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

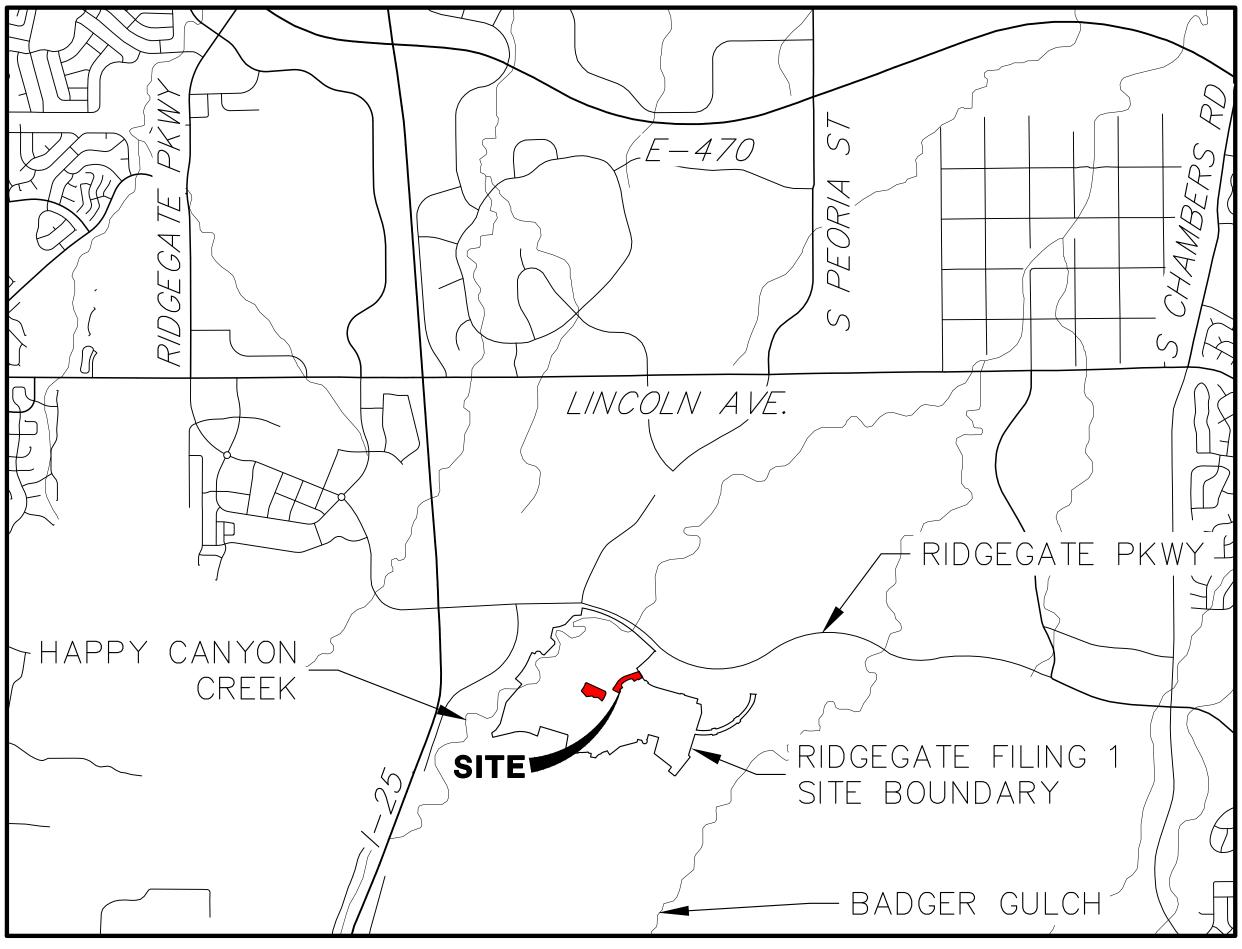
#### **LOT 368 PROJECT DATA**

ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA	82020	100
BUILDING FOOTPRINT	18120	22.1
PARKING/DRIVE:	14663	17.9
LANDSCAPE AREA (EXLUDING, 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	54 STALLS	54 STALLS
FOR GUEST PARKING FOR 24 UNITS ON-SITE		
	54 X 0.02 = 1.1	24 SPACES (1 PER UNIT IN
BICYCLE PARKING (2% OF VEHICLE SPACES):	SPACES	GARAGE) PLUS 4 ON-SITE

#### **NOTES**

- 1. 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
- 2. HE 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 WITHOUTPRIOR 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.

  3. 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.
- 4. 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
- 5. 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.
- 6. 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.
- 7. 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.
- 8. 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
- 9. 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

#### SHEET INDEX

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

	ı
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)'(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 THISDAY OF, 20, BY	
WITNESS MY HAND AND OFFICIAL SEAL.	
MY COMMISSION EXPIRES:	
NOTARY PUBLIC	1

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, JR ENGINEERIN
APPROVES THEIR USE
ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

PREPARED FOR

THB LYRIC LLC

75 LAWRENCE STREET

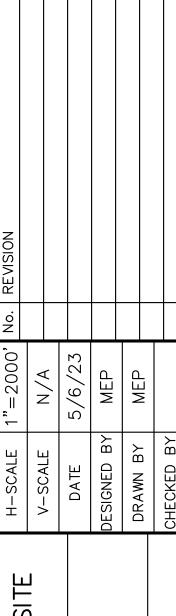
SUITE 900

DENVER, CO

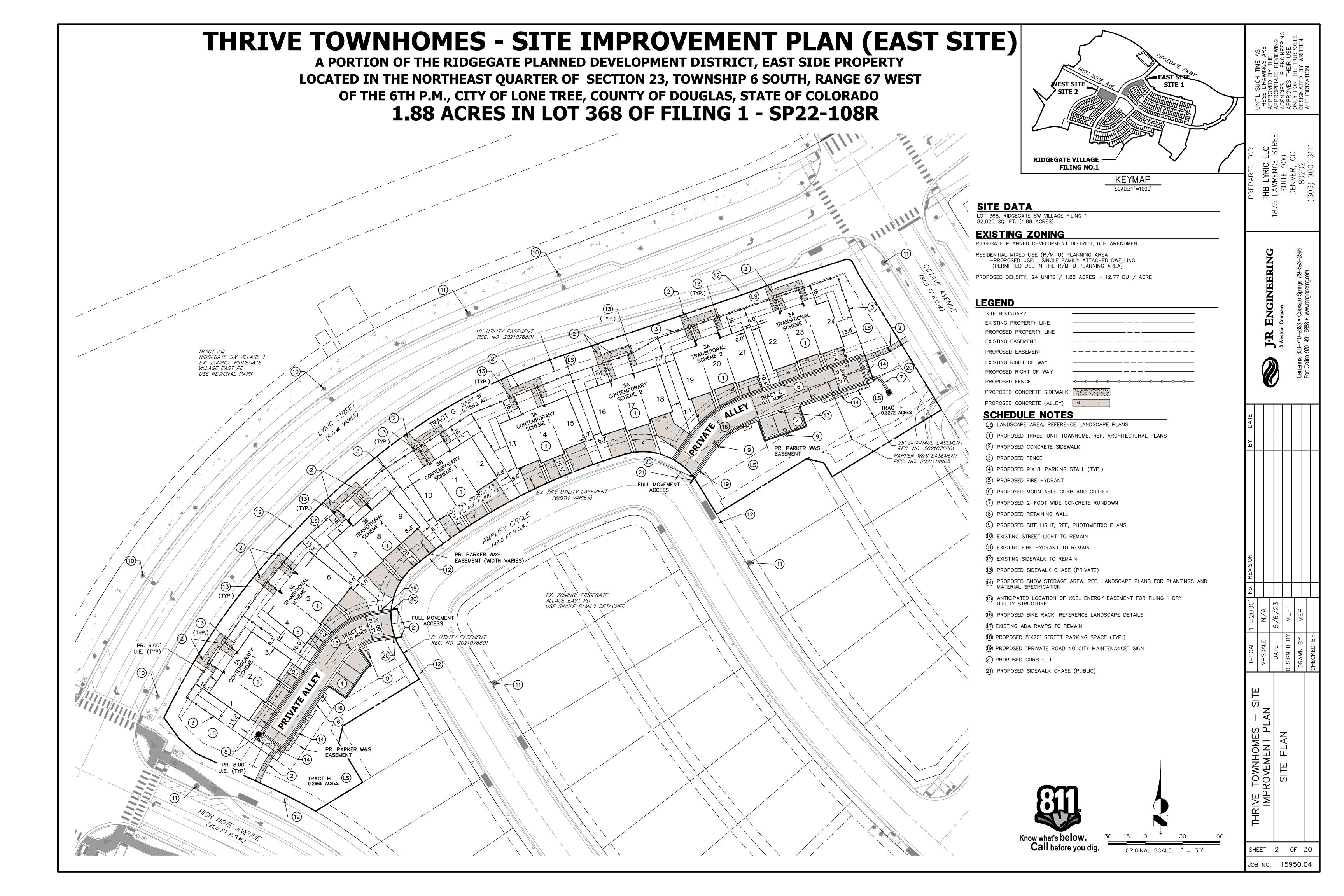
80202

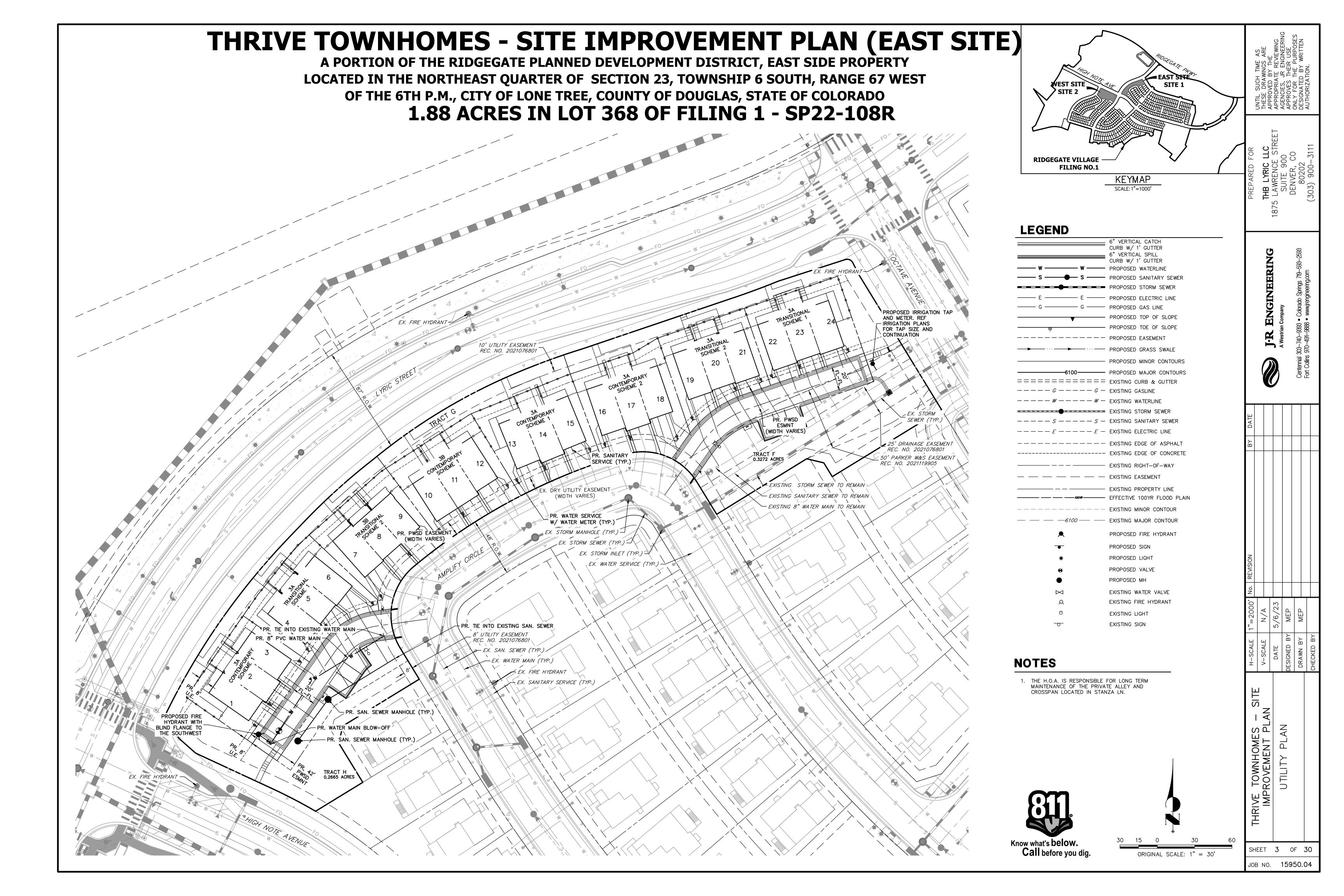
ENGINEERING
an Company
893 • Colorado Springs 719–593–2593

A Westria Centennial 303–740–93 Fort Collins 970–491–96



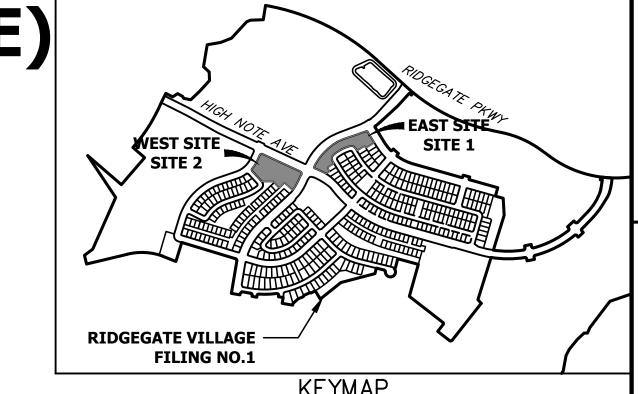
SHEET 1 OF 30



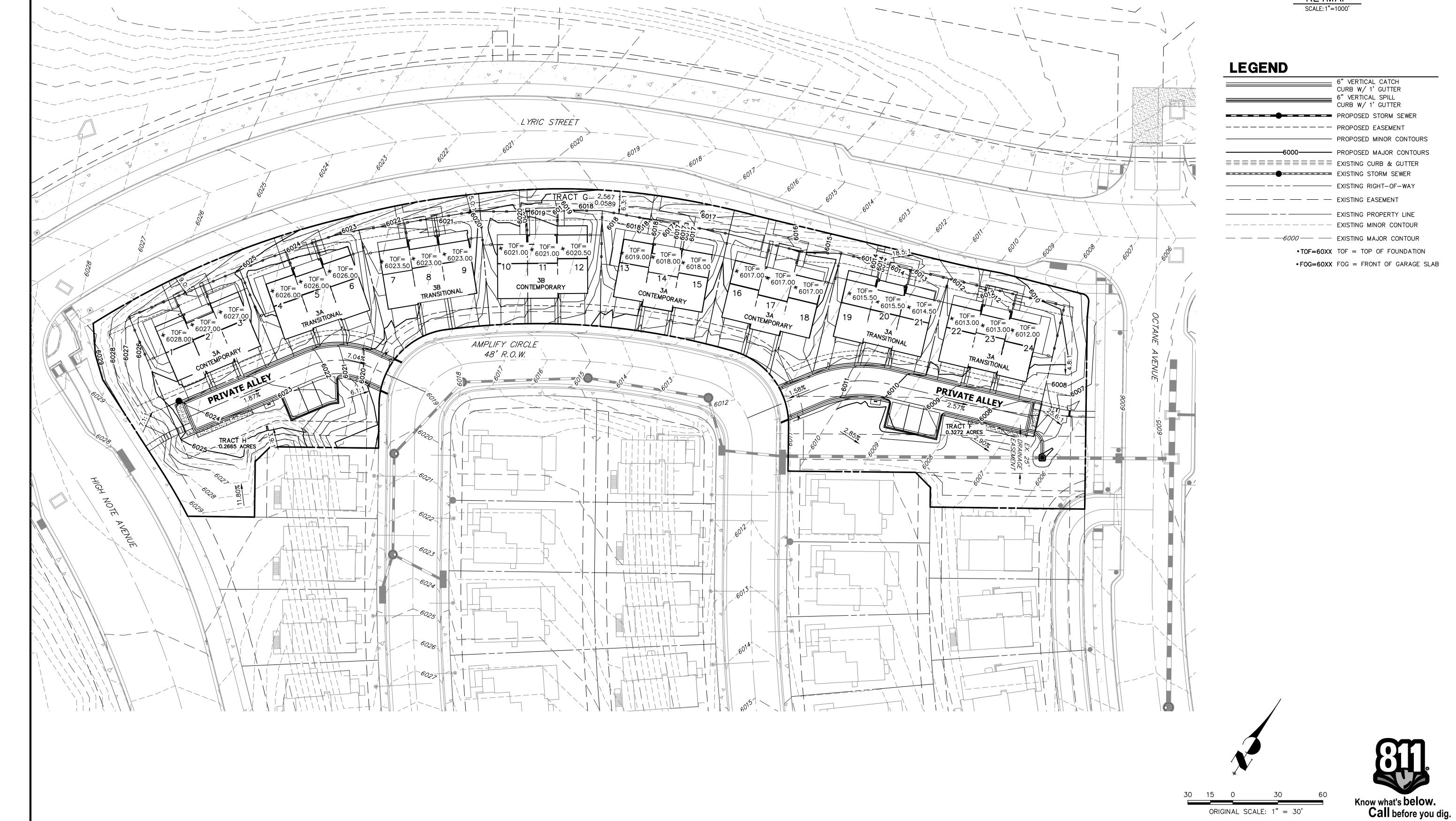


## THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN (EAST SITE) A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST

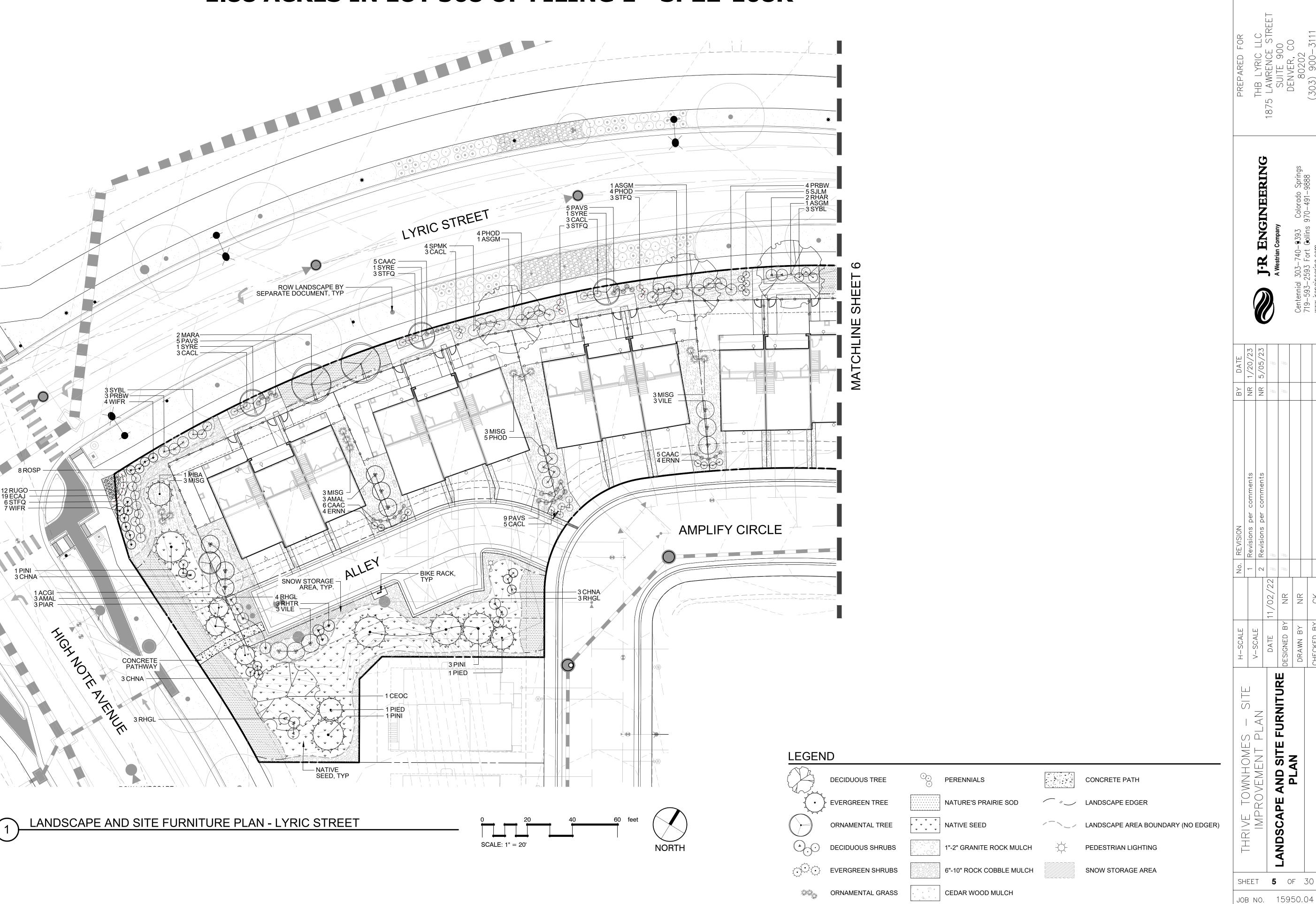
OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO 1.88 ACRES IN LOT 368 OF FILING 1 - SP22-108R



SHEET 4 OF 30 JOB NO. 15950.04



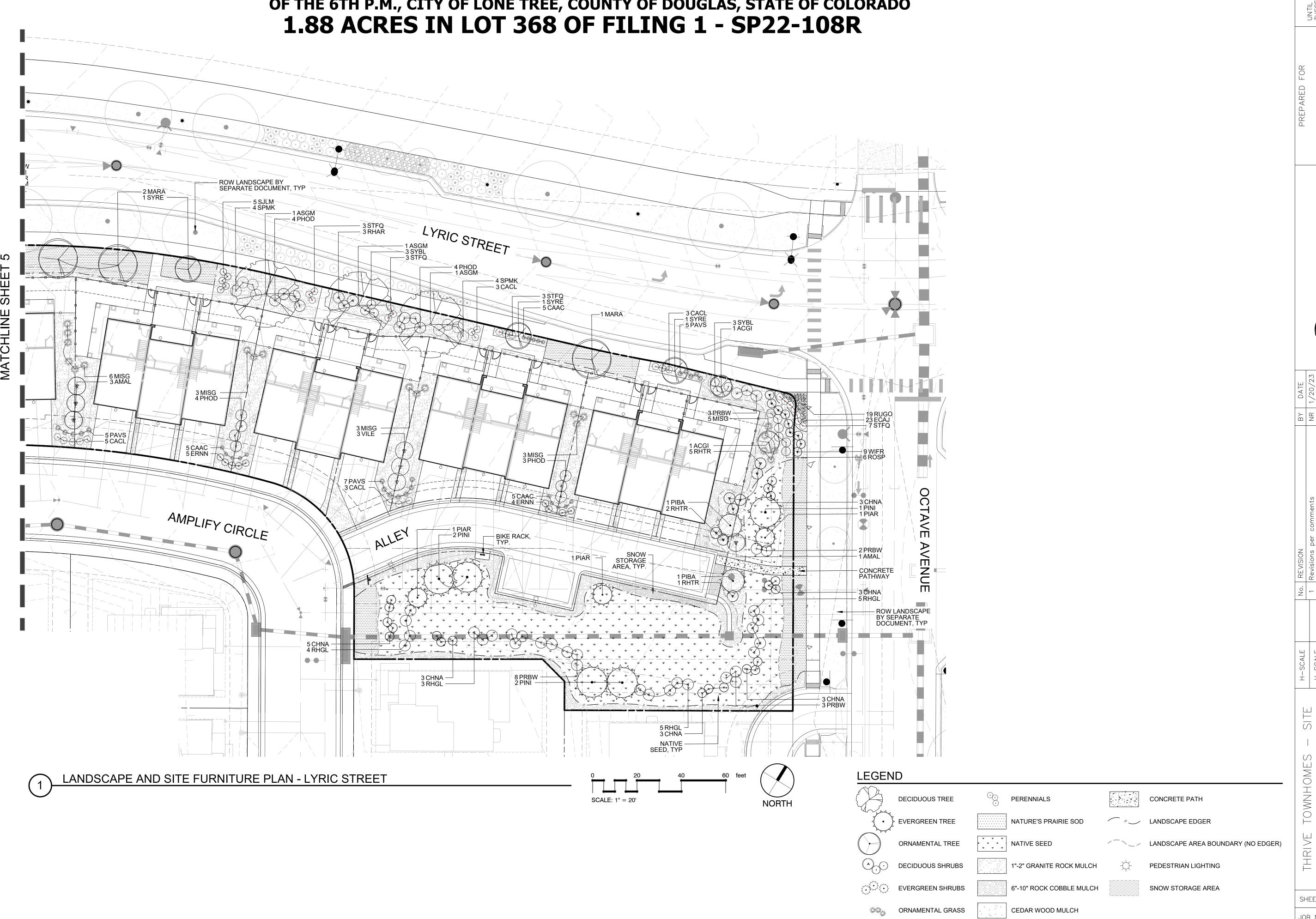
A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO 1.88 ACRES IN LOT 368 OF FILING 1 - SP22-108R



AND SITE

SHEET **5** OF 30

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, JR ENGINEER
APPROVES THEIR USE
ONLY FOR THE PURPOS
DESIGNATED BY WRITTER
AUTHORIZATION.

THB LYRIC LLC
STREET
SUITE 900
DENVER, CO
80202
(303) 900—3111

INGINEERING

Impany

IS93 Colorado Springs

Iollins 970–491–9888

FR ENGII

A Westrian Company

 /-SCALE
 1
 Revisions per comments
 NR 1

 DATE
 11/02/22
 # #
 #

 SIGNED BY
 NR
 #
 #

 RAWN BY
 NR
 #
 #

 ECKED BY
 CK
 CK
 Image: CKED BY CK
 Image: CKED BY CK

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN

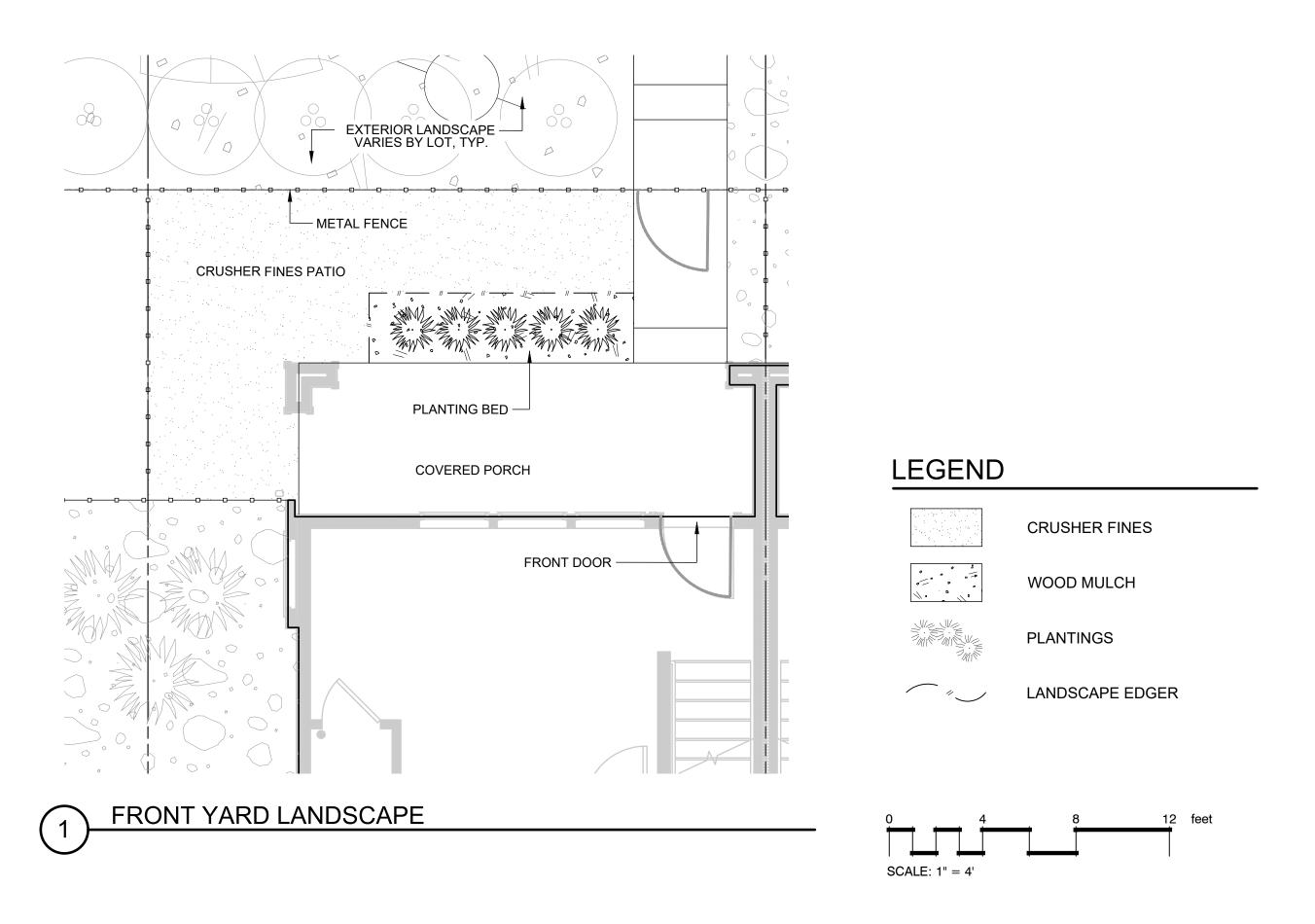
NDSCAPE AND SITE FURNITURE

PLAN

SHEET **6** OF 30

JOB NO. 15950.04

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



JNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, JR ENGINEERII
APPROVES THEIR USE
DINLY FOR THE PURPOSE
DESIGNATED BY WRITTEN
AUTHORIZATION.

THB LYRIC LLC
375 LAWRENCE STREET
SUITE 900
DENVER, CO
80202
(303) 900—3111

J-R ENGINEERING

A Westrian Company

al 303-740-9393 Colorado Springs



LE LE		No.	No. REVISION	ВУ	DATE
L		-	Revisions per comments	X X	1/20/23
<u>Г</u>		2	Revisions per comments	N N	NR 5/05/23
1.1	11/02/22	#	#	#	#
) BY	X Z	#	#	#	#
>	2				
	<u> </u>				
) BY	Y)				

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN

SHEET **7** OF 30

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
PLANTING OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO

# PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING AND MULCHING. REMOVE ALL PLANTING LABELS ONLY AFTER FINAL APPROVAL BY LANDSCAPE ARCHITECT. SET SHRUB 1" HIGHER THAN GROWN IN NURSERY. MULCH RING - APPLY 3" OF SPECIFIED WOOD MULCH INSTALL WATER RING AT TIME OF PLANTING. APPLY 3" OF SPECIFIED ROCK MULCH FINISH GRADE LOOSEN SIDES OF PLANT PIT. SCORE ROOTBALLS WITH ENCIRCLING ROOTS. FILL PLANT PIT WITH 2/3 OF NATURAL SOIL (EXCAVATED MATERIAL) WITH 1/3 OF ORGANIC MATTER. REMOVE ALL CONTAINER MATERIAL. PLACE OVER UNDISTURBED SOIL.

NOTE: ANY PLANT NOT IN ACCORDANCE WITH COLORADO NURSERY ACT REQUIREMENTS WILL BE REJECTED. HOLD MULCH GRADE 1" BELOW EDGE OF WALK, EDGING AND CURB. JUNIPER PLANTS SHALL BE PLANTED WITH TOP OF ROOTBALL AT FINISH GRADE OF MULCH LAYER.

UNDISTURBED SOIL

#### SHRUB / ORNAMENTAL GRASS PLANTING WITH MULCH RING 32 9333.13-11 1. DO NOT REMOVE OR CUT LEADER. 2. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING AND MULCHING. 3. DO NOT REMOVE LOWER LIMBS AND SPROUTS FOR AT LEAST TWO GROWING SEASONS. 4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING 5. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT. ATTACH GUY WIRE TO 2" CANVAS STRAP, OR APPROVED EQUAL. THROUGH GROMMETS — 2- 10 TO 12 GAUGE GALV. GUY WIRES AT 3'-0" ABOVE GRADE. WITH 1/2 DIA. X 18" WHITE PVC PIPE ON EACH WIRE. USE 3 OR MORE STAKES FOR TREES LARGER THAN 2-1/2" CAL - WOOD STAKES, 2 AT 8' HT. KEEP PLUMB WITH TOPS EVEN. DRIVE 24" INTO UNDISTURBED SOIL TREE STAKES TO BE INSTALLED OUTSIDE OF PLANTING PIT FROM N/W TO S/E. - PLANT TREE 2" ABOVE SURROUNDING GRADE. SET TRUNK PLUMB. REMOVE ALL TWINE & WIRE ON TOP HALF OF ROOTBALL SIDES. CUT BURLAP FROM TOP OF BALL. REMOVE WIRE BASKETS. - APPLY 3" OF SPECIFIED MULCH WITH A 4' DIA. MULCH RING (TYP.) KEEP MULCH FROM CONTACTING TRUNK OF TREE. - FINISH GRADE -INSTALL A 3" HT. WATER RING AT TIME OF PLANTING. 2 X ROOTBALL LOOSEN SIDES OF PLANT PIT WITH SPADE DIAMETER -UNDISTURBED SOIL

NOTE: ALL TREES LOCATED WITHIN SIGHT TRIANGLES OR WITHIN 100' APPROACHING A STOP SIGN ARE TO BE LIMBED TO 8'. AT ONSET OF WINTER FOR THE FIRST YEAR OF INSTALLATION, WRAP ENTIRE SURFACE OF TRUNK UP TO BRANCHES. SECURE AT TOP AND BOTTOM WITH DUCT TAPE. AT ONSET OF SPRING REMOVE ALL WRAPPING.

#### DECIDUOUS TREE PLANTING

OFNEDAL MOTEO

#### GENERAL NOTES:

VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BE AWARE OF ANY UNDERGROUND UTILITIES. PROTECT ALL
EXISTING SITE FEATURES TO REMAIN FROM POTENTIAL DAMAGE BY SITE CONSTRUCTION OPERATIONS. AVOID ANY WORK BEYOND
SCOPE OF PROJECT AREA.
 COORDINATE ALL DISCIPLINES AND SITE CONSTRUCTION THAT WILL BE NEEDED TO COMPLETE THE PROJECT IN THE TIME FRAME
GIVEN AND WITHIN BUDGET. ALL ACCESS TO SITE, USE OF UTILITIES, STORAGE, AND OTHER REQUIREMENTS SHALL BE

-FILL PLANT PIT WITH 2/3 OF NATURAL SOIL (EXCAVATED

MATERIAL) AND 1/3 OF ORGANIC MATTER.

- COORDINATED PRIOR TO BEGINNING WORK.

  3. CONTRACTOR IS RESPONSIBLE TO INSPECT AND CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK SHALL SIGNIFY ALL CONDITIONS ARE ACCEPTABLE AND NO ALLOWANCE WILL BE MADE FOR UNRECOGNIZED CONDITIONS AFTER START OF WORK
- 4. NOTIFY OWNER/LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES. NO CHANGE TO SPECIFIED WORK SHALL BE COMPLETED WITHOUT VERIFICATION OF EXISTING CONDITIONS AND WRITTEN APPROVAL OF MODIFICATION BY THE LANDSCAPE ARCHITECT.
   5. THE CITY OF LONE TREE RESERVES THE RIGHT TO MODIFY INFORMATION FOR CONFORMANCE TO CITY CODE/POLICY. IRRIGATION
- AND LANDSCAPE DRAWINGS WILL REQUIRED STAFF APPROVAL PRIOR TO CONSTRUCTION.

  6. 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.
- 7. 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.

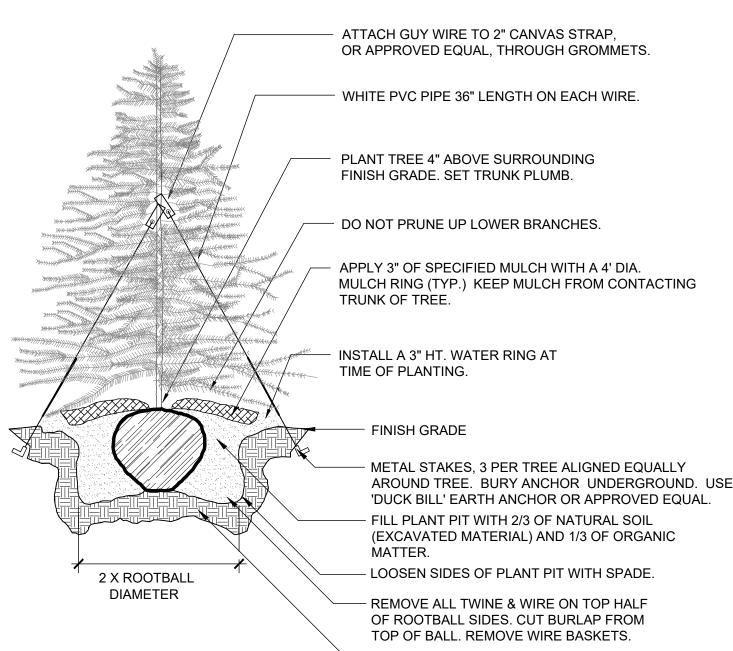
  8. THE USE OF IMPERMEABLE SHEET PLASTIC AS A WEED BARRIER IS PROHIBITED.

#### <u>NOTES</u>: 1. DO NOT REMOVE OR CUT LEADER.

2. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING AND MULCHING.

1.88 ACRES IN LOT 368 OF FILING 1 - SP22-108R

- 3. DO NOT REMOVE LOWER LIMBS AND SPROUTS FOR AT LEAST TWO GROWING SEASONS.
  4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- 5. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.



#### EVERGREEN TREE PLANTING

**CLEARING & GRADING** 

- 1. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL CODES AND DEVELOPMENT STANDARDS; UNIFORM BUILDING CODES; PERMIT CONDITIONS; AND ALL OTHER APPLICABLE CODES, ORDINANCES, STANDARDS, AND ROLLEIS.
- A COPY OF THE APPROVED PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
   THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY OTHER RELATED OR REQUIRED PERMITS PRIOR TO BEGINNING
- 4. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR (1) TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND (2) TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

#### PLANTING NOTES:

BLCC-03

- 1. LANDSCAPE CONTRACTOR SHALL LOCATE ALL TREES, SHRUBS AND PLANTING BEDS ACCORDING TO LOCATIONS SHOWN ON DRAWINGS. ALL PLANTING LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE START OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR SHALL MAKE MODIFICATIONS IN LOCATIONS AS DIRECTED BY LANDSCAPE ARCHITECT.
- 2. THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND REPORTING IN WRITING TO THE LANDSCAPE ARCHITECT ANY CONFLICTS RELATIVE TO IMPLEMENTATION OF THE LANDSCAPE CONSTRUCTION DOCUMENTS. VALERIAN LLC. SHALL NOT ASSUME ANY ERRORS OR OMISSIONS IN THE PLANT SCHEDULE LISTED HEREIN. THE PLANT SYMBOLS SHOWN ON THE LANDSCAPE PLAN SHALL PREVAIL
- SHOULD THERE BE ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLAN AND PLANT SCHEDULE.

  3. LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT PROTECTION AND MAINTENANCE THROUGHOUT INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION AS FOLLOWS:

  A) ALL PLANT MATERIAL SHALL BE PROTECTED, FROM TIME OF DIGGING TO TIME OF FINAL ACCEPTANCE, FROM INJURY,
- EXCESSIVE DRYING FROM WINDS, IMPROPER VENTILATION, OVER-WATERING, FREEZING, HIGH TEMPERATURES, OR ANY OTHER CONDITION DAMAGING TO PLANTS.

  B) PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF POSSIBLE. ALL PLANTS NOT PLANTED ON THE DAY OF DELIVERY SHALL BE PLACED IN A TEMPORARY NURSERY AND KEPT MOIST, SHADED, AND PROTECTED FROM THE SUN AND WIND. EACH ROOTBALL SHALL BE COVERED ENTIRELY WITH MULCH. ALL PLANT MATERIALS SHALL BE INSTALLED PER THE
- PLAN DRAWINGS AND SPECIFICATIONS.

  C) LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT MATERIALS THAT COMPLY WITH THE REQUIREMENTS OF THE MOST RECENT ANSI Z 60.1 "STANDARDS FOR NURSERY STOCK" UNLESS OTHERWISE SPECIFIED. CALIPER OF B&B TREES SHALL BE TAKEN 6 INCHES ABOVE THE GROUND UP TO AND INCLUDING 4 INCH CALIPER SIZE, AND 12 INCHES ABOVE THE GROUND FOR
- LARGER SIZES.

  D) PLANTING MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, RESETTING PLANTS TO PROPER GRADES OR POSITION, REESTABLISHING SETTLED GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE
- INSTALLATION.

  E) PLANT MAINTENANCE SHALL INCLUDE THOSE OPERATIONS NECESSARY TO PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR SHALL PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.

  4. CONTRACTOR SHALL VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND
- MUNICIPAL CODES WHERE APPLICABLE.

  5. LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE INSTALLATION IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE OR OTHER PROPOSED CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS
- 6. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL BE PROPERLY ZONED TO SEPARATE PLANT MATERIAL BY WATER REQUIREMENT. ALL SHRUB BEDS AND TREES IN NATIVE SEED AREAS SHALL BE IRRIGATED BY USING LOW WATER/DRIP TECHNIQUES. ALL TURF AREAS SHALL BE IRRIGATED USING POP-UP SPRAY OR ROTOR APPLICATION. LOTS TO IRRIGATED INDIVIDUALLY BY SEPARATE TAPS.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY BOTH INSIDE AND OUTSIDE OF THE CONSTRUCTION LIMITS SHALL BE REVEGETATED. SEED MIX AND PLANTING INSTRUCTIONS SHALL BE SELECTED FROM THOSE INCLUDED IN THE SUBMITTAL.
   7.1. FOR NATIVE SEEDING IN OUTLOT A, CITY PROPERTY PLEASE COORDINATE WITH THE CITY'S OPEN SPACE DIVISION TO HAVE A STAFF MEMBER OBSERVE THE SEEDING AS IT TAKES PLACE AND PROVIDE SEED TAGS TO THE OPEN SPACE DIVISION FOR
- THE PROJECT RECORD.
  7.2. FOR NATIVE SEEDING ESTABLISHMENT IN OUTLOT A, CITY PROPERTY, NATIVE SEED SHALL BE INSPECTED BY THE CITY'S OPEN SPACE DIVISION IN THE SPRING AND FALL TO MONITOR SEED ESTABLISHMENT AND WEED CONTROL FOR A PERIOD OF THREE YEARS AFTER FINAL ACCEPTANCE OF OUTLOT A. THE OPEN SPACE DIVISION WILL DETERMINE IF ADDITIONAL SEEDING IS REQUIRED AND / OR WEED CONTROL MEASURES ARE NEEDED.

#### PLANT SCHEDULE EAST

DECIDUOUS TREES ASGM CEOC	<u>QTY</u> 6 1	BOTANICAL NAME ACER SACCHARUM `GREEN MOUNTAIN` CELTIS OCCIDENTALIS	COMMON NAME GREEN MOUNTAIN SUGAR MAPLE COMMON HACKBERRY	CONT B & B B & B	CAL 2"CAL 2"CAL
EVERGREEN TREES PIBA PIAR PIED PINI	QTY 3 6 2 10	BOTANICAL NAME PICEA PUNGENS 'BAKERI' PINUS ARISTATA PINUS EDULIS PINUS NIGRA	COMMON NAME BLUE SPRUCE BRISTLECONE PINE PINON PINE AUSTRIAN PINE	CONT B & B B & B B & B B & B	CAL 6` HT 6` HT 6` HT 6` HT
ORNAMENTAL TREES ACGI MARA SYRE	QTY 3 5 6	BOTANICAL NAME ACER GINNALA MALUS X `RADIANT` SYRINGA RETICULATA	COMMON NAME AMUR MAPLE RADIANT CRAB APPLE JAPANESE TREE LILAC	CONT B & B B & B B & B	CAL 2"CAL 2"CAL 2"CAL
DECIDUOUS SHRUBS  AMAL CACL CHNA ERNN PHOD PRBW RHAR RHGL RHTR ROSP SJLM STFQ SPMK SYBL VILE WIFR	QTY 10 28 29 17 28 23 5 27 11 14 10 31 12 12 9 20	BOTANICAL NAME AMELANCHIER ALNIFOLIA CARYOPTERIS X CLANDONENSIS 'BLUE MIST' CHRYSOTHAMNUS NAUSEOSUS ERICAMERIA NAUSEOSA NAUSEOSA PHYSOCARPUS OPULIFOLIUS 'DIABLO' PRUNUS BESSEYI RHUS AROMATICA 'GRO-LOW'' RHUS GLABRA 'CISMONTANA' RHUS TRILOBATA ROSA FOETIDA PERSIANA SPIRAEA JAPONICA 'LIMEMOUND' SPIRAEA TRILOBATA 'FAIRY QUEEN' SYRINGA PATULA 'MISS KIM' SYRINGA X 'BLOOMERANG' VIBURNUM LENTAGO WEIGELA FLORIDA 'RUMBA'	COMMON NAME SASKATOON SERVICEBERRY BLUE MIST SPIREA RABBITBRUSH DWARF BLUE RABBITBRUSH DIABLO NINEBARK WESTERN SAND CHERRY GRO LOW SUMAC ROCKY MOUNTAIN SUMAC THREE LEAF SUMAC PERSIAN YELLOW ROSE LIMEMOUND SPIREA FAIRY QUEEN SPIREA MISS KIM LILAC BLOOMERANG LILAC NANNYBERRY RUMBA WEIGELA	CONT #5 #5 #5 #5 #5 #5 #5 #5 #5 #5 #5 #5 #5 #	
ORNAMENTAL GRASSES CAAC MISG PAVS	QTY 31 32 36	BOTANICAL NAME CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` MISCANTHUS SINENSIS `GRACILLIMUS` PANICUM VIRGATUM `SHENANDOAH`	COMMON NAME KARL FOERSTER FEATHER REED GRASS MAIDEN HAIR GRASS SHENANDOAH SWITCH GRASS	CONT #5 #5 #5	
PERENNIALS ECAJ RUGO	QTY 42 31	BOTANICAL NAME ECHINACEA X `ALL THAT JAZZ` RUDBECKIA FULGIDA `GOLDSTRUM`	COMMON NAME ALL THAT JAZZ CONEFLOWER BLACK EYED SUSAN	<u>CONT</u> #1 #1	
GROUND COVERS	<u>QTY</u>	BOTANICAL NAME	COMMON NAME		
	4,803 SF	NATURE`S PRAIRIE TURF	SOD		
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	12,485 SF	PBSI FOOTHILLS SEED MIX	NATIVE SEED MIX		

#### SOIL SPECIFICATIONS:

- ANY PLANTING AREA THAT DOES NOT MEET THE FOLLOWING SOIL PREPARATION REQUIREMENTS ARE SUBJECT TO REJECTION AT OWNER/OWNERS
  REPRESENTATIVES DISCRETION.
- 2. LANDSCAPE CONTRACTOR IS REQUIRED TO NOTIFY OWNER/OWNERS REPRESENTATIVE A MINIMUM OF 24 HOURS PRIOR TO BEGINNING SOIL PREP WORK.
  SOIL PREP NOT INSPECTED BY OWNER/OWNERS REPRESENTATIVE IS SUBJECT TO REJECTION AT ANYTIME PRIOR TO INITIAL ACCEPTANCE.
- 3. LANDSCAPE CONTRACTOR SHALL SUBMIT DELIVERY (TRIP) TICKETS TO OWNER/OWNERS REPRESENTATIVE FOR ALL ORGANIC SOIL AMENDMENTS WITHIN 24 HOURS AFTER DELIVERY.

4. IMPORTED TOPSOIL SHALL BE FERTILE, FRIABLE, SANDY LOAM FROM THE 'A' HORIZON AND SHALL BE FREE OF STONES OVER .75" IN DIAMETER, REFUSE,

- PLANTS OR THEIR ROOTS, STICKS, NOXIOUS WEEDS, SALTS, SOIL STERILANTS, OR OTHER MATERIAL WHICH WOULD BE DETRIMENTAL TO PLANT GROWTH.

  5. ORGANIC SOIL AMENDMENT SHALL CONSIST OF DRY, WELL-ROTTED, PULVERIZED, AGED MINIMUM ONE YEAR ORGANIC COMPOST CLASS I TYPE SUCH AS AVAILABLE FROM A-1 COMPOST, JENSEN SALES. PULVERIZED HORSE, SHEEP OR DAIRY COW MANURE NOT ACCEPTABLE. SUBMIT DATED RECENT MATERIAL ANALYSIS TO OWNER/OWNERS REPRESENTATIVE TO GUARANTEE PRODUCT CONDITION AND PROOF NO LIVE WEED SEEDS AND CHEMICAL ADDITIVES ARE
- 6. SOIL PREPARATION FOR AREAS TO BE SODDED SHALL INCLUDE TOPSOIL AND ORGANIC MATTER ADDED AT A RATE OF FIVE CUBIC YARDS PER ONE

INCHES INTO THE SOIL THROUGHOUT THE ENTIRE PLANTING BED, NOT JUST IN EXCAVATED PLANTING HOLES.

THOUSAND SQUARE FEET AND TILLED EIGHT (8) INCHES INTO THE SOIL.

7. PREPARED BACKFILL FOR TREE/SHRUB PLANTING SHALL BE A MIX OF 2/3 IMPORTED/ SALVAGED TOPSOIL AND 1/3 ORGANIC SOIL AMENDMENT. WHERE TREES AND SHRUBS ARE LOCATED IN LARGE BEDS PROVIDE SOIL AMENDMENT AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILL EIGHT

#### **MULCH**

BLCC-04

- PLANTING BEDS (AS SPECIFIED) SHALL CONTAIN 1"-2" GRAY GRANITE ROCK MULCH, OVER FABRIC AT A MINIMUM DEPTH OF 3" WITH A DOUBLE SHREDDED CEDAR MULCH RING AROUND EACH TREE, SHRUB, GRASS, AND PERENNIAL. WOOD MULCH RING SHALL BE 1.5X THE CONTAINER SIZE OF THE SHRUB, GRASS OR PERENNIAL. TREE MULCH RING SHALL BE GREEN INDUSTRY STANDARD SIZE.
- DRY STREAM BED / SWALE AREAS (AS SPECIFIED) SHALL CONTAIN 6"-10" WHITE ROCK COBBLE MULCH OVER FABRIC AT A MINIMUM DEPTH OF 3".
   GEOTEXTILE FABRIC (FILTER FABRIC) UNDERLAYMENT SHALL BE MIRAFI, MIRASCAPE, DUPONT TYPAR 3301 OR APPROVED EQUAL (SUBMIT SAMPLE).

#### SOD

- 1. KEEP ALL EQUIPMENT, VEHICLES AND FOOT TRAFFIC OFF ALL SODDED AREAS. ALL DAMAGED MATERIALS SHALL BE REPLACED AND ALL DAMAGED AREAS RESTORED TO ORIGINAL CONDITIONS.
- 2. ALL SOD SHALL BE A FINE FESCUE BLEND SOD AS OUTLINED IN THE PLANT SCHEDULE OR APPROVED EQUAL. FOR SUBSTITUTION APPROVAL CONTACT THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- ALL SOD SHALL BE INSTALLED WITHIN 24 HOURS FROM THE TIME OF CUTTING ON A FIRM AND MOIST SUBGRADE. DO NOT PLANT IF SOD IS DORMANT OR THE GROUND IS FROZEN.
   ALL SOD SHALL BE INSTALLED PARALLEL TO SLOPES TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.

#### EDGING:

1. ALL EDGING SHALL BE 1/8" X 4" GREEN PAINTED "RYERSON TYPE" METAL EDGING W/ MILLED EDGE AND ANCHOR STAKES PER MANUFACTURE'S SPECIFICATIONS OR EQUAL.

#### PBSI FOOTHILLS NATIVE MIX

(5%) LITTLE BLUESTEM, (5%) SAND DROPSEE, (5%) SIDEOATS GRAMA

NATIVE SEED MIX TO BE 'PBSI FOOTHILLS NATIVE MIX' AS SUPPLIED BY PAWNEE BUTTES SEED INC OR APPROVED EQUAL. SEEDING RATE: 25 LBS/ACRE.

SEED MIX TO BE AS FOLLOWS: (10%) SWITCHGRASS, (10%) ROCKY MOUNTAIN FESCUE, (10%) BIG BLUESTEM, (10%) SANDBERG BLUEGRASS, (10%) SLENDER WHEATGRASS, (10%) THICKSPIKE/STREAMBANK/WESTERN WHEATGRASS, (10%) YELLOW INDIANGRASS, (5%) BLUE GRAMA, (5%) BEARDLESS WHEATGRASS, (5%) INDIAN RICEGRASS,

UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, UR ENGINEER
APPROVES THEIR USE
ONLY FOR THE PURPOSI
DESIGNATED BY WRITTEN
AUTHORIZATION.

THB LYRIC LLC
75 LAWRENCE STREET
SUITE 900
DENVER, CO
80202
(303) 900—3111

rian Company 740-9393 Colorado Springs ort Gollins 970-491-9888

THRIVE TOWNHOMES - SITE | HIMPROVEMENT PLAN | V

SHEET **8** OF 30

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

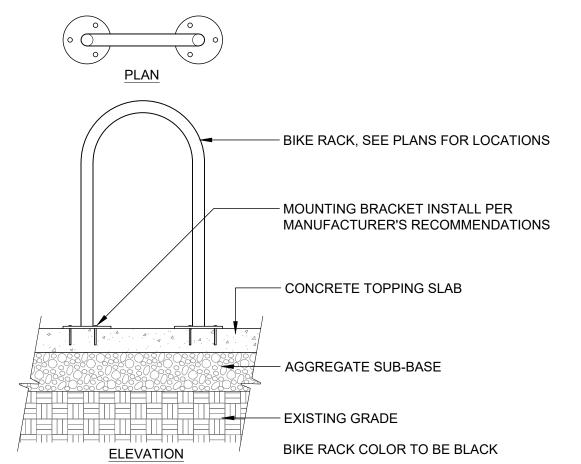


METAL FENCE TO BE CUSTOM FABRICATED ON SITE. HEIGHT 36", COLOR BLACK

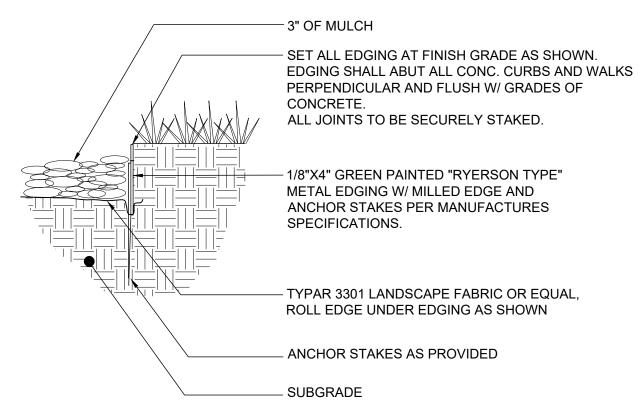
TRONT YARD METAL FENCE

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

METAL HAND RAIL







1/8" STEEL EDGING

12 9313-16

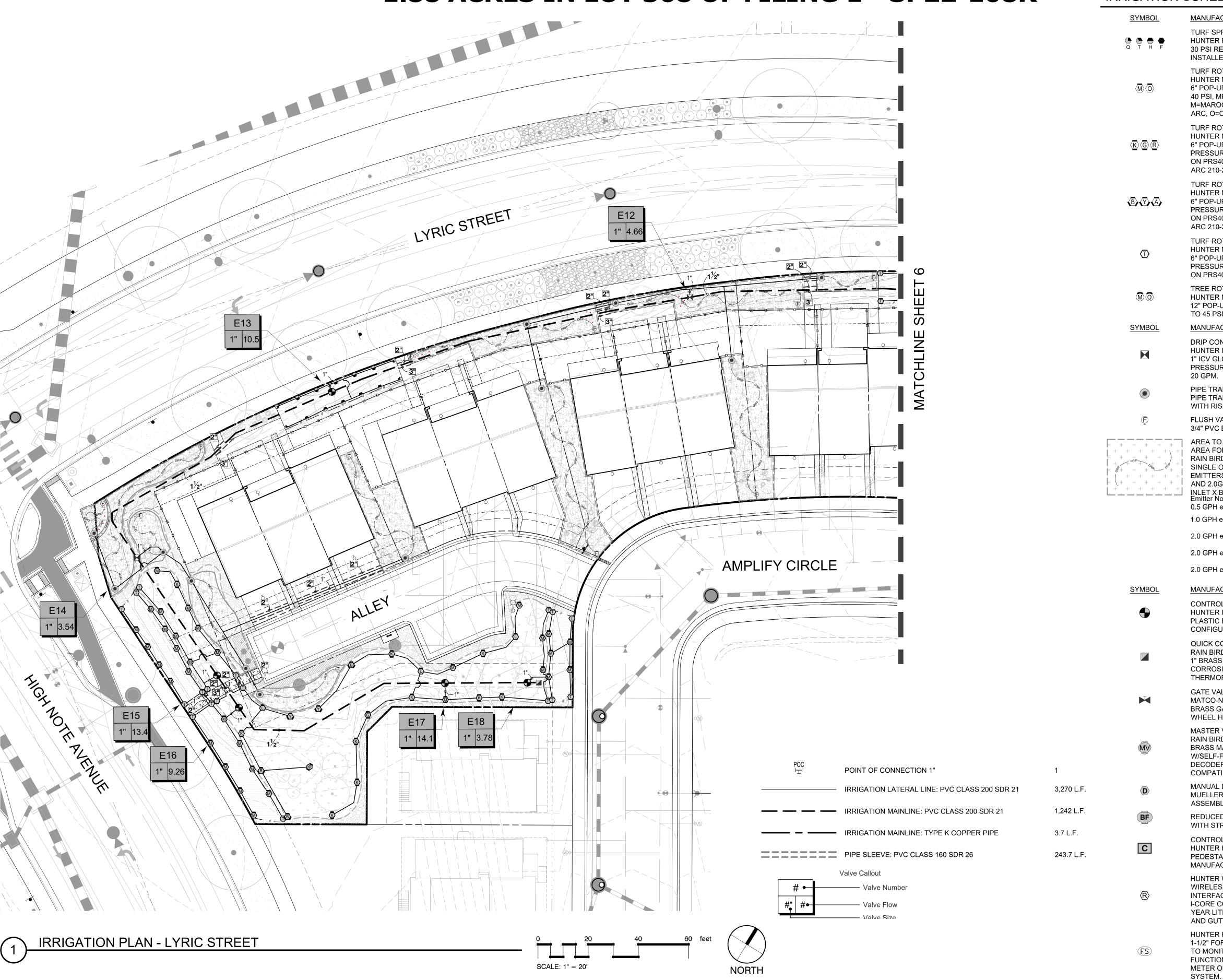
No. REVISION

No

	니	2	Revisions per comments	Z Z	NR 5/05/23
	DATE 11/02/22	#	#	#	#
2	DESIGNED BY NR	#	#	#	#
CHEC	CHECKED BY CK				
	· )				

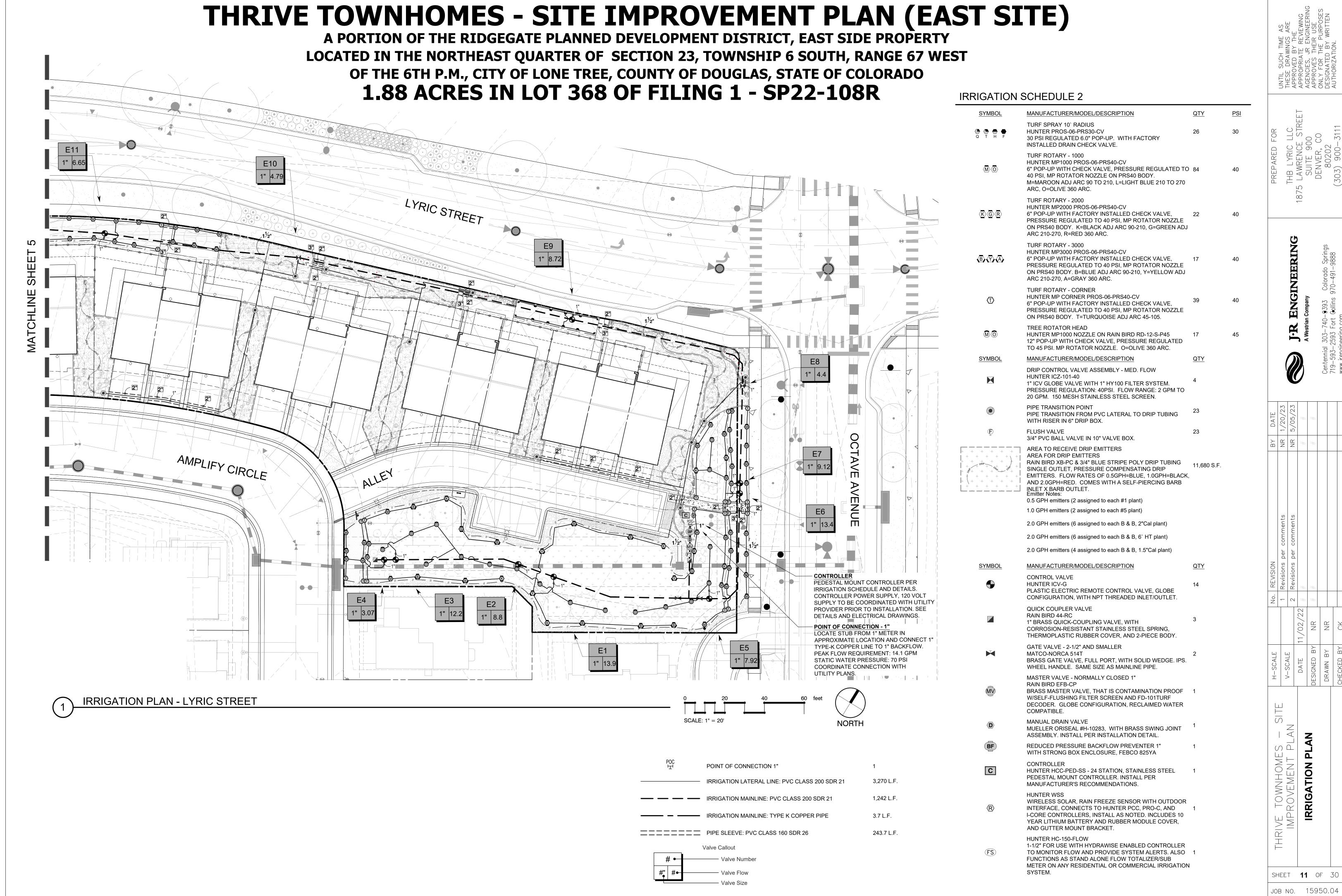
SHEET 9 OF 30

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



IRRIGATION S	SCHEDULE 2	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
Q T H F	TURF SPRAY 10` RADIUS HUNTER PROS-06-PRS30-CV 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE.	26
$\langle \overline{\mathbf{M}} \rangle \langle \overline{\mathbf{O}} \rangle$	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
K G R	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
<b>⟨B⟩√Y⟩√A</b> ⟩	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
⇧	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
<b>@ ©</b>	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
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
(F)	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)	11,680 S.F.
	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)	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION  CONTROL VALVE	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
MV	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
<b>(D)</b>	MANUAL DRAIN VALVE MUELLER ORISEAL #H-10283, WITH BRASS SWING JOINT ASSEMBLY. INSTALL PER INSTALLATION DETAIL.	1
BF	REDUCED PRESSURE BACKFLOW PREVENTER 1" WITH STRONG BOX ENCLOSURE, FEBCO 825YA	1
С	CONTROLLER HUNTER HCC-PED-SS - 24 STATION, STAINLESS STEEL PEDESTAL MOUNT CONTROLLER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.	1
R	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
FS	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

SHEET **10** OF 30



SHEET **11** OF 30

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

#### **GENERAL NOTES:**

- PRIOR TO BEGINNING WORK VERIFY THE CONTRACT DRAWINGS AGAINST ALL APPLICABLE EXISTING CONDITIONS, NOTIFY THE DESIGNER IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR
- 2. PRE-CONSTRUCTION CONFERENCE IS REQUIRED WITH PUBLIC WORKS PRIOR TO CONSTRUCTION.
- 3. BACKFLOW PREVENTION TESTING IS REQUIRED BY BUILDING DEPARTMENT
- 4. CONTRACTOR IS RESPONSIBLE TO INSPECT AND CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK
- 5. VERIFY LOCATION OF ALL ABOVE AND BELOW GRADE MECHANICAL, PLUMBING, ELECTRICAL/UTILITY LINES AND EQUIPMENT AND ADHERE TO ALL FEDERAL, MUNICIPAL, UTILITY PURVEYOR REQUIRED EASEMENTS,
- 6. ALL ACCESS TO SITE, USE OF UTILITIES, STORAGE, AND OTHER REQUIREMENTS SHALL BE COORDINATED PRIOR TO BEGINNING WORK.

#### **IRRIGATION NOTES:**

- 1. IRRIGATION SHALL OCCUR BETWEEN THE HOURS OF 8:00 P.M. AND 6:00 A.M.
- 2. ANY IRRIGATION EQUIPMENT MOUNTED TO THE BUILDING SHALL BE PAINTED TO MATCH THE BUILDING.
- 3. THE CONTRACTOR IS TO INSTALL AN AUTOMATIC IRRIGATION SYSTEM THAT WILL PROVIDE COVERAGE FOR ALL LANDSCAPED AREAS AS SHOWN ON CONTRACT DRAWINGS.
- 4. REFER TO DETAILS FOR INSTALLATION INSTRUCTIONS.
- 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND MUNICIPAL CODES FOR WORK NECESSARY IN IRRIGATION SYSTEM INSTALLATION.
- POINT OF CONNECTION SHOWN ON THE IRRIGATION PLANS ARE PER THE CIVIL DOCUMENTS. REPORT ANY DISCREPANCIES IN THE LOCATION TO THE DESIGNER FOR CLARIFICATION OR REVISION.
- CONTRACTOR IS TO PROVIDE ALL NECESSARY PIPE, VALVES, ETC. DOWNSTREAM FROM POINT OF CONNECTION NOT INSTALLED BY OTHER DISCIPLINES.
- WORK SHALL BE DONE IN FULL ACCORDANCE WITH THE RULES AND REGULATIONS OF THE 2009 INTERNATIONAL PLUMBING CODE (IPC) AND ALL OTHER STATE OR LOCAL MUNICIPAL REGULATIONS CURRENT UPON THE SIGNING OF THIS CONTRACT.
- CONTRACT DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED IN LANDSCAPED AREAS WHEREVER POSSIBLE AND WITHIN THE PROPERTY LIMITS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS
- 10. LATERAL AND MAINLINE PIPE. CONTROL WIRES AND SLEEVES ARE SHOWN ON CONTRACT DRAWINGS SPACED HORIZONTALLY ON PLAN FOR GRAPHIC CLARITY ONLY. CONTRACTOR SHALL CONSOLIDATE IRRIGATION LATERALS, MAINLINES AND COMPONENTS WHEREVER POSSIBLE. IRRIGATION PIPING SHALL BE INSTALLED WITH A MINIMUM OF 4 INCHES CLEAR ON ALL SIDES.
- 11. CONTRACTOR SHALL MAINTAIN THE MINIMUM DEPTHS DETAILED AND SPECIFIED FOR ALL IRRIGATION EQUIPMENT.
- 12. CONTRACTOR IS TO VERIFY AVAILABLE PRESSURE AND FLOW AT POINT OF CONNECTION PRIOR TO INSTALLATION OF IRRIGATION SYSTEM EQUIPMENT.
- 13. CONTRACTOR TO COORDINATE INSTALLATION OF SLEEVING WITH OVERALL SITE CONSTRUCTION AND INSTALLATION OF PAVING AND SIDEWALKS. ALL SLEEVING UNDER PAVED SURFACES SHOWN ON CONTRACT DRAWINGS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. ALL MAINLINES, LATERAL LINES, DRIP LINES AND CONTROL WIRES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. INSTALL SLEEVING AS PER DETAIL, NOTES, SCHEDULES AND SPECIFICATIONS.
- 14. ALL PIPING, PVC ELECTRICAL SLEEVES, ETC. UNDER PAVING SHALL BE INSTALLED PRIOR TO PAVING WORK. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING. CAP ALL ENDS HAND TIGHT
- 15. EACH MAINLINE SLEEVE REPRESENTED IN THE DRAWINGS SHALL CONSIST OF TWO SLEEVES: ONE FOR MAINLINE PIPING AND ONE FOR FIELD WIRING.
- 16. CONTRACTOR IS TO PROVIDE ELECTRICAL POWER TO THE AUTOMATIC CONTROLLER, SEE ELECTRICAL
- 17. INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL MALE PIPE THREADS ON ALL IRRIGATION SWING JOINT AND VALVE ASSEMBLIES.
- 18. BACKFILLING SHALL BE DONE IN LIFTS AND COMPACTED.
- 19. MAINTENANCE AND OPERATION REQUIREMENTS: A SEASONAL MAINTENANCE SCHEDULE BEGINNING ON APRIL 1 THROUGH OCTOBER 1 SHALL ESTABLISH PROCEDURES FOR OPTIMUM IRRIGATION EFFICIENCY AND PREVENTIVE MAINTENANCE PRACTICES THAT WILL CONSERVE WATER RESOURCES. THE MAINTENANCE
- SCHEDULE SHOULD INCLUDE THE FOLLOWING ITEMS: VERIFY COVERAGE OF HEADS (BI-MONTHLY)\*
  - CHECK FOR BROKEN HEADS OR LEAKAGE (BI-MONTHLY)\*
  - REPROGRAM CONTROLLERS ACCORDING TO THE SEASONAL NEEDS (MONTHLY)\* VERIFY WATER SUPPLY AND PRESSURE (UPON SYSTEM STARTUP, THEN TWO ADDITIONAL TIMES)
  - INSPECT THE BACKFLOW PREVENTER DEVICE (UPON SYSTEM STARTUP)
- VERIFY SENSOR FUNCTIONALITY (BI-MONTHLY)\* \*ALL ITEMS SHALL BE PERFORMED UPON SYSTEM START UP AND THEN AT A MINIMUM OF THE PERIOD
- STATED, INSPECTIONS SHALL BE PERFORMED MORE FREQUENTLY AS REQUIRED.

#### POINT OF CONNECTION (POC) NOTES:

P.O.C. 'EAST' - CONNECT TO 1" STUB FROM METER AND EXTEND AND CONNECT 1" TYPE-K COPPER LINE TO 1" BACKFLOW DEVICE. REFER TO CIVIL PLANS FOR CONNECTION LOCATION.

AVAILABLE WATER PRESSURE: THE ASSUMED AVAILABLE PSI AT THE POINT OF CONNECTION IS - 70 PSI. CONTRACTOR SHALL TEST PRIOR TO INSTALLATION.

DESIGN PRESSURE: 70 PSI

DESIGN FLOW : **14.1 GPM MAX**, (SINGLE VALVE OPERATION)

- 1. THE IRRIGATION SYSTEMS ARE DESIGNED WITHIN A WATER WINDOW AND SIZED TO ACCOMMODATE SINGLE VALVE STARTS NOT TO EXCEED DESIGN FLOW LISTED. CONTRACTOR TO PROGRAM CONTROLLER
- 2. CONTRACTOR TO INSTALL ALL REQUIRED EQUIPMENT IN ACCORDANCE WITH ALL LOCAL WATER PURVEYORS REQUIREMENTS.
- 3. CONTRACTOR TO FIELD LOCATE REQUIRED IRRIGATION EQUIPMENT DOWNSTREAM FROM METER FOR APPROVAL PRIOR TO INSTALLATION. ALL ATTEMPTS SHALL BE MADE TO INSTALL EQUIPMENT IN LANDSCAPE
- 4. ALL ENCLOSURES SHALL BE SECURELY MOUNTED AND LOCKABLE TO PREVENT VANDALISM, DAMAGE AND/OR THEFT. TURN KEYS OVER TO OWNERS REPRESENTATIVE AT COMPLETION OF WORK AS PER SPECIFICATIONS.
- 5. CONTRACTOR TO COORDINATE CONTROLLER LOCATIONS WITH OWNERS REPRESENTATIVE PRIOR TO INSTALLATION. INSTALL CONTROLLERS IN COMMON AREA IN LANDSCAPE BED.
- 6. RAIN SENSOR, MOUNT WIRELESS RAIN SENSOR WITHIN OPTIMAL RANGE FROM CONTROLLER, PER MANUFACTURERS RECOMMENDATIONS. INSTALL SENSOR ON LIGHT/UTILITY POLE A MINIMUM OF 10' ABOVE GRADE TO MINIMIZE DAMAGE/VANDALISM, CLEARLY NOTE LOCATION AND PROVIDE INFORMATION TO OWNERS REPRESENTATIVE.
- IRRIGATION ZONES HAVE BEEN CREATED TO PROPERLY HYDROZONE THE SITE BASED ON SITE CONDITIONS AND MICROCLIMATES. IF FIELD ADJUSTMENTS ARE TO BE MADE IRRIGATION EQUIPMENT IRRIGATING A NORTH AND EAST EXPOSURE SHOULD NOT BE INSTALLED ON THE SAME ZONE AS IRRIGATION EQUIPMENT ON THE SOUTH AND WEST EXPOSURES TO ALLOW FOR MICROCLIMATE ADJUSTMENTS IN THE CONTROLLER PROGRAMMING.

arr cri	ines an	der water restri	CHOILS			PEAK DEMAND	ZONE RUN	WATER
#	SIZE	PLANT TYPE	TYPE	GPM	PRECIP	IN/WK	MIN./WK	GAL/WK
E1	1"	Native	Turf Rotary	13.90	0.30	0.65	130	1,807.00
E2	1"	Native	Turf Rotary	8.80	0.28	0.65	139	1,225.71
E3	1"	Native	Turf Rotary	12.20	0.41	0.65	95	1,160.49
E4	1"	Turfgrass	Turf Rotary	3.07	0.88	1.65	113	345.38
E5	1"	Native	Turf Rotary	7.92	0.30	0.65	130	1,029.60
E6	1"	Native	Turf Spray	13.40	0.44	0.65	89	1,187.73
E7	1"	Turfgrass	Turf Spray	9.12	0.80	1.65	124	1,128.60
E8	1"	Planting Beds	Point Source Drip	4.40	0.50	0.96	115	506.88
E9	1"	Turfgrass	Turf Rotary	8.72	2.05	1.65	48	421.11
E10	1"	Planting Beds	Point Source Drip	4.79	0.50	0.96	115	551.81
E11	1"	Turfgrass	Turf Spray	6.65	0.60	1.65	165	1,097.25
E12	1"	Planting Beds	Point Source Drip	4.66	0.50	0.96	115	536.83
E13	1"	Turfgrass	Turf Rotary	10.50	1.95	1.65	51	533.08
E14	1"	Planting Beds	Point Source Drip	3.54	0.50	0.96	115	407.81
E15	1"	Native	Turf Rotary	13.40	0.45	0.65	87	1,161.33
E16	1"	Turfgrass	Turf Rotary	9.26	0.72	1.65	138	1,273.25
E17	1"	Native	Turf Rotary	14.10	0.41	0.65	95	1,341.22
E18	1"	Turfgrass	Turf Rotary	3.78	0.92	1.65	108	406.76
						Hours/Wk		33
						Gal/Wk		16,121.84
						Kgal/Month		70

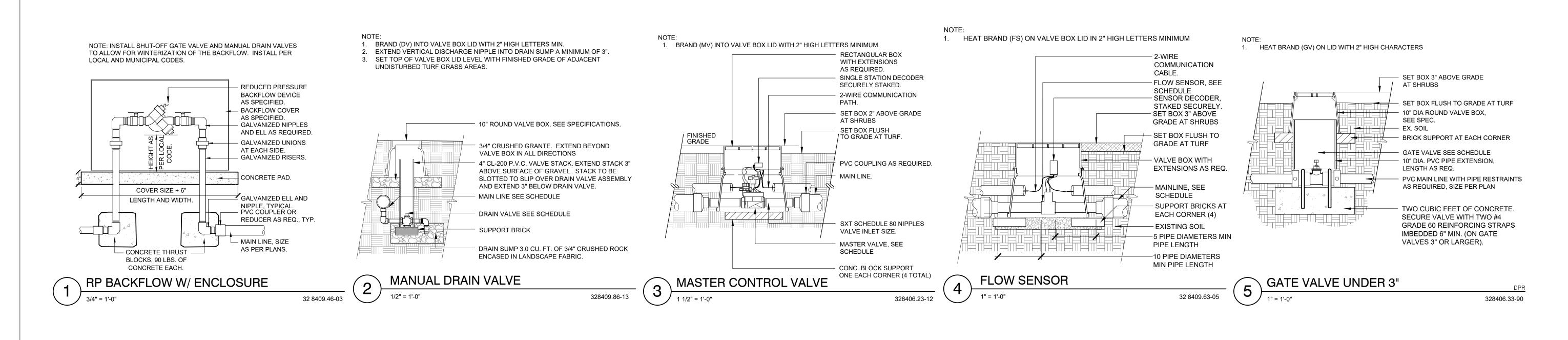
Valve #:	10-Oct-22 E1					_	
Location:	Native Rotor Zone					_ _ v	'A
AREA	DESCRIPTION	ТҮРЕ	SIZE	LENGTH / QTY	FLOW	Loss	
SOURCE	SERVICE LINE	Type-K Copper	1"	15 FT	14.1	6.66	
	BACKFLOW UNIT	Febco 825YA	1"	1 EA	14.1	n/a	
	SERVICE LINE	CL-200 PVC	1 1/2"	3 FT	14.1	0.41	
	MASTER VALVE	Rain Bird	1"	1 EA	14.1	n/a	
SYSTEM	MAINLINE	CL-200 PVC	1 1/2"	3 FT	14.1	0.41	
	FLOW SENSOR	PVC Tee	1"	1 EA	14.1	n/a	
	MAINLINE	CL-200 PVC	1 1/2"	87 FT	14.1	0.41	
	CONTROL VALVE	PEB Series	1"	1 EA	14.1	n/a	
	LATERAL LINE 1	CL-200 PVC	1"	4 FT	14.1	2.5	
	LATERAL LINE 2	CL-200 PVC	1"	11 FT	11.0	1.6	
	LATERAL LINE 3	CL-200 PVC	1"	9 FT	6.7	0.6	
	LATERAL LINE 4	CL-200 PVC	1"	12 FT	2.0	0.1	
	LATERAL LINE 5	CL-200 PVC	1"	11 FT	1.6	0.0	
CRITICAL	LATERAL LINE 6	CL-200 PVC	1"	14 FT	0.8	0.0	
ZONE	LATERAL LINE 7	CL-200 PVC	1"	11 FT	0.3	0.0	
	FITTINGS 10% of Pipe Losses						
	TOTAL FRICTIO						
	ELEVATION CHAN	GE WITHIN ZONI	Ξ.	2 FT	X.433		
	IRRIGATION CONT	INGENCY	10% OF ALL LOSSES				
				то	TAL SYST	EM LOSS	
	AVAILABLE STATIO	PRESSURE AT SO	OURCE/TA	.P		Enter	
	TOTAL PRESSURE I	OSS					
SUMMARY	PSI REQUIRED AT C	CRITICAL HEAD				Enter	
	AVAILABLE DYNAM	MIC PRESSURE AT	Γ CRITICA	L HEAD			
	RESIDUAL PRESSU	RE					

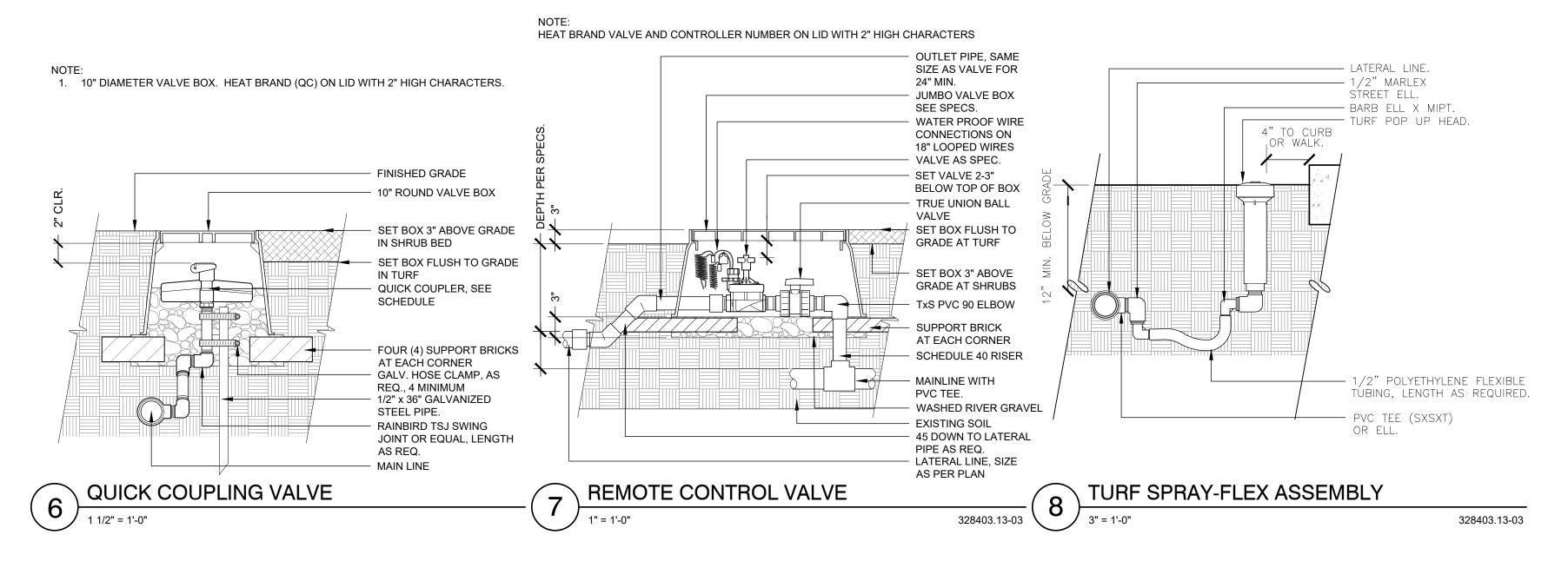
CRITICAL PRESSURE ANALYSIS WORKSHEET

					WATER B	JDGET			
PROJECT NAME:	Lyric at Rido	nanata - Pi	OC FAST		SUBMITTED BY			DATE	5/5/2023
DESCRIPTION	IRRIGATED	MONTH	HISTORICAL	PLANT	PLANT WATER	SYSTEM	TOTAL WATER	WEEKLY WATER	MONTHLY WATER
JESSKII TISK	ACRES	III OILLIII	ET	COEFFICIENT	REQUIREMENT	EFFICIENCY (%)	REQUIREMENTS (IN.)	REQUIREMENTS (IN.)	REQUIREMENTS (GAL.)
LANT TYPE:		APRIL	2.26			1 65%		78 0.65	
Nature's Prairie Turf Sod		MAY	5.73			8 65%		05 1.69	
(Moderate/High Usage)		JUNE	6.64		L .	1 65%		1.9	
		JULY	7.27			2 65%		95 2.09	
		AUGUST	5.87			0 65%		22 1.69	
quare Foot Area:		SEPTEMBER	NI - Ta			6 65%		48 1.28	
4,803 DPERATING PERIOD-HRS./DAY		OCTOBER	1.60	0.80 TOTAL	1.2 27.0	8 65%	1. DTAL 41.	97 0.46 62 TOTAI	
DAYS/WEEK	12 3			TOTAL	21.0	0 10	OTAL 41	ACRE FEET/YR	. 123,99
AYS/MONTH	13							PEAK SEASON GPM	
DESCRIPTION	IRRIGATED	MONTH	HISTORICAL	PLANT	PLANT WATER	SYSTEM	TOTAL WATER	WEEKLY WATER	MONTHLY WATER
	ACRES		ET	COEFFICIENT	REQUIREMENT	EFFICIENCY (%)	REQUIREMENTS (IN.)	REQUIREMENTS (IN.)	REQUIREMENTS (GAL.)
PLANT TYPE:		APRIL	2.26			3 90%		26 0.29	
SHRUBS		MAY	5.73	3 0.50	2.8	7 90%	3	18 0.74	30,06
(Moderate Usage)		JUNE	6.64			2 90%		69 0.86	
		JULY	7.27			4 90%		0.94	
		AUGUST	5.87	The second secon		4 90%		26 0.76	
Square Foot Area:		SEPTEMBER				3 90%		47 0.58	
15,231		OCTOBER	1.60			0 90%		89 0.2	•
DPERATING PERIOD-HRS./DAY DAYS/WEEK	12 3			TOTAL	16.9	TI IC	OTAL 18	79 TOTAL ACRE FEET/YR	. 177,42
DAYS/MONTH	13							PEAK SEASON GPM	
ESCRIPTION	IRRIGATED	MONTH	HISTORICAL	PLANT	PLANT WATER	SYSTEM	TOTAL WATER	WEEKLY WATER	MONTHLY WATER
OLANT TYPE:	ACRES	ADDII	ET	COEFFICIENT	REQUIREMENT	EFFICIENCY (%)	REQUIREMENTS (IN.)	REQUIREMENTS (IN.)	REQUIREMENTS (GAL.)
PLANT TYPE:  NATIVE SEED		APRIL MAY	2.26			8 70% 2 70%		97 0.23 46 0.55	
(Low Usage)		JUNE	6.64			9 70%		85 0.66	
(Eon Souge)		JULY	7.2		11	8 70%		12 0.73	
		AUGUST	5.87	7 0.30		6 70%	2	52 0.59	
Square Foot Area:		SEPTEMBER	4.45	5 0.30	1.3	4 70%		91 0.45	
12,485		OCTOBER	1.60			8 70%		69 0.16	
OPERATING PERIOD-HRS./DAY	12			TOTAL	10.1	5 TC	OTAL 14		
DAYS/WEEK	3							ACRE FEET/YR	
DAYS/MONTH	13							PEAK SEASON GPM	2.6
								PROJECT TOTALS	
								IRRIGATED ACRES	0.7
								GALLONS/YEAR	413,57
								ACRE FEET/YEAR	1.2
								PEAK SEASON GPM	9.6
NOTES:									
NOTES:									
Plant water requirements are dete	ermined utilizina	100% svstem	n efficiencies. Act	tual system efficienc	cies are	Maximum Safe F	ow Through Water Meters (7.5	feet per second in service line):	
specific to each systems design,				-			EAK SEASON GPM	MINIMUM TAP SIZE REQUIRED	
Approximate values:	- 12 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1						- 10 GPM	0.75"	
Orip irrigation - 90%							- 18 GPM	1.00"	1
									1
Rotor irrigation - 70%							- 40 GPM	1.50"	
Spray head irrigation: 65%							- 70 GPM	2.00"	
April & October ET represent 2 v	eek watering wi	ndows.					150 GPM 275 GPM	3.00" 4.00"	

SHEET **12** OF 30

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 THESE DRA APPROVED APPROPRIA AGENCIES, APPROVES ONLY FOR DESIGNATEL AUTHORIZA	T H A A A A A A A A A A A A A A A A A A	TAE TEN TEN TEN TEN TEN TEN TEN TE	AS ARE HE VIEWING IGINEERI USE VURPOSE WRITTEN
"	SUC DR/ VED PRI/ ES, VES OR ATE ATE	UNTIL SUCH THESE DRAWINAPPROVED BY APPROPRIATE AGENCIES, UR APPROVES THOULY FOR THIS DESIGNATED BAUTHORIZATIO	MINGS BY TE RE UR EN THEIR THE P

THB LYRIC LLC

375 LAWRENCE STREET

SUITE 900

DENVER, CO

80202

J-R ENGINEERING

A Westrian Company

303-740-9393 Colorado Springs

A Westrian Company

Centennial 303–740–9393

719–593–2593 Fort Gollins 9

www.irengineering.com

 S - SITE
 H-SCALE
 No. REVISION
 REVISION
 BY DATE

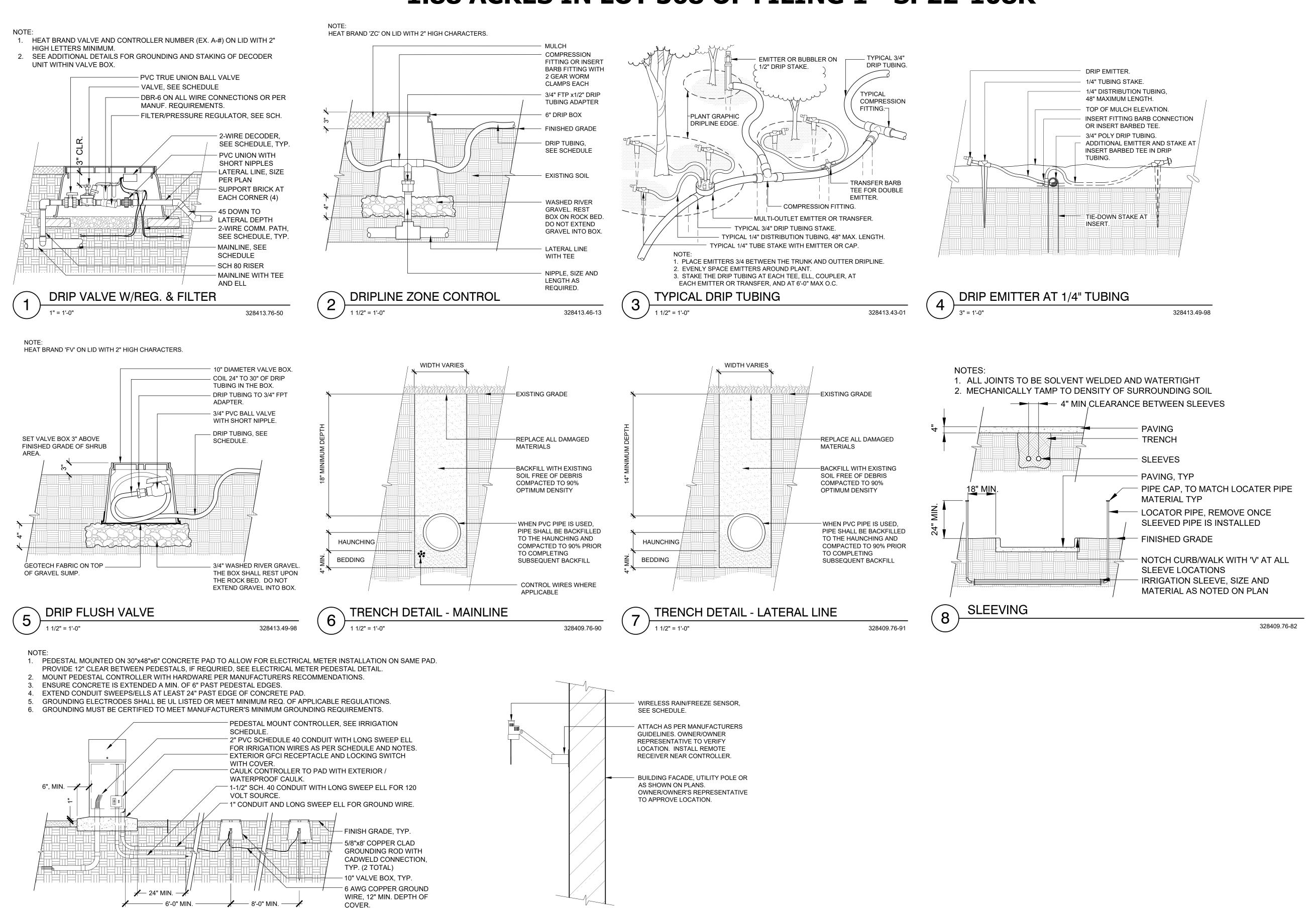
 >LAN
 V-SCALE
 2 Revisions per comments
 NR 1/20/23

 AILS
 DESIGNED BY NR
 # #
 # #

 CHECKED BY CK
 CK
 # #
 # #

SHEET **13** OF 30

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



328409.66-03

CONTROLLER PEDESTAL AND GROUNDING

32 8409.16-80

THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, JR ENGINEERIN
APPROVES THEIR USE
ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

THB LYRIC LLC 875 LAWRENCE STREET SUITE 900 DENVER, CO 80202

J-R ENGINEERIN

A Westrian Company

nial 303-740-9393 Colorado Springs

 No. REVISION
 BY DATE

 1 Revisions per comments
 NR 1/20/23

 1/02/22
 # # # #

 NR
 # # #

 NR
 # # #

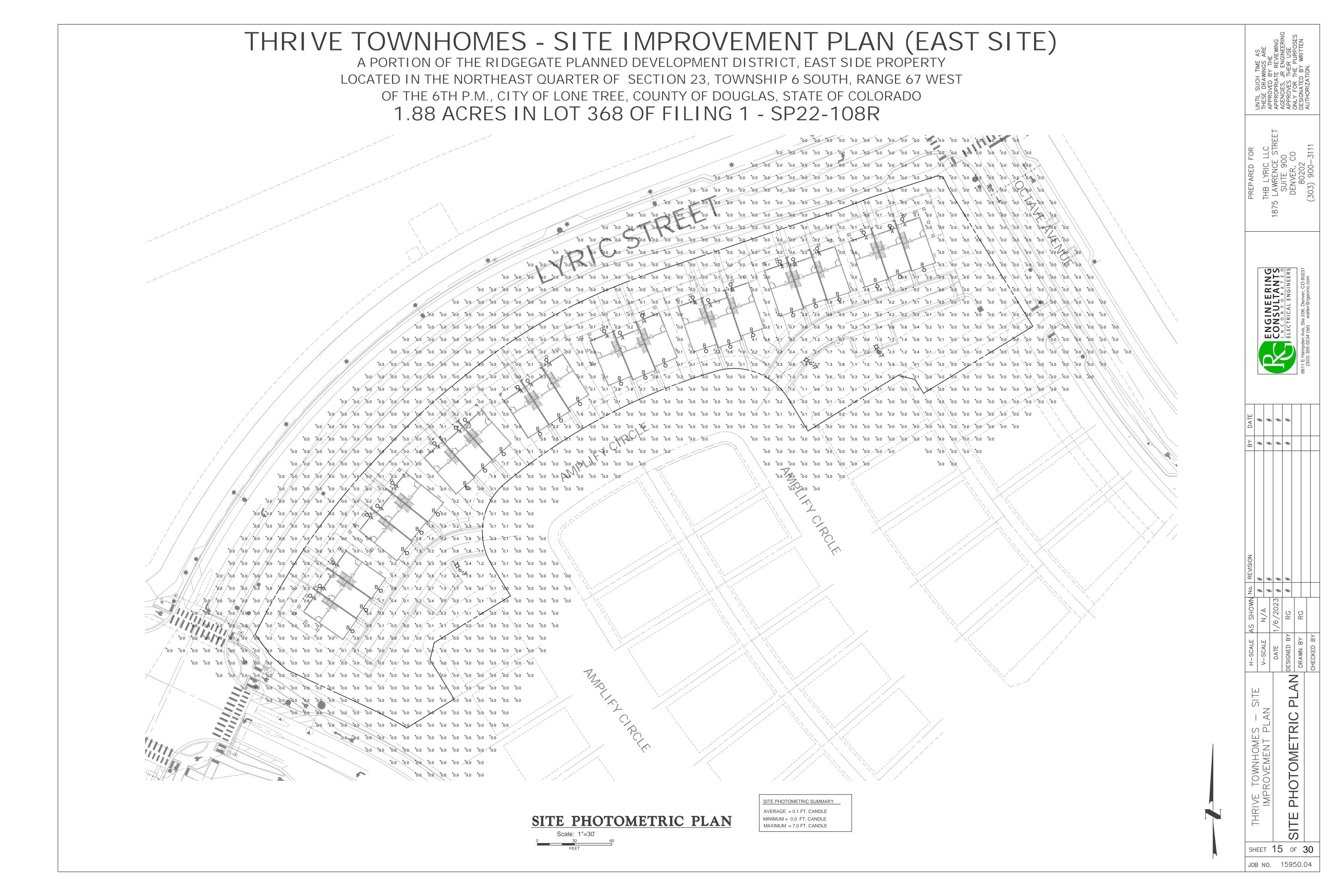
 CK
 CK

APROVEMENT PLAN

RRIGATION DETAILS

DESIGNED

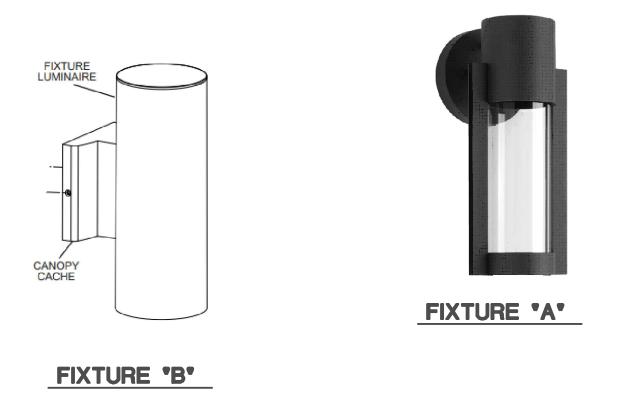
SHEET **14** OF 30

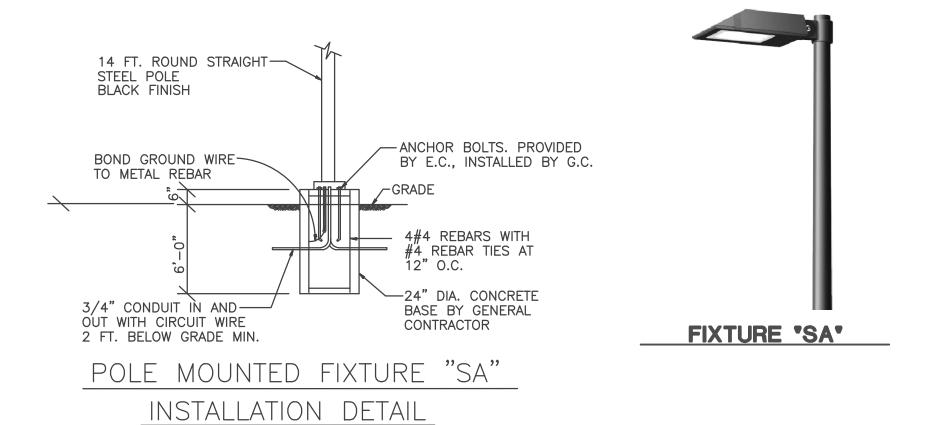


A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO 1.88 ACRES IN LOT 368 OF FILING 1 - SP22-108R

		L	IGHTING I	FIXTUF	RE SCHE	DULE	
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
А	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
В	24	KICHLER	11310BKTLED	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





NO SCALE

HESE DRAWINGS ARE
HESE DRAWINGS ARE
PPROVED BY THE
PPROPRIATE REVIEWING
GENCIES, JR ENGINEERIN
PPROVES THEIR USE
INLY FOR THE PURPOSE'S
ESIGNATED BY WRITTEN

THB LYRIC LLC 75 LAWRENCE STREET SUITE 900 DENVER, CO 80202

ENGINEERING
CONSULTANTS
INCORPORATED
ELECTRICAL ENGINEERS
8811 E Hampden Ave, Ste 208, Denver, CO 80231
(303) 355-5534 (tel) walter@rgecinc.com

SHEET 16 OF 30

JOB NO. 15950.04

THRIVE TOWNHOMES — IMPROVEMENT PLAN

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





303.455.4437 www.goddensudik.com

5975 S. Quebec Street Suite 250 Centennial, CO 80111

DATE	#	#	#	#		
> B	#	##	##	#		
No. REVISION	#	#	#	#		
S	#	##	##	#		
			22			

SHEET 17 OF 30

PLAN 4



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





UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, JR
ENGINEERING APPROVES
THEIR USE ONLY FOR T
PURPOSES DESIGNATED
BY WRITTEN
AUTHORIZATION.

PREPARED FOR
THB LYRIC LLC
SUITE 900
DENVER, CO
80202
(303) 900—3111



Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goddensudik.com

5975 S. Quebec Street Suite 250 Centennial, CO 80111

No. REVISION

THRIVE TOWNHOMES - SITE V-SCA IMPROVEMENT PLAN

3A - TRANSITIONAL

DESIGNET

CHECKET

SHEET **19** OF **30**JOB NO. 15950.04

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



THB LYRIC LLC
1875 LAWRENCE ST
SUITE 900
DENVER, CO
80202
(303) 900-311



Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goddensudik.com

5975 S. Quebec Street Suite 250 Centennial, CO 80111

DATF	]	#	#	#	#		
\ M	-	#	#	#	#		
Z	-						
NO SINGN		#	#	#	#		
		#	#		#		
		<		17/22	I W Y	_	
			_		$\mathcal{C}$	2	

#	#	11	##	#		
V / N		, ,	10/17/22	ARCH	HJAV	
1 IV JS-/\			DATE	DESIGNED BY	YA NWAAA	

THRIVE TOWNHOMES - SITE	IMPROVEMENT PLAN	3A - TRANSITIONAL

SHEET 20 OF 30

JOB NO. 15950.04

3A - REAR ELEVATION - TRANSITIONAL - SCHEME 1

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 3A - LEFT SIDE ELEVATION - TRANSITIONAL - SCHEME 1

THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWIN
AGENCIES, JR
ENGINEERING APPROVE
THEIR USE ONLY FOR
PURPOSES DESIGNATED
BY WRITTEN
AUTHORIZATION.

PREPARED FOR

THB LYRIC LLC

1875 LAWRENCE STREET

SUITE 900

DENVER, CO

80202

(303) 900-3111



Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goddensudik.com

5975 S. Quebec Street Suite 250 Centennial, CO 80111

DATE

TRANSITIONAL

H-SCALE

V-SCALE

DATE

DATE

DESIGNED BY

THRIVE TOWNHIMPROVEN

3A - TRANS

SHEET 21 OF 30

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





UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, JR
ENGINEERING APPROVES
THEIR USE ONLY FOR T
PURPOSES DESIGNATED
BY WRITTEN
AUTHORIZATION.

PREPARED FOR

THB LYRIC LLC

1875 LAWRENCE STREET

SUITE 900

DENVER, CO

80202

(303) 900-3111



Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goddensudik.com

5975 S. Quebec Street Suite 250 Centennial, CO 80111

DATE	#	#	#	#			
>- m	#	#	##	#			
No. REVISION	#	#	#	#			
o Z	**			**			
			17/22	I	I	_	

THRIVE TOWNHOMES — SITE V—SCA
IMPROVEMENT PLAN

3B - CONTEMPORARY

DESIGNED

CHECKE

SHEET **22** OF **30**JOB NO. 15950.04

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



UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, JR
ENGINEERING APPROVES
THEIR USE ONLY FOR T
PURPOSES DESIGNATED
BY WRITTEN
AUTHORIZATION.

PREPARED FOR

THB LYRIC LLC

SUITE 900

DENVER, CO

80202

(303) 900-3111



Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goddensudik.com

5975 S. Quebec Street Suite 250 Centennial, CO 80111

L F	DATE	#	#	#	#		
2	> M	#	#	#	#		
((	No. REVISION						
Ĺ		#	##	#	#		
-	2	#	#		#		
				17/22		_	
			<u> </u>		\ \ \ \ \		

S — SITE H-SCALE N/A # # #

>LAN DATE 10/17/22 # # #

RY DESIGNED BY ARCH # # #

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN

3B - CONTEMPORARY

SHEET **23** OF **30**JOB NO. 15950.04

3B - REAR ELEVATION - CONTEMPORARY - SCHEME 2

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

SLEEPERS TO BE INSTALLED

IF GRADE CHANGES EXPOSE MORE THAN 18" OF FOUNDATION



2 3B - RIGHT SIDE ELEVATION - CONTEMPORARY - SCHEME 2

PLAN 2E

3RD PLATE

2ND PLATE

SMARTSIDE PANEL SIDING

1ST PLATE

SMARTSIDE B&B PANEL

1 3B - LEFT SIDE ELEVATION - CONTEMPORARY - SCHEME 2

UNTIL SUCH TIME
THESE DRAWINGS
APPROVED BY THI
APPROPRIATE REV
AGENCIES, JR
ENGINEERING APPR
THEIR USE ONLY F
PURPOSES DESIGN
BY WRITTEN
AUTHORIZATION.

PREPARED FOR

THB LYRIC LLC

1875 LAWRENCE STREE

SUITE 900

DENVER, CO

80202

(303) 900-3111



Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE
303.455.4437

5975 S. Quebec Street Suite 250 Centennial, CO 80111

HRIVE TOWNHOMES - SITE VIMPROVEMENT PLAN
3B - CONTEMPORARY
DESIG

SHEET **24** OF **30**JOB NO. 15950.04

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 2

NTIL SUCH TIME AS
HESE DRAWINGS ARE
PPROVED BY THE
PPROPRIATE REVIEWING
GENCIES, JR
NGINEERING APPROVES
HEIR USE ONLY FOR THE
URPOSES DESIGNATED
Y WRITTEN
UTHORIZATION.

PREPARED FOR

THB LYRIC LLC
SUITE 900
DENVER, CO
80202
(303) 900-3111



Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goddensudik.com

5975 S. Quebec Street Suite 250 Centennial, CO 80111

BY DATE	# #	# #				
No. REVISION	#	#	#	#		
o Z	#	#	#	#		

	DESIGN DRAW	3B - TRANSITIONAL
	DESIGN	SD - IRANSIIIONAL
	^	() () () ()
		l
	n   	THE TOWNSHIP OF TANKSHIP

SHEET **25** OF **30** 

JOB NO. 15950.04

PLAN 2E

PLAN 4

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



UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, JR
ENGINEERING APPROVES
THEIR USE ONLY FOR TH
PURPOSES DESIGNATED
BY WRITTEN
AUTHORIZATION.

PREPARED FOR

THB LYRIC LLC

1875 LAWRENCE STREET

SUITE 900

DENVER, CO

80202

(303) 900-3111



Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goddensudik.com

5975 S. Quebec Street Suite 250 Centennial, CO 80111

AN DATE N/A # #

DESIGNED BY ARCH # #

CHECKED BY

CHECKED BY

CHECKED BY

CHECKED BY

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN

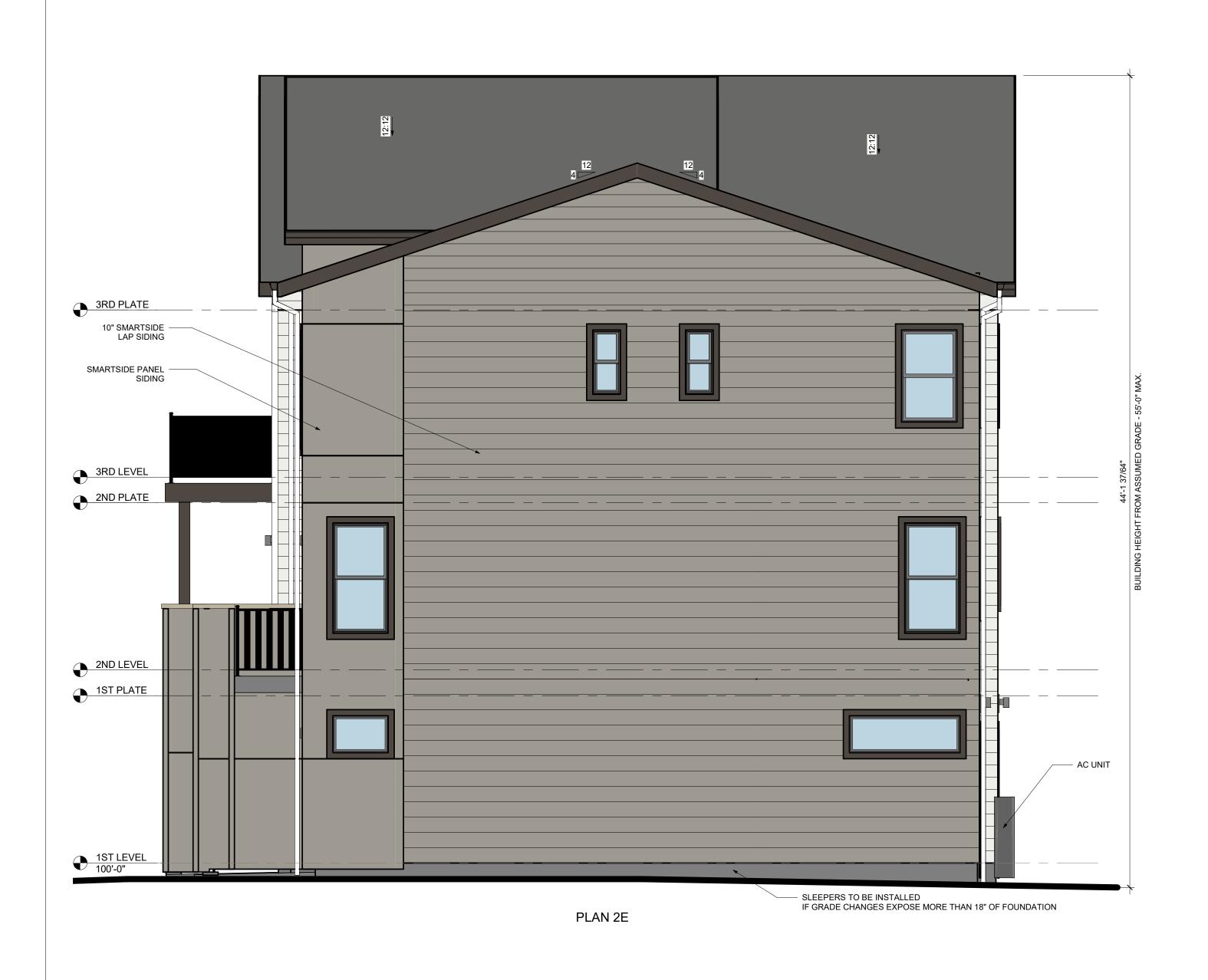
3B - TRANSITIONAL

SHEET 26 OF 30

JOB NO. 15950.04

3B - REAR ELEVATION - TRANSITIONAL - SCHEME 2

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







5975 S. Quebec Street Suite 250 Centennial, CO 80111

 N/A
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #
 #

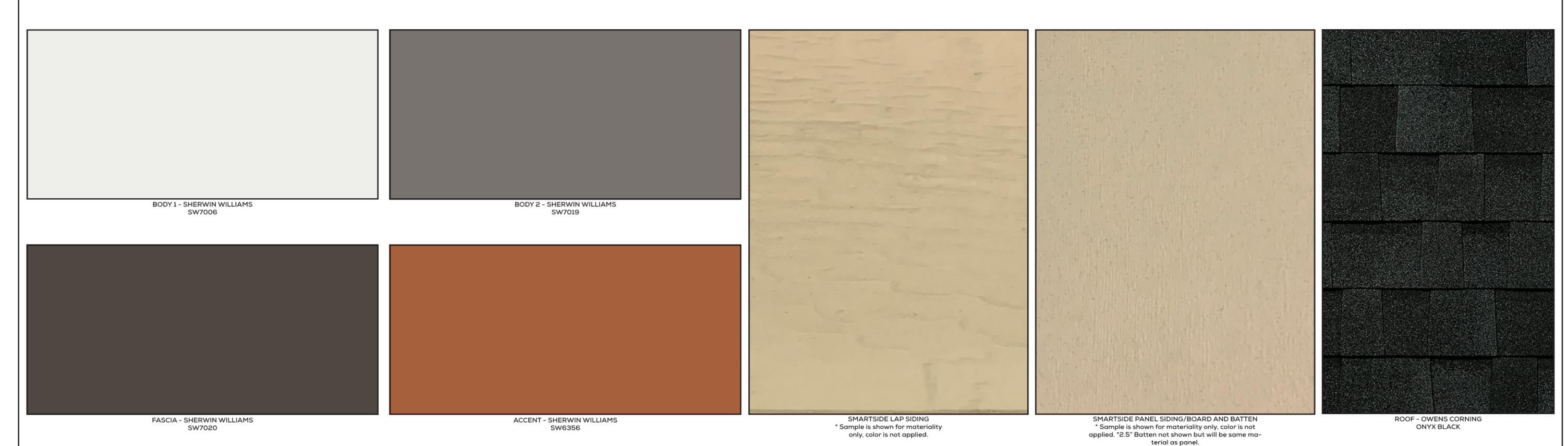
HOMES - SITE V-SCALE N/A
LENT PLAN
DATE 10/17/22
ITIONAL
DRAWN BY ARCH

⊕ ₩ | ₩

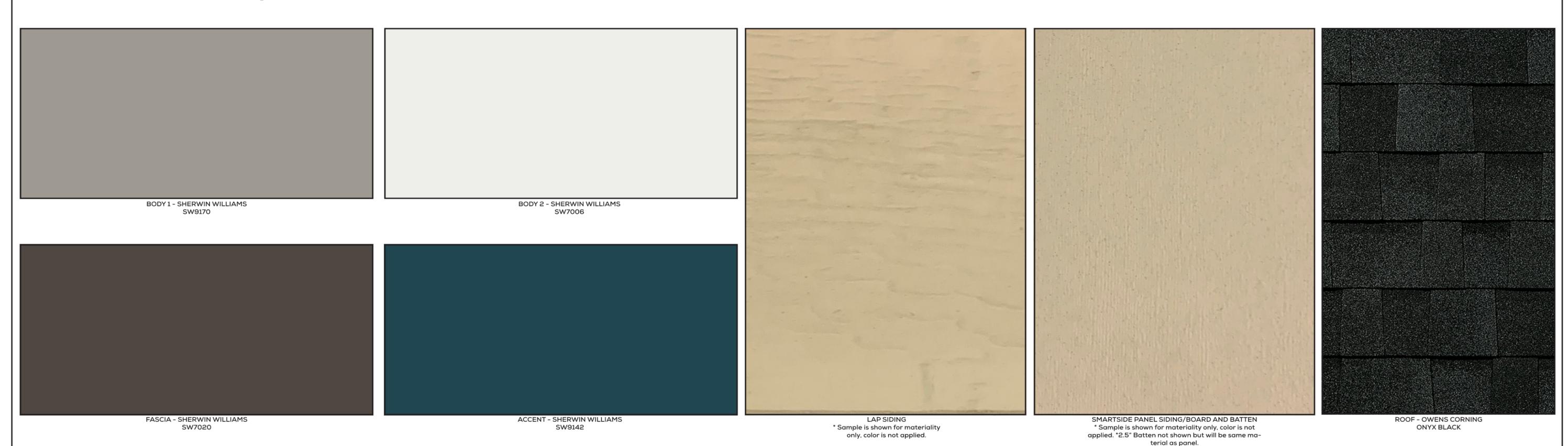
SHEET **27** OF **30** JOB NO. 15950.04

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



## TRANSITIONAL / CONTEMPORARY COLOR SCHEME 2





5975 S. Quebec Street Centennial, CO 8011

DATE	#	#	#	#		
В	#	#	#	#		
No. REVISION	#	#	#	#		
o N	#	#		#		
	<	(	/22		-	

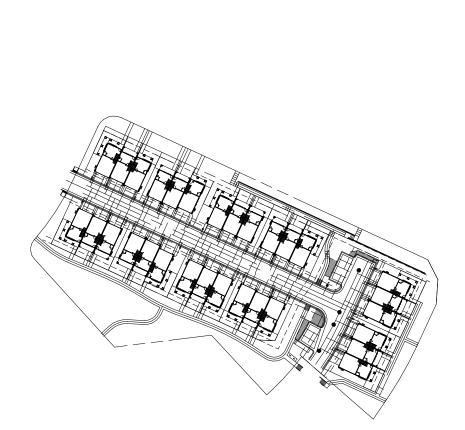
REVIS	#	##	#	#		
No.	#	#	#	#		
	<	¥ \ _ Z	10/17/22	ARCH	] ( ()	
H-SCALE V-SCALE			DATE	DESIGNED BY	X N A A A	CHECKED BY
	<u></u>	7				

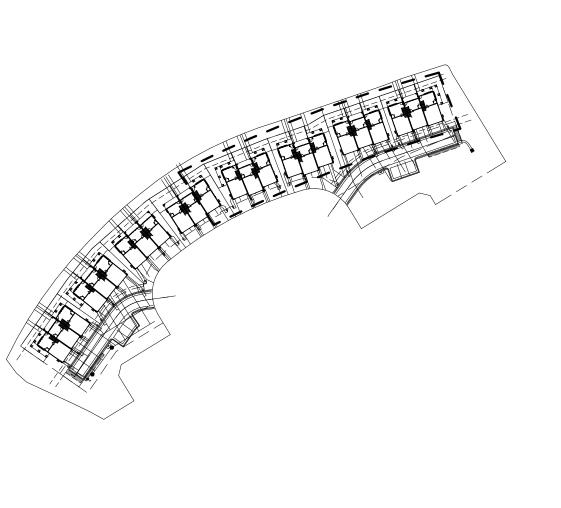
SHEET 28 OF 30

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
3A - TRANSITIONAL
3A - CONTEMPORARY
3A - CONTEMPORARY
3A - CONTEMPORARY - WRAPPED
3CHEME 2
3CHEME 2
3CHEME 1





UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, JR
ENGINEERING APPROVES
THEIR USE ONLY FOR TH
PURPOSES DESIGNATED
BY WRITTEN

THB LYRIC LLC

1875 LAWRENCE STREE

SUITE 900

DENVER, CO

80202

(303) 900—3111



Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE
303.455.4437

5975 S. Quebec Street Suite 250 Centennial, CO 80111

DATE	#	#	#	#		
> m	##	##	##	#		
No. REVISION	# #	# #		# #		
			22			

<b>∀</b> \	10/17/22	ARCH	ARCH	
V—SC ALE	DATE	DESIGNED BY	DRAWN BY	

THRIVE TOWNHOMES - SITE IMPROVEMENT PLAN

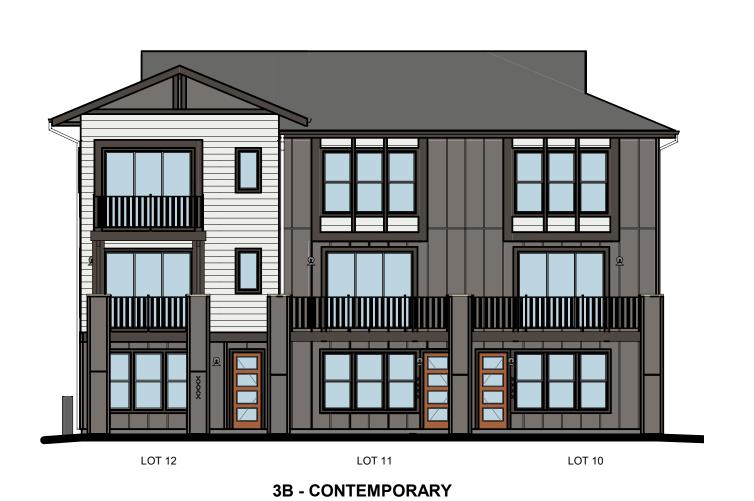
STREETSCAPE

SHEET **29** OF **30**JOB NO. 15950.04

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 LYRIC STREET - LOT 368 OF FILING 1









**SCHEME 1** 

3 LYRIC STREET - LOT 368 OF FILING 1 CONT.

SHEET 30 OF 30

JOB NO. 15950.04

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

Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goddensudik.com

5975 S. Quebec Street Suite 250 Centennial, CO 80111

	##	#	##	##		
> m	##	#	##	##		
No. REVISION	#	#	#	#		
Š	##	##	##	##		

H-SCALE N/A

V-SCALE N/A

DATE 10/17/2

DESIGNED BY ARCH

DRAWN BY ARCH

SIVE TOWNHOMES — SI IMPROVEMENT PLAN STREETSCAPE