

LARRY L. LEVIN PARK

RIDGEGATE EAST, FILLING NO. 1, 1st AMENDMENT (Reception No.2016025508), LOT 3-A,
RIDGEGATE PLANNED DEVELOPMENT, 6TH AMENDMENT, PLANNING AREA 7,

0.644 ACRES
SIP #SP22-04R

NOTES:

- 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.
- The applicant assumes responsibility to ensure the project is completed in accordance with the approved SIP and any associated materials sample boards and further assumes the risk associated with any changes or omissions made without prior City approval. Modifications to structures or sites may require an amendment to the SIP as determined by the Director. Unauthorized changes or omissions may result in corrective actions, delay of permits or citations for zoning violations with associated fines and legal measures. Building plans shall conform to the approved SIP.
- Within site triangles, as shown, limited landscaping shall be allowed with no solid structures permitted as stated in the City of Lone Tree's Landscape Design Guidelines and Standards for Landscaping. Landscaping within the sight triangle shall be maintained by the property owner or appropriate association or district, as may be identified in maintenance agreements recorded with the Douglas County Clerk and Recorder's Office.
- The owner is responsible for the installation of all roadway signage, including "no parking/fire lane" signage, as required by the City Public Works Department and/or the Fire District. Such signage shall be maintained by the property owner or appropriate association or district, as may be identified in maintenance agreements recorded with the Douglas County Clerk and Recorder's Office.
- It shall be the responsibility of the owner (or responsible association or district, as may be identified by maintenance agreements) to maintain all improvements on the property in a state of good repair, to ensure all irrigation is functional, and to ensure all plantings are alive, consistent with the approved landscape and irrigation plan and Lone Tree Municipal Code.
- Site landscaping, site amenities and furnishings, and all site improvements including, but not limited to, sidewalks and parking areas shall be maintained in a state of good repair consistent with the approved SIP and the Lone Tree Municipal Code and Design Guidelines and Standards. Such maintenance shall include the regular maintenance of pet waste stations (when present), to include waste collection and waste bag replacement. Such maintenance obligations shall be completed by the property owner or appropriate association or district, as may be identified in maintenance agreements recorded with the Douglas County Clerk and Recorder's Office.
- It shall be the responsibility of the owner (or responsible association or district, as may be identified by maintenance agreements) to maintain all playground equipment and park infrastructure on the property in a state of good repair in conformance with all applicable building and safety regulations.
- The City of Lone Tree requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The property owner shall be responsible for the maintenance of all drainage facilities, including inlets, pipes, culverts, channels, ditches, hydraulic structures and detention basins located on their land unless modified by the site improvement plan improvements agreement. Should the owner fail to adequately maintain said facilities, the City of Lone Tree shall have the right to enter said land for the purposes of operations and maintenance. All such maintenance costs will be assessed to the property owner or the responsible maintenance authority.

APPROVAL CERTIFICATE

This site improvement plan was approved for filing by the Council of the City of Lone Tree, CO, on the _____ day of _____, 20____, subject to any conditions specified hereon.

All expenses incurred with respect to improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures and all other improvements that may be required shall be the responsibility of the developer and not the City.

This acceptance does not guarantee that the soil conditions, subsurface geology, groundwater conditions or flooding conditions of any site shown hereon are such that a building permit will be issued.

By: _____ (Printed Name)

(Signature) _____ (Date)
Title: Community Development Director

By: _____ (Printed Name)

(Signature) _____ (Date)
Title: Director of Public Works (or his/her designated representative)

By: _____ (Printed Name)

(Signature) _____ (Date)
Title: Mayor

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 owner(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 _____)

County of _____) ss.

Subscribed and sworn to before me this _____ day of _____, 20____, by _____, by

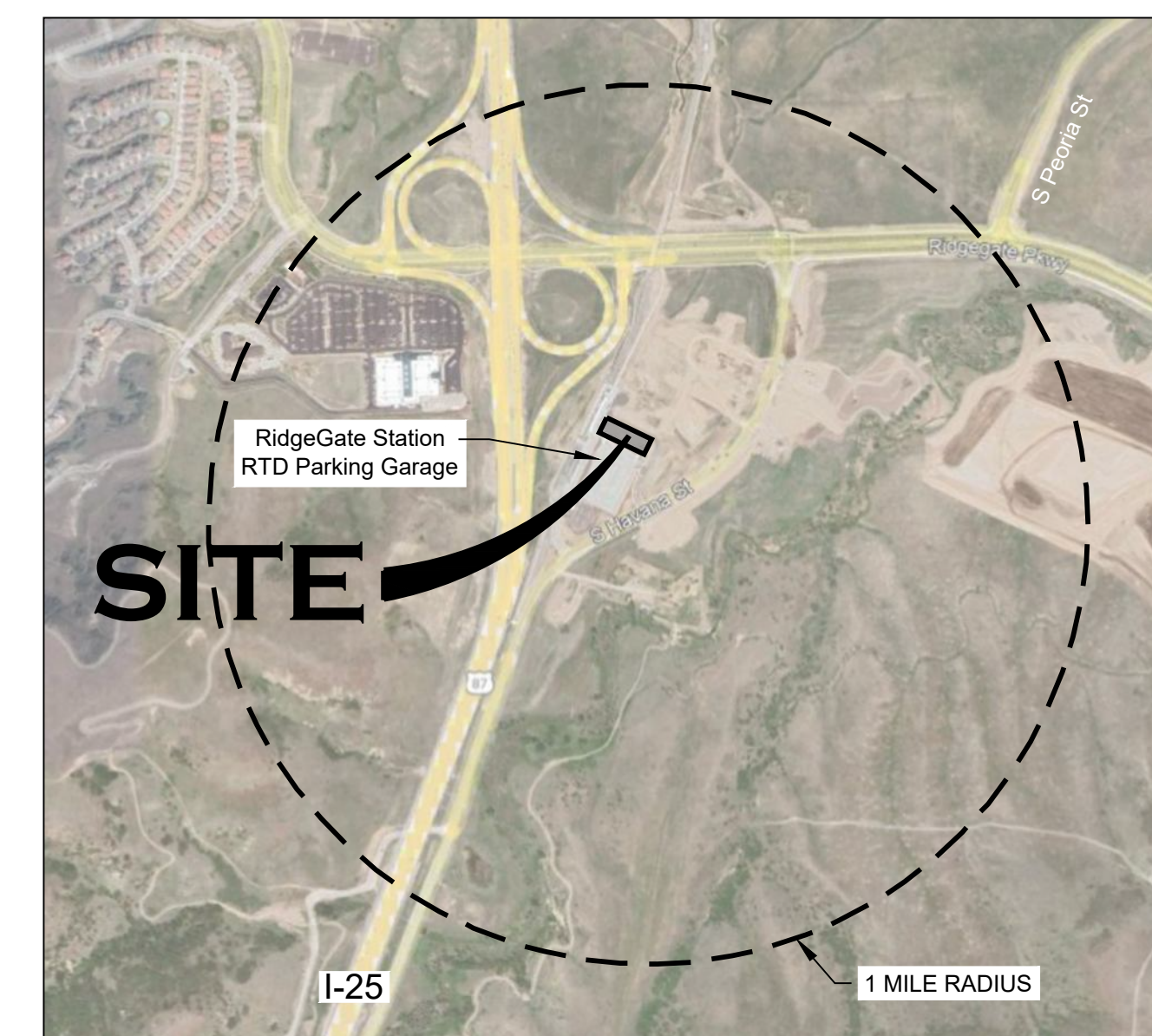
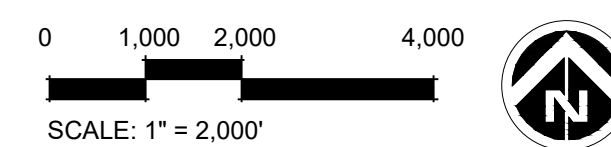
Witness my hand and official seal.

My commission expires: _____ / _____ / _____

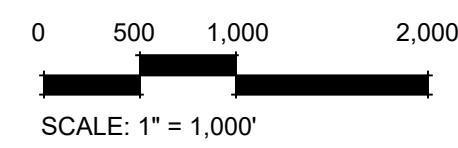
Notary Public



1 VICINITY MAP
Scale: 1" = 2,000'



2 PLANNED DEVELOPMENT MAP
Scale: 1" = 1,000'



3 CONCEPTUAL RENDERING
Additional Renderings on Sheet 5

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13. LIGHTING PLAN
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LAND PLANNING AND
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2755 SOUTH LOCUST ST,
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DENVER, CO 80222
TEL 303.224.9520
FAX 303.224.9524
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LARRY L. LEVIN PARK
RAMPART RANGE METRO DISTRICT
CITY OF LONETREE, COLORADO
SITE IMPROVEMENT PLAN

SUBMITTAL / REVISIONS

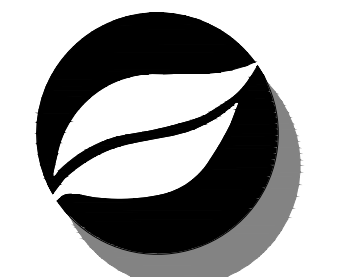
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1/4/2022	SIP SUBMITTAL
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SHEET TITLE
COVER
SHEET NUMBER
1 OF 14

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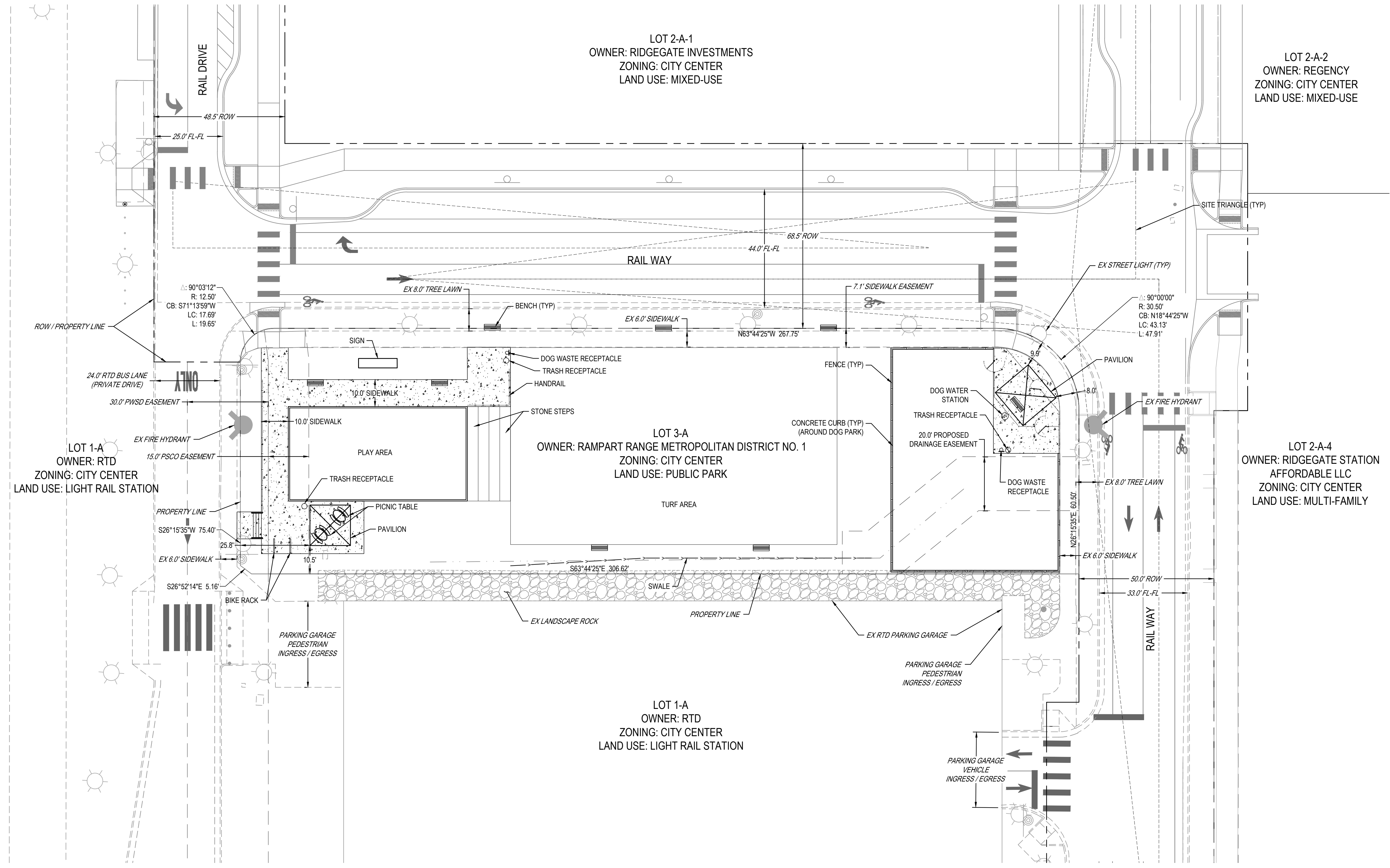
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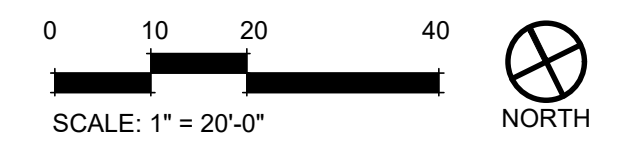
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LARRY L. LEVIN PARK
 RAMPART RANGE METRO DISTRICT
 CITY OF LONETREE, COLORADO

SITE IMPROVEMENT PLAN



SITE DATA TABLE			
Item	Square Footage	Surface Material	% of Gross Site
Gross Site Area	± 28,050 S.F. (0.644 Acres)	Varies	100 %
Structure Footprint (2) 15'x15' pavilions	450 S.F.	Varies	N/A
Landscaped Area (Not including ROW plantings)	4,570 S.F.	Wood Mulch	16%
Hardscape Area (concrete)	6,200 S.F.	Concrete	22%
Hardscape Area (dog park curb)	150 S.F.	Concrete	1%
Play Lawn Area	8,860 S.F.	Sod	32%
Play Ground Area	2,220 S.F.	Fibar Woven Wood Mulch	8%
Dog Park Area	4,100 S.F.	Pea Gravel	15%
Stone Stairs	550 S.F.	Flagstone	2%
Rock Mulch Drainway	1,400 S.F.	Cobble	3%
Edger	340 L.F.	Steel	N/A
R.O.W. Landscaped Area	2,670 S.F.	Wood Mulch	(Additional SF)
R.O.W. Rock Mulch	230 S.F.	Cobble	(Additional SF)
Bicycle Space Provided	(14) 5 bike Wave Rack x 2	Metal	(Near West Pavilion)



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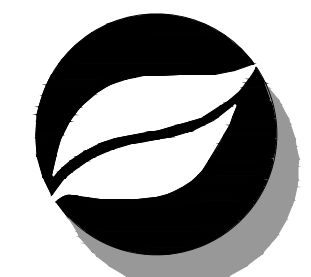
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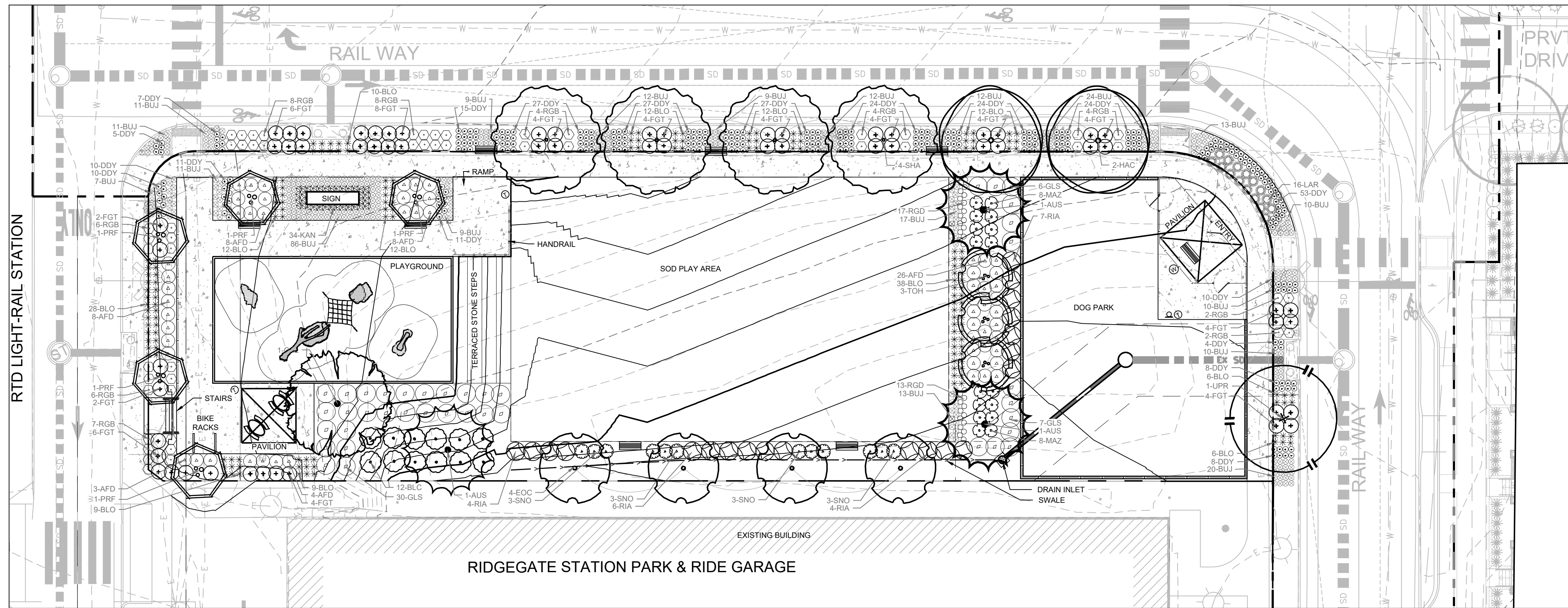


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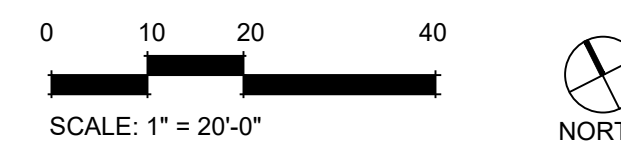
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1 PLANTING PLAN

Scale: 1" = 20'

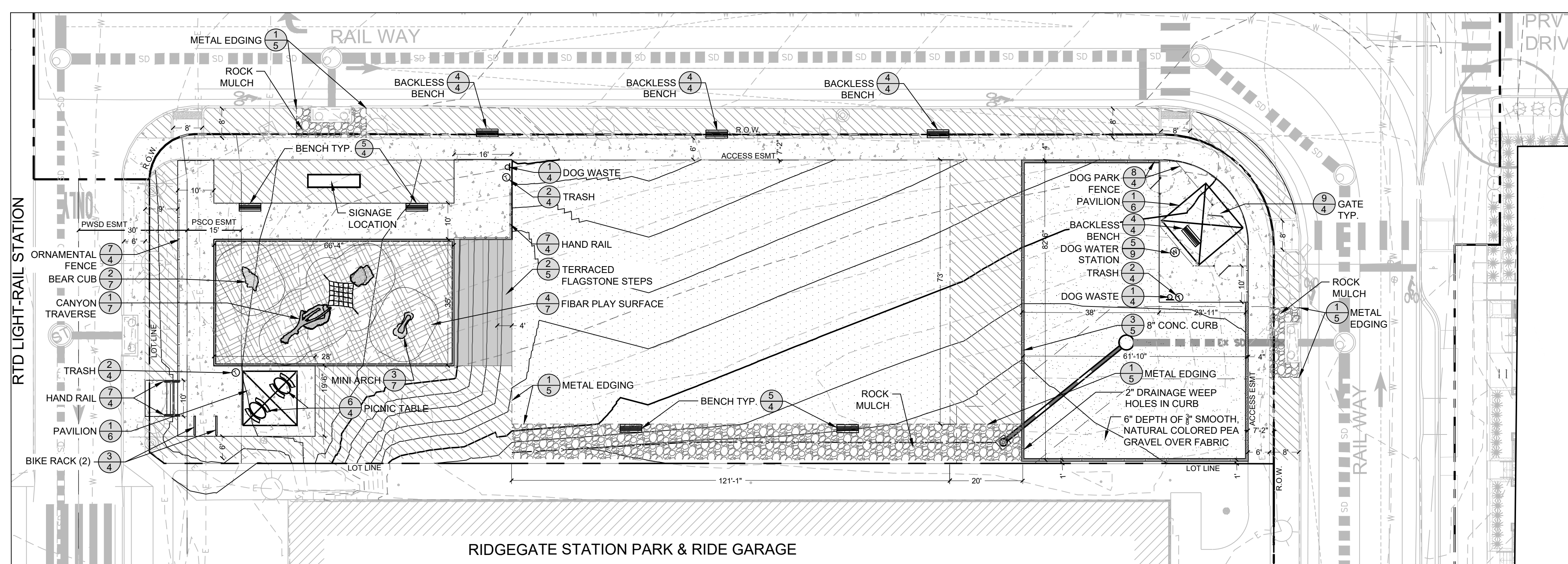


PLANT SCHEDULE								
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	INSTALL SIZE	INSTALL NOTES	MATURE H' X W"	WATER USAGE	PET/SALT TOLERANT
DECIDUOUS TREES								
CAL	1	<i>Catalpa speciosa</i>	Western Catalpa	2.5" CAL.	B&B / G&S	60' x 40'	L-M	MILD S
EOC	4	<i>Quercus robur 'Fastigiata'</i>	English Columnar Oak	2.5" CAL.	B&B / G&S	40' x 20'	L-M	MILD S
HAC	2	<i>Celtis occidentalis</i>	Common Hackberry	2.5" CAL.	B&B / G&S	60' x 40'	L	S
SHA	4	<i>Gleditsia triacanthos var. inermis 'Shademaster'</i>	Shademaster Honeylocust	2.5" CAL.	B&B / G&S	50' x 35'	L	P / S
UPR	1	<i>Ulmus davidiana var. japonica 'JFS-Bieberich'</i>	Emerald Sunshine Elm	2.5" CAL.	B&B / G&S	35' x 30'	L-M	S
EVERGREEN TREES								
AUS	3	<i>Pinus Nigra</i>	Austrian Pine	10' HGT	B&B / G&S	50' x 20'	L	S
ORNAMENTAL TREES								
PRF	5	<i>Malus x 'Prairefire'</i>	Prairie Fire Crabapple	2" CAL.	B&B / G&S	20' x 15'	L	MILD S
TOH	3	<i>Crataegus x mordenensis</i>	Toba Hawthorn	2" CAL.	B&B / G&S	15' x 12'	L-M	P
DECIDUOUS SHRUBS								
AFD	57	<i>Cornus sericea 'Farrow'</i>	Arctic Fire Dogwood	5 GAL.	2' WIDTH	4' x 4'	M	P / S
BLC	12	<i>Aronia melanocarpa</i>	Black Chokeberry	5 GAL.	3' WIDTH	6' x 4'	L	S
FGT	60	<i>Forsythia 'Courtasol'</i>	Forsythia Gold Tide	5 GAL.	3' WIDTH	1-2' x 3-4'	L-M	P / S
GLS	39	<i>Rhus aromatica 'Grow-Low'</i>	Gro-Low Sumac	5 GAL.	3' WIDTH	3' x 8'	L	P / S
RGB	51	<i>Berberis thunbergii 'Rosy Glow'</i>	Rosy Glow Barberry	5 GAL.	2' WIDTH	4' x 4'	L-M	P / S
RIA	21	<i>Ribes aureum</i>	Golden Currant	5 GAL.	3' WIDTH	6' x 6'	L	S
SNO	12	<i>Symphoricarpos albus</i>	Snowberry	5 GAL.	2' WIDTH	6' x 4'	L-M	S
EVERGREEN SHRUBS								
MAZ	16	<i>Arctostaphylos 'Panchito'</i>	Manzanita 'Panchito'	5 GAL.	3' WIDTH	1-2' x 3-5'	L	P
PERENNIALS								
BUJ	309	<i>Ajuga reptans</i>	Burgundy Carpet Bugle	1 GAL.	CONT.	0.5' x 1'	M	P / S
DDY	293	<i>Hemerocallis 'Stella D'Oro'</i>	Stella D'Oro Dwarf Daylily	1 GAL.	CONT.	1' x 1'	L-M	P / S
KAN	34	<i>Eriogonum umbellatum 'Kannah Creek'</i>	Kannah Creek Sulpher Buckwheat	1 GAL.	CONT.	1.5' x 1-2'	L	P / S
RGD	30	<i>Rudbeckia hirta</i>	Black Eyed Susan	1 GAL.	CONT.	2' x 2'	L-M	S
ORNAMENTAL GRASSES								
BLO	174	<i>Boutelous gracilis 'Blonde Ambition'</i>	Blonde Ambition Blue Grama	5 GAL.	CONT.	2' x 2-3'	L	S
SOD								
TURF MASTER ENVIROTURF™ (See sheet 8 for more information)				ROLL / SLAB	FRESH CUT	MOW 2" - 5"	L	P / S

- NOTES:**
- PET & SALT TOLERANT: P = PET TOLERANT / S = SALT TOLERANT
 - WATER USAGE: L = LOW / M = MODERATE / H = HIGH
 - SEE SHEET 8 FOR PLANTING NOTES & DETAILS.
 - SEE PLANS FOR SPACING.
 - QUANTITIES ARE FOR REFERENCE ONLY, CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AND MATERIAL SQUARE FOOTAGES.

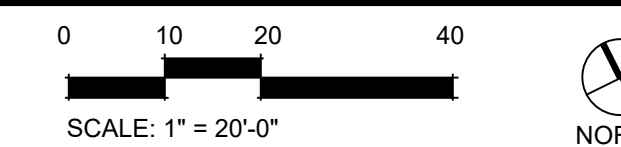
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RAMPART RANGE METRO DISTRICT
CITY OF LONETREE, COLORADO
SITE IMPROVEMENT PLAN



2 SITE FURNISHINGS & GROUND COATINGS

Scale: 1" = 20'



	CONCRETE - 6,200 SF GREY - BRUSHED FINISH
	PEA GRAVEL - 4,100 SF 3/8" SMOOTH - 6" DEEP (DOG PARK)
	SOD - 8,860 SF TURFMASTER ENVIROTURF™ (SEE SHEET 8 FOR MORE INFORMATION)
	ROCK MULCH - 1,630 SF 3"-4" COBBLE (SEE SHEET 8 FOR MORE INFORMATION)
	WOOD MULCH - 7,240 SF (SEE SHEET 8 FOR MORE INFORMATION)
	FIBAR PLAY SURFACE - 2,220 SF (SEE SHEET 7 FOR MORE INFORMATION)
	FLAGSTONE STEPS (SEE SHEET 5 FOR MORE INFORMATION)

(APPX. 300 LF EDGING)

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NOTE: QUANTITIES FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE FOR VERIFYING QUANTITIES.

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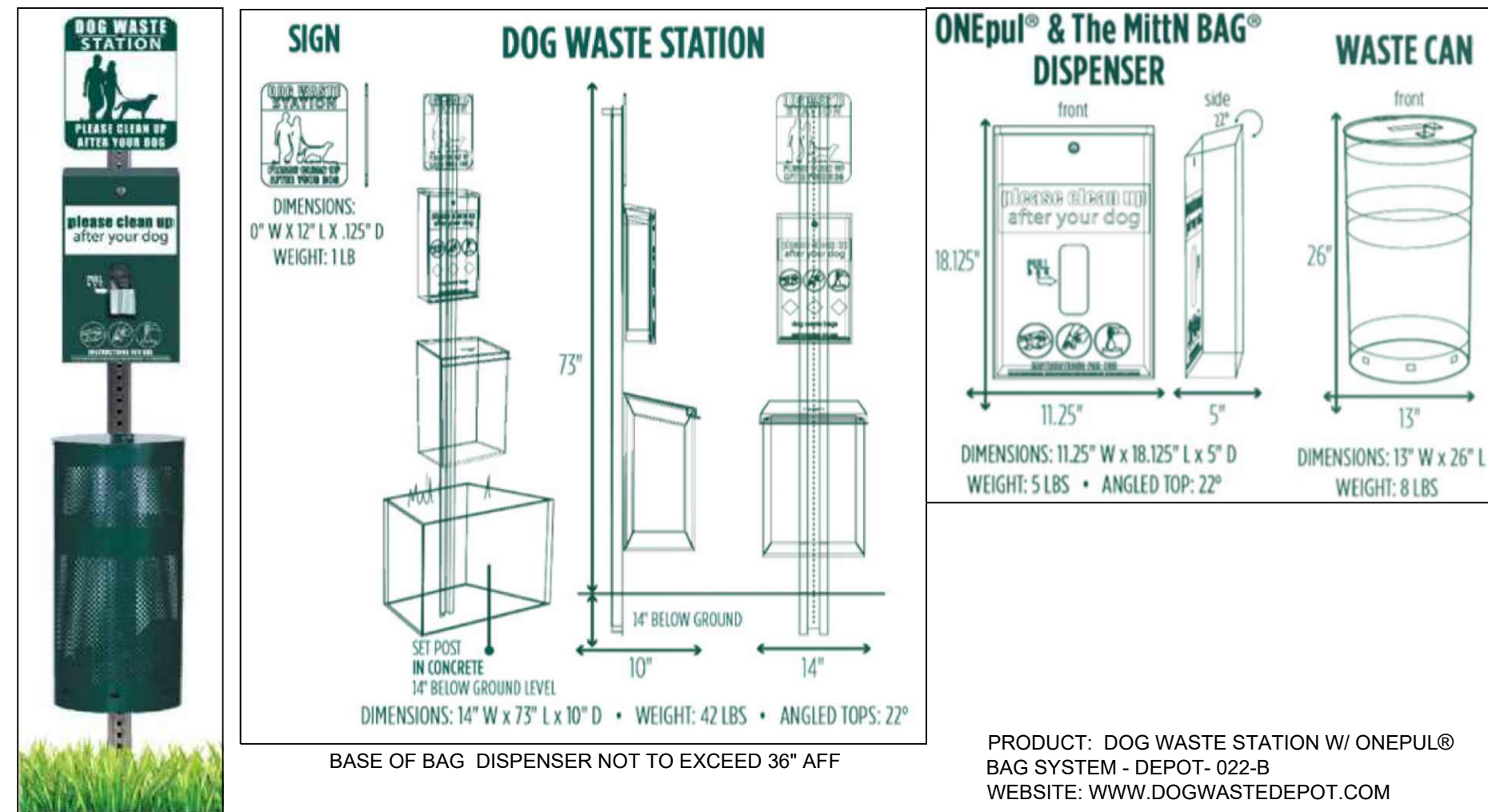
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LANDSCAPE PLAN

SHEET NUMBER
3 OF 14

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RIDGEGATE PLANNED DEVELOPMENT, 6TH AMENDMENT, PLANNING AREA 7,

0.644 ACRES
SIP #SP22-04R



PRODUCT: CHASE PARK LITTER - SIDE OPENING
FINISH: POWDER COATED METALLIC
COLOR: TITANIUM
SIZE: 24" X 39" X 36 GAL
MANUFACTURER: LANDSCAPE FORMS
WEBSITE: WWW.LANDSCAPEFORMS.COM



DERO
42 NORTHERN STACKS DR, SUITE 100
MINNEAPOLIS, MN 55421
P: (612) 359-0689
W: WWW.DERO.COM

INFO:
• PRODUCT: ROLLING RACK
• MODEL: RRR3H
• FINISH: STAINLESS STEEL
• INSTALLATION: SURFACE MOUNTED.
• SIZE: 36" T x 2.5" O.D x 63" L
• INSTALL PER MANUFACTURERS SPECIFICATIONS

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1 DOG WASTE STATION

Scale: NTS

2 TRASH RECEPTACLES

Scale: NTS

3 ROLLING BIKE RACK

Scale: NTS



WITH SKATE STOP



PRODUCT: PARC VUE BENCH
BACKLESS - NO ARMS - WITH SKATE STOP
FINISH: POWDER COATED METALLIC
COLOR: TITANIUM
SIZE: 22" X 72" X 18"
MANUFACTURER: LANDSCAPE FORMS
WEBSITE: WWW.LANDSCAPEFORMS.COM



WITH SKATE STOP



PRODUCT: PARC VUE BENCH
WITH BACK - NO ARMS - WITH SKATE STOP
FINISH: POWDER COATED METALLIC
COLOR: TITANIUM
SIZE: 26" X 72" X 36"
MANUFACTURER: LANDSCAPE FORMS
WEBSITE: WWW.LANDSCAPEFORMS.COM



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7800 E. MICHIGAN AVE.
KALAMAZOO, MI 49048
P: 269.381.0396
W: WWW.LANDSCAPEFORMS.COM
E: SPECIFY@LANDSCAPEFORMS.COM

INFO:
PRODUCT: CHARLIE TABLE
TYPE: NO UMBRELLA HOLE
FINISH: POWDER COATED METALLIC
COLOR: TITANIUM
SIZE: 67" D. X 67" W. X 30" HEIGHT
INSTALLATION: INSTALL PER MANUFACTURERS SPECIFICATIONS

NOTE: PER A117.1 SEC. 902, TABLE IS ADA COMPLIANT.

4 BACKLESS BENCH

Scale: NTS

5 BENCH TYP.

Scale: NTS

6 PIC NIC TABLE

Scale: NTS

FENCE TOWN
8465 WEST SAHARA AVE SUITE: 111-124
LAS VEGAS, NEVADA 89117
P: (888) 336-2386
W: WWW.FENCETOWN.COM



INFO:
PRODUCT: GILPIN SUMMIT ALUMINUM HANDRAIL
TYPE: STANDARD
WIDTH: 48-96" W
COLOR: POWDERCOATED BLACK
SKU: GP-SUMMIT-HANDRAIL

TOP RAIL: MOUNTING HEIGHT PER ADA SPECIFICATIONS
INSTALL PER MANUFACTURER'S SPECIFICATIONS.

INFO:
PRODUCT: GILPIN FAIRFIELD ALUMINUM RAILING 42H X 60W
TYPE: STANDARD
WIDTH: 48-96" W
COLOR: POWDERCOATED BLACK
SKU: GP-FAIRFIELD-42H-60

TOP RAIL: 2.5"
PICKET SPACING: 4" O.C.
PICKET: 5/8" SQ - 0.65TH
INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7 42" ORNAMENTAL FENCE & HANDRAIL

Scale: NTS

8 5' FENCE - DOG PARK

Scale: NTS

9 5' GATE - DOG PARK

Scale: NTS



WITH PET PANEL

FENCE TOWN
8465 WEST SAHARA AVE SUITE: 111-124
LAS VEGAS, NEVADA 89117
P: (888) 336-2386
W: WWW.FENCETOWN.COM

INFO:
PRODUCT: ONGUARD STARLING GATE 60" H X 48 W
TYPE: WITH PET PANEL
WIDTH: 48" W
COLOR: POWDERCOATED BLACK
SKU: OG-ST-60-48G

PICKET SPACING: 3-3/16"
PET PANEL PICKET SPACING: 1-5/8"

INSTALL PER MANUFACTURER'S SPECIFICATIONS.

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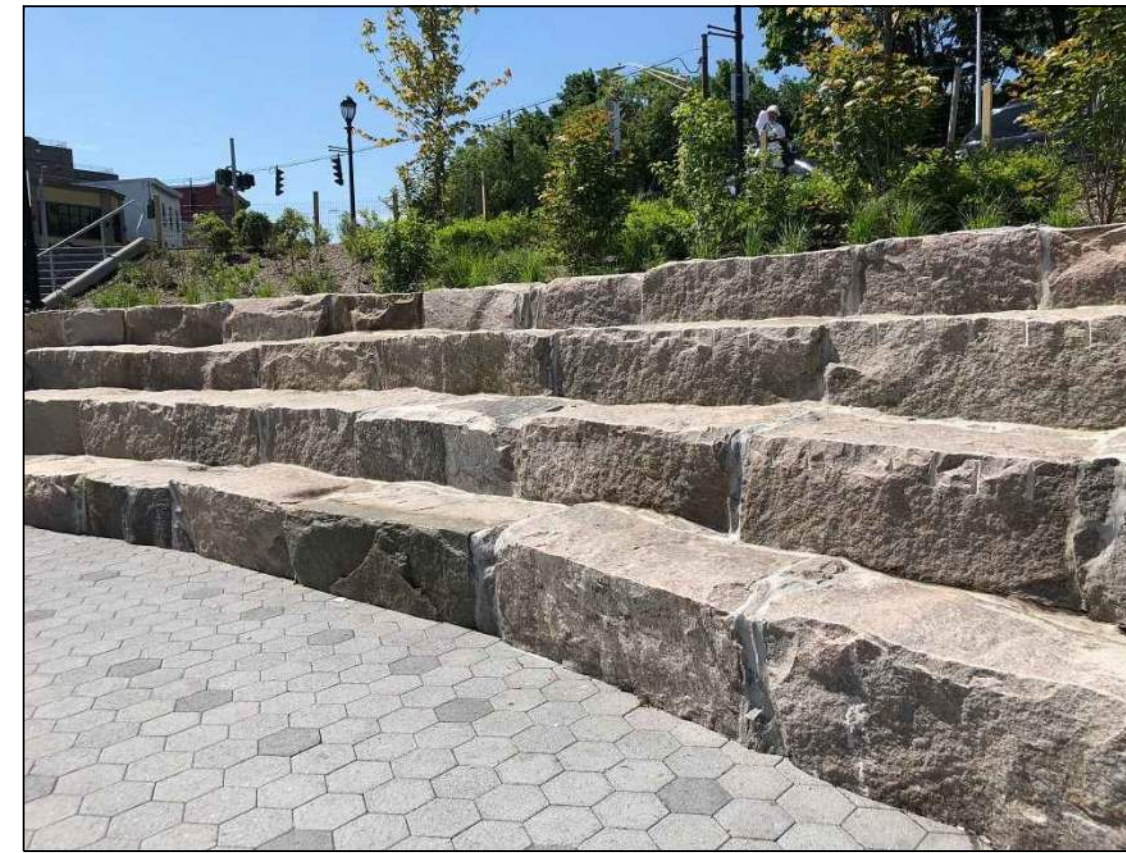
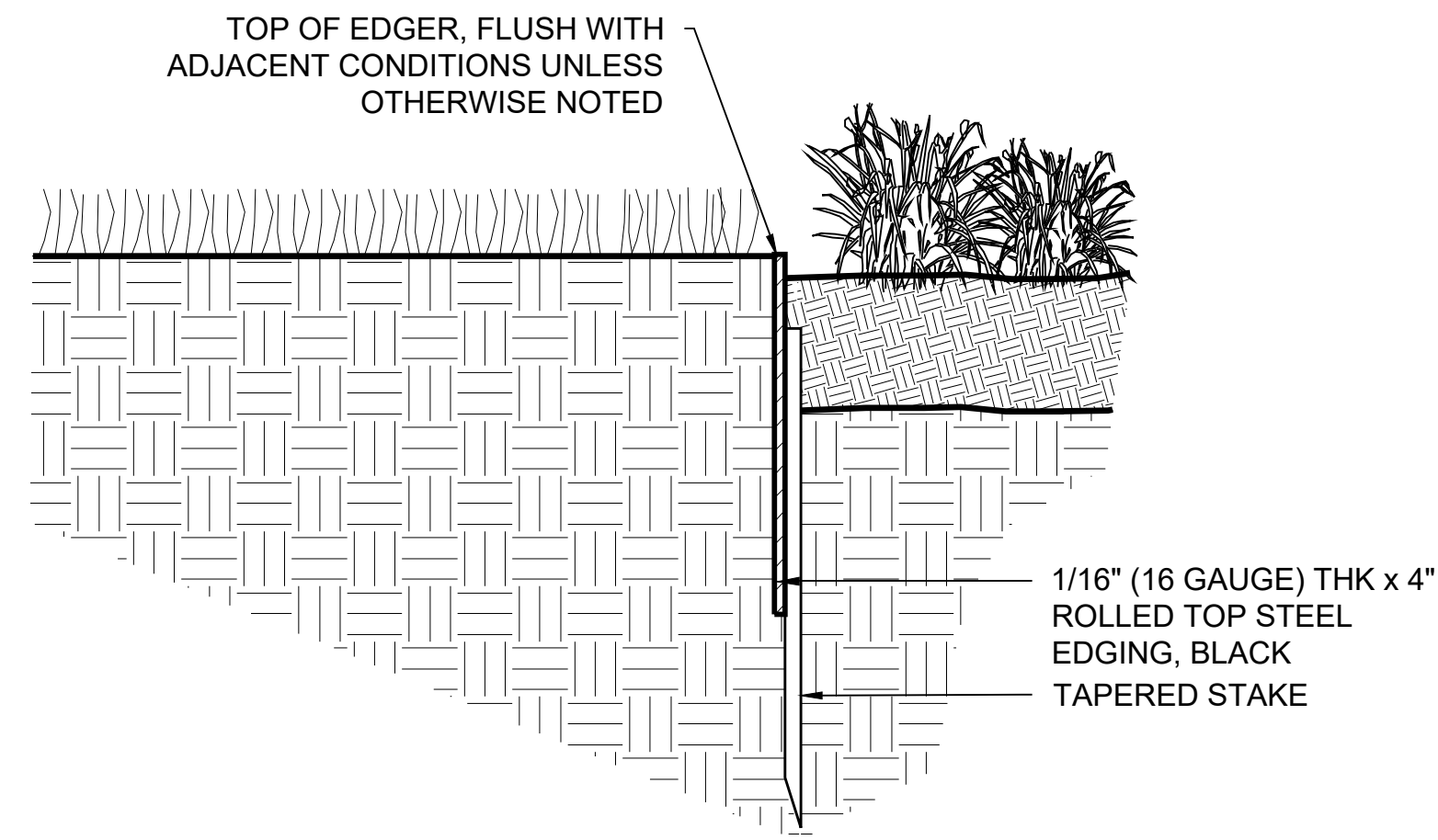
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1 METAL EDGING

Scale: NTS

2 FLAGSTONE TERRACED STEPS

Scale: NTS

3 CONCRETE CURB FOR DOG PARK FENCE

Scale: NTS



(1) LOOKING WEST FROM BOTTOM OF TERRACED STONE STEPS



(2) LOOKING WEST FROM RAMP.



(3) LOOKING SOUTH EAST FROM STREET.



(4) LOOKING SOUTH FROM INTERSECTION.



(5) LOOKING NORTH EAST FROM STATION.

4 CONCEPTUAL PLAYGROUND RENDERINGS

Scale: NTS

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NOT FOR
 CONSTRUCTION

LARRY L. LEVIN PARK
 RAMPART RANGE METRO DISTRICT
 CITY OF LONETREE, COLORADO

SITE IMPROVEMENT PLAN

SUBMITTAL / REVISIONS	
DATE	ISSUE
1/4/2022	SIP SUBMITTAL
3/16/2022	SIP 2ND SUB.
5/13/2022	SIP 3RD SUB.

MERRICK
 5970 GREENWOOD PLAZA BLVD.
 GREENWOOD VILLAGE, CO 80111
 TEL 303.535.3857
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SHEET TITLE
**LANDSCAPE
 RENDERINGS**

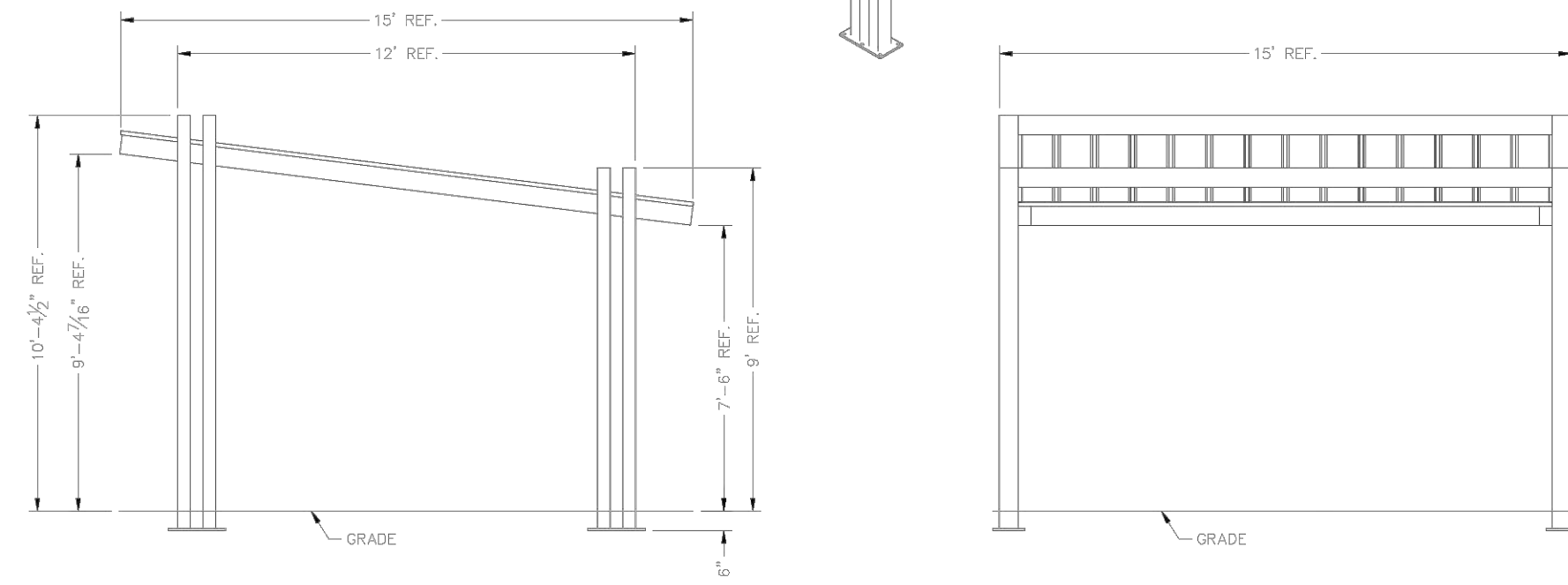
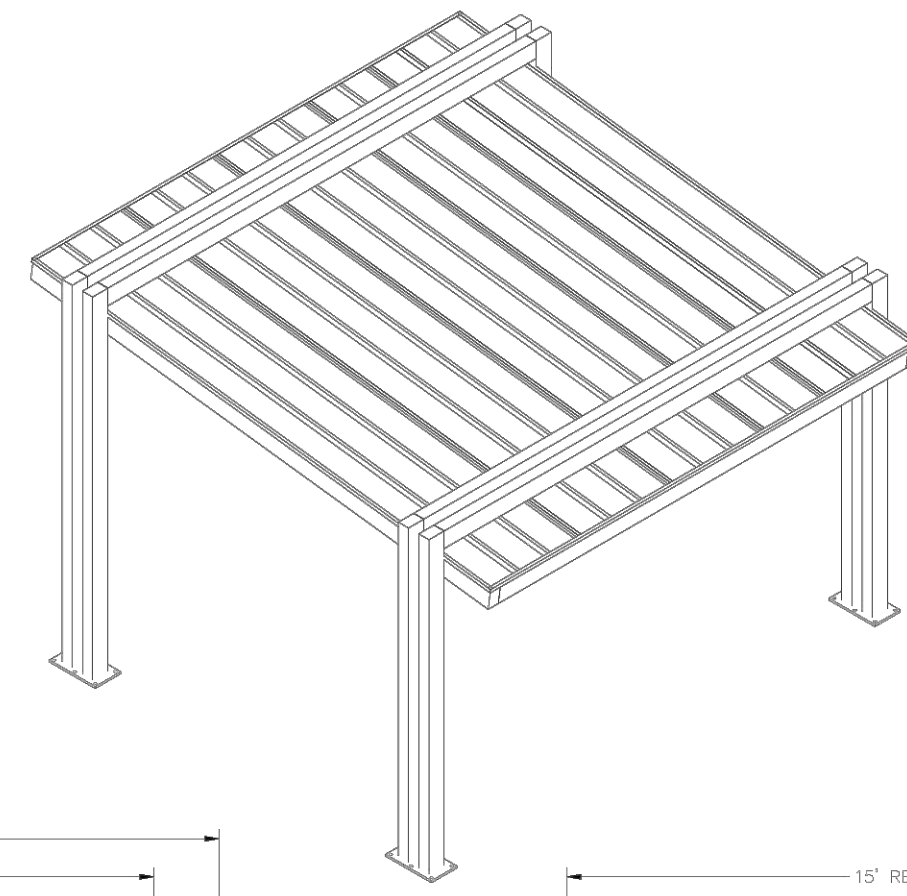
SHEET NUMBER
5 OF 14

LARRY L. LEVIN PARK

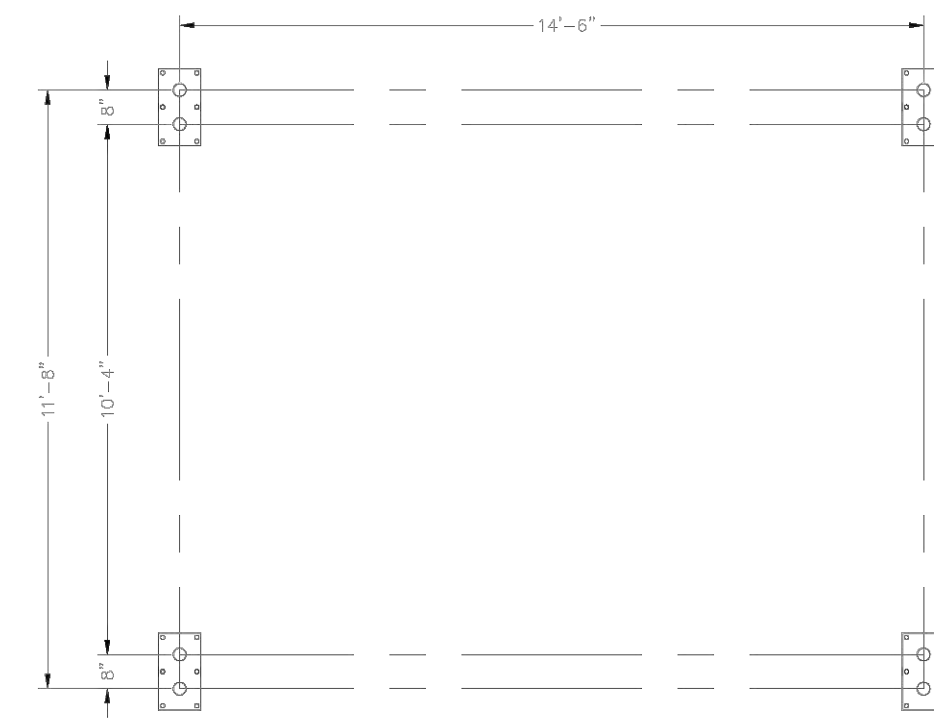
RIDGEGATE EAST, FILLING NO. 1, 1st AMENDMENT (Reception No.2016025508), LOT 3-A,
RIDGEGATE PLANNED DEVELOPMENT, 6TH AMENDMENT, PLANNING AREA 7,

0.644 ACRES
SIP #SP22-04R

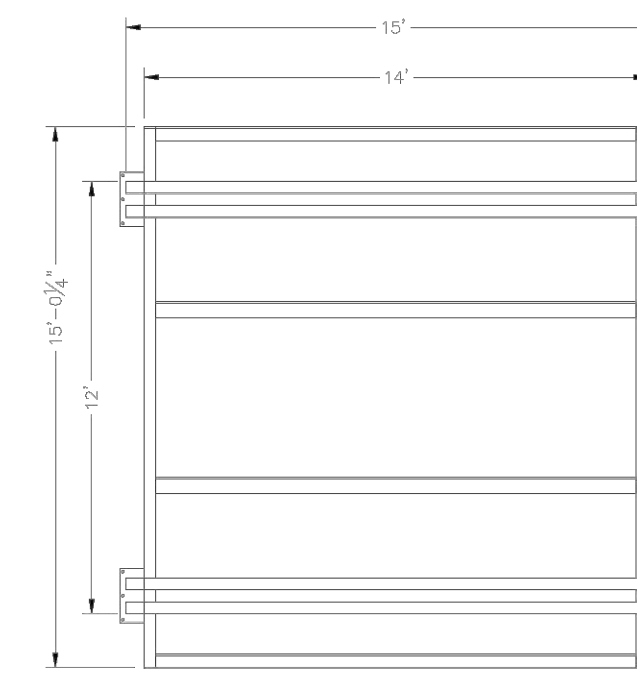
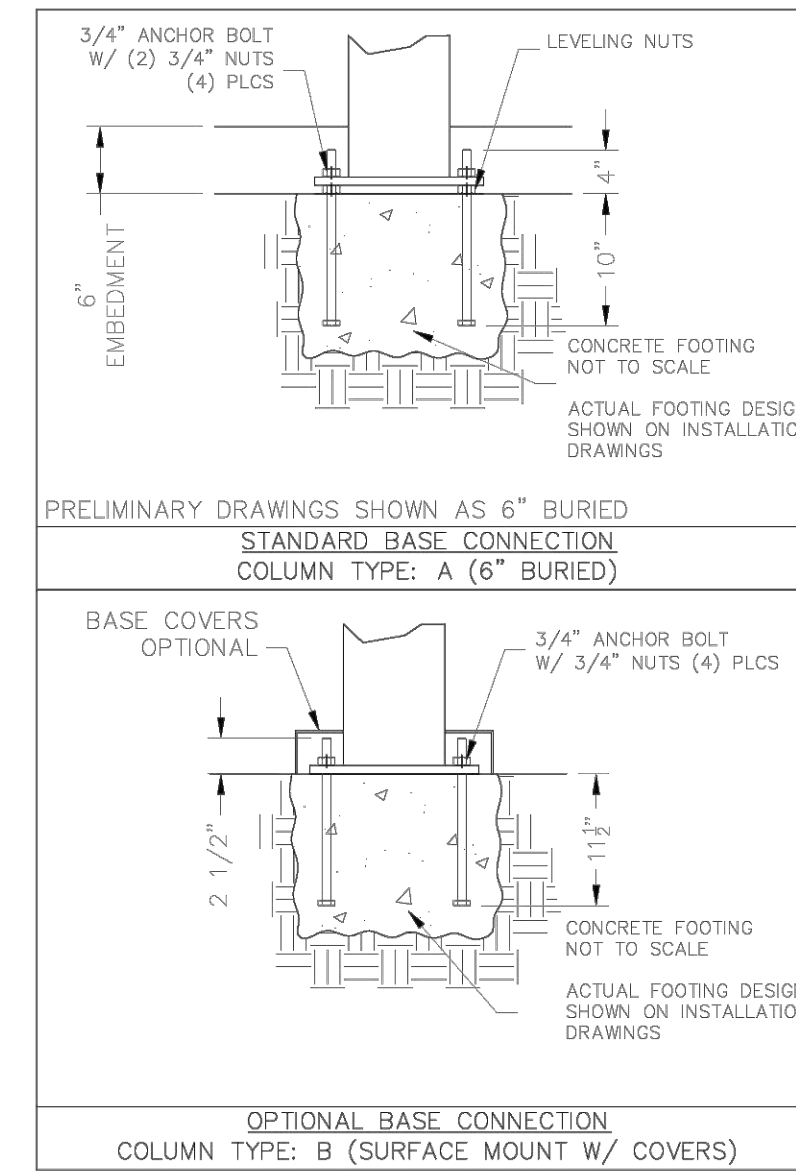
PRELIMINARY: NOT FOR CONSTRUCTION



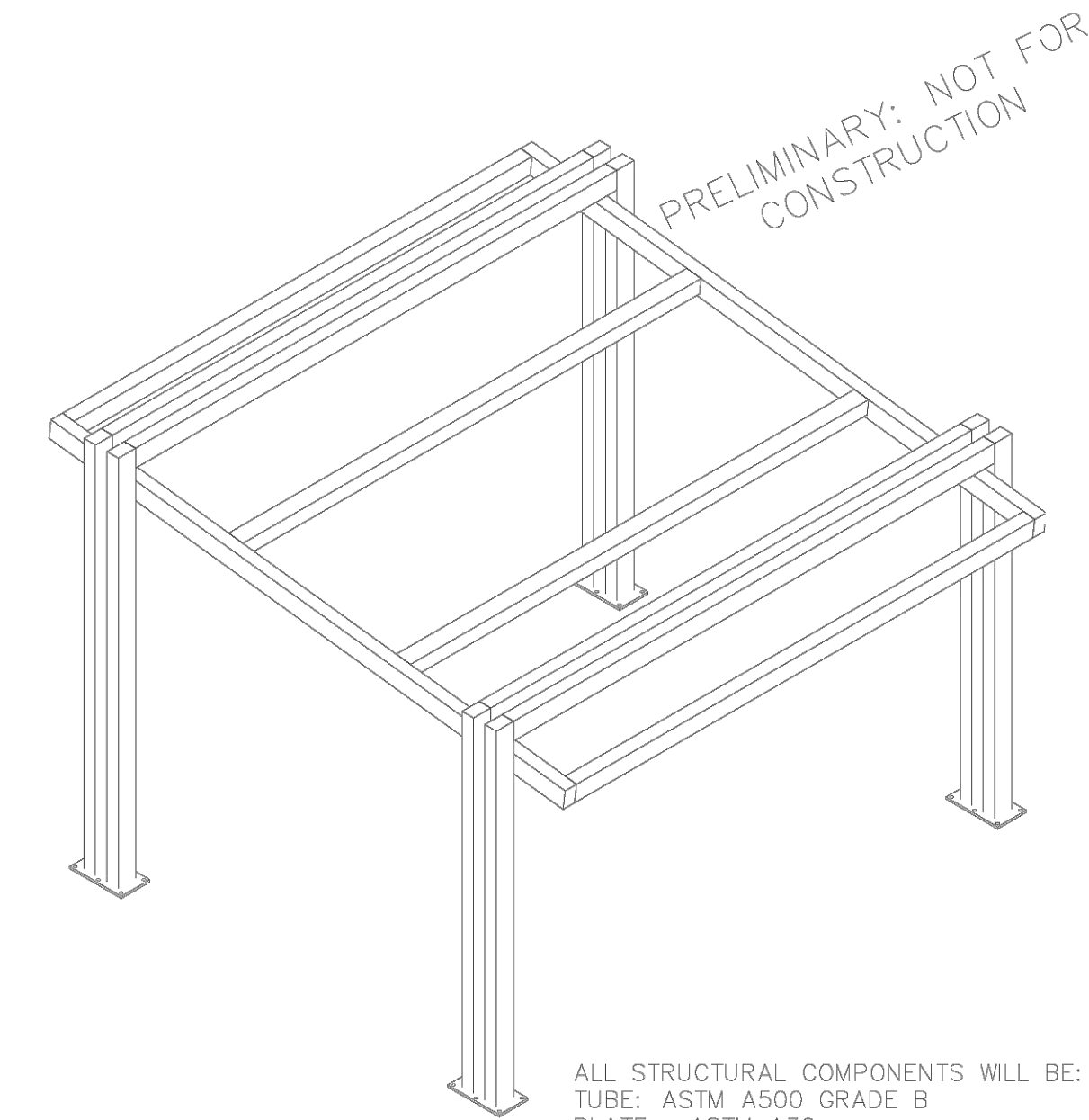
ELEVATION



ANCHOR BOLT LAYOUT

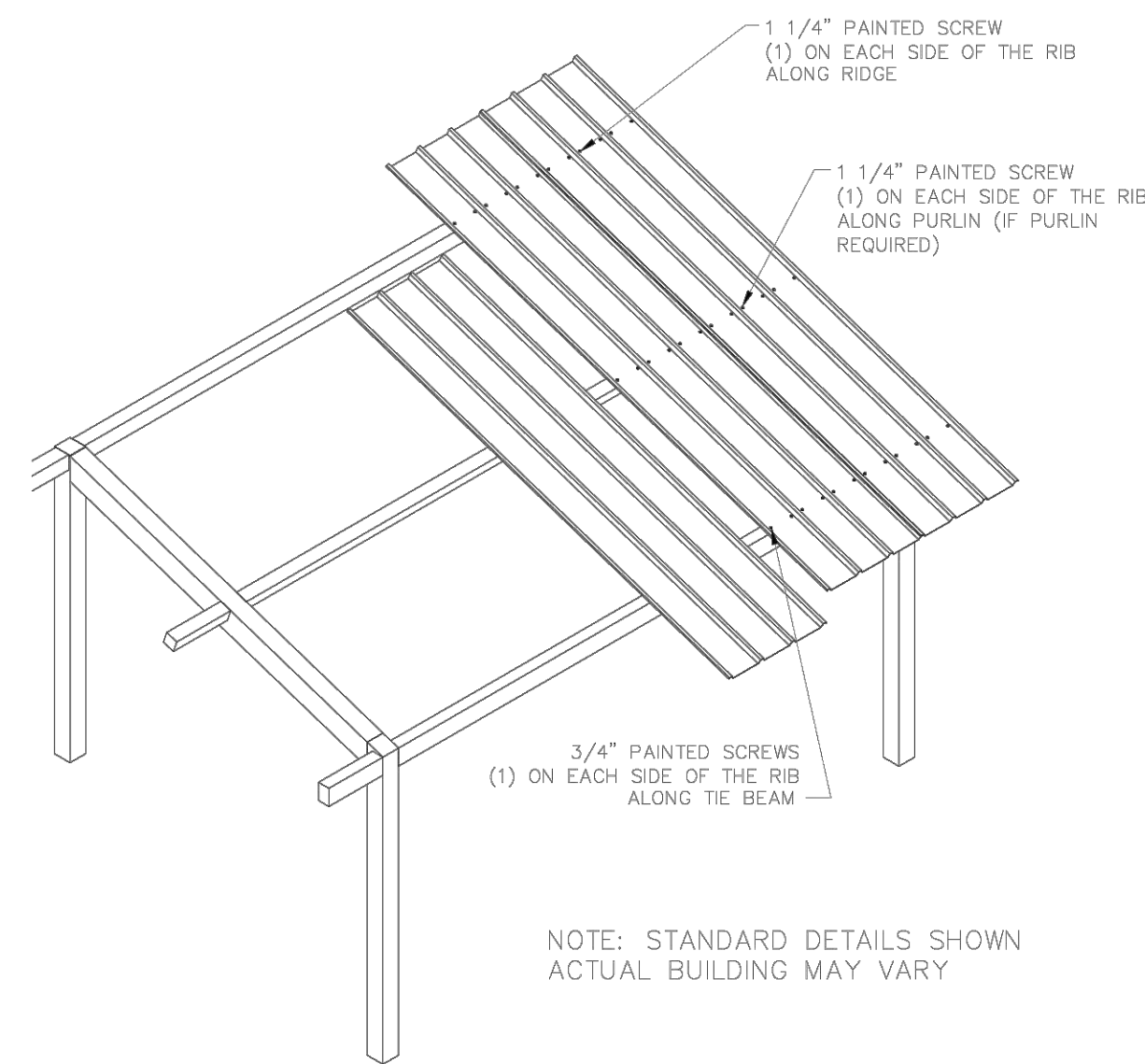
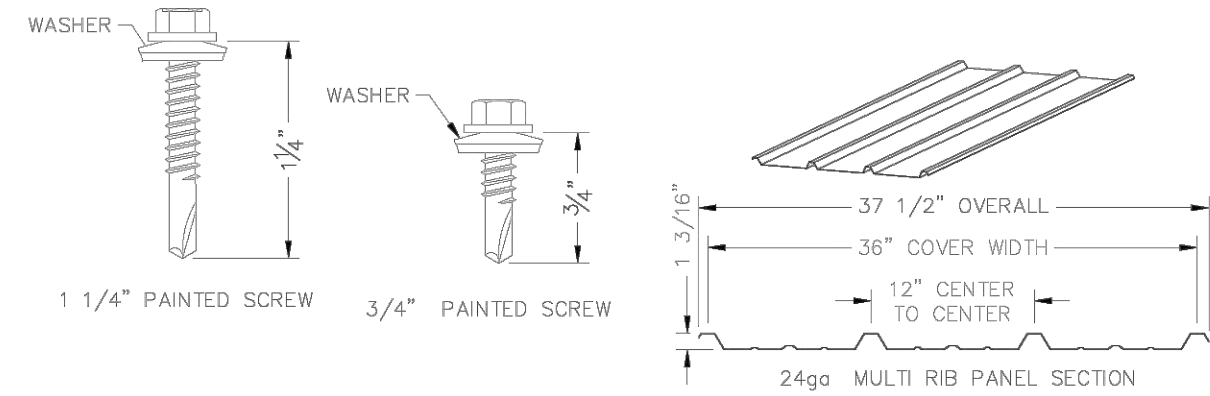


FRAME



PRELIMINARY: NOT FOR CONSTRUCTION

ALL STRUCTURAL COMPONENTS WILL BE:
TUBE: ASTM A500 GRADE B
PLATE: ASTM A36
BOLTS: ASTM A325
NUTS: ASTM A563
WELDING: GMAW
NOTE:
COLUMN SIZE: HSS 6x4x3/16



ROOF LAYOUT

(ROOF COLOR) (STRUCTURE COLOR)



Surrey Beige



RAL 8019
Grey Brown



CONTACT: CATHY WEISSBERG
PHONE: 303-588-1330
EMAIL: CATHY@RECREATIONPLUS.COM

INFO:
PRODUCT: CUSTOM COVERED PAVILION
TYPE: METAL
LENGTH: 15'
WIDTH: 15'
HEIGHT: 10' 4-1/2"
COLOR: SEE SAMPLES ON THIS SHEET
PRILIM ID: 73561

INSTALL PER MANUFACTURER'S SPECIFICATIONS.

PRELIMINARY: NOT FOR CONSTRUCTION

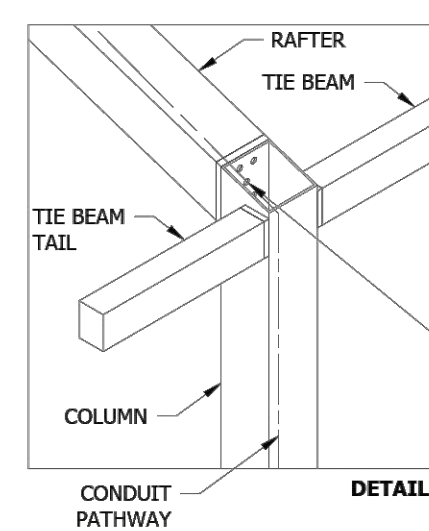
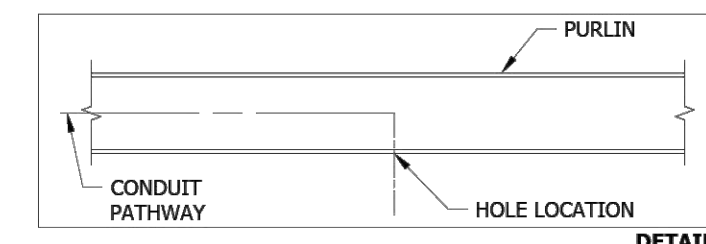
ELECTRICAL INFORMATION - MONOSLOPE

ICON'S STANDARD ELECTRICAL IS DESIGNED TO ACCOMMODATE Ø1/2" CONDUIT WITH A Ø3" INLET HOLE ON THE BOTTOM OF EACH COLUMN. THE CONDUIT PATHWAY RUNS THROUGH THE COLUMN, RAFTER, AND RIDGE BEAM THROUGH ALL BOLTED CONNECTIONS AS SHOWN. IF YOU HAVE SPECIAL ELECTRICAL REQUIREMENTS, PLEASE OUTLINE ANY CHANGES BELOW AS DESCRIBED.

PLEASE NOTE: DESIGN LIMITATIONS ON HOLE/CUTOUT SIZES MAY APPLY. ICON WILL REACH OUT TO DISCUSS ANY SUCH LIMITATIONS AS NEEDED.

NOTE: ICON SHELTER FRAME IS NOT UL LISTED TO ACT AS A CONDUIT FOR ELECTRICAL WIRING. CONSULT LOCAL BUILDING CODES WHEN PLANNING YOUR ELECTRICAL SYSTEM.

OPTIONAL EXIT HOLES
IF REQUIRED, EXIT HOLES FOR LIGHTING, ETC. CAN BE PLACED IN THE RAFTER AND/OR PURLIN. USE FRAME SHEET OF THIS PRELIMINARY TO SPECIFY REQUIRED EXIT HOLE LOCATIONS AND SIZE.



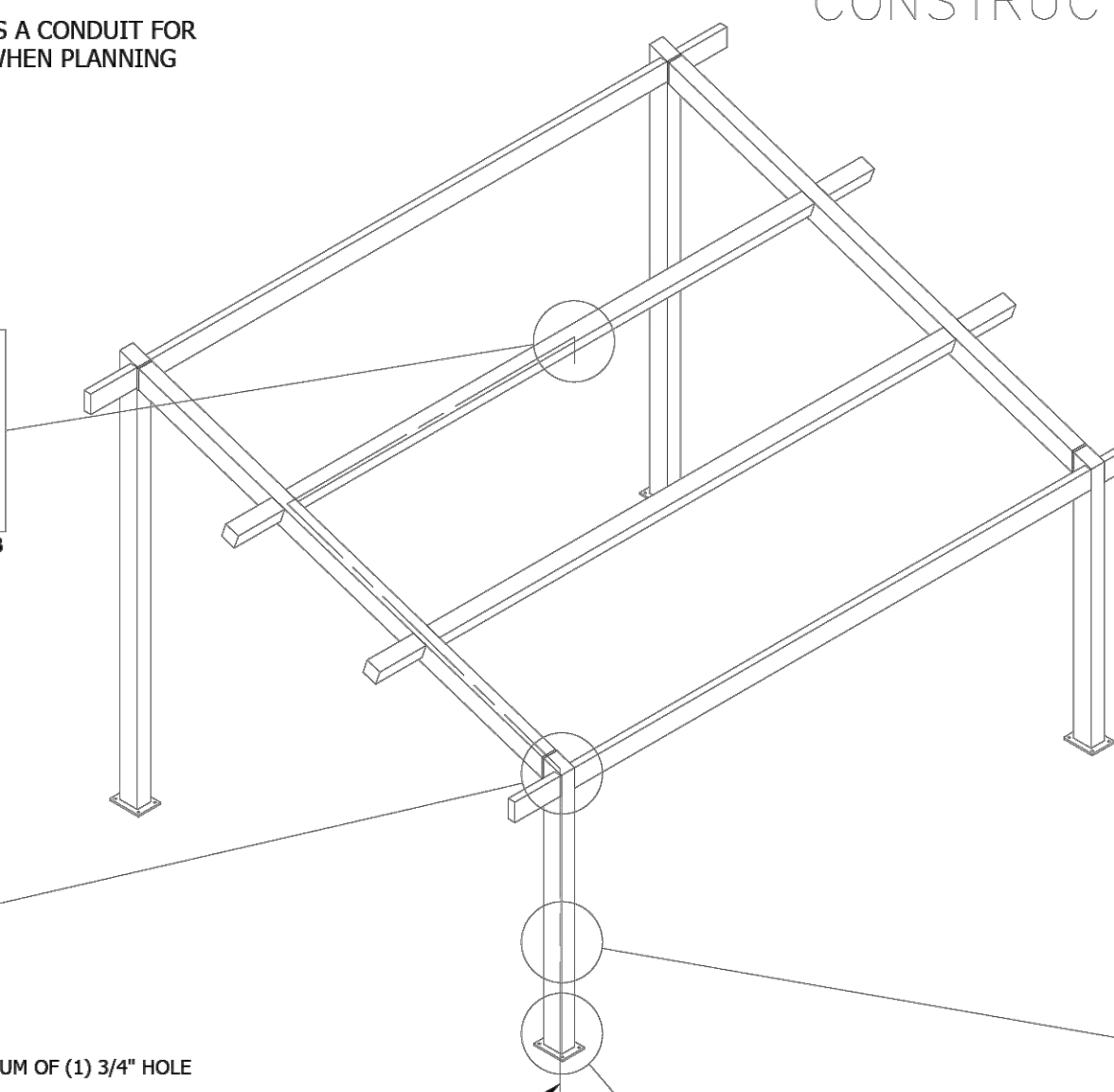
ICON PROVIDES A MINIMUM OF (1) 3/4" HOLE AT EACH CONNECTION FOR 1/2" CONDUIT. IF APPLICABLE, PLEASE SPECIFY REQUIRED CONDUIT SIZE: (CHARGES APPLY)

- 3/4" CONDUIT (1" HOLES)
- 1" CONDUIT (1 1/4" HOLES)
- OTHER (PLEASE SPECIFY)

NOTE: BUILDING DEPICTED ON THIS SHEET FOR ILLUSTRATION PURPOSES ONLY. ACTUAL LAYOUT AND FRAME MEMBER QUANTITIES VARY BY DESIGN. PLEASE REFER TO ELEVATION AND FRAME SHEETS IN THIS PRELIMINARY FOR ORDER-SPECIFIC CONFIGURATION.

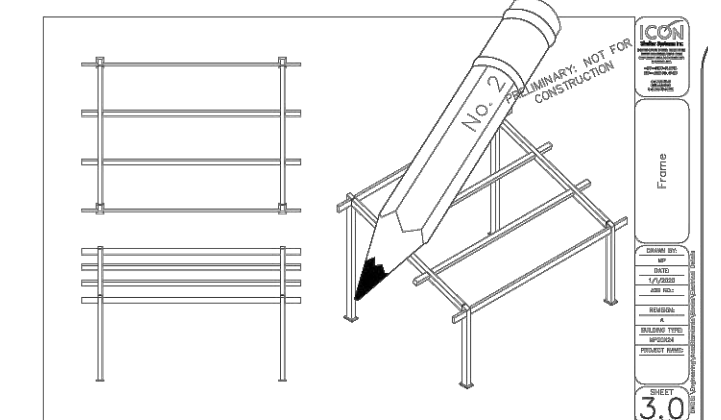
ELECTRICAL

PRELIMINARY: NOT FOR CONSTRUCTION



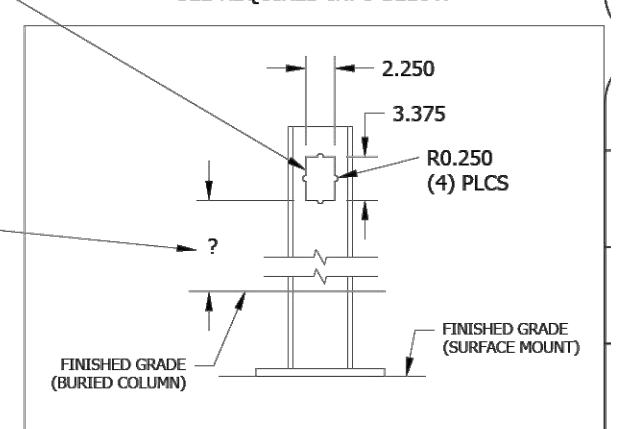
- STEPS:**
1. CONDUIT HOLE SIZE (DETAIL A)
 2. ELECTRICAL EXIT HOLES (DETAIL B)
 3. ELECTRICAL ACCESS & COVER PLATES (DETAIL C)
 4. ELECTRICAL CONDUIT PATHWAY (DETAIL D)

IF REQUIRED, PLEASE DRAW THE NECESSARY ELECTRICAL CONDUIT PATHWAY ON THE FRAME SHEET OF THIS PRELIMINARY.

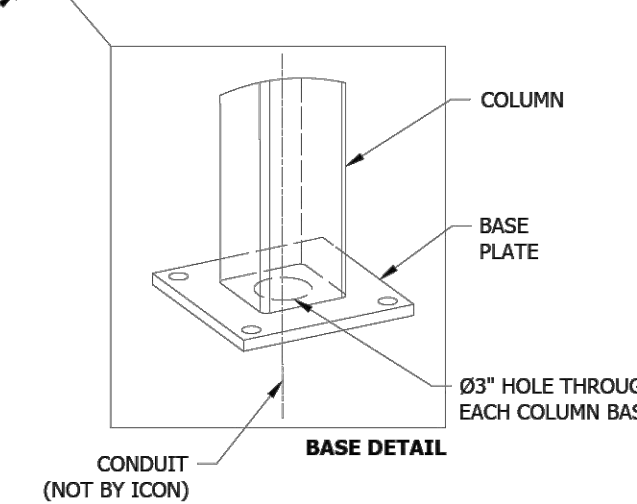


ELECTRICAL CUTOUTS TO BE PROVIDED IN EACH COLUMN. USE FRAME SHEET OF THIS PRELIMINARY TO SPECIFY REQUIRED CUTOUT LOCATIONS (CHARGES APPLY). SEE REQUIRED INFO BELOW.

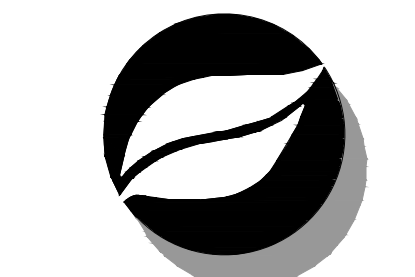
- (1) STANDARD CUTOUT SIZE SHOWN. SPECIFY IF OTHER SIZE REQUIRED.
- (2) CUTOUTS WILL BE ON INSIDE FACE OF COLUMN UNLESS OTHERWISE INDICATED ON FRAME SHEET.
- (3) SPECIFY HEIGHT ABOVE FINISHED GRADE FOR EACH CUTOUT AS SHOWN



- (4) COVER PLATES PROVIDED UPON REQUEST (CHARGES APPLY). PLEASE SPECIFY TYPE AND QUANTITY REQUIRED:
 - PLATE & STRAP
 - POP-RIVET COVER PLATE
 - HOW MANY REQUIRED?



BASE DETAIL



Consilium Design

LAND PLANNING AND
LANDSCAPE ARCHITECTURE

2755 SOUTH LOCUST ST,
SUITE 236
DENVER, CO 80222
TEL 303.224.9520
FAX 303.224.9524
www.consiliumdesign.com

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LARRY L. LEVIN PARK
RAMPART RANGE METRO DISTRICT
CITY OF LONETREE, COLORADO

SITE IMPROVEMENT PLAN

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SHEET TITLE

LANDSCAPE
STRUCTURES

SHEET NUMBER

6 OF 14

1 PAVILION
Scale: NTS

BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE OR EXCAVATE FOR THE MARKING
OF UNDERGROUND MEMBER UTILITIES

LARRY L. LEVIN PARK

RIDGEGATE EAST, FILLING NO. 1, 1st AMENDMENT (Reception No.2016025508), LOT 3-A,
 RIDGEGATE PLANNED DEVELOPMENT, 6TH AMENDMENT, PLANNING AREA 7,
 0.644 ACRES
 SIP #SP22-04R



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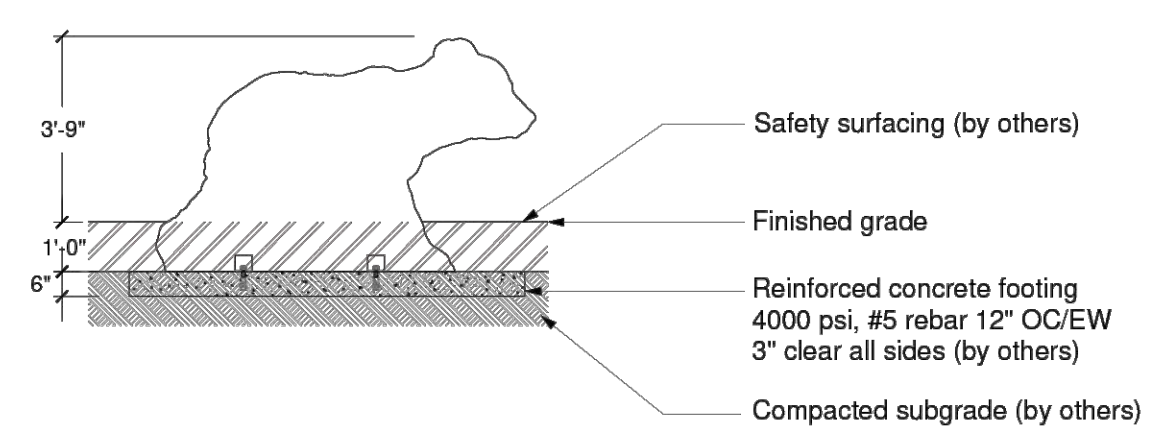
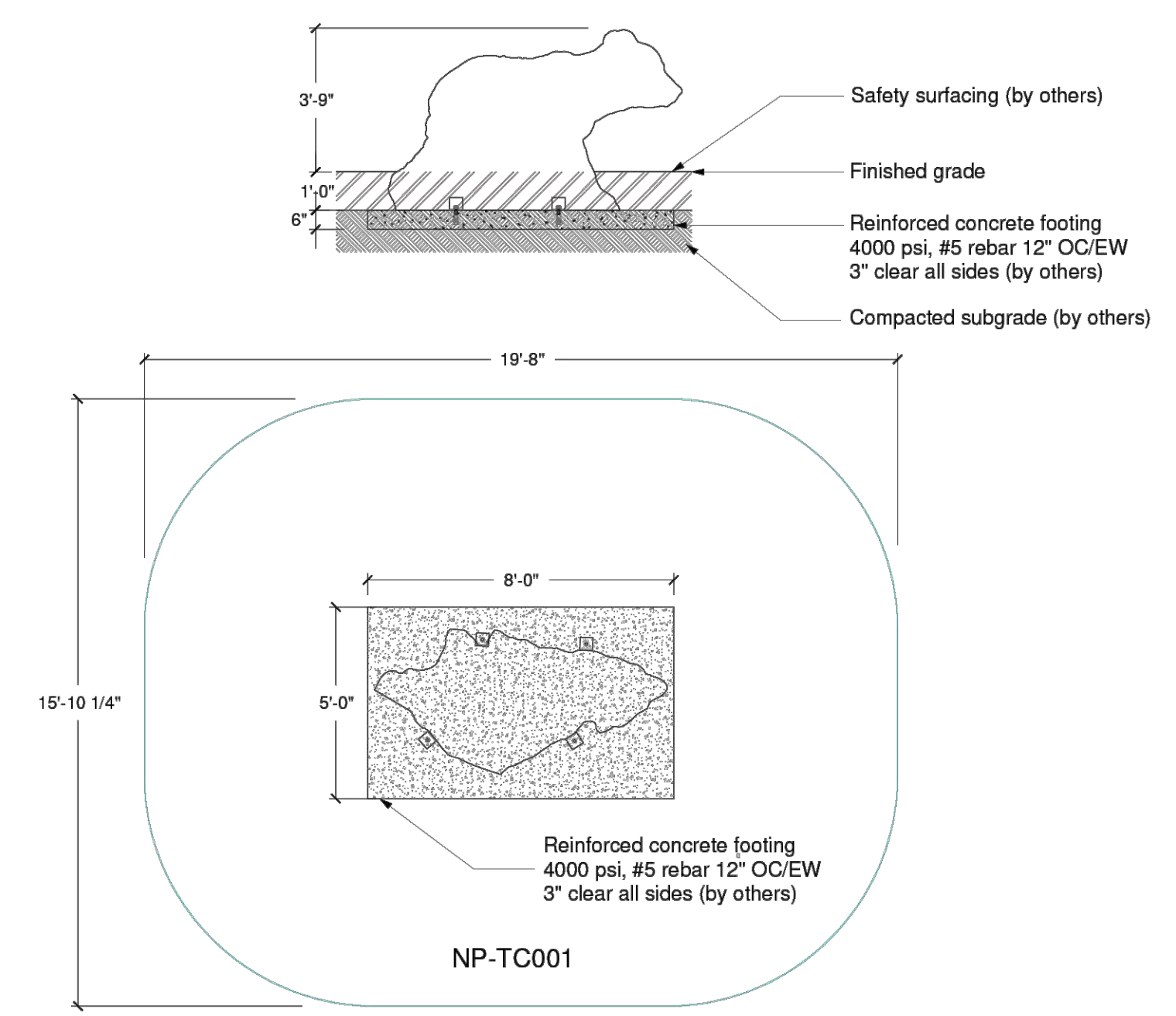
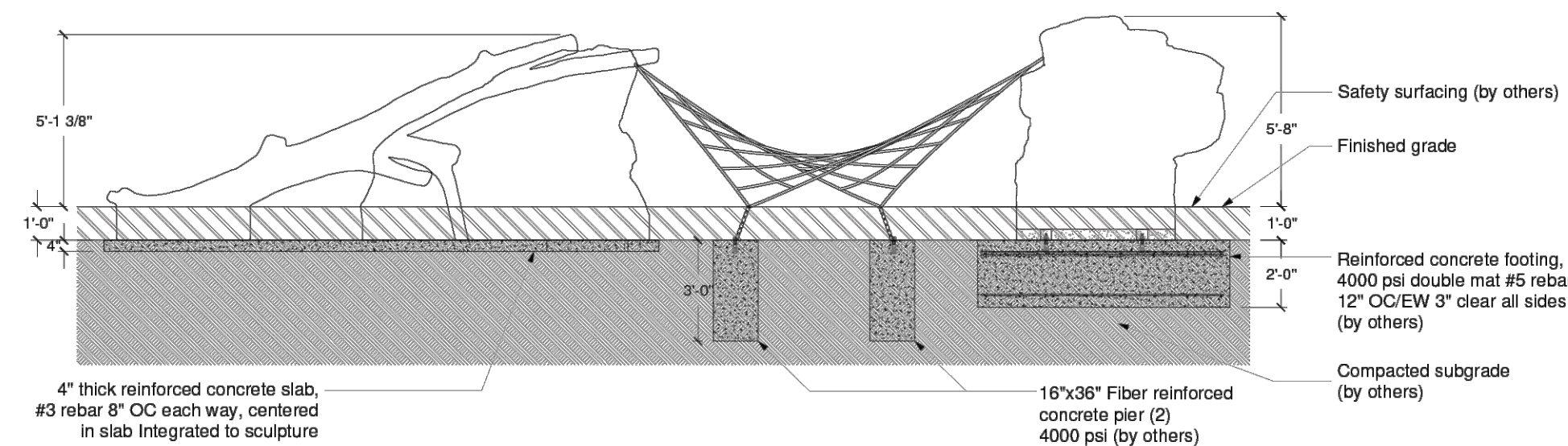
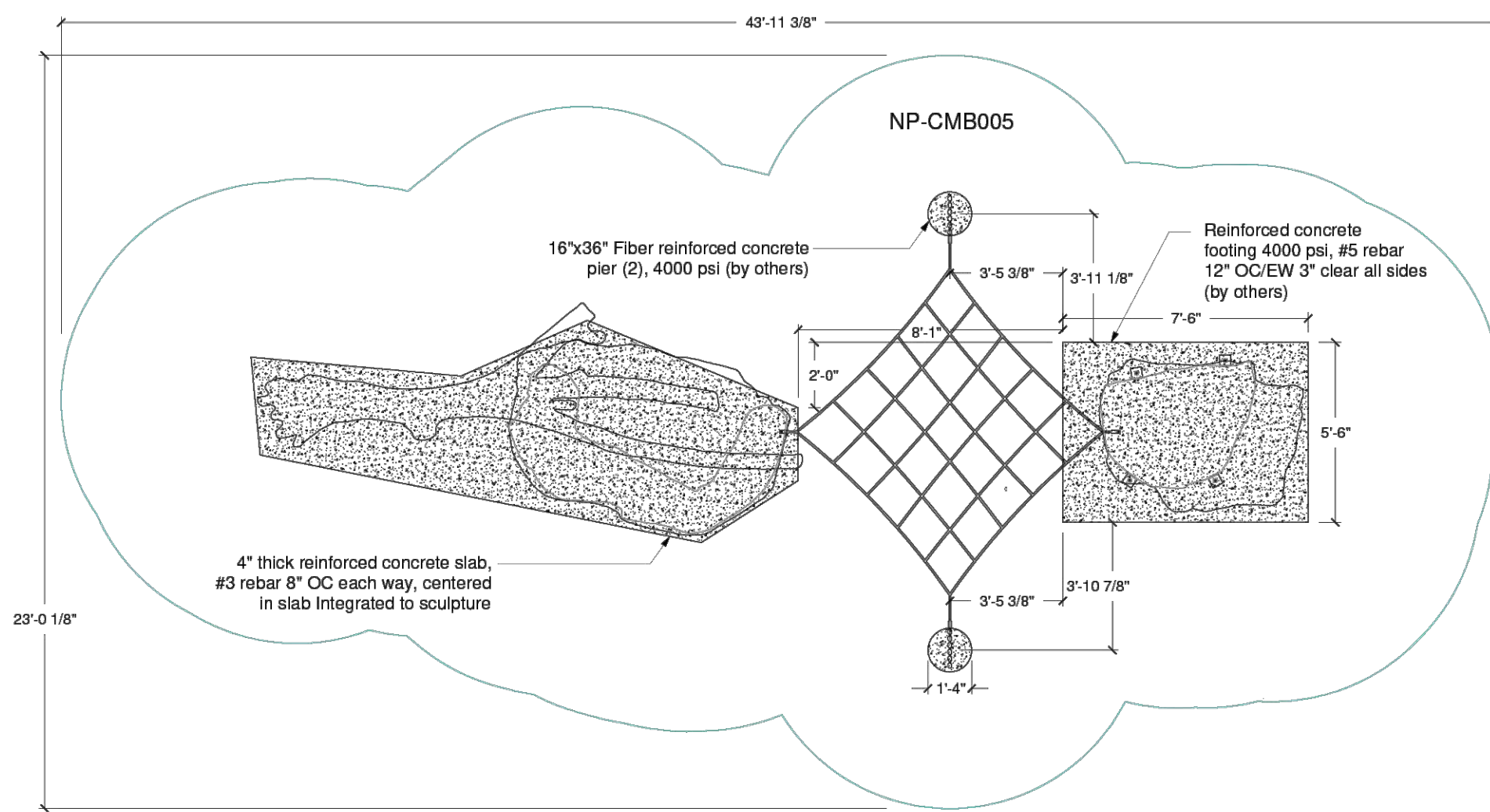
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LARRY L. LEVIN PARK
 RAMPART RANGE METRO DISTRICT
 CITY OF LONETREE, COLORADO
 SITE IMPROVEMENT PLAN



INFO:
 PRODUCT: CANYON TRAVERSE
 TYPE: NATURE PLAY
 LENGTH: 31' 11-1/2"
 WIDTH: 10' 11-1/2"
 HEIGHT: 5' 8-1/8"
 COLOR: NATURAL STONE
 SKU: NP-CMB005

INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 SEE WEBSITE FOR MORE SPECIFICATION INFORMATION.

CONTACT:
 RECREATION PLUS
 789 SHERMAN ST. SUITE 420
 DENVER, CO 80203

CATHY WEISSBERG
 P: (303) 278-1455
 W: WWW.RECREATIONPLUS.COM

PRODUCT WEBSITE:
 WWW.DYNAMOPLAYGROUNDS.COM



1 CANYON TRAVERSE
 Scale: NTS

INFO:
 PRODUCT: BEAR CUB
 TYPE: NATURE PLAY
 LENGTH: 7' 7-3/4"
 WIDTH: 3' 9-1/4"
 HEIGHT: 3' 8-7/8"
 COLOR: NATURAL STONE
 SKU: NP-TC001

INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 SEE WEBSITE FOR MORE SPECIFICATION INFORMATION.

CONTACT:
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 789 SHERMAN ST. SUITE 420
 DENVER, CO 80203

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 W: WWW.RECREATIONPLUS.COM

PRODUCT WEBSITE:
 WWW.DYNAMOPLAYGROUNDS.COM



2 BEAR CUB
 Scale: NTS



3 MINI ARCH
 Scale: NTS

INFO:
 PRODUCT: MINI SENTINEL PEAK
 TYPE: NATURE PLAY
 LENGTH: 8' 0-1/2"
 WIDTH: 3' 9-1/4"
 HEIGHT: 3' 3"
 COLOR: NATURAL STONE
 SKU: NP-CB015

INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 SEE WEBSITE FOR MORE SPECIFICATION INFORMATION.

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 DENVER, CO 80203

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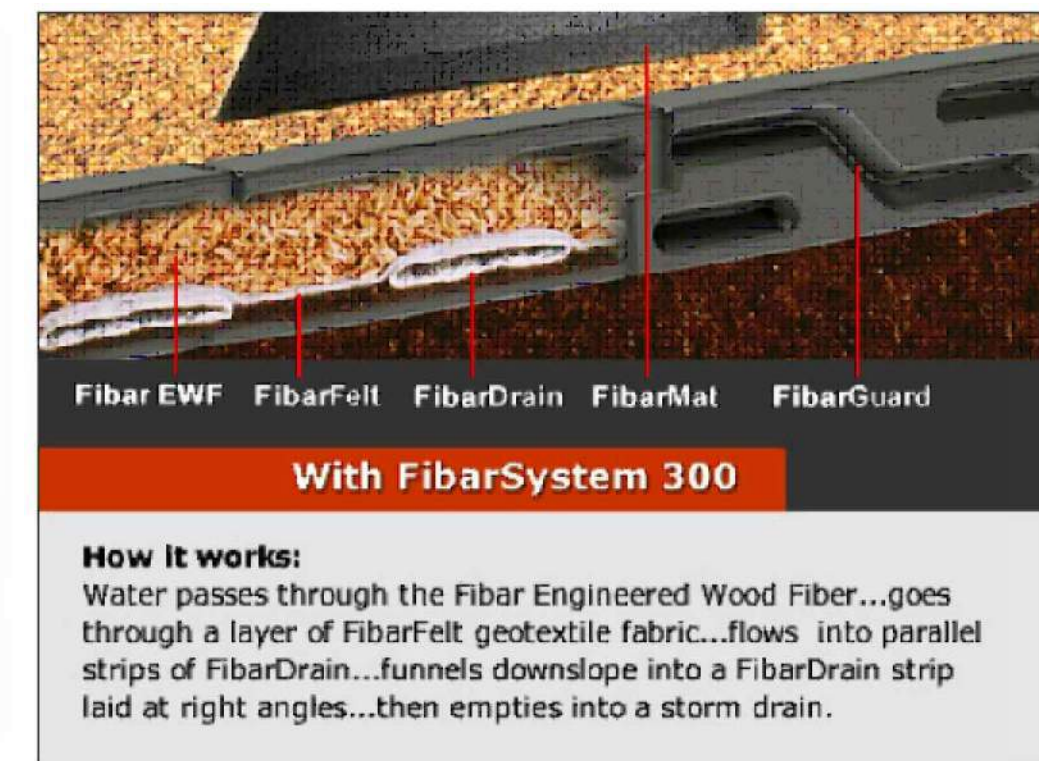
PRODUCT WEBSITE:
 WWW.DYNAMOPLAYGROUNDS.COM



A complete FibarSystem 300 includes all the following:

1. **Fibar® Engineered Wood Fiber (EWF)** surface cushions falls and welcomes wheelchairs.
2. **FibarFelt** geotextile fabric prevents stone and dirt from contaminating lee EWF.
3. **Fibar Drain** strips collect and carry rain water away from the playground surface.
4. **FibarMat** protects heavy wear areas to minimize maintenance.
5. **FibarGuard** playground borders keep safety surfacing right where it belongs.

* *FibarMats and FibarGuard Borders are purchased separately at an additional cost.*



INFO:
 PRODUCT: FIBARSYSTEM 300
 TYPE: ENGINEERED WOOD FIBER
 DEPTH: 12" MIN. SEE DETAILS THIS SHEET
 COLOR: NATURAL

ADA COMPLIANT
 LEED CERTIFICATION

INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 SEE WEBSITE FOR MORE SPECIFICATION INFORMATION.

CONTACT:
 RECREATION PLUS
 789 SHERMAN ST. SUITE 420
 DENVER, CO 80203

CATHY WEISSBERG
 P: (303) 278-1455
 W: WWW.RECREATIONPLUS.COM

PRODUCT WEBSITE:
 WWW.FIBAR.COM



ADA compliant, a FibarSystem 300 surface provides access for physically challenged children.

4 FIBAR PLAY SURFACE
 Scale: NTS

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SHEET TITLE
LANDSCAPE STRUCTURES

SHEET NUMBER
7 OF 14

LARRY L. LEVIN PARK

RIDGEGATE EAST, FILLING NO. 1, 1st AMENDMENT (Reception No.2016025508), LOT 3-A,

RIDGEGATE PLANNED DEVELOPMENT, 6TH AMENDMENT, PLANNING AREA 7,

0.644 ACRES

SIP #SP22-04R

GENERAL NOTES

- ALL WORK SHALL CONFORM TO FEDERAL, STATE, CITY, AND COUNTY CODES. 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.
- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS.
- RECIPIENTS OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- CONTRACTOR SHALL VERIFY (CALL FOR UTILITY LOCATES) LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY SETTLING DUE TO EXCAVATION AND TRENCHING.
- CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING ADJACENT PROPERTY'S AMENITIES/ IMPROVEMENTS, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE RIGHT-OF-WAY AND/ OR PUBLIC PROPERTY AT THE END OF EACH WORK DAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DAMAGE DUE TO PROJECT'S CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPAIR TO UTILITIES, ADJACENT LANDSCAPE, AND THE SUBCONTRACTOR'S OPERATIONS DURING CONSTRUCTION AND/ OR THE SPECIFIED MAINTENANCE PERIOD. THE CONTRACTOR SHALL FULLY COMPENSATE THE OWNER FOR ANYTHING DISTURBED AND/ OR DESTROYED THAT IS NOT DESIGNATED FOR DEMOLITION.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTED BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATION TO ANY VIOLATIONS OR NON-COMFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNERS REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- SITE TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS, AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CLEANING OF CONCRETE IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.

MAINTENANCE

- WITH THE EXCEPTION OF WATERING FOR NEW PLANT ESTABLISHMENT, IRRIGATION SHALL BE SET FOR NIGHTTIME OR EARLY MORNING TO MINIMIZE EVAPORATIVE LOSS AND REDUCE CONFLICTS WITH PEDESTRIAN
- WINTER WATERING OF TREES SHALL BE PROVIDED MONTHLY FOR THE FIRST THREE YEARS, AND IN SUBSEQUENT YEARS DURING DROUGHT PERIODS, AS DESIGNATED BY THE NATIONAL INTEGRATED DROUGHT INFORMATION SYSTEM.

SOIL AMENDMENT

- ALL SOILS FOR GENERAL LANDSCAPING AREAS OR ON WHICH ANY COOL-SEASON LAWN, TURF OR SOD IS TO BE INSTALLED MUST BE PROPERLY AMENDED WITH ORGANIC MATTER SUCH AS COMPOST AND AGED MANURE. A MINIMUM OF FOUR (4) CUBIC YARDS OF COMPOST PER EACH ONE THOUSAND (1,000) SQUARE FEET OF SOIL SHOULD BE INCORPORATED TO A DEPTH OF AT LEAST FOUR (4) TO SIX (6) INCHES BY ROTOTILLING OR OTHER SUITABLE MEASURE. SOIL AMENDMENTS FOR NATIVE PLANTS AND GRASSES ARE NOT REQUIRED.
- STRUCTURED SOILS THAT INCLUDE ROCK AND SAND TO REDUCE COMPACTION AND INCREASE POROSITY FOR ROOT GROWTH MAY BE REQUIRED WHERE TREE GRATES ARE PROPOSED.

MULCH AND GROUNDCOVERS

- ORGANIC MULCH SUCH AS WOOD/BARK SHALL BE INSTALLED AND MAINTAINED TO A DEPTH OF FOUR (4) INCHES. ROCK MULCH IS DISCOURAGED AS MULCH EXCEPT IN AREAS OF HIGH WINDS OR AREAS PRONE TO EROSION AS EVALUATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT. WHERE ROCK MULCH IS USED, PLACE TO A DEPTH OF THREE (3) INCHES. THE USE OF IMPERMEABLE SHEET PLASTIC AS A WEED BARRIER IS NOT PERMITTED.
- COBBLE: 3"-4" COBBLE TO BE TRI-COLOR STONE, PREDOMINATELY GRAY AND TAN WITH MINIMAL RED. USE IN AREAS SHOWN ON PLANS TO REDUCE EROSION AND RUN-OFF VELOCITY IN DRAIN DAY-LIGHTING AREAS. INSTALL AND MAINTAIN TO A DEPTH OF FOUR (4) INCHES. SEE #1 ABOVE FOR WEED BARRIER INFORMATION. METAL EDGING NOT REQUIRED.

PLANTING NOTES

- WEED FABRIC SHALL NOT BE INSTALLED IN PLANTING BEDS UNLESS SPECIFICALLY SPECIFIED ON PLANS. PLANTING DESIGN IS INTENDED TO ALLOW PLANTS TO SPREAD THROUGHOUT PLANTING BEDS.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATION. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIAL DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- ALL EXISTING TREES SHALL BE SAVED AND PROTECTED (TRANSPLANTED IF NECESSARY), UNLESS OTHERWISE NOTED.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED PRIOR TO CONSTRUCTION SHALL BE COLLECTED, SAVED, AND PROTECTED FOR LATER USE ON AREAS REQUIRING REVEGETATION (SEED) AND/ OR LANDSCAPING.
- ALL TURF AND BED AREAS SHALL RECEIVE ORGANIC SOIL PREPARATION AT A RATE OF (4) FOUR CUBIC YARDS PER 1000 SQUARE FEET TILLED TO A DEPTH OF 6 INCHES OR AS NOTED IN THE TECHNICAL SPECIFICATIONS. ALL SEEDED AREAS SHALL RECEIVE ORGANIC SOIL PREPARATION AT A RATE RATE RECOMMENDED BY SEED PRODUCER. SEE TECHNICAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- PRIOR TO INSTALLING OF PLANT MATERIALS, ALL AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED, REPAIRED AND SEEDDED IF NECESSARY. SEE SPECIFIED SEED MIX INFORMATION.
- THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY'S SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE (SPECIFICATIONS AND DETAILS PROVIDED WITH THE PLANS VERSUS THE CITY AND COUNTY'S SPECIFICATIONS AND DETAILS).
- ALL PLANTS OF THE SAME SPECIES AND SIZE SHALL HAVE MATCHING HEIGHT AND FORM, UNLESS OTHERWISE NOTED. ALL PLANTS SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK."
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC SYMBOLS ON LANDSCAPE DRAWINGS TAKES PRECEDENCE OVER WRITTEN PLANT QUANTITIES.
- ALL PLANTS SHALL BE PLANTED USING AN EQUALLY SPACED TRIANGULAR PATTERN, UNLESS OTHERWISE NOTED AND/ OR SHOWN ON THE LANDSCAPE DRAWINGS.
- ALL PLANTS INSTALLED SHALL FOLLOW THE PLANT SCHEDULE ON THE APPROVED LANDSCAPE DRAWINGS. SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD VERSUS THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT AND/ OR OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE OR REPAIR.
- THE FINAL LOCATION OF ALL PLANTS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- CONTRACTOR SHALL PROVIDE AT LEAST A ONE YEAR WARRANTY FOR ALL PLANT MATERIAL FROM THE DATE OF FINAL INSPECTION, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT AND/ OR OWNER.
- ALL PLANTS SHALL BE WATERED, CARED FOR, AND PROTECTED FROM DAMAGING WEATHER EFFECTS WHEN NECESSARY.
- ALL PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO THE PROJECT SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEeled IN AND WATERED TO HELP PREVENT ANY DAMAGE.
- ALL TREES ARE TO BE STAKED WITH WOOD STAKES AND GUYED FOR A PERIOD OF ONE YEAR PER THE DETAILS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING WOOD STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
- TREE WRAP SHALL BE APPLIED IN LATE FALL AFTER INSTALLATION AND REMOVED THE FOLLOWING SPRING. TREES GREATER THAN 4" IN CALIPER MAY NOT REQUIRE TREE WRAP IF BARK IS SUFFICIENTLY DEVELOPED. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE WRAPPED.
- CONTRACTOR SHALL OBTAIN SOIL SAMPLES FROM A MINIMUM OF 5 SUITABLE LOCATIONS AND SUBMIT SAMPLES TO A STATE-LICENSED SOIL TESTING LABORATORY, SUCH AS COLORADO ANALYTICAL OR COLORADO STATE UNIVERSITY SOILS LAB, SPECIALIZING IN THE ANALYSIS OF SOIL AND IN MAKING RECOMMENDATIONS FOR THE INTRODUCTION OF ORGANIC AMENDMENTS IN LANDSCAPE PLANTING AREAS. THE RESULTS OF THE SOIL ANALYSIS AND RECOMMENDATIONS SHALL BE FORWARDED TO THE OWNER'S REPRESENTATIVE ALONG WITH THE CONTRACTOR'S RECOMMENDATIONS FOR SOIL AMENDMENT MATERIALS AND QUANTITIES.

SOD

MAKE: TURF MASTER ENVIROTURF™

SOD BLEND: FESCUES AND OTHER DROUGHT TOLERANT VARIETIES

SUN: FULL SUN TO 60% SHADE

MOWING HEIGHT: 2" TO 5"

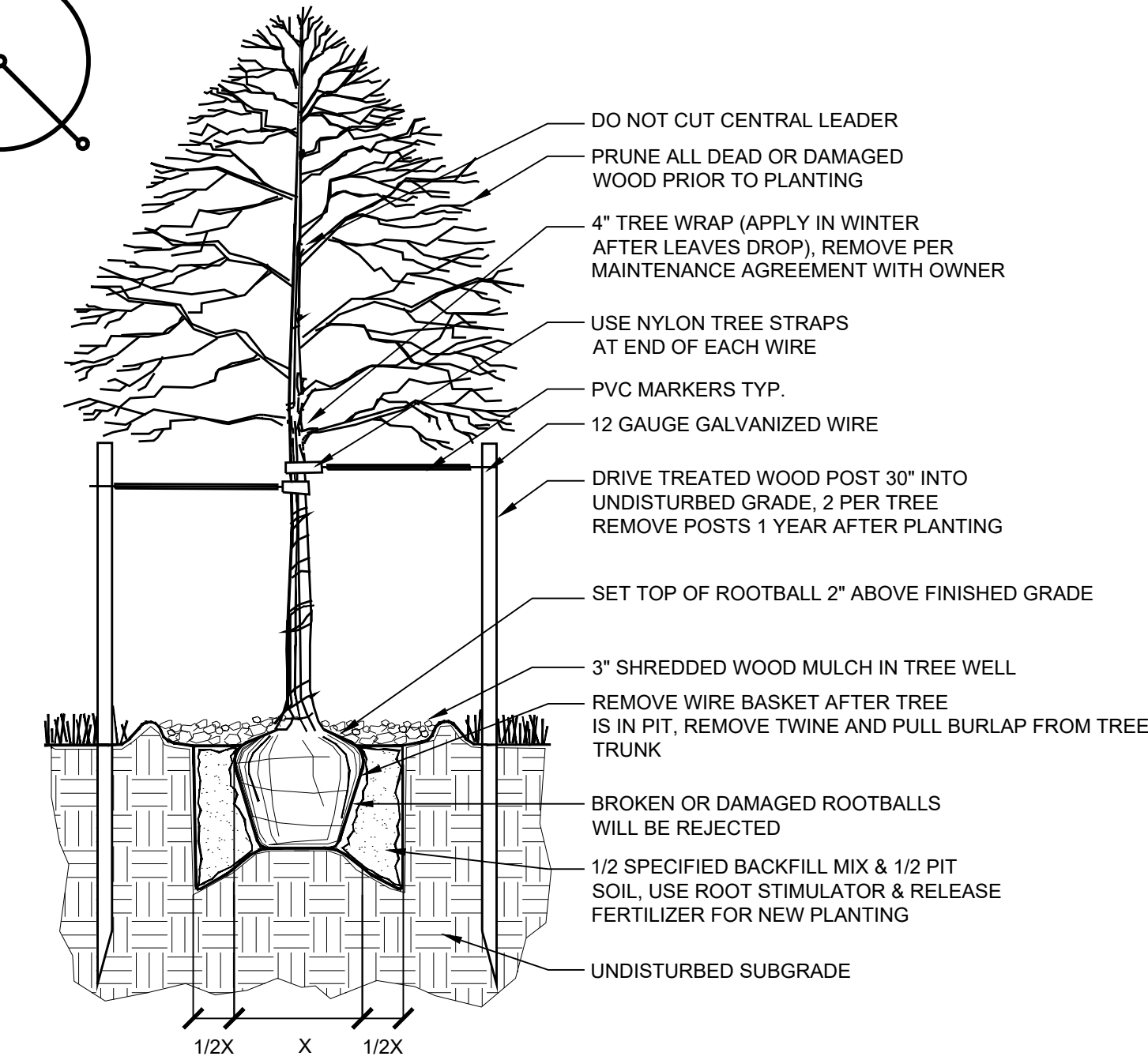
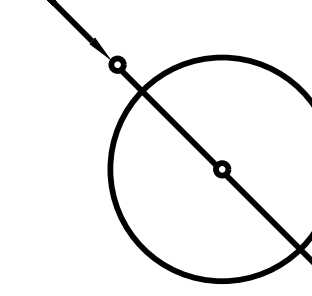
INFORMATION: TURF MASTER ENVIROTURF™ IS A PATENTED AND PROPRIETARY TURF BLEND THAT IS EXTRA DURABLE AND DROUGHT TOLERANT TO HELP CONSERVE OUR NATURAL RESOURCES AND STILL PROVIDE A HIGH-QUALITY GROUND COVER.

ENVIROTURF™ IS BLENDED TO IMPROVE TURF QUALITY ON YOUR TOUGHEST SITES SUCH AS PARKS, SPORTS FIELDS, COMMERCIAL SITES, GOLF COURSE ROUGHS, AND BACKYARDS. IT THRIVES AT COLD HIGH ALTITUDES AS WELL AS THE DRY SUNNY CONDITIONS OF THE ROCKY MOUNTAIN PLAINS. IT PROVIDES HIGH QUALITY, DURABLE PLAYING SURFACES. YET, IT WILL STILL GIVE YOU A LOWER WATER AND FERTILIZING COSTS.

IT IS A VERY DENSE, HARDY BLEND OF TURF. WITHIN THE FIRST 18 MONTHS OF ESTABLISHMENT, TURF MASTER ENVIROTURF™ CAN USE 30%-40% LESS WATER THAN KENTUCKY BLUEGRASS. IT CONTAINS ENDOPHYTES WHICH ARE THE BEST NATURAL WAY TO WARD OFF INSECTS. IT IS DEEP ROOTING, WHICH MAKES IT A MORE DROUGHT TOLERANT PLANT. IT THRIVES IN SUN OR SHADE, MAKING IT ADAPTABLE TO EVERY SITUATION. THIS LOWER MAINTENANCE TURF USES 50% LESS NITROGEN THAN KENTUCKY BLUEGRASS. IT IS A DURABLE TURF GRASS WHICH IS IDEAL FOR AREAS OF HIGH TRAFFIC AND WEAR.

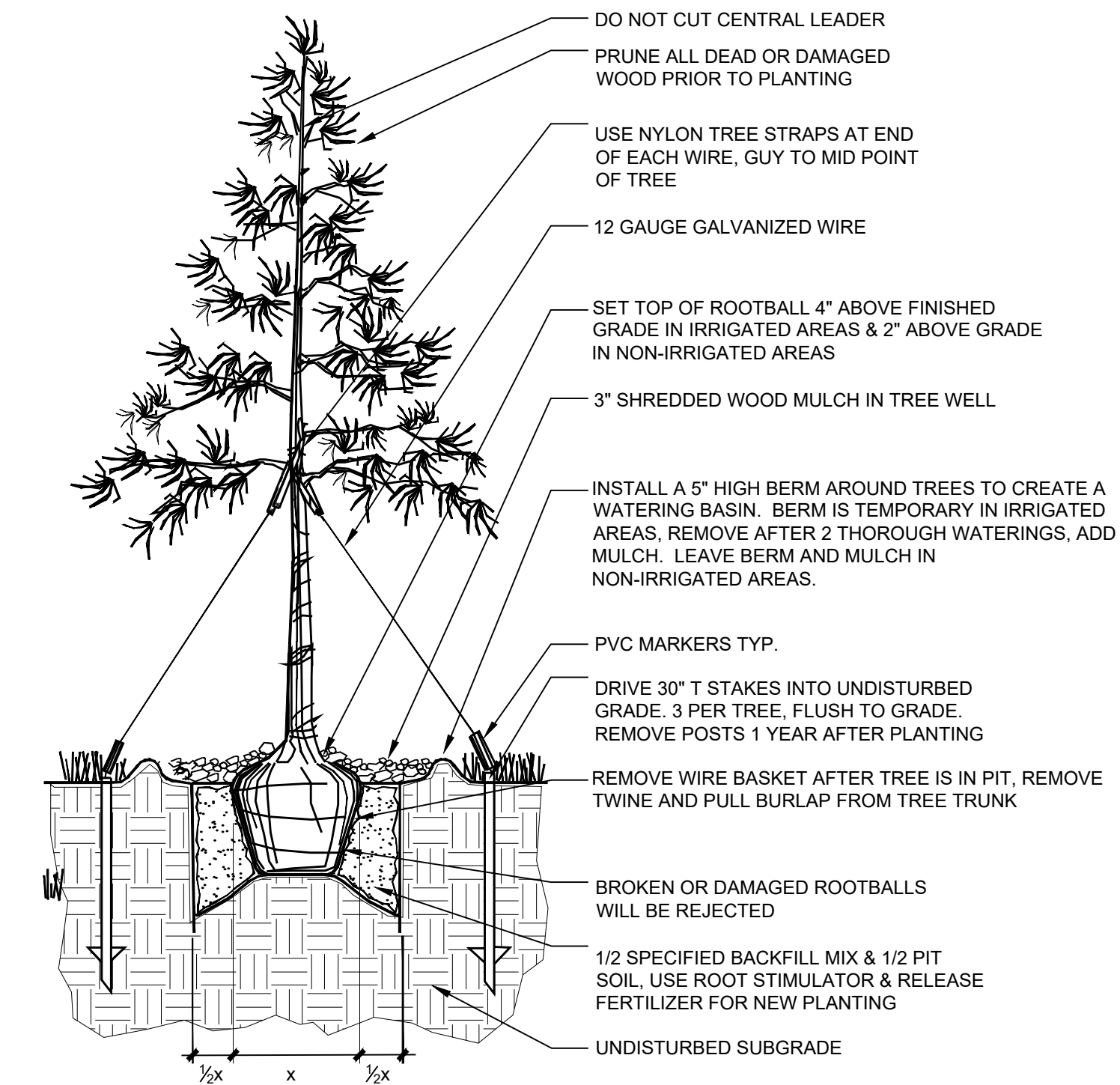
TURF MASTER LLC
3327 N Gidding Road
Fort Collins, CO 80524
W: www.turfmastersod.com/enviroturf
P: (970) 493-8311

PREVAILING WINDS



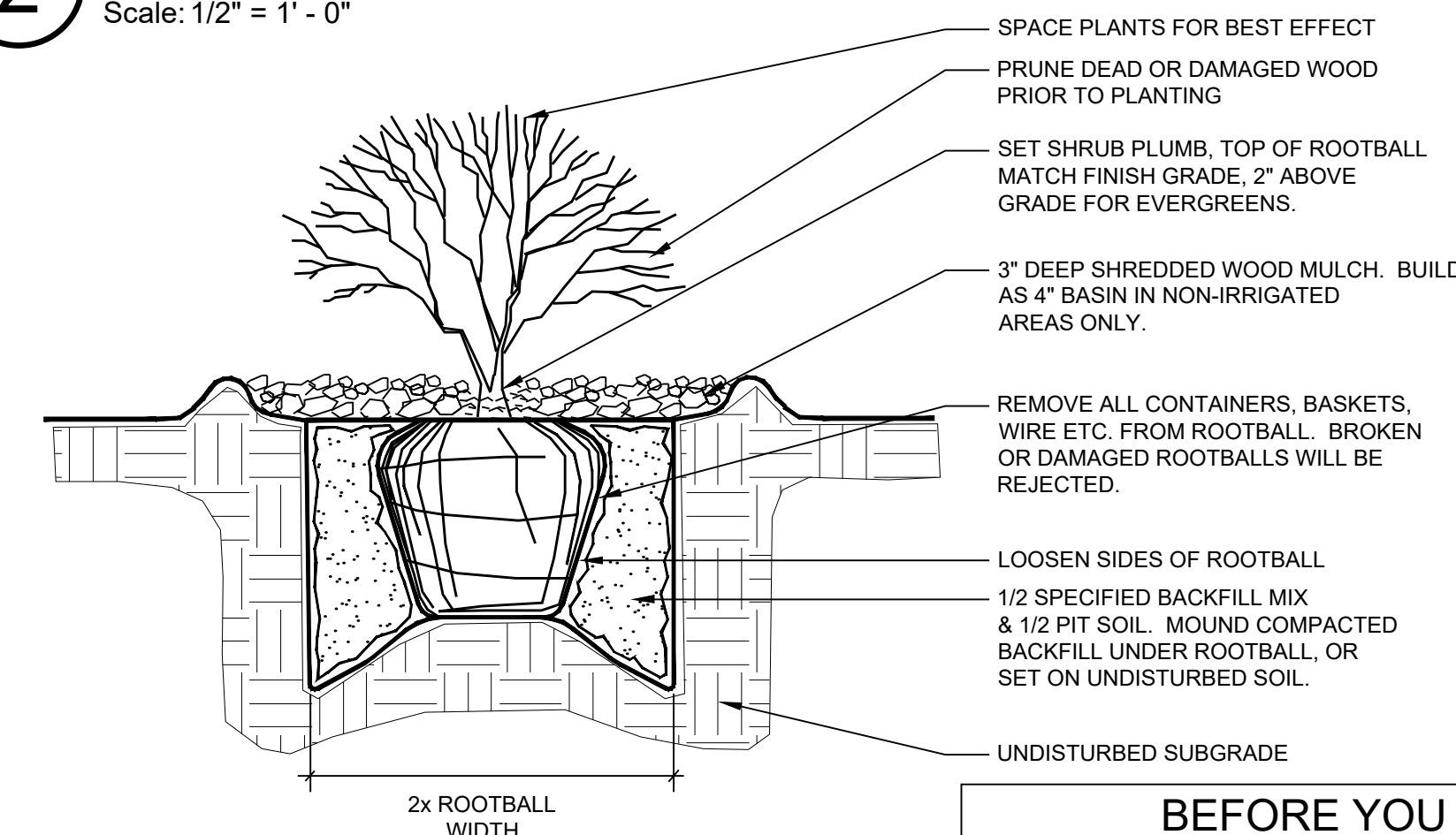
1 DECIDUOUS TREE PLANTING

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



2 EVERGREEN TREE PLANTING

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



3 SHRUB PLANTING

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

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LARRY L. LEVIN PARK
RAMPART RANGE METRO DISTRICT
CITY OF LONETREE, COLORADO

SITE IMPROVEMENT PLAN

SUBMITTAL / REVISIONS	
DATE	ISSUE
1/4/2022	SIP SUBMITTAL
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5/13/2022	SIP 3RD SUB.

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SHEET TITLE
LANDSCAPE NOTES

SHEET NUMBER
8 OF 14

LARRY L. LEVIN PARK

RIDGEGATE EAST, FILLING NO. 1, 1st AMENDMENT (Reception No.2016025508), LOT 3-A,
 RIDGEGATE PLANNED DEVELOPMENT, 6TH AMENDMENT, PLANNING AREA 7,
 0.644 ACRES
 SIP #SP22-04R

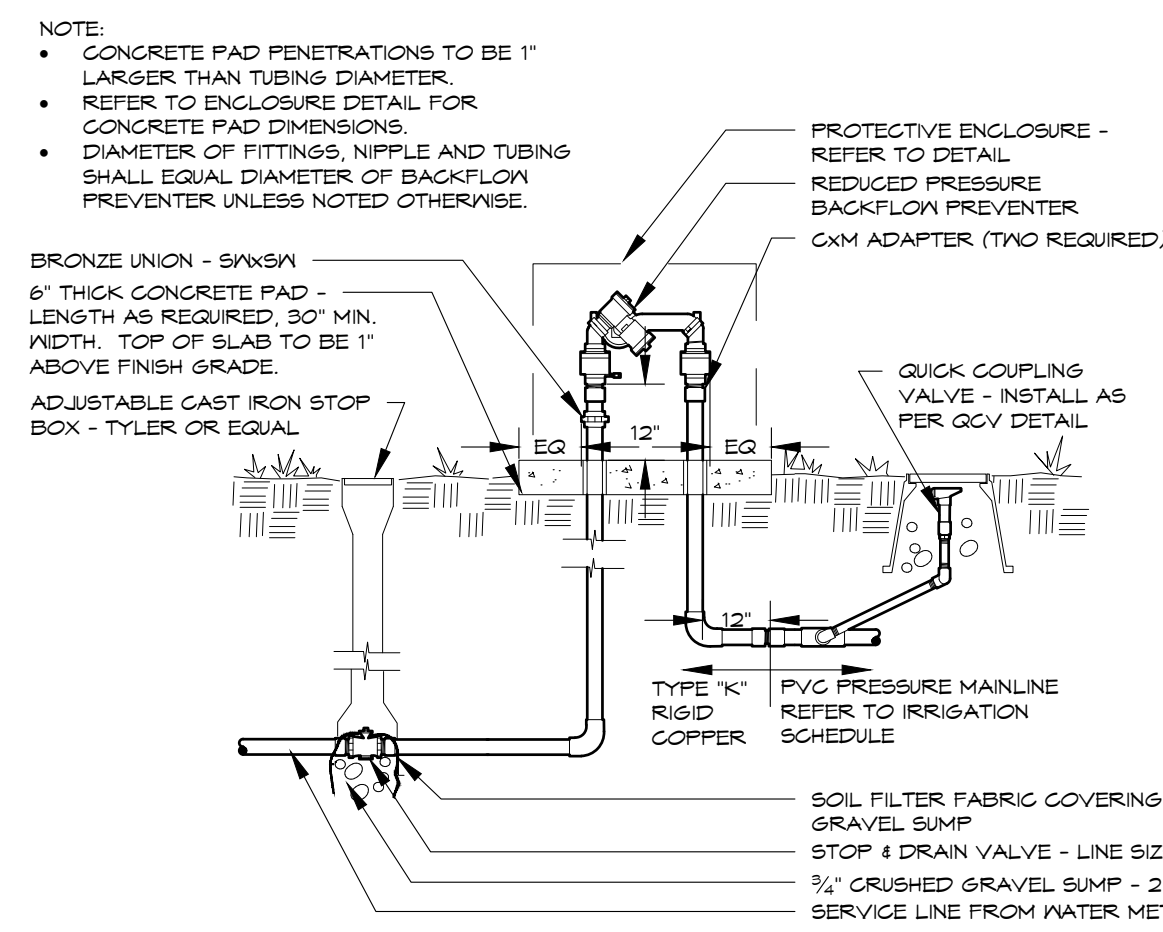
IRRIGATION DEVELOPMENT DESIGN NOTES

- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE PEAK SEASON IRRIGATION WITHIN AN SIX NIGHT, SIX HOUR PER NIGHT WATERING PERIOD. IRRIGATION SHALL OCCUR BETWEEN THE HOURS OF 10:00 PM AND 4:00 AM.
- THE MAINLINE SYSTEM WILL BE DESIGNED SUCH THAT VELOCITIES WITHIN THE MAINLINE PIPING DO NOT EXCEED FIVE FEET PER SECOND.
- THE MAXIMUM FLOW RATE REQUIRED FOR THE SITE IS 50 GPM. THE STATIC PRESSURE AVAILABLE AT THE SITE IS 67 PSI.
- THE IRRIGATION INFORMATION SHOWN ON THESE PLANS IS CONCEPTUAL.
- IRRIGATION DESIGN APPROACH
 - TURF AREAS
 - SMALL AREAS (25 FEET WIDE OR LESS) SHALL BE IRRIGATED WITH FIXED NOZZLE POP-UP SPRAY HEADS WITH MATCHED PRECIPITATION NOZZLES. NOZZLES SHALL BE SIZES TO PROVIDE HEAD TO HEAD COVERAGE.
 - LARGE TURF AREAS (WIDER THAN 25 FEET) SHALL BE IRRIGATED WITH GEAR DRIVEN ROTOR HEADS WITH A MINIMUM PRECIPITATION RATE OF .45" PER HOUR FOR A FULL CIRCLE HEAD.
 - SHRUB BED AREAS - BED AREAS WITH PLANT MATERIAL ONE GALLON IN SIZE OR LARGER SHALL BE DRIP IRRIGATED.
- IRRIGATION SYSTEM SHALL BE FULLY AUTOMATIC AND INCLUDE A WEATHER SENSING DEVICE.

IRRIGATION SCHEDULE		
SYMBOL	DESCRIPTION	DETAIL NO.
	ELECTRIC CONTROLLER	2
	WEATHER SENSOR DEVICE	6
	RP BACKFLOW PREVENTER	1
	PVC MAINLINE	3
	PVC SLEEVING	4
	HOSE BIB	5
	WATER METER	BY OTHERS

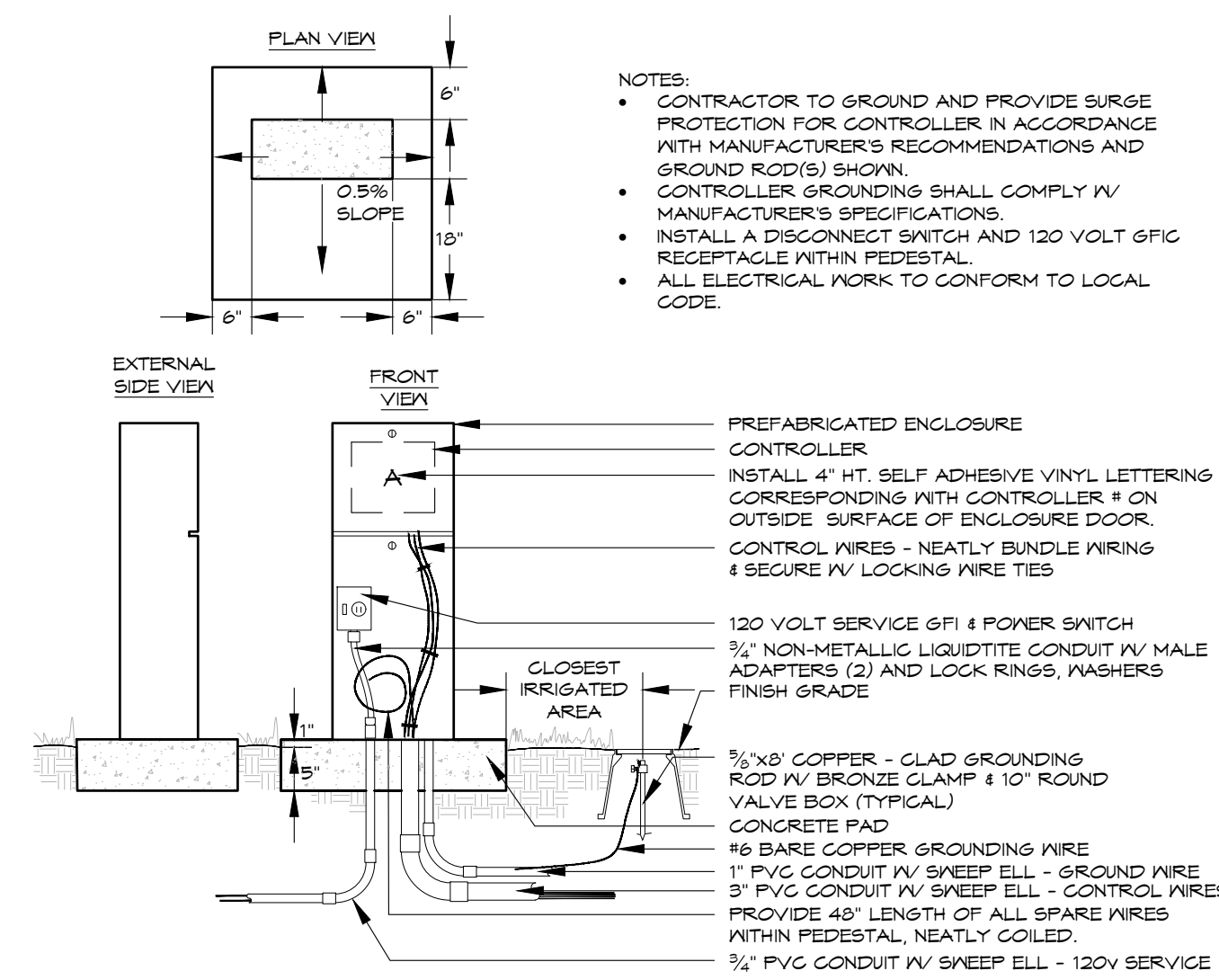
IRRIGATION DESIGN STRATEGY				
HATCH	DESCRIPTION	AREAS < 6'	AREAS 6'-25'	AREAS > 25'
	TURF GRASS	INLINE SUBSURFACE DRIP	6" POPUP SPRAY	6" ROTOR
	TREES & SHRUBS	POINT SOURCE DRIP	POINT SOURCE DRIP	POINT SOURCE DRIP

*SELECTION OF POINT SOURCE DRIP OR INLINE SUBSURFACE DRIP MAY BE DETERMINED BY PLANT DENSITY, GROWTH HABIT OR LOCATION RATHER THAN AREA DIMENSIONS.



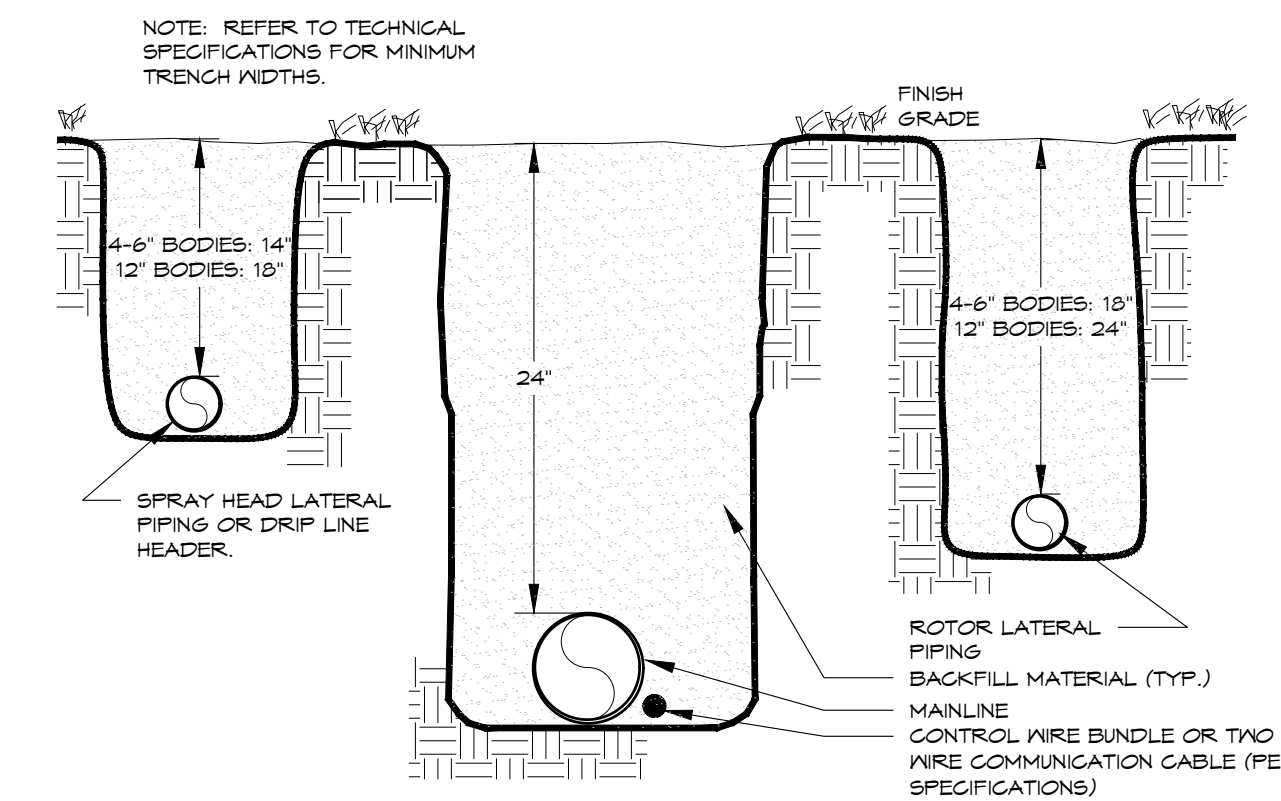
BACKFLOW PREVENTER
 3/4" - 2" SYSTEMS WITH PVC CONNECTION

1



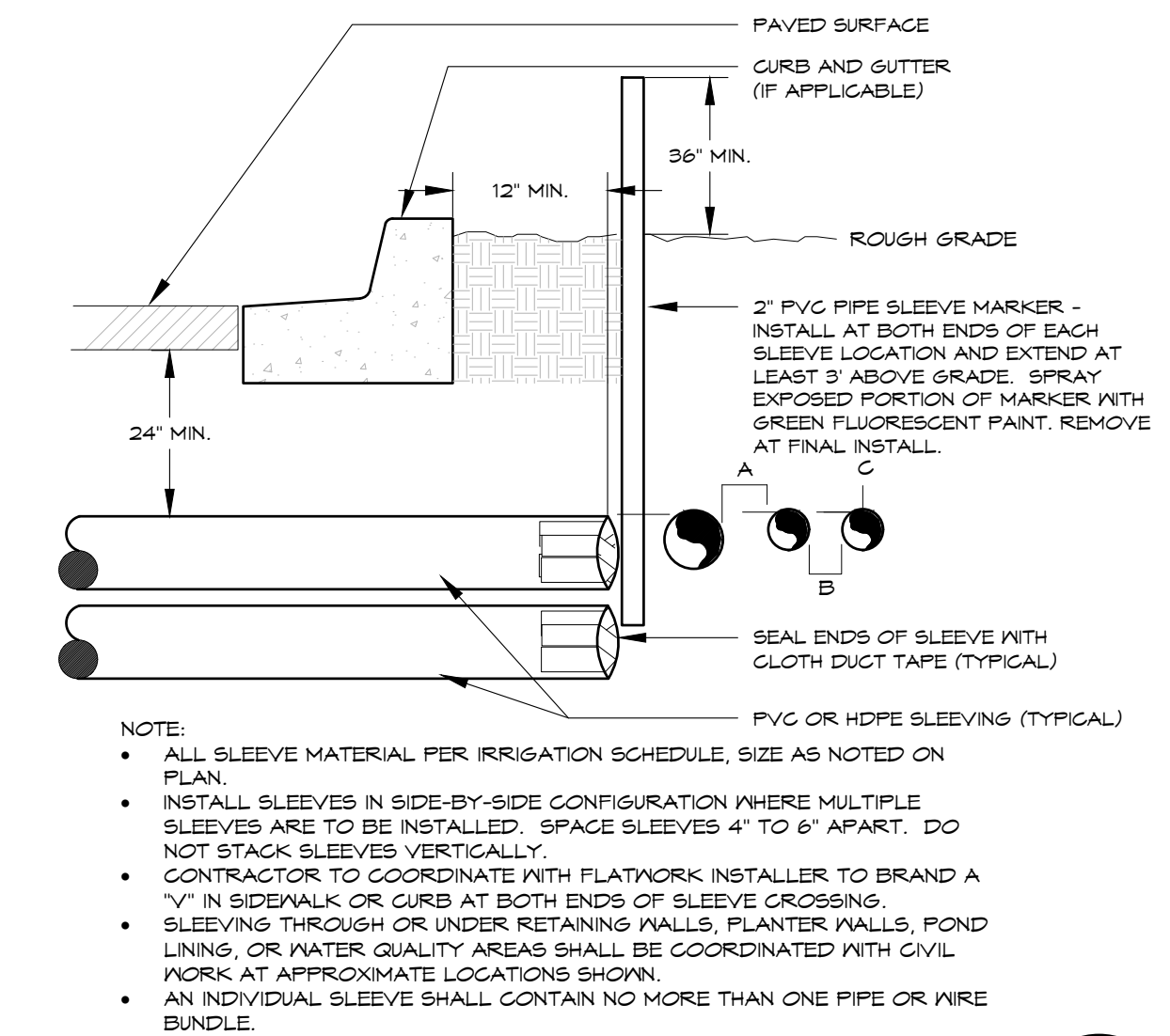
ELECTRIC CONTROLLER
 PEDESTAL - FRONT OPENING - TYPICAL

2



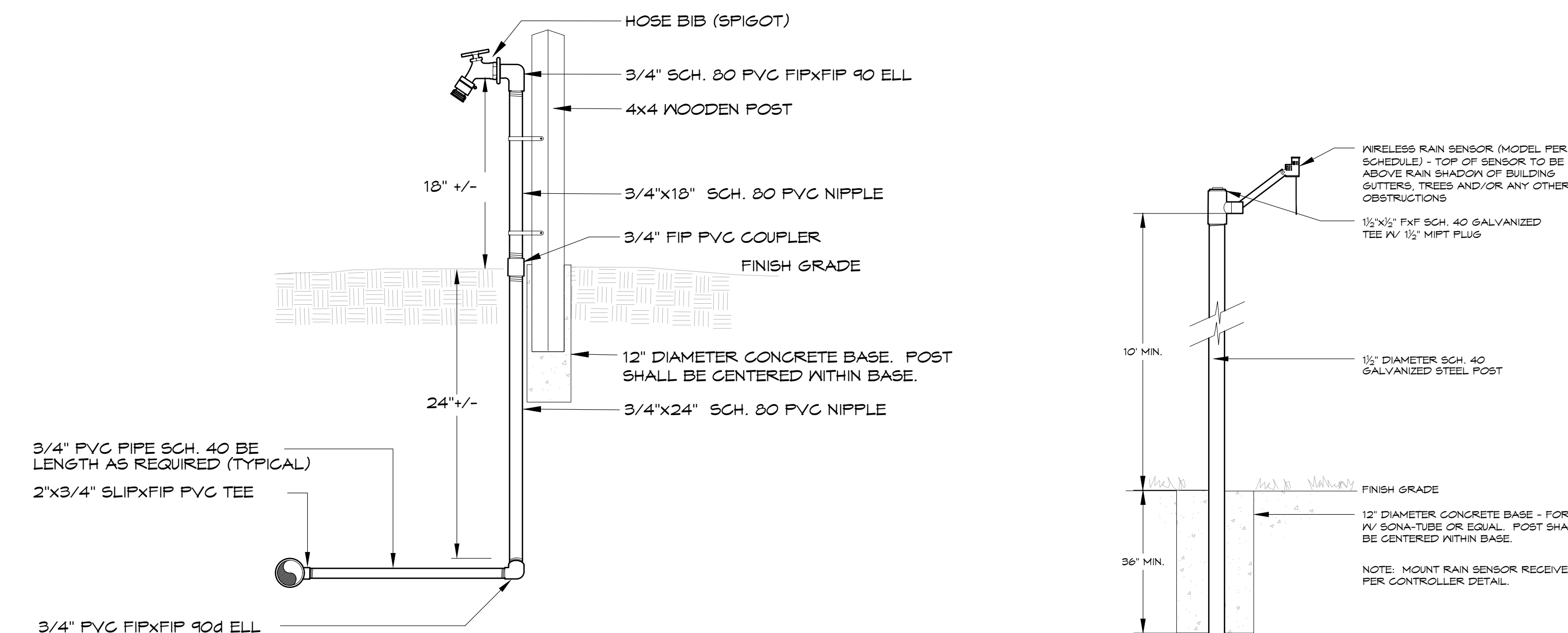
TRENCH
 24" MAINLINE

3



IRRIGATION SLEEVING
 TYPICAL

4

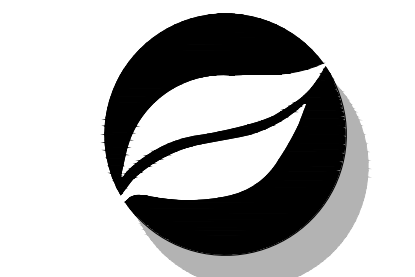


HOSE BIB

5

WEATHER SENSOR
 POLE MOUNTED - Wireless

6



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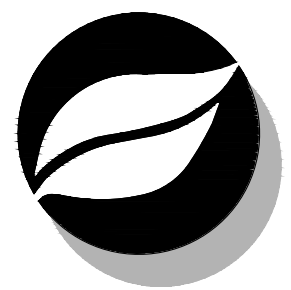
LARRY L. LEVIN PARK
 RAMPART RANGE METRO DISTRICT
 CITY OF LONETREE, COLORADO
 SITE IMPROVEMENT PLAN

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DATE	ISSUE
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SHEET TITLE
 IRRIGATION NOTES, SCHEDULE & DETAILS

SHEET NUMBER
 9 OF 14



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SHEET TITLE
IRRIGATION PLAN

SHEET NUMBER
10 OF 14

LARRY L. LEVIN PARK

RIDGEGATE EAST, FILLING NO. 1, 1st AMENDMENT (Reception No.2016025508), LOT 3-A,
RIDGEGATE PLANNED DEVELOPMENT, 6TH AMENDMENT, PLANNING AREA 7,
0.644 ACRES
SIP #SP22-04R

Ridgegate RTD Park		
TAP #	67	PRESSURE REQUIRED
1		
TAP/METER SIZE	67	PRESSURE AVAILABLE
2"		
	50	GPM MAXIMUM FLOW

STUB MAINLINE AND 2-WIRE CABLE AT THIS APPROXIMATE LOCATION FOR FUTURE EXPANSION.

STUB MAINLINE AND 2-WIRE CABLE AT THIS APPROXIMATE LOCATION FOR FUTURE EXPANSION.

STUB MAINLINE AND 2-WIRE CABLE AT THIS APPROXIMATE LOCATION FOR FUTURE EXPANSION.

WEATHER SENSOR DEVICE



Know what's below.
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0 10 20 40
SCALE: 1" = 20'-0"



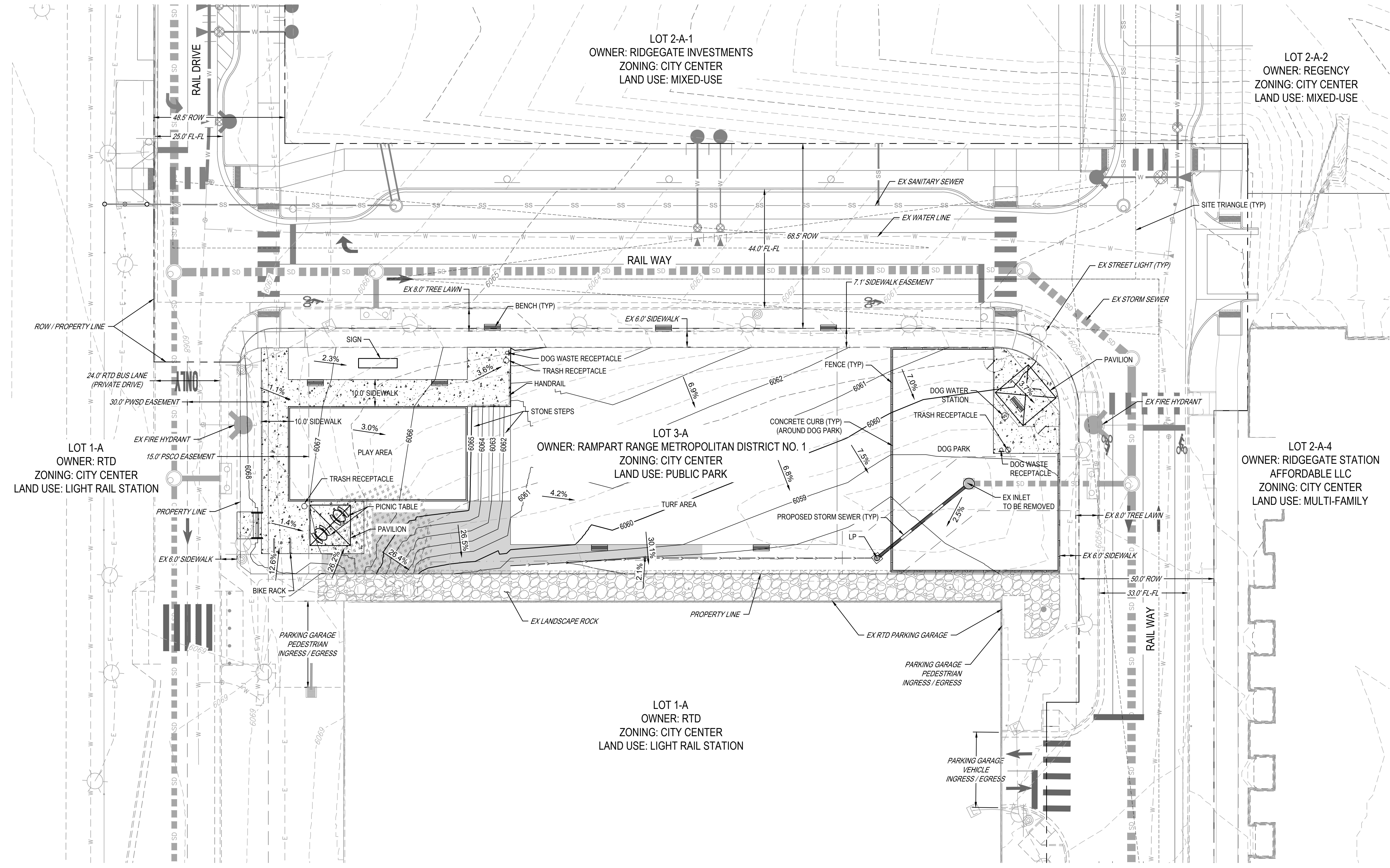
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IRRIGATION SCHEDULE	9
IRRIGATION NOTES	9
IRRIGATION PLANS	10
IRRIGATION DETAILS	9

HydroSystems KDI
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o: 303.980.5327 www.hydrosystemsdi.com

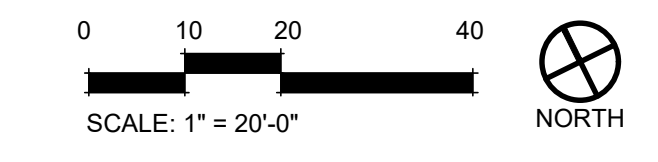
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 0.644 ACRES
 SIP #SP22-04R



LEGEND			
--- 5995 ---	EXISTING MAJOR CONTOUR	--- 5995 ---	PROPOSED MAJOR CONTOUR
--- 5994 ---	EXISTING MINOR CONTOUR	--- 5994 ---	PROPOSED MINOR CONTOUR
---	EXISTING CURB AND GUTTER	---	PROPOSED STORM
SS SS	EXISTING SANITARY SEWER	█	PROPOSED 4:1 SLOPES OR GREATER
-E-E-	EXISTING BURIED ELECTRIC		
---	EXISTING STORM		
-W-W-	EXISTING WATER		
█	EXISTING 5:1 SLOPES OR GREATER		




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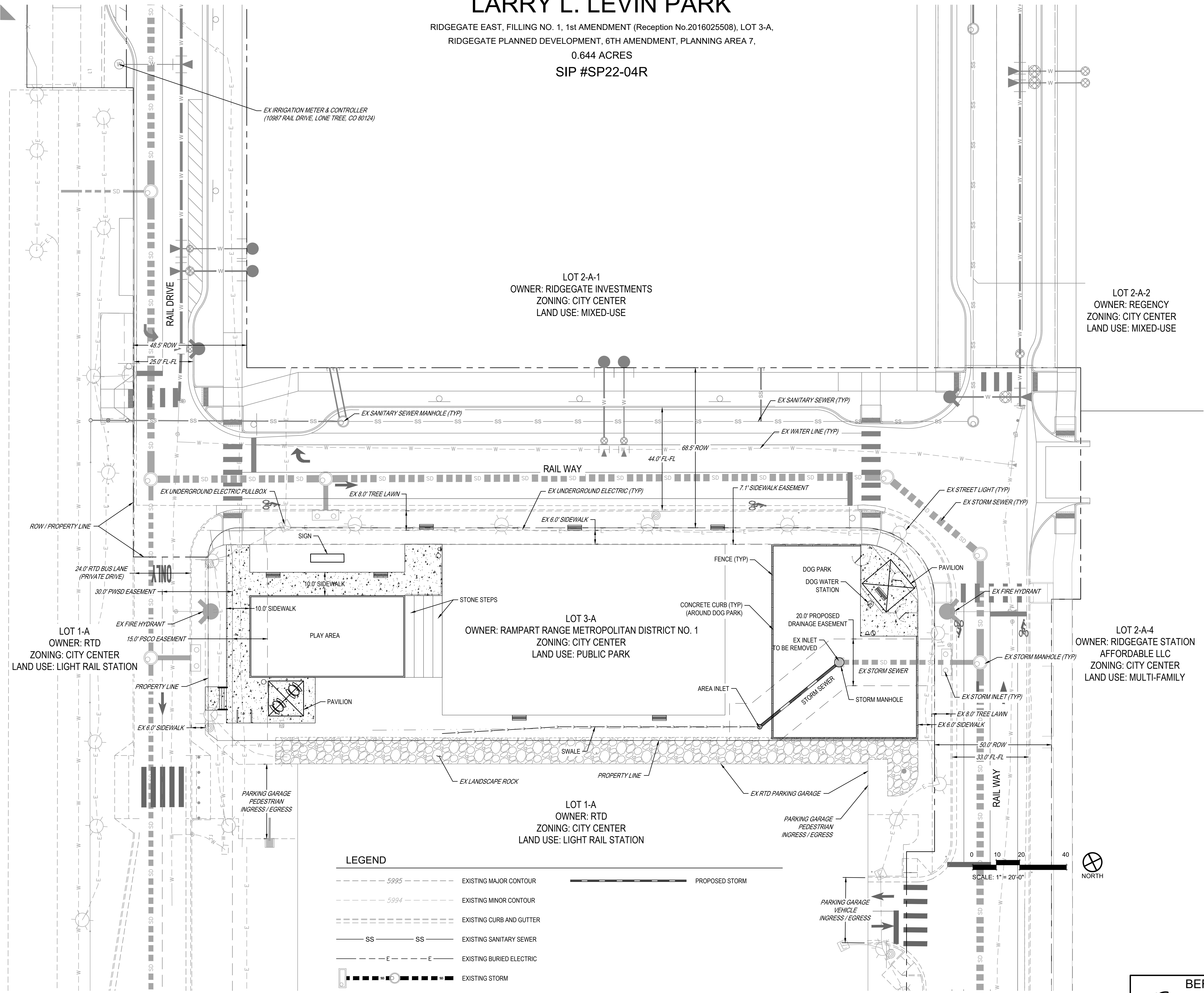
SHEET TITLE
GRADING PLAN

SHEET NUMBER
11 OF 14

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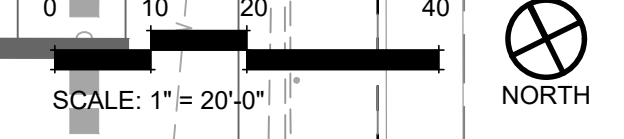
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 0.644 ACRES
 SIP #SP22-04R



LEGEND

- - - 5995 - - - EXISTING MAJOR CONTOUR
- - - 5994 - - - EXISTING MINOR CONTOUR
- - - - - EXISTING CURB AND GUTTER
- SS - - - SS - - - EXISTING SANITARY SEWER
- - - E - - - E - - - EXISTING BURIED ELECTRIC
- - - - - EXISTING STORM
- - - W - - - W - - - EXISTING WATER
- ☉ EXISTING STREET LIGHTING
- ☐ EXISTING UNDERGROUND ELECTRIC PULLBOX
- — — — — PROPOSED STORM



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SHEET TITLE
UTILITY PLAN

SHEET NUMBER
12 OF 14

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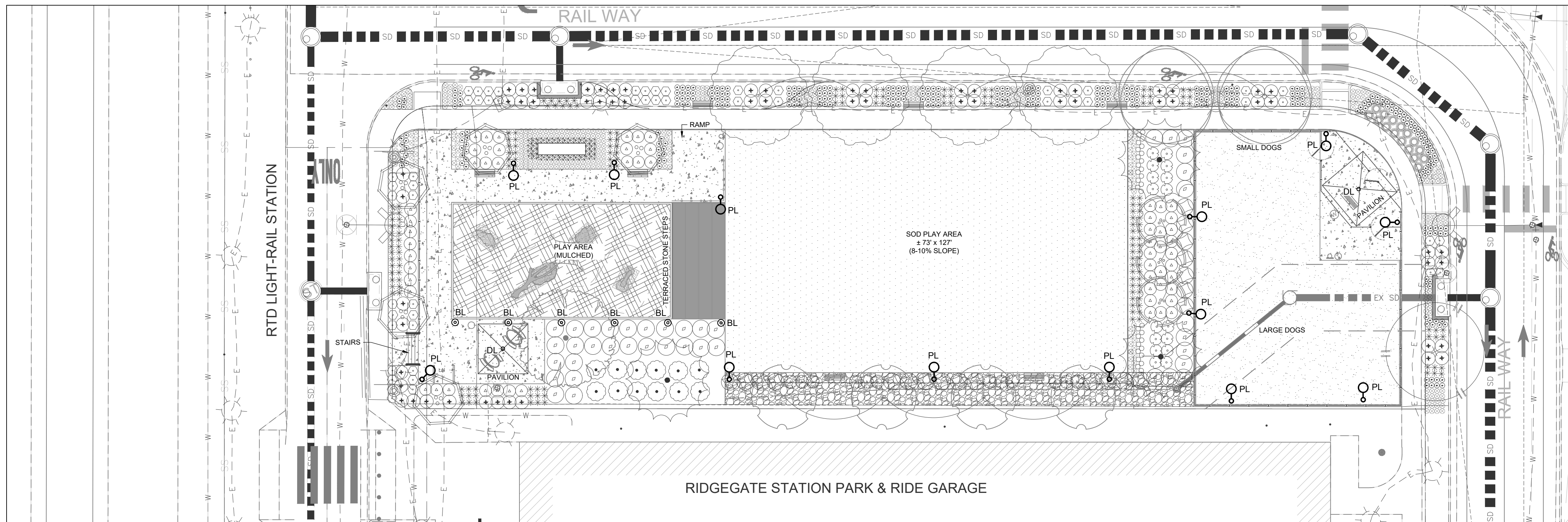
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3/16/2022	SIP 2ND SUB.
5/13/2022	SIP 3RD SUB.

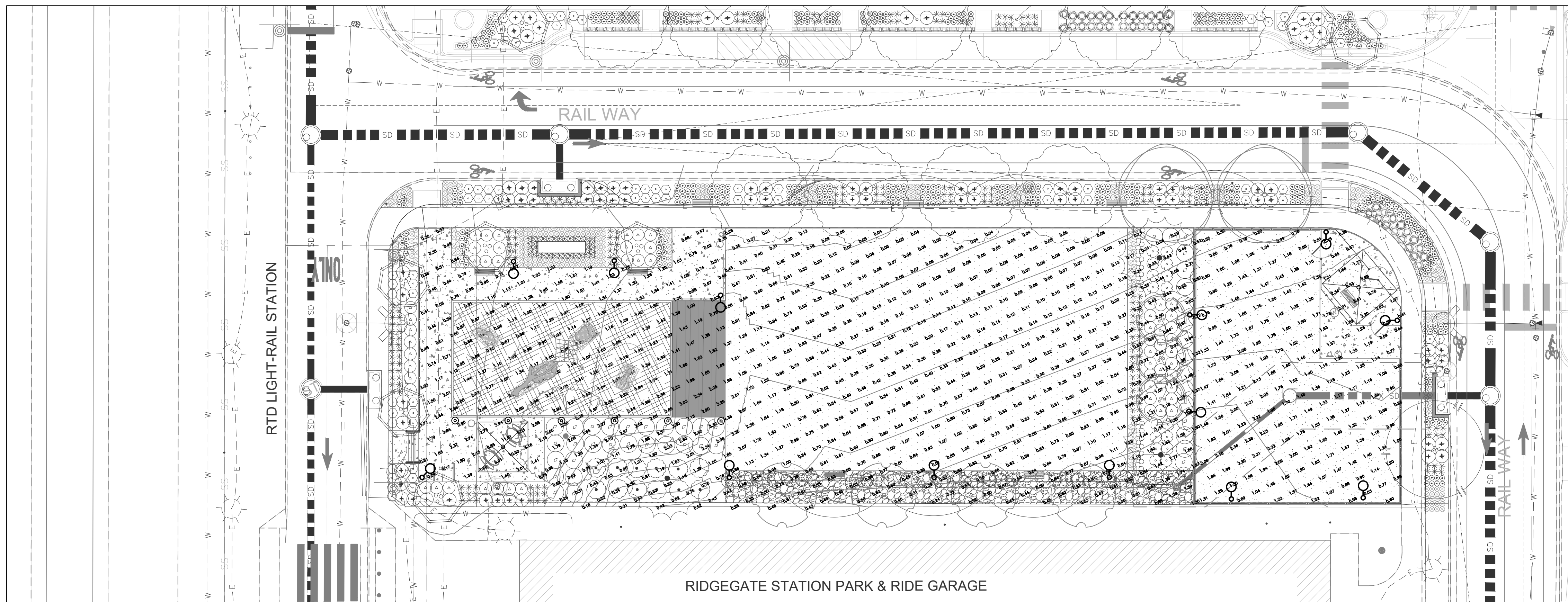
MERRICK
 5970 GREENWOOD PLAZA BLVD.
 GREENWOOD VILLAGE, CO 80111
 TEL 303.535.3857
 www.merrick.com

SHEET TITLE
LIGHTING PLAN

SHEET NUMBER
13 OF 14



LIGHTING PLAN
 SCALE: AS NOTED



Luminaire Schedule								
Qty	Label	Arrangem	Description	Tag	LLF	Luminaire	Luminaire	Total Watts
2	LTC-4RD-P-10L35K8WD-DM1-S-BL	SINGLE	LTC-4RD-P-10L35K8WD-DM1-S-BL	DL	0.81	1062	12	24
6	pbl-14l-200-nw-g2-5-unv	SINGLE	PBL-14L-200-NW-G2-5-UNV	BL	0.81	1055	10.6	63.6
13	ppt-140l-650-ww-g2-3-ehs	SINGLE	PPT-140L-650-WW-G2-3-EHS	PL	0.81	2477	30.40793	395.303

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Dog Park Entrance	Illuminance	Fc	2.9	9.98	0.39	7.44	25.59
Large Dogs	Illuminance	Fc	1.52	2.38	0.44	3.45	5.41
Play area	Illuminance	Fc	0.82	4.36	0.04	20.5	109
Small Dogs	Illuminance	Fc	1.18	1.76	0.51	2.31	3.45

PHOTOMETRIC PLAN
 SCALE: AS NOTED

0 10 20 40
 SCALE: 1" = 20'-0"
 NORTH

BEFORE YOU DIG
 CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
 1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

LARRY L. LEVIN PARK

RIDGEGATE EAST, FILLING NO. 1, 1st AMENDMENT (Reception No.2016025508), LOT 3-A,

RIDGEGATE PLANNED DEVELOPMENT, 6TH AMENDMENT, PLANNING AREA 7,

0.644 ACRES

SIP #SP22-04R

CLANTON & ASSOCIATES

LIGHTING DESIGN AND ENGINEERING

4699 NAUTILUS COURT SOUTH STE. 102
BOULDER, CO 80501
303-530-7229



Consilium Design

LAND PLANNING AND
LANDSCAPE ARCHITECTURE

2755 SOUTH LOCUST ST,
SUITE 236
DENVER, CO 80222
TEL 303.224.9520
FAX 303.224.9524
www.consiliumdesign.com

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**NOT FOR
CONSTRUCTION**

LARRY L. LEVIN PARK
RAMPART RANGE METRO DISTRICT
CITY OF LONETREE, COLORADO

SITE IMPROVEMENT PLAN

SUBMITTAL / REVISIONS	
DATE	ISSUE
1/4/2022	SIP SUBMITTAL
3/16/2022	SIP 2ND SUB.
5/13/2022	SIP 3RD SUB.

MERRICK
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SHEET TITLE

LIGHTING PLAN

SHEET NUMBER

14 OF 14

Site & Area

PureForm
LED bollard

Gardco PureForm LED bollard PBL integrates a sleek, low profile design, extraordinary light output, and energy savings into an innovative pedestrian scale luminaire. PureForm bollard features a high performance optical system designed to achieve wide spacings and full cutoff performance. Three heights available for a customized look. IP66 optics ensure dust or moisture will never interfere with performance.

Project:	
Location:	
Dist. No.:	
Type:	
Lamp:	Qty:
Notes:	

Ordering guide example: **PBL-42-14L-450-NW-G2-5-UNV**

Prefix	Shaft height	Number of LEDs	Drive Current	LED Color - Generation	Distribution	Emergency	Voltage
PBL	36 Standard Shaft 36"	14L 14 LEDs (full ring)	100 100mA	WW-G2 Warm White 3000K, 70 CRI Generation 2	3 Type 3	Leave blank for no battery	120 120V
	42 Standard Shaft 42"		200 200mA		3 Type 3	EBP Emergency battery 1A ¹¹	208 208V
	60 Standard Shaft 60"		350 350mA	NW-G2 Neutral White 4000K, 70 CRI Generation 2	5 Type 5		240 240V
			450 450mA				277 277V
			600 600mA	CW-G2 Cool White 5000K, 70 CRI Generation 2 ¹			347 347V
			800 800mA				480 480V
			1050 1050mA				UNV 120-277V (50/60Hz)

Options

Dimming controls	Motion sensing	Photo-sensing	Electrical	Finish
DO 0-10V External dimming (by others) ¹¹ FAMS Field Adjustable ¹¹ SW Interface module for Smartline ^{11A} LLC Wireless controls without PIR sensor ^{11A} BL Bi-level functionality with motion sensor ^{11A} DynaDimmer Automatic Profile Dimming ¹¹ CS30 Security 30% Dimming, 7 hours CM50 Median 50% Dimming, 8 hours CS30 Security 30% Dimming, 7 hours CM50 Median 50% Dimming, 8 hours	IMRS Integral Infrared ¹¹	PCB Photocontrol Button ¹¹	Fusing F1 Single (120, 277, 347VAC) ¹ F2 Double (208, 240, 480VAC) ¹ F3 Canadian Double Pole (208, 240, 480VAC) ¹ Surge Protection (OMA standard) SP2 Increased 20KA GFCI Ground Fault Interrupt Outlet ¹¹	Tested BK Black WH White BZ Bronze DSY Dark Gray MDY Medium Gray Customer specified RAL Specify optional color or RAL (ex: RAL7024) CC Custom color (Must supply color chip for required factory quote)

Electrical

- Chip-on-board (COB) LED with 2 SDCM
- Multiple CCTs, 80+ or 90+ CRI
- Long LED life: L90 at 55,000 (TM-2)
- Universal voltage 120V-277V driver, 347V optional
- UL Class 2, inherent short circuit and overload protection, RoHS compliant
- Flicker free 0-10V dimming with 1% or <1% performance
- DALI, DMX, and Luton Forward Phase and EcoSystem options

INSTALLATION

- Light Engine Trim assembly is mechanically secured with torsion springs for ease of installation
- A quick connect is provided for easy maintenance or upgrade
- Remote mount driver/box assembly requires 6" plenum clearance
- Remote driver is accessible from above or below the ceiling

CERTIFICATIONS

- cCSAus certified to UL 1598
- Wall Mount up to 30L; Suitable for wet locations
- Pendant Mount up to 30L; Suitable for wet locations under covered ceiling
- Surface, Cord Mount, all Wall Wash, and all 35L-40L; Suitable for damp locations

WARRANTY

- 5 year warranty
- See HLI Standard Warranty for additional information

KEY DATA

Lumen Range	600-4000
Wattage Range	8-52
Efficacy Range (LPW)	90-99 ²
Reported Life (Hours)	L90 / >55,000
Input Current (mA)	67-433 (120V)

Based on SpecSheet 30K, 80 CRI

LITEISTRY

LITEISTRY 4" ROUND CYLINDER

FEATURES

- 4" architectural LED downlight and wall wash cylinder delivering 600-4000 lm
- 4 beam distributions from 0.4 to 1.2 Spacing Criteria
- Outlet reflector appearance with 50° optical cutoff
- 2700K-5000K, 80+ and 90+ CRI options
- Available in Surface, Wall, Pendant, or Cord Mount configurations
- Variety of dimming protocol options including 0-10V, DALI, DMX, Forward Phase and EcoSystem

RELATED PRODUCTS

3" LITEISTRY Family 4" LITEISTRY Family 6" LITEISTRY Family

CONTROL TECHNOLOGY

NX DISTRIBUTED INTELLIGENCE

SPECIFICATIONS

CONSTRUCTION

- Seamless heavy gauge aluminum cylinder body with a clean appearance
- Select from 4 durable powder coat paint architectural finishes or Brushed Aluminum
- Available in Surface, Wall, Pendant, or Cable/Cord mounting options
- Wall Mount: One piece die cast aluminum mounting arm
- Pendant Mount: Swivel canopy allows sloped ceiling mounting up to 45 degrees
- Integral driver versions allow direct mounting to a standard 4" octagonal or square junction box
- Some configurations require remote mount driver assembly (see line art)

OPTICS

- Visually pleasing 50° cutoff to source and source image
- The light distribution is free of distracting bright spots or pixelation and the perimeter has a smooth transition
- Optical grade silicone lens integral to light engine
- High purity spun aluminum reflector, self-flanged
- Large selection of anodized finishes and colors
- Painted cones and flange options available

KEY DATA

Lumen Range	600-4000
Wattage Range	8-52
Efficacy Range (LPW)	90-99 ²
Reported Life (Hours)	L90 / >55,000
Input Current (mA)	67-433 (120V)

Based on SpecSheet 30K, 80 CRI

PPT_PureForm_post_top 01/18 page 1 of 5

Site & Area

PureForm
LED post top with comfort optics

Ordering guide example: **PPT-140L-450-NW-G2-3-1-UNV-DGY**

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Emergency	Voltage
PPT	140L	650	WW-G2	T3	5		UNV

Options

Dimming controls	Motion sensing	Photo-sensing	Electrical	Finish
DO 0-10V External dimming (by others) ¹¹ FAMS Field Adjustable ¹¹ SW Interface module for Smartline ^{11A} LLC Wireless controls without PIR sensor ^{11A} BL Bi-level functionality with motion sensor ^{11A} DynaDimmer Automatic Profile Dimming ¹¹ CS30 Security 30% Dimming, 7 hours CM50 Median 50% Dimming, 8 hours CS30 Economy 30% Dimming, 5 hours CM50 All Night 50% Dimming CS30 Security 30% Dimming, 7 hours CM50 Median 50% Dimming, 8 hours CE50 Economy 30% Dimming, 5 hours DM30 All Night 30% Dimming	IMRS Integral with #1 lens ¹¹	PCB Photocontrol Button ¹¹ TLRBS Twist Lock Receptacle 5 Pin ¹¹ TLRBP Twist Lock Receptacle 7 Pin ¹¹ TLRPC Twist Lock Receptacle w/Photoeye ¹¹	Fusing F1 Single (120, 277, 347VAC) ¹ F2 Double (208, 240, 480VAC) ¹ F3 Canadian Double Pole (208, 240, 480VAC) ¹ Surge Protection (OMA standard) SP2 Increased 20KA	Tested BK Black WH White BZ Bronze DSY Dark Gray MDY Medium Gray Customer specified RAL Specify optional color or RAL (ex: RAL7024) CC Custom color (Must supply color chip for required factory quote)

1. 150, 167, and 200mA not available with emergency battery backup (EBP). 2. 200mA not available with emergency battery backup cold weather (EBPC). 3. Extended lead times apply. Contact factory for details. 4. Not available with other control options. 5. Not available with motion sensor. 6. Not available with photocontrol. 7. Not available in 347 or 480V. 8. Available only in 120 or 277V. 9. Must specify input voltage. 10. Dimming will not be connected to NEMA receptacle if ordering with other control options. 11. Not available in 480V.

PPT_PureForm_post_top 01/18 page 1 of 5

0 10 20 40
SCALE: 1" = 20'-0"

NORTH

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