

SITE IMPROVEMENT PLAN (SIP) 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 material 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/developer shall be responsible for installation of all roadway signage, including "No Parking/Fire Lane" signage, as required by the City Public Works Department and Fire District. The Owner shall maintain said signage.
- 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.
- Maintenance access shall be provided to all storm drainage facilities to ensure continuous operation of the system. Unless otherwise provided in the Subdivision Improvement Agreement, the property owner shall be responsible for the operation and maintenance of all drainage facilities located on their property, including but not limited to inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins. If the property owner fails to adequately maintain such facilities, the City of Lone Tree shall have the right, but not the obligation, to enter the property for purposes of maintenance. All associated costs shall be assessed to the property owner.
- Any signs depicted in this plan set are conceptual only, have not been approved by the City, and are not to be utilized for the purposes of developing building plans. All future signs are subject to a separate sign permit approval process in accordance with Chapter 16, Article XXIX of Lone Tree City Code.
- 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 subdividers 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.

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 SUBDIVIDER AND NOT THE CITY.

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

MARISSA HARMON, MAYOR, CITY OF LONE TREE

SIGNATURE OF MAYOR, CITY OF LONE TREE

New Office Building - Hwy C-470 & S Yosemite Ave Site Improvement Plan

Lot 1A-1, Block 2 of Parkway Subdivision Filing No. 3, 4th Amendment

Located on the NW 1/4 of Section 3, Township 6 South, Range 67 West of the 6th P.M., County of Douglas, State of Colorado

0.815 Acres

SP26-0017

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GENERAL	
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C-2.2	GRADING & DRAINAGE PLAN
C-3.1	UTILITY PLAN
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IR100	IRRIGATION PLAN
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A301	BUILDING SECTIONS
ELECTRICAL	
E1.0	SITE PHOTOMETRIC PLAN
E2.0	LIGHTING PLANS
E3.0	LIGHTING DETAILS

OWNER / DEVELOPER

AVG PARTNERS
9595 WILSHIRE BLVD., STE 700
BEVERLY HILLS, CO 90212
ATTN: ADAM EISENBERG
TEL: (310) 273-0864 x209
AEISENBERG@AVGPARTNERS.com

ARCHITECT

4SITE ADVISORS
9000 E NICHOLS AVE., STE 155
CENTENNIAL, CO 80112
ATTN: LORNE BOURDO
TEL: (303) 872-8143
LORNE@4SITEADVISORS.com

STRUCTURAL

HUDSON STRUCTURAL SOLUTIONS
9000 E NICHOLS AVE., STE 155
CENTENNIAL, CO 80112
ATTN: REDGE HUDSON
TEL: (931) 254-6080
REDGE@4SITEADVISORS.com

CIVIL

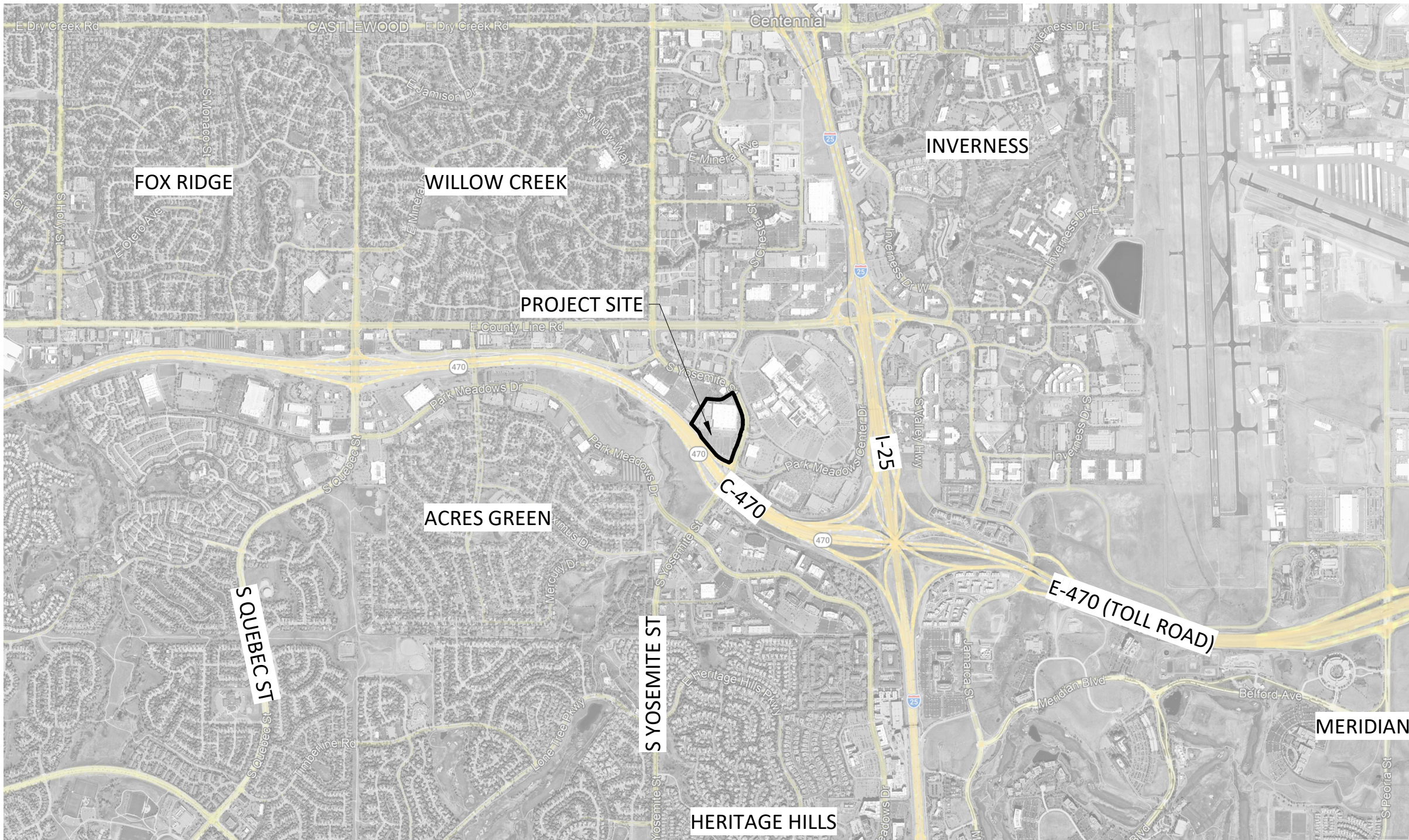
ASHLEY & VANCE
9555 RALSTON RD., STE 201
ARVADA, CO 80002
ATTN: BRUCE JONES
TEL: (720) 885-9265
BRUCE@ASHLEYVANCE.com

MECH./PLUMBING/ELECTRICAL

RIA ENGINEERING
3301 LAWRENCE ST., STE 2
DENVER, CO 80205
ATTN: SCOTT ZIMMERMAN
TEL: (720) 598-0774
SCOTT@RIA-ENG.com

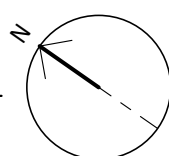
LANDSCAPE

TN DESIGN
ATTN: TROY NOSER
TEL: (303) 246-3577
TROY.NOSER@TNDDESIGNLLC.COM



VICINITY MAP

SCALE: 1" = 2000'-0"

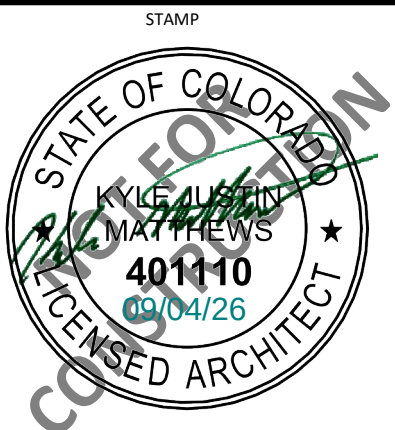


9000 E NICHOLS AVE, #155
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303.872.8143

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AVG LONE TREE - FIDELITY
INVESTOR OFFICE
YOSEMITE & C-470 | LONE TREE, CO



ISSUE	DATE	DESCRIPTION
1	26.06.30	SIP SUBMITTAL #2
2	26.08.04	SIP SUBMITTAL #3

JOB NUMBER: 2025.12.01
PHASE: FINAL SIP SET
DATE: 2026.09.04
DRAWN BY: 45A

SHEET TITLE:
COVER SHEET

G001

New Office Building - Hwy C-470 & S Yosemite Ave Site Improvement Plan
Lot 1A-1, Block 2 of Parkway Subdivision Filing No. 3, 4th Amendment
Located on the NW 1/4 of Section 3, Township 6 South, Range 67 West of the 6th P.M., County of Douglas, State of Colorado

0.815 Acres

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KEY

- VEHICLE CIRCULATION
- VEHICLE SITE ACCESS
- PEDESTRIAN CIRCULATION
- PEDESTRIAN SITE ACCESS
- BIKE CIRCULATION
- BIKE SITE ACCESS
- ACCESSIBLE ACCESS

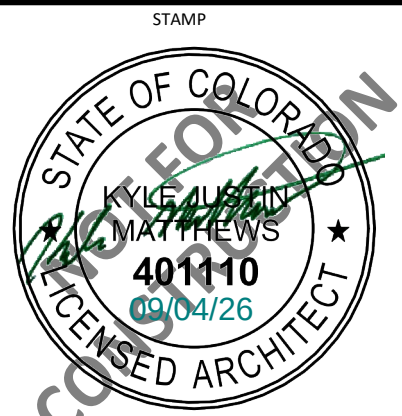
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ISSUE	DATE	DESCRIPTION
1	26.06.30	SIP SUBMITTAL #2

JOB NUMBER: 2025.12.01
PHASE: FINAL SIP SET
DATE: 2026.09.04
DRAWN BY: Author

SHEET TITLE:
PEDESTRIAN ACCESS &
CONNECTIVITY

A003

1 PEDESTRIAN ACCESS & CONNECTIVITY
SCALE: 1" = 60'-0"

New Office Building - Hwy C-470 & S Yosemite Ave Site Improvement Plan
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0.815 Acres

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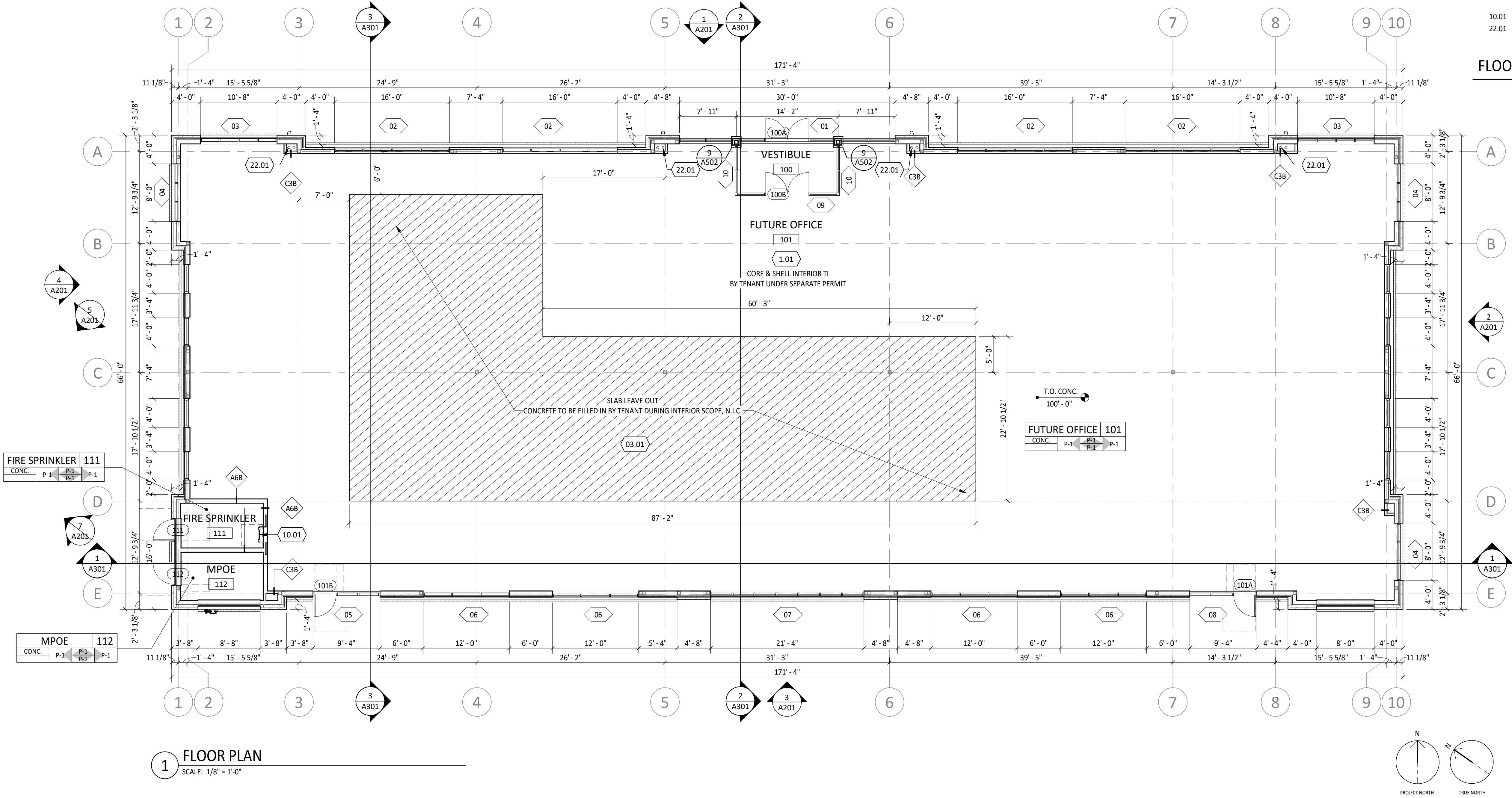
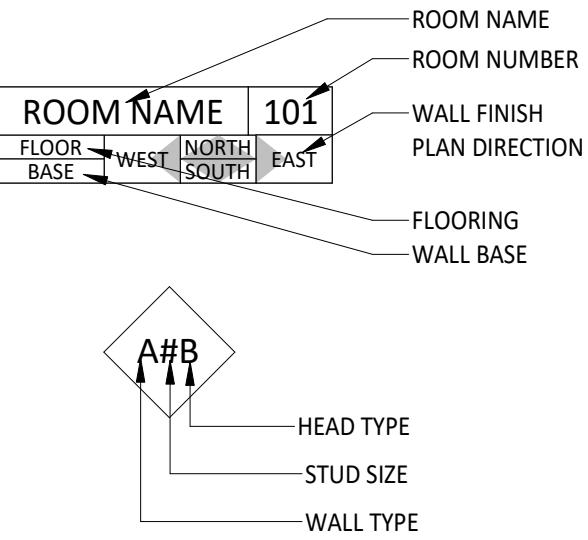
FLOOR PLAN NOTES

- CONTRACTOR SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES.
- IN THE EVENT OF AN OMITTED NECESSARY DIMENSION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER.
- VERIFY ALL DIMENSIONS, CONDITIONS, AND GRADES, AT JOB SITE PRIOR TO COMMENCING WORK.
- VERIFY SIZE, LOCATION, AND CHARACTERISTICS OF WORK AND EQUIPMENT FURNISHED BY OWNER WITH THE MANUFACTURER OR SUPPLIER PRIOR TO COMMENCING CONSTRUCTION ON WORK PERTAINING TO THE SAME.
- VERIFY SIZE AND LOCATION OF ALL OPENINGS FOR MECHANICAL EQUIPMENT AND WORK WITH CONTRACTORS INVOLVED.
- ERRORS AND OR OMISSIONS IN DOOR OR STOREFRONT SCHEDULES DO NOT RELIEVE THE CONTRACTOR FROM EXECUTING THE WORK SHOWN ON THE DRAWINGS OR DESCRIBED IN THE SPECIFICATIONS TO PROVIDE A COMPLETE AND FUNCTIONING SYSTEM.
- INSTALL FIRE RETARDANT TREATED 2X6 SOLID WOOD BLOCKING AT ALL LOCATIONS WITH WALL MOUNTED EQUIPMENT.
- PROVIDE MINIMUM 1" SLIP JOINT AT ALL INTERIOR PARTITIONS WHICH EXTEND TO BOTTOM OF ROOF DECK/ROOF FRAMING.
- EXTERIOR DIMENSIONS ARE GIVEN FROM FACE OF MASONRY WALL TO FACE OF MASONRY WALL.
- CONTRACTOR REQUIRED TO PROVIDE NECESSARY BLOCKING FOR ALL OWNER PROVIDED SIGNAGE.
- FOR ALL AIR CONDITIONING EQUIPMENT, EXHAUST AND SUPPLY FANS, HVAC AND REFRIGERATION EQUIPMENT CURBS, CONTRACTOR SHALL PROVIDE AND INSTALL SUITABLE BLOCKING IN WALLS AND CEILINGS TO SUPPORT FIXTURES, EQUIPMENT, AND CANOPIES.
- ALL EXTERIOR LANDINGS TO BE 1/2" MAX BELOW FINISH FLOOR, TYPICAL.
- PROVIDE BRAILLE AND RAISED LETTERING EXIT SIGNAGE AS REQUIRED BY CODE AT ALL EXIT DOORS.

KEYED NOTE LEGEND

- 1.01 INTERIOR FINISHES, WALLS, ETC ARE N.I.C. CODE MINIMUM HVAC AND ELECTRICAL PROVIDED IN THIS SET. SEE WALL TYPES.
- 03.01 INTERIOR SLAB INFILL TO BE A MIN OF 4" GRANULAR FILL AND VAPOR BARRIER PER SLAB ON GRADE FLOOR ASSEMBLY (RE: G401) DIRECTLY BELOW SLAB PRIOR TO INFILL POURBACK. THE SLAB TO BE 5" WITH #4 BARS AT 24" O.C. IN SLAB THICKNESS. REFER TO STRUCT FOR EPOXY BAR INSTALLATION.
- 10.01 WALL MOUNTED ROOF ACCESS LADDER
- 22.01 PROVIDE CHASE FOR ROOF DRAINAGE ABOVE. RE: PLUMB.

FLOOR PLAN LEGEND

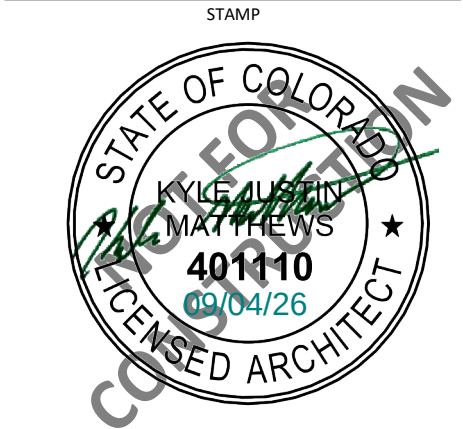


4site
ADVISORS
9000 E NICHOLS AVE, #155
Centennial, CO 80112
303.872.8143

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YOSEMITE & C-470 | LONE TREE, CO



ISSUE	DATE	DESCRIPTION

JOB NUMBER: 2025.12.01
PHASE: FINAL SP SET
DATE: 2026.09.04
DRAWN BY: LB

SHEET TITLE:
FLOOR PLAN

A101

New Office Building - Hwy C-470 & S Yosemite Ave Site Improvement Plan
Lot 1A-1, Block 2 of Parkway Subdivision Filing No. 3, 4th Amendment
Located on the NW 1/4 of Section 3, Township 6 South, Range 67 West of the 6th P.M., County of Douglas, State of Colorado

0.815 Acres

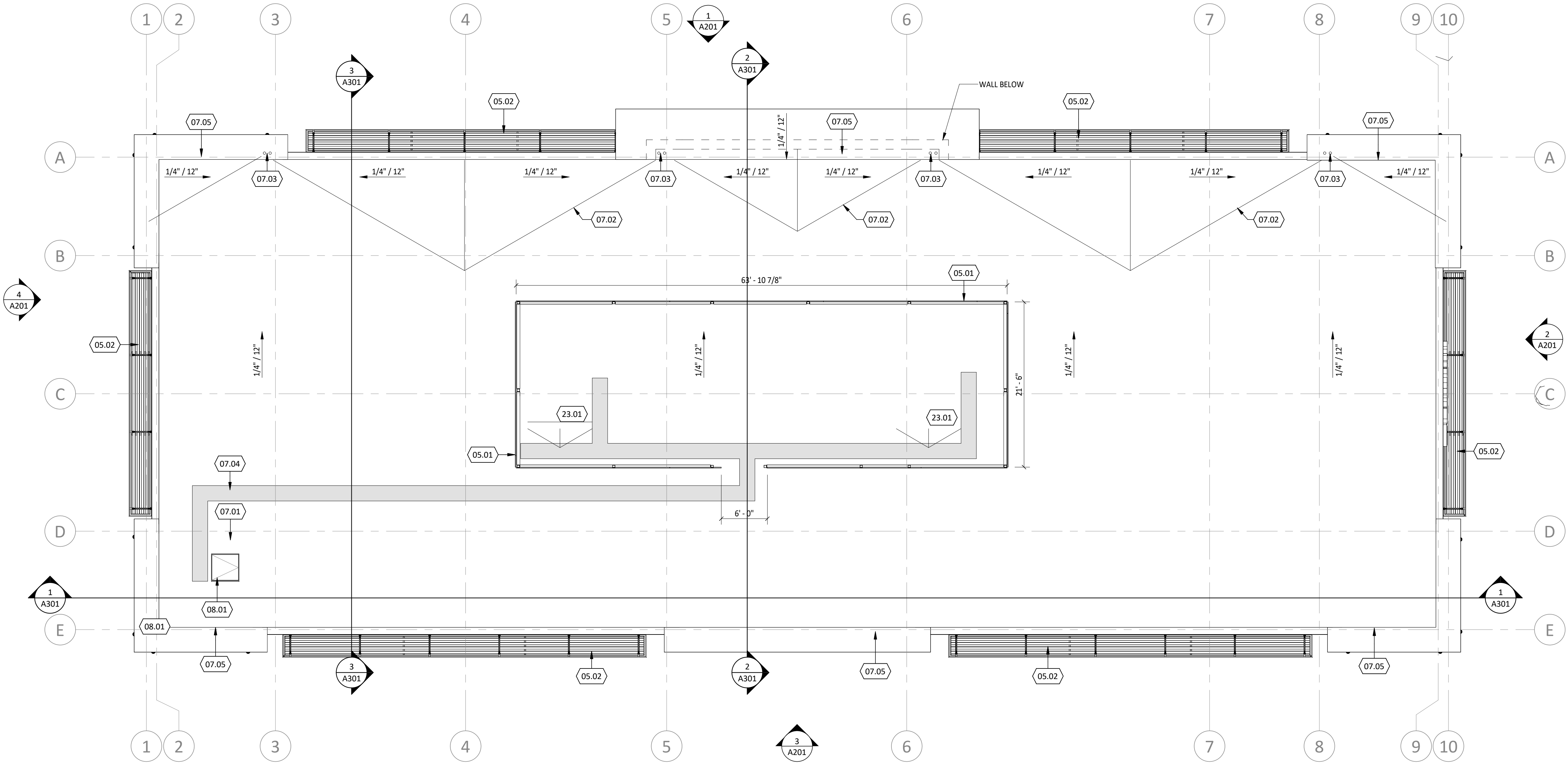
SP26-0017

ROOF PLAN NOTES

1. REFER TO SPECIFICATIONS FOR ROOFING MANUFACTURER AND INFORMATION.
2. CONTRACTOR SHALL PAINT ALL UNSCREENED ROOF EQUIPMENT TO MATCH ROOFING MEMBRANE.
3. ALL SHEET METAL EXPANSION JOINTS SHALL BE "DRIVE CLEAT" LOCKS. ALL SEAMS OR JOINTS SHALL BE SEALED (COLOR TO MATCH COPING). ALL SHEET METAL COPING OR FLASHING SHALL MEET MINIMUM REQUIREMENTS PER SMACNA (SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION).
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR PARAPET FLASHING FOR REVIEW PRIOR TO FABRICATION.
5. ROOFING TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
6. FLASHING AND ROOFING DETAILS – BECAUSE ROOFING MANUFACTURERS HAVE DIFFERENT DETAILS FOR INSTALLATION OF THEIR ROOF SYSTEMS, FLASHING CONDITIONS, ETC. THE DETAILS SHOWN ON THE DRAWINGS ARE TO BE CONSIDERED DESIGN INTENT. ITEMS SUCH AS PARAPET FLASHING, CANTS, BLOCKING, ROOF PENETRATIONS, AND EXPANSION JOINTS ARE TO BE INSTALLED PER MANUFACTURERS DETAILS. THE CONTRACTOR IS TO SUBMIT MANUFACTURERS STANDARD DETAILS TO ARCHITECT PRIOR TO THE BEGINNING OF WORK.
7. REFER TO STRUCTURAL DRAWINGS FOR DECK BEARING ELEVATION AT ROOF STRUCTURE.
8. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL ITEMS ON OR THROUGH ROOF.
9. CLEAN ROOF OF ALL CONSTRUCTION DEBRIS DURING CONSTRUCTION AND AT PROJECT COMPLETION.

KEYED NOTE LEGEND

- 05.01 ROOF SCREEN. ENSURE POSTS ARE ALIGNED WITH STRUCTURAL FRAMING BELOW. PRIME AND PAINT PANEL AND POSTS. RE: STRUCTURE AND DETAILS.
- 05.02 PREFABBED METAL AWNING
- 07.01 36" X 36" SINGLE LEAF ROOF HATCH
- 07.02 ROOF INSULATION SLOPED TO DRAIN
- 07.03 INTERNAL ROOF DRAIN & OVERFLOW BELOW ROOF EAVE, RE: PLUMB. ALL ROOF AND OVERFLOW DRAINS TO BE FULLY INSULATED BY CORE AND SHELL.
- 07.04 ROOF WALKWAY PAD
- 07.05 SLOPE PARAPET EYE BROW TO DRAIN TO ROOF BELOW, TYP.
- 08.01 SINGLE LEAF ROOF HATCH, RE: SPECS
- 23.01 ROOF TOP EQUIPMENT, RE: MECH



1 ROOF
SCALE: 1/8" = 1'-0"

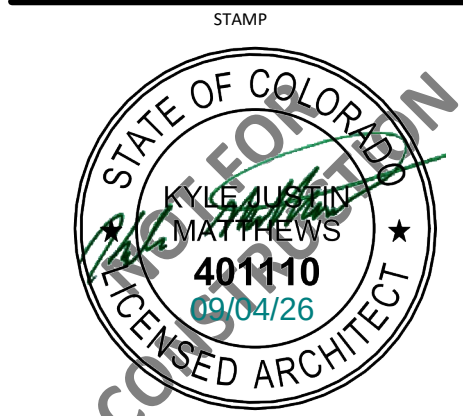


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JOB NUMBER: 2025.12.01
PHASE: FINAL S/P SET
DATE: 2026.09.04
DRAWN BY: LB

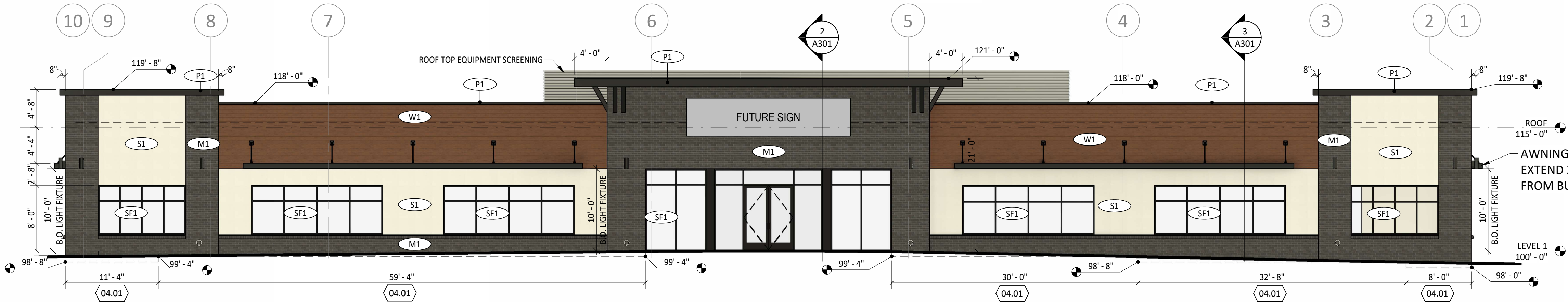
SHEET TITLE:
ROOF PLAN

A111

New Office Building - Hwy C-470 & S Yosemite Ave Site Improvement Plan
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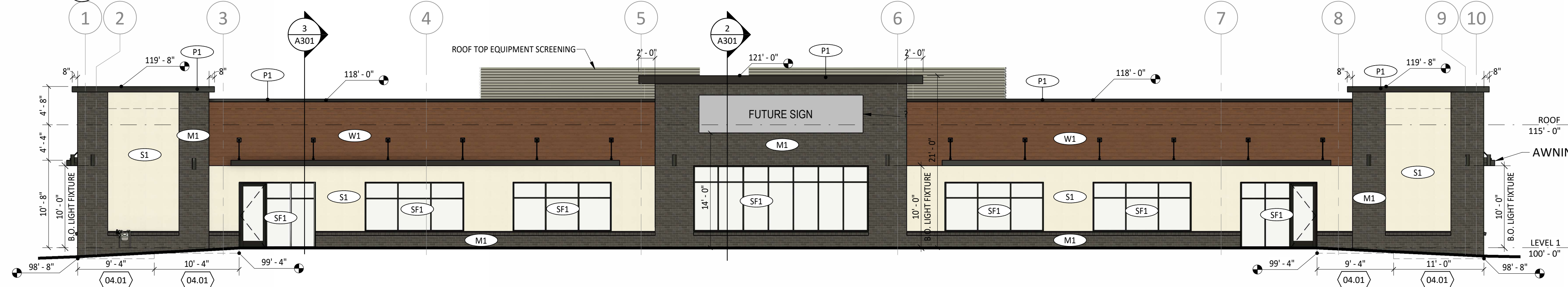
0.815 Acres

SP26-0017



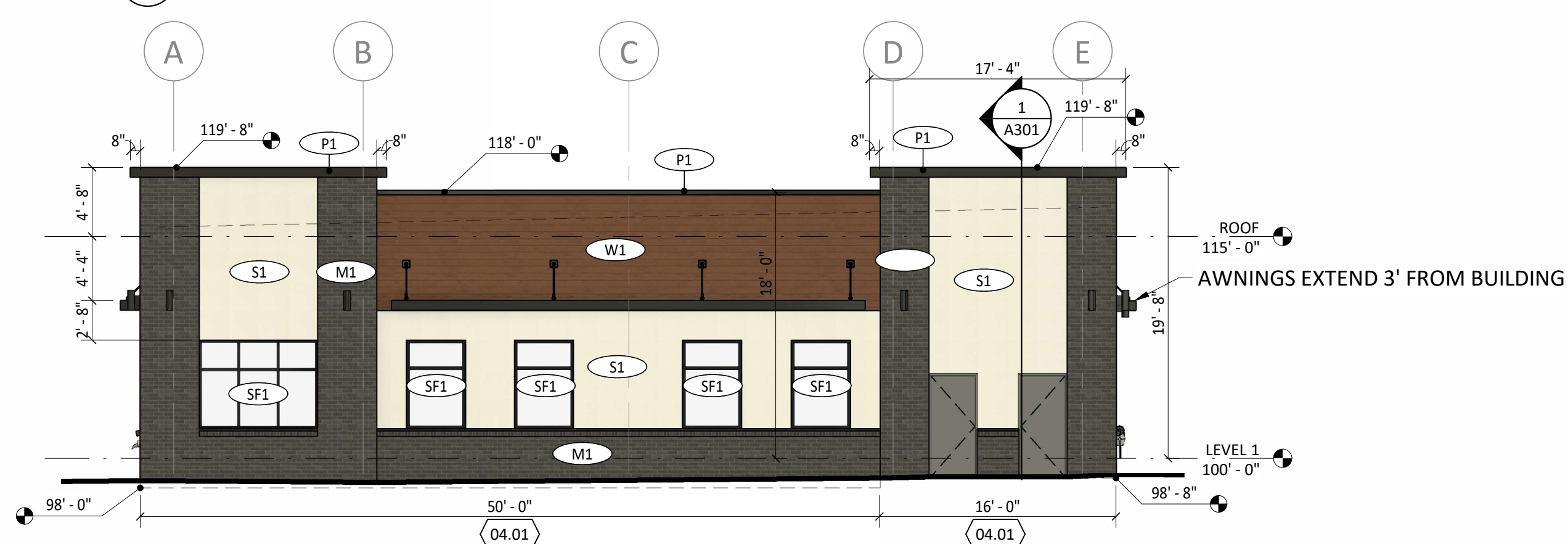
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



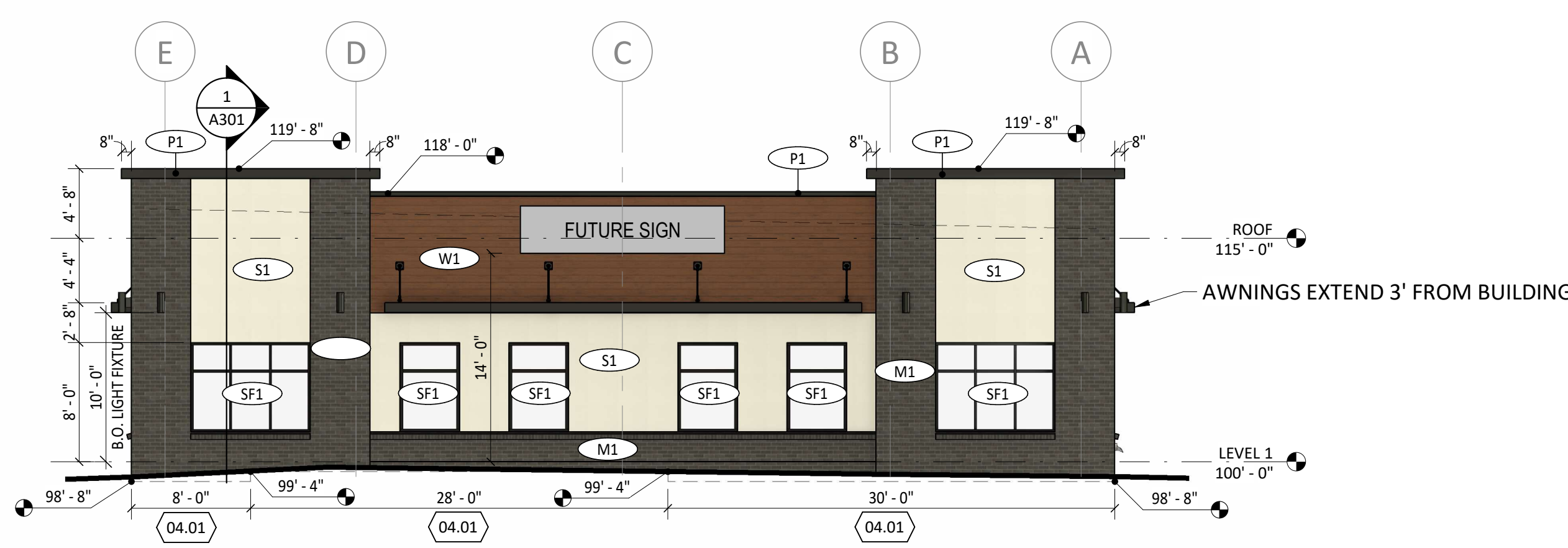
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



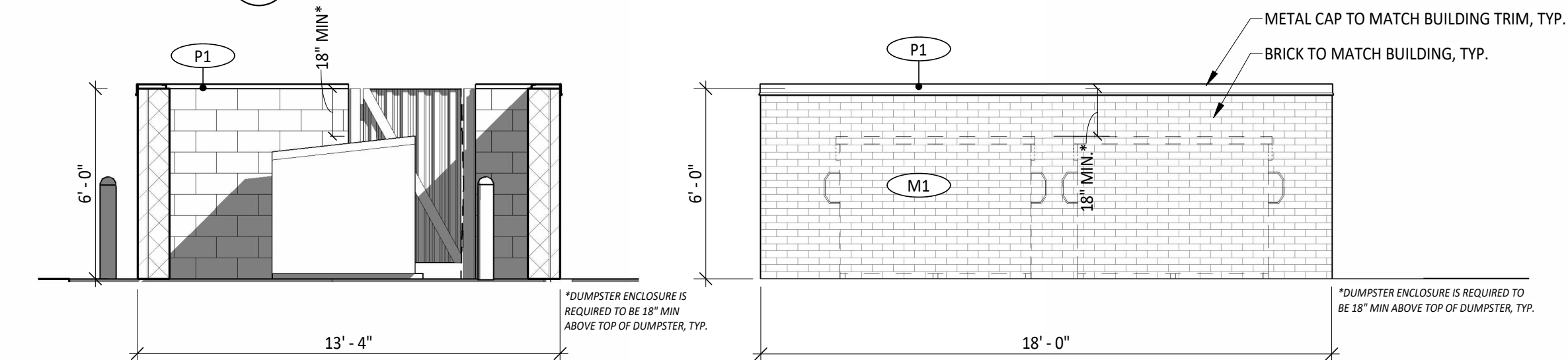
WEST ELEVATION

SCALE: 1/8" = 1'-0"



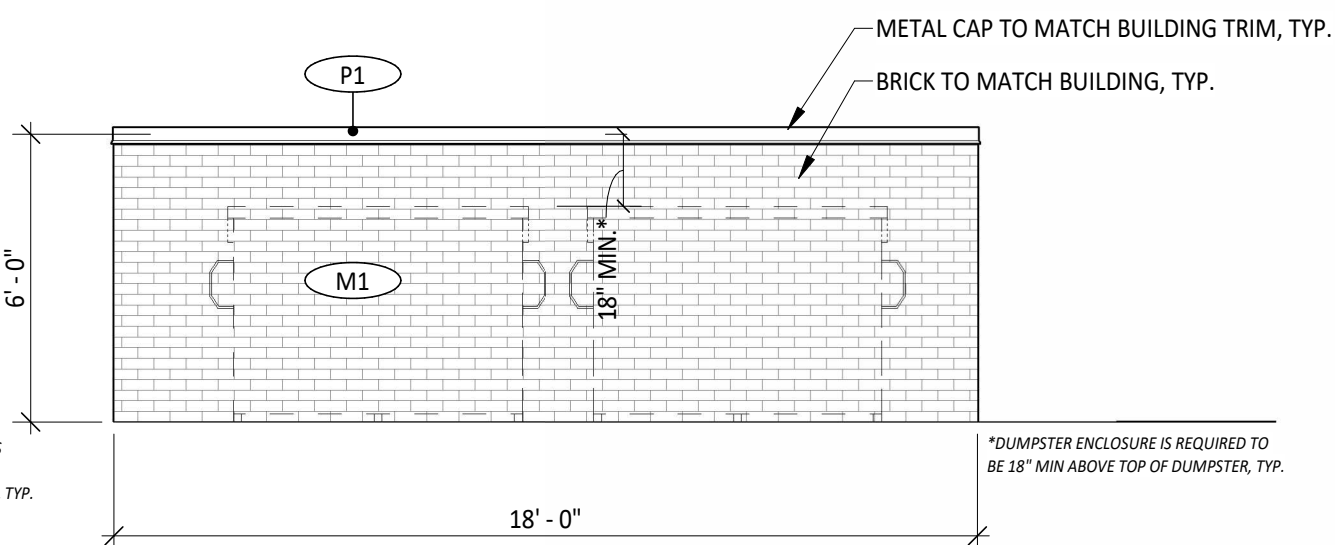
EAST ELEVATION

SCALE: 1/8" = 1'-0"



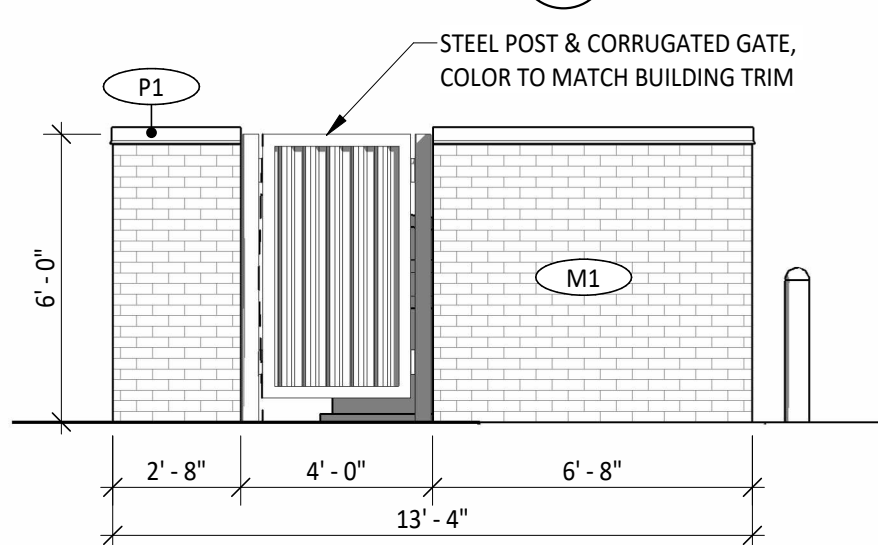
TRASH ENCLOSURE - WEST ELEVATION

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



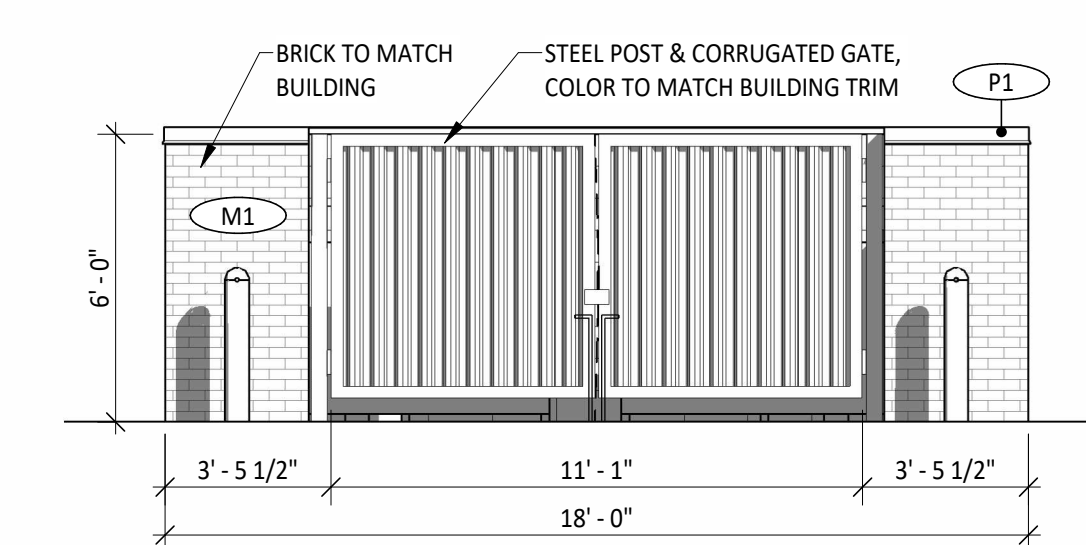
TRASH ENCLOSURE - SOUTH ELEVATION

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



TRASH ENCLOSURE - EAST ELEVATION

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



TRASH ENCLOSURE - NORTH ELEVATION

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

EXTERIOR MATERIAL LEGEND

M1: MASONRY
• MANUFACTURER: SUMMIT BRICK (OR SIM)
• PRODUCT/LINE: IRON MOUNTAIN
• COLOR: CHARCOAL/HINTS OF RED w/ DARK MORTAR
• SIZE: NOMINAL
• BoD URL: <https://www.summitbrick.com/search.html>

S1: STUCCO
• MANUFACTURER: STO
• PRODUCT/LINE: POWERWALL
• COLOR: SHERWIN WILLIAMS SW-7004 SNOWBOUND
• FINISH: SAND MEDIUM
• BoD URL: https://www.stocorp.com/sto_systems/sto-powerwall/

C1: COMPOSITE SIDING
• MANUFACTURER: AZEK EXTERIORS (basis of design)
• PRODUCT/LINE: TimberTech Cladding
• COLOR: Mahogany
• FINISH: WIRE-BRUSHED FINISH
• BoD URL: <https://azekexteriors.com/products/cladding>

SF1: STOREFRONT
• MANUFACTURER: KAWNEER
• PRODUCT/LINE: TRIFAB VG 451T
• COLOR: BLACK
• FINISH: #29 - BLACK ANODIZED
• URL: <https://www.kawneer.com/products/storefront-framing/trifab-versagaze-451-451t-framing-system/>

P1: TRIM/PAINT
• MANUFACTURER: SHERWIN-WILLIAMS
• PRODUCT/LINE: SHER-CRYL HIGH PERFORMANC ACRYLIC
• COLOR: BLACK TO MATCH STOREFRONT FRAMING
• FINISH: SEMI-GLOSS
• BoD URL: <https://www.sherwin-williams.com/architects-specifiers-designers/inspiration/sw-how-to-use-urbane-bronze>

NOTE: SIGNAGE UNDER SEPARATE PERMIT

KEYED NOTE LEGEND

04.01 DIMENSIONS TO BRICK LEDGE, RE: STRUCT.

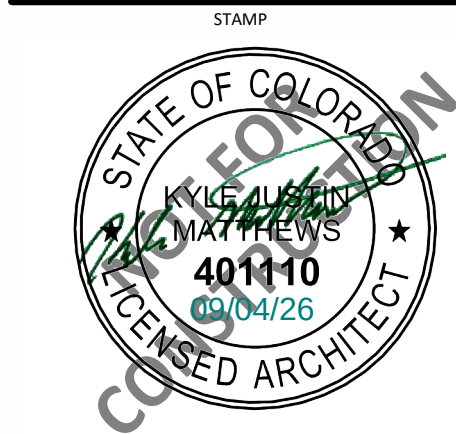
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YOSEMITE & C-470 | LONE TREE, CO



ISSUE	DATE	DESCRIPTION
1	26.06.30	SIP SUBMITTAL #2

JOB NUMBER: 2025.12.01
PHASE: FINAL SIP
DATE: 2026.09.04
DRAWN BY: LB

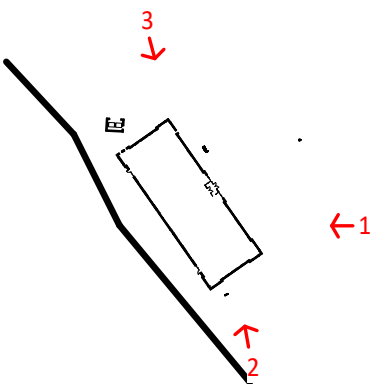
SHEET TITLE:
BUILDING ELEVATIONS

A201

New Office Building - Hwy C-470 & S Yosemite Ave Site Improvement Plan
Lot 1A-1, Block 2 of Parkway Subdivision Filing No. 3, 4th Amendment
Located on the NW 1/4 of Section 3, Township 6 South, Range 67 West of the 6th P.M., County of Douglas, State of Colorado

0.815 Acres

SP26-0017



KEY PLAN

SCALE: 1" = 200'-0"



1 PERSPECTIVE LOOKING WEST
SCALE: 1" = 1'-0"



3 PERSPECTIVE LOOKING SOUTHWEST
SCALE: 1" = 1'-0"



2 PERSPECTIVE LOOKING NORTHWEST
SCALE: 1" = 1'-0"

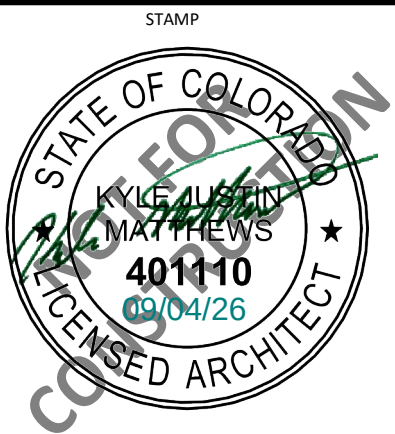
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DATE: 2026.09.04
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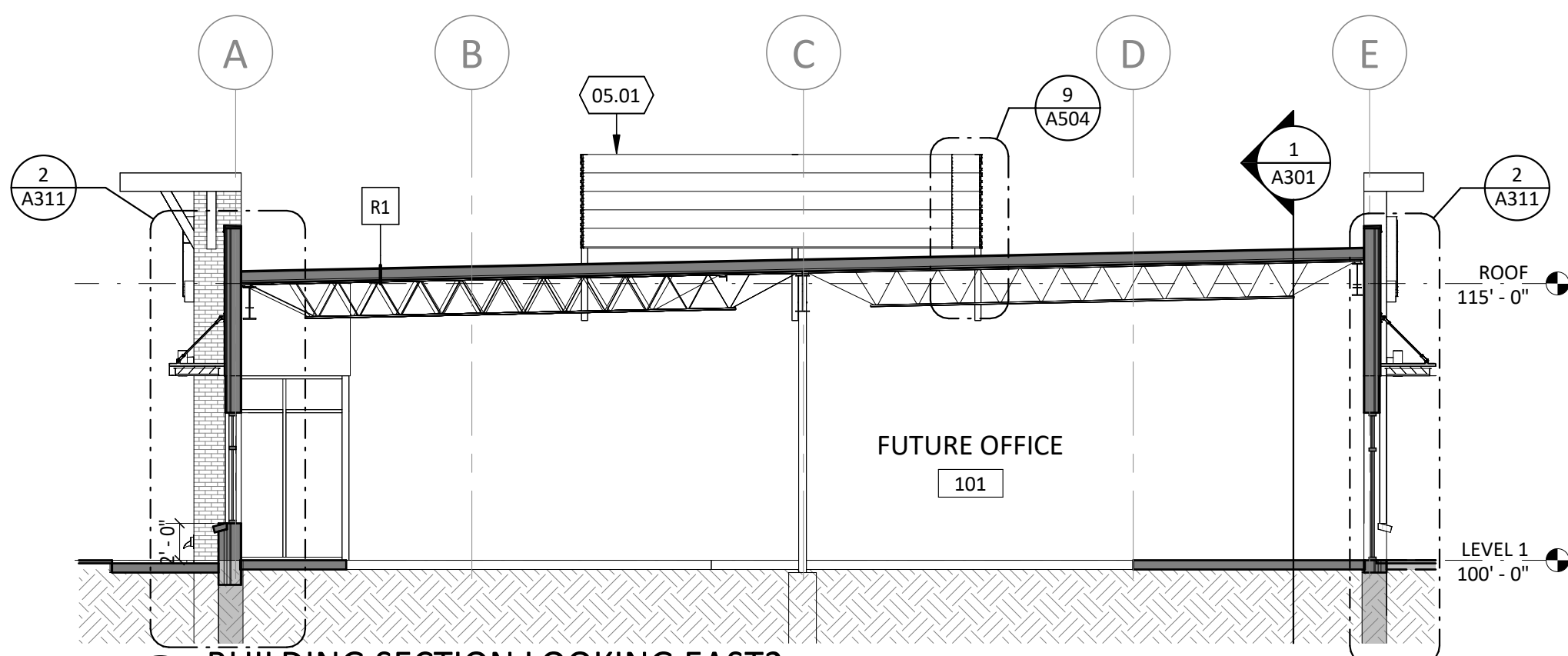
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BUILDING PERSPECTIVES

A202

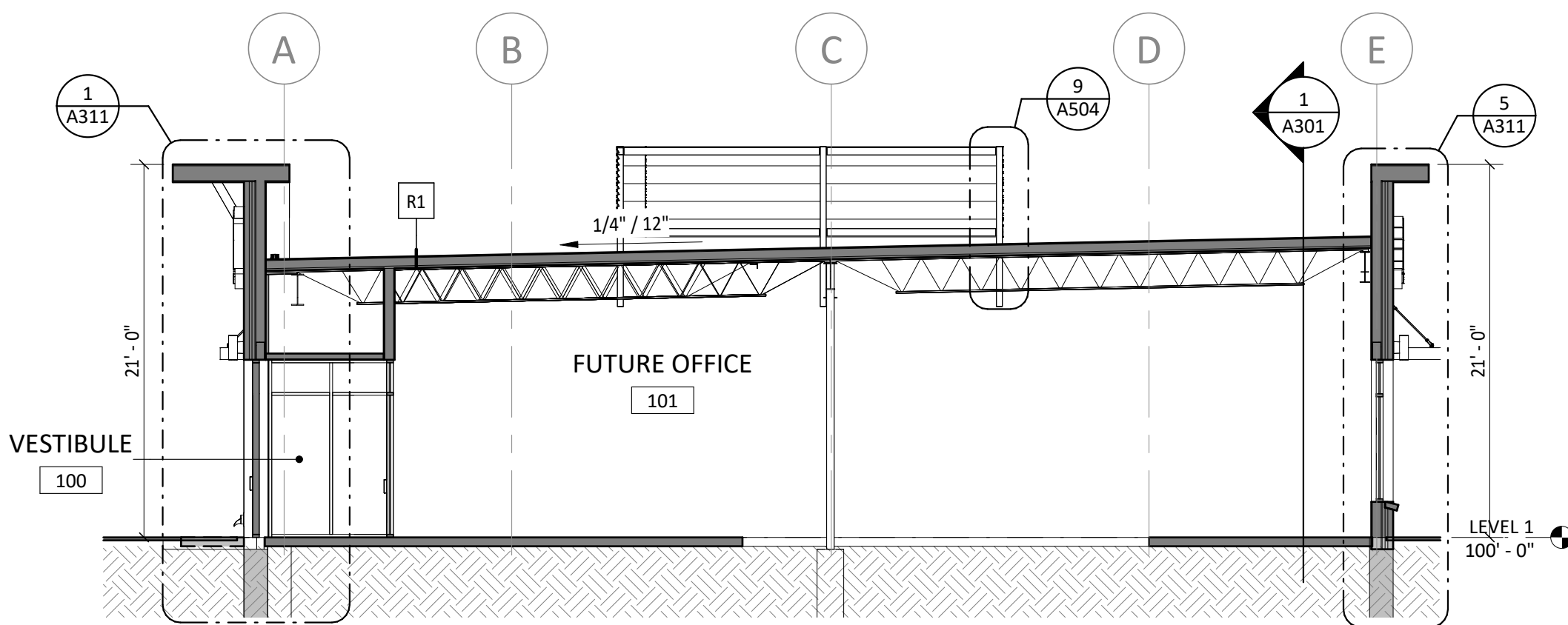
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Located on the NW 1/4 of Section 3, Township 6 South, Range 67 West of the 6th P.M., County of Douglas, State of Colorado

0.815 Acres

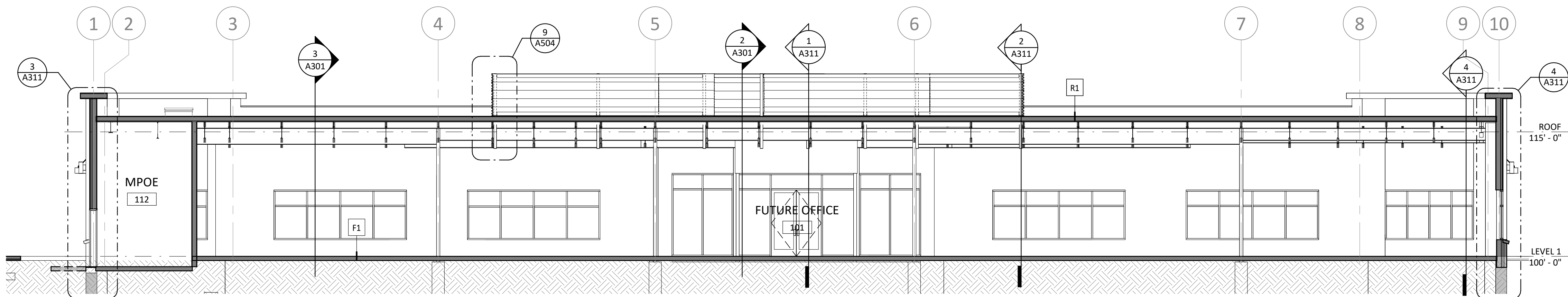
SP26-0017



3 BUILDING SECTION LOOKING EAST2
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION LOOKING EAST1
SCALE: 1/8" = 1'-0"



1 BUILDING SECTION LOOKING NORTH
SCALE: 1/8" = 1'-0"

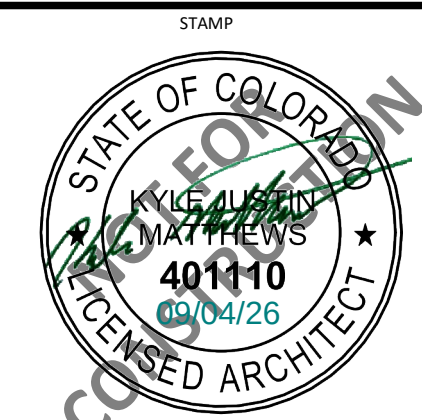
4site
ADVISORS

9000 E NICHOLS AVE, #155
Centennial, CO 80112
303.872.8143

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this sheet on request.

AVG PARTNERS

AVG LONE TREE - FIDELITY
INVESTOR OFFICE
YOSEMITE & C-470 | LONE TREE, CO



ISSUE	DATE	DESCRIPTION

JOB NUMBER: 2025.12.01
PHASE: FINAL SP SET
DATE: 2026.09.04
DRAWN BY: LB

SHEET TITLE:
BUILDING SECTIONS

A301

NEW OFFICE BUILDING - HWY 470 & S YOSEMITE AVE
LOT 1A-1, BLOCK 2, PARKWAY 3, 4TH AMENDMENT
LOCATED ON THE NW 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO
0.815 ACRES
SP26-0017 (SITE IMPROVEMENT PLAN)

SITE DATA TABLE

ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA	35,509	100%
Total Building Footprint	10,858	31%
Parking/Roads	12,963	37%
Landscaped/Hardscaped Areas	11,688	33%
Landscaped Area	6,803	19%
Hardscaped Area	4,080	11%
Lawn/Turf Area	0	0%
Native Seed Area	805	2%
Natural Area Retained	0	0%
BUILDING SIZE		
Total Floor Area	10,292 per 16-28-80 (e)	

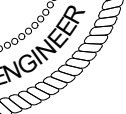
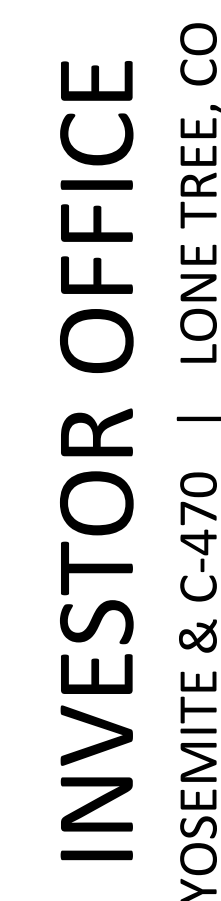
PARKING	REQUIRED	PROVIDED
Standard Spaces	33	32
Accessible Spaces	2	3
Bicycle Spaces (2%)	0.7	2
Delivery/Loading Spaces	0	0
Total Spaces	35	35

PARKING CALCULATION TABLE

	NUMBER OF UNITS/TOTAL SF	REQUIRED PARKING (Per unit or sf.)	PROVIDED (Per use type)
Use Type OFFICE	1 per 300sf	35	35

HORIZONTAL SCALE: 1" = 20'

SITE DATA TABLE			
ITEM	SQUARE FOOTAGE	% OF GROSS SITE	
GROSS SITE AREA	35,509	100%	
Total Building Footprint	10,858	31%	
Parking/Roads	12,963	37%	
Landscaped/Hardscaped Areas	11,688	33%	
Landscaped Area	6,803	19%	
Hardscaped Area	4,080	11%	
Lawn/Turf Area	0	0%	
Native Seed Area	805	2%	
Natural Area Retained	0	0%	
BUILDING SIZE			
Total Floor Area	10,292 per 16-28-80 (e)		
PARKING	REQUIRED	PROVIDED	
Standard Spaces	33	32	
Accessible Spaces	2	3	
Bicycle Spaces (2%)	0.7	2	
Delivery/Loading Spaces	0	0	
Total Spaces	35	35	
PARKING CALCULATION TABLE			
	NUMBER OF UNITS/TOTAL SF	REQUIRED PARKING (Per unit or sf.)	PROVIDED (Per use type)
Use Type OFFICE	1 per 300sf	35	35

[illegible]

JOB NUMBER:	25154
PHASE:	SITE IMPROVEMENT PLAN (SIP) #
DATE:	2026.08.0
DRAWN BY:	BR
CHECKED BY:	BR
SHEET TITLE:	

SITE PLAN

C-2.0

NEW OFFICE BUILDING - HWY 470 & S YOSEMITE AVE
 LOT 1A-1, BLOCK 2, PARKWAY 3, 4TH AMENDMENT
 LOCATED ON THE NW 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
 COUNTY OF DOUGLAS, STATE OF COLORADO
 0.815 ACRES
 SP26-0017 (SITE IMPROVEMENT PLAN)

EXISTING FIRE HYDRANT

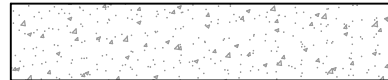
EXISTING RETAINING WALL

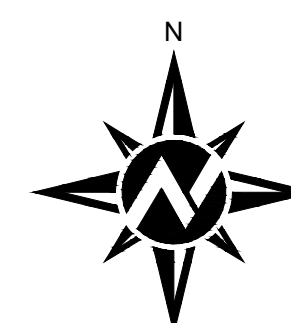
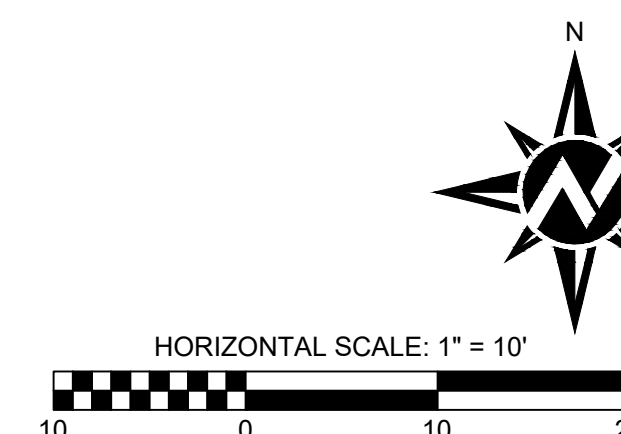
EXISTING PUBLIC PATH

BUILDING
 FFE: 5824.95

MATCHLINE - SEE SHEET C-2.2

- (SD1) INSTALL 36-INCH RCP STORM DRAIN LINE
- (SD2) INSTALL STORM DRAIN CATCH BASIN
- (SD3) INSTALL 60-INCH STORM DRAIN MANHOLE
- (SD4) REMOVE EXISTING STORM DRAIN CATCH BASIN
- (SD5) REMOVE EXISTING STORM DRAIN LINE
- (SD6) INSTALL 8-INCH SDR35 PVC STORM DRAIN LINE
- (SD7) INSTALL 6-INCH CONNECTION TO BUILDING DOWNSPOUT

- | | |
|---|-----------------------|
| _____ SD _____ SD _____ | STORM DRAINAGE |
| _____ W _____ W _____ | WATER SERVICE |
| _____ G _____ G _____ | GAS |
| _____ SS _____ SS _____ | SANITARY SEWER |
| _____ E _____ E _____ | POWER ELECTRICAL |
| _____ - - - - - _____ | PROPERTY LINE |
|  | NEW CONCRETE PAVEMENT |
|  | NEW ASPHALT PAVEMENT |



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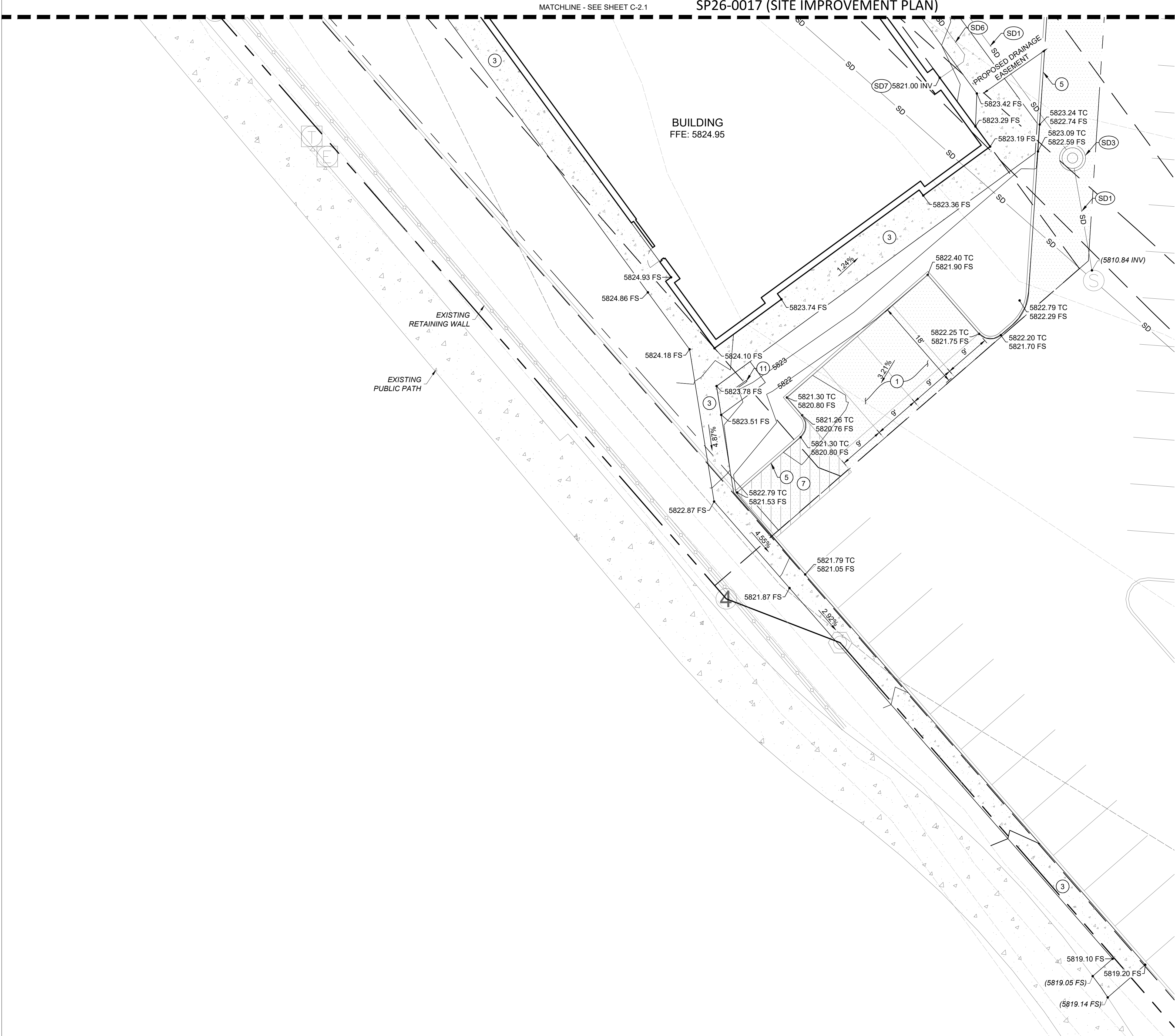
INVESTOR OFFICE
YOSEMITE & C-470 | LONE TREE, CO



JOB NUMBER:	25150
PHASE:	SITE IMPROVEMENT PLAN (SIP) M
DATE:	2026.08.0
DRAWN BY:	BR
CHECKED BY:	BR
SHEET TITLE:	

C-2.1

NEW OFFICE BUILDING - HWY 470 & S YOSEMITE AVE
LOT 1A-1, BLOCK 2, PARKWAY 3, 4TH AMENDMENT
LOCATED ON THE NW 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO
0.815 ACRES
SP26-0017 (SITE IMPROVEMENT PLAN)



GENERAL NOTES:

1. ALL EXISTING UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR TO POTHOLE ALL POINTS OF CONNECTION AND VERIFY ALL CLEARANCES. MATERIAL DEPTH AND LOCATION SHALL BE IDENTIFIED BY CONTRACTOR. IF THERE ARE ANY DIFFERENCES FROM PLAN WITH ANY OF THESE ITEMS, ENGINEER OF WORK SHALL BE NOTIFIED IMMEDIATELY.

SITE CONSTRUCTION NOTES:

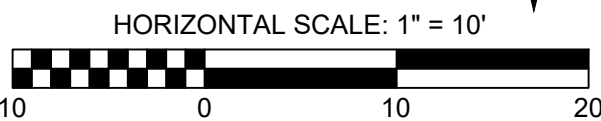
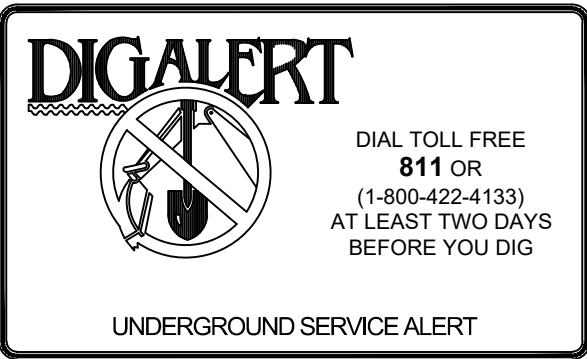
1. CONSTRUCT ASPHALT DRIVEWAY SECTION PER DETAIL 1, SHEET C-4.1.
2. CONSTRUCT CONCRETE DRIVEWAY SECTION PER DETAIL 2, SHEET C-4.1.
3. CONSTRUCT CONCRETE WALKWAY SECTION PER DETAIL 3, SHEET C-4.1.
4. CONSTRUCT CONCRETE CURB RAMP PER DETAIL 3, SHEET C-4.1.
5. CONSTRUCT 6-INCH CONCRETE CURB PER DETAIL 4, SHEET C-4.1.
6. CONSTRUCT CMU TRASH ENCLOSURE WALL PER ARCHITECTURAL PLANS
7. INSTALL SIGNAGE AND STRIPING FOR NO PARKING
8. INSTALL SIGNAGE AND STRIPING FOR ACCESSIBLE PARKING SPACE
9. INSTALL SIGNAGE AND STRIPING FOR VAN ACCESSIBLE PARKING SPACE
10. INSTALL SIGNAGE AND STRIPING FOR LINK ON DEMAND PARKING SPACE

STORM DRAIN CONSTRUCTION NOTES:

- SD1. INSTALL 36-INCH RCP STORM DRAIN LINE PER DETAIL 5, SHEET C-4.1.
SD2. INSTALL STORM DRAIN CATCH BASIN PER DETAIL 6, SHEET C-4.1.
SD3. INSTALL 60-INCH STORM DRAIN MANHOLE PER DETAIL 7, SHEET C-4.1.
SD4. REMOVE EXISTING STORM DRAIN CATCH BASIN
SD5. REMOVE EXISTING STORM DRAIN LINE
SD6. INSTALL 8-INCH SDR35 PVC STORM DRAIN LINE PER DETAIL 8, SHEET C-4.1.
SD7. INSTALL 6-INCH CONNECTION TO BUILDING DOWNSPOUT PER DETAIL 9, SHEET C-4.1.

LEGEND:

- SD ——— SD ——— STORM DRAINAGE
W ——— W ——— WATER SERVICE
G ——— G ——— GAS
SS ——— SS ——— SANITARY SEWER
E ——— E ——— POWER ELECTRICAL
— — — — — PROPERTY LINE
 NEW CONCRETE PAVEMENT
 NEW ASPHALT PAVEMENT



9555 RALSTON ROAD, UNIT 201
ARVADA, CO 80002
303.755.9762

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INVESTOR OFFICE
YOSEMITE & C-470 | LONE TREE, CO

ENGINEER OF RECORD:



ISSUE	DATE	DESCRIPTION
	26.08.04	SIP SUBMITTAL #3

JOB NUMBER: 251567
PHASE: SITE IMPROVEMENT PLAN (SIP) #3
DATE: 2026.08.04
DRAWN BY: BRJ
CHECKED BY: BRJ
SHEET TITLE:

GRADING AND
DRAINAGE PLAN

C-2.2



The plan shows a property with several buildings and parking areas. A proposed sanitary sewer easement runs along the top and right side of the property. The easement contains a line of manholes (SS1, SS2, SS3, SS4, SS5) and a line of laterals (G2, G3, G4). The plan also shows existing utilities including storm drainage (SD), water service (W), gas (G), and power electrical (E). A proposed drainage easement is shown along the bottom of the property. The plan includes a legend for symbols and a scale bar.

SANITARY SEWER CONSTRUCTION NOTES:

- (SS1) INSTALL CONNECTION TO EXISTING SANITARY SEWER MANHOLE.
- (SS2) INSTALL 6-INCH SDR35 PVC SANITARY SEWER LATERAL PER DETAIL 10, SHEET C-4.1.
- (SS3) INSTALL 48-INCH CONCRETE SANITARY SEWER MANHOLE PER DETAIL 11, SHEET C-4.1.
- (SS4) INSTALL 6-INCH SDR35 PVC SEWER CLEANOUT PER DETAIL 12, SHEET C-4.1.
- (SS5) SEWER POINT OF CONNECTION TO BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.

WATER CONSTRUCTION NOTES:

- (W1) INSTALL 2-INCH WATER LATERAL HOT TAP CONNECTION TO EXISTING PRIVATE WATER MAIN.
- (W2) INSTALL 2-INCH TYPE K COPPER WATER LATERAL SERVICE PER DETAIL 13, SHEET C-4.1.
- (W3) INSTALL 2-INCH SUBMETER AND CORPORATION STOP IN CONCRETE VALVE BOX.
- (W4) INSTALL 2-INCH REDUCED PRESSURE BACKFLOW PREVENTER.
- (W5) POINT OF CONNECTION TO PROPOSED STRUCTURE. SEE PLUMBING PLANS FOR CONTINUATION.
- (W6) INSTALL 6-INCH WATER LATERAL HOT TAP CONNECTION TO EXISTING PRIVATE WATER MAIN.
- (W7) INSTALL 6-INCH TYPE C900 PVC FIRE WATER LATERAL SERVICE PER DETAIL 13, SHEET C-4.1.
- (W8) INSTALL 6-INCH DOUBLE CHECK DETECTOR ASSEMBLY.

GAS CONSTRUCTION NOTES:

- (G1) INSTALL 1 1/2-INCH GAS LATERAL CONNECTION TO EXISTING GAS MAIN.
- (G2) INSTALL 1 1/2-INCH GAS SERVICE.
- (G3) INSTALL 1 1/2-INCH GAS METER.
- (G4) POINT OF CONNECTION TO PROPOSED STRUCTURE. SEE PLUMBING PLANS FOR CONTINUATION.

GENERAL NOTES:

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LEGEND:

- SD SD STORM DRAINAGE
- W W WATER SERVICE
- G G GAS
- SS SS SANITARY SEWER
- E E POWER ELECTRICAL
- PROPERTY LINE
- [Pattern] NEW CONCRETE PAVEMENT
- [Pattern] NEW ASPHALT PAVEMENT

DIG ALERT

DIAL TOLL FREE
811 OR
(1-800-422-4133)
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT

HORIZONTAL SCALE: 1" = 20'

DIGALERT

DIAL TOLL FREE
811 OR
(1-800-422-4133)
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT



HORIZONTAL SCALE: 1" = 20'



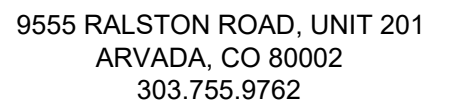
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[illegible]

JOB NUMBER:	251567
PHASE:	SITE IMPROVEMENT PLAN (SIP) #3
DATE:	2026.08.04
DRAWN BY:	BRJ
CHECKED BY:	BRJ
SHEET TITLE:	

C-3.1

NEW OFFICE BUILDING - HWY 470 & S YOSEMITE AVE
LOT 1A-1, BLOCK 2, PARKWAY 3, 4TH AMENDMENT
HWY 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67
COUNTY OF DOUGLAS, STATE OF COLORADO
0.815 ACRES
SP26-0017 (SITE IMPROVEMENT PLAN)



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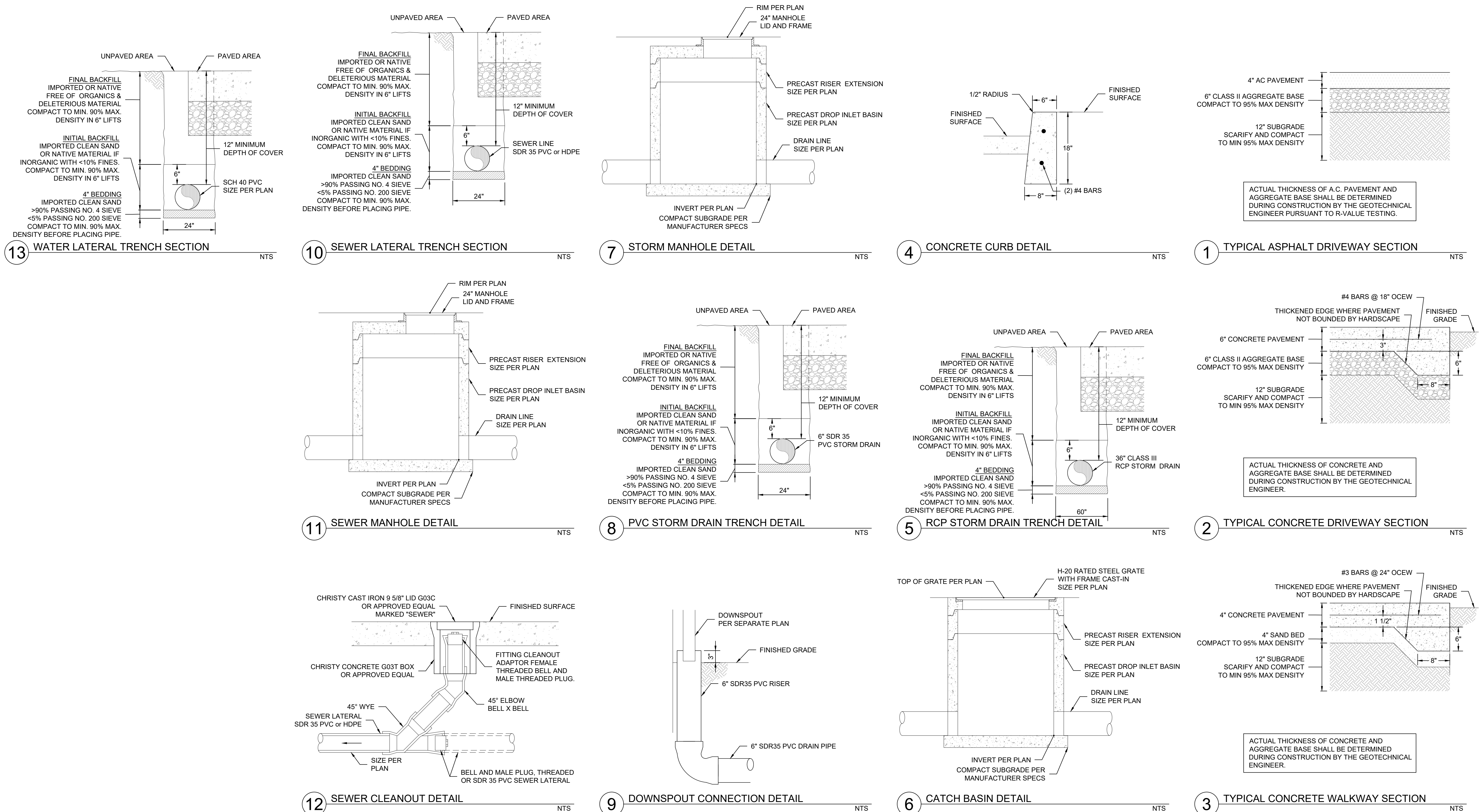
ENGINEER OF RECORD:

[illegible]

JOB NUMBER:	251567
PHASE:	SITE IMPROVEMENT PLAN (SIP) #3
DATE:	2026.08.04
DRAWN BY:	BRJ
CHECKED BY:	BRJ
SHEET TITLE:	

DETAIL SHEET

C-4.1



SITE IMPROVEMENT PLAN (SIP) LANDSCAPE NOTES

GENERAL:

1. THE PROPERTY HEREIN IS SUBJECT TO ALL APPLICABLE REQUIREMENTS OF LONE TREE MUNICIPAL CODE, EXCEPT AS MAY OTHERWISE BE ADDRESSED IN AN APPROVED PLANNED DEVELOPMENT OR SUB-AREA PLAN, SITE IMPROVEMENT PLAN, PRELIMINARY PLAN, FINAL PLAT, OR OTHER IMPROVEMENTS AND/OR MAINTENANCE AGREEMENTS, AS APPLICABLE.

2. THE APPLICANT ASSUMES RESPONSIBILITY TO ENSURE THE PROJECT IS COMPLETED IN ACCORDANCE WITH THE APPROVED LANDSCAPE AND IRRIGATION PLAN AND FURTHER ASSUMES THE RISK ASSOCIATED WITH ANY CHANGES OR OMISSIONS MADE WITHOUT PRIOR CITY APPROVAL. MODIFICATIONS TO THE LANDSCAPE PLAN MAY REQUIRE A LANDSCAPE PLAN AMENDMENT AS DETERMINED BY THE DIRECTOR. UNAUTHORIZED CHANGES OR OMISSIONS MAY RESULT IN CORRECTIVE ACTIONS, DELAY OF PERMITS, OR CITATIONS FOR ZONING VIOLATIONS WITH ASSOCIATED FINES AND LEGAL MEASURES.

3. THE CITY OF LONE TREE REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ENSURE THE CONTINUOUS OPERATIONAL CAPABILITIES OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR LAND, UNLESS MODIFIED BY AN IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

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

5. WITHIN SIGHT DISTANCE TRIANGLES AND SIGHT EASEMENTS, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED WITH NO SOLID STRUCTURES PERMITTED, AS STATED IN THE CITY OF LONE TREE'S DESIGN GUIDELINES AND STANDARDS. LANDSCAPING WITHIN SIGHT-DISTANCE TRIANGLES SHALL BE MAINTAINED BY THE PROPERTY OWNER (OR RESPONSIBLE ASSOCIATION OR DISTRICT, AS MAY BE IDENTIFIED BY MAINTENANCE AGREEMENTS).

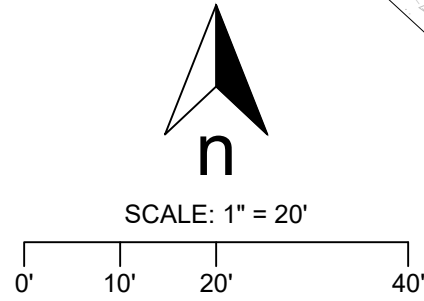
Landscape Calculation Table		
Landscape Area is the improvement of a site by the planting of a combination of trees, shrubs and groundcover. Groundcover includes plants, other than turf grass, normally reaching an average maximum height of 18-inches at maturity.		
Minimum Required Landscaped Area:	20	% of Gross Site Area (GSA)
Item	Square Footage (S.F.)	% of GSA
Landscaped Area (live plantings)	3,963 SF	11.1%
Turf	0 SF	0%
Native Seed	2,807 SF	7.9%
Non-living Material (mulch, rock cobble)	390 SF	1.1%
Existing Natural Vegetation	0 SF	0%
Total:	7,123 SF	20.1%
Right of Way		
Adjacent Street Name	Linear Frontage	# of Trees Provided
N/A	N/A Ft.	N/A
Total:		
Parking Lot		
# of Landscape Island(s)	Landscape Island Area	# of Trees Provided
10 ISLANDS	1,823 S.F.	10 TREES
	S.F.	
	S.F.	
Total:		

PLANTING LEGEND

QTY	LEGEND ABBREV	BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE	WATER USE (V,L,L,M,H)	SUN/SHADE
DECIDUOUS TREES							
3	ACTA	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	2" CAL. B&B	20'X20'	L	SUN/PART SHADE
2	CRCR	CRATAEGUS VIRIDIS	GREEN HAWTHORN	2" CAL. B&B	25'X25'	L	SUN
2	GLTR	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	2" CAL. B&B	35'X25'	L	SUN
3	PYJA	PYRUS CALLERYANA 'NCPX1' PP 26539	JAVELIN CALLERY PEAR	2" CAL. B&B	50'X35'	L	SUN
EVERGREEN TREES							
2	PIPU	PICEA PUGENSIS 'BABY BLUE EYES'	BABY BLUE EYES SPRUCE	6" HEIGHT B&B	20'X10'	L	SUN/PART SHADE
DECIDUOUS SHRUBS							
12	CHMI	CHAMAEBATARA MILLEFOLIUM	FERNBUSH	#5 CONT. 18-24"	5'X5'	VL	SUN
7	CHNA	CHRYSOETHAMNUS NAUSEOSUS	RABBITBRUSH	#5 CONT. 18-24"	4'X4'	VL	SUN
12	PHOP	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	LITTLE DEVIL NINEBARK	#5 CONT. 18-24"	4'X4'	L/M	SUN
22	POFR	POTENTILLA FRUTICOSA 'FARGO'	DAKOTA SUNSPOT POTENTILLA	#5 CONT. 18-24"	3'X3'	L/M	SUN
8	PRBE	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5 CONT. 18-24"	18"X6"	VL	SUN
14	RHAR	RHUS AROMATICA 'GROW-LOW'	GRO-LOW FRAGRANT SUMAC	#5 CONT. 18-24"	2'X6"	L/M	SUN
EVERGREEN SHRUBS							
7	ARPA	ARCTOSTAPHYLOS 'PANCHITO'	PANCHITO MANZANITA	#5 CONT. 18-24"	2'X4'	VL	SUN/PART SHADE
7	CYPU	CYTISUS PURGAN 'SPANISH GOLD'	SPANISH GOLD BROOM	#5 CONT. 18-24"	4'X6"	VL	SUN/PART SHADE
12	PIMU	PINUS MUGO 'WHITEBUD'	WHITEBUD MUGO PINE	#5 CONT. 18-24"	3'X4'	L	SUN/PART SHADE
ORNAMENTAL GRASSES							
23	PAVI	PANICUM VIRGATUM 'SHENANDOAH'	RED SWITCH GRASS	#1 CONT.	3'X3'	L	SUN
PERENNIALS							
10	NEFA	NEPETA FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1 CONT.	30"X30"	L	SUN
MULCH							
2,288 SF		ROCK COBBLE MULCH	1"-2" LIGHT/DARK GREY ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	MULCH		N/A	
1,452 SF		ROCK COBBLE MULCH	4" LIGHT/DARK GREY ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	MULCH		N/A	
613 SF		WOOD MULCH	DARK BROWN SHREDDED HARDWOOD MULCH	MULCH		N/A	
SEED							
5,680 SF		HIGH PLAINS / FOOTHILLS GRASS SEED MIX	SEED MIX, SEE SEED NOTE	SEED		L	

CAUTION-NOTICE TO CONTRACTOR

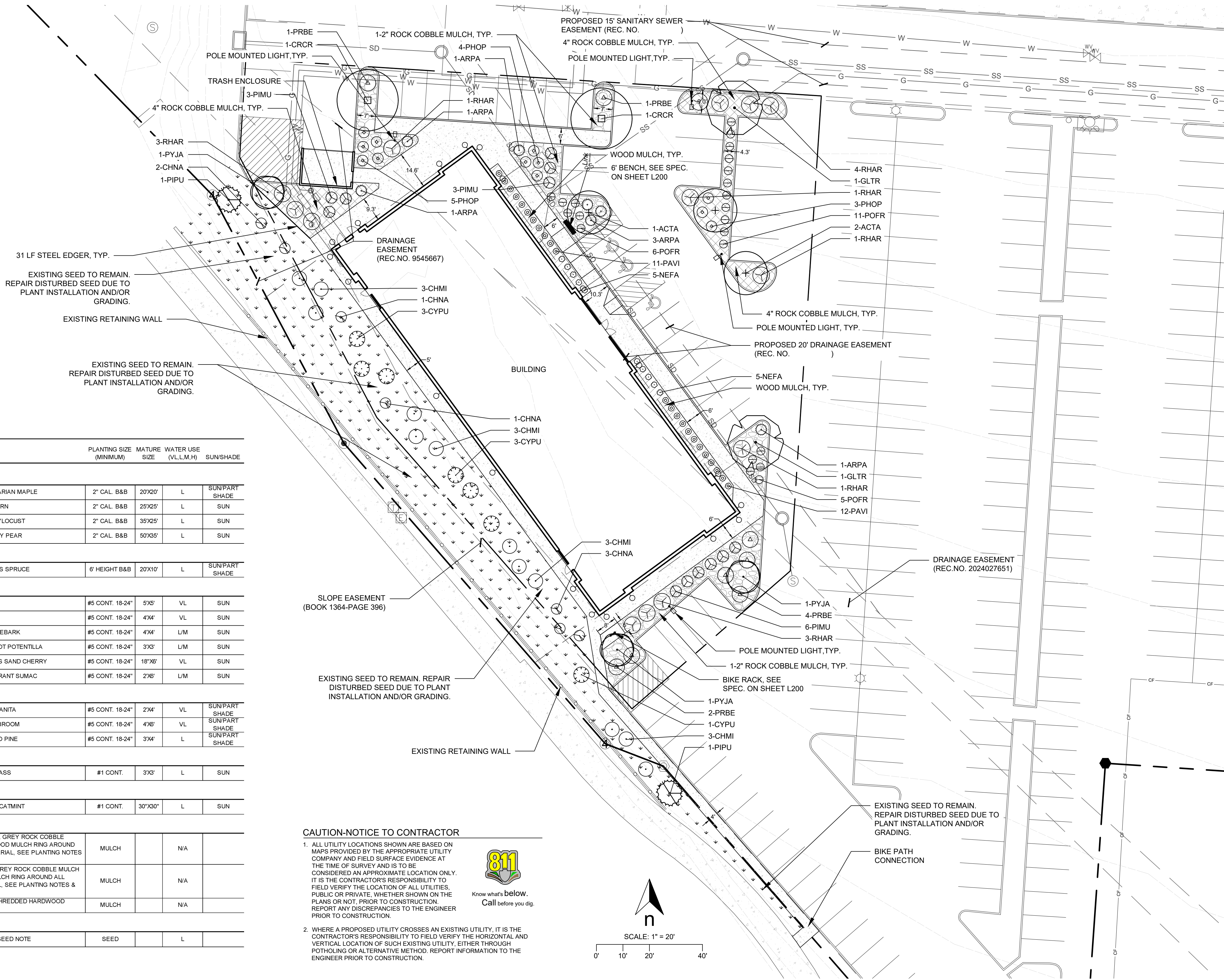
1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



New Office Building - Hwy C-470 & S Yosemite Ave Site Improvement Plan
Lot 1A-1, Block 2 of Parkway Subdivision Filing No. 3, 4th Amendment
Located on the NW 1/4 of Section 3, Township 6 South, Range 67 West of the 6th P.M., County of Douglas, State of Colorado

0.815 Acres

SP26-0017



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AVG LONE TREE - FIDELITY
INVESTOR OFFICE
YOSEMITE & C-470 | LONE TREE, CO

STAMP		
ISSUE	DATE	DESCRIPTION
1	26.06.30	SIP SUBMITTAL #2
2	26.08.04	SIP SUBMITTAL #3
JOB NUMBER: 2025.12.01		
PHASE: SITE IMPROVEMENT PLAN (SIP) #2		
DATE: 2026.06.05		
DRAWN BY: TON		

SHEET TITLE:
LANDSCAPE PLAN

L100

New Office Building - Hwy C-470 & S Yosemite Ave Site Improvement Plan
Lot 1A-1, Block 2 of Parkway Subdivision Filing No. 3, 4th Amendment
Located on the NW 1/4 of Section 3, Township 6 South, Range 67 West of the 6th P.M., County of Douglas, State of Colorado

0.815 Acres

SP26-0017

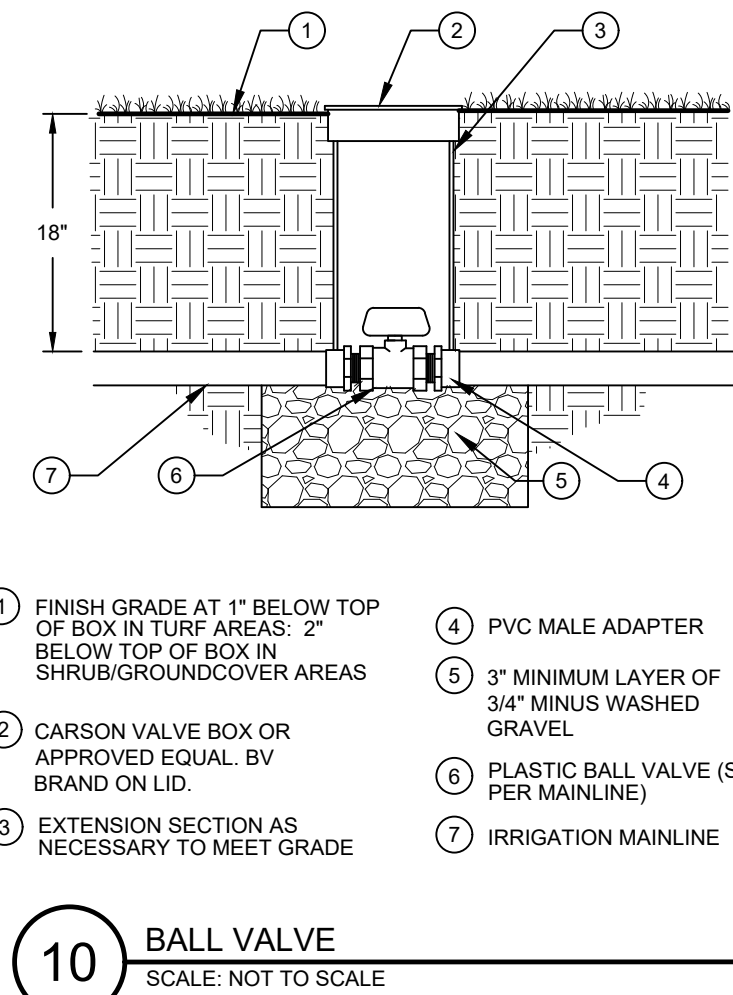
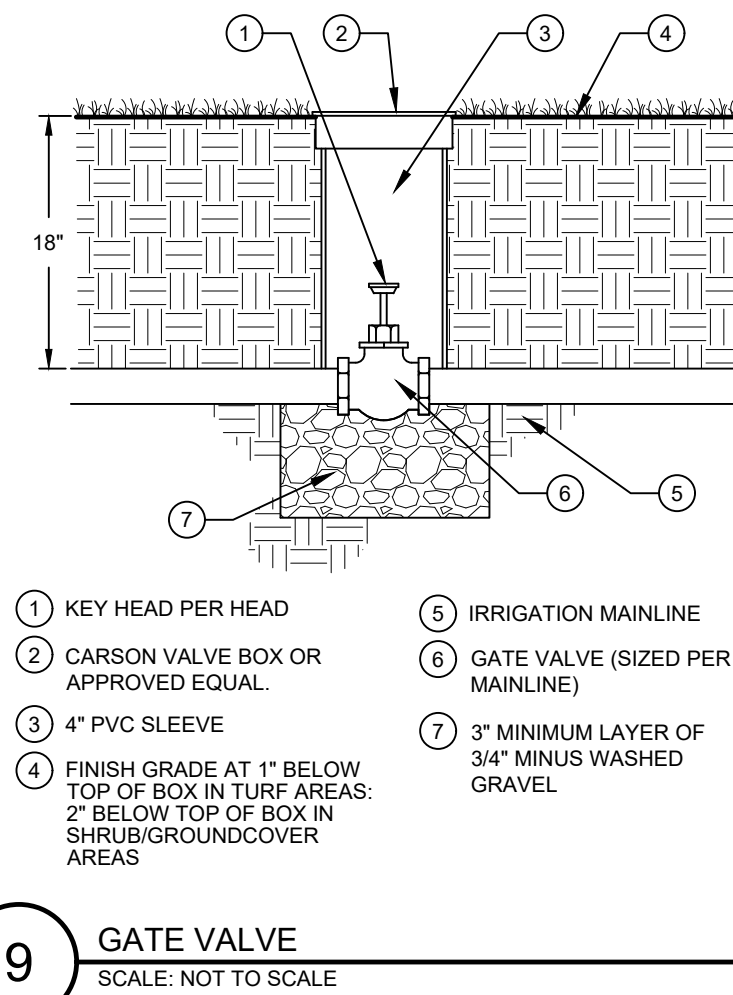
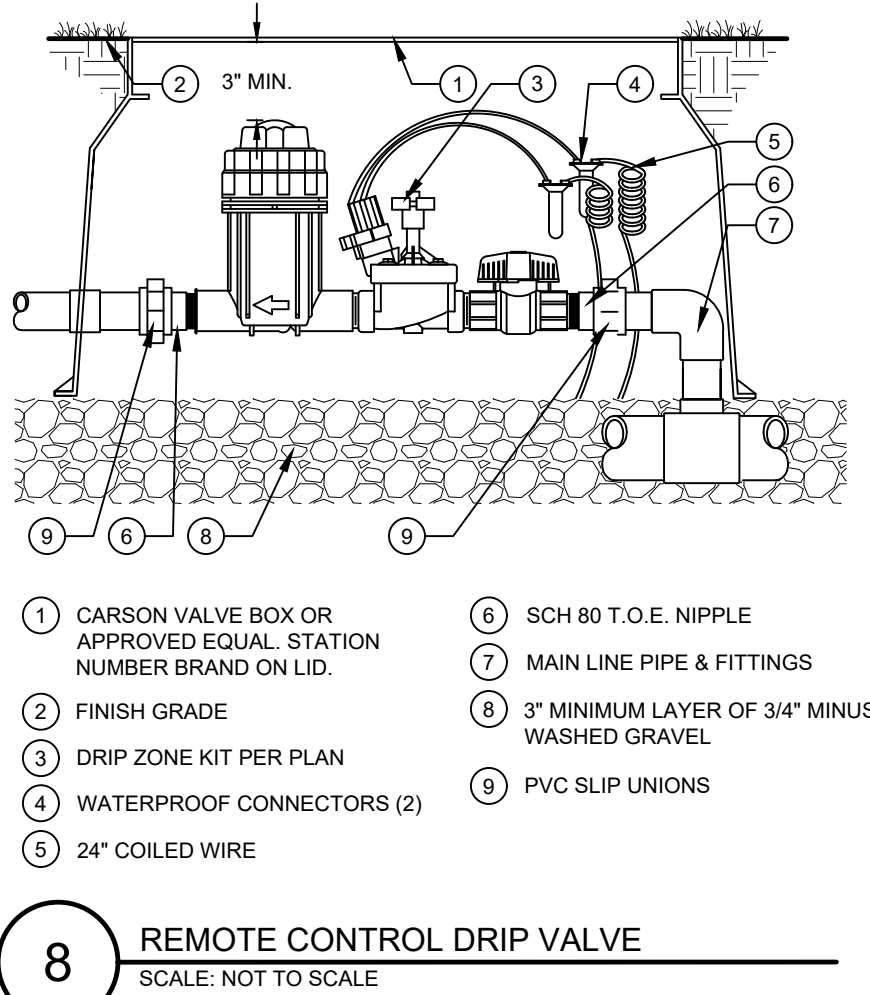
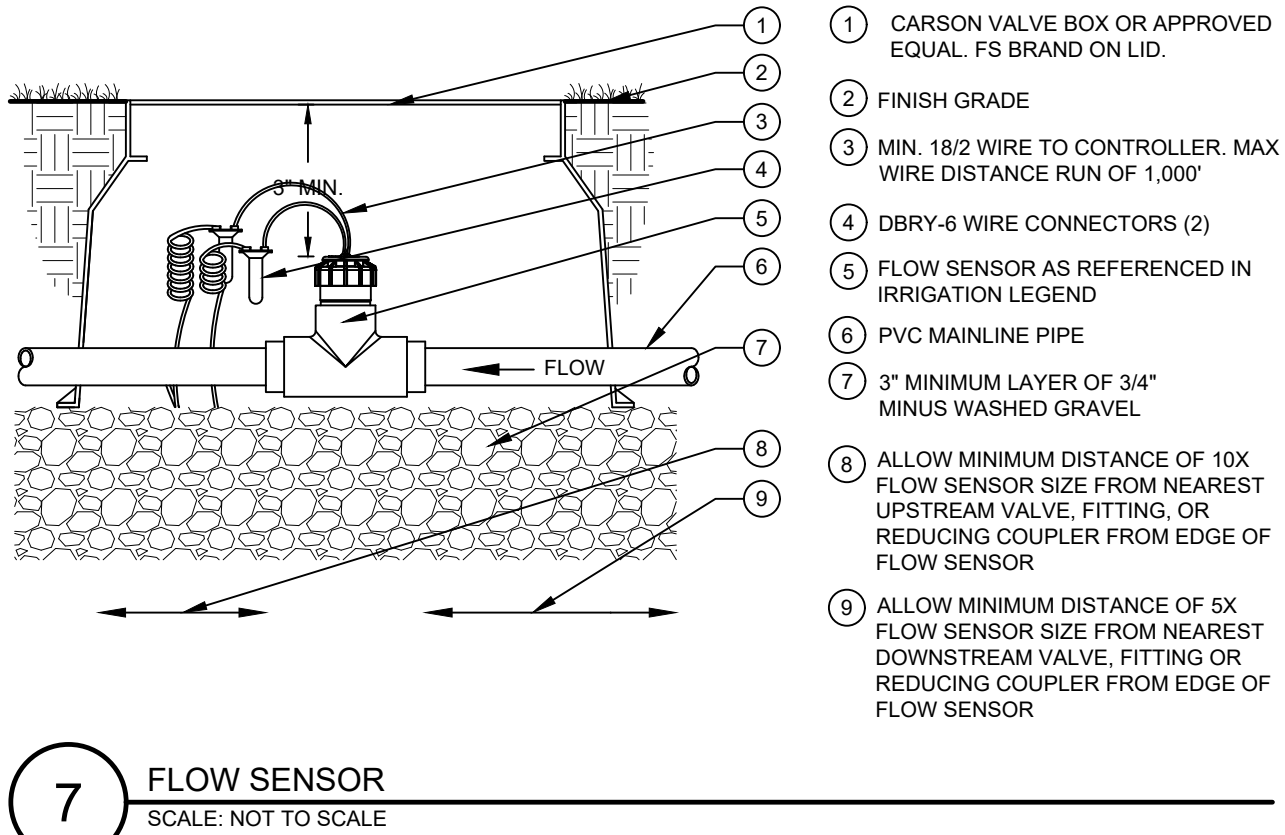
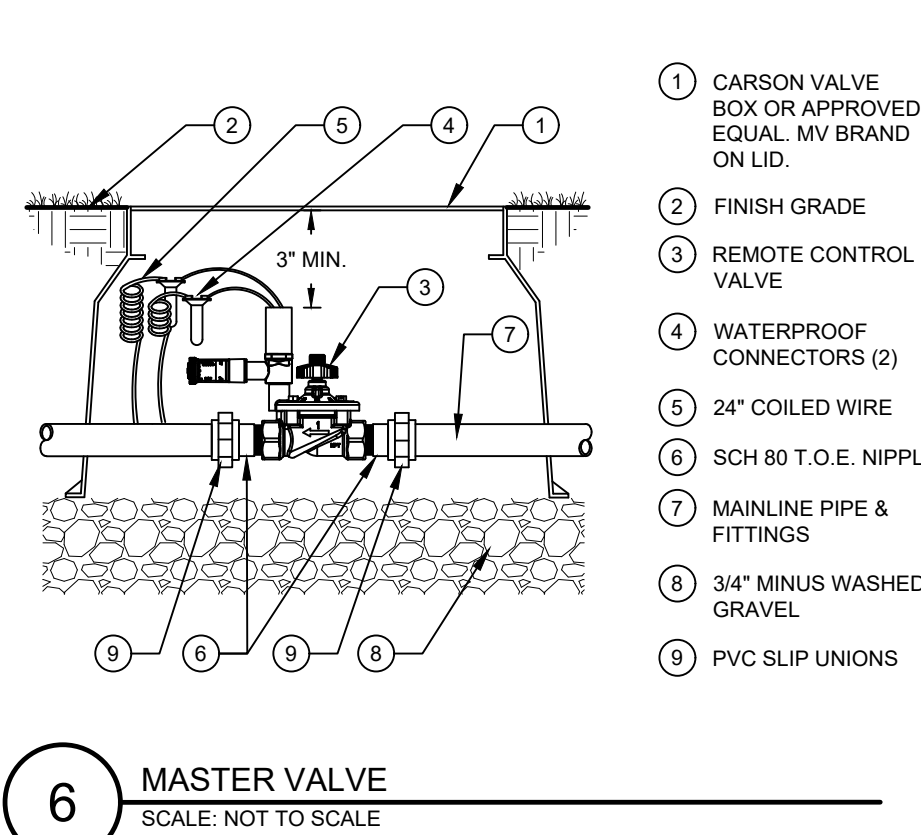
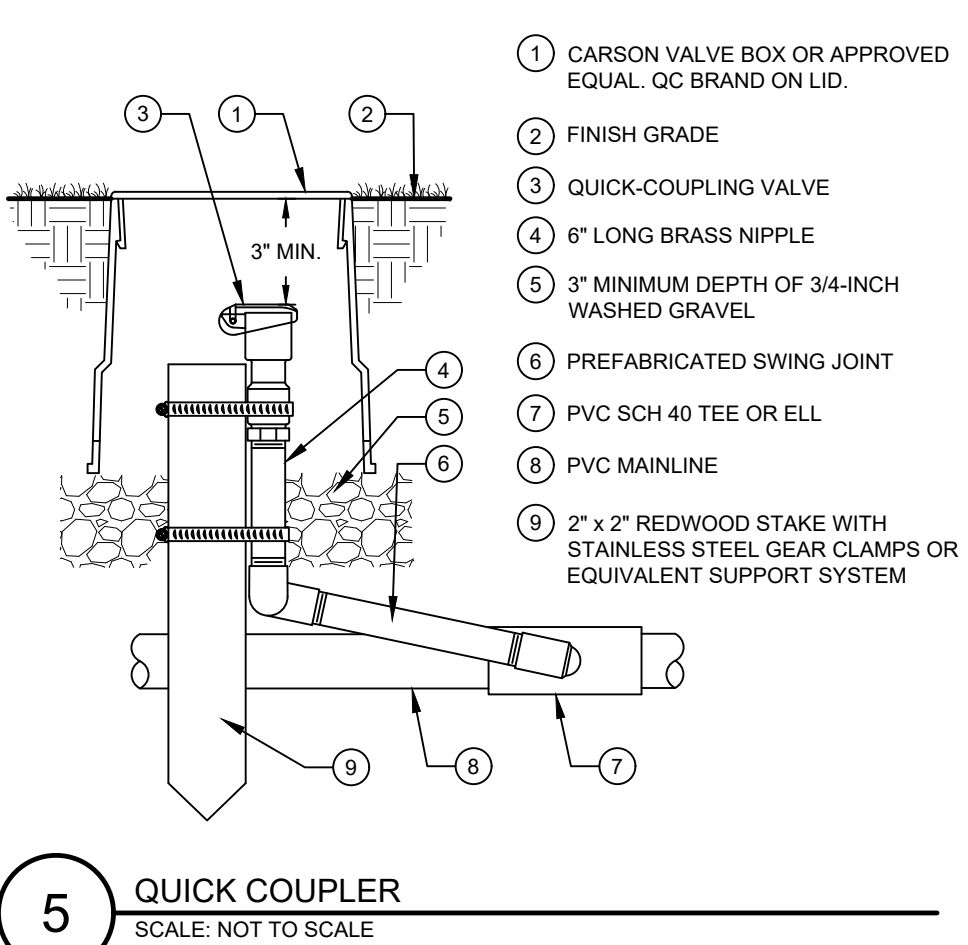
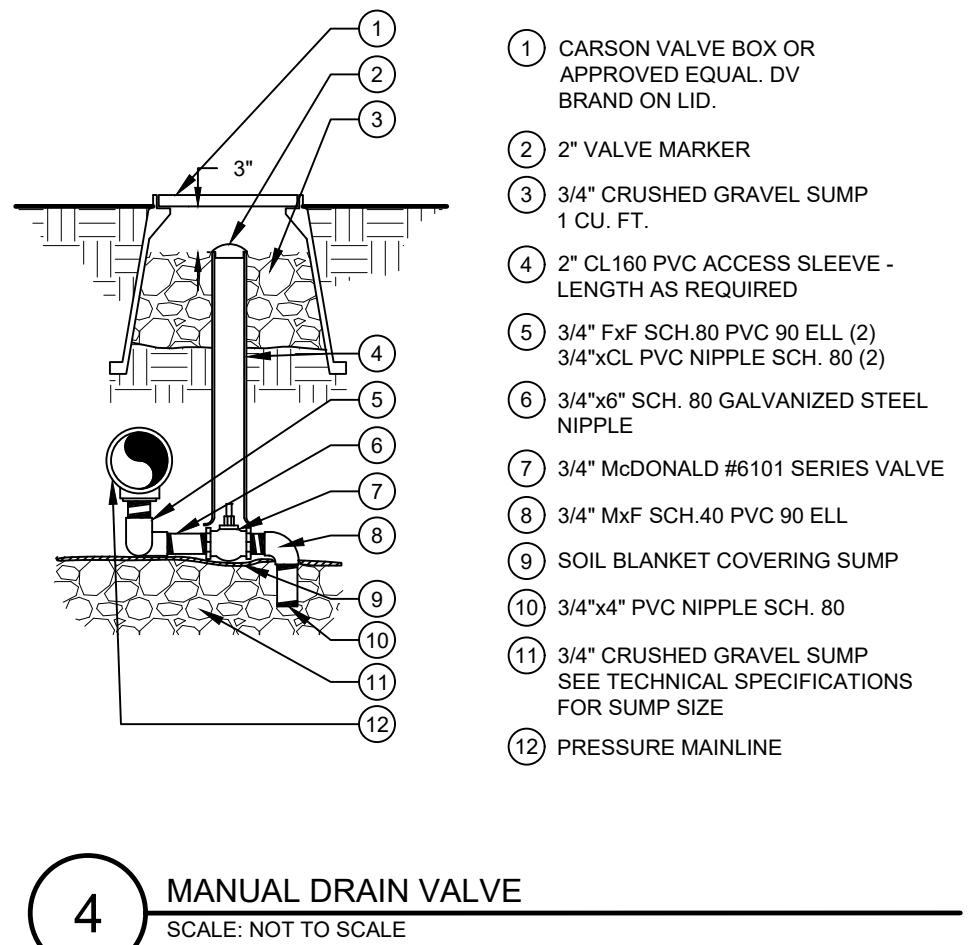
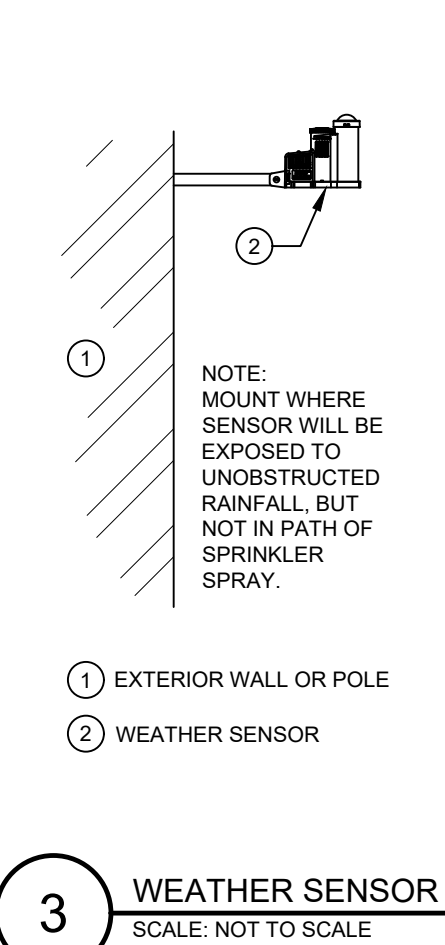
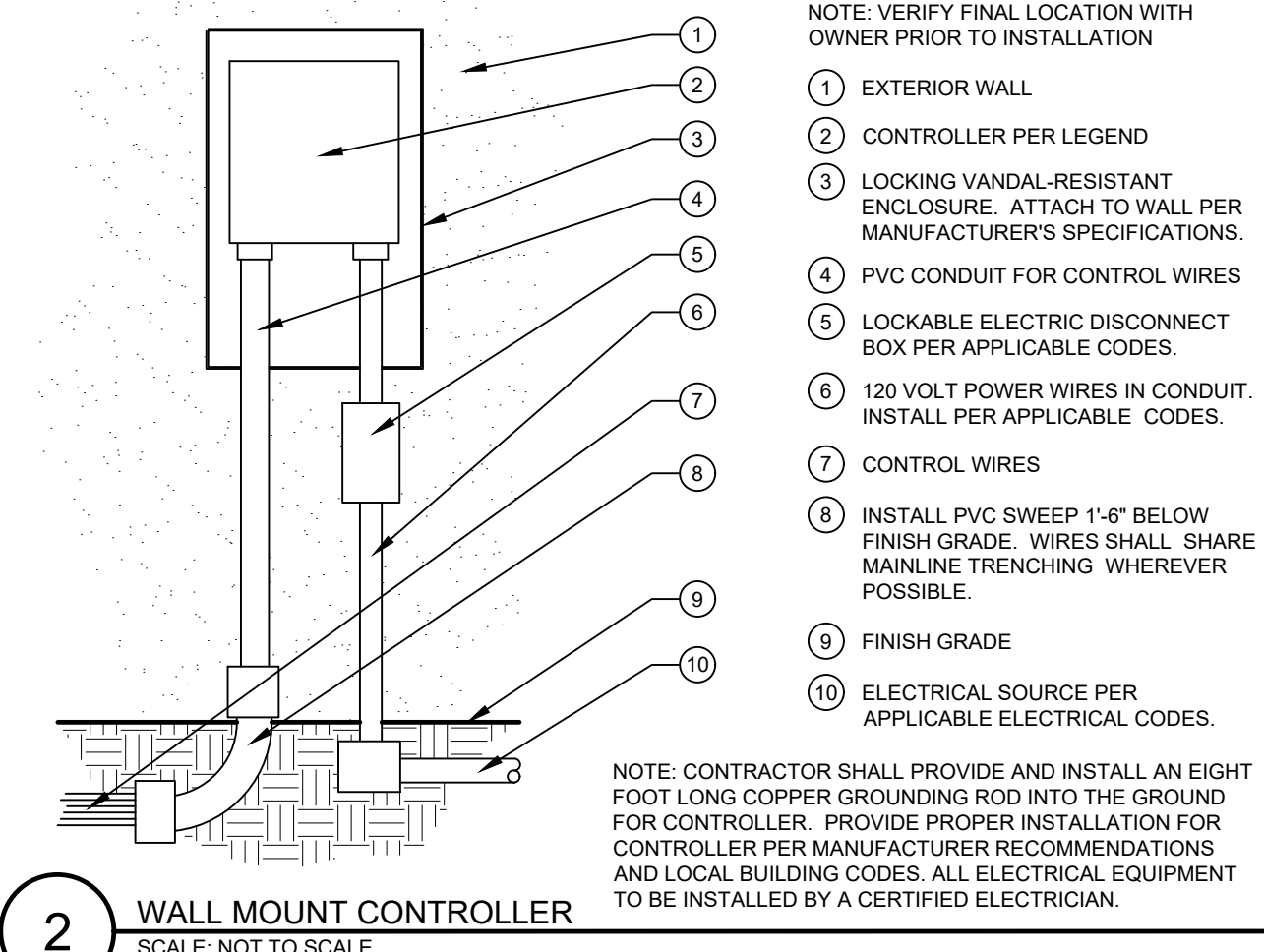
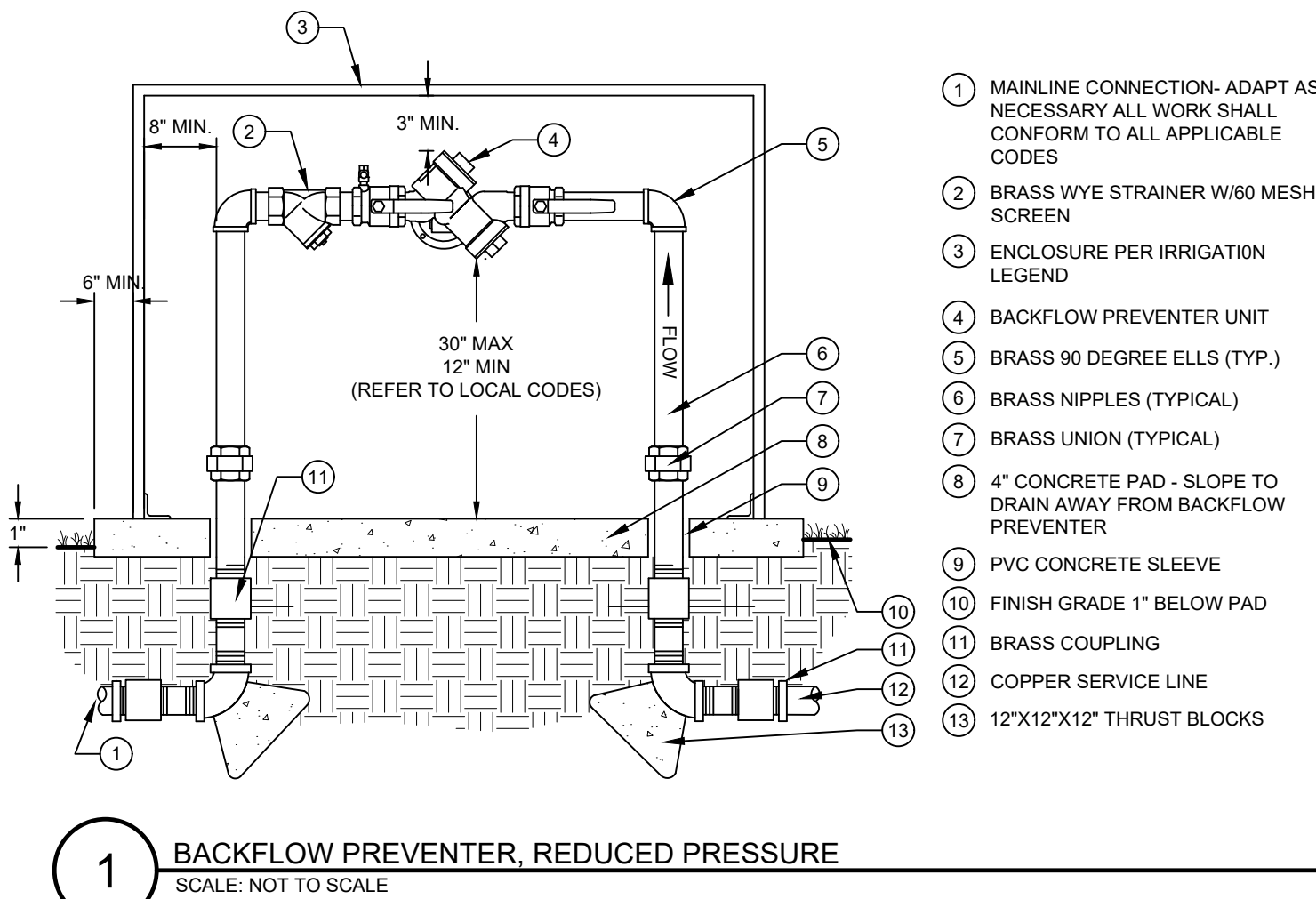
GENERAL IRRIGATION NOTES

- IRRIGATION DESIGN IS BASED ON THEORIES, ASSUMPTIONS, AND/OR INFORMATION PROVIDED BY CIVIL MODELS/UTILITIES/MUNICIPAL ENTITIES AND THUS, IS DIAGRAMMATIC IN NATURE.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS NECESSARY TO INSTALL THE IRRIGATION DESIGN SHOWN ON THE PLANS. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ANYTHING DAMAGED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR ASSUMES ALL LIABILITY ASSOCIATED WITH ANY SUBSTITUTIONS OR MODIFICATIONS OF THE IRRIGATION SYSTEM DESIGN WITHOUT NOTIFYING THE OWNER'S REPRESENTATIVE.
- ALL IRRIGATION EQUIPMENT IS TO BE INSTALLED AS SPECIFIED IN THE IRRIGATION SCHEDULE AND PER MANUFACTURE SPECIFICATIONS. NO SUBSTITUTIONS OF EQUIPMENT WILL BE ACCEPTABLE WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE. THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE ALL UNAPPROVED SUBSTITUTED EQUIPMENT AT THEIR OWN COST.
- REFER TO WRITTEN SPECIFICATIONS (IF APPLICABLE) FOR SUBMITTALS, INSPECTIONS AND OTHER APPLICABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND SPECIFICATIONS, THE PLAN SHALL TAKE PRECEDENCE.
- THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE AND CONDUCT A SITE INSPECTION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO, THE LANDSCAPE PLAN, SITE PLAN, UTILITY PLAN, GRADING PLAN AND DRAINAGE PLAN PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL THOROUGHLY REVIEW PLANS & REPORTS. IF THE CONTRACTOR NOTICES ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE EXISTING SITE CONDITIONS, IT IS THEIR RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY.

- ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED WITHIN LANDSCAPE AREAS AND WITHIN THE PROJECT LIMITS. ANY IRRIGATION EQUIPMENT SHOWN WITHIN PAVED AREAS, OUTSIDE OF PROJECT LIMITS AND/OR PROPERTY BOUNDARIES ARE FOR GRAPHIC CLARITY ONLY. IF THERE IS A QUESTION REGARDING THE LOCATION OF IRRIGATION EQUIPMENT, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR VERIFICATION. IF THE CONTRACTOR NEGLECTS TO NOTIFY THE NECESSARY PARTIES, THE CONTRACTOR MAY BE REQUIRED TO MOVE OR REPLACE SUCH ITEMS AT THEIR OWN COST.
- ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS AND INSTALL THE IRRIGATION SYSTEM AND COMPONENTS PER MANUFACTURE SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE POINT OF CONNECTION NOTE TAG(S) ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DIFFERENCES BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED OR PRESSURES HAVE GREATLY CHANGED PRIOR TO THE START OF THE IRRIGATION SYSTEM CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR RECOMMENDING A SOLUTION AND PROVIDING AN ADD ALTERNATE BID FOR IRRIGATION COSTS.
- CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF THE STATIC WATER PRESSURE IS 5 PSI HIGHER OR LOWER THAN THE STATIC WATER PRESSURE USED TO DESIGN THESE PLANS.
- NO MORE THAN 90% OF AVAILABLE MINIMUM STATIC WATER PRESSURE WAS USED IN PREPARATION OF THESE PLANS. FURTHERMORE, THE MAXIMUM FLOW THROUGH THE METER SHOULD NOT EXCEED 75% OF THE MAXIMUM SAFE FLOW.
- SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER AND ALL OTHER POINT OF CONNECTION EQUIPMENT TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
- ALL PIPE FROM THE WATER METER TO QUICK COUPLER LOCATED DOWNSTREAM OF THE BACKFLOW PREVENTOR, SHALL BE THE SAME SIZE AS THE METER.
- IRRIGATION BACKFLOW, CONTROLLER AND RAIN SENSOR LOCATIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. DO NOT INSTALL THESE ITEMS NEAR BUILDING ENTRANCES AND TRAFFIC INTERSECTIONS.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V.A.C. ELECTRICAL POWER TO ALL CONTROLLERS WITH OWNER'S REPRESENTATIVE AND ELECTRICAL PLANS FOR POWER SERVICE. ALL ELECTRICAL EQUIPMENT AND POWER CONNECTION TO BE INSTALLED PER LOCAL CODE. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT AND TO INSTALL A LINE VOLTAGE SURGE DEVICE FOR 120 VOLT IN A JUNCTION BOX BEFORE THE CONTROLLER.
- THE RAIN SENSOR SHALL BE LOCATED NEAR THE IRRIGATION CONTROLLER AND SHALL BE MOUNTED AS SHOWN ON THE DETAIL AND/OR LEGEND. LOCATE SENSOR AWAY FROM TALL TREES, SHRUBS AND OTHER POTENTIAL OBSTRUCTIONS.
- CONTRACTOR SHALL PROVIDE COMMUNICATION WIRE, TO ALL REMOTE CONTROL VALVES AND LEAVE A 24" COIL OF EXCESS WIRE. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3M'S "DBY-DIRECT BURIAL SPLICE KIT", UNLESS OTHERWISE SPECIFIED.
- IF TRADITIONAL WIRE SYSTEM, PROVIDE ADDITIONAL IRRIGATION WIRES TO THE AMOUNT OF OPEN ZONES ON THE CONTROLLER ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL IRRIGATION SLEEVES. THE IRRIGATION CONTRACTOR SHALL COORDINATE ALL IRRIGATION SLEEVE SIZES AND LOCATIONS AND WITH THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL SLEEVE ALL IRRIGATION LINES AND COMMUNICATIONS WIRES UNDER ALL PAVED SURFACES, WALL FOOTERS, DRAINAGE CHANNELS, INLETS, ETC. ALL SLEEVES SHALL BE CLASS 200 PVC PIPE. SLEEVES FOR MAINLINE AND LATERAL LINES SHALL BE A

- MINIMUM OF TWICE THE DIAMETER OF THE ENCLOSED PIPE. SLEEVES FOR COMMUNICATION WIRES SHALL BE SIZED PER THE SLEEVING / WIRING NOTE AND THE WIRING SLEEVE LEGEND ITEM AS SHOWN ON THESE PLANS. SLEEVES SHALL EXTEND 1" MINIMUM BEYOND THE EDGE OF OBSTRUCTIONS. NO TEES, ELLS OR TURNS IN PIPING ACCEPTABLE UNDER ANY OBSTRUCTIONS. SLEEVE LOCATION, SIZE AND QUANTITY SHALL MATCH THE PLANS. ALL IRRIGATION LINES AND COMMUNICATION WIRES SHALL BE INSTALLED IN SEPARATE SLEEVES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ADEQUATE VERTICAL SEPARATION BETWEEN ALL IRRIGATION LINES AND ALL EXISTING AND PROPOSAL UNDERGROUND UTILITIES, CONDUIT, DRAINS, STORM STRUCTURES, ETC.
 - TRENCH BACKFILL MATERIAL SHALL BE FREE OF ROCKS, GLASS, AND OTHER EXTRANEOUS MATERIALS LARGER THAN 1" IN DIAMETER. BACKFILL SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY.
 - IRRIGATION CONTRACTOR SHALL INSTALL TRACER WIRE IN ALL MAINLINE TRENCHES.
 - ALL VALVE BOXES SHALL HAVE GREEN, SELF LOCKING LIDS INSTALLED FLUSH WITH THE FINISH GRADE. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 1' AWAY FROM PAVED SURFACES.
 - MANUAL DRAIN VALVES ARE TO BE LOCATED AT ALL LOW POINTS OF IRRIGATION LATERAL LINES FOR FREEZE PROTECTION. WHERE THE LOW POINT IS AT THE END OF THE LINE, LOCATE DRAIN VALVE A MINIMUM OF 12" DOWNSTREAM FROM THE LAST SPRINKLER HEAD.
 - QUICK COUPLERS SHALL BE INSTALLED IN 10' ROUND VALVE BOXES AT THE END OF ALL BRANCHES OF THE MAINLINE FOR WINTERIZATION AND MAINLINE FLUSHING.
 - USE TEFLON TAPE ON ALL PVC MALE PIPE THREADS, ON ALL SWING JOINT AND VALVE ASSEMBLIES.
 - ALL PRESSURIZED MAINLINES, VALVES, DRIP, ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 3' AWAY FROM ANY BUILDING FOUNDATION OR AS STIPULATED IN THE GEOTECHNICAL REPORT, WHICHEVER IS GREATER. IF THIS EQUIPMENT IS SHOWN WITHIN THE 3' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.

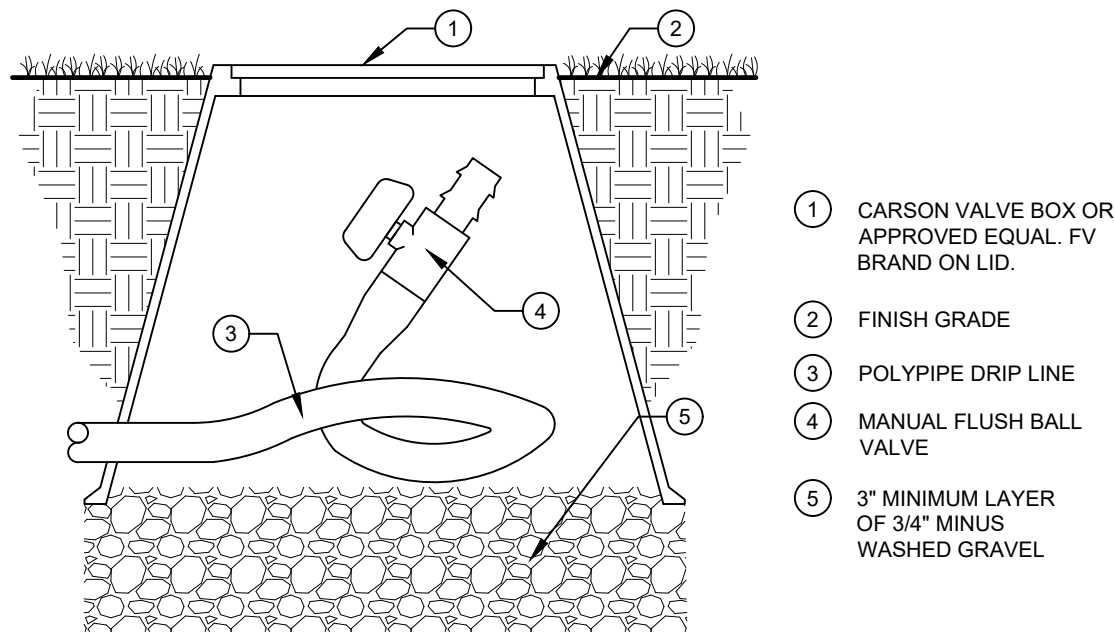
- ALL ROTOR, ROTATOR, AND SPRAY HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. STAKED LOCATIONS SHALL BE SPACED TO PROVIDE HEAD-TO-HEAD COVERAGE. RECOMMENDED SETBACK DISTANCE OF ALL PROPOSED IRRIGATION HEADS IS 12" FROM BACK OF CURB AND EDGE OF PAVEMENT. ALL ROTOR, ROTATOR, AND SPRAY HEADS LOCATED IN TURF OR SEED AREA SHALL BE "POP-UPS" AND INSTALLED 1" ABOVE THE FINISH GRADE, UNLESS OTHERWISE NOTED ON THE PLANS.
- IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST NOZZLE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS.
- ALL IRRIGATION HEADS, INCLUDING FIXED-SPRAY AND DRIP DEVICES, SHALL BE SET PERPENDICULAR TO THE FINISH GRADE OF THE AREA TO BE IRRIGATED.
- PLANT MATERIAL LOCATIONS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES AND OTHER LANDSCAPE MATERIAL.
- ALL WORK SHALL BE PERFORMED OUTSIDE OF THE CRITICAL ROOT ZONE OF ALL EXISTING TREES TO REMAIN.
- UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING:
 - CONDUCT A PRESSURE TEST ON ALL MAINLINES, AT 120 PSI FOR A MINIMUM OF 2 HOURS OR PER THE WRITTEN SPECIFICATIONS, WHICHEVER IS GREATER.
 - CREATE ACCURATE "AS BUILT" PLANS OF IRRIGATION SYSTEM INCLUDING A ZONE MAP TO BE PLACED INSIDE EACH CONTROLLER BOX.
 - PROVIDE A SEASONAL MAINTENANCE SCHEDULE TO INSURE THE EFFICIENCY AND LONGEVITY OF THE IRRIGATION SYSTEM.
 - PROVIDE RUN TIME SCHEDULE AND WATER WINDOW LOG.
 - ONE HOUR OF TRAINING TO OWNER ON IRRIGATION SYSTEM AND CONTROLLER OPERATION.
 - REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.



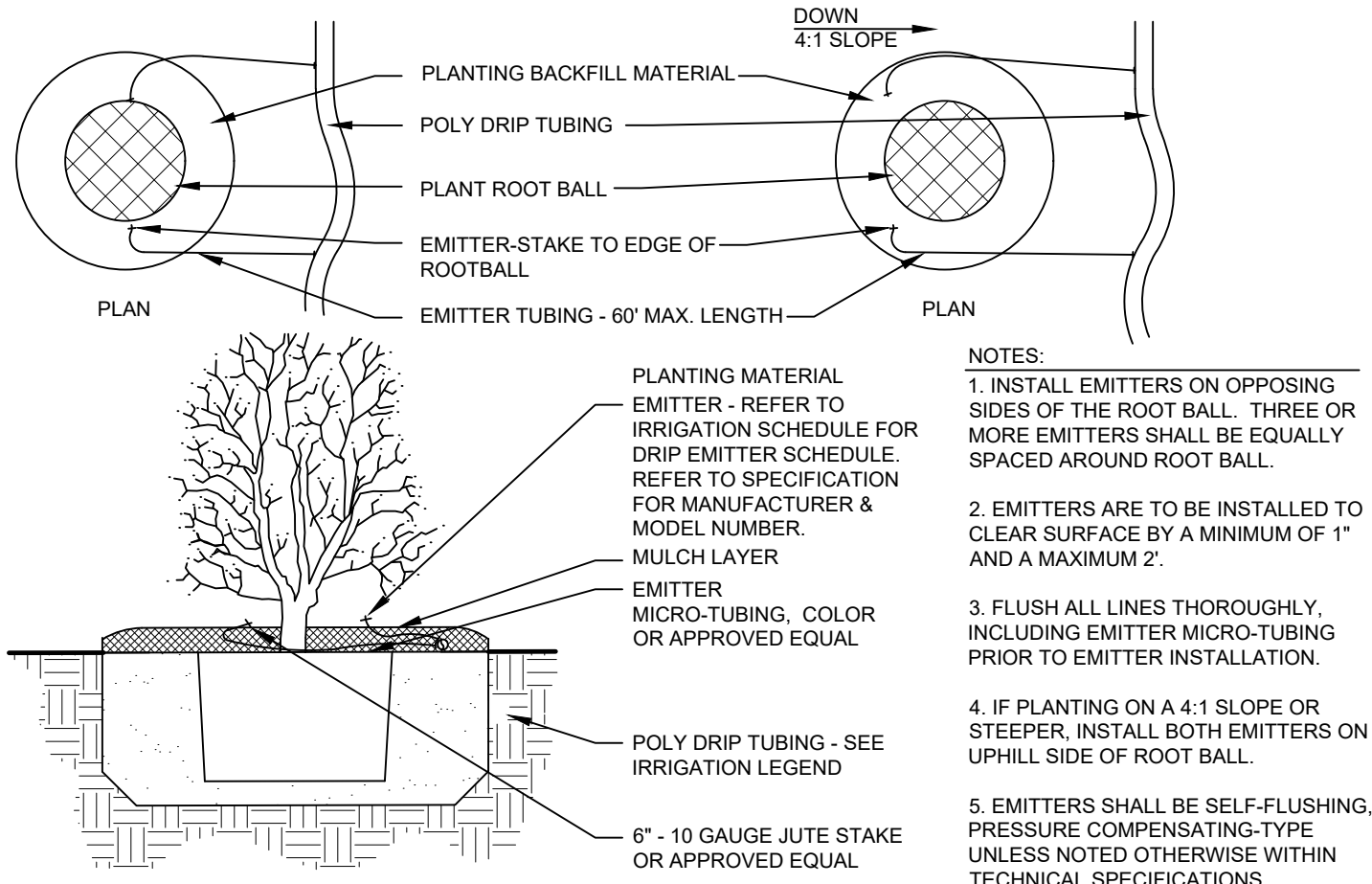
New Office Building - Hwy C-470 & S Yosemite Ave Site Improvement Plan
Lot 1A-1, Block 2 of Parkway Subdivision Filing No. 3, 4th Amendment
Located on the NW 1/4 of Section 3, Township 6 South, Range 67 West of the 6th P.M., County of Douglas, State of Colorado

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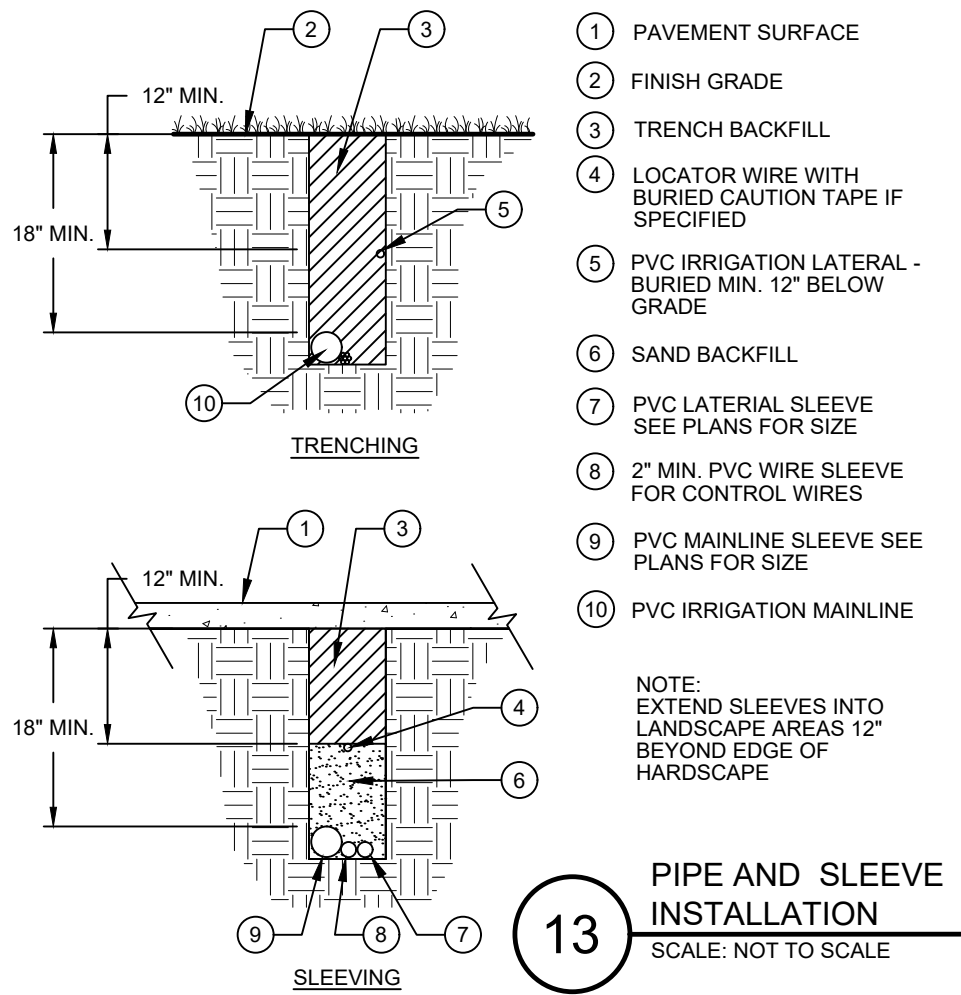
SP26-0017



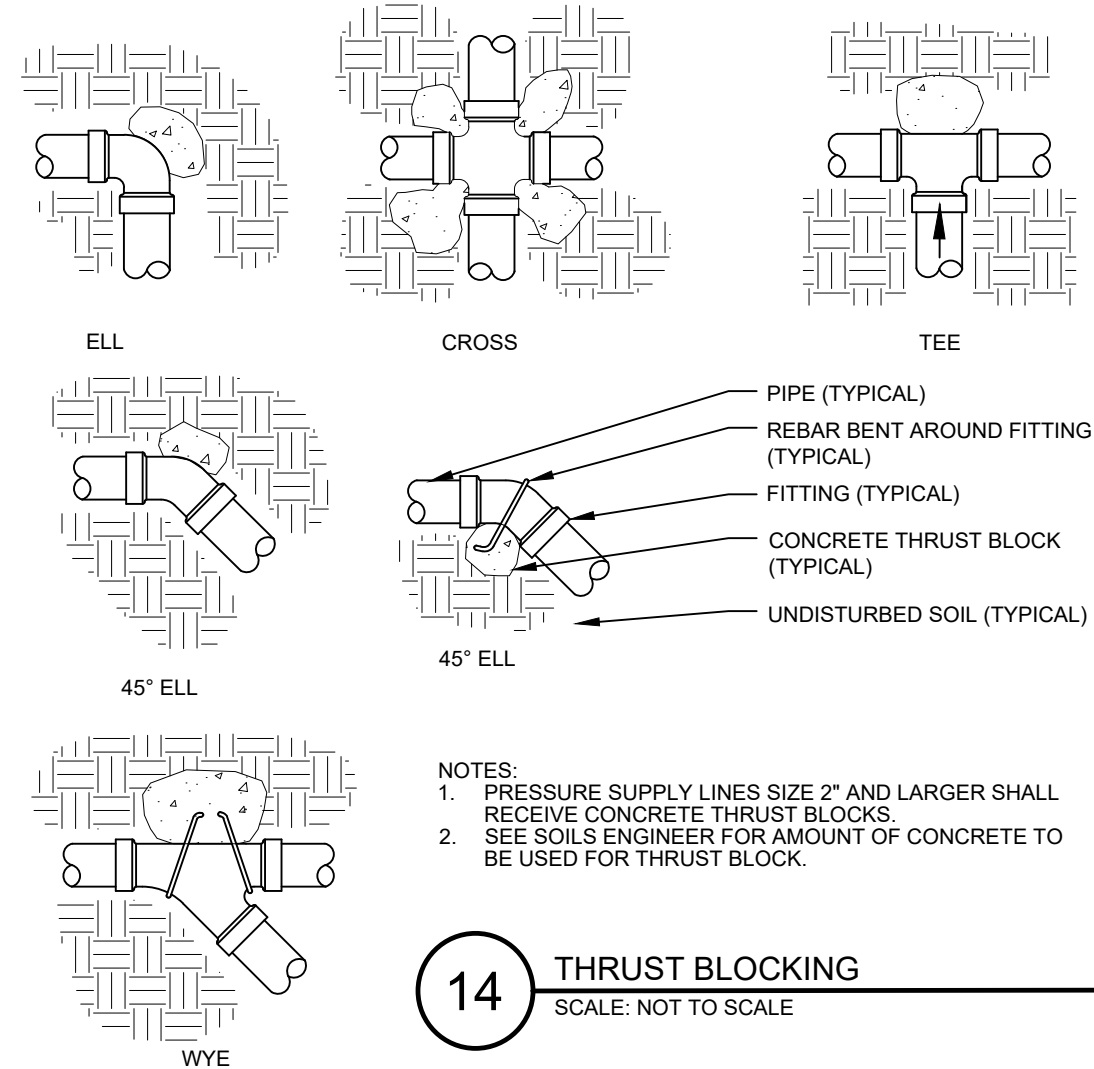
11 MANUAL POLY TUBING FLUSH/DRAIN VALVE
SCALE: NOT TO SCALE



12 DRIP EMITTERS LAYOUT
SCALE: NOT TO SCALE



13 PIPE AND SLEEVE
INSTALLATION
SCALE: NOT TO SCALE



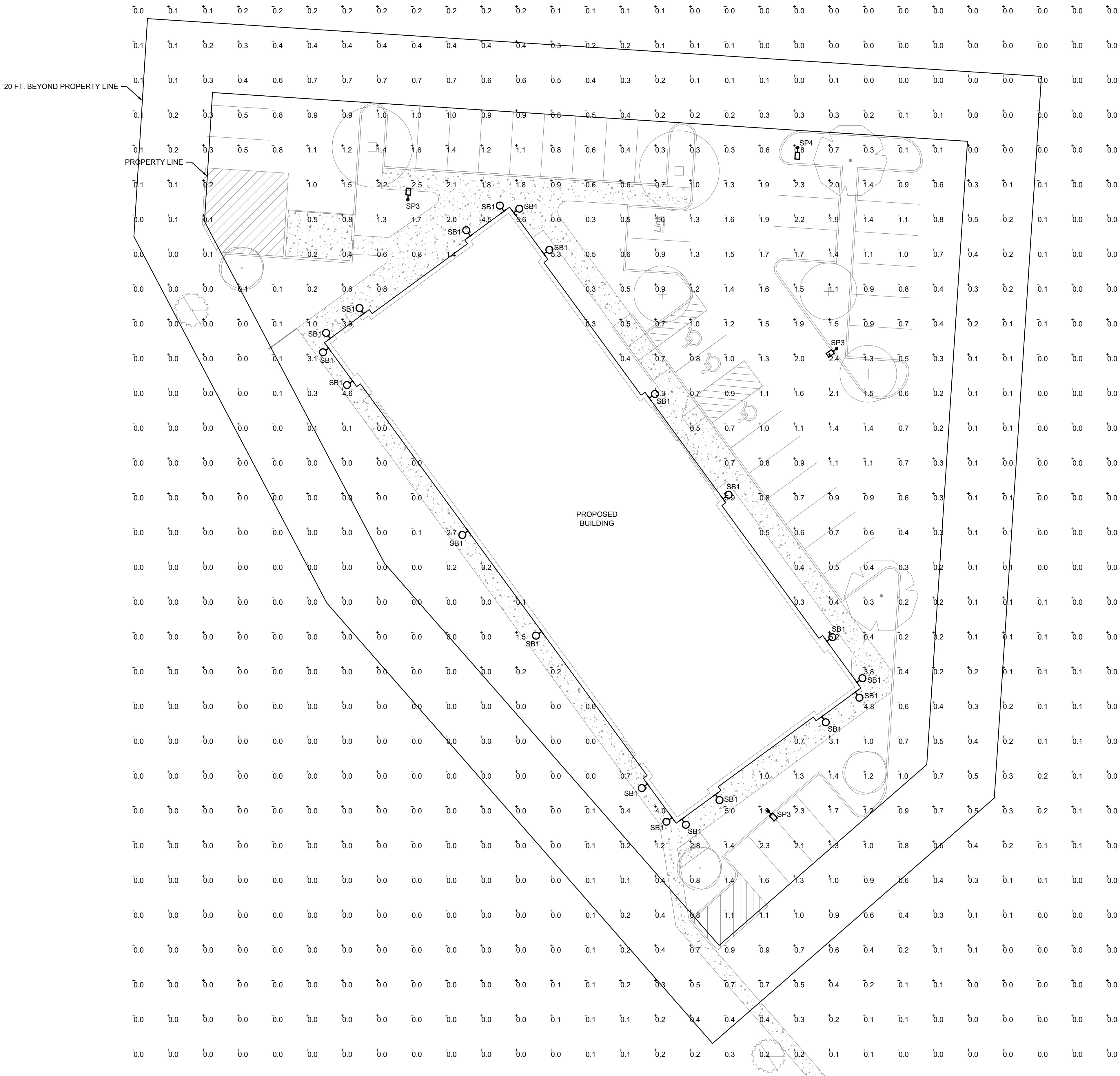
14 THRUST BLOCKING
SCALE: NOT TO SCALE

ISSUE	DATE	DESCRIPTION
1	26.06.30	SIP SUBMITTAL #2
2	26.08.04	SIP SUBMITTAL #3

JOB NUMBER: 2025.12.01
PHASE: SITE IMPROVEMENT PLAN (SIP) #2
DATE: 2026.06.05
DRAWN BY: TON

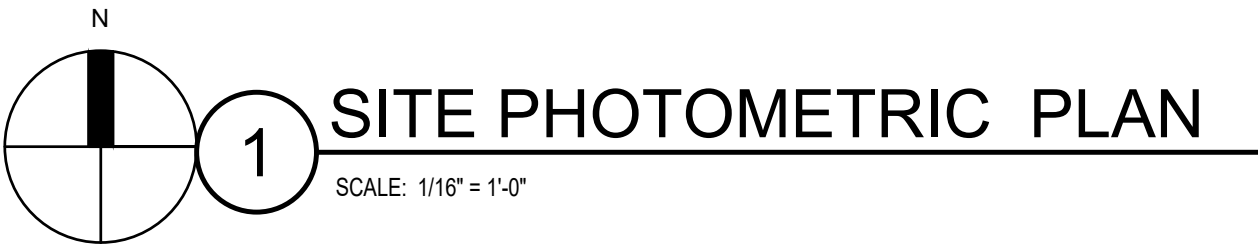
SHEET TITLE:
IRRIGATION DETAILS

New Office Building - Hwy C-470 & S Yosemite Ave Site Improvement Plan
Lot 1A-1, Block 2 of Parkway Subdivision Filing No. 3, 4th Amendment
Located on the NW 1/4 of Section 3, Township 6 South, Range 67 West of the 6th P.M., County of Douglas, State of Colorado
0.815 Acres
SP26-0017



- GENERAL NOTES** (THIS SHEET)
- A. NO SUBSTITUTIONS, ADDITIONS, OR CHANGES MAY BE MADE WITHOUT PRIOR APPROVAL BY THE CITY OF LONE TREE.
 - B. PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY THE CITY MAY REQUIRE CERTIFICATION THAT THE PROPERTY IS COMPLIANT WITH THE APPROVED PLANS AND REGULATIONS OF THE CITY.
 - C. ALL CALCULATIONS ARE DONE WITH LIGHT LOSS FACTOR OF 1.0
 - D. ALL CALCULATION POINTS ARE AT GRADE.
 - E. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE RIGHT OF WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL IES LIGHTING STANDARDS FOR DISABILITY GLARE.
 - F. ALL OUTDOOR LIGHTING SHALL HAVE LIGHT SOURCES THAT ARE CONCEALED BY A FULL CUTOFF LIGHTING FIXTURE SO THAT THE LIGHT SOURCE IS NOT VISIBLE FROM ANY STREET RIGHT-OF-WAY OR ADJACENT PROPERTIES. IN ORDER TO DIRECT LIGHT DOWNWARD AND MINIMIZE THE AMOUNT OF LIGHT SPILL INTO THE NIGHT SKY AND ONTO ADJACENT PROPERTIES, ALL LIGHTING FIXTURES SHALL BE FULL CUTOFF LIGHTING FIXTURES.
 - G. SIGNAGE LIGHTING SHALL BE APPROVED AS PART OF A SEPARATE SIGN PERMIT.
 - H. LUMINAIRES SHALL BE SHIELDED AND DIRECTED TO AVOID GLARE AND OVERSPILL ONTO ADJACENT PROPERTY.
 - I. ALL EXTERIOR LIGHT FIXTURES SHALL BE FULL CUTOFF FIXTURES THAT ARE DIRECTED DOWNWARD (90 DEGREES FROM TRUE VERTICAL) AND SHALL HAVE FLAT LENSES, EMITTING NO MORE THAN 10 PERCENT OF THE TOTAL LUMENS BETWEEN 80 AND 90 DEGREES FROM TRUE VERTICAL. FIXTURES SHALL BE CONFIGURED SO THAT LIGHTS DO NOT CAUSE GLARE.
 - J. ALL LIGHT FIXTURES ON STRUCTURES, POLES, BOLLARDS, STANDS, OR MOUNTED ON A BUILDING SHALL HAVE A SHIELD, ADJUSTABLE REFLECTOR, AND/OR NON-PROTRUDING DIFFUSER TO SHIELD THE LIGHT SOURCE FROM SIGHT FROM ADJACENT RESIDENTIAL ZONING DISTRICTS.
 - K. WALL PACKS ON THE EXTERIOR OF THE BUILDING SHALL BE FULLY SHIELDED (E.G., TRUE CUT-OFF TYPE BULB OR LIGHT SOURCE NOT VISIBLE FROM OFF-SITE) TO DIRECT THE LIGHT VERTICALLY DOWNWARD.

SITE LIGHTING STATISTICS					
ZONE NAME	AVERAGE	MAXIMUM	MINIMUM	MAX./MIN.	AVERAGE/MIN.
20 FT. BEYOND PROP LINE - STREET SIDE	0.06fc	0.4fc	0.0fc	N/A	N/A
20 FT. BEYOND PROP LINE - PARKING SIDE	0.21fc	0.6fc	0.0fc	N/A	N/A
HARDSCAPE/WALKWAY	1.07fc	5.9fc	0.0fc	N/A	N/A
EAST PARKING LOTS (WITHIN PROPERTY LINE)	1.23fc	2.4fc	0.4fc	6.0:1	3.08:1
NORTH PARKING LOTS (WITHIN PROPERTY LINE)	0.90fc	1.6fc	0.3fc	5.33:1	3.0:1
SOUTH PARKING LOTS (WITHIN PROPERTY LINE)	1.63fc	2.3fc	1.2fc	1.92:1	1.36:1
TOTALS WITHIN PROPERTY BOUNDARY	0.98fc	5.9fc	0.0fc	N/A	N/A



9000 E NICHOLS AVE, #155
Centennial, CO 80112
303.872.8143

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Ramirez, Johnson, & Associates
3301 Lawrence St, Ste 2
Denver, CO 80202
P: 720.598.0774
info@rja-eng.com

AVG LONE TREE - FIDELITY
INVESTOR OFFICE
YOSEMITE & C-470 | LONE TREE, CO

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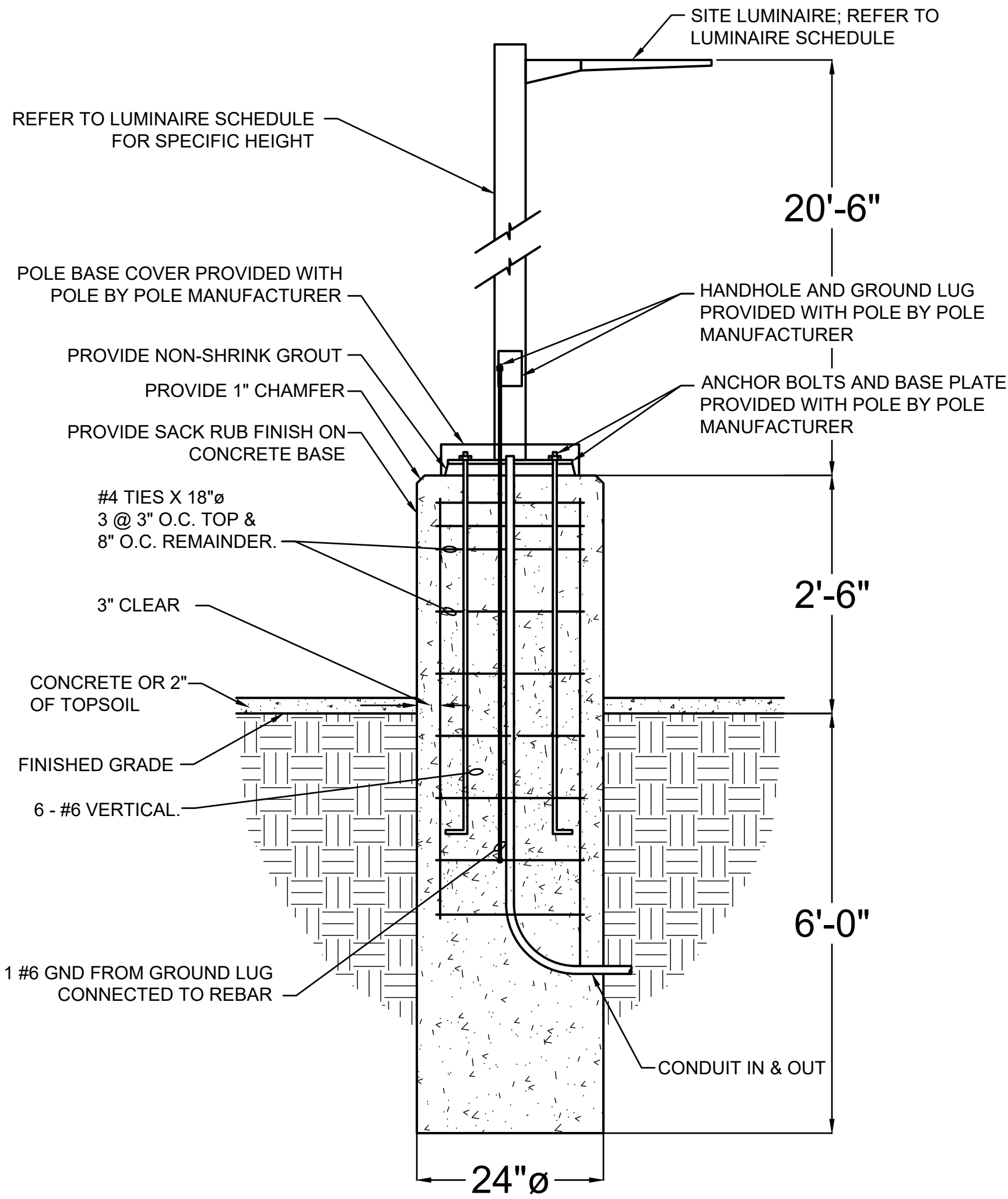
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JOB NUMBER: 2025.12.01
PHASE: SITE IMPROVEMENT PLAN (SIP) #2
DATE: 2026.06.05
DRAWN BY: RJA

SHEET TITLE:
SITE PHOTOMETRIC PLAN

E1.0

New Office Building - Hwy C-470 & S Yosemite Ave Site Improvement Plan
Lot 1A-1, Block 2 of Parkway Subdivision Filing No. 3, 4th Amendment
Located on the NW 1/4 of Section 3, Township 6 South, Range 67 West of the 6th P.M., County of Douglas, State of Colorado
0.815 Acres
SP26-0017



1 PARKING LOT POLE DETAIL
SCALE: NO SCALE

4site
ADVISORS

9000 E NICHOLS AVE, #155
Centennial, CO 80112
303.872.8143

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AVG PARTNERS

Ramirez,
Johnson, &
Associates
3301 Lawrence St. Ste 2
Denver, CO 80202
P: 720.598.0774
info@rja-eng.com

AVG LONE TREE - FIDELITY
INVESTOR OFFICE
YOSEMITE & C-470 | LONE TREE, CO

STAMP



ISSUE	DATE	DESCRIPTION
1	26.06.30	SIP SUBMITTAL #2

JOB NUMBER: 2025.12.01
PHASE: SITE IMPROVEMENT PLAN (SIP) #2
DATE: 2026.06.05
DRAWN BY: RJA

SHEET TITLE:
LIGHTING DETAILS

E3.0