

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

SHEET INDEX

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GENERAL	
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C-2.2	GRADING & DRAINAGE PLAN
C-3.1	UTILITY PLAN
C-4.1	DETAIL SHEET
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L200	LANDSCAPE NOTES & DETAILS
IR100	IRRIGATION PLAN
IR200	IRRIGATION NOTES & DETAILS
IR210	IRRIGATION DETAILS
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A003	PEDESTRIAN ACCESS & CONNECTIVITY
A101	FLOOR PLAN
A111	ROOF 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

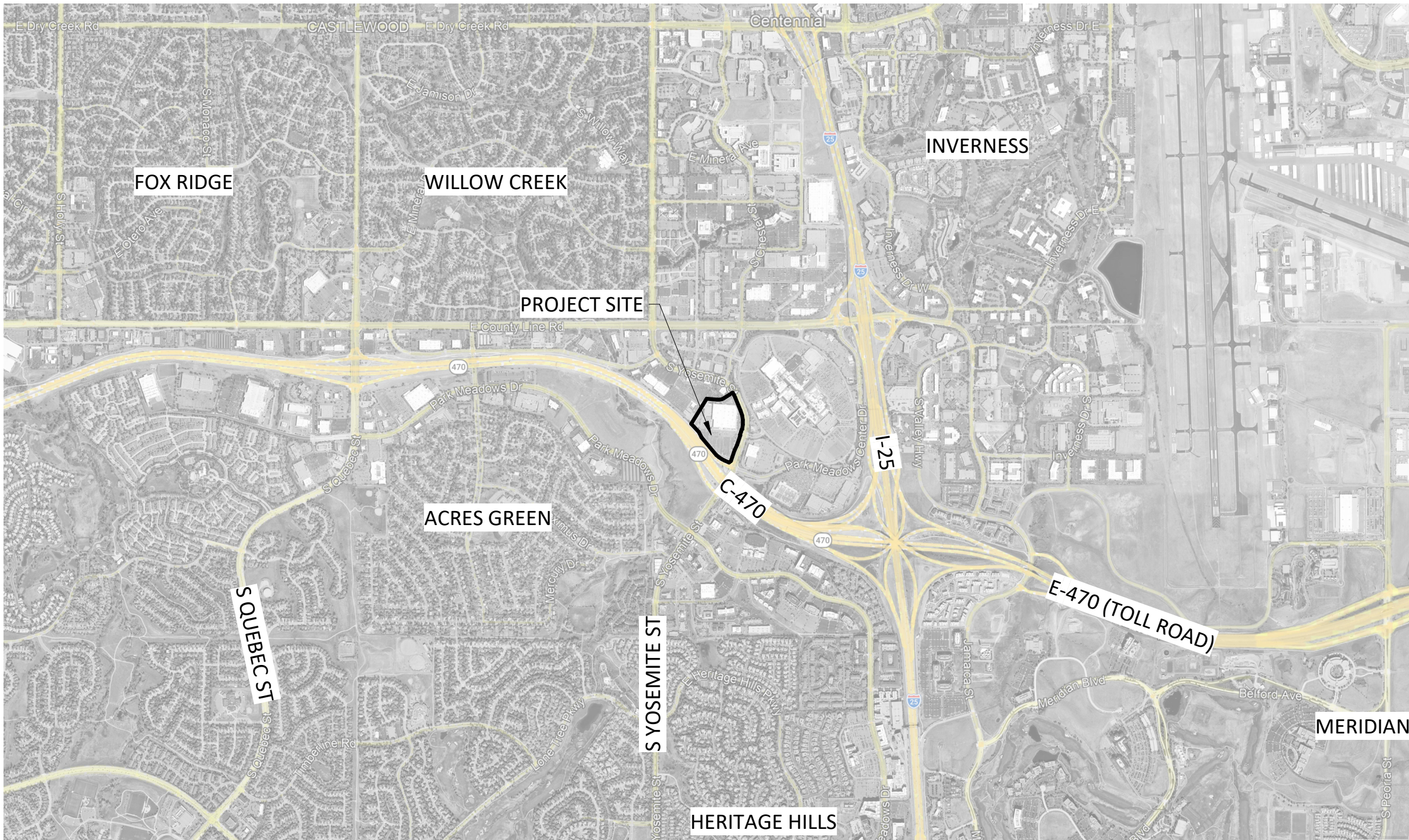
ASHLEY & VANCE
9555 RALSTON RD., STE 201
ARVADA, CO 80002
ATTN: BRUCE JONES
TEL: (720) 885-9265
BRUCE@ASHLEYVANCE.com

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"

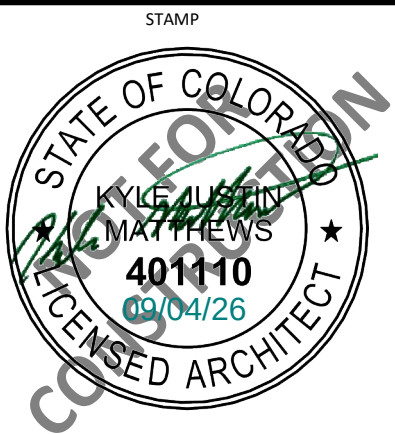


9000 E NICHOLS AVE, #155
Centennial, CO 80112
303.872.8143

NOTICE: 4SITE ADVISORS
This sheet contains confidential, proprietary information of 4Site Advisors. Any person accepting this sheet and/or information agrees to make no disclosure, use or duplication thereof except as authorized by 4Site Advisors and to return this sheet on request.



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 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

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EXISTING FIRE HYDRANT

EXISTING RETAINING WALL

EXISTING PUBLIC PATH

BUILDING
 FFE: 5824.95

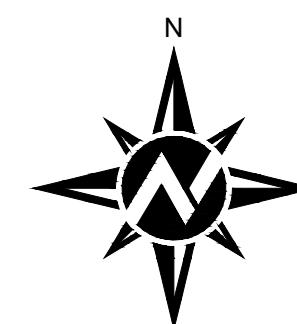
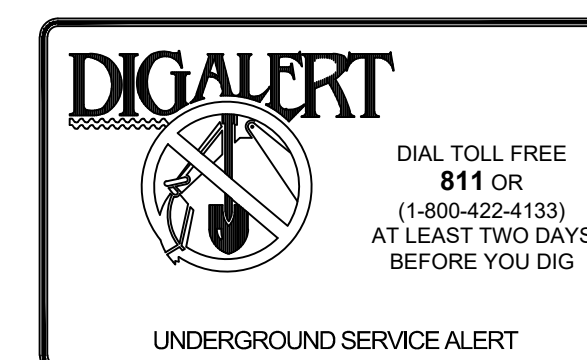
MATCHLINE - SEE SHEET C-2.2

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.

- ① CONSTRUCT ASPHALT DRIVEWAY SECTION
- ② CONSTRUCT CONCRETE DRIVEWAY SECTION
- ③ CONSTRUCT CONCRETE WALKWAY SECTION
- ④ CONSTRUCT CONCRETE CURB RAMP
- ⑤ CONSTRUCT 6-INCH CONCRETE CURB
- ⑥ CONSTRUCT CMU TRASH ENCLOSURE WALL
- 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
- ⑪ INSTALL BICYCLE PARKING RACK
- ⑫ INSTALL 6' BENCH

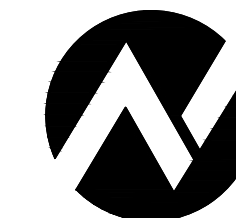
- SD1 INSTALL 36-INCH RCP STORM DRAIN LINE
- SD2 INSTALL STORM DRAIN CATCH BASIN
- SD3 INSTALL 60-INCH STORM DRAIN MANHOLE
- SD4 REMOVE EXISTING STORM DRAIN CATCH BASIN
- SD5 REMOVE EXISTING STORM DRAIN LINE
- SD6 INSTALL 8-INCH SDR35 PVC STORM DRAIN LINE
- SD7 INSTALL 6-INCH CONNECTION TO BUILDING DOWNSPOUT

_____ 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



HORIZONTAL SCALE: 1" = 10'

A horizontal scale bar with a checkered pattern from 10 to 0 and a solid black pattern from 0 to 20. The numbers 10, 0, 10, and 20 are marked below the bar.



**ASHLEY
& VANCE**
ENGINEERING

9555 RALSTON ROAD, UNIT 201
ARVADA, CO 80002
303.755.9762

WWW.ASHLEYVANCE.COM

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YOSEMITE & C-470 | LONE TREE, CO

ENGINEER OF RECORD:

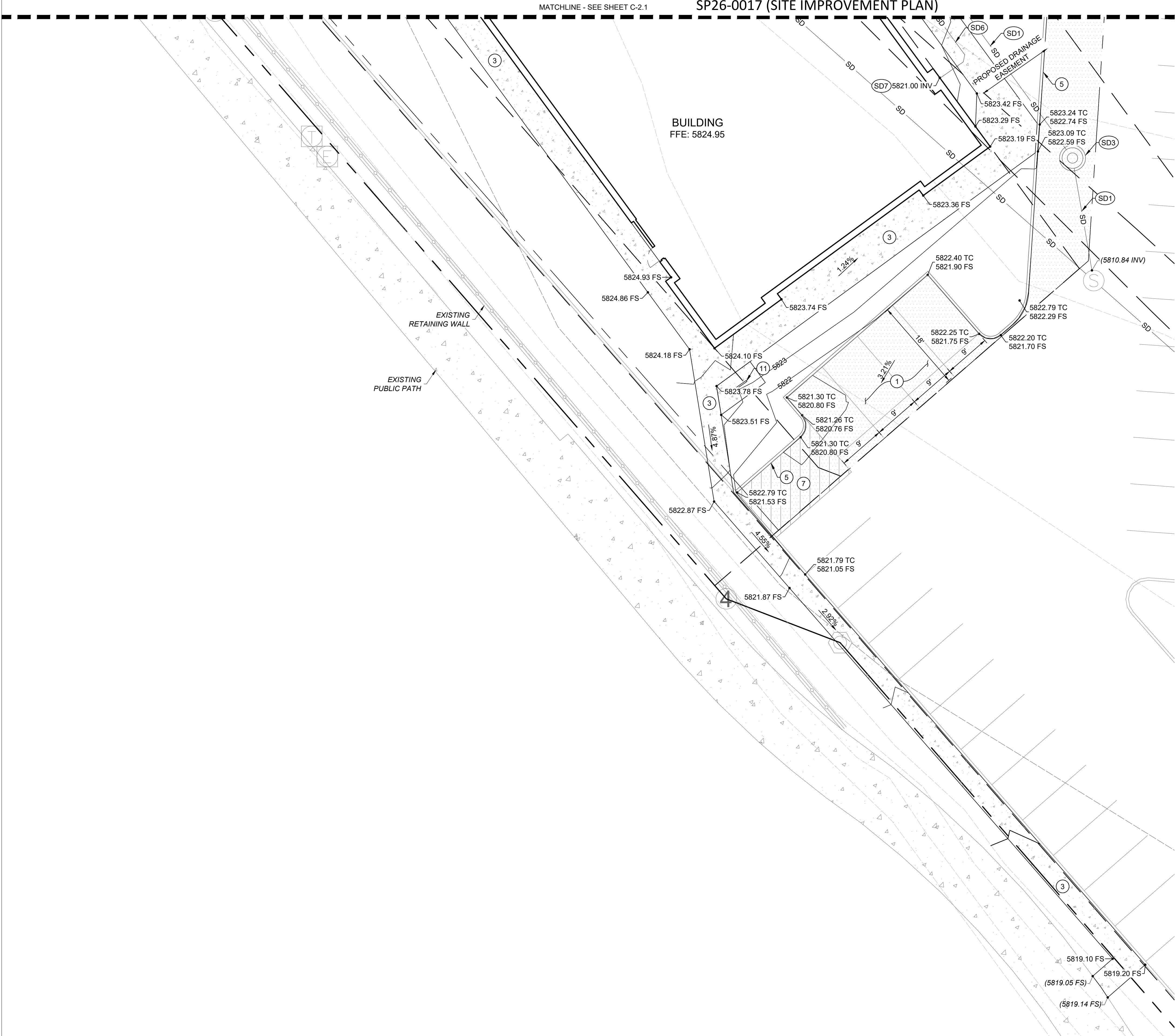
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JOB NUMBER:	2515
PHASE:	SITE IMPROVEMENT PLAN (SIP) M
DATE:	2026.08.0
DRAWN BY:	BR
CHECKED BY:	BR
SHEET TITLE:	

GRADING AND DRAINAGE PLAN

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:

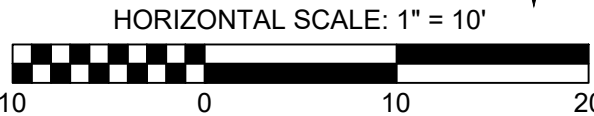
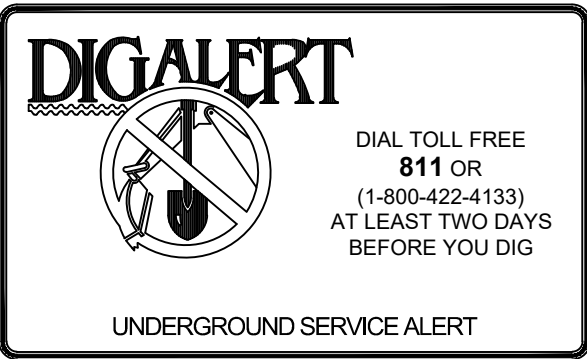
1. CONSTRUCT ASPHALT DRIVEWAY SECTION PER DETAIL 1, SHEET C-4.1.
2. CONSTRUCT CONCRETE DRIVEWAY SECTION PER DETAIL 2, SHEET C-4.1.
3. CONSTRUCT CONCRETE WALKWAY SECTION PER DETAIL 3, SHEET C-4.1.
4. CONSTRUCT CONCRETE CURB RAMP PER DETAIL 3, SHEET C-4.1.
5. CONSTRUCT 6-INCH CONCRETE CURB PER DETAIL 4, 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



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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 dashed line indicates the property boundary. Existing utilities include storm drainage (SD), water service (W), gas (G), and sanitary sewer (SS). Proposed utilities include a sanitary sewer lateral (SS) and a drainage easement. Callouts include W1, W2, W3, W4, W5, W6, W7, W8, G1, G2, G3, G4, SS1, SS2, SS3, SS4, SS5, LS, and EXISTING FIRE HYDRANT. The plan also shows an ASPHALT area and a PROPOSED DRAINAGE EASEMENT.

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.

GENERAL NOTES:

- 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.

LEGEND:

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

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.

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'

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HORIZONTAL SCALE: 1" = 20'

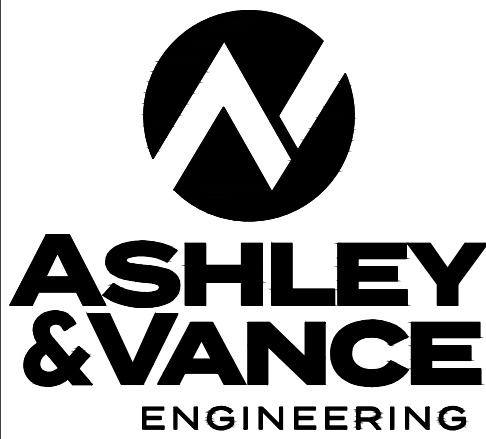
A horizontal scale bar with a black and white checkered pattern on the left and a solid black pattern on the right. The bar is divided into four segments by tick marks, with labels 20, 0, 20, and 40 below the segments. The first segment (0 to 20) is checkered, and the second segment (20 to 40) is solid black.

[illegible]

UTILITY PLAN

C-3.1

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.,
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SP26-0017 (SITE IMPROVEMENT PLAN)

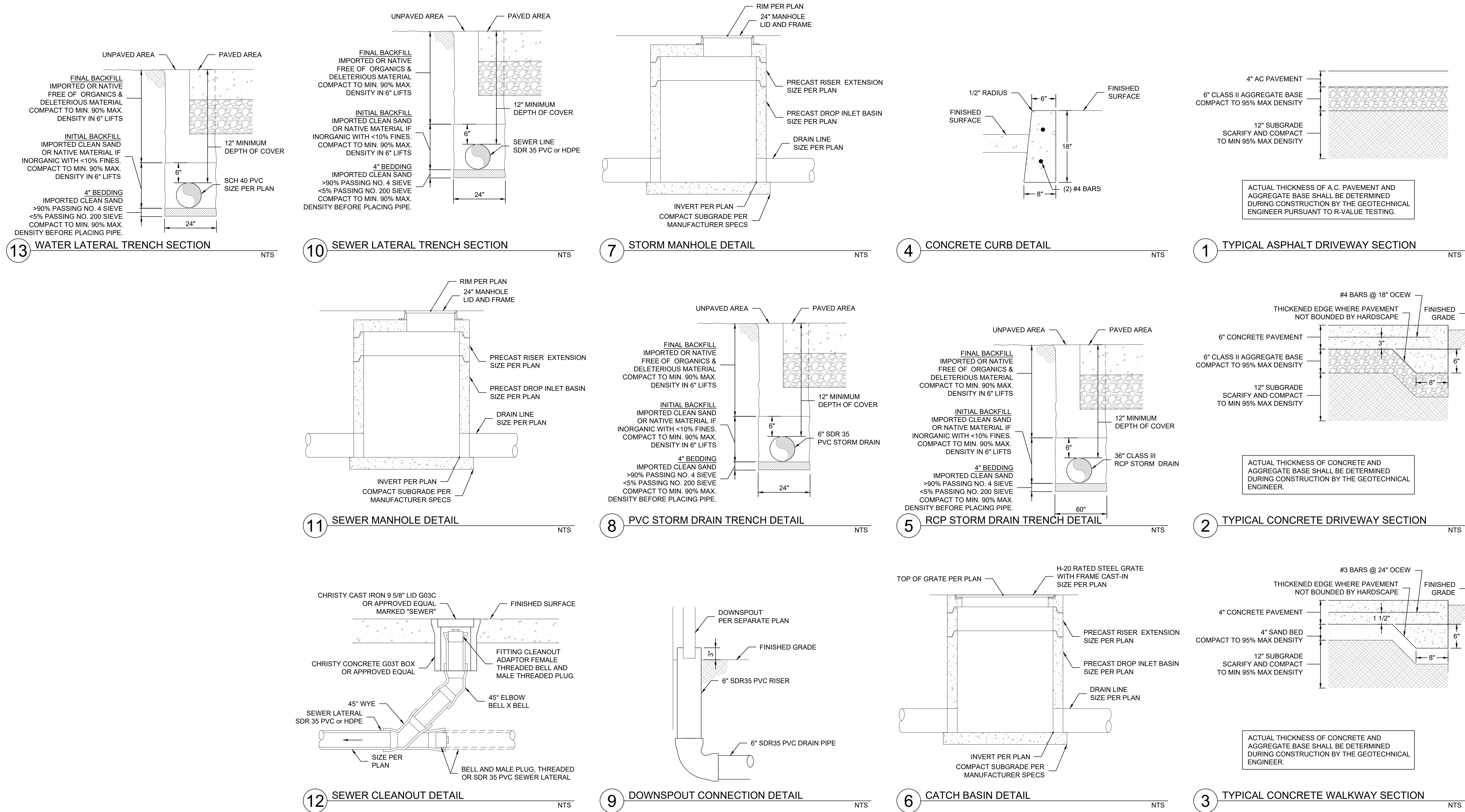


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ENGINEER OF RECORD:



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:

DETAIL SHEET
C-4.1

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

SP26-0017

GENERAL:

1. THE PROPERTY HEREIN IS SUBJECT TO ALL APPLICABLE REQUIREMENTS OF LONE TREE MUNICIPAL CODE CHAPTER 10. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, EXCEPT AS MAY OTHERWISE BE ADDRESSED IN AN APPROVED PLANNED DEVELOPMENT OR SUB-AREA PLAN, SITE IMPROVEMENT PLAN, PRELIMINARY PLAN, FINAL PLAN, OR OTHER IMPROVEMENTS AND/OR MAINTENANCE AGREEMENTS, AS APPLICABLE.

2. THE APPLICANT ASSUMES RESPONSIBILITY TO ENSURE THE PROJECT IS COMPLETED IN ACCORDANCE WITH THE CITY OF LONE TREE ZONING ORDINANCE 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. THE CITY OF LONE TREE MAY REQUIRE THE PROPERTY OWNER TO OBTAIN ANY NECESSARY PERMITS, OR CITATIONS FOR ZONING VIOLATIONS WITH ASSOCIATED FINES AND LEGAL MEASURES.

ACCESS:

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 THE PROPERTY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SYSTEM 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 ASSIGNED TO THE PROPERTY OWNER.

MAINTENANCE RESPONSIBILITIES:

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 MAINTENANCE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREAFTER, 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).

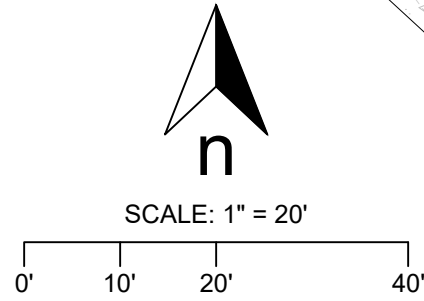
<

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURVEY 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 FIELD SURVEY OR THROUGH THE REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811

Know what's below.
Call before you dig.



L100

SP26-0017

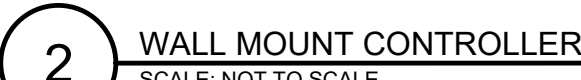
7. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE AND CONDUCT A SITE INSPECTION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO, THE LANDSCAPE PLAN, SITE PLAN, UTILITY PLAN, GRADING PLAN AND DRAINAGE PLAN PRIOR TO CONSTRUCTION. 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.

8. 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 ANY 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 COS.
9. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS AND INSTALL THE IRRIGATION SYSTEM AND COMPONENTS PER MANUFACTURER'S SPECIFICATIONS. THE IRRIGATION CONTRACTOR SHALL OBTAIN NECESSARY PERMITS OR APPROVALS. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
10. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND MAXIMUM FLOW RATE 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 MEASURED PRESSURE AT THE IRIGATION 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.
11. 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.
12. 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.
13. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW

20. 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

28. 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.

29. ALL ROTOR, ROTATOR, AND SPRAY HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKES SHALL BE SELECTED AND PLACED BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION. STAKED LOCATIONS SHALL BE SPACED TO PROVIDE HEAD-TO-HEAD COVERAGE. RECOMMENDED SETBACK DISTANCE OF ALL PROPOSED IRRIGATION HEADS IS 10 FEET FROM CURB AND EDGE OF DRIVEWAY. 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.
30. IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVSERLAY ON 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.
31. ALL IRRIGATION HEADS, INCLUDING FIXED-SPRAY AND DRIP DEVICES, SHALL BE SET PERPENDICULAR TO THE FINISH GRADE OF THE AREA TO BE IRRIGATED.
32. 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.
33. ALL WORK SHALL BE PERFORMED OUTSIDE OF THE CRITICAL ROOT ZONE OF ALL EXISTING TREES TO BE PRESERVED.
34. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING:
 - A. CONDUCT A PRESSURE TEST ON ALL MAINLINES, AT 120 PSI FOR A MINIMUM OF 2 HOURS OR PER THE WRITTEN SPECIFICATIONS, WHICHEVER IS GREATER.
 - B. PROVIDE ACCURATE AS-BUILT DRAWINGS OF THE IRRIGATION SYSTEM INCLUDING A ZONE MAP TO BE PLACED INSIDE EACH CONTROLLER BOX.
 - C. PROVIDE A SEASONAL MAINTENANCE SCHEDULE TO INSURE THE EFFICIENCY AND LONGEVITY OF THE IRRIGATION SYSTEM.
 - D. PROVIDE RUN TIME SCHEDULES FOR EACH IRRIGATION WINDOW LOG.
 - E. ONE HOUR OF TRAINING TO OWNER ON IRRIGATION SYSTEM AND CONTROLLER OPERATION.
 - F. REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.



- ① CARSON VALVE BOX OR APPROVED EQUAL. DV BRAND ON LID.
- ② 2" VALVE MARKER
- ③ 3/4" CRUSHED GRAVEL SUMP 1 CU. FT.
- ④ 2" CL 160 PVC ACCESS LEAVE - LENGTH AS REQUIRED
- ⑤ 3/4" Fx SCH.80 PVC 90 ELL (2)
3/4"xGL PVC NIPPLE SCH. 80 (2)
- ⑥ 3/4"xGL SCH. 80 GALVANIZED STEEL NIPPLE
- ⑦ 3/4" McDONALD #6101 SERIES VALVE
- ⑧ 3/4" Mx SCH.40 PVC 90 ELL
- ⑨ SOIL BLANKET COVERING SUMP
- ⑩ 3/4" Sx PVC NIPPLE SCH. 80
- ⑪ 3/4" CRUSHED GRAVEL SUMP SEE TECHNICAL SPECIFICATIONS FOR SUMP SIZE
- ⑫ PRESSURE MAINLINE



- ① CARSON VALVE BOX OR APPROVED
EQUAL, QC BRAND ON LID.
- ② FINISH GRADE
- ③ QUICK-COUPLING VALVE
- ④ 6" LONG BRASS NIPPLE
- ⑤ 3" MINIMUM DEPTH OF 3/4-INCH
WASHED GRAVEL
- ⑥ PREFABRICATED SWING JOINT
- ⑦ PVC SCH 40 TEE OR ELL
- ⑧ PVC MAINLINE
- ⑨ 2" x 2" REDWOOD STAKE WITH
STAINLESS STEEL GEAR CLAMPS OR
EQUIVALENT SUPPORT SYSTEM



- ① CARSON VALVE BOX OR APPROVED EQUAL. MV BRAND ON LID.
- ② FINISH GRADE
- ③ REMOTE CONTROL VALVE
- ④ WATERPROOF CONNECTORS (2)
- ⑤ 24" COILED WIRE
- ⑥ SCH 80 T.O.E. NIPPL
- ⑦ MAINLINE PIPE & FITTINGS
- ⑧ 3/4" MINUS WASHED GRAVEL
- ⑨ PVC SLIP UNIONS



- ① CARSON VALVE BOX OR APPROVED
EQUAL FS BRAND ON LID.
- ② FINISH GRADE
- ③ MIN. 18/2 WIRE TO CONTROLLER. MAX
DISTANCE RUN OF 1,000'
- ④ DBRY-6 WIRE CONNECTORS (2)
- ⑤ FLOW SENSOR AS REFERENCED IN
IRRIGATION LEGEND
- ⑥ PVC MAINLINE PIPE
- ⑦ 3" MINIMUM LAYER OF 3/4"
MINUS WASHED GRAVEL
- ⑧ ALLOW MINIMUM DISTANCE OF 10X
FLOW SENSOR SIZE FROM NEAREST
UPSTREAM VALVE, FITTING, OR
REDUCING COUPLER FROM EDGE OF
FLOW SENSOR
- ⑨ ALLOW MINIMUM DISTANCE OF 5X
FLOW SENSOR SIZE FROM NEAREST
DOWNSTREAM VALVE, FITTING, OR
REDUCING COUPLER FROM EDGE OF
FLOW SENSOR



- | | |
|--|--|
| ① CARSON VALVE BOX OR APPROVED EQUAL. STATION NUMBER BRAND ON LID. | ⑥ SCH 80 T.O.E. NIPPLE |
| ② FINISH GRADE | ⑦ MAIN LINE PIPE & FITTINGS |
| ③ DRIP ZONE KIT PER PLAN | ⑧ 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL |
| ④ WATERPROOF CONNECTORS (2) | ⑨ PVC SLIP UNIONS |
| ⑤ 24" COILED WIRE | |



- | | |
|--|--|
| 1 KEY HEAD PER HEAD | 5 IRRIGATION MAINLINE |
| 2 CARSON VALVE BOX OR APPROVED EQUAL | 6 GATE VALVE (SIZED PER MAINLINE) |
| 3 4" PVC SLEEVE | 7 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL |
| 4 FINISH GRADE AT 1" BELOW TOP OF BOX IN TURF AREAS; 2" BELOW TOP OF BOX IN SHRUB/GROUND COVER AREAS | |

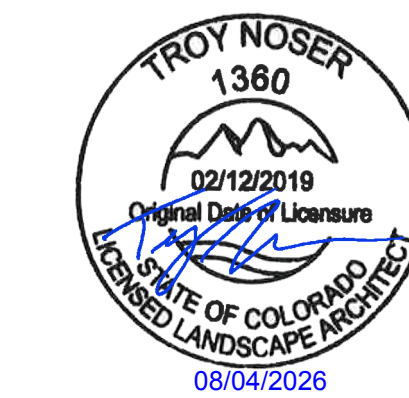


- | | | | |
|---|--|---|--|
| 1 | FINISH GRADE AT 1" BELOW TOP OF BOX IN TURF AREAS; 2" BELOW TOP OF BOX IN SHRUB/GROUND COVER AREAS | 4 | PVC MALE ADAPTER |
| 2 | CARSON VALVE BOX OR APPROVED EQUAL BV BRAND ON LID. | 5 | 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL |
| 3 | EXTENSION SECTION AS NECESSARY TO MEET GRADE | 6 | PLASTIC BALL VALVE (PER MAINLINE) |
| | | 7 | IRRIGATION MAINLINE |

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YOSEMITE & C-470 | LONE TREE, CO

STAN

[illegible]

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

SHEET TITLE:

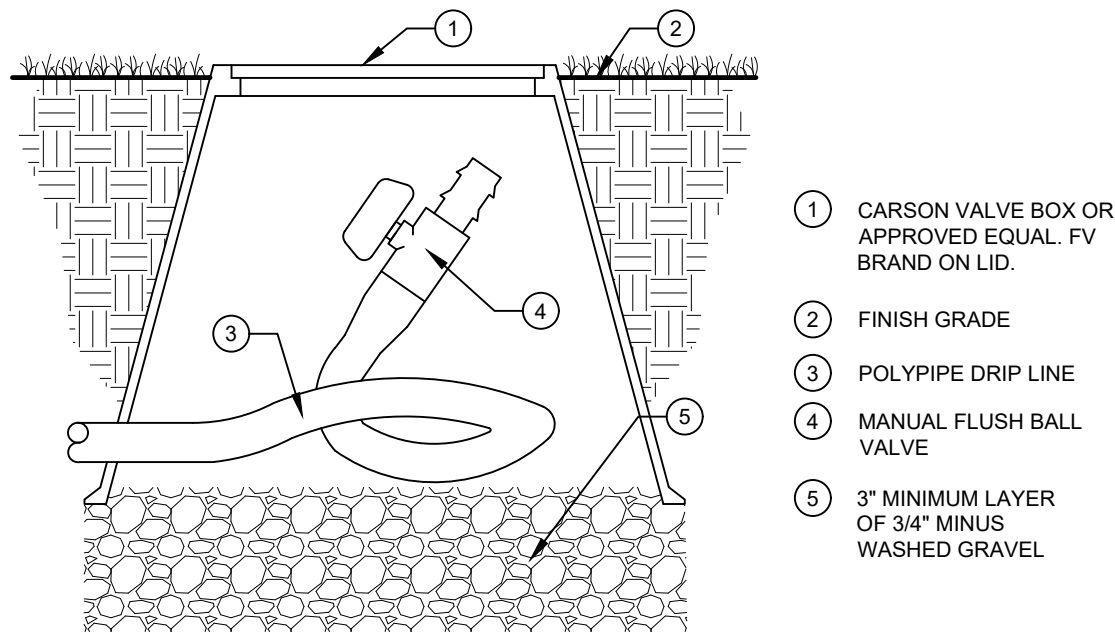
IRRIGATION NOTES & DETAILS

IR200

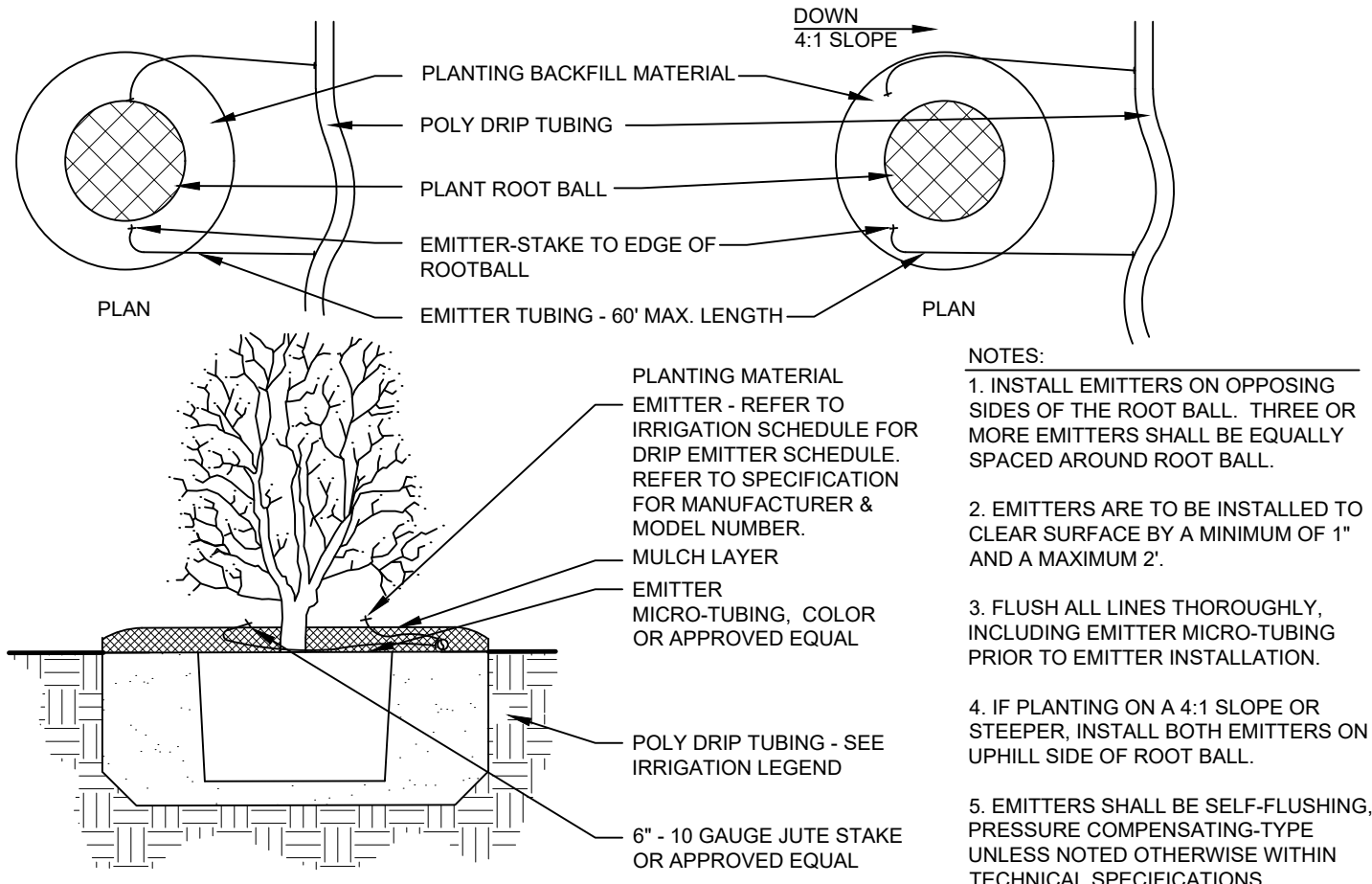
New Office Building - Hwy C-470 & S Yosemite Ave Site Improvement Plan
Lot 1A-1, Block 2 of Parkway Subdivision Filing No. 3, 4th Amendment
Located on the NW 1/4 of Section 3, Township 6 South, Range 67 West of the 6th P.M., County of Douglas, State of Colorado

0.815 Acres

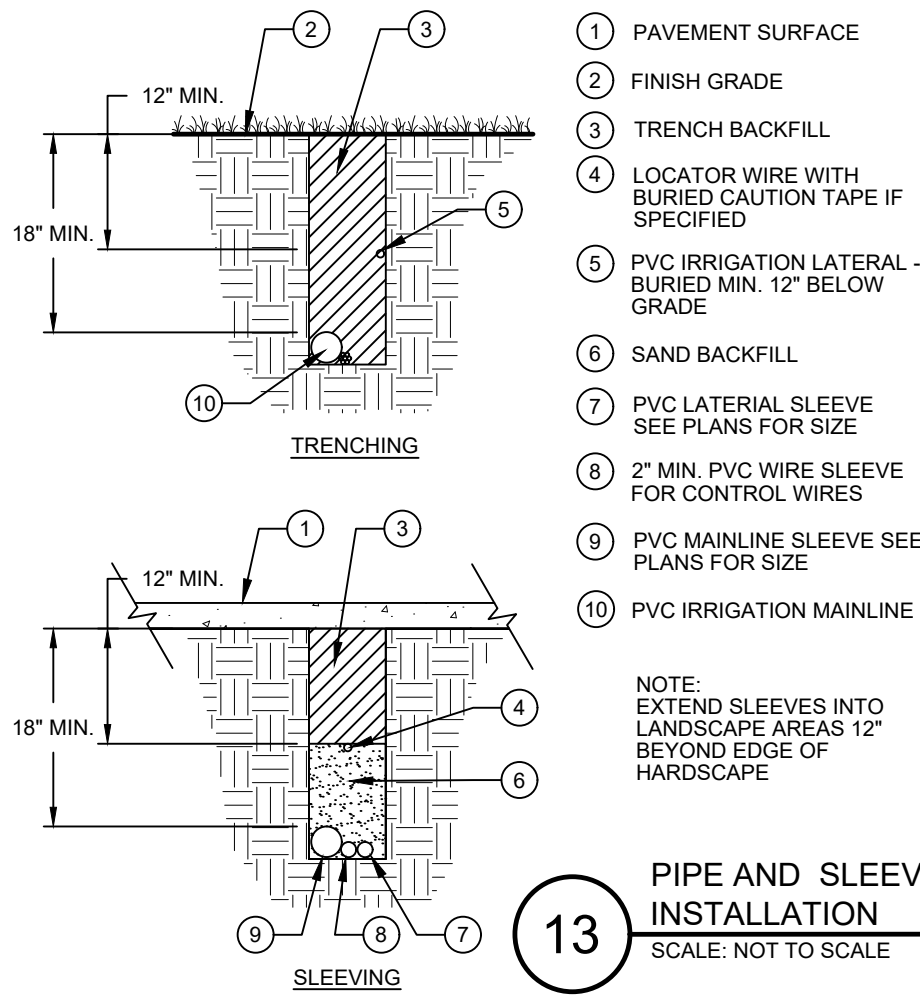
SP26-0017



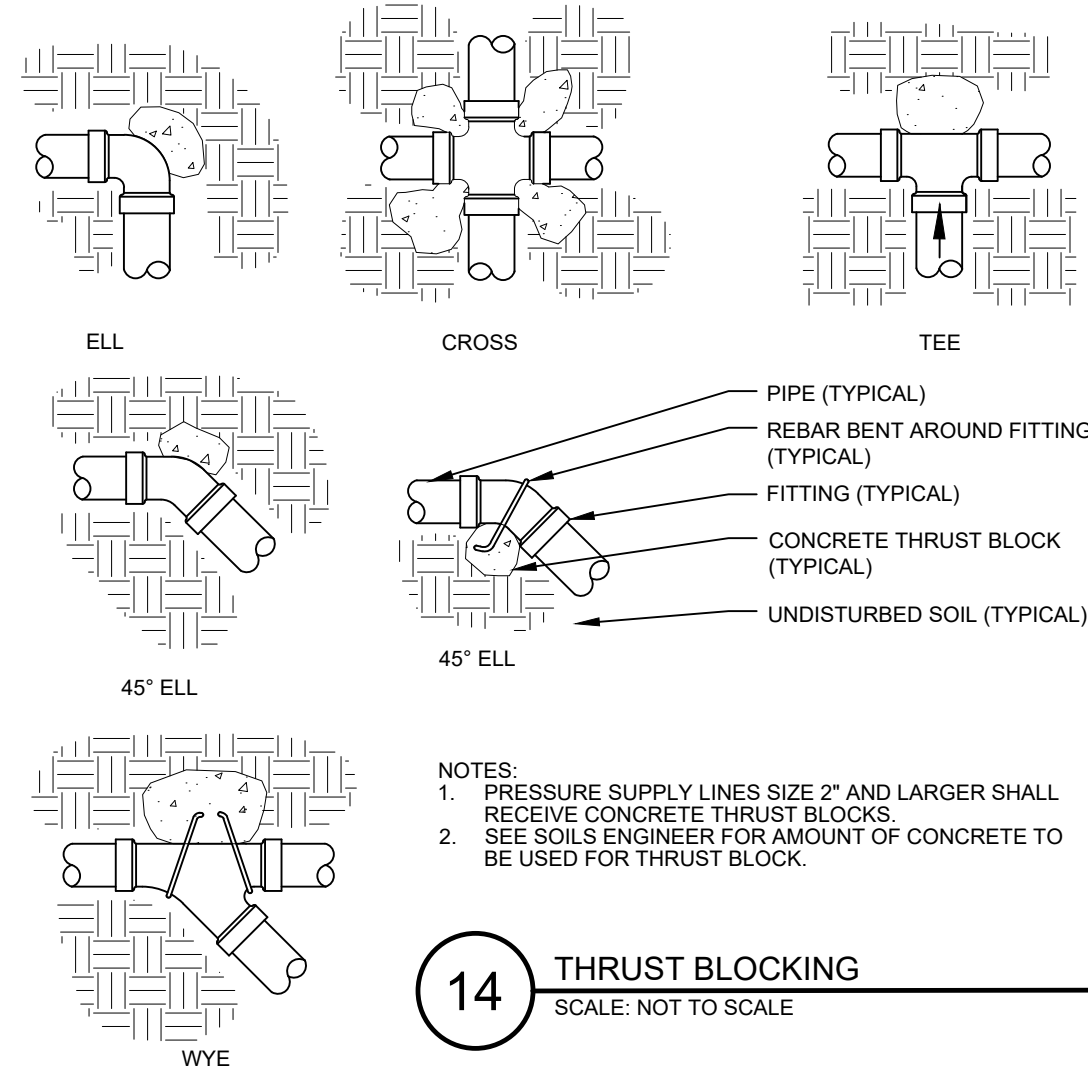
11 MANUAL POLY TUBING FLUSH/DRAIN VALVE
SCALE: NOT TO SCALE



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



KEY

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

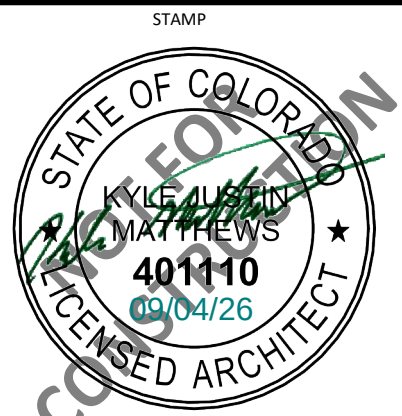
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303.872.8143

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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

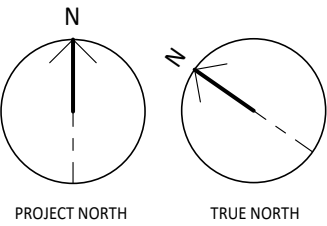
1 PEDESTRIAN ACCESS & CONNECTIVITY
SCALE: 1" = 60'-0"

SP26-0017

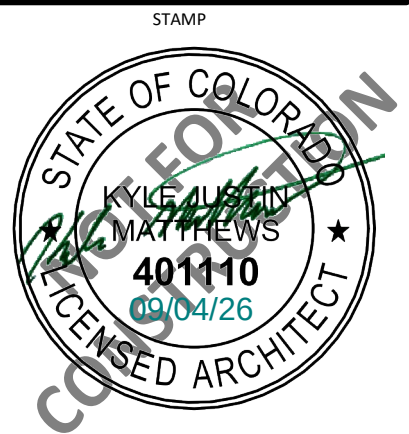
1. CONTRACTOR SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES.
2. IN THE EVENT OF AN OMITTED NECESSARY DIMENSION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER.
3. VERIFY ALL DIMENSIONS, CONDITIONS, AND GRADES, AT JOB SITE PRIOR TO COMMENCING WORK.
4. VERIFY SIZE, LOCATION, AND CHARACTERISTICS OF WORK AND EQUIPMENT FURNISHED BY OWNER WITH THE MANUFACTURER OR SUPPLIER PRIOR TO COMMENCING CONSTRUCTION ON WORK PERTAINING TO THE SAME.
5. VERIFY SIZE AND LOCATION OF ALL OPENINGS FOR MECHANICAL EQUIPMENT AND WORK WITH CONTRACTORS INVOLVED.
6. 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.
7. INSTALL FIRE RETARDANT TREATED 2X6 SOLID WOOD BLOCKING AT ALL LOCATIONS WITH WALL MOUNTED EQUIPMENT.
8. PROVIDE MINIMUM 1" SLIP JOINT AT ALL INTERIOR PARTITIONS WHICH EXTEND TO BOTTOM OF ROOF DECK/ROOF FRAMING.
9. EXTERIOR DIMENSIONS ARE GIVEN FROM FACE OF MASONRY WALL TO FACE OF MASONRY WALL.
10. CONTRACTOR REQUIRED TO PROVIDE NECESSARY BLOCKING FOR ALL OWNER PROVIDED SIGNAGE.
11. 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.
12. ALL EXTERIOR LANDINGS TO BE 3/4" MAX BELOW FINISH FLOOR, TYPICAL.
13. PROVIDE BRAILLE AND RAISED LETTERING EXIT SIGNAGE AS REQUIRED BY CODE AT ALL EXIT DOORS.

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 ABOVE SLAB PRIOR TO INFILL POURBACK. THE SLAB TO BE 5" WITH 8# BARS AT 24" O.C. IN SLAB THICKNESS. REFER TO STRUCT FOR REINFORCING BAR INSTALLATION.
0.01	WALL MOUNTED ROOF ACCESS LADDER
02.01	PROVIDE CHASE FOR ROOF DRAINAGE ABOVE. RE: PLUMB.

The figure consists of two parts. The top part is a rectangular room symbol divided into several sections. The top-left section is labeled 'ROOM NAME'. The top-right section is labeled '101' and is also labeled 'ROOM NUMBER'. Below 'ROOM NAME' is a section labeled 'FLOOR BASE'. To the right of 'FLOOR BASE' are three sections labeled 'WEST', 'NORTH', and 'SOUTH'. To the right of these is a section labeled 'EAST'. To the right of 'EAST' is a section labeled 'WALL FINISH'. To the right of 'WALL FINISH' is a section labeled 'PLAN DIRECTION'. Below 'FLOOR BASE' is a section labeled 'FLOORING'. The bottom part is a diamond-shaped wall symbol. It has three sections: 'HEAD TYPE' at the top, 'STUD SIZE' in the middle, and 'WALL TYPE' at the bottom.



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

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

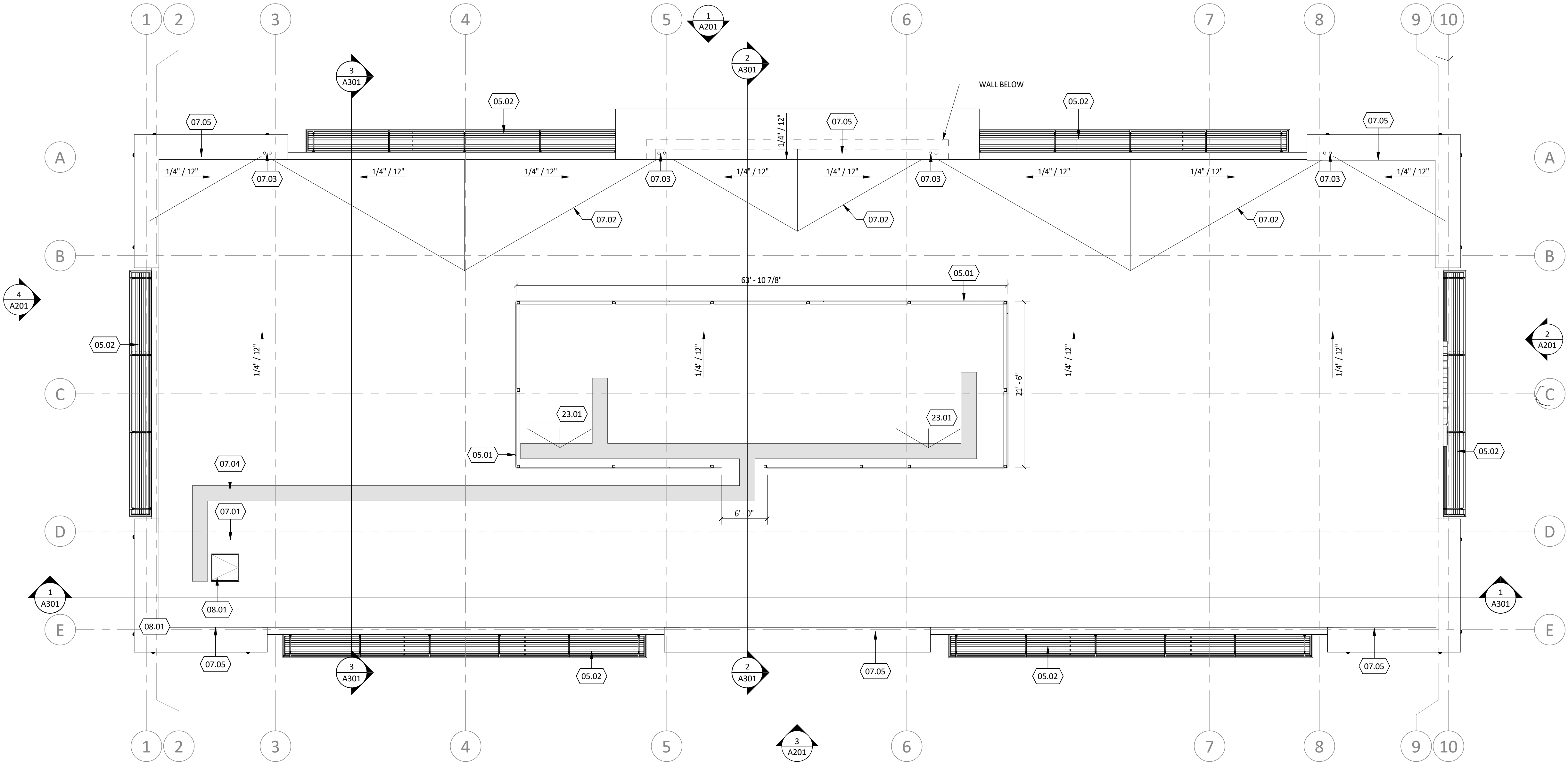
SP26-0017

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"

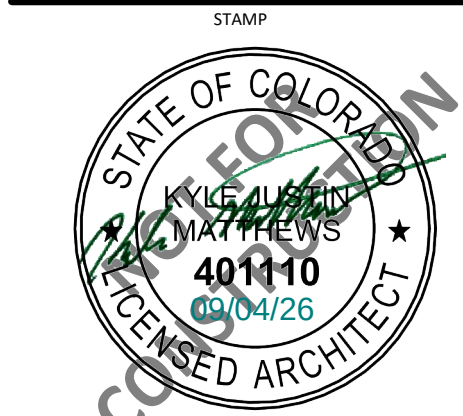


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ISSUE	DATE	DESCRIPTION

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

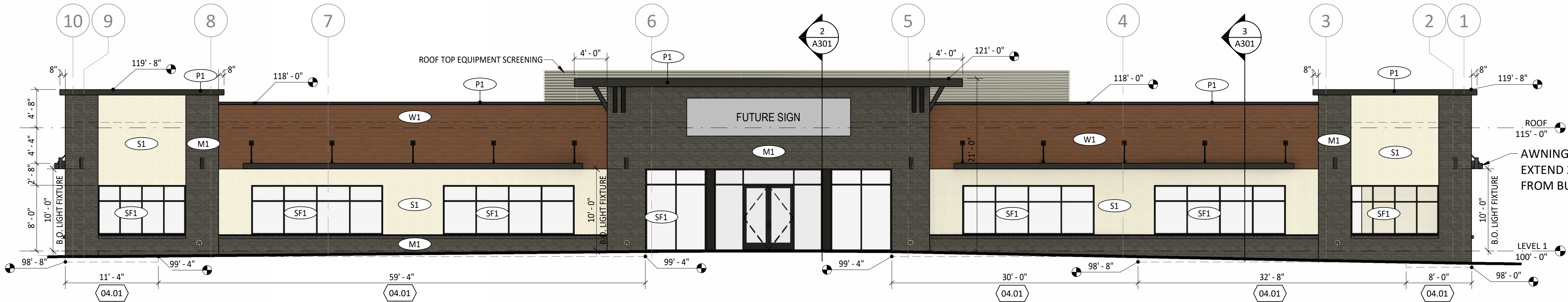
SHEET TITLE:
ROOF PLAN

A111

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

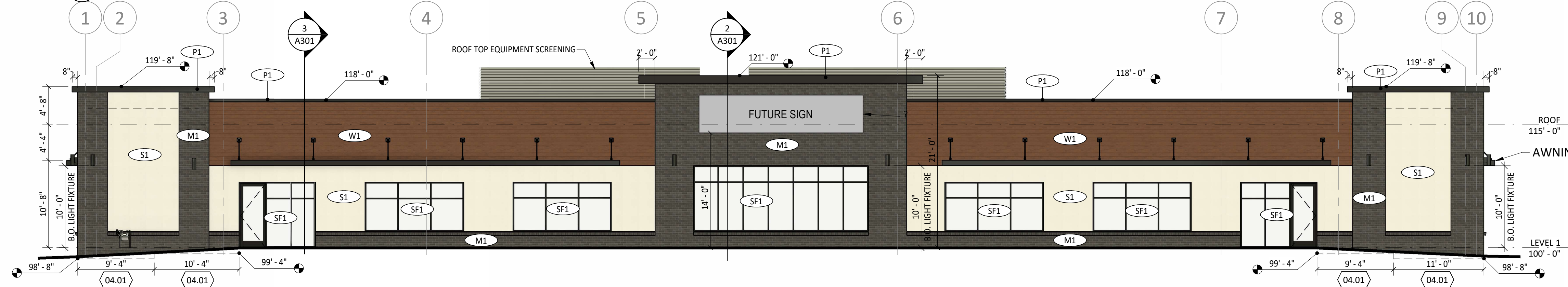
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SP26-0017



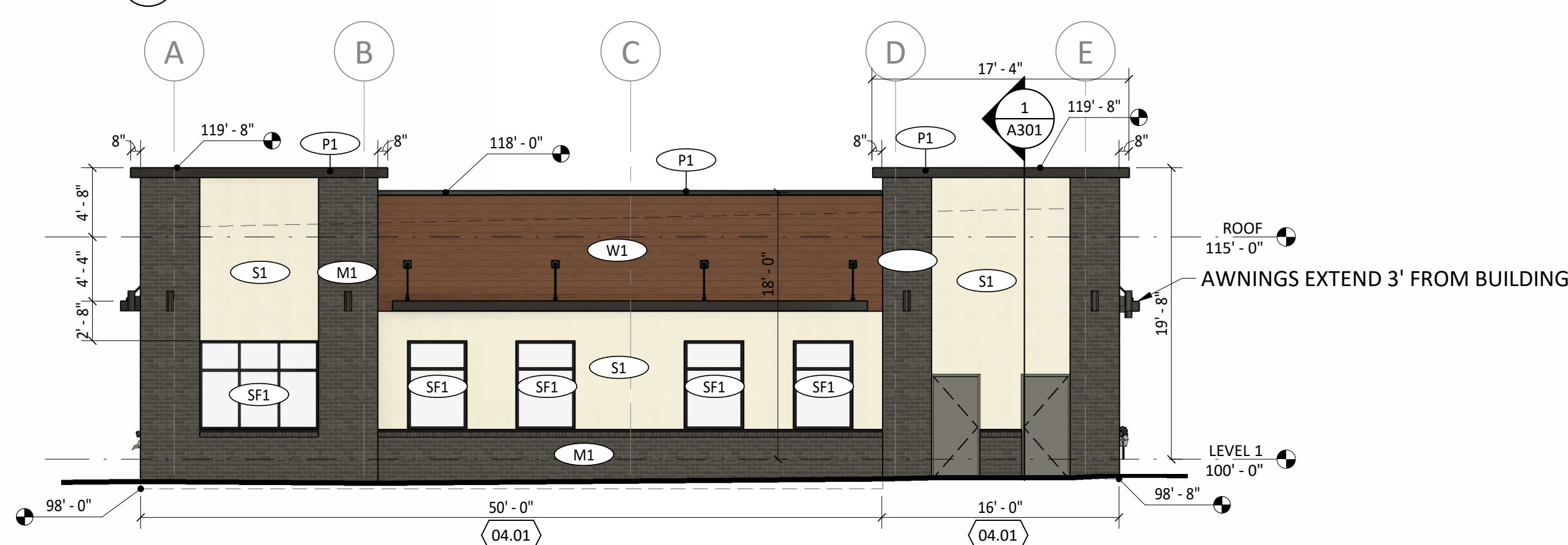
NORTH ELEVATION

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



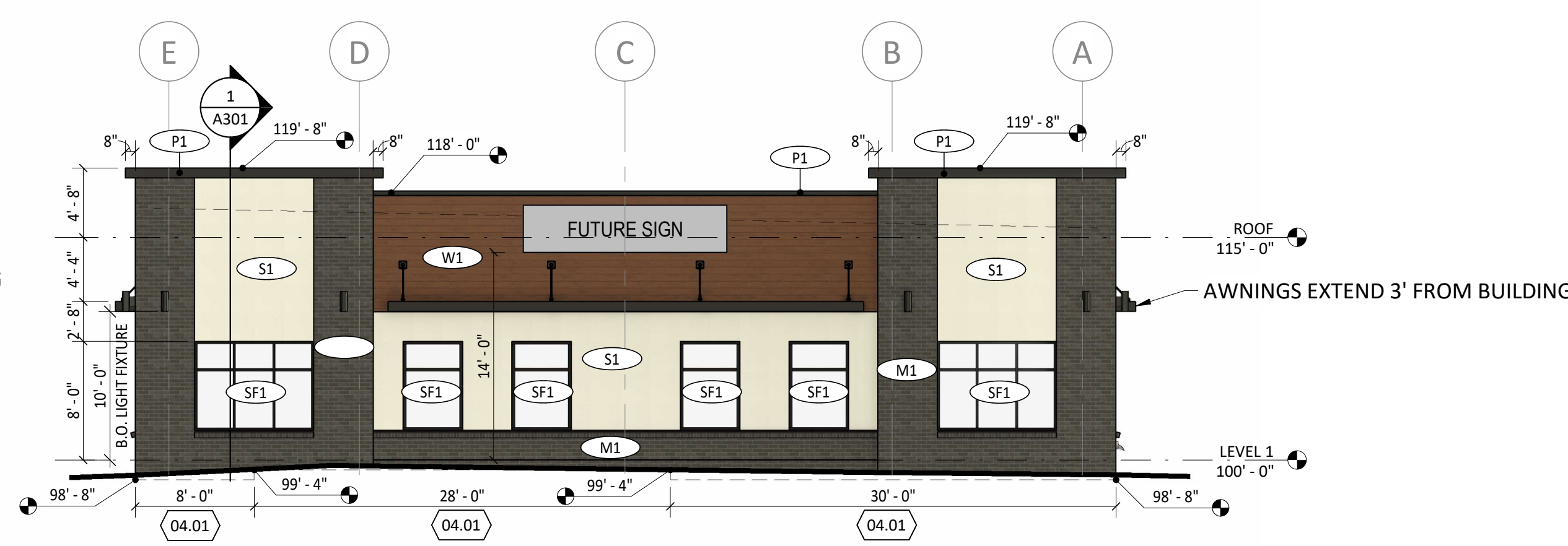
SOUTH ELEVATION

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



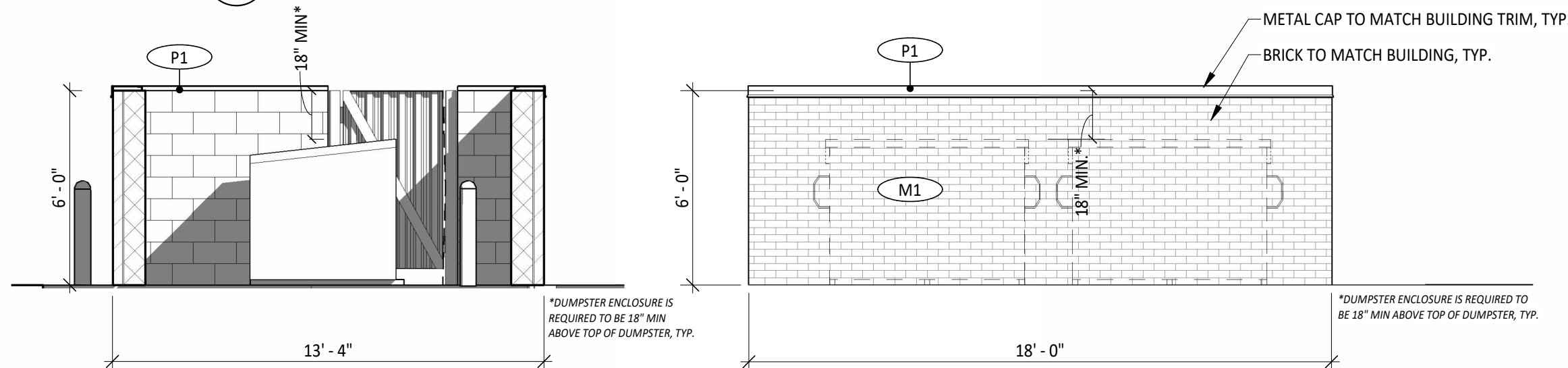
WEST ELEVATION

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



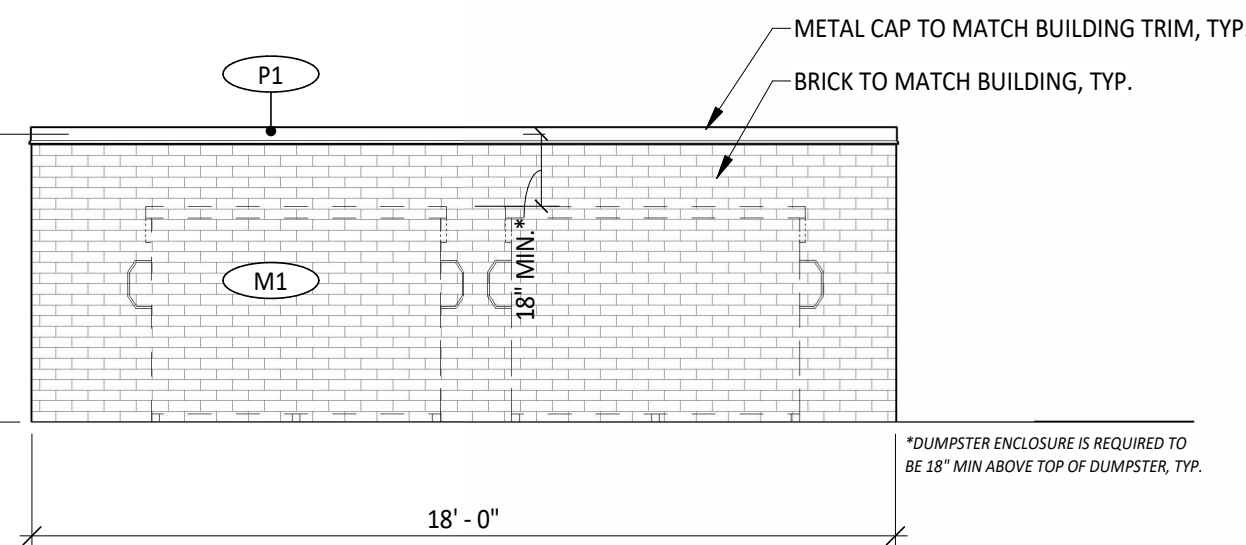
EAST ELEVATION

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



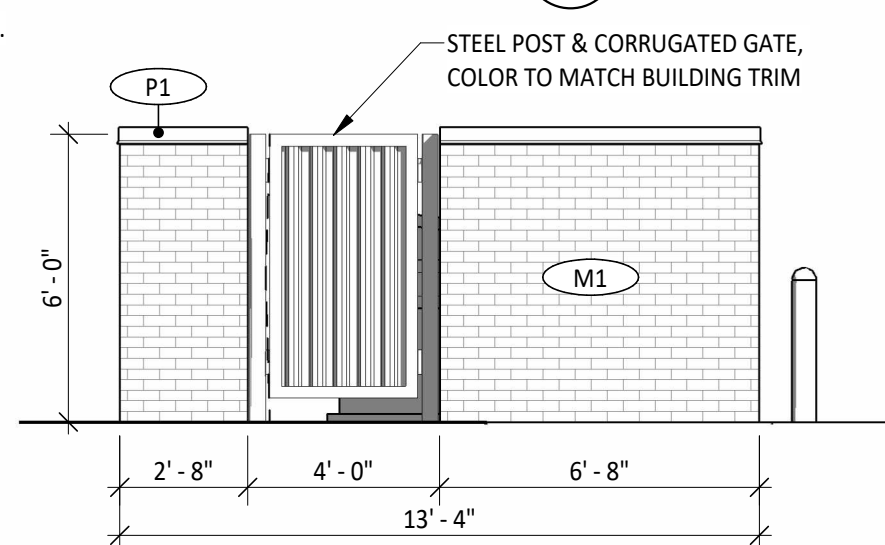
TRASH ENCLOSURE - WEST ELEVATION

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



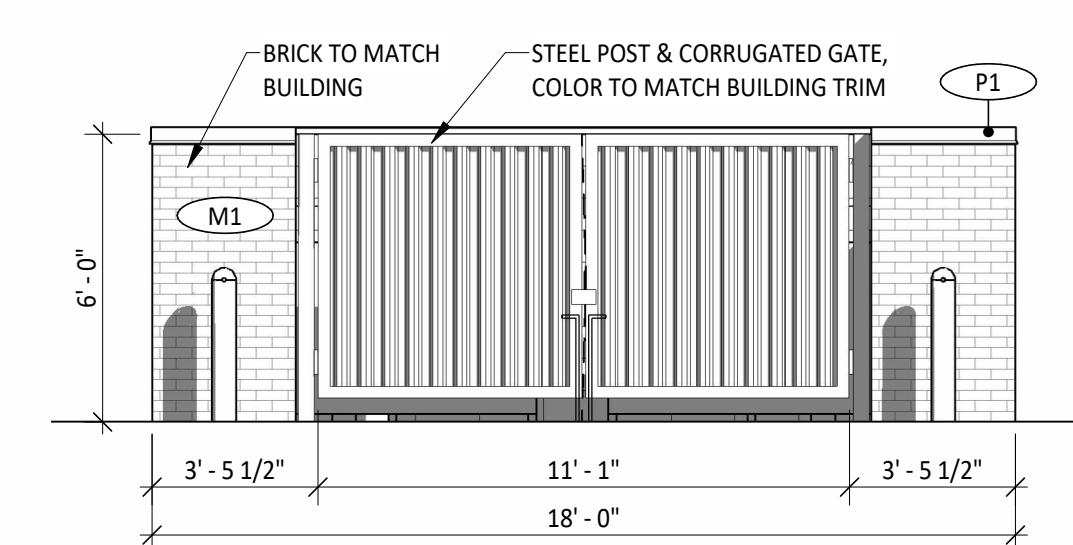
TRASH ENCLOSURE - SOUTH ELEVATION

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.

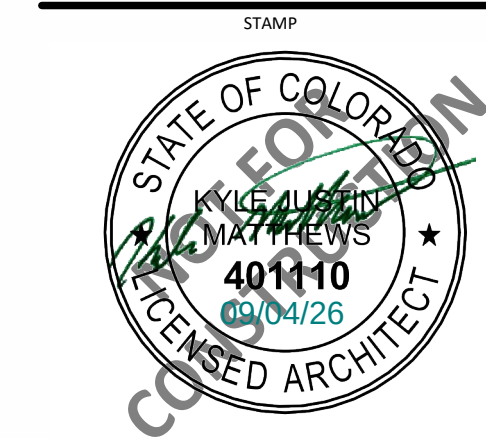
4site
ADVISORS

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

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AVG PARTNERS

AVG LONE TREE - FIDELITY
INVESTOR OFFICE
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

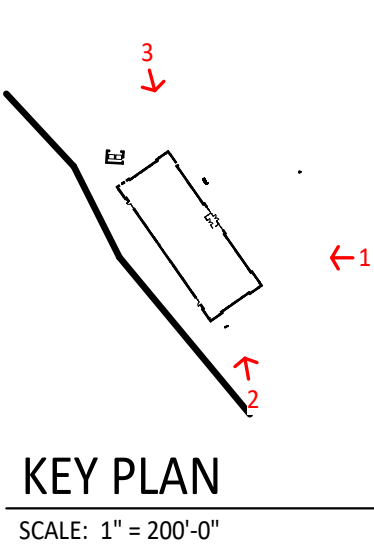
SHEET TITLE:
BUILDING ELEVATIONS

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



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



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



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

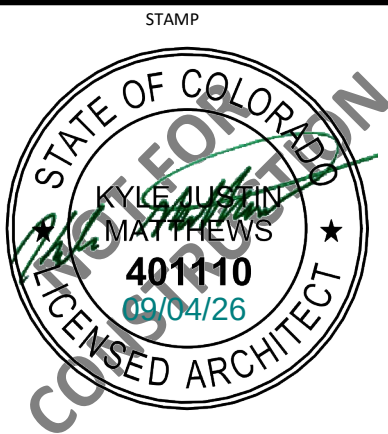
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YOSEMITE & C-470 | LONE TREE, CO



ISSUE	DATE	DESCRIPTION

JOB NUMBER: 2025.12.01
PHASE: FINAL SIP SET
DATE: 2026.09.04
DRAWN BY: 4SITE

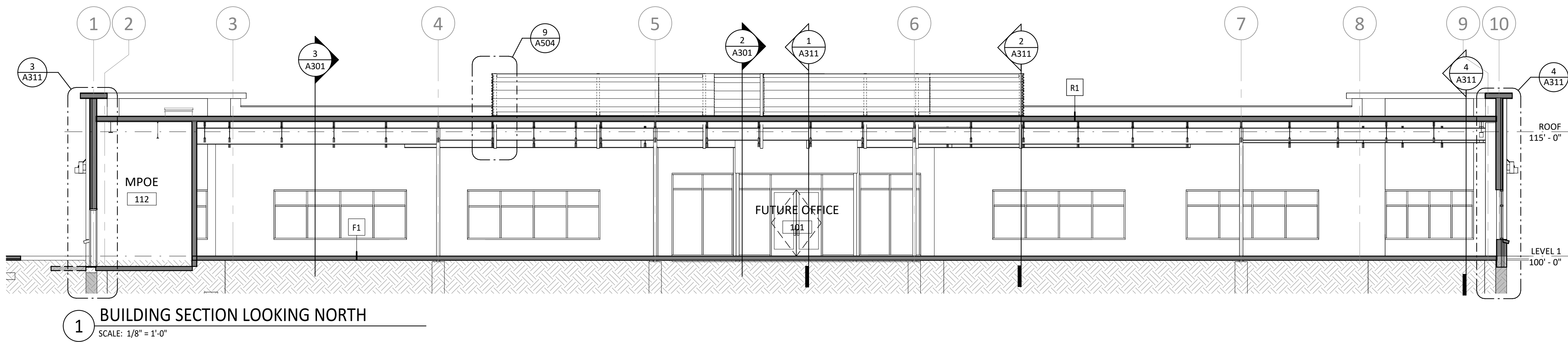
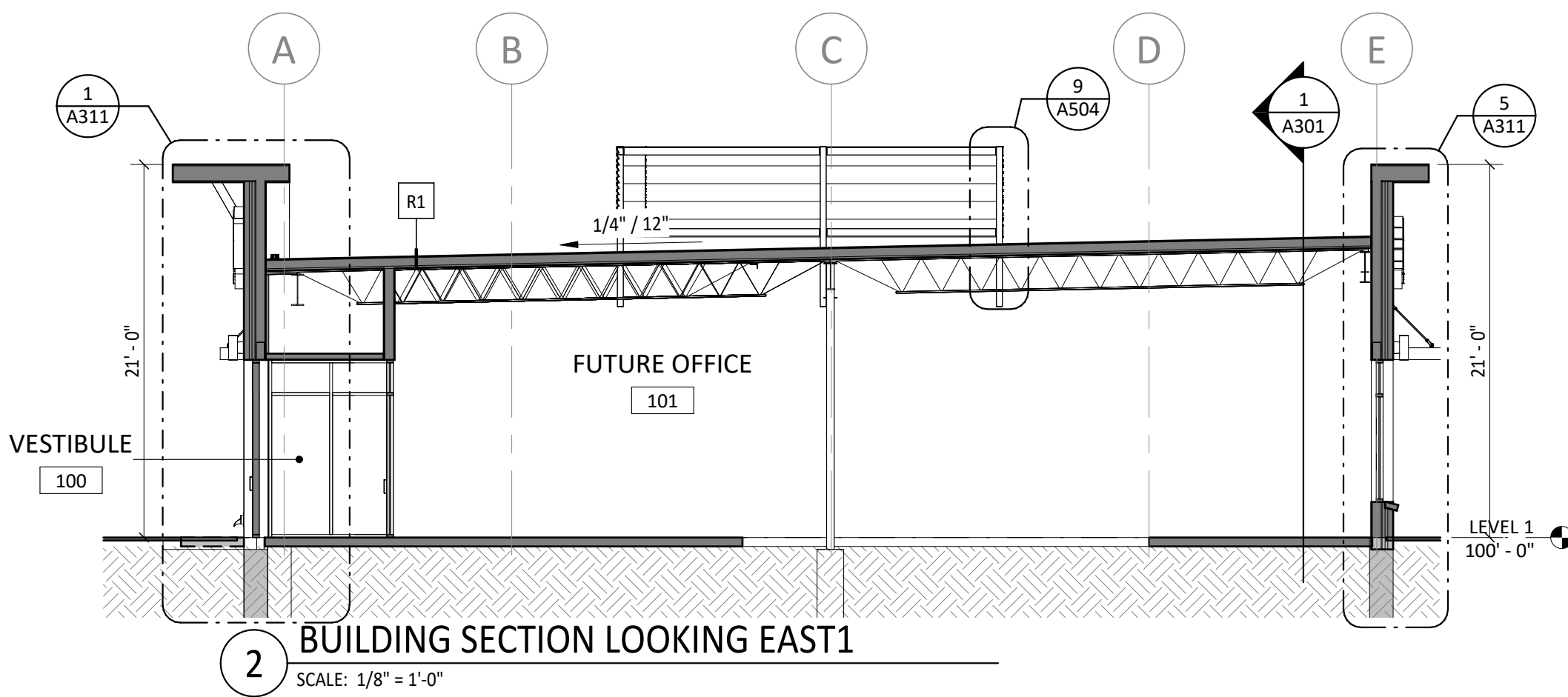
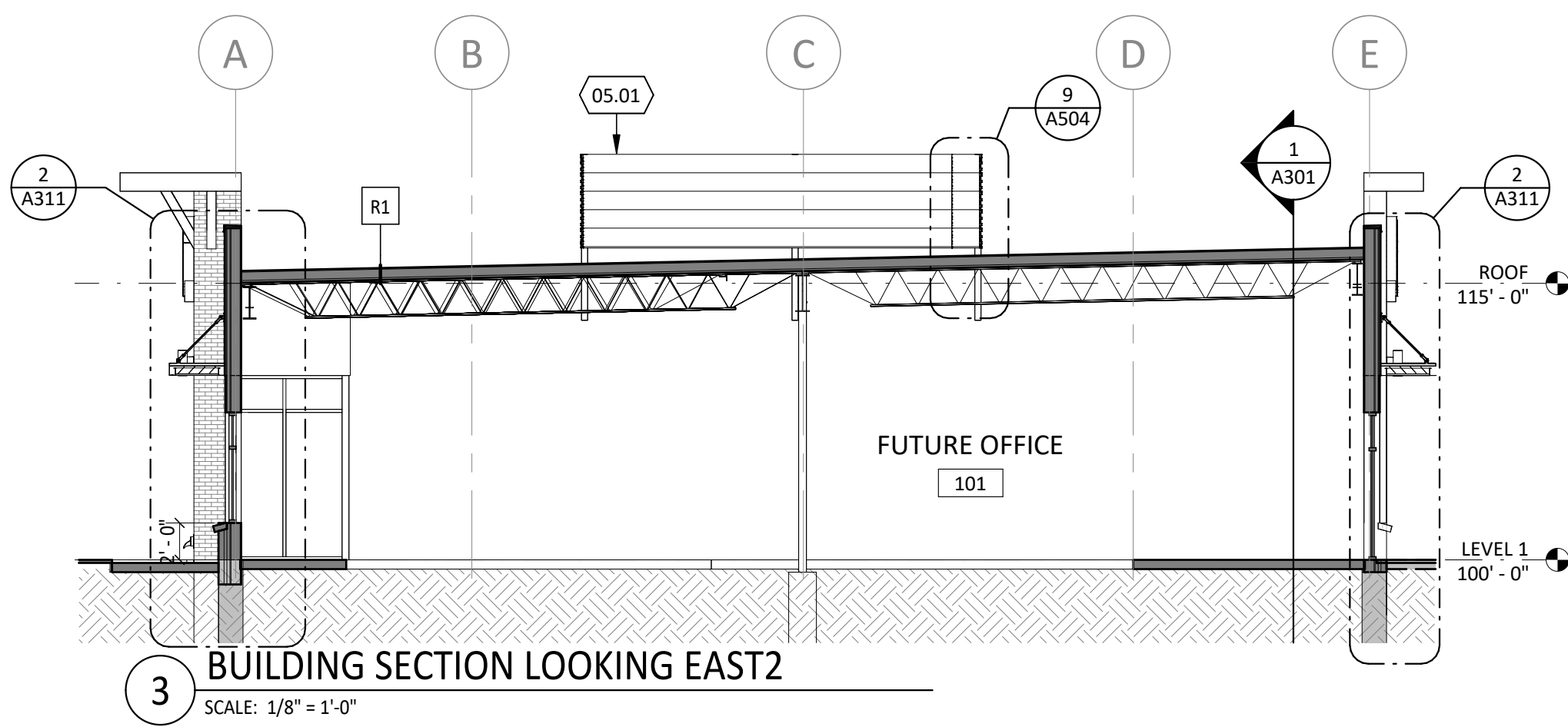
SHEET TITLE:
BUILDING PERSPECTIVES

A202

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



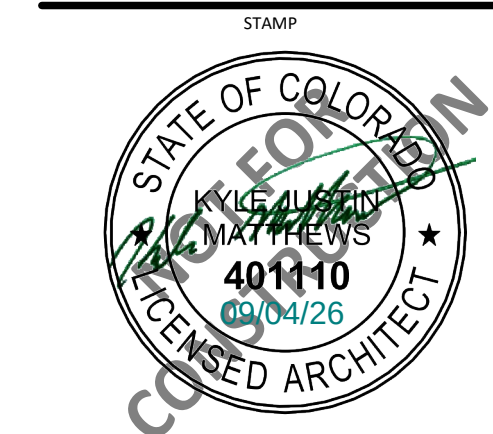
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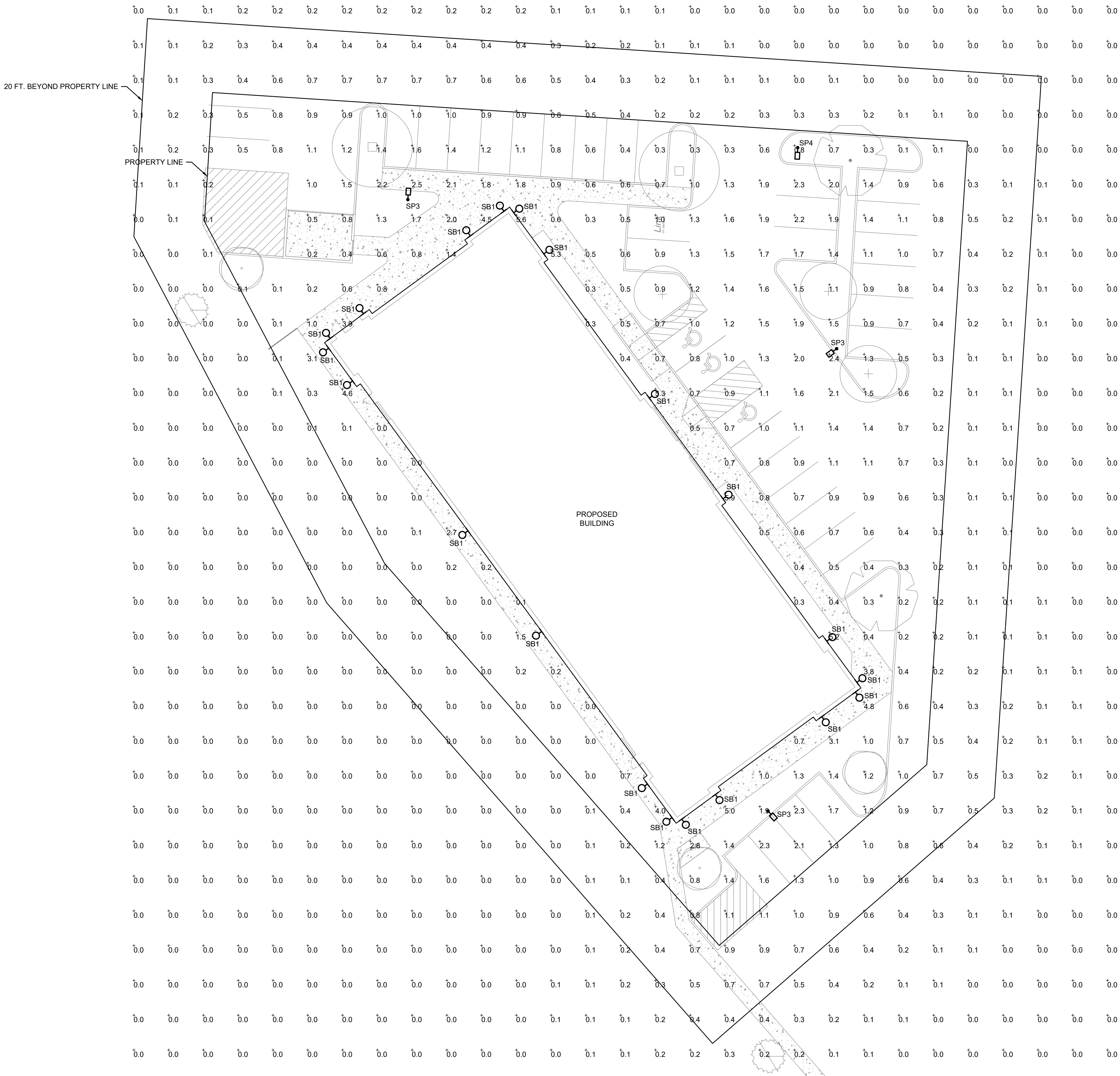
ISSUE	DATE	DESCRIPTION

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

SHEET TITLE:
BUILDING SECTIONS

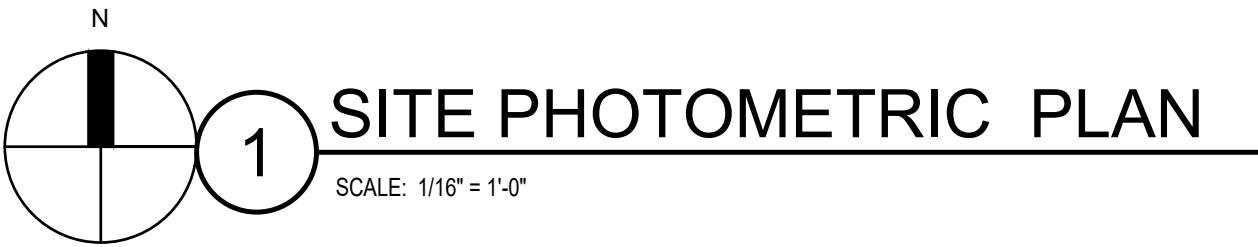
A301

New Office Building - Hwy 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



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P: 720.598.0774
info@rja-eng.com

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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:
SITE PHOTOMETRIC PLAN

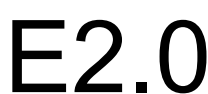
E1.0

SP26-0017

TYPE	DESCRIPTION	MANUFACTURER OR APPROVED EQUIVALENT	CATALOG SERIES NUMBER OR APPROVED EQUIVALENT	LAMPS (QTY) TYPE	INPUT VA	DRIVER/ DIM PROTOCOL	LUMENS	VOLTAGE	BUG RATING	MOUNTING				AREA SERVED	NOTES
										R	S	P	W		
SP3	POLE MOUNTED AREA LIGHT, TYPE 3 DISTRIBUTION, 4000K, FULL CUTOFF, DIMMING DRIVER, 20"6" POLE ON 30" CONCRETE BASE	LITHONIA	RSX1 LED P1 40K R3	LED 4000K	52	0-10V	7096	277	B1 U0 G2			X		PARKING	
SP4	POLE MOUNTED AREA LIGHT, TYPE 4 DISTRIBUTION, 4000K, FULL CUTOFF, DIMMING DRIVER, HOUSE SIDE SHIELD, 20"6" POLE ON 30" CONCRETE BASE	LITHONIA	RSX1 LED P1 40K R4 HS	LED 4000K	52	0-10V	4724	277	B1 U0 G1			X		PARKING	
SB1	CYLINDER OUTDOOR WALL MOUNT DOWNLIGHT ONLY LUMINAIRE, 75 DEGREE WIDE OPTICS MOUNTED AT 10' AFG AT ALL LOCATIONS, BLACK FINISH	GOTHAM	I/06CYL-WC-D-05LM-30K-80CRI-WD-MIN10-277-ZT-L12-JBX-DN-WL-P-AR-CLR-LSS-DBL	LED 3000K	5	0-10V	578	277	NO UPLIGHT		X			BUILDING	
ABBREVIATIONS: BF - BOTTOM OF FIXTURE; OH - OVERALL FIXTURE HEIGHT; RD - RECESSED FIXTURE DEPTH; AFF - ABOVE FINISHED FLOOR															
GENERAL NOTES:															
A. LUMINAIRE SHOWN WITH CATALOG NUMBERS ARE THE BASIS OF DESIGN. SIMILAR BY OTHER LISTED MANUFACTURERS ARE ACCEPTABLE.															
B. CONTRACTOR TO VERIFY LIGHT FIXTURE CATALOG NUMBER AND INSTALLATION REQUIREMENTS PRIOR TO ORDERING.															
C. VERIFY TRIM COMPATIBILITY WITH CEILING TYPE PRIOR TO SUBMITTALS.															

SB1

		IVO 6" Round Wall Mount Cylinder																																																																																																						
Luminaire Type: Catalog Number:																																																																																																								
EXAMPLE: IVO6CYL WC D 20LM 35K 80CRI MWD M1N10 MYOLT EZT L7 JBX DN P AR LD WHN																																																																																																								
Series IVO 6" Round Cylinder  Ø 6.25" x 11.56"	Cylinder Style Wall Mount Cylinder	Function Downlight Wall Wash	Lumen Packages <table> <tr><td>60LM</td><td>500 Lumens</td></tr> <tr><td>07LM</td><td>750 Lumens</td></tr> <tr><td>10LM</td><td>1000 Lumens</td></tr> <tr><td>15LM</td><td>1500 Lumens</td></tr> <tr><td>20LM</td><td>2000 Lumens</td></tr> <tr><td>25LM</td><td>2500 Lumens</td></tr> <tr><td>30LM</td><td>3000 Lumens</td></tr> <tr><td>35LM</td><td>3500 Lumens</td></tr> <tr><td>40LM</td><td>4000 Lumens</td></tr> <tr><td>45LM</td><td>4500 Lumens</td></tr> <tr><td>50LM</td><td>5000 Lumens</td></tr> <tr><td>60LM</td><td>6000 Lumens</td></tr> <tr><td>70LM</td><td>7000 Lumens</td></tr> <tr><td>80LM</td><td>8000 Lumens</td></tr> </table> Kelvin Temperature <table> <tr><td>27K</td><td>2700K</td></tr> <tr><td>30K</td><td>3000K</td></tr> <tr><td>35K</td><td>3500K</td></tr> <tr><td>40K</td><td>4000K</td></tr> <tr><td>50K</td><td>5000K</td></tr> </table>	60LM	500 Lumens	07LM	750 Lumens	10LM	1000 Lumens	15LM	1500 Lumens	20LM	2000 Lumens	25LM	2500 Lumens	30LM	3000 Lumens	35LM	3500 Lumens	40LM	4000 Lumens	45LM	4500 Lumens	50LM	5000 Lumens	60LM	6000 Lumens	70LM	7000 Lumens	80LM	8000 Lumens	27K	2700K	30K	3000K	35K	3500K	40K	4000K	50K	5000K	Color Rendering Index <table> <tr><td>90CRI</td><td>80+ CRI</td></tr> <tr><td>90CRP</td><td>90+ CRI, RH 50+</td></tr> <tr><td>90CRP</td><td>95+ CRI, RH 80+</td></tr> </table>	90CRI	80+ CRI	90CRP	90+ CRI, RH 50+	90CRP	95+ CRI, RH 80+	Distribution* <table> <tr><td colspan="2">Narrow / Flood</td></tr> <tr><td>100</td><td>10° 300 30° 500 50°</td></tr> <tr><td>150</td><td>15° 300 35° 500 45°</td></tr> <tr><td>200</td><td>20° 400 40° 600 60°</td></tr> <tr><td>250</td><td>25° 450 45°</td></tr> </table> General Illumination / Batwing MD Medium Batwing (0.8 x/mh, 60°) MS Medium Batwing (1.0 x/mh, 65°) WS Wide Batwing (1.2 x/mh, 75°)	Narrow / Flood		100	10° 300 30° 500 50°	150	15° 300 35° 500 45°	200	20° 400 40° 600 60°	250	25° 450 45°																																													
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IVO6CYL WC page 2 of 12	GOTHAM ARCHITECTURAL DOWNLIGHTING 1 Acuity Hvy, Decatur, GA 30025 P 800-756-5259 T3738 gathamingham.com © 2014-2025 Acuity Brands Lighting Inc. All Rights Reserved. Rev. 01/20/26 - Specifications subject to change without notice.																																																																																																							



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