Development Application

Planning Division 9220 Kimmer Drive, Lone Tree, CO 80124 303.708.1818 | www.cityoflonetree.com



Instructions: All sections must be completed and typed or legibly printed. All required attachments must be included. This application does not cover Building Division and Public Works submittal requirements and fees. **Application Type** For Planning Division Use Presubmittal Final Plat Project Name: SIP Re-Plat Job# SIP Amendment Rezoning Application Fee: Preliminary Plan Variance Check/Transaction #: Other Date: Staff Initials:

Project Information	
Project Name:	Project Address:
State Parcel ID:	Subdivision:
Acreage:	Lot #:
Existing Zoning:	Block #:
Proposed Rezoning:	Filing #:
Project Description (submit additional sheets if necessar	у):

Owner and Representative Information		
Property Owner Information	Applicant Information if Different than Owner	
Name (Individual or Organization):	Name (Individual or Organization):	
Mailing Address:	Mailing Address:	
Phone:	Phone:	
Email:	Email:	



Site Improvement Plan Project Narrative & Statement of Design Intent Template

Planning Division

9220 Kimmer Drive, Lone Tree, Colorado 80124 303.708.1818 | www.cityoflonetree.com

Project Name _	PWSD Ridgegate Well House Design	Project # SP19-64R	_
Project Location	12107 Ridgegate Parkway (Temporary Address)	Date <u>12/03/19</u>	

Project Narrative

<u>ARTICLE XXVII - Site Improvement Plan (SIP) Project Narrative</u>. The SIP process is intended to provide for development that enhances the quality of life in the City by promoting high-quality design and a strong economy, and by fostering a sustainable and healthy community. The SIP process is required to ensure the development will be in conformance with the <u>Comprehensive Plan</u>, the <u>Design Guidelines</u>, applicable chapters of this <u>Code</u> and applicable Planned Developments and Sub-Area Plans.

Using this form or a separate page(s), the applicant shall provide a written narrative describing their project. Use the following outline (Sec. 16-27-60) as a guide when formulating your narrative – please disregard sections that do not apply to your project:

1. General information.

Provide the subdivision name, filing number, planning area number when located in a Planned Development, lot and block number or street address and section, township and range if not in a subdivision, and name of project.

The temporary address, as given by Douglas County, is 12107 Ridgegate Parkway. It is located on State Parcel Number 2231-242-00-001 in the northwest quarter of Section 24, Township 6 South, Range 67 West of the 6th PM. It is located just north of Ridgegate Parkway, east of I-25 and south of the Meridian International Business Center. The site will be used for the from Parker Water and Sanitation District (PWSD), Ridgegate Well House project.

This Site Improvement Plan Application includes a Site Plan, Landscaping Plan, Grading Plan, Building Elevations, and Drainage Report.

The project does not include an irrigation plan because the proposed landscaping consists of native vegetation and will be established with truck watering and water bags. See landscape plan for further information.

The project does not include a site furnishing plan as the facility is unmanned and access is limited to PWSD employees with maintenance trucks.

The lighting plan is not included as the project will only include dark sky compliant fixtures over the three man-doors. No other exterior lighting is proposed

The erosion control plan is requested to transfer from the existing GESC to the proposed GESC.

The material and color boards will be provided prior to the planning commission meeting.

Indicate zoning of the site and the zoning and current uses of adjacent land.

Currently, the site is zoned as Planned Development. To the west is an existing electrical booster station, which is zoned Business and the land use is Institutional. The properties to the north, east and south are all currently undeveloped but are zoned for Planned Development.

2. Development impacts.

Describe overall impacts of the proposed development on adjacent lands and methods for mitigating those impacts.

Contextual and Visual Impacts:

PWSD has met with the City of Lone Tree Planning Department for two (2) preapplication meetings to ensure the adjacent properties have been taken into careful consideration when developing this Site Improvement Plan (SIP). Much of the surrounding land is undeveloped and will therefore not create any major impact to the area. The electrical substation to the west of the site is a commercial/light industrial site and so the proposed well house will be of similar use. The facility will be built on the north side of the property, behind a ridge that will obstruct the view of the facility from the road. The land to the east is proposed as similar municipal use such as City Administration and Police. The land to the north, north of the existing utility easement, is proposed as residential. To reduce the impact to the proposed residential use, the proposed project includes the following considerations: landscape screening along the northern property boundary, no lighting fixtures are proposed along the northern property boundary, all lighting fixtures are Dark Sky compliant and will result in no light pollution beyond the property boundary.

The proposed facility is unmanned and will generate limited noise as all equipment, excepting the HVAC system and emergency generator, will be located inside the well house facility. The emergency generator will only be required for use during power loss scenarios and will be housed in a sound dampening enclosure.

All exterior lighting will be dark sky compliant.

Grading and Access Impacts:

The proposed grading will best utilize existing topography. The site is proposed at the rear, north side, of the property allowing for the existing berm to reduce visibility from Ridgegate Parkway.

Access to the site will be maintained through the existing driveway to the electrical substation and does not propose any new driveway cuts along Ridgegate Parkway.

There will be minimal impacts to the traffic along Ridgegate Parkway as only PWSD employees will require access to the site for an anticipated two (2) trips per day.

3. Compliance with Intent and Approval Standards.

Describe how the development complies with the Intent (Section 16-27-10) and Approval Standards (Subsection 16-27-90(a)) of this Article.

The Ridgegate well house will keep in line with the comprehensive plan by strengthening the City of Lone Tree's water supply through PWSD and providing more access to clean, high-quality drinking water. The

design of the well house conforms to the design guidelines laid out as a part of the Ridgegate Planned Development guidelines and will be located at the back of the property with screening vegetation along the north side of the property.

The proposed project meets all setback and height limitations.

4. Development phasing.

Describe the proposed development schedule and phases of development for all proposed construction.

To meet increasing water demand, PWSD plans on beginning operation of the well houses by July of 2020. It is the intent to begin construction as soon as practical. If the early grading can begin in January, the project is anticipated to be completed in October 2020.

The wells were drilled earlier this year and are currently undergoing capacity testing and water quality analysis. Upon completion of this work, it is anticipated that work on the well house will begin.

5. Other project data.

a. Total number of employees on maximum shift when known (for parking purposes).

The equipment will be programmed to run automatically allowing for the facility to be unmanned. PWSD will require up to two (2) trips per day for operational maintenance.

b. Square footage of building.

7,211 square feet

c. Lot area.

5 acres

d. Anticipated opening date.

Startup July 2020; October 2020 completion

6. Sustainability.

Highlight ways in which the project furthers the City's environmental goals regarding sustainability. This may include a general description of the project location relative to other uses, public transit and trails; ease of travel to key destinations on foot or bicycle; water conservation and water quality measures; site layout; green building practices; or operational aspects of the use such as waste reduction, recycling or commuter trip reduction programs.

PWSD is committed to sustainability. The development of the site plan has taken into account the natural terrain, where the building is proposed on the rear of the lot, northeast corner, lot behind a naturally occurring ridge to prevent levelling the surface. Natural drainage and grading will be used where possible and flows from the well house are being controlled so as not to upset the local environment.

The lighting is proposed as dark sky compliant to reduce impacts to surrounding properties as well as reduce electric needs.

7. Variances if applicable.

For those SIPs for which a variance from the standards in this Chapter, the Design Guidelines or Sub-Area Plans is requested, the narrative shall also explain the need for the variance. (Public notice may be required, see Section 16-26-60).

No variances are being requested for this project.

Statement of Design Intent

Please describe how the project meets the intent of the City of Lone Tree Design Guidelines, including the city's Core Design Principles (p. 11). If the project is located within a Planned Development that is governed by additional design standards or guidelines, please address how the project satisfies the intent of those standards and guidelines as well.

Please use the outline below as a guide in formulating your response. You may also use this opportunity describe particular strengths, unique features, sustainable practices, or innovations that distinguish the design of the project, as well as any particular opportunities or challenges that should be considered. This Statement of Design Intent is intended to encourage thoughtful consideration of design guidelines and to give project reviewers and decision makers a more thorough understanding of the project.

1. Overall Design Concept.

Briefly describe the use and overall concept for the project as a whole.

The Ridgegate Well house will be a groundwater well house that will be capable of treating up to 5 million gallons per day (MGD) of groundwater from the Denver, Dawson, and Arapahoe aquifers. It will provide finished drinking water for Parker Water and Sanitation District customers.

The facility includes a 7,200 square foot well house, three onsite wells, and associated access drives. Inside the well house water will be treated with SeaQuest, a phosphate blend used to control iron and manganese levels, and Sodium Hypochlorite as primary disinfection. Water will then flow to a below-grade disinfection contact basin to provide contact time for disinfection. A liquid ammonium sulfate (LAS) basin will provide a feed of LAS and sufficient mixing as a residual disinfection method. A series of four high service pumps will then pump water to an existing distribution line for the PWSD system and Canyons community. In addition to the process equipment required for treatment, sufficient chemical storage will also be provided within the facility. The proposed development will include a main facility building, a detention pond, groundwater wells and a gravel well access pad, and a paved access road and loading areas to service the building. Both the building and the access road will be enclosed by an ornamental security fence.

2. Context and Site.

Describe how the project relates functionally and visually to the context of the surrounding area. Consider issues of form and character, the natural environment, vehicular and pedestrian access and circulation, etc.

Currently the surrounding area is undeveloped, however, the well house will be placed behind a ridge to shelter it from view from Ridgegate Parkway and not disturb the natural terrain as much as possible and a landscape buffer along the north. Since the site will only be accessed by PWSD employees, there will be minimal impacts to vehicular traffic and there will be no pedestrian access.

3. Public Realm.

Describe how the project contributes to an inviting, safe and functional public realm. Consider public spaces, street/sidewalk – level experience, lighting, landscaping, and signage.

The well house will provide high-quality, clean drinking water to the residents of Lone Tree within PWSD. The well house will also be sheltered from view and designed to blend into the surroundings as much as practical.

4. Architectural Design.

Describe how the architectural design contributes to the unique qualities of the area and how design concepts result in a unified, functional and high-quality design. Consider building form and composition, façade composition and articulation, and materials, colors, and lighting.

The new wellhouse building has been designed with elements to respect the residential nature of the surrounding future housing developments while still meeting the requirements of an industrial building to be durable, functional and low maintenance over the long life of the facility. The building exterior reflects a rural agricultural look with a gabled roof broken up with additional dormers that vary in size to reduce the scale of the overall building. The exterior walls include a mix of three textures and colors with patterns that break up the wall façade lengths both horizontally and vertically. The exterior of the building will be constructed of pre-cast concrete panels that have a cast finished face that mimics the size and pattern of masonry units with a cast color and texture that also will match a masonry block. The roof dormers will have a vertical standing seam metal siding with 'truss' detail accents to bring in the 'farmhouse' style. Additional similar detail elements will include longer roof overhangs supported by roof eave brackets and canopies over the doors. The roof will be a pre-finished standing seam metal panel. Windows into the facility are minimized but are provided to allow for some natural light as well as to break up the facades of the building. All colors have been chosen to provide a muted earth tone finish that blend into the surrounding areas and respect the neighboring environment. These colors have been coordinated with Ridgegate DRC to match the recently approved 1st Street Lift Station.

Owner/ Applicant Contact Information

Name: Jenna Barker, P.E.

Business: Parker Water and Sanitation District

Address: 18100 E Woodman Dr Parker, CO 80314

Phone: 720-842-4254 Email: JBarker@pwsd.org

Engineering Consultant Contact Information

Name: Michael Saxton, P.E. Business: Tetra Tech, Inc

Address: 1560 Broadway, Suite 1400

Denver, CO 80202

Phone: 303-825-5999

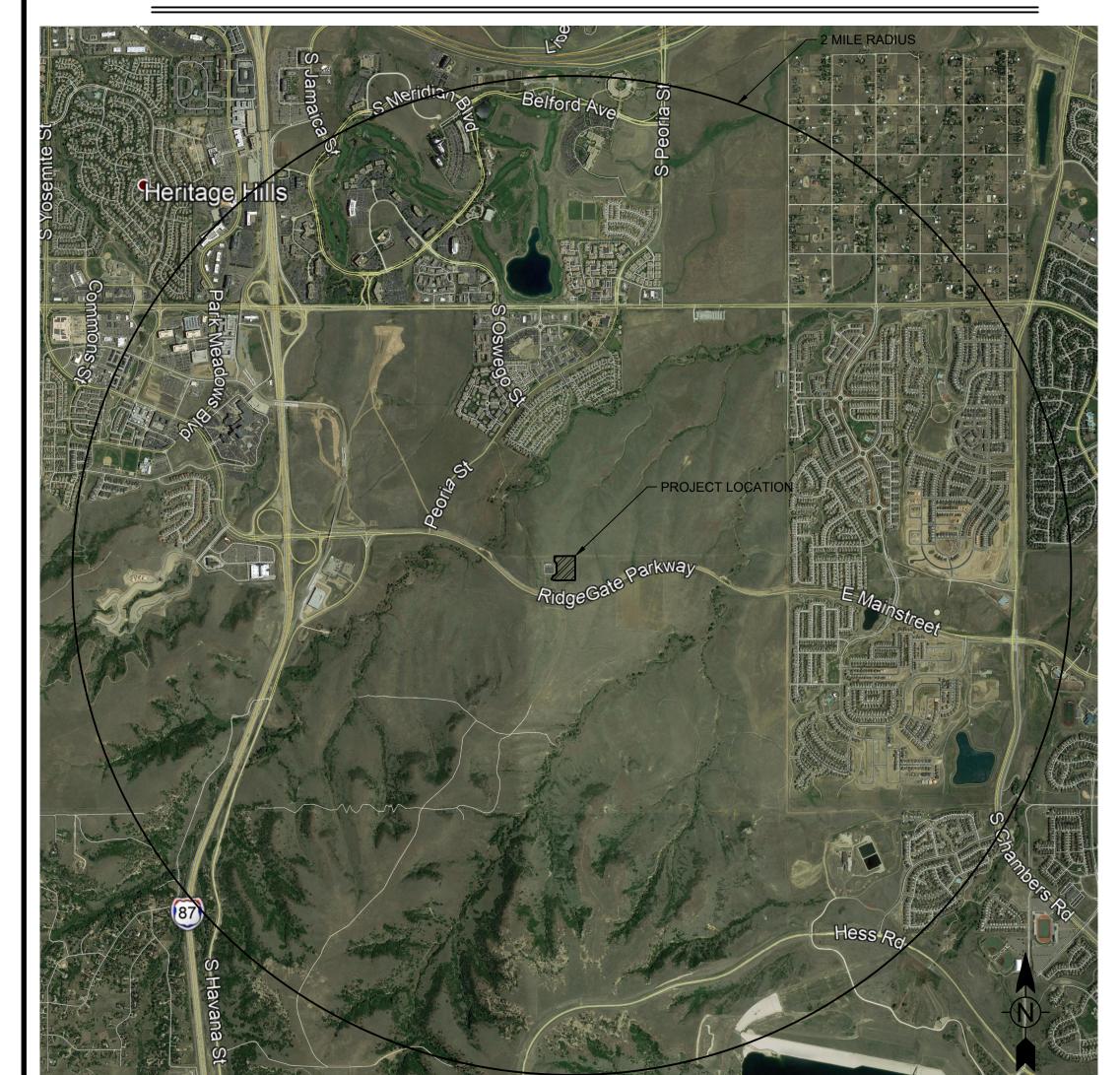
Email: michael.saxton@tetratech.com

WELL SITE RRC 6

RIDGEGATE PLANNED DEVELOPMENT 5TH AMENDMENT PLANNING AREA 31, INSTITUTIONAL

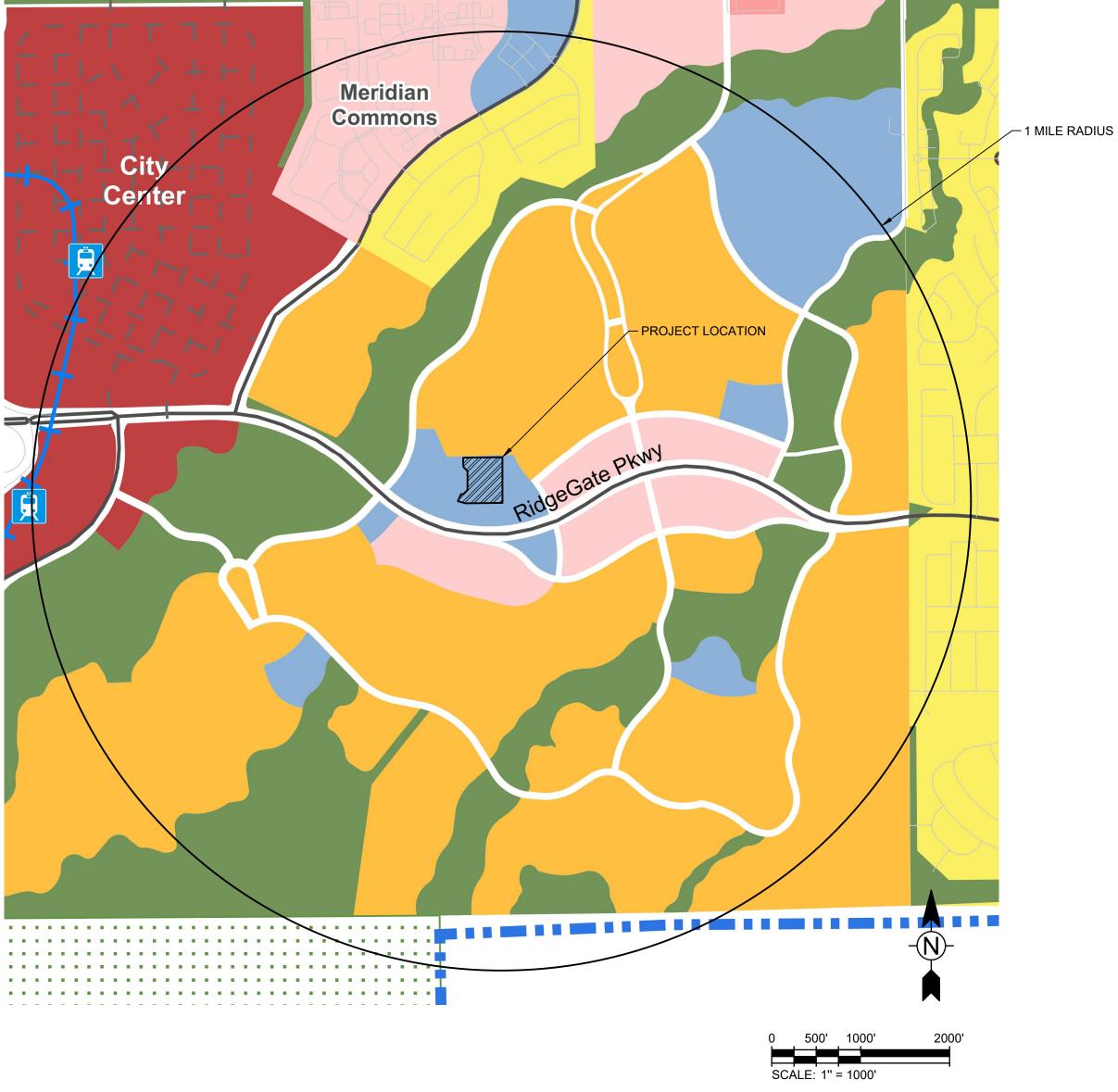
28 ACRES SIP SP19-64R

VICINITY MAP





PLANNED DEVELOPMENT MAP



APPROVAL CERTIFICATE:

APPROVAL CERTIFICATE
THIS SIP HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN
ACCORD WITH CITY REGULATIONS, AS APPROVED BY THE CITY ON

BY: ________
TITLE: COMMUNITY DEVELOPMENT DIRECTOR

TITLE: DIRECTOR OF PUBLIC WORKS OR HIS/HER DESIGNATED REPRESENTATIVE

(SIGNATURE) ____(DATE)

(SIGNATURE) _____(DATE)

(SIGNATURE) _

THE OWNER(S) OF THE LANDS DESCRIBED HEREIN, HEREBY AGREE(S) (1) TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH THIS APPROVED SITE IMPROVEMENT PLAN AND IN COMPLIANCE WITH CHAPTER 16 OF THE LONE TREE MUNICIPAL CODE AND THAT (2) THE HEIRS, SUCCESSORS AND ASSIGNS OF THE OWNER(S)'(S) REPRESENTATIVE(S) BELOW INDICATE THAT ANY REQUIRED AUTHORIZATIONS TO ENTER THIS AGREEMENT, INCLUDING ANY CORPORATE AUTHORIZATIONS, HAVE BEEN OBTAINED.

(NAME OF OWNER)

(SIGNATURE OF OWNER)

(PRINTED NAME AND TITLE)

STATE OF _____ COUNTY OF _

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20___

Sheet List Table	
Sheet Number	Sheet Title
1 of 10	COVER SHEET
2 of 10	SITE PLAN
3 of 10	LANDSCAPE PLAN
4 of 10	GRADING PLAN
5 of 10	UTILITY PLAN
6 of 10	LIGHTING/PHOTOMETRIC DETAILS
7 of 10	3D VIEWS
8 of 10	EXTERIOR ELEVATIONS
9 of 10	EXTERIOR ELEVATIONS
10 of 10	MATERIALS SAMPLE BOARD

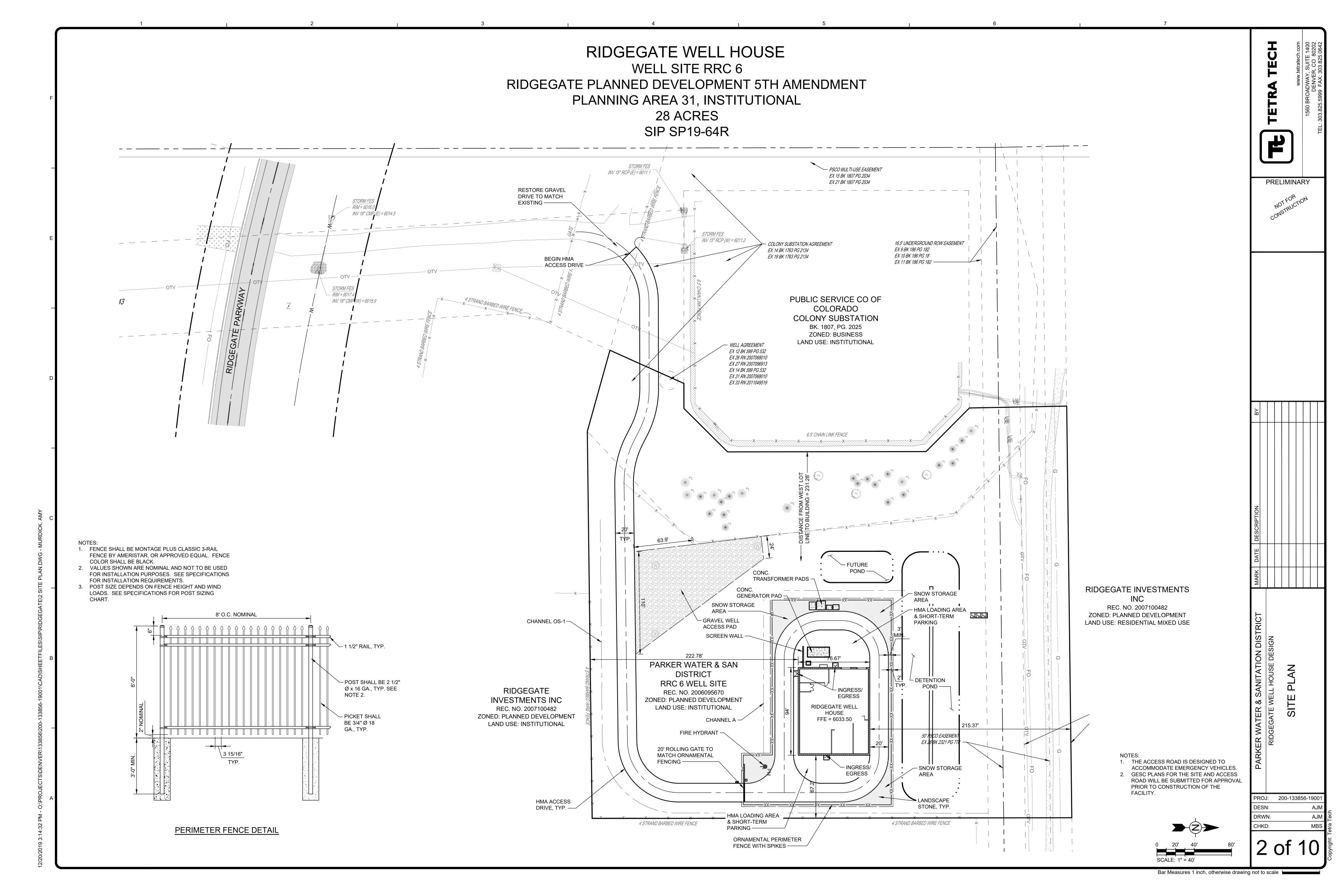
SITE DATA TABLE:

ITEM	SQUARE FOOTAGE	% OF GROSS
GROSS SITE AREA	217,800	100%
BUILDING FOOTPRINT	7,207	3%
PARKING/ROADS (INCLUDING PLANTED INTERIOR PARKING ISLANDS)	40,301	19%
LANDSCAPED AREA (EXCLUDING PLANTED INTERIOR PARKING ISLANDS, TRAILS AND WALKS)	83,051	38%
NATURAL AREAS (NOT INCLUDED IN THE REQUIRED LANDSCAPED AREA)	83,077	38%
IMPERVIOUS SURFACE	47,508	22%
ITEM	SQUARE FO	OTAGE
BUILDING SIZE		
MAXIMUM HEIGHT (AS MEASURED BY THE CITY'S BUILDING CODE)	29.50 FT	
TOTAL FLOOR AREA (SEE DEFINITION OF FLOOR AREA IN ARTICLE XXXVI)	6,800 SQ. FT.	

SPACES REQUIRED
0 0
0 0



PRELIMINARY



PLANT SCHEDULE BOTANICAL NAME **COMMON NAME** CONTAINER 2 1/2" B&B Kentucky Coffee Tree Rocky Mountain Juniper 6 Ht. Juniperus scopulorum Austrian Pine CODE QTY BOTANICAL NAME **COMMON NAME** CONTAINER Apache Plume

RIDGEGATE WELL HOUSE WELL SITE RRC 6 RIDGEGATE PLANNED DEVELOPMENT 5TH AMENDMENT PLANNING AREA 31, INSTITUTIONAL 28 ACRES SIP SP19-64R

TOTAL PLANTED AREA:

NOTES:

1. THE CONTRACTOR SHALL FIELD STAKE LOCATIONS OF ALL PROPOSED LANDSCAPE MATERIAL FOR REVIEW BY OWNER'S REPRESENTATIVE OR PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST LOCATIONS OF PLANT MATERIAL PRIOR TO INSTALLATION.

167,351 SFT

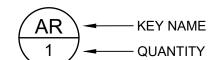
2. REFER TO PLANTING SCHEDULE ON THIS SHEET FOR PLANT IDENTIFICATION AND PLANTING REQUIREMENTS. REFER TO SPECIFICATIONS FOR INSTALLATION, MAINTENANCE AND GUARANTEE REQUIREMENTS.

3. CONTRACTOR SHALL COORDINATE INSTALLATION OF PLANT MATERIAL WITH ALL

OTHERWISE CONSTRUCTED SHALL BE RESTORED WITH AN APPROVED NATIVE GRASS MIX. SEE SPECIFICATIONS FOR REQUIREMENTS.

IRRIGATION OF VEGETATION SHALL BE COMPLETED BY A WATER TRUCK 1-2 TIMES PER WEEK DURING THE FIRST 2 GROWING SEASONS. TREES AND SHRUBS SHALL BE WATERED WITH A SLOW RELEASE WATERING BAG. SEE SPECIFICATIONS FOR

PLANTING SYMBOL LEGEND



PRUNE DEAD OR DAMAGED BRANCHES PRIOR TO PLANTING. IF FORM IS COMPROMISED BY PRUNING, REPLACE SHRUB. SPACE PLANTS AND SET PLUMB FOR BEST ____ EFFECT. MOUND COMPACTED BACKFILL UNDER ROOTBALL OR SET ON UNDISTURBED SOIL. SPLIT BOTTOM 1/2 OF BALL. SPREAD

SET SHRUB PLUMB. TOP OF ROOT BALL TO MATCH FINISH GRADE - DECIDUOUS 2" ABOVE FINISH GRADE - SHREDDED BARK OR WOOD CHIP MULCH INSIDE SAUCER 4" DEEP. BUILD A 4" BASIN AROUND PIT IN NON-IRRIGATED AREAS ONLY.

2-3x'S BALL WIDTH

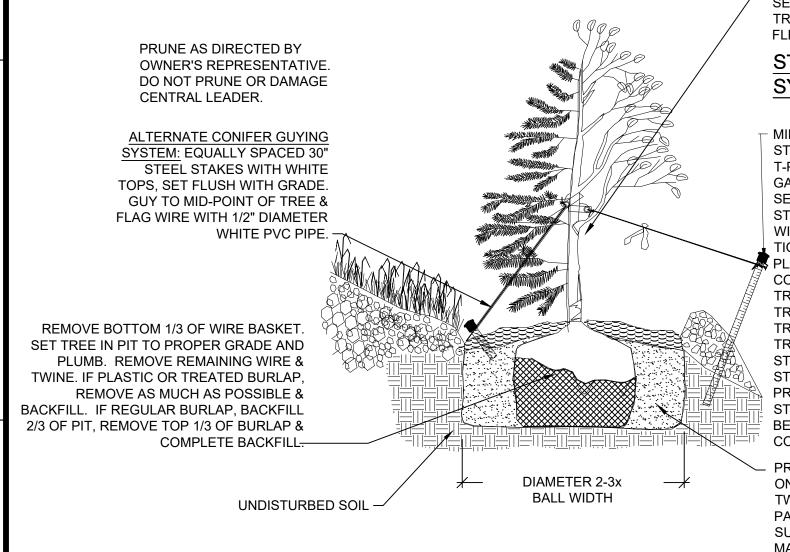
- PREPARED BACKFILL MIXTURE: ONE PART SOIL AMENDMENT.

2. THREE PARTS NATIVE SOIL. 3. SUPERPHOSPHATE AMENDMENT.

4. MATERIALS TO BE THOROUGHLY BLENDED.

SHRUB PLANTING DETAIL

BASKETS, WIRE ETC. FROM ROOTBALL —



WRAP TRUNK FROM GROUND LEVEL TO SECOND BRANCH WITH 4" KRAFT TYPE TREE WRAP. SECURE ENDS WITH FLEXIBLE TAPE.

STANDARD GUYING SYSTEM:

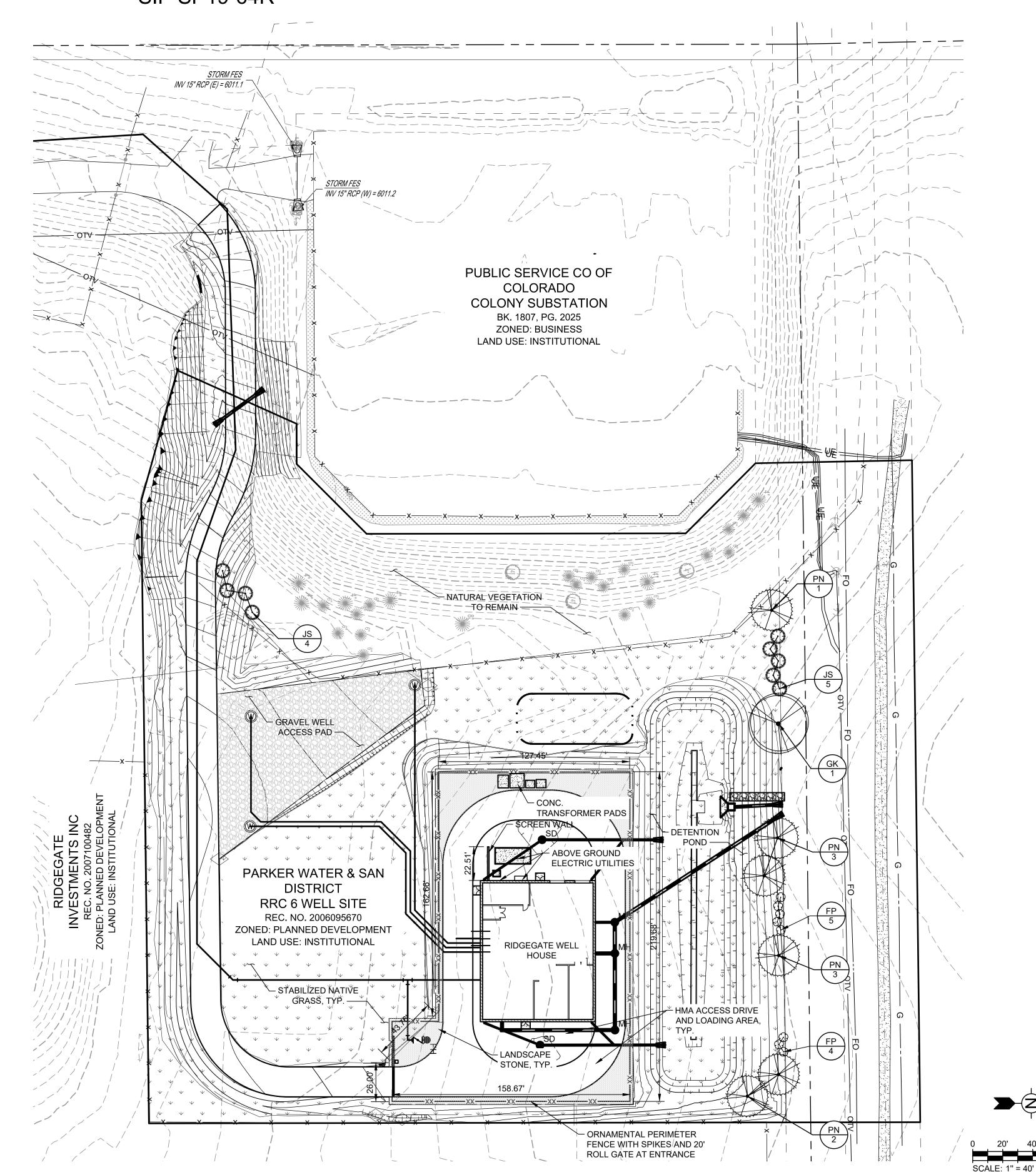
- MIN. 6' LONG HEAVY DUTY T-BAR STEEL POST STAKES WITH WHITE T-POST CAPS AND WITH 17 GAUGE GALVANIZED STEEL WIRE GUYS SECURED TO TREE WITH CANVAS STRAP ABOVE FIRST BRANCH. WIRE TO BE TAUT BUT NOT OVER-TIGHT. FLAG WIRE WITH WHITE PLASTIC FLAGGING TAPE. CONIFERS TO HAVE 2 STAKES FOR TREES 6' AND LESS, 3 STAKES FOR TREES ABOVE 6'. DECIDUOUS TREES TO HAVE 2 STAKES FOR TREES 2-1/2" CAL. AND LESS, 3 STAKES ABOVE 2-1/2" CAL. ONE STAKE ALWAYS IN DIRECTION OF PREVAILING WINDS. REMOVE STAKES & GUYS AFTER 1 YEAR OR BEFORE FINAL ACCEPTANCE BY PREPARED BACKFILL MIXTURE: 1.

ONE PART SOIL AMENDMENT 2. TWO PARTS TOPSOIL. 3. THREE PARTS NATIVE SOIL. 4. SUPERPHOSPHATE AMENDMENT 5. MATERIALS TO BE THOROUGHLY

NOTE:

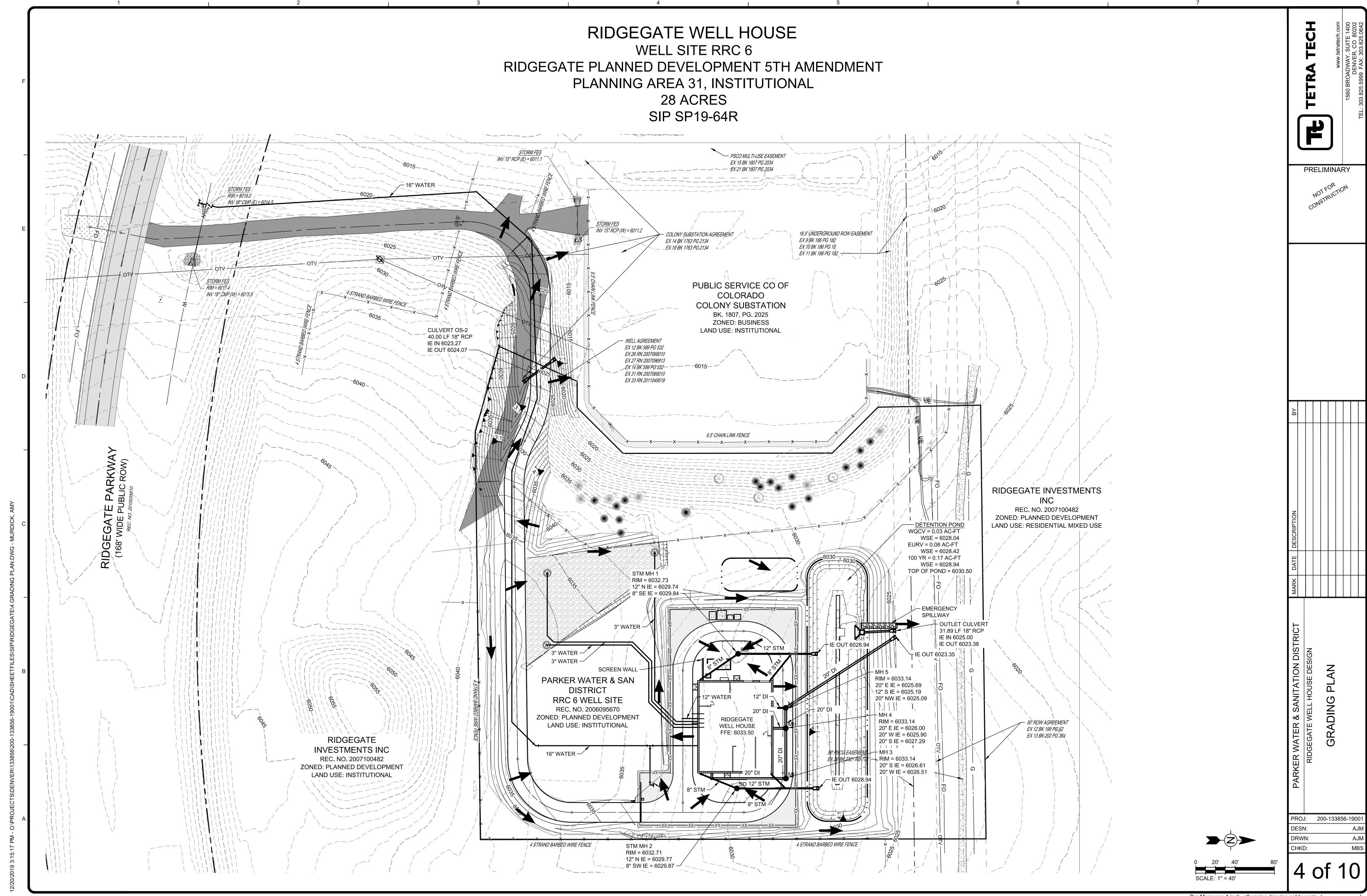
1. SET ROOT BALL OF ALL TREES 2" ABOVE GRADE IN NON-IRRIGATED AREAS. MODIFY IF SOIL CONDITIONS PER COUNTY STANDARDS. INSTALL A 5" HIGH BERM AROUND TREES TO CREATE A WATERING BASIN. LEAVE BERM & MULCH IN NON-IRRIGATED AREAS.

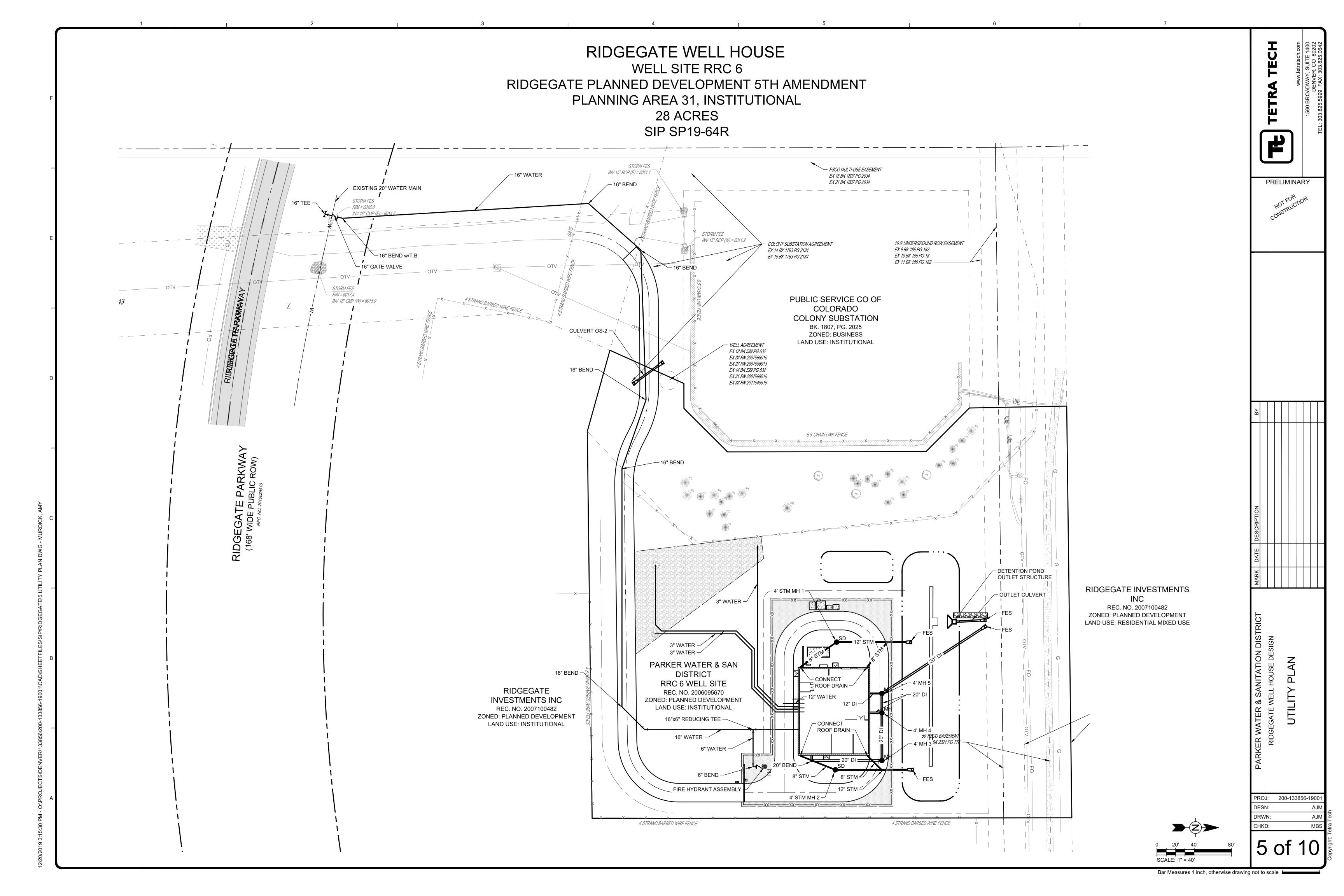
TREE PLANTING DETAIL



PRELIMINARY

PROJ: 200-133856-1900





WELL SITE RRC 6

RIDGEGATE PLANNED DEVELOPMENT 5TH AMENDMENT PLANNING AREA 31, INSTITUTIONAL

28 ACRES SIP SP19-64R

Electrical

Input Voltage: 120-277 volt and 347 volt

Total Harmonic Distortion (THD): <20% **Surge Protection:** Integral surge protection

Operating Temperature: -40° to 50°C

Safety: UL/cUL Listed. UL 1598 listed, suitable for wet locations. (4)/6(4)

Please refer to http://www.designlights.org/QPL

LM-79 testing in accordance with IESNA Standards.

Projected Lxx per IES TM-21 at 25°C for reference:

Optical enclosure IP66 per ANSI C136.25-2009.

DLC Premium & Standard qualified models available.

Environmental: Compliant with the materials restrictions of RoHS.

Projected L90>100,000 hours per IES TM-21 for 15AF optical codes.

Storage Temperature: -40° to 50°C

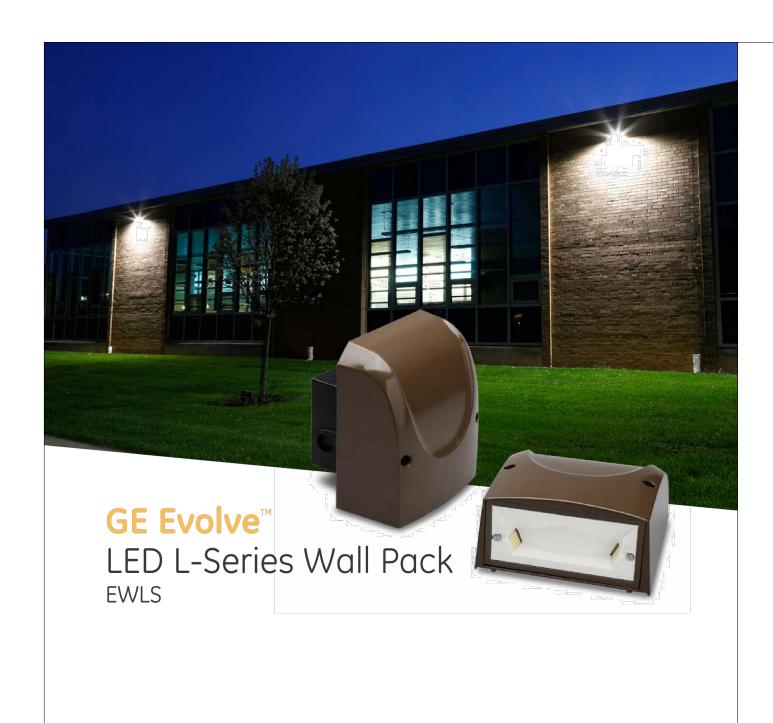
Input Frequency: 50/60Hz

Power Factor (PF): >90%

Location: Dry or Wet

for complete information.

Lumen Maintenance





Building entrances & perimeter lighting

Schools, Apartment Buildings, Hospitals

Side and rear exit doors

Loading docks

Stairways and entry path

Retail & Commercial Buildings

in a long-life LED wall pack. The EWLS's 2-screw housing design enables a fast and simplified installation. The low-watt Egress package (13W) is designed to meet recommended illuminance requirements for egress applications such as side and rear exit doors in commercial buildings and can meet NFPA 101 life safety lighting requirements when used with external battery backup.

Applications:

• 1500 and 4000 lumen output High Brightness LEDs

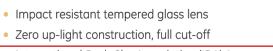
Features:

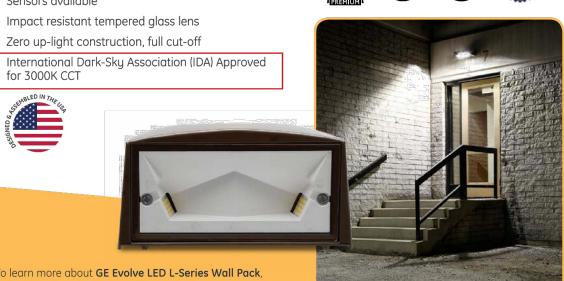
- 70 CRI @ 3000K, 4000K, and 5000K typical
- L90 > 100,000 hours (1500lm), L90 > 60,000 hours (4000lm) Designed to replace 50W to 250W MH wallpacks
- Small Form Factor, <10 lbs 0-10V Dimming

for 3000K CCT

PASSONED & AND THE LIGHT OF THE LAND COLUMN THE LIGHT OF THE LIGHT OF

- Motion Sensor & Button Photo Electric
- Sensors available Impact resistant tempered glass lens





GE Evolve™ LED L-Series Wall Pack ••••••••• **Typical Specifications: EWLS** LED & Optical **Construction & Finish Lumen Packages:** 1500 & 4000 **Housing:**— Die-cast aluminum. Integrated heat sink for maximum **System Efficacy:** Up to 125 lpw CCT: 3000K, 4000K, 5000K; High brightness LEDs. heat transfer. Upward Light Output Ratio (ULOR) = 0. building façade. Custom engineered reflective optics for optimized photometry. High application efficiency and minimal glare.

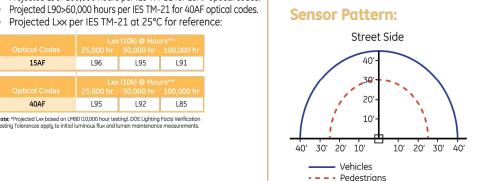
— Patented aesthetic design to complement your Lens: Impact resistant tempered glass lens. Paint: Corrosion resistant polyester powder painted, minimum 2.0 mil. thickness. — Standard Colors: Dark Bronze, Black, White, Gray RAL & custom colors available. Weight: 8.5lbs (4 kg)

Warranty • **System Warranty:** 5 Year Standard, 10 Year Optional. Controls

Dimming: Wired Analog 0-10V Dimming.¹ — Button Photo Electric sensor (PE) available 120-277V & 347V. CA Title 24 Compliant Occupancy Sensor Option.¹ ¹ Available with Optic Code 40AF

Mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes.

 Flush Mount: Mounts directly to customer supplied - **Conduit Box Mount:** Mounts to walls via separate mounting box with conduit knockouts. Sensor Pattern:



Sensing Pattern Wall Pack Fixture: 8-25 ft.

Figure 2: Mounting Box Install

RAL customer colors available Contact Manufacturer

Accessories:

GE Evolve™

GE Evolve™

Claims Table:

LED L-Series Wall Pack •••••••••

E W L S 01 1 40AF 7 30 N 1

15 AF 12 13 1,450 1,500 1,500 121 125 125 112 112 115 B1-U0-U0 B1-U0-U0

93056860 EWLS01015AF740N1FMDKBZ 93060201 EWLS01015AF750N1FMDKBZ 93059497 EWLS01040AF740N1FMDKBZ 93060200 EWLS01040AF750N1FMDKBZ 93060202 35-434281R01

E = Evolve A = Accessory D = Diffuser

 $\mathbf{W} = \text{Wallpack}$ **L** = L-series **S** = Standard

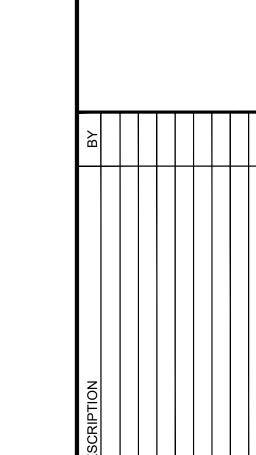
1500lm, 5000K, Flush Mount 4000lm, 4000K, Flush Mount

Conduit Box Mount (QTY 1)

Motion Sensing Option:

- Intended for 8-25 ft. mounting heights.
- Provides a coverage area radius for walking motion of 25-30 ft. Provides 180° of coverage (~180° is blocked by the wall).
- Factory preset to 50% dimming with no occupancy.
- May be reprogrammed using additional remote programmer. - Remote progammer part number: WS FSIR-100 PROGRAMMER (197634) Photoelectric control is integrated through the motion sensor, and is offered as standard.

Subject to Change



PRELIMINARY

powered by GE



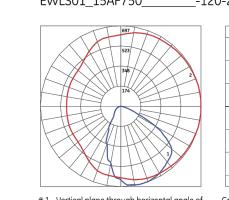


Photometrics:

15AF: 1500 LUMEN, ASYMMETRIC FORWARD EWLS01_15AF750_____-120-277V.ies

40AF: 4000 LUMEN, ASYMMETRIC FORWARD

1 - Vertical plane through horizontal angle of Grid Distance in Units of Mounting Height at 10'

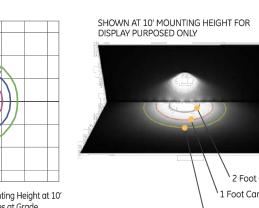


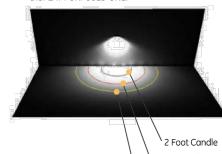
EWLS01_40AF750___

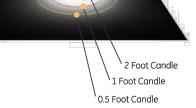
maximum candlepower at 0°

2 - Vertical plane through horizontal angle of 36°

maximum candlepower at 0° Initial Foot-candle Values at Grade. # 2 - Vertical plane through horizontal angle of 14°







Accessories: **Beauty Plates**

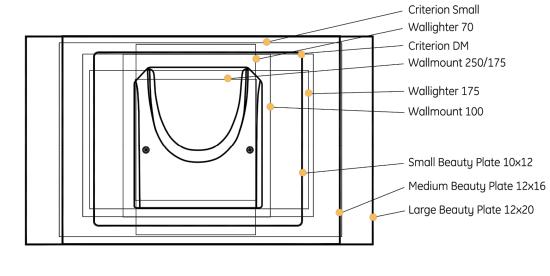
GE Evolve™

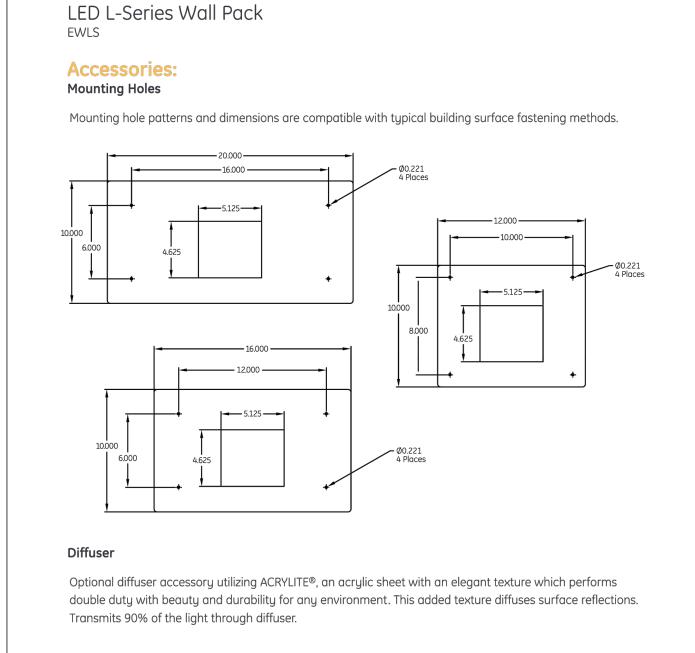
LED L-Series Wall Pack

Figure 1: Wall Plate Install

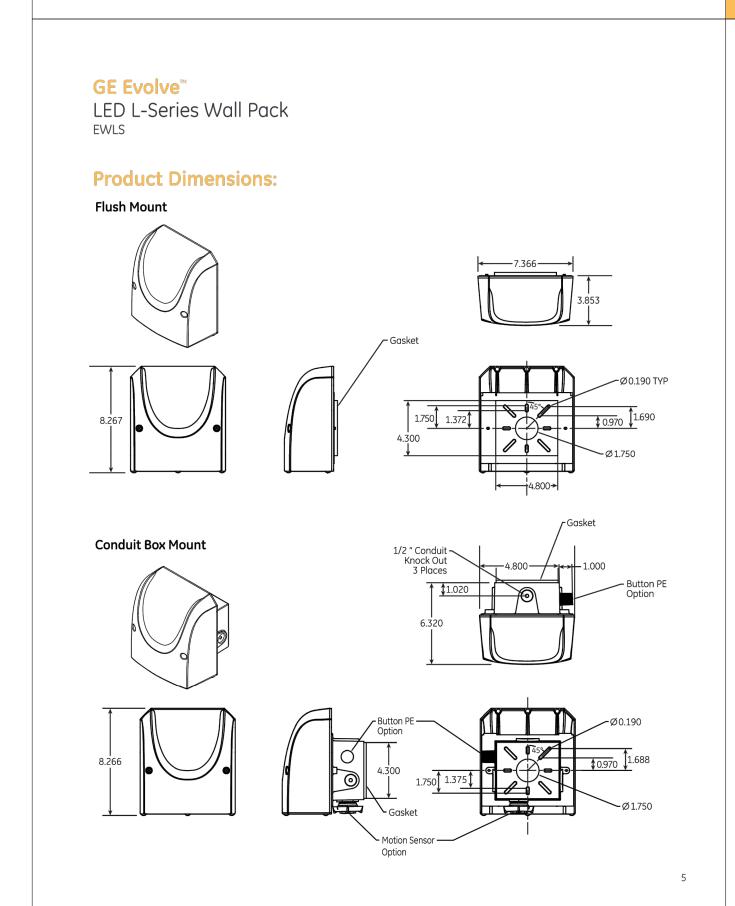
Cover the unsightly debris marks on your building façade with color matched wall pack beauty plates. Mounting hole patterns and dimensions are compatible with typical building surface fastening methods.

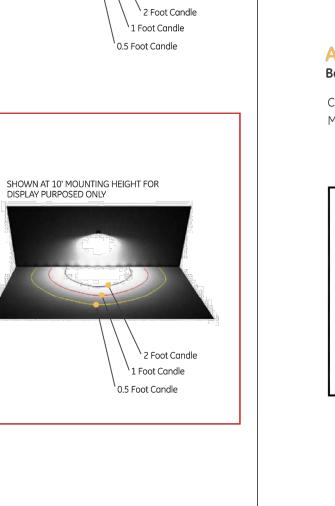
Consult product Installation Instructions (GEH 6060) for detailed installation instructions.





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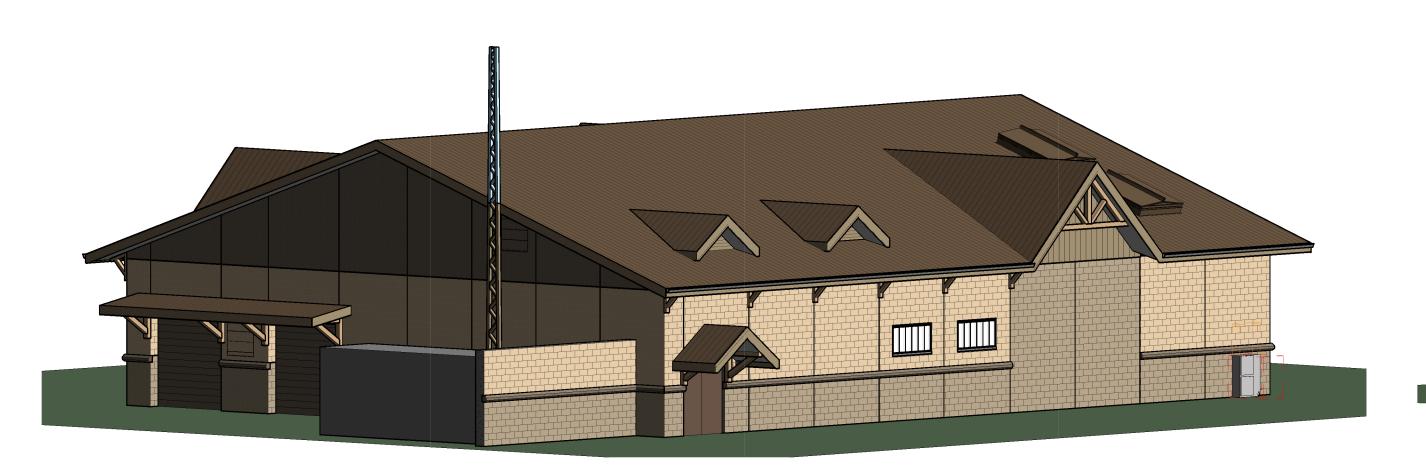
PROJ: 200-133856-1900

WELL SITE RRC 6

RIDGEGATE PLANNED DEVELOPMENT 5TH AMENDMENT

PLANNING AREA 31, INSTITUTIONAL

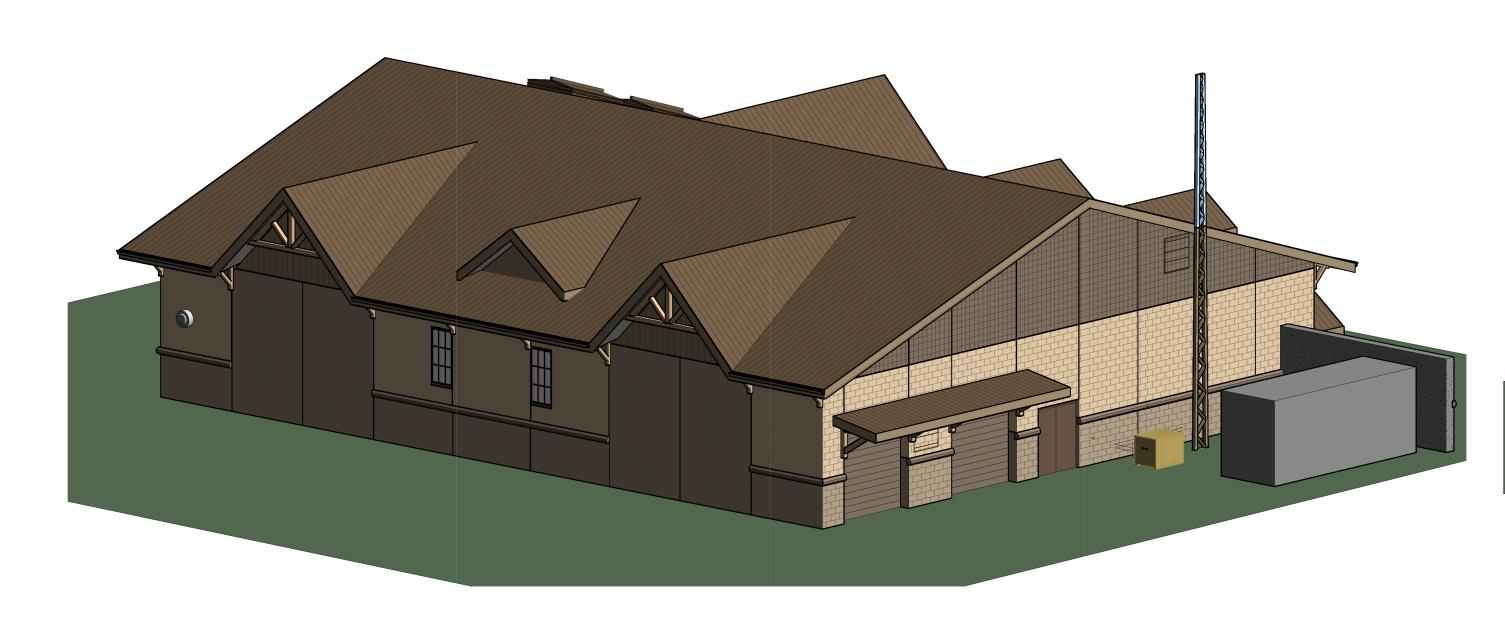
28 ACRES SIP SP19-64R

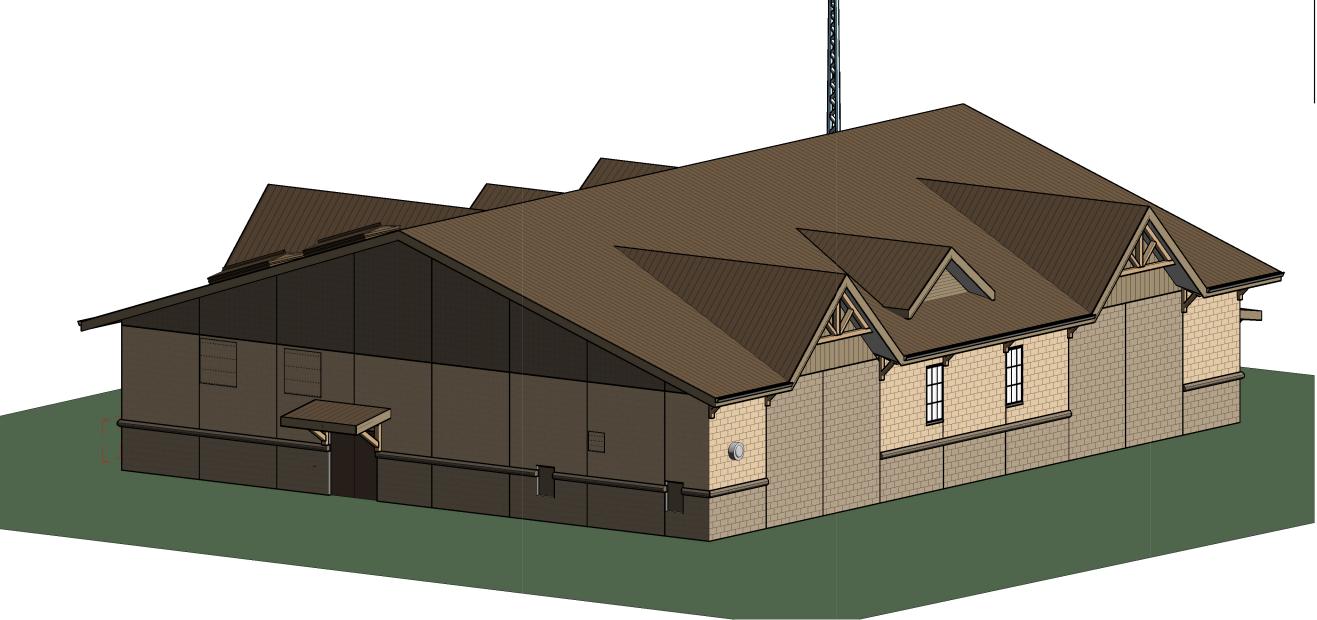




1 NORTHEAST PERSPECTIVE
4 SCALE: NOT TO SCALE

2 NORTHWEST PERSPECTIVE
4 SCALE: NOT TO SCALE





3 SOUTHEAST PERSPECTIVE 4 SCALE: NOT TO SCALE

COLOR MATERIAL LEGEND

PC-1: PRE-CAST CONC. PANEL W/ CMU 8X16 REVEAL JOINT - SPLIT FACE TEXTURE - MATCH BEST BLOCK #329 SEQUOIA PC-2: PRE-CAST CONC. PANEL - COLOR MATCH SHERWIN WILLIAMS SW 7033 BRAINSTORM BRONZE

PC-3: PRE-CAST CONC. PANEL W/ CMU 8X16 REVEAL JOINT - GROUND FACE TEXTURE - MATCH BEST BLOCK #5447
PC-4: PRE-CAST CONC. PANEL W/ CMU 8X8 REVEAL JOINT - GROUND FACE TEXTURE - MATCH BEST BLOCK #733 PADRE REDSTONE

DOORS AND FRAMES: SHERWIN WILLIAMS SW 7033 BRAINSTORM BRONZE

STANDING SEAM METAL ROOF: BERRIDGE MEDIUM BRONZE

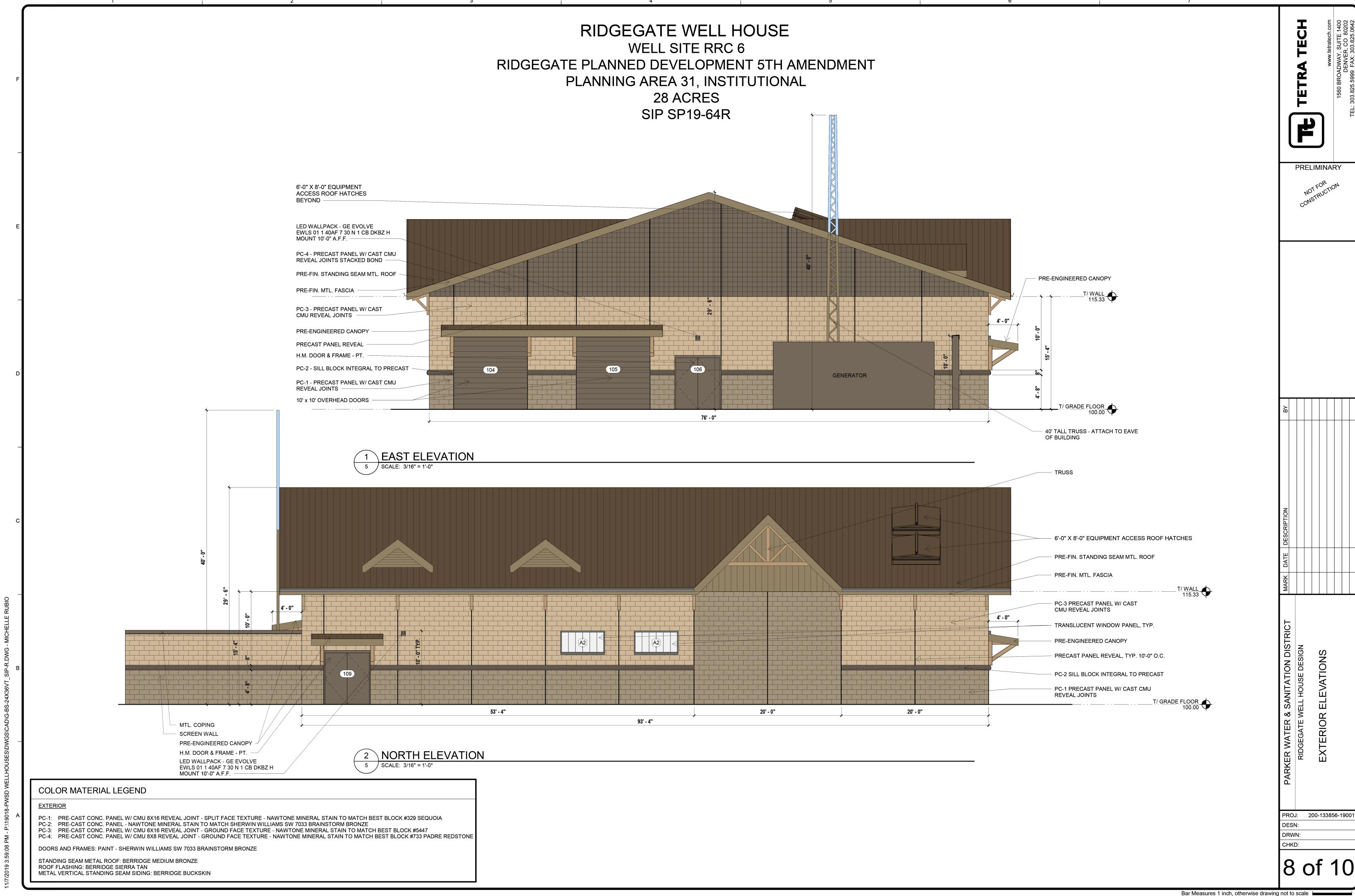
ROOF FLASHING: BERRIDGE SIERRA TAN METAL VERTICAL STANDING SEAM SIDING: BERRIDGE BUCKSKIN

4 SOUTHWEST PERSPECTIVE 4 SCALE: NOT TO SCALE

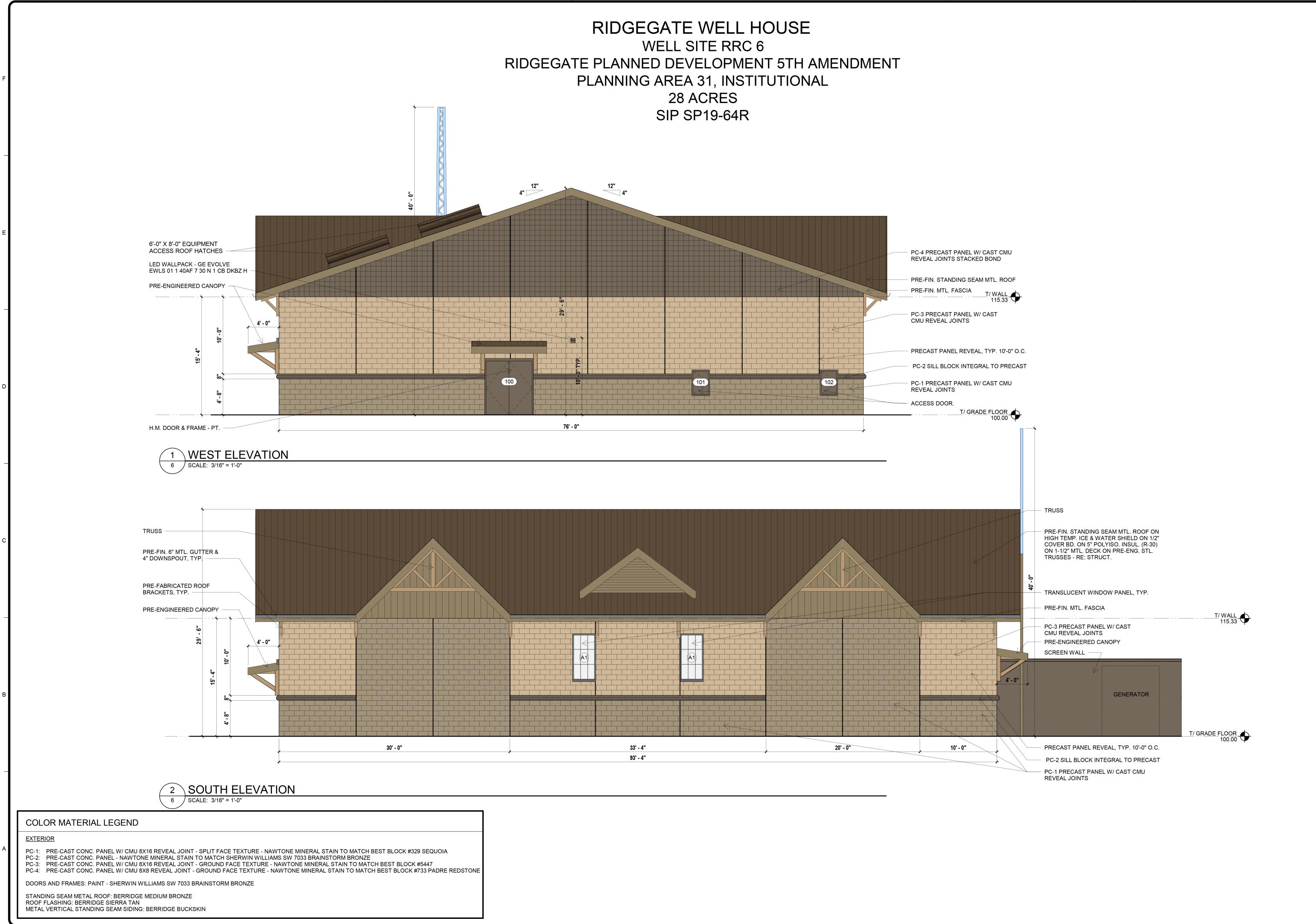


PRELIMINARY

PROJ: 200-133856-19001 DESN: M.R. DRWN: M.R. CHKD: L.H.



PRELIMINARY



TETRA TECH



PRELIMINARY

NOT FOR ON CONSTRUCTION

TE DESCRIPTION BY

RIDGEGATE WELL HOUSE DESIGN

EXTERIOR ELEVATIONS

PROJ: 200-133856-19001 DESN:

DRWN: CHKD:

9 of 10

WELL SITE RRC 6

RIDGEGATE PLANNED DEVELOPMENT 5TH AMENDMENT PLANNING AREA 31, INSTITUTIONAL

28 ACRES SIP SP19-64R



PC-1 : PRE-CAST CONC. PANEL WITH CMU 8 X 16 REVEAL JOINT - SPLIT FACE TEXTURE NAWTONE MINERAL STAIN TO MATCH BEST BLOCK #329 SEQUOIA

ROOF FLASHING:

BERRIDGE SIERRA TAN



PC-3: PRE-CAST CONC. PANEL WITH CMU 8 X 16
REVEAL JOINT - GROUND FACE TEXTURE
NAWTONE MINERAL STAIN TO MATCH BEST BLOCK #5447



PC-2: PRE-CAST CONC. PANEL, DOORS & FRAMES: COLOR MATCH SHERWIN WILLIAMS SW 7033 BRAINSTORM BRONZE



METAL VERTICAL STANDING SEAM SIDING: BERRIDGE BUCKSKIN

NOTE: The paint colors and materials represented are approximations and are not to be considered exact matches. Final color and material appearance may vary based on environmental conditions. Final color selection and placement is the responsibility of the property owner or the owner's agent.



PC-4: PRE-CAST CONC. PANEL WITH CMU 8 X 8
REVEAL JOINT - GROUND FACE TEXTURE
NAWTONE MINERAL STAIN TO MATCH
BEST BLOCK #733 PADRE REDSTONE



STANDING SEAM METAL ROOF: BERRIDGE MEDIUM BRONZE

ETRA TECH



PRELIMINARY

NOT FOR CONSTRUCTION

MARK DATE DESCRIPTION BY

RIDGEGATE WELL HOUSE DESIGN
MATERIALS SAMPLE BOARD

PROJ: 200-133856-19001
DESN:

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