

**LEGAL DESCRIPTION:**

LOT 4-C-1, PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.

**BASIS OF BEARING:**

BEARINGS ARE BASED ON THE NORTHWEST LINE OF LOT 4-B, PARK MEADOWS TOWN CENTER FILING NO. 1-A, 6TH AMENDMENT, RECORDED AT RECEPTION NO. 2002087418 AS BEARINGS NORTH 47°09'19" EAST, SAID LINE BEING MONUMENTED AT THE NORTHEAST END BY A NAIL & TAG STAMPED "FARNSWORTH PLS 28668", AND AT THE SOUTHWEST END BY A NAIL & TAG STAMPED "FARNSWORTH PLS 38098".

**BENCHMARK:**

BENCHMARK IS DOUGLAS COUNTY CONTROL POINT 2113021 STAMPED 2.113021 DC GIS WITH A PUBLISHED ELEVATION OF 5914.49 FT (NAVD88).

**LEGEND**

	EX	PR
PROPERTY BOUNDARY	---	---
EASEMENT LINE	---	---
STORM SEWER	---	---
SANITARY SEWER	BSS	SS
WATER LINE	W	BW
FIBER OPTIC	FO	
UNDERGROUND TELEPHONE	UT	
UNDERGROUND ELECTRIC	UE	UE
OVERHEAD ELECTRIC	OE	
TRANSFORMER	⊠	⊠
STREET LIGHT	⊙	⊙
GAS MAIN	G	G
FENCE	---	---
TYPE 1 HANDRAIL	---	---
TYPE 2 HANDRAIL	---	---
RETAINING WALL	---	---
BUILDING ENTRANCE	⊙	⊙
HANDICAP PARKING	♿	
PARKING COUNT	Ⓟ	
CONTOUR	5400	5400
TREES	⊙	⊙

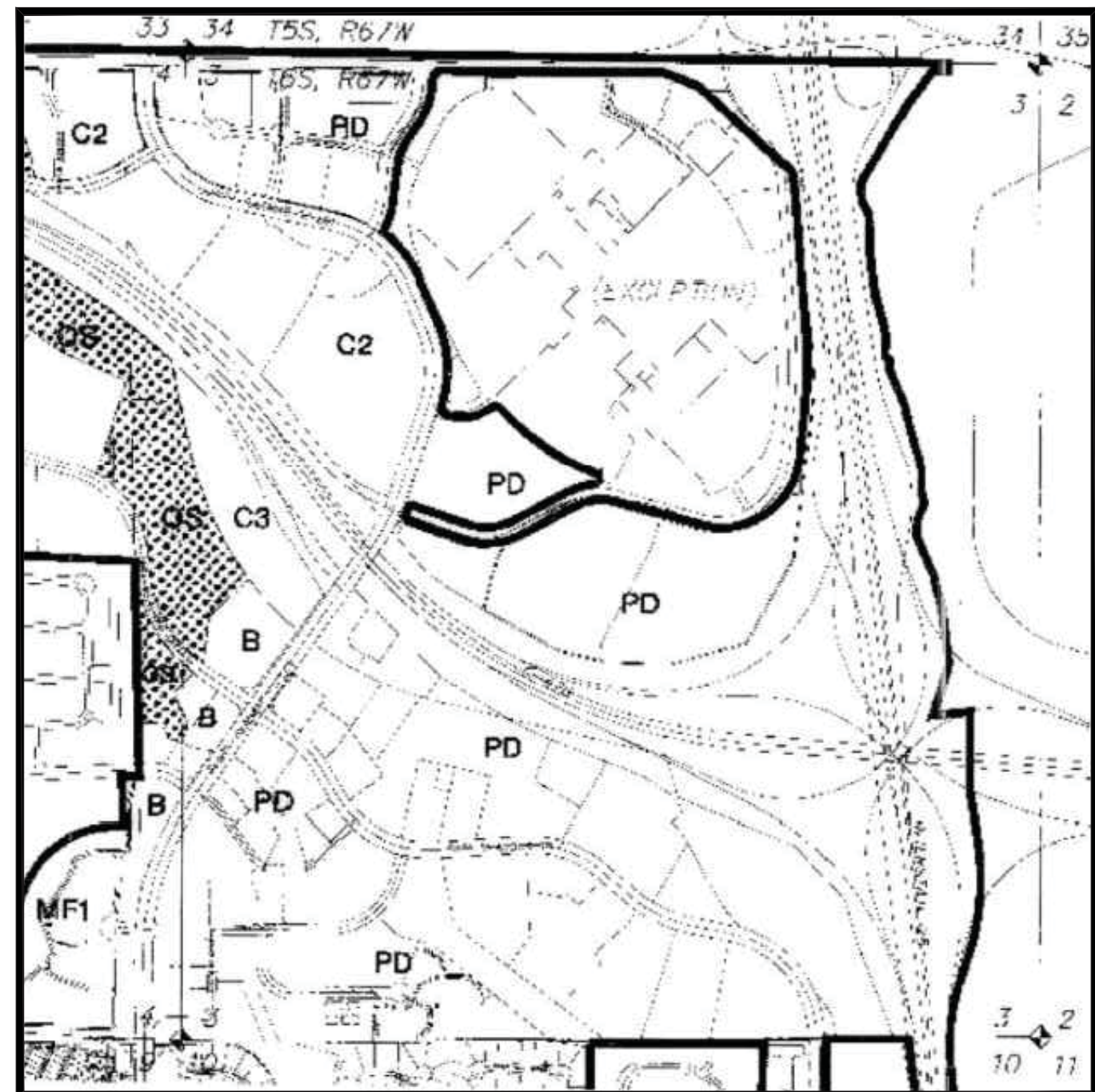
**PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT**

PLANNING AREA #1

4.32 ACRES

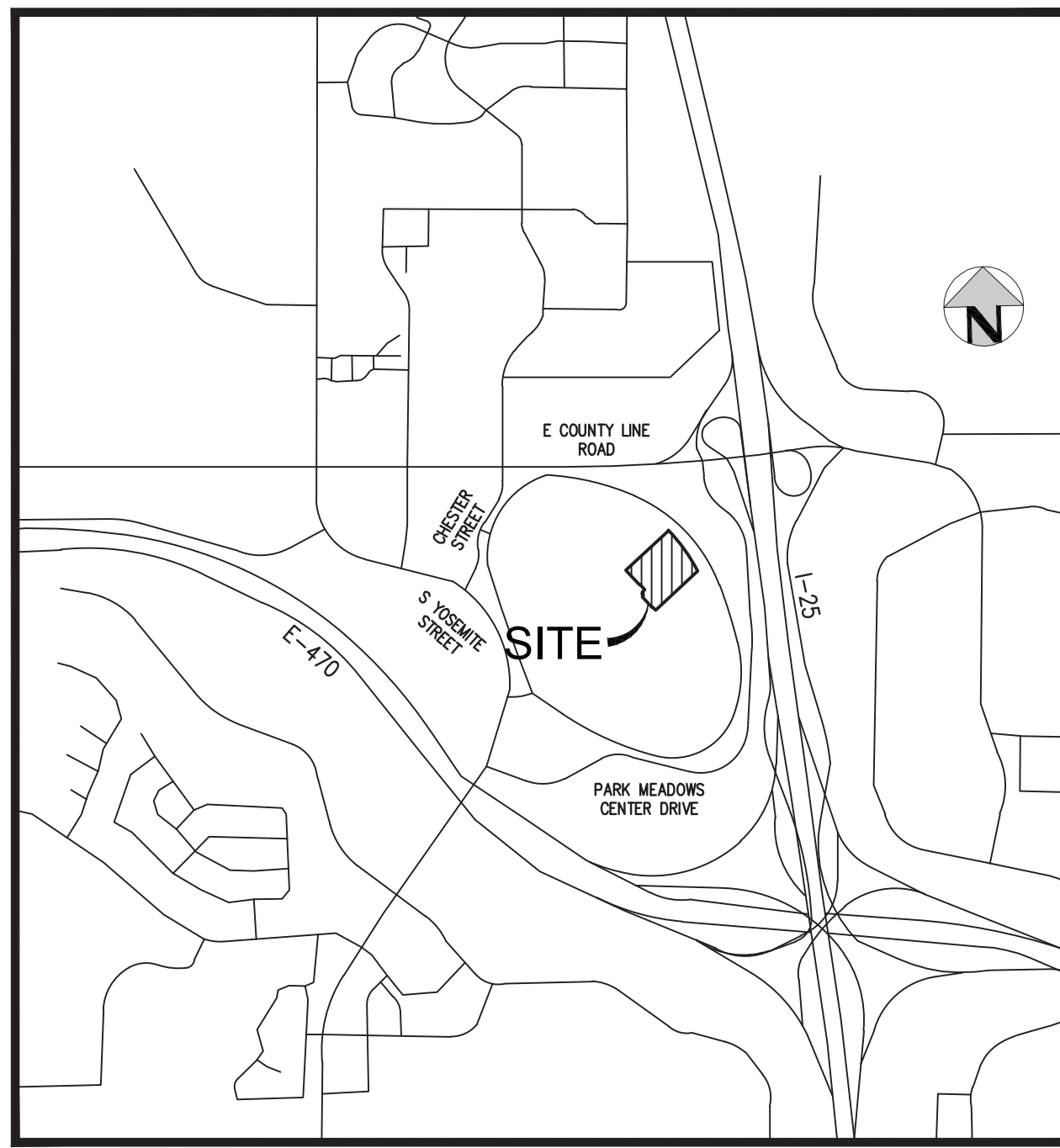
SIP #SP24-0010

8517 PARK MEADOWS CENTER DRIVE



PARK MEADOWS PD VICINITY MAP

SCALE = NTS



VICINITY MAP

SCALE: 1" = 1000'

**GENERAL NOTES:**

- THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE LONE TREE ZONING CODE AND DESIGN STANDARDS, INCLUDING BUT NOT LIMITED TO, PROPERTY MAINTENANCE, LIGHTING, PARKING, SIGNAGE, LANDSCAPING AND OUTDOOR STORAGE, EXCEPT AS MAY OTHERWISE BE ADDRESSED IN AN APPROVED PLANNED DEVELOPMENT PLAN, SUB-AREA PLAN, OR OTHER APPLICABLE PLAN OR AGREEMENT APPROVED BY THE CITY.
- 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 CITY'S COMMUNITY DEVELOPMENT DIRECTOR, PER SEC. 16-27-180. UNAUTHORIZED CHANGES OR OMISSIONS MADE WITHOUT PRIOR CITY APPROVAL CORRECTIVE ACTIONS, DELAY OF PERMITS OR CITATIONS FOR ZONING VIOLATIONS WITH ASSOCIATED FINES AND LEGAL MEASURES. BUILDING PLANS SHALL CONFORM TO THE APPROVED SIP.
- WITHIN SITE TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED WITH NO SOLID STRUCTURES PERMITTED AS STATED IN THE CITY OF LONE TREE'S LANDSCAPE DESIGN GUIDELINES AND STANDARDS FOR LANDSCAPING. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION OR DISTRICT, AS MAY BE IDENTIFIED IN MAINTENANCE AGREEMENTS RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE.
- THE OWNER IS RESPONSIBLE FOR THE INSTALLATION OF ALL ROADWAY SIGNAGE, INCLUDING "NO PARKING/FIRE LANE" SIGNAGE, AS REQUIRED BY THE CITY PUBLIC WORKS DEPARTMENT AND/OR THE FIRE DISTRICT. SUCH SIGNAGE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION OR DISTRICT, AS MAY BE IDENTIFIED IN MAINTENANCE AGREEMENTS RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE.
- SITE LANDSCAPING, SITE AMENITIES AND FURNISHINGS, AND ALL SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, SIDEWALKS AND PARKING AREAS SHALL BE MAINTAINED IN A STATE OF GOOD REPAIR CONSISTENT WITH THE APPROVED SIP AND THE LONE TREE MUNICIPAL CODE AND DESIGN GUIDELINES AND STANDARDS. SUCH MAINTENANCE SHALL INCLUDE THE REGULAR MAINTENANCE OF PET WASTE STATIONS (WHEN PRESENT), TO INCLUDE WASTE COLLECTION AND WASTE BAG REPLACEMENT. LANDSCAPE PLANTINGS MUST BE ALIVE AND ALL IRRIGATION MUST BE FUNCTIONAL. ALL MAINTENANCE OBLIGATIONS SHALL BE COMPLETED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION OR DISTRICT, AS MAY BE IDENTIFIED IN MAINTENANCE AGREEMENTS RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE.
- THE CITY OF LONE TREE REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SITE IMPROVEMENT PLAN IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER OR THE RESPONSIBLE MAINTENANCE AUTHORITY.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE CITY OF LONE TREE, DOUGLAS COUNTY, COLORADO COMMUNITY PANEL NUMBER 08035C0034G AND 08035C0053G, DATED MARCH 16TH, 2016 AND FEBRUARY 17TH, 2017, THE SUBJECT PROPERTY LIES WITHIN ZONE X, "AREAS DETERMINED TO BE INSIDE/OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD."
- DEVELOPER IS RESPONSIBLE FOR INSTALLING PARKING SIGNS THAT:
  - RESTRICT THE SURFACE PARKING LOT TO ACCESSIBLE, CUSTOMER AND PROSPECTIVE TENANT PARKING, AND LOADING/DELIVERIES; AND
  - PROHIBIT RESIDENTIAL VISITOR PARKING. ALL TENANT, VISITOR AND EMPLOYEE PARKING MUST BE RESTRICTED TO THE PARKING STRUCTURE.
- ALL PRESENT AND FUTURE OWNERS AND OCCUPANTS OF LAND HEREBY SUBJECT TO A SITE IMPROVEMENT PLAN ARE HEREBY NOTIFIED THAT THE PROPERTY IS LOCATED WITHIN PROXIMITY TO CENTENNIAL AIRPORT AND IS SUBJECT TO THE TERMS OF THAT CERTAIN AVIGATION AND HAZARD EASEMENT RECORDED AT RECEPTION NUMBER BOOK 1256 AT PAGE 671 ON APRIL 7TH, 1995 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, AS MAY BE AMENDED.
- PROXIMITY TO CENTENNIAL AIRPORT MAY HAVE ANY NUMBER OF IMPACTS ON THE PROPERTY OCCUPANTS, THE PROPERTY, AND THE DEVELOPMENT, IMPROVEMENT, USE, ENJOYMENT OR OCCUPANCY OF THE PROPERTY, INCLUDING WITHOUT LIMITATION ODORS, AIRCRAFT NOISE, VIBRATION, FUMES, FUEL PARTICLES, EXHAUST, AND THE OPERATION AND PASSAGE OF AIRCRAFT ABOVE OR NEAR THE PROPERTY. INDIVIDUAL SENSITIVITIES TO THE POTENTIAL CENTENNIAL AIRPORT IMPACTS CAN VARY FROM PERSON TO PERSON, AND POTENTIAL AIRPORT IMPACTS CAN VARY FROM LOCATION TO LOCATION WITHIN THE PROPERTY AND FROM TIME TO TIME. RECORDS AND INFORMATION CONCERNING CENTENNIAL AIRPORT AND POTENTIAL AIRPORT IMPACTS ARE PUBLICLY AVAILABLE THROUGH VARIOUS FEDERAL, STATE, AND LOCAL GOVERNMENTAL AGENCIES, INCLUDING CENTENNIAL AIRPORT. ALL PRESENT AND FUTURE OWNERS AND OCCUPANTS ARE SOLELY RESPONSIBLE FOR EVALUATING AND DETERMINING WHETHER THE AIRPORT IMPACTS, IF ANY, ARE ACCEPTABLE TO THEM.
- THIS PROPERTY IS WITHIN A WILDFIRE RISK AREA. WILDFIRE RISK CAN VARY FROM LOCATION TO LOCATION WITHIN THE PROPERTY AND FROM TIME TO TIME. INFORMATION CONCERNING WILDFIRE RISK IS PUBLICLY AVAILABLE THROUGH VARIOUS FEDERAL, STATE, AND LOCAL GOVERNMENTAL AGENCIES, INCLUDING THE COLORADO STATE FOREST SERVICE. ALL PRESENT AND FUTURE OWNERS AND OCCUPANTS ARE SOLELY RESPONSIBLE FOR EVALUATING AND DETERMINING WHETHER THE WILDFIRE RISKS, IF ANY, ARE ACCEPTABLE TO THEM.
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER (OR RESPONSIBLE ASSOCIATION OR DISTRICT, AS MAY BE IDENTIFIED BY MAINTENANCE AGREEMENTS) TO MAINTAIN ALL PLAYGROUND EQUIPMENT AND PARK INFRASTRUCTURE ON THE PROPERTY IN A STATE OF GOOD REPAIR IN CONFORMANCE WITH ALL APPLICABLE BUILDING AND SAFETY REGULATIONS.
- ARTWORK MUST BE MAINTAINED PER THE APPROVED SIP. ANY FADING, CHIPPING, OR DAMAGE SHALL BE REPAIRED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION OR DISTRICT, AS MAY BE IDENTIFIED IN MAINTENANCE AGREEMENTS RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE. ANY FUTURE REMOVAL OR ALTERATION OF ARTWORK, AS APPROVED BY THIS SIP MAY WARRANT AN SIP AMENDMENT AND SUBSEQUENT APPROVAL BY THE CITY OF LONE TREE.
- APPROVAL OF THIS SITE IMPROVEMENT PLAN, CONSTITUTES A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, C.R.S., AS AMENDED; THE ANNEXATION AND DEVELOPMENT AGREEMENT DATED APRIL 11, 2006, AS AMENDED; AND, THE LONE TREE MUNICIPAL CODE.
- PHASE 1B CIVIL CONSTRUCTION DOCUMENTS SHALL BE PROVIDED TO THE CITY OF LONE TREE FOR REVIEW AND APPROVAL PRIOR TO THE PHASE 1B BUILDING PERMIT BEING ISSUED.

OWNER

ARCHITECT

LANDSCAPE ARCHITECT

CIVIL ENGINEER

LIGHTING



Know what's below. Call before you dig.

PARK MEADOWS MALL, LLC /  
PARK MEADOWS ANCHOR ACQUISITION, LLC

8401 PARK MEADOWS CENTER DRIVE  
LONE TREE, CO 80124  
POC: PAUL MADDEN  
PAUL.MADDEN@PRETAIL.COM



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WWW.ELSARCH.COM  
P: 510-549-2929  
POC: DAVID MASENTEN  
DMASENTEN@ELSARCH.COM



1360 WALNUT ST  
BOULDER, CO 80302  
P: 720-274-0814 - EXT. 3508  
POC: NURAIN RAFEE  
MRAFEE@LANDESIGN.COM



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HarrisKocherSmith.com  
POC: LIBBEY ENDERSBE  
LENDERSBE@HKS.ENG.COM



102 W SAN FRANCISCO ST STE 15  
SANTA FE, NM 87501  
P: 906-283-2425  
POC: ERIN GUSSERT  
ERIN.GUSSERT@PL.STUDIO

**APPROVAL CERTIFICATION:**

THIS SITE IMPROVEMENT PLAN WAS APPROVED FOR FILING BY THE COUNCIL OF THE CITY OF LONE TREE, COLORADO, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND NOT THE CITY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY SITE SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

MAYOR, CITY OF LONE TREE



OWNER:  
PARK MEADOWS MALL, LLC / PARK  
MEADOWS ANCHOR ACQUISITION, LLC  
8401 PARK MEADOWS CENTER DRIVE  
LONE TREE, CO 80124

ABBREVIATIONS	
BLDG	BUILDING
CWSD	CENTENNIAL WATER & SANITATION DISTRICT
DWD	DENVER WATER DEPARTMENT
ESMT	EASEMENT
EX	EXISTING
PR	PROPOSED
ROW	RIGHT-OF-WAY
TYP	TYPICAL
UTIL	UTILITY

**LAND AREA SUMMARY TABLE**

DESIGNATION	AREA (SF)	AREA (AC)	% OF TOTAL AREA
LOT 4-C-1	188,297	4.32	100
PLAZA AREA*	29,600	0.68	9
RIGHT-OF-WAY	0	0	0
PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT	188,297	4.32	100

\*THE PLAZA AREA IS A PORTION OF LOT 4-C-1 AND IS NOT AN ADDEND TO THE TOTAL AREA FIGURES.

**PARKING CALCULATION TABLE**

PARKING REQUIRED	NUMBER OF UNITS/SQ FT FLOOR AREA	PARKING PER UNIT	TOTAL
RETAIL OR WHOLESALE, GENERAL	20,070	1 SPACE PER 250 SQ FT OF FLOOR AREA	81
<b>TOTAL PARKING REQUIRED</b>			<b>81</b>
<b>PARKING PROVIDED</b>			
PARKING GARAGE			
STANDARD			974
HANDICAP			20
SURFACE PARKING			
STANDARD			3
LOADING/DROP OFF			4
<b>TOTAL PARKING PROVIDED</b>			<b>1,001</b>

**SITE DATA TABLE**

ITEM	SQUARE FOOTAGE	% OF GROSS SITE
<b>GROSS SITE AREA (LOT 4-C-1)</b>	<b>188,297</b>	<b>100</b>
TOTAL BUILDING FOOTPRINT	89,256	47
GARAGE*	69,186	37
RETAIL*	20,070	10
PARKING/ROADS	35,553	19
LANDSCAPED AREA	28,245	15
HARDSCAPED AREA	35,243	19
<b>BUILDING SIZE</b>		
MAXIMUM HEIGHT (AS MEASURED BY THE CITY'S BUILDING CODE)		
GARAGE	65'-3"	
RETAIL	20'-0"	
TOTAL FLOOR AREA (SEE DEFINITION OF FLOOR AREA IN SECTION 16, ARTICLE XXXVI)		
GARAGE	339,355	
RETAIL	20,070	
<b>PARKING</b>		
REQUIRED	81	
PROVIDED	1,001	
<b>BICYCLE PARKING</b>		
REQUIRED	0	
PROVIDED (GARAGE/BUILDING)	0	
PROVIDED (SURFACE)	14	

\*THE TOTAL BUILDING FOOTPRINT AREA IS COMPRISED OF THE GARAGE AND RETAIL AREAS WHICH ARE NOT ADDENDS TO THE GROSS SITE AREA.

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1

PARK MEADOWS - GARAGE AND PLAZA  
SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS
03-29-2024	1ST SUBMITTAL
05-10-2024	2ND SUBMITTAL
06-04-2024	3RD SUBMITTAL

PROJECT #: 231016

COVER SHEET

SHEET NUMBER

1 of 54

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
 PLANNING AREA #1  
 4.32 ACRES  
 SIP #SP24-0010  
 8517 PARK MEADOWS CENTER DRIVE

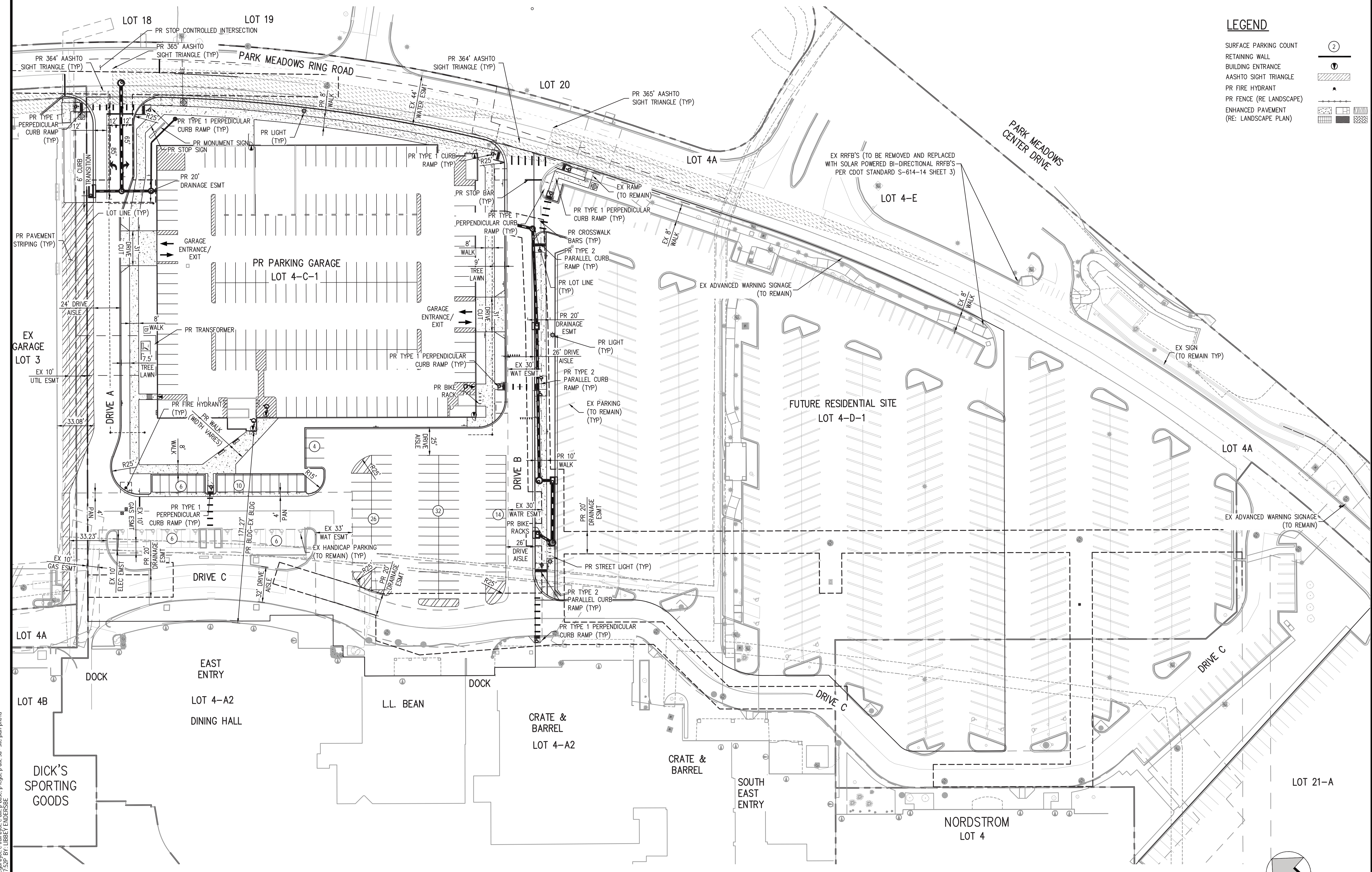
**HKS HARRIS KOCHER SMITH**  
 1120 Lincoln Street, Suite 1000  
 Denver, Colorado 80203  
 P: 303.623.6300 F: 303.623.6311  
 HarrisKocherSmith.com

**NOTE:**  
 SNOW REMOVAL WILL BE IN ACCORDANCE WITH CURRENT PRACTICES OF PARK MEADOWS SHOPPING CENTER AND WILL BE PLOWED AND RELOCATED TO EXTERIOR PARKING LOTS.

**LEGEND**

- SURFACE PARKING COUNT
- RETAINING WALL
- BUILDING ENTRANCE
- AASHTO SIGHT TRIANGLE
- PR FIRE HYDRANT
- PR FENCE (RE LANDSCAPE)
- ENHANCED PAVEMENT (RE: LANDSCAPE PLAN)

**OWNER:**  
 PARK MEADOWS MALL, LLC / PARK MEADOWS ANCHOR ACQUISITION, LLC  
 8401 PARK MEADOWS CENTER DRIVE  
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PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1

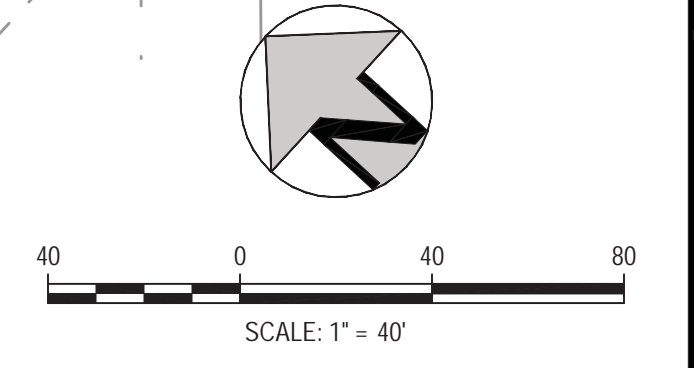
PARK MEADOWS - GARAGE AND PLAZA SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS
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PROJECT #: 231016

CIVIL SITE PLAN - PHASE 1A

Sheet Number  
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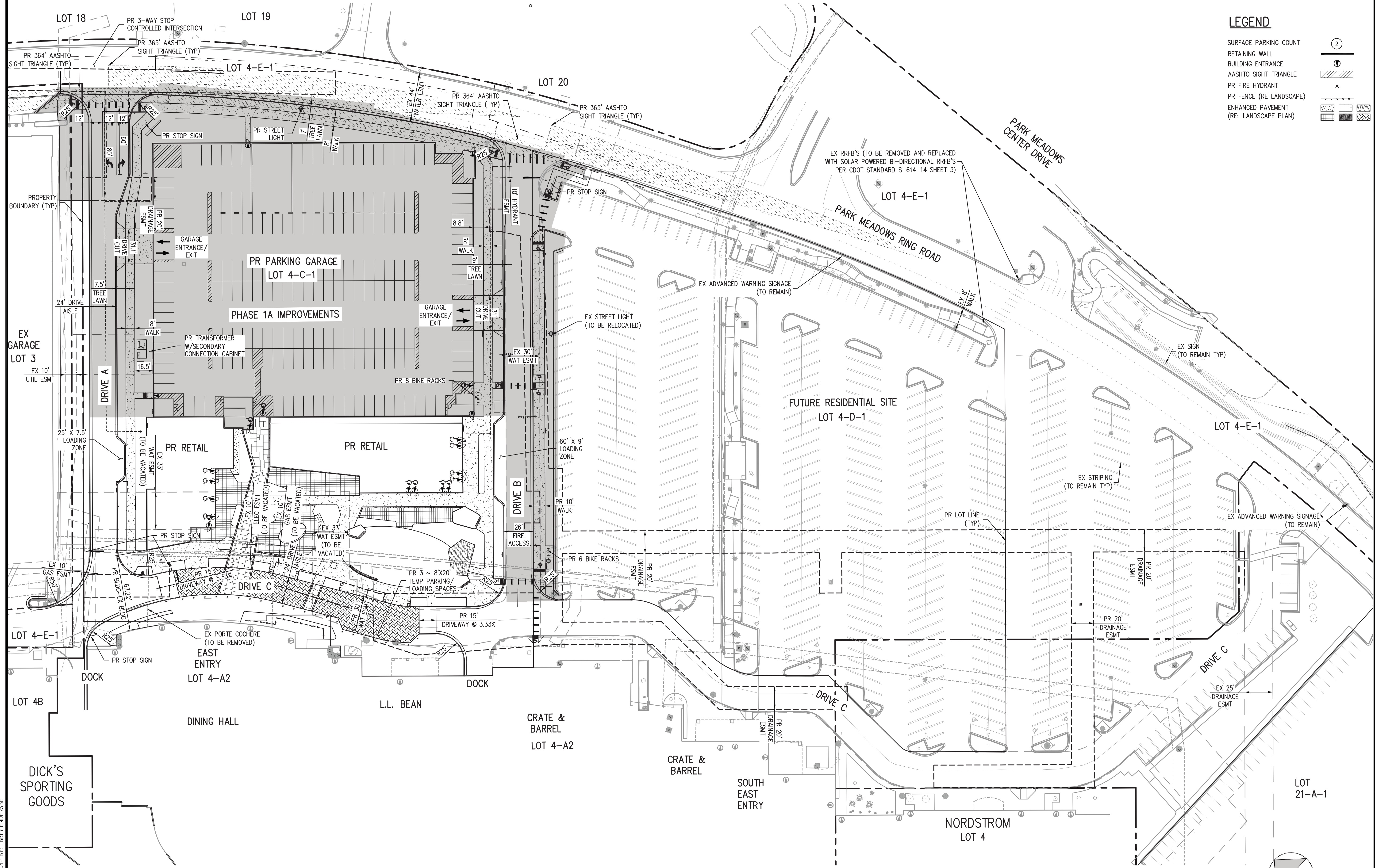
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**LEGEND**

- SURFACE PARKING COUNT
- RETAINING WALL
- BUILDING ENTRANCE
- AASHTO SIGHT TRIANGLE
- PR FIRE HYDRANT
- PR FENCE (RE LANDSCAPE)
- ENHANCED PAVEMENT (RE: LANDSCAPE PLAN)



PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN

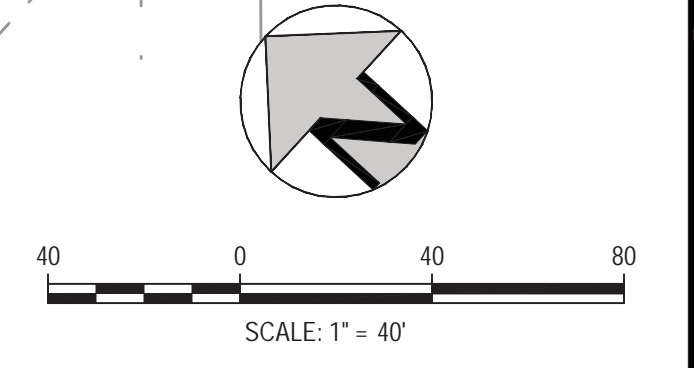
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CIVIL SITE PLAN - PHASE 1B

Sheet Number  
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 8517 PARK MEADOWS CENTER DRIVE

SUMMARY OF APPROXIMATE  
 EARTHWORK QUANTITIES

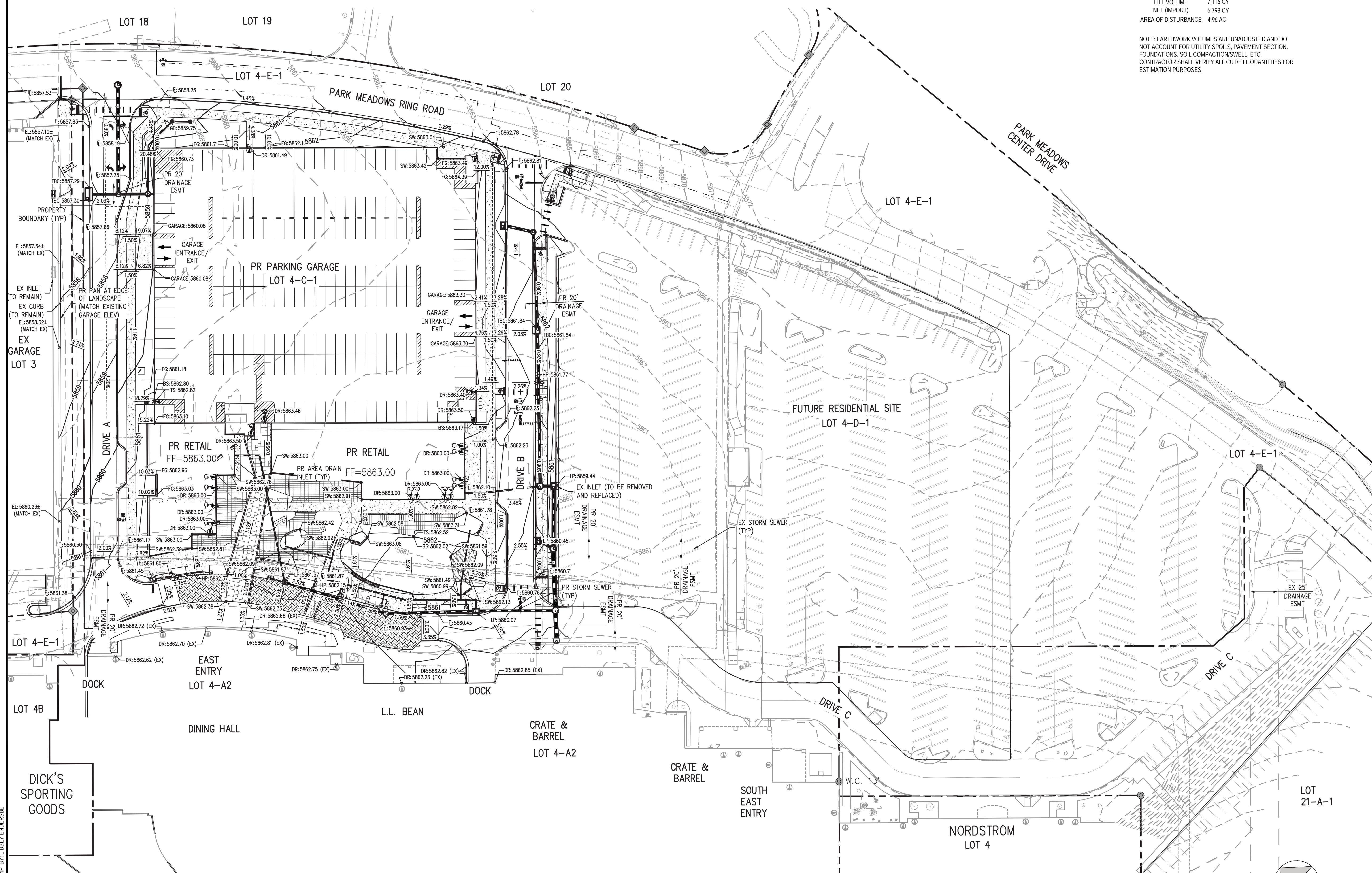
CUT VOLUME	318 CY
FILL VOLUME	7,116 CY
NET (IMPORT)	6,798 CY
AREA OF DISTURBANCE	4.96 AC

NOTE: EARTHWORK VOLUMES ARE UNADJUSTED AND DO NOT ACCOUNT FOR UTILITY SPOILS, PAVEMENT SECTION, FOUNDATIONS, SOIL COMPACTION/WELL, ETC. CONTRACTOR SHALL VERIFY ALL CUT/FILL QUANTITIES FOR ESTIMATION PURPOSES.

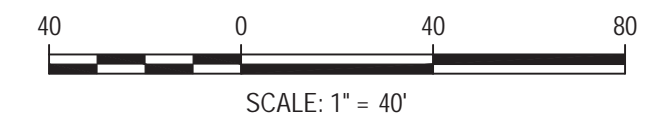


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WATER QUALITY/RETENTION NOTES  
 1. WATER QUALITY (WQ) AND RETENTION WILL BE PROVIDED BY THE EXISTING REGIONAL WQ/RETENTION POND LOCATED SOUTHWEST OF THE SITE.  
 2. THE EXISTING REGIONAL WQ/RETENTION POND OUTLET STRUCTURE WILL BE MODIFIED TO ACCOMMODATE THE PROPOSED IMPROVEMENTS OUTLINED HEREIN.



PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1

PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN

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OVERALL GRADING  
 PLAN

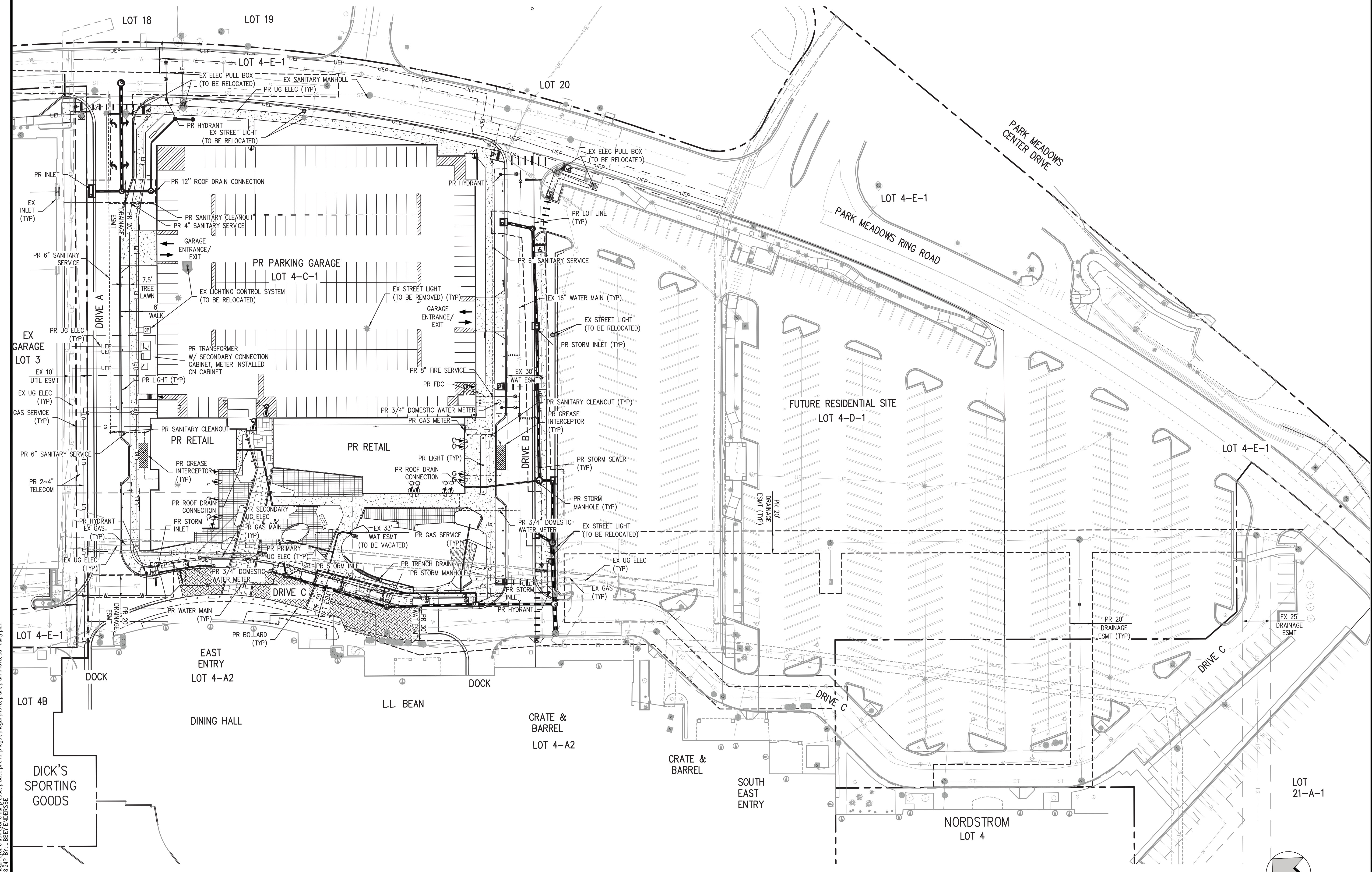
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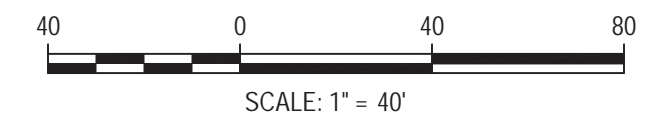
PARK MEADOWS - GARAGE AND PLAZA  
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OVERALL UTILITY PLAN

Sheet Number  
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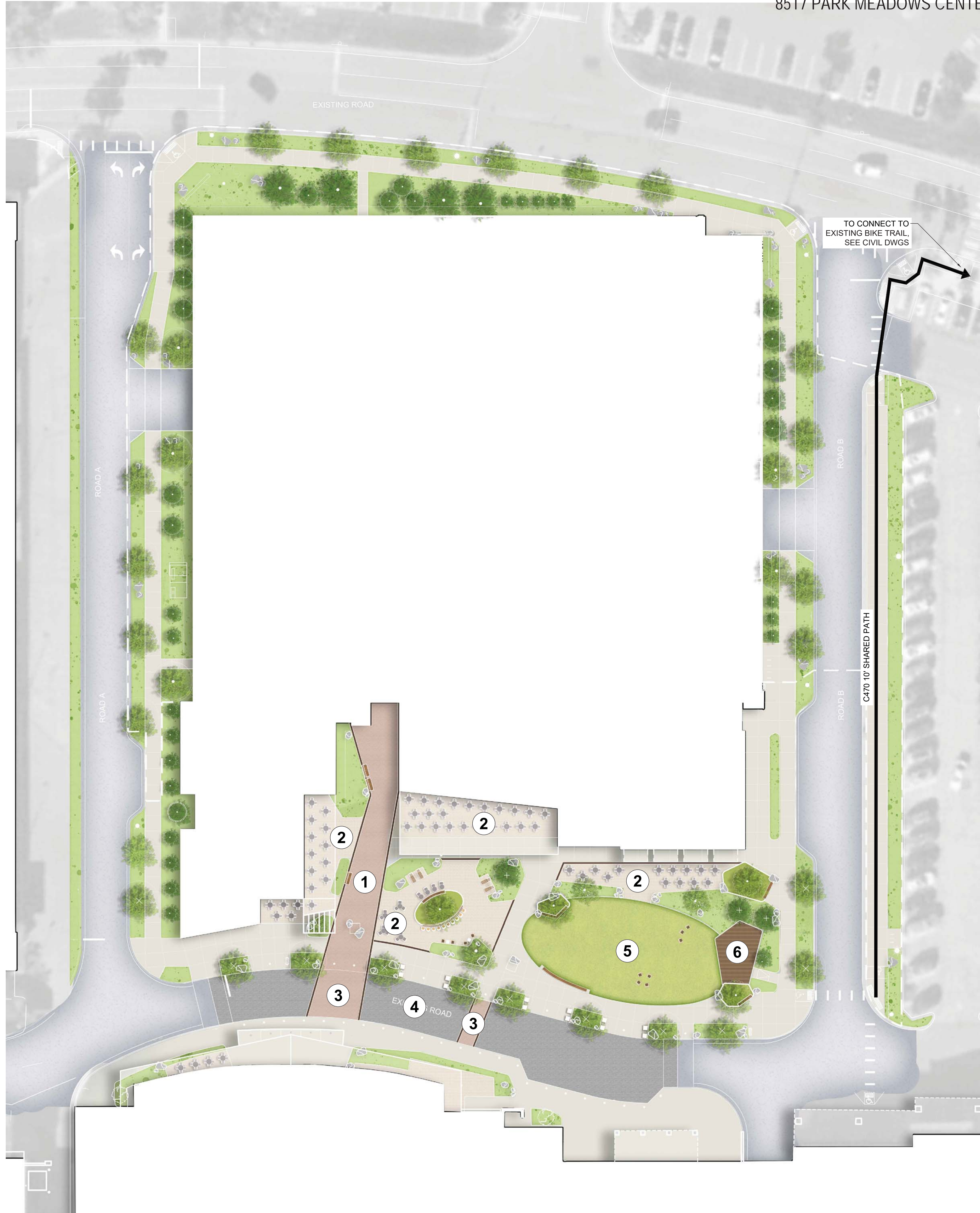
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 8517 PARK MEADOWS CENTER DRIVE

**LandDesign.**

1360 WALNUT STREET, SUITE 102  
 BOULDER CO. 80502  
 720.274.0814  
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OWNER:  
 PARK MEADOWS MALL, LLC / PARK  
 MEADOWS ANCHOR ACQUISITION, LLC  
 8401 PARK MEADOWS CENTER DRIVE  
 LONE TREE, CO 80124



1 ENHANCED PAVING TYPE 1



2 ENHANCED PAVING TYPE 2



3 ENHANCED VEHICULAR PAVING TYPE 1



4 ENHANCED VEHICULAR PAVING TYPE 2



5 ARTIFICIAL TURF



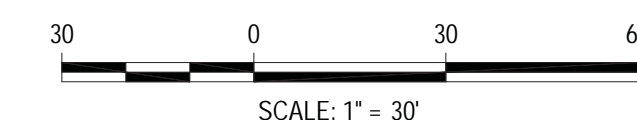
6 COMPOSITE WOOD DECKING

**CONCEPTUAL LANDSCAPE PLAN - PHASE 1B**

SCALE: 1" = 30' - 0"

**NOTE:**

1. PLAN RENDER SHOWN FOR DESIGN INTENT ONLY



SCALE: 1" = 30'

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1

PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS
03-29-2024	1ST SUBMITTAL
05-10-2024	2ND SUBMITTAL
06-03-2024	3RD SUBMITTAL

PROJECT #: 231016

CONCEPTUAL  
 LANDSCAPE  
 PLAN

Sheet Number  
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PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
 PLANNING AREA #1  
 4.32 ACRES  
 SIP #SP24-0010  
 8517 PARK MEADOWS CENTER DRIVE

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**LANDSCAPE SCHEDULE**

CODE	DESCRIPTION	MANUFACTURER	MODEL	SIZE	COLOR	MATERIAL	MIX	REMARKS
L-101	ORGANIC MULCH	PIONEER LANDSCAPE	-	-	-	-	-	PROVIDE 3" THICKNESS AT ALL PLANTING BEDS
L-102	RIVER ROCK	PIONEER LANDSCAPE	3/4" MOUNTAIN GRANITE	3/4"	STD.	-	-	-
L-103	NATURAL STONE BOULDER	-	-	-	-	-	-	-

**PAVING SCHEDULE**

CODE	DESCRIPTION	MANUFACTURER	MODEL	SIZE	MATERIAL	COLOR	FINISH	PATTERN / JOINT	REMARKS
P-101	STANDARD GRAY CONCRETE	-	-	-	CONCRETE	STANDARD GRAY	-	SAWCUT	SMOOTH BRUSH FINISH PERPENDICULAR TO PATH OF TRAVEL
P-102	ENHANCED PAVING - TYPE 1	TECHO-BLOC	BLU 80 SLATE	3 1/8" X 13" X 6 1/2", 3 1/8" X 13" X 13", 3 1/8" X 13" X 19 1/2"	CONCRETE	CHESTNUT BROWN	-	MODULAR PATTERN	ALT: HANOVER PAVERS
P-103	ENHANCED PAVING - TYPE 2	TECHO-BLOC	MIKA	2 3/4" X 4 7/16" X 11"	CONCRETE	ROCK GARDEN BROWN	-	TBD	ALT: HANOVER PAVERS
P-104	ENHANCED VEHICULAR PAVING - TYPE 1	TECHO-BLOC	BLU 80 SLATE	3 1/8" X 13" X 6 1/2"	CONCRETE	CHESTNUT BROWN	-	RUNNING BOND	ALT: HANOVER PAVERS
P-105	ENHANCED VEHICULAR PAVING - TYPE 2	TECHO-BLOC	INDUSTRIA GRANITEX	3 1/8" X 13" X 6 1/2"	CONCRETE	SHALE GRAY	-	-	ALT: HANOVER PAVERS
P-106	PAVER BANDING	TECHO-BLOC	BLU 80	3 1/8" X 13" X 6 1/2"	CONCRETE	CHOCOLATE BROWN	SLATE	TBD	ALT: INTEGRAL COLORED CONCRETE
P-107	SYNTHETIC TURF	SYNLAWN	SYNAUGUSTINE 547	-	-	-	-	-	-
P-108	WOOD DECKING	TREX	COMPOSITE DECKING	-	-	-	-	-	ALT: COMPOSITE DECKING
P-109	CONCRETE RAMP	-	-	-	CONCRETE	STANDARD GRAY	-	-	-
P-110	EXISTING PAVEMENT	-	-	-	-	-	-	-	-

**SITE FURNISHINGS SCHEDULE**

CODE	DESCRIPTION	MANUFACTURER	MODEL	SIZE	MATERIAL	COLOR	FINISH	MOUNT	REMARKS
S-101	SITE BENCH - TYPE 1	SITE PIECES	MONOLINE BACKED BENCH (ML-BENCH-72)	72" X 27" X 38.5"	METAL AND WOOD	DARK BRONZE	POWDER COATED	SURFACE MOUNTED	-
S-102	SITE BENCH - TYPE 2	LANDSCAPE FORMS	SOGRATES	24"	CAST STONE	WHITE	POLISHED	FREESTANDING	-
S-103	SITE BENCH - TYPE 3	SITE PIECES	CONCRETE AND MONOLINE TOPPER	-	-	-	-	-	ALT: DECKING CONSTRUCTION
S-104	BOLLARD	BEGA	WOOD SYSTEM BOLLARD	32"	METAL AND WOOD	-	POWDER COATED METAL	EMBEDDED	-
S-105	TRASH & RECYCLING RECEPTACLE	MMCITE	MULTIMINUM (MMUM566)	-	ALUMINUM	ANTHRACITE GRAY	-	SURFACE	-
S-107	SITE BENCH - TYPE 4	SITE PIECES	ALPINE CASCADE CHAISE	58.3" x 23.5" x 30"H	METAL & WOOD	TO BE COORDINATED	POWDER COATED	SURFACE	-
S-108	CUSTOM PLANTER - TYPE 1	ORE DESIGN	CUSTOM	SEE DETAIL	METAL	RUST	POWDER COATED	SEE DETAIL	-
S-109	CUSTOM PLANTER - TYPE 2	ORE DESIGN	CUSTOM	SEE DETAIL	METAL	RUST	POWDER COATED	SEE DETAIL	-
S-110	CUSTOM PLANTER - TYPE 3	ORE DESIGN	CUSTOM	SEE DETAIL	METAL	RUST	POWDER COATED	-	-
S-111	CUSTOM PLANTER - TYPE 4	ORE DESIGN	CUSTOM	SEE DETAIL	METAL	RUST	POWDER COATED	-	-
S-112	BIKE RACK	LANDSCAPE FORMS	RIDE BIKE RACK	-	METAL	BRONZE METALLIC	POWDER COATED	EMBEDED	-
S-113	PLANTER POTS	TOURNESOL	DELTA GFRC	VARYING SIZES	CONCRETE	SHARK	ACID ETCH	SURFACE	CONTRACTOR TO PROVIDE COLOR SAMPLE PRIOR TO FINAL SELECTION

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN

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**MATERIALS  
 SCHEDULE**

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PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
 PLANNING AREA #1  
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 SIP #SP24-0010  
 8517 PARK MEADOWS CENTER DRIVE

**LandDesign.**

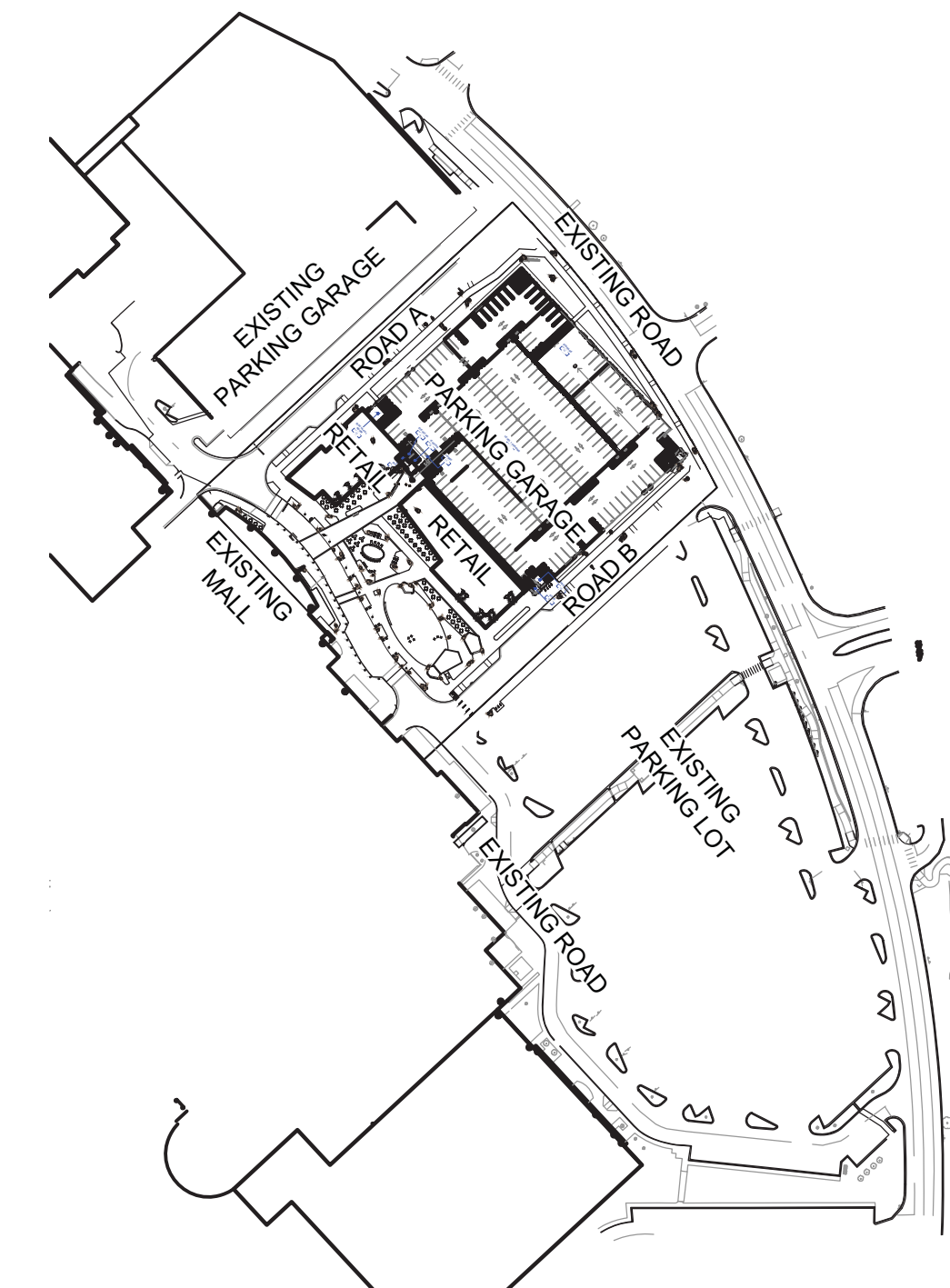
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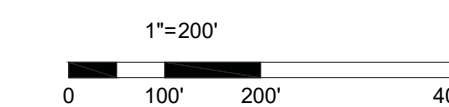
**GENERAL NOTES**

1. THIS AMENDMENT INCLUDES THE ADDITION OF AN ENTRY PLAZA AND A PARKING STRUCTURE TO THE PARK MEADOWS MALL.

1. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, UTILITY LINES, AND SCREENING WALLS. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
2. ALL PLANTS SHALL BE GROWN AND HARVESTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004)
3. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
4. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PITS WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
5. NATIVE SITE TOPSOIL TO BE PROTECTED FROM EROSION OR STOCKPILED.
6. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.
7. ALL PLANTS INSTALLED SHALL FOLLOW THE PLANT SCHEDULE, INSTALLATION INSTRUCTIONS AND LANDSCAPE DRAWINGS ON THE APPROVED LANDSCAPE PLAN INCLUDED IN THIS SITE IMPROVEMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLAN, TO INCLUDE PLANT SUBSTITUTIONS, MUST BE APPROVED BY THE CITY IN ADVANCE OF INSTALLATION.
8. ALL MULCH AND/ OR ROCK COBBLE SHALL BE INSTALLED AND MAINTAINED TO THE DEPTH(S) PROVIDED ON THE APPROVED LANDSCAPE PLAN INCLUDED IN THIS SITE IMPROVEMENT PLAN. ORGANIC MULCH SHALL NOT BE PLACED WITHIN SIX (6) FEET OF STORM INLETS.
9. THE USE OF IMPERMEABLE SHEET PLASTIC AS A WEED BARRIER IS PROHIBITED
10. ALL SOILS FOR GENERAL LANDSCAPING AREAS OR ON WHICH ANY COOL-SEASON LAWN, TURF OR SOD IS TO BE INSTALLED MUST BE PROPERLY AMENDED WITH ORGANIC MATTER SUCH AS COMPOST AND AGED MANURE. A MINIMUM OF FOUR (4) CUBIC YARDS OF COMPOST PER EACH THOUSAND (1,000) SQUARE FEET OF SOIL SHOULD BE INCORPORATED TO A DEPTH OF AT LEAST FOUR (4) TO SIX (6) INCHES BY ROTOTILLING OR OTHER SUITABLE MEASURES. STRUCTURED SOILS THAT INCLUDE ROCK AND SAND TO REDUCE COMPACTION AND INCREASE POROSITY FOR ROOT GROWTH MAY BE REQUIRED WHERE TREE GRATES ARE PROPOSED.
11. ORGANIC MULCH SUCH AS WOOD/BARK SHALL BE INSTALLED AND MAINTAINED TO A DEPTH OF FOUR (4) INCHES.



**KEY PLAN**



**IRRIGATION STANDARDS**

1. IRRIGATION OVERSPRAY ON STREETS AND WALKS IS PROHIBITED.
2. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE R.O.W.
3. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJACENT TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
4. VALVES SHALL BE LOCATED A MINIMUM OF THREE (3) FEET AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND FIVE (5) FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
5. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE TWO (2) FEET OF CLEARANCE (MINIMUM).
6. IRRIGATION HEADS THAT RUN PARALLEL NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUMS FIVE (5) FEET SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER SANITARY SEWER LINES.
7. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ECT. SHALL BE LOCATED CLOSER THAN TEN (10) FEET FROM THE CURB AT STREET DRIVEWAY INTERSECTIONS.
8. IRRIGATION SHALL OCCUR BETWEEN THE HOURS OF 8:00 P.M. AND 6 A.M.
9. ANY IRRIGATION EQUIPMENT MOUNTED TO THE BUILDING SHALL BE PAINTED TO MATCH THE BUILDING

**MAINTENANCE STANDARDS**

1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IS ACCORDANCE WITH THE DESIGNER AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS HALL BE FREE OF TRASH, LITTER, AND WEEDS.
3. ALL TREES AND SHRUBS SHALL BE MAINTAINED IN ACCORDANCE WITH ENGINEERING DESIGN STANDARDS - PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
4. TREE MAINTENANCE SHALL BE ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 AND THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA).
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER ONE (1) GROWING SEASON AND NOT MORE THAN ONE (1) YEAR AFTER INSTALLATION. STEEL TREE STAKES, WIRES AND HOSES ARE PROHIBITED.

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1

PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN

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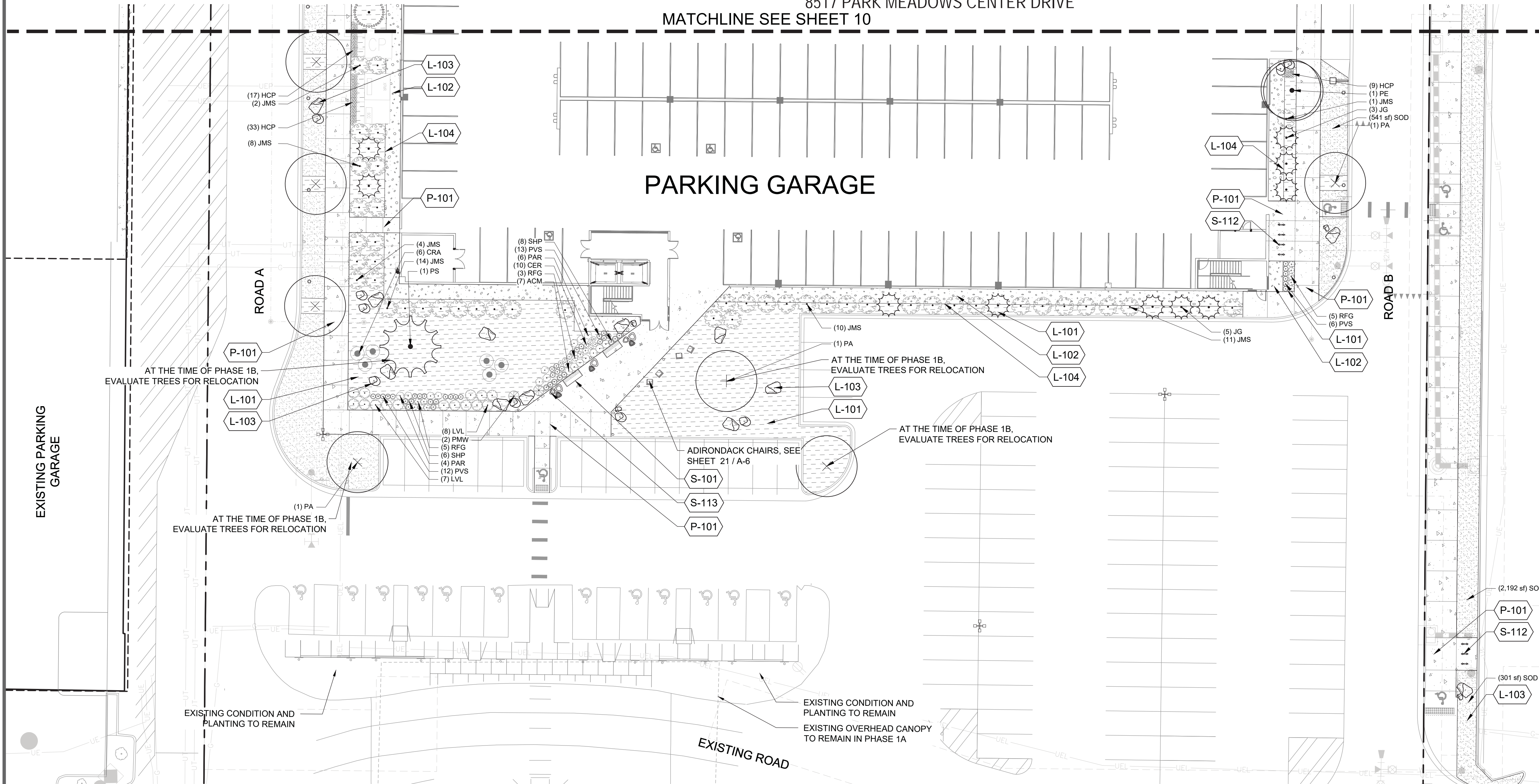
LANDSCAPE  
 NOTES

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PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
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 8517 PARK MEADOWS CENTER DRIVE  
 MATCHLINE SEE SHEET 10

PARKING GARAGE



1 LANDSCAPE PLAN - PHASE 1A  
 SCALE: 1" = 20' - 0"

REFERENCE NOTES SCHEDULE

CODE	LANDSCAPE DESCRIPTION	DETAIL
L-101	ORGANIC MULCH	
L-102	ROCK MULCH	
L-103	NATURAL STONE BOULDER	5/L740
L-104	STEEL EDGER	
CODE	PAVING DESCRIPTION	DETAIL
P-101	STANDARD GRAY CONCRETE	1/L701
CODE	SITE FURNISHINGS DESCRIPTION	DETAIL
S-101	SITE BENCH - TYPE 1	
S-112	BIKE RACK	3/L701
S-113	PLANTER POT 01	
S-114	PLANTER POT 02	
S-115	PLANTER POT 03	

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME
<b>DECIDUOUS TREES</b>		
+	PA	Platanus x acerifolia
•	PE	Platanus x acerifolia 'EXCLAMATION'
<b>EVERGREEN TREES</b>		
⊙	JG	Juniperus scopulorum 'Cologreen'
⊙	PH	Pinus heldreichii
⊙	PS	Pinus sylvestris
<b>DECIDUOUS SHRUBS</b>		
•	CRA	Cornus alba RED GNOME
<b>EVERGREEN SHRUBS</b>		
•	ACM	Arctostaphylos x coloradoensis Mock Bearberry
•	JGG	Juniperus communis 'Green Carpet'
•	JMS	Juniperus x media 'Sea Green'
•	LVL	Ligustrum vulgare 'Lodense'
•	PMW	Pinus mugo 'White Bud'
<b>ORNAMENTAL GRASSES</b>		
•	BGB	Bouteloua gracilis 'Blonde Ambition'
•	PVS	Panicum virgatum 'Shenandoah'
•	PAH	Pennisetum alopecuroides 'Hamein'
•	SHP	Sporobolus heterolepis
<b>PERENNIALS</b>		
•	AMM	Achillea 'Moonshine'
•	CER	Centranthus ruber
•	EPP	Echinacea purpurea 'Magnus'
•	HCP	Heuchera x 'Carnival Plum Crazy'
•	NWW	Nepeta x 'Cat's Meow'
•	PEF	Penstemon eatonii
•	PAR	Perovskia atriplicifolia 'Little Spire'
•	RFG	Rudbeckia fulgida 'Goldsturm'
<b>GROUND COVERS</b>		
•	SOD	SOD

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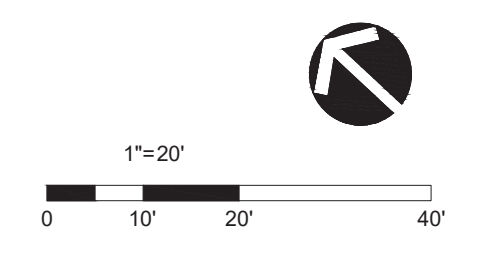
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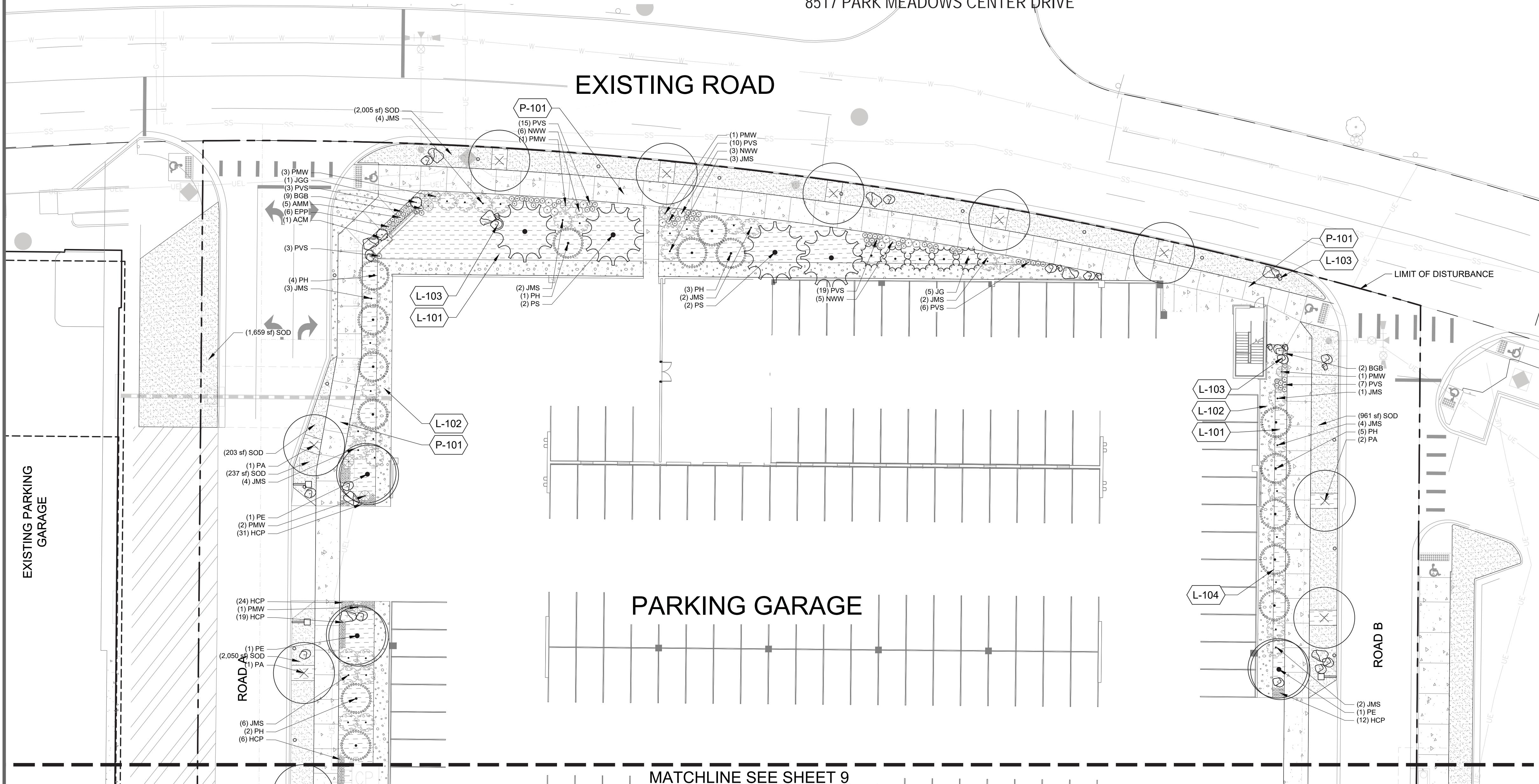
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LANDSCAPE PLAN -  
 PHASE 1A

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PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
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 8517 PARK MEADOWS CENTER DRIVE



1 LANDSCAPE PLAN - PHASE 1A  
 SCALE: 1" = 20' - 0"

REFERENCE NOTES SCHEDULE

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L-102	ROCK MULCH	
L-103	NATURAL STONE BOULDER	5/L740
L-104	STEEL EDGER	
CODE	PAVING DESCRIPTION	DETAIL
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CODE	SITE FURNISHINGS DESCRIPTION	DETAIL
S-101	SITE BENCH - TYPE 1	
S-112	BIKE RACK	3/L701
S-113	PLANTER POT 01	
S-114	PLANTER POT 02	
S-115	PLANTER POT 03	

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME
<b>DECIDUOUS TREES</b>		
+	PA	Platanus x acerifolia
•	PE	Platanus x acerifolia 'EXCLAMATION'
<b>EVERGREEN TREES</b>		
⊙	JG	Juniperus scopulorum 'Cologreen'
⊙	PH	Pinus heldreichii
⊙	PS	Pinus sylvestris
<b>DECIDUOUS SHRUBS</b>		
•	CRA	Cornus alba RED GNOME
<b>EVERGREEN SHRUBS</b>		
•	ACM	Arctostaphylos x coloradoensis Mock Bearberry
•	JGG	Juniperus communis 'Green Carpet'
•	JMS	Juniperus x media 'Sea Green'
•	LVL	Ligustrum vulgare 'Lodense'
•	PMW	Pinus mugo 'White Bud'
<b>ORNAMENTAL GRASSES</b>		
•	BGB	Bouteloua gracilis 'Blonde Ambition'
•	PVS	Panicum virgatum 'Shenandoah'
•	PAH	Pennisetum alopecuroides 'Hamein'
•	SHP	Sporobolus heterolepis
<b>PERENNIALS</b>		
•	AMM	Achillea 'Moonshine'
•	CER	Centranthus ruber
•	EPP	Echinacea purpurea 'Magnus'
•	HCP	Heuchera x 'Carnival Plum Crazy'
•	NWW	Nepeta x 'Cat's Meow'
•	PEF	Penstemon eatonii
•	PAR	Perovskia atriplicifolia 'Little Spire'
•	RFG	Rudbeckia fulgida 'Goldsturm'
<b>GROUND COVERS</b>		
•	SOD	SOD

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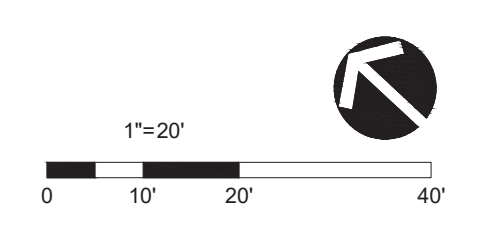
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LANDSCAPE PLAN -  
 PHASE 1A

Sheet Number  
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PLANT SCHEDULE

SYMBOL CODE QTY BOTANICAL NAME COMMON NAME CONT. SIZE SPEC SIZE WATER USE REMARKS SALT TOLERANCE \*

DECIDUOUS TREES

	PE	4	Platanus x acerifolia 'EXCLAMATION'	Planetree EXCLAMATION!	B&B	2" CAL		MODERATE		
	PA	16	Platanus x acerifolia	London Plane Tree		2" CAL				

EVERGREEN TREES


	JG	15	Juniperus scopulorum 'ColoGreen'	ColoGreen Juniper	B&B	6' HT		VERY LOW		TOLERANT
	PH	15	Pinus heldreichii	Bosnian Pine	B&B	6' HT MIN.		LOW		SENSITIVE
	PS	5	Pinus sylvestris	Scotch Pine	B&B	9' - 10' HT MIN		MODERATE TO LOW		

SYMBOL CODE QTY BOTANICAL NAME COMMON NAME CONT. SPACING SPEC SIZE WATER USE REMARKS

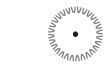



DECIDUOUS SHRUBS

	CRA	6	Cornus alba RED GNOME	ARCTIC FIRE Dogwood	#5	42" O.C.		MODERATE		
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EVERGREEN SHRUBS

	ACM	7	Arctostaphylos x coloradoensis Mock Bearberry	Mock Bearberry Manzanita	#3	30" O.C.	10' - 15' HT	LOW		
	JGG	2	Juniperus communis 'Green Carpet'	Green Carpet Common Juniper	#5	36" O.C.		LOW		
	JMS	78	Juniperus x media 'Sea Green'	Sea Green Juniper	5 GAL			LOW		
	LVL	15	Ligustrum vulgare 'Lodense'	Lodense Privet	#5	36" O.C.	24" HT			
	PMW	11	Pinus mugo 'White Bud'	White Bud Mugo Pine	#5	48" O.C.	24" HT	LOW		

ORNAMENTAL GRASSES

	BGB	11	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 GAL	20" O.C.		LOW		TOLERANT
	PVS	94	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	#1	24" O.C.		LOW	FULL TO CONTAINER	TOLERANT
	PAH	3	Pennisetum alopecuroides 'Hamel'	Hamel Dwarf Fountain Grass	#1	24" O.C.		LOW	FULL TO CONTAINER	TOLERANT
	SHP	14	Sporobolus heterolepis	Prairie Dropseed	#3	30" O.C.		LOW	FULL TO CONTAINER	TOLERANT

PERENNIALS

	AMM	5	Achillea 'Moonshine'	Moonshine Yarrow	1 GAL			LOW		TOLERANT
	CER	14	Centranthus ruber	Red Valerian	#1	18" O.C.		MODERATE	FULL TO CONTAINER	
	EPP	9	Echinacea purpurea 'Magnus'	Purple Coneflower	#1	18" O.C.		LOW	FULL TO CONTAINER	TOLERANT
	HCP	151	Heuchera x 'Carnival Plum Crazy'	Carnival Plum Crazy Coral Bells	#3					TOLERANT
	NWW	14	Nepeta x 'Cat's Meow'	Cat's Meow Catmint	#1	24" O.C.		LOW	FULL TO CONTAINER	
	PEF	6	Penstemon eatonii	Firecracker Penstemon	#1			LOW		TOLERANT
	PAR	10	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	#3	24" O.C.				TOLERANT
	RFG	13	Rudbeckia fulgida 'Goldsturm'	Black-eyed Susan	#1					TOLERANT

SYMBOL CODE QTY BOTANICAL NAME COMMON NAME REMARKS

GROUND COVERS

	SOD	10,251 sf	SOD							TOLERANT
---	-----	-----------	-----	--	--	--	--	--	--	----------

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS
03-29-2024	1ST SUBMITTAL
05-10-2024	2ND SUBMITTAL
06-03-2024	3RD SUBMITTAL

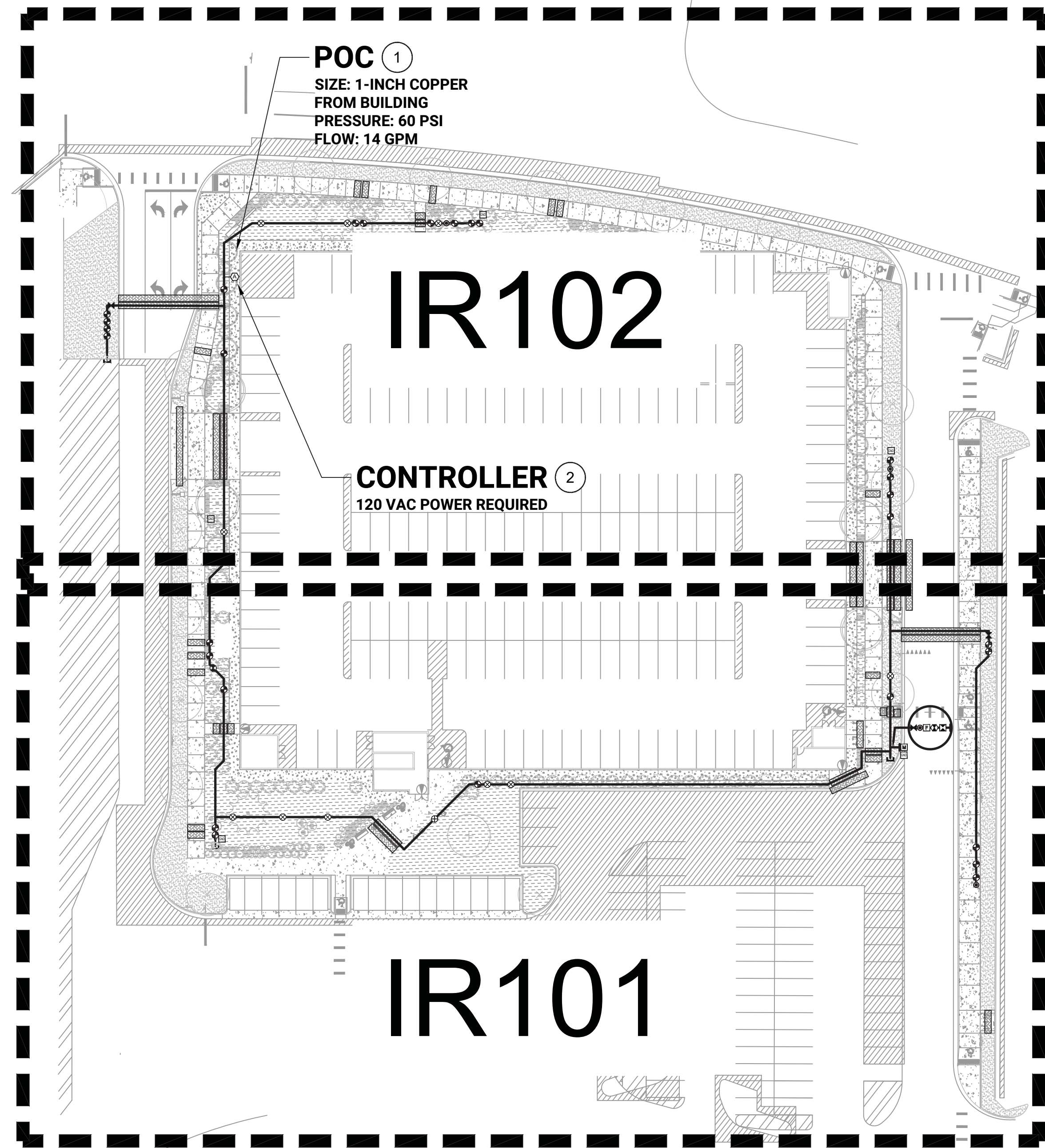
PROJECT #: 231016

PLANTING SCHEDULE -  
 PHASE 1A

Sheet Number  
 11 of 54

NOTE:

- SALT TOLERANT PLANT INFORMATION LISTED PER CITY OF LONE TREE FORESTRY AND LANDSCAPING DEPARTMENT



**IRRIGATION LEGEND**

- SLEEVES: CLASS 200 PVC
  - POINT-OF-CONNECTION ASSEMBLY
  - MAINLINE PIPE: CLASS 200 PVC  
X-INCH SIZE UNLESS OTHERWISE INDICATED
  - LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC  
1-INCH SIZE UNLESS OTHERWISE INDICATED
  - LATERAL PIPE TO TREE EMITTERS: CLASS 315 PVC  
1-INCH SIZE UNLESS OTHERWISE INDICATED
  - LATERAL PIPE TO INLINE DRIP HEADER: CLASS 200 PVC  
1-INCH SIZE UNLESS OTHERWISE INDICATED
  - UNCONNECTED PIPE CROSSING
  - INLINE DRIP TUBING: NETAFIM TLCV6-12 WITH RAINBIRD XQF DRILINE HEADER  
0.6 GPH EMITTERS, 12" EMITTER SPACING, 12" ROW SPACING
  - REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS:  
RAIN BIRD PEB (SIZED PER PLAN)
  - REMOTE CONTROL DRIP VALVE ASSEMBLY: RAIN BIRD XC2-PRB-100-COM
  - WATER METER AND CURB STOP ASSEMBLY: BY OTHERS
  - QUICK COUPLING VALVE ASSEMBLY: RAIN BIRD SRC
  - ISOLATION GATE VALVE ASSEMBLY: MATCO 514
  - FLOW SENSOR ASSEMBLY: RAIN BIRD FS100
  - BACKFLOW PREVENTION ASSEMBLY: FEBCO 825YA (1")
  - MASTER VALVE ASSEMBLY: RAIN BIRD PEB (1")
  - IRRIGATION CONTROLLER UNIT WITH WEATHER SENSOR  
RAIN BIRD ESPME3
  - WEATHER SENSOR: RAIN BIRD WRF-48
  - IRRIGATION CONTROL WIRES IN CONDUIT OR WITH WARNING TAPE
  - GROUNDING AND SURGE ARRESTOR ASSEMBLY: RAIN BIRD LSP-1TURF
  - IRRIGATION MAINLINE CAP ASSEMBLY
  - TREE BUBBLER ASSEMBLY: TWO (2) RAIN BIRD 1402 BUBBLERS  
PRESSURE: 30 PSI  
FLOW (GPM): 0.5 PER BUBBLER; 1.0 PER ASSEMBLY
  - POP-UP SPRAY SPRINKLER: HUNTER PROS-06-PRS30-CV W/8 SERIES NOZZLE  
PRESSURE: 30 PSI RADIUS: 8 FEET  
FLOW (GPM): Q-0.24 H-0.47 F-0.97
  - POP-UP SPRAY SPRINKLER: HUNTER PROS-06-PRS30-CV W/10 SERIES NOZZLE  
PRESSURE: 30 PSI RADIUS: 10 FEET  
FLOW (GPM): Q-0.42 H-0.88 F-1.59
  - POP-UP SPRAY SPRINKLER: HUNTER PROS-06-PRS30-CV W/12 SERIES NOZZLE  
PRESSURE: 30 PSI RADIUS: 12 FEET  
FLOW (GPM): Q-0.67 H-1.30 F-2.70
  - POP-UP SPRAY SPRINKLER: HUNTER PROS-06-PRS30-CV W/15 SERIES NOZZLE  
PRESSURE: 30 PSI RADIUS: 15 FEET  
FLOW (GPM): Q-0.97 H-1.86 F-3.75
  - POP-UP SPRAY SPRINKLER: HUNTER PROS-06-PRS30-CV W/ ADJUSTABLE NOZZLE  
PRESSURE: 30 PSI RADIUS: 5 FEET TO 15 FEET  
FLOW (GPM): 08A-0.44 10A-0.50 12A-0.32 15A-0.47
  - POP-UP SPRAY SPRINKLER: HUNTER PROS-06-PRS30-CV W/15SS SERIES NOZZLE  
PRESSURE: 30 PSI RADIUS: 5 FEET X 15 FEET  
FLOW (GPM): ES515-0.65 SS530-1.30
- INDICATES CONTROLLER AND STATION NUMBER  
 INDICATES LATERAL DISCHARGE (GPM)  
 INDICATES VALVE SIZE (INCHES)  
 INDICATES LANDSCAPE APPLICATION

**INSTALLATION GENERAL NOTES**

1. THE SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 60 PSI, AT A DESIGN FLOW OF 14 GPM AT THE 1-INCH IRRIGATION POINT-OF-CONNECTION (POC). TAP, METER, BACKFLOW PREVENTER, MASTER VALVE AND FLOW METER SHALL BE SIZED AS INDICATED IN THE DRAWING LEGEND. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. COORDINATE UTILITY LOCATES ("CALL BEFORE YOU DIG") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
5. THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:
  - A. ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE.
  - B. TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES.
  - C. USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF TEES IN THE BULBNOSE CONFIGURATION, OR USE OF CROSS TYPE FITTINGS IS NOT ALLOWED.
6. PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
  - A. TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.
  - B. TWO (2) OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF ALL ROTARY SPRINKLERS.
7. SELECT NOZZLES FOR SPRAY AND ROTARY SPRINKLERS WITH ARCS WHICH PROVIDE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVERSPRAY FOR THE SITE CONDITIONS. CAREFULLY ADJUST THE RADIUS OF THROW AND ARC OF COVERAGE OF EACH ROTARY SPRINKLER TO PROVIDE THE BEST PERFORMANCE.
8. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR. PIPE SLEEVES SHALL BE SIZED TWICE THE NOMINAL SIZE OF THE PIPE PASSING THROUGH.
9. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
10. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
11. INSTALL ONE (1) #14 AWG TWO-WIRE PAIR ON TWO-WIRE SYSTEMS, FOR USE AS SPARES. INSTALL SPARE WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE. COIL 3 FEET OF WIRE IN VALVE BOX.
12. IRRIGATION CONTRACTOR TO INSTALL PAIGE DECODER CABLE FUSE DEVICES (DCFD), AT ALL DECODER CABLE DIRECTIONAL SPLITS AND/OR CHANGES. INSTALL ALL SPLICES WITHIN A 10" VALVE BOX.

**IRRIGATION NOTES**

1. THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE IRRIGATION WATER TAP AND METER INSTALLED BY THE UTILITY CONTRACTOR AT THE APPROXIMATE LOCATION SHOWN. IRRIGATION CONTRACTOR TO INSTALL BACKFLOW PREVENTION UNIT. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE.
2. IRRIGATION CONTRACTOR TO WALL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. ELECTRICAL POWER TO THE CONTROLLER TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR, TERMINATED IN A JUNCTION BOX FOR HARD-WIRE CONNECTION TO THE IRRIGATION CONTROLLER. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.
3. IRRIGATION CONTRACTOR TO CUT AND CAP MAINLINE FOR EXPANSION TO PHASE 1 AT FULL BUILDOUT AND COIL 3 FEET OF CONTROL WIRE IN 10-INCH ROUND VALVE BOX AT APPROXIMATE LOCATION SHOWN.
4. IRRIGATION SHOWN OUT OF LANDSCAPED AREA FOR CLARITY ONLY. INSTALL IRRIGATION COMPONENTS WITHIN LANDSCAPED AREA.
5. MAINLINE AND VALVES A23-A29 TO BE DEMOED IN PHASE 1B. CONTRACTOR SHALL CUT AND CAP MAINLINE AT APPROXIMATE LOCATION SHOWN DURING PHASE 1B CONSTRUCTION.

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS
03-29-2024	1ST SUBMITTAL
05-10-2024	2ND SUBMITTAL
06-03-2024	3RD SUBMITTAL

PROJECT #: 231016

IR100 - IRRIGATION  
 NOTES & LEGENDS  
 PHASE 1A

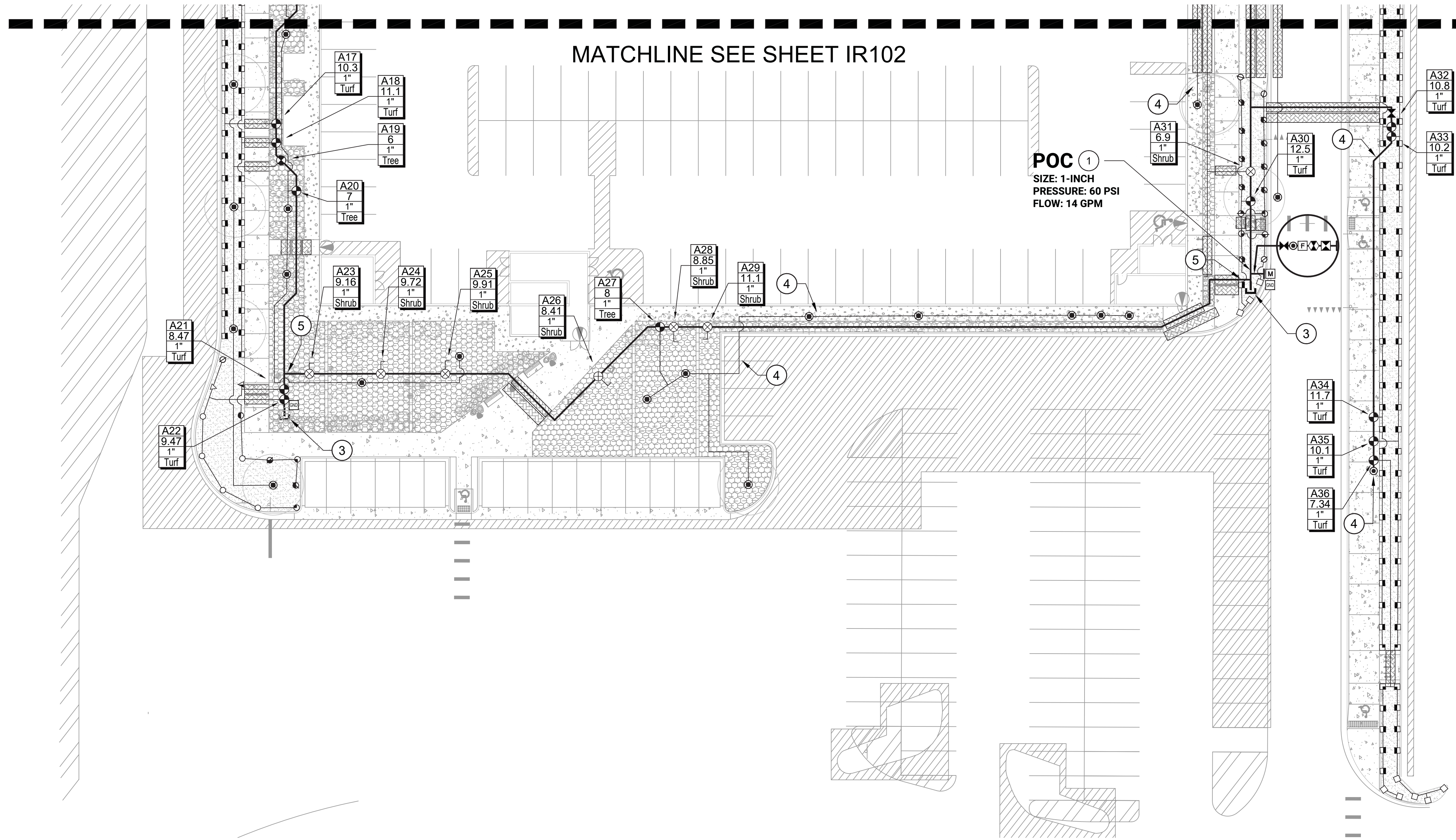
SHEET NUMBER

12 of 54

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
 PLANNING AREA #1  
 4.32 ACRES  
 SIP #SP24-0010  
 8517 PARK MEADOWS CENTER DRIVE



OWNER:  
 PARK MEADOWS MALL, LLC / PARK  
 MEADOWS ANCHOR ACQUISITION, LLC  
 8401 PARK MEADOWS CENTER DRIVE  
 LONE TREE, CO 80124



MATCHLINE SEE SHEET IR102

**IRRIGATION NOTES**

- 1 THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE IRRIGATION WATER TAP AND METER INSTALLED BY THE UTILITY CONTRACTOR AT THE APPROXIMATE LOCATION SHOWN. IRRIGATION CONTRACTOR TO INSTALL BACKFLOW PREVENTION UNIT. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE.
- 2 IRRIGATION CONTRACTOR TO WALL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. ELECTRICAL POWER TO THE CONTROLLER TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR, TERMINATED IN A JUNCTION BOX FOR HARD-WIRE CONNECTION TO THE IRRIGATION CONTROLLER. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.
- 3 IRRIGATION CONTRACTOR TO CUT AND CAP MAINLINE FOR EXPANSION TO PHASE 1 AT FULL BUILDOUT AND COIL 3 FEET OF CONTROL WIRE IN 10-INCH ROUND VALVE BOX AT APPROXIMATE LOCATION SHOWN.
- 4 IRRIGATION SHOWN OUT OF LANDSCAPED AREA FOR CLARITY ONLY. INSTALL IRRIGATION COMPONENTS WITHIN LANDSCAPED AREA.
- 5 MAINLINE AND VALVES A23-A29 TO BE DEMOED IN PHASE 1B. CONTRACTOR SHALL CUT AND CAP MAINLINE AT APPROXIMATE LOCATION SHOWN DURING PHASE 1B CONSTRUCTION.

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1

PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN

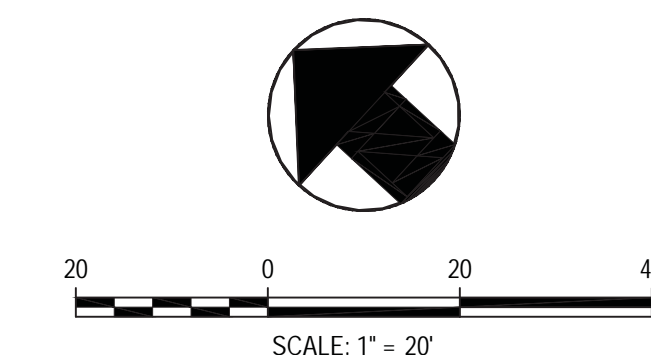
DATE	REVISION COMMENTS
03-29-2024	1ST SUBMITTAL
05-10-2024	2ND SUBMITTAL
06-03-2024	3RD SUBMITTAL

PROJECT #: 231016

IR101 - IRRIGATION  
 PLAN PHASE 1A

SHEET NUMBER

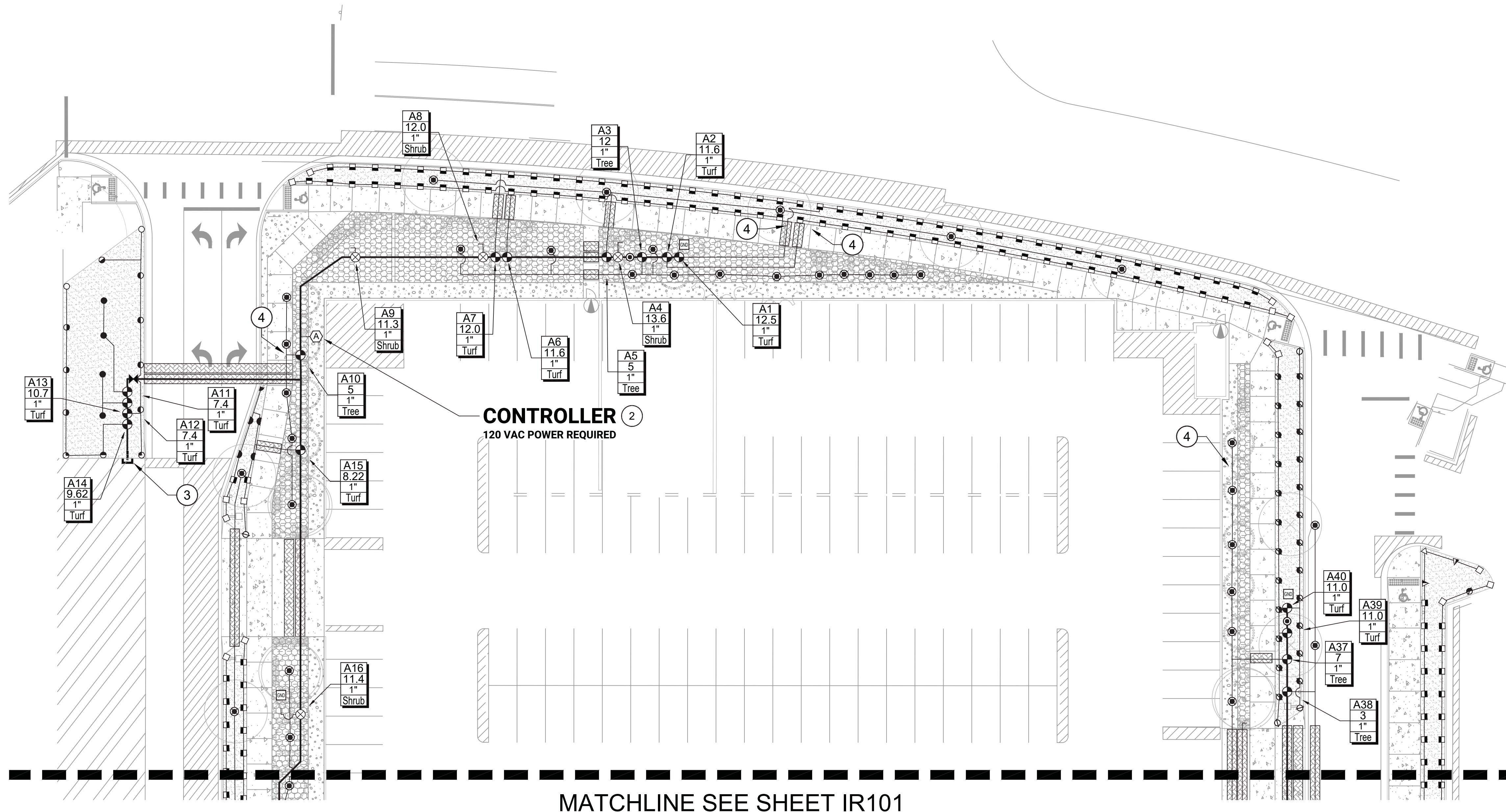
13 of 54



PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
 PLANNING AREA #1  
 4.32 ACRES  
 SIP #SP24-0010  
 8517 PARK MEADOWS CENTER DRIVE

**HKS HARRIS KOCHER SMITH**  
 1120 Lincoln Street, Suite 1000  
 Denver, Colorado 80203  
 P: 303.623.6300 F: 303.623.6311  
 HarrisKocherSmith.com

OWNER:  
 PARK MEADOWS MALL, LLC / PARK MEADOWS ANCHOR ACQUISITION, LLC  
 8401 PARK MEADOWS CENTER DRIVE  
 LONE TREE, CO 80124



**IRRIGATION NOTES**

- 1 THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE IRRIGATION WATER TAP AND METER INSTALLED BY THE UTILITY CONTRACTOR AT THE APPROXIMATE LOCATION SHOWN. IRRIGATION CONTRACTOR TO INSTALL BACKFLOW PREVENTION UNIT. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE.
- 2 IRRIGATION CONTRACTOR TO WALL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. ELECTRICAL POWER TO THE CONTROLLER TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR, TERMINATED IN A JUNCTION BOX FOR HARD-WIRE CONNECTION TO THE IRRIGATION CONTROLLER. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.
- 3 IRRIGATION CONTRACTOR TO CUT AND CAP MAINLINE FOR EXPANSION TO PHASE 1 AT FULL BUILDOUT AND COIL 3 FEET OF CONTROL WIRE IN 10-INCH ROUND VALVE BOX AT APPROXIMATE LOCATION SHOWN.
- 4 IRRIGATION SHOWN OUT OF LANDSCAPED AREA FOR CLARITY ONLY. INSTALL IRRIGATION COMPONENTS WITHIN LANDSCAPED AREA.
- 5 MAINLINE AND VALVES A23-A29 TO BE DEMOED IN PHASE 1B. CONTRACTOR SHALL CUT AND CAP MAINLINE AT APPROXIMATE LOCATION SHOWN DURING PHASE 1B CONSTRUCTION.

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1

PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS
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06-03-2024	3RD SUBMITTAL

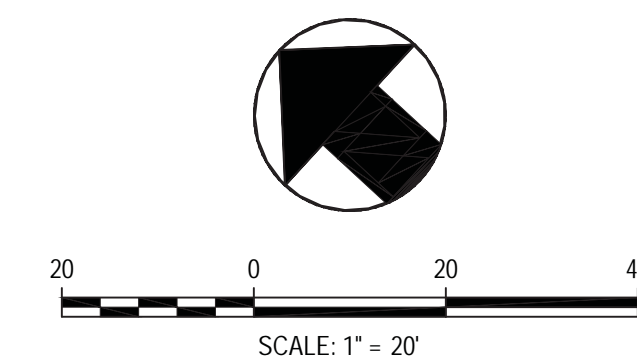
PROJECT #: 231016

IR102 - IRRIGATION  
 PLAN PHASE 1A

SHEET NUMBER

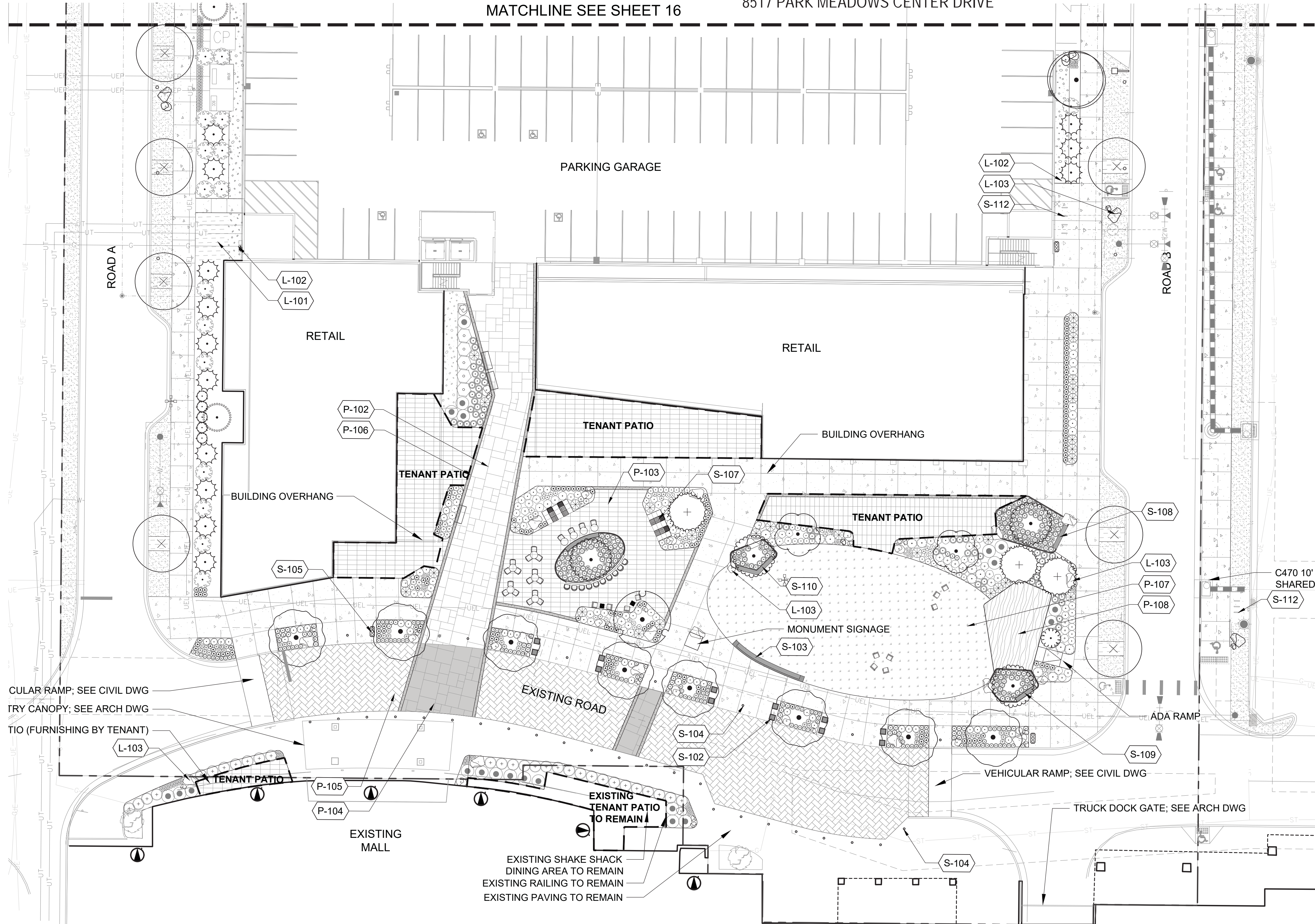
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**Hines Inc**  
 SITE WATER ENGINEERING SERVICES  
 323 W. DRAKE RD, SUITE 204  
 FORT COLLINS, COLORADO 80526  
 Telephone: 970.252.1800  
 Web: www.hinesinc.com



PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
 PLANNING AREA #1  
 4.32 ACRES  
 SIP #SP24-0010  
 8517 PARK MEADOWS CENTER DRIVE

MATCHLINE SEE SHEET 16



**1 LANDSCAPE PLAN - PHASE 1B**  
 SCALE: 1" = 20' - 0"

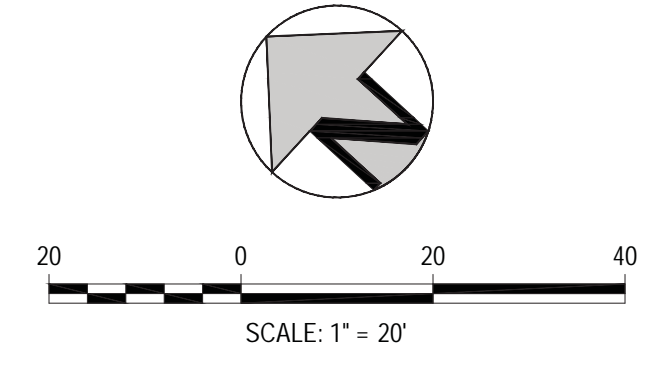
CODE	DESCRIPTION
P-101	STANDARD GRAY CONCRETE
P-102	ENHANCED PAVING - TYPE 1
P-103	ENHANCED PAVING - TYPE 2
P-104	ENHANCED VEHICULAR PAVING - TYPE 1
P-105	ENHANCED VEHICULAR PAVING - TYPE 2
P-106	PAVER BANDING
P-107	SYNTHETIC TURF
P-108	WOOD DECKING

CODE	DESCRIPTION
S-102	SITE BENCH - TYPE 2
S-103	SITE BENCH - TYPE 3
S-104	BOLLARD
S-105	TRASH & RECYCLING RECEPTACLE
S-107	SITE BENCH - TYPE 4
S-108	CUSTOM PLANTER - TYPE 1
S-109	CUSTOM PLANTER - TYPE 2
S-110	CUSTOM PLANTER - TYPE 3
S-112	BIKE RACK

CODE	DESCRIPTION
L-101	ORGANIC MULCH
L-102	RIVER ROCK
L-103	NATURAL STONE BOULDER

SYMBOL	CODE	BOTANICAL / COMMON NAME
<b>DECIDUOUS TREES</b>		
(Symbol)	AM	Acer miyabei 'Morton' / State Street Maple
(Symbol)	PA	Platanus x acerifolia / London Plane Tree
(Symbol)	PE	Platanus x acerifolia 'EXCLAMATION!' / Planetree EXCLAMATION!
(Symbol)	UD	Ulmus davidiana var. japonica / Japanese Elm
<b>EVERGREEN TREES</b>		
(Symbol)	JG	Juniperus scopulorum 'Cologreen' / Cologreen Juniper
(Symbol)	PB	Picea pungens 'Blue Diamond' / Blue Diamond Colorado Spruce
(Symbol)	PF	Pinus aristata 'Formal Form' / Formal Form Bristlecone Pine
(Symbol)	PH	Pinus heldreichii / Bosnian Pine
(Symbol)	PS	Pinus sylvestris / Scotch Pine
<b>ORNAMENTAL TREES</b>		
(Symbol)	AA	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry
(Symbol)	PU	Pyrus ussuriensis 'Baifrost' / Mountain Frost® Ussurian Pear
<b>DECIDUOUS SHRUBS</b>		
(Symbol)	CAI	Cornus alba 'Bailhelo'™ / Ivory Halo Dogwood
(Symbol)	CRA	Cornus alba RED GNOME / ARCTIC FIRE Dogwood
(Symbol)	RGG	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant
(Symbol)	SBB	Spiraea betulifolia 'Tor' / Birchleaf Spiraea
<b>EVERGREEN SHRUBS</b>		
(Symbol)	ACM	Arctostaphylos x coloradoensis Mock Bearberry / Mock Bearberry Manzanita
(Symbol)	EFM	Euonymus fortunei 'Moonshadow' / Moonshadow Wintercreeper
(Symbol)	JGG	Juniperus communis 'Green Carpet' / Green Carpet Common Juniper
(Symbol)	JMS	Juniperus x media 'Sea Green' / Sea Green Juniper
(Symbol)	LVL	Ligustrum vulgare 'Lodense' / Lodense Privet
(Symbol)	PMW	Pinus mugo 'White Bud' / White Bud Mugo Pine
<b>ORNAMENTAL GRASSES</b>		
(Symbol)	ACU	Achnatherum calamagrostis 'PUNDD2S' / Undaunted® Alpine Plume Grass
(Symbol)	BGB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama
(Symbol)	PVS	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass
(Symbol)	PAH	Pennisetum alopecuroides 'Hamelin' / Hamelin Dwarf Fountain Grass
(Symbol)	SHS	Schizachyrium scoparium 'Carousel' / Carousel Little Bluestem
(Symbol)	SHP	Sporobolus heterolepis / Prairie Dropseed
<b>PERENNIALS</b>		
(Symbol)	AMM	Achillea 'Moonshine' / Moonshine Yarrow
(Symbol)	ARH	Agastache rupestris / Hyssop Sunset
(Symbol)	ACY	Aquilegia chrysantha / Yellow Columbine
(Symbol)	CER	Centranthus ruber / Red Valerian
(Symbol)	EPP	Echinacea purpurea 'Magnus' / Purple Coneflower
(Symbol)	HCP	Heuchera x 'Carnival Plum Crazy' / Carnival Plum Crazy Coral Bells
(Symbol)	LLB	Liatris ligulistylis / Blazing Star Rocky Mountain
(Symbol)	NWW	Nepeta x 'Cat's Meow' / Cat's Meow Catmint
(Symbol)	PEF	Penstemon eatonii / Firecracker Penstemon
(Symbol)	PAR	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage
<b>GROUND COVERS</b>		
(Symbol)	SOD	SOD

**NOTE:**  
 1. SEE SHEET 12 - SITE AMENITY PLAN FOR SITE FURNISHINGS.  
 2. TENANT FINISHED WILL BE REVIEWED IN ACCORDANCE WITH CITY OF LONE TREE DEVELOPMENT CODE AND DESIGN STANDARDS.



**LandDesign.**  
 1360 WALNUT STREET, SUITE 102  
 BOULDER CO. 80502  
 720.274.0814  
 WWW.LANDESIGN.COM

**OWNER:**  
 PARK MEADOWS MALL, LLC / PARK MEADOWS ANCHOR ACQUISITION, LLC  
 8401 PARK MEADOWS CENTER DRIVE  
 LONE TREE, CO 80124

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN

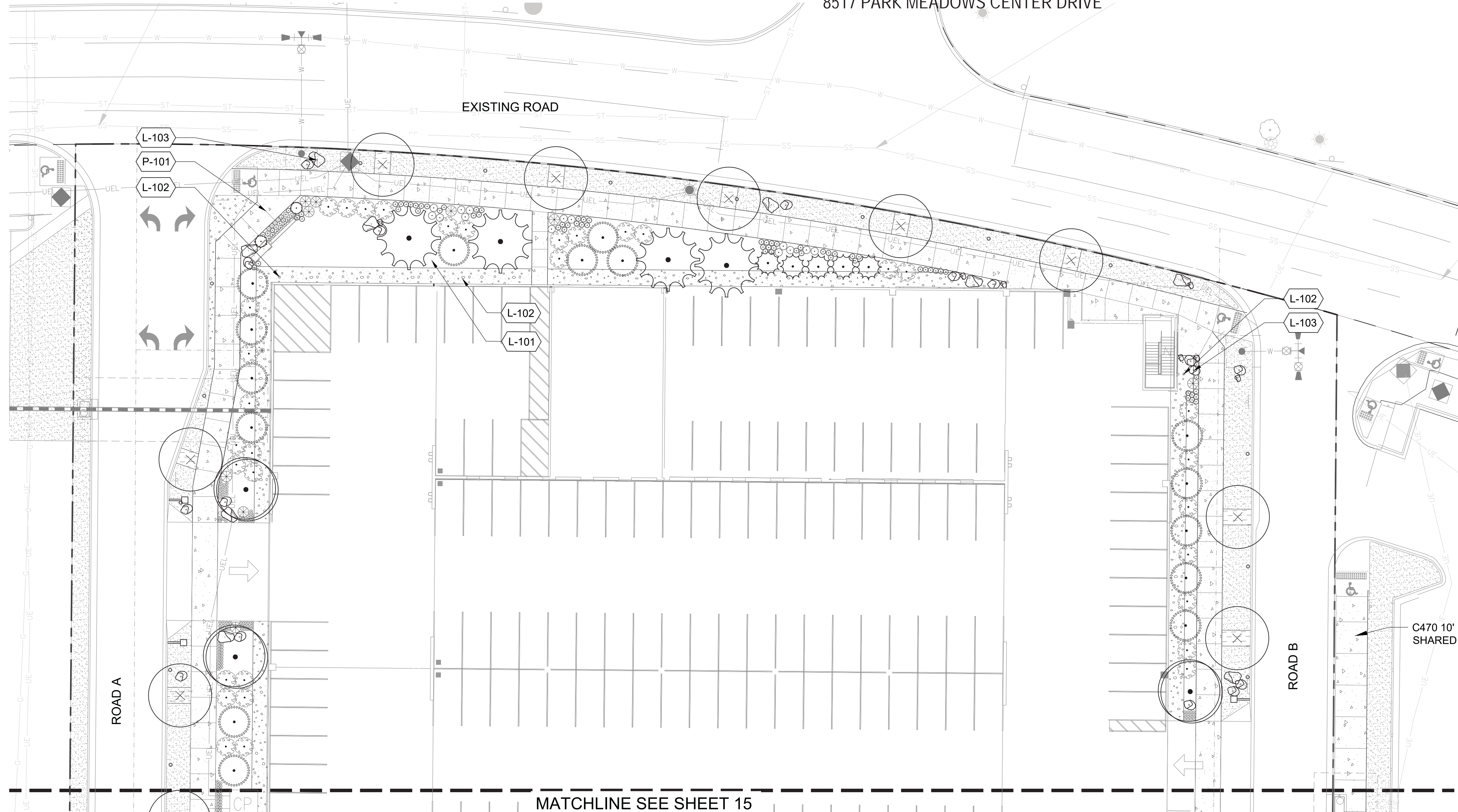
DATE	REVISION COMMENTS
03-29-2024	1ST SUBMITTAL
05-10-2024	2ND SUBMITTAL
06-03-2024	3RD SUBMITTAL

PROJECT #: 231016

LANDSCAPE PLAN - PHASE 1B

Sheet Number  
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PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
 PLANNING AREA #1  
 4.32 ACRES  
 SIP #SP24-0010  
 8517 PARK MEADOWS CENTER DRIVE



**1 LANDSCAPE PLAN - PHASE 1B**  
 SCALE: 1" = 20' - 0"

MATCHLINE SEE SHEET 15

NOTE:  
 1. SEE SHEET 13 - SITE AMENITY PLAN FOR SITE FURNISHINGS  
 2. TENANT FINISHED WILL BE REVIEWED IN ACCORDANCE WITH CITY OF LOUISVILLE TREE DEVELOPMENT CODE AND DESIGN STANDARDS.

PAVING SCHEDULE	
CODE	DESCRIPTION
P-101	STANDARD GRAY CONCRETE
P-102	ENHANCED PAVING - TYPE 1
P-103	ENHANCED PAVING - TYPE 2
P-104	ENHANCED VEHICULAR PAVING - TYPE 1
P-105	ENHANCED VEHICULAR PAVING - TYPE 2
P-106	PAVER BANDING
P-107	SYNTHETIC TURF
P-108	WOOD DECKING

SITE FURNISHINGS	
CODE	DESCRIPTION
S-102	SITE BENCH - TYPE 2
S-103	SITE BENCH - TYPE 3
S-104	BOLLARD
S-105	TRASH & RECYCLING RECEPTACLE
S-107	SITE BENCH - TYPE 4
S-108	CUSTOM PLANTER - TYPE 1
S-109	CUSTOM PLANTER - TYPE 2
S-110	CUSTOM PLANTER - TYPE 3
S-112	BIKE RACK

LANDSCAPE SCHEDULE	
CODE	DESCRIPTION
L-101	ORGANIC MULCH
L-102	RIVER ROCK
L-103	NATURAL STONE BOULDER

PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
<b>DECIDUOUS TREES</b>		
	AM	Acer miyabei 'Morton' / State Street Maple
	PA	Platanus x acerifolia / London Plane Tree
	PE	Platanus x acerifolia 'EXCLAMATION!' / Planetree EXCLAMATION!
	UD	Ulmus davidiana var. japonica / Japanese Elm
<b>EVERGREEN TREES</b>		
	JG	Juniperus scopulorum 'Cologreen' / Cologreen Juniper
	PB	Picea pungens 'Blue Diamond' / Blue Diamond Colorado Spruce
	PF	Pinus aristata 'Formal Form' / Formal Form Bristlecone Pine
	PH	Pinus heldreichii / Bosnian Pine
	PS	Pinus sylvestris / Scotch Pine
<b>ORNAMENTAL TREES</b>		
	AA	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry
	PU	Pyrus ussuriensis 'Baifrost' / Mountain Frost® Ussurian Pear
<b>DECIDUOUS SHRUBS</b>		
	CAI	Cornus alba 'Bailhalo'™ / Ivory Halo Dogwood
	CRA	Cornus alba RED GNOME / ARCTIC FIRE Dogwood
	RGG	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant
	SBB	Spiraea betulifolia 'Tor' / Birchleaf Spiraea
<b>EVERGREEN SHRUBS</b>		
	ACM	Arctostaphylos x coloradoensis Mock Bearberry / Mock Bearberry Manzanita
	EFM	Euonymus fortunei 'Moonshadow' / Moonshadow Wintercreeper
	JGG	Juniperus communis 'Green Carpet' / Green Carpet Common Juniper
	JMS	Juniperus x media 'Sea Green' / Sea Green Juniper
	LVL	Ligustrum vulgare 'Lodense' / Lodense Privet
	PMW	Pinus mugo 'White Bud' / White Bud Mugo Pine
<b>ORNAMENTAL GRASSES</b>		
	ACU	Achnatherum calamagrostis 'PUNDO2S' / Undaunted® Alpine Plume Grass
	BGB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama
	PVS	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass
	PAH	Pennisetum alopecuroides 'Hamelin' / Hamelin Dwarf Fountain Grass
	SHS	Schizachyrium scoparium 'Carousel' / Carousel Little Bluestem
	SHP	Sporobolus heterolepis / Prairie Dropseed
<b>PERENNIALS</b>		
	AMM	Achillea 'Moonshine' / Moonshine Yarrow
	ARH	Agastache rupestris / Hyssop Sunset
	ACY	Aquilegia chrysantha / Yellow Columbine
	CER	Centranthus ruber / Red Valerian
	EPP	Echinacea purpurea 'Magnus' / Purple Coneflower
	HCP	Heuchera x 'Carnival Plum Crazy' / Carnival Plum Crazy Coral Bells
	LLB	Liatis ligulistylis / Blazing Star Rocky Mountain
	NWW	Nepeta x 'Cat's Meow' / Cat's Meow Catmint
	PEF	Penstemon eatonii / Firecracker Penstemon
	PAR	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage
<b>GROUND COVERS</b>		
	SOD	SOD

**LandDesign.**  
 1360 WALNUT STREET, SUITE 102  
 BOULDER CO. 80502  
 720.274.0814  
 WWW.LANDESIGN.COM

OWNER:  
 PARK MEADOWS MALL, LLC / PARK MEADOWS ANCHOR ACQUISITION, LLC  
 8401 PARK MEADOWS CENTER DRIVE  
 LONE TREE, CO 80124

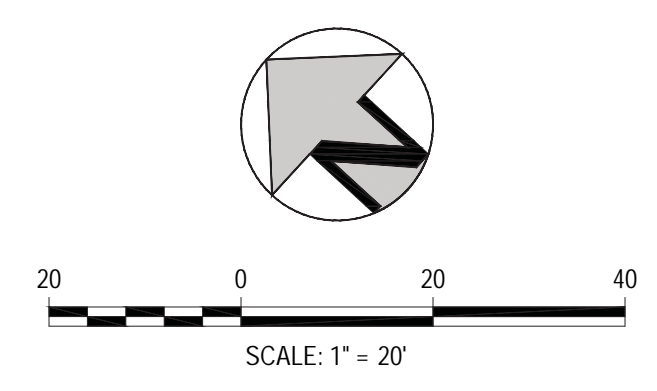
PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS
03-29-2024	1ST SUBMITTAL
05-10-2024	2ND SUBMITTAL
06-03-2024	3RD SUBMITTAL

PROJECT #: 231016

LANDSCAPE PLAN - PHASE 1B

Sheet Number  
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PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
 PLANNING AREA #1  
 4.32 ACRES  
 SIP #SP24-0010  
 8517 PARK MEADOWS CENTER DRIVE

**LandDesign.**

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 BOULDER CO. 80502  
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OWNER:  
 PARK MEADOWS MALL, LLC / PARK  
 MEADOWS ANCHOR ACQUISITION, LLC  
 8401 PARK MEADOWS CENTER DRIVE  
 LONE TREE, CO 80124

**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPEC SIZE	WATER USE	REMARKS	SALT TOLERANCE*
<b>DECIDUOUS TREES</b>										
	AM	8	Acer miyabei 'Morton'	State Street Maple	B&B	2" CAL.	14' - 16' HT	MODERATE		
	PA	16	Platanus x acerifolia	London Plane Tree	B&B	2" CAL	12' - 14' HT	MODERATE	STRONG CENTRAL LEADER	
	PE	4	Platanus x acerifolia 'EXCLAMATION!'	Planetree EXCLAMATION!	B&B	2" CAL	12' - 14' HT	MODERATE	STRONG CENTRAL LEADER	
	UD	1	Ulmus davidiana var. japonica	Japanese Elm	B&B	2.5" CAL	12' - 14' HT	MODERATE	SPECIMEN QUALITY	
<b>EVERGREEN TREES</b>										
	JG	18	Juniperus scopulorum 'Cologreen'	Cologreen Juniper	B&B	8" HT MIN.		VERY LOW	FULL TO GROUND	TOLERANT
	PB	1	Picea pungens 'Blue Diamond'	Blue Diamond Colorado Spruce	B&B	8" HT MIN.		MODERATE	FULL TO GROUND	SENSITIVE
	PF	3	Pinus aristata 'Formal Form'	Formal Form Bristlecone Pine	B&B	6" HT MIN.		LOW	FULL TO GROUND	
	PH	16	Pinus heldreichii	Bosnian Pine	B&B	8" HT MIN.		LOW	FULL TO GROUND	SENSITIVE
	PS	4	Pinus sylvestris	Scotch Pine	B&B	9' - 10' MIN		MODERATE TO LOW	SPECIMEN QUALITY	
<b>ORNAMENTAL TREES</b>										
	AA	4	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	B&B	3" CAL		LOW	MULTI-STEM, 3-5 STEMS	
	PU	2	Pyrus ussuriensis 'Baifrost'	Mountain Frost® Ussurian Pear	B&B	2.5" CAL		LOW		

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	SPEC SIZE	WUCOLS	REMARKS
<b>DECIDUOUS SHRUBS</b>									
	CAI	5	Cornus alba 'Baillialo'™	Ivory Halo Dogwood	#5	42" O.C.		MODERATE	
	CRA	21	Cornus alba RED GNOME	ARCTIC FIRE Dogwood	#5	42" O.C.		MODERATE	
	RGG	12	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	#5	24" O.C.	18" - 24" HT	LOW	
	SBB	18	Spiraea betulifolia 'Tor'	Birchleaf Spiraea	#5				
<b>EVERGREEN SHRUBS</b>									
	ACM	35	Arctostaphylos x coloradoensis	Mock Bearberry Manzanita	#5	30" O.C.	10" - 15" HT	LOW	
	EFM	29	Euonymus fortunei 'Moonshadow'	Moonshadow Wintercreeper	#5	42" O.C.			
	JGG	7	Juniperus communis 'Green Carpet'	Green Carpet Common Juniper	#5	36" O.C.		LOW	
	JMS	49	Juniperus x media 'Sea Green'	Sea Green Juniper	#5	42" O.C.	24" HT	LOW	
	LVL	12	Ligustrum vulgare 'Lodense'	Lodense Privet	#5	36" O.C.	24" HT		
	PMW	38	Pinus mugo 'White Bud'	White Bud Mugo Pine	#5	48" O.C.	24" HT	LOW	

	ACU	52	Achnatherum calamagrostis 'PUND02S'	Undaunted® Alpine Plume Grass	#5	24" O.C.			FULL TO CONTAINER	TOLERANT
	BGB	125	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	#5	20" O.C.		LOW	FULL TO CONTAINER	TOLERANT
	PVS	110	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	#5	24" O.C.		LOW	FULL TO CONTAINER	TOLERANT
	PAH	138	Pennisetum alopecuroides 'Hamelin'	Hamelin Dwarf Fountain Grass	#5	24" O.C.		LOW	FULL TO CONTAINER	TOLERANT
	SHS	31	Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem	#5	24" O.C.		LOW	FULL TO CONTAINER	TOLERANT
	SHP	174	Sporobolus heterolepis	Prairie Dropseed	#5	30" O.C.		LOW	FULL TO CONTAINER	TOLERANT
<b>PERENNIALS</b>										
	AMM	27	Achillea 'Moonshine'	Moonshine Yarrow	#1	18" O.C.		LOW	FULL TO CONTAINER	
	ARH	20	Agastache rupestris	Hyssop Sunset	#1	18" O.C.		LOW	FULL TO CONTAINER	TOLERANT
	ACY	19	Aquilegia chrysantha	Yellow Columbine	#1	24" O.C.		LOW	FULL TO CONTAINER	
	CER	14	Centranthus ruber	Red Valerian	#1	18" O.C.		MODERATE	FULL TO CONTAINER	TOLERANT
	EPP	51	Echinacea purpurea 'Magnus'	Purple Coneflower	#1	18" O.C.		LOW	FULL TO CONTAINER	TOLERANT
	HCP	193	Heuchera x 'Carnival Plum Crazy'	Carnival Plum Crazy Coral Bells	#1	18" O.C.		MODERATE	FULL TO CONTAINER	TOLERANT
	LLB	41	Liatris ligulistylis	Blazing Star Rocky Mountain	#1	18" O.C.		LOW	FULL TO CONTAINER	
	NWW	51	Nepeta x 'Cat's Meow'	Cat's Meow Catmint	#1	24" O.C.		LOW	FULL TO CONTAINER	TOLERANT
	PEF	23	Penstemon eatonii	Firecracker Penstemon	#1			LOW		
	PAR	15	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	#3	24" O.C.				
<b>GROUND COVERS</b>										
	SOD	12,363 sf	SOD							TOLERANT

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
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PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS
03-29-2024	1ST SUBMITTAL
05-10-2024	2ND SUBMITTAL
06-03-2024	3RD SUBMITTAL

PROJECT #: 231016

PLANTING SCHEDULE -  
 PHASE 1B

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NOTE:  
 1. SALT TOLERANT PLANT INFORMATION LISTED PER CITY OF LONE TREE FORESTRY AND LANDSCAPING DEPARTMENT

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
 PLANNING AREA #1  
 4.32 ACRES  
 SIP #SP24-0010  
 8517 PARK MEADOWS CENTER DRIVE

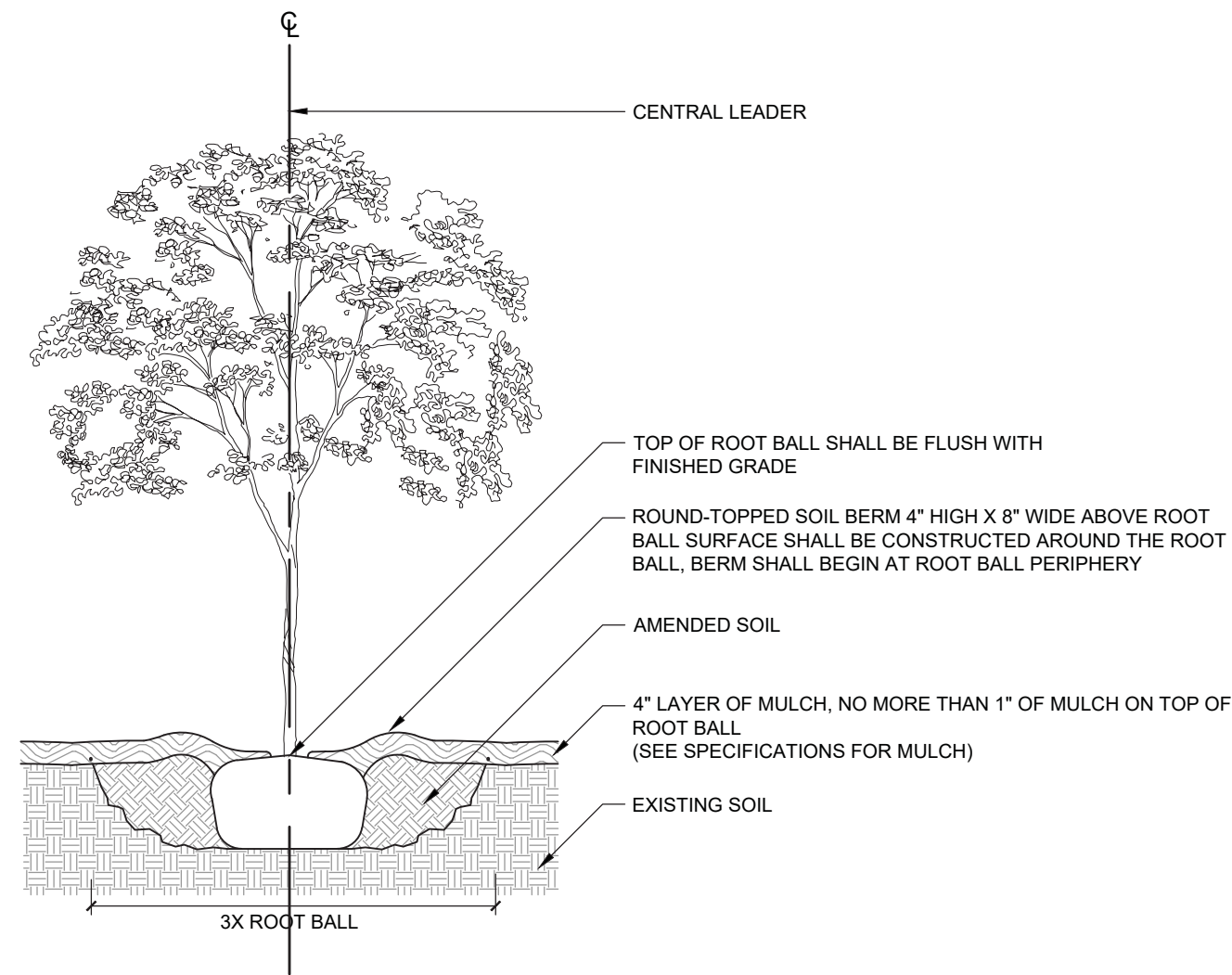
**LandDesign.**

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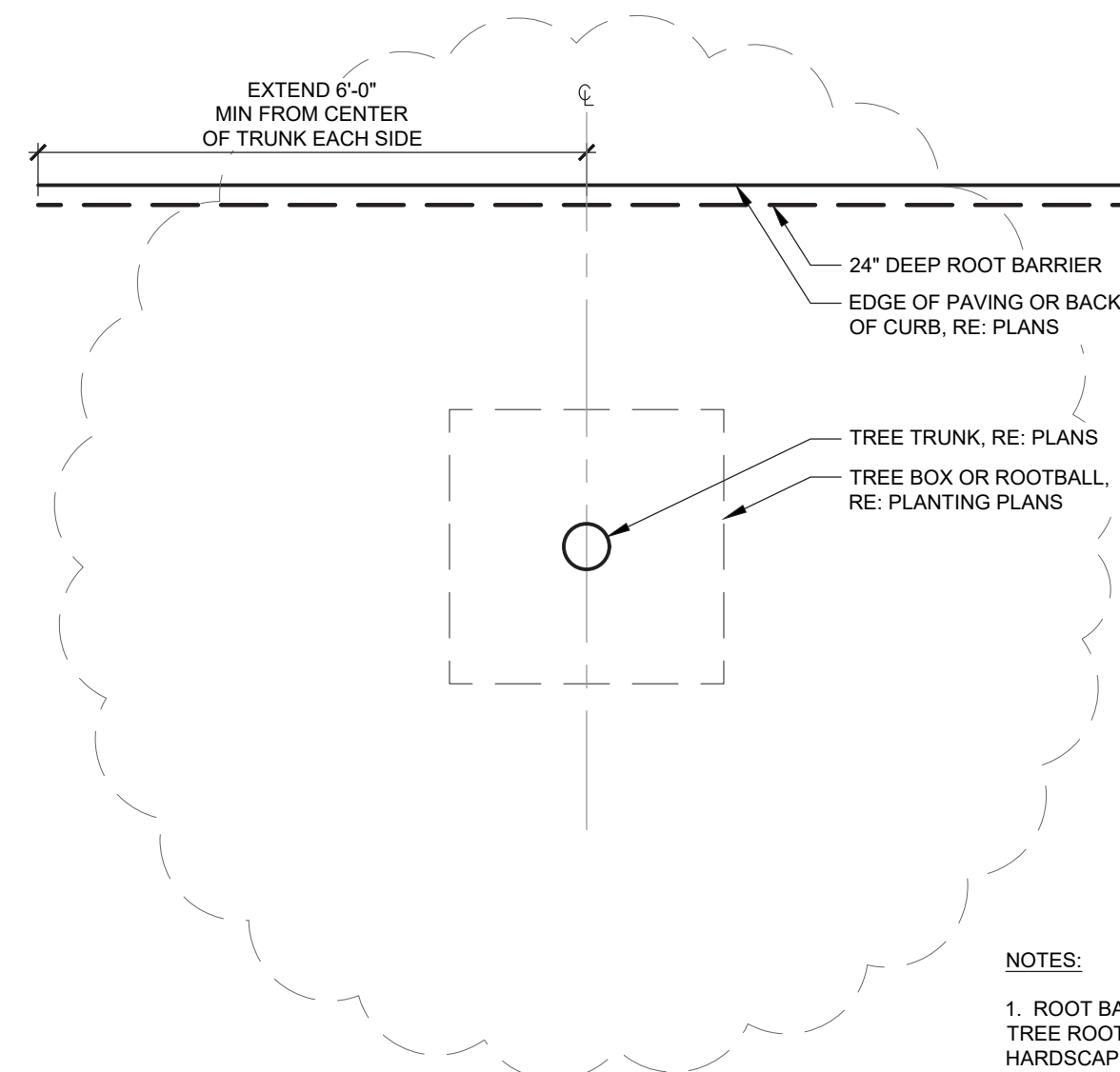
OWNER:  
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 MEADOWS ANCHOR ACQUISITION, LLC  
 8401 PARK MEADOWS CENTER DRIVE  
 LONE TREE, CO 80124

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1

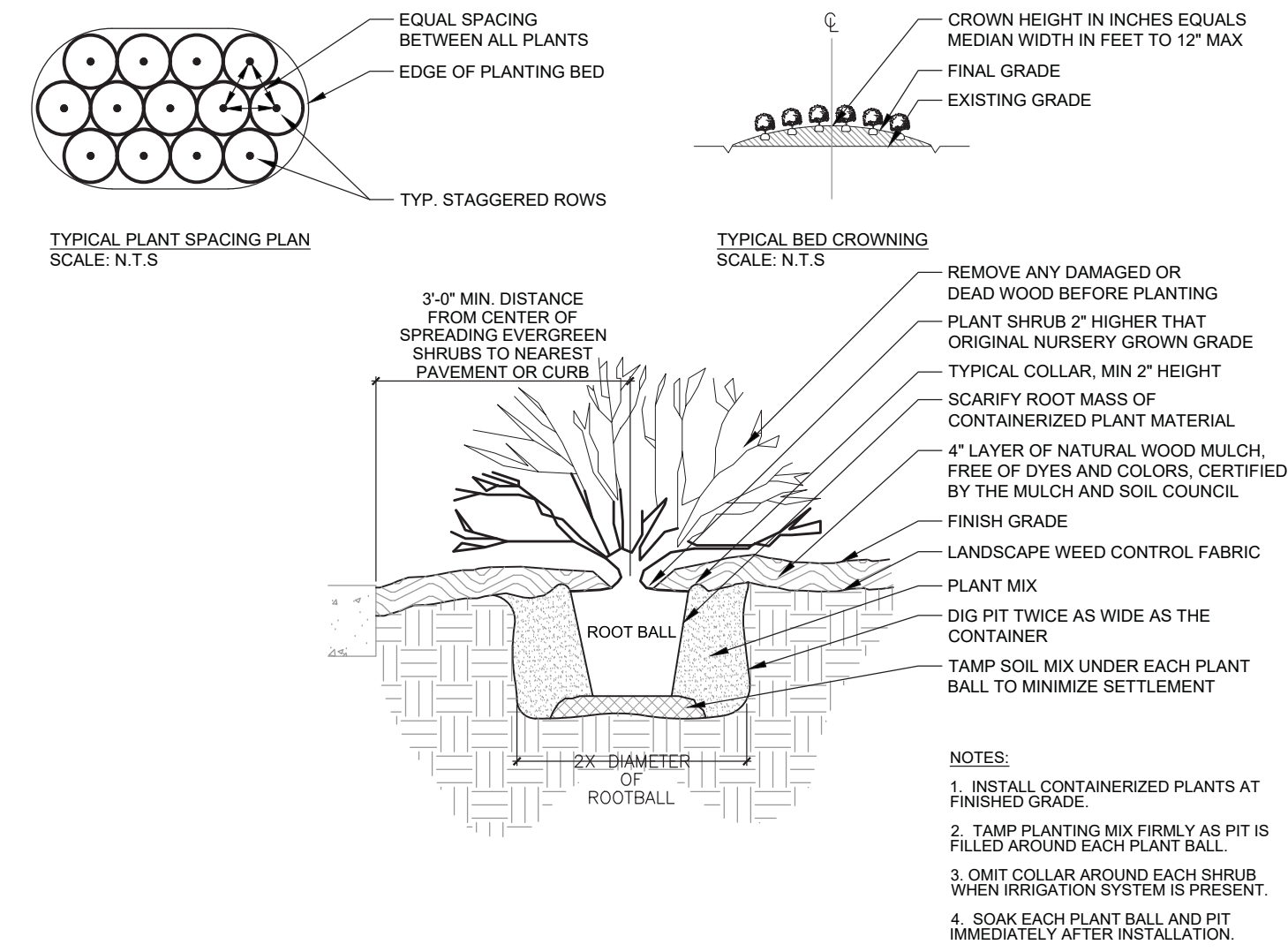
PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN



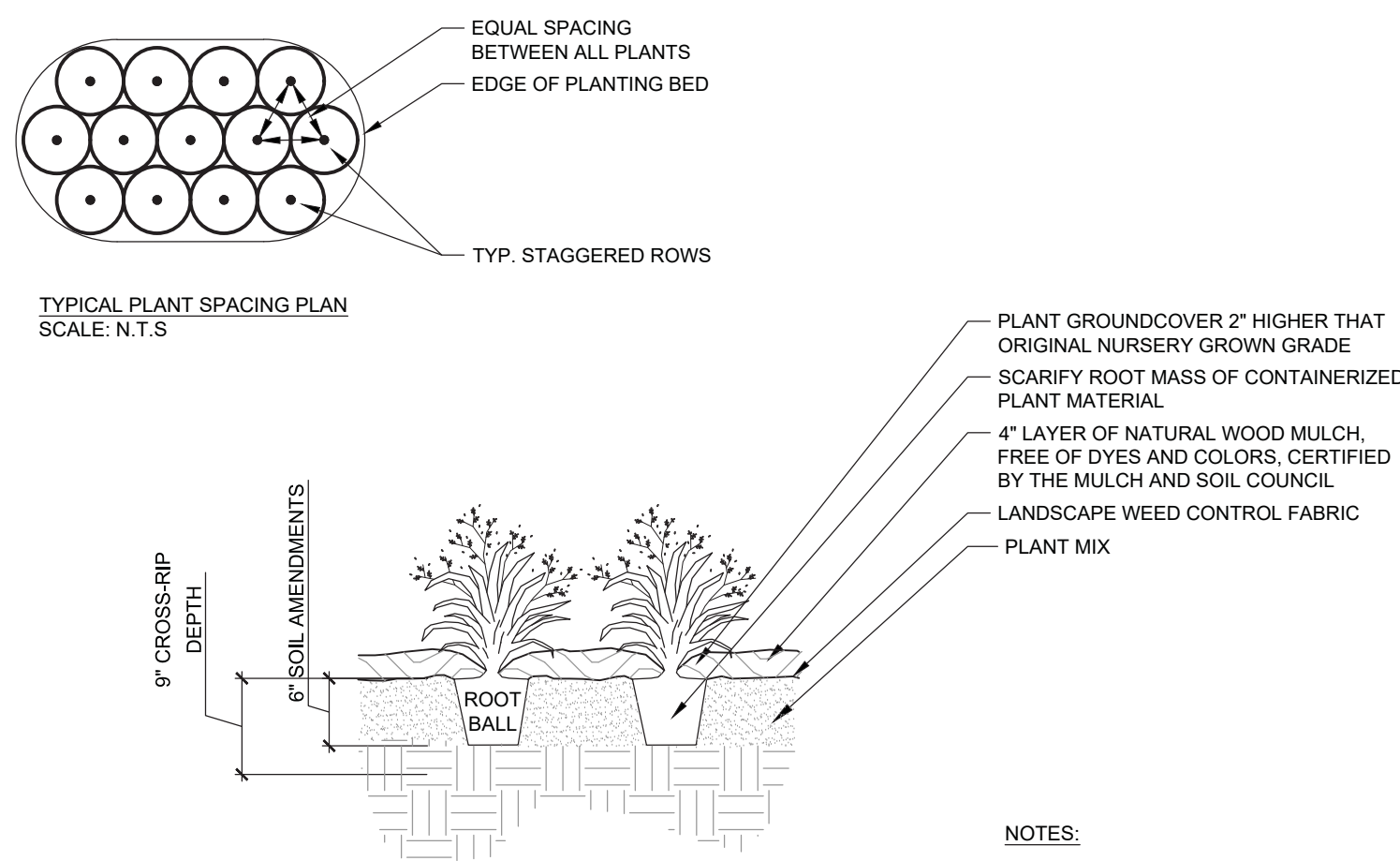
**1** TREE PLANTING  
 3/8" = 1'-0"



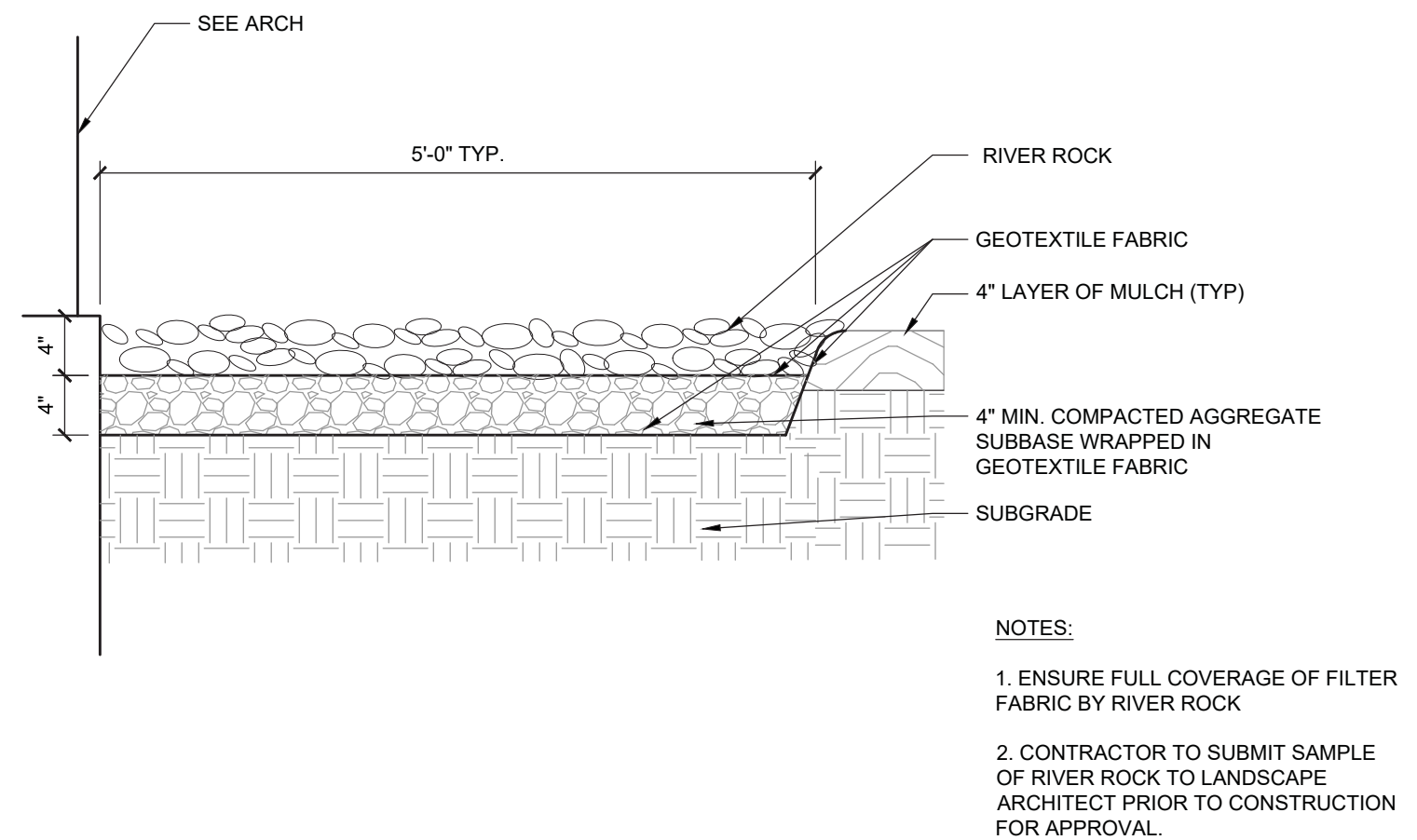
**2** TYPICAL ROOT BARRIER  
 1/2" = 1'-0"



**3** SHRUB PLANTING  
 1/2" = 1'-0"



**4** GROUND COVER PLANTING  
 3/4" = 1'-0"



**5** ROCK MULCH  
 1" = 1'-0"

DATE	REVISION COMMENTS
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PROJECT #: 231016

PLANTING  
 DETAILS

Sheet Number  
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PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
 PLANNING AREA #1  
 4.32 ACRES  
 SIP #SP24-0010  
 8517 PARK MEADOWS CENTER DRIVE

AMENITY LEGEND

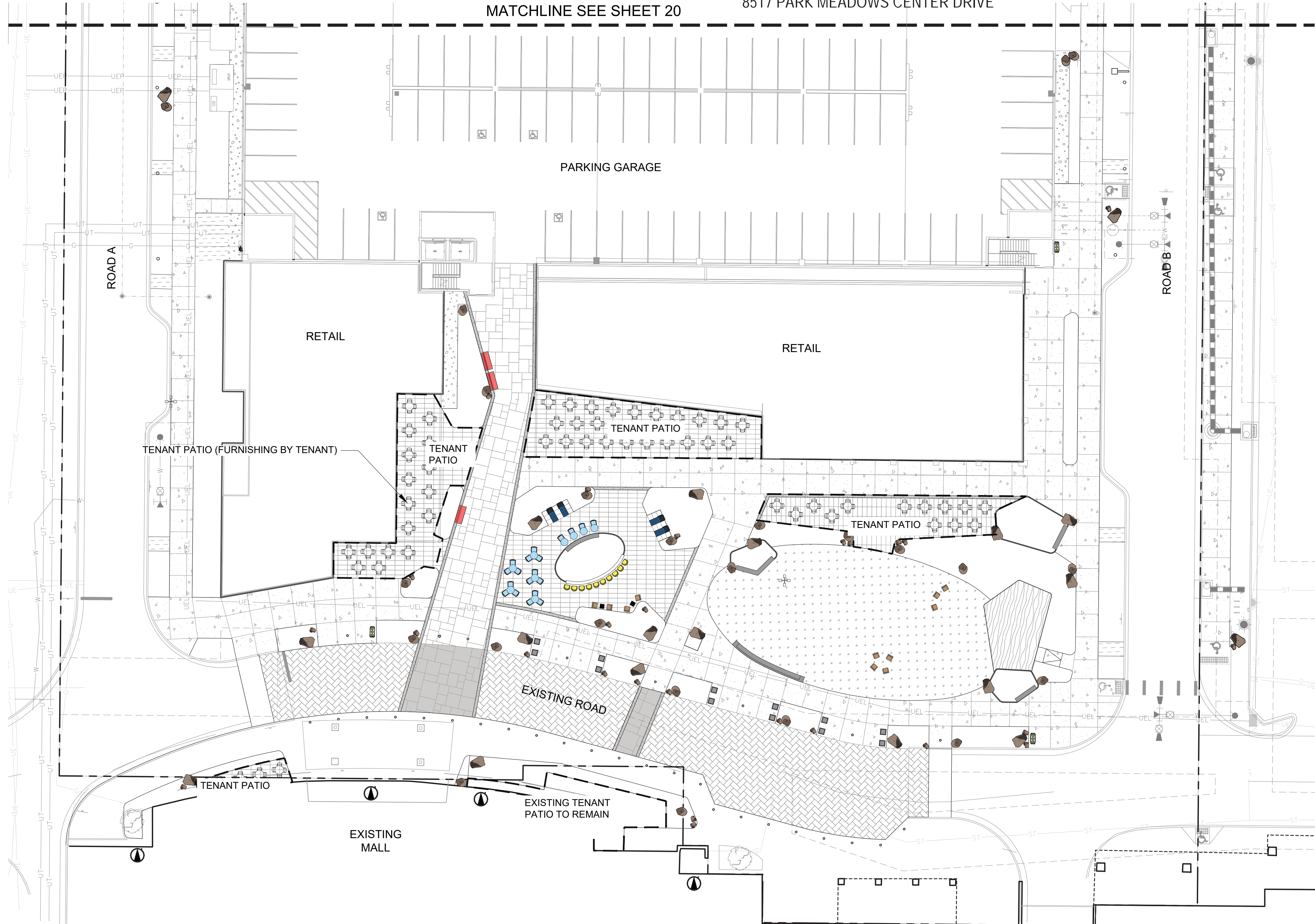
-  A-1 SITE BENCH - TYPE 1 (S-101)
-  A-2 SITE BENCH - TYPE 4 (S-107)
-  A-4 BISTRO TABLE
-  A-5 BAR SEAT
-  A-6 LAWN SEAT
-  A-7 TRASH RECEPTACLE (S-105)
-  A-9 BOLLARD (S-104)
-  A-10 SITE BENCH - TYPE 2 (S-102)
-  A-11 BIKE RACK (S-112)

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 LONE TREE, CO 80124

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN



**1 SITE AMENITY PLAN - PHASE 1B**  
 SCALE: 1" = 20' - 0"

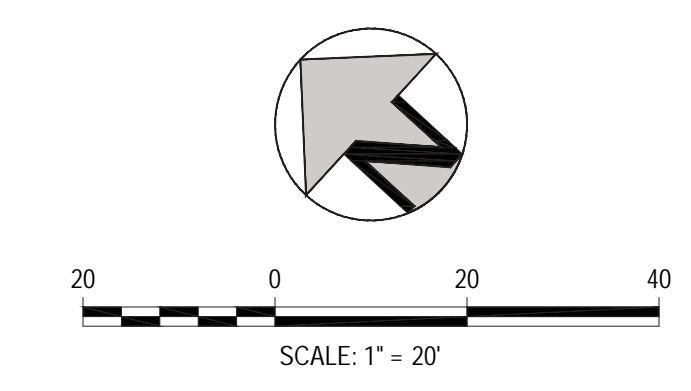
- NOTE:
1. TENANT FINISHES WILL BE REVIEWED IN ACCORDANCE WITH CITY OF LONE TREE DEVELOPMENT CODE AND DESIGN STANDARDS.
  2. ALL FURNISHING LOCATIONS ARE CONCEPTUAL. FINAL FURNISHING SHALL BE REVIEWED IN ACCORDANCE WITH THE CITY OF LONE TREE MUNICIPAL CODE AND ALL MATERIALS AND DESIGN WILL COMPLY WITH THE CITY OF LONE TREE MUNICIPAL CODE DESIGN STANDARDS.

DATE	REVISION COMMENTS
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06-03-2024	3RD SUBMITTAL

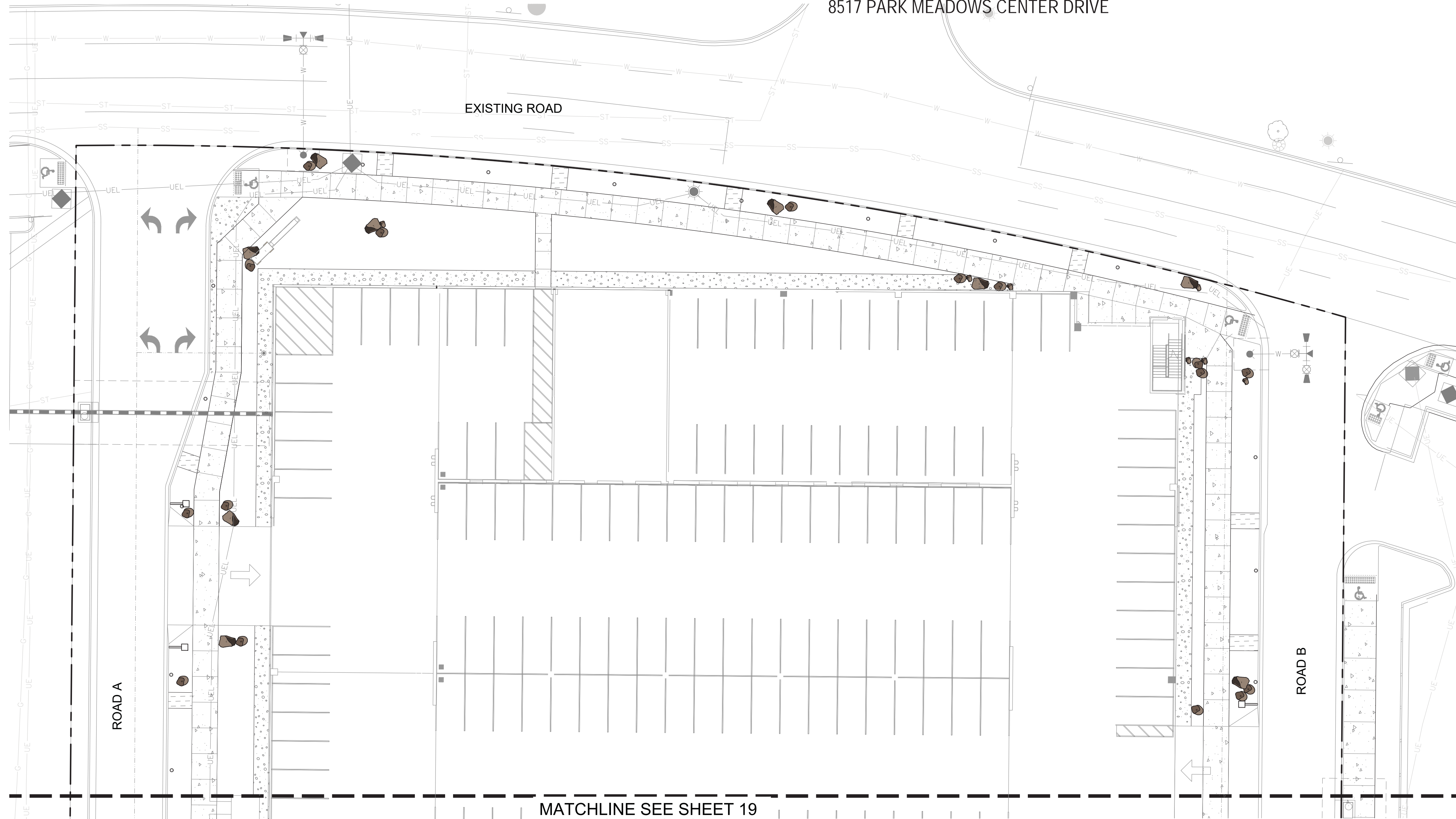
PROJECT #: 231016

SITE AMENITY PLAN -  
 PHASE 1B

Sheet Number  
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PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
 PLANNING AREA #1  
 4.32 ACRES  
 SIP #SP24-0010  
 8517 PARK MEADOWS CENTER DRIVE



- AMENITY LEGEND**
- A-1 SITE BENCH - TYPE 1 (S-101)
  - A-2 SITE BENCH - TYPE 4 (S-107)
  - A-4 BISTRO TABLE
  - A-5 BAR SEAT
  - A-6 LAWN SEAT
  - A-7 TRASH RECEPTACLE (S-105)
  - A-9 BOLLARD (S-104)
  - A-10 SITE BENCH - TYPE 2 (S-102)
  - A-11 BIKE RACK (S-112)

**1 SITE AMENITY PLAN - PHASE 1B**  
 SCALE: 1" = 20' - 0"

- NOTE:**
1. TENANT FINISHES WILL BE REVIEWED IN ACCORDANCE WITH CITY OF LONE TREE DEVELOPMENT CODE AND DESIGN STANDARDS.
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 LONE TREE, CO 80124

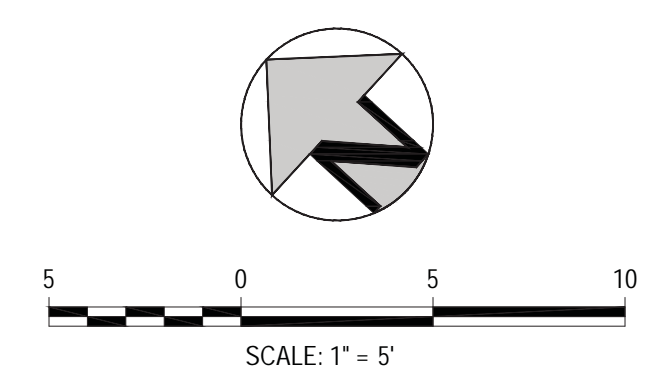
PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS
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PROJECT #: 231016

SITE AMENITY PLAN - PHASE 1B

Sheet Number  
 20 of 54



PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
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 4.32 ACRES  
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PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN



EXISTING PHOTOS OF THE VISTA

NOTE:  
 1. METAL COLOR TO MATCH EXISTING FURNISHING

**A-1** SITE BENCH 01



**A-4** BISTRO TABLE



**A-7** TRASH RECEPTACLE



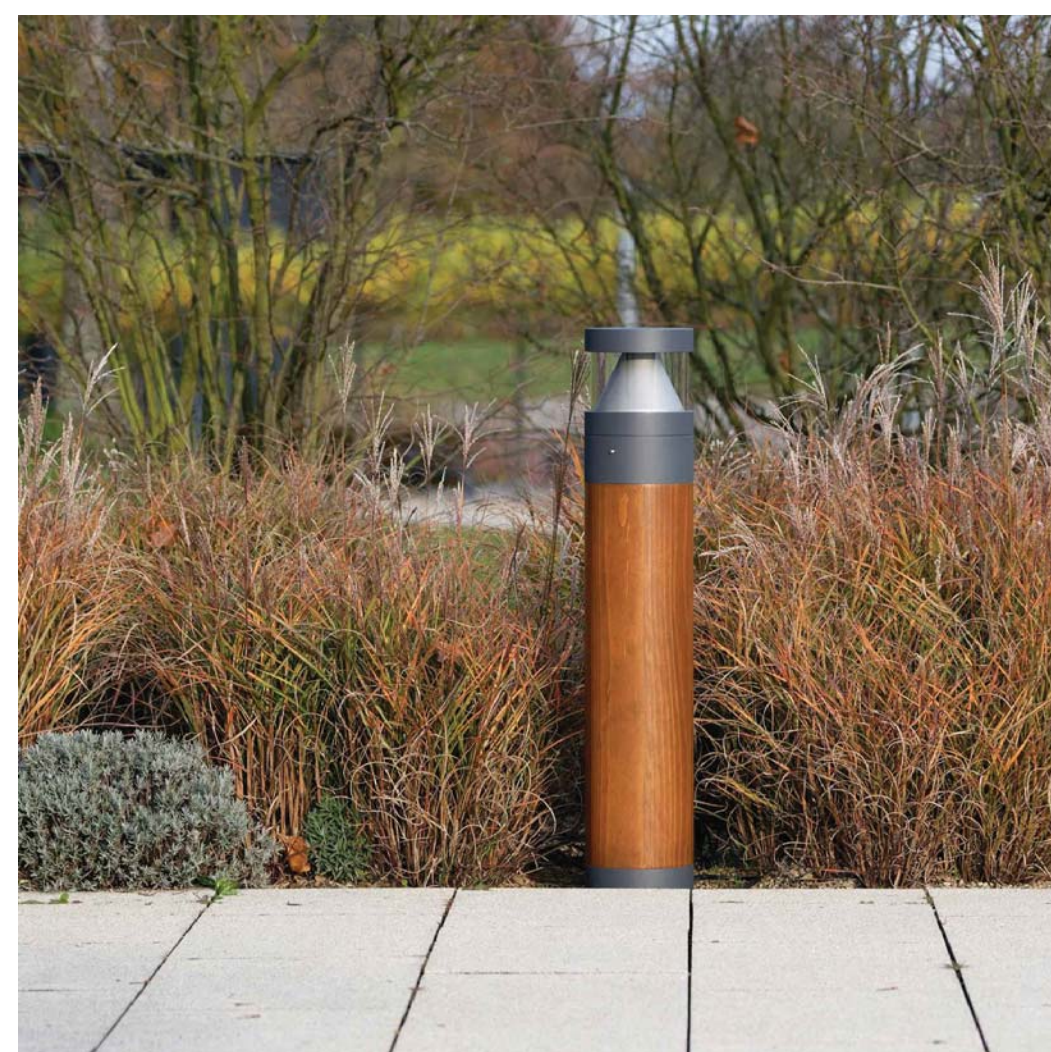
**A-2** SITE BENCH 04



EXISTING PHOTOS OF THE VISTA



**A-5** BAR CHAIR



**A-9** BOLLARD



**A-6** LAWN SEAT

NOTES:  
 1. FURNISHING SHOWN FOR CONCEPTUAL REVIEW ONLY. FINAL FURNISHING SELECTION WILL BE REVIEWED IN ACCORDANCE WITH CITY OF LONE TREE DEVELOPMENT CODE AND DESIGN STANDARDS.

DATE	REVISION COMMENTS
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PROJECT #: 231016

SITE AMENITIES -  
 PHASE 1B

Sheet Number  
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PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
 PLANNING AREA #1  
 4.32 ACRES  
 SIP #SP24-0010  
 8517 PARK MEADOWS CENTER DRIVE

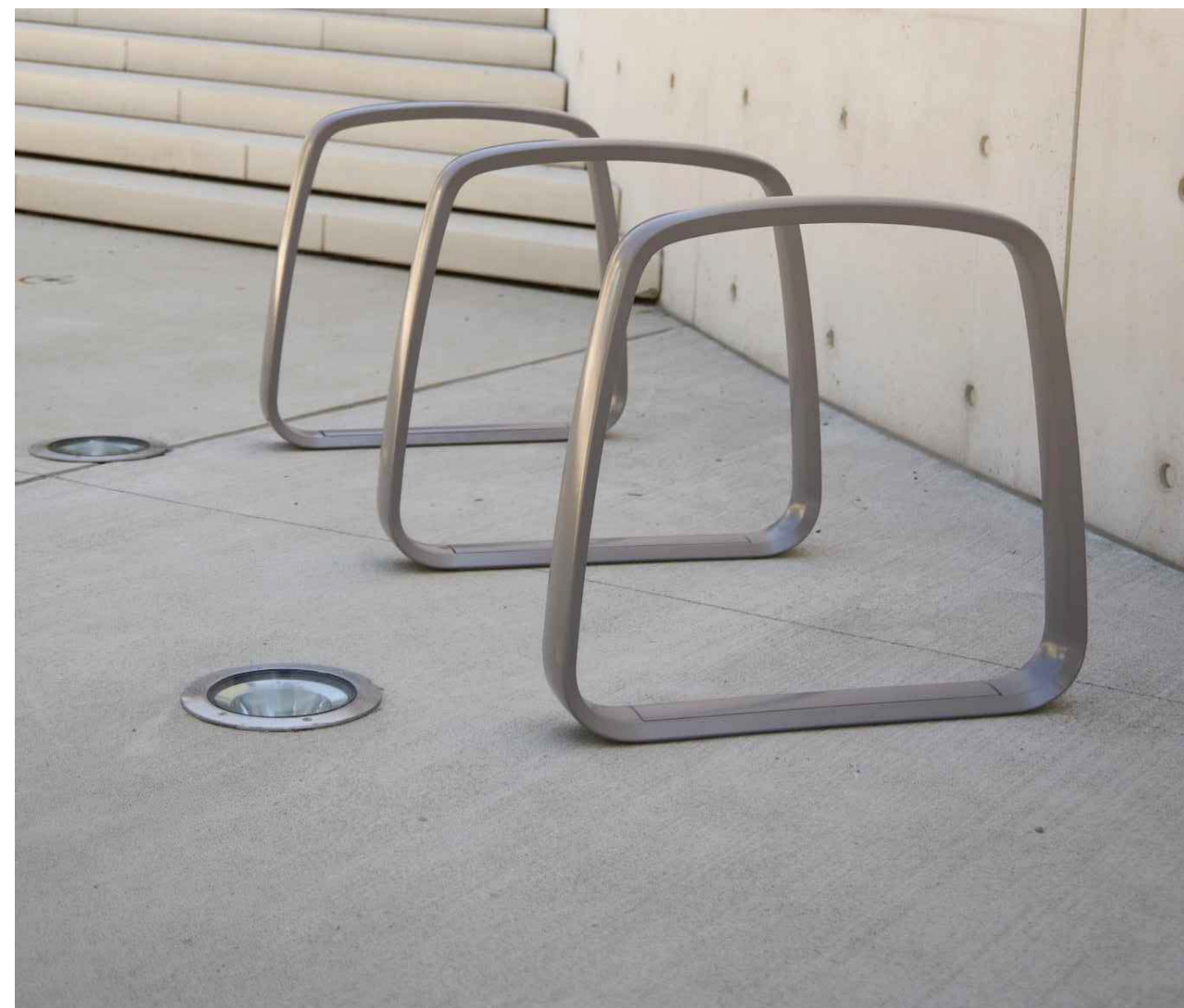
**LandDesign.**

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**A-10** SITE BENCH 02



**A-11** BIKE RACK

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN

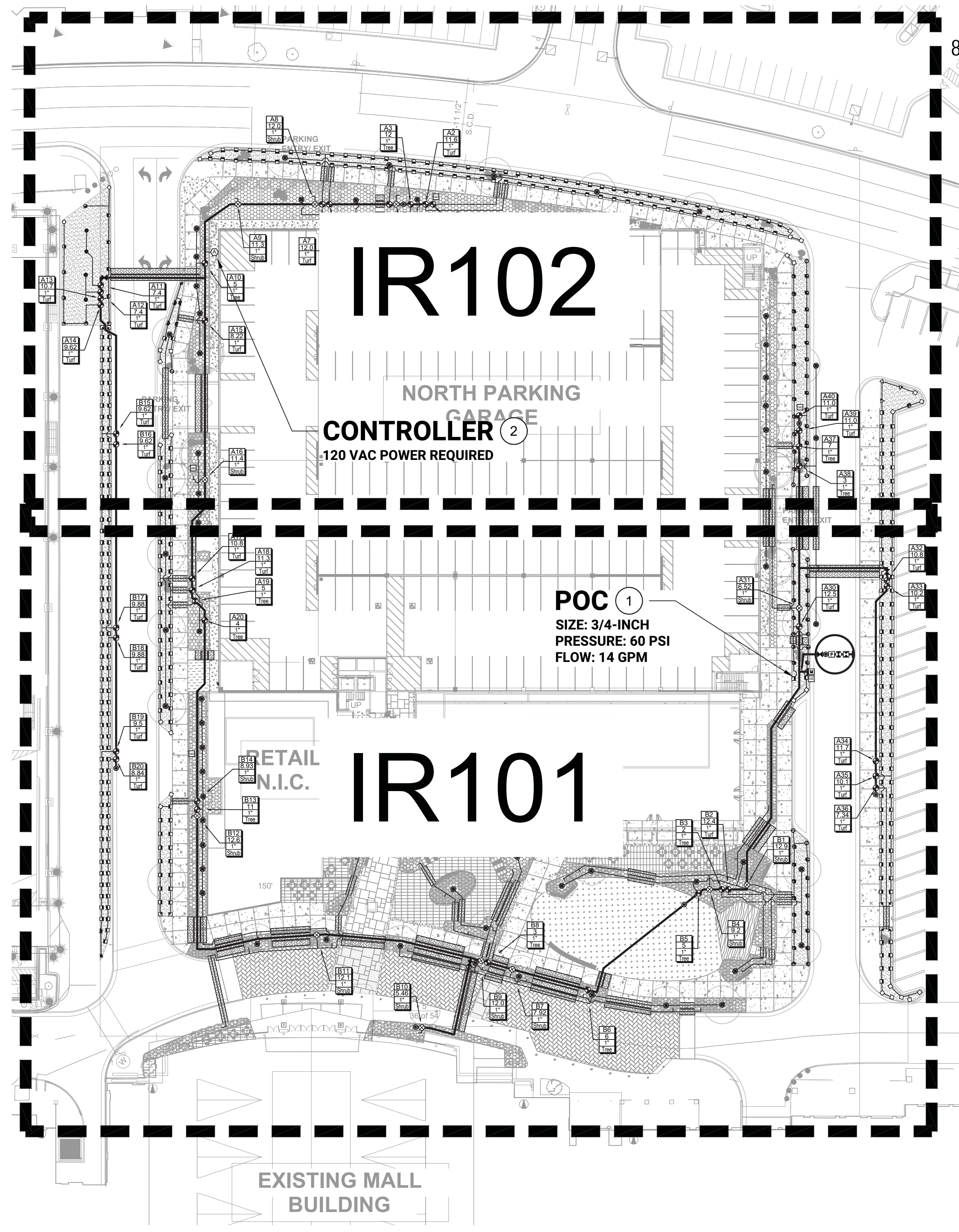
DATE	REVISION COMMENTS
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PROJECT #: 231016

SITE AMENITIES -  
 PHASE 1B

Sheet Number  
 22 of 54

NOTES:  
 1. FURNISHING SHOWN FOR CONCEPTUAL REVIEW ONLY. FINAL FURNISHING SELECTION WILL BE REVIEWED IN ACCORDANCE WITH CITY OF LONE TREE DEVELOPMENT CODE AND DESIGN STANDARDS.



**IRRIGATION LEGEND**

- SLEEVES: CLASS 200 PVC
- POINT-OF-CONNECTION ASSEMBLY
- MAINLINE PIPE: CLASS 200 PVC  
 X-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC  
 1-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO TREE EMITTERS: CLASS 315 PVC  
 3/4-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO INLINE DRIP HEADER: CLASS 200 PVC  
 3/4-INCH SIZE UNLESS OTHERWISE INDICATED
- UNCONNECTED PIPE CROSSING
- INLINE DRIP TUBING: RAIN BIRD XFS-04-12 WITH RAINBIRD XQF DRIPLINE HEADER  
 #.# GPH EMITTERS, #.#" EMITTER SPACING, #.#" ROW SPACING
- REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS:  
 RAIN BIRD PEB (SIZED PER PLAN)
- REMOTE CONTROL DRIP VALVE ASSEMBLY: RAIN BIRD XCZ-PRB-100-COM
- WATER METER AND CURB STOP ASSEMBLY: BY OTHERS
- QUICK COUPLING VALVE ASSEMBLY: RAIN BIRD 5RC
- ISOLATION GATE VALVE ASSEMBLY: MATCO 514
- FLOW SENSOR ASSEMBLY: RAIN BIRD FS###
- BACKFLOW PREVENTION ASSEMBLY: FEBCO 825YA (#)
- MASTER VALVE ASSEMBLY: RAIN BIRD PEB (#)
- TREE BUBBLER ASSEMBLY: XXX (Y) RAIN BIRD 140ZZZ BUBBLERS  
 PRESSURE: 30 PSI  
 FLOW (GPM): X.YY PER BUBBLER; X.ZZ PER ASSEMBLY
- POP-UP SPRAY SPRINKLER: HUNTER PROS-06-PRS30-CV W/8 SERIES NOZZLE  
 PRESSURE: 30 PSI RADIUS: 8 FEET  
 FLOW (GPM): Q-0.24 H-0.47 F-0.97
- POP-UP SPRAY SPRINKLER: HUNTER PROS-06-PRS30-CV W/10 SERIES NOZZLE  
 PRESSURE: 30 PSI RADIUS: 10 FEET  
 FLOW (GPM): Q-0.42 H-0.88 F-1.59
- POP-UP SPRAY SPRINKLER: HUNTER PROS-06-PRS30-CV W/12 SERIES NOZZLE  
 PRESSURE: 30 PSI RADIUS: 12 FEET  
 FLOW (GPM): Q-0.67 H-1.30 F-2.70
- POP-UP SPRAY SPRINKLER: HUNTER PROS-06-PRS30-CV W/15 SERIES NOZZLE  
 PRESSURE: 30 PSI RADIUS: 15 FEET  
 FLOW (GPM): Q-0.97 H-1.86 F-3.75
- POP-UP SPRAY SPRINKLER: HUNTER PROS-06-PRS30-CV W/ ADJUSTABLE NOZZLE  
 PRESSURE: 30 PSI RADIUS: 5 FEET TO 15 FEET  
 FLOW (GPM): 08A-0.44 10A-0.50 12A-0.32 15A-0.47
- POP-UP SPRAY SPRINKLER: HUNTER PROS-06-PRS30-CV W/15SS SERIES NOZZLE  
 PRESSURE: 30 PSI RADIUS: 5 FEET X 15 FEET  
 FLOW (GPM): ES15-0.65 SS530-1.30
- POP-UP ROTATING SPRAY SPRINKLER: RAIN BIRD RD1806-S-P45  
 W/MP1000 NOZZLES  
 PRESSURE: 45 PSI RADIUS: 8 FEET TO 15 FEET  
 FLOW (GPM): M-0.44 L-0.67 O-0.88
- POP-UP ROTATING SPRAY SPRINKLER: RAIN BIRD RD1806-S-P45  
 W/MP2000 NOZZLES  
 PRESSURE: 45 PSI RADIUS: 13 FEET TO 21 FEET  
 FLOW (GPM): Q-0.85 H-1.17 F-1.57
- POP-UP ROTATING SPRAY SPRINKLER: RAIN BIRD RD1806-S-P45  
 W/MP 3000 NOZZLES  
 PRESSURE: 45 PSI RADIUS: 22 FEET TO 30 FEET  
 FLOW (GPM): Q-1.93 H-2.89 F-3.86
- IRRIGATION CONTROLLER UNIT  
 WITH [EDIT FOR WEATHER SENSOR]  
 [EDIT FOR COMMUNICATION]  
 CONTACT HINES INC FOR CONTROLLER SPECIFICATION
- WEATHER SENSOR: CONTACT HINES INC FOR WEATHER SENSOR SPECIFICATION
- IRRIGATION CONTROL WIRES IN CONDUIT OR WITH WARNING TAPE
- GROUNDING AND SURGE ARRESTOR ASSEMBLY: RAIN BIRD LSP-1TURF
- IRRIGATION MAINLINE CAP ASSEMBLY

**INSTALLATION GENERAL NOTES**

1. THE SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 60 PSI, AT A DESIGN FLOW OF 14 GPM AT THE 1-INCH IRRIGATION POINT-OF-CONNECTION (POC). TAP, METER, BACKFLOW PREVENTER, MASTER VALVE AND FLOW METER SHALL BE SIZED AS INDICATED IN THE DRAWING LEGEND. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. COORDINATE UTILITY LOCATES ("CALL BEFORE YOU DIG") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
5. THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:
  - A. ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE.
  - B. TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES.
  - C. USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF TEES IN THE BULLNOSE CONFIGURATION, OR USE OF CROSS TYPE FITTINGS IS NOT ALLOWED.
6. PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
  - A. TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.
  - B. TWO (2) OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF ALL ROTARY SPRINKLERS.
7. SELECT NOZZLES FOR SPRAY AND ROTARY SPRINKLERS WITH ARCS WHICH PROVIDE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVERSPRAY FOR THE SITE CONDITIONS. CAREFULLY ADJUST THE RADIUS OF THROW AND ARC OF COVERAGE OF EACH ROTARY SPRINKLER TO PROVIDE THE BEST PERFORMANCE.
8. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR. PIPE SLEEVES SHALL BE SIZED TWICE THE NOMINAL SIZE OF THE PIPE PASSING THROUGH.
9. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
10. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
11. INSTALL ONE (1) #14 AWG TWO-WIRE PAIR ON TWO-WIRE SYSTEMS, FOR USE AS SPARES. INSTALL SPARE WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE. COIL 3 FEET OF WIRE IN VALVE BOX.
12. IRRIGATION CONTRACTOR TO INSTALL PAIGE DECODER CABLE FUSE DEVICES (DCFD), AT ALL DECODER CABLE DIRECTIONAL SPLITS AND/OR CHANGES. INSTALL ALL SPLICES WITHIN A 10" VALVE BOX.

**IRRIGATION NOTES**

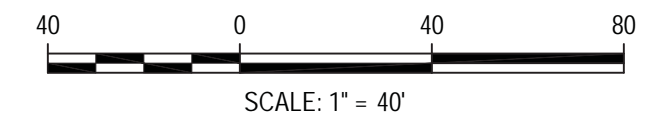
1. THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE IRRIGATION WATER TAP AND METER INSTALLED BY THE UTILITY CONTRACTOR AT THE APPROXIMATE LOCATION SHOWN. IRRIGATION CONTRACTOR TO INSTALL BACKFLOW PREVENTION UNIT. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE.
2. IRRIGATION CONTRACTOR TO WALL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. ELECTRICAL POWER TO THE CONTROLLER TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR. TERMINATED IN A JUNCTION BOX FOR HARD-WIRE CONNECTION TO THE IRRIGATION CONTROLLER. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.
3. IRRIGATION CONTRACTOR TO CUT AND CAP MAINLINE FOR EXPANSION TO PHASE 1 AT FULL BUILDOUT AND COIL 3 FEET OF CONTROL WIRE IN 10-INCH ROUND VALVE BOX AT APPROXIMATE LOCATION SHOWN.
4. IRRIGATION SHOWN OUT OF LANDSCAPED AREA FOR CLARITY ONLY. INSTALL IRRIGATION COMPONENTS WITHIN LANDSCAPED AREA.

REMOTE CONTROL VALVES LABELED "B" TO BE INSTALLED IN PHASE 1B. REMOTE CONTROL VALVES LABELED "A" ARE EXISTING AND INSTALLED IN PHASE 1A

DATE	REVISION COMMENTS
03-29-2024	1ST SUBMITTAL
05-10-2024	2ND SUBMITTAL
06-03-2024	3RD SUBMITTAL

PROJECT #: 231016

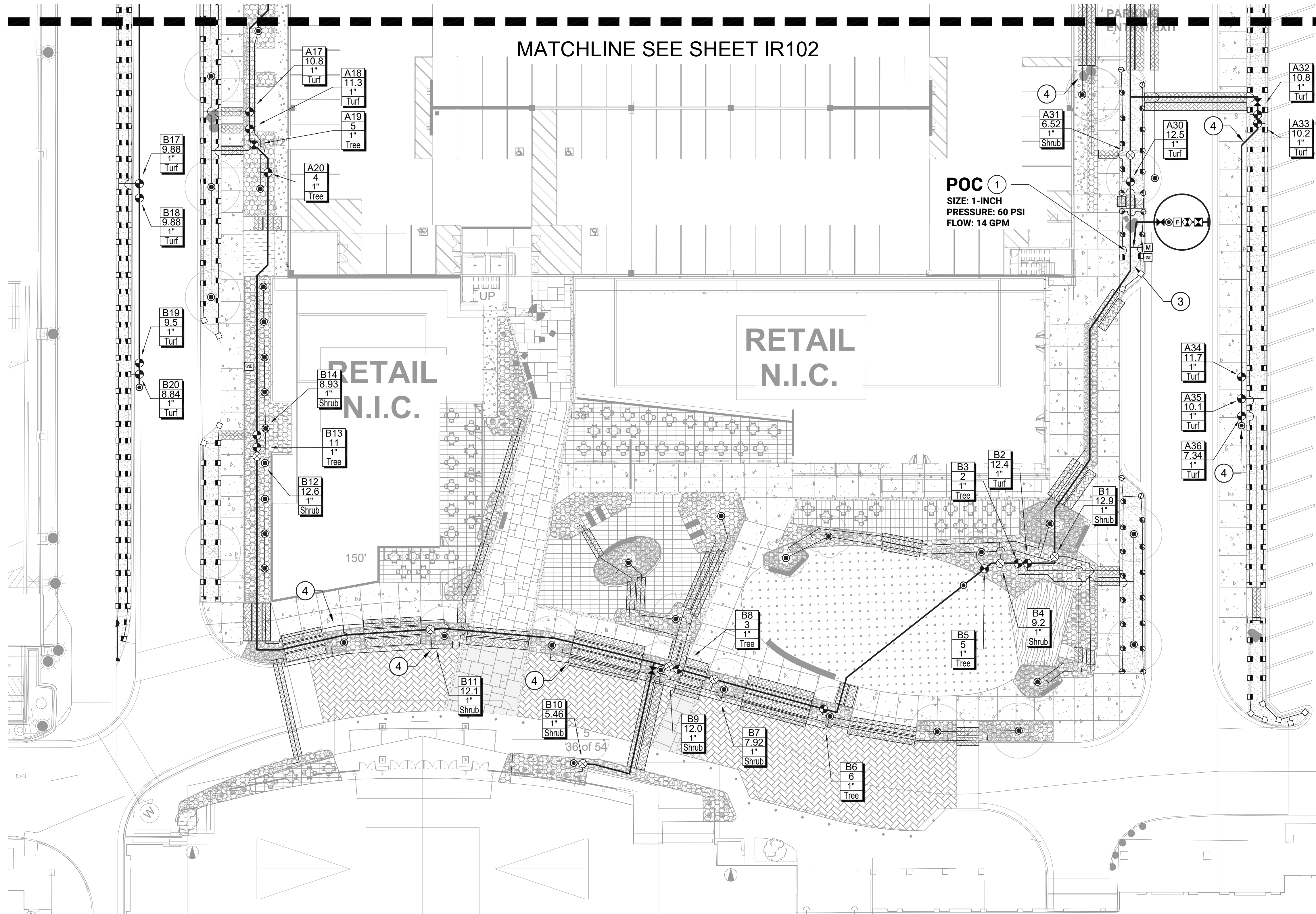
IR100 - NOTES & LEGENDS  
 SHEET NUMBER  
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PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
 PLANNING AREA #1  
 4.32 ACRES  
 SIP #SP24-0010  
 8517 PARK MEADOWS CENTER DRIVE



OWNER:  
 PARK MEADOWS MALL, LLC / PARK  
 MEADOWS ANCHOR ACQUISITION, LLC  
 8401 PARK MEADOWS CENTER DRIVE  
 LONE TREE, CO 80124



**IRRIGATION NOTES**

- 1 THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE IRRIGATION WATER TAP AND METER INSTALLED BY THE UTILITY CONTRACTOR AT THE APPROXIMATE LOCATION SHOWN. IRRIGATION CONTRACTOR TO INSTALL BACKFLOW PREVENTION UNIT. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE.
  - 2 IRRIGATION CONTRACTOR TO WALL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. ELECTRICAL POWER TO THE CONTROLLER TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR. TERMINATED IN A JUNCTION BOX FOR HARD-WIRE CONNECTION TO THE IRRIGATION CONTROLLER. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.
  - 3 IRRIGATION CONTRACTOR TO CUT AND CAP MAINLINE FOR EXPANSION TO PHASE 1 AT FULL BUILDOUT AND COIL 3 FEET OF CONTROL WIRE IN 10-INCH ROUND VALVE BOX AT APPROXIMATE LOCATION SHOWN.
  - 4 IRRIGATION SHOWN OUT OF LANDSCAPED AREA FOR CLARITY ONLY. INSTALL IRRIGATION COMPONENTS WITHIN LANDSCAPED AREA.
- REMOTE CONTROL VALVES LABELED "B" TO BE INSTALLED IN PHASE 1B. REMOTE CONTROL VALVES LABELED "A" ARE EXISTING AND INSTALLED IN PHASE 1A

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1

PARK MEADOWS - GARAGE AND PLAZA  
SITE IMPROVEMENT PLAN

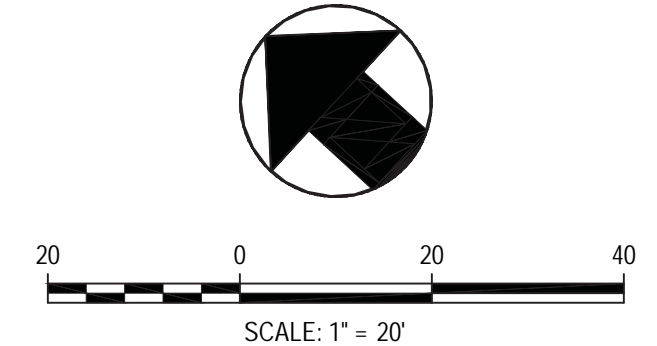
DATE	REVISION COMMENTS
03-29-2024	1ST SUBMITTAL
05-10-2024	2ND SUBMITTAL
06-03-2024	3RD SUBMITTAL

PROJECT #: 231016

IR101 -  
IRRIGATION  
PLAN

SHEET NUMBER

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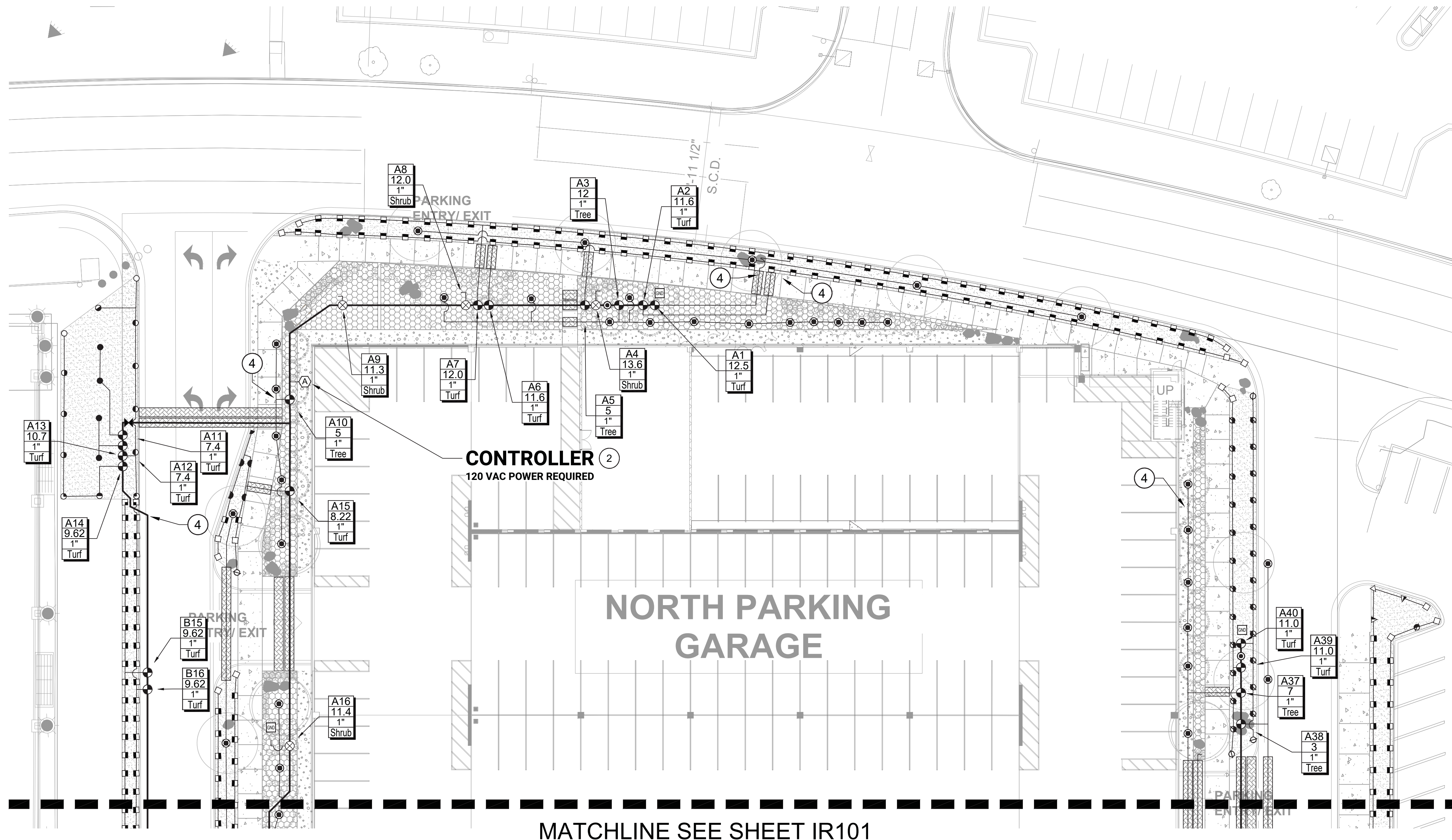




PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
 PLANNING AREA #1  
 4.32 ACRES  
 SIP #SP24-0010  
 8517 PARK MEADOWS CENTER DRIVE

**HKS HARRIS KOCHER SMITH**  
 1120 Lincoln Street, Suite 1000  
 Denver, Colorado 80203  
 P: 303.623.6300 F: 303.623.6311  
 HarrisKocherSmith.com

OWNER:  
 PARK MEADOWS MALL, LLC / PARK MEADOWS ANCHOR ACQUISITION, LLC  
 8401 PARK MEADOWS CENTER DRIVE  
 LONE TREE, CO 80124



**IRRIGATION NOTES**

- 1 THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE IRRIGATION WATER TAP AND METER INSTALLED BY THE UTILITY CONTRACTOR AT THE APPROXIMATE LOCATION SHOWN. IRRIGATION CONTRACTOR TO INSTALL BACKFLOW PREVENTION UNIT. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE.
  - 2 IRRIGATION CONTRACTOR TO WALL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. ELECTRICAL POWER TO THE CONTROLLER TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR. TERMINATED IN A JUNCTION BOX FOR HARD-WIRE CONNECTION TO THE IRRIGATION CONTROLLER. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.
  - 3 IRRIGATION CONTRACTOR TO CUT AND CAP MAINLINE FOR EXPANSION TO PHASE 1 AT FULL BUILDOUT AND COIL 3 FEET OF CONTROL WIRE IN 10-INCH ROUND VALVE BOX AT APPROXIMATE LOCATION SHOWN.
  - 4 IRRIGATION SHOWN OUT OF LANDSCAPED AREA FOR CLARITY ONLY. INSTALL IRRIGATION COMPONENTS WITHIN LANDSCAPED AREA.
- REMOTE CONTROL VALVES LABELED "B" TO BE INSTALLED IN PHASE 1B. REMOTE CONTROL VALVES LABELED "A" ARE EXISTING AND INSTALLED IN PHASE 1A

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1

PARK MEADOWS - GARAGE AND PLAZA  
SITE IMPROVEMENT PLAN

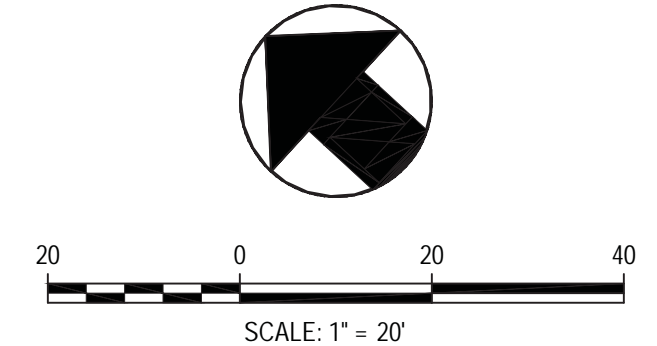
DATE	REVISION COMMENTS
03-29-2024	1ST SUBMITTAL
05-10-2024	2ND SUBMITTAL
06-03-2024	3RD SUBMITTAL

PROJECT #: 231016

IR102 -  
IRRIGATION  
PLAN

SHEET NUMBER  
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**Hines Inc**  
 SITE WATER ENGINEERING SERVICES  
 323 W. DRAKE RD, SUITE 204  
 FORT COLLINS, COLORADO 80526  
 Telephone: 970.252.1800  
 Web: www.hinesinc.com

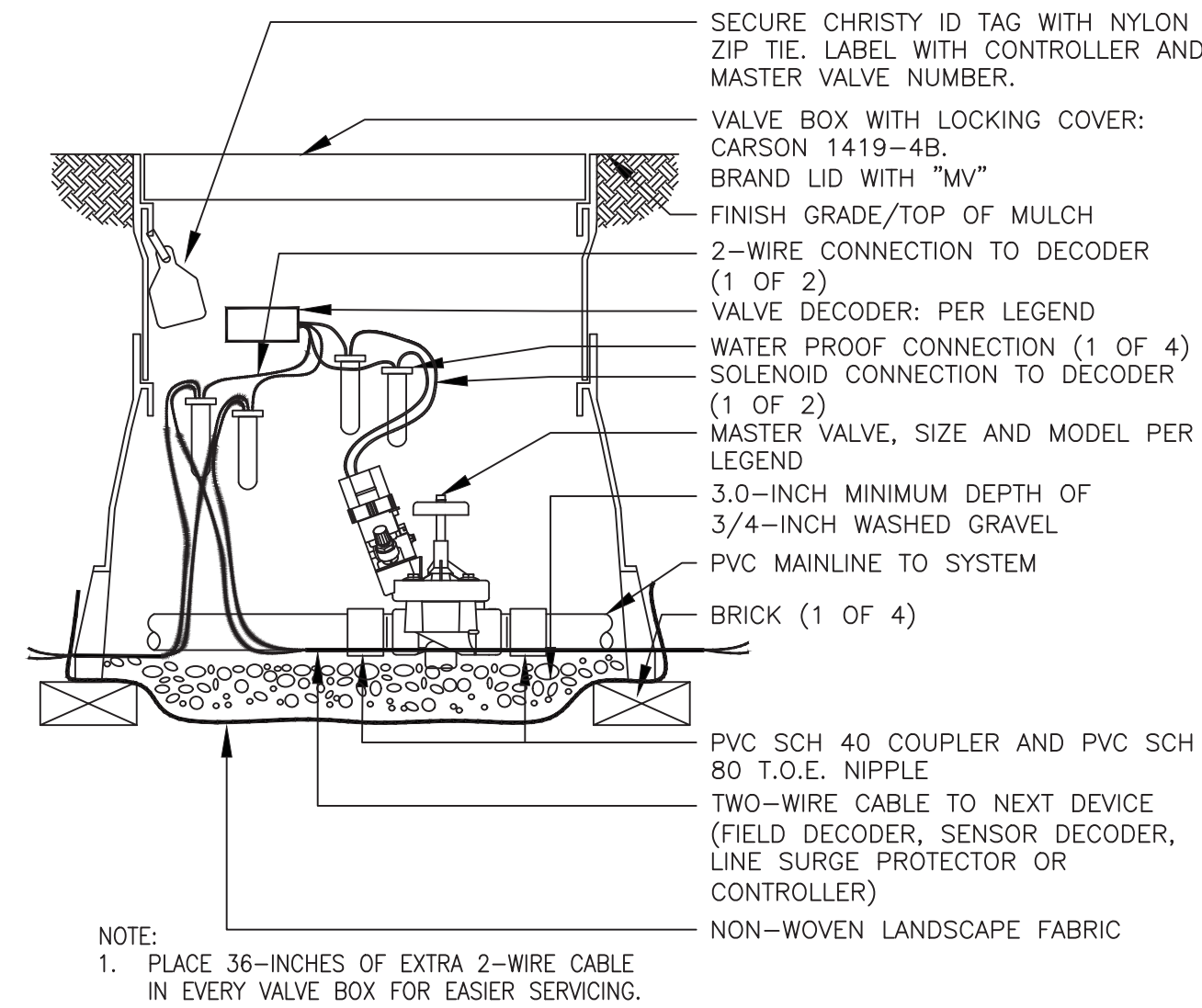


PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
 PLANNING AREA #1  
 4.32 ACRES  
 SIP #SP24-0010  
 8517 PARK MEADOWS CENTER DRIVE

OWNER:  
 PARK MEADOWS MALL, LLC / PARK MEADOWS ANCHOR ACQUISITION, LLC  
 8401 PARK MEADOWS CENTER DRIVE  
 LONE TREE, CO 80124

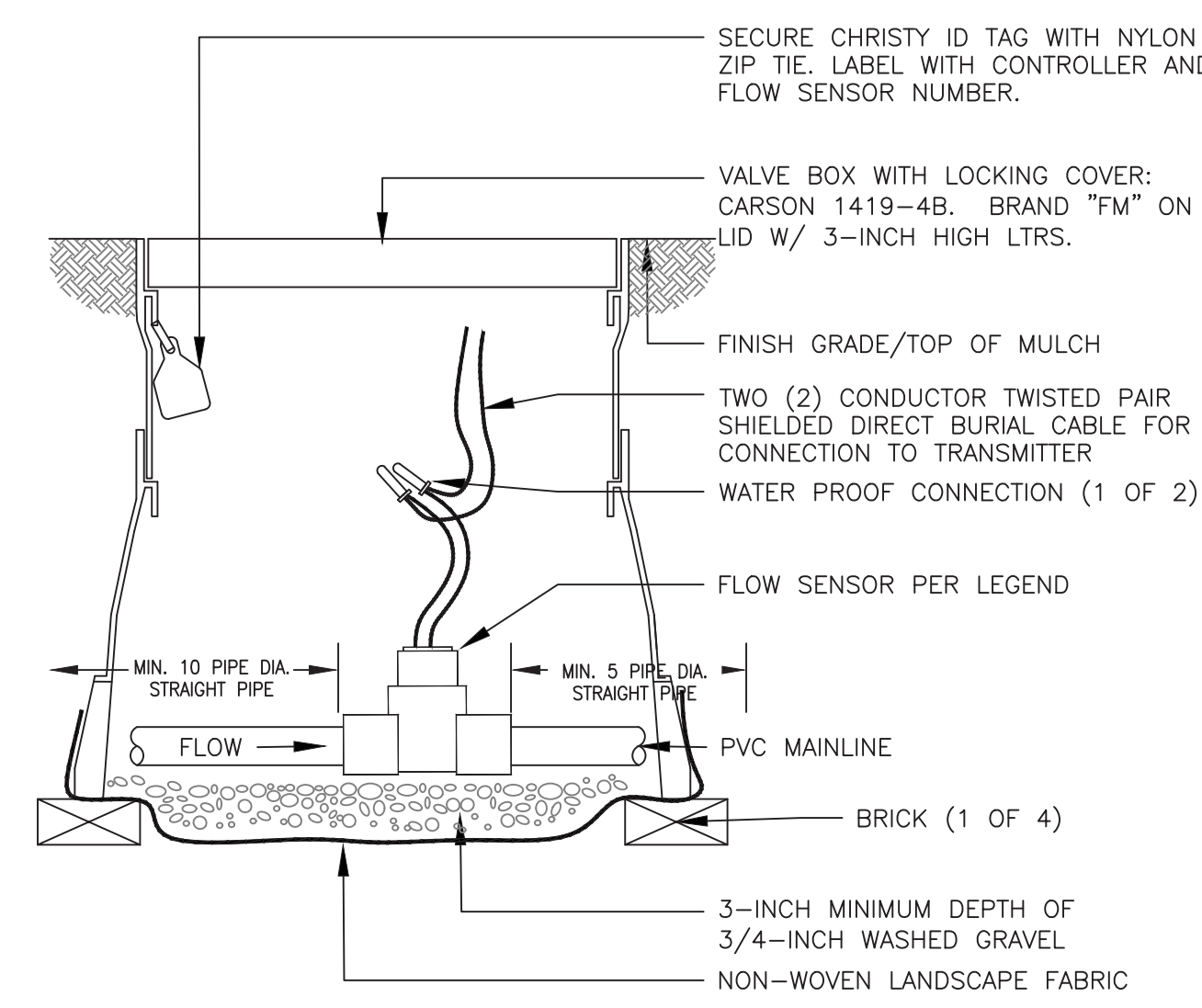
PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1

PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN



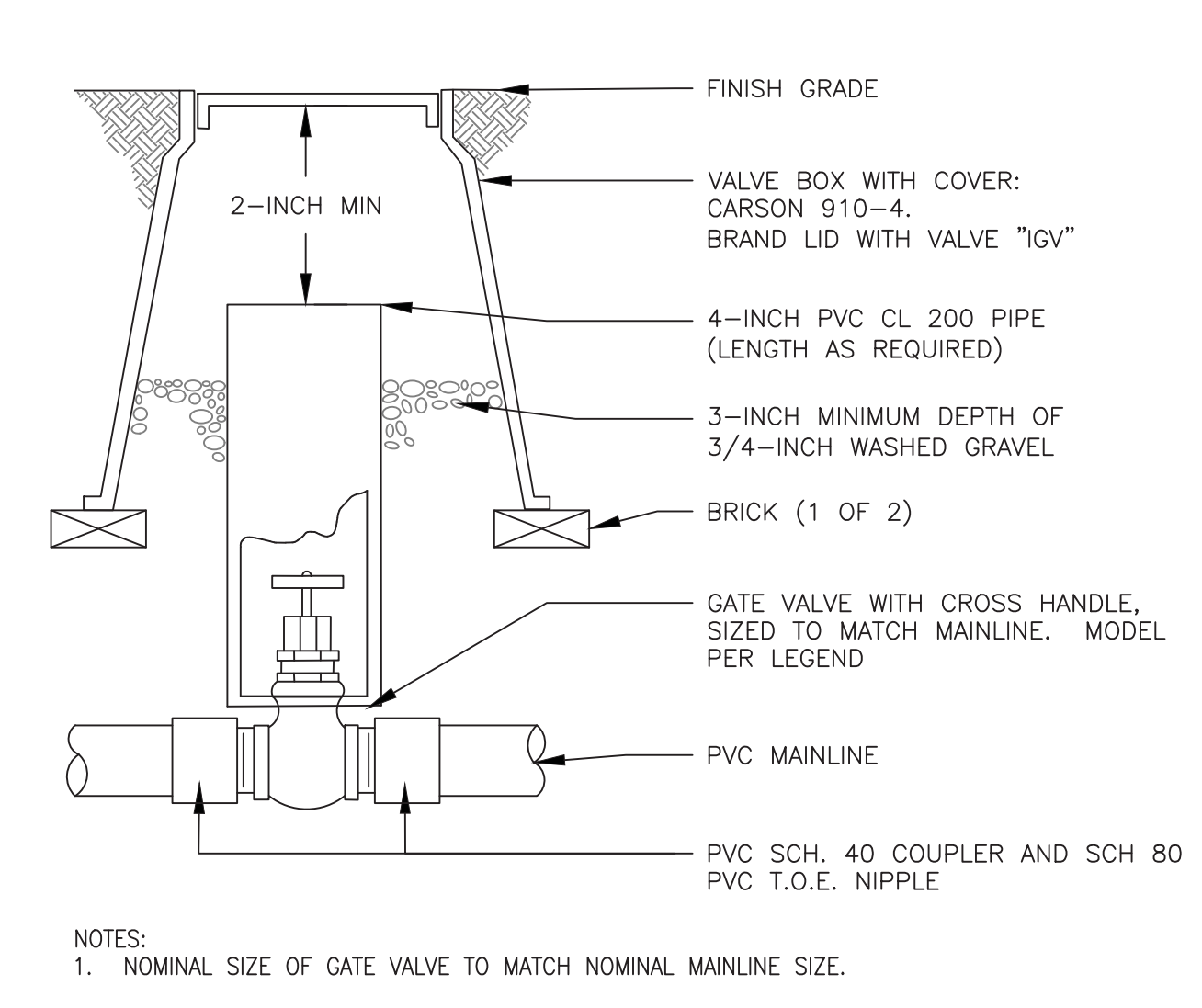
**1** MASTER VALVE ASSEMBLY

NOTE:  
 1. PLACE 36-INCHES OF EXTRA 2-WIRE CABLE IN EVERY VALVE BOX FOR EASIER SERVICING.

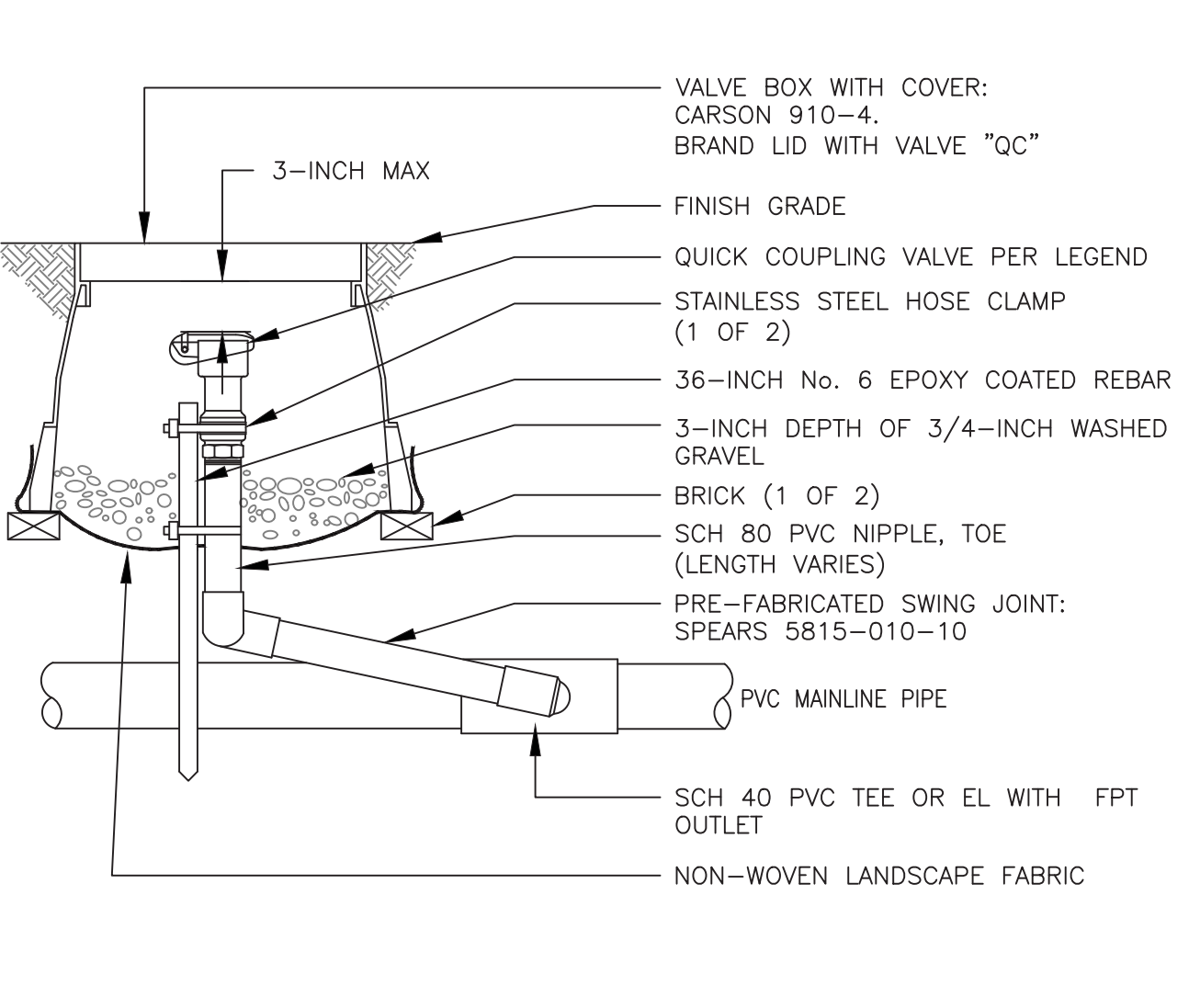


**2** FLOW SENSOR ASSEMBLY

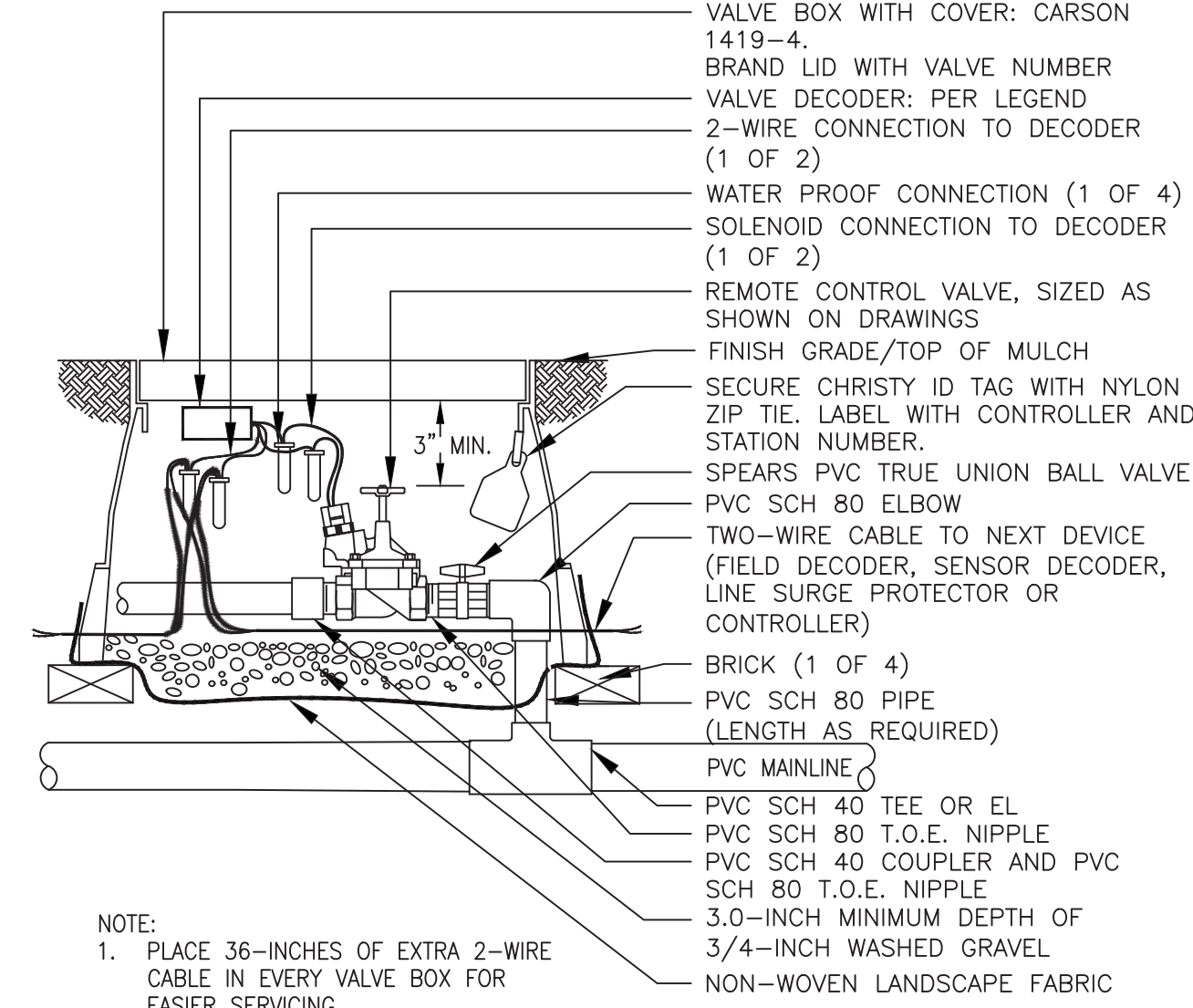
NOTE:  
 1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.



**3** ISOLATION GATE VALVE ASSEMBLY 2.5-INCH MAINLINE AND SMALLER

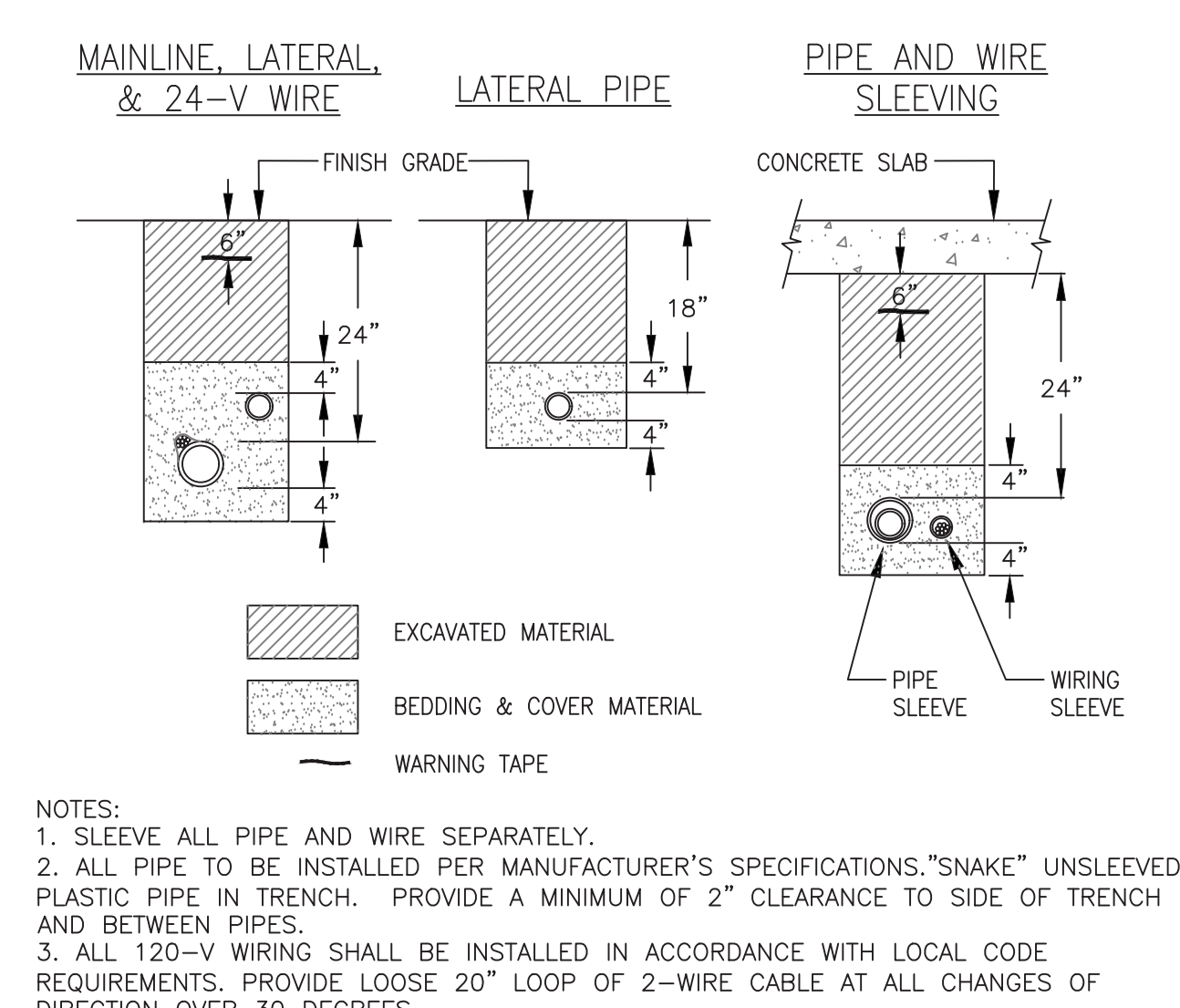


**4** QUICK COUPLING VALVE ASSEMBLY



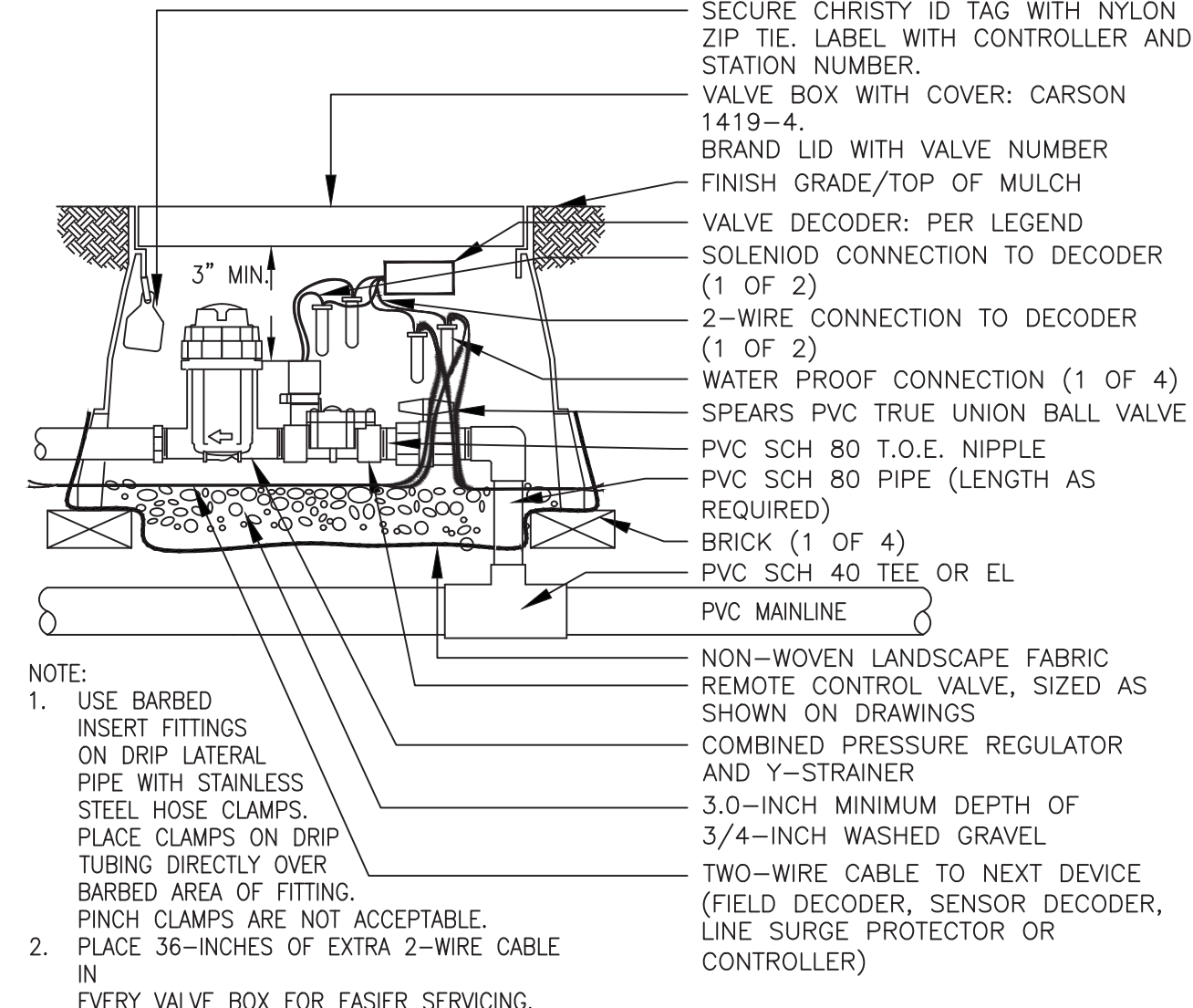
**5** REMOTE CONTROL BUBBLER VALVE ASSEMBLY

NOTE:  
 1. PLACE 36-INCHES OF EXTRA 2-WIRE CABLE IN EVERY VALVE BOX FOR EASIER SERVICING.



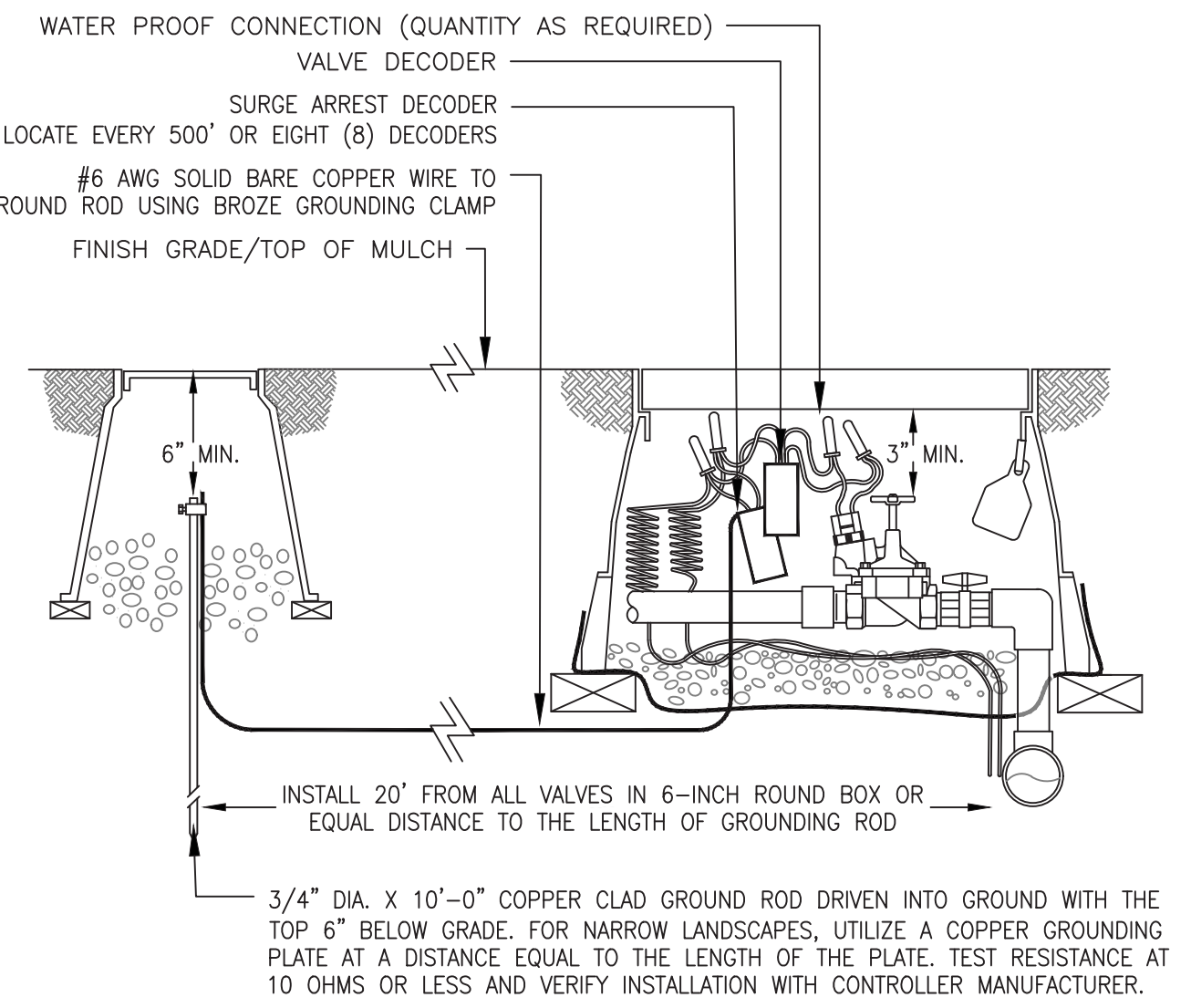
**6** TYPICAL TRENCHING DETAIL

NOTES:  
 1. SLEEVE ALL PIPE AND WIRE SEPARATELY.  
 2. ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. 'SNAKE' UNSLEEVED PLASTIC PIPE IN TRENCH. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.  
 3. ALL 120-V WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. PROVIDE LOOSE 20" LOOP OF 2-WIRE CABLE AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.

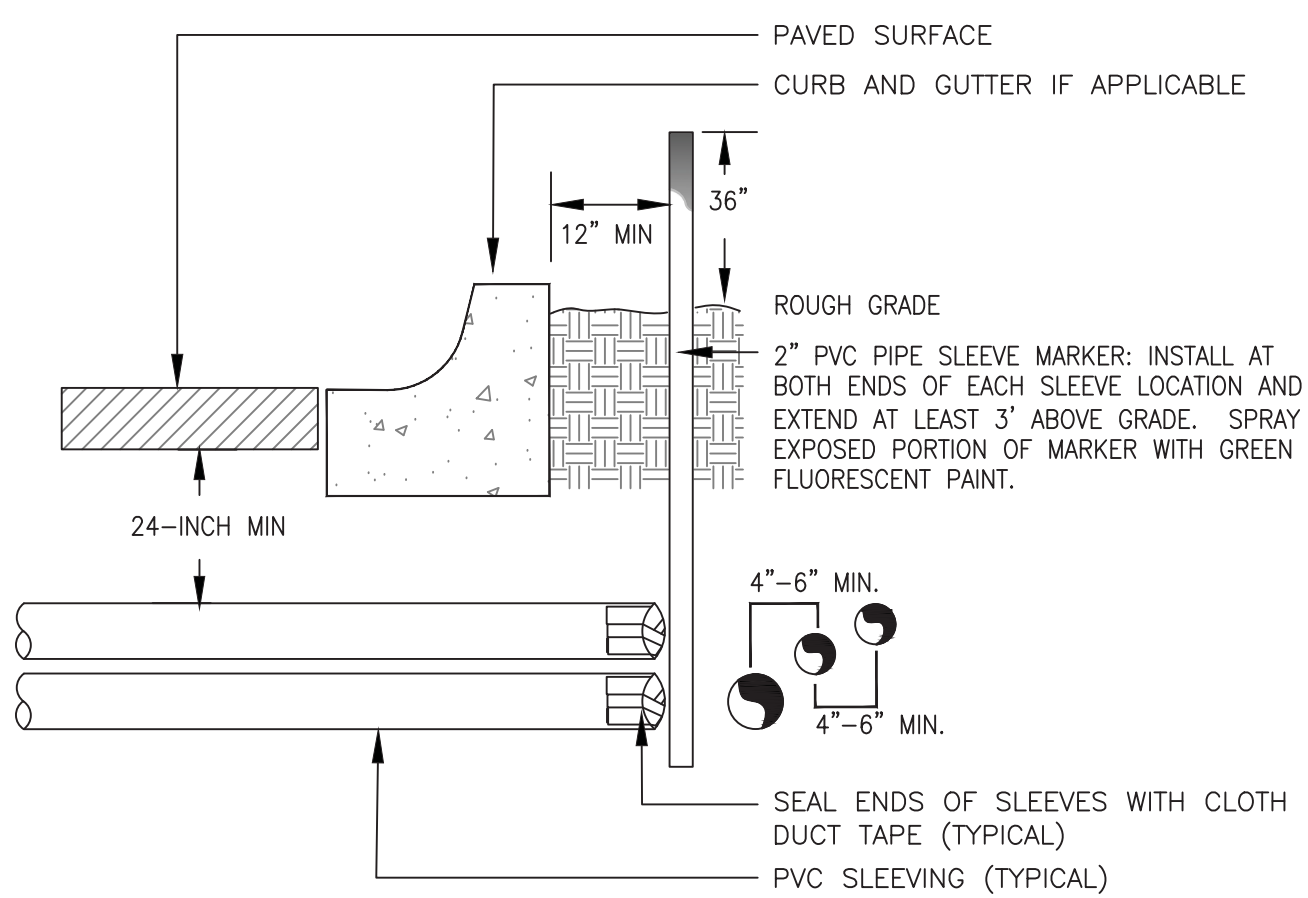


**7** REMOTE CONTROL DRIP VALVE ASSEMBLY

NOTE:  
 1. USE BARBED INSERT FITTINGS ON DRIP LATERAL PIPE WITH STAINLESS STEEL HOSE CLAMPS. PLACE CLAMPS ON DRIP TUBING DIRECTLY OVER BARBED AREA OF FITTING. PINCH CLAMPS ARE NOT ACCEPTABLE.  
 2. PLACE 36-INCHES OF EXTRA 2-WIRE CABLE IN EVERY VALVE BOX FOR EASIER SERVICING.

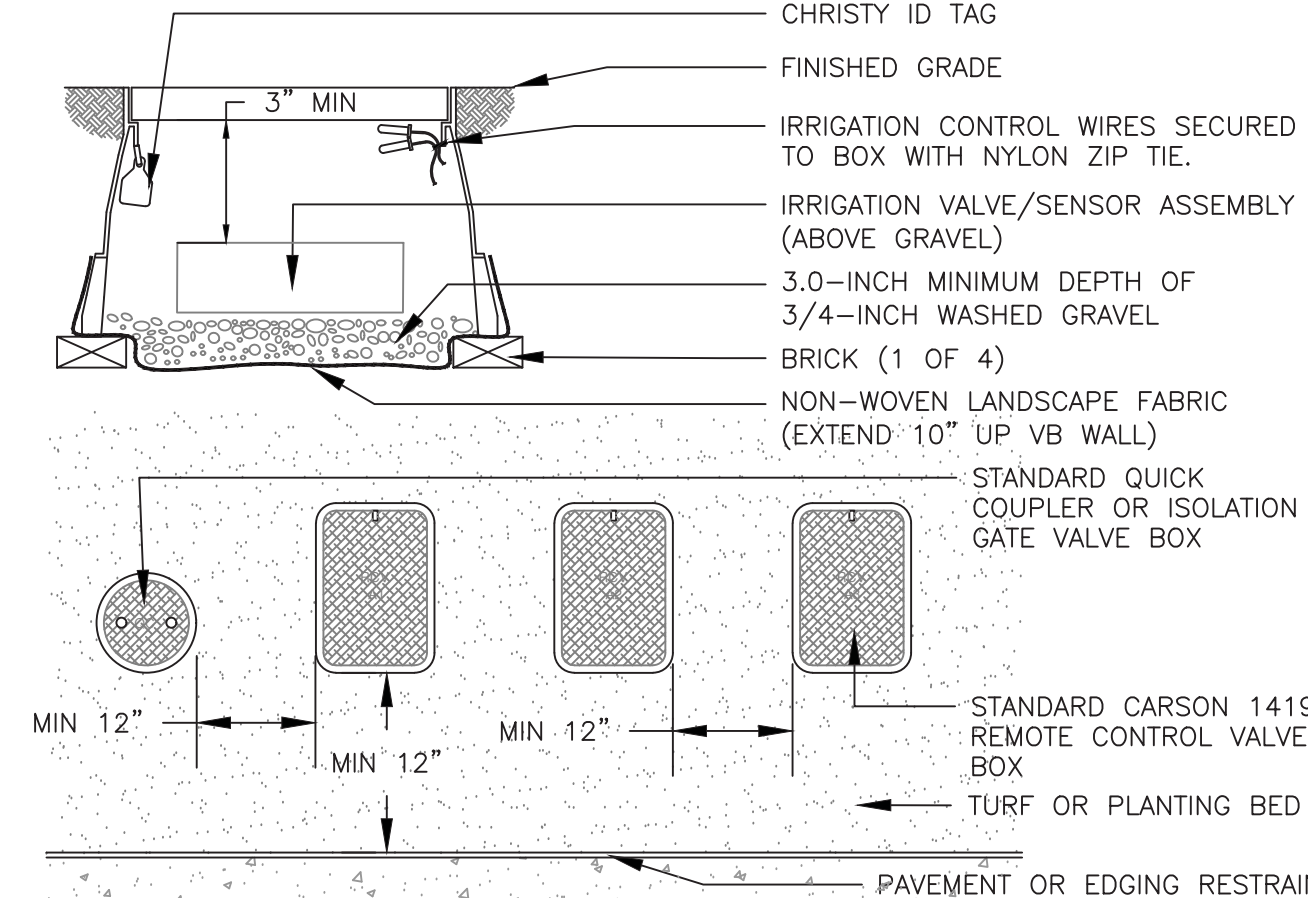


**8** TYPICAL GROUNDING (AT VALVE) ASSEMBLY



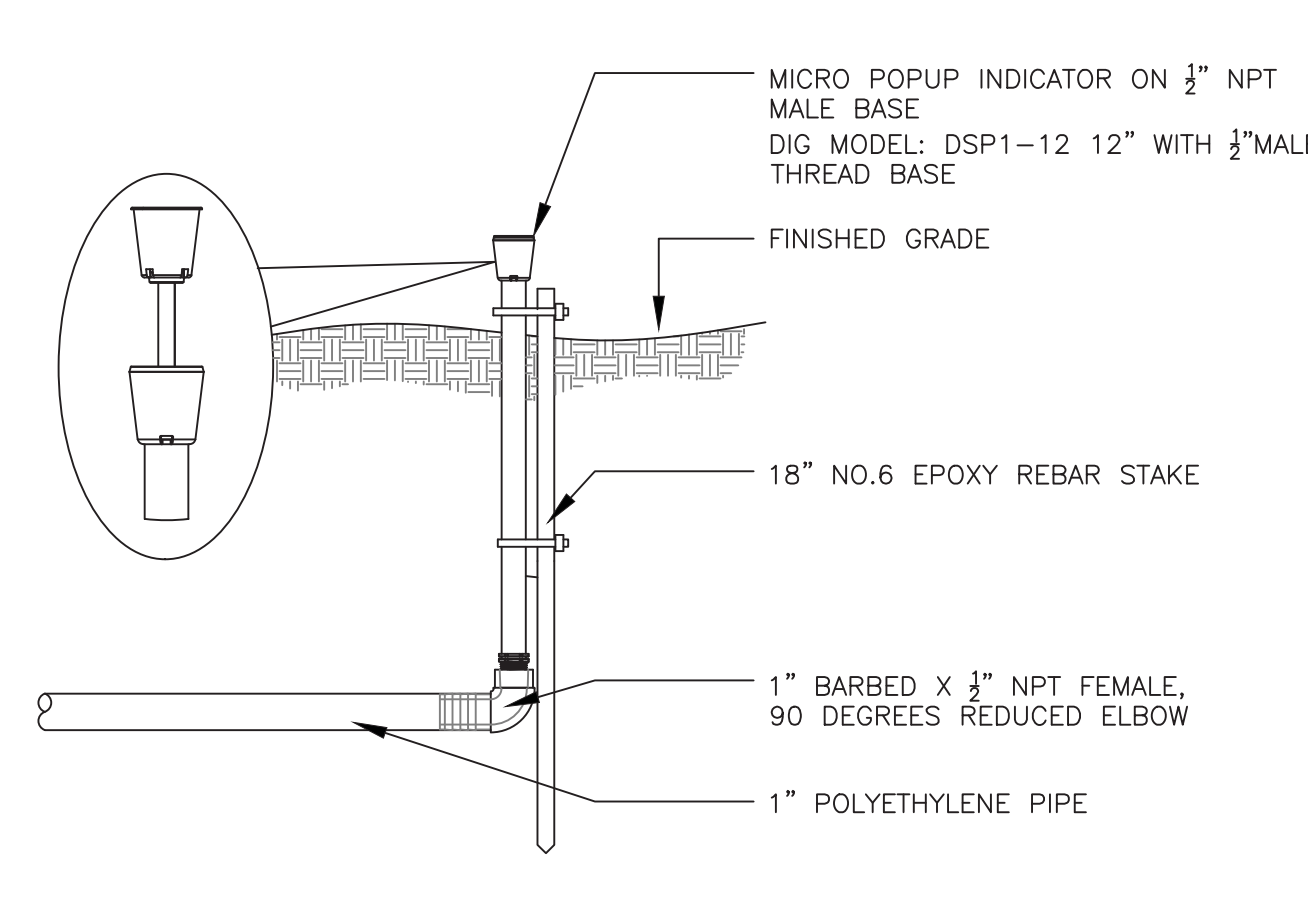
**9** TYPICAL SLEEVING DETAIL

NOTE:  
 1) ALL SLEEVING TO BE CLASS 200 BE PVC, SIZED AS NOTED.  
 2) INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.



**10** TYPICAL VALVE BOX INSTALLATION

NOTES:  
 1. INSTALL ONLY ONE RCV TO VALVE BOX. LOCATE AT LEAST 12-INCHES FROM AND ALIGN WITH NEARBY WALLS OR EDGES OF PAVED AREAS. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL.  
 4. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL, BUT AVOID GROUPING MORE THAN THREE (3) STANDARD VALVE BOXES TOGETHER IN A SERIES.  
 5. ARRANGE GROUPED VALVE BOXES IN RECTANGULAR PATTERNS.



**11** DRIP SYSTEM OPERATION INDICATOR

DATE	REVISION COMMENTS
03-29-2024	1ST SUBMITTAL
05-10-2024	2ND SUBMITTAL
06-03-2024	3RD SUBMITTAL

PROJECT #: 231016

IR201 - DETAILS

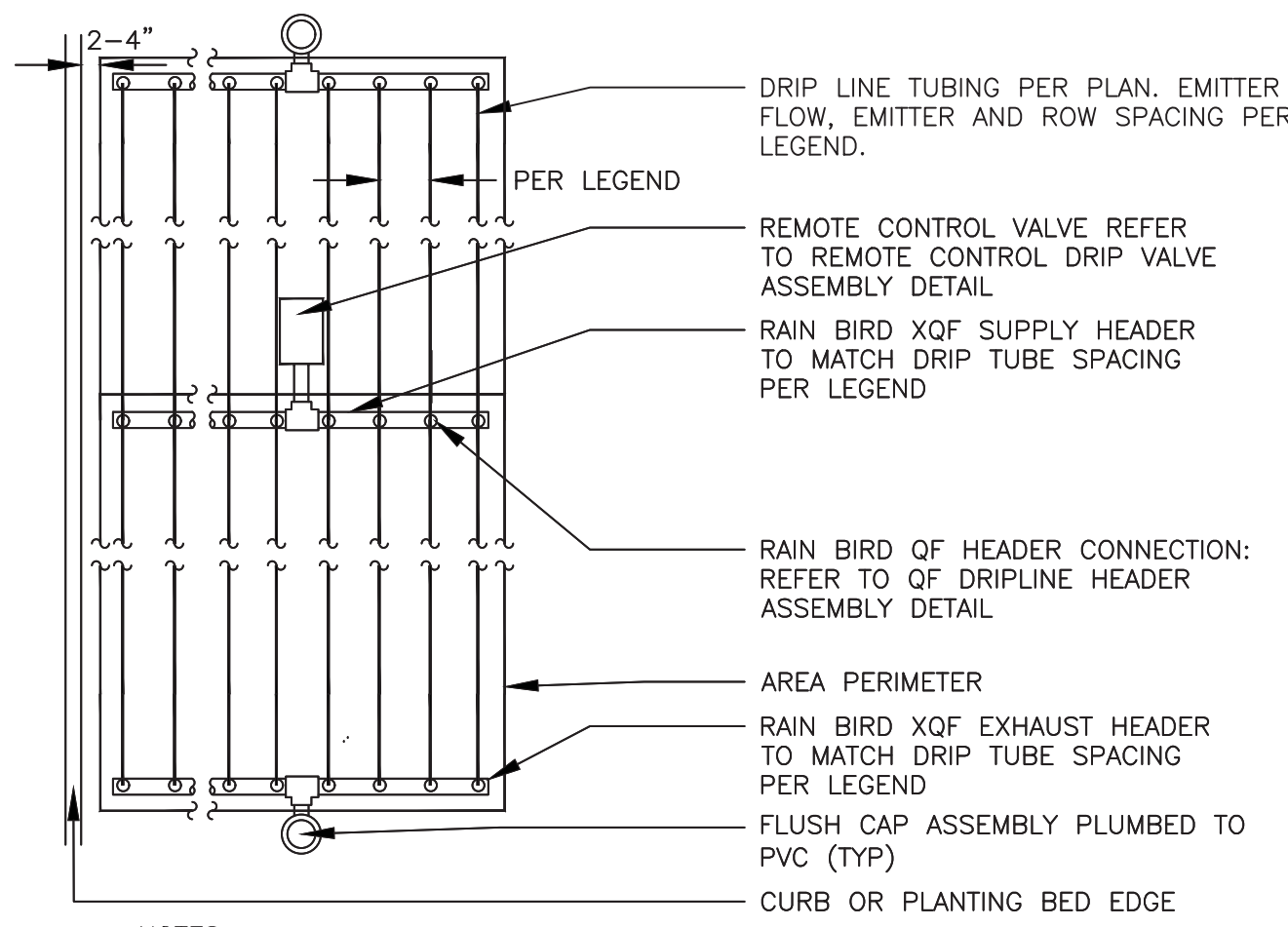
SHEET NUMBER

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PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
 PLANNING AREA #1  
 4.32 ACRES  
 SIP #SP24-0010  
 8517 PARK MEADOWS CENTER DRIVE

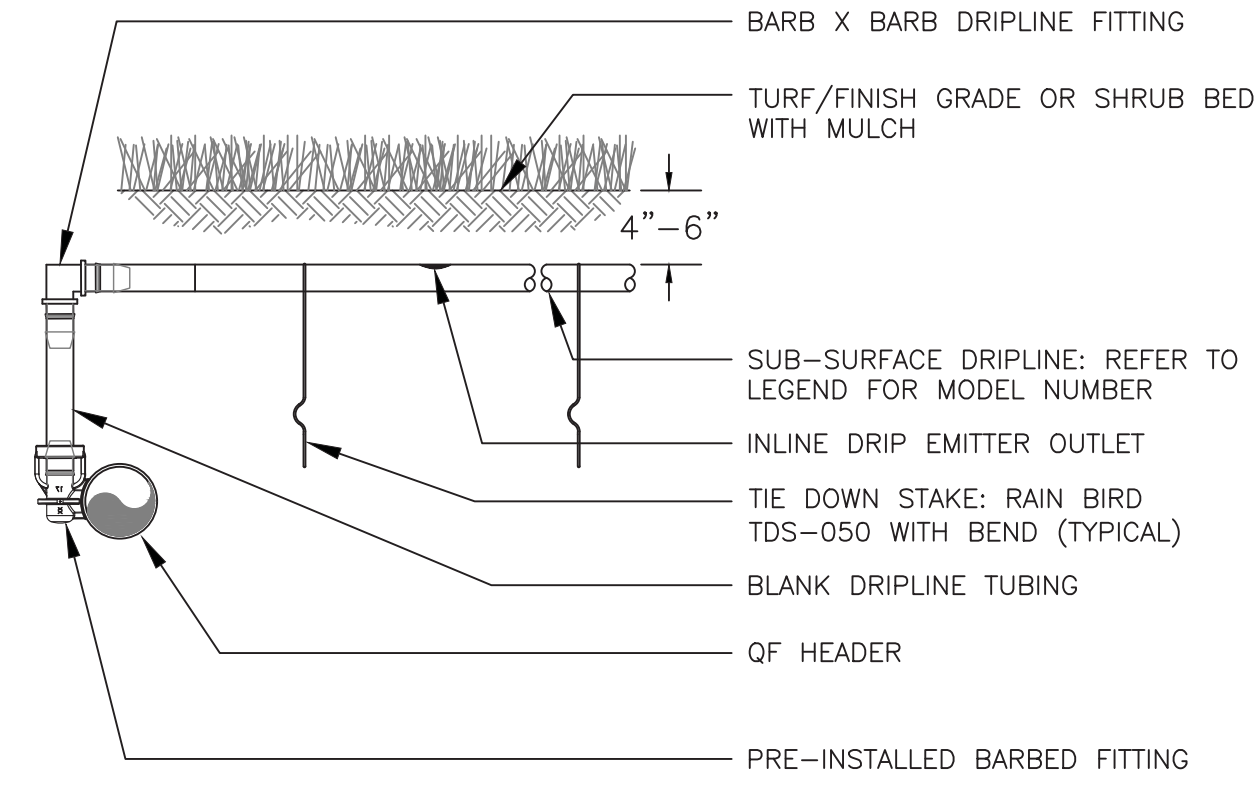
**HKS HARRIS KOCHER SMITH**  
 1120 Lincoln Street, Suite 1000  
 Denver, Colorado 80203  
 P: 303.623.6300 F: 303.623.6311  
 HarrisKocherSmith.com

OWNER:  
 PARK MEADOWS MALL, LLC / PARK MEADOWS ANCHOR ACQUISITION, LLC  
 8401 PARK MEADOWS CENTER DRIVE  
 LONE TREE, CO 80124



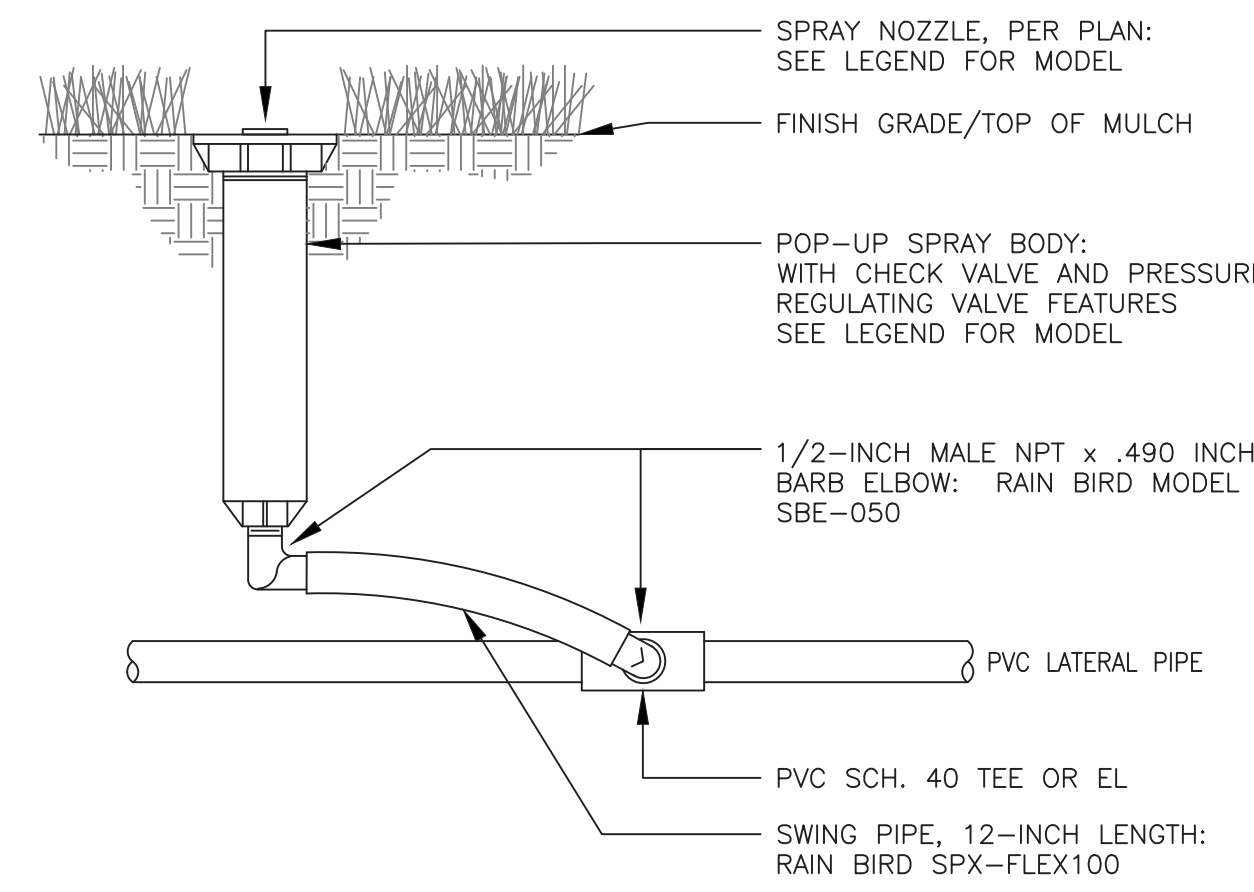
- NOTES:  
 1. INSTALL SYSTEM PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR EQUIPMENT APPLICATION AND INSTALLATION.  
 2. MAXIMUM FLOW FOR 1-INCH REMOTE CONTROL VALVE ASSEMBLY IS 14 GPM.  
 3. INSTALL AT A DEPTH OF 4"-6" IN UNIFORM SOIL.

**12** SUBSURFACE DRIP ASSEMBLY IN SHRUB BEDS

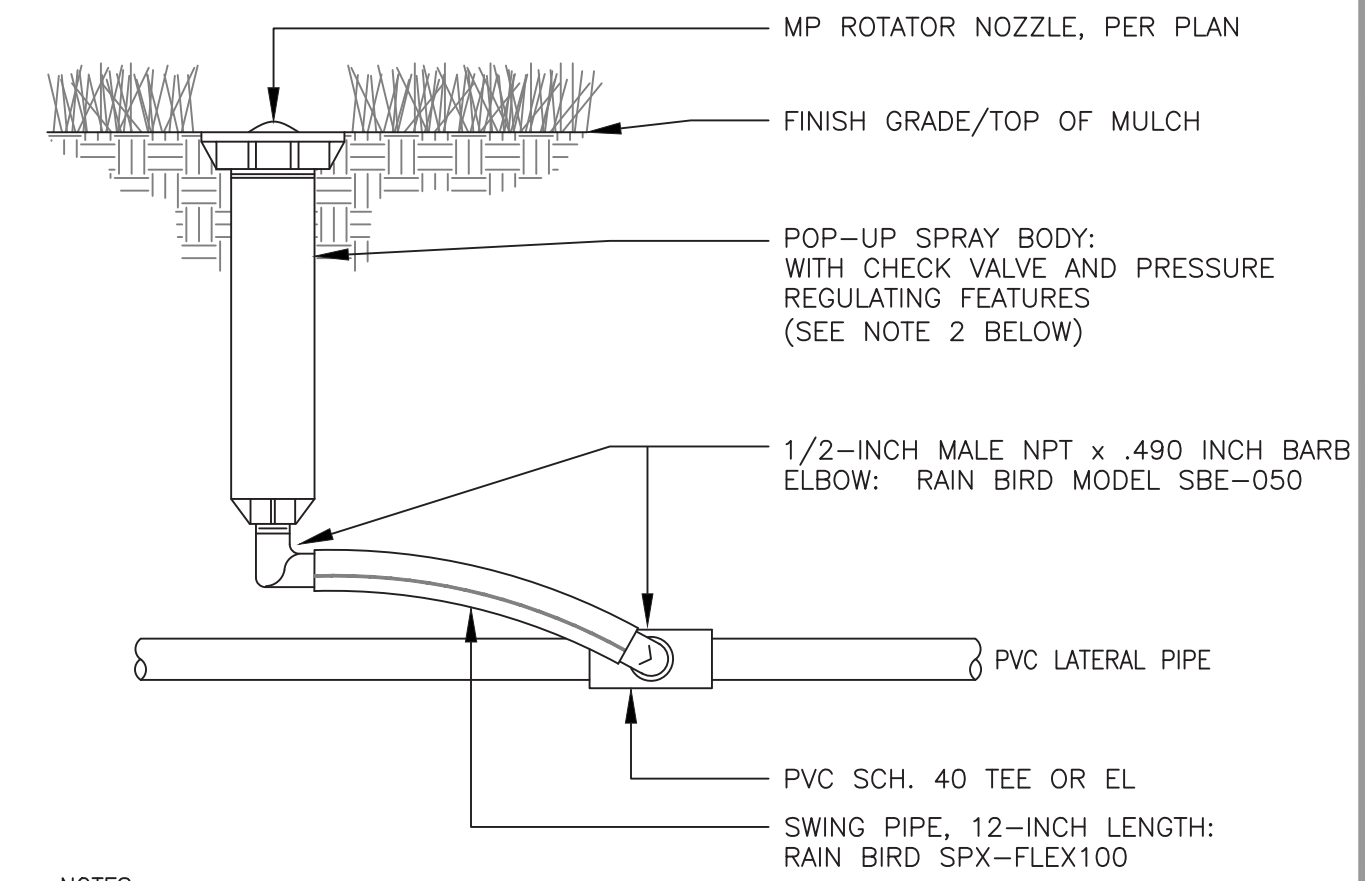


- NOTES:  
 1. PLACE TIE-DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.  
 2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.  
 3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE-DOWN STAKES.

**13** QF DRIPLINE HEADER ASSEMBLY

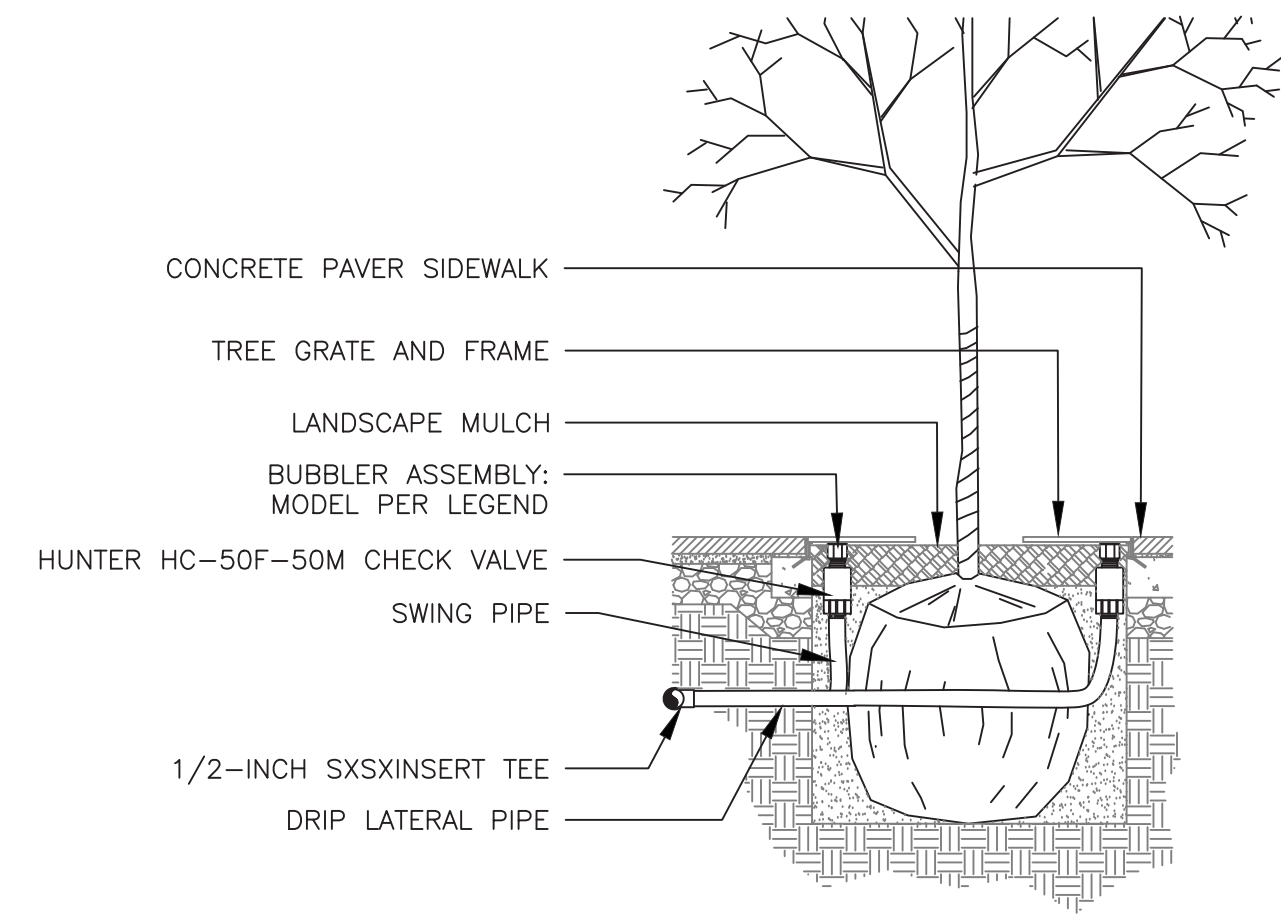


**14** 6-INCH POP UP SPRAY SPRINKLER ASSEMBLY



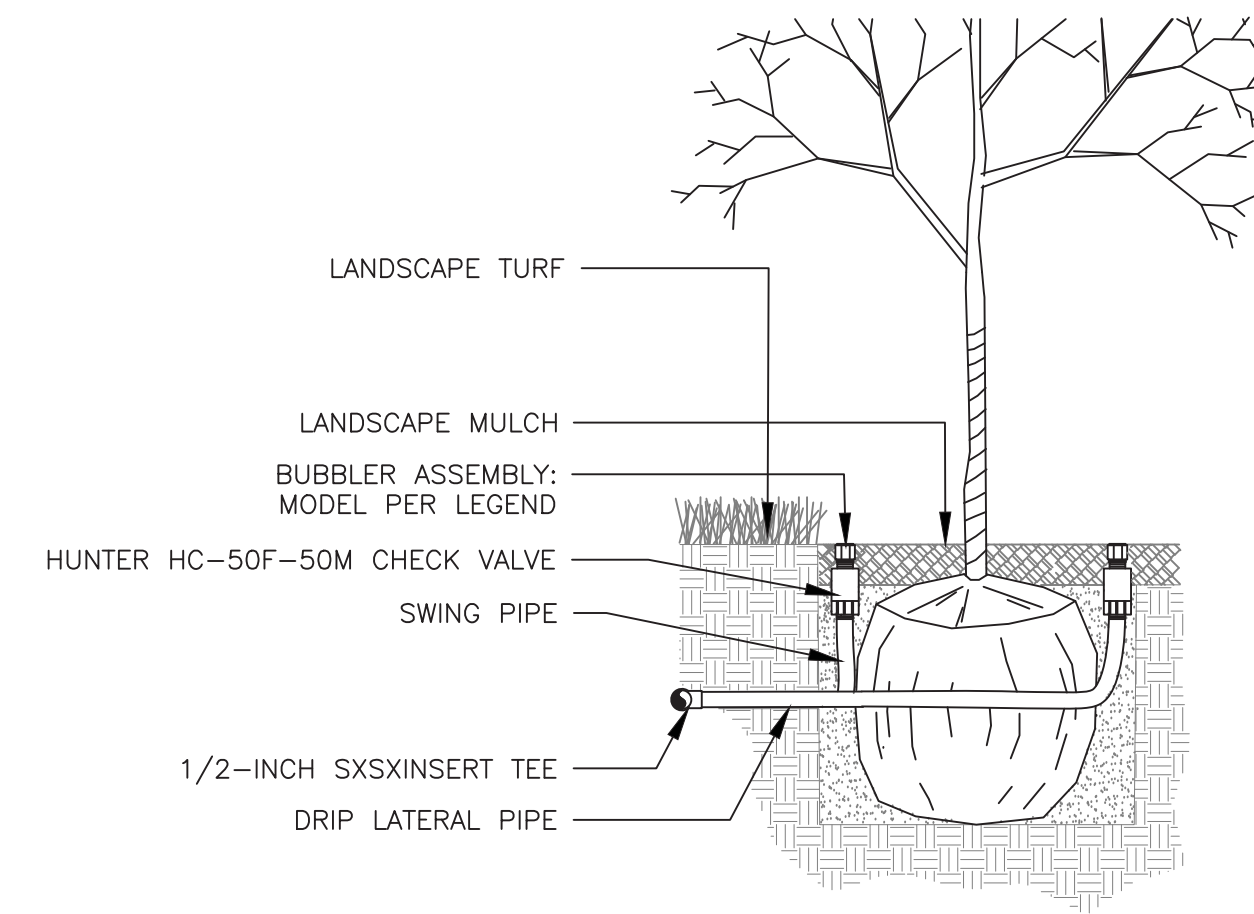
- NOTES:  
 1. IF POLYETHYLENE PIPE IS USED FOR LATERAL PIPE, SUBSTITUTE INSERT TEE OR EL WITH STAINLESS STEEL CLAMPS FOR PVC SLIP TEE OR EL SHOWN ABOVE.  
 2. TO ACHIEVE MINIMUM RADIUS WITH ANY MP ROTATOR MODEL, USE 30 PSI PRESSURE REGULATING SPRAY BODY.

**15** 6-INCH POP UP MP-ROTATOR ASSEMBLY



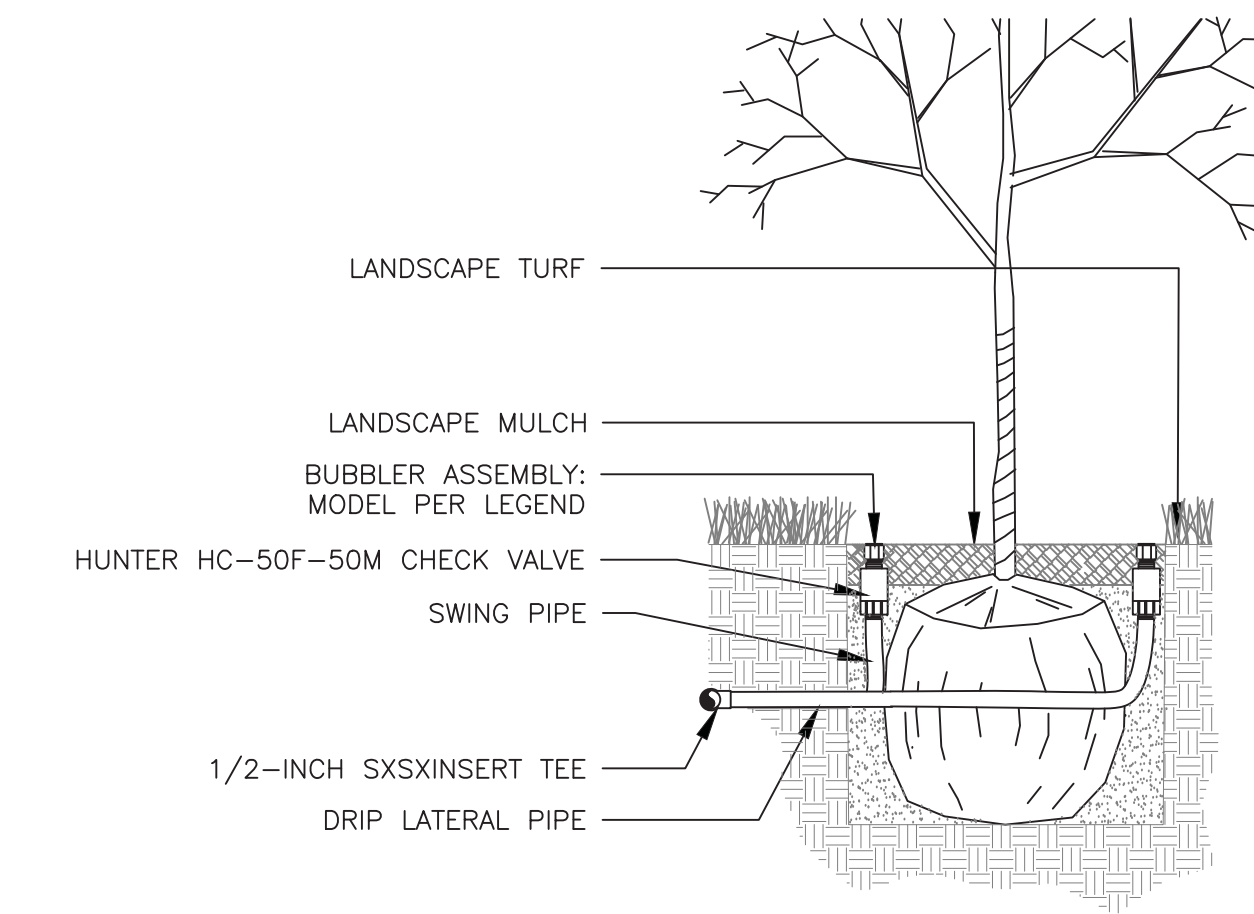
- NOTES:  
 1. REFER TO LANDSCAPE PLANS FOR TREE GRATE INSTALLATION AND DETAILS.

**16** BUBBLER ASSEMBLY FOR TREES IN GRATES



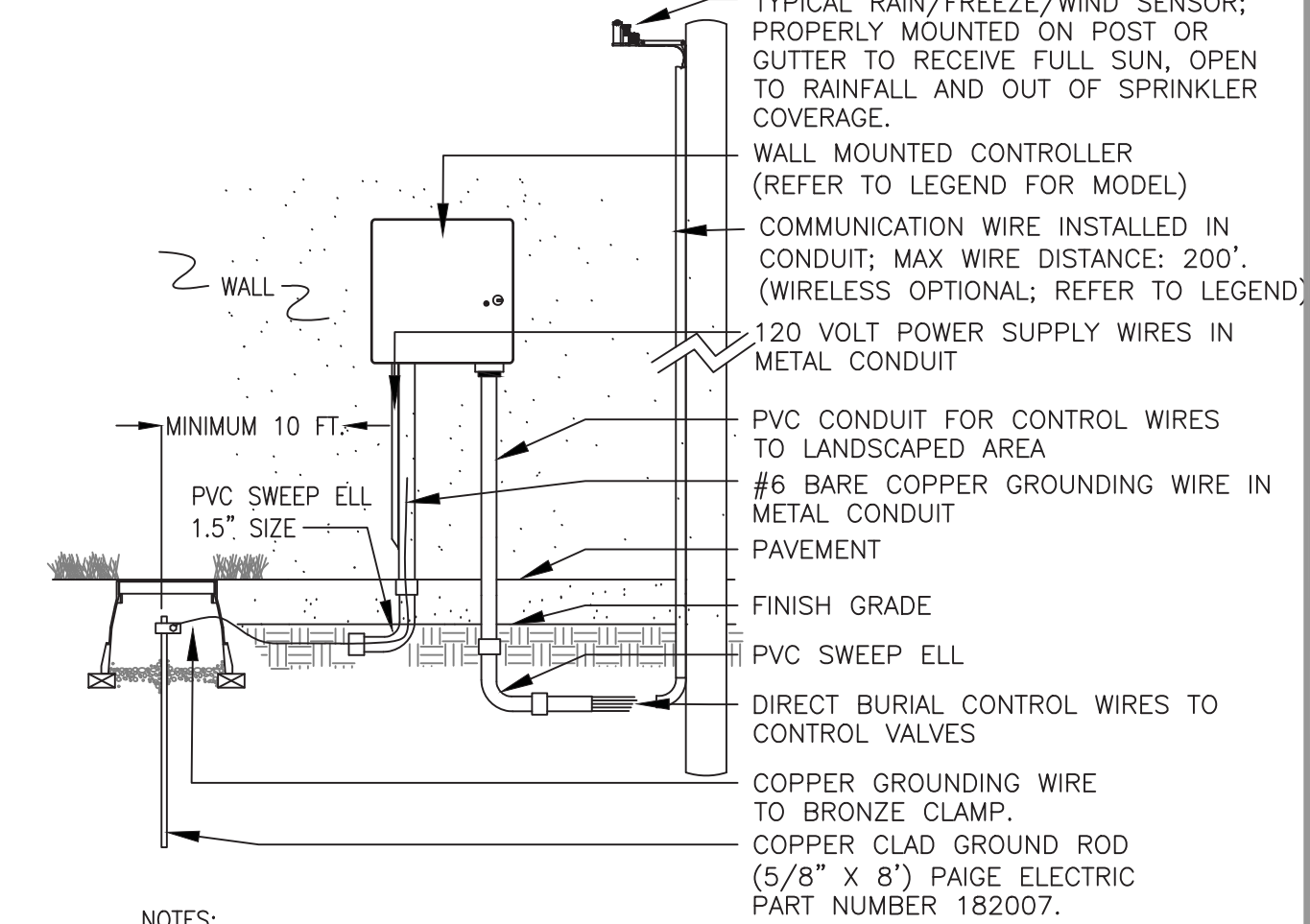
- NOTES:  
 1. REFER TO LANDSCAPE PLANS FOR TREE GRATE INSTALLATION AND DETAILS.

**17** BUBBLER ASSEMBLY FOR TREES IN SHRUB BEDS



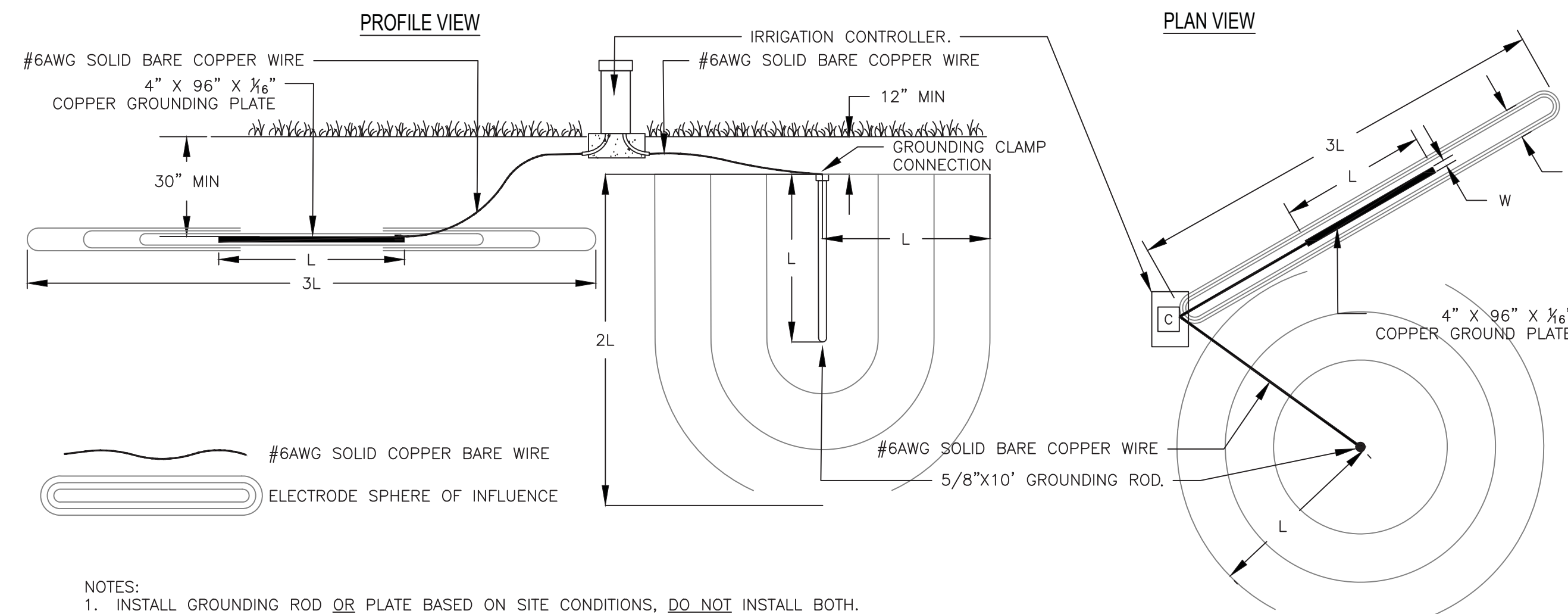
- NOTES:  
 1. REFER TO LANDSCAPE PLANS FOR TREE GRATE INSTALLATION AND DETAILS.

**18** BUBBLER ASSEMBLY FOR TREES TURF



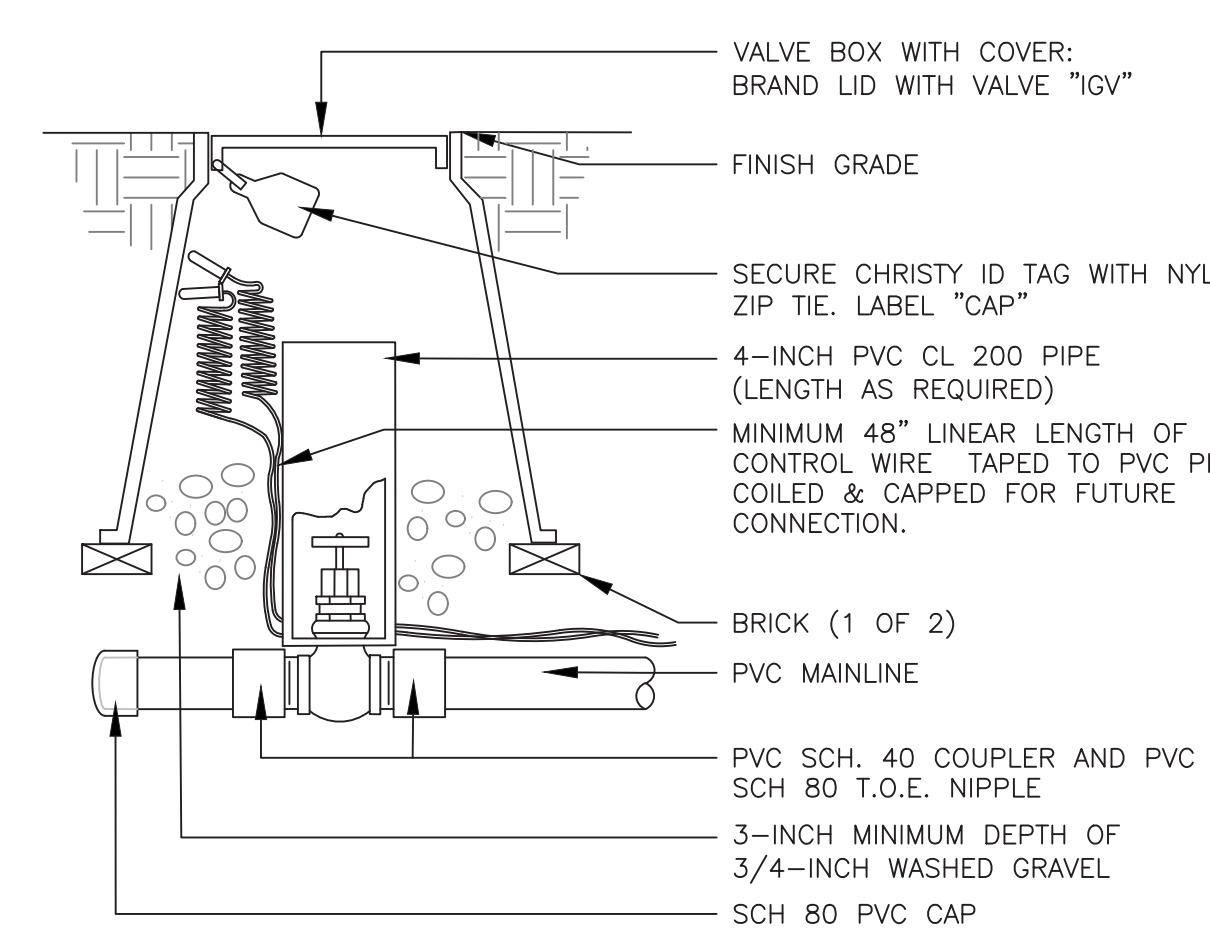
- NOTES:  
 1. INSTALL ALL WIRING PER LOCAL ELECTRICAL CODES.  
 2. INSTALL GROUND ROD WITHIN IRRIGATED TURF AREA. IF IRRIGATED TURF AREA IS NOT IN CLOSE PROXIMITY TO CONTROLLER, INSTALL ONE (1) DRIP EMITTER FROM NEAREST DRIP VALVE IN VALVE BOX HOUSING GROUNDING ROD.

**19** WALL MOUNT CONTROLLER ASSEMBLY



- NOTES:  
 1. INSTALL GROUNDING ROD OR PLATE BASED ON SITE CONDITIONS. DO NOT INSTALL BOTH.  
 2. DO NOT INSTALL ANY OTHER WIRE OR CABLES INSIDE THE SPHERE OF INFLUENCE.  
 3. INSTALL GROUNDING PLATE AT A MINIMUM OF 30-INCHES BELOW GRADE OR BELOW FROST-LINE, WHICHEVER IS DEEPER.  
 4. TYPICAL INSTALLATION SHOWN FOR AN IRRIGATION CONTROLLER CAPACITY OF 64 STATIONS OR LESS, INSTALL AN ADDITIONAL GROUNDING ROD/PLATE PER 64 STATIONS.

**20** TYPICAL IRRIGATION CONTROLLER GROUNDING ROD OR PLATE INSTALLATION



- NOTES:  
 1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.  
 2. INSTALL SCH 80 PVC CAP A MINIMUM OF 4-INCHES DOWNSTREAM OF ISOLATION GATE VALVE FOR FUTURE INSTALLATION OF SCH 80 PVC COUPLER.

**19** MAINLINE & CONTROL WIRE STUB-OUT (FUTURE CONNECTION)

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1

PARK MEADOWS - GARAGE AND PLAZA SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS
03-29-2024	1ST SUBMITTAL
05-10-2024	2ND SUBMITTAL
06-03-2024	3RD SUBMITTAL

PROJECT #: 231016

IR202 - DETAILS

SHEET NUMBER

27 of 54

**Hines Inc**  
 SITE WATER ENGINEERING SERVICES  
 323 W. DRAKE RD, SUITE 204  
 FORT COLLINS, COLORADO 80526  
 Telephone: 970.252.1500  
 Web: www.hinesinc.com

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
 PLANNING AREA #1  
 4.32 ACRES  
 SIP #SP24-0010  
 8517 PARK MEADOWS CENTER DRIVE

OWNER:  
 PARK MEADOWS MALL, LLC / PARK  
 MEADOWS ANCHOR ACQUISITION, LLC  
 8401 PARK MEADOWS CENTER DRIVE  
 LONE TREE, CO 80124

**GARAGE LUMINAIRE SCHEDULE**

Label	Symbol	Quantity	Image	Manufacturer	Catalog Number	Description	Lamp	Voltage	Wattage
Af		169		Eco Parking Technologies	FTEL-100PF-U-40-244D2-H-F-PR	Eco EDGE 100W-II w/ Falcon, Pendant Ready	type II 4000K	120-270 VAC	88.9
Bf		30		Eco Parking Technologies	FTEL-100PF-U-40-146D5-H-F-PR	Eco EDGE 100W-V w/ Falcon, Pendant Ready	type V 4000K	120-270 VAC	90.0
Bw		10		Eco Parking Technologies	FTEL-100PF-U-40-146D5-H-W-PR	Eco EDGE 100W-V w/ Wattstopper, Pendant Ready	type V 4000K	120-270 VAC	90.0
Dw		39		Eco Parking Technologies	FTEL-45PF-U-40-146D5-H-W-PR	Eco EDGE 45W-II w/ Wattstopper, Pendant Ready	type V 4000K	120-270 VAC	43.2
Cf		1		Eco Parking Technologies	FALCON STANDALONE CAMERA	Falcon Standalone Camera with Parking Indicator	N/A	120-270 VAC	10.7

**SITE LIGHTING SCHEDULE**

PARK MEADOWS										
LUMINAIRE SCHEDULE										
TYPE	MFR	CATALOG NUMBER	FIXTURE DESCRIPTION	LAMP	MTG. HEIGHT	LOAD / DIM TYPE	WATT	UNIT	VOLT	
LD1	ANP	OSS24-MO10LDD-W-30K-2518-CBC-100CLPFCAP-FINISH	24" LED Dome Pendant with 18" Stem Rod Mount, 1250 LUMENS. Cast Round Cover Plate, Prismatic Glass and Smart Wire Guard ARCH TO VERIFY FINISH	Integral 3000K LED	Surface / Ceiling (18" STEM)	0-10V / ELV	10	EA	120 / 277V	
LD2	Kuzco Lighting	AT972-BK	72" Linear Indirect Sconce, 7200 Lumens, 90 CR, Black Finish	Integral 3000K LED	Surface / Wall	ELV	88	EA	120V	
LL1	Environmental Lights	vp-3000K-CL-10-5m CS116-2m EL-CAP-160 H / EL-CAP-160	Wet Rated High Efficacy Continuous Line LED Tape with Metal End Caps and Frost Proof Lens	Integral 3000K LED	Surface / Millwork	0-10V / ELV / MLV	5	FT	24V	
LL1 (DIM)	Environmental Lights	UNV-24-96	Universal Dimming Driver Available in 60, 96, 2496, 3496 watt options	N/A	Surface / Millwork	0-10V / ELV / MLV	96	EA	24V / 120V	
LL2	Environmental Lights	FDS-D-5m FDS-3 vsp-3000K-2835FL-128-10-5m	Wet Rated LED Tape with Dome Top Flexible Diffusing Sleeve and Silicone Channel	Integral 3000K LED	Surface / Millwork	0-10V / ELV / MLV	3	FT	24V	
LL2 (DIM)	Environmental Lights	UNV-24-96	Universal Dimming Driver Available in 60, 96, 2496, 3496 watt options	N/A	Surface / Millwork	0-10V / ELV / MLV	96	EA	24V / 120V	
LL3	Coronet	LS WET-X-30-HIGH-UNV-DB-FINISH-WM-SD-NA-NA-CAN-X	Wall Mounted Wet Rated LED luminaire with High Lumen Output (844 lumens/ft), Continuous Run, 90 CR, Standard Diffuser, FINISH PER ARCHITECT	Integral 3000K LED	Surface / Wall	0-10V	10	FT	120V / 277V	
LR1	WE EF	134-6102-FINISH DOG-EYE LED	4.5" Round Downlight, Medium Beam Spread, 80 CR ARCH TO VERIFY FINISH	Integral 3000K LED	Recessed, Ceiling	0-10V	15	EA	120 / 277V	
LS1a	LS Industries	OMITTED								
LS1b	LS Industries	OMITTED								
LS2	Coronet	LS1-6-30-HIGH-UNV-DB-FINISH-AC-FL-WSDA-WSD-STD	6" Pendant Mount Linear Strip, High Output 800 LUMENS/FT, Fine Diffuser, Wattstopper Occupancy and Daylight Sensors ARCH TO VERIFY FINISH	Integral 3000K LED	Ceiling / Pendant / AC Cable	0-10V	60	EA	120 / 277V	
LS3	Coronet	LS1-UPDN-6-30-MED-MED-UNV-DB-FINISH-WM-FL-WSDA-WSD	6" Wall Mounted Linear Strip with Up/Down Optics, Medium Output 600 LUMENS/FT, Flat Diffuser, Wattstopper Occupancy and Daylight Sensors ARCH TO VERIFY FINISH	Integral 3000K LED	Surface, Ceiling	0-10V	84	EA	120 / 277V	
LS5a	LS Industries	KDLM-A-FT-LED-VHO-WW-UE-FINISH-SAS-1-IMSB11-IL	Lifestyle Medium Angled Outdoor Decorative Area Light, 25000 LUMENS, Forward Throw Optic, Integral Louver Shield, Integral Motion and Proximity Sensor ARCH / EE TO ADVISE POLE REQUIREMENTS ARCH TO VERIFY FINISH	Integral 3000K LED	20' AFF Pole Mount	MOTION / PHOTOCELL	196	EA	120 / 277V	
LS6	Contech	SQJ31-3-30K-12D1-D-X-F-FINISH	3.5" Square Wall Mounted Downlight with DOWN ONLY output, 36" Flood, 1800 lm Output ARCH TO VERIFY FINISH	Integral 3000K LED	Canopy / Side Mount	0-10V	20	EA	120V	
LS7	WE EF	FLC220 LED 139-2001 147-0544 139-1987	CONTRACTOR TO VERIFY POLE SIZE Pole Mounted LED Adjustable Accent Light with Medium Beam, 1533 lumens, Pole Clamp (exact width req'd) SNOOT FOR DARK SKY ARCH TO VERIFY FINISH	Integral 3000K LED	Pole Mount	PHOTOCELL	14.5	EA	120 / 277V	
LS8a	WE EF	27F430-FT-LED-115-1860 159-0321 693-9320 / AMW-2-20-MA	Pole Mounted LED Street Lighter with S65 Streetlighting Distribution, 4145 Lumens, + LIGHT SHIELD FOR DARK SKY 20' WOOD POLE ARCH TO VERIFY FINISH	Integral 3000K LED	20' AFF Pole Mount	PHOTOCELL	42	EA	120 / 277V	
LS8b	WE EF	LTM440 LED-FT 115-1565 159-0321	Pole Mounted LED Path Lighter with Type V Short (C50) Distribution, 5171 Lumens, + LIGHT SHIELD FOR DARK SKY 15' Pole Included ARCH TO VERIFY FINISH	Integral 3000K LED	13' AFF Pole Mount	PHOTOCELL	42	EA	120 / 277V	
LS9a	Contech	CY35-3-30K-12D1-C-X-WW-P	Outdoor rated Ceiling Mounted Cylinder with Washwash Optic, 1800 LM ARCH TO VERIFY MATTE WHITE FINISH	Integral 3000K LED	Ceiling / Surface Mount	18AC / ELV	20	EA	120 / 277V	
LS9b	Contech	CY35-3-30K-12D1-C-X-WW-P	Outdoor rated Ceiling Mounted Cylinder with Wash Flood Optic, 1800 LM ARCH TO VERIFY MATTE WHITE FINISH	Integral 3000K LED	Ceiling / Surface Mount	18AC / ELV	20	EA	120 / 277V	
LS10	Lumenpulse	LRG-VOLT5-30K-NF-WF-LSLV-FINISH-DIM-SV-FL-	Wall mounted LED luminaire with 8 Lumen output (120), with dual optics at 20° and 30° for maximum coverage.	Integral 3000K LED	Ceiling / Surface Mount	0-10V	100	EA	120 / 277V	
LS11	Ecosense	F080-2H-HO-30-B-40-FINISH-F-B	Surface Mounted Double Head Adjustable Accent Light, 40° Flood Optic, 80 CR, High Output, Full Snoot, 10' External Cable, Side Exit, Surface Mount, 16' Snoot	Integral 3000K LED	Ceiling / Surface Mount	0-10V	23	EA	120 / 277V	
LX1	American Lighting	LS2-MA-24-48-BK	2 Wire Inseparable String Lights, Medium Base, 48ft, 24 Sockets, Black Pole Lighting Lamp, box of 25 - 2700K Warm White	PS14-E26-WW	String Light	ELV	34	EA	120V	
LX2	WAC Lighting	5011-30-BZ 5010-SNOOT-BZ	Adjustable LED landscape light with locatable adjustable beam angle, Integral Dimmer, Glare reduction Snoot, Mounting stake, 6' lead wire and direct burial gel filled wire nuts	Integral 3000K LED	Ground Stake Mount	MLV	18	EA	12V	
LX2 XTMR	WAC Lighting	9075-TBN-SS	TRANSFORMER AVAILABLE IN 75, 150, 300, AND 600 WATT, EE TO VERIFY WATTAGE REQUIRED Stainless Steel, 12-15V output, IP65 rated, UL 1828 listed See Transformer spec sheet for details and its accessories	n/a	Surface	MLV	75	EA	120V	
LX3	1800BOLLARDS	1 LUM LED BZ CL 12L C A BP	LIGHT COLOR TBD - RGB IF AVAILABLE Heavy Duty Aluminum Bollard with stiple light beam effect	Integral LED COLOR TBD	Surface	ELV	32	EA	120 / 277V	
LX4	Cooledge	TLE-EXT-1000-30-R3 TACC-EXT-CUP-600-30-R3 TCB-SCT-14-FT0 TACC-EXT-SCT-STR	FINAL FIXTURE SIZE TO BE DETERMINED PER MILLWORK SHOP DRAWINGS. FIXTURES SHALL BE INSTALLED IN 4" RECESS CAVITY BEHIND PWS MATTE CLEAR ACRYLIC (OR SIMILAR). Configurable Exterior Recessed Light Tiles, available in field. Cuttable and connectable sheets, normally 23.5" x 11.8". Total dimensions to equal approx. 4'x4' square (per millwork)	Integral 3000K LED	Surface	0-10V	100	EA	120V	
LX5	EXISTING - QUANTITY LIGHTING CO	CL-1248MOD-ADJ-SKT1-VS-1000MH-CL80-480-FDD-CC-RE-ON-A-37-0" HIGH POLE, VALMONT DSZ109-06370-P2-CC (7 GUAGE)	EXISTING TO BE RELOCATED 27" Square x 15' Deep Aluminum Housing, Sharp Cut-off, Type Vertical Square (V5) distribution (80° Cut Off)	(3) 100W WATT METAL HALID	37' Pole Mounted	ND	3300	EA	480V	
LX6	EXISTING - QUANTITY LIGHTING CO	CL-1273MOD-ADJ-SKT1-VS-1000MH-CL80-480-FDD-CC-RE-ON-A-37-0" HIGH POLE, VALMONT DSZ109-06370-P2-CC (7 GUAGE)	EXISTING TO BE RELOCATED 27" Square x 15' Deep Aluminum Housing, Sharp Cut-off, Type Vertical Square (V5) distribution (80° Cut Off)	(3) 100W WATT METAL HALID	37' Pole Mounted	ND	4400	EA	480V	

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1

PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS	By
03-29-2024	Sheet	
05-10-2024	1ST SUBMITTAL	
	2ND SUBMITTAL	

PROJECT #: 2022-27

LIGHTING  
 SCHEDULE

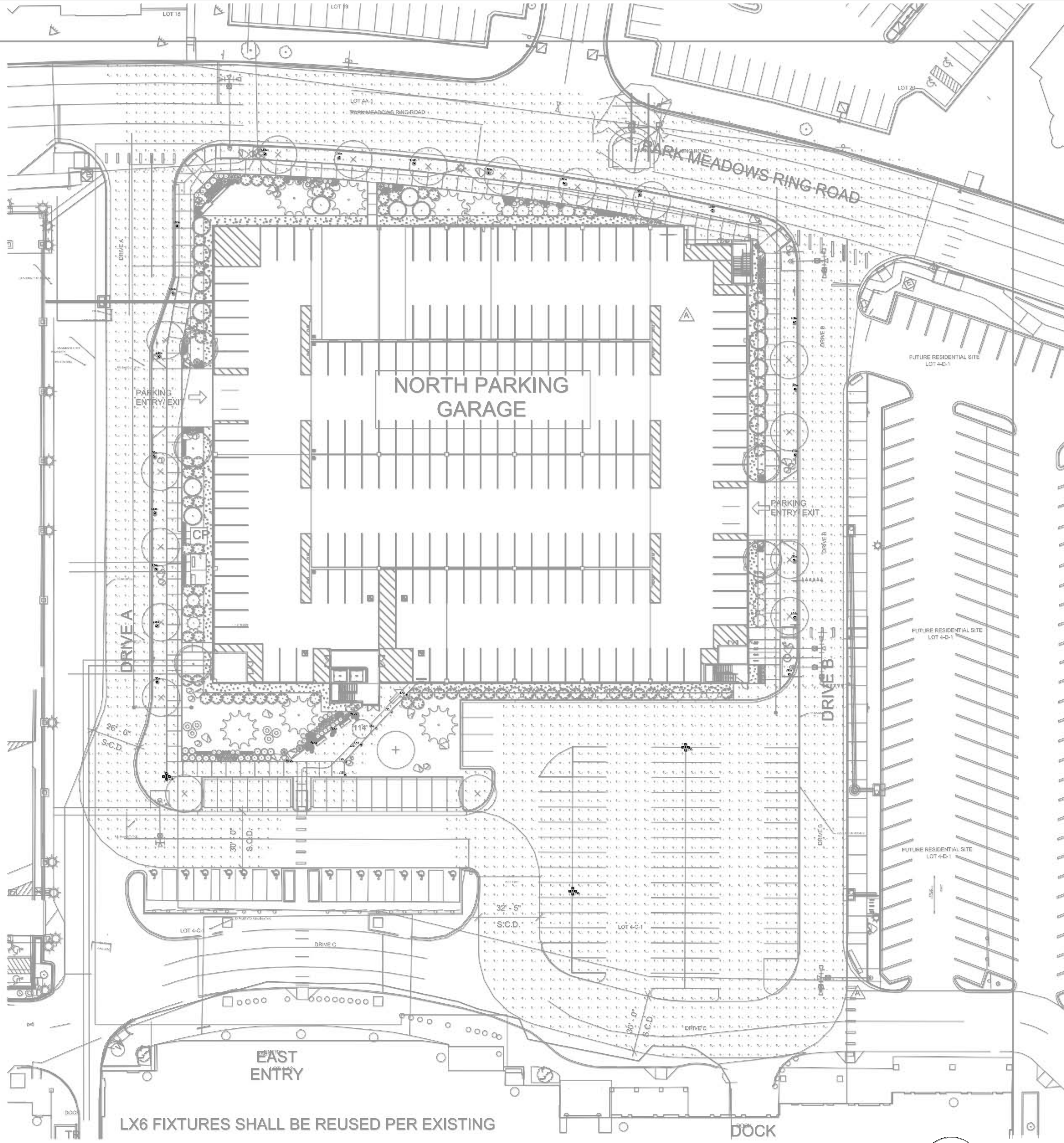
Sheet Number  
 28 of 54

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
 PLANNING AREA #1  
 4.32 ACRES  
 SIP #SP24-0010  
 8517 PARK MEADOWS CENTER DRIVE

OWNER:  
 PARK MEADOWS MALL, LLC / PARK MEADOWS ANCHOR ACQUISITION, LLC  
 8401 PARK MEADOWS CENTER DRIVE  
 LONE TREE, CO 80124

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN

TYPE	MFR	CATALOG NUMBER	FIXTURE DESCRIPTION	LAMP	MTG HEIGHT	LOAD/DM TYPE	WATT	WATT VOLT
LD1	ANP	05S024-8010LDBA-20K-25T18-CBC-100GLPGLP-FINISH	24" LED Dome Pendant with 18" Stem Rod Mount, 1250 LUMENS, Clear Round Cover Plate, Prismatic Glass and Small Wire Guard ARCH TO VERIFY FINISH	Integral 3000K LED	Surface, Ceiling (18" STEM)	0-10V / ELV	10 EA	120 / 277V
LD2	Karoo Lighting	AT17012-BK	72" Linear Indirect Sconce, 7200 Lumens, 90 CRI, Black Finish ARCH TO VERIFY FINISH	Integral 3000K LED	Surface / Wall	ELV	88 EA	120V
LL1	Environmental Lights	wp-3000K-CL-10-5m CS 1182m EL-CAP-100H / EL-CAP-100	Wet Rated High Efficacy Continuous Line LED Tape with Metal Extrusion and Frosted Lens, Metal Mounting Clips and End Caps ARCH TO VERIFY FINISH	Integral 3000K LED	Surface / Millwork	0-10V / ELV / MLV	5	FT 24V
LL1	Environmental Lights	UNV-24-05	Universal Dimming Driver Available in 60, 96, 240W, 360W watt options	N/A	Surface / Millwork	0-10V / ELV / MLV	96 EA	24V / 120V
LL2	Environmental Lights	FDS-0-5m FDS-BI wp-3000K/3500K/4200-10-5m	Wet Rated LED Tape with Dome Top Flexible Diffusing Sleeve and Silicone Channel	Integral 3000K LED	Surface / Millwork	0-10V / ELV / MLV	3	FT 24V
LL2	Environmental Lights	UNV-24-06	Universal Dimming Driver Available in 60, 96, 240W, 360W watt options	N/A	Surface / Millwork	0-10V / ELV / MLV	96 EA	24V / 120V
LL3	Coronet	LS WET-X-30-HIGH-UNV-05-FINISH-WMM-NANACANAN	Wall Mounted Wet Rated LED Luminaire with High Lumen output (844 Lumens), Continuous Run, 90 CRI, Standard Diffuser, FINISH PER ARCHITECT	Integral 3000K LED	Surface / Wall	0-10V	10 FT	120V / 277V
LR1	W-E-F	1348102-FINISH DOC110 LED	4.2" Round Downlight, Medium Beam Spread, 80 CRI ARCH TO VERIFY FINISH	Integral 3000K LED	Recessed, Ceiling	0-10V	15 EA	120 / 277V
LS1	LS1	LS1-46-30-HIGH-UNV-05-FINISH-AC-F-L-WEBAW80-RED	4" Pendant Mount Linear Strip, High Output 800 LUMENS/FT, Flat Diffuser, Watertight Occupancy and Daylight Sensors ARCH TO VERIFY FINISH	Integral 3000K LED	Ceiling Pendant / AC Cable	0-10V	60 EA	120 / 277V
LS3	Coronet	LS1-1PDM-30-MED-MED-UNV-05-FINISH-WMFL-L-WSBMSWD	4" Wall Mounted Linear Strip with Up/Down Optics, Medium Output 600 LUMENS/FT, Flat Diffuser, Watertight Occupancy and Daylight Sensors ARCH TO VERIFY FINISH	Integral 3000K LED	Surface, Ceiling	0-10V	84 EA	120 / 277V
LS5a	LS1 Industries	XSLM-A-FT-LED-10-HIGH-UNV-FINISH-SAS-MS1-L	10" Single Medium Angled Outdoor Downlight Area Light, 20000 LUMENS, Forward Throw Optic, Integral Lower SMAI, Integral Motion and PhotoCell Sensor ARCH TO VERIFY FINISH	Integral 3000K LED	2" AFF Pole Mount	MOTION / PHOTOCELL	196 EA	120 / 277V
LS8	Creech	SOL3T-3-30K-1201-DX-F-FINISH	3.0" Square Wall Mounted Downlight with DOWN ONLY output, 36" Flood, 1800 lm Output ARCH TO VERIFY FINISH	Integral 3000K LED	Ceiling Pole Mount	0-10V	20 EA	120V
LS7	W-E-F	FLC220 LED 1382001 1474544 1381887	CONTRACTOR TO VERIFY POLE SIZE Pole Mounted LED Adjustable Accent Light with Medium Beam, 1533 Lumens, Pole Clamp Mount with 6" SNOOT FOR DARK SKY ARCH TO VERIFY FINISH	Integral 3000K LED	Pole Mount	PHOTOCELL	14 EA	120 / 277V
LS8a	W-E-F	ZFT430FT-LED-115-180 1394321 6538320 / AMW-2-254AA	Pole Mounted LED Street Lighter with 555 Smartlighting Distribution, 6145 Lumens, 1 LIGHT SHIELD FOR DARK SKY ARCH TO VERIFY FINISH	Integral 3000K LED	2" AFF Pole Mount	PHOTOCELL	42 EA	120 / 277V
LS8b	W-E-F	LTM440 LED-T115-1565 194521	Pole Mounted LED Path Lighter with Type V Short C50 Distribution, 5171 Lumens, 1 LIGHT SHIELD FOR DARK SKY ARCH TO VERIFY FINISH	Integral 3000K LED	1" AFF Pole Mount	PHOTOCELL	42 EA	120 / 277V
LS8c	Creech	CY35-3-30K-1201-CX-W-F-P	Outdoor rated Ceiling Mounted Cylinder with Wallwash Optic, 1800 LM ARCH TO VERIFY MATTIE FINISH	Integral 3000K LED	Ceiling Surface Mount	TRIG-C / ELV	20 EA	120 / 277V
LS8d	Creech	CY35-3-30K-1201-CX-W-F-P	Outdoor rated Ceiling Mounted Cylinder with Wide Flood Optic, 1800 LM ARCH TO VERIFY MATTIE FINISH	Integral 3000K LED	Ceiling Surface Mount	TRIG-C / ELV	20 EA	120 / 277V
LS10	Luminaire	L8G-VOLTS-30K-ANF-ANF-LLV-FINISH-DK-SV4-L	Wall mounted LED luminaire with 14 Lumen output (126) with dual optic at 20° and 30° for maximum coverage.	Integral 3000K LED	Ceiling Surface Mount	0-10V 100 EA	120 / 277V	
LS11	Essense	F08-24H0-30-4-40-FINISH-F-8	Surface Mounted Double Head Adjustable Accent Light, 40" Flood Optic, 80 CRI, High Output, Full Stock, 15" External Cable, Side Exit, Surface Mount, UL Listed	Integral 3000K LED	Ceiling Surface Mount	0-10V	23 EA	120 / 277V
LX1	American Lighting	LS24-2-4-8-BK	2 Wire Interconnectable String Lights, Medium Base, 48W, 24 Sockets, Black Patio Lighting lamps, box of 25 - 2700K Warm White	PS14-226-WW	String Light ELV		34 EA	120V
LX2	WAC Lighting	5011-20-8Z 5015-8-00T-8Z	Adjustable LED landscape light with lockable adjustable beam angle, Integral Dimmer, Glass reduction brood mounting plate, 6" lead wire and direct burial gal. Blue wire nuts	Integral 3000K LED	Ground Stake Mount	MLV 18 EA	12V	
LX2	XFM	9075-TRN-SS	TRANSFORMER AVAILABLE IN 75, 150, 300, AND 600 WATT, SEE TO VERIFY WATTAGE REQUIRED, Stainless Steel, 12-15V output, IP65 rated, UL 1838 Based See transformer spec sheet for details and accessories	N/A	Surface MLV 75 EA	12V		
LX3	1608BOLLARDS	L1UM LED BZ CL 12L C A BP	LIGHT COLOR TBD - RGB IF AVAILABLE Heavy Duty Aluminum Substr with 180° light beam effect	Integral LED-COLOR TBD	Surface ELV		32 EA	120 / 277V
LX4	CapEdge	T8-EXT-600-30-R3 TAC-CERT-CT-1000-30-R3 TCB-SC1-74710 TACC-EXT-SC1-STR	FINAL FIXTURE SIZE TO BE DETERMINED PER MILLWORK SHOP DRAWINGS. FIXTURES SHALL BE INSTALLED IN 4" RECESS CAVITY. INTEGRAL PHOTO MATTIE CLEAR ACROLIC OR DIMMABLE CONFIGURABLE EXTERIOR RATED LIGHT TUBES, AVAILABLE IN FIELD. CABLES AND CONNECTIBLE STRIPS, NORMALLY 23.5" x 11.4". TOTAL DIMENSIONS TO EQUAL APPROX. 214" SQUARE (PER REFLECTOR)	Integral 3000K LED	Surface 0-10V 100 EA	120V		
LX5	EXISTING - QUALITY LIGHTING CO	CL-124NM00-ADJ-SKT-24V-1000MH-CUR-M80-DC-CC-48 ON 14 37" HIGH POLE VALMONT DS109, OE270-P2CC (1 GAUGE)	EXISTING TO BE RELOCATED 27' Square x 12" Deep Aluminum Housing, Sharp Collar, Type Vertical Square V93 distribution (80° Cut Off)	(3) 1000 WATT METAL HULID	37' Pole Mounted		ND 330 EA	480V
LX6	EXISTING - QUALITY LIGHTING CO	CL-127NM00-ADJ-SKT-24V-1000MH-CUR-M80-DC-CC-48 ON 14 37" HIGH POLE VALMONT DS109, OE270-P2CC (1 GAUGE)	EXISTING TO BE RELOCATED 27' Square x 12" Deep Aluminum Housing, Sharp Collar, Type Vertical Square V93 distribution (80° Cut Off)	(4) 1000 WATT METAL HULID	37' Pole Mounted		ND 440 EA	480V



1 ARCHITECTURAL SITE PLAN - PHASE 1A - OVERALL LEVEL  
 1/32" = 1'-0"

SCALE: 1/32" = 1'-0"

DATE	REVISION COMMENTS	By
03-29-2024	1ST SUBMITTAL	
05-10-2024	2ND SUBMITTAL	
06-04-2024	3RD SUBMITTAL	

PROJECT #: 2022-27

SITE LIGHTING  
 PHOTOMETRICS  
 PHASE 1A

Sheet Number  
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PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C, 4-D, 4-E, & 21-A  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
 PLANNING AREA #1  
 23.61 ACRES  
 SIP #SP24-0010

OWNER:  
 PARK MEADOWS MALL, LLC / PARK  
 MEADOWS ANCHOR ACQUISITION, LLC  
 8401 PARK MEADOWS CENTER DRIVE  
 LONE TREE, CO 80124

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C, 4-D, 4-E, & 21-A  
 PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN

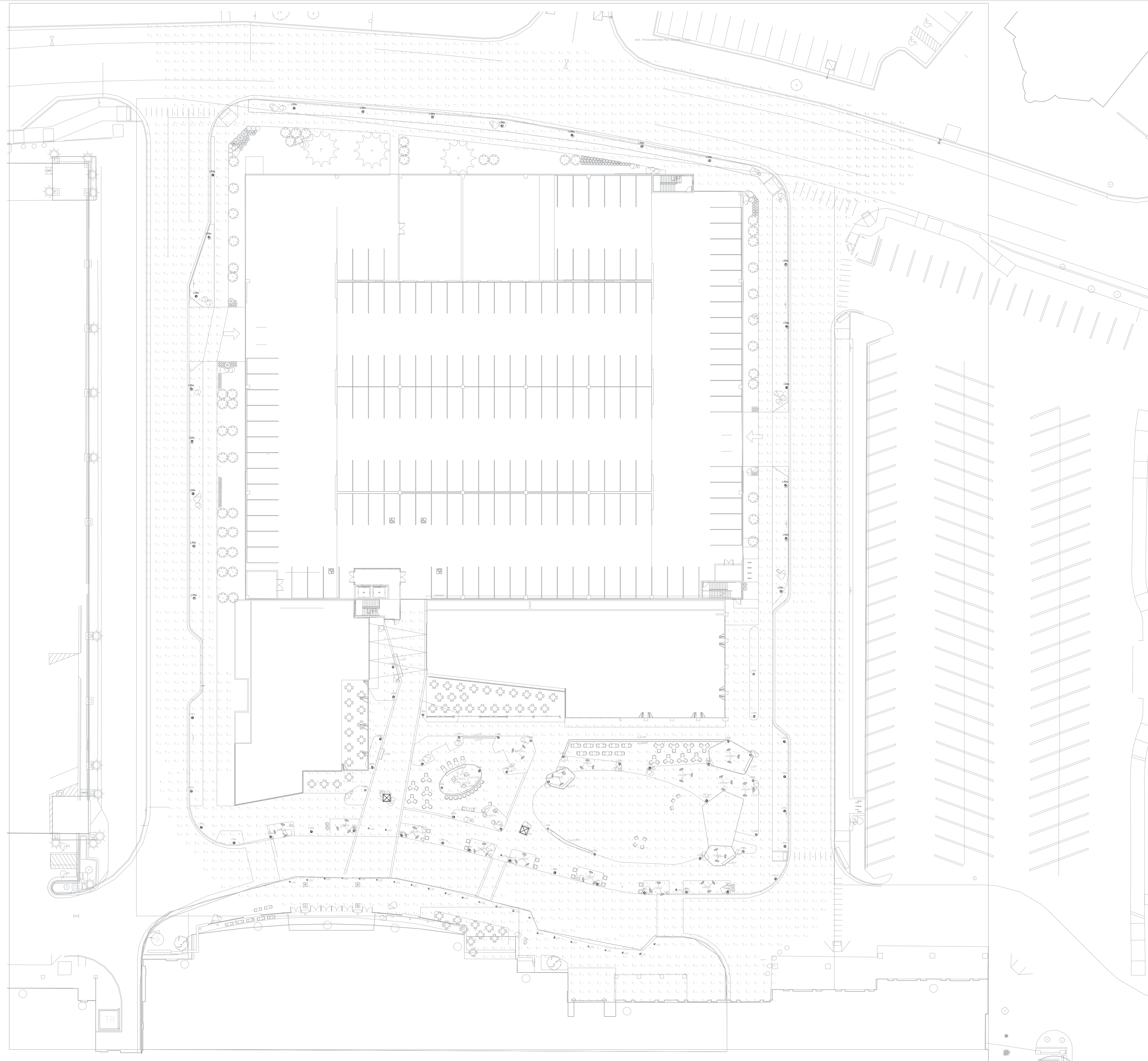
DATE	REVISION COMMENTS	By
03-08-2024	SHEET	
04-05-2024	1ST SUBMITTAL	
04-17-2024	BID ADDENDUM	
06-04-2024	75% CD	
06-14-2024	95% CD.rev3	
06-14-2024	95% CD.rev4	

PROJECT #: 2022-27

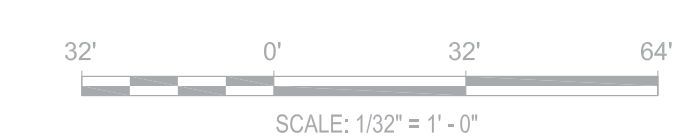
SITE LIGHTING  
 PHASE 1B

Sheet Number  
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RL STUDIO		PARK MEADOWS		ISSUED ON 05/09/2024		DESIGNER: mhg@rlstudio.com	
TYPE	MFR	CATALOG NUMBER	FIXTURE DESCRIPTION	LAMP	MTG HEIGHT	LOAD / DM TYPE	WATT UNIT / DELT
LD1	ANP	OSS034MO10LEDH4030K2ST18CBC-1000RFLGUPFINISH	24" LED Dome Pendant with 18" Stem Rod Mount, 1250 LUMENS, Cast Round Cover Plate, Prismatic Glass and Small Wire Guard ARCH TO VERIFY FINISH	Integral 3000K LED	Surface / Ceiling	0-10V / ELV	10 EA 120V / 277V
LD2	Kapco Lighting	AT1972-BK	72" Linear Indirect Sconce, 7200 Lumens, 90 CRI, Black Finish	Integral 3000K LED	Surface / Wall	ELV	88 EA 120V
LL1	Environmental Lights	ep-3000K-CL-10-5m CS115-2m FLS-CLEP29 EL-CAP-100H / EL-CAP-100	Well Rated High Efficiency Continuous Line LED Tape with Metal Extrusion and Frosted Lens, Metal Mounting Clips and End Caps	Integral 3000K LED	Surface / M/Work	0-10V / ELV / MLV	5 FT 24V
LL1 (DFMR)	Environmental Lights	UNV-24-66	Universal Dimming Driver Available in 60, 95, 240V, 300W watt options	N/A	Surface / M/Work	0-10V / ELV / MLV	96 EA 24V / 120V
LL2	Environmental Lights	FDR-2-4m FDS-24 ep-3000K-233PFL-125-10-5m	Well Rated LED Tape with Dome Top Flexible Diffusing Sleeve and Silicone Channel	Integral 3000K LED	Surface / M/Work	0-10V / ELV / MLV	3 FT 24V
LL2 (DFMR)	Environmental Lights	UNV-24-66	Universal Dimming Driver Available in 60, 95, 240V, 300W watt options	N/A	Surface / M/Work	0-10V / ELV / MLV	96 EA 24V / 120V
LL3	Coronet	LS WET-X-36-HIGH-INT-VOL-FINISH-WM-NMA-CAN-X	Wall Mounted Well Rated LED Luminaire with High Lumen output (844 Lumens), Continuous Rod, 90 CRI, Standard Diffuser, FINISH PER ARCHITECT	Integral 3000K LED	Surface / Wall	0-10V	10 FT 120V / 277V
LRI W-EP		134-102-FINISH DDC110 LED	4.5" Round Downlight, Medium Beam Spread, 80 CRI	Integral 3000K LED	Recessed, Ceiling	0-10V	15 EA 120 / 277V
LS1a	LS Industries	OMITTED	OMITTED				
LS2	Coronet	LS1-4-33-HIGH-INT-VOL-FINISH-AC-FL-WS-MHED-STD	4" Pendant Mount Linear Strip, High Output 600 LUMENS/FT, Flat Diffuser, Watertight Occupancy and Daylight Sensors ARCH TO VERIFY FINISH	Integral 3000K LED	Ceiling Pendant / AC Cable	0-10V	60 EA 120 / 277V
LS3	Coronet	LS1-UPON-4-33-HIGH-INT-VOL-FINISH-WM-FL-MS-MS-MSD	4" Wall Mounted Linear Strip with Up/Down Optics, Medium Output 600 LUMENS/FT, Flat Diffuser, Watertight Occupancy and Daylight Sensors ARCH TO VERIFY FINISH	Integral 3000K LED	Ceiling, Wall	0-10V	84 EA 120 / 277V
LS5a	LS Industries	XDLMAFT-LED-VH-WH-WUF-FINISH-MS-MS-MSD-14	Lifestyle Medium Angled Outdoor Decorative Area Light, 20000 LUMENS, Forward Throw Optic, Integral Lower Beam, Integral Motion and Photo Cell Sensor ARCH / E/E TO ADVISE POLE REQUIREMENTS ARCH TO VERIFY FINISH	Integral 3000K LED	20' AFF Pole Mount	MOTION / PHOTOCELL	196 EA 120 / 277V
LS6a	Coronet	SOL3T-3-30K-12D1-DX-F-FINISH	3.5" Square Wall Mounted Downlight with DOWN ONLY output, 30" Flood, 1800 In Output ARCH TO VERIFY FINISH	Integral 3000K LED	Canopy Pole Mount	0-10V	20 EA 120V
LS7	WE-EF	FLC220 LED 139-2001 147-0544 139-1907	CONTRACTOR TO VERIFY POLE SIZE Pole Mounted LED Adjustable Accent Light with Medium Beam, 1533 Lumens, Pole Clamp (seal with bolt) SNOUT FOR DARK SKY ARCH TO VERIFY FINISH	Integral 3000K LED	Pole Mount	PHOTOCELL	14 EA 120 / 277V
LS8a	WE-EF	ZFT430FT-LED-115-1800 154021 65-4320-AMW-200-MA	Pole Mounted LED Street Lighter with 565 Streetlighting Distribution, 6145 Lumens, + LIGHT SHIELD FOR DARK SKY 20" WOOD POLE ARCH TO VERIFY FINISH	Integral 3000K LED	20' AFF Pole Mount	PHOTOCELL	42 EA 120 / 277V
LS8b	WE-EF	LTMA90 LEDFT 115-1505 154021	Pole Mounted LED Path Lighter with Type V Short C50 Distribution, 5171 Lumens, + LIGHT SHIELD FOR DARK SKY 15" Pole Included ARCH TO VERIFY FINISH	Integral 3000K LED	15' AFF Pole Mount	PHOTOCELL	42 EA 120 / 277V
LS8c	Coronet	CY35-3-30K-12D1-CX-WWP	Outdoor rated Ceiling Mounted Cylinder with Washwash Optic, 1800 LM ARCH TO VERIFY MATTE WHITE FINISH	Integral 3000K LED	Ceiling Surface Mount	TRAC / ELV	20 EA 120 / 277V
LS8d	Coronet	CY35-3-30K-12D1-CX-WFP	Outdoor rated Ceiling Mounted Cylinder with Wash Flood Optic, 1800 LM ARCH TO VERIFY MATTE WHITE FINISH	Integral 3000K LED	Ceiling Surface Mount	TRAC / ELV	20 EA 120 / 277V
LS10	Luminaire	LBG-VOLT5-30K-4F-WF-LSLV-FINISH-04-514-L	Wall mounted LED luminaire with 14 Lumen output (126), with dual optics at 20° and 30° for maximum coverage.	Integral 3000K LED	Ceiling Surface Mount	0-10V 100 EA	120 / 277V
LS11	Ecosense	FDR-2-4H-30-4-0-FINISH-F-0	Surface Mounted Double Head Adjustable Accent Light, 40" Flood Optic, 80 CRI, High Output, Full Beam, 10" External Cable, Side Exit, Surface Mount, UL Listed	Integral 3000K LED	Ceiling Surface Mount	0-10V	23 EA 120 / 277V
LX1	American Lighting	LS24A240-BK	2 Wire Interconnectable String Light, Medium Base, 48R, 24 Incandescent, Black Patio Lighting lamps, box of 25 - 2700K Warm White	PS14E26-VW	String Light	ELV	34 EA 120V
LX2	WAC Lighting	5011-30-82 5010-SN007-6Z	Adjustable LED landscape light with lockable adjustable beam angle, Integral Dimmer, Glass reduction Shout Mounting stake, 6" base wire and direct burial gal steel wire nuts	Integral 3000K LED	Ground Stake Mount	MLV 18 / A 12V	
LX2	XFR	9075-TRN-SS	TRANSFORMER AVAILABLE IN 75, 150, 300, AND 600 WATT. SEE TO VERIFY WATTAGE REQUIRED. Stainless Steel, 12-15V output, 8P5 rated, UL 1819 Rated See transformer spec sheet for details and its accessories	N/A	Surface MLV 75 EA 120V		
LX3	180 BOLLARDS	11UM-LED-BZ-CL-12L-C-A-BP	LIGHT COLOR TBD - RGB IF AVAILABLE Heavy Duty Aluminum Bollard with triple light beam effect	Integral LED-COLOR TBD	Surface ELV		32 EA 120 / 277V
LX4	Codage	TLE-EXT-600-30-R3 TACC-EXT-CUT-600-30-R3 TSS-EXT-14170 TACC-EXT-SCT-STR	FINAL FIXTURE SIZE TO BE DETERMINED PER MILLWORK SHOP DRAWINGS. FIXTURES SHALL BE INSTALLED IN 4" RECESS CAVITY 5000K P55 MATTE CLEAR ACrylic (OR SIMILAR). Configurable Exterior Flood Light, 1100 Lumens, available in Field Curtable and connectable sheets, normally 23.5" x 11.8". Total dimensions to equal approx. 4'x4' square (per millwork)	Integral 3000K LED	Surface 0-10V 100 EA	120V	
LX5	EXISTING - QUALITY LIGHTING CO	CL-124(MOD), ADJ. SKT. 3-VIS-1000M4-CL06-66P-D3-C-RE ON A 37-07 HIGH POLE VALMONT 052105.052704-PCC (7 GAUGE)	EXISTING TO BE RELOCATED 27" Square x 10" Deep Aluminum Housing, Sharp Cut-off, Type Vertical Square (VS) distribution (80" Cut Off)	(3) 1000 WATT METAL HULD	37' Pole Mount		ND 330 EA 480V
LX6	EXISTING - QUALITY LIGHTING CO	CL-127(MOD), ADJ. SKT. 3-VIS-1000M4-CL06-66P-D3-C-RE ON A 37-07 HIGH POLE VALMONT 052105.052704-PCC (7 GAUGE)	EXISTING TO BE RELOCATED 27" Square x 10" Deep Aluminum Housing, Sharp Cut-off, Type Vertical Square (VS) distribution (80" Cut Off)	(4) 1000 WATT METAL HULD	37' Pole Mount		ND 440 EA 480V



1 ARCHITECTURAL SITE PLAN - PHASE 1B - OVERALL LEVEL 1  
 1/32" = 1'-0"

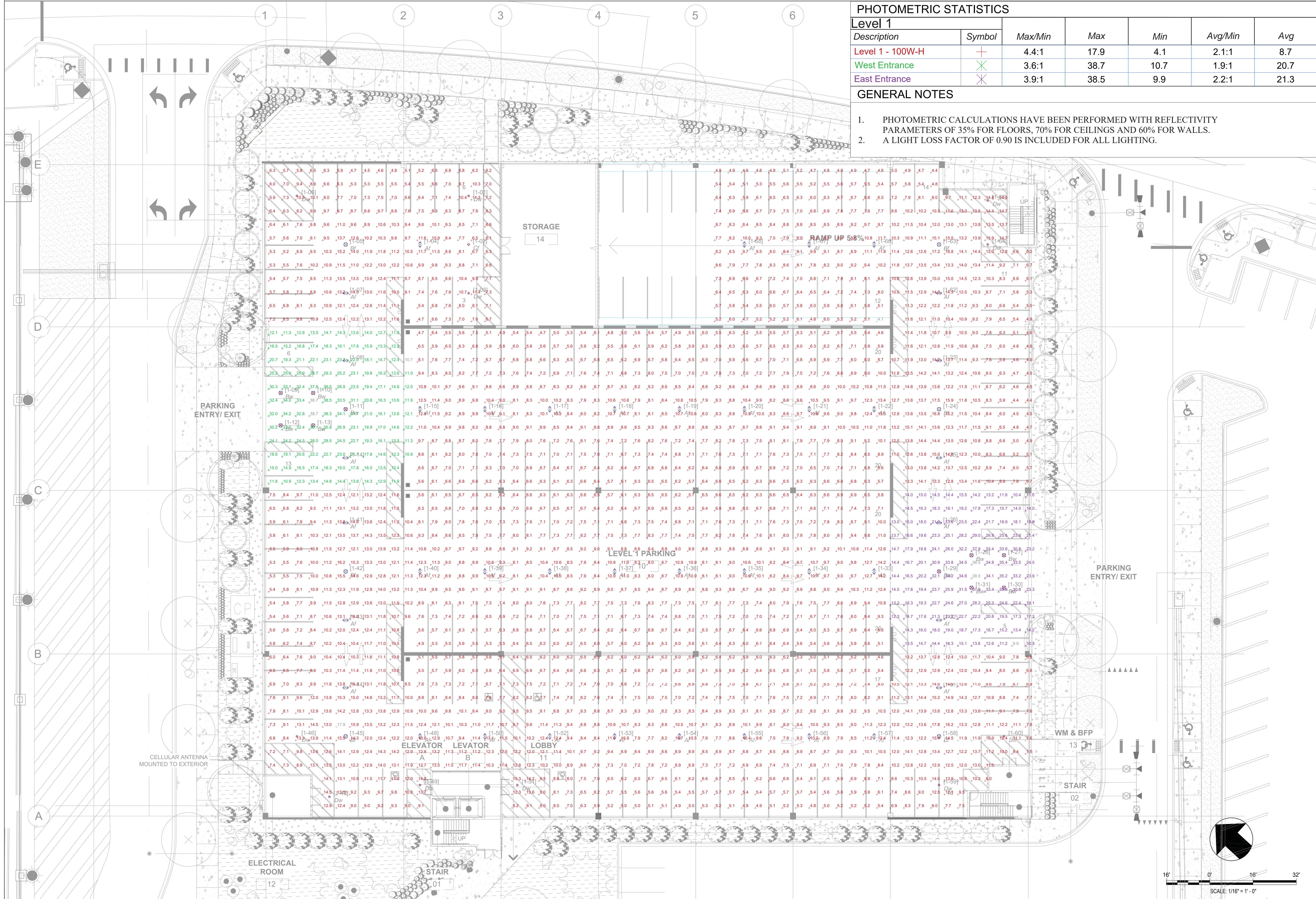


PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
 PLANNING AREA #1  
 4.32 ACRES  
 SIP #SP24-0010  
 8517 PARK MEADOWS CENTER DRIVE

OWNER:  
 PARK MEADOWS MALL, LLC / PARK  
 MEADOWS ANCHOR ACQUISITION, LLC  
 8401 PARK MEADOWS CENTER DRIVE  
 LONE TREE, CO 80124

PHOTOMETRIC STATISTICS						
Level 1						
Description	Symbol	Max/Min	Max	Min	Avg/Min	Avg
Level 1 - 100W-H	+	4.4:1	17.9	4.1	2.1:1	8.7
West Entrance	✕	3.6:1	38.7	10.7	1.9:1	20.7
East Entrance	✕	3.9:1	38.5	9.9	2.2:1	21.3

- GENERAL NOTES**
- PHOTOMETRIC CALCULATIONS HAVE BEEN PERFORMED WITH REFLECTIVITY PARAMETERS OF 35% FOR FLOORS, 70% FOR CEILINGS AND 60% FOR WALLS.
  - A LIGHT LOSS FACTOR OF 0.90 IS INCLUDED FOR ALL LIGHTING.



PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1

PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS	By
03-29-2024	1ST SUBMITTAL	
05-10-2024	2ND SUBMITTAL	

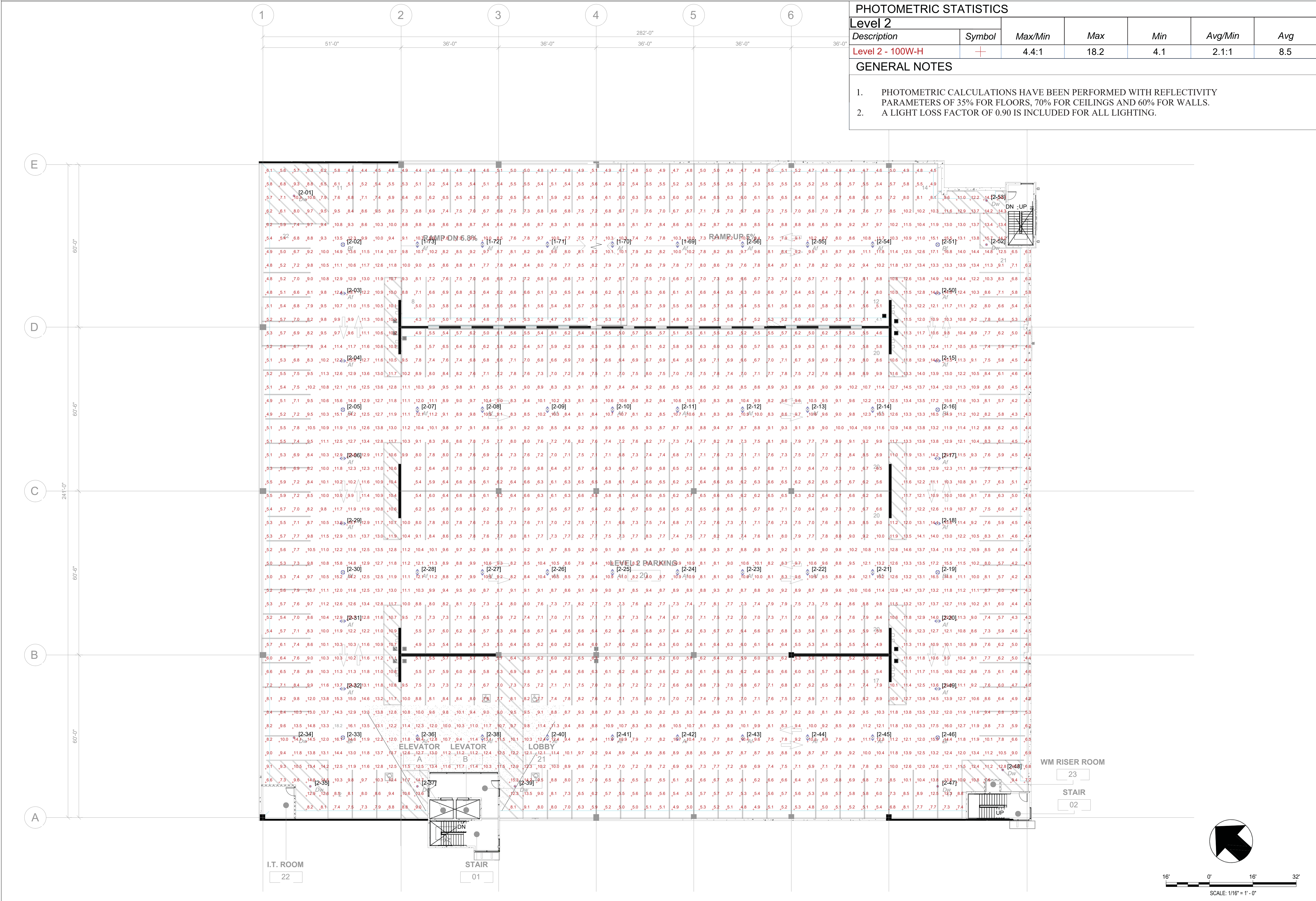
PROJECT #: 2022-27  
**GARAGE LIGHTING  
 PLAN &  
 PHOTOMETRICS  
 LEVEL 1**  
 Sheet Number  
 31 of 54

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
 PLANNING AREA #1  
 4.32 ACRES  
 SIP #SP24-0010  
 8517 PARK MEADOWS CENTER DRIVE

OWNER:  
 PARK MEADOWS MALL, LLC / PARK  
 MEADOWS ANCHOR ACQUISITION, LLC  
 8401 PARK MEADOWS CENTER DRIVE  
 LONE TREE, CO 80124

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN

PHOTOMETRIC STATISTICS						
Level 2						
Description	Symbol	Max/Min	Max	Min	Avg/Min	Avg
Level 2 - 100W-H	+	4.4:1	18.2	4.1	2.1:1	8.5
GENERAL NOTES						
1. PHOTOMETRIC CALCULATIONS HAVE BEEN PERFORMED WITH REFLECTIVITY PARAMETERS OF 35% FOR FLOORS, 70% FOR CEILINGS AND 60% FOR WALLS.						
2. A LIGHT LOSS FACTOR OF 0.90 IS INCLUDED FOR ALL LIGHTING.						



DATE	REVISION COMMENTS	By
03-29-2024	Sheet	
05-10-2024	1ST SUBMITTAL	
	2ND SUBMITTAL	

PROJECT #: 2022-27  
**GARAGE LIGHTING  
 PLAN &  
 PHOTOMETRICS  
 LEVELS 2, 3, 4**  
 Sheet Number  
 32 of 54

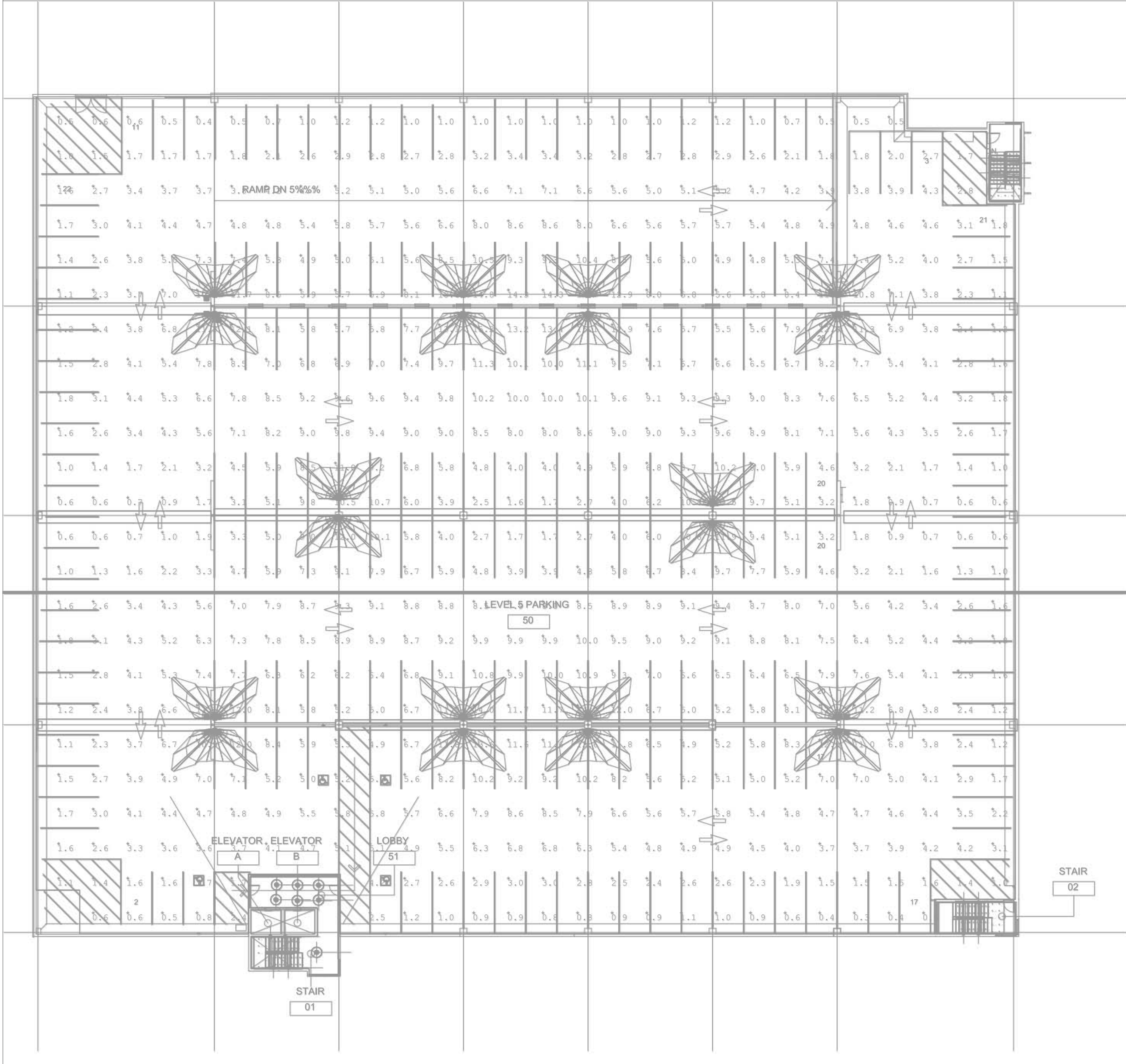


PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
 PLANNING AREA #1  
 4.32 ACRES  
 SIP #SP24-0010  
 8517 PARK MEADOWS CENTER DRIVE

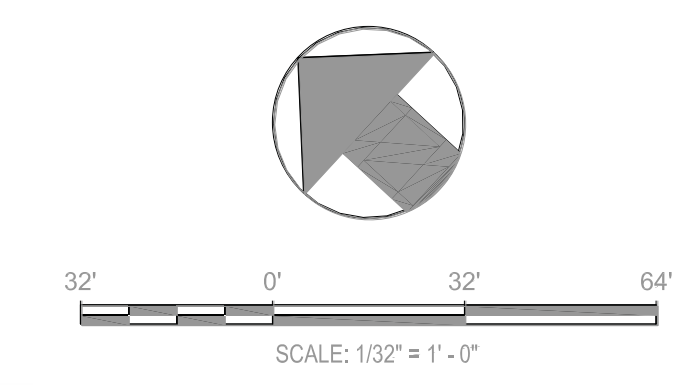
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PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN

PARK MEADOWS									
LUMINAIRE SCHEDULE									
TYPE	MFR	CATALOG NUMBER	FIXTURE DESCRIPTION	LAMP	MTG	LOAD / DIM TYPE	WATT	UNIT	VELT
LD1	ANP	OSS204-AR10LED-W-30K-2ST18-CB-1000-PRO-UP-FINISH	24" LED Dome Pendant with 18" Stem Rod Mount, 1250 LUMENS, Cast Round Cover Plate, Prismatic Glass and Small Vign Glass ARCH TO VERIFY FINISH	Integral 3000K LED	Surface Ceiling (18" STEM)	0-10V / ELV	10 EA	120 / 27V	
LD2	Kozoo Lighting	ATW72-BK	72" Linear Indirect Sconce, 7200 Lumens, 90 CRl, Black Finish	Integral 3000K LED	Surface Wall	ELV	88 EA	120V	
LL1	Environmental Lights	wp-3005-CL-10-5m-ES115-2m-EL-CAP-160H / EL-CAP-160	Wet Rated High-Efficiency Continuous Line LED Tape with Metal Extrusion and Frost-Free Lens, Metal Mounting Clips and End Caps	Integral 3000K LED	Surface / M/W	0-10V / ELV / MELV	5	FT 24V	
LL1 (OPNR)	Environmental Lights	UNV-24-96	Universal Dimming Driver Available in 90, 96, 240V, 305W watt options	N/A	Surface / M/W	0-10V / ELV / MELV	96 EA	24V / 120V	
LL2	Environmental Lights	FDS-C-5m-FDS-SI-wp-3000K-300FL-120-10-5m	Wet Rated LED Tape with Dome Top Flexible Diffusing Bezel and Silicone Channel	Integral 3000K LED	Surface / M/W	0-10V / ELV / MELV	3	FT 24V	
LL2 (OPNR)	Environmental Lights	UNV-24-96	Universal Dimming Driver Available in 90, 96, 240V, 305W watt options	N/A	Surface / M/W	0-10V / ELV / MELV	96 EA	24V / 120V	
LL3	Coronet	LS WET-1-30-HIGH-ANV-CB-FINISH-WA-NANA-CAN-X	Wall Mounted Wet Rated LED Lenses with High Lumen output (844 Lumen), Corrosion Resistant, 180 CRl, Standard Diffuser, FINISH PER ARCHITECT	Integral 3000K LED	Surface / Wall	0-10V	10 FT	120V / 27V	
LRI1	WEEF	1344102-FINISH DDC10 LED	4.5" Round Downlight, Medium Beam Spread, 80 CRl ARCH TO VERIFY FINISH	Integral 3000K LED	Recessed Ceiling	0-10V	15 EA	120 / 27V	
LS1a	LBI Industries	(OMITTED)	(OMITTED)						
LS1b	LBI Industries	(OMITTED)	(OMITTED)						
LS2	Coronet	LS1-8-30-HIGH-ANV-CB-FINISH-AC-FL-WH-MSD-STD	8" Pendant Mount Linear Strip, High Output (900 LUMENS/FT), Flat Diffuser, Waterproof Occupancy and Daylight Sensors ARCH TO VERIFY FINISH	Integral 3000K LED	Ceiling Pendant / AC Cable	0-10V	60 EA	120 / 27V	
LS3	Coronet	LS1-10-20-30-MED-MED-ANV-CB-FINISH-WA-FL-WH-MSD	8" Wall Mounted Linear Strip with Up/Down Opks, Medium Output (600 LUMENS/FT), Flat Diffuser, Waterproof Occupancy and Daylight Sensors ARCH TO VERIFY FINISH	Integral 3000K LED	Ceiling Wall Mount	0-10V	84 EA	120 / 27V	
LS5a	LBI Industries	XDMAA-FL-LED-IND-IND-IND-IND-FINISH-MS-808-FL-4	LifeStyle Medium Angled Outdoor Decorative Area Light, 25000 LUMENS, Forward Throw Opks, Integral Lower Shield, Integral Motion and Photocell Sensor ARCH TO VERIFY FINISH PER ARCHITECT	Integral 3000K LED	20' AFF Pole Mount	MOTION / PHOTOC LL	196 EA	120 / 27V	
LS6	Canesh	SOL3T-3-30K-120-1-0-0-F-FINISH	1.5" Square Wall Mounted Downlight with DOWN ONLY output, 36" Flood, 1800 lm Output ARCH TO VERIFY FINISH	Integral 3000K LED	Canopy Side Mount	0-10V	20 EA	120V	
LS7	WE-EF	FL220 LED 159-051 147-044 139-197	CONTRACTOR TO VERIFY POLE SEE Pole Mounted LED Adjustable Accent Light with Medium Beam, 1533 Lumens, Pole Clamp (max with 80) SHOOT FOR DARK SKY ARCH TO VERIFY FINISH	Integral 3000K LED	Pole Mount	PHOTOCEL LL	14.5 EA	120 / 27V	
LS8a	WE-EF	ZFT430-FL-LED-115-180 159-021 693-020 / 696-020-20MA	Pole Mounted LED Street Lighter with SDC StreetLighting Distribution, 816 Lumens, LIGHT SHIELD FOR DARK SKY 20' WOOD POLE ARCH TO VERIFY FINISH	Integral 3000K LED	20' AFF Pole Mount	PHOTOCEL LL	42 EA	120 / 27V	
LS8b	WE-EF	LTM440 LED-FT 115-155 159-021	Pole Mounted LED Lighter with Type V Short CSD Distribution, 511 Lumens, LIGHT SHIELD FOR DARK SKY 13.7' Pole Included ARCH TO VERIFY FINISH	Integral 3000K LED	13' AFF Pole Mount	PHOTOCEL LL	42 EA	120 / 27V	
LS9a	Canesh	CY35-3-30K-120-1-C-W-W-P	Outdoor rated Ceiling Mounted Cylinder with Washdown Opks, 1800 LM ARCH TO VERIFY MATTIE WHITE FINISH	Integral 3000K LED	Ceiling Surface Mount	TRAC / ELV	20 EA	120 / 27V	
LS9b	Canesh	CY35-3-30K-120-1-C-W-W-P	Outdoor rated Ceiling Mounted Cylinder with Wide Flood Opks, 1800 LM ARCH TO VERIFY MATTIE WHITE FINISH	Integral 3000K LED	Ceiling Surface Mount	TRAC / ELV	20 EA	120 / 27V	
LS10	Luminar	L80-VOLTS-30K-AF-WF-LSLV-FINISH-CB-8V-L	Wall mounted LED luminaire with 14 Lumen output (120) with dual opks at 20' and 30' for maximum coverage.	Integral 3000K LED	Ceiling Surface Mount	0-10V 100 EA	120 / 27V		
LS11	Ecocore	F005-21-HO-3-0-3-FINISH-F-B	Surface Mounted Double Head Adjustable Accent Light, 40" Flood Opks, 80 CRl, High Output, Full Brood, 90 External Cable, Side Exit, Surface Mount, UL Listed	Integral 3000K LED	Ceiling Surface Mount	0-10V	23 EA	120 / 27V	
LX1	American Lighting	LS3A-3-0-3-BK	2 Wire Interconnectable String Light; Medium Base; 480, 24 Stainless Steel, Park Lighting lamps, box of 25, -2700K Warm White	PS14-030-WW	String Light ELV		34 EA	120V	
LX2	WAC Lighting	5011-00-0Z 5010-00-0T-0Z	Adjustable LED landscape light with adjustable beam angle, Integral Dimmer, glare reduction flood mounting stake, 0° beam view and direct flood light view nuts	Integral 3000K LED	Ground Stake Mount	MLV 18 EA 12V			
LX3	WAC Lighting	9075-TRN-SS	TRANSFORMER AVAILABLE IN 75, 150, 300, AND 600 WATT. SEE TO VERIFY WATTAGE REQUIRED. Stainless Steel, 12-15V output, IP65 rated, UL 1839 listed. See transformer spec sheet for details and its accessories	via	Surface MLV 75 EA 12V				
LX3	18NROLLARDS	LUM LED B2 CL 12L C A BP	LIGHT COLOR T80 - RGB IF AVAILABLE Heavy Duty Aluminum Bezel with triple light beam effect	Integral LED-COLOR T80	Surface ELV		32 EA	120 / 27V	
LX4	Colgate	TLE-EXT-400-30-R3 TACC-EXT-CUT-600-30-R3 TCB-EXT-SCT-16-T10 TACC-EXT-SCT-STR	FINAL FIXTURE SIZE TO BE DETERMINED PER MILLWORK SHOP DRAWINGS. FIXTURES SHALL BE INSTALLED IN 4" RECESS CAVITY BEHIND 1/8" MATTIE GLASS ACETYLENE OR SIMILAR Configurable Exterior Recess Light T80s, available in Field Outside and connectable inline, normally 23.5" x 11.2". Total dimensions to equal approx. 4.4" square (per millwork)	Integral 3000K LED	Surface 0-100 EA 120V				
LX5	EXISTING - QUALITY LIGHTING CO	CL-124(MOD. ADL. SKT.) 1/15-100069-CL-08405(DDCC)C-CRE ON A 37-2" HIGH POLE. VALMONT DS2100.0E370P2-CC (7 GAUGE)	EXISTING TO BE RELOCATED 27" Square x 15" Deep Aluminum Housing, Sharp Cutoff, Type Vertical Square (V3) distribution (80" Cut Off)	(3) 1000 WATT METAL HALIDE	37" Pole Mounted		ND 3300 EA 480V		
LX6	EXISTING - QUALITY LIGHTING CO	CL-127(MOD. ADL. SKT.) 1/15-100069-CL-08405(DDCC)C-CRE ON A 37-2" HIGH POLE. VALMONT DS2100.0E370P2-CC (7 GAUGE)	EXISTING TO BE RELOCATED 27" Square x 15" Deep Aluminum Housing, Sharp Cutoff, Type Vertical Square (V3) distribution (80" Cut Off)	(4) 1000 WATT METAL HALIDE	37" Pole Mounted		ND 4400 EA 480V		



1 ARCHITECTURAL SITE PLAN - OVERALL LEVEL 5  
 1/16" = 1'-0"



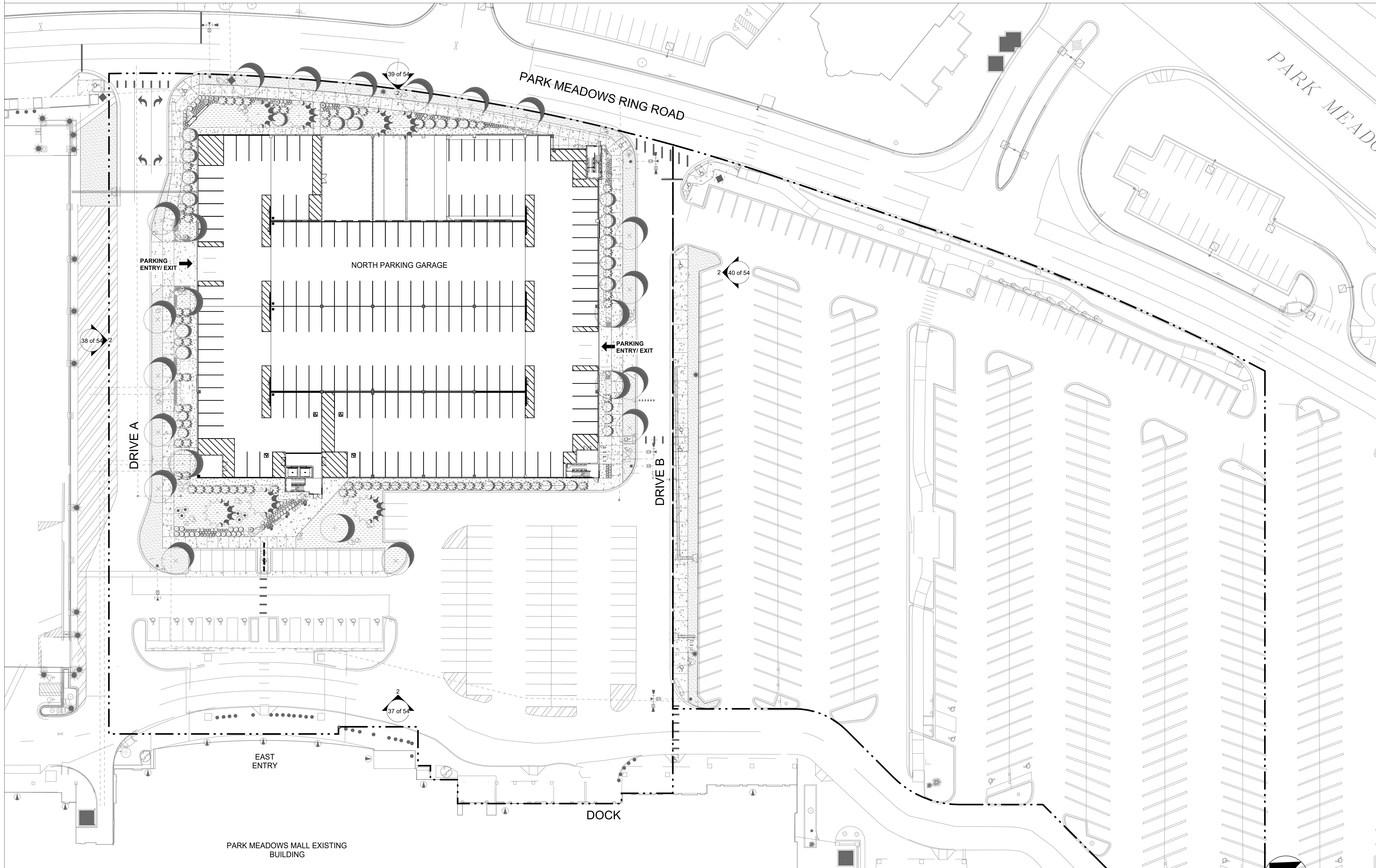
PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
 PLANNING AREA #1  
 4.32 ACRES  
 SIP #SP24-0010  
 8517 PARK MEADOWS CENTER DRIVE

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 urban design  
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 8401 PARK MEADOWS CENTER DRIVE  
 LONE TREE, CO 80124

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1

PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN



1 ARCHITECTURAL SITE PLAN PHASE 1A  
 1/32" = 1'-0"

32' 0' 32' 64'  
 SCALE: 1/32" = 1'-0"

DATE	REVISION COMMENTS	By
03-29-2024	1ST SUBMITTAL	
05-10-2024	2ND SUBMITTAL	

PROJECT #: 2022-27

ARCHITECTURAL  
 SITE PLAN PHASE  
 1A - SIP

Sheet Number  
 34 of 54

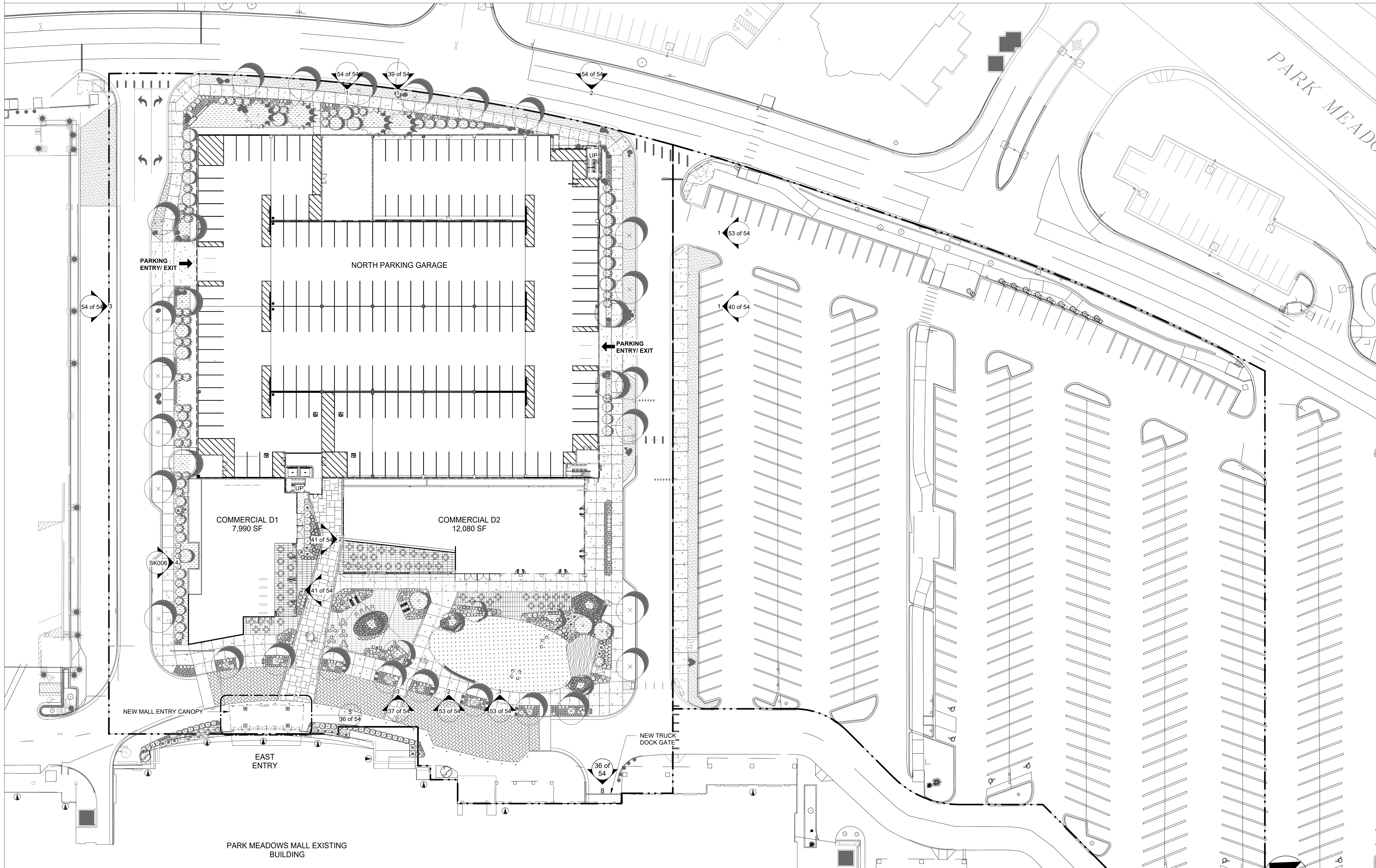
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 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
 PLANNING AREA #1  
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PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1

PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN



1 ARCHITECTURAL SITE PLAN PHASE 1B - OVERALL LEVEL 1  
 1/32" = 1'-0"

32' 0' 32' 64'  
 SCALE: 1/32" = 1'-0"

DATE	REVISION COMMENTS	By
03-29-2024	Sheet	
	1ST SUBMITTAL	
05-10-2024	2ND SUBMITTAL	

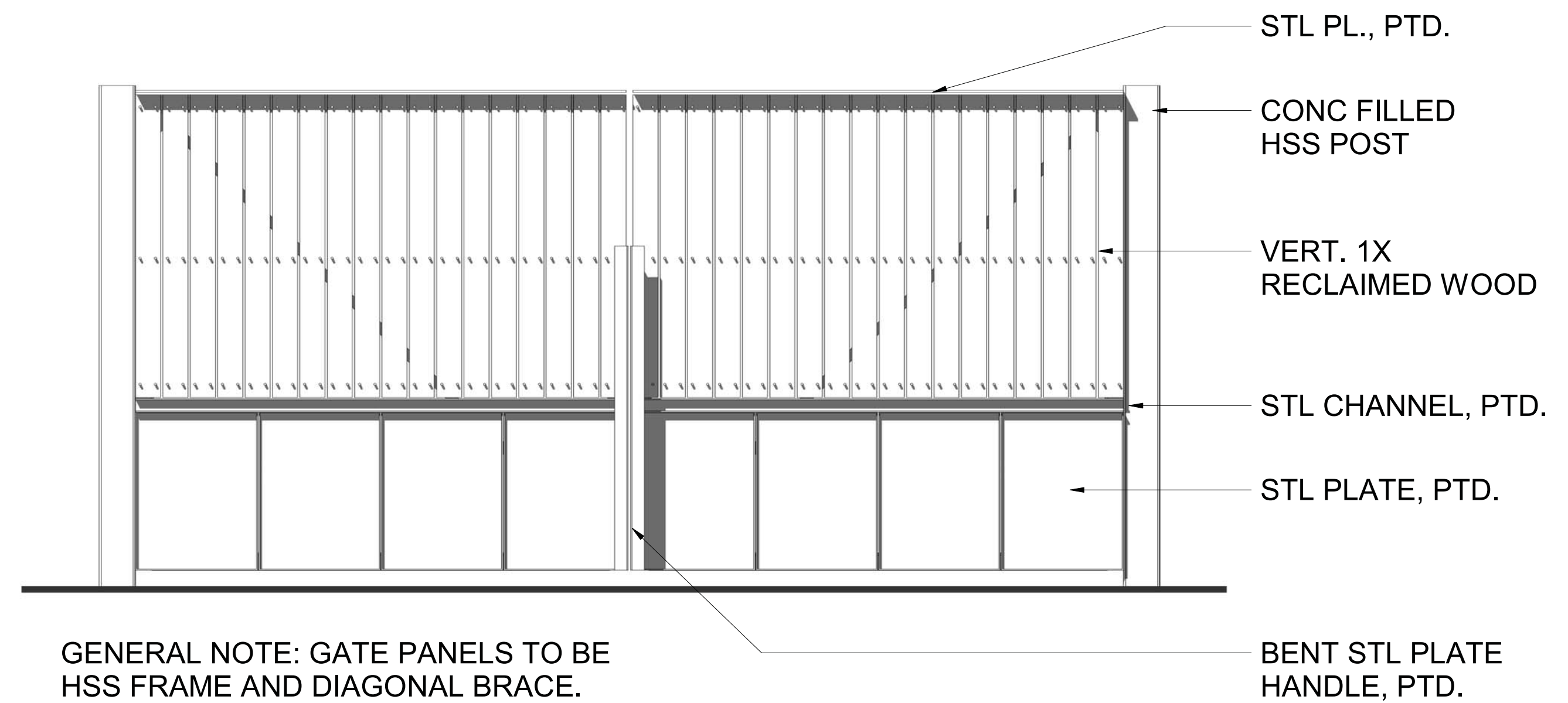
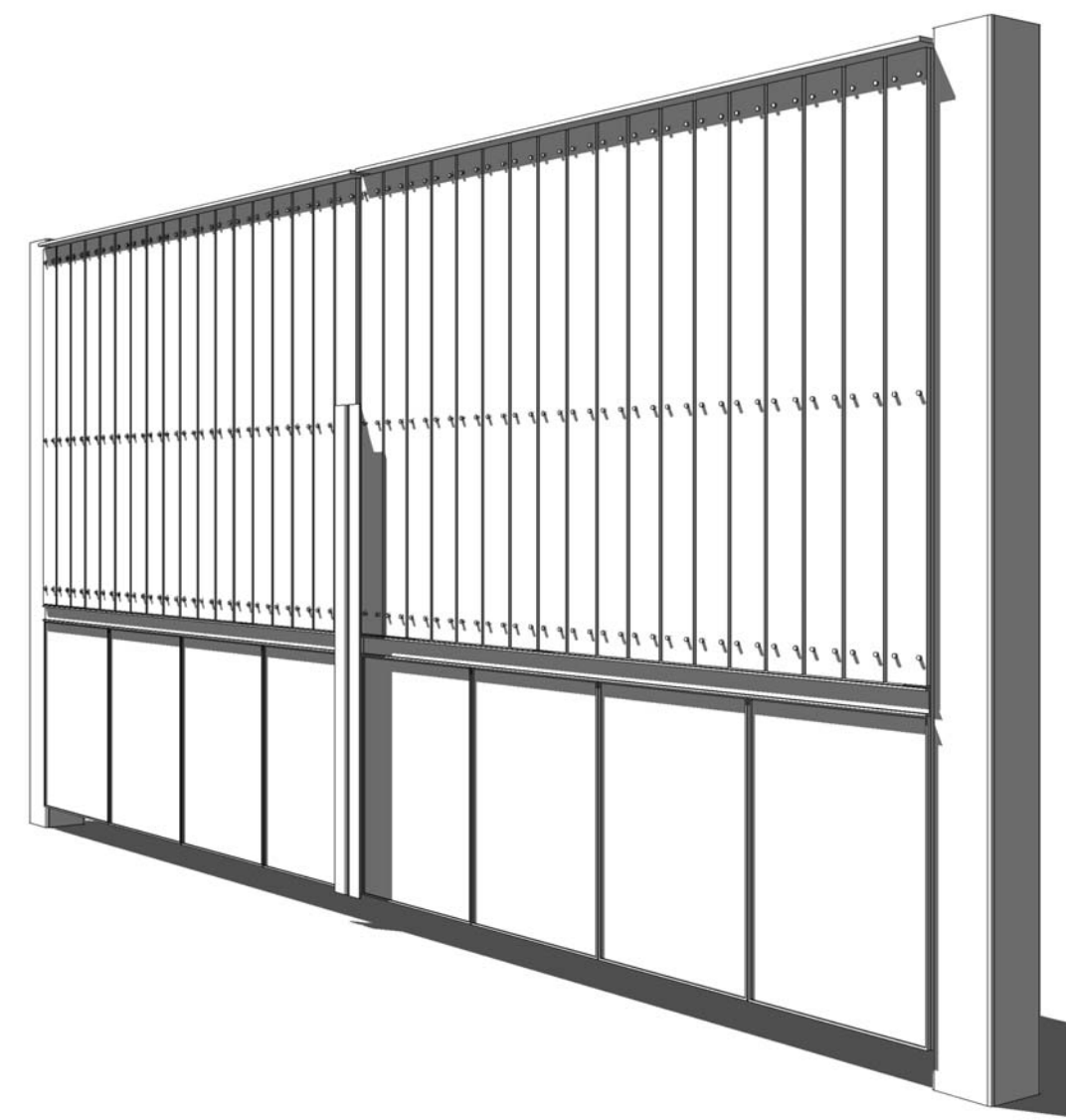
PROJECT #: 2022-27

ARCHITECTURAL  
 SITE PLAN PHASE  
 1B - SIP

Sheet Number  
 35 of 54

OWNER:  
 PARK MEADOWS MALL, LLC / PARK  
 MEADOWS ANCHOR ACQUISITION, LLC  
 8401 PARK MEADOWS CENTER DRIVE  
 LONE TREE, CO 80124

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN

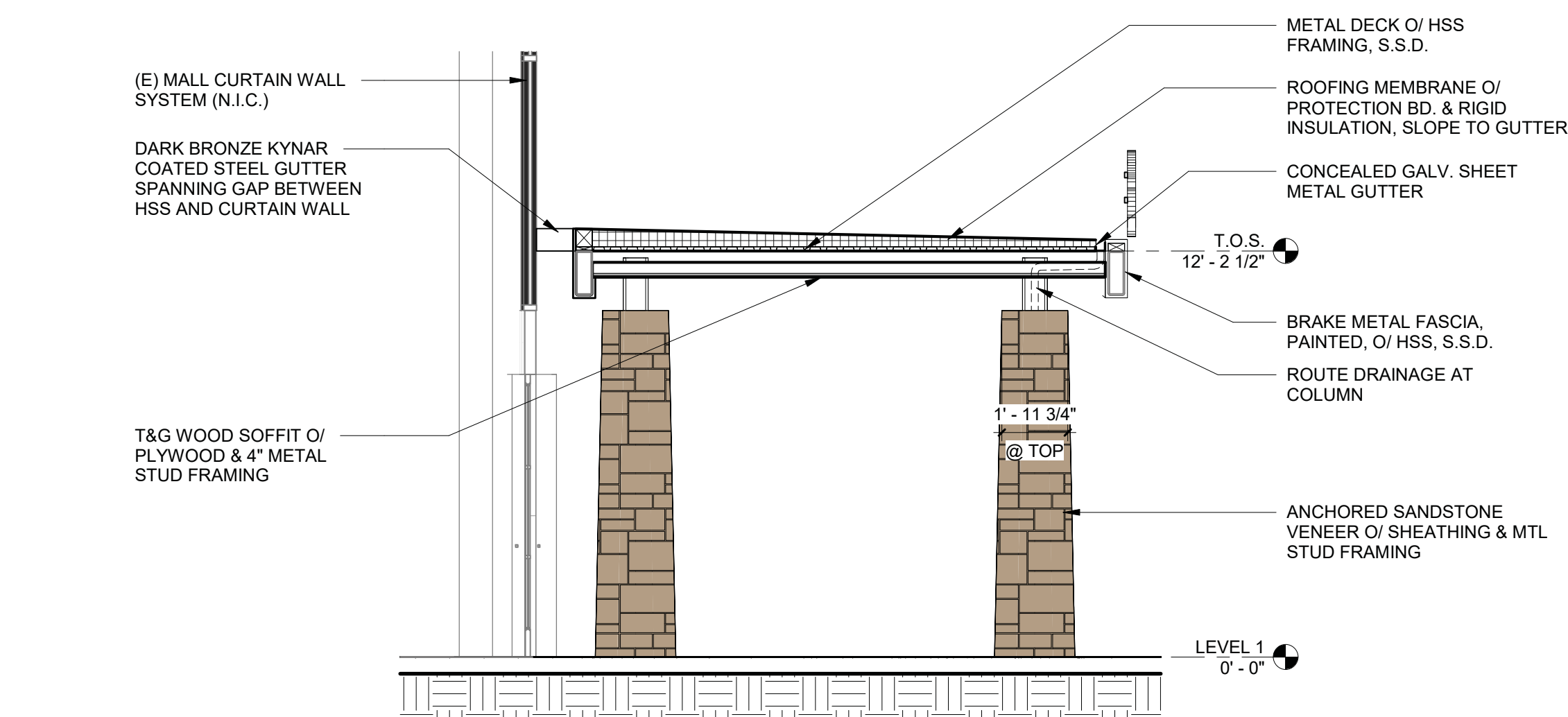


GENERAL NOTE: GATE PANELS TO BE HSS FRAME AND DIAGONAL BRACE. SURFACES EXPOSED TO PUBLIC VIEW TO BE CLAD WITH MATERIALS NOTED

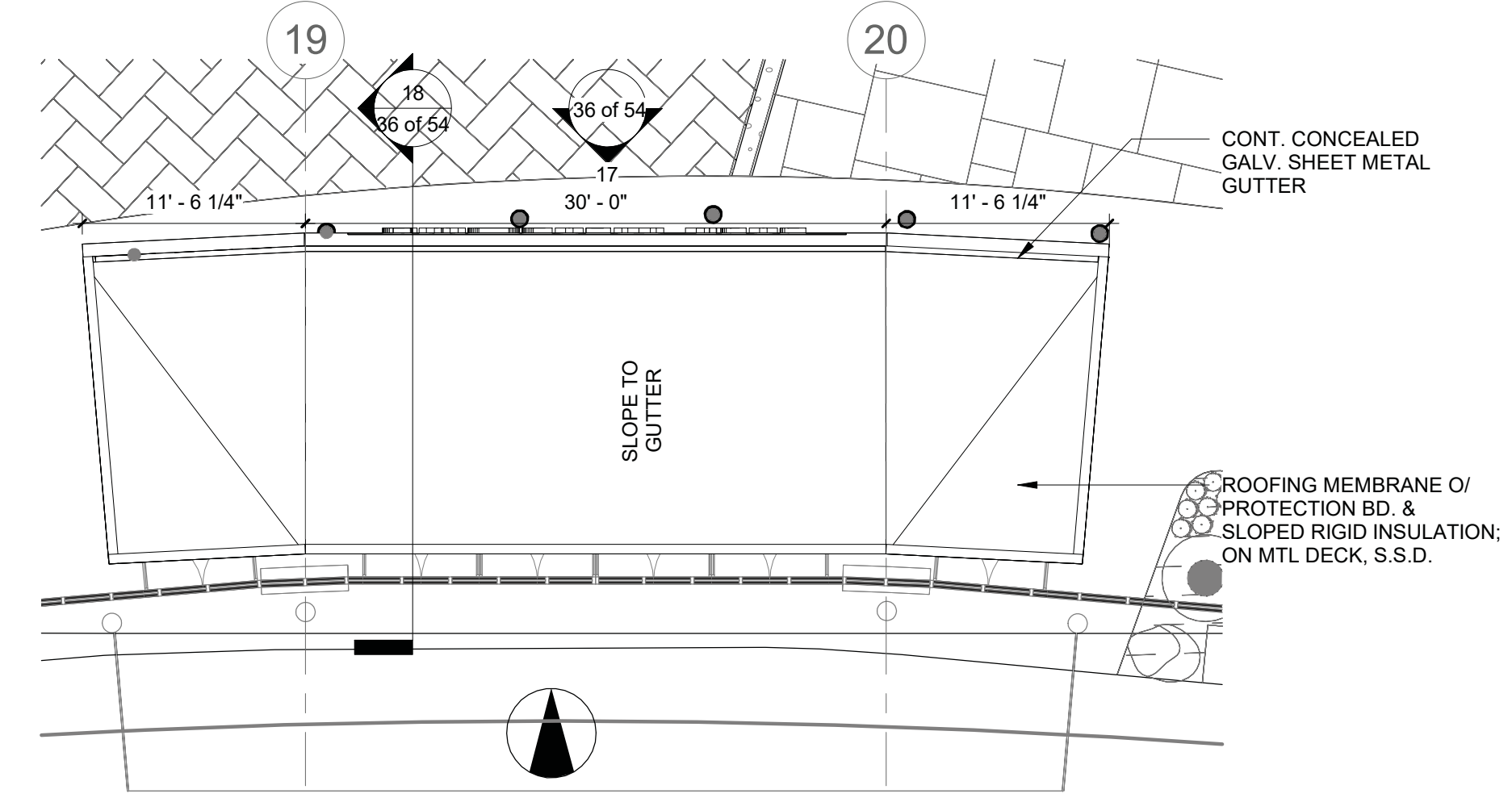
20 RENDER VIEW - TRUCK DOCK GATE  
 N.T.S.

19 VIEW - TRUCK DOCK GATE  
 N.T.S.

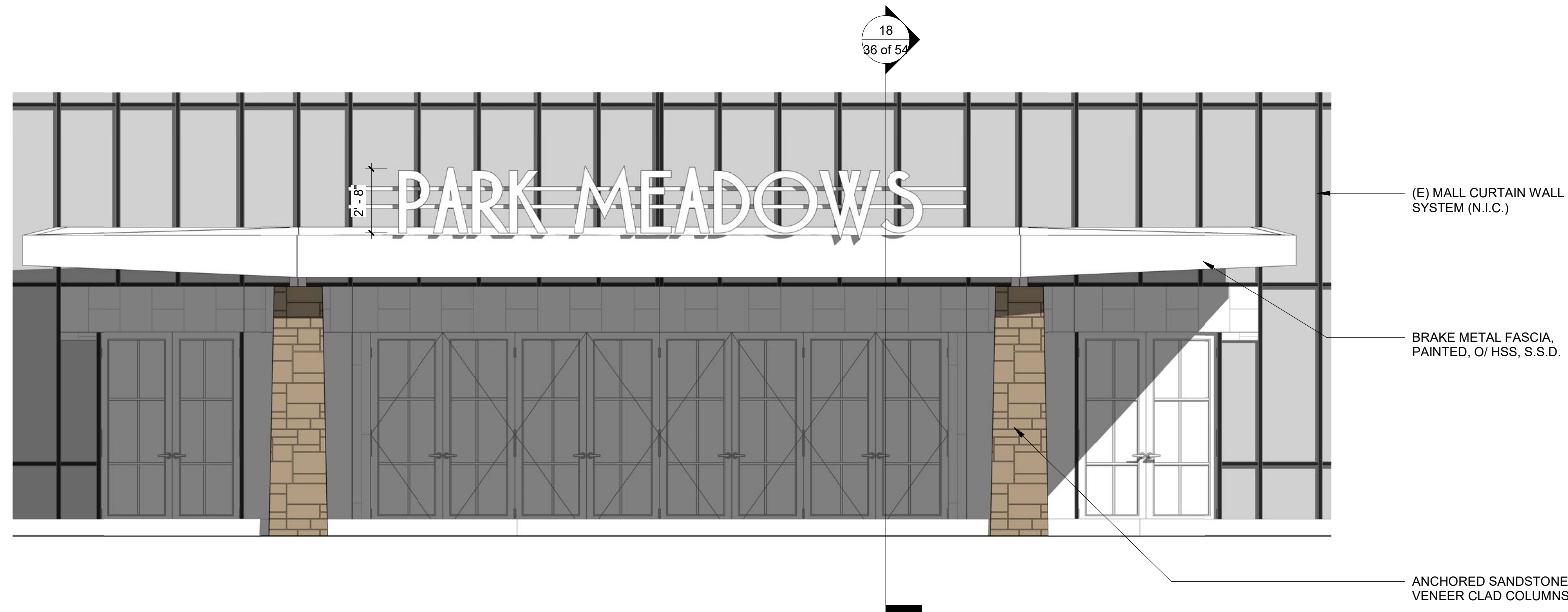
8 ELEVATION - TRUCK DOCK GATE  
 N.T.S.



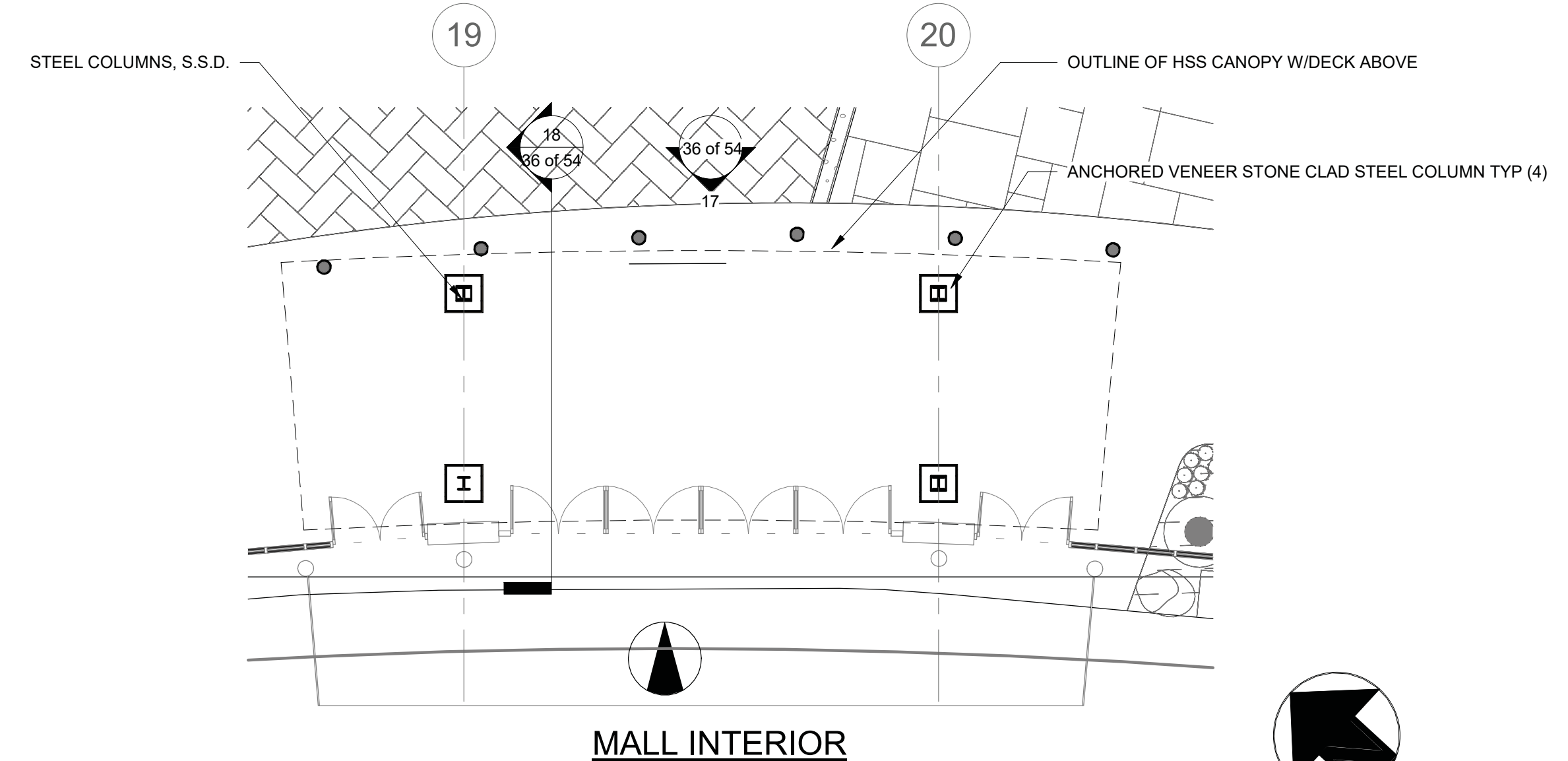
18 MALL ENTRY CANOPY SECTION  
 1/4" = 1'-0"



6 ROOF PLAN - MALL ENTRY CANOPY  
 1/8" = 1'-0"



17 MALL ENTRY CANOPY - NORTH ELEV  
 1/4" = 1'-0"



5 FLOOR PLAN - MALL ENTRY CANOPY  
 1/8" = 1'-0"

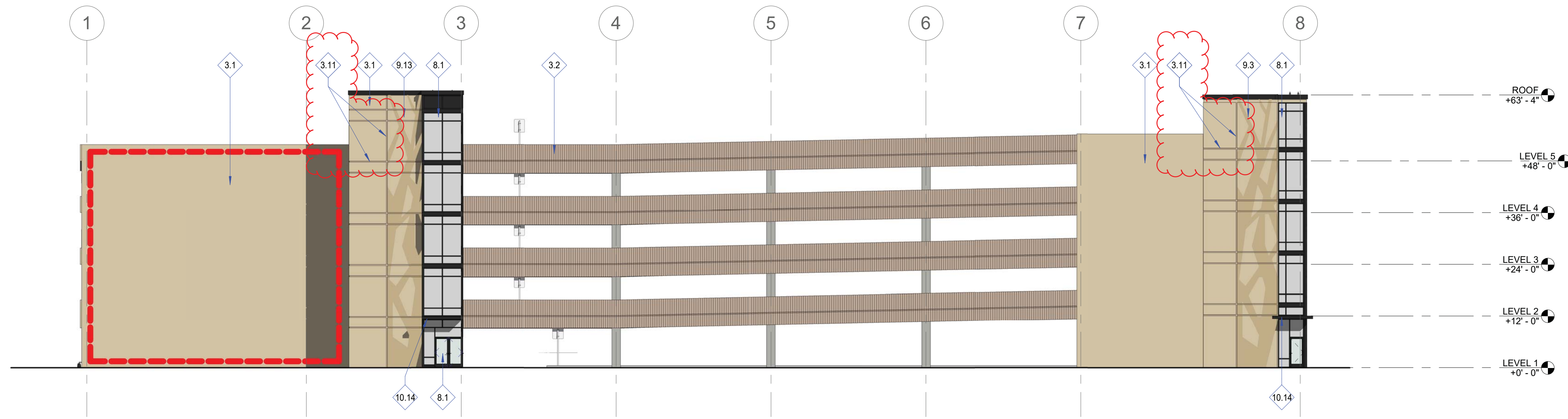
DATE	REVISION COMMENTS	By
03-29-2024	1ST SUBMITTAL	
05-10-2024	2ND SUBMITTAL	

PROJECT #: 2022-27  
 MALL ENTRY  
 CANOPY, TRUCK  
 DOCK GATE -  
 PHASE 1B  
 Sheet Number  
 36 of 54

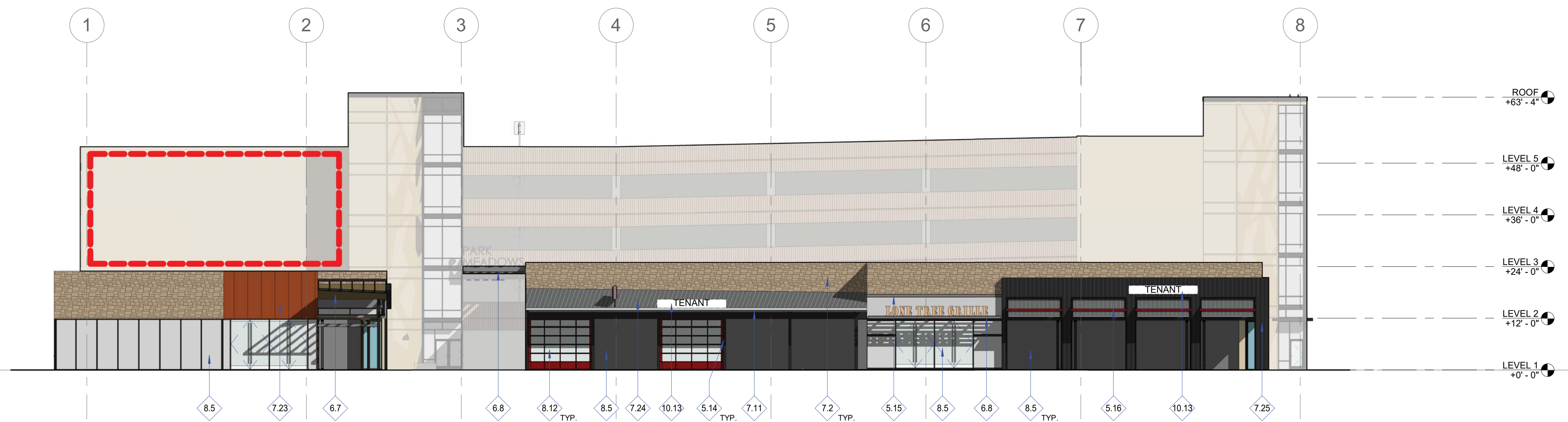
PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
 PLANNING AREA #1  
 4.32 ACRES  
 SIP #SP24-0010  
 8517 PARK MEADOWS CENTER DRIVE

OWNER:  
 PARK MEADOWS MALL, LLC / PARK  
 MEADOWS ANCHOR ACQUISITION, LLC  
 8401 PARK MEADOWS CENTER DRIVE  
 LONE TREE, CO 80124

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN



2 SOUTH ELEVATION PHASE 1B  
 1/16" = 1'-0"



1 SOUTH ELEVATION PHASE 1B  
 1/16" = 1'-0"

**MATERIAL KEY**

3.1	PRECAST CONCRETE, S.S.D. INTEGRAL COLOR, LIGHT ACID WASH. B.O.D. MSPRECAST MCI-229-AL GOLD BUFF	7.23	STANDING SEAM METAL SIDING, MFR. WESTERN STATES METAL ROOFING, FINISH: "WEATHERED RUSTIC" PVDF. SIMULATED WEATHERED STEEL
3.2	PRECAST CONCRETE, S.S.D. INTEGRAL COLOR W/ FORM LINER TEXTURE. B.O.D. SCOTT SYSTEM FORM LINER #193 MICRO FRACTURE. BID ALTERNATE #1: CUSTOM FORM LINER TEXTURE ON PRECAST CONCRETE SPANDRELS TO CREATE TREE BRANCH AESTHETIC. SEE PRECAST CONCRETE SCHEDULE SHEETS (A803, A804, A805) AND DETAIL 2/A303.	7.24	CORRUGATED METAL ROOF PANEL, PTD.
3.11	6" TALL CONCRETE CURB, S.S.D.	7.25	PROFILED METAL SIDING, MFR. PAC CLAD, PROFILE BOX RIB 1, COLOR: PAC CLAD "GRAPHITE"
5.14	AESS FRAMING, PAINTED	8.1	ALUMINUM AND GLASS WINDOW WALL SYSTEM, B.O.D.
5.15	STEEL CHANNEL, PTD.	8.5	ALUMINUM AND GLASS STOREFRONT SYSTEM
5.16	METAL PANEL AWNING, PTD.	8.12	PAINTED METAL ROLL-UP DOORS WITH CLEAR GLASS INSERTS
6.7	RECLAIMED WOOD SOFFIT CLADDING	9.3	PRECAST CONCRETE, PAINTED
6.8	RECLAIMED WOOD SIDING, MFR. TERRAMAI LOST COAST REDWOOD SIDING, WEATHERED WITH CLEAR COAT FINISH	9.13	PAINTED PATTERN
7.2	ANCHORED SANDSTONE VENEER, COMBINATION HONED AND FLAMED FINISH. B.O.D.: LYONS SANDSTONE, PRAIRIE GOLD	10.13	CONCEPTUAL SIGNAGE UNDER SEPARATE PERMIT
7.11	SHEET METAL GUTTER	10.14	FIXED METAL CANOPY

**LEGEND**

--- AREA DESIGNATED FOR MURALS, MURALS TO REMAIN IN PHASE 1B



3.1 - PC1  
 PRECAST CONCRETE, INTEGRAL COLOR, LIGHT ACID WASH. BOD: MSPRECAST MCI-229-AL GOLD BUFF



7.2 - S1  
 ANCHORED SANDSTONE VENEER COMBINATION HONED AND FLAMED FINISH. BOD: LYONS SANDSTONE "PRAIRIE GOLD"



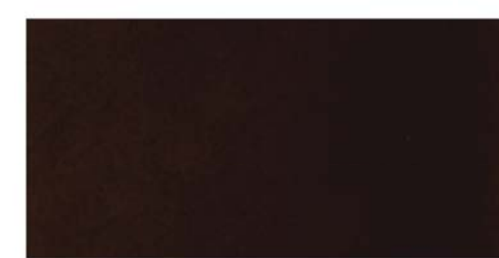
6.8 - WD1  
 RECLAIMED WOOD SIDING MFR. TERRAMAI LOST COAST REDWOOD SIDING, WEATHERED WITH CLEAR COAT FINISH



7.25 - MTL  
 PROFILED METAL SIDING, MFR. PAC CLAD, PROFILE BOX RIB 1, COLOR: PAC CLAD "GRAPHITE"



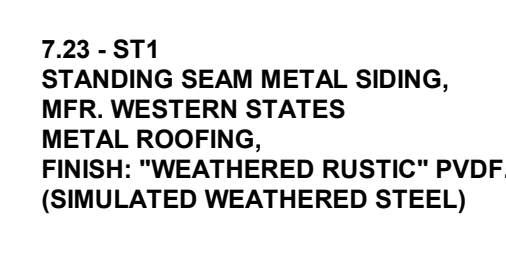
3.2 - PC2  
 PRECAST CONCRETE, INTEGRAL COLOR, FORM LINER TEXTURE. BOD: SCOTT SYSTEM FORM LINER #193 MICRO FRACTURE; SAME COLOR AS 1.01



8.1 - WW1  
 ALUM AND GLASS WINDOW WALL SYSTEM, "DARK BRONZE"



8.2 - WW2  
 ALUM AND GLASS STOREFRONT SYSTEM



7.23 - ST1  
 STANDING SEAM METAL SIDING, MFR. WESTERN STATES METAL ROOFING, FINISH: "WEATHERED RUSTIC" PVDF. (SIMULATED WEATHERED STEEL)



7.24 - MTL2  
 CORRUGATED METAL ROOFING MFR. WESTERN STATES METAL ROOFING, FINISH: "GRAY ZINC MATTE" (SIMULATED WEATHERED ZINC)

DATE	REVISION COMMENTS	By
03-29-2024	Sheet	
03-29-2024	1ST SUBMITTAL	
05-10-2024	2ND SUBMITTAL	

PROJECT #: 2022-27

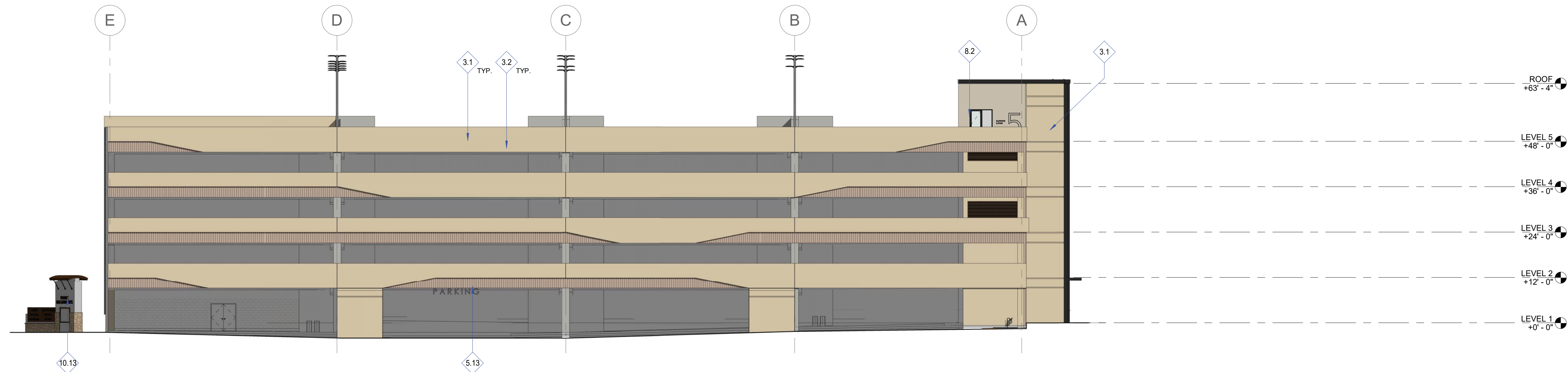
EXTERIOR ELEVATIONS

Sheet Number  
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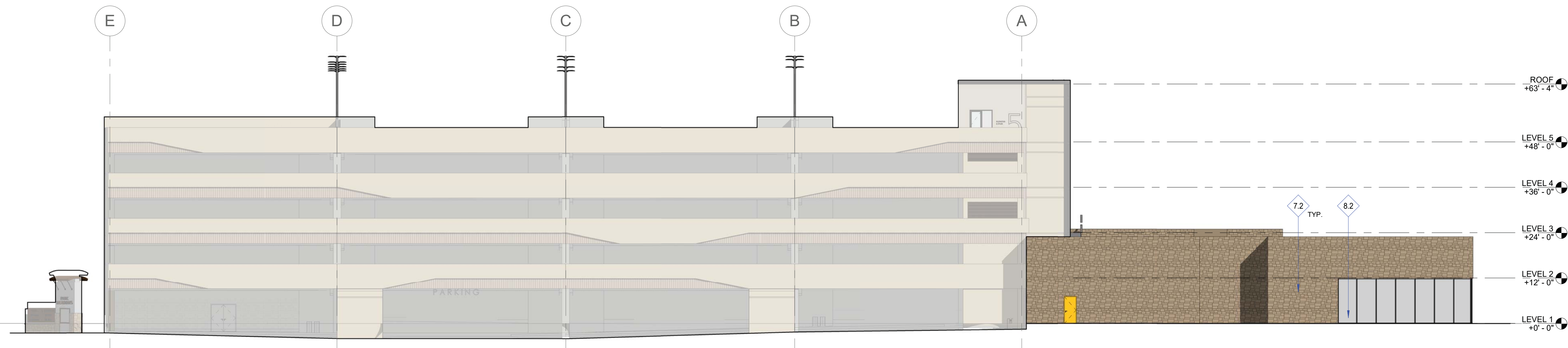
PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
 PLANNING AREA #1  
 4.32 ACRES  
 SIP #SP24-0010  
 8517 PARK MEADOWS CENTER DRIVE

OWNER:  
 PARK MEADOWS MALL, LLC / PARK  
 MEADOWS ANCHOR ACQUISITION, LLC  
 8401 PARK MEADOWS CENTER DRIVE  
 LONE TREE, CO 80124

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN



2 WEST ELEVATION PHASE 1A  
 1/16" = 1'-0"



1 WEST ELEVATION PHASE 1B  
 1/16" = 1'-0"

**MATERIAL KEY**

- 3.1 PRECAST CONCRETE, S.S.D. INTEGRAL COLOR, LIGHT ACID WASH. B.O.D. MSPRECAST MCI-229-AL GOLD BUFF
- 3.2 PRECAST CONCRETE, S.S.D. INTEGRAL COLOR W/ FORM LINER TEXTURE. B.O.D. SCOTT SYSTEM FORM LINER #193 MICRO FRACTURE. BID ALTERNATE #1: CUSTOM FORM LINER TEXTURE ON PRECAST CONCRETE SPANDRELS TO CREATE TREE BRANCH AESTHETIC. SEE PRECAST CONCRETE SCHEDULE SHEETS (A803, A804, A805) AND DETAIL 2/A303.
- 5.13 HORIZONTAL TUBE STEEL RAIL FOR PARKING SIGNAGE MOUNTING, PTD., TYP.
- 7.2 ANCHORED SANDSTONE VENEER, COMBINATION HONED AND FLAMED FINISH. B.O.D.: LYONS SANDSTONE, PRAIRIE GOLD
- 8.2 ALUMINUM AND GLASS STOREFRONT SYSTEM. B.O.D.: KAWNEER TRIFAB 451T THERMALLY BROKEN SYSTEM.
- 10.13 CONCEPTUAL SIGNAGE UNDER SEPARATE PERMIT



3.1 - PC1  
 PRECAST CONCRETE,  
 INTEGRAL COLOR,  
 LIGHT ACID WASH.  
 BOD: MSPRECAST MCI-229-AL  
 GOLD BUFF



7.2 - S1  
 ANCHORED SANDSTONE  
 VENEER COMBINATION  
 HONED AND FLAMED FINISH.  
 BOD: LYONS SANDSTONE  
 "PRAIRIE GOLD"



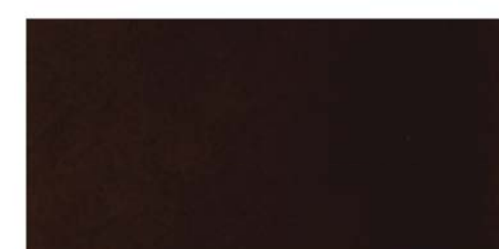
6.8 - WD1  
 RECLAIMED WOOD SIDING  
 MFR. TERRAMAI  
 LOST COAST REDWOOD SIDING,  
 WEATHERED WITH  
 CLEAR COAT FINISH



7.25 - MTL  
 PROFILED METAL SIDING,  
 MFR. PAC CLAD,  
 PROFILE BOX RIB 1,  
 COLOR: PAC CLAD  
 "GRAPHITE"



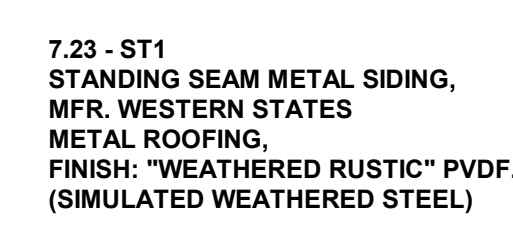
3.2 - PC2  
 PRECAST CONCRETE,  
 INTEGRAL COLOR, FORM LINER  
 TEXTURE. BOD: SCOTT  
 SYSTEM FORM LINER #193  
 MICRO FRACTURE;  
 SAME COLOR AS 1.01



8.1 - WW1  
 ALUM AND GLASS  
 WINDOW WALL SYSTEM,  
 "DARK BRONZE"



8.2 - WW2  
 ALUM AND GLASS  
 STOREFRONT SYSTEM



7.23 - ST1  
 STANDING SEAM METAL SIDING,  
 MFR. WESTERN STATES  
 METAL ROOFING,  
 FINISH: "WEATHERED RUSTIC" PVDF.  
 (SIMULATED WEATHERED STEEL)



7.24 - MTL2  
 CORRUGATED METAL ROOFING  
 MFR. WESTERN STATES  
 METAL ROOFING,  
 FINISH: "GRAY ZINC MATTE"  
 (SIMULATED WEATHERED ZINC)

DATE	REVISION COMMENTS	By
03-29-2024	1ST SUBMITTAL	
05-10-2024	2ND SUBMITTAL	

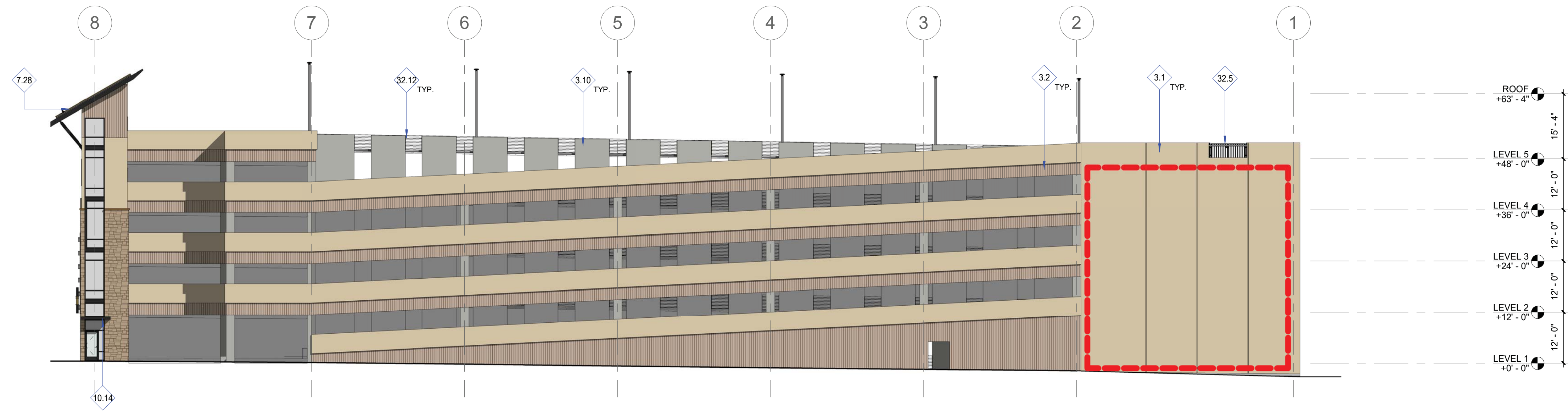
PROJECT #: 2022-27

EXTERIOR  
 ELEVATIONS

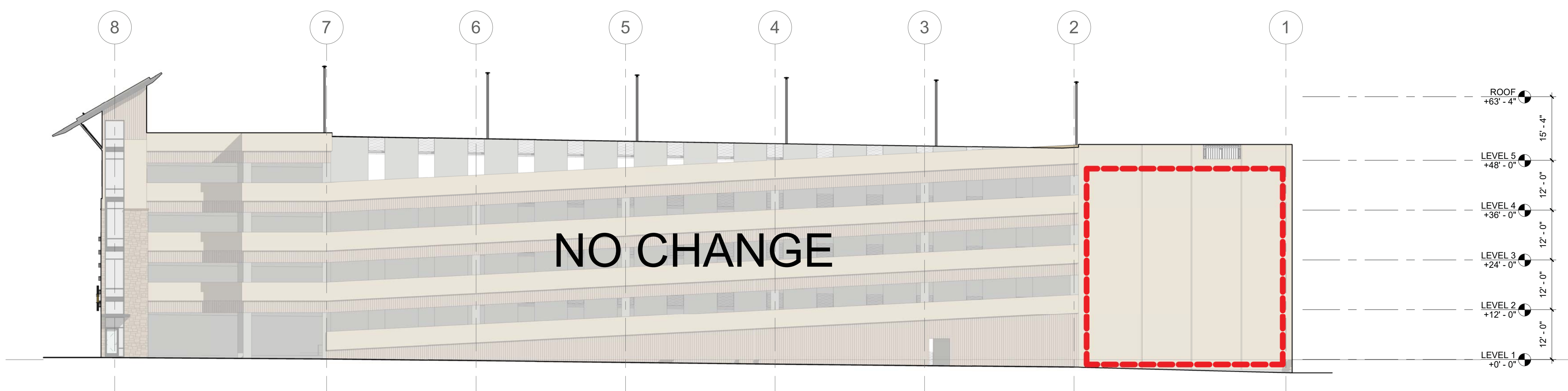
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PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
 PLANNING AREA #1  
 4.32 ACRES  
 SIP #SP24-0010  
 8517 PARK MEADOWS CENTER DRIVE

OWNER:  
 PARK MEADOWS MALL, LLC / PARK  
 MEADOWS ANCHOR ACQUISITION, LLC  
 8401 PARK MEADOWS CENTER DRIVE  
 LONE TREE, CO 80124



2 NORTH ELEVATION PHASE 1A  
 1/16" = 1'-0"



1 NORTH ELEVATION PHASE 1B  
 1/16" = 1'-0"

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS	By
03-29-2024	Sheet	
	1ST SUBMITTAL	
05-10-2024	2ND SUBMITTAL	

PROJECT #: 2022-27

EXTERIOR  
 ELEVATIONS

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**MATERIAL KEY**

3.1	PRECAST CONCRETE, S.S.D. INTEGRAL COLOR, LIGHT ACID WASH. B.O.D. MSPRECAST MCI-229-AL GOLD BUFF
3.2	PRECAST CONCRETE, S.S.D. INTEGRAL COLOR W/ FORM LINER TEXTURE. B.O.D. SCOTT SYSTEM FORM LINER #193 MICRO FRACTURE. BID ALTERNATE #1: CUSTOM FORM LINER TEXTURE ON PRECAST CONCRETE SPANDRELS TO CREATE TREE BRANCH AESTHETIC. SEE PRECAST CONCRETE SCHEDULE SHEETS (A803, A804, A805) AND DETAIL 2/A303.
3.10	PRECAST CONCRETE LITE WALLS, S.S.D.
7.28	STANDING SEAM METAL ROOF OVER HSS RAFTERS, PTD.
10.14	FIXED METAL CANOPY
32.5	METAL DOUBLE SWING GATE, PAINTED
32.12	PARKING STRUCTURE VEHICULAR SAFETY RAILING, 42" TALL STEEL CABLE RAIL SPACED @ 4"O.C. AT ELEVATION CHANGES BETWEEN DECKS

**LEGEND**

AREA DESIGNATED FOR MURALS, MURALS TO REMAIN IN PHASE 1B



3.1 - PC1  
 PRECAST CONCRETE,  
 INTEGRAL COLOR,  
 LIGHT ACID WASH.  
 BOD: MSPRECAST MCI-229-AL  
 GOLD BUFF



7.2 - S1  
 ANCHORED SANDSTONE  
 VENEER COMBINATION  
 HONED AND FLAMED FINISH.  
 BOD: LYONS SANDSTONE  
 "PRAIRIE GOLD"



6.8 - WD1  
 RECLAIMED WOOD SIDING  
 MFR. TERRAMAI  
 LOST COAST REDWOOD SIDING,  
 WEATHERED WITH  
 CLEAR COAT FINISH



7.25 - MTL  
 PROFILED METAL SIDING,  
 MFR. PAC CLAD,  
 PROFILE BOX RIB 1,  
 COLOR: PAC CLAD  
 "GRAPHITE"



3.2 - PC2  
 PRECAST CONCRETE,  
 INTEGRAL COLOR, FORM LINER  
 TEXTURE. BOD: SCOTT  
 SYSTEM FORM LINER #193  
 MICRO FRACTURE;  
 SAME COLOR AS 1.01



8.1 - WW1  
 ALUM AND GLASS  
 WINDOW WALL SYSTEM,  
 "DARK BRONZE"

8.2 - WW2  
 ALUM AND GLASS  
 STOREFRONT SYSTEM



7.23 - ST1  
 STANDING SEAM METAL SIDING,  
 MFR. WESTERN STATES  
 METAL ROOFING,  
 FINISH: "WEATHERED RUSTIC" PVDF.  
 (SIMULATED WEATHERED STEEL)

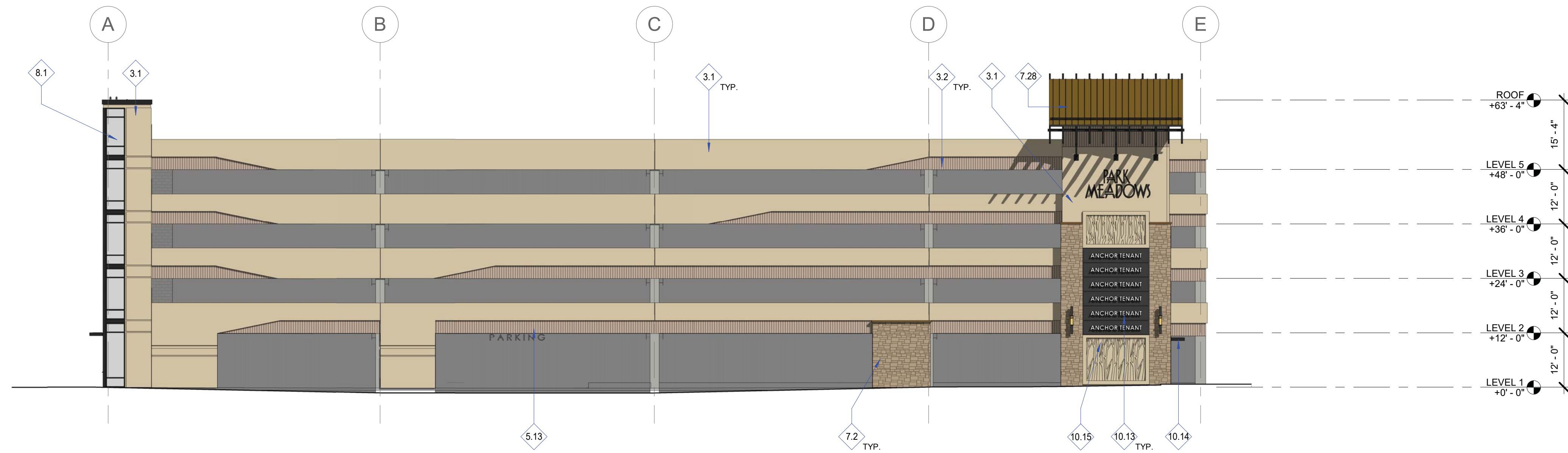


7.24 - MTL2  
 CORRUGATED METAL ROOFING  
 MFR. WESTERN STATES  
 METAL ROOFING,  
 FINISH: "GRAY ZINC MATTE"  
 (SIMULATED WEATHERED ZINC)

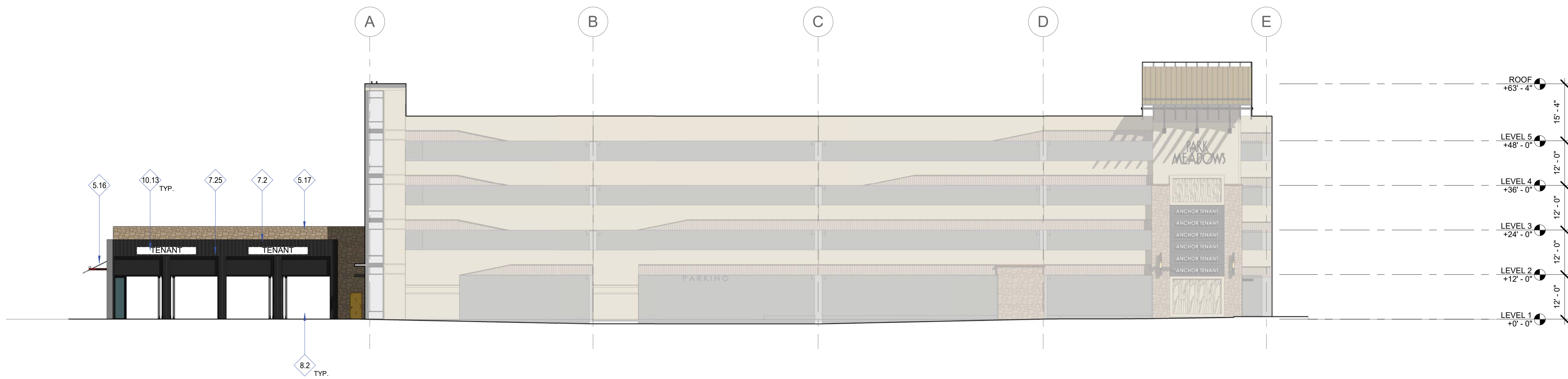
PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
 PLANNING AREA #1  
 4.32 ACRES  
 SIP #SP24-0010  
 8517 PARK MEADOWS CENTER DRIVE

OWNER:  
 PARK MEADOWS MALL, LLC / PARK  
 MEADOWS ANCHOR ACQUISITION, LLC  
 8401 PARK MEADOWS CENTER DRIVE  
 LONE TREE, CO 80124

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN



2 EAST ELEVATION PHASE 1A  
 1/16" = 1'-0"



1 EAST ELEVATION PHASE 1B  
 1/16" = 1'-0"

**MATERIAL KEY**

3.1	PRECAST CONCRETE, S.S.D. INTEGRAL COLOR, LIGHT ACID WASH. B.O.D. MSPRECAST MCI-229-AL GOLD BUFF	8.1	ALUMINUM AND GLASS WINDOW WALL SYSTEM. B.O.D.
3.2	PRECAST CONCRETE, S.S.D. INTEGRAL COLOR W/ FORM LINER TEXTURE. B.O.D. SCOTT SYSTEM FORM LINER #193 MICRO FRACTURE. BID ALTERNATE #1: CUSTOM FORM LINER TEXTURE ON PRECAST CONCRETE SPANDRELS TO CREATE TREE BRANCH AESTHETIC. SEE PRECAST CONCRETE SCHEDULE SHEETS (A803, A804, A805) AND DETAIL 2/A303.	8.2	ALUMINUM AND GLASS STOREFRONT SYSTEM. B.O.D. KAWNEER TRIFAB 451T THERMALLY BROKEN SYSTEM.
5.13	HORIZONTAL TUBE STEEL RAIL FOR PARKING SIGNAGE MOUNTING, PTD., TYP.	10.13	CONCEPTUAL SIGNAGE UNDER SEPARATE PERMIT
5.16	METAL PANEL AWNING, PTD.	10.14	FIXED METAL CANOPY
5.17	METAL MECHANICAL EQUIPMENT SCREEN	10.15	TREE-LIKE AESTHETIC PANEL. SEE SIGNAGE & GRAPHICS DRAWINGS
7.2	ANCHORED SANDSTONE VENEER; COMBINATION HONED AND FLAMED FINISH. B.O.D.: LYONS SANDSTONE, PRAIRIE GOLD		
7.25	PROFILED METAL SIDING, MFR. PAC CLAD, PROFILE BOX RIB 1, COLOR: PAC CLAD "GRAPHITE"		
7.28	STANDING SEAM METAL ROOF OVER HSS RAFTERS, PTD.		



3.1 - PC1  
 PRECAST CONCRETE,  
 INTEGRAL COLOR,  
 LIGHT ACID WASH.  
 BOD: MSPRECAST MCI-229-AL  
 GOLD BUFF



7.2 - S1  
 ANCHORED SANDSTONE  
 VENEER COMBINATION  
 HONED AND FLAMED FINISH.  
 BOD: LYONS SANDSTONE  
 "PRAIRIE GOLD"



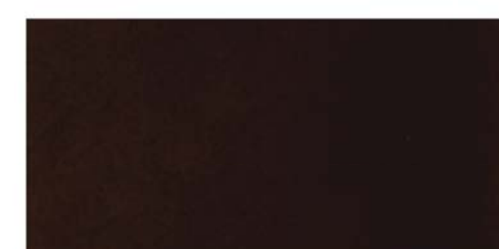
6.8 - WD1  
 RECLAIMED WOOD SIDING  
 MFR. TERRAMAI  
 LOST COAST REDWOOD SIDING,  
 WEATHERED WITH  
 CLEAR COAT FINISH



7.25 - MTL  
 PROFILED METAL SIDING,  
 MFR. PAC CLAD,  
 PROFILE BOX RIB 1,  
 COLOR: PAC CLAD  
 "GRAPHITE"



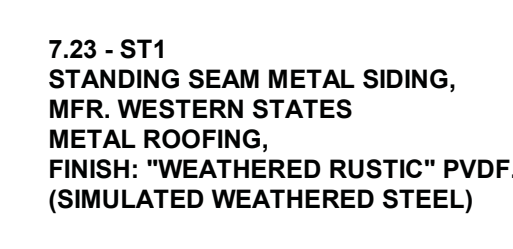
3.2 - PC2  
 PRECAST CONCRETE,  
 INTEGRAL COLOR, FORM LINER  
 TEXTURE. BOD: SCOTT  
 SYSTEM FORM LINER #193  
 MICRO FRACTURE;  
 SAME COLOR AS 1.01



8.1 - WW1  
 ALUM AND GLASS  
 WINDOW WALL SYSTEM,  
 "DARK BRONZE"



8.2 - WW2  
 ALUM AND GLASS  
 STOREFRONT SYSTEM



7.23 - ST1  
 STANDING SEAM METAL SIDING,  
 MFR. WESTERN STATES  
 METAL ROOFING,  
 FINISH: "WEATHERED RUSTIC" PVDF.  
 (SIMULATED WEATHERED STEEL)



7.24 - MTL2  
 CORRUGATED METAL ROOFING  
 MFR. WESTERN STATES  
 METAL ROOFING,  
 FINISH: "GRAY ZINC MATTE"  
 (SIMULATED WEATHERED ZINC)

DATE	REVISION COMMENTS	By
03-29-2024	Sheet	
	1ST SUBMITTAL	
05-10-2024	2ND SUBMITTAL	

PROJECT #: 2022-27

EXTERIOR  
 ELEVATIONS

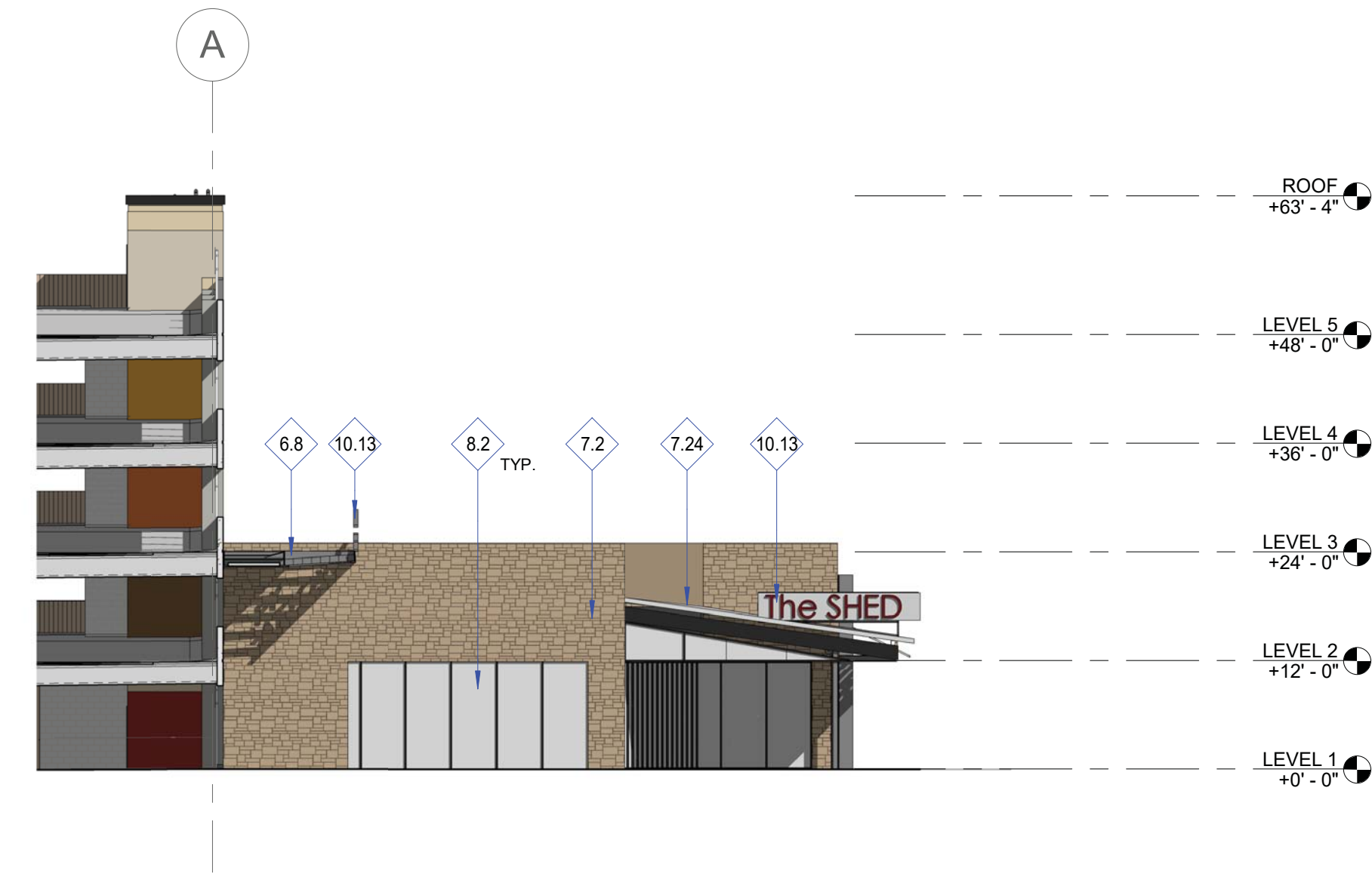
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PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
 PLANNING AREA #1  
 4.32 ACRES  
 SIP #SP24-0010  
 8517 PARK MEADOWS CENTER DRIVE

OWNER:  
 PARK MEADOWS MALL, LLC / PARK  
 MEADOWS ANCHOR ACQUISITION, LLC  
 8401 PARK MEADOWS CENTER DRIVE  
 LONE TREE, CO 80124

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN



2 WEST ELEVATION - RETAIL COMMERCIAL D2 - PHASE 1B  
 1/16" = 1'-0"



1 EAST ELEVATION - RETAIL COMMERCIAL D1 - PHASE 1B  
 1/16" = 1'-0"

**MATERIAL KEY**

5.3	AESS CANOPY, S.S.D., PAINTED
6.8	RECLAIMED WOOD SIDING, MFR. TERRAMAI LOST COAST REDWOOD SIDING, WEATHERED WITH CLEAR COAT FINISH
7.2	ANCHORED SANDSTONE VENEER; COMBINATION HONED AND FLAMED FINISH. B.O.D.: LYONS SANDSTONE, PRAIRIE GOLD
7.23	STANDING SEAM METAL SIDING, MFR. WESTERN STATES METAL ROOFING, FINISH: "WEATHERED RUSTIC" PVDF. SIMULATED WEATHERED STEEL
7.24	CORRUGATED METAL ROOF PANEL, PTD.
8.2	ALUMINUM AND GLASS STOREFRONT SYSTEM. B.O.D.: KAWNEER TRIFAB 451T THERMALLY BROKEN SYSTEM.
8.8	FOLDING / SLIDING GLASS PARTITION
10.13	CONCEPTUAL SIGNAGE UNDER SEPARATE PERMIT



3.1 - PC1  
 PRECAST CONCRETE,  
 INTEGRAL COLOR,  
 LIGHT ACID WASH.  
 BOD: MSPRECAST MCI-229-AL  
 GOLD BUFF



7.2 - S1  
 ANCHORED SANDSTONE  
 VENEER COMBINATION  
 HONED AND FLAMED FINISH.  
 BOD: LYONS SANDSTONE  
 "PRAIRIE GOLD"



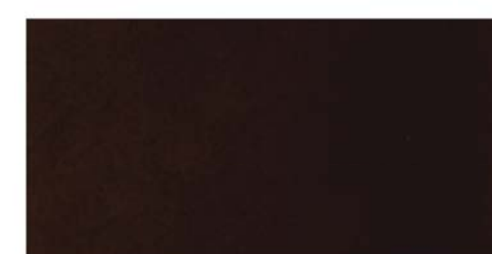
6.8 - WD1  
 RECLAIMED WOOD SIDING  
 MFR. TERRAMAI  
 LOST COAST REDWOOD SIDING,  
 WEATHERED WITH  
 CLEAR COAT FINISH



7.25 - MTL  
 PROFILED METAL SIDING,  
 MFR. PAC CLAD,  
 PROFILE BOX RIB 1,  
 COLOR: PAC CLAD  
 "GRAPHITE"



3.2 - PC2  
 PRECAST CONCRETE,  
 INTEGRAL COLOR, FORM LINER  
 TEXTURE. BOD: SCOTT  
 SYSTEM FORM LINER #193  
 MICRO FRACTURE;  
 SAME COLOR AS 1.01



8.1 - WW1  
 ALUM AND GLASS  
 WINDOW WALL SYSTEM,  
 "DARK BRONZE"



8.2 - WW2  
 ALUM AND GLASS  
 STOREFRONT SYSTEM

7.23 - ST1  
 STANDING SEAM METAL SIDING,  
 MFR. WESTERN STATES  
 METAL ROOFING,  
 FINISH: "WEATHERED RUSTIC" PVDF.  
 (SIMULATED WEATHERED STEEL)



7.24 - MTL2  
 CORRUGATED METAL ROOFING  
 MFR. WESTERN STATES  
 METAL ROOFING,  
 FINISH: "GRAY ZINC MATTE"  
 (SIMULATED WEATHERED ZINC)

DATE	REVISION COMMENTS	By
03-29-2024	1ST SUBMITTAL	
05-10-2024	2ND SUBMITTAL	

PROJECT #: 2022-27

EXTERIOR  
 ELEVATIONS

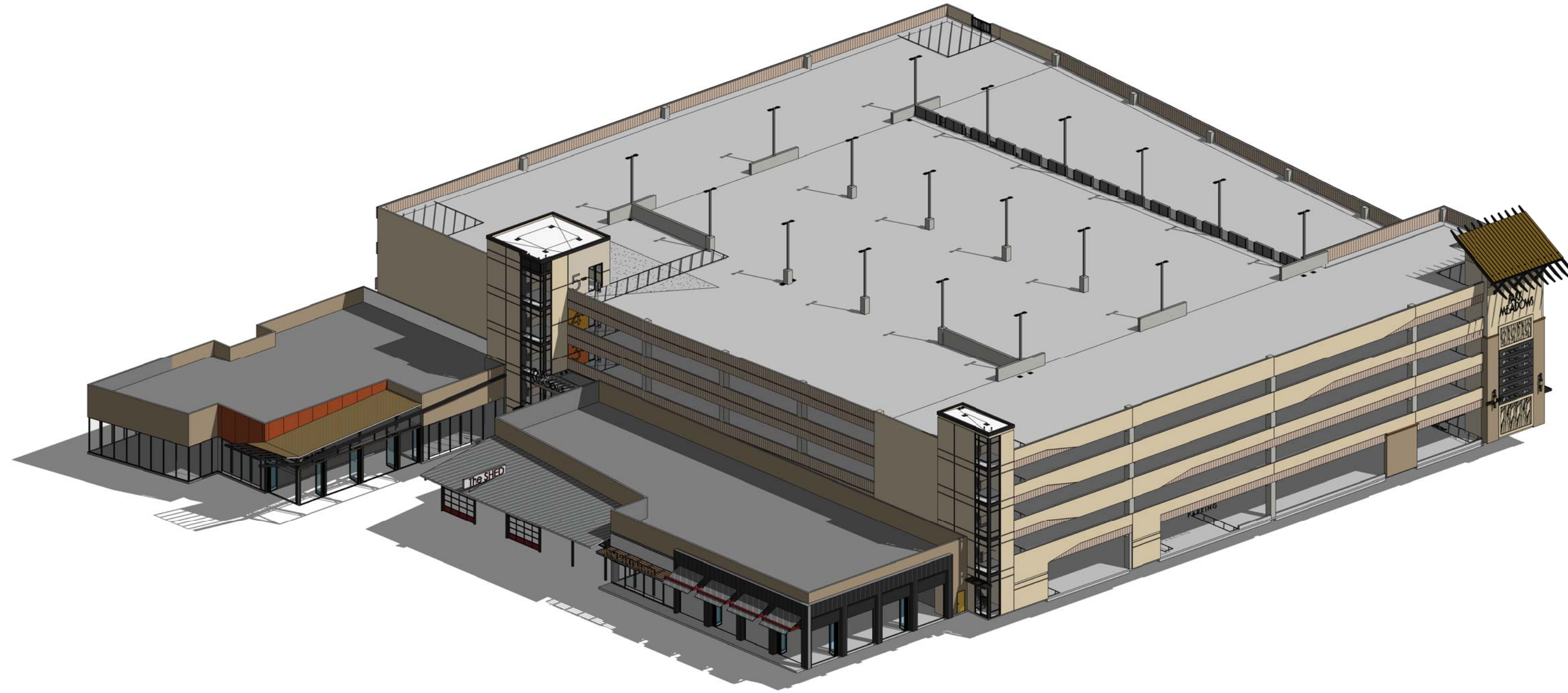
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PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
 PLANNING AREA #1  
 4.32 ACRES  
 SIP #SP24-0010  
 8517 PARK MEADOWS CENTER DRIVE

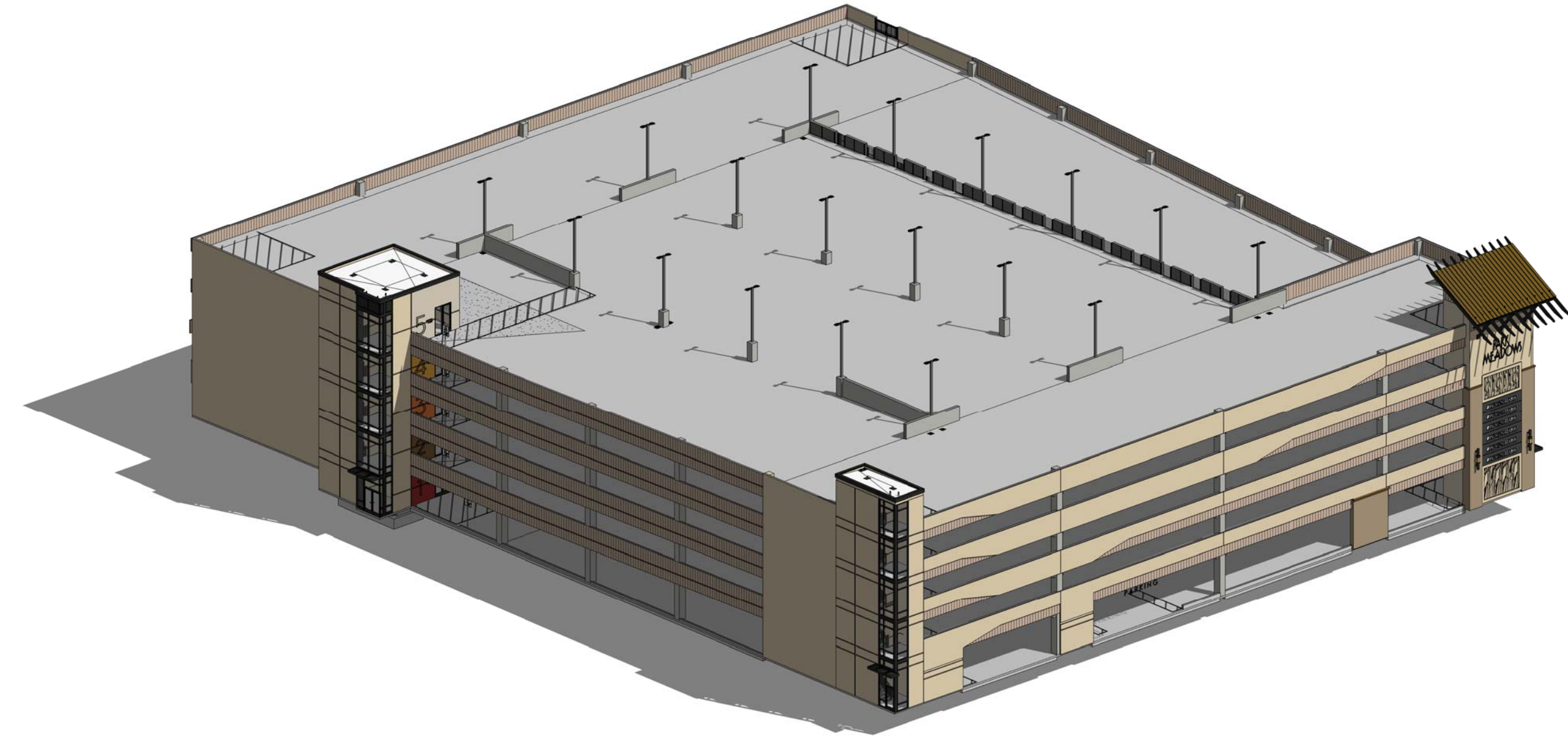
**els** architecture+  
 urban design  
 2040 Addison St, Berkeley, CA 94704  
 510.549.2929 | elsarch.com

OWNER:  
 PARK MEADOWS MALL, LLC / PARK  
 MEADOWS ANCHOR ACQUISITION, LLC  
 8401 PARK MEADOWS CENTER DRIVE  
 LONE TREE, CO 80124

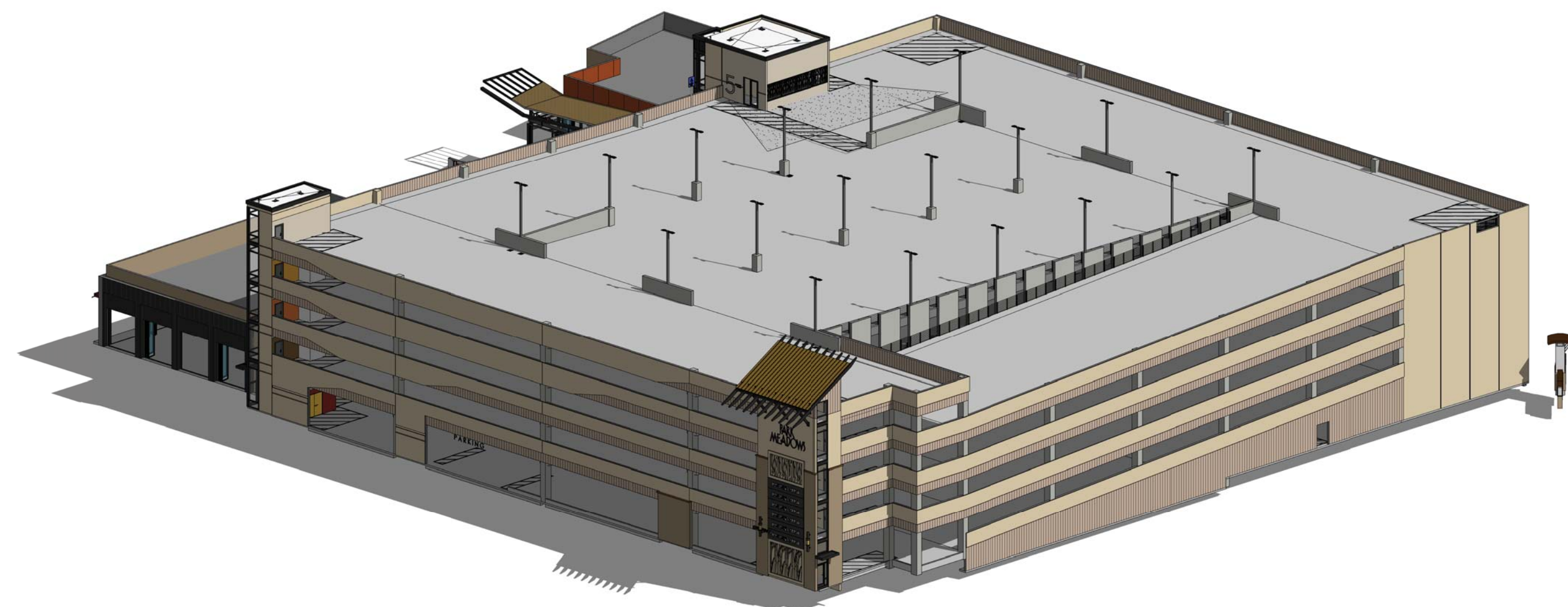
PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS - GARAGE AND PLAZA  
 SITE IMPROVEMENT PLAN



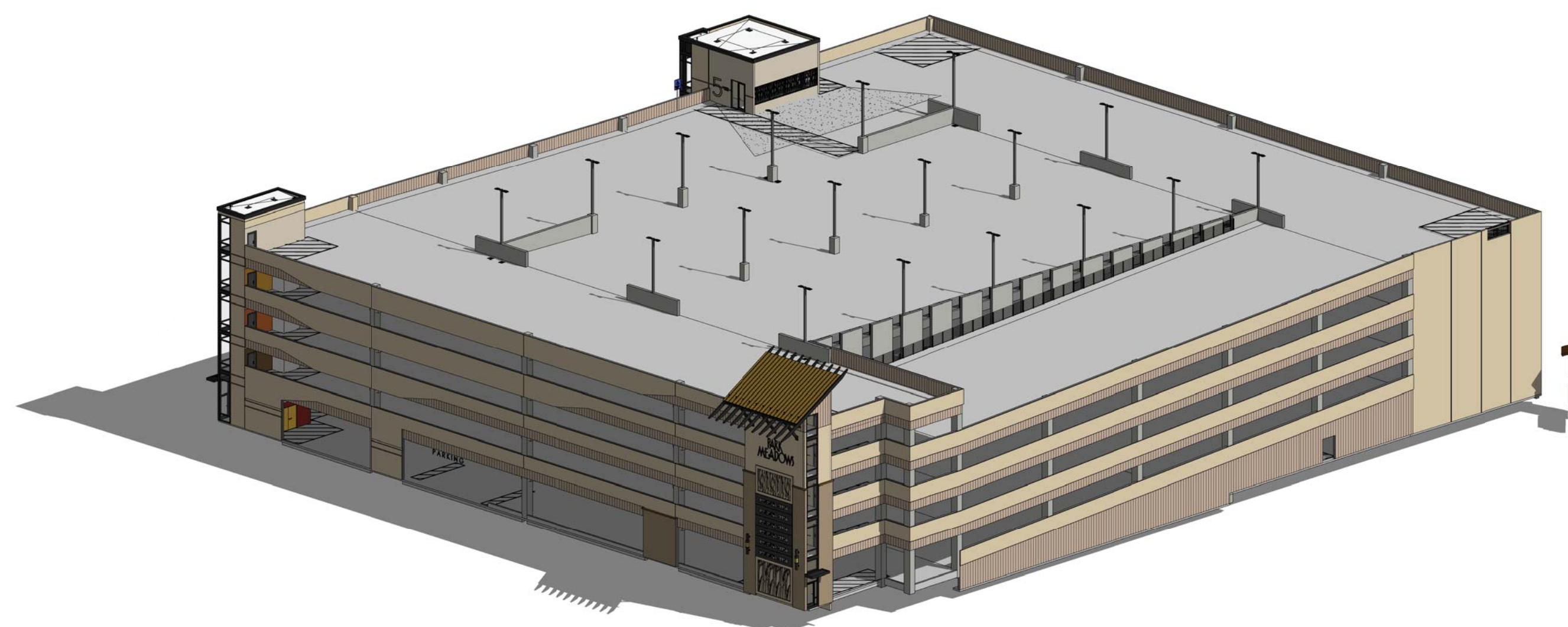
4 PHASE 1B\_VIEW 1  
 N.T.S.



2 PHASE 1A\_VIEW 1  
 N.T.S.



3 PHASE 1B\_VIEW 2  
 N.T.S.



1 PHASE 1A\_VIEW 2  
 N.T.S.

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AXONOMETRICS

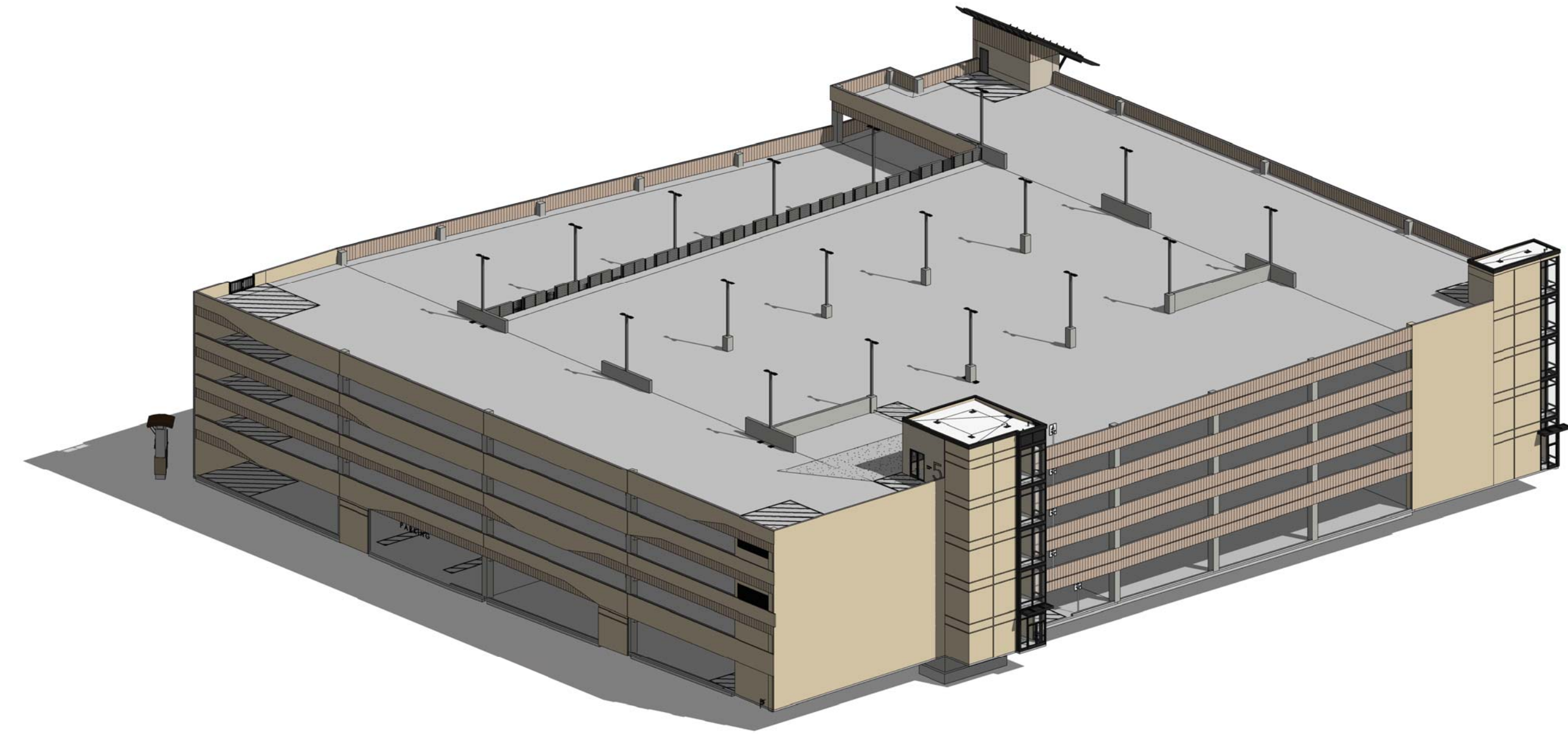
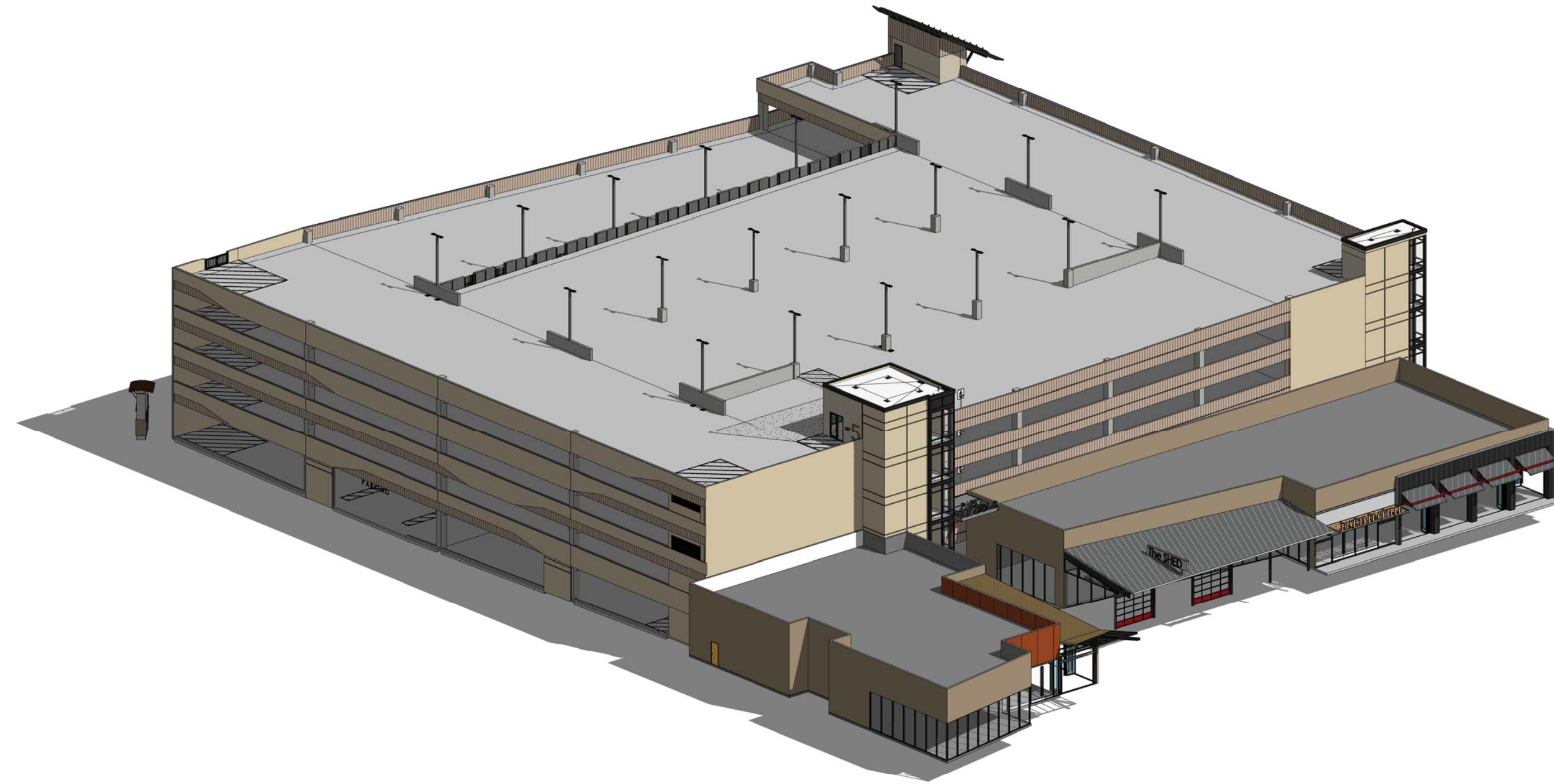
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PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1  
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT  
 PLANNING AREA #1  
 4.32 ACRES  
 SIP #SP24-0010  
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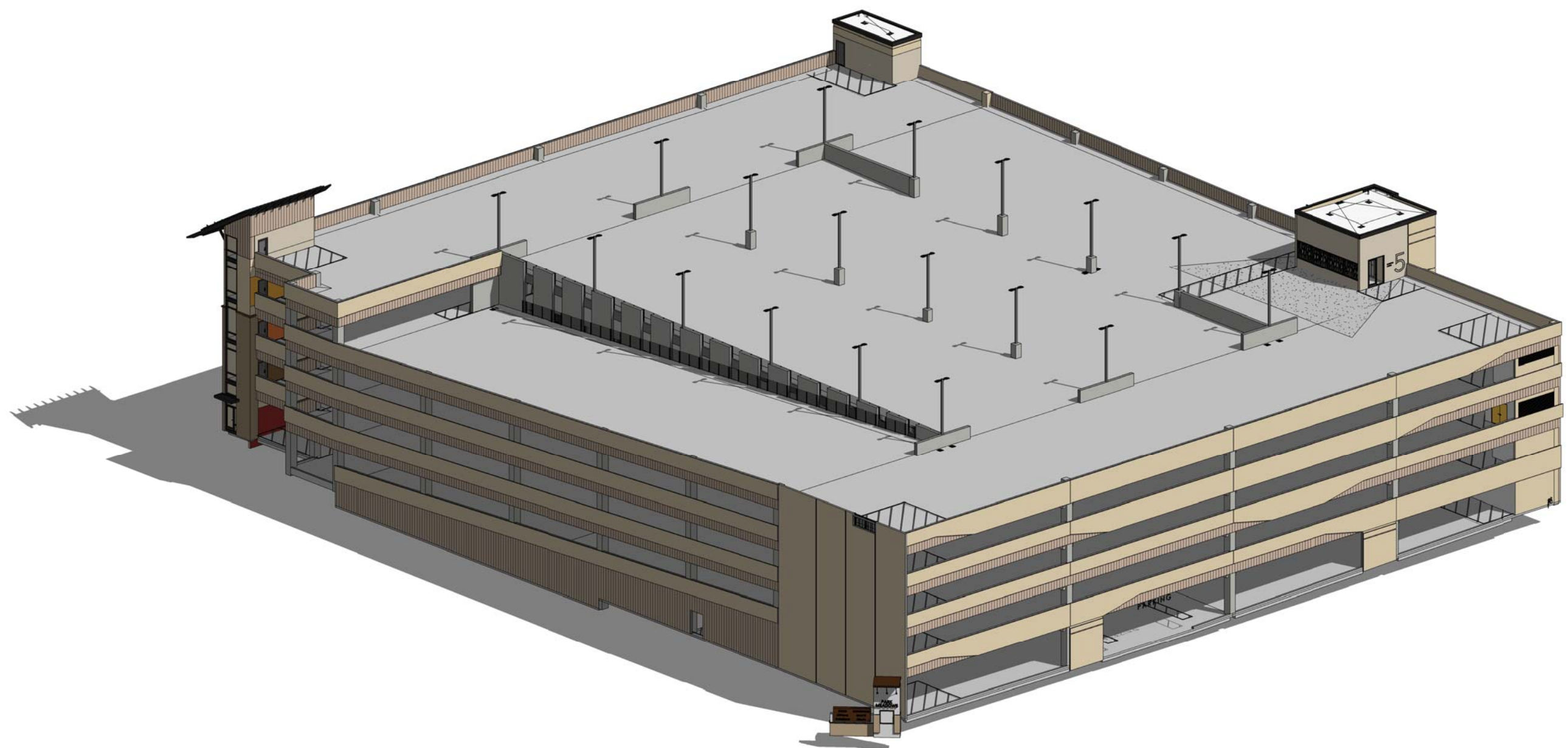
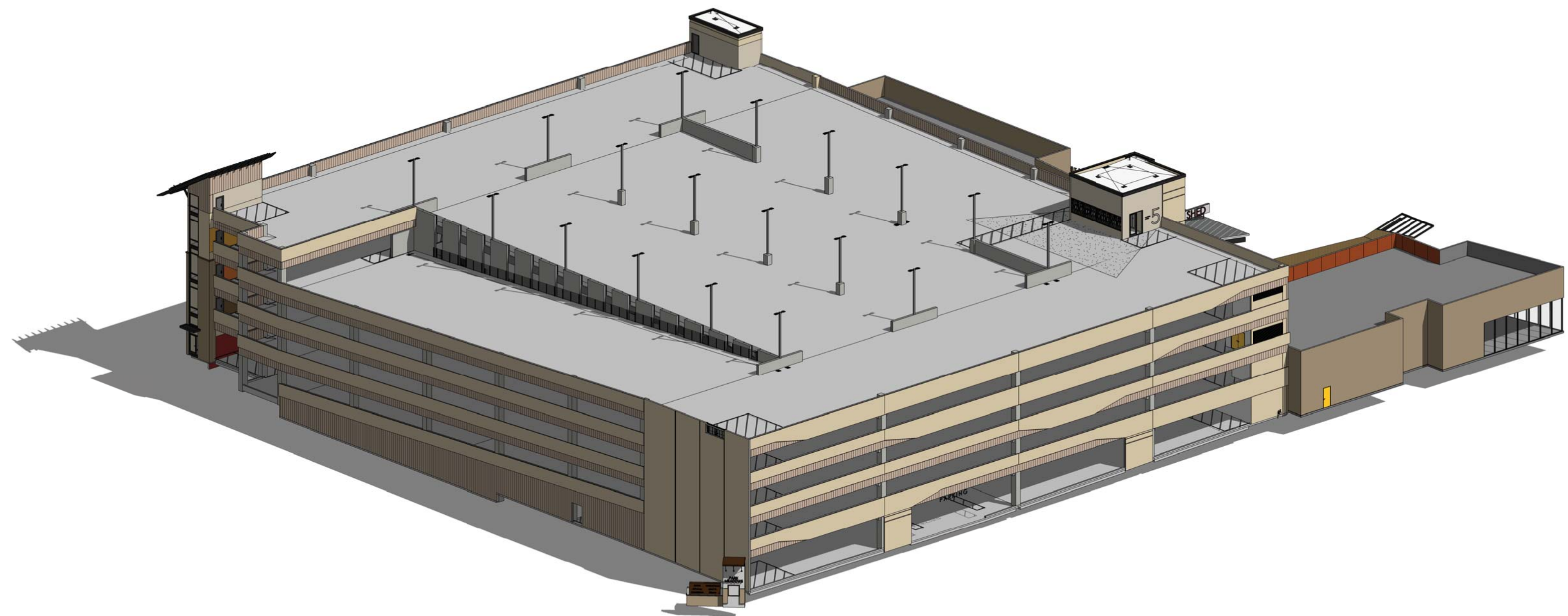
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4 PHASE 1B\_VIEW 4  
 N.T.S.

2 PHASE 1A\_VIEW 4  
 N.T.S.



3 PHASE 1B\_VIEW 3  
 N.T.S.

1 PHASE 1A\_VIEW 3  
 N.T.S.

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 SITE IMPROVEMENT PLAN

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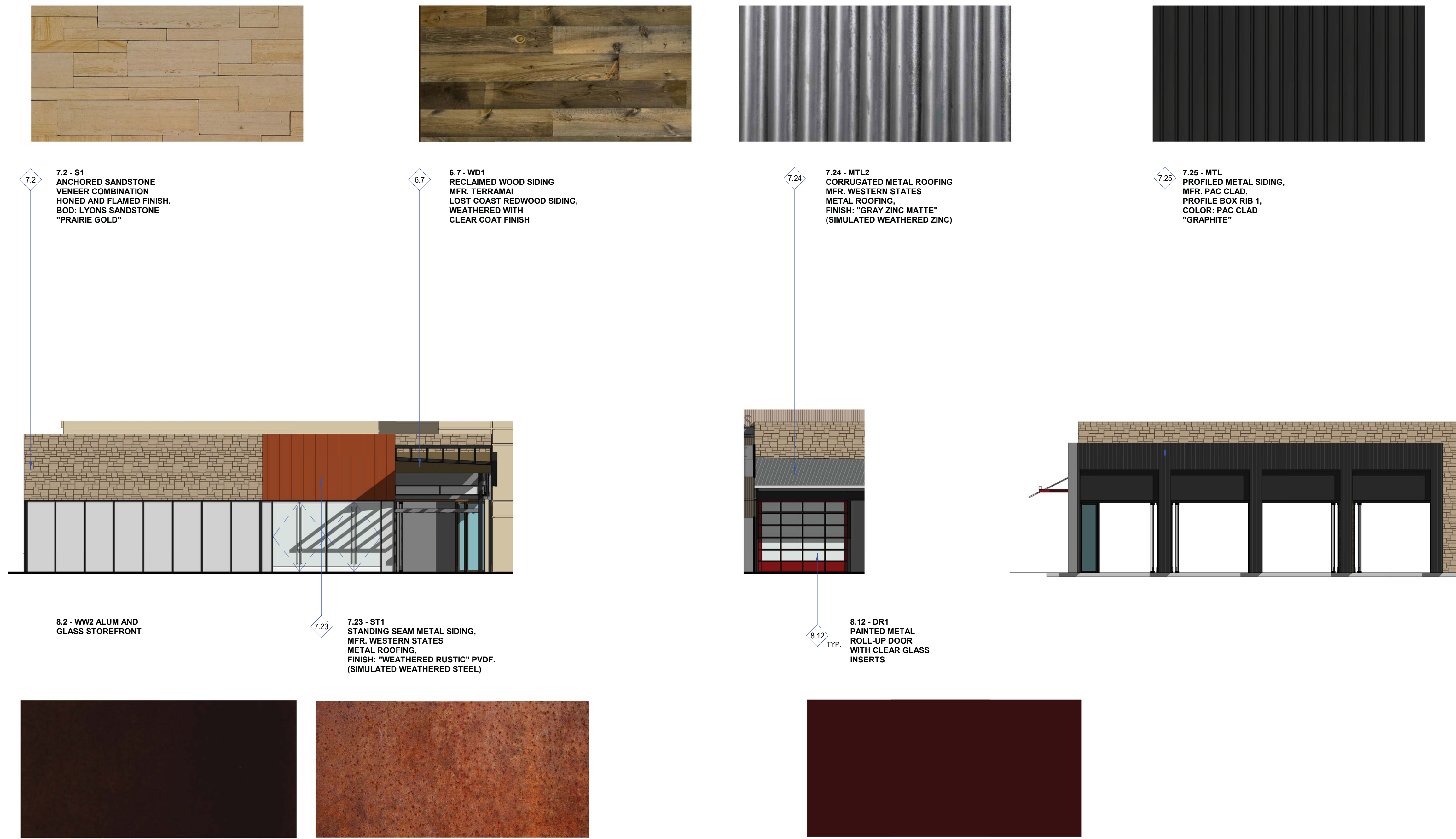
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③ SOUTH ELEVATION - RETAIL  
 1" = 10'-0"

② SOUTH ELEVATION - SECTIONAL DOOR  
 1" = 10'-0"

① EAST ELEVATION - RETAIL  
 1" = 10'-0"

**MATERIAL KEY**

6.7	RECLAIMED WOOD SOFFIT CLADDING
7.2	ANCHORED SANDSTONE VENEER COMBINATION HONED AND FLAMED FINISH. B.O.D.: LYONS SANDSTONE, PRAIRIE GOLD
7.23	STANDING SEAM METAL SIDING, MFR. WESTERN STATES METAL ROOFING, FINISH: "WEATHERED RUSTIC" PVDF. SIMULATED WEATHERED STEEL
7.24	CORRUGATED METAL ROOF PANEL, PTD.
7.25	PROFILED METAL SIDING, MFR. PAC CLAD, PROFILE BOX RIB 1, COLOR: PAC CLAD "GRAPHITE"
8.12	PAINTED METAL ROLL-UP DOORS WITH CLEAR GLASS INSERTS

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3 WEST ELEVATION PHASE 1B - STAIR 1  
 1" = 10'-0"

2 NORTH ELEVATION - STAIR 3  
 1" = 10'-0"

1 NORTH ELEVATION - GARAGE  
 1" = 10'-0"

**MATERIAL KEY**

3.1	PRECAST CONCRETE, S.S.D. INTEGRAL COLOR, LIGHT ACID WASH. B.O.D. MSPRECAST MCI-229-AL GOLD BUFF
3.2	PRECAST CONCRETE, S.S.D. INTEGRAL COLOR W/ FORM LINER TEXTURE. B.O.D. SCOTT SYSTEM FORM LINER #193 MICRO FRACTURE. BID ALTERNATE #1: CUSTOM FORM LINER TEXTURE ON PRECAST CONCRETE SPANDRELS TO CREATE TREE BRANCH AESTHETIC. SEE PRECAST CONCRETE SCHEDULE SHEETS (A803, A804, A805) AND DETAIL 2/A303.
7.28	STANDING SEAM METAL ROOF OVER HSS RAFTERS, PTD.
8.2	ALUMINUM AND GLASS STOREFRONT SYSTEM, B.O.D.: KAWNEER TRIFAB 451T THERMALLY BROKEN SYSTEM.

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