



## City of Lone Tree Planning Commission Agenda Tuesday, July 14, 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 23, 2015 Planning Commission meeting
5. RidgeGate III (Martin Fein) Apartments, Project SP15-29R, located east of Park Meadows Blvd. and south of Commonwealth Street in RidgeGate, proposes a 219-unit apartment building on 3.18 acres.
6. Schwab Trainstation Circle, Project SP15-32R, located near the existing Charles Schwab I-25 highway sign in RidgeGate, proposes a single-story, 5,000-square-foot office building.
7. City of Lone Tree Comprehensive Plan amendments, Project MI14-07 (Public Hearing)
8. Adjournment

**MINUTES OF THE**  
Lone Tree Planning Commission Meeting  
June 23, 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  
Stephen Mikolajczak, Planning Commissioner  
Herb Steele, Planning Commissioner

In attendance from city staff were:

Jennifer Drybread, Senior Planner  
Hans Friedel, Staff Minuteman

**2. Regular Meeting Call to Order**

The meeting was called to order at 6:30 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 June 9, 2015 Planning Commission Meeting**

Commissioner Kirchner moved, and Commission Dodgen seconded, with Commissioner Mikolajczak abstaining due to his previous absence, to approve the minutes of the June 9, 2015 meeting.

**6. RidgeGate Filing 18, Lot 3, Site Improvement Plan, Project SB15-35R**

Mr. Friedel presented an overview of the proposed site improvement plan. He explained how the building was part of the original site improvement plan for RidgeGate Commons when Cabela's was approved, though the building orientation had changed. He stated that the building is lower than the bluffs as

shown on the photo simulations, but that the zoning allows for a maximum building height of 250 feet, subject to FAA approval. He explained that the original design was reviewed and enhanced as a result of the review by the RidgeGate Design Review Committee (DRC). He stated that the application is in conformance with the Lone Tree Comprehensive Plan, Zoning Code, Subdivision Code and the RidgeGate Office District Sub-Area Plan. Staff recommends approval, subject to final approval by the Public Works Department. He then introduced Mr. Darryl Jones of Coventry Development Corporation.

Mr. Jones stated that they were looking for a variety of hotel types in RidgeGate, and that this extended stay hotel helps realize that objective. He mentioned that Cabela's was supportive of having a hotel in RidgeGate Commons. Mr. Jones stated that the plan for the Marriott hotel generally in keeping with the original plans for the area.

Mr. Brent Adcock, project representative and President for Propel Development, LLC, stated that the building is approximately 56-feet tall. The plan includes a covered bike pavilion that will serve not only hotel patrons, but the general public by providing a drinking fountain, bike rack with adjacent air pump, and a bench – inviting visitors to air up and refresh themselves coming to and from the trail. He stated that the parking ratio exceeded the required amount by five spaces. He said their design intent was to create a homogenous look and feel with Cabela's, while providing an enhanced exterior beyond their prototypical design through added stone and the addition of a porte-cochere.

Mr. Adcock spoke about the building orientation, stating that they wanted their guests to take advantage of the northern views from the landscaped patio. He felt that their patrons would not find it confusing to find their front door on the south side of the building. He talked about the landscape materials selection being based in large part on those selected for the Cabela's development in Lincoln Commons. Mr. Adcock explained that the lighting was selected based on the Marriott standard, and that lighting would be shielded and would not trespass on adjoining properties. He mentioned that they had put a red stake on the bluff to indicate the top of the highest roof line. He added that the site will be graded down 4 – 5 feet.

Commissioner Dodgen asked if there was a photo simulation as viewed from Montecito. Mr. Adcock responded that there was a view taken from RidgeGate Parkway at Montecito. Mr. Adcock added that the building colors were chosen to blend in with the natural landscape, and that board and batten and stone materials were added to break up the stucco and add depth to the building. He went on to state that fire pits and seating areas were added so their guest could enjoy the views, and that they had selected quality outdoor furniture. He showed a prototypical example of a Marriott TownePlace Suites extended stay hotel in Laredo, Texas, which was mostly stucco.

Chair Sippel said she appreciated seeing the other prototypical Marriott (extended stay) hotels. She suggested making a number of changes to the submittal materials before going to City Council, including labeling the orientation on the renderings, and adding north arrows, legends, and scale to the cross section pages. Chair Sippel also requested that the applicant show the bluffs and Montecito on Section A as they are shown on Sections B and C. She stated that she liked the selection of trees, but questioned the selection of the Northern Red Oak. She recommended that the applicant consider the spread of junipers next to the sidewalks. She asked about the access from private drives. Mr. Adcock showed where there were two points of access. She asked about the 4-5 foot cut for grading. Mr. Troy Kelts, the project engineer, responded that the majority of the grading was done to prepare the site for Cabela's, and that earthen material had been deposited on their site. Chair Sippel asked if they added more evergreens. Mr. Adcock responded that this was done at the request of the DRC and staff. Chair Sippel recommended that the applicant provide a photo simulation from Montecito. She also asked how the bike pavilion would be secured. Mr. Adcock explained that their maintenance staff would ensure it was maintained.

Commissioner Dodgen stated that he likes the plan and the bike hut. He asked if there were lights in the bike pavilion. Mr. Adcock said yes, and that the lighting would also provide some measure of security. Commissioner Dodgen stated he would like to see light fixtures in their parking lot, consistent with those for Cabela's. He suggested that the applicant look into using colored concrete in the parking lot; he had observed that such has not hold up well elsewhere in RidgeGate. Commissioner Dodgen expressed that the proposed pedestrian bridge did not fit in with the project. He asked whether there would be a complementary shuttle to the light rail station and whether rental cars could be brought to the hotel. Mr. Adcock responded that they would have a shuttle, and they would promote the access to light rail.

Commissioner Kirchner expressed that it was a great looking project and a good addition to the community. He liked the bike pavilion as an amenity. He asked about the extent of the retaining walls on the site. Mr. Adcock, stated that the walls were 2 ½ - 3 foot tall and would tie into the grade. Commissioner Kirchner inquired as to whether the roofing material would be 3-tab roofing shingles or commercial dimensional shingles, stating that he preferred dimensional roofing material. Mr. Adcock responded that the roofing materials would be commercial-grade, dimensional, composite shingles. He asked if the key to the landscape materials be added to the landscape plan for ease in reviewing. Commissioner Kirchner asked if the backgrounds (such as the bluffs and Montecito) could be added on the site sections to get a better sense of size and scale.

Commissioner Steele said he was looking forward to the project; he felt they did a great job, it was in a good location, and would add to the community. He also said the DRC did a good job in helping to create the end product. Commissioner Steele asked about the wayfinding signage. Mr. Adcock said that the building

sign on the east side of the building would be visible from I-25, and that it was possible they would add signage on the north side of the building, but wanted to be considerate of the Montecito residents. Mr. Darryl Jones added that the Cabela's sign would include the hotel name, and the name would also be on the freestanding sign along RidgeGate Boulevard, but that they would continue to look at this.

Commissioner Steele asked about lighting in the bike pavilion (whether it would be by a switch, timer, or photocell), and his concerns for the impact on Montecito residents. Mr. Adcock said they could put it on a timer switch in deference to Montecito residents. Commissioner Steele asked what impact wind would have on landscaping given the elevated site. Mr. Adcock answered that if the plants worked well at Cabela's, it would work on their site as well, and that they could reevaluate that as time goes on. Commissioner Steele asked about water runoff and whether native grasses would be used. Mr. Adcock responded that a more manicured lawn would be used closer to the hotel, but would transition to native grass the further away from the hotel. Commissioner Steele asked about access to the bike pavilion. Mr. Adcock responded that they plan to tie the sidewalk to the hut. Commissioner Steele stated that Cabela's set a good standard and Marriott have also stepped up. He liked the rock in the landscaping, and stated that it was a nice development.

Commissioner Kline expressed that the Marriott was a good addition to the community, and thought the bike pavilion was awesome. He asked if the applicant planned on signage to welcome the public to the bike pavilion. Mr. Adcock responded that they could add that. Commissioner Kline said he would like wayfinding signage coming from the west. He also asked if the fire pits would be active every night. Mr. Adcock answered yes, and that if the winds caused the gas flame to blow out, the pit had a safety cut-off switch. He added that the staff would turn off the fire pit each night. Commissioner Kline asked if the stone in the fire pit would be compatible with the stone on the building, and Mr. Adcock said that it would.

Commissioner Kline added that he also did not like the design of the pedestrian bridge. He also agreed that the lighting in the parking lot should be the same as that in the Cabela's lot for continuity. He asked if the standing-seam metal roof would be on the dormers, and Mr. Adcock responded that it would not. Commissioner Kline asked how the louvers on the air conditioning units would be maintained, since they would be painted. Mr. Adcock answered that they are looking at color options for the windows and louvers, and Carlos Valenzuela, from Propel Construction, said that the finish on the air conditioning units would be powder coated, so the warranty is good.

Chair Sippel inquired about the white horizontal course line on the building. Mr. Adcock responded that these were EFIS accents and would tie the Hardy Board to the stone.

Commissioner Mikolajczak asked Mr. Adcock to confirm the building material colors. Mr. Adcock showed an optional color for the green, stating they were looking at more of a muted green color. He added that the color of the lumber at the porte-cochere would be a natural finish. Commissioner Mikolajczak asked about the stucco finish. Mr. Adcock stated it would be more of a knock down finish; they like a more smooth texture as it holds up better. Commissioner Mikolajczak stated that he likes the orientation of the building, since it opens up the areas on both sides of the building and provides good views. He felt the orientation would invite people outside to enjoy the weather and the patio provides a place for people to come together. He likes the muted green color. Commissioner Mikolajczak asked how people would access the site. Mr. Adcock responded that most people would come up Cabela's Drive. Commissioner Mikolajczak asked about landscaping and sidewalks on the private drives. Mr. Jones responded that they were not looking at changes and that the access will remain as it is for now. Commissioner Mikolajczak stated that the bike pavilion is genius, is good PR, and great for the community, and felt it was a beautiful project.

Commissioner Carlson stated she had overshot the turn trying to get into Cabela's; confirming the earlier discussion on the necessity of wayfinding. She asked about the red stake on the property, adding that she did not see it in the field on her last site visit. Mr. Adcock responded that the red flag is 3 feet below the white fence, which marks the highest point of the hotel property. The bluffs will be visible above the red flag. Commissioner Carlson said that she likes the mountain lodge look, as it epitomizes Colorado and matches the Cabela's theme. She added that she is thrilled to see the drinking fountain for dogs.

Chair Sippel added that she would like to see the location of the red flag identified on cross sections A and B.

Commissioner Mikolajczak asked for a clarification on the retaining wall by the bike hut. Mr. Adcock responded that they took that out, as it was not needed.

Commissioner Kirchner moved to recommend approval of the site improvement plan, conditional on Public Works approval, and Commissioner Steele seconded. The motion passed unanimously.

## **7. Adjournment**

There being no further business, the meeting was adjourned at 7:50 p.m.

These minutes have been reviewed and confirmed by

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

**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: RidgeGate Sec 15, Filing 17, Lot 6A  
REQUEST: SIP Approval (Fein III or RidgeGate III)

PROJECT FILE # SP15-29R

**SITE LOCATION:**

(Nearest Intersections) SW corner Chatham Dr & Trainstation Circle

**OWNER:**

Name: Coventry Development Corporation  
Address: 10270 Commonwealth St, Suite B  
Lone Tree, CO 80124  
Phone: 720-279-2581 FAX: 720-279-2582

DATE SUBMITTED: 4/3/15

FEES: \$3,200 #24388

(Engineering fees are not included)

**AUTHORIZED REPRESENTATIVE:**

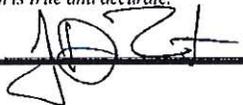
Name: Martin Fein Interests, att: Mr. Greg Talbert Fax:  
Address: 1400 Post Oak Blvd, Suite 500 Email: gtalbert@mfein.com  
Houston, TX 77056  
Phone: 713-683-4813 Business/Project Name: Ridgegate III

**LEGAL DESCRIPTION (site address):** Lot 6A, Ridgegate Section 15, Filing 17, 1st Amendment

**PROJECT INFORMATION:**

Subdivision Name: Ridgegate Section 15	Filing #: 17	Lot # (if appropriate): 6A	Block #:
Planning Area # (if PD) Parcel # 2			
PRESENT ZONING: Ridgegate 4th Amendment PDD C /MU, Parcel # 2	(When rezoning) - PROPOSED ZONING		
GROSS ACREAGE: 3.181 acres	# of units (residential)	219 du	
	Unit type:	MF - rental	
FIRE DISTRICT: South Metro Fire Rescue	METRO DIST:	Rampart Range Metro District # 1	
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: 4/2/15

# Letter of Authorization

Regarding Development Applications for Land Use Entitlements  
(Form must be Filled Out if the Applicant is not the Property Owner)

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

RE: Property Address: RIDGEGATE SECTIONS 15, FILING 17 1ST AMENDMENT, LOT 6A  
CORNER OF PARK MEADOWS BLVD, CHATHAM DR. & TRAINSTATION CIR.  
Assessor's Parcel Number (SPN): \_\_\_\_\_

To Whom It May Concern:

I/We, the owner(s) of the above described real property, authorize GREG TALBERT  
of MARTIN FEIN INTERESTS to act as an agent on my/our behalf for the purpose of  
creating, filing and/or managing an application for A SITE IMPROVEMENT PLAN  
FOR RESIDENTIAL APARTMENTS (type of development or permit application).

The undersigned hereby certifies to being the fee owner(s) or legally authorized representative of the fee  
owner(s) of the real property described above.

RidgeGate Investments, Inc.  
(Print Name of Owner)

(Signature of Owner or Authorized Representative)

Keith D. Simon, Vice President - RidgeGate Investments, Inc

State of Colorado  
County of Douglas

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of March, 2015  
by Keith D. Simon.

Elizabeth Matthews  
(Notary's official signature)

5-12-2016  
(Commission expiration date)

NOTARY SEAL

ELIZABETH MATTHEWS  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20004014222  
MY COMMISSION EXPIRES 05/12/2016



**RidgeGate Section 15, Filing 17, 1<sup>st</sup> Amendment, Lot 6A**  
**Site Improvement Plan #SP15-29R**

**Current Owner:**

Ridgegate Investments, Inc.  
Attn: Keith Simon  
10270 Commonwealth Street, Suite B  
Lone Tree, CO 80124

**Purchaser / Developer:**

Martin Fein Interests, Ltd.  
Attn: Greg Talbert  
1400 Post Oak Blvd., Suite 500  
Houston, TX 77056

**Subject Property:**

Subdivision: Ridgegate  
Filing #: 17, 1<sup>st</sup> Amendment  
Lot #: 6A  
Planning Area: #2  
Address: SW corner of Chatham & Trainstation Circle, Lone Tree, CO 80124  
Lot Area: 3.181 acres or +/- 138,564 sq. ft.  
Zoning: C/M-U No. 2  
Water: Southgate  
Sanitary: Southgate  
Current Use: Raw Land  
Proposed Use: Multi-Family

**Adjacent Property (Immediate to the east):**

Current Use: Raw Land  
Zoning: C/M-U  
Proposed Use: Transit Lines

**Adjacent Property (Immediate to the south):**

Current Use: Raw Land  
Zoning: C/M-U  
Proposed Use: TBD

Martin Fein Interests, Ltd ("MFI") or its' assign (a single purpose entity controlled by MFI), proposes to develop and construct a 219 unit, Class-A multi-family rental community on the Subject Property within the RidgeGate master planned community. This will be MFI's third community within RidgeGate (the first, Miramont at RidgeGate, was completed in 2010, and the second, The Vue at RidgeGate, was completed in 2013). The project is located in the Sky Ridge Station TOD subarea which is bound by I-25, Lincoln Avenue, Park Meadows Boulevard, and Sky Ridge Avenue. The project is just east of the new Charles Schwab Campus, north of Sky Ridge Medical Center, and west of the future RTD Sky Ridge lines. The project will be a mid-rise, 4-story wood frame building with units wrapping a concrete parking garage (residents will be able to park on the same level as their unit). The unit interior finishes and common area amenities will help set this project apart from any other. With a style similar to custom homes, each unit will contain hard surface flooring, stone countertops, stainless appliances, kitchen backsplashes, and open floor plans with 10 foot ceilings. The bulk of the amenities, including the fitness center, Yoga room, club room, library, conference rooms, and outdoor patio, will be located on top of the parking structure overlooking RidgeGate and offering amazing views of the Front Range. The large courtyard will include a resort style pool with custom water features, cabanas, a large spa, and a covered, fully-equipped outdoor kitchen.

We anticipate beginning construction in the 4<sup>th</sup> quarter of 2015 and delivering first units in the 1<sup>st</sup> quarter of 2017. Final completion should be achieved in the 2<sup>nd</sup> quarter of 2017. The building will have approximately 192,023 net rentable square feet. Approximate total cost of the improvements (without land cost or soft costs) will be between \$25,000,000 and \$30,000,000.



**SUSTAINABILITY:**

From location to design, the proposed project offers many features that are sustainable from an environmental perspective. Located within RidgeGate and within close walking distance to the future Sky Ridge Station, the project will offer residents easy access to employment, retail shopping, restaurants, medical facilities, public transit, parks, and hike and bike trails. The project is within walking distance to the Park Ridge Office Park, and to major local employers such as Charles Schwab, Sky Ridge Medical Center, and Kaiser Permanente. Other major employers in the Denver Tech Center, Centennial, or in Downtown Denver are easily accessible via rail line. The project will also offer sustainable design features such as low flow showers and sinks, low flush toilets, low flow irrigation, high efficiency water heaters, Low-E Glass, and Energy Star appliances. Onsite recycling will also be available to all residents.

**RECREATIONAL AMENITIES:**

The proposed project will offer multiple recreational amenities to its residents. The largest is the pool courtyard that is approximately 16,190 square feet. This courtyard is designed to feel like a first class resort and will contain a large pool, water fountains, a large heated spa, multiple private seating areas, lounge areas, fire pits, cabanas, lush landscaping, and a large covered outdoor kitchen with heaters and televisions. The intent of the courtyard is to offer residents the ability to gather with friends in an outdoor environment all year long.

The project will offer residents a 2,700 square foot Club Room that will include multiple seating areas, pool tables, and televisions. The Club Room is connected to a 1,540 square foot Outdoor Patio which will include lounge areas, an outdoor kitchen, and a bar. Separating the Club Room and Outdoor Patio is a glass Nanawall that can be opened to combine the two spaces into one large indoor/outdoor recreational room. Both spaces can be used by residents on a daily basis, or rented out by residents for private parties.

The project also includes a 1,692 square foot Library which will offer residents a comfortable and quiet place to read, study, or work. Connected to the Library are two Conference Rooms that are approximately 468 square feet combined. The Conference Rooms will be fully equipped with televisions, conference phones, conference tables, and chairs, and they can be used by residents for business meetings or study groups.

The project will also offer residents fitness facilities that rival any brand name gyms. The project will offer residents 24 hour access to a 1,410 square foot Fitness Center and a 639 square foot Yoga/Pilates room. The Fitness Center will include the latest cardio machines and free weights.

## **STATEMENT OF DESIGN INTENT**

**PROJECT NAME: RIDGEGATE III**

**LOCATION: RIDGEGATE - SECTION 15 FILING 17, 1<sup>st</sup> AMENDMENT, LOT 6A**

### **1. Overall Design Concept:**

Ridegate III is a 219 unit, 4 story apartment community wrapped around a 5 level Concrete Parking Structure. The community is designed with one large interior amenity courtyard and with 4 sided Fenestration at the Exterior Facades.

### **2. Context and Site:**

Cues were taken from The Vue apartment community that is across the street. Both communities are 4 story in Height. Corner towers were incorporated in Ridgeway III to relate to the corner towers at The Vue. The rhythm of Corner towers and Central Main Entry off the Chatham façade mimics The Vue across the street. The façades of the buildings also compliment the 3 streets that they face. Where Chatham and Trainstation Circle are linear and the building form reflects this, Ridgeway Parkway is curved and the building form steps back in response. Pedestrian access is achieved on all streets, with an emphasis of entry points along Trainstation Circle. The Building form also follows the surrounding topography, stepping with the rise and fall of the site.

### **3. Public Realm:**

Chatham Street is the Communities main entry point. This is where the community is most open to the public realm. The Main entry is empathized utilizing architectural design. This section of the building is taller, creating dominance along Chatham. The main signage is located at the top of this central section. To create the human scale, a large metal awning that spans the width of this central entry section is placed at the First Floor level to denote entry. Below the awning, storefront glass and doors are installed to create a more public feel for the pedestrian. The area between the building and the street along Chatham is all hardscape with planter boxes, trees in tree grates, benches and trash receptacles. Ground floor units along Chatham have extended open air patios that extend beyond the face of the building. There are 2 other entry points along Chatham that are marked by a smaller awning and brick step wall. These are private entries for the residents. The vehicular access to the property is along Trainstation Circle. Since Trainstation Circle will be the main access to the future rail station, the property has 4 pedestrian access points as well as stoop entries for some of the ground floor units. Trainstation Circle also is designed with pocket landscape areas within the hardscape to the building façade, however along the street there is a green belt with trees since this is not the main façade. For

the massing of the building, a single level base was designed with a middle and top. The single level base as well as incorporation of awning entries reinforces the building's placement and relationship with the pedestrian zone. Ground floor units are designed with larger windows and open balconies that will foster "eyes on the Street" natural surveillance. Four Building entry points along Ridgeway Parkway are not as prevalent due to the larger landscaped setback and park-like setting.

#### **4. Architectural Design:**

The community is Designed to capture a modern feel utilizing timeless vocabulary. As stated above, the building is designed with a base, middle and top, however to break away from the horizontality this creates, 4 story elements are created. These elements will be built out of an accent color brick. They are designed to read as 3 levels with a single level above and articulate in and out from the main body of the building. They are located at unit balconies and will read as modern brick columnar massing's. The first level will be faced with a larger brick of a second color to create the base. The 2 levels above this base (the middle) will be finished with a third brick color. The top level will be finished with stucco in a complimentary color. Horizontal banding is utilized to accentuate these level breaks. This design concept is utilized on all 4 exterior facades. Our corner towers and main entry are all stucco with an abundance of glass. These elements will have a separate color from the top level of the building to create importance. Some of the building vocabulary was taken from the surrounding buildings in Ridgeway as to make this Community feel part of the overall development.



CITY OF LONE TREE  
Community Development Department

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

**FROM:** Kelly First, Community Development Director  
Jennifer Drybread, Senior Planner

**DATE:** July 7, 2015

**FOR:** July 14, 2015 Planning Commission Meeting

**SUBJECT:** RidgeGate Sec. 15, Flg. 17, 1<sup>st</sup> Amdt, Lot 6A  
Site Improvement Plan (RidgeGate III)  
Project SP15-29R

Owner:  
Coventry Development Corp.  
10270 Commonwealth St. Suite B  
Lone Tree, CO 80124

Representative:  
Martin Fein Interests, Ltd  
Greg Talbert  
1400 Post Oak Blvd, #500  
Houston, TX, 77056

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**Planning Commission Meeting Date:**  
**City Council Meeting Date:**

**July 14, 2015**  
**August 4, 2015**

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**A. REQUEST:**

Approval of a Site Improvement Plan (SIP) to construct a five-story (including clubhouse), 219-unit multi-family apartment building on 3.18 acres in RidgeGate.

**B. LOCATION:**

The site is located in RidgeGate, east of Park Meadows Boulevard and south of Chatham Drive.

Direction	Zoning	Land Use
North	RidgeGate PD	Apartments (Amlis at RidgeGate)
South	RidgeGate PD	Undeveloped, zoned for commercial/mixed use
East	RidgeGate PD	Vacant land (Embassy Suites Hotel - approved but not constructed)
West	RidgeGate PD	Office (Charles Schwab campus)

**C. SITE CHARACTERISTICS:**

The site has been overlot graded and will slope gently down from south to north (5,986' to 5,979' above sea level) upon final grading. The land presently consists largely of prairie grasses and weeds.

**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 application has been reviewed and approved by the RidgeGate Design Review Committee (DRC), which had considerable input on the building design and materials (minutes from those meetings are attached).

The property is subject to future subdivision (currently in process) to create the lot specific to this use. Approval of the SIP at this stage creates no conflict with that objective.

**F. DESCRIPTION:**

**Zoning.** The proposed apartment building is an allowed use in the Commercial Mixed Use Zone #2 (C-MU) of the RidgeGate 4<sup>th</sup> Amendment Planned Development.

**Access.** Pedestrian access will be provided on all four sides of the building, with the primary access along Chatham Drive. Auto access into the parking garage is via Trainstation Circle on the east side of the building. Resident access to the units will be from within the building.

**Parking.** Parking exceeds the minimum City requirement for apartment uses by three spaces. (The applicant has not requested a reduction in parking based on proximity of this site to the future Sky Ridge light rail station or for on-street parking along Chatham Drive, which is an option available for consideration afforded through the City's code.) Parking for this site is provided within a parking structure "wrapped" entirely by the building. This design effectively screens the view of the parking structure from public view.

**Building Design.** The building design is in conformance with the City's Design Guidelines. The building has undergone several significant changes since it was first proposed at the RidgeGate DRC. Building colors were modified to distinguish this building from the apartments to the north of this site, yet are compatible with surrounding development. The use of varied building forms, rooflines, facades, and entryways, results in a reduction in the overall mass and scale, consistent with the City's Design Guidelines.

The building is designed to wrap around structured parking. The ramp leading to the upper deck of the parking will be painted to be compatible with building colors. Parking should not be visible from surrounding areas, aside from parking lot lighting. The applicant has prepared cross sections to evaluate views from key vantage points.

The roof-top mechanical units will be screened. The electric transformer box is located in a cut out in the east side of the building (the electrical meters are located in the same area).

**Landscaping.** The landscaped area comprises 19 percent of the project site (the minimum requirement by the City Code is 15 percent), and includes landscaping in the courtyard. This percentage does not include the extensive landscaping in the rights-of-way planted and maintained by the Rampart Range Metro District.

Staff is requesting that a more drought tolerant alternative to Kentucky Blue Grass be used in non-high-traffic areas, with the specific turf type, shown on the landscape plan, as required by the City's landscape regulation Sec. 16-32-90 (c), and have added this as a recommended condition of approval. All other plant materials are hardy and well adapted

to this environment, and the use of evergreens will provide year-round color.

**Lighting.** Lights are consistent with City standards and fixtures are shielded in keeping with the City's regulations that promote dark skies.

**Snow Storage** and removal. Very little snow will need to be stored on the site due to the layout (interior structured parking). Three areas are reserved for snow storage on the roof-top level. The Rampart Range Metro District will be responsible for sidewalk snow removal.

**Trash Collection.** Such facilities will be located inside the parking garage.

**Local Park Dedication.** This application is required to satisfy local park dedication requirements in accordance with the RidgeGate Residential West Sub-Area Plan formula and policy for cash-in-lieu of land dedication. In this case, the project is providing a considerable amount of private amenities including an outdoor living courtyard with a swimming pool, spa, multiple seating/lounge areas, a fountain, fire pit, and outdoor kitchen. There will also be a 1,410 square-foot fitness center and a 639 square-foot yoga/pilates room. Using guidelines in the Sub-Area Plan, staff recommends that a 75% credit be granted for these amenities resulting in a remaining cash-in-lieu of park land fee of \$36,000, to be paid to the City at the time of building permit issuance.

#### **G. REFERRALS:**

Homeowner Associations (HOAs) who subscribe to the City's referral service were sent copies of the application. The RidgeGate West Village Community Association was sent a referral and did not respond.

The Lone Tree Terrace HOA responded that they had no concerns with the building design, but expressed concern with the traffic congestion at Lincoln and Park Meadows Drive/Blvd.

Due to a turnover in staff at South Metro Fire Rescue, that agency has asked for extended review time. However, staff expects a referral response prior to the Planning Commission meeting.

The City Building Department response comments have been addressed by the applicant.

The City Public Works Department responded that the plan appears acceptable, and that their specific comments will need to be addressed prior to final approval.

#### **H. STAFF FINDINGS AND RECOMMENDATION:**

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

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

1. Final approval of the Site Improvement Plan is subject to City of Lone Tree Public Works approval.
2. The applicant shall be required to submit to the City cash-in-lieu of local park land dedication in the amount of \$36,000. This shall be required prior to issuance of a building permit.
3. That a drought tolerant alternative to Kentucky Blue Grass be shown on the Landscape Plan (Sheet 11).

#### **I. ATTACHMENTS**

- Development Application
- Letter of Authorization
- Narrative
- Statement of Design Intent
- Referral Responses
- DRC Meeting notes and approval letter
- SIP
- Renderings

**END**

## Jennifer Drybread

---

**From:** Jennifer Drybread  
**Sent:** Wednesday, May 27, 2015 11:11 AM  
**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'; 'Douglas County School District (Richard Cosgrove)'; 'Qwest- 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'; Jeff Streeter; 'U. S. Post Office - Brent Todd (brent.o.todd@usps.gov)'; 'Xcel Energy - Donna George'; Ron Pinson; Julius Zsako; Matt Archer  
**Subject:** Lone Tree eReferral (SP15-29R) Is Ready For Review  
**Attachments:** RidgeGate III referral response form.doc

Greetings,

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

<http://www.cityoflonetree.com/DocumentCenter/View/6428>

<b>Project Name:</b>	RidgeGate Section 15, Filing 17, Lot 6A*
<b>Project File #:</b>	SP15-29R
<b>Project Summary:</b>	Site Improvement plan application for 219 units on 3.181 acres. The proposal is located immediately east of Park Meadows Blvd. and south of Chatham Drive, in RidgeGate

Please forward any comments to me by **June 16, 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.

*Jennifer Drybread*

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

\*Lot 6A refers to a lot as part of a pending Replat application for this property

## Jennifer Drybread

---

**From:** Harvey - Joan Field <hrvfiel35@hotmail.com>  
**Sent:** Thursday, May 28, 2015 11:47 AM  
**To:** Jennifer Drybread  
**Subject:** Ridge Gate Apt Proposal coment

Jennifer

The complex looks similar to othe one on the corner so no issues with that.

The greater concern I have is the traffic congestion caused by the residences of the apartment building and the other apartment building and townhouses planned in the immediate area. At this time only a few north bound cars can turn west on Lincoln at Park Meadows from the single left lane per traffic light change. That intersection needs to be improved.

Harvey Field  
Lone Tree Terrace HOA

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 29, 2015

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

Re: SP15-29R  
RidgeGate Sec. 15, Fil. 17, Lot 6A  
MF1 #3 (RidgeGate III)  
Project No. 061-413

Dear Jennifer:

I have reviewed the SIP referral dated May 27, 2015, for the above referenced Project.

The package submitted and reviewed consists of the following documents:

- Site Improvement Plan, Sheets 1 – 22, dated 5/15/15, by Harris Kocher Smith.
- Project Narrative, (not dated), by Martin Fein Interests.

Related information for this Project provided directly by the Project Engineer to our office:

- Civil Construction Documents (CD's), Sheets 1 – 9, dated 3/19/15, by Harris Kocher Smith.
- Grading, Erosion & Sediment Control (GESC) Plans, Sheets 1 – 7, dated 3/25/15, by Harris Kocher Smith.
- GESC Report, dated 3/25/15, by Harris Kocher Smith.
- Phase III Drainage Report, dated 3/25/15, by Harris Kocher Smith.

We have the following comments:

### **General**

1. The Public Works/Engineering SIP Review fee for this Project, per the adopted standard review fee schedule (copy attached) is \$3,000.00, and has been paid. 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 (\$1,000) will be required for the Civil CD's review. The additional CD's review fee (Check, made out to "The City Of Lone Tree") should be submitted to my attention at Public Works.
2. A Site Improvement Plan Improvements Agreement (SIPIA) will be needed for the proposed Project, with the associated surety addressing Project associated work proposed within the existing road ROW's of Chatham Drive and Trainstation Circle..
3. A Grading, Erosion and Sedimentation Control (GESC) Permit will be required for this Project. The GESC Permit may not be obtained prior to final approvals of the GESC Plans / GESC Report and at least recommendation of SIP approval by the City Planning Commission. No site work may begin prior to issuance of the GESC Permit.

4. Since this site exceeds 1-Acre of disturbed area, a State Stormwater Construction Permit from the Colorado Department of Public Health and Environment (CDPHE) is required. A copy of the Permit Application submitted to CDPHE should be provided to our office prior to issuance of the GESC Permit for the site.
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.
6. Only comments pertaining to the SIP submittal are included herein. Comments on the other engineering documents (GESC Plans/Report, Drainage Report, Civil CD's) have been (are being) provided separately to the Project Engineer.

### **Sight Improvement Plan**

#### 1. Cover Sheet – Sht. 1:

- a. The Project is proposing installation of non-standard hardscape (e.g. other than plain sidewalk) within the Chatham Drive ROW. The City of Lone Tree will not maintain this hardscape and tree wells/landscaping. Accordingly, either the Rampart Range Metro District or the proposed development must accept responsibility for maintenance of these improvements. For the similar improvements at the VUE development (MFI II), the RRMD accepted this responsibility. Anticipating the same arrangement for MFI III, the following note should be added to the cover sheet:

***“The Rampart Range Metro District is responsible for the installation and maintenance of all hardscape and landscaping behind the curb within the Chatham Drive Right-of-Way.”***

Either by letter, or, more preferably by an RRMD signed approval note on the SIP Coversheet, the RRMD should provide documentation this agreement to the City.

- b. The following “Snow Removal Maintenance” Note should be added to the cover sheet:

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

#### 2. Site Plan – Sht. 2:

- a. Along Chatham Drive, the hardscape within the ROW includes tree wells. Accordingly, the primary pedestrian walk area will be the hardscape area south of the tree wells to the building face, part of which falls outside of the Chatham Drive Right-of-Way. Accordingly, a Pedestrian Access Easement should be granted covering the hardscape/walk area between the north face of building and the Chatham Drive ROW.
- b. Stairs/landings are shown along the west side of the building as encroaching into the existing Landscape, Sidewalk and Utility Easement along Park Meadows Boulevard (Rec. No.2002101107). This easement was granted to RRMD #1. RRMD #1 may be able to grant written and recorded permission for the indicated encroachments. Otherwise, either the easement would need to be modified and re-recorded to eliminate the encroachments or the Project design would need to be modified to eliminate the encroachments. Prior to receipt of a Building Permit

for the proposed project, documentation demonstrating resolution of this issue should be provided to our office and to the City Community Development Department).

- c. Intersection/driveway sight distance lines are shown for the drive entrance off Train Station Circle. Similar sight distance lines also should be shown at the Chatham Drive/Train Station Circle intersection.
  - d. The available “clear” walkway width between the tree wells and building (along Chatham Drive) is identified for most of the proposed tree well locations. However, this dimension is not provided for the westerly most tree well, and should be added. Additionally, the similar dimension should be provided from the top (southern) edge of the sidewalk ramps and the building or back of walk (at each of the two intersections).
3. Landscape Plan (Sheet 9):

I do not review and comment on 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 following item:

- a. A note is included on this sheet which states “*Street improvements here provided by Rampart Range Metro District*”. What “Street Improvements” are being proposed and provided by RRMD is not apparent. This note should be revised for clarity and the specific referenced “street improvements” should be clearly identified in the appropriate location(s) within the SIP Plans (on the Site Plan Sheet, and, if applicable, on the appropriate Landscape Sheets, etc.). Documentation of RRMD “acceptance” of this/these commitment(s) should be provided (see prior Comment #1a – Cover Sheet).

#### CONCLUSION

The general concept and details of the proposed MFI #3 development (RidgeGate Sec. 15, Fil. 17, Lot 6A) appears 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

cc: (via email)  
Greg Talbert, Martin Fein Interests [gtalbert@mfein.com](mailto:gtalbert@mfein.com)  
Billy Harris Jr., Harris Kocher Smith [bharris@khseng.com](mailto:bharris@khseng.com)



CITY OF LONE TREE  
Community Development Department

# REFERRAL REQUEST

Today's date: May 27, 2015

**Project Name and File Number:** RidgeGate Sec. 15, Fil 17, Lot 6A\*  
**Project Type:** Site Improvement Plan, SP15-29R  
**Comments Due By: June 16, 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: Building Division

Your name: Matt Archer

Your signature: MA Date: 5/29/15

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.

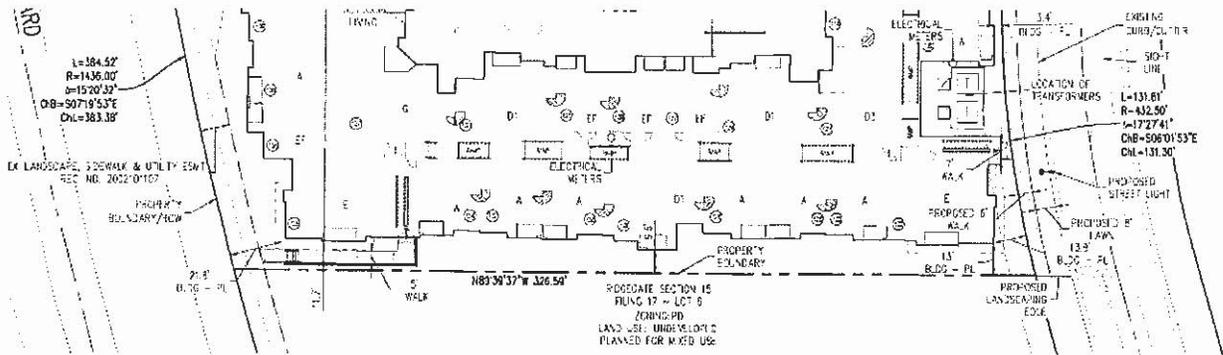
Jennifer Drybread

Senior Planner

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

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

\*Lot 6A refers to a pending Replat application for this property



Please provide a brief code analysis on how you meet the fire separation distance requirements for the South side of the building as shown above.

Please include the following detail:

- Type of construction and fire separation distance to each face of the building to the property line (602 IBC)
- Percentage of openings per face of each elevation to the property line (705.8 IBC)
- Account for the projections of decks, balconies and other building elements (705.2.3 or 1406.3 IBC)
- The exit discharge and access to the public way by means of an egress court or yard (1027.4 and 1027.5 IBC)

## Jennifer Drybread

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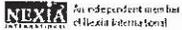
**From:** Denslow, Denise <Denise.Denslow@claconnect.com>  
**Sent:** Wednesday, May 27, 2015 11:51 AM  
**To:** Jennifer Drybread  
**Subject:** RE: Lone Tree eReferral (SP15-29R) Is Ready For Review

RRMD supports this project.



CliftonLarsonAllen

**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 27, 2015 12:11 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; Douglas County School District (Richard Cosgrove); 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; Jeff Streeter; U. S. Post Office - Brent Todd (brent.o.todd@usps.gov); Xcel Energy - Donna George; Ron Pinson; Julius Zsako; Matt Archer  
**Subject:** Lone Tree eReferral (SP15-29R) Is Ready For Review

Greetings,

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



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 16, 2015

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

Attn: Jennifer Drybread

**Re: RidgeGate Section 15, Filing No. 17, Lot 6A – Case # SP15-29R**

Public Service Company of Colorado (PSCo) has reviewed the plans for **RidgeGate Section 15, Filing No. 17, Lot 6A**. Please be aware PSCo owns and operates existing electric distribution facilities within the subject property. The property owner/developer/contractor must continue working with **Mike Martinez** (Designer, 303-716-2033) on approval for design details including relocation and/or removal of facilities, and **Robyn Larm** (Right-of-Way Agent, 303-716-2043) on easement issues including the processing of any quitclaim deeds. 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

## Jennifer Drybread

---

**From:** Brett Collins <BrettC@ssprd.org>  
**Sent:** Friday, June 05, 2015 9:22 AM  
**To:** Jennifer Drybread  
**Subject:** RE: Lone Tree eReferral (SP15-29R) Is Ready For Review

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

Regards,

**Brett Collins**

Director of Planning and Development

South Suburban Parks and Recreation  
[www.ssprd.org](http://www.ssprd.org) | 303.483.7021 office

**From:** Jennifer Drybread [mailto:Jennifer.Drybread@cityoflonetree.com]  
**Sent:** Wednesday, May 27, 2015 11:11 AM  
**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; Douglas County School District (Richard Cosgrove); 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; Jeff Streeter; U. S. Post Office - Brent Todd (brent.o.todd@usps.gov); Xcel Energy - Donna George; Ron Pinson; Julius Zsako; Matt Archer  
**Subject:** Lone Tree eReferral (SP15-29R) Is Ready For Review

Greetings,

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

<http://www.cityoflonetree.com/DocumentCenter/View/6428>

<b>Project Name:</b>	RidgeGate Section 15, Filing 17, Lot 6A*
<b>Project File #:</b>	SP15-29R
<b>Project Summary:</b>	Site Improvement plan application for 219 units on 3.181 acres. The proposal is located immediately east of Park Meadows Blvd. and south of Chatham Drive, in RidgeGate

Please forward any comments to me by **June 16, 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.

*Jennifer Drybread*

Lone Tree Community Development Department  
9220 Kimmer Drive, #100  
Lone Tree, CO 80124  
Phone: 303.708.1818



June 5, 2015

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

**Re: RidgeGate Section 15, Filing 17, Lot 6A, Site Improvement Plan, Project # SP15-29R**

Dear Ms. Drybread;

We are in receipt of your request for comments on the above referenced proposal. Thank you for the opportunity to comment on the proposed residential development. On behalf of DCSD, we have no objections to the proposal. All land dedication and capital mitigation requirements have been met with the Master Plan.

Sincerely,

**SCO Consulting, LLC**

A handwritten signature in cursive script that reads "Steve Orniston".

Steve Orniston  
Consultant to DCSD

## Jennifer Drybread

---

**From:** Moore, Scott <Scott\_Moore@cable.comcast.com>  
**Sent:** Wednesday, May 27, 2015 11:17 AM  
**To:** Jennifer Drybread  
**Subject:** RE: Lone Tree eReferral (SP15-29R) Is Ready For Review

Hi Jennifer, Comcast has no comments at this time. TY

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 27, 2015 11:11 AM  
**To:** AT & T-Thomas Jakse (tjakse@clearwaterconsulting.net); AT & T-Van DeCastro; Centennial Airport - (McLain, Chris); Moore, Scott; Douglas County (Boyd, Chris); DC Assessors - Marianne Woodward; Douglas County School District (Richard Cosgrove); Qwest- 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; Jeff Streeter; U. S. Post Office - Brent Todd (brent.o.todd@usps.gov); Xcel Energy - Donna George; Ron Pinson; Julius Zsako; Matt Archer  
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<b>Project Name:</b>	RidgeGate Section 15, Filing 17, Lot 6A*
<b>Project File #:</b>	SP15-29R
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Thank you for your time and please feel free to contact me with any questions.

*Jennifer Drybread*

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

## Jennifer Drybread

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**From:** Brooke Decker <bdecker@douglas.co.us>  
**Sent:** Tuesday, June 16, 2015 2:38 PM  
**To:** Jennifer Drybread  
**Subject:** RE: Lone Tree eReferral (SP15-29R) Is Ready For Review

Jennifer –

Our office has no comments on this project.

Thanks!

*Brooke Decker  
GIS Specialist  
Douglas County Assessor's Office  
303.660.7450 x4284*

**From:** Jennifer Drybread [mailto:Jennifer.Drybread@cityoflonetree.com]  
**Sent:** Wednesday, May 27, 2015 11:11 AM  
**To:** AT & T-Thomas Jakse (tjakse@clearwaterconsulting.net); AT & T-Van DeCastro; Centennial Airport - (McLain, Chris); Comcast-Scott Moore; Chris Boyd; Marian Woodward; Douglas County School District (Richard Cosgrove); Qwest- 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; Jeff Streeter; U. S. Post Office - Brent Todd (brent.o.todd@usps.gov); Xcel Energy - Donna George; Ron Pinson; Julius Zsako; Matt Archer  
**Subject:** Lone Tree eReferral (SP15-29R) Is Ready For Review

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<b>Project Name:</b>	RidgeGate Section 15, Filing 17, Lot 6A*
<b>Project File #:</b>	SP15-29R
<b>Project Summary:</b>	Site Improvement plan application for 219 units on 3.181 acres. The proposal is located immediately east of Park Meadows Blvd. and south of Chatham Drive, in RidgeGate

Please forward any comments to me by **June 16, 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.

*Jennifer Drybread*

Lone Tree Community Development Department

**RidgeGate  
Residential Design Review Committee  
Martin Fein Interests, Ltd.  
Schematic Design Meeting  
August 26, 2014**

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

Jon Hindlemann, Hindlemann Architects  
Craig Karn, Consilium Design  
Steve Lane, Kephart Architects  
Keith Simon, RidgeGate  
Kevin Yoshida, The Abo Group

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

Jennifer Drybread

**In attendance for Martin Fein Interests, Ltd:**

Martin Fein, Martin Fein Interests  
Greg Talbert, Martin Fein Interests  
Timm Wooten, Martin Fein Interests  
Gregg Brown, DHM Design  
Rus Meinzer, DHM Design  
Trang Tran, Harris Kocher Smith  
Sanford Steinberg, Steinberg Design

**Applicant Presentation:**

The building will be four stories wrapped around a 6 story parking structure. Leasing activities will be placed on the ground floor and amenities on the top floor of the garage structure, to provide views to the Front Range. Amenities details/elevations are still being developed but are conceptualized to include glass walls along west side of the building, to maximize views, an outdoor patio area, business center, and fitness center and yoga studio. Site plan and landscape plan details include, site grading drops 10-15 feet diagonally across site from southwest to northeast, parking ratios are being determined, streetscape similar yet different from The Vue.

The architecture presented is in response to the comments from the previous submittal. The building footprint was moved back and units stepped in order to flow with the curve of Park Meadows with more classic architecture with tower elements. Material uses include a split face brick base with stucco at the top of the building.

**DRC Comments:**

**Architecture**

- The DRC prefers contemporary architecture. An example would be the CityPlace project in Springwoods. (Applicant presented classic architecture with modern touches.)

- Consider transparent/glass corner elements, lightening up the top and softening the base.
- Consider modifying cornices – create a hierarchy and add angles. Schwab retail building would be an example.
- Consider more horizontal massing.
- The DRC liked the CMU and metal awning, consider more contemporary expressions.
- Accentuate leasing and entry area.
- Consider recessing door or patio units to create shadow lines and interest.
- Consider direct to street unit access.
- Consider ways to buffer light rail noise into units similar to approach taken for the Vue project.
- Provide a 3D sketch up model to provide project context with surrounding projects at next meeting.

#### **Site Plan/Landscape Plan**

- Study the parking ratios. City parking ratio at transit oriented development sites will remain the same as their current residential requirements.
- Coordinate streetscape with Rampart Range Metro District.
- Consider ways to activate the northwest corner streetscape to make the streetscape more urban.
- Identify locations for exterior bicycle parking.
- No formal public art requirement.

**The meeting ended at 2:48pm. The applicant was conditionally approved to the Design Development phase of the DRC process.**

**RidgeGate  
Residential Design Review Committee  
Martin Fein Interests, Ltd.  
Design Development Meeting  
November 12, 2014**

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

Jon Hindlemann, Hindlemann Architects  
Craig Karn, Consilium Design  
Steve Lane, Kephart Architects  
Dick Marshall, Landscape Architect  
Keith Simon, RidgeGate  
Kevin Yoshida, The Abo Group

**In attendance for Martin Fein Interests, Ltd:**

Martin Fein, Martin Fein Interests, via telephone  
Greg Talbert, Martin Fein Interests  
Timm Wooten, Martin Fein Interests  
Rus Meinzer, DHM Design  
Trang Tran, Harris Kocher Smith  
Sanford Steinberg, Steinberg Design

**Applicant Presentation:**

The applicant presented the revised architecture and landscape plan. Modifications include:

1. Reducing the height of the parking garage one level. The club house is still visible at the top of the building.
2. Extended unit patios along Chatham to engage the pedestrian level. Patios do not have direct access to the sidewalk. This condition is in response to City comments. Will extend the hardscape to the patio edges due to the narrow setback.
3. Increased the use of glassing around leasing office.
4. Added a hipped roof center tower element. Roof material will be metal and recesses 18" in from the fascia.
5. Simplified the exterior awnings. Awnings and columns will be aluminum.
6. Landscape plans along Park Meadows Drive and south edge of project will mirror The Vue landscape plans. Along Trainstation the standard urban streetscape of sidewalk, tree lawn, and small landscape area is planned. Along Chatham, streetscape will be hardscape with tree grates and raised planters, due to setback condition.
7. Sidewalk along Chatham will be constructed with pavers. A different pattern will be used at the leasing office entry.

**DRC Comments:**

**Architecture**

- The DRC recommends a more urban and modern/contemporary architecture.

- Combine two of the sidewalks/staircases along the west elevation.
- Simplify or eliminate cornice details.
- Further develop the architecture of the clubhouse's north elevation.
- Strengthen the verticality at corners. Consider eliminating the second banding and increasing the height. Consider bringing the wall material all the way to the ground and eliminating the continuous base materials at the corner elements (and perhaps in other key spots).
- Consider making the center building element on Chatham Drive similar to the corner elements.
- Consider increasing the height of the ground floor for the entire project and increasing the glassing/transparency and/or activate the interior space along Chatham Drive.
- Eliminate the hipped roof element while increasing the height and simplifying at the center element on Chatham Drive.
- Reconsider column materials and numbers at the center element on Chatham Drive.
- Provide a sketch up model.

#### **Site Plan/Landscape Plan**

- Consider opportunities at the northwest corner to lower the planting level so as not to obstruct the views out of the ground level units.
- In conjunction with the central entry/exit along Park Meadows, consider bolder uniform tree plantings around the stairs.
- Consider adding a raised planter or pots between the hardscape and patios along Chatham. Consider pulling planters around the corners where appropriate.
- Consider opportunities for a break in the parallel parking along Chatham Drive in front of the leasing entry (similar to The Vue). Need to coordinate with RRMD regarding execution and cost .
- Consider a more urban plant material palette on Chatham Drive and Trainstation Way.

**The meeting ended at 12:00pm. The applicant was asked to resubmit in the Design Development phase of the Design Review process.**

**RidgeGate  
Residential Design Review Committee  
Martin Fein Interests, Ltd.  
Design Development Meeting  
February 19, 2015**

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

Jon Hindlemann, Hindlemann Architects  
Craig Karn, Consilium Design  
Steve Lane, Kephart Architects  
Keith Simon, RidgeGate  
Kevin Yoshida, The Abo Group

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

Jennifer Drybread  
Hans Friedel

**In attendance for Martin Fein Interests, Ltd:**

Martin Fein, Martin Fein Interests, via telephone  
Greg Talbert, Martin Fein Interests  
Timm Wooten, Martin Fein Interests  
Rus Meinzer, DHM Design  
V. Claire Bennett, Harris Kocher Smith  
Sanford Steinberg, Steinberg Design

**Applicant Presentation:**

The applicant presented the revised architecture and landscape plan. Modifications include:

1. Simplified elevation per comments made at previous November 2014 meeting including corner elements, balcony railings (due to code issue) and windows.
2. Increased glazing on the ground floor.
3. Added masonry.
4. Metal rod on awnings.

The applicant discussed issues related to the center element on Park Meadows and corner awning. The center element created visual conflicts with the club house and the suggested awning wrap around the corner did not fit with the building rhythm.

**DRC Comments:**

**Architecture**

- Architecture is an improvement.
- Consider alternative material color choices. Current color scheme is too similar to The Vue/AMLI. Consider increasing use of brick to further develop the richness while using the same material palette. Consider a break out building.

- Create a more urban edge along Park Meadows. Consider adding an entry portal at mid-building, at the stairs, to engage the street, including vertical extensions at the stairs landing.
- There was discussion regarding the accuracy of the windows as rendered. The DRC prefers more recessed windows and shadow lines as presented on the rendering. Chatham elevation feels flat as windows are not set back.
- Consider bringing brick up to the top band of the building on the east and west elevations to break up the stucco.
- Consider alternative material for the window trim due to high maintenance costs.
- Consider adding a few more awnings or porches to the east and west elevations.
- The City will require 4 sided perspective renderings be submitted with the SIP package.
- Consider using a larger brick at the base of the building.
- Consider increasing the width of lower fascia trim to add dimension.
- Consider making the windows at the corners one large window.

#### **Site Plan/Landscape Plan**

- Screen Xcel transformers as allowed by Xcel, subject to discussion with Xcel regarding encroachment into the right of way.
- Consider adding streetscape details to the rendering to give a better illustration of the site.

**The meeting ended at 2:20pm. The applicant was asked to resubmit, administratively, in the Design Development phase of the Design Review process. Revisions can be forwarded electronically and upon DRC support, the DRC will issue the official approval letter to the applicant.**



May 12, 2015

Mr. Timm Wooten  
Martin Fein Investments  
1400 Post Oak Boulevard, Suite 500  
Houston, TX 77056-3008

**RE: Fein III Building Colors – Filing 17, Lot 7**

Dear Timm:

The RidgeGate Design Review Committee (DRC) has reviewed your Design Development (DD) submittal package, color proposal and the DRC approves the final building material and color selections for the exterior elevations. Per our conversations you will continue to explore the use of smooth face or smooth finish bricks, consistent with the approved color scheme, for all brick materials used on the project. Further, if the brick manufacturer does not offer a smooth faced brick in all of the approved colors, at a minimum the Boral Brick – St. Lorain color and finish is required as shown in the rendered elevations and email providing the materials samples.

This approval allows your final colors and materials to be submitted to the City of Lone Tree for review of the SIP. The DRC will confirm incorporation of any remaining design elements in the Construction Document (CD) stage of the DRC approval process. Please advise the RidgeGate DRC should you have any questions or need to request additional modifications to this application.

Regards,

  
Darryl Jones  
RidgeGate DRC Administrator

cc: Greg Talbert, MFI  
project file



February 27, 2015

Mr. Greg Talbert  
Martin Fein Interests, Inc.  
1400 Post Oak Blvd, Suite 500  
Houston, TX 77056

**RE: Fein III Project – Tract J**

Dear Mr. Talbert:

The RidgeGate DRC reviewed the Design Development (DD) submittal package on February 19th. The DRC approves the project based on your design submittal; an application to the City of Lone Tree for a Site Improvement Plan (SIP) review can now be submitted. Noted below are items discussed at the DRC meeting that should be evaluated and a response provided as part of your submittal package to the City.

Architecture

- Evaluate the use of alternative material color choices (i.e. brick color and upper stucco color)
- Create a more urban edge along Park Meadows by considering adding an entry portal at mid-building, at the stairs
- The DRC prefers more deeply recessed windows on Chatham Drive to increase shadow lines as presented on the rendering
- Consider extending the brick treatment up to the top band of the building on the east and west elevations at locations of impact to add relief in the horizontal stucco treatment and enhance the buildings' character and detailing
- Evaluate the use of an alternative material for the window trim detail
- Consider adding awnings or porch details to the east and west elevations
- Consider use of a larger brick at the base of the building
- Evaluate increasing the width of the lower fascia trim to add dimension
- Analyze the corner windows and consider making the windows at the corners one large window

The DRC would appreciate a response to these items being presented concurrently with the SIP submittal to the City, however the applicant does not need to convene any additional meetings with the DRC. Please advise the RidgeGate DRC should you have any questions.

Regards,

  
Darryl Jones  
RidgeGate DRC Administrator

# RIDGEGATE - SECTION 15 FILING 17, 1ST AMENDMENT, LOT 6A

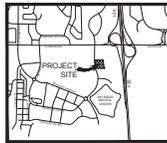
A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.

## RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA C/M-U 2 SITE IMPROVEMENT PLAN #SP15-29R

**LEGAL DESCRIPTION**  
LOT 6A OF RIDGEGATE - SECTION 15 FILING 17, 1ST AMENDMENT, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.

**BASIS OF BEARINGS**  
BEARINGS ARE ASSUMED AND ARE BASED UPON THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, AS BEARING INDICATED BETWEEN THE NORTH QUARTER CORNER OF SAID SECTION 15, BEING A 3-1/4" ALUMINUM CAP, L59 2205 AND THE NORTHEAST CORNER OF SAID SECTION 15, BEING A 3-1/2" ALUMINUM PIPE WITH A 3-1/4" ALUMINUM CAP L59 13485.

**BENCHMARK**  
NO. 2 BENCHMARK UNDERST, A BRASS DISK STAMPED "UNDERST 1902" AND SET IN THE NORTHWEST CORNER OF A 24'X30' BRICK OUTCROP, LOCATED 25.461' SOUTHWEST ALONG A PAVED ROAD FROM THE 0.07' INTERSECTION 25 AND 22.27' EAST OF CENTERLINE, 122' NORTH OF THE OUTLET OF A 24" CORRUGATED METAL COLLECTOR AND APPROXIMATELY 500' WEST OF THE WEST EDGE OF ASPHALT OF SOUTHWEST INTERSTATE 25. ELEVATION = 6152.52' MGNM / DOUGLAS COUNTY DATUM.



VICINITY MAP  
SCALE: 1" = 2000'

SITE DATA	
PROPERTY AREA	1713.00 SQ FT
EXISTING SITE AREA	108,862 SQ FT 3.18 AC. 100%
BUILDING FOOTPRINT	102,077 SQ FT 2.92 AC. 71.38%
PARKING GARAGE	27,200 SQ FT 0.82 AC. 15.63%
ROADWAY	1,185 SQ FT 0.03 AC. 0.07%
LANDSCAPE TOTAL	17,642 SQ FT 0.52 AC. 10.17%
PLANNED DEVELOPMENT (PROPOSED) (PROPOSED)	17,642 SQ FT 0.52 AC. 10.17%
EXISTING TELEVISION (PROPOSED) (PROPOSED)	1,118 SQ FT 0.03 AC. 0.07%
LANDSCAPE TOTAL	18,760 SQ FT 0.55 AC. 10.92%
BUILDING SIDE	17,642 SQ FT 0.52 AC. 10.17%
BUILDING HEIGHT AS SHOWN	100 FT
USP - MULTIFAMILY	107,330 SQ FT
USP - PARKING GARAGE	148,998 SQ FT
USP - TOTAL	256,328 SQ FT

PARKING				
MULTI-FAMILY RESIDENTIAL	1 BR	142	1	142
	2 BR	71	2	142
	3 BR	8	3	24
TOTAL REQUIRED PARKING	GUEST TOTAL	219	0.35	55
TOTAL PARKING PROVIDED				355
UNDEVELOPPED PARKING	8 STD + 2 VAN = 10 (INCLUDED IN TOTAL)			11
STREET PARKING ALONG CHAYAN DR (NOT INCLUDED IN TOTAL)				11
BIKEWAY PARKING (2% OF PROVIDED, NOT INCLUDED IN TOTAL)				8



PLANNED DEVELOPMENT MAP  
SCALE: 1" = 1000'

**SHEET INDEX**

- 1 COVER SHEET
- 2 SITE PLAN
- 3 GRADING PLAN
- 4 BUILDING ELEVATIONS
- 5 BUILDING ELEVATIONS
- 6 BUILDING ELEVATIONS
- 7 BUILDING SECTIONS
- 8 GARAGE PLAN
- 9 LANDSCAPE PLAN (Pkg/Plan 11)
- 10 LANDSCAPE COURTYARD ENLARGEMENT (Pkg/Plan 11)
- 11 LANDSCAPE NOTES (Pkg/Plan 11)
- 12 LANDSCAPE DETAILS (Pkg/Plan 11)
- 13 LANDSCAPE PLAN (PROVID)
- 14 LANDSCAPE DETAILS (PROVID)
- 15 HYDROLOGICAL MAP (Pkg/Plan 11 & PROVID)
- 16 IRRIGATION NOTES & SCHEDULE (Pkg/Plan 11 & PROVID)
- 17 IRRIGATION PLAN (Pkg/Plan 11 & PROVID)
- 18 IRRIGATION DETAILS (Pkg/Plan 11 & PROVID)
- 19 IRRIGATION DETAILS (Pkg/Plan 11 & PROVID)
- 20 PHOTOGRAPHIC PLAN
- 21 PHOTOGRAPHIC PLAN
- 22 PHOTOGRAPHIC DETAILS

**APPROVAL CERTIFICATE**  
THIS SP HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORD WITH CITY REGULATIONS, AS APPROVED BY THE CITY ON DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
TITLE: COMMUNITY DEVELOPMENT DIRECTOR

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

BY: \_\_\_\_\_  
TITLE: CITY ENGINEER

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

BY: \_\_\_\_\_  
TITLE: MAYOR

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

THE OWNER(S) OF THE LANDS DESCRIBED HEREIN, HEREBY AGREES (S) TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREIN IN ACCORDANCE WITH THIS APPROVED SITE IMPROVEMENT PLAN AND IN COMPLIANCE WITH CHAPTER 16 OF THE LONE TREE MUNICIPAL CODE AND THAT (S) THE HEIR, SUCCESSORS AND ASSIGNS OF THE OWNER(S) SHALL ALSO BE BOUND. THE SIGNATURES OF THE OWNER(S) REPRESENTED BY BELOW INDICATE THAT ANY REQUIRED AUTHORIZATIONS TO ENTER THIS AGREEMENT, INCLUDING ANY CORPORATE AUTHORIZATIONS, HAVE BEEN OBTAINED.

(NAME OF OWNER) \_\_\_\_\_  
(SIGNATURE OF OWNER) \_\_\_\_\_  
(PRINTED NAME AND TITLE) \_\_\_\_\_

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }  
SUBSCRIBED AND SIGNED TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_  
WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

APPROVAL BY THE CITY OF LONE TREE DOES NOT SIGNIFY THAT THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) HAVE BEEN SATISFIED. THE APPLICANT IS RESPONSIBLE TO ENSURE THAT ADA REQUIREMENTS HAVE BEEN MET.

**LEGEND:**

PROPERTY BOUNDARY	PEDESTRIAN RAMPS	RETAINING WALL HEIGHT
RIGHT-OF-WAY	RETAINING WALL	ELECTRIC TRANSFORMER
EXISTING STORM SEWER W/ INLET	ELECTRIC TRANSFORMER	PROPOSED HORIZONTAL
EXISTING SANITARY SEWER W/MANHOLE	PROPOSED HORIZONTAL	PROPOSED RETAINING WALL
EXISTING WATER LINE	PROPOSED RETAINING WALL	
EXISTING GAS LINE		
EXISTING UNDERGROUND TELEPHONE		
EXISTING UNDERGROUND ELECTRIC		
EXISTING UTILITY EASEMENT		
EXISTING CONTOURS		
PROPOSED CONTOURS		
PROPOSED STORM SEWER W/ MANHOLE		
PROPOSED SANITARY SEWER W/ MANHOLE		

**NOTE:**  
THE PROPERTY HEREIN IS SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE LONE TREE ZONING CODE, INCLUDING BUT NOT LIMITED TO MAINTENANCE, LIGHTING, PARKING, SIGNAGE, AND OUTDOOR STORAGE, EXCEPT AS MAY OTHERWISE BE ADDRESSED IN AN APPROVED DEVELOPMENT PLAN OR SUB-AREA PLAN.

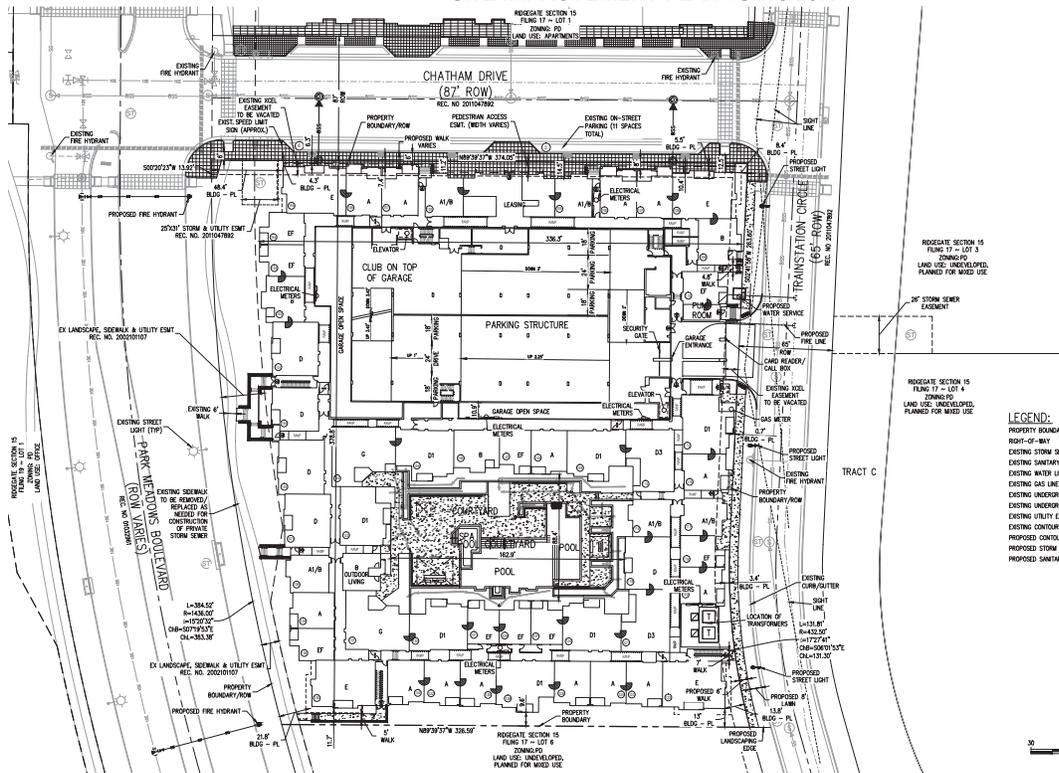
**SNOW REMOVAL MAINTENANCE**  
THE CITY OF LONE TREE SNOW REMOVAL OPERATIONS ON THOSE STREETS PAVED BY THE CITY WILL MOVE SNOW FROM THE DRIVE LINES TO THE EDGE OF THE OUTSIDE PRIMARY DRIVE LANES. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THEY WILL BE RESPONSIBLE FOR THE SECONDARY PLOWING AND FOR SNOW REMOVAL FROM THE SITE. ON-SITE SNOW MAY NOT BE PILED INTO THE STREET.

<p><b>ARCHITECT</b> STANLEY DECK &amp; ASSOCIATES 8000 WASHINGTON AVE., SUITE 110 HOLDEN, CO 77057 TEL: 713-503-1777 FAX: 713-503-1744</p>	<p><b>DEVELOPER</b> DAVID FERN INVESTMENTS, LTD 1400 POST OAK BLVD., SUITE 500 HOUSTON, TX 77057 TEL: 713-463-4613 FAX: 713-463-4674</p>	<p><b>LANDSCAPE ARCHITECTS</b> DWR DESIGN 300 S BROADWAY, SUITE 300 DENVER, CO 80202 TEL: 303-862-5566 FAX: 303-862-4966</p>	<p><b>HKS HARRIS SCHMIDT</b> 1122 LINDEN DRIVE, SUITE 100 DENVER, CO 80202 P: 303.861.1700 F: 303.861.1700</p>	<table border="1"> <tr> <th>ISSUE DATE</th> <th>BY</th> <th>PROJECT #</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	ISSUE DATE	BY	PROJECT #	DATE																
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# RIDGEGATE - SECTION 15 FILING 17, 1ST AMENDMENT, LOT 6A

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.

## PLANNING AREA C/M-U 2 SITE IMPROVEMENT PLAN #SP15-29R



### NOTES:

1. TRASH COLLECTION AREAS ARE LOCATED INSIDE THE GARAGE. REFER TO SHEET 8. ADDITIONAL TRASH RECIPICLES ARE LOCATED ON THE NORTH SIDE OF THE BUILDING (REFER TO SHEETS 8 & 15).
2. ALL ON-SITE PARKING, LOADING AND WALK RACKS ARE INSIDE THE GARAGE. REFER TO SHEET 8 FOR LOCATIONS.
3. REFER TO SHEETS 10 & 13 FOR LOCATIONS OF RECREATIONAL AMENITIES (BENCHES, TABLES, SHAWLS, ETC).
4. REFER TO SHEET 8 FOR LOCATIONS OF SNOW STORAGE AREAS.
5. REFER TO SHEETS 8, 11, & 21 FOR LOCATIONS OF EXTERIOR EYE LIGHTING.

### LEGEND:

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- EXISTING STORM SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UTILITY EASEMENT
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STORM SEWER W/ MANHOLE
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXTERIOR BUILDING DET
- PEDESTRIAN RAMPS
- ELECTRIC TRANSFORMER
- PROPOSED HANDRAIL
- PROPOSED RETAINING WALL



NO.	DATE	DESCRIPTION	PROJECT #	JOB NO.

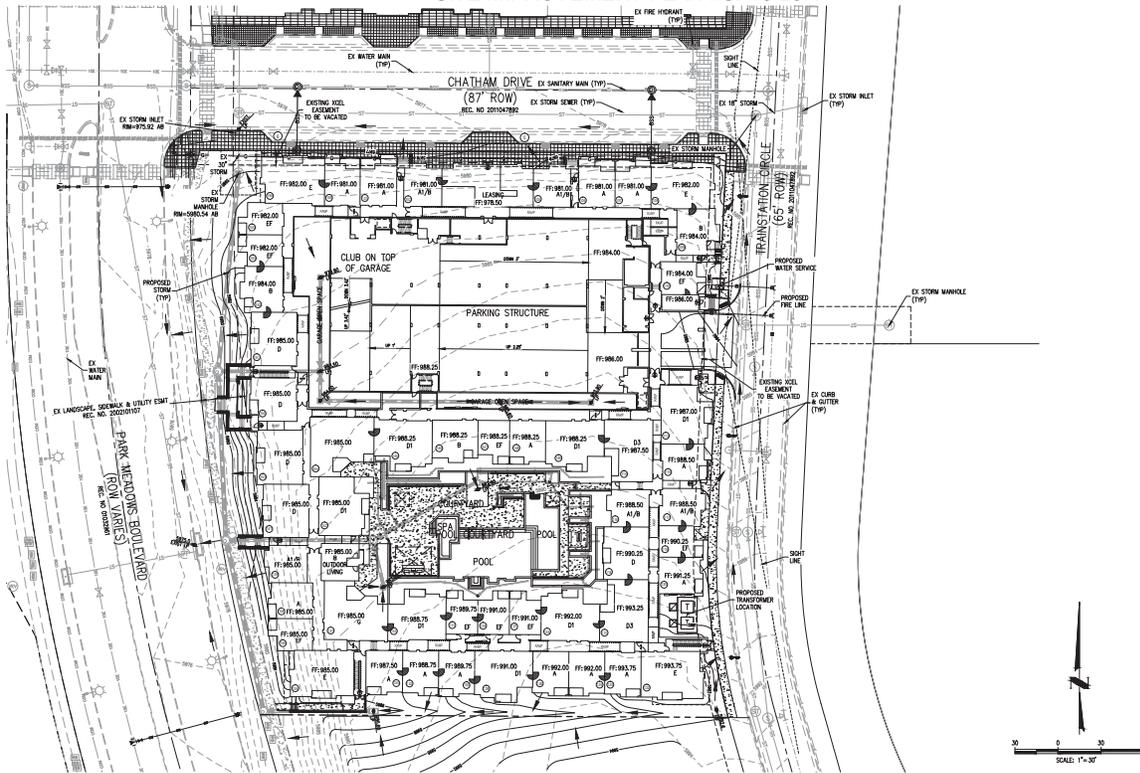


SITE PLAN  
2 OF 22  
RIDGEGATE III

# RIDGEGATE - SECTION 15 FILING 17, 1ST AMENDMENT, LOT 6A

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.

## PLANNING AREA C/M-U 2 SITE IMPROVEMENT PLAN #SP15-29R



NO.	DATE	DESCRIPTION	BY	CHKD.



# RIDGEGATE SECTION 15, FILING 17 - LOT 6

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.

PLANNING AREA C/M-U 2 - 3.18 ACRES  
SITE IMPROVEMENT PLAN - SP11-0XX



PARK MEADOWS  
ELEVATION

2

Scale: 1/8" = 1'-0"



CHATHAM DRIVE  
ELEVATION

1

Scale: 1/8" = 1'-0"

DATE	BY	DESCRIPTION

#	MATERIALS	MANUFACTURER/SUPPLIER	COLOR
1	BRICK VENEER	MANUFACTURER	BRICK 1
2	BRICK VENEER	MANUFACTURER	BRICK 2
3	STUCCO FINISH	SHERWIN WILLIAMS	PTD-WHITE DUCK SBT010
4	STUCCO FINISH	SHERWIN WILLIAMS	PTD-WHITE DUCK SBT010
5	WINDOW TRIM (WOOD TRIM)	SHERWIN WILLIAMS	PTD-WHITE DUCK SBT010
6	WINDOW TRIM (WOOD TRIM)	SHERWIN WILLIAMS	PTD-WHITE DUCK SBT010
7	STUCCO PANEL AT BALCONY	SHERWIN WILLIAMS	PTD-WHITE DUCK SBT010
8	FINISH	WAL TRIM - WOOD	PTD-WHITE DUCK SBT010
9	DOOR	WALKE PANEL	PTD-WHITE DUCK SBT010
10	METAL CASING	PTD-WHITE DUCK SBT010	PTD-WHITE DUCK SBT010
11	METAL CASING	PTD-WHITE DUCK SBT010	PTD-WHITE DUCK SBT010
12	METAL CASING / FINISH	PTD-WHITE DUCK SBT010	PTD-WHITE DUCK SBT010
13	WALL WINDOW	BUILDING'S FIRST SOURCE	BRIDGE
14	STOREFRONT WINDOW	ANODIZED ALUMINUM	

LEGEND	
CA = STUCCO CONTROL JOINT	NO. 7 / SHEET 8 OF 22
EA = STUCCO EXPANSION JOINT	NO. 8 / SHEET 8 OF 22

Steinberg  
Design  
Collaborative LLP

ARCHITECTS PLANNERS  
ENGINEERS INTERIORS DESIGNERS

10000 E. WILLOW AVE., SUITE 100  
DENVER, CO 80231  
TEL: 303.755.7100 FAX: 303.755.7101  
WWW.SDC-COLORADO.COM

**BUILDING  
ELEVATIONS**

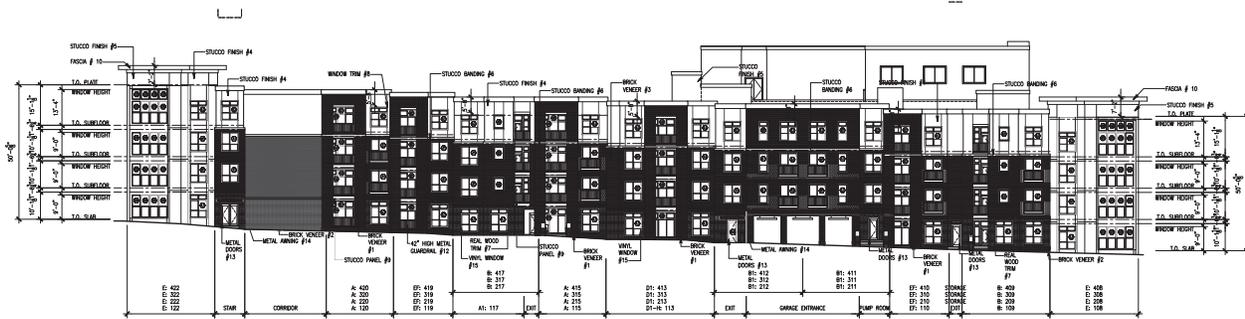
4 OF 22

**RIDGEGATE III**

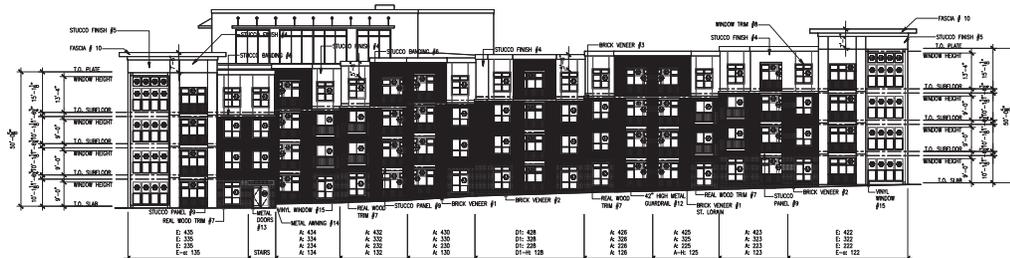
# RIDGEGATE - SECTION 15 FILING 17, 1ST AMENDMENT, LOT 6A

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.

PLANNING AREA C/M-U 2 - 3.18 ACRES  
SITE IMPROVEMENT PLAN #SP15-29R



② TRAINSTATION CIRCLE ELEVATION  
Scale: 1/8" = 1'-0"



① SOUTH ELEVATION  
Scale: 1/8" = 1'-0"

**SOUTH ELEVATION OPEN AIR CALCULATIONS**

ROOM NAME	AREA (SQ FT)	OPEN AREA (SQ FT)	PERCENT OPEN AREA	COMBUSTION OPEN AREA
Garage	1,000.00	1,000.00	100.00%	1,000.00
Garage	1,000.00	1,000.00	100.00%	1,000.00
Garage	1,000.00	1,000.00	100.00%	1,000.00
Garage	1,000.00	1,000.00	100.00%	1,000.00
Garage	1,000.00	1,000.00	100.00%	1,000.00

**DATE: 05-11-2010** **PROJECT: # 2009**

NO.	DESCRIPTION	QUANTITY	UNIT

**MATERIALS**

#	MATERIALS	MANUFACTURER/SUPPLIER	COLOR
1	BRICK VENEER	BOHLE BRICK	ST. LOUIS - KING SIZE
2	BRICK VENEER	BOHLE BRICK	CHERRY - QUEEN SIZE
3	BRICK VENEER	BOHLE BRICK	BUCKLE - KING SIZE
4	STUCCO FINISH	SHERWIN WILLIAMS	PTD-WHITE DUCK SATIN
5	STUCCO FINISH	SHERWIN WILLIAMS	PTD-WHITE DUCK SATIN
6	STUCCO FINISH	SHERWIN WILLIAMS	PTD-WHITE DUCK SATIN
7	WOOD TRIM (REAL WOOD TRIM)	SHERWIN WILLIAMS	PTD-WHITE DUCK SATIN
8	WOOD TRIM (PINE/SPRUE APPLIED FORM TRIM)	SHERWIN WILLIAMS	PTD-WHITE DUCK SATIN
9	STUCCO PANEL W/ WINDOW	SHERWIN WILLIAMS	PTD-WHITE DUCK SATIN
10	FRAGA	REAL TRIM - WOOD	PTD-WHITE DUCK SATIN
11	DOOR		
12	METAL CORNICES		
13	METAL COORS		
14	METAL WOOD / FINISH		
15	TRIM WINDOW		
16	STONEFRONT WINDOW		

**LEGEND**

CA = STUCCO CONTROL JOINT
EA = STUCCO EXPANSION JOINT

**Steinberg Design Collaborative LLP**  
 1000 METROPLEX PL. ANNE ARBOR, MI 48106  
 734.763.7777 • 734.763.7888 • www.steinbergdesign.com

**BUILDING ELEVATION**  
5 OF 22  
RIDGEGATE III

# RIDGEGATE SECTION 15, FILING 17 - LOT 6

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.

PLANNING AREA C/M-U 2 - 3.18 ACRES  
SITE IMPROVEMENT PLAN - SP11-0XX



3 COURTYARD WEST ELEVATION  
Scale: 1/8" = 1'-0"



2 COURTYARD NORTH ELEVATION  
Scale: 1/8" = 1'-0"



3 COURTYARD EAST ELEVATION  
Scale: 1/8" = 1'-0"



1 COURTYARD SOUTH ELEVATION  
Scale: 1/8" = 1'-0"

DATE	BY	DESCRIPTION

#	MATERIALS	MANUFACTURER/SUPPLIER	COLOR
1	BRICK VENEER	MANUFACTURER	BRICK 1
2	BRICK VENEER	MANUFACTURER	BRICK 2
3	STUCCO FINISH	SHERWIN WILLIAMS	PTD-WHM BEIGE SW905
4	STUCCO FINISH	SHERWIN WILLIAMS	PTD-WHITE DUCK SW910
5	WINDOW TRIM (WOOD TRIM)	SHERWIN WILLIAMS	PTD-WHITE DUCK SW910
6	WINDOW TRIM (WOOD TRIM)	SHERWIN WILLIAMS	PTD-WHITE DUCK SW910
7	STUCCO PANEL AT BALCONY	SHERWIN WILLIAMS	PTD-WHM BEIGE SW905
8	FRAMA	WAL TRIM - WOOD	PTD-WHITE DUCK SW910
9	DOOR	WALKE PANEL	PTD-WHITE DUCK SW910
10	METAL CASING	PTD-WHM BEIGE SW905	PTD-WHM BEIGE SW905
11	METAL CASING	PTD-WHM BEIGE SW905	PTD-WHM BEIGE SW905
12	METAL WORK / FINISH	PTD-WHM BEIGE SW905	PTD-WHM BEIGE SW905
13	METAL WINDOW / FINISH	BUILDING'S FIRST SOURCE	BRIDGE
14	STOREFRONT WINDOW	BRIDGE	BRIDGE ALUMINUM

LEGEND	
CA = STUCCO CONTROL JOINT	NO. 7 / SHEET 8 OF 22
EA = STUCCO EXPANSION JOINT	NO. 8 / SHEET 8 OF 22

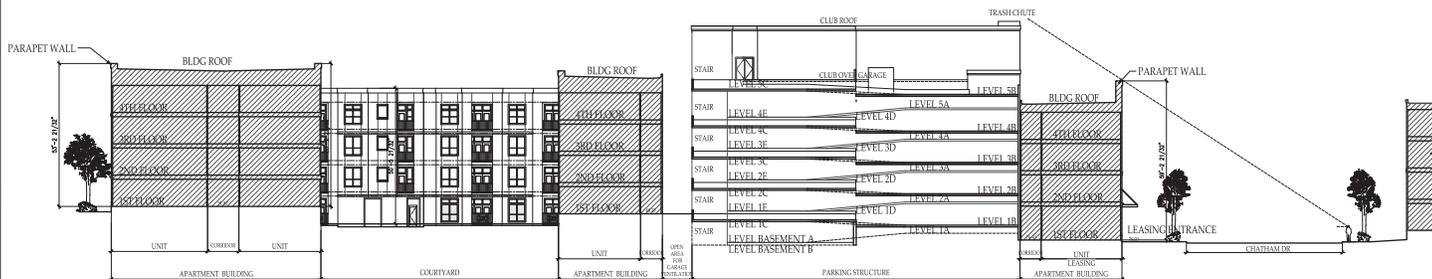
**Steinberg Design Collaborative LLP**  
 ARCHITECTS PLANNERS  
 10000 E. WYOMING AVENUE, SUITE 100  
 DENVER, CO 80231  
 TEL: 303.733.7777 FAX: 303.733.7778  
 WWW.SDC-COLORADO.COM

**BUILDING ELEVATION**  
 6 OF 22  
**RIDGEGATE III**

# RIDGEGATE SECTION 15, FILING 17 - LOT 6

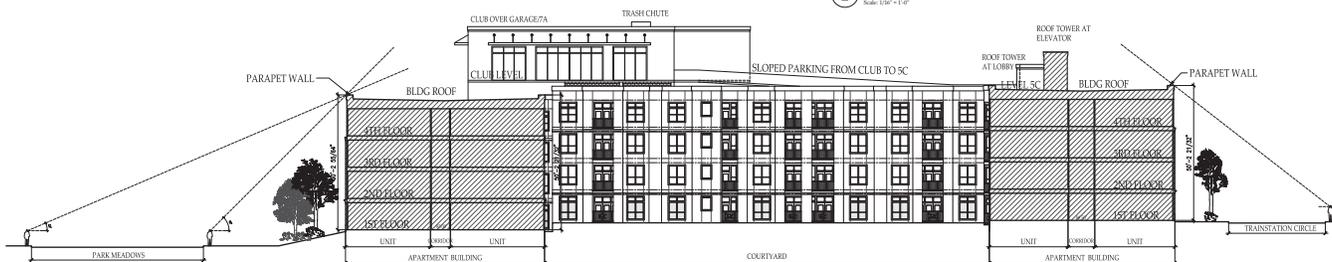
A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.

## PLANNING AREA C/M-U 2 - 3.18 ACRES SITE IMPROVEMENT PLAN - SP11-0XX



**2** BUILDING CROSS SECTION  
NORTH-SOUTH FACING WEST

Scale: 1/8\"/>



**1** BUILDING CROSS SECTION  
EAST-WEST FACING NORTH

Scale: 1/8\"/>

DATE	BY	DESCRIPTION

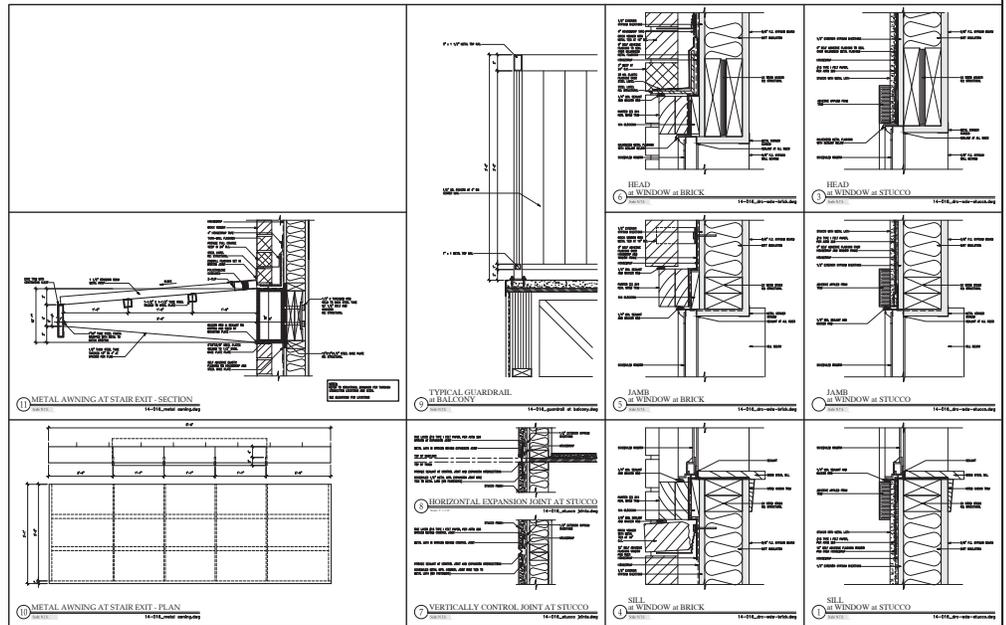
**Steinberg  
Design  
Collaborative LLP**

ARCHITECTS, PLANNERS  
1000 PINEBLAKE AVENUE, SUITE 110  
LONE TREE, CO 80120  
TEL: 303.751.1100 FAX: 303.751.1101  
WWW.STEINBERGDESIGN.COM

# RIDGEGATE SECTION 15, FILING 17 - LOT 6

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.

PLANNING AREA C/M-U 2 - 3.18 ACRES  
SITE IMPROVEMENT PLAN - SP11-0XX



NO.	DATE	BY	DESCRIPTION

**Steinberg Design Collaborative LLP**  
 ARCHITECTURAL PLANNERS  
 1000 W. 10th Street, Suite 100  
 Lone Tree, CO 80124  
 TEL: 303.777.1111 FAX: 303.777.1112  
 WWW: SDCL.COM

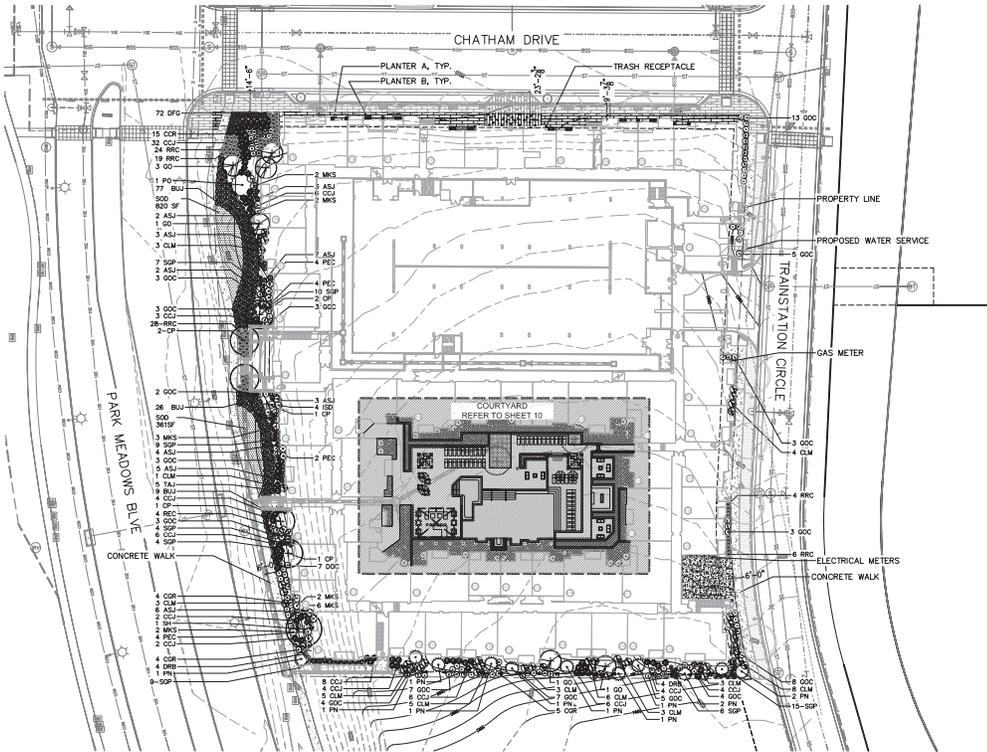
**ARCHITECTURAL DETAILS**  
 8 OF 22  
**RIDGEGATE III**

SCALE

# RIDGEGATE - SECTION 15 FILING 17, 1ST AMENDMENT, LOT 6A

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.

## PLANNING AREA C/M-U 2 - 3.18 ACRES SITE IMPROVEMENT PLAN #SP15-29R



### SITE FURNISHINGS:



**NOTES:**  
STREET IMPROVEMENTS OUTSIDE PROPERTY LINE PROVIDED BY RAMPART RANGE METROPOLITAN DISTRICT. REFER TO SHEETS #11&13 FOR SPECIFIC IMPROVEMENTS.

### LEGEND:

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- BLUEGRASS SOD-Texas Hybrid
- PAVING - TYPE A
- PAVING - TYPE B
- CONCRETE PAVING
- ILLUMINATED PAVER
- LITTER RECEPTACLE
- PLANTER
- PET STATION

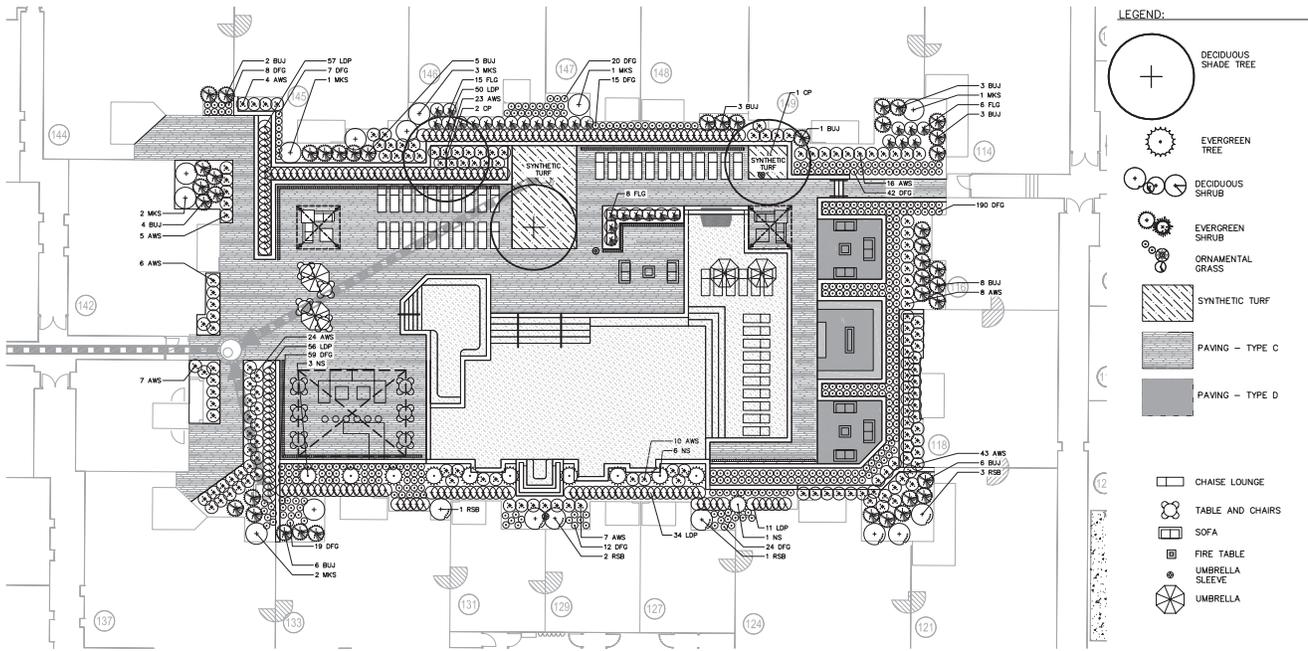


DATE: 5/12/2015	PROJECT: 140019

# RIDGEGATE - SECTION 15 FILING 17, 1ST AMENDMENT, LOT 6A

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.

PLANNING AREA C/M-U 2 - 3.18 ACRES  
SITE IMPROVEMENT PLAN #SP15-29R



- LEGEND:**
- DECIDUOUS SHADE TREE
  - EVERGREEN TREE
  - DECIDUOUS SHRUB
  - EVERGREEN SHRUB
  - ORNAMENTAL GRASS
  - SYNTHETIC TURF
  - PAVING - TYPE C
  - PAVING - TYPE D
  - CHAISE LOUNGE
  - TABLE AND CHAIRS
  - SOFA
  - FIRE TABLE
  - UMBRELLA SLEEVE
  - UMBRELLA



DATE: 5-14-2015	PROJECT: 140519
DRAWN BY: [REDACTED]	CHECKED BY: [REDACTED]
DESIGNED BY: [REDACTED]	APPROVED BY: [REDACTED]

# RIDGEGATE - SECTION 15 FILING 17, 1ST AMENDMENT, LOT 6A

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOPE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.

PLANNING AREA C/M-U 2 - 3.18 ACRES  
SITE IMPROVEMENT PLAN #SP15-29R

### LANDSCAPE NOTES:

1. ALL EXTERIOR SHRUB BEDS ARE TO BE MULCHED WITH 4" DEPTH SHREDDED CEDAR MULCH, UNLESS OTHERWISE SPECIFIED ON PLAN. MULCH TO BE PLACED OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC.
2. ALL PERENNIAL BEDS ARE TO BE MULCH 4" DEPTH SHREDDED CEDAR MULCH, UNLESS OTHERWISE SPECIFIED ON PLAN. NO WEED CONTROL FABRIC IS REQUIRED IN THESE AREAS.
3. ALL SHRUB BEDS ARE TO BE CONTAINED BY 4" X 1/4" GAUGE GALVANIZED EDGES, BLACK IN COLOR. PLYWOOD OR EQUAL, EDGES IS NOT REQUIRED WHERE BED IS ADJACENT TO CURBS, WALLS OR WALKS, OR AROUND TREE SETS.
4. ALL LANDSCAPE AREAS (INCLUDING TURF AREAS) ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THE RATE OF 5 CUBIC YARDS/1000 SQ.FT.
5. IF ADDITIONAL SOIL IS REQUIRED ON SITE, THE IMPORT SHALL BE TOPSOIL.
6. SEE CIVIL PLANS PREPARED BY HARRIS KOCHER SMITH ENGINEERS AND SURVEYORS FOR ALL FINISH GRADE ELEVATIONS AND PROPOSED WALL HEIGHTS.
7. GRADINGS SHALL BE SMOOTH FLOWING WITH POSITIVE DRAINAGE AWAY FROM BUILDINGS PER SOI-S REPORT. THE CONTRACTOR IS TO NOTIFY THE OWNER'S REPRESENTATIVE TO CLARIFY ANY PROBLEMS THAT MAY ARISE REGARDING DRAINAGE.
8. ALL SWALES ARE TO HAVE A 2% MINIMUM SLOPE.
9. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE OWNER'S REPRESENTATIVE, PRIOR TO CONTINUING WITH THE PORTION OF THE WORK IN QUESTION.
10. ALL TREE PITS IN TURF AREA ARE TO RECEIVE A 3' DIAMETER RING - 2" DEPTH OF SHREDDED RED CEDAR MULCH. NO WEED CONTROL FABRIC OR EDGES IS REQUIRED IN THESE AREAS.
11. CONTRACTOR IS RESPONSIBLE FOR PROVIDING LANDSCAPE COVER OVER ALL AREAS DISTURBED DURING CONSTRUCTION. CONTACT LANDSCAPE ARCHITECT FOR SPECIFIC LANDSCAPE COVER TO BE USED IF NOT ON LANDSCAPE PLAN.
12. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, LANDSCAPE, OR IRRIGATION ADJACENT TO THE SITE UNLESS OTHER NOTED ON PLAN.
13. MAINTAIN A MINIMUM THREE-FOOT CLEARANCE AROUND FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, OR OTHER FIRE SERVICE EQUIPMENT. NO TREES OR SHRUBS WILL BE ALLOWED WITHIN THIS AREA.
14. PVC SLEEVES OF SUFFICIENT SIZE ARE TO BE INSTALLED UNDER ALL SIDEWALKS, TO FACILITATE INSTALLATION OF THE IRRIGATION SYSTEM AFTER SIDEWALKS ARE INSTALLED. REFER TO IRRIGATION PLAN PREPARED BY HYDROSYSTEMS, INC.
15. ALL CONSTRUCTION STORAGE AND MATERIALS SHALL BE KEPT ORDERLY, CLEAN, FENCED AND SECURE.
16. ALL LANDSCAPE AREA AND PLANT MATERIAL SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. DWP IRRIGATION IS TO BE PROVIDED TO SHRUB BED AREAS; TURF AREA SPRAY HEADS ARE TO BE INSTALLED SO AS TO PROVIDE HEAD-TO-HEAD COVERAGE. REFER TO IRRIGATION PLAN BY HYDROSYSTEMS FOR MORE INFORMATION.
17. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC, AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS DURING INSTALLATION OR DURING SPECIFIED MAINTENANCE PERIOD.
18. CALL FOR UTILITY LOCATES PRIOR TO ANY EXCAVATION.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE (INCLUDING SIDEWALKS, CURBS AND GUTTERS).
20. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. REFER TO QUANTITIES SHOWN GRAPHICALLY. IF DISCREPANCIES EXIST BETWEEN WRITTEN AND GRAPHIC QUANTITIES.
21. CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY TO COMPLETE THE WORK.
22. ALL PLANT MATERIAL SHALL CARRY A WARRANTY FOR A PERIOD OF NOT LESS THAN 1 YEAR AFTER ACCEPTANCE OF THE PROJECT BY THE OWNER OR THE OWNER'S REPRESENTATIVE. WARRANTY SHALL INCLUDE PLANT MATERIAL AND LABOR COST.
23. PLANT SPECIES AND LOCATIONS SHALL FOLLOW APPROVED PLAN.
24. TO MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
25. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN, AND HEALTHY CONDITION BY THE OWNER. THIS SHALL INCLUDE PROPER PRUNING, MOVING OF LAWNS, REMOVAL OF LITTER AND REGULAR WATERING OF ALL PLANTS. SHOULD ANY PLANT MATERIAL DIE, THE OWNER, SUCCESSOR, OR ASSOREE SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF THE PLANTS) WITHIN ONE (1) PLANTING SEASON. REPLACEMENT OF PLANT MATERIAL SHALL OCCUR AT THE FOLLOWING RATE:

TYPE	PLANT REPLACEMENT WITHIN		
	1 YEAR	2 YEARS	3 YEARS
DECIDUOUS TREE	INCREASE CDPER BY 1	INCREASE CDPER FOR 1/2	INCREASE CDPER BY 1/2 PLUS PERCENTAGE OF 1/2 (20% RED)
CONIFEROUS	INCREASE HT. BY 7	INCREASE HT. BY 7 PLUS PERCENTAGE OF 1/2 (20% RED)	INCREASE HT. BY 7 PLUS PERCENTAGE OF 1/2 (20% RED)
SHRUBS	INCREASE QTY. BY 2 (20% RED)	INCREASE QTY. BY 4 (20% RED)	INCREASE QTY. BY 12 (20% RED)

26. ADDITIONAL REPLACEMENT SHALL BE IN CONFORMANCE WITH THE LANDSCAPE MATERIAL SPECIES REQUIREMENT SET FORTH BY THIS PLAN. ALTERNATIVE MATERIALS, SPECIES AND SIZE WHICH ARE ACCEPTABLE TO THE DESIGNER MAY BE SUBSTITUTED.

### NATIVE SEED MIX

COMMON NAME	% BY WEIGHT
PURSCHEE WHEATGRASS TURK	40
WESTERN WHEATGRASS ARIZONA OR NATIVE	21
STREAMBANK WHEATGRASS SODARY	18
BLISS WHEATGRASS	19
HARD PEGGUE TURK	2

### BLUEGRASS SOD MIX

COMMON NAME	% BY WEIGHT
TEXAS BLUEGRASS SANDERVA	34
TEXAS BLUEGRASS SPP 37	33
TEXAS BLUEGRASS SOLAR GREEN	33

### PLANTING SCHEDULE (FEN PROPERTY):

Deciduous Trees	Key	Qty	Common Name	Botanical Name	Size	Comments
	CP	1	Charleston Pear	<i>Pyrus calleryana</i>	3" cal	Specimen quality, B&B, Staked
	GO	6	Gambel Olive	<i>Quercus gambelii</i>	3" cal	Specimen quality, B&B, Staked
	SH	1	Shreve Honeylocust	<i>Shorea bicolorata</i>	3" cal	Specimen quality, B&B, Staked
Subtotal: 8						

Evergreen Trees	Key	Qty	Common Name	Botanical Name	Size	Comments
	ES	11	East Spine Yew	<i>Taxus canadensis</i>	6" H	Half Farm, B&B, Guyed, Specimen
	PN	11	Pinus Pine	<i>Pinus edulis</i>	10" H	Half Farm, B&B, Guyed, Specimen
	PD	1	Ponderosa Pine	<i>Pinus ponderosa</i>	10" H	Half Farm, B&B, Guyed, Specimen
Subtotal: 23						

### Deciduous Shrubs

Key	Qty	Common Name	Botanical Name	Size	Comments
AVG	162	Andromeda Yellow Spruce	<i>Quercus laevis</i>	4" S	Container, 5 gal, max. 18" x 18" x 14"
CLM	44	Claytonia	<i>Conocarpus helmsii</i>	4" S	Container, 5 gal, max. 24" x 18" x 14"
ESB	8	East Spine Yew	<i>Taxus canadensis</i>	4" S	Container, 5 gal, max. 18" x 18" x 14"
GO	50	Gambel Olive	<i>Quercus gambelii</i>	4" S	Container, 5 gal, max. 18" x 18" x 14"
LCP	198	Lodestone Plant	<i>Lobelia spicata</i>	4" S	Container, 5 gal, max. 18" x 18" x 14"
PSB	8	Prunella	<i>Prunella americana</i>	4" S	Container, 5 gal, max. 24" x 18" x 14"
SCP	62	Shreve Honeylocust	<i>Shorea bicolorata</i>	4" S	Container, 5 gal, max. 18" x 18" x 14"
SO	4	Shrub	<i>Quercus laevis</i>	4" S	Container, 5 gal, max. 18" x 18" x 14"
PEC	14	Peony	<i>Paeonia officinalis</i>	4" S	Container, 5 gal, max. 18" x 18" x 14"
PCA	20	Prunella	<i>Prunella americana</i>	4" S	Container, 5 gal, max. 18" x 18" x 14"
MS	20	Moss	<i>Quercus laevis</i>	4" S	Container, 5 gal, max. 24" x 18" x 14"
SPC	81	Shrub	<i>Quercus laevis</i>	4" S	Container, 5 gal, max. 18" x 18" x 14"
Subtotal: 721					

### Evergreen Shrubs

Key	Qty	Common Name	Botanical Name	Size	Comments
AO	34	Armstrong Juniper	<i>Juniperus chinensis</i>	4" S	Container, 5 gal, well established
CO	6	Colorado Blue Spruce	<i>Juniperus colorata</i>	4" S	Container, 5 gal, well established
BU	193	Buffalo Juniper	<i>Juniperus sibirica</i>	4" S	Container, 5 gal, well established
TA	1	Texas Juniper	<i>Juniperus texana</i>	4" S	Container, 5 gal, well established
Subtotal: 335					

### Ornamental Grasses

Key	Qty	Common Name	Botanical Name	Size	Comments
DF	462	Downy Woodpecker	<i>Panicum alpinum</i>	#1	Container, well established, 18" O.C.
FL	29	Flame Grass	<i>Miscanthus sinensis</i>	#1	Container, well established, 18" O.C.
Subtotal: 491					

### Turfgrass

Key	SF	Common Name	Botanical Name	Type	Comments
SO	1,181	St. Augustine	<i>Stenotaphrum secundatum</i>	Sod	1" x 1/2" x 1/2" - see field notes, this sheet

### PLANTING SCHEDULE (RIMD PROPERTY):

Deciduous Trees	Key	Qty	Common Name	Botanical Name	Size	Comments
	CP	1	Charleston Pear	<i>Pyrus calleryana</i>	3" cal	Specimen quality, B&B, Staked
	GO	6	Gambel Olive	<i>Quercus gambelii</i>	3" cal	Specimen quality, B&B, Staked
Subtotal: 7						

### Turfgrass

Key	SF	Common Name	Botanical Name	Type	Comments
SO	7,222	Texas Bluegrass	<i>Panicum texense</i>	Sod	1" x 1/2" x 1/2" - see field notes, this sheet

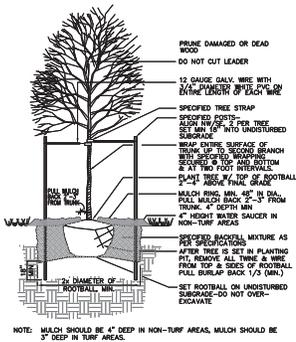
DATE	BY	REVISION

LANDSCAPE NOTES AND  
PLANTING SCHEDULE  
11 OF 22  
RIDGEGATE III

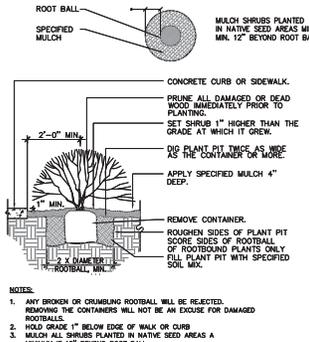
# RIDGEGATE - SECTION 15 FILING 17, 1ST AMENDMENT, LOT 6A

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.

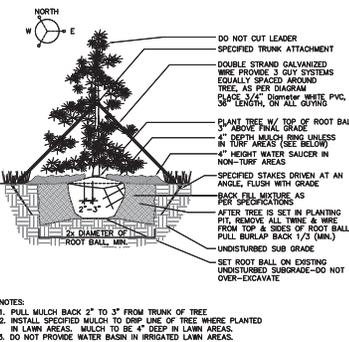
PLANNING AREA C/M-U 2 - 3.18 ACRES  
SITE IMPROVEMENT PLAN #SP15-29R



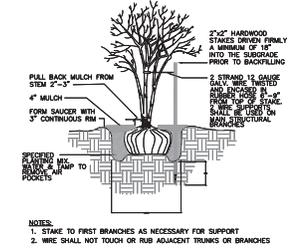
1 DECIDUOUS TREE PLANTING NOT TO SCALE



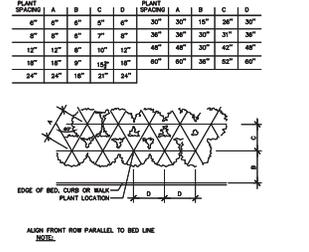
2 SHRUB PLANTING NOT TO SCALE



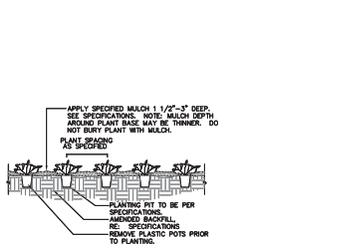
3 EVERGREEN TREE PLANTING NOT TO SCALE



4 MULTI-TRUNKED TREE NOT TO SCALE



5 SHRUB/ANNUAL/GROUNDCOVER TRIANGULAR SPACING NOT TO SCALE



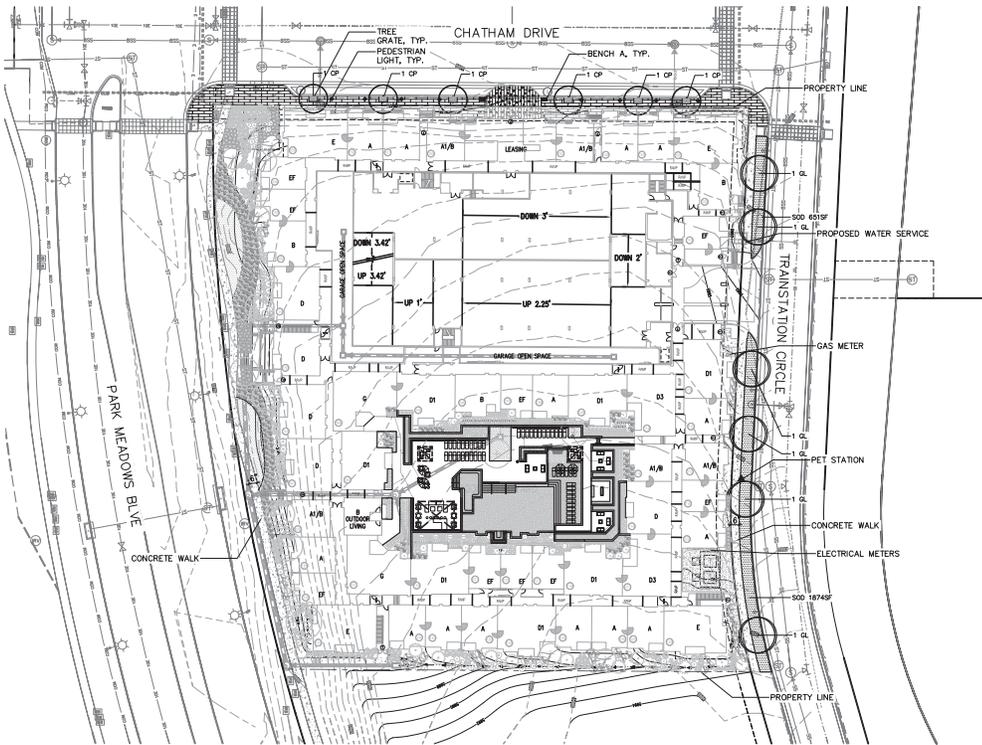
6 PERENNIALS & GROUND COVERS NOT TO SCALE

DATE	PROJECT #

# RIDGEGATE - SECTION 15 FILING 17, 1ST AMENDMENT, LOT 6A

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.

PLANNING AREA C/M-U 2 - 3.18 ACRES  
SITE IMPROVEMENT PLAN #SP15-29R



- SITE FURNISHINGS (IN RMD):**
- BENCH A (STREETSCAPE) LANDSCAPE FORMS**  
SIT BENCH  
COLOR AND CUSTOM DETAILING PER RIDGEGATE STANDARD  
QTY=2
  - INLET GRATE**  
IRONSMITH  
6004-2 STARBURST 36"x60" RECTANGULAR  
COLOR: NATURAL CAST IRON  
QTY=6
  - PET STATION**  
LANDSCAPE FORMS  
PITCH LITTER RECEPTACLE  
COLOR AND CUSTOM DETAILING PER RIDGEGATE STANDARD  
QTY=1

- PEDESTRIAN LIGHTING**  
CYCLONE LIGHTING  
COM1373 GC40 DL 44W 4K  
EXIT GC010 LED  
QTY=8

**NOTES:**  
ALL STREET LANDSCAPE IMPROVEMENTS OUTSIDE OF THE PROPERTY LINE IDENTIFIED ON THIS SHEET ARE THE RESPONSIBILITY OF THE RAMPAKT RANGE METRO DISTRICT. SEE SHEET#11 FOR PLANTING SCHEDULE FOR RMD PROPERTY.

- LEGEND:**
- DECIDUOUS SHADE TREE
  - BLUEGRASS 500-TEXAS HYBRID
  - PAVING - TYPE A
  - PAVING - TYPE B
  - CONCRETE PAVING
  - ILLUMINATED PAVER
  - LITTER RECEPTACLE
  - PLANTER
  - PET STATION

0 15 30 60  
SCALE 1"=30'-0"

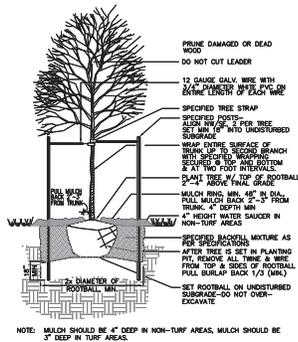
**NORTH**

DATE: 5/12/21	PROJECT: 146010

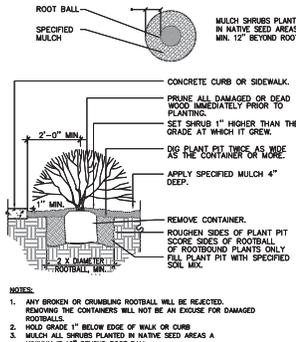
# RIDGEGATE - SECTION 15 FILING 17, 1ST AMENDMENT, LOT 6A

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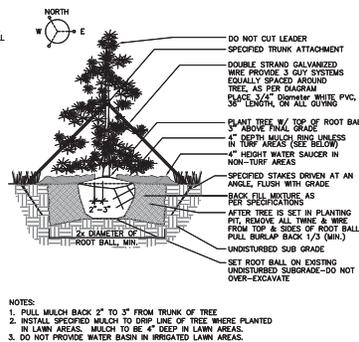
## PLANNING AREA C/M-U 2 - 3.18 ACRES SITE IMPROVEMENT PLAN #SP15-29R



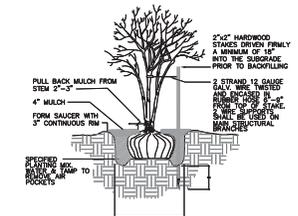
1 DECIDUOUS TREE PLANTING NOT TO SCALE



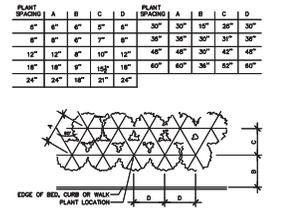
2 SHRUB PLANTING NOT TO SCALE



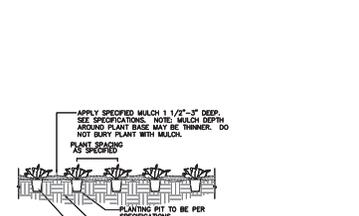
3 EVERGREEN TREE PLANTING NOT TO SCALE



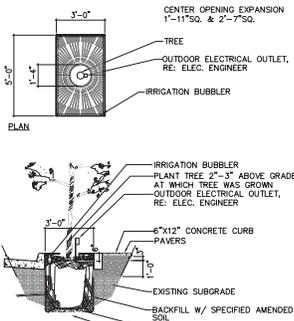
4 MULTI-TRUNKED TREE NOT TO SCALE



5 SHRUB/ANNUAL/GROUNDCOVER TRIANGULAR SPACING NOT TO SCALE



6 PERENNIALS & GROUND COVERS NOT TO SCALE



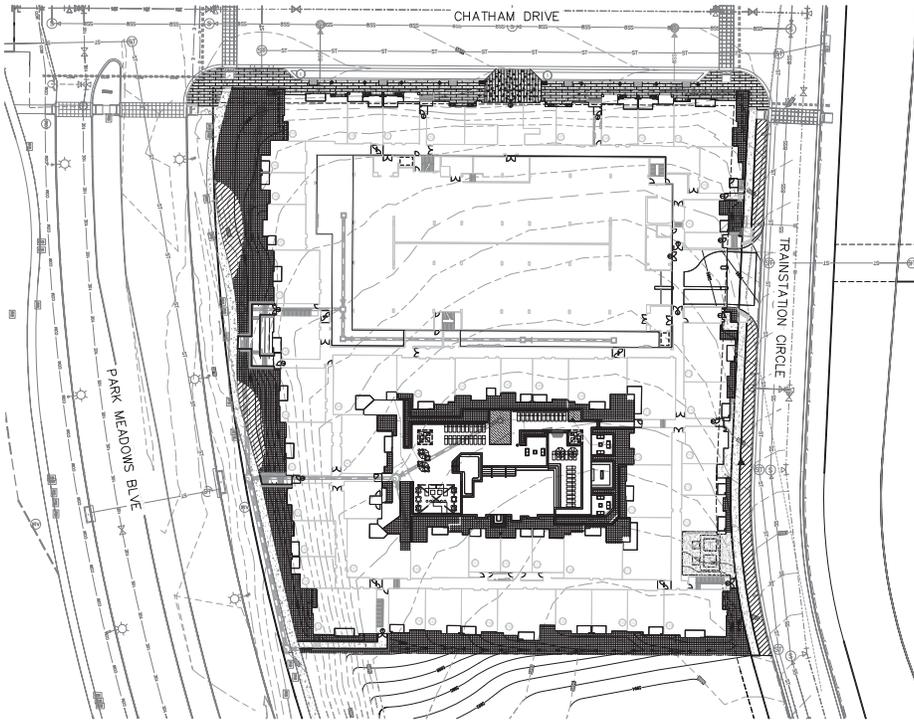
7 TREE GRATE DETAIL AT ENTRANCE NOT TO SCALE

DATE	BY	PROJECT #

# RIDGEGATE - SECTION 15 FILING 17, 1ST AMENDMENT, LOT 6A

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.

PLANNING AREA C/M-U 2 - 3.18 ACRES  
SITE IMPROVEMENT PLAN #SP15-29R

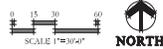


**LEGEND:**

-  SPRAY IRRIGATION (3967 SF)
-  DRIP IRRIGATION (17668 SF)

**NOTES:**

1. TEMPORARY IRRIGATION (NO MORE THAN ONE SEASON) MAY BE USED TO ESTABLISH NATIVE GRASSES AND NATIVE VEGETATION. ALL OTHER VEGETATION SHALL BE SERVED BY A FUNCTIONING, PERMANENT AUTOMATIC IRRIGATION SYSTEM.
2. TO CONSERVE ON WATER, IRRIGATED TURF SHALL NOT BE ALLOWED ON SLOPES GREATER THAN 3:1. SHRUBS OR TREES IRRIGATED WITH A DRIP LINE ARE ACCEPTABLE AS A DROUGHT TOLERANT GRASSES WITH TEMPORARY IRRIGATION SYSTEMS FOR AREAS WITH SLOPES GREATER THAN 3:1.
3. DRIP EMITTERS AND SPRINKLERS SHALL BE PLACED ON SEPARATE VALVES.
4. IN LANDSCAPED AREAS LESS THAN 10-FEET WIDE, IRRIGATION SHALL BE LIMITED TO SUBSURFACE DRIP IRRIGATION, DRIP IRRIGATION (POINT SOURCE), OR MULTI-TRAJECTORY ROTATING STRIP NOZZLES.



DATE: 5/14/2015	PROJECT: 140019
DRAWN BY: [REDACTED]	DESIGNED BY: [REDACTED]
CHECKED BY: [REDACTED]	APPROVED BY: [REDACTED]

# RIDGEGATE - SECTION 15 FILING 17, 1ST AMENDMENT, LOT 6A

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOPE TRICE, COUNTY OF DOUGLAS, STATE OF COLORADO.

## PLANNING AREA C/M-U 2 - 3.18 ACRES SITE IMPROVEMENT PLAN #SP15-29R

### Denver Water - Irrigation Construction and Conservation Notes

- BEFORE ANY TAPS ARE MADE FROM MAINS, APPLICATIONS MUST BE RECEIVED AND APPROVED BY THE DISTRIBUTOR (IF APPLICABLE) AND DENVER WATER.
- BEFORE ANY TAPS ARE MADE FROM MAINS, APPLICATIONS MUST BE RECEIVED AND APPROVED BY THE DISTRIBUTOR (IF APPLICABLE) AND DENVER WATER.
- ALL METER AND "WAK" LOCATIONS SHALL BE APPROVED BY DENVER WATER, EXCEPT IN MASTER METER DISTRICT. CONTACT METER INSPECTION AT (303) 628-1500 BEFORE CONSTRUCTION TO VERIFY ACCEPTABLE METER LOCATIONS.
- IRIGATION OF NARROW STRIPS OF LAND ALMOST INEVITABLY RESULTS IN WATER WASTE. THEREFORE, THE FOLLOWING IRRIGATION SYSTEM AND DESIGN REQUIREMENTS APPLY TO IRRIGATION OF ANY STRIP OF LAND LESS THAN 25 FEET IN WIDTH, INCLUDING MEDIAN, PARKWAY, TRAFFIC ISLANDS, PARKING LOT ISLANDS AND PRIVATE RIGHTS-OF-WAY ALONG STREETS AND OTHER PUBLIC OR PRIVATE AREAS ALONG ROADWAYS.
  - FOR STRIPS OF LAND LESS THAN 8 FEET IN WIDTH, SPRAY IRRIGATION SHALL BE PROHIBITED. LOW-FLOW IRRIGATION SYSTEMS ARE REQUIRED. LOW-FLOW SYSTEMS ARE DEFINED AS BLEEDERS, DRIFLINE OR SIMILAR PRODUCTS.
  - FOR STRIPS OF LAND BETWEEN 8 FEET AND 19 FEET IN WIDTH, ONLY LOW-FLOW IRRIGATION OR SPRAY IRRIGATION USING LOW ANGLE SPRAY NOZZLES DESIGNED FOR THE SPECIFIC WIDTH TO BE IRRIGATED SHALL BE PERMITTED. ALL SPRAY HEADS MUST BE PRESSURE REDUCING AND DESIGNED TO PREVENT LOW HEAD DRAINAGE.
  - FOR STRIPS OF LAND BETWEEN 19 FEET AND 25 FEET IN WIDTH, ONLY DRIP OR Drip Emitters WITH LOW ANGLE NOZZLES MAY BE USED TO IRRIGATE TURF AREAS. PLANTING BEDS MAY BE IRRIGATED WITH LOW-FLOW OR SPRAY IRRIGATION. ALL SPRAY HEADS MUST BE PRESSURE REDUCING AND DESIGNED TO PREVENT LOW HEAD DRAINAGE.
- SOIL AMENDMENT FOR NEWLY LOCATED PREMISES
  - THE SETTING AND INSPECTION OF THE METER IS CONTINGENT UPON PROOF OF PROPER SOIL PREPARATION BEFORE INSTALLATION OF PLANT MATERIAL. IT IS REQUIRED OVER THE ENTIRE PRECIOUS AREA OF THE PROPERTY UNLESS A VARIANCE FOR SPECIFIC AREAS HAS BEEN APPROVED BEFORE INSPECTION OF THE PREMISE. PROPER SOIL AMENDMENT IS THE EQUIVALENT OF ADDING APPROVED COMPOST AT THE RATE OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA, INCORPORATED (NOT TILLED) TO A DEPTH OF 6 INCHES.
- RAIN SENSORS REQUIRED
  - A FUNCTIONING RAINFALL SENSOR, CAPABLE OF TURNING OFF AN AUTOMATIC CLOCK CONTROLLED IRRIGATION SYSTEM WITH A BATTERY BACKUP, IS REQUIRED ON THE FOLLOWING IRRIGATION SYSTEMS INSTALLED AFTER JANUARY 1, 2000. A LIST OF APPROVED DEVICES IS AVAILABLE FROM DENVER WATER.
  - IRRIGATION SYSTEMS CONNECT TO ALL IRRIGATION-ONLY TAPS, INCLUDING THOSE RELATED TO SINGLE FAMILY RESIDENTIAL LICENSED PREMISES.
  - ALL IRRIGATION SYSTEMS CONNECTED TO REGULAR TAPS.
- CROSS CONNECTION CONTROL REQUIREMENTS
  - PROVIDE THE LOCATIONS OF EXISTING AND PROPOSED DOMESTIC, IRRIGATION, AND FIRELINES WITH A DIMENSION IN RELATIONSHIP TO AN EXISTING VALVE OR FIRE HYDRANT ON THE WATER MAIN.
  - PROVIDE EXISTING AND PROPOSED BACKFLOW PREVENTION ASSEMBLY (BPPA) INSTALLATION ON DOMESTIC, IRRIGATION, AND FIRELINES WITH A DIMENSION IN RELATIONSHIP TO METER, BUILDINGS, AND/OR SERVICE LINES. INCLUDE BPPA INSTALLATION TYPE, SUCH AS ABOVE GROUND OR ENCLOSED, IN MANHOLE PITS/VAULTS BELOW GROUND OR IN A BUILDING ON THE WATER MAIN.
  - IRRIGATION SERVICE LINES REQUIRE AN APPROVED UNIVERSITY OF SOUTHERN CALIFORNIA (USC) REDUCED PRESSURE PRINCIPLE (RPP) BACKFLOW PREVENTION ASSEMBLY (CONTAMINANT) TO BE INSTALLED 5 FEET DOWNSTREAM FROM THE METER PIT AS AN ABOVE GROUND INSTALLATION BEFORE ANY CONNECTIONS. REFER TO THE ASSEMBLY'S MANUFACTURER INSTALLATION INSTRUCTIONS FOR HEIGHT AND ORIENTATION REQUIREMENTS. FOR ADDITIONAL INFORMATION, PLEASE REFER TO DENVER WATER'S ENGINEERING STANDARDS 8.1.0 OR CONTACT CROSS CONNECTION CONTROL AT (303) 428-8940.
  - IF RECYCLED OR RAIN WATER (DITCH WATER, POND, WELL, ETC.) IS USED FOR IRRIGATION ON THE PREMISE, AN APPROVED UNIVERSITY OF SOUTHERN CALIFORNIA (USC) BACKFLOW PREVENTION ASSEMBLY (CONTAMINANT) SHALL BE INSTALLED 5 FEET DOWNSTREAM FROM THE METER PIT ON THE DOMESTIC SERVICE LINE. THE BACKFLOW ASSEMBLY TYPE IS DETERMINED BY THE DEGREE OF HAZARD DOWNSTREAM FROM THE METER. HIGH HAZARD RPP SHALL BE INSTALLED ABOVE GROUND AND A LOW HAZARD DOUBLE CHECK SYSTEM CAN BE INSTALLED BELOW GROUND IN A 60-INCH DIA. MANHOLE. FOR ADDITIONAL INFORMATION, PLEASE REFER TO DENVER WATER'S ENGINEERING STANDARDS 8.1.0 OR CONTACT CROSS CONNECTION CONTROL AT (303) 428-8940.
  - NO DOMESTIC TAPS (INCLUDING FOUNTAIN, PLAY FEATURES, SWIMMING POOLS, BATHROOMS, SINKS, ETC.) ARE ALLOWED ON IRRIGATION SERVICE LINES.
    - BETWEEN THE IRRIGATION TAP AND THE METER.
    - BETWEEN THE METER AND THE BACKFLOW PREVENTION ASSEMBLY.
    - DOWNSTREAM FROM THE BACKFLOW PREVENTION ASSEMBLY.

### Irrigation Construction Notes

- DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY DWH DESIGN. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROTECHNICALS OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE REQUIRED BASE PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROTECHNICALS AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS.
- THIS IRRIGATION SYSTEM CONSISTS OF TWO INTERCONNECTED METERS AND MAINLINE. BOTH EXISTING METERS ARE 2" FROM THE METER DISTRICT SYSTEM, AS INDICATED ON PLANS. THE EXISTING IRRIGATION HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY BASED ON INDIVIDUAL ZONE FLOW. THE DESIGN INTENT IS THAT UP TO 2 ZONES CAN BE OPERATED AT THE SAME TIME DEPENDING ON THE ZONE FLOWS.
- WHEN PRESSURE IS HYDROTESTED/HIGH HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE CALCULATED STATIC WATER PRESSURE IN THE AREA SHOULD BE 70 PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROTECHNICALS OF ANY VARIANCE FROM THE SPATED PRESSURE. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROTECHNICALS OF ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE.
- IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITH A MAXIMUM PER FEET, 50 HOUR PER NIGHT WATERING SCHEDULE. ESTABLISHMENT PLANTINGS WILL REQUIRE UP TO THREE (3) HOURS IRRIGATION FOR A FOUR (4) TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED PESTICIDE APPLICATION RATES AFTER ESTABLISHMENT. THESE RATES ARE BASED ON A 30-DAY AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.
  - BLEEDER TAP: 2.22" PER FEET PEAK SEASON
  - SPRINKLER: 0.60" PER FEET PEAK SEASON
- IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LINES AND WITHIN LANDSCAPED AREAS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LINES IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 3" FROM EDGE OF ANY PAVED SURFACE. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 5'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE.
- CONTRACTOR SHALL REFER TO PLANTING PLAN FOR EXACT PLANT LOCATIONS AND QUANTITIES. PLANTS SHOWN ON IRRIGATION PLANS ARE APPROXIMATE. THE PLACEMENT OF ALL IRRIGATION COMPONENTS SHALL BE COORDINATED WITH THE LOCATION OF THE PLANTS. IF IRRIGATION THAT IS INSTALLED CONFLICTS WITH OR IS BLOCKED BY THE PLACEMENT OF LANDSCAPE PLANTS OR OTHER FEATURES, SUCH AS EDGEO, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, RELOCATE THE IRRIGATION COMPONENTS AS REQUIRED TO ALLOW PLACEMENT OF THE PLANTS IN ACCORDANCE WITH THE PLANTING PLANS.
- POPUP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POPUP SPRAY HEADS. INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED AT 18" TO 19" INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED AT 11" TO 12". INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED AT 7" TO 10". INSTALL 12 SERIES NOZZLES ON ALL POPUP HEADS FOR ALL HEADS SPACED LESS THAN 8". INSTALL 12 SERIES NOZZLES ON ALL POPUP HEADS WITH AN "N" DESIGNATION AND RIGHT AND LEFT CORNER DRIP NOZZLES ON ALL POPUP HEADS FOR ALL HEADS WITH AN "N" DESIGNATION. VARIABLE ANGLE NOZZLES SHOULD BE UTILIZED ADJACENT TO CURB/SEWER SWALE BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE.
- ALL BLEEDING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. BLEEDING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. PAVED BLEEDERS ARE SHOWN, BUT NOT LABELED, FOLLOWING THE SCHEDULE BELOW. ALL MAINLINE CONTROL WIRES AND DRIP LINES CROSSINGS ANY PAVED OR HARD SURFACE SHALL BE INSTALLED IN BLEEDING.
 

REQUIRED PIPER SIZE QUANTITY	REQUIRED VALVE SIZE AND QUANTITY
3/4" - 11' LVP PIPING	2" PVC (1)
1 1/2" - 2" PIPING	4" PVC (1)
2 1/2" - 3" PIPING	6" PVC (1)
3" - 50' CONTROL WIRES	2" PVC (1)
	4" PVC (1)
- DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP VALVE ASSEMBLY AND DRIP EMITTER QUANTITIES AND PLACEMENT.
- SPARE CONTROL WIRES - CONTRACTOR SHALL EXTEND THREE SPARE WIRES (ONE COMMON AND 2 CONTROL) FROM EACH CONTROL VALVE TO THE END OF THE MAINLINE SERVICE LINE THAT CONTROLS THE LINE OR AS NEAR AS PRACTICABLE TO THE SPARE WIRE REPAIR LOCATIONS. CONTRACTOR SHALL INSTALL SPARE WIRES IN 10' ROUND VALVE BOX OR WITH QUICK-COUPING VALVE. REFER TO SPECIFICATIONS FOR WIRE COLOR. SEE IRRIGATION SCHEDULE FOR ADDITIONAL INFORMATION.
- ALL MAINLINE TO BE INSTALLED 2'-0" FEET FROM BACK OF CURB TO MISS THE TRENCH DRAIN. WIRE PRESENT.
- ALL UNLABELED LATERAL PIPING SHALL BE 3/4" MINIMUM UNLESS OTHERWISE NOTED.
- EXISTING EXHAUST RANGE HEDING DISTRICT IRRIGATION SYSTEM SHALL NOT BE TURNED OFF FOR MORE THAN 24 HOURS MAXIMUM. CONTRACTOR SHALL ASCERTAIN THE TYPE OF SYSTEM WITH OWNER OR DISTRICT MANAGEMENT. CONTRACTOR TO HOLD PERMITS FOR ANY NEW CONSTRUCTION.
- CONTRACTOR SHALL FIELD LOCATE AND VERIFY ALL NEW CONNECTIONS TO EXISTING IRRIGATION SYSTEM WITH CURRENT LANDSCAPE MANAGEMENT FROM FOR REDUCED TO 12 HOURS IN ADVANCE OF EXCAVATIONS.
- INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN ON THE PLANS AND DETAILS. NO SUBSTITUTIONS OF EQUIPMENT WILL BE ACCEPTABLE WITHOUT PRIOR WRITTEN APPROVAL BY THE CONSULTANT AND/OR OWNER. THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE ALL UNAPPROVED SUBSTITUTED EQUIPMENT AT HIS OWN COST IF SO DETERMINED BY THE CONSULTANT.
- CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION EQUIPMENT, TREE, PLANT MATERIAL OR SITE FEATURES DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL FIELD ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID DRENCHING OF HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADII.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING EXISTING TURF AND PLANT MATERIAL IN GREEN, HEALTHY, UNDEGRADED CONDITION. THE MAINTENANCE OF EXISTING TURF AND PLANT MATERIAL IS THE RESPONSIBILITY OF THE OWNER. CONTRACTOR SHALL REPAIR TURF AND PLANT MATERIAL DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.
- THERE ARE NO EXISTING OR PROPOSED OUTSIDE DRINKING FOUNTAIN AND/OR PLAY FEATURES ON THIS PLAN.

IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	RAIN BIRD	1800-SERIES RPP (REDUCED PRESSURE PRINCIPLE) PRECIPITATION RATE SERIES NOZZLE	POPUP SPRAY HEAD	1 & 2
	RAIN BIRD	50 SERIES NOZZLE FV 50-AOP-2 ADJUSTER OR RISER	SPRAY HEAD - IN TREE PITS	10
	RAIN BIRD	PEB SERIES	ELECTRIC CONTROL VALVE	3
	RAIN BIRD	44-LRC	SOIL CONTROL VALVE	4
	HANTER	1400E SERIES	ELECTRIC CONTROLLER	12
	HANTER	SOLAR SYNG - P65-SEN	WEATHER SENSOR DEVICE	17
	FIBCO	829YA	BACKFLOW PREVENTER - POC 12	13
	FIBCO	829YA WITH PATTS 225-HP PRV	BACKFLOW PREVENTER - POC 13	16
	STRONG BOX	888G-18AL	BACKFLOW PREVENTER ENCLOSEURE	14
	HATSCO	301X	MANUAL DRAIN VALVE	8
		LINE SIZE 3/4" AND SMALLER	GATE VALVE	8
	RAIN BIRD	EPB SERIES	MASTER CONTROL VALVE	18
		GLASS 200 BE - 3/4" 1 SMALLER	PVC MANLINE	7
		DK-4	HOPPE MANLINE	1
		GLASS 200 BE	PVC LATERAL	7
		1000 MFT	POLY LATERAL	7
		CLASS 160	PVC BLEEDING	3
		DK-4	PVC BLEEDING	3
	TORG	BLUE STRIPE	POLY DRIP TUBING 3/8" MIN. WIDTH	4/11/2019
	RAIN BIRD	ACE 100-PRV	DRIP VALVE ASSEMBLY	4
	XENU-SUB		DRIP LINE ELONGATED STUD	11
	RAIN BIRD	XENU-SUB	DRIP EMITTERS	10
	HARSCO	85-20202 (MALE NPT X BUTT FUSION)	TRANSITION FITTING	BY OTHERS
			WATER METER	BY OTHERS
			CONTROLLER & STARTING NO.	
			CONTROL VALVE SIZE	

NUMBER OF SPARE WIRES - 2 CONTROL AND 1 SPARE WIRE TO EACH CONTROL VALVE - SEE CONSTRUCTION NOTES

REFER TO SHEET  
17 IRRIGATION NOTES & SCHEDULE  
18 IRRIGATION PLANS  
18 - 20 IRRIGATION DETAILS

OWNER	DATE	DESCRIPTION	BY	DATE



HydroSystems-KDI, Inc.

know what's below.  
Call before you dig.

IRRIGATION NOTES & SCHEDULE

16 OF 22  
RIDGEGATE III & RRMD

# RIDGEGATE - SECTION 15 FILING 17, 1ST AMENDMENT, LOT 6A

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.

## PLANNING AREA C/M-U 2 - 3.18 ACRES SITE IMPROVEMENT PLAN #SP15-29R

### POINT OF CONNECTION #1 - METRO DISTRICT

LOCATE EXISTING 3" PVC MAINLINE IN THIS APPROXIMATE LOCATION. TURN AND EXTEND NEW 2" MAINLINE AS SHOWN. LOCATE EXISTING CONTROL PRESSURE THAT SERVES THE EXISTING VALVES THAT OPERATE THE PRIVATE AREAS EAST OF THE SIDEWALK IN CONTROLLER "A". REUSE EXISTING VALVE AND TO RUN THE NEW TREE POP UPS IN THE NORTH SIDE AS SHOWN. ALL OTHER EXISTING VALVES SHALL BE REMOVED AND CAP DOWN TO THE MAINLINE AND RETURN TO THE METRO DISTRICT STAFF. CONTRACTOR SHALL REPAIR AND EXTEND IRRIGATION AND LANDSCAPE DISTURBED DURING CONSTRUCTION. NEW VALVES AND AIR AIR SHALL RUN WITH EXISTING UNLESS CONTROL PIPES OR WITH EXISTING SPARE PIPES OR NUMBER IN SEQUENCE WITH LAST STATION NUMBER.

IRRIGATION CONTROLLER "A" IS EXISTING AT THE CORNER OF SKY RIDGE AVENUE AND PARK MEADOWS BLVD.

### CONTROLLER LOCATION "B"

INSTALL ONE HUNTER ICS-600PS WITH ONE GARDEN MODEL 12 STATION CONTROLLER AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 40 FT. OF CONTROLLER LOCATION FROM BUILDING ELECTRICAL WIRING. WIRE CONDUIT, STEP-DOWN TRANSFORMER AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH POWER CONFORMING TO LOCAL CODES. FEES AND PERMITS ASSOCIATED WITH POWER ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE OR CONSULTANT PRIOR TO INSTALLATION. INSTANT ONE HUNTER SOLAR SENSING PRESSURE SENSITIVE ON A DIFFERENT THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHEAD OR OBSTRUCTING FEATURE. INSTALL RAIN SENSOR RECEIVER IN THE CONTROLLER. FINAL RAIN SENSOR LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE OR CONSULTANT PRIOR TO INSTALLATION.

### POINT OF CONNECTION #2 - 3/4"

PEAK FLOW REQUIREMENT: 15 GPM REQUIRED STATIC PRESSURE: 64 PSI  
TURN EXISTING 3/4" COPPER SUB-OUT OUTSIDE THE BUILDING IN THIS APPROXIMATE LOCATION. EXTEND 3/4" TYPE K SOFT COPPER AT 6" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 3/4" STOP AND WASTE VALVE, ONE 3/4" REDUCED PRESSURE BACKFLOW PREVENTER WITH PRESSURE REDUCING VALVE AND PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE 3/4" RAIN BIRD EFB CONTROL VALVE AS A MASTER VALVE AND EXTEND PVC MAINLINE AS SHOWN. PIPING SHALL CONFORM TO LOCAL CODES. FEES AND PERMITS ASSOCIATED WITH POWER ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE OR CONSULTANT PRIOR TO INSTALLATION.

ALL UNLABELLED LATERAL PIPING SHALL BE 3/4" WIREMESH UNLESS OTHERWISE NOTED.

IRRIGATION EQUIPMENT IS SHOWN IN OUTSIDE LANDSCAPED AREA FOR GRAPHICAL CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN LANDSCAPED AREAS.

### POINT OF CONNECTION #3 - 3/4"

PEAK FLOW REQUIREMENT: 15 GPM REQUIRED STATIC PRESSURE: 60 PSI  
TURN EXISTING 3/4" COPPER SUB-OUT OUTSIDE THE BUILDING IN THIS APPROXIMATE LOCATION. EXTEND 3/4" TYPE K SOFT COPPER AT 6" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 3/4" STOP AND WASTE VALVE, ONE 3/4" REDUCED PRESSURE BACKFLOW PREVENTER WITH PRESSURE REDUCING VALVE AND PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE 3/4" RAIN BIRD EFB CONTROL VALVE AS A MASTER VALVE AND EXTEND PVC MAINLINE AS SHOWN. SET PIPING TO 60 PSI. PIPING SHALL CONFORM TO LOCAL CODES. FEES AND PERMITS ASSOCIATED WITH POWER ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE OR CONSULTANT PRIOR TO INSTALLATION.

### CONTROLLER LOCATION "C"

INSTALL ONE HUNTER ICS-600PS WITH ONE GARDEN MODEL 12 STATION CONTROLLER AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 40 FT. OF CONTROLLER LOCATION FROM BUILDING ELECTRICAL WIRING. WIRE CONDUIT, STEP-DOWN TRANSFORMER AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH POWER CONFORMING TO LOCAL CODES. FEES AND PERMITS ASSOCIATED WITH POWER ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE OR CONSULTANT PRIOR TO INSTALLATION. INSTANT ONE HUNTER SOLAR SENSING PRESSURE SENSITIVE ON A DIFFERENT THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHEAD OR OBSTRUCTING FEATURE. INSTALL RAIN SENSOR RECEIVER IN THE CONTROLLER. FINAL RAIN SENSOR LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE OR CONSULTANT PRIOR TO INSTALLATION.

CONTRACTOR TO SUB MAINLINE TO DOWNSTREAM OF GATE VALVE WITH SPARE PIPES FOR FUTURE USE.



REFER TO SHEET  
16 IRRIGATION NOTES & SCHEDULE  
17 IRRIGATION PLANS  
18 - 20 IRRIGATION DETAILS



DATE	BY	DESCRIPTION

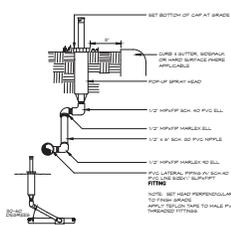


IRRIGATION PLAN  
17 OF 22  
RIDGEGATE III & RRMd

# RIDGEGATE - SECTION 15 FILING 17, 1ST AMENDMENT, LOT 6A

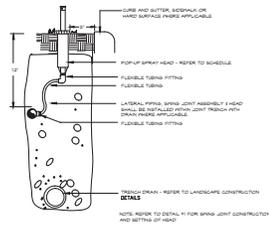
A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.

PLANNING AREA C/M-U 2 - 3.18 ACRES  
SITE IMPROVEMENT PLAN #SP15-29R



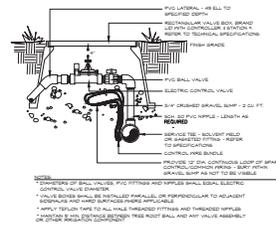
POP-UP SPRAY HEAD

1



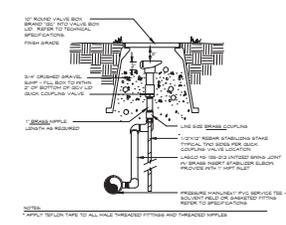
POP-UP SPRAY HEAD  
THIS DETAIL APPLIES ONLY TO HEADS INSTALLED AT TRENCH DRAIN LOCATIONS

2



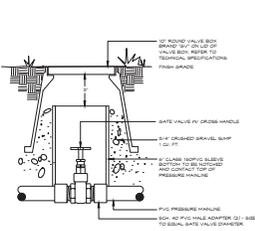
ELECTRIC CONTROL VALVE

3



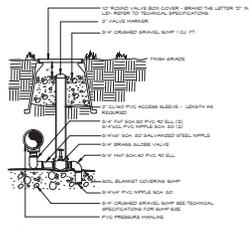
QUICK COUPLING VALVE

4



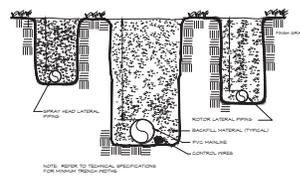
GATE VALVE

5



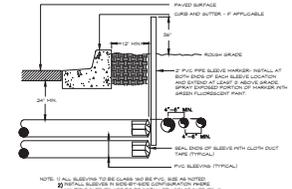
MANUAL DRAIN VALVE

6



TRENCH

7



SLEEVING DETAIL

8

REFER TO SHEET  
16 IRRIGATION NOTES & SCHEDULE  
17 IRRIGATION PLANS  
18 - 20 IRRIGATION DETAILS

**811**  
Know what's below.  
Call before you dig.

OWNER	DATE	DESCRIPTION

HydroSystems-KOJ, Inc.  
1800 W. 10TH AVENUE, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1111

IRRIGATION DETAILS  
18 OF 22  
RIDGEGATE III & RRM2

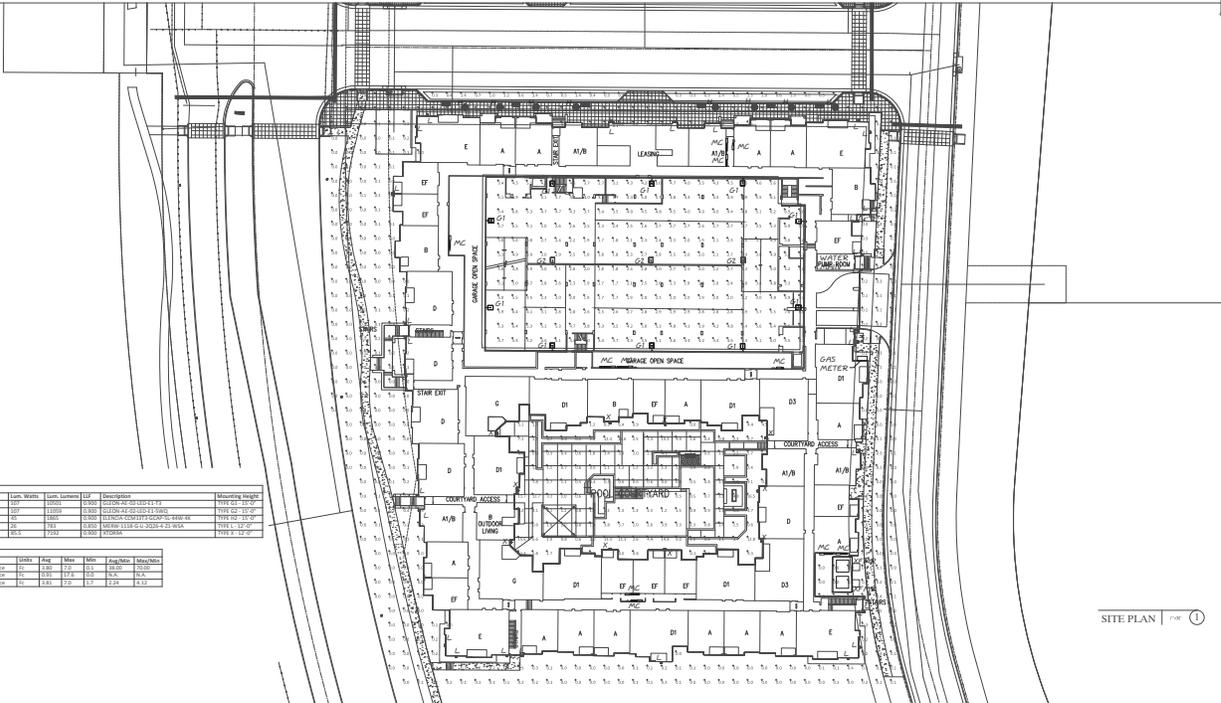




# RIDGEGATE - SECTION 15 FILING 17, 1ST AMENDMENT, LOT 6A

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.

PLANNING AREA C/M-U 2 - 3.18 ACRES  
SITE IMPROVEMENT PLAN #SP15-29R



Symbol	Qty	Label	Unit	Notes	LF	Description	Measuring Height
1	1	1" DIA	CONCRETE	1" DIA	1.00	1" DIA CONCRETE PILE	10'0"
2	1	2" DIA	CONCRETE	2" DIA	2.00	2" DIA CONCRETE PILE	10'0"
3	1	3" DIA	CONCRETE	3" DIA	3.00	3" DIA CONCRETE PILE	10'0"
4	1	4" DIA	CONCRETE	4" DIA	4.00	4" DIA CONCRETE PILE	10'0"
5	1	5" DIA	CONCRETE	5" DIA	5.00	5" DIA CONCRETE PILE	10'0"

Label	Qty	Unit	Area	Area	Area	Area	Area
1	1	SQ FT	100	100	100	100	100
2	1	SQ FT	200	200	200	200	200
3	1	SQ FT	300	300	300	300	300
4	1	SQ FT	400	400	400	400	400
5	1	SQ FT	500	500	500	500	500

SITE PLAN | 1

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/15/17
2	REVISED	10/15/17
3	REVISED	10/15/17
4	REVISED	10/15/17
5	REVISED	10/15/17

PHOTOMETRIC PLAN  
21 OF 22  
RIDGEGATE III





Chatham Elevation



Park Meadows Elevation

PROJECT #:  
14-016

## Ridgegate III Elevations





South Elevation



Trainstation Circle Elevation

PROJECT #:  
14-016

## Ridgegate III Elevations





PROJECT #:  
14-016

Ridgegate III  
Chatham Perspective





PROJECT #:  
14-016

Ridgegate III  
Park Meadows at Chatham Perspective





PROJECT #:  
14-016

Ridgegate III  
Park Meadows South Perspective





PROJECT #:  
14-016

Ridgegate III  
Trainstation Circle South Perspective





PROJECT #:  
14-016

Ridgegate III  
Trainstation Circle at Chatham Perspective