

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN (EAST SITE)

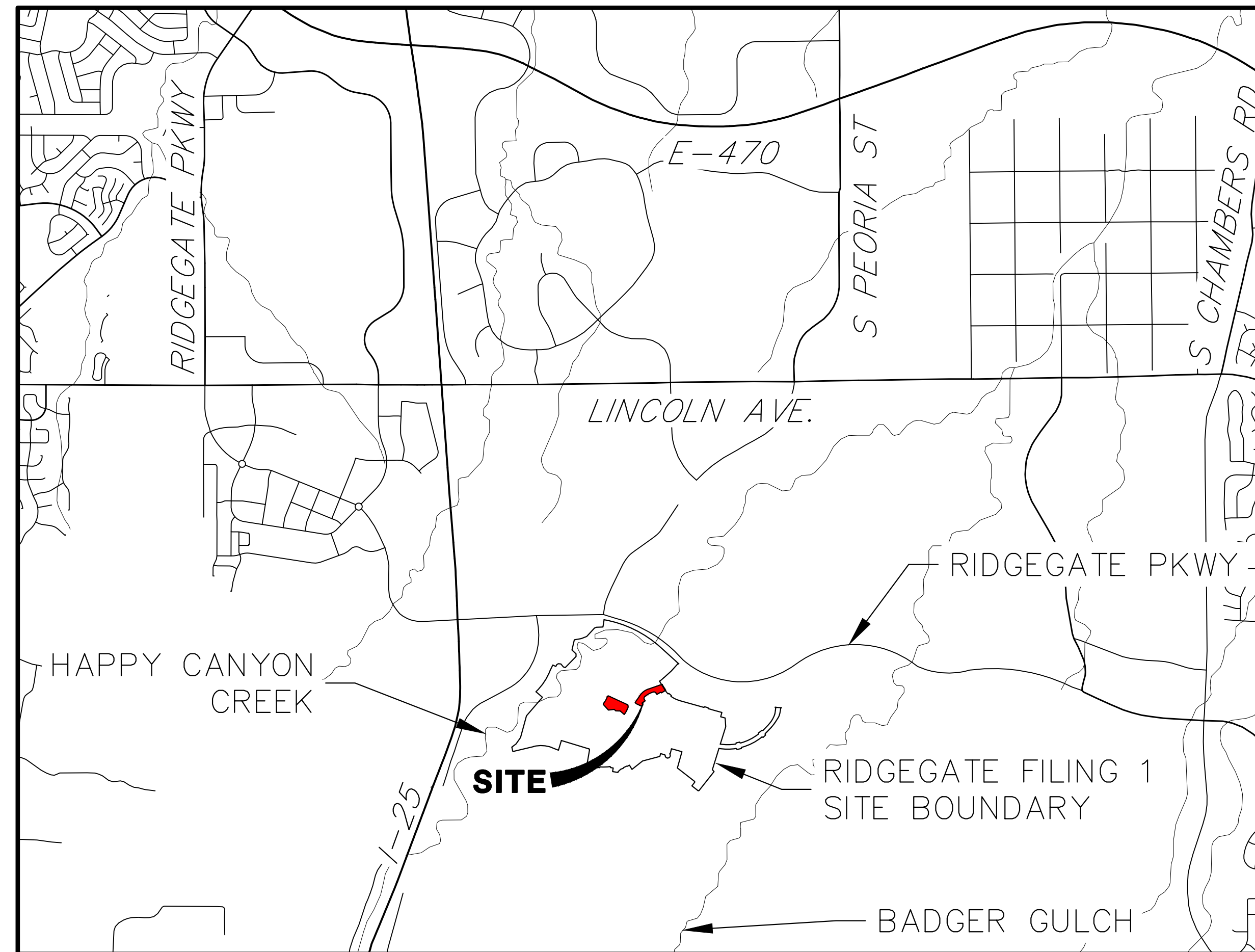
A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
1.88 ACRES IN LOT 368 OF FILING 1 - SP22-108R

LOT 368 PROJECT DATA

ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA	82020	100
BUILDING FOOTPRINT	18120	22.1
PARKING/DRIVE:	14663	17.9
LANDSCAPE AREA (EXCLUDING TRAILS, WALKS):	47469	57.9
WALKS AND HARDSCAPE:	1768	2.2
TOTAL LANDSCAPE:		
BUILDING SIZE		
MAXIMUM HEIGHT (AS MEASURED BY THE CITY'S BUILDING CODE):		
TOTAL FLOOR AREA:		
VEHICLE PARKING:	REQUIRED	PROVIDED
RESIDENCE, SINGLE-FAMILY ATTACHED REQUIRED PARKING: 2.0 SPACES PER RESIDENT PLUS 0.25 GUEST SPACES PER RESIDENCE FOR GUEST PARKING FOR 24 UNITS ON-SITE	54 STALLS	54 STALLS
BICYCLE PARKING (2% OF VEHICLE SPACES):	54 X 0.02 = 1.1 SPACES	24 SPACES (1 PER UNIT IN GARAGE) PLUS 4 ON-SITE

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 OWNERS AND OCCUPANTS OF LAND HEREBY SUBJECT TO A SITE IMPROVEMENT PLAN ARE HEREBY NOTIFIED THAT THE PROPERTY IS LOCATED WITHIN PROXIMITY TO CENTENNIAL AIRPORT AND IS SUBJECT TO THE TERMS OF THAT CERTAIN AVIGATION AND HAZARD EASEMENT RECORDED AT RECEPTION NUMBER 2020016188 ON MARCH 6, 2020 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, AS MAY BE AMENDED.
- PROXIMITY TO CENTENNIAL AIRPORT MAY HAVE ANY NUMBER OF IMPACTS ON THE PROPERTY OCCUPANTS, THE PROPERTY, AND THE DEVELOPMENT, IMPROVEMENT, USE, ENJOYMENT OR OCCUPANCY OF THE PROPERTY, INCLUDING WITHOUT LIMITATION ODORS, AIRCRAFT NOISE, VIBRATION, FUMES, FUEL PARTICLES, EXHAUST, AND THE OPERATION AND PASSAGE OF AIRCRAFT ABOVE OR NEAR THE PROPERTY. INDIVIDUAL SENSITIVITIES TO THE POTENTIAL CENTENNIAL AIRPORT IMPACTS CAN VARY FROM PERSON TO PERSON, AND POTENTIAL AIRPORT IMPACTS CAN VARY FROM LOCATION TO LOCATION WITHIN THE PROPERTY AND FROM TIME TO TIME. RECORDS AND INFORMATION CONCERNING CENTENNIAL AIRPORT AND POTENTIAL AIRPORT IMPACTS ARE PUBLICLY AVAILABLE THROUGH VARIOUS FEDERAL, STATE, AND LOCAL GOVERNMENTAL AGENCIES, INCLUDING CENTENNIAL AIRPORT. ALL PRESENT AND FUTURE OWNERS AND OCCUPANTS ARE SOLELY RESPONSIBLE FOR EVALUATING AND DETERMINING WHETHER THE AIRPORT IMPACTS, IF ANY, ARE ACCEPTABLE TO THEM.
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER (OR RESPONSIBLE ASSOCIATION OR DISTRICT, AS MAY BE IDENTIFIED BY MAINTENANCE AGREEMENTS) TO MAINTAIN ALL PLAYGROUND EQUIPMENT AND PARK INFRASTRUCTURE ON THE PROPERTY IN A STATE OF GOOD REPAIR IN CONFORMANCE WITH ALL APPLICABLE BUILDING AND SAFETY REGULATIONS.



VICINITY MAP
 SCALE: 1"=2000'

SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	UTILITY PLAN
4	GRADING PLAN
5-14 LANDSCAPE PLANS	
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6	LANDSCAPE PLAN
7	LANDSCAPE PLAN TYP. LOT
8	LANDSCAPE NOTES AND DETAILS
9	LANDSCAPE DETAILS
10	IRRIGATION PLAN
11	IRRIGATION PLAN
12	IRRIGATION NOTES
13	IRRIGATION DETAILS
14	IRRIGATION DETAILS
15-16 PHOTOMETRIC PLANS	
15	SITE PHOTOMETRIC PLAN
16	SITE LIGHT FIXTURES
17-29 ARCHITECTURAL PLANS	
17	3A-CONTEMPORARY
18	3A-CONTEMPORARY
19	3A-TRANSITIONAL
20	3A-TRANSITIONAL
21	3A-TRANSITIONAL
22	3B-CONTEMPORARY
23	3B-CONTEMPORARY
24	3B-CONTEMPORARY
25	3B-TRANSITIONAL
26	3B-TRANSITIONAL
27	3B-TRANSITIONAL
28	MATERIAL BOARD
29	STREETSCAPE
30	STREETSCAPE
TOTAL	30

APPLICANT/OWNER

THB LYRIC, LLC
 1875 LAWRENCE STREET,
 SUITE 900
 DENVER, CO 80202
 P~303.900.3111

CIVIL ENGINEER

JR ENGINEERING
 7200 SOUTH ALTON WAY, SUITE C400
 CENTENNIAL, CO
 P~303.267.6220

PLANNER

VALERIAN LLC
 970 YUMA STREET, SUITE 130
 DENVER, CO 80204
 P~303.347.1200

TRAFFIC ENGINEER

JR ENGINEERING
 7200 SOUTH ALTON WAY, SUITE C400
 CENTENNIAL, CO
 P~303.267.6183

APPROVAL CERTIFICATE

THIS SITE IMPROVEMENT PLAN WAS APPROVED FOR FILING BY THE COUNCIL OF THE CITY OF LONE TREE, CO, ON THE ___ DAY OF _____, 20___, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF EASEMENTS AND TRACTS 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 MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND NOT THE CITY.

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

BY: _____

NAME: _____

TITLE: COMMUNITY DEVELOPMENT DIRECTOR

DATE: _____

BY: _____

NAME: _____

DIRECTOR OF PUBLIC WORKS OR HIS/HER DESIGNATED REPRESENTATIVE

DATE: _____

BY: _____

NAME: _____

TITLE: MAYOR

DATE: _____

THE OWNER(S) OF THE LANDS DESCRIBED HEREIN, HEREBY AGREE(S) (1) TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH THIS APPROVED SITE IMPROVEMENT PLAN AND IN COMPLIANCE WITH CHAPTER 16 OF THE LONE TREE MUNICIPAL CODE AND THAT (2) THE HEIRS, SUCCESSORS AND ASSIGNS OF THE OWNER(S) SHALL ALSO BE BOUND. THE SIGNATURES OF THE 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

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
 THB LYRIC LLC
 1875 LAWRENCE STREET
 SUITE 900
 DENVER, CO 80202
 (303) 900-3111

J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=2000'	N/A	5/6/23	MEP	MEP	

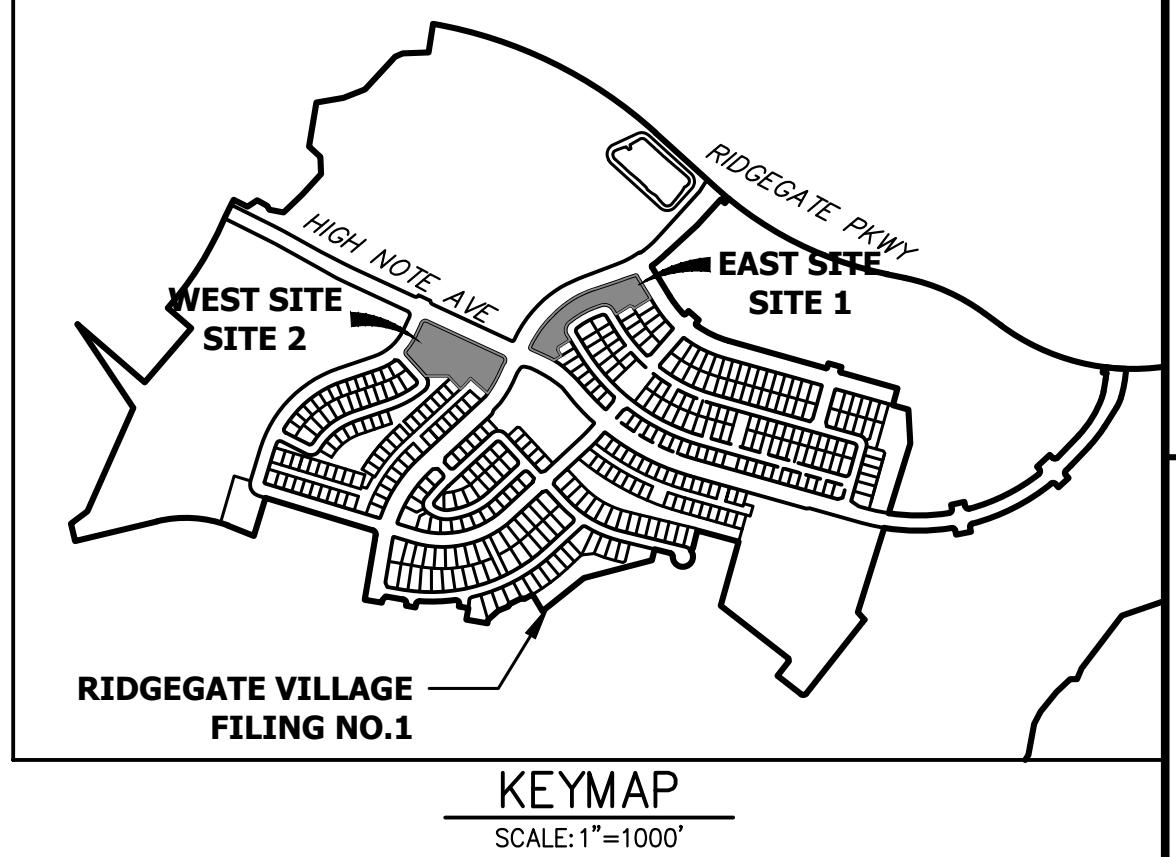
THRIVE TOWNHOMES - SITE
 IMPROVEMENT PLAN
 COVER SHEET

SHEET 1 OF 30

JOB NO. 15950.04

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN (EAST SITE)

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
1.88 ACRES IN LOT 368 OF FILING 1 - SP22-108R



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SITE DATA

LOT 368, RIDGEGATE SW VILLAGE FILING 1
 82,020 SQ. FT. (1.88 ACRES)

EXISTING ZONING

RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 6TH AMENDMENT

RESIDENTIAL MIXED USE (R/M-U) PLANNING AREA
 - PROPOSED USE: SINGLE FAMILY ATTACHED DWELLING
 (PERMITTED USE IN THE R/M-U PLANNING AREA)

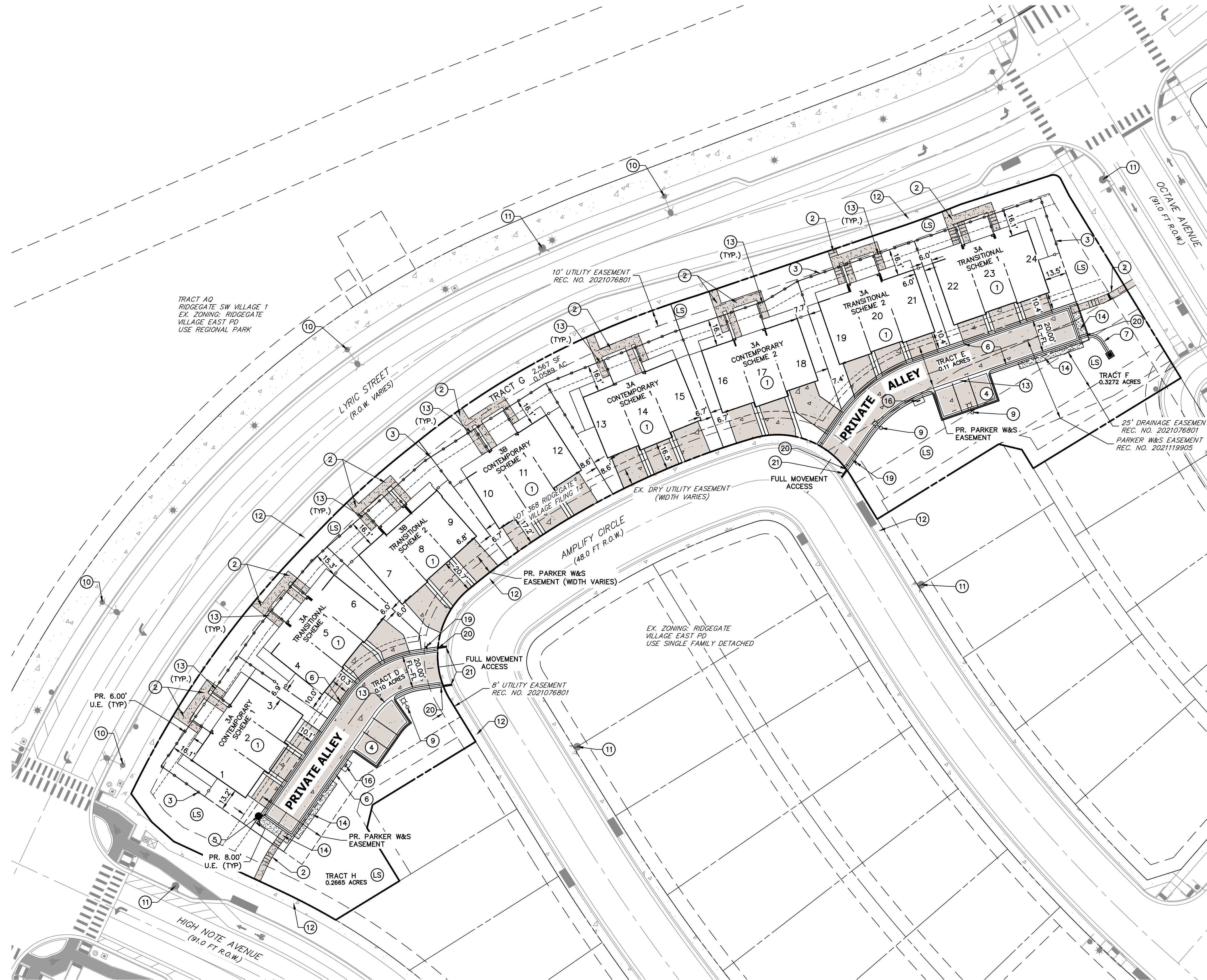
PROPOSED DENSITY: 24 UNITS / 1.88 ACRES = 12.77 DU / ACRE

LEGEND

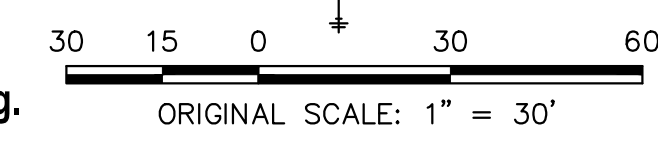
- SITE BOUNDARY
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- PROPOSED FENCE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE (ALLEY)

SCHEDULE NOTES

- LS LANDSCAPE AREA, REFERENCE LANDSCAPE PLANS
- 1 PROPOSED THREE-UNIT TOWNHOME, REF. ARCHITECTURAL PLANS
- 2 PROPOSED CONCRETE SIDEWALK
- 3 PROPOSED FENCE
- 4 PROPOSED 9'X18' PARKING STALL (TYP.)
- 5 PROPOSED FIRE HYDRANT
- 6 PROPOSED MOUNTABLE CURB AND GUTTER
- 7 PROPOSED 2-FOOT WIDE CONCRETE RUNDOWN
- 8 PROPOSED RETAINING WALL
- 9 PROPOSED SITE LIGHT, REF. PHOTOMETRIC PLANS
- 10 EXISTING STREET LIGHT TO REMAIN
- 11 EXISTING FIRE HYDRANT TO REMAIN
- 12 EXISTING SIDEWALK TO REMAIN
- 13 PROPOSED SIDEWALK CHASE (PRIVATE)
- 14 PROPOSED SNOW STORAGE AREA. REF. LANDSCAPE PLANS FOR PLANTINGS AND MATERIAL SPECIFICATION
- 15 ANTICIPATED LOCATION OF XCEL ENERGY EASEMENT FOR FILING 1 DRY UTILITY STRUCTURE
- 16 PROPOSED BIKE RACK. REFERENCE LANDSCAPE DETAILS
- 17 EXISTING ADA RAMPS TO REMAIN
- 18 PROPOSED 8'X20' STREET PARKING SPACE (TYP.)
- 19 PROPOSED "PRIVATE ROAD NO CITY MAINTENANCE" SIGN
- 20 PROPOSED CURB CUT
- 21 PROPOSED SIDEWALK CHASE (PUBLIC)



Know what's below.
 Call before you dig.

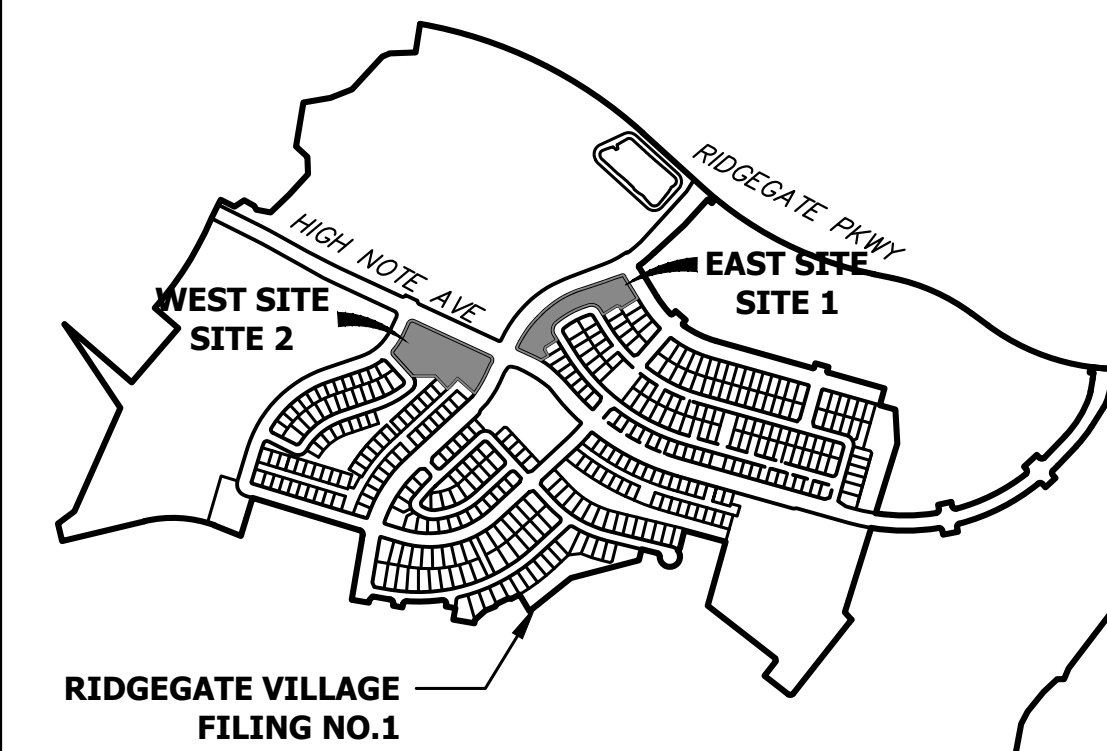


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THRIVE TOWNHOMES - SITE
 IMPROVEMENT PLAN
 SITE PLAN

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KEYMAP
 SCALE: 1"=1000'

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LEGEND

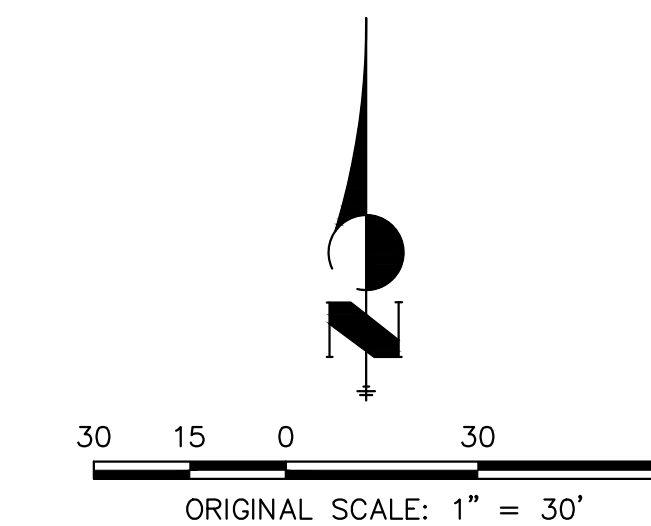
- 6" VERTICAL CATCH CURB W/ 1" GUTTER
- 6" VERTICAL SPILL CURB W/ 1" GUTTER
- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED ELECTRIC LINE
- PROPOSED GAS LINE
- PROPOSED TOP OF SLOPE
- PROPOSED TOE OF SLOPE
- PROPOSED EASEMENT
- PROPOSED GRASS SWALE
- PROPOSED MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- EXISTING CURB & GUTTER
- EXISTING GASLINE
- EXISTING WATERLINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING ELECTRIC LINE
- EXISTING EDGE OF ASPHALT
- EXISTING EDGE OF CONCRETE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- EFFECTIVE 100YR FLOOD PLAIN
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED LIGHT
- PROPOSED VALVE
- PROPOSED MH
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING LIGHT
- EXISTING SIGN

NOTES

- THE H.O.A. IS RESPONSIBLE FOR LONG TERM MAINTENANCE OF THE PRIVATE ALLEY AND CROSSPAN LOCATED IN STANZA LN.



Know what's below.
 Call before you dig.



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1"=2000'	N/A	5/6/23	MEP	MEP	

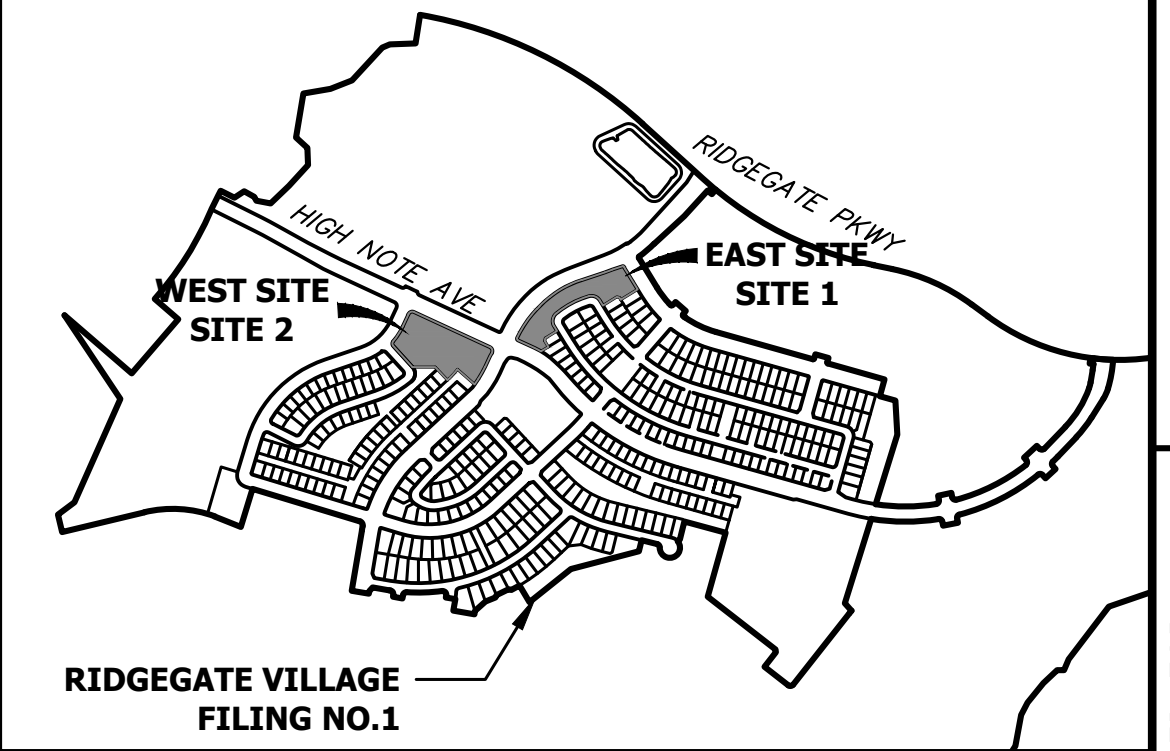
THRIVE TOWNHOMES - SITE
 IMPROVEMENT PLAN
 UTILITY PLAN

SHEET 3 OF 30

JOB NO. 15950.04

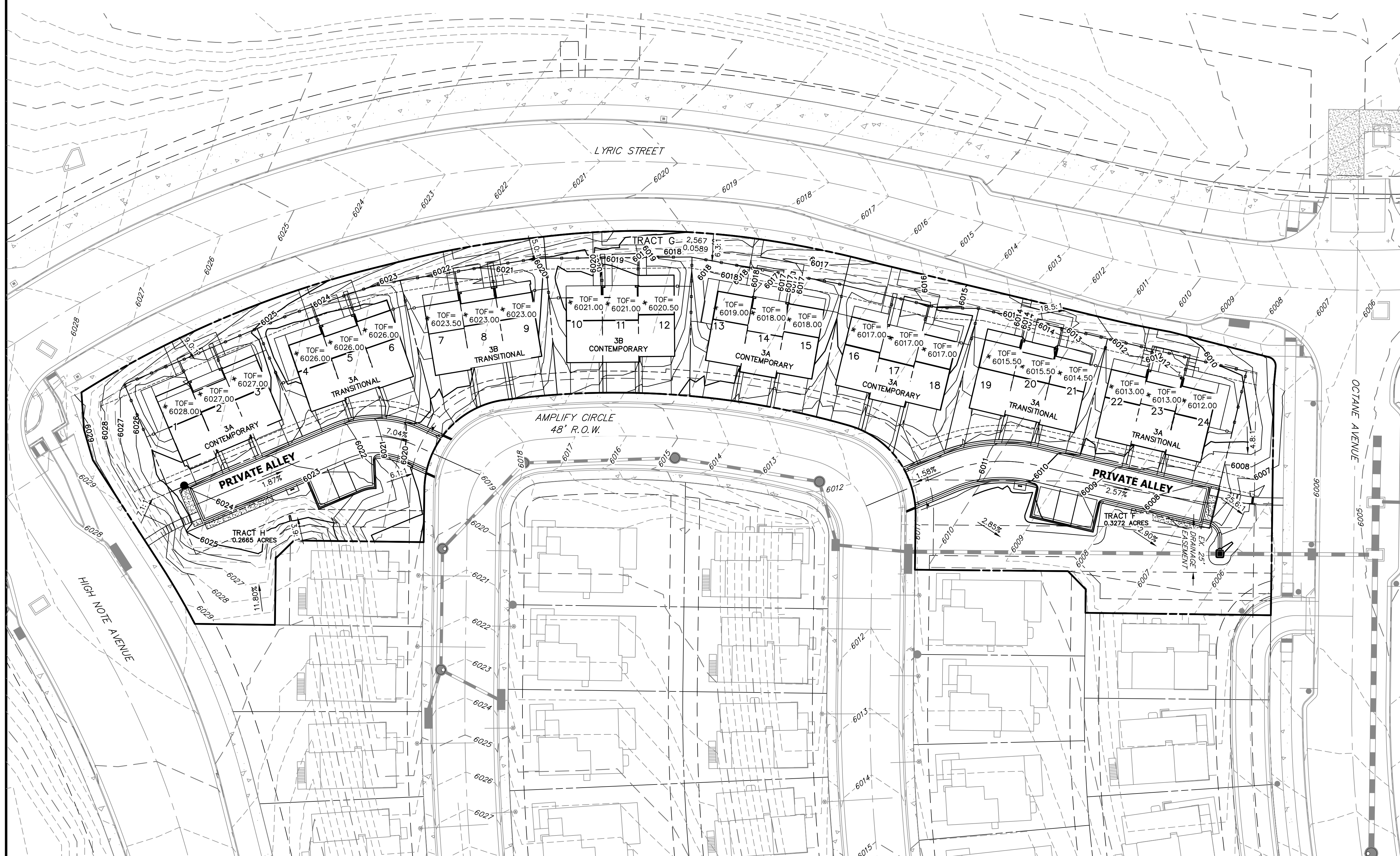
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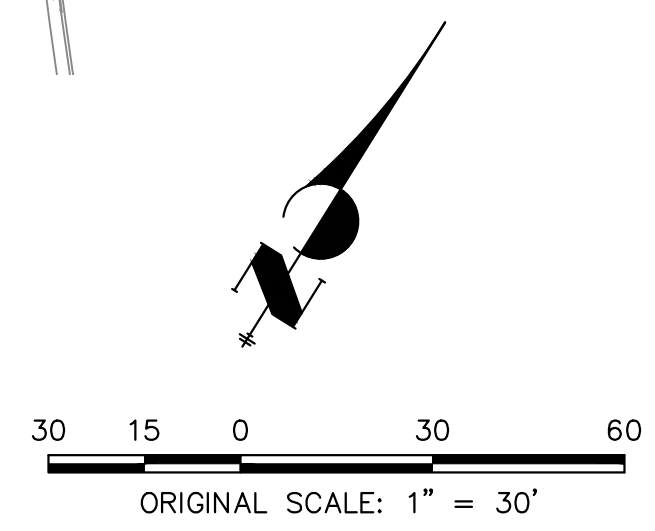


LEGEND

- 6" VERTICAL CATCH CURB W/ 1" GUTTER
 - 6" VERTICAL SPILL CURB W/ 1" GUTTER
 - PROPOSED STORM SEWER
 - PROPOSED EASEMENT
 - PROPOSED MINOR CONTOURS
 - 6000 PROPOSED MAJOR CONTOURS
 - EXISTING CURB & GUTTER
 - EXISTING STORM SEWER
 - EXISTING RIGHT-OF-WAY
 - EXISTING EASEMENT
 - EXISTING PROPERTY LINE
 - EXISTING MINOR CONTOUR
 - 6000 EXISTING MAJOR CONTOUR
- TOF=60XX TOF = TOP OF FOUNDATION
 • FOG=60XX FOG = FRONT OF GARAGE SLAB

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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY DATE	
1"=30'	N/A	5/6/23	MEP	MEP					

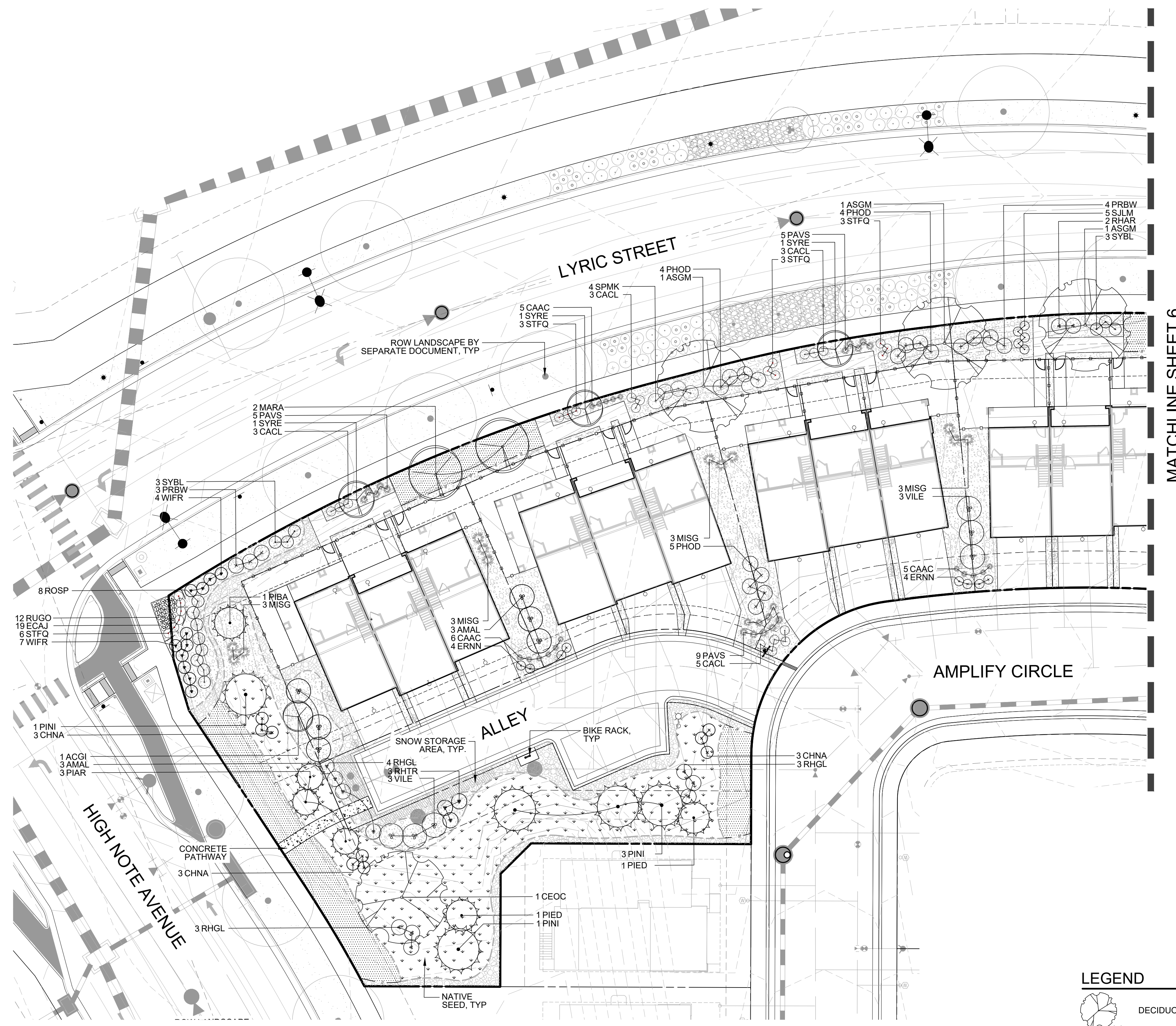


THRIVE TOWNHOMES - SITE
 IMPROVEMENT PLAN
 GRADING PLAN

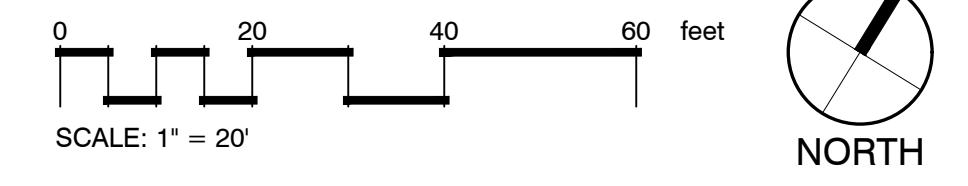
SHEET 4 OF 30
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1 LANDSCAPE AND SITE FURNITURE PLAN - LYRIC STREET



LEGEND

	DECIDUOUS TREE		PERENNIALS		CONCRETE PATH
	EVERGREEN TREE		NATURE'S PRAIRIE SOD		LANDSCAPE EDGER
	ORNAMENTAL TREE		NATIVE SEED		LANDSCAPE AREA BOUNDARY (NO EDGER)
	DECIDUOUS SHRUBS		1"-2" GRANITE ROCK MULCH		PEDESTRIAN LIGHTING
	EVERGREEN SHRUBS		6"-10" ROCK COBBLE MULCH		SNOW STORAGE AREA
	ORNAMENTAL GRASS		CEDAR WOOD MULCH		

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
 THB LYRIC LLC
 1875 LAWRENCE STREET
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 DENVER, CO 80202
 (303) 900-3111

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 www.jrengineering.com

BY	DATE	REVISION	No.	REVISION
NR	1/20/23	Revisions per comments	1	
NR	5/05/23	Revisions per comments	2	

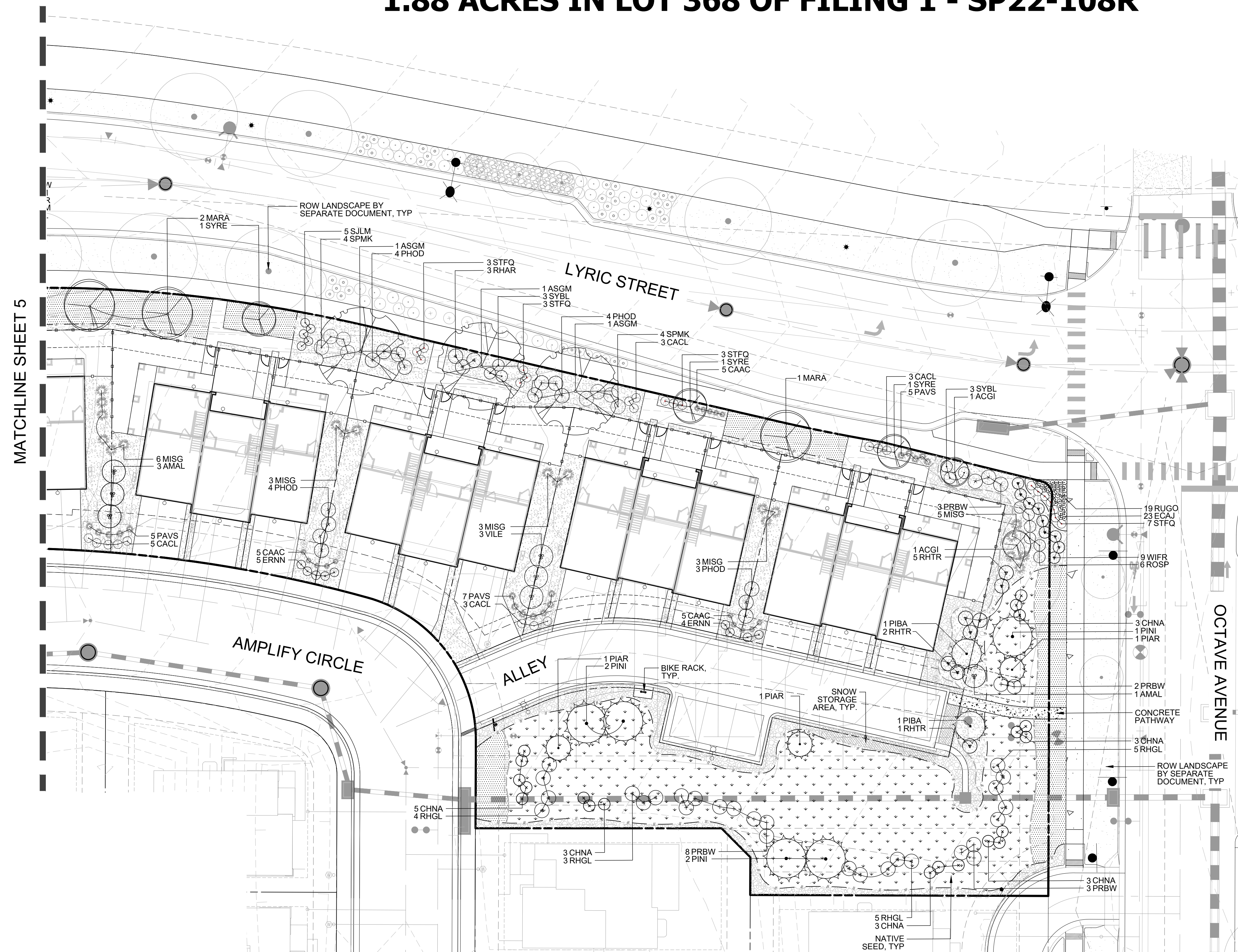
H-SCALE: 1/8" = 1'-0"
 V-SCALE: 1/4" = 1'-0"
 DATE: 11/02/22
 DESIGNED BY: NR
 DRAWN BY: NR
 CHECKED BY: CK

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN
LANDSCAPE AND SITE FURNITURE PLAN

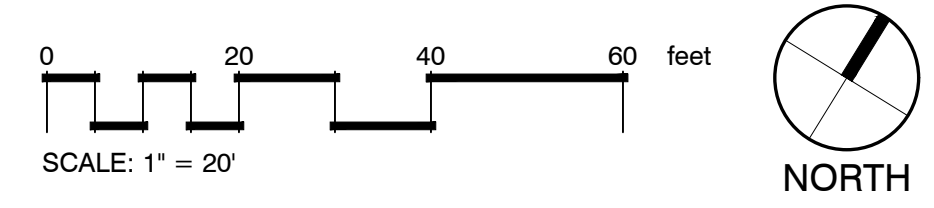
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1 LANDSCAPE AND SITE FURNITURE PLAN - LYRIC STREET



LEGEND			
	DECIDUOUS TREE		PERENNIALS
	EVERGREEN TREE		NATURE'S PRAIRIE SOD
	ORNAMENTAL TREE		NATIVE SEED
	DECIDUOUS SHRUBS		1"-2" GRANITE ROCK MULCH
	EVERGREEN SHRUBS		6"-10" ROCK COBBLE MULCH
	ORNAMENTAL GRASS		CEDAR WOOD MULCH
	CONCRETE PATH		LANDSCAPE EDGER
	LANDSCAPE AREA BOUNDARY (NO EDGER)		PEDESTRIAN LIGHTING
	SNOW STORAGE AREA		

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
 THB LYRIC LLC
 1875 LAWRENCE STREET
 SUITE 900
 DENVER, CO 80202
 (303) 900-3111

J.R. ENGINEERING
 A Westman Company

 Centennial 303-740-4383 Colorado Springs 719-593-2593 Fort Collins 970-491-9888
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BY	DATE	REVISION	NO.	REVISION	COMMENTS
NR	1/20/23	1	1	Revisions per comments	
NR	5/05/23	2	2	Revisions per comments	

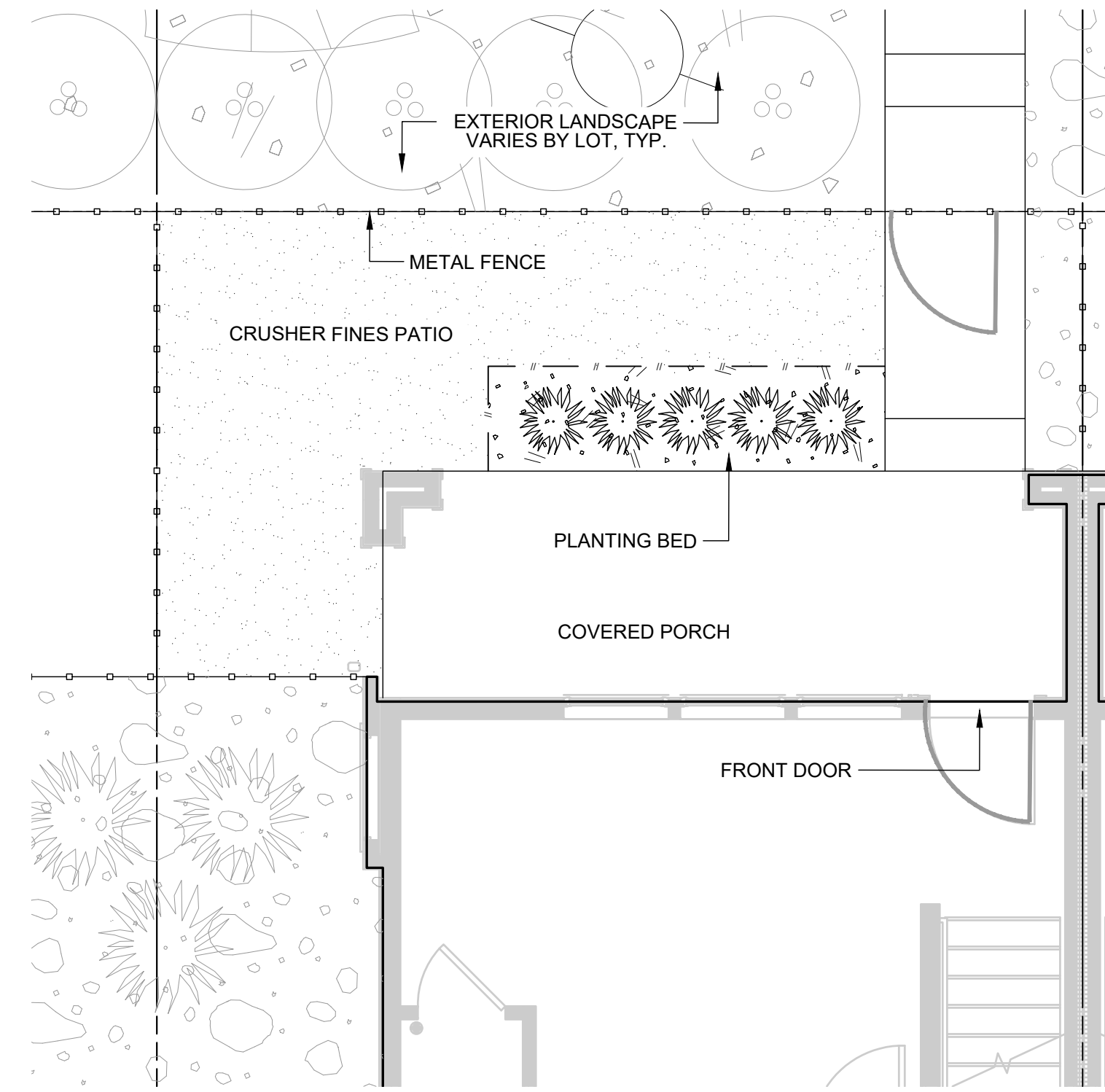
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
		11/02/22	NR	NR	CK

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN
LANDSCAPE AND SITE FURNITURE PLAN

SHEET 6 OF 30
 JOB NO. 15950.04

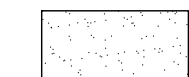

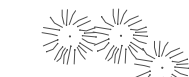
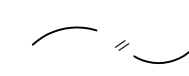
THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN (EAST SITE)

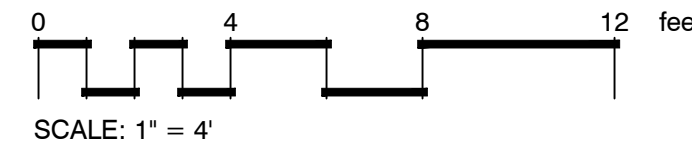
A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
1.88 ACRES IN LOT 368 OF FILING 1 - SP22-108R



1 FRONT YARD LANDSCAPE

LEGEND


-  CRUSHER FINES
-  WOOD MULCH
-  PLANTINGS
-  LANDSCAPE EDGER



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
 THB LYRIC LLC
 1875 LAWRENCE STREET
 SUITE 900
 DENVER, CO 80202
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J.R. ENGINEERING
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Centennial 303-740-8383 Colorado Springs 719-593-2593 Fort Collins 970-491-9888
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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION		BY	DATE
							1	2		
		11/02/22				1			NR	1/20/23
						2			NR	5/05/23

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN
LANDSCAPE PLAN TYP. LOT

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN (EAST SITE)

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
1.88 ACRES IN LOT 368 OF FILING 1 - SP22-108R

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
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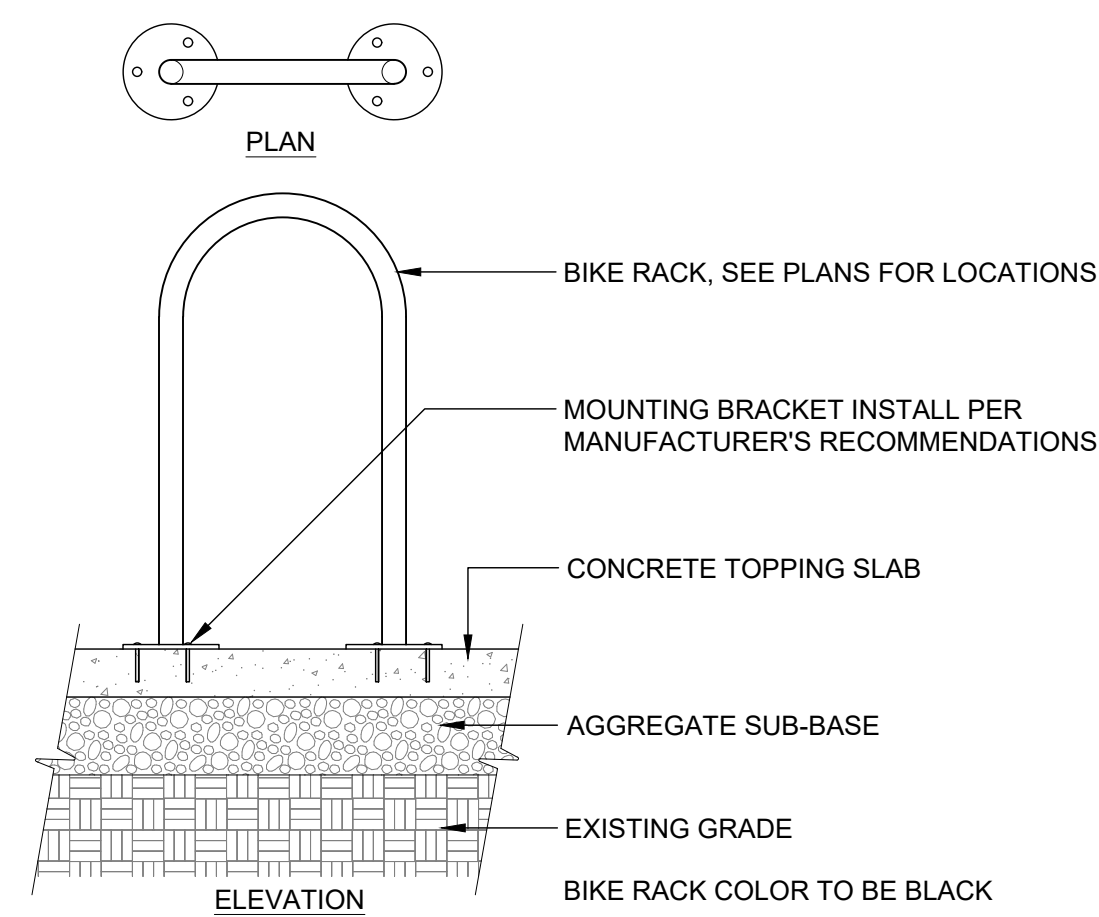
METAL FENCE TO BE CUSTOM FABRICATED ON SITE. HEIGHT 36", COLOR BLACK

1 FRONT YARD METAL FENCE
 NOT TO SCALE

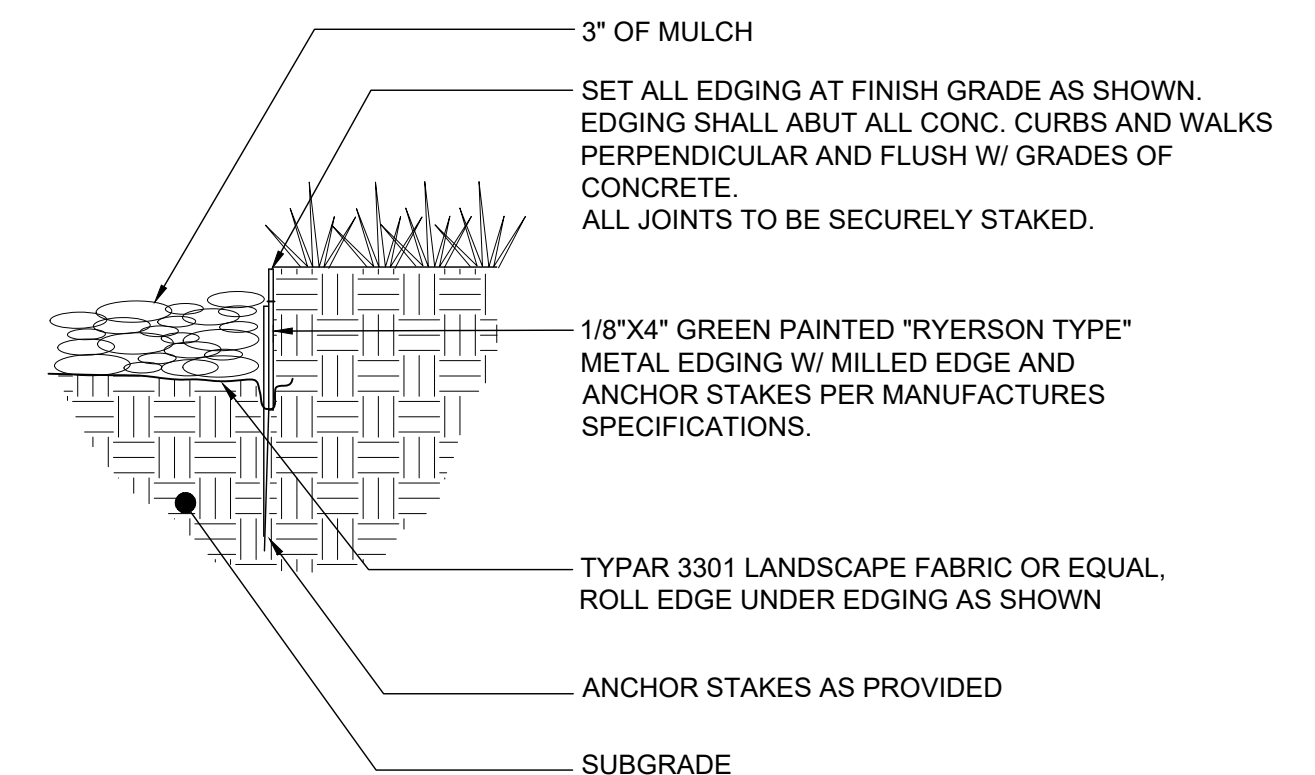


METAL HAND RAIL TO BE CUSTOM FABRICATED ON SITE. HEIGHT 36", COLOR BLACK

2 METAL HAND RAIL
 NOT TO SCALE



3 BIKE RACK ON CONCRETE
 3/4" = 1'-0" 12 9313-16



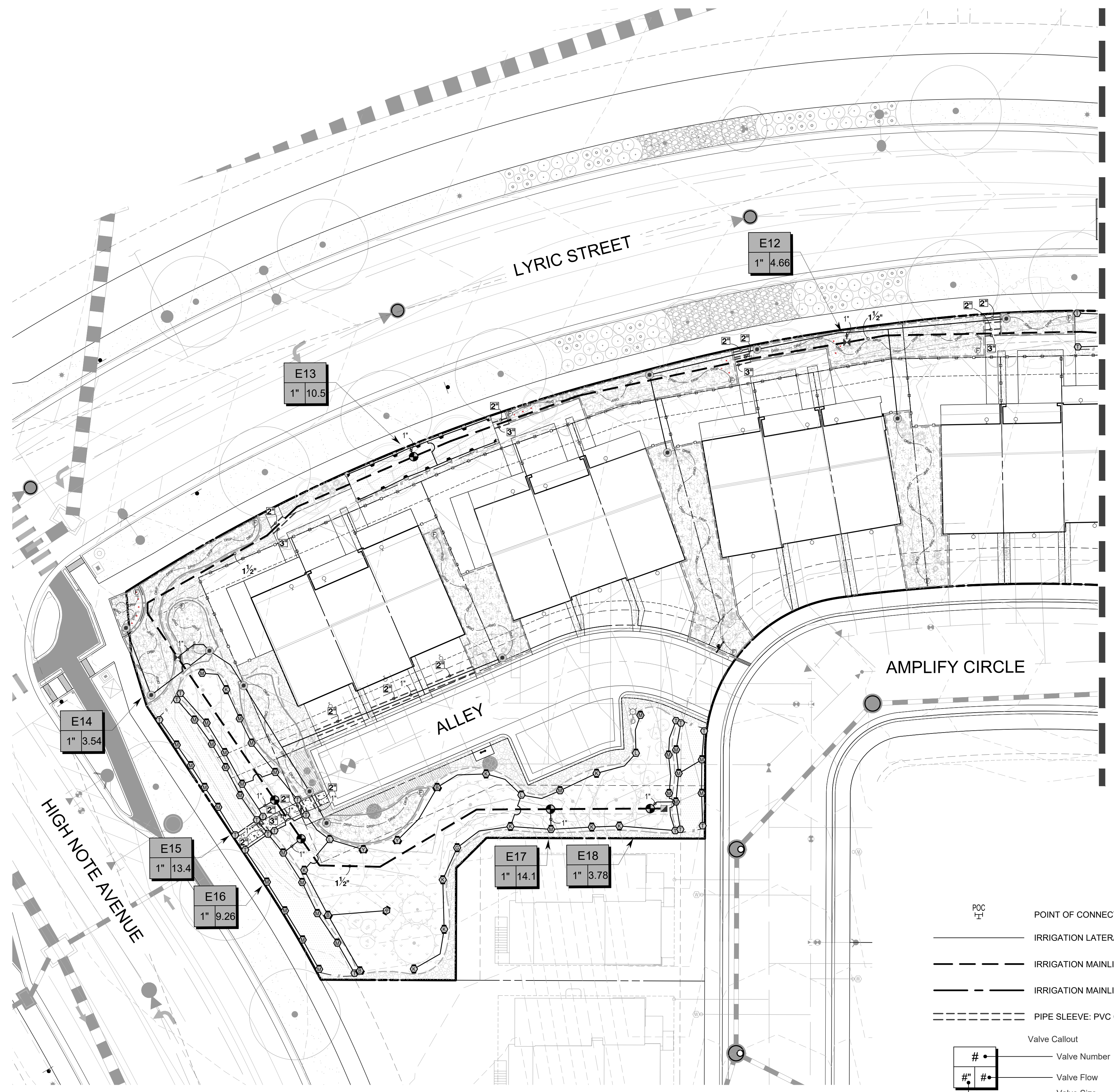
4 1/8" STEEL EDGING
 1" = 1'-0" 4

REVISION	DATE	BY
No. 1	1/20/23	NR
2	5/05/23	NR
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THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN
LANDSCAPE DETAILS

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN (EAST SITE)

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
1.88 ACRES IN LOT 368 OF FILING 1 - SP22-108R



MATCHLINE SHEET 6

IRRIGATION SCHEDULE 2

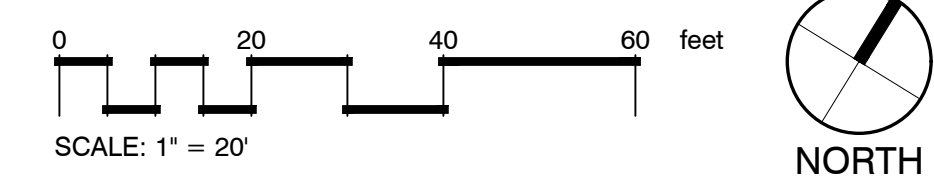
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
⊙ ⊙ ⊙ ⊙ ⊙	TURF SPRAY 10' RADIUS HUNTER PROS-06-PRS30-CV 30 PSI REGULATED 6.0" POP-UP WITH FACTORY INSTALLED DRAIN CHECK VALVE.	26	30
Ⓜ Ⓞ	TURF ROTARY - 1000 HUNTER MP1000 PROS-06-PRS40-CV 6" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	84	40
Ⓚ Ⓠ Ⓡ	TURF ROTARY - 2000 HUNTER MP2000 PROS-06-PRS40-CV 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.	22	40
Ⓟ Ⓡ Ⓢ Ⓣ	TURF ROTARY - 3000 HUNTER MP3000 PROS-06-PRS40-CV 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.	17	40
Ⓣ	TURF ROTARY - CORNER HUNTER MP CORNER PROS-06-PRS40-CV 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. T=TURQUOISE ADJ ARC 45-105.	39	40
Ⓜ Ⓞ	TREE ROTATOR HEAD HUNTER MP1000 NOZZLE ON RAIN BIRD RD-12-S-P45 12" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 45 PSI, MP ROTATOR NOZZLE. O=OLIVE 360 ARC.	17	45
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
⊠	DRIP CONTROL VALVE ASSEMBLY - MED. FLOW HUNTER ICZ-101-40 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	4	
⊙	PIPE TRANSITION POINT PIPE TRANSITION FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" DRIP BOX.	23	
Ⓣ	FLUSH VALVE 3/4" PVC BALL VALVE IN 10" VALVE BOX.	23	
Ⓜ Ⓞ	AREA TO RECEIVE DRIP EMITTERS AREA FOR DRIP EMITTERS RAIN BIRD XB-PC & 3/4" BLUE STRIPE POLY DRIP TUBING SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 0.5 GPH emitters (2 assigned to each #1 plant) 1.0 GPH emitters (2 assigned to each #5 plant) 2.0 GPH emitters (6 assigned to each B & B, 2"Cal plant) 2.0 GPH emitters (6 assigned to each B & B, 6" HT plant) 2.0 GPH emitters (4 assigned to each B & B, 1.5"Cal plant)	11,680 S.F.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
⊙	CONTROL VALVE HUNTER ICV-G PLASTIC ELECTRIC REMOTE CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET.	14	
Ⓜ	QUICK COUPLER VALVE RAIN BIRD 44-RC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	3	
⊠	GATE VALVE - 2-1/2" AND SMALLER MATCO-NORCA 514T BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE. IPS. WHEEL HANDLE. SAME SIZE AS MAINLINE PIPE.	2	
Ⓜ Ⓞ	MASTER VALVE - NORMALLY CLOSED 1" RAIN BIRD EFB-CP BRASS MASTER VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN AND FD-101TURF DECODER. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE.	1	
Ⓧ	MANUAL DRAIN VALVE MUELLER ORISEAL #H-10283, WITH BRASS SWING JOINT ASSEMBLY. INSTALL PER INSTALLATION DETAIL.	1	
Ⓚ Ⓠ	REDUCED PRESSURE BACKFLOW PREVENTER 1" WITH STRONG BOX ENCLOSURE, FEBCO 825YA	1	
Ⓚ	CONTROLLER HUNTER HCC-PED-SS - 24 STATION, STAINLESS STEEL PEDESTAL MOUNT CONTROLLER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.	1	
Ⓡ	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS. INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.	1	
Ⓣ	HUNTER HC-150-FLOW 1-1/2" FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.	1	

Ⓜ	POINT OF CONNECTION 1"	1
---	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	3,270 L.F.
---	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	1,242 L.F.
---	IRRIGATION MAINLINE: TYPE K COPPER PIPE	3.7 L.F.
---	PIPE SLEEVE: PVC CLASS 160 SDR 26	243.7 L.F.

Valve Callout

#	Valve Number
#	Valve Flow
#	Valve Size

1 IRRIGATION PLAN - LYRIC STREET



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
 THE LYRIC LLC
 1875 LAWRENCE STREET
 SUITE 900
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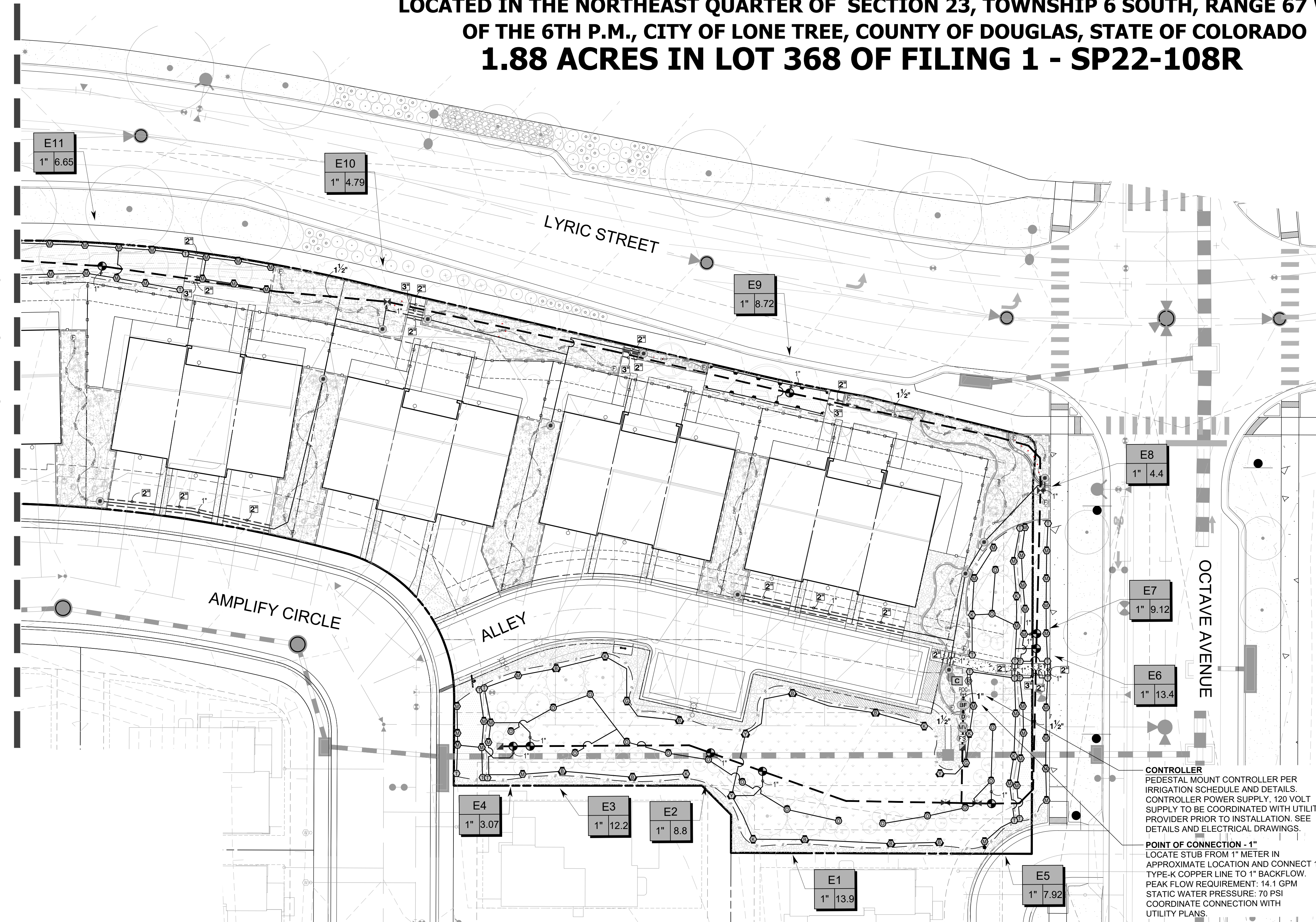
BY	DATE	No.	REVISION	Revisions per comments		DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				NR	CR				
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	5/05/23	2					NR	NR	

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN
IRRIGATION PLAN

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN (EAST SITE)

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
1.88 ACRES IN LOT 368 OF FILING 1 - SP22-108R

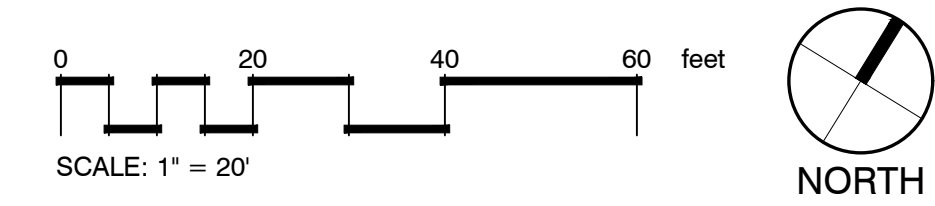
MATCHLINE SHEET 5



IRRIGATION SCHEDULE 2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
⊙	TURF SPRAY 10' RADIUS HUNTER PROS-06-PRS30-CV 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE.	26	30
⊙	TURF ROTARY - 1000 HUNTER MP1000 PROS-06-PRS40-CV 6" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	84	40
⊙	TURF ROTARY - 2000 HUNTER MP2000 PROS-06-PRS40-CV 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.	22	40
⊙	TURF ROTARY - 3000 HUNTER MP3000 PROS-06-PRS40-CV 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.	17	40
⊙	TURF ROTARY - CORNER HUNTER MP CORNER PROS-06-PRS40-CV 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. T=TURQUOISE ADJ ARC 45-105.	39	40
⊙	TREE ROTATOR HEAD HUNTER MP1000 NOZZLE ON RAIN BIRD RD-12-S-P45 12" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 45 PSI, MP ROTATOR NOZZLE. O=OLIVE 360 ARC.	17	45
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
⊙	DRIP CONTROL VALVE ASSEMBLY - MED. FLOW HUNTER ICZ-101-40 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	4	
⊙	PIPE TRANSITION POINT PIPE TRANSITION FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" DRIP BOX.	23	
⊙	FLUSH VALVE 3/4" PVC BALL VALVE IN 10" VALVE BOX.	23	
⊙	AREA TO RECEIVE DRIP EMITTERS AREA FOR DRIP EMITTERS RAIN BIRD XB-PC & 3/4" BLUE STRIPE POLY DRIP TUBING SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 0.5 GPH emitters (2 assigned to each #1 plant) 1.0 GPH emitters (2 assigned to each #5 plant) 2.0 GPH emitters (6 assigned to each B & B, 2" Cal plant) 2.0 GPH emitters (6 assigned to each B & B, 6" HT plant) 2.0 GPH emitters (4 assigned to each B & B, 1.5" Cal plant)	11,680 S.F.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
⊙	CONTROL VALVE HUNTER ICV-G PLASTIC ELECTRIC REMOTE CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET.	14	
⊙	QUICK COUPLER VALVE RAIN BIRD 44-RC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	3	
⊙	GATE VALVE - 2-1/2" AND SMALLER MATCO-NORCA 514T BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE. IPS. WHEEL HANDLE. SAME SIZE AS MAINLINE PIPE.	2	
⊙	MASTER VALVE - NORMALLY CLOSED 1" RAIN BIRD EFB-CP BRASS MASTER VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN AND FD-101TURF DECODER. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE.	1	
⊙	MANUAL DRAIN VALVE MUELLER ORISEAL #H-10283, WITH BRASS SWING JOINT ASSEMBLY. INSTALL PER INSTALLATION DETAIL.	1	
⊙	REDUCED PRESSURE BACKFLOW PREVENTER 1" WITH STRONG BOX ENCLOSURE, FEBCO 825YA	1	
⊙	CONTROLLER HUNTER HCC-PED-SS - 24 STATION, STAINLESS STEEL PEDESTAL MOUNT CONTROLLER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.	1	
⊙	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.	1	
⊙	HUNTER HC-150-FLOW 1-1/2" FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.	1	

1 IRRIGATION PLAN - LYRIC STREET



POC	POINT OF CONNECTION 1"	1
—	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	3,270 L.F.
—	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	1,242 L.F.
—	IRRIGATION MAINLINE: TYPE K COPPER PIPE	3.7 L.F.
—	PIPE SLEEVE: PVC CLASS 160 SDR 26	243.7 L.F.

Valve Callout	
⊙	Valve Number
⊙	Valve Flow
⊙	Valve Size

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PREPARED FOR
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 (303) 900-3111

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 A Western Company
 Centennial 303-740-9333 Colorado Springs 719-593-2593 Fort Collins 970-491-9888
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No.	REVISION	DATE	BY	DATE	BY	No.	REVISION	DATE	BY	DATE	BY	No.	REVISION	DATE	BY
1	Revisions per comments														
2	Revisions per comments														

H-SCALE
 V-SCALE
 DATE
 DESIGNED BY
 DRAWN BY
 CHECKED BY

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN
IRRIGATION PLAN

SHEET **11** OF 30
 JOB NO. 15950.04

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN (EAST SITE)

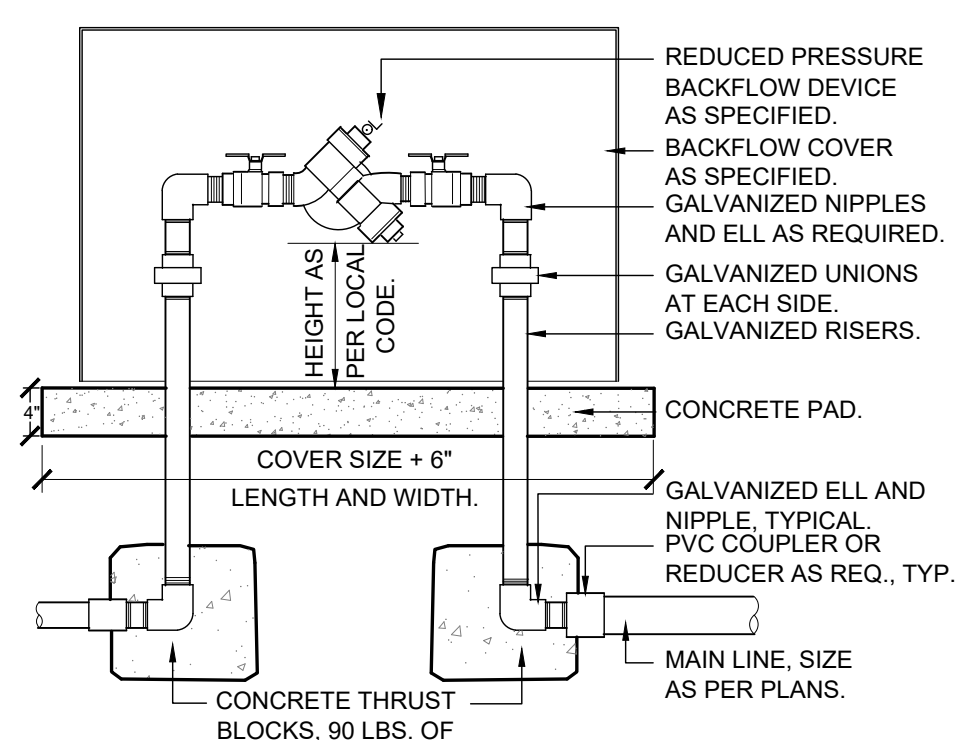
A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
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 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
1.88 ACRES IN LOT 368 OF FILING 1 - SP22-108R

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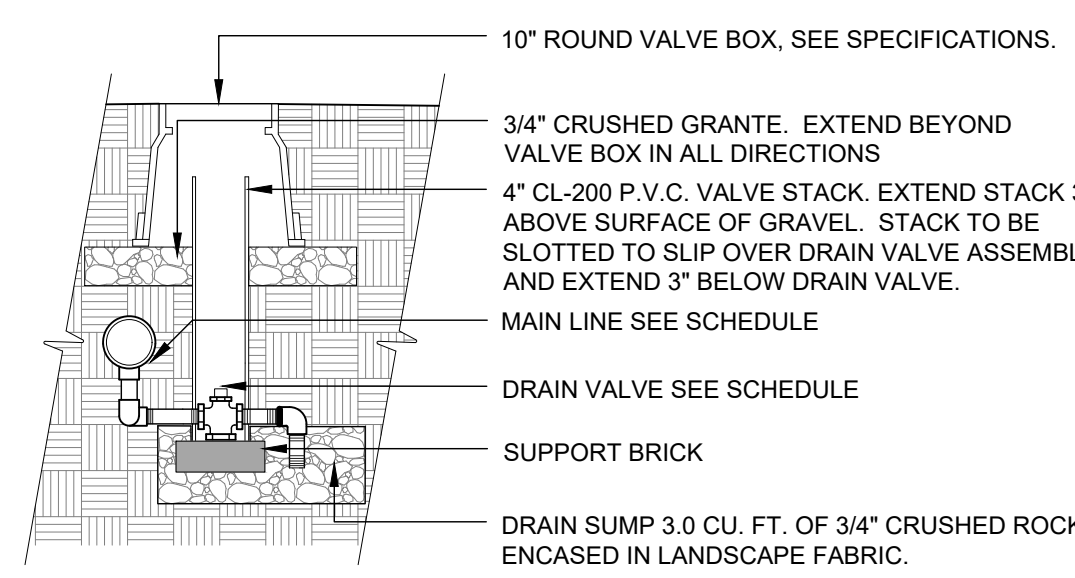
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NOTE: INSTALL SHUT-OFF GATE VALVE AND MANUAL DRAIN VALVES TO ALLOW FOR WINTERIZATION OF THE BACKFLOW. INSTALL PER LOCAL AND MUNICIPAL CODES.



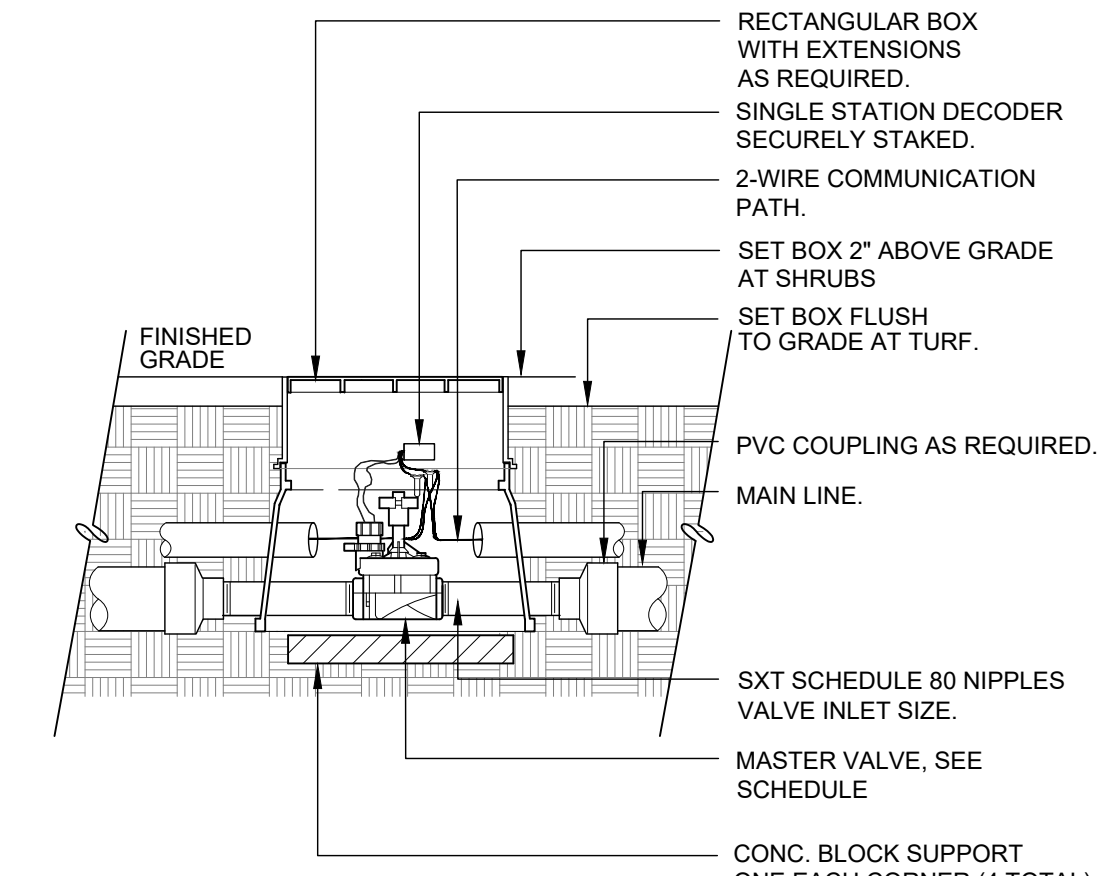
1 RP BACKFLOW W/ ENCLOSURE
 3/4" = 1'-0" 32 8409.46-03

NOTE:
 1. BRAND (DV) INTO VALVE BOX LID WITH 2" HIGH LETTERS MIN.
 2. EXTEND VERTICAL DISCHARGE NIPPLE INTO DRAIN SUMP A MINIMUM OF 3".
 3. SET TOP OF VALVE BOX LID LEVEL WITH FINISHED GRADE OF ADJACENT UNDISTURBED TURF GRASS AREAS.



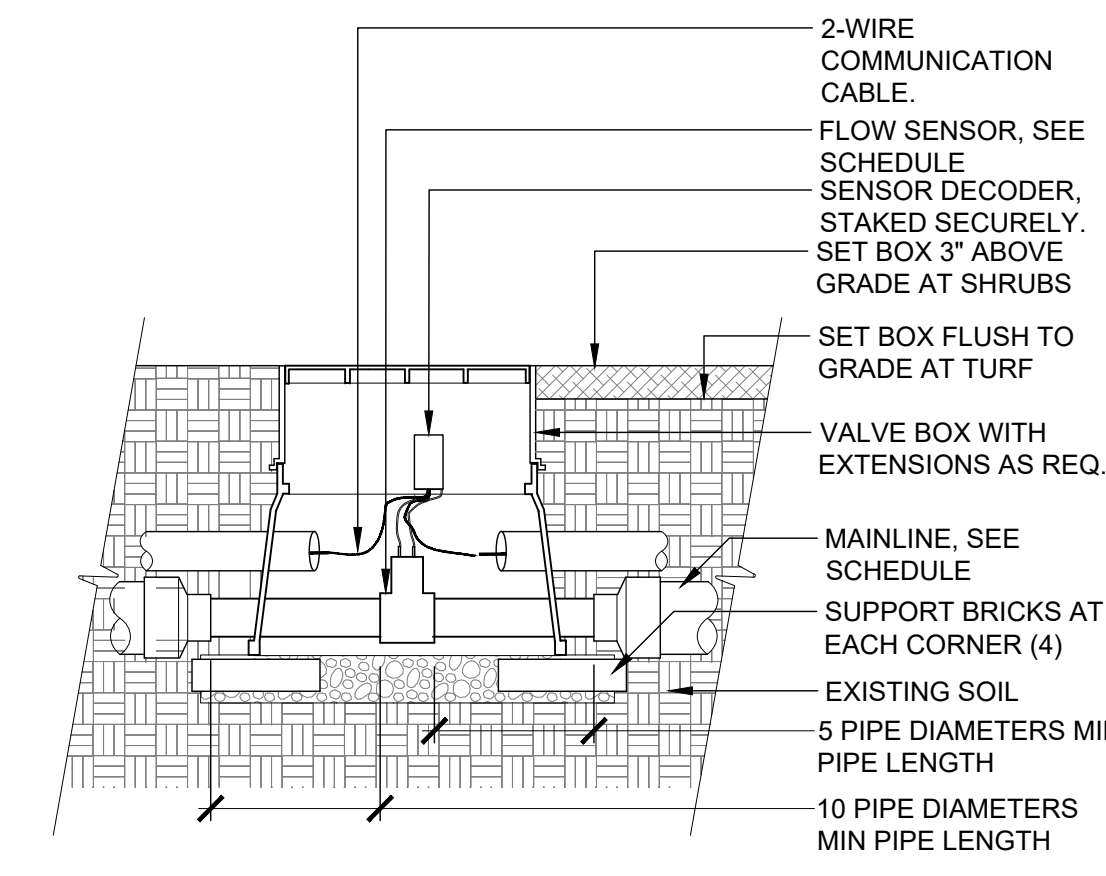
2 MANUAL DRAIN VALVE
 1/2" = 1'-0" 328409.86-13

NOTE:
 1. BRAND (MV) INTO VALVE BOX LID WITH 2" HIGH LETTERS MINIMUM.



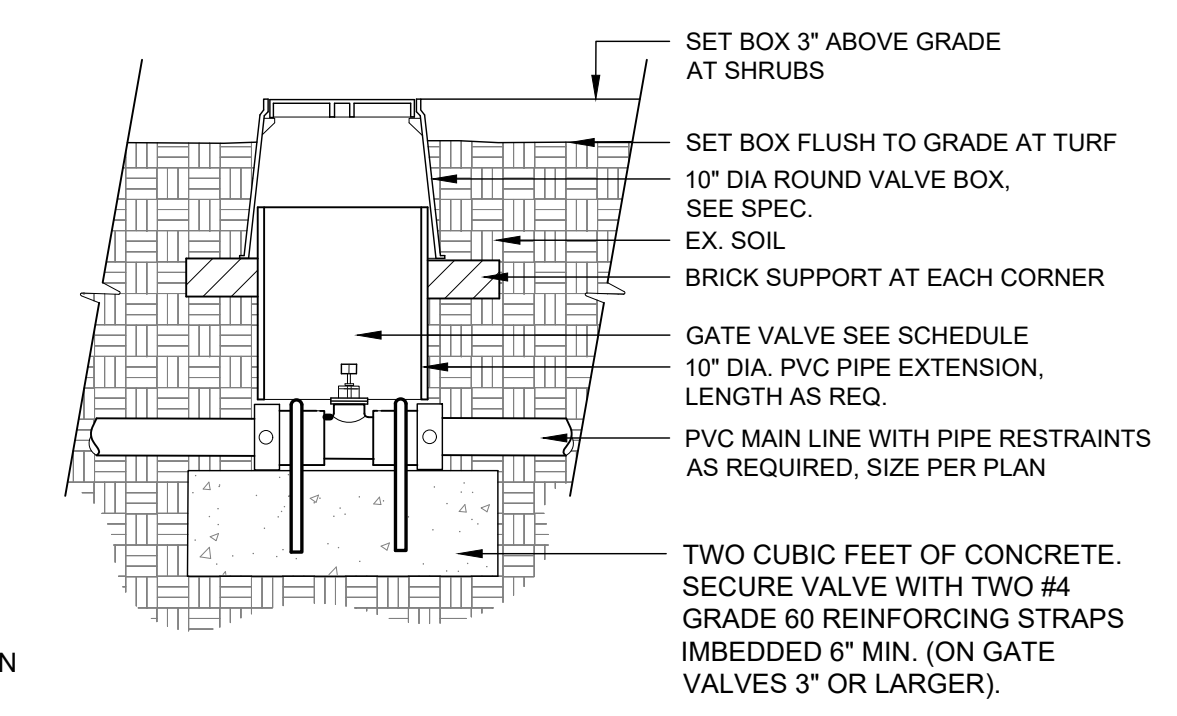
3 MASTER CONTROL VALVE
 1 1/2" = 1'-0" 328406.23-12

NOTE:
 1. HEAT BRAND (FS) ON VALVE BOX LID IN 2" HIGH LETTERS MINIMUM



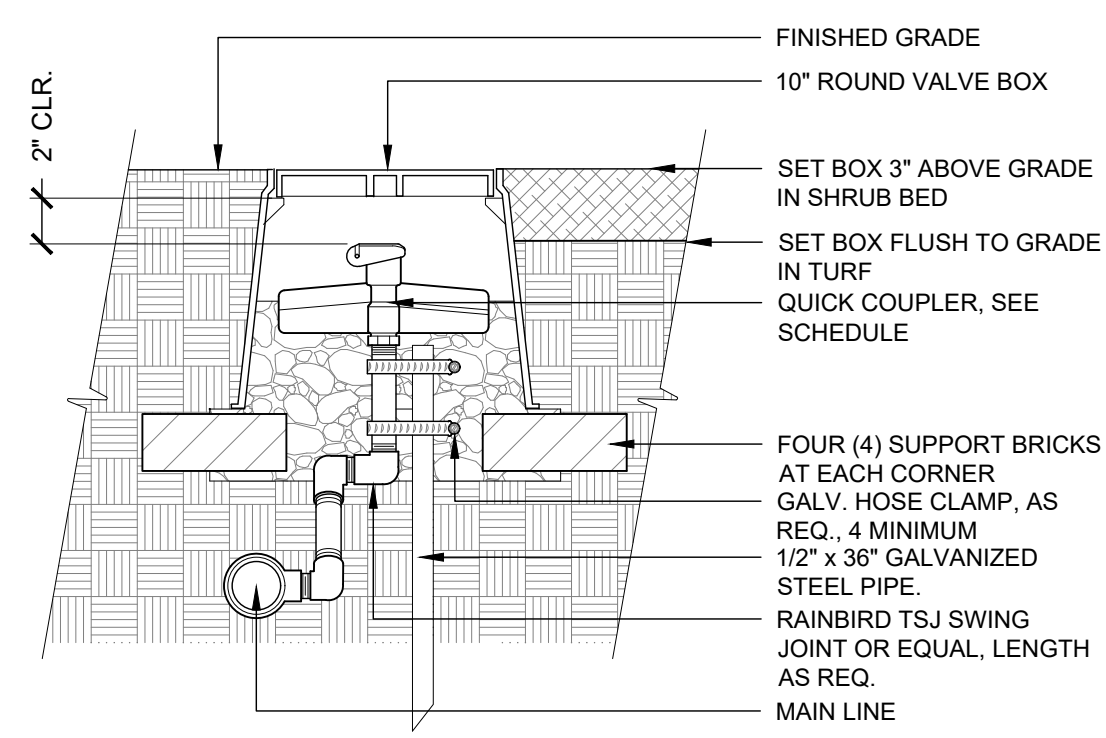
4 FLOW SENSOR
 1" = 1'-0" 32 8409.63-05

NOTE:
 1. HEAT BRAND (GV) ON LID WITH 2" HIGH CHARACTERS



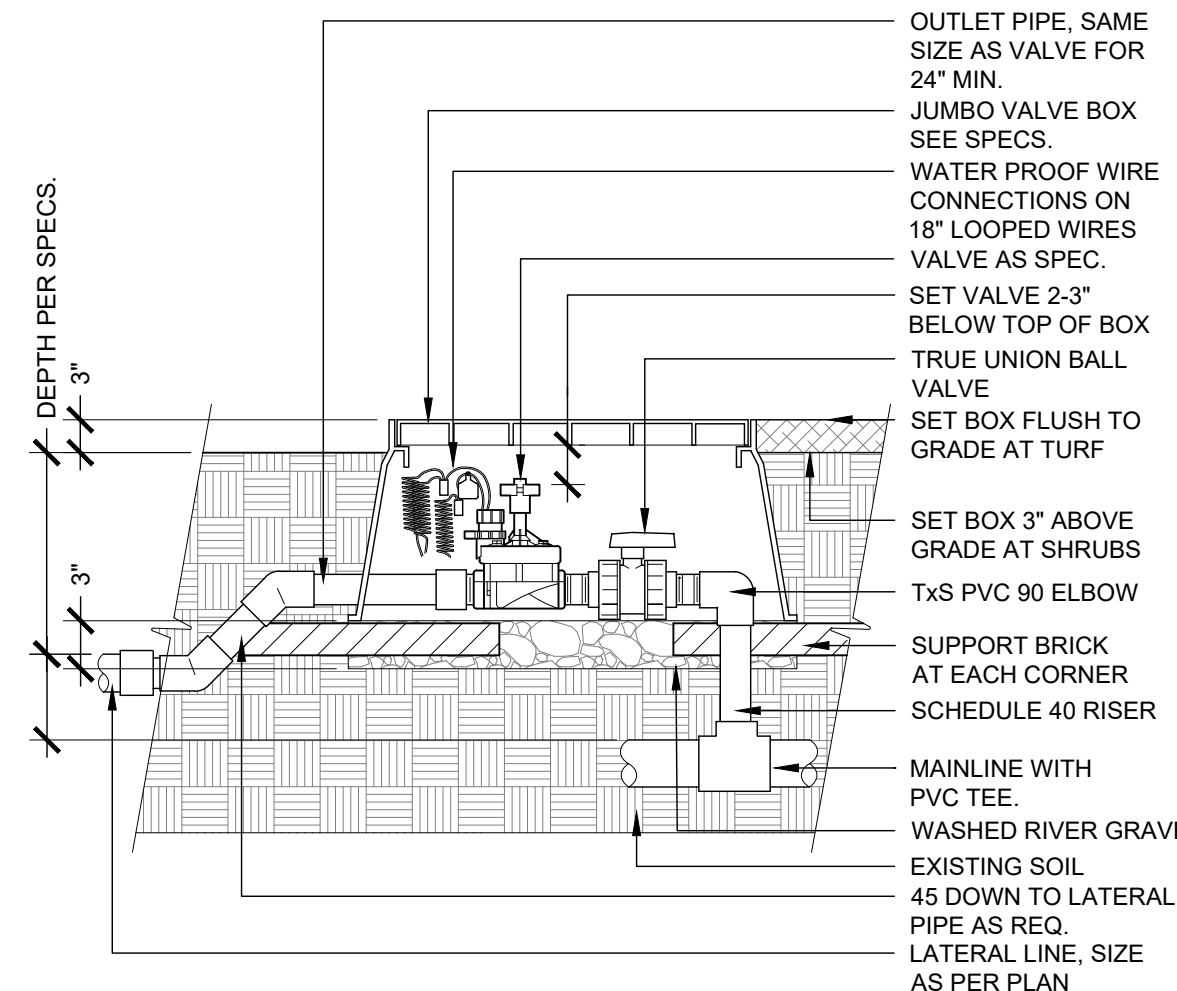
5 GATE VALVE UNDER 3"
 1" = 1'-0" 328406.33-90

NOTE:
 1. 10" DIAMETER VALVE BOX. HEAT BRAND (QC) ON LID WITH 2" HIGH CHARACTERS.

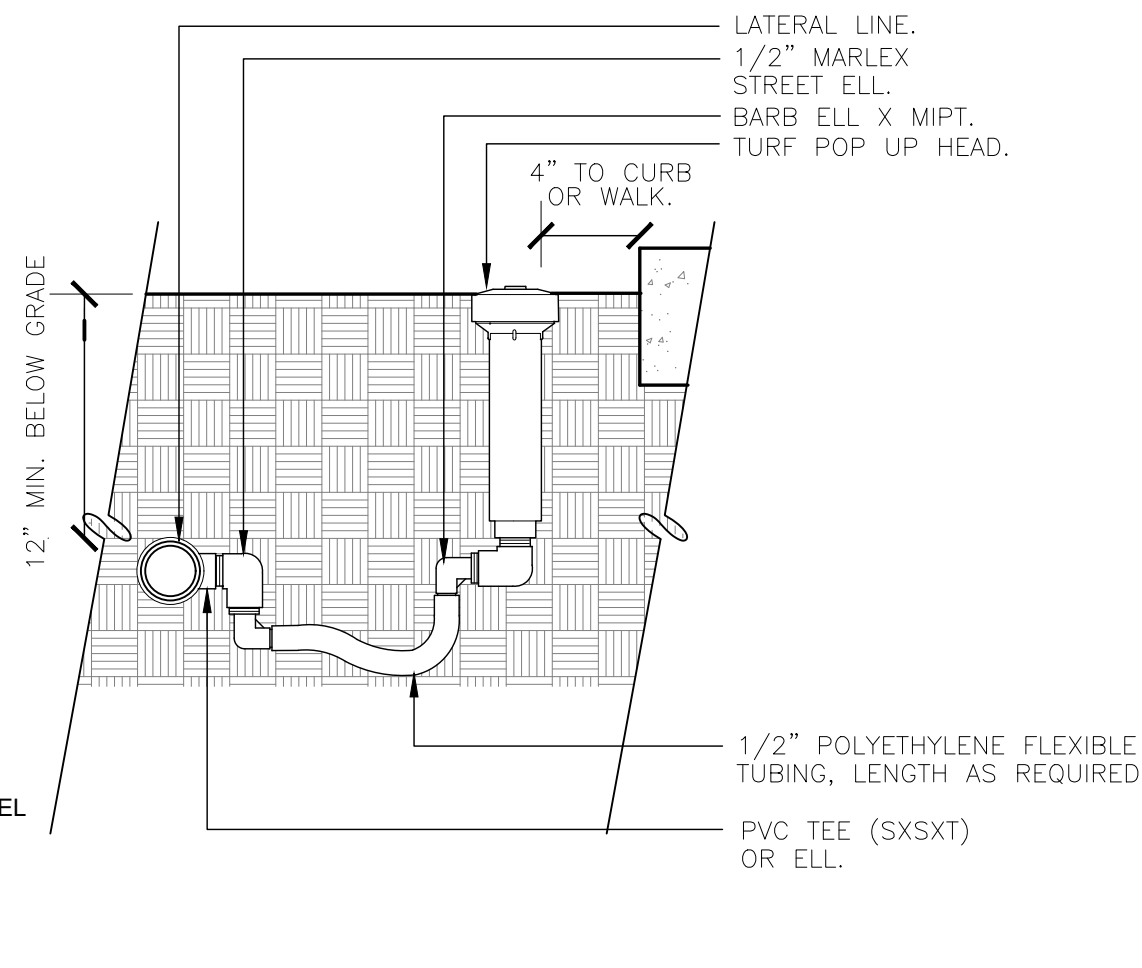


6 QUICK COUPLING VALVE
 1 1/2" = 1'-0"

NOTE:
 HEAT BRAND VALVE AND CONTROLLER NUMBER ON LID WITH 2" HIGH CHARACTERS



7 REMOTE CONTROL VALVE
 1" = 1'-0" 328403.13-03

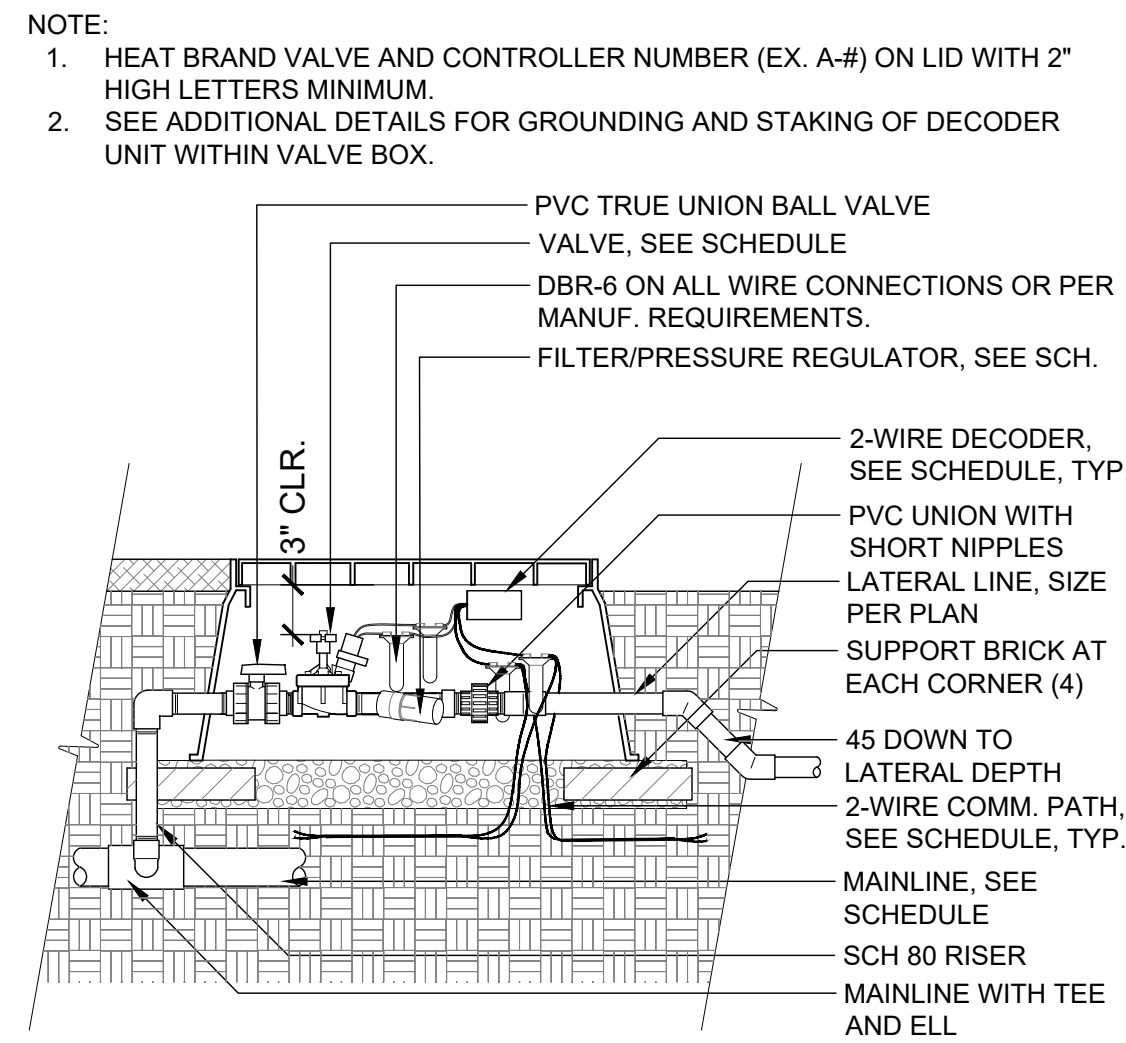


8 TURF SPRAY-FLEX ASSEMBLY
 3" = 1'-0" 328403.13-03

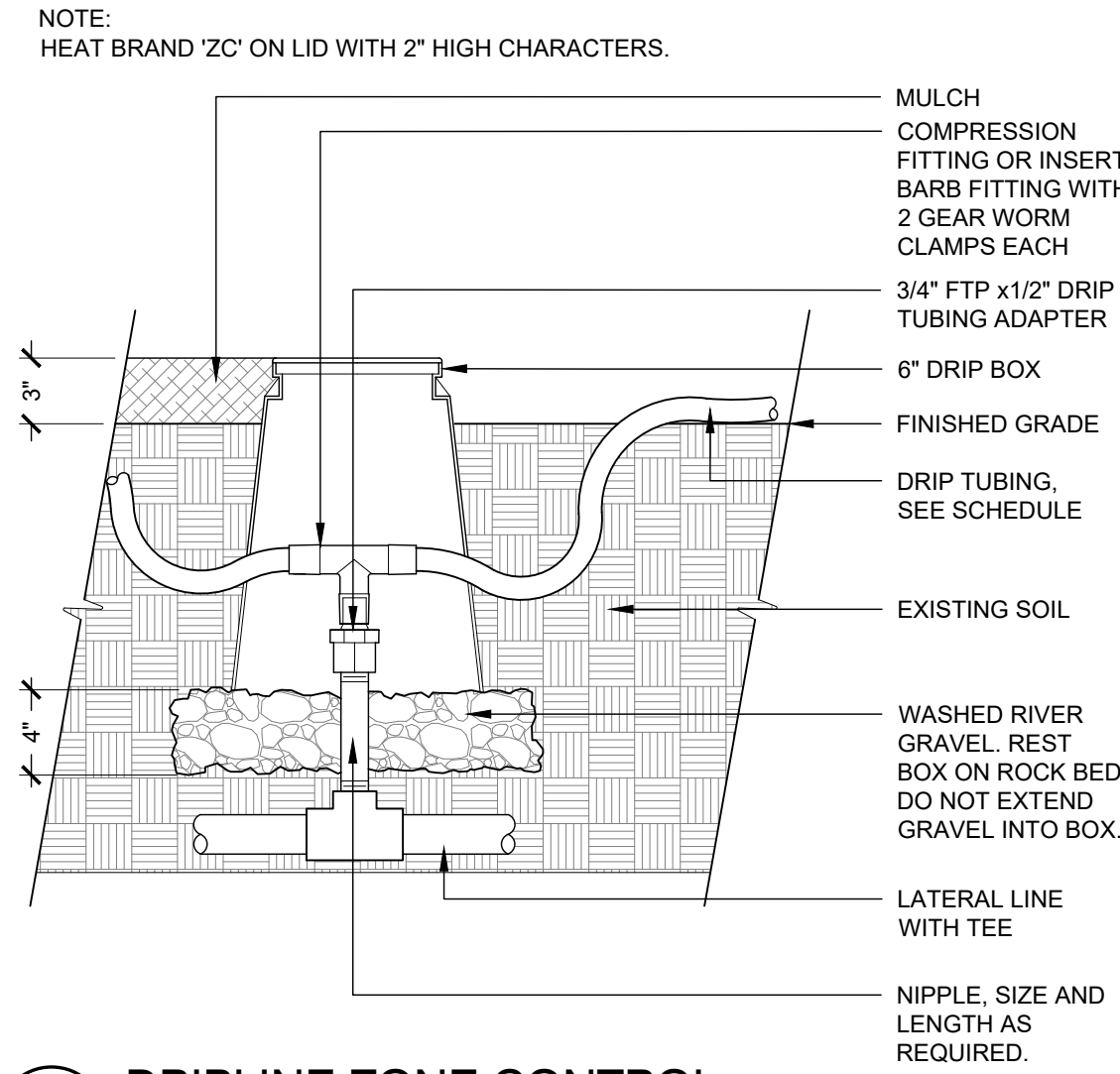
REVISION	DATE	BY
No. 1	1/20/23	NR
No. 2	5/05/23	NR
No. 3		
No. 4		
No. 5		
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No. 100		

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN (EAST SITE)

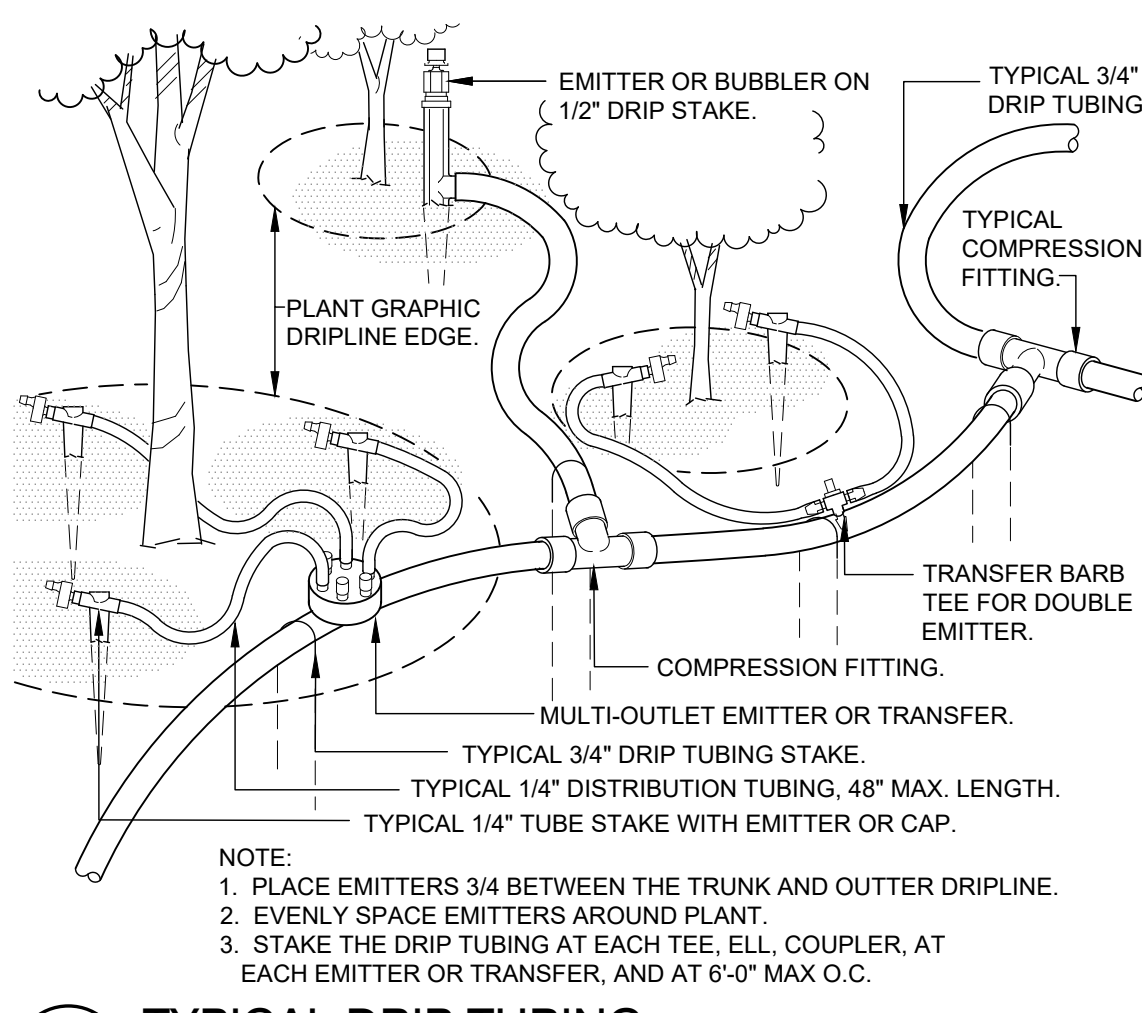
A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
1.88 ACRES IN LOT 368 OF FILING 1 - SP22-108R



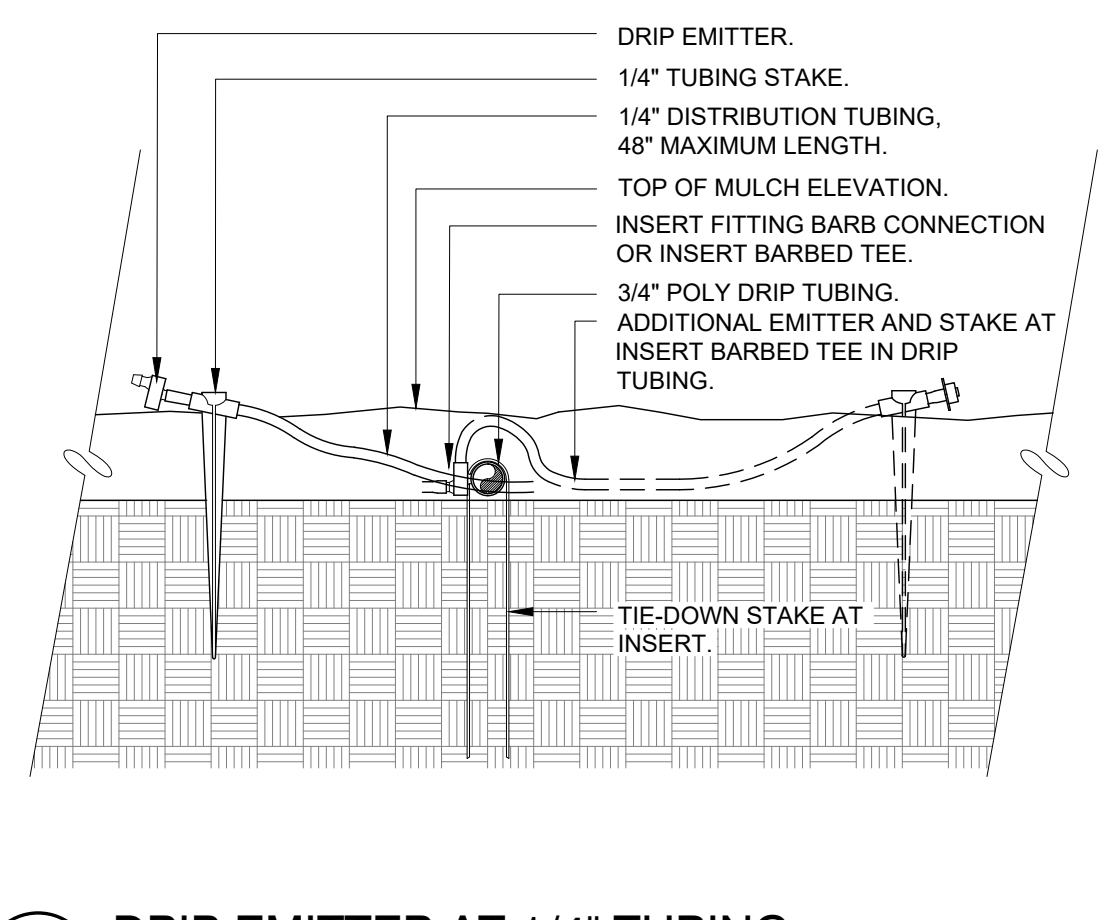
1 DRIP VALVE W/REG. & FILTER
 1" = 1'-0" 328413.76-50



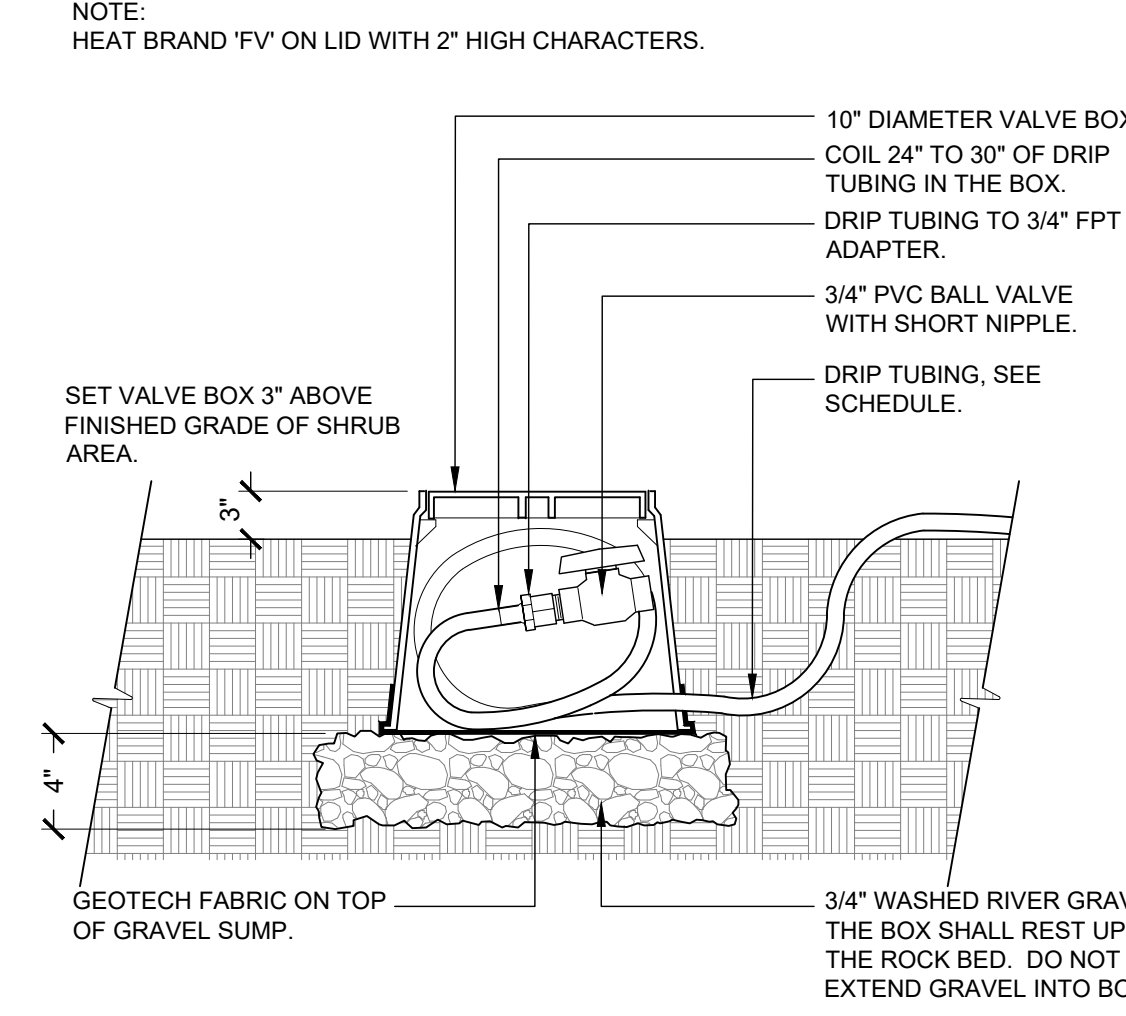
2 DRIPLINE ZONE CONTROL
 1 1/2" = 1'-0" 328413.46-13



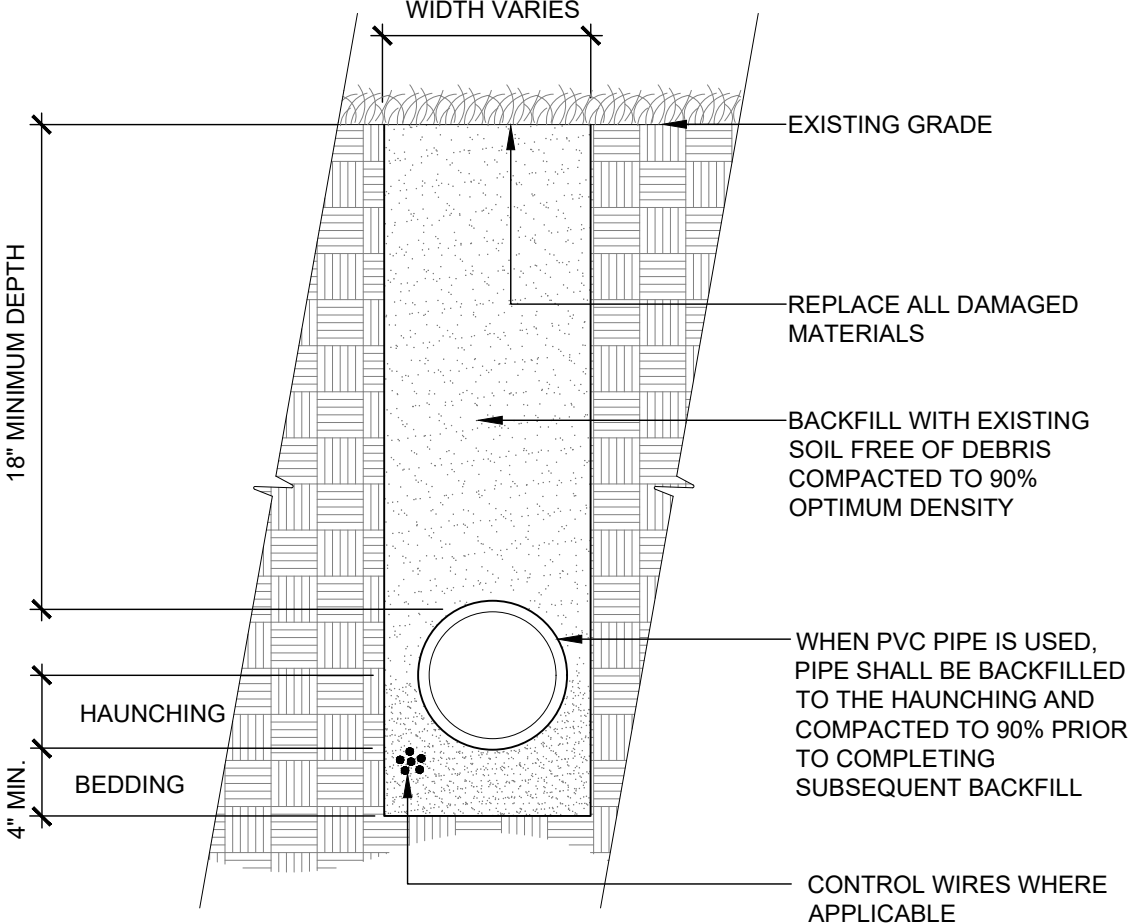
3 TYPICAL DRIP TUBING
 1 1/2" = 1'-0" 328413.43-01



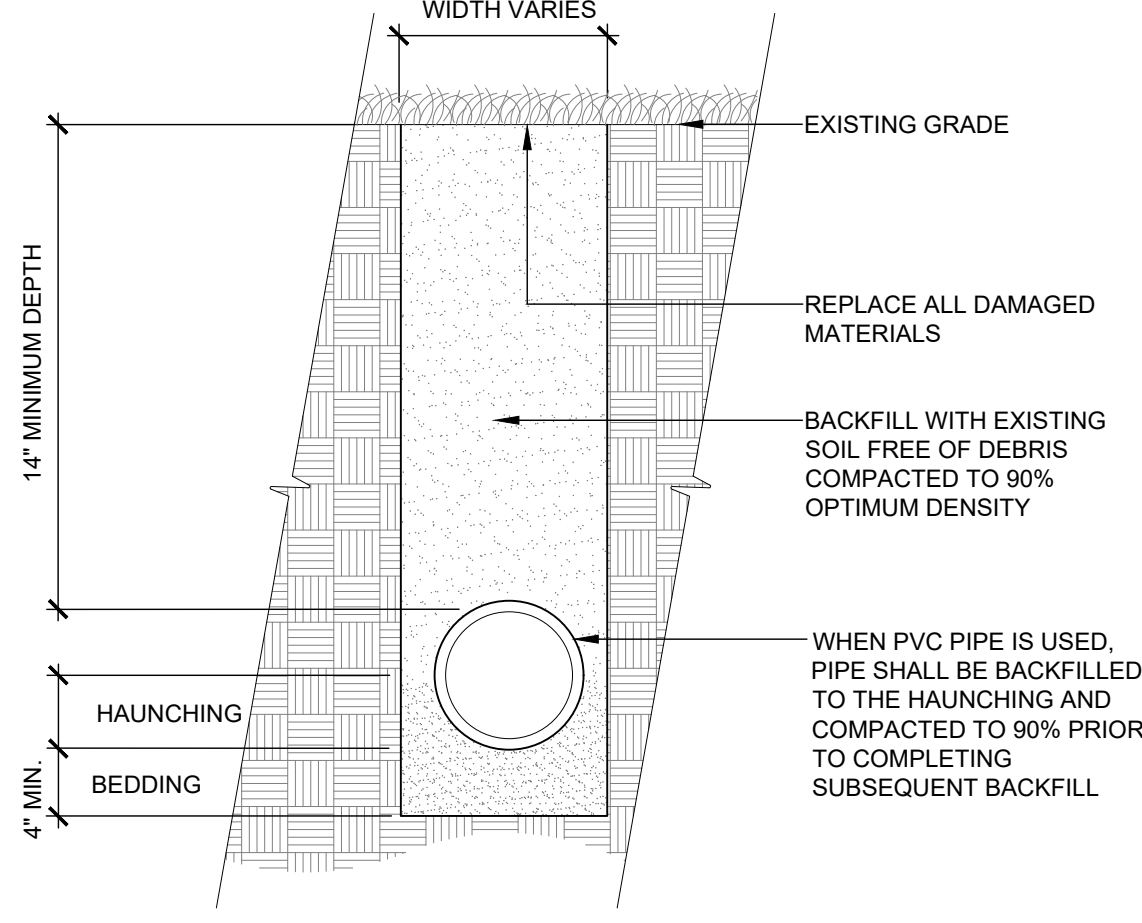
4 DRIP EMITTER AT 1/4" TUBING
 3" = 1'-0" 328413.49-98



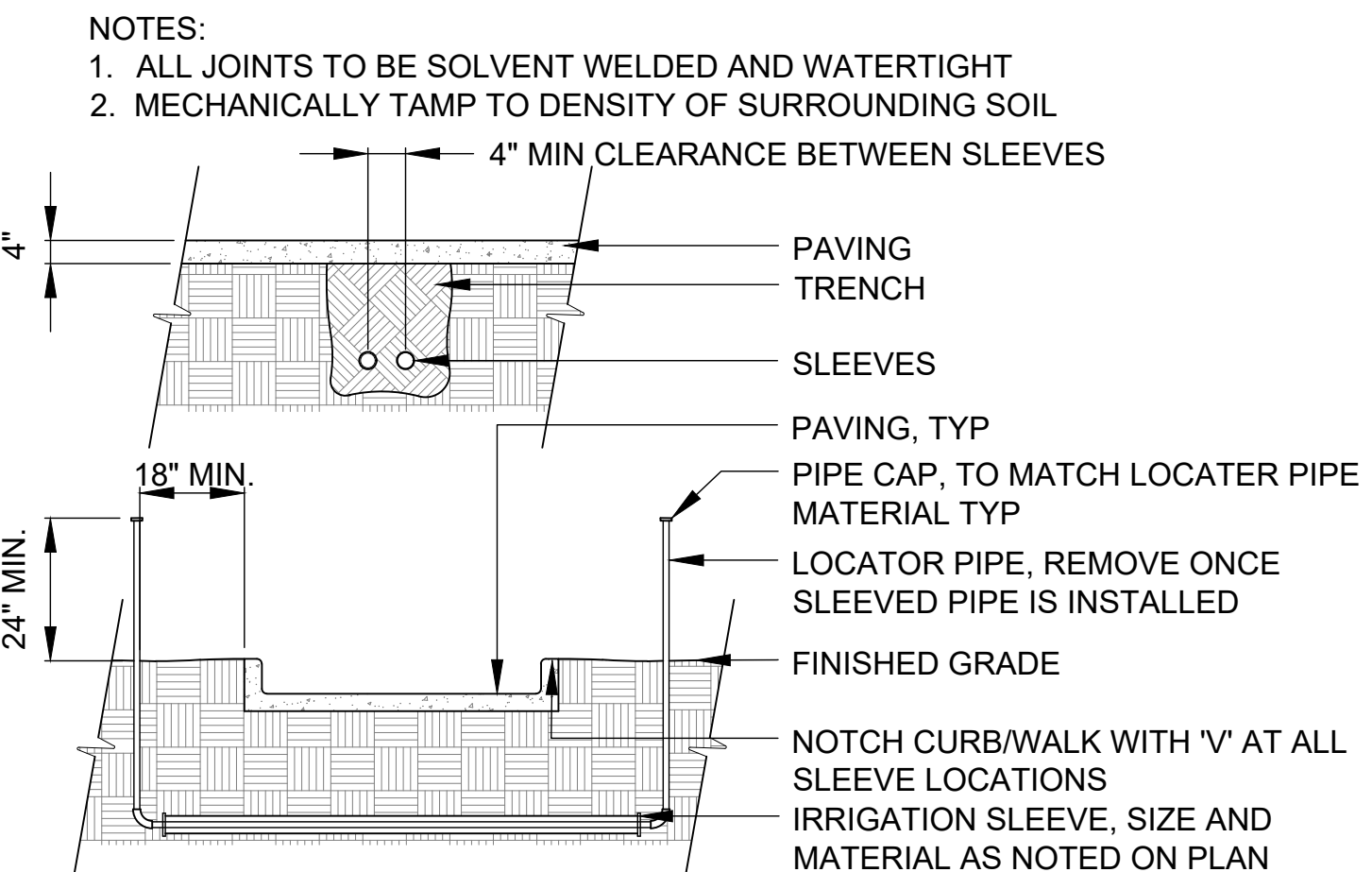
5 DRIP FLUSH VALVE
 1 1/2" = 1'-0" 328413.49-98



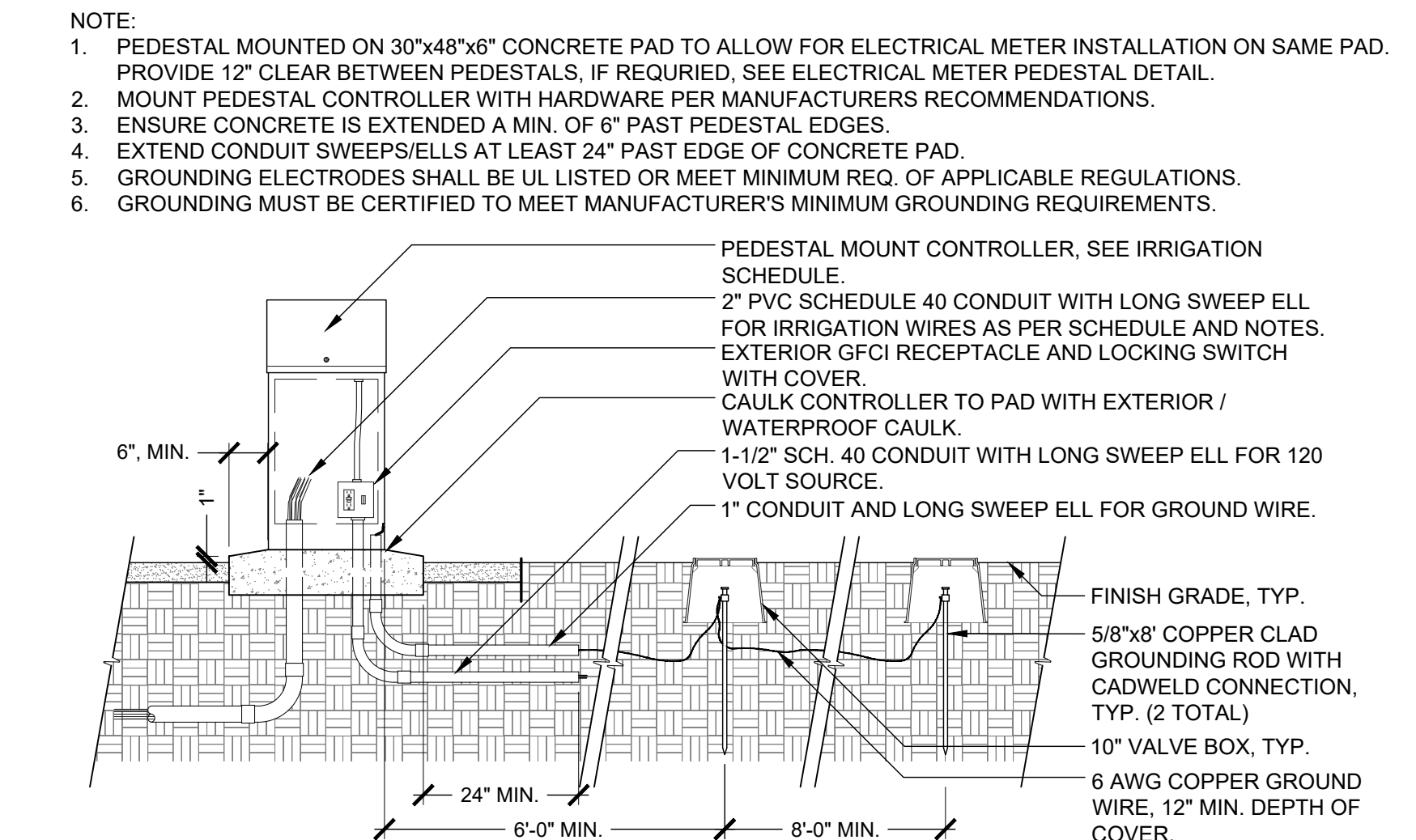
6 TRENCH DETAIL - MAINLINE
 1 1/2" = 1'-0" 328409.76-90



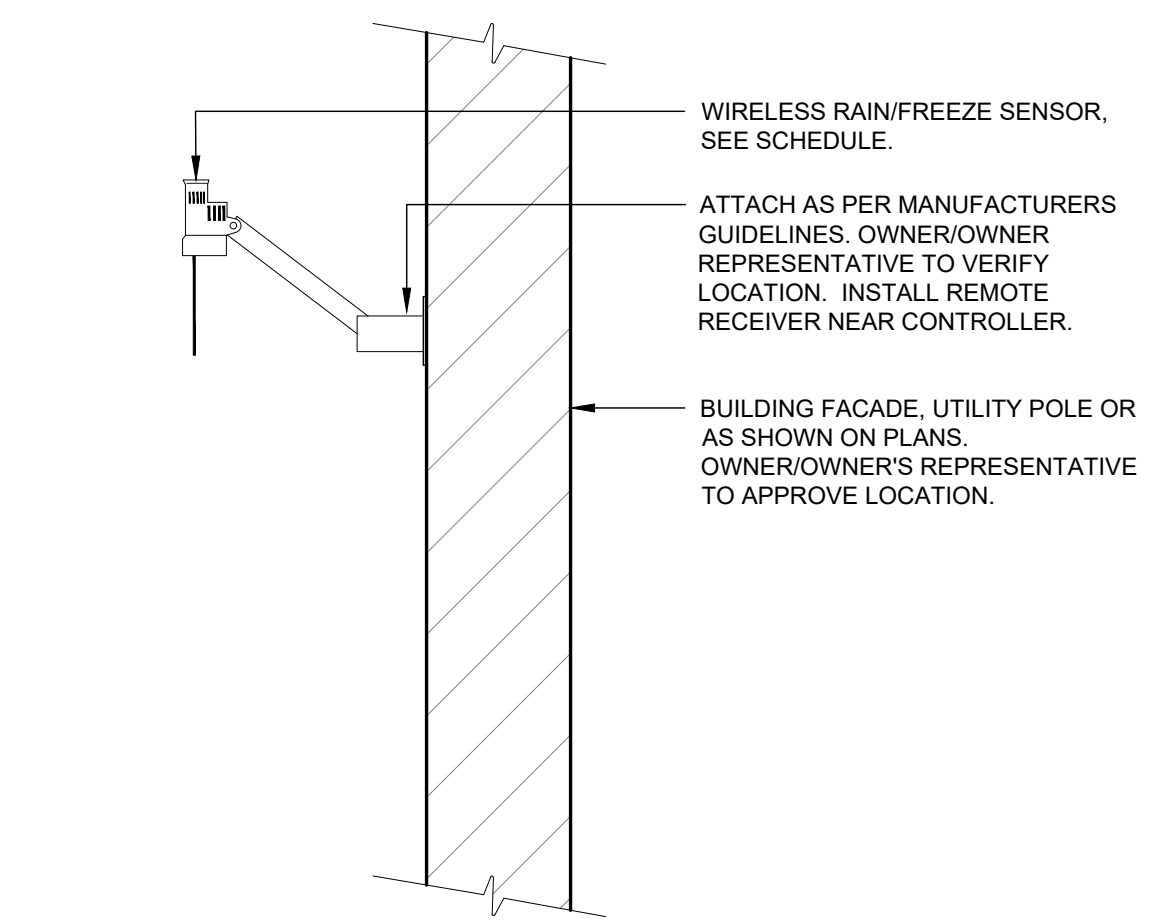
7 TRENCH DETAIL - LATERAL LINE
 1 1/2" = 1'-0" 328409.76-91



8 SLEEVING
 328409.76-82



9 CONTROLLER PEDESTAL AND GROUNDING
 1/2" = 1'-0" 32 8409.16-80



10 RAIN SENSOR
 3/4" = 1'-0" 328409.66-03

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
 THB LYRIC LLC
 1875 LAWRENCE STREET
 SUITE 900
 DENVER, CO 80202
 (303) 900-3111

J.R. ENGINEERING
 A Westcon Company
 Centennial 303-740-8393 Colorado Springs 719-593-2593 Fort Collins 970-491-9888
 www.jrengineering.com

REVISION	NO.	DATE	BY	DATE
Revisions per comments	1	1/20/23	NR	1/20/23
Revisions per comments	2	5/05/23	NR	5/05/23

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN (EAST SITE)

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 1.88 ACRES IN LOT 368 OF FILING 1 - SP22-108R



SITE PHOTOMETRIC PLAN

Scale: 1"=30'
 0 30 60
 FEET

SITE PHOTOMETRIC SUMMARY
 AVERAGE = 0.1 FT. CANDLE
 MINIMUM = 0.0 FT. CANDLE
 MAXIMUM = 7.0 FT. CANDLE



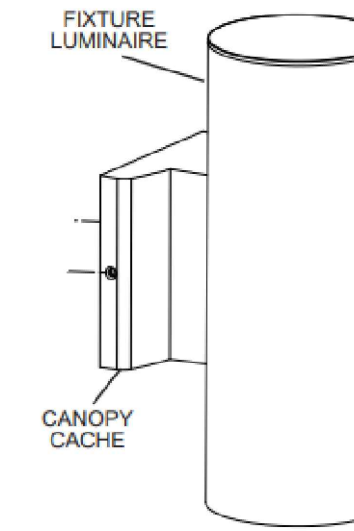
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR THB LYRIC LLC 1875 LAWRENCE STREET SUITE 900 DENVER, CO 80202 (303) 900-3111	ENGINEERING CONSULTANTS INCORPORATED ELECTRICAL ENGINEERS 8811 E. Hampden Ave., Ste 208, Denver, CO 80231 (303) 336-8554 (tel) www.ecicons.com
H-SCALE V-SCALE DATE DESIGNED BY DRAWN BY CHECKED BY	AS SHOWN No. N/A 1/6/2023 RG RG
BY # # # #	REVISION # # # #
THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN SITE PHOTOMETRIC PLAN	SHEET 15 OF 30 JOB NO. 15950.04

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN (EAST SITE)

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST
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 1.88 ACRES IN LOT 368 OF FILING 1 - SP22-108R

LIGHTING FIXTURE SCHEDULE							
ITEM	NUMB	MANUFACTURER	CAT. NO.	FINISH	LAMPS	MOUNTING	DESCRIPTION
SA	3	BEGA LIGHTING	77 939 HEAD 14RFNS1 POLE	BLACK	24 WATT 3000K LED 3,195 LUMENS	14 FT POLE	SINGLE HEAD FULL CUT OFF POLE LIGHT ON STRAIGHT ROUND 14 FT POLE
A	24	PROGRESS LIGHTING	P560051-031-30	BLACK	9 WATT 3000K LED 624 LUMENS	WALL +6"-7" AFG TO BOTTOM	WET LOCATION RATED EXTERIOR CYLINDER WALL LIGHT AT UNIT ENTRY DOOR, FULLY SHIELDED
B	24	KICHLER	11310BKTLCD	BLACK	3000K LED 925 LUMENS	WALL +9' AFG	FULL CUT OFF EXTERIOR CYLINDER LED WALL LIGHT INSTALLED CENTERED ABOVE EACH GARAGE DOOR

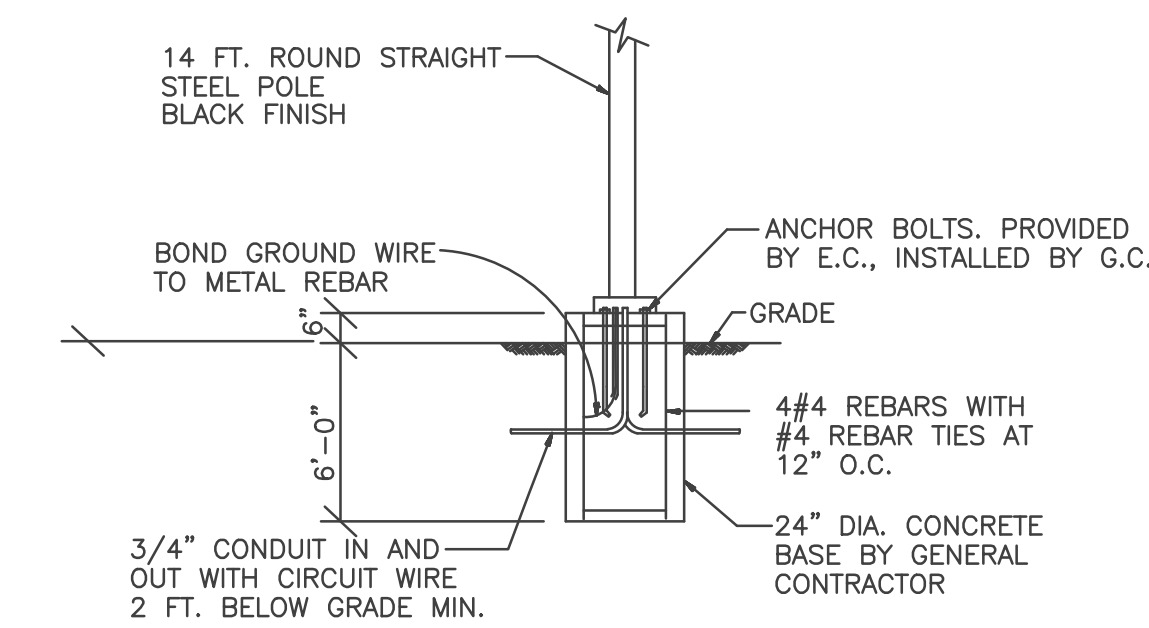
ALL EXTERIOR LIGHTS ARE FULL CUT OFF



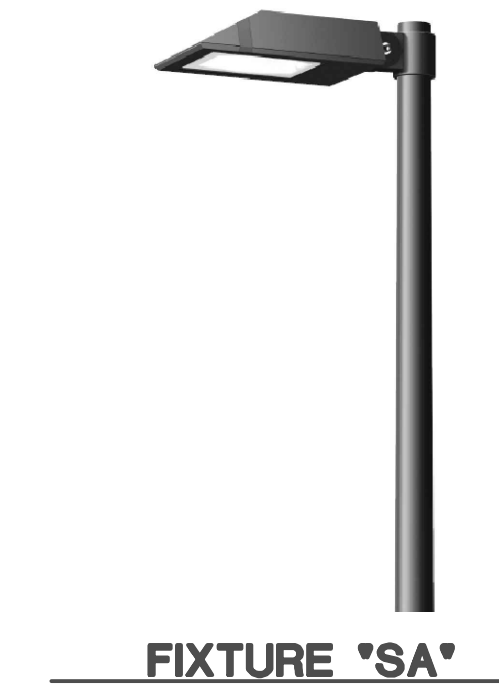
FIXTURE "B"



FIXTURE "A"



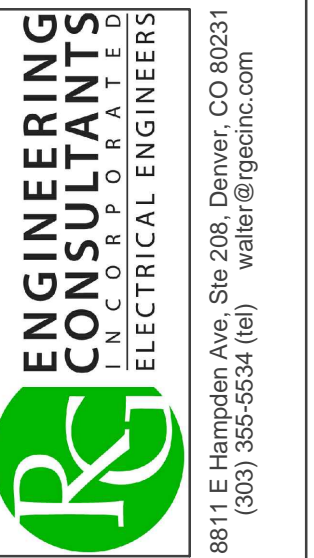
POLE MOUNTED FIXTURE "SA"
 INSTALLATION DETAIL
 NO SCALE



FIXTURE "SA"

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V-SCALE	N/A	#	#	#
DATE	1/6/2023	#	#	#
DESIGNED BY	RG	#	#	#
DRAWN BY	RG	#	#	#
CHECKED BY		#	#	#

THRIVE TOWNHOMES - SITE
 IMPROVEMENT PLAN
 SITE LIGHT FIXTURES

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN (EAST SIDE)

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
1.88 ACRES IN LOT 368 OF FILING 1 - SPXX-XXX



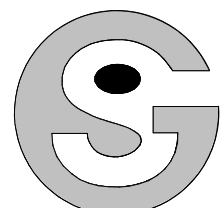
3 3A - RIGHT SIDE ELEVATION - CONTEMPORARY - SCHEME 2
 1/4" = 1'-0"



1 3A - FRONT ELEVATION - CONTEMPORARY - SCHEME 2
 1/4" = 1'-0"

UNTIL SUCH TIME AS
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 SUITE 900
 DENVER, CO
 80202 (303) 900-3111



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BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A		10/17/22	ARCH	ARCH	

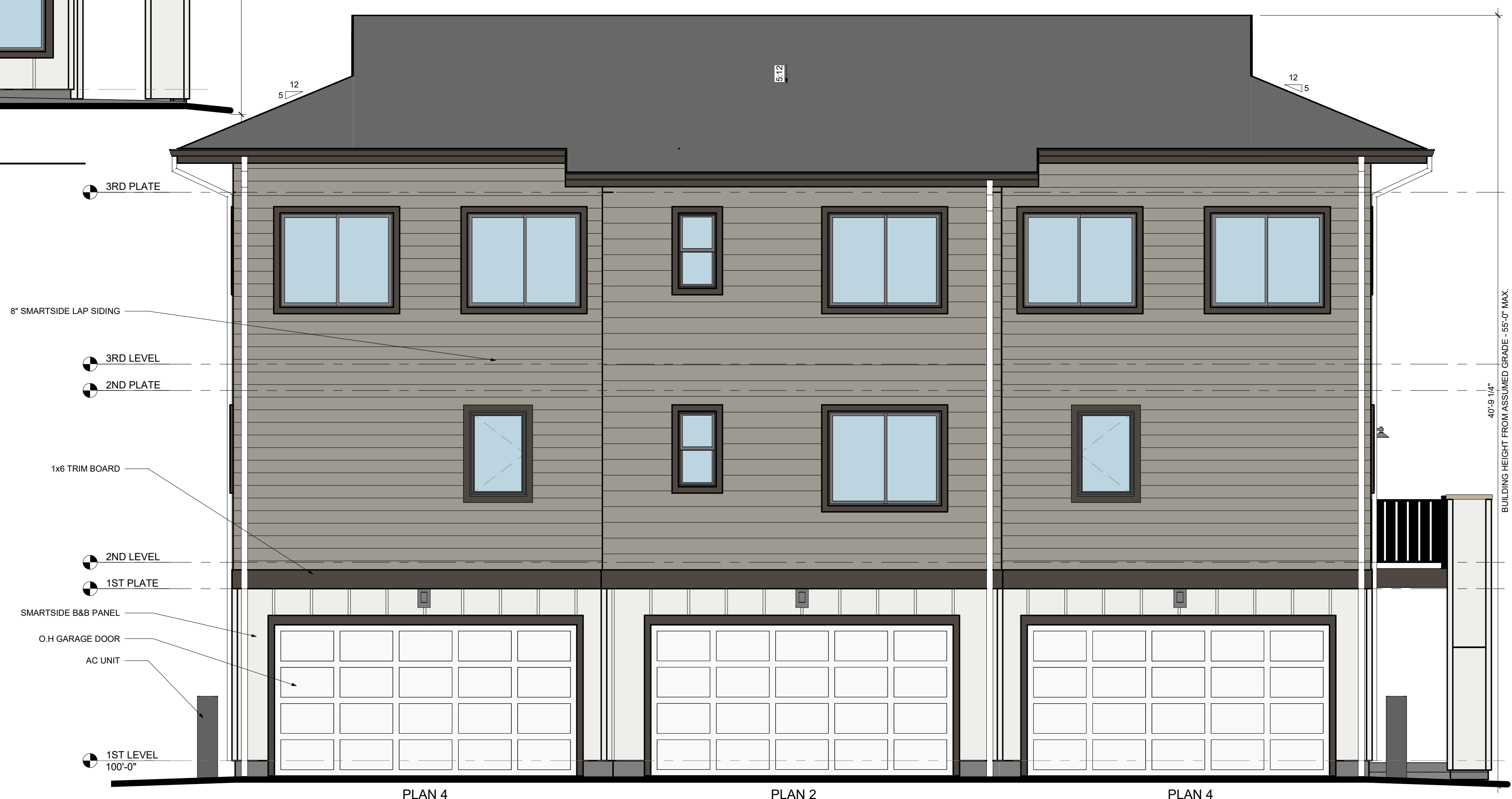
THRIVE TOWNHOMES - SITE
 IMPROVEMENT PLAN
 3A - CONTEMPORARY

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN (EAST SITE)

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
1.88 ACRES IN LOT 368 OF FILING 1 - SPXX-XXX



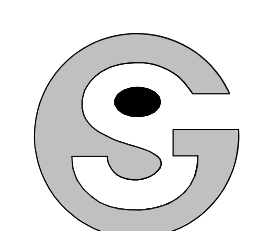
2 3A - LEFT SIDE ELEVATION - CONTEMPORARY - SCHEME 2
 1/4" = 1'-0"



1 3A - REAR ELEVATION - CONTEMPORARY - SCHEME 2
 1/4" = 1'-0"

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#	#	#	N/A	N/A	10/17/22	ARCH	ARCH	
#	#	#						
#	#	#						
#	#	#						

THRIVE TOWNHOMES - SITE
 IMPROVEMENT PLAN
 3A - CONTEMPORARY

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN (EAST SIDE)

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
1.88 ACRES IN LOT 368 OF FILING 1 - SPXX-XXX



PLAN 4 PLAN 2 PLAN 4
1 3A - FRONT ELEVATION - TRANSITIONAL - SCHEME 1
 1/4" = 1'-0"

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BY	DATE	NO.	REVISION

H-SCALE: N/A
 V-SCALE: N/A
 DATE: 10/17/22
 DESIGNED BY: ARCH
 DRAWN BY: ARCH
 CHECKED BY: ARCH

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN
 3A - TRANSITIONAL

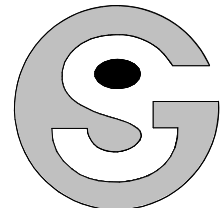
SHEET 19 OF 30
 JOB NO. 15950.04

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN (EAST SITE)

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
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1.88 ACRES IN LOT 368 OF FILING 1 - SPXX-XXX

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1 3A - REAR ELEVATION - TRANSITIONAL - SCHEME 1
 1/4" = 1'-0"

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	REVISION		BY	DATE
						No.			
N/A	N/A	10/17/22	ARCH	ARCH					

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN (EAST SITE)

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
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1.88 ACRES IN LOT 368 OF FILING 1 - SPXX-XXX

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BY	DATE	REVISION	No.	DATE



② 3A - RIGHT SIDE ELEVATION - TRANSITIONAL - SCHEME 1
1/4" = 1'-0"

① 3A - LEFT SIDE ELEVATION - TRANSITIONAL - SCHEME 1
1/4" = 1'-0"

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN (EAST SITE)

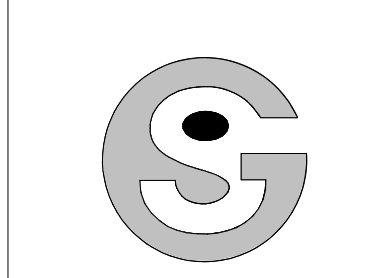
A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
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 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 1.88 ACRES IN LOT 368 OF FILING 1 - SPXX-XXX



3B - FRONT ELEVATION - CONTEMPORARY - SCHEME 2
 1/4" = 1'-0"

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BY	DATE	NO.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A		10/17/22	ARCH	ARCH	

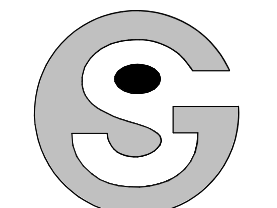
THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN
3B - CONTEMPORARY

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN (EAST SITE)

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST
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1.88 ACRES IN LOT 368 OF FILING 1 - SPXX-XXX

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BY	DATE	REVISION		H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
		No.	#						
				N/A		10/17/22	ARCH	ARCH	



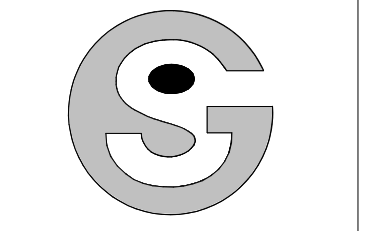
1 3B - REAR ELEVATION - CONTEMPORARY - SCHEME 2
 1/4" = 1'-0"

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN (EAST SITE)

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 1.88 ACRES IN LOT 368 OF FILING 1 - SPXX-XXX

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BY	DATE	NO.	REVISION



PLAN 2E



PLAN 4

2 3B - RIGHT SIDE ELEVATION - CONTEMPORARY - SCHEME 2
 1/4" = 1'-0"

1 3B - LEFT SIDE ELEVATION - CONTEMPORARY - SCHEME 2
 1/4" = 1'-0"

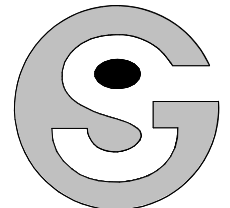
THRIVE TOWNHOMES - SITE
 IMPROVEMENT PLAN
 3B - CONTEMPORARY

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN (EAST SITE)

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
1.88 ACRES IN LOT 368 OF FILING 1 - SPXX-XXX



1 3B - FRONT ELEVATION - TRANSITIONAL - SCHEME 2
 1/4" = 1'-0"

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No.	REVISION
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10/17/22	ARCH
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THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN	
3B - TRANSITIONAL	
SHEET	25 OF 30
JOB NO.	15950.04

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN (EAST SITE)

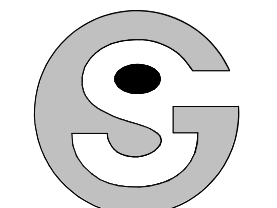
A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
1.88 ACRES IN LOT 368 OF FILING 1 - SPXX-XXX



1 3B - REAR ELEVATION - TRANSITIONAL - SCHEME 2
 1/4" = 1'-0"

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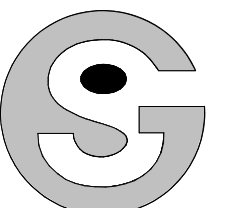
THRIVE TOWNHOMES - SITE
 IMPROVEMENT PLAN
 3B - TRANSITIONAL

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN (EAST SITE)

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
1.88 ACRES IN LOT 368 OF FILING 1 - SPXX-XXX

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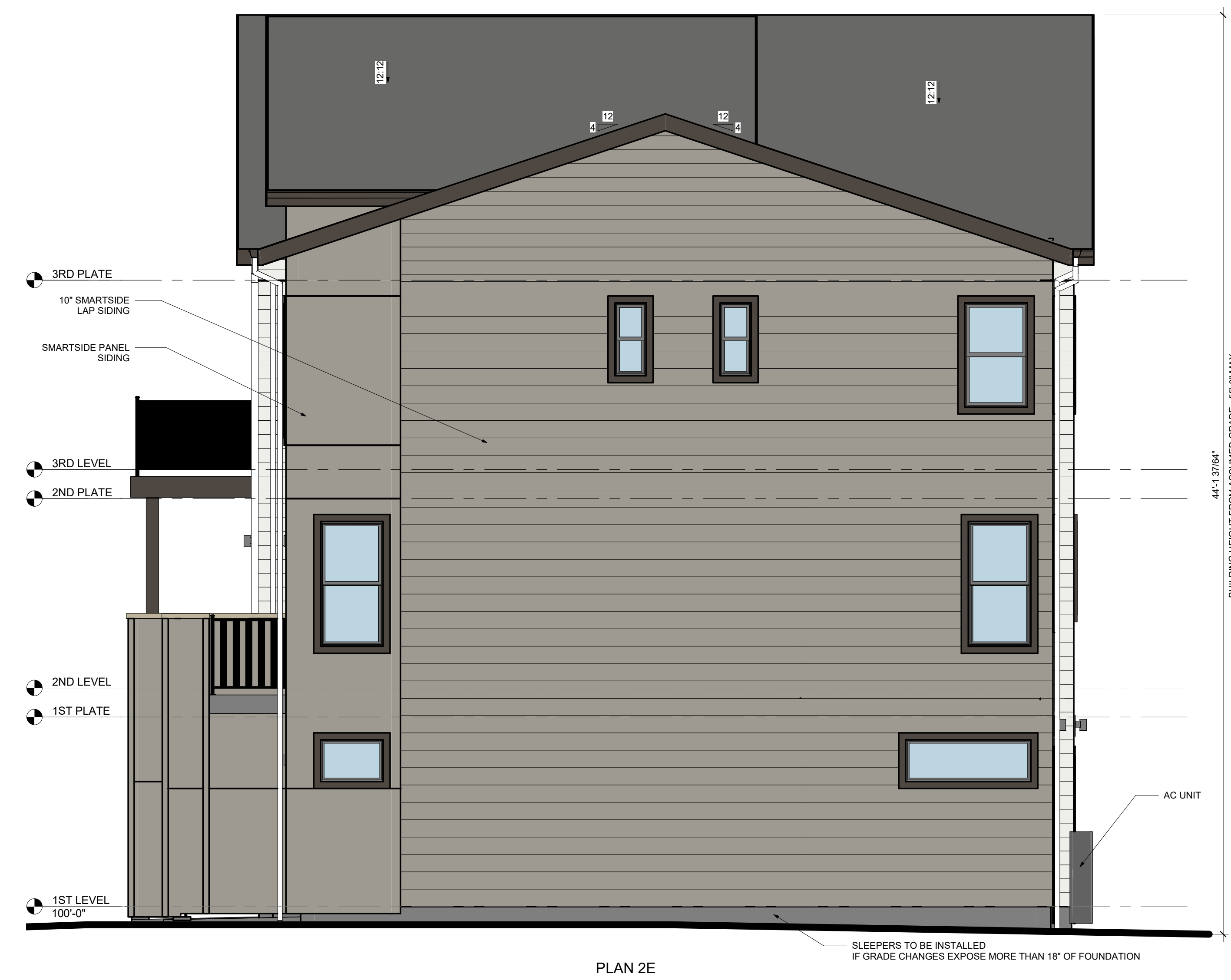


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#	#	#	#						
#	#	#	#						
#	#	#	#						

THRIVE TOWNHOMES - SITE
 IMPROVEMENT PLAN
3B - TRANSITIONAL



2 3B - RIGHT SIDE ELEVATION - TRANSITIONAL - SCHEME 2
 1/4" = 1'-0"



1 3B - LEFT SIDE ELEVATION - TRANSITIONAL - SCHEME 2
 1/4" = 1'-0"

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN (EAST SITE)

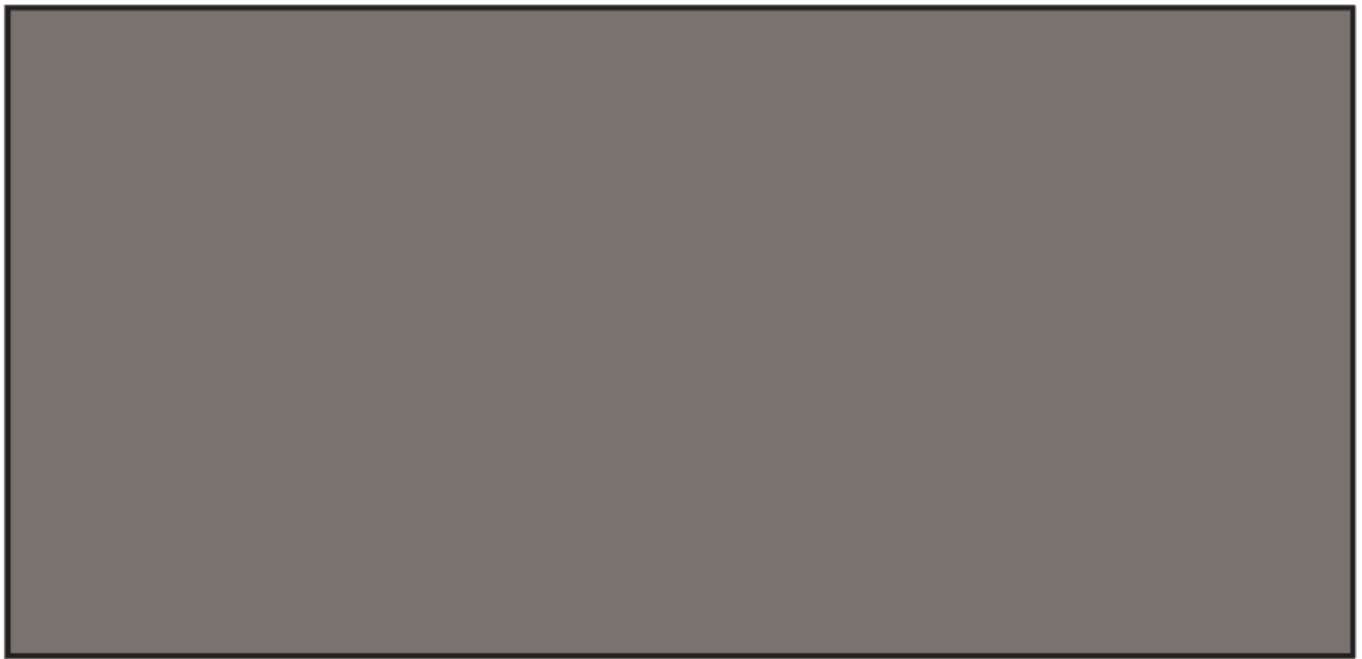
A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
1.88 ACRES IN LOT 368 OF FILING 1 - SPXX-XXX

TRANSITIONAL / CONTEMPORARY COLOR SCHEME 1

* Colors are digital, taken from website and may vary slightly from physical color



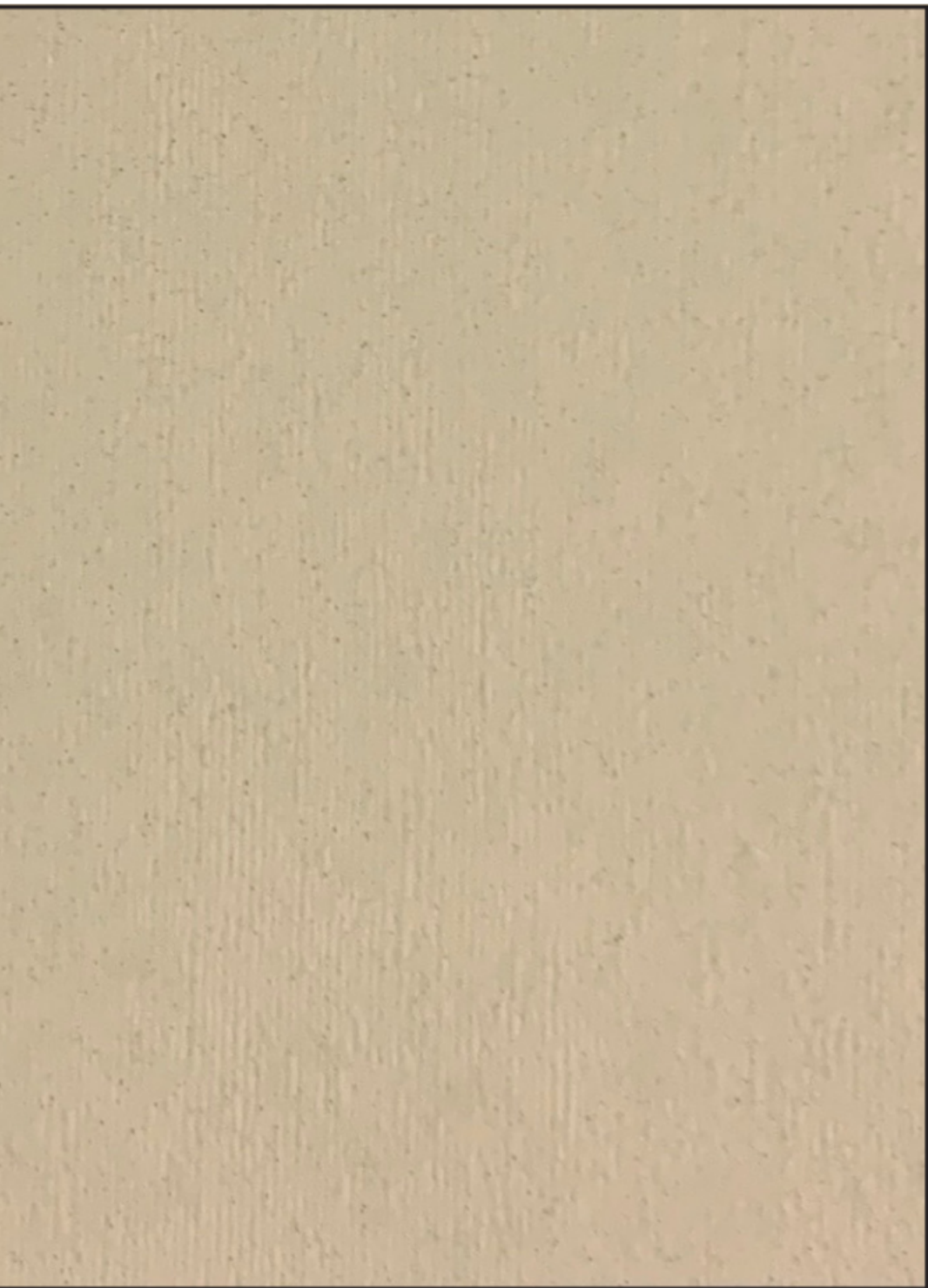
BODY 1 - SHERWIN WILLIAMS SW7006



BODY 2 - SHERWIN WILLIAMS SW7019



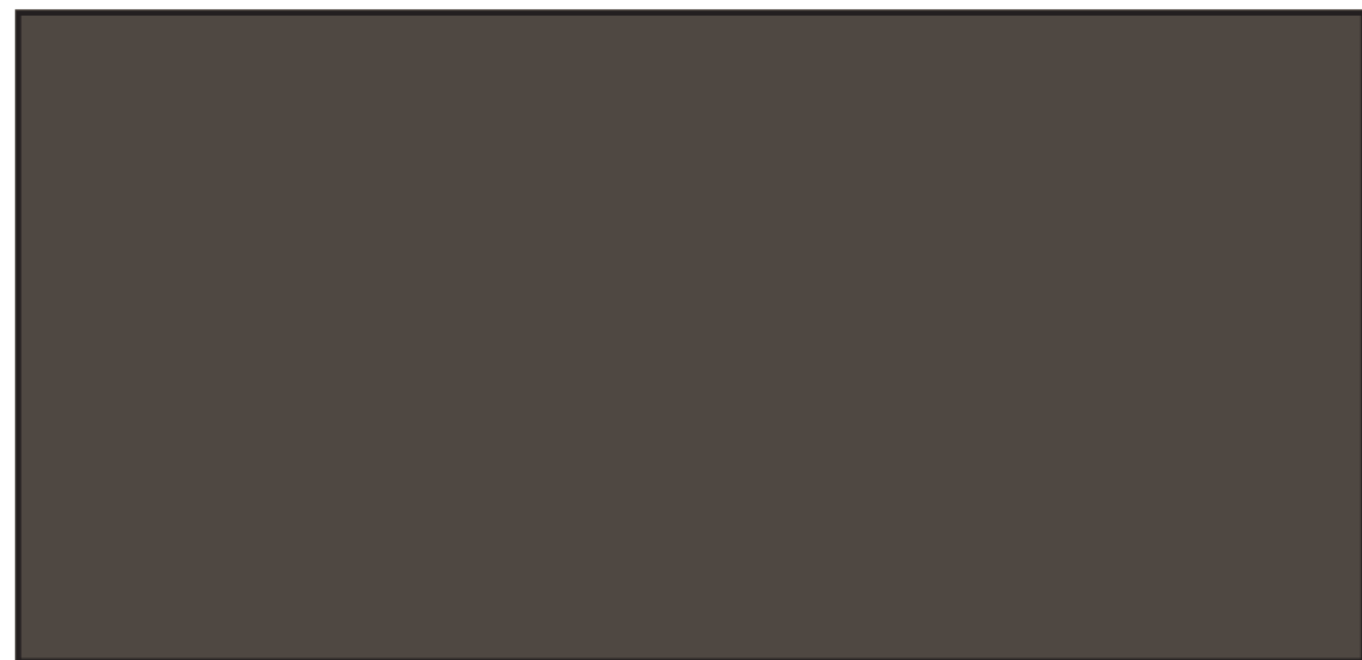
SMARTSIDE LAP SIDING
 * Sample is shown for materiality only, color is not applied.



SMARTSIDE PANEL SIDING/BOARD AND BATTEN
 * Sample is shown for materiality only, color is not applied. "2.5" Batten not shown but will be same material as panel.



ROOF - OWENS CORNING ONYX BLACK



FASCIA - SHERWIN WILLIAMS SW7020



ACCENT - SHERWIN WILLIAMS SW6356

TRANSITIONAL / CONTEMPORARY COLOR SCHEME 2



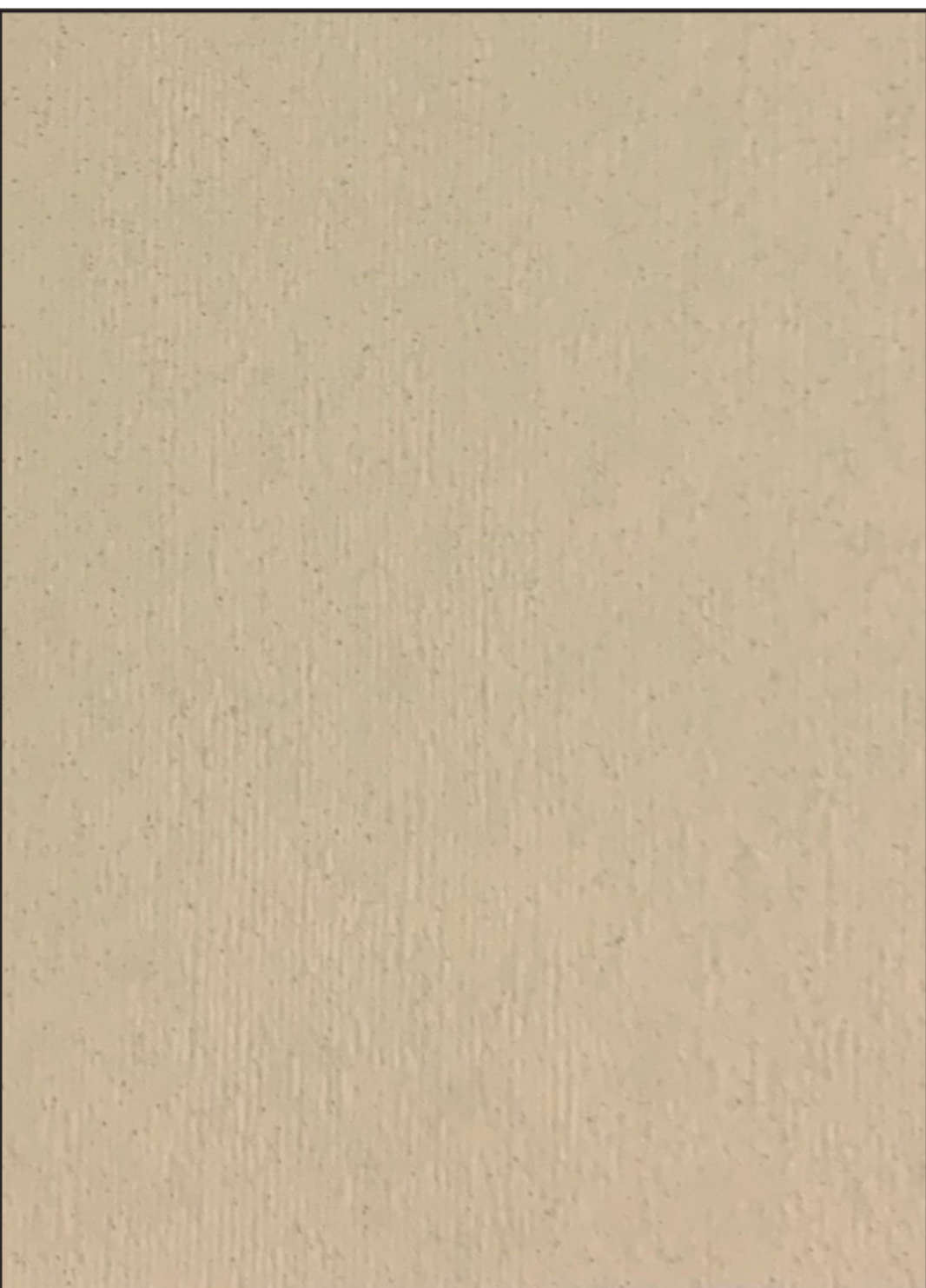
BODY 1 - SHERWIN WILLIAMS SW9170



BODY 2 - SHERWIN WILLIAMS SW7006



LAP SIDING
 * Sample is shown for materiality only, color is not applied.



SMARTSIDE PANEL SIDING/BOARD AND BATTEN
 * Sample is shown for materiality only, color is not applied. "2.5" Batten not shown but will be same material as panel.



ROOF - OWENS CORNING ONYX BLACK

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THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN
MATERIAL BOARD

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN (EAST SIDE)

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
1.88 ACRES IN LOT 368 OF FILING 1 - SPXX-XXX

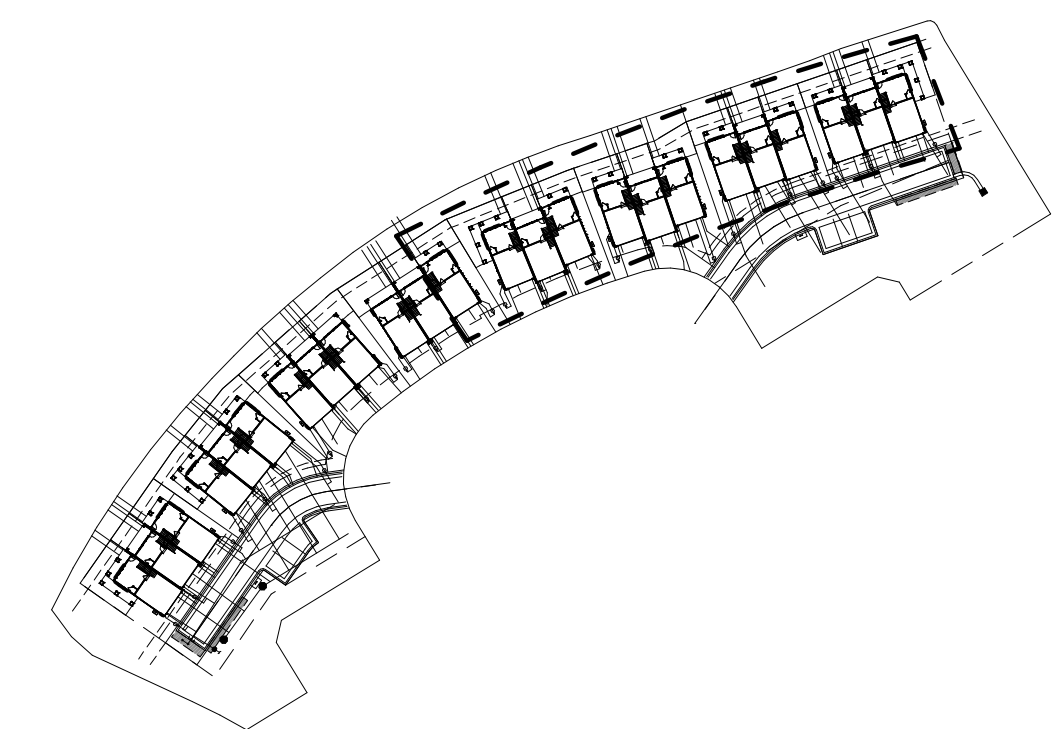
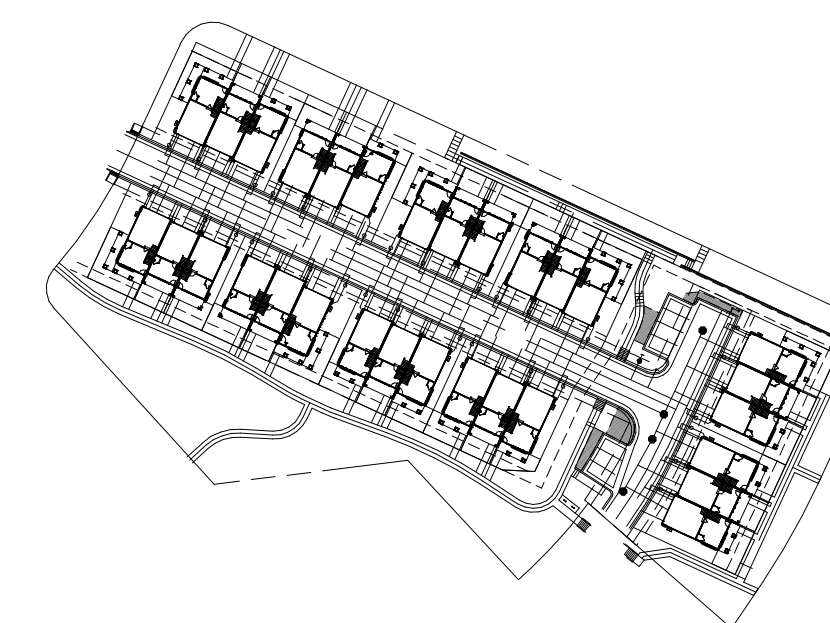


3A - TRANSITIONAL - WRAPPED
SCHEME 2

3A - TRANSITIONAL
SCHEME 1

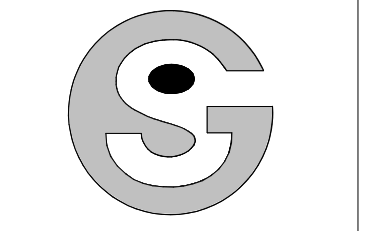
3A - CONTEMPORARY
SCHEME 2

3A - CONTEMPORARY - WRAPPED
SCHEME 1



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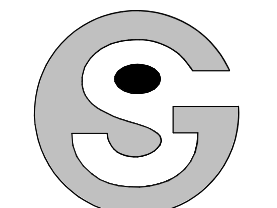
THRIVE TOWNHOMES - SITE
 IMPROVEMENT PLAN
STREETSCAPE

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN (EAST SIDE)

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1 LYRIC STREET - LOT 368 OF FILING 1
 1" = 10'-0"



3 LYRIC STREET - LOT 368 OF FILING 1 CONT.
 1" = 10'-0"

BY	DATE	#	#	#	#	#	#

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H-SCALE	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
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