



City of Lone Tree Planning Commission Agenda Tuesday, March 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 February 25, 2014 Planning Commission Meeting
5. Presentations - None
6. RidgeGate Section 15, Filing 5, Second Amendment, Lot 1-E1, Lincoln District East 11th Amendment, a part of Phase II at Lincoln Commons, Project File #SP14-14R. This application involves a request for approval to develop a single-story, 6,000-square-foot building on 1.1 acres to accommodate two restaurant tenants. [Vicinity Map](#).
7. Westbrook Entertainment & Sports District PD Rezoning Preapplication, File #ZR14-10. This item involves preliminary review of a request to rezone Lot 9 within the Entertainment District (current site of miniature golf course). The rezoning would allow multi-family residential uses and increase the maximum zoned building height from 60 feet to 75 feet in anticipation of redeveloping the site for a multi-family residential project. [Vicinity Map](#)
8. Adjournment

MINUTES OF THE
Lone Tree Planning Commission Meeting
February 25, 2014

Lone Tree Civic Center

1. Attendance

In attendance were:

Dave Sauder, Chair
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

2. Regular Meeting Call to Order

Chair Sauder called the meeting to order and noted there was a quorum.

3. Conflict of Interest

There were not conflicts of interest stated.

4. Minutes of the February 11, 2014 Planning Commission Meeting

Commissioner Sippel moved, and Commissioner Steele seconded, to approve the minutes. The motion passed with six affirmative votes. Chair Sauder abstained due to absence at the February 11th meeting.

5. Presentation – “Meeting the Aging Challenge” by Jayla Sanchez-Warren and Brad Calvert of the Denver Regional Council of Governments (DRCOG)

Ms. Jayla Sanchez-Warren, DRCOG’s Area Agency on Aging Director, discussed the role of the Area Agency on Aging in providing a range of services aimed at helping older adults remain in their homes and communities as long as

possible. She discussed the Agency's responsibilities including administration and implementation of programs; advocacy for older adults; serving as the regional planning entity; and, providing regional coordination of services and activities.

Mr. Brad Calvert, Senior Planner at DRCOG, discussed various demographic shifts occurring at the national, state and local levels. He showed several charts and graphs depicting growth in the older adult population throughout Colorado, Douglas County and the City of Lone Tree. He noted the population growth rate of Lone Tree from 2000 to 2010 was 110%. In that time period, he said the population growth of people aged 65 and older was 333%. He also showed a graph comparing population by age group for each of the metro area counties and several of the local municipalities, including Lone Tree. He showed a slide suggesting that the majority of the aging population in the County hopes to stay put and "age in place." He discussed that this might mean people will be looking for a different kind of housing type, including smaller homes and less maintenance.

Ms. Sanchez-Warren talked about what might happen as the older population ages and considerations regarding service delivery, housing opportunities, social activities, transportation, economic development, etc. She also reviewed results of a Housing and Transportation Opportunities survey they had conducted in Douglas County, including desires for a variety of housing options, affordable housing, ease of walking in the community and ease of bus travel. The survey also showed desires for fitness opportunities, affordable high quality food, preventive health care, affordable quality physical health care and affordable quality mental health care. The survey also revealed a desire for skill building or personal enrichment classes, employment opportunities, social events or activities, opportunities to participate in local government and opportunities to volunteer. Ms. Sanchez-Warren talked about the challenges we will face including the walkability of our communities, accessible and affordable housing.

Commissioner Mikolajczak asked about the reasons why Colorado has such a growing aging population. Ms. Sanchez-Warren and Mr. Calvert elaborated on the impact of the baby boom population in Colorado and how many people migrated to the state in the 1970's and decided to stay. Commissioner Mikolajczak also noted how important it is for physically healthy seniors to have social activities to stay engaged. Ms. Sanchez-Warren agreed and said that there is a dual role of the agency in addressing needs of people – both physically and socially.

Commissioner Kirchner asked if there has been any thought to redefining the age at which you are considered a senior, given that people are living longer and staying in the workforce longer. Ms. Sanchez-Warren noted that the Agency typically serves the 75 and older population anyway, as opposed to those

between ages 65-75. She said there have been some discussions at various levels about policy changes related to that issue.

Commissioner Steele asked Ms. Sanchez-Warren about tangible changes that the Planning Commission should be considering for the community and how those could be prioritized. He also asked how we might address the issue of loneliness and how to facilitate social connections in the community. He then asked about the issue of personal security. Mr. Calvert talked about the need to have that conversation at the local level. He talked about the Boomer Bond Assessment Tool DRCOG has developed and how it can help start that type of the conversation in the community and begin to identify needs and priorities. Commissioner Steele said he was struck by the earlier comment about how seniors buy more services than goods. Ms. Sanchez-Warren talked about the experiences in Lakewood and Manitou Springs and how conversations might occur with our retailers and other businesses about responding to the aging population, including preferred goods and services as well as accessibility to businesses.

Mr. Hebert asked about what they are seeing in the housing market and commented on what seems to be a growing demand by seniors in this area for smaller, ranch-style homes that are more affordable and require less maintenance. Ms. Sanchez-Warren noted that people who are just entering their later years do not yet see the value in planning for the future when they may not be able to use stairs, etc. and there is not yet a strong market. Commissioner Godden also noted that builders are notoriously slow to respond to demand. He sees that there are a few small, committed builders who are doing those types of communities but that many builders perceive a risk and are not taking advantage of the market demand that is there.

6. RidgeGate Lincoln Commons Commercial/Mixed-Use Sub-Area Plan (amending and re-naming the RidgeGate Retail District West Sub-Area Plan) #SA14-03R

Ms. Kelly First introduced the application to amend the RidgeGate Retail District Sub-Area Plan to be re-named the RidgeGate Lincoln Commons Commercial/Mixed-Use Sub-Area Plan. She noted that this is not an application to amend the Commercial Mixed-Use zoning designation. She summarized the role of the sub-area plans in the overall RidgeGate process, relative to the RidgeGate Planned Development District, which is the zoning document, and the more detailed Site Improvement Plans. Ms. First described the subject area, along with the adjacent uses and street network. She talked about the existing development that has occurred in the area, as well as some of the original planning concepts. She talked about how the planning concepts have changed over time and the desire of the applicant to depart from some of the original and very specific elements of the current Sub-Area Plan. She discussed the desire to

retain many of the original planning concepts in the existing plan, including the grid street pattern, streetscape design, walkable pedestrian network and public spaces. She summarized the nature of the specific changes to the document including the addition of building “step-back” standards to help reduce massing and provide additional sensitivity to existing residents in the area. She indicated that the application had been referred to the RidgeGate West Village Community Association, who had not provided comment to date. She referred to community meetings conducted by the applicant. She summarized that staff is recommending approval of the proposed amendments to the Sub-Area Plan.

Mr. Darryl Jones, of Coventry Development, addressed the Commission. He talked about the intent to amend the plan to take out some of the very specific site planning elements and to change the focus from a primarily retail project to a more mixed-use project, including residential. Mr. Jones talked about the challenges the developer has had attracting as much retail as originally hoped. He said they are responding to interest in senior housing and townhome type residential. He summarized the intent to omit some of the detail and amend the Sub-Area Plan to better respond to some of the projects that will be coming forward soon.

Commissioner Kirchner asked about the standard regarding metal halide lights and whether they had considered allowing LED lamps as well. Mr. Jones said they would consider other more sustainable lighting. Ms. First said that the language could be amended to address LED lighting as well. Commissioner Kirchner said he appreciated the standard prohibiting wood shake shingles. He said he was supportive of the flexibility of the proposed changes and believes it’s a step in the right direction.

Commissioner Mikolajczak asked if there had been any engagement with the community and what the response has been from the community. Mr. Jones said they had three community meetings. The first meeting in July of 2012 consisted of a smaller group of residents, followed by a meeting of the broader RidgeGate community in September 2012, when a number of issues and concerns were raised including traffic and walkability. A third meeting was held in October and facilitated by an outside consultant. He said the attendees of that meeting generally supported the plan and discussed details that would be addressed through the SIP process. Mr. Mikolajczak asked if the library was a commitment and whether this new plan would actually come together or is it subject to change again. Mr. Jones indicated that RidgeGate is committed to donating land for the library but the actual location is still being negotiated. Commissioner Mikolajczak said he thought this would be a great location for the library and he hoped that a promenade connection could be designed between the library and the Arts Center. He felt there were opportunities to connect the courtyard plazas with surrounding uses and the senior living project. He is encouraged and hopes that it gets built as envisioned today. Mr. Jones stated

that they are keyed into the needs of the seniors and how that project fits in with the area.

Commissioner Carlson asked about a clarification on the percentage of residential area referenced in the staff report. Ms. First discussed the land area percentage limitations that are set up in the Planned Development zoning to ensure a balanced mix of uses within the planning Areas, such that no one use would dominate. Commissioner Carlson asked about how the calculation is determined and, given the projects being considered today, how much area would be used for residential? Ms. First responded that, as a conservative estimate, she assumed that even if all 15 acres of this southeast quadrant of Lincoln Commons were residential, it would only represent 27% of the total 55 acres in the planning area, and would not exceed the 30% residential limit set by the zoning. Commissioner Carlson shared her perception of the community meetings that she attended as a RidgeGate resident and said that the residents were not excited about more high density residential apartments. She indicated there was positive feedback about the library, the plaza and the walkability the developer had presented in the community meetings. She said another concern was the eventual height of the future senior housing project. She said that density and the lack of retail was what a lot of people were concerned about. She commented that we should be looking at future demand and not the difficulties associated with the past economy. She believes the market is changing and there will be greater viability of retail in the future, considering the number of Schwab employees that will be in the area.

Commissioner Steele asked about the significance of the asterisks on Figure 2, on page 11. Ms. First indicated the asterisks represent the concept of integrating public plazas and parks in those general areas of the plan. Commissioner Steele asked for a clarification about Figure 3 on Page 15. Ms. First indicated that it represents conceptual roadway alignments through the project. Commissioner Steele asked about the maximum height restrictions. Ms. First responded that the maximum height limitation in Lincoln Commons east of Commons is 70', or approximately 5 stories. Commissioner Steele said he is familiar with development standards like Floor Area Ratios, setbacks or density bonuses for such things as architectural upgrades. He said he wanted to register a concern about the potential for greater height and density with this residential plan, compared with a retail model, which tends to be lower profile buildings. Commissioner Steele commented that how in RidgeGate, it's a very fine balancing act between residential and retail. If there is more residential than retail, there will be more traffic moving outside of the community to retail services elsewhere. If there is more retail than residential, there will be inbound traffic in the community. Commissioner Steele said he was registering a concern that it not get out of balance. Mr. Jones responded that they still have additional retail opportunities on the west side, with three pad sites still available in Lincoln Commons. He noted that the success of retail depends on residential uses and activity during the day and in the evenings. Commissioner Steele asked if part of

the retail problem might have been that the SuperTarget was so large and that was affecting the other retail opportunities. Mr. Jones stated that they could have sold retail pads by now if they wanted to sell for uses like car washes etc. that are not necessarily representative of the values of RidgeGate and the mix of uses they would like to see. He talked about the challenges they have had marketing some of the retail, especially for the sit-down restaurant market. Mr. Jones said they look at retail that services not just RidgeGate residents, but that provides community-wide benefit as well. He noted that RidgeGate Commons, where Cabela's is located, was originally anticipated for office use, but has been converted to retail.

Commissioner Godden pointed out the need for edits on Page 37, Section 5.1.4, the second bullet. He also suggested changing the reference on page 41 from HardiPlank siding to a non-proprietary description such as fiber-cement siding. Commissioner Godden asked if there was a definition for the "multi-generational residential" term used in the submittal. Mr. Jones indicated that it implies the opportunity to "age in place" by having a variety of housing choices that capture multiple demographic categories ranging from more entry-level townhomes, to senior housing, to higher end housing. Commissioner Godden noted that if the senior living project comes in it will fill a current gap. He also received clarification that the concept for townhomes was a separate project from the senior living project. Mr. Jones added that an earlier concept for this area of Lincoln Common included multi-family apartments, but that type of housing here is no longer on the table. They are now considering that area as the possible site of the library.

Commissioner Sippel said she shared some of the concerns regarding lack of retail and sit-down restaurants and asked whether the senior living project precipitated the change in development plans. Mr. Jones replied that it did. She asked how the Sub-Area Plan meshes with the Arts Center. Mr. Jones said the Arts Center attendance will be supported with the new plan and that the plaza concept denotes a relationship with the Arts Center. Commissioner Sippel asked if there was pressure not to compete with Park Meadows Mall or the Entertainment District. Mr. Jones said the pressure comes from the market and said the competition of those two areas affects what they see in RidgeGate. Commissioner Sippel asked Mr. Jones what he thought the future was for retail in RidgeGate. Mr. Jones talked about the strength of the Cabela's store, which is far exceeding sales projections. He talked about the other retail and restaurant opportunities there were at RidgeGate Commons next to Cabela's. Commissioner Sippel said she wanted to go on record that she is concerned about too much residential and not enough retail. She suggested changing language on Page 5 of the Sub-Area Plan to broaden the intent to include more references to potential retail uses. She suggested that the second paragraph under Section 3.2 pertaining to synergy of uses be retained, rather than deleted.

Chair Sauder said he understood the need to clean up the Sub-Area Plan and make it less site-specific. However, he was concerned that it might be a little

premature and wondered whether we should wait for the Schwab campus to open to determine how it may influence the retail market. He said he was surprised the existing residential didn't feed the existing retail more. He said he thought the lunch business for existing restaurants will increase significantly.

Commissioner Steele said he thought there was a disconnect in using the term "village" to describe the area, as the retail there is strip retail, rather than a neighborhood-based concept. He believes the concept has not been fully developed to characterize it as a village.

Commissioner Carlson asked the Commissioners for their general feedback relative to the potential for apartments, and suggested taking a wait and see approach to evaluate what happens after Schwab opens. She said would be willing to consider recommending approval if there is a condition that there will be no multi-family other than the Morningstar senior living project. Commissioner Kirchner said he would not support that type of condition. He would be concerned about trying to force retail into an area that hasn't accepted retail and that such a condition would be too restrictive. He didn't believe the coming of Schwab was necessarily going to support more retail. He said the plan as proposed provides more flexibility and noted that a good portion of the area is already retail. If additional retail is not working, it should not be forced. He indicated he would support multi-family apartments.

Commissioner Mikolajczak said it was too bad the original plan did not happen and he would not be opposed to waiting a year and seeing what happens. He wasn't sure if you added more retail that Schwab employees would necessarily be enough to support that. He said his biggest concern was creating a positive environment around the Arts Center and what was being proposed had that potential. He also indicated he liked the idea of multi-family.

Commissioner Sippel asked Commissioner Carlson about her intent. Commissioner Carlson said she was trying to measure the level of support for a condition of approval that there wouldn't be any multi-family in the sub-area. She said such high density housing in this area was a concern by many in the community. Mr. Jones noted that the multi-family apartment idea was part of an earlier concept but that they are not in negotiations with anyone regarding apartments. He also indicated that the zoning does allow for that type of use and no change is being proposed to the zoning. Chair Sauder said excluding multi-family goes against the definition of mixed-use and he didn't think such a specific use restriction was appropriate for a sub-area plan.

Commissioner Steele said he accepted Commissioner Carlson's concern but couldn't support such a condition. He said he was concerned more generally about the area not coming together as a walkable community and that there was a lot of surface parking. He felt it was missing an integration of uses that would support a more walkable area. He indicated he was open to having a broad

palette of uses to work with and that he couldn't support a condition prohibiting multi-family.

Commissioner Godden said they should wait and see what happens with the SIP. He said it was unfortunate that the library bond issue was defeated and light rail hasn't come yet. It is unfortunate that some of the things we thought would happen haven't come together. He said he agreed with Commissioner Steele that there seems to be less cohesion happening than originally thought with the master plan, although he knows RidgeGate is trying to work toward that. He said the images presented imply a village feel but it's hard to tell until the project builds out.

Commissioner Sippel said she couldn't support the prohibition of multi-family but she was still concerned that things didn't come together as planned. She said she also understands that you need to have residential. She was concerned that some of the walkable aspect of the project seemed to be lost and hoped that there would be more forward-thinking regarding bike lanes and pedestrian connections.

Commissioner Kirchner moved that the Commission recommend to City Council approval of RidgeGate Lincoln Commons C/MU Sub-Area Plan, Project #SA14-03R. Commissioner Godden seconded the motion. The motion was approved 4 to 3 with Commissioners Godden, Sippel, Mikolajczak and Kirchner voting in favor. Commissioners Carlson, Steele and Sauder voted no. Commissioner Carlson indicated she voted no because of the chance there could be more multi-family residential, although she appreciated efforts to preserve some of the original vision. Commissioner Steele indicate he voted no so that it goes on record that this was not a rousing endorsement of the plan. He felt there were enough concerns noted that the vote should reflect that. Chair Sauder said he felt the plan should wait and see if circumstances change. He indicated his vote was not for lack of support for the plan and he recognized the collaboration that had occurred but in his opinion it was premature.

Commissioner Steele asked staff whether a negative action on the Sub-Area Plan would impact the senior living project. Mr. Hebert responded that it possibly could, but that would be up to the Planning Commission and Council. Commissioner Steele commented that he had not heard anything negative about the Morningstar project. Mr. Hebert responded that it was not under consideration tonight, but that an SIP was expected soon.

7. Adjournment

There being no further business, Chair Sauder adjourned the meeting at 9:35 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

FOR: March 11, 2014 Planning Commission Meeting

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

DATE: March 5, 2014

RE: RidgeGate Section 15, Filing 5, Second Amendment, Lot 1-E1,
Lincoln District East SIP 11th Amendment, a part of Phase II at
Lincoln Commons – (Snooze)
Project File #SP14-14R

Owner:
Molior, Inc.
5150 E. Yale Circle, #400
Denver, CO 80222

Representative:
The Mulhern Group, Ltd
1730 Blake St., Suite 435
Denver, CO 80202

Planning Commission Meeting Date:
City Council Meeting Date:

March 11, 2014
NA

A. REQUEST:

Approval of a Site Improvement Plan (SIP) amendment for a single-story, 6,000-square-foot building on 1.1 acres, proposed to accommodate two restaurant tenants.

This plan amendment pertains to approval of a Snooze restaurant and is designed for a future second restaurant. Consideration is give to the building elevations and on-site landscaping. As per the process approved as part of the master SIP for Lincoln District East, the application will be heard by the Planning Commission only.

B. LOCATION:

The property is located within Lincoln Commons in RidgeGate, which is located generally south of Lincoln Avenue and east of Commons Street. Surrounding land uses are as follows:

West: Multi-tenant retail building in Lincoln Commons

East: Willow Creek and Charles Schwab office campus in RidgeGate

North: Dental office and Lincoln Avenue

South: Undeveloped site (Anchor B) in Lincoln Commons

C. BACKGROUND:

The property is within the Commercial/Mixed-Use Area (C/MU) Planning Area #1 of the RidgeGate Planned Development. Restaurants are an allowed use in this Planning Area.

A master Site Improvement Plan (SIP) and specific standards and design guidelines were approved by City Council for Lincoln Commons in 2008. Subsequently, an SIP for the development of the northeast quadrant of Lincoln Commons, Lincoln District East, was established in 2009. These approved plans provide that the review and approval of pad sites are only the purview of the Planning Commission, with the exception that a decision for denial by the Planning Commission may be appealed to the City Council. Two other pad sites in Lincoln District East (one for a dental office and the other for a bank), were subsequently reviewed and approved by the Planning Commission. Other minor administrative amendments to Lincoln District East have also been reviewed and approved by the Lone Tree Community Development Director.

The master Lincoln Commons SIP and the Lincoln District East SIP provide that the submittal for subsequent review by the Planning Commission in cases like this only requires building elevations, vicinity map and material sample board. Since landscaping has increased with this application over what was approved on the master SIP, plans for landscaping have been included in this application for review and approval.

D. SITE CHARACTERISTICS:

The property has been graded for development and has been reseeded with native grasses. The parking for this proposed building is in place.

E. 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

F. DESCRIPTION:

Building Elevations

The building elevations proposed are similar in character and form to those approved by the City in 2009 for Lincoln District East. The use of brick, masonry, tile and stucco are in conformance with the sample board approved with the master SIP, and have been applied to other retail buildings in Lincoln District East. The mix of materials and colors break up the linear building façade in conformance with the approved design standards and guidelines. The building design includes a distinctive base, middle, and top, including raised roof parapets, and attention to all building sides. These elements enhance the building design and tie this building architecturally to the rest of the center.

Parking

Parking is in conformance with the master SIP for Lincoln District East, although it is noted that 3 parking spaces will be removed to accommodate an enlarged outdoor patio seating for the south tenant. The enlarged patio space also requires an additional 2 parking spaces per the City's Zoning Code, so parking for this area is 5 spaces less than originally approved in the master SIP. However, the Lincoln District East SIP shows a 20-space surplus of parking. Staff has evaluated parking at the center during peak times and based on an analysis conducted by staff for the current and projected demand and uses, finds that parking is sufficient to meet the present and future need. The master SIP allows for adjustments to original parking assumptions, upon approval by the City at the SIP amendment stage.

Access

The property is accessed via Town Ridge Drive, Commons Street, and Sky Ridge Avenue in RidgeGate. The site also is accessed from the east via a trail constructed in Willow Creek.

Landscaping

Landscaping has been enhanced, particularly on the east and north sides of the property, over what was approved by the City in 2009. Additional plantings on the north side will enhance the outdoor patio, and additional

plantings on the east side will help screen the trash enclosure and utility meters and equipment.

Walkway materials consist of concrete, with differing score lines and finishes.

Pedestrian lights, building lighting bike racks, benches and trash receptacles are provided per City requirements and are consistent with the approved master SIP and those used elsewhere in Lincoln District East.

Signage

The signs on the buildings are for illustrative purposes only. Sign permits will need to be secured separately through the Community Development Department.

G. REFERRALS

Referrals are not required for this project, as it is in general compliance with the approved master SIP for Lincoln District East. However, final approval of the SIP from the Public Works Department is still required.

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 Retail District West Village Sub-Area Plan.

Staff recommends the Planning Commission approve the SIP amendment, subject to final approval by the City Public Works Department.

END

THE MULHERN GROUP, LTD.

ARCHITECTURE • PLANNING • INTERIORS

March 5, 2014

City of Lone Tree
Department of Community Development
9220 Kimmer Drive, Suite 100
Lone Tree, Colorado 80124
Attn: Jennifer Drybread, Senior Planner

Re: Pad E, Lincoln District East (LDE)

Dear Jennifer:

The anticipated SIP submittal is enclosed, including all documentation as outlined in your October 21, 2013 email transcript to me. The Pad E design falls in step with the existing buildings in the center, holding true to design character, materials selection, site furnishings and lighting. Also, the building is approximately 6,000 SF as was originally planned for the footprint of this pad site in the original Planned Development document. Parking and curbs are retained with one exception; 3 parking spaces have been removed to accommodate an enlarged patio space for the southern-most tenant, planned as a restaurant use who would desire to take advantage of the west orientation with an outdoor seating area. The northern-most tenant maintains the north-facing outdoor patio space, which orients itself to both the Willow Creek open space to the west and the Lincoln Avenue auto and pedestrian traffic. The design of this patio has been modified to reflect the desires of the specific restaurant use, who thinks this outdoor patio exposure to be paramount.

The specifics of the development are described below, per SIP narrative submittal requirements:

(1) General Information

a. Owner Molior, Inc (c/o Legend Retail Group)
5150 East Yale Circle, Suite 400
Denver, Colorado 80222
Contact: Rick Will
720.529.2993

Architect The Mulhern Group, Ltd.
1730 Blake Street, Suite 435
Denver, Colorado 80202
Contact: Liz Petersen
303.297.3334

b. Ridgeway Section 15, Filing #5, Second Amendment, Lot 1-E1, 1.1 Acres

c. CM-U#1
Lincoln District East, 11th Amendment

d. Current Zoning: Planned Development (PD)

(2) Development Impacts

1730 Blake Street, Suite 435 • Denver, Colorado 80202 • TEL: (303) 297-3334 • FAX: (303) 292-2601

This Property was originally designed for a 6,000 SF building, as part of the overall PUD layout for Lincoln Commons East. All parking, circulation, utilities, and general services were designed to reflect this type of use. As retail/restaurant use was speculated for the pad site, the parking was built and accounted for as is shown in existing conditions.

(3) Compliance with Intent and Approval Standards

Intent Standards

The Pad E site was designed to follow the overall Lincoln District East Design Guidelines, use similar materials and finishes, to create architecture that complements and furthers the design intent of the overall shopping center, and to provide high-quality tenants with restaurant or retail uses that are highly sought by the Lone Tree and Lincoln Commons communities. Careful attention is given to the selection of materials, and the detailing and specifics of the original center were followed, including selections of site furnishings, site lighting, and sidewalk patterning. All aesthetic selections are to follow those established in the original center. Simply, the design of the pad building was meant to appear as though it was built at the same time as the original buildings.

As the Charles Schwab campus comes to fruition, the anticipated restaurant use is particularly timely, as there will be lunch and dinner crowds coming from the buildings. Also, both the residential communities and cultural arts complex demand restaurants and retail in close proximity for residents and visitors alike.

Approval Standards

Because the pad site was prepared with parking spaces and curbs along the parking drive and aisles, the site was pre-determined to comply with site planning and city standards for these components. Also, the pad site was master-planned to be a 6,000 SF retail/restaurant use, as is shown in this package. The building design follows both design guidelines for LDE and City of Lone Tree Commercial Design standards through materials use, transparency standards, heights, signage layouts and sizes, and site planning principles.

(4) Development Phasing

At the time of submittal, the development team anticipates an early March 2014 Planning Commission meeting, with building plans to be submitted to COLT Building Department in mid-April, and permit approval by end of May. Construction of the core and shell is approximately 5-6 months, with turnover to tenant(s) in November 2014.

(5) Other Project Data

- a. Total number of employees on maximum shift when known (for parking purposes)
On a maximum work shift for overall assumed square footage of 4,000 SF, anticipated uses state that 4 employees/1,000 SF resulting in 16 parking spaces is required for the pad site.
- b. Square footage of building
6,000 SF Gross SF, 4,000 SF Net assumed
- c. Lot area
1.1 Acres
- d. Anticipated opening date
1st quarter 2015

(6) Sustainability

The pad site sits along the Willow Creek Open Space and trail system, therefore maximizing pedestrian and bike traffic to and from the site. Also, Ridgeway is home to the new Charles Schwab corporate office building campus, where thousands of business people and visitors can walk to the site to frequent the restaurants. In addition, the Lone Tree Cultural Arts Center offers users the opportunity to stroll over before or after a performance. Other users in Lincoln Commons include the anticipated Library where users can walk over to dine or shop.

There are bus routes which run along Lincoln Avenue, making a stop at Lincoln Commons, close to Pad E site. Ridgeway sits abreast of highway I-25, where commuters travel north and south. It is a short drive from there to the Pad E site.

There will be recycling efforts in place, where the trash enclosure has been sized to accommodate a recycle area and compactor for large recyclable containers to be minimized.

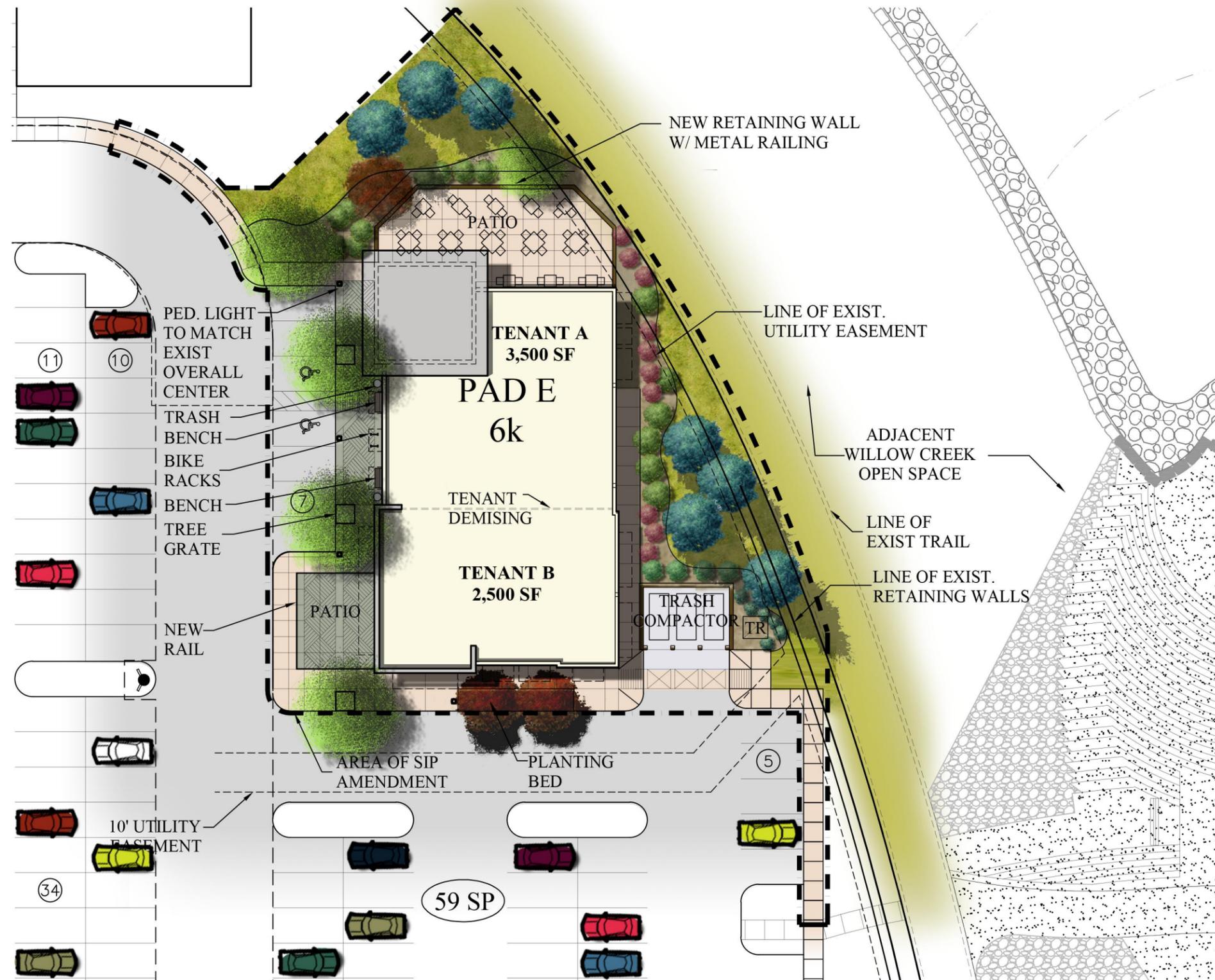
(7) Variances if applicable

There are no variances requested.

In closing, we appreciate the cooperation from City of Lone Tree in moving this project forward in planning review. As the project is under contractual time restraints, it makes it possible to realize these deadlines because of your willingness to review the project in a timely manner.

Sincerely,

Liz Petersen
Sr Project Designer/ Project Manager
The Mulhern Group, Ltd.
lpetersen@themulherngroup.com



03 | 05 | 2014

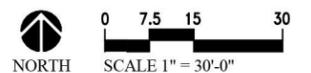
MOLIOR, INC.

THE MULHERN GROUP, LTD.
ARCHITECTURE-PLANNING-INTERIORS

LINCOLN COMMONS

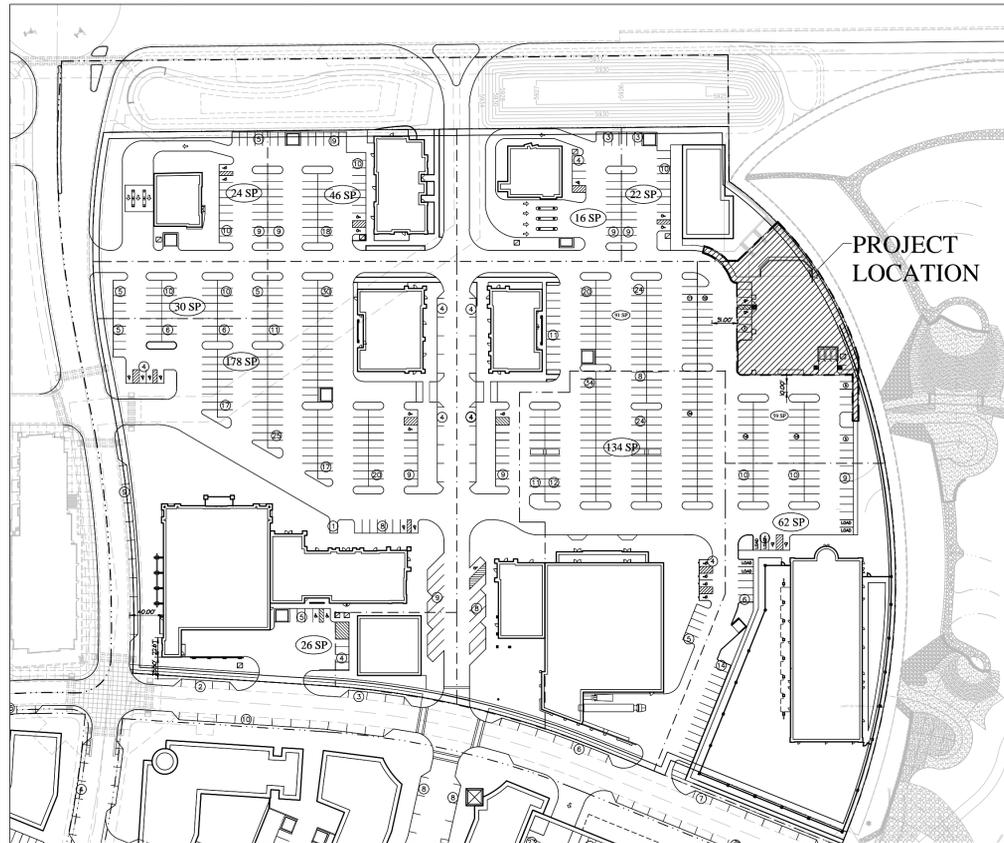
NORTH PAD E
DESIGN STUDIES

SITE PLAN

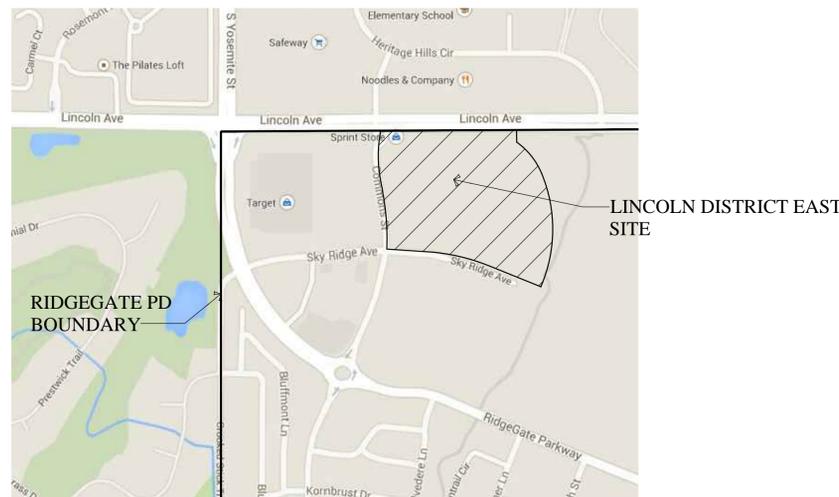


**RidgeGate Section 15, Filing #5, Second Amendment, Lot 1-E1, 1.1 Acres
CM-U#1
Lincoln District East, 11th Amendment. A Part of Phase II at Lincoln Commons (#SP08-03R)
SITE IMPROVEMENT PLAN, SP14-14R**

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 otherwise be addressed in an approved Development Plan or Sub-Area Plan.



KEY PLAN
1"=100'



VICINITY MAP
N.T.S.

SITE DATA TABLE: LINCOLN DISTRICT EAST WITH AMENDMENTS

Lincoln District East (revised from 2009 master SIP)

Parking		
Anchors	61,500 sf	187 sp
Required	1 sp / 330 sf	
Shops & Pads	40,000 sf	160 sp.
Required	1 sp / 250 sf	
Restaurants	20,300 sf	203 sp.
Required	1 sp / 100 sf	
Outdoor Seating/Patio Dining	2,000 sf	10 sp.
Required	0.5 sp / 100 sf	
Employee Parking	4 empl./1,000 sf on max. shift Restaurant 22,300 sf	88 sp.
ADA accessible parking spaces		
Required Regular		13 sp.
Required Van		15 sp.
		= 676 sp.
Total Parking Provided		677 sp.
	(Originally 680 sp. - 3 sp. omitted in this SIP Amendment)	

Parking Pad E Site

Restaurant	6,000 sf. Gross 4,000 sf. Assumed	40 sp
Required	1 sp / 100 sf	
Outdoor Seating	1,580 sf	7.9 sp = 8 sp
Required	0.5 sp / 100 sf	
Employee Parking	4 empl./1,000 sf on max. shift for 4,000 sf.	16 sp
		= 64 Total spaces (incl. 2 HC)

Bicycle Parking
Required 2 sp

Provided **59 sp**
4 bicycle sp

PROJECT DIRECTORY

OWNER/DEVELOPER
MOLIOR, INC.
c/o Legend Retail Group
5150 E. Yale Circle Suite 400
Denver, CO 80222
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Rick Will
rick@legendretailgroup.com

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F: 303-292-2601
Liz Petersen
lpetersen@themulherngroup.com

CIVIL ENGINEER
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F: 303-623-3758
Brandi Hall
bhall@norris-design.com

PHOTOMETRIC STUDY
Completed under original
Site Improvement Plan.
See attached.

SHEET INDEX:

- Cover Sheet
- Overall Site Plan
- Enlarged Site Plan
- Landscape Plan
- Site Section
- Site Details
- Landscape Notes & Details
- Irrigation Plan
- Irrigation Details
- Irrigation Details
- Building Elevations
- Light Fixture Specs
- Light Fixture Specs
- Grading Plan - Not required per Engineering
- Utility Plan - Not required per Engineering
- Photometric Study

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: _____

The owner(s) of the lands described herein, hereby agree(s) (1) to develop and maintain the property described herein in accordance with this approved Site Improvement Plan and in compliance with Chapter 16 of the Lone Tree Municipal Code and that (2) the heirs, successors and assigns of the owner(s) shall also be bound. The signatures of the owner(s)'s representative(s) below indicate that any required authorizations to enter this agreement, including any corporate authorizations, have been obtained.

MOLIOR, INC.

(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.

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DENVER COLORADO 80202
303 297 3334 FAX 303 292 2601

REGISTRATION

ISSUE RECORD

SIP AMENDMENT SUBMITTAL
02-20-14
SIP AMENDMENT SUBMITTAL #2
02-28-14
SIP AMENDMENT SUBMITTAL #3
03-05-14

DESIGN NUMBER

PROJECT NUMBER
13003
DATE
02-20-2014
PROJECT MANAGER
LP
DRAWN BY
GS, LC
CHECKED BY
MGM

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PROJECT
**LINCOLN DISTRICT EAST-
PAD E**

LOCATION
DOUGLAS COUNTY, COLORADO

SHEET TITLE

SHEET NUMBER

RidgeGate Section 15, Filing #5, Second Amendment, Lot 1-E1, 1.1 Acres
CM-U#1
Lincoln District East, 11th Amendment. A Part of Phase II at Lincoln Commons (#SP08-03R)
SITE IMPROVEMENT PLAN, SP14-14R

LEGEND

- PROPERTY LINE
- LOT / PARCEL LINE
- ROW LINE
- SETBACK
- EASEMENT
- SITE TRIANGLE @ CURB CORNERS
- (E) STREET LIGHT, RE: EXISTING CONDITIONS DWGS.
- (N) SITE LIGHT POLES, RE: PHOTOMETRIC DWGS.
- FIRE HYDRANT
- (E) SIGNAGE
- (N) TENANT I.D. SIGNAGE
- BIKE RACK
- TRASH RECEPTACLE
- RECYCLING RECEPTACLE
- BENCH
- TABLE AND CHAIRS
- TREE GRATE
- HC PARKING SPACE
- TRASH ENCLOSURE
- TRANSFORMER PAD LOCATION
- ▶ BUILDING INGRESS/EGRESS POINTS
- PARKING SPACES IN A ROW
- XX SP TOTAL PARKING SPACES

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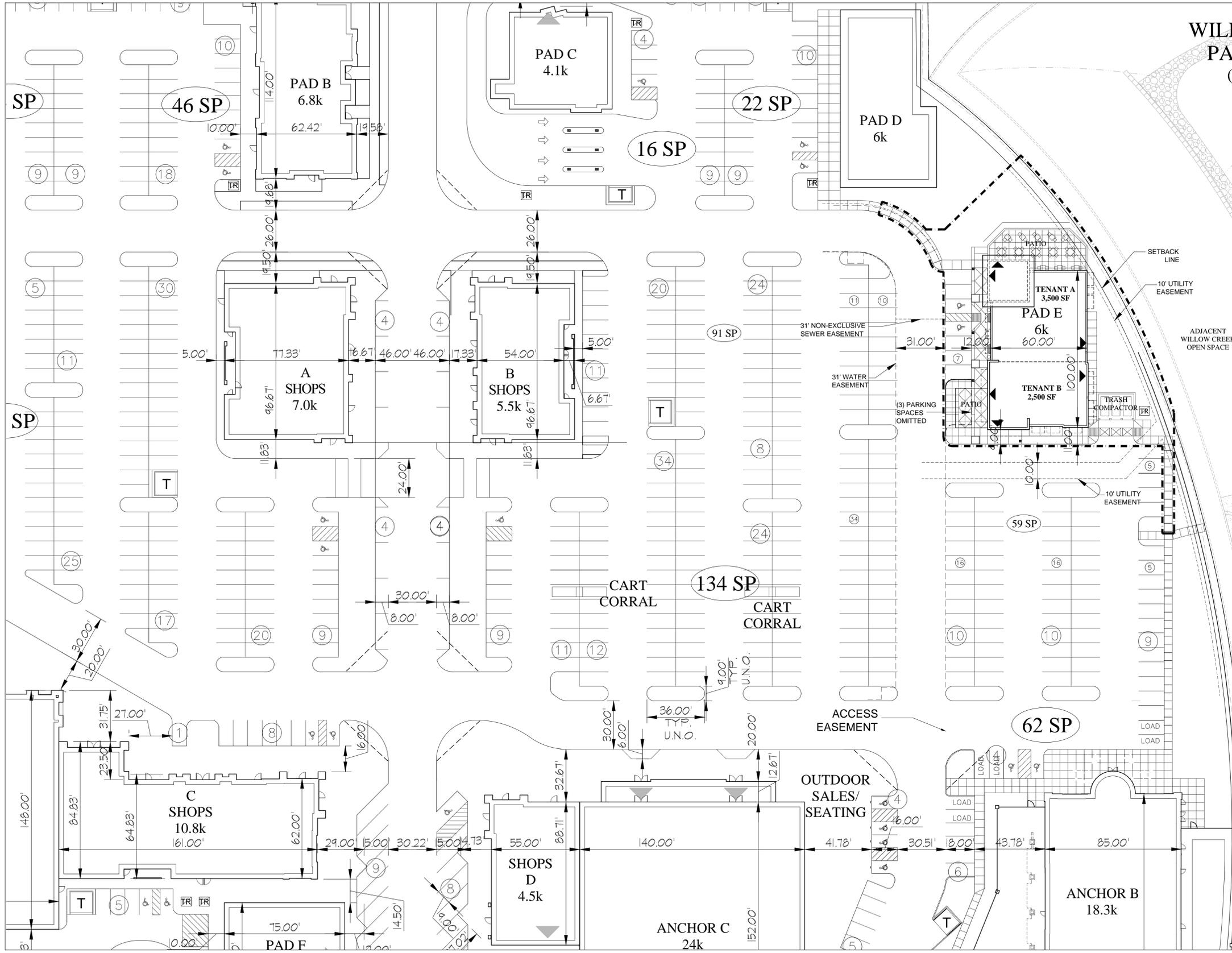
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PROJECT
LINCOLN DISTRICT EAST-PAD E

LOCATION
 DOUGLAS COUNTY, COLORADO

SHEET TITLE
SITE PLAN

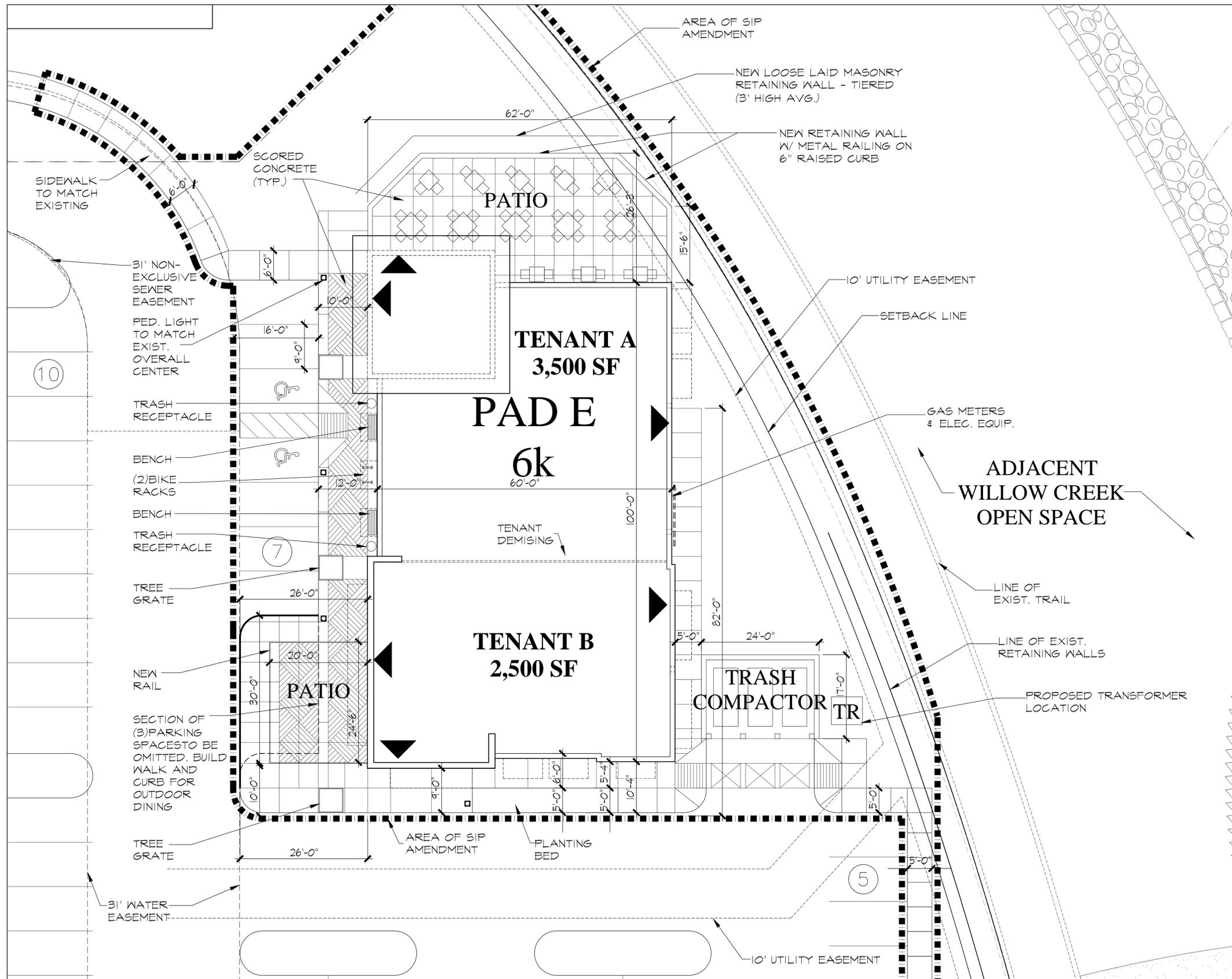
SHEET NUMBER
 2 of 16



1 OVERALL SITE PLAN
 1" = 30'-0"



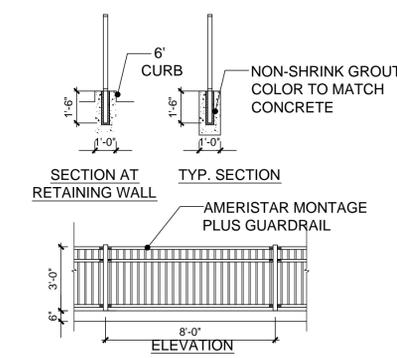
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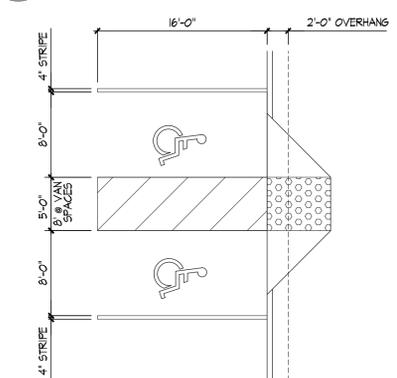
LEGEND

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---	LOT / PARCEL LINE
---	ROW LINE
---	SETBACK
---	EASEMENT
---	SITE TRIANGLE @ CURB CORNERS
⊙	(E) STREET LIGHT, RE: EXISTING CONDITIONS DWGS.
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⊙	BENCH
⊙	TABLE AND CHAIRS
⊙	TREE GRATE
⊙	HC PARKING SPACE
⊙	TRASH ENCLOSURE
⊙	TRANSFORMER PAD LOCATION
⊙	BUILDING INGRESS/EGRESS POINTS
⊙	PARKING SPACES IN A ROW
⊙	TOTAL PARKING SPACES

NOTE: OUTDOOR SALES AT PAD E ARE PERMITTED IN PATIO SEATING AREAS ADJACENT TO THE BUILDING AS LONG AS PEDESTRIAN ACCESS IS NOT RESTRICTED.



3 STD. HANDRAIL-TYP.
1/4" = 1'-0"



2 HANDICAP SPACE-TYP.
1/8" = 1'-0"

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PROJECT
LINCOLN DISTRICT EAST-PAD E

LOCATION
DOUGLAS COUNTY, COLORADO

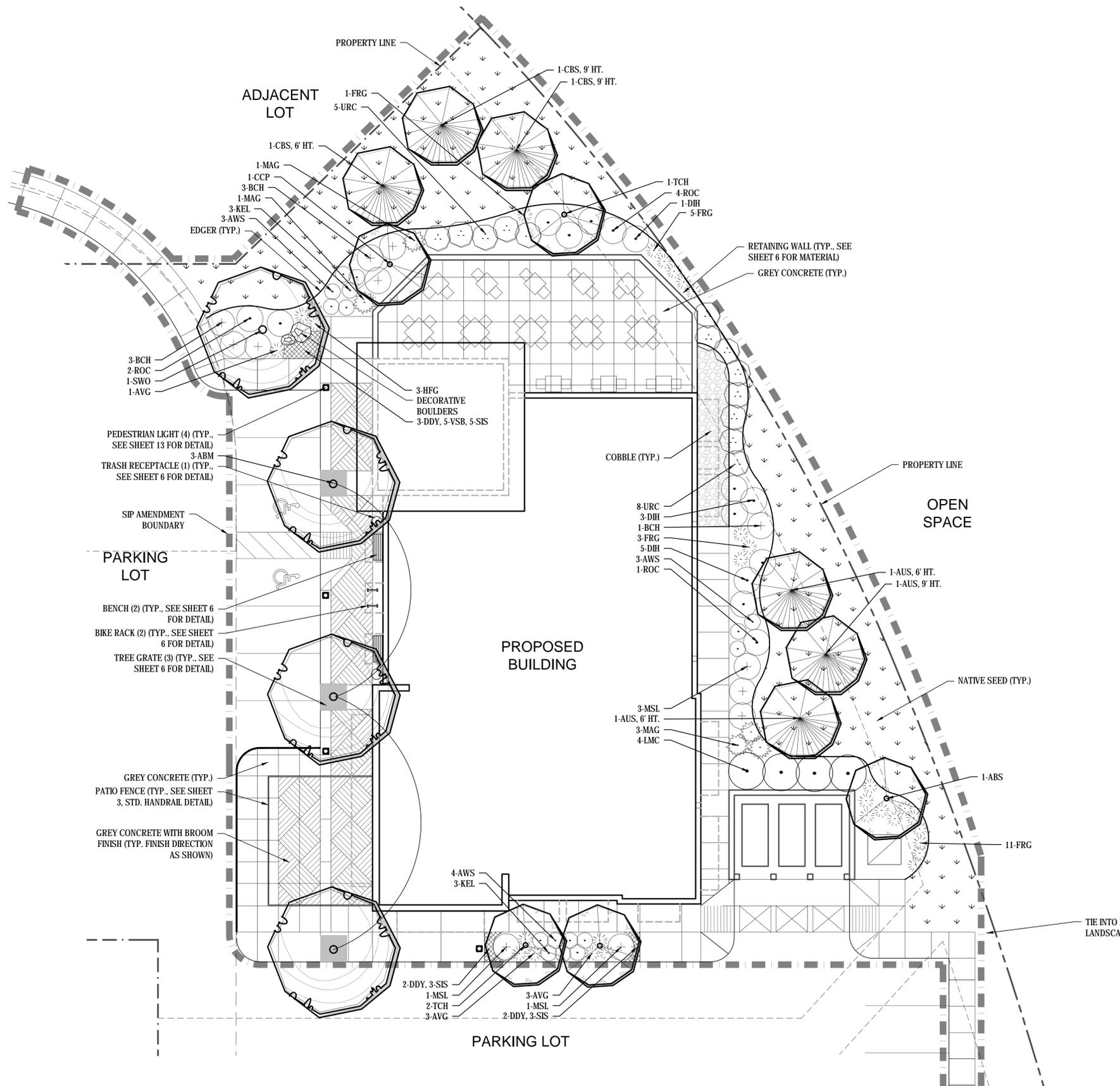
SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
3 of 16

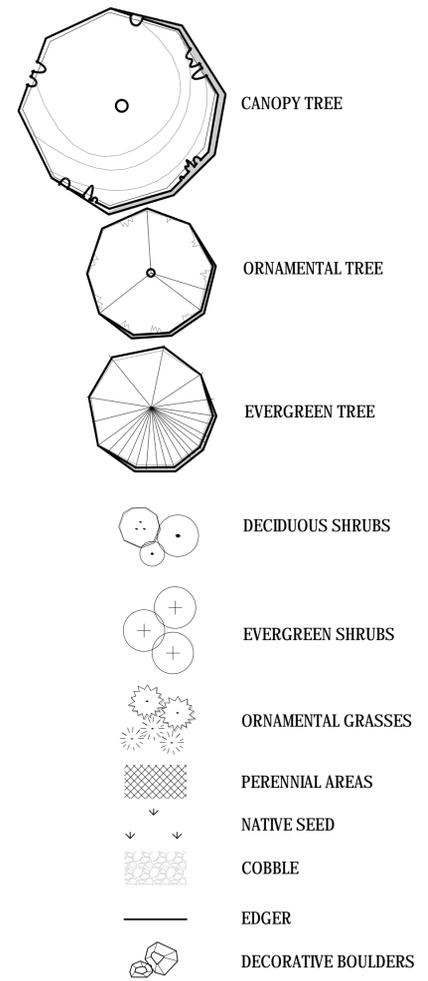
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LEGEND



REGISTRATION

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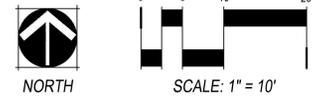
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PROJECT
**LINCOLN DISTRICT EAST-
PAD E**

LOCATION
DOUGLAS COUNTY, COLORADO

SHEET TITLE
**LANDSCAPE
PLAN**

SHEET NUMBER
4 of 16



NOT FOR CONSTRUCTION

RidgeGate Section 15, Filing #5, Second Amendment, Lot 1-E1, 1.1 Acres
CM-U#1
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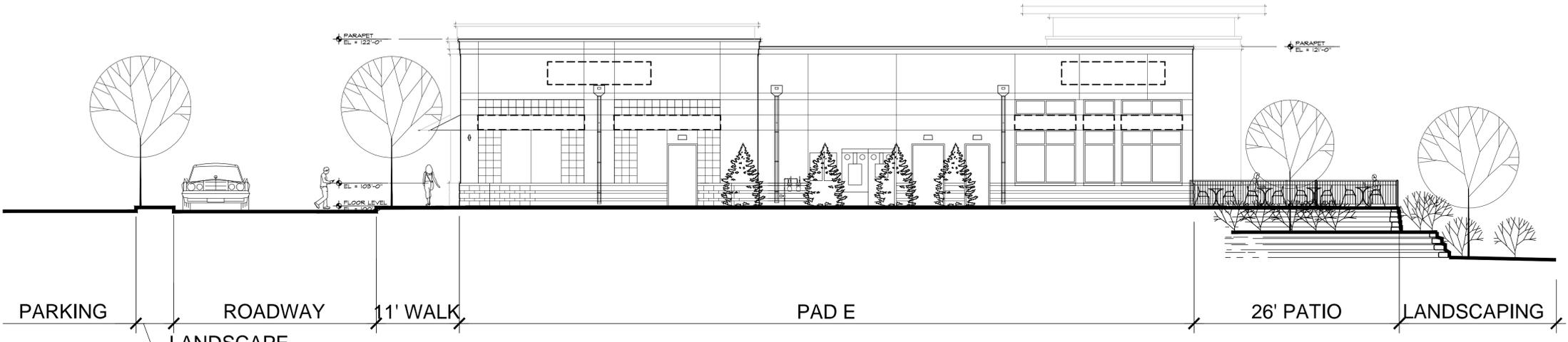
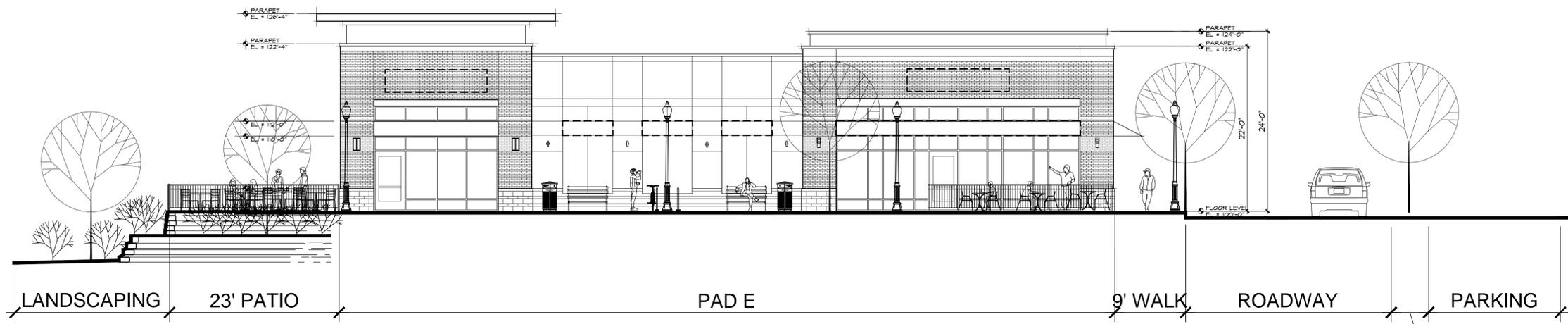
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PROJECT
**LINCOLN DISTRICT EAST-
 PAD E**

LOCATION
 DOUGLAS COUNTY, COLORADO

SHEET TITLE
SITE SECTIONS

SHEET NUMBER
 5 of 16



RidgeGate Section 15, Filing #5, Second Amendment, Lot 1-E1, 1.1 Acres
CM-U#1
 Lincoln District East, 11th Amendment. A Part of Phase II at Lincoln Commons (#SP08-03R)
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MANUFACTURER: SITESCAPES
 MODEL: WESTPORT
 SIZE: 6' LENGTH
 COLOR: SLATE

OR APPROVED EQUAL

1 BENCH

SCALE: NOT TO SCALE



MANUFACTURER: SITESCAPES
 MODEL: WESTPORT, DOME TOP
 SIZE: 35 GAL.
 COLOR: SLATE

OR APPROVED EQUAL

2 TRASH RECEPTACLE

SCALE: NOT TO SCALE

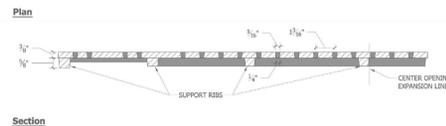
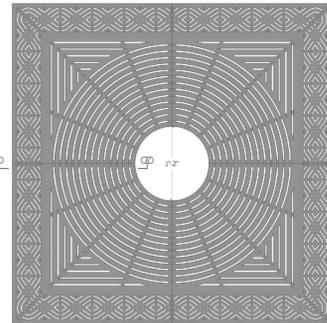


MANUFACTURER: DUMOR
 MODEL: 83
 SIZE: 38" LENGTH
 COLOR: TEXTURED CHARCOAL

OR APPROVED EQUAL

3 BIKE RACK

SCALE: NOT TO SCALE



MANUFACTURER: URBAN ACCESSORIES
 MODEL: CHINOOK 2000
 SIZE: 5' SQ.
 COLOR: CAST IRON GREY

4 TREE GRATE

SCALE: NOT TO SCALE



MANUFACTURER: ALLAN BLOCK
 MODEL: AB EUROPA
 SIZE: ASHLAR PATTERN
 COLOR: TO MATCH BUILDING

5 LANDSCAPE BLOCK WALL

SCALE: NOT TO SCALE

REGISTRATION
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PROJECT MANAGER LP
DRAWN BY GS, LC
CHECKED BY MGM

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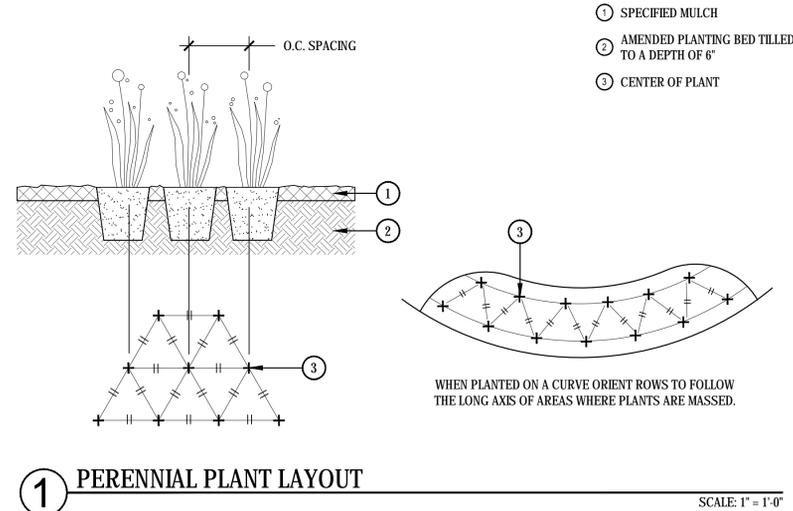
PROJECT LINCOLN DISTRICT EAST-PAD E
LOCATION DOUGLAS COUNTY, COLORADO
SHEET TITLE LANDSCAPE SITE DETAILS
SHEET NUMBER 6 of 16

NOT FOR CONSTRUCTION

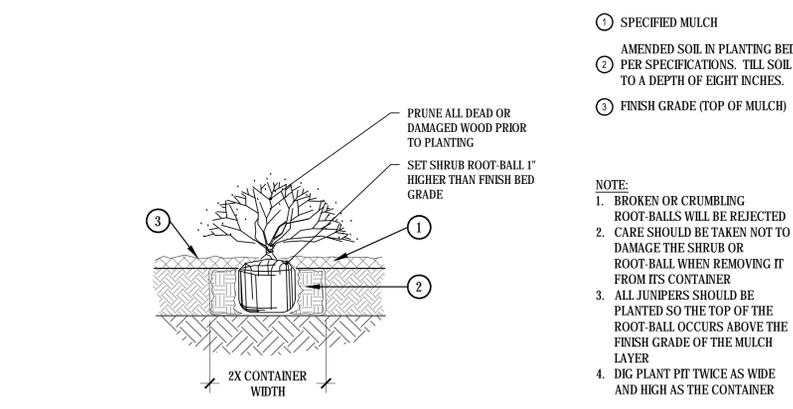
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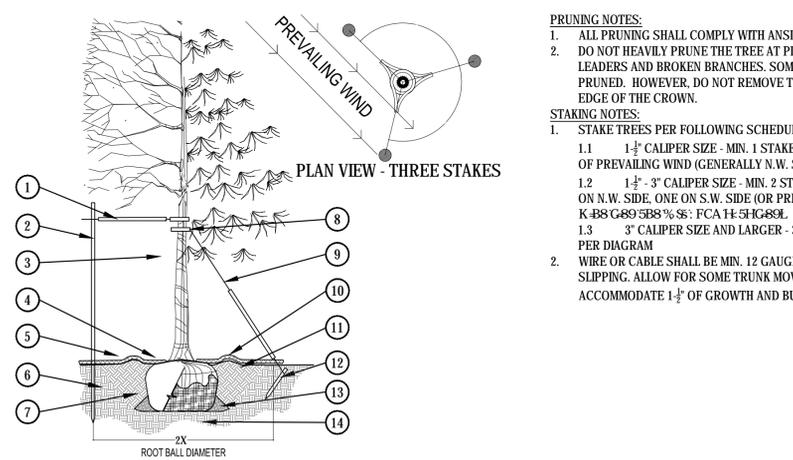
1730 BLAKE STREET SUITE 435
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1 PERENNIAL PLANT LAYOUT
SCALE: 1" = 1'-0"



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



3 TREE PLANTING DETAIL
SCALE: 3/16" = 1'-0"

PLANT LIST

SYMBOL	TOTALS	QTY.	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE & COND.
DECIDUOUS TREES						
[Symbol]	5	3	ABM	AUTUMN BLAZE MAPLE	ACER x FREEMANII 'JEFFERSRED'	3" CAL., B&B
		2	SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	3" CAL., B&B
ORNAMENTAL TREES						
[Symbol]	1	1	CCP	CHANTICLEER PEAR	PRUNUS CALLERYANA	2" CAL., B&B
	3	3	TCH	THORNLESS OCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI 'INERMIS'	2" CAL., B&B
	1	1	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA	6' CLUMP, B&B
EVERGREEN TREES						
[Symbol]	6	3	AUS	AUSTRIAN PINE	PINUS NIGRA	6' OR 9' HT., B&B*
		3	CBS	COLORADO SPRUCE	PICEA PUNGENS	6' OR 9' HT., B&B*
DECIDUOUS SHRUBS * AS NOTED ON PLAN						
[Symbol]	10	10	AWS	ANTHONY WATERER SPIREA	SPIREA JAPONICA 'ANTHONY WATERER'	#5 CONT.
	9	9	DHJ	IVORY HALO DOGWOOD	CORNUS ALBA 'BAIL HALO'	#5 CONT.
	6	6	KEL	KELSEY DOGWOOD	CORNUS SERCEA 'KELSEY'	#5 CONT.
	4	4	LMC	MISS CANADA LILAC	SYRINGA x PRESTONIAE 'MISS CANADA'	#5 CONT.
	7	7	ROC	ROCK COTONEASTER	COTONEASTER HORIZONTALIS	#5 CONT.
	11	11	URC	UPRIGHT RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	#5 CONT.
EVERGREEN SHRUBS						
[Symbol]	12	7	BCH	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#5 CONT.
		5	MSL	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	#5 CONT.
ORNAMENTAL GRASSES						
[Symbol]	35	7	AVG	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	#1 CONT.
		20	FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#1 CONT.
		3	HFG	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#1 CONT.
		5	MAG	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	#1 CONT.
PERENNIALS						
[Symbol]	23	7	DDY	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	#1 CONT.
		11	SIS	SNOW IN SUMMER	CERASTIUM TOMETOSUM	#1 CONT.
	5	VSB	SPEEDWELL VERONICA	VERONICA SPICATA 'GOODNESS GROWS'	#1 CONT.	

ENHANCED NATIVE SEED MIX

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS.
SIDE OATS GRAMA	BOUPELLOUA CURTIPENDULA	35%	10.5 LBS.
BLUE GRAMA	BOUPELLOUA GRACILIS	10%	3.0 LBS.
SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3.0 LBS.
TOTAL		100%	30.0 LBS. DRILLED

LANDSCAPE NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf. TO AN 8" DEPTH UNLESS OTHERWISE NOTED IN THE TECHNICAL SPECIFICATIONS.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH 1 1/2" RIVER ROCK AND INSTALLED TO A MIN. 3" DEPTH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. PERENNIAL AREAS TO BE MULCHED WITH A MIN. 3" DEPTH DOUBLE SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN PERENNIAL AREAS. AREAS IDENTIFIED ON PLANS AS COBBLE TO BE MULCHED WITH 4-6" COBBLE. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH DOUBLE SHREDDED CEDAR MULCH TO A 2" DEPTH.
- SHRUB BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE GALVANIZED EDGER, RYERSON OR EQUAL. COLOR SHALL MATCH EXISTING LANDSCAPE EDGER ADJACENT TO THE PAD E SITE. TO CREATE A CONTINUOUS LOOK AND FEEL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, OR WALKS.
- ALL SODDED, SEEDED, AND LANDSCAPED AREAS SHALL BE WATERED BY AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM, AND SHALL PROVIDE 100% COVERAGE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- DO NOT DISTURB THE EXISTING PAVING, LIGHTING, LANDSCAPING, OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES.
- PERIMETER LANDSCAPED AREAS HAVE BEEN DESIGNED AND APPROVED BY THE DRB AND THE CITY OF LONE TREE. PROPOSED LANDSCAPING FOR PAD E WILL TIE INTO THE APPROVED LANDSCAPE USING SIMILAR MATERIAL, DENSITY AND FORM.
- CONCRETE TO BE GREY CONCRETE. PORTIONS OF THE CONCRETE TO BE BROOM FINISHED IN OPPOSING DIRECTIONS, PERPENDICULAR TO SCORE JOINTS. SEE SHEET 4 FOR LOCATION. A MINIMUM OF 10% OF CONCRETE SHALL BE TEXTURED PER DESIGN GUIDELINES.

PLANT REPLACEMENT PLAN

LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN AND HEALTHY CONDITION BY THE OWNER. THIS SHALL INCLUDE PROPER PRUNING, MOWING OF LAWNS, WEEDING, REMOVAL OF LITTER, AND REGULAR WATERING OF ALL PLANTINGS. SHOULD ANY PLANT MATERIAL DIE, THE OWNER, SUCCESSOR OR ASSIGNS SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF THE PLANT(S) WITHIN ONE (1) PLANTING SEASON. REPLACEMENT OF PLANT MATERIAL SHALL OCCUR AT THE FOLLOWING RATE:

TYPE	PLANT REPLACEMENT WITHIN:			
	YEAR	1 YEAR	2-5 YEARS	6+ YEARS
DECIDUOUS TREE		INCREASE CALIPER BY 1"	INCREASE CALIPER BY 1.5"	INCREASE CALIPER BY 1.5", PLUS INCREASE QUANTITY BY 2 (ORIGINAL SIZE)
CONIFEROUS TREE		INCREASE HEIGHT BY 2'	INCREASE CALIPER BY 2". PLUS INCREASE QUANTITY BY 1 (ORIGINAL SIZE)	INCREASE CALIPER BY 2". PLUS INCREASE QUANTITY BY 2 (ORIGINAL SIZE)
SHRUBS		INCREASE QUANTITY BY 2 (ORIGINAL SIZE)	INCREASE QUANTITY BY 4 (ORIGINAL SIZE)	INCREASE QUANTITY BY 12 (ORIGINAL SIZE)

ADDITIONAL REPLACEMENT SHALL BE IN CONFORMANCE WITH THE LANDSCAPE MATERIAL SPECIES REQUIREMENTS SET FORTH BY THIS PLAN. ALTERNATIVE MATERIALS, SPECIES AND SIZES WHICH ARE ACCEPTABLE TO THE DIRECTOR MAY BE SUBSTITUTED.

PLANT SIZE CHART

PLANT TYPE	MINIMUM SIZE
DECIDUOUS TREE	
Canopy Tree	100% AT 3"
Ornamental Tree	100% AT 2"
CONIFEROUS	25% AT 9', 75% AT 6'
SHRUBS	5 GAL.
ORNAMENTAL GRASSES	1 GAL.
PERENNIALS / GROUNDCOVERS	1 GAL.

NOT FOR CONSTRUCTION

REGISTRATION

ISSUE RECORD

SIP AMENDMENT SUBMITTAL 02-20-14

SIP AMENDMENT SUBMITTAL #2 02-28-14

SIP AMENDMENT SUBMITTAL #3 03-05-14

DESIGN NUMBER

PROJECT NUMBER 13003

DATE 02-20-2014

PROJECT MANAGER LP

DRAWN BY GS, LC

CHECKED BY MGM

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PROJECT LINCOLN DISTRICT EAST-PAD E

LOCATION DOUGLAS COUNTY, COLORADO

SHEET TITLE LANDSCAPE NOTES AND DETAILS

SHEET NUMBER 7 of 16

RidgeGate Section 15, Filing #5, Second Amendment, Lot 1-E1, 1.1 Acres
CM-U#1
Lincoln District East, 11th Amendment. A Part of Phase II at Lincoln Commons (#SP08-03R)
SITE IMPROVEMENT PLAN, SP14-14R



IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	HUNTER / TORO	PROS-06-CV-FRS30 W/ O PRECISION SERIES NOZZLE	POPUF SPRAY HEAD	9
	HUNTER / TORO	PROS-06-CV-FRS30 W/ O PRECISION STRIP, CORNER NOZZLE	POPUF SPRAY HEAD	9
	HUNTER / TORO	PROS-12-CV-FRS30 W/ O PRECISION NOZZLE	HI-POP SPRAY HEAD	10
	HUNTER	PROS-12-CV-FRS30 W/ PRO-SPRAY SST, CORNER NOZ.	HI-POP SPRAY HEAD	10
	HUNTER	ICV	ELECTRIC CONTROL VALVE	8
	HUNTER	HQ-44-LRC	QUICK COUPLING VALVE	5
	HUNTER	I-CORE-PL	ELECTRIC CONTROLLER	14
	HUNTER	SOLAR SYNC-SEN	WEATHER SENSOR DEVICE	15
	FEBCO	860U	BACKFLOW PREVENTER	1
	N/S	MATCO 201X	MANUAL DRAIN VALVE	7
		LINE SIZE	GATE VALVE	4
	HUNTER	ICV	MASTER CONTROL VALVE	6
		CLASS 200 - 2 1/2" & SMALLER	PVC MAINLINE	3
		CLASS 200 BE	PVC LATERAL	3
		CLASS 160	PVC SLEEVING	2
	IRRITROL	DURA-POL	POLY DRIP TUBING - 3/4" MIN. WIDTH	11
	HUNTER	PCZ-101-25	DRIP VALVE ASSEMBLY	12
			DRIP LINE BLOW-OUT STUB	13
	N/S	RAIN BIRD XERI-BUG	DRIP EMITTERS	11

CONTROLLER & STATION NO.
CONTROL VALVE SIZE

A (controller)

NUMBER OF SPARE WIRES - 2 CONTROL AND 1 SPARE WIRES TO WHICH CONTROLLER - SEE CONSTRUCTION NOTES

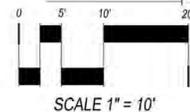
Irrigation System Notes

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE PEAK SEASON IRRIGATION WITHIN AN THREE NIGHT, EIGHT HOUR PER NIGHT WATERING PERIOD. IRRIGATION SHALL OCCUR BETWEEN THE HOURS OF 10:00 PM AND 6:00 AM.
 2. THE MAINLINE SYSTEM WILL BE DESIGNED SUCH THAT VELOCITIES WITHIN THE MAINLINE PIPING DO NOT EXCEED FIVE FEET PER SECOND.
 3. THE MAXIMUM FLOW RATE REQUIRED FOR THE SITE IS 10 GPM. THE STATIC PRESSURE AVAILABLE AT THE SITE SHALL BE DETERMINED AND COORDINATED WITH MECHANICAL OR PLUMBING CONTRACTOR.
 4. THE IRRIGATION INFORMATION SHOWN ON THESE PLANS IS CONCEPTUAL.
 5. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATIC AND INCLUDE A RAIN SENSING DEVICE.
- IRRIGATION DESIGN APPROACH**
- TURF / NATIVE AREAS**
6. SMALL AREAS (25 FEET WIDE OR LESS) SHALL BE IRRIGATED WITH FIXED NOZZLE POP-UP SPRAY HEADS WITH MATCHED PRECIPITATION NOZZLES. NOZZLES SHALL BE SIZES TO PROVIDE HEAD TO HEAD COVERAGE.
 7. LARGE AREAS (WIDER THAN 25 FEET) SHALL BE IRRIGATED WITH GEAR DRIVEN ROTOR HEADS.
- SHRUB BED AREAS**
8. SHRUB BED AREAS WITH PLANT MATERIAL ONE GALLON IN SIZE OR LARGER SHALL BE DRIP IRRIGATED.
- PERENNIAL AND ANNUAL BED AREAS**
9. PERENNIAL AND ANNUAL BED AREAS SHALL BE SPRAY IRRIGATED WITH 12" POP-UP SPRAY HEADS WITH A MAXIMUM SPACING OF 10' O.C. OR IN AREAS THAT ARE LESS THAN 10 FT. WIDE SHALL BE IRRIGATED WITH POINT SOURCE DRIP IRRIGATION.
- CONTROLLER POWER CONNECTION**
10. POWER SUPPLY AND CONNECTION LOCATION SHALL BE COORDINATE WITH ELECTRICAL ENGINEER OR CONTRACTOR.

Sleeving Legend

- (A) (1/4" AND 1/2" CL 160 PVC SLEEVE AT 24" DEPTH
- (B) (1/2" CL 160 PVC SLEEVES AT 24" DEPTH

REFER TO SHEET
 8 IRRIGATION PLAN
 8 IRRIGATION NOTES
 9 & 10 IRRIGATION DETAILS



Know what's below.
Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

HydroSystems-KDI, Inc. Irrigation Consulting
 882 Tabor Street, Suite 200
 Lakewood, Colorado 80401
 303-980-3327
 303-980-2384 (fax)

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 ARCHITECTURE · PLANNING · INTERIORS

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03-05-14

DESIGN NUMBER

PROJECT NUMBER
13003

DATE
02-20-2014

PROJECT MANAGER
JG

DRAWN BY
JG

CHECKED BY
KD

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PROJECT
LINCOLN DISTRICT EAST-PAD E

LOCATION
DOUGLAS COUNTY, COLORADO

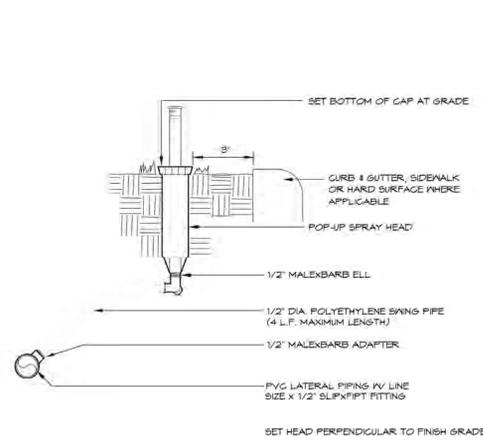
SHEET TITLE
IRRIGATION DESIGN DEVELOPMENT

SHEET NUMBER
8 of 16

RidgeGate Section 15, Filing #5, Second Amendment, Lot 1-E1, 1.1 Acres
 CM-U#1
 Lincoln District East, 11th Amendment. A Part of Phase II at Lincoln Commons (#SP08-03R)
 SITE IMPROVEMENT PLAN, SP14-14R

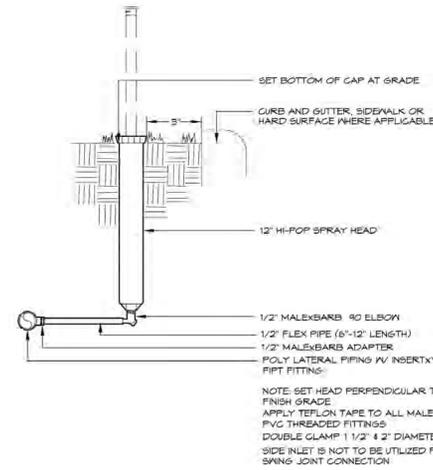
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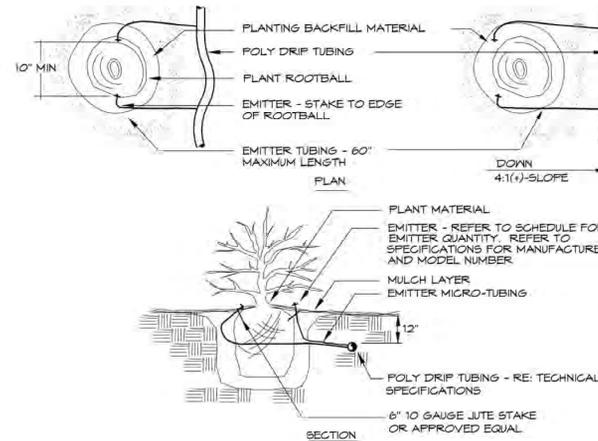
POP-UP SPRAY

9



HI-POP SPRAY HEAD

10



DRIP EMITTER

11

PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 GALLON MATERIAL	0.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1 1/2" CALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH	SIX EACH
2 1/2" CALIPER TREE	1.0 GPH	SIX EACH	EIGHT EACH
3" CALIPER TREE	1.0 GPH	EIGHT GPH	TEN EACH
3 1/2" CALIPER TREE	1.0 GPH	NINE GPH	ELEVEN EACH
4" CALIPER TREE	1.0 GPH	TEN EACH	TWELVE EACH
6 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH	NINE EACH
10 FT. CONIFEROUS TREE	1.0 GPH	EIGHT EACH	TWELVE EACH
12 FT. CONIFEROUS TREE	1.0 GPH	TEN EACH	FOURTEEN EACH
14 FT. CONIFEROUS TREE	1.0 GPH	TWELVE EACH	FOURTEEN EACH

NOTES:

INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.

EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".

FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.

IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.

EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.

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DATE 02-20-2014

PROJECT MANAGER JG

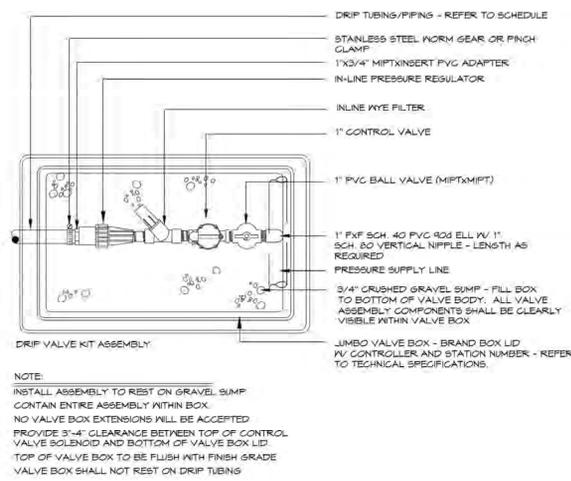
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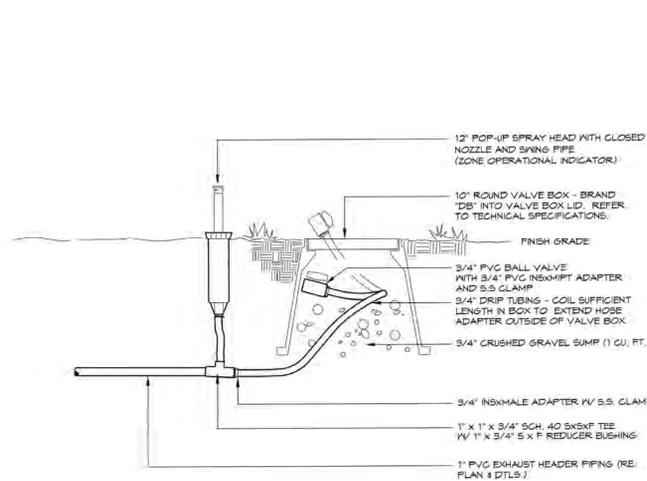
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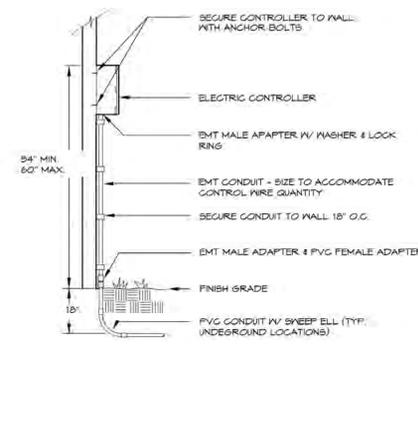
DRIP VALVE ASSEMBLY

12



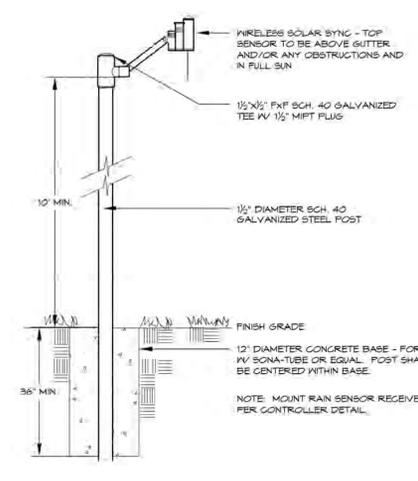
DRIPPERLINE FLUSH-OUT AND OPERATIONAL INDICATOR

13



ELECTRIC CONTROLLER

14



WEATHER SENSOR

15

PROJECT LINCOLN DISTRICT EAST-PAD E

LOCATION DOUGLAS COUNTY, COLORADO

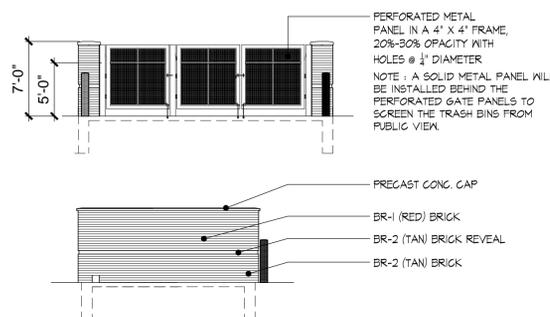
SHEET TITLE IRRIGATION DETAILS

SHEET NUMBER 10 of 16

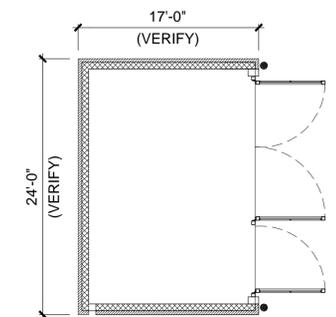
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CM-U#1
Lincoln District East, 11th Amendment. A Part of Phase II at Lincoln Commons (#SP08-03R)
SITE IMPROVEMENT PLAN, SP14-14R**

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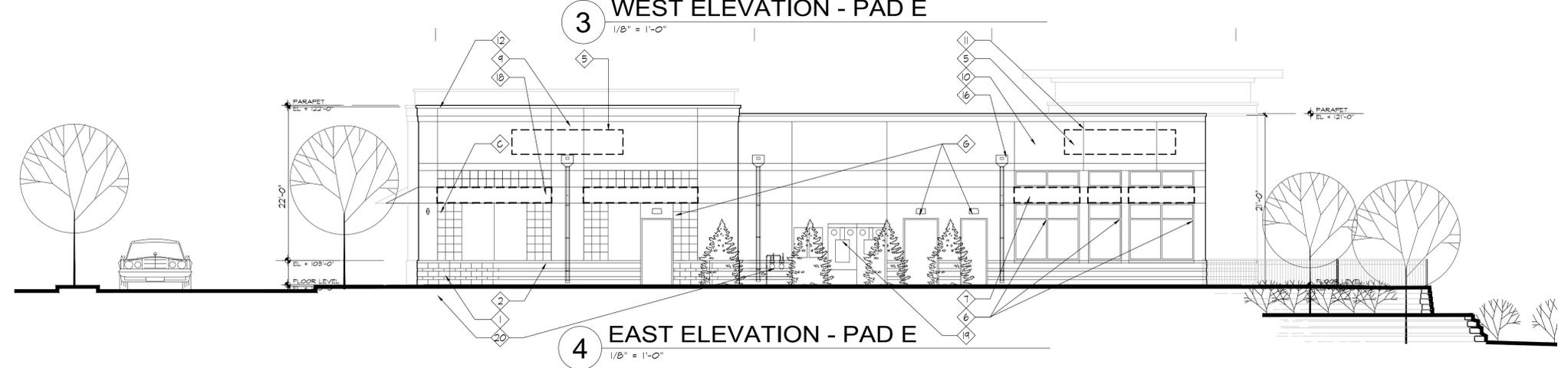
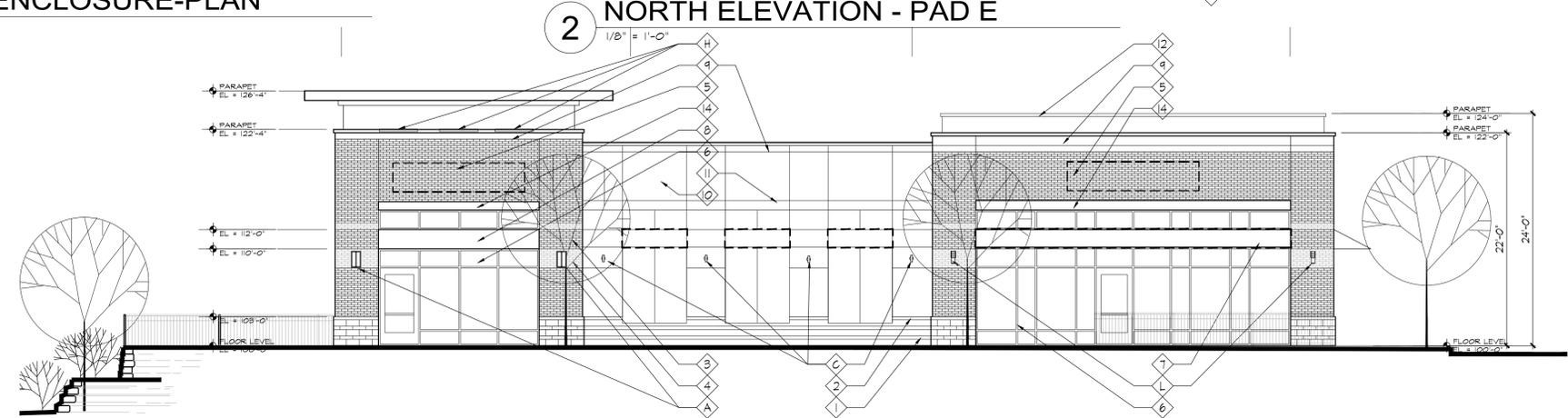
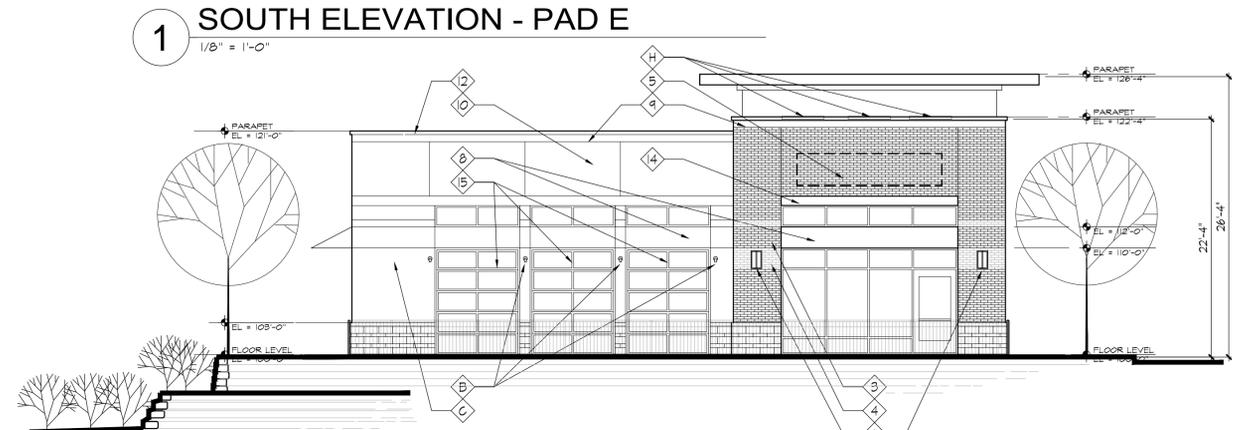
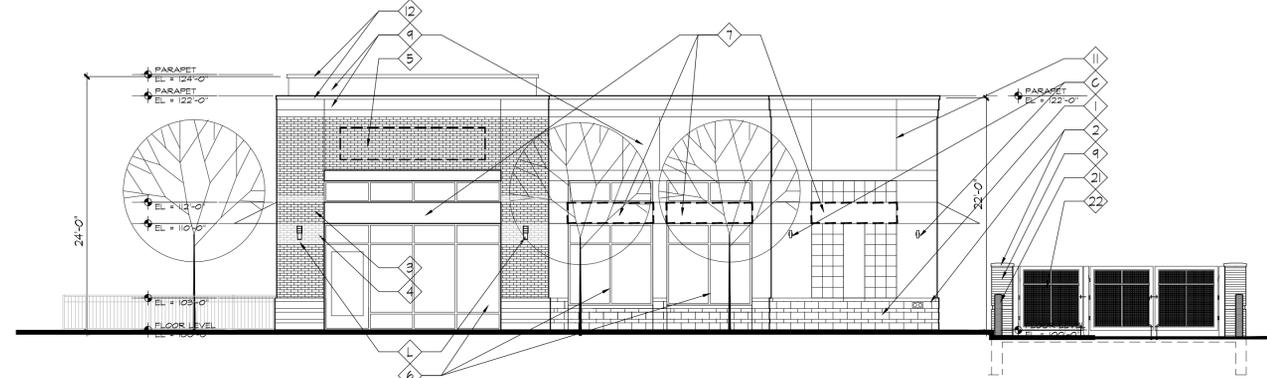
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5 TRASH ENCLOSURE-ELEVATIONS
1/8" = 1'-0"



6 TRASH ENCLOSURE-PLAN
1/8" = 1'-0"



WALL SYSTEM OUTLINE SPECIFICATIONS:

- 1) BRICK MASONRY UNIT WALL SYSTEM:
8"X 8"X 16" STRUCTURAL BRICK MASONRY WITH CONTINUOUS CAVITY WEEP MATERIAL AT BASE OF WALL.
- 3 & 4) BRICK MASONRY UNIT WALL SYSTEM:
4"X 4"X 16" BRICK VENEER ON MASONRY OR STUD BACK UP.
- CONCRETE MASONRY UNIT WALL SYSTEM:
GROUND FACE, INTEGRALLY COLORED CONCRETE MASONRY UNIT, COLORED MORTAR WITH CONTINUOUS WEEP MATERIAL AT BASE OF WALL.
- 9 & 10) 3-COAT STUCCO SYSTEM ON DENS-BEST GOLD ON METAL STUDS BACK-UP.
OR
3-COAT STUCCO SYSTEM ADHERED TO CMU BACK-UP
OR
EIFS ON MASONRY OR STUD BACK-UP

LIGHT FIXTURE SCHEDULE

MARK	MFR./MODEL NUMBER	MOUNT
A	FORECAST F8507-68	SURFACE
B	HEVI LITE HL-340-HLT75E	SURFACE
C	HEVI LITE HL-340-2X-BK	SURFACE
G	GARDCO 101EMR-MT-70MH-208- B84CG-BLP	AREA LIGHT
H	EXTERIEUR VERT LINEOS LI-XX-X-T52-028-X-QD-X-LIN-LOT	STRIPLIGHT WALL WASHER
L	FORECAST F8495-41 / F8495-68	SURFACE
WW1	HADCO CO583F-150 PSMH-208 W/ 12SRA-40(220) VBC- POLE	GLOBE/POLE

NOTE: AREA OF SIGNAGE IS FOR LOCATION ONLY; SIGNAGE PACKAGE APPROVAL UNDER SEPARATE APPLICATION

MATERIALS LEGEND

- 1. MASONRY BASE
- 2. LEDGER CAP
- 3. BRICK #1
- 4. BRICK #2
- 5. SIGNAGE AREA
- 6. STOREFRONT
- 7. CANVAS AWNING
- 8. METAL PANEL
- 9. STUCCO - FIELD COLOR
- 10. STUCCO - ACCENT COLOR
- 11. STUCCO REVEAL
- 12. METAL CAP
- 13. METAL RAISED FASCIA
- 14. METAL LINTEL
- 15. ROLL-UP GARAGE DOOR
- 16. SCUPPER AND DOWNSPOUT
- 17. SPANDREL WINDOW
- 18. TILE PANEL INSET
- 19. ELECTRICAL EQUIPMENT
- 20. GAS METER
- 21. METAL BOLLARDS
- 22. METAL GATE

REGISTRATION

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PROJECT
LINCOLN DISTRICT EAST-PAD E

LOCATION
DOUGLAS COUNTY, COLORADO

SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER
11 of 16

**RidgeGate Section 15, Filing #5, Second Amendment, Lot 1-E1, 1.1 Acres
CM-U#1
Lincoln District East, 11th Amendment. A Part of Phase II at Lincoln Commons (#SP08-03R)
SITE IMPROVEMENT PLAN, SP14-14R**

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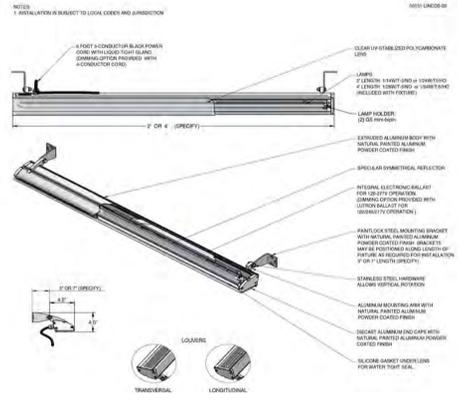
TYPE H - EXTERIEUR VERT LINEOS

LINEOS

14W-54W T5 NO or HO

Fluorescent

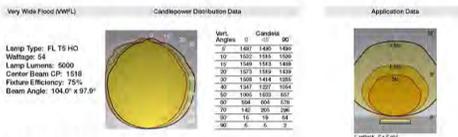
Type: _____
Project: _____
Catalog Number: _____



TARGETTI | Targetti Poles USA Inc., 3200 Meridian Parkway, Fort Lauderdale, FL 33311 Telephone (954) 340-2525 Fax (954) 348-2550
www.targettusa.com

LINEOS
14W-54W T5 NO or HO

Fluorescent



Design
Targetti
Concept
Lineos adjustable linear surface mounted projector creates illumination for facade, wall wash, and landscape area lighting and highlighting architectural features. T5 fluorescent light source, 14-54W options, lockable aiming, symmetric reflector and watertight lens. Projector may be mounted facing up or down and brackets can be moved along length of projector.

Finish
Natural painted aluminum

Material
Body: Extruded aluminum, End caps: Die-cast aluminum, Bracket: Painted steel, Lens: Clear polycarbonate.

Mounting
Surface: Adjustable mounting brackets in 2' or 7' lengths. Body: Available in 2' or 4' lengths. Supplied with bracket to link adjacent projectors for continuous string. Wiring: Projectors are supplied with one foot cable.

Weight
3.6 lbs./ft.

Label
cULus, wet location, IBEW

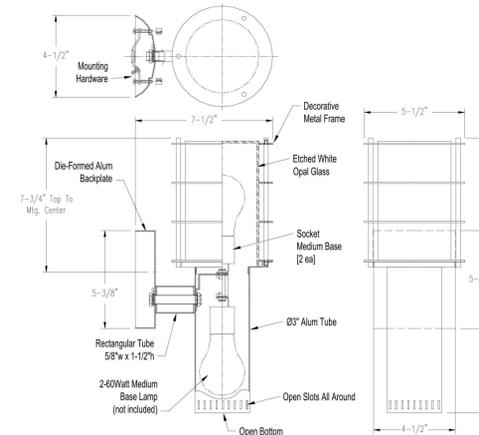
PRODUCT CODE	DIMENSION	LIGHT SOURCE	VOLTAGE	COLOR TYPE	DIFFUSION/CLASS	MOUNTING OPTIONS
LN	2'	1/4"WT-SHO mini bipin	120/240/277V	NAT PAINT ALU	CLEAR	BRKT 3" DIMMING
	4'	1/4"WT-SHO mini bipin	120-277V		LONGITUDINAL LOUVER	BRKT 7" N/A
		1/2"WT-SHO mini bipin			TRANSVERSAL LOUVER	
		1/4"WT-SHO mini bipin				

Specification Notes
a. Provided with one electronic ballast(s).
b. Non-dimming variants available in 120-277V.
c. Dimming variant available in 120/240/277V with LUTRON® 3-wire control ballast.
d. Supplied with 3000K lamp as standard.
e. J-box must be positioned above projector.

Info Notes
1. Ingress Protection Code: IP66

TARGETTI | Targetti Poles USA Inc., 3200 Meridian Parkway, Fort Lauderdale, FL 33311 Telephone (954) 340-2525 Fax (954) 348-2550
www.targettusa.com

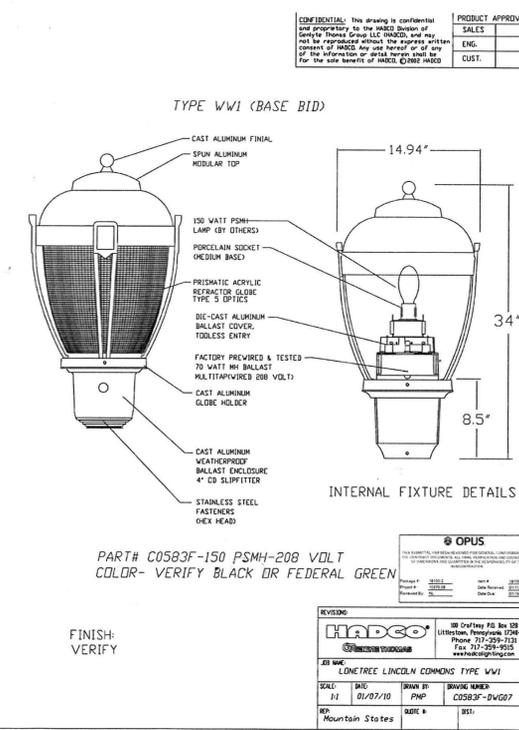
TYPE L - FORECAST F8495-41 / F8495-68



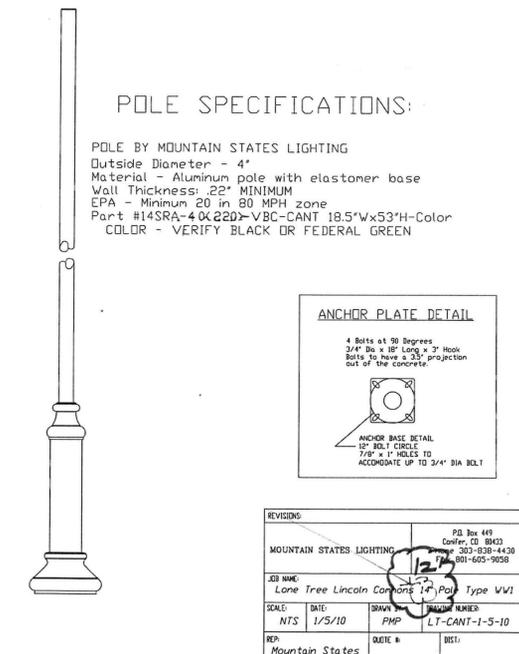
Glass: Etched White Opal
Finishes: Vista Silver -41, Deep Bronze -68
Height: 15" Width: 5-1/2" Extension: 7-1/2"
Lamps: 2 - 60 Watt Medium Base Lamp (not included)
Label: cULus Listed. Suitable for Wet Location.

1600 Fleetwood Drive, Elgin, IL 60123 Tel (847) 622-0416 Fax (847) 622-1115

TYPE WW1 - HADCO LIGHT & POLE



TYPE WW1, WW1A POLE



LIGHT FIXTURE SCHEDULE

MARK	MFR./MODEL NUMBER	MOUNT
A	FORECAST F8507-68	SURFACE
B	HEVI LITE HL-340-HL75E	SURFACE
C	HEVI LITE HL-340-2X-BK	SURFACE
G	GARDCO 101EMR-MT-70MH-208- B84CG-BLP	AREA LIGHT
H	EXTERIEUR VERT LINEOS LI-XX-X-T52-028-X-OD-X-LIN-LOT	STRIPLIGHT WALL WASHER
L	FORECAST F8495-41 / F8495-68	SURFACE
WW1	HADCO C0583F-150 PSMH-208 W/ 12SRA-40(220) VBC- POLE	GLOBE/POLE

REGISTRATION

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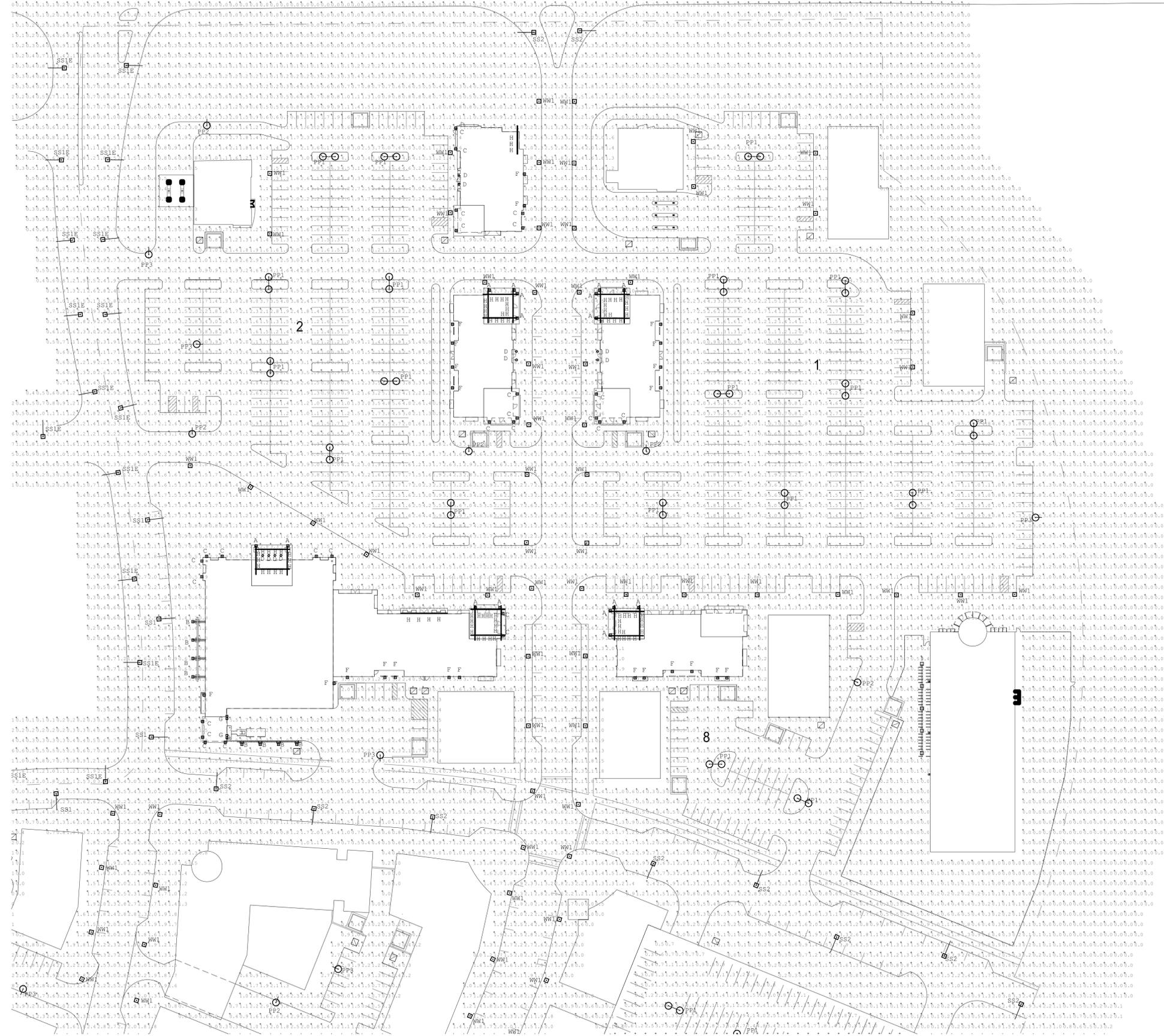
PROJECT
LINCOLN DISTRICT EAST-PAD E

LOCATION
DOUGLAS COUNTY, COLORADO

SHEET TITLE
LIGHT FIXTURES

SHEET NUMBER
13 of 16

PHASE II at Lincoln Commons
RidgeGate Section 15, Filing #5, Lot 1, Block 2; Lot 1, Block 3; and Lot 2, Block 3
Planning Area #1, 39.73 acres
SITE IMPROVEMENT PLAN, #SP08-10R



1 PHOTOMETRIC SITE PLAN - LINCOLN DISTRICT - EAST
 1" = 50'-0"



**PLEASE REFER TO SHEET 6
 OF THIS SIP FOR INFORMATION
 ON PROJECT PHASING**

OPUS.
 Opus Architects &
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REGISTRATION

ISSUE RECORD
 DRC SD SUBMITTAL 12-06-07
 DRC DD SUBMITTAL 01-04-08
 SIP SUBMITTAL 03-27-08
 SIP 2 DRAFT 05-15-08
 SIP SUBMITTAL 2 05-20-08

DESIGN NUMBER
 PROJECT NUMBER
 06056
 DATE
 12-06-2007
 PROJECT MANAGER
 AB
 DRAWN BY
 WJL
 CHECKED BY
 SG

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Prepared For
OPUS
 Opus Northwest, L.L.C.

1855 Blake Street, Suite 200
 Denver, Colorado 80202
 303-297-3700
 303-297-3300 fax

PROJECT
**LINCOLN COMMONS
 PHASE TWO**

LOCATION
 DOUGLAS COUNTY, COLORADO

SHEET TITLE
**PHOTOMETRIC
 SITE PLAN**

SHEET NUMBER
24/33



WEST ELEVATION
3/32"=1'-0"



EAST ELEVATION
3/32"=1'-0"

03 | 05 | 2014

MOLIOR, INC.

THE MULHERN GROUP, LTD.
ARCHITECTURE · PLANNING · INTERIORS

LINCOLN COMMONS

NORTH PAD E
DESIGN STUDIES



SOUTH ELEVATION
3/32"=1'-0"



NORTH ELEVATION
3/32"=1'-0"

03 | 05 | 2014

MOLIOR, INC.

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ARCHITECTURE • PLANNING • INTERIORS

LINCOLN COMMONS

NORTH PAD E
DESIGN STUDIES



CITY OF LONE TREE
STAFF REPORT

TO: City of Lone Tree Planning Commission

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

DATE: March 5, 2014

FOR: March 11, 2014 Planning Commission Meeting

SUBJECT: Westbrook Entertainment & Sports District PD
Rezoning Preapplication, File #ZR14-10

Owner:
DSRM Ventures LLC
6909 E. Mountain Brush Circle
Highlands Ranch, CO 80130

Representative:
Ken Marsh
9233 Park Meadows Drive #219
Lone Tree, CO 80124

Planning Commission Meeting Date:
City Council Meeting Date:

March 11, 2014
NA

A. REQUEST:

This is a preliminary review by the Planning Commission of a request to eventually rezone a 2-acre lot in the Westbrook Sports & Entertainment District Planned Development, (the Entertainment District). If the applicant chooses to proceed beyond this step, the request would amend the Planned Development zoning to allow multi-family residential uses on this lot only, and would increase the allowable maximum building height on this lot only from 60 feet to 75 feet.

The proposed development concept is for a 5 or 6-story multi-family apartment building, with the potential for ground-floor commercial uses and under-structure parking.

Section 16-25-30 of the Zoning Code provides the opportunity for an applicant desiring to rezone a property to seek preliminary Planning Commission review to solicit initial questions, comments and advise on the request. Per the code, the response from the Planning Commission shall not be interpreted as a formal action, but will be advisory only. Preapplications are not heard by the City Council.

As indicated, should the applicant move forward with the rezoning application, a formal rezoning application will be processed, including review by referral agencies and homeowners associations, and public hearings before the Planning Commission and City Council. A Site Improvement Plan will also be required for development of the site.

B. LOCATION:

The property subject to the rezoning request is located on what is presently the Go Putt! Miniature Golf course located at 9741 Park Meadows Drive.

The adjoining land uses are as follows:

West:	Movie theater, restaurants, sports bars and other commercial uses
North:	Highway C-470
South:	Parking lot
East:	Hotel

C. SITE CHARACTERISTICS:

The property slopes from the south property line down to the north property line. The site is developed and used currently as a miniature golf course. The northern portion of the property adjacent to C-470 functions for stormwater runoff.

D. SERVICE PROVIDERS:

Water:	Southgate Water District
Sanitation:	Southgate Sanitation District
Police:	Lone Tree Police
Fire:	South Metro Fire Rescue Authority

E. BACKGROUND:

The Entertainment District was originally zoned and platted in the early 1980s by Douglas County. The City annexed the property in 1998. The current zoning provides for a mix of commercial, entertainment and office uses. Residential uses are not currently allowed anywhere in the district.

In 2012, the City elicited the services of a team of six land-use experts comprising a Technical Advisory Panel (TAP) from the Urban Land Institute. Their job was to evaluate and advise the City on ideas for reinvigorating the Entertainment District. The TAP was asked a number of questions, including whether the concept of an “Entertainment” District should be maintained. The TAP recommended that the area should instead be re-envisioned as a “neighborhood” and suggested, among other things, that multi-family residential be included in the district. A sketch plan prepared by the TAP showed that this 2-acre site could be redeveloped, although a specific land use was not assigned to the site.

Subsequently in 2013, the City retained the services of a professional consultant team consisting of 505 Design, Norris Design, Ricker Cunningham and the Matrix Design Group to explore in more detail a new vision and plan for the Entertainment District. This effort culminated in a “Re-envisioning the Entertainment District Vision Book” (i.e. the Vision Book), which serves as an advisory planning tool to help the City consider how the area could be improved. The Vision Book showed that this particular site could be redeveloped and how it could be linked to the United Artist Theater property and beyond by a pedestrian promenade.

A supplemental parking analysis and Catalyst Project Analysis conducted by the consultant team envisioned multi-family mixed-use development consisting of residential, office and retail use at this location. This 2-acre site was the only site called out by the consultant team for redevelopment to multi-family in the Entertainment District.

F. PROJECT SUMMARY ANALYSIS:

The following summarizes key issues identified by staff for consideration by the Planning Commission. These issues would be further investigated at the next stage of the process, should the applicant choose to proceed with formal rezoning.

Compliance with the Comprehensive Plan:

A basic planning principal of the Comprehensive Plan is to support compact, mixed-use, pedestrian-friendly development throughout the Lone Tree community. This approach also affords the opportunity for people to work in proximity to where they live. Unfortunately, the Entertainment District was not originally designed in a way to support compact development patterns, walkable environments, or a mix of uses that include residential. It is currently lacking strong pedestrian connections and consists of uses that are separated by large fields of surface parking.

Redevelopment of this site to a multi-family residential use would be consistent with the Comprehensive Plan in terms of introducing a more compact, mixed-use development into the Entertainment District. Internal circulation patterns and connections could be improved with this redevelopment, including the potential for integration with the design of the future pedestrian promenade that was recommended by the City's consultant design team.

The Comprehensive Plan encourages "zoning and design modifications where appropriate, to increase density and enhance the appearance of areas." Such modifications are supported where community facilities and services are adequate; where they may result in a more efficient use of land, infrastructure, and services; where they yield high-quality design; and where it promotes the use of transit and pedestrian accessibility." The Vision Book also supported increasing the intensity of development in this area.

Higher density uses in this area would be appropriate to strengthen the vibrancy and character of the Entertainment District and to create a residential population base to support local businesses. The existing appearance of the area would be enhanced by a new building and site improvements that conform to the City's Design Guidelines. Most community facilities and services appear to be adequate to service the proposed development, although a more detailed analysis and referral to service providers will be conducted at the application stage. However, parks and schools are not within walking distance of this site. School and park dedication requirements would be evaluated at the time of Site Improvement Plan approval, consistent with the requirements of the City Zoning Code.

The Vision Book proposes a park along the drainage corridor just south of Park Meadows Drive, though there are no specific plans or funding for that park improvement at this time. It is possible that the park dedication requirement for this development could be applied toward future development of that park and/or other improvements in the area.

The proposed redevelopment is within approximately 0.8 miles of the Lincoln Station Light Rail Station, and is connected to the Station by a sidewalk along Park Meadows Drive.

Access:

The Cross Access Easement Agreement for the Entertainment District properties in this area dated, June 1997, will need to be further evaluated by the City Attorney's office to ensure that there would be perpetual unimpeded public access across the adjacent property to Park Meadows Drive.

Traffic impacts:

Traffic impacts would be evaluated at the time of rezoning. Among the issues considered would be the impact on traffic volumes on Park Meadows Drive and whether the increased trip generation from this development would warrant the installation of a traffic signal at Park Meadows Drive at this location. Should such a signal be warranted, the City Public Works Department would determine financial participation by this developer.

The City is working to establish a week-day shuttle service on Park Meadows Drive. This would link this property to the Lincoln Station, Sky Ridge Hospital and other employers along Park Meadows Drive, helping to minimize daily weekday trips and traffic volumes on this busy street.

Services:

Water and sewer service is provided in this area, and it is anticipated that Southgate Water and Sanitation Districts would have adequate capacity to serve the development. The District would be referred upon formal application of the rezoning request.

Fire protection would be afforded by South Metro Fire Rescue Authority, with a station located nearby on Maximus Drive and Yosemite Street. The City would provide police and general government services to the property.

Parking:

Based on the findings from the 2012 parking standard study for multi-family projects in RidgeGate, staff recommends that this project apply the same parking standards approved for multi-family in RidgeGate: 1 space per 1 bedroom unit; 1.5 spaces per 1 bedroom unit with den/flex space; 2 spaces per 2 and 3 bedroom units; and, and additional .25 spaces per unit for guest parking. Additionally, all parking for residents and guests, and commercial uses, if any, would need to be accommodated on site as there are no adjoining public streets where on-street parking is available. Additionally, any proposal for shared parking with adjoining property owners would require compliance with the City standards and would necessitate a written and recorded shared-parking agreement.

The applicant's Project Summary states, "It is anticipated that the proximity to the light rail station could reduce the number of [parking] spaces required." Although the Zoning Code allows for up to a 20% reduction of required parking for projects located within ¼ mile of a transit stop, this site is located beyond that threshold and will therefore not qualify for that parking reduction.

Building Height:

The existing maximum building height for this property is 60 feet. The applicant is proposing an increase to 75 feet (or roughly six stories). It should be noted that the rendering provided by the applicant is for a five-story development. The Element Hotel adjacent to the east is four stories tall and is 48 feet to the top of the main parapet. Additional analysis regarding building height will be conducted at the formal rezoning and SIP stages.

Promenade:

The Vision Book for the Entertainment District proposes an east-west pedestrian promenade to provide a physical and visual connection between properties, extending between the Element Hotel and Mimi's. Although there is no assurance at this time that the promenade and other improvements envisioned for the Entertainment District will be fulfilled, staff recommends that this project incorporate a public design element such as a plaza that could serve as an amenity unto itself, or have the potential to extend beyond the site to connect with a promenade.

G. CONCLUSION

The applicant has satisfied the submittal requirements for the preapplication stage of the rezoning process as outlined in Section 16-15-35 of the City Zoning Code. Following preliminary advisory comments from the Planning Commission, staff will provide the applicant with a formal analysis of the proposed rezoning that identifies issues associated with the rezoning, referral agencies to be contacted when the application is submitted, additional submittal requirements and a description of the rezoning process. The following summarizes the preliminary issues to be addressed:

- Confirm/secure legal public access to Park Meadows Drive
- Evaluate traffic impacts on Park Meadows Drive
- Demonstrate parking requirements are satisfied per recommended parking ratios described herein.
- Incorporate design of pedestrian plaza that could extend into a promenade in the future.
- Satisfy park and school dedication requirements
- Further evaluate proposed building height by preparing cross sections, massing studies and other graphics.

Based on the preapplication information, Staff concludes that multi-family residential is an appropriate use for the property. The proposed redevelopment is consistent with the City's Comprehensive Plan and appears to be compatible with the surrounding uses. Issues identified at this preapplication stage by staff and the Planning Commission will be evaluated as part of the rezoning application and Site Improvement Plan application stage. It is recommended that the SIP be processed concurrently with the rezoning application to provide the Planning Commission and City Council a clearer picture of land use and impacts.

The proposed redevelopment is also consistent with the Entertainment District Vision Book and could serve as a catalyst for further redevelopment. Although the Vision Book is advisory only and there are no assurances about when or how redevelopment will happen as suggested by the Vision Book, it is appropriate to continue to consider and process applications like this one in the meantime. Staff believes the proposed multi-family residential use would be appropriate under existing conditions or as part of the future plans envisioned for the area.

END

Lot 9 Multi-Family, Mixed-Use Project Summary

1) Contacts:

Owner / applicant: DSRM Ventures, LLC
Attn: David Smith, Managing Member
6909 Mountain Brush Circle
Highlands Ranch, CO 80130

Representative: Ken Marsh
Lone Tree Management Services, LLC
9233 Park Meadows Drive
Lone Tree, CO 80124

Mineral Rights Owner: NA

Water Rights Owner: NA

2) General Project Concept

The proposed re-zoning / PD amendment is to add Multi-Family, Mixed-Use as an allowed use for the property in Lot 9 of Park Meadows Filing No 2. This land use would be highly compatible with the proposed promenade as per the Lone Tree Plaza Vision Book of September 2013. It is anticipated that the maximum density would be 90 units per acre, or a maximum of 180 dwelling units. The project would provide most if not all of the parking under structure and would include visitor spaces as necessary based on usage. It is anticipated that the proximity to light rail station could reduce the number of spaces required.

3) Proposed Development and Staging Time Frame

After completion of successful rezoning, a formal SIP plan would be submitted late spring or early summer of 2014 with an anticipated construction start of late 2014 or early 2014 with an ultimate completion of early 2015.

4) Existing Land Uses

Currently the adjacent land uses on the north side of Park Meadows Drive include a large movie theater, hotel, athletic club and various restaurants. The south side of Park Meadows Drive include office space, medical and educational facilities.

5) Neighborhood Character Changes

The Vision Book previously referenced outlines a more pedestrian friendly promenade adjacent to this property and this proposed use could compliment and promote future pedestrian friendly development in the area. By providing goods and services that are within walking distance of residential areas, overall traffic loads on the streets and air pollution reductions can provide a positive benefit to the neighborhood. Rezoning this property to allow for residential use would help enhance the changes proposed by the Vision Book and reflect the character as outlined in the City's comprehensive plan.

6) Impacts to City Services

Currently the property is being used as mini-golf course, the impacts to City services would be consistent with an additional 180 dwelling units such as trash collection, police protection and traffic generation. It is anticipated that the additional tax revenue generated by increased property value from the construction of a high density dwelling would offset some of the costs. Even though the property is not within ¼ mile of the nearest light rail station (Lincoln), the station is less than 1 mile away and will still allow residents easy access to mass transit that will reduce the traffic impacts on the adjacent streets.

7) Water Source and Wastewater Treatment

The property is within the Southgate Water and Sanitation districts and has readily available treated water from Denver Water and wastewater treatment provided by the City of Englewood Sewage treatment plant. There is an existing 8" water main crossing the property along the south side and an existing 8" sanitary sewer main accessible in an easement along the same southern property line. These services are developed and should be capable of supplying sufficient water and sewer treatment for this property.

8) Fire Protection

The property is located within the boundaries of the South Metro Fire Protection District. Additional fire hydrants and fire sprinklers for the proposed multifamily dwelling units

would be connected to the existing water system as required by the current international building codes.

9) Natural or Man-made Hazards

There are no known natural or man-made hazards present on the site. Should any be identified in the course of design and or construction, they will be properly mitigated with accepted practices.

10) Existing Flora and Fauna Impacts

The existing property is currently developed as a parking lot with a mini golf course with manicured landscaping. The overall retail development utilizes the northern portion of the property for stormwater detention storage and abuts the C-470 Right of Way with native and non-native weeds and grasses. The property has been cited for noxious weeds in the past and does not contain any unique wildlife or plant species that are considered endangered. Because this property is located within a well developed area, the net effect of this development on the overall ecology of the area will be minimal.

11) Compliance with Comprehensive Plan

The current general land use plan (Page 37) shown in the comprehensive plan for the City of Lone Tree (09-16-08) shows the area that this property is located in as a Commercial Mixed Use area. While this project would not technically qualify as a TOD per the ¼ mile distance from a mass transit station, this property is just over ½ mile away and can be reached with an approximate 15 minute walk. This helps meet the objective to encourage quality, mixed-use, compact, and pedestrian –friendly development by locating dense residential property within walking distance of major transportation systems. This also meets the objective to encourage transit use and create community hubs. This development could provide a mix of living styles and options for the entertainment district. Development in existing infill areas that better use existing transportation, water, sewage and developed services will comply with the overall goals of the City of Lone Tree and the Denver Regional Council of Government policy and should be encouraged. Development of infill property will help preserve existing open space areas by relieving some development pressure on these properties.

12) Compliance With DRCOG, State of Colorado, Tri-County Health and Other Jurisdictions

The proposed development will comply with all of the requirements of the State of Colorado, the Denver Regional Council of Governments (DRCOG), Tri-County Health

and the City of Lone Tree as required by ordinance. The existing development currently has minor and major storm water management, but was developed before more stringent water quality standards were developed. This proposed development will provide water quality treatment through the use of porous landscape detention, rain gardens and / or water quality capture volume.

WESTBROOK ENTERTAINMENT & SPORTS DISTRICT P.D. - 5TH AMENDMENT

REZONING TO ESTABLISH PLANNING AREA 4A FOR RESIDENTIAL, MIXED-USE DEVELOPMENT

A PORTION OF THE SOUTH 1/2 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN, CITY OF LONE TREE, DOUGLAS COUNTY, CO

PROPERTY DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE SOUTH ONE HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO SAID, PARCEL BEING A PART OF THE FINAL PLAT ENTITLED "PARK MEADOWS FILING NO 2" AS RECORDED AT RECEPTION NUMBER 9732830 OF THE DOUGLAS COUNTY RECORDS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 9, PARK MEADOWS FILING NO. 2 - 2ND AMENDMENT, RECEPTION NO. 9732830. SAID PARCEL CONTAINS 2.00 ACRES (87,047.81 S.F.), MORE OR LESS.

COMMUNITY DETAILS AND SPECIAL DISTRICTS:

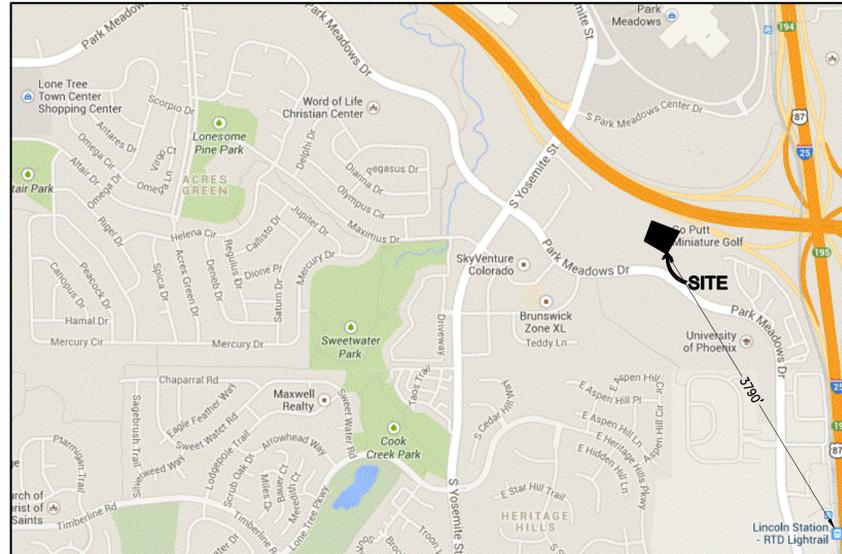
NEAREST LIBRARY: LONE TREE
 FIRE PROTECTION: SOUTH METRO FIRE
 LAW ENFORCEMENT: CITY OF LONE TREE
 METROPOLITAN DISTRICTS: SOUTHGATE WATER AND SANITARY
 SOUTH SUBURBAN PARKS AND RECREATION
 URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
 DC SELL CONSERVATION

APPLICANT/DEVELOPER:

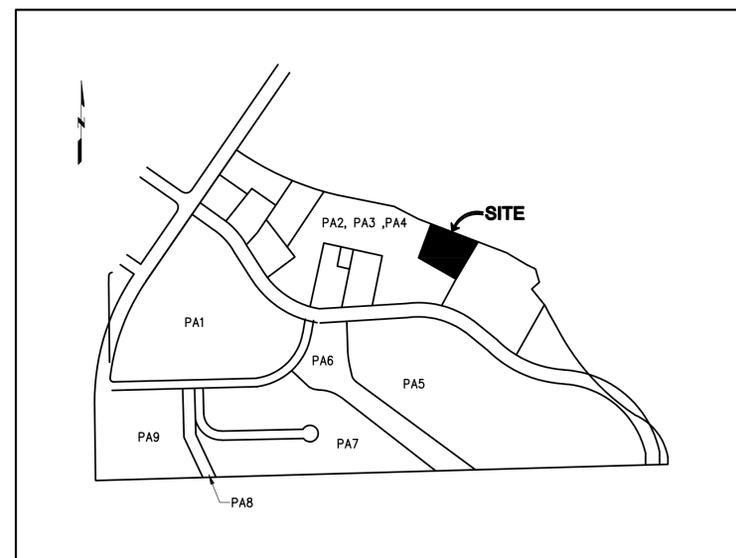
LONE TREE MANAGEMENT SERVICES, LLC
 ATTN: KEN MARSH
 9233 PARK MEADOWS DRIVE
 LONE TREE, CO 80124

OWNER:

DSMC VENTURES, LLC
 ATTN: DAVID SMITH
 6909 MOUNTAIN BRUSH CIRCLE
 HIGHLANDS RANCH, CO 80130



LOCATION MAP
 SCALE: 1" = 1000'



VICINITY MAP

INDEX OF DRAWINGS

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WESTBROOK ENTERTAINMENT & SPORTS DISTRICT P.D. - 5TH AMENDMENT

REZONING TO ESTABLISH PLANNING AREA 4A FOR RESIDENTIAL, MIXED-USE DEVELOPMENT

A PORTION OF THE SOUTH 1/2 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN, CITY OF LONE TREE, DOUGLAS COUNTY, CO

LAND USES AND STANDARDS:

1. PRINCIPAL USES
 - 1.1. AUTOMOBILE SERVICE STATIONS W/ GASOLINE PUMPS
 - 1.2. BAKERY – RETAIL
 - 1.3. BANK/FINANCIAL INSTITUTION, W/ DRIVE-UP
 - 1.4. BAR/LOUNGE
 - 1.5. CHURCH/ CHURCH SCHOOL
 - 1.6. CONVENIENCE STORE W/ OR W/O GAS PUMPS
 - 1.7. CULTURAL FACILITY
 - 1.8. DAYCARE FACILITY
 - 1.9. DRY CLEANING W/O INSTORE PLANT
 - 1.10. EQUIPMENT RENTAL – SMALL
 - 1.11. HOME IMPROVEMENT CENTER – RETAIL, WHOLESALE
 - 1.12. LAUNDRY
 - 1.13. LIBRARY
 - 1.14. OFFICE – SMALL PROFESSIONAL
 - 1.15. PARKING LOT – PUBLIC OR PRIVATE
 - 1.16. RECREATION FACILITY – INDOOR/OUTDOOR
 - 1.17. RESTAURANT/FAST FOOD ESTABLISHMENT
 - 1.18. RETAIL/SERVICE BUSINESS
 - 1.19. SHERIFF'S SUBSTATION
 - 1.20. THEATER – INDOOR
 - 1.21. VETERINARY CLINIC/HOSPITAL
 - 1.22. RTD TRANSIT
 - 1.23. HOTEL
 - 1.24. MULTI-FAMILY RESIDENTIAL
2. USES PERMITTED BY SPECIAL REVIEW
 - 2.1. UTILITY SERVICE FACILITY
 - 2.2. TELECOMMUNICATIONS FACILITY
 - 2.3. MOTOR VEHICLE EQUIPMENT – SALES/SERVICE
3. TEMPORARY USES
 - 3.1. CONSTRUCTION OFFICE
 - 3.2. OFFICE – TEMPORARY NON-RESIDENTIAL
 - 3.3. SEASONAL USE
4. ACCESSORY USES/STRUCTURE
 - 4.1. SATELLITE RECEIVING DISH WITH USE LIMITED TO COMMUNICATION DIRECTLY RELATED TO THE PRINCIPAL USE.
5. MINIMUM LOT AREA – NONE
6. SETBACKS
 - 6.1. FOR PRINCIPAL AND ACCESSORY BUILDINGS (EXCLUDING PARKING)
 - 6.1.1. MINIMUM FRONT SETBACK = 0' (OR WIDTH OF GRANTED UTILITY EASEMENT, WHICHEVER IS GREATER)
 - 6.1.2. MINIMUM SIDE SETBACK = 0' (OR WIDTH OF GRANTED UTILITY EASEMENT, WHICHEVER IS GREATER)
 - 6.1.3. MINIMUM REAR SETBACK = 20' (OR WIDTH OF GRANTED UTILITY EASEMENT, WHICHEVER IS GREATER)
 - 6.1.4. MINIMUM SETBACK BUILDING TO C-470 = 75'
 - 6.1.5. MINIMUM SEPARATION BETWEEN FREESTANDING BUILDINGS = 10'
 - 6.1.6. MINIMUM SETBACK TO RETAINING WALL FROM C-470 R.O.W. = 10'
 - 6.2. FOR PARKING LOTS
 - 6.2.1. MINIMUM FRONT SETBACK = 10' (OR WIDTH OF GRANTED UTILITY EASEMENT, WHICHEVER IS GREATER). 0' FOR SHARED ACCESS PARKING.
 - 6.2.2. MINIMUM SIDE SETBACK = 10' (OR WIDTH OF GRANTED UTILITY EASEMENT, WHICHEVER IS GREATER). 0' FOR SHARED ACCESS PARKING.
 - 6.2.3. MINIMUM REAR SETBACK = 10' (OR WIDTH OF GRANTED UTILITY EASEMENT, WHICHEVER IS GREATER).
 - 6.2.4. MINIMUM SETBACK TO C-470 = 50'
7. MAXIMUM BUILDING HEIGHT IS 75 FEET. ALL BUILDING HEIGHTS SHALL COMPLY WITH THE REQUIREMENTS OF THE CENTENNIAL AIRPORT DISTRICT AND THE FAA. ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED, WITH THE EXCEPTION OF SOLAR COLLECTORS/HEATERS.
8. ALL USES, SETBACKS AND OTHER REGULATIONS NOT SPECIFICALLY ADDRESSED IN THIS PLANNED DEVELOPMENT SHALL REFER TO SECTION 8 (MF-MULTI-FAMILY DISTRICT) OR SECTION 12 (C-COMMERCIAL DISTRICT), WHICHEVER IS APPLICABLE, OF THE CITY OF LONE TREE ZONING ORDINANCE AS AMENDED.
9. DEVELOPMENT IN PLANNING AREAS 4A SHALL COMPLY WITH THE CITY'S DESIGN GUIDELINES, AND SIGN REGULATIONS EXCEPT FOR ENTERTAINMENT FACILITIES WHICH MAY VARY WHERE ADDITIONAL LANDSCAPING IS PROVIDED AS DETERMINED BY THE CITY.

SITE DEVELOPMENT AND GENERAL REQUIREMENTS:

1. FENCING AND SIGNS
 - 1.1. REFER TO COMMERCIAL SECTION OF THE CITY OF LONE TREE ZONING ORDINANCE, AS AMENDED. MORE RESTRICTIVE CONDITIONS IN THE APPROVED CCR'S MAY SUPERSEDE THESE CITY REGULATIONS.
 - 1.2. THE APPLICANT SHALL AVOID USING FENCES AT DRAINAGE FACILITIES.
2. LANDSCAPING AND OPEN SPACE
 - 2.1. LANDSCAPING AND OPEN SPACE REQUIREMENTS SHALL COMPLY WITH THE REGULATIONS SET FORTH IN THE CITY OF LONE TREE ZONING ORDINANCE.
3. GENERAL REQUIREMENTS
 - 3.1. A SITE IMPROVEMENT PLAN, IN COMPLIANCE WITH THE "SITE IMPROVEMENT PLAN" SECTION OF THE CITY OF LONE TREE ZONING ORDINANCE, AS AMENDED, SHALL BE APPROVED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS.
 - 3.2. ALL DEVELOPMENT SHALL COMPLY WITH THE CITY OF LONE TREE DESIGN GUIDELINES UNLESS OTHERWISE SPECIFIED HEREIN.
 - 3.3. SETBACK REDUCTIONS OF UP TO 50% MAY BE GRANTED WHEN EFFECTIVE SCREENING IS ACHIEVED THROUGH LANDSCAPING BERMING, AND TOPOGRAPHIC ALTERATIONS AS DETERMINED BY THE CITY DURING THE SITE PLAN REVIEW PROCESS.

PARKING:

1. REQUIRED PARKING
 - 1.1. 1 BEDROOM UNITS – 1 SPACES
 - 1.2. 2 OR MORE BEDROOM UNITS – 2 SPACES
 - 1.3. GUEST PARKING – 0.25 SPACES/UNIT

ALL OTHER PARKING REQUIREMENTS ARE PER THE CITY'S ZONING CODE, AS AMENDED.

APPLICANT/DEVELOPER:

LONE TREE MANAGEMENT SERVICES, LLC
ATTN: KEN MARSH
9233 PARK MEADOWS DRIVE
LONE TREE, CO 80124

**Bowman
Vision Land**
Bowman Colorado Group, LLC.
803 Park Point Drive, Suite 100
Golden, Colorado 80401

Phone: (303) 674-7355
www.bowmanconsulting.com
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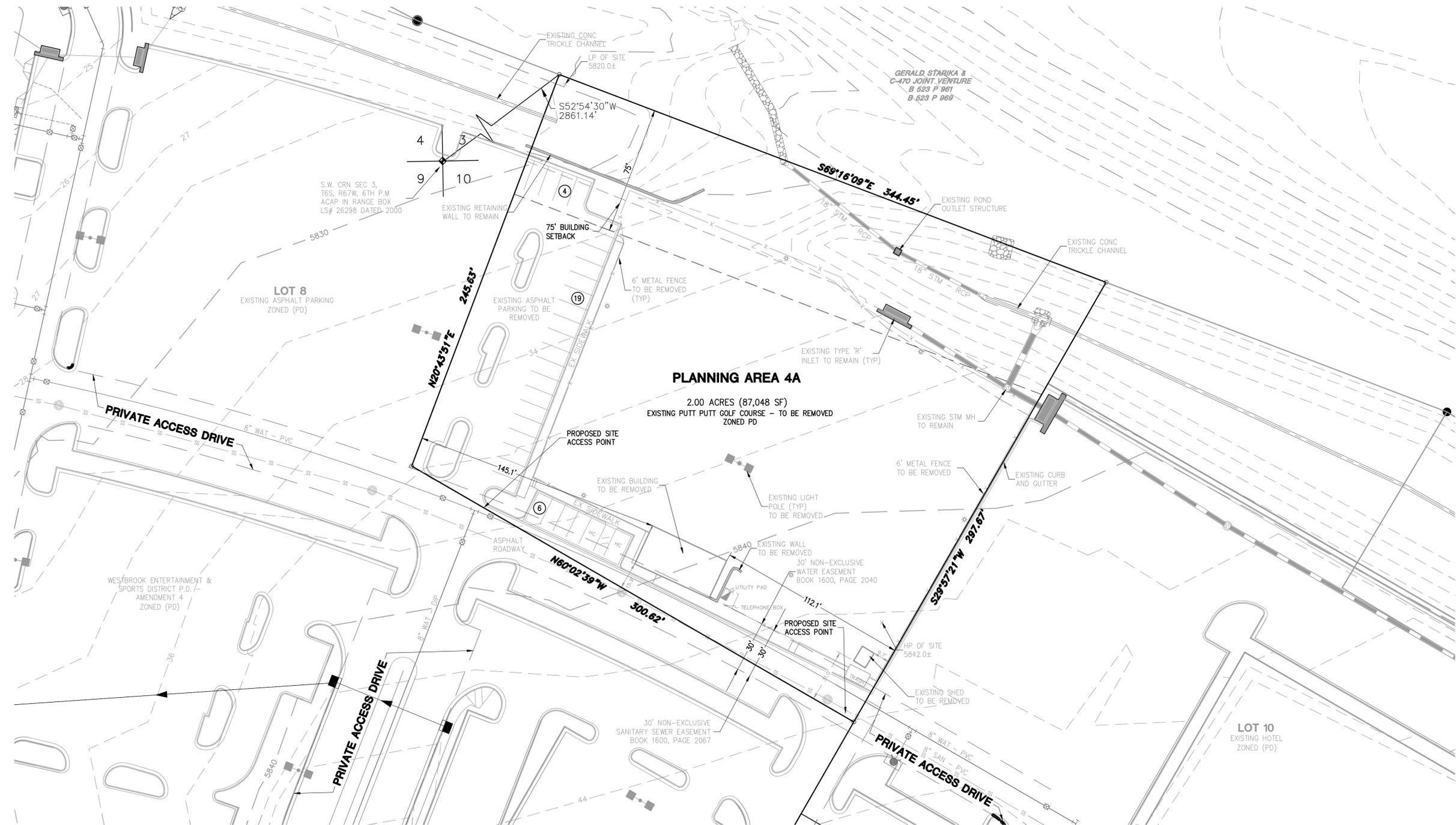
**NOTES SHEET
SHEET : 2 OF 3**

DATE: 25 FEBRUARY 2014

WESTBROOK ENTERTAINMENT & SPORTS DISTRICT P.D. - 5TH AMENDMENT

REZONING TO ESTABLISH PLANNING AREA 4A FOR RESIDENTIAL, MIXED-USE DEVELOPMENT

A PORTION OF THE SOUTH 1/2 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN, CITY OF LONE TREE, DOUGLAS COUNTY, CO



NOTES:

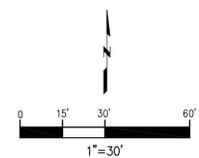
1. THE EXISTING ZONING IS PD (PLANNED DEVELOPMENT).
2. THE ZONING TO THE EAST, WEST, AND SOUTH IS PD. THE PROPERTY TO THE NORTH IS HIGHWAY C-470.
3. THIS PLAN EXHIBIT IS INTENDED TO DEPICT GENERAL LOCATION, LAND USES AND CONCEPTS. ACTUAL PLATS AND SITE IMPROVEMENT PLANS MAY CONTAIN VARIATIONS IN LAND USES AND AREAS IN ORDER TO ACCOMMODATE THE FOLLOWING:

FINAL ROAD ALIGNMENTS AND ACCESS POINT LOCATIONS.
 FINAL CONFIGURATION OF PARCELS.
 FINAL OPEN SPACE DESIGN
 SITE SPECIFIC SLOPE AND DRAINAGE FEATURES
 FINAL DESIGN OF UTILITIES AND OTHER INFRASTRUCTURE.

DEVELOPER:

LONE TREE MANAGEMENT SERVICES, LLC
 ATTN: KEN MARSH
 9233 PARK MEADOWS DRIVE
 LONE TREE, CO 80124

**Bowman
 Vision Land**
 Bowman Colorado Group, LLC
 803 Park Point Drive, Suite 100
 Golden, Colorado 80401
 Phone: (303) 674-7355
 www.bowmanconsulting.com
 Bowman Consulting Group, Ltd.



**PLAN EXHIBIT
 SHEET :3 OF 3**

DATE: 25 FEBRUARY 2014



LONE TREE PLAZA

K. Collins 2014