



# RETAIL FURNITURE, RIDEGATE FILING NO. 18, 1ST AMENDMENT, LOT 2C

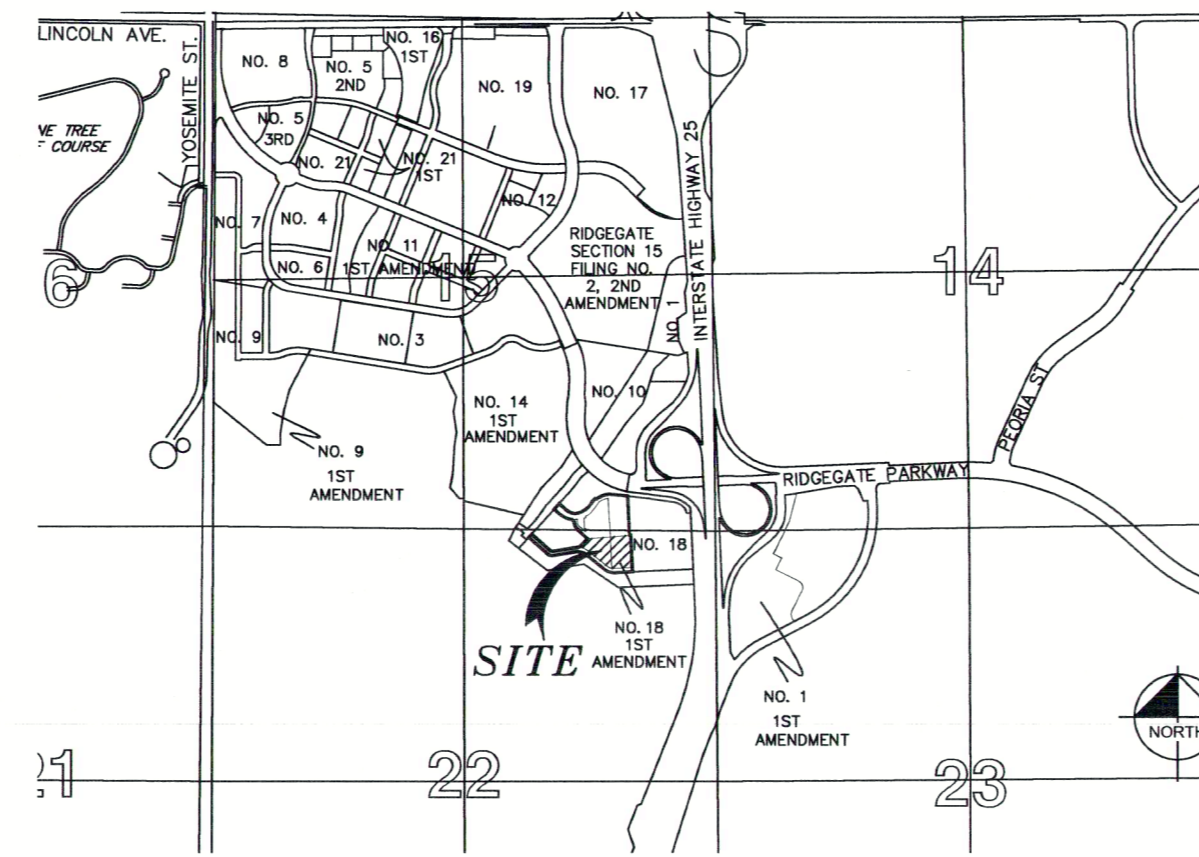
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22  
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
PLANNING AREA - 9.414 AC  
SITE IMPROVEMENT PLAN SP21-114R

### GENERAL 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.

### CITY OF LONE TREE GENERAL NOTES

- THE CITY OF LONE TREE ENGINEER'S SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE ENGINEERING DIVISION HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL CONFORMANCE WITH THE CITY OF LONE TREE SUBDIVISION RESOLUTION OR APPROVED VARIANCES TO THOSE REGULATIONS. THE CITY OF LONE TREE ENGINEER, THROUGH THE ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY, OTHER THAN STATED ABOVE, FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS. THE OWNER AND ENGINEER UNDERSTAND THAT THE RESPONSIBILITY FOR THE ENGINEERING ADEQUACY OF THE FACILITIES DEPICTED IN THIS DOCUMENT LIES SOLELY ON WITH THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE IS AFFIXED TO THIS DOCUMENT.
- ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CURRENT DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY OF LONE TREE ENGINEERING DIVISION. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF LONE TREE PUBLIC WORKS, INSPECTION SECTION, (303) 662-8112. A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION, AND/OR BEFORE RESTARTING CONSTRUCTION AFTER A SHUTDOWN OF MORE THAN 10 DAYS.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION, CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT (800) 922-1987 OR 811.
- ALL PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER, OR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW:  
UTILITY PLAN SHEET 6
- A ROW/CONSTRUCTION PERMIT MUST BE OBTAINED BEFORE ANY WORK WITHIN EXISTING OR PROPOSED PUBLIC ROW. THE PERMIT APPLICATION MUST BE SUBMITTED TO THE CITY OF LONE TREE ENGINEER FOR REVIEW/PROCESSING A MINIMUM OF 7 DAYS PRIOR TO UPDATED 2-3-09 REQUESTED START FOR THE WORK IN THE ROW.
- CONTRACTOR SHALL NOTIFY THE CITY OF LONE TREE ENGINEER INSPECTOR WHEN WORKING OUTSIDE OF THE PUBLIC RIGHT-OF-WAY ON ANY FACILITY WHICH WILL BE CONVEYED TO THE CITY, URBAN DRAINAGE, AND FLOOD CONTROL DISTRICT, OR OTHER SPECIAL DISTRICT FOR MAINTENANCE (STORM SEWER, ENERGY DISSIPATORS, DETENTION OUTLET STRUCTURES, OR OTHER DRAINAGE INFRASTRUCTURES). FAILURE TO NOTIFY ENGINEERING INSPECTOR TO ALLOW THEM TO INSPECT THE CONSTRUCTION MAY RESULT IN NON-ACCEPTANCE OF THE FACILITIES/INFRASTRUCTURE BY CITY AND/OR URBAN DRAINAGE.
- A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE CITY OF LONE TREE ENGINEER FOR ACCEPTANCE WITH THE APPLICATION. AN EXCAVATION OR PUBLIC IMPROVEMENTS CONSTRUCTION PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION.



VICINITY MAP  
1" = 2000'

### LEGAL DESCRIPTION

LOT 2C RIDEGATE FILING NO. 18, 1ST AMENDMENT, AS AMENDED BY VACATION APPROVAL CERTIFICATE LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO

### BENCHMARK:

PROJECT BENCHMARK IS RIDEGATE BM 1 A 3.25" DIAMETER BRASS CAP SET ON THE NORTHWEST BRIDGE ABUTMENT OF RIDEGATE PARKWAY STAMPED "RIDEGATE BM 1 2021" AND IS APPROXIMATELY 0.7 MILES EAST ON RIDEGATE PARKWAY FROM THE INTERSECTION OF I-25 AND RIDEGATE PARKWAY IN LONE TREE, COLORADO. THE BENCHMARK IS 1.0 FEET FROM THE WEST EDGE OF THE ABUTMENT, 3.0 FEET NORTH OF THE BACK OF WALK AND 31 FEET NORTH OF THE WEST BOUND CENTERLINE OF RIDEGATE PARKWAY. ELEVATION IS 5983.40 U.S. SURVEY FEET, NAVD 88 DOUGLAS COUNTY DATUM.

### BASIS OF BEARING:

BEARINGS ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, AS BEARING S89°26'53"E A DISTANCE OF 2613.62 FEET BETWEEN THE SOUTH QUARTER CORNER OF SAID SECTION 15, BEING MONUMENTED BY A FOUND #6 REBAR WITH A 3-1/4" ALUMINUM CAP, STAMPED: LS 10945 AND THE SOUTHEAST CORNER OF SAID SECTION 15 BEING MONUMENTED BY A FOUND WITNESS CORNER BEING A 3-1/4" ALUMINUM CAP, STAMPED: W.C. 250.00' LS 24673.

### CONTACTS

#### OWNER/DEVELOPER

LIVING SPACES  
KARLA MACEACHERN  
14501 ARTESIA BLVD.  
LA MIRADA, CA 90638  
(877) 266-7300

#### ENGINEER

KIMLEY-HORN  
SHANNON PETERSEN, P.E.  
4582 SOUTH ULSTER STREET,  
SUITE 1500  
DENVER, CO 80237  
(720) 504-0942

#### ARCHITECT

KTGY ARCHITECTURE + PLANNING  
RUSSEL ROSALES  
820 16TH ST MALL,  
SUITE 500  
DENVER, CO 80202  
(303) 825-6400

#### SURVEYOR

MERRICK & COMPANY  
KENNETH G. OUELLETTE, P.L.S.  
5970 GREENWOOD PLAZA BLVD.,  
GREENWOOD VILLAGE, CO 80111  
(303) 751-0741

#### LANDSCAPE ARCHITECT

KIMLEY-HORN  
EMILY WILSON, RLA  
4582 SOUTH ULSTER STREET,  
SUITE 1500  
DENVER, CO 80237  
(720) 636-8272

### ABBREVIATIONS

APPD	APPROVED	NO	NUMBER
APPROX	APPROXIMATE	NTS	NOT TO SCALE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	NW	NORTHWEST
BLVD	BOULEVARD	OD	OUTSIDE DIAMETER
BW	FINISH GRADE AT BOTTOM OF WALL	PC	POINT OF CURVATURE
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	PCC	PORTLAND CEMENT CONCRETE
COM	COMMUNICATIONS	PP	POINT ON CURVE
CTV	CABLE TELEVISION	PP	POLYPROPYLENE
CY	CUBIC YARDS	PRC	POINT OF REVERSE CURVE
E	EAST OR ELECTRIC	PSI	POUNDS PER SQUARE INCH
EA	EACH	PT	POINT OF TANGENCY
EL	ELEVATION	PVC	POLYVINYL CHLORIDE
ELEC	ELECTRIC	RCP	REINFORCED CONCRETE PIPE
EOP	EDGE OF PAVEMENT	RD	ROOF DRAIN
EX	EXISTING	REV	REVISION
FFE	FINISH FLOOR ELEVATION	ROW	RIGHT-OF-WAY
FG	FINISH GRADE	RT	RIGHT
FL	FLOW LINE	SB	SOUTHBOUND
FO	FIBER OPTIC	SD	STORM DRAIN
G	GAS	SE	SOUTHEAST
HP	HIGH POINT	SF	SQUARE FEET
ID	INSIDE DIAMETER	SS	SANITARY SEWER
IRR	IRRIGATION	ST	STORM SEWER
LF	LINEAR FEET	STA	STATION
LP	LOW POINT	SW	SIDEWALK OR SOUTHWEST
LS	LUMP SUM	SY	SQUARE YARDS
LT	LEFT	T	TELEPHONE
MAX	MAXIMUM	TC	TOP OF CURB
MH	MANHOLE	TW	FINISH GRADE AT TOP OF WALL
MIN	MINIMUM	TYP	TYPICAL
N	NORTH	VAR	VARIABLE
NE	NORTHEAST	W	WATER OR WEST

### APPROVAL CERTIFICATE

THIS SIP HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORD WITH CITY REGULATIONS, AS APPROVED BY THE CITY ON June 20, 2022 (DATE)

BY: Kelly First (PRINTED NAME)  
Kelly First (SIGNATURE) 8/4/22 (DATE)  
TITLE: COMMUNITY DEVELOPMENT DIRECTOR

BY: Justin Schmitz (PRINTED NAME)  
TITLE: DIRECTOR OF PUBLIC WORKS (OR HIS/HER DESIGNATED REPRESENTATIVE)  
J.S. (SIGNATURE) 8/8/22 (DATE)

BY: Jacqueline A. Millet (PRINTED NAME)  
TITLE: MAYOR  
Jacqueline A. Millet (SIGNATURE) 8/9/2022 (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 OWNER(S)'S REPRESENTATIVE(S) BELOW INDICATE THAT ANY REQUIRED AUTHORIZATIONS TO ENTER THIS AGREEMENT, INCLUDING ANY CORPORATE AUTHORIZATIONS, HAVE BEEN OBTAINED.

Ridgegate Investments, Inc.  
(NAME OF OWNER)

Keith D. Simon, Vice President  
(SIGNATURE OF OWNER)

Keith D. Simon, Vice President  
(PRINTED NAME AND TITLE)

STATE OF Colorado  
COUNTY OF Douglas

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF July, 2022,  
BY

Keith D. Simon  
WITNESS MY HAND AND OFFICIAL SEAL Janice M. Hochstetler, Notary Public

MY COMMISSION EXPIRES: 10/03/2025



SITE DATA TABLE		
ZONING: CMU		
ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA	410,073.84	100
BUILDING FOOTPRINT	53,200	13
PARKING/ROADS (INCLUDING PLANTED INTERIOR PARKING ISLANDS)	282,172.84	68
LANDSCAPED AREA (EXCLUDING PLANTED INTERIOR PARKING ISLANDS, TRAILS, AND WALKS)	26,632	7
NATURAL AREA (NOT INCLUDED IN REQUIRED LANDSCAPED AREA)	28,253	7
HARDSCAPE AREA	19,811	5
BUILDING SIZE		
MAXIMUM HEIGHT (AS MEASURED BY THE CITY'S BUILDING CODE)	50 FT.	
TOTAL FLOOR AREA (SEE DEFINITION OF FLOOR AREA IN SECTION 16, ARTICLE XXXVI)	106,400.00 SQ. FT.	
	REQUIRED	PROVIDED
PARKING	361	395 SPACES (389 STANDARD, 6 HANDICAP)
BICYCLE PARKING	0	8

SHEET INDEX		ISSUED			
SHEET NO.		06/03/2022	1	2	3
1	COVER SHEET	●			
2	ALTA NSPS LAND TITLE SURVEY	●			
3	SITE PLAN	●			
4	GRADING PLAN	●			
5	GRADING PLAN	●			
6	OVERALL UTILITY PLAN	●			
7	STANDARD DETAILS	●			
8	STANDARD DETAILS	●			
9	STANDARD DETAILS	●			
10	SITE FURNISHINGS	●			
11	PLANTER CROSS SECTIONS	●			
12	LANDSCAPE PLAN	●			
13	LANDSCAPE DETAILS	●			
14	LANDSCAPE NOTES	●			
15	IRRIGATION PLAN	●			
16	IRRIGATION DETAILS	●			
17	IRRIGATION NOTES	●			
18	AUTOTURN EXHIBIT	●			
19	BUILDING ELEVATIONS	●			
20	BUILDING RENDERINGS	●			
21	BUILDING RENDERINGS	●			
22	BUILDING RENDERINGS	●			
23	BUILDING RENDERINGS	●			
24	BUILDING RENDERINGS	●			
25	MATERIALS & FINISHES	●			
26	TRASH & GENERATOR ENCLOSURE DETAILS	●			
27	LINE OF SIGHT EXHIBITS AND OTHER DETAILS	●			
28	BUILDING PHOTOMETRIC PLAN	●			
29	LIGHTING SPECIFICATIONS	●			



DESIGNED BY: SLP  
DRAWN BY: SWH  
CHECKED BY: SLP  
DATE: 06/09/2022

RETAIL FURNITURE  
CITY OF LONE TREE, COUNTY OF DOUGLAS  
SITE IMPROVEMENT PLAN  
COVER SHEET

### PRELIMINARY

FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION  
Kimley-Horn  
Kimley-Horn and Associates, Inc.

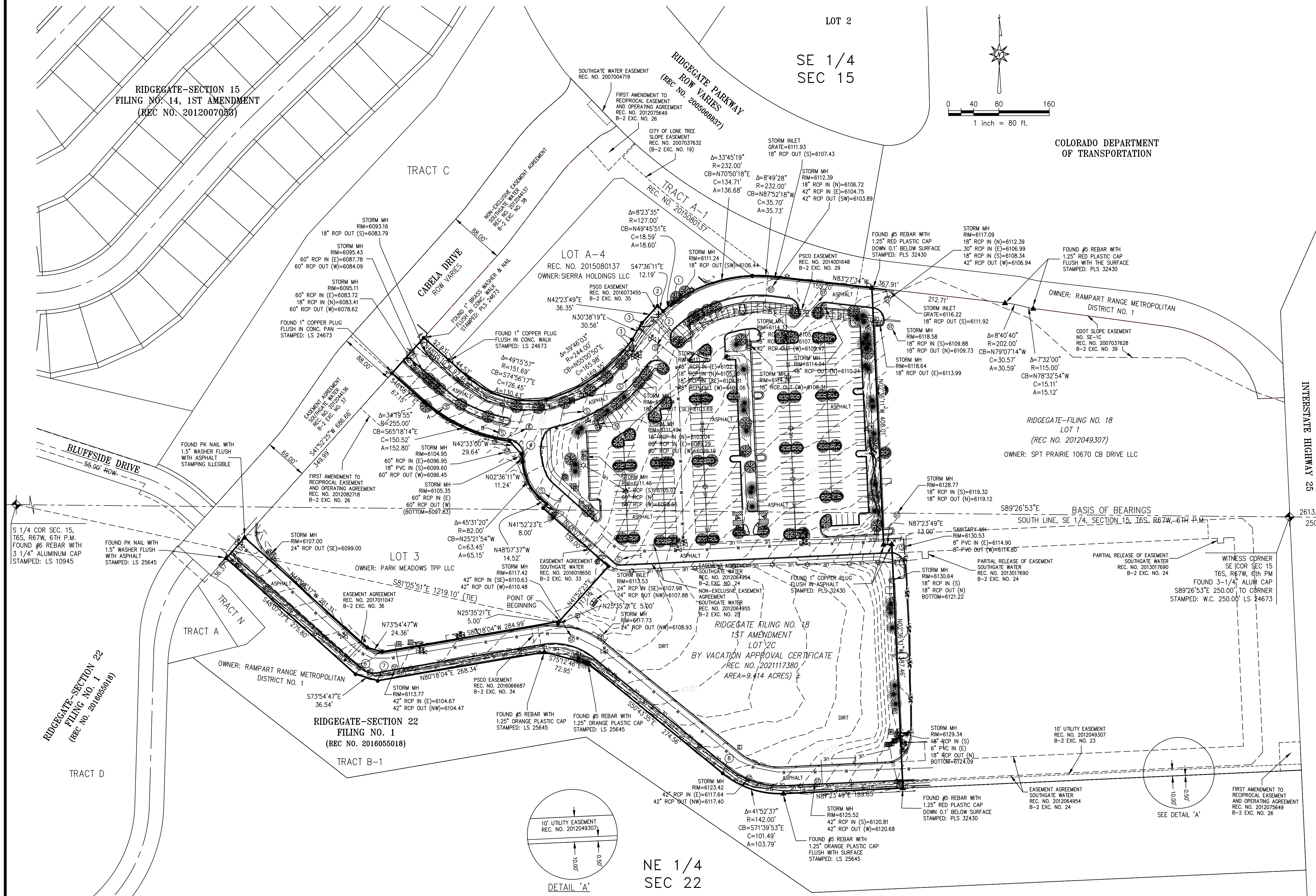
PROJECT NO.  
196336000

DRAWING NAME  
196336000\_COVR

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# ALTA/NSPS LAND TITLE SURVEY

LOT 2C, RIDGEGATE FILING NO. 18, 1ST AMENDMENT, AS AMENDED BY VACATION APPROVAL CERTIFICATE  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22  
 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO



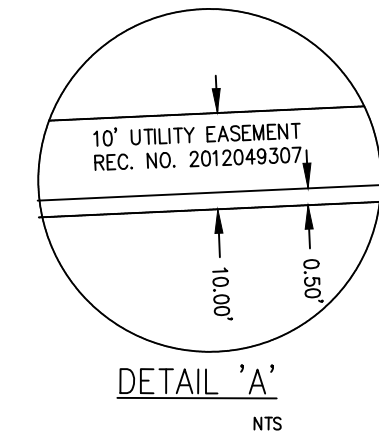
- A SANITARY MH  
 RM=6097.97  
 8" PVC IN (E)=6087.15  
 8" PVC OUT (W)=6087.05
- B SANITARY MH  
 RM=6102.25  
 8" PVC IN (NE)=6092.43  
 8" PVC OUT (NW)=6092.33
- C SANITARY MH  
 RM=6103.81  
 8" PVC IN (NE)=6093.16  
 8" PVC IN (S)=6093.11  
 8" PVC OUT (W)=6093.06
- D SANITARY MH  
 RM=6107.29  
 8" PVC IN (SE)=6097.74  
 8" PVC OUT (N)=6097.64
- E SANITARY MH  
 RM=6115.23  
 8" PVC IN (E)=6104.48  
 8" PVC OUT (NW)=6104.38
- F SANITARY MH  
 RM=6110.85  
 8" PVC OUT (SW)=6098.13
- G SANITARY MH  
 RM=6108.72  
 8" PVC IN (NE)=6096.57  
 8" PVC OUT (W)=6096.47
- H SANITARY MH  
 RM=6107.07  
 8" PVC IN (NE)=6095.22  
 8" PVC OUT (SW)=6095.12

- ### MONUMENT LEGEND
- ◆ ALIQUOT CORNER AS DESCRIBED
  - ▲ FOUND MONUMENT AS NOTED
  - FOUND #5 REBAR WITH 2" ALUMINUM CAP UNLESS OTHERWISE NOTED
  - ① FOUND 1" COPPER PLUG FLUSH IN CONC. INLET STAMPED: LS 24673
  - ② FOUND 1" COPPER PLUG FLUSH IN ASPHALT STAMPED: LS 24673
  - ③ FOUND 1" COPPER PLUG FLUSH IN CONCRETE STAMPED: LS 24673
  - ④ FOUND 2" ALUMINUM CAP FLUSH WITH SURFACE STAMPED: 1.5" W.C. PLS 24673 (S42°33'00"E 1.50' TO CORNER)
  - ⑤ SET 1" BRASS WASHER & NAIL FLUSH WITH TOP OF CURB STAMPED: PLS 24673
  - ⑥ FOUND 2" ALUMINUM CAP FLUSH WITH SURFACE STAMPED: 3.0" W.C. PLS 24673 (S41°04'07"W 3.0' TO CORNER)
  - ⑦ FOUND 2" ALUMINUM CAP FOR AND ON BEHALF OF MERRICK & COMPANY STAMPED: 3.0" W.C. PLS 24673 (S09°29'41"E 3.0' TO CORNER)
  - ⑧ FOUND 2" ALUMINUM CAP FLUSH WITH SURFACE STAMPED: 3.0" W.C. PLS 24673 (S39°49'09"W 3.0' TO CORNER)

- ### LEGEND
- BOLLARD/PILLAR
  - ⊕ SEWER CLEANOUTS
  - ⊛ ELECTRIC LIGHT POLE
  - ⊞ ELECTRIC BOX
  - ⊙ SANITARY MANHOLE
  - ⊚ STORM MANHOLE
  - ⊛ STORM INLET
  - ⊚ WATER FIRE HYDRANT
  - ⊚ WATER VALVE
  - ⊚ WATER METER
  - ⊚ GAS MARKER
  - ⊚ GAS METER
  - ⊚ GAS RISER
  - ⊚ STOP/TRAFFIC SIGN
  - ⊚ TREE - DECIDUOUS
  - ⊚ IRRIGATION BOX
  - ⊚ IRRIGATION VALVE
  - UE— UNDERGROUND ELECTRIC LINES
  - SS— UNDERGROUND SANITARY SEWER LINE
  - ST— UNDERGROUND STORM SEWER LINE
  - G— UNDERGROUND GAS LINE
  - W— UNDERGROUND WATER LINE
  - 6" CONCRETE CURB (TYP)
  - SECTION LINE
  - ALTA PARCEL LINE
  - LOT LINE
  - EASEMENT LINE

KENNETH G. OUELLETTE, P.L.S. 24673  
 DATE: OCTOBER 26, 2021  
 JOB NO. 6511576701  
 FOR AND ON BEHALF OF MERRICK & COMPANY  
 kenneth.ouellette@merrick.com

INTERSTATE HIGHWAY 25  
 2613.62' ±  
 250.00'  
 15.14  
 22.23  
 SE COR SEC 15  
 T6S, R67W, 6TH PM  
 POSITION IS WITHIN THE  
 NORTHBOUND LANE I-25  
 NO MONUMENT FOUND OR SET



NE 1/4  
 SEC 22

ALTA/NSPS LAND TITLE SURVEY

SCALE N/A  
 DRAWN KGO  
 CHECKED JAW  
 APPROVED KGO

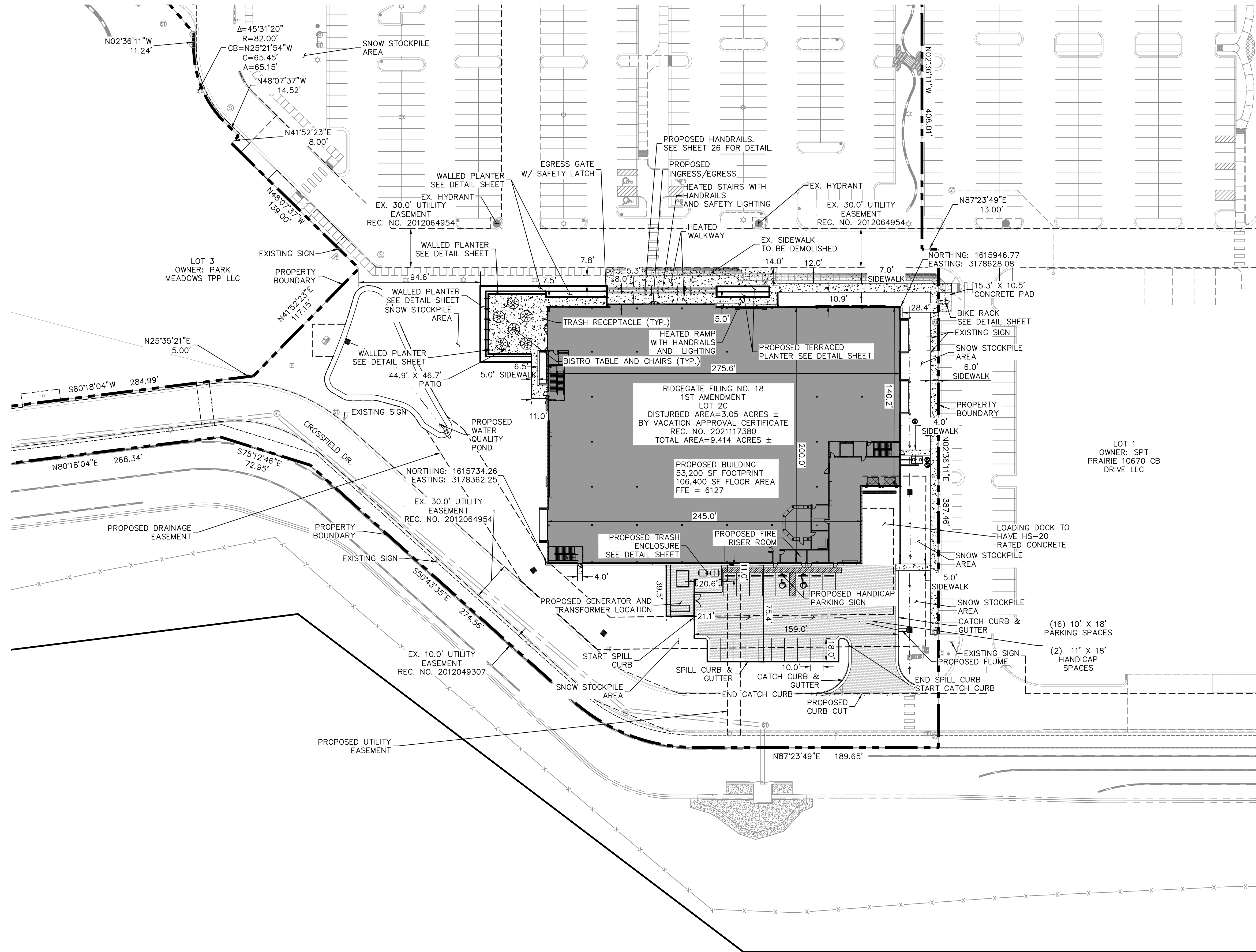
**MERRICK**  
 5970 Greenwood Plaza Blvd.,  
 Greenwood Village, CO 80111  
 Phone: 303-751-0741

JOB 6511576701 DATE 10/26/21 SH 2 OF 29

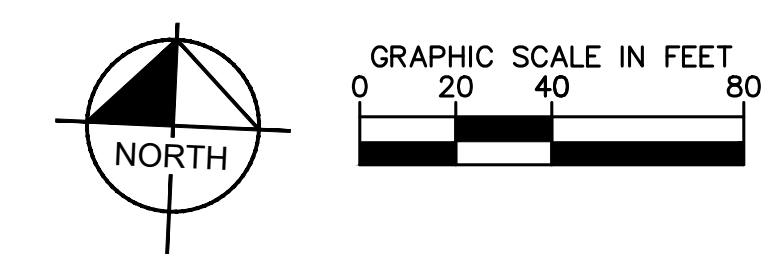


## RETAIL FURNITURE, RIDGEGATE FILING NO. 18, 1ST AMENDMENT, LOT 2C

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TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
PLANNING AREA - 9.414 AC  
SITE IMPROVEMENT PLAN SP21-114R



- LEGEND:**
- PROPOSED ASPHALT
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED DEMOLITION HATCH
  - FLOW DIRECTION
  - PROPOSED STORM INLET
  - PROPOSED STORM PIPE
  - PROPOSED STORM MANHOLE
  - PROPOSED SANITARY CLEANOUT
  - PROPOSED WALL
  - PROPOSED DOORS
  - EXISTING FIRE HYDRANT ASSEMBLY
  - EXISTING WATER MAIN
  - EXISTING GAS MAIN
  - EXISTING WALL
  - EXISTING STORM PIPE
  - EXISTING STORM STRUCTURES
  - EXISTING STORM SEWER
  - EXISTING SANITARY MANHOLE
  - PROPERTY LINE
  - PROPOSED SIGHT TRIANGLE



NO.	REVISION	BY	DATE

**Kimley»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
4582 South Ulster Street, Suite 1500  
Denver, Colorado 80237 (303) 228-2300

**RETAIL FURNITURE**  
CITY OF LONE TREE, COUNTY OF DOUGLAS  
SITE IMPROVEMENT PLAN  
SITE PLAN

**PRELIMINARY**  
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**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

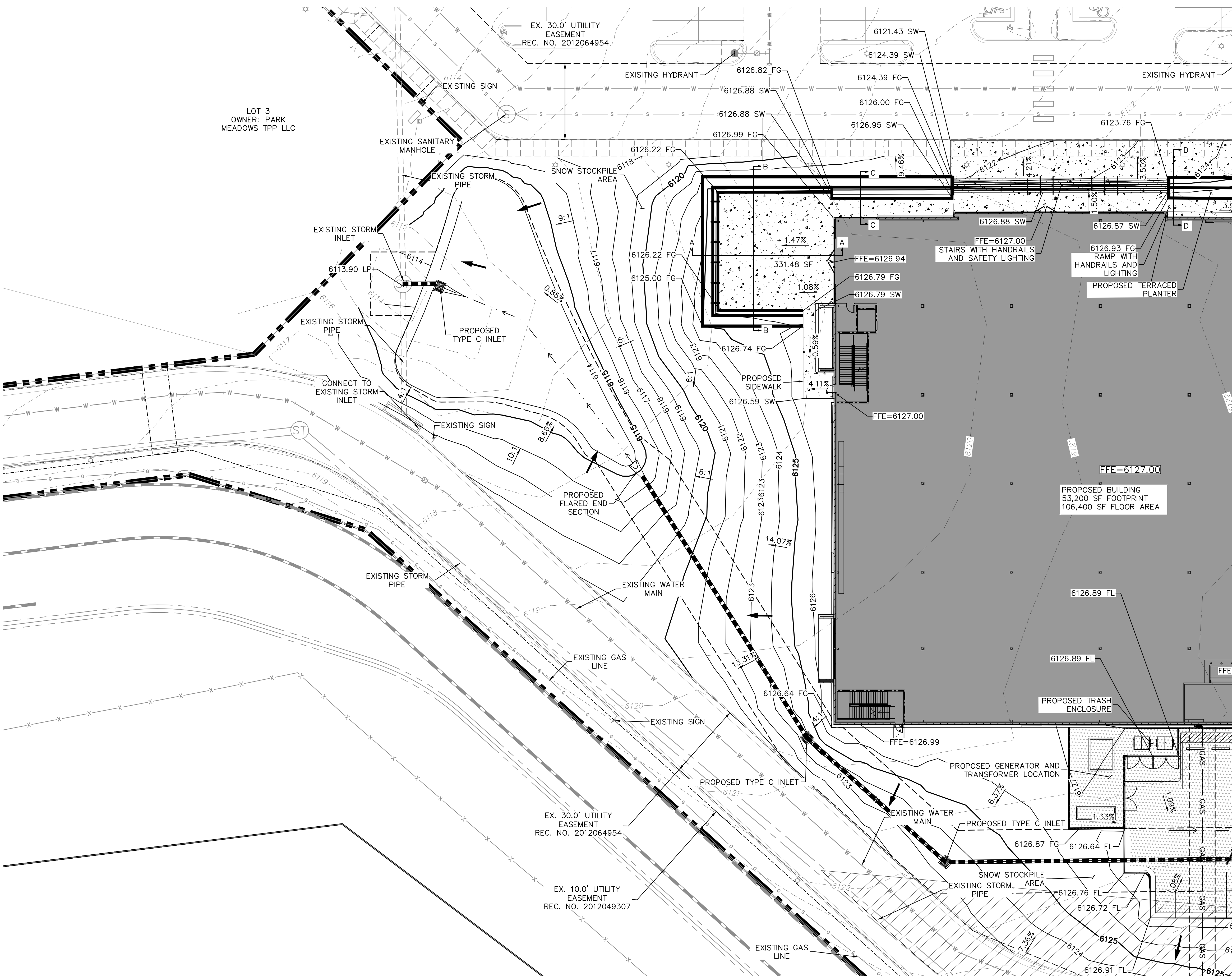
PROJECT NO.  
196336000  
DRAWING NAME  
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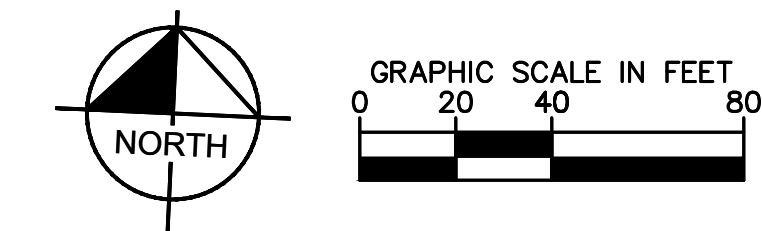
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 PLANNING AREA - 9.414 AC  
 SITE IMPROVEMENT PLAN SP21-114R



- NOTES:  
 1. SEE DETAIL SHEET FOR ALL CROSS SECTIONS  
 2. SEE COVER SHEET FOR SPOT ELEVATION ABBREVIATIONS

- LEGEND:
- PROPOSED ASPHALT
  - PROPOSED CONCRETE SIDEWALK
  - FLOW DIRECTION
  - PROPOSED STORM INLET
  - PROPOSED STORM MANHOLE
  - PROPOSED STORM PIPE
  - PROPOSED WATER LINE
  - PROPOSED SANITARY SEWER LINE
  - PROPOSED SANITARY SEWER CLEANOUT
  - PROPOSED GAS LINE
  - PROPOSED WALL
  - PROPOSED DOORS
  - EXISTING FIRE HYDRANT ASSEMBLY
  - EXISTING WATER MAIN
  - EXISTING GAS MAIN
  - EXISTING WALL
  - EXISTING STORM PIPE
  - EXISTING STORM STRUCTURES
  - EXISTING STORM SEWER
  - EXISTING SANITARY MANHOLE
  - PROPERTY LINE
  - PROPOSED MAJOR CONTOUR LINE
  - PROPOSED MINOR CONTOUR LINE
  - EXISTING MAJOR CONTOUR LINE
  - EXISTING MINOR CONTOUR LINE
  - PROPOSED SLOPE LABEL
  - PROPOSED FLOW ARROW
  - PROPOSED SPOT ELEVATION
  - PROPOSED SIGHT TRIANGLE



**Kimley»Horn**

KIMLEY-HORN AND ASSOCIATES, INC.  
 4582 South Ulster Street, Suite 1500  
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: SLP  
 DRAWN BY: SWH  
 CHECKED BY: SLP  
 DATE: 06/09/2022

**RETAIL FURNITURE**  
 CITY OF LONE TREE, COUNTY OF DOUGLAS  
 SITE IMPROVEMENT PLAN  
 GRADING PLAN

PRELIMINARY  
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PROJECT NO.  
 196336000

DRAWING NAME  
 196336000\_GRD

4 OF 29

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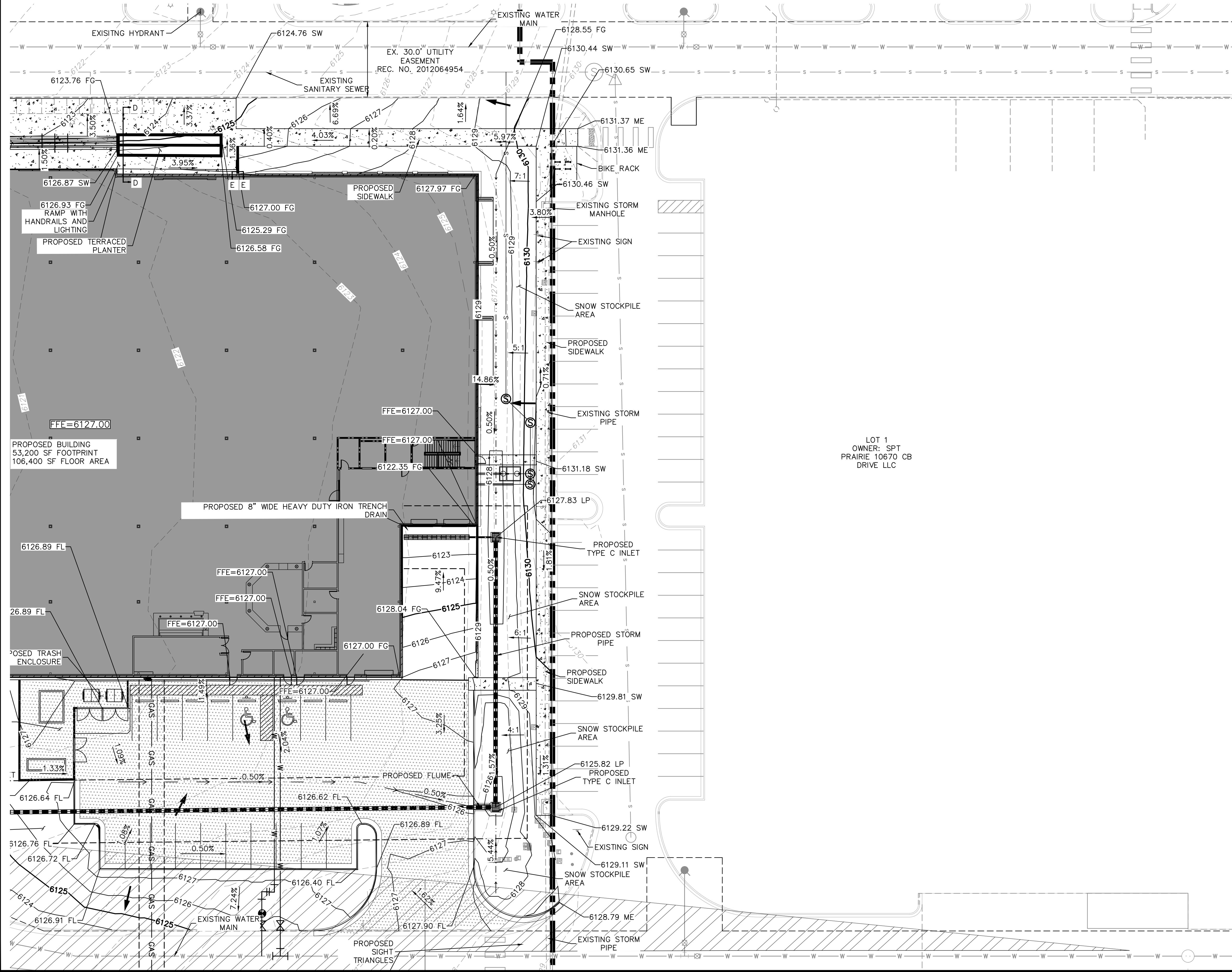
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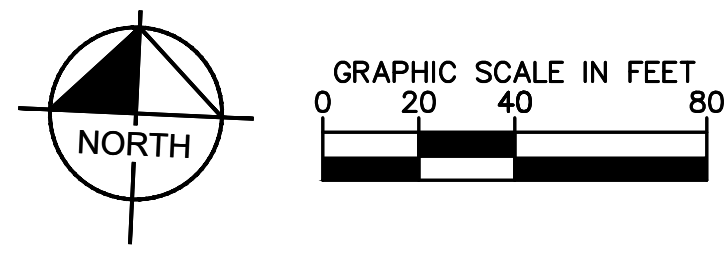
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NOTES:  
1. SEE DETAIL SHEET FOR ALL CROSS SECTIONS  
2. SEE COVER SHEET FOR SPOT ELEVATION ABBREVIATIONS

- LEGEND:**
- PROPOSED ASPHALT
  - PROPOSED CONCRETE SIDEWALK
  - FLOW DIRECTION
  - PROPOSED STORM INLET
  - PROPOSED STORM MANHOLE
  - PROPOSED STORM PIPE
  - PROPOSED WATER LINE
  - PROPOSED SANITARY SEWER LINE
  - PROPOSED SANITARY SEWER CLEANOUT
  - PROPOSED GAS LINE
  - PROPOSED WALL
  - PROPOSED DOORS
  - EXISTING FIRE HYDRANT ASSEMBLY
  - EXISTING WATER MAIN
  - EXISTING GAS MAIN
  - EXISTING WALL
  - EXISTING STORM PIPE
  - EXISTING STORM STRUCTURES
  - EXISTING STORM SEWER
  - EXISTING SANITARY MANHOLE
  - PROPERTY LINE
  - PROPOSED MAJOR CONTOUR LINE
  - PROPOSED MINOR CONTOUR LINE
  - EXISTING MAJOR CONTOUR LINE
  - EXISTING MINOR CONTOUR LINE
  - PROPOSED SLOPE LABEL
  - PROPOSED FLOW ARROW
  - PROPOSED SPOT ELEVATION
  - PROPOSED SIGHT TRIANGLE



LOT 1  
OWNER: SPT  
PRAIRIE 10670 CB  
DRIVE LLC

NO.	REVISION	DATE	BY	DATE

## Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.  
4582 South Ulster Street, Suite 1500  
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: SLP  
DRAWN BY: SWH  
CHECKED BY: SLP  
DATE: 06/09/2022

**RETAIL FURNITURE**  
CITY OF LONE TREE, COUNTY OF DOUGLAS  
SITE IMPROVEMENT PLAN  
GRADING PLAN

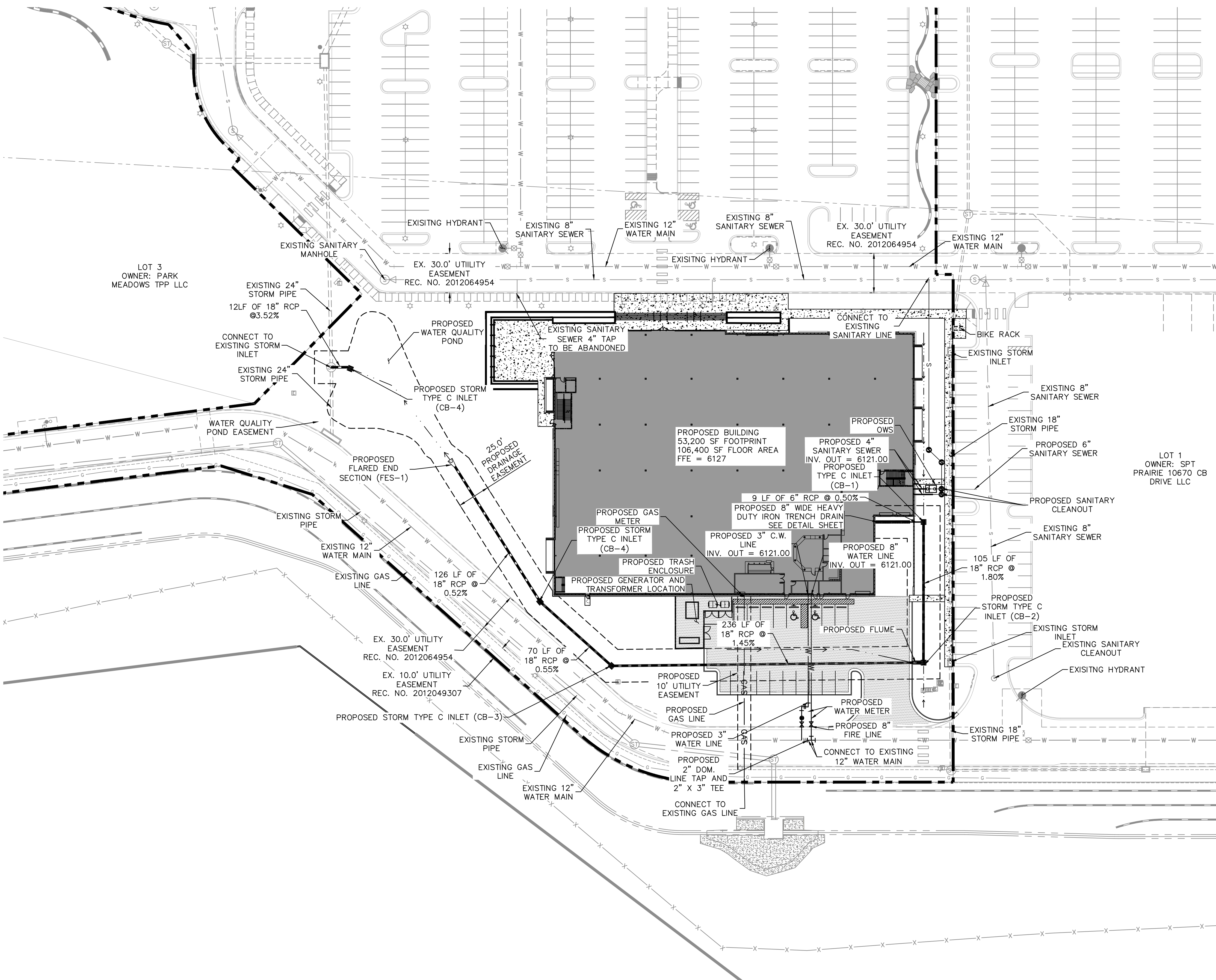
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**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
196336000  
DRAWING NAME  
196336000\_GRD



### RETAIL FURNITURE, RIDGEGATE FILING NO. 18, 1ST AMENDMENT, LOT 2C

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22  
 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 PLANNING AREA - 9.414 AC  
 SITE IMPROVEMENT PLAN SP21-114R



- LEGEND:**
- PROPOSED ASPHALT
  - PROPOSED CONCRETE SIDEWALK
  - FLOW DIRECTION
  - PROPOSED STORM INLET
  - PROPOSED STORM MANHOLE
  - PROPOSED STORM PIPE
  - PROPOSED WATER LINE
  - PROPOSED WATER STRUCTURES
  - PROPOSED SANITARY SEWER LINE
  - PROPOSED SANITARY SEWER CLEANOUT
  - PROPOSED GAS LINE
  - PROPOSED WALL
  - PROPOSED DOORS
  - EXISTING FIRE HYDRANT ASSEMBLY
  - EXISTING WATER MAIN
  - EXISTING GAS MAIN
  - EXISTING WALL
  - EXISTING STORM PIPE
  - EXISTING STORM STRUCTURES
  - EXISTING STORM SEWER
  - EXISTING SANITARY MANHOLE
  - PROPERTY LINE



REVISION	BY	DATE

**Kimley»Horn**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 4582 South Ulster Street, Suite 1500  
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: SLP  
 DRAWN BY: SWH  
 CHECKED BY: SLP  
 DATE: 06/09/2022

**RETAIL FURNITURE**  
 CITY OF LONE TREE, COUNTY OF DOUGLAS  
 SITE IMPROVEMENT PLAN  
 OVERALL UTILITY PLAN

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PROJECT NO.  
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 DRAWING NAME  
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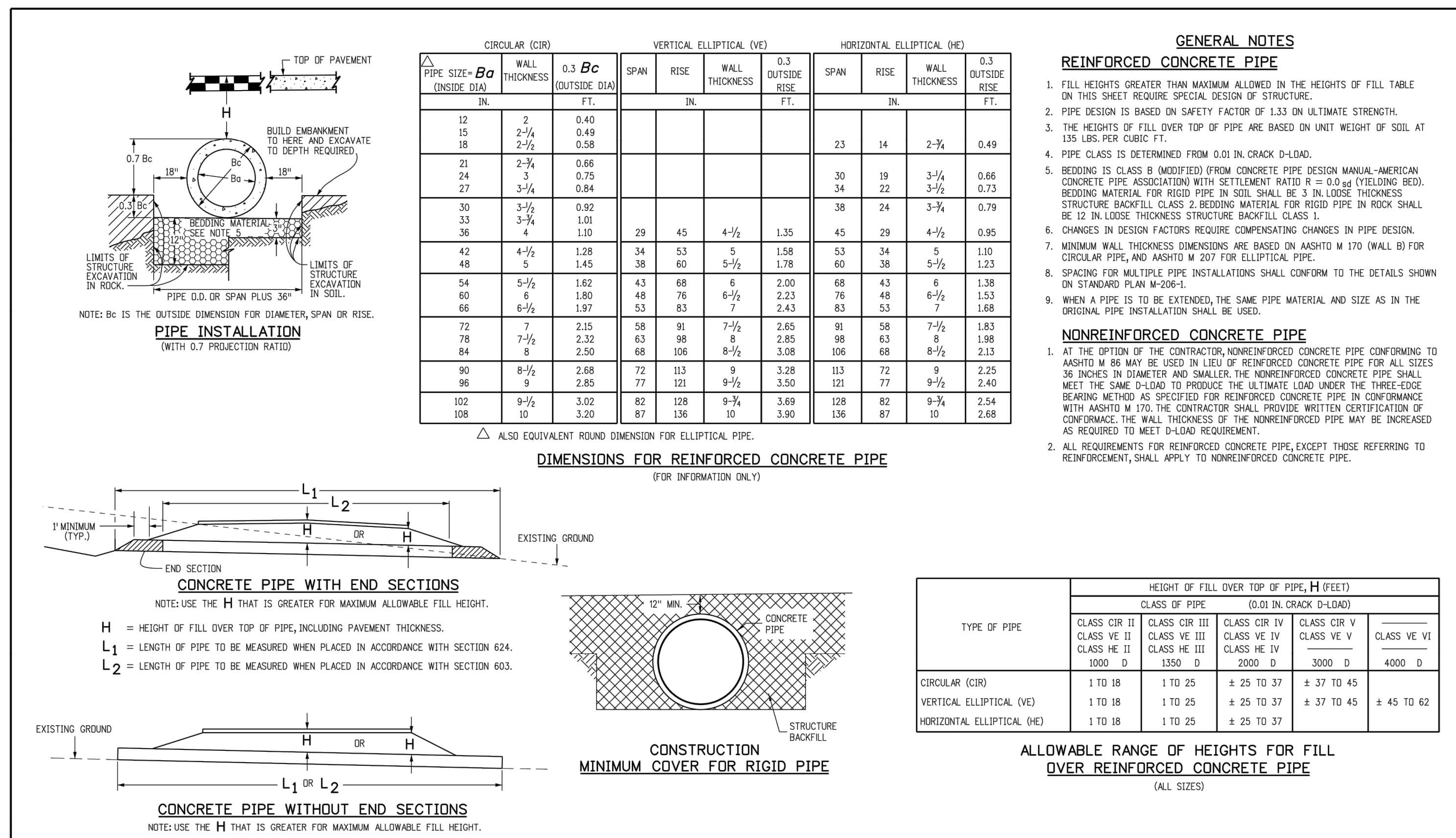
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# RETAIL FURNITURE, RIDGEGATE FILING NO. 18, 1ST AMENDMENT, LOT 2C

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22  
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
PLANNING AREA - 9.414 AC  
SITE IMPROVEMENT PLAN SP21-114R

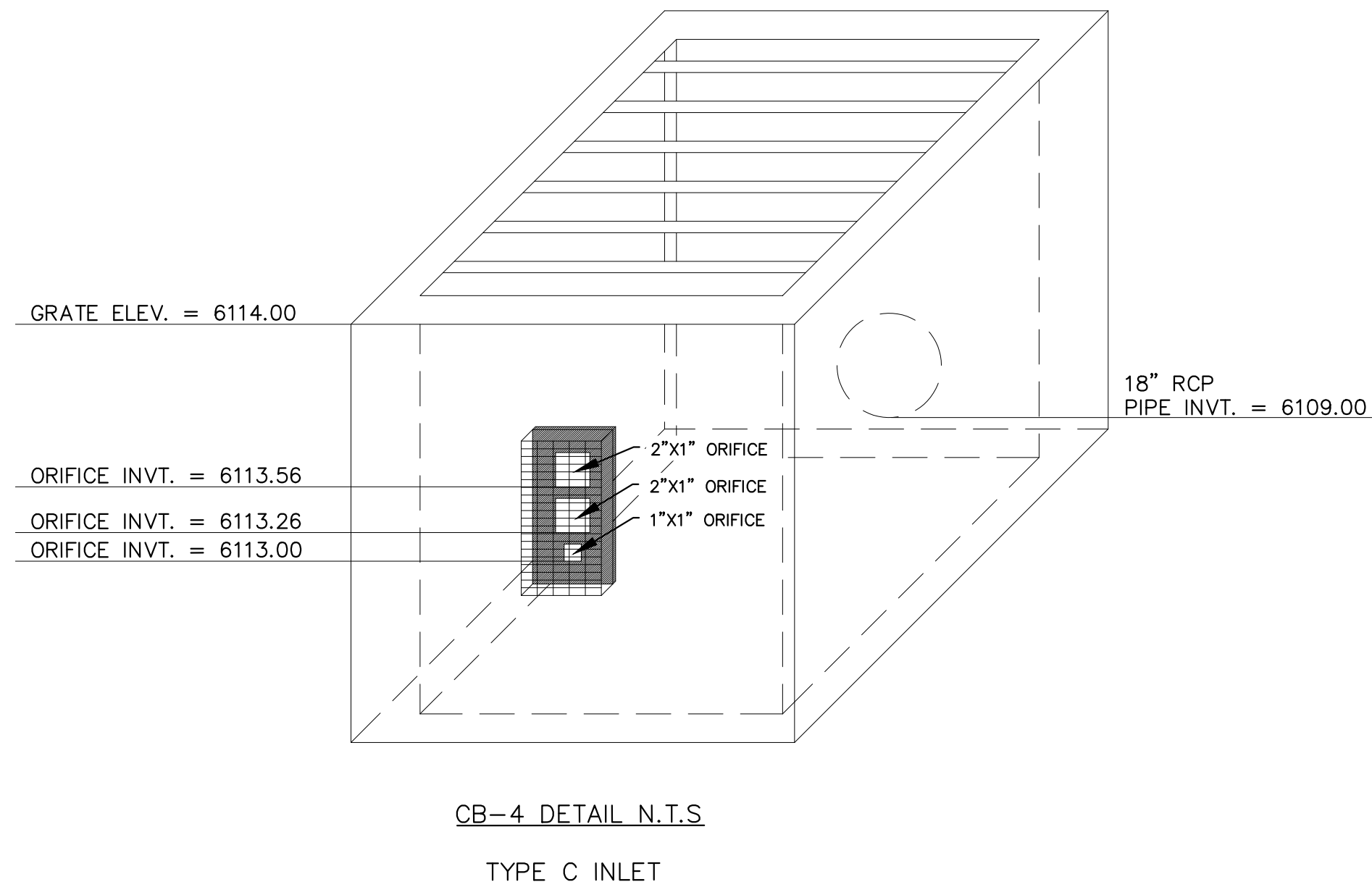


CIRCULAR (CIR)			VERTICAL ELLIPTICAL (VE)			HORIZONTAL ELLIPTICAL (HE)				
PIPE SIZE - Bc (INSIDE DIA)	WALL THICKNESS	0.3 Bc (OUTSIDE DIA)	SPAN	RISE	WALL THICKNESS	0.3 OUTSIDE RISE	SPAN	RISE	WALL THICKNESS	0.3 OUTSIDE RISE
IN.		FT.	IN.		IN.	FT.	IN.		IN.	FT.
12	2	0.40								
15	2-1/4	0.49								
18	2-1/2	0.58								
21	2-3/4	0.66								
24	3	0.75								
27	3-1/4	0.84								
30	3-1/2	0.92								
33	3-3/4	1.01								
36	4	1.10								
42	4-1/2	1.28	34	53	5	1.58	53	34	5	1.10
48	5	1.45	38	60	5-1/2	1.78	60	38	5-1/2	1.23
54	5-1/2	1.62	43	68	6	2.00	68	43	6	1.38
60	6	1.80	48	76	6-1/2	2.23	76	48	6-1/2	1.53
66	6-1/2	1.97	53	83	7	2.43	83	53	7	1.68
72	7	2.15	58	91	7-1/2	2.65	91	58	7-1/2	1.83
78	7-1/2	2.32	63	98	8	2.85	98	63	8	1.98
84	8	2.50	68	106	8-1/2	3.08	106	68	8-1/2	2.13
90	8-1/2	2.68	72	113	9	3.28	113	72	9	2.25
96	9	2.85	77	121	9-1/2	3.50	121	77	9-1/2	2.40
102	9-1/2	3.02	82	128	9-3/4	3.69	128	82	9-3/4	2.54
108	10	3.20	87	136	10	3.90	136	87	10	2.68

- ### GENERAL NOTES
- REINFORCED CONCRETE PIPE**
- FILL HEIGHTS GREATER THAN MAXIMUM ALLOWED IN THE HEIGHTS OF FILL TABLE ON THIS SHEET REQUIRE SPECIAL DESIGN OF STRUCTURE.
  - PIPE DESIGN IS BASED ON SAFETY FACTOR OF 1.33 ON ULTIMATE STRENGTH.
  - THE HEIGHTS OF FILL OVER TOP OF PIPE ARE BASED ON UNIT WEIGHT OF SOIL AT 135 LBS PER CUBIC FT.
  - PIPE CLASS IS DETERMINED FROM 0.01 IN. CRACK D-LOAD.
  - BEDDING IS CLASS B (MODIFIED) FROM CONCRETE PIPE DESIGN MANUAL-AMERICAN CONCRETE PIPE ASSOCIATION WITH SETTLEMENT RATIO R = 0.008 (YIELDING BED). BEDDING MATERIAL FOR RIGID PIPE IN SOIL SHALL BE 3 IN. LOOSE THICKNESS STRUCTURE BACKFILL CLASS 2. BEDDING MATERIAL FOR RIGID PIPE IN ROCK SHALL BE 12 IN. LOOSE THICKNESS STRUCTURE BACKFILL CLASS 1.
  - CHANGES IN DESIGN FACTORS REQUIRE COMPENSATING CHANGES IN PIPE DESIGN.
  - MINIMUM WALL THICKNESS DIMENSIONS ARE BASED ON AASHTO M 170 (WALL B) FOR CIRCULAR PIPE, AND AASHTO M 207 FOR ELLIPTICAL PIPE.
  - SPACING FOR MULTIPLE PIPE INSTALLATIONS SHALL CONFORM TO THE DETAILS SHOWN ON STANDARD PLAN M-206-1.
  - WHEN A PIPE IS TO BE EXTENDED, THE SAME PIPE MATERIAL AND SIZE AS IN THE ORIGINAL PIPE INSTALLATION SHALL BE USED.
- NONREINFORCED CONCRETE PIPE**
- AT THE OPTION OF THE CONTRACTOR, NONREINFORCED CONCRETE PIPE CONFORMING TO AASHTO M 86 MAY BE USED IN LIEU OF REINFORCED CONCRETE PIPE FOR ALL SIZES 36 INCHES IN DIAMETER AND SMALLER. THE NONREINFORCED CONCRETE PIPE SHALL MEET THE SAME D-LOAD TO PRODUCE THE ULTIMATE LOAD UNDER THE THREE-EDGE BEARING METHOD AS SPECIFIED FOR REINFORCED CONCRETE PIPE IN CONFORMANCE WITH AASHTO M 170. THE CONTRACTOR SHALL PROVIDE WRITTEN CERTIFICATION OF CONFORMANCE. THE WALL THICKNESS OF THE NONREINFORCED PIPE MAY BE INCREASED AS REQUIRED TO MEET D-LOAD REQUIREMENT.
  - ALL REQUIREMENTS FOR REINFORCED CONCRETE PIPE, EXCEPT THOSE REFERRING TO REINFORCEMENT, SHALL APPLY TO NONREINFORCED CONCRETE PIPE.

TYPE OF PIPE	HEIGHT OF FILL OVER TOP OF PIPE, H (FEET)					
	CLASS OF PIPE (0.01 IN. CRACK D-LOAD)					
	CLASS CIR II	CLASS CIR III	CLASS CIR IV	CLASS CIR V	CLASS VE V	CLASS VE VI
CIRCULAR (CIR)	1 TO 18	1 TO 25	± 25 TO 37	± 37 TO 45		
VERTICAL ELLIPTICAL (VE)	1 TO 18	1 TO 25	± 25 TO 37	± 37 TO 45		
HORIZONTAL ELLIPTICAL (HE)	1 TO 18	1 TO 25	± 25 TO 37			± 45 TO 62

ALLOWABLE RANGE OF HEIGHTS FOR FILL OVER REINFORCED CONCRETE PIPE (ALL SIZES)

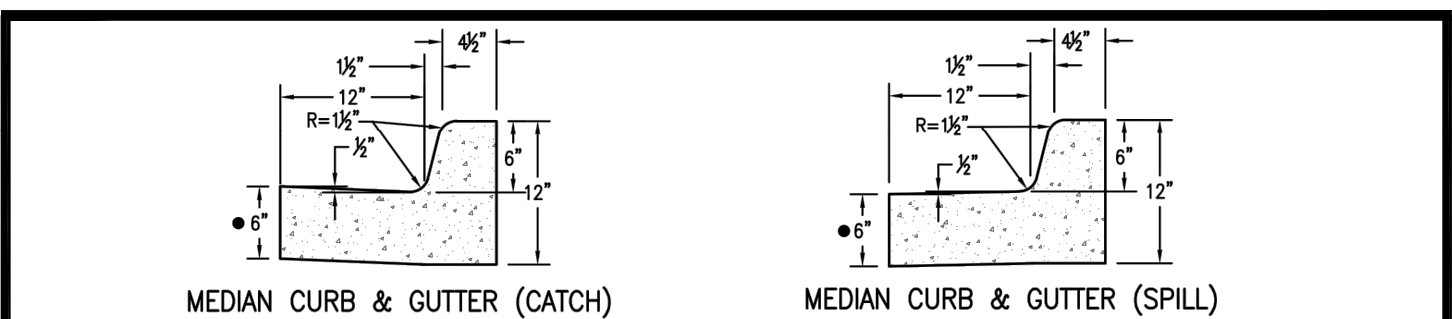


Computer File Information	
Creation Date: 07/31/19	
Designer Initials: JBK	
Last Modification Date: 07/31/19	
Detailer Initials: LTA	
CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	

Sheet Revisions	
Date:	Comments:

Colorado Department of Transportation  
2829 West Howard Place  
COST 1H4, 3rd Floor  
Denver, CO 80204  
Phones: 303-757-9021 FAX: 303-757-9868  
Project Development Branch JBK

<b>REINFORCED CONCRETE PIPE</b>	STANDARD PLAN NO.
	M-603-2
Issued by the Project Development Branch July 31, 2019	Standard Sheet No. 1 of 1
Project Sheet Number:	



- NOTES:**
- IF A SIDEWALK IS PLACED BEHIND THE CURB BUT IS NOT PLACED MONOLITHICALLY, EXPANSION JOINT MATERIAL AND A SILICONE BASE SEALER MUST BE APPLIED BETWEEN THE SIDEWALK AND THE CURB.
  - SEE DRAWING NUMBER SP.23a AND SP.23b FOR TRENCH DRAIN.
  - SEE DRAWING NUMBER SP.31 AND SP.32 FOR CONCRETE JOINTS.
  - GUTTER THICKNESS SHALL BE INCREASED TO MATCH CONCRETE PAVEMENT THICKNESS

APPROVED BY DOUGLAS COUNTY  
Janet Herman  
JANET HERMAN, P.E.  
DIRECTOR OF PUBLIC WORKS ENGINEERING  
DATE 10/1/2021

<b>CURB &amp; GUTTERS AND SIDEWALKS</b>	Issued: 05/2013
<b>DOUGLAS COUNTY COLORADO</b>	Revised: 10/2021
Drawing No. <b>SP.17</b>	

**Kimley»Horn**  
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4882 South Ulster Street, Suite 1500  
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DESIGNED BY: SLP  
DRAWN BY: SWH  
CHECKED BY: SLP  
DATE: 06/09/2022

**RETAIL FURNITURE**  
CITY OF LONE TREE, COUNTY OF DOUGLAS  
SITE IMPROVEMENT PLAN  
STANDARD DETAILS

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Kimley-Horn and Associates, Inc.

PROJECT NO.  
196336000

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RETAIL FURNITURE, RIDGEGATE FILING NO. 18, 1ST AMENDMENT, LOT 2C

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
PLANNING AREA - 9.414 AC
SITE IMPROVEMENT PLAN SP21-114R

Table with columns for REVISION, BY, and DATE.



KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Uliester Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: SLP
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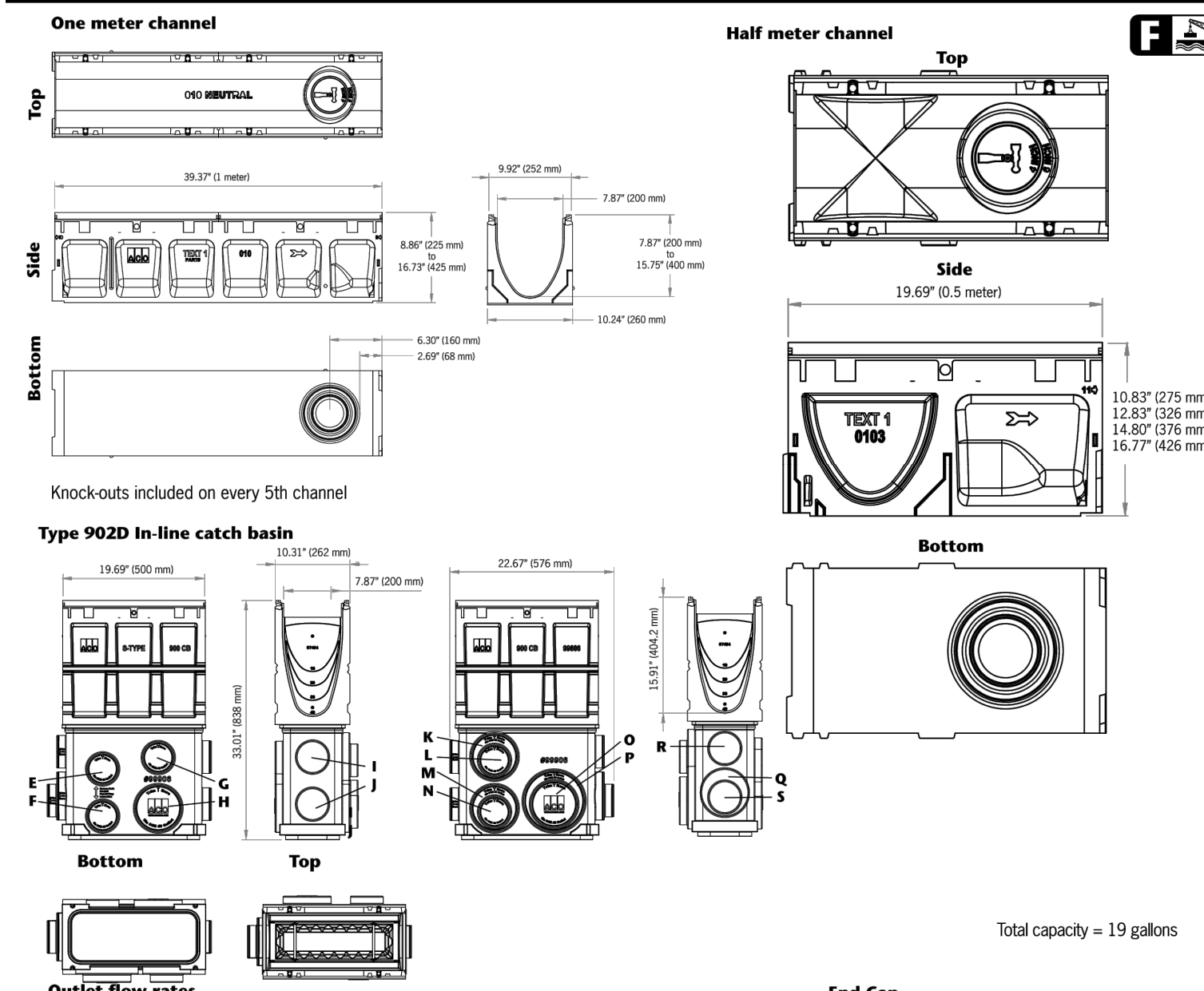
RETAIL FURNITURE
CITY OF LONE TREE, COUNTY OF DOUGLAS
SITE IMPROVEMENT PLAN
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DRAWING NAME 196336000\_DT
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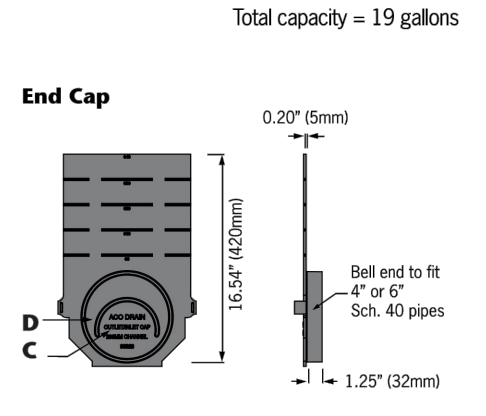
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ACO DRAIN
PowerDrain - S200K iron edged channels



Outlet flow rates table with columns: Outlet, Product, Outlet size (sch. 40), Invert Depth, GPM, CFS. Includes a note about flow rates and catch basin flow rates.

ACO Specification Information



April 2018 www.ACOdrain.us

ACO DRAIN
PowerDrain - S200K iron edged channels

ACO Specification Information table with columns: Description, Part No., Invert (inches/mm), Weight (lb.). Lists various channel and catch basin models.

Notes:
1. This channel offers bottom knockout feature: 6" & 8" round.
2. Inverts shown are male end; for female invert depth subtract 5mm (-0.2") from male invert except neutral channels where it will be same as male invert.
3. Catch basin assembly includes polymer concrete top, trash bucket and plastic base. Grate not included.
4. Catch basin assembly includes polymer concrete top, deep trash bucket, plastic riser and plastic base. Grate not included.
5. Water intake per meter channel is 134.2 in³ (865.80 cm³).
6. See 8" width ductile iron grate specifications for grate details.

Specifications
General: The trench drain system shall be ACO Drain PowerDrain S200K, as manufactured by ACO, Inc. or equal approved.
Materials: The trench system bodies shall be manufactured from polymer concrete with minimum properties as follows.
Compressive strength: 14,000 psi
Flexural strength: 4,000 psi
Water absorption: 0.07%

April 2018 www.ACOdrain.us



ACO, Inc.
Northeast Sales Office: 9470 Picacone Dr. Mentor, OH 44060
West Sales Office: 825 W. Beechcraft St. Casa Grande, AZ 85122
Southeast Sales Office: 4211 Pleasant Road Fort Mill, SC 29508
Follow us on: info@acodrain.us





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### RETAIL FURNITURE, RIDGEGATE FILING NO. 18, 1ST AMENDMENT, LOT 2C

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22  
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
PLANNING AREA - 9.414 AC  
SITE IMPROVEMENT PLAN SP21-114R

**GENERAL NOTES**

- CONCRETE SHALL BE CLASS D. INLET SHALL BE CAST-IN-PLACE.
- REINFORCING BARS SHALL BE EPOXY COATED AND DEFORMED #4, AND SHALL HAVE A MINIMUM 2 IN. CLEARANCE CUT OR BEND AROUND PIPES AS REQUIRED. IF ANY REBAR HAS TO BE CUT ON THE JOB SITE, THE EXPOSED BARE STEEL SHALL BE IMMEDIATELY COVERED WITH A MANUFACTURE APPROVED EPOXY PAINT PRIOR TO POUR.
- CONCRETE SLOPE PAVING SHALL INCLUDE FIBERMESH AT 1/2 LBS./CY. OF CONCRETE.
- STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED, AND SHALL BE IN ACCORDANCE WITH DOT STANDARD SPECIFICATIONS, SUBSECTION 172.0A.
- THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS CLOSE MESH GRATES ARE ACCEPTED BY DOUGLAS COUNTY THROUGH WRITTEN VARIANCE.
- STEPS SHALL BE PROVIDED WHEN INLET DIMENSION 1/4" IS EQUAL TO OR GREATER THAN 3 FT.-6 IN., AND SHALL CONFORM TO AASHTO M 199.
- SEE STANDARD DETAIL SD-3, FOR REINFORCEMENT AROUND THE PIPE OPENING.
- CONCRETE SLOPE AND DITCH PAVING WILL BE REQUIRED WHEN SHOWN ON PLANS.

\* CONCRETE SLOPE AND DITCH PAVING WILL BE REQUIRED WHEN SHOWN ON PLANS.

**QUANTITIES FOR ONE INLET**

H	CONCRETE (CU. YDS)	STEEL (LBS)	NO. STEPS (REQ'D)
2'-0"	0.9	75	0
3'-0"	1.0	80	0
3'-6"	1.2	96	0
4'-0"	1.3	101	1
4'-6"	1.4	116	2
5'-0"	1.5	122	2
5'-6"	1.7	137	2
6'-0"	1.8	142	3
6'-6"	1.9	158	3
7'-0"	2.0	163	3
7'-6"	2.2	179	4
8'-0"	2.3	184	4
8'-6"	2.4	199	4
9'-0"	2.5	205	5
9'-6"	2.7	220	5
10'-0"	3.0	235	6
11'-0"	3.4	251	6

PIPE INSIDE DIAMETER SHALL BE 30 IN. OR LESS. CONCRETE AND STEEL QUANTITIES ARE FOR ONE ENTIRE INLET BEFORE DEDUCTION FOR VOLUME OCCUPIED BY PIPE. WEIGHT OF STEEL INCLUDES A RING FOR THE MAXIMUM PIPE DIAMETER.

**BAR LIST FOR H=2 FT.-6 IN. AND BENDING DIAGRAM**

MARK	NO.	HEIGHT (FEET)	LENGTH
NO. 401	2	2'-3"	7'-11"
NO. 401	6	2'-3"	8'-7"
NO. 402	3	1'-7"	13'-0"

\*1" INCREASE DIMENSION 6 IN. FOR EACH 6 IN. INCREASE OF 1/4" ABOVE 2 FT. - 6 IN.

ADD ONE BAR FOR EACH FT. INCREASE OF 1/4" ABOVE 2 FT. - 6 IN.

NO. 402 BARS WILL BE EQUALLY SPACED FROM EACH OTHER.

REFERENCE: CDOT M & S STANDARDS M-604-10

**INLET TYPE C**

Issued: 05/2013

Revised:

Drawing No. **SP.35a**

DOUGLAS COUNTY COLORADO

**SECTION D-D**

**SECTION E-E**

**CLOSE MESH GRATE**  
USE FOR PEDESTRIAN AND BICYCLE AREAS ONLY.

REFERENCE: CDOT M & S STANDARDS M-604-10

**INLET TYPE C**

Issued: 05/2013

Revised:

Drawing No. **SP.35c**

DOUGLAS COUNTY COLORADO

**SECTION A-A**

**SECTION B-B**

**SECTION A-A**

REFERENCE: CDOT M & S STANDARDS M-604-10

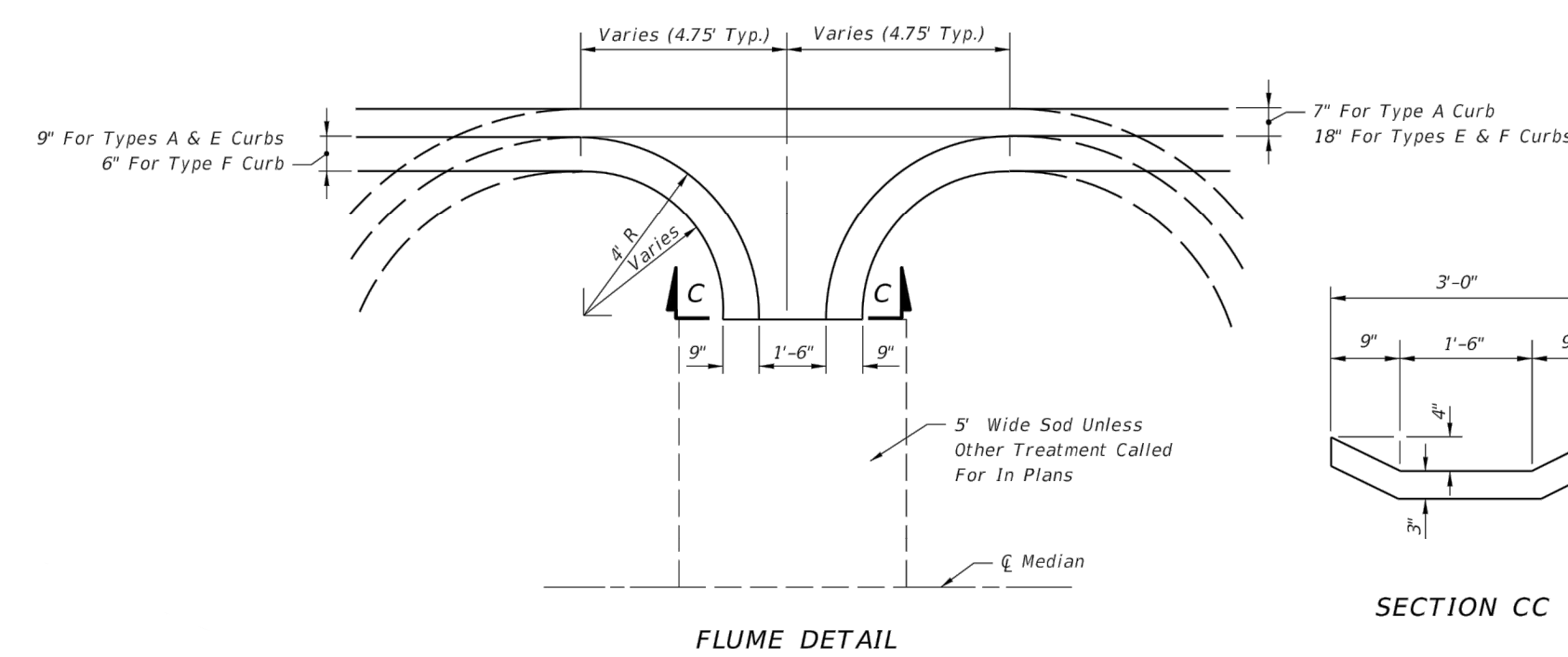
**INLET TYPE C**

Issued: 05/2013

Revised:

Drawing No. **SP.35b**

DOUGLAS COUNTY COLORADO



**GENERAL NOTES:**  
1. FLUMES TO BE LOCATED IN LOW POINT AS DESIGNATED IN THE PLANS.

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REVISION	BY	DATE

**Kimley»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
4582 South Ulster Street, Suite 1500  
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DESIGNED BY: SLP  
DRAWN BY: SWH  
CHECKED BY: SLP  
DATE: 06/09/2022

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CITY OF LONE TREE, COUNTY OF DOUGLAS  
SITE IMPROVEMENT PLAN  
STANDARD DETAILS

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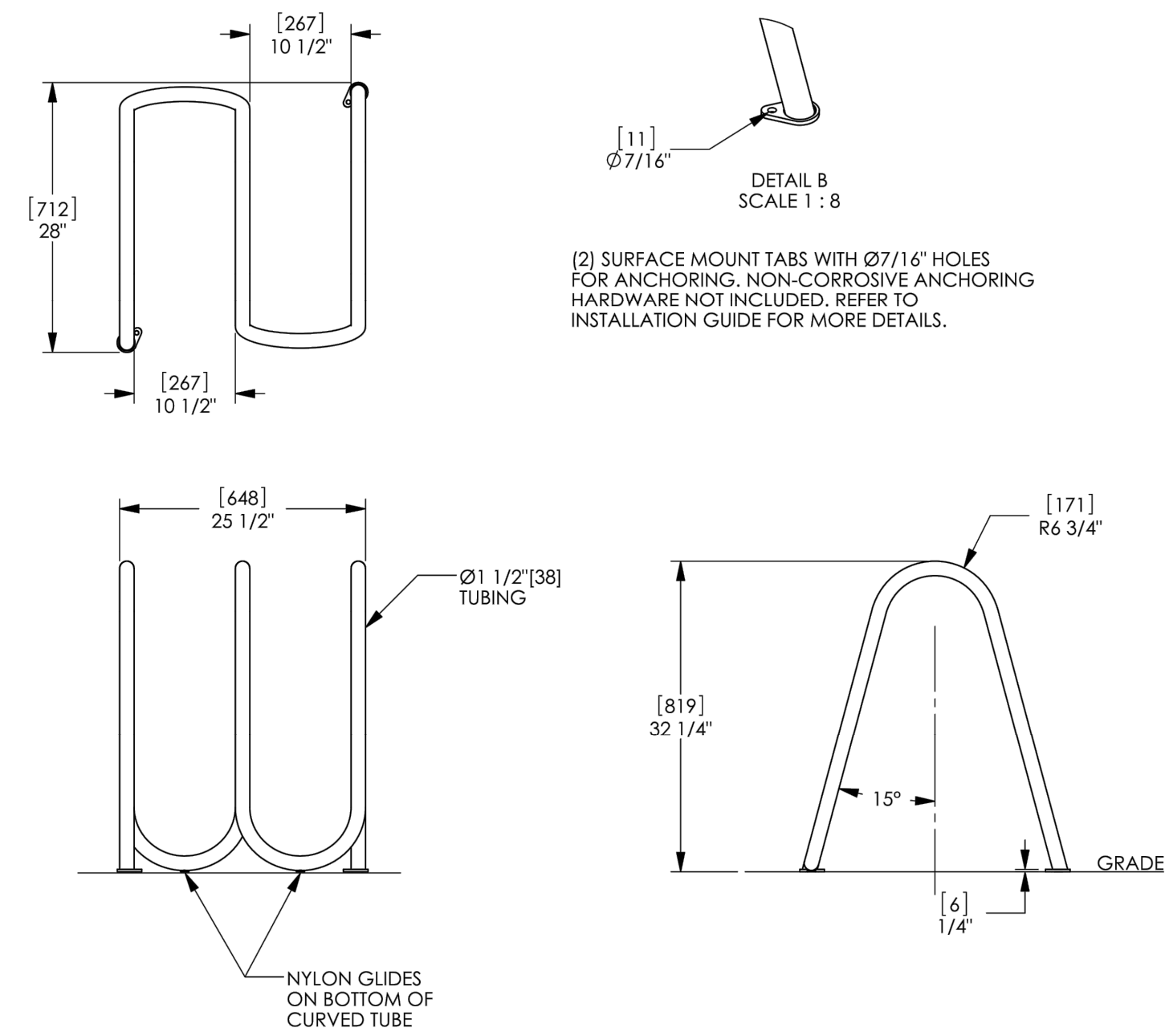
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**RETAIL FURNITURE, RIDGEGATE FILING NO. 18, 1ST AMENDMENT, LOT 2C**  
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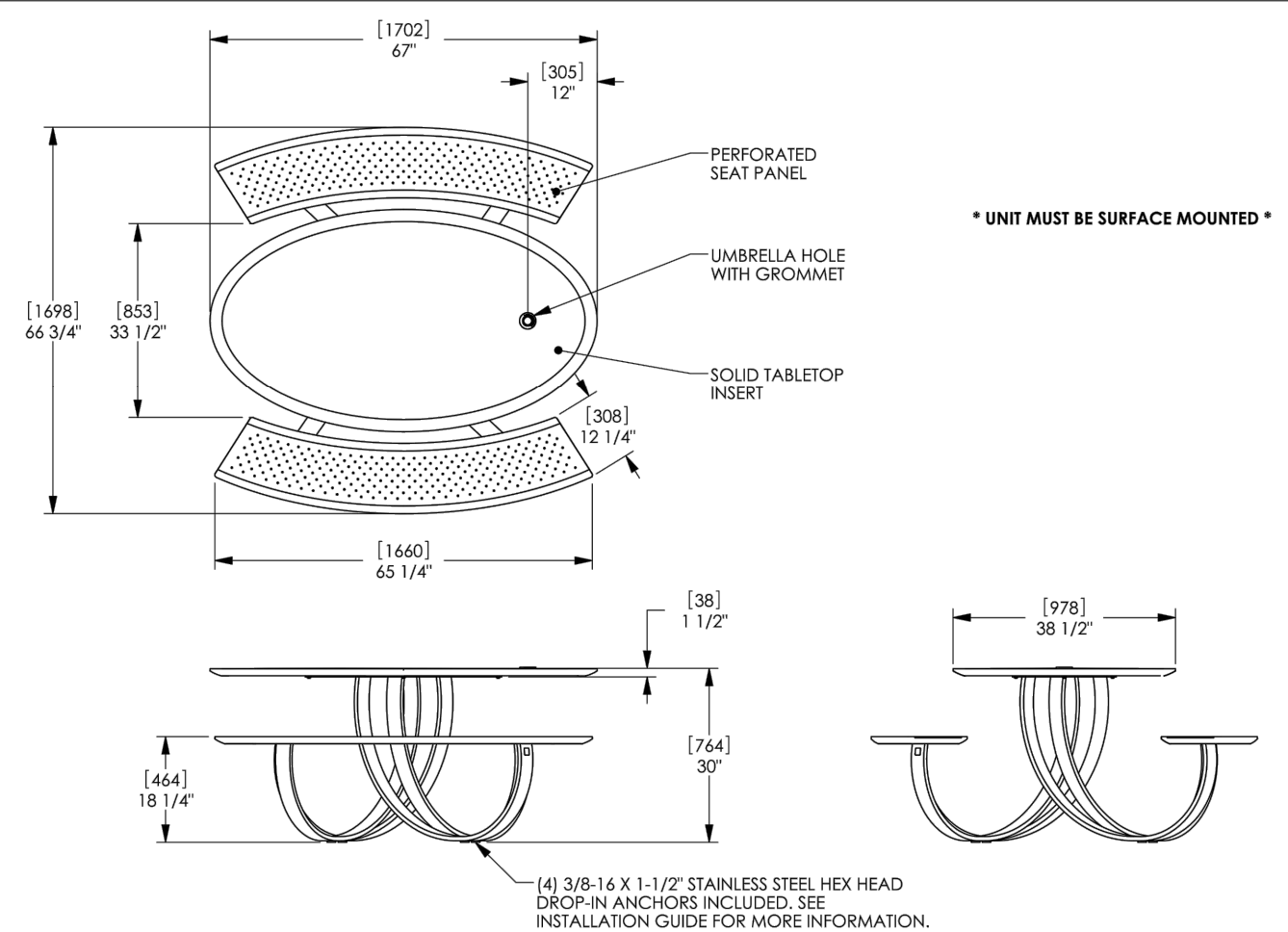
**Fio** Bike Rack, Surface Mount, Powdercoated Steel  
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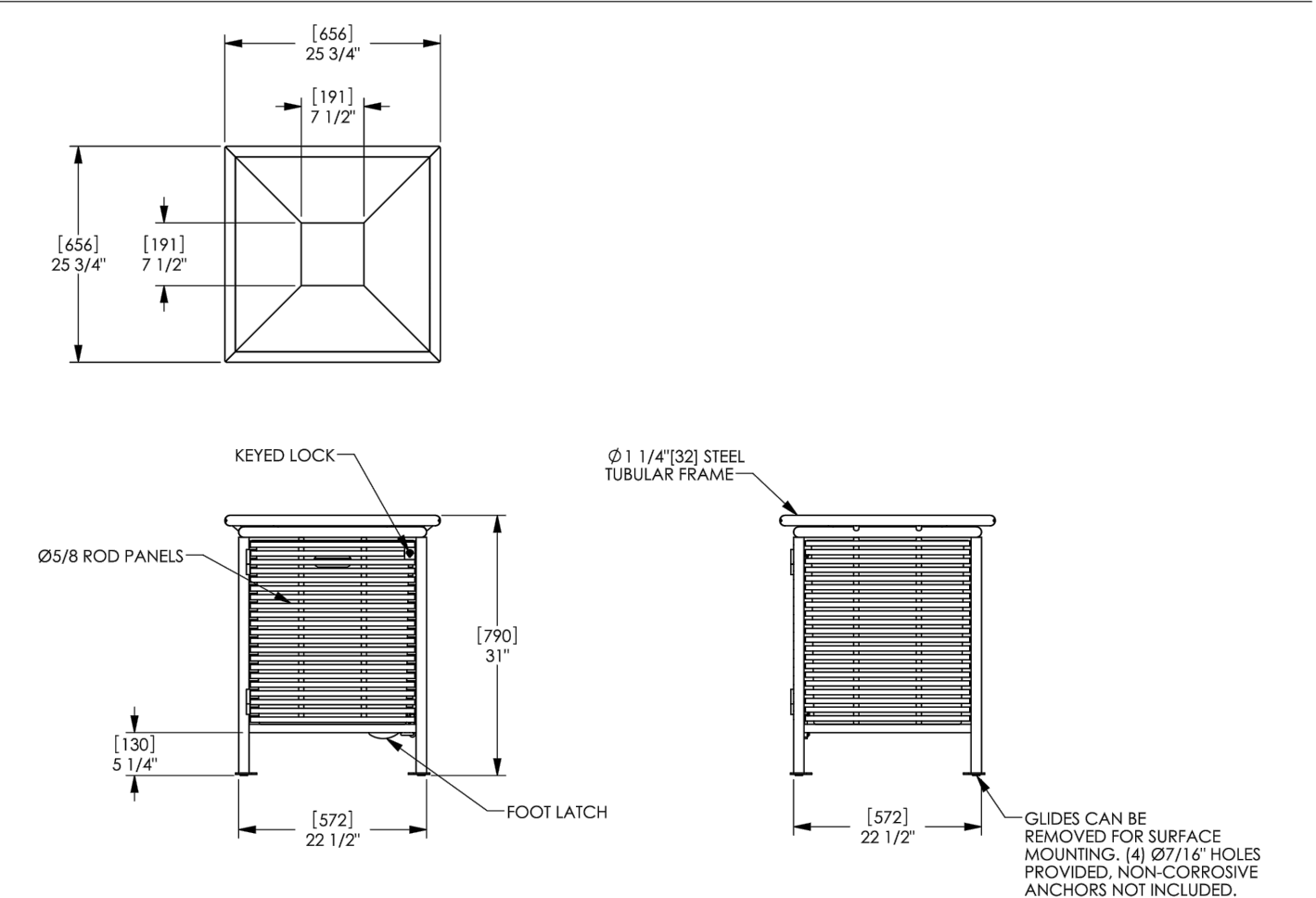
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NO.	REVISION	BY	DATE

**Kimley»Horn**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 4582 South Ulster Street, Suite 1500  
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: SLP  
 DRAWN BY: SWH  
 CHECKED BY: SLP  
 DATE: 06/09/2022

**RETAIL FURNITURE**  
 CITY OF LONE TREE, COUNTY OF DOUGLAS  
 SITE IMPROVEMENT PLAN  
 SITE FURNISHINGS

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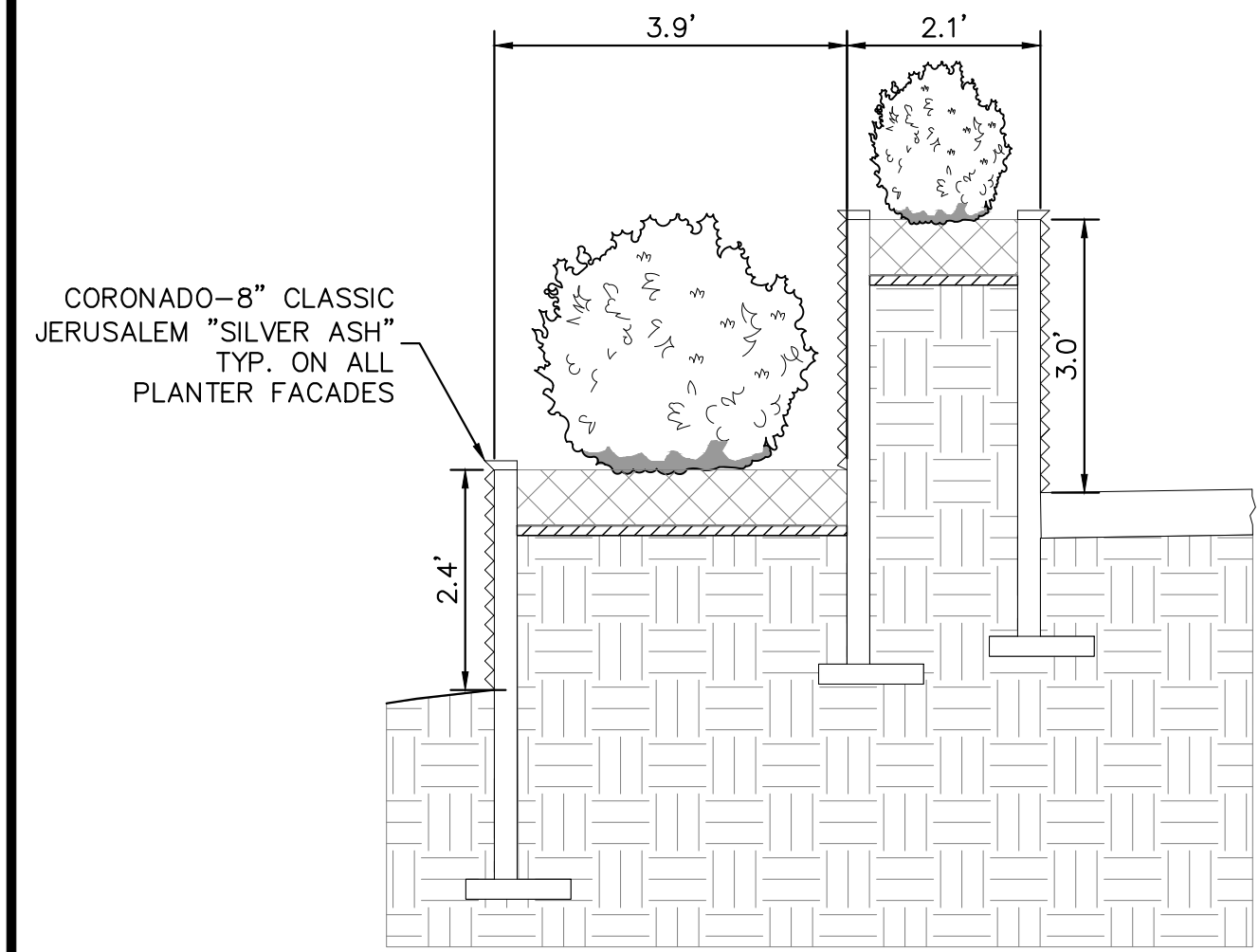
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 196336000\_DT



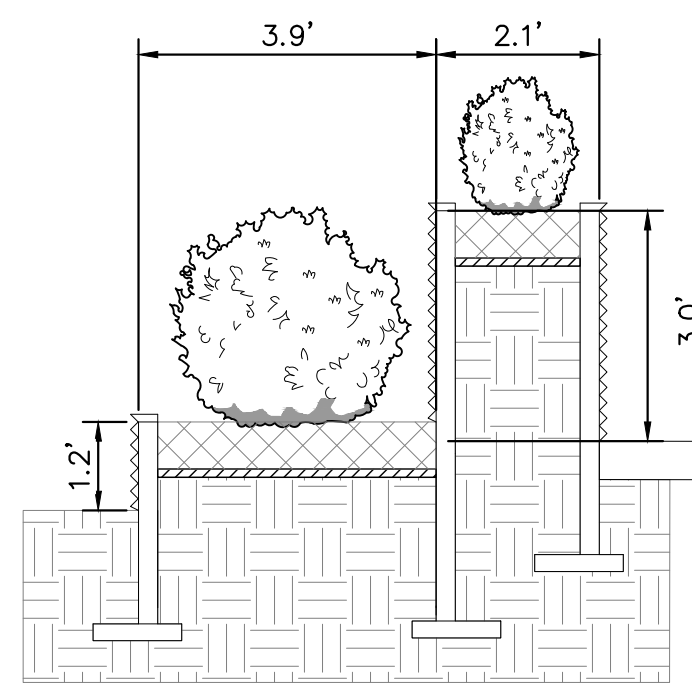
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### RETAIL FURNITURE, RIDGEGATE FILING NO. 18, 1ST AMENDMENT, LOT 2C

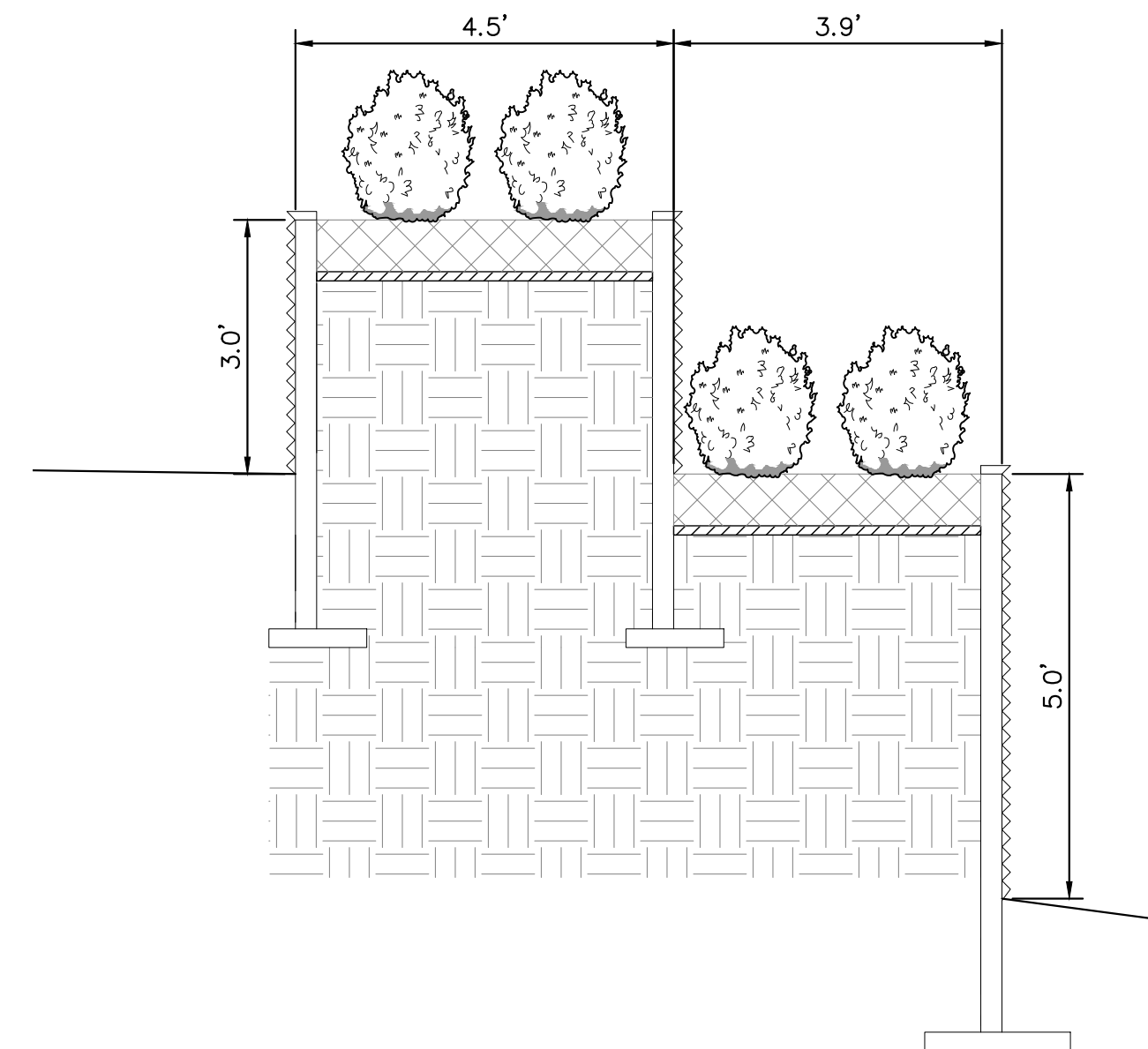
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22  
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
PLANNING AREA - 9.414 AC  
SITE IMPROVEMENT PLAN SP21-114R



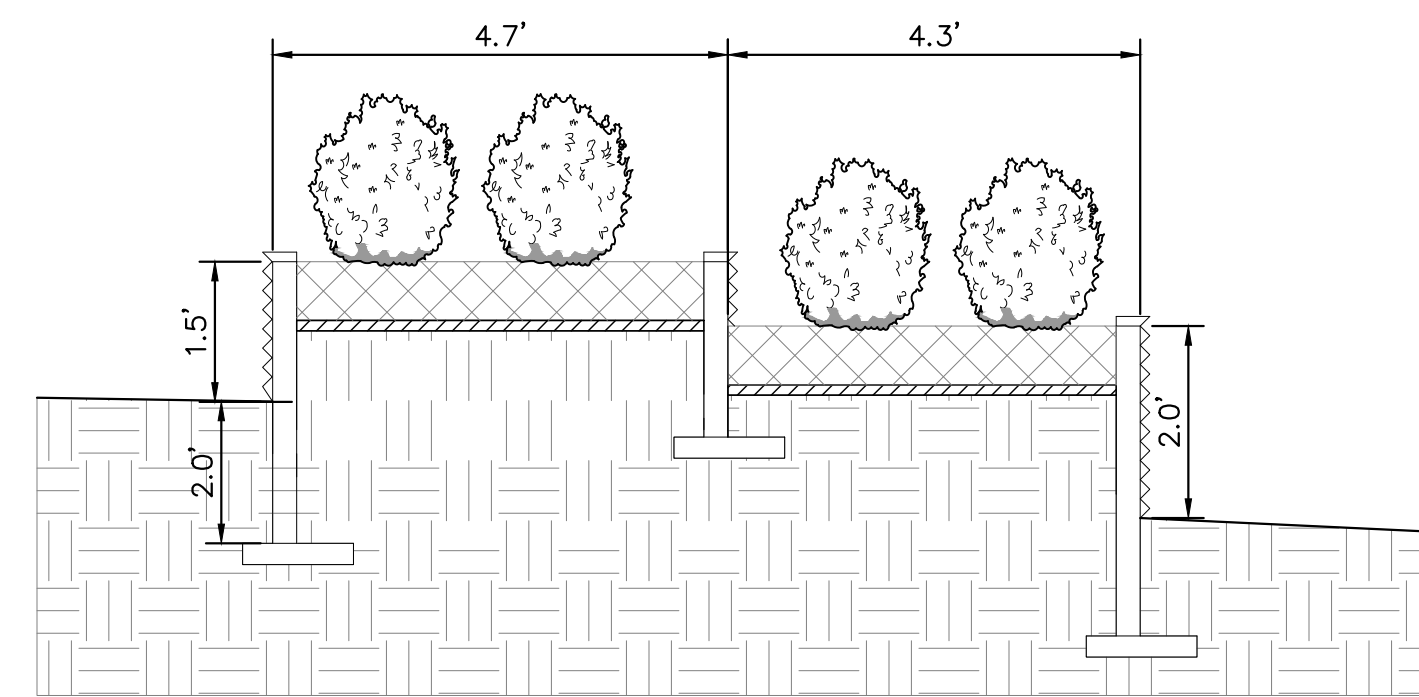
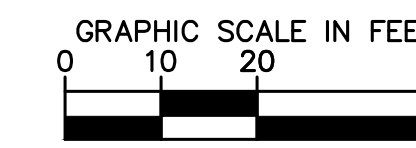
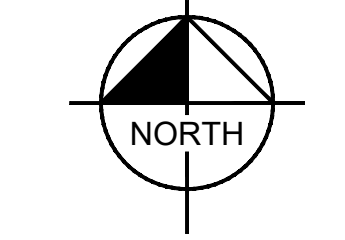
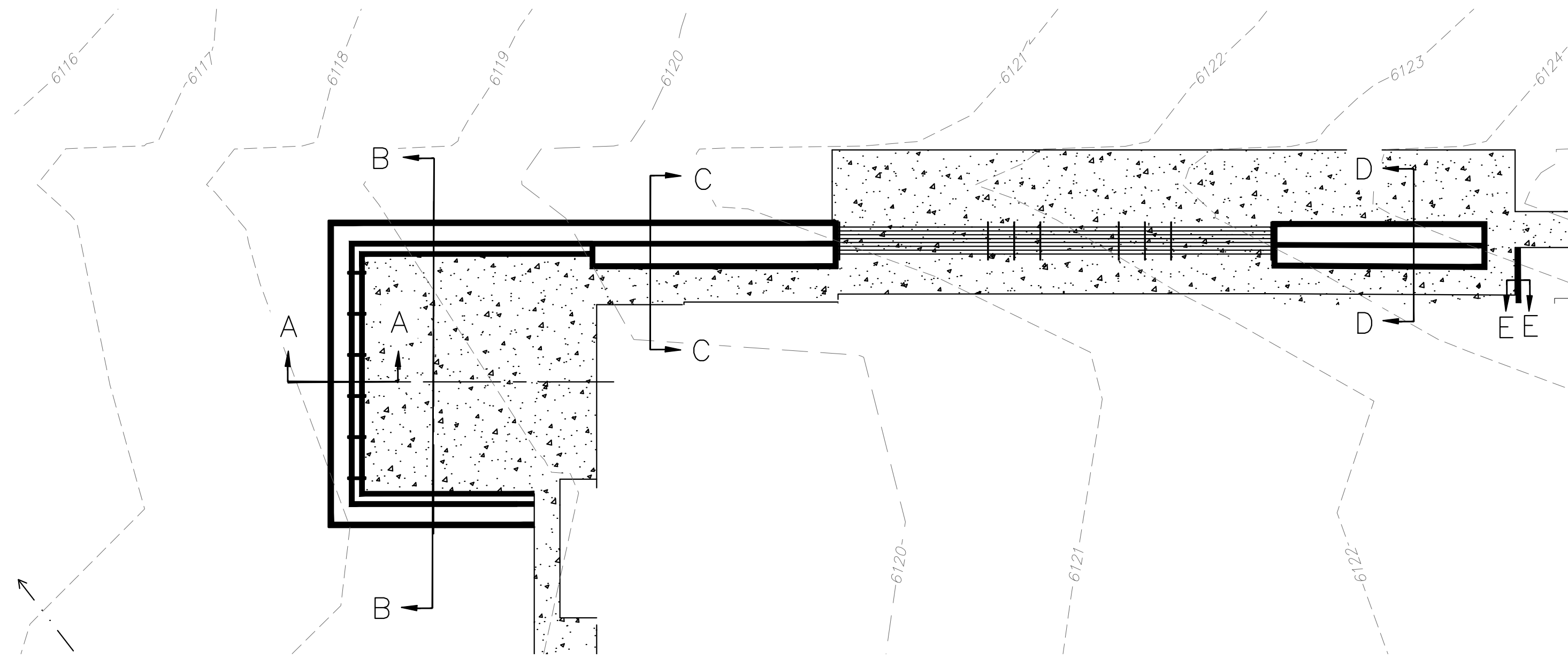
WALLED PLANTER SECTION A-A PROFILE VIEW  
N.T.S.



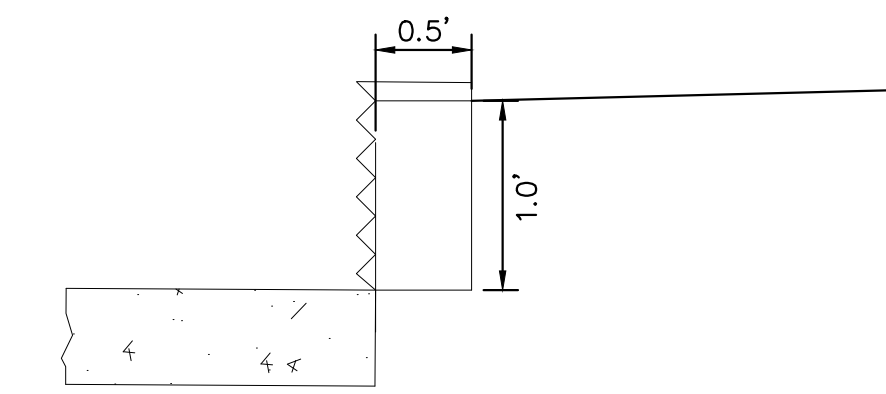
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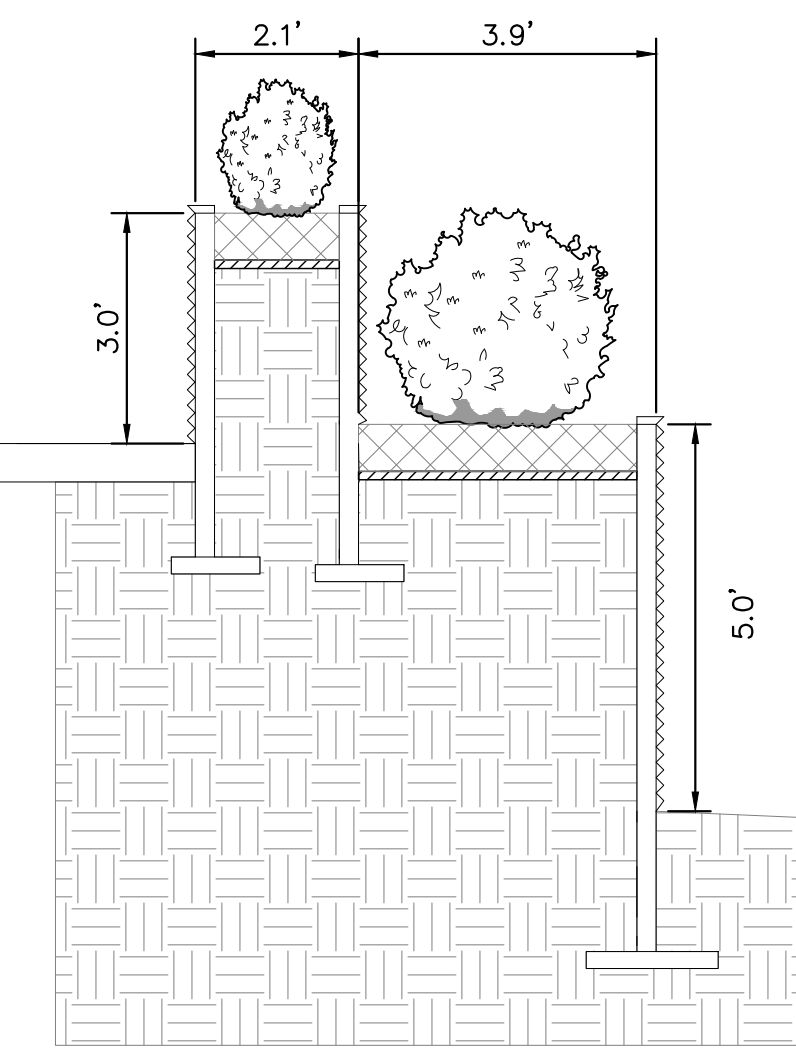
WALLED PLANTER SECTION C-C PROFILE VIEW  
N.T.S.



TERRACED PLANTER SECTION D-D PROFILE VIEW  
N.T.S.



WALL SECTION E-E PROFILE VIEW  
N.T.S.



NO.	REVISION	BY	DATE

**Kimley»Horn**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 4582 South Ulster Street, Suite 1500  
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: SLP  
 DRAWN BY: SWH  
 CHECKED BY: SLP  
 DATE: 06/09/2022

**RETAIL FURNITURE**  
 CITY OF LONE TREE, COUNTY OF DOUGLAS  
 SITE IMPROVEMENT PLAN  
 PLANTER CROSS SECTIONS

PRELIMINARY  
 FOR REVIEW ONLY  
 NOT FOR  
 CONSTRUCTION  
**Kimley»Horn**  
 Kimley-Horn and Associates, Inc.

PROJECT NO.  
 196336000  
 DRAWING NAME  
 196336000\_CS

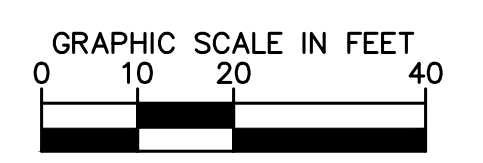
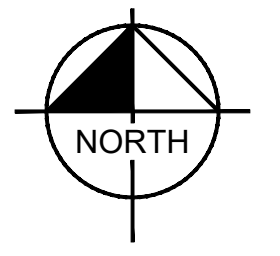
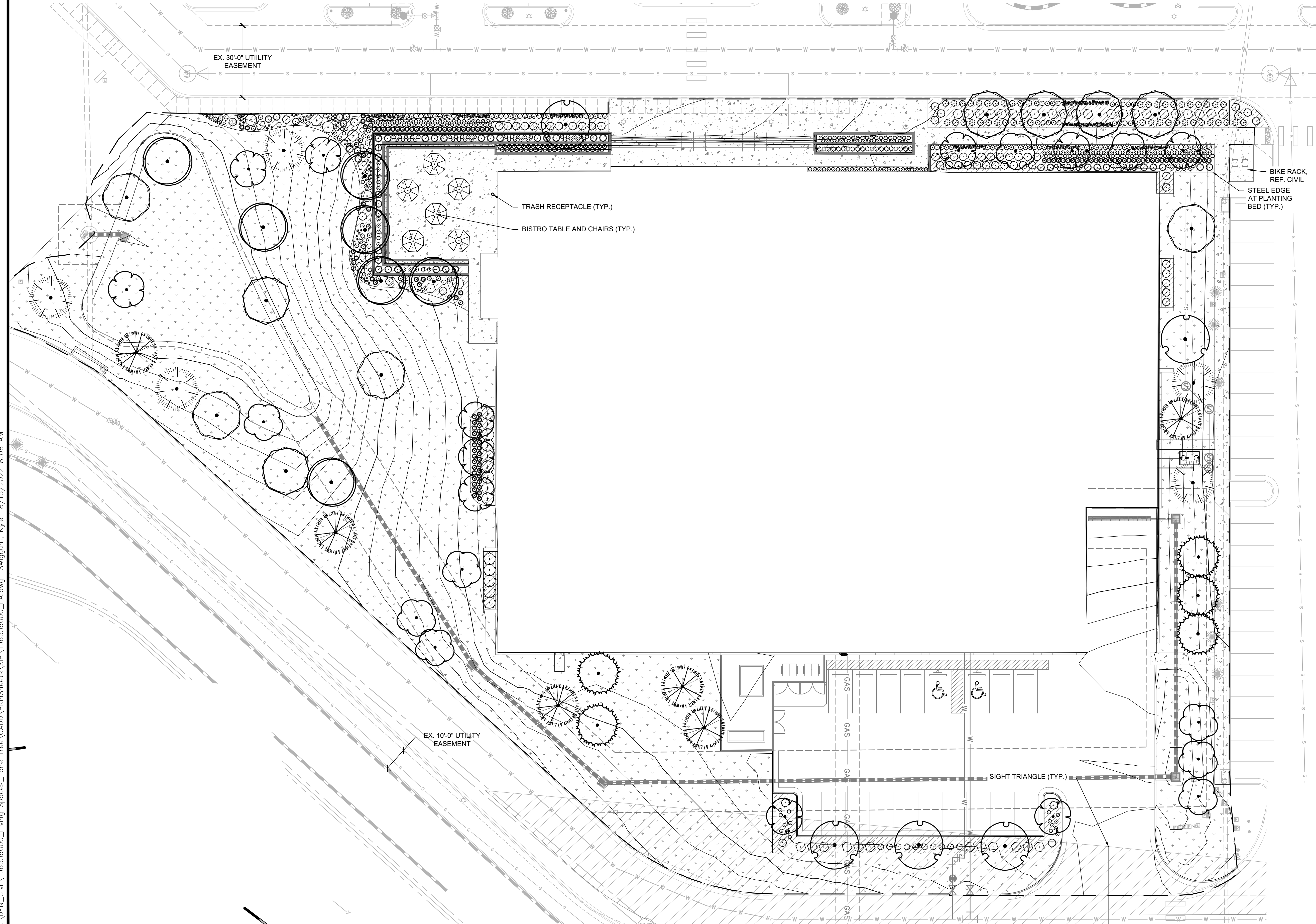
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### RETAIL FURNITURE, RIDGEGATE FILING NO. 18, 1ST AMENDMENT, LOT 2C

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22  
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
PLANNING AREA - 9.414 AC  
SITE IMPROVEMENT PLAN SP21-114R



NO.	REVISION	BY	DATE	APPR

# Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.  
4582 South Uister Street, Suite 1500  
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: EIW  
DRAWN BY: EJM  
CHECKED BY: EIW  
DATE: 06/03/2022

**RETAIL FURNITURE**  
CITY OF LONE TREE, COUNTY OF DOUGLAS  
SITE IMPROVEMENT PLAN  
LANDSCAPE PLAN

**PRELIMINARY**  
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NOT FOR  
CONSTRUCTION  
**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
196336000  
DRAWING NAME  
196336000\_LA

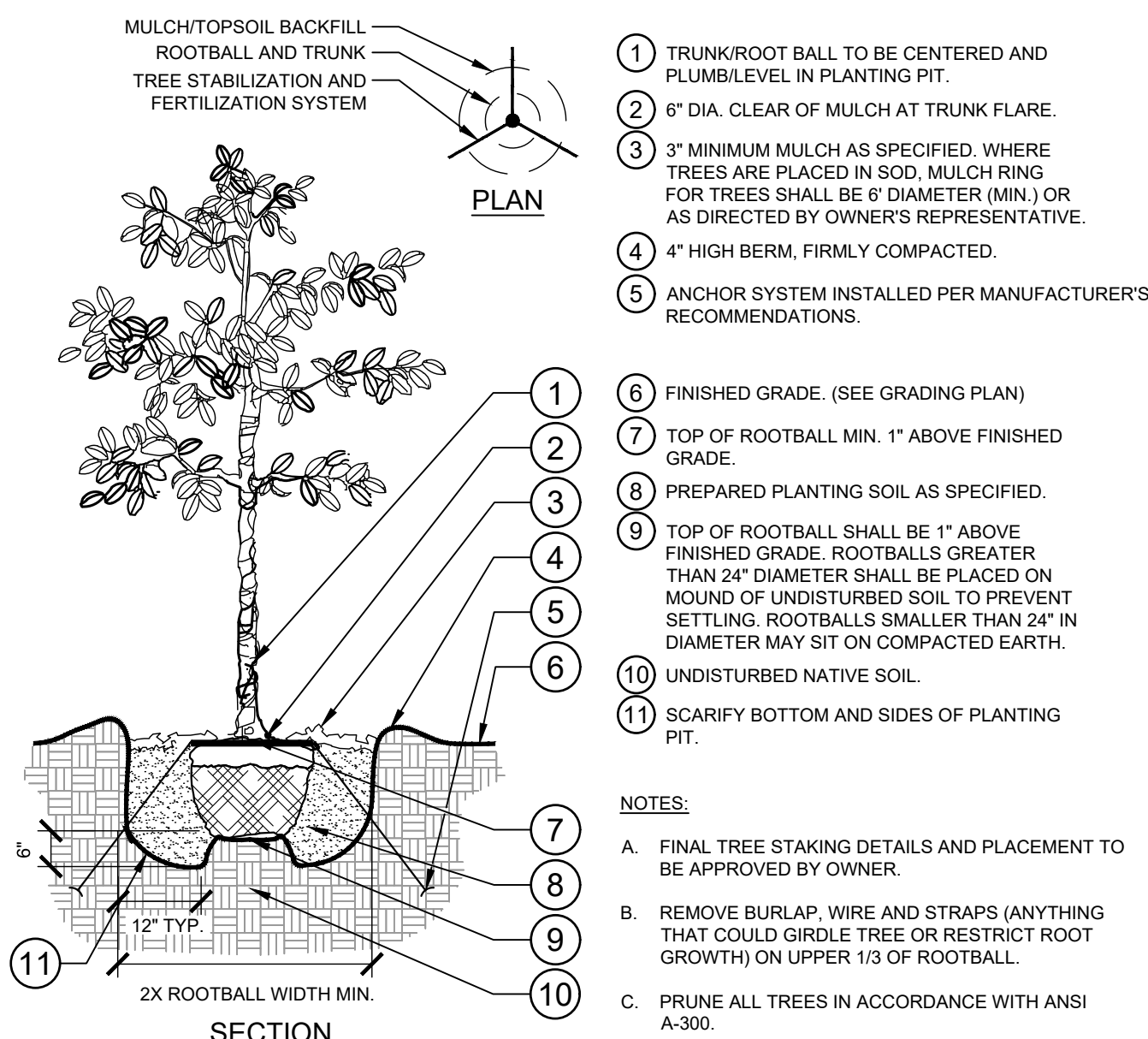
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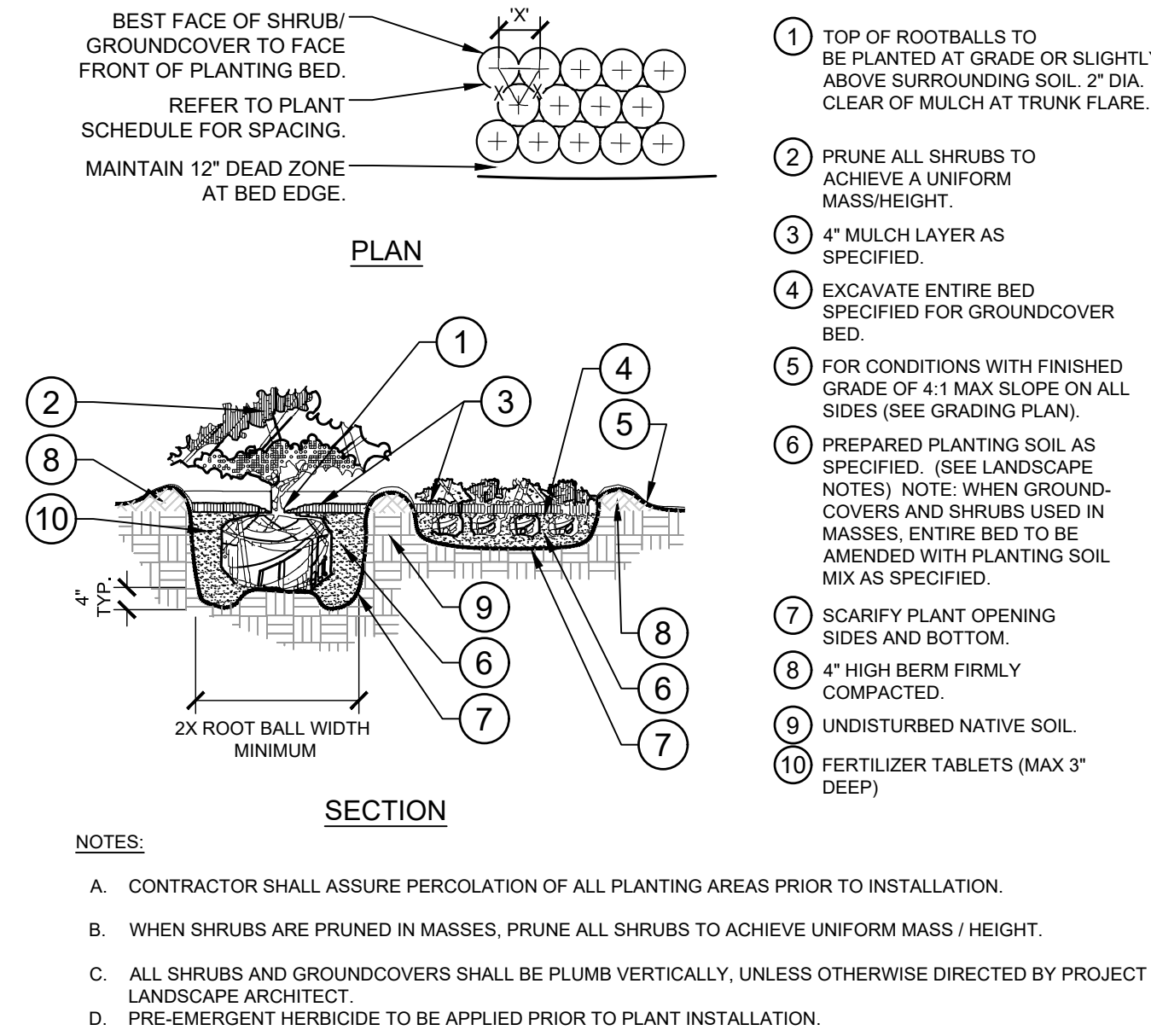
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### RETAIL FURNITURE, RIDGEGATE FILING NO. 18, 1ST AMENDMENT, LOT 2C

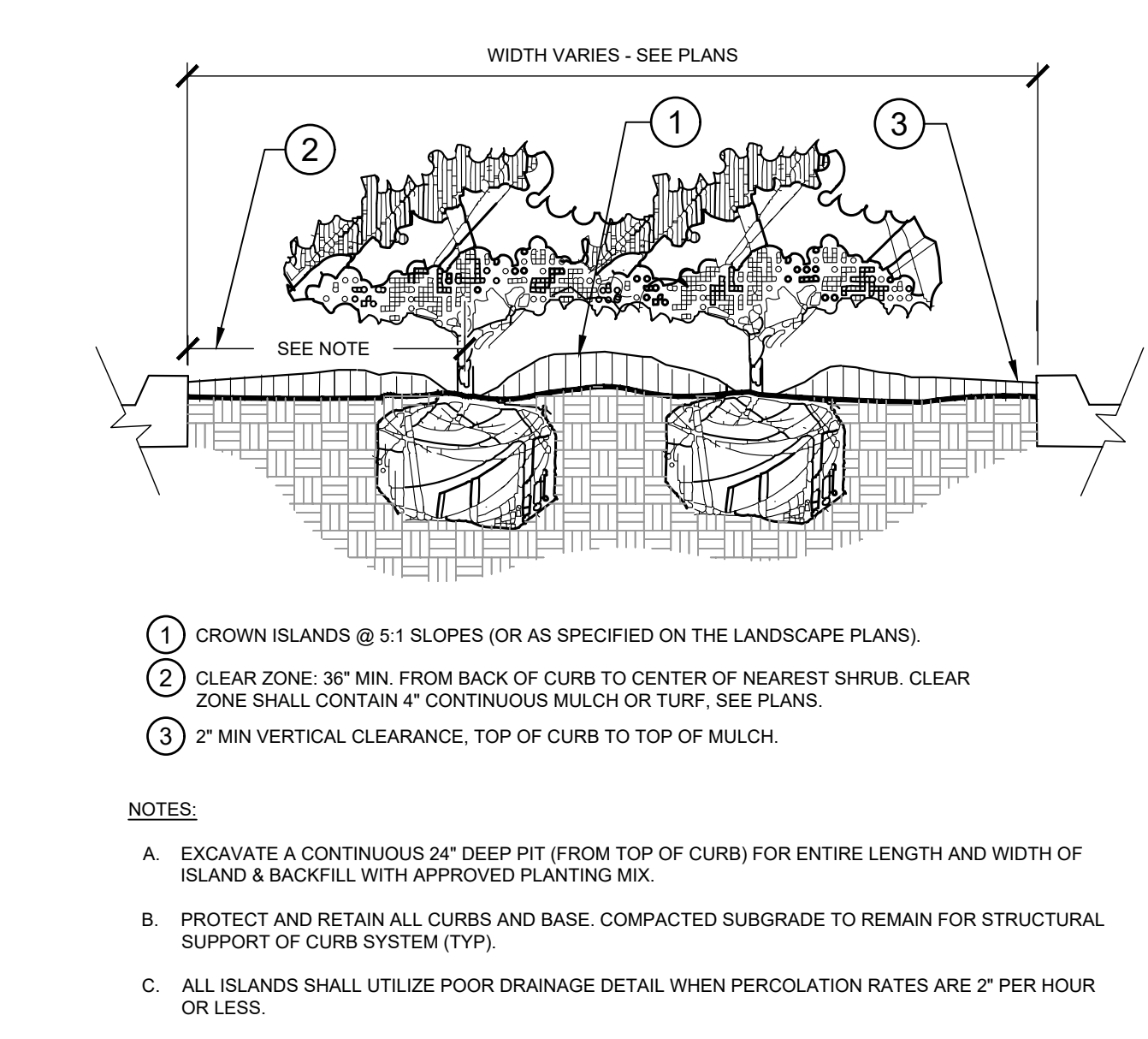
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TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
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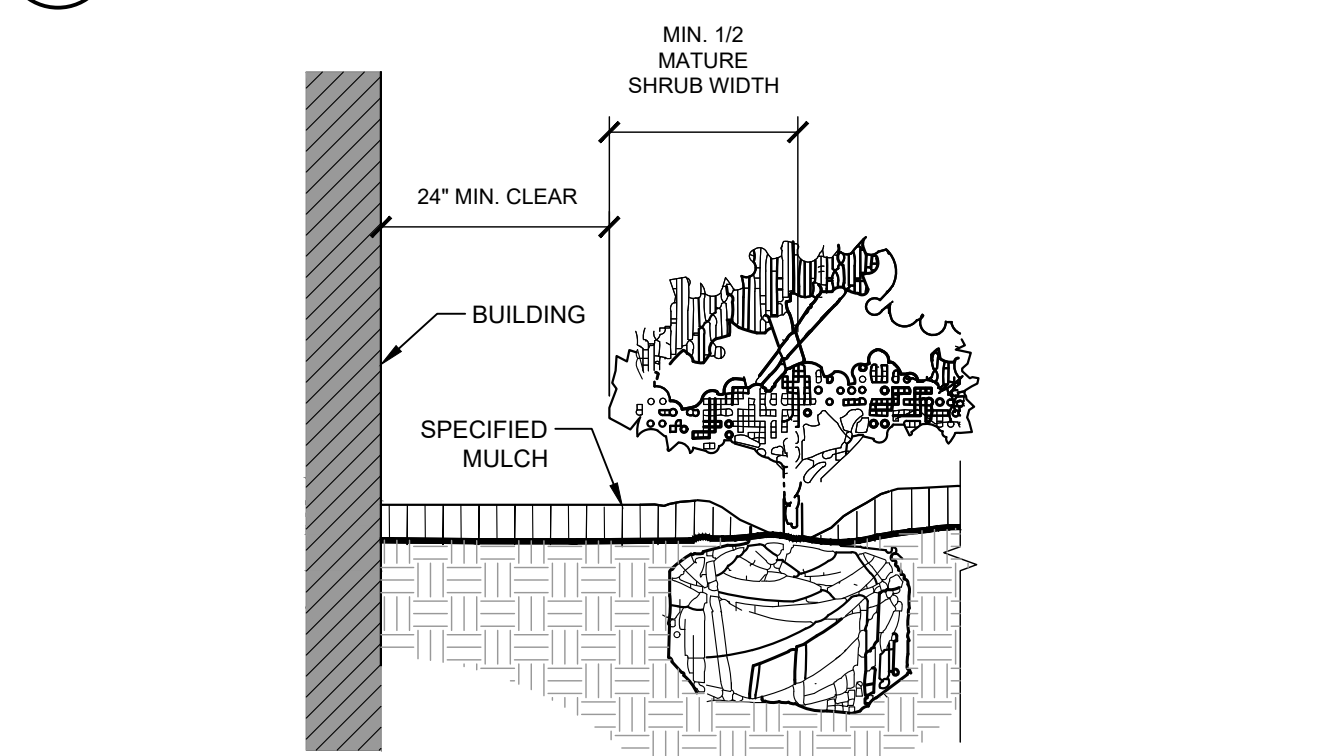
1 TREE PLANTING  
SECTION / PLAN NTS



2 SHRUB/GROUNDCOVER PLANTING  
SECTION / PLAN NTS



3 PLANTED PARKING LOT ISLANDS/MEDIANS  
SECTION NTS



4 PLANTINGS ADJACENT TO BUILDINGS  
SECTION NTS

### PLANT SCHEDULE

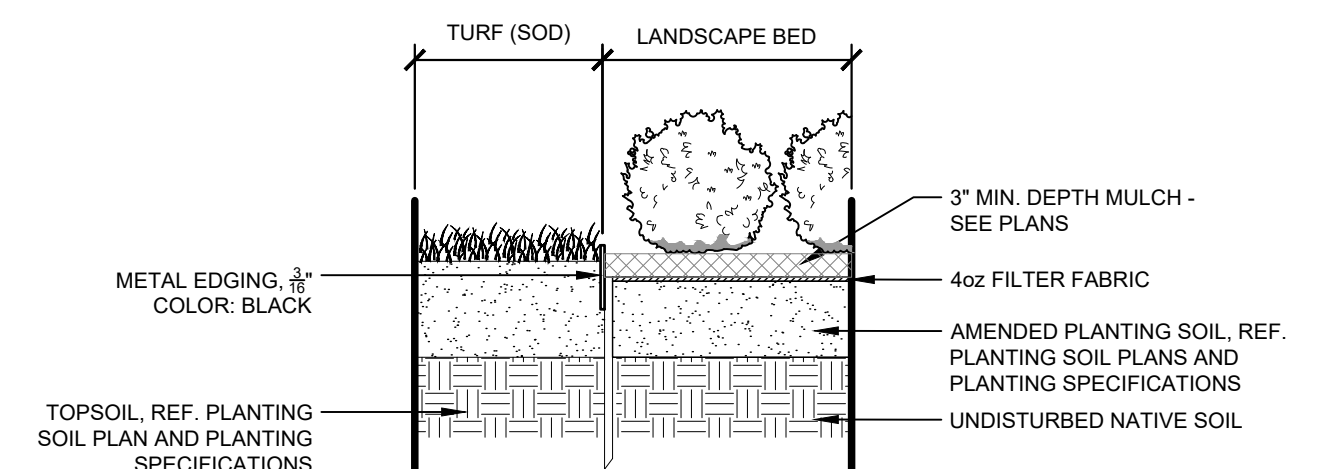
CANOPY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.
	AC	4	ACER PLATANOIDES 'CRIMSON SENTRY'	CRIMSON SENTRY NORWAY MAPLE	B & B	3" CAL MIN
	GS	5	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	B & B	3" CAL MIN
	QR	7	QUERCUS RUBRA	NORTHERN RED OAK	B & B	3" CAL MIN
	UC	6	ULMUS X 'FRONTIER'	FRONTIER ELM	B & B	3" CAL MIN
	PP	6	PINUS EDULIS	PINYON PINE	B & B	8'-10' HT
	PN	5	PINUS NIGRA	AUSTRIAN PINE	B & B	8'-10' HT
	PD	5	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	B & B	10' HT MIN.
	CV	9	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	B & B	2" CAL MIN
	PM	11	PYRUS USSURIENSIS 'MORDAK' TM	PRAIRIE GEM USSURIAN PEAR	B & B	2" CAL MIN

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING
	CB	46	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST BLUEBEARD	5 GAL	SEE PLAN
	CK	56	CORNUS SERICEA 'KELSEY'	KELSEY DWARF REDTWIG DOGWOOD	5 GAL	SEE PLAN
	RT	12	RHUS TRILOBATA	THREE LEAF SUMAC	5 GAL	SEE PLAN
	RG	9	RIBES AUREUM	GOLDEN CURRANT	5 GAL	SEE PLAN
	SG	37	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME JAPANESE SPIREA	5 GAL	SEE PLAN
	DB	59	DAPHNE X BURKWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	5 GAL	SEE PLAN
	BG	293	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	5 GAL	SEE PLAN
	CA	116	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	5 GAL	SEE PLAN
	HS	85	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	SEE PLAN
	AM	115	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	1 GAL	SEE PLAN
	CI	108	CALLIRHOE INVOLUCRATA	PURPLE POPPYMALLOW	1 GAL	SEE PLAN
	EA	175	ECHINACEA PURPUREA 'ALBA'	WHITE CONEFLOWER	1 GAL	SEE PLAN

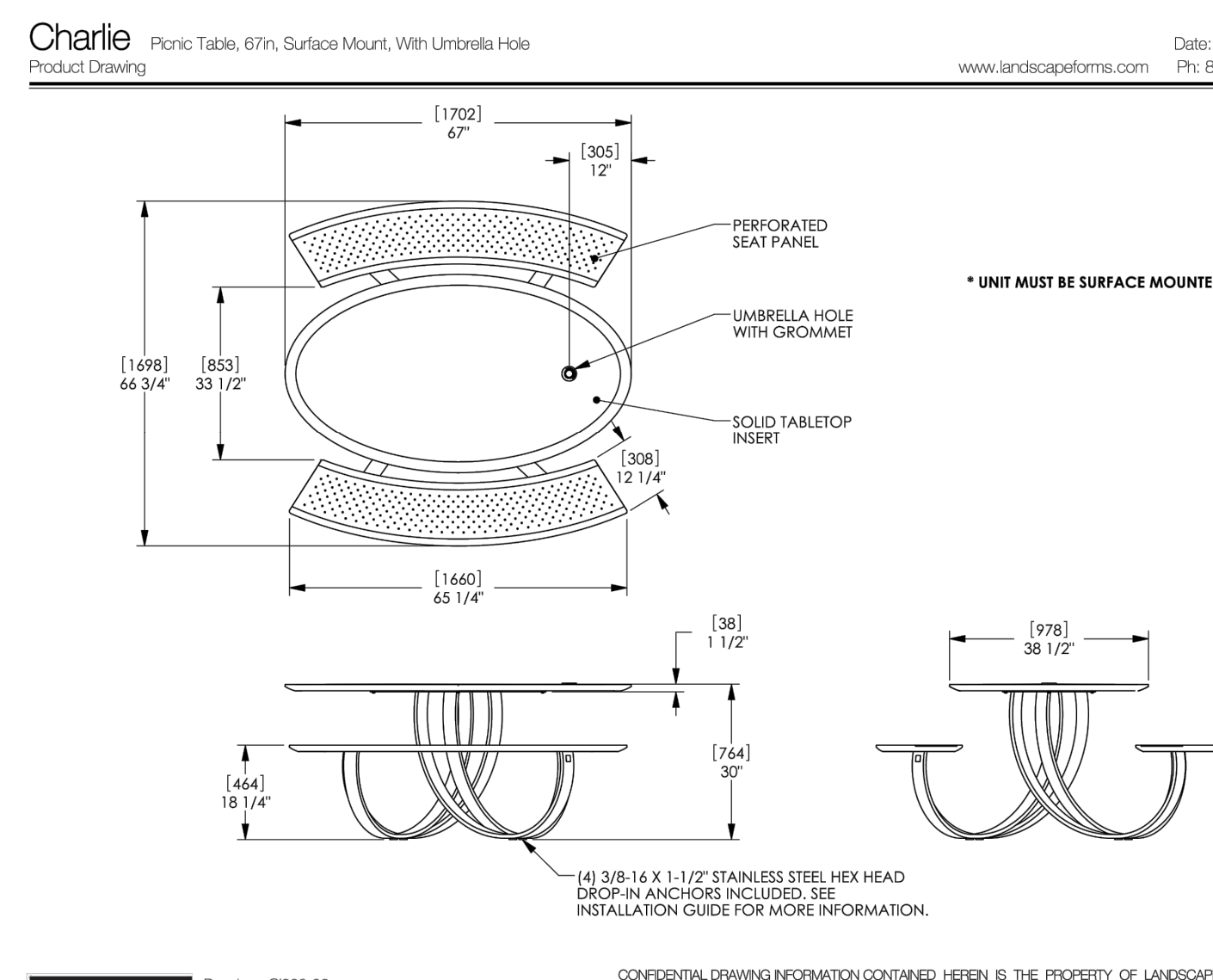
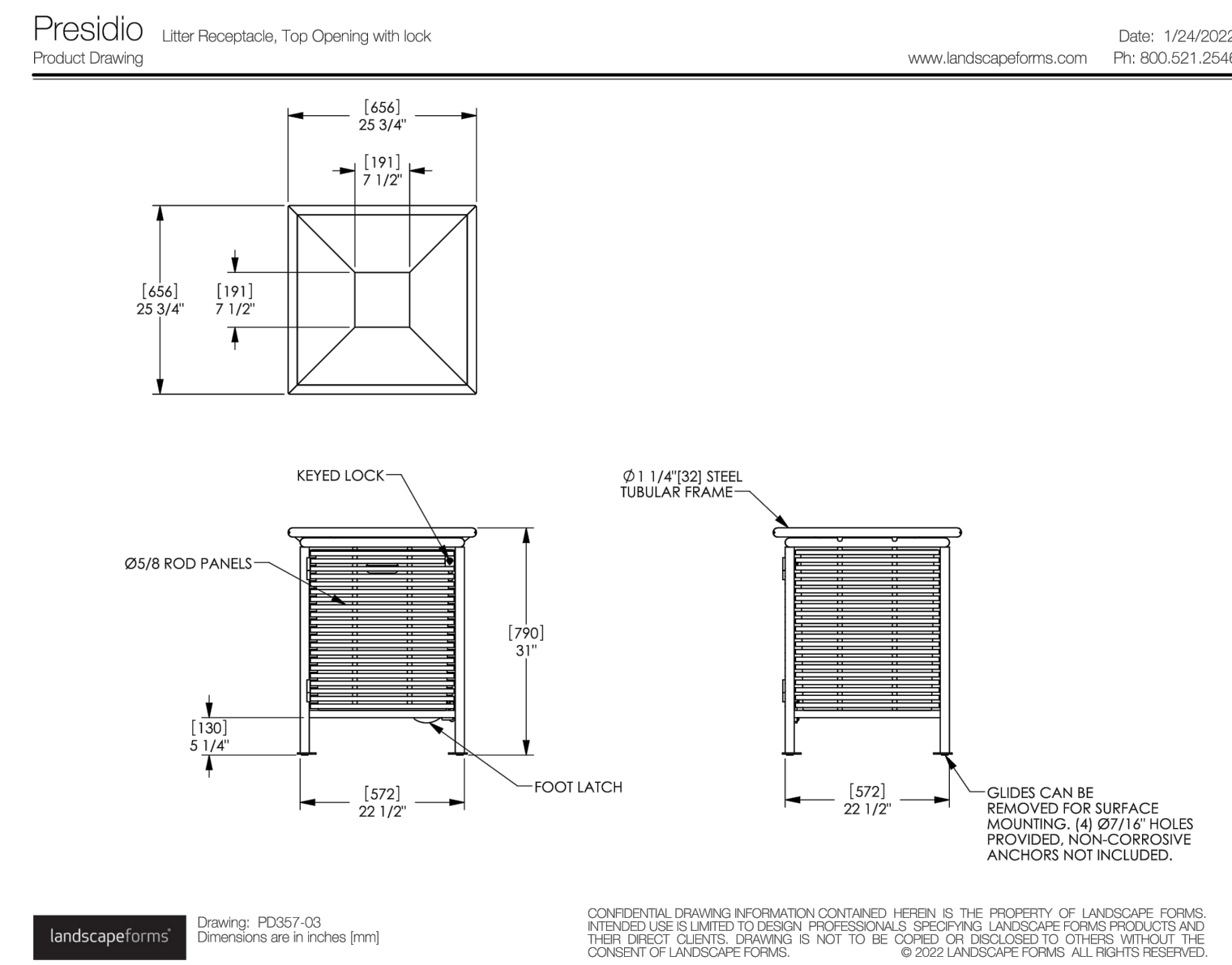
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING
	AM	115	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	1 GAL	SEE PLAN
	CI	108	CALLIRHOE INVOLUCRATA	PURPLE POPPYMALLOW	1 GAL	SEE PLAN
	EA	175	ECHINACEA PURPUREA 'ALBA'	WHITE CONEFLOWER	1 GAL	SEE PLAN
	OM	96	OENOTHERA MACROCARPA	MISSOURI EVENING PRIMROSE	1 GAL	SEE PLAN
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
	MULCH	7,906 SF	DOUBLE SHREDDED HARDWOOD MULCH	REFERENCE SPECIFICATIONS	-	-
	NS	42,143 SF	NATIVE SEED	SEE MIX BELOW	-	SEED
	RM	128 SF	ROCK MULCH	2"-4" RIVER ROCK MULCH	-	-

NATIVE SEED MIX (NON-IRRIGATED)				
COMMON NAME	BOTANICAL NAME	VARIETY	% IN MIX	POUNDS OF PLS PER ACRE
Sideoats Grama	Bouteloua curtipendula	Vaughn	15	0.9
Western Wheatgrass	Pascopyrum smithii	Amiba	15	1.6
Blue Grama	Bouteloua gracilis	Hachita	15	0.3
Thickspike Wheatgrass	Elymus lanceolatus ssp. dasystachyum	Cratina	15	1.0
Prairie Sandreed	Callamovilfa longifolia	Goshen	15	0.7
Green Needlegrass	Stipa viridula	Lodoni	15	1.0
Slender Wheatgrass	Elymus trachycaudus ssp. trachycaudus	Phyz	5	0.6
Streambank Wheatgrass	Elymus lanceolatus ssp. riparium	Sodar	5	0.6

5 METAL EDGER AT PLANTING BED  
SECTION NTS



5 METAL EDGER AT PLANTING BED  
SECTION NTS



REVISION BY DATE

13 OF 29

DESIGNED BY: EIW  
DRAWN BY: EJM  
CHECKED BY: EIW  
DATE: 06/03/2022

PRELIMINARY  
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NOT FOR CONSTRUCTION

Kimley-Horn and Associates, Inc.

PROJECT NO. 196336000  
DRAWING NAME 196336000\_LA

CITY OF LONE TREE, COUNTY OF DOUGLAS  
SITE IMPROVEMENT PLAN  
LANDSCAPE DETAILS

Kimley-Horn and Associates, Inc.  
1500 South Ute Street, Suite 1500  
Denver, Colorado 80237 (303) 228-2300



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# RETAIL FURNITURE, RIDGEGATE FILING NO. 18, 1ST AMENDMENT, LOT 2C

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22  
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
PLANNING AREA - 9.414 AC  
SITE IMPROVEMENT PLAN SP21-114R

## GENERAL LANDSCAPE SPECIFICATIONS

### A. SCOPE OF WORK

- THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
- WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

### B. PROTECTION OF EXISTING STRUCTURES

- ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

### C. PROTECTION OF EXISTING PLANT MATERIALS

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC... THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
- SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

### D. MATERIALS

- GENERAL  
MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER, UPON APPROVAL. DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

### 2. PLANT MATERIALS

- FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT, AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPANTING OR ROOT PRUNING, PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
- TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.
- PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
- PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
- TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK (INCLUDED BARK); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 1/4" INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
- FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
- LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.
- IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

### E. SOIL MIXTURE

- CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:
- SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
- TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH; IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER; HAVE A PH BETWEEN 5.5 AND 6.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
- SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
- TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

### F. WATER

- WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

\* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

### G. FERTILIZER

- CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

\* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

### H. MULCH

- MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. UNLESS OTHERWISE NOTED ON PLANS, MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH DARK BROWN FINES BY MOUNTAIN HIGH SAWTREE OR APPROVED EQUAL. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6" MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

### I. DIGGING AND HANDLING

- ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
- PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILT-PROF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
- B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

### J. CONTAINER GROWN STOCK

- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
- AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
- ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

### K. MATERIALS LIST

- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST NO QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

### L. FINE GRADING

- FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
- ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

### M. PLANTING PROCEDURES

- THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
- VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
- FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
- COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEATED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANKLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
- WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
- ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
- TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.
- TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
- PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
- EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
- IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".
- TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
- TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
- SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION "E".
- TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
- AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

- FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.

- ALL BURLAP, ROPE, WIRES, BASKETS, ETC... SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

- TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.

- SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

- TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

- ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

### N. LAWN SODDING

- THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

- ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER AT A DEPTH OF THREE (3) FEET. AND THE GROUND BROUGHT TO FINISHED GRADE. THE GROUND BROUGHT SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

- PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

### 4. SODDING

- THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

- SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS. PAVED AND PLANTED AREAS ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

- DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

### 6. LAWN MAINTENANCE

- WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADING IF NECESSARY.

- CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

### O. EDGING

- CONTRACTOR SHALL INSTALL 4"x4" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

### P. CLEANUP

- UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

### Q. PLANT MATERIAL MAINTENANCE

- ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

### R. FINAL INSPECTION AND ACCEPTANCE OF WORK

- FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

### S. WARRANTY

- THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

- ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

- IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

REVISION	BY	DATE



KIMLEY-HORN AND ASSOCIATES, INC.  
4682 South Ulster Street, Suite 1500  
Denver, Colorado 80237 (303) 228-2300

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DRAWN BY: EJM  
CHECKED BY: EIW  
DATE: 06/03/2022

RETAIL FURNITURE  
CITY OF LONE TREE, COUNTY OF DOUGLAS  
SITE IMPROVEMENT PLAN  
LANDSCAPE NOTES

PRELIMINARY

FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION  
Kimley-Horn  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
196336000

DRAWING NAME  
196336000\_LA

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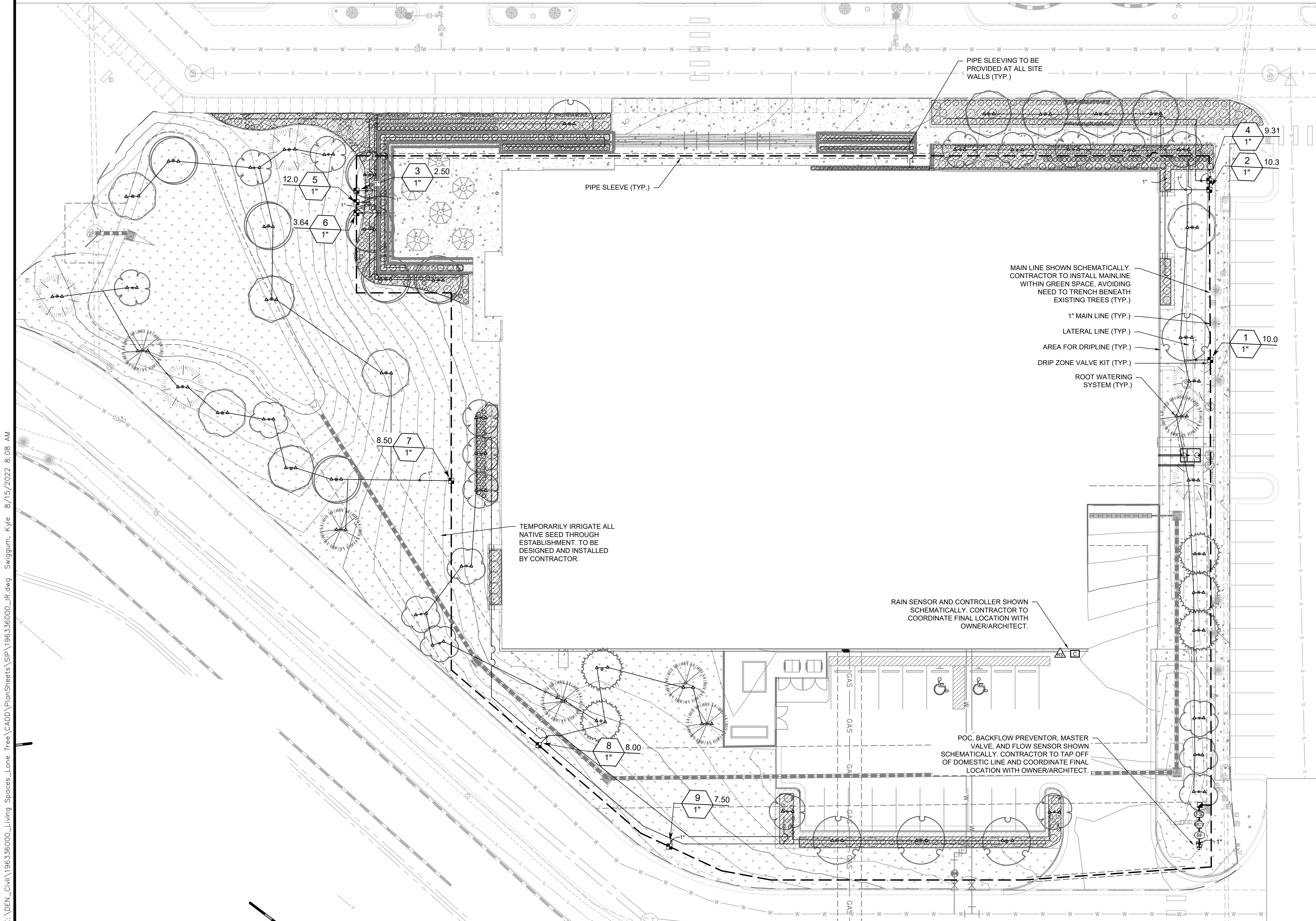
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Know what's below.  
Call before you dig.

### RETAIL FURNITURE, RIDGEGATE FILING NO. 18, 1ST AMENDMENT, LOT 2C

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22  
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
PLANNING AREA - 9.414 AC  
SITE IMPROVEMENT PLAN SP21-114R



MAIN LINE SHOWN SCHEMATICALLY. CONTRACTOR TO INSTALL MAINLINE WITHIN GREEN SPACE, AVOIDING NEED TO TRENCH BENEATH EXISTING TREES (TYP.)

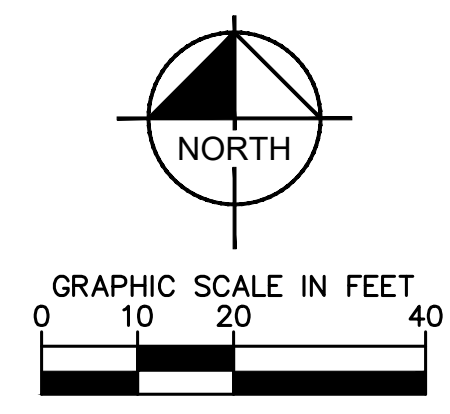
1" MAIN LINE (TYP.)

LATERAL LINE (TYP.)

AREA FOR DRILINE (TYP.)

DRIP ZONE VALVE KIT (TYP.)

ROOT WATERING SYSTEM (TYP.)



REVISION	BY	DATE	APPR

# Kimley»Horn

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CHECKED BY: EIW  
DATE: 06/03/2022

**RETAIL FURNITURE**  
CITY OF LONE TREE, COUNTY OF DOUGLAS  
SITE IMPROVEMENT PLAN  
IRRIGATION PLAN

**PRELIMINARY**  
FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION  
**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
196336000  
DRAWING NAME  
196336000\_IR

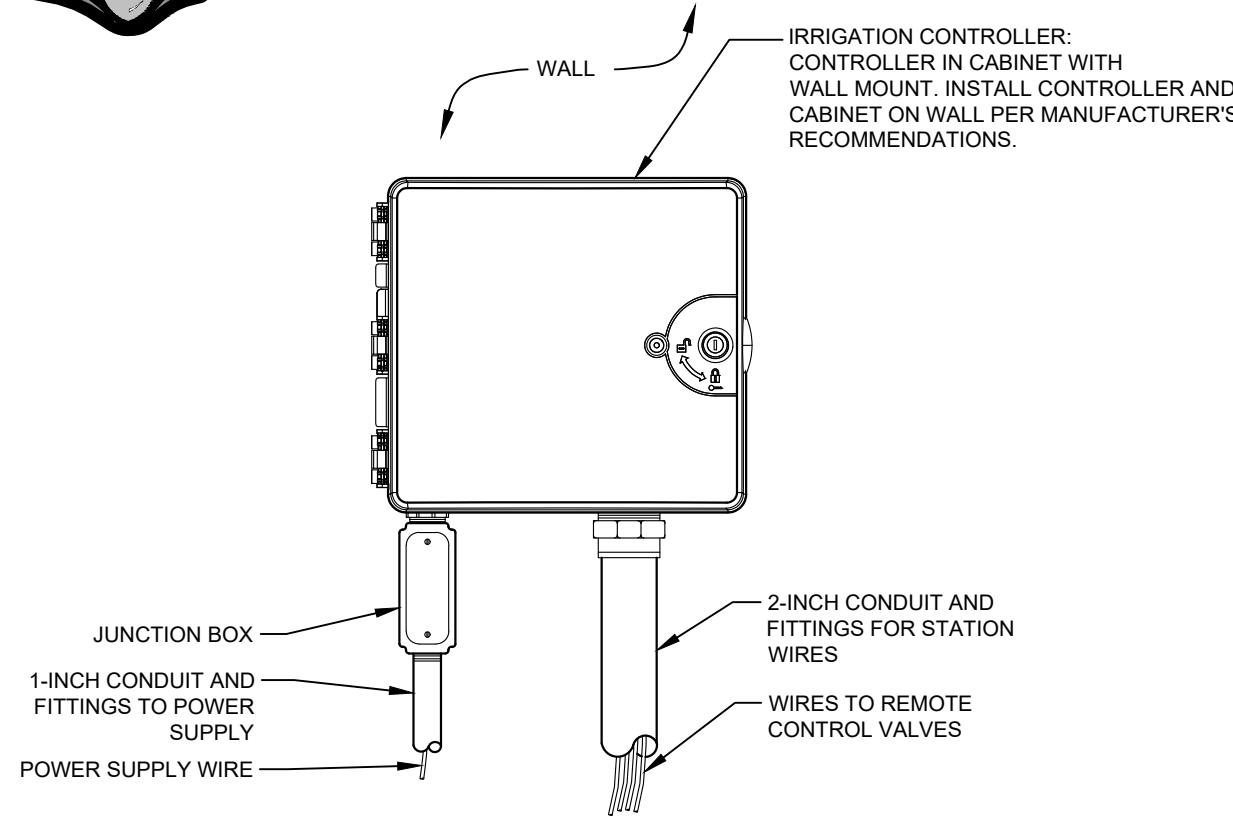
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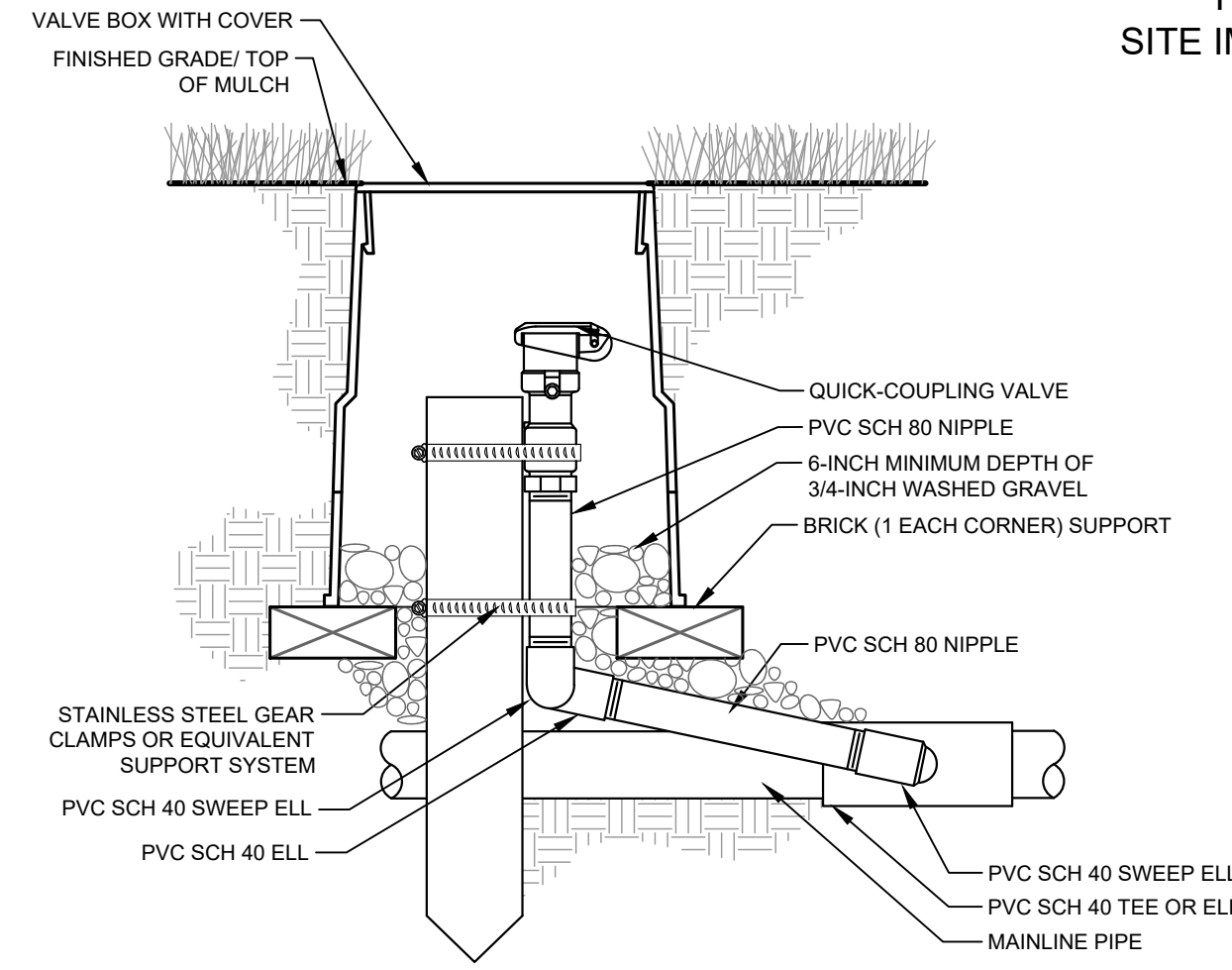
# RETAIL FURNITURE, RIDGEGATE FILING NO. 18, 1ST AMENDMENT, LOT 2C

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22  
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
PLANNING AREA - 9.414 AC  
SITE IMPROVEMENT PLAN SP21-114R



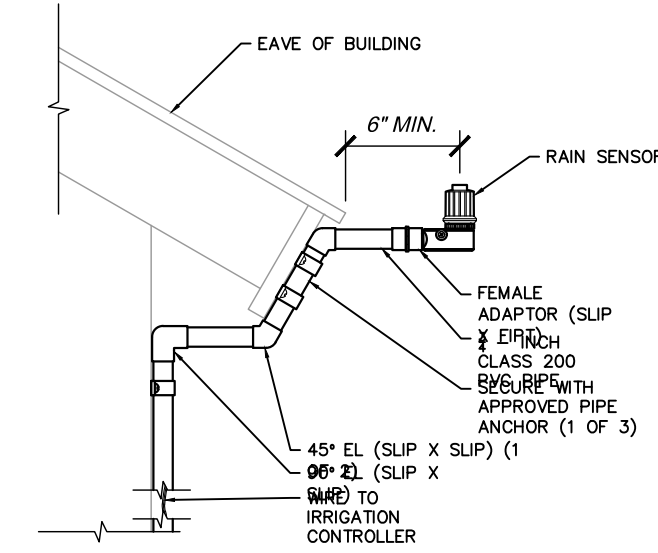
- NOTES:
- FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
  - USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
  - PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

1 IRRIGATION CONTROLLER - WALL MOUNT

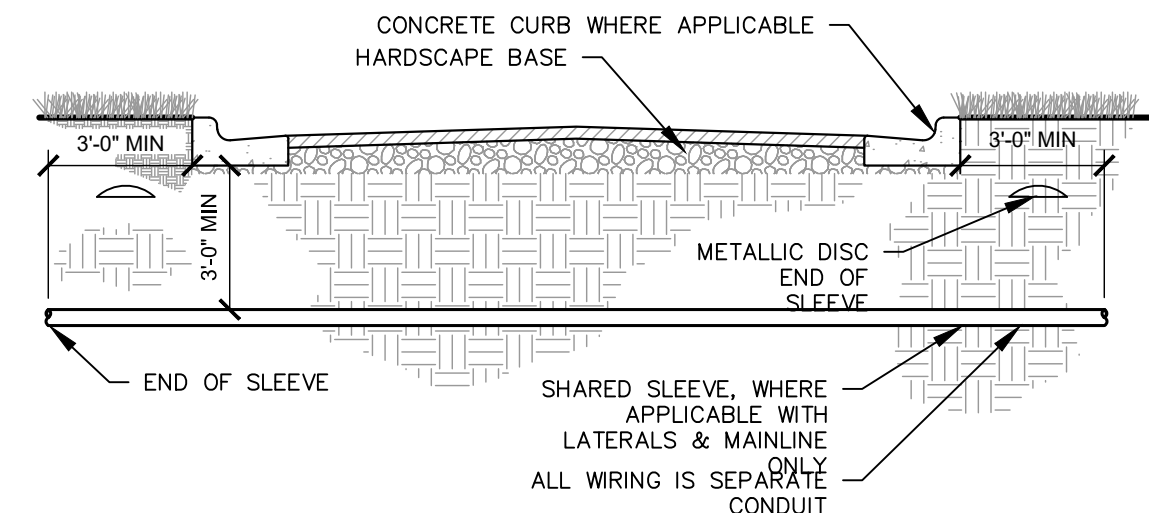


- NOTE:
- FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

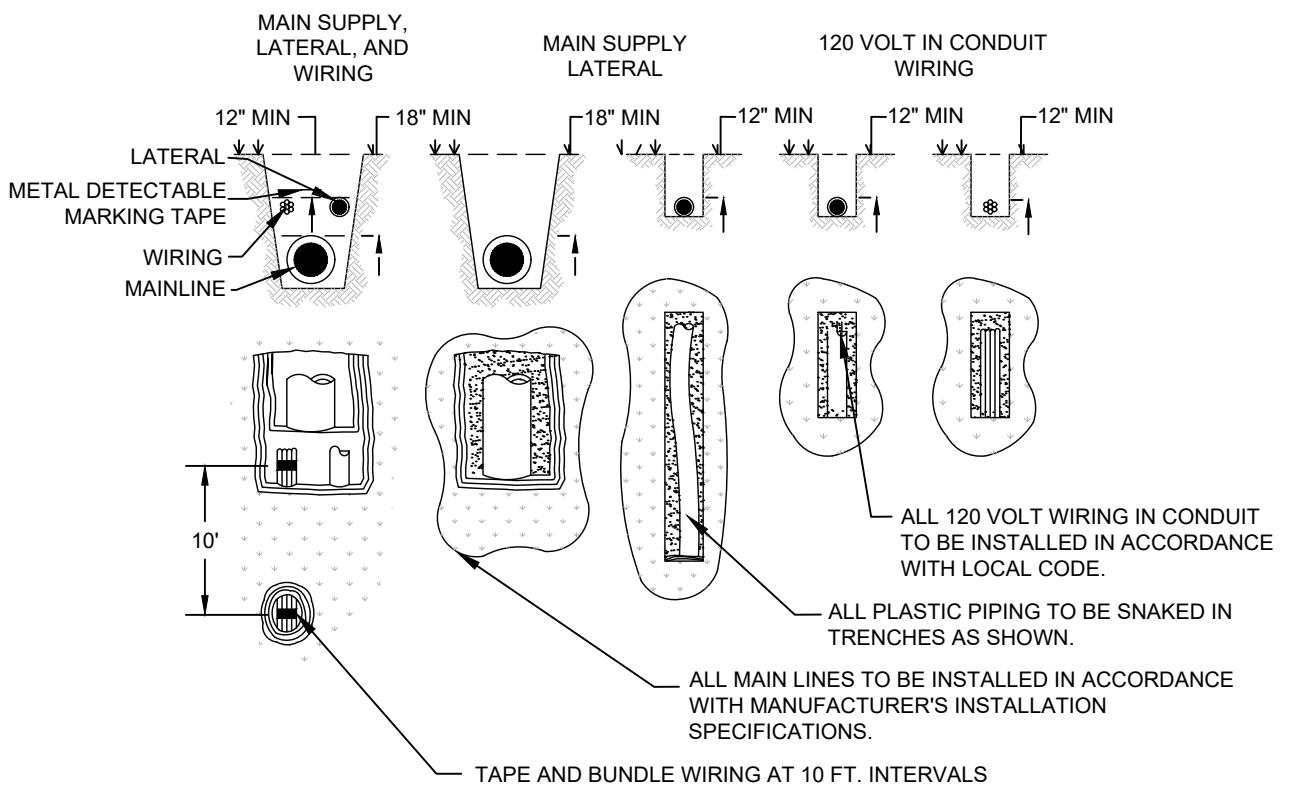
2 TYPICAL QUICK COUPLER



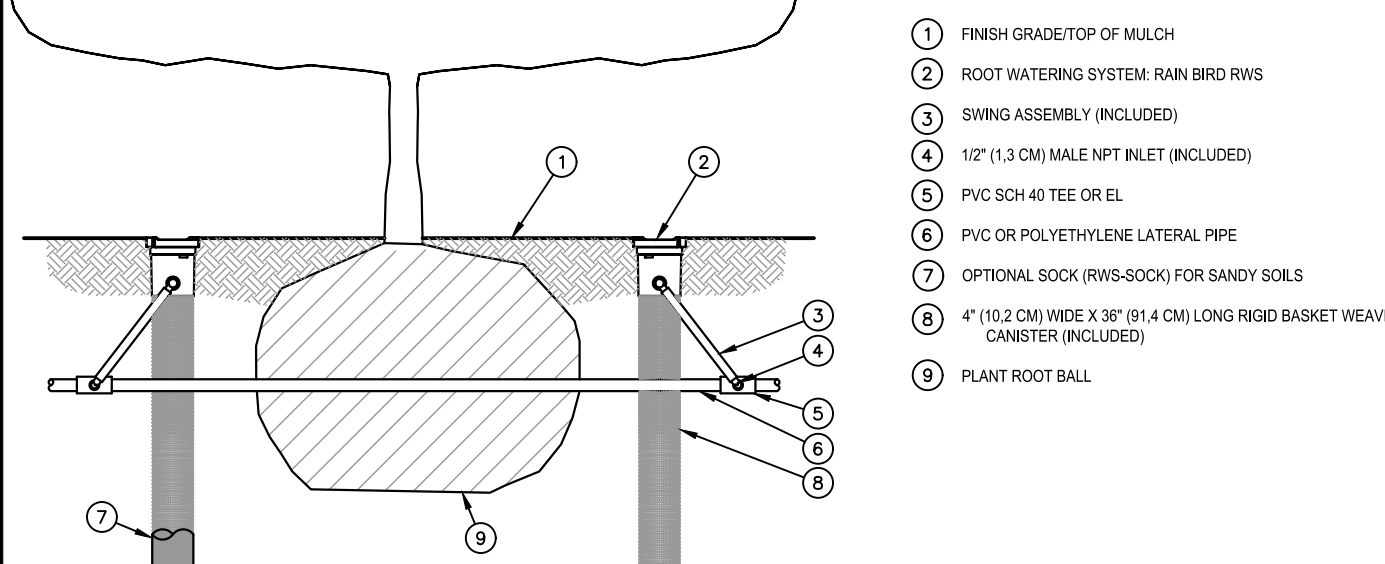
3 RAIN SENSOR - BUILDING MOUNT



4 TYPICAL SLEEVING

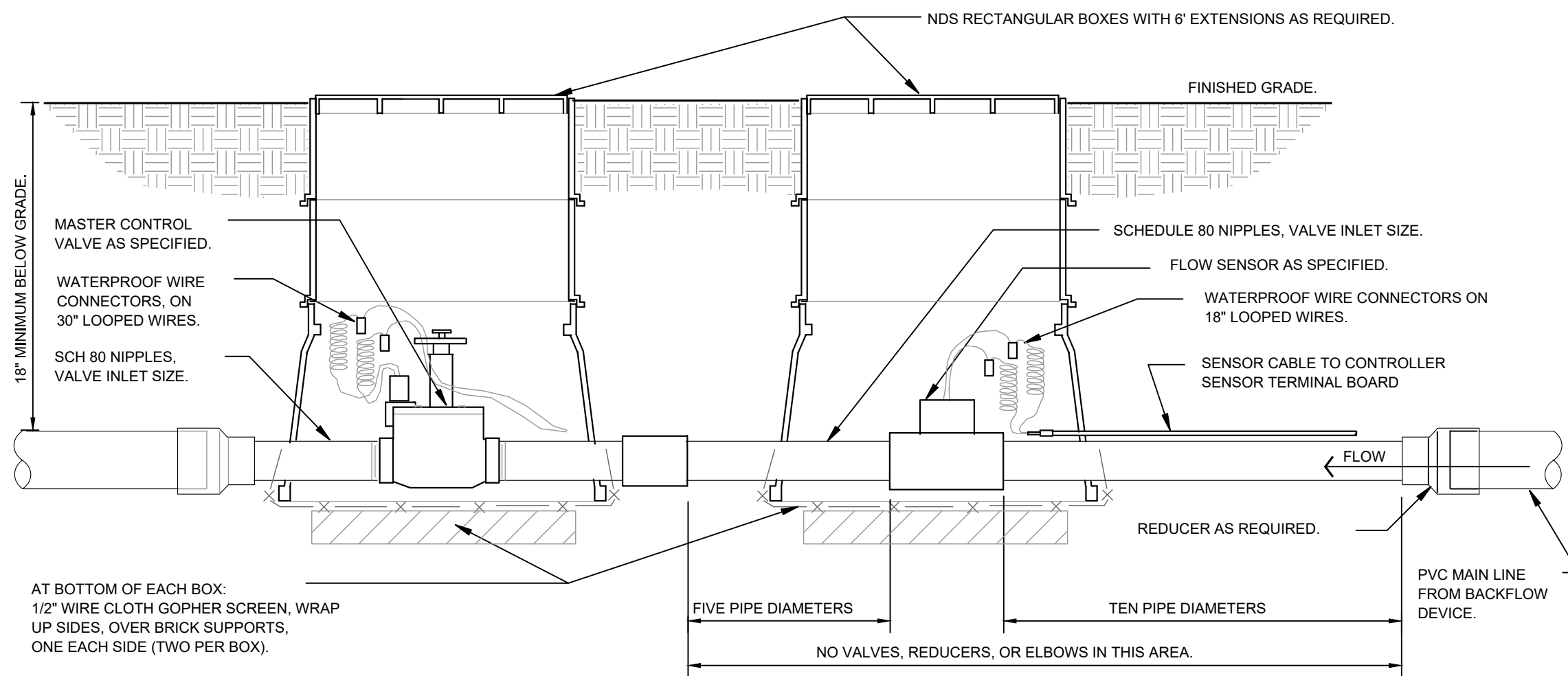


7 TYPICAL TRENCHING

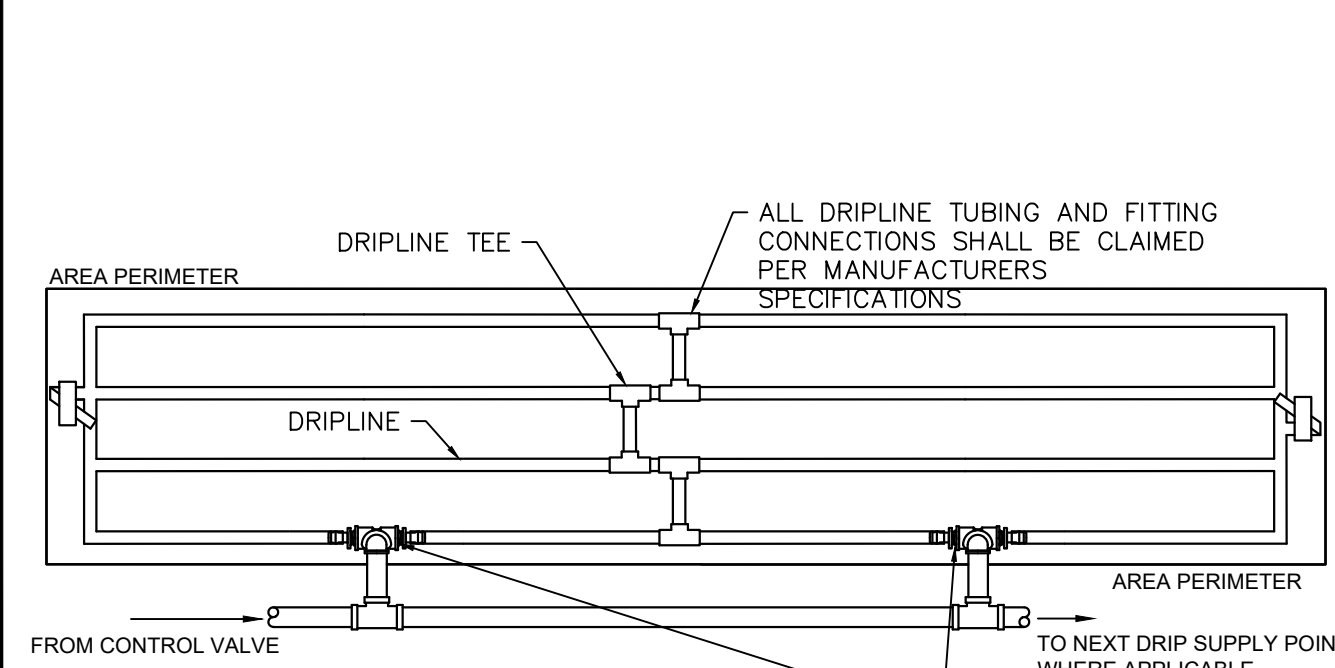


- NOTES:
- POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
  - INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
  - RWS SERIES AVAILABLE IN THE FOLLOWING MODELS:  
RWS-B-1401: 0.25 GPM (0.95 L/M)  
RWS-B-1401: 0.25 GPM (0.95 L/M), 18" HET C/D SWING ASSEMBLY  
RWS-B-1402: 0.5 GPM (1.9 L/M), CHECK VALVE  
RWS-B-1402: 0.5 GPM (1.9 L/M)  
RWS-B-1404: 1.0 GPM (3.8 L/M), CHECK VALVE
  - WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1.9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
  - ONCE RWS HAS BEEN INSTALLED, FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.
  - OPTIONAL RWS-SOCK FOR USE IN SANDY SOILS.

5 ROOT WATERING SYSTEM

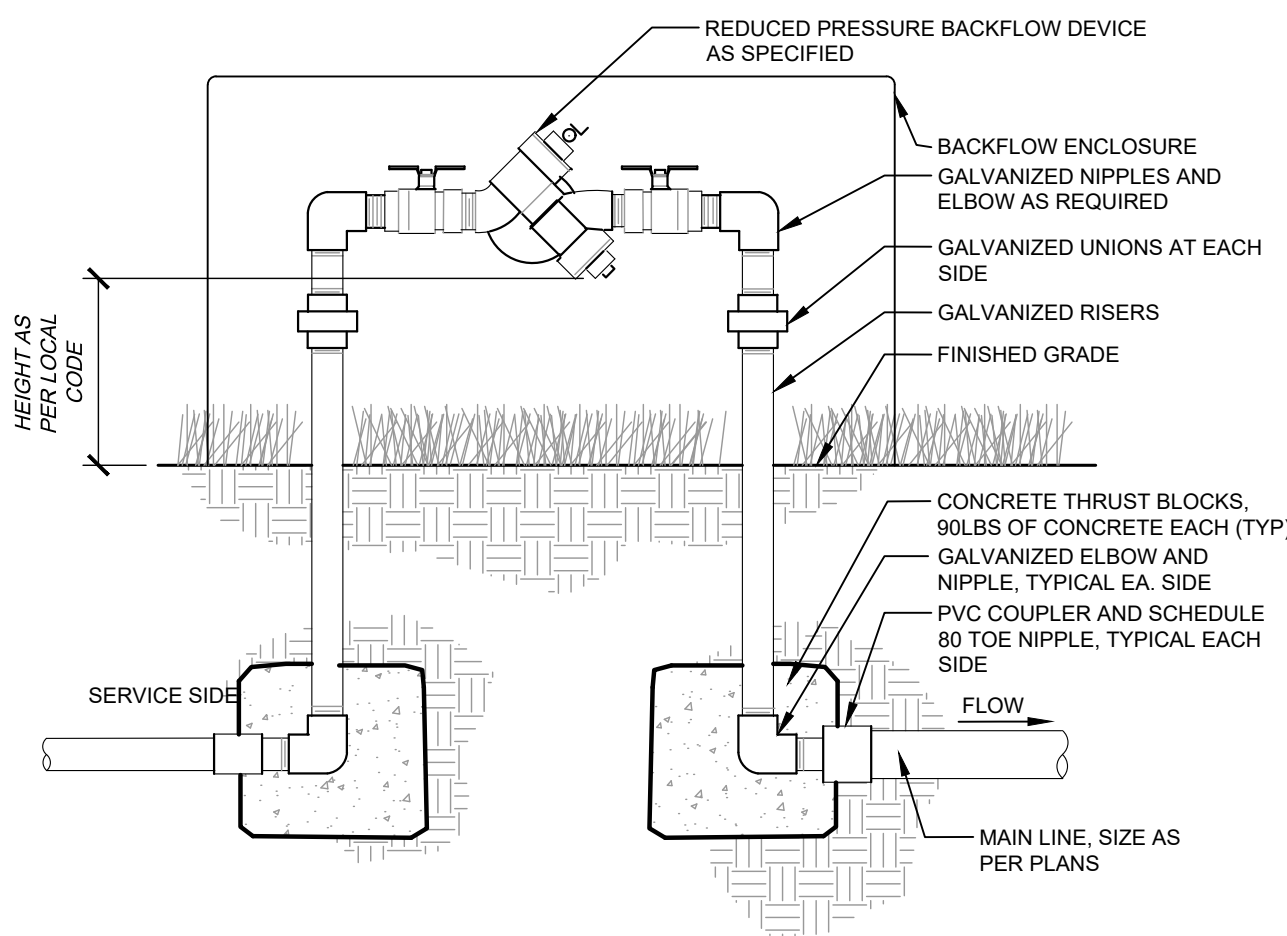


6 MASTER CONTROL VALVE / FLOW SENSOR ASSEMBLY

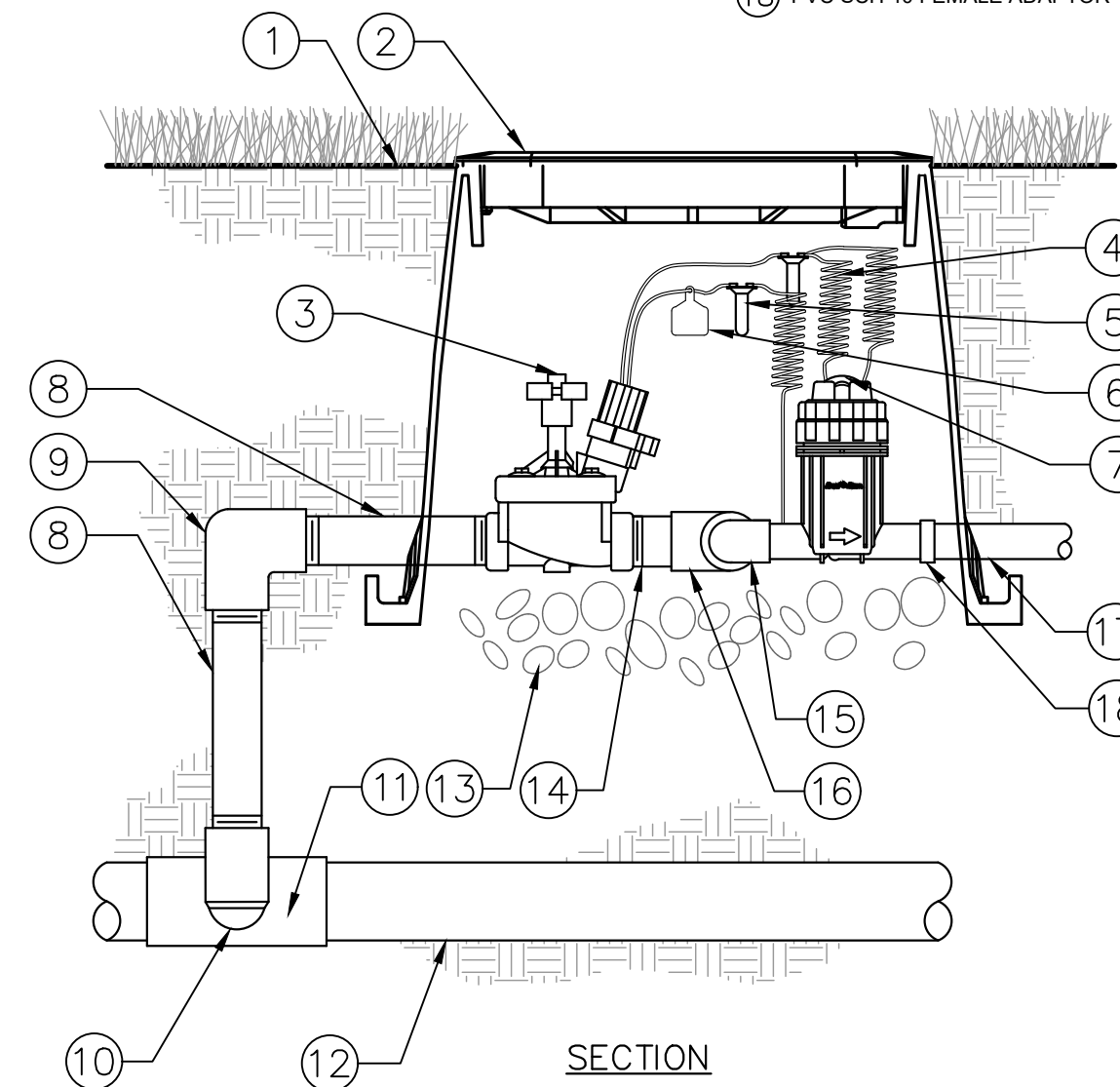


- NOTE:
- DRIP TUBING TO BE ROUTED IN THE PLANT MATERIAL BED WITH AT MAXIMUM LATERAL SPACING OF 16 INCHES.
  - DRIP TUBING TO BE INSTALLED IN A GRID PATTERN. DRIP TUBING SHALL NOT BE INSTALLED IN A LONG CONTINUOUS RUN.
  - CONTRACTOR TO REFER TO IRRIGATION PLAN FOR LOCATION OF CONTROL VALVES THAT UTILIZE MULTIPLE DRIPLINE SUPPLY CONNECTIONS.
- WHEN DRIPLINE REQUIRES MULTIPLE SUPPLY POINTS EACH POINT SHALL BE CONNECTED UTILIZING DRIPLINE MFR FITTINGS

8 TYPICAL DRIPLINE



9 BACKFLOW PREVENTER



10 1" DRIP ZONE VALVE KIT

# Kimley»Horn

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RETAIL FURNITURE  
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# RETAIL FURNITURE, RIDGEGATE FILING NO. 18, 1ST AMENDMENT, LOT 2C

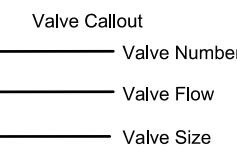
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TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
PLANNING AREA - 9.414 AC  
SITE IMPROVEMENT PLAN SP21-114R

## GENERAL IRRIGATION SPECIFICATIONS AND NOTES

- THE SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE. ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
- THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
- VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
- CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE. REFER TO CRITICAL ANALYSIS FOR ASSUMED STATIC PRESSURE.
- CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
- IRRIGATION DESIGN IS SCHEMATIC ONLY. FULL AND COMPLETE SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
- CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
- IRRIGATION CONTRACTOR TO COORDINATE POWER SUPPLY TO ELECTRIC CONTROLLERS WITH ELECTRICAL CONTRACTOR.
- IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
- IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN. ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
- LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS, AS SPECIFIED.
- IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
- SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
- INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES. FINAL LOCATION SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR TO COORDINATE LOCATION OF ALL METERS AND BACKFLOW ASSEMBLIES WITH PROJECT OWNER.
- THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
- EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
- ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
- ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
- SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE. OPEN CUT IS NOT AN OPTION.
- NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
- THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
- ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN VALVE BOXES.
- ALL UNSIZED PIPE SHALL BE 3/4" UNLESS OTHERWISE NOTED ON PLAN. SEE LATERAL PIPE SIZING REQUIREMENTS.
- LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
- IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
- ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND DRIP INDICATOR.
- IRRIGATION CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL CONTROLLER AND RAIN SENSOR LOCATIONS. THE CONTROLLER SHALL BE PLACED IN A LOCKING CABINET APPROPRIATE FOR ITS LOCATION. (INDOOR VS. OUTDOOR USE)
- IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
- LOCATE THE AUTOMATIC RAIN / FREEZE SENSOR SHUTOFF DEVICE IN AN AREA THAT IS UNOBSTRUCTED BY TREES, ROOF OVERHANGS, OR ANY OTHER OVERHEAD OBJECT. THE SENSOR SHALL NOT BE PLACED WITHIN THE SPRAY ZONE OF ANY SPRAYING HEAD, INCLUDING OFF-SITE IRRIGATION. CONTRACTOR SHALL LOCATE SENSOR WITHIN CLOSE PROXIMITY TO THE IRRIGATION CONTROLLER.
- CONTRACTOR SHALL PERFORM HYDRO-TESTING OF MAIN LINES.  
HYDRO-TESTING TO BE PERFORMED AS LISTED:  
THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING. PRIOR TO BACKFILLING, CONTRACTOR SHALL FILL PIPING WITH WATER, IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE, TAKING CARE TO PURGE THE AIR FROM IT. A SMALL, HIGH PRESSURE PUMP OR OTHER MEANS OF MAINTAINING A CONTINUOUS WATER SUPPLY SHALL BE CONNECTED TO THE PIPING AND SET SO AS TO MAINTAIN 125 PSI FOR TWO (2) HOURS WITHOUT INTERRUPTION. CONTRACTOR SHALL MAKE ANY NECESSARY CORRECTIONS AND RETEST THE SYSTEM UNTIL THE OWNER'S REPRESENTATIVE IS SATISFIED THAT THE SYSTEM IS REASONABLY SOUND.
- ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS.
- ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 1/2" ELECTRICAL CONDUIT.
- CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
- ALL UNIMPROVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

## IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1401	RAIN BIRD RWS-M-B-C-SOCK MINI ROOT WATERING SYSTEM WITH 4.0" DIAMETER X 18.0" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE AND SAND SOCK FOR SANDY SOIL.	116	30
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.	9	
	RAIN BIRD MOCF-CAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.	7	
	RAIN BIRD OPERIND DRIP SYSTEM OPERATION INDICATOR. STEM RISES 6" FOR CLEAR VISIBILITY WHEN DRIP SYSTEM IS CHARGED TO A MINIMUM OF 20PSI. INCLUDES 16" OF 1/4" DISTRIBUTION TUBING WITH CONNECTION FITTING PRE-INSTALLED.	7	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-CV-04-12 XFS-CV SUB-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 4.3 PSI CHECK VALVE. 0.4 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. SPECIFY XF INSERT FITTINGS.	3,369 L.F.	
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	1	
	RAIN BIRD PESB 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	1	
	WATTS LF909M1 1-1/2" LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER.	1	
	RAIN BIRD ESP LXIVM TWO-WIRE COMMERCIAL CONTROLLER. 60 STATIONS. LIV-RESISTANT, OUTDOOR-RATED, PLASTIC LOCKING WALL-MOUNTABLE CASE. AVAILABLE IN THE US MARKET, INTERNATIONAL, EUROPEAN, OR AUSTRALIAN MARKETS.	1	
	RAIN BIRD LXIVMSD LINE SURGE PROTECTION DECODER DIRECTLY TO THE GROUND ROD OR GROUND PLATE	7	
	RAIN BIRD LXIVMSOL FIELD DECODER FOR TWO-WIRE SYSTEM. INSTALL IN VALVE BOX FOR VALVE. OPERATES ONE RAIN BIRD VALVE. USE LINE SURGE PROTECTION AS PER MANUFACTURER'S DIRECTIONS.	7	
	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1	
	RAIN BIRD FS-150-B 1-1/2" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL, AND ESP-LXD CENTRAL CONTROL SYSTEMS. BRASS MODEL. SUGGESTED OPERATING RANGE OF 4.0 GPM TO 80.0 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	1	
	POINT OF CONNECTION 1"	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.	3,043 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	1,277 L.F.	
	PIPE SLEEVE: PVC SCHEDULE 40	335.1 L.F.	



## VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
1	RAIN BIRD XCZ-100-PRB-COM	1"	BUBBLER	10.00	37.85	56.12	0.95 in/h
2	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	10.29	48.08	67.48	0.65 in/h
3	RAIN BIRD XCZ-100-PRB-COM	1"	BUBBLER	2.50	31.9	43.53	0.95 in/h
4	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	9.31	48.27	68.83	0.64 in/h
5	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	12.02	50.39	72.21	0.64 in/h
6	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	3.64	42.71	55.25	0.65 in/h
7	RAIN BIRD XCZ-100-PRB-COM	1"	BUBBLER	8.50	36.9	54.79	0.95 in/h
8	RAIN BIRD XCZ-100-PRB-COM	1"	BUBBLER	8.00	36.27	53.29	0.94 in/h
9	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	7.50	46.09	62.2	0.65 in/h

## CRITICAL ANALYSIS

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P.O.C. NUMBER: 01  
Water Source Information:

FLOW AVAILABLE  
Point of Connection Size: 1"  
Flow Available: 19.62 GPM

PRESSURE AVAILABLE  
Static Pressure at POC: 75.00 PSI  
Pressure Available: 75.00 psi

DESIGN ANALYSIS  
Maximum Station Flow: 12.02 GPM  
Flow Available at POC: 19.62 GPM  
Residual Flow Available: 7.6 GPM

Critical Station: 5  
Design Pressure: 40 PSI  
Friction Loss: 0.71 PSI  
Fittings Loss: 0.07 PSI  
Elevation Loss: 0 PSI  
Loss through Valve: 9.6 PSI  
Pressure Req. at Critical Station: 50.38 PSI  
Loss for Fittings: 0.73 PSI  
Loss for Main Line: 7.28 PSI  
Loss for POC to Valve Elevation: 0 PSI  
Loss for Backflow: 11.8 PSI  
Loss for Master Valve: 2.02 PSI  
Critical Station Pressure at POC: 72.21 PSI  
Pressure Available: 75 PSI  
Residual Pressure Available: 2.79 PSI



KIMLEY-HORN AND ASSOCIATES, INC.  
4882 South Ulster Street, Suite 1500  
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: EIW  
DRAWN BY: EJM  
CHECKED BY: EIW  
DATE: 06/09/2022

RETAIL FURNITURE  
CITY OF LONE TREE, COUNTY OF DOUGLAS  
SITE IMPROVEMENT PLAN  
IRRIGATION NOTES

PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR CONSTRUCTION  
Kimley-Horn  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
196336000  
DRAWING NAME  
196336000\_IR

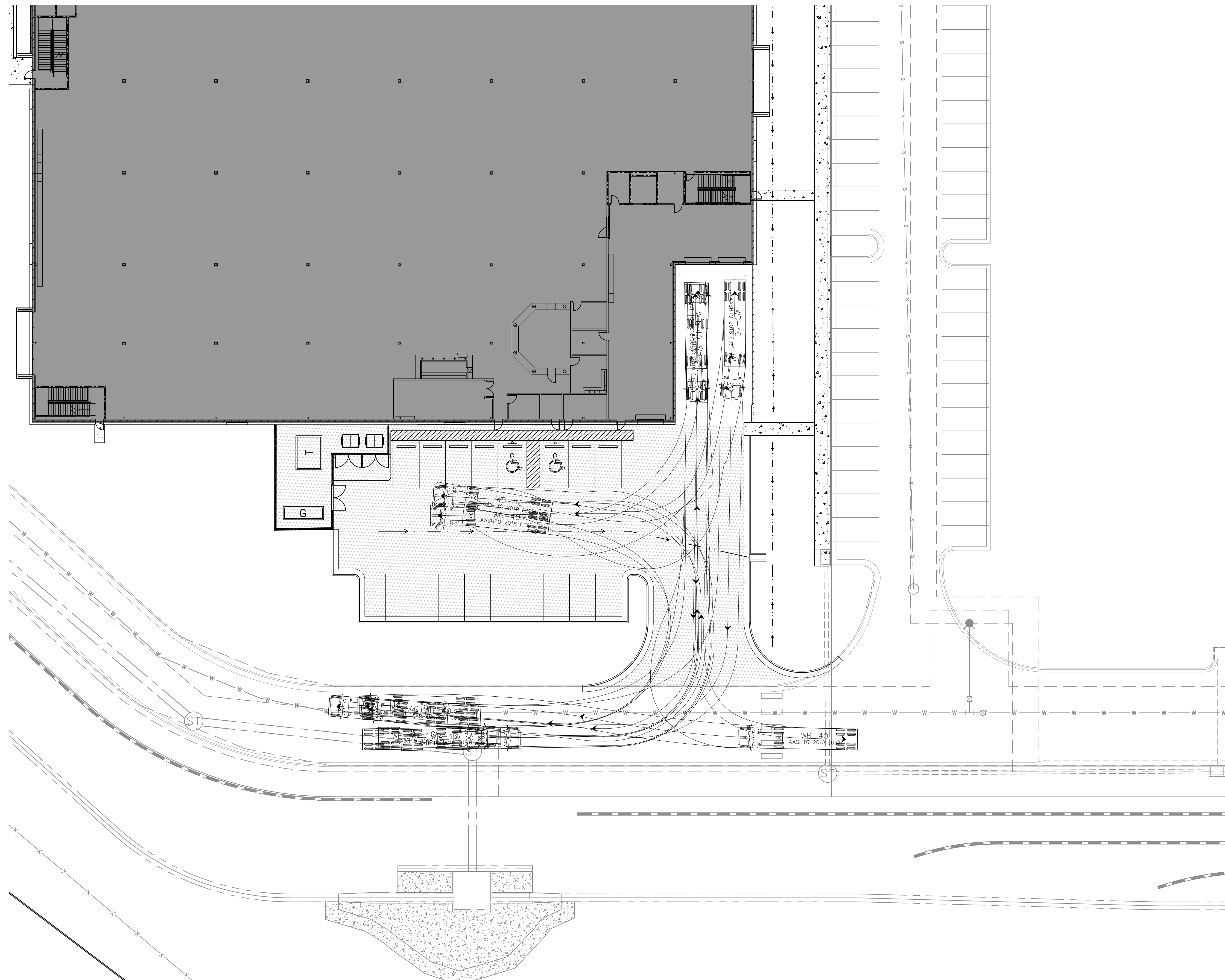
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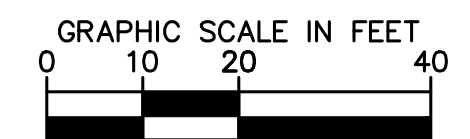
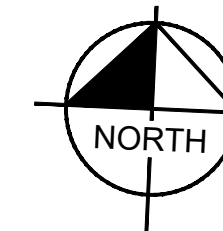


**RETAIL FURNITURE, RIDGEGATE FILING NO. 18, 1ST AMENDMENT, LOT 2C**

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22  
 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 PLANNING AREA - 9.414 AC  
 SITE IMPROVEMENT PLAN SP21-114R



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NO.	REVISION	BY	DATE	APPR

**Kimley»Horn**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 4582 South Ulster Street, Suite 1500  
 Denver, Colorado 80237 (303) 228-2300

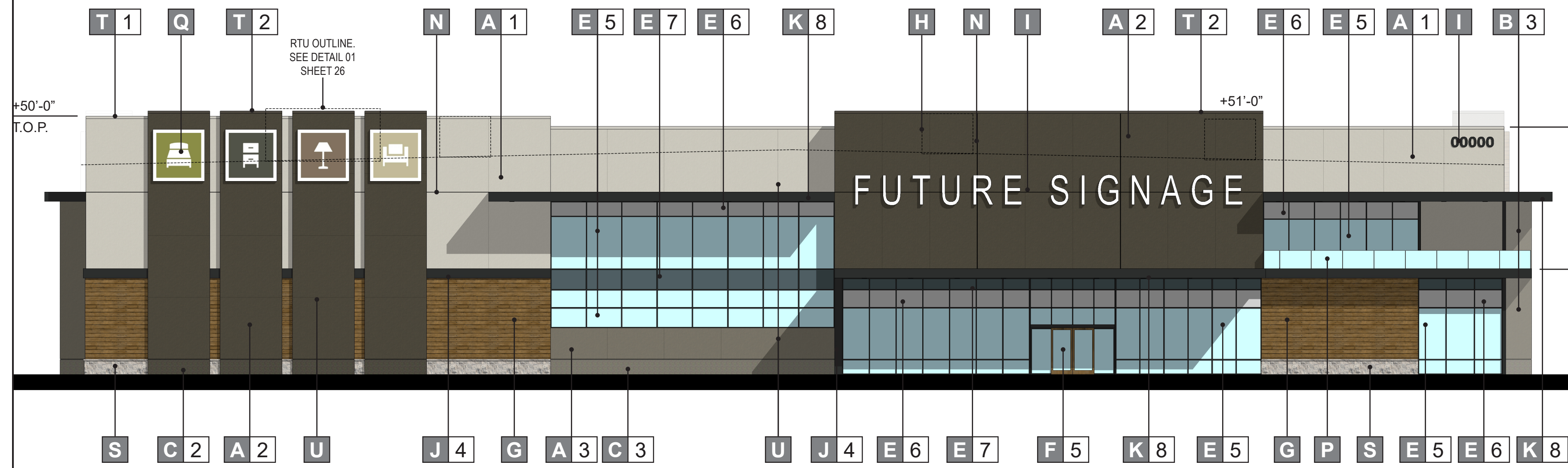
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 DRAWN BY: SWH  
 CHECKED BY: SLP  
 DATE: 06/09/2022

**RETAIL FURNITURE**  
 CITY OF LONE TREE, COUNTY OF DOUGLAS  
 SITE IMPROVEMENT PLAN  
 AUTOTURN EXHIBIT

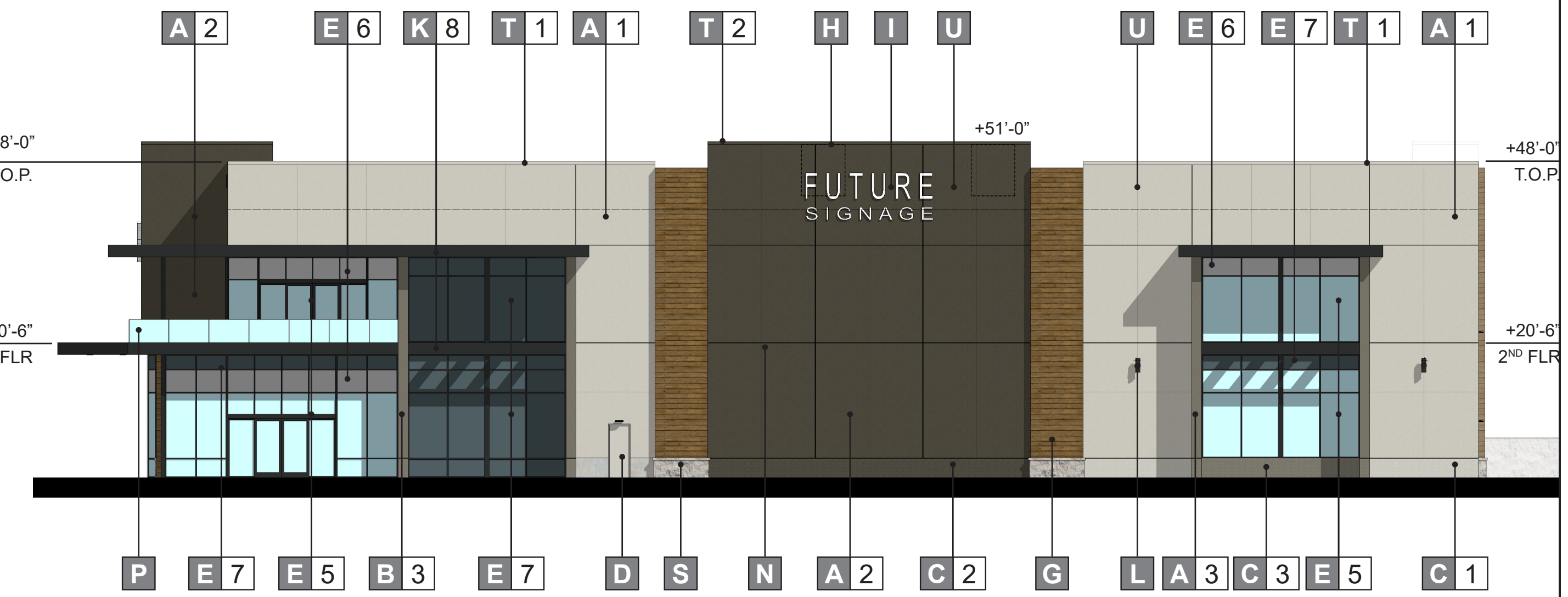
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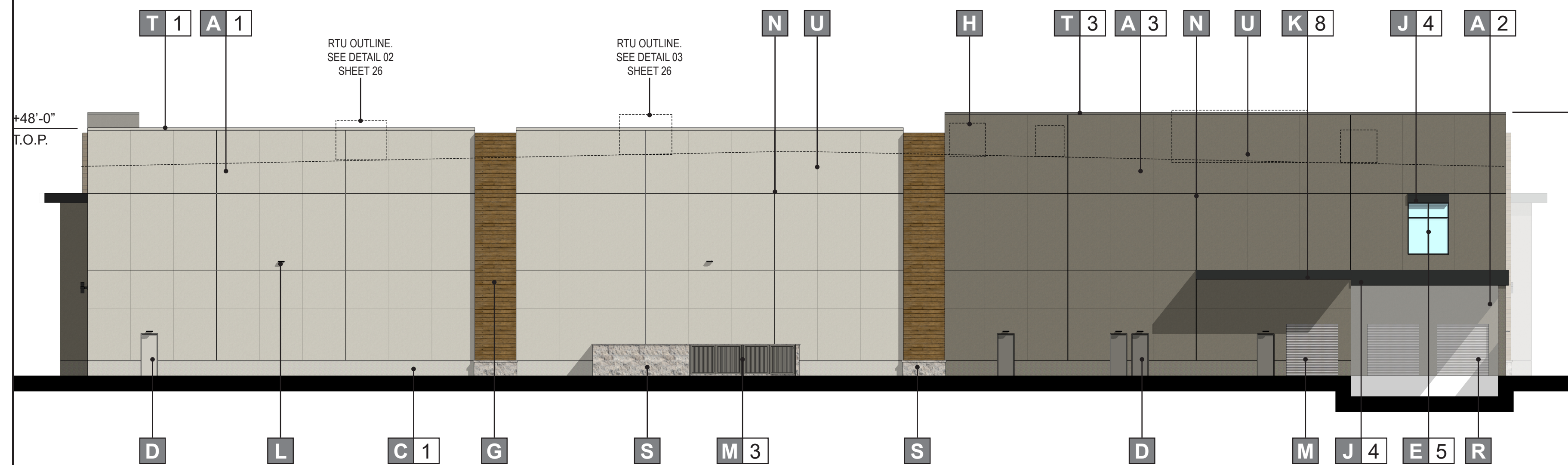
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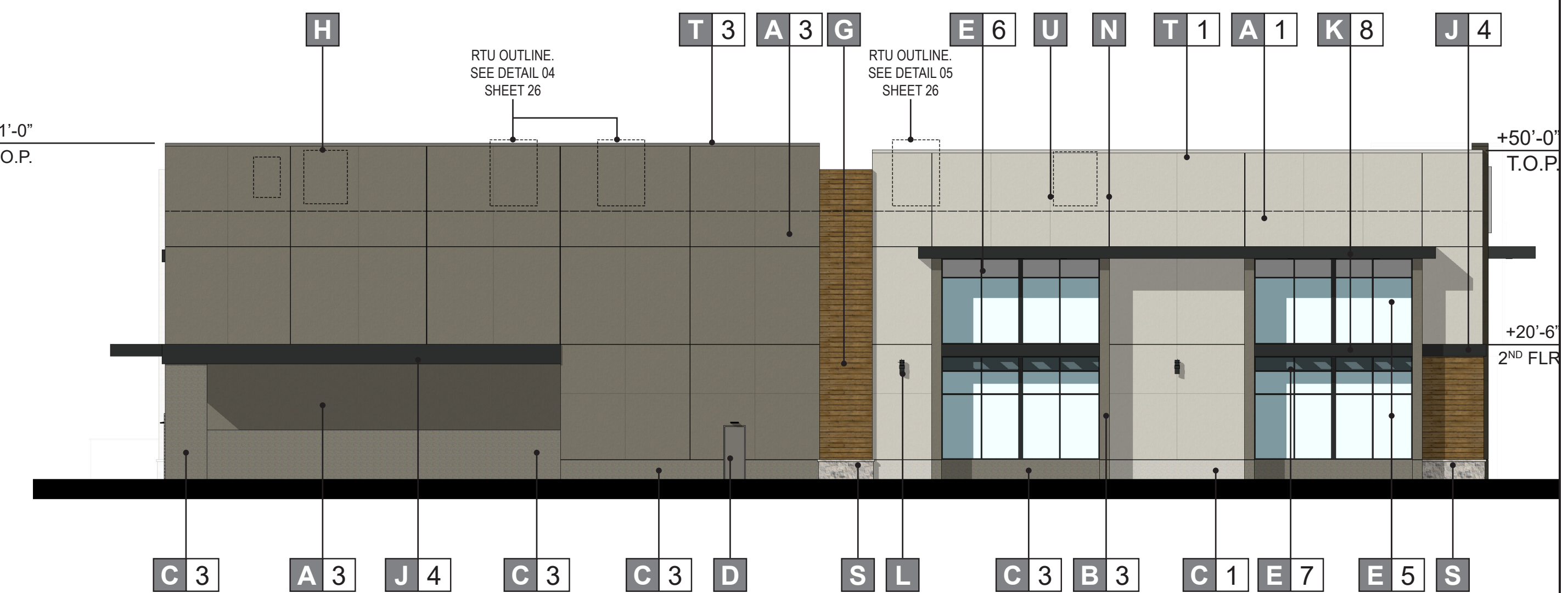
① NORTH ELEVATION (FRONT)



② WEST ELEVATION (RIGHT)



③ SOUTH ELEVATION (REAR)



④ EAST ELEVATION (LEFT)

**MATERIALS**

A	STUCCO (SMOOTH)
B	STUCCO (SANTA BARBARA)
C	CONCRETE W/ INTEGRAL COLOR (TO MATCH PAINT)
D	DOOR: PAINT TO MATCH ADJACENT
E	ALUMINUM STOREFRONT: ARCADIA-AB8 "BLACK"
F	STOREFRONT: HUNTER DOUGLAS-8461 "REGATTA TEAK"
G	WOOD-LOOK VENEER: GEOLAM-VERTIGO 5010 "TEAK"
H	HVAC UNIT (CONCEPTUAL, SUBJECT TO CHANGE)
I	TENANT SIGNAGE (REFER TO SIGNAGE PACKAGE)
J	FOAM TRIM WITH STUCCO (SANTA BARBARA FINISH)

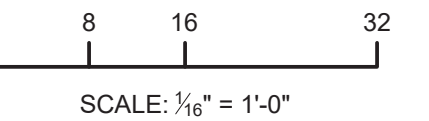
K	METAL CANOPY
L	LIGHT FIXTURE
M	METAL GATE
N	METAL REVEAL
P	GLASS RAILING
Q	GRAPHIC ELEMENT (SEE SHEET 26 FOR DETAILS)
R	ROLL UP DOOR
S	STONE: CORONADO -8" CLASSIC JERUSALEM "SILVER ASH"
T	METAL COPING
U	CONTROL JOINT (TYP.)

**COLORS & FINISHES**

1	PAINT: SHERWIN WILLIAMS-SW7015 "REPOSE GRAY"
2	PAINT: SHERWIN WILLIAMS-SW7020 "BLACK FOX"
3	PAINT: SHERWIN WILLIAMS-SW7019 "GAUNTLET GRAY"
4	PAINT: SHERWIN WILLIAMS-SW6258 "TRICORN BLACK"
5	GLASS: VISION
6	GLASS: REEDED
7	GLASS: SPANDREL
8	METAL PANEL: REYNOBOND ACM "CHARCOAL"



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CITY OF LONE TREE  
 DATE \_\_\_\_\_  
 THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR SITE IMPROVEMENTS ONLY.  
 ENGINEERING DIVISION ACCEPTANCE BLOCK  
 SHEET TITLE: **BUILDING ELEVATIONS**

REVISION 12	_____
REVISION 11	_____
REVISION 10	_____
REVISION 09	_____
REVISION 08	_____
REVISION 07	_____
REVISION 06	_____
REVISION 05	_____
REVISION 04	_____
REVISION 03	_____
REVISION 02	_____
REVISION 01	_____
ORIGINAL DATE:	FEBRUARY 04, 2022
SHEET:	19 of 29

RETAIL FURNITURE, RIDGEGATE FILING NO. 18, 1ST AMENDMENT, LOT 2C  
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DATE	REVISION 11	_____
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ENGINEERING DIVISION ACCEPTANCE BLOCK	REVISION 09	_____
SHEET TITLE: <b>BUILDING RENDERINGS</b>	REVISION 08	_____
VIEW FROM NORTHWEST CORNER	REVISION 07	_____
	REVISION 06	_____
	REVISION 05	_____
	REVISION 04	_____
	REVISION 03	_____
	REVISION 02	_____
	REVISION 01	_____
	ORIGINAL DATE:	MARCH 16, 2022
		FEBRUARY 04, 2022
	SHEET:	20 of 29

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DATE

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ENGINEERING DIVISION ACCEPTANCE BLOCK

SHEET TITLE: **BUILDING RENDERINGS**  
 VIEW FROM NORTHEAST  
 CORNER

REVISION 12	_____
REVISION 11	_____
REVISION 10	_____
REVISION 09	_____
REVISION 08	_____
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REVISION 01	_____

ORIGINAL DATE: MARCH 16, 2022

ORIGINAL DATE: FEBRUARY 04, 2022

SHEET: 21 of 29

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ENGINEERING DIVISION ACCEPTANCE BLOCK	REVISION 09	_____
SHEET TITLE: <b>BUILDING RENDERINGS</b>	REVISION 08	_____
VIEW FROM SOUTHEAST CORNER	REVISION 07	_____
	REVISION 06	_____
	REVISION 05	_____
	REVISION 04	_____
	REVISION 03	_____
	REVISION 02	_____
	REVISION 01	_____
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	SHEET:	22 of 29

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ENGINEERING DIVISION ACCEPTANCE BLOCK	REVISION 09	_____
SHEET TITLE: <b>BUILDING RENDERINGS</b>	REVISION 08	_____
VIEW SHOWING ADJACENT CABELA'S BUILDING	REVISION 07	_____
	REVISION 06	_____
	REVISION 05	_____
	REVISION 04	_____
	REVISION 03	_____
	REVISION 02	_____
	REVISION 01	_____
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CITY OF LONE TREE	REVISION 12	_____
DATE	REVISION 11	_____
THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR SITE IMPROVEMENTS ONLY.	REVISION 10	_____
ENGINEERING DIVISION ACCEPTANCE BLOCK	REVISION 09	_____
SHEET TITLE: <b>BUILDING RENDERINGS</b>	REVISION 08	_____
VIEW SHOWING ADJACENT MARRIOTT TOWNEPLACE SUITES	REVISION 07	_____
	REVISION 06	_____
	REVISION 05	_____
	REVISION 04	_____
	REVISION 03	_____
	REVISION 02	_____
	REVISION 01	_____
	ORIGINAL DATE:	FEBRUARY 04, 2022
	SHEET:	24 of 29



**RETAIL FURNITURE, RIDGEGATE FILING NO. 18, 1ST AMENDMENT, LOT 2C**  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22  
 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 PLANNING AREA - 9.414 AC  
 SITE IMPROVEMENT PLAN SP21-114R



1



2



13



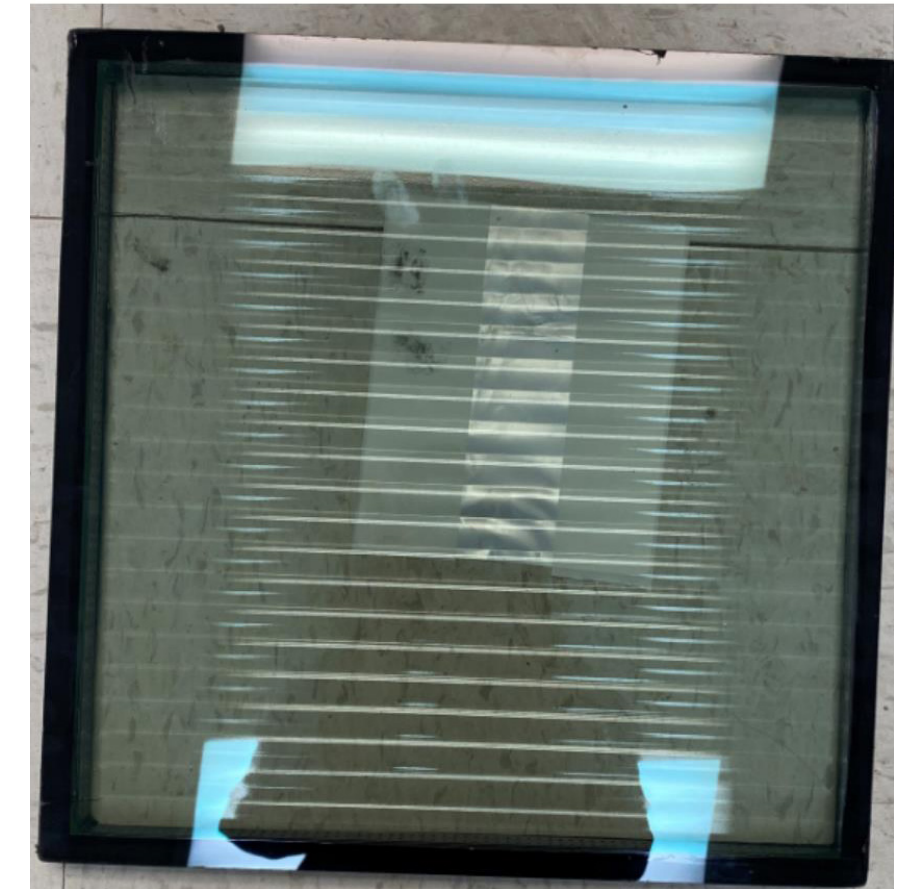
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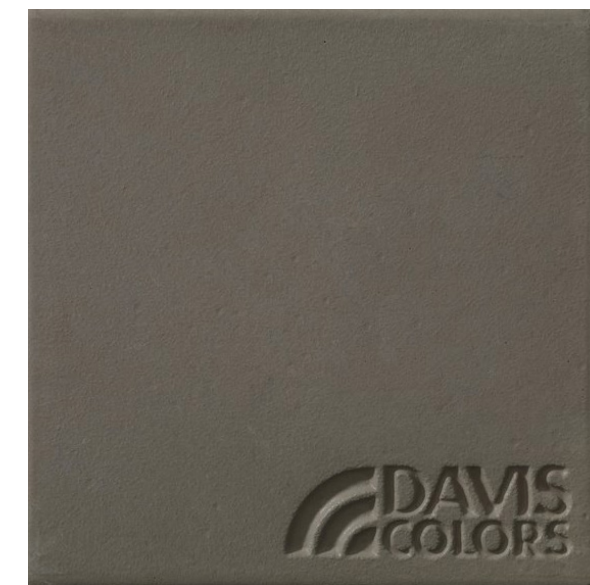
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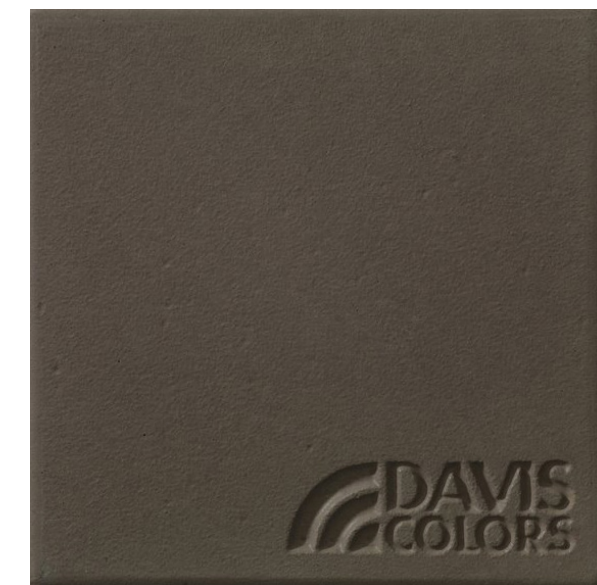
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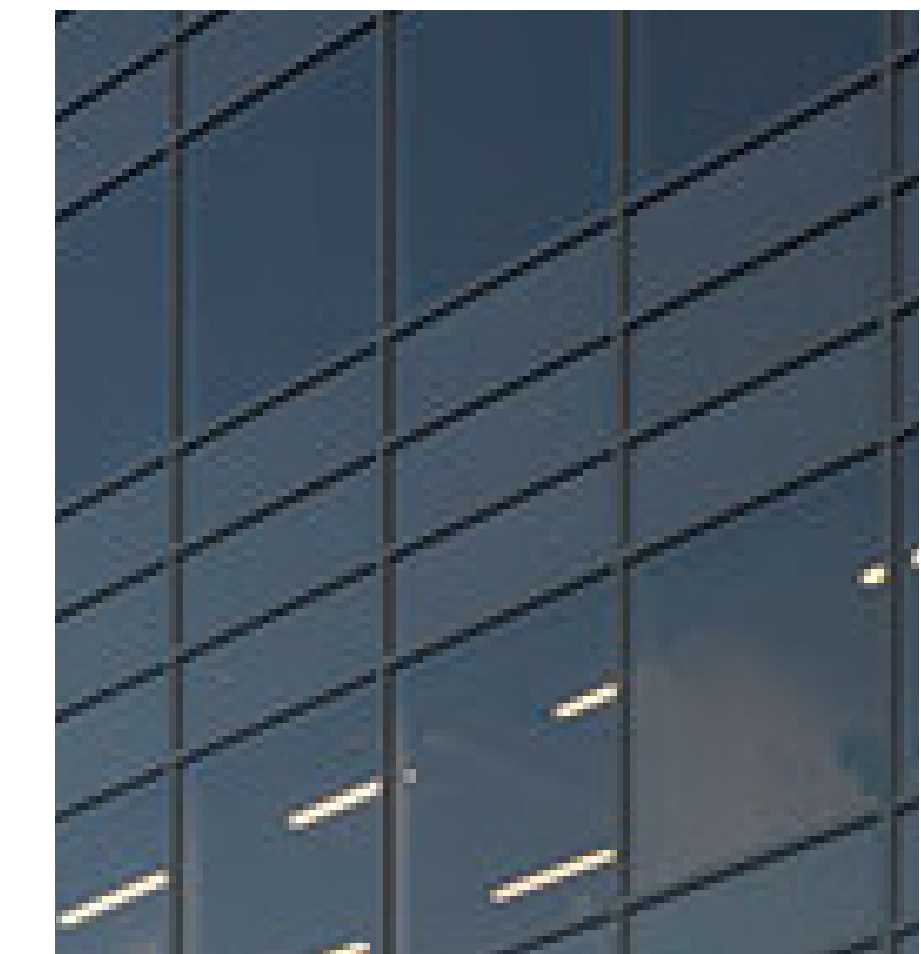
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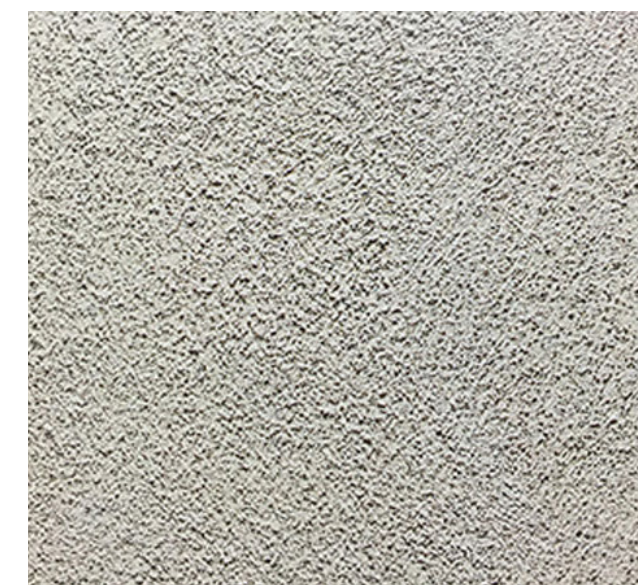
12



13



16



9



10



11

**COLORS AND MATERIALS**

1	<b>PAINT:</b> SHERWIN WILLIAMS-SW7015 "REPOSE GRAY"	11	<b>ALUM. STOREFRONT:</b> ARCADIA-AB8 "BLACK"
2	<b>PAINT:</b> SHERWIN WILLIAMS-SW7019 "GAUNTLET GRAY"	12	<b>METAL PANEL:</b> REYNOBOND ACM "CHARCOAL"
3	<b>PAINT:</b> SHERWIN WILLIAMS-SW7020 "BLACK FOX"	13	<b>STONE:</b> CORONADO -8" CLASSIC JERUSALEM "SILVER ASH"
4	<b>PAINT:</b> SHERWIN WILLIAMS-SW6258 "TRICORN BLACK"	14	<b>GLASS:</b> VISION
5	<b>WOOD-LOOK PANEL:</b> GEOLAM- VERTIGO 5010 "TEAK"	15	<b>GLASS:</b> REEDED
6	<b>INTEGRAL CONCRETE COLOR:</b> (TO MATCH PAINT "REPOSE GRAY") DAVIS COLORS "PEBBLE"	16	<b>GLASS:</b> SPANDREL BY OLD CASTLE BUILDING ENVELOPE, "SOLARBRONZE"
7	<b>INTEGRAL CONCRETE COLOR:</b> (TO MATCH PAINT "GAUNTLET GRAY") DAVIS COLORS "COBBLESTONE"		
8	<b>INTEGRAL CONCRETE COLOR:</b> (TO MATCH PAINT "BLACK FOX") DAVIS COLORS "GRAPHITE"		
9	<b>STUCCO:</b> OMEGA "20/30 SAND FLOAT" FINISH		
10	<b>STUCCO:</b> OMEGA "SANTA BARBARA" FINISH		



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CITY OF LONE TREE

DATE

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ENGINEERING DIVISION ACCEPTANCE BLOCK

SHEET TITLE: **MATERIALS & FINISHES**

REVISION 12	_____
REVISION 11	_____
REVISION 10	_____
REVISION 09	_____
REVISION 08	_____
REVISION 07	_____
REVISION 06	_____
REVISION 05	_____
REVISION 04	_____
REVISION 03	_____
REVISION 02	_____
REVISION 01	_____

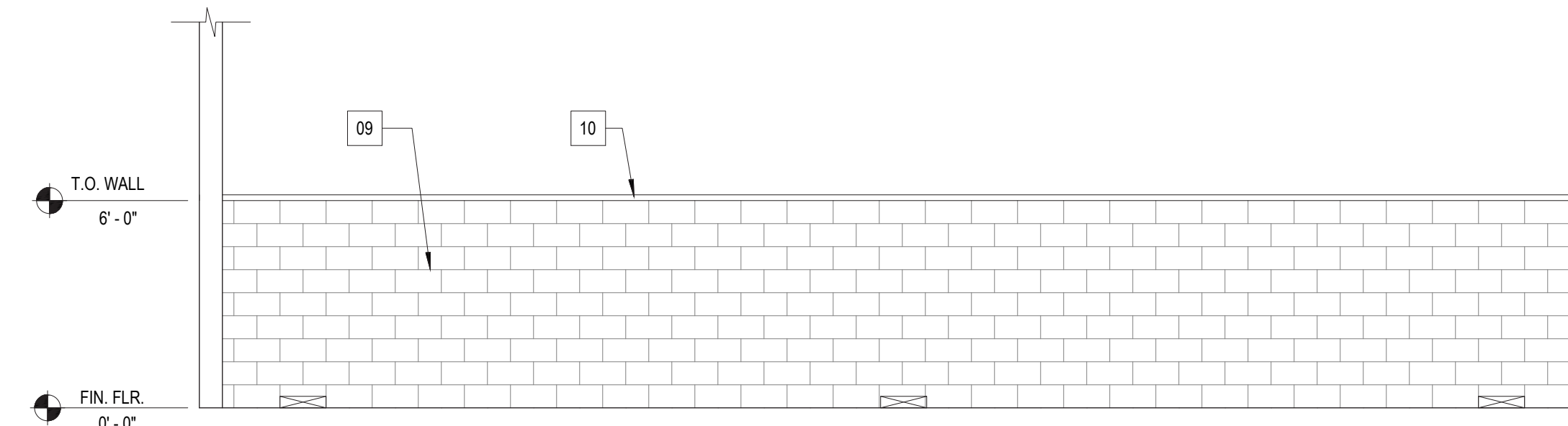
ORIGINAL DATE: FEBRUARY 04, 2022

SHEET: 25 of 29

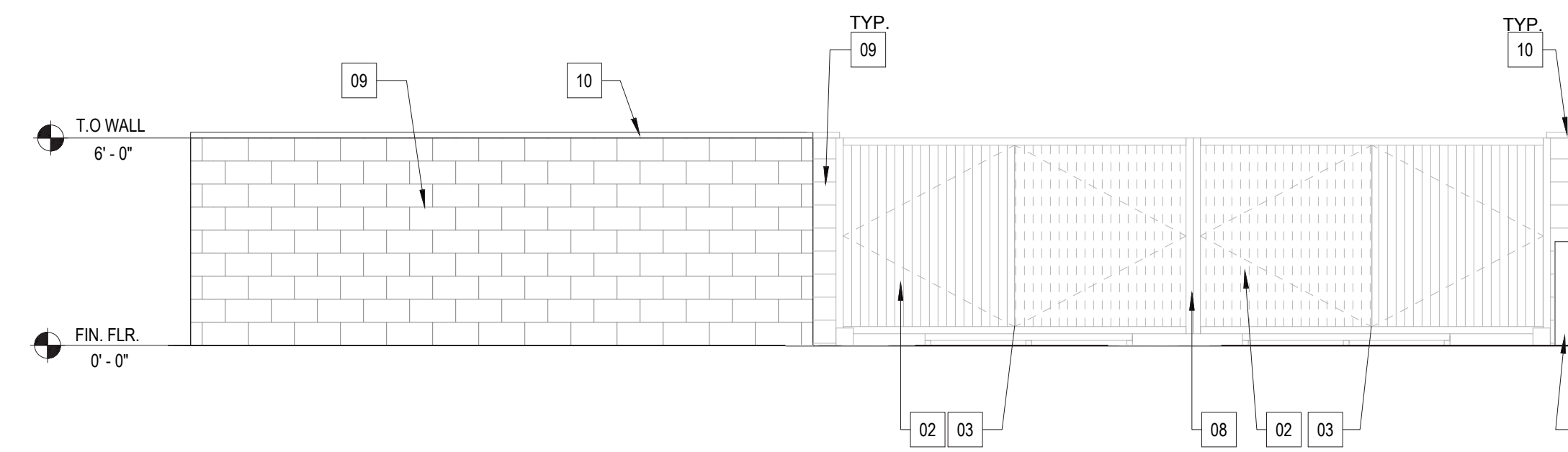
**RETAIL FURNITURE, RIDGEGATE FILING NO. 18, 1ST AMENDMENT, LOT 2C**  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22  
 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 PLANNING AREA - 9.414 AC  
 SITE IMPROVEMENT PLAN SP21-114R

**KEYNOTES**

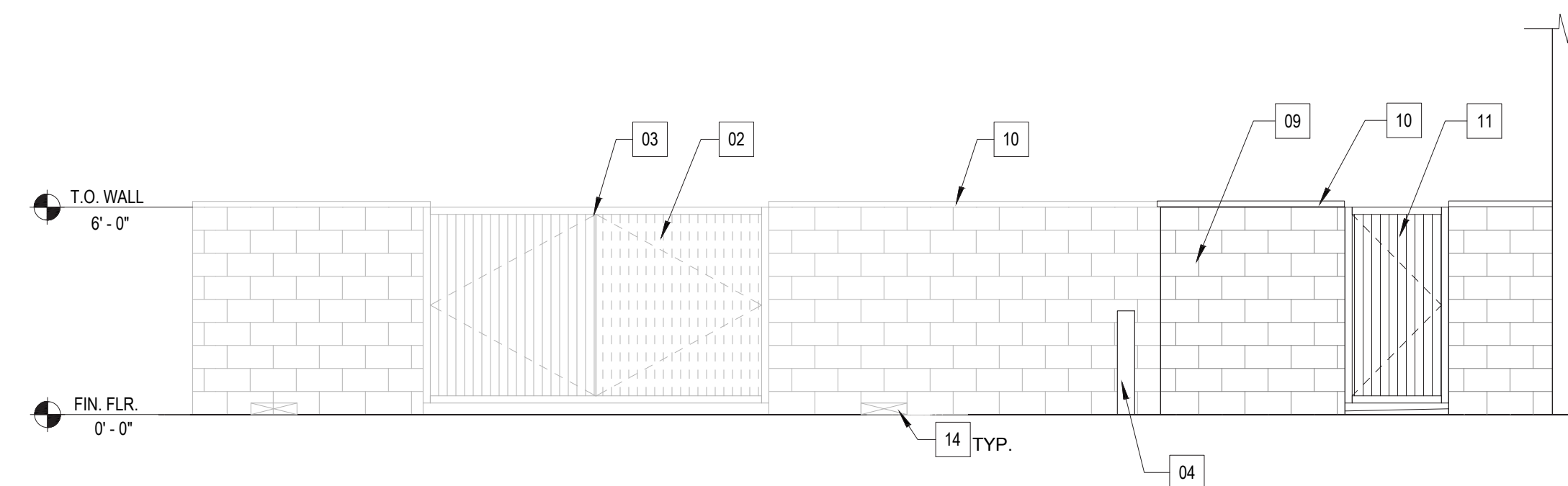
- 01 6" CONCRETE SLAB, MEDIUM BROOM FINISH. REFER TO CIVIL DRAWINGS.
- 02 METAL GATE WITH PRE-FIN. CORRUGATED METAL PANELS. MBCI PBD PANEL OR EQUAL. REFER TO ELEVATIONS AND DOOR SCHEDULE.
- 03 1/2" BENT STEEL ROD STOP AND STEEL PIPE CYLINDER WELDED TO CONCRETE. CORE HOLE IN CONCRETE FOR FLUSH DOOR CLOSURE.
- 04 6" DIA. CONCRETE BOLLARDS
- 05 OUTLINE OF DUMPSTER SHOWN FOR REFERENCE ONLY. OWNER FURNISHED.
- 06 EXPANSION JOINT, REFER TO CIVIL DRAWINGS.
- 07 6" CONCRETE CURB.
- 08 STRUCTURAL COLUMN. PAINT TO MATCH ADJACENT FINISH.
- 09 EXTERIOR WALL:  
STONE VENEER: CORONADO STONE, 8" CLASSIC JERUSALEM "SILVER ASH"  
MORTAR COLOR TO MATCH ADJACENT
- 10 CONCRETE CAP
- 11 METAL DOOR WITH PRE-FIN. CORRUGATED METAL PANELS. MBCI PBD PANEL OR EQUAL. REFER TO ELEVATIONS AND DOOR SCHEDULE.
- 12 GENERATOR, TRANSFORMER AND CONCRETE PAD
- 13 FLOOR DRAIN AND SLOPE
- 14 DRAINAGE OPENING, 4" HEIGHT X WIDTH OF FULL CMU



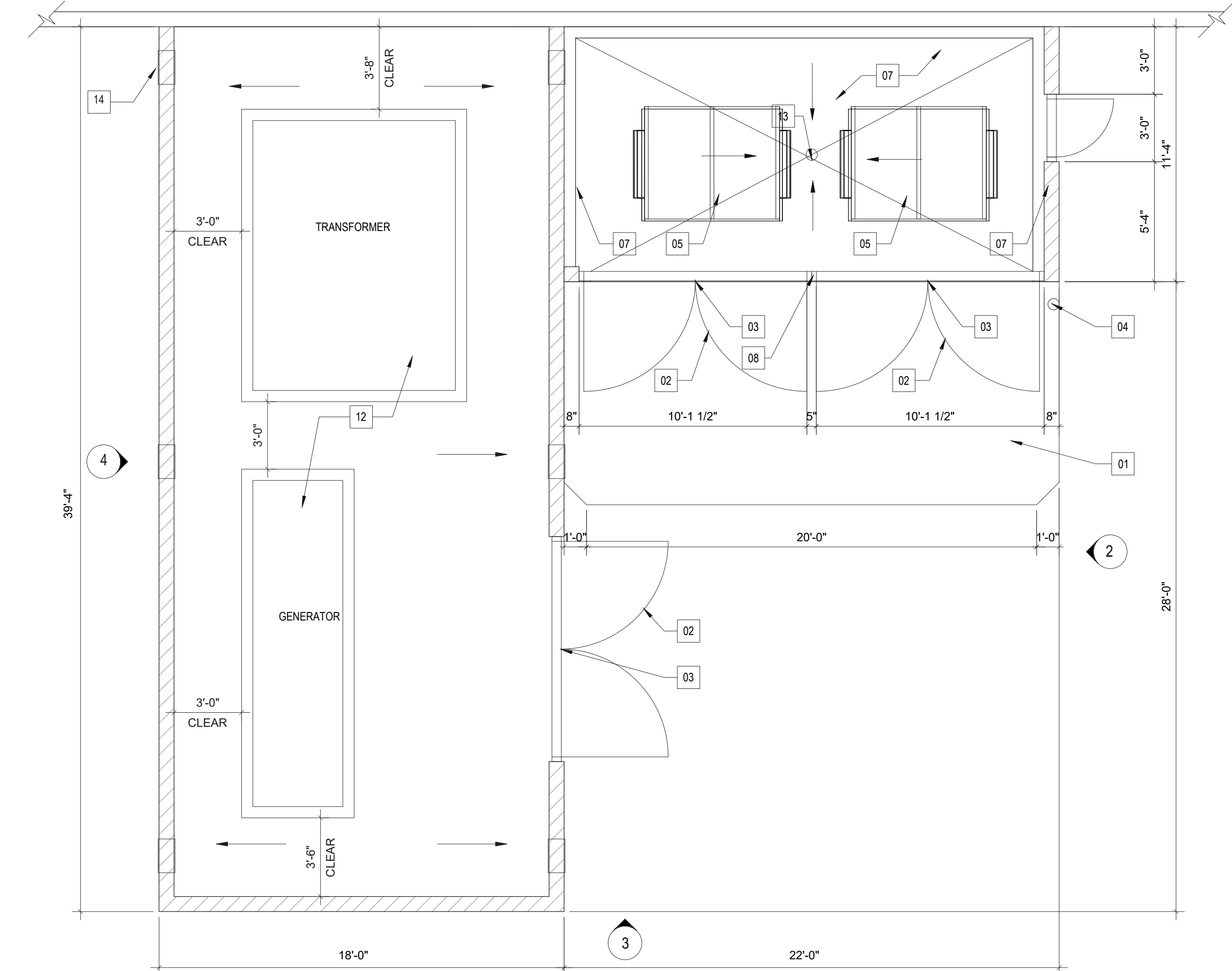
**REAR ELEVATION**  
1/4" = 1'-0" **4**



**SIDE ELEVATION**  
1/4" = 1'-0" **3**



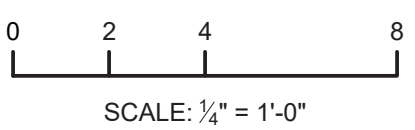
**FRONT ELEVATION**  
1/4" = 1'-0" **2**



**TRASH, GENERATOR, AND TRANSFORMER ENCLOSURE PLAN**  
1/4" = 1'-0" **1**



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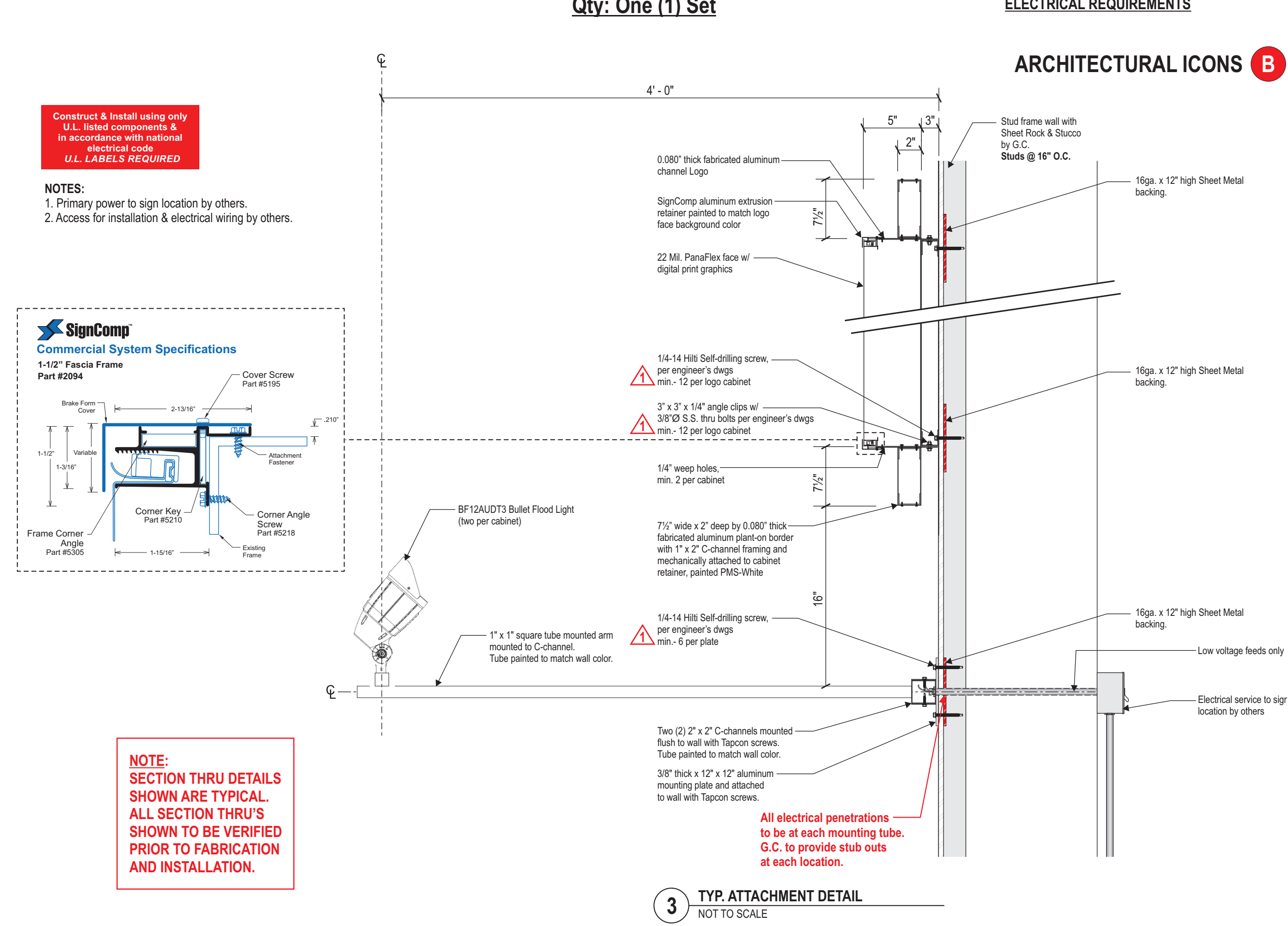
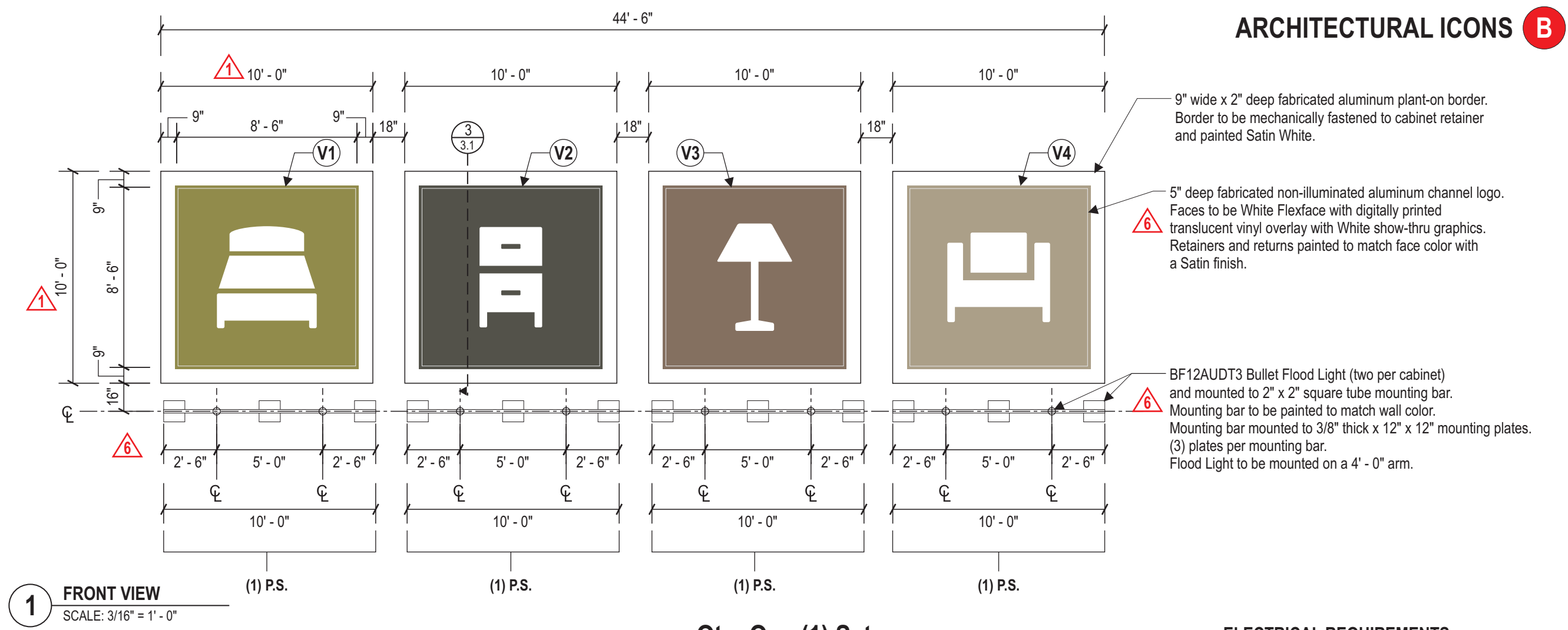


CITY OF LONE TREE  
 DATE  
 THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR SITE IMPROVEMENTS ONLY.  
 ENGINEERING DIVISION ACCEPTANCE BLOCK  
 SHEET TITLE: **TRASH & GENERATOR ENCLOSURE DETAILS**

REVISION 12	_____
REVISION 11	_____
REVISION 10	_____
REVISION 09	_____
REVISION 08	_____
REVISION 07	_____
REVISION 06	_____
REVISION 05	_____
REVISION 04	_____
REVISION 03	_____
REVISION 02	_____
REVISION 01	_____

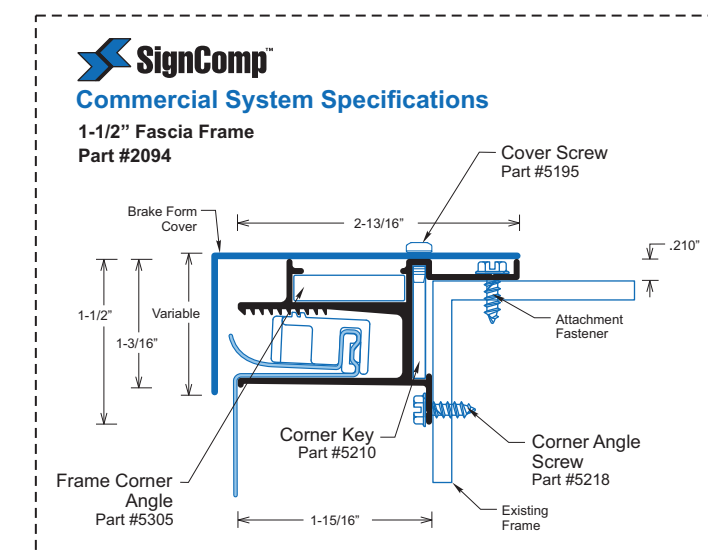
ORIGINAL DATE: MARCH 16, 2022  
 SHEET: 26 of 29

**RETAIL FURNITURE, RIDGEGATE FILING NO. 18, 1ST AMENDMENT, LOT 2C**  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22  
 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 PLANNING AREA - 9.414 AC  
 SITE IMPROVEMENT PLAN SP21-114R

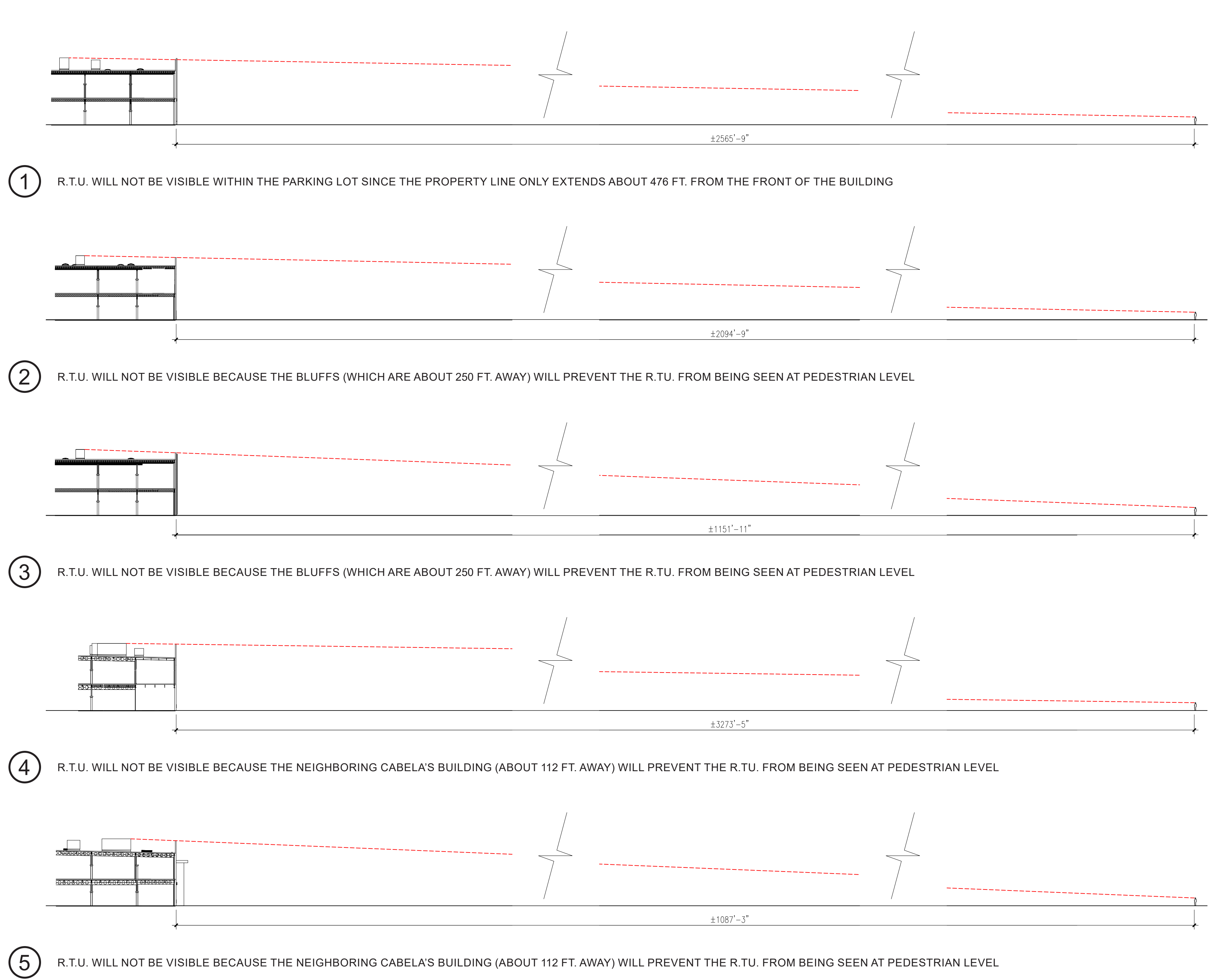


Construct & install using only U.L. listed components & in accordance with national electrical code U.L. LABELS REQUIRED

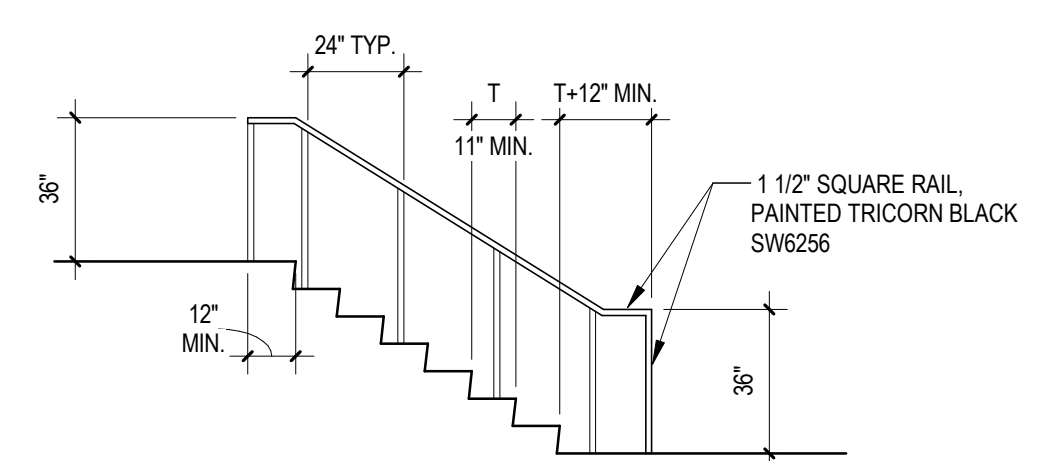
**NOTES:**  
 1. Primary power to sign location by others.  
 2. Access for installation & electrical wiring by others.



**NOTE:**  
 SECTION THRU DETAILS SHOWN ARE TYPICAL. ALL SECTION THRU'S SHOWN TO BE VERIFIED PRIOR TO FABRICATION AND INSTALLATION.



**LINE OF SIGHT EXHIBIT**  
 SCALE: 1' = 50'

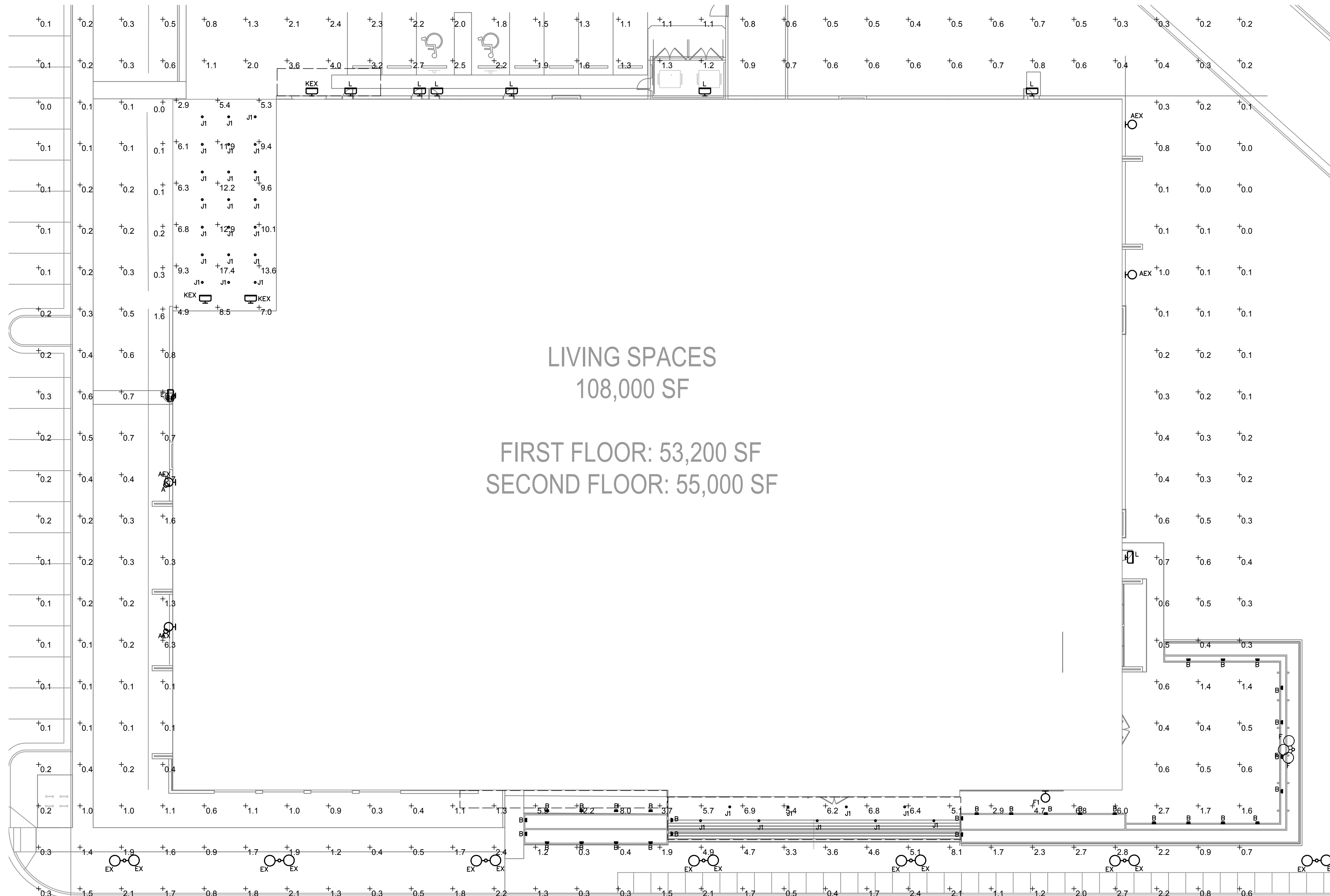


**GRAPHIC ELEMENT DETAILS**

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CITY OF LONE TREE	REVISION 12	_____
DATE	REVISION 11	_____
THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR SITE IMPROVEMENTS ONLY.	REVISION 10	_____
	REVISION 09	_____
	REVISION 08	_____
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	REVISION 06	_____
	REVISION 05	_____
	REVISION 04	_____
	REVISION 03	_____
	REVISION 02	_____
	REVISION 01	MARCH 16, 2022
ENGINEERING DIVISION ACCEPTANCE BLOCK	ORIGINAL DATE:	FEBRUARY 04, 2022
SHEET TITLE: <b>LINE OF SIGHT EXHIBITS AND OTHER DETAILS</b>	SHEET:	27 of 29

**RETAIL FURNITURE, RIDGEGATE FILING NO. 18, 1ST AMENDMENT, LOT 2C**  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22  
 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
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 SITE IMPROVEMENT PLAN SP21-114R



**LIVING SPACES**  
 108,000 SF

**FIRST FLOOR: 53,200 SF**  
**SECOND FLOOR: 55,000 SF**



**WST LED**  
 Architectural Wall Sconce

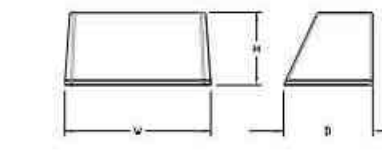


Catalog Number	
Notes	
Type	

**Specifications**

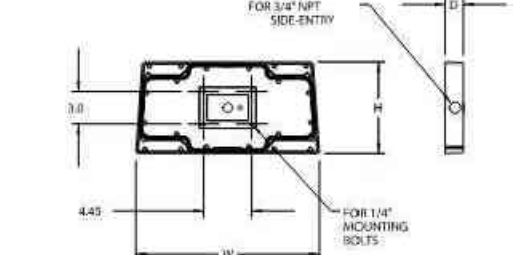
**Luminaire**

**Height:** 8.1/2" (21.59 cm)  
**Width:** 17" (43.18 cm)  
**Depth:** 10.3/16" (25.9 cm)  
**Weight:** 20 lbs (9.1 kg)



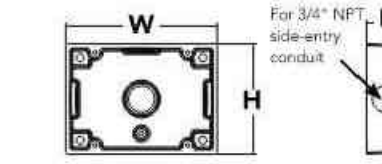
**Optional Back Box (PBBW)**

**Height:** 8.49" (21.56 cm)  
**Width:** 17.01" (43.21 cm)  
**Depth:** 1.70" (4.32 cm)



**Optional Back Box (BBW)**

**Height:** 4" (10.2 cm)  
**Width:** 5.1/2" (14.1 cm)  
**Depth:** 1.1/2" (3.8 cm)



**Capable Luminaire**

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

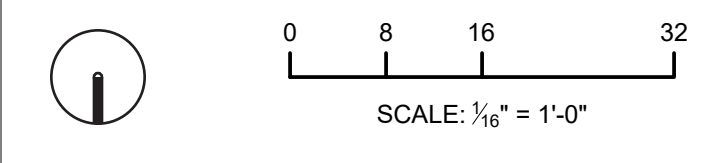
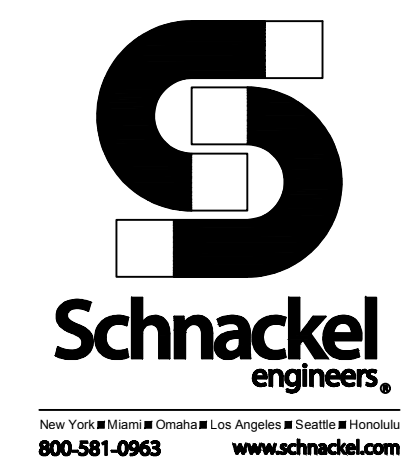
- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL controls marked by a shaded background.
- This luminaire is A+ Certified when ordered with DTL, DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability!
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit [www.acuitybrands.com/aplus](http://www.acuitybrands.com/aplus).  
 See ordering tree for details.  
 A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam Link to DTL, DLL](#).

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
B		30	BEGA 33054	33054K3	LED 5.9W	33054_BEGA_JES.ies	Absolute	0.80	8
AEX		4	BEGA 24009	24 009 K3	LED 36.2W	24009_BEGA_JES.ies	Absolute	0.80	40
J1		30	LDN4 30/15 L04 BR	4IN LDN, 3000K, 1500LM, BLACK, 80CRI		LDN4_30_15_L04_BR.ies	Absolute	0.80	17.5
L		8	DSXW1 LED 10C	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 3000K, @ 1000mA.	LED	DSXW1_LED_10C_1000_30K_T2M_MVOLT.ies	Absolute	0.80	38.8
F1		1	TML-24-B-1-TIII	TUMBLER lum 24LED, TIII, 3000K, 500mA, 40W, Clear Lens	24 White LEDs	LF_Tumbler_TML24B1TIII.ies	Absolute	1.00	40
EX		14	KAD 400M R3 (PULSE START)	Area Luminaire, 400W MH, R3 Reflector, Full Cutoff MEETS THE "NIGHTTIME FRIENDLY" CRITERIA	ONE 400-WATT CLEAR BT-37 PULSE START METAL HALIDE, HORIZONTAL POSITION.	KAD_400M_R3_PULSE_STA RT).ies	2900	0.65	456
KEX		3	WST LED P2 30K VV HVOLT VG	WST LED, Performance package 2, 3000 K, visual comfort wide, HVOLT, vandal guard	LED	WST_LED_P2_30K_VV_HV OLT_VG.ies	Absolute	0.80	31

**PHOTOMETRIC PLAN - SITE 1**  
 1/16" = 1'-0"

DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
TRUCK DOCK	+	8.9 fc	17.4 fc	2.9 fc	6.0:1	3.1:1
EXTERIOR	+	1.1 fc	12.2 fc	0.0 fc	N / A	N / A
PATIO	+	1.8 fc	12.0 fc	0.4 fc	30.0:1	4.5:1
RAMP	+	7.3 fc	14.6 fc	1.1 fc	13.3:1	6.6:1
STAIR	+	5.2 fc	8.4 fc	2.2 fc	3.8:1	2.4:1



**PREPARED BY:**  
 NAME: **SCHNACKEL ENGINEERS**  
 ADDRESS: **3035 SOUTH 72nd STREET**  
**OMAHA, NE 68124**  
 PHONE: **(800) 581-0963**

**RETAIL FURNITURE**  
 CITY OF LONE TREE, COUNTY OF DOUGLAS  
 SITE IMPROVEMENT PLAN

**REVISION 12** \_\_\_\_\_  
**REVISION 11** \_\_\_\_\_  
**REVISION 10** \_\_\_\_\_  
**REVISION 09** \_\_\_\_\_  
**REVISION 08** \_\_\_\_\_  
**REVISION 07** \_\_\_\_\_  
**REVISION 06** \_\_\_\_\_  
**REVISION 05** \_\_\_\_\_  
**REVISION 04** \_\_\_\_\_  
**REVISION 03** JULY 20, 2022  
**REVISION 02** MARCH 30, 2022  
**REVISION 01** MARCH 16, 2022

ORIGINAL DATE: FEBRUARY 04, 2022

SHEET TITLE: **BUILDING PHOTOMETRIC PLAN** SHEET: 28 of 29

