



City of Lone Tree Planning Commission Agenda Tuesday, February 11, 2014

Meeting Location:
Meeting Procedure:

City Council Meeting Room, Lone Tree Civic Center, 8527 Lone Tree Parkway

The Lone Tree Planning Commission and staff will meet in a public Study Session at 6:00 p.m. in the lower level of the Civic Center. The Regular Meeting will be convened at 6:30 p.m. in the City Council meeting room. Contact Kelly First, Kelly.first@cityoflonetree.com if special arrangements are needed to attend (at least 24 hours in advance). Comments from the public are welcome during the Public Comment portion of the meeting (brief comments on items not appearing on the regular meeting agenda). Those persons requesting to comment on an agenda item will be called upon by the Chair. If you have any questions please contact Kelly First, Planning Manager at Kelly.first@cityoflonetree.com, or 303-708-1818.

6:00 p.m. Study Session Agenda

1. Administrative Matters
-

6:30 p.m. Regular Meeting Agenda

1. Opening of Meeting / Roll Call
2. Conflict of Interest Inquiry
3. Public Comment
4. Minutes of the January 28, 2014 Planning Commission Meeting
5. Presentations
 - a. RidgeGate – Keith Simon and Darryl Jones, Coventry Development Corp.
6. Commonwealth Heights Multi-Family SIP # SP13-52R
Approval of a Site Improvement Plan (SIP) for a four-story multi-family residential building consisting of 190 multi-family units and 8,210 square feet of ground floor retail on 3.25 acres. The property is located in RidgeGate, directly west of Miramont Apartments.
7. Adjournment

MINUTES OF THE
Lone Tree Planning Commission Meeting
January 28, 2014

Lone Tree Civic Center

1. Attendance

In attendance were:

Martha Sippel, Vice-Chair and Secretary
Rhonda Carlson, Planning Commissioner
Gary Godden, Planning Commissioner
Dave Kirchner, Planning Commissioner
Stephen Mikolajczak, Planning Commissioner
Herb Steele, Planning Commissioner

Also in attendance from City staff were:
Steve Hebert, Community Development Director
Kelly First, Planning Manager
Jennifer Drybread, Senior Planner
Torie Brazitis, Business Development Coordinator
John Cotten, Public Works Director

Absent: Planning Commissioner Chair, Dave Sauder

2. Regular Meeting Call to Order

Vice-Chair Sippel called the meeting to order and noted there was a quorum.

3. Conflict of Interest

There were no conflicts noted.

4. Minutes of the November 26, 2013 Planning Commission Meeting

Commissioner Steele moved, and Commissioner Kirchner seconded, to approve the minutes. The motion passed with five affirmative votes. Commissioner Carlson abstained.

5. City of Lone Tree Comprehensive Plan Update

Ms. Jennifer Drybread presented to the Planning Commission a program to consider updating the City's Comprehensive Plan. She summarized the statutory requirements for a plan and some of the general elements typical of a plan. She reviewed the history of Lone Tree's Comprehensive Plan, beginning with the first plan in 1996, as well as updates in 2000, 2003, 2007, 2008 and 2010. She provided an overview of the guiding principles of the existing plan and reviewed the general land use map. She discussed several reasons why Comprehensive Plans should be reviewed periodically, and addressed some of the key changes in the City since the plan was last updated. She discussed the potential process associated with a plan update, and invited the Planning Commission to review the existing document as they may not have looked at it recently. She asked that they take notes where they may have questions or comments. She also invited Planning Commissioners to review the most recent residential and business surveys conducted by the City, to get an understanding of the issues and responses included in the survey.

Ms. Drybread introduced the next speakers, noting that the purpose of having guest speakers is to provide the Commissioners with an overview of services and projects that they may not ordinarily be aware of and that they might consider when thinking about the Comprehensive Plan.

6. Presentations

1) John Cotten, Public Works Director

Mr. Cotten's presentation focused on an overview of the services provided by his consulting firm including the various engineering and operational services. Mr. Cotten fielded questions regarding snow plow operations and maintenance of HOA owned properties. Commissioner Mikolajczak asked about the HOA's responsibilities for watering common areas that the Park Meadows Metropolitan District maintains. He asked who would maintain property if the HOA dissolved? He said this issue had come up at an HOA Summit. Mr. Cotten noted that the City does not currently maintain HOA properties and that property values would be affected by common areas that are not maintained. Commissioner Sippel offered to talk with Mr. Mikolajczak regarding her HOA's experience in maintaining and watering common areas.

Mr. Hebert noted that the City's HOAs are a very important part of Lone Tree's aesthetics and how relationships with HOAs and special districts like Park Meadows Metropolitan District tie in with the Comprehensive Plan as it relates to Lone Tree as an attractive place. Commissioner Sippel noted that water consumption is a significant issue and Carriage

Club worked with Park Meadows Metropolitan District in 2013 by asking them to increase mower heights to help conserve water.

Mr. Cotten responded to comments from Commissioner Steele regarding private versus public streets, as well as how staffing keeps up with growth in the City. Commissioner Mikolajczak asked about highway projects like the C-470 toll lanes and I-25 congestions, and asked whether traffic congestion is a deterrent to new businesses who may want to locate here. Mr. Cotten provided a brief overview of issues being considered by the Metro Mayors Caucus to fund improvements, as well as information about the I-25 lane balancing project. He indicated that Council Member Millet played a key role in working with DRCOG to have those improvements funded sooner.

2) Torie Brazitis, Business Development Coordinator

Ms. Brazitis introduced herself and described the background of her position with the City. She described the purpose of economic development and how it relates other aspects of the City. She discussed the impacts of economic development and also described the goals and vision for economic development in Lone Tree. Ms. Brazitis discussed some of the new businesses in 2013 and provided an overview of strategies and projects in 2014. She specifically addressed connectivity projects including the Kaiser Permanente bike/pedestrian planning grant and the circulator shuttle. Ms. Brazitis responded to questions from Commissioner Steele regarding the amount and scope of the Kaiser grant, as well as questions regarding the shuttle route and time slots. Commissioner Steele noted that there are three main sectors of the Lone Tree economy: medical, financial and retail. He noted that the one the City relies on most from a revenue standpoint, retail, is potentially the weakest, given retail trends and life cycles of malls. He suggested that consideration be given to how to grow retail, while also recognizing the impacts to the community.

Mr. Hebert said the point of inviting guest speakers like this is to plant some seeds and prompt discussion of issues. He presented the City Council's Budgeting for Outcomes and talked briefly about the resident survey as an indicator of what kinds of things the community values. There was some discussion about demographic trends and the profile of new people moving into Lone Tree to live and work. Staff indicated that demographics would likely be the focus of the next discussion regarding the Comprehensive Plan.

7. Adjournment

There being no further business, Vice-Chair Sippel adjourned the meeting at 9:00 p.m.

These minutes have been reviewed and confirmed by

_____ (name), on _____(date)



CITY OF LONE TREE
STAFF REPORT

TO: City of Lone Tree Planning Commission

FROM: Steve Hebert, Community Development Director
Jennifer Drybread, Senior Planner

DATE: February 4, 2014

FOR: February 11, 2014 Planning Commission Meeting

SUBJECT: RidgeGate Section 15, Filing 11, 2nd Amendment
Site Improvement Plan (Commonwealth Heights), Project #SP13-52R

Owner/Representative:
Arcadia Holdings at RidgeGate, LLC
Lisa Evans
8390 E Crescent Parkway #650
Greenwood Village, CO 80111

Planning Commission Meeting Date:	February 11, 2014
City Council Meeting/Hearing Date:	March 4, 2014

A. REQUEST:

Approval of a Site Improvement Plan (SIP) for a four-story multi-family residential building consisting of 190 multi-family units and 8,210 square feet of ground floor retail on 3.25 acres.

B. LOCATION:

The property is located along RidgeGate Parkway and is bounded by the following uses:

North: RidgeGate Parkway (the undeveloped property north of RidgeGate Parkway is owned by Charles Schwab but there are no development plans proposed at this point for that property)

East: Miramont Apartments

South: Regency Apartments
West: Belvedere Townhomes

C. SITE CHARACTERISTICS:

The property is relatively flat, with no significant natural features or vegetation.

D. SERVICE PROVIDERS:

Water: Southgate Water District
Sanitation: Southgate Sanitation District
Police: Lone Tree Police
Fire: South Metro Fire Rescue Authority
Special Districts: Rampart Range Metropolitan District

E. BACKGROUND:

A Site Improvement Plan for the property was previously approved by the City for multi-family development (with retail below) in 2006, but that project was never constructed.

This development has been reviewed and approved by the RidgeGate Design Review Committee (DRC).

F. DESCRIPTION:

Zoning. The property is zoned PD or Planned Development. The specific site is located in a Residential Mixed-Use Planning Area. The zoning allows for multi-family housing, as well as retail/commercial use.

Access. Access into the site for parking purposes is afforded along Bellwether Lane and Commonwealth Street. Pedestrian access into the building is located along RidgeGate Parkway and Halstead Lane.

Parking. The building wraps internal structured parking, eliminating the visual impact of what otherwise would be a large surface parking lot. The proposed parking exceeds the minimum requirements of the RidgeGate Residential West Village Sub Area Plan by 14 spaces. Parking for all residents is accommodated on site, with parking for guests both internal and on the adjoining streets. The upper deck level parking and the surface parking located in the northeast courtyard will be available for retail and commercial uses, as will on-street parking. Retail/commercial/residential

parking is calculated using the shared parking formula in the City Zoning Code.

Building Design. The use of building colors, textures and materials (primarily brick and stucco) are complementary to development on all sides and are in keeping with the RidgeGate Sub-Area plan standards and the City's Design Guidelines.

The proposed building mass and form is similar in context with the Miramont Apartments to the east and the Regency Apartments to the south. The Belvedere Townhomes to the west are two to three stories in height.

Variations in building form, wall planes - both horizontal and vertical - window patterns, balconies, and building materials are proportionate to the building scale and combine to form a cohesive composition. Special architectural treatments are found at the corners of RidgeGate Parkway and Commonwealth Street and RidgeGate Parkway and Bellwether Lane, with the extensive use of brick.

The use of dentil decorative features in certain areas and articulated roof forms, create a "top" to the building. The use of canopies, storefront style entry doors, sconce lighting, and pavement treatments highlight mid-block entries. Arched entries to the garages on Bellwether Lane and Commonwealth Street highlight these entries.

A high degree of transparency is found along the retail/commercial area along RidgeGate Parkway with the use of glass storefronts, enlivening the pedestrian experience.

All rooftop mechanical equipment is screened by the roof ridge and parapets

Landscaping. All on-street landscaping includes species that are adaptive to this environment, are generally low-water demand, and are in keeping with other landscaping treatments in the area.

The applicant is coordinating closely with the Rampart Range Metropolitan District in the streetscape design. Commonwealth Street streetscape will be completed with this project.

Amenities such as benches, planters, bike racks, and trash receptacles are proposed along the street, and complement the building architecture and surrounding streetscape.

Lighting. On-street lighting includes the acorn-type lighting along RidgeGate Parkway, more contemporary-style pedestrian lighting along Commonwealth Street (consistent with what is on the west side of Miramont Apartments). Taller street lighting is located in strategic areas for safety purposes. Sconce lighting is located along the retail/commercial area along RidgeGate Parkway, and at key areas including entryways helping to highlight these important areas.

Snow Storage. Snow storage areas are on located on level two within the parking fields, and on level one for the pool deck.

Trash Collection. Trash enclosures are located within the parking garage on level one and level two. The management will offer a valet service for trash pickup and recycling. There is also a trash enclosure for the retail/commercial development internal to the building along Commonwealth Street. Because trash enclosures are internal to the site, no trash enclosure walls or treatments are required.

Local Park Dedication requirements for this project are satisfied by a “credit” associated with RidgeGate’s dedication of land for Prairie Sky Park, as outlined in a memorandum of understanding between the City of Lone Tree and Coventry Development.

Public Art. There is no public art requirement as the property is less than 5 acres.

G. REFERRALS:

Lone Tree Public Works Department comments will be addressed prior to final approval of the SIP, as is a standard condition of approval on all SIPs. Otherwise, there were no major referral comments. The RidgeGate West Village Community Association also responded with no comments on the application.

H. STAFF FINDINGS AND RECOMMENDATION:

Staff finds that the application is in conformance with the SIP requirements of the Lone Tree Zoning Code, the Subdivision Code, the Comprehensive Plan, and the RidgeGate Residential West Sub-Area Plan.

Staff recommends the Planning Commission recommend approval of the SIP to City Council, subject to final approval by Public Works.

END

ARCADIA HOLDINGS AT RIDGEGATE II, LLC
8390 E. Crescent Parkway Suite 650
Greenwood Village, Colorado 80111

February 2, 2014

Jennifer Drybread
Senior Planner
City of Lone Tree
9220 Kimmer Drive
Lone Tree, CO 80124

RE: Commonwealth Heights-Site Improvement Plan(SIP)- Narrative

Dear Jennifer:

We are pleased to submit the Commonwealth Heights for Site Improvement Plan(SIP) approval.

The following project narrative is for your use.

Request:

The Owner is requesting an amended SIP for a multi-family project designed and constructed to accommodate condominium ownership consisting of 190 residential dwelling units on 3.25 acres.

The Owner of the Property is:

Arcadia Holdings at RidgeGate II, LLC
8390 E. Crescent Parkway, Suite 650
Greenwood Village, CO 80111

Location:

The project site is located in RidgeGate and bounded by RidgeGate Parkway, Commonwealth Street, Bellwether and Halstead Lane.

Zoning:

The Property is located in RidgeGate Section 15 Filing 11, Township 6 South, Range 67 West of the Sixth Principal Meridian - Lot 1, Block 2. R/M-U is the zoning for the site and neighboring sites with the exception of the new Schwab campus on the north side of Ridge Gate Parkway which is zoned C/M-U.

Background:

There was a similar project approved by the City in 2006, with multi-family above and limited retail below. The SIP was never constructed and has since expired. This SIP is similar in terms of land use.



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8390 E. Crescent Parkway Suite 650
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Building Design:

The community consists of two main buildings. Each building is four (4) stories in height. The buildings respond to the large grade changes of the site. The northwest corner of the site is 26 feet lower than the southeast corner. The northwest corner, facing both RidgeGate Parkway and Bellwether Lane, of the northern building appears to be a 5 story building, but in reality, the first floor amenity area is designed as a single story with a mezzanine. Upon entering the building at this location, the ceiling will be almost 20 feet tall. The northern building has 110 residential units and the southern building has 80 residential units. The main pedestrian entry into the southern building represents the first floor for access only – a single story height lobby, elevator, corridor and stair well. There are four residential levels above the entry location. Specifically, the community offers 139 one bedroom and one bath units, 28 two bedroom and two bath units and 23 three bedroom and two bath units.

All residential units are designed to capitalize on natural lighting. Each unit is designed larger in width than depth. The north building will accommodate the interior community amenities (NW corner), retail spaces (NE corner), and main pedestrian entry in the center of the building fronting RidgeGate Parkway. The north building has additional entries for resident access from the courtyards located on the south side of the building. The south building has a main pedestrian entry located in the center of the Halstead Lane facade. Residents of the south building can cross the upper level parking deck utilizing a designated and painted location to access the amenity courtyard and internal amenities. All residential units have 9 foot ceilings with the exception of the top floor residences have 10 foot ceilings. Finally, the units located in the NE and NW corners, will possess ceiling heights in excess of 12 feet.

The roof lines of both buildings are articulated with parapet elements. Color accents will be used in the recessed balcony and patio areas. The prominent amenity corner is highlighted with a two story volume and storefront glass windows and doors. The main guest entries are located midblock on Halstead Lane and RidgeGate Parkway and signified with canopies and storefront style entry doors. Both midblock pedestrian entries have distinct sidewalk pavement in addition to canopy details.

Material Board and Window Sample:

A material board was provided along with a window sample. The silver metal on the material board is the aluminum storefront window and door sample. This color is intended to match the color and finish of the patio and balcony railings as well as the exterior building light fixtures.

Retail:

The retail is envisioned to include: restaurant, retail and office uses. The retail spaces have been designed with increased ceiling heights ranging from 11 feet to over 13 feet. The retail areas have a rear access corridor and as well as dedicated restrooms and trash location. There is opportunity for outdoor seating along Commonwealth Street. Each retail entry has enhanced sidewalk and paving details at their main entry.

Parking:

The parking for the community follows the City of Lone Tree's approved ratios of one (1) parking space per one bedroom and two (2) parking spaces for two and three bedroom units. A total of 48 guest parking spaces shall be provided for the community; 12 of which shall be on site and the rest utilizing the perimeter streets. The onsite parking is accommodated using on grade parking, an elevated parking

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8390 E. Crescent Parkway Suite 650

Greenwood Village, Colorado 80111

deck and internal, attached garage parking. The vehicular entries into the site are enhanced with a gateway feature. A total of 254 parking spaces are accommodated on site. A Shared Parking Analysis was presented to the City to meet the retail, commercial and possible restaurant (coffee shop) parking needs of both customers and employees.

Site and Landscape:

The site is currently undeveloped and contains no significant vegetation.

The proposed development of the site is designed to work with the perimeter street grades. The lower level parking is accessed from Bellwether Lane and the elevated parking deck is accessed from Commonwealth Street.

RidgeGate Parkway and Commonwealth Street will follow previously established hardscape patterns. However, the patterning and rhythm of the sidewalk and landscaping is modified to work with the main building amenity, pedestrian and retail entries. The sidewalks and the tree lawns proposed for Halstead and Bellwether additionally have unique features to connect the public space to the building focal points. Sidewalks lead from the public rights of way into the site for ease of resident access.

As detailed on the landscape plans, the interior amenity area includes an outdoor pool and spa. The pool will feature a center lap lane for swimming as well as wet deck areas for sunning. The area includes plantings, outdoor seating, covered cabanas and outdoor entertaining spaces partially shaded by a trellis. A water and wall feature is planned for the southern end of the courtyard to screen the garage and pool equipment room. The indoor fitness amenity faces the pool courtyard. A community room has been designed with internal access and direct access from Bellwether Lane.

The development proposes the use of rock cobble in planting beds in public rights of way and on the property. The type of rock cobble, color and size, is similar to the cobble used at the Miramont property across the street and is shown on the submitted Landscape Drawings and requires approval by the DRC and City.

Site Lighting:

The exterior building lighting is placed at prominent locations-main entries, pedestrian entries, clubhouse area, retail entries and in the parking areas and outdoor amenity courtyard. The street lighting on RidgeGate Parkway and on Commonwealth Street uses the specified RidgeGate pedestrian street light fixtures. The building proposes the same light fixtures to match the enhanced Commonwealth Street pedestrian light fixtures. At the SE and SW corners of the site, the tall City of Lone Tree light pole will be provided.

Development Phasing:

The project will be built at one time, but due to the size of the project, it anticipates a 14 month construction schedule. The site will be constructed in the following phases:

- Phase 1: grading and foundations
 - Phase 2: onsite parking-surface and elevated deck
 - Phase 3: NW building corner & outdoor amenities and NE courtyard
 - Phase 4: NE building corner
 - Phase 5: SW building corner
 - Phase 6: SE building corner
-

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8390 E. Crescent Parkway Suite 650
Greenwood Village, Colorado 80111

Residents will be able to move into the community as construction phases are completed. The construction will be approved by Building and Fire Departments and other building and zoning inspections as required prior to any residential occupancy.

Development Impacts:

This site is an infill parcel. The project will complete the final vacant parcel on the south side of RidgeGate Parkway when travelling from the Super Target Anchored Shopping Center to Sky Ridge Hospital. The development will complete a two block section of Commonwealth Street and its enhanced streetscape. The construction impacts will be mitigated as much as possible. This will include street sweeping, BMPs at the site perimeter, etc as needed and required. The allowed hours of construction will be adhered to. Construction personnel parking will be contained mostly onsite as soon as the onsite parking is available. To minimize parking impacts to the adjacent neighbors, any on street construction parking will utilize RidgeGate Parkway first.

The development of this property will permit more residential uses that will be a great advantage for the neighboring major employers - Schwab, Sky Ridge Hospital, Cabelas, just to name a few. Increased residential density at the property will locate new customers within easy walking and biking to nearby retail and commercial. This will help alleviate added vehicle traffic.

The proposed development will provide a sound barrier between the increasing traffic noise generated on RidgeGate Parkway and residential communities located on the south side of Halstead Lane.

Compliance with Intent and Approved Standards:

The Project is completing its final design review with the master developer's Design Review Committee (DRC). The RidgeGate Master Plan designates this site for high density development. The proposed project complies with the Zoning, the Comprehensive Plan and the Design Guidelines for this location within the RidgeGate Master Planned Community.

The Project will be submitting all required documents for Public Works review and approval, including but not limited to roadway, grading, drainage and erosion control standards. The SIP approval is contingent upon Public Works approval.

Other Data:

Overall building square footage:	257,862 SF including residences, common areas and retail
Overall garage square footage:	82,148 SF
Lot Area:	141,561 SF
Anticipated Opening:	Winter 2015
Maximum Employees:	4

Sustainability:

The Project enhances area sustainability in key ways:

- Residents can easily walk or ride to retail, commercial, medical and recreational amenities
 - Residents will in the near future be able to easily walk or ride to Light Rail Transit
 - The Project will provide bike racks as well as extra storage on site for bikes
 - The Project is designing a compatible plant and tree landscaping program
 - The RidgeGate Parkway and Commonwealth Street sidewalks will use less water due to a larger area dedicated to enhanced decorative hardscape in lieu of traditional tree lawns.
-

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- Multi-family living, due to reduced façade area is more energy efficient than single family residential dwellings
- The Project will provide a visual transition between the commercial Schwab campus and the residential Belvedere community.
- The community will provide a Valet Waste service for resident trash and recycling needs
- The community design relative to site grades should allow for compliance with IRS 4SL energy efficiency and energy tax credits
- The retail and commercial elements of this project will provide extremely convenient services to residents of the community as well as the residents of the immediate neighboring communities, all within easy walking distance.

Miscellaneous:

- The snow storage: snow storage will be accommodated on site in the landscape areas for the two northern courtyards. A snow melt system will be installed in the center of the upper parking deck. The upper parking deck will be sloped to drain.
- There will be metal coiling, open weave, garage doors leading to the parking accessed from Bellwether Lane

Variances:

The Property does not request any Variances.

We are pleased to submit this Site Improvement Plan for your review.

Thank you.



Lisa Evans

Attachments-hard copy and disc

Cc: EV Studio, Brad Bull, et al





City of Lone Tree Design Guidelines

Statement of Design Intent

Using this form, or a separate page, please describe how the project meets the intent of the City of Lone Tree Design Guidelines, including the City's Core Design Principles. (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 to 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.

Project Name: Commonwealth Heights

Location: RidgeGate Pkwy, Commonwealth St, Bellwether and Halstead Lanes

1. Overall Design Concept:

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

The Owner is requesting an amended SIP for a multi-family residential project designed and constructed to accommodate condominium ownership consisting of 190 residential dwelling units on 3.25 acres. The property will have one, two and three bedroom units along with community amenities including pool, spa, fitness, pet spa, and storage. There will be limited ground floor retail/commercial uses available to the residents of this property and residents of the general area. The zoning is R/M-U.

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 systems, etc.).

This property is the last development link along the south side of RidgeGate Parkway from the Target anchored shopping to Sky Ridge Hospital. This parcel defines infill property. The north side of the property fronts RidgeGate Parkway, a wide (4 lanes plus center turn lane), main thoroughfare. This development will create the transition from the expansive commercial Schwab campus to the lower density Belvedere townhouse community.

The design of the site allows residents to walk around as well as through the property. Residents have multiple pedestrian access points to the public rights of way. The mass and scale of the development fits well with the more urban street façades created along RidgeGate Parkway and Commonwealth Street. The development's prominent amenity area with two story clear volume greets the planned signaled intersection of RidgeGate Parkway and Bellwether Lane.

The site grades facilitate an articulated roof line adding interest and variation. The prominent placement of the amenity area and retail/commercial spaces along RidgeGate Parkway allows for a residential only section of the development compatible with the Belvedere community along the southwestern edges.

Resident vehicles arrive and enter the site from both Bellwether Land and Commonwealth Street. By splitting the site vehicular traffic it will allow the traffic flows to more evenly disburse. Trash truck collection will occur from both Bellwether and Commonwealth.

Retail and commercial visitor parking is handled both on site using a Shared Parking Analysis and on the perimeter streets.

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 development of this site provides the final connection in the pedestrian experience along RidgeGate Parkway. The project will be utilizing building lighting selected from the same collection as the enhanced street lighting along Commonwealth Street. The development will include pedestrian scale street lights along RidgeGate Parkway and Commonwealth Street and tall City of Lone Tree street lights at the two southern corners of the site. The site lighting will invite pedestrian uses in and around the site in the evening hours. The retail and commercial uses will create an active, pedestrian feel for this section of RidgeGate Parkway.

The development of this property will add to residential options for the neighboring major employers- Schwab, Sky Ridge Hospital, Cabelas, just to name a few. These residences along with nearby developments achieve a critical density for the property and will locate new customers within easy walking and biking to nearby retail and commercial. This will also help alleviate added vehicle traffic.

The size and scale of the project offers a sound barrier between the traffic noise generated on RidgeGate Parkway and the Belvedere townhouse community.

The public sidewalks around the site are designed with hardscape and landscape details that vary as one travels around the site. The property includes an internal area for the use of our four legged friends to alleviate some of the strain on the public tree lawns. Open rail balconies will permit interaction from the resident to the pedestrian while the height of the balcony off the sidewalk affords the resident privacy and security.

The retail and commercial uses will be easily accessible to Schwab and Sky Ridge Hospital employees and visitors who desire to obtain some fresh air during the day, an easy and quick walk to obtain a coffee or handle a quick errand.

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, materials and colors and lighting).

The design drew inspiration from traditional brick buildings similar to those in Lower Downtown Denver.

The project façade is designed with brick and stucco. A variety of brick colors and sizes are utilized to enhance the architecture and the pedestrian experience. The exterior colors include reds, greys and tans which are also colors reflected in the natural RidgeGate environment. The façade is expressed in different forms to appear as distinct buildings. The façade treatment has subtle variations on all four sides of the property.

Columns appear at the balcony corners, are expressed at specific façade locations and form the basis of the internal site vehicular entry points on both the east and west sides of the project. The parapet cornice throughout has a multi-layered dimension. The roof line is articulated with parapet and hipped elements to add interest and variety.

The retail, pedestrian, amenity and vehicular entries have a rich burgundy metal canopy to highlight their locations. The Retail areas have expansive storefront windows and doors to engage the pedestrian. The exterior metal accents – railings, light fixtures and store front system will have match the color and finish of the specialty street lights on Commonwealth.

All residential units are designed with large, outdoor patio or balcony spaces. The first floor along RidgeGate Parkway possesses the tallest ceiling heights so the façade can respond to the most visible street frontage. The corner residential units on the top floor have the tallest ceiling heights and floor to ceiling windows are repeated to connect with the first floor elevation.



CITY OF LONE TREE
Community Development Department

REFERRAL REQUEST

Today's date: December 31, 2013

Project Name and File Number: RidgeGate, Section 15, Flg, 11, 2nd Amdt. (Commonwealth Heights), #SP13-52R

Project Type: Site Improvement Plan

Comments Due By: January 25, 2014
If you are unable to respond by the due date, please contact the project planner

Dear Referral Organization:
Information on the above referenced proposal in the City of Lone Tree is provided for your review and comment. Please submit your response no later than the due date to ensure adequate time to consider comments and enter them into the public record.

If you have difficulty viewing or understanding any of the information or have questions, please contact me at 303-708-1818. Printed materials and extra sets of materials are available upon request. Plans may also be viewed at the City offices from 8am-5pm.

We have no comments regarding this proposal

Please note the following concerns this organization has:

See attached letter for comments regarding this proposal

Organization Name: Ridgegate West Village HOA

Your name: Linda K. Langewiesch

Your signature: Linda K. Langewiesch **Date:** 1/24/14

This project may be subject to public meetings. Please check the City's web site (www.cityoflonetree.com) for posted agendas or contact this office. Thank you for your consideration.

Jennifer Drybread

Senior Planner

PLEASE RETURN THIS PAGE AND ANY COMMENTS TO:

City of Lone Tree Community Development Dept.
9220 Kimmer Drive Suite 100
Lone Tree, CO 80124
Ph: 303-708-1818
Fx: 303-225-4949
jennifer.drybread@cityoflonetree.com

9222 Teddy Lane
Lone Tree, Colorado 80124



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CITY OF LONE TREE

Department of Public Works

January 3, 2014

City of Lone Tree
Jennifer Drybread, Senior Planner
9220 Kimmer, Suite 100
Lone Tree, CO 80124

Re: SP13-52R
RidgeGate Filing 11 Amd. 2, Blk 2, Lot 1
Commonwealth Heights (Arcadia Holdings At RidgeGate, LLC)
Project No. 061-391

Dear Jennifer:

I have reviewed the SIP referral for the above referenced Project.

The package submitted and reviewed consists of the following documents:

- Site Improvement Plan Package (34 sheets), dated 12/19/13, by EV Studio.
- Final Plat SB05-13R (5 sheets), dated 8/21/2006 (Recordation #2006071271).
- Narrative Letter, dated 12/19/13, by Lisa Evans.

My comments on the SIP are provided below.

General

1. SIP- Engineering Review Fees (\$3,000) will need to be paid prior to the resubmission of the SIP and associated plans/reports for subsequent review and/or approval. (Please see attached Fee Schedule form.) The review fee will need to be paid prior to the resubmission of the documents for subsequent review and/or approval. The payment should be made out to "City of Lone Tree" and delivered to my attention at Public Works.
2. A Site Improvement Plan Improvements Agreement (SIPIA) will be needed for the proposed Project. The SIPIA standard form is available for reference on the City website (<http://www.cityoflonetree.com/DocumentView.aspx?DID=23>). The surety referenced in the SIPIA must cover all Project improvements located within the public right-of-ways of RidgeGate Parkway, Commonwealth Street, Halstead Lane and Bellwether Lane (e.g. curb returns, drive approaches, sidewalk, etc.).
3. A Grading, Erosion and Sedimentation Control (GESC) Permit will be required for this Project. The GESC Permit may not be obtained prior to final approvals of the GESC Plans / GESC Report and at least recommendation of SIP approval by the City Planning Commission. No site work may begin prior to issuance of the GESC Permit.

4. Since this site exceeds 1-acre of disturbed area, the developer must obtain a State Stormwater Construction Permit from the Colorado Department of Public Health and Environment (CDPHE), in addition to the City of Lone Tree issued GESC Permit.
5. Comments provided below by individual plan sheet number also may apply to other sheets/locations in the SIP documents. In some instances, we have referenced a comment to a specific sheet primarily as a reference location. Not all sheets are specifically listed in the comments. The applicant should verify that the item(s) are addressed throughout the Project documents consistently, as applicable.

Sight Improvement Plan

Sht. G-000 (1 of 34) – Cover Sheet

1. The following notes should be added as pertains to items within the public street ROW:
 - a. The Owner/Developer and RRMD acknowledge that the City will not maintain any landscaping within the Right-of-Way of RidgeGate Parkway, Commonwealth Street, Halstead Lane and Bellwether Lane adjacent to the facility, and that it is the responsibility of the Owner and/or RRMD to maintain said landscaping.
 - b. The Owner/Developer and RRMD acknowledge that the City will not maintain decorative sidewalk/pavers/planters. Maintenance of hardscape other than standard concrete walks will be the responsibility of the Owner and/or RRMD.
 - c. The City of Lone Tree snow plowing operations (on those streets plowed by the City) will move snow from the drive lanes to the edge of the outside primary lanes. The Owner/Developer acknowledges that they will be responsible for the sidewalk plowing and for snow-removal from the site. On-site snow may not be put into the streets.

A copy of a letter from the RRMD, or other appropriate documentation acknowledging the above (such as an Owner/Developer and RRMD agreement addressing the above) should be provided prior to SIP approval.

2. On-street parking is shown on RidgeGate Parkway, Commonwealth Street, Halstead Lane and Bellwether Lane adjacent to the facility. The on-street parking is utilized to meet the parking requirements for the development. The on-street parking layout must conform to the requirements/limitation of the 2010 Model Traffic Code for Colorado, Part 12 – Parking, Section 1204(2) (a)-(d), which prohibits parking in any of the following locations:
 - (a) Within five feet of a public or private driveway.
 - (b) Within fifteen feet of a fire hydrant.
 - (c) Within twenty feet of a crosswalk at an intersection.
 - (d) Within thirty feet upon the approach to any flashing beacon or signal, stop sign, yield sign, or traffic control signal located at the side of a roadway.

The applicant should confirm the layout as shown complies with the above requirement, or should appropriately revise the layout and then document the revised number of on-street parking spaces provided (e.g. appropriately update the “parking provided” counts in the tables on Sheets C3-0, C4-0 and C5-0).

(Note: Appropriate signage and striping plan(s) identifying the applicable on-street parking striping and associated required No Parking signage will be required as part of the Site Civil Construction Plans submittals.)

3. The footnote on the “Calculation with Shared Parking” table appears to be partially truncated, and should be corrected (Sheets C3-0 & C4-0).

Sht. C2-0 (3 of 34) – Site Plan

4. A number of non-standard landscaping features are proposed within the ROW (such as Tree Walls in Commonwealth Street and Halstead Lane ROW’s, and what appears to be curbed or walled planter areas in RidgeGate Parkway ROW). Additionally, based on the limited set-back of the building from the lot line/ROW line, there also may be some encroachments across the ROW line from building overhangs/attachments (such as entry awnings etc.). The ROW line should be clearly shown on all sheets, and any such proposed “building encroachments” should be identified. An appropriate License Agreement addressing the non-standard planters/walls and any building encroachments in the ROW will need to be developed and executed between the Owner/Developer and the City, prior to final engineering approvals and final SIP approval.

Sht. C5-0 (6 of 34) – Perimeter Grading Plan

5. The drive slope callout from Bellwether Lane into the lower parking deck level on Sheet C5-0 needs to be corrected. (The arrow and call-out appear as if the drive slopes up from the street, rather than down – as is shown on Sheet C6-0).

Sht. L-1.0 (9 of 34) – Site Furnishings Plan

6. A number of call-outs are indicated with standard abbreviations, however an appropriate abbreviations “Key” is not provided on this sheet. Instead, the applicable “Key” is provided on a subsequent sheet. It would be helpful if either the “Key” was provided on this sheet, or if a note is added directing to the location of the applicable Key. (Note: This same type of occurrence/need for a note directing to the applicable “Key” also occurs on Sheets L-2.0 (11 of 34) and E1-1 (31 of 34).)

Sht. L2-0 (11 of 34) – Overall Site Landscape Plan

7. Pedestrian style lighting is shown along the RidgeGate Parkway and Commonwealth Street frontage. Some of the landscaping/trees shown on this sheet appear to conflict with some of the proposed pedestrian lighting locations. While this apparent conflict may be a graphic scale issue rather than an actual conflict, the Developer/applicant should make necessary adjustments to avoid potential conflicts.
8. The following notes should be added regarding the landscaping:
 - a. Tree branches extending beyond the flow line of the adjacent curb and gutter and/or beyond the edge of the adjacent sidewalk shall maintain a height at or above 7’ measured from the adjacent flow line and/or sidewalk (as applicable).
 - b. The City of Lone shall not be liable for damage to trees within the ROW caused by snow removal or maintenance equipment due to conflicts with overhanging branches that are too low.

- c. Objects within the required sight triangles, including, but not limited to landscape planters and landscaping, shall be in compliance with the sight triangle standards in the City adopted Douglas County Sight Roadway Design and Construction Standards (re: Section 4.11.4 – Intersection and Driveway Sight Distance).

Sht. L3-0 (16 of 34) –Landscape Schedule

9. Landscape Note #3 discusses approvals required prior to landscape materials substitutions. Should not City Planning also be included, or at least consulted, in the required substitution approval process?

Sht. E1-1 (31 of 34) – Site Photometric Plan

10. The proposed street/pedestrian lighting plan along RidgeGate Parkway should be revised to conform to the following to provide better consistency/continuity with the existing lighting on RidgeGate Parkway at the adjacent Miramont at RidgeGate development:
 - a. The pedestrian light spacing should be approximately 80-feet between lights. Starting at the east end (near Commonwealth) and going west, the currently proposed 2nd and 5th lights should be eliminated, which will result in the approximate 80-foot spacing for the remaining four (4) lights.
 - b. The pedestrian lights shall conform to the adopted RidgeGate Standard – as identified within the City adopted RidgeGate Roadway Standard and Guidelines (July 10, 2003, Revised August 29, 2007).
11. The Developer/RRMD and City Planning should review the proposed Type SP2 lighting plan along the west side of Commonwealth Street between RidgeGate Parkway and Halstead Lane in regards to consistency (or lack thereof) with the similar lighting already installed along the east side in this block. The light fixture style appears similar, however the spacing and location of the lights is not similar. On the east side, there are five (5) lights, spaced from 60'-80' (nominally 75') apart, while on the west side a total of 7 SP2 and 2 SW2 lights are proposed, at spacing of 28'-55' (nominally 45'). It might be desirable to consider more closely match the light location/spacing on both sides of the street for uniformity. For consistency, the Type SP2 light should be specified as the single head fixture style (re: Sheet E1-3, SP2 details).
12. We recommend the southernmost SP2 light (at NW corner of Commonwealth and Halstead) be eliminated, and replaced at this corner by a RidgeGate Standard Street Light (33' pole, 35' fixture height). RidgeGate Standard Street Light also should be provided at the NE corner of Halstead Lane and Bellwether Lane.
13. The following notes should be added regarding the pedestrian and street lighting:
 - a. The pedestrian lights along the RidgeGate Parkway frontage shall be installed by the Project. They shall be the City approved RidgeGate Standard pedestrian lights, and shall be metered off of City of Lone Tree street lighting system. Once installed and upon final City acceptance (at the end of the standard two-year warranty period) the City will take over and maintain the pedestrian lights.
 - b. The Commonwealth Street pedestrian lights shall be provided and maintained by either the Project Owner and/or by the RRMD. The power source for these lights shall be metered separately from the City controlled street lighting system, and power for the same shall be paid by the Owner and/or RRMD. The City will not take over or maintain these non-standard lights. (NOTE: Either

the Owner shall install and maintain these lights, and pay for the power, or appropriate documentation confirming RRMD's acceptance to provide the same shall be provided to the City prior to final SIP approval).

- c. The street lights at the NW corner of Commonwealth Street and Halstead Lane and at the NE corner of Bellwether Lane and Halstead Lane shall be installed by the Project. They shall be the City approved RidgeGate Standard street lights, and shall be metered off of City of Lone Tree street lighting system. Once installed and upon final City acceptance (at the end of the standard two-year warranty period), the City will take over and maintain the street lights.

CONCLUSION

The general concept of the proposed Commonwealth Heights (Arcadia Holdings at RidgeGate, LLC) Project as presented in SIP SP13-52R appears acceptable to Engineering/Public Works. We have no objection to recommendation of SIP approval, subject to the above noted issues being appropriately addressed.

Please feel free to call me with any questions or comments at 303-662-8112.

Sincerely,



Gregory A. Weeks, PE, LEED ® AP
City Engineer

Enclosures: Review Fee Schedule

Cc: Lisa Evans, Arcadia Holdings (Century Communities)
Eric Burtzlaff, EV Studio (applicant's engineer)



WATER AND SANITATION DISTRICTS
3722 EAST ORCHARD ROAD, CENTENNIAL, CO 80121
MAIN 303.779.0261 FAX 303.779.0220
WWW.SOUTHGATEDISTRICTS.ORG

January 22, 2014

Delivered via email: jennifer.drybread@cityoflonetree.com

Jennifer Drybread
Community Development Department
City of Lone Tree
9220 Kimmer Drive, #100
Lone Tree, CO 80124

**RE: Referral for Project File No. SP13-52
RidgeGate, Section 15, Filing 11, 2nd Amendment, Commonwealth Heights
SPN 2231-152-15-001**

Dear Ms. Drybread,

The subject property is within the boundaries of Southgate Water & Sanitation Districts (Southgate) and is serviceable through Southgate; and, service connections to Southgate's water distribution and wastewater collection systems may be made only after proper application to Southgate and are subject to the following conditions. Southgate comments are as follows:

1. Water and sewer service plans, with applicable fees, shall be submitted to Southgate for review and approval prior to construction. The design and construction of water and wastewater systems or facilities shall be in strict accordance with Southgate Water & Sanitation Districts' Rules & Regulations and Design & Construction Standards/Specifications. Information on the review process and submittal requirements can be found on Southgate's website: www.southgatedistricts.org
2. Should the proposed retail space acquire a restaurant as a tenant, the installation of a grease interceptor is required. Plans for a grease interceptor, with applicable fees, shall be submitted to Southgate for review and approval prior to construction.
3. The applicant has contacted Southgate's Engineering Staff to discuss the project and establish project-specific requirements.

You may contact me at cbaca@southgatedistricts.org or (303) 713-7746 with questions.

Sincerely,

Christina Baca, PE
Project Engineer

cc: David Irish, John Allen, File



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303. 571.3660
donna.l.george@xcelenergy.com

January 22, 2014

City of Lone Tree
Community Development Department
9220 Kimmer Drive, Suite 100
Lone Tree, Colorado 80124

Attn: Jennifer Drybread

**Re: RidgeGate Section 15, Filing No. 11, Amendment No. 2 - Commonwealth Heights
Case # SP13-52R**

Public Service Company of Colorado (PSCo) has reviewed the plans for **RidgeGate Section 15, Filing No. 11, Amendment No. 2 - Commonwealth Heights**. Please be aware PSCo owns and operates existing natural gas distribution facilities within the proposed project area along RidgeGate Parkway and wishes to ensure that the planned new trees do not interfere with the existing facilities. Appropriate clearance must be maintained; therefore, placement of shrubs and trees over underground facilities must be avoided. This will help avoid having to move and possibly destroy plants during maintenance and repair operations. Damaged or destroyed plant material will not be replaced. If planting above underground facilities cannot be avoided, plant materials with roots that extend **less than** 18 inches below grade at maturity should be used. As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center at 1-800-922-1987** to have all utilities located prior to any construction.

PSCo also requests that the gas pipeline be shown on the Existing Conditions Plan Sheet C1-0.

Due to the nature of having virtually zero setback on this property, the property owner/developer/contractor must contact the **Builder's Call Line at 1-800-628-2121 as soon as possible** and complete the application process for any new natural gas or electric service, or modification to existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Sincerely,

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado



SOUTH METRO FIRE RESCUE AUTHORITY

LIFE SAFETY BUREAU

9195 E Mineral Ave, Centennial, CO 80112

PHONE: 720.989.2230 www.southmetro.org FAX: 720.989.2030

✓

Jennifer Drybread
Senior Planner
City of Lone Tree
Community Development Dept.
9220 Kimmer Dr, Suite 100
Lone Tree, CO 80124
(303) 708-1818
(303) 225-4949 FAX

Review: 2017817

Agency File#/Name	SP13-52R Ridgegate, Sec 15, Fil 11, 2 nd Amdt
Project Type	SIP Approval (Commonwealth Heights)
Application date	December 11, 2013
Site Plan date	December 19, 2013
Referral Received	January 3, 2014
Comments Due	January 22, 2014
Review date	January 22, 2014
Plan reviewer	Criss Dickhausen criss.dickhausen@southmetro.org
Phone direct	(720) 989-2246

Narrative: See Below

Request:

The Owner is requesting an amended SIP for a multi-family residential project consisting of 190 dwelling units on 3.25 acres. The Owner of the Property is:

Arcadia Holdings at RidgeGate, LLC
8390 E. Crescent Parkway, Suite 650
Greenwood Village, CO 80111

Location:

The project site is located in RidgeGate and bounded by RidgeGate Parkway, Commonwealth Street, Bellwether and Halstead Lane.

Zoning:

The Property is located in RidgeGate Section 15 Filing 11, Township 6 South, Range 67 West of the Sixth Principal Meridian - Lot 1, Block 2. R/M-U for the site and neighboring sites with the exception of the new Schwab campus on the north side of Ridge Gate Parkway which is zoned C/M-U.

Background:

The project was previously known as Commonwealth Heights. It was originally approved for 160 units and neighborhood retail on the ground floor. The Site Improvement Plan was approved in 2006 and the site was never developed due to the downturn in the economy. The current proposal requests 190 units and neighborhood retail on the ground floor. The 2006 SIP contained 160 units, all 2 (60%) and 3 (40%) bedroom units, a total of 384 bedrooms. The current proposal with 190 units contains 264 bedrooms.

The current proposal represents:

160 vs. 190	30 unit increase for	Commonwealth Heights proposal
384 vs. 264	120 bedroom decrease for	Commonwealth Heights proposal

South Metro Fire Rescue's Life Safety Bureau has reviewed the submittal application for the above project and does not approve those plans due to the following unresolved issues:

UNRESOLVED ISSUES

1. Water Supplies – An overall utility plan was not submitted within the plan set for this project. The fire hydrant placement, fire line(s), FDC(s) and fire sprinkler control room locations for this project must be approved by South Metro Fire Rescue Authority; therefore, it is imperative that they are accurately depicted on the submitted site plan/utility plan for review. The fire sprinkler control room shall be provided with direct exterior access. In addition to a concrete sidewalk provided to the fire sprinkler control room, a concrete walkway to and around the FDC shall be provided to ensure maintenance of the 36 inch clearance requirement. Ensure that all items are clearly shown upon submittal of the overall utility plan.
2. As stated in #1 above, a utility plan and hydraulic network calculations showing placement of all existing and proposed hydrants relative to the project shall be submitted to South Metro Fire Rescue Authority for review and approval.

Fire flow requirements can only be determined and approved when the construction type and total fire area for each building (or worst case) are identified. Provide information on what type of automatic fire sprinkler system will be installed since the proposed design may provide a means to reduce fire flow, hydrant number and access requirements.

Total fire area (ft ²)	340,010		
Construction type	V-B	Assumed worst case	
Sprinkler system	Not identified	Type: MUST PROVIDE	
Required flow (gpm)	Min # hydrants	Average spacing between hydrants (ft)	Max distance f/any point on street to a hydrant (ft)
8,000	8	200	120
Up to a 50% reduction will be allowed for installation of an NFPA 13 sprinkler system to a minimum of 1500gpm			

When documentation is requested it should be in the form of one paper and one electronic copy. Engineered designs must be wet stamped by a Colorado licensed engineer. Directions for submitting electronically are available on our website at southmetro.org. Click the link where indicated for Electronic Plan Submittal.

Per the fee schedule adopted by the South Metro Board of Directors in 2013, a fee is to be assessed for the review of water distribution systems. The fee for this project will be \$290.00 and payment will be required at the time the mylars/final hard copies are submitted for signature.

Prior to construction, our department will issue a permit to monitor:

1. Fire apparatus access roadways.
2. Hydrant placement and installation.
3. Posting of fire lane signs.

There is an adopted fee schedule for review / inspection of fire hydrants that will be assessed at time of permit issuance.

SITE SPECIFIC ISSUES

Site Access – Submit civil drawings and documentation for review and approval of street width and access to the site. **The drawings must include an evaluation of Fire District apparatus turning radius requirements (Autoturn or equivalent) at all intersections.** Vehicle specifications are available on our website and are entitled "FIRE ACCESS ROAD DESIGN CRITERIA".

Security Gates [SMFR SRR 05-02 11/10/05]

Section 503.2.1: Approved security gates shall provide a clear open width of at least 12 feet when serving a single lane of travel or 20 feet when serving multiple lanes/directions of travel. Residential driveways provided for fire apparatus access shall have an unobstructed width of at least 12 feet. Other decreases in road width may be approved on a case-by-case basis such as small medians or traffic-control devices. Proper turning radii shall be provided at all times.

Section 503.6: A permit is required for the installation of security gates across a fire apparatus access road. Where manual security gates are installed, they shall have an approved Knox Co. padlock. Where electrically operated security gates are installed, they shall have the following means of emergency operation:

1. An approved Knox Co. Key switch (dual access for FD and PD, if appropriate) or Opticom sensor
2. The gates shall open upon loss of power or be provided with battery backup.
3. The gates shall be capable of being manually operated or provided with battery back-up.

Address

The property address must be clearly and permanently posted to be visible in numerals a minimum of 4" in height and which contrast with their background. [03 IFC 505.1]

Provide a copy of the approved address plat for the project prior to submitting building plans.

GENERAL COMMENTS (No Reply Necessary)

All engineering documents submitted to the Fire District shall bear the wet signature and seal of the engineer or architect in responsible charge of the design.

Water distribution and site access components shall be installed and in service prior to the construction of any portion of the structure, except by special permit issued by the Fire District.

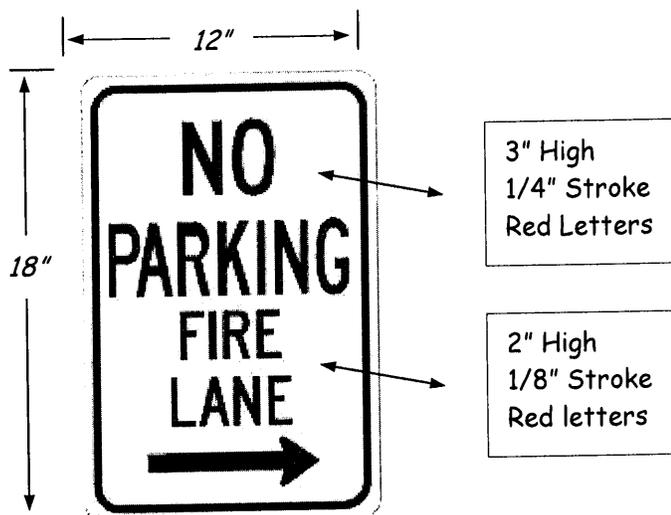
Underground fire lines

When thrust blocks are used as part of the pipe restraint system, submitted plans for permit shall provide detailed documentation that the thrust blocks satisfy all requirements of 07 NFPA 24: 10.8.2, including specific thrust block dimensions and mathematical calculations for block dimensions per guidelines provided in Annex A.10.8.2.

FIRE LANES

Posting of Fire Lanes: The District requires that fire apparatus access roads meet the clear-width and weight-bearing standards of the jurisdiction in which the project is located. Roadways shall be designed to support the imposed weight of fire apparatus. An unimpeded clear width of **20 feet** shall be maintained at all times. As such, any location where parked vehicles would obstruct this clear width requirement will require "NO PARKING – FIRE LANE" signage. This signage shall be red on white. The posting of fire lanes is required for this site.

Fire Lane Sign Dimensions. NO PARKING – FIRE LANE signs shall be 12 inches wide and 18 inches high.



Fire Lane Sign Characteristics: Signs shall be engineer grade reflective sheeting on 0.80 aluminum with red lettering on a white background.

Fire Lane Sign Locations. Fire apparatus access roadways between 20 and 28 feet wide, signs shall be posted on *both sides*. Fire apparatus access roadways between 28 feet wide and 34 feet wide, signs may be posted on *one side only*.

Fire Lane Sign Installation. NO PARKING – FIRE LANE signs shall be installed as follows:

1. Bottom edge of the signs shall be 7 feet above surface (sidewalk) and post shall be placed 24 inches from flow line (curb).
2. One sign at the beginning of the restriction (one arrow pointing towards the restriction zone).
3. One sign at the end of the restriction (one arrow pointing back into restricted zone).
4. One sign at least every 150 ft. within the restricted area (double arrow pointing in each direction, to indicate the continuing restriction).
5. Spaced evenly within the restriction (for straight curbs/zones). For example, if the parking restriction zone is 300 ft long, only one double arrow sign is required at a distance of 150 ft. from the beginning of the restriction. If the restriction zone is 400 ft. long, two double arrow signs are required; spaced 100 ft. evenly from each other and from the beginning/ending signs.
6. Spaced so that at least one readable sign is visible in front of a parked vehicle from any point along the restriction (for curved curbs/zones and areas that may present visual obstacles.)
7. Set at an angle of no fewer than 30 degrees and no more than 45 degrees with the lane of traffic flow visible to approaching traffic.
8. Signs shall be provided at all normal and emergency access points to structures and within 20 feet of each fire hydrant and fire department connection (FDC) in compliance with UFC 901.4.2.
9. Some areas may need additional fire lane signs. Check with the Division of Life Safety for any additional requirements.

Fire Lane Sign Types. The diagrams below indicate the types of signs that may be used, and the recommended placement.



Additional sign styles may be used – provided the same type is used consistently.



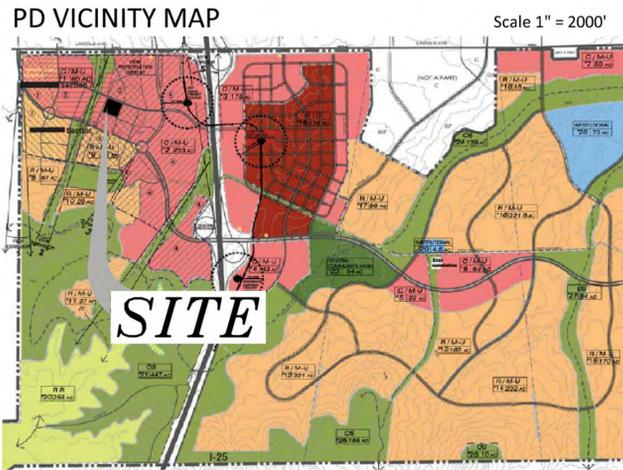
Painting of Curbs or Streets. In addition to the required signage, South Metro Fire Rescue does permit fire lanes to be painted with curb or street markings. However, these markings shall not replace the required fire lane signs. Curbs may be painted red with 3 inch white block letters stating **NO PARKING – FIRE LANE**. Lettering shall be spaced every 15 feet.

RidgeGate, Section 15, Filing 11, Block 2, Lot 1

RidgeGate Planned Development, Planning Area #9, 3.25 acres
SITE IMPROVEMENT PLAN, #SP 13-52R



VICINITY MAP
Ridgegate Parkway
City of Lone Tree, Colorado 80111



LEGAL DESCRIPTION:
Lot 1, Block 2, Ridgegate Section 15, Filing No. 11

Pertaining to items within the public street ROW:

a) The Owner/Developer and RRMD acknowledge that the City will not maintain any landscaping within the Right-of-Way of RidgeGate Parkway, Commonwealth Street, Halstead Lane and Bellwether Lane adjacent to the facility, and that it is the responsibility of the Owner and/or RRMD to maintain said landscaping.

b) The Owner/Developer and RRMD acknowledge that the City will not maintain decorative sidewalk/pavers/planters. Maintenance of hardscape other than standard concrete walks will be the responsibility of the Owner and/or RRMD.

c) The City of Lone Tree snow plowing operations (on those streets plowed by the City) will move snow from the drive lanes to the edge of the outside primary lanes. The Owner/Developer acknowledges that they will be the responsible for the sidewalk plowing and for snow-removal from the site. On-site may not be put into the streets.

	Weekdays				Weekends			
	1:00am to 7:00am	7:00am to 6:00pm	6:00pm to 1:00 am		1:00am to 7:00am	7:00am to 6:00pm	6:00pm to 1:00 am	
Multi-family Residential	100%	60%	100%		100%	75%	95%	
Restaurant (coffee shop/prepared food)	20%	70%	100%		30%	75%	100%	
Office	5%	100%	5%		0%	15%	0%	
Retail	0%	100%	80%		0%	100%	60%	
Multi-family Residential	253	152	253		253	190	240	
Rest.	5	18	25		8	19	25	
Office	1	11	1		-	2	-	
Retail	-	4	3		-	4	3	
Sum total	259	185	282		261	215	268	
Total Parking Provided On Site	254	254	254		254	254	254	
Over/(Under)	(5)	69	(28)		(7)	39	(14)	

SUMMARY
282 Spaces Needed
254 Spaces Provided on Site
28 Spaces Needed

43 Spaces Provided on Street
(28) Less: Spaces Needed
15 Surplus Spaces

Street Parking Available - all times - supplement 43 (RG Pkwy (12), Bellwether (10), Commonwealth (9), Halstead (12)), accommodating intersections, fire hydrant placement & 2 vehicular entries into site

Sheet List

Page	Sheet Number	Sheet Name
GENERAL		
1	G-000	COVER SHEET
CIVIL		
2	C1-0	EXISTING CONDITIONS PLAN
3	C2-0	SITE PLAN
4	C3-0	LEVEL 0 & LEVEL 1 PARKING PLAN
5	C4-0	LEVEL 2 PARKING PLAN
6	C5-0	PERIMETER GRADING PLAN
7	C6-0	LEVEL 0 & LEVEL 1 GRADING PLAN
8	C7-0	LEVEL 2 GRADING PLAN
LANDSCAPE		
9	L-1.0	SITE FURNISHINGS PLAN
10	L-1.1	FURNISHINGS IMAGES AND SCHEDULE
11	L-2.0	OVERALL SITE LANDSCAPE PLAN
12	L-2.1	SITE LANDSCAPE PLAN
13	L-2.2	SITE LANDSCAPE PLAN
14	L-2.3	SITE LANDSCAPE PLAN
15	L-2.4	SITE LANDSCAPE PLAN
16	L-3.0	LANDSCAPE SCHEDULE
17	L-3.1	LANDSCAPE DETAILS
18	L-IR-1.0	IRRIGATION PLAN
ARCHITECTURE		
19	A-120	ELEVATIONS
20	A-123	ELEVATION DETAILS
21	A-128	WALL SECTION & DETAILS
ELECTRICAL		
22	E-1	SITE PHOTOMETRIC PLAN
23	E-2	LUMINAIRE SCHEDULE AND DETAILS
24	E-3	LUMINAIRE DETAILS
25	E-4	LUMINAIRE DETAILS

PROJECT TEAM

CLIENT/OWNER
ARCADIA HOLDINGS AT RIDGEGATE, LLC
Lisa Evans, Managing Director - Development
8390 East Crescent Parkway, Suite 650
Greenwood Village, Colorado 80111
LisaE@centurycommunities.com
(303) 268-8376

Architect
EVstudio, LLC
4602 Pletner Lane, #4D
Evergreen, CO 80439
Richard R. Muller, Architect
rich@evstudio.com
(720) 279-0187

Landscape Architect
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201 East Las Animas, Suite 113
Colorado Springs, CO 80903
John Olson, RLA
john@evstudio.com
(719) 660-4681

Civil Engineer
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1117 Cherokee St., Suite 100
Denver, CO 80204
DJ Zehnacker, P. Eng
contact: DJ Zehnacker
dj@evstudio.com
(720) 413-9691

Structural Engineer
EVstudio, LLC
1117 Cherokee St., Suite 100
Denver, CO 80204
Dean Dalvit, P. Eng
contact: Jim Houlette
jim@evstudio.com
(720) 279-7367

Mechanical/Plumbing Engineer
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1117 Cherokee St., Suite 100
Denver, CO 80204
Kirk Gallaher, P. Eng
kirk@evstudio.com
(303) 800-2665

Electrical Engineer
EVstudio, LLC
1117 Cherokee St., Suite 100
Denver, CO 80204
Tim McCabe, P. Eng
tim@evstudio.com
(303) 395-9169

Section 16-27-70(b)1

The property herein is subject to all applicable requirements of the Lone Tree Zoning Code, including but not limited to maintenance, lighting, parking, signage, and outdoor storage, except as may be otherwise addressed in an approved Development Plan or Sub-Area Plan.

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: _____
Name: _____
Title: Community Development Director
Date: _____

By: _____
Name: _____
Title: City Engineer
Date: _____

By: _____
Name: _____
Title: Mayor
Date: _____

The owner(s) of the land 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 Lone Tree Municipal Code and that (2) the heirs, successors and assigns of the owner(s) shall also be bound. The signatures of the owner(s) representative(s) below indicate that any required authorizations to enter this agreement, including any corporate authorization, have been obtained.

(Name of Owner) _____

(Signature of Owner) _____

(Printed Name and Title) _____

State of _____)
County of _____) ss. _____
Subscribed and sworn to before me this _____ day of _____, 20____, by _____

Witness my hand and official seal.

My commission expires: _____

Notary Public

Approval by the City of Lone Tree does not signify that the requirements of the Americans with Disabilities Act (ADA) have been satisfied. The applicant is responsible to ensure that said ADA requirements have been met.

Site Data	Total Site Area	141,559
GROSS SITE AREA	SQUARE FOOTAGE (sf)	% of GROSS SITE
Building Footprint	65,926	46.6%
Parking/Roads	52,455	37.1%
HARDSCAPE SUBTOTAL	118,381	83.6%
Planted Areas	23,180	16.4%
LANDSCAPE SUBTOTAL	23,180	16.4%
TOTAL	141,561	100.0%
(Total includes only the site area and does not include any Metro District or ROW areas.)		
BUILDING DATA:		
190 units in (2) Buildings	MAX Building Height = 55'	
TOTAL UNITS	REQUIRED PARKING	
1 Bedroom 139	1 Space	139
2 Bedroom 28	2 Space	56
3 Bedroom 23	2 Space	46
Total 190	Total	289
On-Site Guest: 25% of 190units/4: 12		
PARKING PROVIDED	298	REQUIRED PARKING
In Garages	120	
Internal Surface	123	
Tandem Surface	11	
Total On Site	254	Resident 253
Perimeter Street Surface	44	Guest 36
Total	298	289
BICYCLE PARKING PROVIDED	6	REQUIRED 6
GROSS BUILDING AREA		
Gross Unit Area	201,043	square foot
Gross Common Area	48,609	square foot
Gross Retail Area	8,210	square foot
Gross Parking Area	82,148	square foot
Total	340,010	square foot



Denver, CO
Evergreen, CO
Copperas Cove, TX
Colorado Springs, CO

303.670.7242
design@evstudio.com
www.evstudio.com

Contact:

ARCADIA HOLDINGS
AT RIDGEGATE, LLC

Commonwealth Heights
Ridgegate Parkway, Lone Tree,
Colorado

CO13-043

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Revision Schedule

SITE IMPROVEMENT PLAN

DATE: Jan. 29, 2013
DRAWN BY: RRM
CHECKED BY: Checker

SHEET 1 of 24

COVER SHEET

G-000

Ridgegate, Section 15, Filing 11, Block 2, Lot 1
 Ridgegate Planned Development, Planned Area #9, 3.25 Acres
 SITE IMPROVEMENT PLAN, #SP 13-52R

VICINITY MAP:



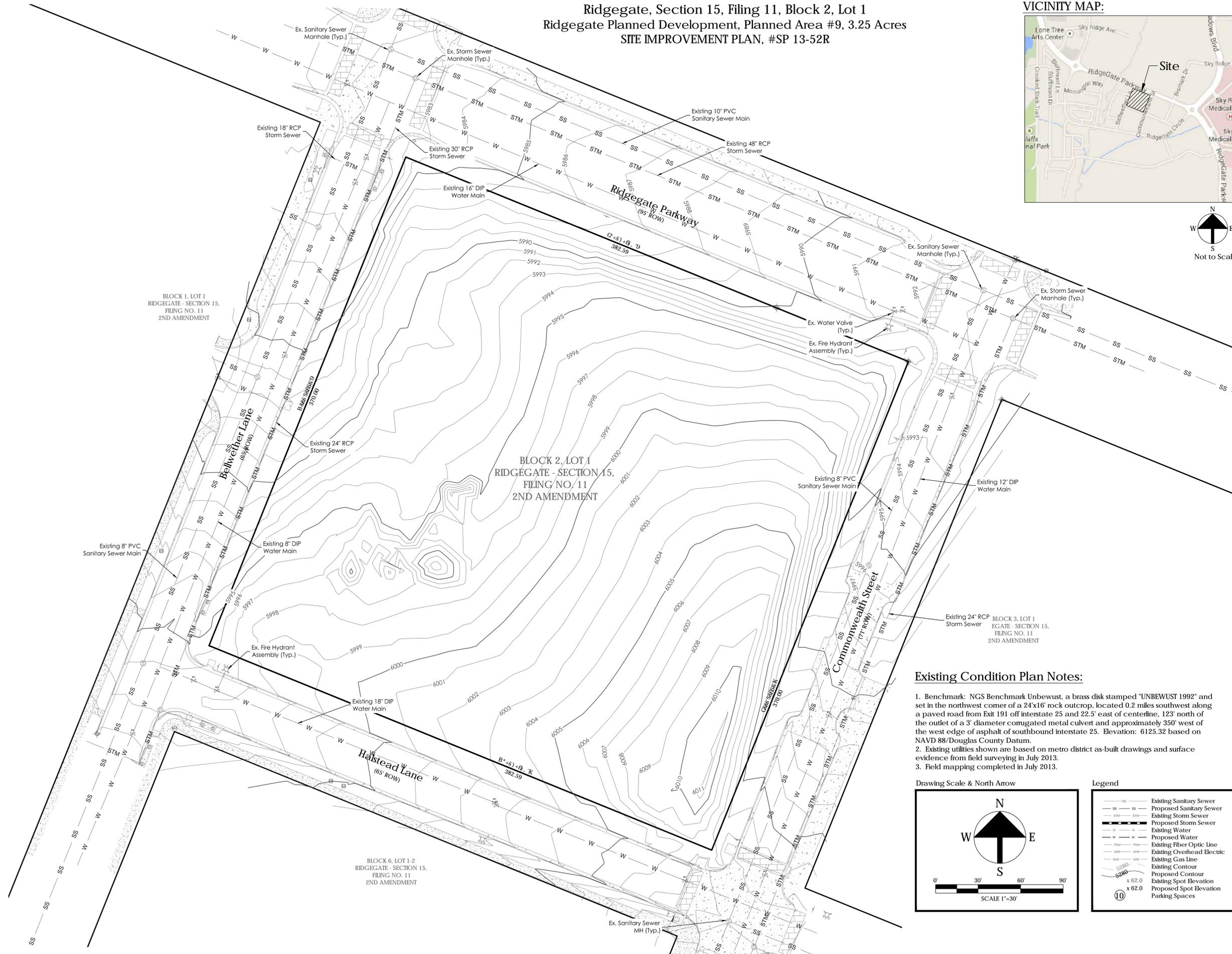
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 civil engineering

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 Colorado Springs, CO

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 www.evstudio.com

Contact:

**ARCADIA HOLDINGS
 AT RIDGEGATE, LLC**



BLOCK 1, LOT 1
 RIDGEGATE - SECTION 15,
 FILING NO. 11
 2ND AMENDMENT

BLOCK 2, LOT 1
 RIDGEGATE - SECTION 15,
 FILING NO. 11
 2ND AMENDMENT

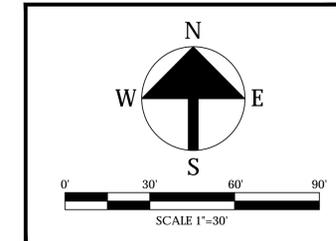
BLOCK 3, LOT 1
 RIDGEGATE - SECTION 15,
 FILING NO. 11
 2ND AMENDMENT

BLOCK 6, LOT 1-2
 RIDGEGATE - SECTION 15,
 FILING NO. 11
 2ND AMENDMENT

Existing Condition Plan Notes:

1. Benchmark: NGS Benchmark Unbewust, a brass disk stamped "UNBEWUST 1992" and set in the northwest corner of a 24x16' rock outcrop, located 0.2 miles southwest along a paved road from Exit 191 off interstate 25 and 22.5' east of centerline, 123' north of the outlet of a 3' diameter corrugated metal culvert and approximately 350' west of the west edge of asphalt of southbound interstate 25. Elevation: 6125.32 based on NAVD 88/Douglas County Datum.
2. Existing utilities shown are based on metro district as-built drawings and surface evidence from field surveying in July 2013.
3. Field mapping completed in July 2013.

Drawing Scale & North Arrow



Legend

SS	Existing Sanitary Sewer
SS	Proposed Sanitary Sewer
STM	Existing Storm Sewer
STM	Proposed Storm Sewer
W	Existing Water
W	Proposed Water
Fiber	Existing Fiber Optic Line
OHE	Existing Overhead Electric
GAS	Existing Gas Line
Contour	Existing Contour
Contour	Proposed Contour
Spot Elevation	Existing Spot Elevation
Spot Elevation	Proposed Spot Elevation
Parking Spaces	Proposed Parking Spaces

Commonwealth Heights
 Ridgegate Parkway, Lone Tree, Colorado

CO13-043

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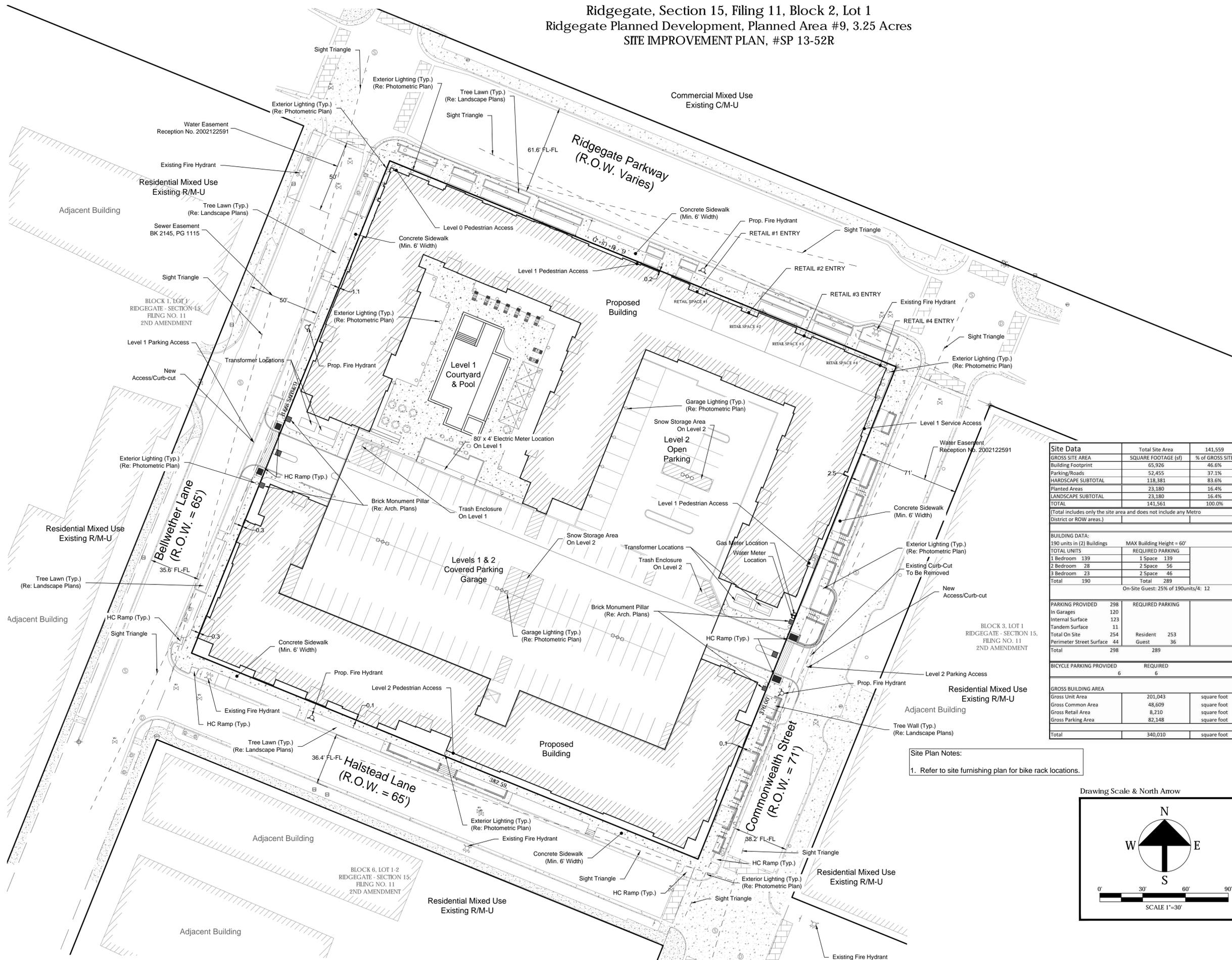
Site Improvement Plan
 DATE: December 19, 2013
 DRAWN BY: MJG
 CHECKED BY: ETB

**EXISTING
 CONDITIONS
 PLAN**

C1-0

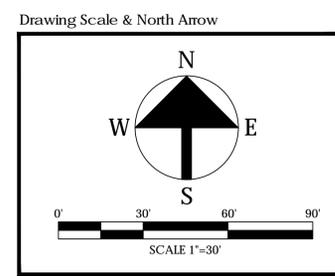
SHEET 2 OF 24

Ridgegate, Section 15, Filing 11, Block 2, Lot 1
 Ridgegate Planned Development, Planned Area #9, 3.25 Acres
 SITE IMPROVEMENT PLAN, #SP 13-52R



Site Data		
Total Site Area	141,559	
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3 Bedroom 23	2 Space	46
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On-Site Guest: 25% of 190units/4: 12		
PARKING PROVIDED	298	REQUIRED PARKING
In Garages	120	
Internal Surface	123	
Tandem Surface	11	
Total On Site	254	Resident 253
Perimeter Street Surface	44	Guest 36
Total	298	289
BICYCLE PARKING PROVIDED		
	6	REQUIRED 6
GROSS BUILDING AREA		
Gross Unit Area	201,043	square foot
Gross Common Area	48,609	square foot
Gross Retail Area	8,210	square foot
Gross Parking Area	82,148	square foot
Total	340,010	square foot

Site Plan Notes:
 1. Refer to site furnishing plan for bike rack locations.



Commonwealth Heights
Ridgegate Parkway, Lone Tree,
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CO13-043

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 Revision Schedule
 1-20-14 - Addressed 1st Rational Comments
 Site Improvement Plan
 DATE: December 19, 2013
 DRAWN BY: MJG
 CHECKED BY: ETB

SITE PLAN
C2-0
 SHEET 3 OF 24

Ridgeway, Section 15, Filing 11, Block 2, Lot 1
 Ridgeway Planned Development, Planned Area #9, 3.25 Acres
 SITE IMPROVEMENT PLAN, #SP 13-52R

Contact:

**ARCADIA HOLDINGS
 AT RIDGEGATE, LLC**

**Commonwealth Heights
 Ridgeway Parkway, Lone Tree,
 Colorado**

CO13-043

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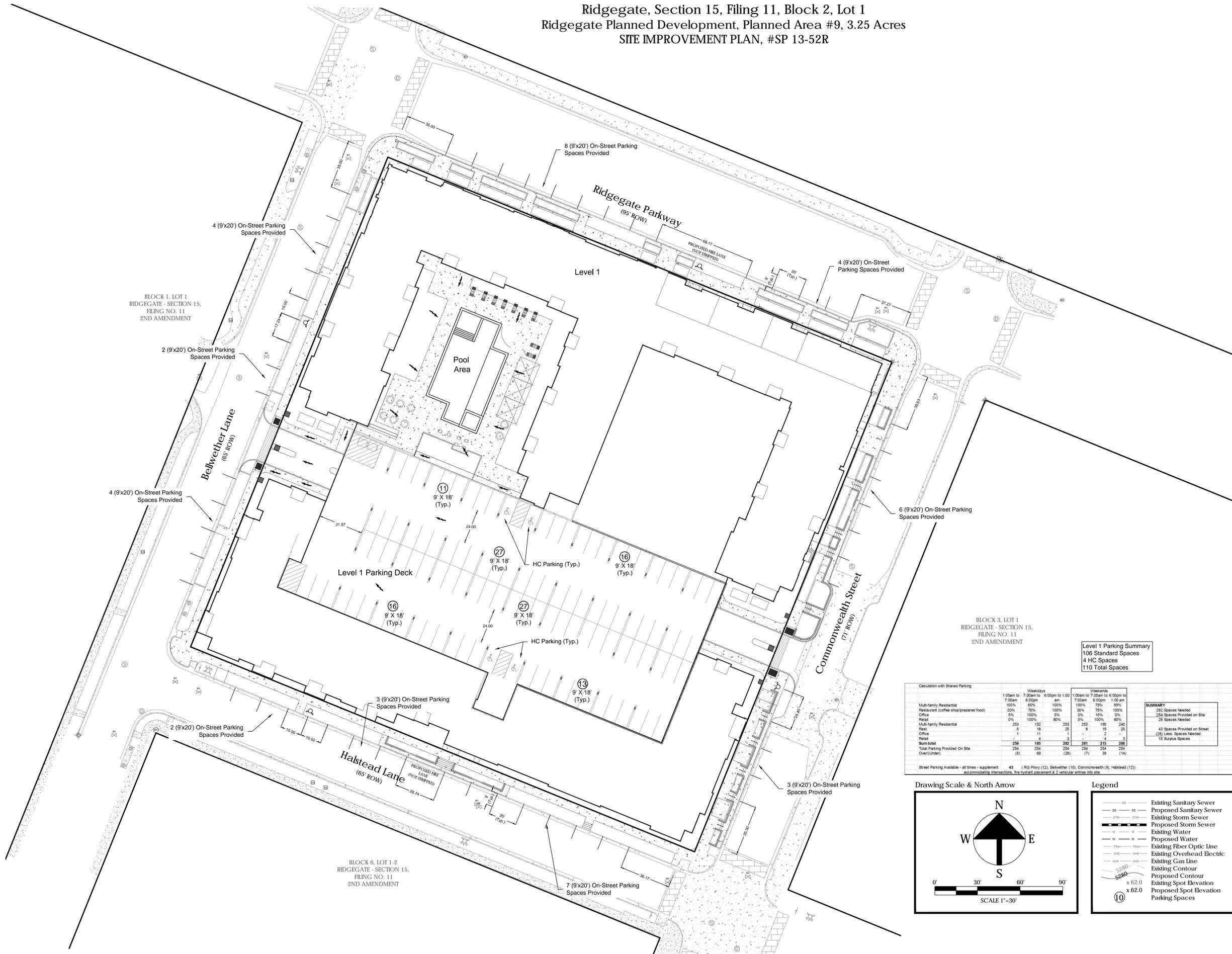
Revision Schedule
 1-29-14 - Addressed 1st Rational Comments

Site Improvement Plan
 DATE: December 19, 2013
 DRAWN BY: MJG
 CHECKED BY: ETB

**LEVEL 0 &
 LEVEL 1
 PARKING PLAN**

C3-0

SHEET 4 OF 24

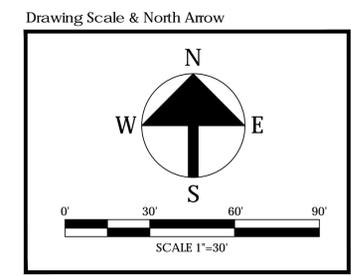


BLOCK 3, LOT 1
 RIDGEGATE - SECTION 15,
 FILING NO. 11
 2ND AMENDMENT

Level 1 Parking Summary
 106 Standard Spaces
 4 HC Spaces
 110 Total Spaces

Calculation with Shared Parking	Weekdays				Weekends			
	1:00am to 7:00am	7:00am to 6:00pm	6:00pm to 1:00am	1:00am to 7:00am	7:00am to 6:00pm	6:00pm to 1:00am	1:00am to 7:00am	
Multi-Family Residential	100%	60%	100%	100%	75%	95%		
Restaurant (coffee shop/prepared food)	20%	70%	100%	30%	75%	100%		
Office	5%	100%	5%	0%	15%	0%		
Retail	0%	100%	80%	0%	100%	60%		
Multi-Family Residential	253	52	253	253	190	240		
Rest.	5	18	25	8	19	25		
Office	1	11	1	-	2	-		
Retail	1	4	3	-	4	3		
Sum total	259	185	282	261	215	268		
Total Parking Provided On Site	254	254	254	254	254	254		
Over(Under)	(5)	69	(28)	(7)	39	(14)		

Street Parking Available - all times - supplement accommodating intersections, fire hydrant placement & 2 vehicular entries into site



Legend

SS	Existing Sanitary Sewer
SS	Proposed Sanitary Sewer
STW	Existing Storm Sewer
STW	Proposed Storm Sewer
W	Existing Water
W	Proposed Water
Fiber	Existing Fiber Optic Line
OHE	Existing Overhead Electric
GAS	Existing Gas Line
GAS	Proposed Gas Line
SP	Existing Contour
SP	Proposed Contour
SP	Existing Spot Elevation
SP	Proposed Spot Elevation
SP	Parking Spaces

Ridgegate, Section 15, Filing 11, Block 2, Lot 1
 Ridgegate Planned Development, Planned Area #9, 3.25 Acres
 SITE IMPROVEMENT PLAN, #SP 13-52R

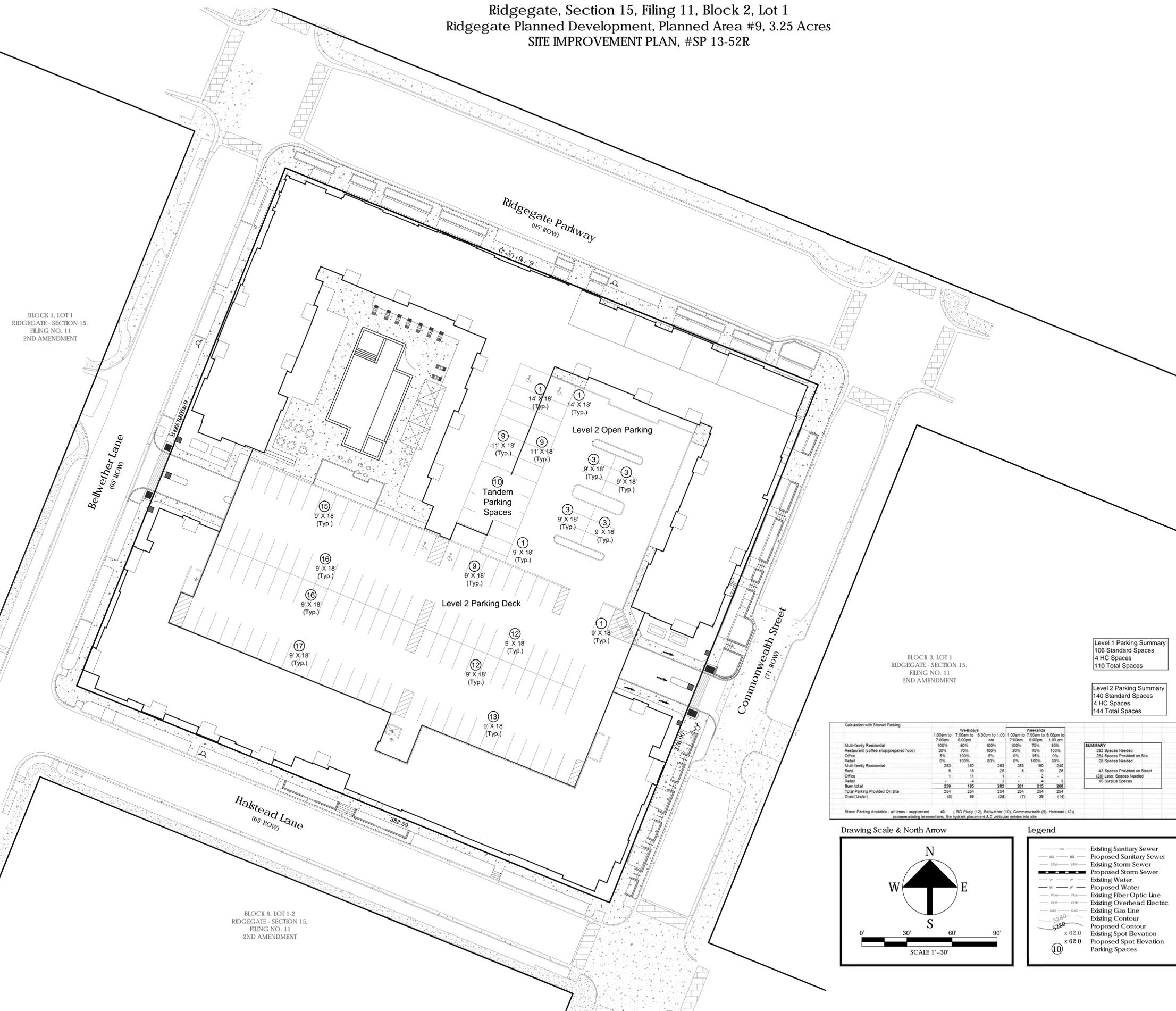
Contact:

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 AT RIDGEGATE, LLC

BLOCK 1, LOT 1
 RIDGEGATE - SECTION 15,
 FILING NO. 11
 2ND AMENDMENT

BLOCK 3, LOT 1
 RIDGEGATE - SECTION 15,
 FILING NO. 11
 2ND AMENDMENT

BLOCK 6, LOT 1-2
 RIDGEGATE - SECTION 15,
 FILING NO. 11
 2ND AMENDMENT



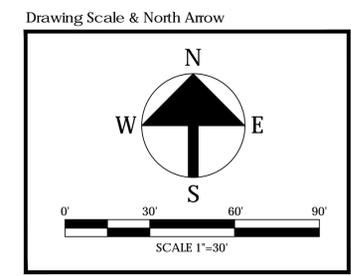
Level 1 Parking Summary
 106 Standard Spaces
 4 HC Spaces
 110 Total Spaces

Level 2 Parking Summary
 140 Standard Spaces
 4 HC Spaces
 144 Total Spaces

Calculation with Shared Parking	Weekdays			Weekends		
	1:00am to 7:00am	7:00am to 6:00pm	6:00pm to 1:00 am	1:00am to 7:00am	7:00am to 6:00pm	6:00pm to 1:00 am
Multi-family Residential	100%	60%	100%	100%	75%	90%
Restaurant (coffee shop/prepared food)	20%	70%	100%	30%	75%	100%
Office	5%	100%	5%	0%	15%	0%
Retail	0%	100%	80%	0%	100%	60%
Multi-family Residential	253	152	253	253	190	240
Rest.	5	18	25	8	19	25
Office	1	11	3	1	2	1
Retail	1	4	3	1	4	3
Sum total	259	186	282	263	215	269
Total Parking Provided On Site	254	254	254	254	254	254
Over/Under	(5)	69	(28)	(7)	39	(14)

SUMMARY
 232 Spaces Needed
 254 Spaces Provided on Site
 22 Spaces Needed
 43 Spaces Provided on Street
 (28) Less Spaces Needed
 15 Surplus Spaces

Street Parking Available - all times - supplement accommodating intersections, fire hydrant placement & 2 vehicular entries into site



Legend

SS	Existing Sanitary Sewer
SS	Proposed Sanitary Sewer
SSM	Existing Storm Sewer
SSM	Proposed Storm Sewer
W	Existing Water
W	Proposed Water
Fiber	Existing Fiber Optic Line
OHE	Existing Overhead Electric
GAS	Existing Gas Line
Contour	Existing Contour
Contour	Proposed Contour
Spot Elevation	Existing Spot Elevation
Spot Elevation	Proposed Spot Elevation
10	Parking Spaces

Commonwealth Heights
 Ridgegate Parkway, Lone Tree,
 Colorado

CO13-043

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Revision Schedule
 1-29-14 - Addressed 1st Redline Comments

Site Improvement Plan
 DATE: December 19, 2013
 DRAWN BY: MJG
 CHECKED BY: ETB

LEVEL 2 PARKING
 PLAN

C4-0

SHEET 5 OF 24



Bench



Bicycle Rack



Decorative Boulders



Vine Trellis Structure



Pet Station



Planter Pots



Waste Receptacle

LEGAL DESCRIPTION
RidgeGate, Section 15, Filing 11, Block 2, Lot 1
RidgeGate Planned Development,
Planning Area #9 3.25 Acres
Site Improvement Plan, #SP 13-52R



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Contact:
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RIDGEGATE, LLC

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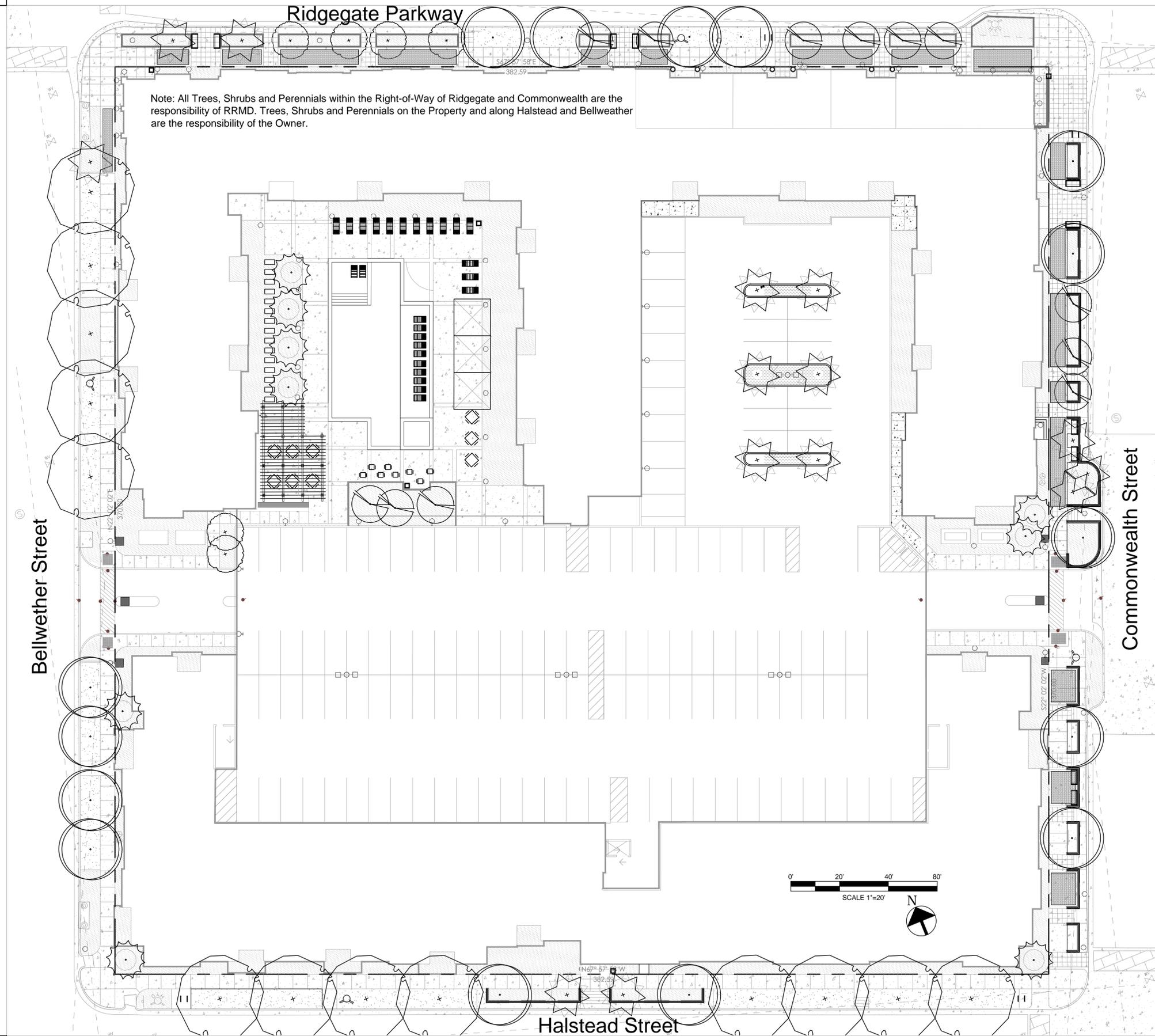
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Revision Schedule
29 JAN 14 SIP Revisions JWO

Site Improvement Plan
DATE: December 19, 2013
DRAWN BY: J. Olson
CHECKED BY: J. Olson

Furnishing Images
and Schedule

L1-1
7 of 24



Note: All Trees, Shrubs and Perennials within the Right-of-Way of Ridgegate and Commonwealth are the responsibility of RRMD. Trees, Shrubs and Perennials on the Property and along Halstead and Bellwether are the responsibility of the Owner.

LEGAL DESCRIPTION
 RidgeGate, Section 15, Filing 11, Block 2, Lot 1
 RidgeGate Planned Development,
 Planning Area #9 3.25 Acres
 Site Improvement Plan, #SP 13-52R



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 Revision Schedule
 29 JAN 14 SIP Revisions JWO

Site Improvement Plan
 DATE: December 19, 2013
 DRAWN BY: J. Olson
 CHECKED BY: J. Olson

Overall Site
 Landscape Plan
L2-0
 8 of 24

LANDSCAPE NOTES

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND SERVICE NECESSARY TO FURNISH AND INSTALL ALL WORK SPECIFIED AND AS SHOWN ON THESE PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT OWNER'S REPRESENTATIVE'S AND LONE TREE CITY PLANNING APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- THE SHOWN UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987. THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED TO UTILITIES.
- AN EVENLY PLACED LAYER OF GRAVEL MULCH, COBBLE MULCH, OR BREEZE SHALL BE PLACED ON ALL AREAS DESIGNATED TO RECEIVE THE SPECIFIED MULCH. MINIMUM DEPTHS SHALL BE ACHIEVED IN ACCORDANCE TO THE SCHEDULE BY THE TYPE OF MULCH. WEED BARRIER FABRIC SHALL BE COMPLETELY COVERED AND PINNED.
- AN EVENLY PLACED LAYER OF ORGANIC MULCH SHALL BE PLACED ON ALL AREAS DESIGNATED TO RECEIVE ORGANIC MULCH. ORGANIC MULCH SHALL BE APPLIED DIRECTLY TO TILLED, SCARIFIED, AMENDED AND UNCOMPACTED SOIL.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY OWNER'S REPRESENTATIVE WITH A SAMPLE OF ALL TYPES OF MULCH FOR APPROVAL PRIOR TO INSTALLATION.
- POROUS WEED BARRIER FABRIC SHALL BE INSTALLED IN ALL PLANTING BEDS ONLY IN LOCATIONS WHERE ORGANIC MULCH IS NOT PRESENT.
- WEED BARRIER SHALL BE A WOVEN, POROUS MAT AS MANUFACTURED BY AMERICAN EXCELSIOR POLYSPUN XL, DUPONT TYPAR STYLE 3341 OR MIRAFI "MIRASCAPE". THE WEED BARRIER SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS ALL WEED BARRIER SHALL BE COMPLETELY COVERED BY BREEZE.
- 4" HEIGHT BY 3/16" WIDTH STEEL ROLLED TOP EDGING SHALL BE USED TO SEPARATE ALL PLANTING BEDS FROM TURF. PLACE EDGING FLUSH WITH GRADE. AVOID BROKEN BACK CURVES AND LONG TANGENTS BETWEEN CURVES. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO INSTALLATION.
- ALL EXISTING TOP SOIL IS TO BE STRIPPED AND STOCKPILED FOR USE IN PROPOSED LANDSCAPE. SEE CIVIL DRAWINGS FOR TOPSOIL STORAGE LOCATION.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES AS PER THE CITY OF LONE TREE SPECIFICATIONS DURING THE DURATION OF WORK ON-SITE.
- CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. LANDSCAPE CONTRACTOR SHALL PERFORM ALL FINISH GRADING.
- ALL LANDSCAPE AREAS SHALL HAVE A MINIMUM OF 2% SLOPE. FOR PROPOSED SITE GRADING, SEE GRADING PLAN.
- ALL LANDSCAPE AREAS (INCLUDING TURF AREAS) ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THE RATE OF 5 CUBIC YARDS/1000 SQ. FT. CULTIVATING THE SUBSOIL ON ALL PLANTING BEDS AND SOD AREAS TO A DEPTH OF 12".
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND THE BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF THE BALL, THEN THOROUGHLY SOAK WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
- ALL SHRUBS SHALL BE PLANTED A MINIMUM OF 12" INSIDE OF ALL EDGING AND AWAY FROM WALLS AND OTHER PERMANENT STRUCTURES. ALL TREES SHALL BE PLANTED A MINIMUM OF 60" INSIDE OF ALL EDGING AND AWAY FROM WALLS AND OTHER PERMANENT STRUCTURES.
- MAINTAIN A MINIMUM THREE-FOOT CLEARANCE AROUND FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS OR OTHER FIRE SERVICE EQUIPMENT. NO TREES OR SHRUBS WILL BE ALLOWED WITHIN THIS AREA.
- ALL PLANT LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT). OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
- PLANTS ARE TO BE SIZED AS SHOWN PER SPECIES ON THE PLANT SCHEDULE.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH, PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- WRAP ALL TREE TRUNKS SPIRALLY WITH APPROVED WRAPPING MATERIAL FROM GROUND TO THE FIRST BRANCH. SECURELY TIE WRAPPING AT THE TOP AND BOTTOM WITH MASKING TAPE. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN THE MANNER SHOWN ON THE PLANTING DETAILS.
- 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 NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.
- FINE GRADE SOD AND SEED AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ROLL SOD AFTER INSTALLATION TO INSURE ROOTS ARE IN CONTACT WITH THE SOIL SURFACE. IMMEDIATELY BEGIN WATERING OF SODDED AREAS.
- CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER THE COMMENCEMENT OF THE PLANTING INSTALLATION.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE ONE-YEAR WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- THE FINISH GRADES AS SHOWN ON CIVIL CONSTRUCTION DRAWINGS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
- DO NOT DISTURB THE EXISTING SITE CONDITIONS, INCLUDING PAVING, LIGHTING, IRRIGATION OR LANDSCAPE ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON THE PLAN.
- INSTALL PVC SLEEVES OF A SUFFICIENT SIZE BENEATH ALL SIDEWALKS WITHIN THE RIGHT-OF-WAY AND ADJACENT TO THE BUILDING. SLEEVES SHALL BE USED FOR BOTH IRRIGATION SLEEVES (AT THE APPROPRIATE DEPTH, SEE IRRIGATION PLAN) AND FOR SEASONAL LIGHTING ELECTRICAL CORDS.
- THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE GIVEN.
- 24 HOURS PRIOR TO PLANTING ALL PLANT MATERIAL, CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE TO INSPECT AND APPROVE THE PLANT LAYOUT LOCATIONS.
- IRRIGATION WILL BE PROVIDED TO ALL SHRUBS AND PERENNIALS VIA DRIP IRRIGATION. IRRIGATION WILL BE PROVIDED TO ALL AREAS OF TURFGRASS VIA SPRAY IRRIGATION.
- TO MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPE.
- TREE BRANCHES EXTENDING BEYOND THE FLOW LINE OF THE ADJACENT CURB AND GUTTER AND/OR BEYOND THE EDGE OF THE ADJACENT SIDEWALK SHALL MAINTAIN A HEIGHT AT OR ABOVE 7' MEASURED FROM THE ADJACENT FLOW LINE AND/OR SIDEWALK (AS APPLICABLE).
- THE CITY OF LONE TREE SHALL NOT BE LIABLE FOR DAMAGE TO TREES WITHIN THE ROW CAUSED BY SNOW REMOVAL OR MAINTENANCE EQUIPMENT DUE TO CONFLICTS WITH OVERHANGING BRANCHES THAT ARE TOO LOW.

LEGAL DESCRIPTION
 RidgeGate, Section 15, Filing 11, Block 2, Lot 1
 RidgeGate Planned Development,
 Planning Area #9 3.25 Acres
 Site Improvement Plan, #SP 13-52R

Plant Schedule

Note: Plant Symbols In Schedule Are Not To Scale.

Plant Symbol	Abbr.	Owner Plants					Total	Botanical Name/ Common Name	Mature Size	Planting Size	Irrigation Type		
		Commonwith-Dist.	Ridgegate-Dist.	Commonwith	Ridgegate	Belwether						Haltstead	Internal
AG		0	0	2	0	2	1	4	9	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' 'Aut. Brilliance Serviceberry	20' h x 15' w	2" Cal. B&B	Drip (3 Emitters)
GT		0	0	0	0	5	8	0	13	<i>Gleditsia triacanthos</i> 'Shademaster' 'Shademaster Honeylocust	45' h x 35' w	2" Cal. B&B	Drip (3 Emitters)
PC		3	2	0	0	1	2	6	14	<i>Pyrus calleryana</i> 'Glen's Form' 'Chanticleer Flowering Pear	30' h x 15' w	2" Cal. B&B	Drip (3 Emitters)
QR		3	6	0	0	0	0	3	12	<i>Quercus robur</i> 'Fastigiata' 'Upright English Oak	40' h x 15' w	2" Cal. B&B	Drip (3 Emitters)
TC		5	4	0	0	4	2	0	15	<i>Tilia cordata</i> 'Greenspire' 'Greenspire Linden	30' h x 25' w	2" Cal. B&B	Drip (3 Emitters)
UF		0	4	0	0	0	0	2	6	<i>Ulmus Frontier</i> 'Frontier Elm	25' h x 15' w	2" Cal. B&B	Drip (3 Emitters)
Subtotals		11	16	2	0	12	13	15	69				

Deciduous and Evergreen Shrubs

Plant Symbol	Abbr.	Owner Plants					Total	Botanical Name/ Common Name	Mature Size	Planting Size	Irrigation Type		
		Commonwith-Dist.	Ridgegate-Dist.	Commonwith	Ridgegate	Belwether						Haltstead	Internal
Bt		0	0	0	0	0	24	24	<i>Berberis thunbergii</i> 'Atropurpurea' 'Red Leaf Japanese Barberry	60" h x 60" w	#5 Container	Drip (2 Emitters)	
Cs		19	0	0	0	5	0	0	24	<i>Cornus sericea</i> 'Kelsey' 'Kelsey Dogwood	36" h x 36" w	#5 Container	Drip (2 Emitters)
Ca		0	0	6	3	26	3	8	46	<i>Cotoneaster apiculatus</i> 'Cranberry Cotoneaster	24" h x 72" w	#5 Container	Drip (2 Emitters)
Db		8	16	0	0	6	8	9	47	<i>Daphne burkwoodii</i> 'Carol Mackie' 'Carol Mackie Daphne	48" h x 48" w	#5 Container	Drip (2 Emitters)
Fh		0	0	0	0	0	0	2	2	<i>Forestiera neomexicana</i> 'New Mexican Pivet	120" h x 84" w	#5 Container	Drip (2 Emitters)
Jh		0	0	0	0	0	2	3	5	<i>Juniperus horizontalis</i> 'Hughes' 'Hughes Juniper	18" h x 84" w	#5 Container	Drip (2 Emitters)
Js		0	0	5	0	8	2	16	31	<i>Juniperus scopulorum</i> 'Sky Rocket' 'Sky Rocket Juniper	15" h x 36" w	8-ft. Container	Drip (2 Emitters)
Ma		0	0	0	5	0	0	19	24	<i>Mahonia aquifolium</i> 'Oregon Grape Holly	60" h x 60" w	#5 Container	Drip (2 Emitters)
Pc		0	0	0	0	5	0	0	5	<i>Pinus mugo</i> 'Columbo' 'Columbar Mugo Pine	72" h x 24" w	#5 Container	Drip (2 Emitters)
Pm		0	0	0	0	0	0	6	6	<i>Pinus mugo</i> 'ValleyCushion' 'Valley Cushion Mugo Pine	30" h x 48" w	#5 Container	Drip (2 Emitters)
Pg		0	0	0	0	0	9	0	9	<i>Pinus sylvestris</i> 'Glaucia Nana' 'Dwarf Scotch Pine	72" h x 72" w	#5 Container	Drip (2 Emitters)
Pb		0	0	0	0	0	0	23	23	<i>Prunus besseyi</i> 'Pawnee Butte's Creeping Westem Sand Cherry	24" h x 60" w	#5 Container	Drip (2 Emitters)
Rf		0	0	11	0	7	2	0	20	<i>Rhamnus frangula</i> 'Columnar's Tall Hedge Buckthorn	120" h x 42" w	#5 Container	Drip (2 Emitters)
Rg		0	16	6	0	9	7	16	54	<i>Rhus aromatica</i> 'Gro-Low' 'Grow Low Sumac	36" h x 96" w	#5 Container	Drip (2 Emitters)
Sn		0	0	4	0	18	8	8	38	<i>Spiraea nipponica</i> 'Snowmound' 'Snowmound Spirea	48" h x 48" w	#5 Container	Drip (2 Emitters)
Sc		0	0	0	0	0	0	4	4	<i>Syringa 'Charles Joly'</i> 'Charles Joly Lilac	120" h x 72" w	#5 Container	Drip (2 Emitters)
Sp		0	0	3	0	0	0	0	3	<i>Syringa patula</i> 'Miss Kim' 'Little Kim Dwarf Lilac	48" h x 48" w	#5 Container	Drip (2 Emitters)
Vo		0	0	0	0	9	14	0	23	<i>Viburnum opulus</i> 'Nanum' 'Dwarf Cranberry Bush	30" h x 60" w	#5 Container	Drip (2 Emitters)
Subtotals		27	32	35	8	88	55	149	391				

Perennials and Ornamental Grasses

Note: Plant Symbols In Schedule Are Not To Scale.

Plant Symbol	Abbr.	Owner Plants					Total	Botanical Name/ Common Name	Mature Size	Planting Size	Irrigation Type			
		Commonwith-Dist.	Ridgegate-Dist.	Commonwith	Ridgegate	Belwether						Haltstead	Internal	
Ab		0	0	9	0	18	11	0	38	<i>Agastache 'Blue Fortune'</i> 'Blue Fortune Anise Hyssop	36" h x 24" w	#1	Drip (1 Emitter)	
Ap		0	0	4	0	0	8	0	12	<i>Artemisia 'Powis Castle'</i> 'Colorado Gold Treasure Flower	30" h x 30" w	#1	Drip (1 Emitter)	
Ck		0	0	8	33	17	21	26	105	<i>Calamagrostis acutiflora</i> 'K. Foerster' 'Karl Foerster Grass	60" h x 24" w	#1	Drip (1 Emitter)	
Cp		0	0	0	6	0	0	0	6	<i>Ceratostigma plumbaginoides</i> 'Plumbago	12" h x 24" w	#1	Drip (1 Emitter)	
Go		0	54	0	0	10	0	0	64	<i>Galium odoratum</i> 'Sweet Woodruff	8" h x 12" w	4" Pots	Drip (1 Emitter)	
Gl		0	0	0	0	11	9	15	35	<i>Gazania linearis</i> 'Colorado Gold' 'Colorado Gold Treasure Flower	4" h x 10" w	4" Pots	Drip (1 Emitter)	
Hh		0	0	0	0	0	0	15	15	<i>Hedera helix</i> 'Thomdale' 'Thomdale English Ivy	Vine	#1	Drip (1 Emitter)	
Hs		10	0	0	0	0	0	0	10	<i>Helictotrichon sempervirens</i> 'Blue Oat Grass (aka Blue Avena)	36" h x 24" w	#1	Drip (1 Emitter)	
Hm		0	0	5	0	16	20	0	41	<i>Hemerocallis 'Happy Returns'</i> 'Dwarf Yellow Daylily	18" h x 18" w	#1	Drip (1 Emitter)	
Hf		0	0	0	18	0	0	22	40	<i>Hosta x fortunei</i> 'Francee' 'Francee Hosta	24" h x 36" w	#1	Drip (1 Emitter)	
Ic		62	189	0	0	22	0	0	273	<i>Imperata cylindrica</i> 'Red Baron' 'Red Baron Japanese Bloodgrass	18" h x 18" w	#1	Drip (1 Emitter)	
Mr		0	0	0	0	0	0	18	18	<i>Mahonia repens</i> 'Creeping Colorado Holly	18" h x 18" w	#1	Drip (1 Emitter)	
Mc		0	0	8	0	0	0	0	8	<i>Miscanthus sinensis</i> 'Cabaret' 'Cabaret Variegated Maiden Grass	96" h x 60" w	#1	Drip (1 Emitter)	
Ms		0	0	5	0	8	3	17	33	<i>Miscanthus sinensis</i> 'Adagio' 'Adagio Maiden Grass	36" h x 36" w	#1	Drip (1 Emitter)	
Nt		0	0	5	0	3	14	0	22	<i>Nassella tenuissima</i> 'Mexican Feather Grass	36" h x 24" w	#1	Drip (1 Emitter)	
Pa		99	0	0	0	0	0	0	99	<i>Pennisetum alopecuroides</i> 'Little Bunny' 'Miniature Fountain Grass	12" h x 12" w	#1	Drip (1 Emitter)	
Ps		0	0	32	0	0	18	18	68	<i>Penstemon strictus</i> 'Rocky Mountain Penstemon	18" h x 24" w	#1	Drip (1 Emitter)	
Vm		0	0	0	0	12	0	0	22	34	<i>Vinca minor</i> 'Illumination' 'Illumination Periwinkle	12" h x 12" w	4" Pot	Drip (1 Emitter)
Subtotals		171	243	76	69	105	104	154	922					

Groundplane Treatments

Hatch	Quantity	Type	Size	Comments
	18,250 Sq.ft.	3/4" Horizon Screened River Stone (Pioneer Sand & Gravel); 2" Deep	3/4"	Gravel mulch to be placed over specified Geotextile weed baner fabric.
	4,000 Sq.ft.	"4-Way Bluegrass Blend". Install as Sod.	Sod	Install as Sod. See notes, details and specifications for additional information.
	450 Sq.ft.	Artificial Turf	n/a	Actual Artificial Turf to be determined
	2,450 Sq.ft.	Manufactured Clay Unit Pavers	4" x 8" Nominal	Color: Ridgegate Commonwealth Blend as Provided by Creative Hardscape.
	See Civil Drawings	Concrete Sidewalk	Depth TBD by GeoTech	See Civil Drawings for additional concrete information.



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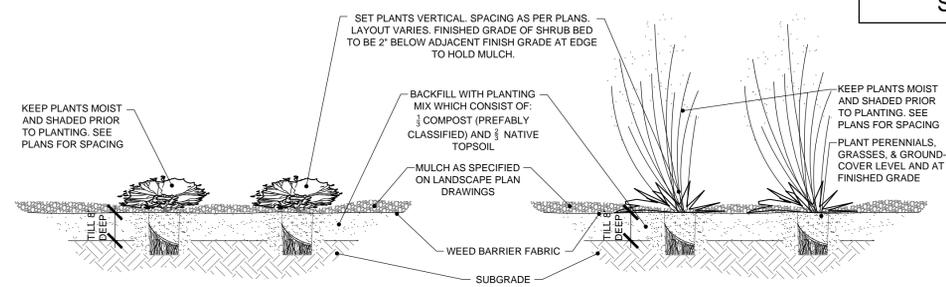
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 Revision Schedule
 29 JAN 14 SIP Revisions JWO

Site Improvement Plan
 DATE: December 19, 2013
 DRAWN BY: J. Olson
 CHECKED BY: J. Olson

Landscape
 Schedule

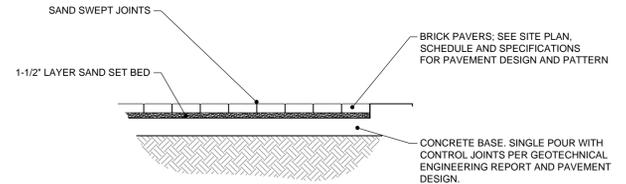
L3.0
 13 of 24

LEGAL DESCRIPTION
RidgeGate, Section 15, Filing 11, Block 2, Lot 1
RidgeGate Planned Development,
Planning Area #9 3.25 Acres
Site Improvement Plan, #SP 13-52R



- SHRUB, GRASS & PERENNIAL NOTES:**
- 2-3" SPECIFIED MULCH SHOULD BE PROVIDED. PROVIDE SAUCER ON DOWNHILL SIDE OF SLOPES. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK.
 - ALL PLANTS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS, WHERE APPLICABLE.
 - DEEP WATER ALL PLANTS AT TIME OF PLANTING.
 - CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
 - THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
 - THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING. THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

- SCARIFY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL.
- PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
- REMOVE ALL PACKAGING MATERIAL.
- FOR POT BOUND PLANTS ONLY; MAKE 4-5 VERTICAL CUTS IN ROOTBALL 1" DEEP. PLANT IMMEDIATELY.
- FOR ROOT BIND AT BOTTOM OF BALL; SPLIT ROOTBALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE.



- NOTES:**
- DO NOT CUT BRICK LENGTHWISE. FIELD ADJUST DESIGN FOR THE UTILIZATION OF FULL BRICK. OVERALL BRICK AREA SHALL BE DIVISIBLE FOR 4" MEASUREMENTS TO MINIMIZE CUTS.

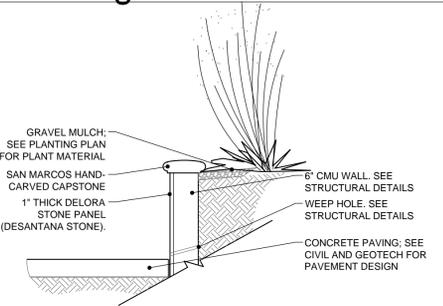
A1 Shrub Detail: Scale 1/2" = 1'-0"
L3.1

B1 Grass/Perennial Detail: Scale 1/2" = 1'-0"
L3.1

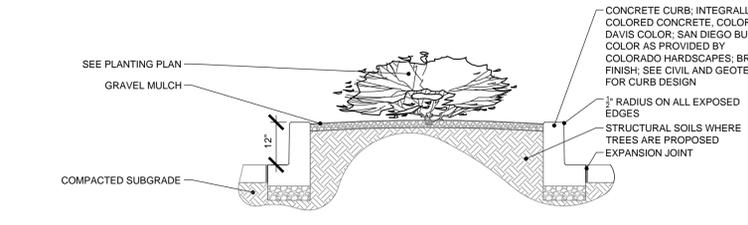
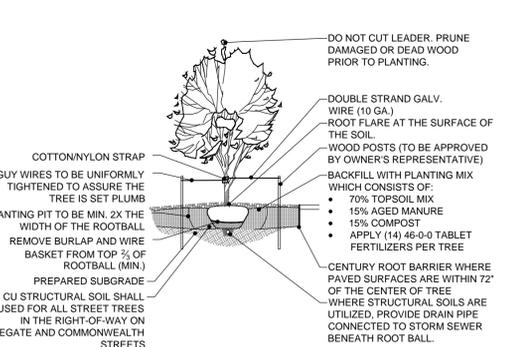
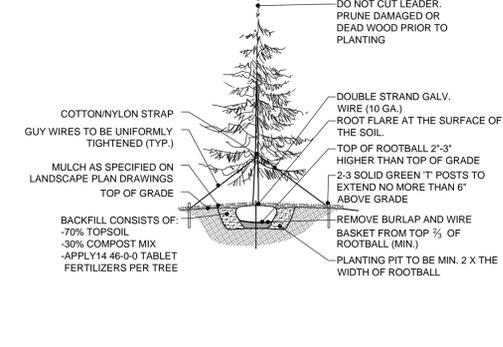
C1 Brick Paving: Scale 1/2" = 1'-0"
L3.1

- DECIDUOUS AND EVERGREEN TREE DETAIL NOTES:**
- REMOVE TWINE FROM BRANCHES ON TREES TIED UP FOR SHIPPING. SPRAY WITH WILT PRUF OR EQUAL (IF LEAFED OUT).
 - PLACE ORANGE FLOURSCENT FLAGGING ON WIRE FOR SAFETY.
 - SET TREE VERTICAL. STAKE TREES WITH TWO POSTS ON THE LEEWARD AND WINDWARD SIDES. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING TAPE WITH MINIMUM OF 6" DANGLING. SET STAKES IN MINIMUM 18" FIRM SOIL.
 - PLACE 2-3" DEPTH OF SPECIFIED MULCH. PROVIDE AN 6" DIAMETER WOOD MULCH RING AND 6" PLANTING RIM FOR TREES IN DRYLAND PLANTING BEDS AND IN IRRIGATED NATIVE SEED AREAS WHERE IRRIGATION ZONES ARE TO BE SHUT DOWN AFTER ESTABLISHMENT. PROVIDE SAUCER ON DOWNHILL SIDE OF SLOPES. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK. DO NOT PLACE FABRIC UNDER MULCH. NO RIM FOR TREES LOCATED IN TURF AREAS.
 - MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 - AT THE TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

- STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
- WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



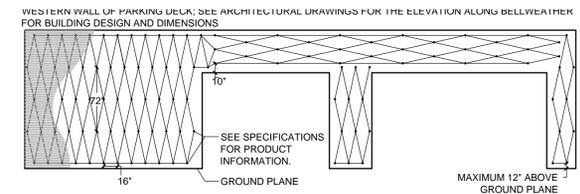
C2 Raised Planter Wall: Scale 1/2" = 1'-0"
L3.1



A3 Evergreen Tree Detail: Scale 1/8" = 1'-0"
L3.1

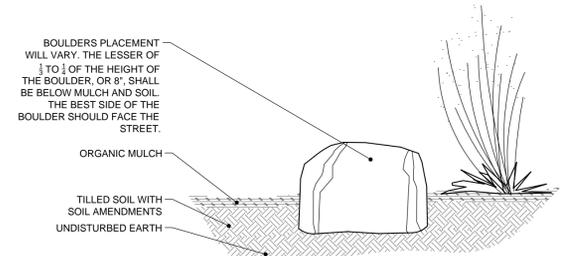
B3 Deciduous Tree Detail: Scale 1/8" = 1'-0"
L3.1

C3 Curb Contained Planter: Scale 1/2" = 1'-0"
L3.1



- NOTES:**
- INSTALLATION SHALL BE DONE ACCORDING TO SPECIFICATIONS TO A HEIGHT NO LESS THAN 6" FROM THE TOP OF THE WALL.
 - WESTERN WALL OF PARKING DECK. SEE ARCHITECTURAL DRAWINGS FOR THE ELEVATION ALONG BELLWEATHER FOR BUILDING DESIGN AND DIMENSIONS.

A4 Green Screen Detail: Scale 1/8" = 1'-0"
L3.1



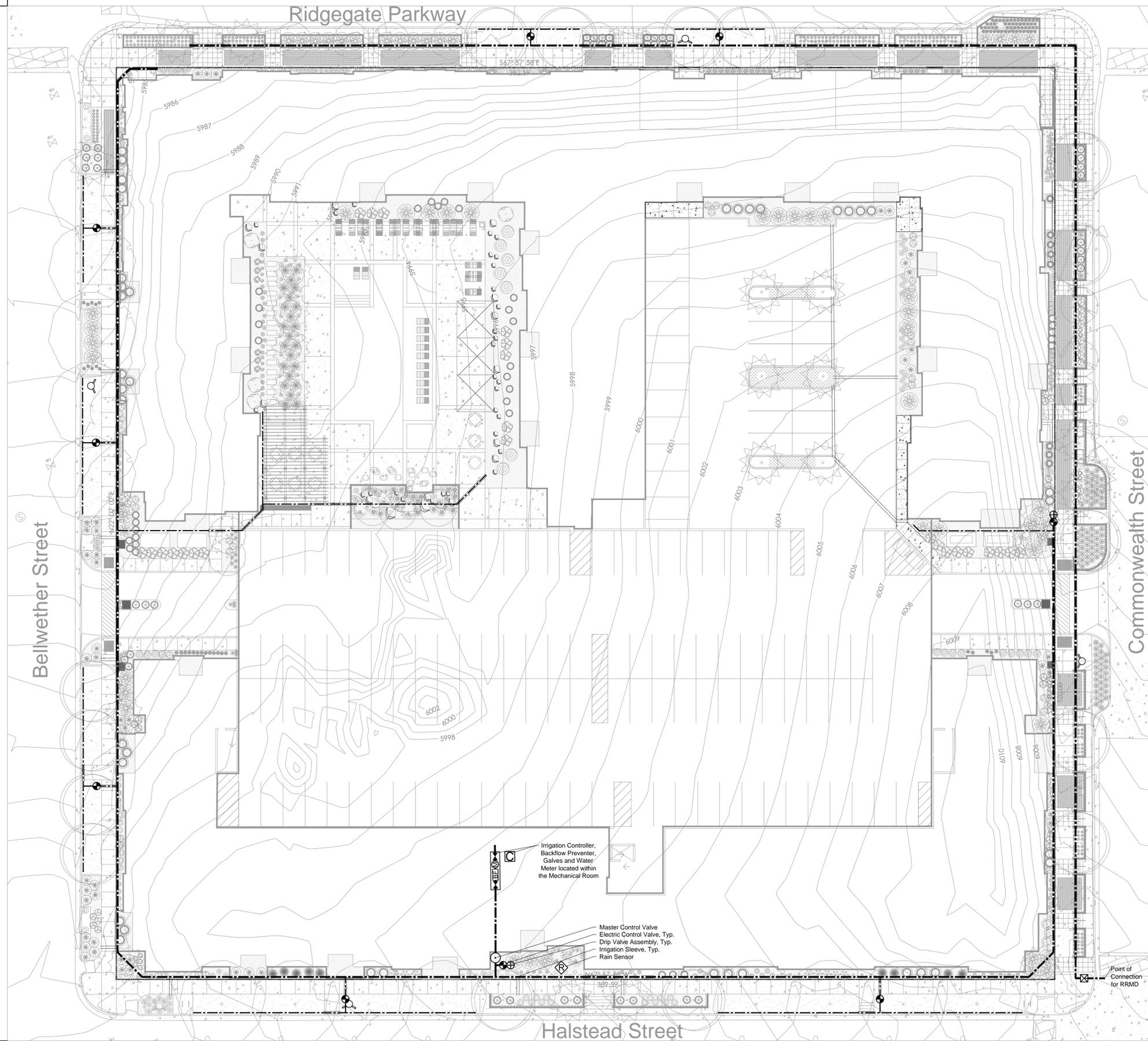
B4 Decorative Boulder Detail: Scale 1/2" = 1'-0"
L3.1

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Revision Schedule
29 JAN 14 SIP Revisions JWO

Site Improvement Plan
DATE: December 19, 2013
DRAWN BY: J. Olson
CHECKED BY: J. Olson

Landscape Details



LEGAL DESCRIPTION
 RidgeGate, Section 15, Filing 11, Block 2, Lot 1
 RidgeGate Planned Development,
 Planning Area #9 3.25 Acres
 Site Improvement Plan, #SP 13-52R

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Contact:
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 Ridgeway Parkway, Lone Tree,
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 CO13-043

IRRIGATION SCHEDULE

Symbol	Manufacturer	Model No.	Description
n/s	Rain Bird	1806 SAM PRS w/ Nozzle	Pop-Up Spray Head
n/s	Rain Bird	1806 SAM PRS w/ Corner Strip Nozzle	Pop-Up Spray Head
n/s	Rain Bird	1806 SAM PRS w/ #8 Nozzle	Pop-Up Spray Head
☐	Rain Bird	PEB Series	Electric Control Valve
n/s	Rain Bird	44 LRC	Quick Coupling Valve
☒		Varies by Line Size	Gate Valve
C	Rain Bird	ESP-LX w/ ET Manager	Electric Controller
R	Hunter	Rain Clik	Rain Shut Off Device
BF	FEBCO	825YA - TBD	Backflow Preventer
n/s	AY McDonald	.6101	Manual Drain at Backflow
n/s	Data Industrial	IR-220P	Flow Sensor
○	Rain Bird	PEB Series	Master Valve
⊕	Rain Bird	XCZ-075-PRF	Drip Valve Assembly
n/s	Toro AG	DURA-POL	Poly Drip Tubing, 3/4" Minimum
n/s	Rain Bird	Xeri Bug	Drip Emitters
---		Class 200 PVC	PVC Mainline
---		Class 200 PVC	PVC Lateral
---		Class 160 PVC	PVC Sleeving
n/s		201X	Manual Drain Valve
M		Existing	Water Meter
☒		Pull Box	Pull Box

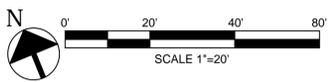
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 Revision Schedule
 29 JAN 14 SIP Revisions JWO

Site Improvement Plan
 DATE: December 19, 2013
 DRAWN BY: J. Olson
 CHECKED BY: J. Olson

Notes:

1. Irrigation Components to be installed per manufacturer specifications and details. See Construction Documentation for reference to irrigation component details.
2. See Landscape Schedule on Sheet L-3.0 for Irrigation Emitters for each species. All trees, shrubs and perennials shall be irrigated with drip irrigation; All Turfgrass shall be irrigated with Pop-Up Spray Heads.
3. Drawing is intended to be schematic at this level for the Site Improvement Plan. This drawing is not for construction, nor estimation purposes. See Construction Documentation for Construction Drawings.

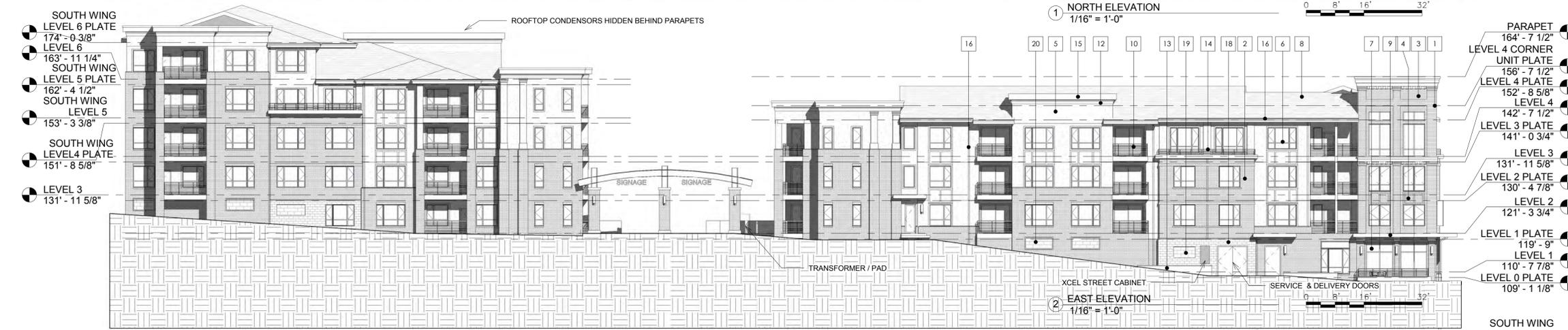


Conceptual
 Irrigation Plan
IR1-0

**RidgeGate, Section 15,
Filing 11, Block 2, Lot 1**

**RidgeGate Planned
Development,
Planning Area #9,
3.25 acres
SITE
IMPROVEMENT
PLAN, #SP 13-52R**

Contact:
**ARCADIA HOLDINGS
AT RIDGEGATE, LLC**



Elevations Keynote

1	GENERAL SHALE BRICK - COLONIAL SATIN
2	GENERAL SHALE BRICK - BARNWOOD
3	GENERAL SHALE BRICK - COLISEUM
4	GENERAL SHALE BRICK - THUNDERCLOUD
5	STUCCO WITH KWAL PAINT CL 2891W - STAR THISTLE
6	DESERT CLAY FUSION WELDED VINYL WINDOW
7	SILVER ANODIZED STOREFRONT GLAZING SYSTEM
8	COMPOSITION SHINGLES
9	METAL CANOPY
10	PATIO RAILING
12	ARCHITECTURAL MOLDING
13	CAST PLANTER BOXES
14	FLOWER BOX RAILING
15	PAINTED STUCCO PARAPET
16	PAINTED GUTTER & DOWNSPOUT
17	RETAIL SIGNAGE
18	GENERAL SHALE BURNISHED CMU BLOCK - SUNDANCE
19	HEARTLAND CHAMFERED CAST STONE - GUNPOWDER
20	HEARTLAND CHAMFERED CAST STONE - TERRA COTTA

Commonwealth Heights
Ridgegate Parkway, Lone Tree,
Colorado

CO13-043

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Revision Schedule

SITE IMPROVEMENT PLAN
DATE: Jan. 29, 2013
DRAWN BY: RRM
CHECKED BY: Checker

SHEET 16 of 24

ELEVATIONS
A-120

RidgeGate, Section 15, Filing 11, Block 2, Lot 1

RidgeGate Planned Development, Planning Area #9, 3.25 acres
SITE IMPROVEMENT PLAN, #SP 13-52R



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Contact:

ARCADIA HOLDINGS
AT RIDGEGATE, LLC

Commonwealth Heights
Ridgegate Parkway, Lone Tree,
Colorado

CO13-043

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Revision Schedule

SITE IMPROVEMENT PLAN
DATE: Jan. 29, 2013
DRAWN BY: RRM
CHECKED BY: Checker

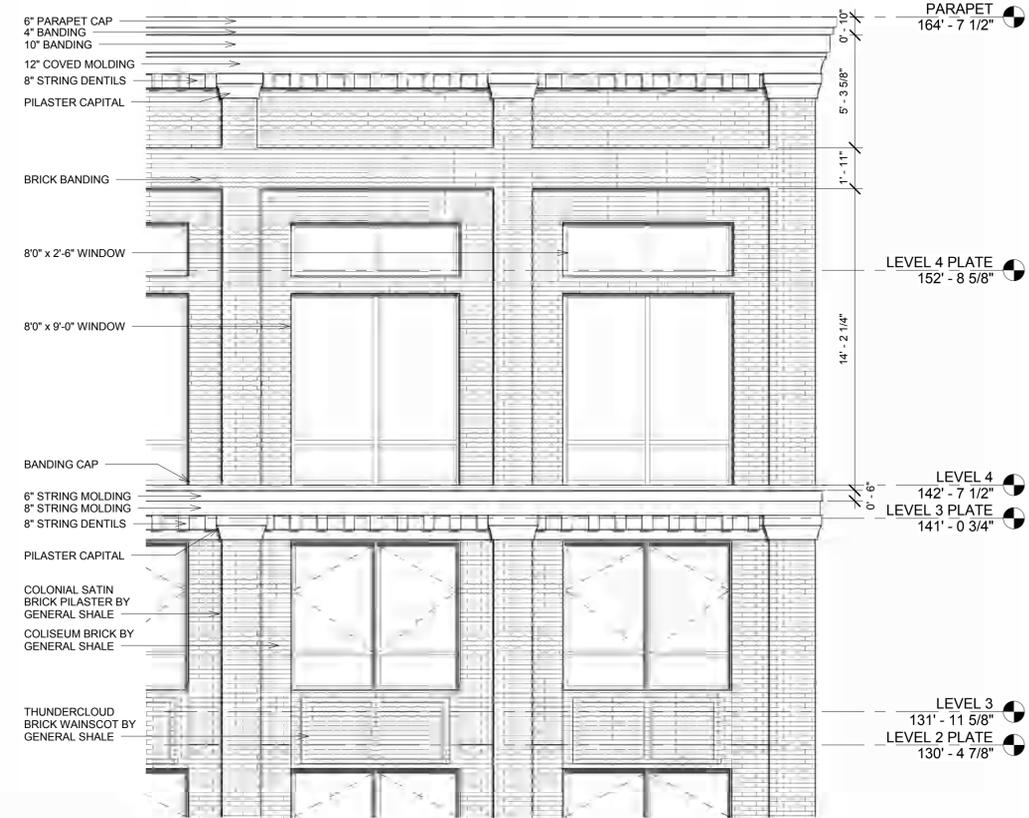
SHEET 17 of 24

ELEVATION
DETAILS

A-123



3 Callout 2 of NORTH ELEVATION
1/4" = 1'-0"



1 Callout 1 of NORTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION AT SALES CENTER
1/4" = 1'-0"

RidgeGate, Section 15, Filing 11, Block 2, Lot 1

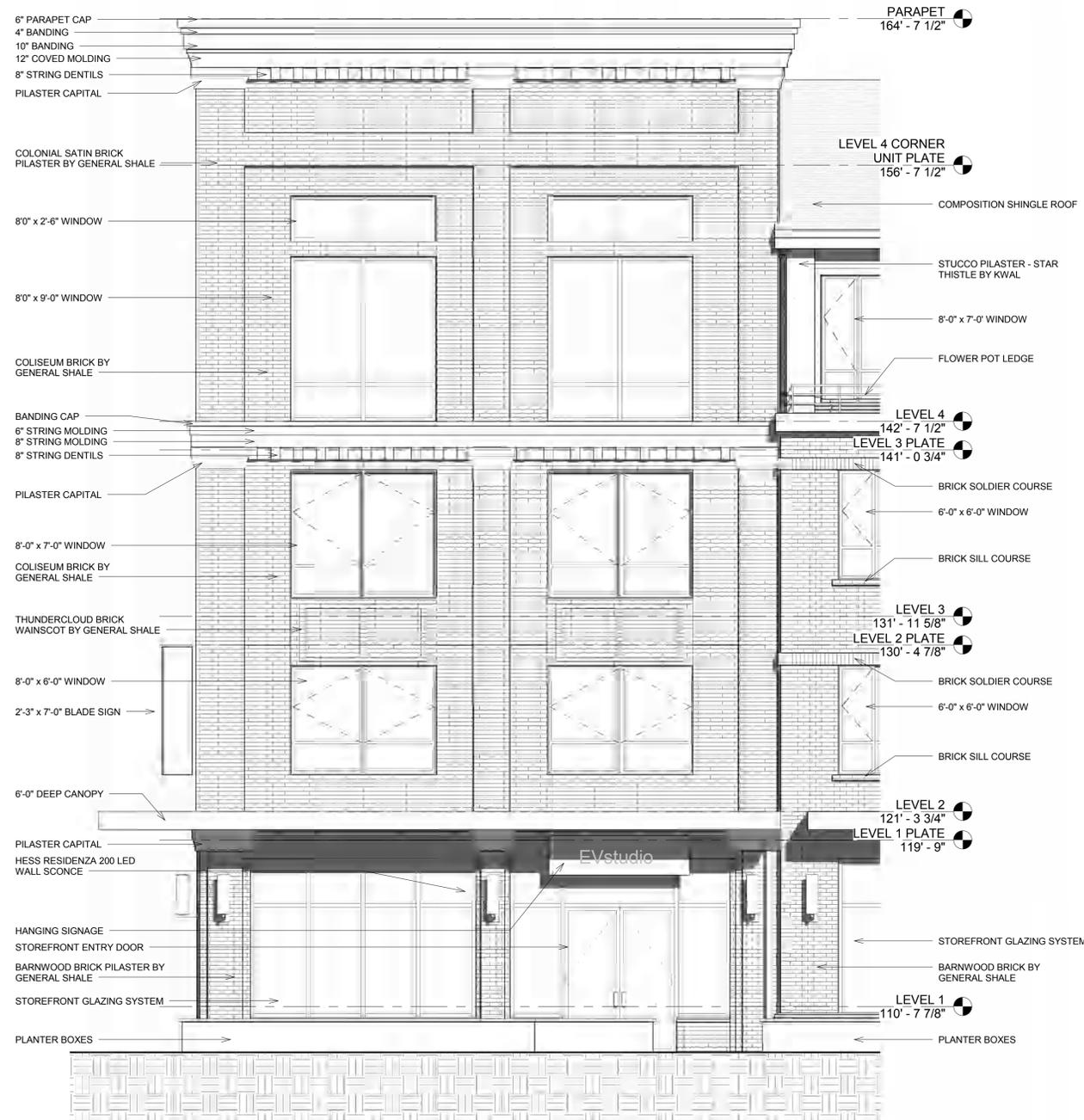
RidgeGate Planned Development, Planning Area #9, 3.25 acres
SITE IMPROVEMENT PLAN, #SP 13-52R



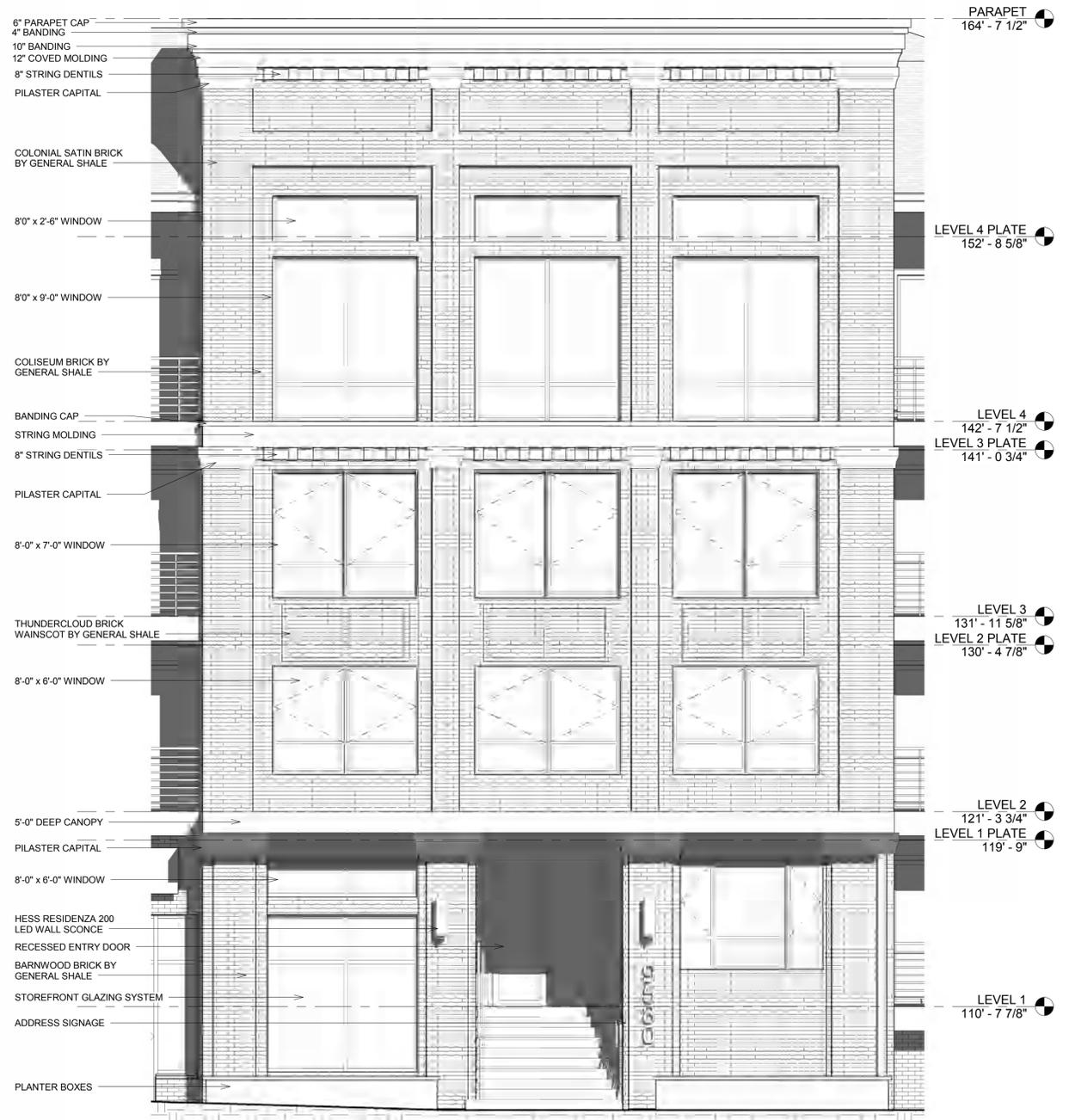
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Contact:



② NORTH ELEVATION AT RETAIL
1/4" = 1'-0"



① NORTH ELEVATION AT PEDESTRIAN
ENTRY
1/4" = 1'-0"

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Revision Schedule

SITE IMPROVEMENT PLAN
DATE: Jan. 29, 2013
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SHEET 18 of 24

ELEVATION
DETAILS

A-124

RidgeGate, Section 15, Filing 11, Block 2, Lot 1

RidgeGate Planned Development, Planning Area #9, 3.25 acres
SITE IMPROVEMENT PLAN, #SP 13-52R

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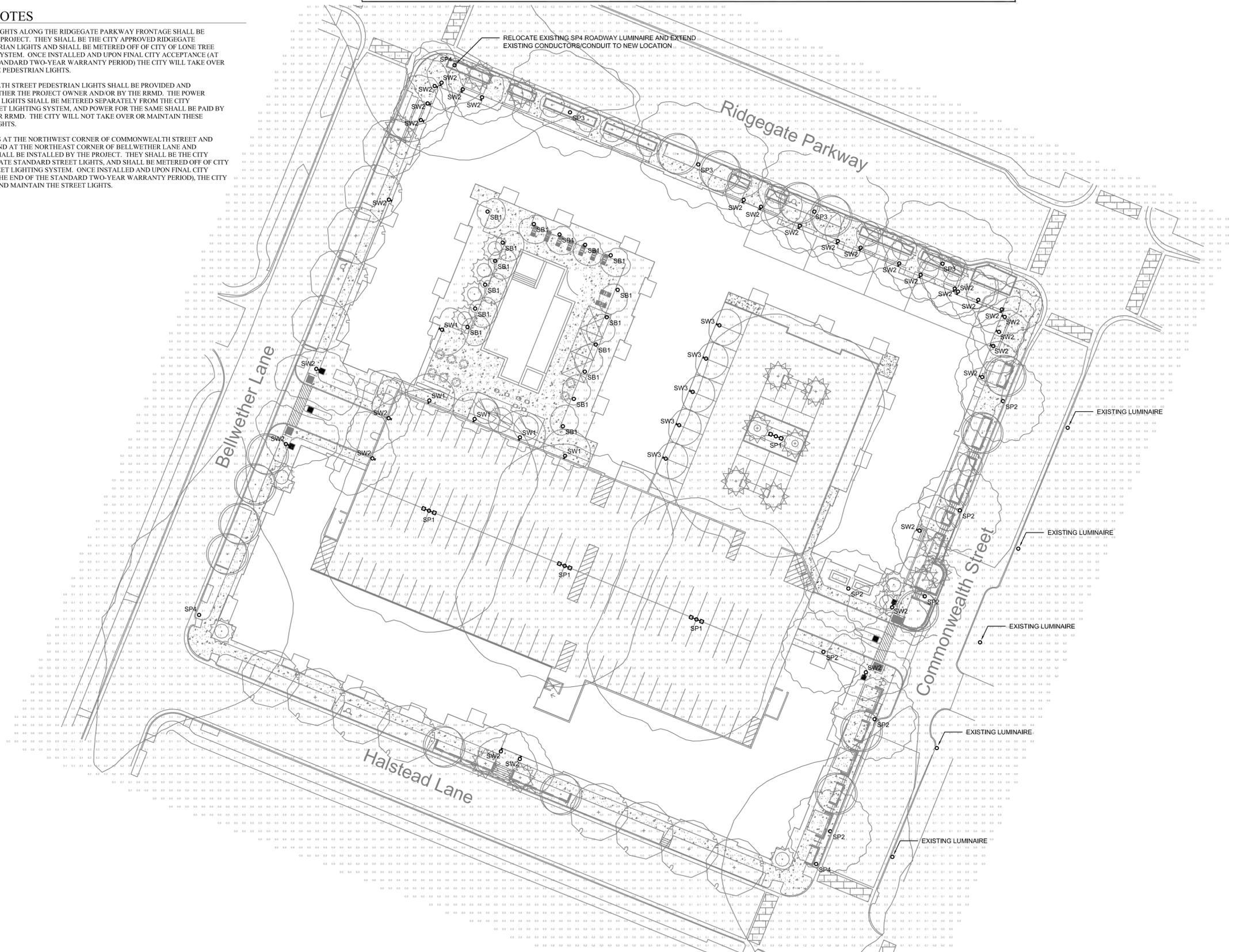
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Contact:

**ARCADIA HOLDINGS
AT RIDGEGATE, LLC**

GENERAL NOTES

1. THE PEDESTRIAN LIGHTS ALONG THE RIDGEGATE PARKWAY FRONTAGE SHALL BE INSTALLED BY THE PROJECT. THEY SHALL BE THE CITY APPROVED RIDGEGATE STANDARD PEDESTRIAN LIGHTS AND SHALL BE METERED OFF OF CITY OF LONE TREE STREET LIGHTING SYSTEM. ONCE INSTALLED AND UPON FINAL CITY ACCEPTANCE (AT THE END OF THE STANDARD TWO-YEAR WARRANTY PERIOD) THE CITY WILL TAKE OVER AND MAINTAIN THE PEDESTRIAN LIGHTS.
2. THE COMMONWEALTH STREET PEDESTRIAN LIGHTS SHALL BE PROVIDED AND MAINTAINED BY EITHER THE PROJECT OWNER AND/OR BY THE RRMD. THE POWER SOURCE FOR THESE LIGHTS SHALL BE METERED SEPARATELY FROM THE CITY CONTROLLED STREET LIGHTING SYSTEM, AND POWER FOR THE SAME SHALL BE PAID BY THE OWNER AND/OR RRMD. THE CITY WILL NOT TAKE OVER OR MAINTAIN THESE NON-STANDARD LIGHTS.
3. THE STREET LIGHTS AT THE NORTHWEST CORNER OF COMMONWEALTH STREET AND HALSTEAD LANE AND AT THE NORTH-EAST CORNER OF BELLWETHER LANE AND HALSTEAD LANE SHALL BE INSTALLED BY THE PROJECT. THEY SHALL BE THE CITY APPROVED RIDGEGATE STANDARD STREET LIGHTS, AND SHALL BE METERED OFF OF CITY OF LONE TREE STREET LIGHTING SYSTEM. ONCE INSTALLED AND UPON FINAL CITY ACCEPTANCE (AT THE END OF THE STANDARD TWO-YEAR WARRANTY PERIOD), THE CITY WILL TAKE OVER AND MAINTAIN THE STREET LIGHTS.



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**SHEET 20 OF 24
SITE
PHOTOMETRIC
PLAN**

E1-1

RidgeGate, Section 15, Filing Area 11, Block 2, Lot 1

RidgeGate Planned Development, Planning Area #9, 3.25 acres
SITE IMPROVEMENT PLAN, #SP 13-52R

CALLOUT	DESCRIPTION	LAMPS		VOLTAGE	BALLAST OR DRIVER VA	MOUNTING	DESIGN BASIS	ACCEPTABLE MANUFACTURERS	NOTE
		QUANTITY	TYPE						
SB1	3 FOOT HIGH CAST ALUMINUM LED BOLLARD WITH MATTE ALUMINUM POWDER COAT FINISH, 3000 CCT, 6 LED ASYMMETRIC DISTRIBUTION, ANGLED HOOD TO MATCH HOUSING FINISH	--	LED	120	8	BOLLARD	ARCHITECTURAL AREA LIGHTING SPB SERIES	APPROVED EQUIVALENT	
SP1	DUAL HEAD LED POLE MOUNTED AREA LUMINAIRE, DIE-CAST ALUMINUM HOUSING WITH INTEGRAL HEAT SINK, 4000K CCT, 30 LED ENGINE, 530MA DRIVE CURRENT, TYPE III DISTRIBUTION, 25 FOOT HIGH ROUND POLE WITH TEXTURED ALUMINUM POWDER COAT FINISH	--	LED	MVOLT	52	POLE MOUNTED 25 FEET ABOVE GRADE	LITHONIA DSX1 SERIES	APPROVED EQUIVALENT	
SP2	CYLINDRICAL CAST ALUMINUM HID POST TOP LUMINAIRE, SINGLE HEAD, MATTE SILVER GREY METALLIC FINISH, HIGH POSITION TYPE V DISTRIBUTION, 12 FOOT STEPPED STEEL POLE	1	70W MH	MVOLT	90	POLE MOUNTED 12 FEET ABOVE GRADE	HESS RESIDENZA SERIES	--	1
SP3	HID POST TOP PEDESTRIAN LANTERN LUMINAIRE, SINGLE HEAD, TYPE III REFLECTOR, TEXTURED DARK GREEN COLOR	1	100W MH	MVOLT	129	POLE SHALL BE MODEL RA61F-14-COLTX	PHILIPS LUMEC L80-PCCS-100MH-SE3-MVOLT-SF80-COLTX	--	1
SP4	SINGLE HEAD POLE MOUNTED ROADWAY LUMINAIRE, NOMINAL 24" ROUND DOME ARM MOUNTED HEAD, 33" HIGH ROUND TAPERED POLE	1	250W MH	MVOLT	295	POLE SHALL BE MODEL ATR-33-RRYM-6-1A-LT-S409E-COLTX	PHILIPS LUMEC CTS-250MH-SC1F-MVO-LT-LT-6-1A-ATR-35-1X-48-14.5-COL-LTS409A	--	1
SW1	LED WALL MOUNTED LUMINAIRE, SIMILAR TO TYPE SB1 EXCEPT FURNISHED WITH WALL MOUNTED ARM, 9 LED ASYMMETRIC DISTRIBUTION, ANGLED HOOD TO MATCH HOUSING FINISH	--	LED	MVOLT	12.2	WALL MOUNTED ARM 8 FEET ABOVE GRADE	ARCHITECTURAL AREA LIGHTING SP2 SERIES	APPROVED EQUIVALENT	
SW2	CYLINDRICAL CAST ALUMINUM HID POST TOP LUMINAIRE, SINGLE HEAD, MATTE SILVER GREY METALLIC FINISH, MEDIUM ASYMMETRIC DISTRIBUTION, 4000K CCT, FURNISHED WITH FABRICATED ALUMINUM MOUNTING ARM	1	LED	MVOLT	24	WALL MOUNTED ARM 8 FEET ABOVE GRADE	HESS RESIDENZA SERIES	--	1
SW3	EXTERIOR FLUORESCENT WALL SCENE, NOMINAL 7.25" W X 16" H X 4" D, ALUMINUM POWDER COAT FINISH, FOR INSTALLATION AT GARAGES AND RESIDENTIAL ENTRANCES, VERIFY TRIM CONFIGURATION WITH OWNER	1	27W T5	MVOLT	30	WALL MOUNTED 7 FEET ABOVE GRADE	MANNING COLUMN SERIES	APPROVED EQUIVALENT	

NOTES: 1 LUMINAIRE SHALL MATCH RIDGEGATE DEVELOPMENT STANDARDS.



1. LUMINAIRE
 SPB (Spectra bollard) SPB (Spectra LED bollard)

2. LAMP/BALLAST
 LED: 12 LED array, 6.8 watts, Warm white (3000K), Neutral white (4000K), Bright white (5000K)
 T5 (100W) (HID) (not avail)
 T5 (70W) (HID) (not avail)
 T5 (40W) (HID) (not avail)
 T5 (25W) (HID) (not avail)
 LED-Driver (HID) (not avail)
 LED-Driver (HID) (not avail)
 LED-Driver (HID) (not avail)

3. HOOD FINISH (SP1/SP2)
 Hood finish will match color of the luminaire body unless otherwise specified.
 STS (Stainless steel) COP (Natural copper)

4. COLOR
 AW7 (Ariston White) MAL (Matte Aluminum)
 SLK (Black) MDC (Matte Dark Grey)
 MFB (Matte Black) ATG (Antique Green)
 COP (Natural Copper) LCP (Light Grey)
 CRZ (Dark Bronze) PAL (Premium Polished Aluminum)
 SPC (Smooth Polished) COL (Column) COL (Column)
 BRN (Matte Bronze) CUS (Custom Color)
 VLS (Vibrant Blue) CRF (Copper) (Please color chip for matching)

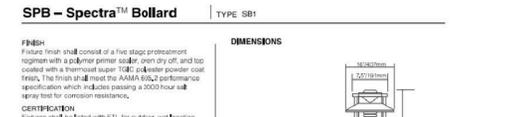
5. OPTIONS
 S47 (S47) (not avail) (S20/S24/S27) (not available with LED)
 S47 (S47) (not avail) (S20/S24/S27) (not available with LED)
 S47 (S47) (not avail) (S20/S24/S27) (not available with LED)
 S47 (S47) (not avail) (S20/S24/S27) (not available with LED)

COMPACT FLUORESCENT (100/150/200W)
 LED: 12 LED array, 6.8 watts, Warm white (3000K), Neutral white (4000K), Bright white (5000K)
 CP (CP) (not avail)
 CP (CP) (not avail)

METAL HALIDE (100/150/200W)
 LED: 12 LED array, 6.8 watts, Warm white (3000K), Neutral white (4000K), Bright white (5000K)
 CP (CP) (not avail)
 CP (CP) (not avail)

HIGH PRESSURE SODIUM (250/300/400W)
 LED: 12 LED array, 6.8 watts, Warm white (3000K), Neutral white (4000K), Bright white (5000K)
 CP (CP) (not avail)
 CP (CP) (not avail)

LED DRIVER (HID)
 S47 (S47) (not avail) (S20/S24/S27) (not available with LED)
 S47 (S47) (not avail) (S20/S24/S27) (not available with LED)
 S47 (S47) (not avail) (S20/S24/S27) (not available with LED)



1. LUMINAIRE
 SPB (Spectra bollard) SPB (Spectra LED bollard)

2. LAMP/BALLAST
 LED: 12 LED array, 6.8 watts, Warm white (3000K), Neutral white (4000K), Bright white (5000K)
 T5 (100W) (HID) (not avail)
 T5 (70W) (HID) (not avail)
 T5 (40W) (HID) (not avail)
 T5 (25W) (HID) (not avail)
 LED-Driver (HID) (not avail)
 LED-Driver (HID) (not avail)
 LED-Driver (HID) (not avail)

3. HOOD FINISH (SP1/SP2)
 Hood finish will match color of the luminaire body unless otherwise specified.
 STS (Stainless steel) COP (Natural copper)

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 AW7 (Ariston White) MAL (Matte Aluminum)
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 SPC (Smooth Polished) COL (Column) COL (Column)
 BRN (Matte Bronze) CUS (Custom Color)
 VLS (Vibrant Blue) CRF (Copper) (Please color chip for matching)

5. OPTIONS
 S47 (S47) (not avail) (S20/S24/S27) (not available with LED)
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 S47 (S47) (not avail) (S20/S24/S27) (not available with LED)
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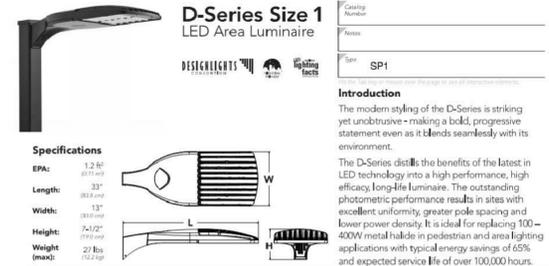
COMPACT FLUORESCENT (100/150/200W)
 LED: 12 LED array, 6.8 watts, Warm white (3000K), Neutral white (4000K), Bright white (5000K)
 CP (CP) (not avail)
 CP (CP) (not avail)

METAL HALIDE (100/150/200W)
 LED: 12 LED array, 6.8 watts, Warm white (3000K), Neutral white (4000K), Bright white (5000K)
 CP (CP) (not avail)
 CP (CP) (not avail)

HIGH PRESSURE SODIUM (250/300/400W)
 LED: 12 LED array, 6.8 watts, Warm white (3000K), Neutral white (4000K), Bright white (5000K)
 CP (CP) (not avail)
 CP (CP) (not avail)

LED DRIVER (HID)
 S47 (S47) (not avail) (S20/S24/S27) (not available with LED)
 S47 (S47) (not avail) (S20/S24/S27) (not available with LED)
 S47 (S47) (not avail) (S20/S24/S27) (not available with LED)

NOTES: 1 LUMINAIRE SHALL MATCH RIDGEGATE DEVELOPMENT STANDARDS.



Ordering Information EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish
DSX1 LED	Forward optics	530	530mA	30K	300K	TIS	Typical	800V/1	Shipped standard
	Reverse optics	700	700mA	40K	400K	TIS	Typical	800V/1	Shipped standard
	40K (4000K)	1000	1000mA	40K	400K	TIS	Typical	800V/1	Shipped standard
	50K (5000K)	1500	1500mA	50K	500K	TIS	Typical	800V/1	Shipped standard
	60K (6000K)	2000	2000mA	60K	600K	TIS	Typical	800V/1	Shipped standard
	70K (7000K)	2500	2500mA	70K	700K	TIS	Typical	800V/1	Shipped standard
	80K (8000K)	3000	3000mA	80K	800K	TIS	Typical	800V/1	Shipped standard
	90K (9000K)	3500	3500mA	90K	900K	TIS	Typical	800V/1	Shipped standard
	100K (10000K)	4000	4000mA	100K	1000K	TIS	Typical	800V/1	Shipped standard

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Performance Data

Lumen Output

Table with columns: Temp, Lumen, Power, Efficiency, etc.

Performance Data

Table with columns: Temp, Lumen, Power, Efficiency, etc.

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Performance Data

Lumen Ambient Temperature (LAT) Multiplier

Table with columns: Ambient, Lumen Multiplier, etc.

Performance Data

Electrical Load

Table with columns: Ambient, Lumen Multiplier, etc.

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Revision Schedule

Schematic Design
DATE: Dec. 19, 2013
DRAWN BY: TMM
CHECKED BY: TMM

SHEET 21 OF 24
LUMINAIRE SCHEDULE & DETAILS

E1-2

RidgeGate, Section 15, Filing 11, Block 2, Lot 1

RidgeGate Planned Development, Planning Area #9, 3.25 acres
SITE IMPROVEMENT PLAN, #SP 13-52R

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**SHEET 24 OF 24
LUMINAIRE
DETAILS**

E1-5

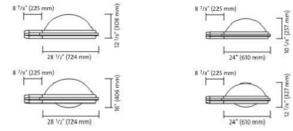
TYPE SP4

BENEFITS

- > Excellent performance in the most demanding environments.
- > Dark-sky friendly optics provide full cut-off lighting.
- > Available in different distributions for optimal photometry.
- > Toolfree access for ease of maintenance.
- > Superior mechanical resistance to vibrations.

LUMINAIRES

Comply to the IES LM-79 and IES LM-80 (2015) standards



CTM	FLAT LENS OPTICS	FLAT LENS OPTICS	FLAT LENS OPTICS	FLAT LENS OPTICS
100 W, medium	ERL 1.75 sq ft	ERL 1.75 sq ft	ERL 1.48 sq ft	ERL 1.48 sq ft
150 W, medium	ERL 2.71 sq ft	ERL 2.71 sq ft	ERL 2.21 sq ft	ERL 2.21 sq ft
200 W, medium	ERL 3.67 sq ft	ERL 3.67 sq ft	ERL 3.01 sq ft	ERL 3.01 sq ft

TYPE SP4

LAMPS / QL

WATTAGE	CTS TYPE
150 QL	✓
150 QL	✓

High frequency generator for induction lamp (4000K)
Instant start, Operating range 50-60 Hz AC
Lamp minimum starting temperature -40F (-40°C)

VOLTAGE

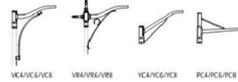
120 / 208 / 240 / 277
Multi-tap ballast also available

LUMINAIRE OPTIONS

BL	Bubble level	SQD	Starter with quick disconnect
HDB	Heavy duty black connector	S18	Anti-vibration kit (mandatory with BT3)
HS	House shield	STP	Protective starter
PH	Photoelectric cell		
RC	Receptacle for a twist-lock photoelectric cell or a shorting cap		
SP	Line surge protection		

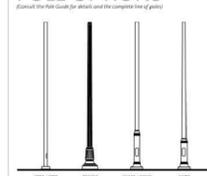
MOUNTINGS

Consult the Pole Guide for details and the complete list of mountings



POLES AND POLE OPTIONS

Consult the Pole Guide for details and the complete list of poles



LAMPS / HID

WATTAGE	CTS TYPE	CTM TYPE
100 W, medium	E027	E027
150 W, medium	E027	E027
200 W, medium	E027	E027
100 W, high	E028	E028 (BT3)
150 W, high	N/A	D18 / D24
200 W, high	E023 1/2	E023 1/2
100 W, high	E023 1/2	E023 1/2
150 W, high	E023 1/2	E023 1/2
200 W, high	E028	E028
100 W, high	N/A	E028
150 W, high	N/A	E028
200 W, high	E028	E028
250 W, high	E028	E028

N/A: Not available

OPTICAL SYSTEMS / HID

Consult the Pole Guide for details

SAG LENS optics	CTS	CTM
High frequency generator for induction lamp (4000K) Instant start, Operating range 50-60 Hz AC	MC3: Medium cut-off (S) MC4: Medium cut-off (S) MC5: Medium semi cut-off (S) SC1: Short cut-off (S) SC2: Short cut-off (S) SC3: Short cut-off (S)	MC3: Medium cut-off (S) MC4: Medium semi cut-off (S) MC5: Medium semi cut-off (S) SC1: Medium semi cut-off (S) SC2: Medium semi cut-off (S) SC3: Medium semi cut-off (S)
FLAT LENS optics	CTS	CTM
High frequency generator for induction lamp (4000K) Instant start, Operating range 50-60 Hz AC	MC3: Short cut-off (S) MC4: Short semi cut-off (S) MC5: Medium semi cut-off (S) MS1: Medium semi cut-off (S)	MC3: Medium cut-off (S) MC4: Medium cut-off (S) MC5: Medium cut-off (S)

*Photometry available on Philips Lumec's web site: www.lumec.com

VOLTAGE

120 / 208 / 240 / 277 / 347 / 480
Multi-tap ballast also available

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CITEA SERIES

Subtle Statement / The Citea is the perfect luminaire for projects that want to make a subtle statement. The sleek lines and architectural mounting brackets of this very resilient luminaire harmonize with any setting. The technology inside this luminaire is designed to give the Citea a long life and make it easy to perform maintenance when needed >>>

CTMACE CTMACE CTMACE



**RidgeGate, Section 15,
Filing 11, Block 2, Lot 1**

**RidgeGate Planned
Development,
Planning Area #9,
3.25 acres
SITE
IMPROVEMENT
PLAN, #SP 13-52R**

Elevations Keynote

1	GENERAL SHALE BRICK - COLONIAL SATIN
2	GENERAL SHALE BRICK - BARNWOOD
3	GENERAL SHALE BRICK - COLISEUM
4	GENERAL SHALE BRICK - THUNDERCLOUD
5	STUCCO WITH KWAL PAINT CL 2891W - STAR THISTLE
6	DESERT CLAY FUSION WELDED VINYL WINDOW
7	SILVER ANODIZED STOREFRONT GLAZING SYSTEM
8	COMPOSITION SHINGLES
9	METAL CANOPY
10	PATIO RAILING
12	ARCHITECTURAL MOLDING
13	CAST PLANTER BOXES
14	FLOWER BOX RAILING
15	PAINTED STUCCO PARAPET
16	PAINTED GUTTER & DOWNSPOUT
17	RETAIL SIGNAGE
18	GENERAL SHALE BURNISHED CMU BLOCK - SUNDANCE
19	HEARTLAND CHAMFERED CAST STONE - GUNPOWDER
20	HEARTLAND CHAMFERED CAST STONE - TERRA COTTA

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SITE IMPROVEMENT PLAN
DATE: Jan. 29, 2013
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SHEET 16 of 24

**ELEVATIONS
A-120**



Contact:

**ARCADIA HOLDINGS
AT RIDGEGATE, LLC**

**RidgeGate, Section 15,
Filing 11, Block 2, Lot 1**

**RidgeGate Planned
Development #9,
Planning Area #9,
3.25 acres
SITE
IMPROVEMENT
PLAN, #SP 13-52R**

Elevations Keynote

1	GENERAL SHALE BRICK - COLONIAL SATIN
2	GENERAL SHALE BRICK - BARNWOOD
3	GENERAL SHALE BRICK - COLISEUM
4	GENERAL SHALE BRICK - THUNDERCLOUD
5	STUCCO WITH KWAL PAINT CL 2891W - STAR THISTLE
6	DESERT CLAY FUSION WELDED VINYL WINDOW
7	SILVER ANODIZED STOREFRONT GLAZING SYSTEM
8	COMPOSITION SHINGLES
9	METAL CANOPY
10	PATIO RAILING
12	ARCHITECTURAL MOLDING
13	CAST PLANTER BOXES
14	FLOWER BOX RAILING
15	PAINTED STUCCO PARAPET
16	PAINTED GUTTER & DOWNSPOUT
17	RETAIL SIGNAGE
18	GENERAL SHALE BURNISHED CMU BLOCK - SUNDANCE
19	HEARTLAND CHAMFERED CAST STONE - GUNPOWDER
20	HEARTLAND CHAMFERED CAST STONE - TERRA COTTA

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SITE IMPROVEMENT PLAN
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SHEET 16 of 24

ELEVATIONS

A-120a



Contact:

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SITE IMPROVEMENT PLAN

DATE: Jan. 29, 2013

DRAWN BY: RRM

CHECKED BY: Checker



VIEW AT INTERSECTION OF RIDGEGATE PARKWAY AND BELLWETHER LANE

RENDERINGS
A-130

Contact:

**ARCADIA HOLDINGS
AT RIDGEGATE, LLC**



**Commonwealth Heights
Ridgeway Parkway, Lone Tree,
Colorado**

CO13-043

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Revision Schedule

VIEW AT INTERSECTION OF RIDGEGATE PARKWAY AND COMMONWEALTH STREET

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**RENDERINGS
A-131**



ABOVE: VIEW AT SOUTH PEDESTRIAN ENTRANCE ALONG HALSTEAD LANE

TOP RIGHT: VIEW AT INTERSECTION OF RIDGEGATE PARKWAY AND COMMONWEALTH STREET

RIGHT: VIEW AT INTERSECTION OF RIDGEGATE PARKWAY AND BELLWEATHER LANE



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