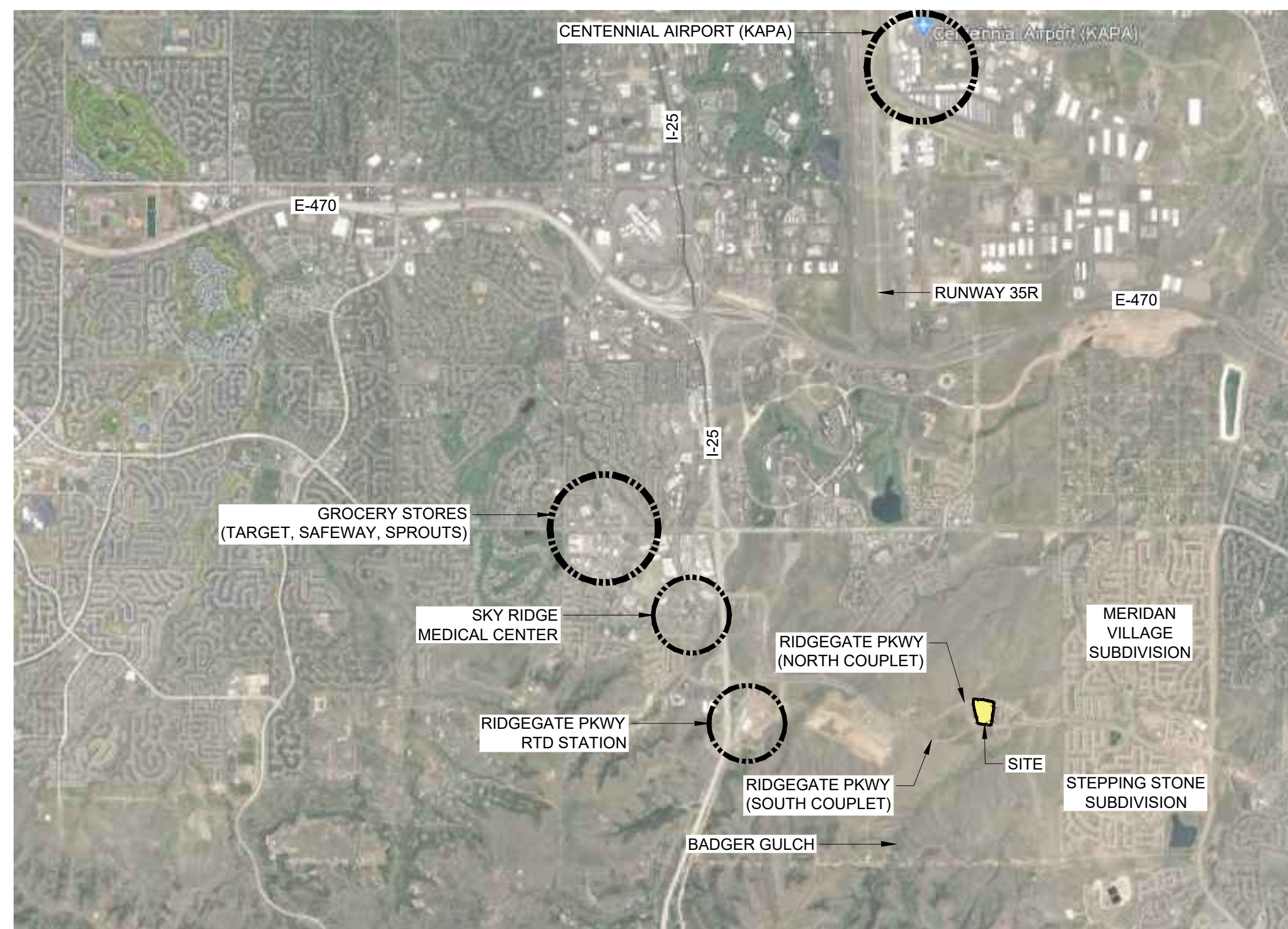


RidgeGate Couplet

LONE TREE, CO



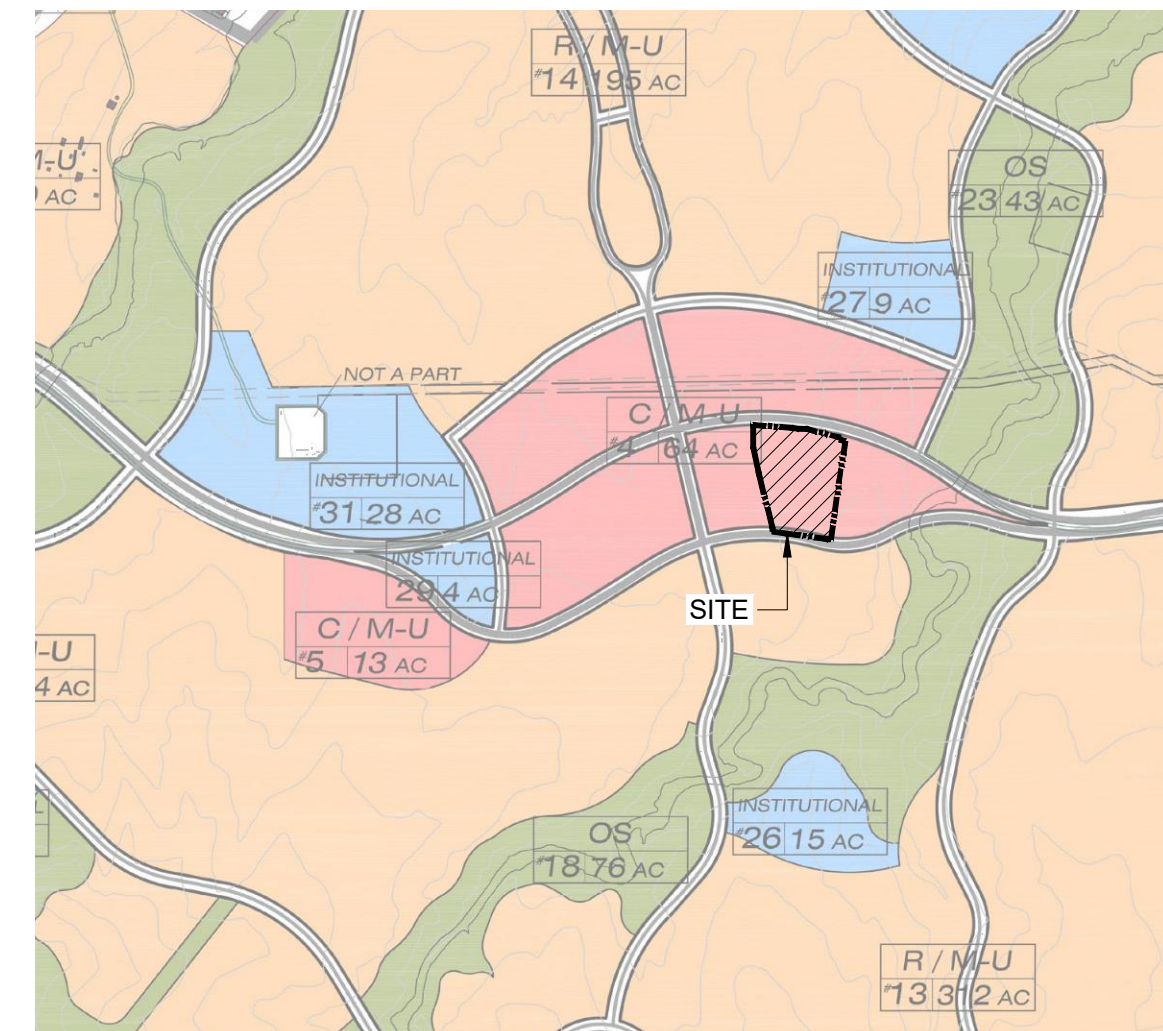
VICINITY MAP



SITE PLAN 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.
- ALL PRESENT AND FUTURE LAND 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 TERMS OF THAT CERTAIN AVIGATION AND HAZARD EASEMENT RECORDED AT RECEPTION NUMBER 2020016188 ON MARCH 6, 2020.
- 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 ARE PUBLICLY AVAILABLE THROUGH VARIOUS FEDERAL, STATE, AND LOCAL GOVERNMENTAL AGENCIES, INCLUDING CENTENNIAL AIRPORT. ALL PRESENT AND FUTURE LAND OWNERS AND OCCUPANTS ARE SOLELY RESPONSIBLE FOR EVALUATING AND DETERMINING WHETHER THE AIRPORT IMPACTS, IF ANY, ARE ACCEPTABLE TO THEM.
- PURSUANT TO RIDGEGATE EAST FILING NO. 4 PLAT, SITE IS SUBJECT TO THE AVIGATION NOTICE RECORDED AT RECEPTION NO. 2020016188 ON MARCH 4, 2020 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER.
- 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 COLORADO STATE FOREST SERVICE. ALL PRESENT AND FUTURE LAND OWNERS AND OCCUPANTS ARE SOLELY RESPONSIBLE FOR EVALUATING AND DETERMINING WHETHER THE WILDFIRE RISKS, IF ANY, ARE ACCEPTABLE TO THEM.
- 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.

PLANNED DEVELOPMENT MAP



LAND USE CHART

GROSS DENSITY	
GROSS AREA	245,928 SF (5.65 AC)
TOTAL DWELLING UNITS	327
GROSS DENSITY	57.88 DU/AC

DWELLING UNIT BREAKDOWN			
UNIT TYPE:	DWELLING UNITS	TOTAL BEDROOMS	% (DU)
ONE BEDROOM	210	210	64.22
TWO BEDROOM	94	188	28.75
THREE BEDROOM	23	69	7.03
TOTAL	327	467	100.00

PROJECT PARKING		
	PROVIDED	*REQUIRED
OFF-STREET PARKING GARAGE	556	
OFF-STREET STANDARD	3	
ON-STREET DIAGONAL	0	573
ON-STREET PARALLEL	12	
STANDARD DELIVERY AND LOADING	3	
RESIDENTIAL LOADING	2	
TOTAL	576	573

PROJECT BIKE PARKING		
	PROVIDED	*REQUIRED
SURFACE MOUNTED BIKE PARKING	18	12
TOTAL	18	12

GROSS LAND USE COVERAGE		
	AREA (SF)	%
BUILDING COVERAGE	105,077	42.73
DRIVES AND PARKING (EXCLUDES PUBLIC ROW)	79,242	32.22
OPEN SPACE AND LANDSCAPE	39,556	16.09
HARDSCAPE	22,043	8.96
TOTAL GROSS COVERAGE	245,918.00 SF (5.65 AC)	100.00

* REQUIRED SPACES ARE CALCULATED AS FOLLOWS:
 - 1.5 SPACES PER DWELLING = 491 SPACES
 - .25 SPACE PER DWELLING FOR GUESTS = 82 SPACES

* REQUIRED SPACES ARE CALCULATED AS FOLLOWS:
 - "MINIMUM NUMBER OF BICYCLE PARKING SPACES SHALL BE PROVIDED EQUAL IN NUMBER TO PERCENT (2%) OF THE TOTAL NUMBER OF AUTOMOBILE PARKING SPACES PROVIDED"
 - AUTOMOBILE PARKING SPACES PROVIDED = 576
 - (02) X 576 = 12 REQUIRED BIKE PARKING SPACES

SHEET INDEX

Sheet Number	Sheet Title		
1	Cover	24	Level 01
2	Urban Context Plan	25	Level 02
3	Overall Site Plan	26	Level 03
4	North Site and Plan Enlargement	27	Roof Plan
5	South Site Plan Enlargement	28	Building Elevations (1 of 2)
6	Streetscape Sections	29	Building Elevations (2 of 2)
7	Site Amenity Details	30	Building Elevations - Courtyard
8	Site Amenity Details	31	3D Views (1 of 6)
9	Site Amenity Details	32	3D Views (2 of 6)
10	Site Amenity Details	33	3D Views (3 of 6)
11	Site Amenity Details	34	3D Views (4 of 6)
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14	Landscape Enlargement	37	Building Materials
15	Landscape Notes & Details	38	Phasing Plan
16	Landscape Details	39	Photometric Plan
17	Irrigation Legend	40	Photometric Plan
18	Irrigation Design	41	Photometric Plan
19	Irrigation Design	42	Photometric Plan
20	Irrigation Details	43	Lighting Cut-Sheet
21	Irrigation Details	44	Lighting Cut-Sheet
22	Grading Plan	45	Lighting Cut-Sheet
23	Utility Plan	46	Lighting Cut-Sheet
		47	Lighting Cut-Sheet
		48	Lighting Cut-Sheet

FLOODPLAIN

APPLICABLE FLOOD INSURANCE RATE MAP NUMBER: 08035C0064J

CERTIFICATION BLOCKS

THE SITE IMPROVEMENT PLAN WAS APPROVED FOR FILING BY THE COUNCIL OF THE CITY OF LONE TREE, CO, ON THE _____ DAY OF _____, 20____, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF RIGHT-OF-WAY AND EASEMENTS ARE ACCEPTED.

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 ME BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND NOT THE CITY.

THE 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.

(SIGNATURE) _____

JACQUELINE A. MILLET, MAYOR, CITY OF LONE TREE

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

(NAME OF OWNER) _____

(SIGNATURE OF OWNER) _____

(PRINTED NAME AND TITLE) _____

STATE OF _____)
) SS.
 COUNTY OF _____)
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____, BY _____

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES: _____ / _____ / _____

NOTARY PUBLIC _____

RIDGEGATE COUPLET

A PORTION OF PLANNING AREA CM - U NO. 4 LOCATED IN THE NORTH HALF OF SECTION 24 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO 5.646 ACRES, LOT 2

SITE IMPROVEMENT PLAN - SP23-0028

LONE TREE, CO

PREPARED BY:



LANDSCAPE ARCHITECT

RIPLEY DESIGN INC.
 Sam Cutts
 419 Canyon Ave. Suite 200
 Fort Collins, CO 80521
 p. 970.224.5828
 f. 970.225.6657

DEVELOPER

CENTURY LIVING, LLC
 Natalie Dustman
 8390 E Crescent Pkwy #650
 Greenwood Village, CO 80111
 p. 309.287.5921

ARCHITECT

KTGY
 Nicholas Elster
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 p. 303-389-6052

ENGINEER

MERRICK & COMPANY
 Kristofer Wiest
 5970 Greenwood Plaza Blvd
 Greenwood Village, CO 80111
 p. 303.353.3895

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	SIP SUBMITTAL	08/07/2023
02	SIP SUBMITTAL	10/06/2023
03	SIP SUBMITTAL	12/12/2023
04	SIP UPDATE	01/12/2024

REVISIONS

No.	DESCRIPTION	DATE

COVER

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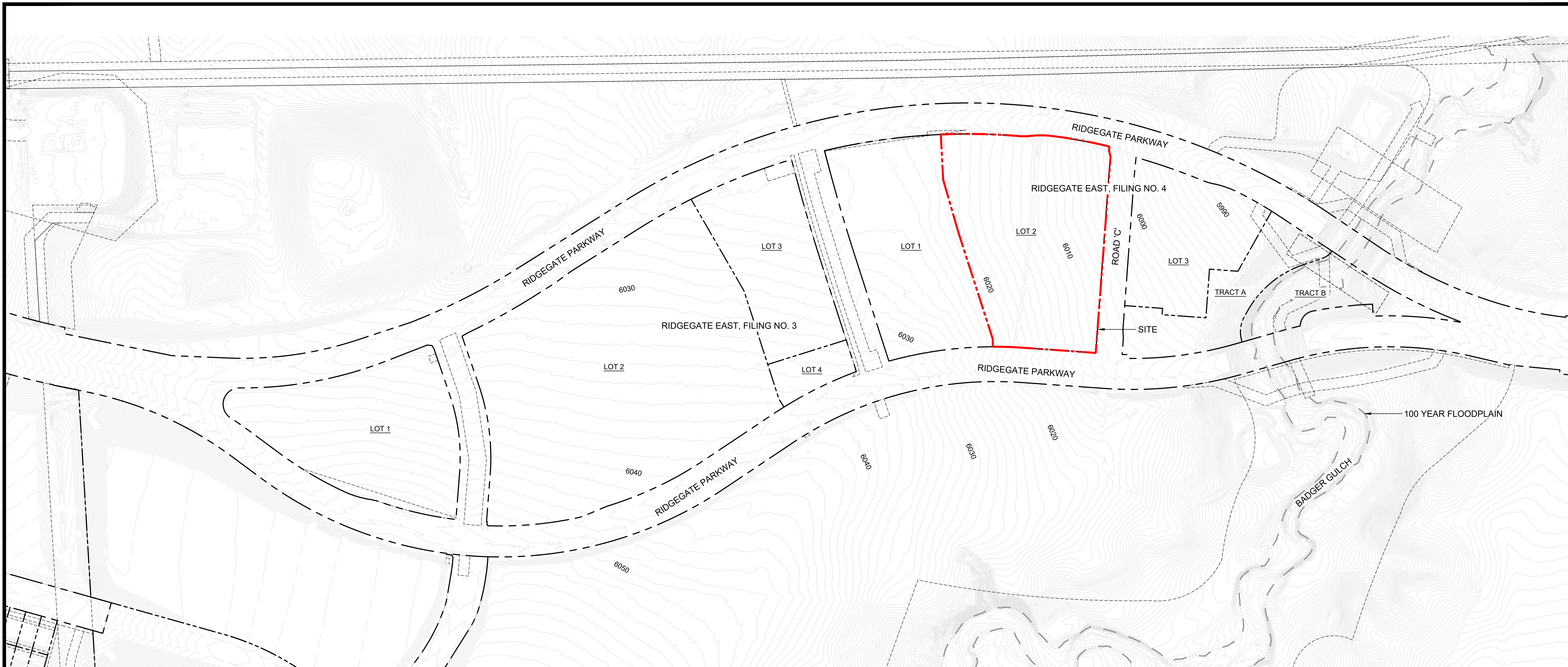


PROJECT No.: R22-035

DRAWN BY: RIPLEY

REVIEWED BY: SC

DRAWING NUMBER:



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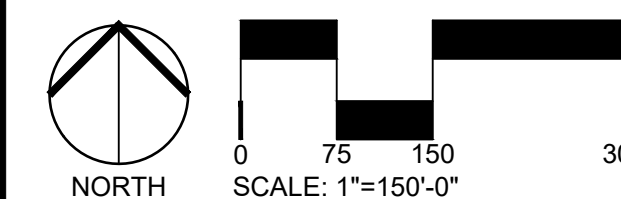
CENTURY LIVING, LLC
Natalie Dustman
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Greenwood Village, CO 80111
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ARCHITECT

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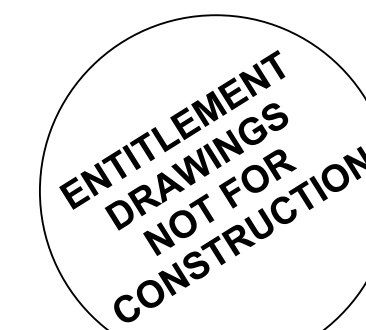
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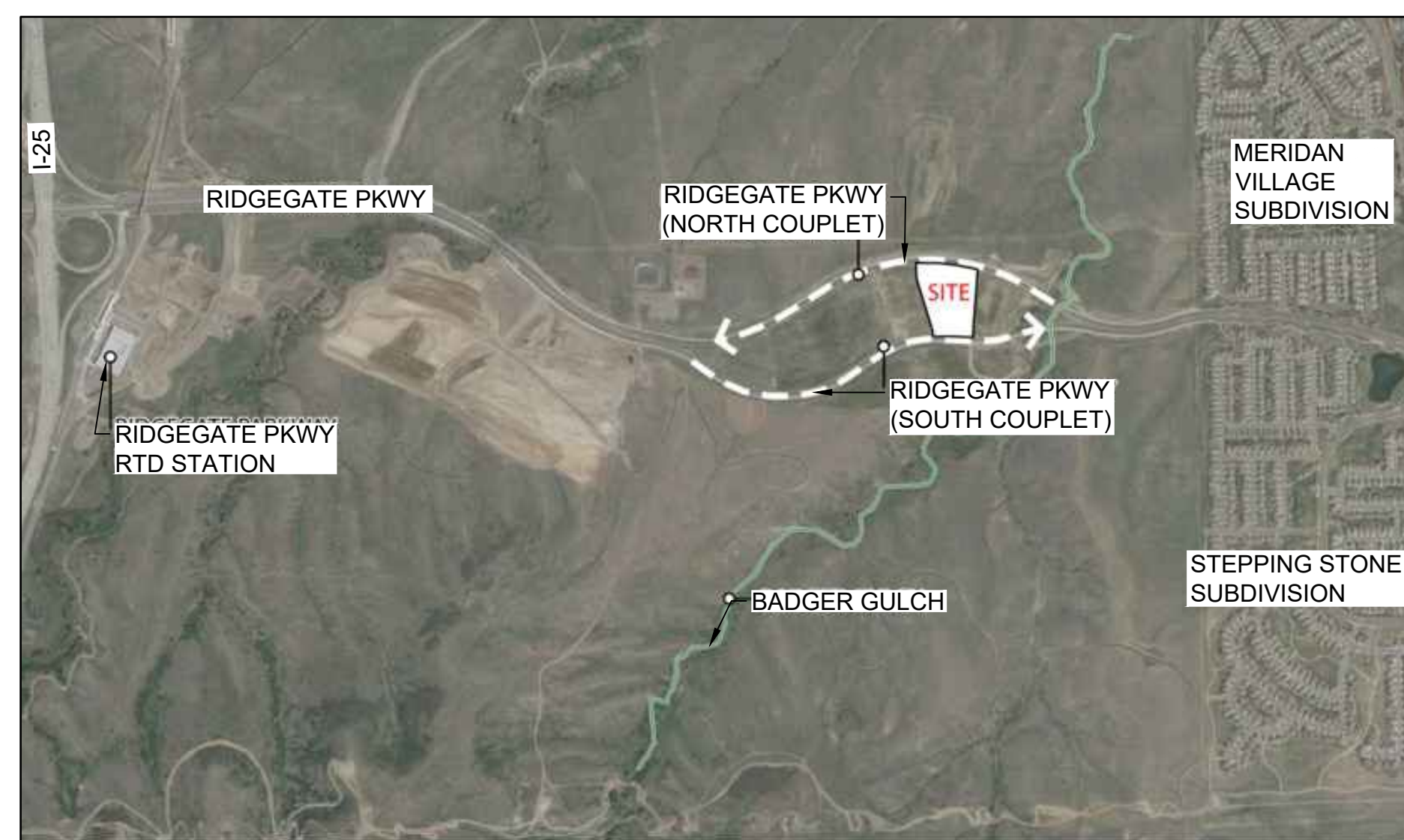
URBAN CONTEXT PLAN

SEAL:



PROJECT No.: R22-035
DRAWN BY: RIPLEY
REVIEWED BY: SC
DRAWING NUMBER:

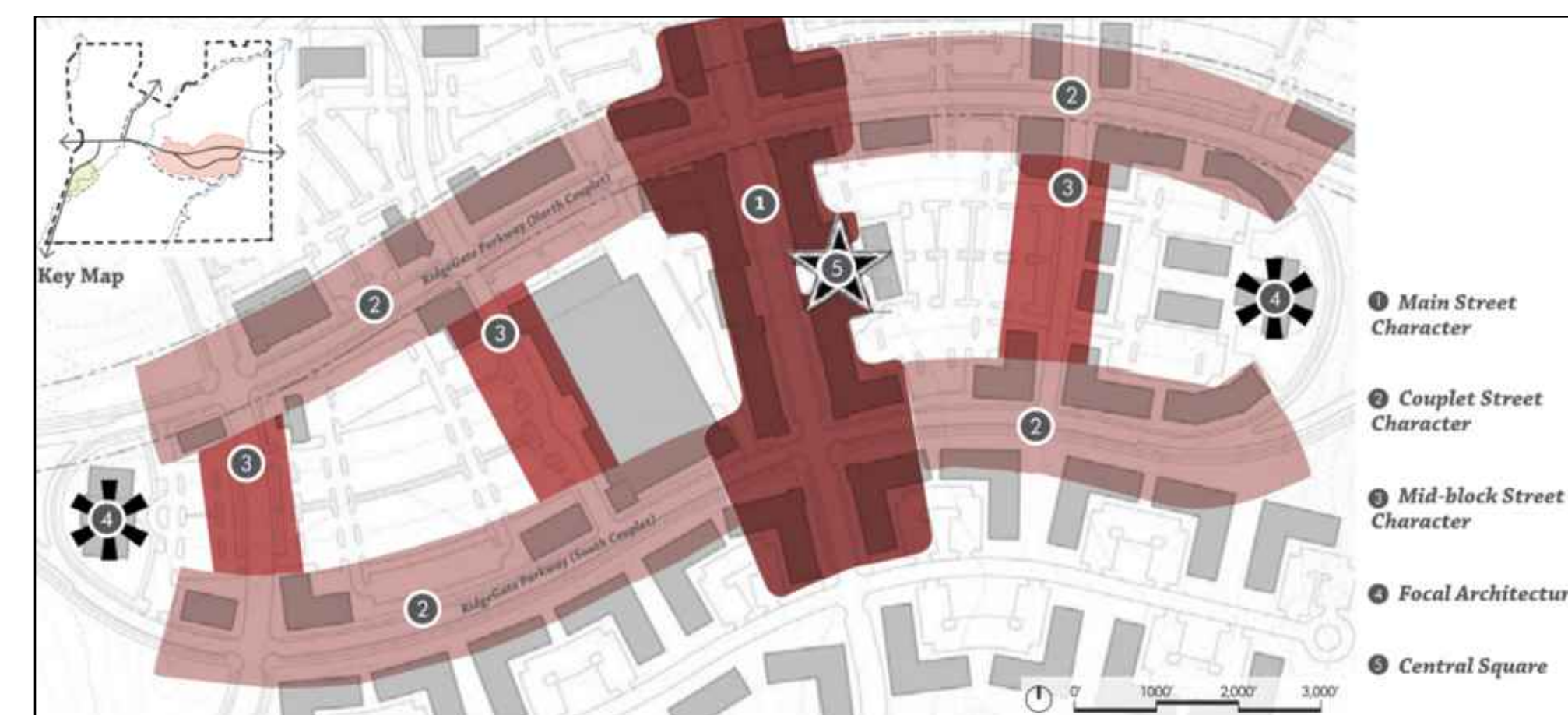
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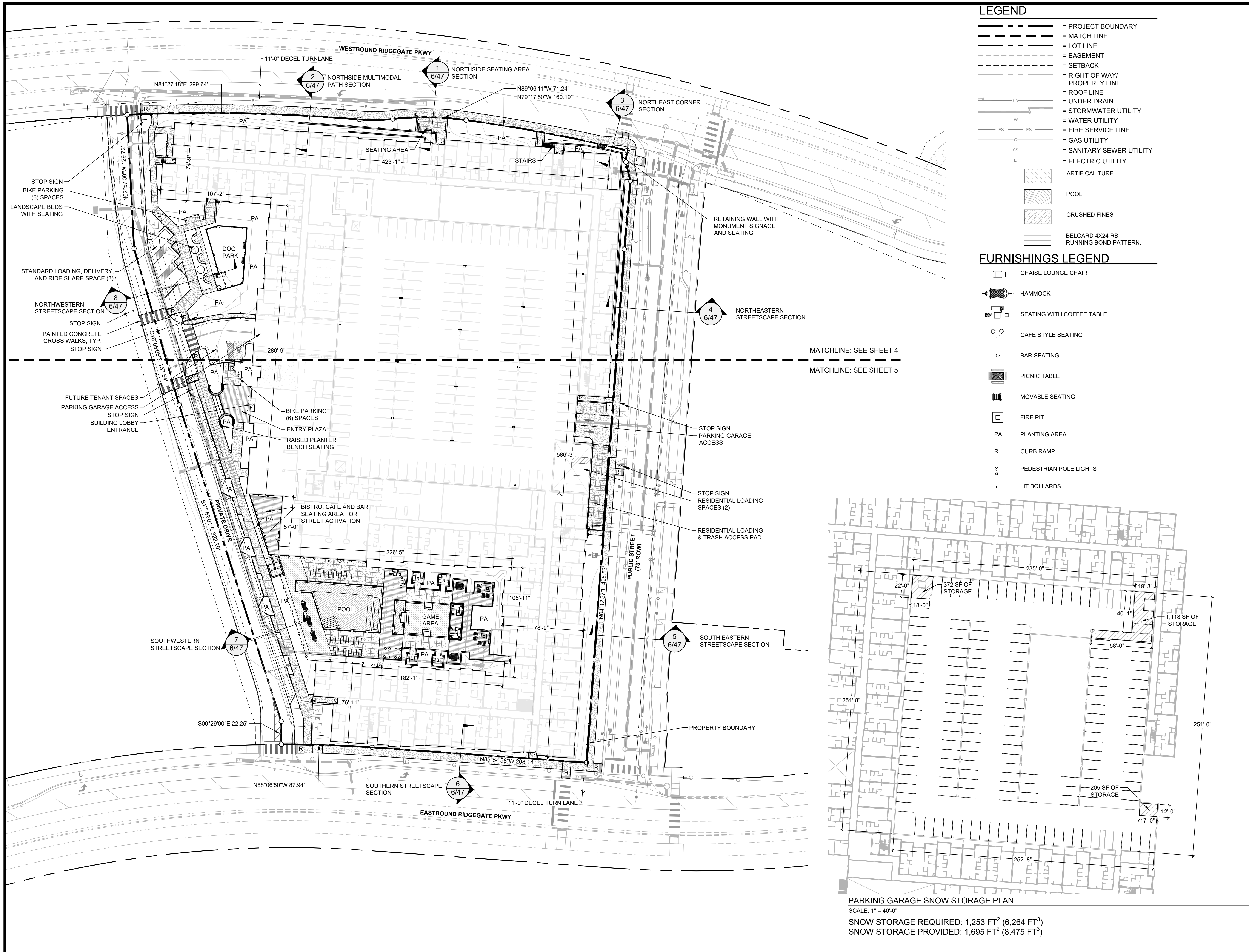


FRAMEWORK PLAN



BLOCKFACE DIAGRAM





- ### LEGEND
- = PROJECT BOUNDARY
 - = MATCH LINE
 - = LOT LINE
 - = EASEMENT
 - = SETBACK
 - = RIGHT OF WAY/ PROPERTY LINE
 - = ROOF LINE
 - = UNDER DRAIN
 - = STORMWATER UTILITY
 - = WATER UTILITY
 - = FIRE SERVICE LINE
 - = GAS UTILITY
 - = SANITARY SEWER UTILITY
 - = ELECTRIC UTILITY
 - = ARTIFICIAL TURF
 - = POOL
 - = CRUSHED FINES
 - = BELGARD 4X24 RB RUNNING BOND PATTERN.

- ### FURNISHINGS LEGEND
- CHAISE LOUNGE CHAIR
 - HAMMOCK
 - SEATING WITH COFFEE TABLE
 - CAFE STYLE SEATING
 - BAR SEATING
 - PICNIC TABLE
 - MOVABLE SEATING
 - FIRE PIT
 - PA
 - R
 - PEDESTRIAN POLE LIGHTS
 - LIT BOLLARDS

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SITE IMPROVEMENT PLAN - SP23-0028

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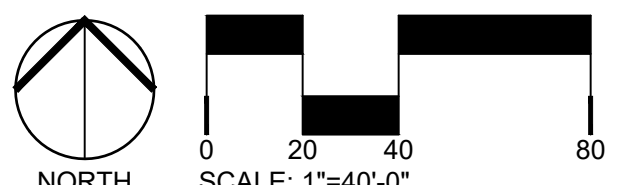


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ORIGINAL SIZE 24X36

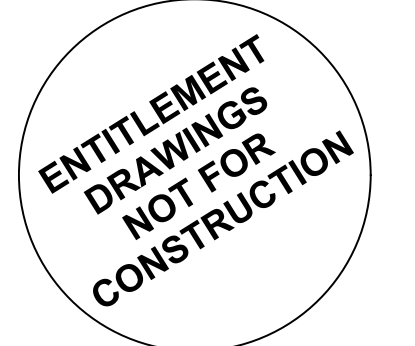
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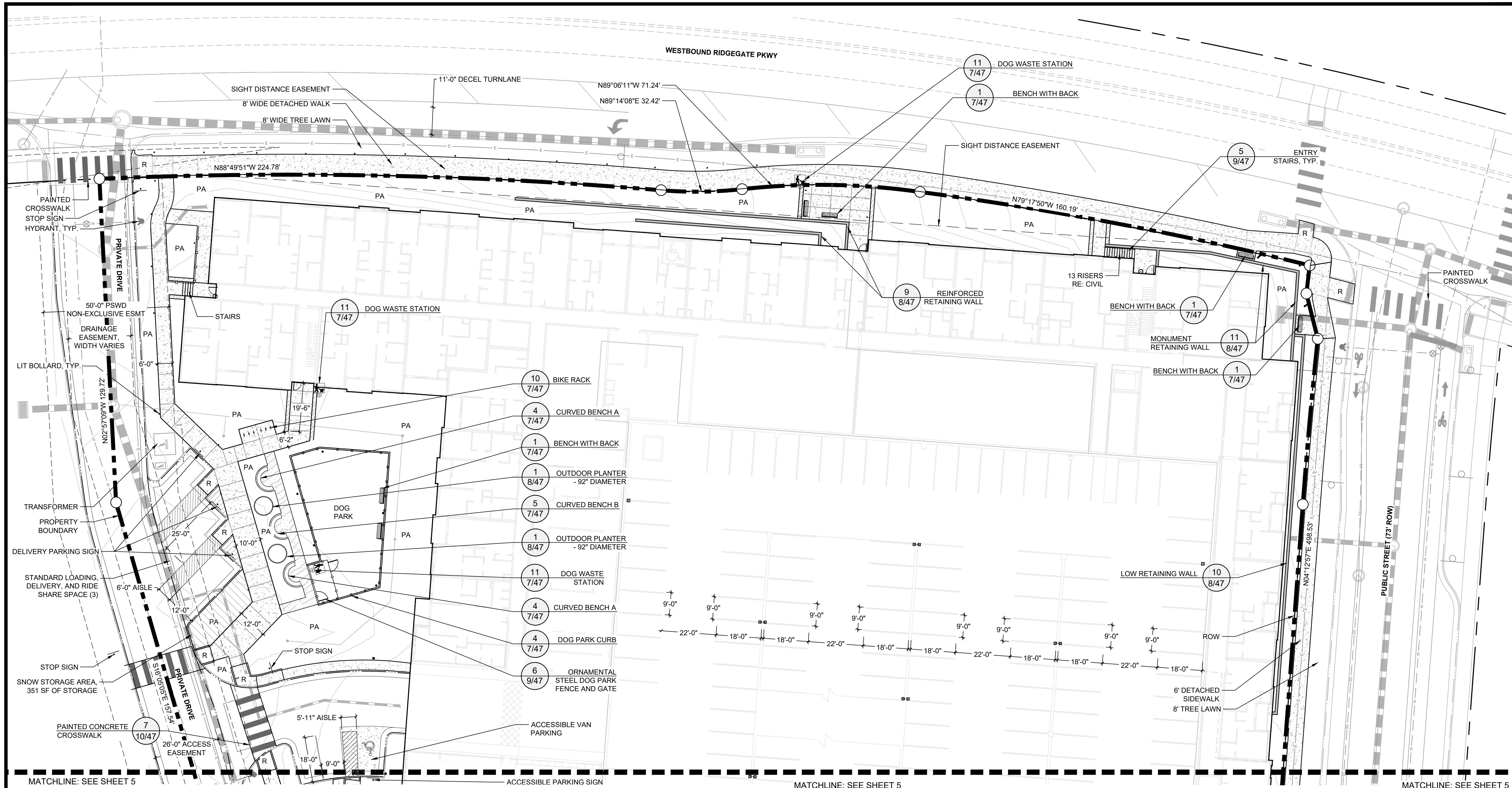
OVERALL SITE PLAN

SEAL:



PROJECT No.: R22-035
DRAWN BY: RIPLEY
REVIEWED BY: SC
DRAWING NUMBER:

PARKING GARAGE SNOW STORAGE PLAN
SCALE: 1" = 40'-0"
SNOW STORAGE REQUIRED: 1,253 FT³ (6,264 FT³)
SNOW STORAGE PROVIDED: 1,695 FT³ (8,475 FT³)



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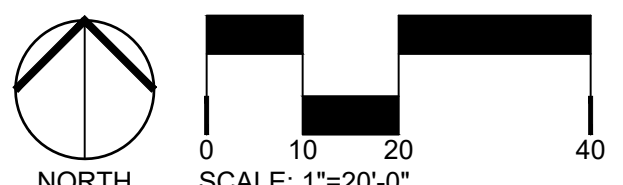


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NORTH SITE AND PLAN ENLARGEMENT

SEAL:



PROJECT No.: R22-035
DRAWN BY: RIPLEY
REVIEWED BY: SC
DRAWING NUMBER:

FURNISHINGS LEGEND

- CHAISE LOUNGE CHAIR
- HAMMOCK
- SEATING WITH COFFEE TABLE
- CAFE STYLE SEATING
- BAR SEATING
- PICNIC TABLE
- MOVABLE SEATING
- FIRE PIT
- PLANTING AREA
- CURB RAMP
- PEDESTRIAN POLE LIGHTS
- LIT BOLLARDS

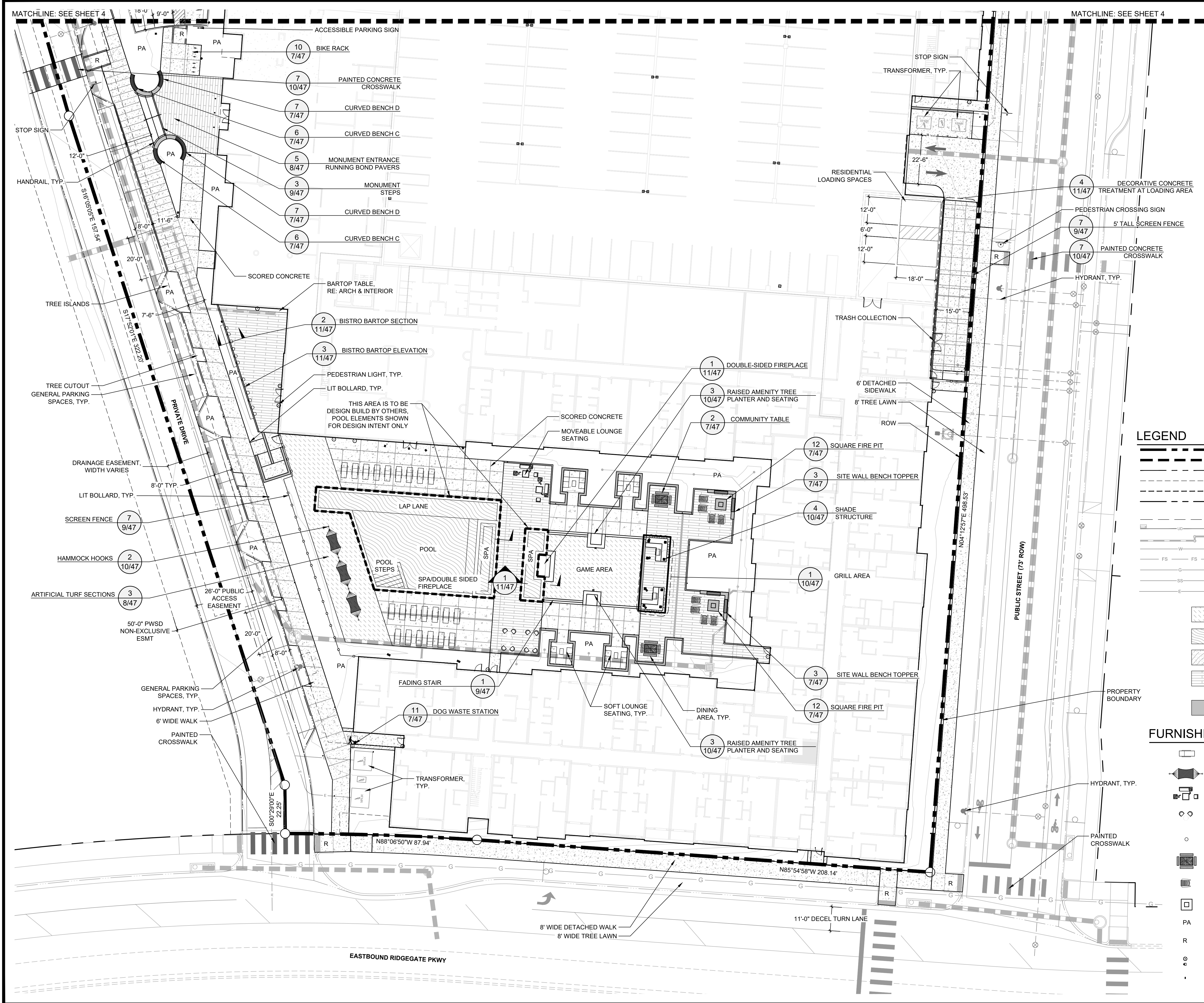
LEGEND

- = PROJECT BOUNDARY
- = MATCH LINE
- = LOT LINE
- = EASEMENT
- = SETBACK
- = RIGHT OF WAY/ PROPERTY LINE
- = ROOF LINE
- = UNDER DRAIN
- = STORMWATER UTILITY
- = WATER UTILITY
- = FIRE SERVICE LINE
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- ARTIFICIAL TURF
- POOL
- CRUSHED FINES
- BELGARD 4X24 RB RUNNING BOND PATTERN.
- SITE WALL
- SNOW STORAGE

MATCHLINE: SEE SHEET 5

MATCHLINE: SEE SHEET 5

MATCHLINE: SEE SHEET 5



RIDGEGATE COUPLER

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SITE IMPROVEMENT PLAN - SP23-0028

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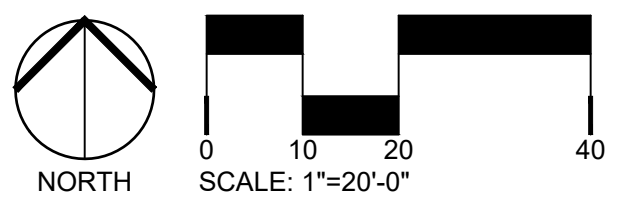
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- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY

- ARTIFICIAL TURF
- POOL
- CRUSHED FINES
- BELGARD 4X24 RB RUNNING BOND PATTERN.
- SITE WALL

FURNISHINGS LEGEND

- CHAISE LOUNGE CHAIR
- HAMMOCK
- SEATING WITH COFFEE TABLE
- CAFE STYLE SEATING
- BAR SEATING
- PICNIC TABLE
- MOVABLE SEATING
- FIRE PIT
- PA
- R
- PEDESTRIAN POLE LIGHTS
- LIT BOLLARDS



ORIGINAL SIZE 24X36

ISSUED

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03	SIP SUBMITTAL	12/12/2023
04	SIP UPDATE	01/12/2024

REVISIONS

No.	DESCRIPTION	DATE

SOUTH SITE PLAN ENLARGEMENT

SEAL:



PROJECT No.:	R22-035
DRAWN BY:	RIPLEY
REVIEWED BY:	SC
DRAWING NUMBER:	

RIDGEGATE COUplet

A PORTION OF PLANNING AREA CM - U NO. 4 LOCATED IN THE NORTH HALF OF SECTION 24 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO 5.646 ACRES, LOT 2

SITE IMPROVEMENT PLAN - SP23-0028

LONE TREE, CO
PREPARED BY:



LANDSCAPE ARCHITECT

RIPLEY DESIGN INC.
Sam Couits
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5928
f. 970.225.6557

DEVELOPER

CENTURY LIVING, LLC
Natalie Dustman
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ENGINEER

MERRICK & COMPANY
Kristofer Wiest
5970 Greenwood Plaza Blvd
Greenwood Village, CO 80111
p. 303.353.3695

ORIGINAL SIZE 24X36

ISSUED

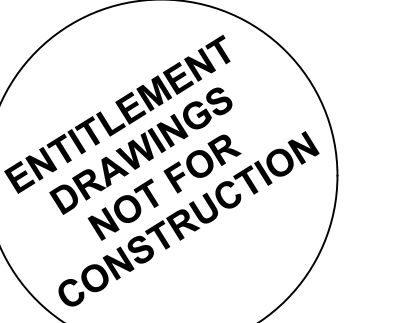
No.	DESCRIPTION	DATE
01	SIP SUBMITTAL	08/07/2023
02	SIP SUBMITTAL	10/06/2023
03	SIP SUBMITTAL	12/12/2023
04	SIP UPDATE	01/12/2024

REVISIONS

No.	DESCRIPTION	DATE

STREETSCAPE SECTIONS

SEAL:

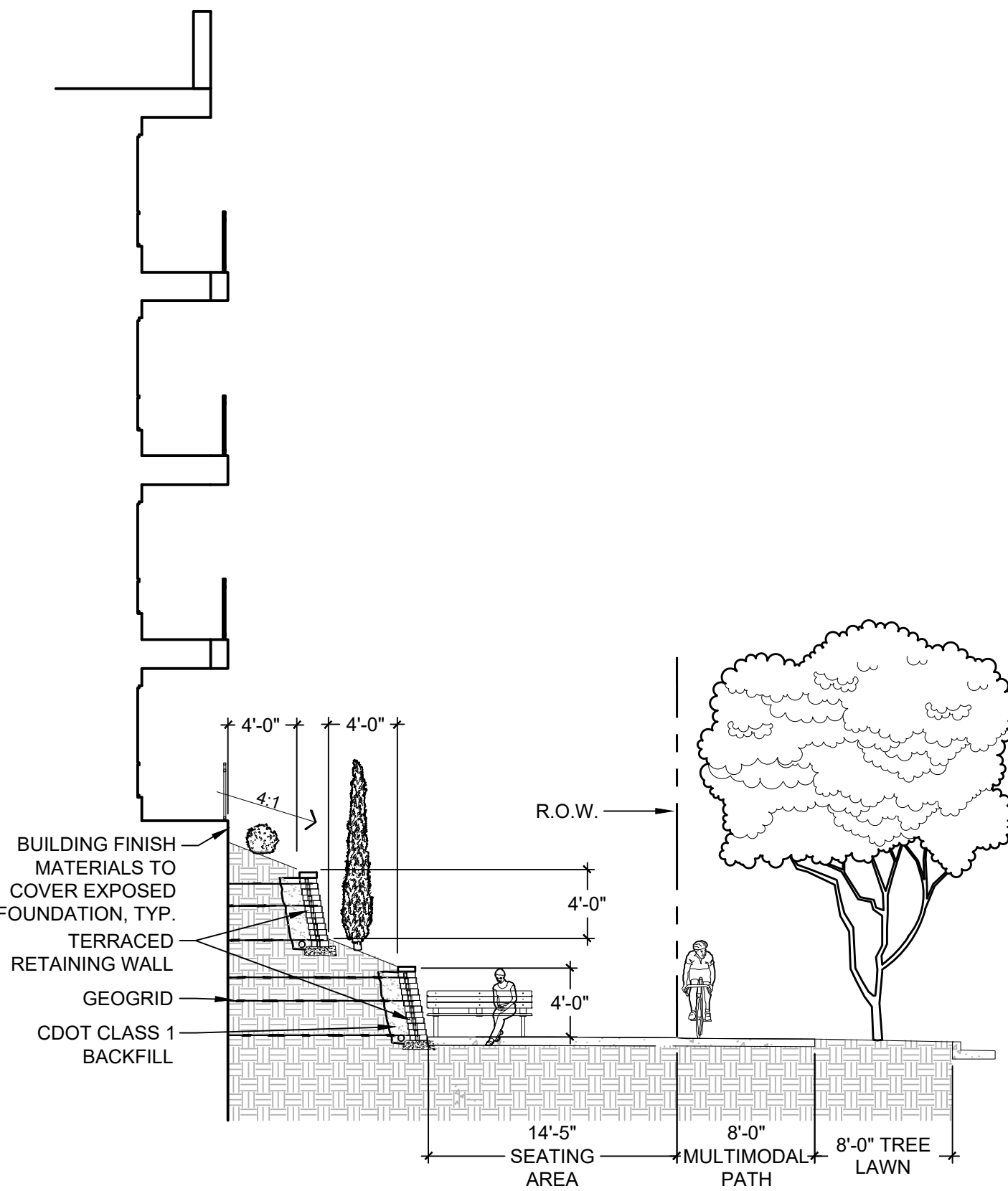


PROJECT No.: R22-035

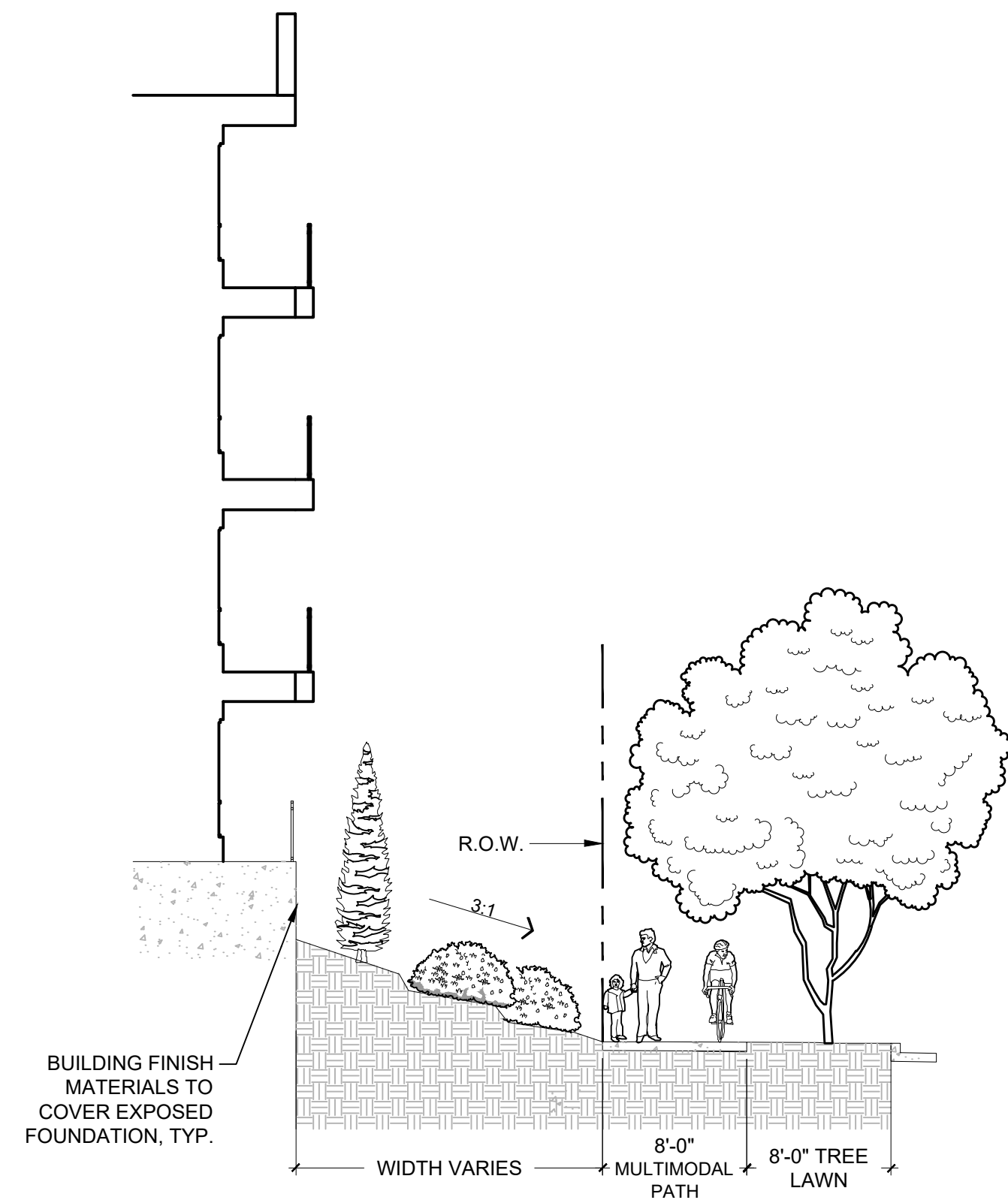
DRAWN BY: RIPLEY

REVIEWED BY: SC

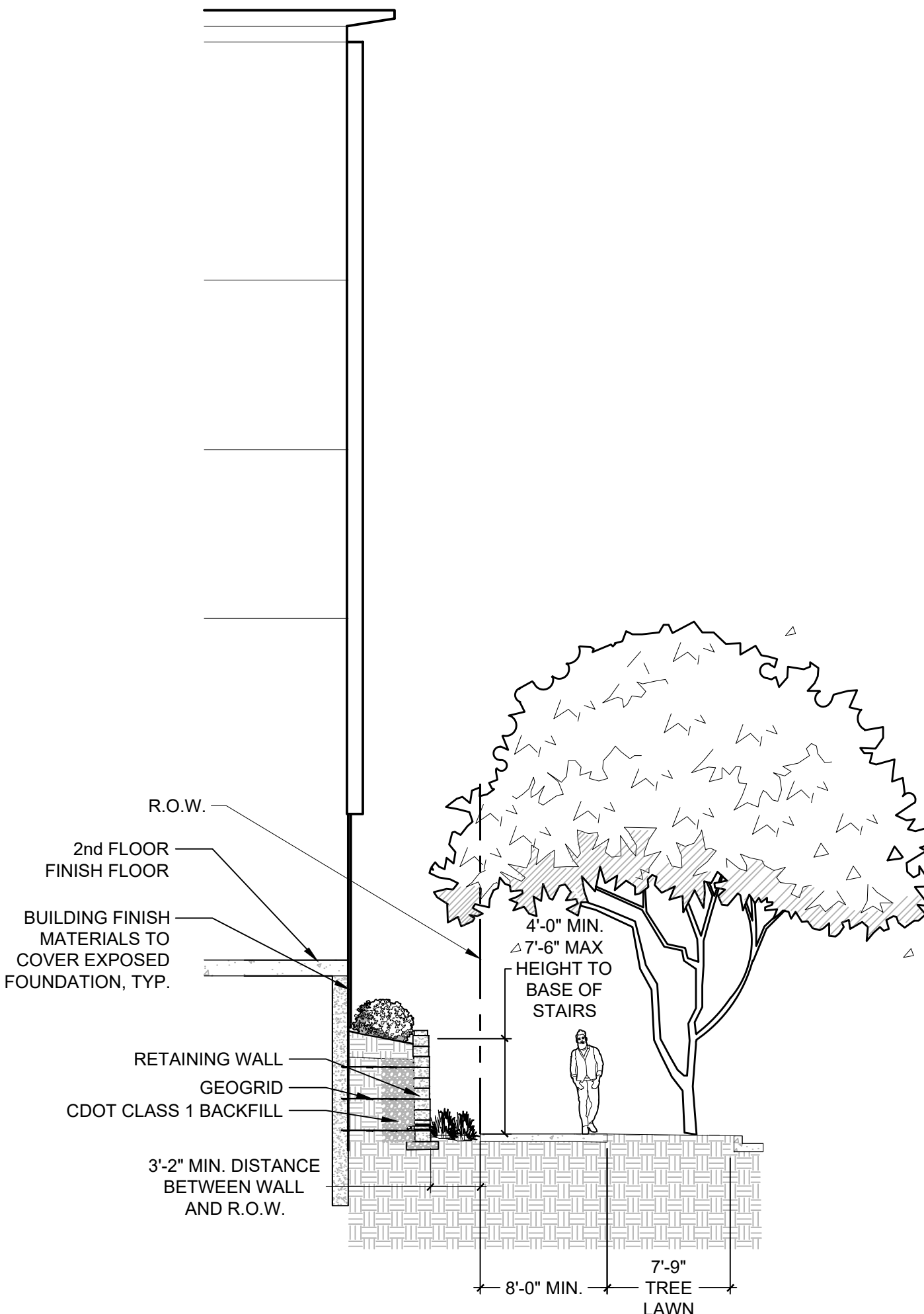
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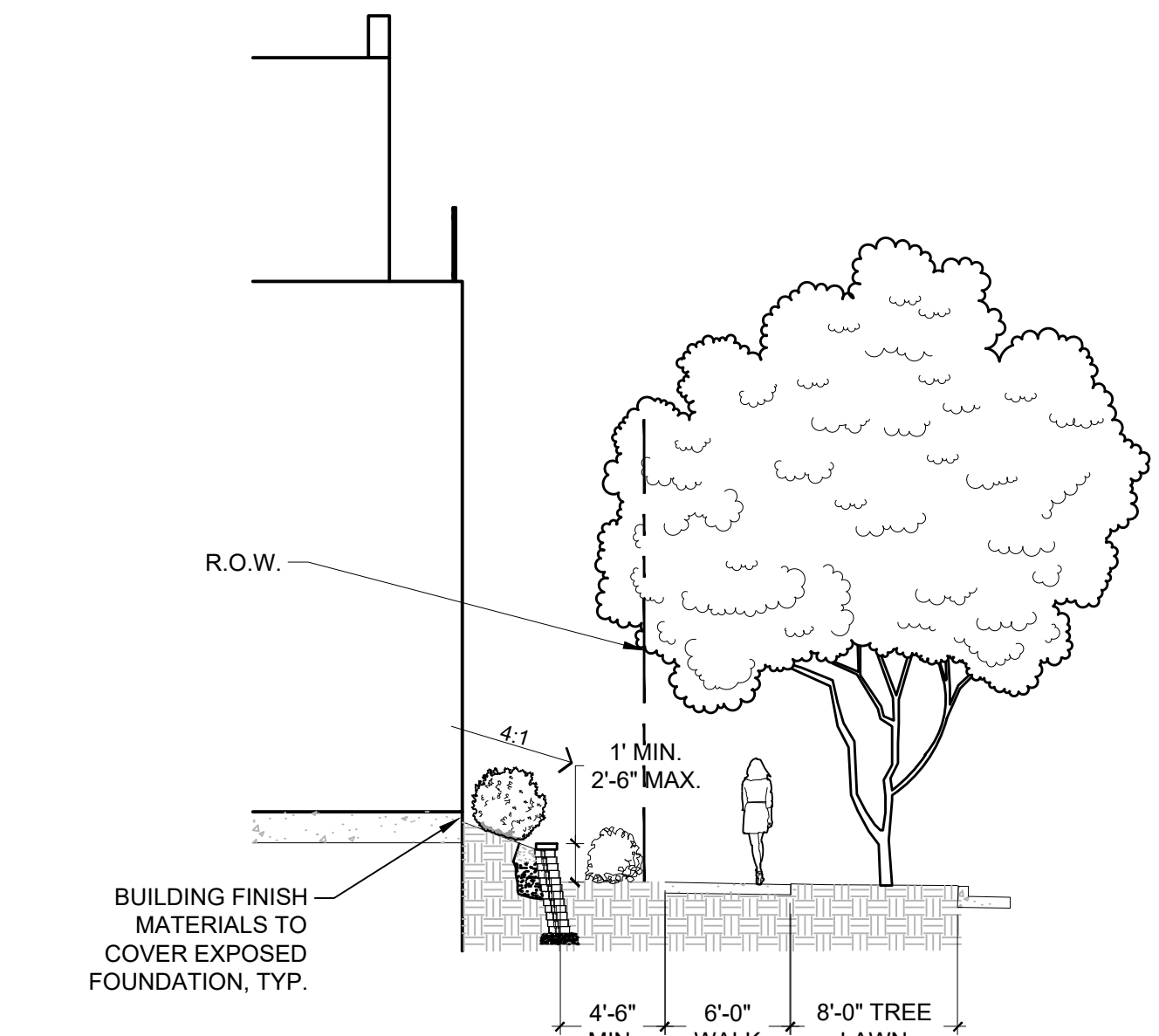
1 NORTHSIDE SEATING AREA SECTION
1/8" = 1'-0" OP-R12-19



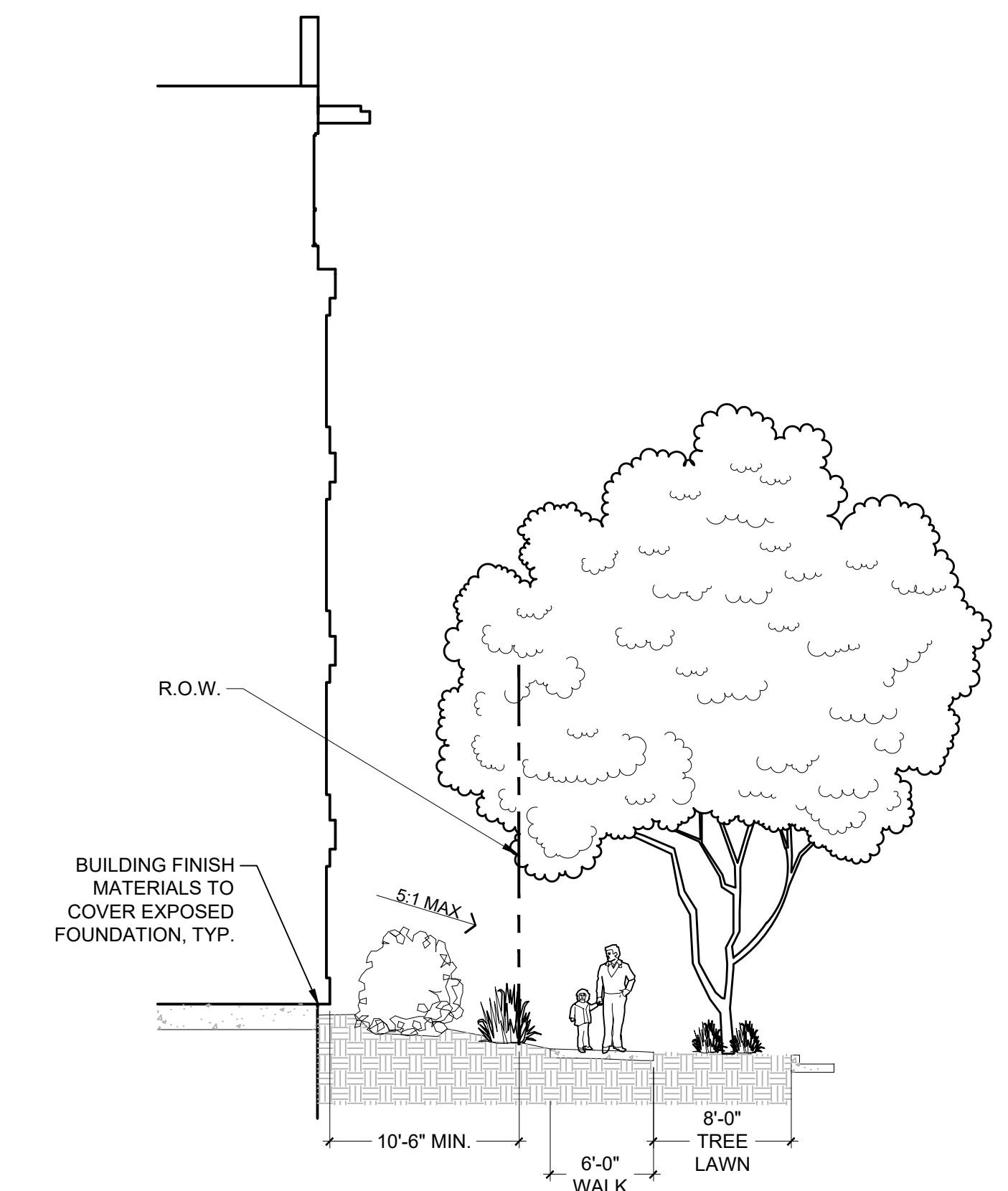
2 NORTHSIDE MULTIMODAL PATH SECTION
1/8" = 1'-0" OP-R12-26



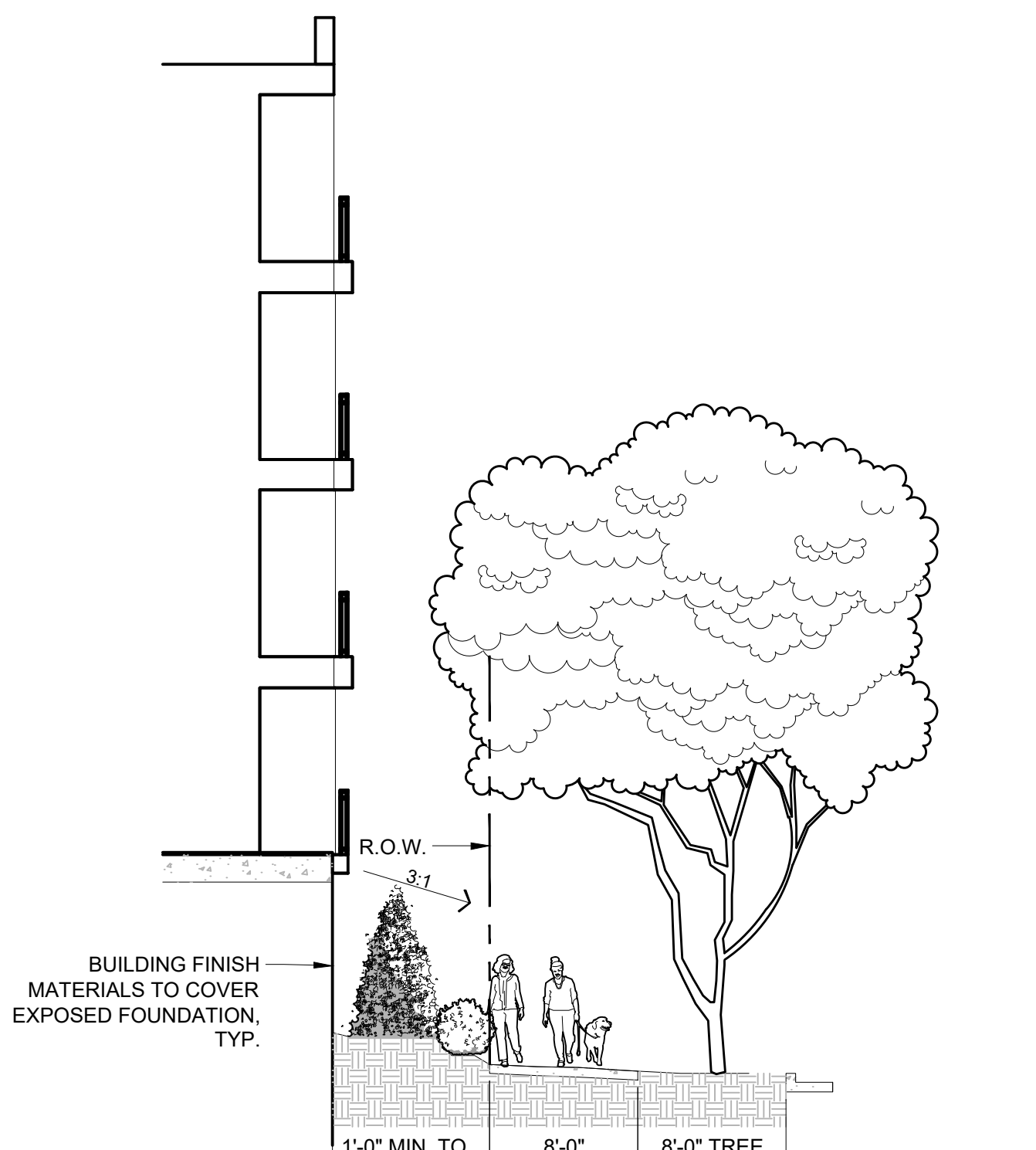
3 NORTHEAST CORNER SECTION
1/8" = 1'-0" OP-R12-17



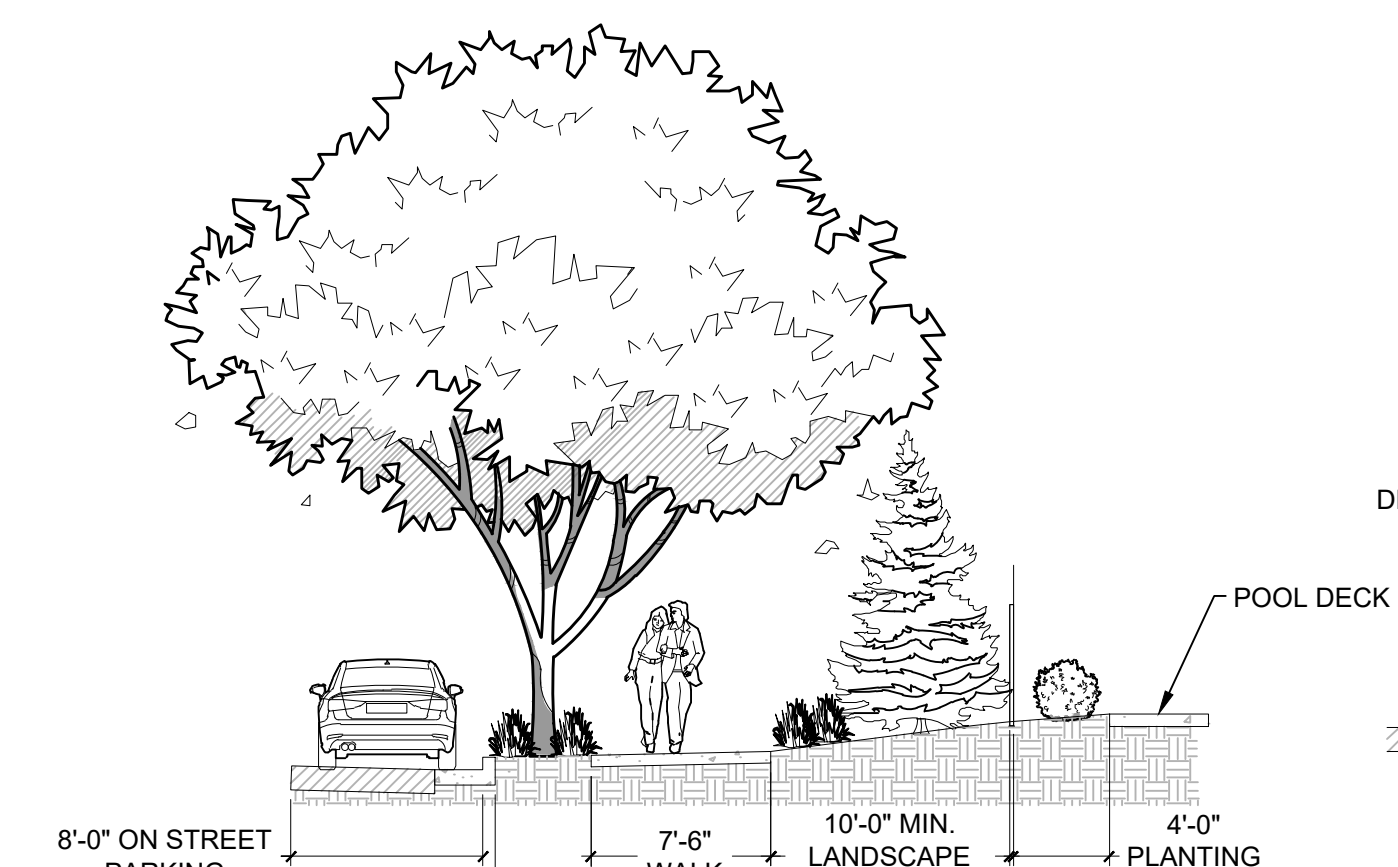
4 NORTHEASTERN STREETSCAPE SECTION
1/8" = 1'-0" OP-R12-16



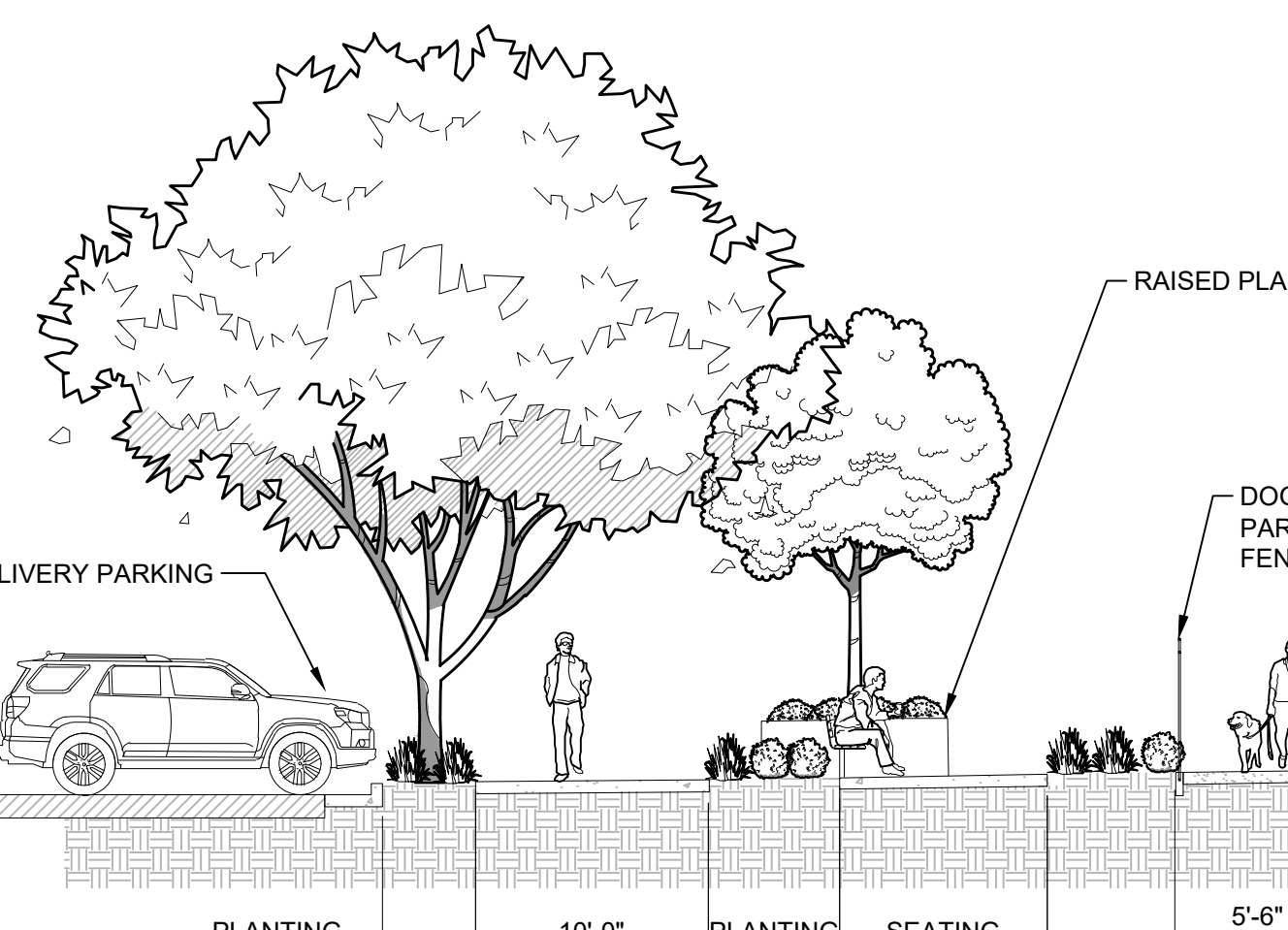
5 SOUTH EASTERN STREETSCAPE SECTION
1/8" = 1'-0" OP-R12-20



6 SOUTHERN STREETSCAPE SECTION
1/8" = 1'-0" OP-R12-18



7 SOUTHWESTERN STREETSCAPE SECTION
1/8" = 1'-0" OP-R12-21



8 NORTHWESTERN STREETSCAPE SECTION
1/8" = 1'-0" OP-R12-27



MANUFACTURER: SITE PIECES
 MODEL: MONOLINE BACKED BENCH
 POWDER COAT FINISH: BLACK
 WOOD COLOR: DARK WALNUT



1 BENCH WITH BACK
 NTS OP-R12-01



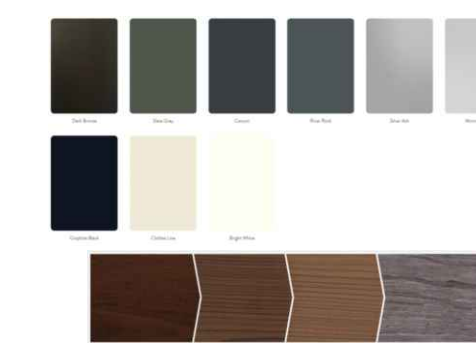
MANUFACTURER: SITE PIECES
 MODEL: MONOLINE COMMUNITY TABLE
 -ADA OPTION AVAILABLE
 POWDER COAT FINISH: BLACK
 WOOD COLOR: DARK WALNUT



2 COMMUNITY TABLE
 NTS OP-R12-03



MANUFACTURER: SITE PIECES
 MODEL: MONOLINE TOPPER
 POWDER COAT FINISH: BLACK
 WOOD COLOR: DARK WALNUT



3 SITE WALL BENCH TOPPER
 NTS OP-R12-06



DESIGN BUILD BY CONTRACTOR, STYLE OF Dumor MODEL: R520 CONTINUOUS BENCH.
 COLOR: TEXTURED BLACK
 WOOD GRAIN RECYCLED PLASTIC COLOR: BRAZILLIAN WALNUT



4 CURVED BENCH A
 OP-R12-54



DESIGN BUILD BY CONTRACTOR, STYLE OF Dumor MODEL: WR521 CONTINUOUS BENCH.
 COLOR: TEXTURED BLACK
 WOOD GRAIN RECYCLED PLASTIC COLOR: BRAZILLIAN WALNUT



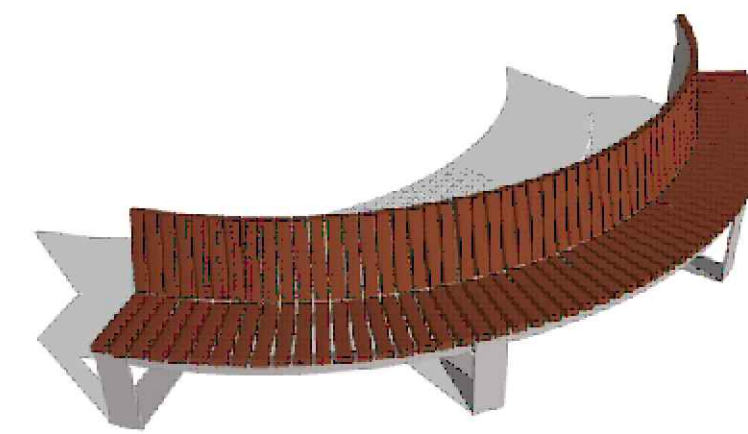
5 CURVED BENCH B
 1" = 1" OP-R12-55



DESIGN BUILD BY CONTRACTOR, STYLE OF Dumor MODEL: WR521-63 WALL MOUNT CURVED BENCH
 COLOR: TEXTURED BLACK
 WOOD GRAIN RECYCLED PLASTIC COLOR: BRAZILLIAN WALNUT



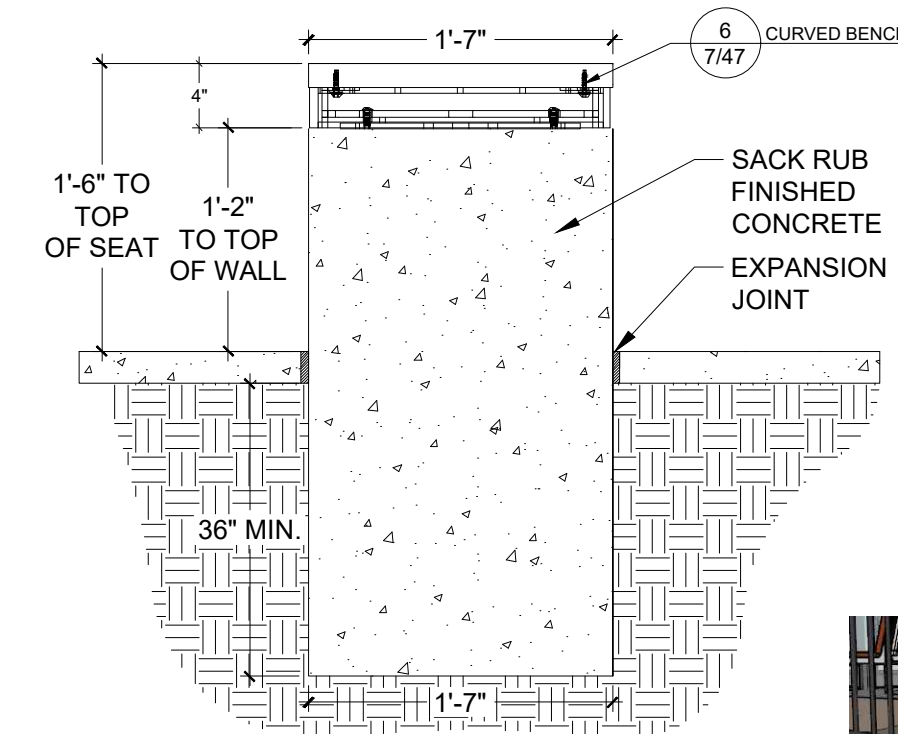
6 CURVED BENCH C
 NTS OP-R12-56



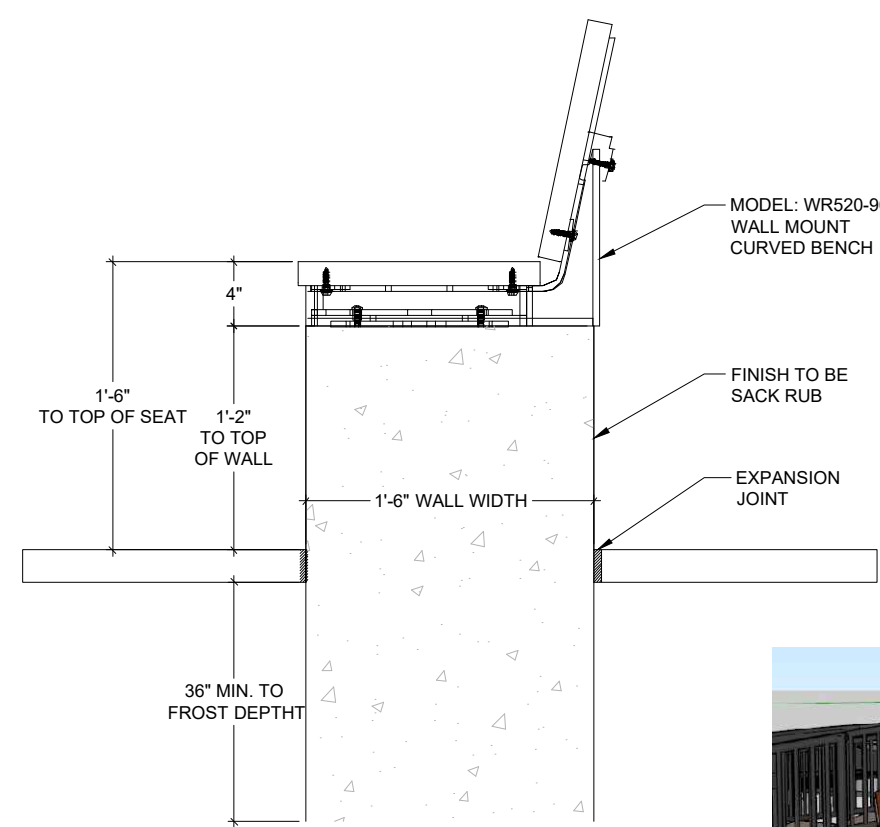
DESIGN BUILD BY CONTRACTOR, STYLE OF Dumor MODEL: R520 CONTINUOUS BENCH
 COLOR: TEXTURED BLACK
 WOOD GRAIN RECYCLED PLASTIC COLOR: BRAZILLIAN WALNUT



7 CURVED BENCH D
 OP-R12-53



8 CURVED BENCH WALL - BENCH WITH NO BACK
 1" = 1'-0" OP-R12-58



9 CURVED BENCH WALL - BENCH WITH BACK
 1" = 1'-0" OP-R12-59

NOTE: THIS SPECIFICATION SHALL SERVE AS A BASIS OF DESIGN. ANY SUBSTITUTIONS MUST BE AN APPROVED EQUAL



MANUFACTURER: SITE PIECES
 MODEL: MONOLINE DUO BIKE RACK
 POWDER COAT FINISH: BLACK

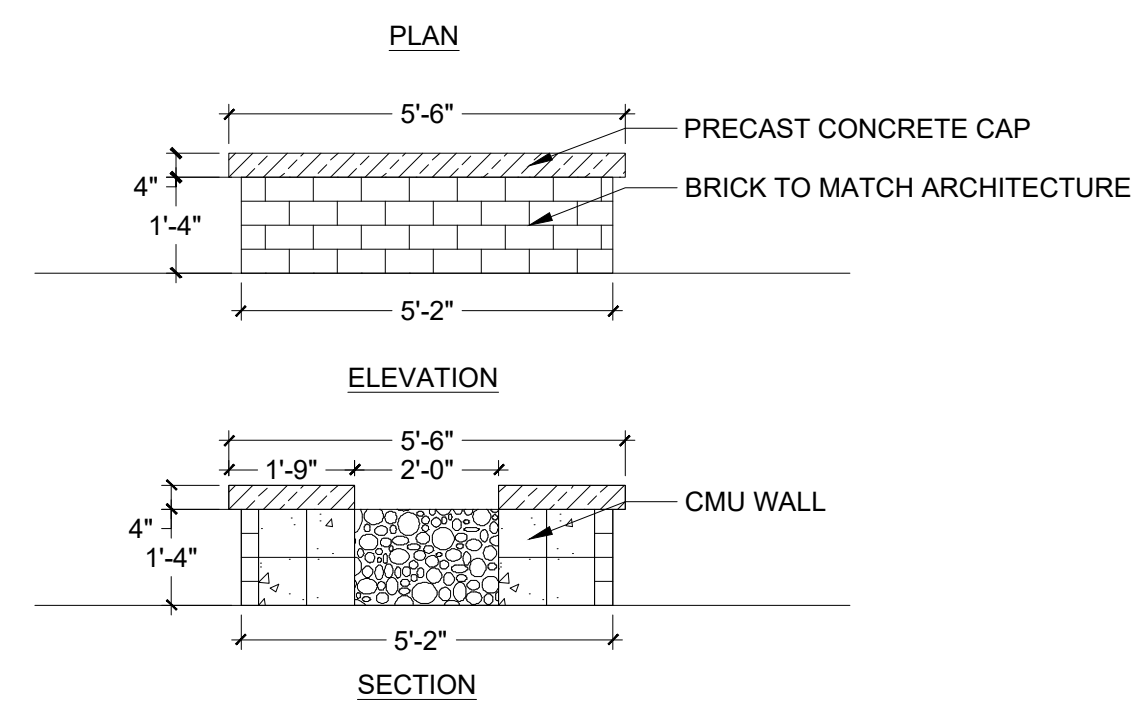
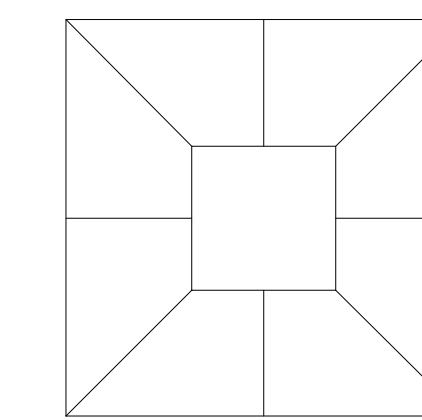


10 BIKE RACK
 NTS OP-R12-05



MANUFACTURER: DOGWASTE DEPOT
 MODEL: DOG WASTE STATION
 STATION COLOR: BLACK

11 DOG WASTE STATION
 NTS OP-R12-09



12 SQUARE FIRE PIT
 3/8" = 1'-0" OP-R12-78

RIDGEGATE COUPLER

A PORTION OF PLANNING AREA CM - U NO. 4 LOCATED IN THE NORTH HALF OF SECTION 24 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO 5.646 ACRES, LOT 2

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ORIGINAL SIZE 24X36

ISSUED

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REVISIONS

No.	DESCRIPTION	DATE

SITE AMENITY DETAILS

SEAL:



PROJECT No.: R22-035
 DRAWN BY: RIPLEY
 REVIEWED BY: SC

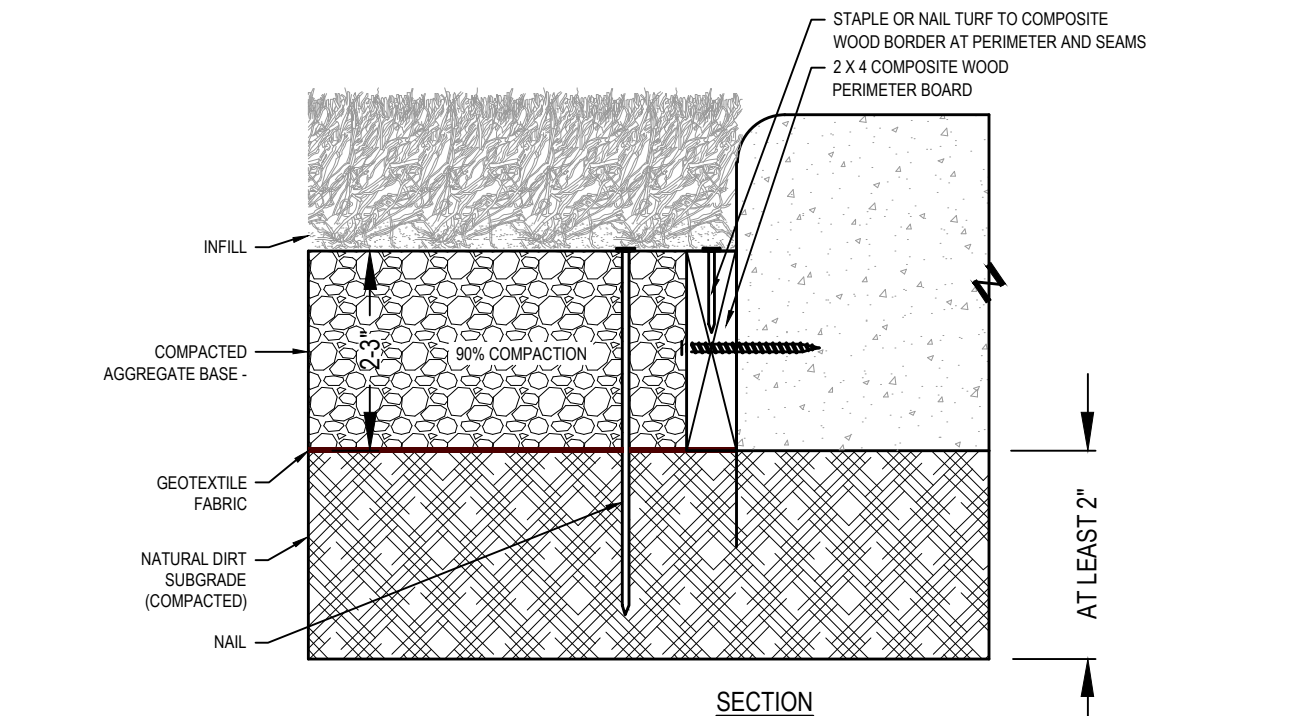
DRAWING NUMBER:



MANUFACTURER: PLANTERS UNLIMITED
 MODEL: THE MAREK - ROUND OUTDOOR PLANTER
 SIZE: 92" DIA x 30" H
 FIBERGLASS COLOR: BLACK
 PAINT FINISH: MATTE
 OTHER: 1/2" DRAINAGE HOLES REQUIRED

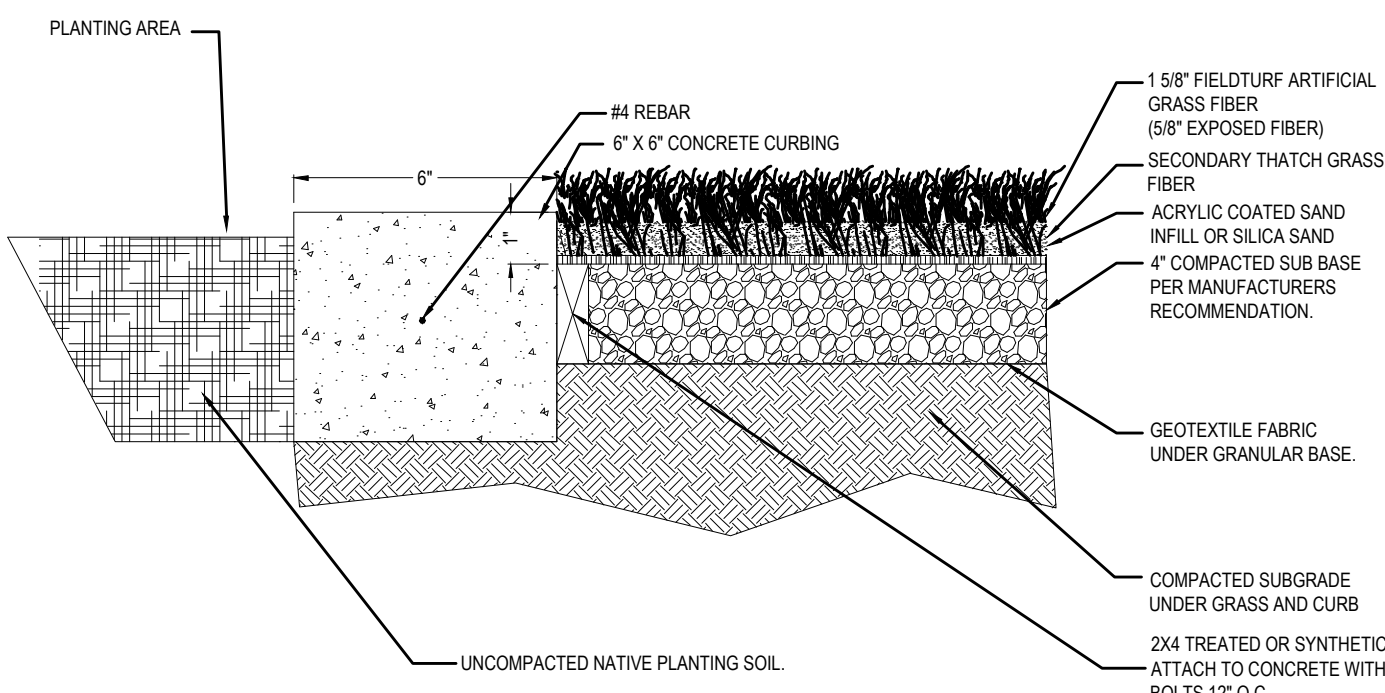


1 OUTDOOR PLANTER - 92" DIAMETER
 NTS OP-R12-30

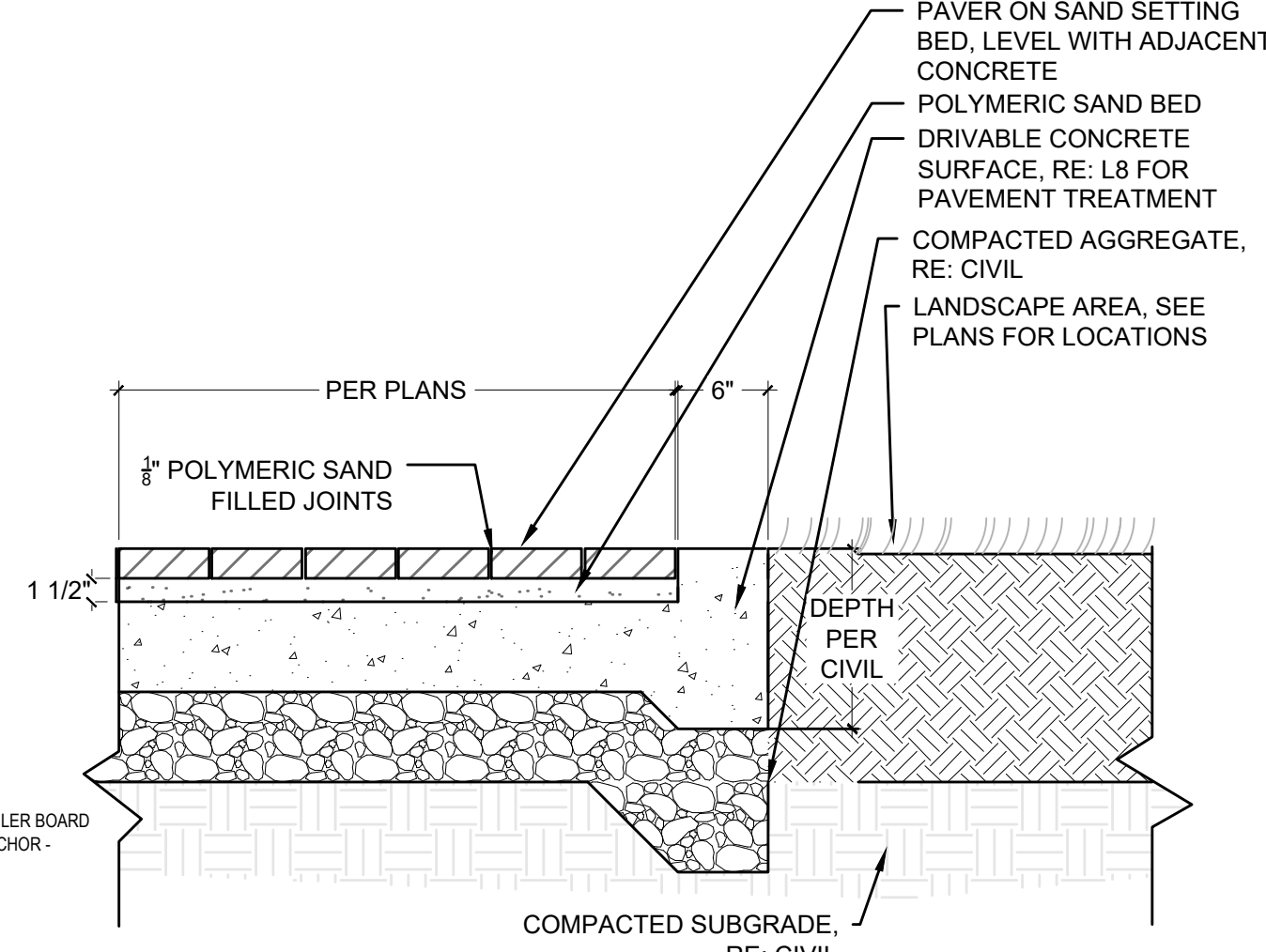


MANUFACTURER NOTES:
 1. THE GRASS MUST BE INSTALLED AND SEAMED WITH ADJACENT PIECES RUNNING IN THE SAME DIRECTION; SEAMS SHOULD BE GLUED WITH SUITABLE SEAMING GLUE AND SEAMING CLOTH, NOT ADHESIVE TAPE.
 NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

2 ARTIFICIAL TURF ADJACENT TO CONCRETE
 NTS OP-R12-34

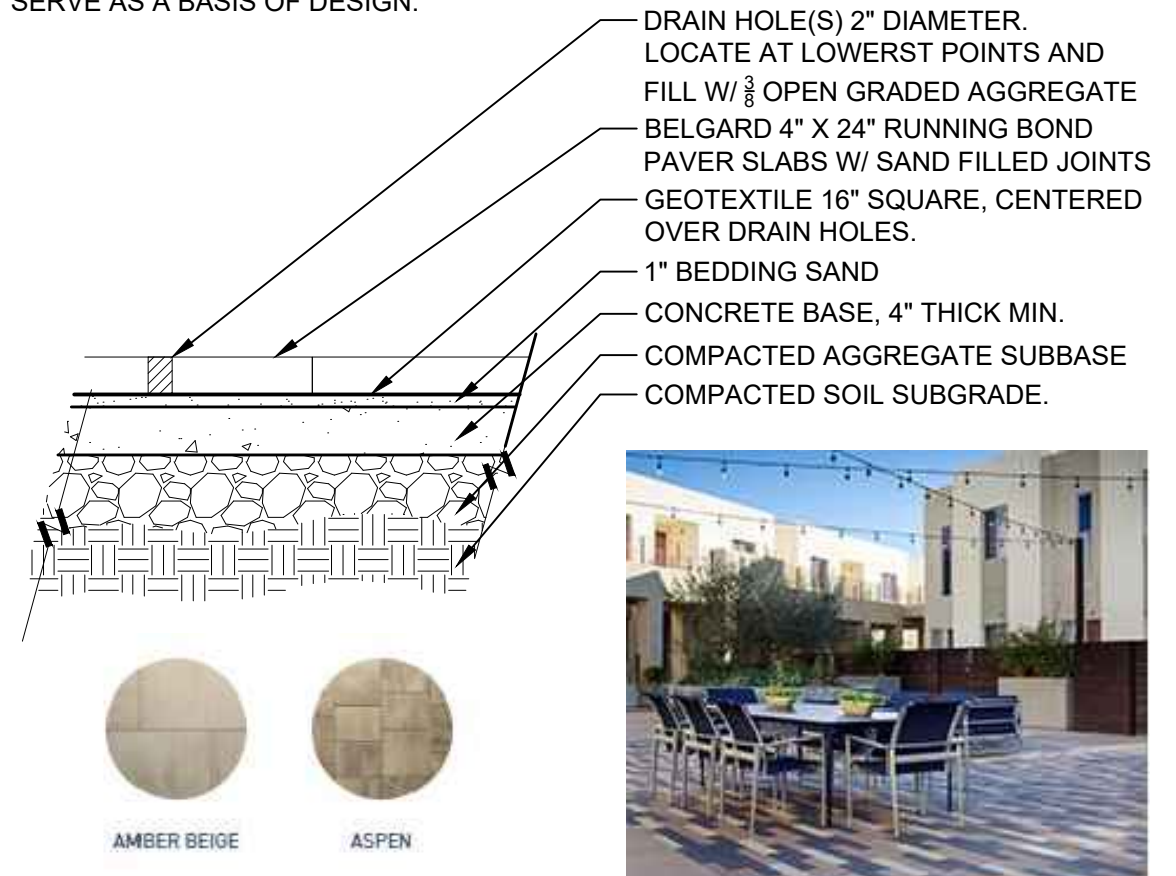


3 ARTIFICIAL TURF ADJACENT TO PLANT BED
 3/8" = 1'-0" OP-R12-97



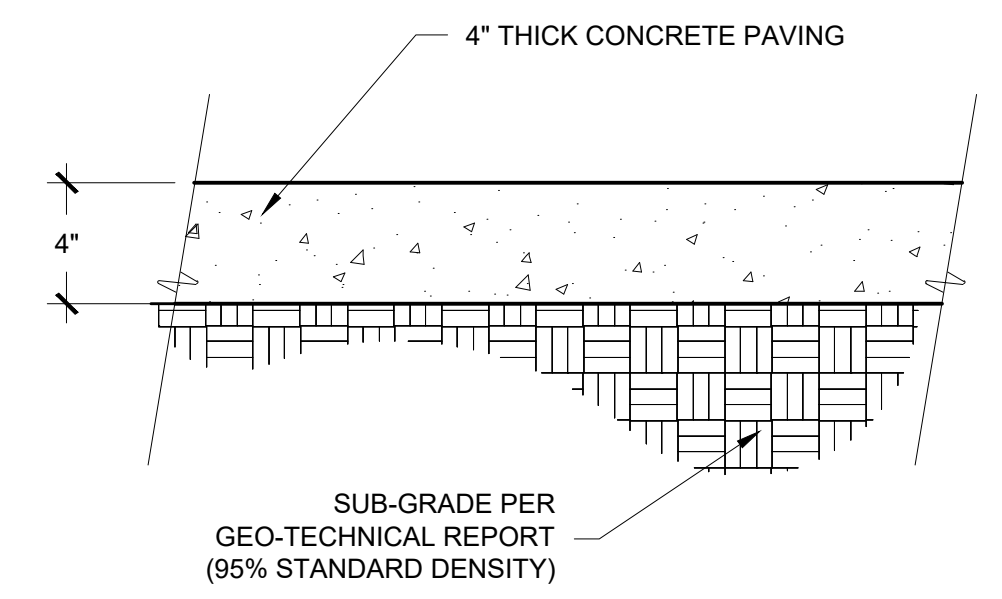
4 PAVERS ADJACENT TO LANDSCAPE
 1" = 1" OP-R12-77

NOTE:
 THIS SPECIFICATION SHALL SERVE AS A BASIS OF DESIGN.

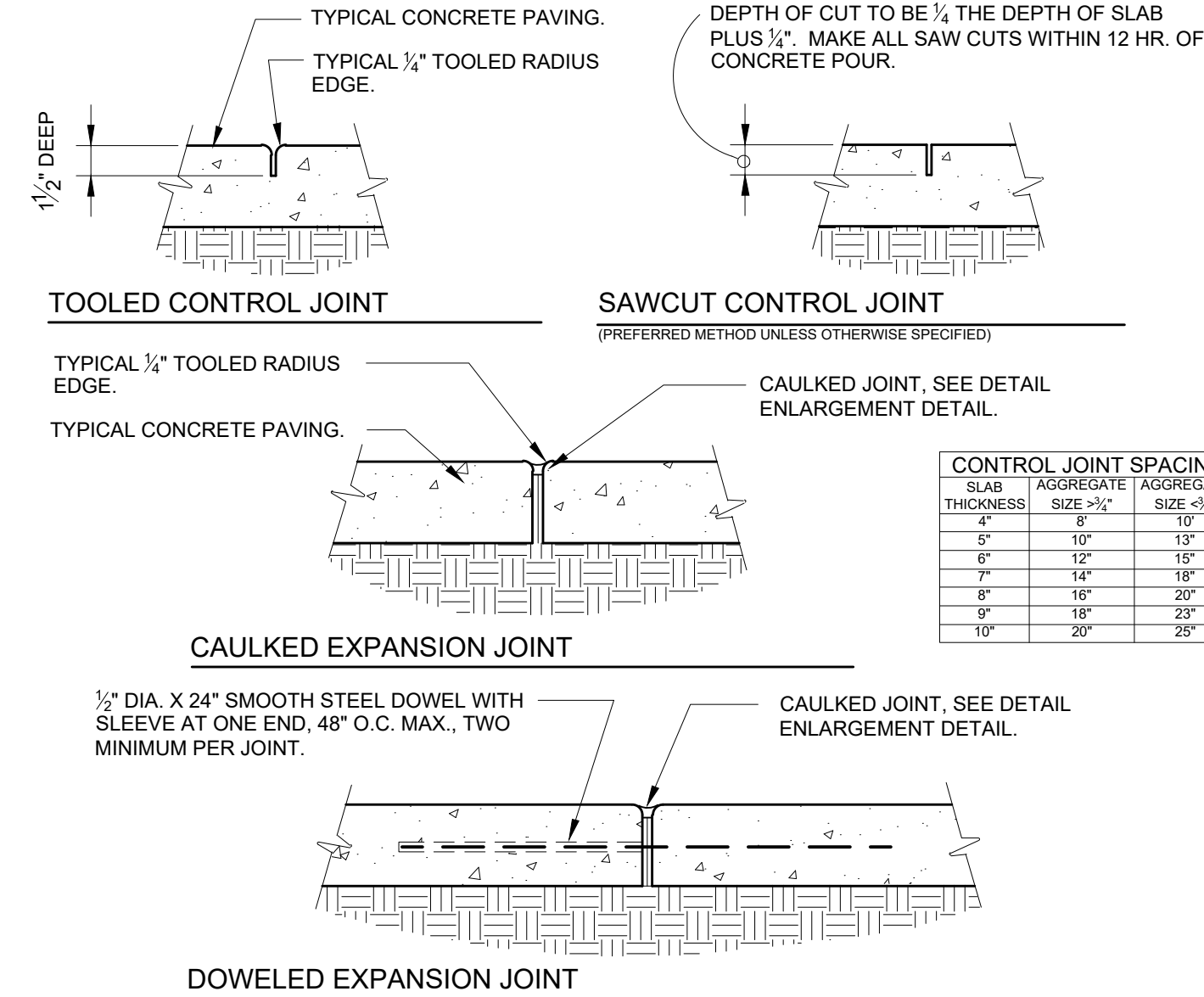


MANUFACTURER: BELGARD
 MODEL: MODULINE 4" X 24" RUNNING BOND PAVERS
 PHOTO SHOWN FOR PAVER LAYOUT ONLY.

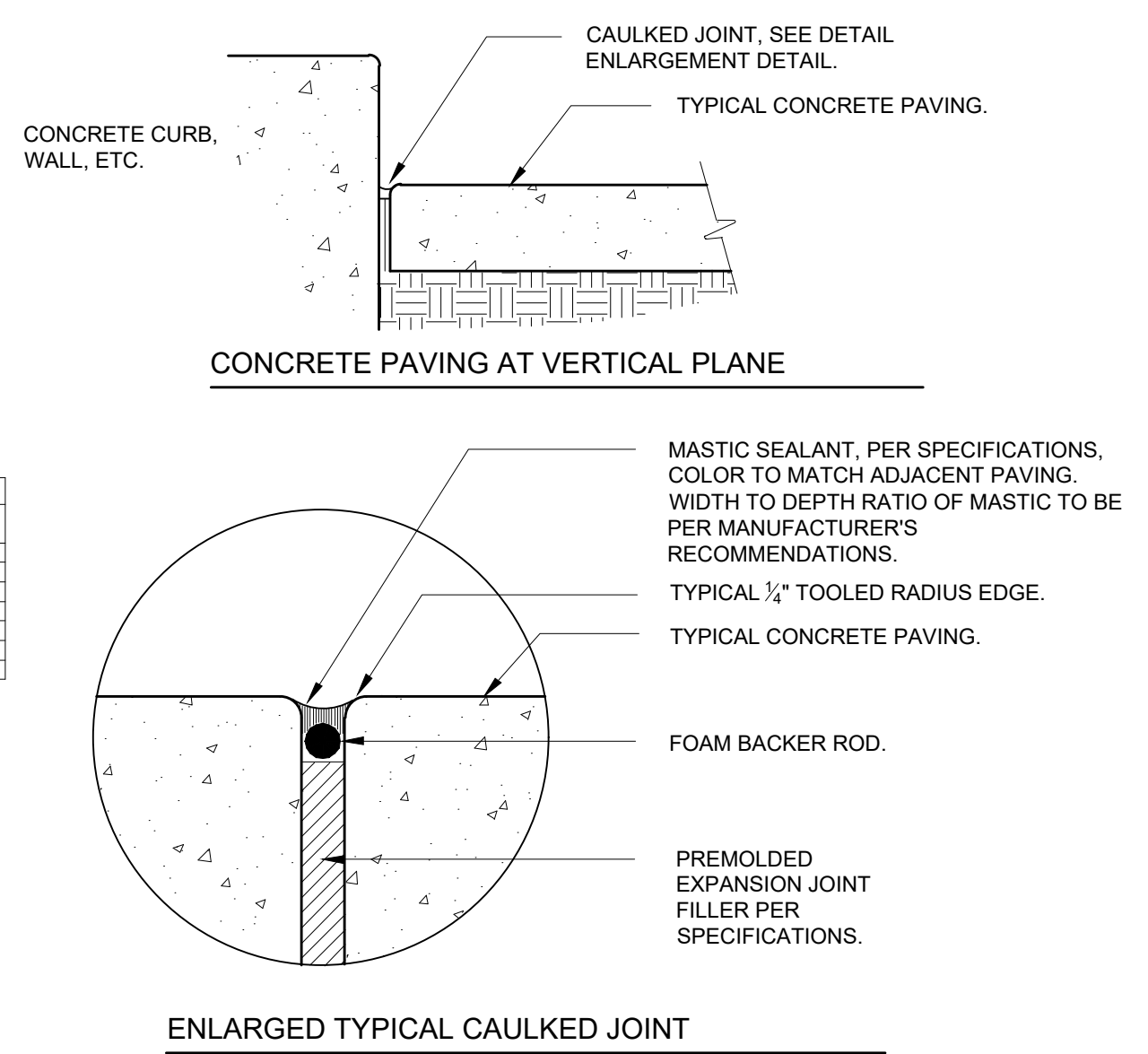
5 MONUMENT ENTRANCE RUNNING BOND PAVERS
 3/4" = 1'-0" OP-R12-24



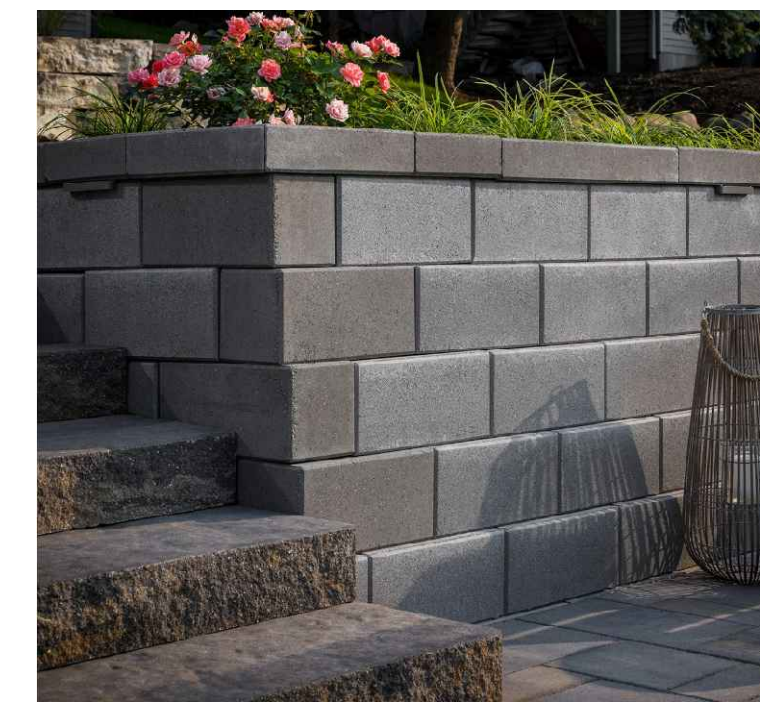
6 CONCRETE PAVING
 SCALE: NTS OP-R12-36



7 TYPICAL CONCRETE JOINT DETAILS RIPLEY
 NTS: SCALE OP-R12-74

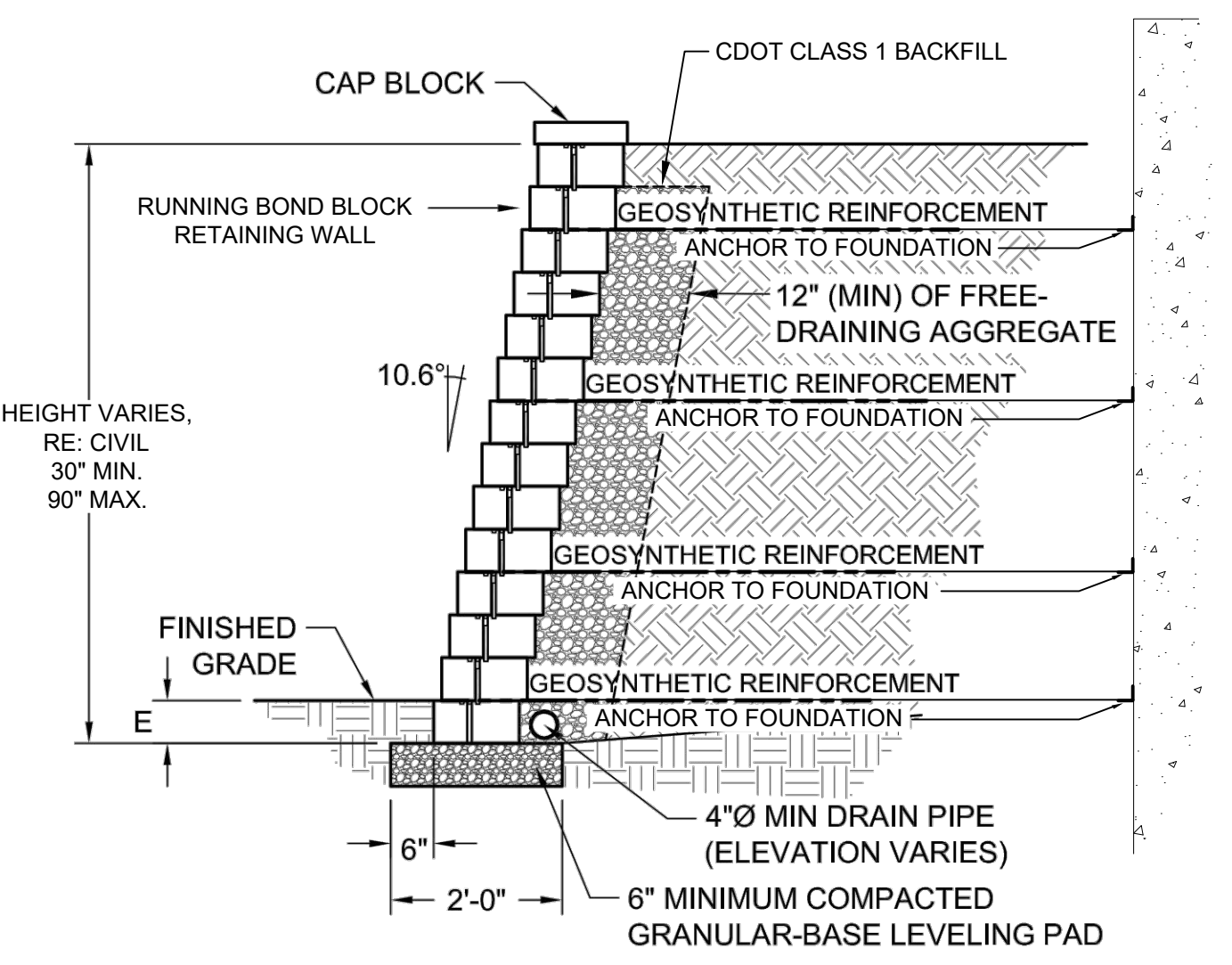


8 ENLARGED TYPICAL CAULKED JOINT
 OP-R12-74

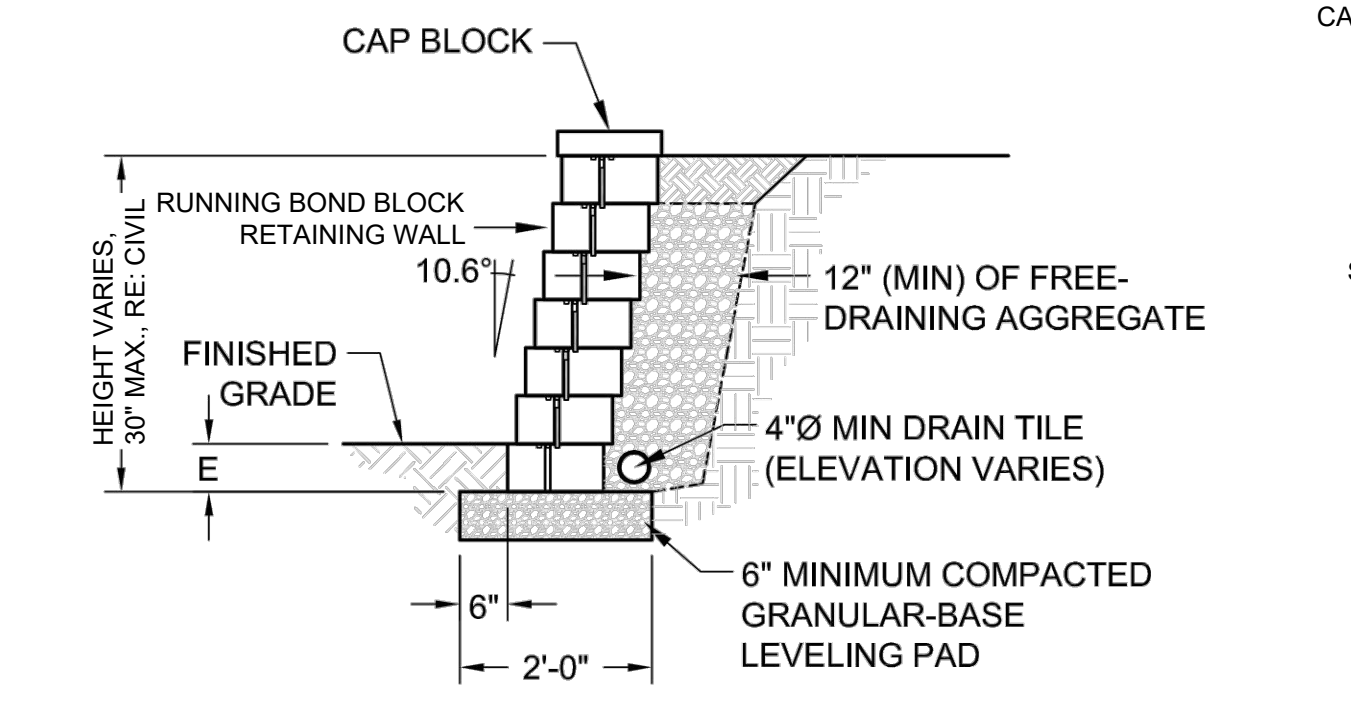


MANUFACTURER: BELGARD
 MODEL: DIAMOND PRO PS SMOOTH FACE METROPOLITAN BLOCK
 COLOR: GRAPHITE
 CAP COLOR: GRAPHITE

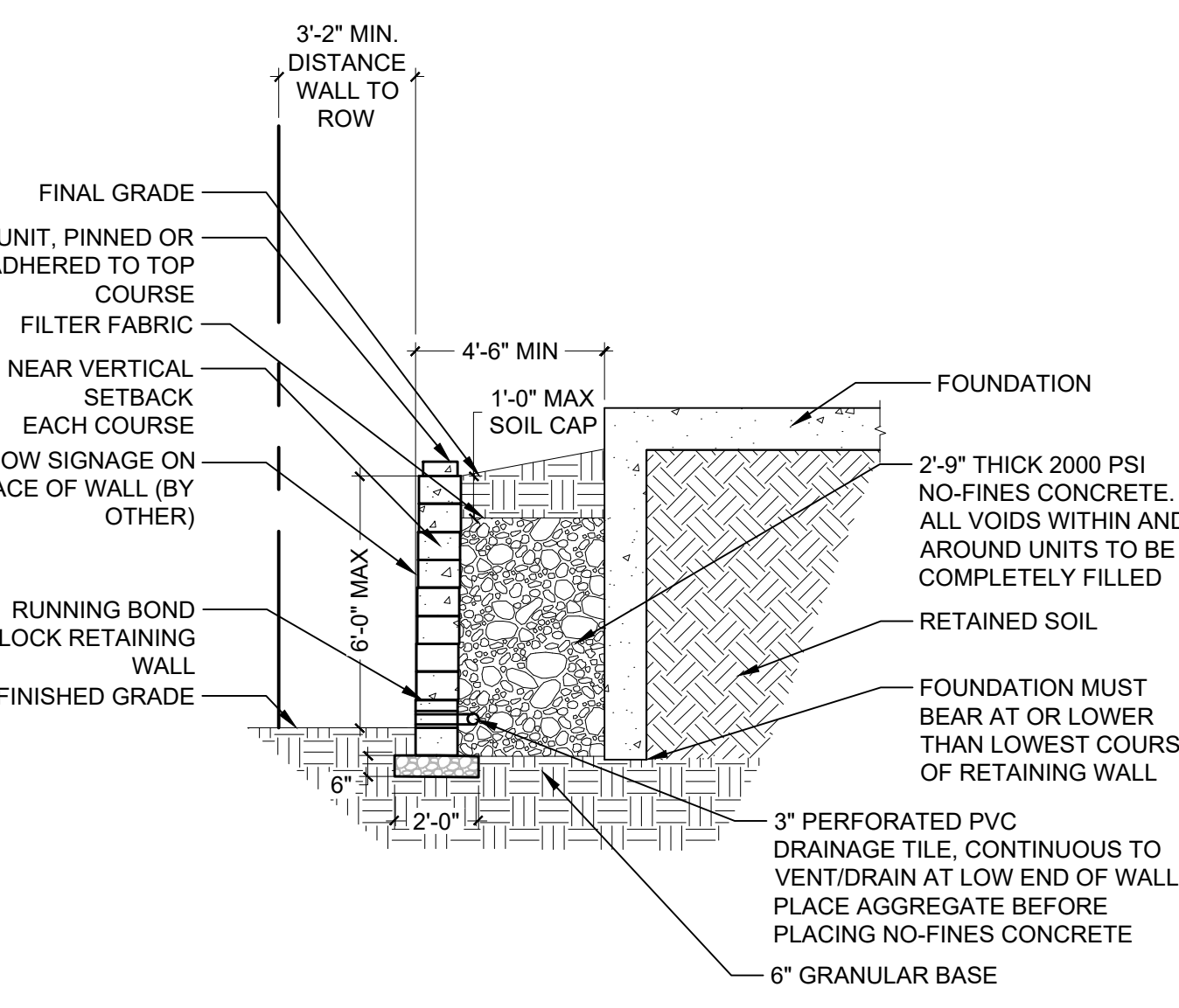
8 RUNNING BOND BLOCK RETAINING WALL
 NTS OP-R12-23



9 REINFORCED RETAINING WALL
 N.T.S. OP-R12-64



10 LOW RETAINING WALL
 N.T.S. OP-R12-71



11 MONUMENT RETAINING WALL
 1/4" = 1'-0" OP-R12-72

RIDGEGATE COUPLER

A PORTION OF PLANNING AREA CM - U NO. 4 LOCATED IN THE NORTH HALF OF SECTION 24 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO 5.646 ACRES, LOT 2

SITE IMPROVEMENT PLAN - SP23-0028

LONE TREE, CO
 PREPARED BY:



LANDSCAPE ARCHITECT
 RIPLEY DESIGN INC.
 Sam Cutts
 419 Canyon Ave. Suite 200
 Fort Collins, CO 80521
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ORIGINAL SIZE 24X36

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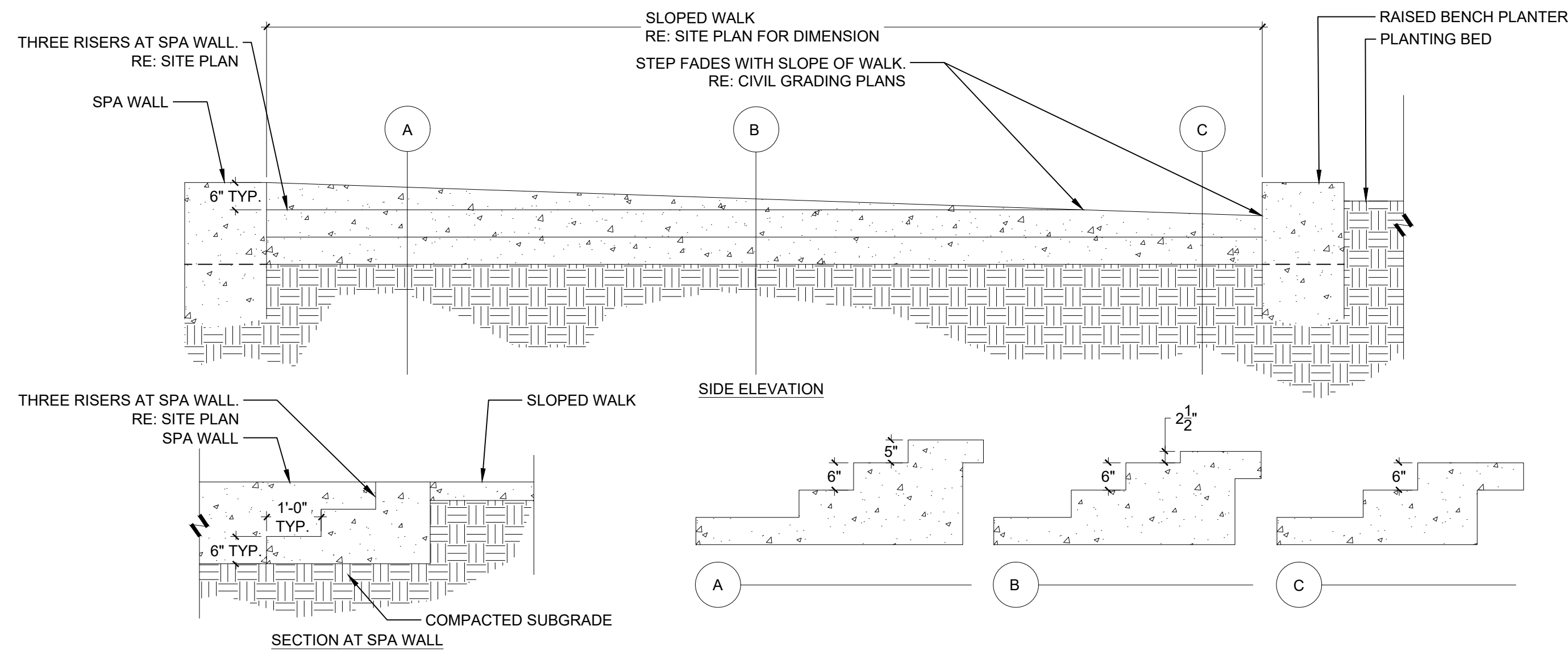
REVISIONS	No.	DESCRIPTION	DATE

SITE AMENITY DETAILS

SEAL:



PROJECT No.: R22-035
 DRAWN BY: RIPLEY
 REVIEWED BY: SC
 DRAWING NUMBER:



1 GAME AREA STEPS

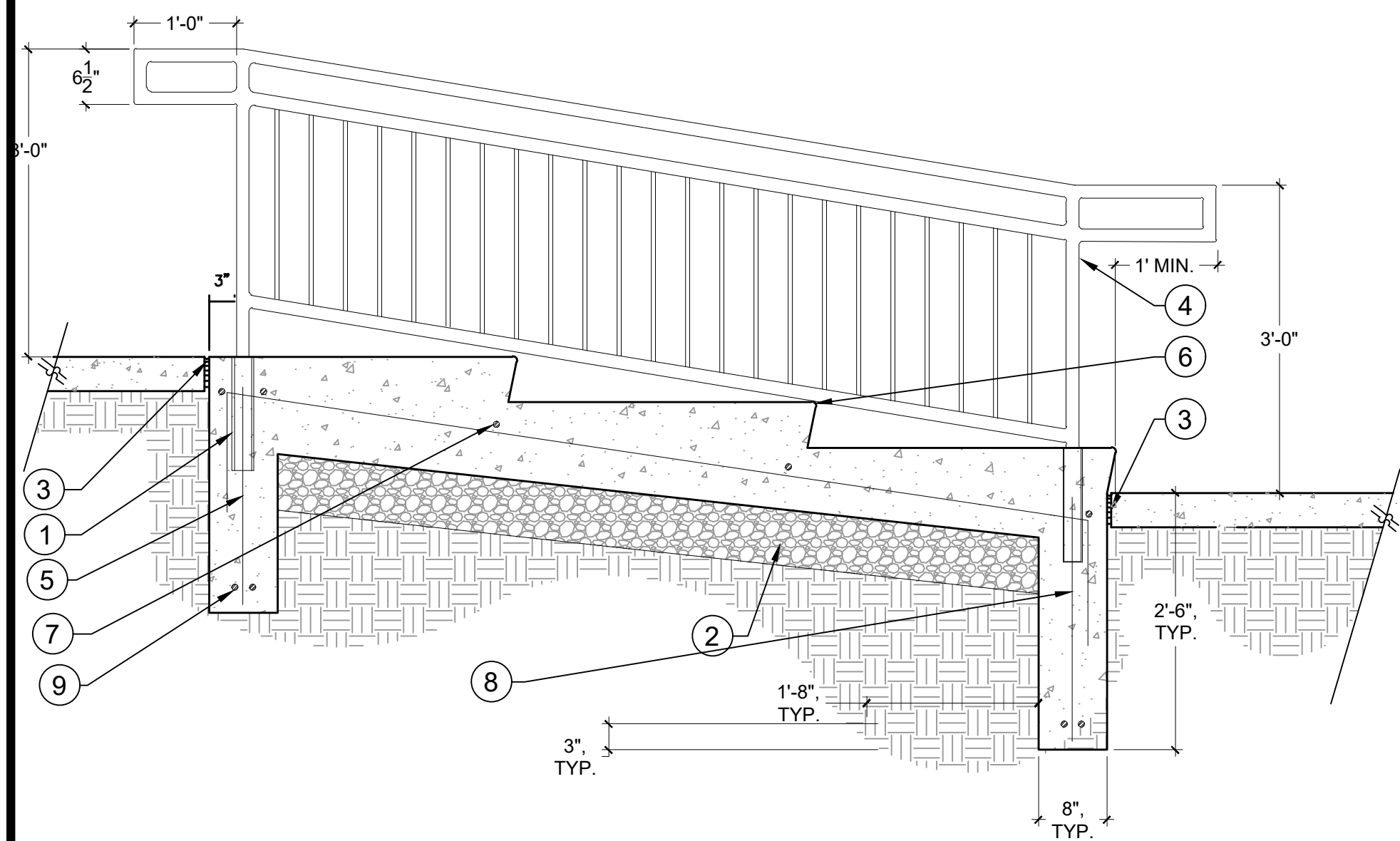
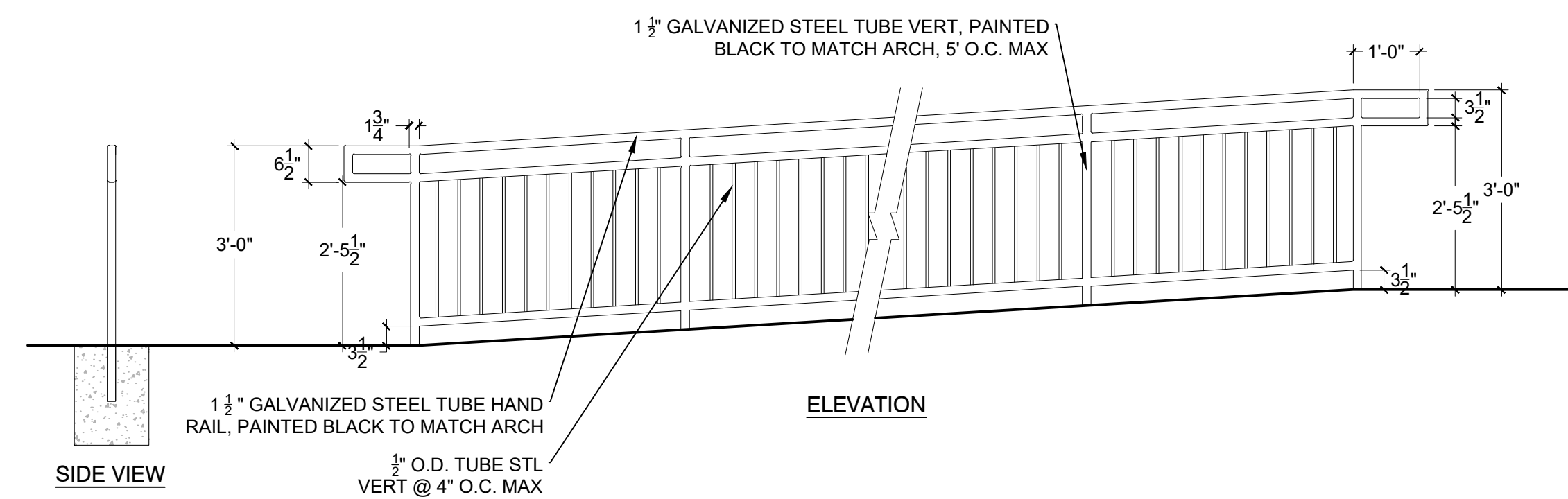
1/2" = 1'-0"

OP-R12-73

2 SURFACE MOUNTED RAMP RAILING

1/2" = 1'-0"

OP-R12-68



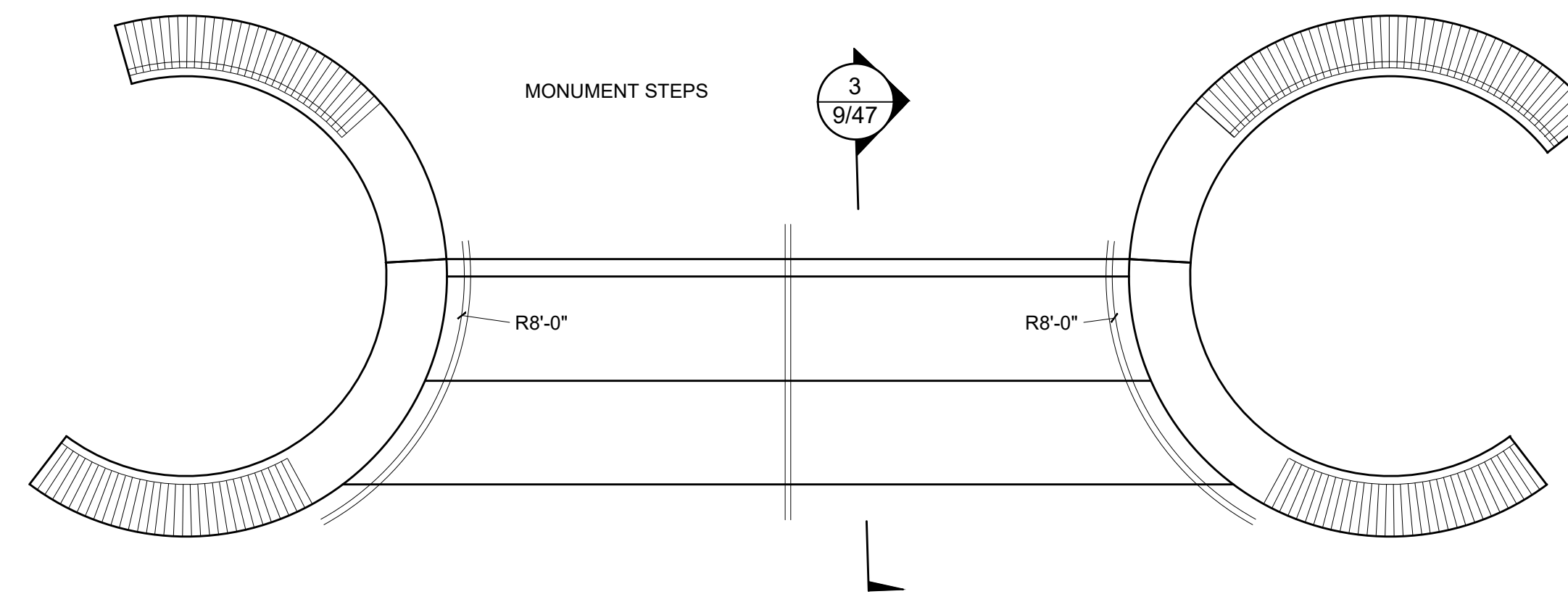
3 MONUMENT STEPS SECTION

3/4" = 1'-0"

OP-R12-60

- 1 SET POSTS IN 2 1/2" I.D. GALVANIZED SLEEVES CAST INTO CONCRETE
- 2 6" MIN. COMPACTED GRAVEL. PREPARE SUBGRADE PER GEOTECHNICAL REPORT AND CIVIL RECOMMENDATIONS
- 3 COMPRESSIBLE FILLER CAPPE WITH SEALANT
- 4 1.5" DIAMETER GALVANIZED HANDRAIL, PAINTED BLACK
- 5 #5 REBAR, TYP
- 6 1/2" INVERTED RADIUS ON ALL STAIR NOSINGS, TYP.
- 7 #5 REBAR AT 12" O.C.
- 8 #4 BARS AT 12" O.C. IN FOOTINGS, TYP.
- 9 #4 T&B, TYP.

NOTE: MEDIUM BROOM FINISH ON ALL STAIR TREADS

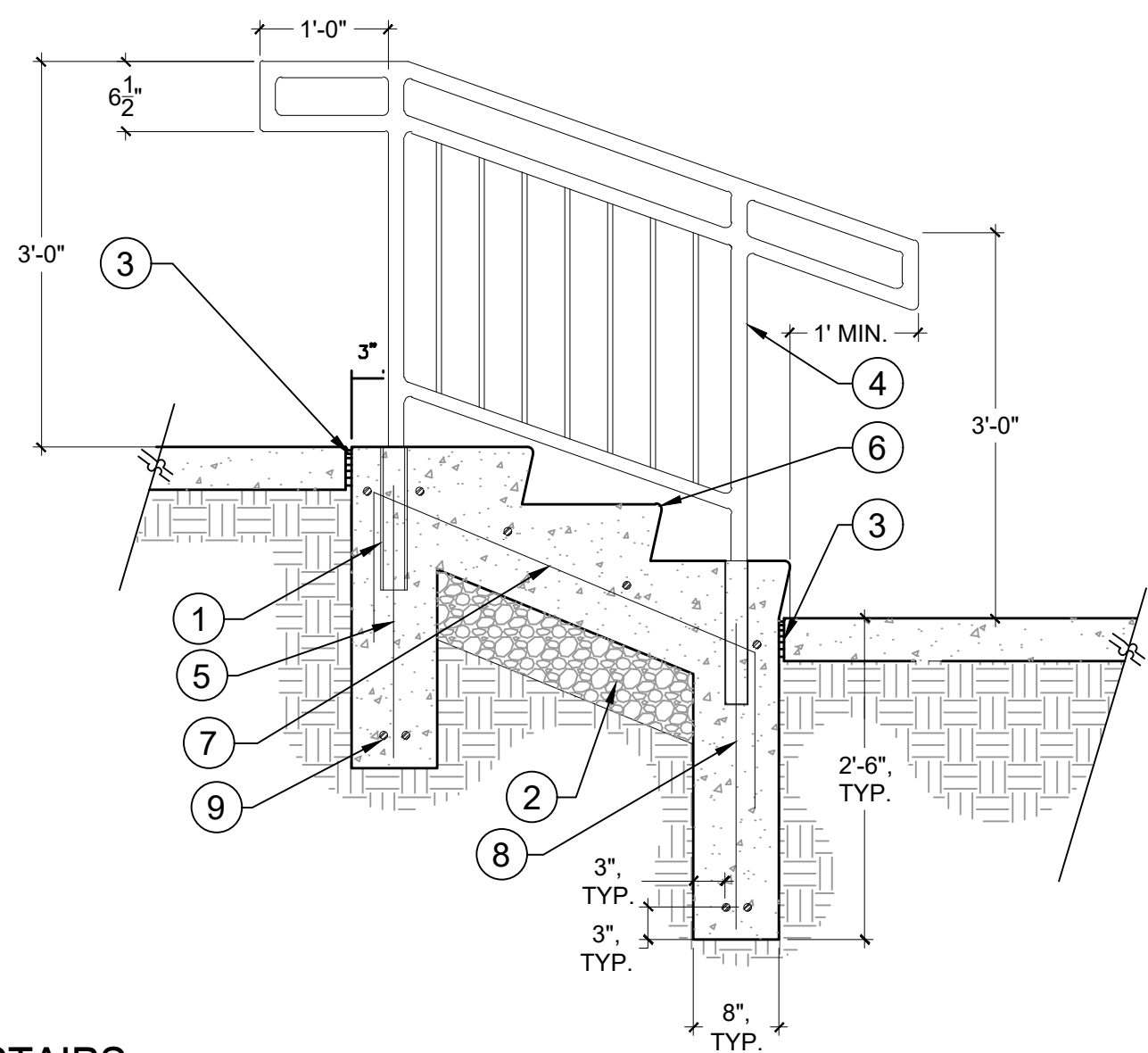


4 MONUMENT STEPS CURVED RAILING

1/4" = 1'-0"

OP-R12-100

NOTE: FENCE TO BE DESIGN/BUILD BY CONTRACTOR.



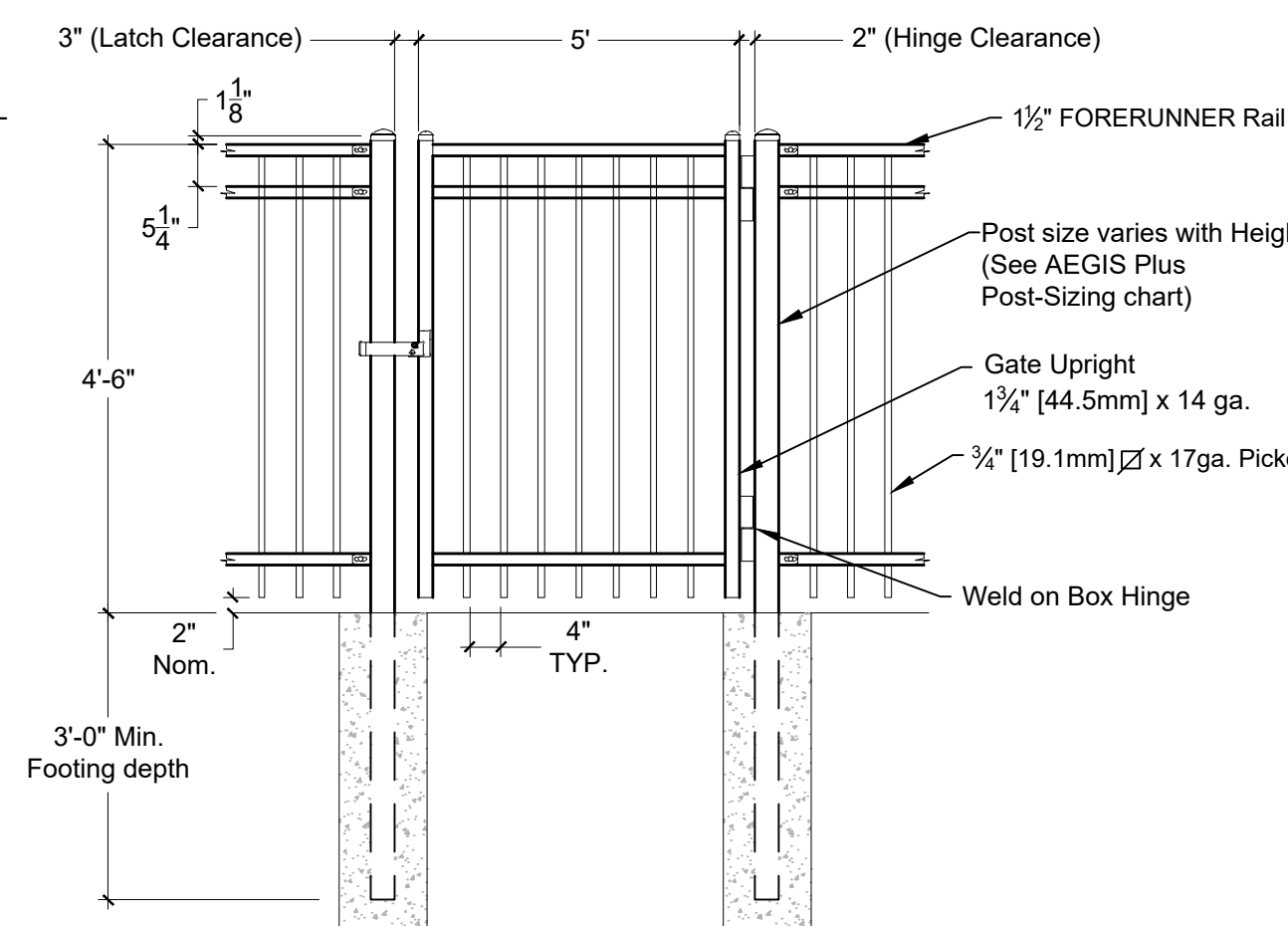
5 STAIRS

3/4" = 1'-0"

OP-R12-41

- 1 SET POSTS IN 2 1/2" I.D. GALVANIZED SLEEVES CAST INTO CONCRETE
- 2 6" MIN. COMPACTED GRAVEL. PREPARE SUBGRADE PER GEOTECHNICAL REPORT AND CIVIL RECOMMENDATIONS
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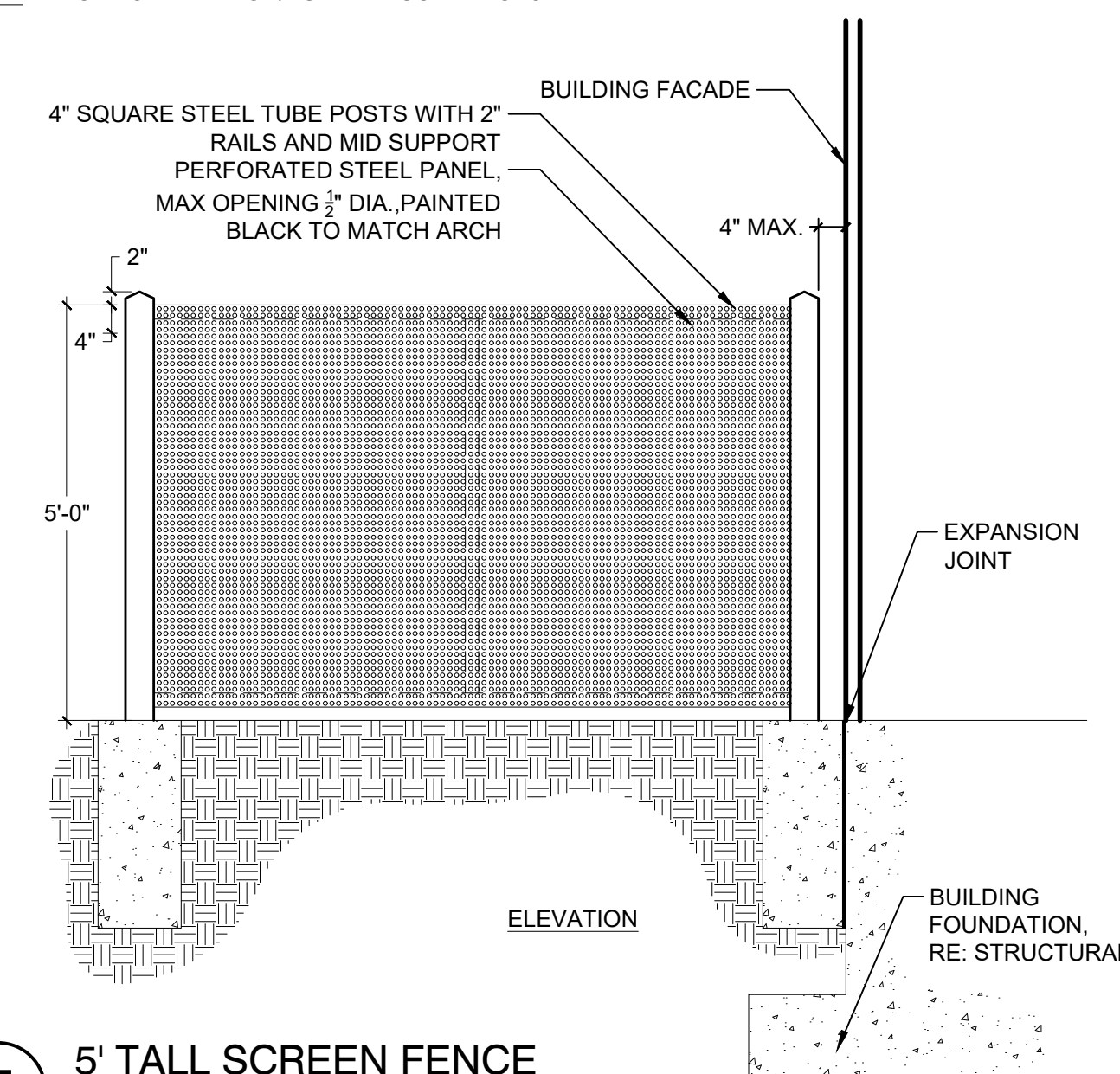
NOTE: MEDIUM BROOM FINISH ON ALL STAIR TREADS



6 ORNAMENTAL STEEL DOG PARK FENCE AND GATE

1/2" = 1'-0"

OP-R12-28



7 5' TALL SCREEN FENCE

1/2" = 1'-0"

OP-R12-29

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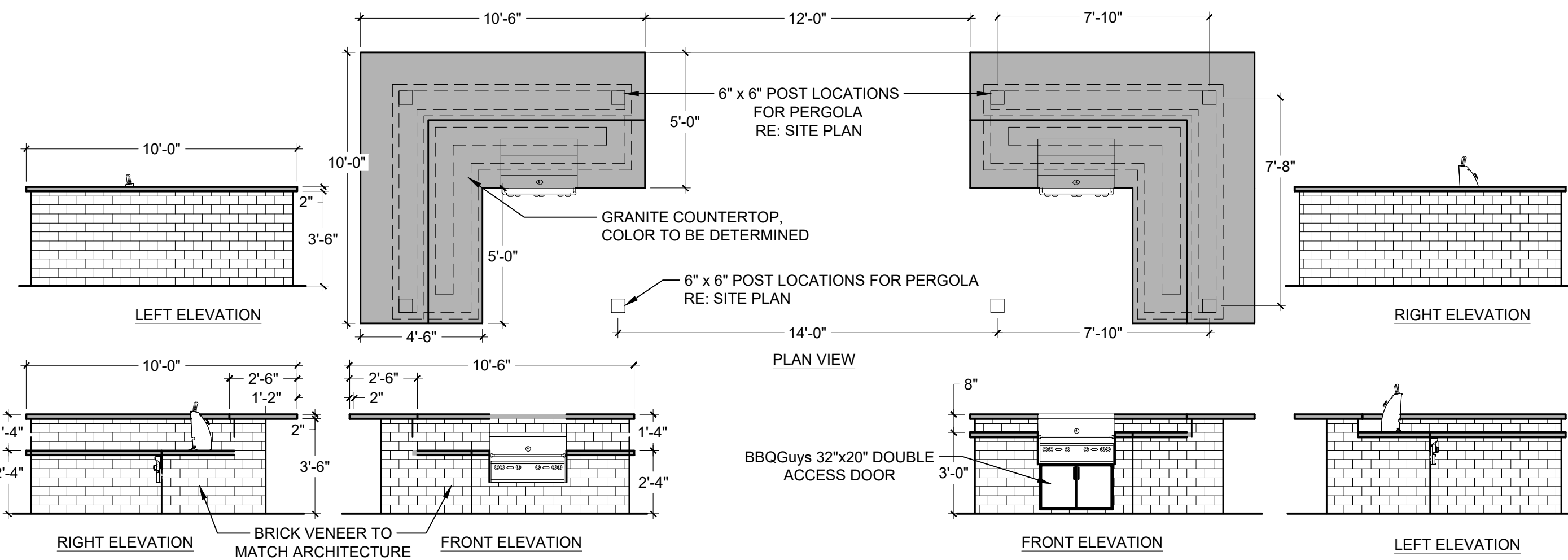
REVISIONS	No.	DESCRIPTION	DATE

SITE AMENITY DETAILS

SEAL:



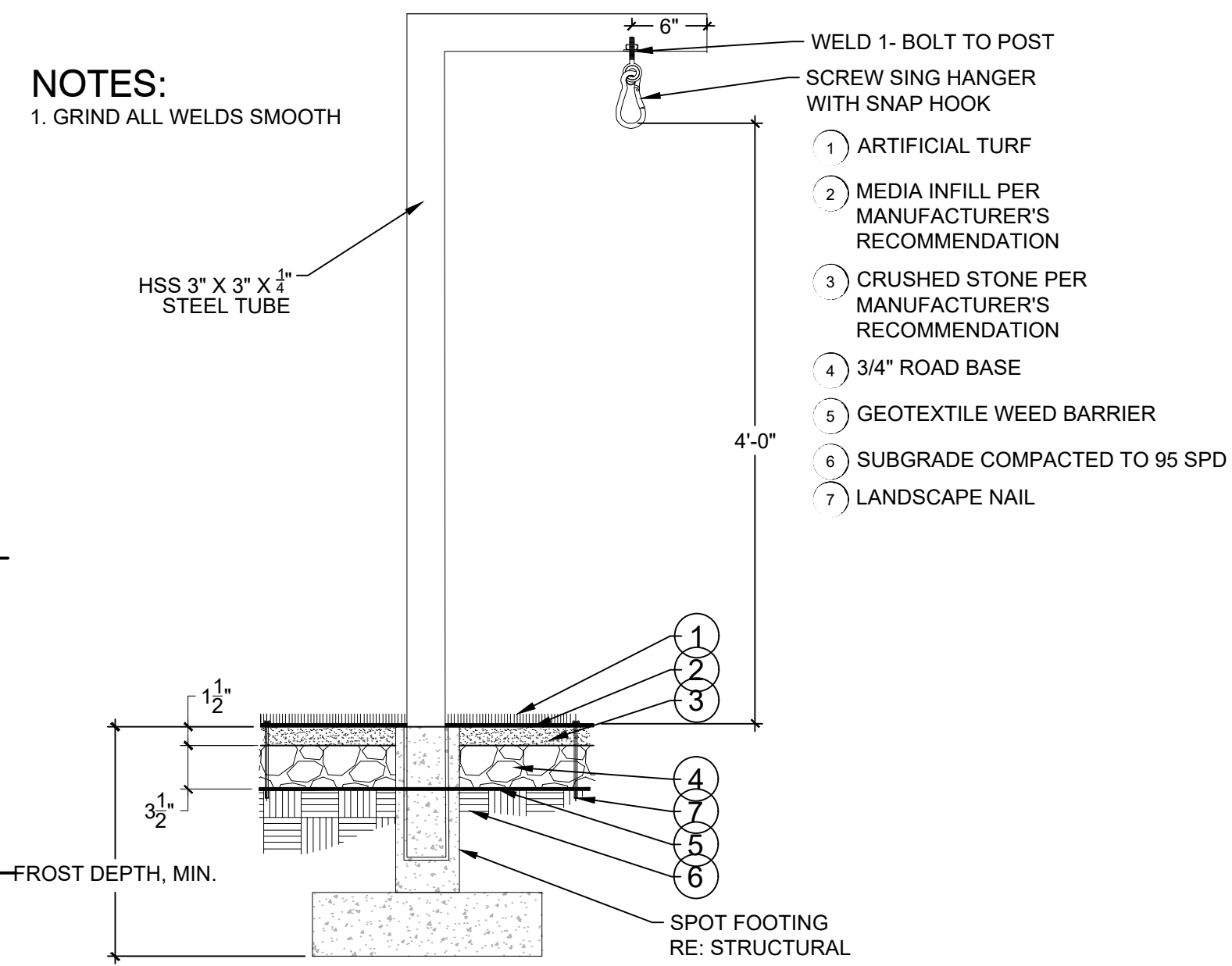
PROJECT No.: R22-035
DRAWN BY: RIPLEY
REVIEWED BY: SC
DRAWING NUMBER:



1 GRILL AREA

1/4" = 1'-0"

OP-R12-92



2 HAMMOCK HOOKS

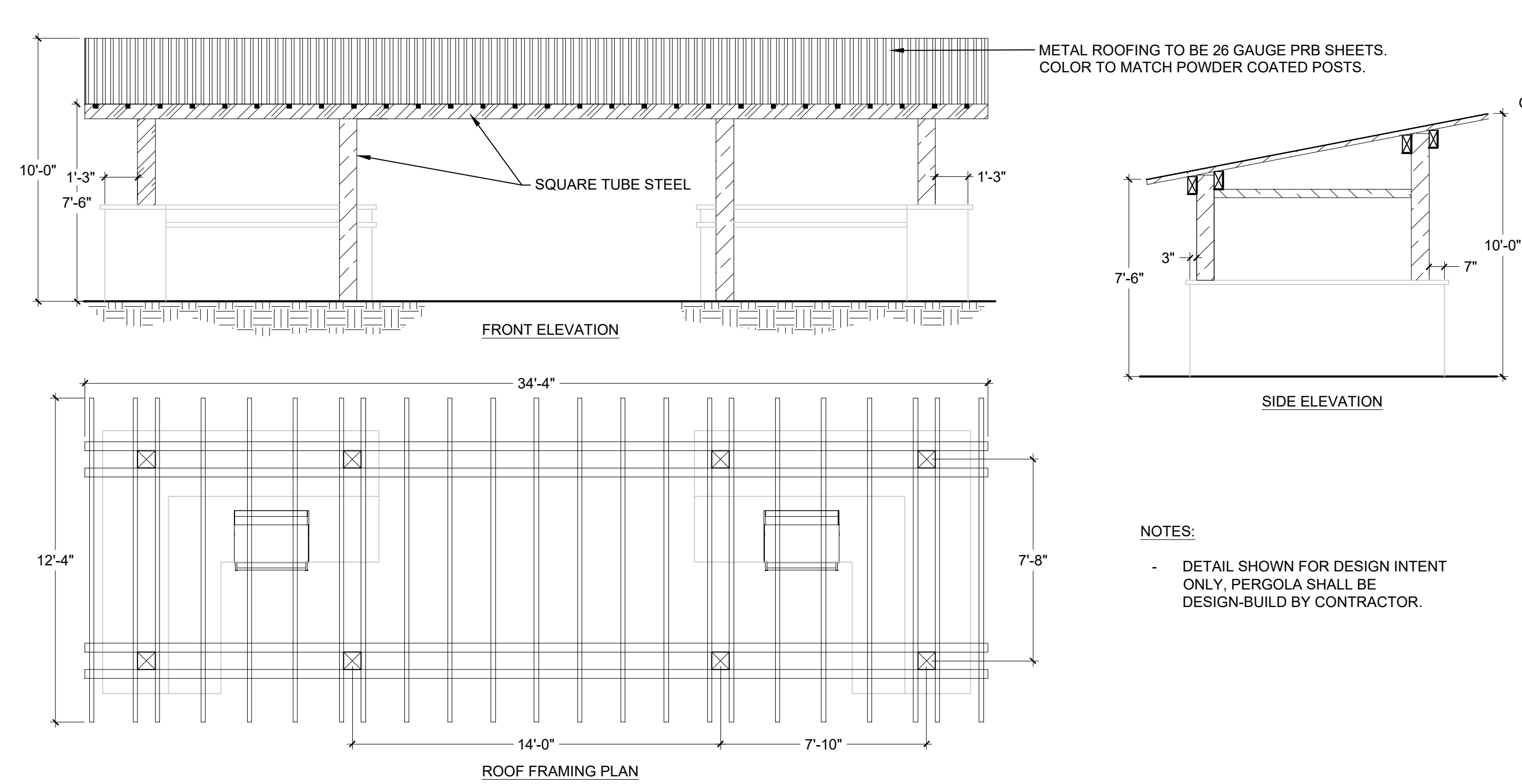
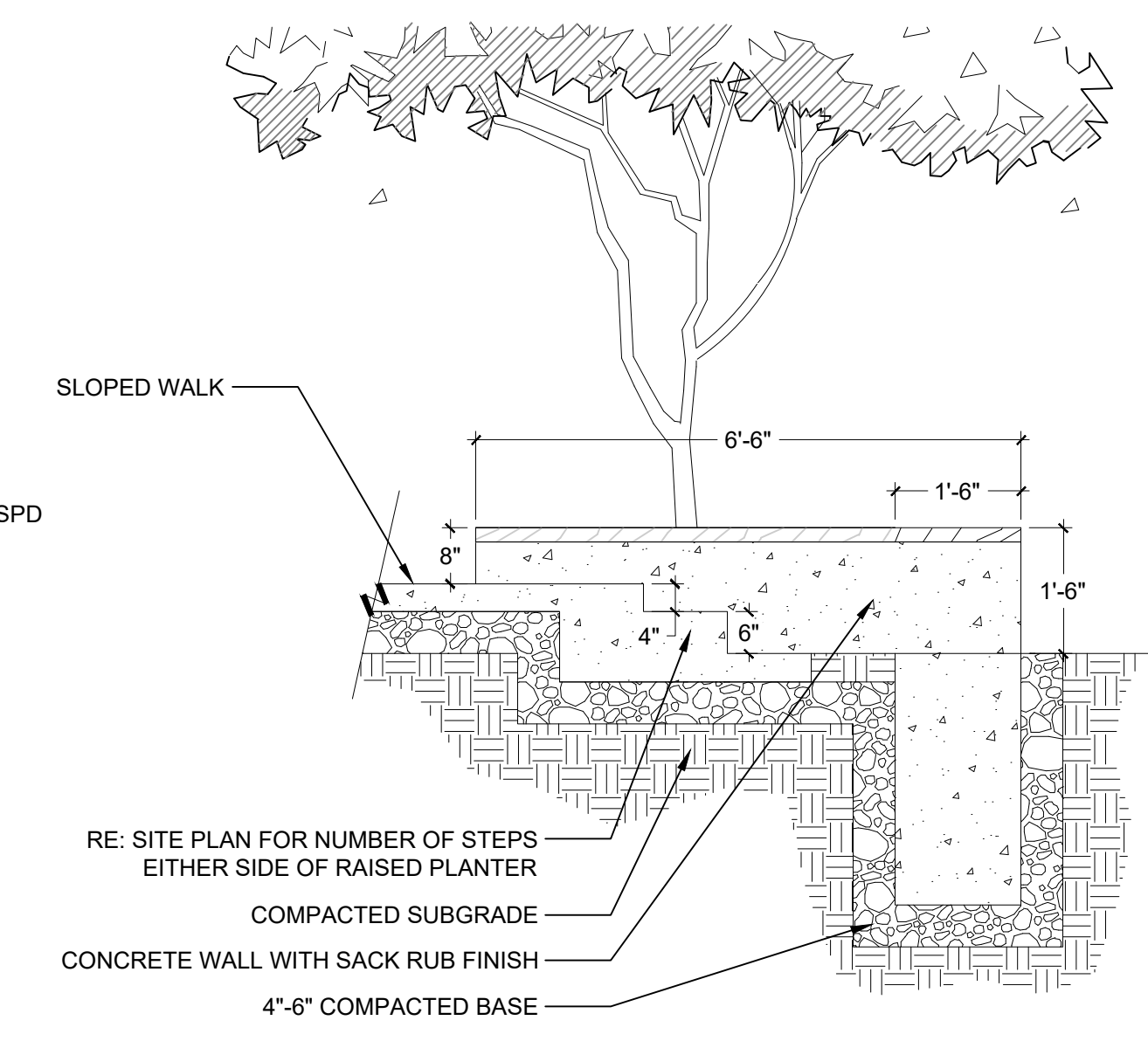
1" = 1'-0"

OP-R12-96

3 RAISED AMENITY TREE PLANTER AND SEATING

1/2" = 1'-0"

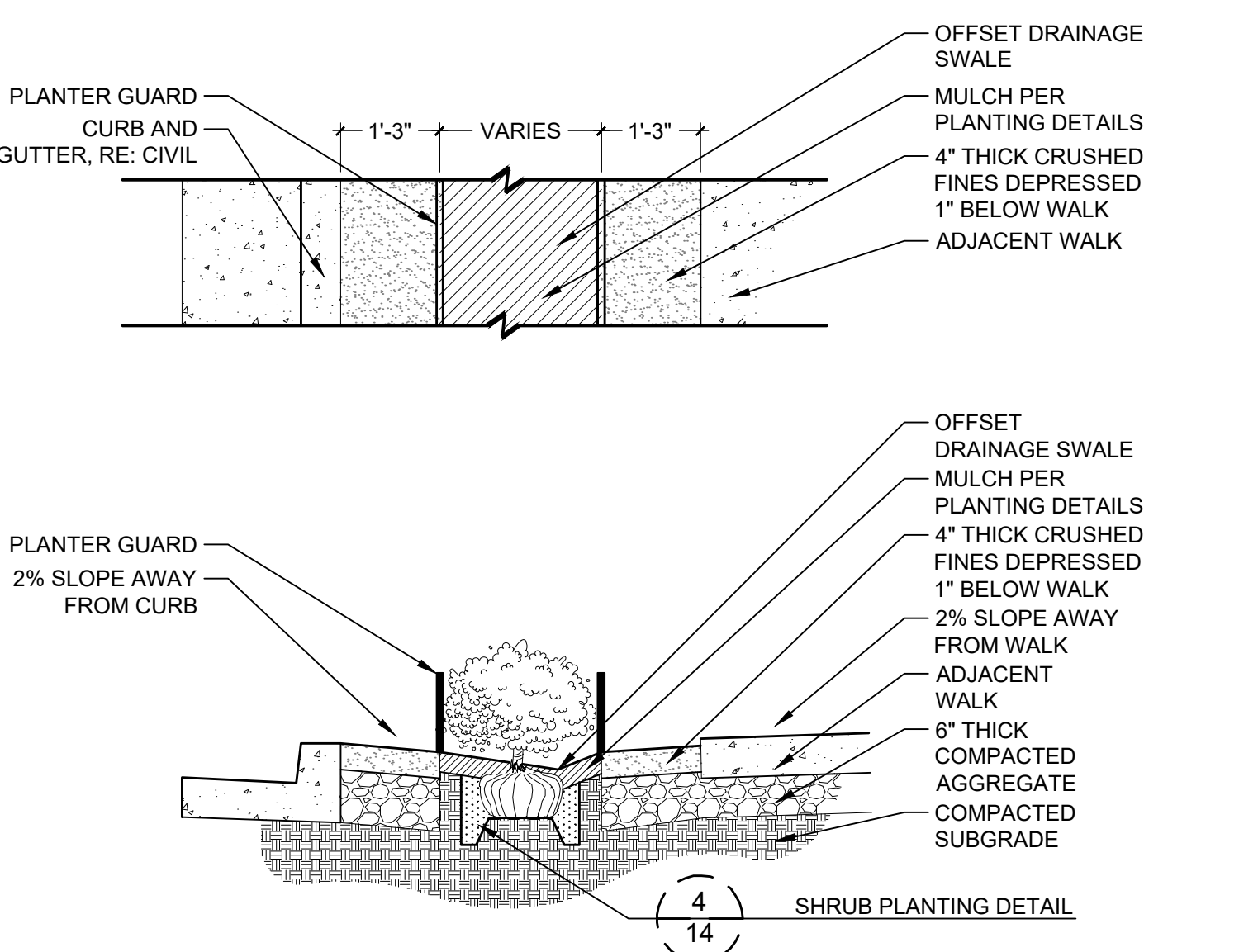
OP-R12-93



4 SHADE STRUCTURE

1/4" = 1'-0"

OP-R12-88



5 DOG FRIENDLY CRUSHED FINES PLANTER

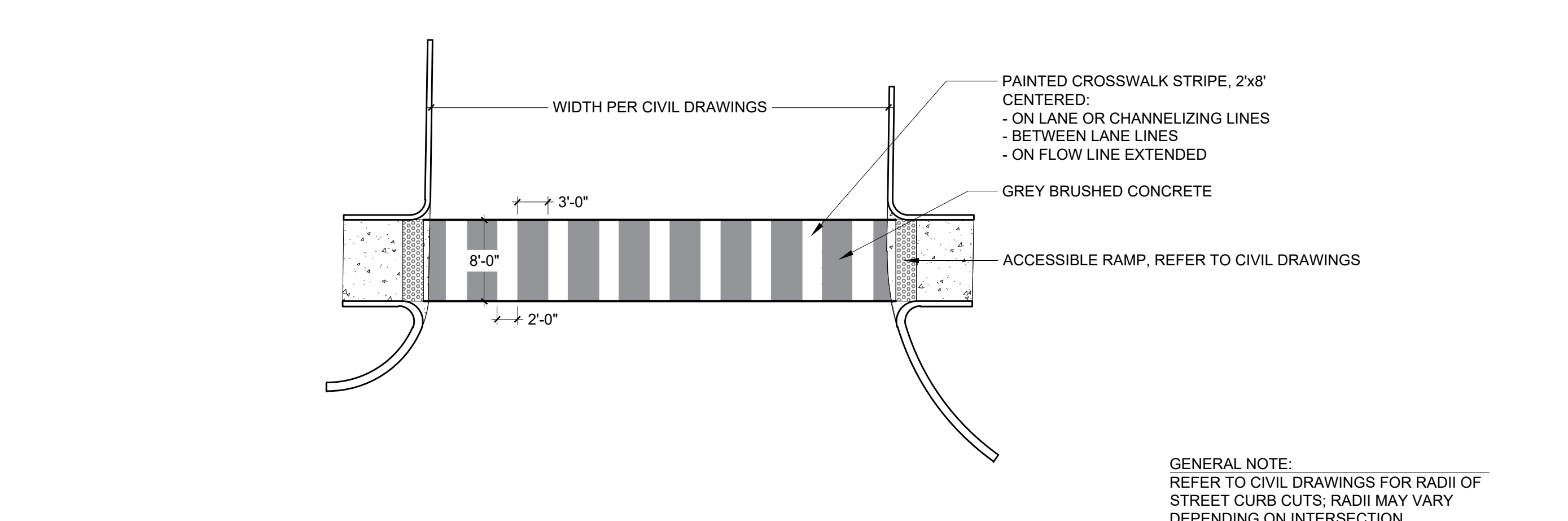
1/2" = 1'-0"

OP-R12-69

6 PLANTER GUARDS

N.T.S.

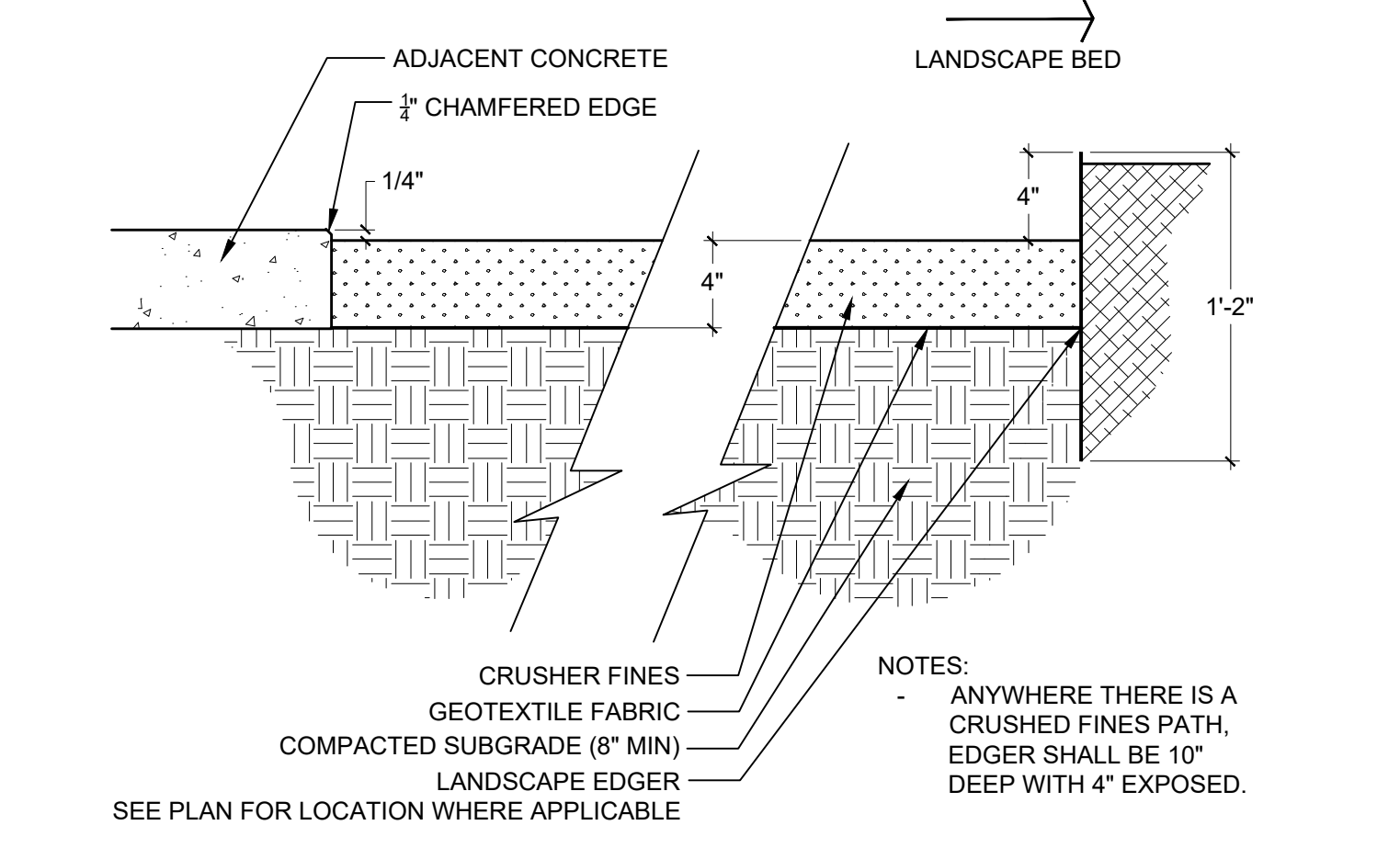
OP-R12-63



7 PAINTED CONCRETE CROSSWALK

3/32" = 1'-0"

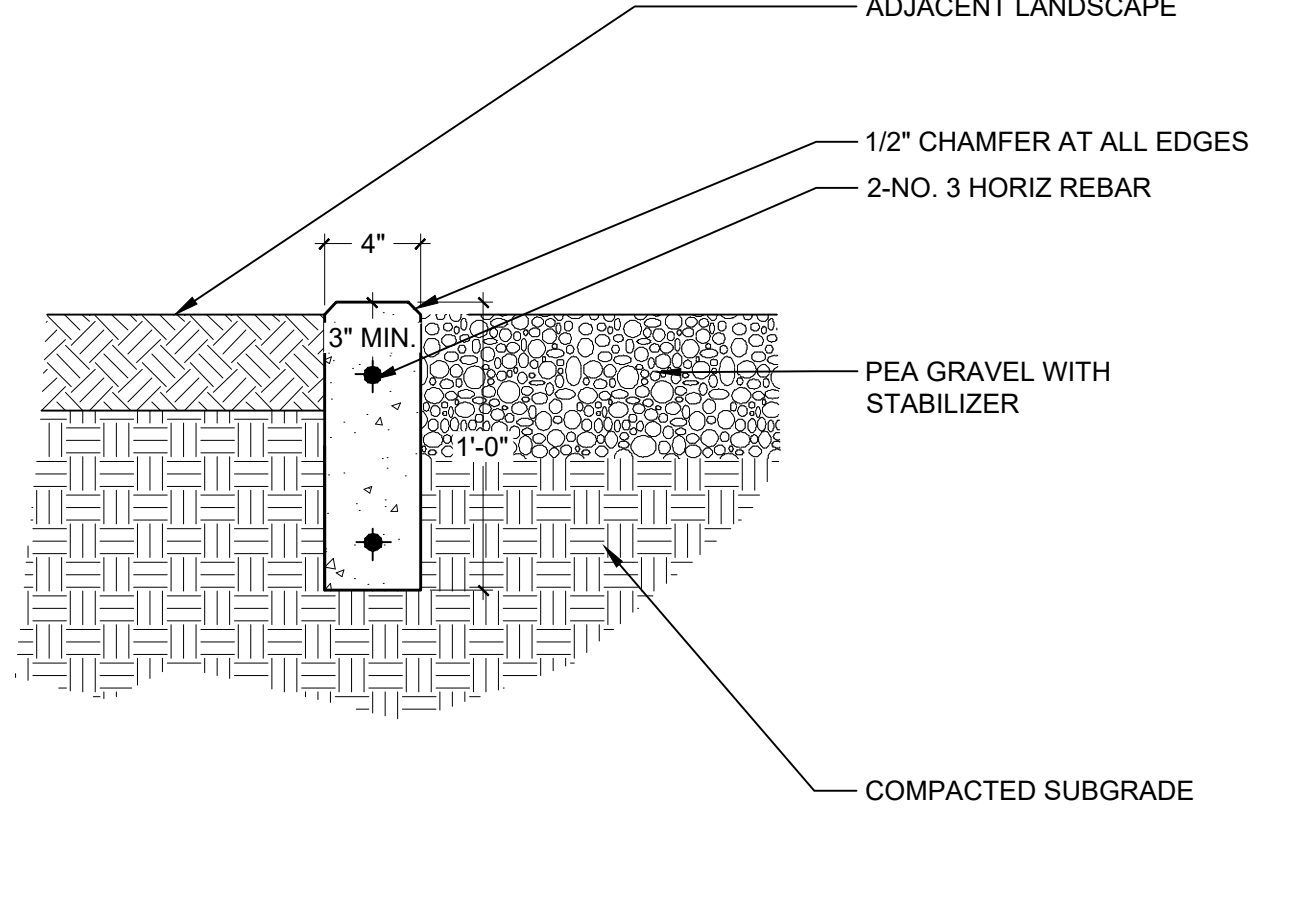
OP-R12-101



8 CRUSHER FINES AND ADJACENCIES

1 1/2" = 1'-0"

OP-R12-33



9 CONCRETE CURB FOR PEA GRAVEL CONTAINMENT

1 1/2" = 1'-0"

OP-R12-88

RIDGEGATE COUPLER

A PORTION OF PLANNING AREA CM - U NO. 4 LOCATED IN THE NORTH HALF OF SECTION 24 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO 5.646 ACRES, LOT 2

SITE IMPROVEMENT PLAN - SP23-0028

LONE TREE, CO
PREPARED BY:



LANDSCAPE ARCHITECT

RIPLY DESIGN INC.
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DEVELOPER

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ENGINEER

MERRICK & COMPANY
Kristofer Wiest
5970 Greenwood Plaza Blvd
Greenwood Village, CO 80111
p. 303.353.3695

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	SIP SUBMITTAL	08/07/2023
02	SIP SUBMITTAL	10/06/2023
03	SIP SUBMITTAL	12/12/2023
04	SIP UPDATE	01/12/2024

REVISIONS		
No.	DESCRIPTION	DATE

SITE AMENITY DETAILS

SEAL:



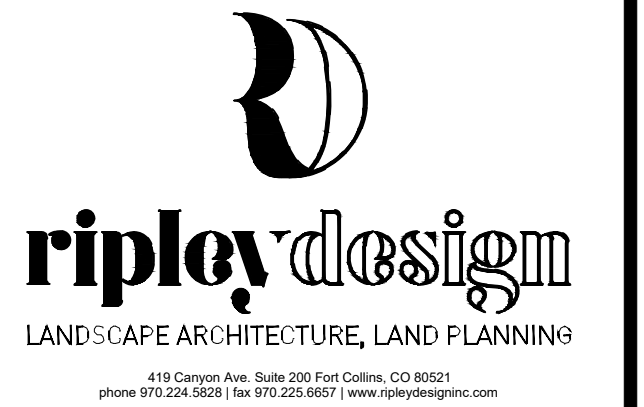
PROJECT No.:	R22-035
DRAWN BY:	RIPLY
REVIEWED BY:	SC
DRAWING NUMBER:	

RIDGEGATE COUPLER

A PORTION OF PLANNING AREA CM - U NO. 4 LOCATED IN THE NORTH HALF OF SECTION 24 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO 5.646 ACRES, LOT 2

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LONE TREE, CO
PREPARED BY:



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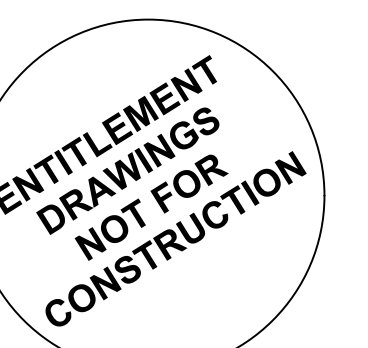
ORIGINAL SIZE 24X36

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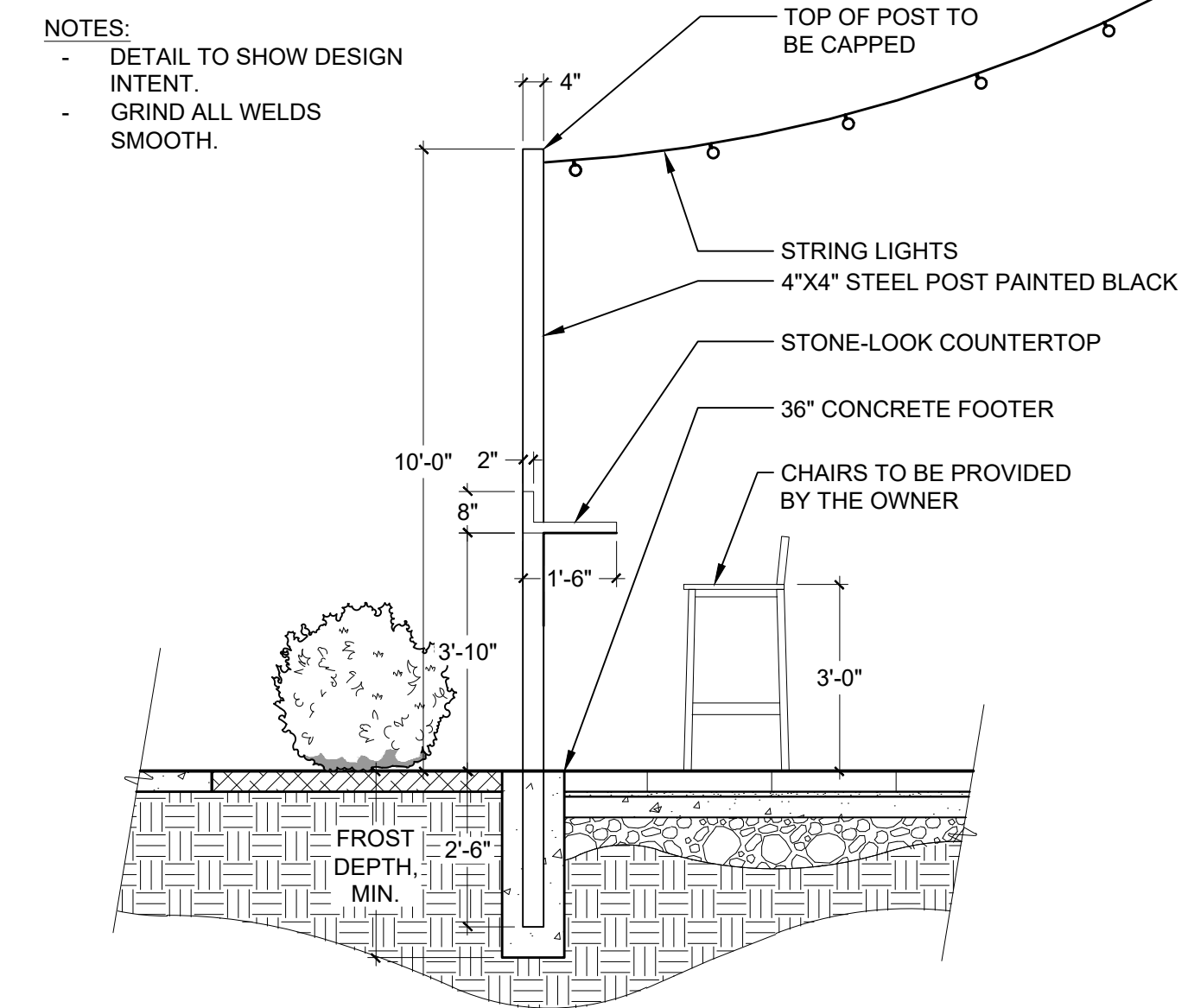
REVISIONS		
No.	DESCRIPTION	DATE

SITE AMENITY DETAILS

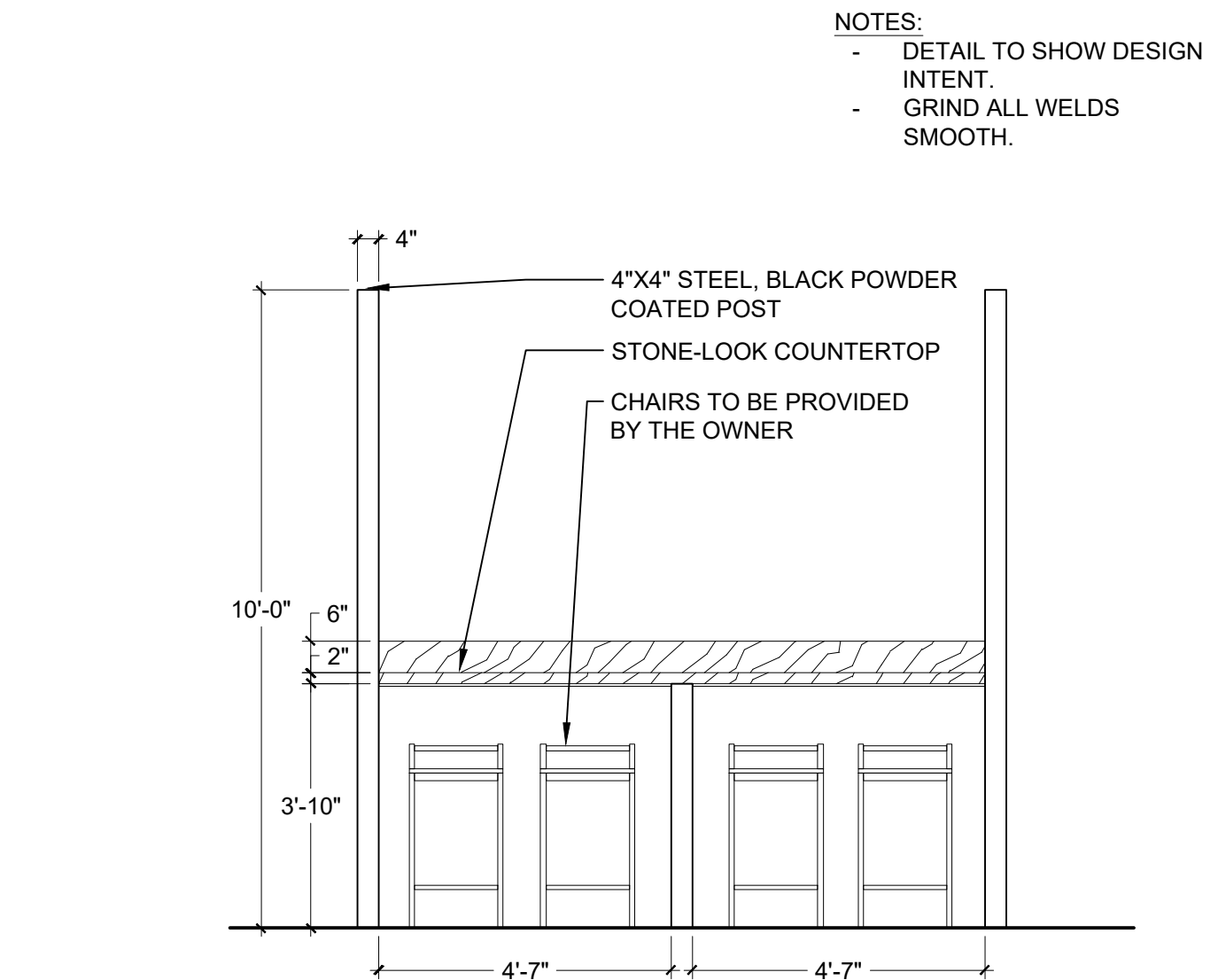
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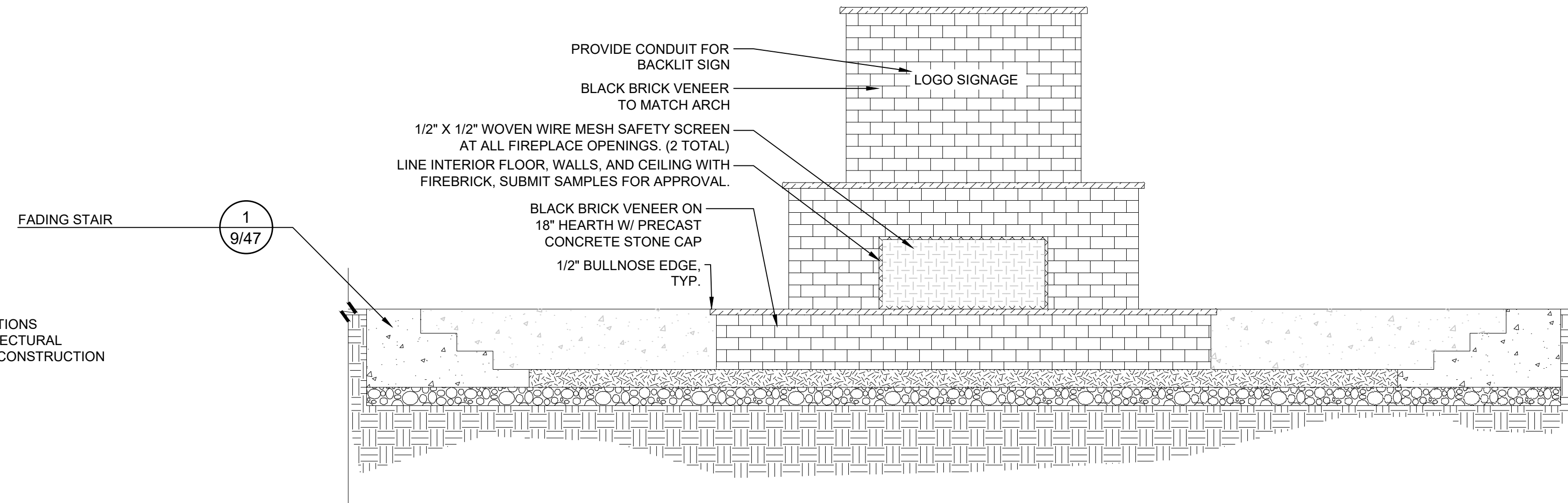
PROJECT No.:	R22-035
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REVIEWED BY:	SC
DRAWING NUMBER:	



2 BISTRO BARTOP SECTION
3/8" = 1'-0" OP-R12-91

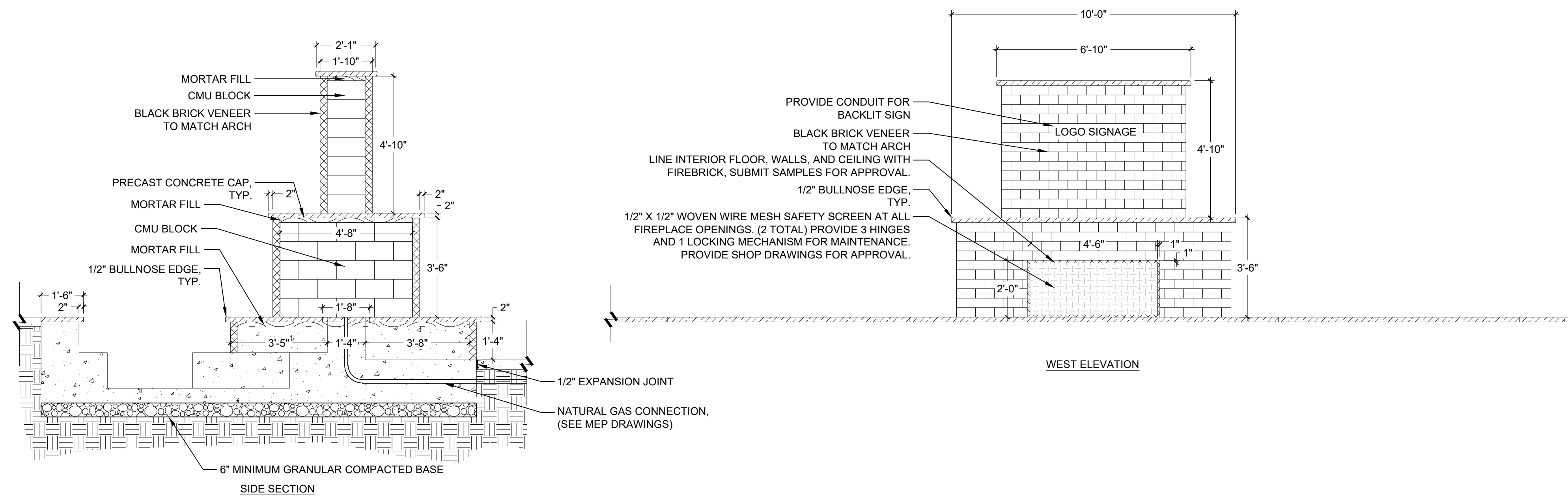


3 BISTRO BARTOP ELEVATION
3/8" = 1'-0" OP-R12-85



EAST ELEVATION

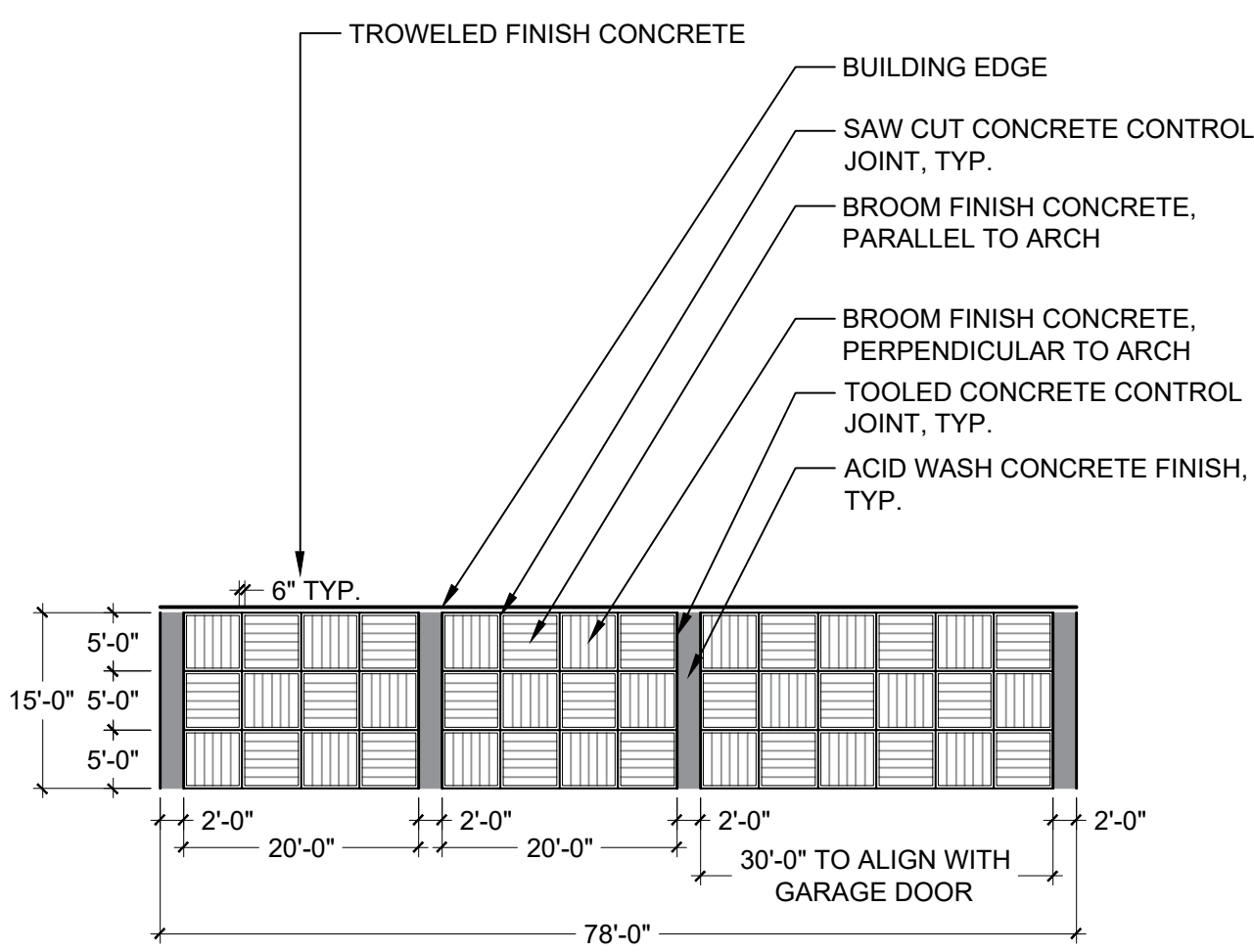
- NOTES:
- INSTALL PER MANUFACTURER'S RECOMMENDATIONS
- BRICK COLOR AND PATTERN TO MATCH ARCHITECTURAL
- ALL STRUCTURAL DESIGN AND DETAILING PER CONSTRUCTION SHOP DRAWINGS



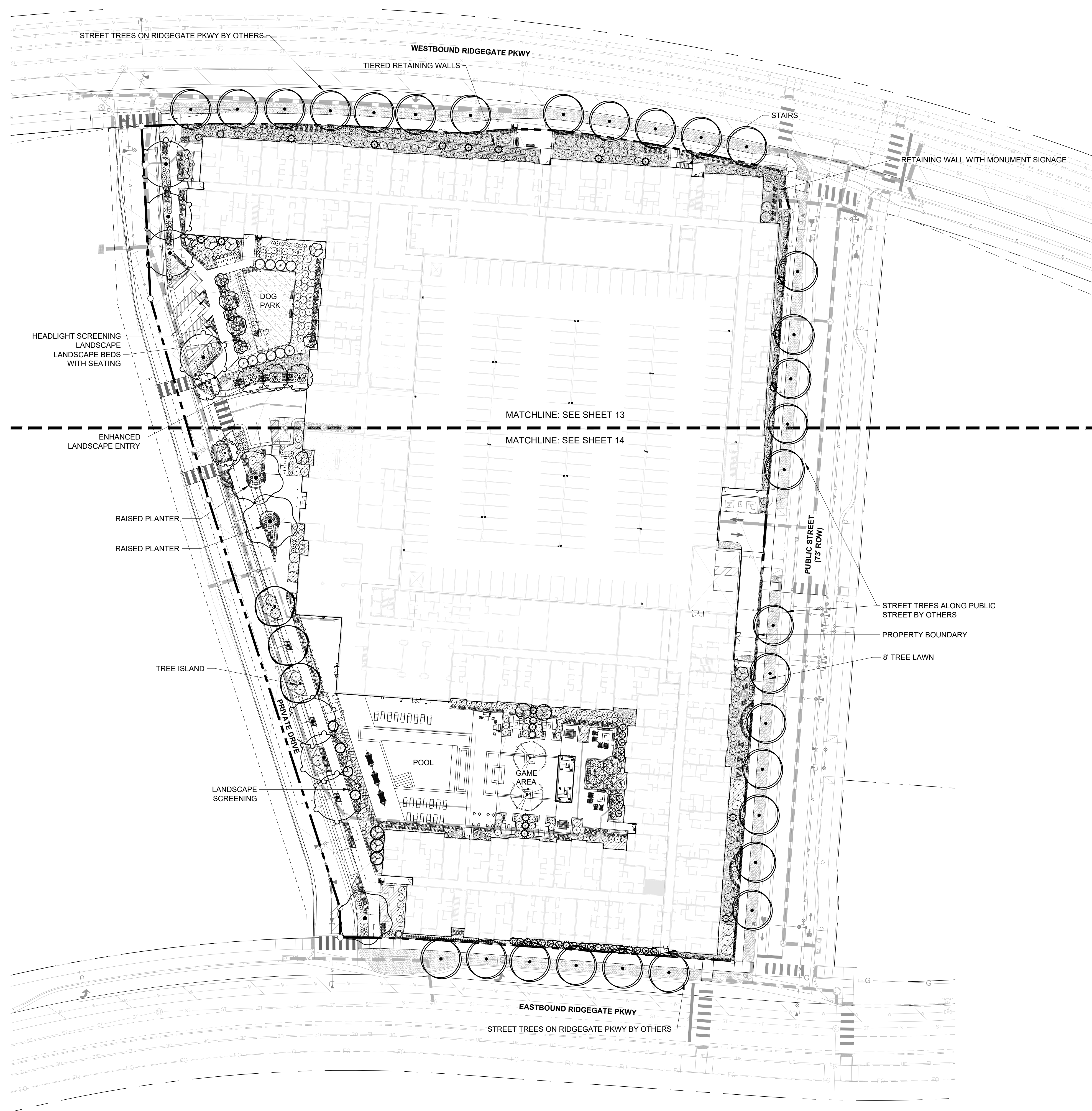
WEST ELEVATION

SIDE SECTION

1 SPA/DOUBLE SIDED FIREPLACE
3/8" = 1'-0" OP-R12-95



4 DECORATIVE CONCRETE TREATMENT AT LOADING AREA
1/16" = 1'-0" OP-R12-102



TREE LEGEND

CANOPY TREES	BOTANICAL / COMMON NAME
CSP	CATALPA SPECIOSA / NORTHERN CATALPA
GTS	GYMNOCLADUS DIOICUS 'ESPRESSO' / JFS' / SEEDLESS KENTUCKY COFFEETREE
QRC	QUERCUS ALBA X Q. ROBUR 'CRIMSCHMIDT' / CRIMSON SPIRE OAK
RR	ROBINIA PSEUDOACACIA 'PURPLE ROBE' / PURPLE ROBE BLACK LOCUST
EVERGREEN TREES	BOTANICAL / COMMON NAME
PPI	PICEA PUNGENS 'ISELI FASTIGIATE' / FASTIGIATE COLORADO SPRUCE
PGB	PINUS FLEXILIS 'EXTRA BLUE' / EXTRA BLUE LIMBER PINE
PLM	PINUS LEUCODERMIS 'MINT TRUFFLE' / MINT TRUFFLE BOSNIAN PINE
ORNAMENTAL TREES	BOTANICAL / COMMON NAME
AAO	AMELANCHIER ALNIFOLIA 'OBELISK' / STANDING OVATION SERVICEBERRY
AR	AMELANCHIER X GRANDIFLORA 'ROBIN HILL' / ROBIN HILL APPLE SERVICEBERRY
COP	CELTIS OCCIDENTALIS 'JFS-KSU1' / PRAIRIE SENTINEL® HACKBERRY
CCI	CRATAEGUS CRUS-GALLI INERMIS 'CRUZAM' / CRUSADER® COCKSPUR HAWTHORN
MAD	MALUS X 'ADIRONDACK' / ADIRONDACK CRABAPPLE
MS	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE
PCC	PRUNUS CERASIFERA 'CIPRIOZAM' / CRIMSON POINTE / COLUMNAR PURPLE PLUM

SHRUB LEGEND

LARGE DECIDUOUS SHRUB	BOTANICAL / COMMON NAME
BDR	BUDDLEJA DAVIDI 'ROYAL RED' / ROYAL RED BUTTERFLY BUSH
HL	HYDRANGEA MACROPHYLLA BLUE ENCHANTRESS / BLUE ENCHANTRESS HYDRANGEA
HPT	HYDRANGEA PANICULATA 'TARDIVA' / TARDIVA PANICLE HYDRANGEA
POD	PHYSOCARPUS OPULIFOLIUS 'DIABOLO' / DIABOLO NINEBARK
VCA	VIBURNUM CARLESII / KOREANSPICE VIBURNUM
VBV	VIBURNUM X BURKWOODII / BURKWOOD VIBURNUM
MEDIUM DECIDUOUS SHRUB	BOTANICAL / COMMON NAME
BTG	BERBERIS THUNBERGII 'GOLDEN ROCKET' / GOLDEN ROCKET JAPANESE BARBERRY
BTR	BERBERIS THUNBERGII 'ROYAL BURGUNDY' / ROYAL BURGUNDY JAPANESE BARBERRY
COS	CORNUS SERICEA 'ARCTIC FIRE' / RED TWIG DOGWOOD
DXB	DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE
EQQ	EPHEDRA EQUISETINA / BLUESTEM JOINT FIR
MP	MYRICA PENNSYLVANICA / NORTHERN BAYBERRY
POJ	PHYSOCARPUS OPULIFOLIUS 'JEFAM' / FIRST EDITIONS® AMBER JUBILEE® NINEBARK
POR	PHYSOCARPUS OPULIFOLIUS 'ZLEYEL2' / RASPBERRY LEMONADE™ NINEBARK
SM	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC
SYB	SYRINGA X 'BLOOMERANG' / BLOOMERANG SERIES LILAC
MEDIUM EVERGREEN	BOTANICAL / COMMON NAME
BM	BUXUS SEMPERVIRENS 'MONRUE' / GREEN TOWER® UPRIGHT BOXWOOD
CIN	CERCOCARPUS INTRICATUS / LITTLELEAF MOUNTAIN MAHOGANY
PAP	PICEA ABIES 'PUMILA' / DWARF GLOBE NORWAY SPRUCE
PERENNIALS	BOTANICAL / COMMON NAME
AAF	ASTILBE X ARENDsii 'FANAL' / FANAL ASTILBE
HHR	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY
HKG	HOSTA X 'GUACAMOLE' / GUACAMOLE HOSTA
HHA	HYLOTELEPHIUM 'HERBSTFREUDE' / AUTUMN JOY / STONECROP SEDUM
TPC	THYMUS PRAEOCX 'COCCINEUS' / RED CREEPING THYME
SMALL DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME
BTA	BERBERIS THUNBERGII 'ADMIRATION' / ADMIRATION JAPANESE BARBERRY
DD	DAPHNE X TRANSATLANTICA 'BLAFRA' / ETERNAL FRAGRANCE DAPHNE
MRM	MAHONIA REPENS 'MONRWS' / DARKSTAR® CREEPING OREGON GRAPE
RAG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
RAP	RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT
SA	SPIRAEA ALBIFLORA / JAPANESE WHITE SPIREA
SSX	SPIRAEA X 'GOLDMOUND' / GOLDMOUND SPIREA
ORNAMENTAL GRASS	BOTANICAL / COMMON NAME
BBA	BOUTELLOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRASS
CAK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS
CLA	CHASMANTHIUM LATIFOLIUM / NORTHERN SEA OATS
MSG	MISCANTHUS SINENSIS 'GRACILLIMUS' / MAIDEN GRASS
MSL	MISCANTHUS SINENSIS 'LITTLE KITTEN' / LITTLE KITTEN EULALIA GRASS
MCV	MOLINIA CAERULEA 'VARIEGATA' / VARIEGATED MOOR GRASS
SHE	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED

MATERIAL LEGEND

	WOOD MULCH		CRUSHED FINES
	ROCK MULCH		IRRIGATED TURF
	PEA GRAVEL		

LEGEND

	STEEL EDGER
	PROPERTY BOUNDARY
	FIBER OPTIC UTILITY
	GAS UTILITY
	STORM DRAIN UTILITY
	SANITARY SEWER UTILITY
	TELEPHONE UTILITY
	UNDERGROUND ELECTRIC UTILITY
	WATER LINE UTILITY
	PROPOSED FENCE

RIDGEGATE COUPLER

A PORTION OF PLANNING AREA CM - U NO. 4 LOCATED IN THE NORTH HALF OF SECTION 24 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO 5.646 ACRES, LOT 2

SITE IMPROVEMENT PLAN - SP23-0028

LONE TREE, CO
PREPARED BY:

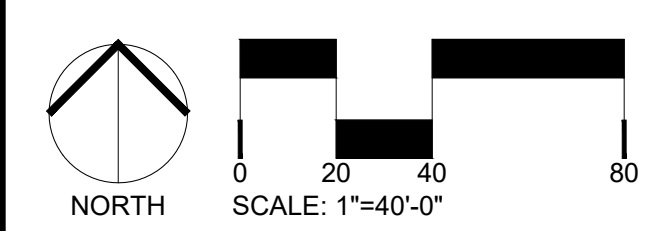


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ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	SIP SUBMITTAL	08/07/2023
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REVISIONS

No.	DESCRIPTION	DATE

OVERALL LANDSCAPE PLAN

SEAL:



PROJECT No.: R22-035
DRAWN BY: RIPLEY
REVIEWED BY: SC
DRAWING NUMBER:

MATCH LINE, SEE SHEET 13

MATCH LINE, SEE SHEET 13

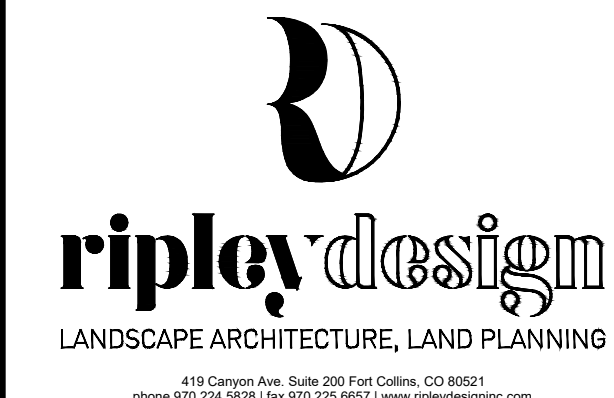
MATCH LINE, SEE SHEET 13

RIDGEGATE COUPLET

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DEVELOPER

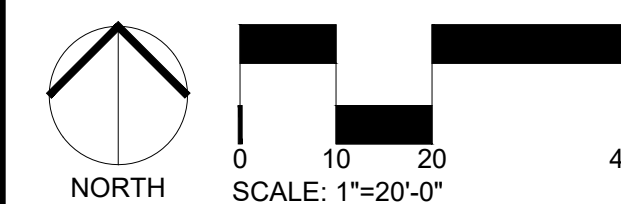
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REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE ENLARGEMENT

SEAL:



PROJECT No.: R22-035
DRAWN BY: RIPLEY
REVIEWED BY: SC
DRAWING NUMBER:

MATERIAL LEGEND

- WOOD MULCH
- ROCK MULCH
- PEA GRAVEL
- CRUSHED FINES
- IRRIGATED TURF

LEGEND

- STEEL EDGER
- PROPERTY BOUNDARY
- FIBER OPTIC UTILITY
- GAS UTILITY
- STORM DRAIN UTILITY
- SANITARY SEWER UTILITY
- TELEPHONE UTILITY
- UNDERGROUND ELECTRIC UTILITY
- WATER LINE UTILITY
- PROPOSED FENCE

TREE LEGEND

- CANOPY TREES**
- CSP
GTS
QRC
RR
- EVERGREEN TREES**
- PPI
PGB
PLM
- ORNAMENTAL TREES**
- AAO
AR
COP
CCI
MAD
MS
PCC
- BOTANICAL / COMMON NAME**
- CATALPA SPECIOSA / NORTHERN CATALPA
GYMNOCLADUS DIOICUS 'ESPRESSO - JFS' / SEEDLESS KENTUCKY COFFEETREE
QUERCUS ALBA X Q. ROBUR 'CRIMSCHMIDT' / CRIMSON SPIRE OAK
ROBINIA PSEUDOACACIA 'PURPLE ROBE' / PURPLE ROBE BLACK LOCUST
- BOTANICAL / COMMON NAME**
- PICEA PUNGENS 'ISELI FASTIGIATE' / FASTIGIATE COLORADO SPRUCE
PINUS FLEXILIS 'EXTRA BLUE' / EXTRA BLUE LIMBER PINE
PINUS LEUCODERMIS 'MINT TRUFFLE' / MINT TRUFFLE BOSNIAN PINE
- BOTANICAL / COMMON NAME**
- AMELANCHIER ALNIFOLIA 'OBELISK' / STANDING OVATION SERVICEBERRY
AMELANCHIER X GRANDIFLORA 'ROBIN HILL' / ROBIN HILL APPLE SERVICEBERRY
CELLIS OCCIDENTALIS 'JFS-KSU1' / PRAIRIE SENTINEL® HACKBERRY
CRATAEGUS CRUS-GALLI 'INERMIS 'CRUZAM' / CRUSADER® COCKSPUR HAWTHORN
MALUS X 'ADIRONDACK' / ADIRONDACK CRABAPPLE
MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE
PRUNUS CERASIFERA 'CIPRIOSAM' / CRIMSON POINTE / COLUMNAR PURPLE PLUM

SHRUB LEGEND

- LARGE DECIDUOUS SHRUB**
- BDR
HL
HPT
VCA
VBU
- MEDIUM DECIDUOUS SHRUB**
- BTG
BTR
COS
DXB
EQ
MF
POJ
POR
SM
SYB
- MEDIUM EVERGREEN**
- BM
CIN
PAP
- PERENNIALS**
- AAF
HHR
HXG
HHA
TPC
- SMALL DECIDUOUS SHRUBS**
- BTA
DD
MRM
RAG
RAP
SA
SSX
- ORNAMENTAL GRASS**
- BBA
CAK
CLA
MSG
MSL
MCV
SHE
- BOTANICAL / COMMON NAME**
- BUDDLEJA DAVIDII 'ROYAL RED' / ROYAL RED BUTTERFLY BUSH
HYDRANGEA MACROPHYLLA BLUE ENCHANTRESS / BLUE ENCHANTRESS HYDRANGEA
HYDRANGEA PANICULATA 'TARDIVA' / TARDIVA PANICLE HYDRANGEA
PHYSOCARPUS OPULIFOLIUS 'DIABLO' / DIABLO NINEBARK
VIBURNUM CARLESII / KOREANSPICE VIBURNUM
VIBURNUM X BURKWOODII / BURKWOOD VIBURNUM
- BOTANICAL / COMMON NAME**
- BERBERIS THUNBERGII 'GOLDEN ROCKET' / GOLDEN ROCKET JAPANESE BARBERRY
BERBERIS THUNBERGII 'ROYAL BURGUNDY' / ROYAL BURGUNDY JAPANESE BARBERRY
CORNUS SERICEA 'ARCTIC FIRE' / RED TWIG DOGWOOD
DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE
EPHEDRA EQUISSETINA / BLUESTEM JOINT FIR
MYRICA PENNSYLVANICA / NORTHERN BAYBERRY
PHYSOCARPUS OPULIFOLIUS 'JEFAM' / FIRST EDITIONS® AMBER JUBILEE® NINEBARK
PHYSOCARPUS OPULIFOLIUS 'ZLEYEL2' / RASPBERRY LEMONADE™ NINEBARK
SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC
SYRINGA X 'BLOOMERANG' / BLOOMERANG SERIES LILAC
- BOTANICAL / COMMON NAME**
- BUXUS SEMPERVIRENS 'MONRUE' / GREEN TOWER® UPRIGHT BOXWOOD
CERCOCARPUS INTRICATUS / LITTLELEAF MOUNTAIN MAHOGANY
PICEA ABIES 'PUMILA' / DWARF GLOBE NORWAY SPRUCE
- BOTANICAL / COMMON NAME**
- ASTILBE X ARENDISII 'FANAL' / FANAL ASTILBE
HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY
HOSTA X 'GUACAMOLE' / GUACAMOLE HOSTA
HYLOTELEPHIUM 'HERBSTFREUDE' / AUTUMN JOY / STONECROP SEDUM
THYMUS PRAECOX 'COCCINEUS' / RED CREEPING THYME
- BOTANICAL / COMMON NAME**
- BERBERIS THUNBERGII 'ADMIRATION' / ADMIRATION JAPANESE BARBERRY
DAPHNE X TRANSATLANTICA 'BLAFRA' / ETERNAL FRAGRANCE DAPHNE
MAHONIA REPENS 'MONRWS' / DARKSTAR® CREEPING OREGON GRAPE
RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
RIBES ALPIMUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT
SPIRAEA ALBIFLORA / JAPANESE WHITE SPIREA
SPIRAEA X 'GOLDMOUND' / GOLDMOUND SPIREA
- BOTANICAL / COMMON NAME**
- BOULETELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRASS
CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS
CHASMANTHIUM LATIFOLIUM / NORTHERN SEA OATS
MISCANTHUS SINENSIS 'GRACILLIMUS' / MAIDEN GRASS
MISCANTHUS SINENSIS 'LITTLE KITTEN' / LITTLE KITTEN EULALIA GRASS
MOLINIA CAERULEA 'VARIEGATA' / VARIEGATED MOOR GRASS
SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED






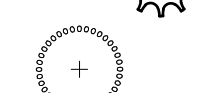
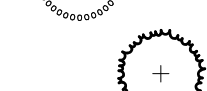









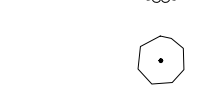

















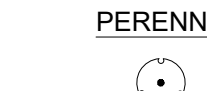



STREET TREES BY OTHERS





EASTBOUND RIDGEGATE PKWY

6' WIDE DETACHED WALK

8' WIDE TREE LAWN

PLANT SCHEDULE

CANOPY TREES		CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
	CSP	3	CATALPA SPECIOSA / NORTHERN CATALPA	B & B	2" CAL		40-60' H 30-50' W	
	GTS	7	GYMNOCLADUS DIOICUS 'ESPRESSO - JFS' / SEEDLESS KENTUCKY COFFEETREE	B & B	2" CAL		50-60' H 35-40' W	
	QRC	5	QUERCUS ALBA X Q. ROBUR 'CRIMSCHMIDT' / CRIMSON SPIRE OAK	B & B	2" CAL		40-60' H 15-20' W	
	RR	3	ROBINIA PSEUDOACACIA 'PURPLE ROBE' / PURPLE ROBE BLACK LOCUST	B & B	4" CAL		35-40' H X 25-30' W	
EVERGREEN TREES		CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
	PPI	27	PICEA PUNGENS 'ISELI FASTIGIATE' / FASTIGIATE COLORADO SPRUCE	B & B			6' HT	10-15'H 4-6'W
	PGB	10	PINUS FLEXILIS 'EXTRA BLUE' / EXTRA BLUE LIMBER PINE	B & B			6' HT	15-20'H 8-10'W
	PLM	4	PINUS LEUCODERMIS 'MINT TRUFFLE' / MINT TRUFFLE BOSNIAN PINE	B & B			6' HT	12' X 8'W
ORNAMENTAL TREES		CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
	AAO	25	AMELANCHIER ALNIFOLIA 'OBELISK' / STANDING OVATION SERVICEBERRY	B & B	2" CAL			12-15'H 4-5'W
	AR	3	AMELANCHIER X GRANDIFLORA 'ROBIN HILL' / ROBIN HILL APPLE SERVICEBERRY	B & B	2" CAL			20-30'-H 12-15'-W
	COP	2	CELTIS OCCIDENTALIS 'JFS-KSU1' / PRAIRIE SENTINEL® HACKBERRY	B & B	2" CAL			45' H, 12' W
	CCI	2	CRATAEGUS CRUS-GALLI INERMIS 'CRUZAM' / CRUSADER® COCKSPUR HAWTHORN	B & B	2" CAL			12-15'H 12-15'W
	MAD	3	MALUS X 'ADIRONDACK' / ADIRONDACK CRABAPPLE	B & B	2" CAL			15-18' H 8-10' W
	MS	2	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	B & B	2" CAL			20-25-H 20-25-W
	PCC	10	PRUNUS CERASIFERA 'CIPRIOZAM' CRIMSON POINTE / COLUMNAR PURPLE PLUM	B & B				20-25' H 6-10' W
LARGE DECIDUOUS SHRUB		CODE	QTY	BOTANICAL / COMMON NAME	SIZE			
	BDR	3	BUDDLEJA DAVIDII 'ROYAL RED' / ROYAL RED BUTTERFLY BUSH	7 GAL		6-8'H X 4-8'W		
	HL	13	HYDRANGEA MACROPHYLLA BLUE ENCHANTRESS / BLUE ENCHANTRESS HYDRANGEA	5 GAL		3-5' H X 4-5'W		
	HPT	13	HYDRANGEA PANICULATA 'TARDIVA' / TARDIVA PANICLE HYDRANGEA	10 GAL		6-8'H X 4-6'W		
	POD	1	PHYSOCARPUS OPULIFOLIUS 'DIABOLO' / DIABOLO NINEBARK	10 GAL		8' T X 8' W		
	VCA	19	VIBURNUM CARLESII / KOREANSPICE VIBURNUM	10 GAL		5' T X 6' W		
	VBU	6	VIBURNUM X BURKWOODII / BURKWOOD VIBURNUM	10 GAL		8' T X 8' W		
MEDIUM DECIDUOUS SHRUB		CODE	QTY	BOTANICAL / COMMON NAME	SIZE			
	BTG	13	BERBERIS THUNBERGII 'GOLDEN ROCKET' / GOLDEN ROCKET JAPANESE BARBERRY	5 GAL		3-5'H X 2-3'W		
	BTR	24	BERBERIS THUNBERGII 'ROYAL BURGUNDY' / ROYAL BURGUNDY JAPANESE BARBERRY	5 GAL		1-2' HT, 1-2' S		
	COS	62	CORNUS SERICEA 'ARCTIC FIRE' / RED TWIG DOGWOOD	5 GAL		4' T X 4' W		
	DXB	43	DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE	5 GAL		5' T X 5' W		
	EEQ	16	EPHEDRA EQUISETINA / BLUESTEM JOINT FIR	5 GAL		5' T X 3' W		
	MP	13	MYRICA PENNSYLVANICA / NORTHERN BAYBERRY	5 GAL		4-6'H X 4-6'W		
	POJ	39	PHYSOCARPUS OPULIFOLIUS 'JEFAM' / FIRST EDITIONS® AMBER JUBILEE® NINEBARK	5 GAL		4' T X 5' W		
	POR	5	PHYSOCARPUS OPULIFOLIUS 'ZLEYEL2' / RASPBERRY LEMONADE™ NINEBARK	5 GAL		3-4' HT, 3-4' W		
	SM	10	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC	5 GAL		3-6'H X 3-6'W		
	SYB	56	SYRINGA X 'BLOOMERANG' / BLOOMERANG SERIES LILAC	5 GAL		5' T X 5' W		
MEDIUM EVERGREEN		CODE	QTY	BOTANICAL / COMMON NAME	SIZE			
	BM	10	BUXUS SEMPERVIRENS 'MONRUE' / GREEN TOWER® UPRIGHT BOXWOOD	5 GAL		6-10'H X 1-3'W		
	CIN	35	CERCOCARPUS INTRICATUS / LITTLELEAF MOUNTAIN MAHOGANY	5 GAL		3-6'T X 3-4'W		
	PAP	23	PICEA ABIES 'PUMILA' / DWARF GLOBE NORWAY SPRUCE	5 GAL		4' T X 6' W		
PERENNIALS		CODE	QTY	BOTANICAL / COMMON NAME	SIZE			
	AAF	14	ASTILBE X ARENSDII 'FANAL' / FANAL ASTILBE	1 GAL		18-24"H X 24"W		
	HHR	123	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	1 GAL		12-18"H X 12-18"W		
	HXG	57	HOSTA X 'GUACAMOLE' / GUACAMOLE HOSTA	1 GAL		18"H X 2-3'W		
	HIHA	43	HYLOTELEPHIUM 'HERBSTFREUDE' AUTUMN JOY / STONECROP SEDUM	1 GAL		1.5-2.5' HT, 1.5-2.5' W		
	TPC	106	THYMUS PRAECOX 'COCCINEUS' / RED CREEPING THYME	4" POT		2-4" H X 12-18" W		

SMALL DECIDUOUS SHRUBS		CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	BTA	3	BERBERIS THUNBERGII 'ADMIRATION' / ADMIRATION JAPANESE BARBERRY	5 GAL	3'H X 3'W
	DD	14	DAPHNE X TRANSATLANTICA 'BLAFRA' / ETERNAL FRAGRANCE DAPHNE	5 GAL	18-36"H X 1-3'W
	MRM	48	MAHONIA REPENS 'MONRWS' / DARKSTAR® CREEPING OREGON GRAPE	5 GAL	1' T X 4'W
	RAG	15	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	2' T X 8'W
	RAP	85	RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	5 GAL	3-4' HT, 2-3' W
	SA	40	SPIRAEA ALBIFLORA / JAPANESE WHITE SPIREA	5 GAL	18-36"H X 1-3'W
	SSX	88	SPIRAEA X 'GOLDMOUND' / GOLDMOUND SPIREA	5 GAL	18-24" H X 2-3'W
ORNAMENTAL GRASS		CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	BBA	249	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRASS	5 GAL	3' T X 2'W
	CAK	257	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	5 GAL	4' T X 2'W
	CLA	95	CHASMANTHIUM LATIFOLIUM / NORTHERN SEA OATS	5 GAL	3' T X 2'W
	MSG	17	MISCANTHUS SINENSIS 'GRACILLIMUS' / MAIDEN GRASS	5 GAL	5' T X 5' W
	MSL	117	MISCANTHUS SINENSIS 'LITTLE KITTEN' / LITTLE KITTEN EULALIA GRASS	5 GAL	15-30"H X 12-18"W
	MCV	194	MOLINIA CAERULEA 'VARIEGATA' / VARIEGATED MOOR GRASS	5 GAL	1-2'H X 12-15"W
	SHE	181	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	5 GAL	2' T X 2'W

TREE SPECIES DIVERSITY

*TYPE (PROPOSED & EXISTING TO REMAIN)	COUNT	SPECIES %
Catalpa speciosa	3	3
Gymnocladus dioicus 'Espresso™-JFS'	7	7
Quercus alba x Q. robur 'Crimschmidt'	5	5
Robinia pseudoacacia 'Purple Robe'	3	3
Pinus flexilis 'Extra Blue'	10	9
Picea pungens 'Iseli Fastigiata'	27	25
Pinus leucodermis 'Mint Truffle'	4	4
Amelanchier alnifolia 'Obelisk'	25	24
Amelanchier x grandiflora 'Robin Hill'	3	3
Celtis occidentalis 'JFS-KSU1'	2	2
Crataegus crus-galli inermis 'Cruzam'	2	2
Malus x 'Adirondack'	3	3
Malus x 'Spring Snow'	2	2
Prunus cerasifera 'Cipriozam'	10	9
TOTAL TREES	106	

LANDSCAPE NOTES

- ALL PLANTS INSTALLED SHALL FOLLOW THE PLANT SCHEDULE, INSTALLATION INSTRUCTIONS AND THE 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.
- 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.
- THE USE OF IMPERMEABLE SHEET PLASTIC AS A WEED BARRIER IS PROHIBITED.

GENERAL LANDSCAPE NOTES

- THE PROPERTY HEREIN IS SUBJECT TO ALL APPLICABLE REQUIREMENTS OF LONE TREE MUNICIPAL CODE, EXCEPT AS MAY OTHERWISE BE ADDRESSED IN AN APPROVED PLANNED DEVELOPMENT OR SUB-AREA PLAN, SITE IMPROVEMENT PLAN, PRELIMINARY PLAN, FINAL PLAN, OR OTHER IMPROVEMENTS AND/OR MAINTENANCE AGREEMENTS, AS APPLICABLE.
- THE APPLICANT ASSUMES RESPONSIBILITY TO ENSURE THE PROJECT IS COMPLETED IN ACCORDANCE WITH THE APPROVED LANDSCAPE AND/OR IRRIGATION PLAN AND FURTHER ASSUMES THE RISK ASSOCIATED WITH ANY CHANGES OR OMISSIONS MADE WITHOUT PRIOR CITY APPROVAL. MODIFICATIONS TO THE LANDSCAPE PLAN MAY REQUIRE A LANDSCAPE PLAN AMENDMENT AS DETERMINED BY THE DIRECTOR. UNAUTHORIZED CHANGES OR OMISSIONS MAY RESULT IN CORRECTIVE ACTIONS, DELAY OF PERMITS, OR CITATIONS FOR ZONING VIOLATIONS WITH ASSOCIATED FINES AND LEGAL MEASURES.
- SOIL AMENDMENTS: THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISKING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA.

ACCESS NOTES

- THE CITY OF LONE TREE REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ENSURE THE CONTINUOUS OPERATIONAL CAPABILITIES 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 AN 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.

MAINTENANCE RESPONSIBILITIES

- IT SHALL BE THE RESPONSIBILITY OF THE OWNER (OR RESPONSIBLE ASSOCIATION OR DISTRICT, AS MAY BE IDENTIFIED BY MAINTENANCE AGREEMENTS) TO MAINTAIN ALL IMPROVEMENTS ON THE PROPERTY IN A STATE OF GOOD REPAIR, TO ENSURE ALL IRRIGATION IS FUNCTIONAL, AND TO ENSURE ALL PLANTINGS ARE ALIVE, CONSISTENT WITH THE APPROVED LANDSCAPE AND IRRIGATION PLAN AND LONE TREE MUNICIPAL CODE.
- WITHIN SIGHT TRIANGLES AND SIGHT EASEMENTS, 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. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR RESPONSIBLE ASSOCIATION OR DISTRICT, AS MAY BE IDENTIFIED BY MAINTENANCE AGREEMENTS.

SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES SPECIES DIVERSITY

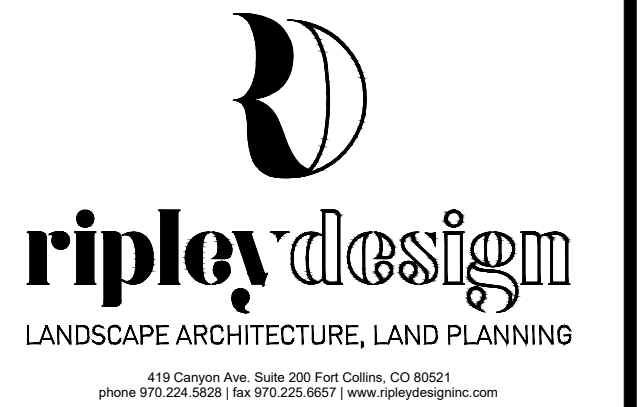
*TYPE (PROPOSED & EXISTING TO REMAIN)	COUNT	SPECIES %
Buddleja davidii 'Royal Red'	3	0
Hydrangea macrophylla 'Blue Enchantress'	13	1
Hydrangea paniculata 'Tardiva'	13	1
Physocarpus opulifolius 'Diablo'	1	0
Viburnum carlesii	19	1
Viburnum x burkwoodii	6	0
Berberis thunbergii 'Golden Rocket'	13	1
Berberis thunbergii 'Royal Burgundy'	24	1
Cornus sericea 'Arctic Fire'	62	3
Daphne x burkwoodii 'Carol Mackie'	43	2
Ehpedra Equisetina 'Bluestem Joint Fir'	16	9
Physocarpus opulifolius 'Jefam'	39	2
Physocarpus opulifolius 'Zlevel2'	5	0
Myrica pensylvanica	13	1
Syringa meyeri 'Palibin'	10	0
Syringa x 'Bloomerang'	56	3
Buxus 'Monrue'	10	6
Cercocarpus intricatus	35	2
Picea abies 'Pumila'	23	1
Astilbe x arendsii 'Fanal'	14	1
Hemerocallis x 'Happy Returns'	123	6
Hosta x 'Guacamole'	57	3
Hylotelephium herbstfreude 'Autumn Joy'	43	2
Thymus praecox 'Coccineus'	106	5
Berberis thunbergii 'Admiration'	3	0
Daphne x Transatlantica 'Blafra'	14	1
Mahonia repens 'Monrws'	48	2
Rhus aromatica 'Gro-low'	15	1
Ribes alpinum 'Green Mound'	85	4
Spiraea x 'Goldmound'	88	4
Spiraea albiflora	40	8
Bouteloua gracilis 'Blonde Ambition'	249	12
Calamagrostis x acutiflora 'Karl Forester'	257	12
Chasmanthium latifolium	95	4
Miscanthus sinensis 'Gracillimus'	17	1
Miscanthus sinensis 'Little Kitten'	117	5
Molina caerulea 'Variegata'	194	9
Sporobolus heterolepis	181	8
TOTAL	2150	

RIDGEGATE COUPLER

A PORTION OF PLANNING AREA C/M - U NO. 4 LOCATED IN THE NORTH HALF OF SECTION 24 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO 5.646 ACRES, LOT 2

SITE IMPROVEMENT PLAN - SP23-0028

LONE TREE, CO
PREPARED BY:



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ORIGINAL SIZE 24X36

ISSUED	No.	DESCRIPTION	DATE
	01	SIP SUBMITTAL	08/07/2023
	02	SIP SUBMITTAL	10/06/2023
	03	SIP SUBMITTAL	12/12/2023
	04	SIP UPDATE	01/12/2024

REVISIONS		
No.	DESCRIPTION	DATE

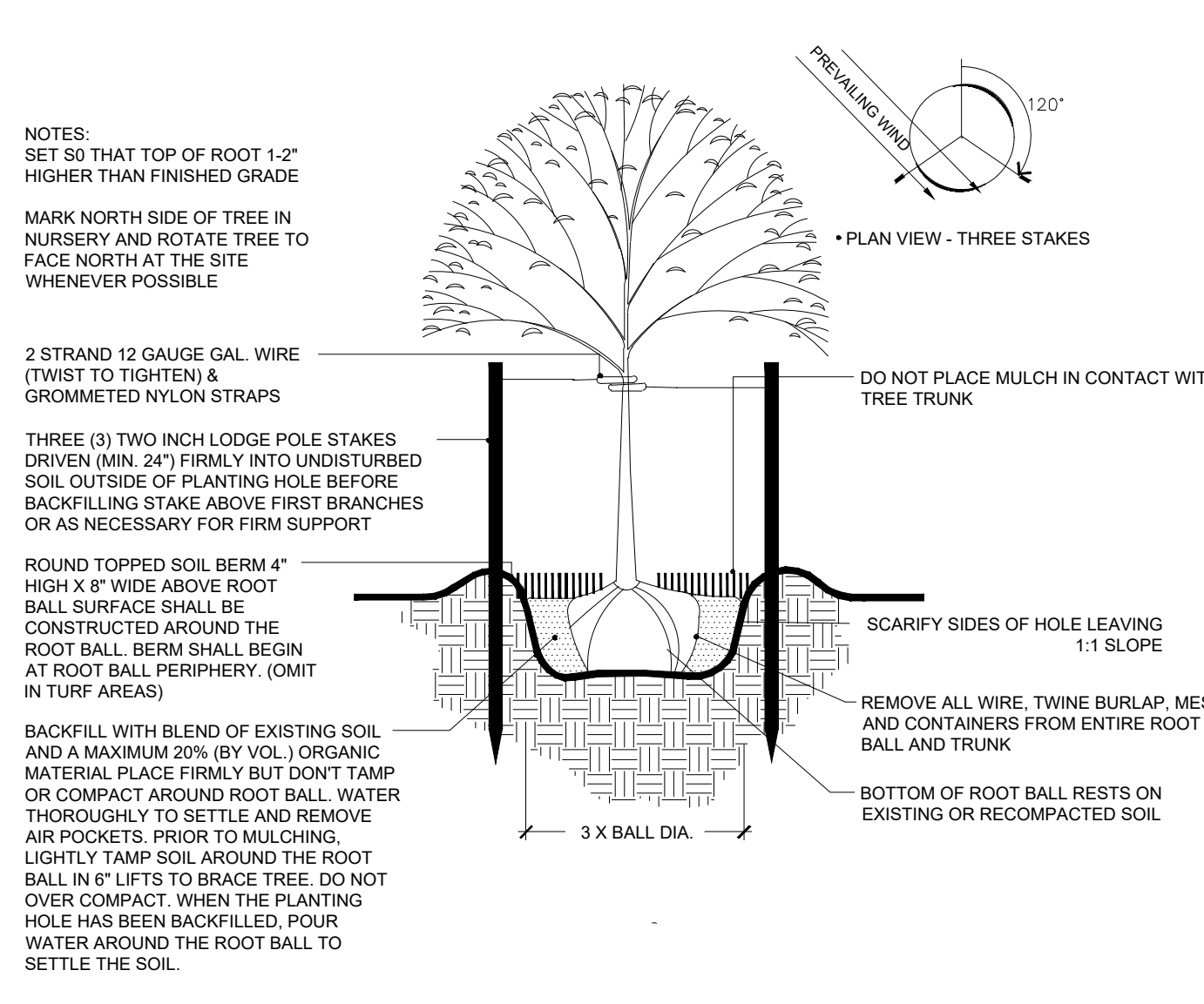
LANDSCAPE NOTES & DETAILS

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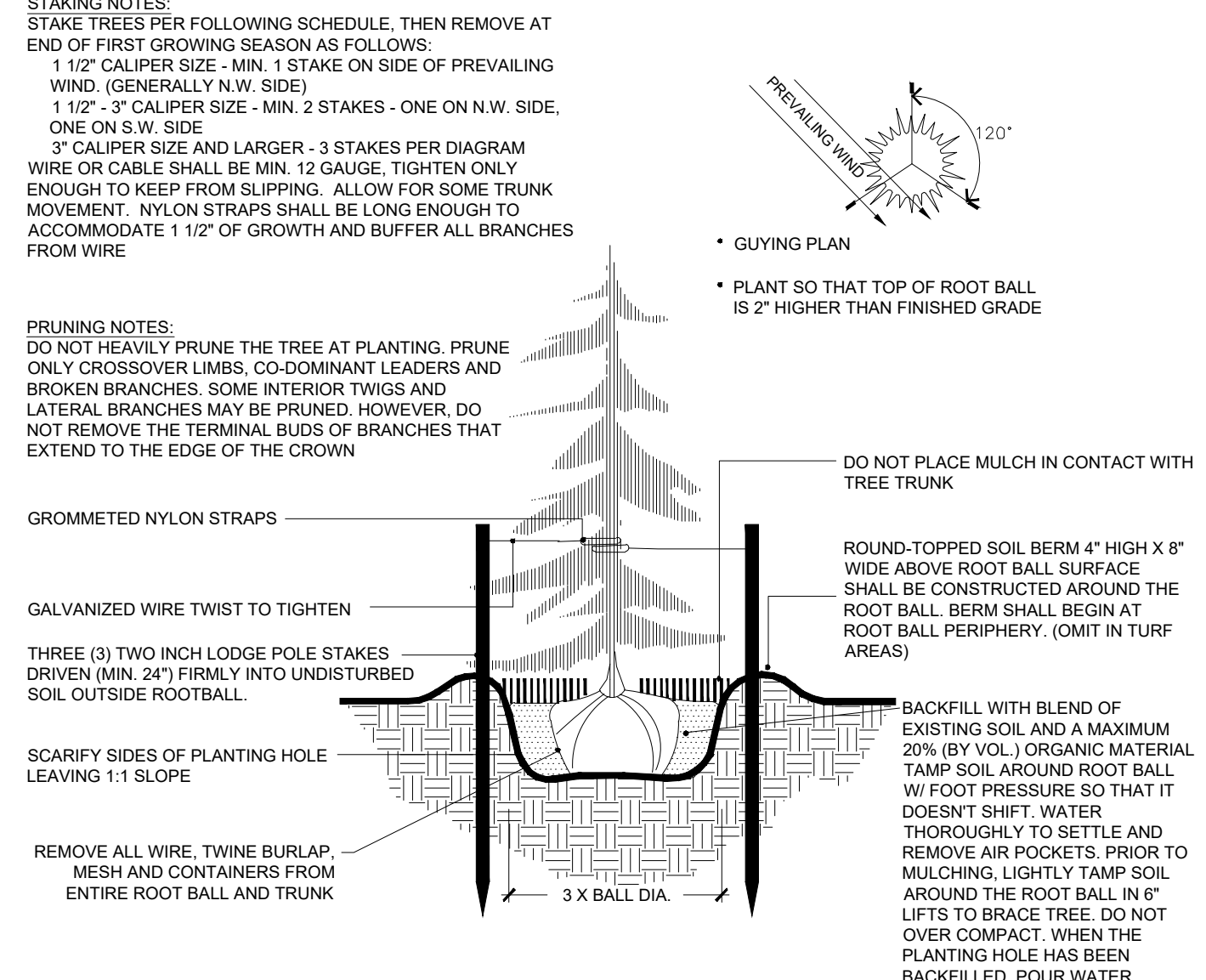


PROJECT No.: R22-035
DRAWN BY: RIPLEY
REVIEWED BY: SC

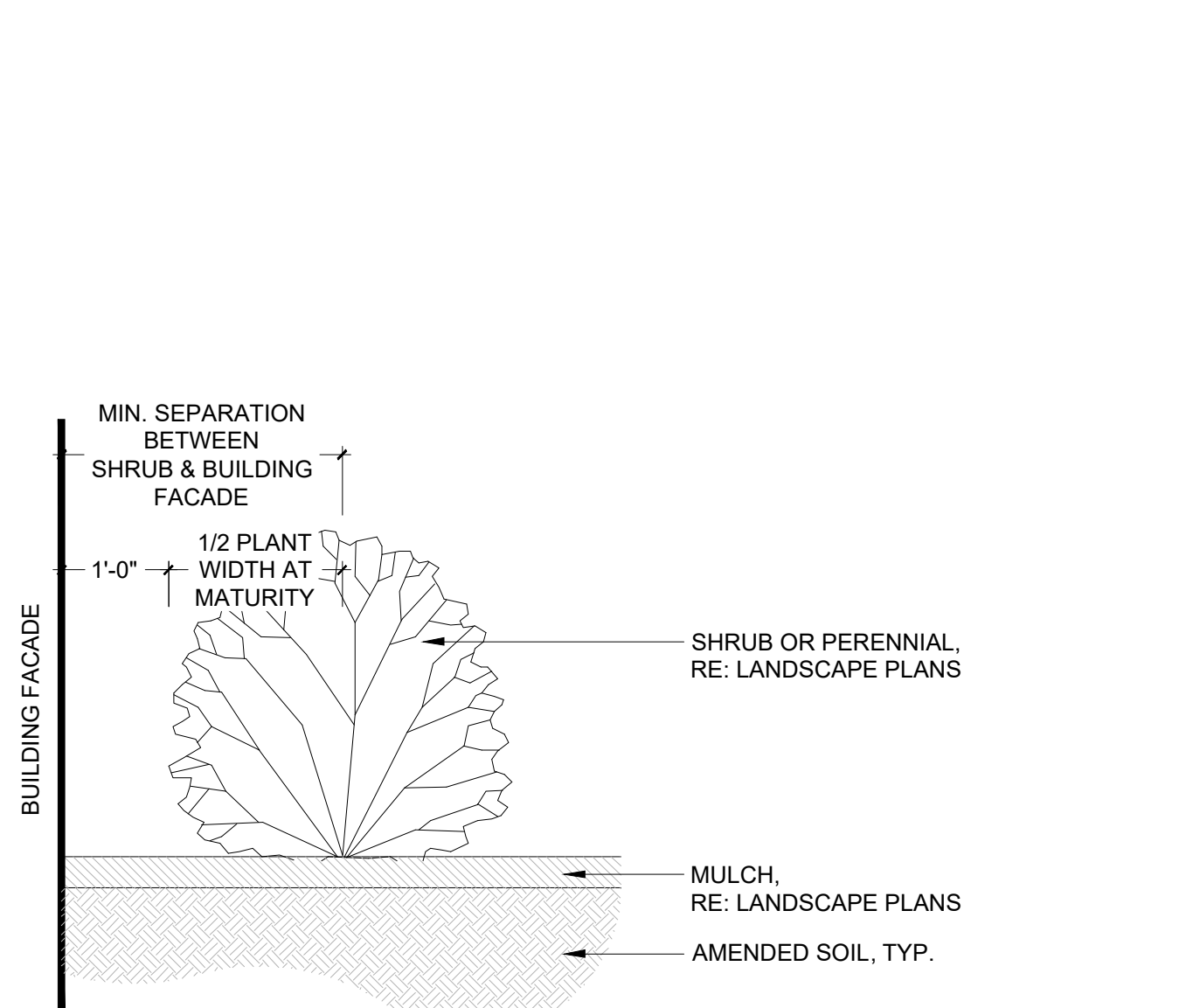
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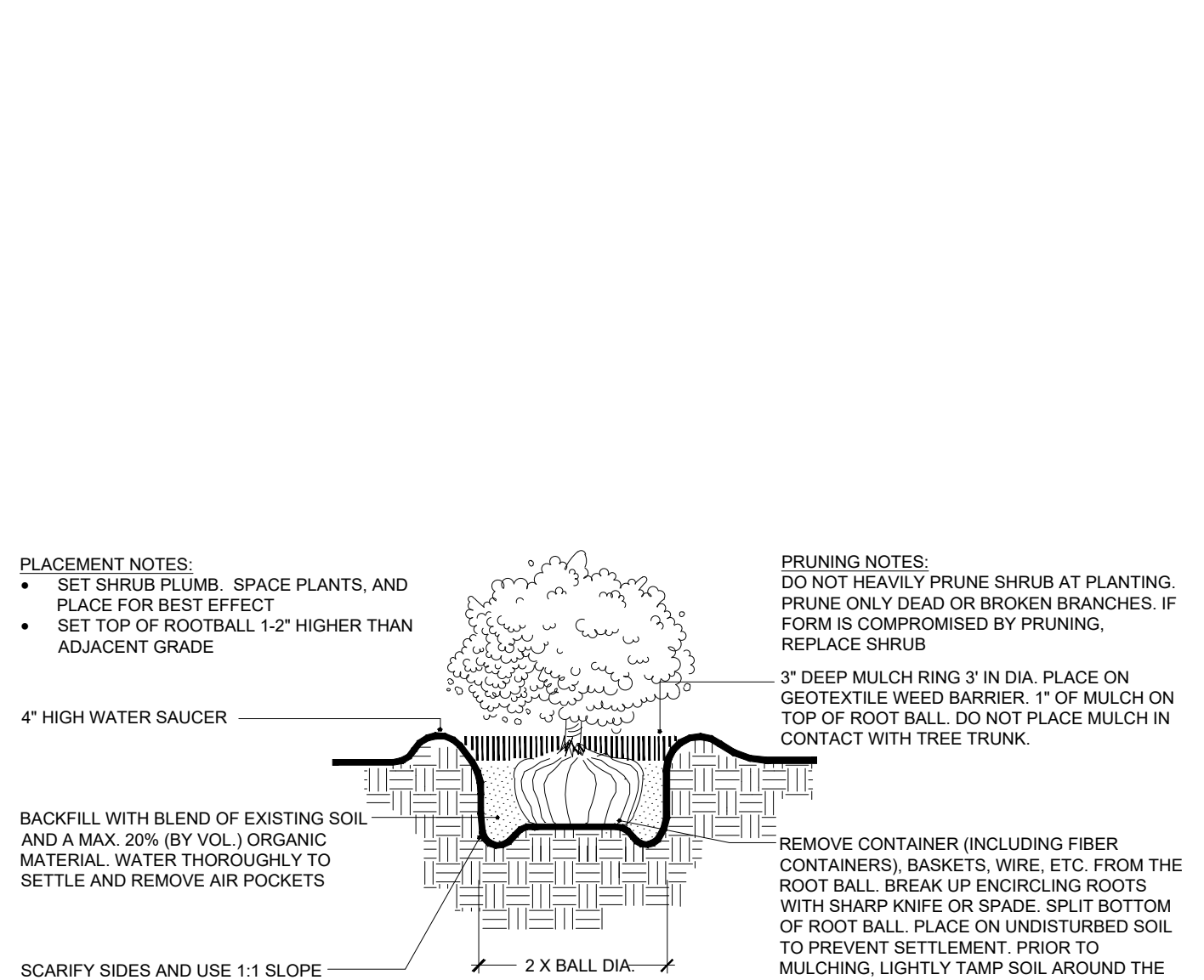
1 TREE PLANTING DETAIL - WOOD POSTS
SCALE: NTS
OP-WA2-01



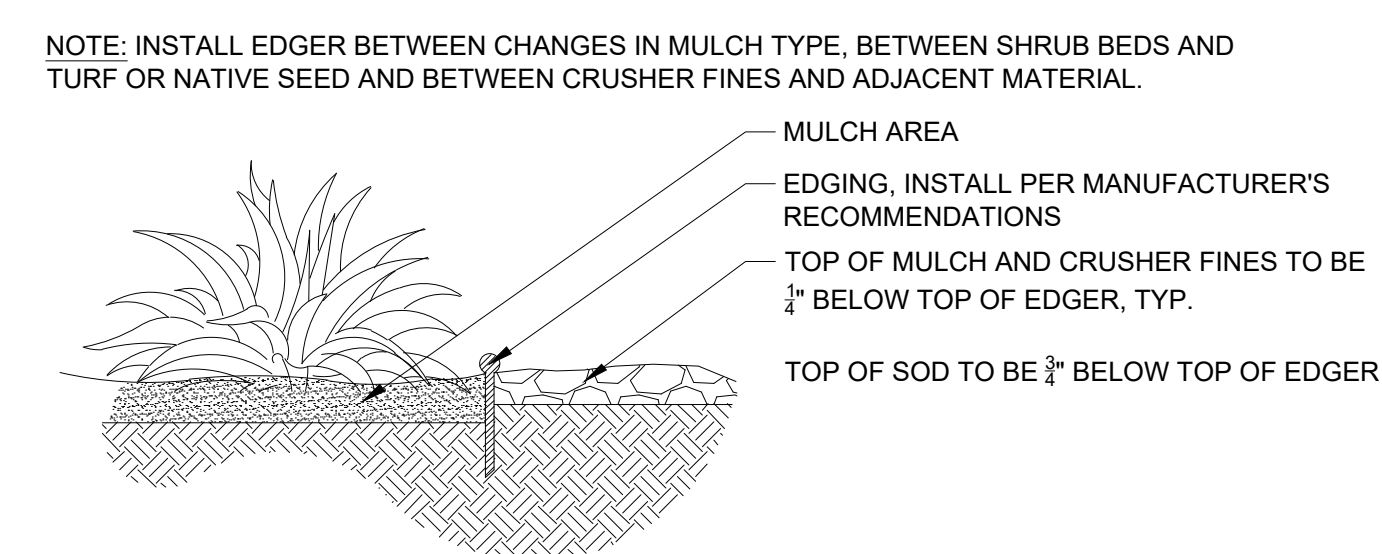
2 CONIFER TREE PLANTING DETAIL - WOOD POSTS
SCALE: NTS
OP-WA2-02



3 PLANTING ADJACENT TO BUILDING FACADE
1/4" = 1'-0"
OP-R12-57



4 SHRUB PLANTING DETAIL
SCALE: NTS
OP-WA2-03



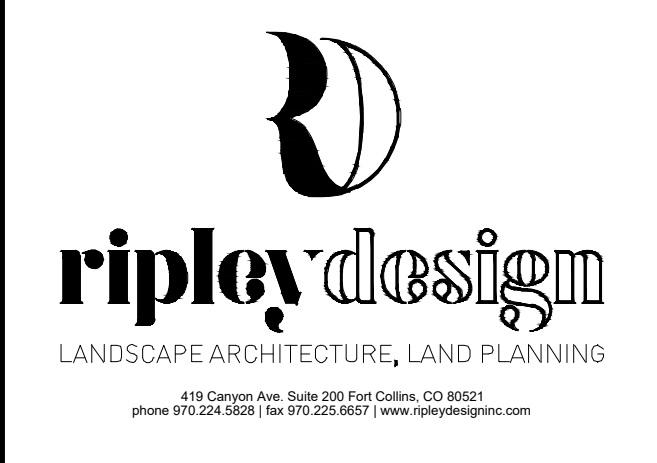
5 4" ROLL TOP METAL EDGING (TYPICAL)
NTS
OP-R12-31

RIDGEGATE COUPLER

A PORTION OF PLANNING AREA CM - U NO. 4 LOCATED IN THE NORTH HALF OF SECTION 24 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO 5.646 ACRES, LOT 2

SITE IMPROVEMENT PLAN - SP23-0028

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ORIGINAL SIZE 24X36

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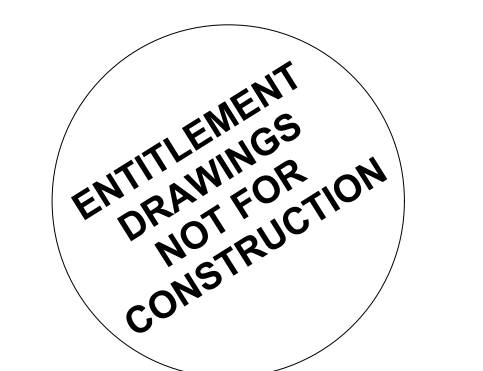
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REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE DETAILS

SEAL:



PROJECT No.: R22-035
DRAWN BY: RIPLEY
REVIEWED BY: SC

DRAWING NUMBER:

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	HUNTER PROS-06-PRS30-CV WITH TORO PRECISION NOZZLE 5 SERIES HUNTER PROS-06-PRS30-CV: TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SPRAY NOZZLES	30
	HUNTER PROS-06-PRS30-CV WITH TORO PRECISION NOZZLE 8 SERIES HUNTER PROS-06-PRS30-CV: TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SPRAY NOZZLES	30
	HUNTER PROS-06-PRS30-CV WITH TORO PRECISION NOZZLE 10 SERIES HUNTER PROS-06-PRS30-CV: TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SPRAY NOZZLES	30
	HUNTER PROS-06-PRS30-CV WITH TORO PRECISION NOZZLE 12 SERIES HUNTER PROS-06-PRS30-CV: TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SPRAY NOZZLES	30
	HUNTER PROS-06-PRS30-CV WITH TORO PRECISION NOZZLE 15 SERIES HUNTER PROS-06-PRS30-CV: TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SPRAY NOZZLES	30
	HUNTER PROS-06-PRS30-CV WITH TORO PRECISION NOZZLE 4X STRIP SPRAY HUNTER PROS-06-PRS30-CV: TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SPRAY NOZZLES	30
	HUNTER MP2000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	40
	HUNTER MP3000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	40
	HUNTER MP3500 PROS-06-PRS40-CV TURF ROTATOR, 6.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	40
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
	RAIN BIRD XZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM	
	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" (150MM) DRIP BOX.	
	DRIP FLUSH VALVE 3/4" PVC BALL VALVE	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
	REMOTE CONTROL VALVE ASSEMBLY HUNTER IGV-G-FS: 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.	
	QUICK COUPLER ASSEMBLY RAIN BIRD 5-RC: 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY.	
	ISOLATION GATE VALVE ASSEMBLY MATCO-NORCA 514TX: 1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE. IPS, CROSS HANDLE. SAME SIZE AS MAINLINE PIPE.	
	MASTER VALVE ASSEMBLY BLICKNER-SUPERIOR 3100, NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION. SIZE TO MATCH POC	
	REDUCED PRESSURE BACKFLOW PREVENTER FEBCO 825YA: SIZED TO MATCH POC METER SIZE. REDUCED PRESSURE BACKFLOW PREVENTER IN STRONG BOX SBBC-30AL: LOW PROFILE BACKFLOW ENCLOSURE, WITH MARINE GRADE ALUMINUM. 30"L, 30"H, 16.25"W (76.2CM L, 76.2CM H, 41.275CM W).	
	PEDESTAL MOUNT 2-WIRE CONTROLLER HUNTER PED-SS-A2C-75D-SS-75-STATION DECODER CONTROLLER IN AN OUTDOOR STAINLESS STEEL PEDESTAL. INSTALL WIRELESS RAIN SENSOR AND SOLAR SYNC	
	CREATIVE SENSOR TECHNOLOGY FSI-T 1" (SIZE TO MATCH POC) PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS, CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT. FLOW RANGE: .86-52 GPM.	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.	
	IRRIGATION LATERAL LINE: PLANTING BED DRIP IRRIGATION LATERAL LINE: 3/4-INCH BLANK UV RADIATION RESISTANT POLYETHYLENE PIPE TO SINGLE OUTLET EMITTERS PER ADJACENT EMITTER CHART.	
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 1.25-INCH UNLESS OTHERWISE NOTED.	
	PIPE SLEEVE: PVC SCHEDULE 40 INSTALL AS SHOWN ON DESIGN OR TWICE THE SIZE OF THE PIPE OR WIRE RUNNING THRU IT. NO TWO PIPES OR WIRE BUNDLES SHALL SHARE THE SAME SLEEVE.	
Valve Callout		
	Valve Number	
	Valve Flow	
	Valve Size	

INSTALLATION GENERAL NOTES

- DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE AVAILABLE FOR THE IRRIGATION SYSTEM (NOT OBTAINED) OF 70 PSI, AT A MAXIMUM PEAK FLOW OF 10 GPM AT THE 3/4-INCH POINT-OF-CONNECTION (POC). VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTACT GENERAL CONTRACTOR OR OWNER'S REPRESENTATIVE IMMEDIATELY IF FLOW OR PRESSURE ARE LOWER THAN LISTED ABOVE.
 - IRRIGATION SHOULD OPERATE BETWEEN THE HOURS OF 8 P.M. AND 6 A.M.
- ALL MAINLINES SHALL BE INSTALLED AT LEAST 5' FROM CENTER OF TREES, WHERE POSSIBLE. DESIGN IS SHOWN FOR CLARITY, THUS MAINLINE ROUTING IN FIELD MAY LOOK SLIGHTLY DIFFERENT THAN DEPICTED IN DRAWINGS.
- CONTRACTOR SHALL CREATE A LAMINATED CONTROLLER CHART ADHERED TO THE INSIDE OF THE CONTROLLER COVER OR A LAMINATED COLORED CONTROLLER MAP.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION. FOR CLARIFICATION, CONTACT IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.
 - UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER REQUIRED ADJUSTMENT KEYS INCLUDING BUT NOT LIMITED TO CONTROLLER ENCLOSURE AND BACKFLOW ENCLOSURE KEY, LOCKING VALVE BOX KEYS, QUICK COUPLER KEYS, GATE VALVE KEY, SPRINKLER HEAD AND NOZZLE ADJUSTMENT KEYS.
 - UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER SPARE PARTS PERTAINING TO INSTALLED SYSTEM: BACKFLOW WINTERIZATION INSERT, TWO OF EVERY HEAD AND NOZZLE (ROTOR NOZZLE TREE INCLUDED), ONE RCV DIAPHRAGM, ETC.
- COORDINATE UTILITY LOCATES OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ("811-CALL BEFORE YOU DIG").
- IF DISCREPANCIES ARE NOTED IN THE FIELD BETWEEN SITE CONDITIONS AND PROVIDED DESIGNS, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OR GENERAL CONTRACTOR IMMEDIATELY. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM IF SUCH DISCREPANCIES IN THE FIELD AFFECT THE PROVIDED DESIGN, DETAILS, OR SPECIFICATIONS.
- ALL IRRIGATION COMPONENTS (MAINLINE, WIRES, LATERAL LINES, ETC.) SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE, EVEN THOUGH SAID IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY.
- AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES WHENEVER POSSIBLE. COORDINATE POTENTIAL RELOCATION OF BOULDERS AND TREES IN TURF AREAS WITH LANDSCAPE ARCHITECT PRIOR TO SPRINKLER LAYOUT. IF LANDSCAPE MATERIAL CANNOT BE RELOCATED, ADDITIONAL SPRINKLERS MAY BE REQUIRED.
 - WHERE POSSIBLE, MAINTAIN 3'-5' DISTANCE FROM CENTER OF TREE TO MAINLINE AND WIRES. VALVE BOXES SHALL BE AT LEAST 3' FROM TREE CENTER. MAINLINE ROUTING AND VALVE LOCATIONS ARE SHOWN FOR CLARITY AND MAY BE SHOWN WITHIN THE 3'-5' RANGE NOTED ABOVE.
- CROSS FITTINGS ARE NOT ALLOWED, ONLY STANDARD TEES AND ELBOWS.
- CONTRACTOR SHALL INSTALL NOZZLES PER PLAN, UNLESS IRRIGATED AREA CHANGED IN SIZE OR PLANT MATERIAL TYPE CHANGES. IF NOZZLE CHANGES ARE REQUIRED AND ARE SIGNIFICANT IN SIZE, CONTRACTOR SHALL CONTACT IRRIGATION DESIGNER FOR APPROVAL.
- CONTRACTOR SHALL FIELD LOCATE ANY EXISTING SLEEVES ON SITE PRIOR TO CONSTRUCTION WITH THE AID OF THE GENERAL CONTRACTOR. MISSING SLEEVES SHALL BE REPORTED IMMEDIATELY. NEW SLEEVES SHOWN ON PLANS 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.
- INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
- THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE 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.
 - MAINLINE PIPE SIZES MAY VARY THROUGHOUT PROJECT. EACH MAINLINE LEG IS SIZED TO ACCOMMODATE LARGEST VALVE ON THAT LEG. STATED SIZE IN LEGEND MAY NOT BE THE LARGEST SIZE ON PLANS.
 - TWO-WIRE CONTROL CABLE DOES NOT REQUIRE ADDITIONAL SPARE WIRES TO BE ROUTED WITH MAINLINE.
 - TWO-WIRE CONTROL SURGE ARRESTORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ARRESTORS ARE NOT DEPICTED ON PLANS
 - TREES IN TURF ARE NOT IRRIGATED BY DRIP SYSTEM. DRIP LATERAL ROUTED NEAR TREES IN TURF ARE NOT TO RECEIVE DRIP IRRIGATION.
 - NO IRRIGATION EQUIPMENT, INCLUDING BUT NOT LIMITED TO, MAINLINE, VALVES, AND SPRINKLERS, SHALL BE INSTALLED WITHIN 3' OF NEW BUILDING FOUNDATION.
 - ANY IRRIGATION MOUNTED TO THE BUILDING SHALL BE PAINTED TO MATCH THE BUILDING.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE DOMESTIC WATER TAP AND IRRIGATION METER AT THE APPROXIMATE LOCATION SHOWN IN THE RISER ROOM (REFER TO CIVIL PLANS FOR EXACT LOCATION). INSTALL BACKFLOW PREVENTION UNIT, MASTER VALVE ASSEMBLY, AND FLOW SENSOR AS INDICATED IN LANDSCAPED AREA. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTRACTOR TO INSTALL BACKFLOW PER NATIONAL PLUMBERS CODE AND PER LOCAL CODE. BACKFLOW SHALL BE TESTED UPON INSTALLATION AND ANNUALLY THEREAFTER.
	PEDESTAL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. 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. CONTROLLER TO BE INSTALLED PER NATIONAL ELECTRIC CODE.

EMITTER SCHEDULE

PLANT TYPE	EMITTER TYPE	GPH/OUTLET	NO. OF EMITTERS	TOTAL FLOW
GROUND COVER	SINGLE OUTLET	1 GPH	1	1 GPH
PERENNIALS	SINGLE OUTLET	1 GPH	1	1 GPH
1 GAL. SHRUB	SINGLE OUTLET	1 GPH	1	1 GPH
5 GAL. SHRUB	SINGLE OUTLET	1 GPH	2	2 GPH
TREE IN SHRUB BED	SINGLE OUTLET	1 GPH	4-8	4-8 GPH

- NOTES:
- MULTIPLE OUTLET EMITTERS CAN BE UTILIZED IN DENSELY PLANTED AREAS AND FOR TREES IN SHRUB BEDS.

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RIDGEGATE COUplet

A PORTION OF PLANNING AREA CM - U NO. 4 LOCATED IN THE NORTH HALF OF SECTION 24 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO 5.646 ACRES, LOT 2

SITE IMPROVEMENT PLAN - SP23-0028

LONE TREE, CO

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ORIGINAL SIZE 24X36

NO.	DESCRIPTION	DATE
1	SIP SUBMITTAL	08/11/23
2	SIP SUBMITTAL	10/06/23
3	SIP SUBMITTAL	12/12/2023
4	SIP UPDATE	01/12/2024

REVISIONS

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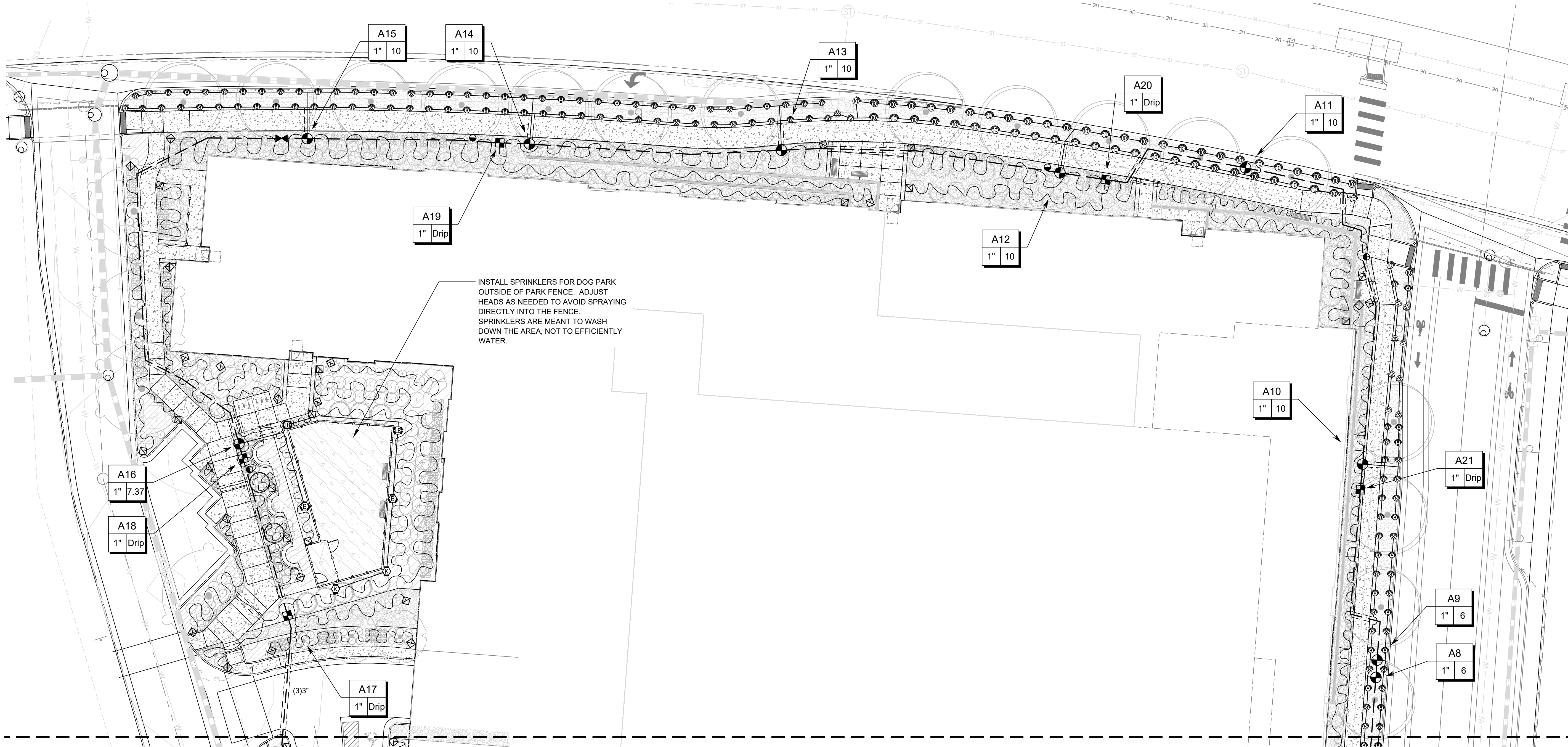
IRRIGATION LEGEND

SEAL:



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REVIEWED BY:	MLP

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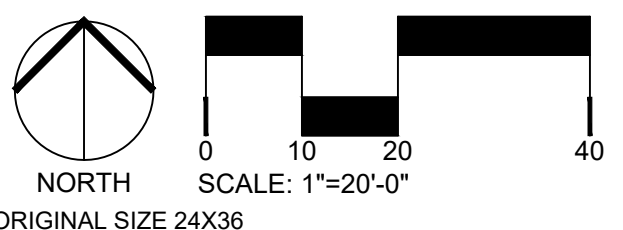


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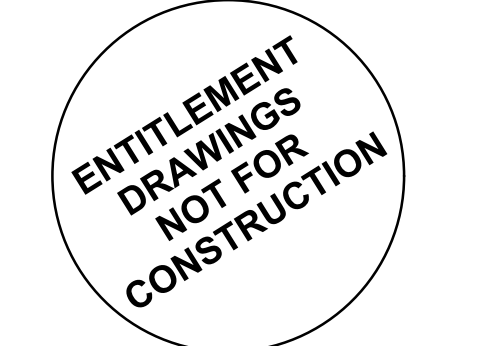
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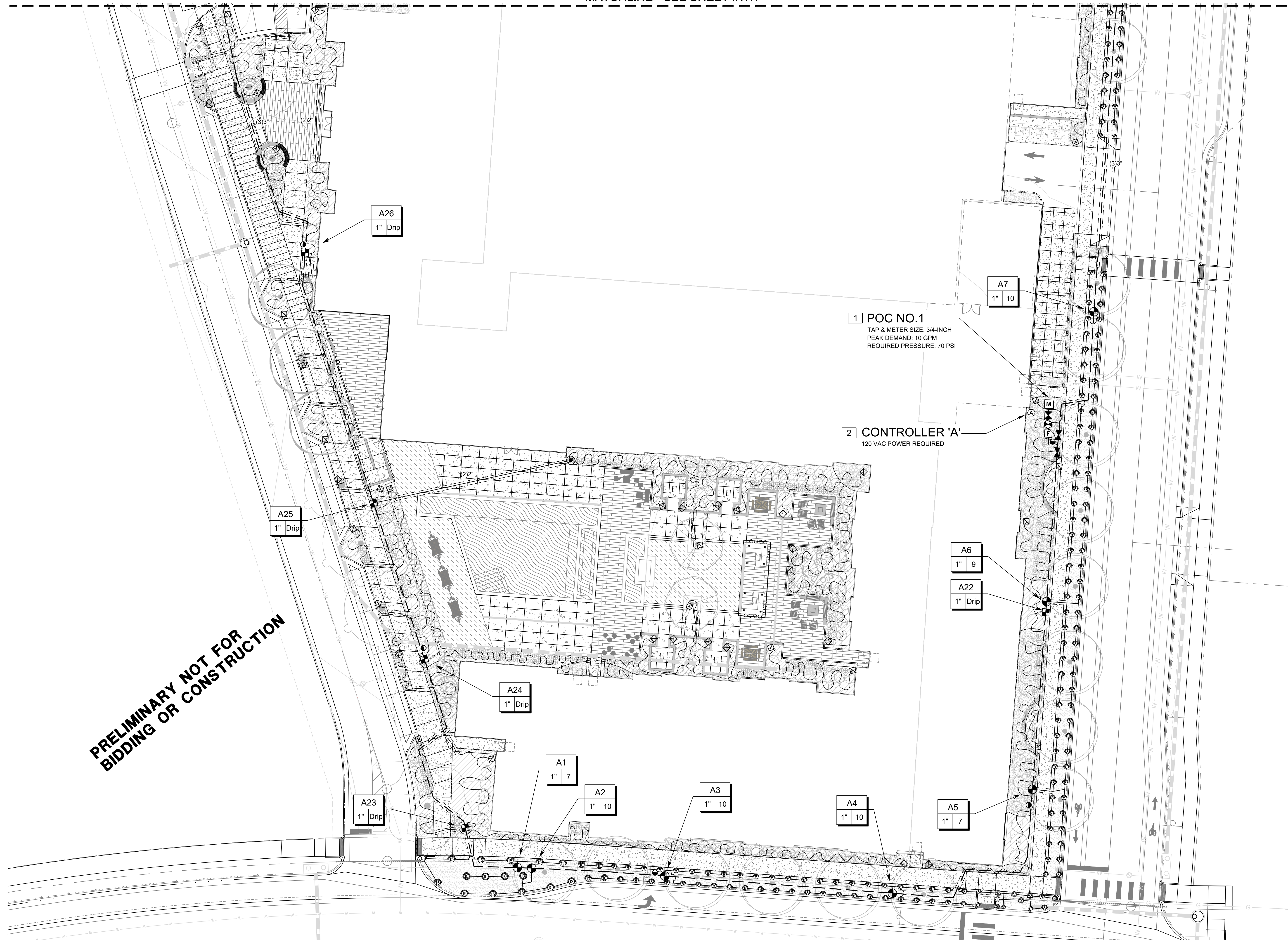
IRRIGATION DESIGN

SEAL:



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MATCHLINE - SEE SHEET IR1.1



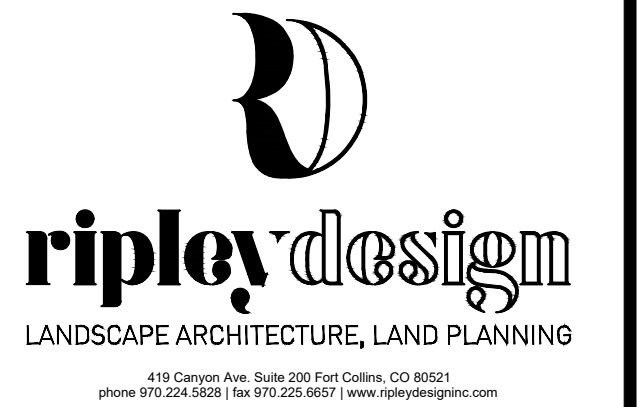
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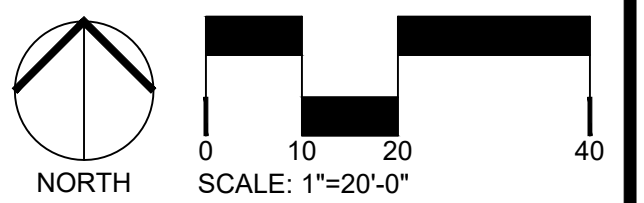
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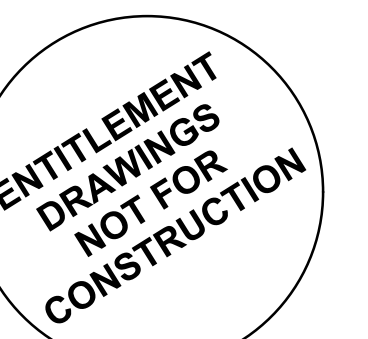
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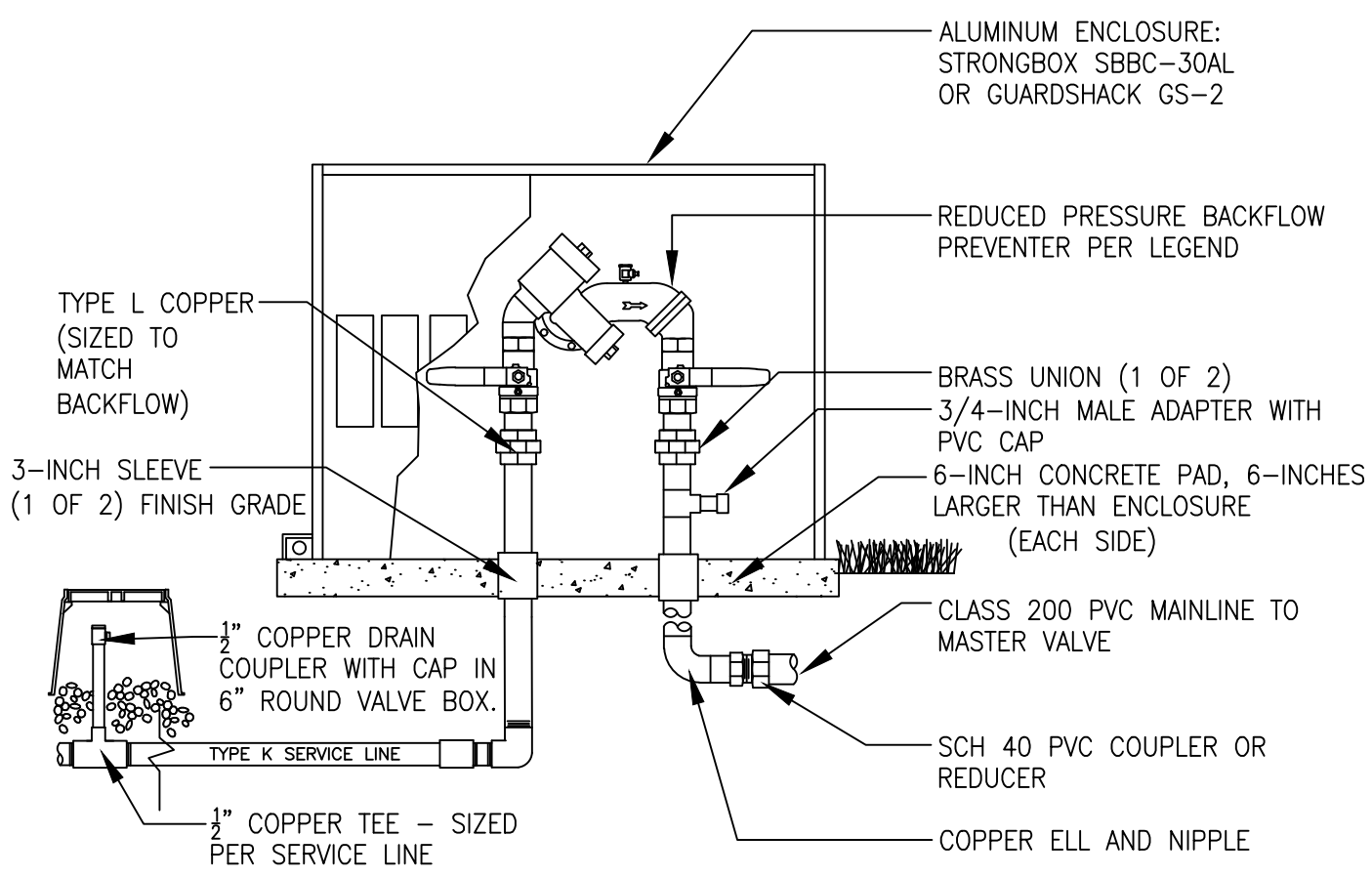
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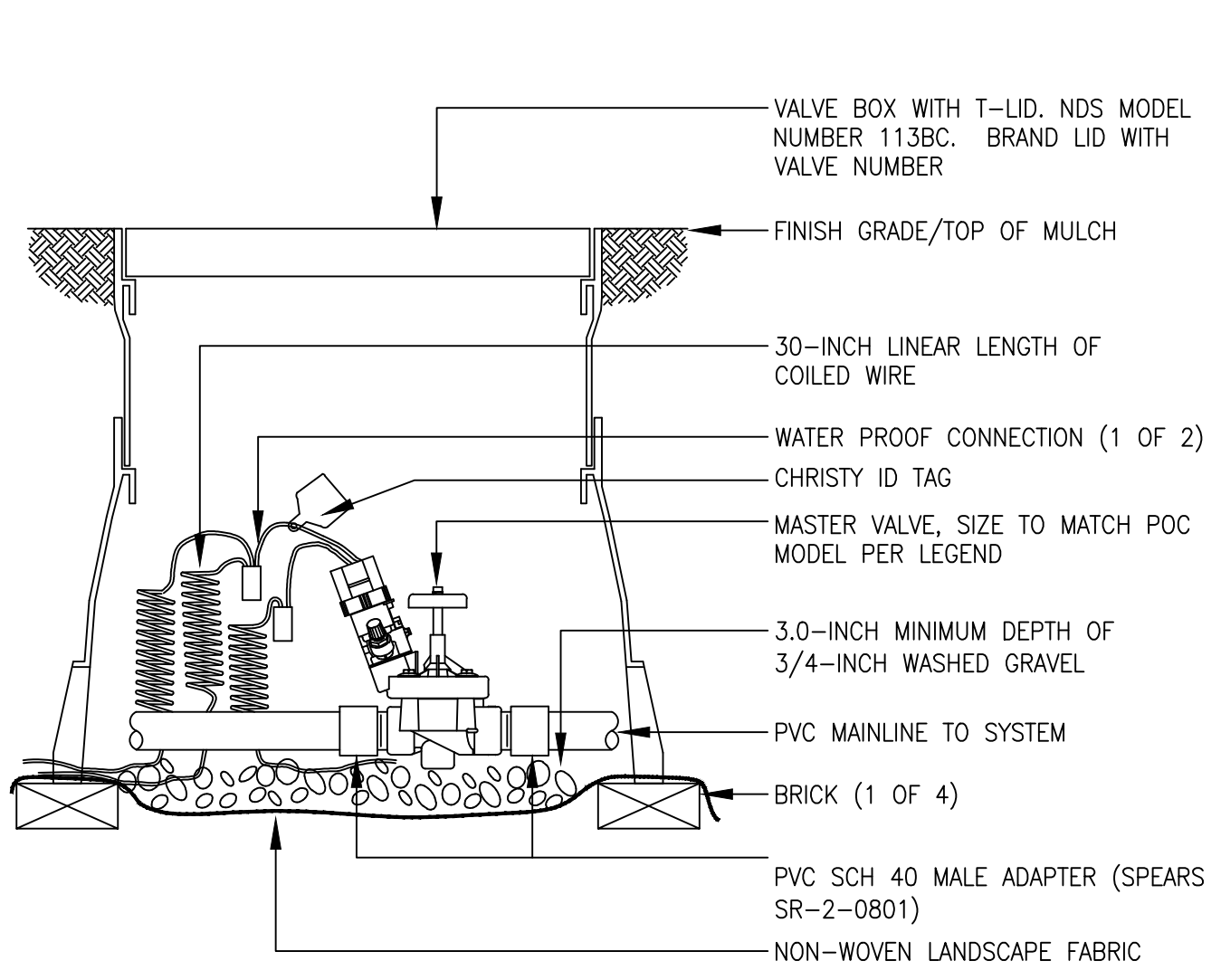


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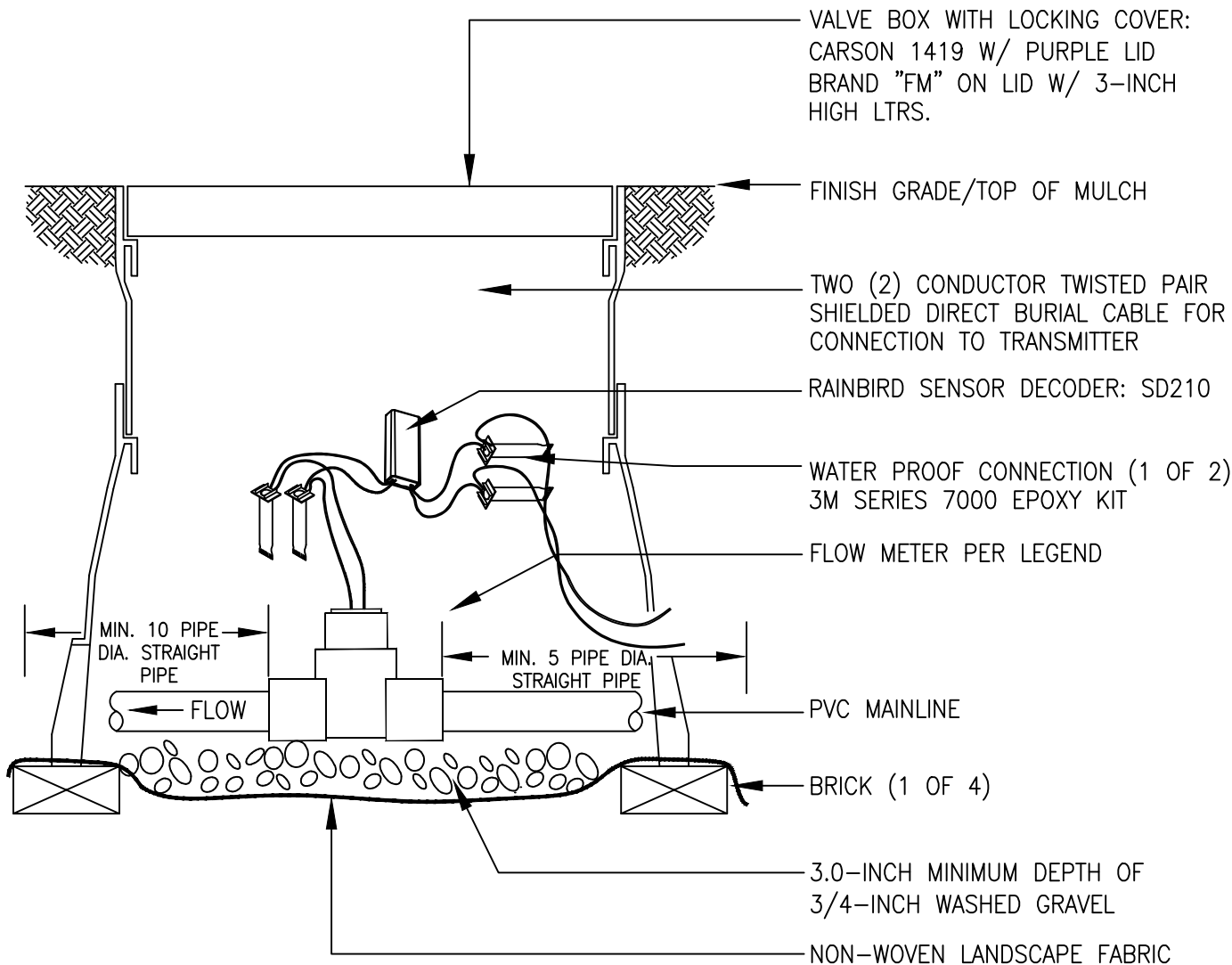
- NOTES:
1. INSTALL BACKFLOW DEVICE IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
 2. SLOPE TOP SURFACE OF PAD AT 0.5% WITH BROOM FINISH. MAKE PIPE SLEEVES WITH 1-1/2 INCH LARGER DIAMETER PIPE THAN PENETRATING PIPE SIZE.
 3. ALL HINGED CONNECTION LOCATIONS AND HARDWARE TO BE TAMPER PROOF.
 4. ALL WELD JOINTS SHALL BE CONTINUOUS AND GROUND SMOOTH.

1 BACKFLOW PREVENTION UNIT



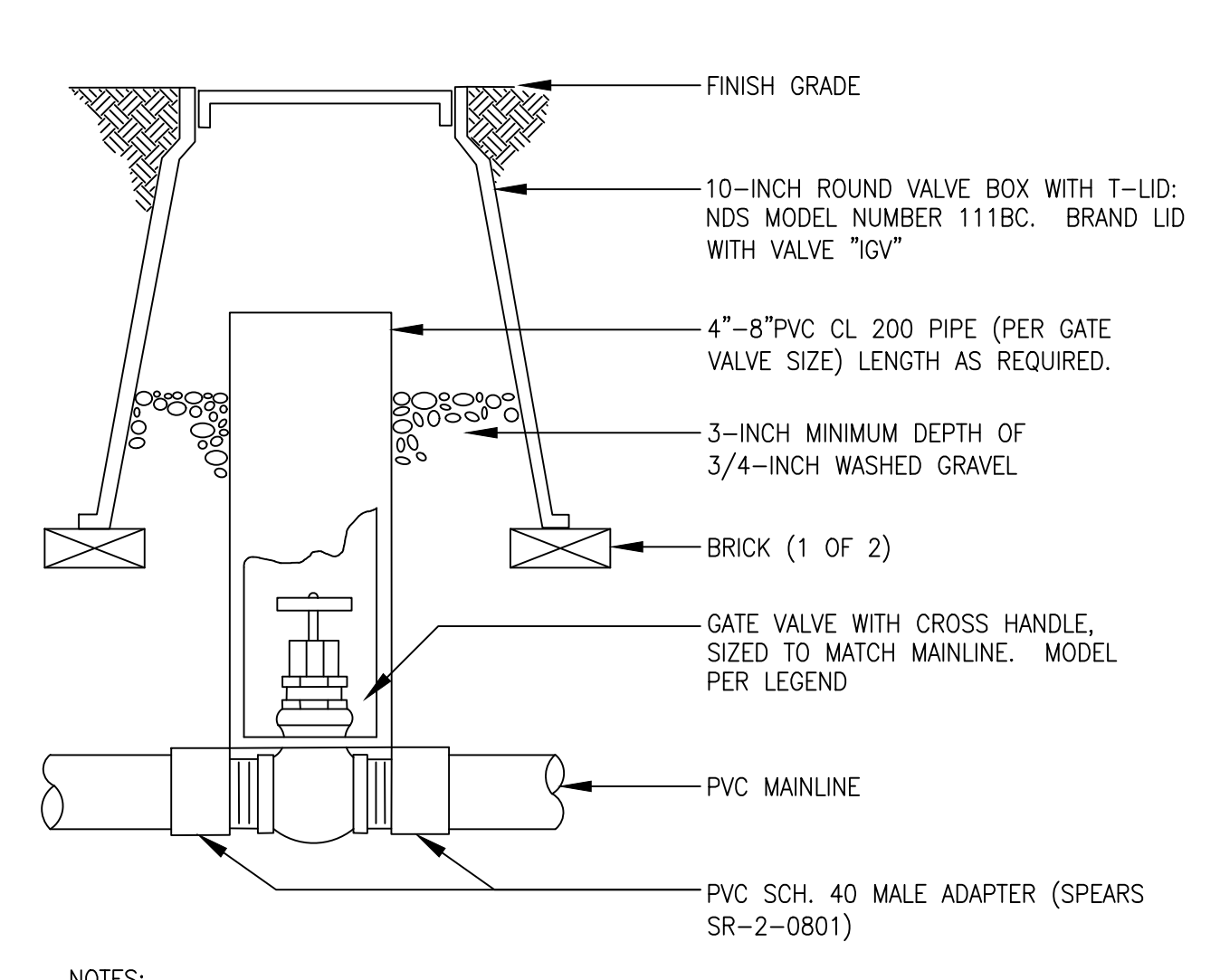
- NOTE:
1. FOR 2-WIRE CONTROL SYSTEMS, DIRECT WIRE MASTER VALVE INTO MV SENSOR PORT. DECODER IS AN OPTIONAL CONNECTION.

2 MASTER VALVE ASSEMBLY



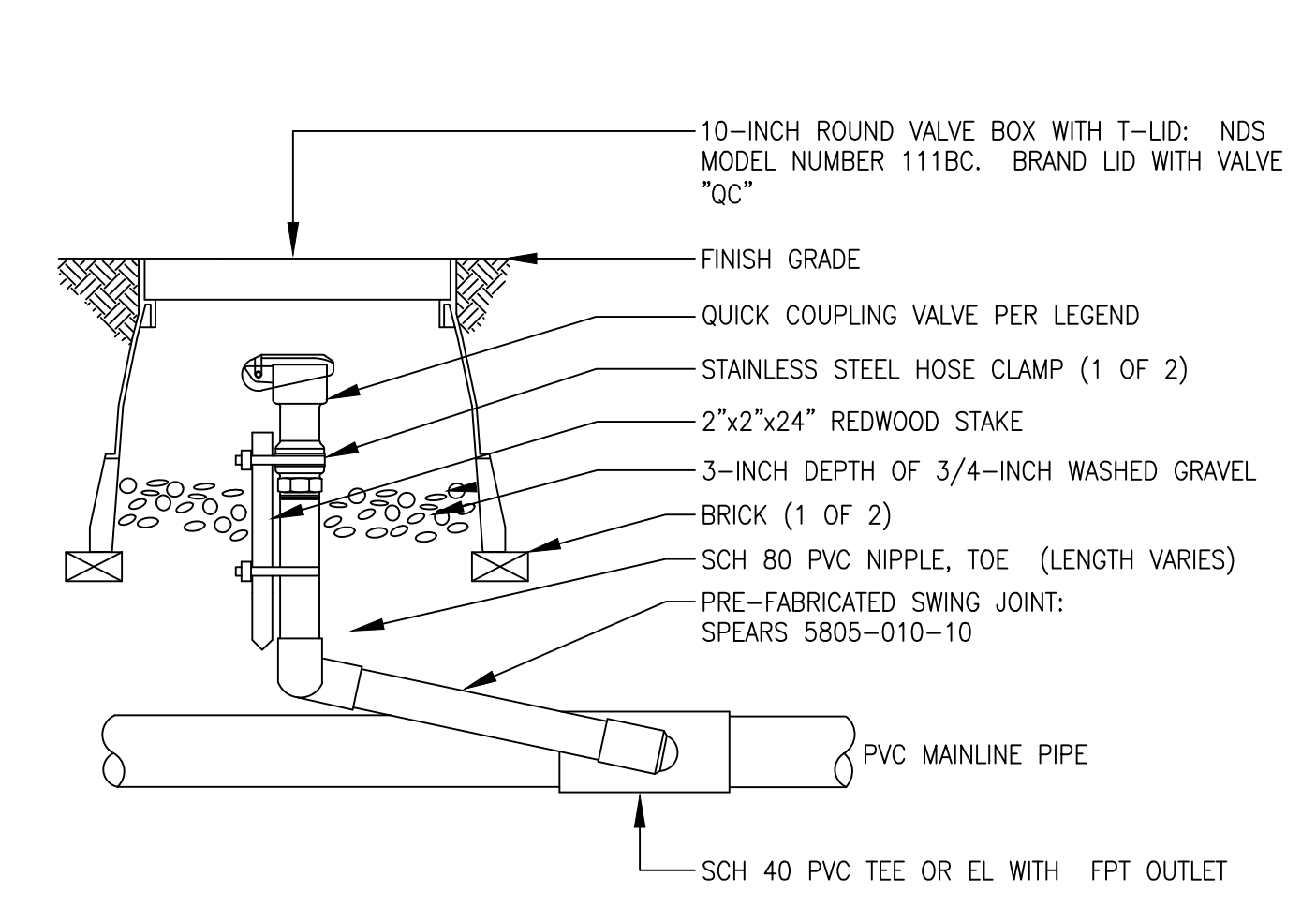
- NOTES:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

3 FLOW SENSOR ASSEMBLY

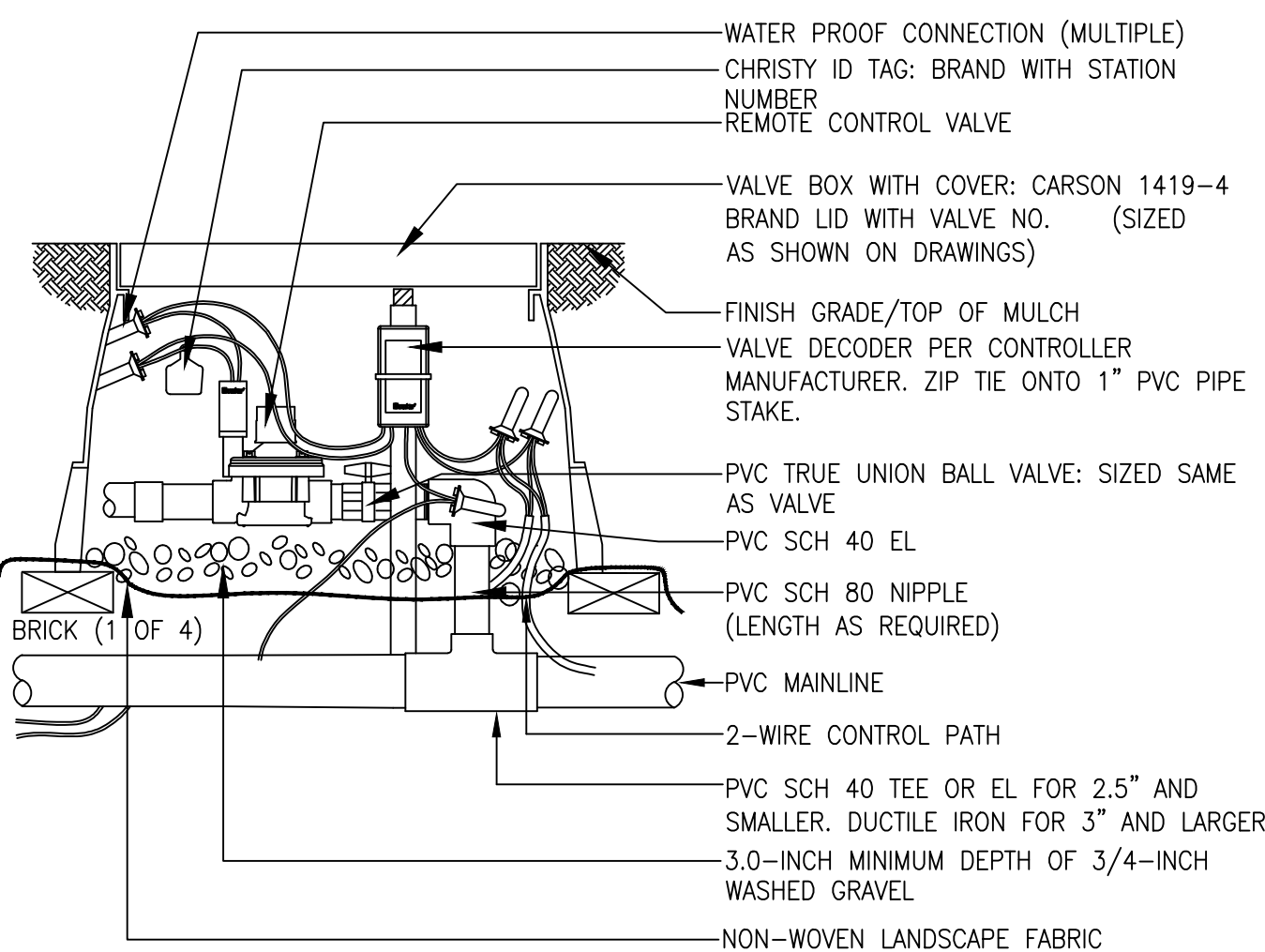


- NOTES:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

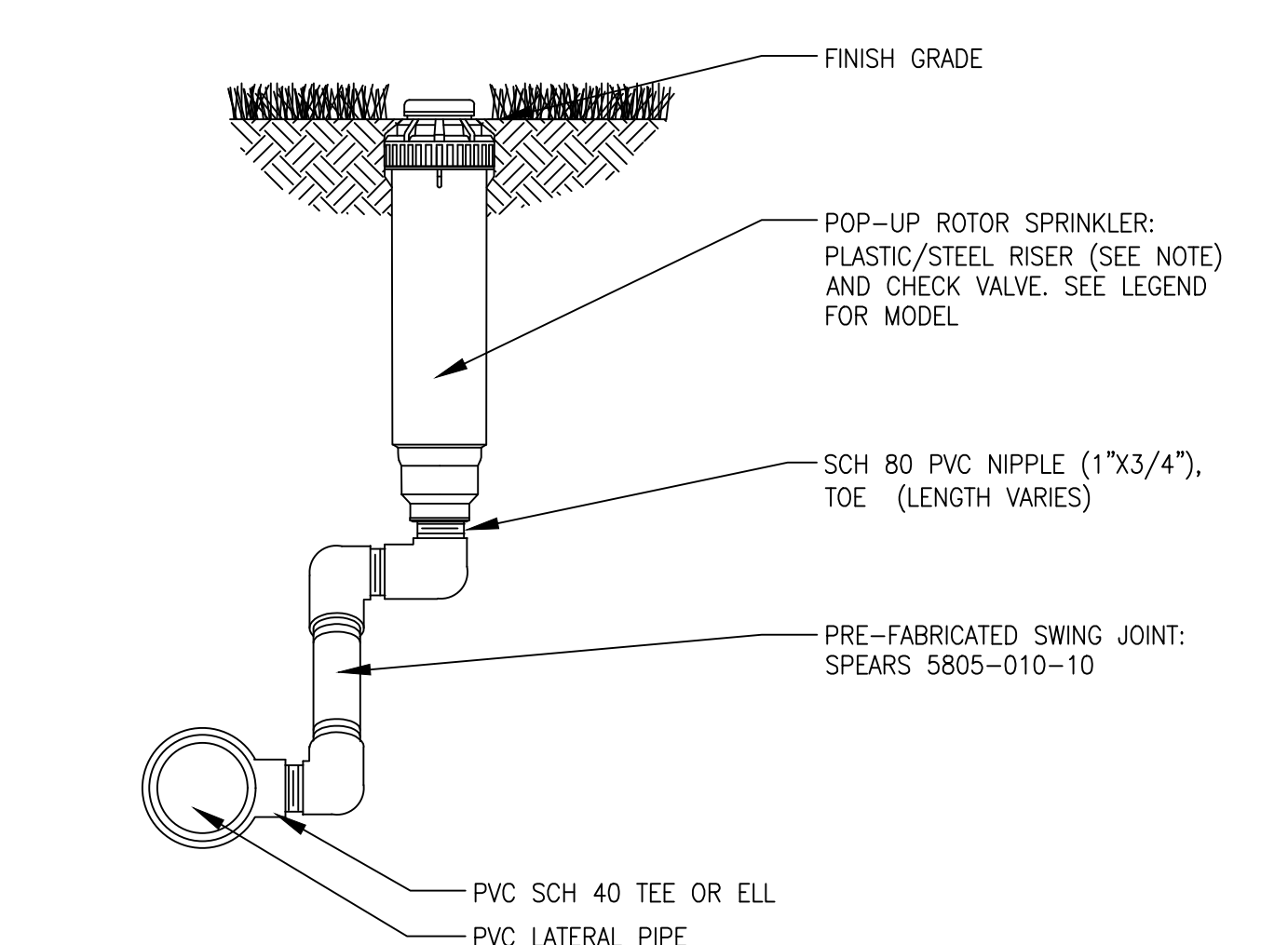
4 ISOLATION GATE VALVE ASSEMBLY



5 QUICK COUPLING VALVE ASSEMBLY

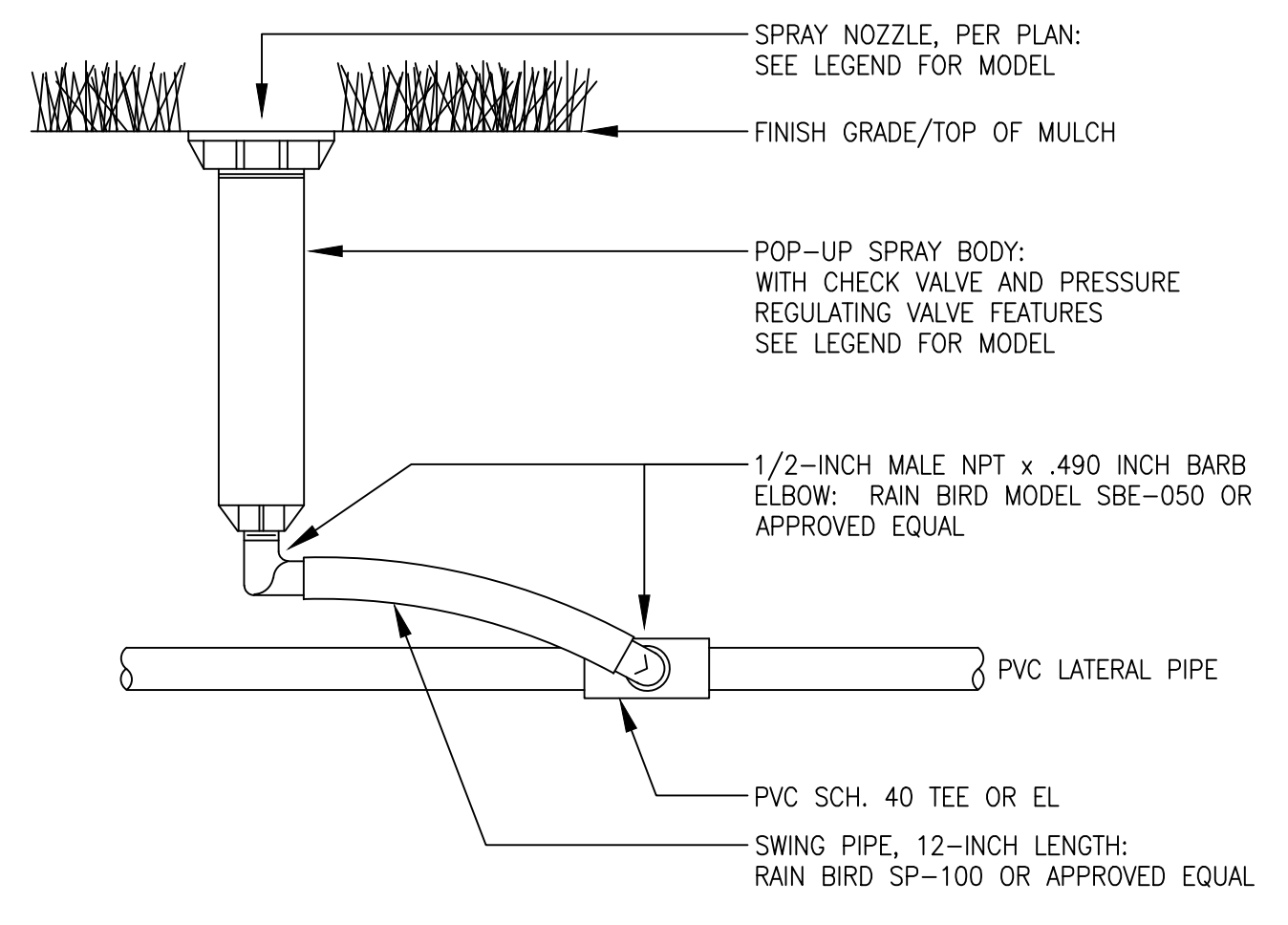


6 REMOTE CONTROL TURF VALVE ASSEMBLY



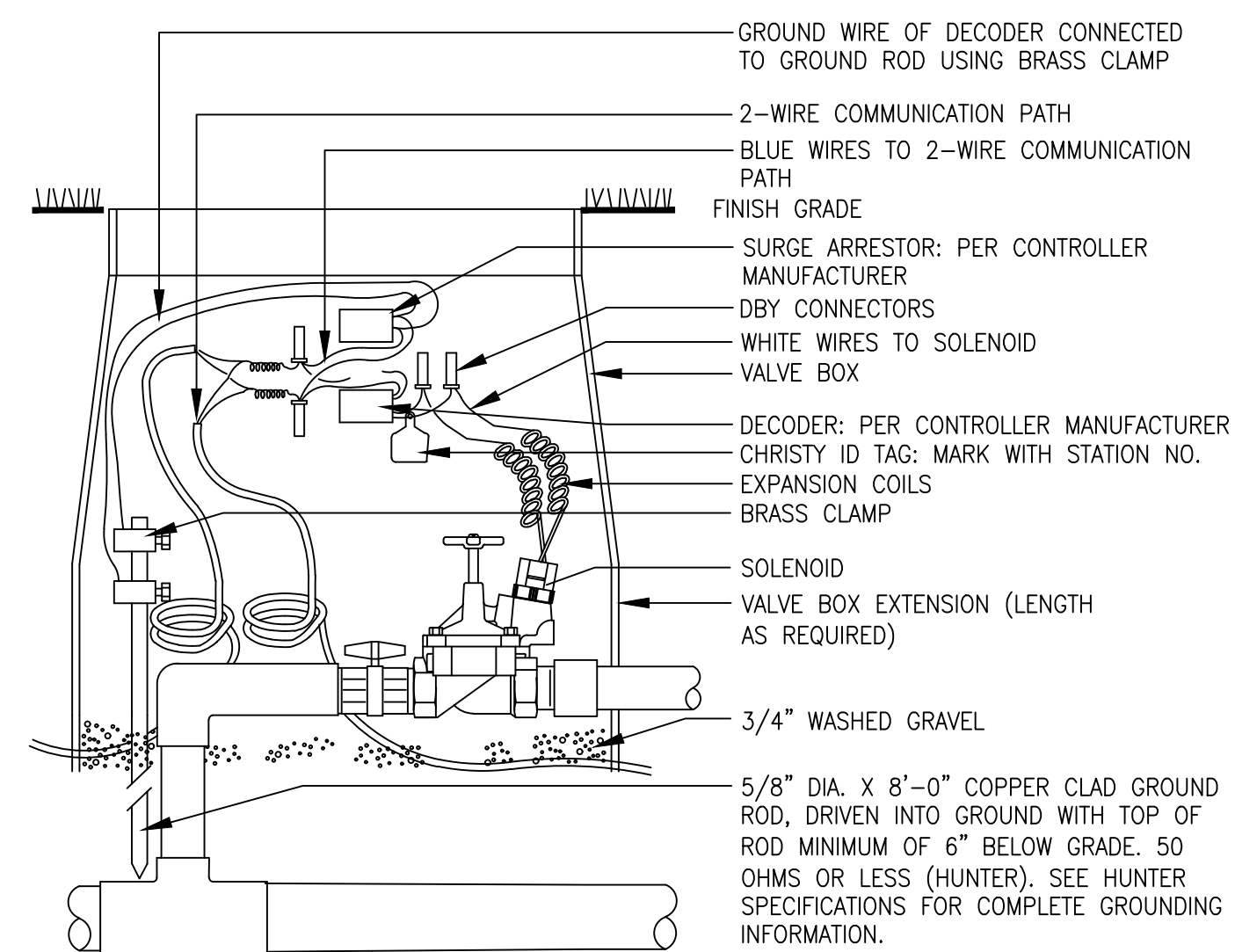
- NOTES:
1. INSTALL PLASTIC RISERS FOR ROTORS IN NATIVE AREAS.

7 6-INCH GEAR-DRIVEN ROTOR ASSEMBLY



- NOTES:
1. UTILIZE 40 PSI PRESSURE REGULATING STEM FOR HEADS WITH ROTARY NOZZLES.
 2. UTILIZE 30 PSI PRESSURE REGULATING STEM FOR HEADS WITH SPRAY NOZZLES.

8 6-INCH POP-UP SPRAY SPRINKLER ASSEMBLY



- NOTES: WIRES MUST EXTEND 12" ABOVE VALVE BOX FOR SERVICE.

9 TYPICAL GROUNDING (AT VALVE) ASSEMBLY

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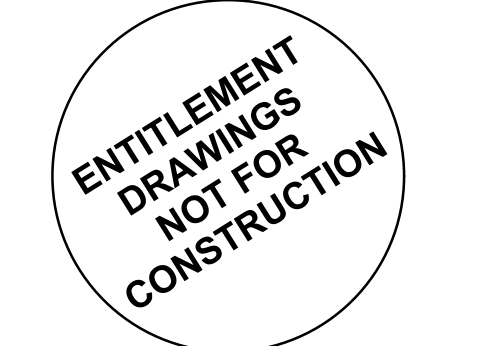
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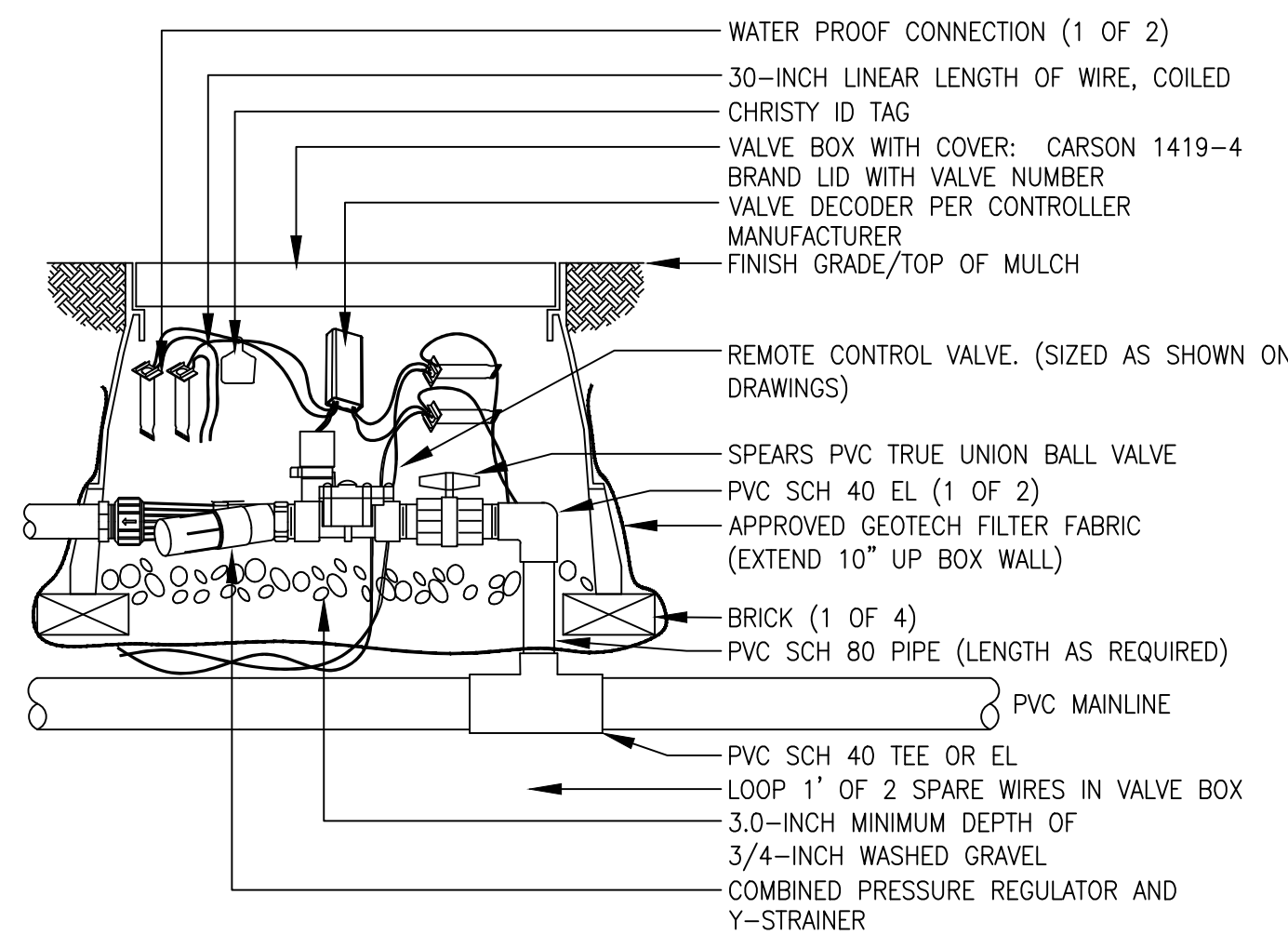
REVISIONS		
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IRRIGATION DETAILS

SEAL:

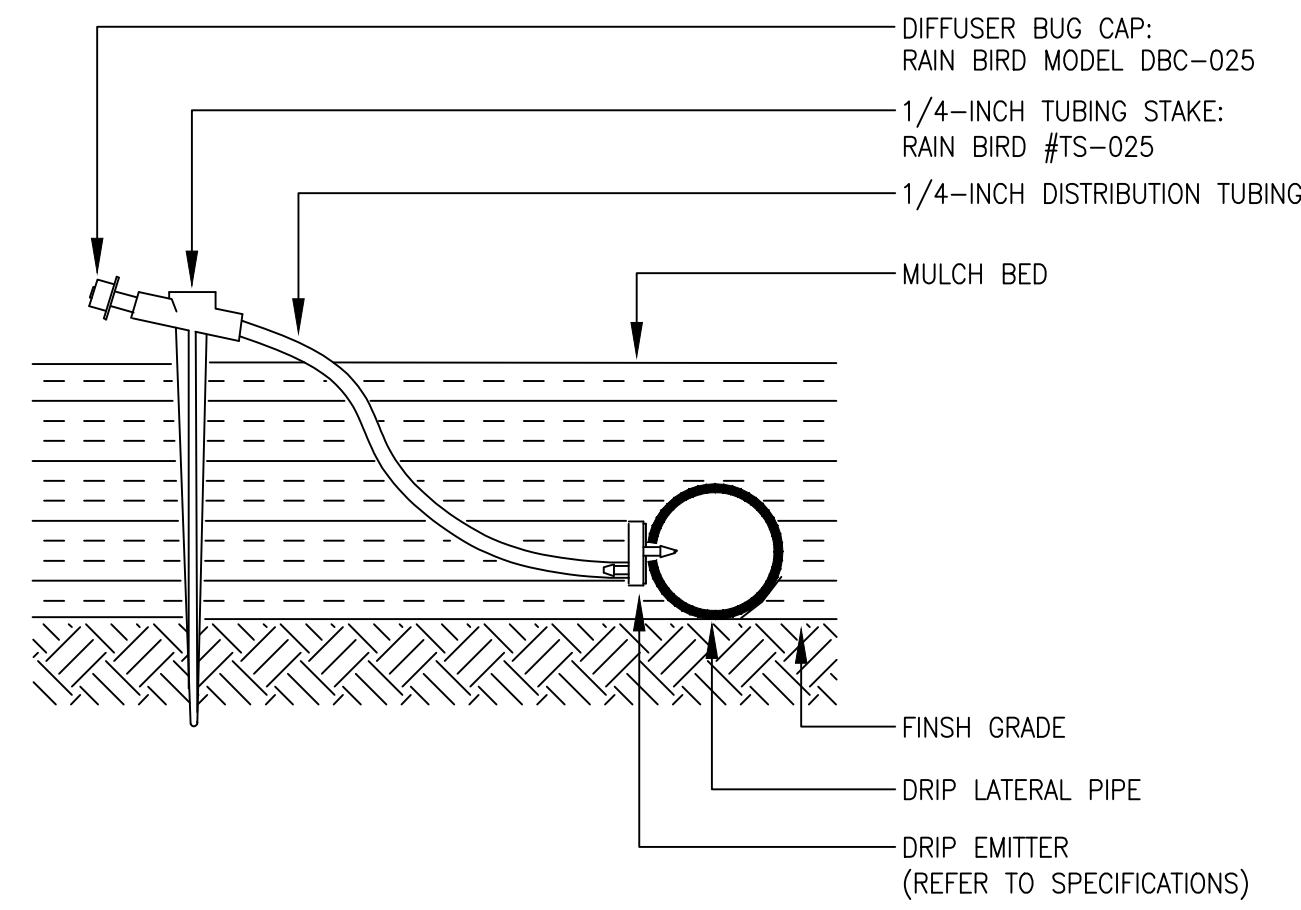


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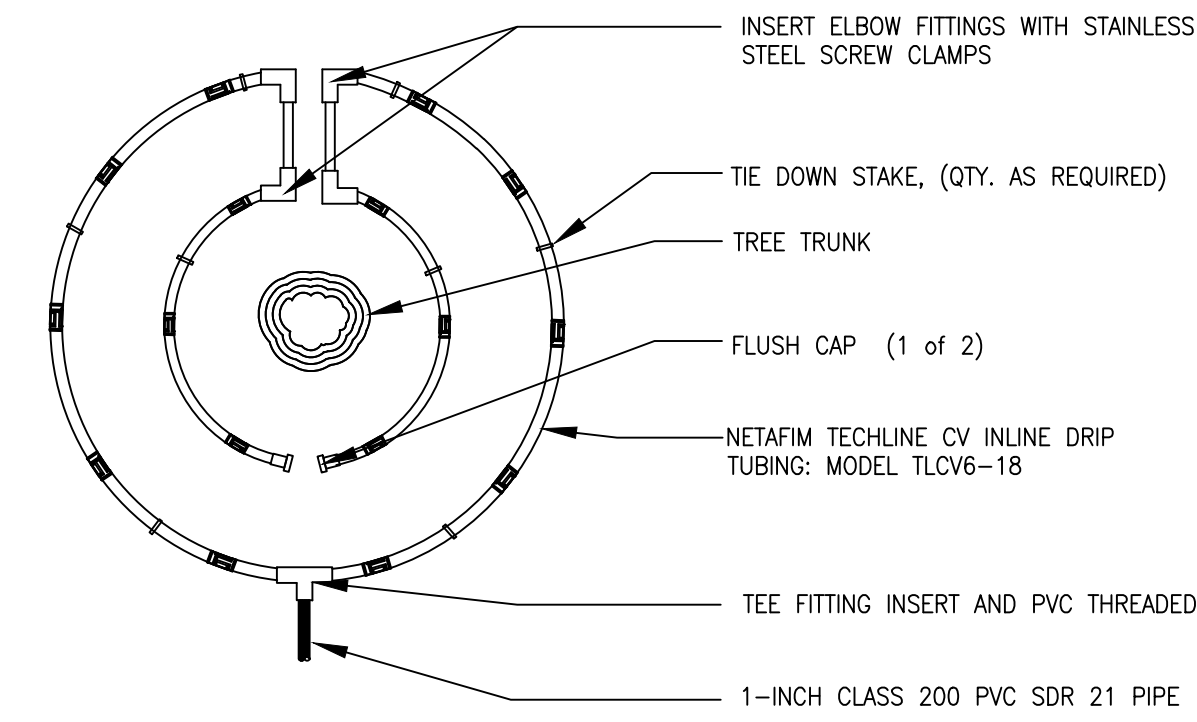


NOTE:
 1. USE BARBED INSERT FITTINGS ON DRIP LATERAL PIPE WITH HOSE CLAMPS. PLACE CLAMPS ON DRIP TUBING DIRECTLY OVER BARBED AREA OF FITTING. PINCH CLAMPS ARE NOT ACCEPTABLE.
 2. KEEP MINIMUM OF 3" FROM TOP OF SOLENOID TO VALVE BOX LID.

10 REMOTE CONTROL DRIP VALVE ASSEMBLY

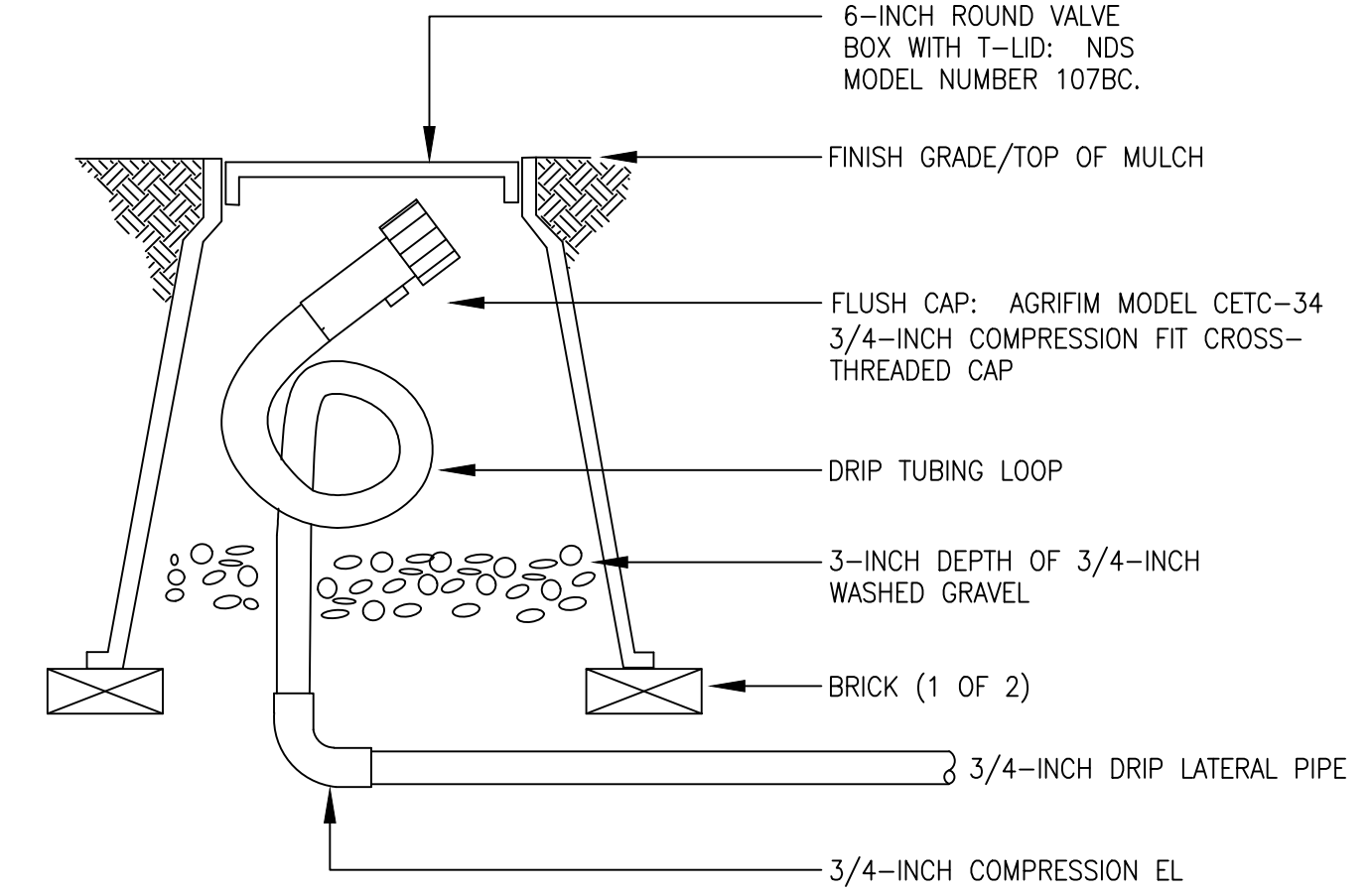


11 SINGLE OUTLET EMITTER ASSEMBLY



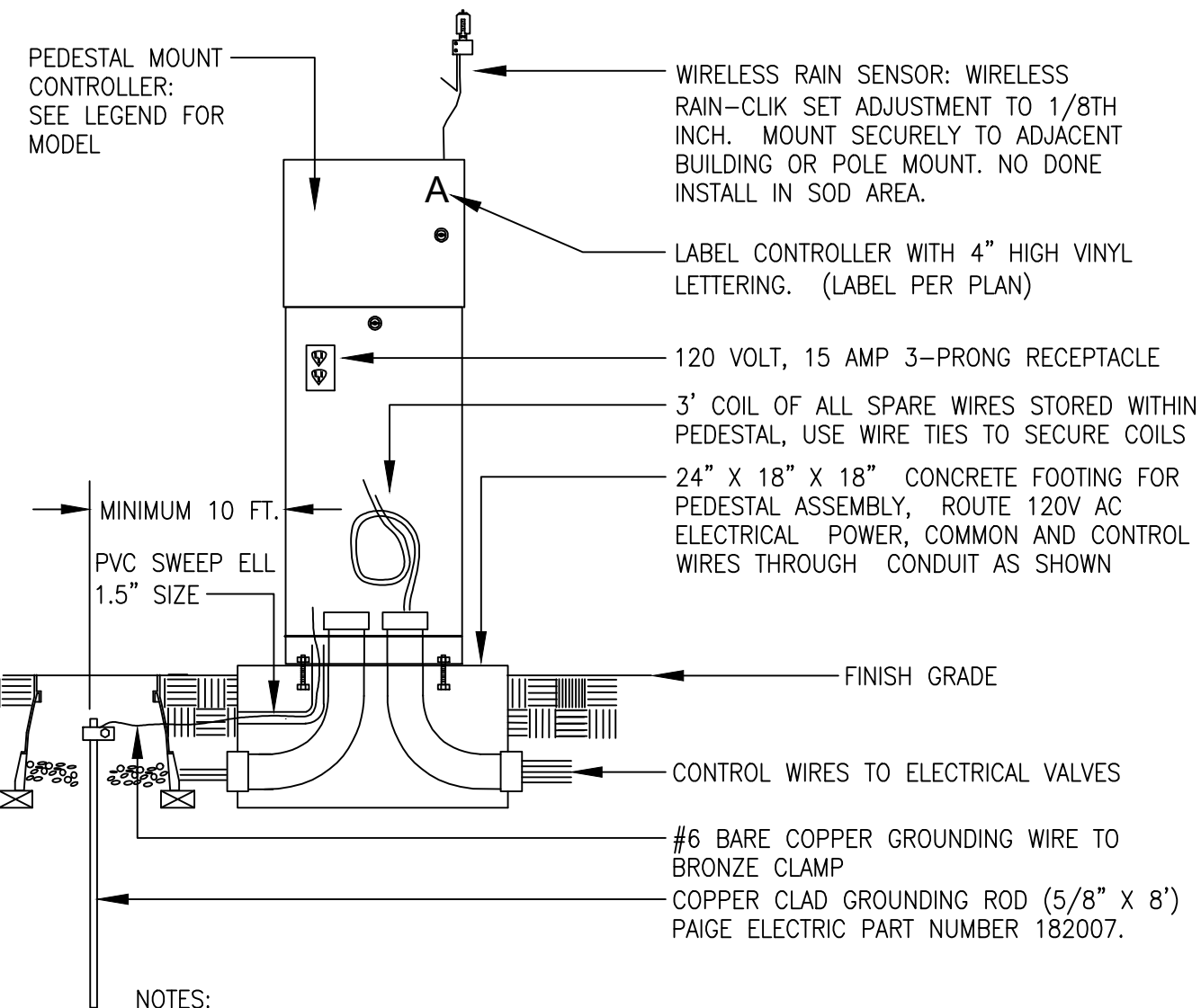
NOTE:
 1. CONTRACTOR SHALL INSTALL ALL DRIP TUBING IN NATIVE AREAS 2-3" BELOW GRADE IF MULCH IS NOT PRESENT. IF MULCH IS PRESENT, LAY TUBING ON FINISHED GRADE BELOW MULCH.
 2. DIAMETER OF DRIPLINE RINGS ARE DEPENDENT ON TREE CANOPY SIZE AND SHALL BE ADJUSTED IN THE FIELD PER CONTRACTOR. SUGGESTED PLACEMENT OF 2" DIAMETER AND 3' DIAMETER AROUND TREE.
 3. SHRUBS IN NATIVE SHALL UTILIZE SINGLE OUTLET EMITTERS.

12 INLINE DRIP PIPE ASSEMBLY FOR TREES IN NATIVE



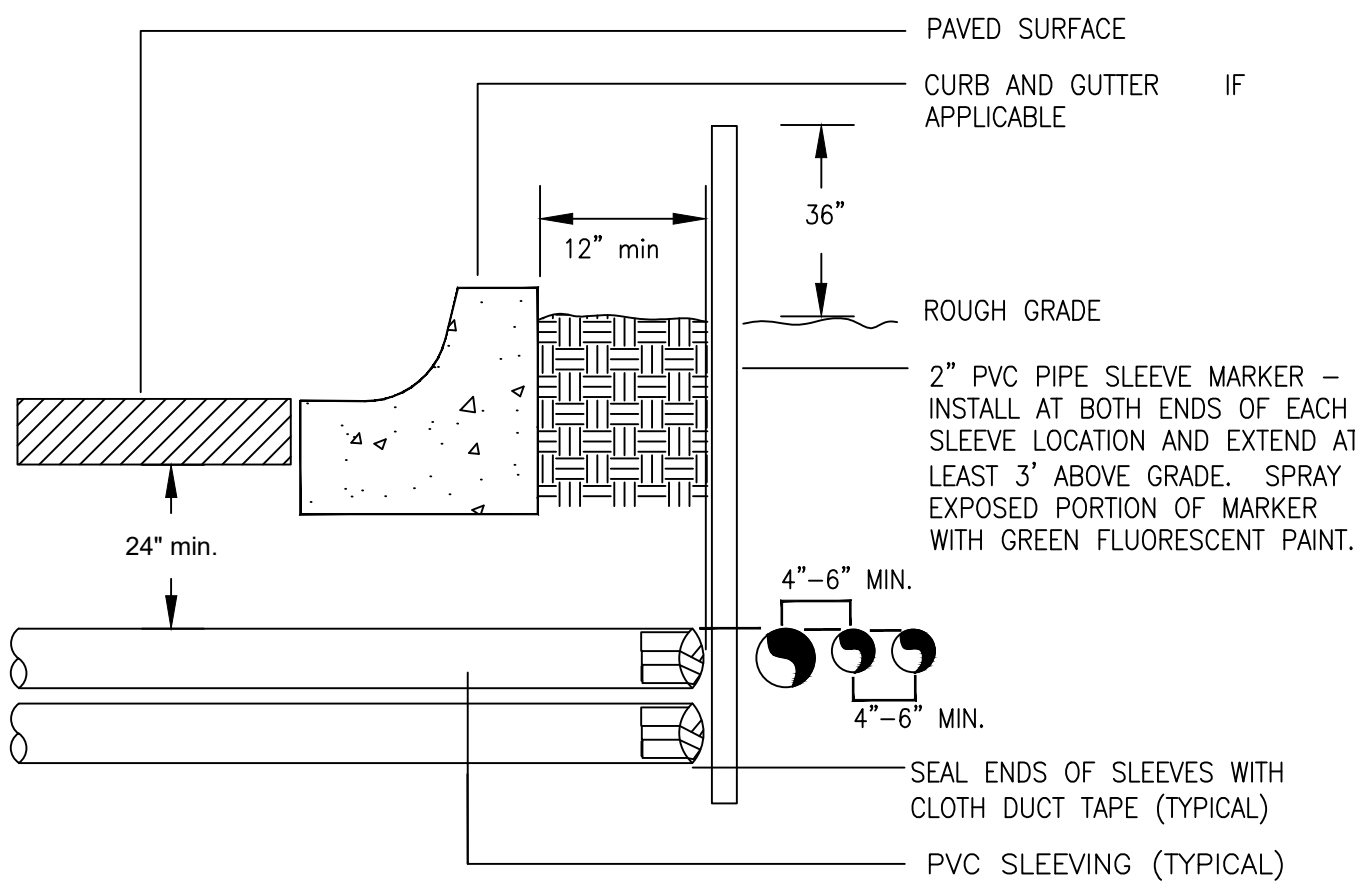
NOTE:
 1. LOOP IRRIGATION DRIP TUBING INSIDE VALVE BOX FOR EXTENSION OUTSIDE OF BOX DURING BLOWOUT.

13 DRIP FLUSH CAP ASSEMBLY



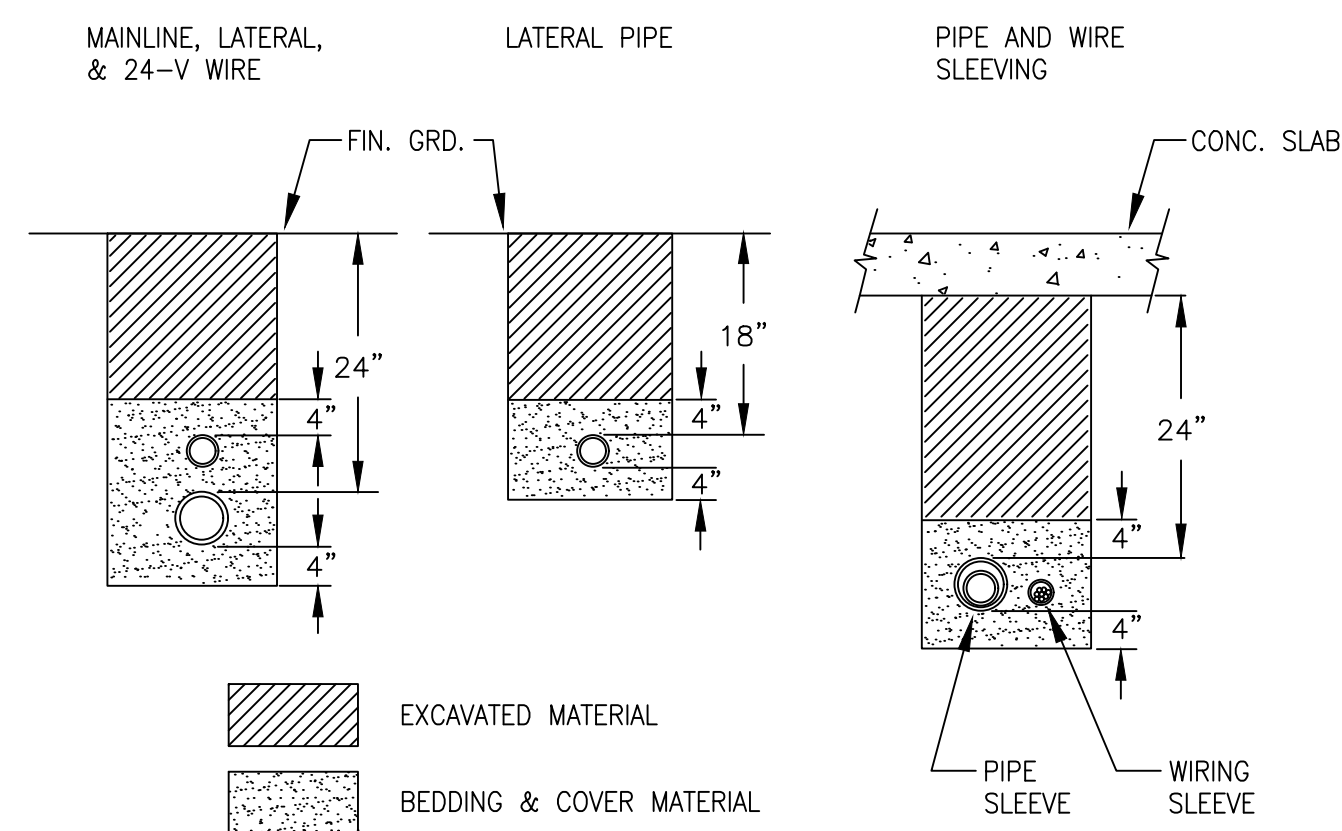
NOTES:
 1. INSTALL RAIN SENSOR ON TREATED 4X4 POST IF CONTROLLER IS IN TURF AREA. POST TO BE MOUNTED IN SHRUB BED TO AVOID BEING IRRIGATED BY OVERHEAD SPRINKLERS.

14 PEDESTAL MOUNT CONTROLLER ASSEMBLY



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.

15 TYPICAL SLEEVING 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. TAPE AND BUNDLE 24-V WIRE EVERY 10' AND PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.

16 TYPICAL TRENCHING DETAIL

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ENGINEER
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 Kristofer Wiest
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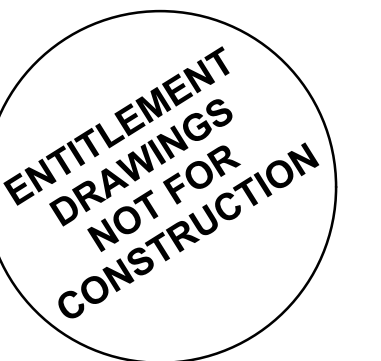
ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
1	SIP SUBMITTAL	08/11/23
2	SIP SUBMITTAL	10/06/23
3	SIP SUBMITTAL	12/12/2023
4	SIP UPDATE	01/12/2024

REVISIONS		
No.	DESCRIPTION	DATE

IRRIGATION DETAILS

SEAL:



PROJECT No.: R22-035
 DRAWN BY: MLP
 REVIEWED BY: MLP
 DRAWING NUMBER:

RIDGEGATE COUPLER

A PORTION OF PLANNING AREA CM - U NO. 4 LOCATED IN THE NORTH HALF OF SECTION 24 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO 5.646 ACRES, LOT 2

SITE IMPROVEMENT PLAN - SP23-0028

LONE TREE, CO
PREPARED BY:



LANDSCAPE ARCHITECT

RIPLEY DESIGN INC.
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ARCHITECT

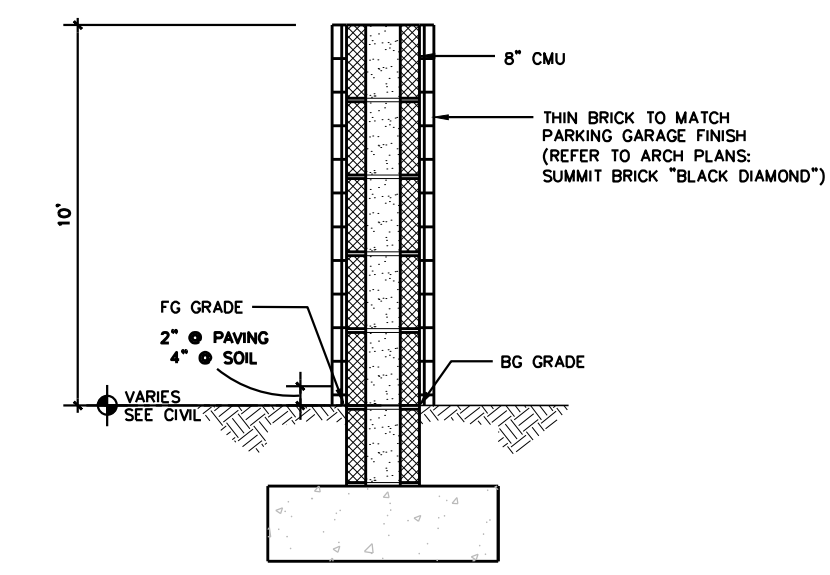
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ENGINEER

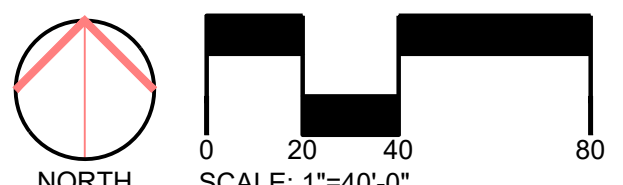
MERRICK & COMPANY
Kristofer Wiest
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- LEGEND:**
- PROPERTY LINE
 - 5470- PROPOSED MAJOR CONTOUR
 - 5469- PROPOSED MINOR CONTOUR
 - 5470- EXISTING MAJOR CONTOUR
 - 5469- EXISTING MINOR CONTOUR
 - 5470- FUTURE CONCEPTUAL MAJOR CONTOUR
 - 5469- FUTURE CONCEPTUAL MINOR CONTOUR
 - 69.41' x FLOWLINE SPOT ELEVATION
 - FF 70.50' x FINISHED FLOOR SPOT ELEVATION
 - FG 70.39' x FINISHED GRADE SPOT ELEVATION
 - ME 69.57' x MATCH EXISTING GRADE SPOT ELEVATION
 - DOOR 69.57' x DOOR GRADE SPOT ELEVATION
 - 1.1% PROPOSED SLOPE ARROWS
 - W- EXISTING WATER LINE
 - G- EXISTING GAS LINE
 - SS- EXISTING SANITARY SEWER LINE
 - SD- EXISTING STORM SEWER LINE
 - SI- EXISTING STORM SEWER INLET

- NOTES**
- ACCORDING TO FIRM PANEL 0064, DATED (12/22/1), NO 100YEAR FLOOD PLAN EXISTS ON SITE.
 - NO SIGNIFICANT STANDS OF VEGETATION EXIST ON SITE.
 - DETENTION AND WATER QUALITY PROVIDED IN OFFSITE REGIONAL FACILITY.
 - ALL ELEMENTS SHOWN ARE 59XX.XX' OR 60XX.XX'



1 NON-COMBUSTIBLE SCREEN WALL
N.T.S.



ORIGINAL SIZE 24X36

ISSUED

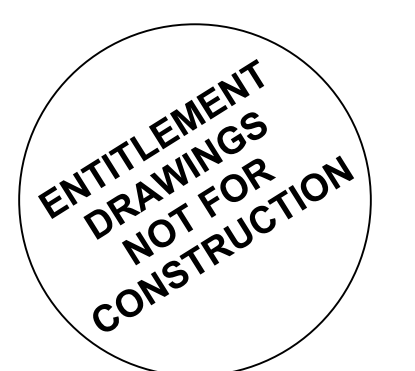
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03	SIP SUBMITTAL	12/12/2023
04	SIP UPDATE	01/12/2024

REVISIONS

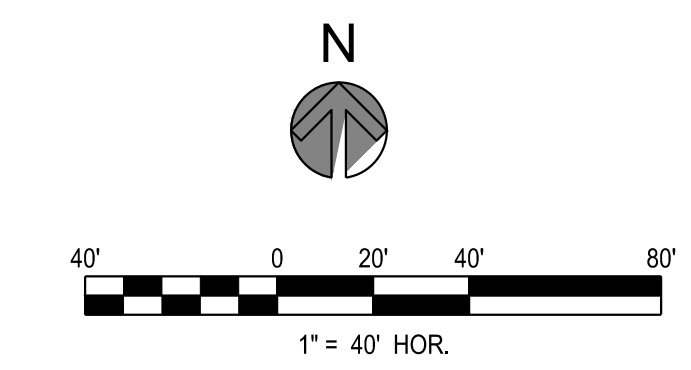
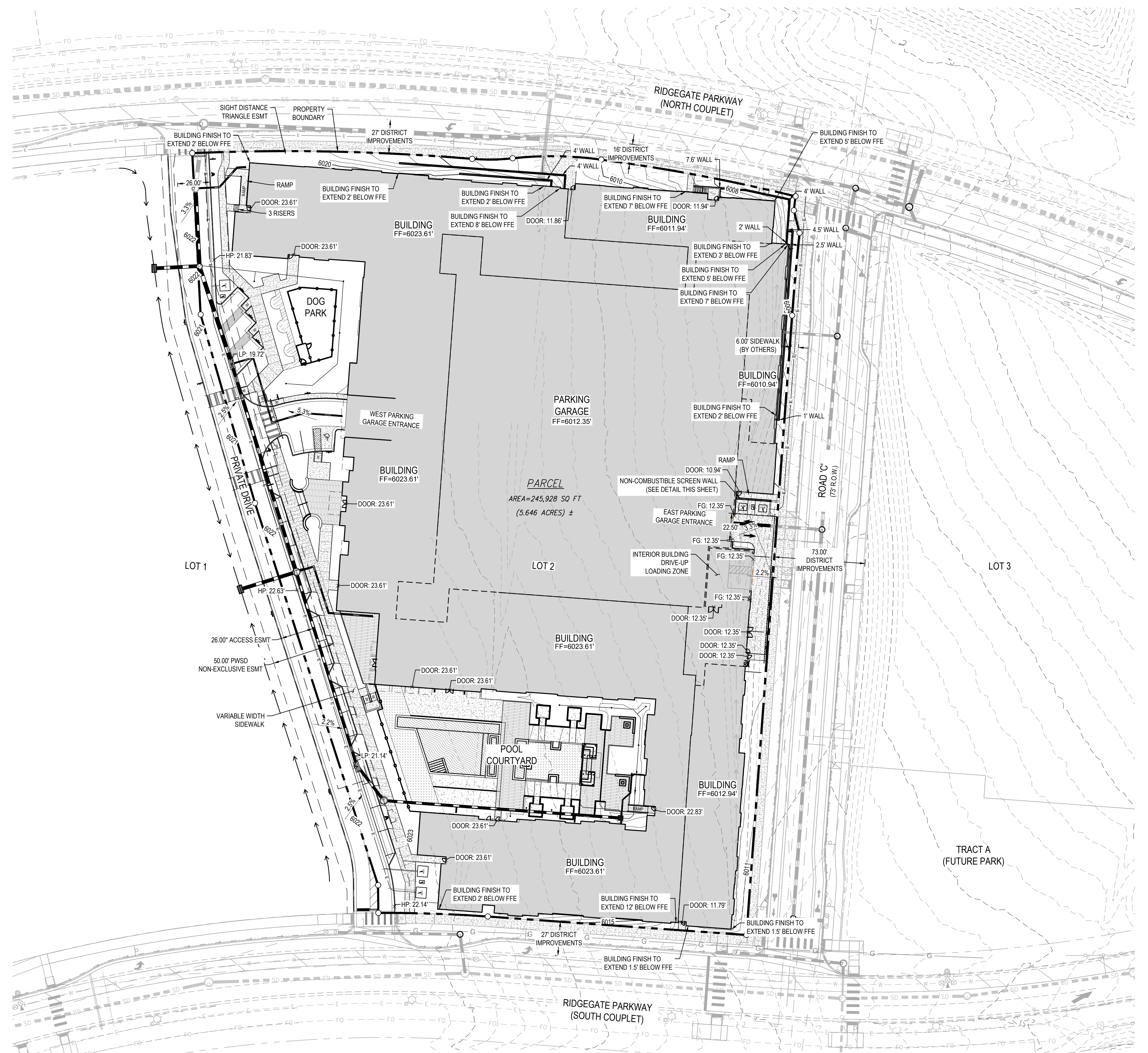
No.	DESCRIPTION	DATE

GRADING PLAN

SEAL:



PROJECT No.:	R22-035
DRAWN BY:	KB
REVIEWED BY:	KW
DRAWING NUMBER:	



RIDGEGATE COUPLET

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SITE IMPROVEMENT PLAN - SP23-0028

LONE TREE, CO
PREPARED BY:



Engineering | Architecture | Design-Build | Surveying | Planning | Geospatial Solutions
5970 GREENWOOD PLAZA BLVD. GREENWOOD VILLAGE, CO. 80111
303-751-0741
www.merrick.com

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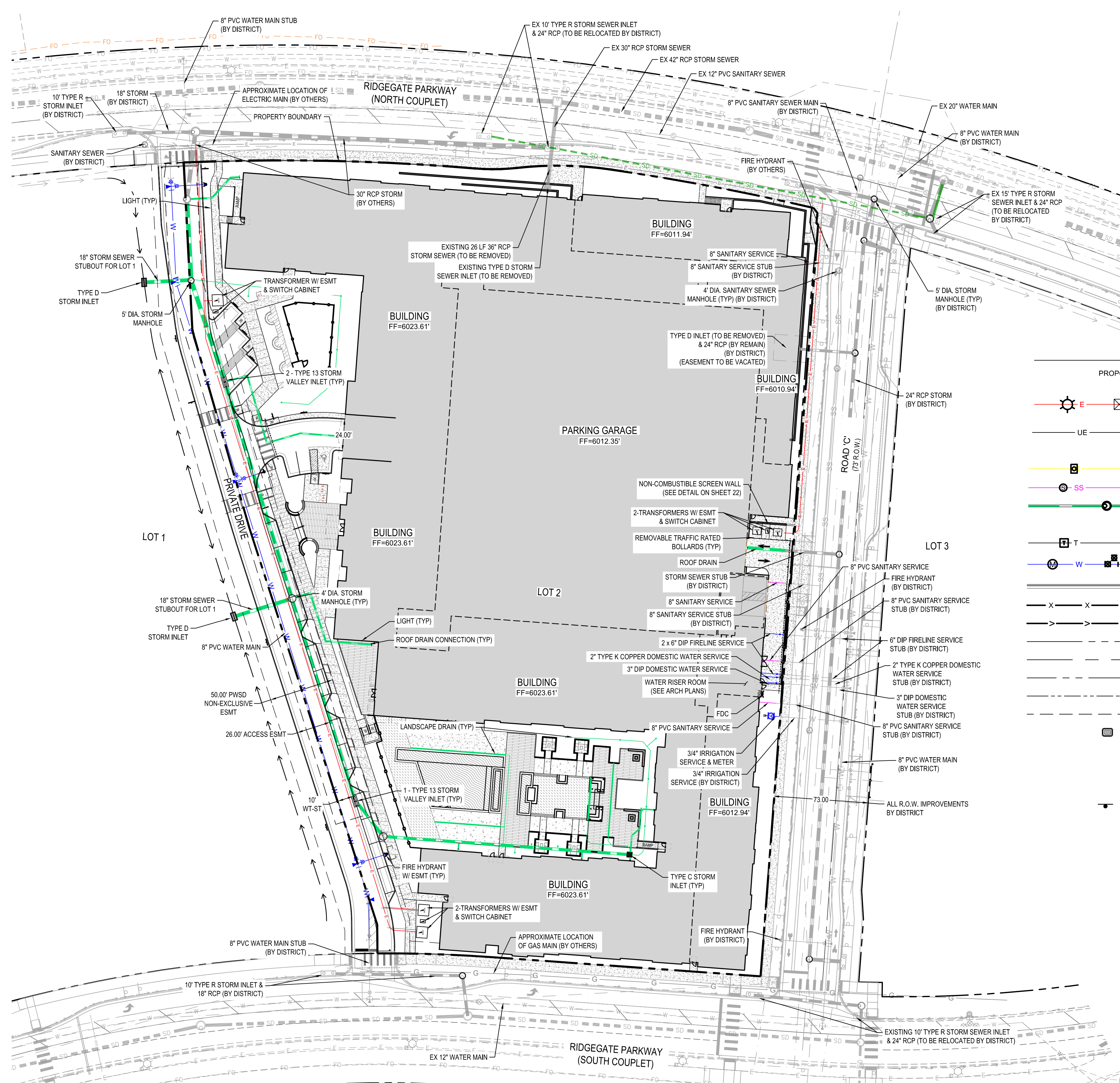
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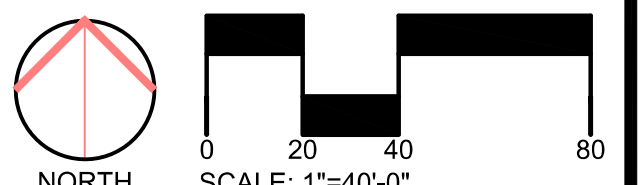
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LEGEND

PROPOSED	EXISTING	
		ELECTRIC LINE W/ BOX, METER, AND LIGHT
		UNDERGROUND ELECTRIC
		GAS LINE W/ DRY UTILITY VAULT
		SANITARY SEWER W/ MANHOLE
		STORM SEWER FES W/ MAHNOLE, RIPRAP
		STORM SEWER FES W/ MAHNOLE, RIPRAP
		TELEPHONE LINE W/ PEDESTAL
		WATER LINE, VALVE, FITTINGS, METER, AND HYDRANT
		CURB AND GUTTER
		FENCE LINE
		DRAINAGE SWALE
		RIGHT-OF-WAY
		SECTION LINE
		PROPERTY LINE
		LOT LINE
		EASEMENT
		IRRIGATION CONTROL VALVE BOX
		PEDESTRIAN LIGHT
		STREET LIGHT
		TRAFFIC LIGHT
		SIGN



ORIGINAL SIZE 24X36

ISSUED

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04	SIP UPDATE	01/12/2024

REVISIONS

No.	DESCRIPTION	DATE

UTILITY PLAN

SEAL:



PROJECT No.:	R22-035
DRAWN BY:	KB
REVIEWED BY:	KB
DRAWING NUMBER:	

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NO. 4 LOCATED IN THE NORTH HALF OF
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RANGE 67 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF LONE
TREE, COUNTY OF DOUGLAS, STATE OF
COLORADO
5.646 ACRES, LOT 2

**SITE IMPROVEMENT
PLAN - SP23-0028**

LONE TREE, CO
PREPARED BY:



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NORTH

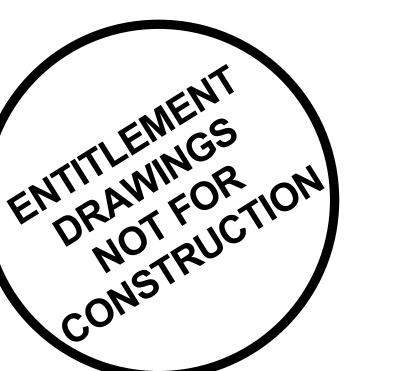
ORIGINAL SIZE 24X36

No.	DESCRIPTION	DATE
01	SIP SUBMITTAL	08/11/2023
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03	SIP SUBMITTAL	12/12/2023
04	SIP UPDATE	01/12/2024

REVISIONS		
No.	DESCRIPTION	DATE

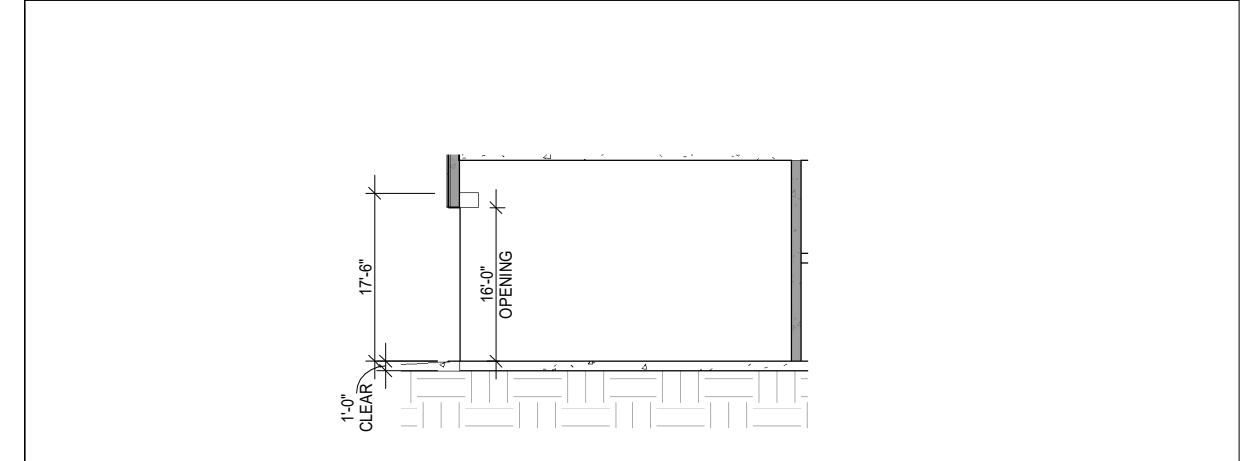
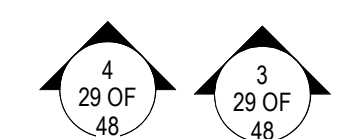
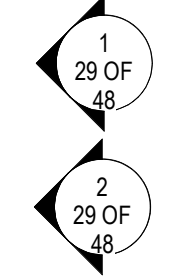
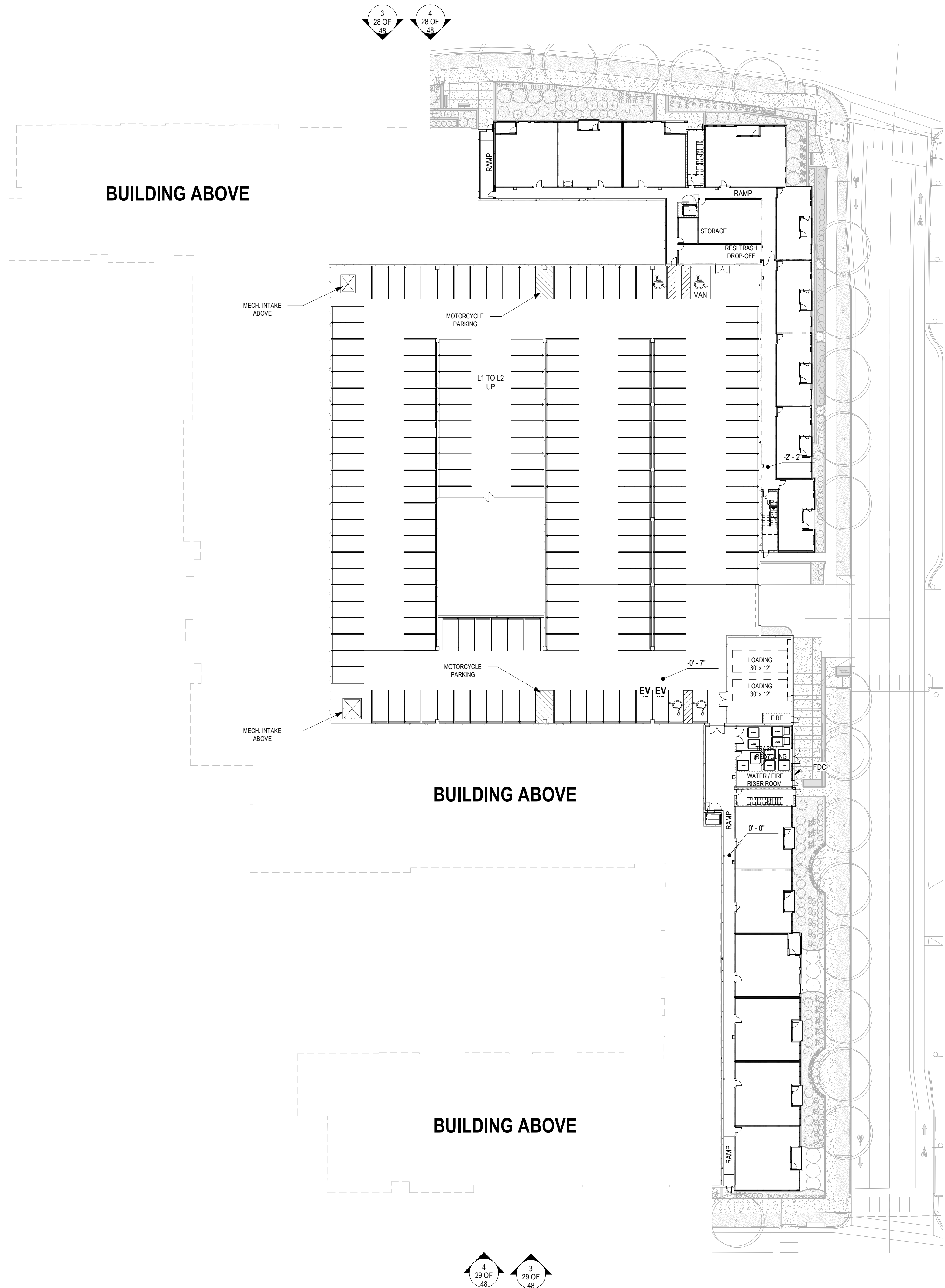
LEVEL 01

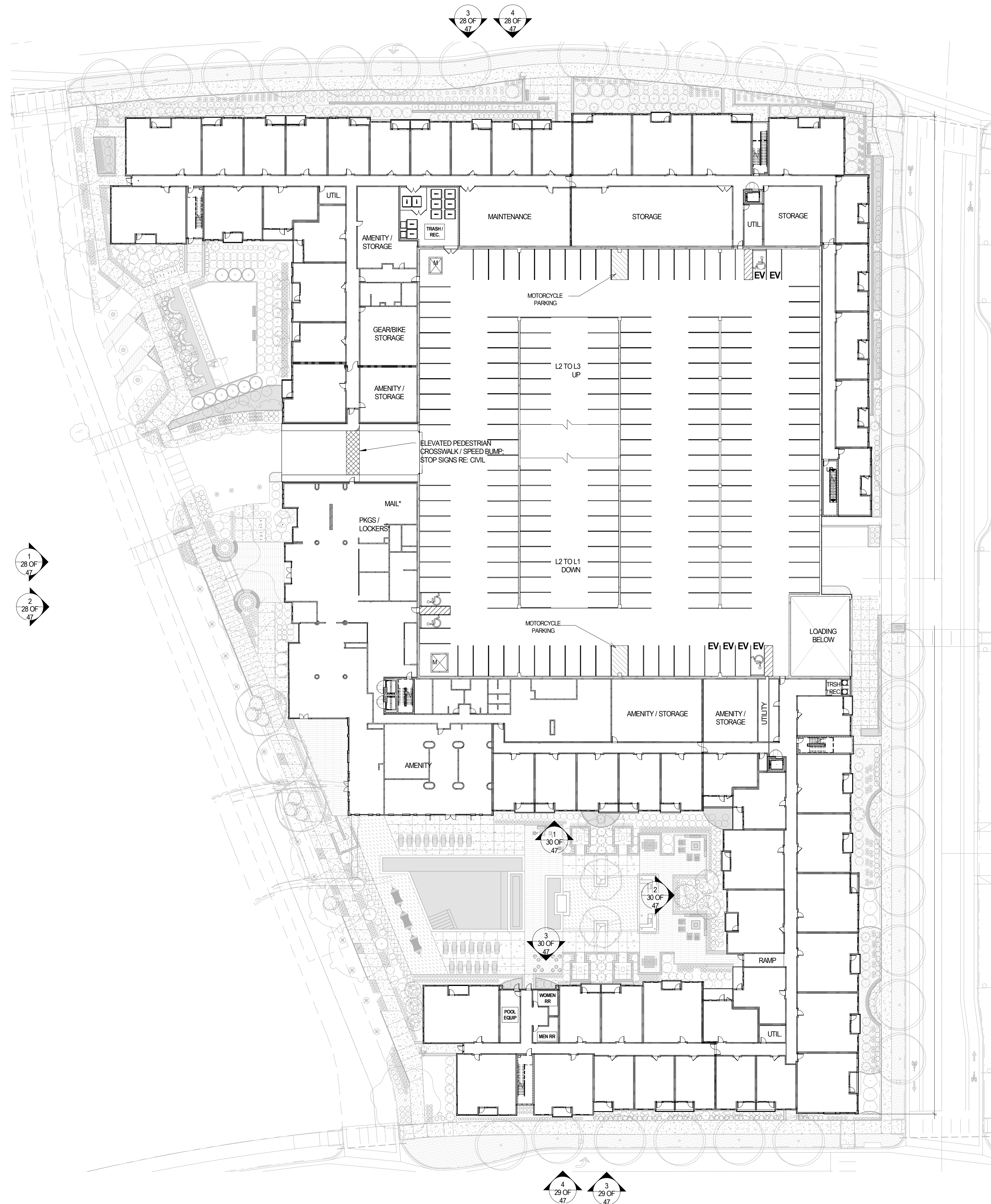
SEAL:



PROJECT No.: R22-035
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

24 OF 48





RIDGEGATE COUPLET

A PORTION OF PLANNING AREA CM - U NO. 4 LOCATED IN THE NORTH HALF OF SECTION 24 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
5.646 ACRES, LOT 2

SITE IMPROVEMENT PLAN - SP23-0028

LONE TREE, CO
PREPARED BY:



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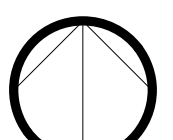
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NORTH
ORIGINAL SIZE 24X36

ISSUED

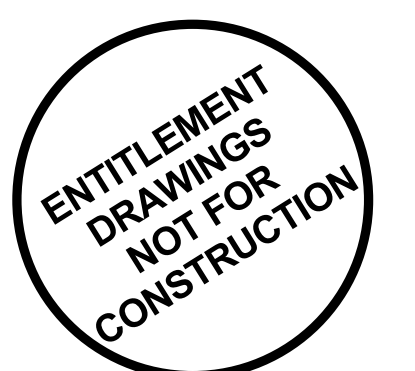
No.	DESCRIPTION	DATE
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02	SIP SUBMITTAL	10/06/2023
03	SIP SUBMITTAL	12/12/2023
04	SIP UPDATE	01/12/2024

REVISIONS

No.	DESCRIPTION	DATE

LEVEL 02

SEAL:



PROJECT No.: R22-035
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

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5.646 ACRES, LOT 2

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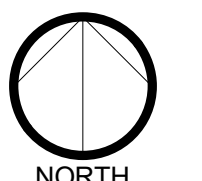
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NORTH

ORIGINAL SIZE 24X36

ISSUED

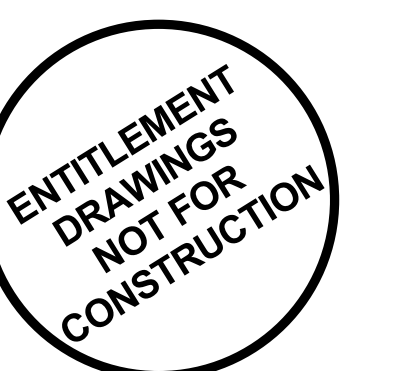
No.	DESCRIPTION	DATE
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03	SIP SUBMITTAL	12/12/2023
04	SIP UPDATE	01/12/2024

REVISIONS

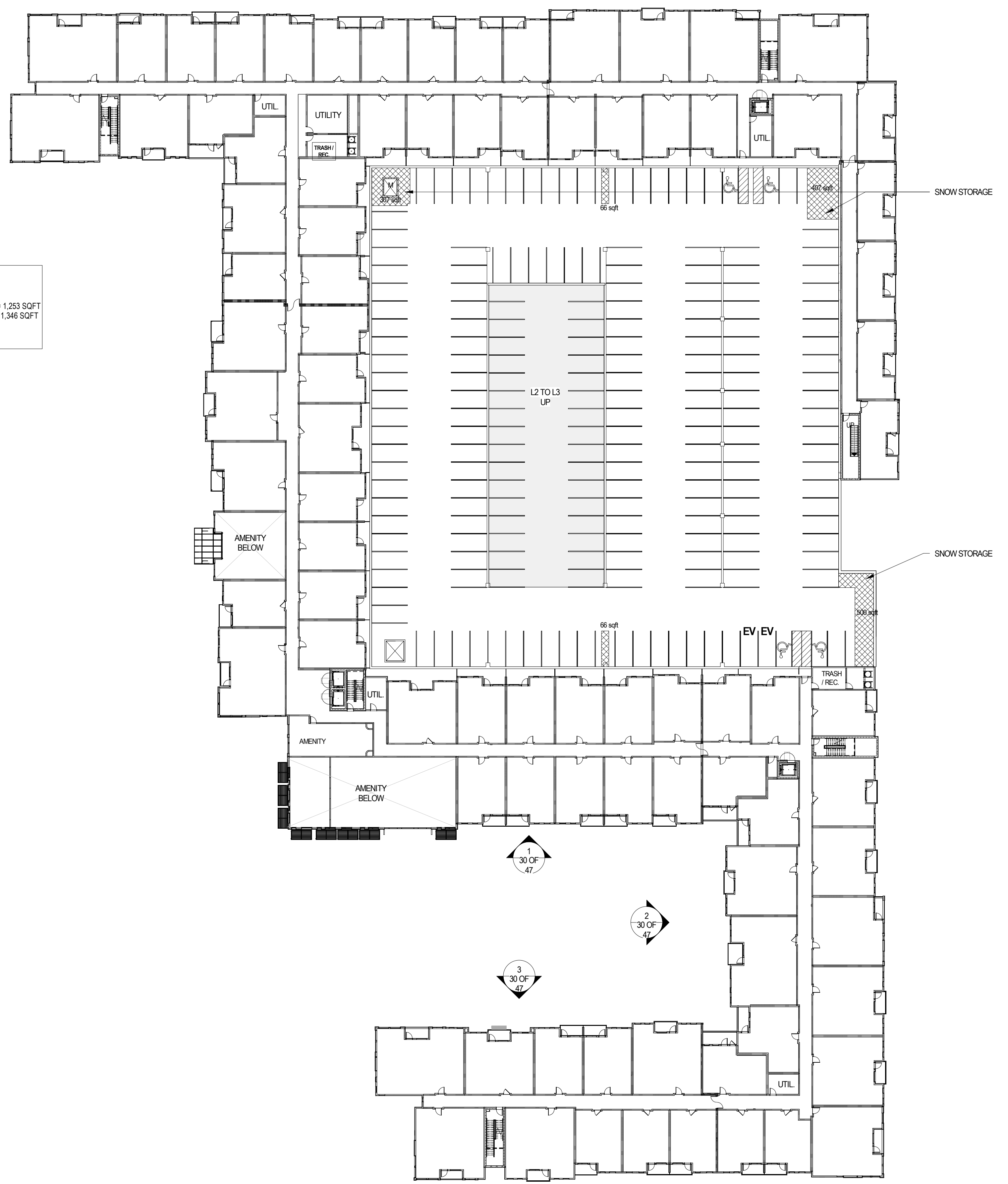
No.	DESCRIPTION	DATE

LEVEL 03

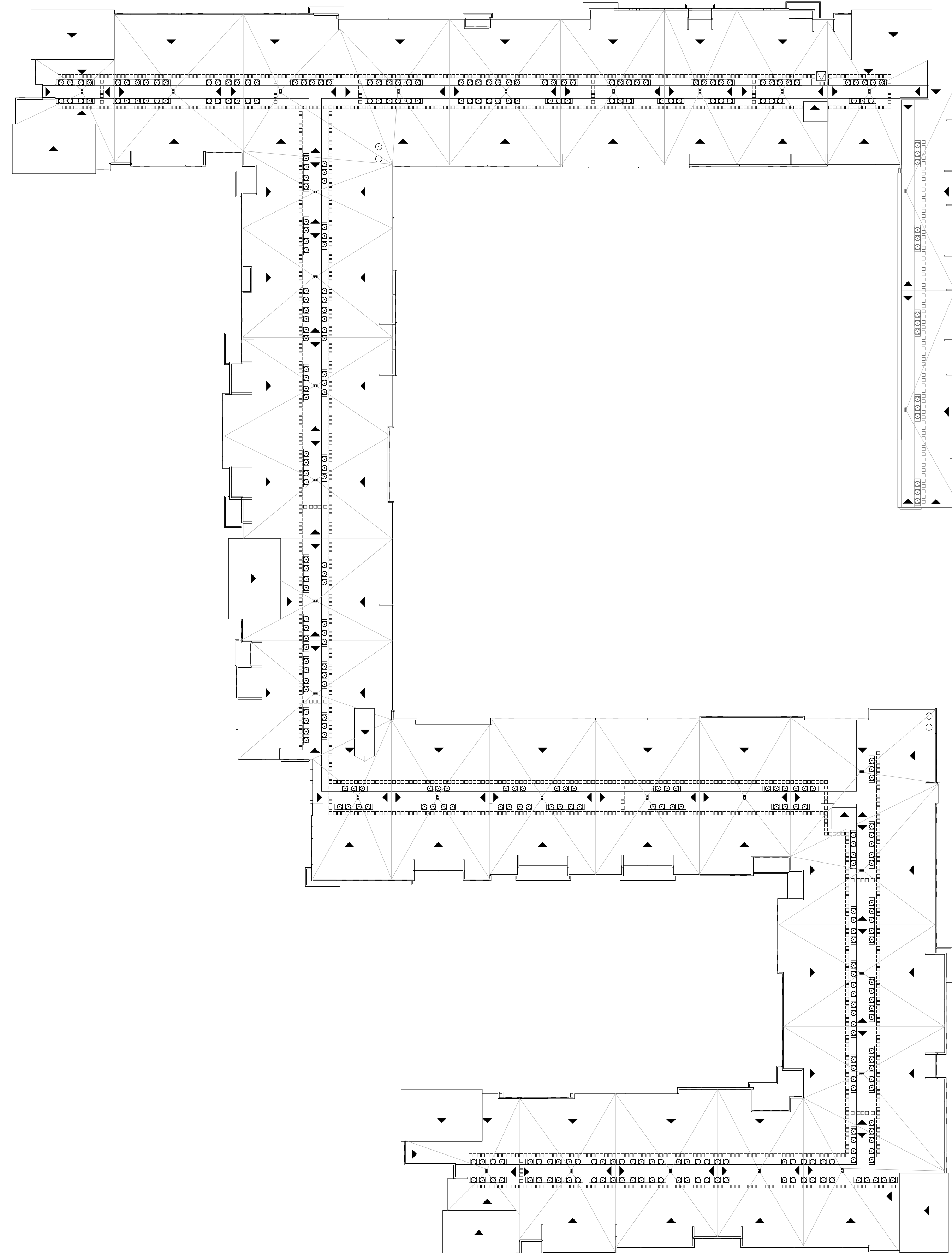
SEAL:



PROJECT No.: R22-035
DRAWN BY:
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DRAWING NUMBER:



SNOW STORAGE SNOW STORAGE REQUIRED = 1,253 SQFT
SNOW STORAGE PROVIDED= 1,346 SQFT
MECHANICAL SHAFT



ROOF PLAN LEGEND

- ● ● ● ● DRAFT STOP
- □ □ □ BUILT-UP ROOF SURFACE WALK PADS
60 MIL MIN.
- ⊙ ⊙ AC CONDENSERS, RE: MECH
- (A-1)
XXXX SF ATTIC SPACE DESIGNATION
& ATTIC AREA (SF)
- ▬ RIDGE VENT
- ▬ UNDER EAVE AIR VENT
- ⊗ ROOF MOUNTED ATTIC VENT
- ▨ VENTED FIBER CEMENT SOFFIT
PANEL
- ▨ FIRE RETARDANT TREATED WD. DECKING 4
BOTH SIDES OF FIRE WALL
- ▶ CRICKET AT LOW SLOPE ROOF
SLOPE 1/2" PER FT MIN
- ↗ 4:12 PITCH ROOF (U.N.O.)
- SPOT ELEVATION

RIDGEGATE COUPLET

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5.646 ACRES, LOT 2

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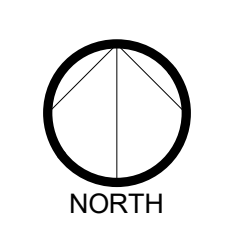
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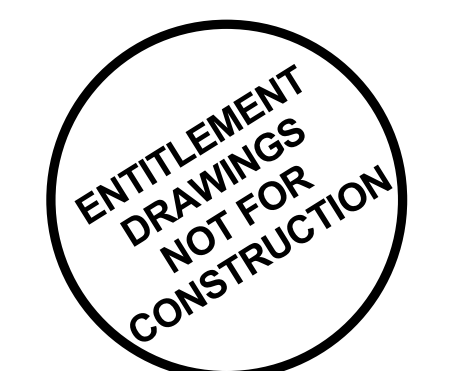


NORTH
ORIGINAL SIZE 24X36

ISSUED		
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01	SIP SUBMITTAL	06/07/2023
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REVISIONS		
No.	DESCRIPTION	DATE

ROOF PLAN

SEAL:



PROJECT No.:	R22-035
DRAWN BY:	
REVIEWED BY:	
DRAWING NUMBER:	

OVERALL ROOF PLAN

SCALE:
1/32" = 1'-0" 2



SECTION NS

SCALE:
1" = 30'-0" 1



- PARAPET 2 58' - 0"
- PARAPET 1 56' - 0"
- LEVEL 5 TOS 42' - 7"
- LEVEL 4 TOS 31' - 11 1/4"
- LEVEL 3 TOS 21' - 3 1/2"
- LEVEL 2 TOS 10' - 7 3/4"
- LEVEL 1 TOC 0' - 0"
- LOWER LEVEL 1 TOS -2' - 2"

OVERALL NORTH ELEVATION - NE

SCALE: 1/16" = 1'-0" 4



- PARAPET 2 58' - 0"
- PARAPET 1 56' - 0"
- LEVEL 5 TOP HIGH 53' - 8"
- LEVEL 5 TOS 42' - 7"
- LEVEL 4 TOS 31' - 11 1/4"
- LEVEL 3 TOS 21' - 3 1/2"
- LEVEL 2 TOS 10' - 7 3/4"
- LEVEL 1 TOC 0' - 0"
- LOWER LEVEL 1 TOS -2' - 2"

OVERALL NORTH ELEVATION - NW

SCALE: 1/16" = 1'-0" 3



- PARAPET 2 58' - 0"
- PARAPET 1 56' - 0"
- LEVEL 5 TOP HIGH 53' - 8"
- LEVEL 5 TOS 42' - 7"
- LEVEL 4 TOS 31' - 11 1/4"
- LEVEL 3 TOS 21' - 3 1/2"
- LEVEL 2 TOS 10' - 7 3/4"
- LEVEL 1 TOC 0' - 0"
- LOWER LEVEL 1 TOS -2' - 2"

OVERALL WEST ELEVATION SW

SCALE: 1/16" = 1'-0" 2



- PARAPET 2 58' - 0"
- PARAPET 1 56' - 0"
- LEVEL 5 TOP HIGH 53' - 8"
- LEVEL 5 TOS 42' - 7"
- LEVEL 4 TOS 31' - 11 1/4"
- LEVEL 3 TOS 21' - 3 1/2"
- LEVEL 2 TOS 10' - 7 3/4"
- LEVEL 1 TOC 0' - 0"
- LOWER LEVEL 1 TOS -2' - 2"

OVERALL WEST ELEVATION - NW

SCALE: 1/16" = 1'-0" 1

- ### ELEVATION NOTES
- WHERE BUILDINGS OCCUR MULTIPLE TIMES, REFER TO ARCHITECTURAL SITE PLAN FOR ORIENTATION AND WHERE MIRRORING OR ROTATION OF DRAWINGS MAY BE REQD.
 - SLAB STEPS SHOWN FOR GRAPHIC REPRESENTATION ONLY. REFER TO CIVIL FOR ACTUAL FINISH FLOOR ELEVATIONS.
 - ROOFTOP EQUIPMENT IS NOT PERMITTED ON SLOPED ROOFS. ALL OTHER ROOFTOP EQUIPMENT WILL BE SCREENED TO ITS FULL HEIGHT.
 - ALL DOWNSPOUTS TO BE PREFINISHED TO MATCH ADJACENT SURFACES IN STANDARD FACTORY COLOR APPROVED BY ARCHITECTS.
 - ALL WATER HEATER CLOSET DOORS AT BALCONIES TO BE PAINTED TO MATCH ADJACENT SURFACES.
 - AT OUTSIDE CORNERS WHERE THIN BRICK OR STONE OCCURS PROVIDE CORNER PROFILE PIECE.
 - WHERE REVEALS ARE SHOWN THEY, AND THEIR ASSOCIATED WALL FINISH, ARE TO CONTINUE AROUND THE OUTSIDE CORNER CONDITION AND TERMINATE AT THE NEAREST INSIDE CORNER, UNLESS NOTED OTHERWISE.
 - ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.
 - CONTROL JOINTS FOR THIN BRICK.

- ### ELEVATION LEGEND
- BRICK - RUNNING B.O.D. - COLOR: SUMMIT BRICK "ALASKAN"
 - BRICK - RUNNING B.O.D. - COLOR: SUMMIT BRICK "BLACK DIAMOND"
 - ARCHITECTURAL METAL PANEL B.O.D. - COLOR: "DARK CHERRY"
 - FIBER CEMENT LAP SIDING B.O.D. - COLOR: SW 7072 "ONLINE"
 - FIBER CEMENT LAP SIDING B.O.D. - COLOR: SW 7624 "SLATE TILE"
 - COLOR 5 - METAL AWNINGS / HANDRAILS / TRIM / FASCIA B.O.D. - COLOR: SW 6258 "TRICORN BLACK"
 - DOOR TAG, RE: A7-10
 - WINDOW TAG, RE: A7-20 SERIES
 - *B.O.D. - BASIS OF DESIGN
 - *RE: MATERIAL BOARD FOR SAMPLES

- ### KEYNOTES - ELEVATION
- BRICK - RUNNING COLOR: SUMMIT BRICK "ALASKAN"
 - BRICK - RUNNING COLOR: SUMMIT BRICK "BLACK DIAMOND"
 - ARCHITECTURAL METAL PANEL - COLOR: "DARK CHERRY"
 - FIBER CEMENT LAP SIDING - COLOR: SW 7072 "ONLINE"
 - FIBER CEMENT LAP SIDING - COLOR: SW 7624 "SLATE TILE"
 - GLASS HANDRAIL
 - FIBER CEMENT BOARD FASCIA, EAVES, PARAPET - COLOR: SW 7624 "SLATE TILE"
 - METAL HANDRAIL - COLOR: SW 6258 "TRICORN BLACK"
 - OVERHEAD GARAGE DOOR
 - VINYL WINDOW - COLOR: BLACK
 - BUILDING ENTRY CONTROLLED DOOR
 - STOREFRONT - COLOR: BLACK
 - FUTURE SIGNAGE
 - ROOFTOP UNIT
 - AWNING

NORTH

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	SIP SUBMITTAL	08/11/2023
02	SIP SUBMITTAL RD 2	09/29/2023
03	SIP SUBMITTAL	12/12/2023
04	SIP UPDATE	01/12/2024

REVISIONS

No.	DESCRIPTION	DATE

MATERIALS SQFT COUNT

TYPES	SQFT	PERCENTAGE	REQ. %
PRIMARY:			60% min
Architectural Metal Panel	47,862	24%	
Brick - White	20,063	10%	
Brick - Dark Grey	3,899	2%	60%
Glazing	50,244	25%	
	122,068		
SECONDARY:			40% max
Fiber Cement Lap Siding	80,666	40%	40%
	80,666		

RIDGEGATE COUPLER

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SITE IMPROVEMENT PLAN - SP23-0028

LONE TREE, CO
PREPARED BY:

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ARCHITECT
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ENGINEER
MERRICK & COMPANY
Kristofer Wiest
5970 Greenwood Plaza Blvd
Greenwood Village, CO 80111
p. 303.353.3695

NORTH

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	SIP SUBMITTAL	08/11/2023
02	SIP SUBMITTAL RD 2	09/29/2023
03	SIP SUBMITTAL	12/12/2023
04	SIP UPDATE	01/12/2024

REVISIONS

No.	DESCRIPTION	DATE

BUILDING ELEVATIONS (1 OF 2)

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.: R22-035
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

28 OF 48

RIDGEGATE COUPLER

A PORTION OF PLANNING AREA CM - U NO. 4 LOCATED IN THE NORTH HALF OF SECTION 24 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO 5.646 ACRES, LOT 2

SITE IMPROVEMENT PLAN - SP23-0028

LONE TREE, CO
PREPARED BY:



LANDSCAPE ARCHITECT

RIPLEY DESIGN INC.
Sam Courts
419 Canyon Ave., Suite 200
Fort Collins, CO 80521
p. 970.224.5829 f. 970.225.6657

DEVELOPER

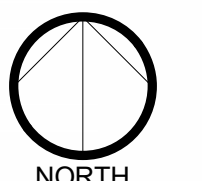
CENTURY LIVING, LLC
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NORTH
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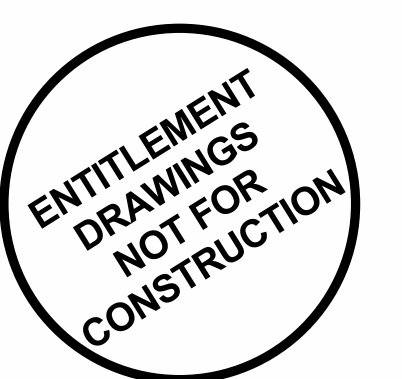
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No.	DESCRIPTION	DATE

BUILDING ELEVATIONS (2 OF 2)

SEAL:



PROJECT No.: R22-035
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REVIEWED BY:
DRAWING NUMBER:

- ELEVATION NOTES**
- WHERE BUILDINGS OCCUR MULTIPLE TIMES, REFER TO ARCHITECTURAL SITE PLAN FOR ORIENTATION AND WHERE MIRRORING OR ROTATION OF DRAWINGS MAY BE REQ'D.
 - SLAB STEPS SHOWN FOR GRAPHIC REPRESENTATION ONLY. REFER TO CIVIL FOR ACTUAL FINISH FLOOR ELEV'S.
 - ROOFTOP EQUIPMENT IS NOT PERMITTED ON SLOPED ROOFS. ALL OTHER ROOFTOP EQUIPMENT WILL BE SCREENED TO ITS FULL HEIGHT.
 - ALL DOWNSPOUTS TO BE PREFINISHED TO MATCH ADJACENT SURFACES IN STANDARD FACTORY COLOR APPROVED BY ARCHITECTS.
 - ALL WATER HEATER CLOSET DOORS AT BALCONIES TO BE PAINTED TO MATCH ADJACENT SURFACES.
 - AT OUTSIDE CORNERS WHERE THIN BRICK OR STONE OCCURS PROVIDE CORNER PROFILE PIECE.
 - WHERE REVEALS ARE SHOWN THEY, AND THEIR ASSOCIATED WALL FINISH, ARE TO CONTINUE AROUND THE OUTSIDE CORNER CONDITION AND TERMINATE AT THE NEAREST INSIDE CORNER, UNLESS NOTED OTHERWISE.
 - ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.
 - CONTROL JOINTS FOR THIN BRICK.

- ELEVATION LEGEND**
- BRICK - RUNNING B.O.D. - COLOR: SUMMIT BRICK "ALASKAN"
 - BRICK - RUNNING B.O.D. - COLOR: SUMMIT BRICK "BLACK DIAMOND"
 - ARCHITECTURAL METAL PANEL B.O.D. - COLOR: "DARK CHERRY"
 - FIBER CEMENT LAP SIDING B.O.D. - COLOR: SW 7072 "ONLINE"
 - FIBER CEMENT LAP SIDING B.O.D. - COLOR: SW 7624 "SLATE TILE"
 - COLOR 5 - METAL AWNINGS / HANDRAILS / TRIM / FASCIA B.O.D. - COLOR: SW 6258 "TRICORN BLACK"
 - DOOR TAG; RE: A7-10
 - WINDOW TAG; RE: A7-20 SERIES
 - *B.O.D. - BASIS OF DESIGN
 - *RE: MATERIAL BOARD FOR SAMPLES

- KEYNOTES - ELEVATION**
- BRICK - RUNNING COLOR: SUMMIT BRICK "ALASKAN"
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 - GLASS HANDRAIL
 - FIBER CEMENT BOARD FASCIA, EAVES, PARAPET - COLOR: SW 7624 "SLATE TILE"
 - METAL HANDRAIL - COLOR: SW 6258 "TRICORN BLACK"
 - OVERHEAD GARAGE DOOR - COLOR: SW 7624 "SLATE TILE"
 - VINYL WINDOW - COLOR: BLACK
 - BUILDING ENTRY CONTROLLED DOOR
 - STOREFRONT - COLOR: BLACK
 - FUTURE SIGNAGE
 - ROOFTOP UNIT
 - AWNING
 - TRANSFORMER ENCLOSURE WALL; RE: LANDSCAPE/CIVIL

MATERIALS SQFT COUNT

TYPES	SQFT	PERCENTAGE	REQ. %
PRIMARY:			60% min
Architectural Metal Panel	47,862	24%	
Brick - White	20,063	10%	
Brick - Dark Grey	3,899	2%	60%
Glazing	50,244	25%	
	122,068		
SECONDARY:			40% max
Fiber Cement Lap Siding	80,666	40%	40%
	80,666		

OVERALL SOUTH ELEVATION - SW SCALE: 1/16" = 1'-0" **4**

OVERALL SOUTH ELEVATION - SE SCALE: 1/16" = 1'-0" **3**

OVERALL EAST ELEVATION - SE SCALE: 1/16" = 1'-0" **2**

OVERALL EAST ELEVATION - NE SCALE: 1/16" = 1'-0" **1**





COURTYARD - SOUTH ELEVATION

SCALE: 1/16" = 1'-0" 3



COURTYARD - EAST ELEVATION

SCALE: 1/16" = 1'-0" 2



COURTYARD - NORTH ELEVATION

SCALE: 1/16" = 1'-0" 1

ELEVATION NOTES

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RIDGEGATE COUPLER

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SITE IMPROVEMENT PLAN - SP23-0028

LONE TREE, CO
PREPARED BY:



LANDSCAPE ARCHITECT

RIPLEY DESIGN INC.
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DEVELOPER

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ENGINEER

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NORTH
ORIGINAL SIZE 24X36
ISSUED

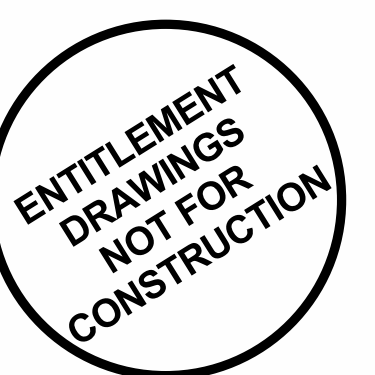
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03	SIP SUBMITTAL	12/12/2023
04	SIP UPDATE	01/12/2024

REVISIONS

No.	DESCRIPTION	DATE

BUILDING ELEVATIONS - COURTYARD

SEAL:



PROJECT No.: R22-035
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:



RIDE SHARE / DELIVERY & DOG PARK



MAIN ENTRY & PLAZA

RIDGEGATE COUplet

A PORTION OF PLANNING AREA CM - U NO. 4 LOCATED IN THE NORTH HALF OF SECTION 24 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
5.646 ACRES, LOT 2

SITE IMPROVEMENT PLAN - SP23-0028

LONE TREE, CO
PREPARED BY:



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DEVELOPER

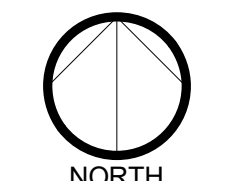
CENTURY LIVING, LLC
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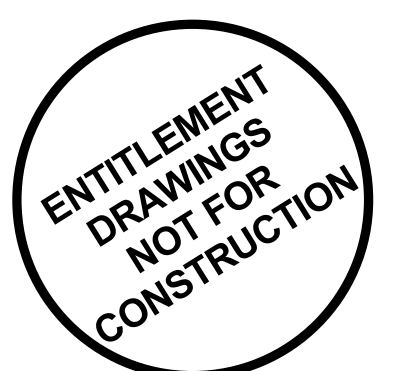
NORTH
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REVISIONS		
No.	DESCRIPTION	DATE

3D VIEWS (1 OF 6)

SEAL:



PROJECT No.: R22-035
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:



SE CORNER



UNITS FACING PARKING DECK

RIDGEGATE COUPLET

A PORTION OF PLANNING AREA CM - U
NO. 4 LOCATED IN THE NORTH HALF OF
SECTION 24 TOWNSHIP 6 SOUTH,
RANGE 67 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF LONE
TREE, COUNTY OF DOUGLAS, STATE OF
COLORADO
5.646 ACRES, LOT 2

**SITE IMPROVEMENT
PLAN - SP23-0028**

LONE TREE, CO
PREPARED BY:



LANDSCAPE ARCHITECT

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REVISIONS

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3D VIEWS (2 OF 6)

SEAL:



PROJECT No.: R22-035
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RIDGEGATE COUPLET

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**SITE IMPROVEMENT
 PLAN - SP23-0028**

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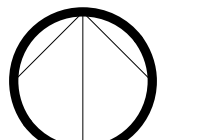
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NORTH
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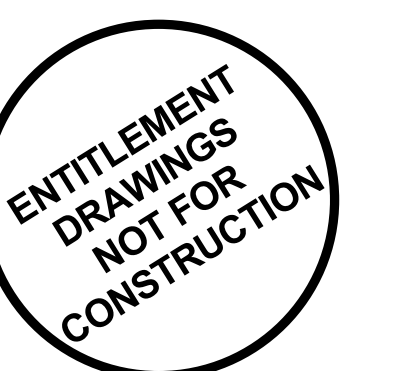
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REVISIONS

No.	DESCRIPTION	DATE

3D VIEWS (3 OF 6)

SEAL:



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NORTH ELEVATION

RIDGEGATE COUPLET

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 5.646 ACRES, LOT 2

**SITE IMPROVEMENT
 PLAN - SP23-0028**

LONE TREE, CO
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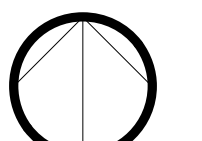
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NORTH
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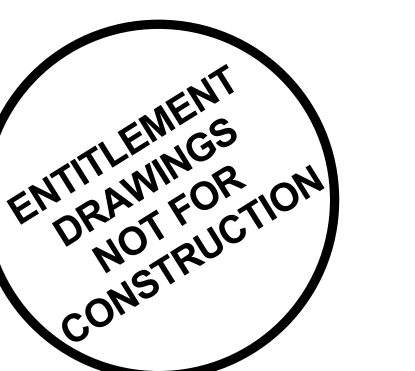
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REVISIONS

No.	DESCRIPTION	DATE

3D VIEWS (4 OF 6)

SEAL:



PROJECT No.: R22-035
 DRAWN BY:
 REVIEWED BY:
 DRAWING NUMBER:



SOUTH ELEVATION



POOL COURTYARD



OUTDOOR SEATING

RIDGEGATE COUPLET

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**SITE IMPROVEMENT
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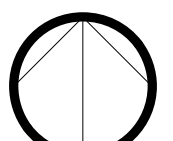
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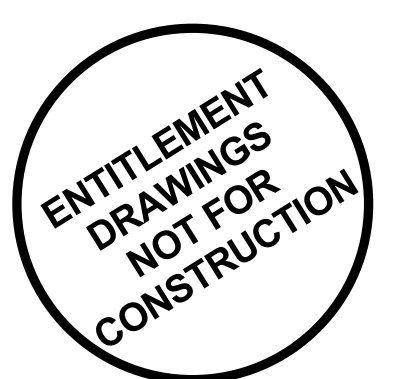
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3D VIEWS (5 OF 6)

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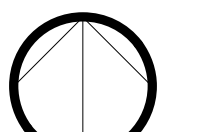
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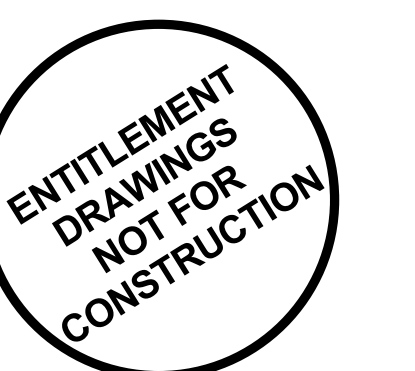
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REVISIONS

No.	DESCRIPTION	DATE

3D VIEWS (6 OF 6)

SEAL:



PROJECT No.: R22-035
 DRAWN BY:
 REVIEWED BY:
 DRAWING NUMBER:



GARAGE EAST ENTRY

RIDGEGATE COUPLER

A PORTION OF PLANNING AREA CM - U NO. 4 LOCATED IN THE NORTH HALF OF SECTION 24 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO 5.646 ACRES, LOT 2

SITE IMPROVEMENT PLAN - SP23-0028

LONE TREE, CO
PREPARED BY:



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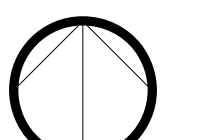
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p. 303.353.3695



NORTH
ORIGINAL SIZE 24X36

ISSUED

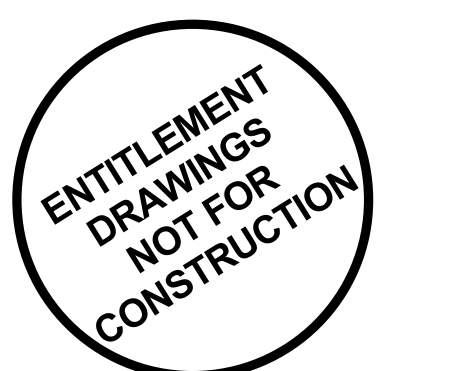
No.	DESCRIPTION	DATE
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02	SIP SUBMITTAL	10/06/2023
03	SIP SUBMITTAL	12/12/2023
04	SIP UPDATE	01/12/2024

REVISIONS

No.	DESCRIPTION	DATE

BUILDING MATERIALS

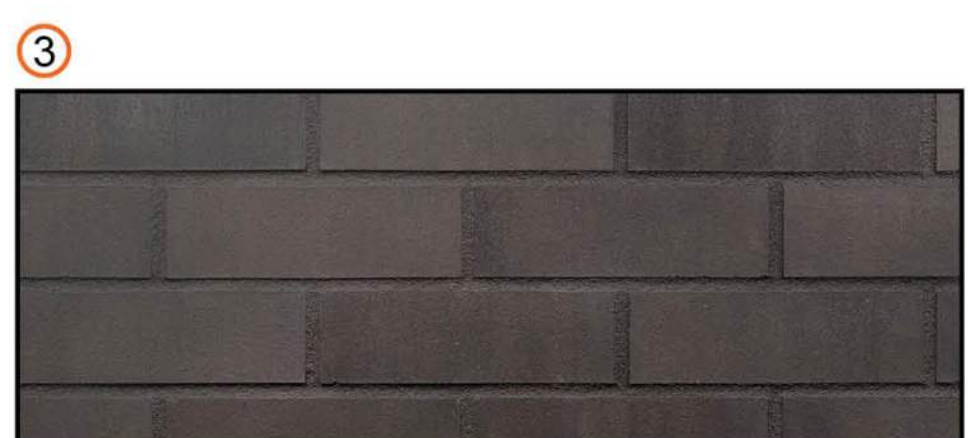
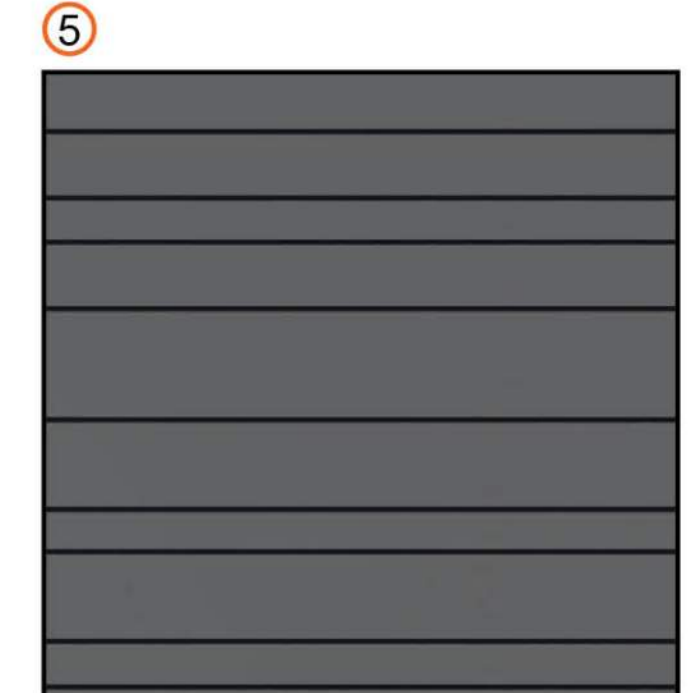
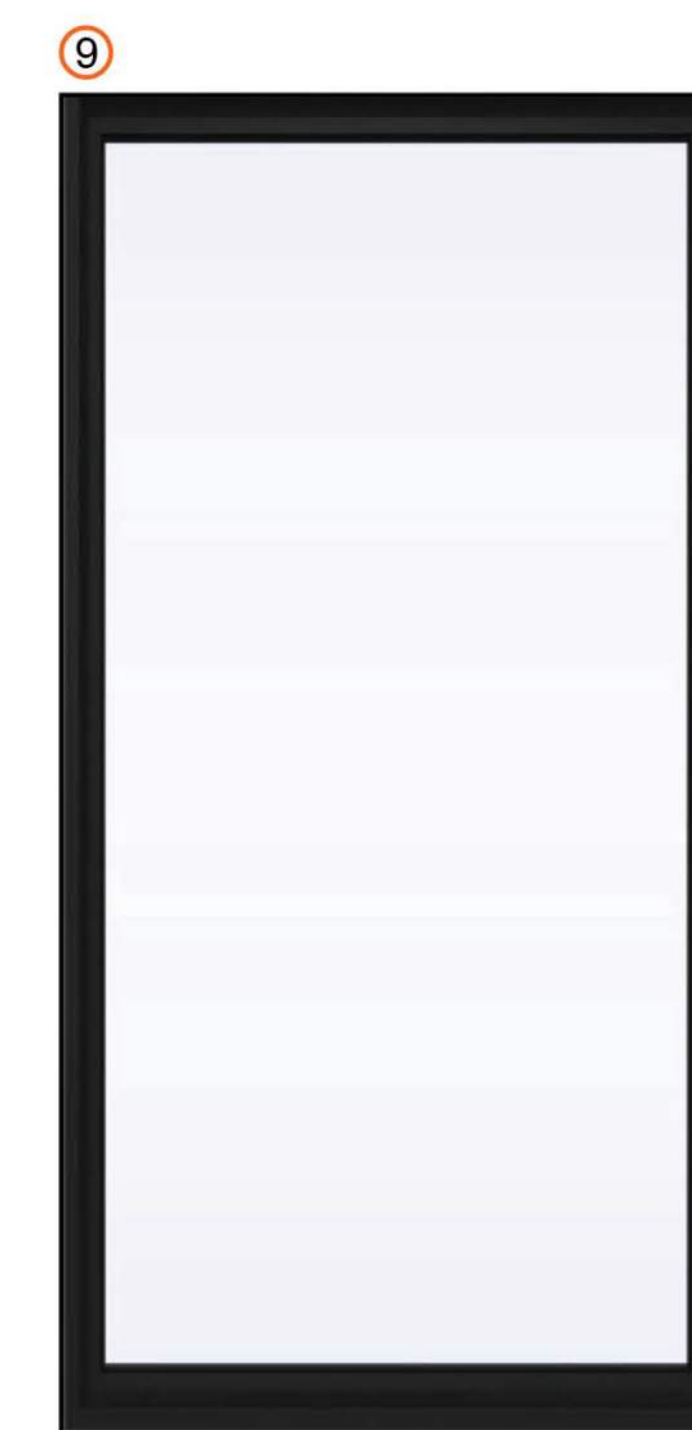
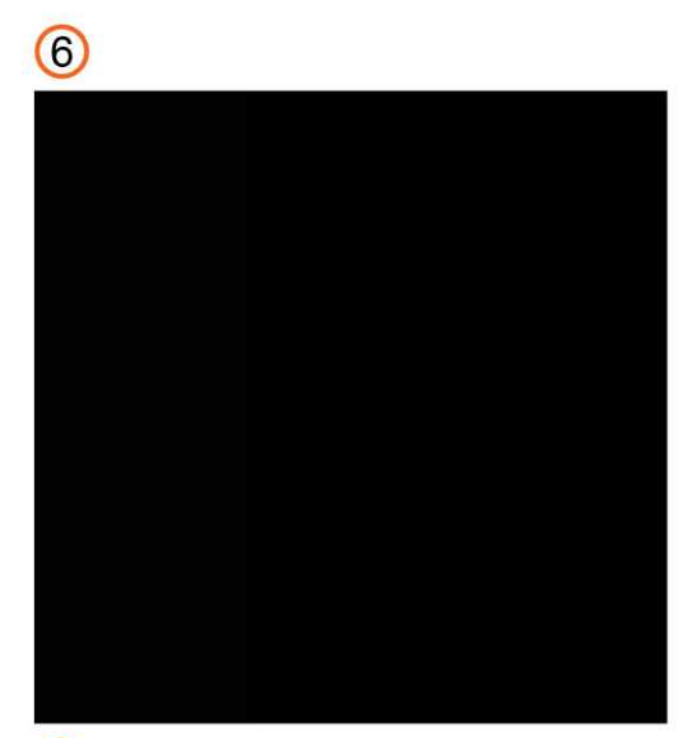
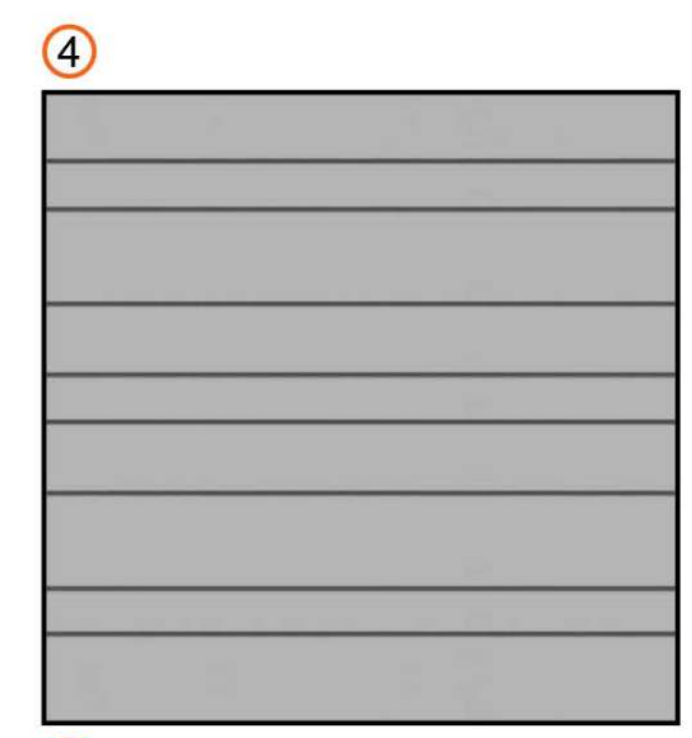
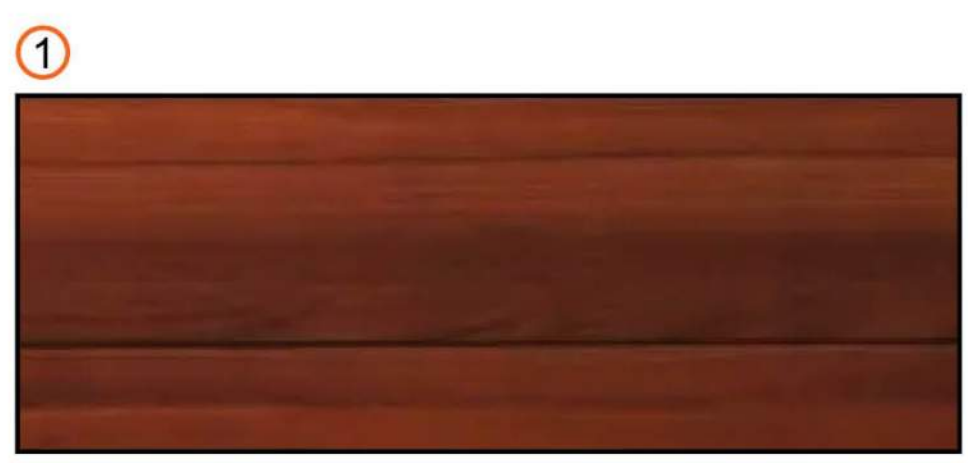
SEAL:



PROJECT No.: R22-035
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:



- ① **ARCHITECTURAL METAL PANEL** - BASIS OF DESIGN - *FastPlank*, P44V V-Notch 6", "Dark Cherry"
- ② **BRICK** - BASIS OF DESIGN - *Summit Brick*, Color: "Alaskan", Running, Modular Thin Brick, Smooth, Light Grout
- ③ **BRICK** - BASIS OF DESIGN - *Summit Brick*, Color: "Black Diamond", Running, Modular Thin Brick, Smooth, Dark Grout
- ④ **FIBER CEMENT LAP SIDING** - BASIS OF DESIGN - *Hardie V-Groove*, Smooth Texture, Irregular Lap Pattern, Painted Color: SW 7072 "Online"
- ⑤ **FIBER CEMENT LAP SIDING** - BASIS OF DESIGN - *Hardie V-Groove*, Smooth Texture, Irregular Lap Pattern, Painted Color: SW 7624 "Slate Tile"
- ⑥ **FIBER CEMENT BOARD / TRIM / FASCIA** - BASIS OF DESIGN - *Hardie V-Groove*, Smooth Finish, Painted Color: SW 6258 "Tricorn Black"
- ⑦ **METAL RAILING** - BASIS OF DESIGN - DESIGN BUILD
Painted Color: SW 6258 "Tricorn Black"
- ⑧ **VINYL WINDOW** - BASIS OF DESIGN - *Prime Window Systems*, Black
- ⑨ **STOREFRONT WINDOW** - BASIS OF DESIGN - DESIGN BUILD
Manko, Anodized Black/Bronze
- ⑩ **METAL AWNING** - BASIS OF DESIGN - Painted Color: SW 6258 "Tricorn Black"
- ⑪ **GLASS RAILING** - BASIS OF DESIGN - *Frameless Hardware Co.*, Locally-Sourced Glass, 9/16", Tempered



RIDGEGATE COUPLET

A PORTION OF PLANNING AREA C/M - U NO. 4 LOCATED IN THE NORTH HALF OF SECTION 24 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO 5.646 ACRES, LOT 2

SITE IMPROVEMENT PLAN - SP23-0028

LONETREE, CO
PREPARED BY:



LANDSCAPE ARCHITECT

RIPLEY DESIGN INC.
Sam Coutts
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Fort Collins, CO 80521
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DEVELOPER

CENTURY LIVING
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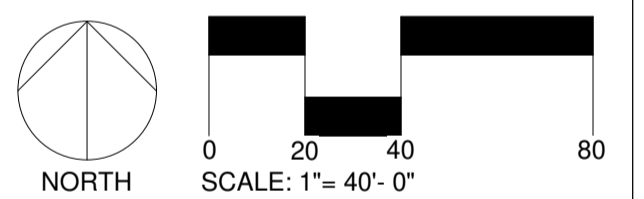
KTGY
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ENGINEER

MERRICK & COMPANY
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MEP

MEP DELTA DESIGN
Jake Mitchell
PO Box 81271
Austin, TX 78708
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ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	SIP SUBMITTAL	08/07/2023
02	SIP SUBMITTAL	10/06/2023
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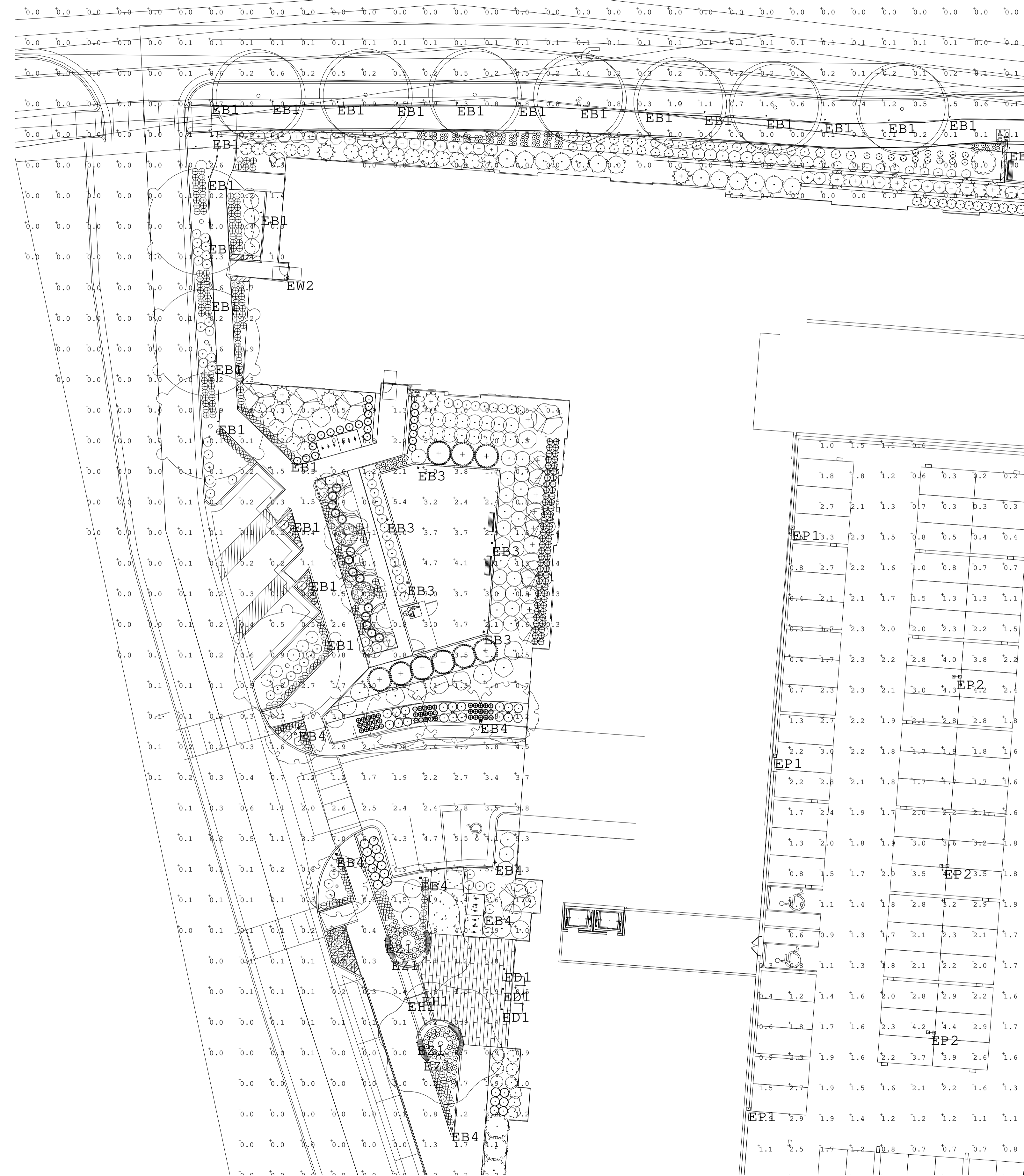
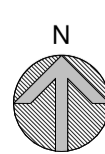
PHOTOMETRIC PLAN

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BRYAN NAGAISHI #0061538

PROJECT No.:	2223
DRAWN BY:	MP
REVIEWED BY:	BN
DRAWING NUMBER:	



Symbol	Qty	Label	Arrangement	Description	Tag	ILF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
[Symbol]	62	EB1 - PRA-10002-T3-W30	Single	PRA-10002-T3-W30	EB1	0.800	567	10.2	632.4	3.275
[Symbol]	5	EB3 - VR-90001-T3-W30	Single	VR-90001-T3-W30	EB3	0.800	3192	40.4	202	10
[Symbol]	9	EB4 - LI-21241-T3-W30 Rev.2	Single	LI-21241-T3-W30	EB4	0.800	4590	54.9	494.1	12
[Symbol]	3	ED1 - LBR4 ALO1 (1000LM) SWW1	Single	LBR4 ALO1 (1000LM) SWW1 (3000K)	ED1	0.600	1138	12.9	38.7	10
[Symbol]	4	EP1 - S022-30R2(Max) A082515	Single	S022-30R2(Max) A082515	EP1	0.850	910	14.1	56.4	0.5
[Symbol]	2	EB1 - LP0040-Dir-PCLens-W-Sym	Single	LP0040	EB1	0.800	109	1.4	2.8	4
[Symbol]	6	EP1 - RSK2_LED_P1_30K_R3_HS	Single	RSK2_LED_P1_30K_R3_HS	EP1	0.800	7021	72.06	432.36	37
[Symbol]	10	EP2 - RSK2_LED_P1_30K_R3_SGF	Back-Back	RSK2_LED_P1_30K_R3_SGF	EP2	0.700	5369	72.0642	1441.284	40
[Symbol]	8	WS-W9201-WT	Single	WS-W9201-WT	EW2	0.850	943	16.2	129.6	7.5, 15.5
[Symbol]	9	EZ1 - HSL11 RECT WL L LED 30K	Single	HSL11 RECT WL L LED 30K MVOLT	EZ1	0.800	61	2.98	26.82	1, 1.5, 1.66, 3.66, 5.66, 7.66

SITE	SIDEWALK	PARKING GARAGE	PARKING LOT
Illuminance (Fc) Average = 0.61 Maximum = 9.2 Minimum = 0.0 Avg/Min Ratio = N.A. Max/Min Ratio = N.A.	Illuminance (Fc) Average = 1.11 Maximum = 9.2 Minimum = 0.0 Avg/Min Ratio = N.A. Max/Min Ratio = N.A. Max/Avg Ratio = 8.29	Illuminance (Fc) Average = 1.78 Maximum = 4.6 Minimum = 0.2 Avg/Min Ratio = 8.90 Max/Min Ratio = 23.00 Max/Avg Ratio = 2.58	Illuminance (Fc) Average = 1.60 Maximum = 4.6 Minimum = 0.0 Avg/Min Ratio = N.A. Max/Min Ratio = N.A. Max/Avg Ratio = 2.56

1 Electrical - Photometric - Section A
1" = 20'-0"

RIDGEGATE COUPLET

A PORTION OF PLANNING AREA C/M - U NO. 4 LOCATED IN THE NORTH HALF OF SECTION 24 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO 5.646 ACRES, LOT 2

SITE IMPROVEMENT PLAN - SP23-0028

LONETREE, CO
PREPARED BY:



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ARCHITECT

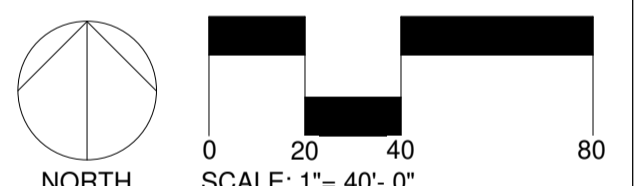
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MEP

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ORIGINAL SIZE 24X36

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REVISIONS		
NO.	DESCRIPTION	DATE

PHOTOMETRIC PLAN

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BRYAN NAGAISHI #0061538

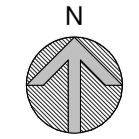
PROJECT No.:	2223
DRAWN BY:	MP
REVIEWED BY:	BN
DRAWING NUMBER:	



Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
EB1	62	EB1 - P8A-10002-T3-W30	Single	P8A-10002-T3-W30	EB1	0.800	567	10.2	632.4	3.275
EB3	5	EB3 - VK-30001-T3-W30	Single	VK-30001-T3-W30	EB3	0.800	3192	40.4	202	10
EB4	9	EB4 - LI-21241-T3-W30 Rev.2	Single	LI-21241-T3-W30	EB4	0.800	4950	54.9	494.1	12
ED1	3	ED1 - LBR4 ALG1 (1000LM) SWM1	Single	LBR4 ALG1 (1000LM) SWM1 (3000K) AR LSS WD 80CRI	ED1	0.600	1198	12.9	38.7	10
EP1	4	EP1 - 5022-30B2(Max) A082515	Single	5022-30B2(Max) A082515	EP1	0.850	910	14.1	56.4	0.5
EP2	2	EP2 - LPO040-D1r-PClens-W-Sym	Single	LPO040	EP2	0.800	109	1.4	2.8	4
EP3	6	EP3 - RSX2_LED_P1_30K_R3_HS	Single	RSX2_LED_P1_30K_R3_HS	EP3	0.800	7021	72.06	432.36	37
EP4	10	EP4 - RSX2_LED_P1_30K_R3_BGF	Back-Back	RSX2_LED_P1_30K_R3_BGFV	EP4	0.700	5369	72.0642	1441.284	40
EW1	8	EW1 - WS-W9201-WT	Single	WS-W9201-WT	EW2	0.850	943	14.2	129.6	7.5, 15.5
EW2	9	EW2 - HSL11 RECT WL L LED 30K	Single	HSL11 RECT WL L LED 30K MVOLT	EW1	0.800	61	2.98	26.92	1.15, 1.66, 3.66, 5.66, 7.66

SITE	SIDEWALK	PARKING GARAGE	PARKING LOT
Illuminance (Fc)	Illuminance (Fc)	Illuminance (Fc)	Illuminance (Fc)
Average = 0.61	Average = 1.11	Average = 1.78	Average = 1.80
Maximum = 9.2	Maximum = 9.2	Maximum = 4.6	Maximum = 4.6
Minimum = 0.0	Minimum = 0.0	Minimum = 0.2	Minimum = 0.0
Avg/Min Ratio = N.A.	Avg/Min Ratio = N.A.	Avg/Min Ratio = 8.90	Avg/Min Ratio = N.A.
Max/Min Ratio = N.A.	Max/Min Ratio = N.A.	Max/Min Ratio = 23.00	Max/Min Ratio = N.A.
	Max/Avg Ratio = 8.29	Max/Avg Ratio = 2.58	Max/Avg Ratio = 2.56

Electrical - Photometric - Section B
1" = 20'-0"



RIDGEGATE COUPLET

A PORTION OF PLANNING AREA C/M - U
NO. 4 LOCATED IN THE NORTH HALF OF
SECTION 24 TOWNSHIP 6 SOUTH, RANGE
67 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF LONE TREE, COUNTY
OF DOUGLAS, STATE OF COLORADO
5.646 ACRES, LOT 2

**SITE IMPROVEMENT
PLAN - SP23-0028**

LONETREE, CO
PREPARED BY:



LANDSCAPE ARCHITECT

RIPLEY DESIGN INC.
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DEVELOPER

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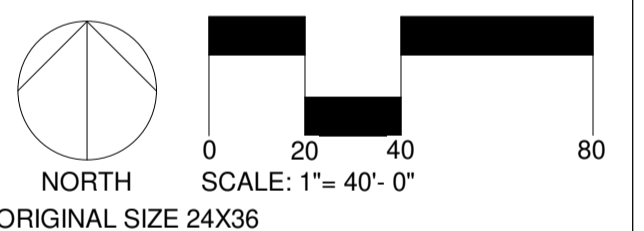
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MEP

MEP DELTA DESIGN
Jake Mitchell
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ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	SIP SUBMITTAL	08/07/2023
02	SIP SUBMITTAL	10/06/2023
03	SIP SUBMITTAL	12/12/2023
04	SIP UPDATE	01/12/2024

REVISIONS

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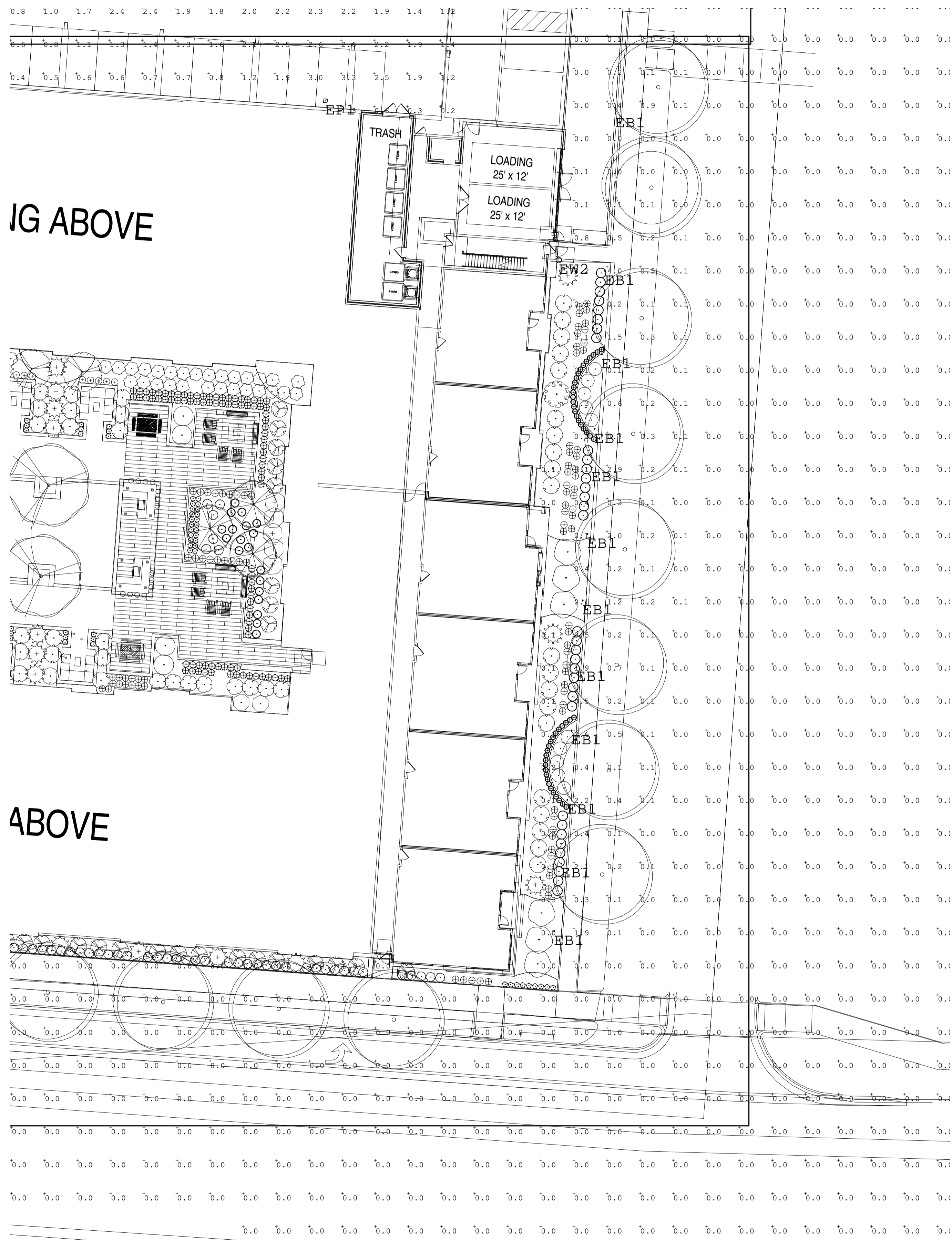
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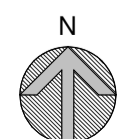


IG ABOVE

ABOVE

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
□	62	EB1 - PRA-10002-T3-W30	Single	PRA-10002-T3-W30	EB1	0.800	567	10.2	632.4	3.275
□	5	EB3 - VK-90001-T3-W30	Single	VK-90001-T3-W30	EB3	0.800	3192	40.4	202	10
□	9	LE-21241-T3-W30 Rev. 2	Single	LE-21241-T3-W30	EB4	0.800	4950	54.9	494.1	12
○	3	ED1 - LBR4 ALO1 (1000LM) SWM1	Single	LBR4 ALO1 (1000LM) SWM1 (3000K)	ED1	0.600	1139	12.9	38.7	10
□	4	EF1 - 5022-30R2 (Max) A082515	Single	5022-30R2 (Max) A082515	EF1	0.850	910	14.1	56.4	0.5
□	2	EH1 - LP0D40-Dir-FLens-M-Sym	Single	LP0D40	EH1	0.800	109	1.4	2.8	4
□	6	EP1 - RSX2 LED P1 30K R3 HS	Single	RSX2 LED P1 30K R3 HS	EP1	0.800	7021	72.06	432.36	37
□	10	EP2 - RSX2 LED P1 30K R3 EGFV	Back-Back	RSX2 LED P1 30K R3 EGFV	EP2	0.700	5169	72.0642	1441.284	40
□	8	EW2 - WS-W9201-WT	Single	WS-W9201-WT	EW2	0.850	943	16.2	129.6	7.5, 15.5
□	9	EZ1 - HSL11 RECT WL L LED 30K	Single	HSL11 RECT WL L LED 30K MVOLT	EZ1	0.800	61	2.98	26.82	1, 1.5, 1.66, 3.66, 5.66, 7.66

SITE	SIDEWALK	PARKING GARAGE	PARKING LOT
Illuminance (Fc) Average = 0.61 Maximum = 9.2 Minimum = 0.0 Avg/Min Ratio = N.A. Max/Min Ratio = N.A.	Illuminance (Fc) Average = 1.11 Maximum = 9.2 Minimum = 0.0 Avg/Min Ratio = N.A. Max/Min Ratio = N.A. Max/Avg Ratio = 8.29	Illuminance (Fc) Average = 1.78 Maximum = 4.6 Minimum = 0.2 Avg/Min Ratio = 8.90 Max/Min Ratio = N.A. Max/Avg Ratio = 2.58	Illuminance (Fc) Average = 1.80 Maximum = 4.6 Minimum = 0.0 Avg/Min Ratio = N.A. Max/Min Ratio = N.A. Max/Avg Ratio = 2.56



RIDGEGATE COUPLET

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SITE IMPROVEMENT PLAN - SP23-0028

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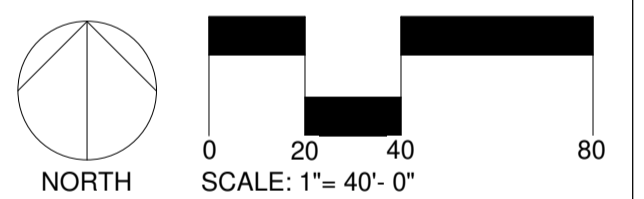
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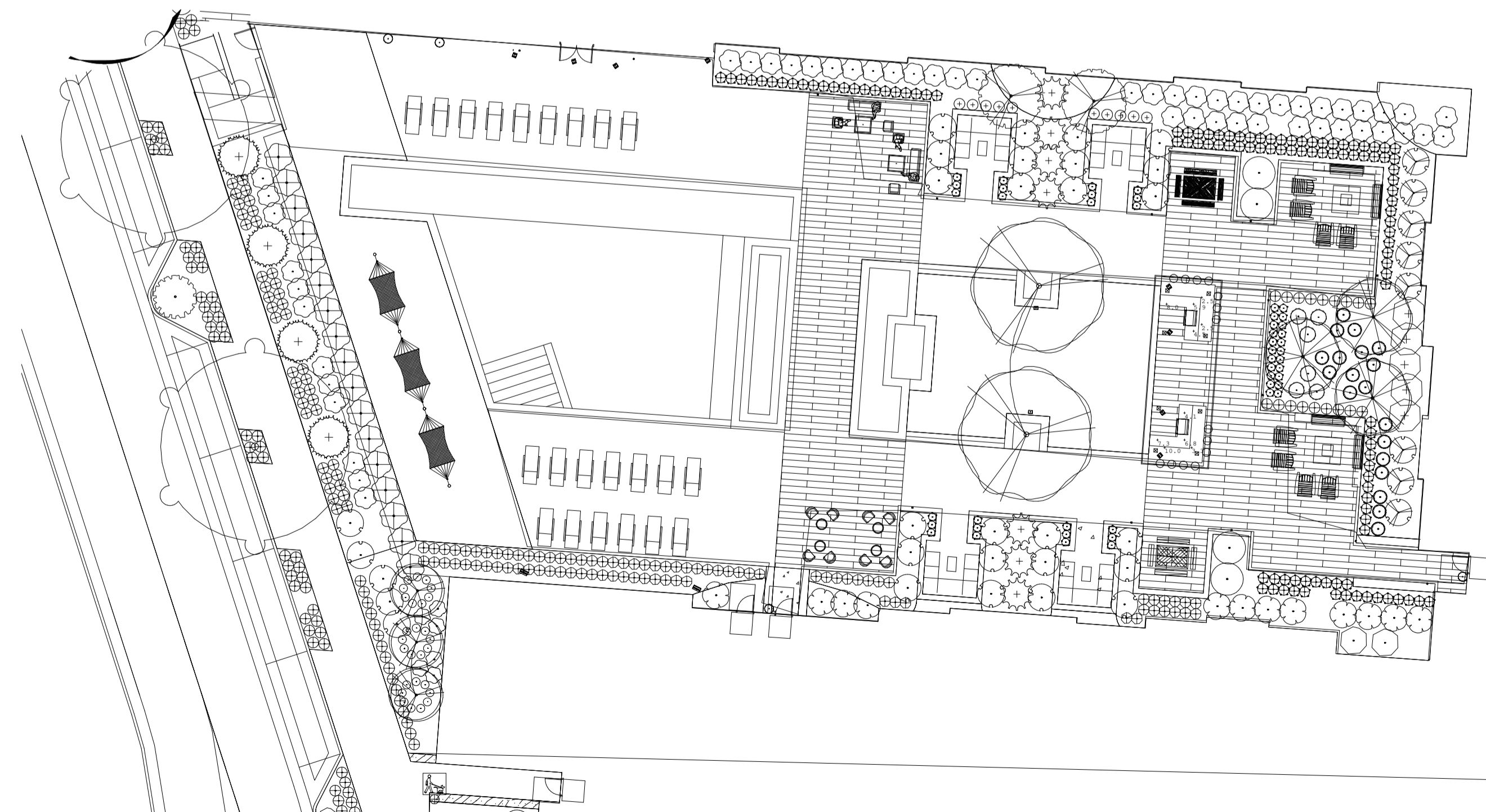
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
EB1	62	EB1 - PRA-10002-T3-W30	Single	PRA-10002-T3-W30	EB1	0.800	567	10.2	632.4	3.275
EB3	3	EB3 - V2-9001-T3-W30	Single	V2-9001-T3-W30	EB3	0.800	332	42.4	222	19
EB4	9	EB4 - LI-21241-T3-W30 Rev.2	Single	LI-21241-T3-W30	EB4	0.800	4950	54.9	494.1	12
ED1	3	ED1 - LBR4 ALO1 (1000LM) SWW1	Single	LBR4 ALO1 (1000LM) SWW1 (3000K) AR LED WD 80CRI	ED1	0.600	1138	12.9	38.7	10
EF1	4	EF1 - 5022-30B2(Max) A082515	Single	5022-30B2(Max) A082515	EF1	0.850	910	14.1	56.4	0.5
EH1	2	EH1 - LP0040-D1r-PCLens-W-Sym	Single	LP0040	EH1	0.800	109	1.4	2.8	4
EF1	6	EF1 - RSX2_LED_FL_30K_R3_HS	Single	RSX2_LED_FL_30K_R3_HS	EF1	0.800	7021	72.06	432.36	37
EF2	10	EF2 - RSX2_LED_FL_30K_R3_EGFV	Back-Back	RSX2_LED_FL_30K_R3_EGFV	EF2	0.700	5369	72.0642	1441.284	40
EW2	8	EW2 - WS-W9201-WT	Single	WS-W9201-WT	EW2	0.850	943	16.2	129.6	7.5, 15.5
EW1	9	EW1 - WS111 RECT WL L LED 30K	Single	WS111 RECT WL L LED 30K MVOLT	EW1	0.800	61	2.98	26.82	1, 1.5, 1.66, 3.66, 5.66, 7.66

SITE	SIDEWALK	PARKING GARAGE	PARKING LOT
Illuminance (Fc) Average = 0.61 Maximum = 9.2 Minimum = 0.0 Avg/Min Ratio = N.A. Max/Min Ratio = N.A.	Illuminance (Fc) Average = 1.11 Maximum = 9.2 Minimum = 0.0 Avg/Min Ratio = N.A. Max/Min Ratio = N.A. Max/Avg Ratio = 8.29	Illuminance (Fc) Average = 1.78 Maximum = 4.6 Minimum = 0.2 Avg/Min Ratio = 8.90 Max/Min Ratio = 23.00 Max/Avg Ratio = 2.58	Illuminance (Fc) Average = 1.80 Maximum = 4.6 Minimum = 0.0 Avg/Min Ratio = N.A. Max/Min Ratio = N.A. Max/Avg Ratio = 2.56

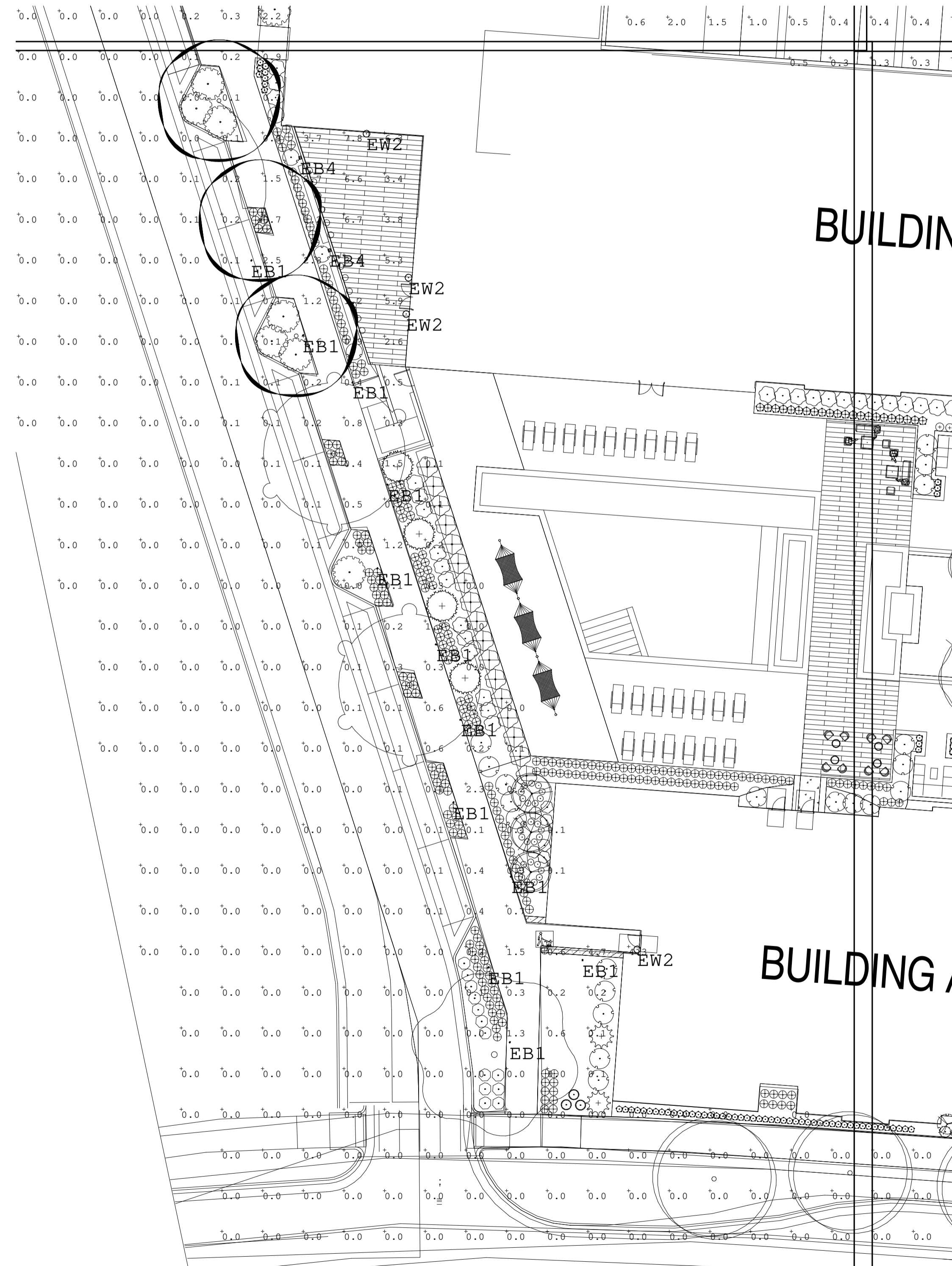
Symbol	Qty	Label	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
EB1	12	EB1 - PRA-10002-T3-W30	PRA-10002-T3-W30	EB1	0.850	567	10.2	122.4	3
EF4	4	EF4 - F080-1R-MO-30-8-60-X-X-X	F080-1R-MO-30-8-60-X-X-X	EF4	0.850	784	11.5	46	20
EF3	4	EF3 - F080-1R-MO-30-8-60-X-X-X	F080-1R-MO-30-8-60-X-X-X	EF3	0.800	523	7.5	30	10
EF2	2	EF2 - F080-2H-MO-30-8-40-X-X-X	F080-2H-MO-30-8-40-X-X-X	EF2	0.850	2190	23	46	20
EB6	2	EB6 - LI-21231-T3-W30 Rev.2	LI-21231-T3-W30	EB6	0.850	2334	28.7	57.4	12
EW1	2	EW1 - OR-SFST-FWC-38-8-CC-40-SP	OR-SFST-FWC-38-8-CC-40-SP	EW1	0.850	650	8	16	0
EW3	2	EW3 - WS-W1917-AL	WS-W1917-AL	EW3	0.950	836	10.9	21.8	8
EW3	2	EW3 - WS-W1917-AL_1	WS-W1917-AL	EW3	0.720	836	10.9	21.8	6.5

WALKWAYS
 Illuminance (Fc)
 Average = 1.18
 Maximum = 7.0
 Minimum = 0.0
 Avg/Min Ratio = N.A.
 Max/Min Ratio = N.A.

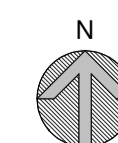
POOL SITE
 Illuminance (Fc)
 Average = 0.95
 Maximum = 10.0
 Minimum = 0.0
 Avg/Min Ratio = N.A.
 Max/Min Ratio = N.A.
 Max/Avg Ratio = 10.53



2 Electrical - Photometric - Pool Area Enlarged
1" = 20'-0"



1 Electrical - Photometric - Section D
1" = 20'-0"



PROJECT			DATE
QUANTITY	TYPE	NOTE	

ORDERING EXAMPLE || UPRA - 10002 - 8w - T2 - W30 - 02 - 120/277v - Options

UPRA-10002	LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
8w LED 855 Lumens	T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution	W - Wide 52" WV - Very Wide 65" EW - Extra Wide 108"	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATT SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v

ADDITIONAL OPTIONS
 NAT - Nataratorium Rated
 HAT - Custom Bollard Height
 AMB - Turtle Friendly Amber LED
 NH - Internal Nature Finish Reflector

Custom Finishes Available Upon Request
 Consult factory for pricing and lead times.

Oak	Cherry
Walnut	Chestnut
Pine	Mahogany
Birch	Carbon
Bamboo	Galvanized
Steel	

INSPIRED BY NATURE FINISHES
 SW01 - OAK FINISH
 SW02 - WALNUT FINISH
 SW05 - PINE FINISH
 DF - DOUGLAS FIR FINISH
 CW - CHERRY WOOD FINISH
 NW - NATIONAL WALNUT FINISH
 SU01 - CONCRETE FINISH
 SU02 - SOFTSCAPE FINISH
 SU03 - STONE FINISH
 SU04 - CORTEN FINISH

Example: Inspired by Nature Finish Reflector. Example: Internal Nature Finish Reflector.

PROJECT			DATE
QUANTITY	TYPE	NOTE	

ORDERING EXAMPLE || UPRA - 10002 - 8w - T2 - W30 - 02 - 120/277v - Options

UPRA-10002	LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
8w LED 855 Lumens	T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution	W - Wide 52" WV - Very Wide 65" EW - Extra Wide 108"	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATT SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v

ADDITIONAL OPTIONS
 NAT - Nataratorium Rated
 HAT - Custom Bollard Height
 AMB - Turtle Friendly Amber LED
 NH - Internal Nature Finish Reflector

Construction
 Aluminum: Less than 0.1% copper content - Marine Grade 6061 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Die Point
 8 step degrease and phosphate process that includes descaling and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive - Silicon Casket
 Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
 LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
 Standard 10kv surge suppressor provided with all fixtures.

BLUG Rating
 B3 - L0 - G0

Finishing
 All Ligman products go through an extensive finishing process that includes testing to improve paint adherence.

Anti Seize Screw Holes
 Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
 Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
 Precision optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life
 L80-B10 at 50,000 hours (LM) means that at least 90% of the LED still achieve 80% of their original flux.

HIGH/LOW/OFF PIR OUTDOOR PHOTO/MOTION SENSOR IP66 - legrand Integrated photocell

Ligman provides integrated photocell control using the wattstopper legrand FSP-211B. These units are installed inside the fixture housing with only the external lenses being visible.

Models
 FSP-211B, 120-277 VAC
 FSP-221B, 120-277 VAC

Specifications and Features
 Three interchangeable lenses for mounting between 8" and 40"
 Remote setup and adjustment with handheld wireless configuration tool
 Adjustable high and low modes (high: 0 to 10%; low: off, 0 to 9.9%)
 Adjustable time delay (30 seconds, 1 to 30 minutes)
 Adjustable cut off delay (none, 1 to 59 minutes, 1 to 5 hours)
 Adjustable sensitivity/service mode (low, med, max; on, fix, off)
 Adjustable setpoints: hold off setpoint (none, 1 to 250 fc; auto) photocell on/off setpoint (1 to 250 fc)
 Adjustable ramp and fade times (1 to 60 seconds)
 Operating temperature: -40°F to +167°F (-40°C to +75°C)
 IP66 rated
 Five year warranty

Product Overview
 The FSP-221B is a family of passive infrared (PIR) outdoor sensors that raise or lower the electric lighting level to high, low or off based on motion and/or daylight contribution. Typically, once the sensor stops detecting movement and the time delay elapses, lights will first fade to low mode, and eventually switch off. When motion is detected, the sensor ramps the light level to high mode unless the daylight contribution is sufficient.

The sensors control 0-10VDC or non-dimming LED drivers or ballasts. The low voltage FSP-2018 may be used with dim-to-off drivers or ballasts.

Initial setup and subsequent sensor adjustments are made using a Wireless Handheld Configuration Tool (FSIR-100). This tool enables adjustment of sensor parameters including high/low mode, sensitivity, time delay, cut off and more.

The FSIR-100 can read current parameter settings, and stores up to six sensor parameter profiles to speed commissioning of multiple sensors.

Coverage

The FSIR-100 is a convenient handheld remote tool for sensor setting. Adjustable settings can be changed as needed for specific applications.

Catalog #	Color	Description
FSP-12	White	300' lens, maximum coverage 48' diameter from 8' height
FSP-13	White	300' lens, maximum coverage 40' diameter from 22' height
FSP-17	White	300' lens, maximum coverage 108' diameter from 42' height
FSIR-100	Black	Remote Handheld Configuration Tool

PROJECT			DATE
QUANTITY	TYPE	NOTE	

ORDERING EXAMPLE || UVK - 90001 - 37w - T2 - W30 - 02 - 120/277v - Options

UVK-90001	LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
37w LED 5073 Lumens	T2 - Type II Distribution T4 - Type IV Distribution	W - Wide 52" WV - Very Wide 67" EW - Extra Wide 107"	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATT SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v

ADDITIONAL OPTIONS
 DIM - 0-10v Dimming
 HES - House Side Shield
 NAT - Nataratorium Rated
 WLC - Wireless Lighting Controls
 GFCI - GFCI Box
 AMB - Turtle Friendly Amber LED

Construction
 Aluminum: Less than 0.1% copper content - Marine Grade 6061 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Die Point
 8 step degrease and phosphate process that includes descaling and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive - Silicon Casket
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Thermal management
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Surge Suppression
 Standard 10kv surge suppressor provided with all fixtures.

BLUG Rating
 B3 - L0 - G0

Finishing
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Anti Seize Screw Holes
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Optics & LED
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Lumen - Maintenance Life
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PROJECT			DATE
QUANTITY	TYPE	NOTE	

ORDERING EXAMPLE || UVK - 90001 - 37w - T2 - W30 - 02 - 120/277v - Options

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ADDITIONAL OPTIONS
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RIDGEGATE COUPLET
 A PORTION OF PLANNING AREA C/M - U NO. 4 LOCATED IN THE NORTH HALF OF SECTION 24 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONN TREE, COUNTY OF DOUGLAS, STATE OF COLORADO 5.646 ACRES, LOT 2

SITE IMPROVEMENT PLAN - SP23-0028

LONN TREE, CO
 PREPARED BY:



LANDSCAPE ARCHITECT
 RIPLEY DESIGN INC.
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 419 Canyon Ave, Suite 200
 Fort Collins, CO 80521
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 f. 970.225.6657

DEVELOPER
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ARCHITECT
 KTGY
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 Denver, CO 80205
 p. 303.989.6052

ENGINEER
 MERRICK & COMPANY
 Kristofer Wiest
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 Greenwood Village, CO 80111
 p. 303.953.3656

MEP
 MEP DELTA DESIGN
 Jake Mitchell
 PO Box 81271
 Austin, TX 78708
 P. 512.215.9792

ORIGINAL SIZE 24X36

NO.	DESCRIPTION	DATE
01	SIP SUBMITTAL	08/07/2023
02	SIP SUBMITTAL	10/06/2023
03	SIP SUBMITTAL	12/12/2023
04	SIP UPDATE	01/12/2024

REVISIONS

NO.	DESCRIPTION	DATE

Lighting Cut-Sheet

SEAL:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW. IT IS NOT TO BE USED FOR PERMITTING OR CONSTRUCTION PURPOSES.

BRYAN NAGAISHI #0061538

PROJECT No.: 2223
 DRAWN BY: MP
 REVIEWED BY: BN
 DRAWING NUMBER:

KLIK LEDpod™ 40 Patented

Description
 Discrete, seamless point source LED fixture for use in all code-compliant handrail, especially curving ramps and helical stairs as well as long runs on bridges and pedestrian paths. Asymmetric optic allows mounting at rail nadir, eliminating uncomfortable glare issues.

Housing
 Clear anodized aluminum body as standard. Color-matched anodized or bronze body as options, consult factory.

Aluminum body has a fine 25-micron finish and is then hard-coat anodized, thus preventing galvanic corrosion. Silicone gasket seals the installation from water ingress and provides added means of electrical isolation to minimize potential for galvanic reaction.

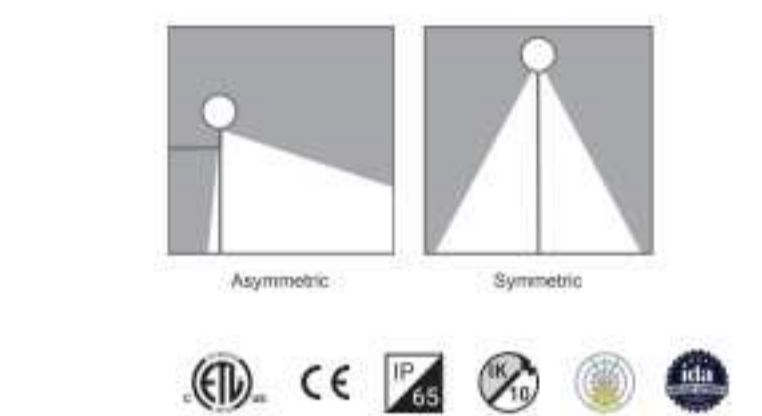
Mounting
 Patented attachment method offers unparallelled security and ease of mounting. Requires only a simple drilled hole in railing material, eliminates threading, gluing or exposed fasteners common among other handrail fixtures. All conductors remain in-situ to railing to provide secure and safe wiring. IK10 Impact rating ensures vandal resistance. Temproof anti-theft option available for extreme environments, consult factory.

- Tube Size: Ø 1.5" - 1.75", Max. wall: .2" Other sizes available upon request
 - Cut Out: 20mm
 - Weight: 0.16 LBS



Electrical LED Driver

- Input Voltage: 24 VDC
- Operating Temp: -40 to 120° F
- Efficiency: 98 lm/W
- Driver: Must use class 2 driver
 - Primary Driver: 110 - 277 VAC UL Listed Constant Voltage
 - Secondary Driver: 350 - 700mA Constant Current (provided with fixture)
- Control: DALI, 0-10V, DMX
 - DMX control for dimming only, not for individually addressed LEDPOD
- Enclosure: Minimum NEMA3 for indoor, NEMA 3R for outdoor
- Wire connectors provided, factory pre-wire available, consult factory.



Listings

- ETL listed, UL 1598/CSA 22.2, CE
- dETL
- IP65 rated, 40' direct connection listed to 1000V (degrees of protection provided by enclosure IP Code)
- IK10 Impact Resistance
- Wet location rated
- International Dark Sky Association Certified (color temperature must be below or less than 3000K)

Product Codes Follow the steps to specify your fixture. Enter Product Code in field at top of page. Example: LP4830KA48

Fixture Type	Rail Size*	Color†	Distribution	Rail Wall Thickness*	Lens Option	Custom Bezel‡
LP 40pod	1.66" Pipe	30K, 4000K, AMB Amber	Asymmetric, S - Standard	1512 1.5" x 1/8 Wall Tube (1.12 wall) 1513 1.5" x 1/8 Wall Tube	Clear lens standard Add FR5 for frosted diffused lens Add OTK for Optek-film diffused lens	None (Std) Anodize Brass Dark Anodize Bronze Black Anodize

1. Additional sizes are available as special order, contact factory for rail dimensions other than those shown on this sheet.
 2. Bronze material requires a special slip, contact factory for more information.
 3. Also available in blue (BLU), green (GRN), red (RED), and custom color temperatures (as special order).
 4. Wall thickness of 0.120" is common to steel & stainless, wall of 0.125" common to aluminum.
 5. Additional charges and lead time apply for this feature. To specify, add "TP" to product code.
 6. Temproof proof option offers additional protection in extreme environments. Additional charges and lead time apply for this feature. To specify, add "TP" to product code.
 7. To Specify 1.5 Watt, add "0350" to product code; to Specify 2.5 Watt, add "0750" to product code. EX: LP4830KA48.0750

HYDREL **EZ1**

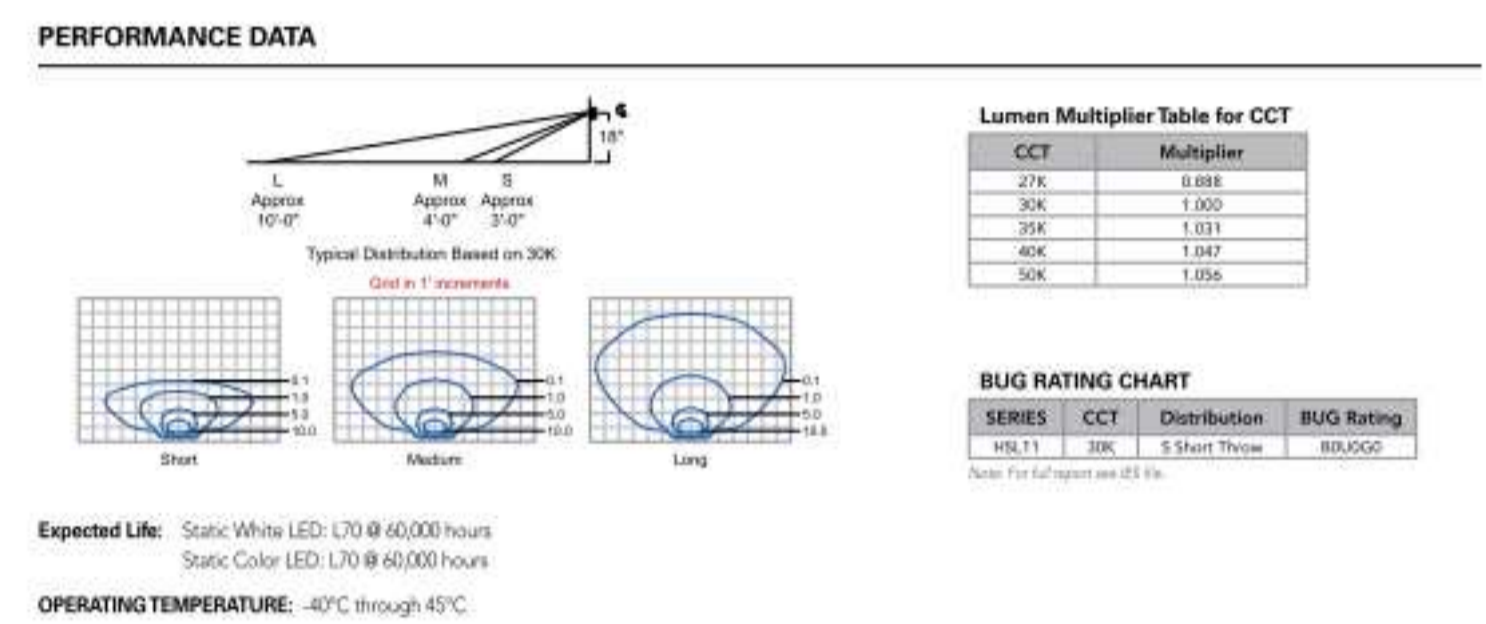
EXAMPLE: HSL11 SQ LED 27K MVOLT L MINS BRB

Series*	Shape*	Source*	Color Temperature*	Voltage*	Distribution*
HSL11 - Step Light 11	RECT	Rectangular	LED	27K 2700K	AMBLW Amber Limited Wavelength 190 nm
	SQ	Square	30K 3000K	BLU Blue	MVOLT Multi-Volt 02V 50-277V
			40K 4000K	GRN Green	L Long Throw
			50K 5000K	RED Red	M Medium Throw
				CYN Cyan	S Short Throw
				RDO Red-Orange	

Dimming Options

Series*	Shape*	Source*	Color Temperature*	Voltage*	Distribution*
MINS	Dimming Driver	BB	Back Box	BRB	Brushed Brass
				BRP	Brushed Brass Paint
				BRSS	Brushed Stainless Steel
				LBPS	Light Bronze Paint Smooth
				FRB	Frosted Brass
				FRS	Frosted Stainless Steel
				SGB	Seam Glass Black
				SDV	SDV Glass Black
				CF	Custom Finish
				SALTRD	Salt Paint Finish

Notes: * is a required field



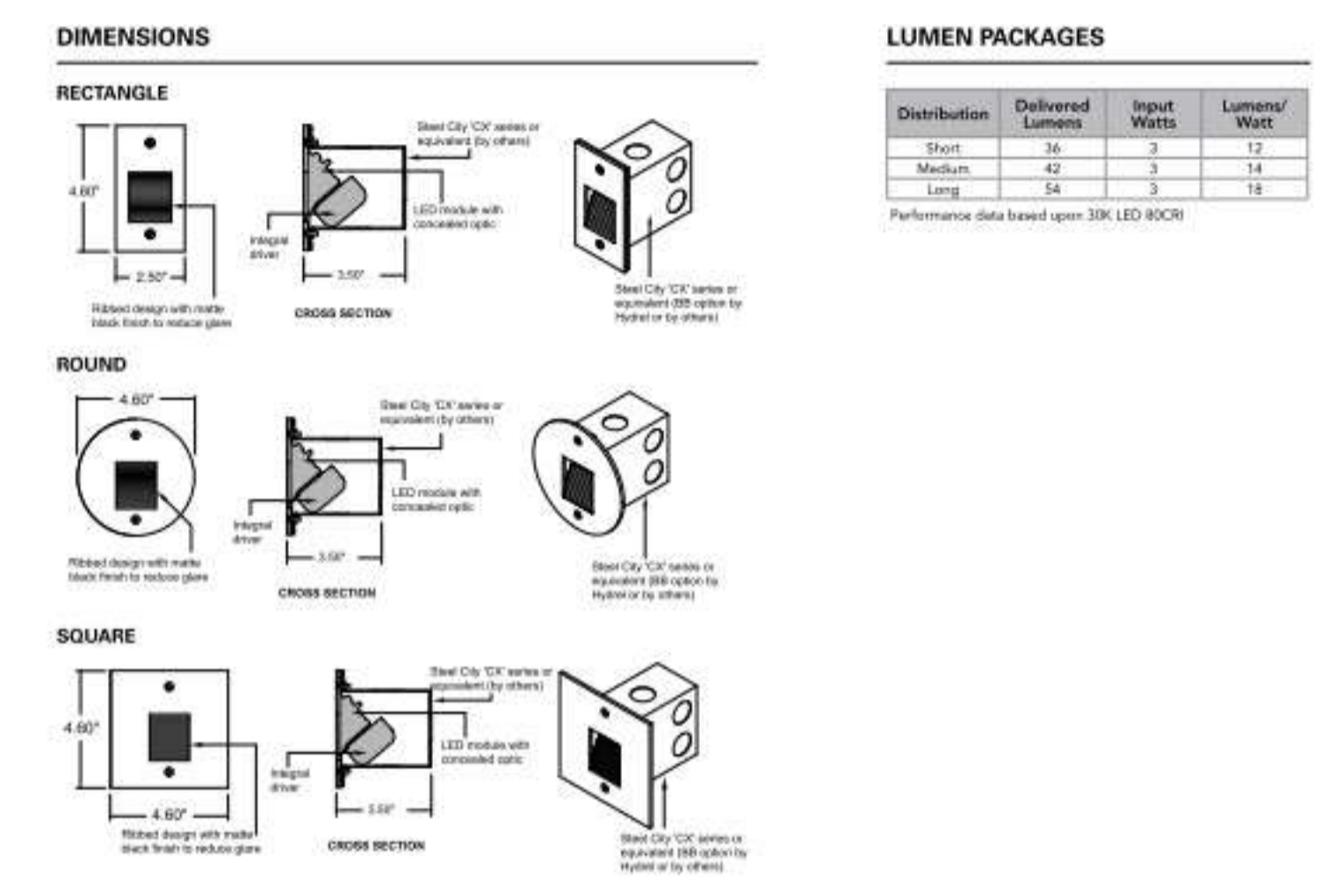
HYDREL **EZ1**

HSL11
 Static White and Static Color
 Step Light 11

HIGHLIGHTS

- Integral Driver
- Short, Medium, and Long throw distributions
- Standard 0-10V dimming option
- Die-cast housing with solid aluminum, brass, or stainless steel faceplate
- Wet location listed
- Back Box provided by Hydrel or by others
- Suitable for concrete pour if BB option is chosen or Steel City back box is used

5 Year Warranty
LED
BAA



WAC **EF1**
 LANDSCAPE LIGHTING

Accessories

Power Stake	M6000-STAKE	PVC	Easy wiring accessory designed for 12V & 120V products. Eliminates the need for a separate Junction box.
Tree Mount Junction Box	5000-TCP-BZ 5000-TCP-BK	Bronze on Aluminum Black on Aluminum	Bronze on Aluminum box with Stainless steel mounting screws. Two 1/2" NPT threaded holes.
Optics	LENS-2X4-AMB LENS-2X4-GRN LENS-2X4-RED	Amber Green Red	LENS-2X4-BLU LENS-2X4-FR LENS-2X4-SPR
Extension Rods	5000-X04-BZ 5000-X04-BK 5000-X04-BBR 5000-X08-BZ 5000-X08-BK 5000-X08-BBR 5000-X12-BZ 5000-X12-BK 5000-X12-BBR	4 in 4 in 4 in 8 in 8 in 8 in 12 in 12 in 12 in	5000-X18-BZ 5000-X18-BK 5000-X18-BBR 5000-X24-BZ 5000-X24-BK 5000-X24-BBR
Hot1 - Coupler	5000-LCO-BZ	Bronze	

Magnetic Transformers

Stainless Steel, 12-15W output, IP65 rated, UL 1838 listed. See transformer spec sheet for details and fit accessories.

9075-TRN-55 75W Max	9150-TRN-55 150W Max	9300-TRN-55 300W Max	9600-TRN-55 600W Max
------------------------	-------------------------	-------------------------	-------------------------

ORDERING NUMBER

Color Temp	Finish
30K	BR
40K	BB

5022-30
 Example: 5022-30BBR

wacighting.com | Phone: (800) 526-2588 | Fax: (800) 526-2585
 Headquarters/Eastern Distribution Center: 44 Harbor Park Drive, Port Washington, NY 11050
 Central Distribution Center: 1600 Distribution Ct, Lithia Springs, GA 30122
 Western Distribution Center: 1750 Archibald Avenue, Ontario, CA 91760

WAC **EF1**
 LANDSCAPE LIGHTING

WALL WASH 120V 5022

Fixture Type: _____
 Catalog Number: _____
 Project: _____
 Location: _____

PRODUCT DESCRIPTION
 Landscape Wall Wash luminaire

FEATURES

- A uniform wide distribution wall wash from a small form factor
- Integral dimmer
- IP66 rated, protected against high-pressure water jets
- Solid die-cast brass or corrosion resistant aluminum
- Factory sealed water tight fixtures
- Ø lead wire and wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1598 listed
- Not suitable to use with external dimmers

Specifications

- Input: 110V - 120VAC
- Power: 3.5W to 14.5W
- Brightness: 95 lm to 855 lm
- Beam Angle: 15° upward (50° by 80°)
- CR: 85
- Rated Life: 45,000 hours

ORDERING NUMBER

Color Temp	Finish
30K	BR
40K	BB

5022-30
 Example: 5022-30BBR

wacighting.com | Phone: (800) 526-2588 | Fax: (800) 526-2585
 Headquarters/Eastern Distribution Center: 44 Harbor Park Drive, Port Washington, NY 11050
 Central Distribution Center: 1600 Distribution Ct, Lithia Springs, GA 30122
 Western Distribution Center: 1750 Archibald Avenue, Ontario, CA 91760

KIKUSA
 LANDSCAPE LIGHTING

Project Name: _____ Location: _____
 Specifier: _____ Rep Agency: _____
 Fixture Type: _____ Product Code: _____

LED Performance

LED	STANDARD 2700K Translucent	SPECIAL ORDER 3000K Translucent	3000K Translucent
CCT:	2700, 3000, 4000 (others available)	3000K, 181	3000K, 181
CR:	80-85	4000K, 154	4000K, 154
Life:	80% at 55k hrs and 85°C	5000K, 176	5000K, 220
Binning:	3 MacAdam Steps		
Warranty:	5 Year Warranty		

Remote Mounting Distance Chart

Wire Size	10 AWG	12 AWG	14 AWG	16 AWG
Distance	52"	32"	21"	13"

Primary Driver

Secondary LED Driver	Specing	Maximum KLIK LEDpod™
700mA	24"	30
500mA	24"	37
350mA	24"	50

Required Accessories

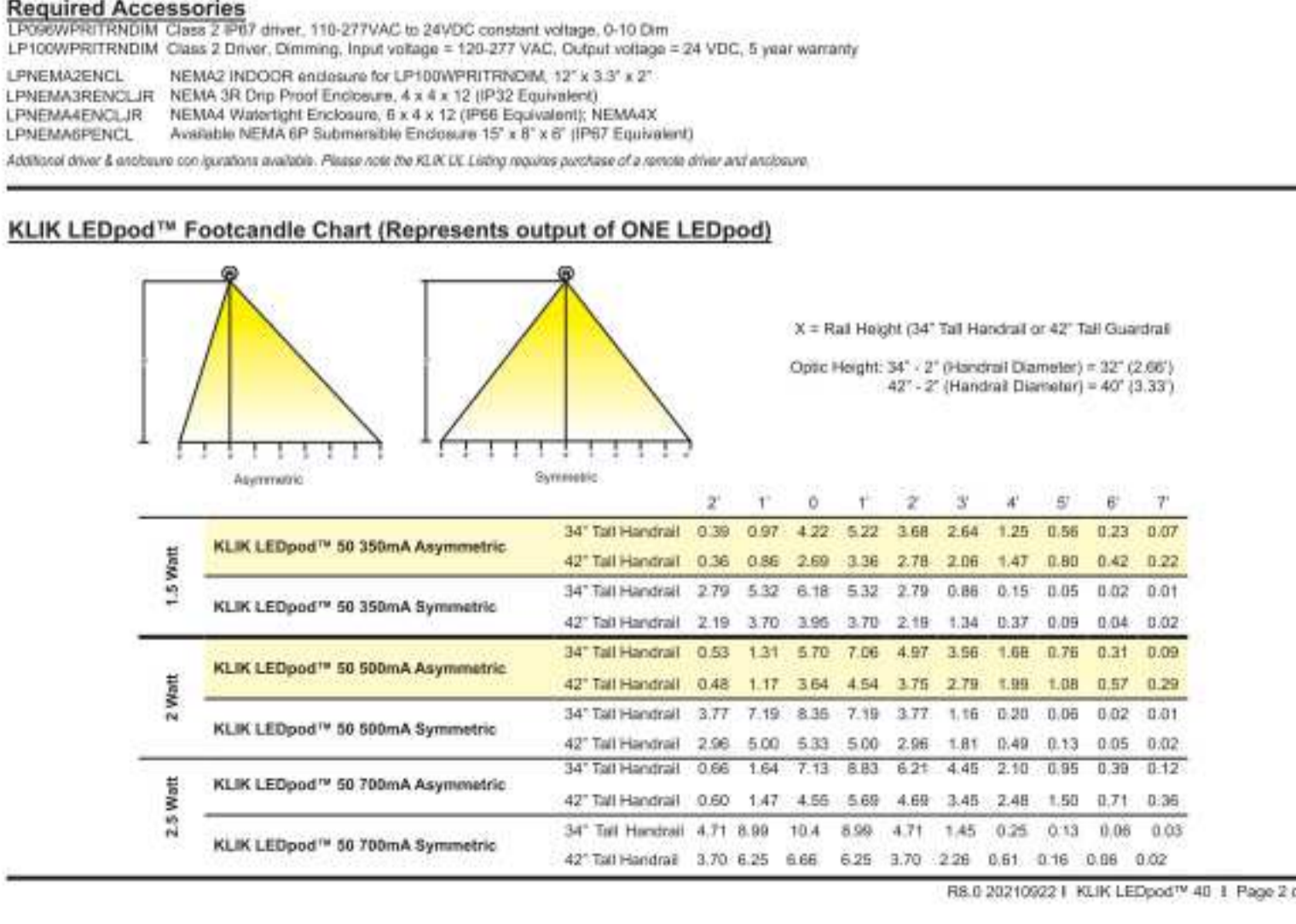
LP06W/PRT/REDIM Class 2 Driver, 110-277VAC to 24VDC constant voltage, 0-10 Dim
 LP100W/PRT/REDIM Class 2 Driver, Dimming, Input voltage = 120-277VAC, Output voltage = 24 VDC, 5 year warranty

LPNEMA3ENCIL NEMA3 INDOOR enclosure for LP100W/PRT/REDIM, 12" x 3.3" x 2"
 LPNEMA3RENCILR NEMA 3R Drip Proof Enclosure, 4 x 4 x 12 (IP32 Equivalent)
 LPNEMA4ENCILR NEMA 4 Waterproof Enclosure, 6 x 4 x 12 (IP66 Equivalent)
 LPNEMA6ENCILR Available NEMA 6P Submersible Enclosure 15" x 6" x 6" (IP67 Equivalent)

Additional driver & enclosure configurations available. Please note the KLIK LED Lighting requires purchase of a remote driver and enclosure.

KLIK LEDpod™ Footcandle Chart (Represents output of ONE LEDpod™)

Beam Angle	34"	42"	48"	54"	60"	66"	72"	78"	84"	90"
1.5 Watt	0.39	0.27	0.22	0.18	0.15	0.12	0.10	0.08	0.07	0.06
2 Watt	0.52	0.36	0.29	0.24	0.20	0.16	0.13	0.11	0.09	0.08
3 Watt	0.78	0.54	0.44	0.36	0.30	0.24	0.19	0.16	0.13	0.11
4 Watt	1.04	0.72	0.58	0.48	0.40	0.32	0.25	0.20	0.16	0.13
5 Watt	1.30	0.90	0.72	0.60	0.50	0.40	0.31	0.24	0.19	0.15
6 Watt	1.56	1.08	0.86	0.72	0.60	0.48	0.37	0.29	0.22	0.17
7 Watt	1.82	1.26	1.00	0.84	0.70	0.56	0.43	0.34	0.26	0.20
8 Watt	2.08	1.44	1.12	0.96	0.80	0.64	0.50	0.39	0.30	0.23
9 Watt	2.34	1.62	1.26	1.08	0.90	0.72	0.56	0.43	0.33	0.25
10 Watt	2.60	1.80	1.40	1.20	1.00	0.80	0.63	0.49	0.37	0.28



RIDGEGATE COUPLET

A PORTION OF PLANNING AREA C/M - U NO. 4 LOCATED IN THE NORTH HALF OF SECTION 24 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO 5.646 ACRES, LOT 2

SITE IMPROVEMENT PLAN - SP23-0028

LONETREE, CO
 PREPARED BY:
MEP DELTA DESIGN LLC

LANDSCAPE ARCHITECT
 RIPLEY DESIGN INC.
 Sam Coutts
 419 Canyon Ave, Suite 200
 Fort Collins, CO 80521
 p. 970.224.5858
 f. 970.225.6657

DEVELOPER
 CENTURY LIGHTING
 Natalie Dushman
 8390 E Crescent Pkwy # 650
 Greenwood Village, CO 80111
 p. 309.287.5921

ARCHITECT
 KTG
 Nicholas Elster
 3660 Blake St, Suite 500
 Denver, CO 80205
 p. 303.989.6052

ENGINEER
 MERRICK & COMPANY
 Kristofer Wiest
 5970 Greenwood Plaza Blvd
 Greenwood Village, CO 80111
 p. 303.953.3636

MEP
 MEP DELTA DESIGN
 Jake Mitchell
 PO Box 81271
 Austin, TX 78708
 P. 512.215.9792

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	SIP SUBMITTAL	08/07/2023
02	SIP SUBMITTAL	10/06/2023
03	SIP SUBMITTAL	12/12/2023
04	SIP UPDATE	01/12/2024

REVISIONS

NO.	DESCRIPTION	DATE

Lighting Cut-Sheet

SEAL: _____

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW. IT IS NOT TO BE USED FOR PERMITTING OR CONSTRUCTION PURPOSES.

BRYAN NAGAISHI #0061538

PROJECT No.: 2223
 DRAWN BY: MP
 REVIEWED BY: BN
 DRAWING NUMBER: _____



Project: _____
 Location: _____
 Fixture Type: _____
 Catalog Number: _____



Suspense

WS-W1917

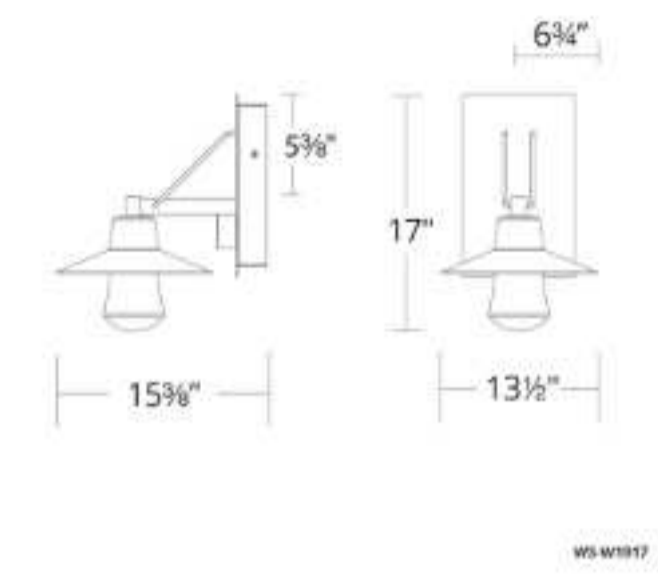
PRODUCT DESCRIPTION
 A more refined version of a classic hanging lantern, this modern design adds an element of intrigue with a touch of tradition. Efficient, state-of-the-art LED emits light through mouth-blown clear glass for a clean projection.

- FEATURES**
- Driver concealed within the canopy
 - Thick clear mouth-blown glass
 - Twist-lock glass for seamless appearance
 - ICA Dark Sky compliant

SPECIFICATIONS

Rated Life	50000 Hours
Standards	ETL, cETL, Wet Location Listed, IP65, Dark Sky Friendly
Input	120-277V, 50/60Hz
Dimming	ELV, 0-10V
Color Temp	3000K
CRI	90
Construction	Aluminum hardware, Clear mouth-blown glass

REPLACEMENT PARTS
 RPL-GLA-1917 - Glass



Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
WS-W1917	3000K	White	11.1W	843	804
	3000K	Black	11.1W	843	804

Example: WS-W1917-BZ
 For custom requests please contact customs@modernforms.com

ModernForms.com | Phone: (866) 810-6615 | Fax: (800) 526-2585
 Central Distribution Center: 1600 Distribution Ct, Lithia Springs, GA 30122
 Western Distribution Center: 1750 Archibald Avenue, Ontario, CA 91760

MODERN FORMS

ORMA Trim Optics



General: Orma is a compact and shallow family of round LED in-grades suitable to illuminate outdoor architectural elements such as facades, columns as well as landscape and pathway lighting.

The overall depth of roughly 3" including the housing makes it one of the most compact fixtures on the market. The new trimless version combines style and performance in a package that includes multiple beam spreads, color temperatures, the choice to use Constant Current or Constant Voltage and new housings for either concrete or tile applications. Orma special optics like Blade (spreading light 180°).

Fixture Body: Die-Cast Aluminum 6060, anodized black (15 µm)
Trim: Flush (Stainless Steel) or Semi-Flush (Stainless Steel or Brass) Trim. Brass is untreated and will patina naturally. Extra-clear, Tempered glass.

Mounting/Housing: Black, ABS housings available for both Concrete or Tile Flush installation.
Drive-over: 2.1"/2.5" up to 4,409 lbs.

Walk-over: 3.3"/3.8"/4.9"/5.4" walk-over.
Dimensions (Flush - Semi-Flush)/Weight: 2.1"/2.5" (0.44 lbs) - 3.3"/3.8" (1.1 lbs) - 5.4" (1.98 lbs)

Driver: Remote, 120-277V Dimmable 0-10V or Non-Dim. Available in both Constant Current (CC) and Constant Voltage (CV) to leave flexibility of installation.

CC features: Less susceptible to voltage drop (exceeding 32' distance); Allows for dimming down to 0.1%; Fixtures need to be wired in series.

CV features: Possibility to use higher wattage drivers and feed multiple fixtures with less drivers; fixtures need to be wired in parallel.

Wattages (CC/CV): 4W/5W (2.1" & 2.5") - 8W/9W (3.3" & 3.8") - 12W (4.9" & 5.4" - CC Only)
Cable: Fixture comes with 3.28' of power cable and built-in Aquastop® (anti-wicking) system

IP rating: IP68 for temporary submersion up to 15' depth for up to a maximum of 90 mins.
IK rating: IK 10

ETL Certification: ETL, wet location
Optics: Fixed or Adjustable (optic adjustability from side of fixture, which avoids having to open the trim). Available in Spot - Flood - Wide Flood - Elliptical. Some variants can also mount Honeycomb and Anti-glare (Dark Light) accessories.

Color temperatures: 2700K - 3000K - 4000K.
CRI: 80+
Lumen Maintenance: L70 projections tested at Tj 65° C and Ta 25°
Warranty: 5-year Limited Warranty on fixtures, 1-year Limited Warranty on Remote Drivers.



Delivered Lumens	2.1"/2.5"	3.3"/3.8"	4.9"/5.4"
Spot	307	852	1455
Flood	271	895	1380
Wide Flood	299	811	1385
Elliptical	235	NA	NA

Ordering Information				(Required)			
Product	Trim	Type	Diameter	Wattage/Operation	Color Temp	Optic	Housing
OR	FT = Flush Trim	As Supplied	21 + 2.1" (FT)	4 CC = 4W / Constant Current (350mA)	27 = 2700K	SP = Spot	E99650 (2.1" 2.5")
ORMA	OK = Steel	Flt = Fixed	25 + 2.5"	4 CV = 5W / Constant Voltage (24VDC)	30 = 3000K	Fl = Flood	E99540 (2.1" 2.5")
	SFST = Semi-Flush St. Steel Trim	HoneyComb	25 + 2.5"	4 CC = 4W / Constant Current (350mA)	40 = 4000K	WFL = Wide Flood	E99855 (2.1")
	SFST = Semi-Flush St. Steel Trim	DarkLight	33 + 3.3" (FT)	5 CV = 5W / Constant Voltage (24VDC)		EL = Elliptical*	E83252 (2.1")
	SFST = Semi-Flush St. Steel Trim	DarkLight	33 + 3.3" (FT)	4 CC = 4W / Constant Current (350mA)			E99651 (3.3" 3.8")
	SFST = Semi-Flush St. Steel Trim	DarkLight	33 + 3.3" (FT)	4 CC = 4W / Constant Current (350mA)			E99652 (3.3" 3.8")
	SFST = Semi-Flush St. Steel Trim	DarkLight	33 + 3.3" (FT)	4 CC = 4W / Constant Current (350mA)			E99653 (3.3" 3.8")
	SFST = Semi-Flush St. Steel Trim	DarkLight	33 + 3.3" (FT)	4 CC = 4W / Constant Current (350mA)			E99856 (3.3")
	SFST = Semi-Flush St. Steel Trim	DarkLight	33 + 3.3" (FT)	4 CC = 4W / Constant Current (350mA)			E99652 (4.9" 5.4")
	SFST = Semi-Flush St. Steel Trim	DarkLight	33 + 3.3" (FT)	4 CC = 4W / Constant Current (350mA)			E83253 (4.9" 5.4")
	SFST = Semi-Flush St. Steel Trim	DarkLight	33 + 3.3" (FT)	4 CC = 4W / Constant Current (350mA)			E99544 (4.9")
	SFST = Semi-Flush St. Steel Trim	DarkLight	33 + 3.3" (FT)	4 CC = 4W / Constant Current (350mA)			E99857 (4.9")



Project: _____
 Location: _____
 Fixture Type: _____
 Catalog Number: _____



Bloc

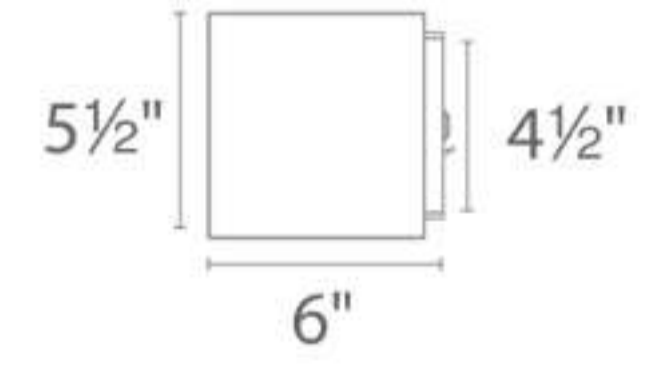
WS-W9201

PRODUCT DESCRIPTION
 Crafted from die-cast aluminum for a seamless appearance, Bloc is minimalist in form and maximalist in performance, delivering superior LED light through a factory-sealed glass lens/silk-screened with ceramic for diffuse even illumination. Custom never looked so good.

- FEATURES**
- 2700K and 4000K CCT option available for special order.
 - Driver concealed within the fixture
 - Silk-screened glass
 - ICA Dark Sky compliant in color temperatures of 3000K or lower

SPECIFICATIONS

Rated Life	50000 Hours
Standards	ETL, cETL, Wet Location Listed, IP66, Title 24 JAB, 2019 Compliant, Dark Sky Friendly
Input	120-277V, 50/60Hz
Dimming	ELV, 0-10V
Mounting	Can be mounted on wall vertically or upside down
Color Temp	3000K
CRI	90
Construction	Die cast aluminum construction with silk-screened glass



Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
WS-W9201	2700K	White	16.5W	1167	945
	3000K	White	16.5W	1167	945

Example: WS-W9201-WT
 *-For 4000K add *-40"; 2700K add *-27" before the finish: WS-W9201-27-BZ
 For custom requests please contact customs@modernforms.com

ModernForms.com | Phone: (866) 810-6615 | Fax: (800) 526-2585
 Central Distribution Center: 1600 Distribution Ct, Lithia Springs, GA 30122
 Western Distribution Center: 1750 Archibald Avenue, Ontario, CA 91760

MODERN FORMS

RIDGEGATE COUPLET

A PORTION OF PLANNING AREA C/M - U NO. 4 LOCATED IN THE NORTH HALF OF SECTION 24 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO 5.646 ACRES, LOT 2

SITE IMPROVEMENT PLAN - SP23-0028

LONETREE, CO
 PREPARED BY:



LANDSCAPE ARCHITECT
 RIPLEY DESIGN INC.
 Sam Coutts
 419 Canyon Ave. Suite 200
 Fort Collins, CO 80521
 p. 970.224.5858
 f. 970.225.6657

DEVELOPER
 CENTURY LIVING
 Natalie Dusman
 8390 E Crescent Pkwy # 650
 Greenwood Village, CO 80111
 p. 309.287.5921

ARCHITECT
 KTGy
 Nicholas Elster
 3660 Blake St. Suite 500
 Denver, CO 80205
 p. 303.989.6052

ENGINEER
 MERRICK & COMPANY
 Kristofer Wiest
 5970 Greenwood Plaza Blvd
 Greenwood Village, CO 80111
 p. 303.953.3695

MEP
 MEP DELTA DESIGN
 Jake Mitchell
 PO Box 81271
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ORIGINAL SIZE 24X36

No.	DESCRIPTION	DATE
01	SIP SUBMITTAL	08/07/2023
02	SIP SUBMITTAL	10/06/2023
03	SIP SUBMITTAL	12/12/2023
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REVISIONS		
NO.	DESCRIPTION	DATE

Lighting Cut-Sheet

SEAL:

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BRYAN NAGAISHI #0061538

PROJECT No.: 2223
 DRAWN BY: MP
 REVIEWED BY: BN
 DRAWING NUMBER:

ECOSENSE **RISE**
OVERVIEW • SPECIFICATIONS • ORDERING INTERIOR • EXTERIOR | **F080 SINGLE ROUND**

DATE	PROJECT	FIRM	TYPE	
ELECTRICAL	WATTAGE POWER FACTOR THIS OPERATING VOLTAGE DRIVER STARTUP TEMPERATURE OPERATING TEMPERATURE STORAGE TEMPERATURE SURGE PROTECTION	LOW OUTPUT = 4W, MEDIUM OUTPUT = 5.5W, HIGH OUTPUT = 15.5W 0.9 for 120 V (HO, MO, LO), 230 V (HO, MO), 277 V (HO) 0.2 for 120 V (HO, MO, LO), 230 V (HO, MO), 277 V (HO) MULTIVOLT 120-277 VAC, 50/60 Hz INTEGRAL TO FIXTURE, DE-RATED POWER AND SYNCHRONOUS START-UP AT FULL BRIGHTNESS -40 °F TO 122 °F (-40 °C TO 50 °C) -40 °F TO 122 °F (-40 °C TO 50 °C) -40 °F TO 176 °F (-40 °C TO 80 °C)		
CONTROL	DIMMING	120-277 VAC, ELV TYPE, REVERSE PHASE, TRAILING EDGE		
PHYSICAL	DIMENSIONS HOUSING/LENS WEIGHT ENVIRONMENT HOUSING OPTIONS	10-277 VAC, ELV TYPE, REVERSE PHASE, TRAILING EDGE R: 1.81" x H: 2.61" x L: 2.49" (46 mm x 66.1 mm x 63.25 mm) EXTRUDED ALUMINUM, UV STABILIZED POLYCARBONATE, STAINLESS STEEL FASTENERS 2.0 LBS. (0.9 KG) OUTDOOR • UL CERTIFIED FOR WET LOCATIONS IP66 IMPACT RATED TO IK10 MEETS 30 ANS I (38.3) VIBRATION STANDARD FOR BRIDGE APPLICATIONS A- FLYING LEADS - INTERNAL CABLE (C) BOTTOM EXIT, 1/2" NPT, UL LISTED B- EXTERNAL CABLE SIDE EXIT, SURFACE MOUNT, UL LISTED C- EXTERNAL CABLE BOTTOM EXIT, 1/2" NPT, UL LISTED D- EXTERNAL CABLE SIDE EXIT, SURFACE MOUNT, CE LISTED E- EXTERNAL CABLE BOTTOM EXIT, SURFACE MOUNT, CE LISTED F- EXTERNAL CABLE BOTTOM EXIT, SURFACE MOUNT, CE LISTED G- EXTERNAL CABLE BOTTOM EXIT, SURFACE MOUNT, CE LISTED H- EXTERNAL CABLE BOTTOM EXIT, SURFACE MOUNT, CE LISTED		
WIRING	TOOLS	LENGTH OF FLYING LEADS 18" (462.6 mm) LENGTH OF EXTERNAL CABLE 30" (762 mm) 2.5 mm HEX KEY AND PHILLIPS #0 SCREWDRIVER FOR INTERCHANGEABLE LENS • SMOOTS 4 mm HEX KEY FOR AIRING 5 mm HEX KEY FOR MAIN TILT ARM EFFECTIVE PROJECTED AREA 0.14 m²		
WIND LOAD (EPA)	CORROSION RESISTANT	RISE HAS A HIGH-PERFORMING, CORROSION-RESISTANT FINISH THAT USES HIGH DURABILITY TRIGLYCYL SODIUM CARBONATE (TSC) POWDER COATING SPECIFICALLY DESIGNED FOR NATATORUMS AND EXTERIOR WEATHER EXPOSURE. THIS FINISH HAS BEEN TESTED AND APPROVED TO MEET MARINE GRADE CORROSION RESISTANCE STANDARD IN UL3398A, ASTM B117 SALT FOG TEST FOR 200 HOURS.		
FIXTURE RATING & CERTIFICATIONS	CE, UL CERTIFIED RoHS COMPLIANT, IK10			

LIMITED WARRANTY	5 YEARS
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0-10V CONTROL OPTIONS
100-120 VAC / 277 VAC Linear Dimming Control Module 0-10 V - Plenum Rated LDCM-PL-120-277-010V-GR
All products come standard with ELV dimming capabilities. 0-10V Control options required for operation at 0-10V.

OPTIONAL ACCESSORIES

Snoots
Round Half Snoot, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom) F080-RH-(K,Z,S,W,C)
Round Full Snoot, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom) F080-RF-(K,Z,S,W,C)

Interchangeable Lens
If inner optic = S', order the following spread lens
5 Degree F080-LENS-05
10 Degree F080-LENS-10
15 Degree F080-LENS-15
20 Degree F080-LENS-20
30 Degree F080-LENS-30
40 Degree F080-LENS-40
60 Degree F080-LENS-60
80 Degree F080-LENS-80
15x60 or 60x15 Degree F080-LENS-E1E3
30x60 or 60x30 Degree F080-LENS-E2E4
Full Set of Beam Angle Lens Degree (5, 10, 15, 20, 40, 60, 80, 15X60 or 60X15, 30X60 or 60X30) F080-LENS-FULLSET

NOTE: Information on this Spec Sheet is subject to change, please visit ecosenselighting.com/downloads/riser for the most updated information.

ECOSENSE	ECOSENSE LIGHTING INC. 837 NORTH SPRING STREET SUITE 103 LOS ANGELES, CA 90012	P • 310-496-6255 F • 310-496-6256 T • 855-632-6736 855-6-ECOSEN	3/4
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ECOSENSE **RISE**
OVERVIEW • SPECIFICATIONS • ORDERING INTERIOR • EXTERIOR | **F080 DUO**

DATE	PROJECT	FIRM	TYPE	
ELECTRICAL	WATTAGE POWER FACTOR THIS OPERATING VOLTAGE DRIVER STARTUP TEMPERATURE OPERATING TEMPERATURE STORAGE TEMPERATURE SURGE PROTECTION	LOW OUTPUT = 8 W, MEDIUM OUTPUT = 15 W, HIGH OUTPUT = 23 W 0.9 for 120 V (HO, MO, LO), 230 V (HO, MO), 277 V (HO) 0.2 for 120 V (HO, MO, LO), 230 V (HO, MO), 277 V (HO) MULTIVOLT 120-277VAC, 50/60 Hz INTEGRAL TO FIXTURE, DE-RATED POWER AND SYNCHRONOUS START-UP AT FULL BRIGHTNESS -40 °F TO 122 °F (-40 °C TO 50 °C) -40 °F TO 122 °F (-40 °C TO 50 °C) -40 °F TO 176 °F (-40 °C TO 80 °C)		
CONTROL	DIMMING	120-277 VAC, ELV TYPE, REVERSE PHASE, TRAILING EDGE		
PHYSICAL	DIMENSIONS HOUSING/LENS WEIGHT ENVIRONMENT HOUSING OPTIONS	SEE DIMENSION PAGES EXTRUDED ALUMINUM, UV STABILIZED POLYCARBONATE, STAINLESS STEEL FASTENERS 5.0 LBS / 2.26 KG OUTDOOR • UL CERTIFIED FOR WET LOCATIONS IP66 IMPACT RATED TO IK10 MEETS 30 ANS I (38.3) VIBRATION STANDARD FOR BRIDGE APPLICATIONS WHEN USED WITH SURFACE MOUNT PLATE INCLUDED OR WALL MOUNT ARM (SOLD SEPARATELY) B- EXTERNAL CABLE SIDE EXIT, SURFACE MOUNT, UL LISTED C- EXTERNAL CABLE BOTTOM EXIT, 1/2" NPT, UL LISTED D- EXTERNAL CABLE SIDE EXIT, SURFACE MOUNT, CE LISTED E- EXTERNAL CABLE BOTTOM EXIT, SURFACE MOUNT, CE LISTED F- EXTERNAL CABLE BOTTOM EXIT, SURFACE MOUNT, CE LISTED G- EXTERNAL CABLE BOTTOM EXIT, SURFACE MOUNT, CE LISTED H- EXTERNAL CABLE BOTTOM EXIT, SURFACE MOUNT, CE LISTED		
WIRING	TOOLS	LENGTH OF EXTERNAL CABLE 30" (762 mm) 2.5 mm HEX KEY AND PHILLIPS #0 SCREWDRIVER FOR INTERCHANGEABLE LENS • SMOOTS 4 mm HEX KEY FOR AIRING 5 mm HEX KEY FOR MAIN TILT ARM EFFECTIVE PROJECTED AREA 0.24 m², 2V=39.39"		
WIND LOAD (EPA)	CORROSION RESISTANT	RISE HAS A HIGH-PERFORMING, CORROSION-RESISTANT FINISH THAT USES HIGH DURABILITY TRIGLYCYL SODIUM CARBONATE (TSC) POWDER COATING SPECIFICALLY DESIGNED FOR NATATORUMS AND EXTERIOR WEATHER EXPOSURE. THIS FINISH HAS BEEN TESTED AND APPROVED TO MEET MARINE GRADE CORROSION RESISTANCE STANDARD IN UL3398A, ASTM B117 SALT FOG TEST FOR 200 HOURS.		
FIXTURE RATING & CERTIFICATIONS	CE, UL CERTIFIED RoHS COMPLIANT, IK10			

LIMITED WARRANTY	5 YEARS
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0-10V CONTROL OPTIONS
100-120 VAC / 277 VAC Linear Dimming Control Module 0-10 V - Plenum Rated LDCM-PL-120-277-010V-GR
All products come standard with ELV dimming capabilities. 0-10V Control options required for operation at 0-10V.

OPTIONAL ACCESSORIES

Snoots
Full Snoot, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom) F080-F-(K,Z,S,W,C)
Half Multi-Fixture Snoot, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom) F080-HM-(K,Z,S,W,C)

Interchangeable Lens
If inner optic = S', order the following spread lens
5 Degree F080-LENS-05
10 Degree F080-LENS-10
15 Degree F080-LENS-15
20 Degree F080-LENS-20
30 Degree F080-LENS-30
40 Degree F080-LENS-40
60 Degree F080-LENS-60
80 Degree F080-LENS-80
15x60 or 60x15 Degree F080-LENS-E1E3
30x60 or 60x30 Degree F080-LENS-E2E4
Full Set of Beam Angle Lens Degree (5, 10, 15, 20, 40, 60, 80, 15X60 or 60X15, 30X60 or 60X30) F080-LENS-FULLSET

NOTE: Information on this Spec Sheet is subject to change, please visit ecosenselighting.com/downloads/riser for the most updated information.

ECOSENSE	ECOSENSE LIGHTING INC. 837 NORTH SPRING STREET SUITE 103 LOS ANGELES, CA 90012	P • 310-496-6255 F • 310-496-6256 T • 855-632-6736 855-6-ECOSEN	ECOSENSELIGHTING.COM	3/4
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ECOSENSE **RISE**
OVERVIEW • SPECIFICATIONS • ORDERING INTERIOR • EXTERIOR | **F080 SINGLE ROUND**

DATE	PROJECT	FIRM	TYPE	
ELECTRICAL	WATTAGE POWER FACTOR THIS OPERATING VOLTAGE DRIVER STARTUP TEMPERATURE OPERATING TEMPERATURE STORAGE TEMPERATURE SURGE PROTECTION	LOW OUTPUT = 4W, MEDIUM OUTPUT = 5.5W, HIGH OUTPUT = 15.5W 0.9 for 120 V (HO, MO, LO), 230 V (HO, MO), 277 V (HO) 0.2 for 120 V (HO, MO, LO), 230 V (HO, MO), 277 V (HO) MULTIVOLT 120-277 VAC, 50/60 Hz INTEGRAL TO FIXTURE, DE-RATED POWER AND SYNCHRONOUS START-UP AT FULL BRIGHTNESS -40 °F TO 122 °F (-40 °C TO 50 °C) -40 °F TO 122 °F (-40 °C TO 50 °C) -40 °F TO 176 °F (-40 °C TO 80 °C)		
CONTROL	DIMMING	120-277 VAC, ELV TYPE, REVERSE PHASE, TRAILING EDGE		
PHYSICAL	DIMENSIONS HOUSING/LENS WEIGHT ENVIRONMENT HOUSING OPTIONS	10-277 VAC, ELV TYPE, REVERSE PHASE, TRAILING EDGE R: 1.81" x H: 2.61" x L: 2.49" (46 mm x 66.1 mm x 63.25 mm) EXTRUDED ALUMINUM, UV STABILIZED POLYCARBONATE, STAINLESS STEEL FASTENERS 2.0 LBS. (0.9 KG) OUTDOOR • UL CERTIFIED FOR WET LOCATIONS IP66 IMPACT RATED TO IK10 MEETS 30 ANS I (38.3) VIBRATION STANDARD FOR BRIDGE APPLICATIONS A- FLYING LEADS - INTERNAL CABLE (C) BOTTOM EXIT, 1/2" NPT, UL LISTED B- EXTERNAL CABLE SIDE EXIT, SURFACE MOUNT, UL LISTED C- EXTERNAL CABLE BOTTOM EXIT, 1/2" NPT, UL LISTED D- EXTERNAL CABLE SIDE EXIT, SURFACE MOUNT, CE LISTED E- EXTERNAL CABLE BOTTOM EXIT, SURFACE MOUNT, CE LISTED F- EXTERNAL CABLE BOTTOM EXIT, SURFACE MOUNT, CE LISTED G- EXTERNAL CABLE BOTTOM EXIT, SURFACE MOUNT, CE LISTED H- EXTERNAL CABLE BOTTOM EXIT, SURFACE MOUNT, CE LISTED		
WIRING	TOOLS	LENGTH OF FLYING LEADS 18" (462.6 mm) LENGTH OF EXTERNAL CABLE 30" (762 mm) 2.5 mm HEX KEY AND PHILLIPS #0 SCREWDRIVER FOR INTERCHANGEABLE LENS • SMOOTS 4 mm HEX KEY FOR AIRING 5 mm HEX KEY FOR MAIN TILT ARM EFFECTIVE PROJECTED AREA 0.14 m²		
WIND LOAD (EPA)	CORROSION RESISTANT	RISE HAS A HIGH-PERFORMING, CORROSION-RESISTANT FINISH THAT USES HIGH DURABILITY TRIGLYCYL SODIUM CARBONATE (TSC) POWDER COATING SPECIFICALLY DESIGNED FOR NATATORUMS AND EXTERIOR WEATHER EXPOSURE. THIS FINISH HAS BEEN TESTED AND APPROVED TO MEET MARINE GRADE CORROSION RESISTANCE STANDARD IN UL3398A, ASTM B117 SALT FOG TEST FOR 200 HOURS.		
FIXTURE RATING & CERTIFICATIONS	CE, UL CERTIFIED RoHS COMPLIANT, IK10			

LIMITED WARRANTY	5 YEARS
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0-10V CONTROL OPTIONS
100-120 VAC / 277 VAC Linear Dimming Control Module 0-10 V - Plenum Rated LDCM-PL-120-277-010V-GR
All products come standard with ELV dimming capabilities. 0-10V Control options required for operation at 0-10V.

OPTIONAL ACCESSORIES

Snoots
Round Half Snoot, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom) F080-RH-(K,Z,S,W,C)
Round Full Snoot, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom) F080-RF-(K,Z,S,W,C)

Interchangeable Lens
If inner optic = S', order the following spread lens
5 Degree F080-LENS-05
10 Degree F080-LENS-10
15 Degree F080-LENS-15
20 Degree F080-LENS-20
30 Degree F080-LENS-30
40 Degree F080-LENS-40
60 Degree F080-LENS-60
80 Degree F080-LENS-80
15x60 or 60x15 Degree F080-LENS-E1E3
30x60 or 60x30 Degree F080-LENS-E2E4
Full Set of Beam Angle Lens Degree (5, 10, 15, 20, 40, 60, 80, 15X60 or 60X15, 30X60 or 60X30) F080-LENS-FULLSET

NOTE: Information on this Spec Sheet is subject to change, please visit ecosenselighting.com/downloads/riser for the most updated information.

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ECOSENSE **RISE**
OVERVIEW • SPECIFICATIONS • ORDERING INTERIOR • EXTERIOR | **F080 DUO**

DATE	PROJECT	FIRM	TYPE	
ELECTRICAL	WATTAGE POWER FACTOR THIS OPERATING VOLTAGE DRIVER STARTUP TEMPERATURE OPERATING TEMPERATURE STORAGE TEMPERATURE SURGE PROTECTION	LOW OUTPUT = 8 W, MEDIUM OUTPUT = 15 W, HIGH OUTPUT = 23 W 0.9 for 120 V (HO, MO, LO), 230 V (HO, MO), 277 V (HO) 0.2 for 120 V (HO, MO, LO), 230 V (HO, MO), 277 V (HO) MULTIVOLT 120-277VAC, 50/60 Hz INTEGRAL TO FIXTURE, DE-RATED POWER AND SYNCHRONOUS START-UP AT FULL BRIGHTNESS -40 °F TO 122 °F (-40 °C TO 50 °C) -40 °F TO 122 °F (-40 °C TO 50 °C) -40 °F TO 176 °F (-40 °C TO 80 °C)		
CONTROL	DIMMING	120-277 VAC, ELV TYPE, REVERSE PHASE, TRAILING EDGE		
PHYSICAL	DIMENSIONS HOUSING/LENS WEIGHT ENVIRONMENT HOUSING OPTIONS	SEE DIMENSION PAGES EXTRUDED ALUMINUM, UV STABILIZED POLYCARBONATE, STAINLESS STEEL FASTENERS 5.0 LBS / 2.26 KG OUTDOOR • UL CERTIFIED FOR WET LOCATIONS IP66 IMPACT RATED TO IK10 MEETS 30 ANS I (38.3) VIBRATION STANDARD FOR BRIDGE APPLICATIONS WHEN USED WITH SURFACE MOUNT PLATE INCLUDED OR WALL MOUNT ARM (SOLD SEPARATELY) B- EXTERNAL CABLE SIDE EXIT, SURFACE MOUNT, UL LISTED C- EXTERNAL CABLE BOTTOM EXIT, 1/2" NPT, UL LISTED D- EXTERNAL CABLE SIDE EXIT, SURFACE MOUNT, CE LISTED E- EXTERNAL CABLE BOTTOM EXIT, SURFACE MOUNT, CE LISTED F- EXTERNAL CABLE BOTTOM EXIT, SURFACE MOUNT, CE LISTED G- EXTERNAL CABLE BOTTOM EXIT, SURFACE MOUNT, CE LISTED H- EXTERNAL CABLE BOTTOM EXIT, SURFACE MOUNT, CE LISTED		
WIRING	TOOLS	LENGTH OF EXTERNAL CABLE 30" (762 mm) 2.5 mm HEX KEY AND PHILLIPS #0 SCREWDRIVER FOR INTERCHANGEABLE LENS • SMOOTS 4 mm HEX KEY FOR AIRING 5 mm HEX KEY FOR MAIN TILT ARM EFFECTIVE PROJECTED AREA 0.24 m², 2V=39.39"		
WIND LOAD (EPA)	CORROSION RESISTANT	RISE HAS A HIGH-PERFORMING, CORROSION-RESISTANT FINISH THAT USES HIGH DURABILITY TRIGLYCYL SODIUM CARBONATE (TSC) POWDER COATING SPECIFICALLY DESIGNED FOR NATATORUMS AND EXTERIOR WEATHER EXPOSURE. THIS FINISH HAS BEEN TESTED AND APPROVED TO MEET MARINE GRADE CORROSION RESISTANCE STANDARD IN UL3398A, ASTM B117 SALT FOG TEST FOR 200 HOURS.		
FIXTURE RATING & CERTIFICATIONS	CE, UL CERTIFIED RoHS COMPLIANT, IK10			

LIMITED WARRANTY	5 YEARS
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0-10V CONTROL OPTIONS
100-120 VAC / 277 VAC Linear Dimming Control Module 0-10 V - Plenum Rated LDCM-PL-120-277-010V-GR
All products come standard with ELV dimming capabilities. 0-10V Control options required for operation at 0-10V.

OPTIONAL ACCESSORIES

Snoots
Full Snoot, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom) F080-F-(K,Z,S,W,C)
Half Multi-Fixture Snoot, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom) F080-HM-(K,Z,S,W,C)

Interchangeable Lens
If inner optic = S', order the following spread lens
5 Degree F080-LENS-05
10 Degree F080-LENS-10
15 Degree F080-LENS-15
20 Degree F080-LENS-20
30 Degree F080-LENS-30
40 Degree F080-LENS-40
60 Degree F080-LENS-60
80 Degree F080-LENS-80
15x60 or 60x15 Degree F080-LENS-E1E3
30x60 or 60x30 Degree F080-LENS-E2E4
Full Set of Beam Angle Lens Degree (5, 10, 15, 20, 40, 60, 80, 15X60 or 60X15, 30X60 or 60X30) F080-LENS-FULLSET

NOTE: Information on this Spec Sheet is subject to change, please visit ecosenselighting.com/downloads/riser for the most updated information.

ECOSENSE	ECOSENSE LIGHTING INC. 837 NORTH SPRING STREET SUITE 103 LOS ANGELES, CA 90012	P • 310-496-6255 F • 310-496-6256 T • 855-632-6736 855-6-ECOSEN	ECOSENSELIGHTING.COM	3/4
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RIDGEGATE COUPLET

A PORTION OF PLANNING AREA C/M - U NO. 4 LOCATED IN THE NORTH HALF OF SECTION 24 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO 5.646 ACRES, LOT 2

SITE IMPROVEMENT PLAN - SP23-0028

LONETREE, CO
PREPARED BY:



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ORIGINAL SITE 24X36

NO.	DESCRIPTION	DATE
01	SIP SUBMITTAL	08/07/2023
02	SIP SUBMITTAL	10/06/2023
03	SIP SUBMITTAL	12/12/2023
04	SIP UPDATE	01/12/2024

REVISIONS

NO.	DESCRIPTION	DATE

Lighting Cut-Sheet

SEAL:

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BRYAN NAGAISHI #0061538

PROJECT NO.: 2223
DRAWN BY: MP
REVIEWED BY: BN
DRAWING NUMBER: