

REDTAIL RIDGE LIFT STATION PLANNED UNIT DEVELOPMENT

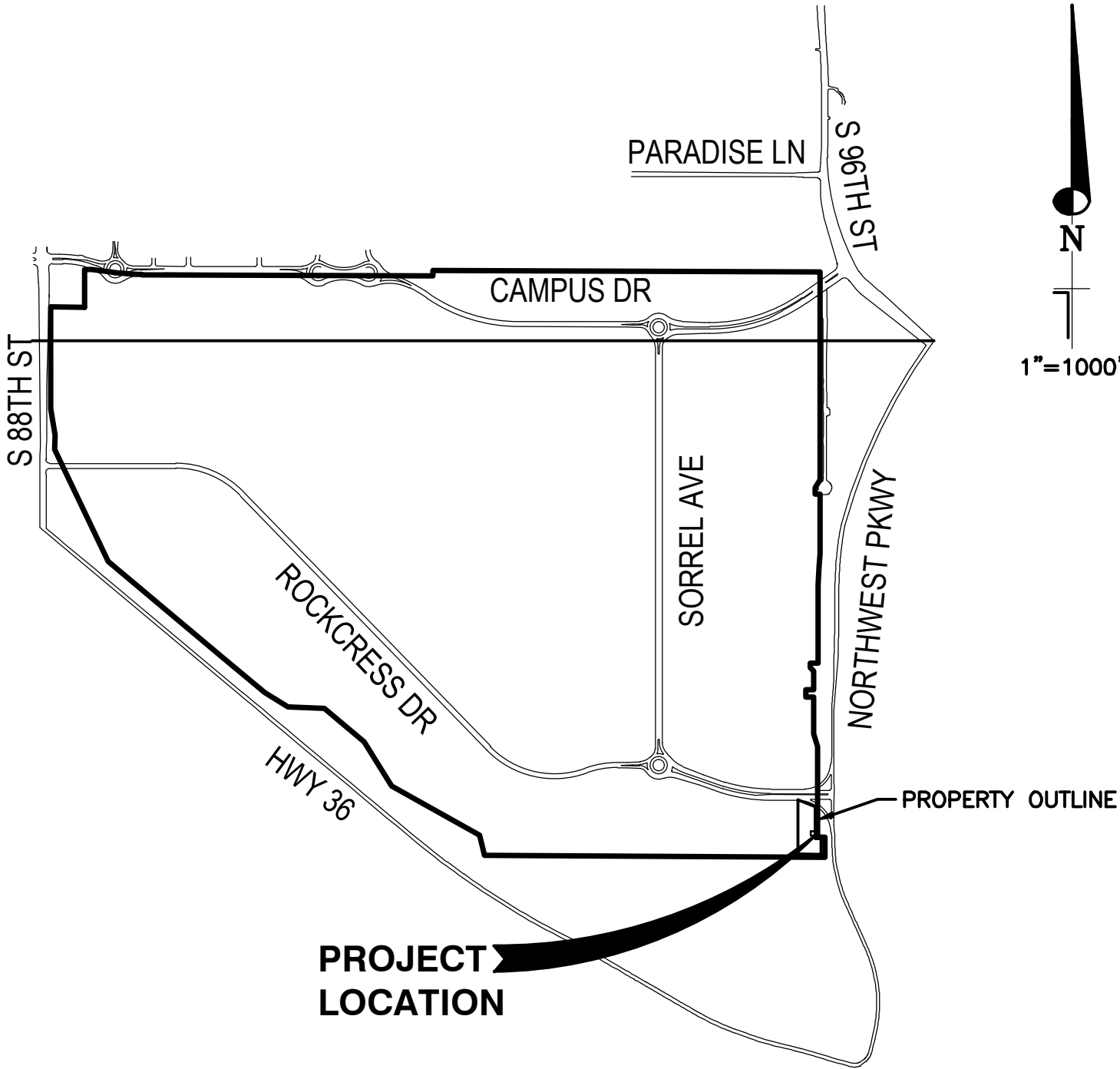
TRACT K, REDTAIL RIDGE FILING NO. 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69
WEST OF THE 6th P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

DRAWING INDEX

SHT NO.	DWG NO.	TITLE
1 OF 13	--	COVER
2 OF 13	C-1	OVERALL SITE PLAN
3 OF 13	C-2	SITE PLAN
4 OF 13	C-3	UTILITY PLAN
5 OF 13	C-4	GRADING PLAN
6 OF 13	L-1.0	LANDSCAPE PLANT SCHEDULE
7 OF 13	L-2.0	LANDSCAPE PLAN
8 OF 13	L-3.0	LANDSCAPE DETAILS
9 OF 13	A-4	BUILDING ELEVATIONS
10 OF 13	A-5	BUILDING ELEVATIONS
11 OF 13	E-101L	EXTERIOR PHOTOMETRIC PLAN NORMAL LIGHTING
12 OF 13	E-101L-1	EXTERIOR PHOTOMETRIC PLAN EMERGENCY LIGHTING
13 OF 13	E-3	LIGHTING FIXTURE CUT-SHEETS AND FIXTURE SCHEDULE

Requested Waivers of CDDS&G Not Applicable to Redtail Ridge Lift Station	
Section	Waiver Request
4.5.1.H	Allow prefinished painted metal siding as an exterior material.
8.1D	Allow light spill outside of the site boundaries.



VICINITY MAP

GENERAL NOTES:

- THE PROPERTY IS ZONED PLANNED COMMUNITY COMMERCIAL.
- ALL LANDSCAPING WILL BE OWNED/MAINTAINED BY THE METRO DISTRICT.
- THE CITY OF LOUISVILLE IS NOT RESPONSIBLE FOR DAMAGE TO, OR REPAIR OF, MONUMENT SIGNS, PAVEMENT SURFACES, OR LANDSCAPING CAUSED DURING REPAIR OR MAINTENANCE OF UTILITIES LOCATED WITHIN PUBLIC UTILITY EASEMENTS.

PROJECT DESCRIPTION:

THE BUILDING WILL BE APPROXIMATELY 1,031 SQUARE FEET THAT WILL HOUSE THE LIFT STATION FOR THE REDTAIL RIDGE DEVELOPMENT. THE LIFT STATION SITE WILL ALSO HOUSE A GENERATOR WITH ITS OWN ENCLOSURE COATED TO MATCH THE LIFT STATION COLOR SCHEME AND AN HVAC AREA THAT WILL BE SCREENED FROM VIEW.

LEGAL DESCRIPTION:

TRACT K
REDTAIL RIDGE FILING NO. 1
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
SAID PARCEL CONTAINS 32,962 SQUARE FEET OR 0.76 ACRES MORE OR LESS.

OWNERSHIP SIGNATURE BLOCK

The undersigned as the owner of the of the lands described herein, hereby agrees on behalf of itself, and its heirs, successors and assigns to develop and maintain the property described hereon in accordance and compliance with this approved plan and the Louisville Municipal Code.

REDTAIL RIDGE METROPOLITAN DISTRICT

Witness mylour hand(s) and seal(s) this ____day of _____,20 ____.

BY: RODNEY RICHESON, MANAGING PRINCIPAL

Owner Name and Signature

Notary Name (print)

(Notary Seal)

Notary Signature

My Commission Expires _____

CITY COUNCIL CERTIFICATE

Approved this ____ day of _____,
20____ by the City Council of the City of
Louisville, Colorado.
Resolution No. _____, Series _____

(City Seal)

Mayor Signature

City Clerk Signature

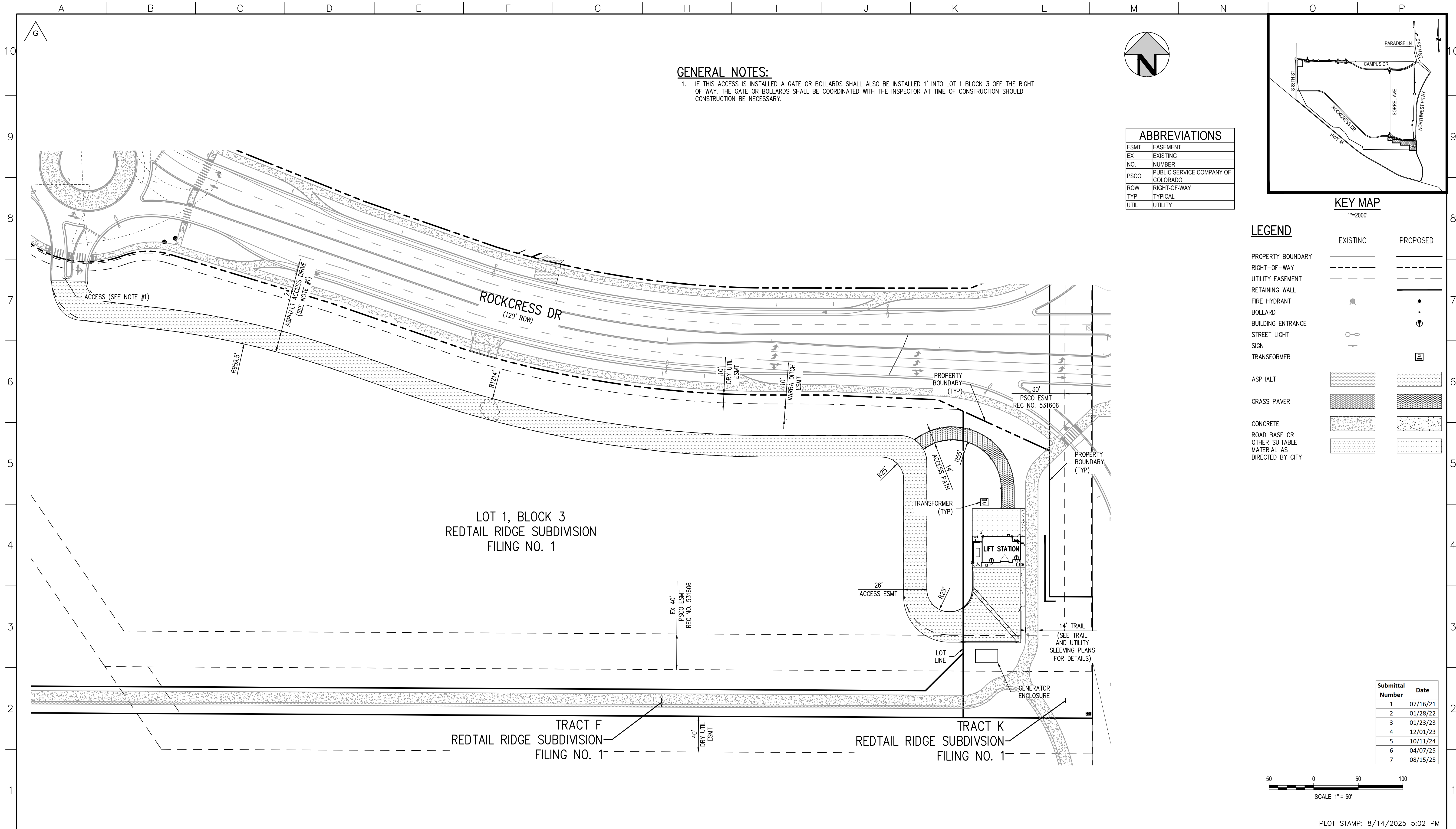
PLANNING COMMISSION CERTIFICATE

Approved this ____ day of _____,
20____ by the Planning Commission of the City
of Louisville, Colorado.
Resolution No. _____, Series _____

Contact Information

Landowner:
Redtail Ridge Development, LLC
1555 Blake Street, Suite 210
Denver, CO 80202
Applicant:
Jay Hardy
1555 Blake Street, Suite 210
Denver, CO 80202
970-581-8863
jay.hardy@bruebaukol.com
Architect:
Lintjer+Haywood Architects
Bruce Lintjer
303-408-5939
blintjer@lintjer-haywood.com
Landscape Architect:
Norris Design
Jared Carlon
303-892-1166
jcarlon@norris-design.com
Photometric Engineer:
Dewberry Engineers Inc.
Stephen Blucher
919-424-3775
sblucher@dewberry.com

Submittal Number	Date
1	07/16/21
2	01/28/22
3	01/23/23
4	12/01/23
5	10/11/24
6	04/07/25
7	08/15/25



1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2"=SCALE ACCORDINGLY)

DRAWING 0000
DRAWN MB
DESIGNED TJS
CHECKED TJS

APPROVED:

PRINCIPAL

DATE:

REVISIONS				
REV.	DESCRIPTION	BY	DATE	APP.
B	PER CITY COMMENTS	TS	04/12/22	MM
C	PUD RESUBMITTAL	TS	01/12/23	MM
D	PUD RESUBMITTAL NO.3	TS	12/01/23	MM
E	PUD RESUBMITTAL NO.5	TS	10/11/24	MM
F	PUD RESUBMITTAL NO.6	TS	04/03/25	MM
G	PUD RESUBMITTAL NO.7	TS	08/15/25	MM

REDTAIL RIDGE FILING NO. 1

**REDTAIL RIDGE LIFT STATION
PLANNED UNIT DEVELOPMENT**

DATE: 08-23-2021

PROJECT NUMBER: 50119483

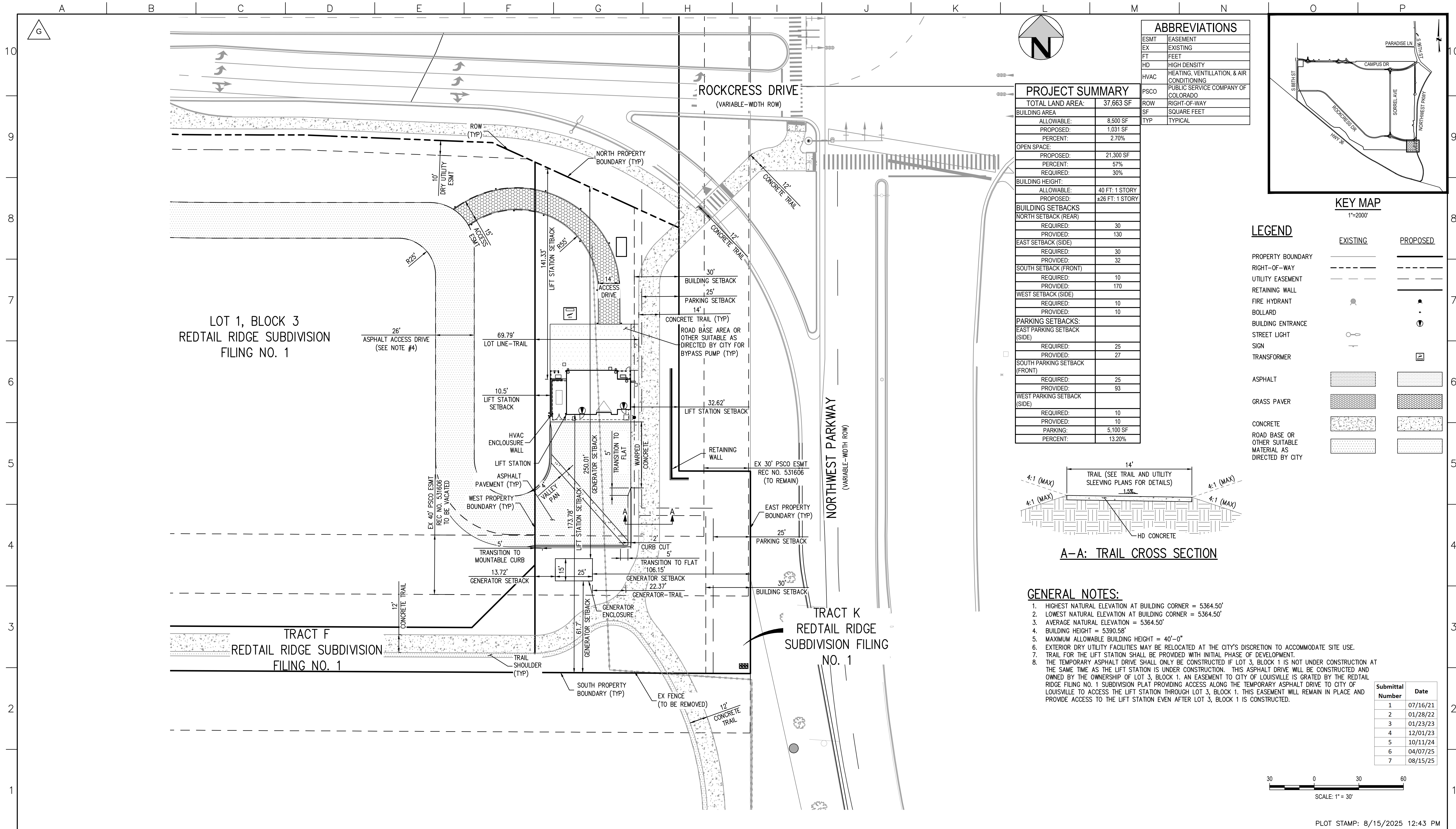
REVISION NO. E

DRAWING NUMBER C-1

SHEET NUMBER 2

PLOT STAMP: 8/14/2025 5:02 PM

OVERALL SITE PLAN



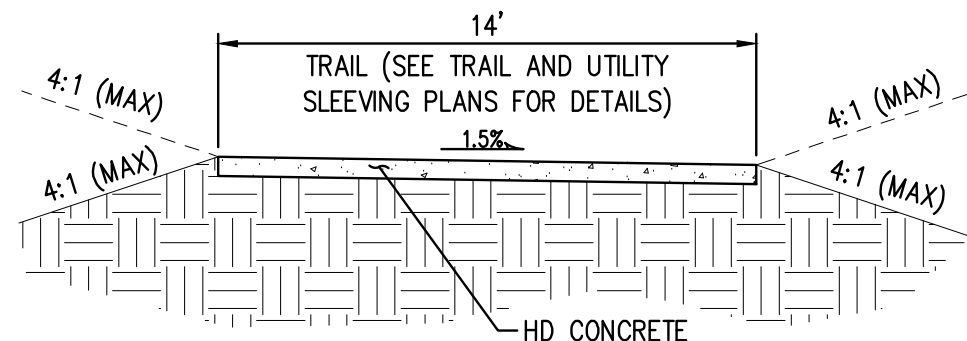
ABBREVIATIONS	
ESMT	EASEMENT
EX	EXISTING
FT	FEET
HD	HIGH DENSITY
HVAC	HEATING, VENTILLATION, & AIR CONDITIONING
PCSO	PUBLIC SERVICE COMPANY OF COLORADO
ROW	RIGHT-OF-WAY
SF	SQUARE FEET
TYP	TYPICAL

PROJECT SUMMARY

TOTAL LAND AREA:	37,663 SF
BUILDING AREA:	
ALLOWABLE:	8,500 SF
PROPOSED:	1,031 SF
PERCENT:	2.70%
OPEN SPACE:	
PROPOSED:	21,300 SF
PERCENT:	57%
REQUIRED:	30%
BUILDING HEIGHT:	
ALLOWABLE:	40 FT: 1 STORY
PROPOSED:	±26 FT: 1 STORY
BUILDING SETBACKS	
NORTH SETBACK (REAR)	
REQUIRED:	30
PROVIDED:	130
EAST SETBACK (SIDE)	
REQUIRED:	30
PROVIDED:	32
SOUTH SETBACK (FRONT)	
REQUIRED:	10
PROVIDED:	170
WEST SETBACK (SIDE)	
REQUIRED:	10
PROVIDED:	10
PARKING SETBACKS:	
EAST PARKING SETBACK (SIDE)	
REQUIRED:	25
PROVIDED:	27
SOUTH PARKING SETBACK (FRONT)	
REQUIRED:	25
PROVIDED:	93
WEST PARKING SETBACK (SIDE)	
REQUIRED:	10
PROVIDED:	10
PARKING:	5,100 SF
PERCENT:	13.20%

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
RIGHT-OF-WAY	---	---
UTILITY EASEMENT	---	---
RETAINING WALL	---	---
FIRE HYDRANT	⦿	⦿
BOLLARD	•	•
BUILDING ENTRANCE	⦿	⦿
STREET LIGHT	⦿	⦿
SIGN	⦿	⦿
TRANSFORMER	⦿	⦿
ASPHALT	[Pattern]	[Pattern]
GRASS PAVER	[Pattern]	[Pattern]
CONCRETE	[Pattern]	[Pattern]
ROAD BASE OR OTHER SUITABLE MATERIAL AS DIRECTED BY CITY	[Pattern]	[Pattern]

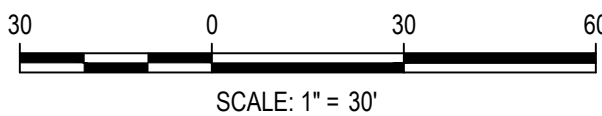


A-A: TRAIL CROSS SECTION

GENERAL NOTES:

- HIGHEST NATURAL ELEVATION AT BUILDING CORNER = 5364.50'
- LOWEST NATURAL ELEVATION AT BUILDING CORNER = 5364.50'
- AVERAGE NATURAL ELEVATION = 5364.50'
- BUILDING HEIGHT = 5390.58'
- MAXIMUM ALLOWABLE BUILDING HEIGHT = 40'-0"
- EXTERIOR DRY UTILITY FACILITIES MAY BE RELOCATED AT THE CITY'S DISCRETION TO ACCOMMODATE SITE USE.
- TRAIL FOR THE LIFT STATION SHALL BE PROVIDED WITH INITIAL PHASE OF DEVELOPMENT.
- THE TEMPORARY ASPHALT DRIVE SHALL ONLY BE CONSTRUCTED IF LOT 3, BLOCK 1 IS NOT UNDER CONSTRUCTION AT THE SAME TIME AS THE LIFT STATION IS UNDER CONSTRUCTION. THIS ASPHALT DRIVE WILL BE CONSTRUCTED AND OWNED BY THE OWNERSHIP OF LOT 3, BLOCK 1. AN EASEMENT TO CITY OF LOUISVILLE IS GRATED BY THE REDTAIL RIDGE FILING NO. 1 SUBDIVISION PLAT PROVIDING ACCESS ALONG THE TEMPORARY ASPHALT DRIVE TO CITY OF LOUISVILLE TO ACCESS THE LIFT STATION THROUGH LOT 3, BLOCK 1. THIS EASEMENT WILL REMAIN IN PLACE AND PROVIDE ACCESS TO THE LIFT STATION EVEN AFTER LOT 3, BLOCK 1 IS CONSTRUCTED.

Submittal Number	Date
1	07/16/21
2	01/28/22
3	01/23/23
4	12/01/23
5	10/11/24
6	04/07/25
7	08/15/25



PLOT STAMP: 8/15/2025 12:43 PM



LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2"-SCALE ACCORDINGLY)

DRAWING 0000
DRAWN MB
DESIGNED TJS
CHECKED TJS

APPROVED:

PRINCIPAL

DATE:

REVISIONS

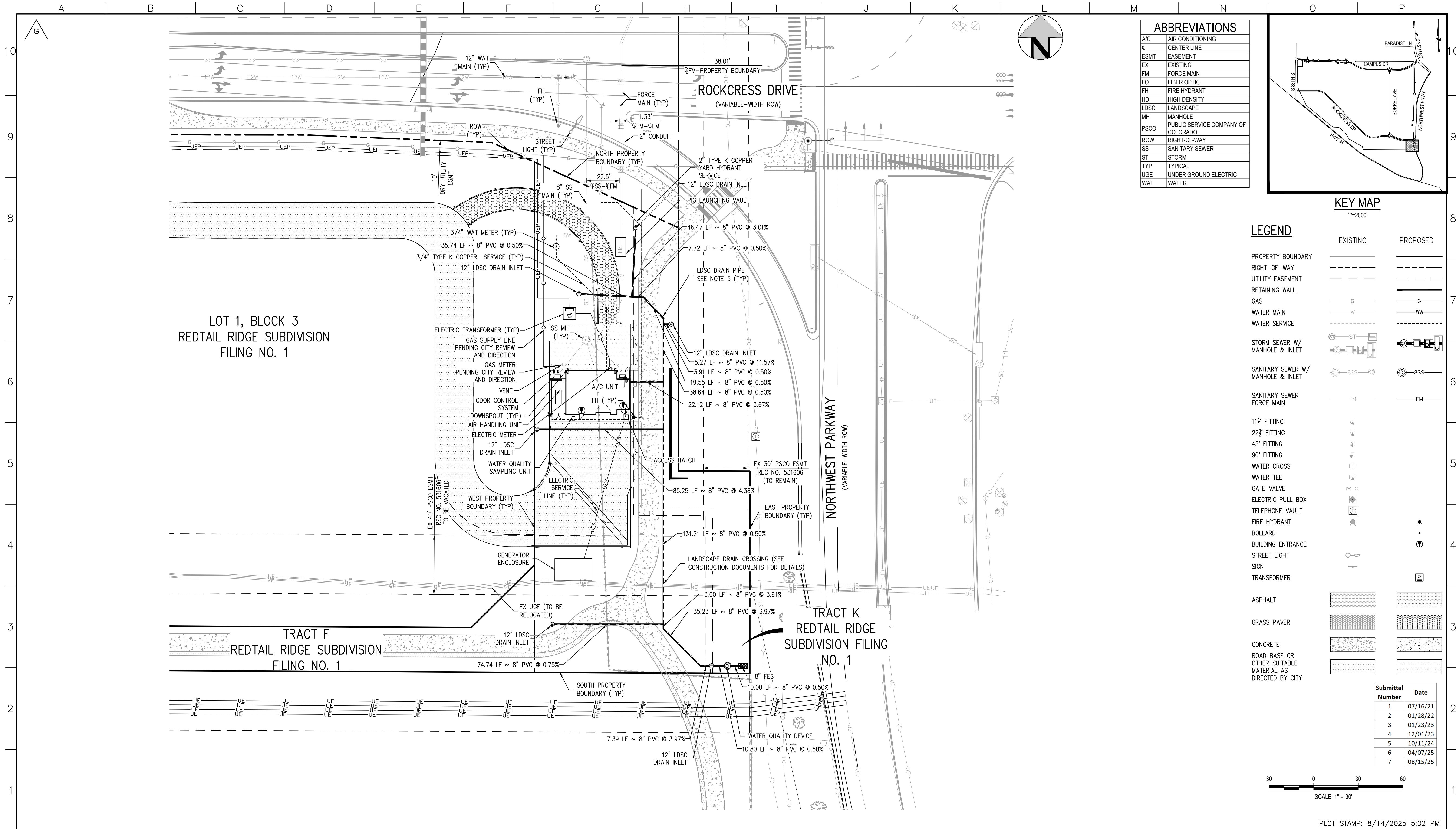
REV.	DESCRIPTION	BY	DATE	APP.
B	PER CITY COMMENTS	TS	04/12/22	MM
C	PUD RESUBMITTAL	TS	01/12/23	MM
D	PUD RESUBMITTAL NO.3	TS	12/01/23	MM
E	PUD RESUBMITTAL NO.5	TS	10/11/24	MM
F	PUD RESUBMITTAL NO.6	TS	04/03/25	MM
G	PUD RESUBMITTAL NO.7	TS	08/15/25	MM

REDTAIL RIDGE FILING NO. 1

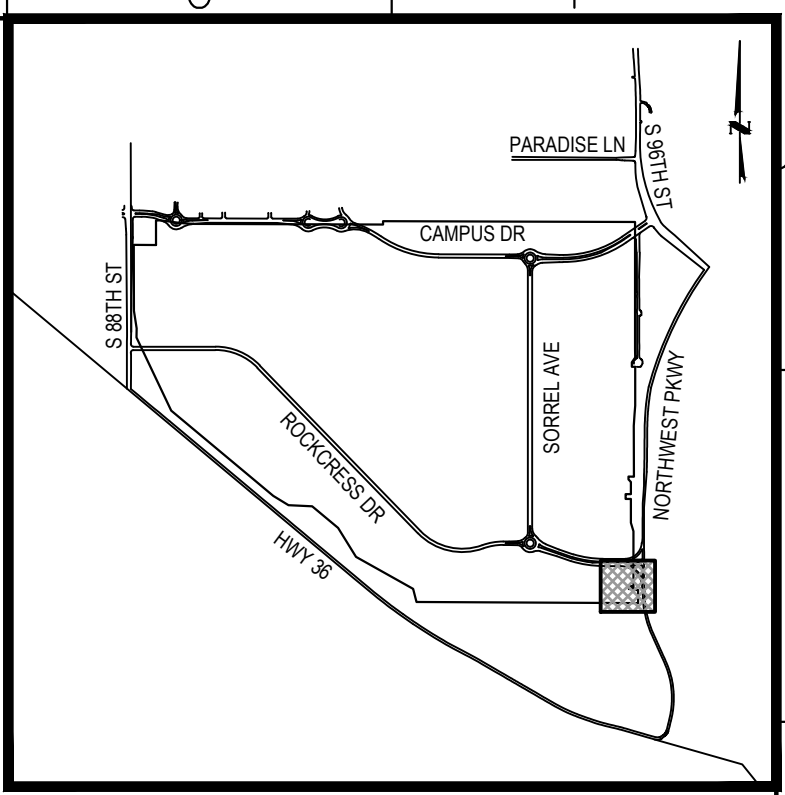
REDTAIL RIDGE LIFT STATION
PLANNED UNIT DEVELOPMENT

SITE PLAN

DATE: 08-23-2021
PROJECT NUMBER: 50119483
REVISION NO. E
DRAWING NUMBER C-2
SHEET NUMBER 3



ABBREVIATIONS	
A/C	AIR CONDITIONING
CL	CENTER LINE
ESMT	EASEMENT
EX	EXISTING
FM	FORCE MAIN
FO	FIBER OPTIC
FH	FIRE HYDRANT
HD	HIGH DENSITY
LDSC	LANDSCAPE
MH	MANHOLE
PSCO	PUBLIC SERVICE COMPANY OF COLORADO
ROW	RIGHT-OF-WAY
SS	SANITARY SEWER
ST	STORM
TYP	TYPICAL
UGE	UNDER GROUND ELECTRIC
WAT	WATER

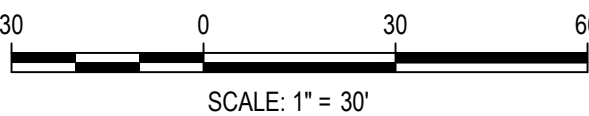


KEY MAP
1"=200'

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
RIGHT-OF-WAY	---	---
UTILITY EASEMENT	---	---
RETAINING WALL	---	---
GAS	---	---
WATER MAIN	---	---
WATER SERVICE	---	---
STORM SEWER W/ MANHOLE & INLET	---	---
SANITARY SEWER W/ MANHOLE & INLET	---	---
SANITARY SEWER FORCE MAIN	---	---
11 1/2" FITTING	---	---
22 1/2" FITTING	---	---
45" FITTING	---	---
90" FITTING	---	---
WATER CROSS	---	---
WATER TEE	---	---
GATE VALVE	---	---
ELECTRIC PULL BOX	---	---
TELEPHONE VAULT	---	---
FIRE HYDRANT	---	---
BOLLARD	---	---
BUILDING ENTRANCE	---	---
STREET LIGHT	---	---
SIGN	---	---
TRANSFORMER	---	---
ASPHALT	---	---
GRASS PAVER	---	---
CONCRETE	---	---
ROAD BASE OR OTHER SUITABLE MATERIAL AS DIRECTED BY CITY	---	---

Submittal Number	Date
1	07/16/21
2	01/28/22
3	01/23/23
4	12/01/23
5	10/11/24
6	04/07/25
7	08/15/25



PLOT STAMP: 8/14/2025 5:02 PM



LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2"=SCALE ACCORDINGLY)

DRAWING 0000
DRAWN MB
DESIGNED TJS
CHECKED TJS

APPROVED:

PRINCIPAL

DATE:

REVISIONS

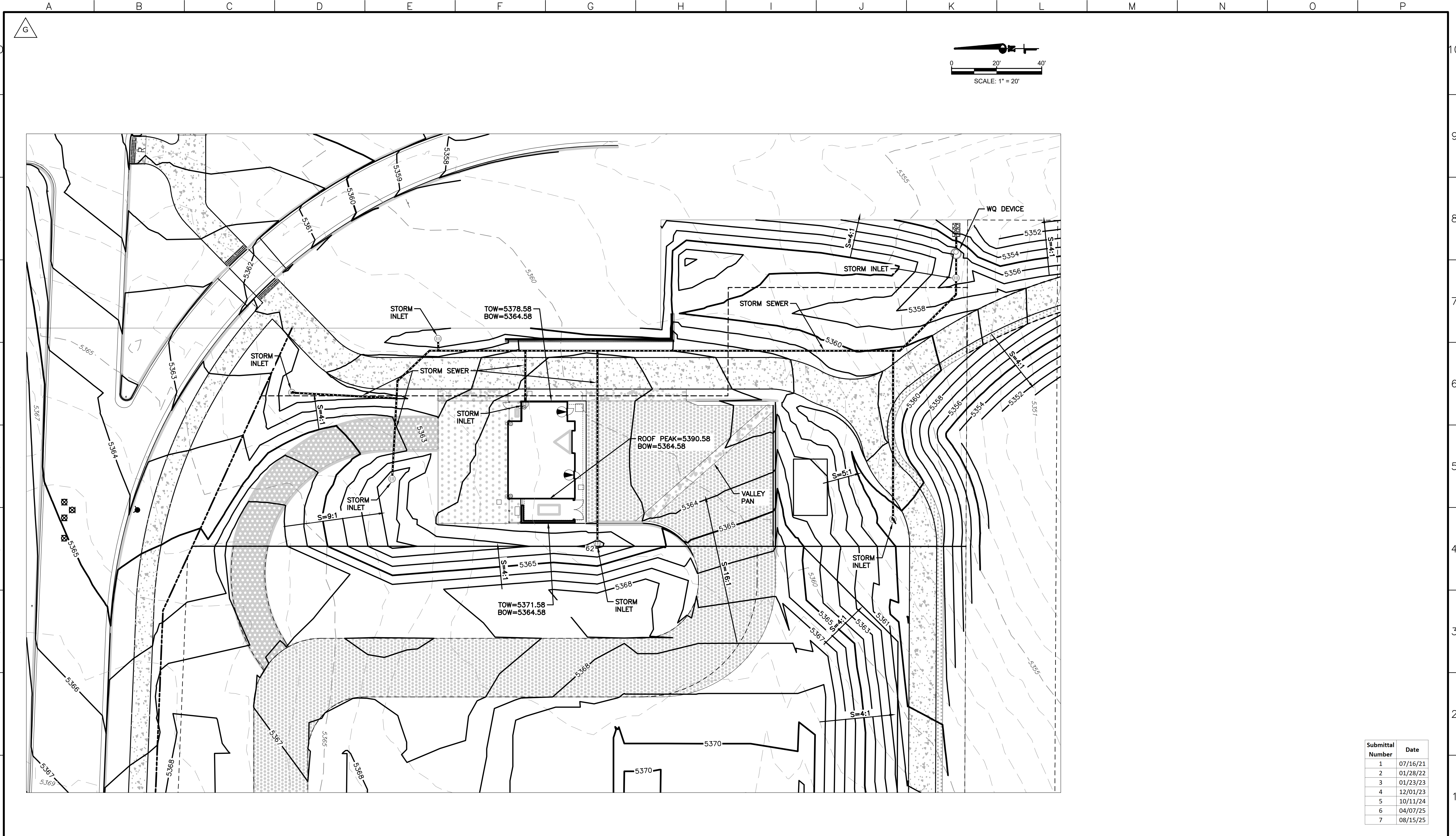
REV.	DESCRIPTION	BY	DATE	APP.
B	PER CITY COMMENTS	TS	04/12/22	MM
C	PUD RESUBMITTAL	TS	01/12/23	MM
D	PUD RESUBMITTAL NO.3	TS	12/01/23	MM
E	PUD RESUBMITTAL NO.5	TS	10/11/24	MM
F	PUD RESUBMITTAL NO.6	TS	04/03/25	MM
G	PUD RESUBMITTAL NO.7	TS	08/15/25	MM

REDTAIL RIDGE FILING NO. 1

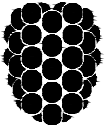
REDTAIL RIDGE LIFT STATION
PLANNED UNIT DEVELOPMENT

UTILITY PLAN

DATE: 08-23-2021
PROJECT NUMBER: 50119483
REVISION NO. E
DRAWING NUMBER C-3
SHEET NUMBER 4



Submittal Number	Date
1	07/16/21
2	01/28/22
3	01/23/23
4	12/01/23
5	10/11/24
6	04/07/25
7	08/15/25

**Dewberry**[®]
Dewberry Engineers Inc.
990 S. BROADWAY, SUITE 400
Denver, Colorado 80209
(303) 825-1802

LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2"=SCALE ACCORDINGLY)

DRAWING CPL19483-1
DRAWN TWL
DESIGNED SEF
CHECKED SEF

APPROVED:

PRINCIPAL

DATE:

REV. DESCRIPTION BY DATE APP.
A PUD RESUBMITTAL TWL 01/12/23 SEF
B PUD RESUBMITTAL NO. 3 TWL 12/01/23 SEF
C PUD RESUBMITTAL NO. 5 TWL 10/11/24 SEF
D PUD RESUBMITTAL NO. 6 TWL 04/03/25 SEF
E PUD RESUBMITTAL NO. 7 TWL 08/15/25 SEF

REDTAIL RIDGE FILING NO. 1

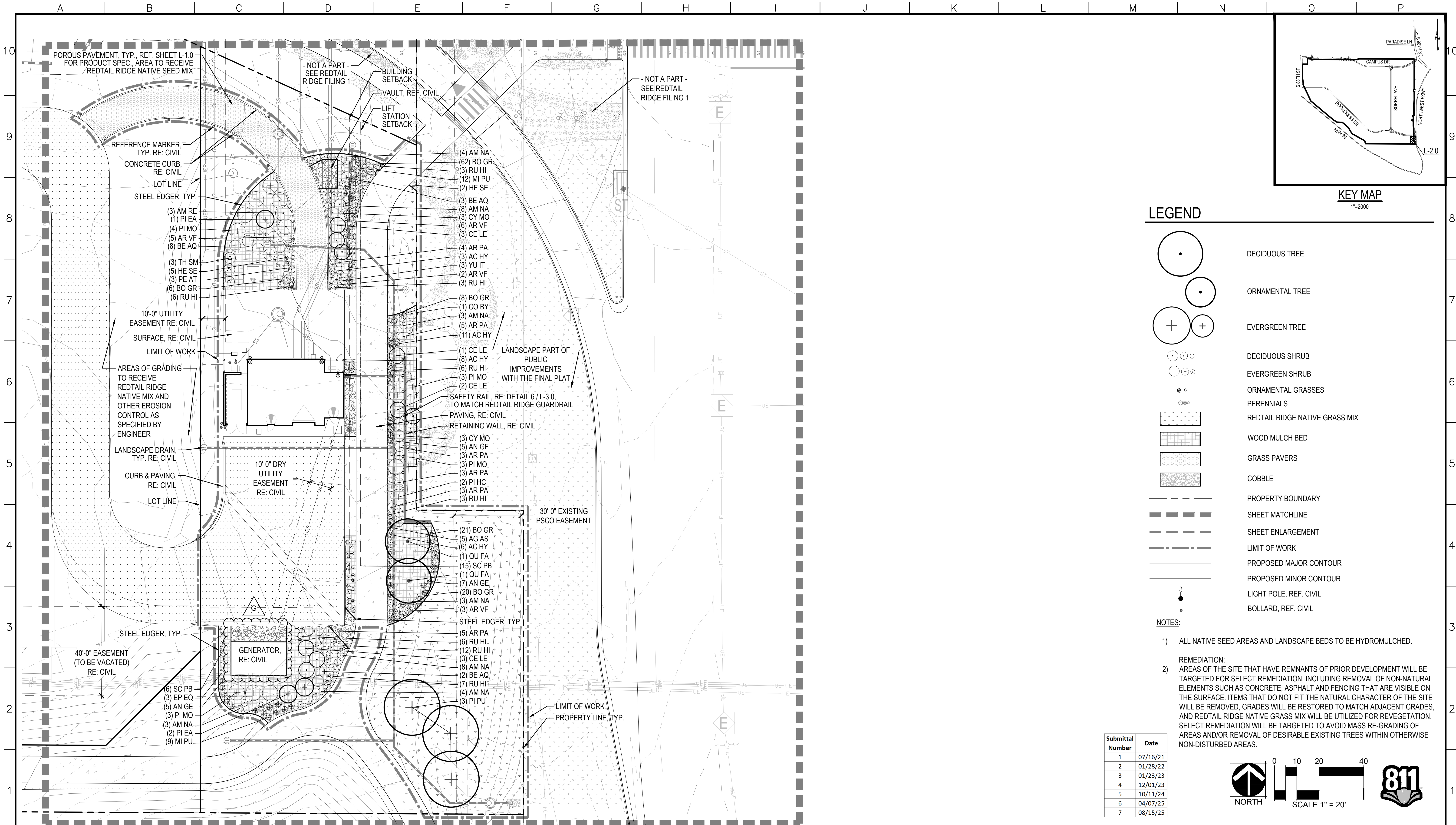
REDTAIL RIDGE LIFT STATION
PLANNED UNIT DEVELOPMENT

CIVIL

GRADING PLAN

DATE: 01/11/23
PROJECT NUMBER: 60119483
REVISION NO. E
DRAWING NUMBER C-3
SHEET NUMBER 5

[illegible]



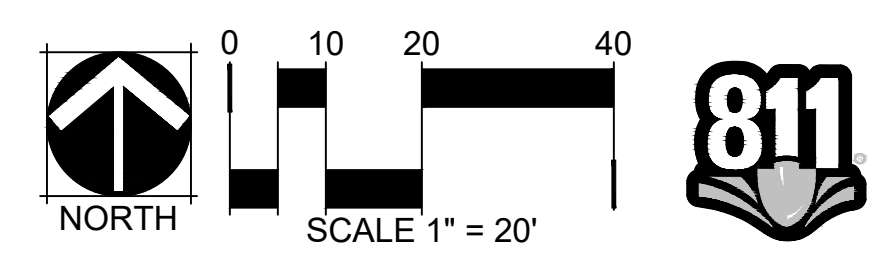
LEGEND

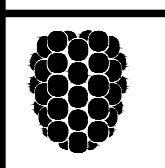
- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASSES
- PERENNIALS
- REDTAIL RIDGE NATIVE GRASS MIX
- WOOD MULCH BED
- GRASS PAVERS
- COBBLE
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- SHEET ENLARGEMENT
- LIMIT OF WORK
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- LIGHT POLE, REF. CIVIL
- BOLLARD, REF. CIVIL

NOTES:

- ALL NATIVE SEED AREAS AND LANDSCAPE BEDS TO BE HYDROMULCHED.
- REMEDATION: AREAS OF THE SITE THAT HAVE REMNANTS OF PRIOR DEVELOPMENT WILL BE TARGETED FOR SELECT REMEDIATION, INCLUDING REMOVAL OF NON-NATURAL ELEMENTS SUCH AS CONCRETE, ASPHALT AND FENCING THAT ARE VISIBLE ON THE SURFACE. ITEMS THAT DO NOT FIT THE NATURAL CHARACTER OF THE SITE WILL BE REMOVED, GRADES WILL BE RESTORED TO MATCH ADJACENT GRADES, AND REDTAIL RIDGE NATIVE GRASS MIX WILL BE UTILIZED FOR REVEGETATION. SELECT REMEDIATION WILL BE TARGETED TO AVOID MASS RE-GRADING OF AREAS AND/OR REMOVAL OF DESIRABLE EXISTING TREES WITHIN OTHERWISE NON-DISTURBED AREAS.

Submittal Number	Date
1	07/16/21
2	01/28/22
3	01/23/23
4	12/01/23
5	10/11/24
6	04/07/25
7	08/15/25





Dewberry
Dewberry Engineers Inc.
990 S. BROADWAY, SUITE 400
DENVER, COLORADO 80209
(303) 825-1802

LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2"=SCALE ACCORDINGLY)

DRAWING _____
DRAWN EH
DESIGNED EH
CHECKED JC

REVISIONS			
REV.	DESCRIPTION	BY	DATE
B	PUD SUBMITTAL NO. 2	JK	12/20/22
C	PUD SUBMITTAL NO. 3	EH	09/29/23
D	PUD SUBMITTAL NO. 4	EH	12/01/23
E	PUD SUBMITTAL NO. 5	EH	10/11/24
F	PUD SUBMITTAL NO. 6	EH	04/07/25
G	PUD SUBMITTAL NO. 7	EH	08/15/25

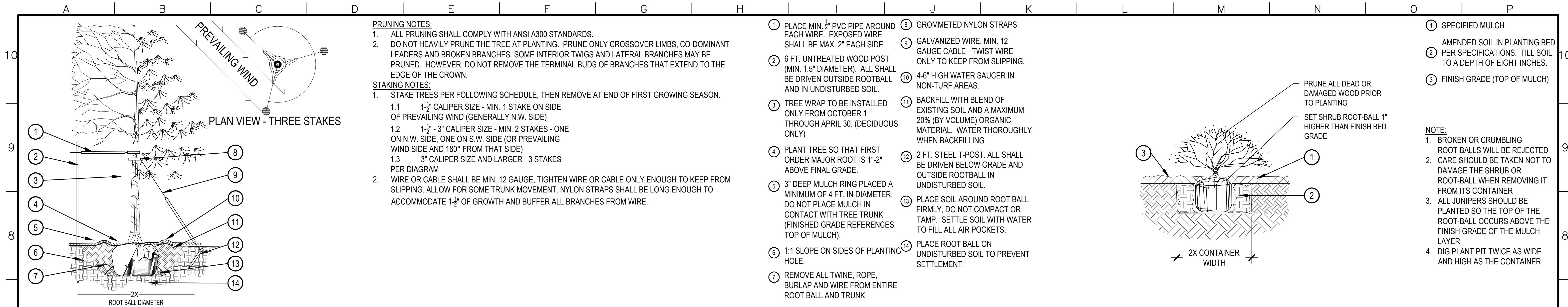
APPROVED: _____
PRINCIPAL
JC
DATE: 08/14/2025

REDTAIL RIDGE FILING NO. 1

REDTAIL RIDGE LIFT STATION
PLANNED UNIT DEVELOPMENT

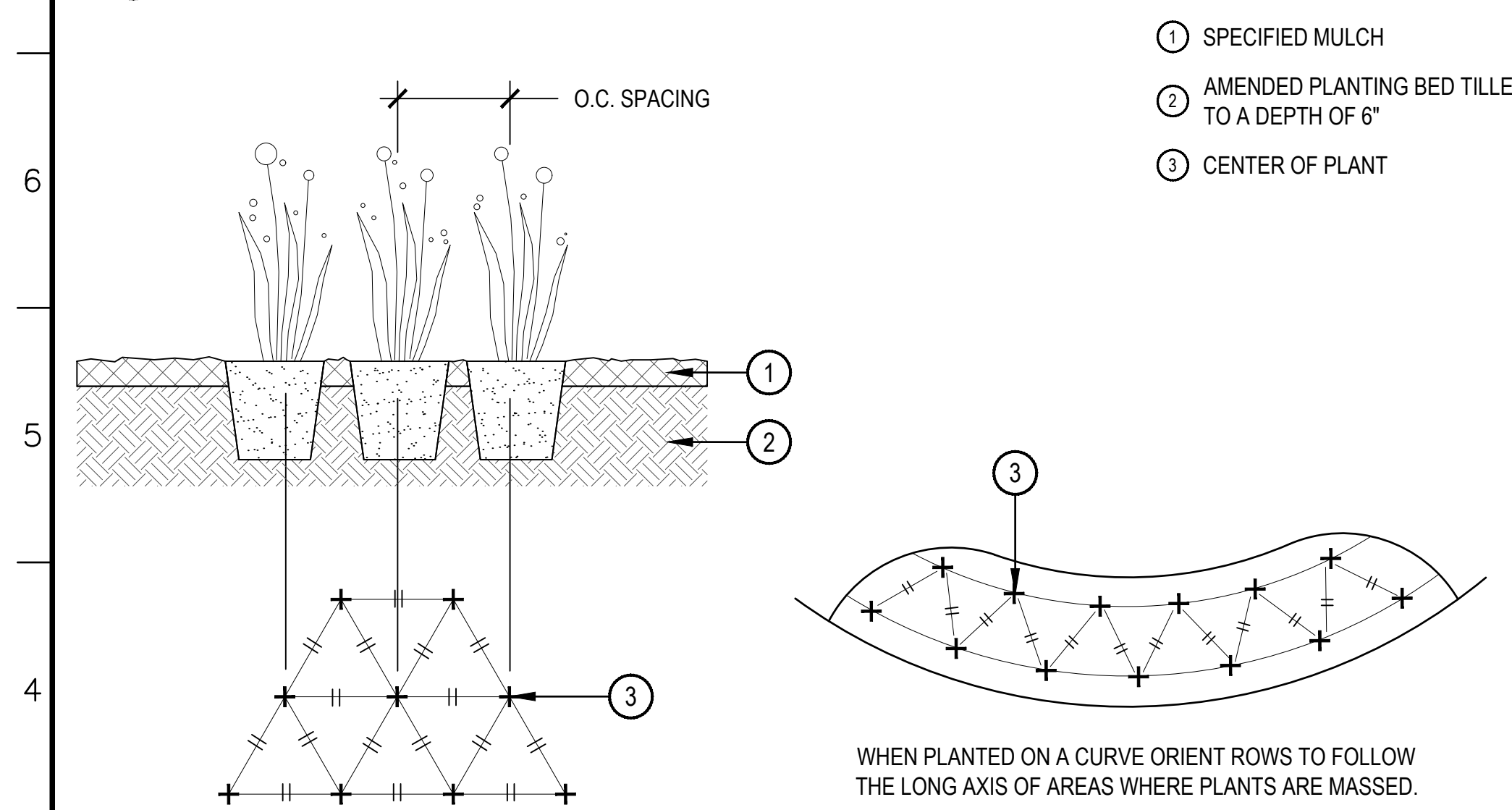
LANDSCAPE PLAN

DATE: --/--/--
PROJECT NUMBER: 50119483
REVISION NO. --
DRAWING NUMBER L-2.0
SHEET NUMBER 7



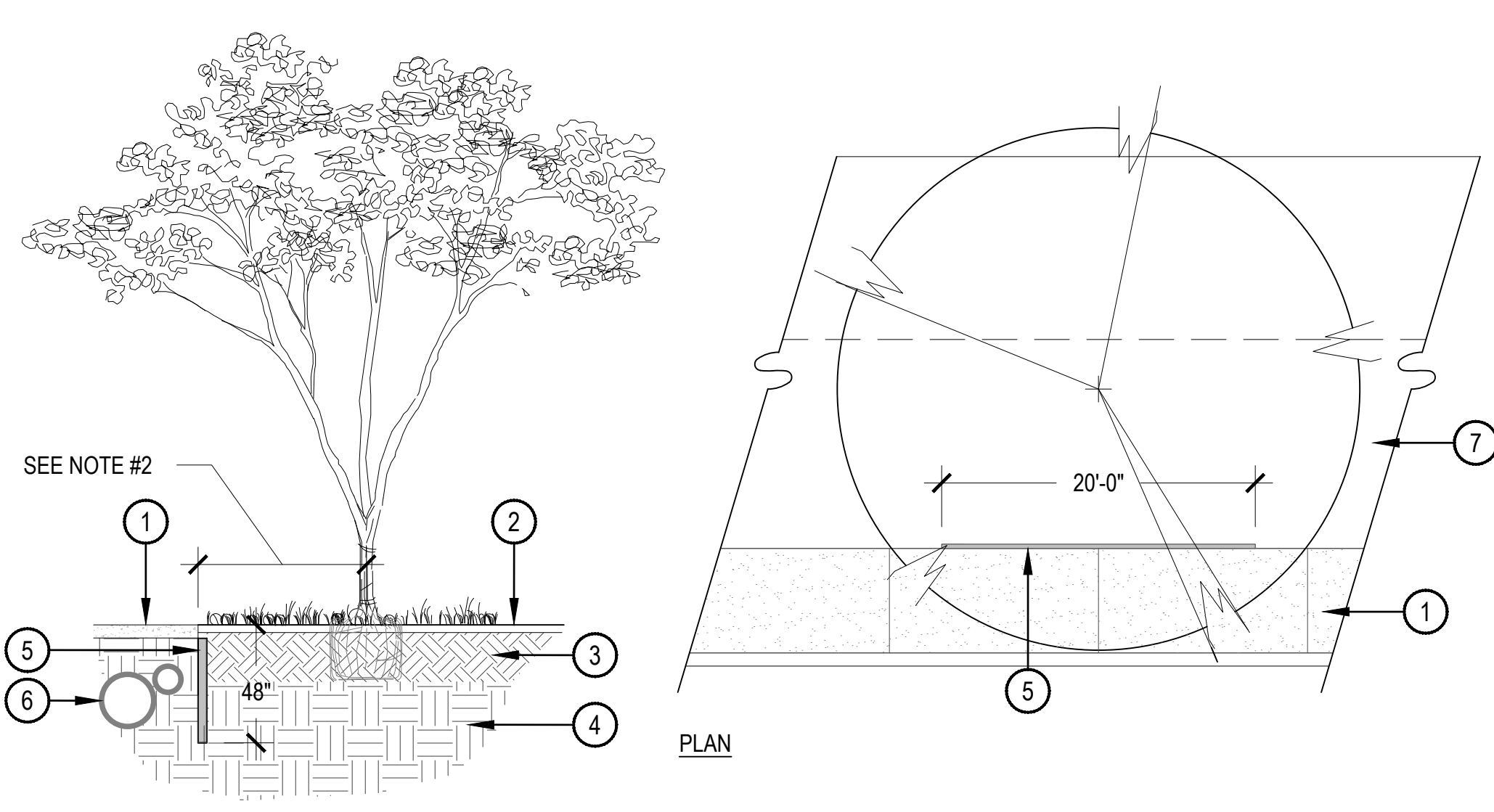
1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"



3 PERENNIAL PLANT LAYOUT

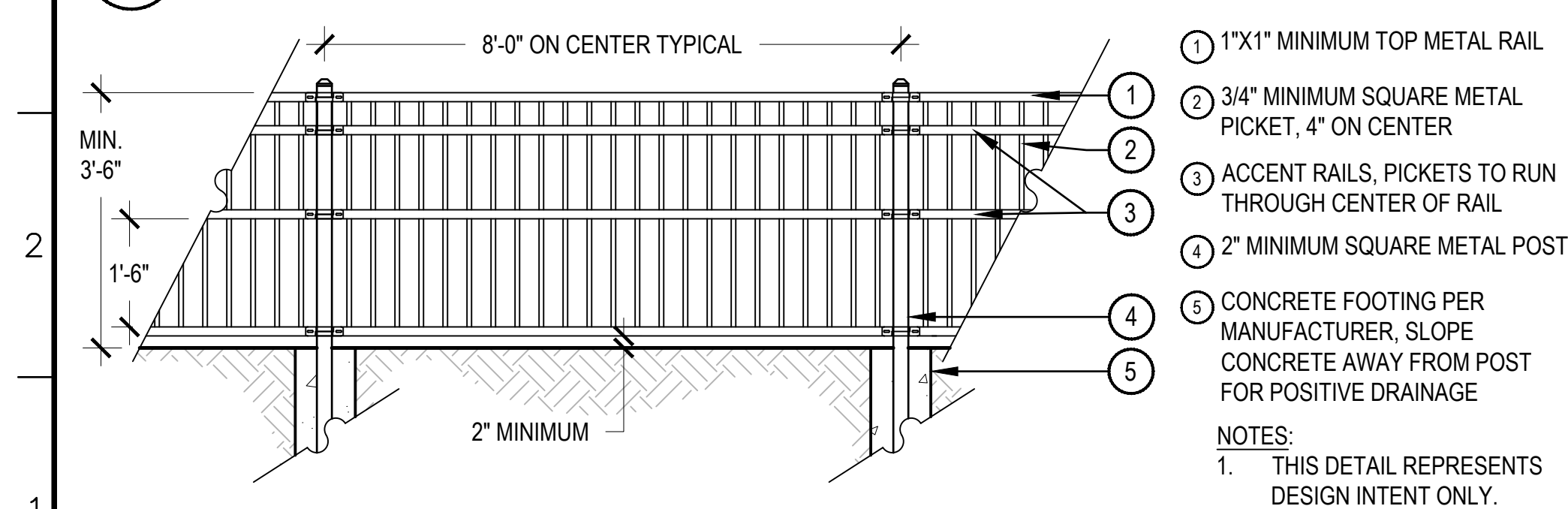
SCALE: 1" = 1'-0"



4 ROOT BARRIER

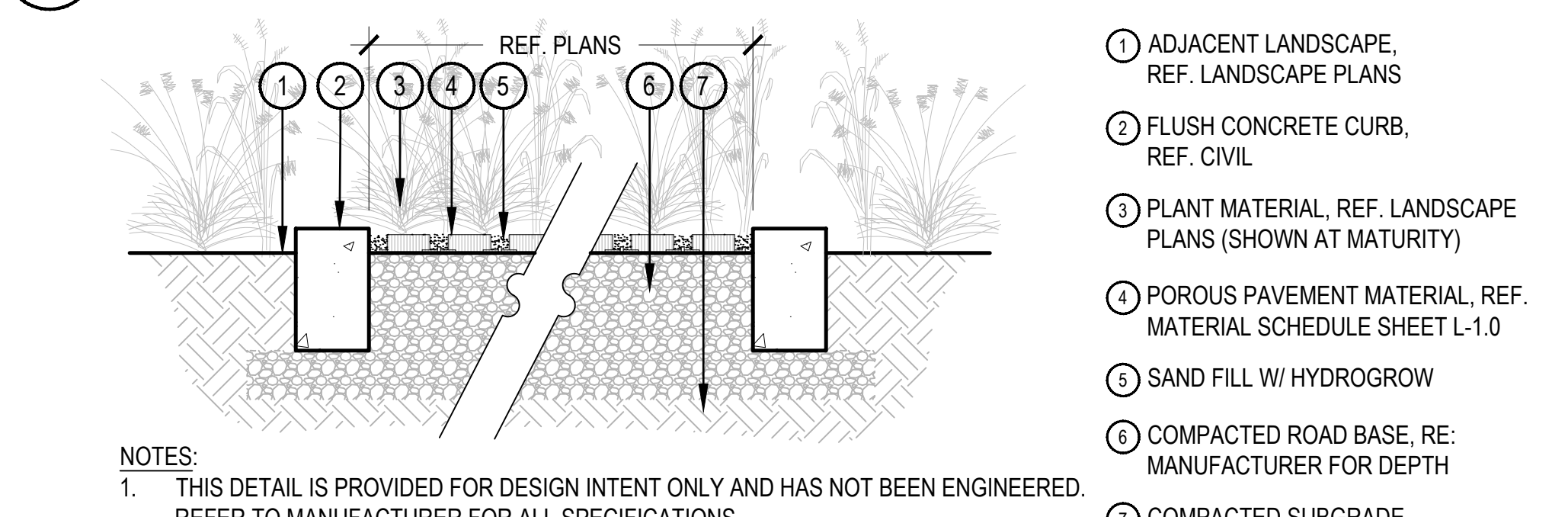
2 SHRUB PLANTING

SCALE: 1-1/2" = 1'-0"



6 42" SAFETY RAILING

SCALE: 1/2" = 1'-0"



7 POROUS PAVEMENT

SCALE: 1" = 1'-0"

5 STEEL EDGER

SCALE: 1" = 1'-0"

Dewberry
Dewberry Engineers Inc.
990 S. BROADWAY, SUITE 400
Denver, Colorado 80209
(303) 825-1802

LINE IS 2 INCHES AT FULL SIZE (IF NOT 2"=SCALE ACCORDINGLY)

DRAWING _____
DRAWN _____
DESIGNED _____
CHECKED _____

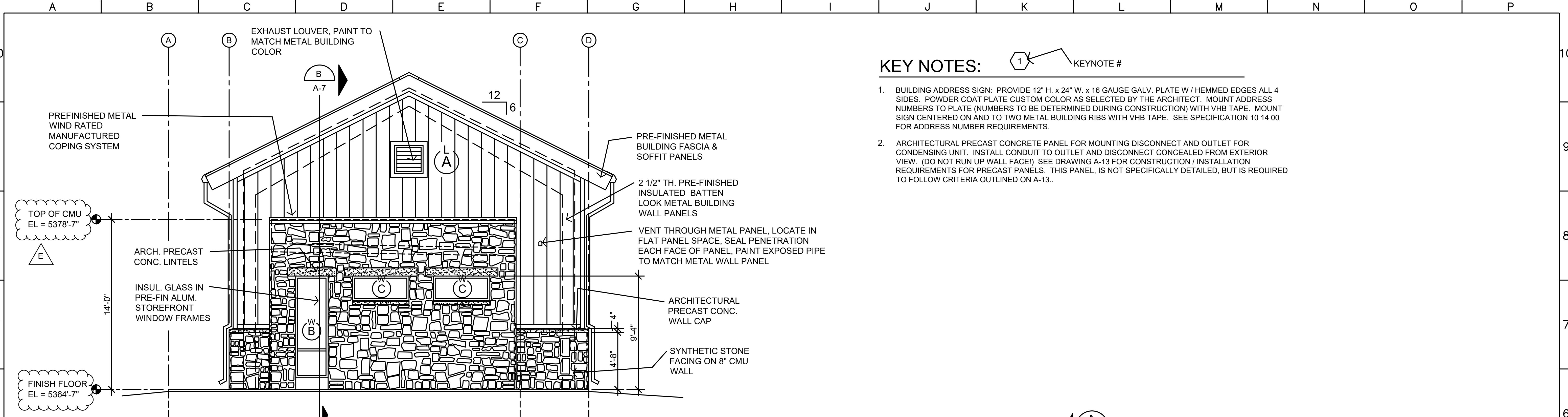
APPROVED:				
PRINCIPAL JC				
DATE: 08/14/2025				
REVISIONS				
REV.	DESCRIPTION	BY	DATE	
B	PUD SUBMITTAL NO. 2	JK	12/20/22	
C	PUD SUBMITTAL NO. 3	EH	09/29/23	
D	PUD SUBMITTAL NO. 4	EH	12/01/23	
E	PUD SUBMITTAL NO. 5	EH	10/11/24	
F	PUD SUBMITTAL NO. 6	EH	04/07/25	
G	PUD SUBMITTAL NO. 7	EH	08/15/25	

REDTAIL RIDGE FILING NO. 1

REDTAIL RIDGE LIFT STATION
PLANNED UNIT DEVELOPMENT

LANDSCAPE DETAILS

DATE: --/--/--
PROJECT NUMBER: 50119483
REVISION NO. --
DRAWING NUMBER L-3.0
SHEET NUMBER 8

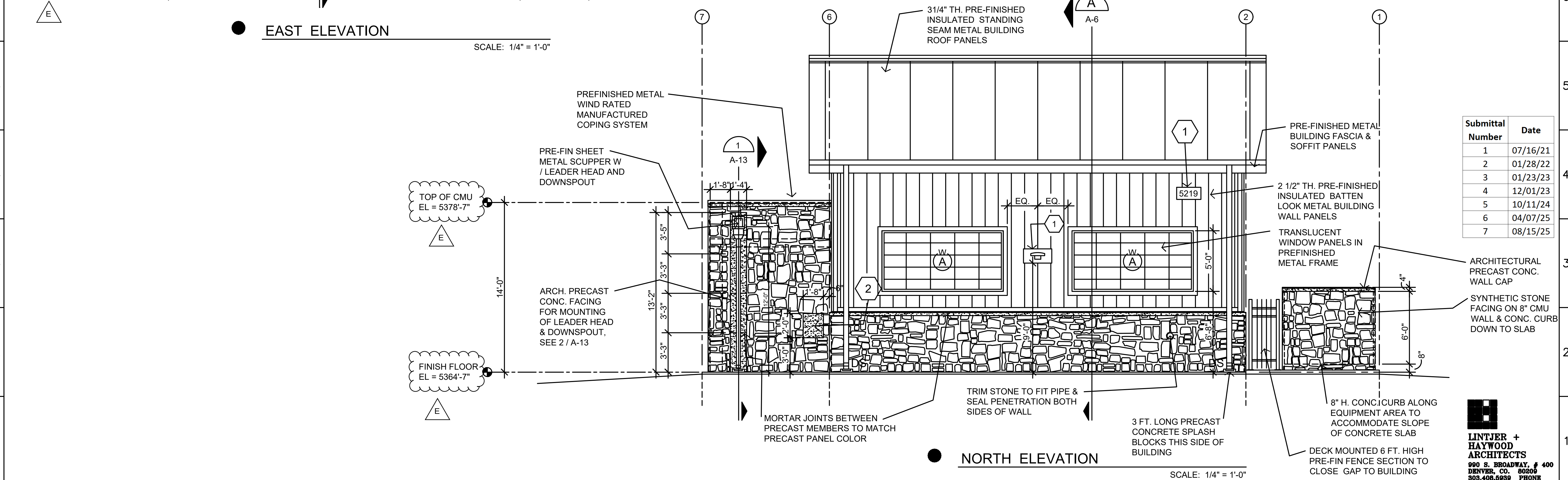


KEY NOTES:

1. BUILDING ADDRESS SIGN: PROVIDE 12" H. x 24" W. x 16 GAUGE GALV. PLATE W / HEMMED EDGES ALL 4 SIDES. POWDER COAT PLATE CUSTOM COLOR AS SELECTED BY THE ARCHITECT. MOUNT ADDRESS NUMBERS TO PLATE (NUMBERS TO BE DETERMINED DURING CONSTRUCTION) WITH VHB TAPE. MOUNT SIGN CENTERED ON AND TO TWO METAL BUILDING RIBS WITH VHB TAPE. SEE SPECIFICATION 10 14 00 FOR ADDRESS NUMBER REQUIREMENTS.
2. ARCHITECTURAL PRECAST CONCRETE PANEL FOR MOUNTING DISCONNECT AND OUTLET FOR CONDENSING UNIT. INSTALL CONDUIT TO OUTLET AND DISCONNECT CONCEALED FROM EXTERIOR VIEW. (DO NOT RUN UP WALL FACE!) SEE DRAWING A-13 FOR CONSTRUCTION / INSTALLATION REQUIREMENTS FOR PRECAST PANELS. THIS PANEL, IS NOT SPECIFICALLY DETAILED, BUT IS REQUIRED TO FOLLOW CRITERIA OUTLINED ON A-13..

EAST ELEVATION

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



NORTH ELEVATION

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

Submittal Number	Date
1	07/16/21
2	01/28/22
3	01/23/23
4	12/01/23
5	10/11/24
6	04/07/25
7	08/15/25

LINTJER + HAYWOOD ARCHITECTS
990 S. BROADWAY, # 400
DENVER, CO. 80209
303.408.6959 PHONE

Dewberry
Dewberry Engineers Inc.
990 S. BROADWAY, SUITE 400
Denver, Colorado 80209
(303) 825-1802

LINE IS 2 INCHES AT FULL SIZE (IF NOT 2"=SCALE ACCORDINGLY)
DRAWING A-4 DWG
DRAWN BRL
DESIGNED BRL
CHECKED BRL

APPROVED:
PRINCIPAL
DATE:

REVISIONS				
REV.	DESCRIPTION	BY	DATE	APP.
A	BUILDING DEPARTMENT SUBMITTAL	BRL	09/24/21	BRL
B	PUD RESUBMITTAL	BRL	01/12/23	BRL
C	PUD RESUBMITTAL NO. 3	BRL	12/1/23	BRL
D	PUD RESUBMITTAL NO. 5	BRL	10/11/24	BRL
E	PUD RESUBMITTAL NO. 7	BRL	08/15/25	BRL

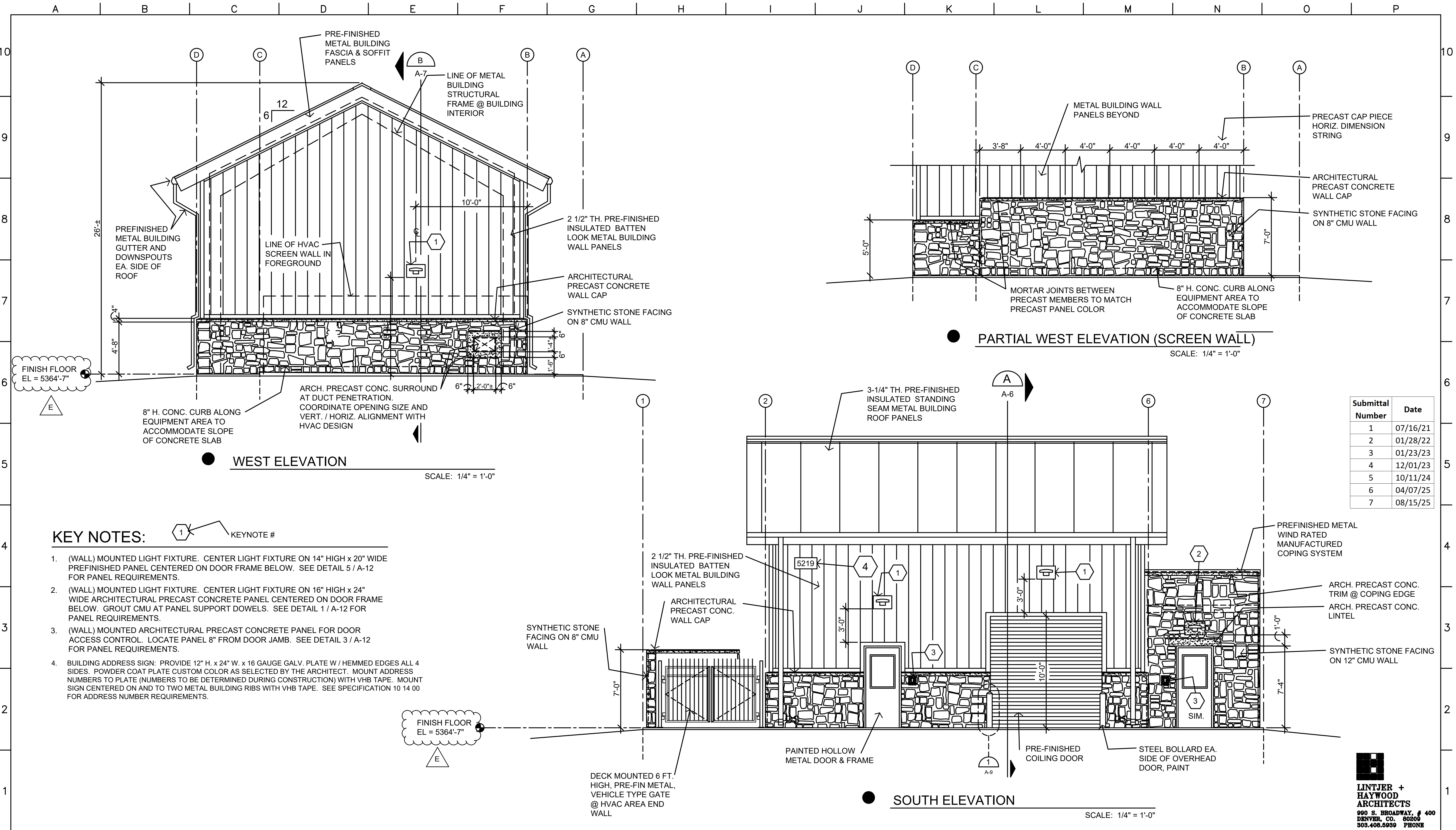
REDTAIL RIDGE FILING NO. 1

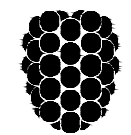
REDTAIL RIDGE LIFT STATION
PLANNED UNIT DEVELOPMENT

ARCHITECTURAL

BUILDING ELEVATIONS

DATE:	09/24/21
PROJECT NUMBER:	50119483
REVISION NO.	E
DRAWING NUMBER	A-4
SHEET NUMBER	9





Dewberry[®]
Dewberry Engineers Inc.
990 S. BROADWAY, SUITE 400
Denver, Colorado 80209
(303) 825-1802

LINE IS 2 INCHES AT FULL SIZE (IF NOT 2"=SCALE ACCORDINGLY)	
DRAWING	A-5 DWG
DRAWN	BRL
DESIGNED	BRL
CHECKED	BRL

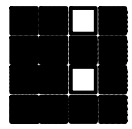
APPROVED:
PRINCIPAL
DATE:

REVISIONS				
REV.	DESCRIPTION	BY	DATE	APP.
A	BUILDING DEPARTMENT SUBMITTAL	BRL	09/24/21	BRL
B	PUD RESUBMITTAL	BRL	01/12/23	BRL
C	PUD RESUBMITTAL NO. 3	BRL	12/1/23	BRL
D	PUD RESUBMITTAL NO. 5	BRL	10/11/24	BRL
E	PUD RESUBMITTAL NO. 7	BRL	08/15/25	BRL

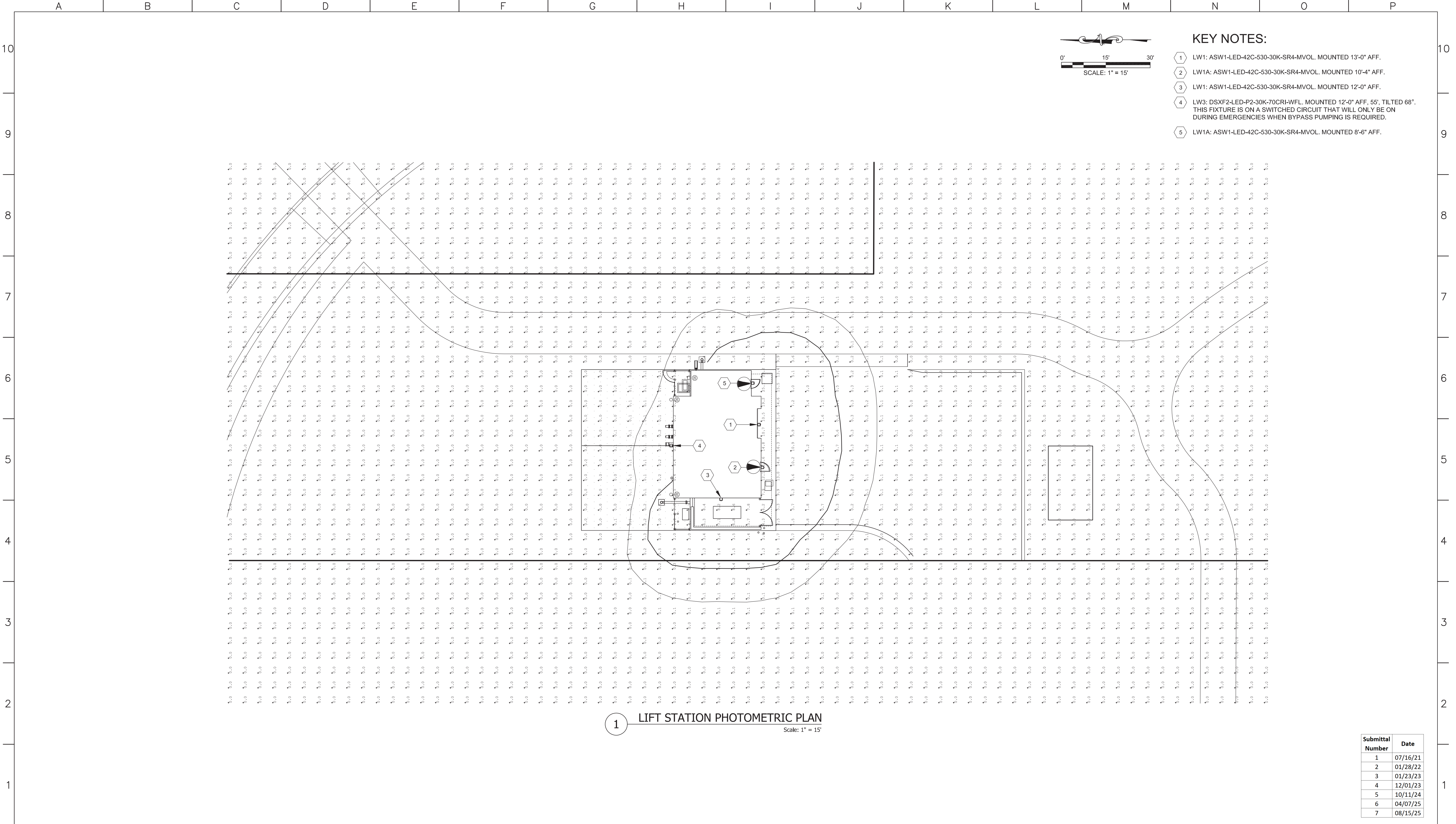
REDTAIL RIDGE FILING NO. 1
REDTAIL RIDGE LIFT STATION PLANNED UNIT DEVELOPMENT

ARCHITECTURAL
BUILDING ELEVATIONS

DATE:	09/24/21
PROJECT NUMBER:	50119483
REVISION NO.	E
DRAWING NUMBER	A-5
SHEET NUMBER	10



**LINTJER +
HAYWOOD
ARCHITECTS**
990 S. BROADWAY, # 400
DENVER, CO. 80209
303.408.5939 PHONE



1 LIFT STATION PHOTOMETRIC PLAN
Scale: 1" = 15'

- KEY NOTES:
- 1 LW1: ASW1-LED-42C-530-30K-SR4-MVOL. MOUNTED 13'-0" AFF.
 - 2 LW1A: ASW1-LED-42C-530-30K-SR4-MVOL. MOUNTED 10'-4" AFF.
 - 3 LW1: ASW1-LED-42C-530-30K-SR4-MVOL. MOUNTED 12'-0" AFF.
 - 4 LW3: DSXF2-LED-P2-30K-70CRI-WFL. MOUNTED 12'-0" AFF, 55°, TILTED 68°. THIS FIXTURE IS ON A SWITCHED CIRCUIT THAT WILL ONLY BE ON DURING EMERGENCIES WHEN BYPASS PUMPING IS REQUIRED.
 - 5 LW1A: ASW1-LED-42C-530-30K-SR4-MVOL. MOUNTED 8'-6" AFF.

Submittal Number	Date
1	07/16/21
2	01/28/22
3	01/23/23
4	12/01/23
5	10/11/24
6	04/07/25
7	08/15/25



Dewberry®

Dewberry Engineers Inc.

990 S. BROADWAY, SUITE 400

Denver, Colorado 80209

(303) 825-1802

LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2"=SCALE ACCORDINGLY)

DRAWING EPL9483-101L

DRAWN BDW

DESIGNED JPB

CHECKED JPB

APPROVED:

PRINCIPAL

DATE:

REV.

DESCRIPTION

BY

DATE

APP.

A

PUD RESUBMITTAL

JPB

12/20/22

SEF

B

PUD RESUBMITTAL NO. 3

TWL

12/01/23

SEF

C

PUD RESUBMITTAL NO. 5

TWL

10/11/24

SEF

D

PUD RESUBMITTAL NO. 7

TWL

08/15/25

SEF

REDTAIL RIDGE FILING NO. 1

REDTAIL RIDGE LIFT STATION
PLANNED UNIT DEVELOPMENT

ELECTRICAL

EXTERIOR PHOTOMETRIC PLAN
NORMAL LIGHTING

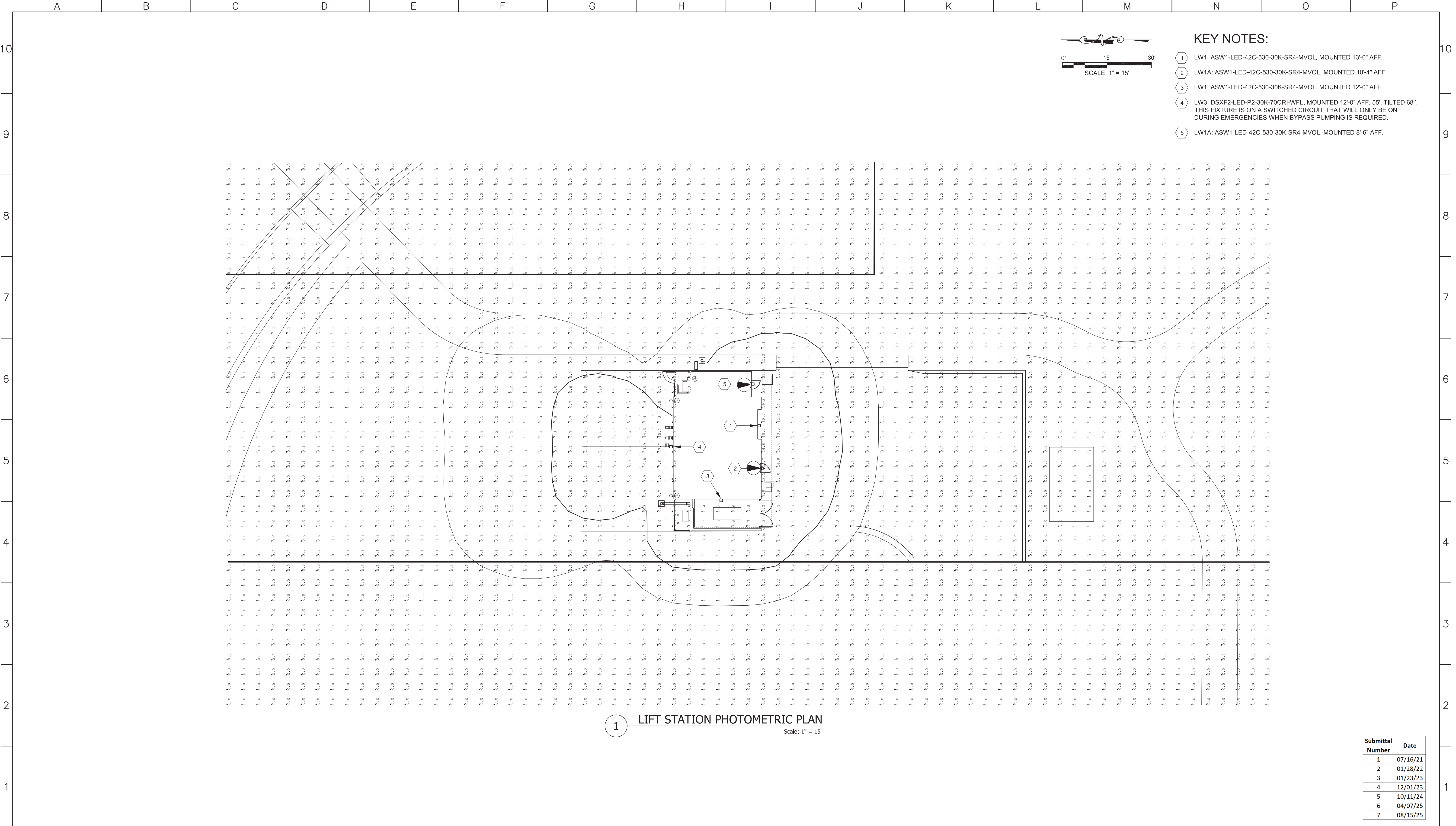
DATE: 12/20/22

PROJECT NUMBER: 50119483

REVISION NO. C

DRAWING NUMBER E-101L

SHEET NUMBER 11



1 LIFT STATION PHOTOMETRIC PLAN
Scale: 1" = 15'

Submittal Number	Date
1	07/16/21
2	01/28/22
3	01/23/23
4	12/01/23
5	10/11/24
6	04/07/25
7	08/15/25



Dewberry®
Dewberry Engineers Inc.
990 S. BROADWAY, SUITE 400
Denver, Colorado 80209
(303) 825-1802

LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2"=SCALE ACCORDINGLY)

DRAWING EPL9483-101L1
DRAWN BDW
DESIGNED JPB
CHECKED JPB

APPROVED:

PRINCIPAL

DATE:

REV.

DESCRIPTION

BY

DATE

APP.

A

PUD RESUBMITTAL

JPB

12/20/22

SEF

B

PUD RESUBMITTAL NO. 3

TWL

12/01/23

SEF

C

PUD RESUBMITTAL NO. 4

RML

12/12/23

SEF

D

PUD RESUBMITTAL NO. 5

TWL

10/11/24

SEF

PUD RESUBMITTAL NO. 7

TWL

08/15/25

SEF

REDTAIL RIDGE FILING NO. 1

REDTAIL RIDGE LIFT STATION
PLANNED UNIT DEVELOPMENT

ELECTRICAL

EXTERIOR PHOTOMETRIC PLAN
EMERGENCY LIGHTING

DATE: 12/20/22

PROJECT NUMBER: 50119483

REVISION NO. D

DRAWING NUMBER E-101L-1

SHEET NUMBER 12



d-series

D-Series Size 2 LED Floodlight



Specifications

EPA: 0.8 ft² (0.05 m²)

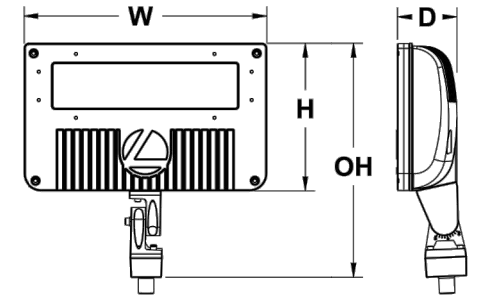
Depth: 3-1/8" (8.0 cm)

Width: 12-7/8" (32.6 cm)

Height: 7-3/4" (19.4 cm)

Overall Height: 12" (30.5 cm)

Weight: 10.5 lbs (4.8 kg)



Ordering Information

EXAMPLE: DSXF2 LED P1 40K MSP MVOLT THK DDBXD

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting	Options	Finish (optional)
DSXF2 LED	P1	30K 3000K	NSP Narrow spot	MVOLT ¹	Shipped included	Shipped installed	DOBXD Dark bronze
	P2	40K 4000K	MSP Medium spot	120 ¹	THK Knockout with 1/2" NPS threaded pipe	PE Photocell, button style ^{4,5}	DBLXD Black
	P3	50K 5000K	MFL Medium flood	208 ¹	YKCG2 Yoke with 16-3/32 cord	PEX Photocell external threaded adjustable ⁴	DNAXD Natural aluminum
			FL Flood	240 ¹		DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD White
			WFL Wide flood	277 ¹	IS Integral slipfitter (fits 2-3/8" O.D. sensor)	SF Single fuse (120, 277, 347V) ¹	
			WFR Wide flood, rectangular	347 ¹		DF Double fuse (208, 240, 480V) ¹	
			HMF Horizontal flood	480 ^{1,4}		SPO10K1 Separate surge protection	
						Shipped separately	
						DSXF1/ZTS Xenon slipfitter (2-3/8" O.D. THK required) ¹	
						FTS CG6 Xenon slipfitter (2-7/8" O.D. YKCG2 required) ¹	

Accessories

Optional accessories and accessories:

DSXF1/ZTS DOBBD U	Slipfitter for 2-3/8" to 2-3/8" O.D. narrow, mates with 1/2" threaded knuckle (specify finish)
FTS CG6 DOBBD U	Slipfitter for 2-3/8" to 2-3/8" O.D. narrow, mates with 1/2" threaded knuckle (specify finish)
FWFR DOBBD U	Radius wall bracket, 2-3/8" O.D. narrow (specify finish)
FWFR DOBBD U	Steel square pole bracket, 2-3/8" O.D. narrow (specify finish)
DSXF1/ZTS DOBBD U	Upper/bottom vise accessory (specify finish)
DSXF1/ZTS DOBBD U	Full vise accessory (specify finish)
DSXF1/ZTS DOBBD U	Vandal guard accessory

For more mounting options, visit our [Floodlighting Accessories](#) pages.

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • [www.lithonia.com](#)

© 2012-2020 Acuity Brands Lighting, Inc. All rights reserved.

DSXF2 LED
Rev. 04/01/20
Page 1 of 3



AERIS

ASW1 LED LED Wall Luminaire



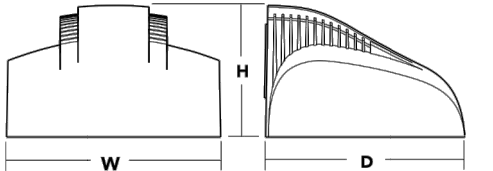
Specifications

Width: 15" (38.1 cm)

Depth: 13-3/4" (34.9 cm)

Height: 9-1/4" (23.5 cm)

Weight (max): 34 lbs (15.4 kg)



Ordering Information

EXAMPLE: ASW1 LED 42C 700 40K SR4 MVOLT DDBTDX

Series	LEDs	Drive Current	Color Temperature	Distribution	Voltage	Mounting
ASW1 LED	42C 42 LEDs (one engine)	350 350mA 530 530mA 700 700mA	30K 3000 K 40K 4000 K 50K 5000 K	SR2 Type II SR3 Type III SR4 Type IV	MVOLT ¹ 277 ¹ 120 347 208 480	Shipped included (blank) Surface mount Shipped separately BBW Surface-mounted back box (for conduit entry) ²

Control Options

Shipped installed

PE Photocell, button style¹

BL30 8i-level switched dimming, 30%^{4,5}

BL50 8i-level switched dimming, 50%^{4,5}

PNMT003 Part night, dim all down¹

PNMT503 Part night, dim 5 hrs¹

PNMT603 Part night, dim 6 hrs¹

PNMT703 Part night, dim 7 hrs¹

DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)¹

Shipped separately

SF Single fuse (120, 277, 347V)¹

DF Double fuse (208, 240, 480V)¹

DRL Diffusing lens

VG Vandal guard

WG Wire guard

Other Options

DOBXD Dark bronze

DBLXD Black

DNAXD Natural aluminum

DWHXD White

DOBBD Textured dark bronze

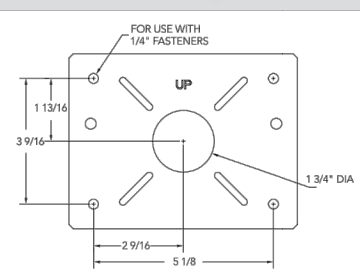
DBLBD Textured black

DNAXD Textured natural aluminum

DWHGD Textured white

Finish (optional)

Drilling



Accessories

Ordered and shipped separately.

ASW1BBW DOBBD U	Back box accessory (specify finish)
ASW1WGU	Wire guard accessory
ASW1VGU	Vandal guard accessory

NOTES

1. Not available with PE (use PEX).
2. MVOLT driver operates on line voltage from 120-277V.
3. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
4. Not available with PE and PEX.
5. Also available as accessories; see accessories information at left.
6. Not available in performance package P3. Specify PEX for higher ambient temperatures.
7. Photocell (PE, PEX) requires 120, 208, 240, 277 or 347 voltage option.

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • [www.lithonia.com](#)

© 2012-2018 Acuity Brands Lighting, Inc. All rights reserved.

ASW1 LED
Rev. 04/01/20
Page 1 of 3

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Light Engine	Drive Current (mA)	System Watts	Dist. Type	40V (1000 ft. x 1000 ft.)					
				SR2	SR3	SR4	SR5	SR6	SR7
42C (42 LEDs)	350	49W	SR2	4,013	1	0	1	82	
			SR3	3,996	1	0	1	82	
			SR4	3,971	1	0	1	81	
			SR2	7,140	2	0	2	95	
530	75W	SR3	7,114	1	0	2	95		
		SR4	7,065	1	0	1	94		
		SR2	8,564	2	0	2	87		
		SR3	8,533	2	0	2	87		
700	98W	SR4	8,476	2	0	2	86		

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 40°C (104°F).

Ambient	32°F	Lumens Multiplier
0°C	32°F	1.06
10°C	50°F	1.04
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.96

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the ASW1 LED 42C 700 platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LMF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.96	0.92	0.85

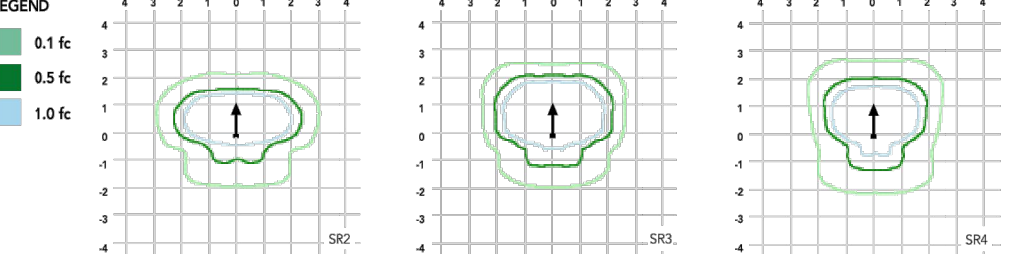
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's ASW1 LED homepage.

Isofootcandle plots are considered to be representative of available optical distributions.

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



FEATURES & SPECIFICATIONS

INTENDED USE

The ASW1 LED is a high performance, high efficacy, long life luminaire that is ideally suited for lighting building entries, walk ways and surrounding areas adjacent to commercial exteriors.

CONSTRUCTION

Single-piece, die-cast aluminum housing. Die-cast doorframe has impact-resistant, tempered glass lens. Doorframe is fully sealed with a closed cell silicone gasket.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGCC thermostat powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

Precision-molded refractive acrylic lenses housed behind the door frame lens are available in three distributions. Light engines are available in standard 4000 K or optional 3000 K or 5000 K (70 CRI) configurations.

ELECTRICAL

Light engine consists of 42 high-efficiency LEDs mounted to a metal-core circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low per ANSI/IEEE C62.41.2).

INSTALLATION

Universal mounting plate with integral mounting bolts supports the fixture for easy, one-person installation. Suitable for downward orientation only.

LISTINGS

CSA certified in U.S. and Canadian standards. Luminaire is IP65 rated. **US Patent No. D500,549, Canada Patent No. 107561.**

WARRANTY

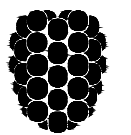
Five year limited warranty. Full warranty terms located at [www.acuitybrands.com/CustomerResources/terms_and_conditions.aspx](#).

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

FIXTURE SCHEDULE			
FIXTURE TYPE	FIXTURE WATTAGE	DESCRIPTION	MANUFACTURER AND MODEL
LW1	28W (max)	WALL-MOUNTED, 120-277Vac, LED LIGHT FIXTURE, COLOR TEMPERATURE OF 3000K, IESNA TYPE III MEDIUM DISTRIBUTION, BLACK DIE-CAST ALUMINUM HOUSING, FULL CUT-OFF OPTICS, 3,000 LUMEN MINIMUM, INTEGRAL PHOTOCELL.	HOLOPHANE WALLPACK FULL CUTOFF LED, HUBBELL LMC SERIES, LITHONIA ASW1 LED OR APPROVED EQUAL
LW1A	28W (max)	SIMILAR TO TYPE LW1 EXCEPT EQUIPPED WITH EMERGENCY BATTERY BACKUP.	SAME AS LW1
LW3	102W (max)	WALL-MOUNTED, 120-277Vac, LED LIGHT FIXTURE, COLOR TEMPERATURE OF 3000K, FLOOD DISTRIBUTION, BLACK DIE-CAST ALUMINUM HOUSING, 10,000 LUMEN MINIMUM, EMERGENCY BATTERY BACKUP.	LITHONIA D-SERIES, OR APPROVED EQUAL

*THE LW3 FIXTURE IS ON A SWITCHED CIRCUIT AND WILL ONLY BE ON WHEN THERE IS AN EMERGENCY AT THE LIFT STATION REQUIRING TEMPORARY BYPASS PURCHING OF THE LIFT STATION.

Submittal Number	Date
1	07/16/21
2	01/28/22
3	01/23/23
4	12/01/23
5	10/11/24
6	04/07/25
7	08/15/25



Dewberry
Dewberry Engineers Inc.
990 S. BROADWAY, SUITE 400
Denver, Colorado 80209
(303) 825-1802

LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2"=SCALE ACCORDINGLY)

DRAWING EDT19483-E3

DRAWN _____

DESIGNED _____

CHECKED _____

APPROVED:

PRINCIPAL

DATE:

REVISIONS				
REV.	DESCRIPTION	BY	DATE	APP.
A	PUD RESUBMITTAL	TWL	12/20/22	SEF
B	PUD RESUBMITTAL NO. 3	TWL	12/01/23	SEF
C	PUD RESUBMITTAL NO. 5	TWL	10/11/24	SEF
D	PUD RESUBMITTAL NO. 7	TWL	08/15/25	SEF

RETAIL RIDGE FILING NO. 1

RETAIL RIDGE LIFT STATION
PLANNED UNIT DEVELOPMENT

ELECTRICAL

LIGHTING FIXTURE CUT-SHEETS
AND FIXTURE SCHEDULE

DATE: 12/01/23

PROJECT NUMBER: 50119483

REVISION NO. C

DRAWING NUMBER E-3

SHEET NUMBER 13