SITE IMPROVEMENT PLAN
TRUCK YARD LONE TREE

LOT13A1 OF PARK MEADOWS, FILING NO. 2, 15TH AMENDMENT
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67
WEST OF THE SIXTH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, COLORADO
3.36 ACRES
SP26-0026

PROOF CIVIL GENERAL NOTES:

1. WHERE NEW WORK MEETS EXISTING FEATURES TO REMAIN, ALL DIMENSIONS AND ELEVATIONS SHALL BE FIELD VERIFIED BEFORE PROCEEDING WITH CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES IN WRITING.
2. STREET PAVING AND CURBS TO REMAIN SHALL BE PROTECTED FROM DAMAGE, AND, IF DAMAGED, SHALL BE REPLACED TO MEET CDOT AND/OR MUNICIPAL SPECIFICATIONS IN MATERIALS AND WORKMANSHIP.
3. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.
4. NEW ELEVATIONS INDICATE FINISHED CONDITIONS. FOR ROUGH GRADING ELEVATIONS ALLOW FOR THICKNESS OF NEW PAVING (ROADS, WALKS, DRIVE, ETC.) OR TOPSOIL AS SHOWN.
5. ALL ASPHALT BUTT JOINTS AS SHOWN ON THE PLANS (IF APPLICABLE) AND AS DIRECTED BY THE ENGINEER SHALL BE CONSTRUCTED BY MILLING.
6. ALL APPLICABLE PROVISIONS OF THE CURRENT OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.
7. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY "AND CITY OF LONE TREE STORMWATER DISCHARGE REQUIREMENTS. FOR INFORMATION CONTACT COLORADO DEPT. OF HEALTH, WATER QUALITY CONTROL DIVISION.
8. IF CONSTRUCTION DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATERS OF THE UNITED STATES. NO DISCHARGES SHALL BE ALLOWED TO THE SANITARY SEWER.
9. ALL UTILITY CONNECTIONS TO EXISTING LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND TO THE SATISFACTION OF THE UTILITY OWNER.
10. ALL PORTIONS OF RIGHT OF WAY AND ADJACENT PROPERTIES SHALL BE CLEANED UP AND RESTORED TO THEIR ORIGINAL CONDITION, SUBJECT TO MUNICIPALITY AND/OR STATE APPROVAL
11. WHEN AN EXISTING DRAINAGE ROUTE, EITHER A STORM SEWER OR WATERWAY, IS INTERRUPTED DUE TO SEWER INSTALLATION OR ANY OTHER CONSTRUCTION ACTIVITY, THE DRAINAGE ROUTE SHALL BE REESTABLISHED TO ORIGINAL CONDITIONS BY THE END OF THE SAME WORK DAY. DRAINAGE MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
12. FOR REGULATED UTILITY LOCATIONS THE CONTRACTOR SHALL CONTACT UNCC AT 1-800-922-1987. LOCAL GOVERNMENT AGENCIES SHOULD BE CONTACTED BY THE CONTRACTOR FOR LOCATION OF ALL NON-REGULATED UTILITY LOCATIONS. PLEASE CALL FOR LOCATES 48 HOURS IN ADVANCE OF CONSTRUCTION.
13. SIX (6") INCHES OF TOPSOIL SHALL BE PLACED ON ALL NON-BUILD AREAS WHERE NEW GRADING IS SHOWN ON PLANS (GRADING SHOWN IS TO TOP OF TOPSOIL).
14. STORM SEWER SHALL BE REINFORCED CONCRETE PIPE CLASS III UNLESS OTHERWISE NOTED ON PLANS, SPECIFICATIONS, OR JURISDICTIONAL STANDARDS.
15. NO PAVEMENT WORK IS ALLOWED ADJACENT TO CURB AND GUTTER FOR A MINIMUM OF 7 DAYS AFTER CURB PLACEMENT.
16. BACK FILLING OF CURB IS PROHIBITED UNTIL THREE DAYS AFTER CURB PLACEMENT.
17. ASPHALT JOINTS FOR BINDER, AND SURFACE COURSES ARE TO BE STAGGERED.
18. BAND-SEAL CONNECTORS SHALL BE USED TO JOIN PIPES OF DISSIMILAR MATERIAL.
19. ALL MANHOLES SHALL HAVE "STORM" OR "SANITARY" CAST INTO LID UNLESS OTHERWISE DIRECTED BY JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
20. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS (APPROVED BY THE CITY OF LONE TREE, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES.
21. EXCEPT WHERE OTHERWISE PROVIDED FOR IN THESE PLANS AND SPECIFICATIONS, THE CITY OF LONE TREE SPECIFICATIONS LATEST EDITION SHALL GOVERN.
22. ALL EXISTING TOPOGRAPHY, UNDERGROUND UTILITIES, STRUCTURES AND ASSOCIATED FACILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS AND ELEVATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER FACILITIES, THE EXISTENCE OF WHICH ARE NOT PRESENTLY KNOWN. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AND NOTIFY ENGINEER/ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK.

SITE IMPROVEMENT PLAN NOTES:

1. THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE LONE TREE ZONING CODE AND DESIGN STANDARDS, INCLUDING BUT NOT LIMITED TO, PROPERTY MAINTENANCE, LIGHTING, PARKING, SIGNAGE, LANDSCAPING AND OUTDOOR STORAGE, EXCEPT AS MAY OTHERWISE BE ADDRESSED IN AN APPROVED PLANNED DEVELOPMENT PLAN, SUB-AREA PLAN, OR OTHER APPLICABLE PLAN OR AGREEMENT APPROVED BY THE CITY.
2. 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. BUILDING PLANS SHALL CONFORM TO THE APPROVED SIP. UNAUTHORIZED CHANGES OR OMISSIONS MADE WITHOUT PRIOR CITY APPROVAL MAY RESULT IN CORRECTIVE ACTIONS, DELAY OF PERMITS OR CITATIONS FOR ZONING VIOLATIONS WITH ASSOCIATED FINES AND LEGAL MEASURES.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE CITY OF LONE TREE, DOUGLAS COUNTY, COLORADO COMMUNITY PANEL NUMBER 08035C0042G, DATED 3/16/2016, THE SUBJECT PROPERTY LIES WITHIN ZONE X, "AREAS DETERMINED TO BE OUTSIDE OF THE 1% ANNUAL CHANCE FLOOD."
4. ACCORDING TO THE COLORADO WILDFIRE RESILIENCY CODE MAP, DATED 2.22, THE SUBJECT PROPERTY HAS BEEN CLASSIFIED AS HAVING NO RISK FOR FIRE INTENSITY AND MAY BE SUBJECT TO ADDITIONAL BUILDING AND SITE DESIGN REGULATIONS.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

SURVEY NOTES:

1. LEGAL DESCRIPTION: LOT 13A1, PARK MEADOWS NO. 2, 15TH AMENDMENT, SOUTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.
2. BENCHMARK: NGS CONTROL POINT NUMBER K 23 BEING A 3" BRASS CAP SET IN CONCRETE STAMPED "K 23 1929" LOCATED ON THE SOUTH SIDE OF SANTA FE DRIVE, 1,500 FEET NORTHWEST OF THE INTERSECTION OF SANTA FE DRIVE AND HAPPY CANYON ROAD, AND 48 FEET NORTH OF THE NORTH RAIL OF UNION PACIFIC RAILROAD TRACKS AND NEXT TO A CDOT CARSONITE POST. ELEVATION = 5984.85' (NAVD88) (RE: SURVEY)



VICINITY MAP
SCALE: 1" = 2000'±

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8	FURNISHINGS & AMENITIES SCHEDULE
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10	EXTERIOR FINISH SCHEDULE
11	EXTERIOR ELEVATIONS
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CITY COUNCIL APPROVAL - SIP

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

PROJECT CONTACT INFORMATION

OWNER:
JEDDAK PROJECT MANAGEMENT
6010 W SPRING CREEK PKWY
PLANO, TX 75024
TIM GREEN
TIM.GREEN@JEDDAKPM.COM
214.914.9111

ARCHITECT:
HUB CITY PRODUCTIONS
4100 COMMERCE STREET #14
DALLAS, TX 75226
ROBERT ROMANO
INFO@HUBCITYPRODUCTIONS.COM

CIVIL ENGINEER:
PROOF CIVIL
1531 MARKET STREET
DENVER, CO 80202
JASON DEYOUNG
303.325.5709

LANDSCAPE ARCHITECT:
STACK LOT
5639 SOUTH CURTICE STREET
LITTLETON, CO 80120
JUSTIN HAY
303.883.2735

JURISDICTION:
CITY OF LONE TREE
9220 KIMMER DR.
SUITE 100
LONE TREE, CO 80124

SEMSWA
7437 SOUTH FAIRPLAY STREET
CENTENNIAL, CO 80112

SOUTHGATE WATER DISTRICT
3722 E ORCHARD ROAD
CENTENNIAL, CO 80121

PROOFCIVIL
consulting engineers
1531 Market Street | Denver, CO

SEAL:
COLORADO LICENSED
45332
11/04/2026
PROFESSIONAL ENGINEER
FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

NO.	DATE	DESCRIPTION
1	10/29/2026	REVISED PER COMMENTS

PROJ. NO: 25084
DATE: 05/22/2026
DRAWN BY: TJG
CHECKED BY: JGD

COVER SHEET

TRUCK YARD LONE TREE
CO
LONE TREE

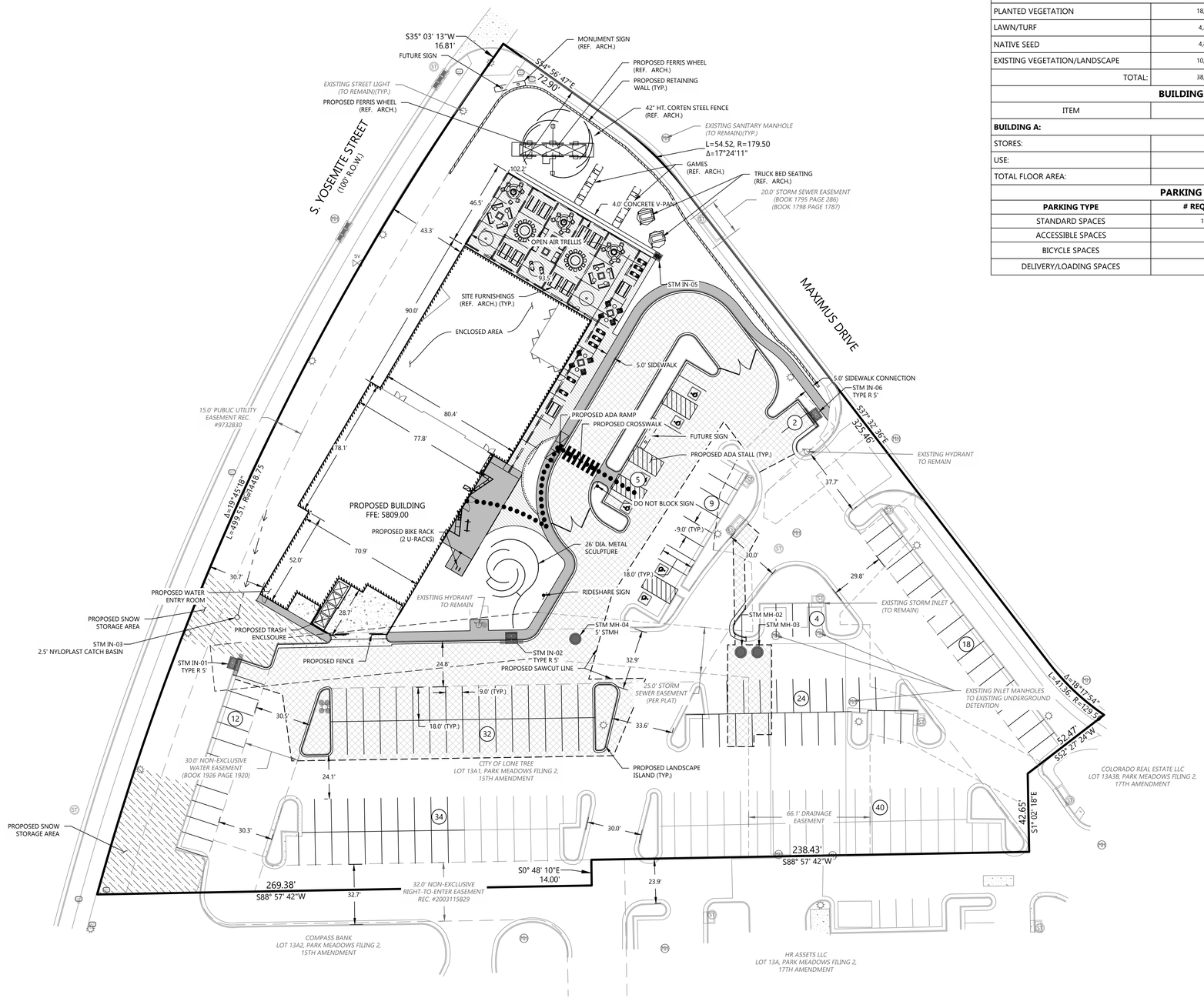
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SITE DATA:

PARKING CALCULATION:
REQUIREMENT: 1 STALL/100 SF INTERNAL & 0.5 STALL/100 SF EXTERNAL PLUS 1/EMPLOYEE
158 STALLS (9,687 SF INTERNAL, 5,147 SF EXTERNAL, 35 EMPLOYEES)
PROVIDED: 180 STALLS

ADA STALLS:
REQUIRED: 6 STALLS
PROVIDED: 6 STALLS

BICYCLE PARKING:
REQUIREMENT: 2% OF TOTAL AUTO SPACES
PROVIDED: 4 SPACES (2.19%)



SITE DATA TABLE

ZONE DISTRICT: PLANNED DEVELOPMENT

ITEM	SQUARE FOOTAGE (SF)	% OF GROSS SITE AREA
TOTAL GROSS SITE AREA	146,250	100
HARDSCAPE AREA		
BUILDING FOOTPRINT	15,785	10.8%
PARKING/ROAD/DRIVE AISLES	75,858	51.9%
TRAILS AND SIDEWALKS	15,971	10.9%
TOTAL:	107,614	73.6%
LANDSCAPE AREA		
PLANTED VEGETATION	18,476	12.6%
LAWN/TURF	4,205	2.9%
NATIVE SEED	4,875	3.3%
EXISTING VEGETATION/LANDSCAPE	10,780	7.4%
TOTAL:	38,336	26.2%
BUILDING		
ITEM		
BUILDING A:		
STORES:	TRUCK YARD	
USE:	RESTAURANT	
TOTAL FLOOR AREA:	15,785 SF	
PARKING		
PARKING TYPE	**# REQUIRED**	**# PROVIDED**
STANDARD SPACES	152	174
ACCESSIBLE SPACES	6	6
BICYCLE SPACES	4	4
DELIVERY/LOADING SPACES	1	1

LEGEND:

- PROPERTY LINE
- ADA ACCESSIBLE ROUTE
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPERTY SETBACK
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SAWCUT
- PROPOSED ASPHALT
- PROPOSED WALK
- PROPOSED PERMEABLE PAVERS
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PROPOSED SIGN
- EXISTING SIGN
- PROPOSED STORM INLET
- EXISTING STORM INLET

NOTES:

1. ALL DIMENSIONS TO CURBS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED.



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1531 Market Street | Denver, CO

SEAL:
COLORADO LICENSED
45332
11/09/2026
PROFESSIONAL ENGINEER
FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

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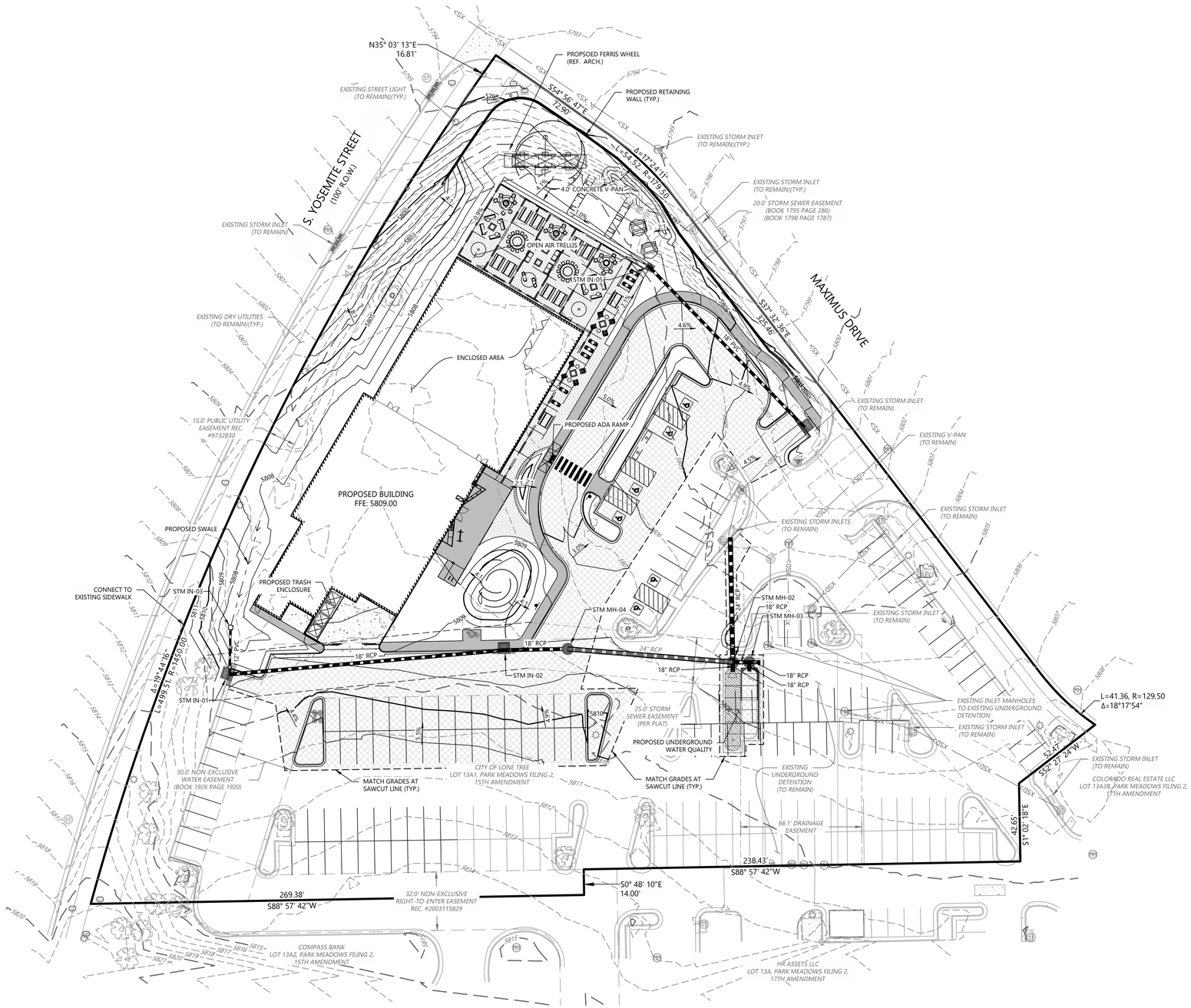
PROJ. NO. 25084
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SITE PLAN

TRUCK YARD LONE TREE CO

LONE TREE

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LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPERTY SETBACK
- 5400 PROPOSED 5' CONTOUR
- 5401 PROPOSED 1' CONTOUR
- 5400 EXISTING 5' CONTOUR
- 5401 EXISTING 1' CONTOUR
- SD> PROPOSED STORM LINE
- XSD> EXISTING STORM LINE
- PROPOSED SAWCUT
- PROPOSED STORM INLET
- EXISTING STORM INLET
- FLOW DIRECTION
- 25.25 PROPOSED SPOT GRADE
- 25.25 EXISTING SPOT GRADE
- 2.00% SLOPE AND DIRECTION
- HP HIGH POINT
- LP LOW POINT
- GB GRADE BREAK
- FFE FINISHED FLOOR ELEVATION
- M.E. MATCH EXISTING

NOTES:

1. ALL ELEVATION SPOTS ALONG CURB INDICATE FLOWLINE ELEVATION UNLESS OTHERWISE INDICATED.
2. PROPOSED ACCESSIBLE PARKING SPOTS SHALL HAVE 2.0% MAX SLOPE IN ANY DIRECTION.

SCALE: 1" = 30'

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1531 Market Street | Denver, CO

SEAL:



FOR AND ON BEHALF OF PROOF CIVIL CO.

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1	10/29/2026	REVISED PER COMMENTS

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DATE	05/22/2026	CHECKED BY:	JGD

GRADING SHEET

TRUCK YARD LONE TREE

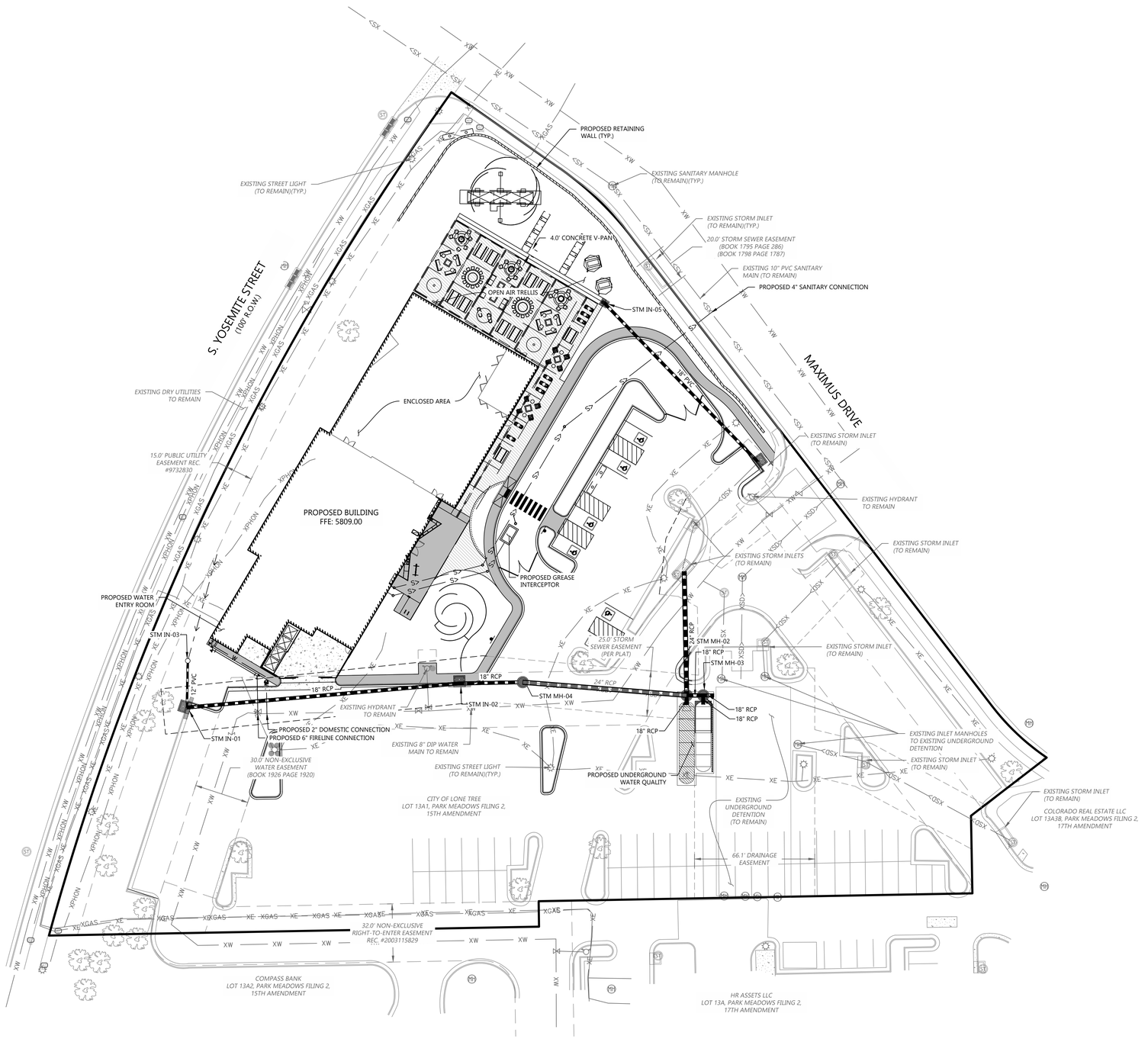
CO

LONE TREE

DRAWING NO.

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LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPERTY SETBACK
- PROPOSED STORM LINE (SD>)
- EXISTING STORM LINE (XSD>)
- PROPOSED INLET
- EXISTING INLET
- PROPOSED WATER LINE (W)
- EXISTING WATER LINE (XW)
- PROPOSED HYDRANT & VALVE
- EXISTING HYDRANT & VALVE
- PROPOSED SAN SEWER LINE (S>)
- EXISTING SAN SEWER LINE (XS>)
- EXISTING ELECTRICAL LINE (XE)
- EXIST. OVERHEAD ELEC. LINE (XOH)
- EXISTING TELECOMM LINE (XPHON)
- EXISTING GAS LINE (XGAS)
- EXISTING IRRIGATION LINE (XIRR)
- EXISTING FIBER OPTIC LINE (XFO)
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE

N

0 15 30 60

SCALE: 1" = 30'

PROOFCIVIL
consulting engineers
1531 Market Street | Denver, CO

SEAL:

COLORADO LICENSED
JOSHUA G. DAVIS
45332
11/04/2026
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

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DRAWN BY: TJG
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UTILITY PLAN

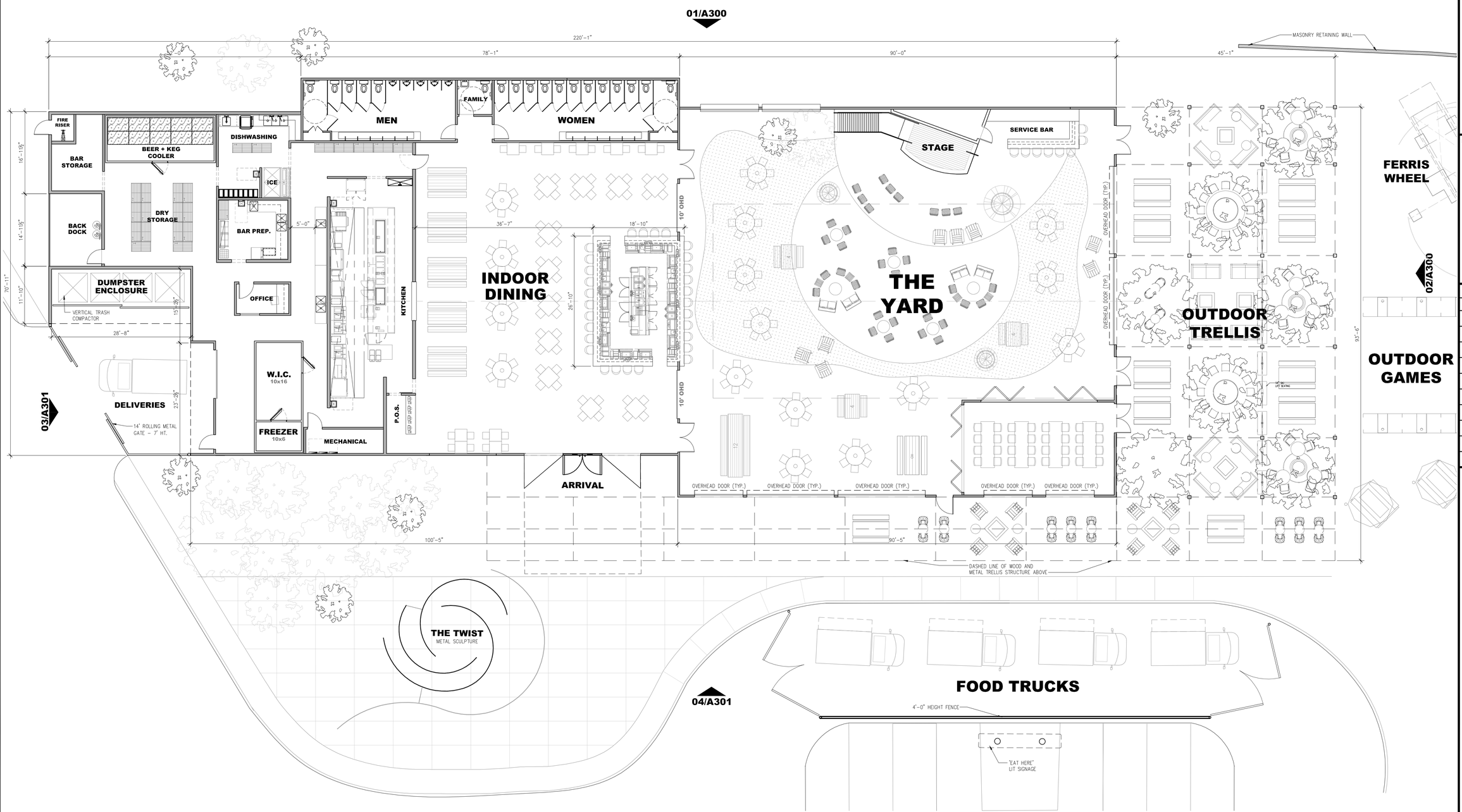
TRUCK YARD LONE TREE

LONE TREE CO

DRAWING NO.

4

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01 CONSTRUCTION PLAN

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

PROJECT PLANNER:

WJCA
BUILDING VALUE SINCE 1994

WJCA INC.
299 MARKET STREET
SUITE 340
SADDLE BROOK, NJ 07663
TEL: 201-848-9060
FAX: 201-848-9881

ARCHITECT:

WILLIAM COMMER
299 MARKET STREET
SUITE 340
SADDLE BROOK, NJ 07663

STATE OF COLORADO · WILLIAM J. COMMER · 305353 · LICENSED ARCHITECT

LIC.# : 305353
EXP. DATE : 10/31/27

PROJECT NO: 25820

PROJECT LOCATION:

TRUCK YARD

9070 MAXIMUS DRIVE
LONE TREE, CO 80124

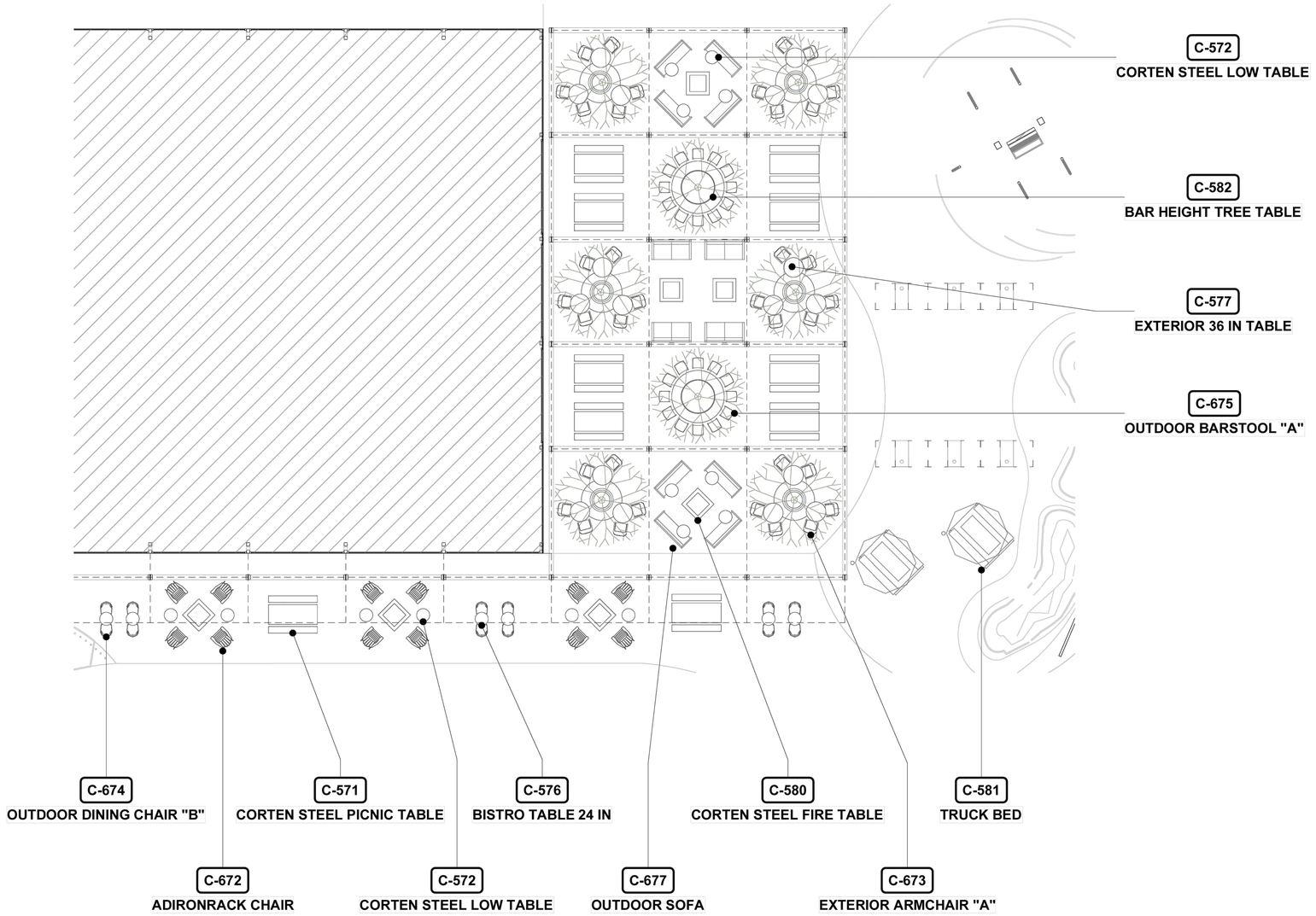
ISSUE DATE:

NO.	DATE	DESCRIPTION
	06/19/26	SITE IMPROVEMENT PLAN REVIEW
	09/25/26	SITE IMPROVEMENT PLAN REVISION

TRUCK YARD
9070 MAXIMUS DRIVE • LONE TREE, CO 80124

DRAWING TITLE: CONSTRUCTION PLAN

SHEET NO: 5 OF: 28



Furniture Schedule - Exterior

Type Mark	Location	Description	Count
C-571	EXTERIOR	CORTEN STEEL PICNIC TABLE	10
C-572	EXTERIOR	CORTEN STEEL LOW TABLE	14
C-576	EXTERIOR	OUTDOOR BISTRO TABLE 24 IN	6
C-577	EXTERIOR	OUTDOOR BISTRO TABLE 32 IN	18
C-580	EXTERIOR	CORTEN STEEL FIRE TABLE 42 IN	7
C-581	EXTERIOR	TRUCK BED PICNIC TABLE	2
C-582	EXTERIOR	BAR HEIGHT TREE TABLE	2
C-671	EXTERIOR	SKI LIFTS	4
C-672	EXTERIOR	ADIRONDACK CHAIR	12
C-673	EXTERIOR	OUTDOOR DINING CHAIR "A"	36
C-674	EXTERIOR	OUTDOOR DINING CHAIR "B"	12
C-675	EXTERIOR	SEGNO OUTDOOR BARSTOOL	24
C-676	EXTERIOR	TREE BENCH	6
C-677	EXTERIOR	OUTDOOR SOFA	8

PROJECT PLANNER:

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BUILDING VALUE SINCE 1994

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299 MARKET STREET
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SADDLE BROOK, NJ 07663
TEL: 201-848-9060
FAX: 201-848-9881

ARCHITECT:

WILLIAM COMMER
299 MARKET STREET
SUITE 340
SADDLE BROOK, NJ 07663

STATE OF COLORADO · WILLIAM J COMMER · 305353 · LICENSED ARCHITECT

LIC.# : 305353
EXP. DATE : 10/31/27

PROJECT NO:
25820

PROJECT LOCATION:

TRUCK YARD

9070 MAXIMUS DRIVE
LONE TREE, CO 80124

ISSUE DATE:

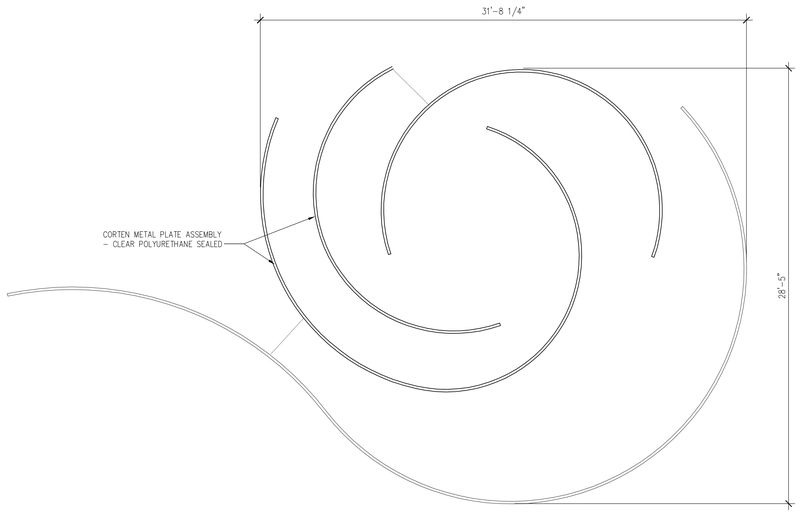
NO.	DATE	DESCRIPTION
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TRUCK YARD
9070 MAXIMUS DRIVE • LONE TREE, CO 80124

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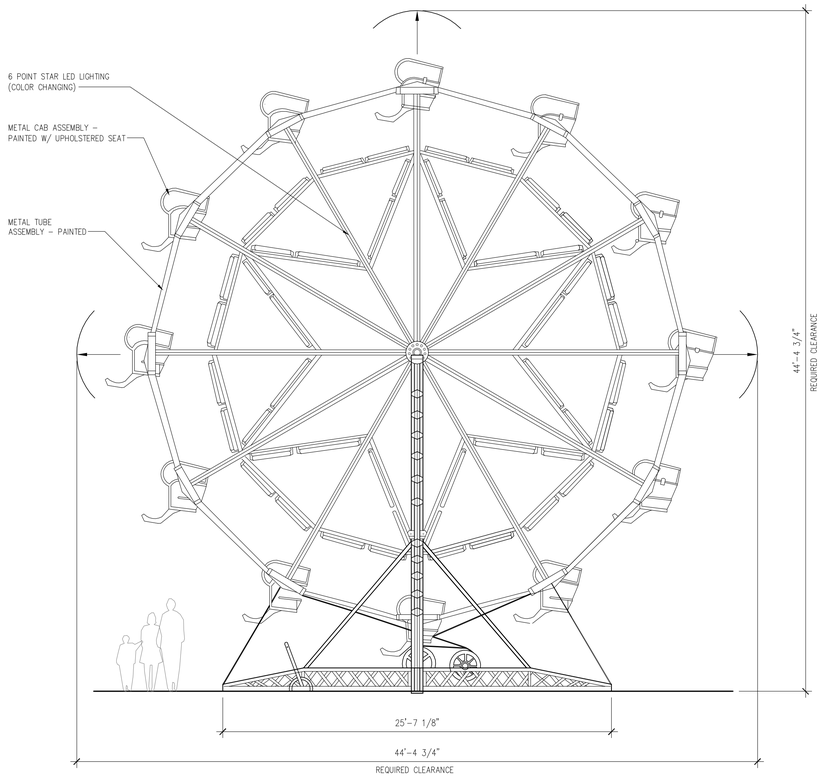
FURNISHINGS & AMENITIES PLAN

SHEET NO:
6
OF: 28

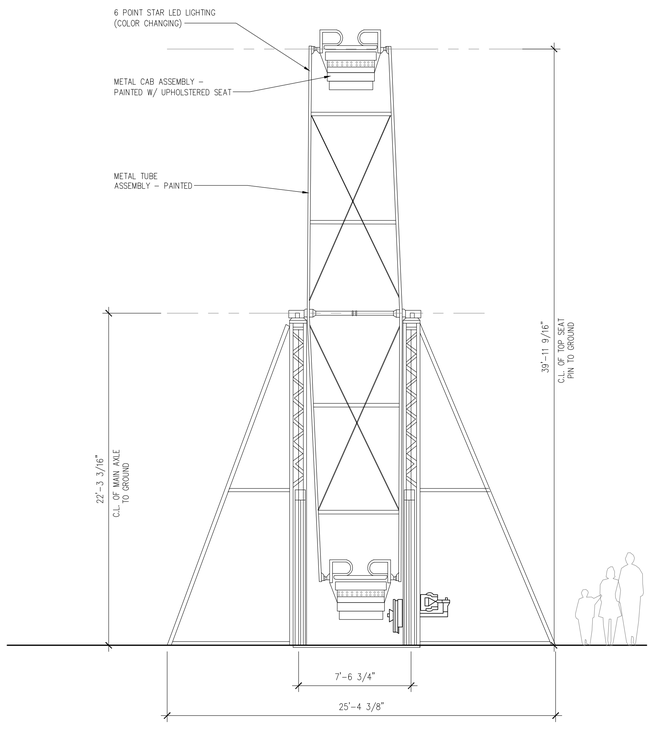


04 THE TWIST: PLAN
SCALE: 1/4" = 1'-0"

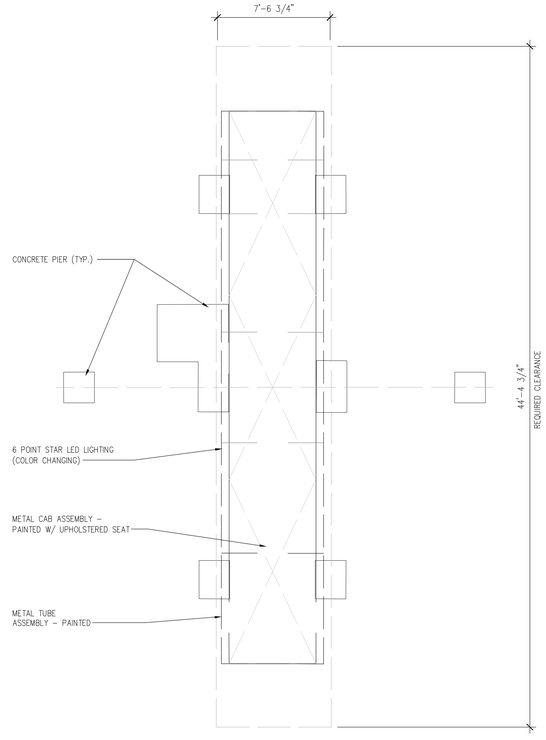




01 ELEVATION
SCALE: 1/4" = 1'-0"



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



03 FERRIS WHEEL PLAN
SCALE: 1/4" = 1'-0"

PROJECT PLANNER:

WJCA
BUILDING VALUE SINCE 1994

WJCA INC.
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STATE OF COLORADO
WILLIAM J. COMMER
LICENSED ARCHITECT

LIC.# : 305353
EXP. DATE : 10/31/27

PROJECT NO:
25820

PROJECT LOCATION:

TRUCK YARD

9070 MAXIMUS DRIVE
LONE TREE, CO 80124

ISSUE DATE:

NO.	DATE	DESCRIPTION
	06/19/26	SITE IMPROVEMENT PLAN REVIEW
	09/25/26	SITE IMPROVEMENT PLAN REVISION

TRUCK YARD
9070 MAXIMUS DRIVE • LONE TREE, CO 80124

DRAWING TITLE:
FERRIS WHEEL
&
YARD TWIST

SHEET NO:
7
OF: 28

EXTERIOR FURNISHING SCHEDULE

IMAGES	ITEM ID	LOCATION	APPLICATION DESCRIPTION	MANUFACTURER	PRODUCT NAME	FINISH/COLOR	DIMENSION
	C-571	EXTERIOR	PICNIC TABLE	BASILE	CISTOM CORTEN STEEL PICNIC TABLES	WEATHERED CORTEN STEEL	7'-6" LONG
	C-572	EXTERIOR	CORTEN STEEL LOW TABLE	BASILE	OUTDOOR SIDE TABLE / STOOL	WEATHERED CORTEN STEEL	16" W X 16" D X 18" H
	C-576	EXTERIOR	OUTDOOR BISTRO TABLE	EMU	BISTRO 24" DIA #E900	TBD	24" DIAM X 30" H
	C-577	EXTERIOR	OUTDOOR BISTRO TABLE	EMU	BISTRO 32" DIA #E902	TBD	32" DIAM X 30": H
	C-580	EXTERIOR	FIRE TABLE	OUTDOOR FIRE AND PATIO	STEEL FIRE PIT TABLE	WEATHERED CORTEN STEEL	42" X 42"
	C-581	EXTERIOR	CUSTOM PICNIC TABLE	BASILE	TRUCK BED PICNIC TABLE	TBD	TBD
	C-582	EXTERIOR	BAR HEIGHT TABLE	BASILE	BAR HEIGHT TREE TABLE	TBD	TBD
	C-671	EXTERIOR	REPURPOSED SKI GONDOLA OR SIMILAR	BASILE	GONDOLA BENCH	TBD	TBD
	C-672	EXTERIOR	OUTDOOR LOUNGE CHAIR	POLYWOOD	GRANT PARK MODERN ADIRONDACK CHAIR	TBD	30.1 IN W X 34.7 IN H X 33.3 IN D
	C-673	EXTERIOR	OUTDOOR DINING CHAIR	BASILE	OUTDOOR DININD CHAIR "A"	POWDER COATED	TBD
	C-674	EXTERIOR	OUTDOOR CHAIR	EMU	STAR #E161N	TBD	HEIGHT: 32" WIDTH: 21.5" DEPTH: 24"
	C-675	EXTERIOR	OUTDOOR BAR STOOL	EMU	STAR BAR #E164N	TBD	HEIGHT: 41.5" WIDTH: 22" DEPTH: 23.5"
	C-676	EXTERIOR	OUTDOOR SEATING	BASILE	TREE ROUND BENCH & PLANTER	TBD	TBD
	C-677	EXTERIOR	OUTDOOR SOFA	BASILE	OUTDOOR SOFA	TBD	TBD

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STATE OF COLORADO · WILLIAM J. COMMER 305353 · LICENSED ARCHITECT

LIC.# : 305353
EXP. DATE : 10/31/27

PROJECT NO:
25820

PROJECT LOCATION:

TRUCK YARD

9070 MAXIMUS DRIVE
LONE TREE, CO 80124

ISSUE DATE:

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TRUCK YARD
9070 MAXIMUS DRIVE • LONE TREE, CO 80124

DRAWING TITLE:

FURNISHINGS & AMENITIES SCHEDULE

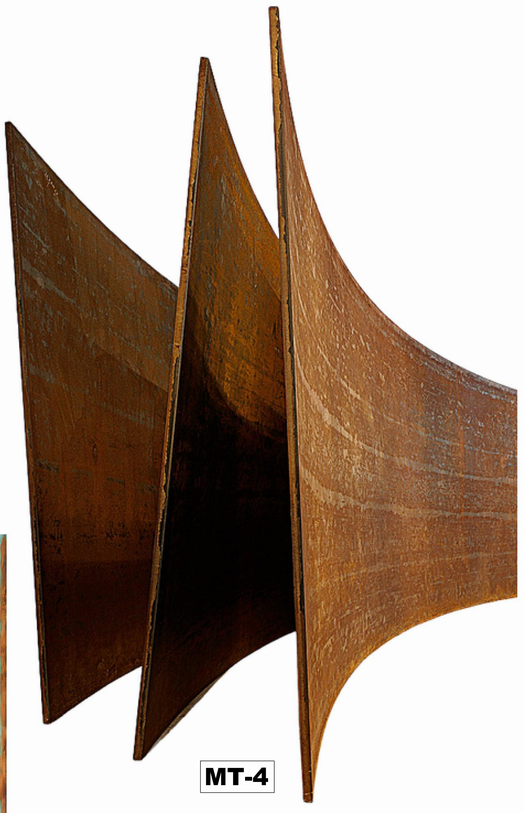
SHEET NO:
8
OF: 28





WD-1





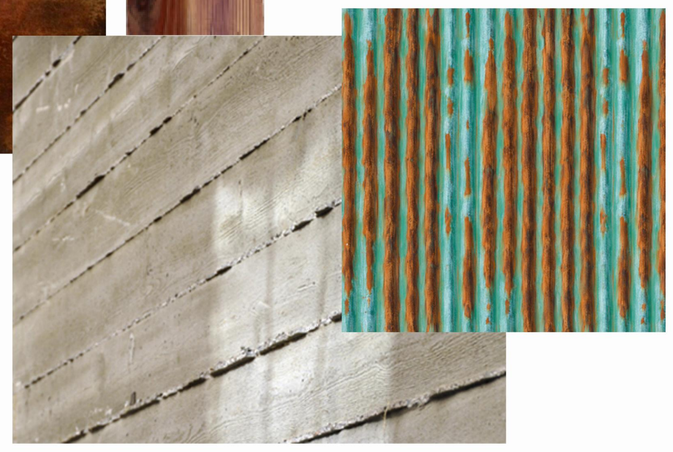
MT-4



MT-2



FA-1



FA-1

01 DIGITAL MATERIAL BOARD
NOT TO SCALE

PROJECT PLANNER:

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LIC.# : 305353
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PROJECT NO:
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PROJECT LOCATION:

TRUCK YARD

9070 MAXIMUS DRIVE
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	09/25/26	SITE IMPROVEMENT PLAN REVISION

TRUCK YARD
9070 MAXIMUS DRIVE • LONE TREE, CO 80124

DRAWING TITLE:

DIGITAL MATERIAL BOARD

SHEET NO:
9
OF: 28

EXTERIOR FINISH SCHEDULE

26.02 TRUCKYARD - LONE TREE

IMAGES	ITEM ID	LOCATION	APPLICATION DESCRIPTION	MANUFACTURER	PRODUCT NAME	FINISH/COLOR	DIMENSION
	CM-1	EXTERIOR	CUSTOM MURAL	BASILE	MURAL	TBD	CUSTOM
	FA-1	EXTERIOR	WALL PANELING	BASILE	SLED INSPIRED EXTERIOR WALL PANELS	TBD	CUSTOM
	PT-1	EXTERIOR	ACCENT PAINT	BENJAMIN MOORE	EXTERIOR PAINT	ORANGE 2011-10	N/A
	PT-2	EXTERIOR	ACCENT PAINT	BENJAMIN MOORE	EXTERIOR PAINT	SEEDLING AF-450	N/A
	ST-1	EXTERIOR	WOOD STAIN	BENJAMIN MOORE	WOODLUXE® OIL-BASED WATERPROOFING EXTERIOR STAIN + SEALER - SEMI-TRANSPARENT	MYSTIC GOLD HC-37	N/A
	TX-1	EXTERIOR	ROPE DETAIL	IBSPOT	TWISTED 3 STRAND POLYPROPYLENE ROPE (YELLOW AND MAGENTA, 5/16 INCH, 25 FEET) - WATERPROOF AND FLOATS IN WATER	YELLOW & MAGENTA	5/16 INCH X 25 FEET
	WD-1	EXTERIOR	WOODEN SLATS FOR SLED INSPIRED PANELING	THE HOME DEPOT	3/4 IN. X 4 IN. X 8 FT. CEDAR BOARD	N/A	8 FT X 0.75 IN X 3.5 IN
	FL1	EXTERIOR	LINEAR PAVER	TECHNO-BLOC	LINEA PAVERS	SHALE GREY / SMOOTH	4" W (LENGTH VARIES 9 "- 17"
	MT-1	EXTERIOR	EXTERIOR METAL CLADDING	CENTRIA	BR5-36	CUSTOM	PANEL LENGHT: 5' - 38' WIDTH: 36" DEPTH: 1 1/2:

26.02 TRUCKYARD - LONE TREE

IMAGES	ITEM ID	LOCATION	APPLICATION DESCRIPTION	MANUFACTURER	PRODUCT NAME	FINISH/COLOR	DIMENSION
	MT-2	FOOD TRUCK FENCING	CORRUGATED METAL	PAC-CLAD	7/8" CORRUGATED	WEATHERED COPPER	N/A
	MT-3	EXTERIOR	STRUCTURAL STEEL FINISH	N/A	N/A	HOT-ROLLED STEEL BLACK WAX FINISH	N/A
	MT-4	EXTERIOR	FINISH FOR EXTERIOR ART INSTALLATIONS	TBD	WEATHERING STEEL (CORTEN® OR ASTM A588 EQUIVALENT)	SMOOTH ROLLED SURFACE WITH NATURALLY DEVELOPED WEATHERED PATINA	N/A
	RF-1	ROOF	METAL ROOF CLADDING PANELS	BARRIER BOSS	METAL ROOF CLADDING PANELS	GREY	45"L
	ST-2	EXTERIOR	PERGOLA WOOD STAIN	BENJAMIN MOORE	WOODLUXE® OIL-BASED WATERPROOFING EXTERIOR STAIN + SEALER - SEMI-SOLID	SEMI-SOLID / MAHOGANY ES-60	N/A
	WB-1	EXTERIOR	EXTERIOR PERGOLA BEAMS	BOISE CASCADE	BOISE GLULAM	STAIN TBD	SIZING PER AOR

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STATE OF COLORADO · WILLIAM J. COMMER · 305353 · LICENSED ARCHITECT

LIC.# : 305353
EXP. DATE : 10/31/27

PROJECT NO:
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PROJECT LOCATION:

TRUCK YARD

9070 MAXIMUS DRIVE
LONE TREE, CO 80124

ISSUE DATE:

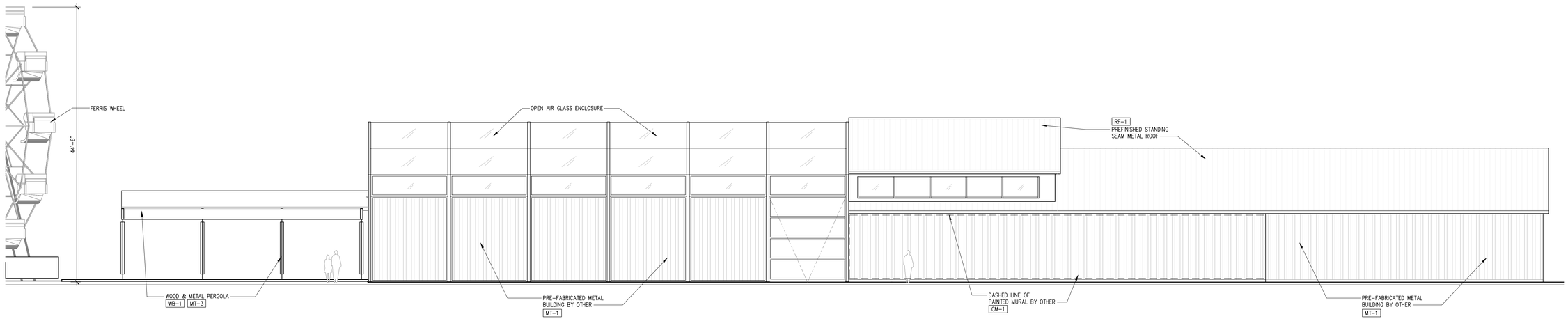
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TRUCK YARD
9070 MAXIMUS DRIVE • LONE TREE, CO 80124

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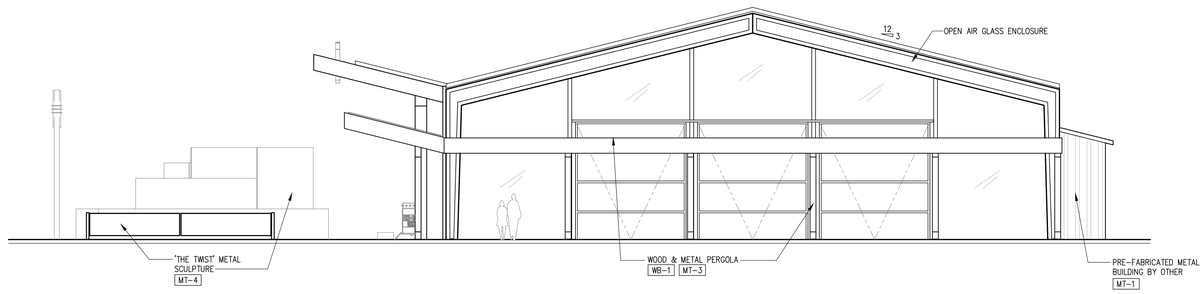
EXTERIOR FINISH SCHEDULE

SHEET NO:
10
OF: **28**



01 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

FOR EXTERIOR FINISH MATERIAL KEY, REFER TO SHEET A020



02 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

FOR EXTERIOR FINISH MATERIAL KEY, REFER TO SHEET A020

PROJECT PLANNER:

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LIC.# : 305353
EXP. DATE : 10/31/27

PROJECT NO:
25820

PROJECT LOCATION:

TRUCK YARD

9070 MAXIMUS DRIVE
LONE TREE, CO 80124

ISSUE DATE:

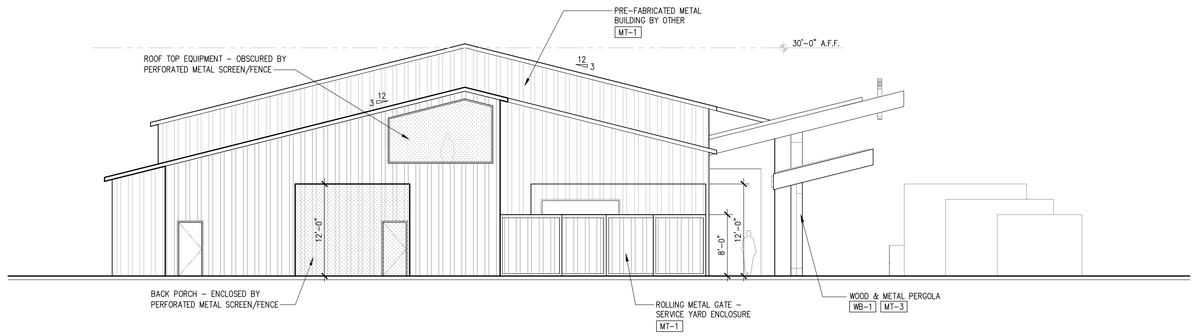
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9070 MAXIMUS DRIVE • LONE TREE, CO 80124

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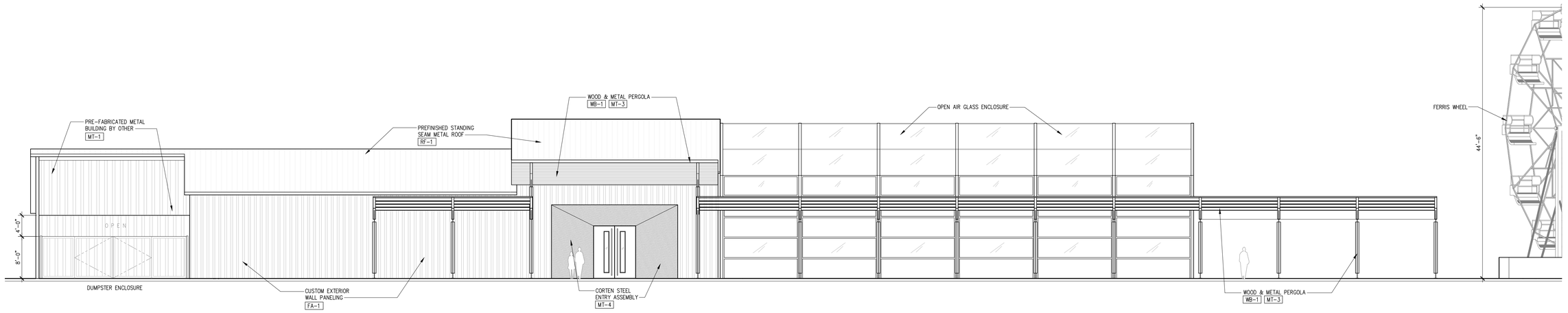
EXTERIOR ELEVATIONS

SHEET NO:
11
OF: 28



03 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

FOR EXTERIOR FINISH MATERIAL KEY, REFER TO SHEET A020



04 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

FOR EXTERIOR FINISH MATERIAL KEY, REFER TO SHEET A020

PROJECT PLANNER:

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305353
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LIC.# : 305353
EXP. DATE : 10/31/27

PROJECT NO:
25820

PROJECT LOCATION:

TRUCK YARD

9070 MAXIMUS DRIVE
LONE TREE, CO 80124

ISSUE DATE:

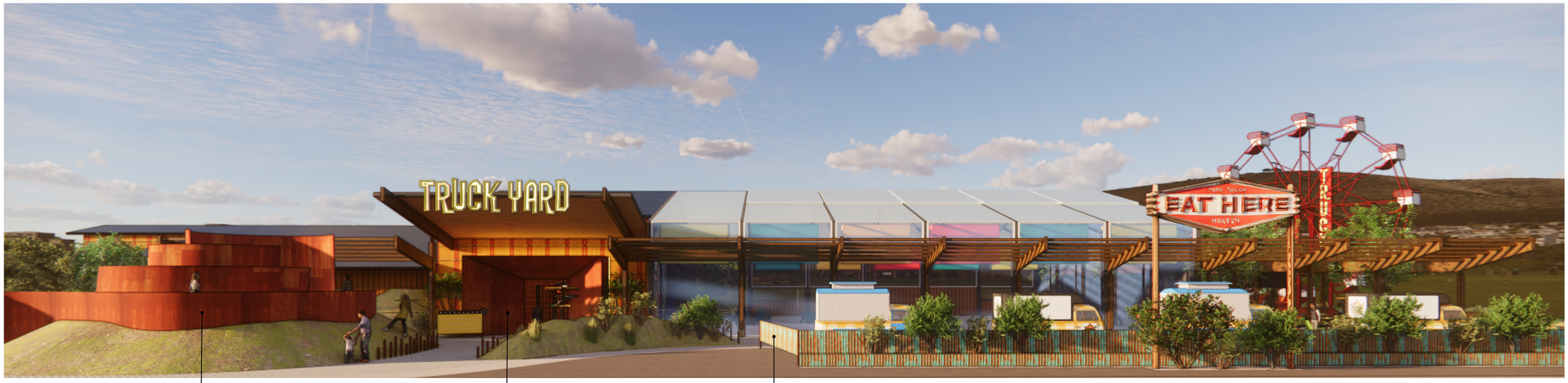
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TRUCK YARD
9070 MAXIMUS DRIVE • LONE TREE, CO 80124

DRAWING TITLE:

EXTERIOR ELEVATIONS

SHEET NO:
12
OF: 28



SITE ART INSTALLATION | MAIN ENTRY | FOOD TRUCK ENCLOSURE

SE ELEVATION | MAIN EXTRY



44' FERRIS WHEEL | OPEN AIR PERGOLA | STAGE GLASS ENCLOSURE

NW ELEVATION | S. YOSEMITE ST. VIEW

01 CONCEPT RENDERINGS- ELEVATIONS
NOT TO SCALE

PROJECT PLANNER:

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STATE OF COLORADO · WILLIAM J. COMMER · 305353 · LICENSED ARCHITECT

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PROJECT NO:
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TRUCK YARD

9070 MAXIMUS DRIVE
LONE TREE, CO 80124

ISSUE DATE:

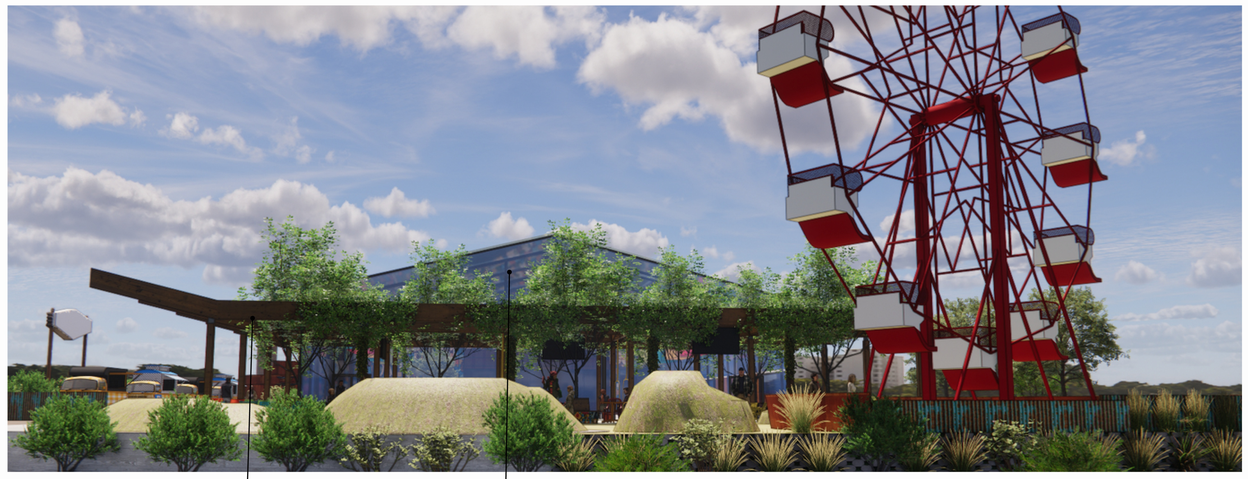
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TRUCK YARD
9070 MAXIMUS DRIVE • LONE TREE, CO 80124

DRAWING TITLE:

EXTERIOR ILLUSTRATIONS

SHEET NO:
13
OF: 28



OPEN AIR PERGOLA STAGE GLASS ENCLOSURE

N ELEVATION | MAXIMUS DRIVE VIEW



BACK PORCH LOADING

NW ELEVATION | BACK OF HOUSE

01 CONCEPT RENDERINGS- ELEVATIONS

NOT TO SCALE

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STATE OF COLORADO · WILLIAM J. COMMER · 305353 · LICENSED ARCHITECT

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TRUCK YARD

9070 MAXIMUS DRIVE
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TRUCK YARD
9070 MAXIMUS DRIVE • LONE TREE, CO 80124

DRAWING TITLE:

EXTERIOR ILLUSTRATIONS

SHEET NO:
14
OF: 28



01 CONCEPT RENDERING - MAIN ENTRY
NOT TO SCALE

PROJECT PLANNER:

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PROJECT NO:
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TRUCK YARD
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DRAWING TITLE:

EXTERIOR ILLUSTRATIONS

SHEET NO:
15
OF: 28



01 CONCEPT RENDERING - YARD PERGOLA
NOT TO SCALE

PROJECT PLANNER:

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WILLIAM J. COMMER
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TRUCK YARD
9070 MAXIMUS DRIVE • LONE TREE, CO 80124

DRAWING TITLE:

EXTERIOR ILLUSTRATIONS

SHEET NO:
16
OF: 28



01 CONCEPT RENDERING - STREET CORNER
NOT TO SCALE

PROJECT PLANNER:

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STATE OF COLORADO
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TRUCK YARD
9070 MAXIMUS DRIVE • LONE TREE, CO 80124

DRAWING TITLE:

EXTERIOR ILLUSTRATIONS

SHEET NO:
17
OF: 28

EXTERIOR LIGHTING SCHEDULE

KEY	NO.	TYPE	MANUFACTURER	MODEL NO.	LAMP	REMARKS
K	4	EXTERIOR 28" GOOSENECK	BARN LIGHT ELECTRIC	ORIGINAL WAREHOUSE GOOSENECK 28" SHADE - GU24 SOCKET	9.5W LED	2700K INT. LED WITH FLAT LENS
M	23	BOLLARD PATH LIGHTING	MARSET	LAB 60	6.2W LED	CCT: 2700K
N	–	SURFACE MOUNT LINEAR STRIP	TIVOLI	AC-LS-W-06-SA-27-F	–	6" O.C. SPACING
EX	3	EXTERIOR DOWN LIGHT	LITHONIA	DSXW1 LED	17W LED	EXTERIOR WALL LUMINAIRE MOUNT PER PLAN
Y	14	GROUND WELL LIGHT	AQ LIGHTING	PGC4B-OP	9W LED	COLOR: MATTE BRONZE
P	7	TUBE OUTDOOR POST LIGHT	LITHOLOGY	BLX142814O	6.3W LED	

EXTERIOR LIGHTING LEGEND

K EXTERIOR DOWNLIGHT

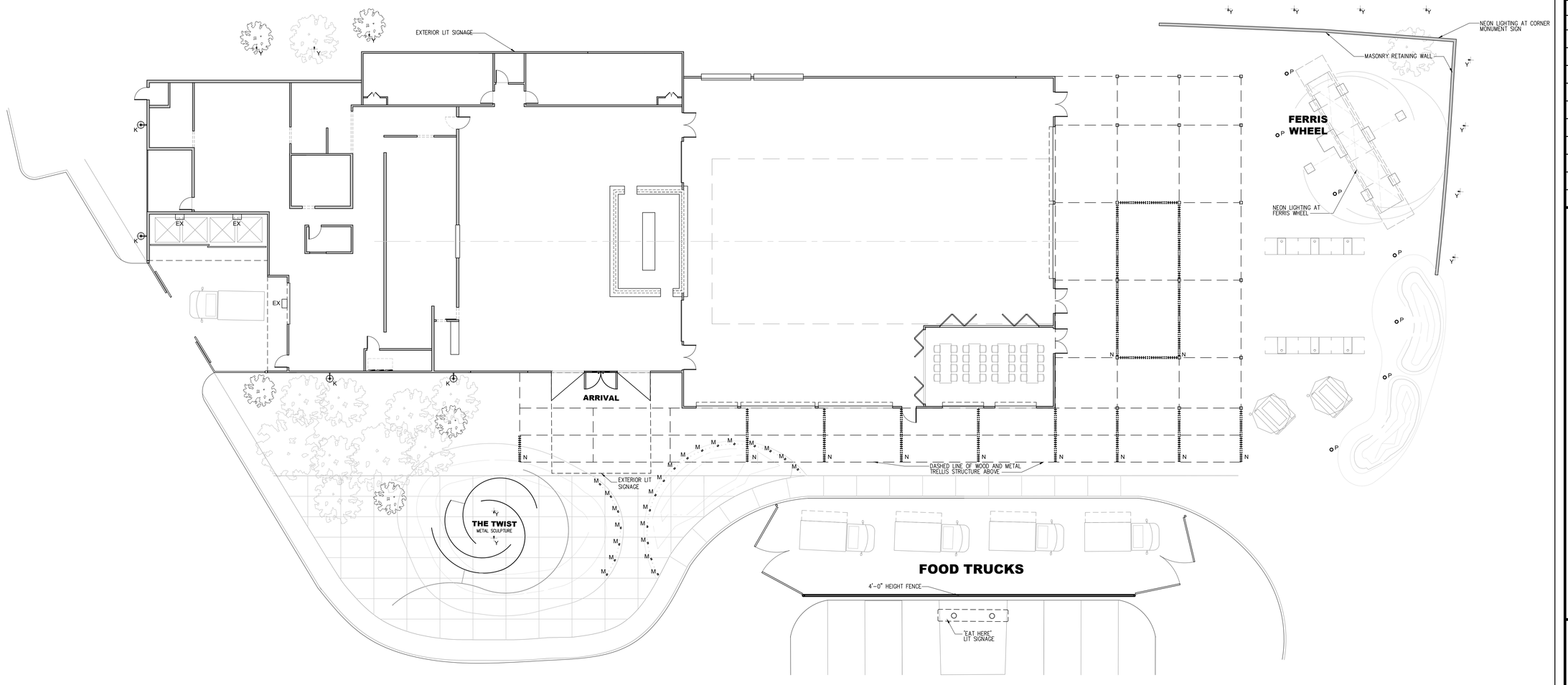
M BOLARD PATH LIGHTING

N SURFACE MOUNT LINEAR STRIP

EX EXTERIOR DOWNLIGHT

P POST LIGHT

Y GROUND WELL LIGHT



01 SITE LIGHTING PLAN

SCALE: 3/32" = 1'-0"

PROJECT PLANNER:

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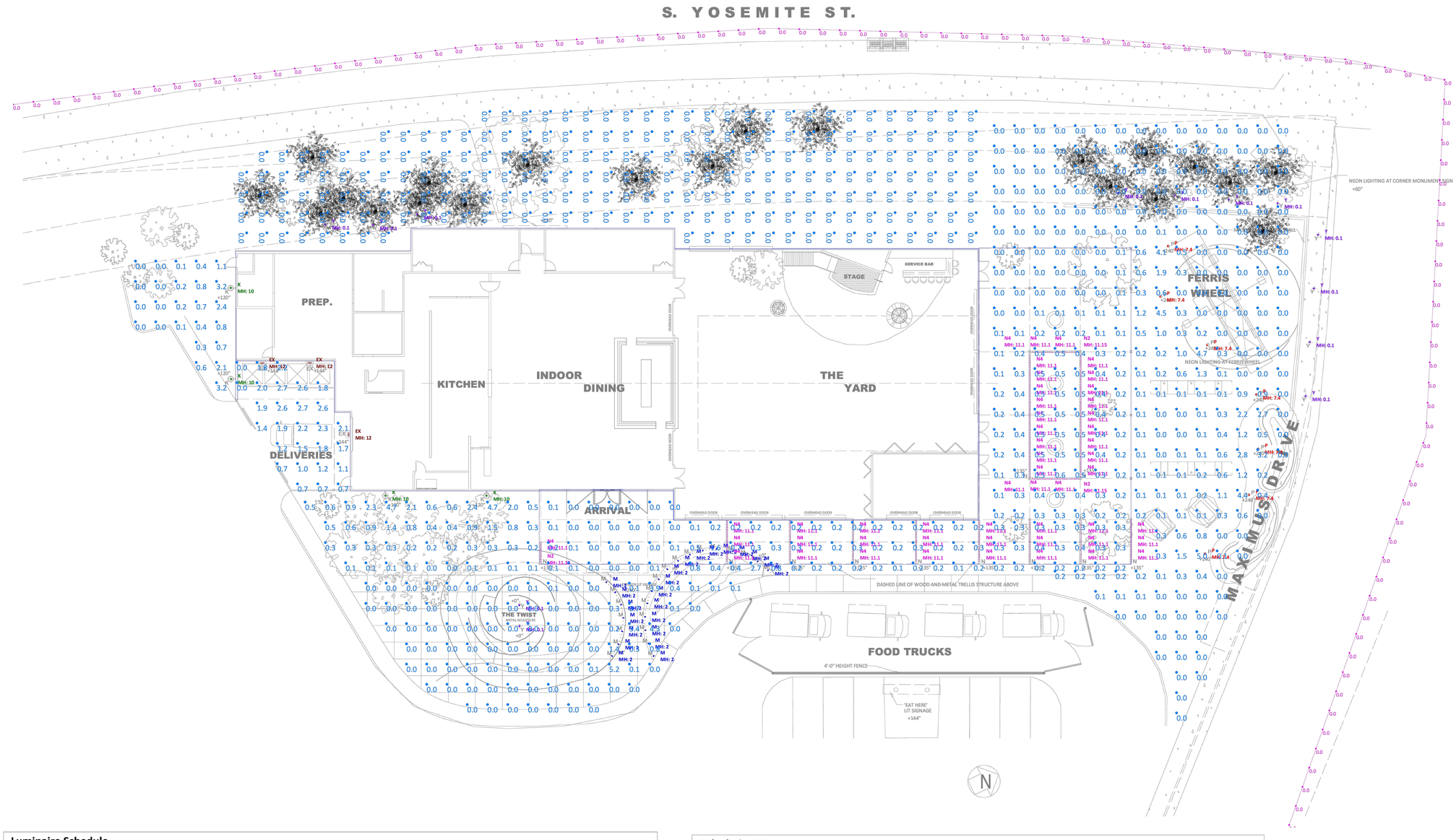
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DRAWING TITLE:

SITE LIGHTING PLAN

SHEET NO:
18
OF: 28



Luminaire Schedule						
Label	**Symbol**	**Description**	**Lumens**	**Watts**	**LLF**	**Qty**
N2		TIVOLI AS-LS-W-6-SA-27-F [2ft]	22	0.27	0.800	3
N4		TIVOLI AS-LS-W-6-SA-27-F [4ft]	44	0.47	0.800	49
P		LIGHTOLOGY BLX1428140	400	6.3	0.800	7
Y		AQ LIGHTING PGC4B-OP	400	9	0.800	13
EX		DSXW1 LED P1 40K 70CRI T3M	1908	12.37	0.800	3
M		MARSET LAB 60 BOLLARD	319	8.35	0.800	23
K		BARN LIGHT 28IN SHADE GOOSENECK	1235	16	0.800	4

Calculation Summary						
Label	**Units**	**Avg**	**Max**	**Min**	**Max/Min**	**Max/Avg**
Arrival and surrounding	Fc	0.3	5.2	0.0	N.A.	15.29
Boundary spill - 20ft from boundary	Fc	0.0	0.0	0.0	N.A.	N.A.
Deliveries are	Fc	1.2	3.2	0.0	N.A.	2.71
North	Fc	0.3	5.0	0.0	N.A.	19.23
West	Fc	0.0	0.0	0.0	N.A.	N.A.

01 PHOTOMETRIC LIGHTING ANALYSIS
NOT TO SCALE

PROJECT PLANNER:

WJCA
BUILDING VALUE SINCE 1994

WJCA INC.
299 MARKET STREET
SUITE 340
SADDLE BROOK, NJ 07663
TEL: 201-848-9060
FAX: 201-848-9881

ARCHITECT:

WILLIAM COMMER
299 MARKET STREET
SUITE 340
SADDLE BROOK, NJ 07663

STATE OF COLORADO · WILLIAM J. COMMER · 305353 · LICENSED ARCHITECT

LIC.# : 305353
EXP. DATE : 10/31/27

PROJECT NO:
25820

PROJECT LOCATION:

TRUCK YARD

9070 MAXIMUS DRIVE
LONE TREE, CO 80124

ISSUE DATE:

NO.	DATE	DESCRIPTION
	06/19/26	SITE IMPROVEMENT PLAN REVIEW
	09/25/26	SITE IMPROVEMENT PLAN REVISION

TRUCK YARD
9070 MAXIMUS DRIVE • LONE TREE, CO 80124

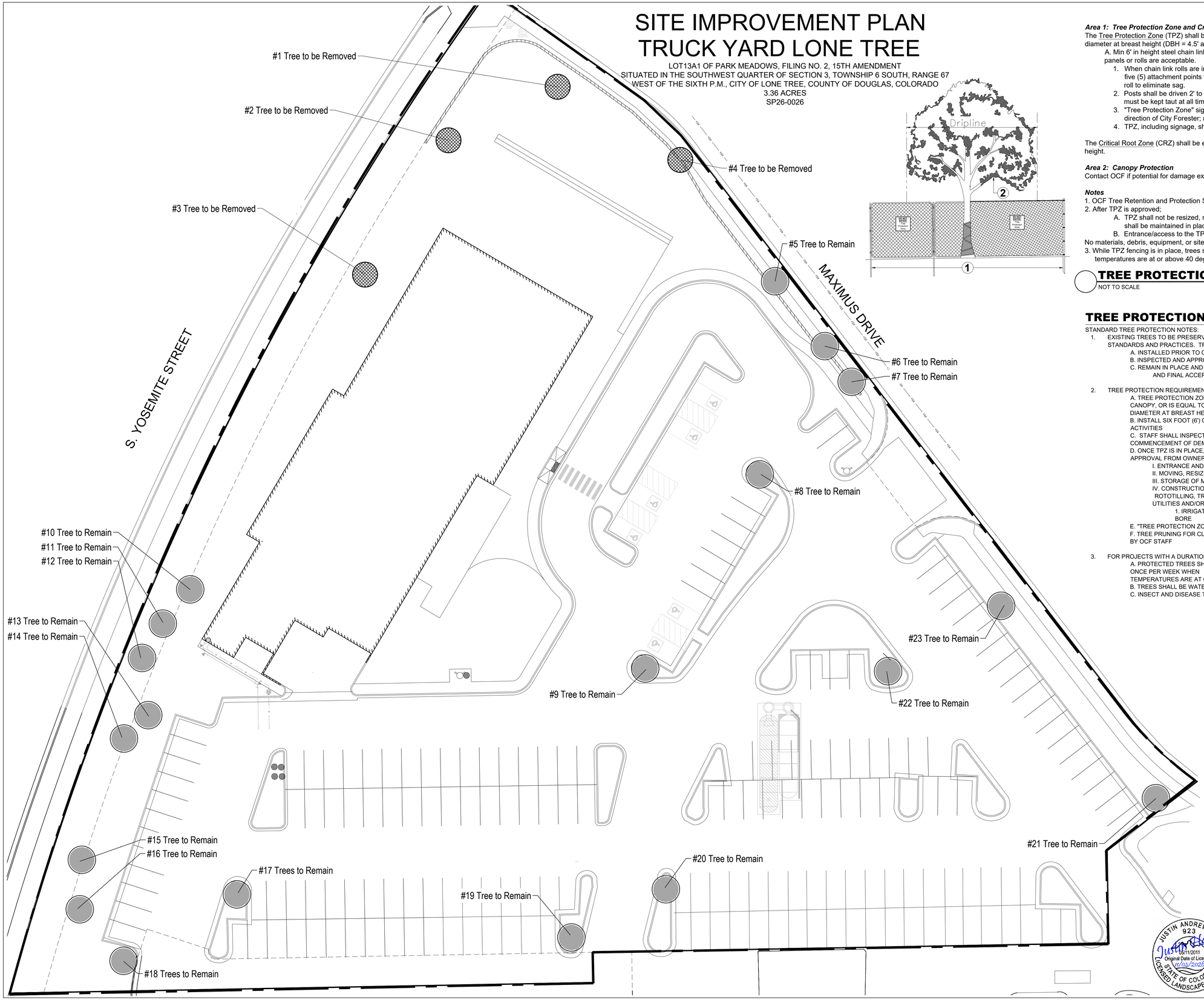
DRAWING TITLE:

PHOTOMETRIC LIGHTING ANALYSIS

SHEET NO:
19
OF: 28

SITE IMPROVEMENT PLAN
TRUCK YARD LONE TREE

LOT13A1 OF PARK MEADOWS, FILING NO. 2, 15TH AMENDMENT
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67
WEST OF THE SIXTH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, COLORADO
3.36 ACRES
SP26-0026



Area 1: Tree Protection Zone and Critical Root Zone Protection

The Tree Protection Zone (TPZ) shall be equal to dripline or 1.5 feet radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5' above soil line), whichever is greater.

A. Min 6' in height steel chain link fence is required unless otherwise approved by owner. Steel chain link fence panels or rolls are acceptable.
   1. When chain link rolls are installed, it shall be fastened to heavy duty steel posts with safety caps at minimum five (5) attachment points with 12-gauge wire, including points at top and bottom. Weave wire through top of roll to eliminate sag.
   2. Posts shall be driven 2' to 3' below grade and spaced at max. five to ten foot (5' - 10') o.c. intervals. Fencing must be kept taut at all times.
   3. "Tree Protection Zone" signs shall be placed one (1) per each tree protection zone minimum or more per direction of City Forester; maintain in the location and condition in which approved.
   4. TPZ, including signage, shall be maintained in the location and condition in which approved.

The Critical Root Zone (CRZ) shall be equal to one foot radially from the tree for every one inch of trunk diameter at breast height.

Area 2: Canopy Protection

Contact OCF if potential for damage exists and/or if pruning is needed for any clearance issues prior to performing work.

Notes

1. OCF Tree Retention and Protection Specifications shall be followed throughout duration of work.
2. After TPZ is approved;
   A. TPZ shall not be resized, modified, removed, or altered in any manner without prior written approval. TPZ shall be maintained in place as approved until removal is authorized by OCF.
   B. Entrance/access to the TPZ is not permitted without prior written approval from the owner.

No materials, debris, equipment, or site amenities shall be stored within the TPZ.

3. While TPZ fencing is in place, trees shall be deep-root watered at an interval of once every two weeks when temperatures are at or above 40 degrees F. Trees shall be watered at the rate of twenty-five (25) gallons per inch DBH.

TREE PROTECTION DETAIL

NOT TO SCALE

TREE PROTECTION NOTES:

STANDARD TREE PROTECTION NOTES:

1. EXISTING TREES TO BE PRESERVED IN PUBLIC RIGHT OF WAY (ROW) OR PUBLIC PLACE SHALL BE PROTECTED PER STANDARDS AND PRACTICES. TREE PROTECTION SHALL BE
   A. INSTALLED PRIOR TO COMMENCEMENT OF DEMOLITION AND/OR CONSTRUCTION ACTIVITIES
   B. INSPECTED AND APPROVED BY STAFF
   C. REMAIN IN PLACE AND AS APPROVED UNTIL CERTIFICATE OF OCCUPANCY OR SUBSTANTIAL COMPLETION AND FINAL ACCEPTANCE IS ISSUED

2. TREE PROTECTION REQUIREMENTS;
   A. TREE PROTECTION ZONE (TPZ) SHALL BE INSTALLED AT THE DRIPLINE, FURTHEST EXTENT OF TREE CANOPY, OR IS EQUAL TO EIGHTEEN INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT BREAST HEIGHT (DBH = 4.5' ABOVE SOIL LINE), WHICHEVER IS GREATER
   B. INSTALL SIX FOOT (6') CHAIN LINK FENCING PRIOR TO COMMENCEMENT OF PROJECT CONSTRUCTION ACTIVITIES
   C. STAFF SHALL INSPECT AND APPROVE BOUNDARIES OF TREE PROTECTION ZONE(S) PRIOR TO COMMENCEMENT OF DEMOLITION OR CONSTRUCTION ACTIVITIES
   D. ONCE TPZ IS IN PLACE, THE FOLLOWING ARE NOT PERMITTED WITHIN TPZ WITHOUT PRIOR WRITTEN APPROVAL FROM OWNER:
      I. ENTRANCE AND/OR ACCESS
      II. MOVING, RESIZING, REMOVING, OR ALTERING IN ANY MANNER
      III. STORAGE OF MATERIALS/DEBRIS/EQUIPMENT
      IV. CONSTRUCTION ACTIVITIES INCLUDING BUT NOT LIMITED TO; ROTOTILLING, TRENCHING, GRADING, INSTALLATION OF UNDERGROUND UTILITIES AND/OR SITE IMPROVEMENTS, LANDSCAPING, IRRIGATION WORK
         1. IRRIGATION LINE WORK SHALL BE COMPLETED BY DIRECTIONAL BORE
   E. "TREE PROTECTION ZONE" SIGNS SHALL REMAIN
   F. TREE PRUNING FOR CLEARANCE ISSUES MUST HAVE PRIOR AUTHORIZATION BY OCF STAFF

3. FOR PROJECTS WITH A DURATION OF 5 DAYS OR LONGER
   A. PROTECTED TREES SHALL BE DEEP-ROOT WATERED AT A MINIMUM INTERVAL OF ONCE PER WEEK WHEN TEMPERATURES ARE AT OR ABOVE 40-DEGREES F.
   B. TREES SHALL BE WATERED AT THE RATE OF 20 GALLONS PER INCH CALIPER
   C. INSECT AND DISEASE TREATMENTS SHALL BE APPLIED WHEN NECESSARY

LEGEND

Tree #_ — EXISTING TREE TO BE REMOVED AND NOT REPLACED

Tree #_ — EXISTING TREE TO BE PROTECTED AND REMAIN

ALL EXISTING MATURE TREES SHALL HAVE WOOD MULCH RINGS ADDED WITHIN EACH TREE RING. MULCH SHALL BE 2-3 INCHES IN DEPTH. TREES SHALL BE MULCHED WITH WOOD MULCH EXTENDING AT LEAST 3 FT. FROM THE TRUNK OF THE TREE.

STACKlot
[landscape architecture] [planning] [entitlements] [urban design]
5639 south curtice street
littleton, colorado 80120
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JUSTIN ANDREW HAY 923 — 10/11/2011 Original Date of Licensure — 11/04/2026 — STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

PREPARATION DATE: 06.22.26

REVISION / COMMENTS

NO.	DATE	DESCRIPTION
1	06/22/2026	SIP SUBMITTAL #1
2	11/03/2026	SIP SUBMITTAL #2

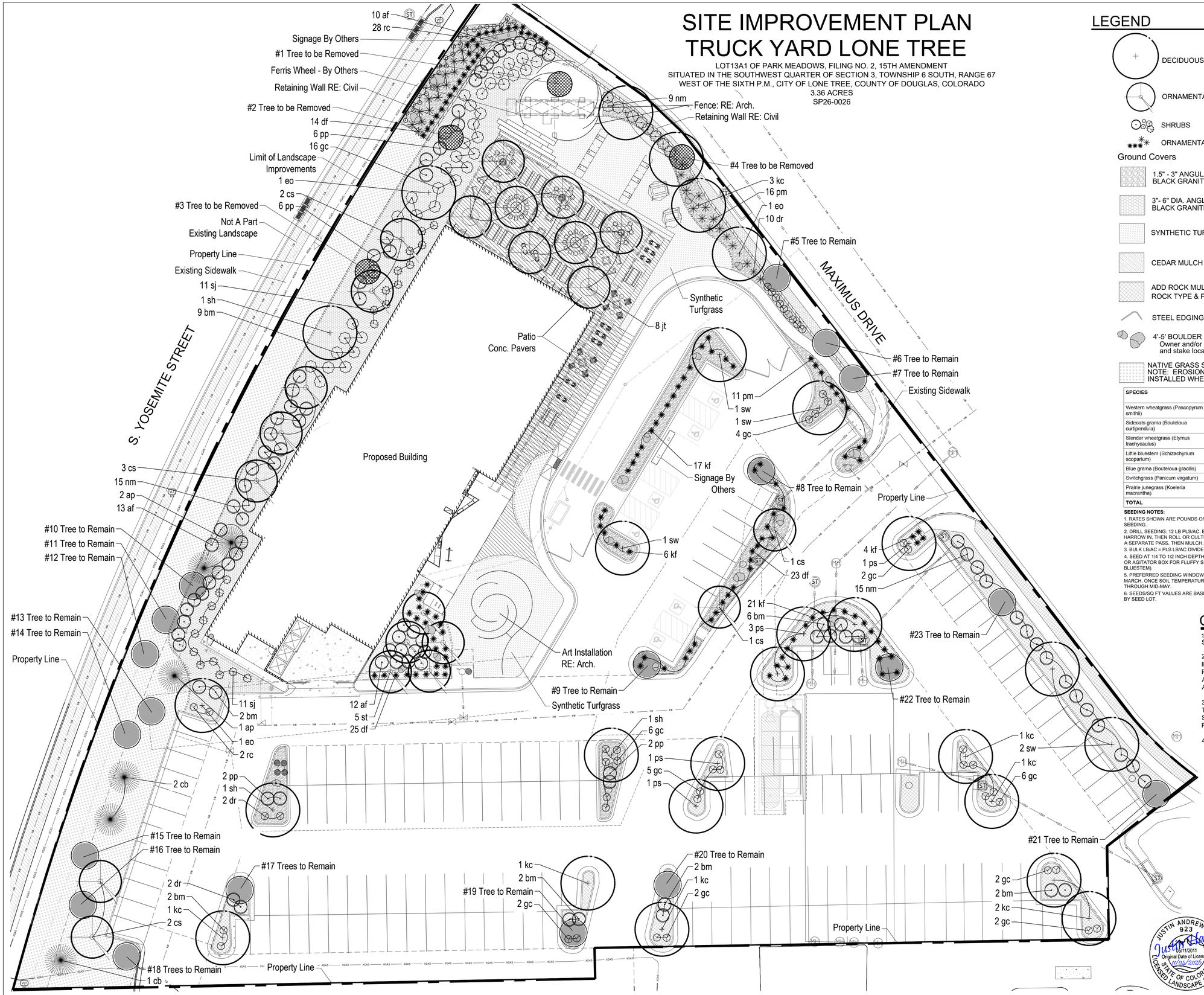
Tree Mitigation Plan

L100

SHEET 20 OF 28

SITE IMPROVEMENT PLAN
TRUCK YARD LONE TREE

LOT13A1 OF PARK MEADOWS, FILING NO. 2, 15TH AMENDMENT
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67
WEST OF THE SIXTH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, COLORADO
3.36 ACRES
SP26-0026



LEGEND

- DECIDUOUS TREES
- ORNAMENTAL TREES
- SHRUBS
- ORNAMENTAL GRASSES

Ground Covers

- 1.5" - 3" ANGULAR ROCK MULCH BLACK GRANITE
- 3"- 6" DIA. ANGLED COBBLE BLACK GRANITE
- SYNTHETIC TURF
- CEDAR MULCH
- ADD ROCK MULCH WHERE NECESSARY ROCK TYPE & PRODUCT MUCH MATCH EXISTING RIVER ROCK
- STEEL EDGING WITH PROTECTIVE CAP
- 4'-5' BOULDER Owner and/or Landscape Architect shall select boulders and stake locations prior to installation.
- NATIVE GRASS SEED MIX NOTE: EROSION CONTROL BLANKET TO BE INSTALLED WHERE APPLICABLE

SPECIES	PLS LB/AC	MIX RATIO (PARTS)	% BY WEIGHT	SEEDS/SQ FT (APPROX.)	% BY SEED COUNT
Western wheatgrass (Pascopyrum smithii)	4.00	16	33.3%	10.1	13.9%
Sideoats grama (Bouteloua curtipendula)	2.50	10	20.8%	11.0	15.1%
Slender wheatgrass (Elymus trachycaulus)	2.00	8	16.7%	6.2	8.6%
Little bluestem (Schizachyrium scoparium)	1.50	6	12.5%	9.0	12.3%
Blue grama (Bouteloua gracilis)	1.00	4	8.3%	16.3	22.5%
Switchgrass (Panicum virgatum)	0.75	3	6.3%	6.7	9.3%
Prairie junegrass (Koeleria macrantha)	0.25	1	2.1%	13.3	18.3%
TOTAL	12.00	48	100%	72.5	100%

SEEDING NOTES:

1. RATES SHOWN ARE POUNDS OF PURE LIVE SEED (PLS) PER ACRE FOR DRILL SEEDING.
2. DRILL SEEDING: 12 LB PLS/AC. BROADCAST SEEDING: 24 LB PLS/AC; RAKE OR HARROW IN, THEN ROLL OR CULTIPACK. HYDROSEEDING: 24 LB PLS/AC; APPLY SEED IN A SEPARATE PASS, THEN MULCH.
3. BULK LB/AC = PLS LB/AC DIVIDED BY THE DECIMAL PLS % ON THE SEED TAG.
4. SEED AT 1/4 TO 1/2 INCH DEPTH. USE A NATIVE SEED DRILL WITH A PICKER-WHEEL OR AGITATOR BOX FOR FLUFFY SEED (BLUE GRAMA, SIDEOATS GRAMA, LITTLE BLUESTEM).
5. PREFERRED SEEDING WINDOW: DORMANT SEEDING, MID-NOVEMBER THROUGH MARCH, ONCE SOIL TEMPERATURES REMAIN BELOW 45°F. ALTERNATE WINDOW: APRIL THROUGH MID-MAY.
6. SEEDS/SQ FT VALUES ARE BASED ON TYPICAL SEEDS PER POUND AND WILL VARY BY SEED LOT.

GENERAL NOTES:

1. ALL TREES SHALL BE PLANTED A MINIMUM OF 8' FROM WATER AND SANITARY SEWER MAIN LINES.

2. ALL PLANTS INSTALLED SHALL FOLLOW THE PLANT SCHEDULE, INSTALLATION INSTRUCTIONS AND THE LANDSCAPE DRAWINGS ON THE APPROVED LANDSCAPE PLAN INCLUDED IN THIS SITE IMPROVEMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLAN, TO INCLUDE PLANT SUBSTITUTIONS, MUST BE APPROVED BY THE CITY IN ADVANCE OF INSTALLATION.

3. ALL MULCH AND/OR ROCK COBBLE SHALL BE INSTALLED AND MAINTAINED TO THE DEPTH(S) PROVIDED ON THE APPROVED LANDSCAPE PLAN INCLUDED IN THIS SITE IMPROVEMENT PLAN. ORGANIC MULCH SHALL NOT BE PLACED WITHIN SIX (6) FEET OF STORM INLETS.

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

STACKlot
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JUSTIN ANDREW HAY 923 10/11/2011 Original Date of Licensure 11/04/2026 STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

PREPARATION DATE: 06.22.26

REVISION / COMMENTS

NO.	DATE	DESCRIPTION
1	06/22/2026	SIP SUBMITTAL #1
2	11/03/2026	SIP SUBMITTAL #2

Landscape Plan

L101
SHEET 21 OF 28

SITE IMPROVEMENT PLAN
TRUCK YARD LONE TREE

LOT13A1 OF PARK MEADOWS, FILING NO. 2, 15TH AMENDMENT
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67
WEST OF THE SIXTH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, COLORADO
3.36 ACRES
SP26-0026

GENERAL LANDSCAPE NOTES:

1. PRIOR TO BEGINNING ANY WORK ON THE SITE THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER, GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO LANDSCAPE INSTALLATION.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AND MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECTS APPROVAL IN WRITING. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
4. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT MATERIAL LIST AS DEEMED NECESSARY. ALL PLANTS TO BE ON THE TOWN OF SUPERIOR PLANT LIST AND RECEIVE TOWN APPROVAL THROUGH A TOWN FIELD CHANGE ORDER PROCESS
5. ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
6. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFY ALL QUANTITIES ON THE PLANTING PLAN(S).
7. LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF WORK. VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR / REPLACEMENT FOR ANY DAMAGE CAUSED TO UTILITIES.
8. FINISH GRADE SHALL BE ADJUSTED FOR TURF THICKNESS.
9. ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE OF BALL TO TWO-THIRDS ($\frac{2}{3}$) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ENTIRE WIRE BASKET SHALL BE REMOVED PRIOR TO PLANTING. BACKFILL SHALL BE THOROUGHLY WATERED ONCE AGAIN.
10. AFTER PLANTING IS COMPLETED REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL GROWING HABIT OR SHAPE OF THE PLANT. MAKE ALL CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED. IF THE CENTRAL LEADER OF A PLANT IS DEAD THE PLANT SHALL BE REPLACED.
11. PLANT SPECIFIED GROUND COVERS WITHIN ONE FOOT OF TRUCK OF TREES AND SHRUBS PLANTED WITHIN THE AREA. PLANTING ARRANGEMENTS SHALL BE TRIANGULAR WITH PROPER SPACING BETWEEN PLANTS.
12. COMMERCIAL GRADE $\frac{3}{16}$ INCH BY 4" POWDER COATED STEEL EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. EDGING TO HAVE A ROLLED TOP. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURES RECOMMENDATIONS.
13. LANDSCAPE CONTRACTOR TO PROVIDE THE LANDSCAPE CONTRACTOR A SAMPLE OF PROPOSED STEEL EDGING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. USE SHREDDED CEDAR MULCH AROUND ALL NEWLY PLANTED TREES AND SHRUBS WITHIN 'TREE SAUCERS'.
15. LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 CUBIC FOOT SAMPLE OF ALL PROPOSED ROCK AND OTHER MULCH'S PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT WILL REVIEW AND PROVIDE WRITTEN APPROVAL PRIOR TO INSTALLATION.
16. PLACE A MINIMUM OF FOUR INCHES OF ROCK AND MULCH MATERIAL IN ALL SHRUB BEDS, PLACE FOUR INCHES OF MULCH IN ALL GROUND COVER, PERENNIAL BEDS AND PLACE 4 INCHES OF MULCH AT ALL TREE SAUCERS. ALL MULCH AREAS SHALL INCLUDE WEED FABRIC IN THE PLANTING BEDS. PERENNIAL AND GROUNDCOVER BEDS EXEMPT.
17. PLANTING BEDS RECEIVING MULCH MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
18. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER SUBSTANTIAL COMPLETION IS GRANTED ON THE COMPLETE PROJECT.
19. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
20. ALL TREES AND PLANT MATERIAL IS TO BE PRE-SELECTED AND TAGGED BY OWNER AND THE LANDSCAPE ARCHITECT AT THE NURSERY PRIOR TO STAGING AND INSTALLATION.
21. PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES SHALL BE SAFE AND CLEARLY MARKED THROUGHOUT THE CONSTRUCTION PROCESS.
22. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THE PLANS BEFORE PRICING THE WORK.
23. CONTRACTOR SHALL PROVIDE TWELVE INCHES OF NEW TOPSOIL AT ALL PLANTING BEDS AND 6 INCHES OF NEW TOPSOIL AT ALL TURF AREAS AND SEED LOCATIONS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. CONTRACTOR SHALL REVIEW AND FOLLOW RECOMMENDATIONS OUTLINED IN THE SOIL, WATER AND PLANT LAB REPORT PROVIDED BY COLORADO STATE UNIVERSITY DATED 3.16.2022 AS PROVIDED BY THE OWNER.
24. STANDARDS SET FORTH IN AMERICAN STANDARD FOR NURSERY STOCK REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
25. PLANTS SHALL EXCEED THE MINIMUM SIZE AT PLANTING REQUIREMENTS NOTED ON THE PLANS, REGARDLESS OF THE SIZE OF THE CONTAINER. NO EXCEPTIONS. PREPARE BIDS BASED ON THE PLANT SIZE, NOT THE CONTAINER SIZE. A LARGER CONTAINER SIZE PLANT MAY BE REQUIRED TO MEET THE PLANT SIZE MINIMUMS. NO COST ADJUSTMENTS WILL BE ALLOWED FOR USE OF LARGER CONTAINER PLANTS. MEASUREMENTS SHALL BE MADE WITH THE PLANT IN A NATURAL, UNSUPPORTED POSITION.
26. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
27. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
28. ALL PLANT MATERIAL SHALL FULFILL SPECIFICATIONS AND MEET OR EXCEED SIZES SPECIFIED IN PLANT LIST.
29. CONTRACTOR IS RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
30. ALL EXISTING TREES AND SHRUBS THAT ARE TO REMAIN SHALL BE PROTECTED BY TEMPORARY FENCING PLACED AT THE DRIP LINE AND BE PROPERLY MAINTAINED DURING CONSTRUCTION. NO EQUIPMENT MAY BE DRIVEN OR PARKED WITHIN THE DRIP LINE OF ANY TREE, UNLESS THE TREE OVERHANGS A PAVED PARKING AREA OR TRAFFIC LANE.
31. LANDSCAPE AREAS NOT SHOWN WITH NEW LANDSCAPE WHICH ARE DISTURBED SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.
32. ALL ARCHITECTURAL, STRUCTURAL, ELECTRICAL, SOILS, IRRIGATION, UTILITY AND GRADING SYSTEMS ARE NOT A PART OF THIS LANDSCAPE SET. REFER TO OTHER DRAWINGS FOR THESE ITEMS.
33. ALL PLANTS INSTALLED SHALL FOLLOW THE PLANT SCHEDULE, INSTALLATION INSTRUCTIONS AND THE LANDSCAPE DRAWINGS ON THE APPROVED LANDSCAPE PLAN INCLUDED IN THIS SITE IMPROVEMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLAN, TO INCLUDE PLANT SUBSTITUTIONS, MUST BE APPROVED BY THE CITY IN ADVANCE OF INSTALLATION.
34. ALL MULCH AND/OR ROCK COBBLE SHALL BE INSTALLED AND MAINTAINED TO THE DEPTH(S) PROVIDED ON THE APPROVED LANDSCAPE PLAN INCLUDED IN THIS SITE IMPROVEMENT PLAN. ORGANIC MULCH SHALL NOT BE PLACED WITHIN SIX (6) FEET OF STORM INLETS.
35. THE USE OF IMPERMEABLE SHEET PLASTIC AS A WEED BARRIER IS PROHIBITED.

PERFORMANCE GUARANTEE:

ALL PROPOSED LANDSCAPE IMPROVEMENTS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF TWO YEARS FROM SUBSTANTIAL COMPLETION OF THE PROJECT.

ANY PLANT MATERIAL THAT DIES PRIOR TO THE ACCEPTANCE OF WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH PLANT MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE TO FULFILL ALL PLANT LIST SPECIFICATIONS.

BOULDERS

MINIMUM: 3'-5' IN SIZE.
BOULDERS ARE TO BE PRE-SELECTED AND APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

CITY OF ARVADA 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.

ACCESS:

1. 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.

MAINTENANCE RESPONSIBILITIES:

1. 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.
2. 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).

SITE DATA

DESCRIPTION	AREA IN SF	PERCENTAGE
TOTAL SITE AREA	146,250 SF	100.00%
BUILDING FOOTPRINT	18,052 SF	17.24%
PARKING/ROADS/DRIVE AISLES	79,700 SF	55.27%
TRAILS AND SIDEWALKS	6,574 SF	27.49%
MINIMUM REQUIRED LANDSCAPE AREA: 15% OF GROSS SITE AREA (GSA): 21,938 S.F.		
LANDSCAPE AREA	AREA IN SF	PERCENT OF GSA
LANDSCAPED AREA (Live Plantings)	36,384 SF	100.00%
SYNTHETIC TURF	4,925 SF	22.44%
NATIVE SEED	10,539 SF	48.03%
NON-LIVING MATERIAL (Mulch, Rock, Cobble)	36,384 SF	55.27%

RIGHT OF WAY

AREA	DESCRIPTION	LENGTH	TREE LAWN WIDTH PROVIDED
A	Yosemite Street	517 LF.	8 FT
B	Maximus Drive	495 LF.	N/A

PARKING LOT

# OF LANDSCAPE ISLANDS	SQUARE FEET	# OF TREES PROVIDED
15	5,596	26*

* 6 Trees are Existing

PLANT LIST

QUAN.	SYM.	COMMON/BOTANICAL NAME	INSTALLED SIZE	COND.
☐ DECIDUOUS TREES				
3	eo	ENGLISH OAK Quercus Robur	2 1/2" CAL. SINGLE TRUNK	B & B
3	sh	EUROPEAN HORNBEAM Carpinus Betulus	2 1/2" CAL. SINGLE TRUNK	B & B
5	sw	SWAMP WHITE OAK Quercus Bicolor	2 1/2" CAL. SINGLE TRUNK	B & B
10	kc	KENTUCKY COFFEETREE Gymnocladus Dioicus	2 1/2" CAL. SINGLE TRUNK	B & B
6	ps	PRAIRIE SENTINEL HACKBERRY Celtis occidentalis 'JFS-KSU1'	2 1/2" CAL. SINGLE TRUNK	B & B
☐ EVERGREEN TREES				
3	ap	AUSTRIAN PINE Pinus Nigra	6' HT. MIN.	B & B
3	cb	BLACK HILLS SPRUCE Picea Glauca	6' HT. MIN.	B & B
22	sj	SKYROCKET JUNIPER Juniperus scopulorum 'Skyrocket'	6' HT. MIN.	CONT.
☐ ORNAMENTAL TREES				
5	st	SKY TOWER GINKGO Ginkgo Biloba 'JN9'	2" CAL. SINGLE TRUNK	B & B
9	cs	CRIMSON SPIRE OAK Quercus x bimundorum 'Crimschmidt'	2" CAL. SINGLE TRUNK	B & B
8	jt	JAPANESE TREE LILAC Syringa reticulata	4" CAL. SINGLE TRUNK	B & B
☐ SHRUBS				
47	gc	GREEN MOUND ALPINE CURRANT Ribes alpinum 'Green Mound'	5 GAL.	CONT.
16	pp	PINK BEAUTY POTENTILLA Potentilla Fruticosa 'Pink Beauty'	5 GAL.	CONT.
41	nm	NINEBARK MOUNTAIN Physocarpus opulifolius	5 GAL.	CONT.
42	af	DOGWOOD ARCTIC FIRE Cornus stolonifera 'Farrow PP18523'	5 GAL.	CONT.
25	bm	BLUE MIST SPIREA Caryopteris x clandonensis 'First Choice'	5 GAL.	CONT.
14	dr	DWARF RUSSIAN SAGE Perovskia artiplicifolia	5 GAL.	CONT.
30	rc	ROCKSPRAY COTONEASTER Cotoneaster horizontalis	5 GAL.	CONT.
☐ ORNAMENTAL GRASSES				
48	kf	HEAVY METAL SWITCHGRASS Panicum virgatum 'Heavy Metal'	1 GAL.	CONT.
27	pm	PURPLE MAIDEN GRASS Miscanthus Sinensis 'Purpurascens'	1 GAL.	CONT.
62	df	DWARF FOUNTAIN GRASS Pennisetum Alopecuroides 'Hameln'	1 GAL.	CONT.

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JUSTIN ANDREW HAY 923 05/11/2011 Original Date of Licensure STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

PREPARATION DATE: 06.22.26

REVISION / COMMENTS

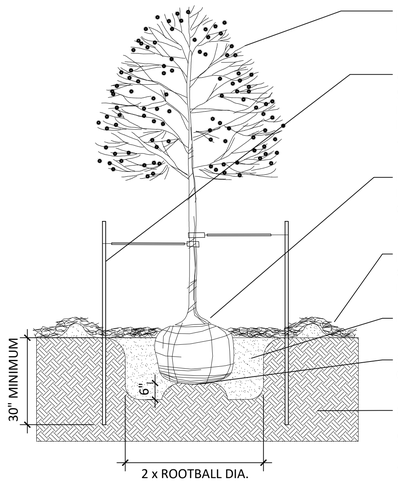
NO.	DATE	DESCRIPTION
1	06/22/2026	SIP SUBMITTAL #1
2	11/03/2026	SIP SUBMITTAL #2

LANDSCAPE NOTES

L500

SITE IMPROVEMENT PLAN
TRUCK YARD LONE TREE

LOT13A1 OF PARK MEADOWS, FILING NO. 2, 15TH AMENDMENT
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67
WEST OF THE SIXTH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, COLORADO
3.36 ACRES
SP26-0026



DO NOT CUT TREE LEADER. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND INJURED OR DEAD BRANCHES FROM TREE.

SECURE WITH 3 SPECIFIED 8-FT STEEL TREE STAKES IN UNDISTURBED SOIL. INSTALL WIRE AND NON- GIRDLING FLAT FABRIC FASTENERS IMMEDIATELY AFTER PLANTING, ALLOWING 3"-4" TRUNK MOVEMENT. COVER WIRE WITH SPECIFIED RUBBER GARDEN HOSE AND INSTALL 4" FLORESCENT ORANGE FLAG ON EACH WIRE.

PLANT ROOT BALL 3"-4" HIGH WITH RESPECT TO FINISHED GRADE. DO NOT COVER TOP OF ROOTBALL WITH SOIL . CUT AND REMOVE TOP 2/3 OF WIRE BASKET AND REMOVE TOP 2/3 BURLAP. REMOVE ALL ROPE, TWINE AND WIRE OTHER THAN BASKET.

PLACE MULCH/COBBLE RING AROUND TREE. DO NOT PLACE MULCH/ COBBLE IN CONTACT WITH TREE TRUNK. RE: SPECIFICATIONS FOR MULCH/COBBLE TYPE AND DEPTH.

PREPARE AND PLACE BACKFILL SOIL MIX AS PER SPECIFICATIONS.

SET ROOTBALL ON UNDISTURBED SOIL. SET PLUMB AND CENTER IN PIT.

COMPACTED SUBGRADE

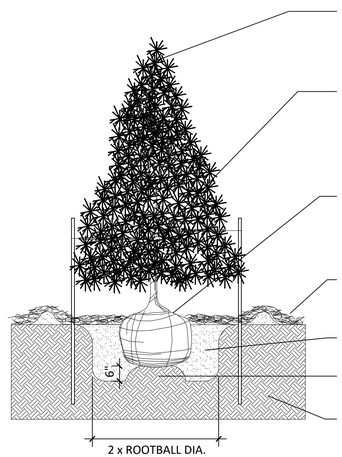
SHADE TREES: LOWEST LIMBS MIN. 6-8' FROM ROOT CROWN

AFTER TWO YEARS NO LIMBS SHALL BE WITHIN 8' OF PAVEMENT

REJECT TREES WITH BROKEN OR DAMAGED ROOTBALLS

1 TREE PLANTING DETAIL

NOT TO SCALE



DO NOT CUT TREE LEADER. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND INJURED OR DEAD BRANCHES FROM TREE.

SECURE WITH 3 SPECIFIED 8-FT STEEL TREE STAKES IN UNDISTURBED SOIL. INSTALL WIRE AND NON-GIRDLING FLAT FABRIC FASTENERS IMMEDIATELY AFTER PLANTING, ALLOWING 3"-4" TRUNK MOVEMENT. COVER WIRE WITH SPECIFIED RUBBER GARDEN HOSE AND INSTALL 4" FLORESCENT ORANGE FLAG ON EACH WIRE

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PLACE MULCH/COBBLE RING AROUND TREE. DO NOT PLACE MULCH/COBBLE IN CONTACT WITH TREE TRUNK. RE: SPECIFICATIONS FOR MULCH/COBBLE TYPE AND DEPTH.

PREPARE AND PLACE BACKFILL SOIL MIX AS PER SPECIFICATIONS.

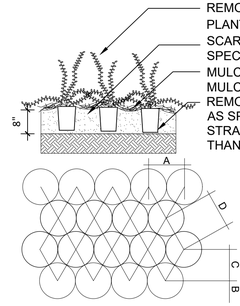
SET ROOTBALL ON UNDISTURBED SOIL. SET PLUMB AND CENTER IN PIT.

COMPACTED SUBGRADE

REJECT TREES WITH BROKEN OR DAMAGED ROOTBALLS

2 EVERGREEN TREE PLANTING

NOT TO SCALE



REMOVE ONLY INJURED OR DEAD BRANCHES FROM PLANTS.

SCARIFY TOPSOIL TO MIN. DEPTH OF 6". APPLY SPECIFIED FERTILIZER AND ROTOTILL TOP 8" OF SOIL.

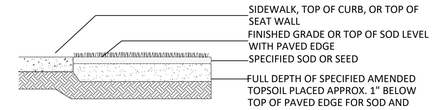
MULCH PLANTING BED AS SPECIFIED. DO NOT PLACE MULCH/COBBLE OVER BRANCHES OF PLANTS.

REMOVE CONTAINERS, SET OUT AND SPACE PLANTS AS SPECIFIED IN PLANT LEGEND. ROWS SHOULD BE STRAIGHT AND CONSISTENT. SET PLANTS 1" HIGHER THAN FINISHED GRADE.

PLANT SPACING	A	B	C	D
6"	6"	6"	5"	6"
8"	8"	6"	7"	8"
12"	12"	6"	10"	12"
18"	18"	8"	15"	18"
24"	24"	18"	20"	24"
30"	30"	18"	26"	30"
36"	36"	24"	31"	36"
48"	48"	24"	41"	48"

3 ORNAMENTAL GRASS / SHRUB SPACING

NOT TO SCALE



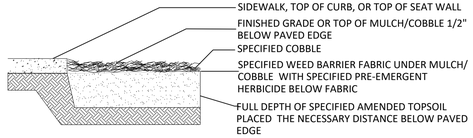
SIDEWALK, TOP OF CURB, OR TOP OF SEAT WALL

FINISHED GRADE OR TOP OF SOD LEVEL WITH PAVED EDGE

SPECIFIED SOD OR SEED

FULL DEPTH OF SPECIFIED AMENDED TOPSOIL PLACED APPROX. 1" BELOW TOP OF PAVED EDGE FOR SOD AND LEVEL FOR SEED

SOD ADJACENT TO WALKS AND CURBS



SIDEWALK, TOP OF CURB, OR TOP OF SEAT WALL

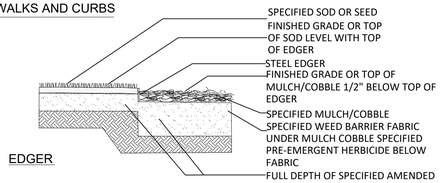
FINISHED GRADE OR TOP OF MULCH/COBBLE 1/2" BELOW PAVED EDGE

SPECIFIED COBBLE

SPECIFIED WEED BARRIER FABRIC UNDER MULCH/ COBBLE WITH SPECIFIED PRE-EMERGENT HERBICIDE BELOW FABRIC

FULL DEPTH OF SPECIFIED AMENDED TOPSOIL PLACED THE NECESSARY DISTANCE BELOW PAVED EDGE

MULCH ADJACENT TO WALKS AND CURBS



SPECIFIED SOD OR SEED

FINISHED GRADE OR TOP OF SOD LEVEL WITH TOP OF EDGER

STEEL EDGER

FINISHED GRADE OR TOP OF MULCH/COBBLE 1/2" BELOW TOP OF EDGER

SPECIFIED MULCH/COBBLE

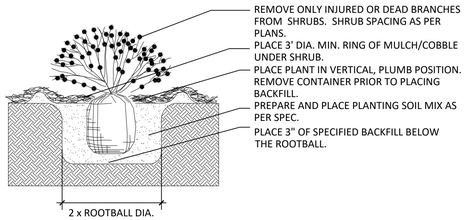
SPECIFIED WEED BARRIER FABRIC UNDER MULCH COBBLE SPECIFIED PRE-EMERGENT HERBICIDE BELOW FABRIC

FULL DEPTH OF SPECIFIED AMENDED TOPSOIL PLACED THE NECESSARY DISTANCE BELOW TOP OF EDGER

EDGER

4 EDGE TREATMENT

NOT TO SCALE



REMOVE ONLY INJURED OR DEAD BRANCHES FROM SHRUBS. SHRUB SPACING AS PER PLANS.

PLACE 3' DIA. MIN. RING OF MULCH/COBBLE UNDER SHRUB.

PLACE PLANT IN VERTICAL, PLUMB POSITION. REMOVE CONTAINER PRIOR TO PLACING BACKFILL.

PREPARE AND PLACE PLANTING SOIL MIX AS PER SPEC.

PLACE 3" OF SPECIFIED BACKFILL BELOW THE ROOTBALL.

5 SHRUB PLANTING

NOT TO SCALE

JUSTIN ANDREW HAY
923
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LICENSED LANDSCAPE ARCHITECT

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PREPARATION DATE: 06.22.26

REVISION / COMMENTS

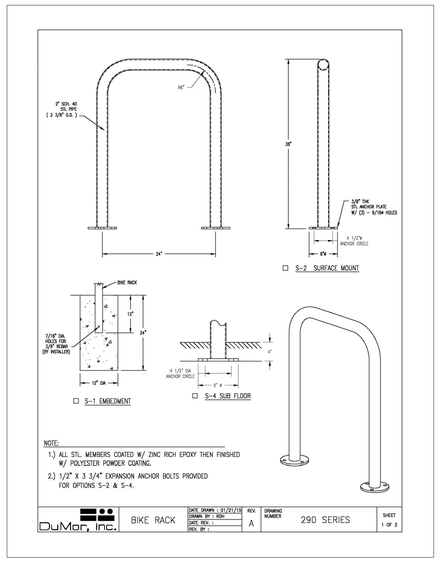
NO.	DATE	DESCRIPTION
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LANDSCAPE DETAILS

L501
SHEET 23 OF 28

SITE IMPROVEMENT PLAN
TRUCK YARD LONE TREE

LOT13A1 OF PARK MEADOWS, FILING NO. 2, 15TH AMENDMENT
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67
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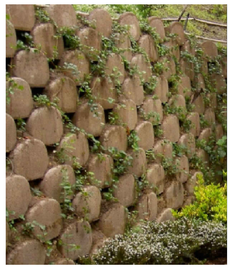




1 BIKE RACK

NOT TO SCALE



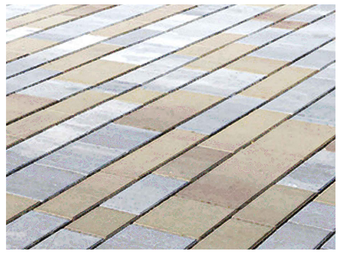


VERDURA 40 - CONCRETE BLOCK
PLANTABLE CONCRETE SYSTEMS - SOIL RETENTION
COLOR: BUFF/TAN

3 RETAINING WALL MATERIAL

NOT TO SCALE













UNILOCK PAVERS: CONCRETE
REVELA - ARCHITECTURAL COLLECTION

4 PATIO CONCRETE PAVERS

NOT TO SCALE

FURNISHING SPECIFICATION SCHEDULE:

FURNISHING	MANUFACTURER	MODEL	COLOR
BENCH	DU-MORE INC.	500-60TX	BLACK
TRASH RECEPTACLE	DU-MORE INC.	272-32SO	BLACK
BIKE RACK	DU-MORE INC.	290-00/S-4	BLACK
TABLE	DU-MORE INC.	297-36-30HS	BLACK

PLANT INSTALLATION SCHEDULE:

ALL PLANT MATERIALS MUST BE INSTALLED & PLANTED WITHIN THE FOLLOWING, SCHEDULED INSTALLATION TIMEFRAMES. ANY DEVIATION FROM THE FOLLOWING PLANT INSTALLATION SCHEDULE MUST BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT OF RECORD.

PLANT TYPE	INSTALLATION TIMEFRAME	RECOMMENDATIONS
TREE	Mid-March to Mid-October	Plant in early fall, not in hot temps.
SHRUB		
ORNAMENTAL GRASS		
PERENNIAL	Late-May to June	Plant after frost danger Not in hot temps. (over 95 Degrees)
ANNUAL		
TURF	Mid-August to Mid-September	Not in hot temps. (over 95 Degrees)

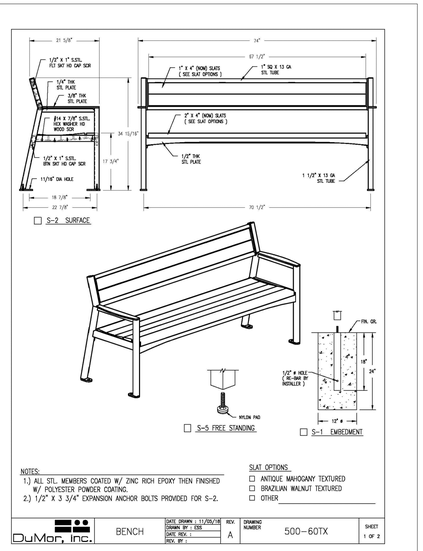


1 1/2" BLUE GRAY ANGULAR COBBLE



4" - 6" ANGULAR COBBLE

6 ROCK MULCH



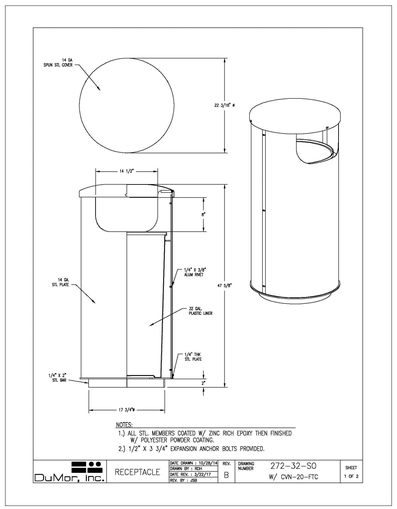


MANUFACTURER: DUMOR
MODEL: BENCH 270, WOOD, 6'
COLOR: TEXTURED CHARCOAL

CONTACT:
TELE:
EMAIL:

2 BENCH

NOT TO SCALE





5 TRASH RECEPTACLE

NOT TO SCALE

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PREPARATION DATE: 06.22.26

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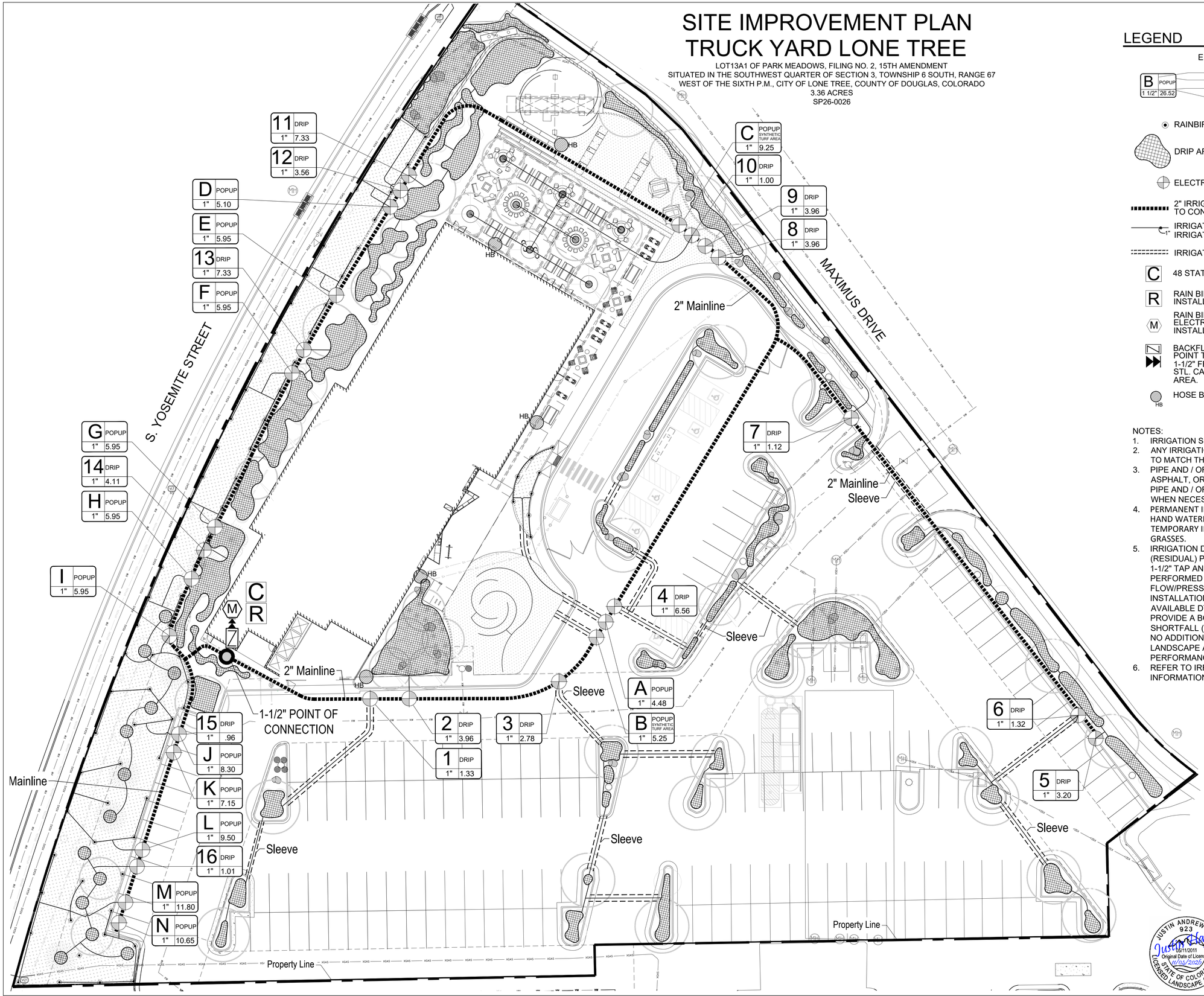
JUSTIN ANDREW HAY
923
10/11/2011
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STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

LANDSCAPE DETAILS

L502
SHEET 24 OF 28

SITE IMPROVEMENT PLAN
TRUCK YARD LONE TREE

LOT13A1 OF PARK MEADOWS, FILING NO. 2, 15TH AMENDMENT
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67
WEST OF THE SIXTH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, COLORADO
3.36 ACRES
SP26-0026



LEGEND

ELECTRIC REMOTE VALVE DESIGNATOR

B | POPUP | 1 1/2" | 26.52

- VALVE I.D. LETTER
- VALVE TYPE
- VALVE SIZE
- GALLONS PER MINUTE OR DRIP

- RAINBIRD 1806 SAM PRS SERIES (VARIABLE ARC)
- DRIP AREA - 18" SPACING
- ELECTRIC REMOTE VALVE - RAINBIRD PEB
- 2" IRRIGATION MAINLINE - CONTRACTOR TO CONFIRM SIZE, CAPACITY AND LOCATION
- IRRIGATION LATERAL LINE - CLASS 200 IRRIGATION LATERAL LINE DIA. SIZE
- IRRIGATION SLEEVE - 40 SCHEDULE
- C — 48 STATION RAINBIRD ESPLXME2P PRO
- R — RAIN BIRD WR2 RAIN / FREEZE SENSOR INSTALL ON ROOF OF BUILDING
- M — RAIN BIRD PGA ANGLE 2" ELECTRIC MASTER VALVE, ANGLE. INSTALL DOWNSTREAM OF BACKFLOW
- BACKFLOW PREVENTER POINT TO CONNECTION 1-1/2" FEBCO 825 YA SERIES - INSTALL IN A STL. CAGE ENCLOSURE W/IN LANDSCAPE AREA.
- HB — HOSE BIB

NOTES:

1. IRRIGATION SHALL OCCUR BETWEEN THE HOURS OF 8:00 P.M. AND 6:00 A.M.
2. ANY IRRIGATION EQUIPMENT MOUNTED TO THE BUILDING SHALL BE PAINTED TO MATCH THE BUILDING
3. PIPE AND / OR OTHER EQUIPMENT MAY BE SHOWN IN CONCRETE, ASPHALT, OR OFF-SITE FOR DIAGRAMMATIC PURPOSES. INSTALL ALL PIPE AND / OR EQUIPMENT ON-SITE AND IN LANDSCAPE AREAS, EXCEPT WHEN NECESSARY TO CROSS PARKING, DRIVES AND SIDEWALKS.
4. PERMANENT IRRIGATION SYSTEMS, ARE GENERALLY REQUIRED IN ALL CASES; HAND WATERING MAY BE USED FOR PLANTINGS IN FLOWERPOTS AND TEMPORARY IRRIGATION MAY BE USED FOR THE ESTABLISHMENT OF NATIVE GRASSES.
5. IRRIGATION DESIGN BASIS: THIS SYSTEM REQUIRES A MINIMUM DYNAMIC (RESIDUAL) PRESSURE OF 53 PSI AT THE WATER MAIN (UPSTREAM OF THE 1-1/2" TAP AND METER) WITH 17 GPM FLOWING. NO FLOW TEST WAS PERFORMED BY THE DESIGNER. CONTRACTOR SHALL PERFORM A FLOW/PRESSURE TEST AT THE POINT OF CONNECTION PRIOR TO INSTALLATION AND SUBMIT RESULTS TO THE LANDSCAPE ARCHITECT. IF AVAILABLE DYNAMIC PRESSURE IS BELOW 53 PSI, CONTRACTOR SHALL PROVIDE A BOOSTER PUMP SIZED FOR 17 GPM AND THE MEASURED SHORTFALL (PLUS 5 PSI), OR A SEPARATE IRRIGATION TAP AND METER, AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR SYSTEM PERFORMANCE IF PRESSURE IS BELOW THE REQUIRED VALUE.
6. REFER TO IRRIGATION NOTES & DETAIL SHEET FOR ADDITIONAL INFORMATION.

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Irrigation Plan

IR100
SHEET 25 OF 28

SITE IMPROVEMENT PLAN
TRUCK YARD LONE TREE

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IRRIGATION GENERAL NOTES:

1. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND VERIFICATION OF ALL EXISTING UTILITIES AND STRUCTURES. DAMAGE DONE TO UTILITIES, STRUCTURES OR OTHER FINISHED WORK SHALL BE REPAIRED OR REPLACED AT THE IRRIGATION CONTRACTORS EXPENSE.
2. IRRIGATION CONTRACTOR SHALL CONNECT TO A DOMESTIC WATER LINE STUB BY OTHERS AS INDICATED ON THE PLANS. THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO INSURE THE POINT OF CONNECTIONS ARE PROVIDED PER PLANS.
3. IRRIGATION CONTRACTOR SHALL INSTALL A 1 1/2" REDUCED PRESSURE ZONE BACKFLOW ASSEMBLY AT THE POINT OF CONNECTION SHOWN ON THE IRRIGATION PLAN. CONNECTION SHALL BE MADE PER ALL APPLICABLE PERMITS AND CITY, COUNTY AND STATE REQUIREMENTS.
4. AVAILABLE IRRIGATION WATER PRESSURE AND GALLONS PER MINUTE AVAILABLE WERE NOT AVAILABLE AT THE TIME OF IRRIGATION DESIGN. IRRIGATION CONTRACTOR SHALL VERIFY AVAILABLE WATER PRESSURE AND GALLONS PER MINUTE AVAILABLE.
5. THE IRRIGATION CONTRACTOR SHALL SUBMIT PRESSURE LOSS CALCULATIONS TO THE IRRIGATION DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK. PRESSURE LOSS CALCULATIONS SHALL BE FROM THE SITES WATER SUPPLY TO THE FURTHEST HEAD OF THE LARGEST ZONE AND THE FURTHEST HEAD FROM THE SITE WATER SUPPLY.
6. IRRIGATION PLAN IS A SCHEMATIC DRAWING TO REPRESENT DESIRED WATER COVERAGE. FIELD ADJUSTMENTS MAY BE NECESSARY TO AVOID UNFORESEEN OBSTACLES AND CONFLICTS.
7. IRRIGATION SYSTEM IS TO CONSIST OF SEPARATE DRIP ZONES, SPRAY HEAD ZONES AND ROTOR ZONES. EACH WITH A SEPARATE VALVE AND STATION ON THE CONTROLLER.
8. AVAILABLE IRRIGATION WATER PRESSURE AND GALLONS PER MINUTE AVAILABLE WERE NOT KNOWN AT THE TIME OF IRRIGATION DESIGN. IRRIGATION CONTRACTOR SHALL VERIFY AVAILABLE WATER PRESSURE AND GALLONS PER MINUTE AVAILABLE.
9. VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AT THE SITE PRIOR TO COMMENCEMENT OF WORK.
10. CONTACT LANDSCAPE ARCHITECT AND COORDINATE ALL REVIEWS PRIOR TO COMMENCEMENT OF WORK.
11. CONTRACTOR SHALL INSTALL ALL IRRIGATION EQUIPMENT IN THE TURF AREAS AND PLANTING BEDS IN A MANNER SO AS TO CONFORM WITH THE VARIOUS DETAILS, PLAN NOTES, SPECIFICATION FROM LANDSCAPE ARCHITECT AND MANUFACTURER.
12. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR EXISTING TREES AND UTILITIES. THE CONTRACTOR SHALL VERIFY LOCATION AND CONDITION OF ALL UTILITIES AND BE RESPONSIBLE FOR DAMAGE TO TREES OR UTILITIES. FIELD ADJUST SPRINKLER LOCATIONS SO AS TO AVOID CONFLICTS WITH UTILITIES (FIRE HYDRANTS, TRANSFORMERS, ETC.).
13. PROTECT AT ALL TIMES THE WORK FROM DAMAGE AND THEFT. REPLACE ALL DAMAGED OR STOLEN PARTS AT CONTRACTOR'S EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE OWNER.
14. CONTRACTOR TO INSTALL NEW RAIN BIRD ESP-LXME CONTROLLER. CONTRACTOR TO VERIFY 110V UNINTERRUPTED ELECTRICAL SERVICE FOR THE CONTROLLER. CONTRACTOR TO INSTALL CONTROLLER PER MANUFACTURER SPECIFICATIONS. CONTRACTOR TO INSTALL A RAIN BIRD WR2 WIRELESS RAIN / FREEZE SENSOR. LOCATION OF THE RAIN SENSOR TO BE APPROVED BY THE OWNER.
15. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE. INSTALL RAIN BIRD PRS-D PRESSURE REGULATING MODULES ON ALL VALVES OPERATING AT PRESSURES HIGHER THAN 10 PSI FROM OPERATION PSI AS STATED IN THE VALVE SCHEDULES FOR EACH ZONE.
16. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT WIND CONDITIONS, OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA'S DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED DURING DESIGN. BRING SUCH OBSTRUCTIONS OR DIFFERENCE TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND COSTS FOR ALL NECESSARY REVISIONS.
17. PLACE VALVE BOXES 12" FROM AND PARALLEL TO CURBS AND WALKS. GROUPED VALVES TO BE EQUALLY SPACED.
18. ADJUST HEAD LOCATION IF SPRAY IS DETRIMENTAL TO OR BLOCKED BY TREE, SHRUB, OR STRUCTURE, MAINTAINING EVEN COVERAGE OF PLANTED AREAS.
19. INSTALL ALL MAINLINES TO SLOPE AT 1% MINIMUM TO MANUAL DRAIN VALVES LOCATED AT LOW POINTS OF MAIN SYSTEM.
20. ALL SPRINKLER HEADS SHALL BE ADJUSTED SO THEY DO NOT SPRAY ONTO WALKS, PARKING AREAS, RETAINING WALLS, BUILDINGS OR THE HARDSCAPE AREAS.
21. THE CONTRACTOR SHALL PLACE A #14 TRACER WIRE WITH BLUE PE COATING ALONG ALL PVC MAINLINE THAT DOES NOT HAVE IRRIGATION CONTROL WIRES PROPOSED. THIS INCLUDES ALL PVC MAINLINE CONNECTING QUICK COUPLER VALVES.
22. CONTRACTOR SHALL INSTALL SLEEVES UNDER HARDSCAPE AT ALL POINTS WHERE IRRIGATION MAIN LINE AND LATERALS ARE LOCATED.
23. CONTRACTOR SHALL PROVIDE A TEMPORARY IRRIGATION SYSTEM TO NON-IRRIGATED NATIVE TURF UNTIL NON IRRIGATED NATIVE TURF IS ESTABLISHED. POINT OF CONNECTION FOR TEMPORARY IRRIGATION SYSTEM SHALL BE FROM THE QUICK COUPLERS.

ZONE CHART

STATION NUMBER	VALVE SIZE	GPM	ZONE TYPE	RUN TIME SUN	RUN TIME MON	RUN TIME WED	RUN TIME FRI	PLAN VALVE ID	CONCEPT-PLAN GPM	HEADS	AVG PRECIP (in/hr)	RUN MIN / DAY	WEEKLY MIN	IMPLIED DRIPLINE (LF)
A	1"	3.96	POP-UP	VERIFY	VERIFY	VERIFY	VERIFY	A	**3.96**	0	n/a	VERIFY	VERIFY	-
B	1"	5.10	POP-UP	41	41	41	41	B	**1.33**	6	0.36	41	164	-
C	1"	5.95	POP-UP	41	41	41	41	C	**1.00**	7	0.36	41	164	-
D	1"	5.10	POP-UP	41	41	41	41	D	**7.33**	6	0.36	41	164	-
E	1"	5.95	POP-UP	41	41	41	41	E	**7.33**	7	0.36	41	164	-
F	1"	5.95	POP-UP	41	41	41	41	F	**3.56**	7	0.36	41	164	-
G	1"	5.95	POP-UP	41	41	41	41	G	**3.56**	7	0.36	41	164	-
H	1"	5.95	POP-UP	41	41	41	41	H	**3.56**	7	0.36	41	164	-
I	1"	5.95	POP-UP	41	41	41	41	I	**3.56**	7	0.36	41	164	-
J	1"	7.20	POP-UP	43	43	43	43	J	**1.33**	5	0.35	43	172	-
K	1"	6.60	POP-UP	47	47	47	47	K	**1.33**	5	0.32	47	188	-
L	1"	8.40	POP-UP	45	45	45	45	L	**1.33**	6	0.34	45	180	-
M	1"	9.60	POP-UP	39	39	39	39	M	**1.33**	6	0.39	39	156	-
N	1"	9.00	POP-UP	42	42	42	42	N	**0.96**	6	0.36	42	168	-
1	1"	1.33	DRIP	35	35	35	35	1 DRIP	**1.33**	-	0.43	35	140	200
2	1"	3.96	DRIP	35	35	35	35	2 DRIP	**3.96**	-	0.43	35	140	594
3	1"	2.78	DRIP	35	35	35	35	3 DRIP	**2.78**	-	0.43	35	140	417
4	1"	6.56	DRIP	35	35	35	35	4 DRIP	**6.56**	-	0.43	35	140	984
5	1"	3.20	DRIP	35	35	35	35	5 DRIP	**3.20**	-	0.43	35	140	480
6	1"	1.32	DRIP	35	35	35	35	6 DRIP	**1.32**	-	0.43	35	140	198
7	1"	1.12	DRIP	35	35	35	35	7 DRIP	**1.12**	-	0.43	35	140	168
8	1"	3.96	DRIP	35	35	35	35	8 DRIP	**3.96**	-	0.43	35	140	594
9	1"	3.96	DRIP	35	35	35	35	9 DRIP	**3.96**	-	0.43	35	140	594
10	1"	1.00	DRIP	35	35	35	35	10 DRIP	**1.00**	-	0.43	35	140	150
11	1"	7.33	DRIP	35	35	35	35	11 DRIP	**7.33**	-	0.43	35	140	1,100
12	1"	3.56	DRIP	35	35	35	35	12 DRIP	**3.56**	-	0.43	35	140	534
13	1"	7.33	DRIP	35	35	35	35	13 DRIP	**7.33**	-	0.43	35	140	1,100
14	1"	4.11	DRIP	35	35	35	35	14 DRIP	**4.11**	-	0.43	35	140	617
15	1"	0.96	DRIP	35	35	35	35	15 DRIP	**0.96**	-	0.43	35	140	144
16	1"	1.01	DRIP	35	35	35	35	16 DRIP	**1.01**	-	0.43	35	140	152

TOTALS / CHECKS

Total pop-up GPM (sum of zones)	**90.66**
Total drip GPM (sum of zones)	**53.49**
Largest pop-up zone GPM	**9.60**
Total stations / controller capacity	**16**
Pop-up run min/day, sequential (zone	**544**
Drip run min/day, sequential	**560**

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PREPARATION DATE: 06.22.26

REVISION / COMMENTS

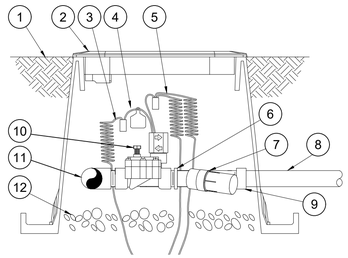
NO.	DATE	DESCRIPTION
1	06/22/2026	SIP SUBMITTAL #1
2	11/3/2026	SIP SUBMITTAL #2

Irrigation Chart & Notes

IR101

SITE IMPROVEMENT PLAN
TRUCK YARD LONE TREE

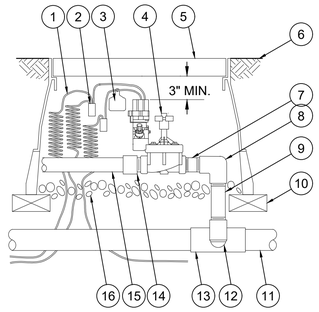
LOT13A1 OF PARK MEADOWS, FILING NO. 2, 15TH AMENDMENT
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67
WEST OF THE SIXTH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, COLORADO
3.36 ACRES
SP26-0026



1. FINISH GRADE
2. STANDARD VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. 1" X ¾" REDUCING COUPLING (INCLUDED IN XCZ-LF-100-PRF KIT)
7. PRESSURE REGULATING FILTER:
8. LATERAL PIPE
9. PVC SCH 40 FEMALE ADAPTOR OR REDUCER
10. REMOTE CONTROL VALVE:
11. PVC SCH 40 TEE OR ELL TO MANIFOLD
12. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
13. MANIFOLD PIPE AND FITTINGS

1 DRIP ZONE VALVE ASSEMBLY

RAIN BIRD - XCZ-PRB-100COM ITH 1" PESB VALVE — N.T.S.

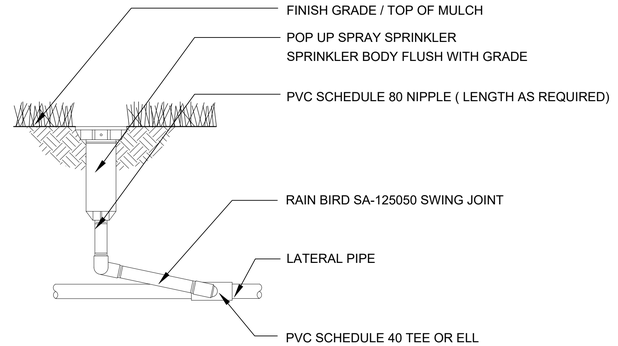


1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION RAIN BIRD SPLICE-1 (1 OF 2)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEBB WITH BPE-NP-HAN
5. VALVE BOX WITH COVER:
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

CONTRACTOR TO CONFIRM BRAND/MODEL OF SPRAY ZONE EQUIPMENT

2 SPRAY ZONE VALVE ASSEMBLY

PESB SPRAY AND ROTOR ZONES — N.T.S.

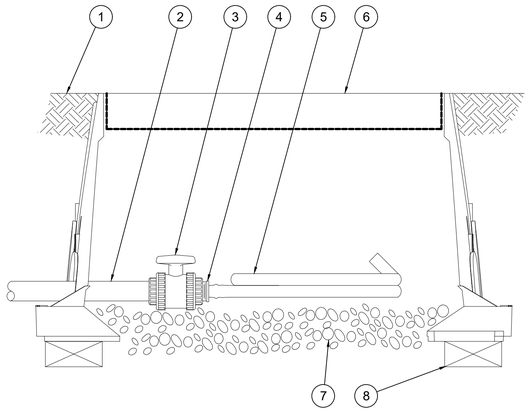


NOTE: USE RAINBIRD R13-18 and R17-24 / P45 SERIES WHEN HEAD IS INDICATED IN A ROTOR ZONE

CONTRACTOR TO CONFIRM BRAND/MODEL OF SPRAY ZONE EQUIPMENT

3 1806 SAM POP-UP SPRAY HEAD

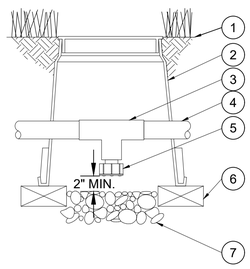
MPR AND / OR VAN NOZZLE SERIES — N.T.S.



1. FINISH GRADE
2. PVC DRIP MANIFOLD PIPE
3. PVC 1" X ¾" TRUE UNION BALL VALVE
4. EASY FIT MALE X BARB ADAPTER: RAIN BIRD XFF-MA-075
5. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES BLANK TUBING
6. 12-INCH VALVE BOX WITH COVER:
7. 3-INCH MINIMUM DEPTH OF ¾" WASHED GRAVEL
8. BRICK (1 OF 2)

4 SUBSURFACE FLUSH POINT VALVE

N.T.S.



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV
6. BRICK (1 OF 2)
7. 12 - INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

5 DRAIN VALVE ASSEMBLY

N.T.S.

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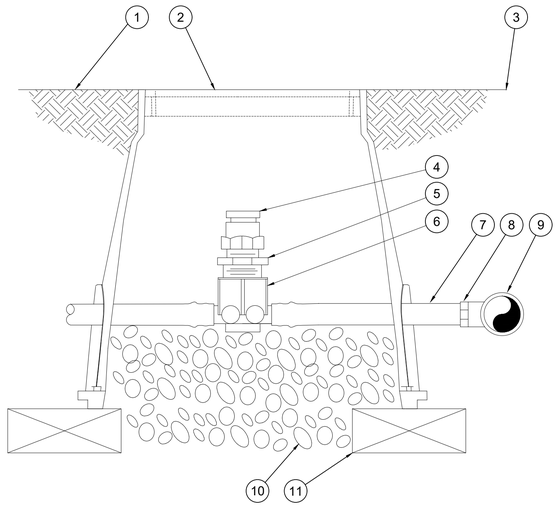
JUSTIN ANDREW HAY
923
05/11/2011
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

Irrigation Details

IR500
SHEET 27 OF 28

SITE IMPROVEMENT PLAN
TRUCK YARD LONE TREE

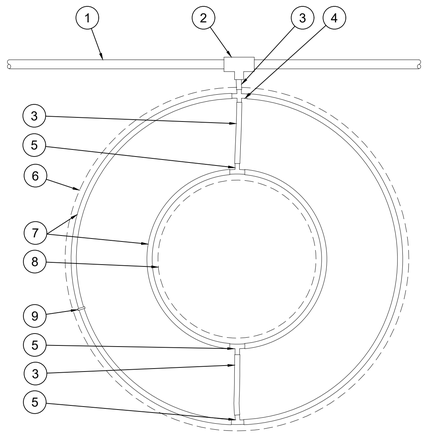
LOT13A1 OF PARK MEADOWS, FILING NO. 2, 15TH AMENDMENT
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67
WEST OF THE SIXTH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, COLORADO
3.36 ACRES
SP26-0026



1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. FINISH GRADE
4. ½" AIR RELIEF VALVE: RAIN BIRD ARV050
   IN DRIP ZONE
5. ½" X ¾" PVC REDUCER BUSHING
6. TO BE INSTALLED AT HIGH POINTS RAIN BIRD XFD-TFA FITTING
7. ½" BLANK DRIPLINE TUBING: RAIN BIRD XF SERIES
8. BARB X FEMALE THREAD CONNECTOR: RAIN BIRD XFF-MA FITTING
9. PVC TEE CONNECTED TO PVC HEADER PIPE
10. BARB X MALE THREAD CONNECTOR: 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL
11. BRICK (1 OF 2)

1 SUBSURFACE AIR RELIEF VALVE

N.T.S.

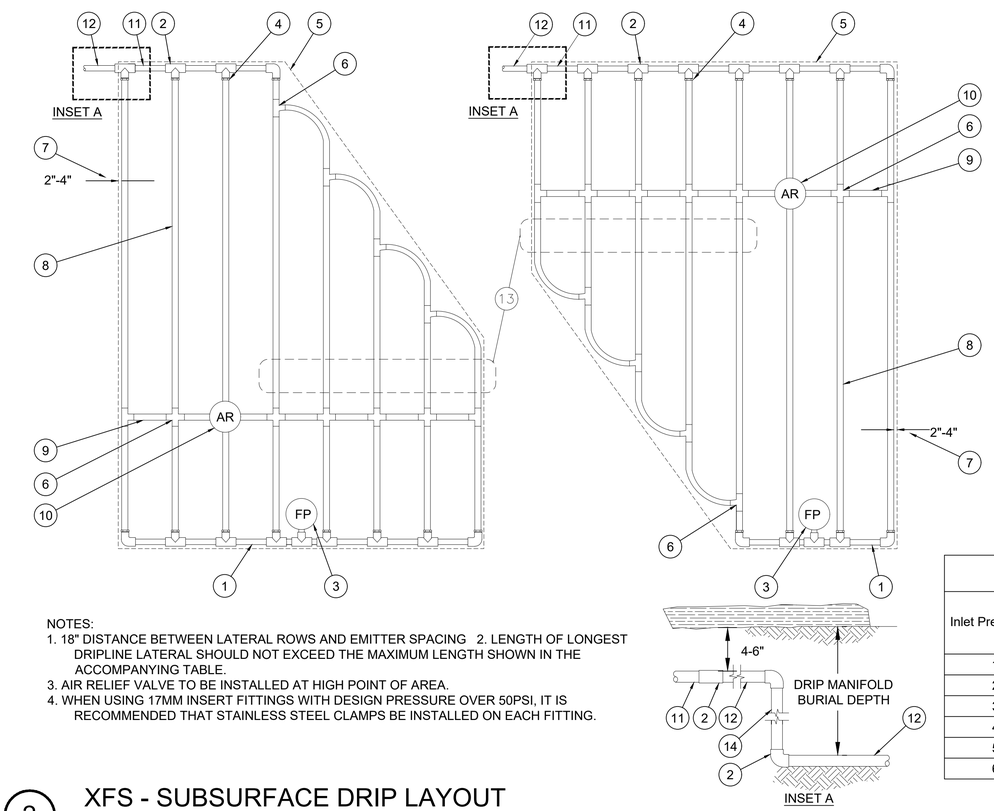


1. PVC DRIP MANIFOLD PIPE
2. PVC SCH 40 TEE OR EL
3. RAIN BIRD XF SERIES BLANK TUBING
4. BARB CROSS INSERT FITTING: RAIN BIRD XFD-CROSS
5. BARB TEE INSERT FITTING: RAIN BIRD XFF-TEE
6. PROJECTED CANOPY LINE OF TREE
7. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE PLACE AS SHOWN (LENGTH AS REQUIRED)
8. ROOT BALL
9. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:
1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE RAIN BIRD XF-SDI DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, F0UR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

3 XFS - SUBSURFACE TREE DRIPLINE LAYOUT

N.T.S.



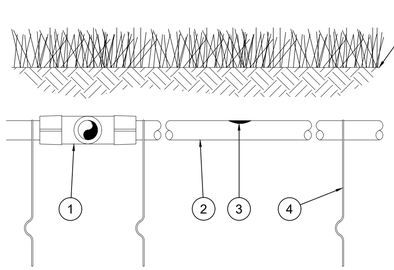
1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFS FLUSH POINT" OR "XFS FLUSH POINT WITH BALL VALVE"
4. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
5. PERIMETER OF AREA
6. BARB X BARB INSERT TEE OR CROSS: RAIN BIRD XFF-TEE OR RAIN BIRD XFD-CROSS (TYPICAL)
7. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
8. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFS DRIPLINE
9. RAIN BIRD XF SERIES BLANK TUBING
10. ½" AIR RELIEF VALVE: RAIN BIRD MODEL: ARV050 SEE RAIN BIRD XFS DETAILS FOR AIR RELIEF INSTALLATION
11. PVC SUPPLY MANIFOLD
12. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
13. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
14. CLASS 200 LATERAL

XFS Dripline Maximum Lateral Lengths (Feet)						
Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

NOTES:
1. 18" DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING 2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
4. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

2 XFS - SUBSURFACE DRIP LAYOUT

N.T.S.



NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

1. EASY FIT COMPRESSION TEE: RAIN BIRD MDCFTEE
2. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE
3. INLINE DRIP EMITTER
4. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
5. TURF/FINISH GRADE OR SHRUB BED WITH MULCH

4 DRIPLINE BURIAL DETAIL

N.T.S.

JUSTIN ANDREW HAY 923 10/11/2011 Original Date of Licensure 11/04/2026 STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

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Irrigation Details

IR501
SHEET 28 OF 28