



Development Application

Planning Division

9220 Kimmer Drive, Lone Tree, Colorado 80124

CITY OF LONE TREE 303.708.1818 | www.cityoflonetree.com

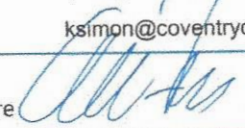

Project Description	Development of a 13,068 SF Day Care Center and a 5,300 SF Retail building.
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Instructions	For Office Use Only
<ul style="list-style-type: none"> ✓ All applications must be typed or legibly printed ✓ All applicable sections must be completed ✓ All required attachments must be included ✓ This application does not cover Engineering, Building, and/or Public Works submittal requirements and fees 	Project Name RidgeGate Day Care and Retail Job # SB18-72R (Replat), Date 12/21/2018 SP18-73R (SIP) Planning Fee \$1,000 + \$3,200 Check # 5162, 5161

Application Type	Location
<input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Rezoning <input type="checkbox"/> Final Plat <input checked="" type="checkbox"/> Site Improvement Plan (SIP) <input checked="" type="checkbox"/> Re-Plat <input type="checkbox"/> SIP Amendment <input type="checkbox"/> Lot Line Adj. <input type="checkbox"/> Other	Address NA Approximate SE Corner of Ridgeway Parkway and Sky Ridge Ave Location State Parcel ID 2231-152-02-005 Acreage 2.1

Zoning	Legal Description
Current Zoning or PD Name RidgeGate PDD, 5th Amendment Proposed Zoning if Rezoning NA	Subdivision Name Ridgeway Section 15 Filing # 5 Block # N/A Lot # 1D

Utility Providers					
Fire District	South Metro	Water	Southgate	Electricity	Xcel Energy
Metro District	Rampart Range	Sewer	Southgate	Gas	Xcel Energy

Property Owner of Record	Applicant if Different than Owner
Owner Name Lincoln Commons South, Inc. Company Lincoln Commons South, Inc. Address 10270 Commonwealth Street, Suite B, Lone Tree CO Phone (720) 279-2581 Email ksimon@coventrydevelopment.com	Name Steve Johnson Company SMJ Management Corp Address 1508 Welland Ave, Minnetonka, MN 55305 Phone 952.852.2339 Email stevejohnson@solomonre.com
Owner Signature  Date 11/26/18	Applicant Signature  Date 11/26/18

Letter of Authorization

Regarding Development Applications for Land Use Entitlements

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

RE: Property Address: Lot 1D, Filing 5 3rd Amendment, RidgeGate Section 15

Assessor's Parcel Number (SPN): 2231-152-02-005

To Whom It May Concern:

I/We, the owner(s) of the above described real property, authorize Steve Johnson
of Solomon Real Estate Group to act as an agent on my/our behalf for the purpose of
creating, filing and/or managing an application for a subdivision replat and Site Improvement Plan
(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.

Keith D. Simon, Vice President of Lincoln Commons South, Inc.
(Print Name of Owner)


(Signature of Owner or Authorized Representative)

State of Colorado
County of Douglas

The foregoing instrument was acknowledged before me this 28th day of November, 2018
by Keith D. Simon.


(Notary's official signature)

5/12/2020
(Commission expiration date)

NOTARY SEAL

**ELIZABETH MATTHEWS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004014222
MY COMMISSION EXPIRES 05/12/2020**



November 27, 2018

Steve Johnson
SMJ Management Corporation
1508 Welland Avenue
Minnetonka, MN 55305

RE: RidgeGate Design Review Committee

Dear Steve:

The RidgeGate Commercial Design Review Committee (DRC) has reviewed the Design Development submittal materials for the retail and daycare buildings at RidgeGate Parkway and Sky Ridge Avenue, in Lone Tree. The DRC supports the project and approves the plans submitted on November 15, 2018.

This correspondence serves as formal approval of the project by the RidgeGate Commercial Design Review Committee. Please note that approval by the DRC does not indicate or confirm in any way that the project meets all of the requirements and/or restrictions under applicable City/County regulations or recorded covenants or restrictions that may affect your property. It is your responsibility to ensure that the project complies with all such requirements and restrictions.

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

Sincerely,

A handwritten signature in blue ink that reads "Elizabeth".

Elizabeth Matthews
DRC Administrator

cc: Jennifer Drybread, City of Lone Tree
File



CITY OF LONE TREE

Site Improvement Plan Project Narrative & Statement of Design Intent Template

Planning Division

9220 Kimmer Drive, Lone Tree, Colorado 80124

303.708.1818 | www.cityoflonetree.com

Project Name Ridgeway Retail Shoppes

Project # SIP SP 18-73R

Project Location SE Corner of Ridgeway Parkway and Sky Ridge Ave

Date 01-18-19

Project Narrative

[ARTICLE XXVII - Site Improvement Plan \(SIP\) Project Narrative](#). The SIP process is intended to provide for development that enhances the quality of life in the City by promoting high-quality design and a strong economy, and by fostering a sustainable and healthy community. The SIP process is required to ensure the development will be in conformance with the [Comprehensive Plan](#), the [Design Guidelines](#), applicable chapters of this [Code](#) and applicable Planned Developments and Sub-Area Plans.

Using this form or a separate page(s), the applicant shall provide a written narrative describing their project. Use the following outline (Sec. 16-27-60) as a guide when formulating your narrative – please disregard sections that do not apply to your project:

1. General information.

- a. Provide the subdivision name, filing number, planning area number when located in a Planned Development, lot and block number or street address and section, township and range if not in a subdivision, and name of project.

Ridgeway Section 15, filing 5, Lot # 1D

- b. Indicate zoning of the site and the zoning and current uses of adjacent land.

The subject property and surrounding land to the north, and east is zoned PD as part of the Ridgeway Planned Development. Surrounding property to the west and south is zoned residential.

2. Development impacts. Describe overall impacts of the proposed development on adjacent lands and methods for mitigating those impacts.

The proposed development is consistent with the overall planned development intent. Building roof top mechanics will be screened

3. Compliance with Intent and Approval Standards. Describe how the development complies with the Intent (Section 16-27-10) and Approval Standards (Subsection 16-27-90(a)) of this Article.

The project will provide additional density to the urban planning area of Ridgeway (Lincoln Commons) and bring with it a variety of uses including a Child Care Facility to the residences.

The proposed layout and design has been approved by the Ridgeway DRC and fits within the overall planned development for the proposed uses. The project is an extension of and is in harmony with the surrounding buildings and site design. Parking areas, pedestrian connections and landscaping design will be consistent with the established standards.

Parking per code does not meet City requirements, however, there is ample overflow parking available in the adjacent parking garage as evidenced with the letter from Rampart Range as well as supporting letter from New Horizons Academy detailing their actual parking needs and described in greater detail in #7.

4. Development phasing. Describe the proposed development schedule and phases of development for all proposed construction.

It is anticipated that the project will begin construction in the spring of 2019 for completion late fall 2019 for both buildings.

5. Other project data.

- a. Total number of employees on maximum shift when known (for parking purposes).

Unknown at this time, estimates used in calculation.

- b. Square footage of building.

Retail building – 5300 SF

Child Care building -13,068 SF

- c. Lot area.

2.1 acres

- d. Anticipated opening date.

1st quarter 2020

6. Sustainability. Highlight ways in which the project furthers the City's environmental goals regarding sustainability. This may include a general description of the project location relative to other uses, public transit and trails; ease of travel to key destinations on foot or bicycle; water conservation and water quality measures; site layout; green building practices; or operational aspects of the use such as waste reduction, recycling or commuter trip reduction programs.

As a mixed use project, the proposed development will encourage visitors to arrive at the site, drop off their children and continue shopping either before or after work. Pedestrian connections to the surrounding development allows for easy access between site and surrounding uses, further enhancing the urban planning concept.

7. Variances if applicable. For those SIPs for which a variance from the standards in this Chapter, the Design Guidelines or Sub-Area Plans is requested, the narrative shall also explain the need for the variance. (Public notice may be required, see Section 16-26-60).

The adjacent ramp has 995 stalls. We have an agreement letter from Rampart stating there is adequate overflow parking should we require it for after school events. A letter from our Child Care user outlines their actual parking needs, however with the Rampart parking garage, there is ample parking available to meet our needs. Therefore, no variance is required.

We would request a variance to the uninterrupted parking space landscaping. The number of parking stalls facing the Retail building 17, the allowance by City standard is 15. Parking is tight on this site, and the additional two stalls fit well with the layout of the overall site.

Statement of Design Intent

Please describe how the project meets the intent of the [City of Lone Tree Design Guidelines](#), including the city's Core Design Principles (p. 11). If the project is located within a Planned Development that is governed by additional design standards or guidelines, please address how the project satisfies the intent of those standards and guidelines as well.

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

1. Overall Design Concept. Briefly describe the use and overall concept for the project as a whole.

Development of a 13,068 square foot Day Care facility along with a 5300 square foot mixed use retail building. The proposed new development is part of the master-planned Ridgeway development. The proposed project further enhances the density of mixed uses within the development boundaries

2. Context and Site. Describe how the project relates functionally and visually to the context of the surrounding area. Consider issues of form and character, the natural environment, vehicular and pedestrian access and circulation, etc.

The proposed project conforms to the approved and existing adjacent uses and properties. Appropriate screening measures will be used to the existing residential area to the west.

3. Public Realm. Describe how the project contributes to an inviting, safe and functional public realm. Consider public spaces, street/sidewalk – level experience, lighting, landscaping, and signage.

The development will continue the pedestrian connection system throughout the Lincoln Commons (Ridgeway) area. The south end of the retail building will include a ground level patio, while the east side will include retail entrances and parking. Both buildings (Child Care and Retail) will feature bike racks and bench seating. The overall building designs incorporate pedestrian scale materials such as brick and concrete masonry. Site lighting and landscaping will be consistent with the Ridgeway development.

Development signs will include wall and site signage in accordance with Ridgeway (Lincoln Commons) standards. Proposed sign sizes and locations are undetermined at this time, and future tenant signage will be submitted for review.

4. Architectural Design. Describe how the architectural design contributes to the unique qualities of the area and how design concepts result in a unified, functional and high-quality design. Consider building form and composition, façade composition and articulation, and materials, colors, and lighting.

Building architecture is intended to complement surrounding properties by use of similar materials and forms. Materials proposed include brick, stucco and metals. Colors of finish materials will generally consist of earth tones and will be neutral to comply with Ridgeway (Lincoln Commons) design guidelines

Applicant/Preparer Contact Information

Name: Steve Johnson

Business: SMJ Management Corporation

Address: 1508 Welland Ave
Minnetonka, MN 55305

Phone: 952.852.2339

Email: stevejohnson@solomonre.com

Owner Contact Information if Different from Applicant

Name:

Business:

Address:

Phone:

Email:

Rampart Range Metropolitan District No. 1
8390 E. Crescent Pkwy, Ste. 300
Greenwood Village, CO 80111
303-779-5710

Ms. Kelly First
Community Development Director
City of Lone Tree
9220 Kimmer Drive, Ste. 100
Lone Tree, CO 80124

Dear Kelly,

As you know, the parking garage located at 10001 Commons is owned by Rampart Range Metropolitan District No. 1. It has recently been brought to the District's attention that the proposed development on Lot 1D, Filing 5, RidgeGate Section 15, New Horizons Academy, may be short on city regulated parking requirements.

Steve Johnson, Solomon Real Estate Group, approached the district late this summer about potentially finishing out the parking requirements of the day care facility through the use of parking places in the RRMD garage.

As this garage is public in nature, the District cannot reserve spaces specifically for the daycare. However, as was done with the Arts Center, the District can easily accommodate and support the use of the garage for parking that may overflow from the daycare. It is our understanding that the last 12 spaces required for the daycare are geared towards special events. The RRMD garage may be used by any member of the public at any time as long as cars are not left in the car inoperable or long term. Therefore, it would certainly be acceptable for daycare users to utilize the RRMD garage for these short term purposes, just like any public user.

The garage was opened in 2005, and to date, the garage has neither hit capacity or approached it, even during times when the District has had to close off areas due to maintenance. And as there are no other lots in proximity of the garage, outside of the New Horizons Academy; it is difficult to imagine this changing in any substantive way.

The District also recently submitted a letter of support for the funding of the charging station project that the City is pursuing. The District is in the process of entering into an IGA with the City to allow for and maintenance of these charging stations. These stations will also be located within the garage as a result of its capacity and public nature.

Although the District cannot reserve spaces specifically for the daycare, we support the use of the garage for public parking purposes and use by daycare users for these short term needs.

Sincerely,



RIDGEGATE - SECTION 15 FILING NO. 5, 4TH AMENDMENT

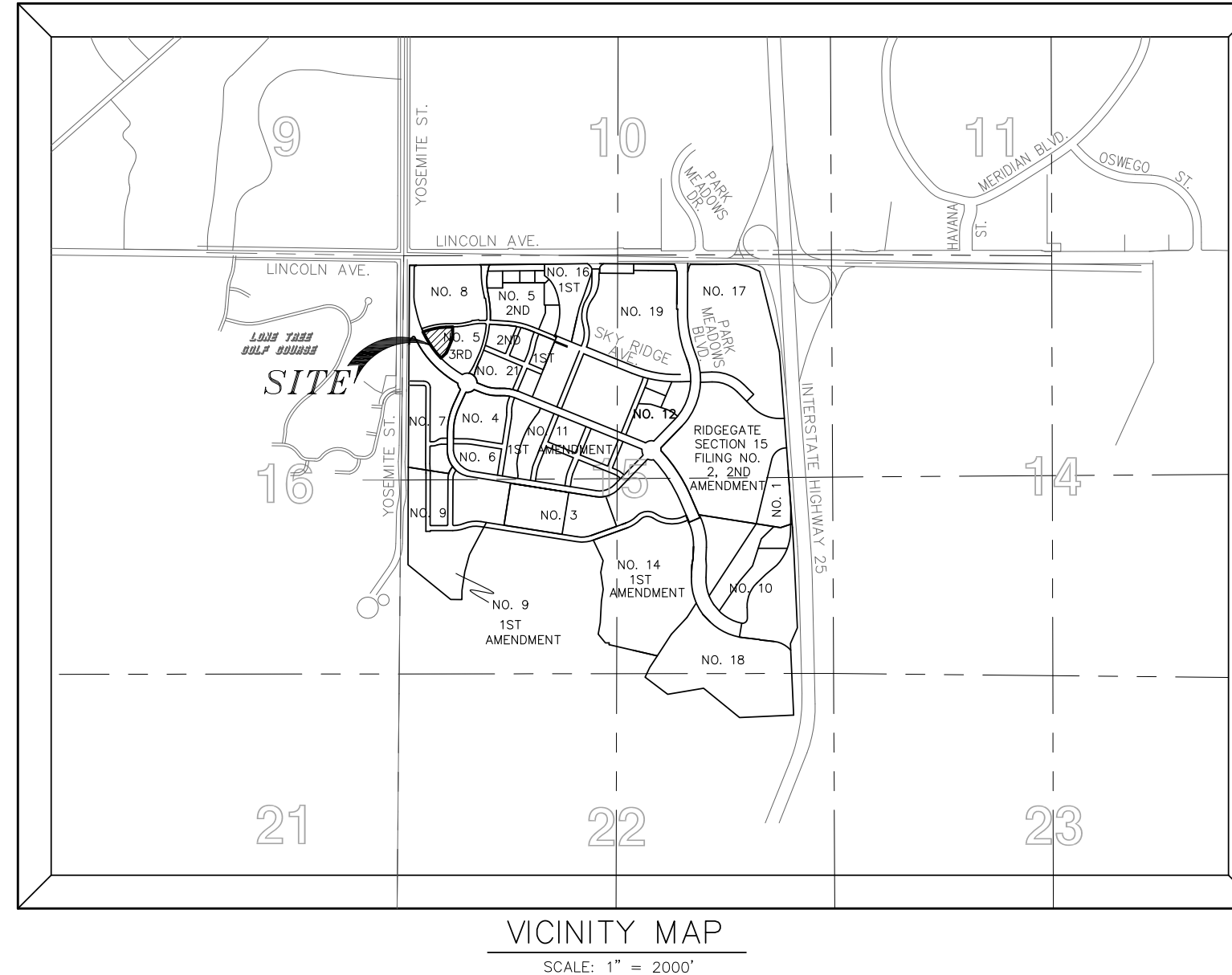
PLANNING AREA C/M.U. OF THE RIDGEGATE PLANNED DEVELOPMENT
 LOT 1D, RIDGEGATE SECTION 15 FILING NO. 5, 3RD AMENDMENT
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 15
 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 2.13 ACRES, 2 LOTS
 #SB18-72R
 FINAL PLAT

PROPERTY DESCRIPTION:

LOT 1D, RIDGEGATE - SECTION 15 FILING NO. 5, 3RD AMENDMENT
 COUNTY OF DOUGLAS, STATE OF COLORADO

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO 2 LOTS, AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF RIDGEGATE - SECTION 15 FILING NO. 5, 4TH AMENDMENT. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.



TITLE VERIFICATION:

WE, CHICAGO TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

BY: _____
 TITLE: _____
 DATE: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2019,

BY: _____, TITLE _____ OF COMMONWEALTH LAND TITLE INSURANCE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

CITY COUNCIL:

THIS PLAT WAS APPROVED FOR FILING BY THE CITY COUNCIL OF THE CITY OF LONE TREE, COLORADO, ON THE ____ DAY OF _____ 2019, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF EASEMENTS ARE ACCEPTED.

LOT 1D, RIDGEGATE-SECTION 15 FILING NO. 5, 3RD AMENDMENT IS AMENDED BY THIS PLAT SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER, RECEPTION #2010014534 AND PLAT CORRECTION CERTIFICATE RECEPTION #2010025482.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE CITY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT CAN OR WILL BE ISSUED.

JACQUELINE MILLET, MAYOR, CITY OF LONE TREE

NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BEARINGS ARE ASSUMED AND ARE BASED UPON THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, AS BEARING N89°27'55"E BETWEEN THE NORTHWEST CORNER OF SAID SECTION 15, BEING A FOUND 2-3/8" ALUMINUM PIPE WITH A 3-1/4" ALUMINUM CAP, STAMPED LS# 22100 AND THE NORTH QUARTER CORNER OF SAID SECTION 15, BEING A FOUND #6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED LS# 22103.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MERRICK & COMPANY TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, AND TITLE OF RECORD MERRICK & COMPANY RELIED UPON TITLE COMMITMENT NUMBER 100-NO016761-030-TH, AMENDMENT NO. 3, CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE: NOVEMBER 7, 2018 AT 7:00A.M.
- THE CITY OF LONE TREE REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- LOTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS IN THIS FILING, IN ACCORDANCE WITH CITY OF LONE TREE REQUIREMENTS AND THE APPROVED DRAINAGE PLAN FOR THIS FILING. NO ALTERATIONS TO THE GRADING OF THE LOTS MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN, WITHOUT PRIOR APPROVAL FROM THE CITY OF LONE TREE. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS SHALL BE MAINTAINED BY THE LOT OWNER IN ACCORDANCE WITH CITY OF LONE TREE CRITERIA. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL ROADWAY SIGNAGE, INCLUDING NO PARKING/FIRE LANE SIGNAGE, AS REQUIRED BY THE CITY PUBLIC WORKS DEPARTMENT AND FIRE DISTRICT. THE OWNER SHALL MAINTAIN SAID SIGNAGE.
- THE CROSS-ACCESS EASEMENT SHOWN IS TO BE MAINTAINED JOINTLY BY THE OWNERS OF LOT 1D-1 AND 1D-2 AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS. SAID EASEMENT IS TO PROVIDE ACCESS FROM THE EXISTING 30 FT PUBLIC ACCESS EASEMENT AND SKY RIDGE AVENUE.
- A CROSS-PARKING EASEMENT IS HEREBY DEDICATED OVER ALL OF THE PARKING SPACES ON BOTH LOTS 1D-1 AND 1D-2 FOR THE BENEFIT OF BOTH LOTS TO SHARE SAID VEHICLE PARKING SPACES. THE COSTS AND FEES ASSOCIATED WITH MAINTENANCE OF SAID PARKING SPACES SHALL BE JOINTLY SPLIT BETWEEN THE TWO PROPERTY OWNERS.
- THERE IS JOINT STORM SEWER CROSSING LOT 1D-2 THAT SERVES BOTH LOTS 1D-1 AND 1D-2. SAID STORM SEWER MAINTENANCE COSTS SHALL BE JOINTLY SHARED BY THE OWNERS OF BOTH LOTS.
- THERE IS A WATER QUALITY MANHOLE STRUCTURE ON LOT 1D-2 THAT SERVES BOTH LOTS 1D-1 AND 1D-2. THE MAINTENANCE COST OF SAID STRUCTURE SHALL BE JOINTLY SHARED BY THE OWNERS OF BOTH LOTS.

SIGNATURE OF OWNER:

LINCOLN COMMONS SOUTH, INC., A DELAWARE CORPORATION

BY: _____

TITLE: _____

ATTEST: _____

TITLE: _____

STATE OF COLORADO }
) SS.
 COUNTY OF _____ }

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2019

BY: _____ AS: _____

AND BY: _____ AS: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

CLERK AND RECORDER:

STATE OF COLORADO
 COUNTY OF DOUGLAS

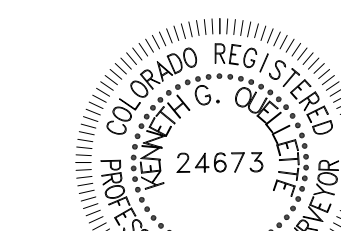
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____ 2019 A.D., AT _____ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER _____.

CLERK AND RECORDER _____

SURVEYOR'S CERTIFICATE:

I, KENNETH G. OUELLETTE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE 21ST DAY OF NOVEMBER 2018, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE CITY SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS _____



KENNETH G. OUELLETTE, PLS 24673
 DATE: JANUARY 23, 2019
 JOB NO. 65319940
 FOR AND ON BEHALF OF
 MERRICK & COMPANY

DEVELOPER

SMJ MANAGEMENT CORPORATION
 1508 WELLAND AVENUE
 MINNETONKA, MN 55305

OWNER/APPLICANT

RIDGEGATE RETAIL, LLC
 1508 WELLAND AVENUE
 MINNETONKA, MN 55305

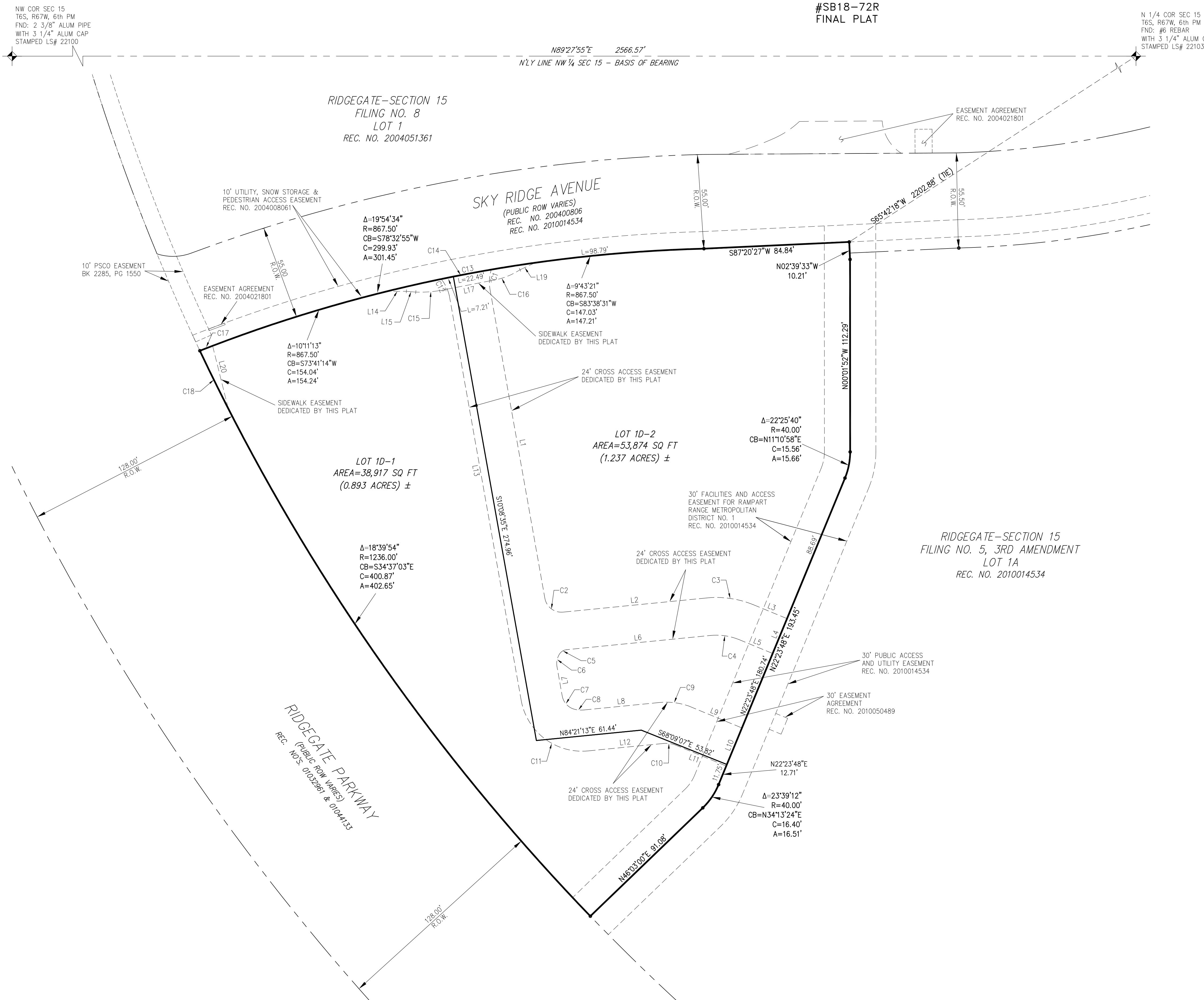
SCALE	N/A	 5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111 Phone: 303-751-0741
DRAWN	KGO	
CHECKED	JAW	
APPROVED	KGO	
JOB 65319940 DATE 1/23/19 SH 1 OF 2		

RIDGEGATE - SECTION 15 FILING NO. 5, 4TH AMENDMENT

PLANNING AREA C/M.U. OF THE RIDGEGATE PLANNED DEVELOPMENT
 LOT 1D, RIDGEGATE SECTION 15 FILING NO. 5, 3RD AMENDMENT
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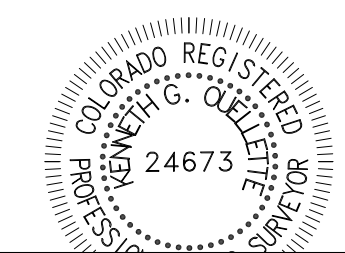
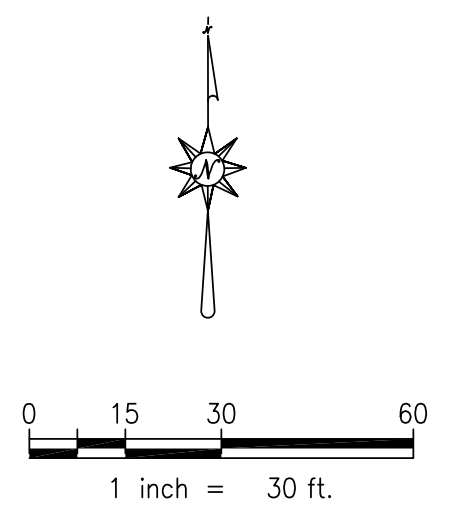
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S10° 03' 54"E	182.94'
L2	N84° 21' 44"E	84.01'
L3	S67° 36' 12"E	21.56'
L4	N22° 23' 48"E	22.00'
L5	S67° 36' 12"E	21.45'
L6	N84° 21' 13"E	84.41'
L7	N10° 03' 45"W	17.51'
L8	S84° 21' 13"W	44.17'
L9	N67° 36' 12"W	33.63'
L10	N22° 23' 48"E	24.00'
L11	S67° 36' 12"E	32.81'
L12	N84° 21' 13"E	44.17'
L13	S10° 03' 56"E	240.30'
L14	N89° 56' 53"E	11.30'
L15	S85° 15' 32"E	5.49'
L17	N79° 00' 12"E	26.87'
L19	N65° 07' 01"E	9.76'
L20	N14° 00' 30"W	37.76'

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	LENGTH
C1	27° 06' 27"	25.00'	S3° 29' 23"W	11.72'	11.83'
C2	86° 38' 11"	9.81'	S53° 28' 26"E	13.46'	14.83'
C3	27° 33' 06"	57.00'	N81° 52' 14"W	27.15'	27.41'
C4	27° 24' 57"	35.00'	N81° 56' 18"W	16.59'	16.75'
C5	46° 38' 11"	5.45'	S60° 38' 31"W	4.32'	4.44'
C6	45° 33' 47"	10.00'	S13° 24' 16"W	7.74'	7.95'
C7	59° 36' 37"	10.00'	S39° 52' 12"E	9.94'	10.40'
C8	22° 55' 35"	16.04'	S84° 12' 59"E	6.38'	6.42'
C9	24° 49' 30"	40.00'	N83° 13' 58"W	17.20'	17.33'
C10	22° 57' 17"	16.00'	N84° 10' 02"W	6.37'	6.41'
C11	84° 55' 53"	36.00'	S53° 10' 50"E	48.61'	53.36'
C12	25° 26' 18"	24.21'	N26° 10' 25"W	10.66'	10.75'
C13	1° 57' 43"	867.50'	S79° 17' 07"W	29.71'	29.71'
C14	5° 48' 56"	867.50'	S79° 04' 14"W	88.01'	88.05'
C15	14° 40' 16"	68.65'	N84° 55' 53"E	17.53'	17.58'
C16	24° 57' 31"	41.87'	N69° 27' 45"E	18.09'	18.24'
C17	0° 31' 36"	867.50'	S68° 51' 26"W	7.98'	7.98'
C18	1° 44' 36"	1236.00'	S26° 09' 24"E	37.61'	37.61'



MONUMENT LEGEND

- ALIQUOT CORNER AS DESCRIBED
- FOUND 2" ALUMINUM CAP FLUSH WITH SURFACE STAMPED: PLS 24673



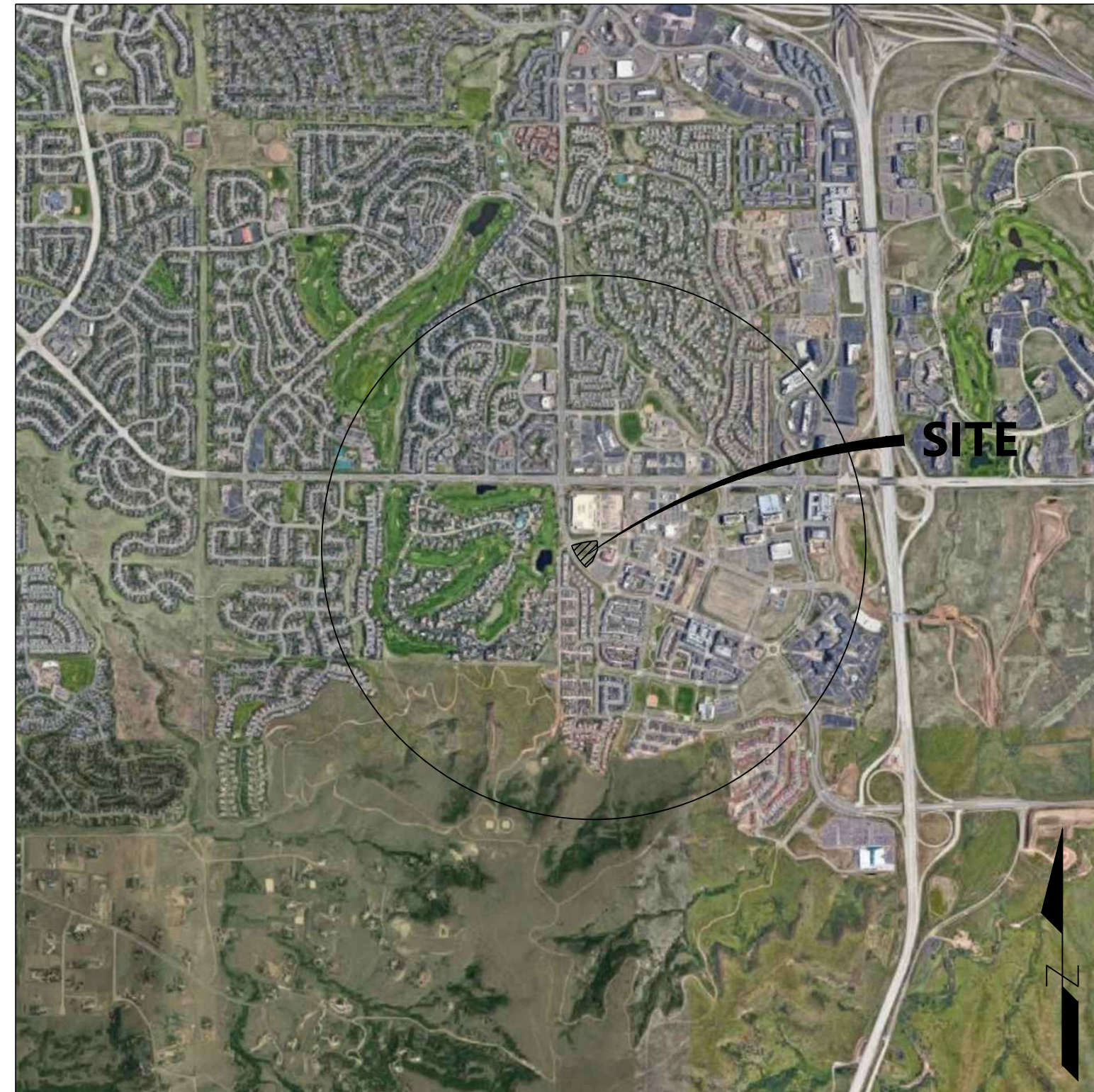
KENNETH G. OUELLETTE, P.L.S. 24673
 DATE: JANUARY 23, 2019
 JOB NO. 65319940
 FOR AND ON BEHALF OF MERRICK & COMPANY
 kenneth.ouellette@merrick.com

SCALE 1"=30'
 DRAWN KGO
 CHECKED SCB
 APPROVED KGO

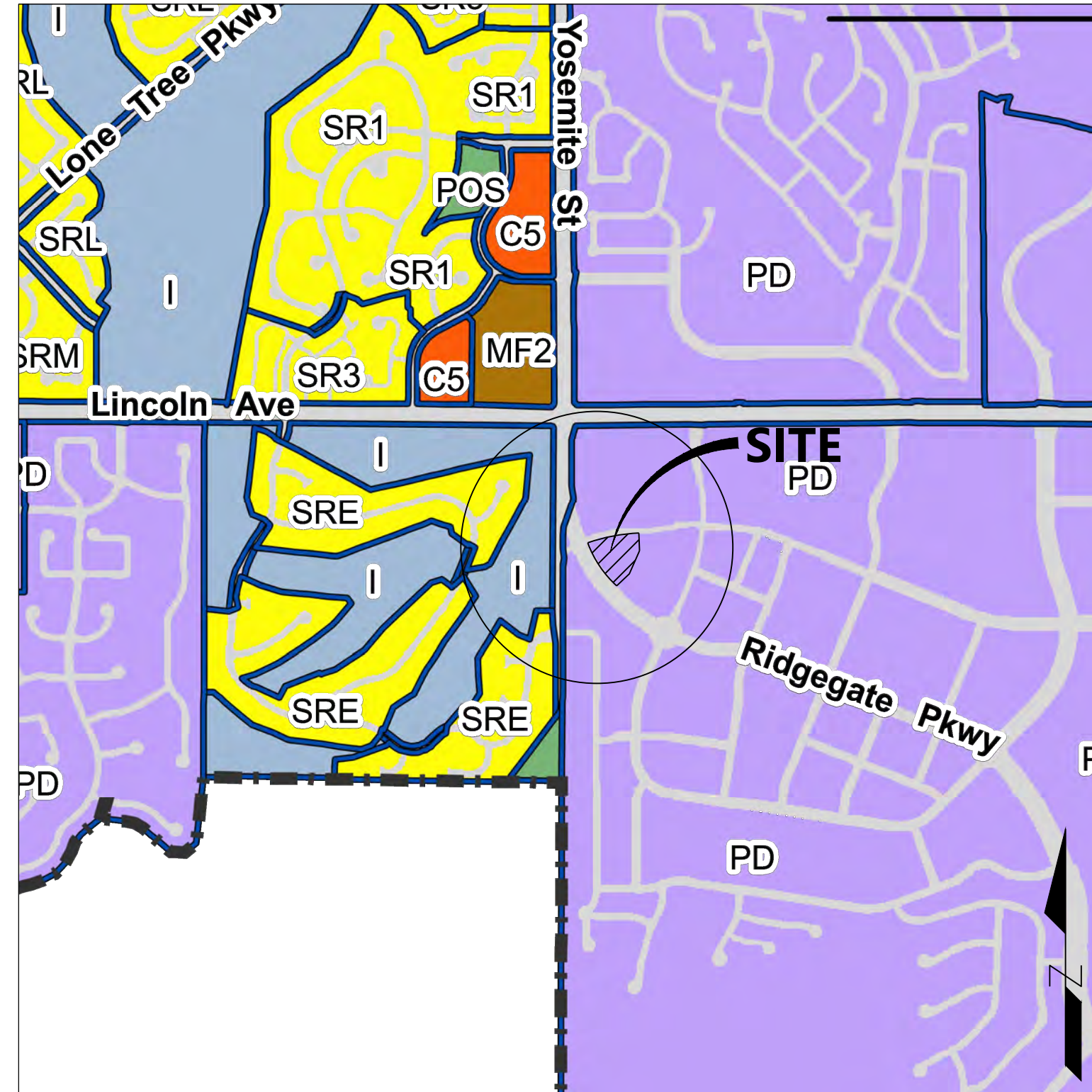


JOB 65319940 DATE 1/23/19 SH 2 OF 2

RIDGEGATE RETAIL
 RIDGEGATE - SECTION 15, FILING No. 5, 3RD AMENDMENT, LOT 1D
 RIDGEGATE PLANNED DEVELOPMENT
 PLANNING AREA C/M-U#1, 2.13 ACRES
 SIP SP18-73R



Vicinity Map
 (1"=2000')



Location Map
 (1"=1000')

APPROVAL CERTIFICATE

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

BY: _____ (PRINTED NAME)
 TITLE: COMMUNITY DEVELOPMENT DIRECTOR
 _____ (SIGNATURE) _____ (DATE)

BY: _____ (PRINTED NAME)
 TITLE: COMMUNITY DIRECTOR OF PUBLIC WORKS
 OR HIS/HER DESIGNATED REPRESENTATIVE
 _____ (SIGNATURE) _____ (DATE)

BY: _____ (PRINTED NAME)
 TITLE: MAYOR
 _____ (SIGNATURE) _____ (DATE)

THE OWNER(S) OF THE LANDS DESCRIBED HEREIN, HEREBY AGREE(S) (1) TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREIN IN ACCORDANCE WITH THIS APPROVED SITE IMPROVEMENT PLAN AND IN COMPLIANCE WITH CHAPTER 16 OF THE LONE TREE MUNICIPAL CODE AND THAT (2) THE HEIRS, SUCCESSORS AND ASSIGNS OF THE OWNER(S) SHALL ALSO BE BOUND. THE SIGNATURES OF THE OWNER(S) REPRESENTATIVES BELOW INDICATE THAT ANY REQUIRED AUTHORIZATION TO ENTER THE 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 _____

OWNER / DEVELOPER

SMJ MANAGEMENT CORPORATION
 1508 WELLAND AVENUE
 MINNETONKA, MN 55344
 TEL: (952) 546-2537
 CONTACT: STEVE JOHNSON

CIVIL ENGINEER

WESTWOOD PROFESSIONAL SERVICES
 12701 WHITEWATER DRIVE
 MINNETONKA, MN 55344
 TEL: (952) 937-5150
 CONTACT: DAN PARKS

LANDSCAPE ARCHITECT

HORVAT ARCHITECTS
 6607 SOUTH FOREST WAY
 CENTENNIAL, CO ZIP 80211
 TEL: (303) 523-3030
 CONTACT: DAN HORVAT

SURVEYOR

MERRICK & COMPANY
 5970 GREENWOOD PLAZA BLVD
 GREENWOOD VILLAGE, CO 80111
 TEL: (303) 751-0741
 CONTACT: KENNETH OUELLETTE

ELECTRICAL / GAS

XCEL ENERGY
 5460 W. 60TH AVENUE
 ARVADA, CO 80003
 TEL: (800) 628-2121

WATER & SANITARY SEWER

SOUTHGATE WATER & SANITATION DISTRICT
 3722 EAST ORCHARD ROAD
 CENTENNIAL, CO 80121
 TEL: (303) 713-7746
 CONTACT: CHRISTINA BACA

STORM SEWER

CITY OF LONETREE PUBLIC WORKS DEPARTMENT
 9220 KIMMER DRIVE, SUITE 100
 LONETREE, CO 80124
 TEL: (720)-509-1241
 CONTACT: STEPHEN ELLIS, PE, LFM

FIRE DEPARTMENT

SOUTH METRO FIRE & RESCUE
 9195 E. MINERAL AVENUE
 CENTENNIAL, CO 80112
 TEL: (720) 989-2000

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1 OF 24	COVER SHEET
2 OF 24	SITE PLAN
3 OF 24	LANDSCAPE PLAN
4 OF 24	LANDSCAPE PLAN NOTES AND DETAILS
5 OF 24	IRRIGATION PLAN
6 OF 24	GRADING AND DRAINAGE PLAN
7 OF 24	UTILITY PLAN
8 OF 24	SITE FURNISHINGS PLAN
9 OF 24	LIGHTING PLAN (LED PROPOSAL)
10 OF 24	LIGHTING DETAILS (SPECIFICATIONS SHEET)
11 OF 24	NEW HORIZON ACADEMY BUILDING ELEVATIONS
12 OF 24	NEW HORIZON ACADEMY BUILDING ELEVATIONS
13 OF 24	NEW HORIZON ACADEMY COLORED ELEVATIONS
14 OF 24	NEW HORIZON ACADEMY COLORED ELEVATIONS
15 OF 24	NEW HORIZON ACADEMY RENDERING
16 OF 24	RETAIL ELEVATIONS
17 OF 24	RETAIL ELEVATIONS
18 OF 24	RETAIL ELEVATIONS
19 OF 24	RETAIL ELEVATIONS
20 OF 24	RETAIL RENDERING
21 OF 24	RETAINING WALL LOOKING EAST
22 OF 24	LOOKING NORTH ON RIDGEGATE
23 OF 24	SKY RIDGE LOOKING SOUTHWEST
24 OF 24	ART CENTER ACCESS ROAD LOOKING SOUTH

SITE DATA CHART

ITEM	SQUARE FOOTAGE	% OF GROSS
GROSS SITE AREA	92,971	100
RETAIL SITE AREA	38,917	41.9
DAYCARE SITE AREA	54,054	58.1
RETAIL BUILDING FOOTPRINT	5,300	5.7
DAYCARE BUILDING FOOTPRINT	13,068	14.1
PARKING/ROADS (INCLUDING PLANTED INTERIOR PARKING ISLANDS)	40,097	43.1
LANDSCAPED AREAS (EXCLUDING PLANTED INTERIOR PARKING ISLANDS, TRAILS, AND WALKS)	12,738	13.7
NATURAL AREAS (NOT INCLUDED IN THE REQUIRED LANDSCAPED AREAS)	7,444	8.0
ITEM SQUARE FOOTAGE		
BUILDING SIZE		
MAXIMUM HEIGHT (AS MEASURED BY THE CITY'S BUILDING CODE)		29'
TOTAL FLOOR AREA (SEE DEFINITION OF FLOOR AREA IN ARTICLE XXXVI)		18,368
ITEM SPACES REQUIRED		
PARKING		
REQUIRED		98
PROVIDED		74
BICYCLE PARKING		
REQUIRED		2
PROVIDED		6

AN:\0015358\00\DWG\CIVIL\0015358\C01.DWG

DESIGNED: _____
 CHECKED: _____
 DRAWN: _____
 FIELD CREW: _____
 FIELD WORK DATE: _____

PREPARED FOR:
SMJ MANAGEMENT CORPORATION
 1508 WELLAND AVENUE
 MINNETONKA, MN 55305

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR BY A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF COLORADO
DANIEL M. PARKS
 DATE: 01/18/19 LICENSE NO. 54151

RIDGEGATE RETAIL
 LONE TREE, CO

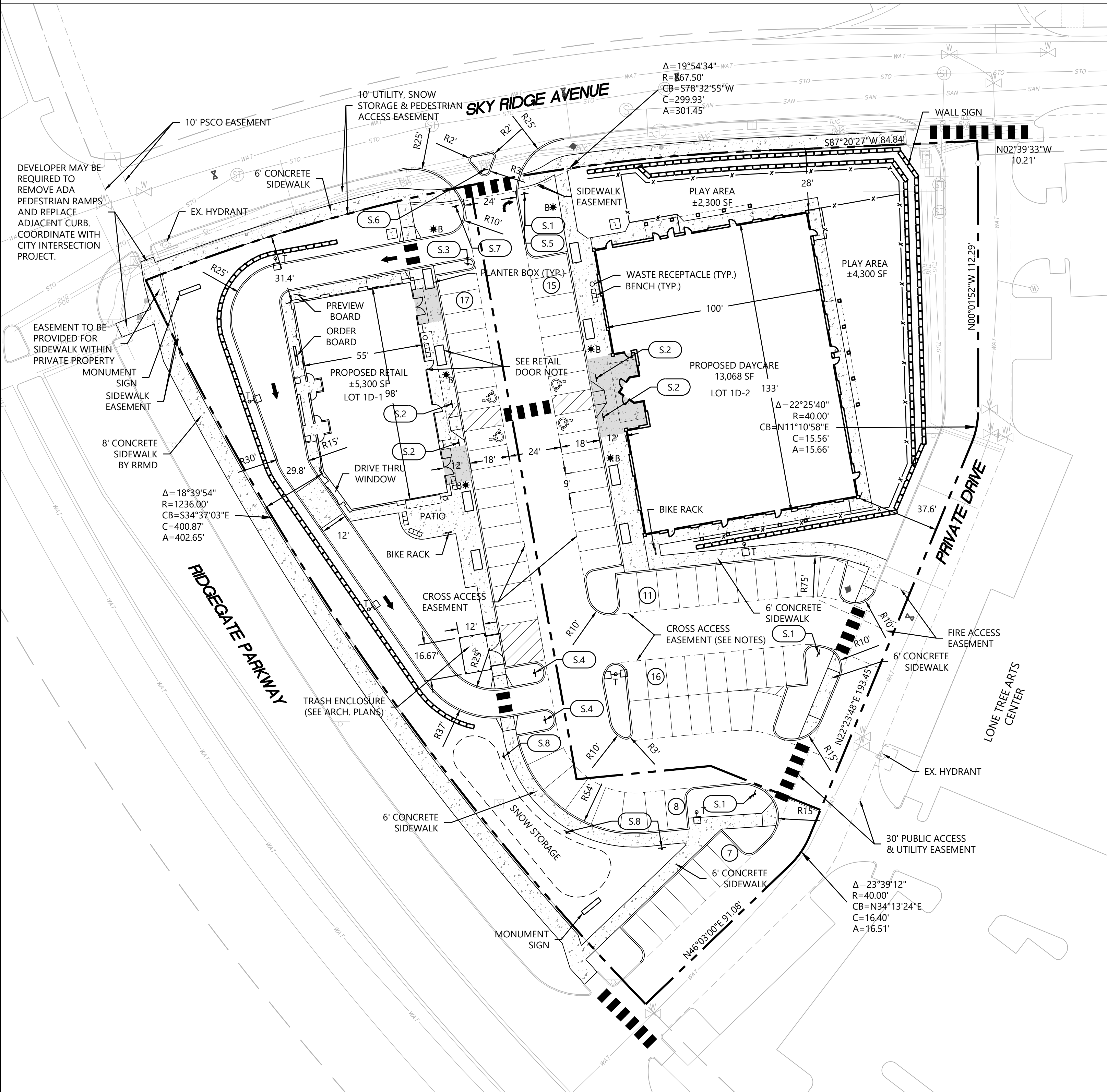
Westwood
 3701 12th Street North, Suite 206
 St. Cloud, MN 56303
 Phone: (820) 248-9495
 Fax: (820) 348-2001
 Toll Free: (800) 270-9495
 westwoodps.com
 Westwood Professional Services, Inc.

COVER SHEET

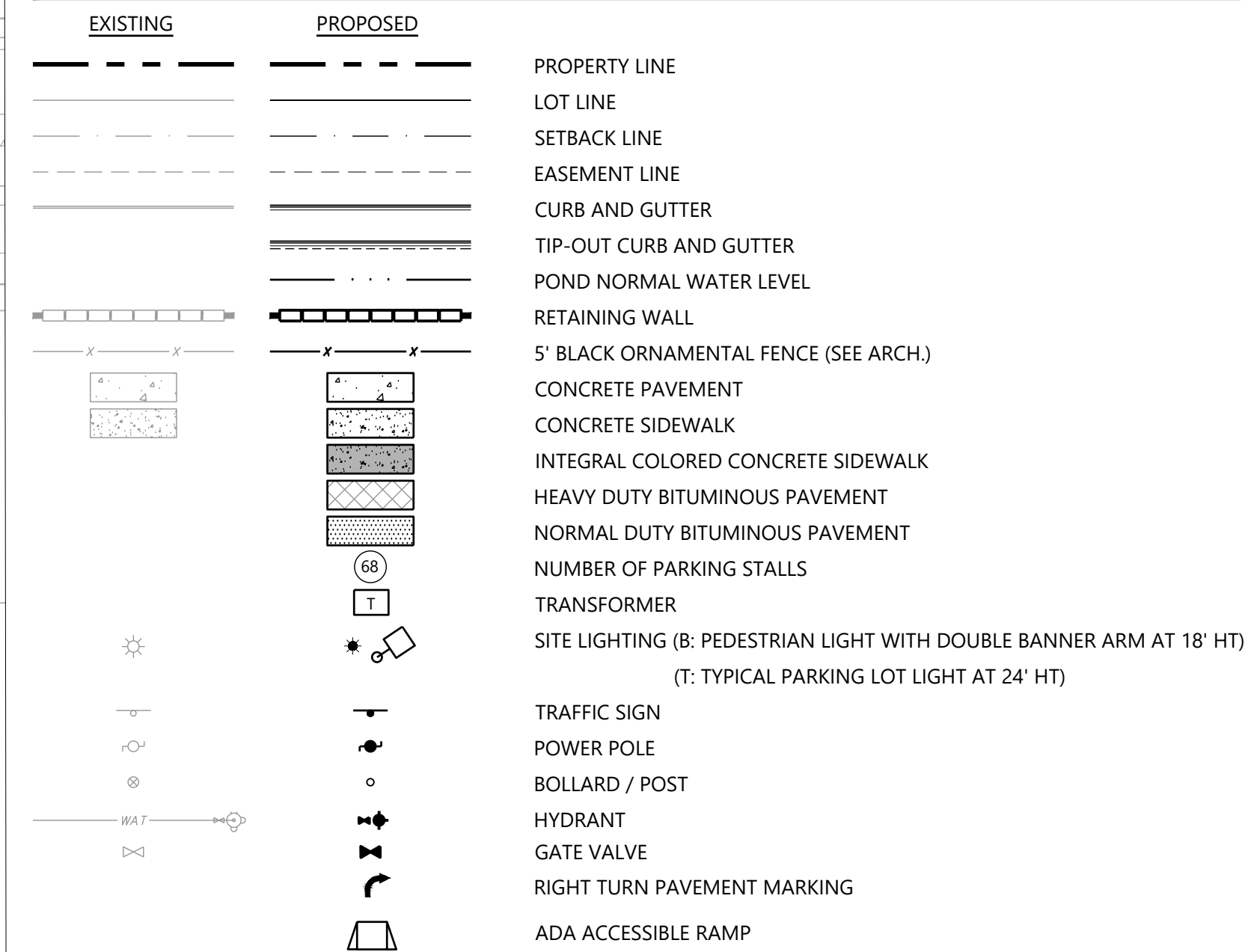
SHEET NUMBER:
1 OF **25**
 DATE: 01/18/19
 RIDGEGATE RETAIL
 0015358.00

NOT FOR CONSTRUCTION

RIDEGATE RETAIL
RIDEGATE - SECTION 15, FILING No. 5, 3RD AMENDMENT, LOT 1D
RIDEGATE PLANNED DEVELOPMENT
PLANNING AREA C/M-U#1, 2.13 ACRES
SIP SP18-73R



SITE LEGEND



GENERAL SITE NOTES

- 1. LOCATION OF RETAIL DOORS ARE CONCEPTUAL. PLANTER BOXES WILL BE ADJUSTED AFTER FINAL DOOR LOCATIONS ARE DETERMINED.
2. THE CROSS ACCESS EASEMENT PROVIDES ACCESS BETWEEN THE EXISTING PUBLIC ACCESS EASEMENT ON THE PRIVATE DRIVE AND SKY RIDGE AVENUE. THE DRIVEWAY FACILITIES WITHIN THE CROSS ACCESS EASEMENT IS TO BE MAINTAINED JOINTLY BY THE OWNERS OF LOTS 1D-1 AND 1D-2.
3. THERE WILL BE A CROSS PARKING EASEMENT DEDICATED OVER ALL THE PARKING SPACES ON BOTH LOTS 1D-1 AND 1D-2 FOR THE BENEFIT OF BOTH LOTS TO SHARE PARKING SPACES. THE COST ASSOCIATED WITH THE MAINTENANCE OF SAID PARKING SPACES SHALL BE JOINTLY PAID BETWEEN THE TWO PROPERTY OWNERS.

PARKING USE SUMMARY

Table with columns: BUILDING, TENANT NAME, USE, GFA INDOOR AREA (SF), PATIO AREA (SF), EMPLOYEES, CHILDREN, PARKING BASIS, PARKING REQUIRED, PARKING PROVIDED. Includes rows for NEW SMJ MANAGEMENT DAYCARE AND RETAIL BUILDING, EXISTING RAMPART RANGE PARKING GARAGE ANALYSIS, and ADJACENT RETAIL.

BENCHMARK

ELEVATIONS ARE BASED UPON THE NGS BENCHMARK UNBEWUST, A BRASS DISK STAMPED "UNBEWUST 1992" AND SET IN THE NORTHWEST CORNER OF A 24x16" ROCK OUTCROP. LOCATED 0.2 MILE SOUTHWEST ALONG A PAVED ROAD FROM EXIT 191 OFF INTERSTATE 25 AND 22.5' EAST OF CENTERLINE, 123 NORTH OF THE OUTLET OF A 3" CORRUGATED METAL CULVER AND APPROXIMATELY 350' WEST OF THE WEST EDGE OF ASPHALT OF SOUTHBOUND INTERSTATE 25. ELEVATION = 6125.32 / DOUGLAS COUNTY DATUM.

BASIS OF BEARING

BEARINGS ARE ASSUMED AND ARE BASED UPON THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, AS BEARING N89°27'55E BETWEEN THE NORTHWEST CORNER OF SAID SECTION 15, BEING A GROUND 2-3/8" ALUMINUM PIPE WITH A 3-1/4" ALUMINUM CAP STAMPED LS#22100 AND THE NORTH QUARTER CORNER OF SAID SECTION 15, BEING A FOUND #6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED LS#22103.

FLOODPLAIN CERTIFICATION

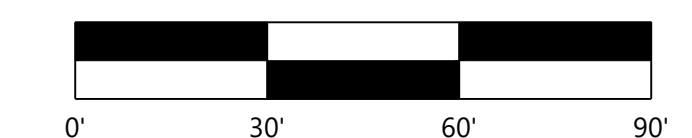
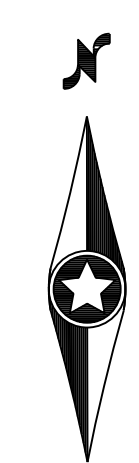
THIS PROPERTY IS NOT LOCATION WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN OR 500-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 0835C0042G FOR DOUGLAS COUNTY, COMMUNITY PANEL NUMBER 0042G, MAP DATED MARCH 03/16/2016.

SIGN LEGEND

- S.1 STOP SIGN
S.2 ADA ACCESSIBLE SPACE SIGNAGE
S.3 DO NOT BLOCK DRIVE THRU
S.4 ONE WAY DO-NOT ENTER
S.5 RIGHT TURN ONLY
S.6 ISLAND KEEP RIGHT
S.7 NO STOPPING ON PAVEMENT (MUTCD R8-5) SIGN
S.8 SNOW ZONE - NO PARKING WHEN SNOW IS FORECAST

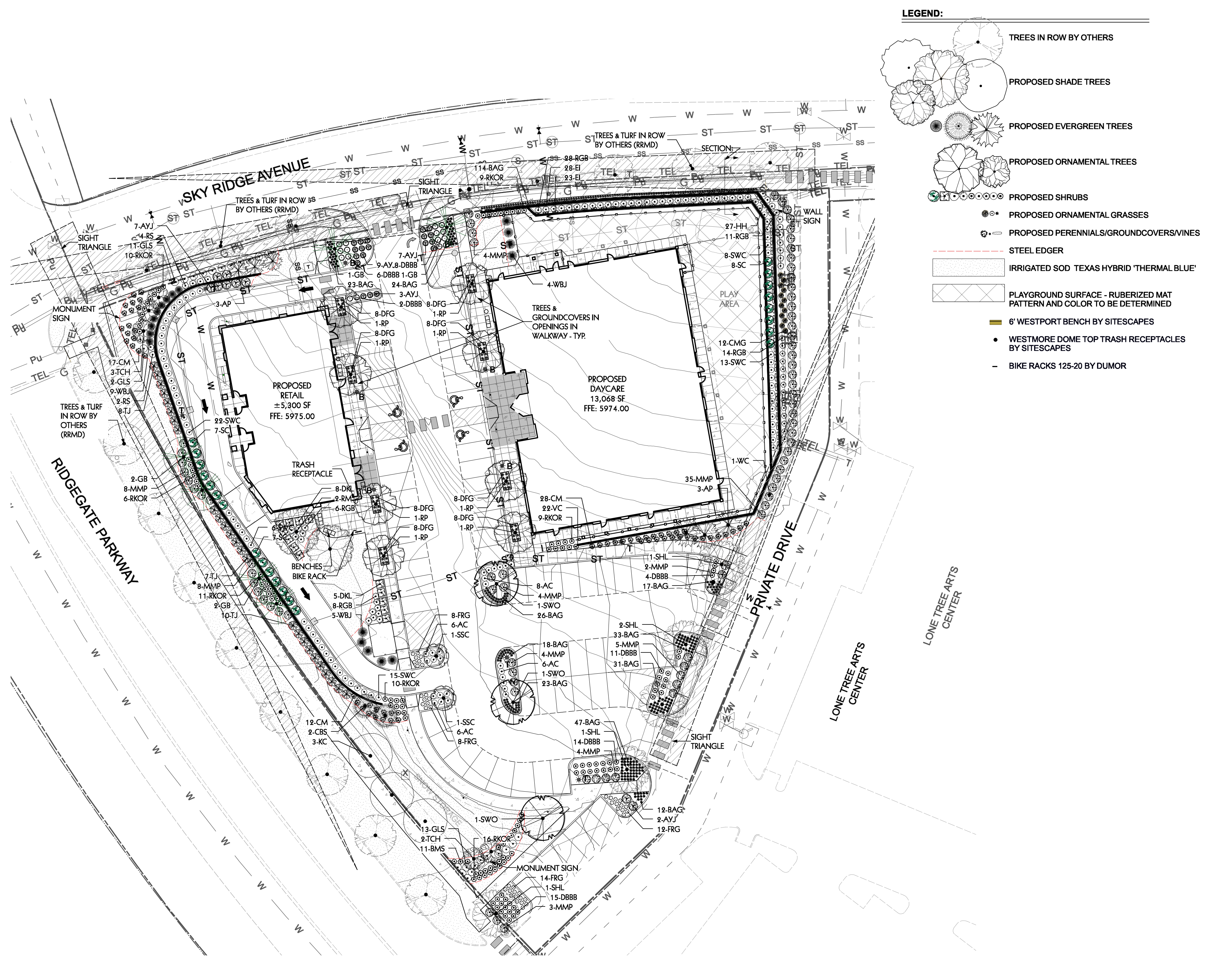
SITE DEVELOPMENT SUMMARY

- PARCEL DESCRIPTION: LOT 1D, RIDEGATE SECTION 15, FILING No. 5, 3RD AMENDMENT
PROPERTY AREA: 92,971 SF (2.13 AC)
BUILDING GROSS SIZE: DAYCARE: 13,068 SF, RETAIL: 5,300 SF
BUILDING SETBACK PER CODE: 0'-FRONT, 0'-SIDE, 0'-REAR, 0'-ROW
PARKING SETBACK: 0'-FRONT AND ROW, 0'-SIDE AND REAR, 20'=ARTERIAL ROW
PARKING SPACE/DRIVE AISLE: 9' WIDE X 18' LONG, 24' AISLE
PARKING PROVIDED: 74
PERVIOUS/LANDSCAPED AREA: 22.2% (EXCLUDES PLAY AREAS)



NOT FOR CONSTRUCTION

Vertical sidebar containing: DESIGNED, CHECKED, DRAWN, FIELD WORK, DATE; PREPARED FOR: SMJ MANAGEMENT CORPORATION; RIDEGATE RETAIL; WESTWOOD logo; PHONE, FAX, WEBSITE; SHEET NUMBER: 2 OF 25; DATE: 01/18/19; RIDEGATE RETAIL.



LEGEND:

- TREES IN ROW BY OTHERS
- PROPOSED SHADE TREES
- PROPOSED EVERGREEN TREES
- PROPOSED ORNAMENTAL TREES
- PROPOSED SHRUBS
- PROPOSED ORNAMENTAL GRASSES
- PROPOSED PERENNIALS/GROUNDCOVERS/VINES
- STEEL EDGER
- IRRIGATED SOD TEXAS HYBRID 'THERMAL BLUE'
- PLAYGROUND SURFACE - RUBBERIZED MAT PATTERN AND COLOR TO BE DETERMINED
- 6' WESTPORT BENCH BY SITESCAPES
- WESTMORE DOME TOP TRASH RECEPTACLES BY SITESCAPES
- BIKE RACKS 125-20 BY DUMOR

PLANT LIST: 1-25-19

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	o.c.	SPACING
SHADE TREES:						
GB	6	<i>Crataegus bitorquata</i>	Crataegus Bitorquata	3' cal.	as shown	
SC	3	<i>Cornus florida</i>	Kennedy Coffeeberry	3' cal.	as shown	
RM	2	<i>Acer rubrum</i>	Red Maple	3' cal.	as shown	
SHL	5	<i>Gleditsia inaequalis</i> var. <i>inermis</i>	Shademaster Honeylocust	3' cal.	as shown	
SWO	3	<i>Quercus bicolor</i>	Swamp White Oak	3' cal.	as shown	
WC	1	<i>Carolina spruce</i>	Northern Catalpa	3' cal.	as shown	
TOTAL:	20					
ORNAMENTAL TREES:						
RP	8	<i>Prunella coccinea</i>	Redspice Pear	9' cal.	as shown	
SSC	2	<i>Malus x Spring Snow</i>	Spring Snow Crabapple	9' cal.	as shown	
TCH	5	<i>Cataegpa coccinea</i>	Thornless Cockspur Hawthorn	9' cal.	as shown	
TOTAL:	15					
EVERGREEN TREES:						
AP	6	<i>Pinus strobus</i>	Austrian Pine	9' ht.	as shown	
CBS	2	<i>Picea pungens</i>	Colorado Blue Spruce	9' ht.	as shown	
WBJ	18	<i>Juniperus scopulorum</i> 'Wichita Blue'	Wichita Blue Juniper	6' ht.	as shown	
TOTAL:	26					
DECIDUOUS SHRUBS:						
AC	26	<i>Ribes alpinum</i>	Alpine Currant	5 gal.	3' o.c.	
BMS	11	<i>Caryopteris x clandonensis</i> 'Dark Knight'	Dark Knight Spirea	5 gal.	4' o.c.	
DBBB	60	<i>Budleja Blue Chip</i>	Dwarf Blue Purple Butterfly Bush	5 gal.	3' o.c.	
DWL	13	<i>Desmodium illinoense</i>	Dwarf Green Leaf	5 gal.	4' o.c.	
GLS	26	<i>Ribes santonica</i> 'Go-Low'	Go-Low Fragrant Sumac	5 gal.	5' o.c.	
RGB	67	<i>Ribes rubrum</i> 'Rose Glow'	Rose Glow Japanese Barberry	5 gal.	4' o.c.	
RKOR	71	<i>Rosa x Radcof</i>	Rainbow Knock Out Rose	5 gal.	3' o.c.	
RS	6	<i>Penstemon atriplicifolia</i>	Rainbow Sage	5 gal.	4' o.c.	
SC	27	<i>Cotoneaster divaricatus</i>	Spreading Cotoneaster	5 gal.	5' o.c.	
TOTAL:	308					
EVERGREEN SHRUBS:						
AVJ	28	<i>Juniperus horizontalis</i> 'Youngstown'	Andros Youngstown Juniper	5 gal.	5' o.c.	
MMMP	77	<i>Pinus murrayana</i>	Minutiae Mugo Pine	5 gal.	4' o.c.	
SWC	4	<i>Euonymus fortunei</i> 'Sarcocornu'	Sarcocornu Wintercreeper	1 gal.	3' o.c.	
TJ	95	<i>Juniperus sibirica</i> 'Tamao-cicula'	Tammy Juniper	5 gal.	5' o.c.	
TOTAL:	194					
ORNAMENTAL GRASSES:						
BAG	368	<i>Heliopsis scabra</i>	Blue Avenue Grass	1 gal.	15' o.c.	
CMG	12	<i>Muhlenbergia sprengeri</i>	Andromeda Meadow Grass	1 gal.	3' o.c.	
DFG	64	<i>Pennisetum alopecuroides</i> 'Hemfil'	Dwarf Fountain Grass	1 gal.	9' o.c.	
FRG	42	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Foerster Feather Reed Grass	1 gal.	9' o.c.	
TOTAL:	486					
PERENNIALS/GROUNDCOVERS:						
CM	57	<i>Mahonia japonica</i>	Creeping Mahonia	1 gal.	12' o.c.	
EI	51	<i>Hedera helix</i>	English Ivy	1 gal.	4' o.c.	
HH	27	<i>Lonicera japonica</i> 'Halliana'	Halls Honeysuckle	1 gal.	5' o.c.	
VC	22	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	1 gal.	4' o.c.	
TOTAL:	157					

- PLANTING NOTES:**
- THE CONTRACTOR SHALL SUPPLY ALL PLANTS, SEED, MULCHES, ETC. IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON DRAWINGS. SHOULD ANY DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLANTING SCHEDULES AND THOSE SHOWN ON THE DRAWINGS, THE DRAWINGS SHALL TAKE PRECEDENCE.
 - THE CONTRACTOR, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - LANDSCAPE CONTRACTOR MUST EXAMINE SITE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED AND NOTIFY LANDSCAPE ARCHITECT IN WRITING OF UNSATISFACTORY CONDITIONS, IF ANY. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THEMSELVES FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGES TO SAID UTILITIES. CONTACT UTILITY NOTIFICATION CENTER OF COLORADO (1-800-999-1987) PRIOR TO ANY CONSTRUCTION ACTIVITY.
 - ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE OF ANY PROBLEM IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
 - PROVIDE POSITIVE GRADES AWAY FROM BUILDINGS AND TOWARD LAWN DRAINS AND CATCH BASINS. SLOPE AWAY FROM BUILDINGS AT A MINIMUM OF 2% OR AS PER SOILS REPORT.
 - ALL SOILS FOR GENERAL LANDSCAPING AREAS OR ON WHICH ANY COOL-SEASON LAWN, TURF OR SOD IS TO BE INSTALLED MUST BE PROPERLY AMENDED WITH ORGANIC MATTER SUCH AS COMPOST AND AGED MANURE. A MINIMUM OF FOUR (4) CUBIC YARDS OF COMPOST PER EACH ONE THOUSAND (1,000) SQUARE FEET OF SOIL SHOULD BE INCORPORATED TO A DEPTH OF AT LEAST FOUR (4) TO SIX (6) INCHES BY ROTOTILLING OR OTHER SUITABLE MEASURE. SOIL AMENDMENTS FOR NATIVE PLANTS AND GRASSES ARE NOT REQUIRED.
 - ALL SHRUB AND TREE PITS SHALL BE BACKFILLED WITH SPECIFIED SOIL MIXTURE.
 - ROOTBALLS TO BE FREE OF PERNICIOUS WEEDS, SIZED ON PLANT LIST SHALL BE CONSIDERED MINIMUM SIZES.
 - ALL LANDSCAPE AREAS AND PLANT MATERIALS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. ALL CONTROLLERS FOR THESE SYSTEMS SHALL BE CONNECTED TO AUTOMATIC SHUTOFF RAIN SENSORS. NO IRRIGATION SHALL BE ALLOWED WITHIN 5'-0" OF BUILDING FACE OR AS PER SOILS REPORT.
 - ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RE-VEGETATED WITH SPECIFIED NATIVE SEED MIX PRIOR TO CONSTRUCTION COMPLETION.
 - APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING INSTALLATION. MAINTAIN POSITIVE DRAINAGE AT ALL TIMES.
 - STEEL EDGING SHALL BE PROVIDED TO SEPARATE GRASS AND PLANTING BED AREAS.
 - PROTECT ALL VEGETATION NOT NOTED AS BEING REMOVED DURING DEMOLITION. THE CONTRACTOR IS TO COORDINATE IDENTIFICATION OF ALL REMOVALS WITH ALBERTA DEVELOPMENT PARTNERS PRIOR TO REMOVAL.
 - ALL TREES, SHRUBS AND OTHER PLANT MATERIALS ARE TO BE APPROVED BY THE OWNER'S REP PRIOR TO DELIVERY AND AGAIN AFTER DELIVERY TO SITE. ANY PLANT NOT MEETING APPROVAL MAY BE REJECTED AT ANY TIME PRIOR TO FINAL ACCEPTANCE. RE: SPEC
 - ALL PLANT MATERIAL AND BED LOCATIONS ARE TO BE STAKED BY THE CONTRACTOR FOR REVIEW BY OWNER'S REP. ALL ADJUSTMENTS SHALL BE MADE BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT DIG PLANT PITS UNTIL LOCATIONS ARE APPROVED. PRE-DIGGING OF PLANT PITS IS NOT ALLOWED. ALL TREE PITS ARE TO BE DUG AFTER TREE IS PLACED AT THE FINAL LOCATION TO ALLOW FOR PROPER TREE PIT DEPTH.
 - ORGANIC WOOD MULCH TO BE INSTALLED AND MAINTAINED TO A DEPTH OF FOUR (4) INCHES. EVERGREEN TREE MULCH RING TO EXTEND TO TREE DRILLING IN TURF AREAS.
 - ALL PLANT MATERIALS TO MEET REQUIREMENTS OF ALL CONTRACT DOCUMENTS, OR BE SUBJECT TO REJECTION.
 - THE CONTRACTOR IS ADVISED THAT ALL EXISTING TREES AND SHRUBS ARE TO REMAIN UNLESS SPECIFICALLY NOTED TO BE REMOVED IN THE PLANS. CARE SHALL BE TAKEN TO PROTECT ALL TREES AND SHRUBS FROM DAMAGE DURING CONSTRUCTION. ALL DAMAGES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
 - ALL TREES LOCATED AT PROJECT ENTRY POINTS AND/OR WITHIN SIGHT TRIANGLES SHALL BE LIMBED UP TO HAVE 7' CLEAR BELOW LOWEST BRANCHES.

LANDSCAPE PLAN
 SCALE: 1"=30'-0"

outside la
 landscape architecture +
 urban design +
 planning
 boulder / steamboat springs, co
 p. 303.517.8298
 f. 970.367.5180
 osla@me.com

DESIGNED BY	12/12/18 SIP SUBMITTAL
CHECKED BY	01/18/19 - CITY REVIEW COMMENTS
DRAWN BY	
FIELD WORK DATE	

PREPARED FOR:

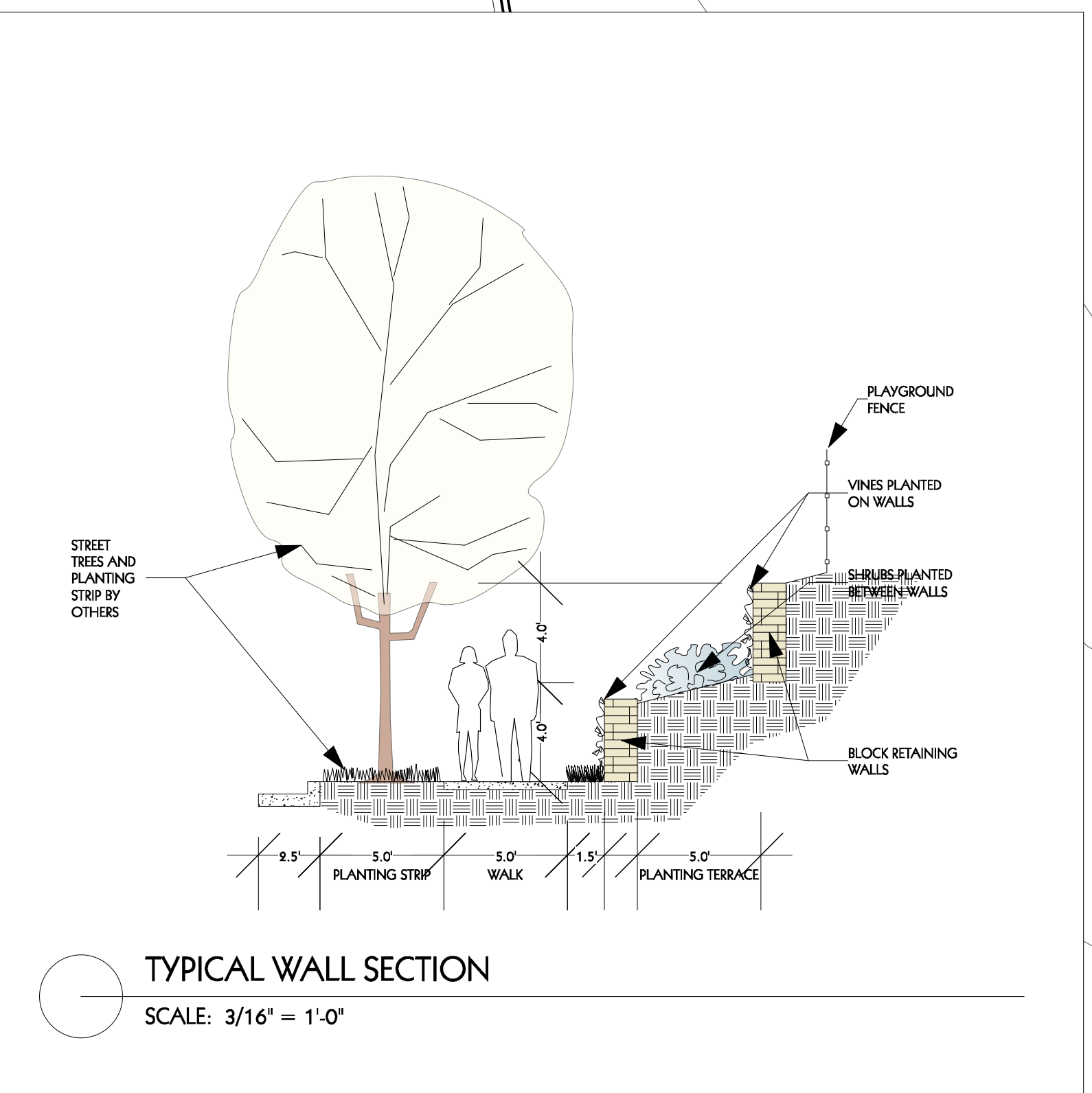
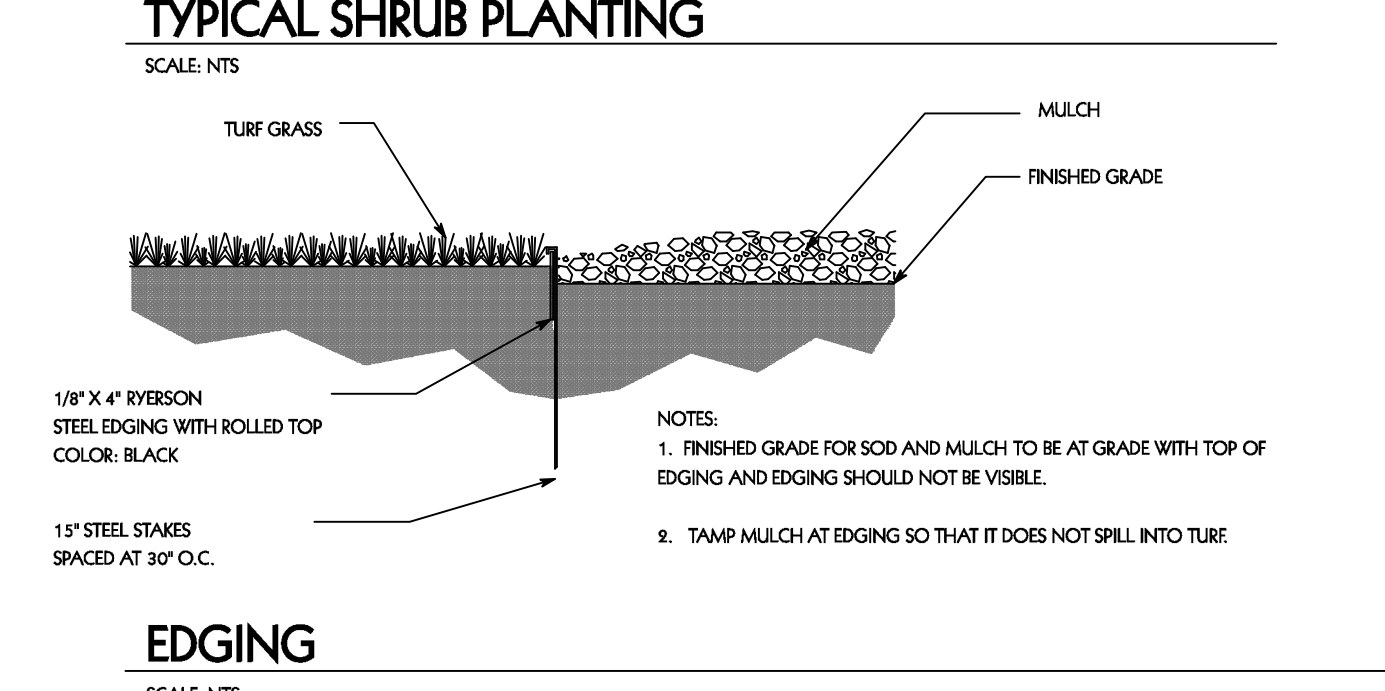
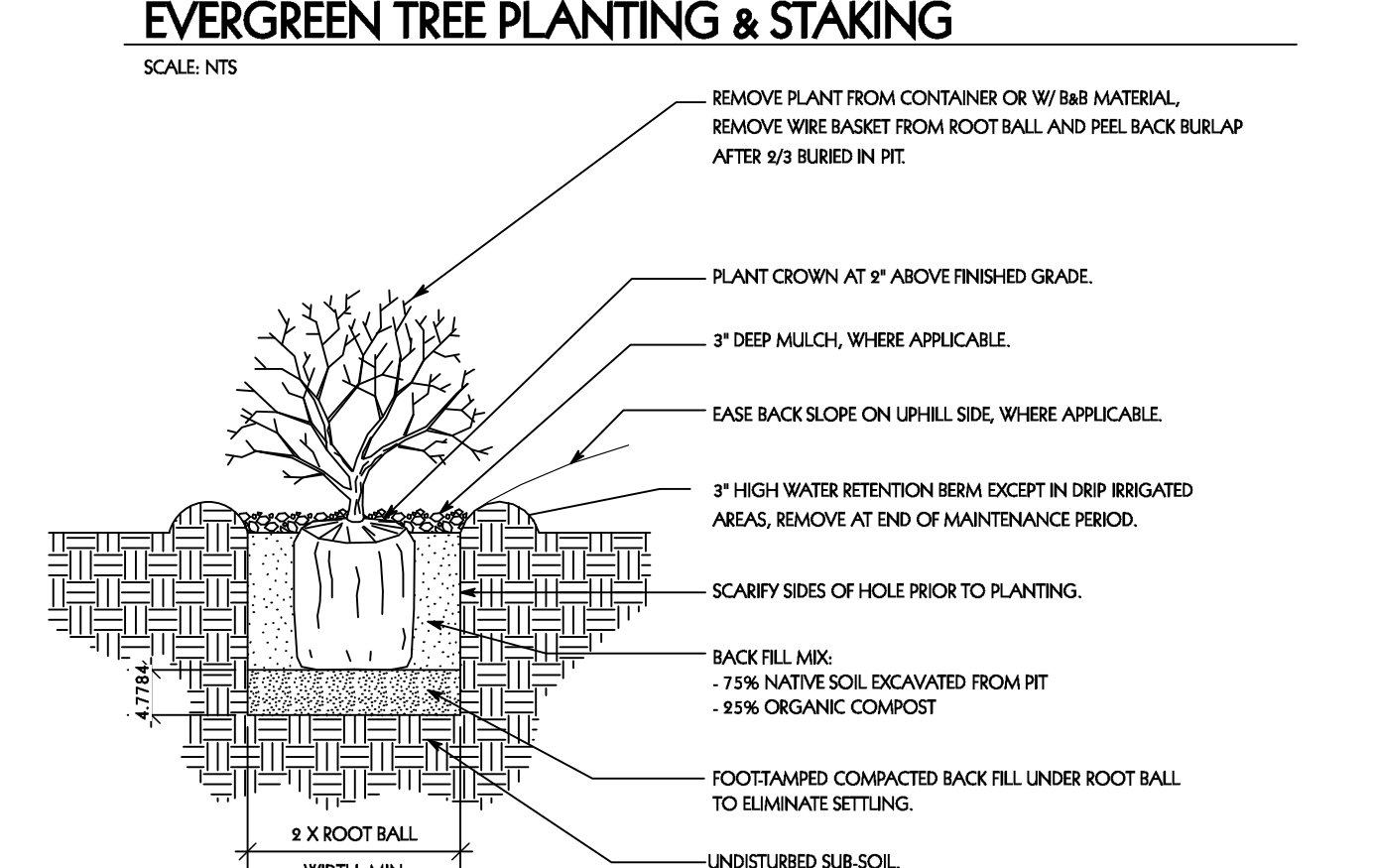
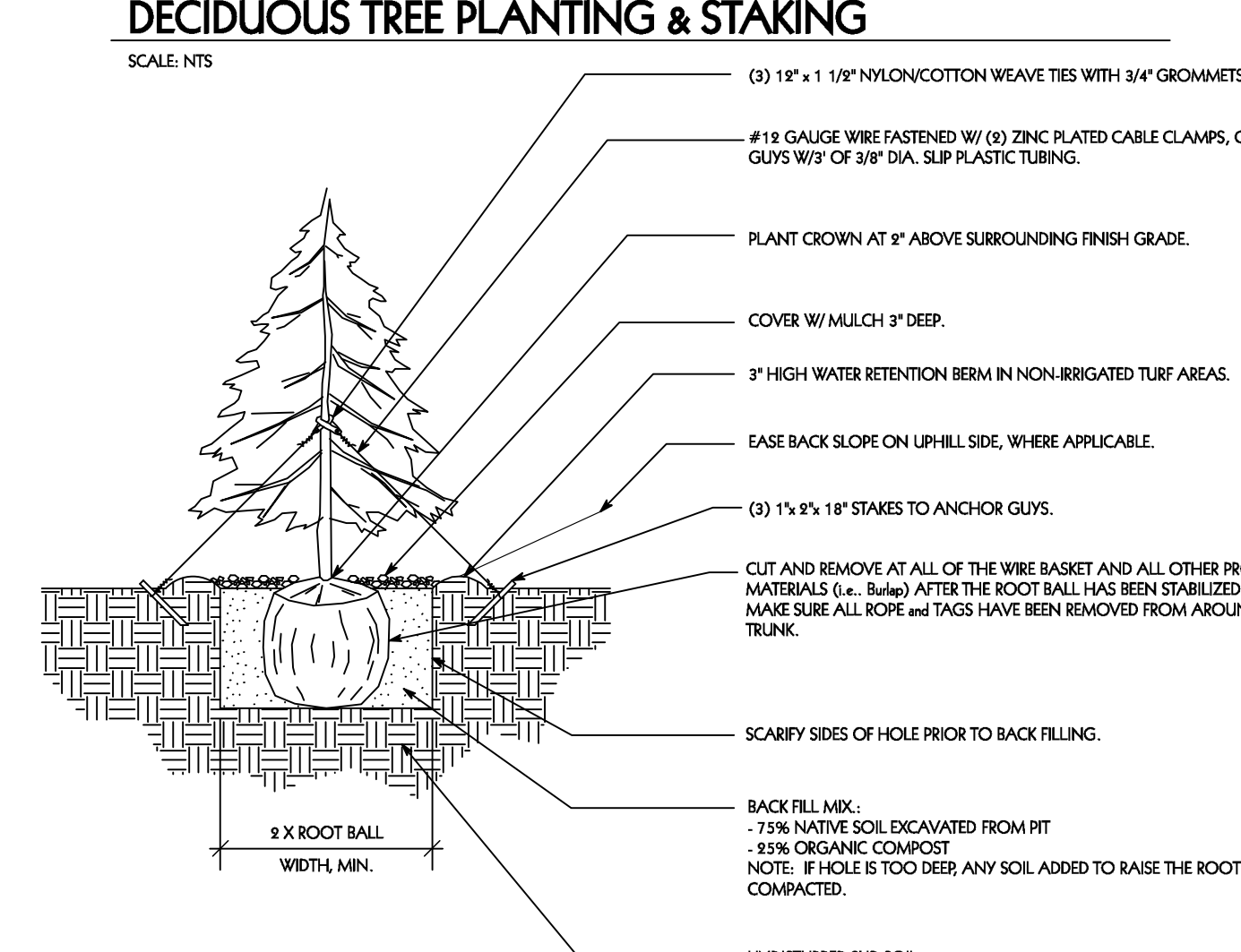
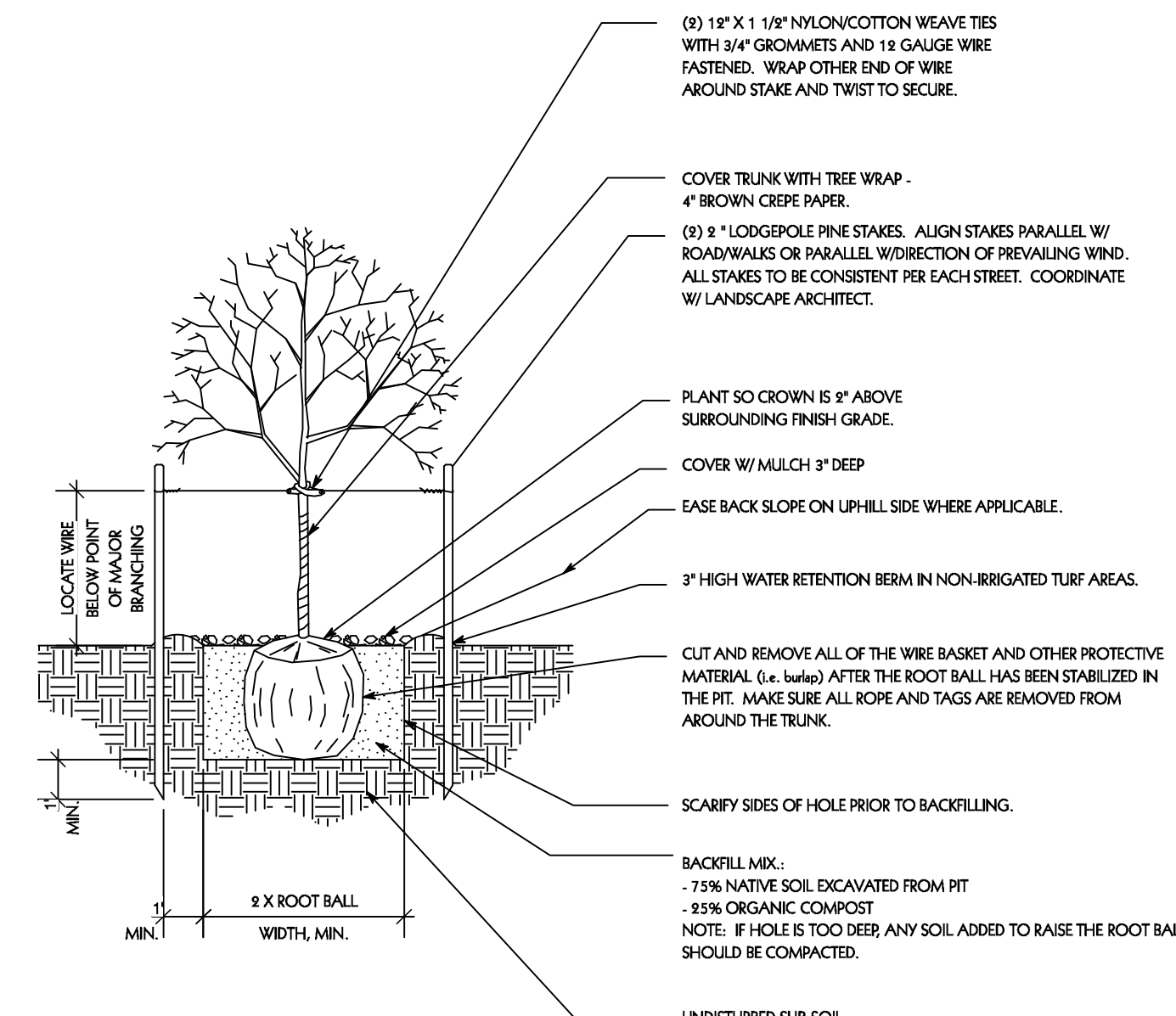
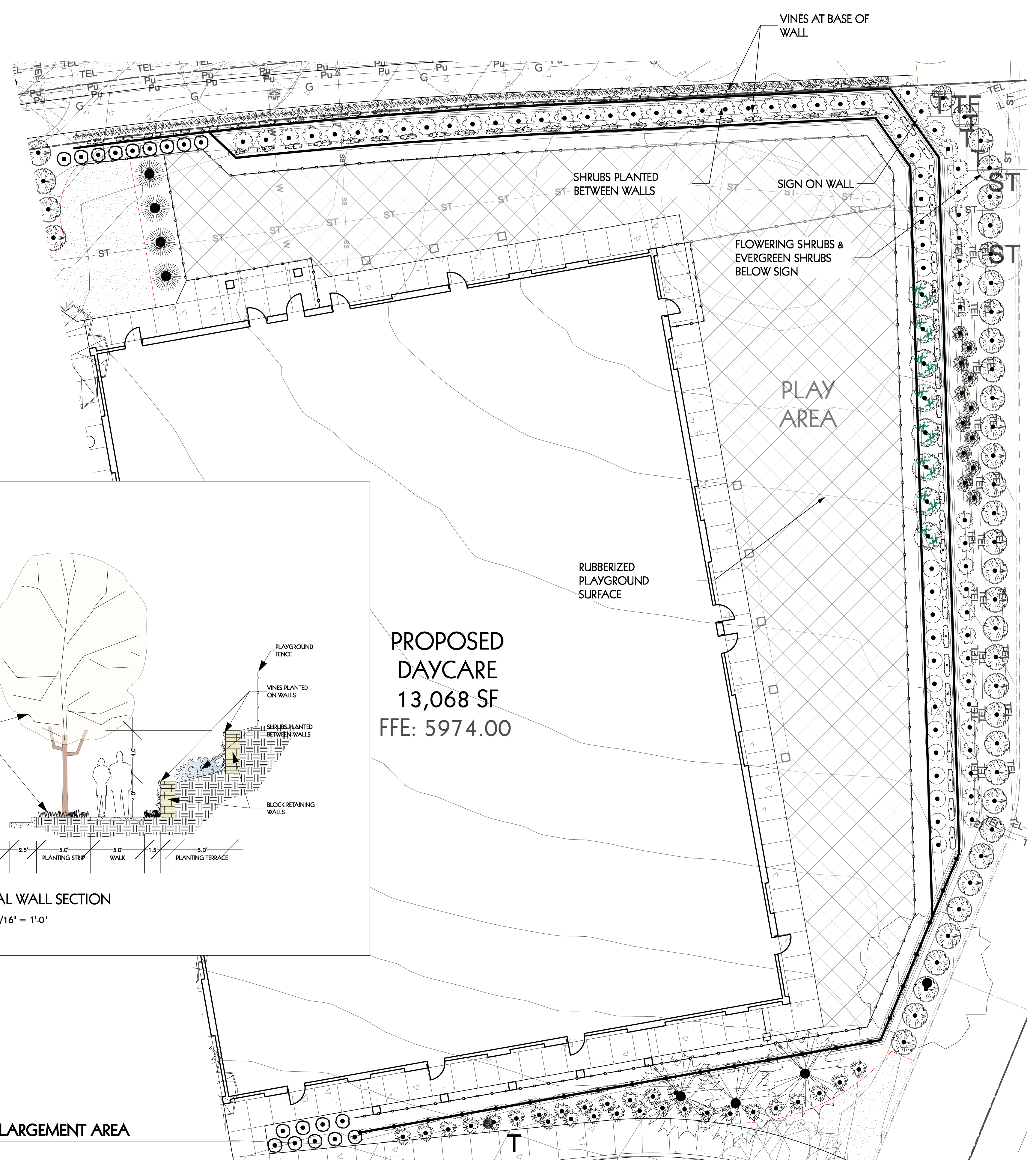
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF COLORADO.
 SANDRA S. GIBSON
 DATE: 01/18/19 LICENSE NO. 720

Westwood
 15701 Westwood Drive, Suite #500
 Denver, CO 80227
 Phone: (303) 837-5150
 Fax: (303) 837-5150
 www.westwoodps.com
 Westwood Professional Services, Inc.

LANDSCAPE NOTES & DETAILS

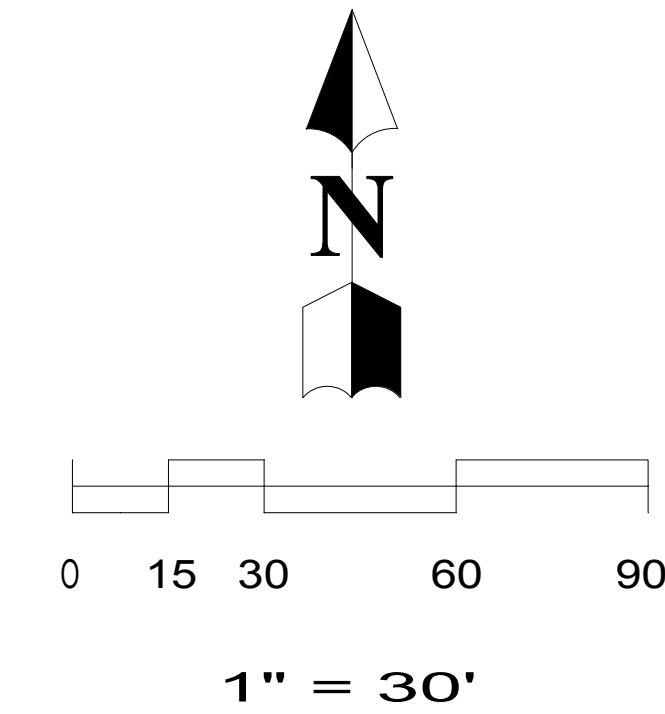
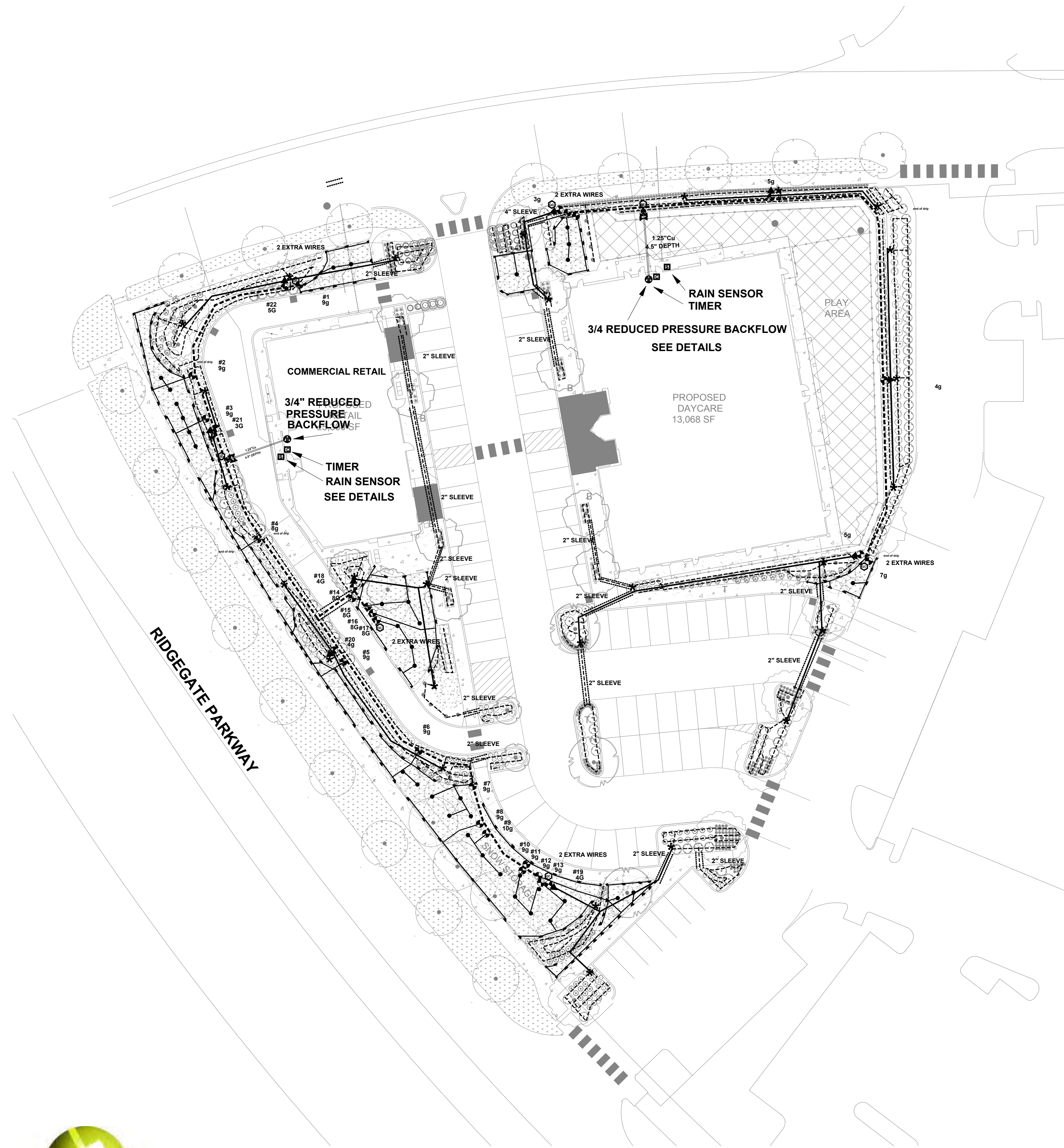
SHEET NUMBER: 4 OF 24

DATE: 01/18/19



TERRACE WALL ENLARGEMENT AREA
 SCALE: 1" = 10'-0"

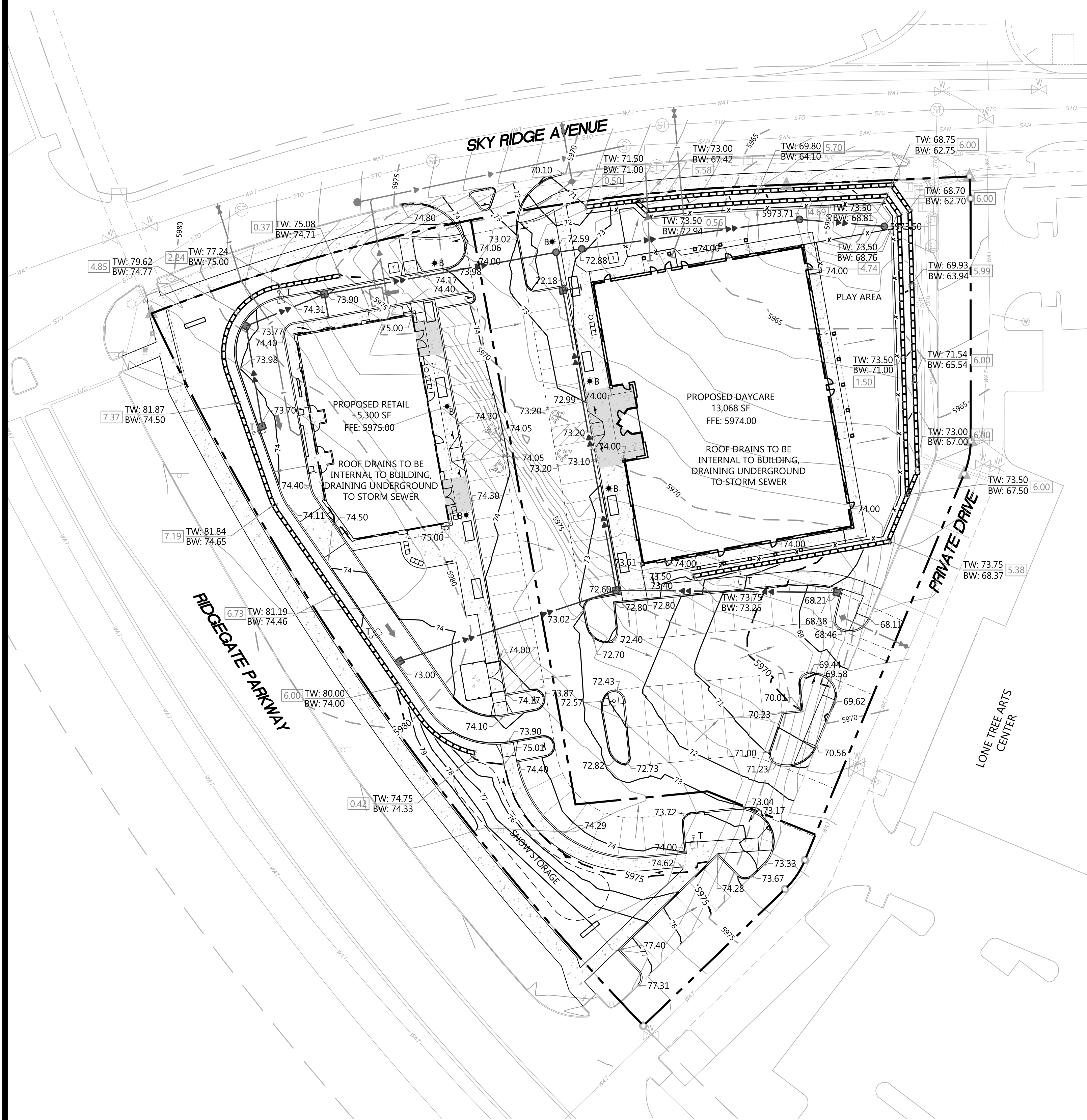




Symbol	Description
	RAINBIRD 1804 SAM-PRS
	FEBCO 825YA 3/4" REDUCED PRESSURE BACKFLOW
	1.25" CURB STOP TYPE VALVE
	3/4" CURB STOP TYPE VALVE FOR DRAIN
	BALL VALVE IN VALVE BOX
	RAINBIRD DV-100
	Rain Bird XCZ-075 DRIP VALVE
	RAINBIRD ESP-LX 24 OR 8 MODULAR CONTROLLER
	Rain Bird 33LRC
	HUNTER WIRELESS RAIN CLICK ON ROOF
	RAINBIRD OPERIND DRIP OPERATION INDICATOR (NOT SHOWN) 1 PER DRIP ZONE
	DRIP END FLUSH ASSEMBLY (NOT SHOWN)
	DRIP 3/4" UV POLYETHYLENE
	MAINLINE 1.5" CLASS 200 PVC
	LATERAL CLASS 200 PVC 1" MINIMUM
	1" CLASS PVC DRIP SUB MAIN
	SLEEVES SCH 40 PVC SIZE AS NOTED



RIDGEGATE RETAIL
RIDGEGATE - SECTION 15, FILING No. 5, 3RD AMENDMENT, LOT 1D
RIDGEGATE PLANNED DEVELOPMENT
PLANNING AREA C/M-U#1, 2.13 ACRES
SIP SP18-73R



GRADING AND EROSION CONTROL LEGEND

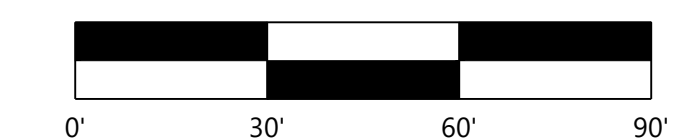
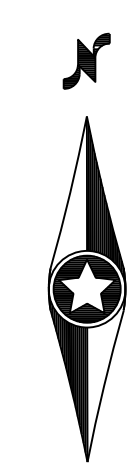
EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		RIDGE LINE
		GRADING LIMITS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		INLET PROTECTION
		SPOT ELEVATION
		FLOW DIRECTION
		TOP AND BOTTOM OF RETAINING WALL
		EMERGENCY OVERFLOW
		SOIL BORING LOCATION
		RETAINING WALL HEIGHT

RETAINING WALL NOTES

1. A COLORADO PROFESSIONAL ENGINEER SIGNED/SEALED RETAINING WALL DESIGN MUST BE PREPARED AND SUBMITTED TO THE CITY.
2. THE CITY WILL RECEIVE AND PLACE ON FILE THE DESIGN REPORT. THE CITY DOES NOT DO AN ENGINEERING REVIEW FOR ADEQUACY OF THE DESIGN NOR ISSUE A SEPARATE RETAINING WALL PERMIT. THE RESPONSIBILITY FOR THE ADEQUACY OF THE RETAINING WALL DESIGN WILL REST WITH THE PROFESSIONAL ENGINEER SIGNING/SEALING THE DESIGN.
3. DURING CONSTRUCTION OF THE RETAINING WALLS, THE DEVELOPER SHALL PROVIDE, VIA A THIRD PARTY ENTITY, SUFFICIENT INSPECTIONS/DOCUMENTATION TO BE ABLE TO PROVIDE TO THE CITY A PROFESSIONAL ENGINEER SIGNED/SEALED POST CONSTRUCTION CERTIFICATION THAT THE RETAINING WALLS WERE CONSTRUCTED IN GENERAL CONFORMANCE WITH THE SUBMITTED PROFESSIONAL ENGINEER SIGNED/SEALED DESIGN.
4. THE NOTED POST CONSTRUCTION CERTIFICATION MUST BE SUBMITTED PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY.

DRAINAGE FACILITY NOTES

1. THE CITY OF LONE TREE REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, DETENTION BASINS, AND WATER QUALITY TREATMENT UNITS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF INSPECTIONS, OPERATIONS, AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.



NOT FOR CONSTRUCTION

DESIGNED:	
CHECKED:	
DRAWN:	
FIELD CREW:	
FIELD WORK DATE:	

PREPARED FOR:
SMJ MANAGEMENT CORPORATION
1508 WELAND AVENUE
MINNETONKA, MN 55305

HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF COLORADO.
DANIEL W. PARKS
DATE: 07/18/19 LICENSE NO. 54151

RIDGEGATE RETAIL
LONE TREE, CO

Westwood
12701 Whitewater Drive, Suite #200
Minnetonka, MN 55343
Phone: (952) 937-5150
Fax: (952) 937-5622
Field: (952) 937-5150
westwoodps.com
Westwood Professional Services, Inc.

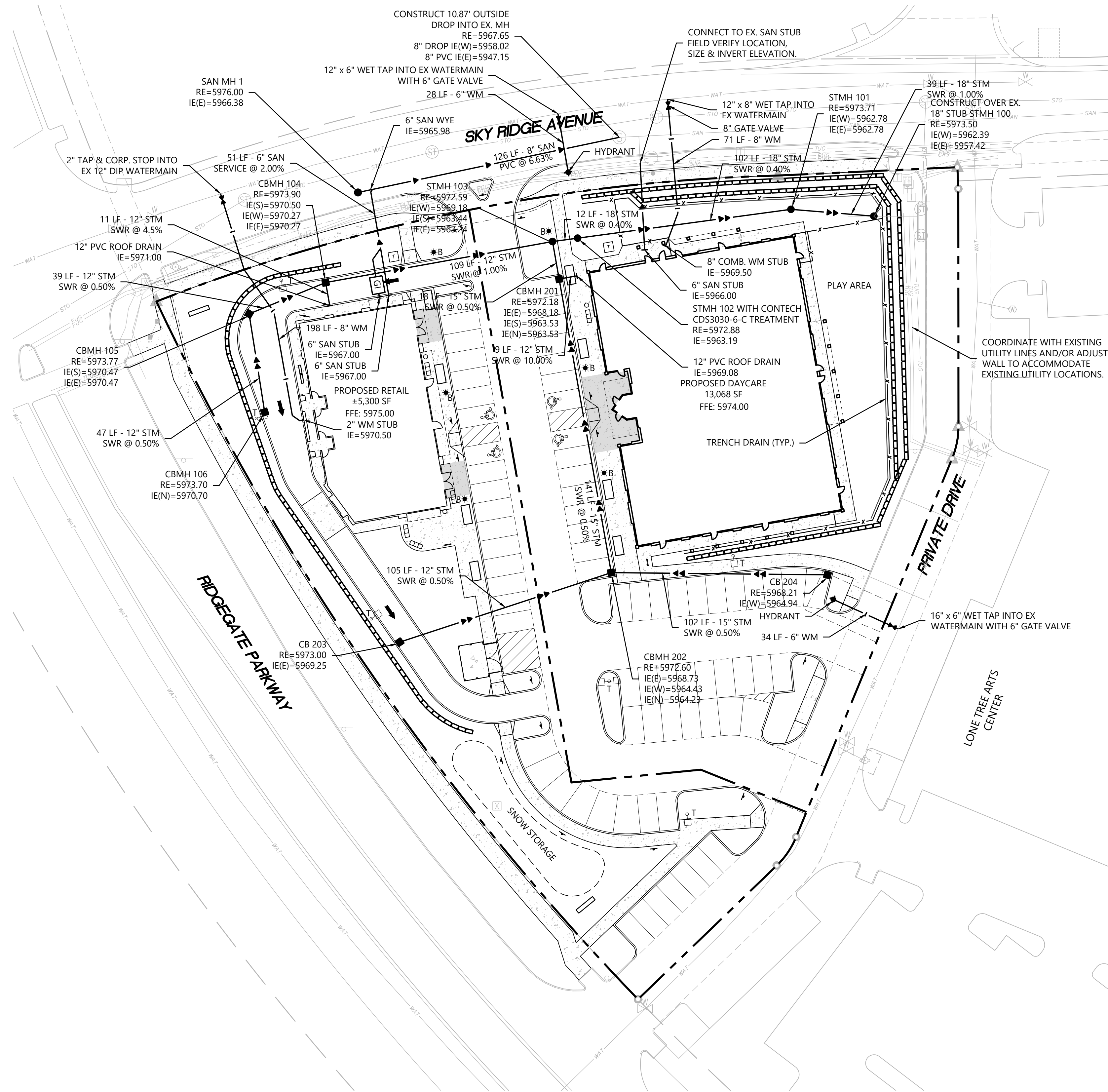
GRADING AND DRAINAGE PLAN

SHEET NUMBER:

6 OF 25

DATE: 01/18/19

RIDGEGATE RETAIL
RIDGEGATE - SECTION 15, FILING No. 5, 3RD AMENDMENT, LOT 1D
RIDGEGATE PLANNED DEVELOPMENT
PLANNING AREA C/M-U#1, 2.13 ACRES
SIP SP18-73R

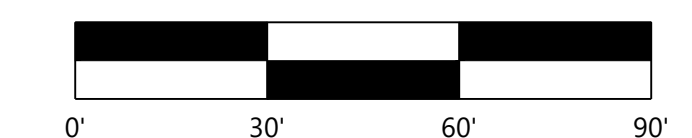
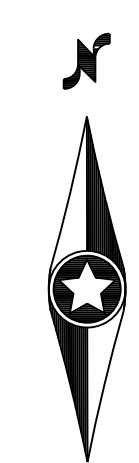


UTILITY LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	SANITARY SEWER
---	---	SANITARY SEWER FORCE MAIN
---	---	STORM SEWER
---	---	WATER MAIN
---	---	HYDRANT
---	---	GAS
---	---	UNDERGROUND ELECTRIC
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND TELEPHONE
---	---	OVERHEAD TELEPHONE
---	---	TELEPHONE FIBER OPTIC
---	---	CABLE TELEVISION
---	---	DRAIN TILE
---	---	TRENCH DRAIN
---	---	GATE VALVE
---	---	FLARED END SECTION (WITH RIPRAP)
---	---	LIGHT POLE
---	---	GREASE INTERCEPTOR

GENERAL UTILITY NOTES

1. THE JOINT STORM SEWER LINES ON LOT 1D-2 SERVES BOTH LOTS 1D-1 AND 1D-2. THE MAINTENANCE COST OF THE JOINT LINES SHALL BE SHARED BY THE OWNERS OF THE BOTH LOTS.
2. THERE IS A WATER QUALITY MANHOLE STRUCTURE ON LOT 1D-2 THAT SERVES BOTH LOTS 1D-1 AND 1D-2. THE MAINTENANCE COST OF THE WATER QUALITY STRUCTURE SHALL BE SHARED BY THE OWNERS OF BOTH LOTS.



NOT FOR CONSTRUCTION

DESIGNED:	
CHECKED:	
DRAWN:	
FIELD CREW:	
DATE:	

PREPARED FOR:
SMJ MANAGEMENT CORPORATION
1508 WELAND AVENUE
MINNETONKA, MN 55305

DATE: 07/18/19 LICENSE NO. 54151
DANIEL W. PARKS
DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF COLORADO

RIDGEGATE RETAIL
LONE TREE, CO

Westwood
12701 Whitewater Drive, Suite #200
Minnetonka, MN 55343
Phone: (952) 937-5150
Fax: (952) 937-5822
www.westwood.com

UTILITY PLAN

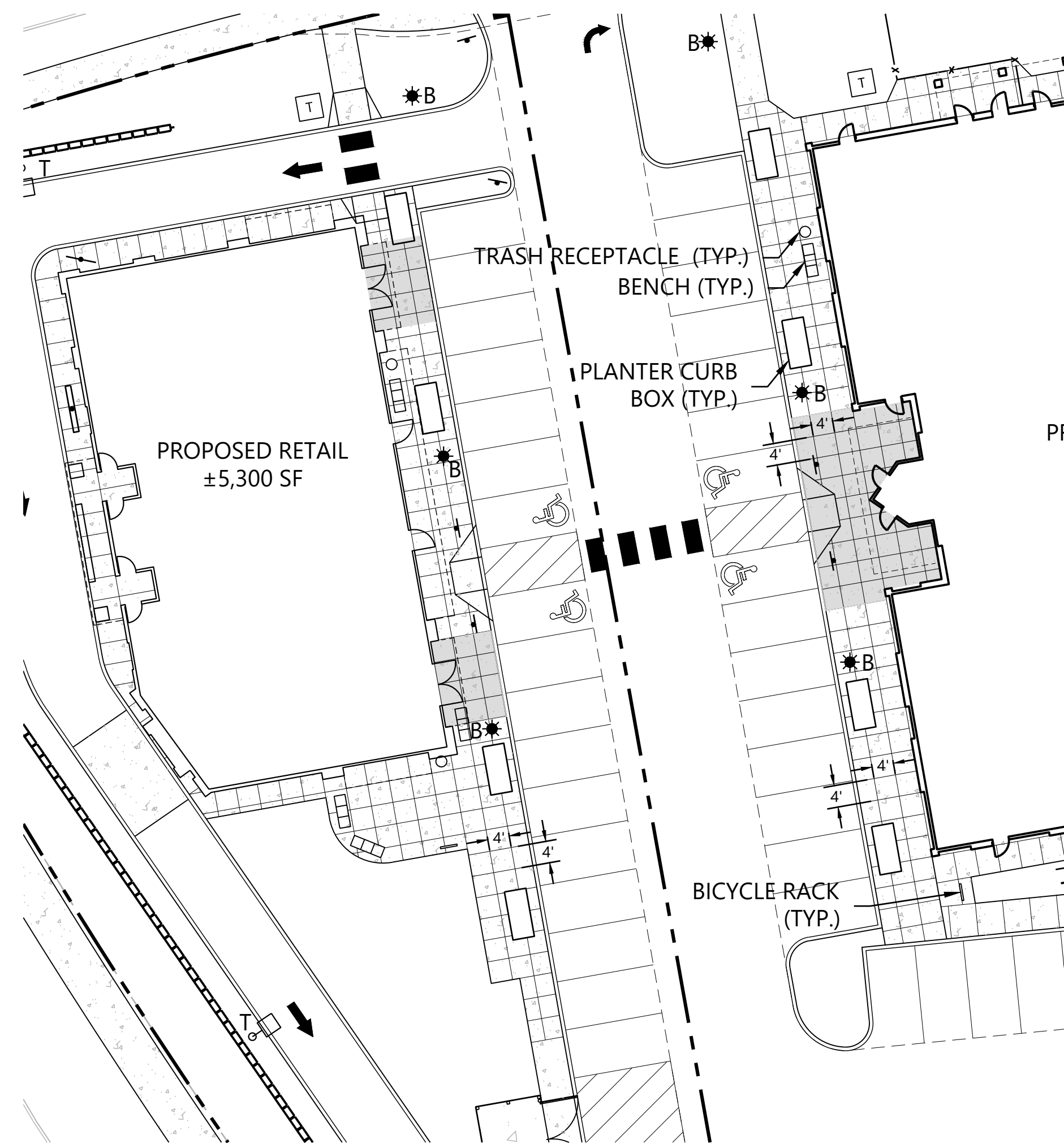
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7 OF 25

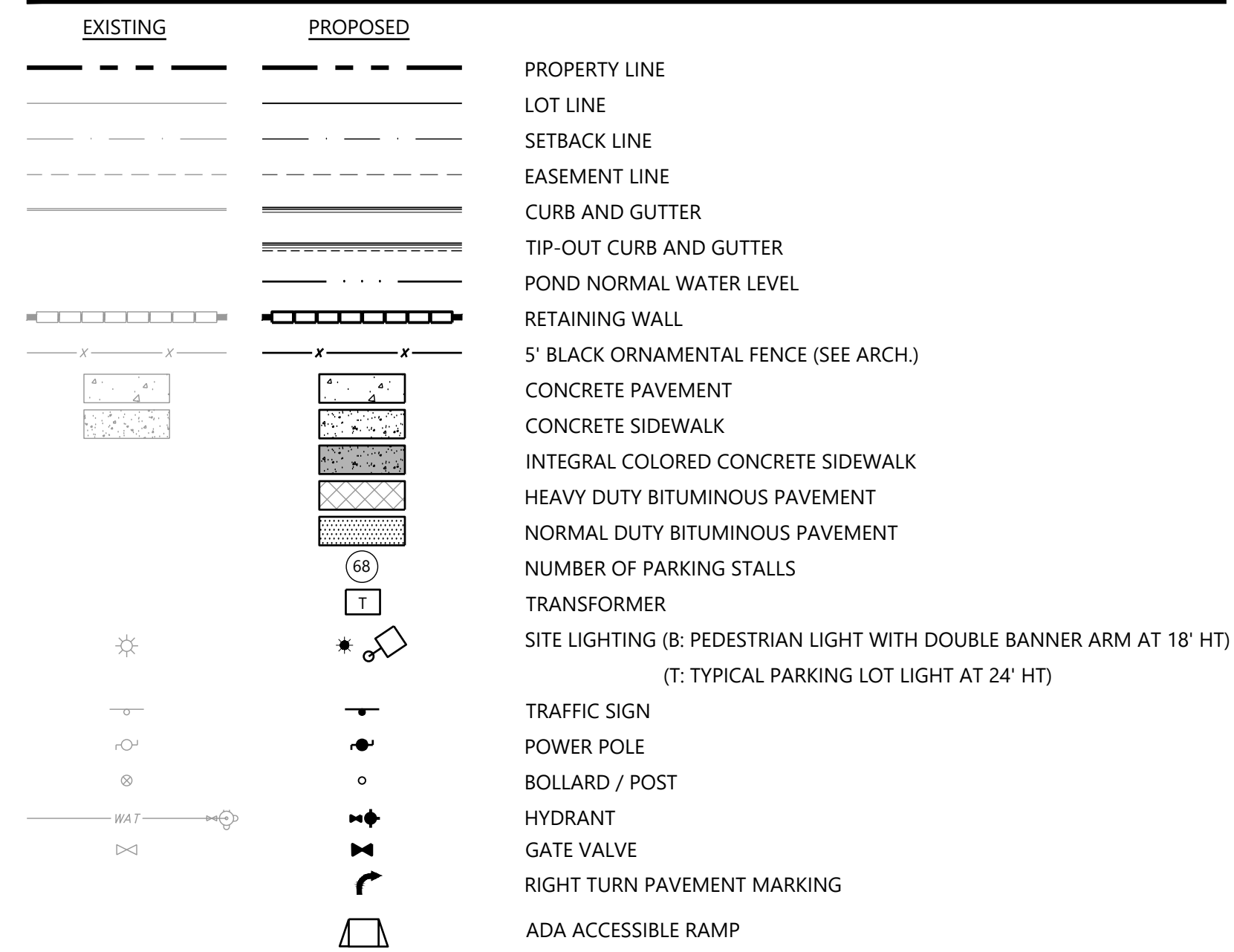
DATE: 01/18/19

RIDGEGATE RETAIL
RIDGEGATE - SECTION 15, FILING No. 5, 3RD AMENDMENT, LOT 1D
RIDGEGATE PLANNED DEVELOPMENT
PLANNING AREA C/M-U#1, 2.13 ACRES
SIP SP18-73R

STREETSCAPE DETAIL



SITE LEGEND



INTEGRAL COLORED CONCRETE NOTE

INTEGRAL COLORED CONCRETE TO BE DAVIS COLOR FLAGSTONE BROWN AND INCLUDE 2" X 2" SAW CUT SCORE PATTERN.

RETAINING WALLS WITH LEDGE STONE CAP



ALLEN BLOCK ASHLAR PATTERN MATERIALS

BENCH



6" WESTPORT BENCH BY SITESCAPES

BICYCLE RACK

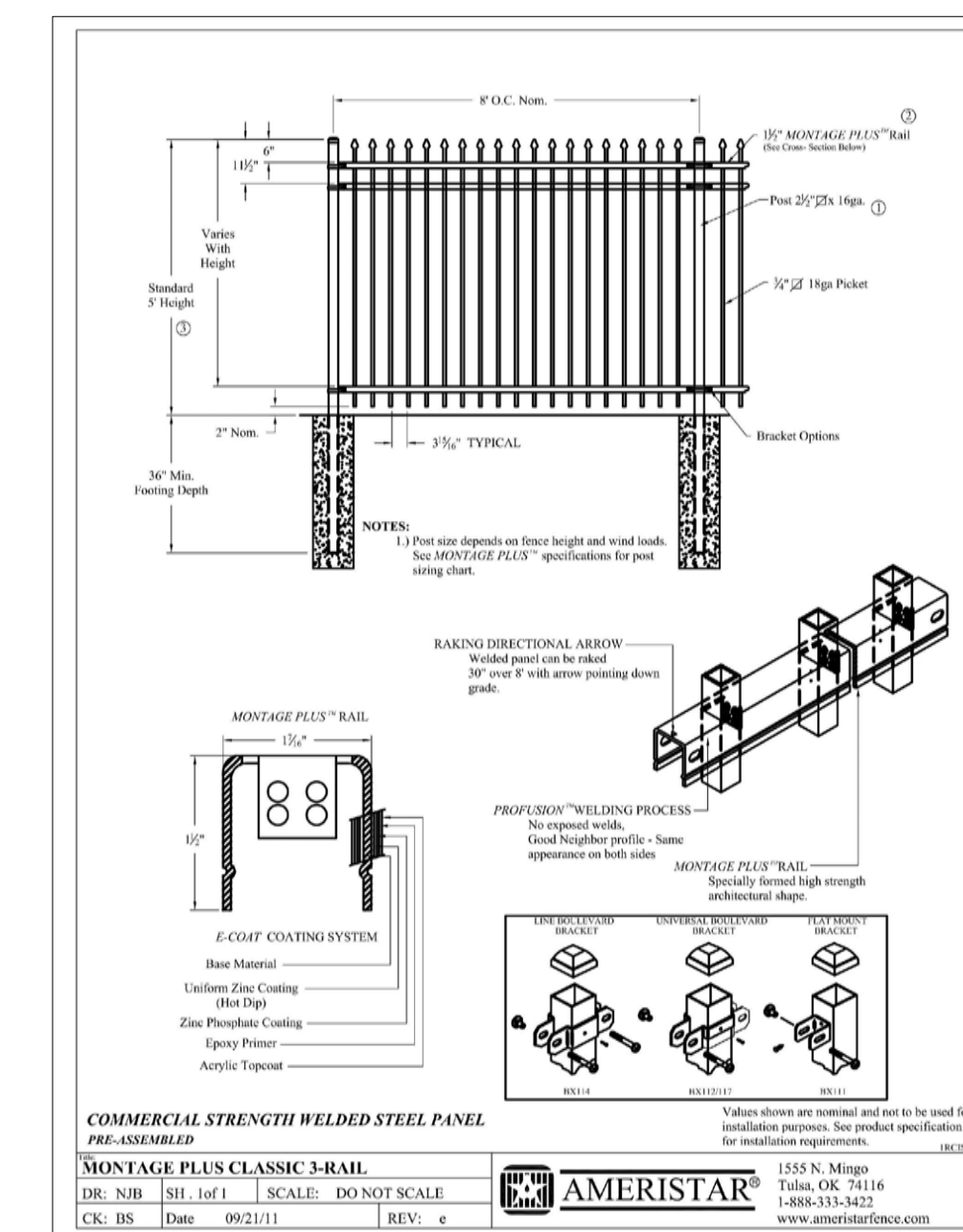


BICYCLE RACK 125-20 BY DUMOR

TRASH RECEPTACLE



WESTMORE DOME TOP TRASH RECEPTACLE BY SITESCAPES



NOT FOR CONSTRUCTION

DESIGNED:	
CHECKED:	
DRAWN:	
FIELD CREW:	
FIELD WORK DATE:	

PREPARED FOR:
SMJ MANAGEMENT CORPORATION
1508 WELAND AVENUE
MINNETONKA, MN 55305

HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF COLORADO.
DANIEL W. PARKS
DATE: 07/18/19 LICENSE NO. 54151

RIDGEGATE RETAIL
LONE TREE, CO

Westwood
12701 Whitewater Drive, Suite #200
Minnetonka, MN 55343
Westwood.com
(952) 937-5150
(952) 937-5822
(952) 937-5755
Westwood Professional Services, Inc.

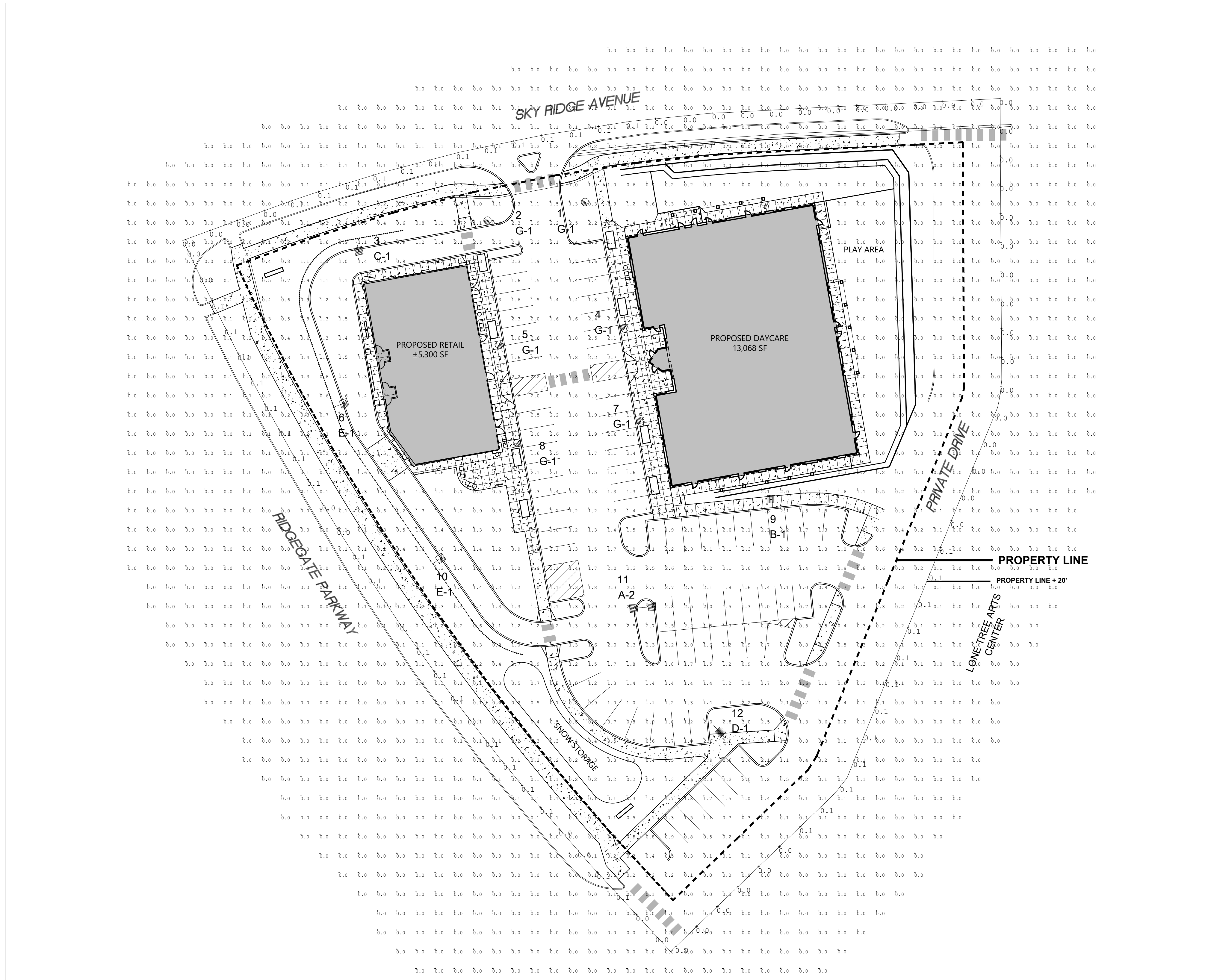
SITE FURNISHINGS PLAN

SHEET NUMBER:

8 OF 25

DATE: 01/18/19

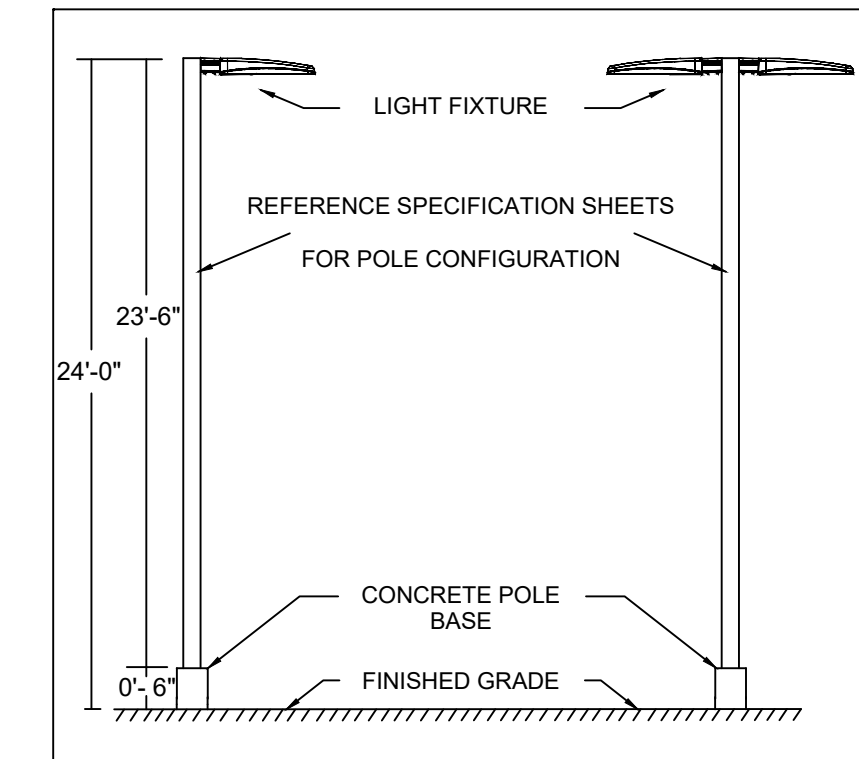
RIDGEGATE RETAIL
RIDGEGATE - SECTION 15, FILING No. 5, 3RD AMENDMENT, LOT 1D
RIDGEGATE PLANNED DEVELOPMENT
PLANNING AREA C/M-U#1, 2.13 ACRES
SIP SP18-73R



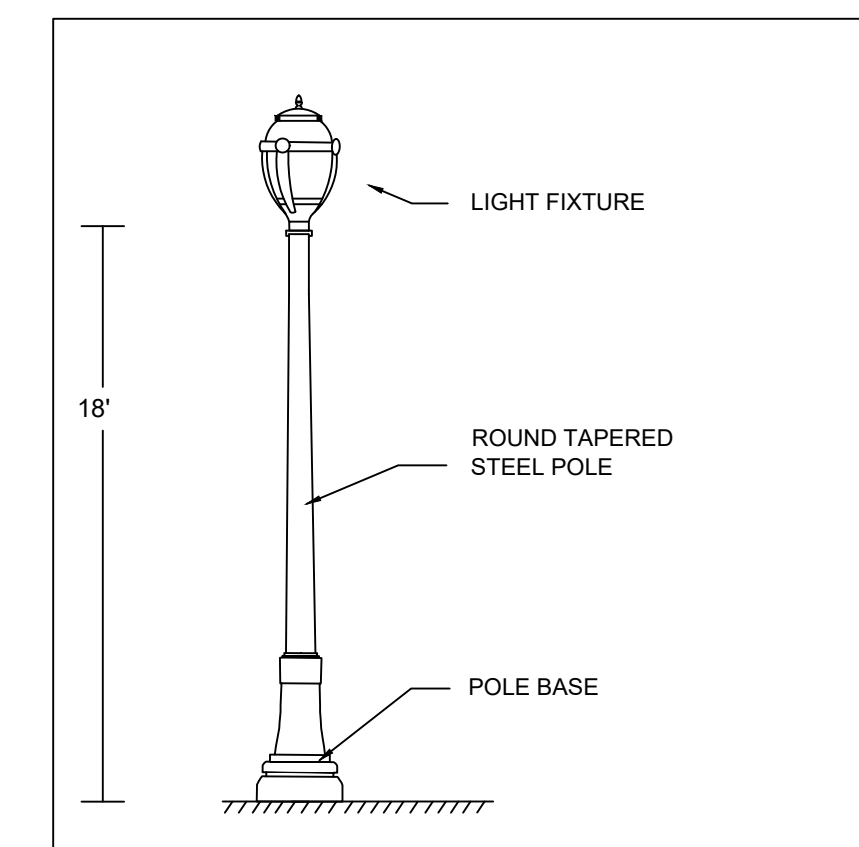
1 LED PHOTOMETRIC PLAN
 SCALE: 1" = 30'-0"

Symbol	Qty	Label	Arrangement	TLL	LLF	Description	BUG Rating
	1	A-2	BACK-BACK	N.A.	0.90	New Base, Pole, Fixt 113W LED 5WQ 24' Mtg Ht (4000K/12828 Lumens/1000 mA) McGraw-Edison GLEON-AF-02-LED-E1-5WQ	B4-U0-G2
	1	B-1	SINGLE	N.A.	0.90	New Base, Pole, Fixt 113W LED T4W 24' Mtg Ht (4000K/12094 Lumens/1000 mA) McGraw-Edison GLEON-AF-02-LED-E1-T4W	B2-U0-G2
	1	C-1	SINGLE	N.A.	0.90	New Base, Pole, Fixt 59W LED T4W 24' Mtg Ht (4000K/6189 Lumens/1000 mA) McGraw-Edison GLEON-AF-01-LED-E1-T4W	B1-U0-G2
	1	D-1	SINGLE	N.A.	0.90	New Base, Pole, Fixt 113W LED T2 24' Mtg Ht (4000K/11951 Lumens/1000 mA) McGraw-Edison GLEON-AF-02-LED-E1-T2	B2-U0-G2
	2	E-1	SINGLE	N.A.	0.90	New Base, Pole, Fixt 59W LED T2 24' Mtg Ht (4000K/6116 Lumens/1000 mA) McGraw-Edison GLEON-AF-01-LED-E1-T2	B1-U0-G2
	6	G-1	SINGLE	N.A.	0.90	New Base, Pole, Fixt 50W LED T3 18' Mtg Ht (4000K/34 LED's/5894 Lumens/530 mA) CYCLONE_Prestige_CY11T4x-VS3AR-3-50W-4K	B2-U3-G2

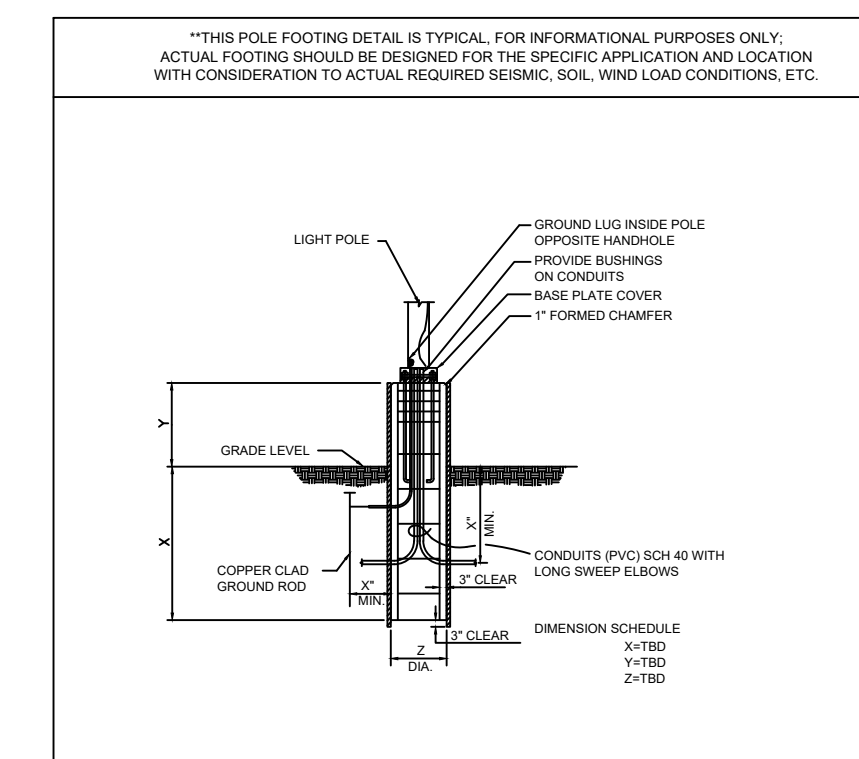
Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Property Line +20'	0.1	0.1	0.0	N.A.	N.A.
Hardscape	1.5	3.0	0.0	N.A.	N.A.
Main Parking	1.7	3.0	0.5	3.5	6.0



2 POLE DETAIL PARKING LOT
 SCALE: NTS



3 DECORATIVE POLE TYPE G-1
 SCALE: NTS



4 LIGHT POLE BASE DETAIL TYP.
 SCALE: NTS

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER THE CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

FOR ADDITIONAL LIGHTING INFORMATION CONTACT:
On-Site Lighting & Survey, LLC
 PH: 763.684.1548

DESIGNED: N.M. LOLEND
 DRAWN: J. MACKEY

INITIAL ISSUE: 12/12/18 SIP SUBMITTAL
 REVISIONS: 01/18/19 CITY REVIEW COMMENTS

On-Site Lighting & Survey, LLC
 1111 HURON AVENUE NORTH
 SUITE 201
 BUFFALO, MN 55313
 PH: 763.684.1548

RIDGEGATE RETAIL
 LONE TREE, CO

Westwood
 Phone (952) 937-5150 12701 Whitewater Drive, Suite #300 Minneapolis, MN 55343
 (652) 937-5922
 Toll Free (888) 937-5160

LED PROPOSAL

SHEET NUMBER:

9 OF **24**

DATE: 01/18/2019

RIDGEGATE RETAIL
 RIDGEGATE - SECTION 15, FILING No. 5, 3RD AMENDMENT, LOT 1D
 RIDGEGATE PLANNED DEVELOPMENT
 PLANNING AREA C/M-U#1, 2.13 ACRES
 SIP SP18-73R

McGraw-Edison

The Gallon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building area and security lighting applications. IP66 rated and ULASUL Listed for wet locations.

DESCRIPTION

Category # GLEON-AF-02-LED-E1-SW Type A-2
 Project LONE TREE, CO
 Comments
 Prepared by ON-SITE LIGHTING 07.10.2018

SPECIFICATION FEATURES

Construction
 Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sink. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Electrical
 LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 60/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Gallon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 80% lumen maintenance expected at 60,000 hours. Available in standard 1A, drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Optics
 Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 25%) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Mounting
 STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guide allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table.

Finish
 Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
 Five-year warranty.

1-10 Light Squares Solid State LED AREA/SITE LUMINAIRE

DRILLING PATTERN

CERTIFICATION DATA
 ULASUL Wet Location Listed
 800 3001
 LAMP L800 Compliant
 30 Vibration Rated
 IP66 Rated
 DesignLights Consortium® Qualified

ENERGY DATA
 Dimmable LED Driver
 >80 Power Factor
 >20% Total Harmonic Distortion
 120V-277V 60/60Hz
 347V & 480V 60Hz
 480V Max. Temperature
 40°C Max. Temperature
 90°C Max. Temperature (HA Option)

TS060025N
 June 21, 2018 4:04 PM

McGraw-Edison

The Gallon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building area and security lighting applications. IP66 rated and ULASUL Listed for wet locations.

DESCRIPTION

Category # GLEON-AF-02-LED-E1-T4W Type B-1
 Project LONE TREE, CO
 Comments
 Prepared by ON-SITE LIGHTING 07.10.2018

SPECIFICATION FEATURES

Construction
 Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sink. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Electrical
 LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 60/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Gallon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 80% lumen maintenance expected at 60,000 hours. Available in standard 1A, drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Optics
 Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 25%) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Mounting
 STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guide allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table.

Finish
 Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
 Five-year warranty.

1-10 Light Squares Solid State LED AREA/SITE LUMINAIRE

DRILLING PATTERN

CERTIFICATION DATA
 ULASUL Wet Location Listed
 800 3001
 LAMP L800 Compliant
 30 Vibration Rated
 IP66 Rated
 DesignLights Consortium® Qualified

ENERGY DATA
 Dimmable LED Driver
 >80 Power Factor
 >20% Total Harmonic Distortion
 120V-277V 60/60Hz
 347V & 480V 60Hz
 480V Max. Temperature
 40°C Max. Temperature
 90°C Max. Temperature (HA Option)

TS060025N
 June 21, 2018 4:04 PM

McGraw-Edison

The Gallon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building area and security lighting applications. IP66 rated and ULASUL Listed for wet locations.

DESCRIPTION

Category # GLEON-AF-01-LED-E1-T4W Type C-1
 Project LONE TREE, CO
 Comments
 Prepared by ON-SITE LIGHTING 07.10.2018

SPECIFICATION FEATURES

Construction
 Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sink. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Electrical
 LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 60/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Gallon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 80% lumen maintenance expected at 60,000 hours. Available in standard 1A, drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Optics
 Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 25%) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Mounting
 STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guide allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table.

Finish
 Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
 Five-year warranty.

1-10 Light Squares Solid State LED AREA/SITE LUMINAIRE

DRILLING PATTERN

CERTIFICATION DATA
 ULASUL Wet Location Listed
 800 3001
 LAMP L800 Compliant
 30 Vibration Rated
 IP66 Rated
 DesignLights Consortium® Qualified

ENERGY DATA
 Dimmable LED Driver
 >80 Power Factor
 >20% Total Harmonic Distortion
 120V-277V 60/60Hz
 347V & 480V 60Hz
 480V Max. Temperature
 40°C Max. Temperature
 90°C Max. Temperature (HA Option)

TS060025N
 June 21, 2018 4:04 PM

McGraw-Edison

The Gallon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building area and security lighting applications. IP66 rated and ULASUL Listed for wet locations.

DESCRIPTION

Category # GLEON-AF-02-LED-E1-T2 Type D-1
 Project LONE TREE, CO
 Comments
 Prepared by ON-SITE LIGHTING 07.10.2018

SPECIFICATION FEATURES

Construction
 Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sink. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Electrical
 LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 60/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Gallon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 80% lumen maintenance expected at 60,000 hours. Available in standard 1A, drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Optics
 Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 25%) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Mounting
 STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guide allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table.

Finish
 Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
 Five-year warranty.

1-10 Light Squares Solid State LED AREA/SITE LUMINAIRE

DRILLING PATTERN

CERTIFICATION DATA
 ULASUL Wet Location Listed
 800 3001
 LAMP L800 Compliant
 30 Vibration Rated
 IP66 Rated
 DesignLights Consortium® Qualified

ENERGY DATA
 Dimmable LED Driver
 >80 Power Factor
 >20% Total Harmonic Distortion
 120V-277V 60/60Hz
 347V & 480V 60Hz
 480V Max. Temperature
 40°C Max. Temperature
 90°C Max. Temperature (HA Option)

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 June 21, 2018 4:04 PM

1 POLE MOUNT FIXTURE TYPE A-2 SPECIFICATION SHEETS

2 POLE MOUNT FIXTURE TYPE B-1 SPECIFICATION SHEETS

3 POLE MOUNT FIXTURE TYPE C-1 SPECIFICATION SHEETS

4 POLE MOUNT FIXTURE TYPE D-1 SPECIFICATION SHEETS

McGraw-Edison

The Gallon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building area and security lighting applications. IP66 rated and ULASUL Listed for wet locations.

DESCRIPTION

Category # GLEON-AF-01-LED-E1-T2 Type E-1
 Project LONE TREE, CO
 Comments
 Prepared by ON-SITE LIGHTING 07.10.2018

SPECIFICATION FEATURES

Construction
 Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sink. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Electrical
 LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 60/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Gallon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 80% lumen maintenance expected at 60,000 hours. Available in standard 1A, drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Optics
 Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 25%) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Mounting
 STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guide allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table.

Finish
 Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
 Five-year warranty.

1-10 Light Squares Solid State LED AREA/SITE LUMINAIRE

DRILLING PATTERN

CERTIFICATION DATA
 ULASUL Wet Location Listed
 800 3001
 LAMP L800 Compliant
 30 Vibration Rated
 IP66 Rated
 DesignLights Consortium® Qualified

ENERGY DATA
 Dimmable LED Driver
 >80 Power Factor
 >20% Total Harmonic Distortion
 120V-277V 60/60Hz
 347V & 480V 60Hz
 480V Max. Temperature
 40°C Max. Temperature
 90°C Max. Temperature (HA Option)

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Prestige DETAILS

CY11148

CONSTRUCTION

- Span aluminum hood with finial and decorative grating.
- Sturdy aluminum housing.
- Silicone gaskets and stainless steel hardware.
- Mounts onto 8x4" O.D. x 3" long tenon with available 2 7/8" O.D. (R2) and 3" O.D. (R3) fitter adaptors.

LED, LENS & OPTICS

- High power LED available in 3000k & 4000k
- Type 2, 3, 3m (wide), 4 & 5 Roadway optics available
- Optional House-side shield available to cut back light
- UV stable acrylic ribbed globe is available in ribbed (V39AR) or pond (V39AP)

FINISH

- 10 standard colors available in textured (TX) or smooth (SM) finish
- Optional RAL colors are also available
- Super durable extremely resistant exterior polyester powder coating meets AAMA 2604 requirements (5 years South Florida exposure)
- For added protection a Marine Grade (MG) pre-finish is available to meet ASTM G7, B17, D1654 and D2247 requirements (salt spray, corrosion and humidity resistance)

CY18T48
 Copper Copula only available on CY18T

CONSTRUCTION

Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1.12" to 4.78". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
 Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
 Five-year warranty.

1-10 Light Squares Solid State LED AREA/SITE LUMINAIRE

DRILLING PATTERN

CERTIFICATION DATA
 ULASUL Wet Location Listed
 800 3001
 LAMP L800 Compliant
 30 Vibration Rated
 IP66 Rated
 DesignLights Consortium® Qualified

ENERGY DATA
 Dimmable LED Driver
 >80 Power Factor
 >20% Total Harmonic Distortion
 120V-277V 60/60Hz
 347V & 480V 60Hz
 480V Max. Temperature
 40°C Max. Temperature
 90°C Max. Temperature (HA Option)

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Steel Poles

Category # RTS-7-A-236"-S-XX-N-2 Type A-2
 Project Lone Tree
 Comments
 Prepared by

FEATURES

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on RTS poles
- 20'-0" mounting heights
- Drilled or tenon (specify)

DESIGN CONSIDERATIONS

Wind induced oscillations resulting from steady, unidirectional winds and other atmospheric forces, as well as vibration and coefficient of height factors for non-grouted mounted installations (i.e., installations on bridges or buildings) are not included in this document. This information contained herein is for general guidance only and is not a replacement for professional judgment. Consult with architectural, and local and state codes and specifications for the intended purpose and installation location. Also, please refer to the Steel Pole Handbook for risk factors and design considerations. Latest 2010.

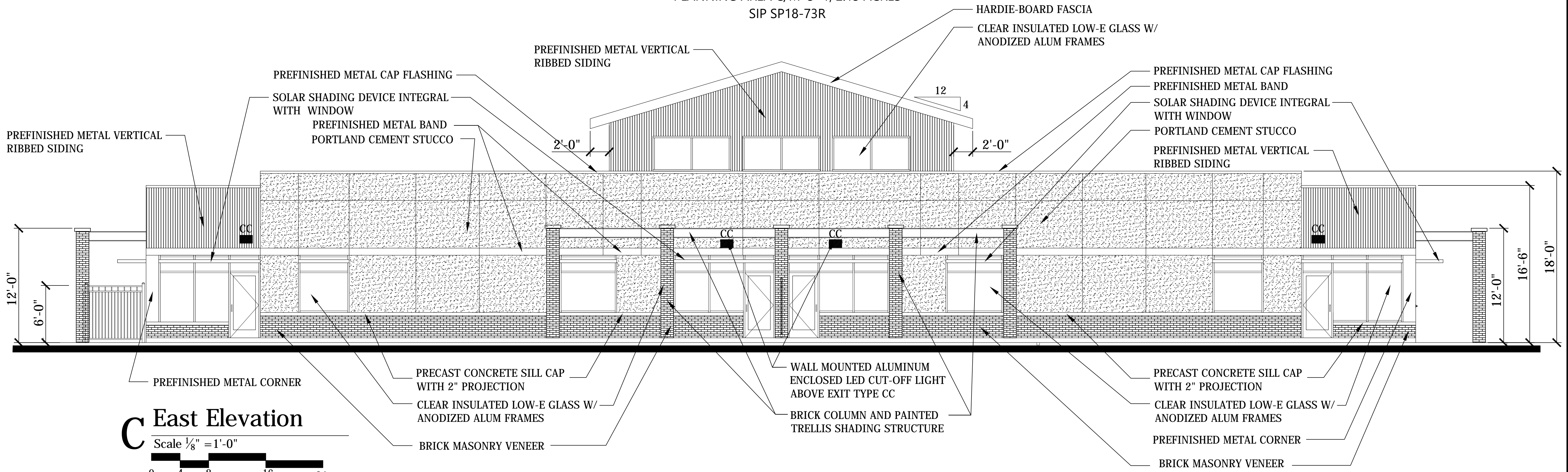
Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit www.eaton.com/lighting for available options, accessories and ordering information.

ORDERING INFORMATION

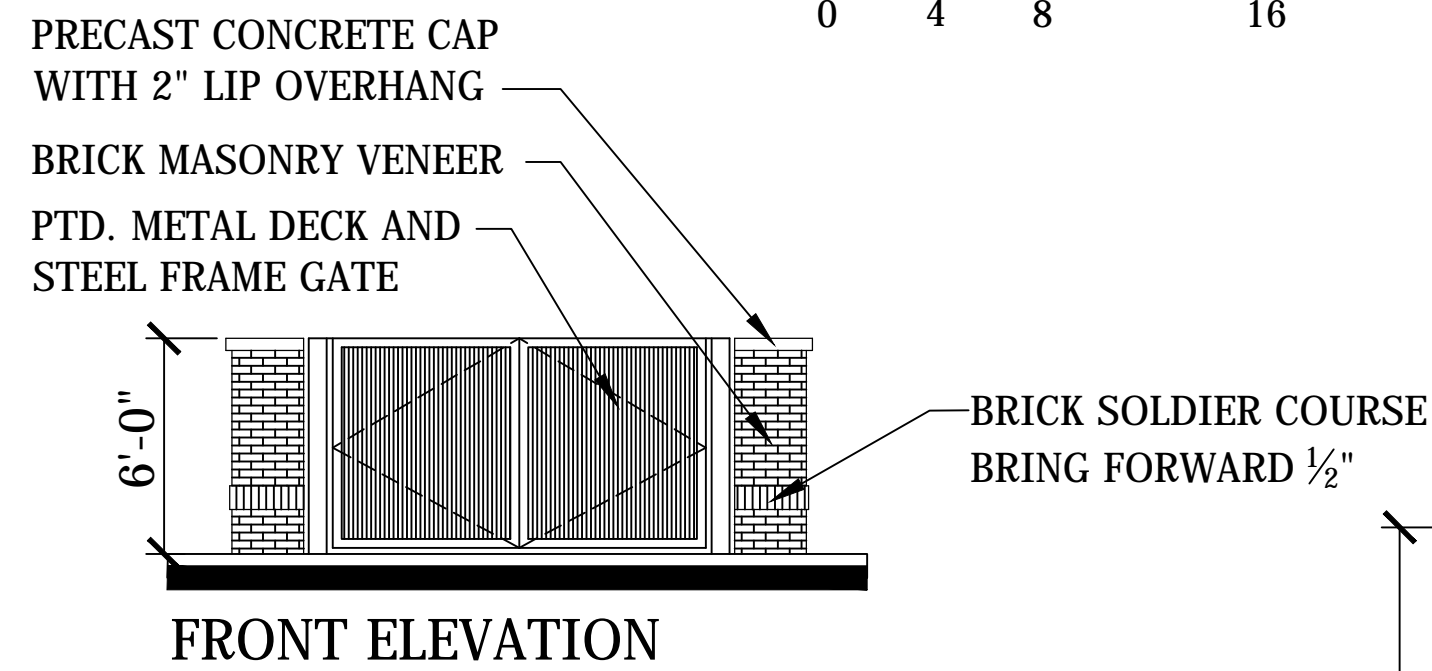
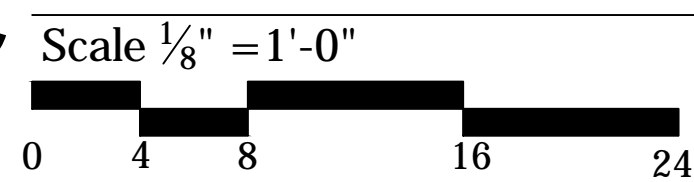
BASE PLATE NUMBER: RTSA0202000

Product Family	Material	Sub Size	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number of Light Squares	Ann. Length (Feet)	Options (Add or Suffix)
RTS-Round Tapered Steel	Steel	A-120"	20'-0"	Steel	Black	2-3/8" O.D. Tenon (P) Long	1-4	23'-6"	A-12" Tapered Hub B-12" Tapered Hub C-12" Tapered Hub D-12" Tapered Hub E-12" Tapered Hub F-12" Tapered Hub G-12" Tapered Hub H-12" Tapered Hub I-12" Tapered Hub J-12" Tapered Hub K-12" Tapered Hub L-12" Tapered Hub M-12" Tapered Hub N-12" Tapered Hub O-12" Tapered Hub P-12" Tapered Hub Q-12" Tapered Hub R-12" Tapered Hub S-12" Tapered Hub T-12" Tapered Hub U-12" Tapered Hub V-12" Tapered Hub W-12" Tapered Hub X-12" Tapered Hub Y-12" Tapered Hub Z-12" Tapered Hub AA-12" Tapered Hub AB-12" Tapered Hub AC-12" Tapered Hub AD-12" Tapered Hub AE-12" Tapered Hub AF-12" Tapered Hub AG-12" Tapered Hub AH-12" Tapered Hub AI-12" Tapered Hub AJ-12" Tapered Hub AK-12" Tapered Hub AL-12" Tapered Hub AM-12" Tapered Hub AN-12" Tapered Hub AO-12" Tapered Hub AP-12" Tapered Hub AQ-12" Tapered Hub AR-12" Tapered Hub AS-12" Tapered Hub AT-12" Tapered Hub AU-12" Tapered Hub AV-12" Tapered Hub AW-12" Tapered Hub AX-12" Tapered Hub AY-12" Tapered Hub AZ-12" Tapered Hub BA-12" 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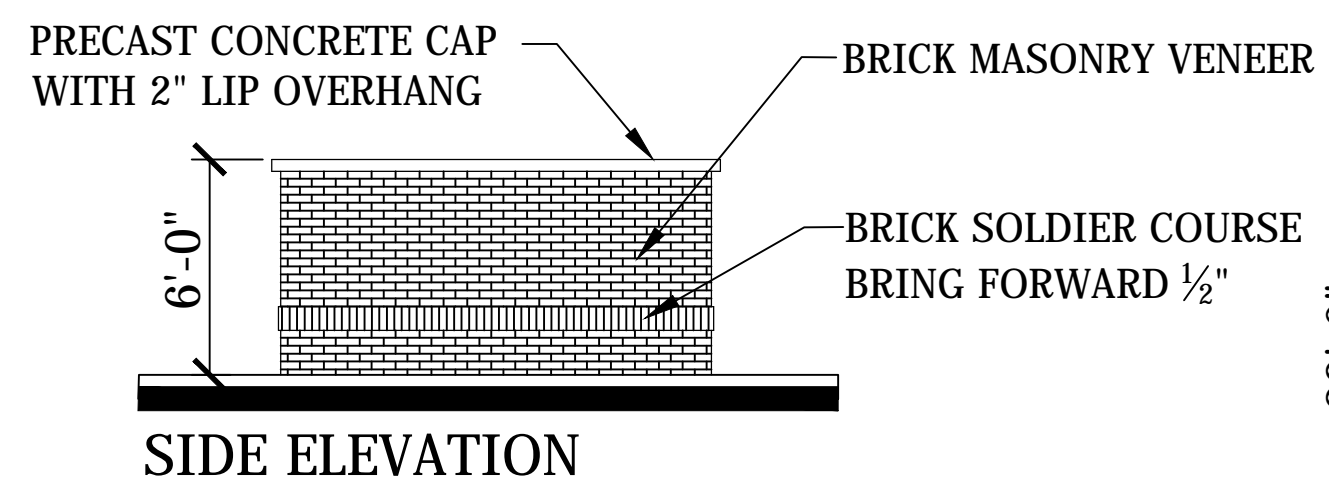
RIDGEGATE RETAIL
 RIDGEGATE - SECTION 15, FILING No. 5, 3RD AMENDMENT, LOT 1D
 RIDGEGATE PLANNED DEVELOPMENT
 PLANNING AREA C/M-U#1, 2.13 ACRES
 SIP SP18-73R



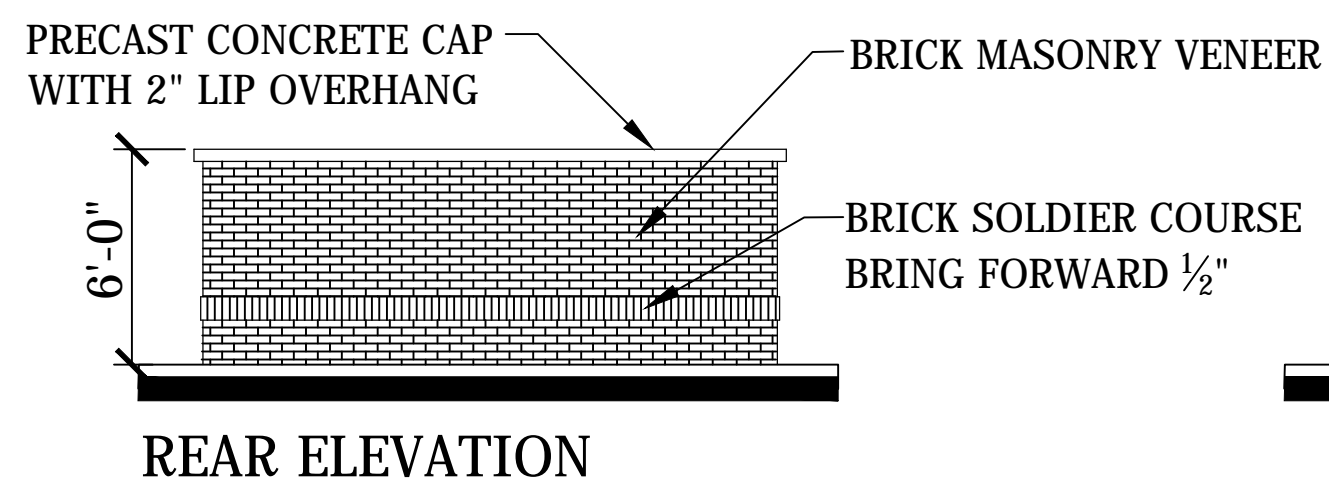
C East Elevation



FRONT ELEVATION

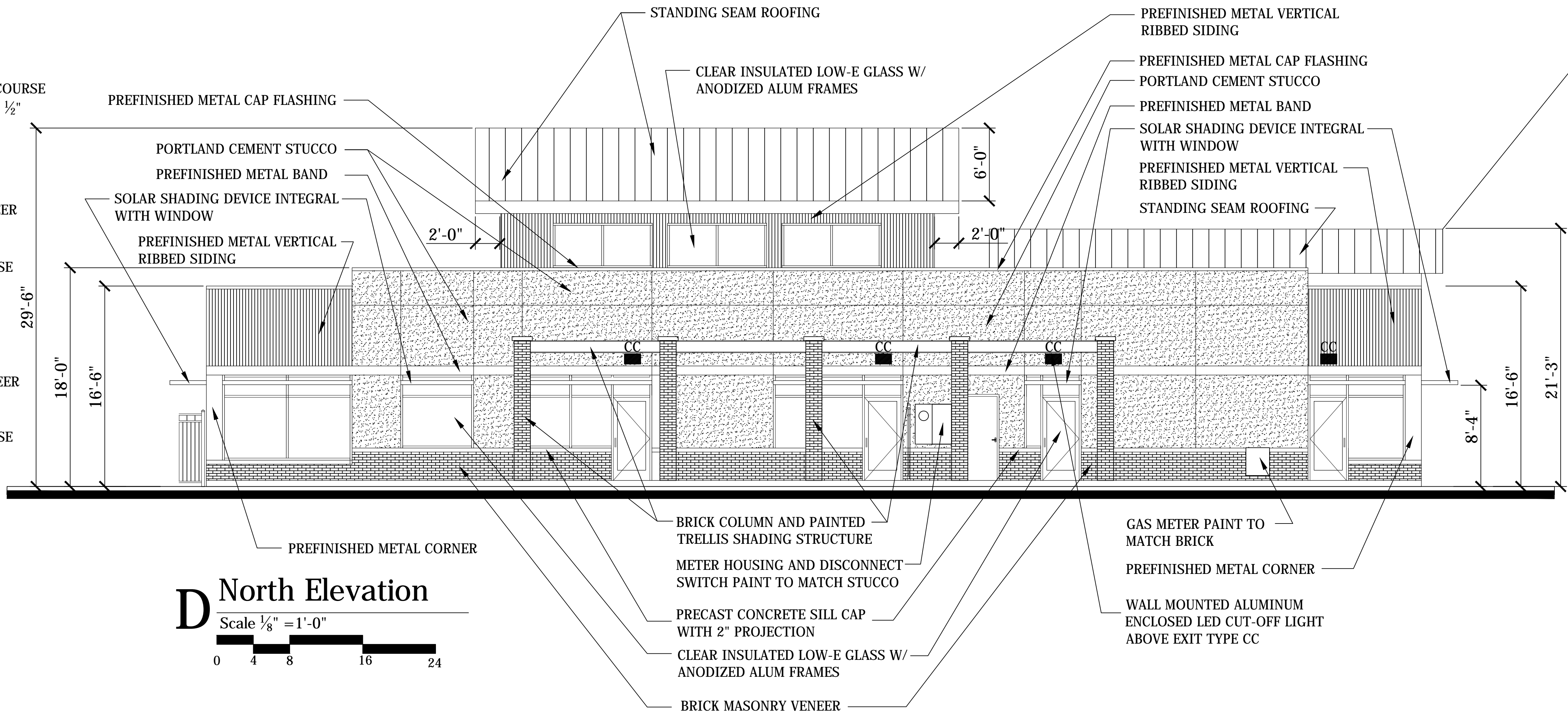
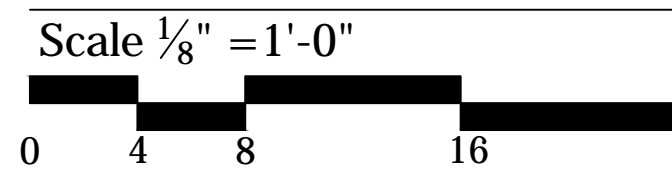


SIDE ELEVATION

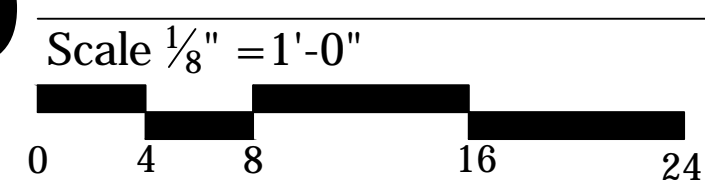


REAR ELEVATION

E Trash Enclosure



D North Elevation



DESIGNED:	
CHECKED:	
DRAWN:	
FIELD CREW:	
FIELD WORK DATE:	

INITIAL ISSUE: 12/12/18 SIP
 REVISIONS:
 PREPARED FOR:
SMJ MANAGEMENT CORPORATION
 1508 WELAND AVENUE
 MINNETONKA, MN 55305

I HEREBY CERTIFY THAT THE PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF COLORADO.
 DATE: _____ LICENSE NO. _____

RIDGEGATE RETAIL
 LONE TREE, CO

HORVAT ARCHITECTS
 303.523.3030
 dan@horvatarch.com
 6607 South Forest Way
 Centennial, Colorado 80121

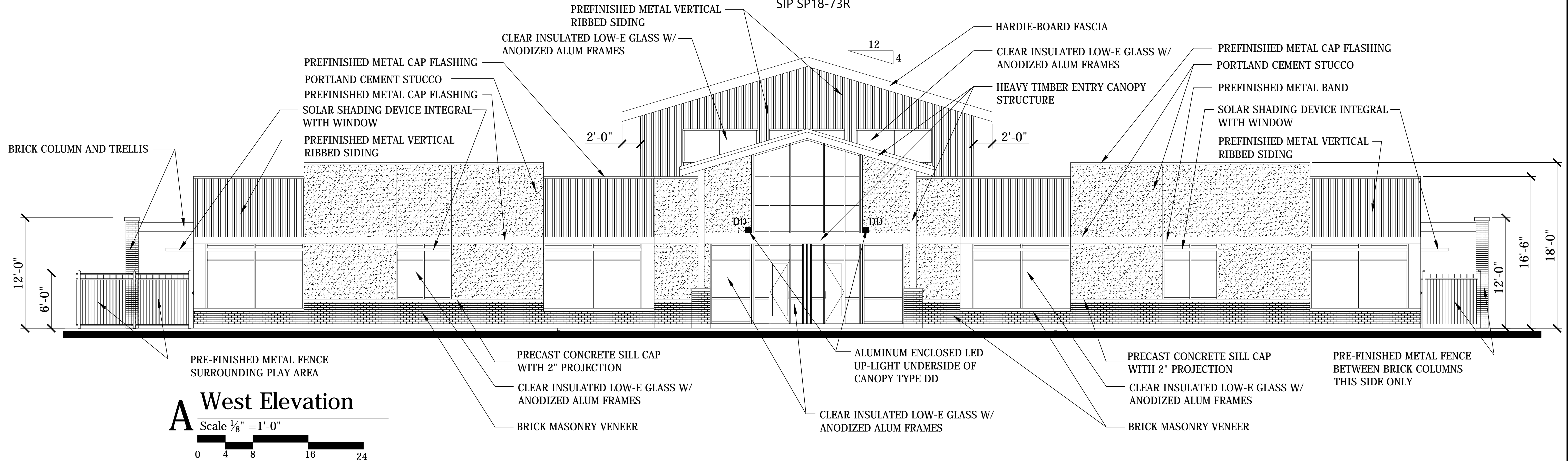
NEW HORIZONS ACADEMY ELEVATIONS

SHEET NUMBER:

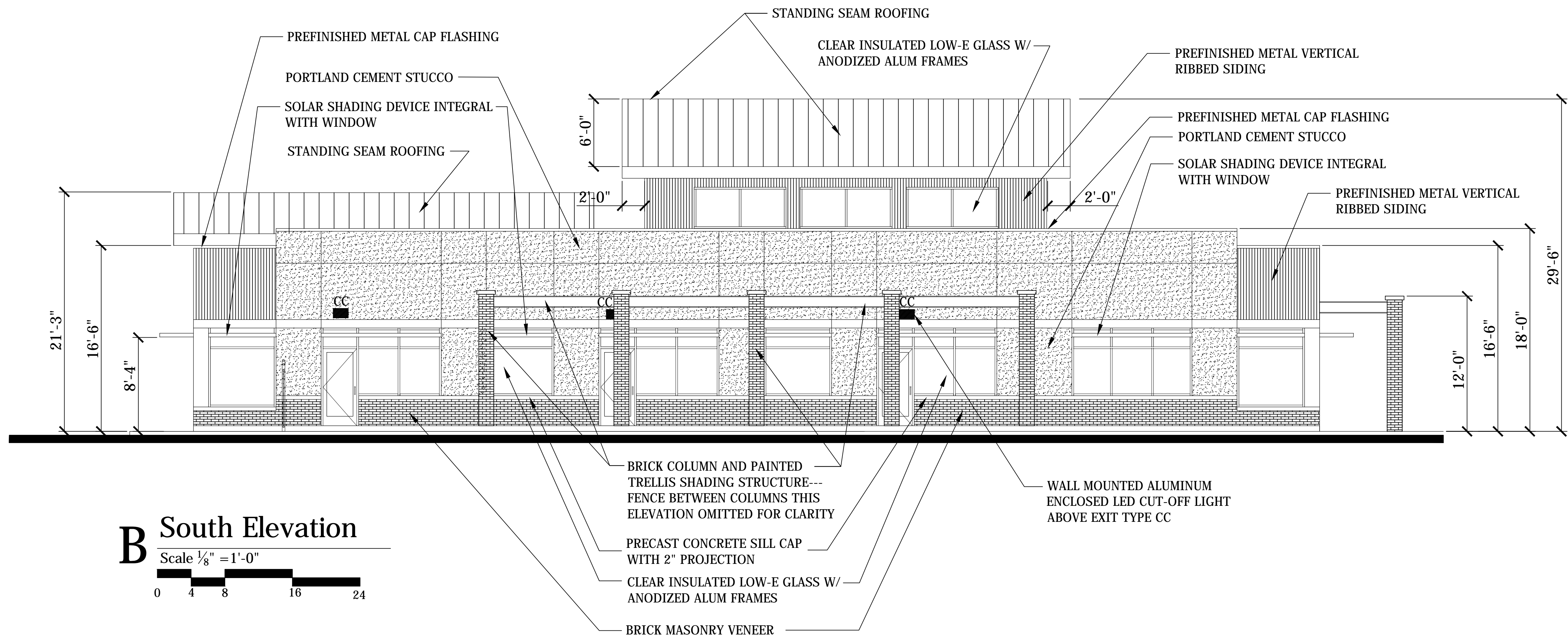
11
 OF 24 SHEETS
 DATE: 1/25/19

NEW HORIZONS

RIDEGATE RETAIL
 RIDEGATE - SECTION 15, FILING No. 5, 3RD AMENDMENT, LOT 1D
 RIDEGATE PLANNED DEVELOPMENT
 PLANNING AREA C/M-U#1, 2.13 ACRES
 SIP SP18-73R



A West Elevation
 Scale 1/8" = 1'-0"
 0 4 8 16 24



B South Elevation
 Scale 1/8" = 1'-0"
 0 4 8 16 24

DESIGNED:	
CHECKED:	
DRAWN:	
FIELD CREW:	
FIELD WORK DATE:	

PREPARED FOR:
SMJ MANAGEMENT CORPORATION
 1508 WELAND AVENUE
 MINNETONKA, MN 55305

I HEREBY CERTIFY THAT THE PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF COLORADO.
 DATE: _____ LICENSE NO. _____

RIDEGATE RETAIL
 LONE TREE, CO

HORVAT ARCHITECTS
 303.523.3030
 dan@horvatarch.com
 6607 South Forest Way
 Centennial, Colorado 80121

NEW HORIZONS ACADEMY ELEVATIONS

RIDGEGATE RETAIL
 RIDGEGATE - SECTION 15, FILING No. 5, 3RD AMENDMENT, LOT 1D
 RIDGEGATE PLANNED DEVELOPMENT
 PLANNING AREA C/M-U#1, 2.13 ACRES
 SIP SP18-73R



C East Elevation
 Scale 1/8" = 1'-0"



D North Elevation
 Scale 1/8" = 1'-0"

DESIGNED	
CHECKED	
DRAWN	
FIELD CREW	
FIELD WORK DATE	
INITIAL ISSUE	12/12/18 SIP
REVISIONS	1/18/19 CITY REVIEW COMMENTS

PREPARED FOR:
SMJ MANAGEMENT CORPORATION
 1508 WELAND AVENUE
 MINNETONKA, MN 55305

I HEREBY CERTIFY THAT THE PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF COLORADO.
 DATE: _____ LICENSE NO. _____

RIDGEGATE RETAIL
 LONE TREE, CO

HORVAT ARCHITECTS
 303.523.3030
 dan@horvatarch.com
 6607 South Forest Way
 Centennial, Colorado 80121

NEW HORIZONS ACADEMY ELEVATIONS

RIDGEGATE RETAIL
 RIDGEGATE - SECTION 15, FILING No. 5, 3RD AMENDMENT, LOT 1D
 RIDGEGATE PLANNED DEVELOPMENT
 PLANNING AREA C/M-U#1, 2.13 ACRES
 SIP SP18-73R



A West Elevation
 Scale 1/8" = 1'-0"



B South Elevation
 Scale 1/8" = 1'-0"

DESIGNED:	12/12/18 SIP
CHECKED:	
DRAWN:	
FIELD CREW:	
FIELD WORK DATE:	
INITIAL ISSUE:	1/18/19 - CITY REVIEW COMMENTS
REVISIONS:	

PREPARED FOR:
SMJ MANAGEMENT CORPORATION
 1508 WELAND AVENUE
 MINNETONKA, MN 55305

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF COLORADO.
 DATE: _____ LICENSE NO. _____

RIDGEGATE RETAIL
 LONE TREE, CO

HORVAT ARCHITECTS
 6507 South Forest Way
 Lone Tree, Colorado 80121
 303.523.3030
 dan@horvatarch.com

NEW HORIZONS ACADEMY ELEVATIONS

RIDGEGATE RETAIL
 RIDGEGATE - SECTION 15, FILING No. 5, 3RD AMENDMENT, LOT 1D
 RIDGEGATE PLANNED DEVELOPMENT
 PLANNING AREA C/M-U#1, 2.13 ACRES
 SIP SP18-73R



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INITIAL ISSUE:	12/12/18 SIP
REVISIONS:	1/18/19 - CITY REVIEW COMMENTS

PREPARED FOR:
SMJ MANAGEMENT CORPORATION
 1508 WELLDAN AVENUE
 MINNETONKA, MN 55305

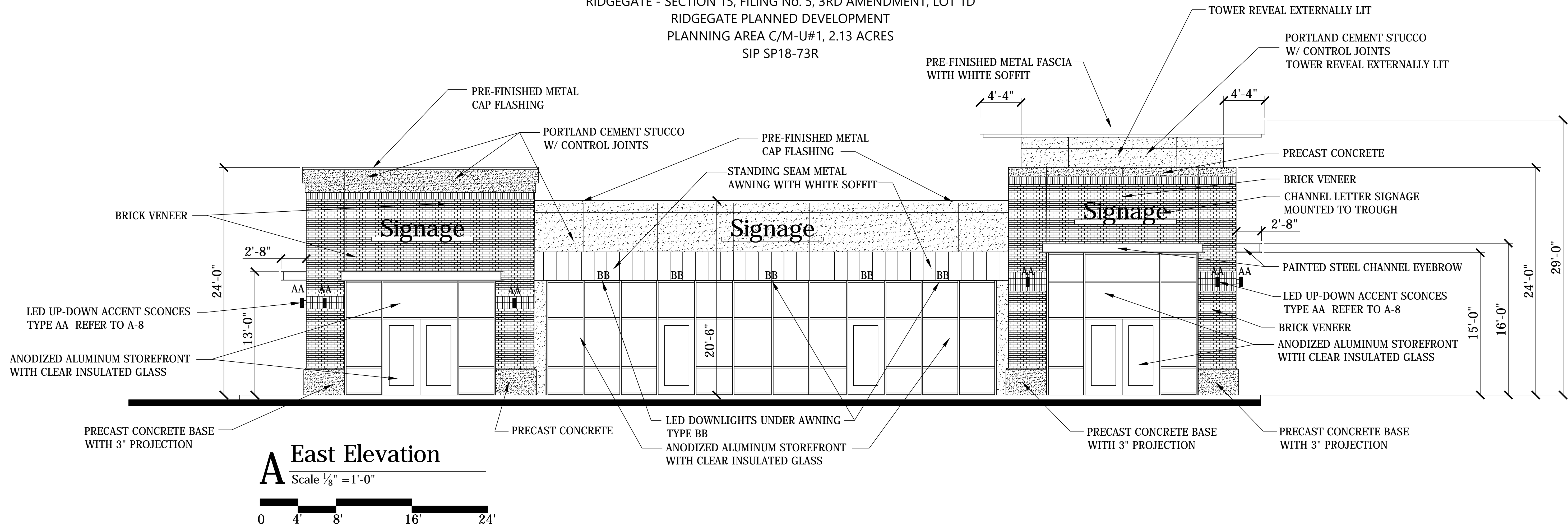
I HEREBY CERTIFY THAT THE PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF COLORADO.
 DATE: _____ LICENSE NO. _____

RIDGEGATE RETAIL
 LONE TREE, CO

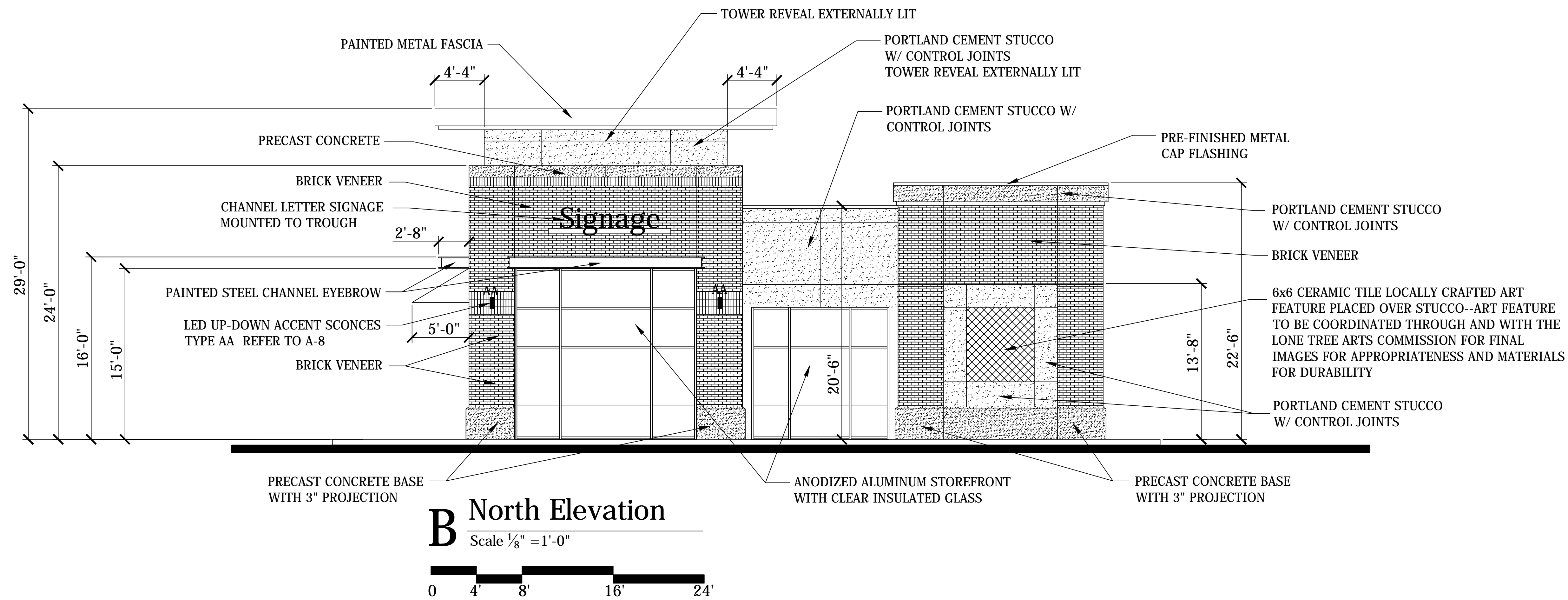
HORVAT ARCHITECTS
 6607 South Forest Way
 Suite C
 Centennial, Colorado 80121
 303.523.3030
 dan@horvatarch.com

NEW HORIZONS ACADEMY RENDERING

RIDGEGATE RETAIL
 RIDGEGATE - SECTION 15, FILING No. 5, 3RD AMENDMENT, LOT 1D
 RIDGEGATE PLANNED DEVELOPMENT
 PLANNING AREA C/M-U#1, 2.13 ACRES
 SIP SP18-73R



A East Elevation
 Scale 1/8" = 1'-0"
 0 4' 8' 16' 24'



B North Elevation
 Scale 1/8" = 1'-0"
 0 4' 8' 16' 24'

DESIGNED:	
CHECKED:	
DRAWN:	
FIELD CREW:	
FIELD WORK DATE:	

PREPARED FOR:
SMJ MANAGEMENT CORPORATION
 1508 WELAND AVENUE
 MINNETONKA, MN 55305

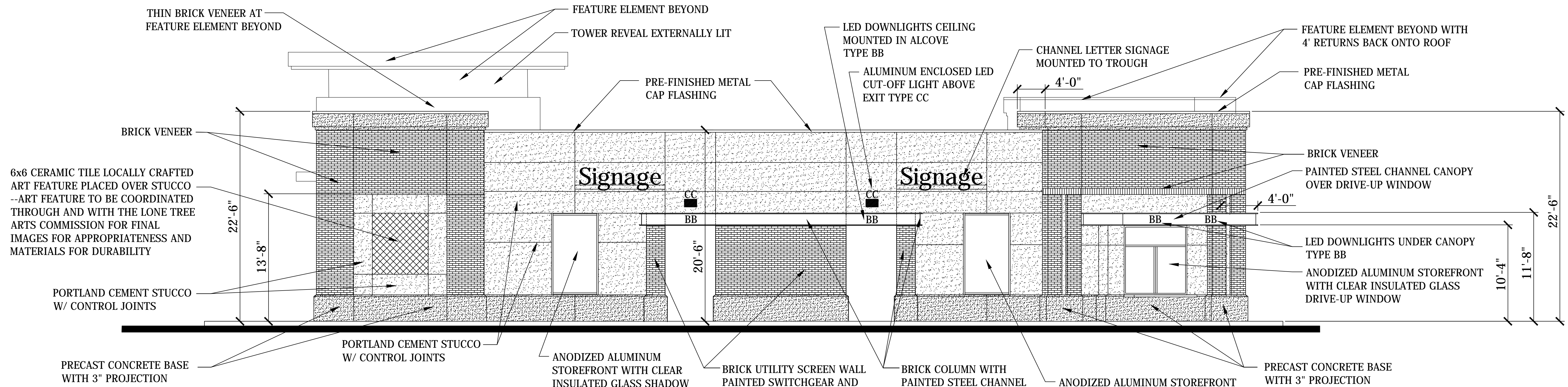
I HEREBY CERTIFY THAT THE PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF COLORADO.
 DATE: _____ LICENSE NO. _____

RIDGEGATE RETAIL
 LONE TREE, CO

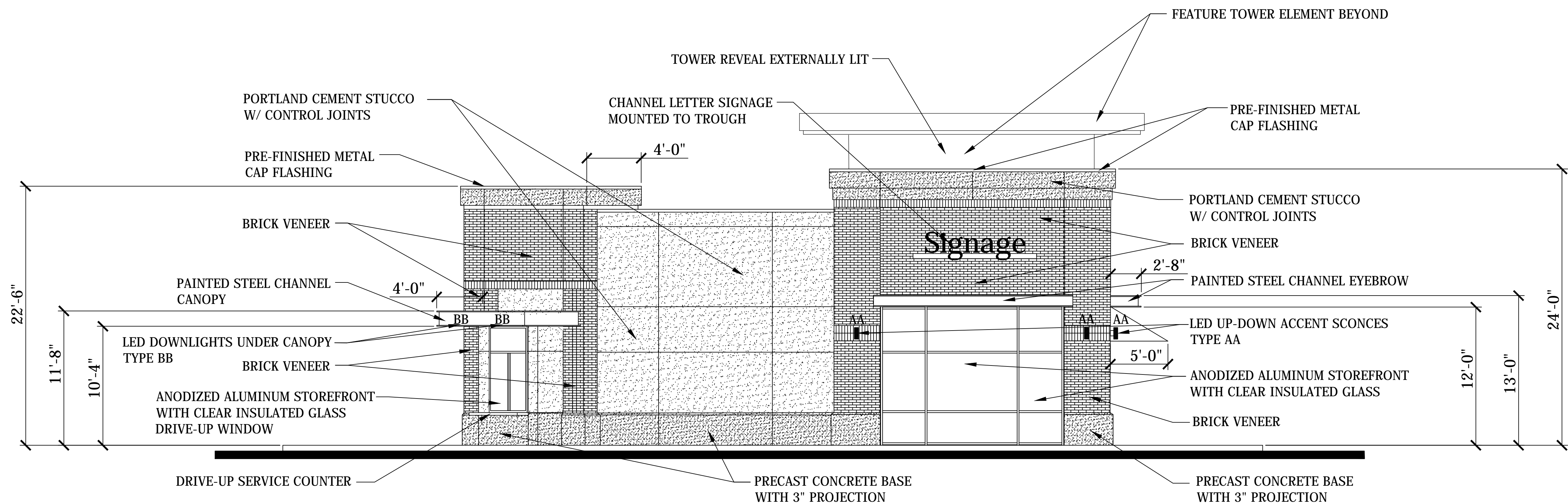
HORVAT ARCHITECTS
 303.523.3030
 dan@horvataarch.com
 6607 South Forest Way
 Unit D
 Centennial, Colorado 80121

RETAIL BUILDING ELEVATIONS

RIDGEGATE RETAIL
 RIDGEGATE - SECTION 15, FILING No. 5, 3RD AMENDMENT, LOT 1D
 RIDGEGATE PLANNED DEVELOPMENT
 PLANNING AREA C/M-U#1, 2.13 ACRES
 SIP SP18-73R



D West Elevation
 Scale 1/8" = 1'-0"
 0 4' 8' 16' 24'



C South Elevation
 Scale 1/8" = 1'-0"
 0 4' 8' 16' 24'

DESIGNED	
CHECKED	
DRAWN	
FIELD CREW	
FIELD WORK DATE	

PREPARED FOR:
SMJ MANAGEMENT CORPORATION
 1508 WELAND AVENUE
 MINNETONKA, MN 55305

I HEREBY CERTIFY THAT THE PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF COLORADO.
 DATE: _____ LICENSE NO. _____

RIDGEGATE RETAIL
 LONE TREE, CO

HORVAT ARCHITECTS
 6807 South Forest Way
 Centennial, Colorado 80121
 303.523.3030
 dan@horvatarch.com

RETAIL BUILDING ELEVATIONS

SHEET NUMBER:

17
 OF 24 SHEETS
 DATE: 1/25/19

RIDGEGATE RETAIL
 RIDGEGATE - SECTION 15, FILING No. 5, 3RD AMENDMENT, LOT 1D
 RIDGEGATE PLANNED DEVELOPMENT
 PLANNING AREA C/M-U#1, 2.13 ACRES
 SIP SP18-73R



A East Elevation
 Scale 1/8" = 1'-0"



B North Elevation
 Scale 1/8" = 1'-0"

DESIGNED:	
CHECKED:	
DRAWN:	
FIELD CREW:	
FIELD WORK DATE:	
INITIAL ISSUE:	12/12/18 SIP
REVISIONS:	1/18/19 CITY REVIEW COMMENTS

PREPARED FOR:
SMJ MANAGEMENT CORPORATION
 1508 WELAND AVENUE
 MINNETONKA, MN 55305

I HEREBY CERTIFY THAT THE PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF COLORADO.
 DATE: _____ LICENSE NO. _____

RIDGEGATE RETAIL
 LONE TREE, CO

HORVAT ARCHITECTS
 6607 South Forest Way
 Unit 100
 Centennial, Colorado 80121
 303.523.3030
 dan@horvatarch.com

RETAIL BUILDING ELEVATIONS

RIDGEGATE RETAIL
 RIDGEGATE - SECTION 15, FILING No. 5, 3RD AMENDMENT, LOT 1D
 RIDGEGATE PLANNED DEVELOPMENT
 PLANNING AREA C/M-U#1, 2.13 ACRES
 SIP SP18-73R



D West Elevation
 Scale 1/8" = 1'-0"



C South Elevation
 Scale 1/8" = 1'-0"

DESIGNED:	
CHECKED:	
DRAWN:	
FIELD CREW:	
FIELD WORK DATE:	
INITIAL ISSUE:	12/12/18 SIP
REVISIONS:	1/18/19 CITY REVIEW COMMENTS

PREPARED FOR:
SMJ MANAGEMENT CORPORATION
 1508 WELAND AVENUE
 MINNETONKA, MN 55305

I HEREBY CERTIFY THAT THE PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF COLORADO.
 DATE: _____ LICENSE NO. _____

RIDGEGATE RETAIL
 LONE TREE, CO

HORVAT ARCHITECTS
 6607 South Forest Way
 Lone Tree, Colorado 80121
 303.523.3030
 dan@horvatarch.com

RETAIL BUILDING ELEVATIONS

RIDGEGATE RETAIL
 RIDGEGATE - SECTION 15, FILING No. 5, 3RD AMENDMENT, LOT 1D
 RIDGEGATE PLANNED DEVELOPMENT
 PLANNING AREA C/M-U#1, 2.13 ACRES
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INITIAL ISSUE:	12/12/18 SIP
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PREPARED FOR:
SMJ MANAGEMENT CORPORATION
 1508 WELAND AVENUE
 MINNETONKA, MN 55305

I HEREBY CERTIFY THAT THE PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF COLORADO.
 DATE: _____ LICENSE NO. _____

RIDGEGATE RETAIL
 LONE TREE, CO

HORVAT ARCHITECTS
 6607 South Forest Way
 Unit 100
 Centennial, Colorado 80121
 303.523.3030
 dan@horvatarch.com

RETAIL BUILDING RENDERING

RIDGEGATE RETAIL
 RIDGEGATE - SECTION 15, FILING No. 5, 3RD AMENDMENT, LOT 1D
 RIDGEGATE PLANNED DEVELOPMENT
 PLANNING AREA C/M-U#1, 2.13 ACRES
 SIP SP18-73R



DESIGNED:	12/12/18 SIP
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FIELD CREW:	
FIELD WORK DATE:	
INITIAL ISSUE REVISIONS:	1/18/19 CITY REVIEW COMMENTS

PREPARED FOR:
SMJ MANAGEMENT CORPORATION
 1508 WELAND AVENUE
 MINNETONKA, MN 55305

I HEREBY CERTIFY THAT THE PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF COLORADO.
 DATE: _____ LICENSE NO. _____

RIDGEGATE RETAIL
 LONE TREE, CO

HORVAT ARCHITECTS
 6677 South Forest Way
 Unit 100
 Centennial, Colorado 80121
 303.523.3030
 dan@horvatarch.com

RIDGEGATE RETAINING WALL LOOKING EAST

RIDEGATE RETAIL
 RIDEGATE - SECTION 15, FILING No. 5, 3RD AMENDMENT, LOT 1D
 RIDEGATE PLANNED DEVELOPMENT
 PLANNING AREA C/M-U#1, 2.13 ACRES
 SIP SP18-73R



DESIGNED:	
CHECKED:	
DRAWN:	
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FIELD WORK DATE:	

INITIAL ISSUE: 12/12/18 SIP
 REVISIONS: 1/18/19 CITY REVIEW COMMENTS

PREPARED FOR:
SMJ MANAGEMENT CORPORATION
 1508 WELAND AVENUE
 MINNETONKA, MN 55305

I HEREBY CERTIFY THAT THE PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF COLORADO.
 DATE: _____ LICENSE NO. _____

HORVAT ARCHITECTS
 607 South Forest Way
 Unit 100
 Centennial, Colorado 80121
 303.523.3030
 dan@horvatarch.com

RIDEGATE RETAIL
 LONE TREE, CO

LOOKING NORTH ON RIDEGATE
 SHEET NUMBER:
22
 OF 24 SHEETS
 DATE: 12/12/18
 RIDEGATE RETAIL

RIDGEGATE RETAIL
 RIDGEGATE - SECTION 15, FILING No. 5, 3RD AMENDMENT, LOT 1D
 RIDGEGATE PLANNED DEVELOPMENT
 PLANNING AREA C/M-U#1, 2.13 ACRES
 SIP SP18-73R



DESIGNED:	
CHECKED:	
DRAWN:	
FIELD CREW:	
FIELD WORK DATE:	

INITIAL ISSUE: 12/12/18 SIP
 REVISIONS:
 1/18/19 CITY REVIEW COMMENTS

PREPARED FOR:
SMJ MANAGEMENT CORPORATION
 1508 WELAND AVENUE
 MINNETONKA, MN 55305

I HEREBY CERTIFY THAT THE PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF COLORADO.
 DATE: _____ LICENSE NO. _____

HORVAT ARCHITECTS
 6607 South Forest Way
 Unit 100
 Centennial, Colorado 80121
 303.523.3030
 dan@horvatarch.com

RIDGEGATE RETAIL
 LONE TREE, CO

LOOKING
 SOUTHWEST

SHEET NUMBER:
23
 OF 24 SHEETS
 DATE: 12/12/18

RIDGEGATE RETAIL
 RIDGEGATE - SECTION 15, FILING No. 5, 3RD AMENDMENT, LOT 1D
 RIDGEGATE PLANNED DEVELOPMENT
 PLANNING AREA C/M-U#1, 2.13 ACRES
 SIP SP18-73R



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INITIAL ISSUE:	12/12/18 SIP
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PREPARED FOR:
SMJ MANAGEMENT CORPORATION
 1508 WELAND AVENUE
 MINNETONKA, MN 55305

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RIDGEGATE RETAIL
 LONE TREE, CO

HORVAT ARCHITECTS
 6607 South Forest Way
 Unit 100
 Centennial, Colorado 80121
 303.523.3030
 dan@horvatarch.com

ARTS CENTER
 ACCESS ROAD
 LOOKING EAST