

PARKER WATER & SANITATION DISTRICT DENVER BASIN WELL SITES PHASE II AND PIPELINE BADGER GULCH WELLS

A PART OF THE SOUTHEAST QUARTER OF SECTION 13
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO

5.0 ACRES
SIP SP25-0017

GENERAL NOTES:

- THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE LONE TREE ZONING CODE AND DESIGN STANDARDS, INCLUDING BUT NOT LIMITED TO, PROPERTY MAINTENANCE, LIGHTING, PARKING, SIGNAGE, LANDSCAPING AND OUTDOOR STORAGE, EXCEPT AS MAY OTHERWISE BE ADDRESSED IN AN APPROVED PLANNED DEVELOPMENT PLAN, SUB-AREA PLAN, OR OTHER APPLICABLE PLAN OR AGREEMENT APPROVED BY THE CITY.
- THE APPLICANT ASSUMES RESPONSIBILITY TO ENSURE THE PROJECT IS COMPLETED IN ACCORDANCE WITH THE APPROVED SIP AND ANY ASSOCIATED MATERIALS SAMPLE BOARDS AND FURTHER ASSUMES THE RISK ASSOCIATED WITH ANY CHANGES OR OMISSIONS MADE WITHOUT PRIOR CITY APPROVAL. MODIFICATIONS TO STRUCTURES OR SITES MAY REQUIRE AN AMENDMENT TO THE SIP AS DETERMINED BY THE CITY'S COMMUNITY DEVELOPMENT DIRECTOR, PER SEC. 16-27-180. UNAUTHORIZED CHANGES OR OMISSIONS MADE WITHOUT PRIOR CITY APPROVAL CORRECTIVE ACTIONS, DELAY OF PERMITS OR CITATIONS FOR ZONING VIOLATIONS WITH ASSOCIATED FINES AND LEGAL MEASURES. BUILDING PLANS SHALL CONFORM TO THE APPROVED SIP.
- WITHIN SITE TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED WITH NO SOLID STRUCTURES PERMITTED AS STATED IN THE CITY OF LONE TREE'S LANDSCAPE DESIGN GUIDELINES AND STANDARDS FOR LANDSCAPING. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION OR DISTRICT, AS MAY BE IDENTIFIED IN MAINTENANCE AGREEMENTS RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE.
- THE OWNER IS RESPONSIBLE FOR THE INSTALLATION OF ALL ROADWAY SIGNAGE, INCLUDING "NO PARKING/FIRE LANE" SIGNAGE, AS REQUIRED BY THE CITY PUBLIC WORKS DEPARTMENT AND/OR THE FIRE DISTRICT. SUCH SIGNAGE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION OR DISTRICT, AS MAY BE IDENTIFIED IN MAINTENANCE AGREEMENTS RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE.
- SITE LANDSCAPING, SITE AMENITIES AND FURNISHINGS, AND ALL SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, SIDEWALKS AND PARKING AREAS SHALL BE MAINTAINED IN A STATE OF GOOD REPAIR CONSISTENT WITH THE APPROVED SIP AND THE LONE TREE MUNICIPAL CODE AND DESIGN GUIDELINES AND STANDARDS. SUCH MAINTENANCE SHALL INCLUDE THE REGULAR MAINTENANCE OF PET WASTE STATIONS (WHEN PRESENT), TO INCLUDE WASTE COLLECTION AND WASTE BAG REPLACEMENT. LANDSCAPE PLANTINGS MUST BE ALIVE AND ALL IRRIGATION MUST BE FUNCTIONAL. ALL MAINTENANCE OBLIGATIONS SHALL BE COMPLETED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION OR DISTRICT, AS MAY BE IDENTIFIED IN MAINTENANCE AGREEMENTS RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE.
- THE CITY OF LONE TREE REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SITE IMPROVEMENT PLAN IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER OR THE RESPONSIBLE MAINTENANCE AUTHORITY.

GENERAL NOTES (SUPPLEMENTAL):

- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE CITY OF LONE TREE, DOUGLAS COUNTY, COLORADO COMMUNITY PANEL NUMBER 08035C0064J, DATED DECEMBER 2, 2021, THE SUBJECT PROPERTY LIES WITHIN ZONE X, "AREAS DETERMINED TO BE INSIDE/OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD."
- DEVELOPER IS RESPONSIBLE FOR INSTALLING PARKING SIGNS THAT:
 - RESTRICT THE SURFACE PARKING LOT TO ACCESSIBLE, CUSTOMER AND PROSPECTIVE TENANT PARKING, AND LOADING/DELIVERIES; AND
 - PROHIBIT RESIDENTIAL VISITOR PARKING. ALL TENANT, VISITOR AND EMPLOYEE PARKING MUST BE RESTRICTED TO THE PARKING STRUCTURE.
- ALL PRESENT AND FUTURE OWNERS AND OCCUPANTS OF LAND HEREBY SUBJECT TO A SITE IMPROVEMENT PLAN ARE HEREBY NOTIFIED THAT THE PROPERTY IS LOCATED WITHIN PROXIMITY TO CENTENNIAL AIRPORT AND IS SUBJECT TO THE TERMS OF THAT CERTAIN AVIGATION AND HAZARD EASEMENT RECORDED AT RECEPTION NUMBER 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.
- THIS PROPERTY IS WITHIN A WILDFIRE RISK AREA. WILDFIRE RISK CAN VARY FROM LOCATION TO LOCATION WITHIN THE PROPERTY AND FROM TIME TO TIME. INFORMATION CONCERNING WILDFIRE RISK IS PUBLICLY AVAILABLE THROUGH VARIOUS FEDERAL, STATE, AND LOCAL GOVERNMENTAL AGENCIES, INCLUDING THE COLORADO STATE FOREST SERVICE. ALL PRESENT AND FUTURE OWNERS AND OCCUPANTS ARE SOLELY RESPONSIBLE FOR EVALUATING AND DETERMINING WHETHER THE WILDFIRE RISKS, IF ANY, ARE ACCEPTABLE TO THEM.
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER (OR RESPONSIBLE ASSOCIATION OR DISTRICT, AS MAY BE IDENTIFIED BY MAINTENANCE AGREEMENTS) TO MAINTAIN ALL PLAYGROUND EQUIPMENT AND PARK INFRASTRUCTURE ON THE PROPERTY IN A STATE OF GOOD REPAIR IN CONFORMANCE WITH ALL APPLICABLE BUILDING AND SAFETY REGULATIONS.
- ARTWORK MUST BE MAINTAINED PER THE APPROVED SIP. ANY FADING, CHIPPING, OR DAMAGE SHALL BE REPAIRED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION OR DISTRICT, AS MAY BE IDENTIFIED IN MAINTENANCE AGREEMENTS RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE. ANY FUTURE REMOVAL OR ALTERATION OF ARTWORK, AS APPROVED BY THIS SIP MAY WARRANT AN SIP AMENDMENT AND SUBSEQUENT APPROVAL BY THE CITY OF LONE TREE.
- PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ON THE PERMANENT ACCESS ROAD TO THE PROPERTY, THE DEVELOPER SHALL APPLY FOR AND RECEIVE APPROVAL OF A SITE IMPROVEMENT PLAN AMENDMENT IN ACCORDANCE WITH THE LONE TREE MUNICIPAL CODE.
- UPON COMPLETION OF CONSTRUCTION OF A PERMANENT ACCESS ROAD, THE DEVELOPER SHALL REMOVE ALL GRAVEL FROM THE TEMPORARY ACCESS ROAD AND RESTORE THE PROPERTY WITH NATIVE VEGETATION.

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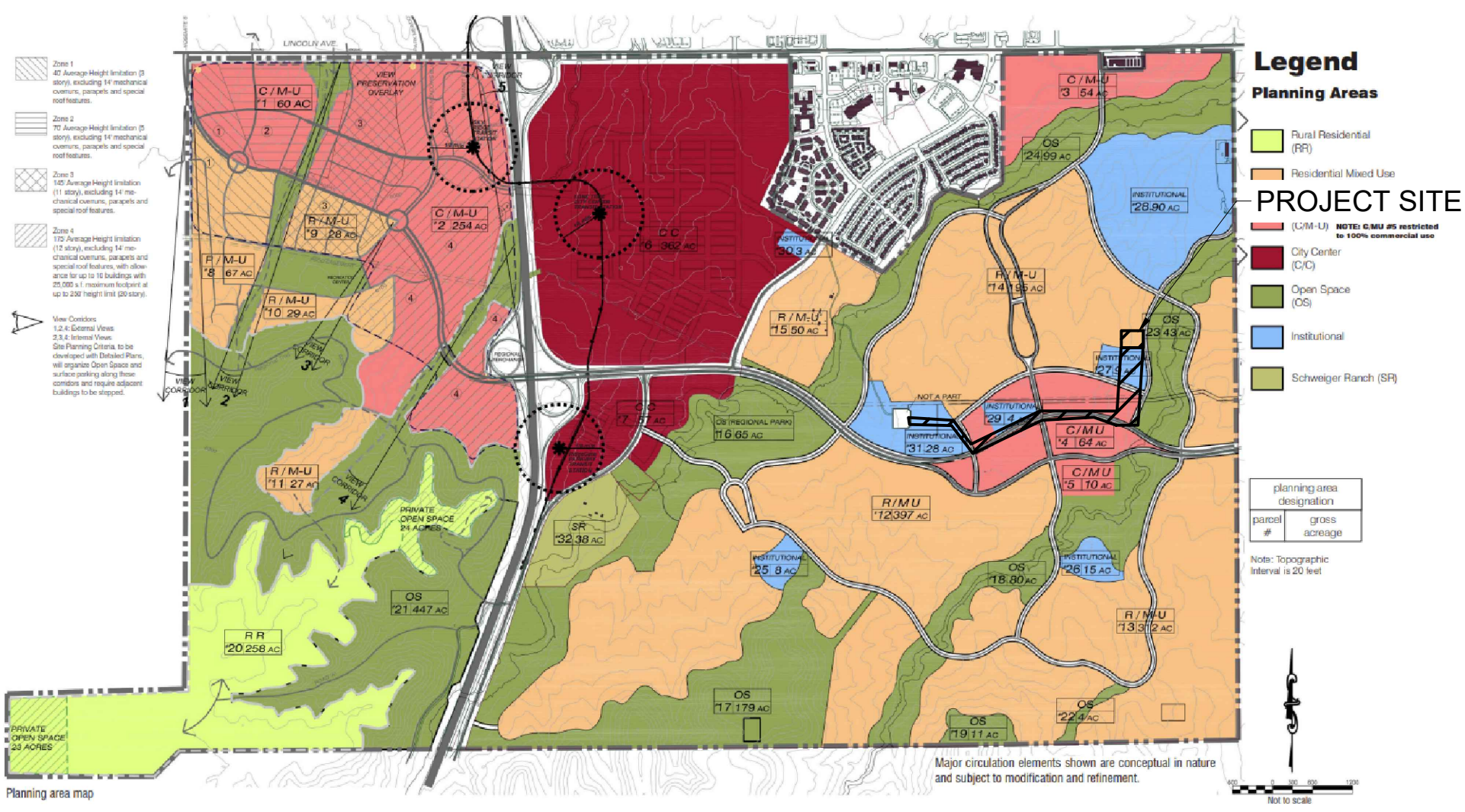
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SITE DATA TABLE

ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA	217,809	100
TOTAL BUILDING FOOTPRINT	0	0
PARKING/ROADS	0	0
LANDSCAPED/HARDSCAPED AREAS		
LANDSCAPED AREA	0	0
GRAVEL AREA	9086	4
LAWN/TURF	0	
NATIVE SEED AREA	67,127	31
NATURAL AREA RETAINED	141,596	65
BUILDING SIZE	0	0
TOTAL FLOOR AREA	0	0
PARKING		0



VICINITY MAP



PLANNED DEVELOPMENT MAP - RIDGEGATE PDD 7TH AMENDMENT

CERTIFICATION BLOCK

NEW SIP WITH CITY COUNCIL APPROVAL

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 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.

(SIGNATURE)

MARISSA HARMON, MAYOR, CITY OF LONE TREE

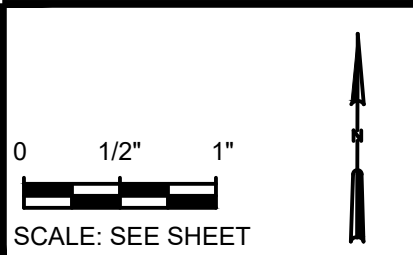
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HAZEN AND SAWYER
6251 GREENWOOD PLAZA BLVD, SUITE 275
GREENWOOD VILLAGE, CO. 80111

ParkerWater
& SANITATION DISTRICT

PARKER WATER & SANITATION DISTRICT
PARKER, COLORADO

BADGER GULCH WELLS
AND IMPROVEMENTS



PROJECT NUMBER: SP25-0017
DRAWN BY: B. LAMY
REVIEWED BY: R. VEVANG
APPROVED BY: B. LAMY

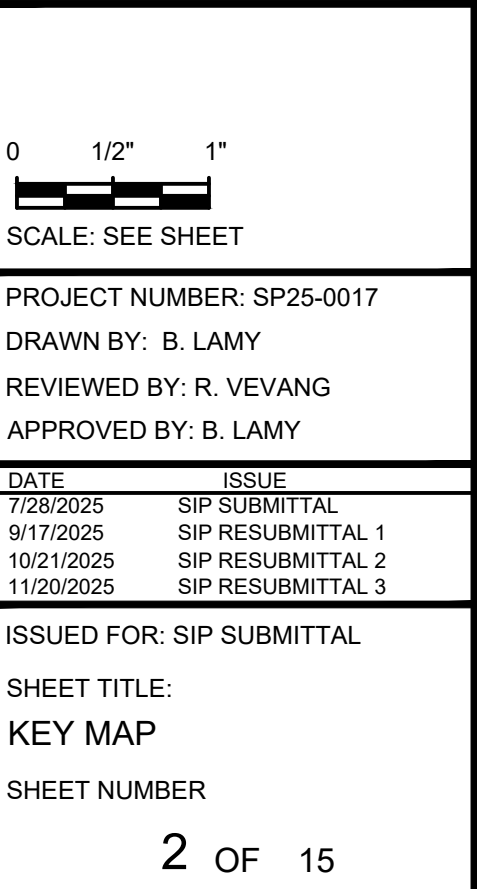
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9/17/2025	SIP RESUBMITTAL 1
10/21/2025	SIP RESUBMITTAL 2
11/20/2025	SIP RESUBMITTAL 3

ISSUED FOR: SIP SUBMITTAL

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SHEET NUMBER

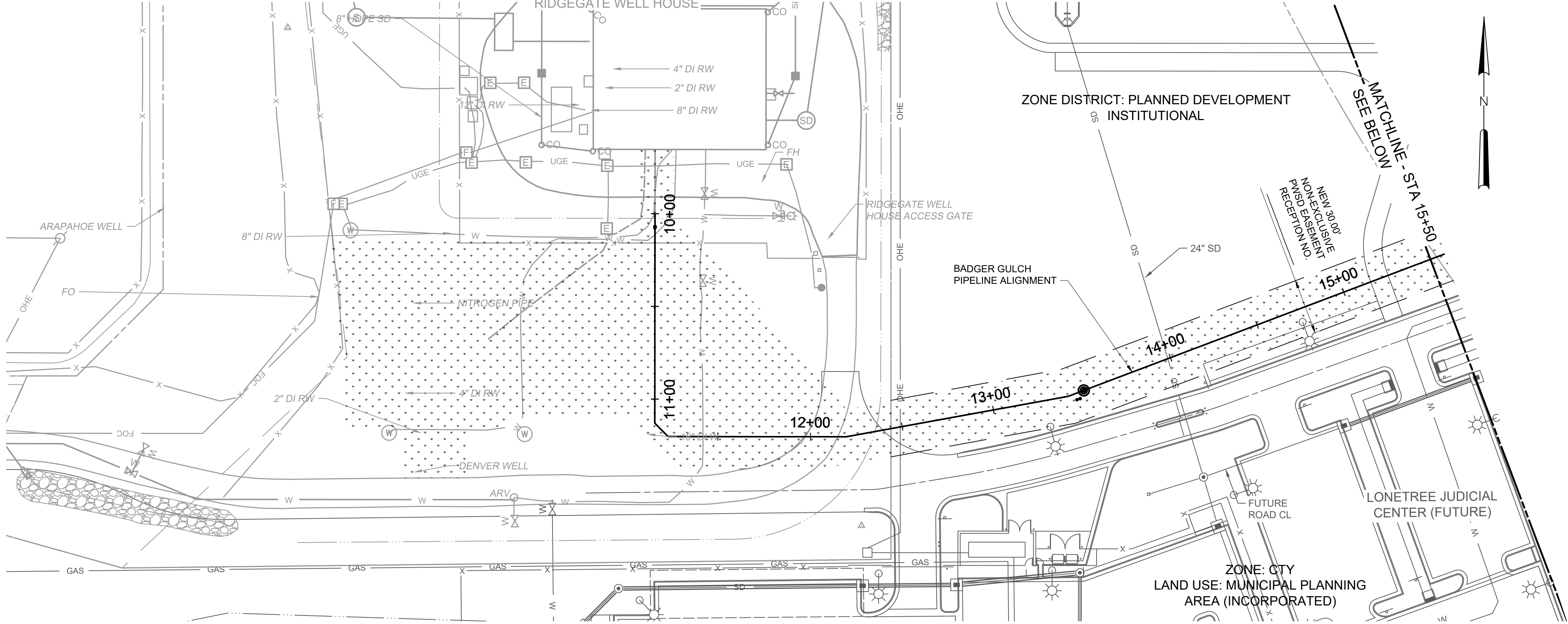
1 OF 15

A PART OF THE SOUTHEAST QUARTER OF SECTION 13
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
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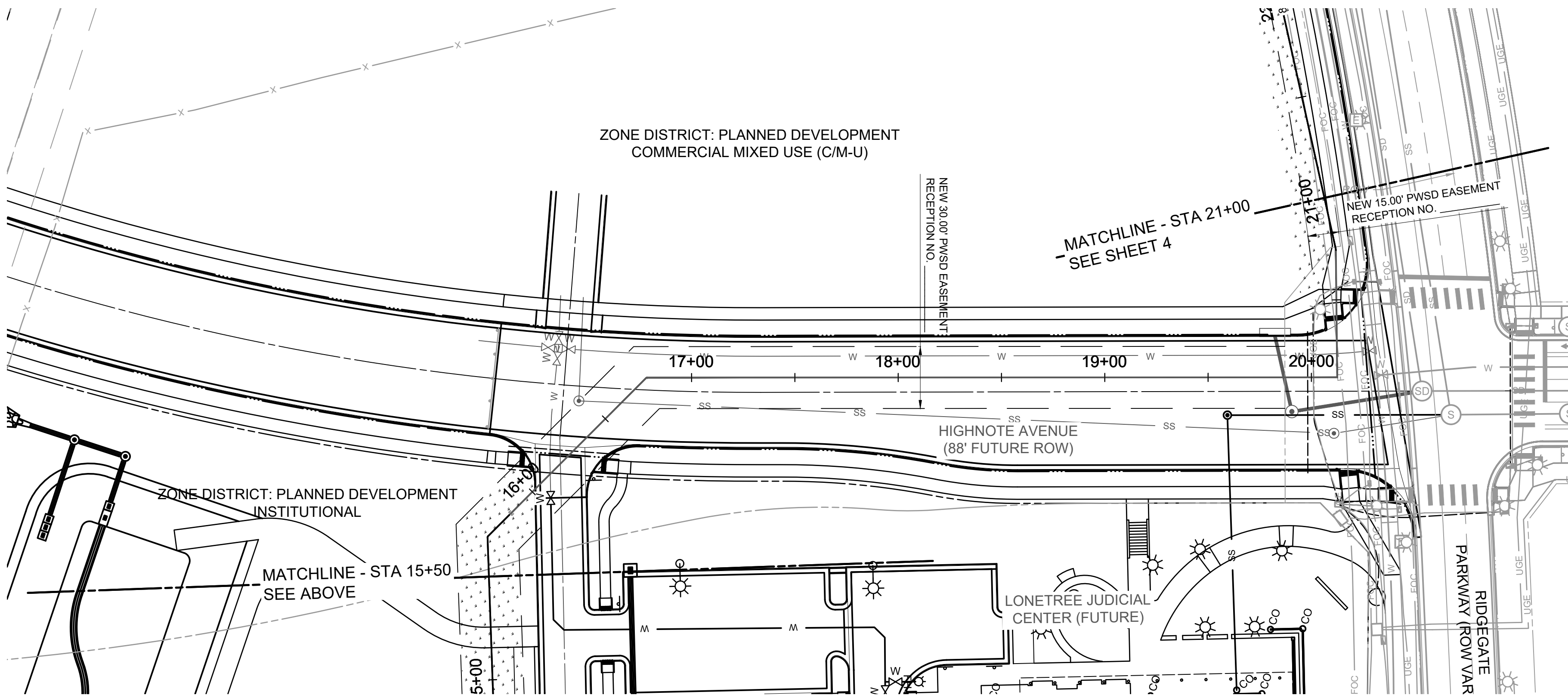


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5.0 ACRES
SIP SP25-0017



LEGEND		EXISTING	NEW
FIBER OPTIC CONDUIT		FOC	FOC
OVERHEAD POWER		OHE	
BURIED POWER		UGE	
FENCE		X	X
GAS PIPING		GAS	
EASEMENT			
PROPERTY LINE			
STORM DRAIN		SD	
MAJOR CONTOUR			
MINOR CONTOUR			
WATER MAIN		W	
FEMA 100YR FLOODPLAIN			
ELECTRICAL BOX		E	
ELECTRIC LIGHT POLE			
FIBER OPTIC BOX			F
ROAD SIGNAGE			
SEWER CLEANOUT		CO	
SEWER MANHOLE		S	
STORM FLARED END SECTION			
STORM MANHOLE		SD	
SURVEY IRON PIN		IP	
WATER HYDRANT (FIRE)		FH	
WATER VALVE		WV	
NATIVE SEED			



PLAN
SCALE: 1" = 40'

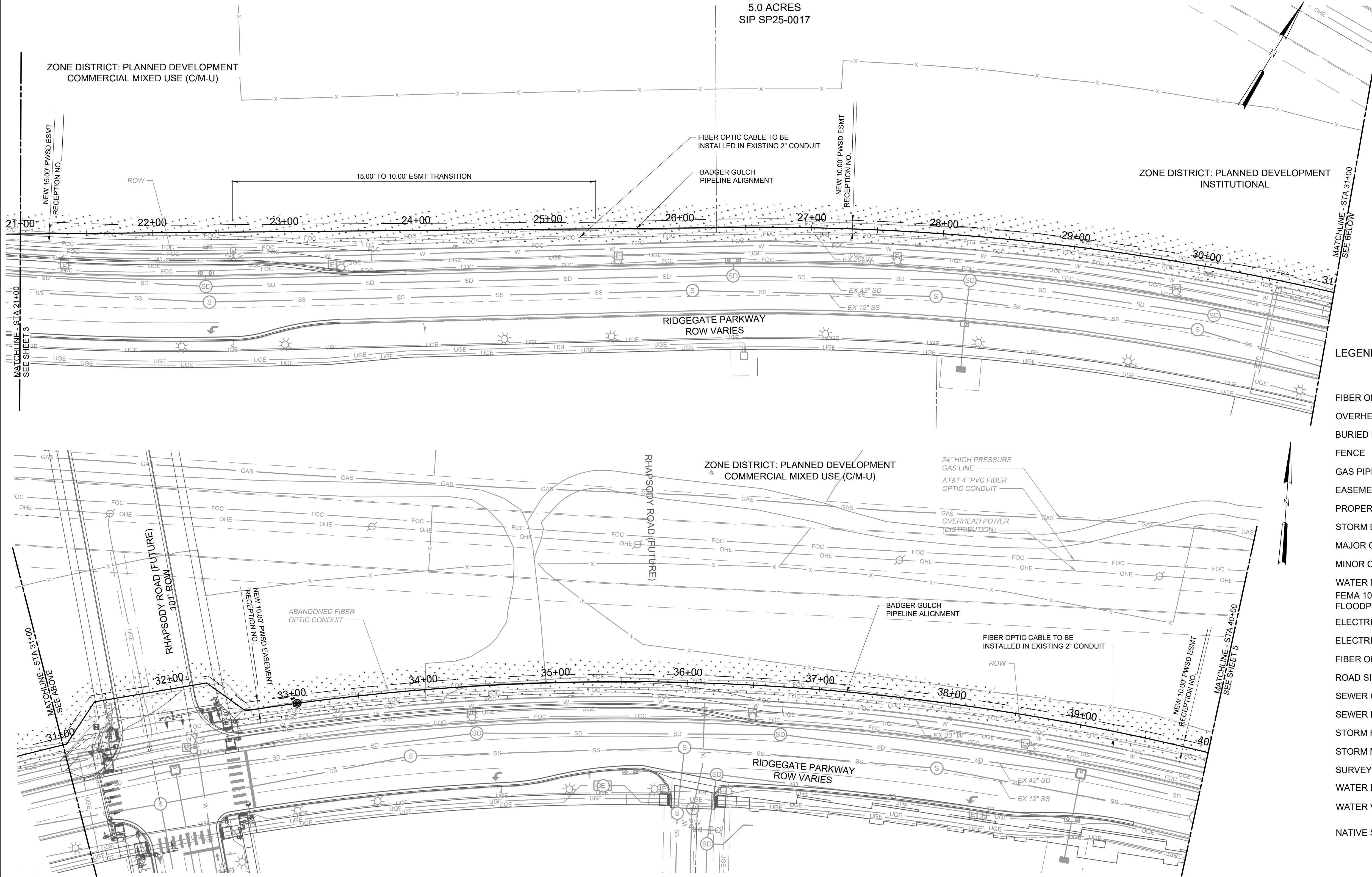
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PARKER WATER & SANITATION DISTRICT
PARKER, COLORADO

BADGER GULCH WELLS
AND IMPROVEMENTS

0 1/2" 1"	
SCALE: SEE SHEET	
PROJECT NUMBER: SP25-0017	
DRAWN BY: B. LAMY	
REVIEWED BY: R. VEANG	
APPROVED BY: B. LAMY	
DATE	ISSUE
7/28/2025	SIP SUBMITTAL
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11/20/2025	SIP RESUBMITTAL 3
ISSUED FOR: SIP SUBMITTAL	
SHEET TITLE:	
UTILITY PLAN 1	
SHEET NUMBER	
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DENVER BASIN WELL SITES PHASE II AND PIPELINE BADGER GULCH WELLS
A PART OF THE SOUTHEAST QUARTER OF SECTION 13
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5.0 ACRES
SIP SP25-0017



LEGEND

	EXISTING	NEW
FIBER OPTIC CONDUIT	FOC	FOC
OVERHEAD POWER	OHE	OHE
BURIED POWER	UGE	UGE
FENCE	X	X
GAS PIPING	GAS	GAS
EASEMENT		
PROPERTY LINE		
STORM DRAIN	SD	SD
MAJOR CONTOUR		
MINOR CONTOUR		
WATER MAIN	W	W
FEMA 100YR FLOODPLAIN		
ELECTRICAL BOX	E	E
ELECTRIC LIGHT POLE	LP	LP
FIBER OPTIC BOX	F	F
ROAD SIGNAGE		
SEWER CLEANOUT	CO	CO
SEWER MANHOLE	S	S
STORM FLARED END SECTION		
STORM MANHOLE	SD	SD
SURVEY IRON PIN	IP	IP
WATER HYDRANT (FIRE)	TH	TH
WATER VALVE	WV	WV
NATIVE SEED		

PLAN
SCALE: 1" = 40'

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PARKER WATER & SANITATION DISTRICT
PARKER, COLORADO

BADGER GULCH WELLS
AND IMPROVEMENTS

0 1/2" 1"
SCALE: SEE SHEET

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APPROVED BY: B. LAMY

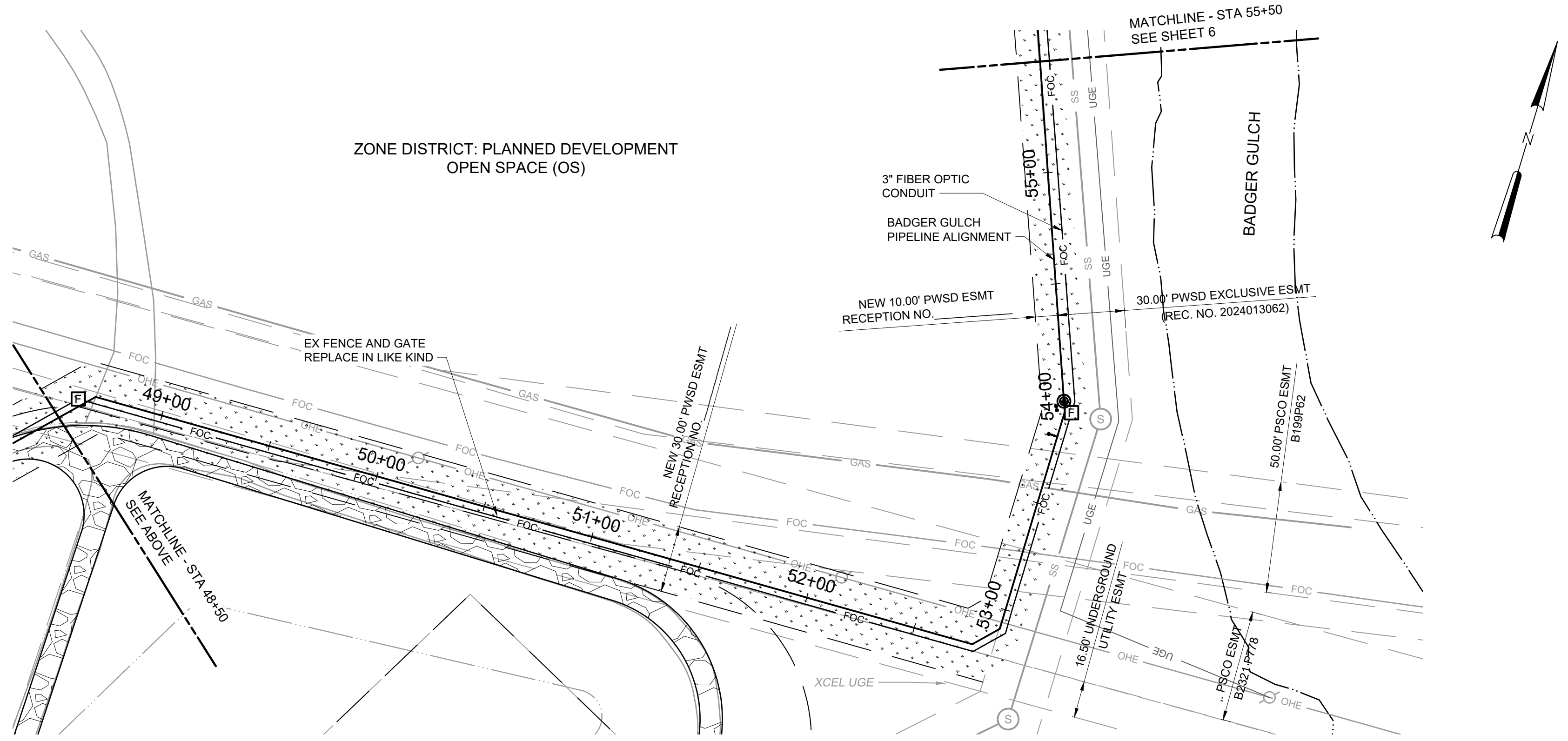
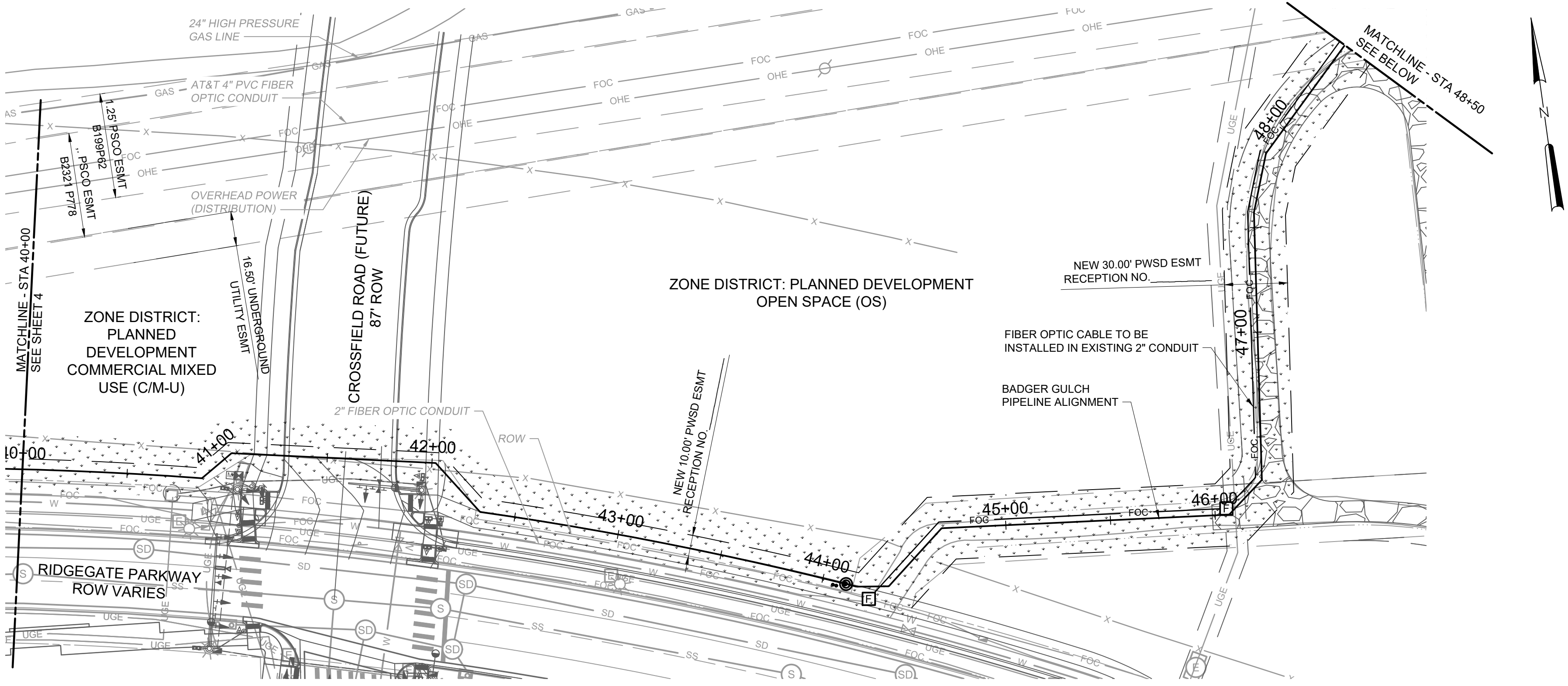
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ISSUED FOR: SIP SUBMITTAL

SHEET TITLE:
UTILITY PLAN 2

SHEET NUMBER
4 OF 15

DENVER BASIN WELL SITES PHASE II AND PIPELINE BADGER GULCH WELLS
A PART OF THE SOUTHEAST QUARTER OF SECTION 13
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
5.0 ACRES
SIP SP25-0017



PLAN
SCALE: 1" = 40'

LEGEND	EXISTING		NEW	
FIBER OPTIC CONDUIT	FOC		FOC	
OVERHEAD POWER	OHE			
BURIED POWER	UGE			
FENCE	X		X	
GAS PIPING	GAS			
EASEMENT				
PROPERTY LINE	- - -		- - -	
STORM DRAIN	SD			
MAJOR CONTOUR	- - - - -		- - - - -	
MINOR CONTOUR	- - - - -		- - - - -	
WATER MAIN	W			
FEMA 100YR FLOODPLAIN				
ELECTRICAL BOX				
ELECTRIC LIGHT POLE				
FIBER OPTIC BOX				
ROAD SIGNAGE				
SEWER CLEANOUT				
SEWER MANHOLE				
STORM FLARED END SECTION				
STORM MANHOLE				
SURVEY IRON PIN				
WATER HYDRANT (FIRE)				
WATER VALVE				
NATIVE SEED				

01/2"1"
SCALE: SEE SHEET

PROJECT NUMBER: SP25-0017
DRAWN BY: B. LAMY
REVIEWED BY: R. VEVANG
APPROVED BY: B. LAMY

DATE	ISSUE
7/28/2025	SIP SUBMITTAL
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11/20/2025	SIP RESUBMITTAL 3

ISSUED FOR: SIP SUBMITTAL

SHEET TITLE:
UTILITY PLAN 3

SHEET NUMBER
5 OF 15

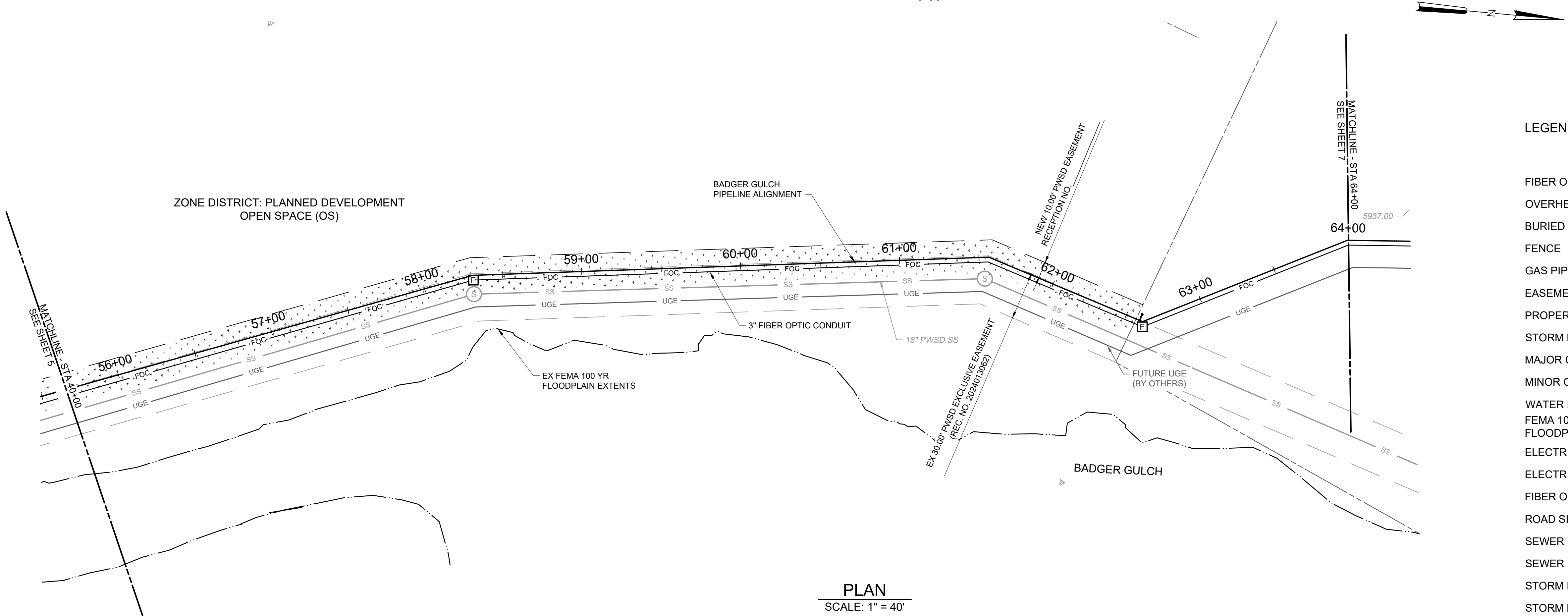
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PARKER WATER & SANITATION DISTRICT
PARKER, COLORADO

BADGER GULCH WELLS
AND IMPROVEMENTS

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LEGEND		EXISTING	NEW
FIBER OPTIC CONDUIT		FOC	FOC
OVERHEAD POWER		OHE	
BURIED POWER		UGE	
FENCE		X	X
GAS PIPING		GAS	
EASEMENT			
PROPERTY LINE			
STORM DRAIN		SD	
MAJOR CONTOUR			
MINOR CONTOUR			
WATER MAIN		W	
FEMA 100YR FLOODPLAIN			
ELECTRICAL BOX			
ELECTRIC LIGHT POLE			
FIBER OPTIC BOX			
ROAD SIGNAGE			
SEWER CLEANOUT			
SEWER MANHOLE			
STORM FLARED END SECTION			
STORM MANHOLE			
SURVEY IRON PIN			
WATER HYDRANT (FIRE)			
WATER VALVE			
NATIVE SEED			

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PARKER WATER & SANITATION DISTRICT
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BADGER GULCH WELLS
AND IMPROVEMENTS

0 1/2" 1"

SCALE: SEE SHEET

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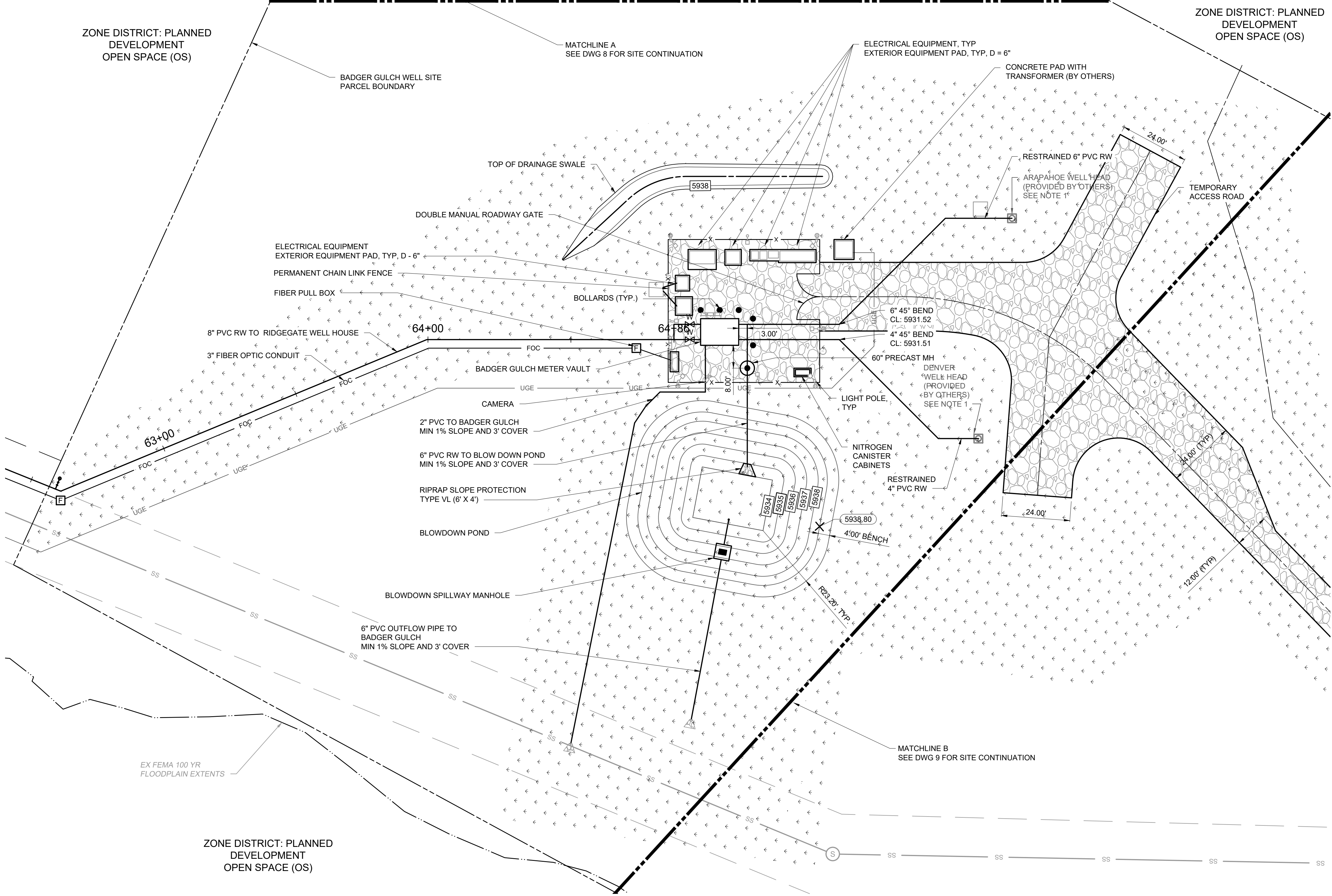
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ISSUED FOR: SIP SUBMITTAL

SHEET TITLE:
UTILITY PLAN 4

SHEET NUMBER
6 OF 15

DENVER BASIN WELL SITES PHASE II AND PIPELINE BADGER GULCH WELLS
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5.0 ACRES
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PLAN
SCALE: 1" = 20'

LEGEND

	EXISTING	NEW
FIBER OPTIC CONDUIT	FOC	FOC
OVERHEAD POWER	OHE	
BURIED POWER	UGE	
FENCE	X	X
GAS PIPING	GAS	
EASEMENT		
PROPERTY LINE		
STORM DRAIN	SD	
MAJOR CONTOUR		
MINOR CONTOUR		
WATER MAIN	W	
FEMA 100YR FLOODPLAIN		
ELECTRICAL BOX		
ELECTRIC LIGHT POLE		
FIBER OPTIC BOX		
ROAD SIGNAGE		
SEWER CLEANOUT		
SEWER MANHOLE		
STORM FLARED END SECTION		
STORM MANHOLE		
SURVEY IRON PIN		
WATER HYDRANT (FIRE)		
WATER VALVE		
NATIVE SEED		
GRAVEL		

SITE DATA TABLE

ITEM	SQUARE FOOTAGE	% OF GROSS SITE
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TOTAL BUILDING FOOTPRINT	0	0
PARKING/ROADS	0	0
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NATIVE SEED AREA	67,127	31
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BUILDING SIZE	0	0
TOTAL FLOOR AREA	0	0
PARKING		0

01/2"1"

SCALE: SEE SHEET

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APPROVED BY: B. LAMY

DATE	ISSUE
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SHEET TITLE:
SITE PLAN 1

SHEET NUMBER
7 OF 15

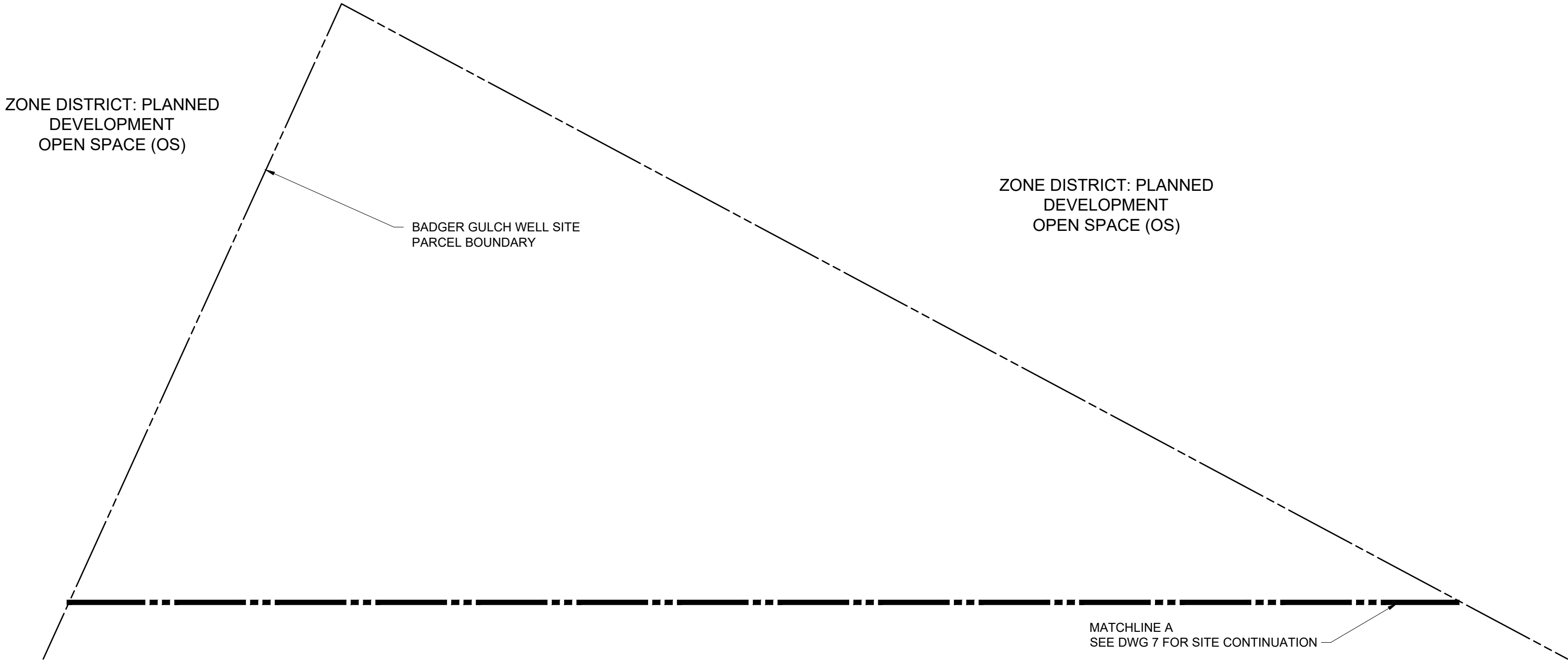
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File: C:\Users\BLAMY\Documents\HAZEN AND SAWYER\70269-000\PROJECT FILES\1-DESIGN\1-RIDGE\GATE01-HAZEN\CIVIL\SITE IMPROVEMENT PLANS\SHEET 7.5 Saved by: BLAMY Save date: 11/19/2025 8:01 AM
PLOT DATE: 11/20/2025 2:41 PM BY: BLAMY

DENVER BASIN WELL SITES PHASE II AND PIPELINE BADGER GULCH WELLS
A PART OF THE SOUTHEAST QUARTER OF SECTION 13
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
5.0 ACRES
SIP SP25-0017



PLAN
SCALE: 1" = 20'

LEGEND

	EXISTING	NEW
FIBER OPTIC CONDUIT	FOC	FOC
OVERHEAD POWER	OHE	
BURIED POWER	UGE	
FENCE	X	X
GAS PIPING	GAS	
EASEMENT		
PROPERTY LINE		
STORM DRAIN	SD	
MAJOR CONTOUR		
MINOR CONTOUR		
WATER MAIN	W	W
FEMA 100YR FLOODPLAIN		
ELECTRICAL BOX		
ELECTRIC LIGHT POLE		
FIBER OPTIC BOX		
ROAD SIGNAGE		
SEWER CLEANOUT		
SEWER MANHOLE		
STORM FLARED END SECTION		
STORM MANHOLE		
SURVEY IRON PIN		
WATER HYDRANT (FIRE)		
WATER VALVE		
NATIVE SEED		
GRAVEL		

SITE DATA TABLE

ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA	217,809	100
TOTAL BUILDING FOOTPRINT	0	0
PARKING/ROADS	0	0
LANDSCAPED/HARDSCAPED AREAS		
LANDSCAPED AREA	0	0
GRAVEL AREA	9086	4
LAWN/TURF	0	
NATIVE SEED AREA	67,127	31
NATURAL AREA RETAINED	141,596	65
BUILDING SIZE	0	0
TOTAL FLOOR AREA	0	0
PARKING		0

PROJECT NUMBER: SP25-0017
DRAWN BY: B. LAMY
REVIEWED BY: R. VEVANG
APPROVED BY: B. LAMY

DATE	ISSUE
7/28/2025	SIP SUBMITTAL
9/17/2025	SIP RESUBMITTAL 1
10/21/2025	SIP RESUBMITTAL 2
11/20/2025	SIP RESUBMITTAL 3

ISSUED FOR: SIP SUBMITTAL

SHEET TITLE:
SITE PLAN 2

SHEET NUMBER
8 OF 15

Hazen

HAZEN AND SAWYER
6251 GREENWOOD PLAZA BLVD, SUITE 275
GREENWOOD VILLAGE, CO. 80111

PARKER WATER & SANITATION DISTRICT
PARKER, COLORADO

BADGER GULCH WELLS
AND IMPROVEMENTS

DENVER BASIN WELL SITES PHASE II AND PIPELINE BADGER GULCH WELLS
A PART OF THE SOUTHEAST QUARTER OF SECTION 13
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
5.0 ACRES
SIP SP25-0017

LEGEND

	EXISTING	NEW
FIBER OPTIC CONDUIT	FOC	FOC
OVERHEAD POWER	OHE	
BURIED POWER	UGE	
FENCE	X	X
GAS PIPING	GAS	
EASEMENT		
PROPERTY LINE		
STORM DRAIN	SD	
MAJOR CONTOUR		
MINOR CONTOUR		
WATER MAIN	W	
FEMA 100YR FLOODPLAIN		
ELECTRICAL BOX		
ELECTRIC LIGHT POLE		
FIBER OPTIC BOX		
ROAD SIGNAGE		
SEWER CLEANOUT		
SEWER MANHOLE		
STORM FLARED END SECTION		
STORM MANHOLE		
SURVEY IRON PIN		
WATER HYDRANT (FIRE)		
WATER VALVE		
NATIVE SEED		
GRAVEL		

SITE DATA TABLE

ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA	217,809	100
TOTAL BUILDING FOOTPRINT	0	0
PARKING/ROADS	0	0
LANDSCAPED/HARDSCAPED AREAS		
LANDSCAPED AREA	0	0
GRAVEL AREA	9086	4
LAWN/TURF	0	
NATIVE SEED AREA	67,127	31
NATURAL AREA RETAINED	141,596	65
BUILDING SIZE	0	0
TOTAL FLOOR AREA	0	0
PARKING		0

01/2"1"SCALE: SEE SHEET

PROJECT NUMBER: SP25-0017
DRAWN BY: B. LAMY
REVIEWED BY: R. VEVANG
APPROVED BY: B. LAMY

DATE	ISSUE
7/28/2025	SIP SUBMITTAL
9/17/2025	SIP RESUBMITTAL 1
10/21/2025	SIP RESUBMITTAL 2
11/20/2025	SIP RESUBMITTAL 3

ISSUED FOR: SIP SUBMITTAL

SHEET TITLE:
SITE PLAN 3

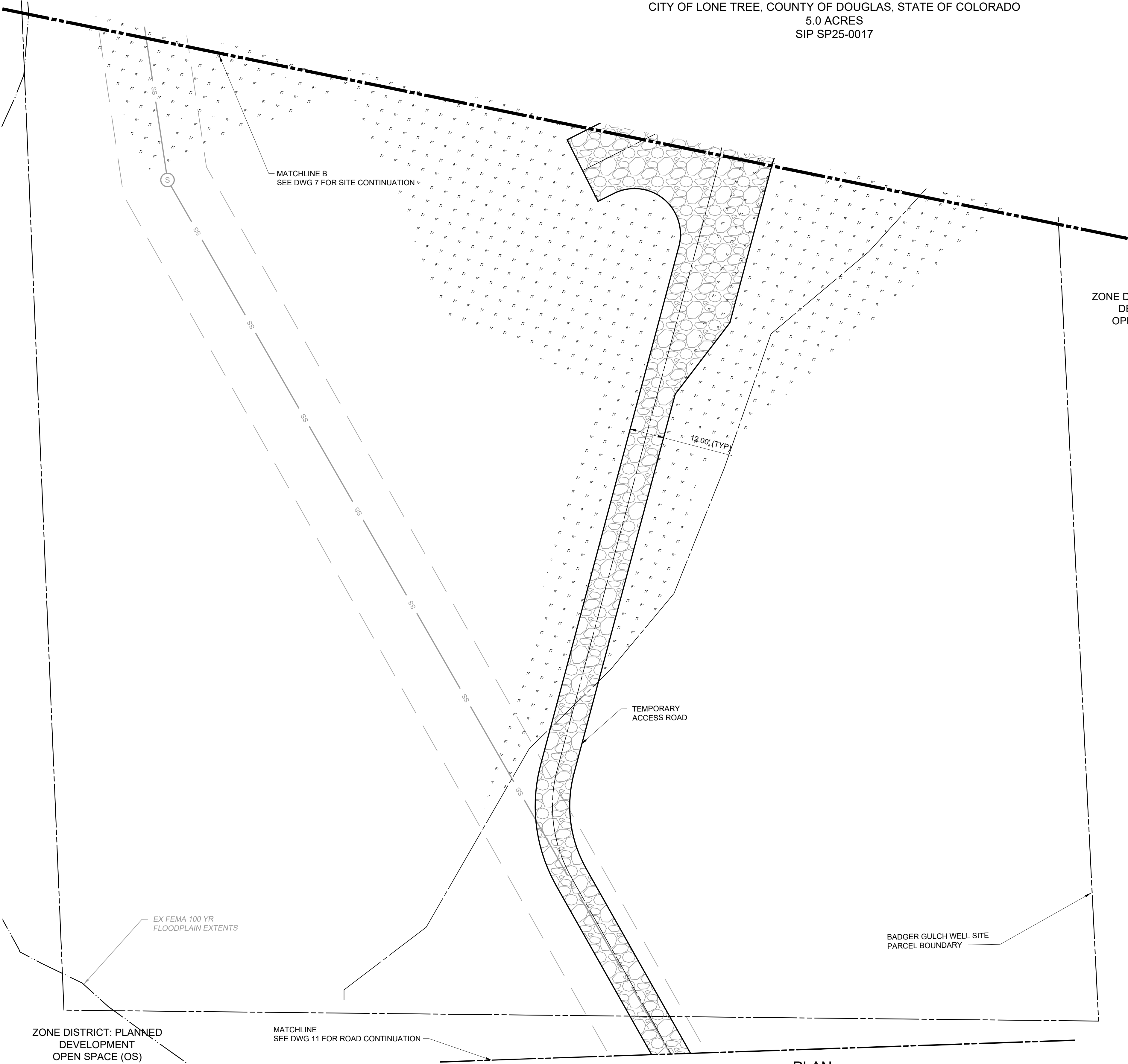
SHEET NUMBER
9 OF 15

Hazen

HAZEN AND SAWYER
6251 GREENWOOD PLAZA BLVD, SUITE 275
GREENWOOD VILLAGE, CO. 80111

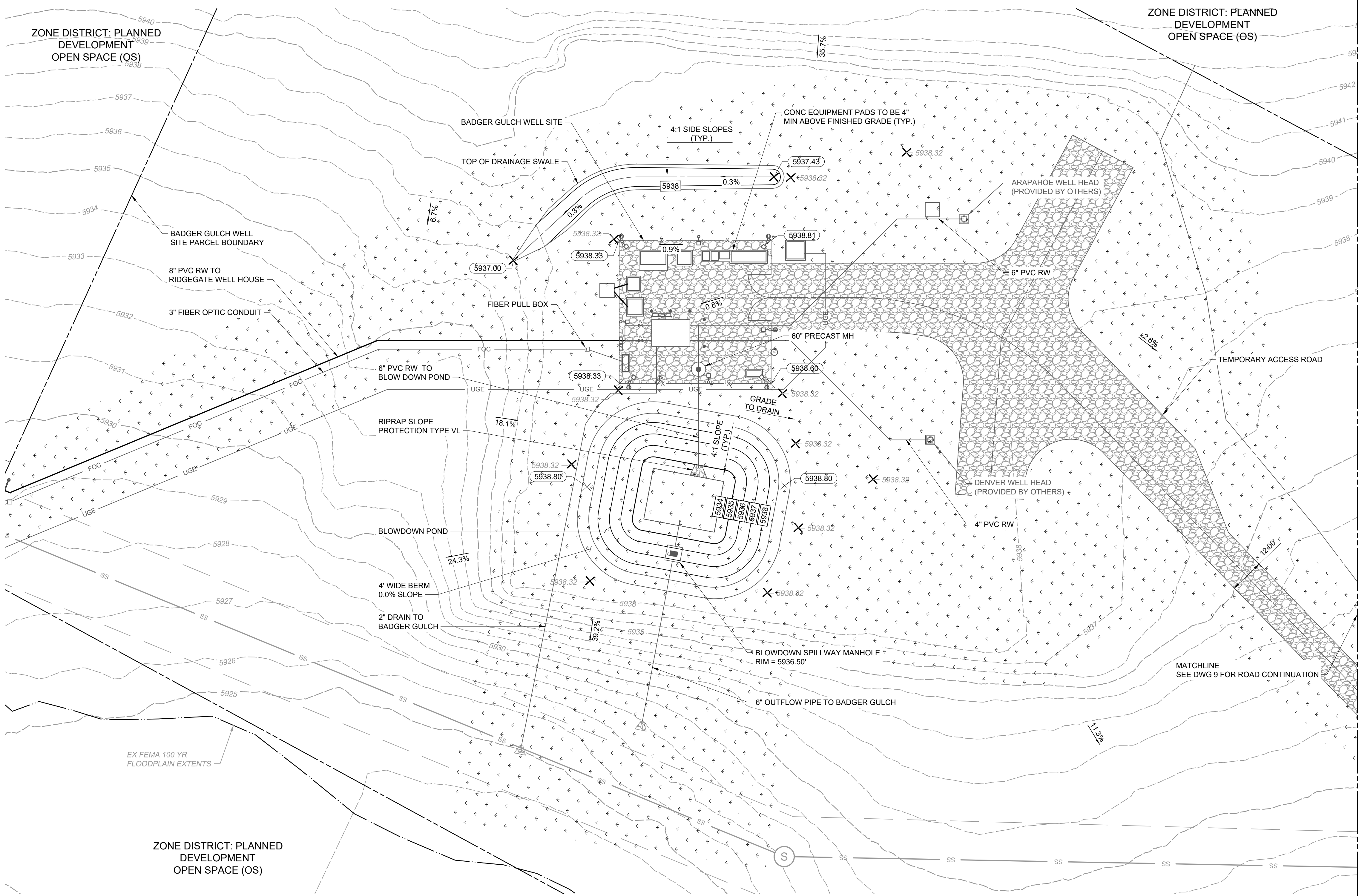
PARKER WATER & SANITATION DISTRICT
PARKER, COLORADO

BADGER GULCH WELLS
AND IMPROVEMENTS



PLAN
SCALE: 1" = 20'

DENVER BASIN WELL SITES PHASE II AND PIPELINE BADGER GULCH WELLS
A PART OF THE SOUTHEAST QUARTER OF SECTION 13
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
5.0 ACRES
SIP SP25-0017



LEGEND	EXISTING		NEW	
FIBER OPTIC CONDUIT	FOC		FOC	
OVERHEAD POWER	OHE			
BURIED POWER	UGE			
FENCE	X		X	
GAS PIPING	GAS			
EASEMENT				
PROPERTY LINE				
STORM DRAIN	SD			
MAJOR CONTOUR				
MINOR CONTOUR				
WATER MAIN	W			
FEMA 100YR FLOODPLAIN				
ELECTRICAL BOX				
ELECTRIC LIGHT POLE				
FIBER OPTIC BOX				
ROAD SIGNAGE				
SEWER CLEANOUT				
SEWER MANHOLE				
STORM FLARED END SECTION				
STORM MANHOLE				
SURVEY IRON PIN				
WATER HYDRANT (FIRE)				
WATER VALVE				
NATIVE SEED				
GRAVEL				

PLAN
SCALE: 1" = 20'

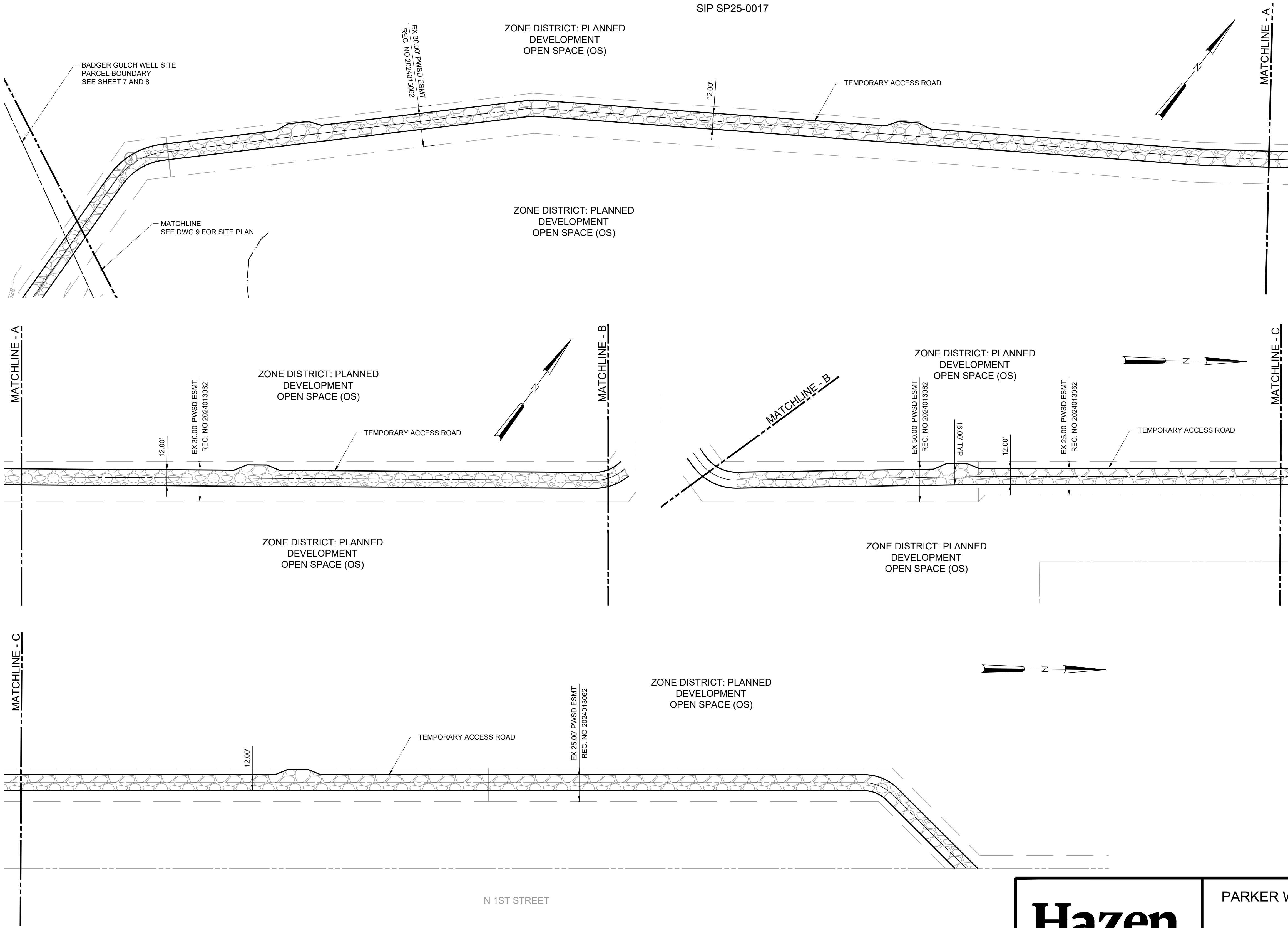
Hazen
HAZEN AND SAWYER
6251 GREENWOOD PLAZA BLVD, SUITE 275
GREENWOOD VILLAGE, CO. 80111

PARKER WATER & SANITATION DISTRICT
PARKER, COLORADO

BADGER GULCH WELLS
AND IMPROVEMENTS

0 1/2" 1"	
SCALE: SEE SHEET	
PROJECT NUMBER: SP25-0017	
DRAWN BY: B. LAMY	
REVIEWED BY: R. VEVANG	
APPROVED BY: B. LAMY	
DATE	ISSUE
7/28/2025	SIP SUBMITTAL
9/17/2025	SIP RESUBMITTAL 1
10/21/2025	SIP RESUBMITTAL 2
11/20/2025	SIP RESUBMITTAL 3
ISSUED FOR: SIP SUBMITTAL	
SHEET TITLE:	
GRADING PLAN	
SHEET NUMBER	
10 OF 15	

DENVER BASIN WELL SITES PHASE II AND PIPELINE BADGER GULCH WELLS
A PART OF THE SOUTHEAST QUARTER OF SECTION 13
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
5.0 ACRES
SIP SP25-0017



LEGEND	EXISTING		NEW	
FIBER OPTIC CONDUIT	FOC		FOC	
OVERHEAD POWER	OHE			
BURIED POWER	UGE			
FENCE	X		X	
GAS PIPING	GAS			
EASEMENT				
PROPERTY LINE				
STORM DRAIN	SD			
MAJOR CONTOUR				
MINOR CONTOUR				
WATER MAIN	W			
FEMA 100YR FLOODPLAIN				
ELECTRICAL BOX				
ELECTRIC LIGHT POLE				
FIBER OPTIC BOX				
ROAD SIGNAGE				
SEWER CLEANOUT				
SEWER MANHOLE				
STORM FLARED END SECTION				
STORM MANHOLE				
SURVEY IRON PIN				
WATER HYDRANT (FIRE)				
WATER VALVE				
NATIVE SEED				
GRAVEL				

01/2"1"

SCALE: SEE SHEET

PROJECT NUMBER: SP25-0017

DRAWN BY: B. LAMY

REVIEWED BY: R. VEVANG

APPROVED BY: B. LAMY

DATE	ISSUE
7/28/2025	SIP SUBMITTAL
9/17/2025	SIP RESUBMITTAL 1
10/21/2025	SIP RESUBMITTAL 2
11/20/2025	SIP RESUBMITTAL 3

ISSUED FOR: SIP SUBMITTAL

SHEET TITLE:
TEMPORARY ACCESS
ROAD EXTENTS
SHEET NUMBER

11 OF 15

Hazen
HAZEN AND SAWYER
6251 GREENWOOD PLAZA BLVD, SUITE 275
GREENWOOD VILLAGE, CO. 80111

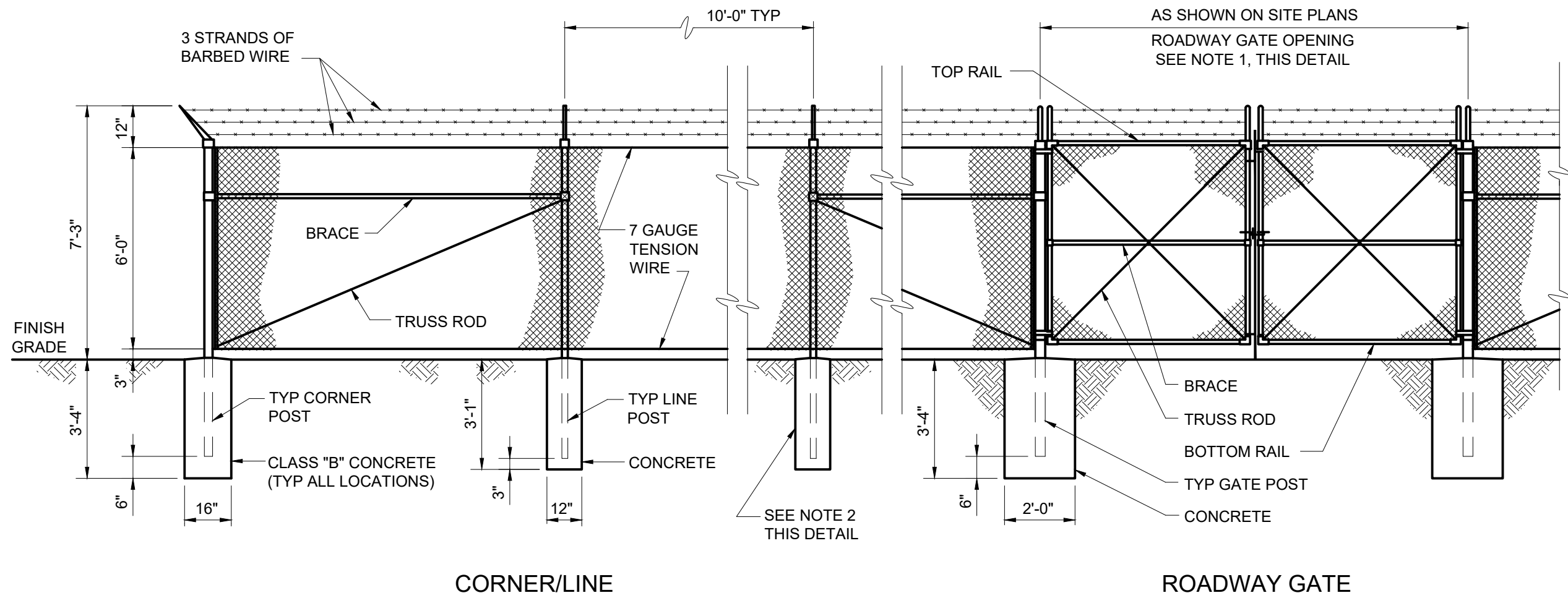
PARKER WATER & SANITATION DISTRICT
PARKER, COLORADO

BADGER GULCH WELLS
AND IMPROVEMENTS

PLAN
SCALE: 1" = 40'

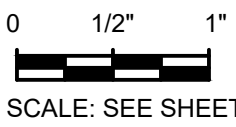
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PLOT DATE: 11/20/2025 2:42 PM BY: BLAMY

DENVER BASIN WELL SITES PHASE II AND PIPELINE BADGER GULCH WELLS
A PART OF THE SOUTHEAST QUARTER OF SECTION 13
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
5.0 ACRES
SIP SP25-0017



- NOTES:
1. PROVIDE LATCHING DEVICES TO HOLD GATES IN OPEN POSITION.
 2. IF ROCK IS ENCOUNTERED WHEN SETTING POSTS, DRILL HOLES 4 INCHES LARGER IN DIAMETER THAN POSTS AND BACKFILL TO GRADE WITH CLASS "B" CONCRETE.
 3. CHAIN LINK FENCE TO BE BLACK-COATED.

CHAIN LINK FENCE
C-32-0500R



SCALE: SEE SHEET

PROJECT NUMBER: SP25-0017
DRAWN BY: B. LAMY
REVIEWED BY: R. VEVANG
APPROVED BY: B. LAMY

DATE	ISSUE
7/28/2025	SIP SUBMITTAL
9/17/2025	SIP RESUBMITTAL 1
10/21/2025	SIP RESUBMITTAL 2
11/20/2025	SIP RESUBMITTAL 3

ISSUED FOR: SIP SUBMITTAL

SHEET TITLE:
FENCE DETAIL

SHEET NUMBER

Hazen

HAZEN AND SAWYER
6251 GREENWOOD PLAZA BLVD, SUITE 275
GREENWOOD VILLAGE, CO. 80111

PARKER WATER & SANITATION DISTRICT
PARKER, COLORADO

BADGER GULCH WELLS
AND IMPROVEMENTS

DENVER BASIN WELL SITES PHASE II AND PIPELINE BADGER GULCH WELLS
A PART OF THE SOUTHEAST QUARTER OF SECTION 13
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
5.0 ACRES
SIP SP25-0017

RECEPTACLES:

X DENOTES RECEPTACLE TYPE (TYP.):
GFCI DENOTES GROUND FAULT CIRCUIT INTERRUPT
UPS DENOTES UNINTERRUPTIBLE POWER SUPPLY
WPGR DENOTES WEATHERPROOF CORROSION RESISTANT
DENOTES CIRCUIT NUMBER (TYP.)

RECEPTACLES:
LEFT: SIMPLEX
MIDDLE: DUPLEX
RIGHT: QUADRUPLX

MULTI-OUTLET RECEPTACLE:
LEFT: SIMPLEX
RIGHT: DUPLEX

OTHER RECEPTACLES:
LEFT: 240 VOLT
RIGHT: SPECIAL PURPOSE

FLOOR-MOUNTED RECEPTACLES:
LEFT: SIMPLEX
MIDDLE: DUPLEX
RIGHT: QUADRUPLX

MISC PLAN VIEW SYMBOLS

EQUIPMENT CONNECTION
GROUND RODS:
LEFT: BURIED
RIGHT: IN TESTWELL
DUCTBANK SECTION CUT IDENTIFIER:
DBXX DENOTES DUCTBANK ID
EXX DENOTES DRAWING NUMBER WHERE
SECTION CUT IS LOCATED
DUCTBANK TAG:
X DENOTES DUCTBANK ID
CABLE TRAY TAG:
X DENOTES CABLE TRAY ID
Y DENOTES SCHEDULE REFERENCE
INSTRUMENT TAG:
X DENOTES INSTRUMENT TYPE
DENOTES INSTRUMENT NUMBER
SEE DRAWING 11 FOR INSTRUMENT ABBREVIATIONS
CONDUIT TAGS:
P DENOTES POWER
C DENOTES CONTROL
I DENOTES INSTRUMENTATION
XXXX DENOTES CONDUIT ID
XXX-XXX DENOTES CONDUIT ID

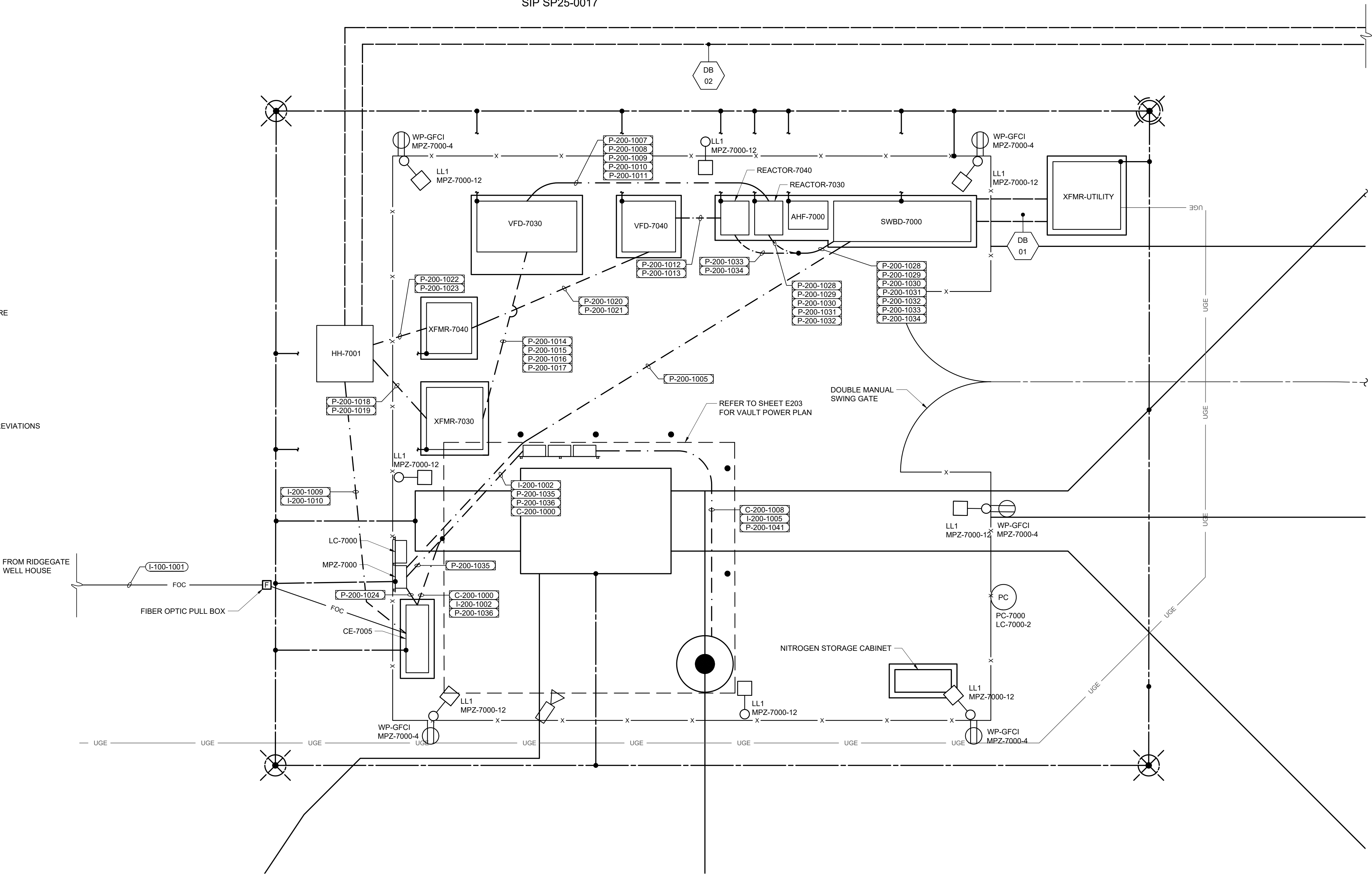
SECURITY CAMERA
POLE-MOUNTED FIXTURE

WIRING

FLEXIBLE CONDUIT
CONDUIT EXPOSED
CONDUIT CONCEALED
CONCRETE ENCASED DUCTBANK
CONCRETE ENCASED CONDUIT
DIRECT BURIED CONDUIT
LEFT: CONDUIT RISE (TURN UP)
RIGHT: CONDUIT DROP (TURN DOWN)
FIBER OPTIC CONDUIT

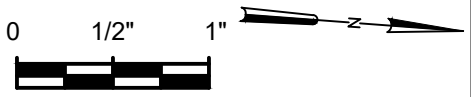
NOTES:

1. LIGHT POLES WITHIN
PROJECT SITE ARE 8' TALL.



PLAN

SCALE: 1" = 5'-0"



SCALE: SEE SHEET

PROJECT NUMBER: SP25-0017

DRAWN BY: B. LAMY

REVIEWED BY: R. EVANG

APPROVED BY: B. LAMY

DATE	ISSUE
7/28/2025	SIP SUBMITTAL
9/17/2025	SIP RESUBMITTAL 1
10/21/2025	SIP RESUBMITTAL 2
11/20/2025	SIP RESUBMITTAL 3

ISSUED FOR: SIP SUBMITTAL

SHEET TITLE:
ELECTRICAL PLAN

SHEET NUMBER

13 OF 15

Hazen

HAZEN AND SAWYER
6251 GREENWOOD PLAZA BLVD, SUITE 275
GREENWOOD VILLAGE, CO. 80111

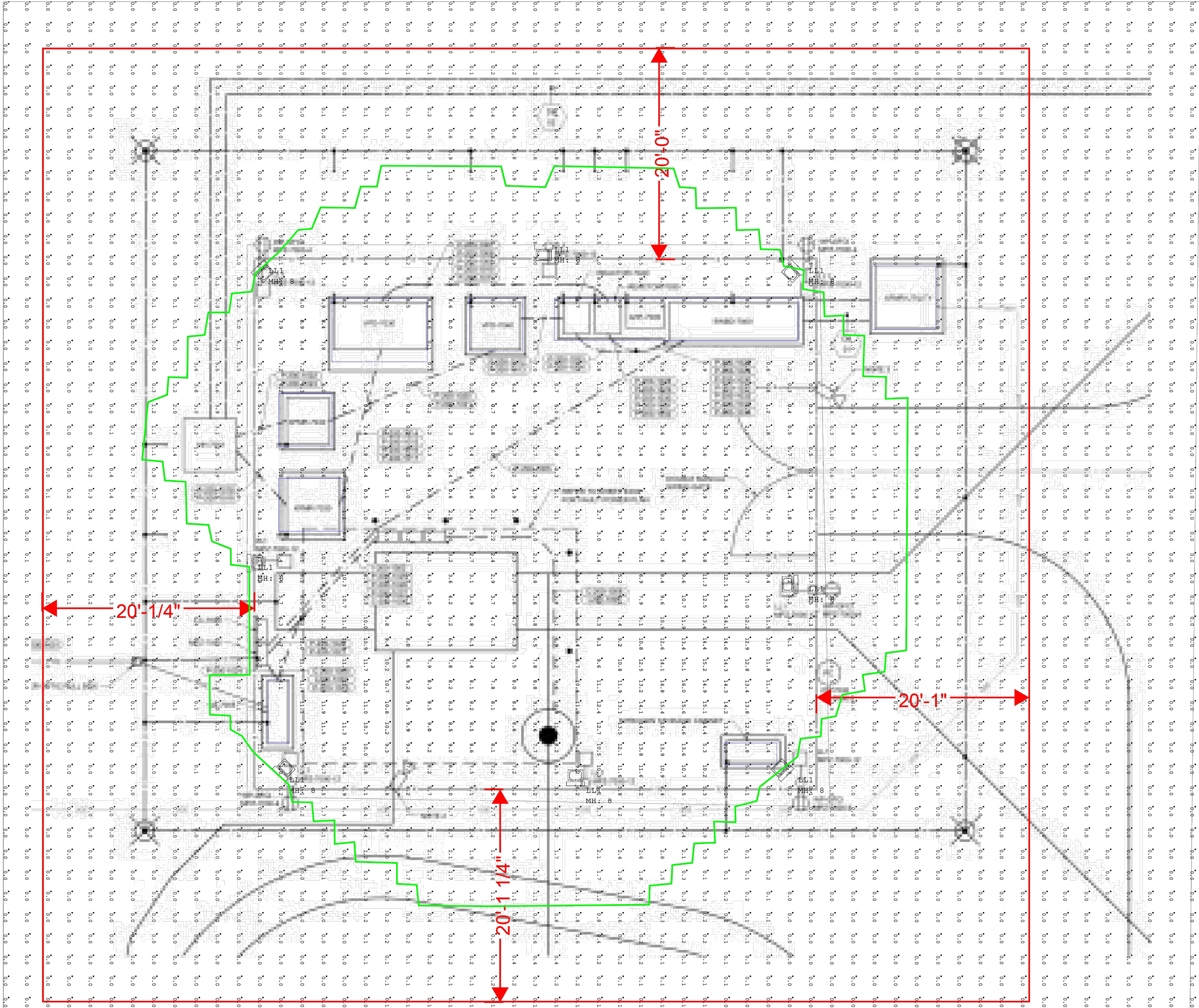
PARKER WATER & SANITATION DISTRICT
PARKER, COLORADO

BADGER GULCH WELLS
AND IMPROVEMENTS

DENVER BASIN WELL SITES PHASE II AND PIPELINE BADGER GULCH WELLS

A PART OF THE SOUTHEAST QUARTER OF SECTION 13
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO

5.0 ACRES
SIP SP25-0017



THIS IS THE NEW SITE PLAN TAKEN FROM SHEET E202 WITH THE LIGHTING CALCS (in fc) OVERLAID ON TOP. THE AVERAGE CALCULATIONS ARE IN THE SCHEDULES AT THE BOTTOM OF THE SHEET.

CALC PTS 2 AND LPD AREA 2 ARE THE CALCULATIONS FOR THE SITE INSIDE THE FENCELINE. THE OTHER CALCS ARE FOR THE WHOLE VIEW WHICH IS NOT RELEVANT.

THE RED BOX DENOTES 20' FROM SITE FENCELINE FOR NEW FACILITY. AT NO POINT AT 20' FROM THE FENCELINE DOES THE LIGHTING CALCS EXCEED 0.1 fc.

THE GREEN LINE DENOTES THE LIMITS OF 1.0 fc. NO POINT OUTSIDE THE GREEN IS ABOVE 1.0 fc.

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
CalcPts_1	Illuminance	Fc	1.68	16.0	0.0
CalcPts_2	Illuminance	Fc	5.97	16.0	0.0

Luminaire Schedule		Qty	Label	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
Symbol	Schedule								
□	8	8	DSX0 LED P1 30K 70CRI BLC3 EG	DSX0 LED P1 30K 70CRI BLC3 EGS	LL1	1.000	3098	33.21	265.68

LPDArea_1
Area = 10688 Sq.ft
Total Watts = 265.68
LPD = 0.025 Watts/Sq.ft

LPDArea_2
Area = 2861 Sq.ft
Total Watts = 232.47
LPD = 0.081 Watts/Sq.ft

01/2"1"

SCALE: SEE SHEET

PROJECT NUMBER: SP25-0017

DRAWN BY: B. LAMY

REVIEWED BY: R. EVANG

APPROVED BY: B. LAMY

DATE7/28/20259/17/202510/21/202511/20/2025

ISSUESIP SUBMITTALSIP RESUBMITTAL 1SIP RESUBMITTAL 2SIP RESUBMITTAL 3

ISSUED FOR: SIP SUBMITTAL

SHEET TITLE:PHOTOMETRIC

SHEET NUMBER14 OF 15

Hazen

HAZEN AND SAWYER
6251 GREENWOOD PLAZA BLVD, SUITE 275
GREENWOOD VILLAGE, CO. 80111

PARKER WATER & SANITATION DISTRICT
PARKER, COLORADO

BADGER GULCH WELLS
AND IMPROVEMENTS

DENVER BASIN WELL SITES PHASE II AND PIPELINE BADGER GULCH WELLS

A PART OF THE SOUTHEAST QUARTER OF SECTION 13
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO

5.0 ACRES

SIP SP25-0017



d-series

Specifications

EPA: 0.44 ft² (0.04 m²)

Length: 26.18" (663 mm)

Width: 14.06" (357 mm)

Height H1: 2.26" (57 mm)

Height H2: 7.46" (190 mm)

Weight: 23.10 lb (10.5 kg)

D-Series Size 0 LED Area Luminaire

THE SPECIFIC PRODUCT INFORMATION HAS BEEN SELECTED BELOW. CALCULATIONS ARE BASED ON A LIGHT POLE HEIGHT OF 8'.

Items marked with a * are not included in the Design Select program and ship 15 days or less. To learn more about Design Select, visit www.aacbrands.com/designselect. See ordering tree for details.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70C T3M MVOLT SPA NTAIR2 PIRHN DBXDO

Series **LEDs** **Color Temperature** **Color Rendering** **Beam Spread** **Beam Angle** **Beam Diameter** **Beam Length** **Beam Width** **Beam Height** **Beam Area** **Beam Volume** **Beam Weight** **Beam Power** **Beam Efficiency** **Beam Life** **Beam Warranty**

DSX0 LED	P6	40K	70C	T3M	MVOLT	SPA	NTAIR2	PIRHN	DBXDO								
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Ordering Information

Accessories

Notes

Shield Accessories

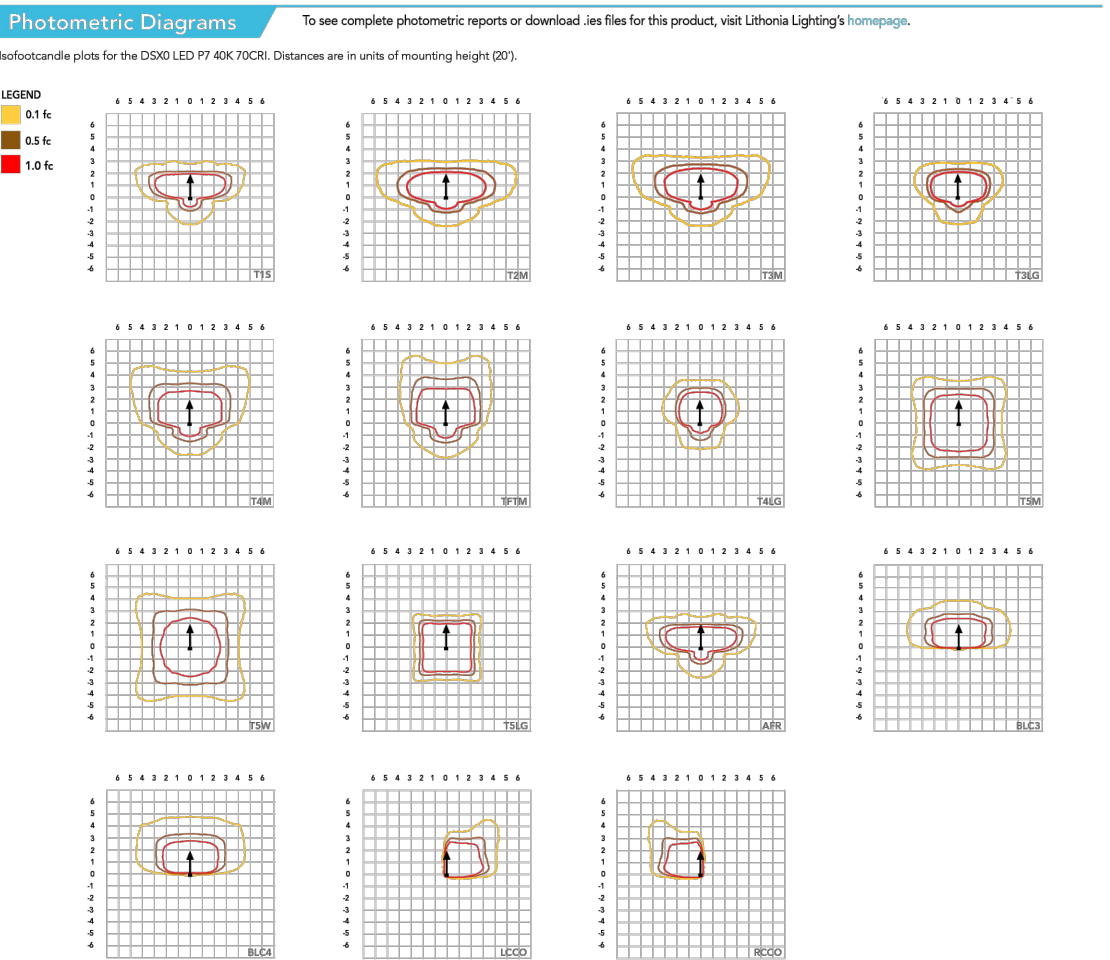
Drilling

Handhole Orientation

Tenon Mounting Slipfitter

DSX0 Area Luminaire - EPA

Series	LEDs	Color Temperature	Color Rendering	Beam Spread	Beam Angle	Beam Diameter	Beam Length	Beam Width	Beam Height	Beam Area	Beam Volume	Beam Weight	Beam Power	Beam Efficiency	Beam Life	Beam Warranty
DSX0 LED	P6	40K	70C	T3M	MVOLT	SPA	NTAIR2	PIRHN	DBXDO							



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine lumen output for average ambient temperatures.

From CIESM C22-30476:

LAT	Multiplier
50°F	1.00
60°F	0.98
70°F	0.95
80°F	0.92
90°F	0.88
100°F	0.85
110°F	0.82
120°F	0.78
130°F	0.75
140°F	0.72
150°F	0.68
160°F	0.65
170°F	0.62
180°F	0.58
190°F	0.55
200°F	0.52
210°F	0.48
220°F	0.45
230°F	0.42
240°F	0.38
250°F	0.35
260°F	0.32
270°F	0.28
280°F	0.25
290°F	0.22
300°F	0.18

Projected LED Lumen Maintenance

Use these factors to determine anticipated performance for the lifeforms tested in a 200°C

data. We assume the anticipated performance for the lifeforms tested in a 200°C

data. We assume the anticipated performance for the lifeforms tested in a 200°C

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Performance Data

Lumen Output

Use these factors to determine lumen output for average ambient temperatures.

Lumen Output	Multiplier
50°F	1.00
60°F	0.98
70°F	0.95
80°F	0.92
90°F	0.88
100°F	0.85
110°F	0.82
120°F	0.78
130°F	0.75
140°F	0.72
150°F	0.68
160°F	0.65
170°F	0.62
180°F	0.58
190°F	0.55
200°F	0.52
210°F	0.48
220°F	0.45
230°F	0.42
240°F	0.38
250°F	0.35
260°F	0.32
270°F	0.28
280°F	0.25
290°F	0.22
300°F	0.18

Forward Output

Forward Output	Multiplier
50°F	1.00
60°F	0.98
70°F	0.95
80°F	0.92
90°F	0.88
100°F	0.85
110°F	0.82
120°F	0.78
130°F	0.75
140°F	0.72
150°F	0.68
160°F	0.65
170°F	0.62
180°F	0.58
190°F	0.55
200°F	0.52
210°F	0.48
220°F	0.45
230°F	0.42
240°F	0.38
250°F	0.35
260°F	0.32
270°F	0.28
280°F	0.25
290°F	0.22
300°F	0.18

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70C T3M MVOLT SPA NTAIR2 PIRHN DBXDO

Series **LEDs** **Color Temperature** **Color Rendering** **Beam Spread** **Beam Angle** **Beam Diameter** **Beam Length** **Beam Width** **Beam Height** **Beam Area** **Beam Volume** **Beam Weight** **Beam Power** **Beam Efficiency** **Beam Life** **Beam Warranty**

DSX0 LED	P6	40K	70C	T3M	MVOLT	SPA	NTAIR2	PIRHN	DBXDO							
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Ordering Information

Accessories

Notes

Shield Accessories

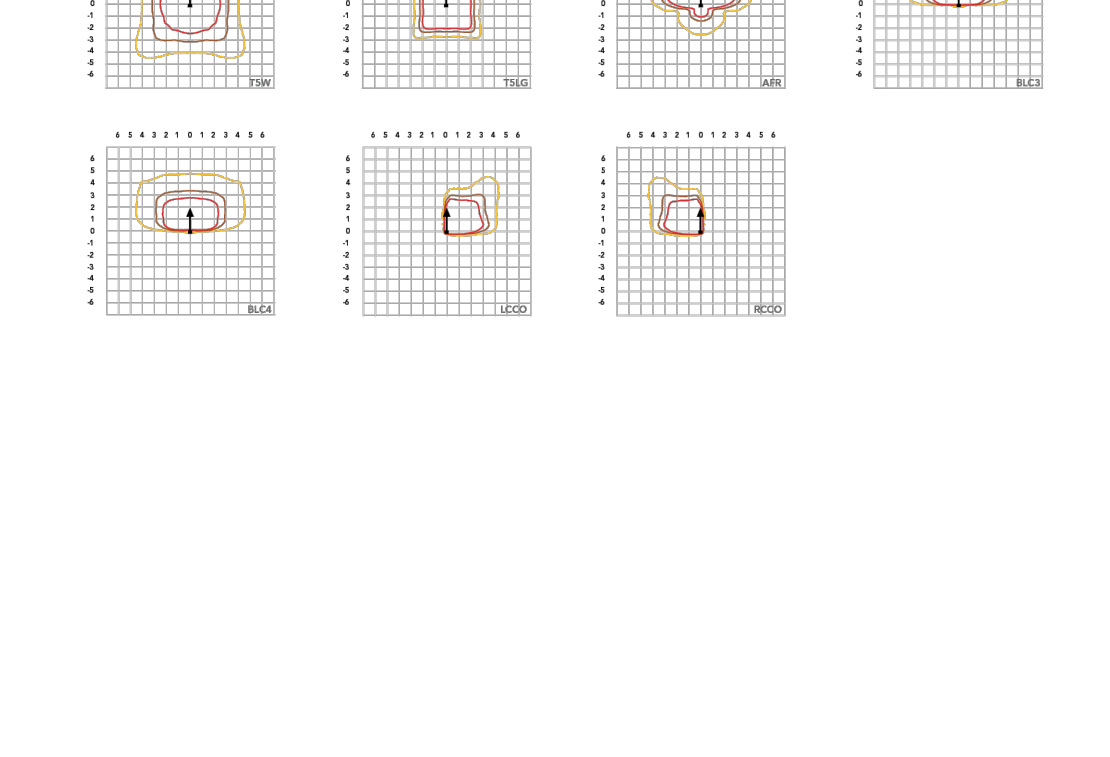
Drilling

Handhole Orientation

Tenon Mounting Slipfitter

DSX0 Area Luminaire - EPA

Series	LEDs	Color Temperature	Color Rendering	Beam Spread	Beam Angle	Beam Diameter	Beam Length	Beam Width	Beam Height	Beam Area	Beam Volume	Beam Weight	Beam Power	Beam Efficiency	Beam Life	Beam Warranty
DSX0 LED	P6	40K	70C	T3M	MVOLT	SPA	NTAIR2	PIRHN	DBXDO							



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine lumen output for average ambient temperatures.

LAT	Multiplier
50°F	1.00
60°F	0.98
70°F	0.95
80°F	0.92
90°F	0.88
100°F	0.85
110°F	0.82
120°F	0.78
130°F	0.75
140°F	0.72
150°F	0.68
160°F	0.65
170°F	0.62
180°F	0.58
190°F	0.55
200°F	0.52
210°F	0.48
220°F	0.45
230°F	0.42
240°F	0.38
250°F	0.35
260°F	0.32
270°F	0.28
280°F	0.25
290°F	0.22
300°F	0.18

Projected LED Lumen Maintenance

Use these factors to determine lumen output for average ambient temperatures.

Projected LED Lumen Maintenance	Multiplier
50°F	1.00
60°F	0.98
70°F	0.95
80°F	0.92
90°F	0.88
100°F	0.85
110°F	0.82
120°F	0.78
130°F	0.75
140°F	0.72
150°F	0.68
160°F	0.65
170°F	0.62
180°F	0.58
190°F	0.55
200°F	0.52
210°F	0.48
220°F	0.45
230°F	0.42
240°F	0.38
250°F	0.35
260°F	0.32
270°F	0.28
280°F	0.25
290°F	0.22
300°F	0.18

LED Color Temperature / Color Rendering Multipliers

Color Temperature	Multiplier
50°F	1.00
60°F	0.98
70°F	0.95
80°F	0.92
90°F	0.88
100°F	0.85
110°F	0.82
120°F	0.78
130°F	0.75
140°F	0.72
150°F	0.68
160°F	0.65
170°F	0.62
180°F	0.58
190°F	0.55
200°F	0.52
210°F	0.48
220°F	0.45
230°F	0.42
240°F	0.38
250°F	0.35
260°F	0.32
270°F	0.28
280°F	0.25
290°F	0.22
300°F	0.18

FAO Dimming Settings

Dimming Level	Multiplier
100%	1.00
90%	0.98
80%	0.95
70%	0.92
60%	0.88
50%	0.85
40%	0.82
30%	0.78
20%	0.75
10%	0.68
0%	0.58

Motion Sensor Default Settings

Setting	Default
Motion Sensor <td>On</td>	On
Motion Sensor Delay <td>30s</td>	30s
Motion Sensor Range <td>100'</td>	100'
Motion Sensor Sensitivity <td>High</td>	High
Motion Sensor Mode <td>On</td>	On

Note: Some LED products are available as per special request. Contact Technical Support for more information.

Controls Options

Control Option	Availability	Flexibility	Primary Installation	Notes
FAO (factory adjustable)	Factory adjustable sensor delay described in the lumen output table.	Allows the lumen to be manually dimmed, allowing the lumen output to be adjusted to suit the application.	FAO dimmer	Allows the lumen to be dimmed to suit the application. The lumen output can be adjusted to suit the application.
FAO with remote control	Dimmer was independently for 100% lumen output.	The lumen output can be adjusted to suit the application, allowing for 100% output.	Independently dimmer	Requires two separately installed dimmers. Consider single dimmer for more cost effective installation.
PIB or PBO	Two track physical dimmer	Compatible with two track physical dimmer. The dimmer is dimmed to suit the application, allowing for 100% output.	Two track physical dimmer	Requires two separately installed dimmers. Consider single dimmer for more cost effective installation.
PIB	Radio sensor with integrated receiver. Sensor suitable for 100% of lumen output.	Compatible with the radio sensor. The dimmer is dimmed to suit the application, allowing for 100% output.	Radio sensor	Requires two separately installed dimmers. Consider single dimmer for more cost effective installation.
PIB/PIB/PIB	Light dimmer with integrated receiver for remote sensing. Sensor suitable for 100% of lumen output.	Compatible with the radio sensor. The dimmer is dimmed to suit the application, allowing for 100% output.	Radio sensor	Requires two separately installed dimmers. Consider single dimmer for more cost effective installation.
ELC or ELCS	Integrated LED driver with dimmer. Sensor suitable for 100% of lumen output.	Compatible with the radio sensor. The dimmer is dimmed to suit the application, allowing for 100% output.	Radio sensor	Requires two separately installed dimmers. Consider single dimmer for more cost effective installation.

Performance Data

Lumen Output

Use these factors to determine lumen output for average ambient temperatures.

Lumen Output	Multiplier
50°F	1.00
60°F	0.98
70°F	0.95
80°F	0.92
90°F	0.88
100°F	0.85
110°F	0.82
120°F	0.78
130°F	0.75
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180°F	0.58
190°F	0.55
200°F	0.52
210°F	0.48
220°F	0.45
230°F	0.42
240°F	0.38
250°F	0.35
260°F	0.32
270°F	0.28
280°F	0.25
290°F	0.22
300°F	0.18

Forward Output

Forward Output	Multiplier
50°F	1.00
60°F	0.98
70°F	0.95
80°F	0.92
90°F	0.88
100°F	0.85
110°F	0.82
120°F	0.78
130°F	0.75
140°F	0.72
150°F	0.68
160°F	0.65
170°F	0.62
180°F	0.58
190°F	0.55
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240°F	0.38
250°F	0.35
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300°F	0.18

Performance Data

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260°F	0.32
270°F	0.28
280°F	0.25
290°F	0.22
300°F	0.18

Performance Data

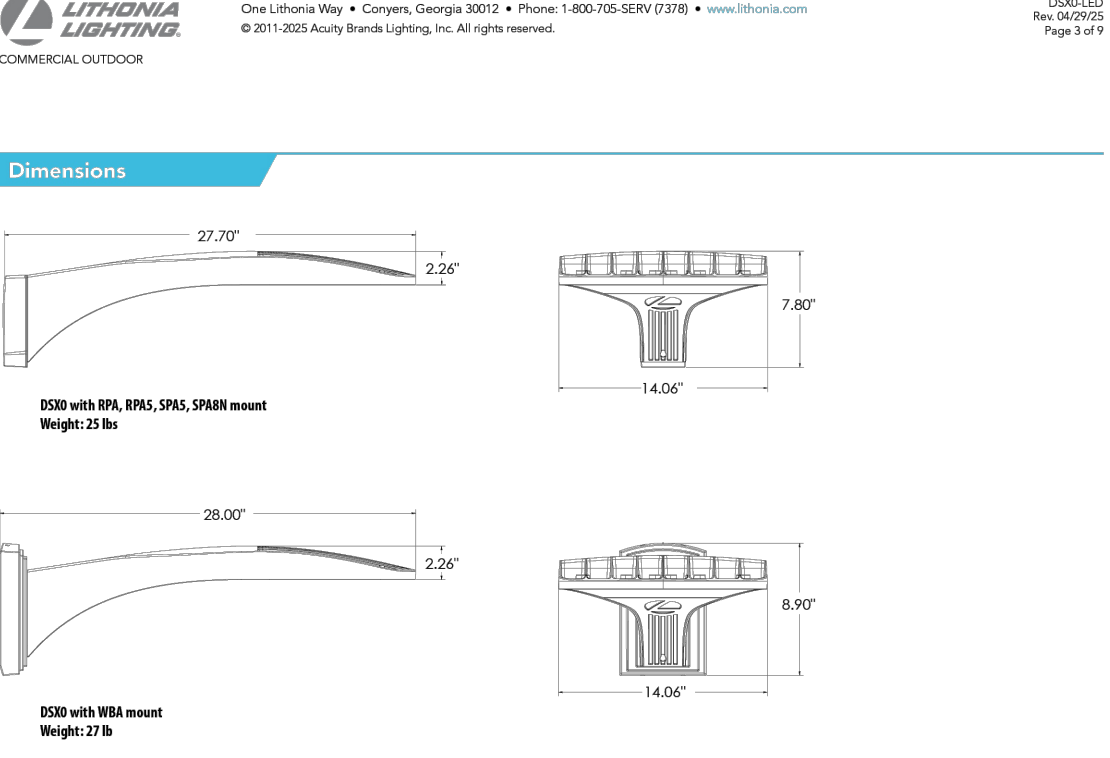
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nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern

NLTARZ-PH3HN

FEATURES & SPECIFICATIONS

INTENDED USE

The beam angle of the D-Series Swi reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION

nLIGHT AIR CONTROLS

The D500 LED was luminaires is also available with nLight® Air for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-