
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KEYMAP
SCALE 1"=400'
30' 15' 0 60'
SCALE: 1" = 30'

PAD A	NW CORNER	5688.30	5689.10	5691.58	5689.10	5741.58	5739.10	5715.58	5713.10
	NE CORNER	5695.00	5689.10						
	SW CORNER	5688.00	5688.00						
PAD B	NW CORNER	5688.00	5688.00	5687.92	5688.00	5737.92	5738.00	5711.92	5712.00
	NE CORNER	5688.77	5688.00						
	SW CORNER	5686.79	5688.00						
GROCER	NW CORNER	5695.00	5692.50	5693.17	5692.50	5743.17	5742.50	5725.17	5724.50
	NE CORNER	5694.72	5692.50						
	SW CORNER	5690.62	5692.50						

* ALL ELEVATIONS ARE IN NAVD1988 DATUM
** NAVD1929 DATUM = NAVD1988 DATUM - 3.074'



LEGEND

TW	TOP OF WALL ELEVATION
BW	FG AT BOTTOM OF WALL
FF	FINISHED FLOOR ELEVATION
LP/HP	LOW POINT / HIGH POINT
FG	FINISHED GROUND ELEVATION
SW	SIDEWALK ELEVATION
5685.23	PROPOSED GRADING ELEVATION
---	SITE BOUNDARY
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED STORM DRAIN
■	PROPOSED STORM DRAIN INLET
⊙	PROPOSED STORM DRAIN MANHOLE
⊙	PROPOSED LIGHT POLE
---	PROPOSED SLOPE AND DIRECTION
---	PROPOSED SPILL CURB
---	PROPOSED CATCH CURB
---	ACCESSIBLE ROUTE

NOTE:
1. ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS
BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SAID SECTION 16 BY A 1" ALUMINUM PIPE WITH A 3-1/4" DIAMETER ALUMINUM CAP IN A RANGE BOX STAMPED "TSS R67W 17/16/20/21 PLS 37908 2015", FROM WHICH THE SOUTH QUARTER CORNER OF SAID 16, BEING MONUMENTED BY A NO. 6 REBAR WITH A 3-1/4" DIAMETER ALUMINUM CAP STAMPED "MERRICK & COMPANY T6S R67W 1/4 S16/521 1996 PLS 13155", IS ASSUMED TO BEAR NORTH 89°30'45" EAST, A DISTANCE OF 2620.99 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

BENCHMARK
BENCHMARK - PROJECT BENCHMARK IS PART OF THE ARAPAHOE COUNTY URBAN CONTROL AREA VERTICAL CONTROL POINT NUMBER 1005 BEING A 3-1/4" DIAMETER ALUMINUM CAP STAMPED "ARAPAHOE COUNTY MAPPING BENCHMARK UAP 1 S 2010 PLS 30822" LOCATED IN THE NORTHEAST QUADRANT OF EAST ORCHARD ROAD AND SOUTH MONACO STREET AT THE EAST END OF WOOD FENCE, HAVING A PUBLISHED ELEVATION OF 5576.62 FEET, NAVD88.

DATUM CONVERSION
NAVD1929 DATUM = NAVD1988 DATUM - 3.074'

WESTWOOD PROFESSIONAL SERVICES
10333 E. DRY CREEK, SUITE 400
ENGLEWOOD, CO 80112
720-482-9526

#	DATE	REVISION
1	02/06/2026	SECOND AMENDMENT

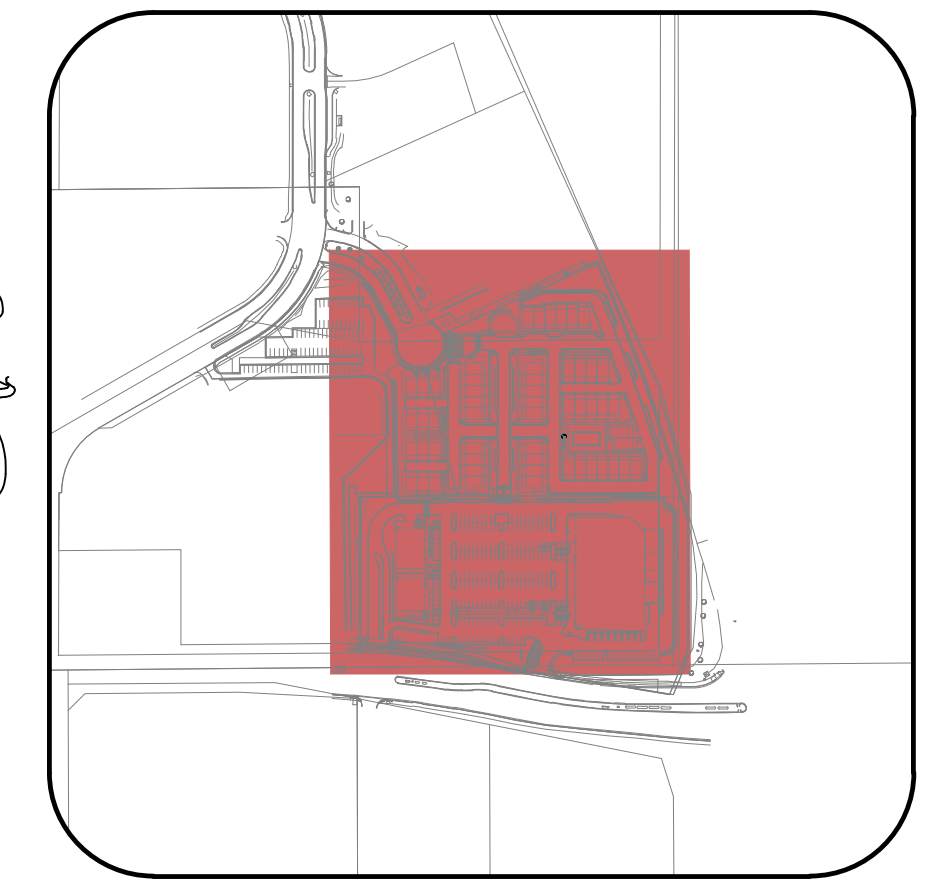
PROJECT NUMBER:
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DATE: 2/6/2026

AREA
GRADING & DRAINAGE PLAN

N:\CVL\8081 e. orchard - 2024\DWG\Civil\sheet set\SDP\Area Grading & Drainage Plan.dwg, 2/6/2026 9:26:34 AM

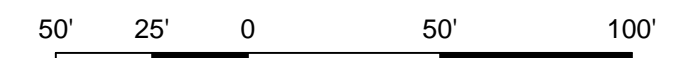
THE ORCHARD SECOND AMENDMENT

A PORTION OF LOT 9, LOT 10 AND LOT 11, BLOCK 7, CLARK COLONY, A SUBDIVISION OF SECTION 16 AND A PORTION OF BLOCK 2 OF GREENWOOD PLAZA FIFTH FILING WITHIN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO



KEYMAP

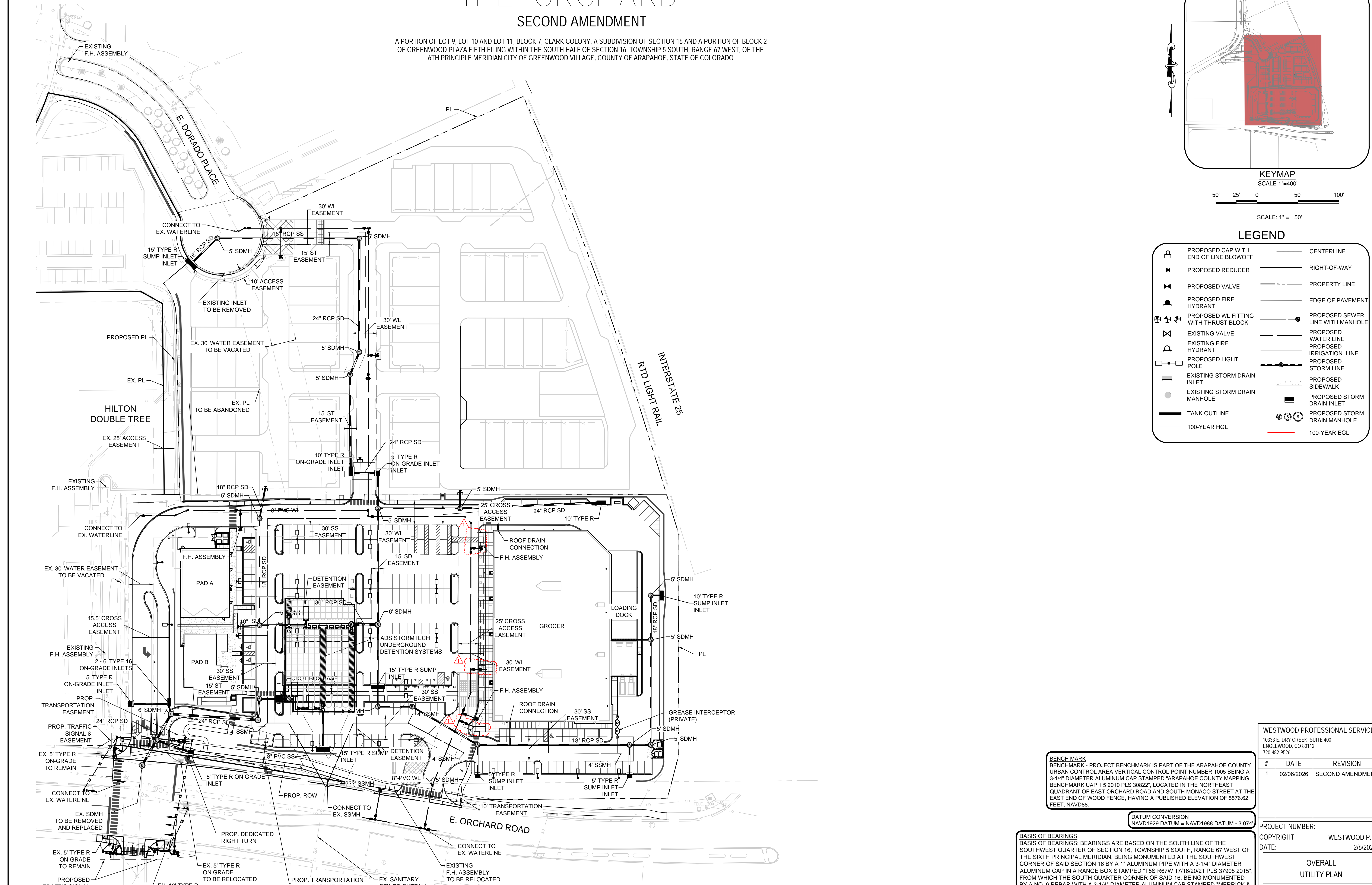
SCALE 1"=400'



SCALE: 1" = 50'

LEGEND

- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- TANK OUTLINE
- 100-YEAR HGL
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED WATER LINE
- PROPOSED IRRIGATION LINE
- PROPOSED STORM LINE
- PROPOSED SIDEWALK
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- 100-YEAR EGL



BENCH MARK - PROJECT BENCHMARK IS PART OF THE ARAPAHOE COUNTY URBAN CONTROL AREA VERTICAL CONTROL POINT NUMBER 1005 BEING A 3-1/4" DIAMETER ALUMINUM CAP STAMPED "ARAPAHOE COUNTY MAPPING BENCHMARK UAP 1 5 2010 PLS 30822", LOCATED IN THE NORTHEAST QUADRANT OF EAST ORCHARD ROAD AND SOUTH MONACO STREET AT THE EAST END OF WOOD FENCE, HAVING A PUBLISHED ELEVATION OF 5576.62 FEET, NAVD83.

DATUM CONVERSION
NAVD1929 DATUM = NAVD1988 DATUM - 3.074'

BASIS OF BEARINGS
BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SAID SECTION 16 BY A 1" ALUMINUM PIPE WITH A 3-1/4" DIAMETER ALUMINUM CAP IN A RANGE BOX STAMPED "T5S R67W 17/16/20/21 PLS 37908 2015", FROM WHICH THE SOUTH QUARTER CORNER OF SAID 16, BEING MONUMENTED BY A NO. 6 REBAR WITH A 3-1/4" DIAMETER ALUMINUM CAP STAMPED "MERRICK & COMPANY T5S R67W 1/4 S16/S21 1996 PLS 13155", IS ASSUMED TO BEAR NORTH 89°30'45" EAST, A DISTANCE OF 2620.99 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

WESTWOOD PROFESSIONAL SERVICES
10333 E. DRY CREEK, SUITE 400
ENGLEWOOD, CO 80112
720-482-9526

#	DATE	REVISION
1	02/06/2026	SECOND AMENDMENT

PROJECT NUMBER:
COPYRIGHT: WESTWOOD P.S.
DATE: 2/6/2026

OVERALL
UTILITY PLAN

n:\CVL\8081 e. orchard - 2024\DWG\Civil\sheet set\SDP\Overall Utility Plan.dwg, 2/6/2026 9:26:47 AM

THE ORCHARD SECOND AMENDMENT

A PORTION OF LOT 9, LOT 10 AND LOT 11, BLOCK 7, CLARK COLONY, A SUBDIVISION OF SECTION 16 AND A PORTION OF BLOCK 2 OF GREENWOOD PLAZA FIFTH FILING WITHIN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO



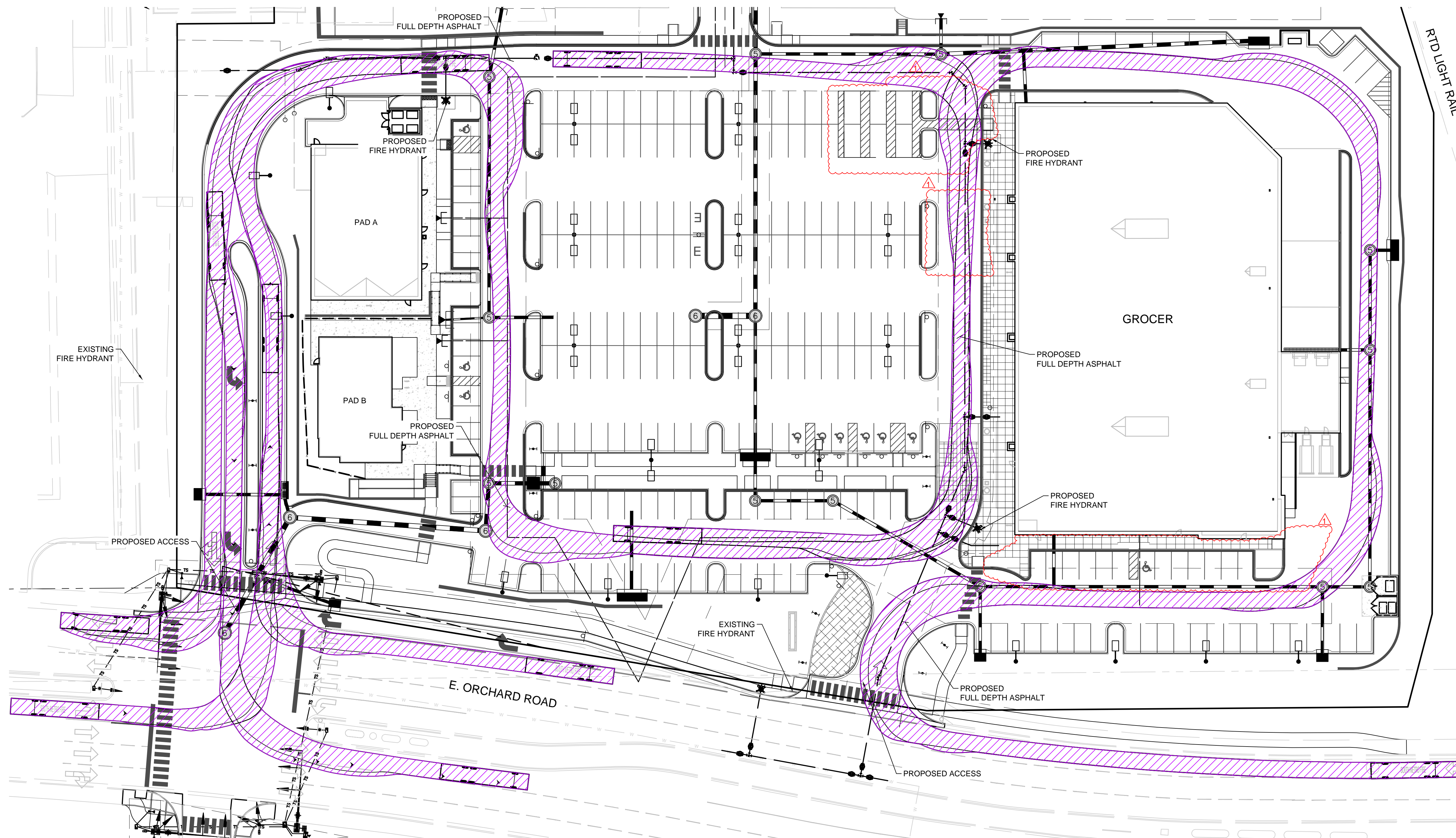
KEYMAP
SCALE 1"=400'



SCALE: 1" = 30'

LEGEND

- SITE BOUNDARY
- CONCRETE CURB AND GUTTER
- TRUCK EXTENTS



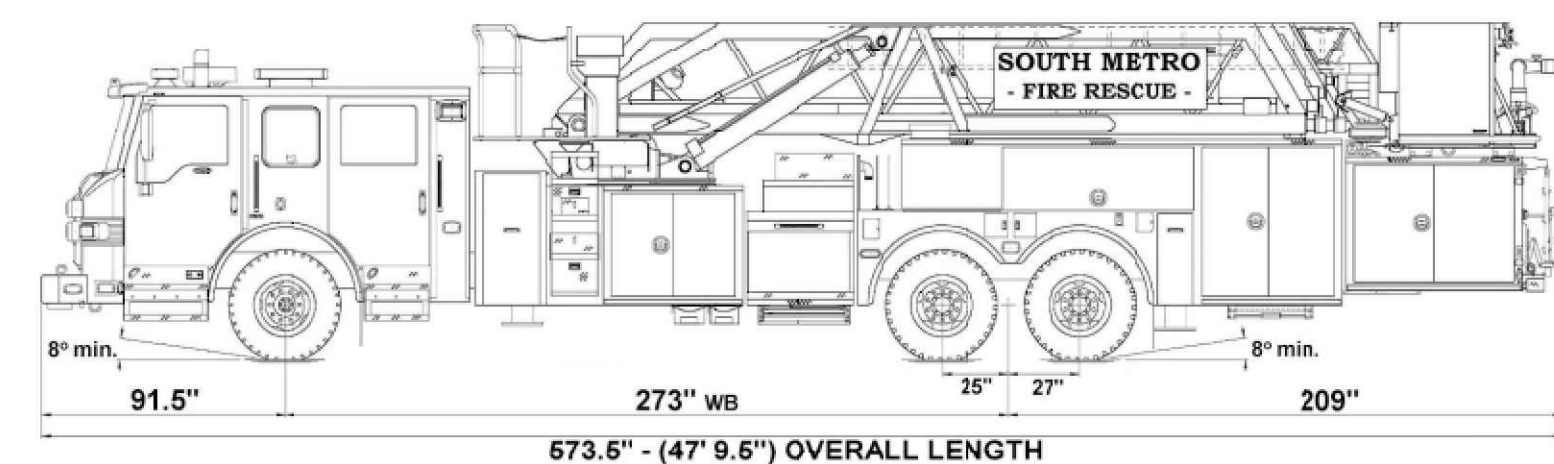
NOTES:

- PAVEMENT DESIGN WITHIN THE EMERGENCY ACCESS ROUTE SHALL MEET, OR EXCEED, THE WEIGHT BEARING STANDARDS OF SOUTH METRO FIRE DISTRICT.

SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE



VEHICLE SPECIFICATIONS are provided for the largest apparatus in use by South Metro Fire Rescue. Fire Apparatus Access Roads shall be capable of accommodating this apparatus.



VEHICLE DIMENSIONS

LENGTH: 47' 9.5"
 WIDTH: 8' 5" - (10' 1" MIRROR TO MIRROR)
 HEIGHT: 10' 9"
 WHEELBASE: 273"
 DESIGN LOAD: 80,000 POUNDS
 INSIDE CRAMP ANGLE: 40°
 AXLE TRACK: 83"
 WHEEL OFFSET: 5.3"
 TREAD WIDTH: 13.5"

TURNING RADII:

INSIDE TURN: 26' 1"
 CURB TO CURB: 41' 11"
 WALL TO WALL: 46' 8"

BASIS OF BEARINGS
 BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SAID SECTION 16 BY A 1" ALUMINUM PIPE WITH A 3-1/4" DIAMETER ALUMINUM CAP IN A RANGE BOX STAMPED "T5S R67W 1716/20/21 PLS 37908 2015", FROM WHICH THE SOUTH QUARTER CORNER OF SAID 16, BEING MONUMENTED BY A NO. 6 REBAR WITH A 3-1/4" DIAMETER ALUMINUM CAP STAMPED "MERRICK & COMPANY T5S R67W 1/4 S16/S21 1996 PLS 13155", IS ASSUMED TO BEAR NORTH 89°30'45" EAST, A DISTANCE OF 2620.99 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

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#	DATE	REVISION
1	02/06/2026	SECOND AMENDMENT

PROJECT NUMBER:
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 DATE: 2/6/2026

EMERGENCY ACCESS PLAN

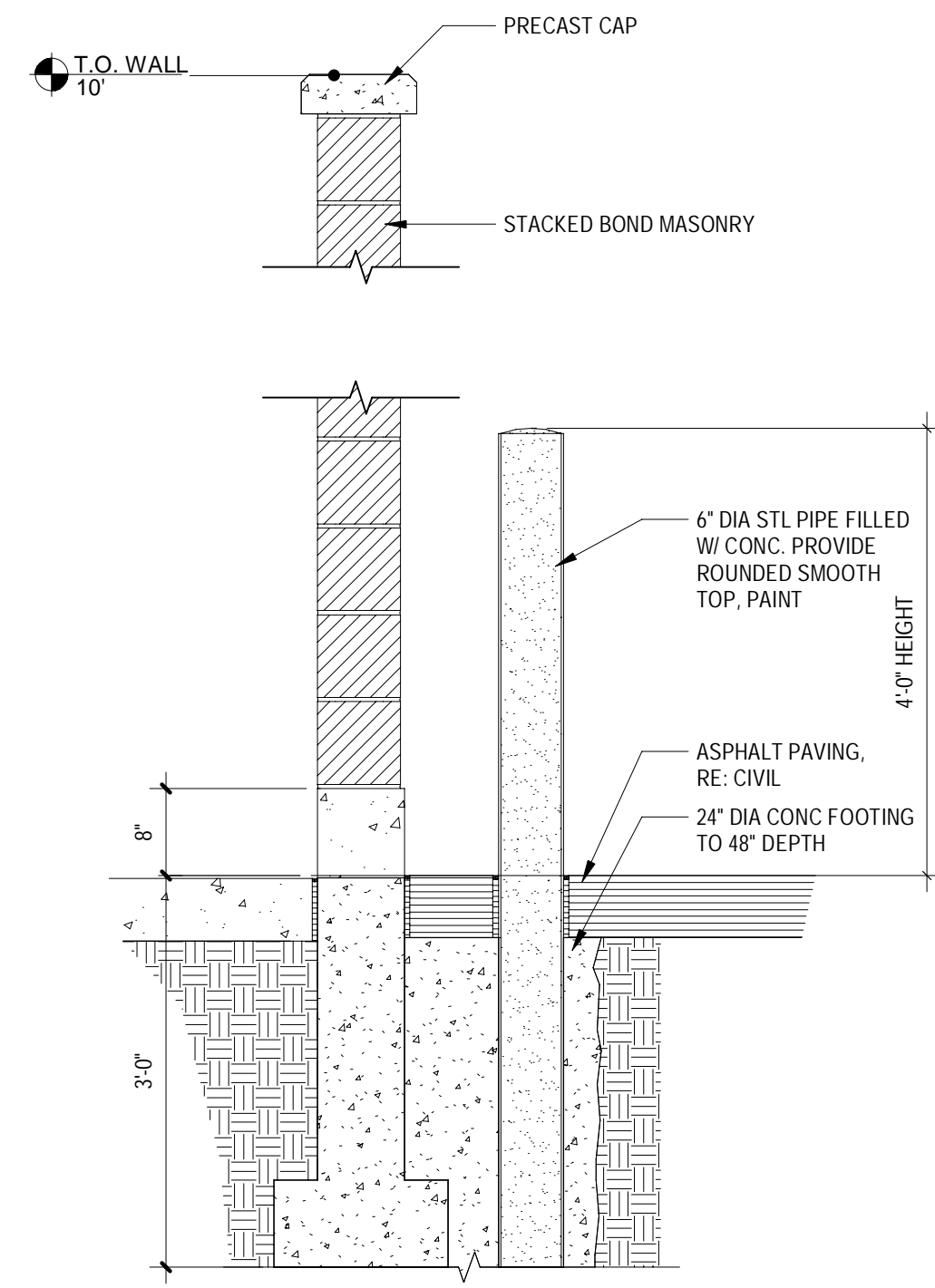
SHEET 5 OF 16

N:\CVL\8081 e. orchard - 2024\DWG\Civil\sheet set\SDP\Emergency Access Plan.dwg, 2/6/2026 9:26:55 AM

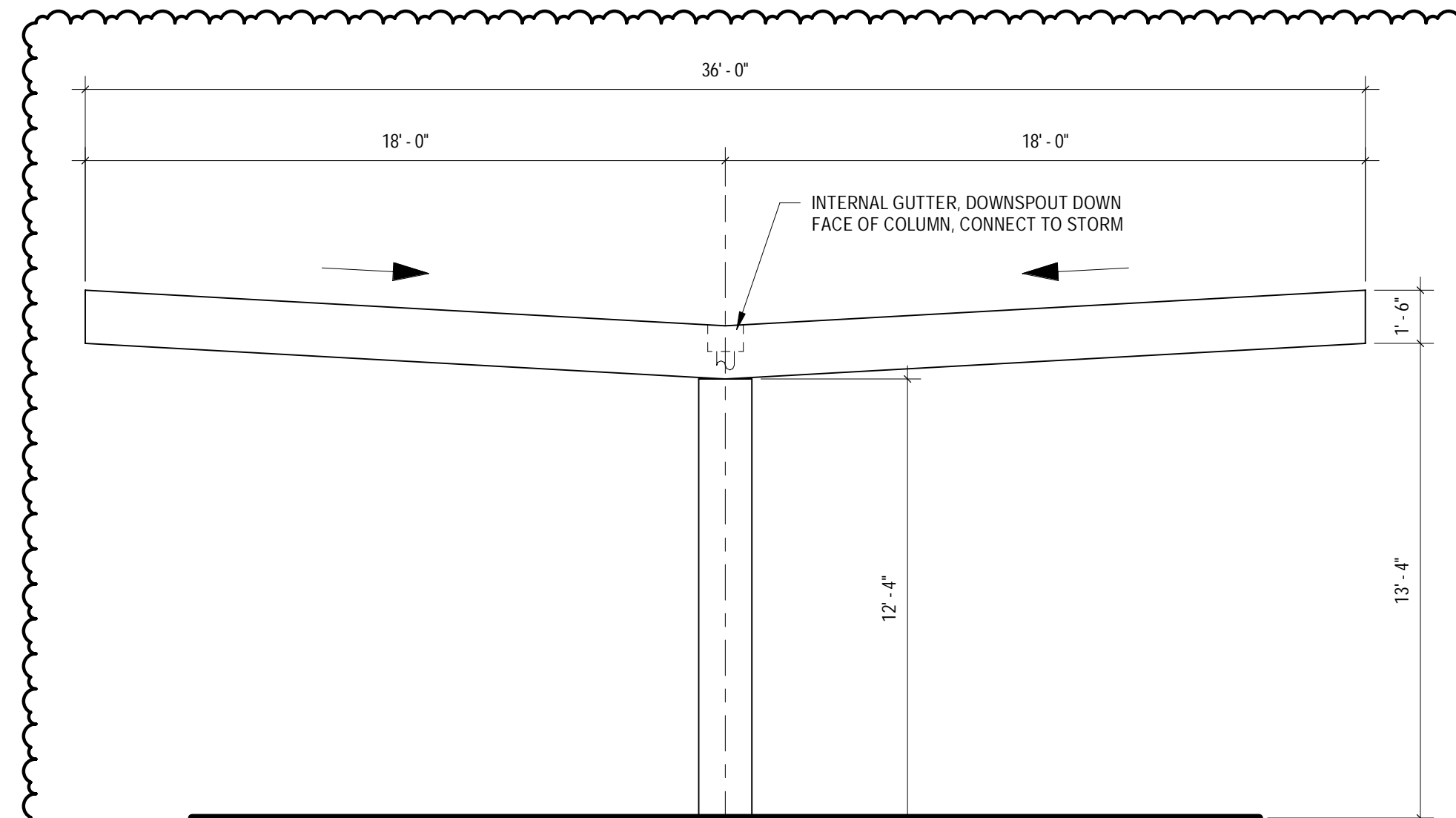
THE ORCHARD

SECOND AMENDMENT

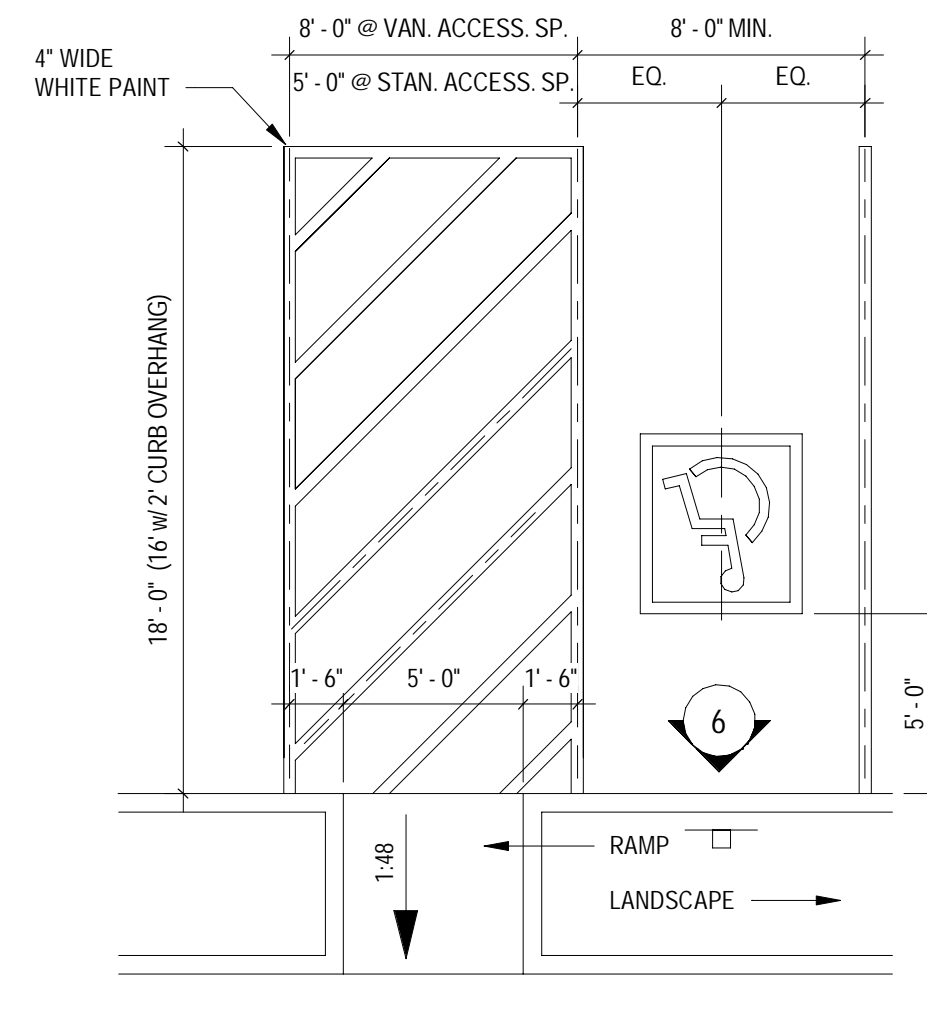
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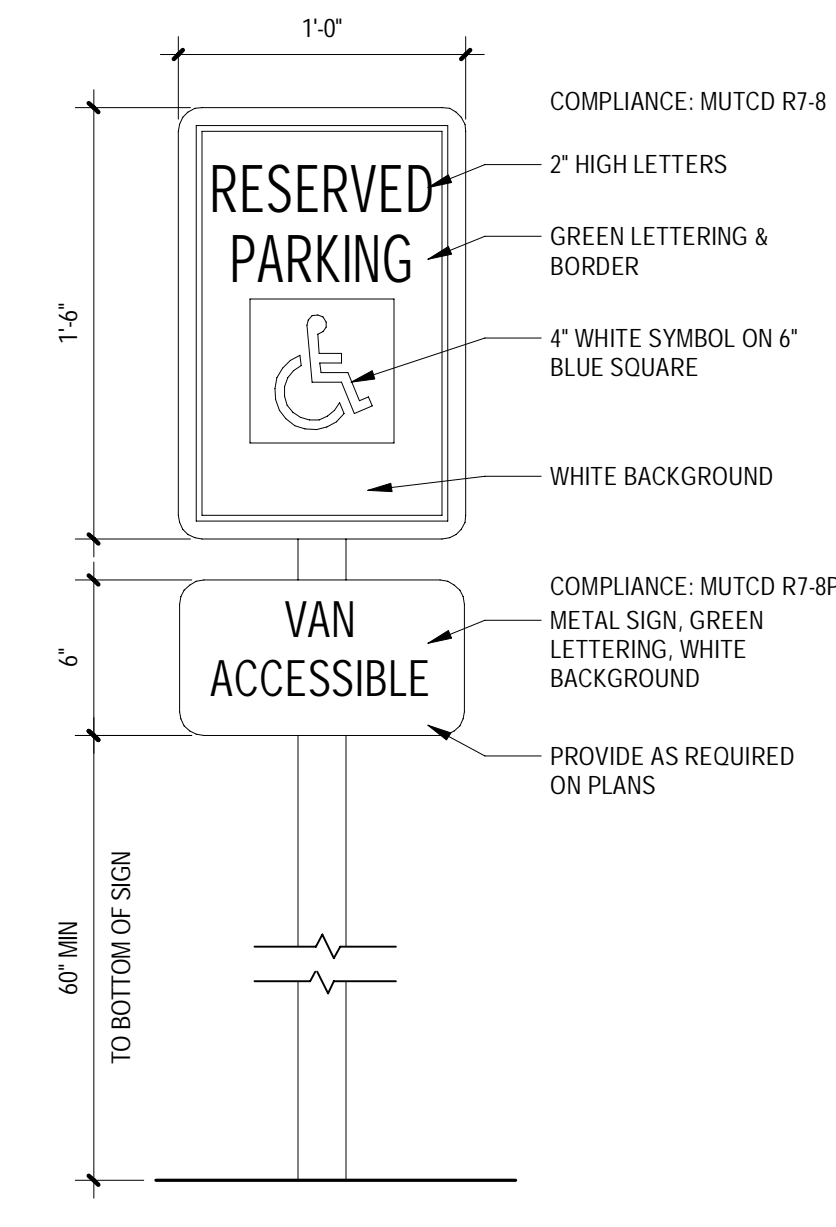
3 BOLLARD AT TRASH ENCLOSURE
3/4" = 1'-0"



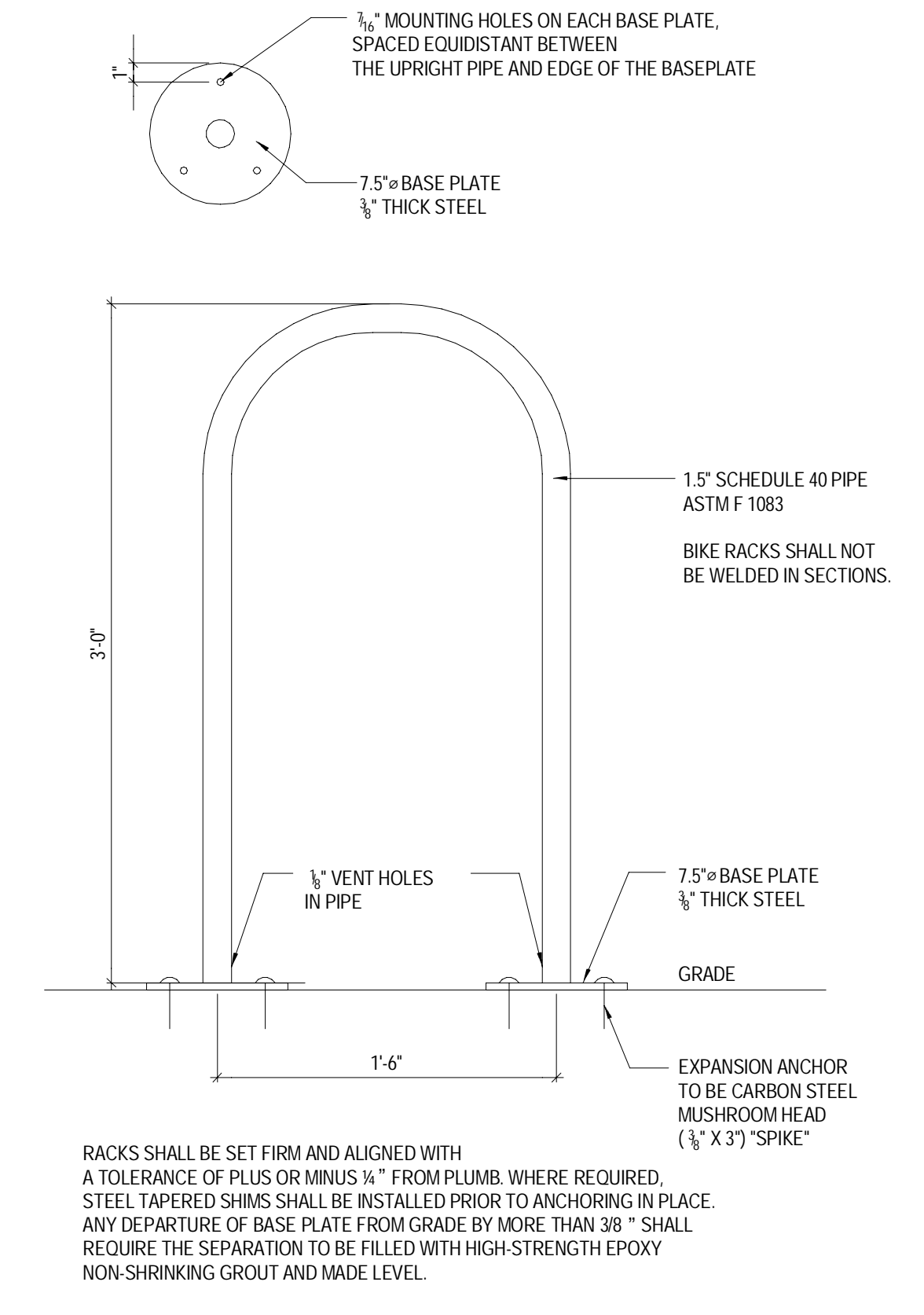
9 PARKING CANOPY - ELEVATION
1/4" = 1'-0"



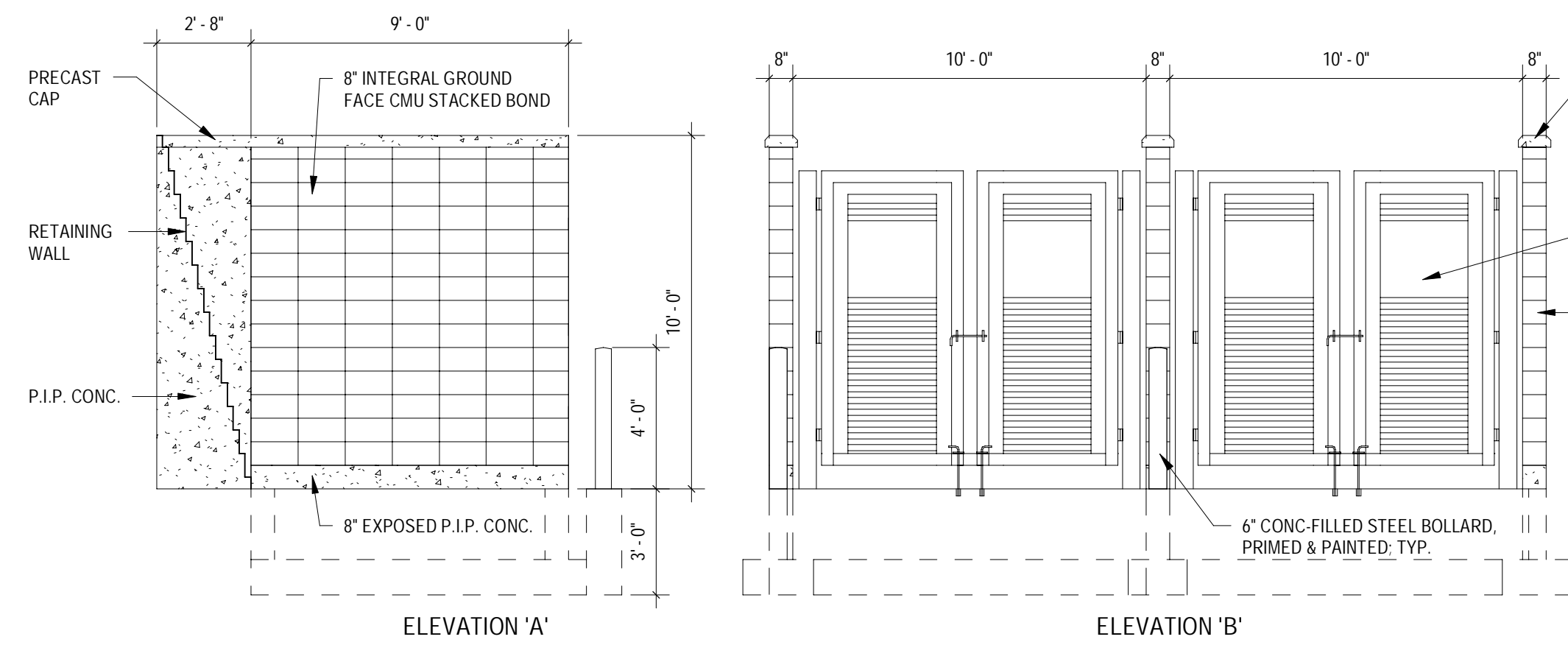
5 ACCESSIBLE PARKING SPACE
3/16" = 1'-0"



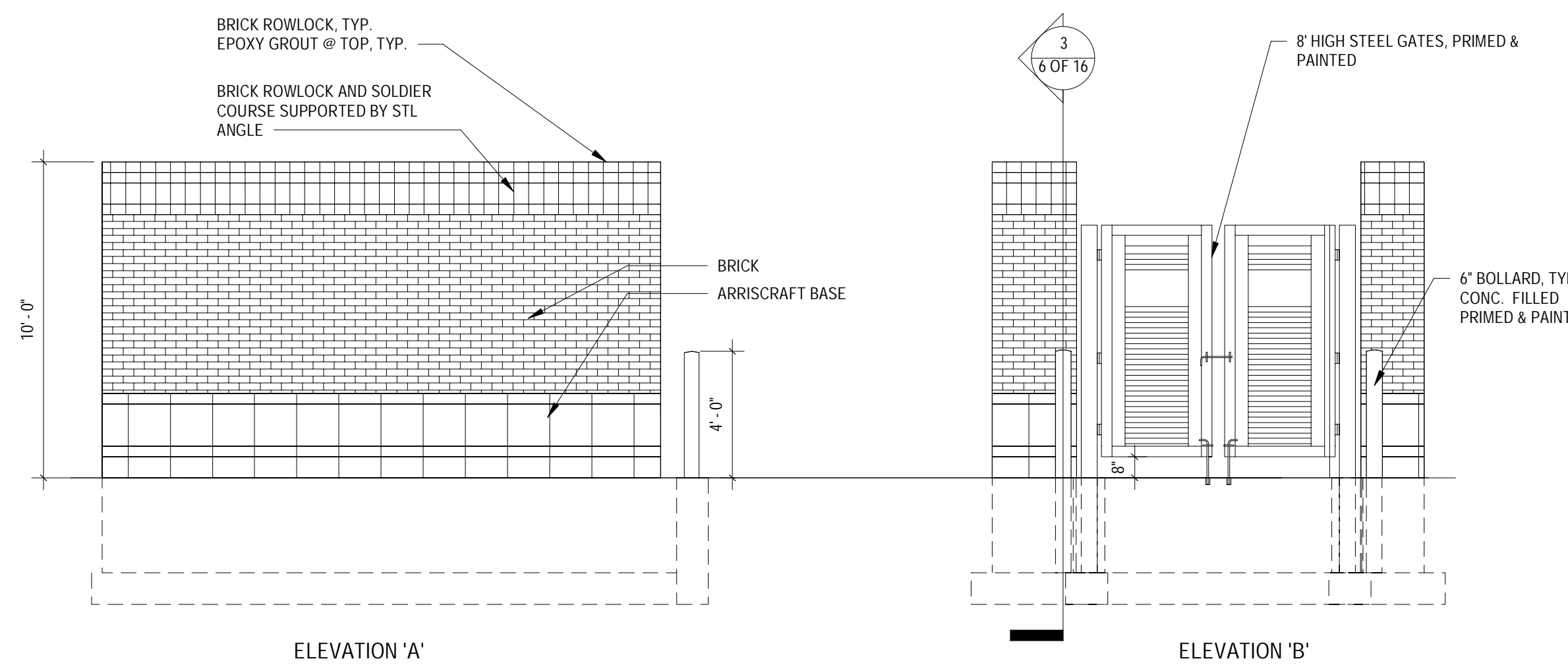
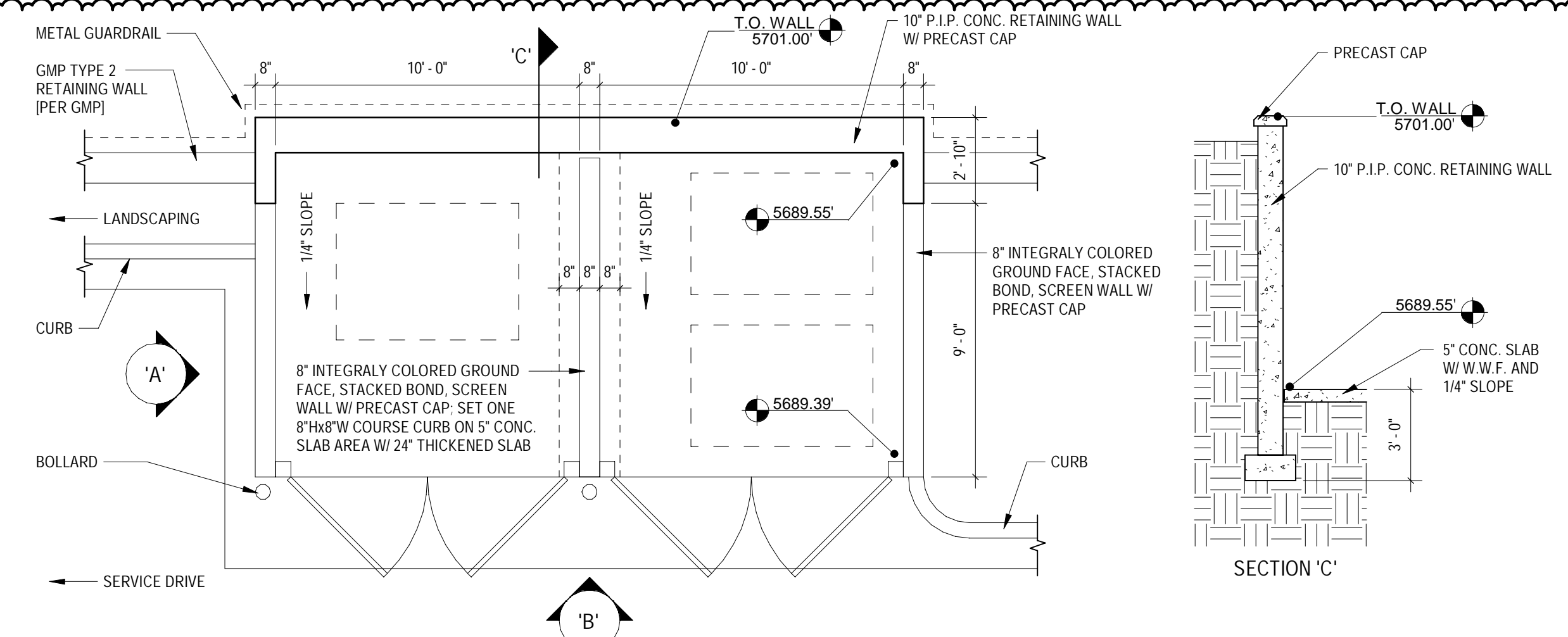
6 ACCESSIBLE PARKING SIGN - POST MOUNTED
1 1/2" = 1'-0"



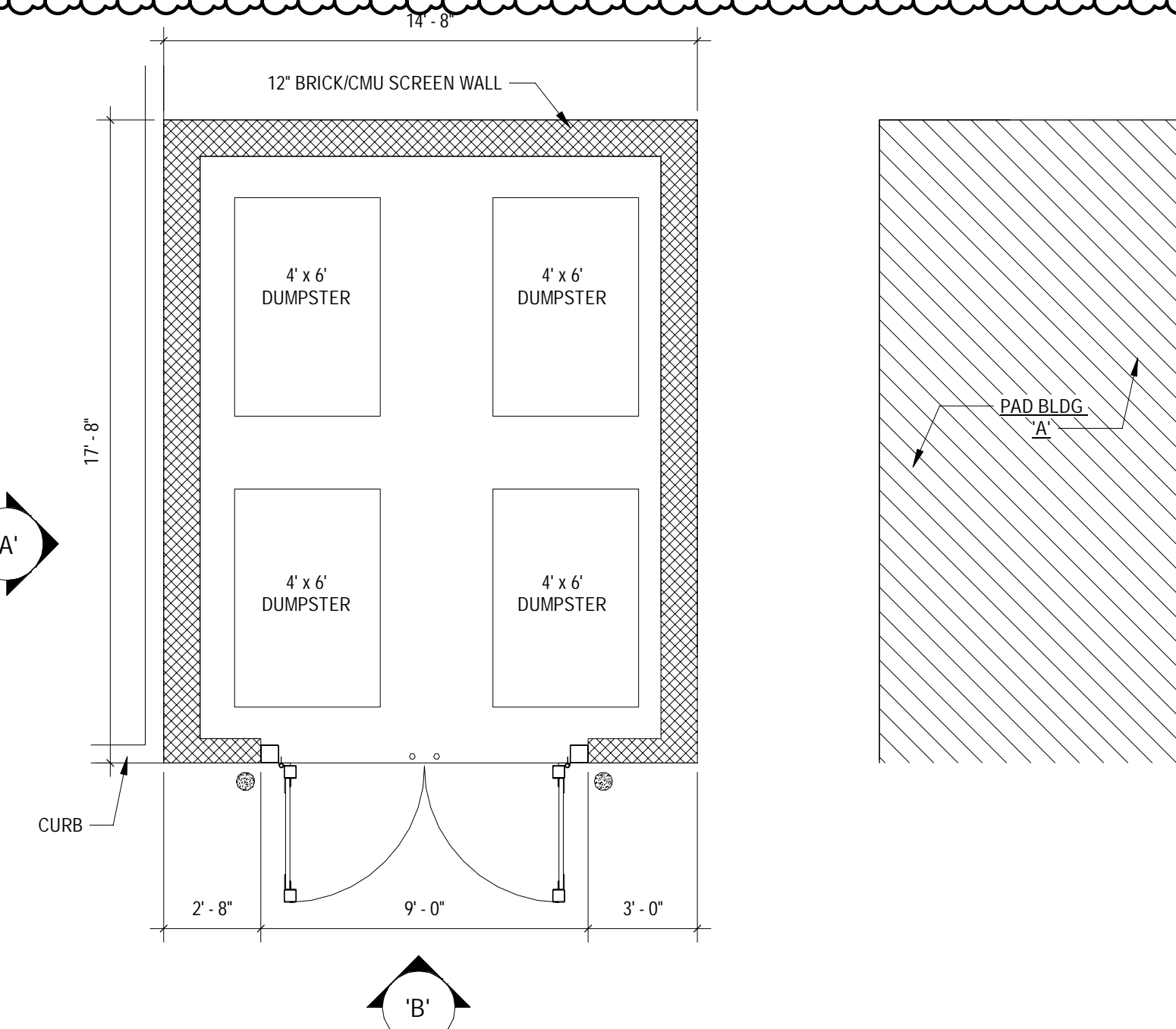
4 BIKE RACK
1 1/2" = 1'-0"



7 ELEVATION & PLAN - RECYCLING, WASTE OIL & PROPANE ENCLOSURE
1/4" = 1'-0"



1 TRASH ENCLOSURE @ PAD 'A'
1/4" = 1'-0"



THE MULHERN GROUP, LTD		
1400 GLENARM PLACE, SUITE 300 DENVER, CO 80202 303-297-3334		
#	DATE	REVISION
2.	11/7/2025	1st AMENDMENT REV.1
3.	11/12/2025	1st AMENDMENT REV.2
5.	2/6/2026	2nd AMENDMENT

PROJECT NUMBER: 23029
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DATE: 2/6/2026

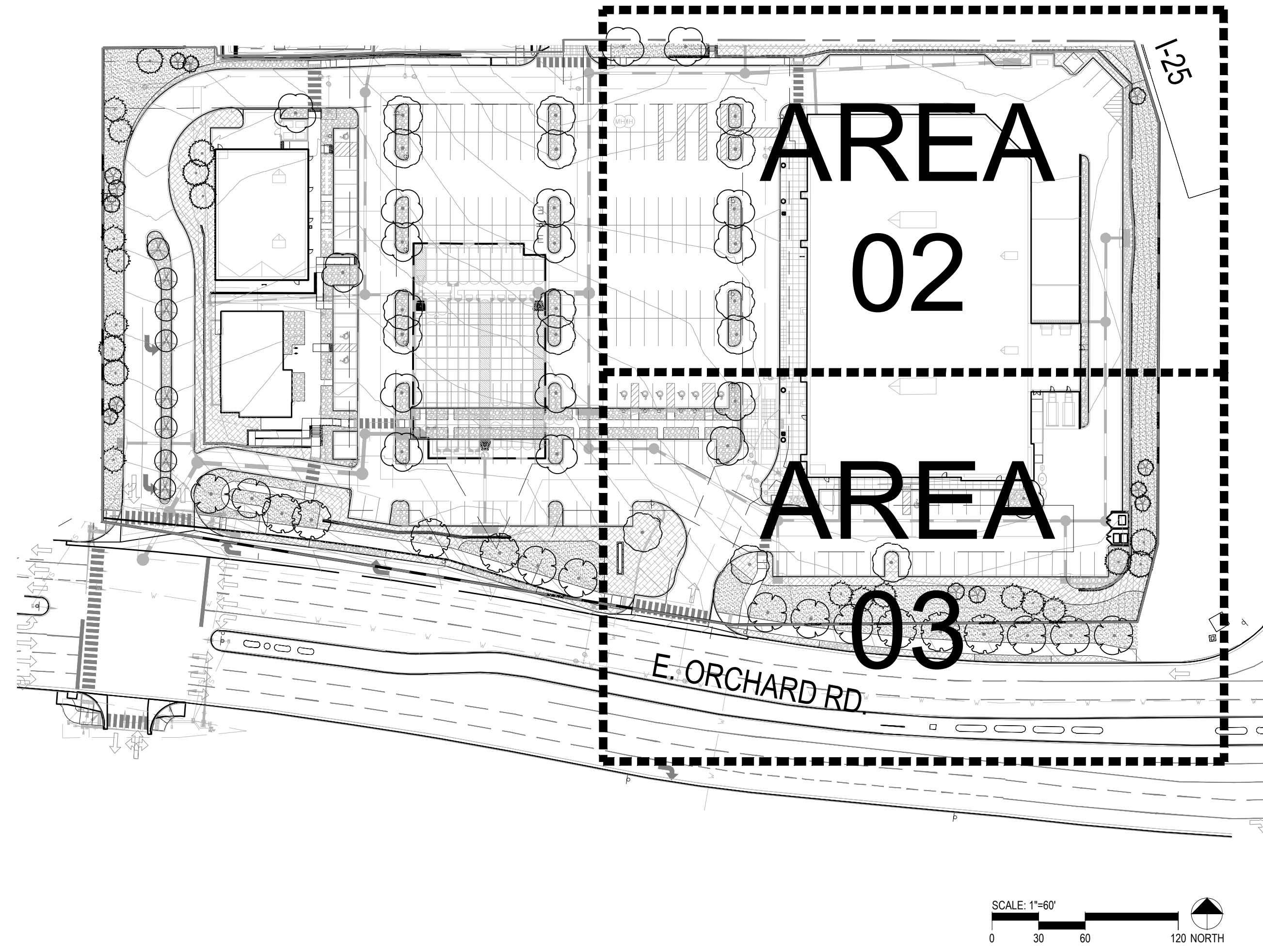
SITE PLAN DETAILS

THE ORCHARD

SECOND AMENDMENT

A PORTION OF LOT 9, LOT 10 AND LOT 11, BLOCK 7, CLARK COLONY, A SUBDIVISION OF SECTION 16 AND A PORTION OF BLOCK 2 OF GREENWOOD PLAZA FIFTH FILING WITHIN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO

MASTER LANDSCAPE PLAN - COMMERCIAL AREA



LANDSCAPE NOTES

- SITE PREP**
- LANDSCAPE CONTRACTOR TO REFERENCE CIVIL ENGINEERING DRAWINGS REGARDING GRADING, DRAINAGE AND EROSION CONTROL NOTES, DETAILS AND PROCEDURES.
 - ALL WORK SHALL CONFORM TO CITY OF GREENWOOD VILLAGE MUNICIPAL CODE. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
 - ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
 - SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
 - CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES PER THE GEOTECHNICAL REPORT.
 - CONTRACTOR SHALL MINIMIZE ALL DISTURBANCE TO NON-IMPACTED AREAS.
 - SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
 - CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS FOR CONSTRUCTION WORK WITHIN THE CITY OF GREENWOOD VILLAGE MUNICIPAL CODE. A SEPARATE LANDSCAPE CONSTRUCTION PERMIT IS REQUIRED AND USE AND SALES TAX WILL BE COLLECTED. WATER CONNECTION FEES ARE TO BE PAID PRIOR TO THE METER SETTING. A BACK FLOW PERMIT AND INSPECTION IS REQUIRED PRIOR TO THE METER BEING INSTALLED IN THE VAULT.
 - TOPSOIL IS TO BE STRIPPED & STOCKPILED ON-SITE FOR LATER USE.
 - CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING OR NEW SITE IMPROVEMENTS DISTURBED OR DAMAGED DUE TO THEIR OPERATIONS. DAMAGED MATERIALS SHALL BE REPLACED/REPAIRED TO ITS PRIOR CONDITION.
 - LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OR LANDSCAPE PLANTING. CONTRACTOR SHALL HAND DIG ALL PLANTING PITS ADJACENT TO UTILITIES. IF UTILITIES ARE DAMAGED, REPAIRS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
 - PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED & AMENDED.
 - SOIL AMENDMENTS-A MINIMUM 3 CUBIC YARDS PER 1,000 SF OF A CLASS I OR II COMPOST SHALL BE DISTRIBUTED ACROSS THE SOIL SURFACE OF ALL LANDSCAPE AREAS IN A UNIFORM 1" (8 CUBIC YARDS = 2 INCH LAYER) AND INCORPORATED INTO THE TOP 8 INCHES OF SOIL WITH A ROTOTILLER CAPABLE OF TILLING TO 8 INCHES IN DEPTH. SHRUB BEDS SHALL BE AMENDED THROUGHOUT THE ENTIRE BED PRIOR TO PLANTING. NOT JUST THE PLANTING HOLE.

- PLANT & GROUND COVER MATERIAL**
- ANY SUBSTITUTION OR ALTERATION OF PLANT OR LANDSCAPE MATERIALS IN LOCATION, SPECIES, TYPE, ETC. SHALL BE ALLOWED ONLY WITH APPROVAL OF THE LANDSCAPE ARCHITECT, OWNER OR OWNERS REPRESENTATIVE, AND CITY PLANNING DEPARTMENT APPROVAL REQUIREMENT. OVERALL PLANT QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS.
 - ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
 - ALL TREES IN SEED AREAS TO RECEIVE MAX. 6" DIA. MULCH RING WITH 4" DEPTH, OF SPECIFIED WOOD MULCH. NO STEEL EDGING IS REQUIRED AROUND TREE RING EDGES WITHIN TURF AREAS.
 - PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 5' BETWEEN WATER OR SEWER SERVICE LINES AND A MINIMUM SEPARATION OF 5' BETWEEN WATER OR SEWER MAIN LINES. PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 10' BETWEEN GAS LINES.
 - TREE WRAP TO BE APPLIED IN LATE FALL AFTER INSTALLATION, AND REMOVED THE FOLLOWING SPRING. REMOVE ANY STRING OR WIRE AROUND TREE TRUNKS AT TIME OF INSTALLATION.
 - CONTRACTOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD VERSUS THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND/OR THE TOWN/COUNTY PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE AND REPAIR.
 - MAINTAIN A MINIMUM THREE FOOT CLEARANCE AROUND FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS OR OTHER FIRE SERVICE EQUIPMENT. NO TREES OR SHRUBS WILL BE ALLOWED WITHIN THIS AREA.
 - IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES ARE NOT SHOWN ON THE SDP, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION, AS APPLICABLE.
 - ALL STOP BOXES AND WATER METERS SHALL HAVE A 2 FOOT CLEAR ZONE FROM THE LID WITH NO PLANTINGS, SHRUBS, PERENNIALS AND/OR ORNAMENTAL GRASSES.

- PLANTING BEDS**
- ALL PROPOSED ROCK MULCH PLANTING BEDS SHALL INCLUDE MIRAFI WEED BARRIER FABRIC OR EQUAL SECURED WITH PINS. OVERLAP FABRIC MIN. 24" AT EDGES.
 - WOOD MULCH SHALL BE 'GORILLA HAIR' OR EQUAL SHREDDED CEDAR MULCH, 4" DEPTH WITHOUT LANDSCAPE FABRIC.
 - ROCK MULCH SHALL BE 1 1/2"-3" RIVER ROCK, 3" DEPTH OVER LANDSCAPE FABRIC.
 - EDGING BETWEEN TURF AND PLANTING BEDS SHALL BE RYERSON 12-GAUGE, GREEN COLOR, PERFORATED STEEL EDGING OR EQUIVALENT. ANY ALTERNATE EDGING MUST BE A ROLLED-TOP, PERFORATED, CORROSION RESISTANT STEEL PRODUCT. NO EDGING IS REQUIRED AGAINST HARDSCAPE/WALK AREAS OR AT TREE RING EDGES. EDGING SHALL BE INSTALLED TO AVOID IMPEDING DRAINAGE. RE: DETAILS FOR INSTALLATION IN LOW DRAINAGE AREAS.
 - FOR TREES NOT IN PLANTING BEDS, ALLOW A 6"-0" DIAMETER BED (TREE RING) WITHOUT SOD AROUND ROOT COLLAR. APPLY SPECIFIED WOOD MULCH & DEPTH AROUND COLLAR FOLLOWING SOD INSTALLATION. NO FABRIC OR EDGING IS NECESSARY WITHIN TREE RINGS IN NATIVE AREAS. TREES IN PLANTING BEDS SHALL NOT HAVE WEED BARRIER INSTALLED WITHIN 6' OF THEIR TRUNKS.

- IRRIGATION**
- ALL TURF AREAS TO BE SPRAY IRRIGATED. ALL SHRUB BEDS TO BE DRIP IRRIGATED. ALL PERENNIAL AREAS TO BE IRRIGATED WITH 12" POP-UP SPRAY HEADS. TREES AND SHRUBS MUST BE IRRIGATED BY A SEPARATE ZONE THAN SOD/GRASS. THIS INCLUDES TREES PLANTED IN SOD AND NATIVE SEED AREA. NATIVE SEED AREA SHALL BE IRRIGATED FOR ESTABLISHMENT. THIS SYSTEM IS AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
 - NO SPRINKLER AS PART OF THE IRRIGATION SYSTEM SHOULD DISCHARGE WITHIN 5 FEET OF THE FOUNDATION.

- HARDSCAPE**
- REFER TO SITE PLANS & DETAILS FOR SPECIALTY CONCRETE LOCATIONS WHERE APPLICABLE.
- WARRANTY & MAINTENANCE**
- CONTRACTOR IS TO MAINTAIN ALL PLANTINGS AND ASSOCIATED IRRIGATION SYSTEM INSTALLED UNDER THIS CONTRACT UNTIL FINAL ACCEPTANCE AND TURNOVER TO OWNER. THIS MAINTENANCE SHALL INCLUDE PROPER WATERING OF ALL PLANTS, AND MOWING OF TURF/SEED AREAS IF NECESSARY.
 - SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
 - ALL PLANT MATERIAL WILL BE COVERED BY A ONE (1) CALENDAR YEAR WARRANTY. THE CONTRACTOR SHALL REPLACE DEAD, UNHEALTHY, OR OTHERWISE UNSATISFACTORY MATERIAL THROUGHOUT THIS PERIOD. THE WARRANTY SHALL BEGIN UPON FINAL ACCEPTANCE OF THE JOB.
 - LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE OWNER OR ASSIGNS OR OWNERS ASSOCIATION. TREES AND SHRUBS MUST HAVE A 100% ONGOING SURVIVAL RATE. ANY DEAD OR DAMAGED PLANT MATERIAL (AS DETERMINED BY THE OWNER) SHALL BE REPLACED. NON-LIVING GROUND COVERS, SUCH AS ROCK OR MULCH, MUST BE 100% INTACT AFTER ONE YEAR AND 100% INTACT THEREAFTER.

SEED MIX INFORMATION:

MAKE: NATIVE GRASS SEED- LOW-GROW MIX	ARKANSAS VALLEY SEED INC.
APPLICATION RATE:	4300 MONACO ST.
FOR NEW SEEDING, BROADCAST AT	DENVER, CO 80216
20-25LBS./ACRE OR DRILLED AT 15-20LBS./ACRE.	W: WWW.AVSEEDS.COM
	P: (303) 320-7500

MIX CONTAINS:

- 30% EPHRAIM CRESTED WHEATGRASS
- 25% SHEEP FESCUE
- 20% PERENNIAL RYE
- 15% CHEWINGS FESCUE

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.
CANOPY TREE					
HAC	10	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2" CAL
GI	15	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2" CAL
UA	7	ULMUS X 'ACCOLADE'	ACCOLADE ELM	B & B	2.5" CAL
ZG	17	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	B & B	2.5" CAL
	49				
EVERGREEN TREE					
PP	7	PINUS EDULIS	PINON PINE	B & B	6'-8' HT
PL	6	PINUS LEUCODERMIS	BOSNIAN PINE	B & B	6' HT
PN	12	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6'-8' HT
PSP	9	PINUS SYLVESTRIS	SCOTCH PINE	B & B	6'-8' HT
	34				
ORNAMENTAL TREE					
PC2	8	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	B & B	1.5" CAL
	8				
DECIDUOUS SHRUBS					
AA	19	AMELANCHIER ALNIFOLIA 'REGENT'	SASKATOON SERVICEBERRY	CONT.	5 GAL
RGB	22	BERBERIS THUNBERGII 'ROSE GLOW'	ROSY GLOW BARBERRY	CONT.	5 GAL
CC2	58	CARYOPTERIS X CLANDONENSIS	BLUEBEARD	CONT.	5 GAL
CA	59	CORNUS SERICEA 'ARTIC FIRE'	ARTIC FIRE DOGWOOD	CONT.	3 GAL
CC	11	COTONEASTER APICULATUS	CORAL BEAUTY COTONEASTER	CONT.	5 GAL
EC	51	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	CONT.	5 GAL
FA	24	FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF'	DWARF FORSYTHIA	CONT.	5 GAL
LL	35	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	CONT.	5 GAL
PO2	32	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	DART'S GOLD NINEBARK	CONT.	5 GAL
PN2	15	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE'	SUMMER WINE NINEBARK	CONT.	5 GAL
PP2	12	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES SAND CHERRY	CONT.	5 GAL
RHU	96	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	5 GAL
RA2	19	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT.	5 GAL
RG	20	RIBES AUREUM	GOLDEN CURRANT	CONT.	5 GAL
RK	1	ROSA X 'RADSPUNNY'	SUNNY KNOCK OUT YELLOW ROSE	CONT.	5 GAL
SA	20	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	CONT.	5 GAL
SM	13	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	CONT.	5 GAL
	507				
EVERGREEN SHRUBS					
AP2	31	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	5 GAL
EG	35	EUONYMUS FORTUNEI 'EMERALD GAUITY' TM	EMERALD GAUITY EUONYMUS	CONT.	5 GAL
EK	42	EUONYMUS KIAUTSCHOVICUS 'MANHATTAN'	MANHATTAN EUONYMUS	CONT.	5 GAL
JB4	81	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	CONT.	5 GAL
JY	43	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	YOUNGSTOWN JUNIPER	CONT.	5 GAL
JS2	18	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	CONT.	10 GAL
JO	16	JUNIPERUS X MEDIA 'OLD GOLD'	OLD GOLD JUNIPER	CONT.	5 GAL
MA2	18	MAHONIA AQUIFOLIUM	OREGON GRAPE	CONT.	5 GAL
PG4	16	PICEA PUNGENS 'GLOBOSA'	DWARF GLOBE BLUE SPRUCE	CONT.	5 GAL
PM	10	PINUS MUGO PALOUSE	PALOUSE MUGO PINE	CONT.	5 GAL
	310				
ORNAMENTAL GRASSES					
BB3	81	BOUTELLOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	CONT.	1 GAL
CK	42	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	CONT.	1 GAL
BOG	37	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	1 GAL
NM	15	MISCANTHUS SINENSIS 'MORNING LIGHT'	EULALIA GRASS	CONT.	1 GAL
MV	61	MISCANTHUS SINENSIS 'VARIEGATUS'	VARIEGATED MAIDEN GRASS	CONT.	1 GAL
PD	93	PANICUM VIRGATUM 'DALLAS BLUES' TM	DALLAS BLUES SWITCH GRASS	CONT.	1 GAL
PR	54	PANICUM VIRGATUM 'REHBRAUN'	REHBRAUN SWITCH GRASS	CONT.	1 GAL
PH	68	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	CONT.	1 GAL
PB3	74	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	CONT.	1 GAL
	525				
PERENNIALS					
SM3	42	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT MEADOW SAGE	CONT.	1 GAL
	42				

AREA (SF.)	COMMON NAME
13,971	WOOD MULCH
13,453	ROCK MULCH
23,649	SEED

PCS GROUP, INC.
 200 KALAMATH STREET
 DENVER, CO 80223
 303.531.4905

#	DATE	REVISION
1	02/06/2026	SECOND AMENDMENT

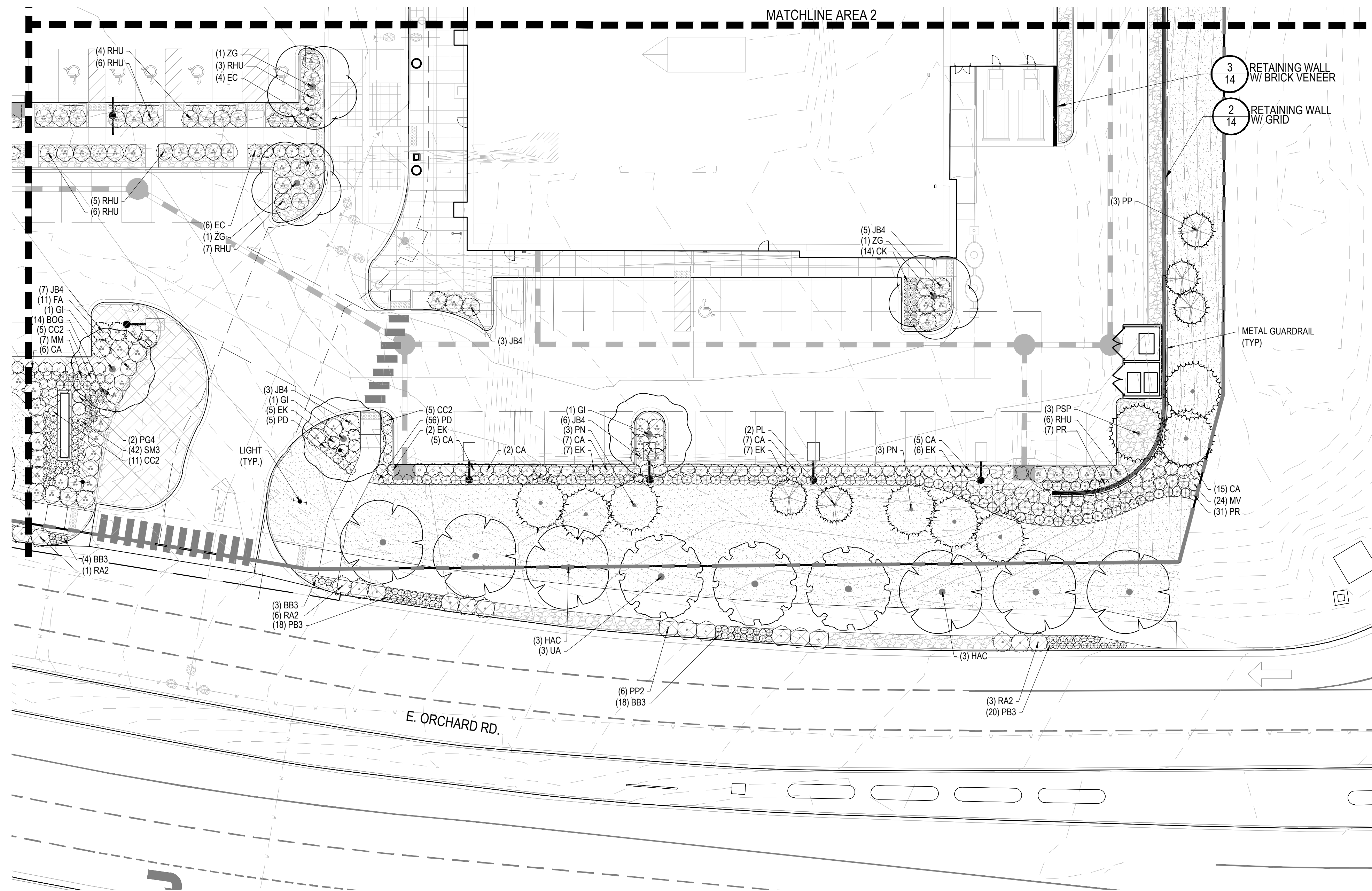
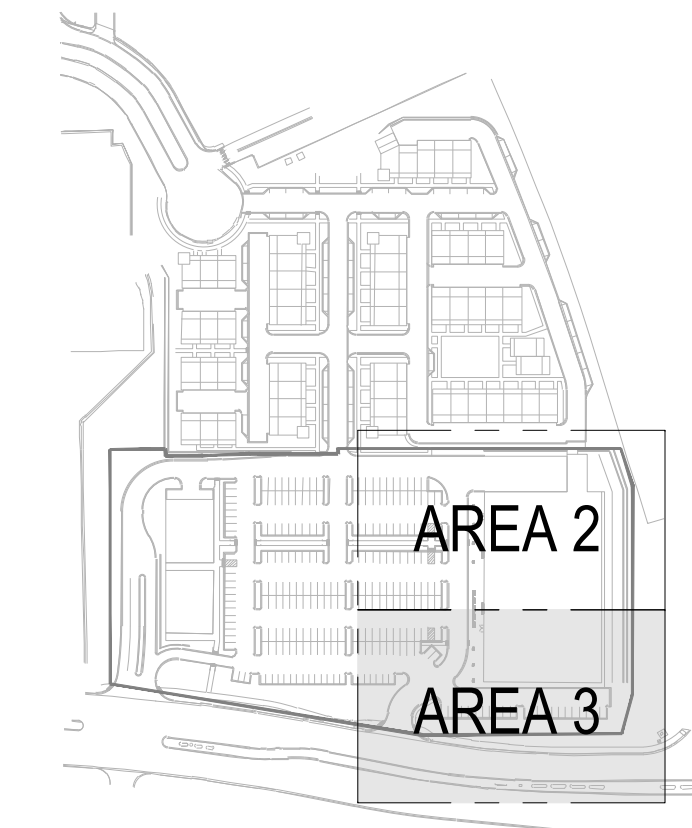
PROJECT NUMBER:
 COPYRIGHT: PCS GROUP, INC.
 DATE:
 MASTER LANDSCAPE PLAN, PLANT SCHEDULE AND GENERAL NOTES

THE ORCHARD

SECOND AMENDMENT

A PORTION OF LOT 9, LOT 10 AND LOT 11, BLOCK 7, CLARK COLONY, A SUBDIVISION OF SECTION 16 AND A PORTION OF BLOCK 2 OF GREENWOOD PLAZA FIFTH FILING WITHIN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO

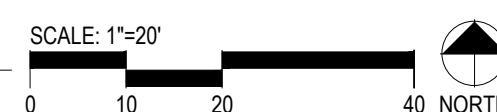
KEY MAP



LEGEND

- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIAL
- WOOD MULCH
- ROCK MULCH
- SEED
- STEEL EDGER
- SITE BOUNDARY

LANDSCAPE PLAN - COMMERCIAL AREA - AREA 03

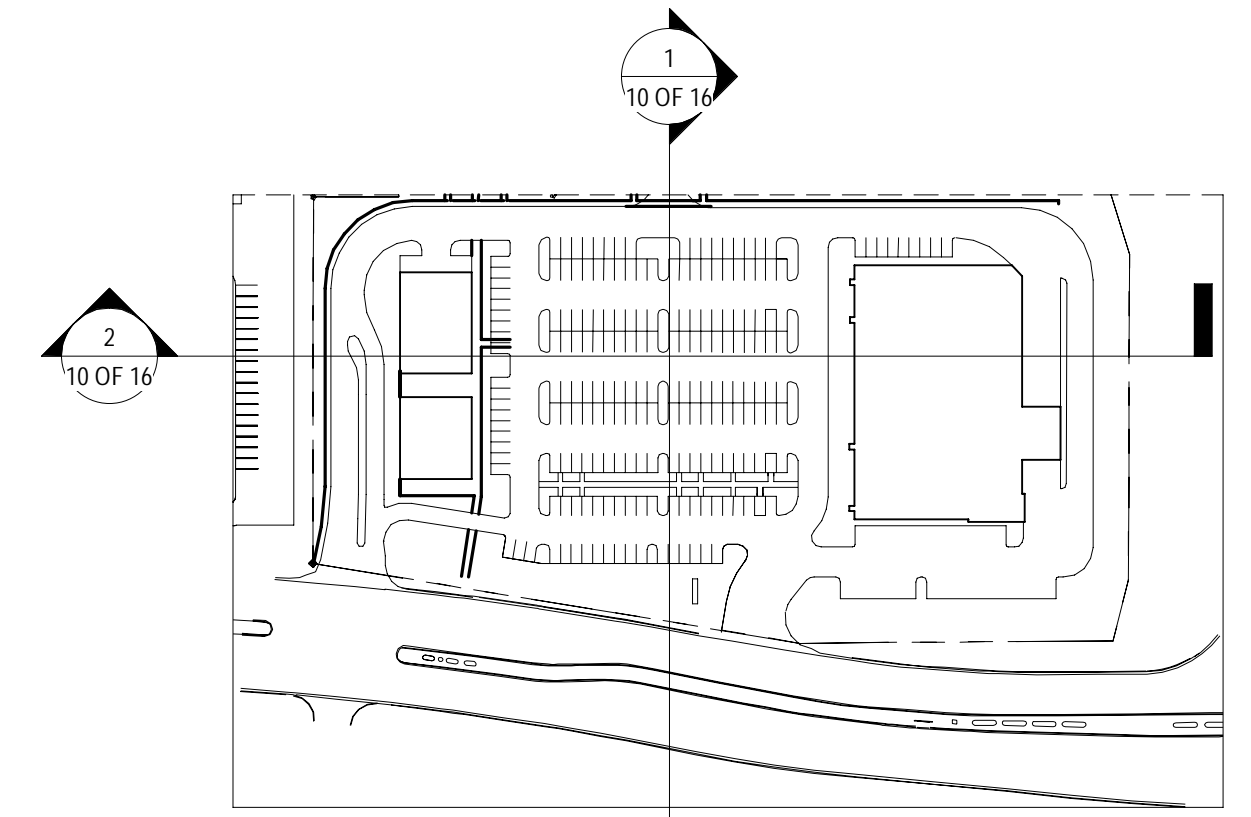


PCS GROUP, INC. 200 KALAMATH STREET DENVER, CO 80223 303.531.4905		
#	DATE	REVISION
1	02/06/2026	SECOND AMENDMENT
PROJECT NUMBER: COPYRIGHT: PCS GROUP, INC. DATE:		
LANDSCAPE PLAN		
SHEET 9 OF 16		

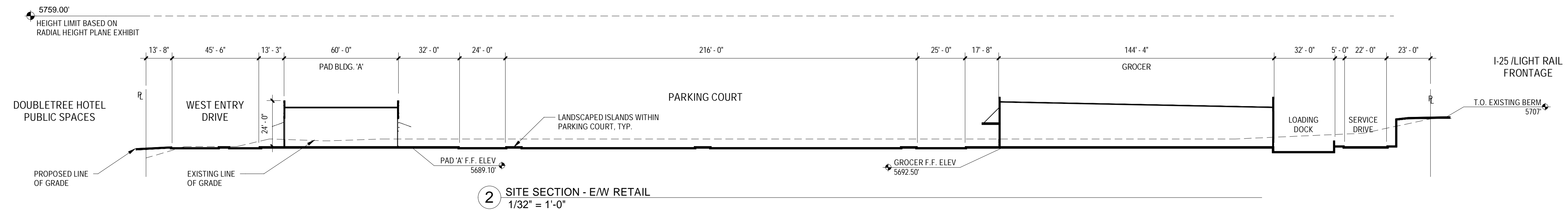
THE ORCHARD

SECOND AMENDMENT

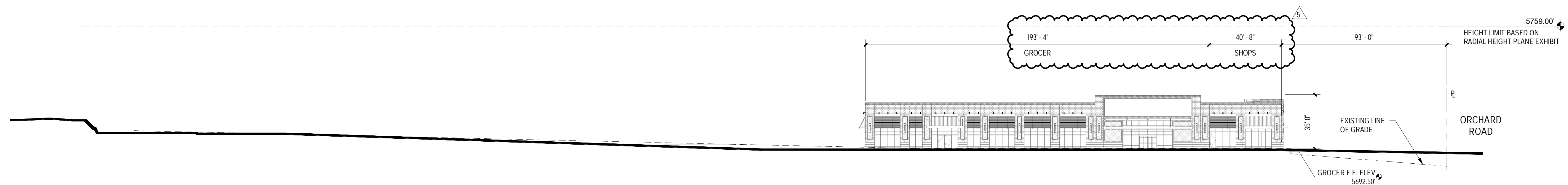
A PORTION OF LOT 9, LOT 10 AND LOT 11, BLOCK 7, CLARK COLONY, A SUBDIVISION OF SECTION 16 AND A PORTION OF BLOCK 2 OF GREENWOOD PLAZA FIFTH FILING WITHIN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO



SITE SECTION - KEY PLAN



2 SITE SECTION - E/W RETAIL
1/32" = 1'-0"



1 SITE SECTION - N/S
1/32" = 1'-0"

THE MULHERN GROUP, LTD
1400 GLENARM PLACE, SUITE 300
DENVER, CO 80202
303-297-3334

#	DATE	REVISION
1.	10/8/2025	FIRST AMENDMENT
2.	11/7/2025	1st AMENDMENT REV.1
5.	2/6/2026	2nd AMENDMENT

PROJECT NUMBER: 23029
COPYRIGHT: THE MULHERN GROUP, LTD
DATE: 2/6/2026

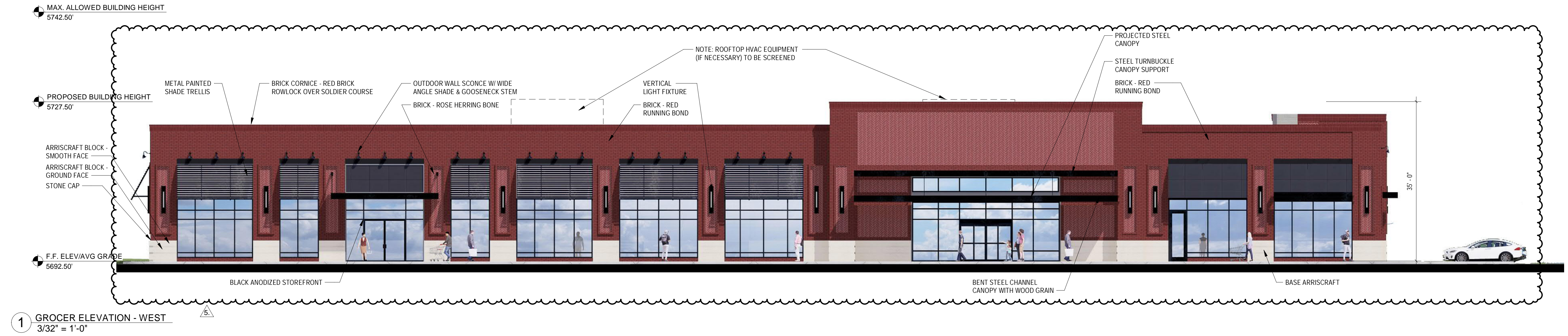
SITE SECTIONS

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THE ORCHARD

SECOND AMENDMENT

A PORTION OF LOT 9, LOT 10 AND LOT 11, BLOCK 7, CLARK COLONY, A SUBDIVISION OF SECTION 16 AND A PORTION OF BLOCK 2 OF GREENWOOD PLAZA FIFTH FILING WITHIN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO



1 GROCER ELEVATION - WEST
3/32" = 1'-0"



2 GROCER ELEVATION - EAST
3/32" = 1'-0"

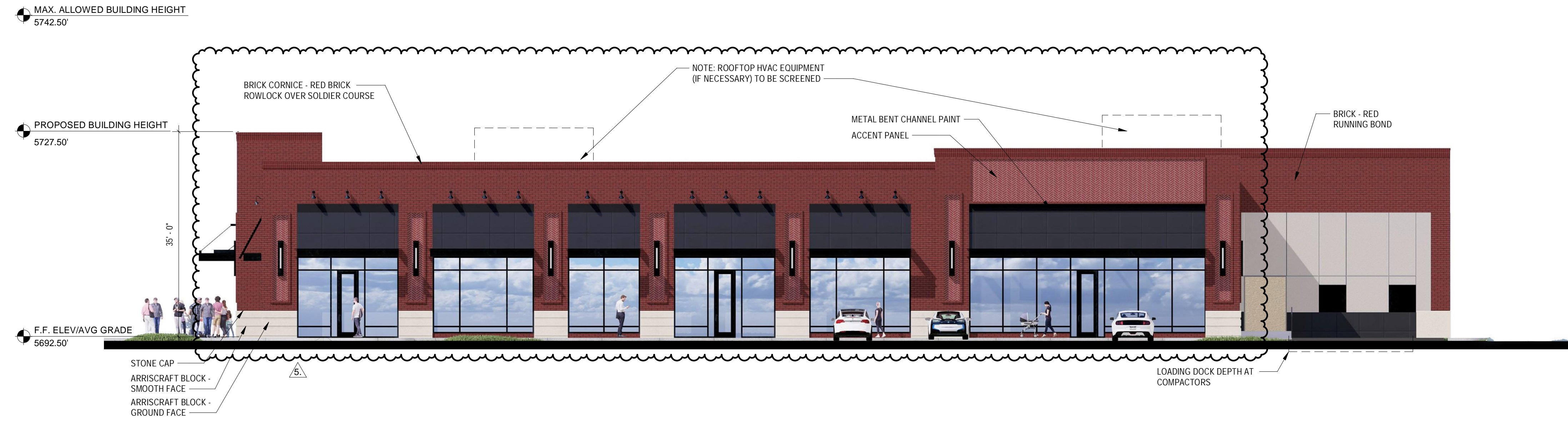
THE MULHERN GROUP, LTD 1400 GLENARM PLACE, SUITE 300 DENVER, CO 80202 303-297-3334		
#	DATE	REVISION
2.	11/7/2025	1st AMENDMENT REV.1
3.	11/12/2025	1st AMENDMENT REV.2
5.	2/6/2026	2nd AMENDMENT
PROJECT NUMBER:		23029
COPYRIGHT: THE MULHERN GROUP, LTD		
DATE:		2/6/2026
GROCER ELEVATIONS		
SHEET 11 OF 16		

K:\Revit\25.6 Orchard_R04_1204\4RPP.rvt 2/6/2026 9:57:38 AM

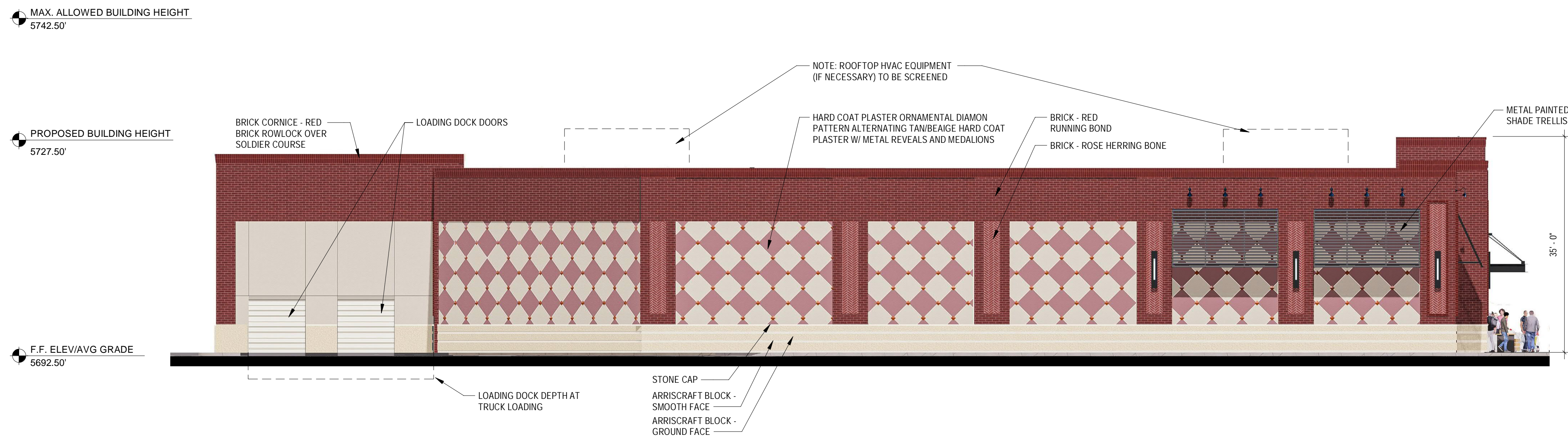
THE ORCHARD

SECOND AMENDMENT

A PORTION OF LOT 9, LOT 10 AND LOT 11, BLOCK 7, CLARK COLONY, A SUBDIVISION OF SECTION 16 AND A PORTION OF BLOCK 2 OF GREENWOOD PLAZA FIFTH FILING WITHIN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO



1 GROCER ELEVATION - SOUTH
3/32" = 1'-0"



2 GROCER ELEVATION - NORTH
3/32" = 1'-0"

THE MULHERN GROUP, LTD
1400 GLENARM PLACE, SUITE 300
DENVER, CO 80202
303-297-3334

#	DATE	REVISION
2.	11/7/2025	1st AMENDMENT REV.1
3.	11/12/2025	1st AMENDMENT REV.2
5.	2/6/2026	2nd AMENDMENT

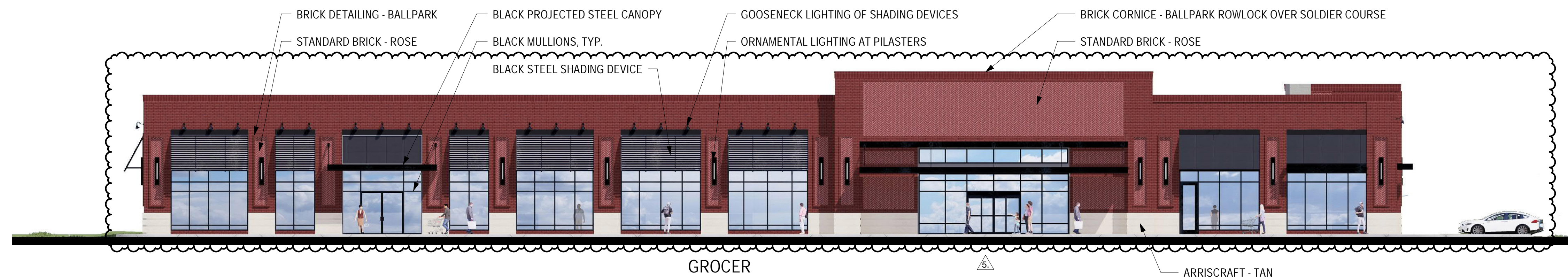
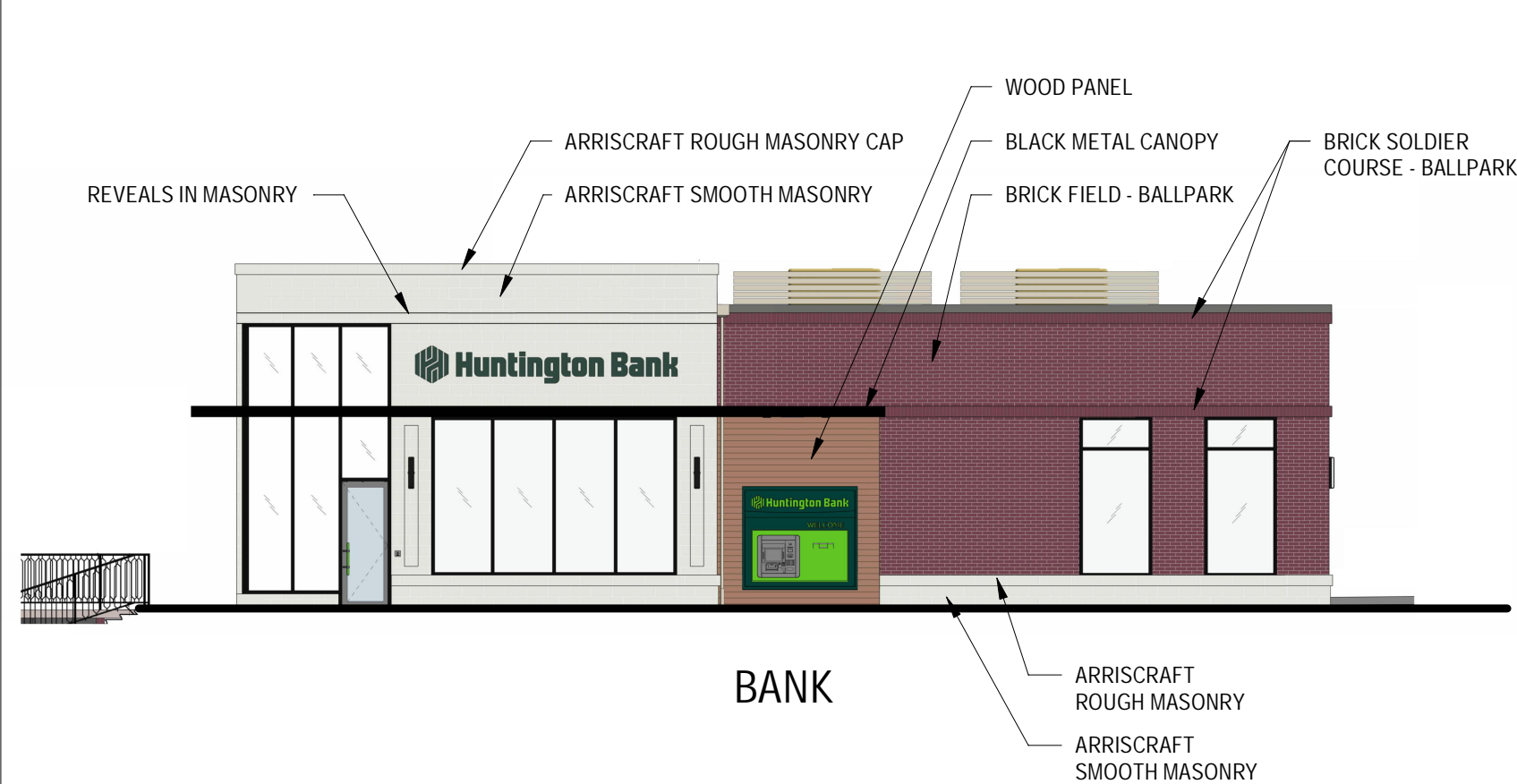
PROJECT NUMBER: 23029
COPYRIGHT: THE MULHERN GROUP, LTD
DATE: 2/6/2026

GROCER ELEVATIONS

THE ORCHARD

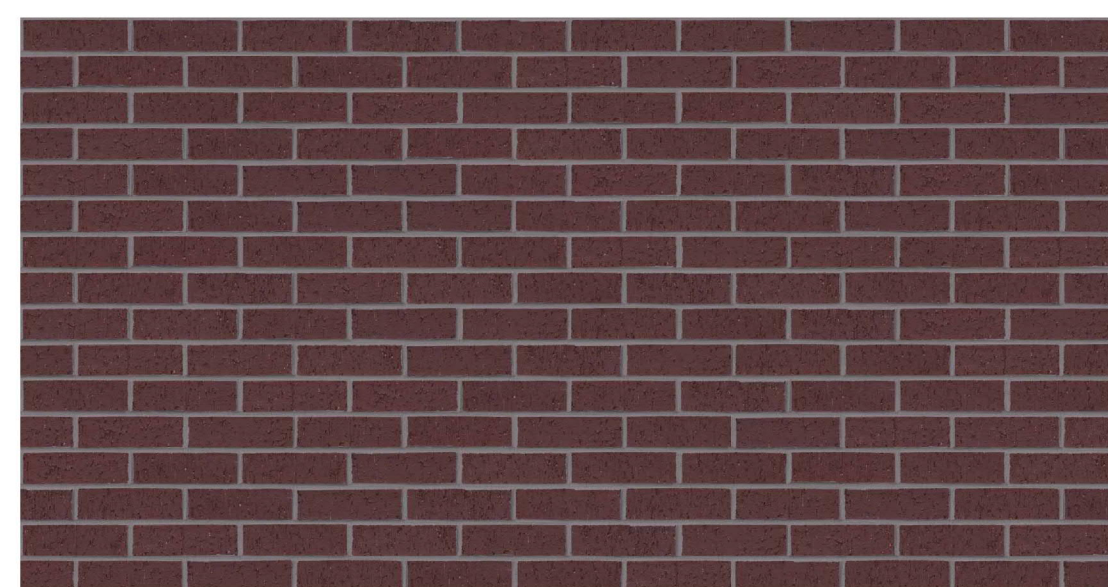
SECOND AMENDMENT

A PORTION OF LOT 9, LOT 10 AND LOT 11, BLOCK 7, CLARK COLONY, A SUBDIVISION OF SECTION 16 AND A PORTION OF BLOCK 2 OF GREENWOOD PLAZA FIFTH FILING WITHIN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO

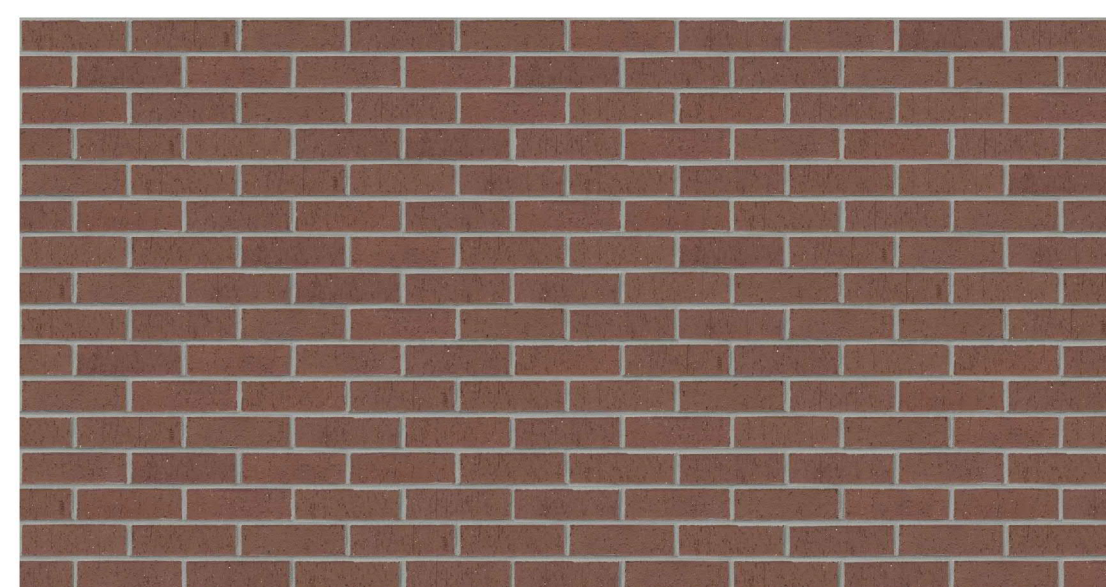


2 ELEVATIONS

N.T.S.



STANDARD BRICK - BALLPARK:
 1. BRICK FIELD - RUNNING BOND
 2. BRICK ACCENT - SOLDIER COURSES/ROWLOCKS



STANDARD BRICK - ROSE:
 1. BRICK FIELD - RUNNING BOND
 2. BRICK ACCENT - SOLDIER COURSES/ROWLOCKS



HARD COAT PLASTER - TAN / BEIGE
 [W/ METAL REVEALS & MEDALLIONS WHERE NOTED]



TAN ARRISCRAFT - ALTERNATING ROUGH FACE & SMOOTH TEXTURES



ORNAMENTAL BLACK STEEL SHADING DEVICE



ORNAMENTAL METAL RAILINGS - BLACK



PROJECTED STEEL CANOPIES & STOREFRONT MULLIONS - BLACK

1 MATERIAL LEGEND

THE MULHERN GROUP, LTD		
1400 GLENARM PLACE, SUITE 300 DENVER, CO 80202 303-297-3334		
#	DATE	REVISION
2.	11/7/2025	1st AMENDMENT REV.1
3.	11/12/2025	1st AMENDMENT REV.2
5.	2/6/2026	2nd AMENDMENT

PROJECT NUMBER: 23029
 COPYRIGHT: THE MULHERN GROUP, LTD
 DATE: 2/6/2026

MATERIAL LEGEND

SHEET 13 OF 16

THE ORCHARD

SECOND AMENDMENT

A PORTION OF LOT 9, LOT 10 AND LOT 11, BLOCK 7, CLARK COLONY, A SUBDIVISION OF SECTION 16 AND A PORTION OF BLOCK 2 OF GREENWOOD PLAZA FIFTH FILING WITHIN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO

Symbol	Label	Quantity	Manufacturer	Model Number	Description	Fixture	Foot Candles	Foot Lumens	Watts	Price
□	A1	10	Urban Lighting	DS11 LED P4 40K 100W T58	3-Score Slot 1 Area Luminaire P4 Performance Package 4000K CCT 70 CRI Type 4 Medium	DS11_LED_P4_40K_100W_T58_4	0.9	3619	276.32	
□	B1	3	Urban Lighting	DS11 LED P4 40K 100W T58	3-Score Slot 1 Area Luminaire P4 Performance Package 4000K CCT 70 CRI Type 4 Medium	DS11_LED_P4_40K_100W_T58_4	0.9	3619	67.79	
□	C	14	Sela Corporation	SACL-R50-V-SG40-30-30-KA-UV	normal aluminum housing, shatter optic, no enclosure	SACL-R50-V-SG40-30-30-KA-UV	0.9	402	36.901	
□	E	13	Urban Lighting	HD02 LED P4 40K 100W T58	HD02 LED WITH P4 PERFORMANCE PACKAGE 4000K T58 TYPE 4 MEDIUM OPTIC	HD02_LED_P4_40K_100W_T58_4	0.9	407	46.669	
□	G	4	Urban Lighting	DS11 LED P4 40K 100W T58	3-Score Slot 1 Area Luminaire P4 Performance Package 4000K CCT 70 CRI Type 4 Extreme Backlight Control	DS11_LED_P4_40K_100W_T58_4	0.9	1204	123.94	
□	H	2	Urban Lighting	HD02 LED P4 40K 100W T58	HD02 LED WITH P4 PERFORMANCE PACKAGE 4000K T58 TYPE 4 MEDIUM OPTIC	HD02_LED_P4_40K_100W_T58_4	0.9	214	16.915	
□	J	17	Sela Corporation	SACL-R50-V-SG40-30-30-KA-UV	normal aluminum housing, shatter optic, no enclosure	SACL-R50-V-SG40-30-30-KA-UV	0.9	441	36.901	
□	ZZ	4	luminaire	DFP1-G400K-KX	17" x 17" W x 2 1/2" H LED GARAGE FIXTURE	DFP1-G400K-KX	1	405	36.24	

Luminaire Locations						
No.	Label	X	Y	Z	MH	Orientation
2	A1	317116.00	1645277.00	18.00	18.00	0.00
3	A1	317126.00	1645277.00	18.00	18.00	0.00
4	A1	317136.00	1645155.00	18.00	18.00	0.00
5	A1	317116.00	1645155.00	18.00	18.00	0.00
6	A1	317127.00	1645156.00	18.00	18.00	0.00
10	A1	317117.00	1645155.00	18.00	18.00	0.00
11	A1	317117.00	1645155.00	18.00	18.00	0.00
12	A1	317126.00	1645174.00	18.00	18.00	0.00
13	A1	317126.00	1645200.00	18.00	18.00	0.00
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Note:
1. See visual files-nov2025-orchard-r10.tbl

Note:
Lighting calculation software is for estimating purposes only, not generating exact values.

These calculations are for the use and adoption by our clients and their's solely at their discretion.
This includes evaluation of the calculated lighting levels and model by the Architect, Engineer, Lighting Designer or Owner for adherence to the project's lighting specifications for levels and uniformity.

We make no guarantee of meeting any subjective expectations. Calculations are based on a model only. Space characteristics and electrical supply to fixtures, along with installation details, may alter fixture output and model performance. Model is based on standard reflectance values unless otherwise noted.

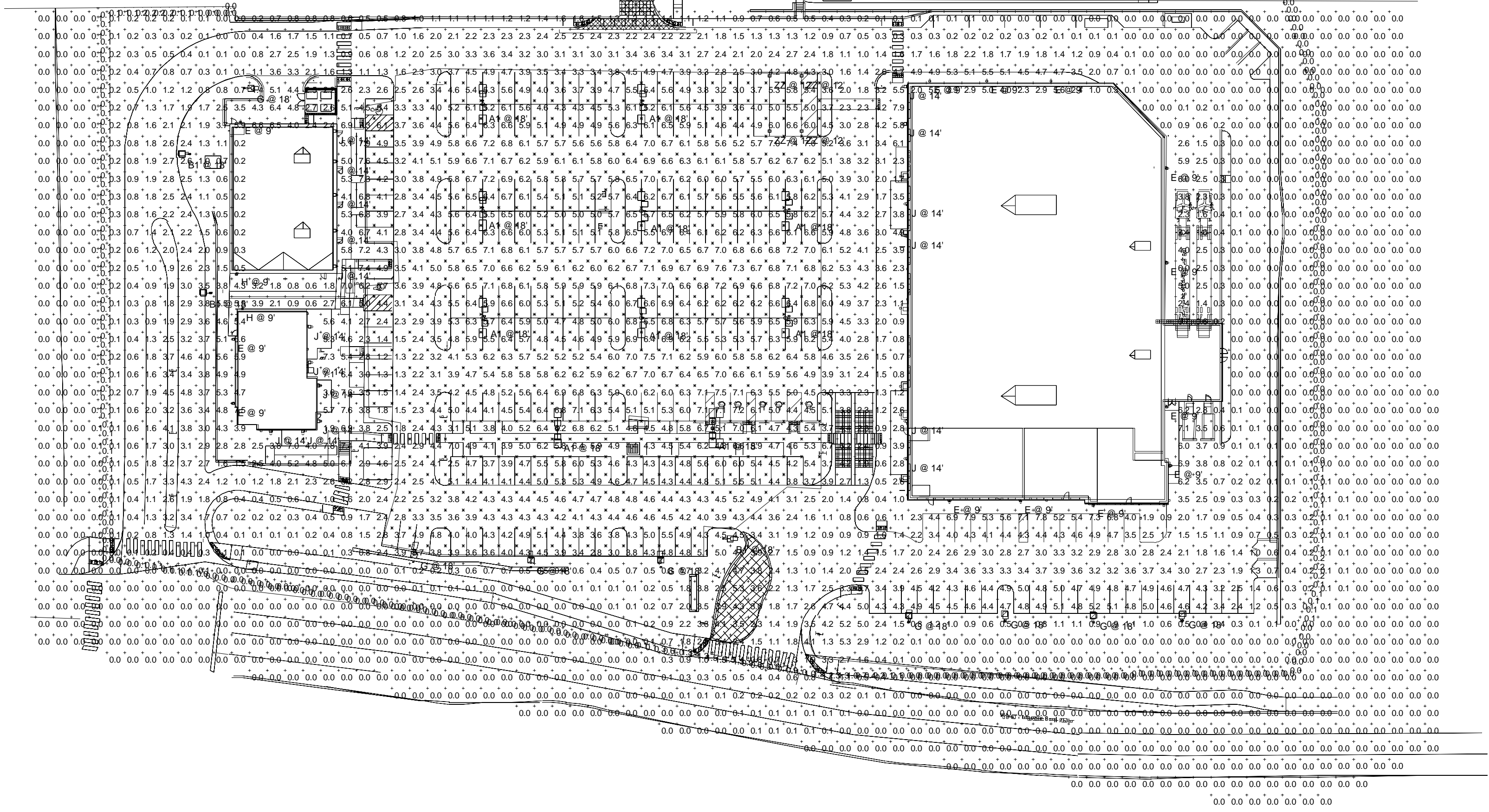
Any variance from reflectance values, obstructions, light loss factors (including both physical and electrical in nature) or dimensional data will affect the actual light levels obtained.

Final construction drawings and calculations are the responsibility of a licensed architect or engineer.

The Lighting Agency provides these calculations as a courtesy for your evaluation only.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
bdy line	+	0.1 fc	1.5 fc	0.0 fc	N/A	N/A
main parking	⊗	5.3 fc	7.6 fc	1.2 fc	6.3:1	4.4:1
whole site	+	2.1 fc	7.9 fc	0.0 fc	N/A	N/A



1 PHOTOMETRIC PLAN - 2A
1" = 50'-0"

#	DATE	REVISION
2.	11/7/2025	1st AMENDMENT REV.1
3.	11/12/2025	1st AMENDMENT REV.2
5.	2/6/2026	2nd AMENDMENT

PROJECT NUMBER: 23029
COPYRIGHT: THE MULHERN GROUP, LTD
DATE: 2/6/2026
LIGHTING / PHOTOMETRIC PLAN

THE ORCHARD SECOND AMENDMENT


A PORTION OF LOT 9, LOT 10 AND LOT 11, BLOCK 7, CLARK COLONY, A SUBDIVISION OF SECTION 16 AND A PORTION OF BLOCK 2 OF GREENWOOD PLAZA FIFTH FILING WITHIN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO

LIGHT FIXTURE TYPES C & J

TYPE C

Date: 5-22-24 Customer: The Mulhern Group
Project: The Orchard - Greenwood Village
Type: C Qty: (44)

Saturn Cutoff LED



Order Code: SACL-RSR-1-5G450-30-12-UNV-DM

Series	Color Temperature	Beam Angle	Height	Finish	Options		
SACL	R1	R2	R3	R3W	R4	R5	R5G

Product Modifications: []


Approvals: []

Date: []

TYPE J

Date: 5-22-24 Customer: The Mulhern Group
Project: The Orchard - Greenwood Village
Type: J Qty: (11)

Saturn Cutoff LED



Order Code: SACL-RSR-1-5G450-30-12-UNV-DM

Series	Color Temperature	Beam Angle	Height	Finish	Options		
SACL	R1	R2	R3	R3W	R4	R5	R5G

Product Modifications: []

Approvals: []


Date: []

LIGHT FIXTURE TYPES E & H

TYPE E

Date: 5-22-24 Customer: The Mulhern Group
Project: The Orchard - Greenwood Village
Type: E Qty: (13)

WDGE2 LED Architectural Wall Sconce Precision Refractive Optic



Order Code: SACL-RSR-1-5G450-30-12-UNV-DM

Series	Color Temperature	Beam Angle	Height	Finish	Options		
SACL	R1	R2	R3	R3W	R4	R5	R5G

Product Modifications: []


Approvals: []

Date: []

TYPE H

Date: 5-22-24 Customer: The Mulhern Group
Project: The Orchard - Greenwood Village
Type: H Qty: (46)

WDGE2 LED Architectural Wall Sconce Precision Refractive Optic



Order Code: SACL-RSR-1-5G450-30-12-UNV-DM

Series	Color Temperature	Beam Angle	Height	Finish	Options		
SACL	R1	R2	R3	R3W	R4	R5	R5G

Product Modifications: []

Approvals: []


Date: []

LIGHT FIXTURE TYPES A1, B1, & G

TYPE A1

Date: 5-22-24 Customer: The Mulhern Group
Project: The Orchard - Greenwood Village
Type: A1 (DOUBLE HEAD) Qty: (10)

D-Series Size 1 LED Area Luminaire



Order Code: DSX1-LED-P7-40K-70CRI-T3M-MVOLT-SPA-NLTAIR2-PIRHN-DBX8D

Series	Color Temperature	Beam Angle	Height	Finish	Options		
DSX1	P1	P2	P3	P3W	P4	P5	P5G

Product Modifications: []


Approvals: []

Date: []

TYPE B1

Date: 5-22-24 Customer: The Mulhern Group
Project: The Orchard - Greenwood Village
Type: B1 (SINGLE HEAD) Qty: (8)

D-Series Size 1 LED Area Luminaire



Order Code: DSX1-LED-P7-40K-70CRI-T3M-MVOLT-SPA-NLTAIR2-PIRHN-DBX8D

Series	Color Temperature	Beam Angle	Height	Finish	Options		
DSX1	P1	P2	P3	P3W	P4	P5	P5G

Product Modifications: []


Approvals: []

Date: []

TYPE G

Date: 5-22-24 Customer: The Mulhern Group
Project: The Orchard - Greenwood Village
Type: G (SINGLE HEAD) Qty: (8)

D-Series Size 1 LED Area Luminaire



Order Code: DSX1-LED-P7-40K-70CRI-T3M-MVOLT-SPA-NLTAIR2-PIRHN-DBX8D

Series	Color Temperature	Beam Angle	Height	Finish	Options		
DSX1	P1	P2	P3	P3W	P4	P5	P5G

Product Modifications: []

Approvals: []

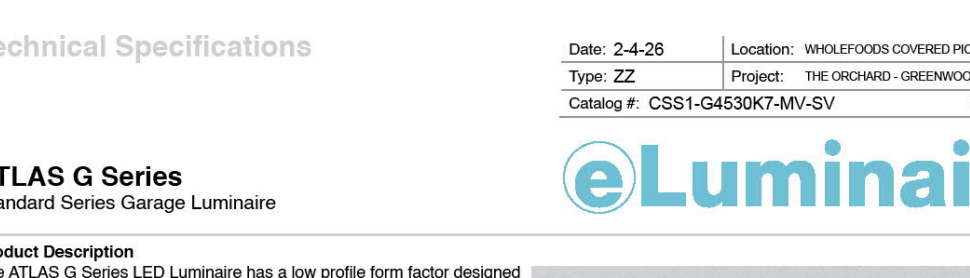
Date: []

LIGHT FIXTURE TYPES ZZ

TYPE ZZ

Date: 2-4-26 Location: WOODFORD COVERED PICKUP
Type: ZZ Project: THE ORCHARD - GREENWOOD VILLAGE
Catalog # CS51-G4530K7-MV-SV Qty: (4)

Atlas G Series Standard Series Garage Luminaire



Order Code: CS51-G4530K7-MV-SV

Series	Color Temperature	Beam Angle	Height	Finish	Options		
CS51	G	G1	G2	G3	G4	G5	G6

Product Description: []

Product Performance: []

Technical Specifications: []

Key Data: []

Accessories: []

Ordering Guide: []

Product Modifications: []

Approvals: []

Date: []

#	DATE	REVISION
2.	11/7/2025	1st AMENDMENT REV. 1
3.	11/12/2025	1st AMENDMENT REV. 2
5.	2/6/2026	2nd AMENDMENT

PROJECT NUMBER: 23029
COPYRIGHT: THE MULHERN GROUP, LTD
DATE: 2/6/2026

LIGHTING DETAILS

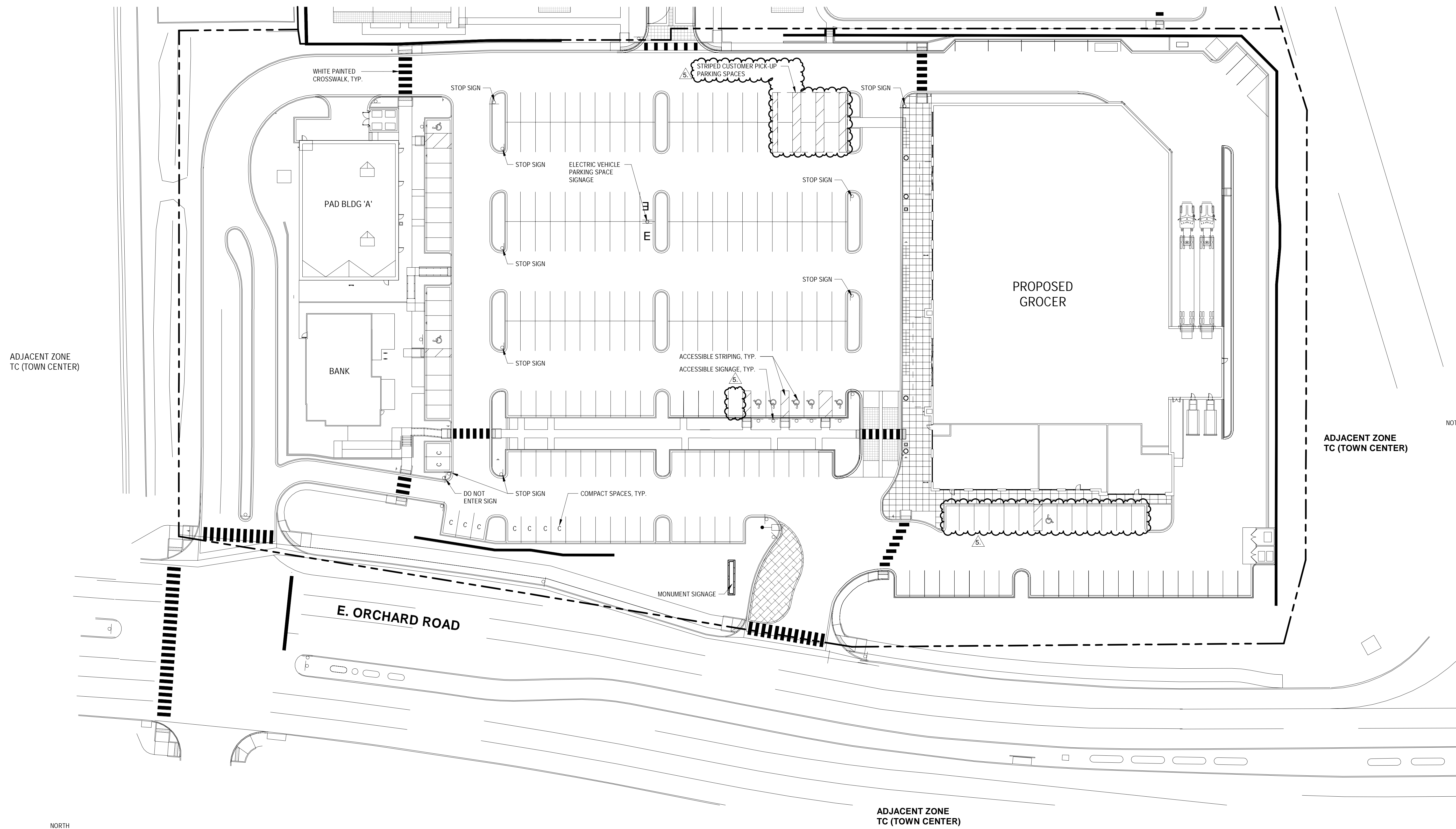
SHEET 15 OF 16

THE ORCHARD

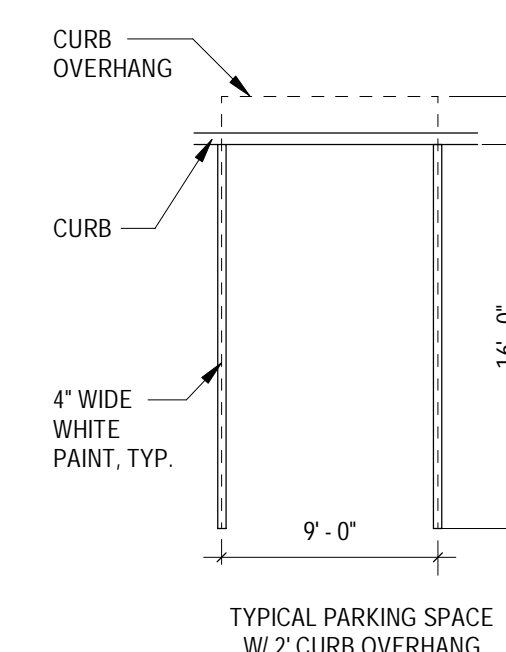
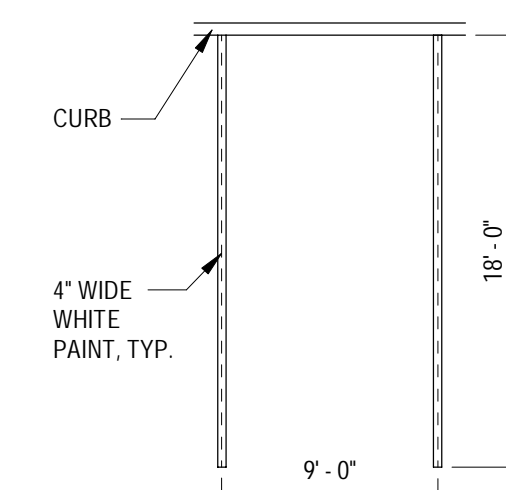
SECOND AMENDMENT

A PORTION OF LOT 9, LOT 10 AND LOT 11, BLOCK 7, CLARK COLONY, A SUBDIVISION OF SECTION 16 AND A PORTION OF BLOCK 2 OF GREENWOOD PLAZA FIFTH FILING WITHIN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO

ADJACENT ZONE
TC (TOWN CENTER)



PARKING LEGEND



NOTE: SEE SHEET 7 OF 23 FOR ACCESSIBLE PARKING STRIPING

THE MULHERN GROUP, LTD
1400 GLENARM PLACE, SUITE 300
DENVER, CO 80202
303-297-3334

#	DATE	REVISION
2.	11/7/2025	1st AMENDMENT REV.1
3.	11/12/2025	1st AMENDMENT REV.2
5.	2/6/2026	2nd AMENDMENT

PROJECT NUMBER: 23029
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DATE: 2/6/2026

SIGNAGE & STRIPING PLAN



1 ENLARGED - SOUTH STRIPING & SIGNAGE PLAN
1" = 30'-0"

ADJACENT ZONE
TC (TOWN CENTER)