

Letter of Authorization

Regarding Development Applications for Land Use Entitlements

City of Lone Tree
9220 Kimmer Drive #100
Lone Tree, CO 80124

RE: Property Address: Ridgegate Section 15

Assessor's Parcel Number (SPN): _____

To Whom It May Concern:

I/We, the owner(s) of the above described real property, authorize Nathan Herman
of Regional Transportation District to act as an agent on my/our behalf for the purpose of
creating, filing and/or managing an application for Sky Ridge Station Site Improvement Plan
_____ (type of development or permit application).

The undersigned hereby certifies to being the fee owner(s) or legally authorized representative of the fee
owner(s) of the real property described above.

Keith Simon, Ridgegate Investments, Inc.
(Print Name of Owner)

Keith Simon, Vice President
(Signature of Owner or Authorized Representative)

State of Colorado
County of Douglas

The foregoing instrument was acknowledged before me this 17th day of March, 2016
by Keith D. Simon.

Elizabeth Matthews
(Notary's official signature)

5-12-2016
(Commission expiration date)

NOTARY SEAL

**ELIZABETH MATTHEWS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004014222
MY COMMISSION EXPIRES 05/12/2016**



CITY OF LONE TREE

Site Improvement Plan Project Narrative & Statement of Design Intent Template

Planning Division

9220 Kimmer Drive, Lone Tree, Colorado 80124

303.708.1818 | www.cityoflonetree.com

Project Name RTD – Sky Ridge Station

Project # SP16-09R

Project Location North of Sky Ridge Ave. between Trainstation Circle East and West

Date March 17, 2016

Project Narrative

[ARTICLE XXVII - Site Improvement Plan \(SIP\) Project Narrative](#). The SIP process is intended to provide for development that enhances the quality of life in the City by promoting high-quality design and a strong economy, and by fostering a sustainable and healthy community. The SIP process is required to ensure the development will be in conformance with the [Comprehensive Plan](#), the [Design Guidelines](#), applicable chapters of this [Code](#) and applicable Planned Developments and Sub-Area Plans.

Using this form or a separate page(s), the applicant shall provide a written narrative describing their project. Use the following outline (Sec. 16-27-60) as a guide when formulating your narrative – please disregard sections that do not apply to your project:

1. General information.

- a. Provide the subdivision name, filing number, planning area number when located in a Planned Development, lot and block number or street address and section, township and range if not in a subdivision, and name of project.

RidgeGate Section 15 Filing 17
RidgeGate PDD 4th Amendment, Planning Area C/M-U #2
Sky Ridge Station

- b. Indicate zoning of the site and the zoning and current uses of adjacent land.

RidgeGate Planned Development District, 4th Amendment

The site is undeveloped. The Sky Ridge Medical Center is located immediately south of the station. All other land adjacent to the station is undeveloped. The Schwab office campus and a medium density residential complex are located further to the north/northwest of the station.

2. Development impacts. Describe overall impacts of the proposed development on adjacent lands and methods for mitigating those impacts.

The proposed Sky Ridge station is part of RTD's Southeast Rail Extension Project. RTD prepared an Environmental Assessment (EA) for the project which resulted in a Finding of No Significant Impact (October 2014). The EA addressed impacts to the adjacent lands and mitigation measures. For the Sky Ridge Station, no impacts to adjacent lands were identified in the EA.

3. Compliance with Intent and Approval Standards. Describe how the development complies with the Intent (Section 16-27-10) and Approval Standards (Subsection 16-27-90(a)) of this Article.

The Sky Ridge station is in compliance with the City's Comprehensive Plan, the Design Guidelines, and the RidgeGate PDD, 4th Amendment. The station design is following the standards set forth by the RidgeGate development to ensure it will be integrated both functionally and aesthetically with adjacent development.

4. Development phasing. Describe the proposed development schedule and phases of development for all proposed construction.

Construction of the Southeast Rail Extension is expected to start in 2016 and be completed in 2019. No phasing of the project is planned.

5. Other project data.

- a. Total number of employees on maximum shift when known (for parking purposes).

There will be no employees on site except for periodic maintenance personnel.

- b. Square footage of building.

No buildings are planned at the station.

- c. Lot area.

5.568 acres

- d. Anticipated opening date.

2019

6. **Sustainability.** Highlight ways in which the project furthers the City's environmental goals regarding sustainability. This may include a general description of the project location relative to other uses, public transit and trails; ease of travel to key destinations on foot or bicycle; water conservation and water quality measures; site layout; green building practices; or operational aspects of the use such as waste reduction, recycling or commuter trip reduction programs.

The RidgeGate Station is being designed to safely and efficiently meet the needs of all users, regardless of age and ability. High capacity transit service will provide a viable option to the private automobile, resulting in a more balanced transportation system for Lone Tree residents.

7. **Variances if applicable.** For those SIPs for which a variance from the standards in this Chapter, the Design Guidelines or Sub-Area Plans is requested, the narrative shall also explain the need for the variance. (Public notice may be required, see Section 16-26-60).

No variances are required.

Statement of Design Intent

Please describe how the project meets the intent of the [City of Lone Tree Design Guidelines](#), including the city's Core Design Principles (p. 11). If the project is located within a Planned Development that is governed by additional design standards or guidelines, please address how the project satisfies the intent of those standards and guidelines as well.

Please use the outline below as a guide in formulating your response. You may also use this opportunity describe particular strengths, unique features, sustainable practices, or innovations that distinguish the design of the project, as well as any particular opportunities or challenges that should be considered. This Statement of Design Intent is intended to encourage thoughtful consideration of design guidelines and to give project reviewers and decision makers a more thorough understanding of the project.

1. **Overall Design Concept.** Briefly describe the use and overall concept for the project as a whole.

The Sky Ridge Station is a proposed transit station located along RTD's proposed Southeast Rail Extension. The Southeast Rail extension extends light rail transit service 2.3 miles south of the existing Lincoln Station. The Sky Ridge Station will be a kiss-n-ride station near the Sky Ridge Medical Center. The concept of the station includes a vehicle drop off area, pedestrian plaza, and station light rail station platforms equipped with overhead canopies, seating, trash receptacles, and ticket vending machines. The vehicle drop off area will be located along Train Station Circle West. Pedestrian access is provided from Train Station Circle West and Sky Ridge Avenue to a pedestrian plaza via stairs and ramps.

2. **Context and Site.** Describe how the project relates functionally and visually to the context of the surrounding area. Consider issues of form and character, the natural environment, vehicular and pedestrian access and circulation, etc.

The Sky Ridge Station is conveniently located at the northeast corner of Train Station Circle and Sky Ridge Avenue in close proximity to the Sky Ridge Medical Center, Charles Schwab Campus and RidgeGate Apartments. The surrounding area is connected with a network of sidewalk adjacent to the existing street network that provides easy pedestrian access to the proposed station. Direct pedestrian access to the Sky Ridge Station is provided from the existing sidewalk network from Train Station Circle West and Sky Ridge Avenue to a pedestrian plaza via stair and ramps. The pedestrian plaza connects directly to the station

platform for loading and unloading of trains. Vehicles may access the proposed kiss-n-ride via Train Station Circle. Bicycle storage is provided in close proximity to the platform. No bus stops are proposed at the station.

3. **Public Realm.** Describe how the project contributes to an inviting, safe and functional public realm. Consider public spaces, street/sidewalk – level experience, lighting, landscaping, and signage.

The focus of the Sky Ridge Station is pedestrians. Benches line proposed landscape walls. Stairs and ramps lead pedestrians from street level up to the level of the light rail platform which is located approximately nine feet above street level. Landscape planters line the ramps and stairs. Lighting and cameras are provided at street level, along the stairs and ramps, in the pedestrian plaza, and on the light rail platform to create a safe and inviting environment.

A gathering space is provided between the stairs on the platform level of the transition plaza. This area is defined by a stone feature wall and will be landscaped, lined with an ornamental fence, and enhanced with pedestrian amenities. It is intended to be used year round for special events and other community activities.

Signage is proposed throughout the station to provide way finding as well as RTD system information. In addition, a large monument sign is proposed at the corner of Sky Ridge Avenue and Train Station Circle.

4. **Architectural Design.** Describe how the architectural design contributes to the unique qualities of the area and how design concepts result in a unified, functional and high-quality design. Consider building form and composition, façade composition and articulation, and materials, colors, and lighting.

All proposed landscape walls are lined with a Colorado rose sandstone veneer and have a buff sandstone cap. The large feature wall will be Colorado strip stone with vertical Colorado rose sandstone veneer monuments. The base of the wall will have landscape planting and LED accent lighting. The station platform overhead canopy structures are white, barrel shaped, with a standing seam roof.

Applicant Contact Information

Name: Nathan Herman
Business: Regional Transportation District
Address: 1600 Blake Street, Denver, CO 8020
Phone: 303.628.9000
Email: Nathan.Herman@RTD-Denver.com

Preparer Contact Information

Name: Lee Kellar
Business: WSP | Parsons Brinckerhoff
Address: 555 17th Street, Suite 500, Denver, CO 80202
Phone: 303.728.3047
Email: kellarlw@pbworld.com

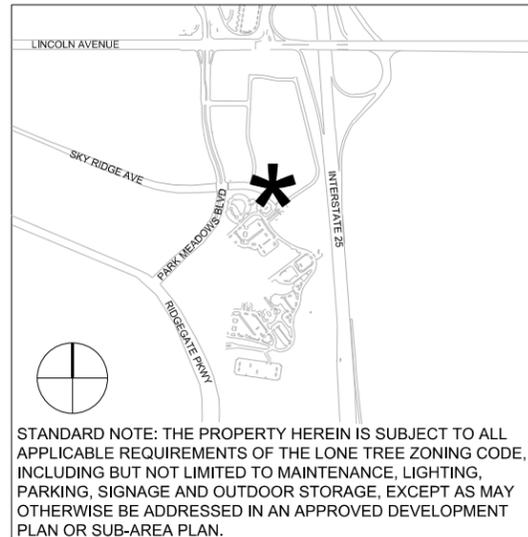
Owner Contact Information

Name: Keith Simon
Business: RidgeGate Investments, Inc.
Address: 10270 Commonwealth Street, Suite B, Lone Tree, CO 80124
Phone: 720.279.2581
Email: KSimon@coventrydevelopment.com

SIP SHEET INDEX		
NUMBER	Sheet Name	Sheet Issue Date
1 of 12	SITE PLAN	03/18/16
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3 of 12	LANDSCAPE PLAN	03/18/16
4 of 12	SITE FURNISHINGS	03/18/16
5 of 12	SITE FURNISHINGS	03/18/16
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RIDGEGATE SECTION 15 FILING 17

RIDGEGATE PDD, 4" AMENDMENT, PLANNING AREA C/M-U #2
 2.438 ACRES
 SP16-09R
 (SKY RIDGE STATION)



STANDARD NOTE: THE PROPERTY HEREIN IS SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE LONE TREE ZONING CODE, INCLUDING BUT NOT LIMITED TO MAINTENANCE, LIGHTING, PARKING, SIGNAGE AND OUTDOOR STORAGE, EXCEPT AS MAY OTHERWISE BE ADDRESSED IN AN APPROVED DEVELOPMENT PLAN OR SUB-AREA PLAN.

Vicinity Map

<p>OWNER RIDGEGATE INVESTMENTS, INC. 10270 COMMONWEALTH STREET, SUITE B LONE TREE, CO 80124 P: 720.279.2581 CONTACT: KEITH SIMON</p>	<p>LANDSCAPE DESIGN BRITINA DESIGN GROUP 1615 CALIFORNIA STREET, SUITE 411 DENVER, CO 80202 P: 303.456.2887 CONTACT: CHRIS COOPER</p>
<p>APPLICANT REGIONAL TRANSPORTATION DISTRICT SOUTHEAST RAIL EXTENSION 1560 BROADWAY DENVER, CO 80202 P: 303.299.6965 CONTACT: ANDY MUTZ</p>	<p>STRUCTURAL ENGINEERING SAN ENGINEERING LLC 801 WEST MINERAL AVENUE, SUITE 200 LITTLETON, CO 80120 P: 303.953.9014 CONTACT: STEVE HAKES</p>
<p>LEAD DESIGN FIRM WSP PARSONS BRINCKERHOFF 555 17TH STREET, SUITE 500 DENVER, CO 80202 P: 303.832.9091 CONTACT: KAREN CREAMER</p>	<p>LIGHTING AND ELECTRICAL DESIGN PK ELECTRICAL, INC. 5105 DTC PARKWAY, SUITE 420 GREENWOOD VILLAGE, COLORADO 80111 P: 720.481.3290 CONTACT: ALAN WISKUS</p>
<p>ARCHITECT IRON HORSE ARCHITECTS 475 17TH STREET, SUITE 720 DENVER, CO 80202 P: 720.855.7572 CONTACT: TARA BURKE</p>	<p>GEOTECHNICAL ENGINEERING YEH AND ASSOCIATES, INC. 2000 CLAY STREET, SUITE 200 DENVER, CO 80211 P: 303.781.9590 CONTACT: MICHAEL KIEFER</p>

THIS SIP HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORD WITH CITY REGULATIONS, AS APPROVED BY THE CITY ON (DATE).

BY: _____

NAME: _____
 TITLE: COMMUNITY DEVELOPMENT DIRECTOR

DATE: _____

BY: _____

NAME: _____
 TITLE: CITY ENGINEER

DATE: _____

BY: _____

NAME: _____
 TITLE: MAYOR

DATE: _____

THE OWNER(S) OF THE LANDS DESCRIBED HEREIN, HEREBY AGREE(S) (1) TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH THIS APPROVED SITE IMPROVEMENT PLAN AND IN COMPLIANCE WITH CHAPTER 16 OF THE LONE TREE MUNICIPAL CODE AND THAT (2) THE HEIRS, SUCCESSORS AND ASSIGNS OF THE OWNER(S) SHALL ALSO BE BOUND. THE SIGNATURES OF THE OWNERS(S)/(S) REPRESENTATIVE(S) BELOW INDICATE THAT ANY REQUIRED AUTHORIZATIONS TO ENTER THIS AGREEMENT, INCLUDING ANY CORPORATE AUTHORIZATIONS, HAVE BEEN OBTAINED.

(NAME OF OWNER) _____

(SIGNATURE OF OWNER) _____

(PRINTED NAME AND TITLE) _____

STATE OF _____)

_____) ss.

COUNTY OF _____)

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF

_____, 20____, BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES:

(NOTARY PUBLIC)
 APPROVAL BY THE CITY OF LONE TREE DOES NOT SIGNIFY THAT THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) HAVE BEEN SATISFIED. THE APPLICANT IS RESPONSIBLE TO ENSURE THAT SAID ADA REQUIREMENTS HAVE BEEN MET.

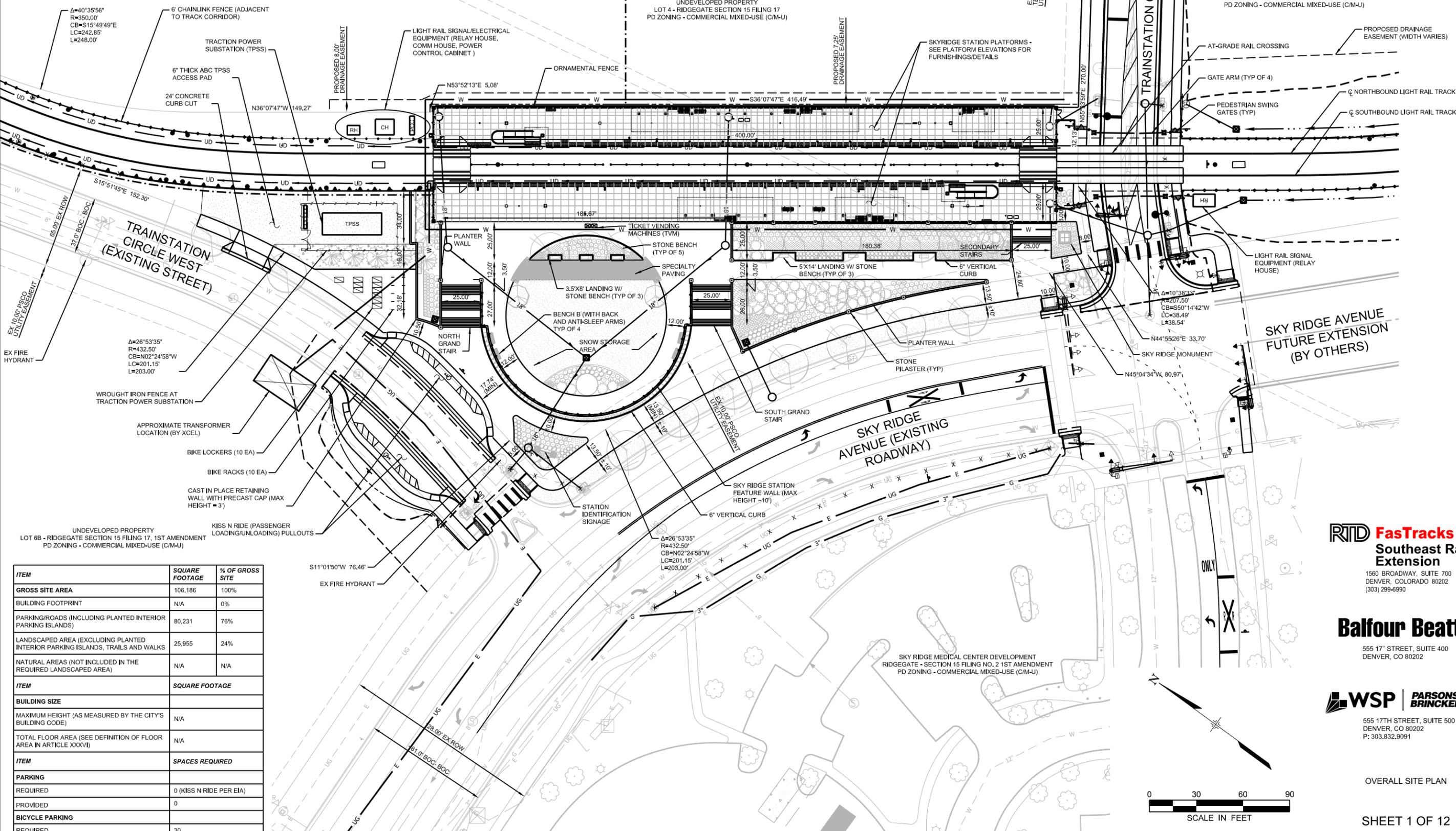


March 18, 2016

COVER

RIDGEGATE SECTION 15 FILING 17

RIDGEGATE PDD, 4th AMENDMENT, PLANNING AREA C/M-U #2
2.438 ACRES
SP16-09R
(SKY RIDGE STATION)



ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA	106,186	100%
BUILDING FOOTPRINT	N/A	0%
PARKING/ROADS (INCLUDING PLANTED INTERIOR PARKING ISLANDS)	80,231	76%
LANDSCAPED AREA (EXCLUDING PLANTED INTERIOR PARKING ISLANDS, TRAILS AND WALKS)	25,955	24%
NATURAL AREAS (NOT INCLUDED IN THE REQUIRED LANDSCAPED AREA)	N/A	N/A

ITEM	SQUARE FOOTAGE
BUILDING SIZE	
MAXIMUM HEIGHT (AS MEASURED BY THE CITY'S BUILDING CODE)	N/A
TOTAL FLOOR AREA (SEE DEFINITION OF FLOOR AREA IN ARTICLE XXXVI)	N/A

ITEM	SPACES REQUIRED
PARKING	
REQUIRED	0 (KISS N RIDE PER EIA)
PROVIDED	0
BICYCLE PARKING	
REQUIRED	30
PROVIDED	30

RTD FasTracks
Southeast Rail Extension
1560 BROADWAY, SUITE 700
DENVER, COLORADO 80202
(303) 299-6990

Balfour Beatty
555 17th STREET, SUITE 400
DENVER, CO 80202

WSP | PARSONS BRINCKERHOFF
555 17th STREET, SUITE 500
DENVER, CO 80202
P: 303.832.9091

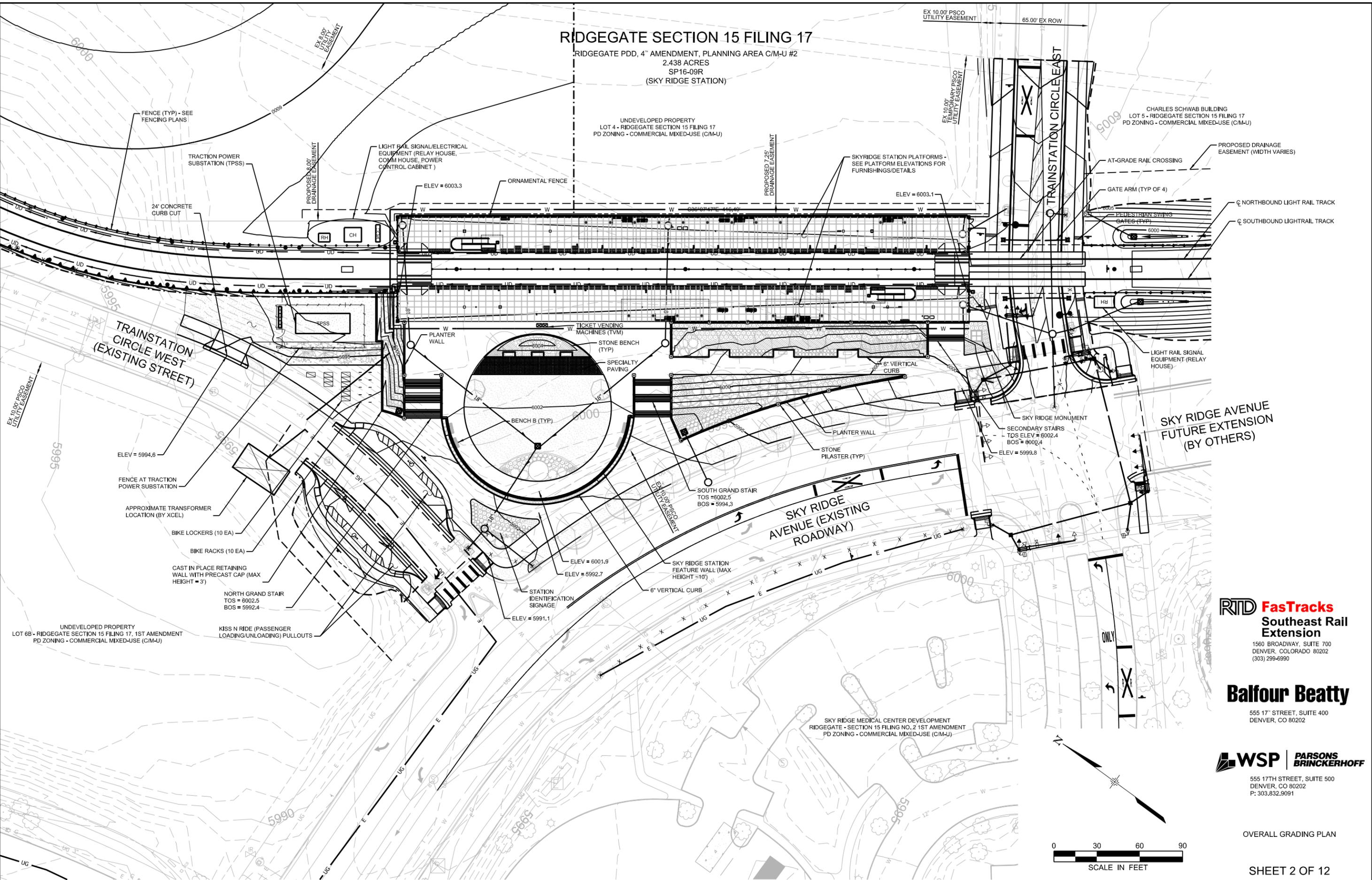


OVERALL SITE PLAN

SHEET 1 OF 12

RIDGEGATE SECTION 15 FILING 17

RIDGEGATE PDD, 4" AMENDMENT, PLANNING AREA C/M-U #2
 2.438 ACRES
 SP16-09R
 (SKY RIDGE STATION)

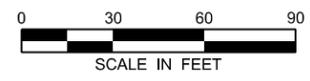


SKY RIDGE AVENUE
 FUTURE EXTENSION
 (BY OTHERS)

RTD FasTracks
Southeast Rail Extension
 1560 BROADWAY, SUITE 700
 DENVER, COLORADO 80202
 (303) 299-6990

Balfour Beatty
 555 17TH STREET, SUITE 400
 DENVER, CO 80202

WSP | PARSONS BRINCKERHOFF
 555 17TH STREET, SUITE 500
 DENVER, CO 80202
 P: 303.832.9091



OVERALL GRADING PLAN

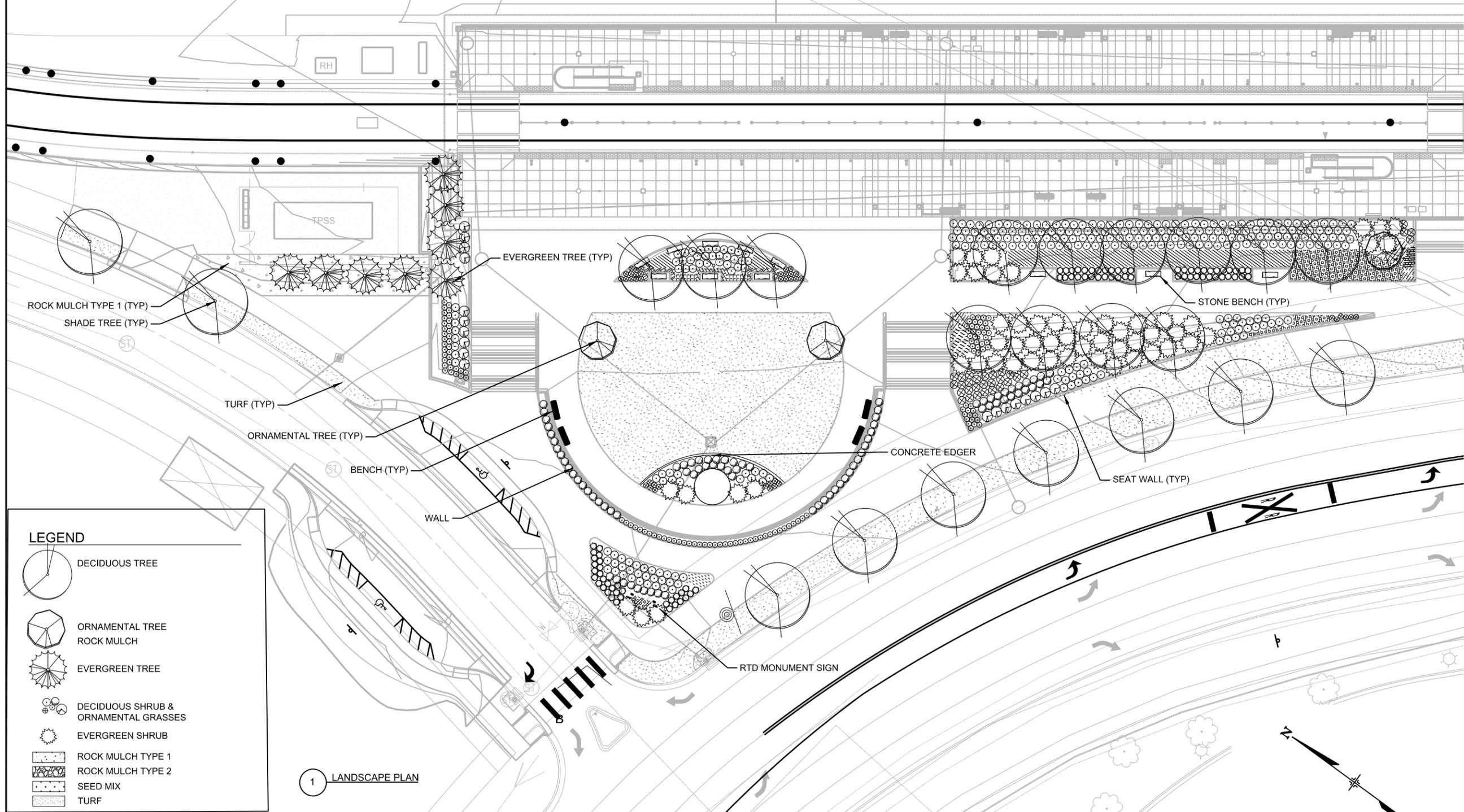
SHEET 2 OF 12

RIDGEGATE SECTION 15 FILING 17

RIDGEGATE PDD, 4" AMENDMENT, PLANNING AREA C/M-U #2
 2.438 ACRES
 SP16-09R
 (SKY RIDGE STATION)



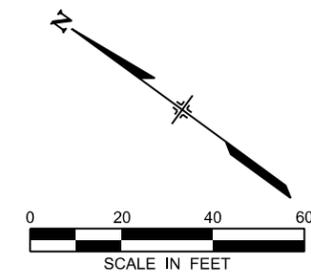
PRELIMINARY
 NOT FOR
 CONSTRUCTION



LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- ROCK MULCH
- EVERGREEN TREE
- DECIDUOUS SHRUB & ORNAMENTAL GRASSES
- EVERGREEN SHRUB
- ROCK MULCH TYPE 1
- ROCK MULCH TYPE 2
- SEED MIX
- TURF

1 LANDSCAPE PLAN



RTD FasTracks
 Southeast Rail Extension
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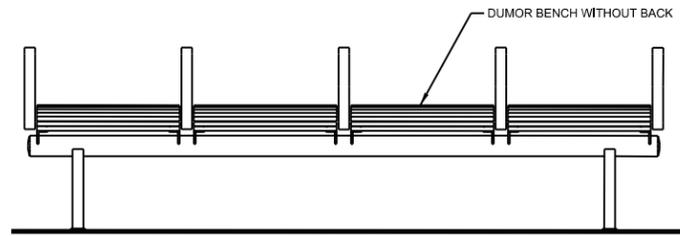
WSP | PARSONS BRINCKERHOFF
 555 17TH STREET, SUITE 500
 DENVER, CO 80202
 P: 303.832.9091

LANDSCAPE PLAN

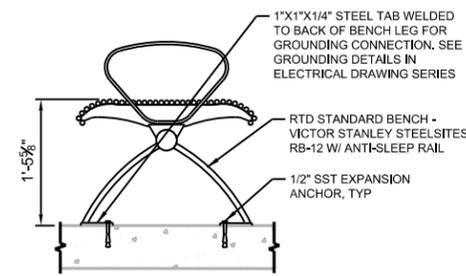
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RIDGEGATE SECTION 15 FILING 17

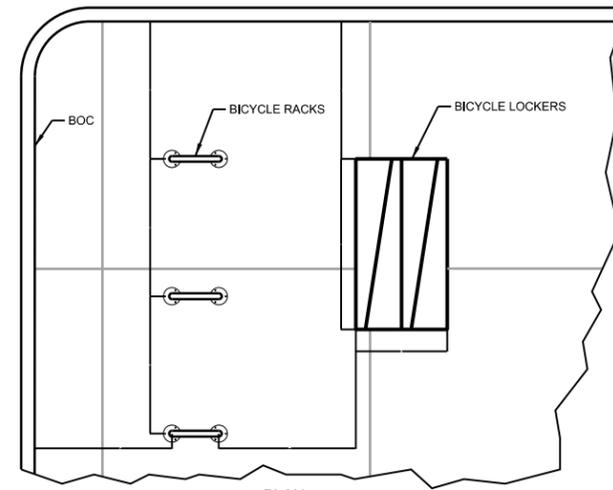
RIDGEGATE PDD, 4" AMENDMENT, PLANNING AREA C/M-U #2
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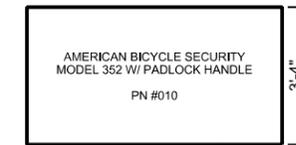
BENCH A FRONT ELEVATION



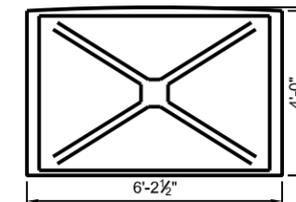
BENCH A SIDE ELEVATION



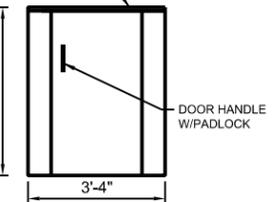
BICYCLE RACK & LOCKER LAYOUT (TYP)



TOP VIEW

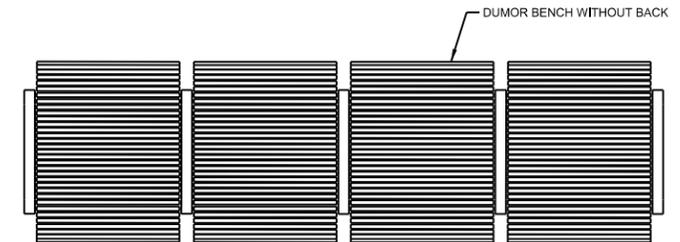


SIDE VIEW

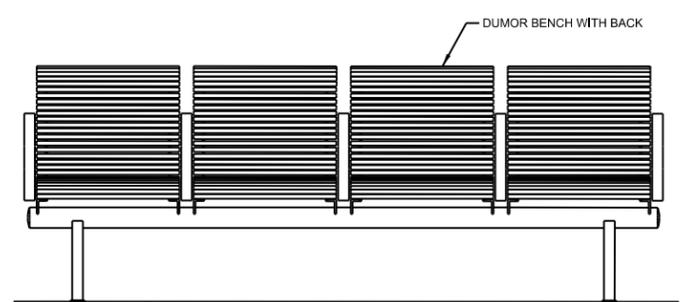


FRONT VIEW

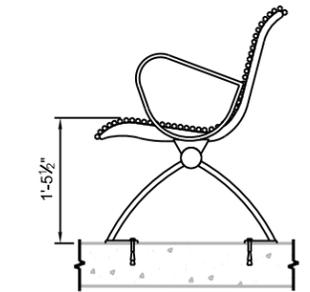
BICYCLE LOCKERS



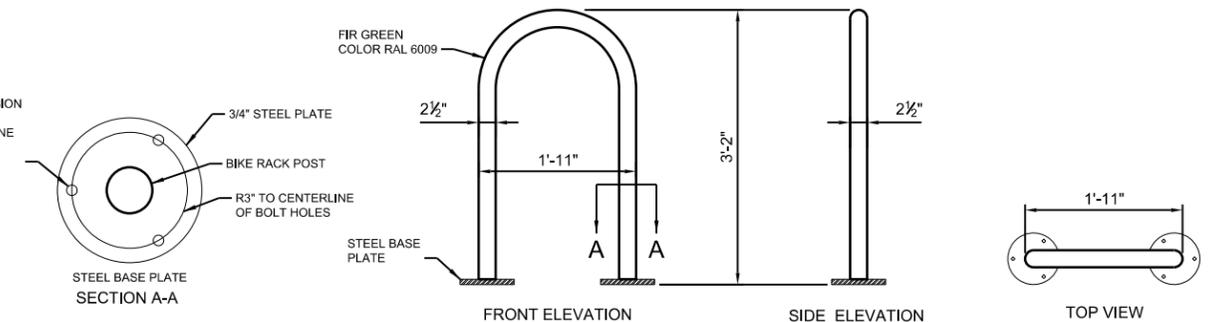
BENCH A PLAN



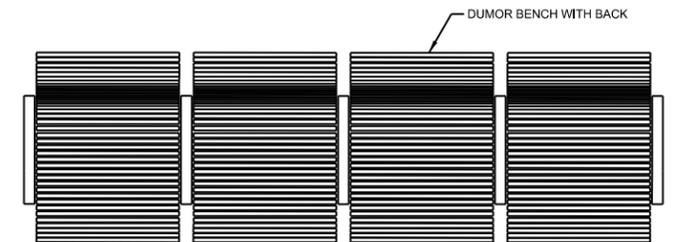
BENCH B FRONT ELEVATION



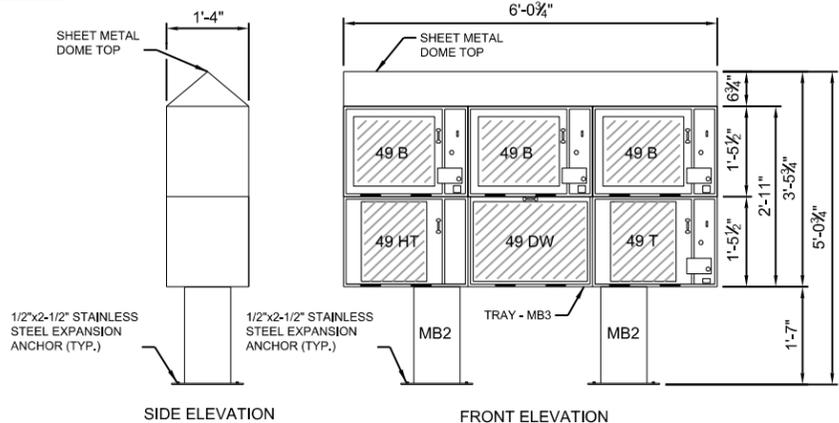
BENCH B SIDE ELEVATION



DETAIL 2 - BICYCLE RACK



BENCH B PLAN



NEWSPAPER "RAK" SYSTEMS

- NOTES:**
- STANDARD COLOR SHALL BE RAL 6009 FIR GREEN
 - ALL FABRICATED COMPONENTS ARE STEEL SHOT-BLASTED, ETCHED, PHOSPHATIZED AND ELECTROSTATICALLY POWDER-COATED WITH TGIC POLYESTER POWDER COATING.
 - ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. PLEASE CONTACT FACTORY FOR DETAILS.
 - ALL DIMENSIONS ARE IN INCHES.
 - AVAILABLE WITH LOCK OR LATCH
 - "RAK" SYSTEM MODEL NOS. AND DESCRIPTIONS AVAILABLE FROM:
 RAK SYSTEMS, INC.
 5500 PLANTATION RD.
 THEODORE, AL 36582 U.S.A.
 TOLL FREE: (800) 467-1725
 LOCAL: (251) 653-4080
 FAX: (251) 653-1014

RTD FasTracks
Southeast Rail Extension
 1560 BROADWAY, SUITE 700
 DENVER, COLORADO 80202
 (303) 299-6990

Balfour Beatty
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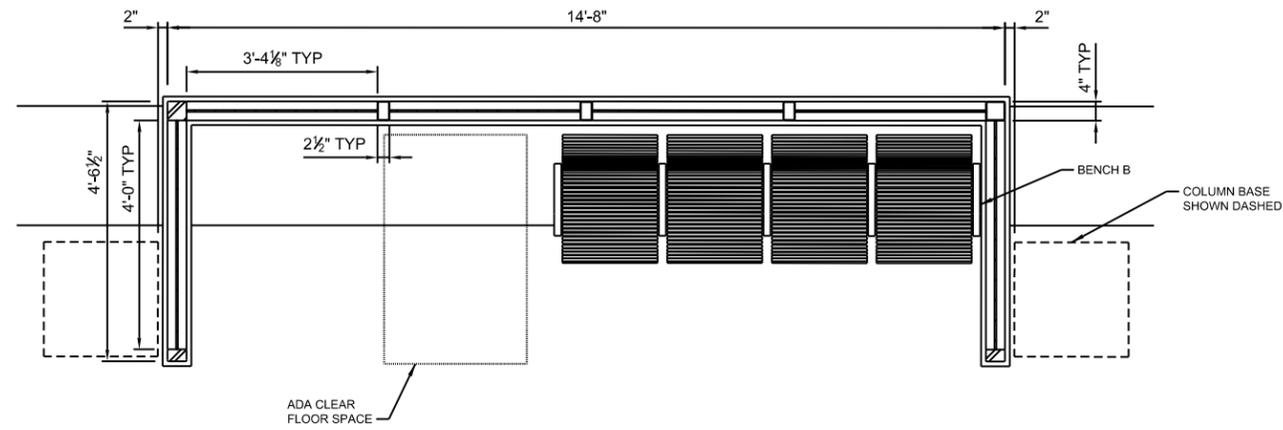
WSP | PARSONS BRINCKERHOFF
 555 17TH STREET, SUITE 500
 DENVER, CO 80202
 P: 303.832.9091

SITE FURNISHINGS

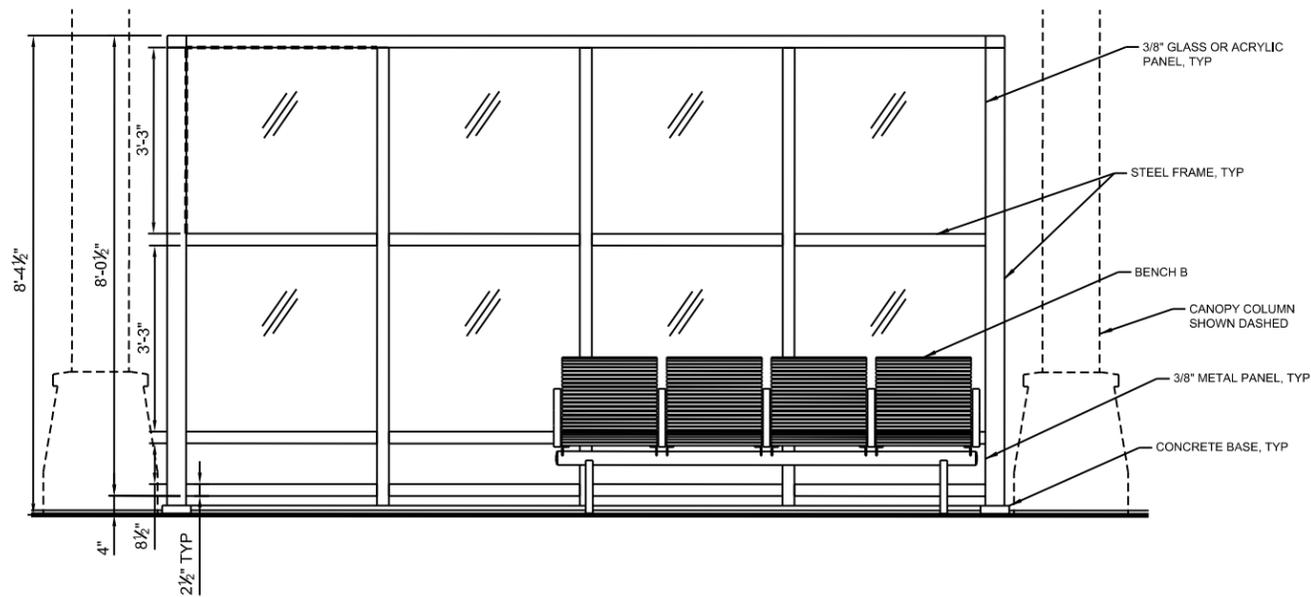
SHEET 4 OF 12

RIDGEGATE SECTION 15 FILING 17

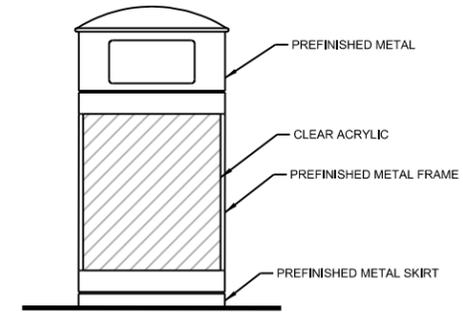
RIDGEGATE PDD, 4" AMENDMENT, PLANNING AREA C/M-U #2
 2.438 ACRES
 SP16-09R
 (SKY RIDGE STATION)



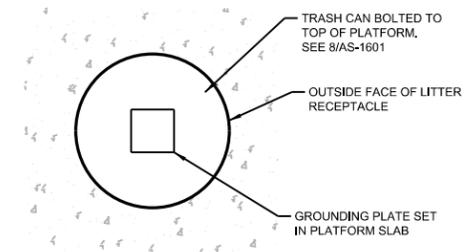
WINDSCREEN TYPE 1 PLAN



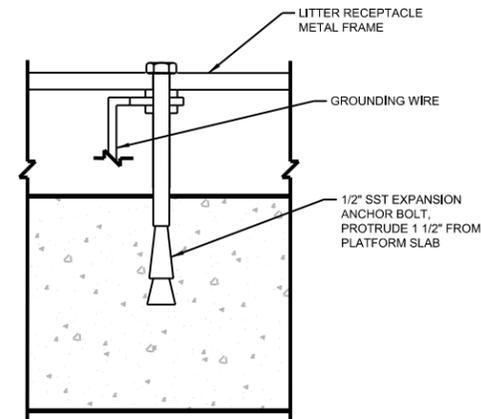
WINDSCREEN TYPE 1 FRONT ELEVATION



LITTER RECEPTACLE ELEVATION



LITTER RECEPTACLE PLAN



LITTER RECEPTACLE GROUNDING CONNECTION

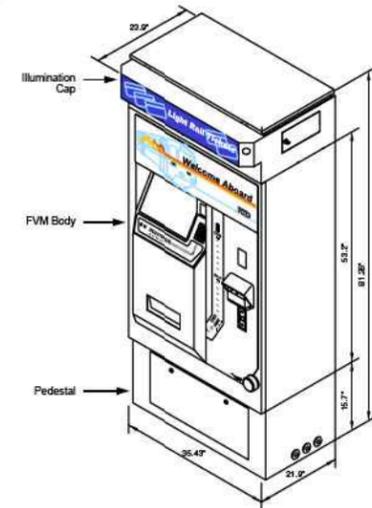


Figure 11-2: FVM Dimensions

FVM	FVM Unpacked	FVM Packed
Width	35.4"	Approximately 44"
Height	63.2"	Approximately 63"
Depth	21.0"	Approximately 31"
Weight	Approximately 551 lbs.	Approximately 591 lbs.

Table 11-1: FVM Dimensions and Weight

RTD FasTracks
Southeast Rail Extension
 1560 BROADWAY, SUITE 700
 DENVER, COLORADO 80202
 (303) 299-6990

Balfour Beatty
 555 17TH STREET, SUITE 400
 DENVER, CO 80202

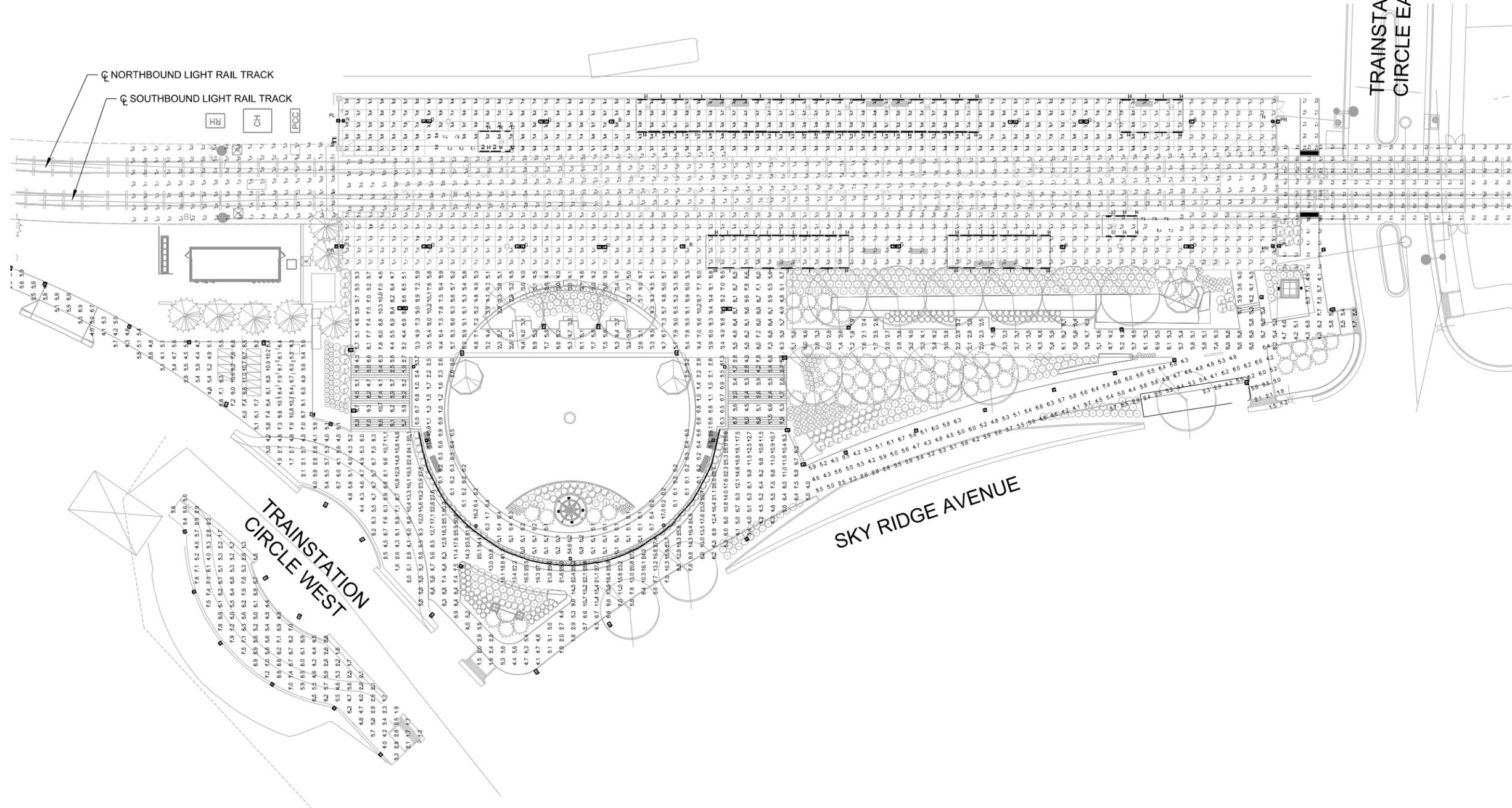
WSP | PARSONS BRINCKERHOFF
 555 17TH STREET, SUITE 500
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 P: 303.832.9091

SITE FURNISHINGS

SHEET 5 OF 12

RIDGEGATE SECTION 15 FILING 17

RIDGEGATE PDD, 4" AMENDMENT, PLANNING AREA C/M-U #2
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RTD FasTracks
Southeast Rail Extension
1560 BROADWAY, SUITE 700
DENVER, COLORADO 80202
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Balfour Beatty
555 17TH STREET, SUITE 400
DENVER, CO 80202

WSP | PARSONS BRINCKERHOFF
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LIGHTING PHOTOMETRICS

SHEET 6 OF 12

RIDGEGATE SECTION 15 FILING 17

RIDGEGATE PDD, 4" AMENDMENT, PLANNING AREA C/M-U #2
2.438 ACRES
SP16-09R
(SKY RIDGE STATION)

WARP9™ LED with PicoEmitter™
Small & Large Luminaire

FEATURES

- LED PicoEmitter™ technology with up to 25% boost in lumen output
- Patented design, incorporating visual stealth technology
- Sealed optical chamber, IP-66 rated

Features exclusive w/HUBB technology

- Wireless system with a 0 - 10V dimming interface with a dimming range of 10 - 100%



WHP9LE-LED
WHP9SE-LED

W/HUBB

ORDERING INFORMATION (Example)

1SA	WPS1E35	60L5K120	SG	SF/A-25	PRA12-5125SA/SG
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MOUNTING	ENK	WHP9LE35	FEATURE FINISH	FEATURE OPTIONS	POLE
1SA	1 Arm Side ML 0.52 0.05	WP95LE35 Type I	BL Black	NFO Neighbor Friendly Optic	See Arms & Pole Selection Guide at www.kimlighting.com for pole EPA & ordering.
2SA	2 Arm Side ML 1.04 1.0	WP95LE35 Type II	DB Dark Bronze	SF Single Face for 120, 277, 347V	
3SA	3 Arm Side ML 1.56 1.5	WP95LE35 Type III	SG Stealth Gray	DF Double Face for 200, 240, 480V	
4SA	4 Arm Side ML 2.08 2.0	WP95LE35 Type IV	PS Platinum Silver	A-25 Photocell Replaceable	
5SA	5 Arm Side ML 2.60 2.5	WP95LE35 Type V	WH White	A-30 120V Photocell Button	
6SA	6 Arm Side ML 3.12 3.0	WP95LE35 Type R Right	CC Custom Color*	A-31 200V Photocell Button	
7SA	7 Arm Side ML 3.64 3.5	WP95LE35 Type L Left	*Consult representative	A-32 240V Photocell Button	
8SA	8 Arm Side ML 4.16 4.0	WP95LE35 Type I		A-33 277V Photocell Button	
9SA	9 Arm Side ML 4.68 4.5	WP95LE35 Type II		A-34 480V Photocell Button	
10SA	10 Arm Side ML 5.20 5.0	WP95LE35 Type III		LS Polycarbonate Lens†	
11SA	11 Arm Side ML 5.72 5.5	WP95LE35 Type IV		TL Tempe-Resistant Lens†	
12SA	12 Arm Side ML 6.24 6.0	WP95LE35 Type V		WIH-IM In-Fixture wireless control module	
13SA	13 Arm Side ML 6.76 6.5	WP95LE35 Type R Right		SCL Occupancy Sensor up to 16 ft.	
14SA	14 Arm Side ML 7.28 7.0	WP95LE35 Type L Left		SCH Occupancy Sensor up to 30 ft.	

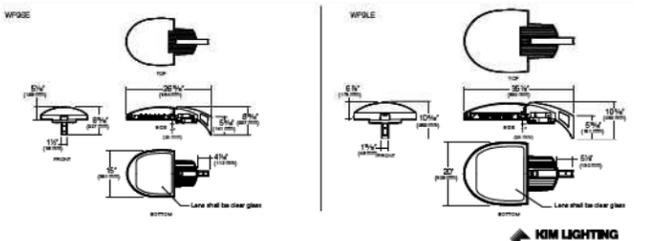
ELECTRICAL MODULES

Source	Color Temperature	Wattage
60L 60TDC, 65W For WPS2E	2K 580nm Amber	120 120V
120L 120LED, 120W For WPS4E	3K 3000K	208 208V
	4K 4200K	240 240V
	5K 5100K	277 277V
		347 347V
		480 480V

FINISH
Super TGIC powder coat paint over a titanated zirconium conversion coating.

Color: Black² Dark Bronze Light Gray Stealth Gray³ Platinum Silver White Custom Color⁴
Cat. No.: BL DB LG SG PS WH CC

²Specify black for minimum fixture brightness.
³Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: COLOR TBD



KIM LIGHTING **LLF-50**
Low Level Floodlight; Concealed Lens, Symmetric Downward Light Throw, Wall Mounted
revision 3/14/08 • llf50.pdf

Type: F
Job: SERE SKYRIDGE STATION
Page: 2 of 3

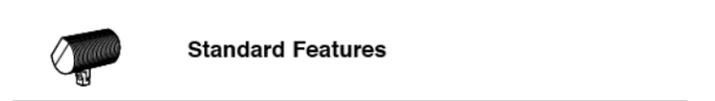


Fixture Catalog number includes housing and junction box, optical system, and door frame with standard tempered glass lens.	Cat. No.: LLF-50 Concealed Lens, Symmetric Downward Light Throw, Wall Mounted. Arrows indicate main thrust of light distribution, in elevation.
Electrical Module HPS = High Pressure Sodium PMH = Pulse Start Metal Halide PL = Compact Fluorescent	Cat. Nos. for Electrical Modules available: High Pressure Sodium <input type="checkbox"/> 50HPS120 <input type="checkbox"/> 70HPS120 <input type="checkbox"/> 100HPS120 <input type="checkbox"/> 50HPS208 <input type="checkbox"/> 70HPS208 <input type="checkbox"/> 100HPS208 <input type="checkbox"/> 50HPS240 <input type="checkbox"/> 70HPS240 <input type="checkbox"/> 100HPS240 <input type="checkbox"/> 50HPS277 <input type="checkbox"/> 70HPS277 <input type="checkbox"/> 100HPS277 <input type="checkbox"/> 50HPS347 <input type="checkbox"/> 70HPS347 <input type="checkbox"/> 100HPS347 Pulse Start Metal Halide <input type="checkbox"/> 70PMH120 <input type="checkbox"/> 100PMH120 <input type="checkbox"/> 42PL ¹ <input type="checkbox"/> 70PMH208 <input type="checkbox"/> 100PMH208 <input type="checkbox"/> 70PMH240 <input type="checkbox"/> 100PMH240 <input type="checkbox"/> 70PMH277 <input type="checkbox"/> 100PMH277 <input type="checkbox"/> 70PMH347 <input type="checkbox"/> 100PMH347 Compact Fluorescent <input type="checkbox"/> 42PL ¹
Lamp Watts Type Volts	Lamp ED-17, Clear ED-17, Clear ED-17, Clear Socket Medium Base Medium Base Medium Base ANSI Ballast Type S-68 S-62 S-54
Lamp ED-17, Clear Socket Medium Base ANSI Ballast Type M-98	Lamp ED-17, Clear Socket Medium Base ANSI Ballast Type M-90
Finish Super TGIC powder coat paint over a titanated zirconium conversion coating.	Color: Black ² Dark Bronze Light Gray Stealth Gray ³ Platinum Silver White Custom Color ⁴ Cat. No.: <input type="checkbox"/> BL <input type="checkbox"/> DB <input type="checkbox"/> LG <input type="checkbox"/> SG <input type="checkbox"/> PS <input type="checkbox"/> WH <input type="checkbox"/> CC ² Specify black for minimum fixture brightness. ³ Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: <u>COLOR TBD</u>

¹42PL operates one 26, 32, or 42 watt lamp at 120 thru 277 volts.

KIM LIGHTING **CFL**
Compact Floodlights
revision 11/13/14 • kl_cfl_spec.pdf

Type:
Job:
Page: 2 of 6



Fixture Cat. No. designates CFL fixture and beam pattern.	Beam Pattern: Wide Flood <input checked="" type="checkbox"/> CFL1 Narrow Spot <input type="checkbox"/> CFL6
Single fixture EPA: 0.3 (45° tilt) 0.5 (Face on)	
Electrical Module PMH = Pulse Start Metal Halide INC = Incandescent HAL = Halogen PL = Compact Fluorescent LED = Light Emitting Diodes	Cat. Nos. for Electrical Modules available: Pulse Start Metal Halide <input type="checkbox"/> 50PMH120 <input type="checkbox"/> 70PMH120 <input type="checkbox"/> 50PMH277 <input type="checkbox"/> 70PMH277 Incandescent <input type="checkbox"/> 60INC120 <input type="checkbox"/> 150HAL120 Halogen <input type="checkbox"/> 150HAL120 Compact Fluorescent <input type="checkbox"/> 13PL120 ¹ <input type="checkbox"/> 42PL120 ¹ <input type="checkbox"/> 27L2KUV ^{2,3} (32.4W) <input type="checkbox"/> 13PL277 ¹ <input type="checkbox"/> 42PL208 ¹ <input type="checkbox"/> 27L3KUV ^{2,3} (32.4W) <input type="checkbox"/> 42PL240 ¹ <input type="checkbox"/> 42PL277 ¹ <input type="checkbox"/> 27L4KUV ^{2,3} (32.4W) <input type="checkbox"/> 27L5KUV ^{2,3} (32.4W) LED <input type="checkbox"/> 27L2KUV ^{2,3} (32.4W) <input type="checkbox"/> 27L3KUV ^{2,3} (32.4W) <input type="checkbox"/> 27L4KUV ^{2,3} (32.4W) <input type="checkbox"/> 27L5KUV ^{2,3} (32.4W)
Lamp ED-17, Clear Socket Medium Base ANSI Ballast Type M-110	Lamp E-17, Clear Socket Medium Base ANSI Ballast Type M-98
Lamp T-10, Coated Socket Medium Base	Lamp T-4, Clear Socket Mini-can Base
Lamp ED-17, Clear Socket Medium Base ANSI Ballast Type M-98	Lamp ED-17, Clear Socket Medium Base ANSI Ballast Type M-90
Finish TGIC powder coat paint over a titanated zirconium conversion coating.	Color: Black Dark Bronze Light Gray Stealth Gray ³ Platinum Silver White Custom Color ⁴ Cat. No.: <input type="checkbox"/> BL <input type="checkbox"/> DB <input type="checkbox"/> LG <input type="checkbox"/> SG <input type="checkbox"/> PS <input type="checkbox"/> WH <input type="checkbox"/> CC ² For CFL1 only. ³ 27L = 27 LEDs, 2K = 580 nm Amber, 3K = 3000 Kelvin, 4K = 4200 Kelvin, 5K = 5100 Kelvin. ⁴ UV = Universal voltage 120 through 277V electronic driver ⁵ For 32.4W, Max Amps. are: 27 for 120V, 16 for 208V, 14 for 240V, 12 for 277V. ⁶ 42PL operates 26, 32, and 42 watt lamps at 120 thru 277 volts (50-60 Hz).

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DENVER, COLORADO 80202
(303) 299-6990

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DENVER, CO 80202

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DENVER, CO 80202
P: 303.832.9091

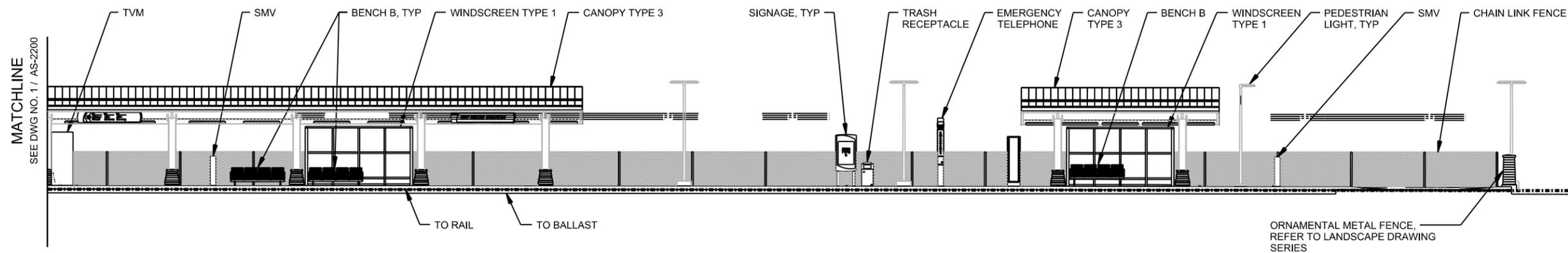
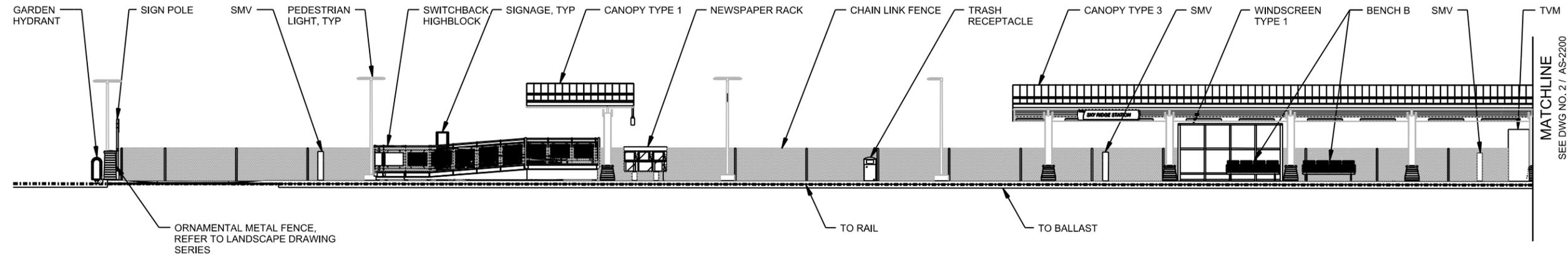
LIGHTING FIXTURES

SHEET 7 OF 12

Southeast Rail Extension - Sky Ridge Station

RIDGEGATE SECTION 15 FILING 17

RIDGEGATE PDD, 4" AMENDMENT, PLANNING AREA C/M-U #2
 2.438 ACRES
 SP16-09R
 (SKY RIDGE STATION)



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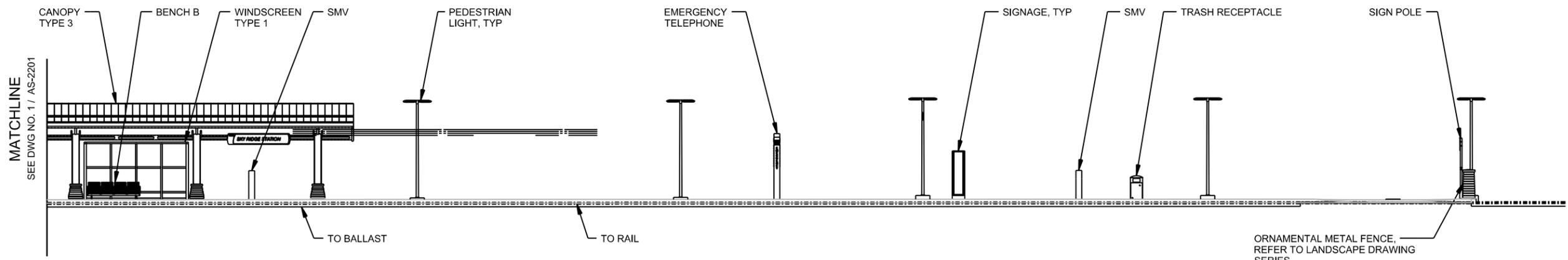
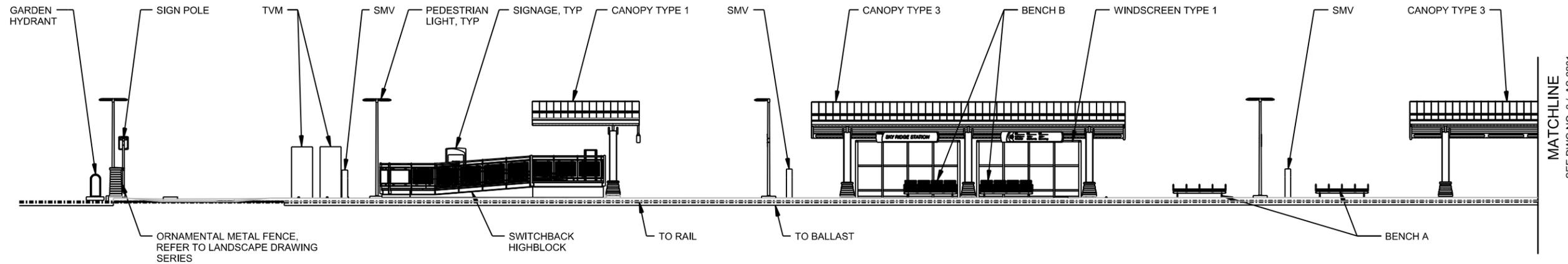
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EAST PLATFORM ELEVATION

SHEET 8 OF 12

RIDGEGATE SECTION 15 FILING 17

RIDGEGATE PDD, 4" AMENDMENT, PLANNING AREA C/M-U #2
 2,438 ACRES
 SP16-09R
 (SKY RIDGE STATION)



MATCHLINE
SEE DWG NO. 2 / AS-2201

MATCHLINE
SEE DWG NO. 1 / AS-2201

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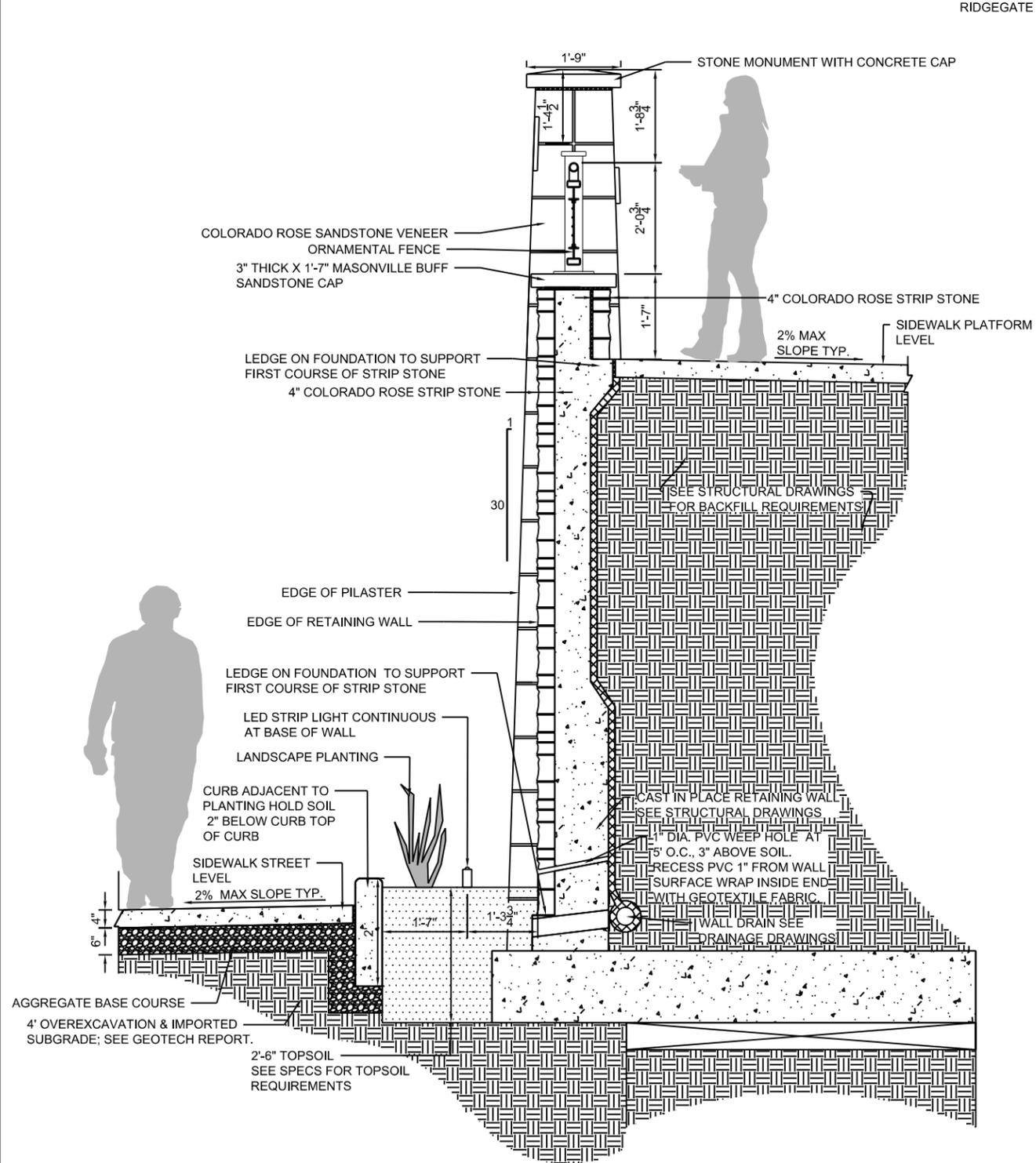
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WEST PLATFORM ELEVATION

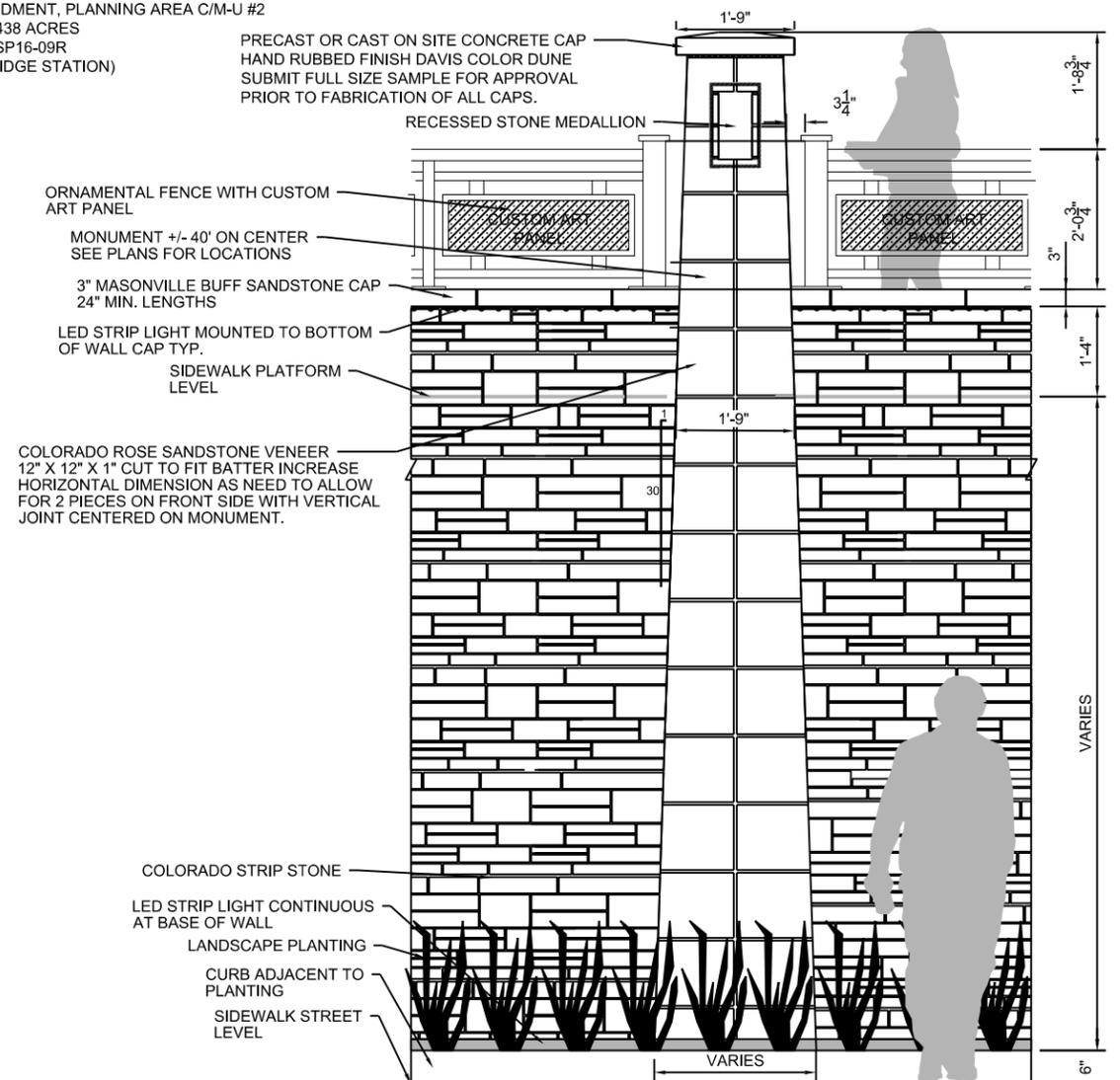
SHEET 9 OF 12

RIDGEGATE SECTION 15 FILING 17

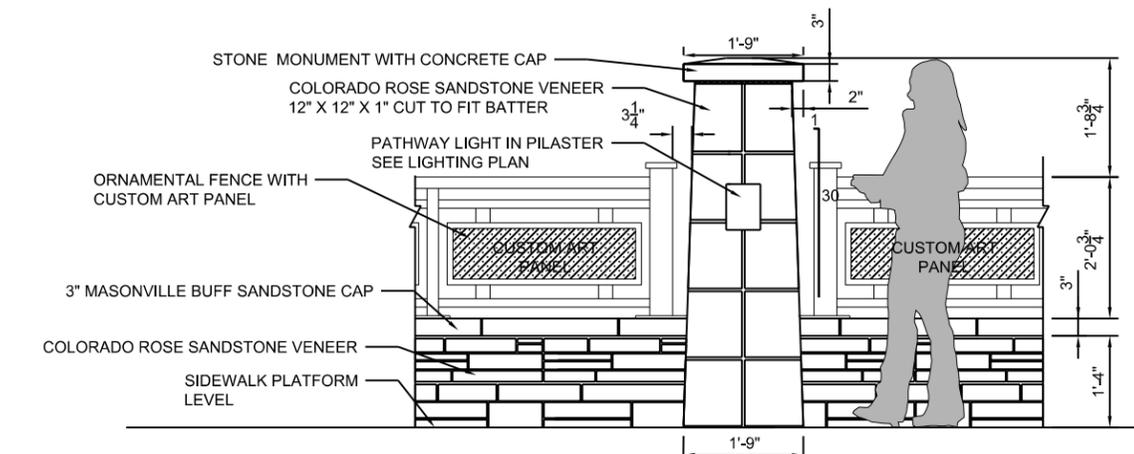
RIDGEGATE PDD, 4" AMENDMENT, PLANNING AREA C/M-U #2
 2.438 ACRES
 SP16-09R
 (SKY RIDGE STATION)



1 SKY RIDGE FEATURE WALL - SECTION
 SCALE: 3/4"=1'



2 SKY RIDGE FEATURE WALL - STREET LEVEL ELEVATION
 SCALE: 3/4"=1'



3 SKY RIDGE FEATURE WALL - PLATFORM LEVEL ELEVATION
 SCALE: 3/4"=1'

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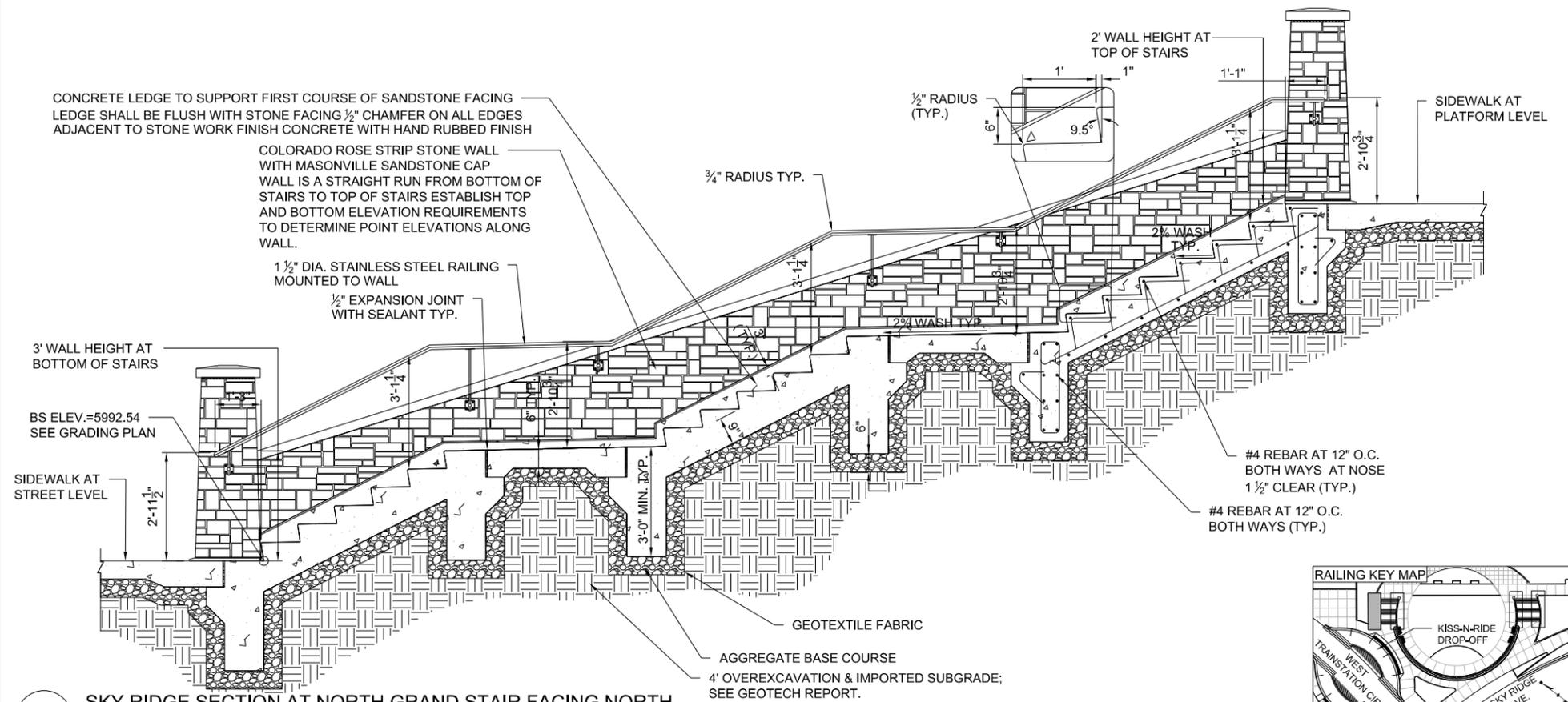
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WALL ELEVATIONS

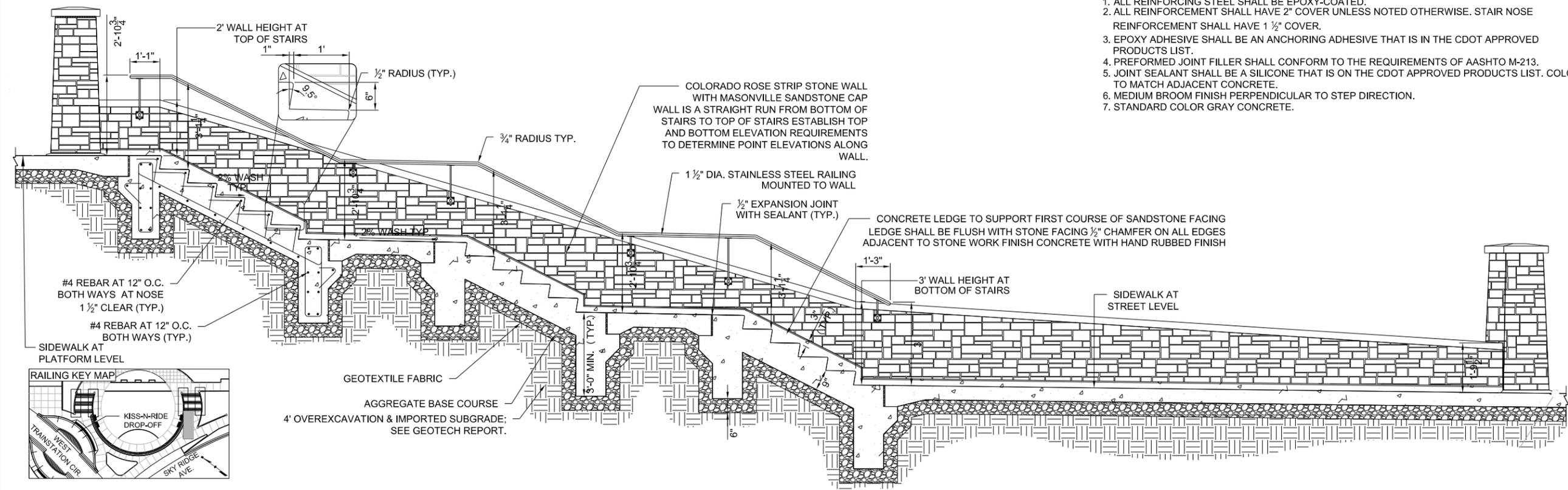
RIDGEGATE SECTION 15 FILING 17

RIDGEGATE PDD, 4" AMENDMENT, PLANNING AREA C/M-U #2
 2.438 ACRES
 SP16-09R
 (SKY RIDGE STATION)



1 SKY RIDGE SECTION AT NORTH GRAND STAIR FACING NORTH
 SCALE: 1/2"=1'

- GENERAL NOTES:**
1. ALL REINFORCING STEEL SHALL BE EPOXY-COATED.
 2. ALL REINFORCEMENT SHALL HAVE 2" COVER UNLESS NOTED OTHERWISE. STAIR NOSE REINFORCEMENT SHALL HAVE 1 1/2" COVER.
 3. EPOXY ADHESIVE SHALL BE AN ANCHORING ADHESIVE THAT IS IN THE CDOT APPROVED PRODUCTS LIST.
 4. PREFORMED JOINT FILLER SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-213.
 5. JOINT SEALANT SHALL BE A SILICONE THAT IS ON THE CDOT APPROVED PRODUCTS LIST. COLOR TO MATCH ADJACENT CONCRETE.
 6. MEDIUM BROOM FINISH PERPENDICULAR TO STEP DIRECTION.
 7. STANDARD COLOR GRAY CONCRETE.



2 SKY RIDGE SECTION AT SOUTH GRAND STAIR FACING SOUTH
 SCALE: 1/2"=1'

- GENERAL NOTES:**
1. ALL REINFORCING STEEL SHALL BE EPOXY-COATED.
 2. ALL REINFORCEMENT SHALL HAVE 2" COVER UNLESS NOTED OTHERWISE. STAIR NOSE REINFORCEMENT SHALL HAVE 1 1/2" COVER.
 3. EPOXY ADHESIVE SHALL BE AN ANCHORING ADHESIVE THAT IS IN THE CDOT APPROVED PRODUCTS LIST.
 4. PREFORMED JOINT FILLER SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-213.
 5. JOINT SEALANT SHALL BE A SILICONE THAT IS ON THE CDOT APPROVED PRODUCTS LIST. COLOR TO MATCH ADJACENT CONCRETE.
 6. MEDIUM BROOM FINISH PERPENDICULAR TO STEP DIRECTION.
 7. STANDARD COLOR GRAY CONCRETE.

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GRAND STAIR DETAILS

SHEET 11 OF 12

