

Development Application

Planning Division
 9220 Kimmer Drive, Lone Tree, CO 80124
 303.708.1818 | www.cityoflonetree.com

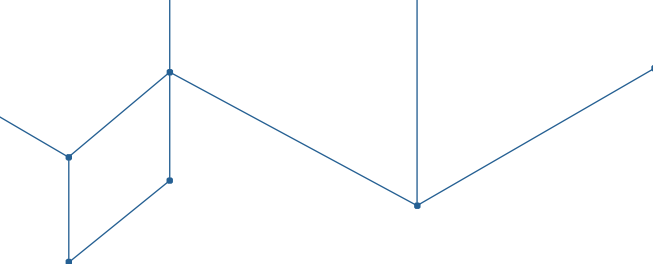


CITY OF LONE TREE

Instructions: All sections must be completed and typed or legibly printed. All required attachments must be included. This application does not cover Building Division and Public Works submittal requirements and fees.	
Application Type <input type="checkbox"/> Presubmittal <input type="checkbox"/> Final Plat <input checked="" type="checkbox"/> SIP <input type="checkbox"/> Re-Plat <input type="checkbox"/> SIP Amendment <input type="checkbox"/> Rezoning <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Variance <input type="checkbox"/> Other	For Planning Division Use Project Name: <i>Prescient Apartments</i> Job # <i>SP19-33R</i> Application Fee: <i>\$3,200</i> Check/Transaction #: <i>1027</i> Date: <i>6/19/19</i> Staff Initials: <i>JFD</i>

Project Information	
Project Name: <i>Powered by Prescient</i>	Project Address: <i>9938 Train Station Circle</i>
State Parcel ID: <i>22315108002</i>	Subdivision: <i>Ridge Gate</i>
Acreage: <i>2.73 acres</i>	Lot #: <i>6B</i>
Existing Zoning: <i>CM1A</i>	Block #: <i>Section 15</i>
Proposed Rezoning: <i>n/a</i>	Filing #: <i>17, 1st Amendment</i>
Project Description (submit additional sheets if necessary): <i>241 unit multi family residential with 1,500 SF retail & podium parking.</i>	

Owner and Representative Information	
Property Owner Information Name (Individual or Organization): <i>Ridge Gate Investments</i>	Applicant Information if Different than Owner Name (Individual or Organization): <i>Powered by Prescient</i>
Mailing Address: <i>10270 Commonwealth St. Ste B Lone Tree 80124</i>	Mailing Address: <i>14401 W. 65th Way, Ste B Arvada, CO 80004</i>
Phone: <i>720 274 2581</i>	Phone: <i>303 823 3023</i>
Email: <i>thirschman@oventrydevelopment.com</i>	Email: <i>Kremmen@prescientco.com</i>



Powered by Prescient

14401 W 65th Way Suite B
Arvada, CO 80004

July 17th, 2019

City of Lone Tree
9220 Kimmer Drive
Lone Tree, Colorado 80124

RE: Site Improvement Plan Project Narrative and Statement of Design Intent

Project Name:	Powered by Prescient – RidgeGate Apartments
Landowner:	RidgeGate Investments, LLC c/o Coventry Development Corporation 10270 Commonwealth St., Suite B Lone Tree, CO 80124
Developer:	Powered by Prescient, LLC 14401 W 65 th Ave Way Arvada, CO
Representative:	Lisa Evans, Evans REA (720) 333-9061
Project Location:	9938 TrainStation Circle

1a. General Information:

1. Lot 6B RidgeGate, Section 15, Filing 17, 1st Amendment, Planning Area #2, 2.73 acres

1b. Zoning of Site

1. Site Zoning CMU
2. Adjacent Zoning – CMU
 - a. East - Light rail station
 - b. North - Apartments
 - c. West – Charles Schwab
 - d. South – Sky Ridge Hospital

2. Development Impacts

The development is multi-family apartments which is the same as the two developments to the



north.

Parking is mitigated at the development by providing on-site parking for residents, guests, management and retail. Off street loading and unloading will be accommodated for trash and moving vehicles. The two-level podium garage construction provides majority of parking under the building footprint. This construction permits 34% of the site for landscape/open space/outdoor amenity zones and resident circulation.

The traffic generated by the project will not alter the Level of Service of the surrounding streets (See Traffic Impact Study dated June 2019). The development generated traffic is generally less than 2 percent of the total forecasts on other study area roadways.

The angle of the building permits a view corridor for the residential units in the building to the north.

The community will be pet friendly. The large onsite dog park/gathering area is unique for projects in RidgeGate. This area will be maintained by the property management company. This onsite area will help mitigate dog waste damage to the adjacent public tree lawns.

- **Compliance with Intent and Approval Standards**

Applicant is submitting a project in compliance with:

- RidgeGate Design Standards and Guidelines
- SkyRidge Station Transit Oriented Development SubArea Plan
- Lone Tree Comprehensive Plan Jan 2019
- Lone Tree Zoning Code
- City of Lone Tree Design Guidelines

Please see the detailed Design Intent Statement, Context and Site, below code sections citations.

It should be noted that the project design utilizes several methods to engage the pedestrian experience. These methods include on site gathering areas and plazas at the SE, SW and NW property corners. On site circulation connecting the prominent property corners. Residential architectural elements employed at the lower building levels. Please note the existing Sanitary Sewer Line connection point in Trainstation Circle prevented viable development of underground parking. The sanitary sewer line in Sky Ridge Avenue was not designed to accommodate this site and applicant was advised does not have sufficient capacity.

3. Development Phasing

The project anticipated start date is November 2019. The project will not be phased. The anticipated completion date is March 2021.



4. Other Project Data

Total number of employees at maximum shift: 6 are anticipated

Square footage of Building: Gross = 222,885 SF, Net Rentable = 179,752. Average unit size is 746 SF. Lot Area: 2.73 acres

Anticipated opening: March 2021

5. Sustainability

Our project promotes sustainability in several ways. The site's proximity to light rail provides residents the option to switch to a low-carbon commute. In addition, the site's location is close to ample employment opportunities, retail, and entertainment options furthering a resident's ability to choose car alternatives, such as biking or walking for daily trips. The building will have energy star rated appliances, LED lighting throughout and access to recycling on site. The landscaping will use native and drought tolerant plant types to minimize the need for heavy irrigation and keep with landscape guidelines set forth in 4.3.1.1 Standards of the SkyRidge Station Transit Oriented Development Subarea Plan.

6. Variances

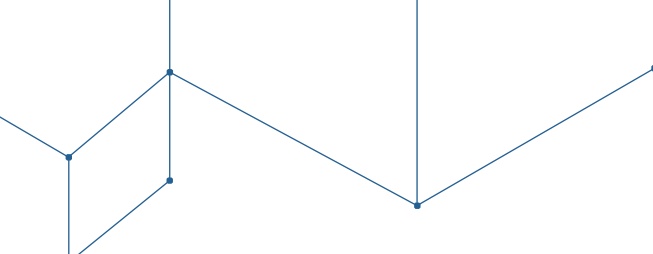
The project is requesting a minor variance on the surface parking setback along TrainStation Circle. The City's guidelines in the Sub- Area plan call for a 20' setback from the property line for any surface parking. We chose to have a surface parking lot on this site for two important reasons: to keep loading, delivery, trash and other service trucks out of the public right of way and to give easily accessible parking to retail and building guests (since we are prohibited from having street parking along TrainStation Circle). This site is constrained by the utility easements and the steep grade changes along the west side; pushing the building, as well as the parking towards the eastern property line of the site. The requested variance from the 20' parking setback, in the North/east corner of the property for 5 surface parking spaces, is being mitigated by a landscape hedge and a staggered row of ornamental trees.

STATEMENT OF DESIGN INTENT

Overall Design Concept.

The project is designed using the Prescient metal building structural system. The project will be a market rate, for-rent apartment community. The objective is to create very efficient and desirable unit plans using a smaller square foot average unit size. The smallest one-bedroom units are designed to achieve a more attainable rental rate compared to the immediate RidgeGate area.

The community is being designed with best in class amenities. One of the advantages of the Prescient system is the ability to design units with floor to ceiling glass. This feature is not typical to traditional wood frame construction.



The amenity deck level opens out to the RidgeGate community. This feature creates a prominent visual difference compared to the adjacent apartment communities.

Retail.

A retail component for the benefit of the residents and the wider community is included in the project design. The developer will finish the retail space to be coordinated with the main floor leasing and office building functions. Additionally, if the retailer desires, the applicant would like to utilize the Mobile Food Vending. The retail space will have access from the outside as well as from the interior of the leasing/clubhouse. As such, during retail hours, the residents will have direct access to the retail. After retail hours, the community management has the option to open the retail space for resident functions. PbyP is considering a “grab and go” type retailer – coffee, breakfast items, etc. This form of retail amenity will work well for residents, light rail riders and hospital staff. Retailer signage will be provided at the canopy

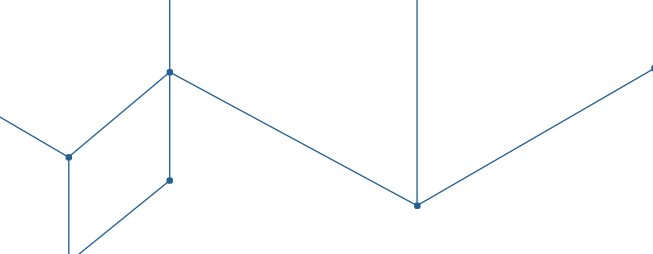
The main entry and retail are located across from the SkyRidge Station light rail. The plaza at the community’s main entry is designed in the character of the train station pedestrian arrival area.

Parking: The project is being designed to accommodate resident, retail and guest parking with a total of 331 parking spaces or 1.3 spaces per unit. All parking is designed on site between the structured parking garage and surface parking. The on-site surface parking along Train Station Circle allows moving and trash trucks to complete their activities on site using a designated loading zone during business hours. During business hours, the management company will monitor the surface parking use. The parking garage will be gated. Afterhours, the management company will retain the services of a towing company to prevent non-resident and non-resident guest parking. There are 8 parking spaces striped for loading. These spaces can be used for overnight guest parking, if needed.

Attached is the Parking Requirement and Parking Provided Analysis

Context and Site.

As a cornerstone for the Lone Tree community to everyone stepping off the light rail at the SkyRidge Station, we have designed our project to be integrated into the local character and public life of the community. Our project design responds to the surrounding Lone Tree environment by continuing the commitment to outdoor space for residents. In keeping with the SkyRidge Station Transit Oriented Development Subarea Plan, we provide ample landscaping and gathering spaces where residents can enjoy time outdoors, adding eyes on the street and activation to the public realm at our Northwest, Southwest, and Southeast corners. We are reinforcing local character through our color selection of a rich Sierra Redwood. This color is complimentary yet contrasting to the sandstone used in many City of Lone Tree public projects like SkyRidge Station, as well as the natural colors used at SkyRidge Medical Center and nearby apartment projects. To execute on Section 4.1.1.3 SkyRidge TOD Core Area Objectives, our project includes



roughly 1500 SF of flexible retail space. The purpose of this space is to further activate the building's relationship to the area near the light rail station and to provide additional space for small business to thrive in Lone Tree. We anticipate this retail space to be filled by a coffeeshop or small deli/café. Seating for the retail spills out to the outdoor plaza on the Southeast corner of the building. This outdoor plaza, as well as the landscaping along the entire perimeter of the building also serves Section 4.1.1.3 through enhancing the pedestrian experience by utilizing varying wall heights, a variety of different plant types, and terraces at three of four corners. We are addressing Section 4.1.5 Parking Standards by providing thoughtful screening on the first two levels of podium parking that integrates with the architecture of the building above. The surface parking on the east side of the building is buffered with street trees along Trainstation Ave to provide visual screening from street level edges. Our surface parking lot along the east side also allows for moving trucks, trash services, and deliveries to be contained on site and out of the public right of way in response to standard 4.1.6.1.

Public Realm.

Cash in Lieu Park Requirement: attached is the calculation for the Cash In Lieu Park Requirement. The 0.94 acres includes all areas on site that are not the building/parking structure or the parking area (Back of Curb to Back of Curb). The 0.94 acres includes space occupied by landscaping, dog park, seat walls, sidewalks, and patio/sitting areas at the ground level.

The activation of the public realm is stated above. With outdoor amenity areas at the prominent building corners, the building engages the public. The community is designed to provide all resident needs for a safe and desirable home location. The design creates spaces throughout where residents have opportunities to engage with one another. The intent is an easy and seamless flow for interaction of the residents to each other, the building, the outdoor spaces and the adjacent public spaces.

Architectural Design.

The architectural design of the building uses crisp colors and classic shapes to create a design that will age gracefully and meets the 4.2.1 Architecture: Massing and Scale Concept standards. Intentional placement of balconies and articulation of the façade also promote a timeless design. Most importantly, careful attention was paid to the function of the building and the site to ensure ease of living for residents, guests of the building, and those who interact with the surrounding public space.

We look forward to building in Lone Tree and working with you further,



Lisa Evans, on behalf of Powered by Prescient

RidgeGate, Filing 17 1st Amendment, Lot 6B
 RidgeGate Planned Development
 Planning Area #2
 2.73 Acres
 SIP #SP19-33R

APPROVAL CERTIFICATE
 THIS SIP HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORD WITH CITY
 REGULATIONS, AS APPROVED BY THE CITY ON (DATE).

By: _____

Name: _____

Title: Community Development Director

Date: _____

By: _____

Name: _____

Director of Public Works
 or his/her designated representative

Date: _____

By: _____

Name: _____

Title: Mayor

Date: _____

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

(Name of Owner)

(Signature of Owner)

(Printed Name and Title)

State of _____)

) ss.

County of _____)

Subscribed and sworn to before me this ____ day of _____, 20____, by _____

Witness my hand and official seal.

My commission expires: _____

Notary Public

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

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.

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- 8 OF 18 LANDSCAPE NOTES AND DETAILS
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- 10 OF 18 VIGNETTES AND TYPICAL DETAILS
- 11 OF 18 TYPICAL TRELLIS AND WINDOW DETAILS
- 12 OF 18 IRRIGATION TAP AND HYDROZONE PLAN
- 13 OF 18 PHOTOMETRIC PLAN
- 14 OF 18 ELEVATIONS
- 15 OF 18 ELEVATIONS
- 16 OF 18 PERSPECTIVES
- 17 OF 18 VIGNETTE
- 18 OF 18 PERSPECTIVES WITH LANDSCAPING

ARCHITECTURAL

BSB DESIGN
 1616 CAMDEN RD., STE 250
 CHARLOTTE, NC 28203

OWNER

POWERED BY PRESCIENT
 14401 W. 65TH WAY, UNIT B
 ARVADA, CO 80004

LANDSCAPE

CONSILIUM
 2855 SOUTH LOCUST ST, STE 236
 DENVER, CO 80222

CIVIL

MERRICK & COMPANY
 5970 GREENWOOD PLAZA BLVD
 GREENWOOD VILLAGE, CO 80111

STRUCTURE

SA MIRO
 12499 W. COLFAX AVE.
 LAKEWOOD AVE, CO 80215

MECHANICAL-ELECTRICAL- PLUMBING

VRETTOS PAPPAS
 12600 W. COLFAX AVE., STE A-400
 LAKEWOOD, CO 80215

PREFABRICATED STRUCTURE

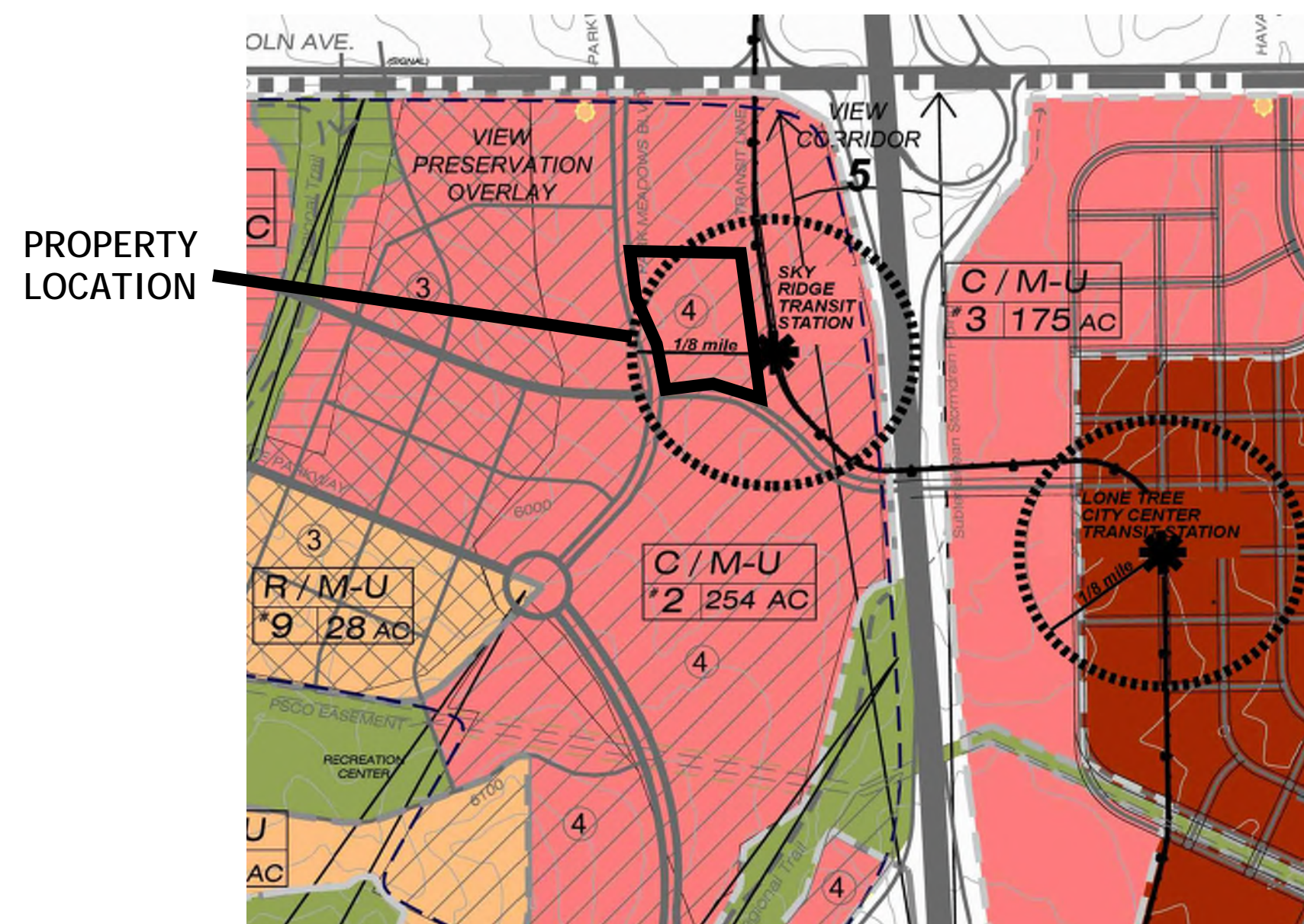
PRESCIENT
 831 E. MOREHEAD, STE 460
 CHARLOTTE, NC 28202

GENERAL CONTRACTOR

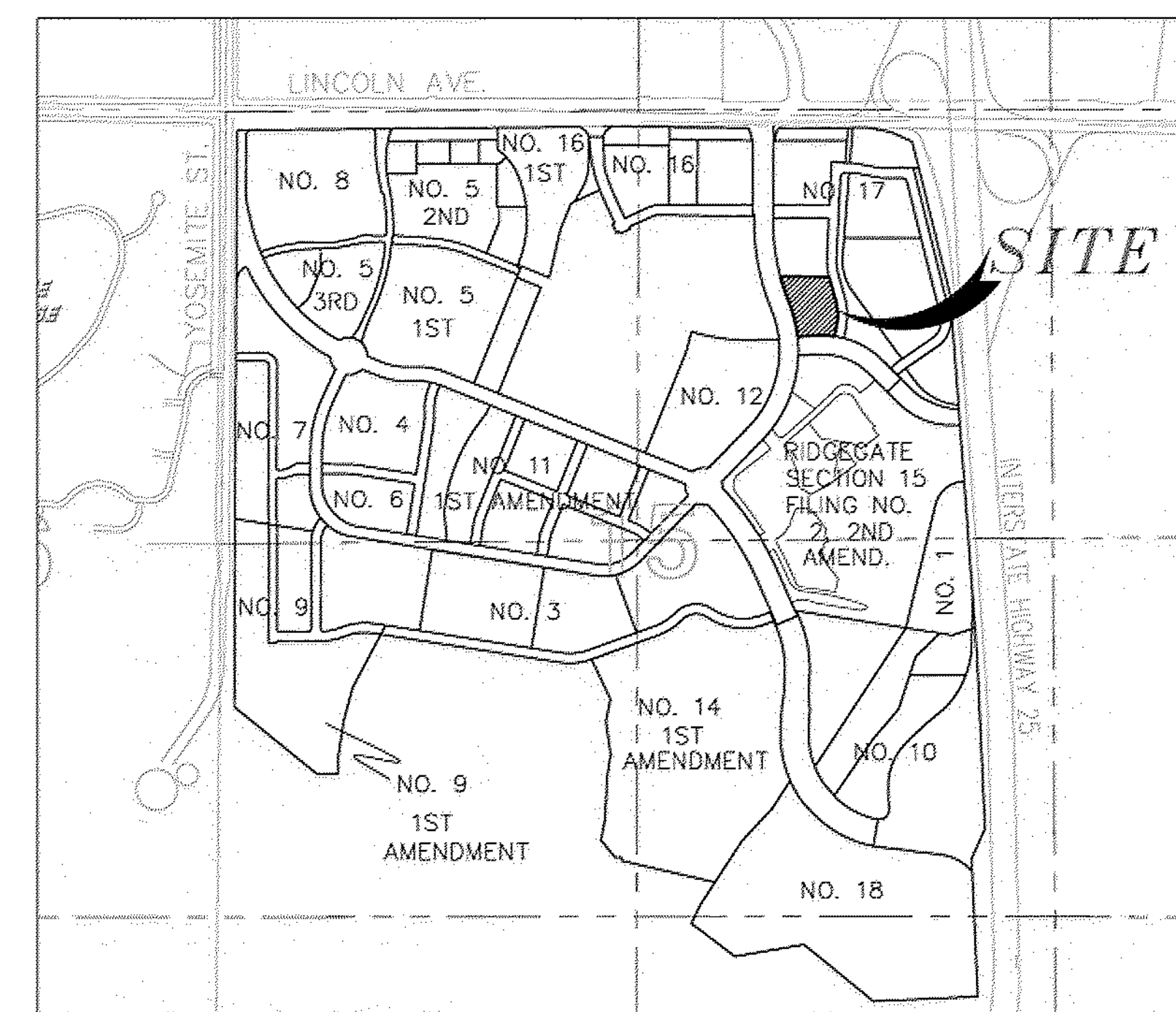
CFC CONSTRUCTION
 14062 DENVER WEST PARKWAY, STE 110, BLDG 52
 GOLDEN, CO 80401

INTERIORS

STUDIO 10
 1050 BANNOCK ST
 DENVER, CO 80204



RIDGEGATE PD VICINITY
 MAP SCALE 1" = 2000'



VICINITY MAP
 SCALE 1" = 1000'

PROJECT NUMBER
 MR180423

DRAWN BY
 AK, YH

DATE
 JULY 16, 2019

REVISIONS
 JUNE 28, 2019
 JULY 12, 2019



1616 Camden Road, Suite 250
 Charlotte, North Carolina 28203
 704.766.2328

PROJECT

**POWERED
 BY
 PRESCIENT**

LONE TREE, COLORADO
 80124

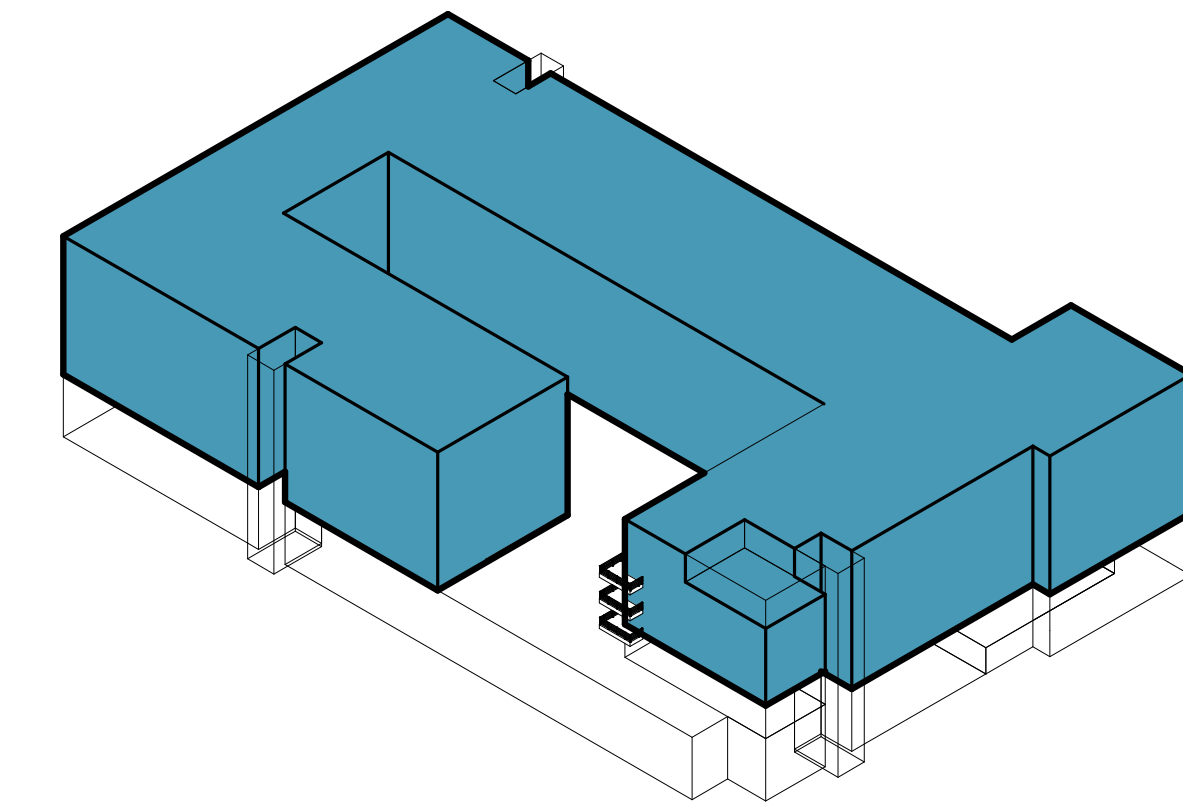
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COVER SHEET

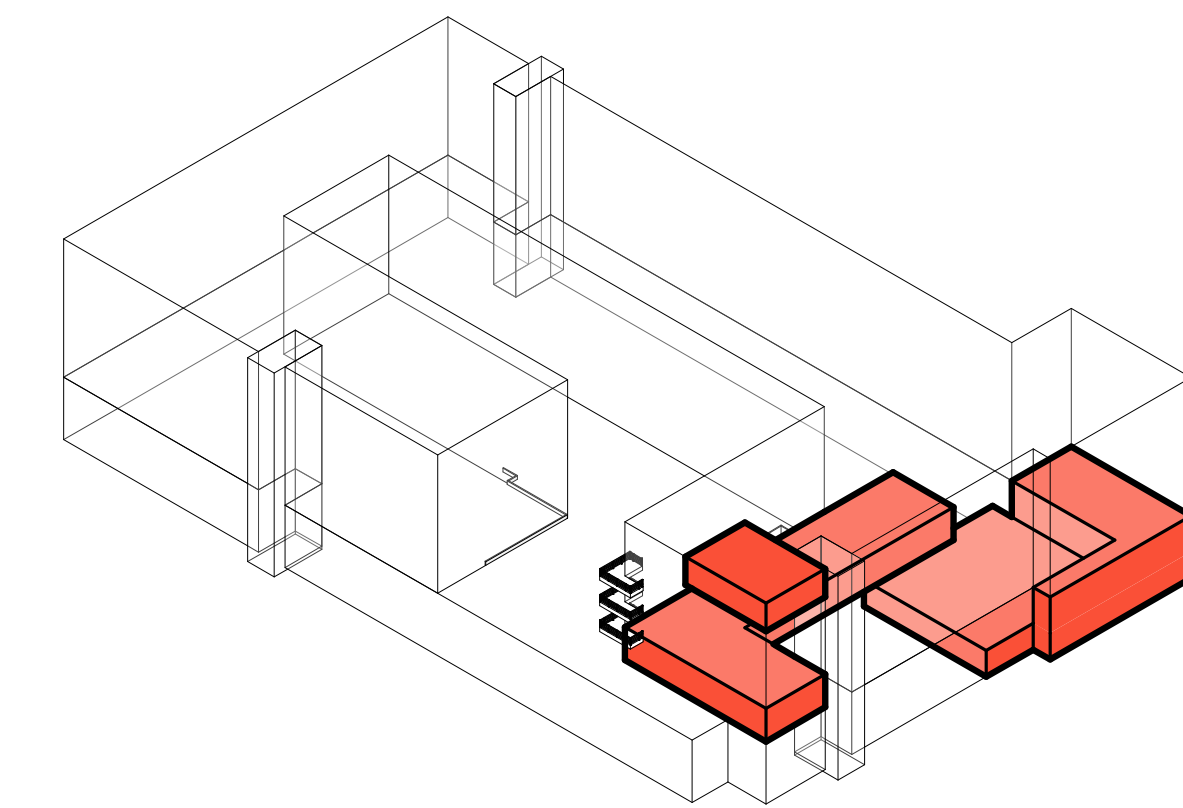
SHEET NUMBER

1 OF 18

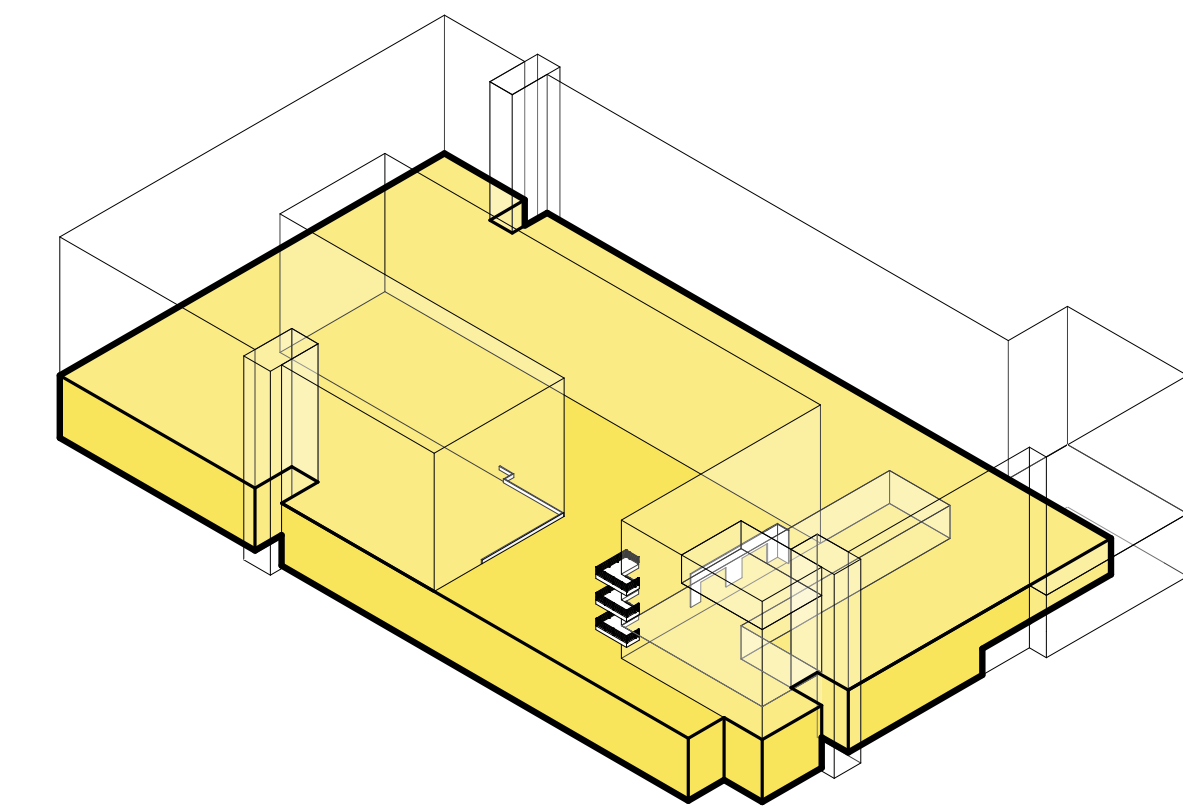
RidgeGate, Filing 17 1st Amendment, Lot 6B
 RidgeGate Planned Development
 Planning Area #2
 2.73 Acres
 SIP #SP19-33R



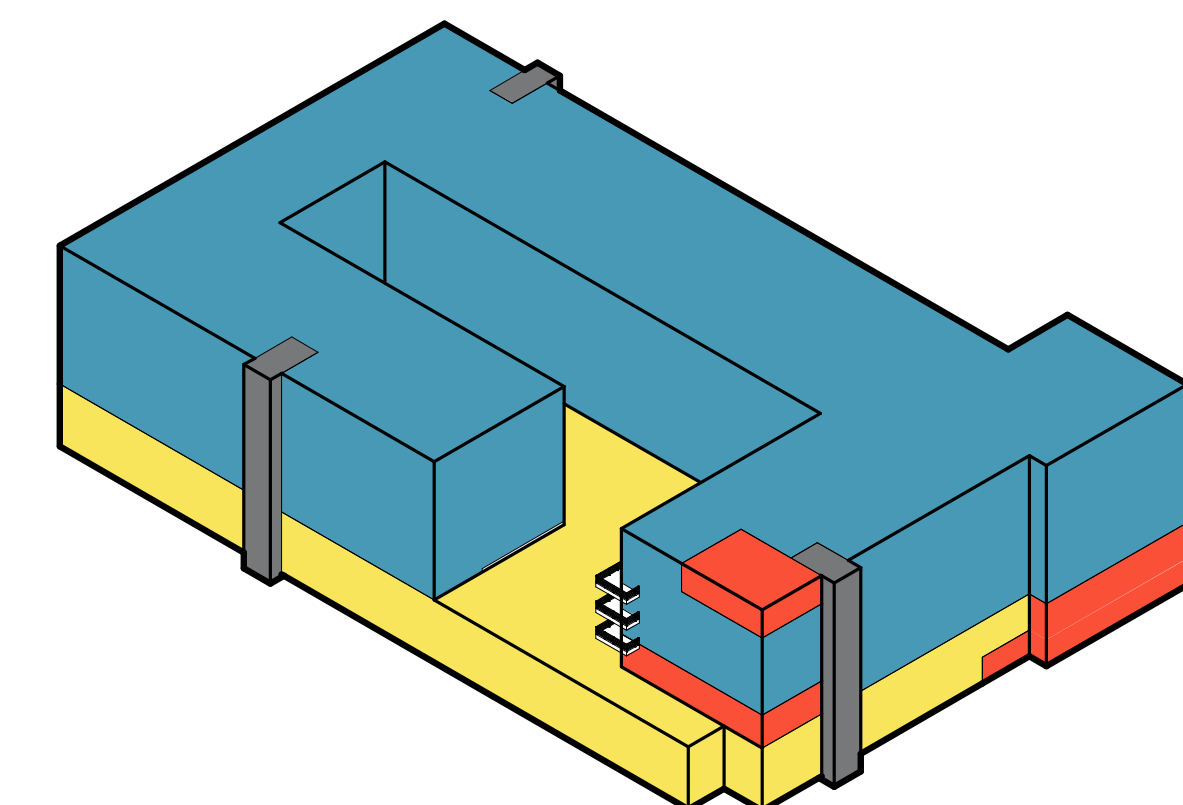
Building Zones - Residential



Building Zones - Amenity



Building Zones - Parking



Building Zones - All



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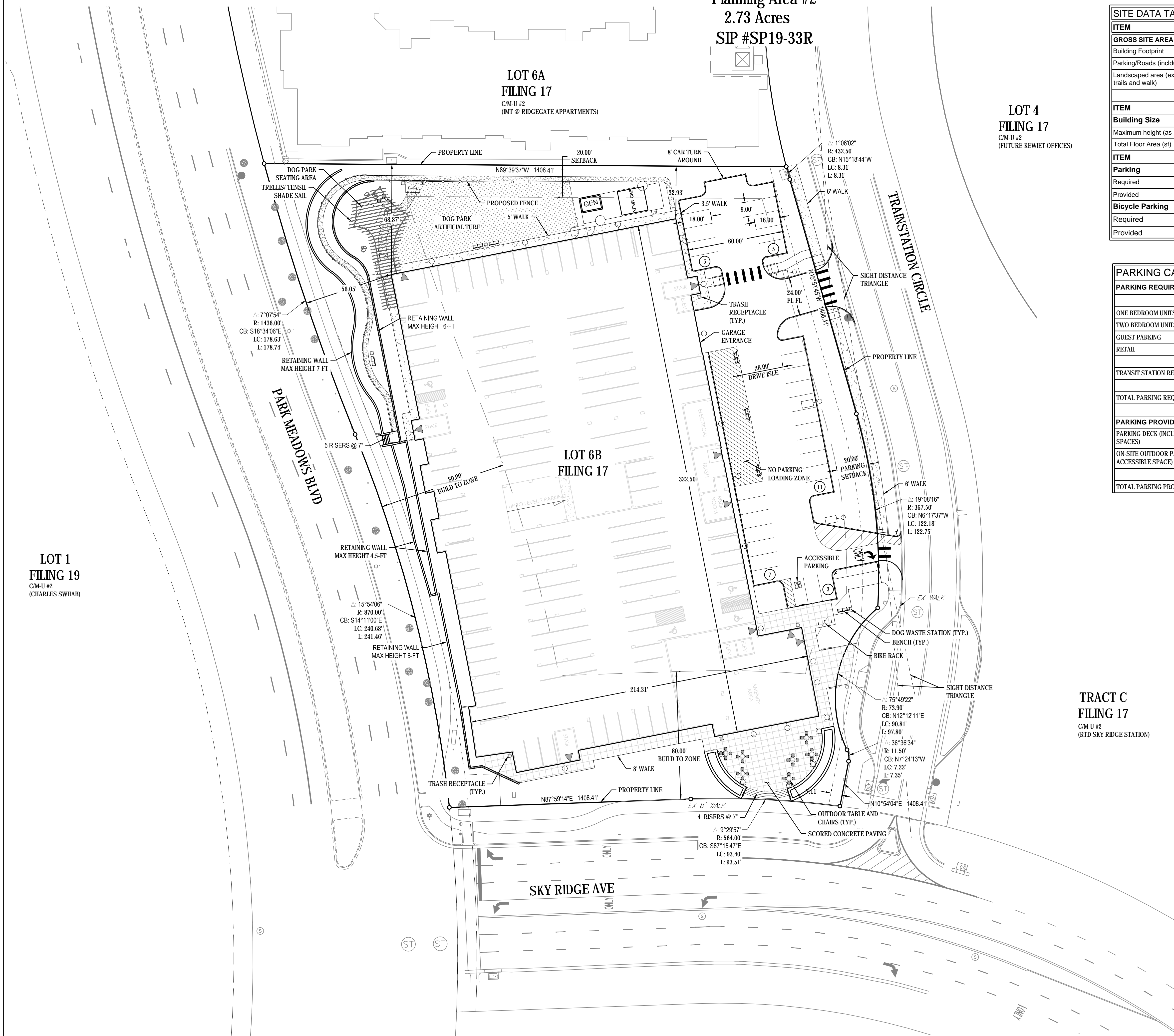
SHEET TITLE

**MASSING AND
CONTEXT**

SHEET NUMBER

2 OF 18

RidgeGate, Filing 17 1st Amendment, Lot 6B
 RidgeGate Planned Development
 Planning Area #2
 2.73 Acres
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SITE DATA TABLE:

ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA	118,917 SF / 2.73 AC	100%
Building Footprint	59,605	50%
Parking/Roads (including planted interior parking islands)	18,366	16%
Landscaped area (excluding planted interior parking islands, trails and walk)	40,947	34%
ITEM		
Building Size		
Maximum height (as measured by the City's Building Code)	88' - 0"	
Total Floor Area (sf)	222,883.5	
ITEM		
Parking		
Required	284	
Provided	321	
Bicycle Parking		
Required	7	
Provided	7	

PARKING CALCULATION TABLE

PARKING REQUIRED	NUMBER OF ROOMS	PARKING PER UNIT	TOTAL
ONE BEDROOM UNITS	193	1	193
TWO BEDROOM UNITS	47	2	96
GUEST PARKING		.25	60
RETAIL	1500 SF	1/250 SF	6
		SUB-TOTAL PARKING	355
TRANSIT STATION REDUCTION (20% MAX)			71
TOTAL PARKING REQUIRED			284
PARKING PROVIDED			
PARKING DECK (INCLUDES 6 STD & 2 VAN ACCESSIBLE SPACES)			290
ON-SITE OUTDOOR PARKING (INCLUDES 1 STD ACCESSIBLE SPACE)			31
TOTAL PARKING PROVIDED			321

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DRAWN BY
AK, YH

DATE
07/12/19

REVISIONS
 REVISION 1 JUNE 21, 2019
 REVISION 2 JULY 12, 2019

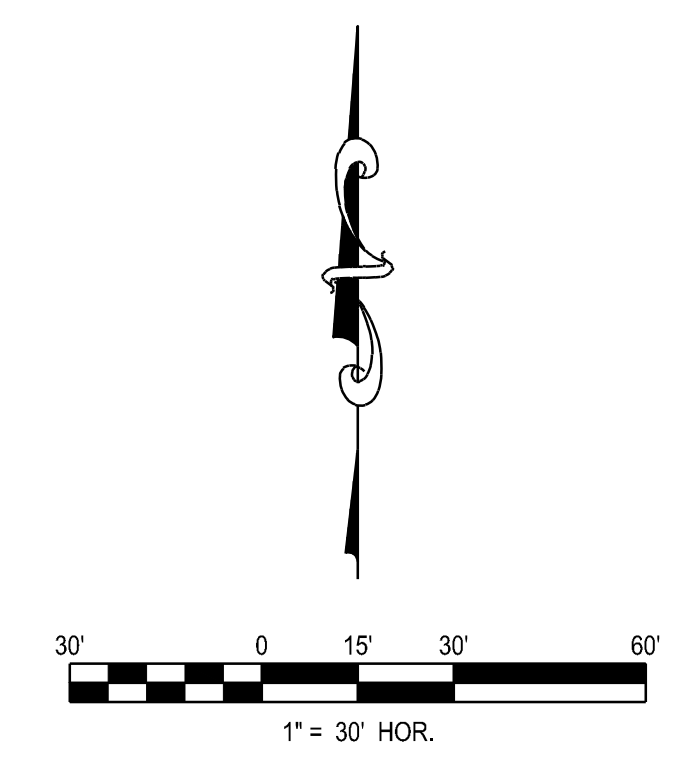


PROJECT
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LONE TREE, COLORADO
80124

SHEET TITLE
SITE PLAN

SHEET NUMBER
3 OF 18

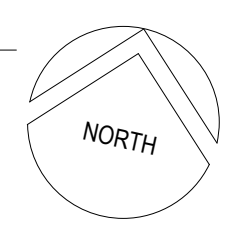
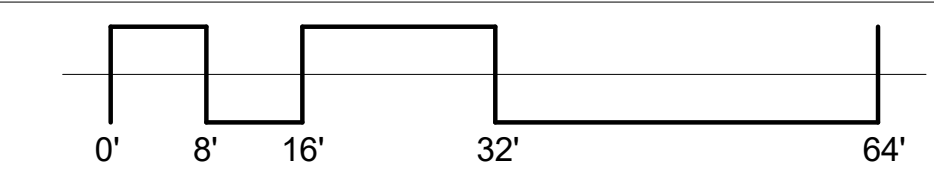
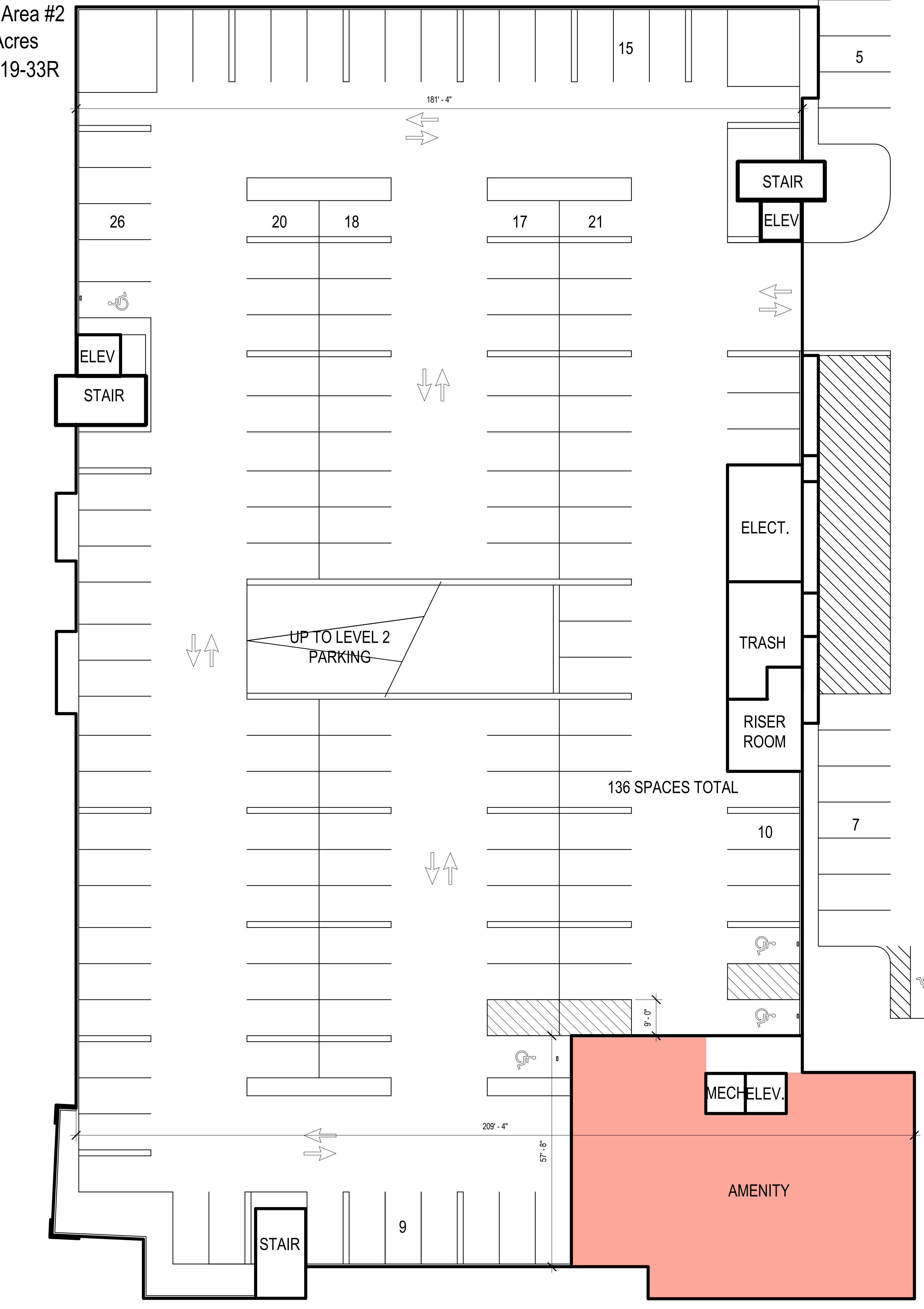
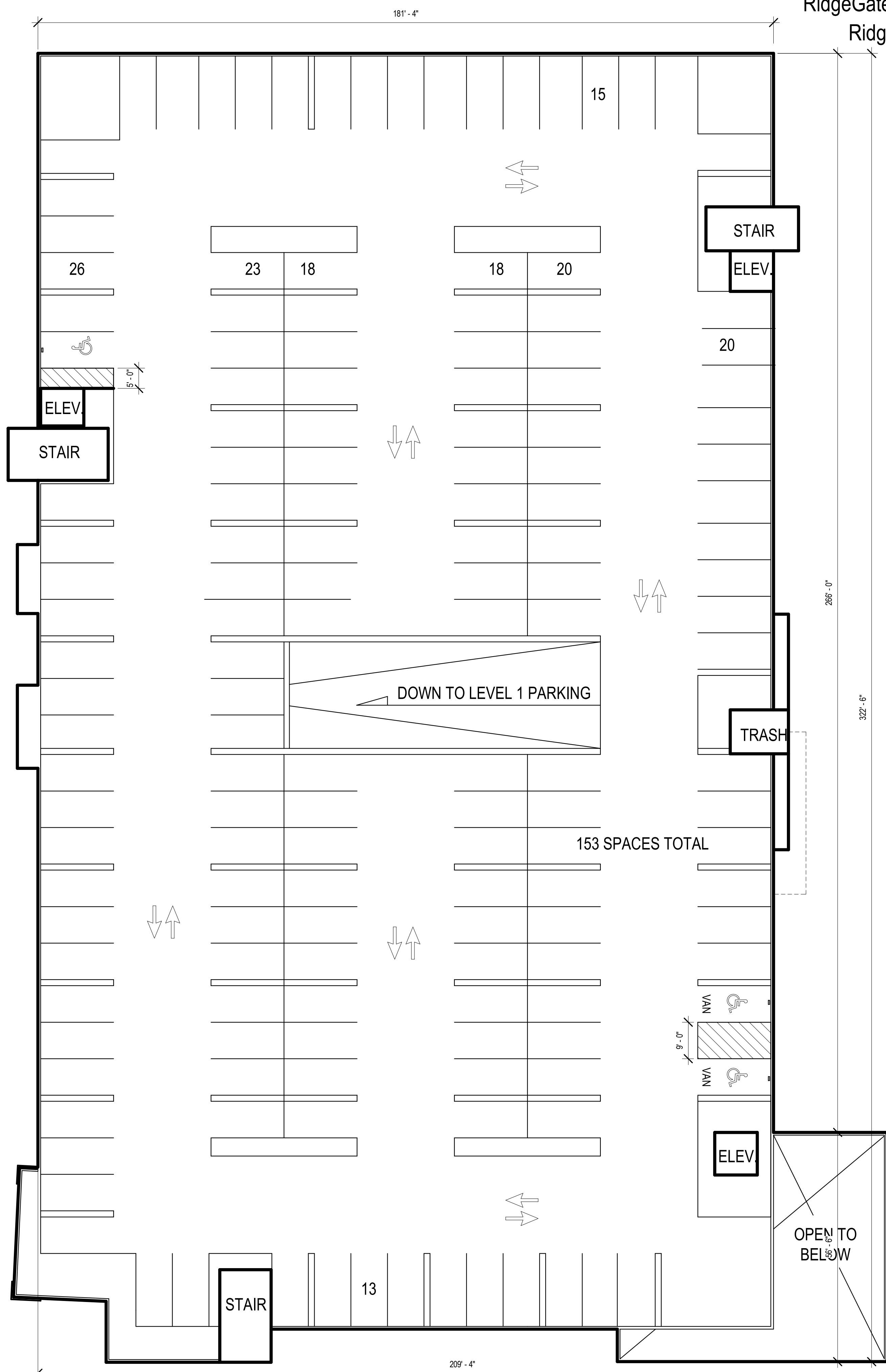


LOT 1
FILING 19
CM-U #2
(CHARLES SWHAB)

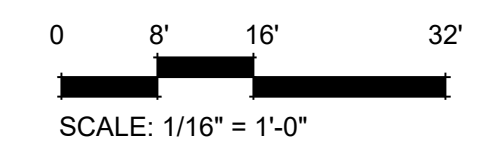
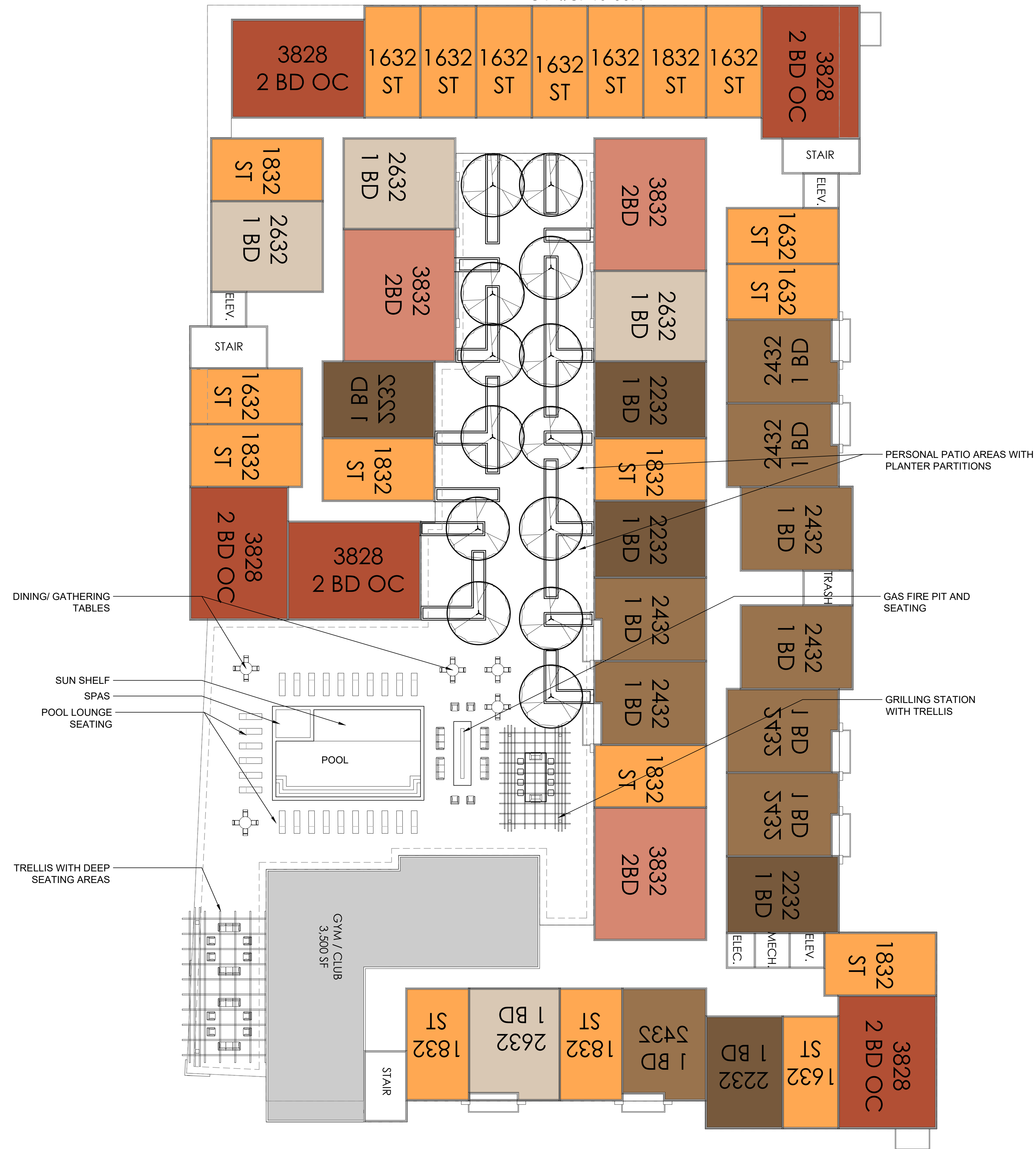
TRACT C
FILING 17
CM-U #2
(RTD SKY RIDGE STATION)



1616 Camden Road, Suite 250
Charlotte, North Carolina 28203
704.766.2328



RidgeGate, Filing 17 1st Amendment, Lot 6B
 RidgeGate Planned Development
 Planning Area #2
 2.73 Acres
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PROJECT NUMBER
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 DRAWN BY
 LH
 DATE

REVISIONS



Consilium Design
 LAND PLANNING AND
 LANDSCAPE ARCHITECTURE
 2755 SOUTH LOCUST ST.,
 SUITE 236
 DENVER, CO 80222
 TEL 303.224.9520
 FAX 303.224.9524
 www.consiliumdesign.com

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PROJECT
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LONE TREE, COLORADO
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SHEET TITLE
LEVEL 3 COURTYARD PLAN

SHEET NUMBER
5 OF 18

RidgeGate, Filing 17 1st Amendment, Lot 6B
 RidgeGate Planned Development
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LOT 6A
 FILING 17

LOT 4
 FILING 17

LOT 6B
 FILING 17

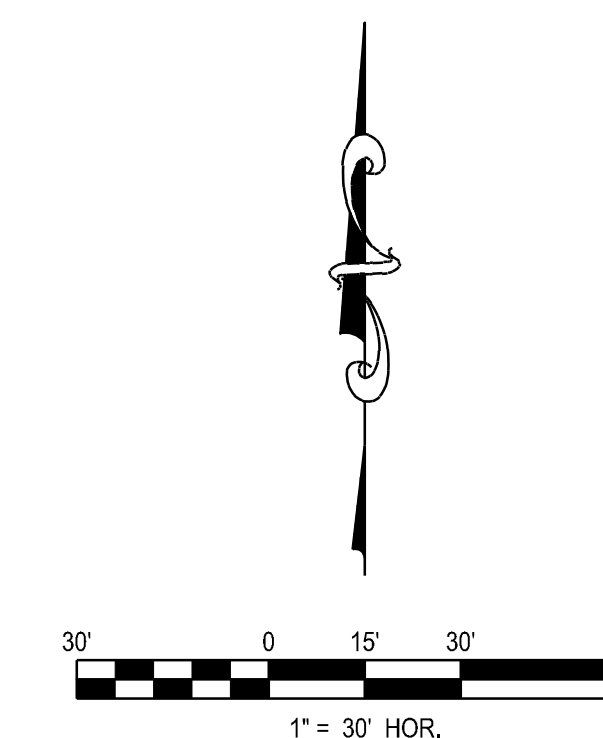
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LOT 1
 FILING 19

TRACT C
 FILING 17

LEGEND

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING CURB AND GUTTER WRAMP
	EXISTING GAS
	EXISTING ELECTRIC
	EXISTING SANITARY
	EXISTING STORM
	EXISTING WATER
	EXISTING FIRE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED FENCE
	PROPOSED SANITARY
	PROPOSED STORM
	PROPOSED DOMESTIC WATER
	PROPOSED FIRE LINE
	PROPOSED GENERATOR



PROJECT NUMBER
 MR180423

DRAWN BY
 AK, YH

DATE
 07/12/19

REVISIONS
 REVISION 1 JUNE 21, 2019
 REVISION 2 JULY 12, 2019



PROJECT

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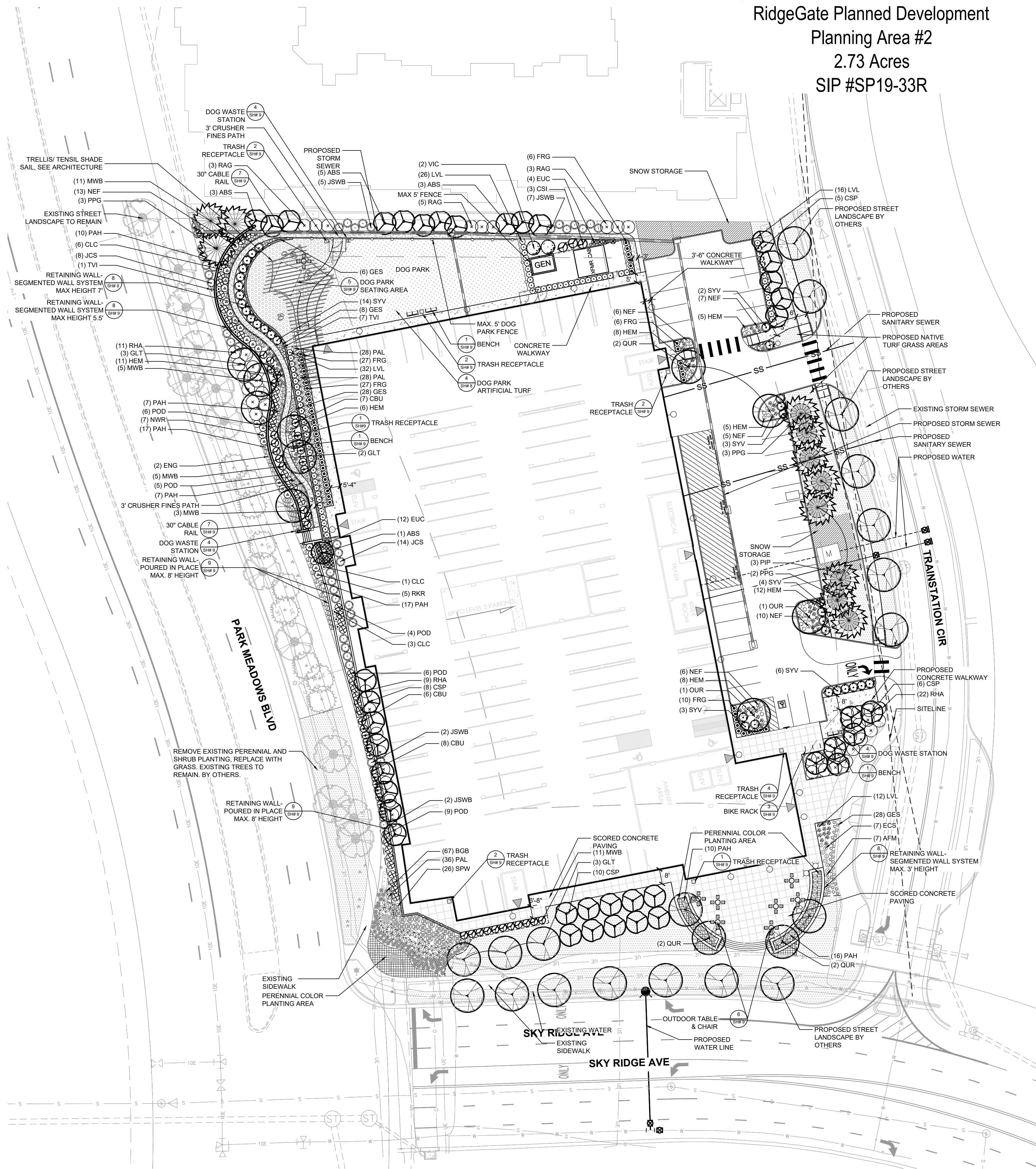
SHEET TITLE

**GRADING AND
 UTILITY PLAN**

SHEET NUMBER

6 OF 18

RidgeGate, Filing 17 1st Amendment, Lot 6B
 RidgeGate Planned Development
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QTY	KEY	BOTANICAL NAME	COMMON NAME	BASE BID SIZE	CONDITION
-----	-----	----------------	-------------	---------------	-----------

17 Deciduous Overstory Trees

9	GLT	Gleditsia species	HONEYLOCUST SPECIES	3" CAL.	B&B
8	QUR	Quercus species	OAK SPECIES	3" CAL.	B&B

50 EVERGREEN TREES

22	JCS	Juniperus scopulorum	ROCKY MOUNTAIN JUNIPER	8' HT.	B&B
16	JSWB	Juniperus scopulorum 'Wichita Blue'	WICHITA BLUE JUNIPER	8' HT.	B&B
8	PPG	Picea pungens glauca	COLORADO BLUE SPRUCE	8' HT.	B&B
3	PIP	Pinus ponderosa	PONDEROSA PINE	8' HT.	B&B

41 ORNAMENTAL TREES

12	ABS	Amelanchier species	SERVICEBERRY SPECIES	CLUMP	B&B
29	CSP	Fyrus calleryana	CHANTICLEER PEAR	2.5" CAL.	B&B

237 DECIDUOUS SHRUBS

21	CBU	Rhamnus frangula 'Columnaris'	COLUMNAR BUCKTHORN	5 GAL.	CONTAINER
3	CSI	Cornus Sericea 'Isanti'	ISANTI DOGWOOD	5 GAL.	CONTAINER
86	LVL	Ligustrum vulgare 'Lodense'	LONDENSE EUROPEAN PRIVET	5 GAL.	CONTAINER
30	POD	Physocarpus opulifolius 'Seward'	SUMMER WINE NINEBARK	5 GAL.	CONTAINER
42	RHA	Rhus aromatica 'Gro-Low'	DWARF FRAGRANT SUMAC	5 GAL.	CONTAINER
11	RAG	Rhus trilobata	THREE-LEAF SUMAC	1 GAL.	CONTAINER
5	RKR	Rosa x 'Knock-out- RadRazz'	KNOCK-OUT CHERRY	5 GAL.	CONTAINER
7	RNW	Rosa x 'Nearly Wild'	NEARLY WILD ROSE	5 GAL.	CONTAINER
32	SYV	Syringa meyeri	DWARF KOREAN LILAC	5 GAL.	CONTAINER
2	VIC	Viburnum lentago	NANNYBERRY VIBURNUM	5 GAL.	CONTAINER

35 EVERGREEN SHRUBS

35	MWB	Pinus mugo 'White Bud'	WHITE BUD MUGO PINE	5 GAL.	CONTAINER
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226 ORNAMENTAL GRASSES

67	BGB	Bouteloua gracilis 'Blonde Ambition'	BLONDE AMBITION BLUE GRAMA	1 GAL.	CONTAINER
49	FRG	Calamagrostis x acutiflora	KARL FORESTER	5 GAL.	CONTAINER
84	PAH	Pennisetum alopecuroides 'Hameln'	HARDY FOUNTAIN GRASS	1 GAL.	CONTAINER
26	SPW	Sporobolus wrightii	GIANT SACATON	5 GAL.	CONTAINER

234 PERENNIALS

7	AFM	Aster x frikartii 'Monch'	ASTER, MONCH FRIKART'S	1 GAL.	CONTAINER
7	ECS	Echinacea 'Sunrise'	SUNRISE CONEFLOWER	1 GAL.	CONTAINER
70	GES	Geranium spp.	CRANEBILL	1 GAL.	CONTAINER
55	HEM	Hemerocallis hybrids	DAYLILY	1 GAL.	CONTAINER
47	NEF	Nepeta x faassenii	CATMINT	1 GAL.	CONTAINER
64	PAL	Perovskia atriplicifolia 'Little Spire'	RUSSIAN SAGE	1 GAL.	CONTAINER

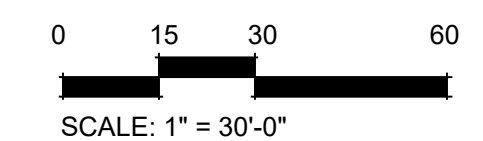
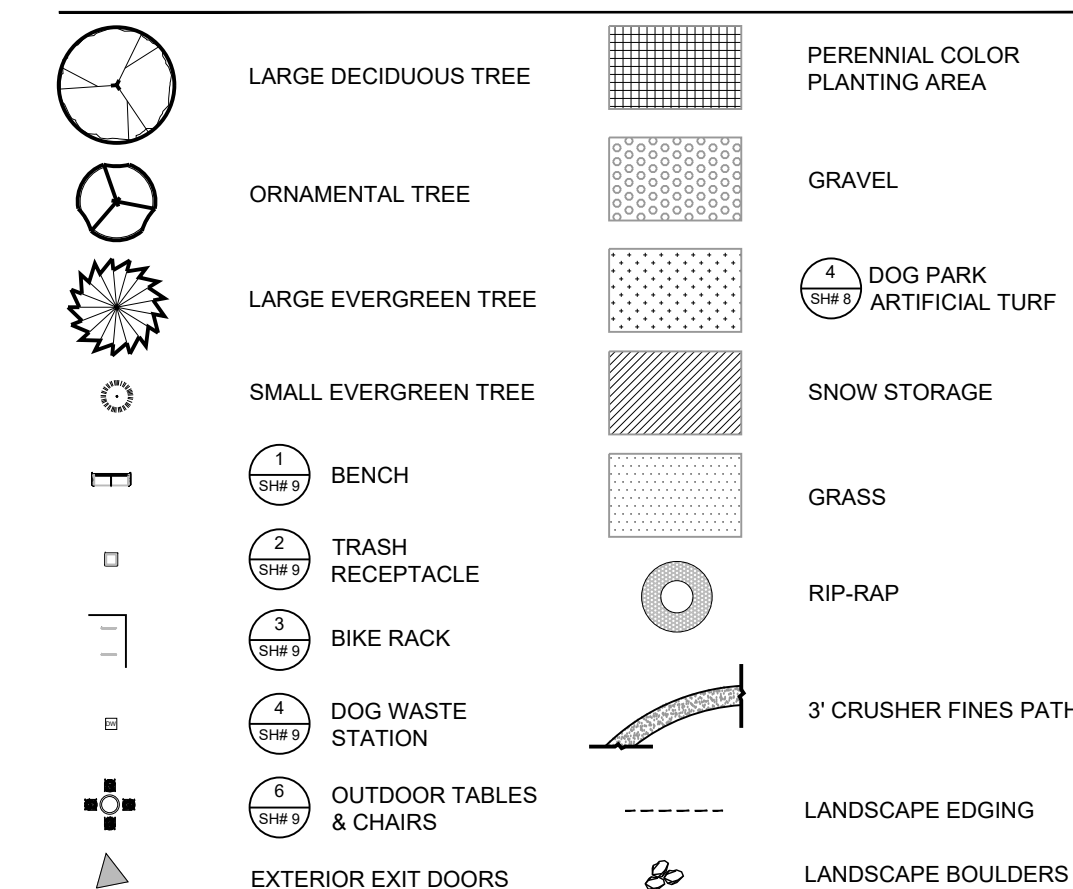
16 GROUNDCOVERS

16	EUC	Euonymus fortunei 'Coloratus'	PURPLELEAF WINTERCREEPER	1 GAL.	CONTAINER
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20 VINES

8	TVI	Campsis radicans	TRUMPET VINE	1 GAL.	CONTAINER
10	CLC	Clematis species	CLEMATIS SPECIES	1 GAL.	CONTAINER
2	ENG	Parthenocissus quinquefolia	VIRGINIA CREEPER	1 GAL.	CONTAINER

LEGEND



PROJECT NUMBER
MR180423

DRAWN BY
LH

DATE

REVISIONS



Consilium Design
LAND PLANNING AND
LANDSCAPE ARCHITECTURE

2755 SOUTH LOCUST ST.,
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PROJECT

**POWERED
BY
PRESCIENT**

LONE TREE, COLORADO
80124

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

7 OF 18

GENERAL NOTES

- ALL WORK SHALL CONFORM TO FEDERAL, STATE, CITY, AND COUNTY CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS.
- RECIPIENTS OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- CONTRACTOR SHALL VERIFY (CALL FOR UTILITY LOCATES) LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY SETTLING DUE TO EXCAVATION AND TRENCHING.
- CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING ADJACENT PROPERTY'S AMENITIES/ IMPROVEMENTS, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE RIGHT-OF-WAY AND/ OR PUBLIC PROPERTY AT THE END OF EACH WORK DAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DAMAGE DUE TO PROJECT'S CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPAIR TO UTILITIES, ADJACENT LANDSCAPE, AND THE SUBCONTRACTOR'S OPERATIONS DURING CONSTRUCTION AND/ OR THE SPECIFIED MAINTENANCE PERIOD. THE CONTRACTOR SHALL FULLY COMPENSATE THE OWNER FOR ANYTHING DISTURBED AND/ OR DESTROYED THAT IS NOT DESIGNATED FOR DEMOLITION.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTED BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATION TO ANY VIOLATIONS OR NON-COMFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- SITE TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS, AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CLEANING OF CONCRETE IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.

RidgeGate, Filing 17 1st Amendment, Lot 6B

RidgeGate Planned Development

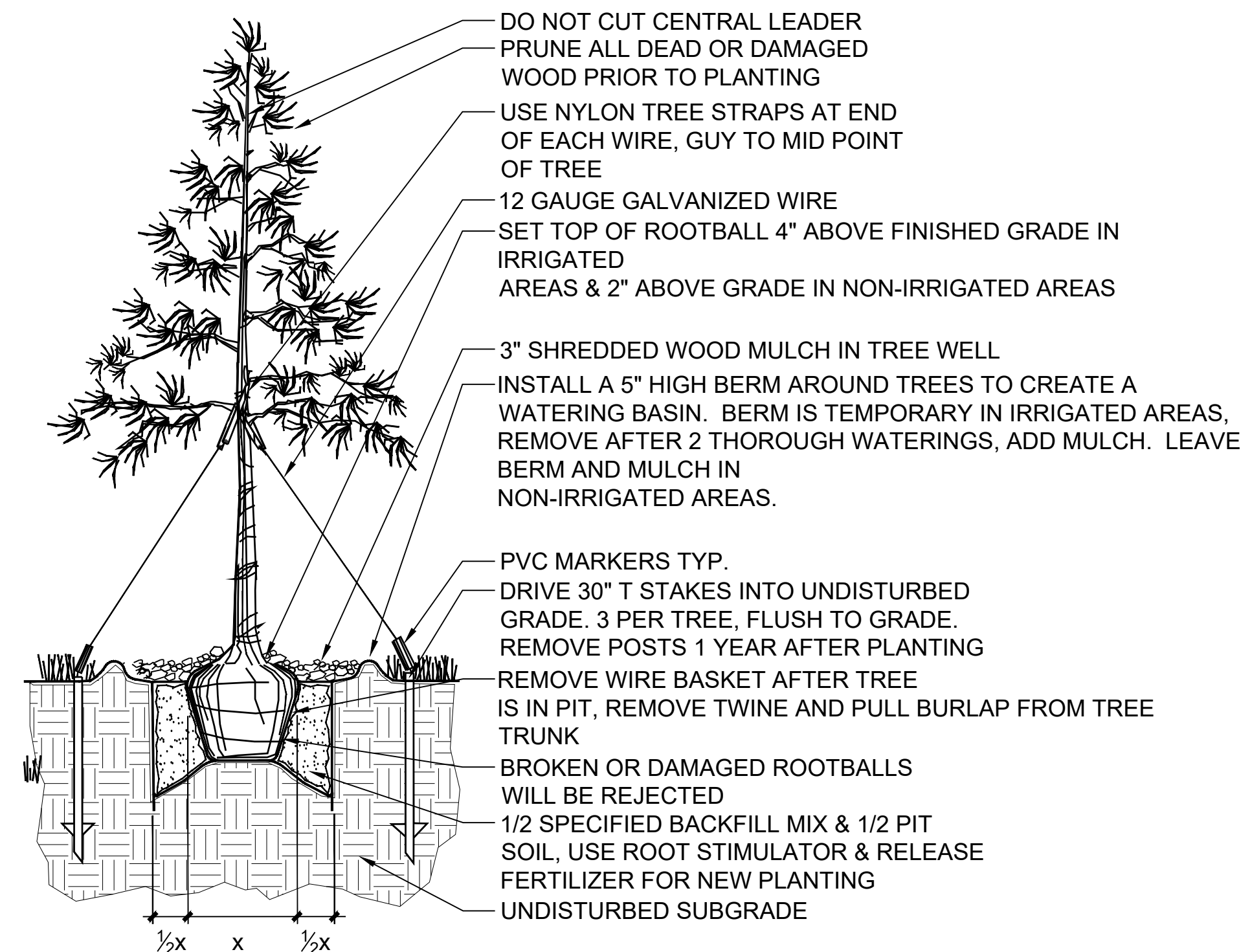
Planning Area #2

2.73 Acres

SIP #SP19-33R

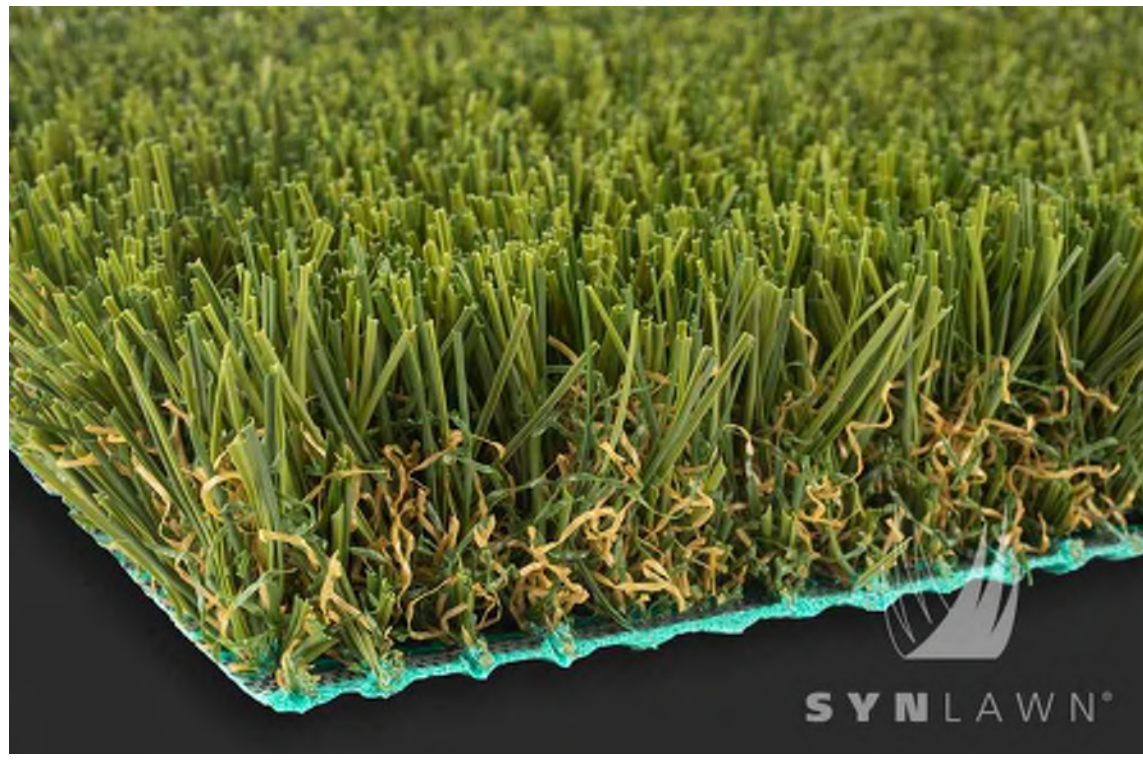
PLANTING NOTES

- WEED FABRIC SHALL NOT BE INSTALLED IN PLANTING BEDS UNLESS SPECIFICALLY SPECIFIED ON PLANS. PLANTING DESIGN IS INTENDED TO ALLOW PLANTS TO SPREAD THROUGHOUT PLANTING BEDS.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATION. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIAL DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- ALL EXISTING TREES SHALL BE SAVED AND PROTECTED (TRANSPLANTED IF NECESSARY), UNLESS OTHERWISE NOTED.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED PRIOR TO CONSTRUCTION SHALL BE COLLECTED, SAVED, AND PROTECTED FOR LATER USE ON AREAS REQUIRING REVEGETATION (SEED) AND/ OR LANDSCAPING.
- ALL TURF AND BED AREAS SHALL RECEIVE ORGANIC SOIL PREPARATION AT A RATE OF (4) FOUR CUBIC YARDS PER 1000 SQUARE FEET TILLED TO A DEPTH OF 6 INCHES OR AS NOTED IN THE TECHNICAL SPECIFICATIONS. ALL SEEDED AREAS SHALL RECEIVE ORGANIC SOIL PREPARATION AT A RATE RATE RECOMMENDED BY SEED MANUFACTURER. SEE TECHNICAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- PRIOR TO INSTALLING OF PLANT MATERIALS, ALL AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED, REPAIRED AND SEEDED IF NECESSARY. SEE SPECIFIED SEED MIX INFORMATION.
- THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY'S SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE (SPECIFICATIONS AND DETAILS PROVIDED WITH THE PLANS VERSUS THE CITY AND COUNTY'S SPECIFICATIONS AND DETAILS).
- ALL PLANTS OF THE SAME SPECIES AND SIZE SHALL HAVE MATCHING HEIGHT AND FORM, UNLESS OTHERWISE NOTED. ALL PLANTS SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK."
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC SYMBOLS ON LANDSCAPE DRAWINGS TAKES PRECEDENCE OVER WRITTEN PLANT QUANTITIES.
- ALL PLANTS SHALL BE PLANTED USING AN EQUALLY SPACED TRIANGULAR PATTERN, UNLESS OTHERWISE NOTED AND/ OR SHOWN ON THE LANDSCAPE DRAWINGS.
- ALL PLANTS INSTALLED SHALL FOLLOW THE PLANT SCHEDULE ON THE APPROVED LANDSCAPE DRAWINGS. SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD VERSUS THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT AND/ OR OWNER'S REPRESENTATIVE. PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE OR REPAIR.
- THE FINAL LOCATION OF ALL PLANTS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- CONTRACTOR SHALL PROVIDE AT LEAST A ONE YEAR WARRANTY FOR ALL PLANT MATERIAL FROM THE DATE OF FINAL INSPECTION, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT AND/OR OWNER.
- ALL PLANTS SHALL BE WATERED, CARED FOR, AND PROTECTED FROM DAMAGING WEATHER EFFECTS WHEN NECESSARY.
- ALL PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO THE PROJECT SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO HELP PREVENT ANY DAMAGE.
- ALL TREES ARE TO BE STAKED WITH WOOD STAKES AND GUYED FOR A PERIOD OF ONE YEAR PER THE DETAILS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING WOOD STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
- TREE WRAP SHALL BE APPLIED IN LATE FALL AFTER INSTALLATION AND REMOVED THE FOLLOWING SPRING. TREES GREATER THAN 4" IN CALIPER MAY NOT REQUIRE TREE WRAP IF BARK IS SUFFICIENTLY DEVELOPED. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE WRAPPED.
- CONTRACTOR SHALL OBTAIN SOIL SAMPLES FROM A MINIMUM OF 5 SUITABLE LOCATIONS AND SUBMIT SAMPLES TO A STATE-LICENSED SOIL TESTING LABORATORY, SUCH AS COLORADO ANALYTICAL OR COLORADO STATE UNIVERSITY SOILS LAB, SPECIALIZING IN THE ANALYSIS OF SOIL AND IN MAKING RECOMMENDATIONS FOR THE INTRODUCTION OF ORGANIC AMENDMENTS IN LANDSCAPE PLANTING AREAS. THE RESULTS OF THE SOIL ANALYSIS AND RECOMMENDATIONS SHALL BE FORWARDED TO THE OWNER'S REPRESENTATIVE ALONG WITH THE CONTRACTOR'S RECOMMENDATIONS FOR SOIL AMENDMENT MATERIALS AND QUANTITIES.



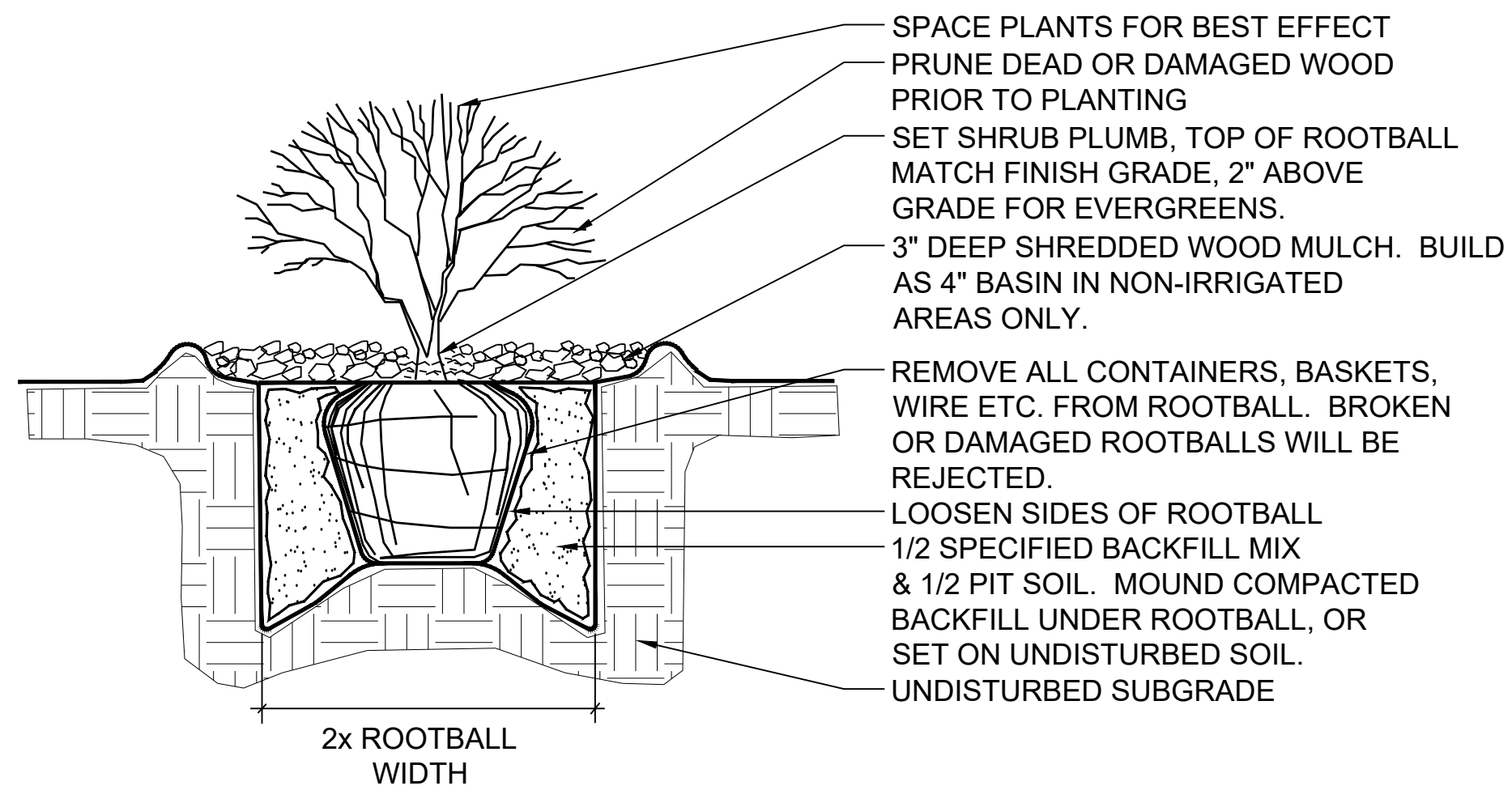
3 EVERGREEN TREE PLANTING

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



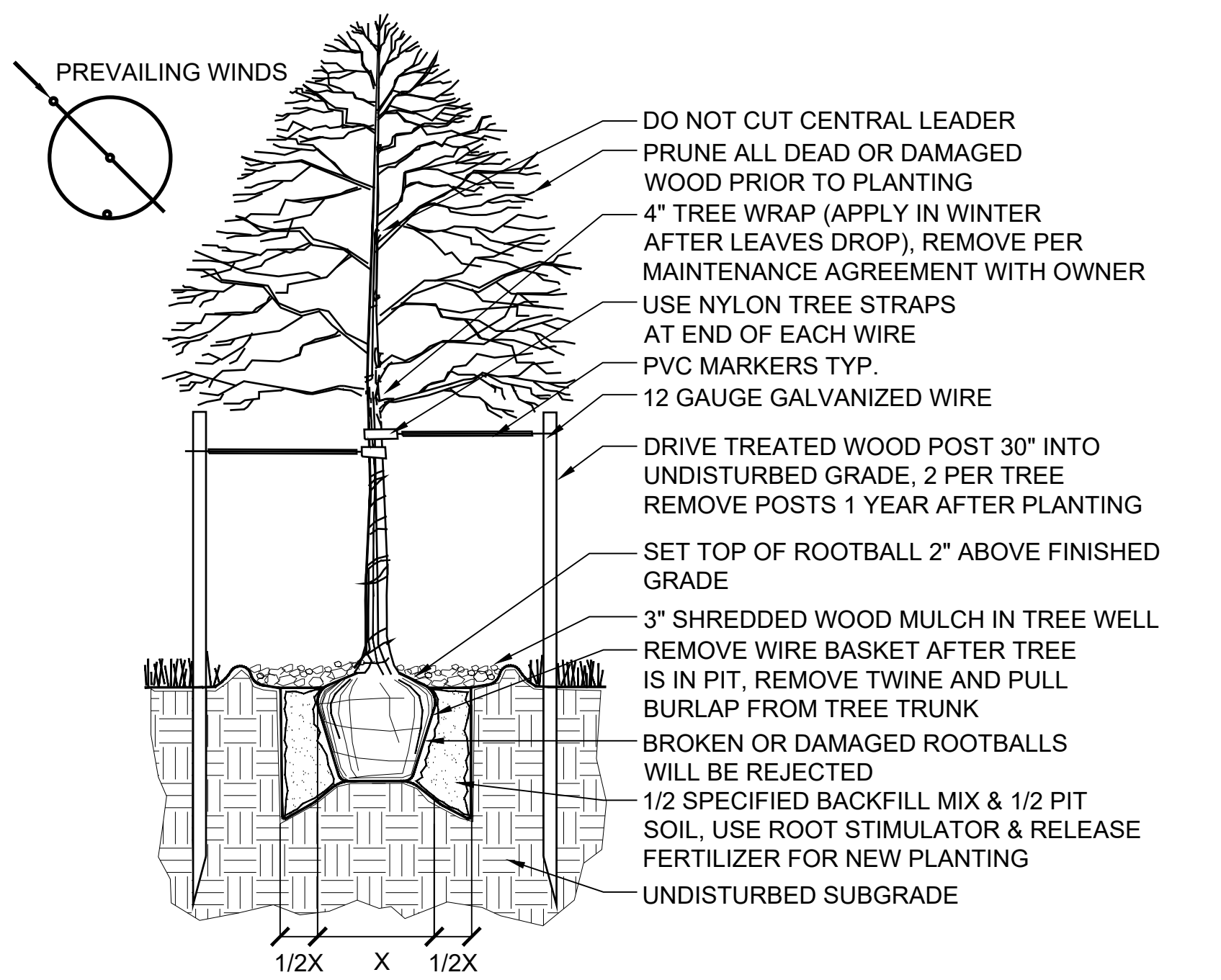
4 DOG PARK ARTIFICIAL TURF

Scale: NTS



2 SHRUB PLANTING

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



1 DECIDUOUS TREE PLANTING

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

PROJECT NUMBER
MR180423

DRAWN BY
LH

DATE

REVISIONS



Consilium Design
LAND PLANNING AND
LANDSCAPE ARCHITECTURE

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PROJECT

POWERED BY PRESCIENT

LONE TREE, COLORADO
80124

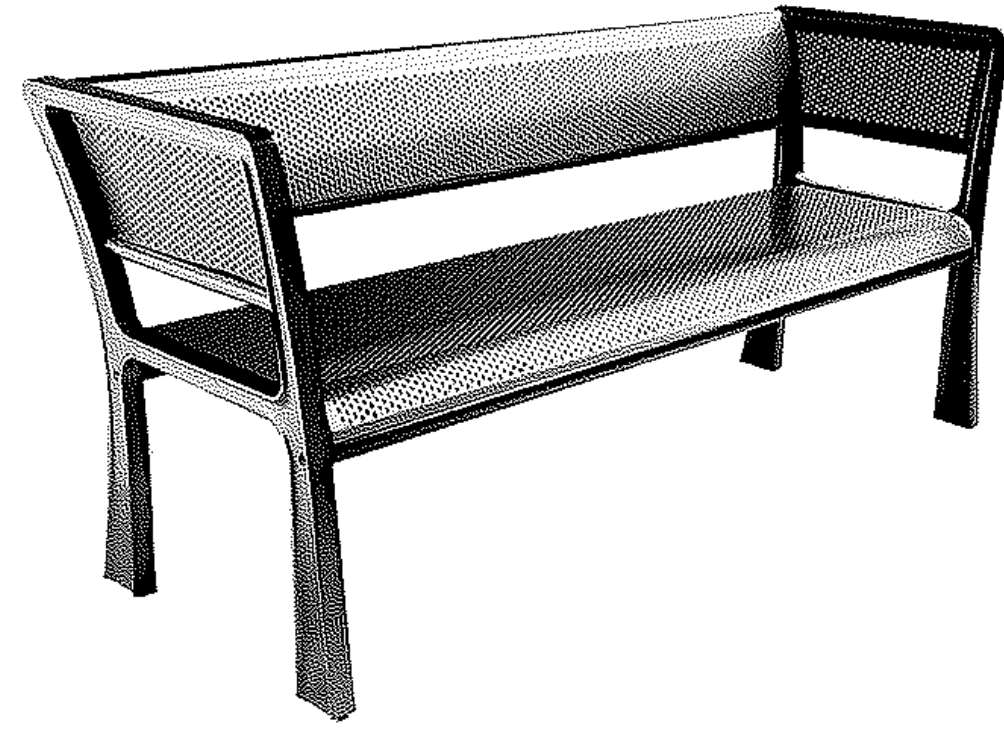
SHEET TITLE
LANDSCAPE NOTES & DETAILS

SHEET NUMBER

8 OF 18

S:\Projects\Powered By Prescient - RidgeGate\CAD\SP\Base Files\Paper-RidgeGate_L10.3.0_Sheets_SIP.dwg, 7/17/2019 10:28:31 AM, ihogin, AutoCAD PDF (General Documentation).pc3

LANDSCAPE FORMS
7800 E. MICHIGAN AVE.
KALAMAZOO, MI 49048
P: 269.381.0396
W: WWW.LANDSCAPEFORMS.COM
E: SPECIFY@LANDSCAPEFORMS.COM



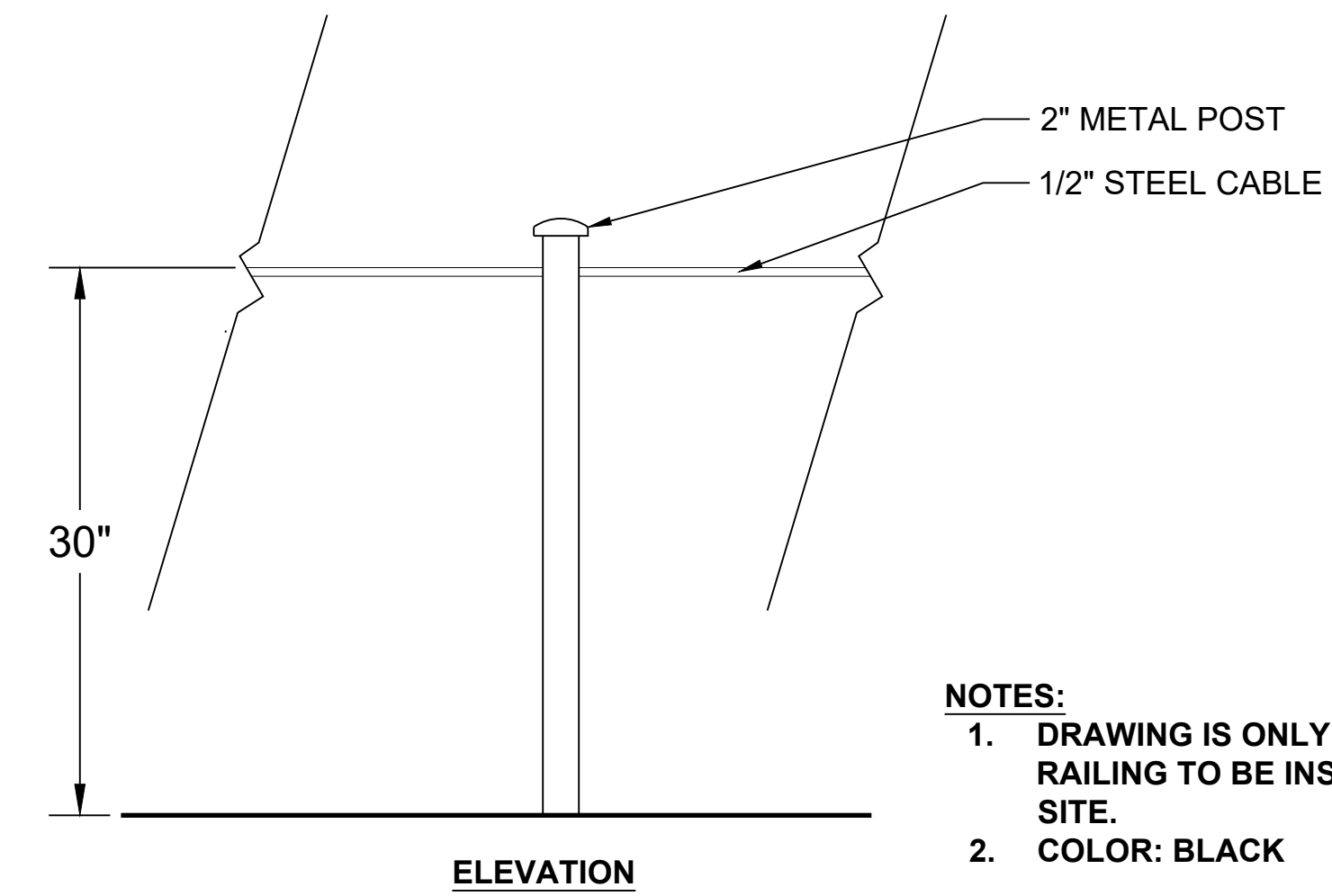
INFO:
PRODUCT: 35: SIT BENCH WITH DIVIDERS.
COLOR: SILVER
FINISH: METALLIC
SIZE: 25" D.X74"W.X32"HEIGHT
INSTALLATION: SEE SHEET 13.A FOR MOUNTING DETAILS. INSTALL PER MANUFACTURERS SPECIFICATIONS

RidgeGate, Filing 17 1st Amendment, Lot 6B
RidgeGate Planned Development
Planning Area #2
2.73 Acres
SIP #SP19-33R



DOGIPOT
5340 YOUNG PINE RD., SUITE 8
ORLANDO, FL 32829
P: 800.364.7681
W: WWW.DOGIPOT.COM
E: INFO@DOGIPOT.COM

INFO:
PRODUCT: ALUMINUM HEAD PAK DOGIPOT
PET STATION
PRODUCT NUMBER: #1003HP-L
SIZE: 2"X2"X4'-8"
INSTALLATION: INSTALL PER MANUFACTURERS SPECIFICATIONS.



1 BENCH
Scale: NTS

4 DOG WASTE STATION
Scale: NTS

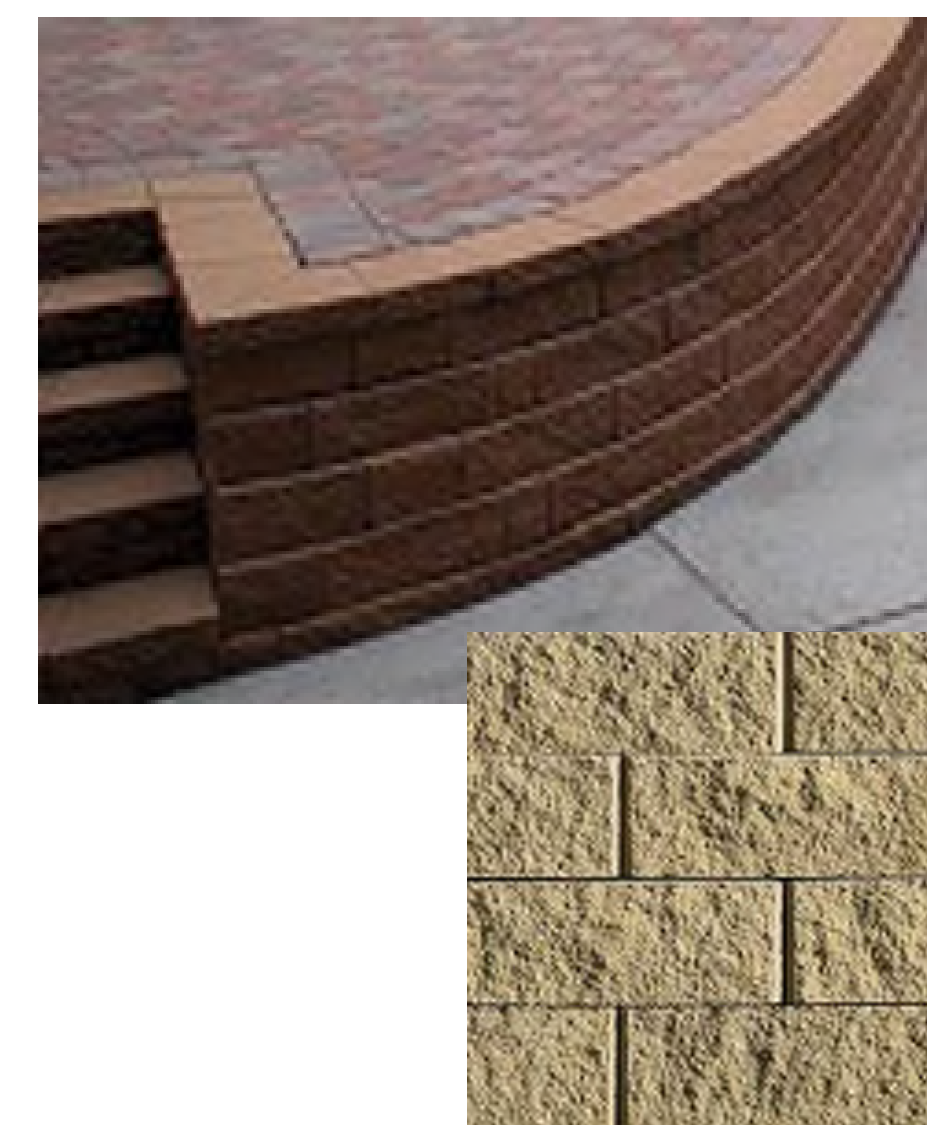
7 30" CABLE RAIL
Scale: NTS

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W: WWW.LANDSCAPEFORMS.COM
E: SPECIFY@LANDSCAPEFORMS.COM



INFO:
• PRODUCT: PITCH LITTER RECEPTACLE
• SIDE-OPENING
• COLOR: SILVER
• FINISH: METALLIC
• SIZE: 25"D.X25"W.X35"H.
• INSTALLATION: SURFACE MOUNTED, INSTALL PER MANUFACTURERS SPECIFICATIONS

NOTES:
1. IMAGE IS ONLY REPRESENTATIVE OF THE CONCEPT OF FURNITURE TO BE INSTALLED ON SITE.
2. FURNITURE TO BE CONSTRUCTED OF WOOD-PLASTIC COMPOSITE OR APPROVED EQUAL.



ANCHOR WALL SYSTEMS
5909 BAKER ROAD, SUITE 550
MINNETONKA, MN 55345
P: 952.933.8555
W: WWW.ANCHORWALL.COM

INFO:
• PRODUCT: DIAMOND RETAINING WALL SYSTEM OR APPROVED EQUAL.
• COLOR: GRAY, TO MATCH COLOR/ ARCHITECTURE OF BUILDING
• INSTALLATION: INSTALL PER MANUFACTURERS SPECIFICATIONS

2 TRASH RECEPTACLE
Scale: NTS

5 DOG PARK SEATING AREA
Scale: NTS

8 RETAINING WALL- SEGMENTED WALL SYSTEM
Scale: NTS

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E: SPECIFY@LANDSCAPEFORMS.COM



INFO:
• PRODUCT: BOLA BIKE RACK
• COLOR: SILVER
• FINISH: METALLIC
• SIZE: 1.5"D.X28.25"W.X32"W.
• INSTALLATION: SURFACE MOUNTED, INSTALL PER MANUFACTURERS SPECIFICATIONS

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KALAMAZOO, MI 49048
P: 269.381.0396
W: WWW.LANDSCAPEFORMS.COM
E: SPECIFY@LANDSCAPEFORMS.COM



INFO:
• PRODUCT: TABLES
• COLOR: SILVER
• FINISH: STAINLESS STEEL
• SIZE: 36"DIA.
• INSTALLATION: INSTALL PER MANUFACTURERS SPECIFICATIONS



INFO:
• PRODUCT: CATENA CHAIR
• COLOR: SILVER
• FINISH: METALLIC
• SIZE: 23"D.X21"W.X30"H.
• INSTALLATION: INSTALL PER MANUFACTURERS SPECIFICATIONS



NOTES:
1. IMAGE IS ONLY REPRESENTATIVE OF THE CONCEPT POURED IN PLACE WALL TO BE INSTALLED ON SITE.
2. WALL WILL BE CONSTRUCTED WITH VERTICAL BOARD FORM CONCRETE FORMS.

3 BIKE RACK
Scale: NTS

6 OUTDOOR TABLE & CHAIR
Scale: NTS

9 RETAINING WALL- POURED IN PLACE
Scale: NTS

PROJECT NUMBER
MR180423

DRAWN BY
LH

DATE

REVISIONS



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PROJECT

**POWERED
BY
PRESCIENT**

LONE TREE, COLORADO
80124

SHEET TITLE

HARDSCAPE
DETAILS

SHEET NUMBER

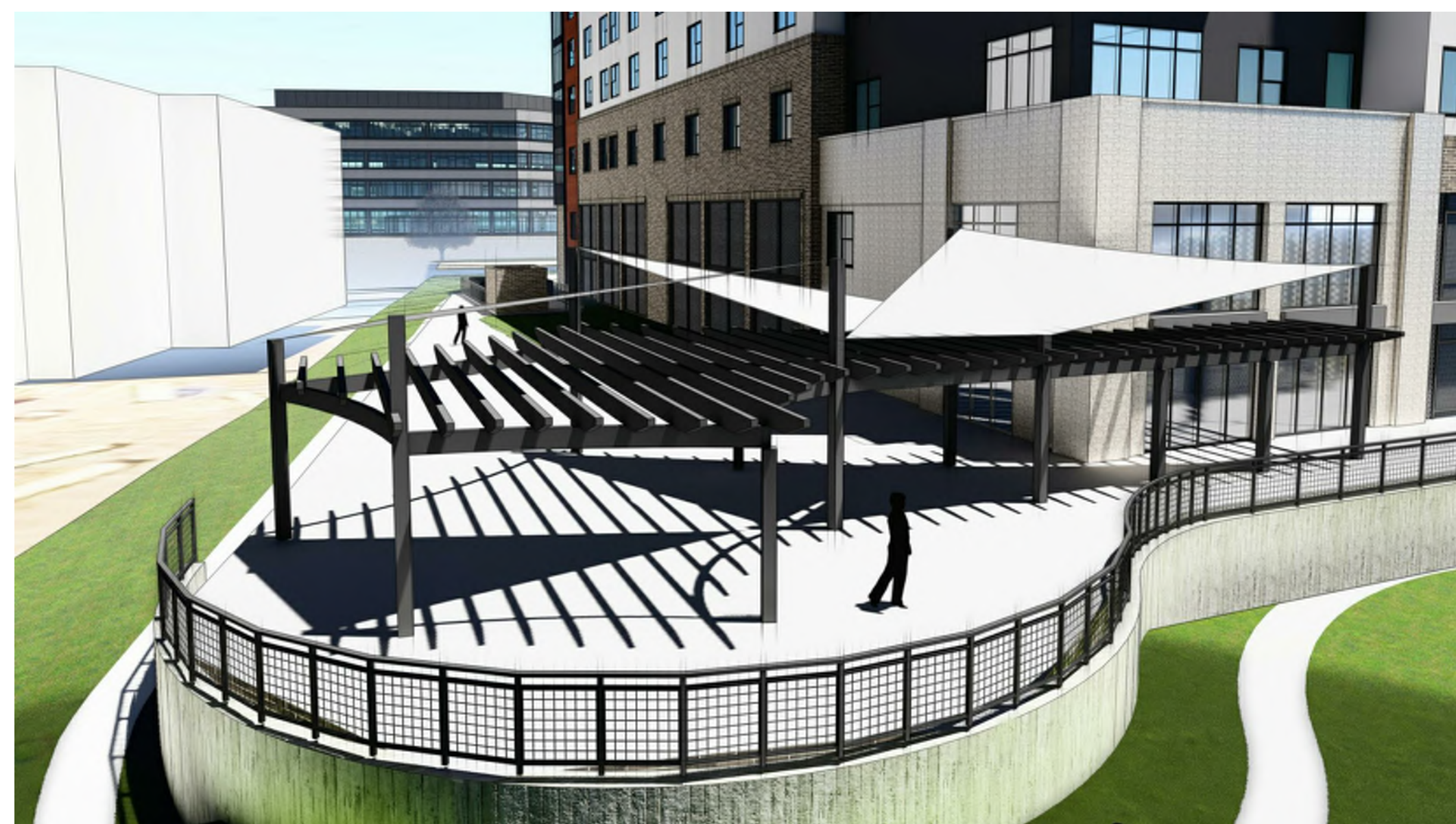
9 OF 18



SOUTH WEST CORNER
CLOSE UP

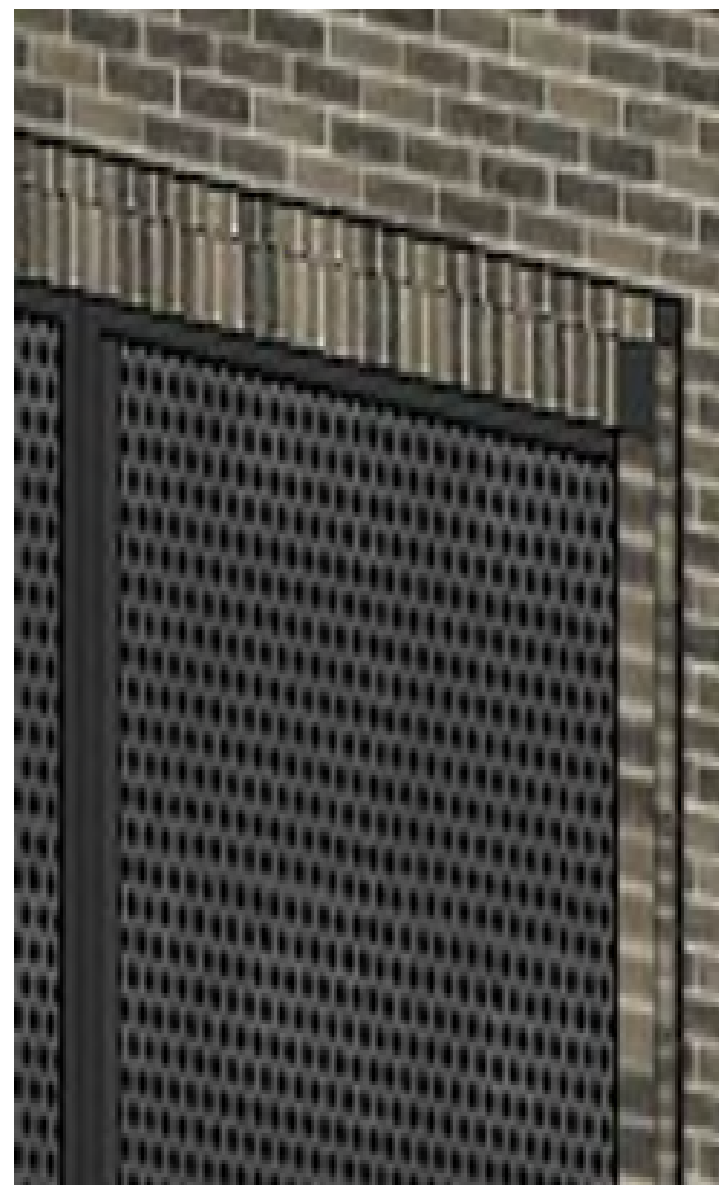


SOUTH EAST CORNER
CLOSE UP

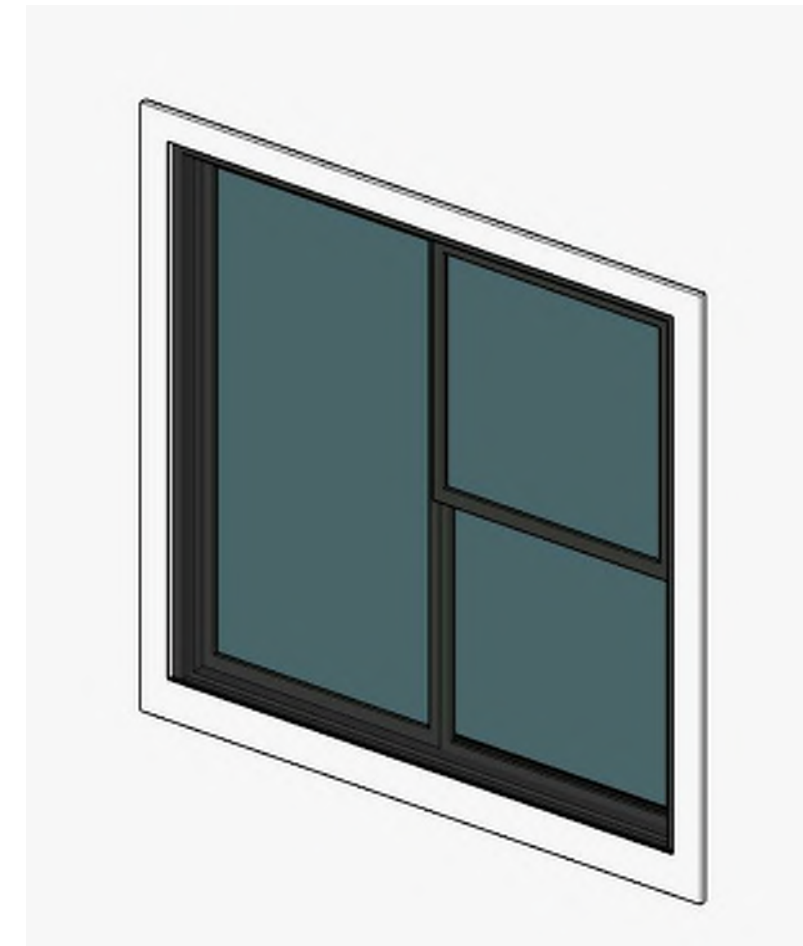


NORTH WEST CORNER
CLOSE UP

RidgeGate, Filing 17 1st Amendment, Lot 6B
RidgeGate Planned Development
Planning Area #2
2.73 Acres
SIP #SP19-33R



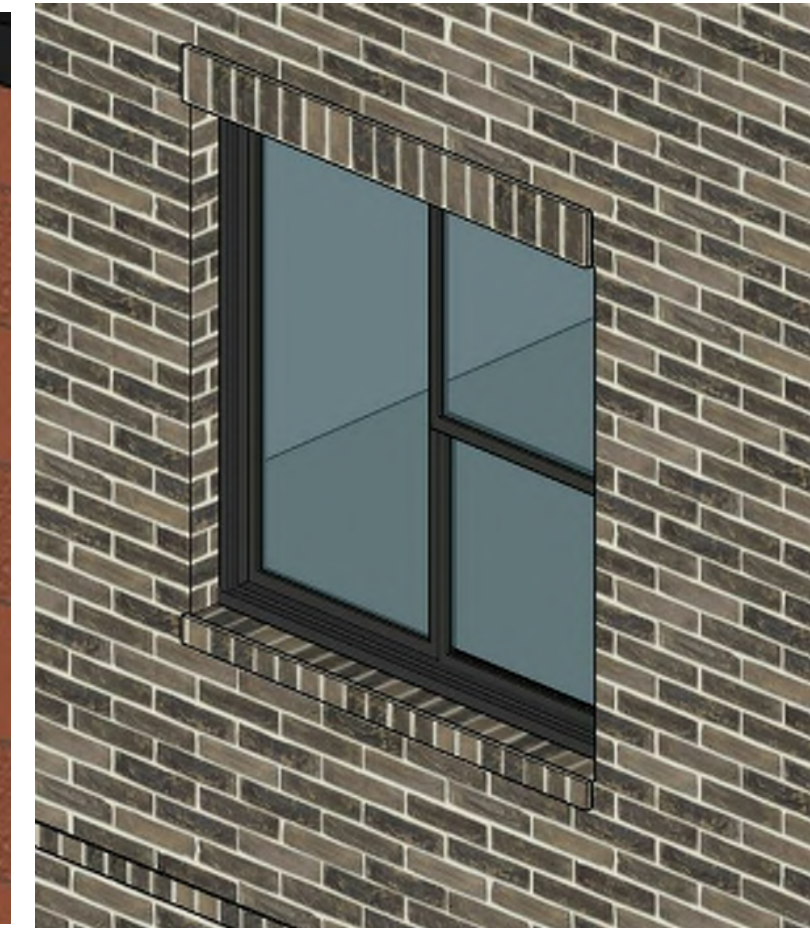
SCREEN SURROUND-
BRICK SURROUND



WINDOW CLOSEUP -
STUCCO SURROUND WITH A
TYPICAL 0' - 4" WHITE
STUCCO SURROUND



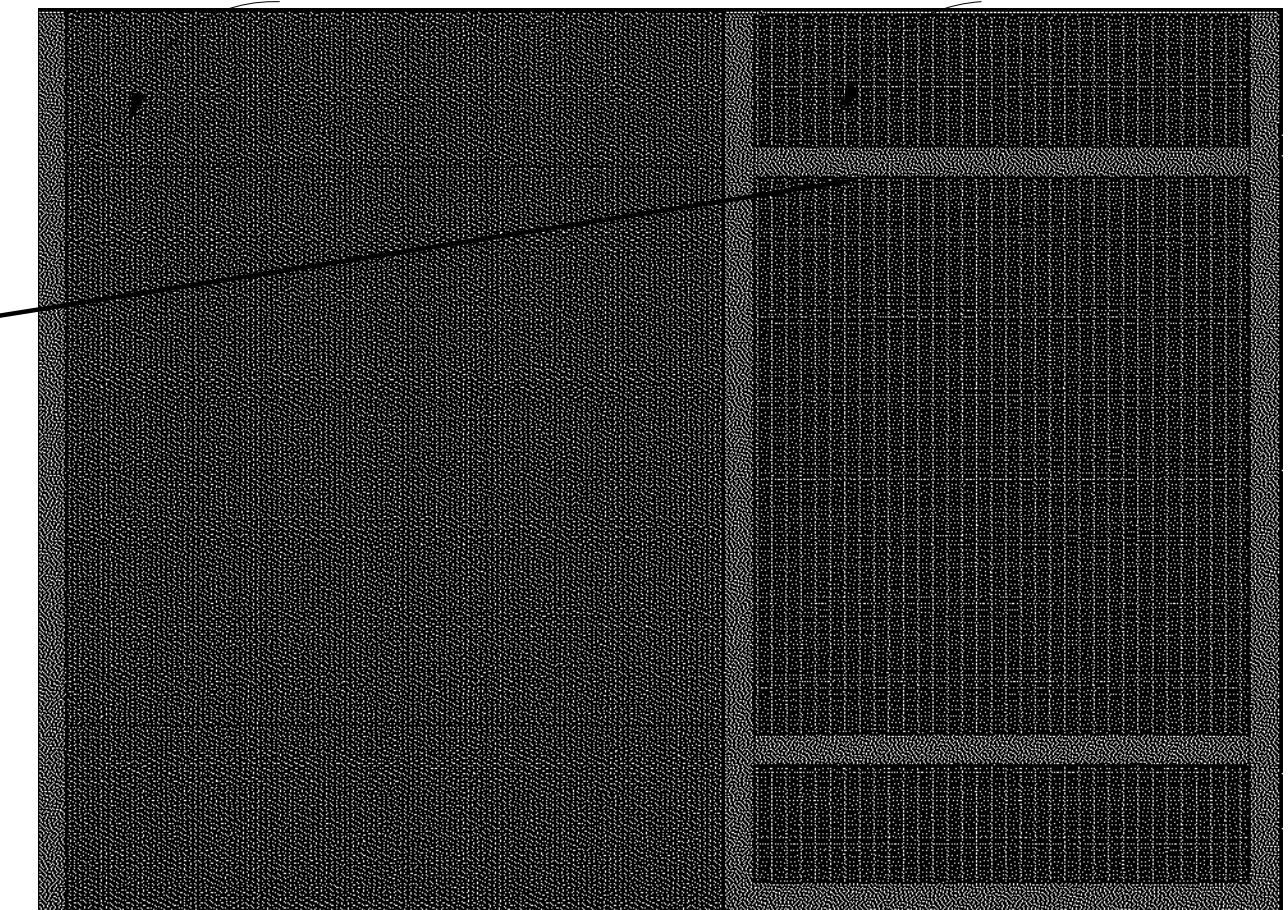
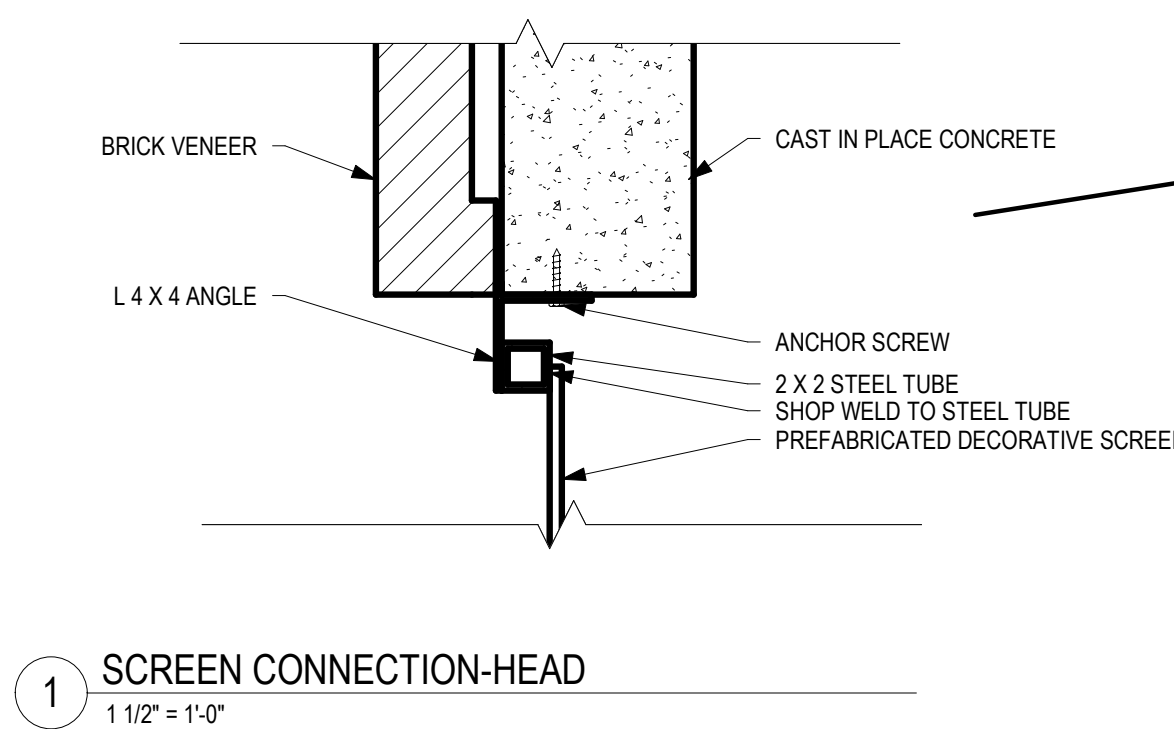
WINDOW CLOSEUP -
STUCCO 3 SURROUND



WINDOW CLOSEUP -
BRICK SURROUND

DECORATIVE
SCREEN 1

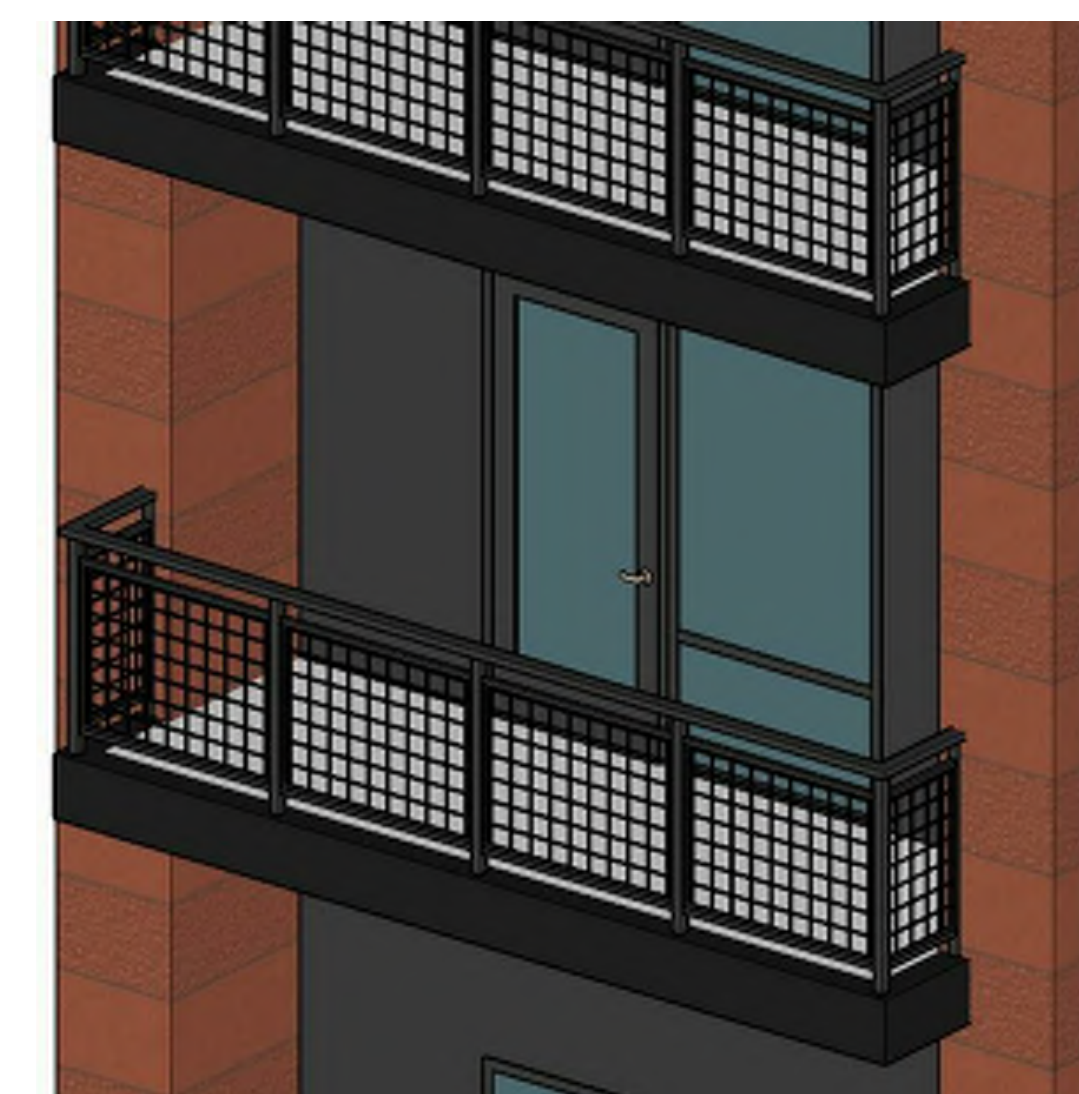
DECORATIVE
SCREEN 2



TYPICAL DECORATIVE SCREEN



BUILDING ENTRANCE
CLOSE UP



TYPICAL BALCONY DETAIL /
TYPICAL METAL RAILING DETAIL

PROJECT NUMBER
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DATE
JULY 16, 2019

REVISIONS
JUNE 28, 2019
JULY 12, 2019



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SHEET TITLE

VIGNETTES AND
TYPICAL DETAILS

SHEET NUMBER

10 OF 18

RidgeGate, Filing 17 1st Amendment, Lot 6B
 RidgeGate Planned Development
 Planning Area #2
 2.73 Acres
 SIP #SP19-33R

PROJECT NUMBER
 MR180423

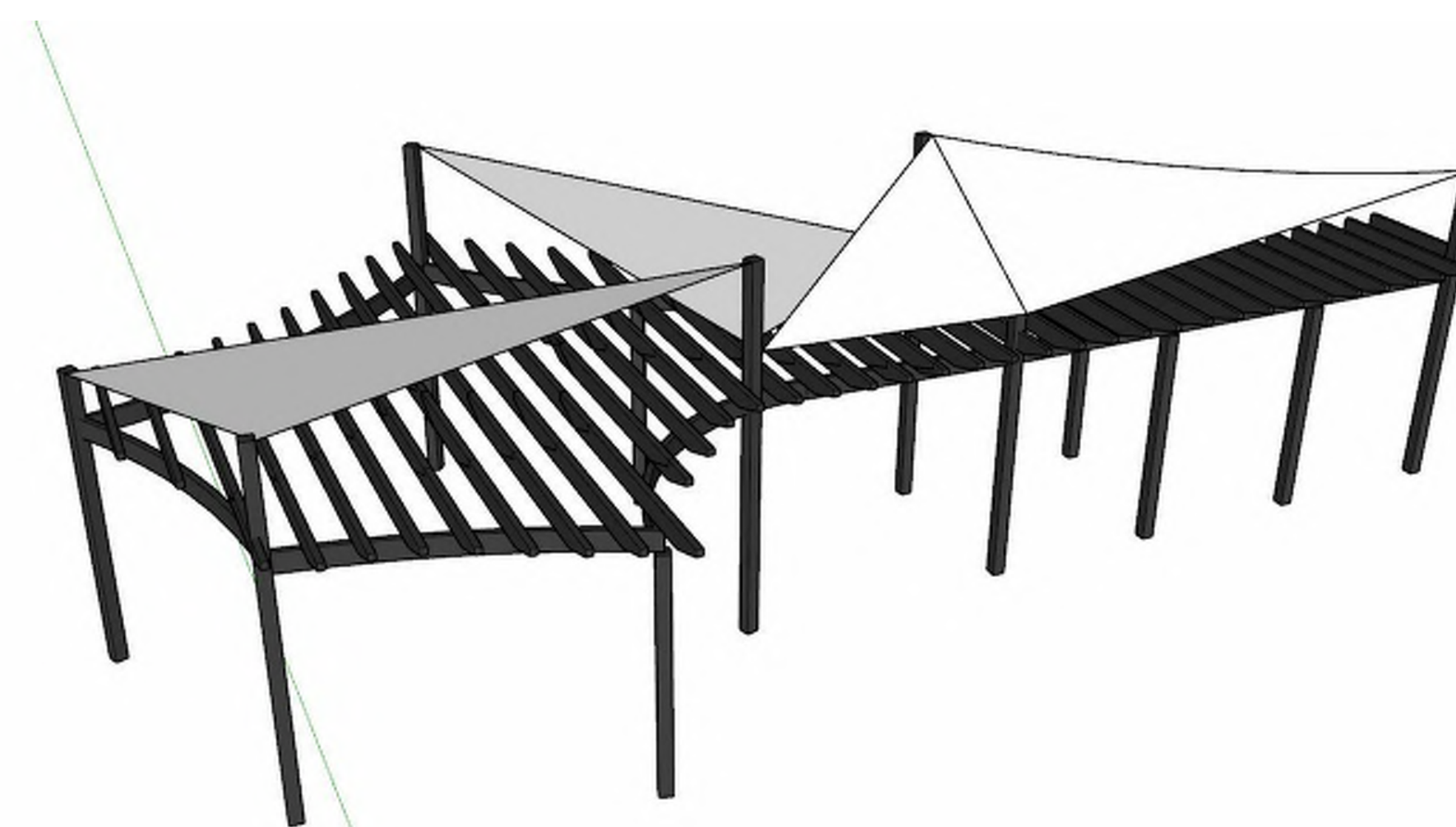
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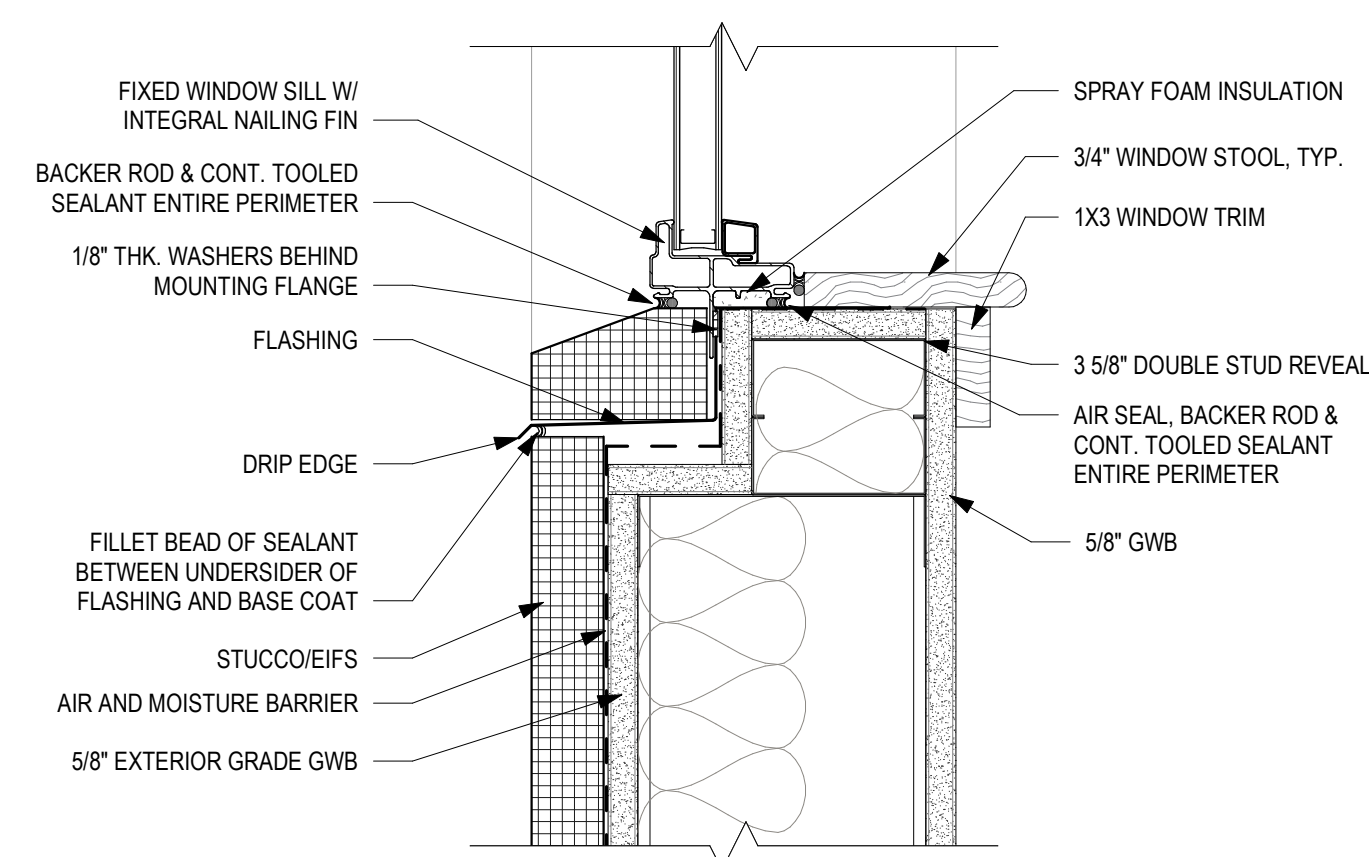
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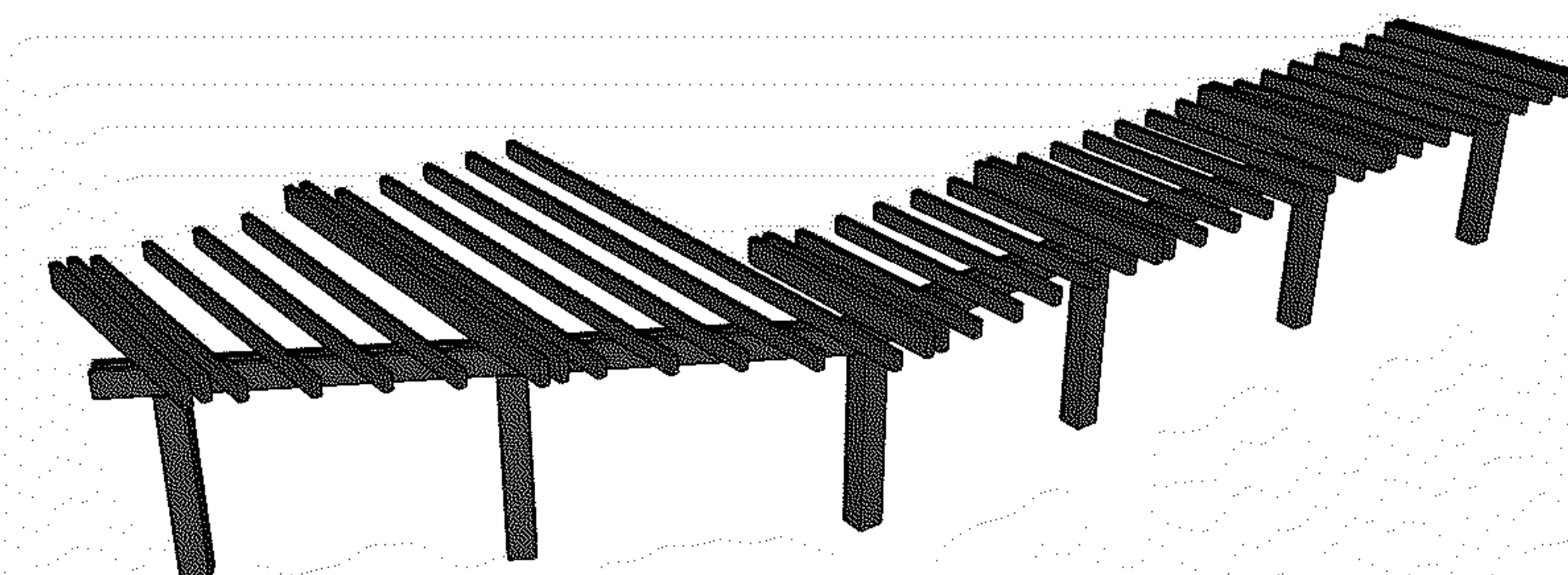
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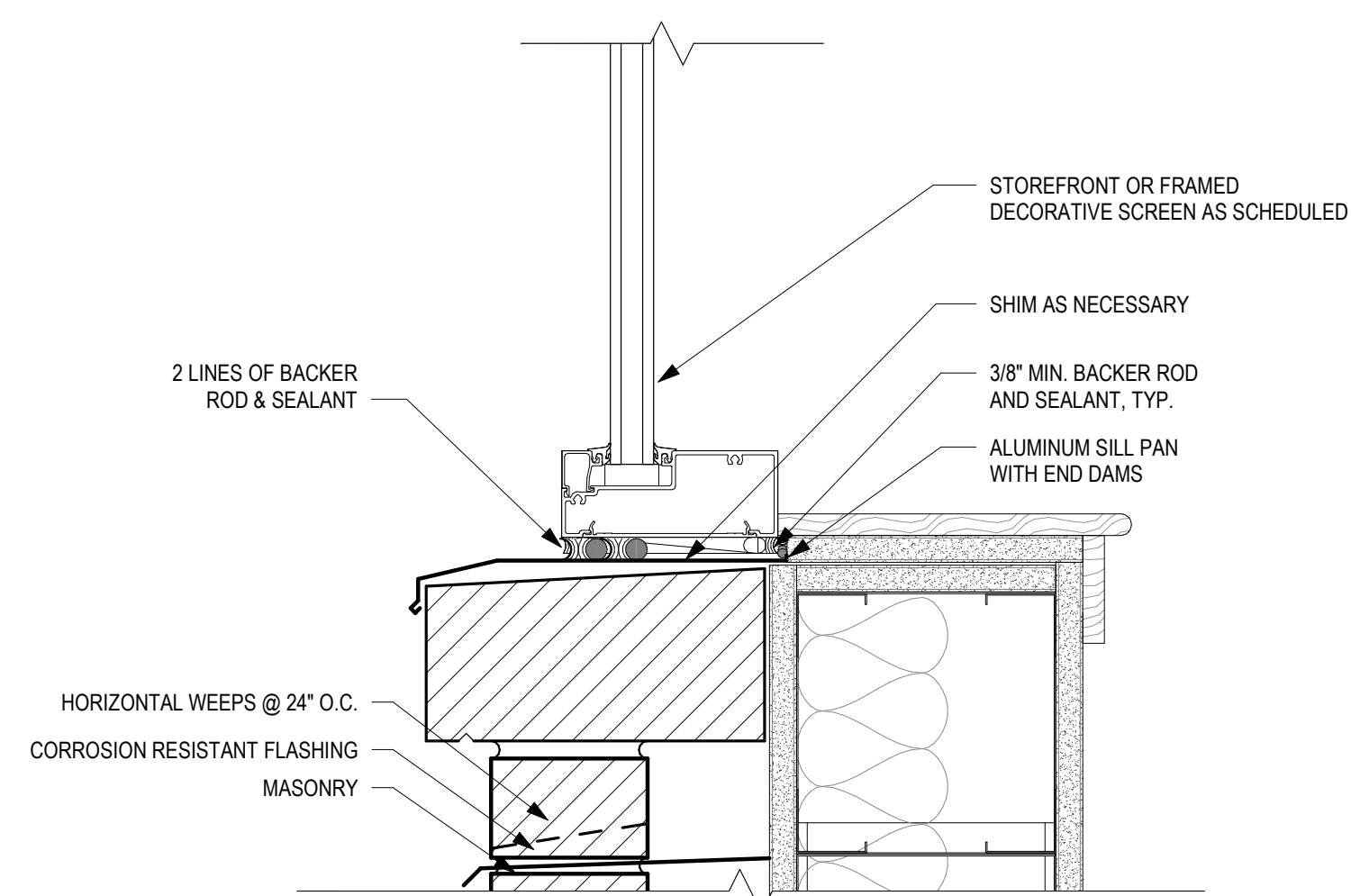
METAL TRELLIS WITH (FABRIC) SAIL SHADES
 LOCATED AT NORTH WEST CORNER



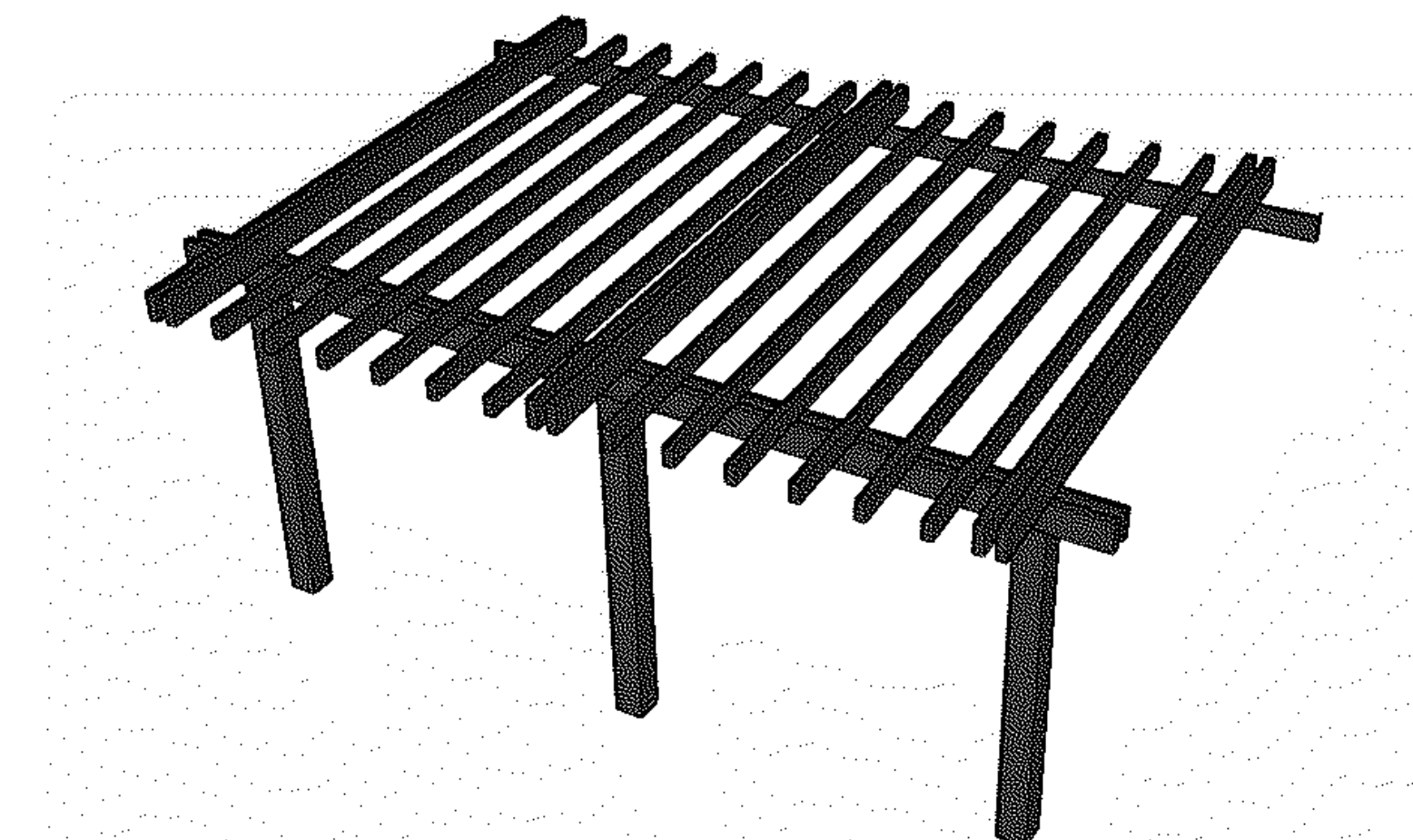
1 FIXED SILL
 3" = 1'-0"



METAL TRELLIS AT SOUTH WEST FIRST FLOOR
 CORNER



2 STOREFRONT SILL @ MASONRY
 3" = 1'-0"



METAL TRELLIS AT SOUTH WEST LEVEL 3
 COURTYARD

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SHEET TITLE

TYPICAL TRELLIS
 AND WINDOW
 DETAILS

SHEET NUMBER

11 OF 18

RidgeGate, Filing 17 1st Amendment, Lot 6B
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IRRIGATION DESIGN STRATEGY				
HATCH	DESCRIPTION	AREAS < 6'	AREAS 6'-25'	AREAS > 25'
	TURF GRASS	INLINE SUBSURFACE DRIP	6" POPUP SPRAY	6" ROTOR
	NATIVE GRASS	N/A	12" POPUP SPRAY	12" ROTOR
	TREES & SHRUBS	POINT SOURCE DRIP	POINT SOURCE DRIP	POINT SOURCE DRIP
	PERENNIALS & GROUND COVERS	INLINE SUBSURFACE DRIP	INLINE SUBSURFACE DRIP	INLINE SUBSURFACE DRIP

*SELECTION OF POINT SOURCE DRIP OR INLINE SUBSURFACE DRIP MAY BE DETERMINED BY PLANT DENSITY, GROWTH HABIT OR LOCATION RATHER THAN AREA DIMENSIONS.

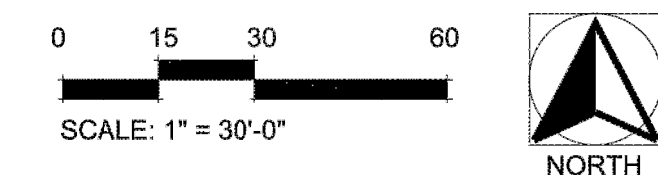
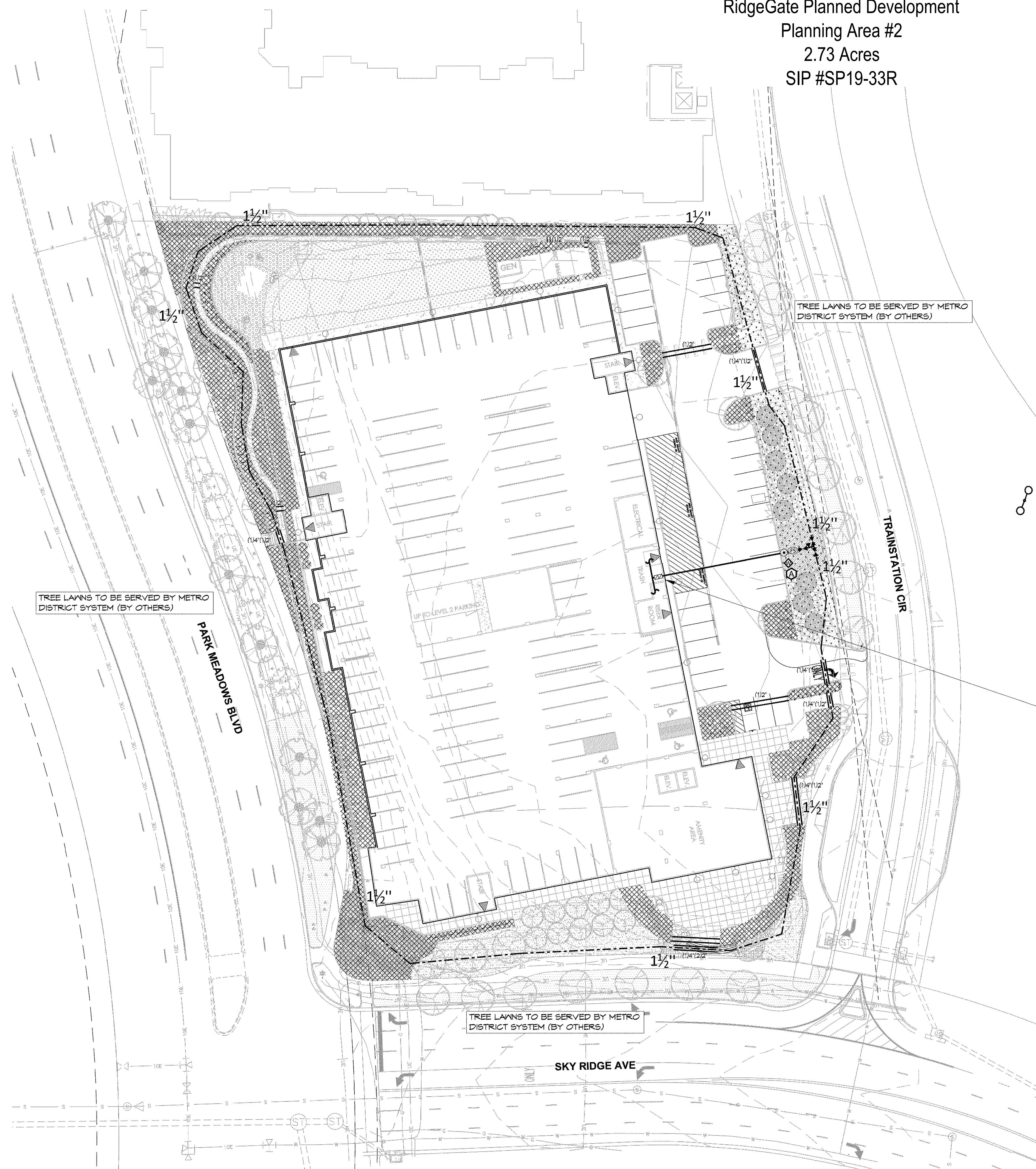
IRRIGATION DEVELOPMENT DESIGN NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE PEAK SEASON IRRIGATION WITHIN AN THREE NIGHT, TWELVE HOUR PER NIGHT WATERING PERIOD. IRRIGATION SHALL OCCUR BETWEEN THE HOURS OF 7:00 PM AND 7:00 AM.
2. THE MAINLINE SYSTEM WILL BE DESIGNED SUCH THAT VELOCITIES WITHIN THE MAINLINE PIPING DO NOT EXCEED FIVE FEET PER SECOND.
3. THE MAXIMUM FLOW RATE REQUIRED FOR THE SITE IS 18 GPM. THE STATIC PRESSURE AVAILABLE AT THE SITE IS 114 PSI.
4. THE IRRIGATION INFORMATION SHOWN ON THESE PLANS IS CONCEPTUAL.
5. SUBSURFACE IRRIGATION - WHERE REQUIRED BY LOCAL CODES, SUBSURFACE IRRIGATION SHALL BE INSTALLED IN SHRUB BEDS AND/OR NATIVE AREAS LESS THAN 10 FT. WIDE. TURF SHALL ONLY BE LOCATED IN AREAS GREATER THAN 10 FT. WIDE.
6. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATIC AND INCLUDE A WEATHER SENSING DEVICE.

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION
	ELECTRIC CONTROLLER
	PVC MAINLINE - 2-1/2" OR SMALLER
	PVC SLEEVING
	GATE VALVE
	WATER METER
	BACKFLOW ASSEMBLY
	MASTER VALVE
	FLOW SENSOR
	WEATHER SENSING DEVICE

POINT OF CONNECTION #1 - 1"
 PEAK FLOW REQUIREMENT: 18 GPM. REQUIRED STATIC PRESSURE: 88 PSI



REVIEW
 NOT FOR
 CONSTRUCTION

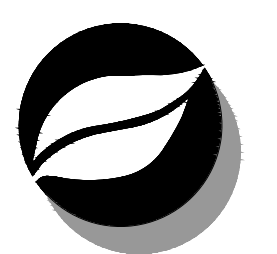


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SHEET TITLE

**IRRIGATION TAP &
 HYDROZONE PLAN**

SHEET NUMBER

12 OF 18

S:\Projects\Powered By Prescient, RidgeGate\CAD\SIP\Base Files\Map-RidgeGate_11.0.3.0_Sheets_SIP.dwg, 7/17/2019 10:28:41 AM, ihogm, AutoCAD PDF (General Documentation).pc3

RidgeGate, Filing 17 1st Amendment, Lot 6B
 RidgeGate Planned Development
 Planning Area #2
 2.73 Acres
 SIP #SP19-33R

PROJECT NUMBER
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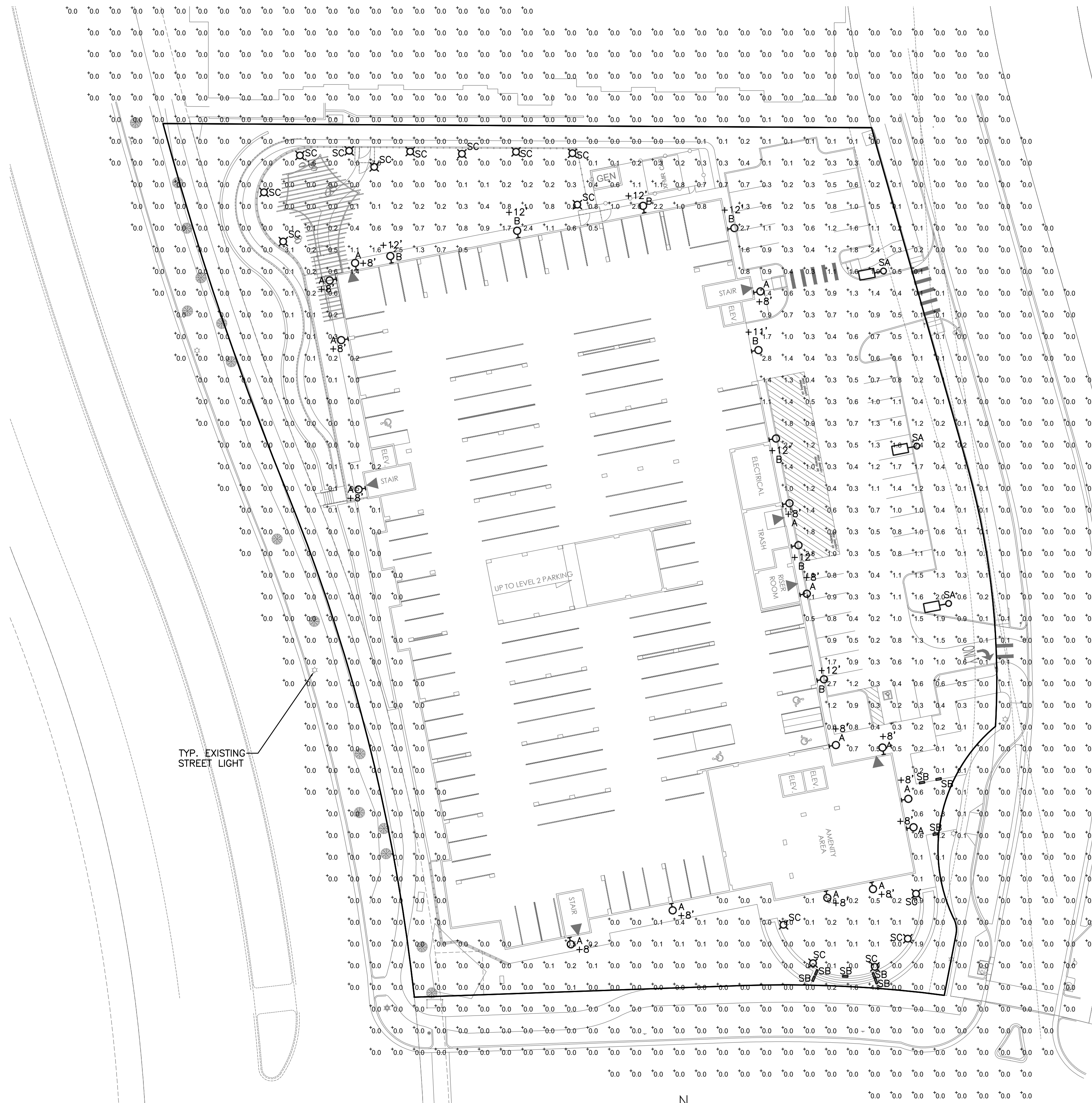
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NOTE:
 ALL EXTERIOR LIGHT FIXTURES ARE FULL CUT OFF TYPE.

LIGHTING FIXTURE SCHEDULE						
ITEM	NO.	MANUFACTURER	CAT. NO.	LAMPS	MOUNTING	DESCRIPTION
A	9	BETA-CALCO	31 2221	10 WATT 3000K LED 660 LUMENS	WALL +8 FT	OUTDOOR DECORATIVE LED WALL LIGHT AT +8' ABOVE GRADE
B	4	LITHONIA	WSR LED P1 30K SR3 MVOLT DOBXD	20 WATT 3000K LED 2,104 LUMENS	WALL +12 FT	EXTERIOR WET LOCATION RATED WALL LIGHT. FULL CUT OFF, FLAT GLASS LENS. TYPE III OPTICS
SA	3	LITHONIA	DSX0-P1-530-30K T3M-MVOLT-SPA- HSS-DBLBXD	38 WATT 3000K LED 4,376 LUMENS	16 FT POLE	SINGLE HEAD FULL CUT OFF POLE LIGHT ON SQUARE POLE, MOUNTED AT 16 FT ABOVE GRADE TO TOP OF FIXTURE, TYPE III OPTIC, HOUSE SIDE SHIELD
SB	8	PRESCOLITE	SLLED2-30K-BZ	10 WATT 3000K LED 162 LUMENS	+18"	RECESSED STEP LIGHT
SC	6	BETA-CALCO	830 7611-30-BL- 830 7699-DB	16 WATT 3000K LED 1,215 LUMENS	40" BOLLARD	40" HIGH SQUARE FULL CUT OFF DIMMABLE PATHWAY LIGHT



SITE PHOTOMETRIC SUMMARY
 AVERAGE = 0.2 FT. CANDLE
 MAXIMUM = 7.5 FT. CANDLE
 MINIMUM = 0.0 FT. CANDLE

SITE PHOTOMETRIC PLAN
 SCALE: 1" = 30'-0"



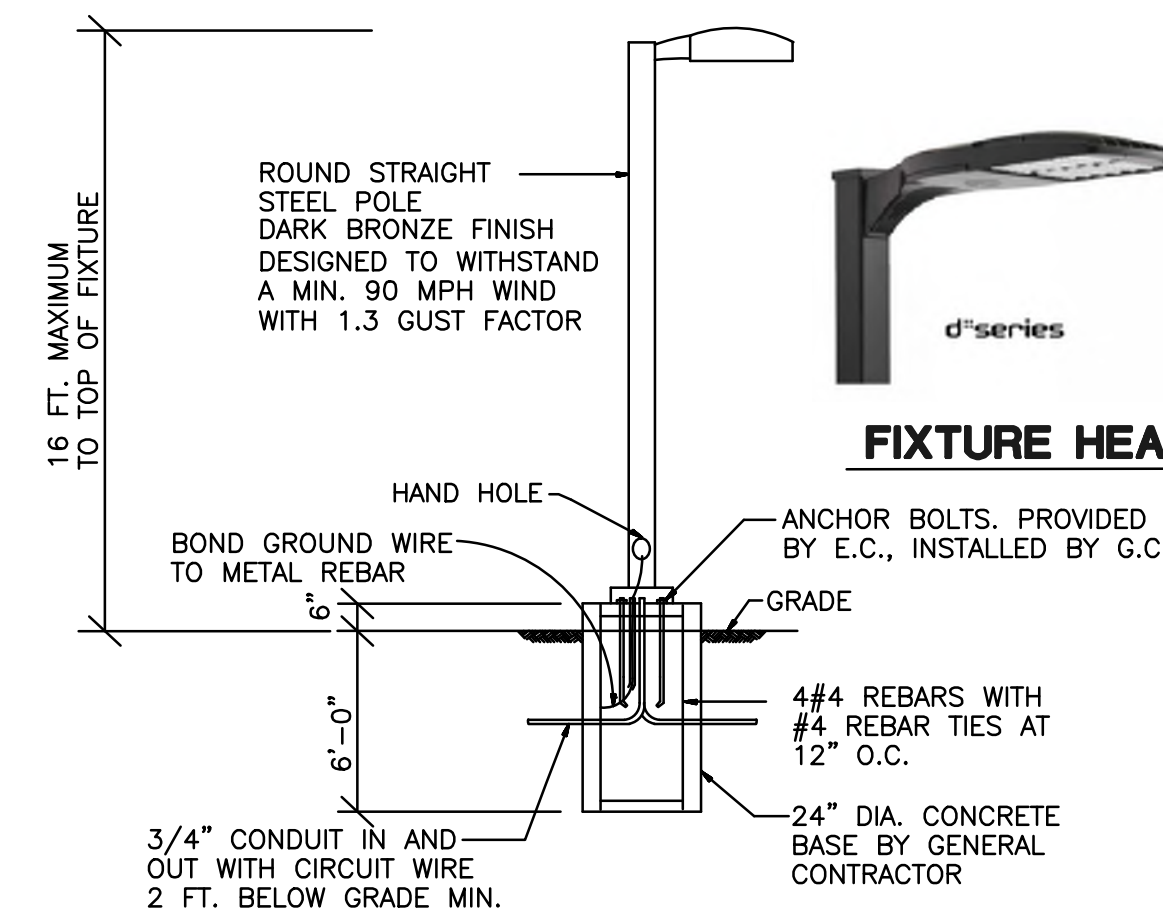
FIXTURE "A"



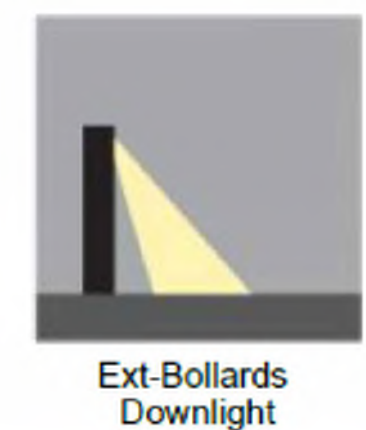
FIXTURE "B"



FIXTURE "SB"



FIXTURE "SC"



Ext-Bollards Downlight



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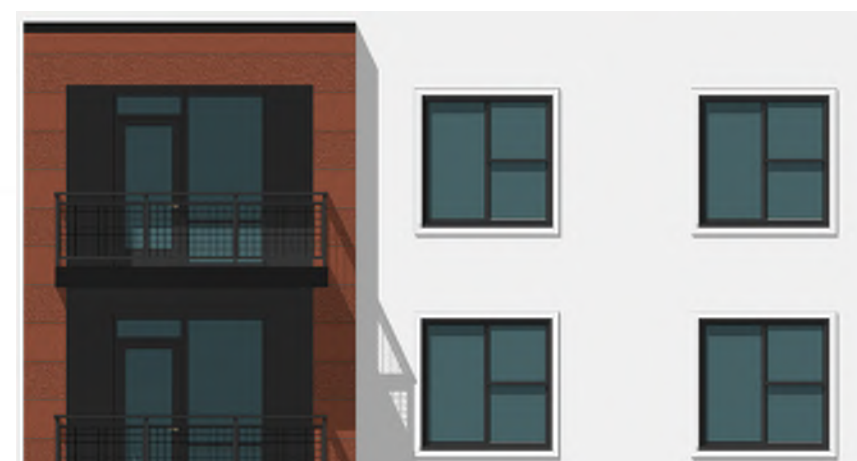
SHEET TITLE

Site
 Photometric
 Plan

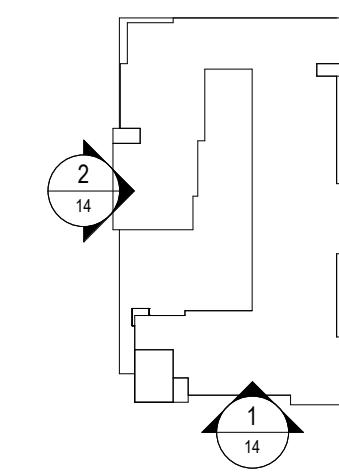
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13 OF 18

RidgeGate, Filing 17 1st Amendment, Lot 6B
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 Planning Area #2
 2.73 Acres
 SIP #SP19-33R



ENLARGED PORTION OF ELEVATION TO SHOW WINDOW TRIM TYP. AT ALL WHITE STUCCO AREAS



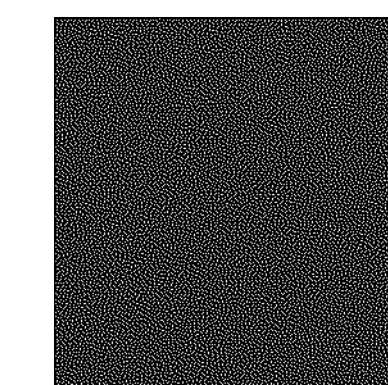
STUCCO 1

PROJECT NUMBER
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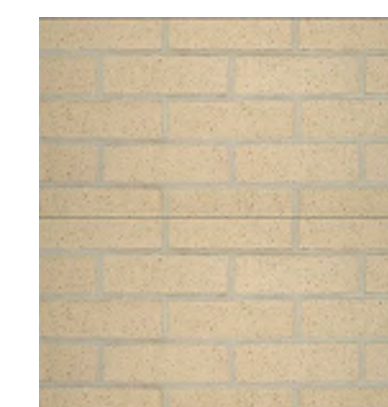
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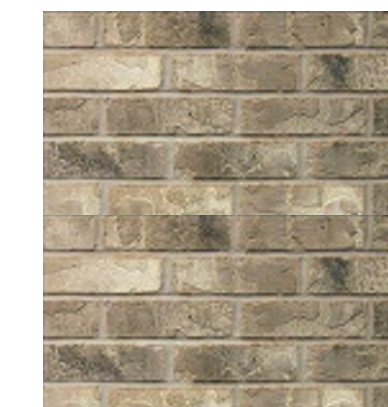
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STUCCO 2



MASONRY 1



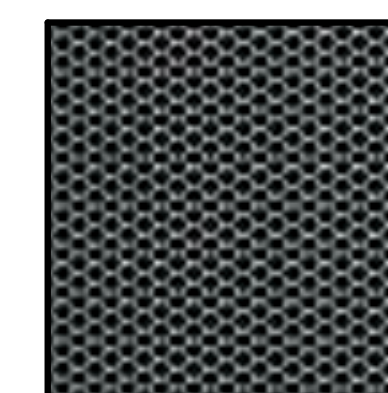
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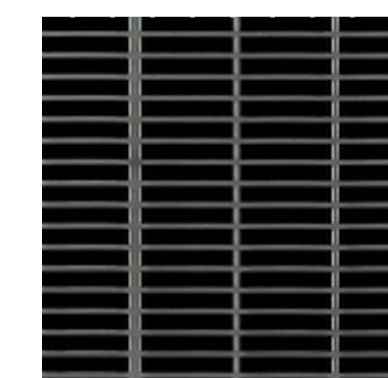
STUCCO 3



FORMED BOARD CONCRETE



DECORATIVE SCREEN 1



DECORATIVE SCREEN 2



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SHEET TITLE

ELEVATIONS

SHEET NUMBER

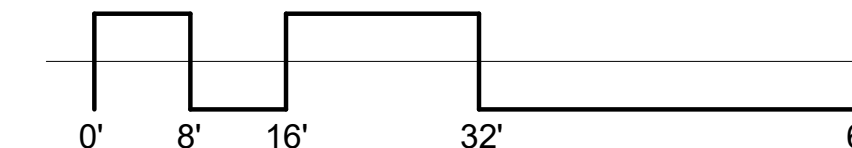
14 OF 18



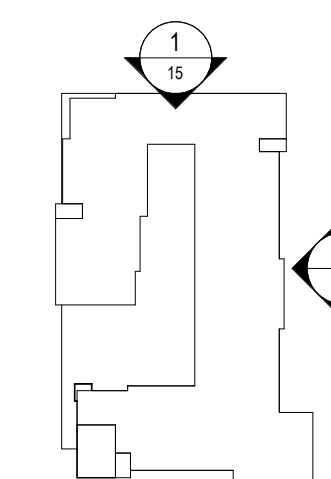
2 WEST ELEVATION
 1/16" = 1'-0"



1 SOUTH ELEVATION
 1/16" = 1'-0"



RidgeGate, Filing 17 1st Amendment, Lot 6B
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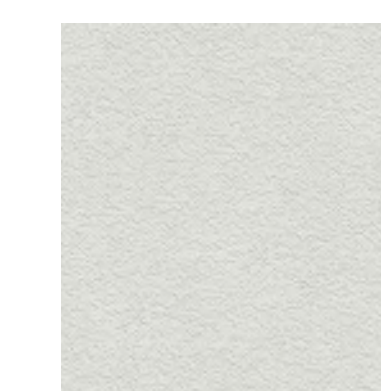
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SHEET TITLE

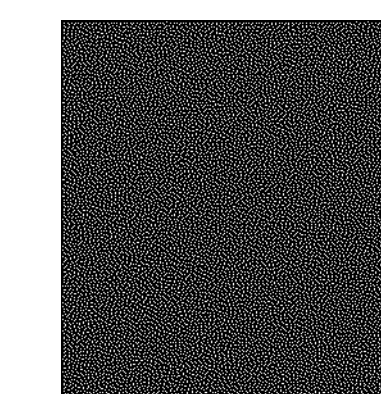
ELEVATIONS

SHEET NUMBER

15 OF 18



STUCCO 1



STUCCO 2



MASONRY 1



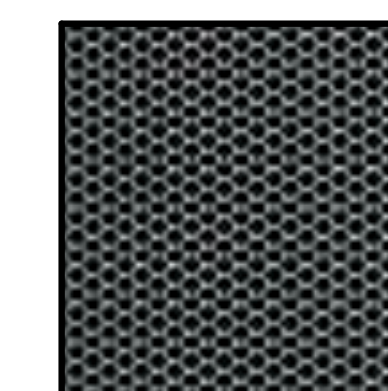
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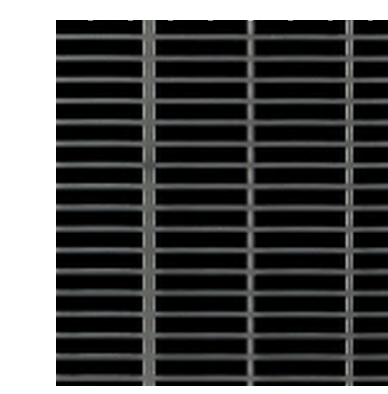
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FORMED BOARD
 CONCRETE



DECORATIVE
 SCREEN 1



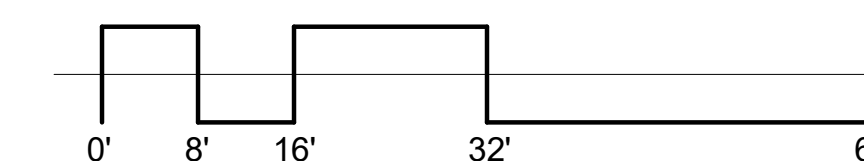
DECORATIVE
 SCREEN 2



2 EAST ELEVATION
 1/16" = 1'-0"



1 NORTH ELEVATION
 1/16" = 1'-0"



RidgeGate, Filing 17 1st Amendment, Lot 6B
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SOUTH EAST CORNER



SOUTH WEST CORNER



NORTH EAST CORNER



NORTH WEST CORNER



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SHEET TITLE

PERSPECTIVES

SHEET NUMBER

16 OF 18

RidgeGate, Filing 17 1st Amendment, Lot 6B
 RidgeGate Planned Development
 Planning Area #2
 2.73 Acres
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PROJECT NUMBER
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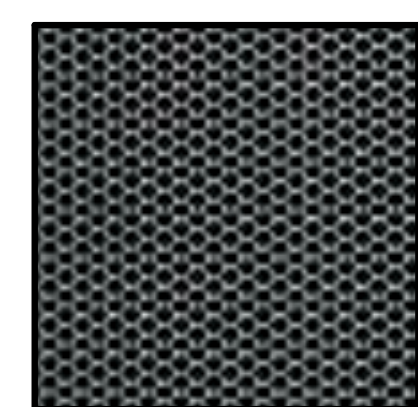
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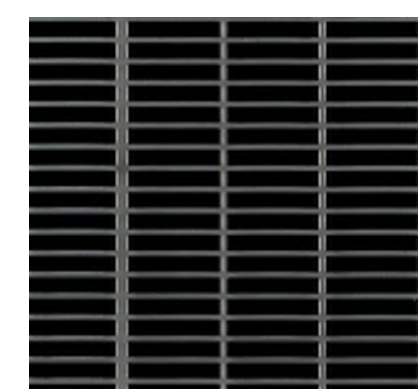
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DECORATIVE
 SCREEN 1



DECORATIVE
 SCREEN 2



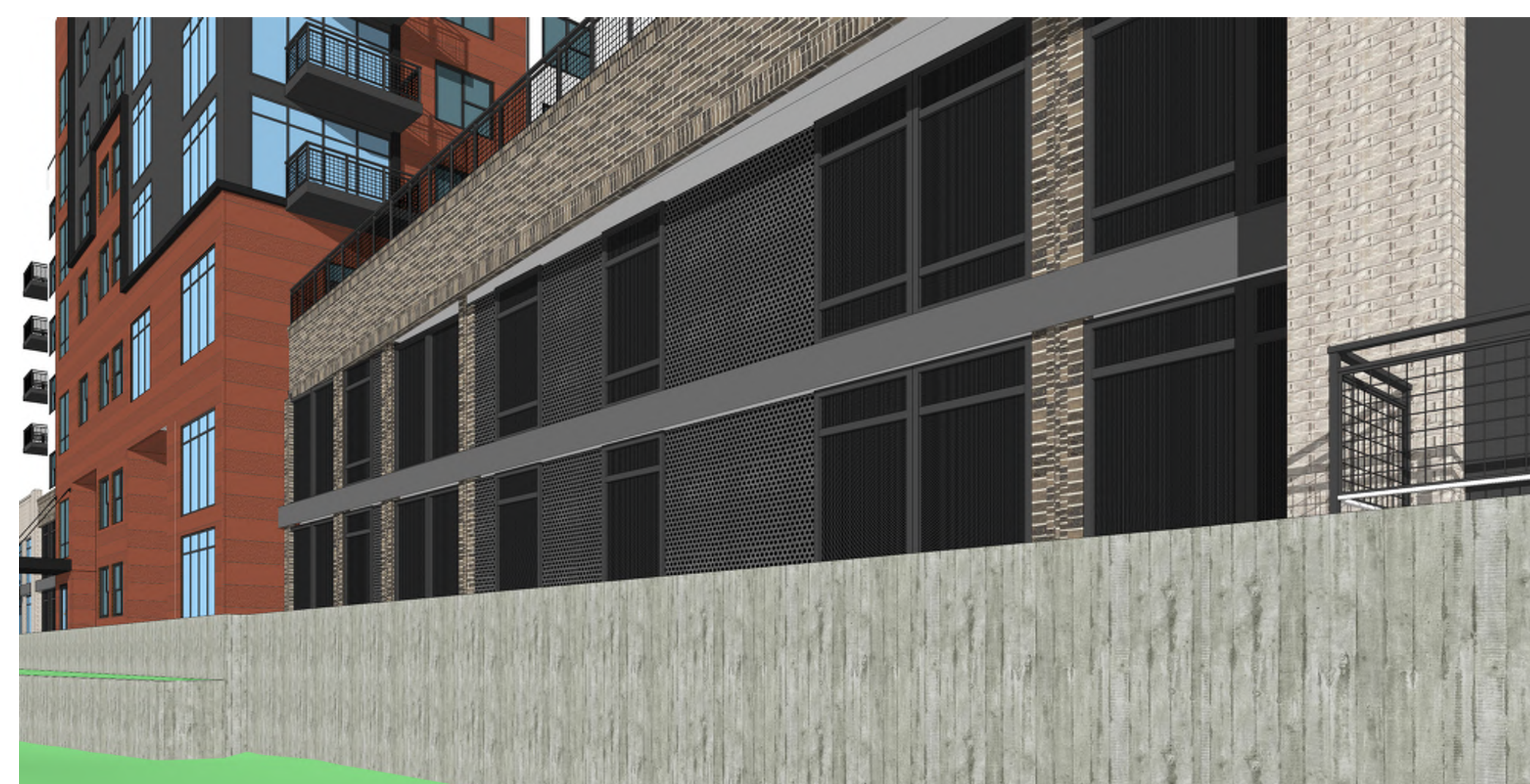
FORMED BOARD
 CONCRETE



ENLARGED PORTION OF WEST ELEVATION



VIGNETTE VIEW - SOUTH WEST CORNER - WITH LANDSCAPE



VIGNETTE VIEW - SOUTH WEST CORNER - WITHOUT LANDSCAPE

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SHEET TITLE

ENLARGED
 ELEVATION AND
 VIGNETTES

SHEET NUMBER

17 OF 18

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1 NW PERSPECTIVE
 Scale: NTS

2 SW PERSPECTIVE
 Scale: NTS



3 SW PERSPECTIVE
 Scale: NTS

4 SE PERSPECTIVE
 Scale: NTS

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SHEET TITLE

ADDITIONAL IMAGES

SHEET NUMBER

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