



## City of Lone Tree Planning Commission Agenda Tuesday, June 23, 2015

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**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 Jennifer Drybread, [jennifer.drybread@cityoflonetree.com](mailto:jennifer.drybread@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 Jennifer Drybread, Senior Planner, at [jennifer.drybread@cityoflonetree.com](mailto:jennifer.drybread@cityoflonetree.com), or 303-708-1818.

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### 6:00 p.m. Study Session Agenda

1. Administrative Matters
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### 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 June 9, 2015 Planning Commission meeting
5. [Marriott TownePlace Suites SIP, Project SP15-35R](#). The subject property is located in RidgeGate Commons southwest of the RidgeGate interchange, and is proposed for a 121-room extended stay hotel.
6. Adjournment

**MINUTES OF THE**  
Lone Tree Planning Commission Meeting  
June 9, 2015

**Lone Tree Civic Center**

**1. Attendance**

In attendance were:

Martha Sippel, Chair  
Dave Kirchner, Vice-Chair  
Rhonda Carlson, Planning Commissioner  
Andrew Dodgen, Planning Commissioner  
Roy Kline, Planning Commissioner  
Herb Steele, Planning Commissioner

Absent was:

Stephen Mikolajczak, Planning Commissioner

In attendance from city staff were:

Kelly First, Community Development Director  
Jennifer Drybread, Senior Planner  
Hans Friedel, Planner II

**2. Regular Meeting Call to Order**

The meeting was called to order at 6:32 p.m. with a quorum.

**3. Conflict of Interest**

There were no conflicts of interest stated.

**4. Public Comment**

No members of the public spoke.

**5. Minutes of the May 26, 2015 Planning Commission Meeting**

Commissioner Kline moved, and Commissioner Steele seconded, with Commissioner Carlson abstaining due to her previous absence, to approve the minutes of the May 26, 2015 meeting.

## **6. RidgeGate East Filing 1, Final Plat, Project SB15-34R**

Ms. First presented an overview of the proposed final plat. She explained that Lots 1 and 3 are created for conveyance to RTD for a future light rail station and corresponding parking garage; while lots 2 and 4 are designated for future transit oriented development. Staff recommended that the Commission recommend approval of the final plat pending final approval from Public Works. She then introduced Mr. Darryl Jones of Coventry Development.

Mr. Darryl Jones of Coventry Development stated that there are demand-based triggers in place for more land to be conveyed to RTD for parking if necessary. This would be handled through a minor replat process if needed. Coventry was working closely with Lone Tree Public Works to ensure proper right of way widths are in place.

Commissioner Dodgen inquired as to whether the future stations themselves would come before them as site improvement plans (SIPs). Mr. Jones responded that this agenda item was just for the plat and that future stations would be processed as full SIPs.

Commissioner Kline sought clarification as to whether these would be City streets or private streets, and Mr. Jones responded that they would be dedicated to the City. Also, a future street may be needed transecting Lot 4; however, it was not shown at this time to allow for development flexibility.

Commissioner Kirchner inquired about easements and referenced the referral response from Xcel Energy. Ms. First responded that staff and the applicant would be meeting with Xcel in the near future to further discuss easement requests, as the size, manner, and location of easements affects build-to lines, facility placement, and development opportunities.

Ms. First stated that all of Public Works comments had been addressed, and that easements would be under the purview of Public Works to review as part of their final approval.

Robert Scheinhartz, of 10330 Belwether Lane, asked where he could go to get a copy of the meeting materials. Ms. First indicated that the Planning Commission packet is available on the web site and to contact her for more information.

Chair Sippel opened the agenda item to further public comment, and there being none, closed it.

Commissioner Steele moved to recommend approval of the final plat conditional on Public Works approval. Commissioner Dodgen seconded, and the motion passed unanimously.

## **7. City of Lone Tree Comprehensive Plan Update, Project MI14-07**

Ms. Drybread provided an overview of the Comprehensive Plan purpose, update, and process, including the public input process. She offered that in her experience, major updates typically take about two years to complete. She stated that there are many things in the current plan that are outdated and these were being updated.

She showed a graphic of the General Land Use Plan map showing the extension of the Planning and Urban Growth Area to include the Freshfields property south of the city along and east of I-25. She continued that the point of including this area in the planning area as “residential low density clustered” land use was to establish the City’s intent of maintaining the visual open space separation between Lone Tree and Castle Pines North.

Staff recommended that the Planning Commission recommended approval of the Comprehensive Plan update for the July 7<sup>th</sup> Council meeting.

Chair Sippel stated that Coventry’s recommended changes to the plan on page 21 changed the intent of the Commissions original revision. Coventry had recommended changing “protected” to “not negatively impacted” with regards to the impact of development on the bluffs. Commissioner Sippel recommended that a solution to this would be to change the text to read that the bluff’s ridgeline would be protected from development and that development would not negatively impact it.

Chair Sippel expressed serious concerns as to the grammatical integrity of the document – adding that some of the changes affected connotation. She said was not comfortable recommending approval until the document was much more complete. Commissioners Steele, Kirchner, and Carlson agreed that there were some aspects of the document format that were distracting for the reader and incomplete. They felt it needed more work before being sent to City Council.

Commissioner Kline stated that they should address substantive changes now.

Commissioner Steele stated that the third paragraph of page 23 regarding “naming” should address naming relative to RidgeGate, and reinforce the perception of one City. He stated that naming plays a central role in strengthening or weakening community identity.

Commissioner Steele expressed concern that the plan did not adequately address housing trends such as shared senior housing and short term rentals such as Airbnb. Though he recognized that this is an evolving aspect of the community, and that neighborhood covenants could limit this, he noted that overnight stays have potential impacts on adjacent properties such as increased traffic.

Commissioners Steele and Sippel asked for stronger language regarding unmanned aerial vehicle usage over the city and that the plan address their potential impact on the community.

Commissioner Steele continued that parking ratios should be better addressed in terms of maximum parking. He offered that places like Los Angeles with all of their parking structures and asphalt were losing water to runoff. The plan should address the impact of impervious parking structures on long-term water management, volume, capture, and runoff. He stated that changes in transportation choices with millennials, technology advancements in autonomous cars, and transit developments might drastically change how people get to work – potentially reducing demand for off-street parking lots and the need for large parking structures in the future.

Commissioner Kline stated that Colorado's water laws were arcane in terms of prohibitions on individual homeowner's rights to capture and retain storm water with rain barrels, etc.

Commissioners Steele and Kline would like to address not just water conservation but retention. Commissioner Kirchner offered that these were beyond the Planning Commission's purview and would have to be addressed as this would impact the large body of existing water law in Colorado.

Commissioner Steele stated that the plan discussed runoff and historic flow rates; however, this does not address the fact the water is gone. The plan should address capture and retention.

Commissioner Steele stated that Policy 2 on page 58 encouraged developers to take steps to reduce runoff. He felt that collecting water and allowing it into the subsoil would be better than collecting the water and sending it somewhere else.

Commissioner Sippel reiterated her general discomfort with sending an incomplete and unfinished document to Council.

Commissioner Kirchner stated that on page 35 in the paragraph under air quality, they had previously agreed to change wording about vehicle emissions from "contributes to climate change" to "may contribute to climate change," e.g. softening the implied relationship between carbon emissions and climate change.

Commissioner Dodgen suggested that maybe the Commissioners could email comments back and forth to each other. Commissioner Dodgen made several other word change recommendations.

Commissioner Steele referred to a featured article in the Wall Street Journal about a burgeoning industry in simple, old fashioned bikes that are not 32

speeds. This was in the context of the document referring to bicycle and pedestrian ways.

There was an emergent theme in the discussion that innovative technological advancements be better addressed that may impact transportation and land-use decisions 20 to 30 years down the road such as autonomous cars, hybrid bicycles, temporary room shares, and the rising sharing economy.

Commissioner Carlson recommended to be careful not to date the document by putting in brand names, for example “shared short-term housing” as opposed to Air B&B. They expressed concerns about excess trash, parking issues, traffic demand. One way to restrict it would be minimum durations – such as six months.

Commissioner Carlson suggested strengthening language about providing recycling receptacles in public areas.

Commissioner Steele expressed concern that the plan endorsed a grid street pattern. He stated that some of the buildings built on curved streets had more value than on grid-type streets. He was reluctant to endorse only the grid system – that curvature provided interest to a community. Furthermore, he added that curvilinear streets calmed traffic.

Commissioner Kirchner clarified that the concept had been discussed at a previous Commission meeting when Commissioner Steele was absent and that the recommended grid system was for access between areas/neighborhoods and not within the areas/neighborhoods.

Ms. Drybread added that curvilinear areas discouraged pedestrian connectivity. Ms. First said the intent of the policy is not to endorse a grid system only, but recognize the benefits of distributing traffic and offering alternative routes. In some contexts, topography may preclude a formal grid pattern.

Chair Sippel inquired as to whether the plan should address if there should be two points of ingress/egress to each subdivision. Staff responded that access is addressed at the time of development through the City’s review process and consultation with the Fire District.

Commissioner Carlson inquired as to whether the future RTD station names on page 29 were the final names, or working names. Ms. First responded that this was an RTD board decision and that they reflected our best knowledge of the names as of writing.

Ms. Drybread inquired as to what the Commission’s pleasure was in terms of how to move forward.

Chair Sippel asked the Commission how they would like to proceed, given the amount of grammar, syntax, substantive, and global changes to the document. She could tell that all of the various writers and edits had changed word choice to the point of making substantive changes to meaning of some statements.

Commissioner Steele noted that in some cases there is a singular subject and a plural verb.

Commissioner Dodgen stated that there needed to be a deadline and timeframe to cut this off.

Ms. First suggested they revisit the document on a date certain in a public hearing, and take the intervening time to work on editing the document.

Commissioner Carlson inquired as to how the naming issue (RidgeGate, Lone Tree) was playing out in the City's sign plan efforts. Ms. First responded that the intent is to replace RidgeGate directional signs with a new, City directional sign design that is consistent throughout the City. RidgeGate intends to maintain some identity through their vertical sandstone entry sign monuments.

Commissioner Dodgen recommended that we use Lone Tree wherever possible, and that the future city center be Lone Tree City Center, not just "City Center." Commissioner Kirchner reiterated that he was uncomfortable with the document going out to Council in its present form.

The new consensus was to reconsider the comprehensive plan on July 14<sup>th</sup>. Commissioner Kirchner moved to continue the comprehensive plan discussion to July 14<sup>th</sup>. Commissioner Dodgen seconded, and the motion passed unanimously.

## **8. Adjournment**

There being no further business, Commissioner Dodgen motioned to adjourn and Commissioner Kline seconded, and the meeting was adjourned at 8:13 p.m.

These minutes have been reviewed and confirmed by

\_\_\_\_\_ (name), on \_\_\_\_\_ (date)



## **CITY OF LONE TREE**

### **STAFF REPORT**

**TO:** City of Lone Tree Planning Commission

**FROM:** Kelly First, Community Development Director  
Hans Friedel, Planner II

**DATE:** June 9, 2015

**FOR:** June 23, 2015 Planning Commission Meeting

**SUBJECT:** RidgeGate Filing No. 18, Lot 3  
Site Improvement Plan (Marriott TownePlace Suites)  
Project SP15-35R

**Owner**  
Lincoln Commons South, Inc.  
10270 Commonwealth St., Suite B.  
Lone Tree, CO 80124

**Representative**  
Park Meadows TPP, LLC  
425 Soledad  
San Antonio, Texas

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**Planning Commission Meeting Date:**

**June 23, 2015**

**City Council Meeting Date:**

**July 21, 2015**

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**A. REQUEST:**

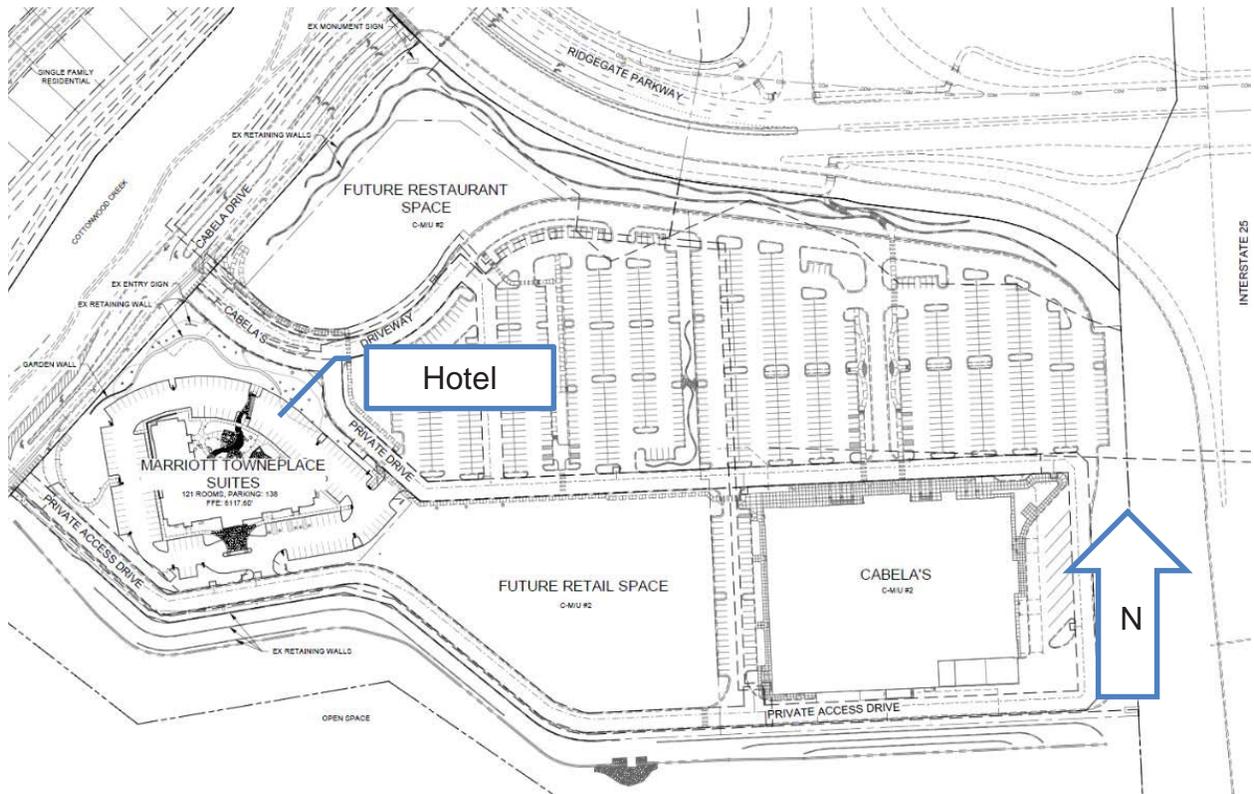
Approval of a Site Improvement Plan (SIP) to construct a four-story, 72,562 square-foot, Marriott TownePlace Suites hotel featuring 121 guest rooms on a 3.31-acre parcel in RidgeGate.

**B. LOCATION:**

The site is located in a master-planned area called RidgeGate Commons generally west of Cabela's being west of I-25 and south of RidgeGate Parkway in the RidgeGate Planned Development.

**Area Characteristics**

Direction	Zoning	Land Use
North	RidgeGate PD	Undeveloped restaurant pad site
South	RidgeGate PD	Bluffs open space
East	RidgeGate PD	Undeveloped retail pad site, Cabela's
West	RidgeGate PD	Bluffs open space, Detached single family residential (Montecito)



**C. SITE CHARACTERISTICS:**

The site is north of and abutting a terraced, retaining wall and the bluffs. It offers dramatic views of Lone Tree, Centennial, Denver, and the south I-25 corridor area. The property has been overlot graded, and it has been revegetated with prairie grass. Elevation contours range from approximately 6,100 feet to 6,120 feet above sea level, with the site

generally higher in the middle and sloping down towards the northern, eastern, and western perimeters.

**D. SERVICE PROVIDERS:**

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

**E. BACKGROUND:**

The site was envisioned as a future hotel use site on the approved site plan for Cabela's (project number SP12-18R). This project has been reviewed and approved by the RidgeGate Design Review Committee (DRC). It underwent significant architectural, site plan, and landscaping enhancement through the DRC process. The DRC meeting minutes are attached.

**F. DESCRIPTION:**

**Zoning.** The site is zoned Planned Development (PD) under the RidgeGate Planned Development 4<sup>th</sup> Amendment. The proposed use is in conformance with zoning, as it is located within Planning Areas C/M-U #2, which allows for hotel use.

**Access.** Access will be provided via Cabela Drive and private internal drives within RidgeGate Commons. Adequate circulation is provided in and around the building. Pedestrian access is afforded via detached sidewalks connecting to the existing sidewalk running along Cabela Drive to the northwest and the existing sidewalk to the east serving the Cabela's parking lot and future retail.

**Parking.** The amount of parking proposed is compliant with the City's minimum requirements for a hotel use.

**Site Design.** The north side of the site consists of a landscaped, open patio area featuring a footpaths, multiple fire pits, and seat walls. The building colors are muted, earth-tones in keeping with the City's Design Guidelines and context and generally consist of browns, greens, and beiges. The building is four stories high, is situated along the toe of a bluff, but does not extend above the top of the adjacent bluff.

All service areas, trash receptacles, and generators are screened from public view. There is no rooftop mechanical equipment to screen.

The site plan also features a covered bike service hut on the western corner of the parcel that is compatible with the architecture of the hotel. In addition to hotel guests, this hut will be available to the general public and will feature a drinking fountain, bike service station, and seating.

**Building Design.** The building design is in conformance with the overall intent of the City of Lone Tree Design Guidelines. The architectural concept is intended to be contemporary but conservative, and designed to transition between the lodge-style architecture of Cabela's and the character of homes in Montecito. Through variation in building materials and color, the building form is articulated and features various columnar features interrupting the horizontal base, middle, and top. The main entry is oriented to the south and is defined by a porte cochere.

Vertical elements, such as stone and stucco features, window orientation, horizontal courses, and architectural embellishments are added to help break up the building form. Though the building is only visible from public rights-of way to from the north, east, and west, "360 degree" architectural treatment has been applied to this building design.

Building materials include stucco, natural stone, and exposed (treated) wood timbers projecting out from gabled areas that provide architectural variety. The variety of materials combined with the proposed variations in building forms and colors, will help break up the mass of the building against the bluffs and provide visual interest.

### North Elevation



**Landscaping.** The applicant has provided a palette of trees and shrubs to help screen the parking and enhance the building and site design. There is a mix of evergreen and deciduous landscape trees and shrubs for seasonal variety. The landscaping is in conformance with the City of Lone Tree Landscaping and Irrigation Requirements from the Zoning Code.

There is a proposed westward extension to the existing retaining wall on the site. Staff has requested that that the addition to the retaining wall be curvilinear to blend in with the existing retention structure and appear more natural, thereby reducing visual impact. Maximum height of the wall is 2.5 feet.

**Lighting.** The location of parking lot lighting and associated specifications are included on the SIP. Lighting is compliant with City requirements.

**G. REFERRALS:**

The Lone Tree Public Works Department technical comments will be addressed prior to final approval, as is standard practice and tracked with a condition of SIP approval.

Staff received referral comments of a technical nature from fire safety, utility providers, and the Douglas County; their comments will be addressed during the review process and prior to issuance of a Certificate of Occupancy as is standard practice.

The RidgeGate Design Review Committee reviewed the project (minutes are enclosed), and have approved the plans.

**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 Office District Subarea Plan.

Staff recommends the Planning Commission recommend conditional approval of the SIP to City Council, subject to the following conditions:

1. Final approval of the Site Improvement Plan is subject to City of Lone Tree Public Works approval.

**I. ATTACHMENTS**

1. Development Application
2. Narrative
3. Statement of Design Intent
4. Referral Responses
5. SIP
6. Renderings

END

**City of Lone Tree**

Department of Community Development  
9220 Kimmer Drive Suite 100  
Lone Tree, CO 80124  
Ph: 303-708-1818 Fax 303-225-4949

**DEVELOPMENT APPLICATION FORM**

◆ OFFICE USE ONLY ◆

PROJECT NAME: Marriott Towneplace Suites

PROJECT FILE # SP15-35R

REQUEST: SIP

**SITE LOCATION:**

(Nearest Intersections) Cabelas Drive & Ridgeway Pkwy

**OWNER:**

Name: Park Meadows TPP, LLC  
Address: 425 Soledad  
San Antonio, Texas  
Phone: 210-446-3180 FAX: XXX

DATE SUBMITTED: 4-23-15

FEES: \$3200

(Engineering fees are not included)

**AUTHORIZED REPRESENTATIVE:**

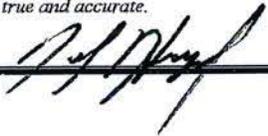
Name: Teal Hanzel Fax: \_\_\_\_\_  
Address: 816 Camaron St. Ste. 230 Email: teal.h@openstudio-usa.com  
Phone: 210-417-4307 Business/Project Name: Marriott Towneplace Suites Ridgeway

**LEGAL DESCRIPTION (site address):** See attached

**PROJECT INFORMATION:**

Subdivision Name: RidgeGate Section 15 Filing # 18 Lot # (if 3 Block #:  
Planning Area # (if PD) C-M/U #2 appropriate):  
PRESENT ZONING: \_\_\_\_\_ (When rezoning) – PROPOSED ZONING  
GROSS ACREAGE: 3.31 # of units (residential)  
Unit type:  
FIRE DISTRICT: South Metro Fire Rescue Authority METRO DIST: RidgeGate  
WATER: Southgate Water District ELEC: Xcel Energy  
SEWER: Southgate Sanitation District GAS: Xcel Energy

Further submissions pursuant to this application may include any and all development proposals, submissions, applications and procedures that may be made or initiated under the City of Lone Tree Charter, ordinances, rules, regulations, guidelines or policies including, without limitation, those for any of the following: (i) annexation; (ii) zoning or re-zoning, including any development plan for zoning within the Planned Development (PD) District; (iii) preliminary PD or PUD site plan, or related design guidelines or development standards; (iv) final PD or PUD site plan; (v) Site Improvement Plan; (vi) any master or general development plan, sub-area plan, site plan or similar development plan, however denominated, which may be provided for under any PD development plan or any other zoning; (vii) Sketch Plan, Preliminary Plat or Final Plat; or (viii) any amendment made to any of the foregoing, as applied for or as approved. *To the best of my knowledge, the information contained on this application is true and accurate.*

APPLICANT SIGNATURE: 

Date: 4-21-15

SIP Narrative

1. General Information

Land Owner. Coventry Development Corporation  
10270 Commonwealth Street, Suite B  
Lone Tree, CO 80124

Developer: Propel Development  
Brent Adcock  
425 Soledad Ste. 400  
San Antonio, Texas 78206

Civil Engineer/ Site: Merrick & Company  
Troy Kelts  
5970 Greenwood Plaza Blvd.  
Greenwood Village, CO 80111

LOT 3, RIDGEGATE SECTION 15 FILING NO. 18  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, AND THE NORTHEAST QUARTER OF  
SECTION 22, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO

Zoned PD-CM/U

2. Development Impacts:

Drainage will be controlled on site. Area drains and curb inlets will be used to deliver to underground storm system to prevent runoff to adjacent properties. Lighting will be shielded and directed down. Signage will be placed to respond to the commercial areas and corridors and away from residential views. The site will be cut and lowered to moderate the height of the development.

3. Compliance with Intent and Approval Standards:

The development will comply with the Intent of the SIP by integrating an extended stay concept Marriott TownePlace Suites into the Ridgegate Commons Development. Following the Design Guidelines and Comprehensive Plan from Lone Tree, development has been tailored to the location such that it is homogenous with the look and feel of the overall area. We plan to add amenities compared to what is included in the prototypical TownePlace Suites design. Some of these amenities include an expanded outdoor patio area with fireplace, bike racks, porte

cochere at the main entry, and limited stone façade. The landscape design concept is planned to tie-in with the look and feel of the overall development. The development has been through the DRC approval.

#### 4. Development Phasing

TownePlace Suites

5/14/2015

Ridgegate Parkway Lonetree, CO		Start	End	Days	Comments
<b>CONSTRUCTION - Total Construction Time</b>		<b>7/15/15</b>	<b>7/14/16</b>	365	
1	<b>SITE GRADING</b>	7/16/15	8/30/15	45	Mob./Clear/Cut/Haul/Grade
2	<b>UTILITIES (Service to Building)</b>	7/16/15	8/15/15	30	P1
3	<b>FOUNDATION</b>	8/31/15	10/31/15	61	Predecessor (1) Site Grading
4	<b>FRAMING</b>	11/14/15	1/13/16	60	
5	<b>PAVEMENT</b>	10/31/15	12/12/15	42	
6	<b>ELEVATOR</b>	2/12/16	3/14/16	31	
7	<b>STUCCO</b>	1/27/16	3/14/16	47	
8	<b>SIGNAGE</b>	3/15/16	3/17/16	2	
9	<b>POOL</b>	3/27/16	5/1/16	35	
10	<b>PLUMBING / ELECTRICAL</b>	11/21/15	3/25/16	125	
11	<b>FIRE ALARM</b>	1/25/16	2/24/16	30	
12	<b>INSULATION</b>	2/1/16	3/5/16	33	
13	<b>DRYWALL</b>	2/15/16	4/5/16	50	
14	<b>PAINTING</b>	3/17/16	4/16/16	30	
15	<b>TILE</b>	4/9/16	5/9/16	30	
16	<b>CABINETS / GRANITE</b>	3/24/16	4/18/16	25	
17	<b>DOORS &amp; HARDWARE</b>	4/14/16	5/8/16	24	
18	<b>CARPET</b>	4/15/16	5/7/16	22	
19	<b>APPLIANCES</b>	4/20/16	5/15/16	25	309 days to Substantial Completion
<b>MARRIOTT TURNOVER</b>		<b>6/14/16</b>	<b>7/13/16</b>	29	
	<b>Marriott 1st Inspection</b>	1/6/16	1/7/16	1	[4] - 1 week (7 days)
	<b>Marriott 2nd Inspection</b>	4/8/16	4/9/16	1	[12] Drywall + 1
	<b>Marriott 3rd Inspection</b>	6/29/16	6/30/16	1	
	<b>City Final Inspection CO</b>	7/1/16	7/4/16	3	
	<b>Marriott Fire Life &amp; Safety Inspections</b>	7/4/16	7/4/16	0	
	<b>FF&amp;E</b>	6/4/16	6/20/16	16	
	<b>Light Fixtures (Delivery)</b>	3/24/16	3/24/16	0	
	<b>Carpet</b>	4/15/16	4/15/16	0	
	<b>OS&amp;E</b>	6/25/16	7/5/16	10	
	<b>Marriott IT Install</b>	6/30/16	7/14/16	14	
	<b>Operations Training</b>	7/5/16	7/14/16	9	
	<b>Marriott Final Inspection</b>	7/12/16	7/14/16	2	
	<b>OPENING DAY</b>	<b>7/14/16</b>	<b>7/14/16</b>	<b>0</b>	

5. Project Data:

- a. Total Employees on Maximum Shift: 12
- b. Square Footage: 72,562
- c. Lot Area: 3.31 acres
- d. Anticipated Opening Date: 7/15/16

6: Sustainability:

The development will encourage pedestrian and bicycle traffic to the Trails and Commercial areas. A bike hut will be located near the trail head with seating, water, and a bicycle pump and tools for public use. Cementitious siding, stucco, and stone will be used that will make sure the project is able to stand the test of time. The open portions of the landscape are seeded with native grass that requires little irrigation.



## City of Lone Tree Design Guidelines

### Statement of Design Intent

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

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

**Project Name:** Marriott TownPlace Suites Ridgeway Commons

**Location:** Ridgeway Commons

#### 1. Overall Design Concept:

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

The project further described and illustrated as part of this package will be a Marriott TownePlace Suites hotel with an extended stay concept. The project is planned to be located on the 3.31 acre tract to the west of Cabela's, platted as Filing 18 - Lot 3, and included as part of the RidgeGate Commons Development.

The total planned guest room count is 121 with a prototypical room mix according to Marriott's Standards. The room mix is broken down to include studio units that are approximately 330 sq. ft. on average, one-bedroom units with an area of 470 sq. ft. and two-bedroom units that are in the 630 sq. ft. range. All room types will be equipped with a kitchen area and will have a prototypical layout.

#### 2. Context and Site:

*Describe how the project relates functionally and visually to the context of the surrounding area (consider issues of form and character; the natural environment; vehicular and pedestrian access and circulation systems, etc.).*

The hotel will be an integral piece of Ridgeway Commons located near Cabelas and the East West Regional Trailhead. Working to maintain the distinctive attributes of the area, the Hotel will have a backdrop of bluffs and grassy hillsides with large open areas and pedestrian access to the adjacent shopping, restaurants and trails that encompass the landscape. Orientation of the building allows for impressive views from inside the rooms, as well as the open landscape. Careful attention has been given to tree location to frame and enhance the scenery.

### **3. Public Realm**

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

The Project will invite interaction from the community with pedestrian paths and a bike hut near the public trail. The hotel will balance the natural landscape and surrounding structures by creating a transition from the commercial areas to the residences across the valley to the North West. There are amenities added for the relationship with the development including an expanded outdoor patio area with fireplaces, a bike hut near the public trail and a porte cochere at the main entry. Landscaping is utilized to screen areas such as the trash enclosure, HVAC units, and Parking from the street level as well as pedestrian and bicycle traffic. Signage will be directed toward the adjacent properties and away from residential neighborhoods. Lighting will ensure a proper level of safety while providing an intimate setting without infringing on adjacent land.

### **4. Architectural Design**

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

Starting with a prototypical room mix and Marriott Guidelines, the hotel design has been catered to the site and the overall development. The facades change in material, color and depth to provide a sense of scale that works into the site and context. Stone, stucco, wood and pitched roofs will reinforce the contextual relationship of the structure with its surroundings and the unique ideals of the community.



April 20, 2015

Brent Adcock  
Propel Development  
425 Soledad, 4th Floor  
San Antonio, TX 78205

**RE: RidgeGate Design Review Committee – Towne Suites Hotel**

Dear Brent:

The RidgeGate Commercial Design Review Committee (DRC) has reviewed the Towne Suites Hotel submittal materials. The DRC supports the project with the condition that all comments made at the April 16, 2015 DRC meeting are addressed in the Site Improvement Plan (see attached meeting minutes).

This correspondence serves as formal approval of the project by the RidgeGate Commercial Design Review Committee.

Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



Darryl Jones,  
DRC Administrator

cc: Kelly First, City of Lone Tree  
File  
(Revised 4-23-15)

**RidgeGate Commercial Design Review Committee  
Propel Development/Marriott TownPlace Suites – Tract O  
Pre-Submittal  
February 18, 2015**

**In attendance from the Design Review Committee:**

Marc Applebaum, Applebaum Architects  
Al Colussy, gkk Works  
Craig Karn, Consilium Design  
Dick Marshall, landscape architect  
Keith Simon, RidgeGate

**In attendance from the City of Lone Tree:**

Jennifer Drybread  
Hans Friedel

**In attendance for Marriott TownPlace Suites:**

Brent Adcock, Propel Development  
Hans Lindberg, Propel Development  
Scotty McEntire, Propel Development

**Applicant Overview:**

The applicant presented the conceptual plans for the site and hotel. The hotel will consist of 121 rooms, which is within the prototypical 120-124 room count. The site will be laid out with a second drive and the building will be oriented towards downtown with the main entrance facing south toward the existing retaining wall. Applicant is considering rotating the building clockwise to achieve more views. Amenities planned are a fire pit, an open air hiker hut/pavilion with water fountain, bike rental and several private outdoor meeting areas. Architecture was presented as Colorado lodge style with 3 tab asphalt composition roofing, materials of stucco with releases and texture, in colors of green, brown and beige. Ventilation equipment will be in the wall of each unit with some vents that can be painted. Mechanical equipment will not be on the roof. Gutters and downspouts will be painted to match.

**DRC Discussion:**

- Move the fire pit away from the building into the sun within the open space.
- Consider adding landscape teeth in parking in front of the open space and less at the outer edge.
- City design standards require 1 tree for every 15 parking spaces. Tree placement at sight lines is important and encourage sidewalks within islands throughout parking areas and breakup line of parking.
- Further evolve landscape as it is not at the same level of detail as the architecture. Consider more formal and more urban courtyard response. Enhance landscape at driveway entrances. Consider more subtle berming on the southern edge to screen rear site access driveway (without corrupting view). Austrian Pines are a more hearty plant material than Colorado Blue Spruce, and do well in the windy area.
- Consider railing details on the upper floors

- The DRC questioned the location of the main entrance and asked about either moving the location, adding a trellis or porte-cochere detail facing Cabela's. The applicant stated there was more room on the south side of the lot, signage location is important and the east side cause space limitations. The applicant stated they would send Al Colussy an earlier version of the land plan.
- There was discussion regarding pedestrian connections from the hotel front door to future retail and Cabela's.
- Provide grading plan in next submittal, retaining wall details and plans, cross sections and relationship of hotel to homes and context plan.
- In regards to architecture the DRC had the following comments:
  - Cabela's set the design standard for the area.
  - Add more detail and layering with hardie product.
  - Break down generic bays, enhance fascia width.
  - Provide roofing details and materials.
  - Color scheme and selection needs some punch.
  - Extend the 1<sup>st</sup> floor details to the building.
  - Mix up the materials such as standing seam metal on gables and porte-cochere.
  - Upper roof rafter tails, consider similar to porte-cochere.
  - Kickers must look real – to first banding course and extend roof some.
  - More pronounced scale of the fascia (two to three times).
  - Mix up details and variations of roof and wall details including vertical board and batten.
  - Color palate is good. Consider making the end element a different color.
  - Add more roof treatment on the north side of the roof like the south side.
  - Add more dimension to the windows, like sills.
  - Evaluate the expression of the tower accentuation if broken versus continuous.
  - Consider adding color or scoring stucco at corner focal point on north side at inside corner of joint.
  - Provide lighting plan and details. Lighting in key areas similar to Cabela's. 20-25 ft. pole and bollard. Use LED's.
- DRC to pass on names of architects who specialize in mountain architecture.

**The meeting ended at 11:05pm. The applicant was approved to the Schematic Design phase of the Design Review process.**

**RidgeGate Commercial Design Review Committee  
Propel Development/Marriott TownPlace Suites – Tract O  
Schematic Design  
April 2, 2015**

**In attendance from the Design Review Committee:**

Marc Applebaum, Applebaum Architects  
Al Colussy, gkk Works  
Craig Karn, Consilium Design  
Dick Marshall, landscape architect

**In attendance from the City of Lone Tree:**

Jennifer Drybread  
Hans Friedel

**In attendance for Marriott TownPlace Suites:**

Brent Adcock, Propel Development  
Scotty McIntyre, Propel Development  
Carlos Valenzuela, Propel Construction  
Jeffery G. Surface, Aetos Construction  
Troy Kelts, Merrick & Company  
Teal Hanzel, Open Studio Architecture

**Applicant Overview:**

The applicant reviewed modifications made to the site plan and architecture per the February 2015 Design Review Committee meeting comments. Applicant added more materials including board and batten and upgraded the stone material. Plans for the outdoor patio areas were provided. Applicant added two more fire pits to the patio area. Incorporated landscape in the parking lot. The bike rack/station amenity was presented as a shed like structure that is for the use of guests and public. The site is currently over parked at 138 space for 121 guest rooms. The overage will allow for loss of spaces due to landscape or other site changes. There was discussion regarding the sidewalk connection to the future junior retail anchor stores and the purpose of the dead end sidewalk. The sidewalk connection to the retail site will be shown on future plans and the dead end sidewalk ends at a site amenity that has not been determined yet but is conceptualized as a gazebo or other structure. Air conditioning units are flush mounted in the rooms and painted to match. Gutters and downspouts will also be painted to match.

**Landscape/Site Plan Comments:**

- The DRC approves the plant list but asks that more evergreen trees be added to the site. Consider substituting out some of the shade trees for an evergreen.
- Incorporate the District landscaping on the plans (gray out).
- Review civil and landscape plans for consistency, especially sidewalks.
- Provide site lighting details and site furniture details.

**Architecture Comments:**

- Consider breaking up proportions of the elements by dropping band. On end elevation consider taking the dark material down further.

- Consider opportunities for continuity with Cabela's. Consider standing seam roof on the gables and porte cochere.
- Consider asymmetrical roof material to provide character.
- Make the bracketing of the porte cochere purposeful.
- Tone down green paint color.
- Provide material samples for the stucco and porte cochere wood.
- Cap the beam tails for maintenance purposes.
- Provide photo simulations of view from I-25 to the site, from RidgeGate Pkwy to the site and from Montecito to the site. Will be requested by the City for Planning Commission and Council.
- Stake the location of the roof line on the bluffs for Planning Commission reference.
- Provide architectural lighting details.

**The meeting ended at 2:45pm. The applicant was approved to the Design Development phase of the Design Review process.**

**RidgeGate Commercial Design Review Committee  
Propel Development/Marriott TownPlace Suites – Tract O  
Design Development  
April 16, 2015**

**In attendance from the Design Review Committee:**

Marc Applebaum, Applebaum Architects  
Craig Karn, Consilium Design

**In attendance from the City of Lone Tree:**

Hans Friedel

**In attendance for Marriott TownPlace Suites:**

Brent Adcock, Propel Development  
Hans Lindberg, Propel Development  
Carlos Valenzuela, Propel Construction  
Troy Kelts, Merrick & Company  
Kris Wiest, Merrick & Company

**Landscape/Site Plan Comments:**

- Coordinate attached sidewalk with landscaping at corner (move one parking spot) at entry driveway.
- Consider landscape hedge across north side of slope to help screen cars in the parking lot. Consolidate landscape feature with walk; adjust landscape width; additional trees could be in area once they see what grading looks like, if slope is not too steep the overlook will only have one concrete pad.
- New wall should be rosetta stone to match existing retaining walls. Make the walls more curvilinear. There will be a 2.5 foot max planter wall, adjacent to the building.
- Provide bike hut details. Applicant stated the bike hut will look like the porte-cochere with standing seam roof, vertical wood beams, water fountain, bike pump, bench, light, closet and bike tools.
- Provide outdoor furniture, seat wall, and fire pit details.
- Provide outdoor lighting details.
- Screen electrical transformers and show locations of all ground mounted utilities/pedestals.
- Provide signage details including all ground mounted signage.

**Architecture Comments:**

- Use one stone material type for entire base of the building.
- West side symmetry should mirror other end cap.
- Revise elevations/renderings to depict gutters and downspouts matching the siding color.
- Add more depth of trusses in gable.
- Provide color renderings of all elevation sides.
- Add a new cross section, C, in City submittal to show the elevation of the hotel/site in relation to the Montecito project and homes.

The meeting ended at 2:45 pm. The applicant was conditionally approved to the Construction Document phase of the Design Review process and conditionally approved to submit in the City's SIP process.

**From:** Jennifer Drybread  
**To:** "AT & T-Thomas Jakse (tjakse@clearwaterconsulting.net)"; "AT & T-Van DeCastro"; "Centennial Airport - (McLain, Chris)"; "Comcast-Scott Moore"; "Douglas County (Boyd, Chris)"; "DC Assessors - Marianne Woodward"; "Owest-Charles Place (Charles.Place@qwest.com)"; "Rampart Range Metro District- Denise Denslow (denise.denslow@cliftoncpa.com)"; "South Metro Fire Protection District- Criss Dickhausen"; "South Suburban Parks and Rec - Brett Collins"; "Southeast Public Improvement District- Bob Brooks (Bob.Brooks@CliftonCPA.com)"; "Southgate Water and San - Dave Irish"; Matt Archer; "U. S. Post Office - Brent Todd (brent.o.todd@usps.gov)"; "Xcel Energy - Donna George"; Julius Zsako; Jeff Streeter  
**Subject:** City of Lone Tree eReferral (SP15-35R) Is Ready For Review  
**Date:** Wednesday, May 20, 2015 2:44:00 PM  
**Attachments:** [Marriott Towneplace Suites RidgeGate Referral Response.doc](#)

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There is an eReferral for your review. Please click on the link below to review this referral:

<http://www.cityoflonetree.com/DocumentCenter/View/6426>

<b>Project Name:</b>	RidgeGate, Sec. 15, Fil. No. 18, Lot 3 (Marriott TownePlace Suites at RidgeGate)
<b>Project File #:</b>	SP15-35R
<b>Project Summary:</b>	Site Improvement plan application for 121 unit hotel on 3.31 acres in RidgeGate Commons located on a pad site west of Cabela's at southeast corner of RidgeGate Parkway and Cabela Drive

Please forward any comments to me by **June 10, 2015** via email, fax or postal mail at the addresses below. You may use the Referral Request form attached if you prefer. If you would like a hard copy of the review materials or if you would like to request additional review time, please contact me.

Thank you for your time and please feel free to contact me with any questions.

Regards,

Hans G. Friedel  
Planner II

Lone Tree Community Development Department  
9220 Kimmer Drive, #100  
Lone Tree, CO 80124  
Phone: 303.708.1818  
Fax: 303.225.4949  
[Hans.friedel@cityoflonetree.com](mailto:Hans.friedel@cityoflonetree.com)



RECEIVED MAY 20 2015

CITY OF LONE TREE  
Community Development Department

# REFERRAL REQUEST

Today's date: May 20, 2015

**Project Name and File Number:** RidgeGate Sec. 15, Fil. No. 18, Lot 3

**Project Type:** Site improvement plan (SIP #SP15-35R) for new Marriott Towneplace Suites hotel at RidgeGate Commons

**Comments Due By: June 10, 2015**

If you are unable to respond by the due date, please contact the project planner

Dear Referral Organization:

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

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

We have no comments regarding this proposal

Please note the following concerns this organization has:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

See attached letter for comments regarding this proposal

Organization Name: Public Works / ENGINEERING

Your name: GREGORY WEEKS

Your signature: *Greg Weeks* Date: 5-28-15

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

Hans Friedel

Planner II

## PLEASE RETURN THIS PAGE AND ANY COMMENTS TO:

City of Lone Tree Community Development Dept.  
9220 Kimmer Drive, Suite 100  
Lone Tree, CO 80124  
Ph: 303-708-1818  
Fx: 303-225-4949  
[hans.friedel@cityoflonetree.com](mailto:hans.friedel@cityoflonetree.com)

061-416

9222 Teddy Lane  
Lone Tree, Colorado 80124



Ph: 303-662-8112  
Fax: 303-792-9489  
www.cityoflonetree.com

# CITY OF LONE TREE

Department of Public Works

May 28, 2015

City of Lone Tree  
Hans Friedel  
9220 Kimmer, Suite 100  
Lone Tree, CO 80124

Re: SP15-35R (Marriott Townplace Suites)  
RidgeGate Sec 15, Fil. 18, Lot 3  
Project No. 061-416

Dear Hans:

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

The SIP package submitted and reviewed consists of the following documents:

- Site Improvement Plan (24 sheets), dated 5/15/15, by Merrick & Company.
- Fire Access Route Auto-Turn Exhibit, dated 4/17/15, by Merrick & Company.
- Drainage Conformance Letter, dated 4/22/15, by Merrick & Company.

As a separate action, either concurrent with, or following SIP consideration, the following engineering documents will be required to be submitted for City Engineering review, comments and approvals. Once submitted, we will work directly with the applicant's civil engineer, Merrick & Company, on achieving final engineering approval(s) on these documents.

- Civil Construction Plans (CD's)
- Grading, Erosion and Sedimentation Control (GESC) Plans.
- Grading, Erosion and Sedimentation Control (GESC) Report.

Our comments are provided below:

## GENERAL COMMENTS

1. The Public Works/Engineering SIP Review fee for this Project, per the adopted standard review fee schedule (attached - re: SIP) is \$3,000.00. The fee (check made out to "The City of Lone Tree") should be submitted to my attention at Public Works with, or prior to, resubmittal of the documents in response to the following comments. Review and comment on the SIP, GESC Plans, GESC Report and Drainage Report are covered under this review SIP base fee. A separate additional fee (amount to be determined upon submittal) will be required for the Civil CD's review.
2. A Site Improvement Plan Improvements Agreement (SIPIA) will not be required for the proposed Project.
3. A Grading, Erosion and Sedimentation Control (GESC) Permit will be required for this Project. The GESC Permit may not be obtained prior to final approvals of the GESC Plans / GESC Report and at least recommendation of SIP approval by the City Planning Commission. No site work may begin prior to

issuance of the GESC Permit.

4. Since this site exceeds one (1) acre of disturbed area, the developer must obtain a State Stormwater Construction Permit from the Colorado Department of Public Health and Environment (CDPHE), in addition to the City of Lone Tree issued GESC Permit.
5. Only those sheets within the documents for which we have specifically identified comments are listed below. Comments provided also may apply to other sheets/locations in the Project documents. The applicant's professional(s) should verify that the item(s) are addressed throughout the related Project documents consistently, as applicable.

## **SPECIFIC COMMENTS**

### **Site Improvement Plan**

#### **Sheet 3 – Site Plan:**

1. The Site Data Chart: It may be appropriate for the "Number of Parking Spaces Required" (133) to be filled in. The footnote \* could remain with the number to identify how the 133 count was determined.
2. The location of the monument sign at the east side of the south driveway connection does not appear to match the location shown on Sheet 4. On Sheet 3 the sign is shown just outside of the indicated sight triangle, while on Sheet 4 the sign is shown conflicting with the sight triangle. The sign should not conflict with the sight triangle, and should be indicated in the same location on both sheets.

#### **Sheets 4 – 12 (Landscape Related Sheets):**

3. I do not review and respond to Landscaping related issues, other than in a broad general sense or as pertains to potential conflict between the landscaping and other engineering related issues. As such, my comments on the Landscaping Sheets are limited to only the specific items noted, as follows:
  - a. The Sheet Numbers shown (Sheets 3 – 12) should be Sheet Numbers 4 – 13.
  - b. The SIP # (e.g. SP15-35R) is missing in the Sheet Titles on each of the landscaping related sheets.
  - c. Several of the sheets include one or more callouts "Underground Utilities (Typ.) – Ref. Gen. Notes". However, there does not appear to be included within the SIP Set the referenced General Notes. Either the referenced notes should be added, or if not necessary, each of the associated callouts should be revised to remove that reference to the General Notes.
  - d. The two (2) Swamp White Oak (QB) trees shown at the east side of the east side of the southern drive (re: Sheet 7/8) are schematically shown with the tree canopies in potential conflict with the indicated sight triangle. Provided the developed tree canopies within the sight triangle limits are maintained to be no lower than approximately 7-foot, this should not be a problem. An appropriate note should be added to the SIP with respect to canopy maintenance for these two trees.

### **Fire Access Route Auto-Turn Exhibit**

4. The exhibit indicates that the modeled fire vehicle should be able to adequately access and navigate the site. South Metro Fire Department review and concurrence/comments should be obtained.

**Drainage Letter**

5. The document should be upgraded to a full Phase III Drainage Report format, and should include the appropriate signed Drainage Report Certifications (by Owner & by Engineer), as well as design/sizing documentation for the on-site storm sewer system (piping and inlets).
6. Pg. 2 – Basin A-5: The text indicates a basin area of 0.10 acres, while all other references (Drainage Map, et. al.) shows 0.09 acres. While not a major deviation, it may be appropriate to correct this area callout for consistency.
7. Pg. 2, following Basin A-11 discussion: The summary indicates the total developed area of Basins A-1 thru A-11 as 2.46 acres. Lot #3 overall is 3.31 acres. Please address in the text how the remainder of the Lot is accounted for as pertains to site drainage.
8. Pg. 3, Basin Z6 and Basin A5 discussion: The text suggests that Basin A5 will add a total increase in flow to the existing 15-Foot Type R inlet (Basin Z6, DP 5 inlet) of 0.3cfs (Q5) and 0.7cfs (Q100). From the referenced Merrick Filing 18 Drainage Report, current loading to this inlet is indicated as 2.0cfs (Q5) and 7.3 (Q100). Accordingly, the new loading would be 2.3cfs and 8.0cfs respectively. Utilizing the new UDFCD UD-Inlet worksheets (v3.14) and the input information from the Basin Z6 inlet sheets included in the Appendix, it appears this existing inlet could capture 100% of the new Q5 flow and 99% of the new Q100 flow (bypassing approximately 0.1cfs of the new Q100 flow). This is acceptable. However, we recommend that additional discussion/clarification be provided in the report, and that updated UD-Inlet worksheets be included to document the interception capacity of this inlet to handle the added Basin A5 flows.
9. Pg. 3, Basin A-9 & A-10 discussion: 4<sup>th</sup> line includes "... Parkway and an existing on-grade 10' Type R inlet." There appears to be a semantic error. We anticipate what was meant was that the flows enter the "Cabela Drive storm system at the existing 10' Type R Inlet at the corner of Cabela Drive and Ridgegate Parkway". Perhaps revision for clarification would be in order.
10. Phase 2 Drainage Map: The down-gradient Drainage Basin boundaries for Basins A-9, A-10 and A-11 are not shown. For clarity, please also indicate the Lot #3 property line(s) (see prior comment #7 above).

**CONCLUSION**

The concept of the proposed Marriott Townplace Suites presented in SIP SP15-35R appears to be in general conformance with the previously presented overall development plans for the RidgeGate Commons (Cabelas et. al.) campus, and is acceptable to Engineering/Public Works. We have no objection to recommendation of SIP approval contingent upon appropriate resolution of the issues noted in the above comments and final Engineering/Public Works approval of the various engineering documents/plans.

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

Sincerely,



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



**CITY OF  
LONE TREE**

Public Works Department

Project # 061-416  
Project: Marriott Townplace Suites (3.31 Ac)  
Owner: Propel Development

**ENGINEERING REVIEW FEE SCHEDULE**

DESCRIPTION	ENGR FEE	QUANTITY	SUB-TOTAL
<b>ZONING APPLICATION</b> - includes required plans and reports	\$6,500.00	<5 acres	
	\$9,900.00	≥ 5 ac. and <25 ac.	
	\$13,300.00	≥ 25 acres	
<b>SKETCH PLAN</b> - includes required plans and reports	\$2,500.00	<5 acres	
	\$5,000.00	≥ 5 ac. and <25 ac.	
	\$7,500.00	≥ 25 acres	
<b>PRELIMINARY PLAN</b> - includes required plans and reports	\$2,500.00	<5 acres	
	\$5,000.00	≥ 5 ac. and <25 ac.	
	\$7,500.00	≥ 25 acres	
<b>FINAL PLAT</b> - includes required plans and reports	\$5,000.00	<5 acres	
	\$5,800.00	≥ 5 ac. and <25 ac.	
	\$7,500.00	≥ 25 acres	
<b>MINOR DEVELOPMENT PLAT</b> - includes required plans and reports	\$5,000.00	<5 acres	
	\$5,800.00	≥ 5 ac. and <25 ac.	
	\$7,500.00	≥ 25 acres	
<b>REPLAT (Administrative Lot Line Adjustment or Vacation) +</b>	\$500.00		
<b>REPLAT (Non - Administrative Lot Line Adjustment or Vacation) +</b>	\$1,000.00		
<b>CONDOMINIUM MAP</b>	\$500 + \$15/unit		\$0.00
<b>SITE IMPROVEMENT PLAN</b> (and Major Revisions to Site Improvement Plan) - includes required plans and reports	\$3,000.00	<5 acres	\$3,000.00
	\$5,500.00	≥ 5 ac. and <25 ac.	
	\$9,500.00	≥ 25 acres	
<b>SITE IMPROVEMENT PLAN ++</b> "Pad Site" (Part of a Larger Approved SIP)	\$1,500.00		
<b>SITE IMPROVEMENT PLAN - Minor Revision</b>	\$400.00		
<b>SITE IMPROVEMENT PLAN - Minor Modification</b>	\$200.00		
<b>USE BY SPECIAL REVIEW +++</b> - includes required plans and reports	\$3,000.00	<5 acres	
	\$5,500.00	≥ 5 ac. and <25 ac.	
	\$9,500.00	≥ 25 acres	
<b>PD Amendment (Major)</b>	\$500.00		
<b>SERVICE PLAN (Special District)</b>	\$640.00		
<b>RIGHT-OF-WAY (R.O.W.) DEDICATION (Public)</b>	\$200.00		
<b>R.O.W. VACATION</b>	\$2,400.00		
<b>MINOR ADJUSTMENT TO EXISTING R.O.W.</b>	\$200.00		
<b>DEDICATION OF DRAINAGE EASEMENT</b>	\$200.00		
<b>VACATION of Access or Drainage Easements</b>	\$1,000.00		
<b>VACATION of Other Easements</b> (May be used for Access or Drainage Easements if part of a larger project)	\$400.00		
<b>SB 35 EXEMPTION</b>	\$1,200.00		
<b>LOCATION &amp; EXTENT</b>	\$1,000.00		
<b>PLANNED DEVELOPMENT (Zoning) Administrative Amendment</b>	\$400.00		
<b>CONSTRUCTION PLAN REVIEWS</b>			
<b>STREET / STORM PLANS</b>	\$1,600.00	<5 acres	
	\$2,000.00	≥ 5 ac. and <25 ac.	
	\$2,400.00	≥ 25 acres	
<b>GRADING, EROSION &amp; SEDIMENT CONTROL (GESC) PLANS <sup>(1)</sup></b>	\$250 + \$25(X)		\$0.00
<b>LOW IMPACT GESC PLANS</b>	\$250.00		
<b>DISTRICT ROADWAY PLANS <sup>(2)</sup></b>	\$700 + \$60√Y		\$0.00
<b>DISTRICT STORM SEWER PLANS <sup>(2)</sup></b>	\$700 + \$75√Y		\$0.00
<b>REGIONAL DETENTION POND PLANS <sup>(1)</sup></b>	\$500 + \$40√X		\$0.00
<b>REGIONAL WATER QUALITY FACILITY PLANS</b>	\$400.00		

## ENGINEERING REVIEW FEE SCHEDULE

DESCRIPTION	ENGR FEE	QUANTITY	SUB-TOTAL
<b>UTILITY PLANS</b> Gas, Electric, Telephone, Cable TV (For submittals greater than 1000 LF)	\$450.00		
<b>TRAFFIC SIGNAL PLANS</b> (Per Intersection)	\$800.00		
<b>SIGNAGE AND STRIPING PLANS</b> (if not a part of an overall construction plan set)	\$200 per sheet		\$0.00
<b>R.O.W. LANDSCAPE PLANS</b> <sup>(2)</sup>	\$350 + \$60√ Y		\$0.00
<b>OTHER REVIEW SERVICES</b>			
<b>PHASE I DRAINAGE REPORT</b>	\$336.00	<5 acres	
	\$560.00	≥ 5 ac. and <25 ac.	
	\$672.00	≥ 25 acres	
<b>PHASE II or PHASE III DRAINAGE REPORT</b>	\$672.00	<5 acres	
	\$1,120.00	≥ 5 ac. and <25 ac.	
	\$1,344.00	≥ 25 acres	
<b>DRAINAGE CONFORMANCE LETTER</b>	\$100.00		
<b>FLOODPLAIN MODIFICATION STUDY - Minor</b>	\$800.00		
<b>FLOODPLAIN MODIFICATION STUDY - Major</b>	\$1,600.00		
<b>FLOODPLAIN DEVELOPMENT PERMIT</b>	\$100.00		
<b>PAVEMENT DESIGN REPORT</b>	\$250.00		
<b>ACCESS PERMIT</b>	\$75.00		
<b>TRAFFIC IMPACT STUDY FOR:</b>			
Rezoning, Sketch Plan or Preliminary Plan	\$2,000.00		
Updated Report to Original for Sketch or Preliminary	\$1,000.00		
Final Plat / Minor Development Plat	\$500.00		
Site Improvement Plan	\$500.00		
Use by Special Review	\$1,500.00		
<b>SIGNAL WARRANT STUDY (Per Intersection)</b>	\$200.00		
<b>VARIANCE REQUEST</b>	\$200.00		
<b>NOTICE OF CHANGE TO APPROVED PLAN - Minor Revision</b>	\$200.00		
<b>NOTICE OF CHANGE TO APPROVED PLAN - Major Revision</b>	\$500.00		
<b>ALTERNATE ROADWAY STANDARDS FOR PUBLIC ROADS</b>	\$2,500.00		
Revision to Alternative Roadway Standards (Public Roads)	\$500.00		
<b>ROADWAY STANDARDS FOR PRIVATE ROADS</b>	\$2,500.00		
Revision to Private Roadway Standards	\$250.00		
<b>LICENSE AGREEMENT</b>	\$250.00		
<b>INTERGOVERNMENTAL AGREEMENT</b> (Special District)	\$1,000.00		
<b>MODIFICATION to Standard Improvements Agreements</b>	\$500.00		
<b>MINIMUM ENGINEERING REVIEW FEE</b>	\$300.00		
Other:			
		<b>TOTAL</b>	<b>\$3,000.00</b>

**Notes:**

- + See Article VII, Section 17-7-30(b) for clarification / applicability.
  - ++ A "Pad Site" is part of a larger approved Site Improvement Plan (SIP). The following items must exist (or be approved) to qualify as a "Pad Site": (1) Detention/water quality, access, parking (generally), grading (generally) and utilities all provided for through the larger SIP; (2) No revisions are required to the overall drainage patterns, detention, water quality, etc.; (3) The consulting engineer for the Project is required to submit a letter (minimum) certifying that the drainage and access for the "Pad Site" are in substantial compliance with the Larger SIP Drainage Report and Traffic Report (if applicable).
  - +++ The City of Lone Tree reserves the right to send referrals to outside agencies from which expert technical assistance may be requested. Fees may be assessed by referral agencies for their outside review, and those fees shall be assessed to and paid by the applicant.
  - 1. X denotes area in acres
  - 2. Y denotes longitudinal distance in hundreds of feet
- The fees listed above are for the initial submittal. All third resubmittals are charged 50% of the initial submittal fee. Resubmittals following a "conditional approval" require no fee.

DATE PAID: \_\_\_\_\_

CASH       CHECK # \_\_\_\_\_



CITY OF LONE TREE  
Community Development Department

# REFERRAL REQUEST

Today's date: May 20, 2015

**Project Name and File Number:** RidgeGate Sec. 15, Fil. No. 18, Lot 3

**Project Type:** Site improvement plan (SIP #SP15-35R) for new Marriott Towneplace Suites hotel at RidgeGate Commons

**Comments Due By: June 10, 2015**

If you are unable to respond by the due date, please contact the project planner

Dear Referral Organization:

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

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

**We have no comments regarding this proposal**

**Please note the following concerns this organization has:**

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**See attached letter for comments regarding this proposal**

**Organization Name:** Douglas County Community Devel.

**Your name:** Matt Jakubowski

**Your signature:** *Matthew A. Jakubowski* **Date:** 5/28/15

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

Hans Friedel

Planner II

**PLEASE RETURN THIS PAGE AND ANY COMMENTS TO:**

City of Lone Tree Community Development Dept.  
9220 Kimmer Drive, Suite 100  
Lone Tree, CO 80124  
Ph: 303-708-1818  
Fx: 303-225-4949  
[hans.friedel@cityoflonetree.com](mailto:hans.friedel@cityoflonetree.com)

**Project Name:** RidgeGate, Sec. 15, Fil. No. 18, Lot 3 (Marriott TownPlace Suites at RidgeGate)

**Project Number:** SP15-35R

**Jurisdiction:** City of Lone Tree

**Date Received:** 2015-05-20 00:00:00

**Due Date:** 2015-06-10 00:00:00

**Addressing Comments:**

The proposed address for this property is 10664 Cabela Drive. This address is not to be used for any purpose other than for plan review with the building and fire departments until after this project is approved. This address is subject to change, and the City of Lone Tree and Douglas County will not reimburse any funds spent using this proposed address should the address require a change.

**Engineering Comments:**

No Comments

**Planner Comments:**

No Comments

**From:** [Jennifer Drybread](#)  
**To:** [Hans Friedel](#)  
**Subject:** FW: City of Lone Tree eReferral (SP15-35R) Is Ready For Review  
**Date:** Wednesday, May 27, 2015 12:48:46 PM

---

See below.

*Jennifer Drybread*  
Senior Planner  
City of Lone Tree  
9220 Kimmer Drive, #100  
Lone Tree, CO 80124  
[www.cityoflonetree.com](http://www.cityoflonetree.com)  
(303) 708-1818  
[jennifer.drybread@cityoflonetree.com](mailto:jennifer.drybread@cityoflonetree.com)

---

**From:** Moore, Scott [mailto:Scott\_Moore@cable.comcast.com]  
**Sent:** Wednesday, May 27, 2015 11:24 AM  
**To:** Jennifer Drybread  
**Subject:** RE: City of Lone Tree eReferral (SP15-35R) Is Ready For Review

Jennifer, Comcast has no comments at this time

Thanks.

Scott R. Moore  
6850 S Tucson Way  
Englewood, CO 80112  
T. 303 603 5665  
F. 303 603 5609  
Scott\_Moore @ cable.comcast.com

---

**From:** Jennifer Drybread [<mailto:Jennifer.Drybread@cityoflonetree.com>]  
**Sent:** Wednesday, May 20, 2015 2:45 PM  
**To:** AT & T-Thomas Jakse ([tjakse@clearwaterconsulting.net](mailto:tjakse@clearwaterconsulting.net)); AT & T-Van DeCastro; Centennial Airport - (McLain, Chris); Moore, Scott; Douglas County (Boyd, Chris); DC Assessors - Marianne Woodward; Qwest- Charles Place ([Charles.Place@qwest.com](mailto:Charles.Place@qwest.com)); Rampart Range Metro District- Denise Denslow ([denise.denslow@cliftoncpa.com](mailto:denise.denslow@cliftoncpa.com)); South Metro Fire Protection District- Criss Dickhausen; South Suburban Parks and Rec - Brett Collins; Southeast Public Improvement District- Bob Brooks ([Bob.Brooks@CliftonCPA.com](mailto:Bob.Brooks@CliftonCPA.com)); Southgate Water and San - Dave Irish; Matt Archer; U. S. Post Office - Brent Todd ([brent.o.todd@usps.gov](mailto:brent.o.todd@usps.gov)); Xcel Energy - Donna George; Julius Zsako; Jeff Streeter  
**Subject:** City of Lone Tree eReferral (SP15-35R) Is Ready For Review

There is an eReferral for your review. Please click on the link below to review this referral:

<http://www.cityoflonetree.com/DocumentCenter/View/6426>

<b>Project Name:</b>	RidgeGate, Sec. 15, Fil. No. 18, Lot 3 (Marriott TownePlace Suites at RidgeGate)
<b>Project File #:</b>	SP15-35R
<b>Project Summary:</b>	Site Improvement plan application for 121 unit hotel on 3.31 acres in RidgeGate Commons located on a pad site west of Cabela's at southeast corner of RidgeGate Parkway and Cabela Drive

Please forward any comments to me by **June 10, 2015** via email, fax or postal mail at the addresses below. You may use the Referral Request form attached if you prefer. If you would like a hard copy of the review materials or if you would like to request additional review time, please contact me.

Thank you for your time and please feel free to contact me with any questions.

Regards,

Hans G. Friedel  
Planner II

Lone Tree Community Development Department  
9220 Kimmer Drive, #100  
Lone Tree, CO 80124  
Phone: 303.708.1818  
Fax: 303.225.4949  
[Hans.friedel@cityoflonetree.com](mailto:Hans.friedel@cityoflonetree.com)

From: Jennifer Drybread  
Sent: Wednesday, May 20, 2015 3:42 PM  
To: Hans Friedel  
Subject: FW: City of Lone Tree eReferral (SP15-35R) Is Ready For Review

Jennifer Drybread  
Senior Planner  
City of Lone Tree  
9220 Kimmer Drive, #100  
Lone Tree, CO 80124  
www.cityoflonetree.com  
(303) 708-1818  
jennifer.drybread@cityoflonetree.com

From: Denslow, Denise [mailto:Denise.Denslow@claconnect.com]  
Sent: Wednesday, May 20, 2015 2:48 PM  
To: Jennifer Drybread  
Subject: RE: City of Lone Tree eReferral (SP15-35R) Is Ready For Review

Rampart Range Metropolitan District supports this project.

Denise D. Denslow, Principal  
Outsourcing, CliftonLarsonAllen LLP

Direct 303-265-7910, Mobile 303-903-9760  
denise.denslow@CLAconnect.com

Main 303-779-5710, Fax 303-779-0348  
8390 E Crescent Parkway, Suite 500, Greenwood Village, CO 80111  
CLAconnect.com

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The information (including any attachments) contained in this document is confidential and is for the use only of the intended recipient. If you are not the intended recipient, you should delete this message. Any distribution, disclosure, or copying of this message, or the taking of any action based on its contents is strictly prohibited.

CliftonLarsonAllen LLP  
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From: Jennifer Drybread [mailto:Jennifer.Drybread@cityoflonetree.com]

Sent: Wednesday, May 20, 2015 2:45 PM

To: AT & T-Thomas Jakse (tjakse@clearwaterconsulting.net); AT & T-Van DeCastro; Centennial Airport - (McLain, Chris); Comcast-Scott Moore; Douglas County (Boyd, Chris); DC Assessors - Marianne Woodward; Qwest- Charles Place (Charles.Place@qwest.com); Denslow, Denise; South Metro Fire Protection District- Criss Dickhausen; South Suburban Parks and Rec - Brett Collins; Southeast Public Improvement District- Bob Brooks (Bob.Brooks@CliftonCPA.com); Southgate Water and San - Dave Irish; Matt Archer; U. S. Post Office - Brent Todd (brent.o.todd@usps.gov); Xcel Energy - Donna George; Julius Zsako; Jeff Streeter

Subject: City of Lone Tree eReferral (SP15-35R) Is Ready For Review

There is an eReferral for your review. Please click on the link below to review this referral:

<http://www.cityoflonetree.com/DocumentCenter/View/6426>

Project Name:

RidgeGate, Sec. 15, Fil. No. 18, Lot 3 (Marriott TownePlace Suites at RidgeGate)

Project File #:

SP15-35R

Project Summary:

Site Improvement plan application for 121 unit hotel on 3.31 acres in RidgeGate Commons located on a pad site west of Cabela's at southeast corner of RidgeGate Parkway and Cabela Drive

Please forward any comments to me by June 10, 2015 via email, fax or postal mail at the addresses below. You may use the Referral Request form attached if you prefer. If you would like a hard copy of the review materials or if you would like to request additional review time, please contact me.

Thank you for your time and please feel free to contact me with any questions.

Regards,

Hans G. Friedel  
Planner II

Lone Tree Community Development Department  
9220 Kimmer Drive, #100  
Lone Tree, CO 80124  
Phone: 303.708.1818  
Fax: 303.225.4949  
Hans.friedel@cityoflonetree.com

**From:** [information](#)  
**To:** [Hans Friedel](#)  
**Subject:** FW: Lone Tree Referral Request  
**Date:** Tuesday, June 02, 2015 3:38:31 PM

---

FYI

**Cheryl C. Cobler**  
Administrative Assistant  
City of Lone Tree  
9220 Kimmer Drive, Suite 100  
Lone Tree, CO 80124  
Phone: 303-708-1818  
Fax: 303-225-4949  
[www.cityoflonetree.com](http://www.cityoflonetree.com)

---

**From:** Linda Langewisch [mailto:[llangewisch@msiho.com](mailto:llangewisch@msiho.com)]  
**Sent:** Tuesday, June 02, 2015 3:02 PM  
**To:** information  
**Subject:** RE: Lone Tree Referral Request

Good Afternoon:

The RidgeGate West Village Board of Directors has reviewed the three recent proposals from the City of Lone Tree and has no comments for the proposals that include (in addition to the referral below):

- \*Marriott Townplace
- \*Apartment building

Please let me know if you have any questions.

Thank you,

**Linda Langewisch, CMCA**  
Community Manager  
MSI, LLC  
6892 So. Yosemite Court Suite 2.101  
Centennial, Co 80112  
720.974.4273  
Fax 303.751.7396  
[LLangewisch@msiho.com](mailto:LLangewisch@msiho.com)

---

**From:** City of Lone Tree - HOA Referral List [mailto:[listserv@civicplus.com](mailto:listserv@civicplus.com)]  
**Sent:** Friday, May 29, 2015 8:54 AM  
**To:** Linda Langewisch  
**Subject:** Lone Tree Referral Request

[View this in your browser](#)

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Your Homeowners Association is invited to review and comment on a development proposal currently in process with the City of Lone Tree. Site Improvement plan application for 5,000 square foot office building to be located at 10160 Trainstation Circle, Lone Tree, CO 80124 (immediately southwest of the existing Schwab I-25 sign)

<http://www.cityoflonetree.com/DocumentCenter/View/6431>

Please email any comments or questions to [hans.friedel@cityoflonetree.com](mailto:hans.friedel@cityoflonetree.com) no later than **June 18, 2015**. If you need additional time to review, or would like paper copies of the plans, please contact me.

This complimentary message is being sent to opt-in subscribers who might be interested in its content. If you do not wish to continue receiving these messages, please accept our apologies, and unsubscribe by visiting our website at:

<http://cityoflonetree.com/list.asp?mode=del>

Please note, we will not sell or give your e-mail address to any organization without your explicit permission.

You are receiving this message because you are subscribed to HOA Referral List on [cityoflonetree.com](http://cityoflonetree.com). To unsubscribe, click the following link:

<http://cityoflonetree.com/list.aspx?mode=manage&Email=LLangewisch@msiho.com>

If clicking the link doesn't work, please copy and paste the link into your browser.

From: Jennifer Drybread  
Sent: Friday, June 05, 2015 8:46 AM  
To: Hans Friedel  
Subject: FW: City of Lone Tree eReferral (SP15-35R) Is Ready For Review

Jennifer Drybread  
Senior Planner  
City of Lone Tree  
9220 Kimmer Drive, #100  
Lone Tree, CO 80124  
www.cityoflonetree.com  
(303) 708-1818  
jennifer.drybread@cityoflonetree.com

From: Brett Collins [mailto:BrettC@ssprd.org]  
Sent: Friday, June 05, 2015 8:42 AM  
To: Jennifer Drybread  
Subject: RE: City of Lone Tree eReferral (SP15-35R) Is Ready For Review

Jennifer,  
South Suburban Parks and Recreation has no comment on this referral.

Regards,

Brett Collins  
Director of Planning and Development

South Suburban Parks and Recreation  
www.ssprd.org | 303.483.7021 office

From: Jennifer Drybread [mailto:Jennifer.Drybread@cityoflonetree.com]  
Sent: Wednesday, May 20, 2015 2:45 PM  
To: AT & T-Thomas Jakse (tjakse@clearwaterconsulting.net); AT & T-Van DeCastro; Centennial Airport - (McLain, Chris); Comcast-Scott Moore; Douglas County (Boyd, Chris); DC Assessors - Marianne Woodward; Qwest- Charles Place (Charles.Place@qwest.com); Rampart Range Metro District- Denise Denslow (denise.denslow@cliftoncpa.com); South Metro Fire Protection District- Criss Dickhausen; Brett Collins; Southeast Public Improvement District- Bob Brooks (Bob.Brooks@CliftonCPA.com); Southgate Water and San - Dave Irish; Matt Archer; U. S. Post Office - Brent Todd (brent.o.todd@usps.gov); Xcel Energy - Donna George; Julius Zsako; Jeff Streeter  
Subject: City of Lone Tree eReferral (SP15-35R) Is Ready For Review

There is an eReferral for your review. Please click on the link below to review this referral:

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Project Name:  
RidgeGate, Sec. 15, Fil. No. 18, Lot 3 (Marriott TownePlace Suites at RidgeGate)  
Project File #:

SP15-35R

Project Summary:

Site Improvement plan application for 121 unit hotel on 3.31 acres in RidgeGate Commons located on a pad site west of Cabela's at southeast corner of RidgeGate Parkway and Cabela Drive

Please forward any comments to me by June 10, 2015 via email, fax or postal mail at the addresses below. You may use the Referral Request form attached if you prefer. If you would like a hard copy of the review materials or if you would like to request additional review time, please contact me.

Thank you for your time and please feel free to contact me with any questions.

Regards,

Hans G. Friedel  
Planner II

Lone Tree Community Development Department  
9220 Kimmer Drive, #100  
Lone Tree, CO 80124  
Phone: 303.708.1818  
Fax: 303.225.4949  
Hans.friedel@cityoflonetree.com



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

June 10, 2015

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

Attn: Hans Friedel

**Re: RidgeGate Section 15, Filing No. 18, Lot 3 – Marriott TownePlace Suites at RidgeGate, Case # SP15-35R**

Public Service Company of Colorado (PSCo) has reviewed the plans for the above captioned project. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the proposed project area. If the property owner/developer/contractor has already contacted the **Builder's Call Line at 1-800-628-2121** to complete the application process for any new gas or electric service or modification to existing facilities, the developer must continue to work with the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center, at 1-800-922-1987** to have all utilities located prior to any construction.

Should you have any questions with this referral response, please contact me at 303-571-3306.

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

RIDGEGATE SECTION 15, FILING NO. 18, LOT 3  
 RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA C-MIU #2  
 3.31 ACRES  
 SIP #SP15-35R

**APPROVAL CERTIFICATE**

THIS SP HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORD WITH CITY REGULATIONS AS APPROVED BY THE CITY ON \_\_\_\_\_

BY: \_\_\_\_\_  
 NAME: COMMUNITY DEVELOPMENT DIRECTOR  
 TITLE: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 NAME: CITY ENGINEER  
 TITLE: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 NAME: MAYOR  
 TITLE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

THE OWNERS OF THE LANDS DESCRIBED HEREIN HEREBY AGREE(S) TO DEVELOP AND MAINTAIN THE PROJECT AND TO COMPLY WITH ALL CITY ORDINANCES, RULES AND REGULATIONS, AND TO MAINTAIN AND IN COMPLIANCE WITH CHAPTER 16 OF THE LONE TREE MUNICIPAL CODE AND THAT OF THE HERDS, AND TO COMPLY WITH ALL CITY ORDINANCES, RULES AND REGULATIONS, AND TO MAINTAIN AND IN COMPLIANCE WITH CHAPTER 16 OF THE LONE TREE MUNICIPAL CODE AND THAT OF THE HERDS. THE OWNERS REPRESENTATIVE(S) BELOW INDICATE THAT ANY REQUIRED AUTHORIZATIONS TO ENTER THIS AGREEMENT, INCLUDING ANY CORPORATE AUTHORIZATIONS, HAVE BEEN OBTAINED.

(NAME OF OWNER)

(SIGNATURE OF OWNER)

(PRINTED NAME & TITLE)

STATE OF \_\_\_\_\_ )  
 ) SS.

COUNTY OF \_\_\_\_\_ )

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

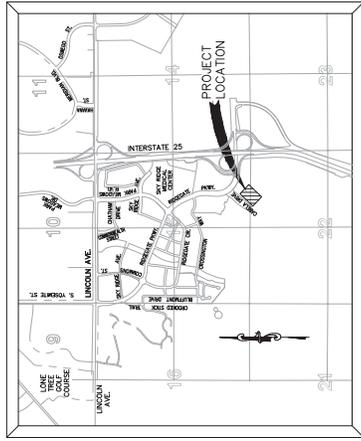
NOTARY PUBLIC

STATE OF COLORADO, COUNTY OF \_\_\_\_\_, I, \_\_\_\_\_, a Notary Public in and for the State of Colorado, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by \_\_\_\_\_, who is personally known to me and whose identity has been ascertained. The applicant is responsible to ensure that said ADA requirements have been met.

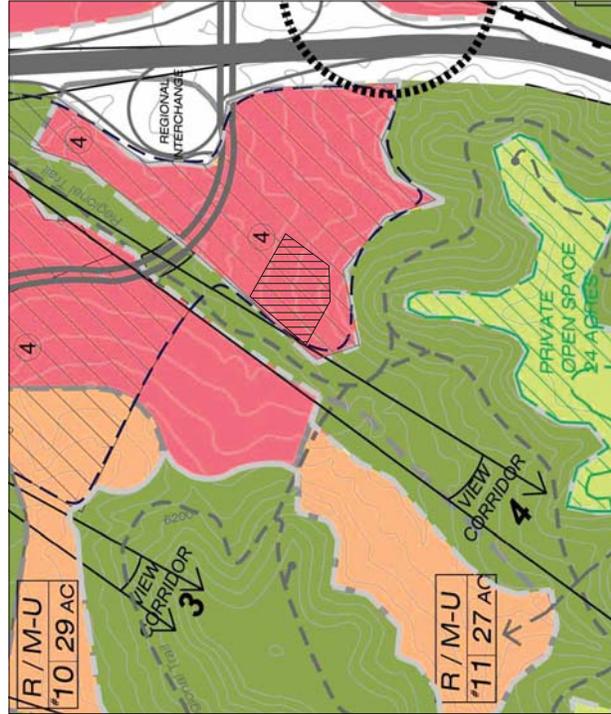
STATE OF COLORADO, COUNTY OF \_\_\_\_\_, I, \_\_\_\_\_, a Notary Public in and for the State of Colorado, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by \_\_\_\_\_, who is personally known to me and whose identity has been ascertained. The applicant is responsible to ensure that said ADA requirements have been met.

IN GENERAL, THE PROPERTY HEREIN IS SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE LONE TREE ZONING CODE, INCLUDING BUT NOT LIMITED TO MAINTENANCE, LIGHTING, PARKING, SWAGE, AND OUTDOOR STORAGE. EXCEPT AS SHOWN OTHERWISE, THE PROPERTY HEREIN IS SUBJECT TO AN APPROVAL DEVELOPMENT PLAN ON SUBDIVISION.

FOR ALL FUTURE PHASES THE APPLICANT SHALL SUBMIT A REVISED SPOF OF THE PHASE FOR WHICH A PERMIT IS REQUESTED AND SHALL RECEIVE APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT.



VICINITY MAP  
 SCALE 1" = 2000'



RIDGEGATE PLANNED DEVELOPMENT 4TH AMENDMENT  
 1"=1000'

MARRIOTT TOWNPLACE SUITES  
 RIDGEGATE  
 LONE TREE, COLORADO

PROJECT #: 6518718  
 DATE: 6/26/05  
 DRAWN BY: MERRICK & COMPANY  
 CHECKED BY: MERRICK & COMPANY  
 DRAWING TITLE: COVER SHEET  
 SHEET NUMBER: 01 OF 24  
 DRAWING NUMBER:

SEAL

TROY DANIEL KELTS  
 Colorado Registered Professional Engineer  
 For and on Behalf of Merrick & Company

Number	Description	Date

**PROJECT DIRECTORY**

**OWNER/DEVELOPER**

PROJECT DEVELOPER  
 MARRIOTT TOWNPLACE SUITES  
 5000 GREENWOOD PLAZA BLVD.  
 SUITE 200  
 DENVER, CO 80202  
 P: 303-465-3996

**ARCHITECT**

MERRICK & COMPANY  
 815 CALMARON STREET, SUITE 200  
 JOHN HANCOCK  
 JOHN HANCOCK, IL 76212  
 P: 210-631-8864

**CIVIL ENGINEER**

5000 GREENWOOD PLAZA BLVD.  
 SUITE 200  
 DENVER, CO 80202  
 P: 303-465-3996  
 WWW.MERRICK.COM

**LANDSCAPE ARCHITECT**

13200 IRVING STREET  
 SUITE 100  
 JOHN HANCOCK, IL 76212  
 P: 210-631-8864  
 WWW.MERRICK.COM

**MECHANICAL ENGINEER**

MERRICK & COMPANY  
 815 CALMARON STREET, SUITE 200  
 JOHN HANCOCK, IL 76212  
 P: 210-631-8864  
 WWW.MERRICK.COM

**ELECTRICAL ENGINEER**

MERRICK & COMPANY  
 815 CALMARON STREET, SUITE 200  
 JOHN HANCOCK, IL 76212  
 P: 210-631-8864  
 WWW.MERRICK.COM

**SHEET INDEX**

01 of 24	COVER SHEET
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04 of 24	ENHANCED LANDSCAPE PLAN
05 of 24	ENHANCED LANDSCAPE PLAN
06 of 24	ENHANCED LANDSCAPE PLAN
07 of 24	ENHANCED LANDSCAPE PLAN
08 of 24	ENHANCED LANDSCAPE PLAN
09 of 24	LANDSCAPE CONSTRUCTION DETAILS
10 of 24	LANDSCAPE CONSTRUCTION DETAILS
11 of 24	LANDSCAPE PLANTING DETAILS
12 of 24	LANDSCAPE PLANTING DETAILS
13 of 24	LANDSCAPE IRRIGATION DETAILS
14 of 24	LANDSCAPE IRRIGATION DETAILS
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18 of 24	EXTERIOR ELEVATIONS
19 of 24	EXTERIOR ELEVATIONS
20 of 24	BREKOUT DETAILS
21 of 24	BREKOUT DETAILS
22 of 24	SECTION
23 of 24	SITE FURNISHING DETAILS
24 of 24	SITE FURNISHING DETAILS



**MERRICK & COMPANY**  
 815 CALMARON STREET, SUITE 200  
 JOHN HANCOCK, IL 76212  
 P: 210-631-8864  
 WWW.MERRICK.COM

RIDGEGATE SECTION 15, FILING NO. 18, LOT 3  
 RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA C-MIU #2  
 3.31 ACRES  
 SIP #SP15-35R



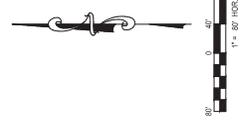
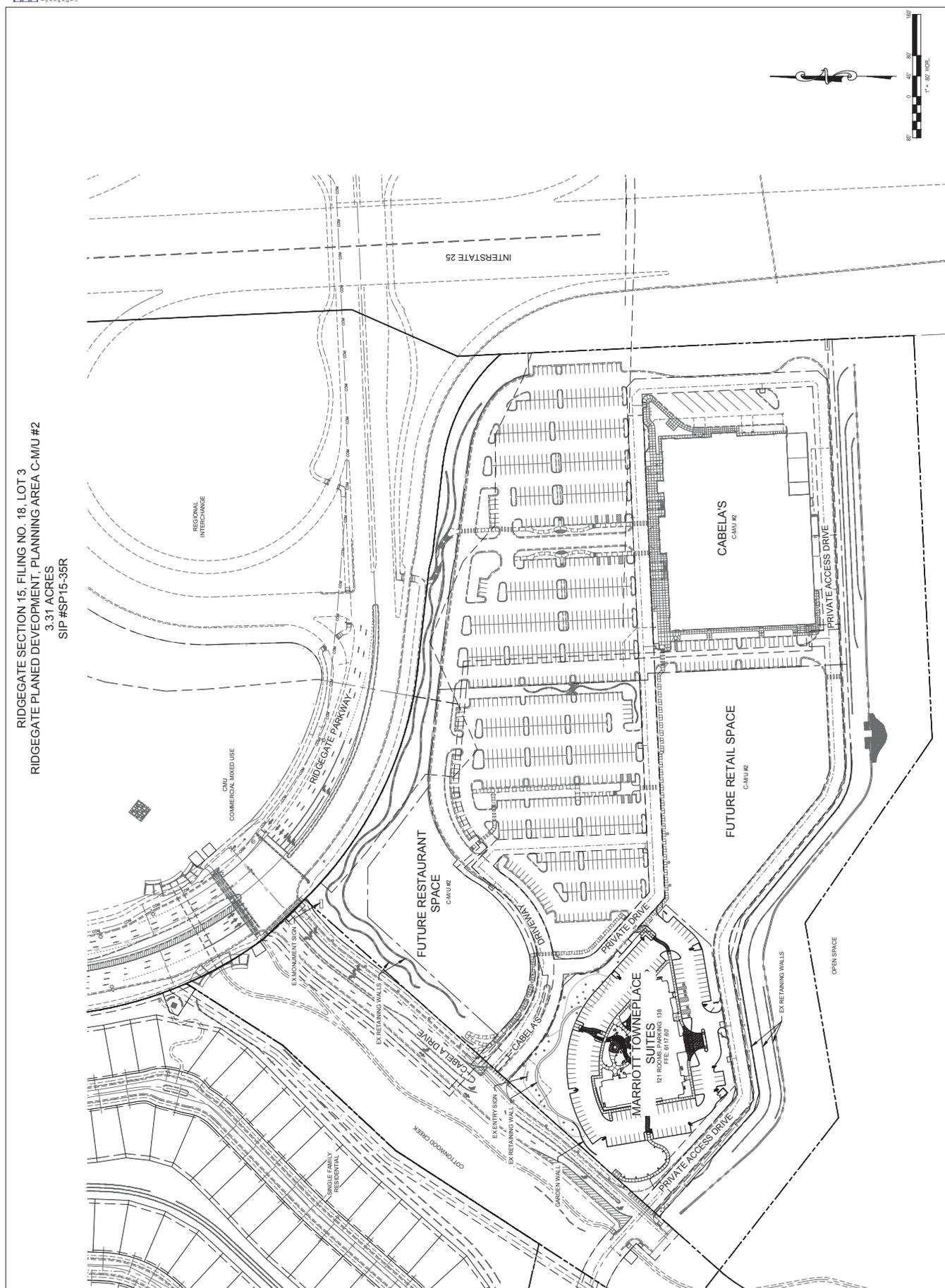
TROY DANIEL KELTS  
 Colorado Registered Professional Engineer No. 2333  
 For and on Behalf of Merrick & Company

Revision	Number	Description	Date

MARRIOTT TOWNPLACE SUITES  
 RIDGEGATE  
 LONE TREE, COLORADO

PROJECT # 65118718  
 DATE 01/26/2015  
 DRAWN BY MCKENNA  
 CHECKED BY MCKENNA  
 DRAWING TITLE OVERALL SITE PLAN

DRAWING NUMBER  
 OVERALL SITE PLAN



RIDGEGATE SECTION 15, FILING NO. 18, LOT 3  
 RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA C-MIU #2  
 3.31 ACRES  
 SIP #SP15-35R



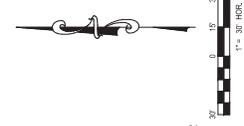
SITE DATA TABLE:		
ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA	98,875 SF / 2,237 AC	100%
Building Footprint	18,800 SF	19%
Parking (including planned interior parking islands)	50,805 SF	60%
Landscaped area (including planned interior parking islands, walkways and walkways)	9,800 SF	10%
Other areas (not included in the required landscape area)	3,800 SF	4%
<b>ITEM</b>	<b>Area</b>	<b>Space Required</b>
Building Size	18,800 SF	19%
Parking	50,805 SF	60%
Landscaping	9,800 SF	10%
Other	3,800 SF	4%
Total	83,205 SF	84%
Minimum required (as determined by the City Building Code)	72,328 SF	73%
Provided	83,205 SF	84%
Required	72,328 SF	73%
Bicycle Parking	138	138
Required	138	138
Provided	138	138
1 SPACE PER GUEST ROOM (101), PLUS 1 SPACE PER EMPLOYEE ON MAX SHIFT (12), TOTAL SPACES REQUIRED	133	133

133

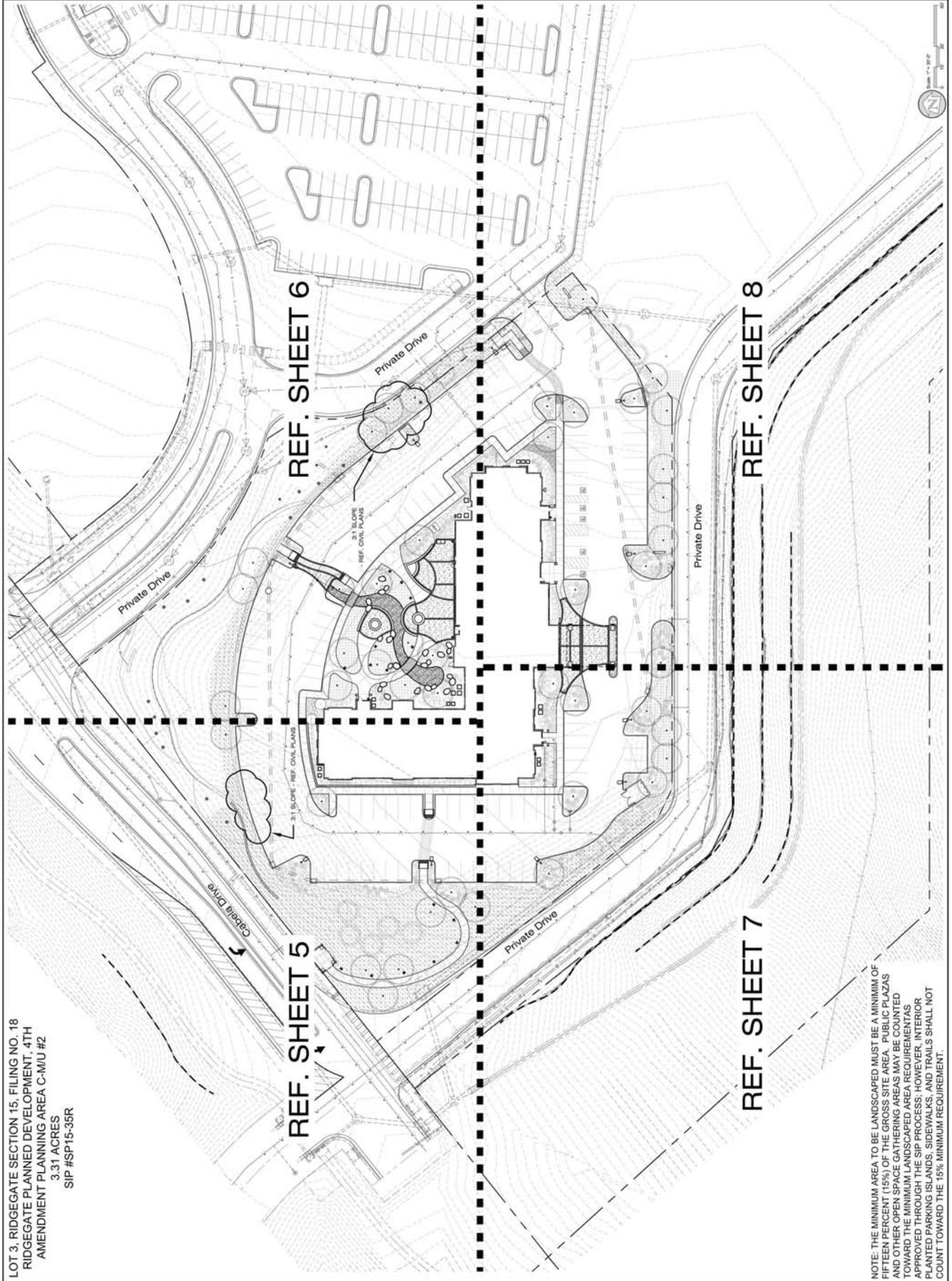


- LEGEND:**
- NUMBER OF PARKING STALLS
  - CURB & GUTTER
  - LOT LINE
  - TRASH CAN
  - BIKE RACK
  - MECHANICAL UNITS
  - ELECTRICAL TRANSFORMER
  - LIGHT FIXTURES
  - OUTDOOR TABLES AND CHAIRS

- NOTES:**
- ALL BIKE RACKS AND PICNIC TABLES TO BE POWDER COATED OR HOTEL OPERATOR TO COAT OFF 5 SPACES (EXCESS SPACES NOT REQUIRED BY ZONING CODE) DURING TIMES OF PRAKCAPACITY.
  - CONCRETE MONUMENT SIGN, SNOW STORAGE AREAS.



LOT 3, RIDGEGATE SECTION 15, FILING NO. 18  
 RIDGEGATE PLANNED DEVELOPMENT, 4TH  
 AMENDMENT PLANNING AREA C-M/U #2  
 3.31 ACRES  
 SIP #SP15-35R



NOTE: THE MINIMUM AREA TO BE LANDSCAPED MUST BE A MINIMUM OF FIFTEEN PERCENT (15%) OF THE GROSS SITE AREA. PUBLIC PLAZAS AND OTHER OPEN SPACE GATHERING AREAS MAY BE COUNTED TOWARD THE MINIMUM LANDSCAPED AREA REQUIREMENTS. APPROVED PLANTING SPECIES SHALL BE USED. PLANTING SHALL BE PLANTED TOWARD THE 15% MINIMUM REQUIREMENT.

HORIZON  
 DESIGN AND DEVELOPMENT  
 ENVIRONMENTAL CONSULTING  
 1425 Avenue of the Sciences  
 Suite 100  
 Boulder, Colorado 80502  
 303.440.1100



Jung Design Company  
 PLANNING &  
 LANDSCAPE  
 ARCHITECTURE  
 1735 S. Chabon St.  
 Suite 100  
 303.282.0483 fax  
 303.282.0472 fax

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 NOT FOR CONSTRUCTION  
 OR PERMITTING PURPOSES



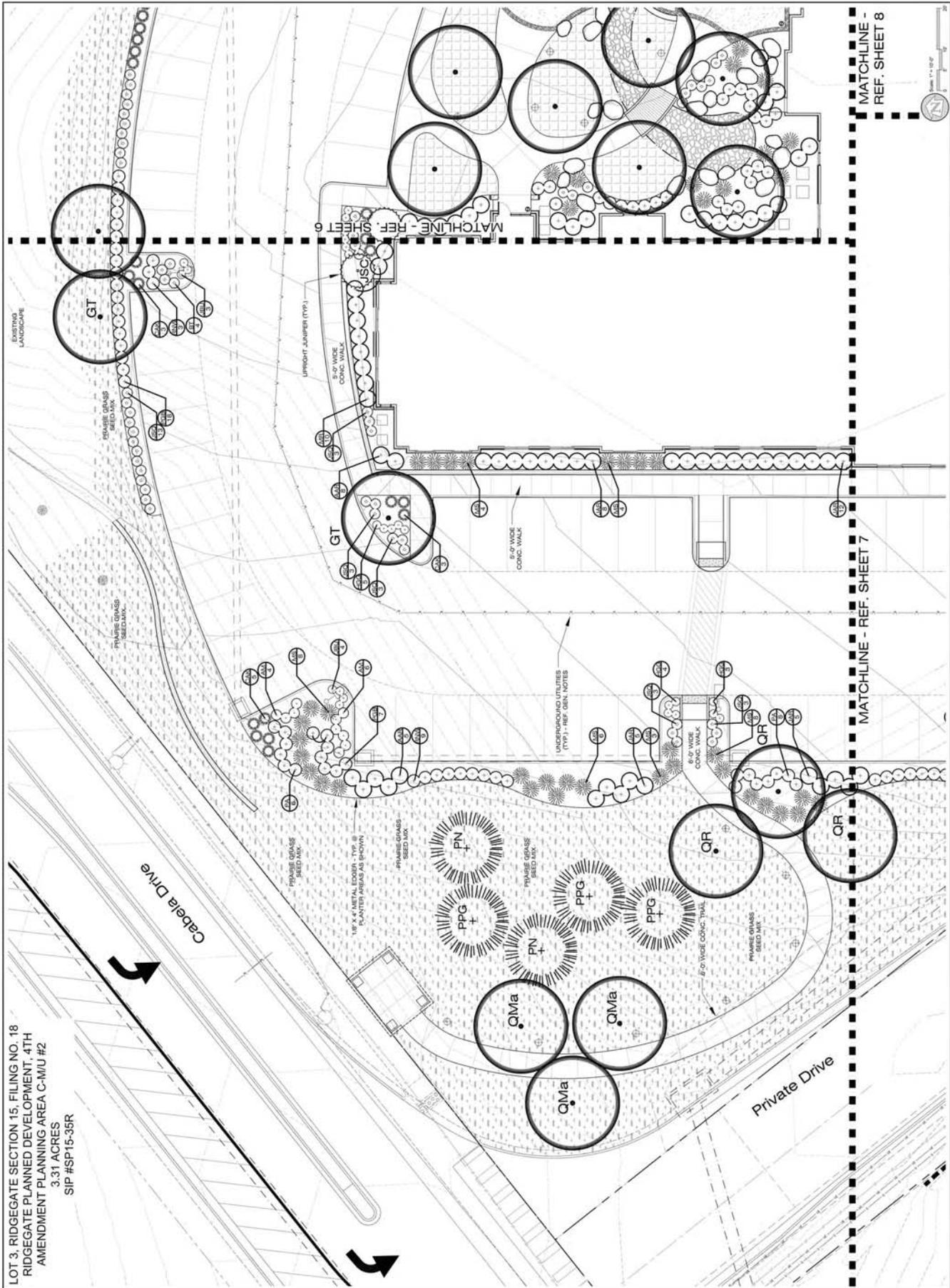
Revision	Description	Date
1	City Comments	04/20/15
2	City Comments	06/10/15

MARRIOTT TOWNEPLACE SUITES  
 RIDGEGATE  
 LONE TREE, COLORADO

Project #: 2014048  
 Date: April 22, 2015  
 Drawn by: P  
 Checked by: S

PRELIMINARY  
 OVERALL  
 LANDSCAPE PLAN  
 Drawing Number:

LOT 3, RIDGEGATE SECTION 15, FILING NO. 18  
 RIDGEGATE PLANNED DEVELOPMENT, 4TH  
 AMENDMENT PLANNING AREA C-MU #2  
 3.31 ACRES  
 SIP #SP15-35R



**HORIZON**  
 DESIGN AND DEVELOPMENT  
 ENVIRONMENTAL CONSULTING, LLC  
 1500 Arapahoe Street, Suite 200  
 Boulder, Colorado 80502  
 303.440.1100



FOR INTERIM REVIEW ONLY  
 NOT FOR CONSTRUCTION  
 ANY CHANGES TO THIS PLAN  
 MUST BE APPROVED BY THE  
 APPLICANT AND THE CITY OF  
 LONGMONT



Revision	Description	Date
1	City Comments	04/20/15
2	City Comments	06/10/15

**MARRIOTT TOWNPLACE SUITES**  
**RIDGEGATE**  
 LONE TREE, COLORADO

Project #: 2014-048  
 Date: April 22, 2015  
 Drawn by: [Name]  
 Checked by: [Name]  
**PRELIMINARY ENLARGED LANDSCAPE PLAN**  
 Drawing Number:

LOT 3, RIDGEGATE SECTION 15, FILING NO. 18  
 RIDGEGATE PLANNED DEVELOPMENT, 4TH  
 AMENDMENT PLANNING AREA C-MU #2  
 3.31 ACRES  
 SIP #SP15-35R

HORIZON  
 DESIGN AND DEVELOPMENT  
 ENVIRONMENTAL CONSULTING, LLC  
 1400 Arapahoe Street, Suite 200  
 Denver, Colorado 80202  
 303.733.8888



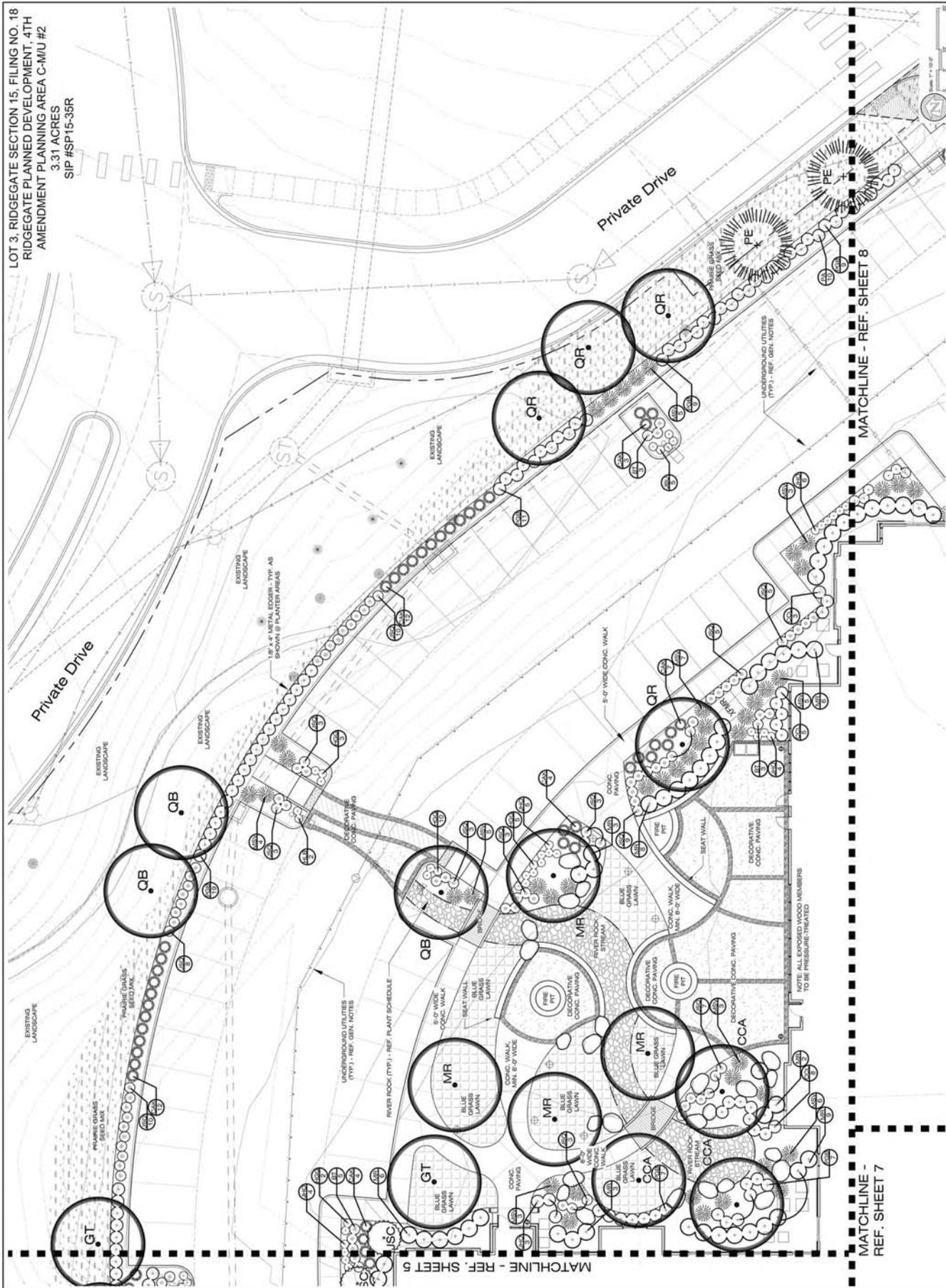
FOR INTERIM REVIEW ONLY  
 NOT FOR CONSTRUCTION  
 NO GUARANTEE OF ACCURACY  
 OR PERMITTING PURPOSES



Number	Description	Date
1	City Comments	04/20/15
2	City Comments	04/15/15

MARRIOTT TOWNEPLACE SUITES  
 RIDGEGATE  
 LONE TREE, COLORADO

Project #: 201448  
 Date: April 22, 2015  
 Drawn by: [Name]  
 Checked by: [Name]  
 Scale: 1" = 10'-0"



MATCHLINE - REF. SHEET 7

MATCHLINE - REF. SHEET 8

MATCHLINE - REF. SHEET 5



Jump Design Company  
PLANNING &  
LANDSCAPE  
ARCHITECTURE

1735 S. Chabon St.  
Denver, CO 80202  
303.282.0483 fax  
303.282.0472 cell

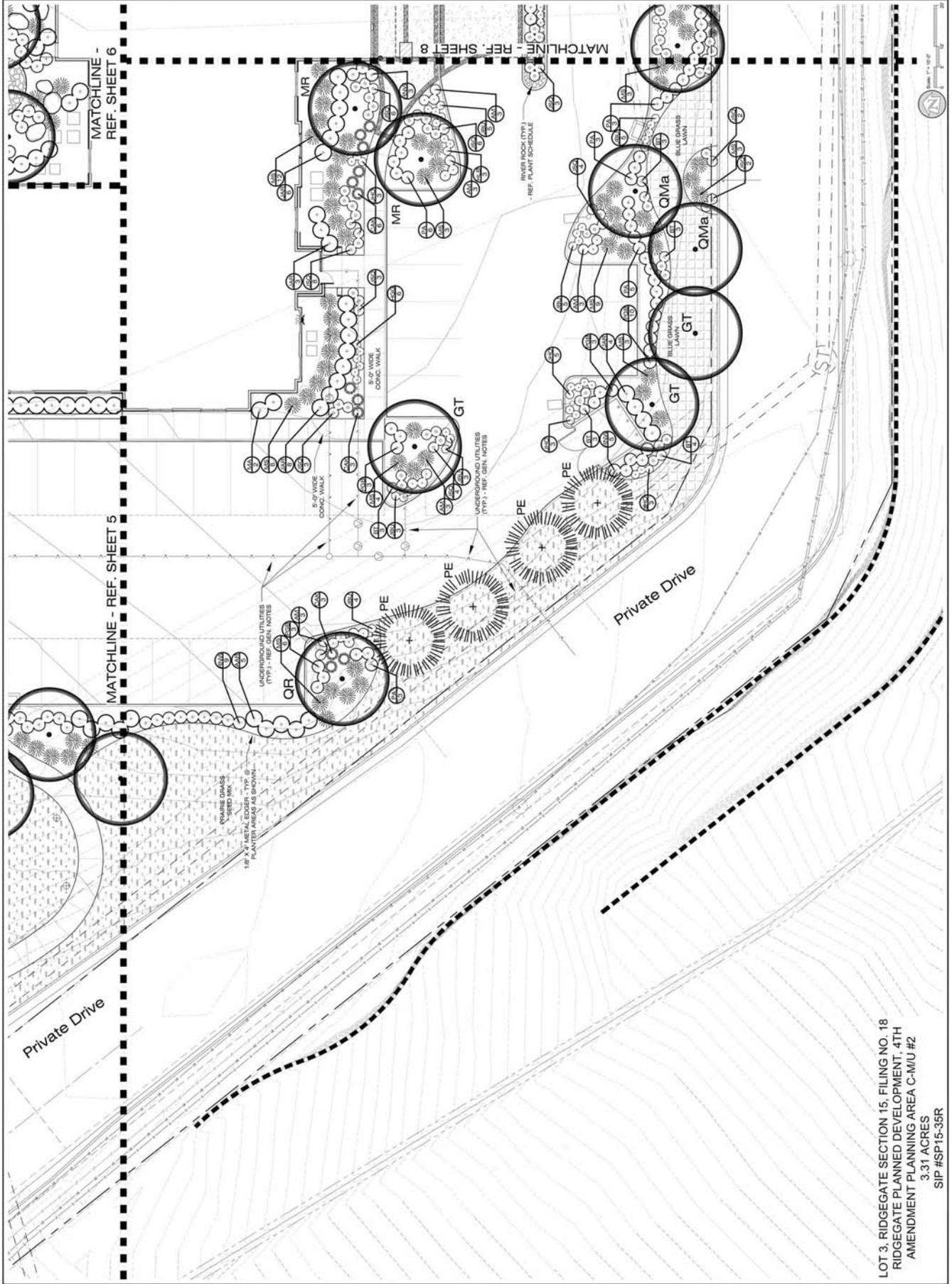
FOR INTERIM REVIEW ONLY  
NOT FOR CONSTRUCTION  
BIDDING OR PERMITTING PURPOSES



Revision	Description	Date
1	City Comments	04/20/15
2	City Comments	06/10/15

MARIOTT TOWNPLACE SUITES  
RIDGEGATE  
LONE TREE, COLORADO

Project #: 2014048  
GSN: Apr 22, 2015  
Drawn by: [blank]  
Checked by: [blank]  
Drawing Title:  
PRELIMINARY  
ENLARGED  
LANDSCAPE PLAN  
DRAWING NUMBER:



LOT 3, RIDGEGATE SECTION 15, FILING NO. 18  
RIDGEGATE PLANNED DEVELOPMENT, 4TH  
AMENDMENT PLANNING AREA C-M/U #2  
3.31 ACRES  
SIP #SP15-35R

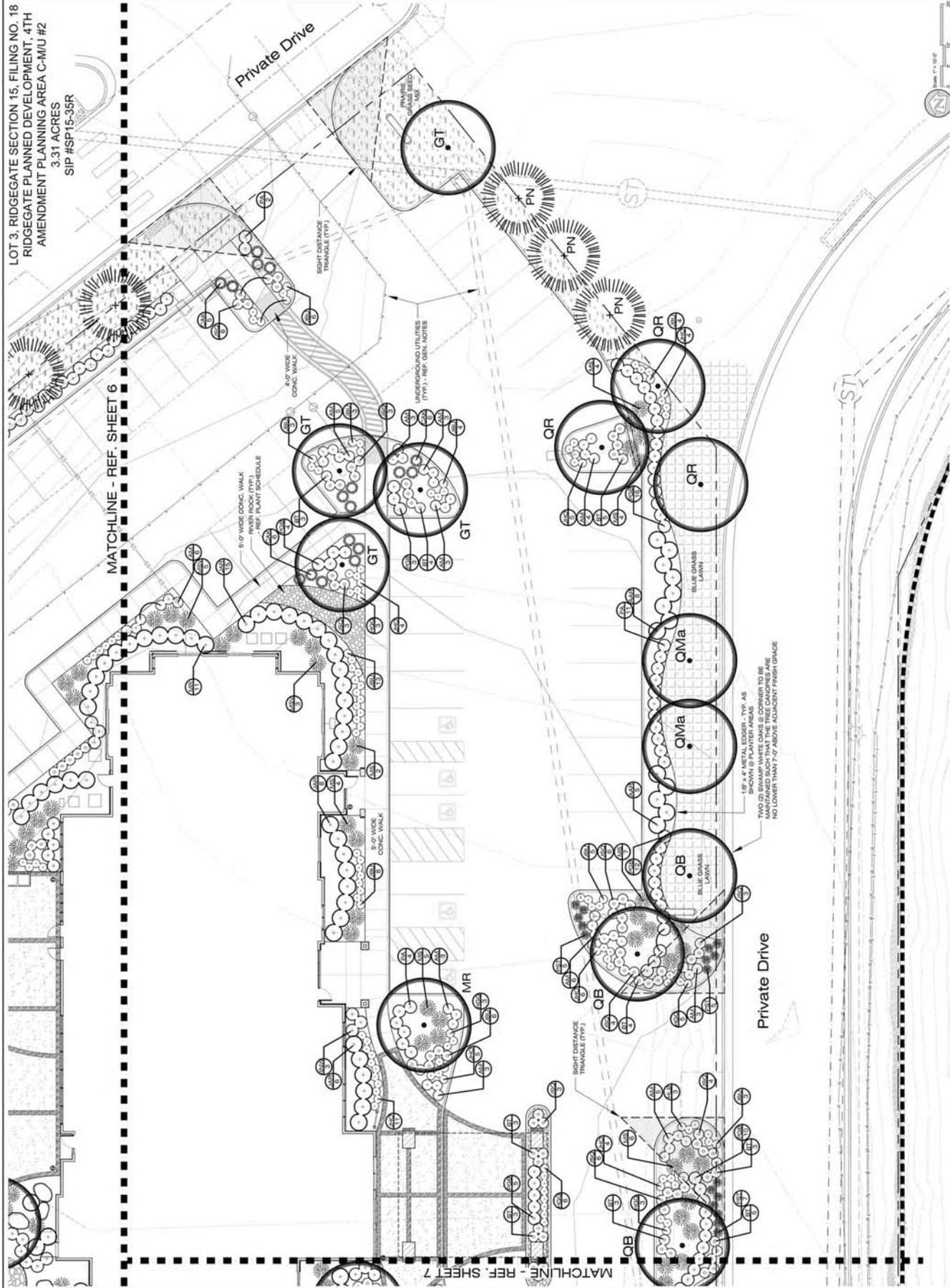
LOT 3, RIDGEGATE SECTION 15, FILING NO. 18  
 RIDGEGATE PLANNED DEVELOPMENT, 4TH  
 AMENDMENT PLANNING AREA C-MU #2  
 3.31 ACRES  
 SIP #SP15-35R

MATCHLINE - REF SHEET 6

MATCHLINE - REF SHEET 7

Private Drive

Private Drive



HORIZON  
 DESIGN AND DEVELOPMENT  
 ENVIRONMENTAL CONSULTING  
 1400 Arapahoe Street, Suite 200  
 Denver, Colorado 80202  
 303.733.8888

**JDC**  
 Jump Design Company  
 PLANNING &  
 LANDSCAPE  
 ARCHITECTURE  
 1735 S. Chabon St.  
 Suite 100  
 Denver, CO 80202  
 303.282.0483  
 303.282.0472 fax

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 NOT FOR PERMITTING PURPOSES



Revision	Description	Date
1	City Comments	04/20/15
2	City Comments	04/15/15

MARRIOTT TOWNEPLACE SITES  
 RIDGEGATE  
 LONE TREE, COLORADO

Project #: 201448  
 Date: April 22, 2015  
 Drawn by: P  
 Checked by: S  
 PRELIMINARY  
 ENLARGED  
 LANDSCAPE PLAN  
 DRAWING NUMBER:

LOT 3, RIDGEGATE SECTION 15, FILING NO. 18  
 RIDGEGATE PLANNED DEVELOPMENT, 4TH  
 AMENDMENT PLANNING AREA C-MU #2  
 3.31 ACRES  
 SIP #SP15-35R

HORIZON  
 DESIGN AND DEVELOPMENT  
 ARCHITECTURE  
 PLANNING & LANDSCAPE  
 DEVELOPMENT CONSULTING  
 1424 Avenue, Suite 100  
 Golden, Colorado 80401  
 303.267.4422  
 www.horizondd.com



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 BEYOND THE PERMITTED  
 OR PERMITTING PURPOSES



Revision	Description	Date
1	City Comments	04/30/15
2	City Comments	05/15/15

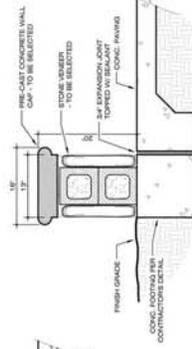
MARRIOTT TOWNPLACE SUITES  
 RIDGEGATE  
 LONE TREE, COLORADO

PROJECT #:  
 2015-048  
 DATE:  
 April 22, 2015  
 DRAWN BY:  
 P  
 CHECKED BY:  
 P  
 DRAWING TITLE:  
 LANDSCAPE  
 CONSTRUCTION  
 DETAILS  
 DRAWING NUMBER:



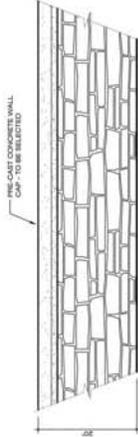
PEDESTRIAN BRIDGE  
 NOT TO SCALE

SECTION



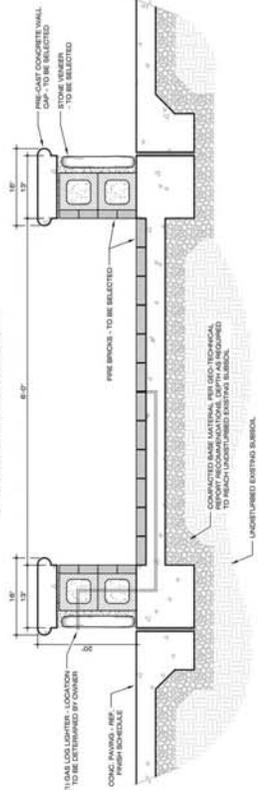
SEAT WALL NOTES:  
 1. PROVIDE FINISHING OR DELIVERING MATERIALS TO THE PROJECT SITE.  
 2. PROVIDE FOR OWNER APPROVAL, THE FOLLOWING:  
 A. SAMPLES OF PROPOSED FINISH AND STONE VENEER.  
 3. REFER TO SHEET 13.0 FOR FINISH INFORMATION.

ELEVATION



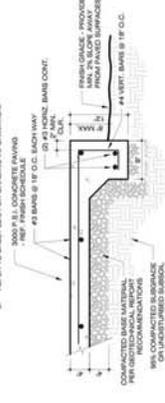
STONE VENEER SEAT WALL  
 SCALE 1" = 1'-0"

SEE SHEET 13.0 FOR FINISHING OR DELIVERING MATERIALS TO THE PROJECT SITE.  
 PROVIDE FINISHING OR DELIVERING MATERIALS TO THE PROJECT SITE.  
 1. PROVIDE FOR OWNER APPROVAL, THE FOLLOWING:  
 A. SAMPLES OF PROPOSED FINISH AND STONE VENEER.  
 2. REFER TO SHEET 13.0 FOR FINISH INFORMATION.



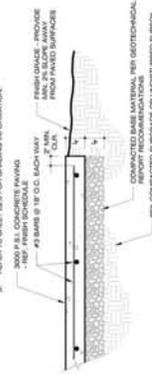
FIRE PIT SECTION  
 SCALE 1" = 1'-0"

CONCRETE PAVING NOTES:  
 1. PROVIDE FINISHING OR DELIVERING MATERIALS TO THE PROJECT SITE.  
 2. PROVIDE FOR OWNER APPROVAL, THE FOLLOWING:  
 A. SAMPLES OF PROPOSED FINISH AND STONE VENEER.  
 3. REFER TO SHEET 13.0 FOR FINISH INFORMATION.



CONCRETE PAVING W/ TURN-DOWN BEAM  
 SCALE 1" = 1'-0"

CONCRETE PAVING NOTES:  
 1. PROVIDE FINISHING OR DELIVERING MATERIALS TO THE PROJECT SITE.  
 2. PROVIDE FOR OWNER APPROVAL, THE FOLLOWING:  
 A. SAMPLES OF PROPOSED FINISH AND STONE VENEER.  
 3. REFER TO SHEET 13.0 FOR FINISH INFORMATION.



TYPICAL CONCRETE PAVING  
 SCALE 1" = 1'-0"







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NOT FOR CONSTRUCTION.  
REVISIONS TO BE MADE BY THE  
OWNER OR PERMANENT PLANNING  
COMMISSION.



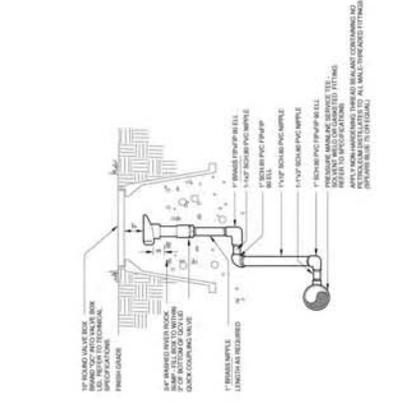
NUMBER	DESCRIPTION	DATE
1	CITY COMMENTS	04/22/15

**MARRIOTT TOWNEPLACE SUITES**  
**RIDGEGATE**  
LONE TREE, COLORADO

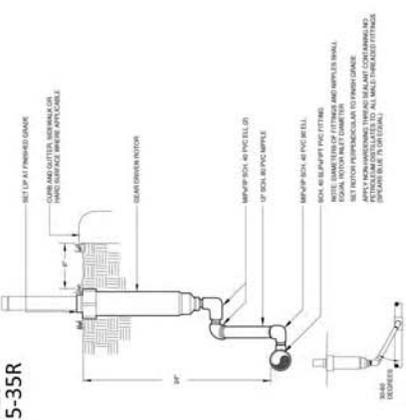
PROJECT #: 2015-049  
DATE: April 22, 2015  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

**LANDSCAPE  
IRRIGATION  
DETAILS**  
DRAWING NUMBER:

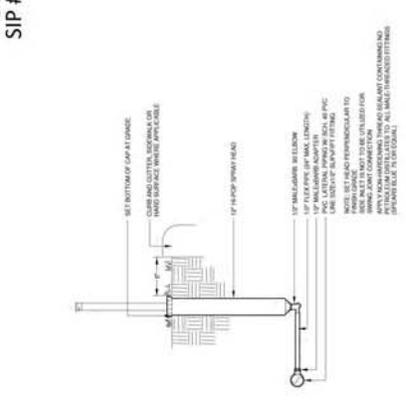
**LOT 3, RIDGEGATE SECTION 15, FILING NO. 18  
RIDGEGATE PLANNED DEVELOPMENT, 4TH  
AMENDMENT PLANNING AREA C-MU #2  
3.31 ACRES  
SIP #SP15-35R**



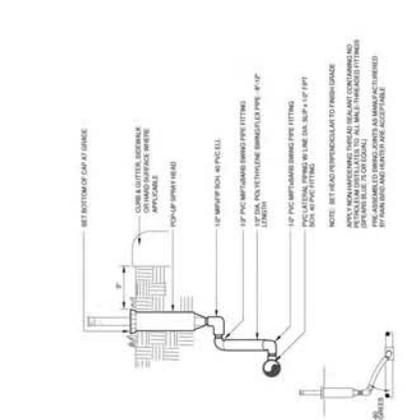
**POP-UP SPRAY HEAD**



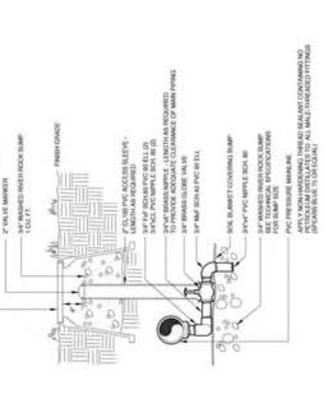
**HI-POP SPRAY HEAD**



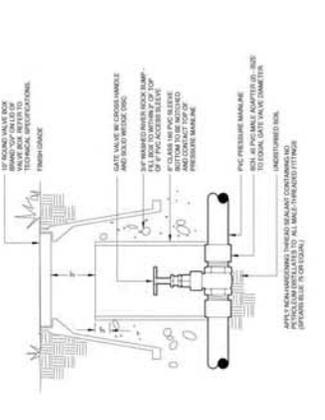
**HI-POP GEAR DRIVEN ROTOR**



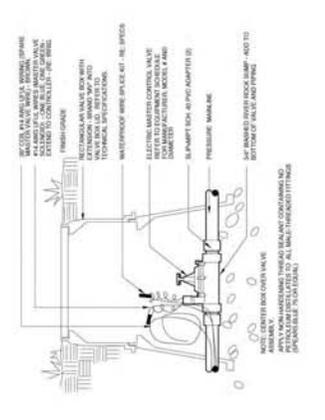
**QUICK COUPLING VALVE**



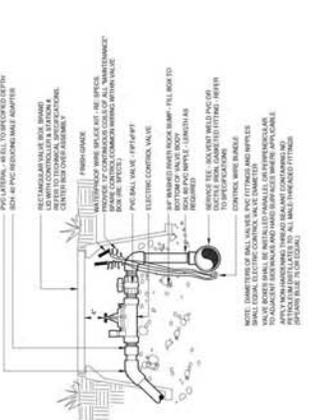
**ELECTRIC CONTROL VALVE**



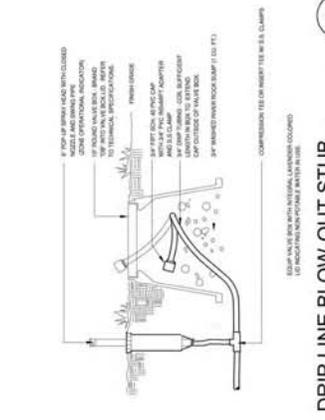
**MASTER VALVE**



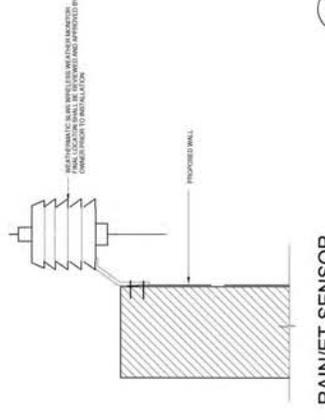
**GATE VALVE**



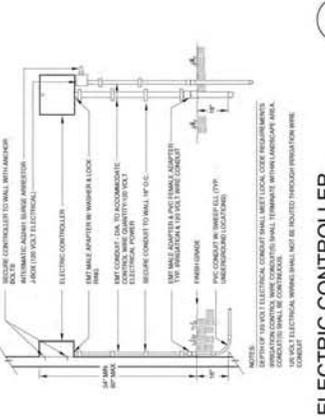
**TRENCH**



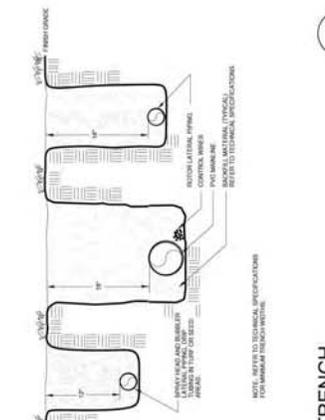
**ELECTRIC CONTROLLER**



**RAIN/ET SENSOR**



**MANUAL DRAIN VALVE**



**DRIP LINE BLOW-OUT STUB**



Jump Design Company  
 PLANNING &  
 LANDSCAPE  
 ARCHITECTURE  
 1703 S. Clarkson St.  
 Denver, CO 80210  
 303.282.6470 fax



NOT FOR CONSTRUCTION. IRRIGATION REGULATORY APPROVAL REQUIRED.

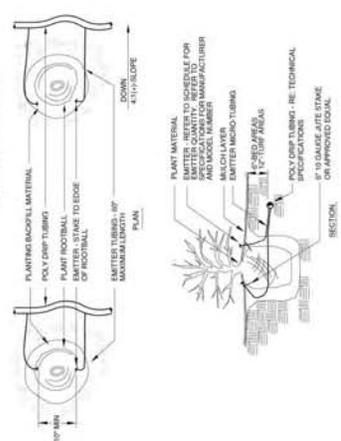
Number	Description	Date
1	City Comments	04/29/15

MARRIOTT TOWNEPLACE SUITES  
 RIDGEGATE  
 LONE TREE, COLORADO

PROJECT # : 2015-049  
 DATE: April 22, 2015  
 DRAWN BY: [Redacted]  
 CHECKED BY: [Redacted]  
 LANDSCAPE IRRIGATION DETAILS  
 DRAWING NUMBER:

LOT 3, RIDGEGATE SECTION 15, FILING NO. 18  
 RIDGEGATE PLANNED DEVELOPMENT, 4TH  
 AMENDMENT PLANNING AREA C-MIU #2  
 3.31 ACRES  
 SIP #SP15-35R

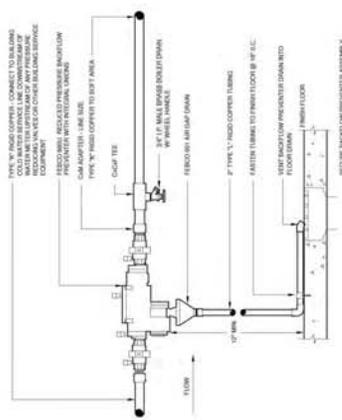
PLANT SIZE	EMITTER RATE (GPH)	EMITTER QTY. ATTACHED PER PLANT	EMITTER QTY. TO BE INSTALLED PER PLANT
1 GALLON MATERIAL	0.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1 1/2" CALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH	SIX EACH
3" CALIPER TREE	1.0 GPH	SIX EACH	EIGHT EACH
4" CALIPER TREE	1.0 GPH	NINE EACH	TEN EACH
5" CALIPER TREE	1.0 GPH	TEN EACH	TWELVE EACH
6" CALIPER TREE	1.0 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	1.0 GPH	EIGHT EACH	FOURTEEN EACH
10 FT. CONIFEROUS TREE	1.0 GPH	TEN EACH	FOURTEEN EACH
12 FT. CONIFEROUS TREE	1.0 GPH	FOURTEEN EACH	FOURTEEN EACH



14

NOTE: EMITTERS ON APPROXIMATE SIZES OF FOOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND FOOTBALL. EMITTERS SHALL BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1/2\"/>

DRIP EMITTER - BED AREAS



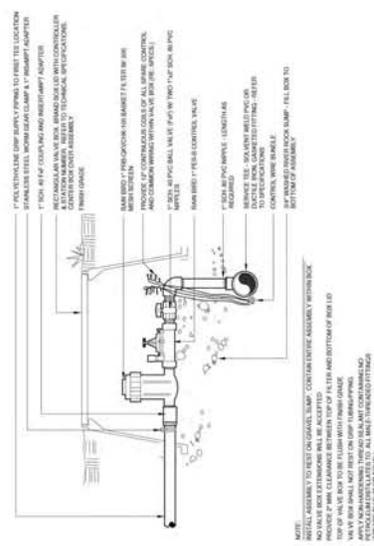
16

NOTE: BACKFLOW PREVENTER ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE REGULATIONS AT ALL TIMES.

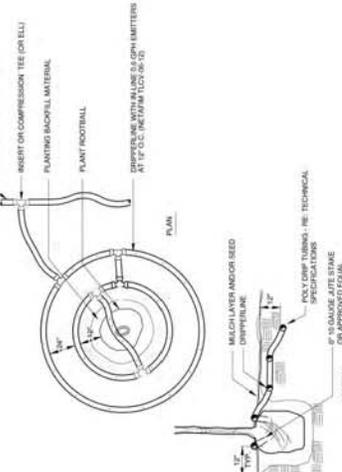
BACKFLOW PREVENTER

13

DRIP VALVE ASSEMBLY



NOTE: ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE REGULATIONS AT ALL TIMES. NO VALVE BOX EXTENSION SHALL BE ACCEPTED. PROVIDE 2\"/>



15

SUPPLEMENTAL DRIP IRRIGATION (TREES PLANTED IN NATIVE SEED AREAS)

- Irrigation Construction Notes**
- ALL BACKFLOW PREVENTION HAS BEEN TAKEN FROM DRAWINGS PREPARED BY JAMP DESIGN CO.
  - REFER TO TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
  - CONTRACTOR SHALL RELY ON PRESURE AT BACKFLOW PREVENTER LOCATION FOR EACH 1/2\"/>
- REQUIRED PRESSURE**
- 1/2\"/>

- CONTRACTOR SHALL COORDINATE INSTALLATION OF SLEEVING WITH INSTALLATION OF OTHER WORK. VALVES NOTED OTHERWISE ON IRRIGATION PLANS INITIAL SLEEVING BASED ON SLEEVING GUIDE BELOW:
  - 3/4\"/>
- NOTE: EACH LENGTH OF SLEEVING SHALL BE NOTED THROUGH SEPARATE SCHEDULE. APPROXIMATE SCHEDULE SHALL BE NOTED THROUGH SCHEDULE. APPROXIMATE SCHEDULE SHALL BE NOTED THROUGH SCHEDULE. APPROXIMATE SCHEDULE SHALL BE NOTED THROUGH SCHEDULE.
- REFER TO IRRIGATION PLAN FOR EXACT TREE LOCATION AND QUANTITIES. TREES SHALL BE PLANTED IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE REGULATIONS. CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION EQUIPMENT THAT IS DAMAGED DURING INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITY DETERMINED BY THE OWNER AND THE CONSULTANT.
- VALVE BOXES SHALL BE LOCATED 30\"/>

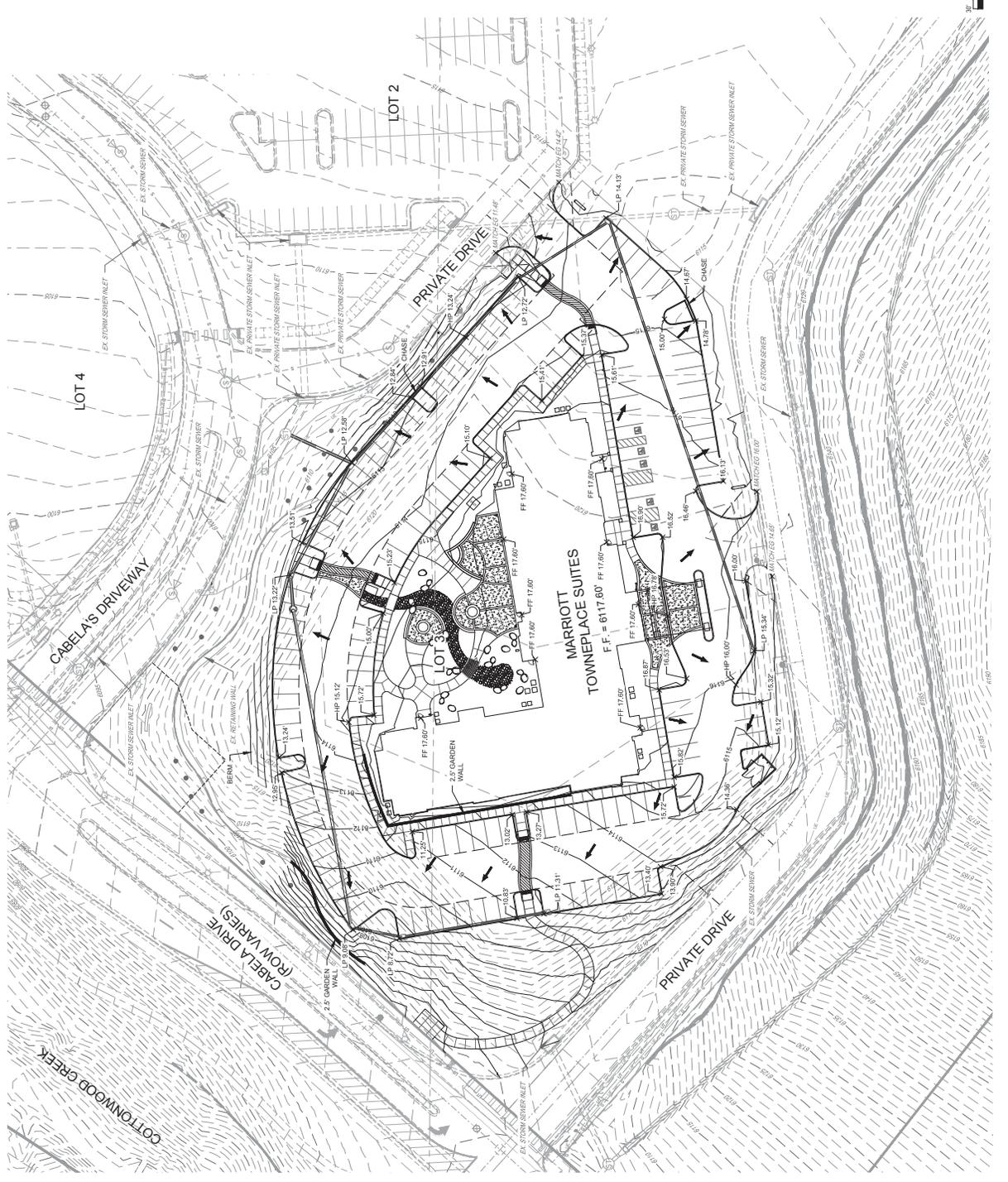
RIDGEGATE SECTION 15, FILING NO. 18, LOT 3  
 RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA C-MIU #2  
 3.31 ACRES  
 SIP #SP15-35R



SEAL

TROY DANIEL KELTUS  
 Colorado Registered Professional Engineer No. 23333  
 For and on Behalf of Merrick & Company

Number	Description	Date



LEGEND

— 540 —	PROPOSED MAJOR CONTOUR
— 540 —	EXISTING MAJOR CONTOUR
— 520 —	EXISTING MAJOR CONTOUR
FF 70.52' X	FINISHED FLOOR SPOT ELEVATION
FO 70.38' X	FINISHED GRADE SPOT ELEVATION
TC 70.26' X	TOP OF CURB SPOT ELEVATION
MATCH EG 69.52' X	EXISTING GRADE SPOT ELEVATION
HP 70.26' X	HIGH POINT SPOT ELEVATION
LP 68.32' X	LOW POINT SPOT ELEVATION

MARRIOTT TOWNEPLACE SUITES  
 RIDGEGATE  
 LONE TREE, COLORADO

PROJECT # 65118718  
 DATE 6/15/2015  
 DRAWN BY MICHELE  
 CHECKED BY MICHELE  
 DRAWING TITLE GRADING PLAN  
 DRAWING NUMBER





NOT FOR CONSTRUCTION OR  
PERMITTING. PRINTED FOR  
PERMITTING ONLY.  
DATE: 05/01/2015  
BRIAN GILBERT, P.E.  
LICENSED ARCHITECT

Number	Description	Date

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LONE TREE, CO

**MARRIOTT TOWNPLACE SUITES  
RIDGEGATE**

PROJECT #: 60187618  
DATE: 05/01/2015  
DRAWN BY: DBR  
CHECKED BY: DBR

PHOTOMETRIC  
PLAN  
drawing number:

RIDGEGATE SECTION 15, Filing No. 18, Lot 3  
RidgeGate Planned Development, Planning Area C-M/U #2  
3.31 Acres  
SIP #SP15-35R



FITTURE TYPE	FITTURE CATEGORY	LIGHT FIXTURE SCHEDULE		MOUNTING HEIGHT OR POLE HEIGHT
		COMPONENT	HEIGHT	
D1	RECESSED CAN LIGHT	NONE	5'-0"	5'-0"
S1	POLE MOUNTED AREA LIGHT	NONE - FULL CUTOFF	30'	30'
S2	PAVEMENT WALLWALK LIGHT	NONE - FULL CUTOFF	3'	3'
W1	WALLPACK	NONE - FULL CUTOFF	3'	3'

1 PHOTOMETRIC PLAN  
1"=30'

**DBR**  
Texas Department of Transportation  
1100 North St. Louis Street  
Austin, Texas 78701  
737.440.8000  
TSPS Form Registration No. 2204  
DBR Project Number: 150601.000

FOR INTERIM REVIEW NOT FOR CONSTRUCTION EXCEPT FOR PERMITS AND/OR PERMITTING PURPOSES	
Architect:	Open studio architecture
Date Issued:	05.13.15
Project No.:	17837
Client:	Open studio architecture
Number:	0208
Description:	0208

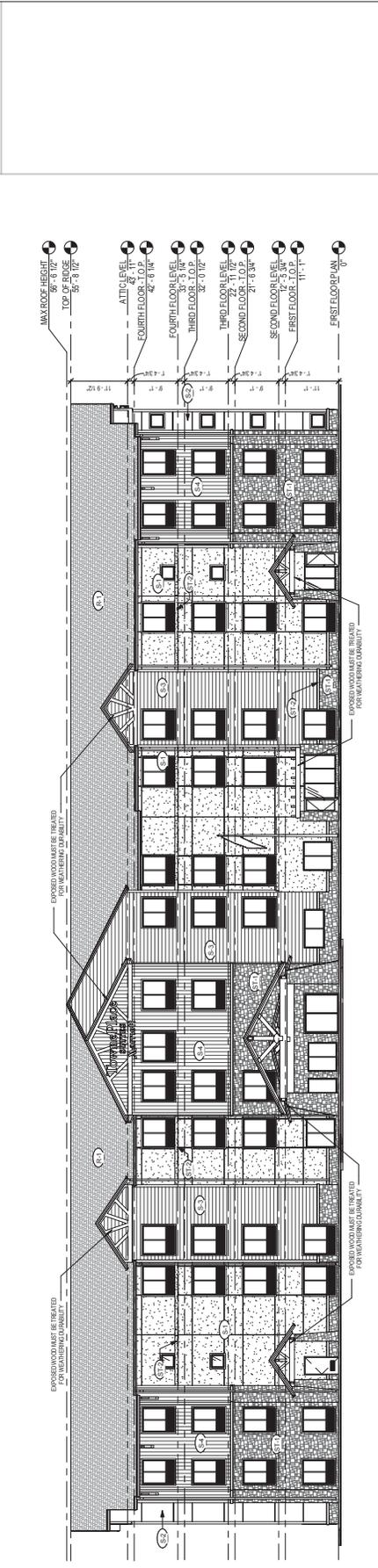
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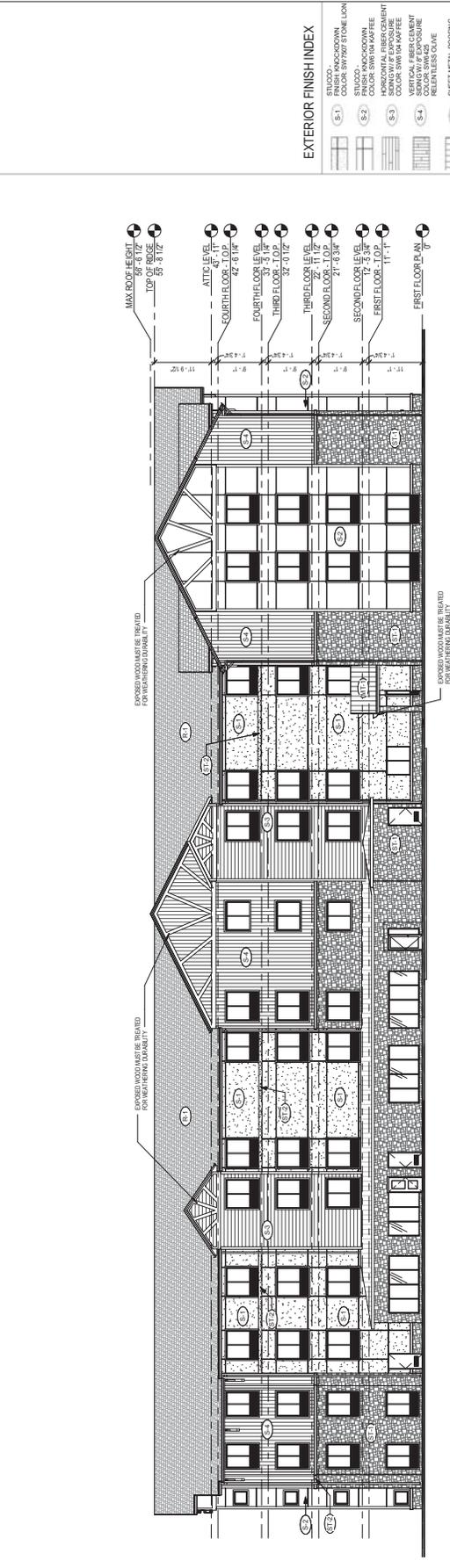
PROJECT #: 14218  
DATE: 05.13.15  
Drawn by: Author  
Checked by: Checker  
Drawing title: EXTERIOR ELEVATIONS

drawing number:  
**18 of 24**

- REFERENCE NOTES**
- BUILDING ARE APPROXIMATE AND WILL VARY
  - REFER TO EXTERIOR FINISH INDEX FOR MATERIALS AND COLORS
  - DOWNSPOUTS TO BE PAINTED TO MATCH ADJACENT BUILDING COLORS
- CRITERIA NOTES**



**1 SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**2 NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"

**EXTERIOR FINISH INDEX**

ST1	STUCCO COCKATOON COLOR: SW 907 STONE LION
ST2	STUCCO COCKATOON COLOR: SW 904 AFFEE
ST3	HORIZONTAL FIBER CEMENT COLOR: SW 904 AFFEE
ST4	VERTICAL FIBER CEMENT COLOR: SW 904 AFFEE
MT1	PAINT FINISH - COCKATOON SPACING: 3/4"
RT1	COMPOSITE ROOFING - COLOR: TEAK
ST1	STONE MASONRY COLOR: DURANGO
ST2	EIFS BAND





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Client: **Open Studio**  
Date Issued: 05.13.15  
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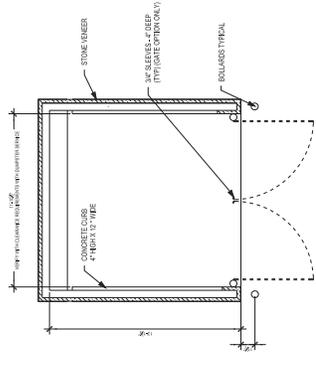
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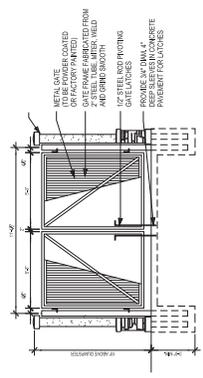
project #: 14298  
G016: 05.13.15

approved by: **Open Studio**  
checked by: **Open Studio**  
drawing title: **BIKE HUT & TRASH  
ENCLOSURE DETAILS**

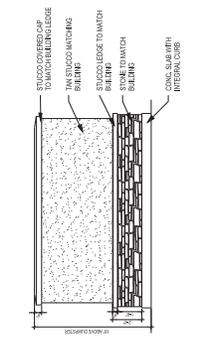
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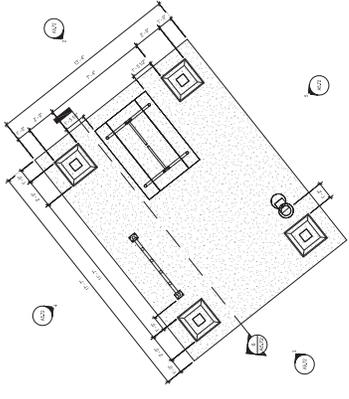
**1 TRASH ENCLOSURE PLAN**  
SCALE: 1/4" = 1'-0"



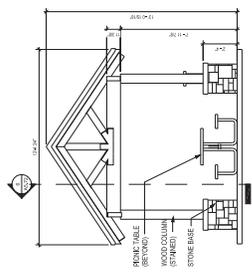
**2 TRASH ENCLOSURE SECTION**  
SCALE: 1/4" = 1'-0"



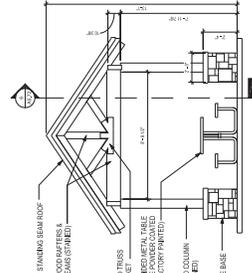
**3 TRASH ENCLOSURE ELEVATION**  
SCALE: 1/4" = 1'-0"



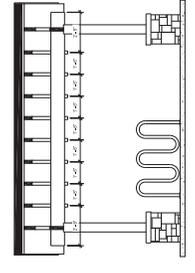
**4 BIKE HUT PLAN**  
SCALE: 1/4" = 1'-0"



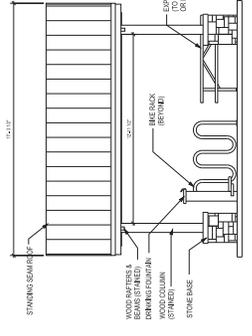
**5 BIKE HUT ELEVATION**  
SCALE: 1/4" = 1'-0"



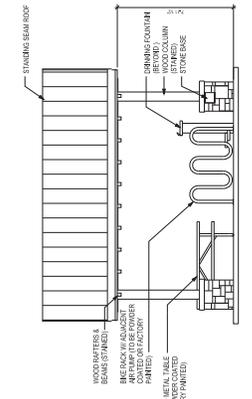
**6 BIKE HUT ELEVATION**  
SCALE: 1/4" = 1'-0"



**7 BIKE HUT SECTION**  
SCALE: 1/4" = 1'-0"



**8 BIKE HUT ELEVATION**  
SCALE: 1/4" = 1'-0"



**9 BIKE HUT ELEVATION**  
SCALE: 1/4" = 1'-0"

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Architect	Greg J. Shea
Project	SP15-35R
Date Issued	10.04.13

Open studio architecture

Number	Description	Date

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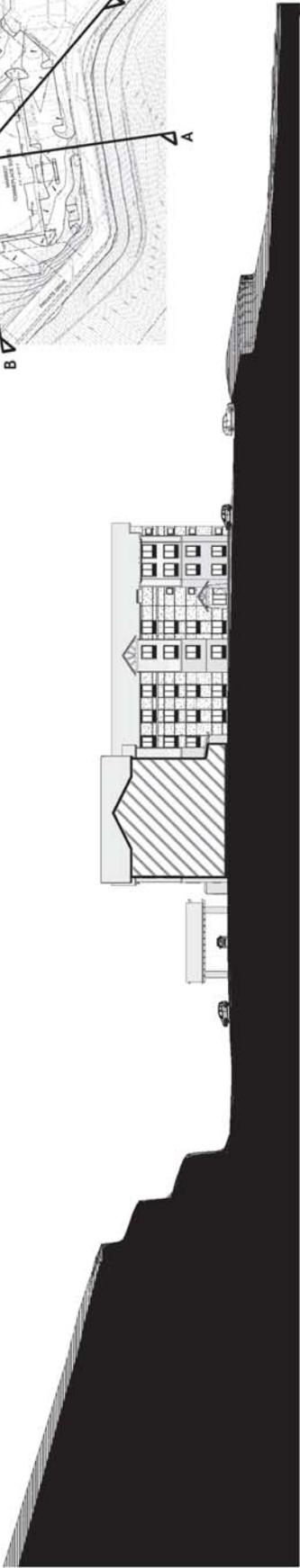
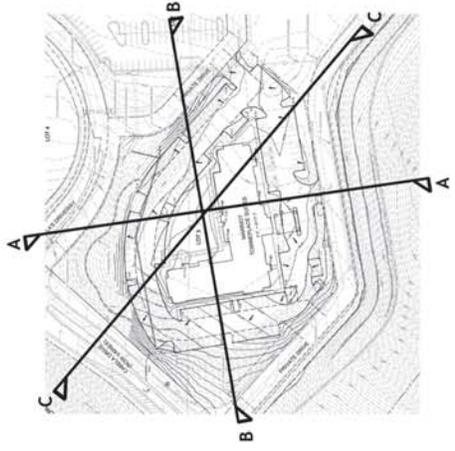
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 LONE TREE, CO

PROJECT #:	X000K
DATE:	10.04.13
DESIGNED BY:	AS
CHECKED BY:	CS
DRAWING FILE:	

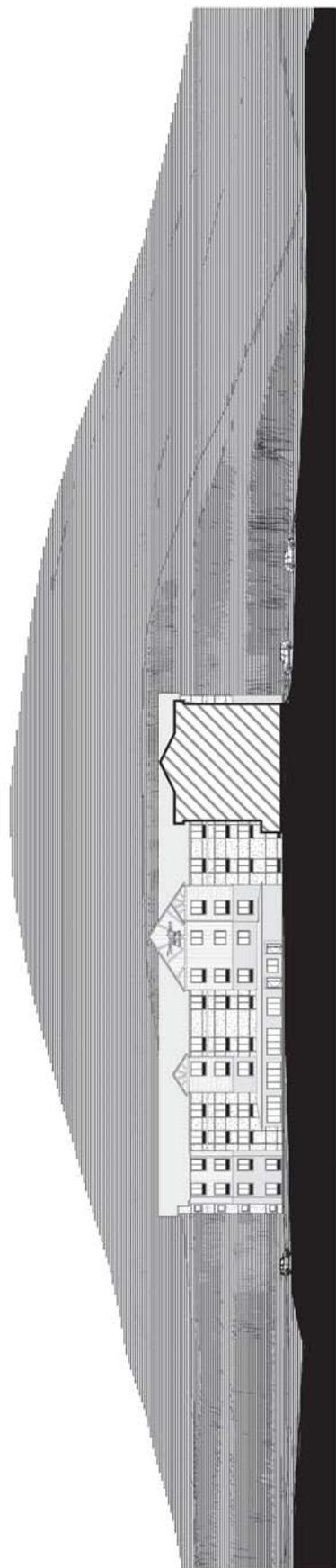
**SITE SECTIONS**

drawing number:  
**21 OF 24**

RIDGEGATE SECTION 15, Filing No. 18, Lot 3  
 RidgeGate Planned Development, Planning Area C-M/U #2  
 3.31 Acres  
 SIP #SP15-35R



**SECTION A**



**SECTION B**

**SITE PLAN SECTIONS**

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 CITY OF SAN ANTONIO  
 ARCHITECT: Greg J. Shier  
 PROJECT: RidgeGate  
 DATE ISSUED: 10.04.13  
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Number	Description	Date

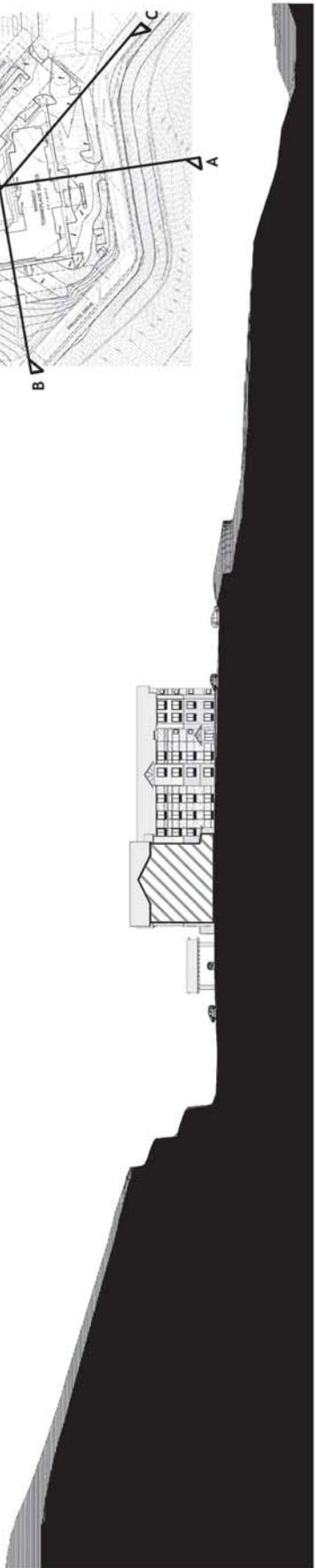
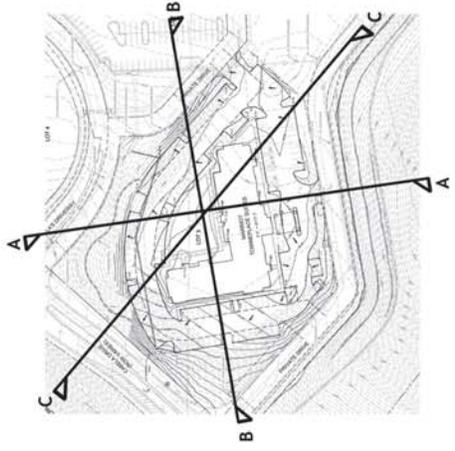
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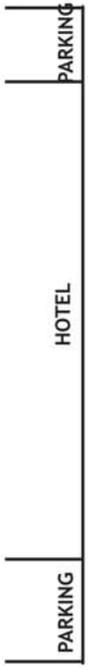
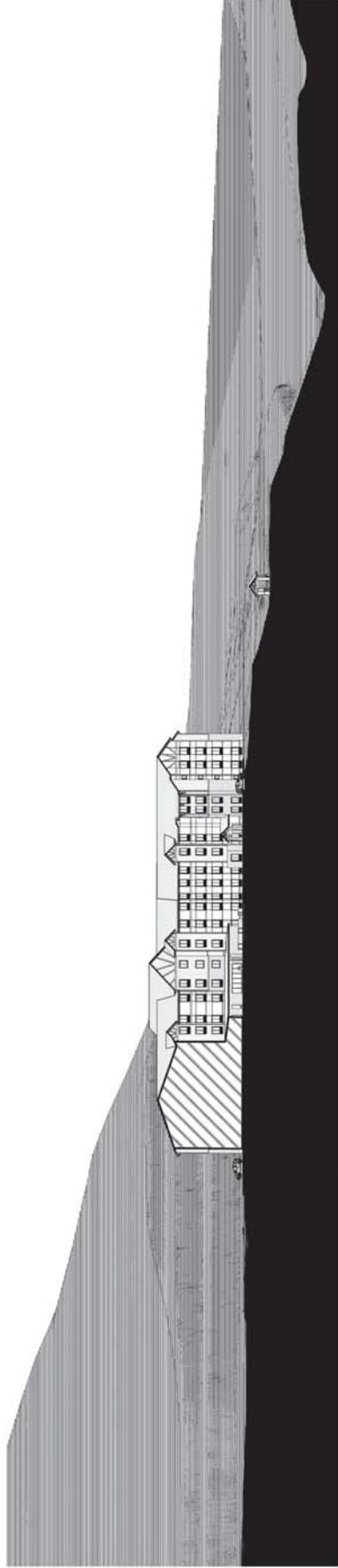
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 DATE: 10.04.13  
 DRAWN BY: AJR  
 CHECKED BY: CJS  
 DRAWING FILE: SITE SECTIONS

drawing number:  
**22 OF 24**

RIDGEGATE SECTION 15, Filing No. 18, Lot 3  
 RidgeGate Planned Development, Planning Area C-M/U #2  
 3.31 Acres  
 SIP #SP15-35R



**SECTION A**



**SECTION C**

**SITE PLAN SECTIONS**

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SAIL NO: 13387  
DATE ISSUED: 11/24/2014  
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11000 W. MARSHALL AVENUE, SUITE 200  
DALLAS, TEXAS 75244  
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SIP #SP15-35R



**TYPICAL TRASH CAN**

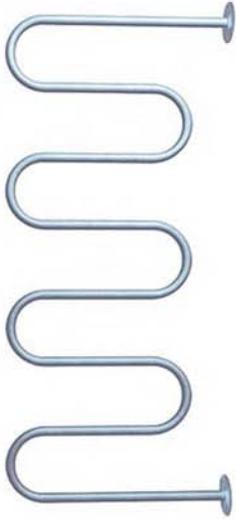


**TYPICAL EXTERIOR FURNITURE**

Exterior Square Dining Table & Exterior Woven Dining Chair



**TYPICAL BIKE PUMP STAND**



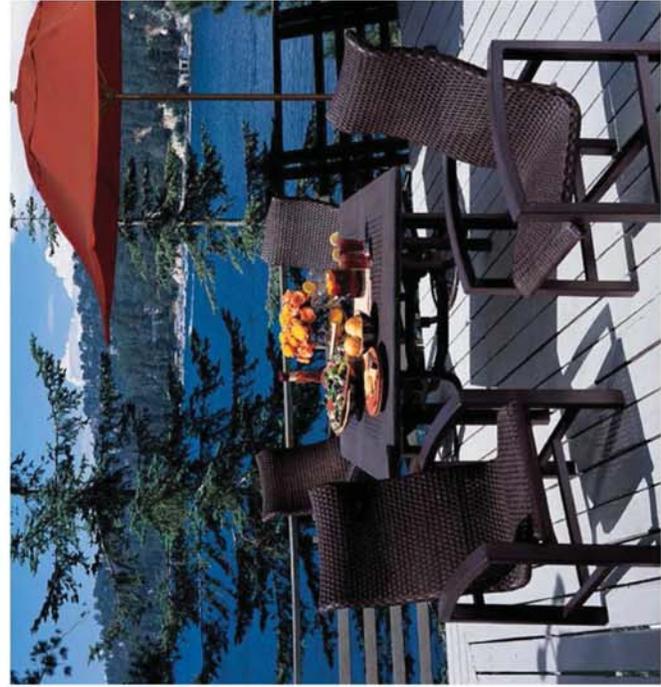
**TYPICAL BIKE RACK**



**EXT. DRINKING FOUNTAIN**



**TYPICAL EXPANDED METAL TABLE**



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PROJECT #: 14218  
DATE: 11/24/2014  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: [Date]  
DRAWING TITLE: SITE FURNISHINGS DETAILS  
DRAWING NUMBER: [Number]

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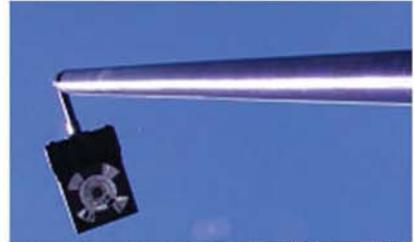
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RidgeGate Planned Development, Planning Area C-M/U #2  
3.31 Acres  
SIP #SP15-35R



**FIXTURE W1**  
FINIA - LED Wall Mounted Light



**FIXTURE S1**  
EVOLVE - LED Scaleable Area Light



**FIXTURE S2**  
PATH LIGHT



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**RIDGEGATE**  
LONE TREE, CO

Project #: 14218  
Date: June 2014  
Drawn By: AUSA  
Checked By: DUSA  
Drawing Title: Details

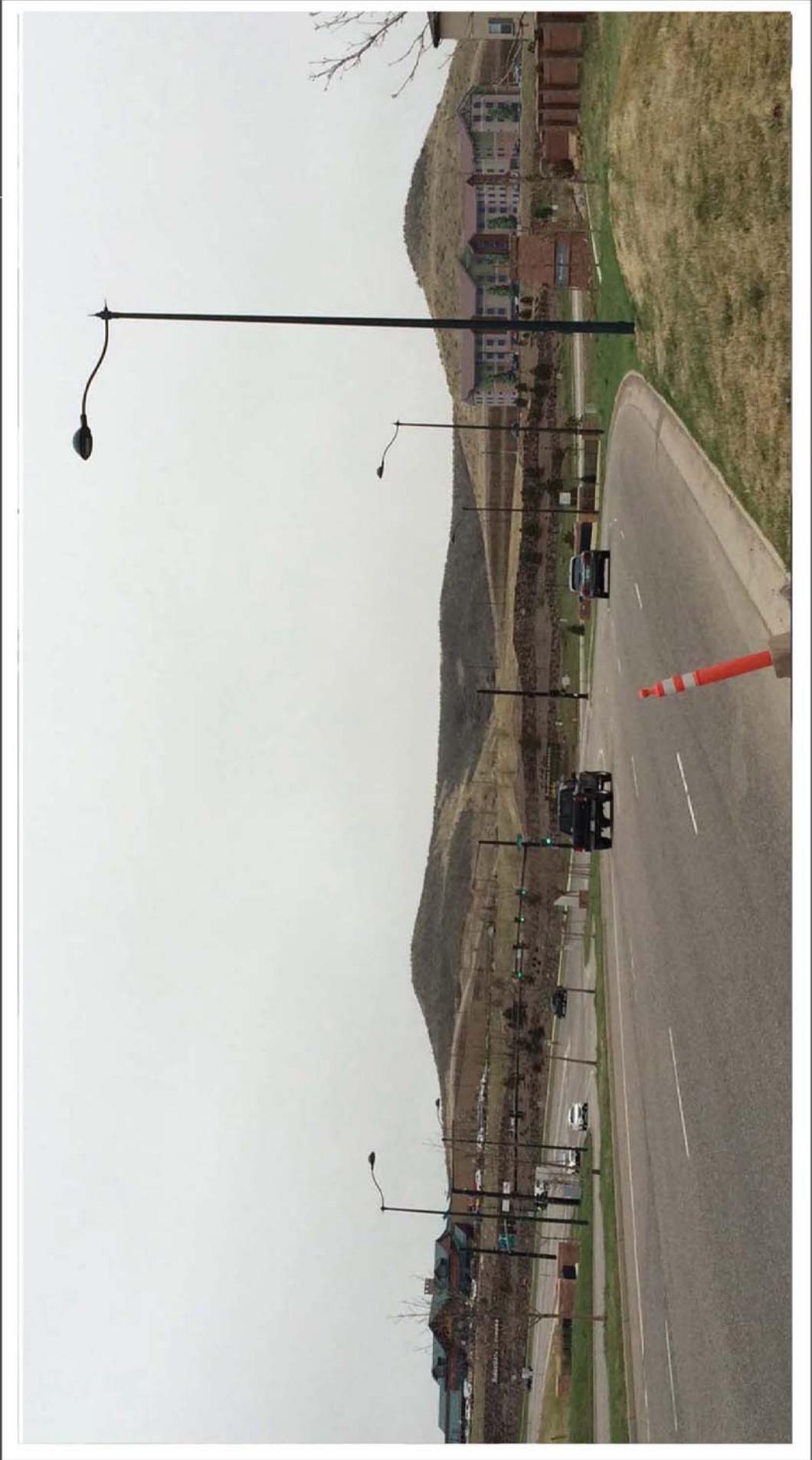
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DETAILS

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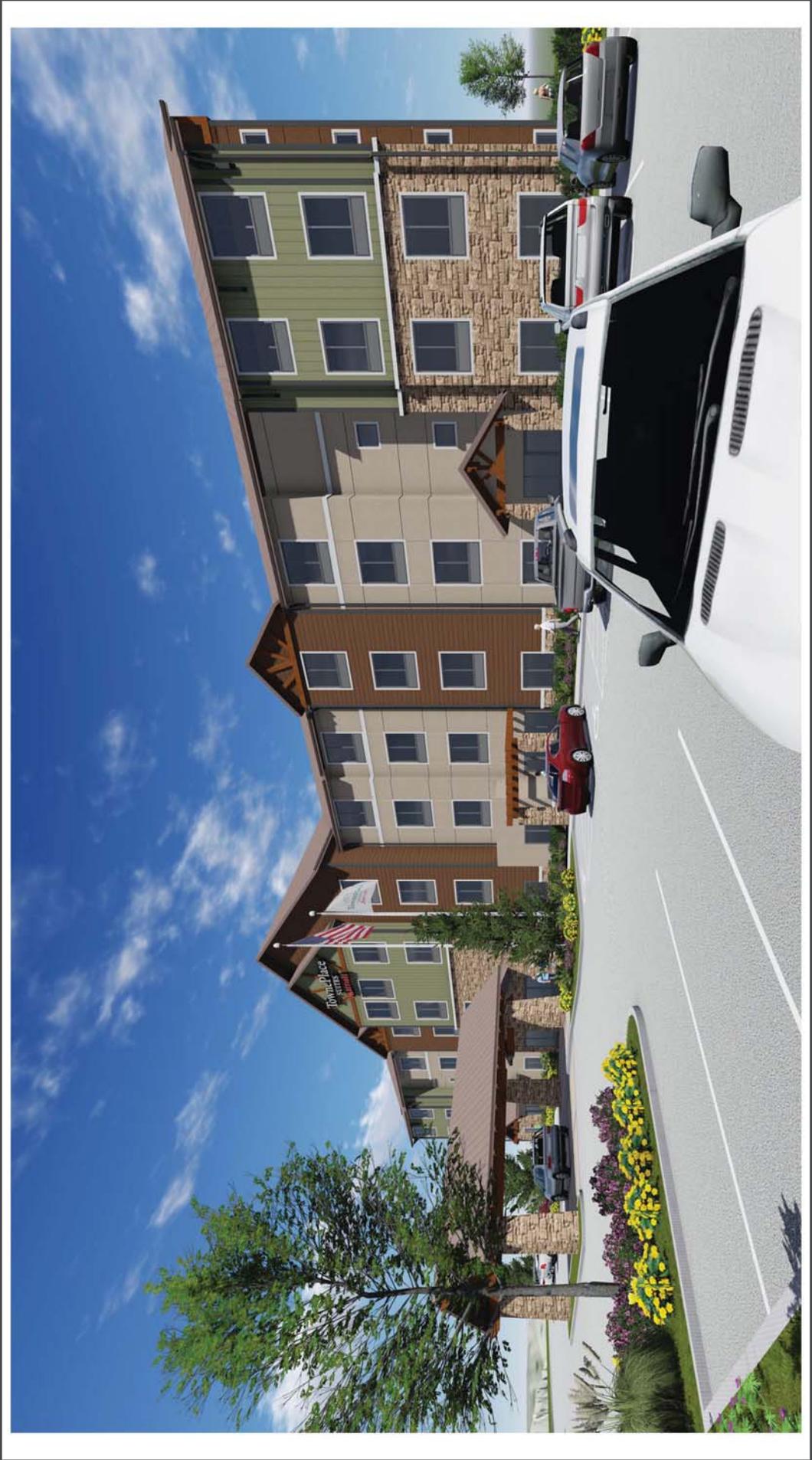


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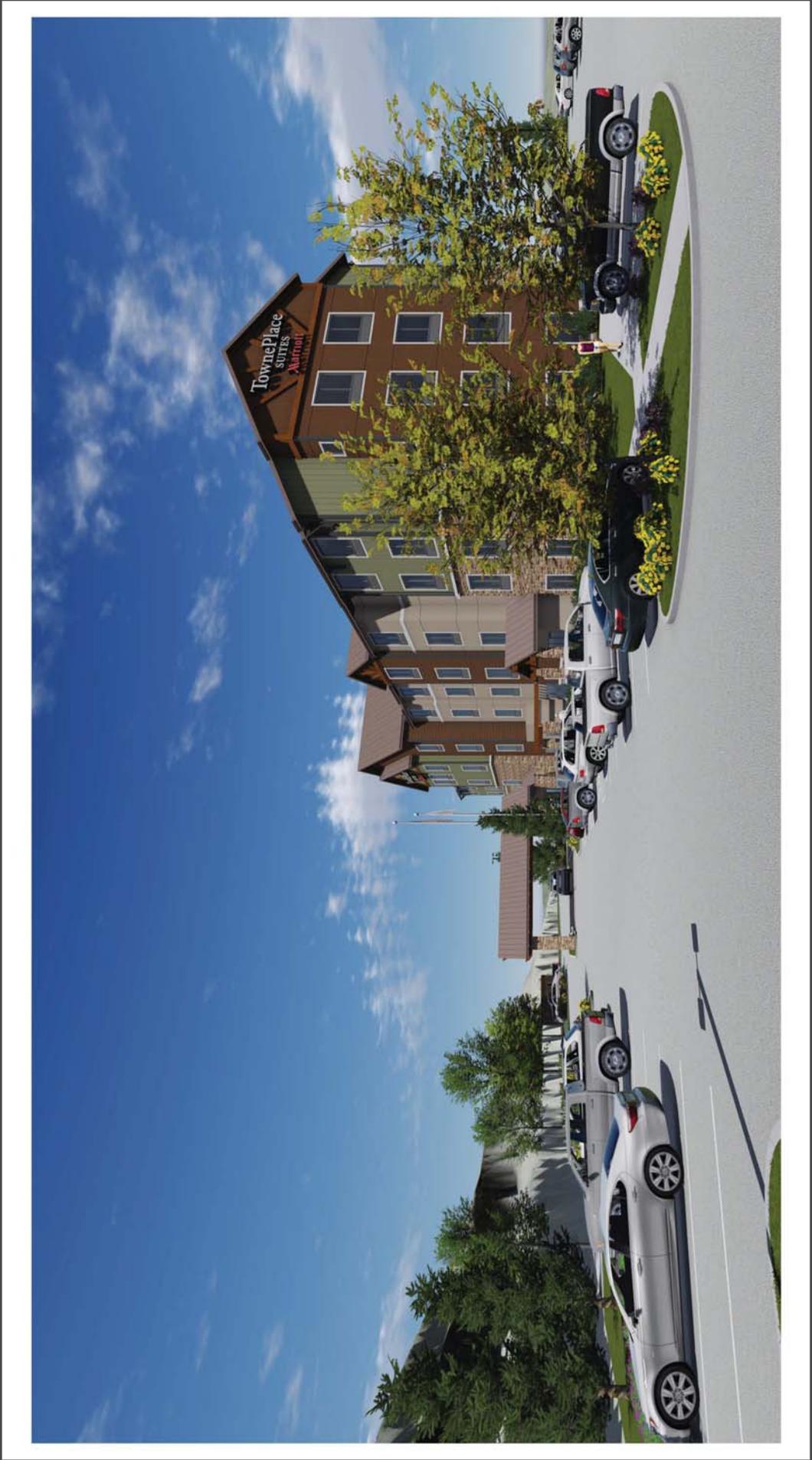
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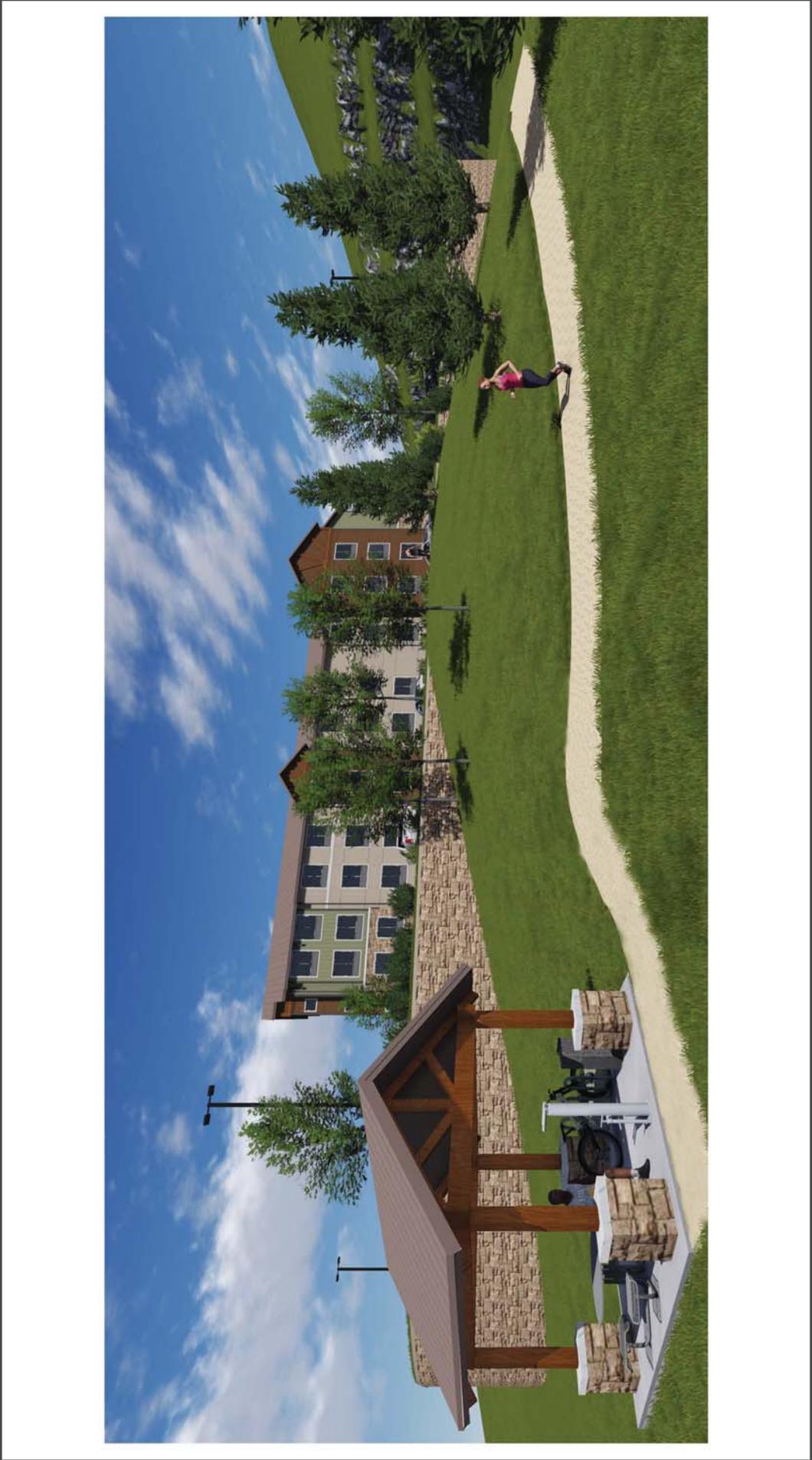
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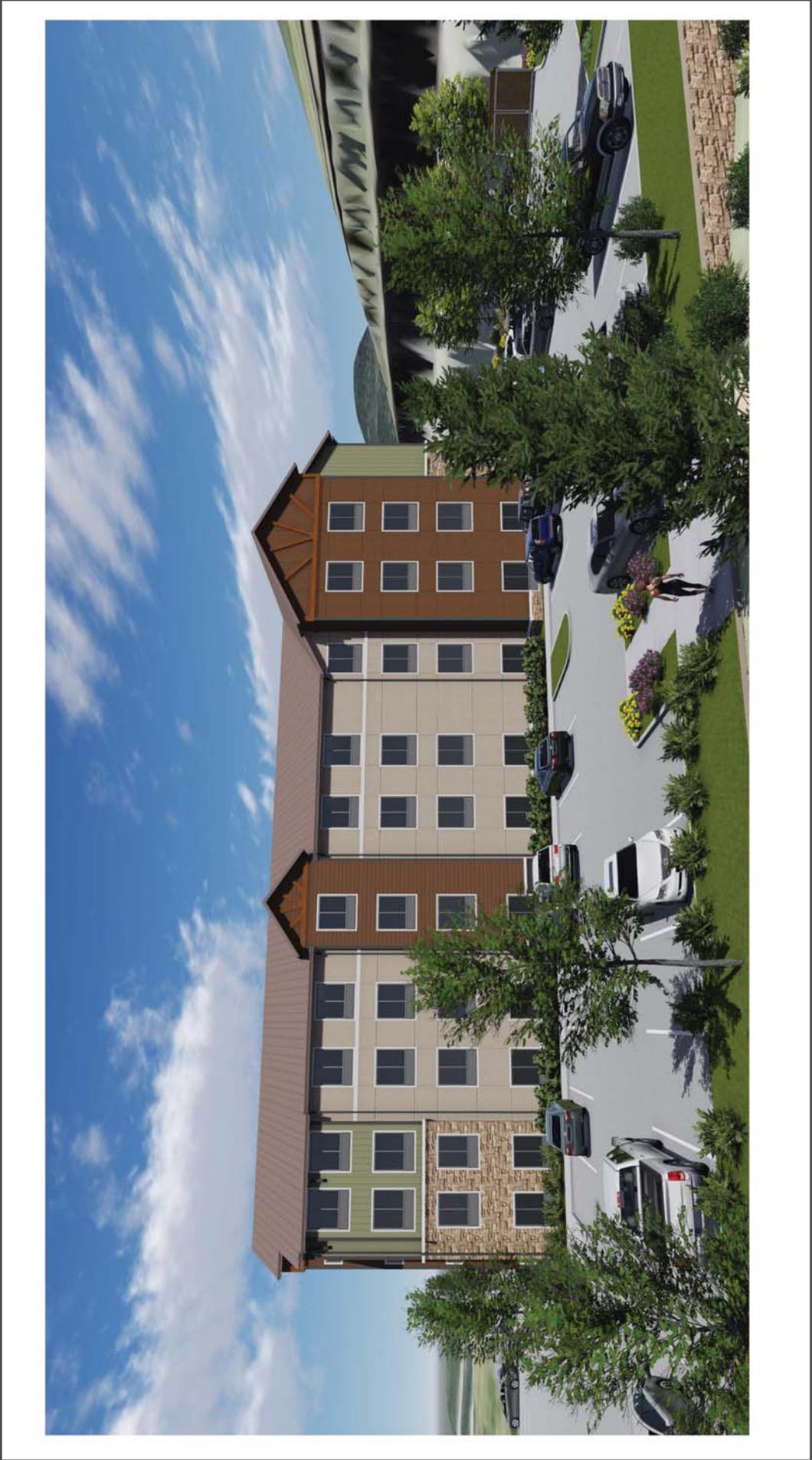
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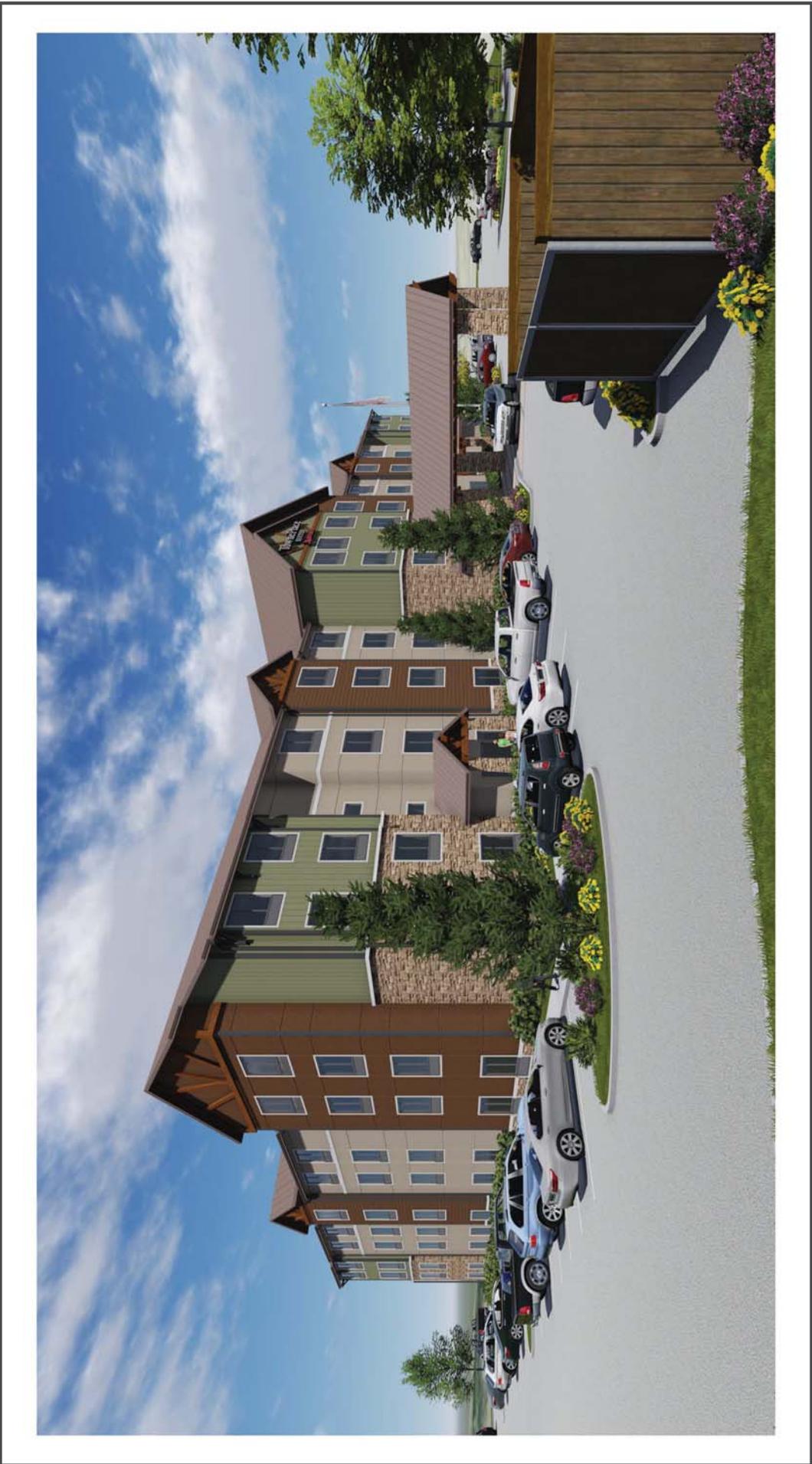
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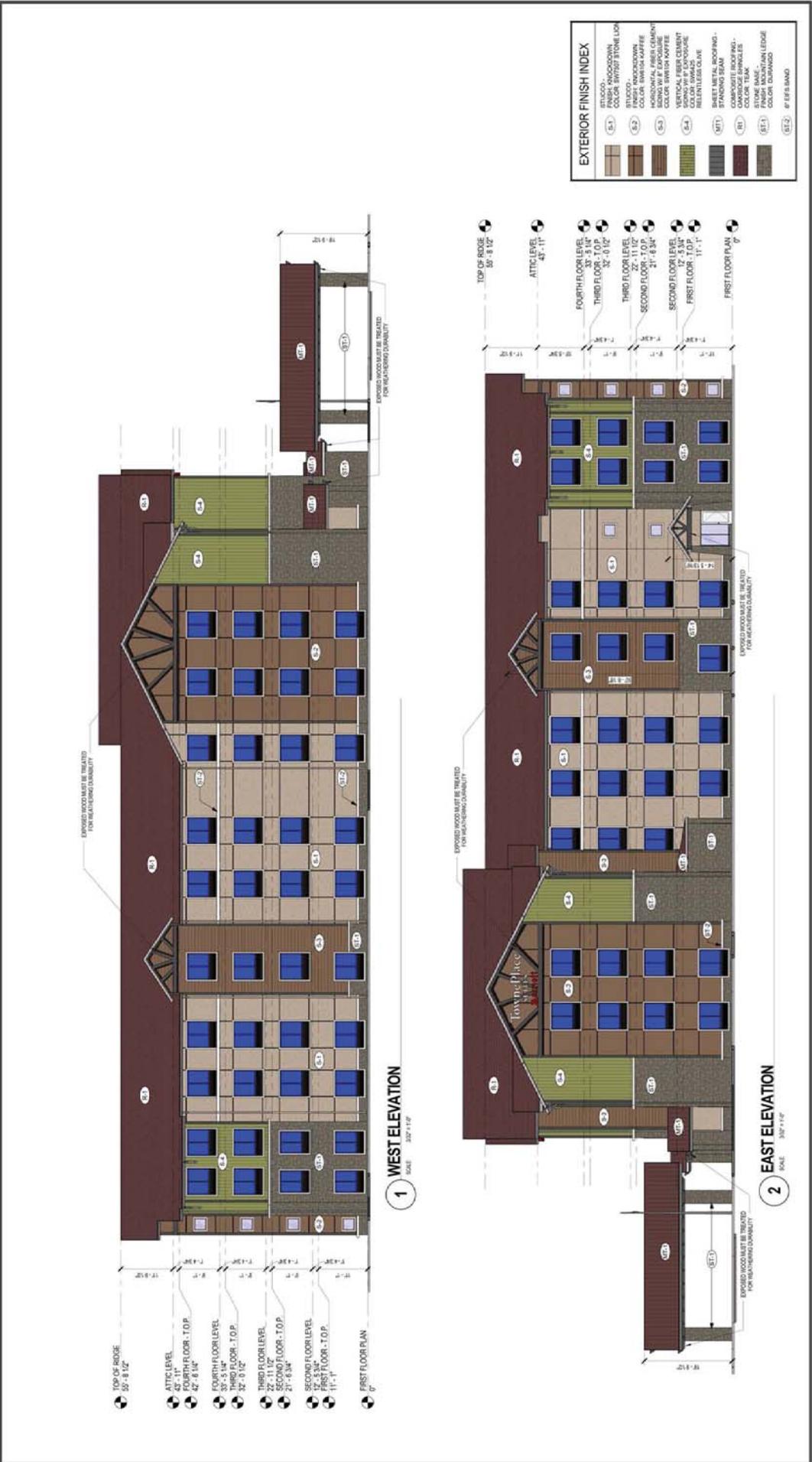
**EXTERIOR FINISH INDEX**

(S.1)	STUCCO - HORIZONTAL COLOR: BRISTOL STONE LON
(S.2)	STUCCO - COLOR: BRISTOL STONE LON
(S.3)	HORIZONTAL FRESH CEMENT COLOR: BRISTOL STONE LON
(S.4)	VERTICAL FRESH CEMENT COLOR: BRISTOL STONE LON
(M1)	STANDING SEAM SHEET METAL ROOFING - COLOR: TEAK
(S1.1)	COMPOSITE ROOFING - COLOR: TEAK
(S1.2)	FRAMING INSULATION LEAD COLOR: DUMMARD
(S1.3)	FRAMING INSULATION LEAD COLOR: DUMMARD
(S1.4)	FRAMING INSULATION LEAD COLOR: DUMMARD

**1 SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"

**2 NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"

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Ridgeway Commons  
Lone Tree, Colorado



Marriott TownePlace Suites  
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