



CITY OF LONE TREE

Site Improvement Plan Project Narrative & Statement of Design Intent

Planning Division

9220 Kimmer Drive, Lone Tree, Colorado 80124

303.708.1818 | www.cityoflonetree.com

Project Name Charles Schwab Lone Tree Campus – Garage/Retail

Project # _____

Project Location 9800 Schwab Way, Lone Tree, CO 80124

Date 2017.06.29

Project Narrative

1. General information.

The project is located on the existing Charles Schwab Lone Tree campus near highway I-25 and Lincoln Ave. The site itself is located at the intersection of Park Meadows Blvd and Sky Ridge Ave. This is a new construction project including a 5-level 361,000 sq. ft. structured parking garage and 2 floors of adjacent retail functions totaling 45,000 sq. ft. on the current Charles Schwab Lone Tree Campus. Since the project is within the existing Charles Schwab campus and earmarked as a future phase, the development is an amendment to the previous campus SIP submission.

Name of Project: Charles Schwab Lone Tree Campus – Garage/Retail
Address: 9800 Schwab Way, Lone Tree, CO 80124
State County: Douglas County
State Parcel ID: 2213-151-04-006
Acreage: 32.04
Subdivision Name: LOT 1 RIDGEGATE SECTION 15
Filing & Lot #: Filing # 19, Lot # 1

The site is currently zoned as part of the RidgeGate Planned Development C/M – U #2. The adjacent properties are also classified as part of the RidgeGate Planned Development zone.

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

The proposed development will have various visual and functional impacts on the surrounding areas. The new structured parking garage will attach directly to the existing parking garage on the southeast corner of the campus. The size, height and appearance of the new garage is designed to match the existing garage to help minimize the visual appearance of additional parking. Furthermore, in an effort to improve the visual quality and prominence of the intersection of Park Meadows Blvd & Sky Ridge Ave, the retail functions fully cover the east elevation of the new garage and the majority of the south elevation. Landscaping and earth berms will be used for to further obstruct the view of the existing parking garage and dock/service areas along the pedestrian/vehicular approaches.

The addition of approximately 1,100 cars on the site will have traffic impacts on the surrounding roads and intersections. A traffic study performed for this proposed development indicates that some modifications to signal phasing and approach lanes may be necessary. In addition, the proposed right-in/right-out access to Park Meadows Blvd may require a deceleration lane for ingress. These recommendations have been accommodated in the overall site plan design.

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.

Per the City of Lone Tree approval provisions, this development complies with the City's Comprehensive Plan, Design Guidelines, applicable chapters of the City Code, Planned Developments and Sub-Area Plans. This commercial mixed-use development includes office, conference, fitness and restaurant functions on a compact footprint stacked on two floor levels. These functions serve both the existing Charles Schwab campus employees and the greater City population. The development is easily accessible by car, light-rail and pedestrian sidewalks. Open space around the development is well balanced to include areas for planting, trees, and seating areas. The building and site incorporates various energy conservation measures and is designed to improve air and water quality. The visual quality of the design addresses the requirements for maintaining view corridors, lighting standards, sign regulations, construction material quality, sound attenuation and landscaping.

The project development is included under the RidgeGate Planned Development District and Office District Subarea Plan respectively. The project design meets the requirements detailed in the Planned Development District for Commercial Mixed-Use including (but not exclusive of): acceptable planning areas/uses, permitted building heights, and floor area ratios. The project team has worked directly with the RidgeGate Design Review Committee to meet or exceed all the prescribed development district design standards and guidelines.

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

The proposed development is intended to be a single continuous construction phase (parking garage and retail building) taking approximately 14 months to complete (fall 2018). An early site grading package is anticipated to expedite the construction process.

5. Other project data.

- I. Total number of employees / visitors on maximum shift when known (for parking purposes).
Occupant Load = 497
- II. Square footage of building.
45,000 sq. ft. (retail)
361,000 sq. ft. (parking garage)
- III. Lot area.
3 acres (on 32.04 acre campus)
- IV. Anticipated opening date.
September 1, 2018

6. Sustainability. Highlight ways in which the project furthers the City's environmental goals regarding sustainability.

The project site is part of an existing transit-oriented area, located within a ½ mile radius of a new light rail station to the east. The project will connect to the existing transit and pedestrian sidewalks on the Charles Schwab campus. These connections will make vehicular, bicycle and pedestrian modes of transportation convenient for Charles Schwab employees and the surrounding public visitors. Water quality and management is achieved through filtrating soil/vegetation areas and a collection infrastructure connecting to the existing retention area on the campus. Irrigation for the landscaping is minimized due to the selection of native and/or adaptive plantings. The site grading works with the natural topography to minimize the amount of excavation and fill for a balanced site approach.

The structured parking garage design addresses the need for additional parking capacity on the campus, while minimizing the developmental impacts compared to surface parking lots. The parking garage will feature several sustainable elements such as energy-conserving LED light fixtures and electric car charging stations. The retail building design portion of the development features a high-performance building envelope, local/regional building materials, high recycled material content, energy efficient HVAC systems, high-reflectivity roof membrane (reducing heat-island effect), water conserving plumbing fixtures, and recycling program.

7. Variances.

This project development is seeking the following variances:

- I. **Parking Allowance:** Per the City of Lone Tree Zoning Ordinance, Chapter 16 – Zoning, Article XXVIII – Parking Standards Sec. 16-28-55 – Maximum Parking Requirements, “Parking lots may contain up to 10% more spaces than the minimum requirement only with the approval of the Director.” 270 parking spaces are required; however, 1,161 parking spaces are being provided. This number is over 10%, however visual and environmental impacts of increased parking are mitigated through several architectural design decisions. The structured parking garage is not visible from the East due to the retail façade. Additionally, the South façade of the structured parking garage is near completely covered by the retail. The West façade of the structured parking garage is visible but matches the existing garage to the North. Proper landscape will be provided along this façade to soften the garage.
- II. **Build-to Line:** Per the original Charles Schwab campus SIP, this development will also require a variance to modify the build-to line requirement along Park Meadows Blvd and Sky Ridge Ave. In reference to the RidgeGate Lone Tree, Colorado Office District Subarea Plan 4.1.2.1 Standards, “i) A portion of the building façade shall be located on the designated build-to line for at least thirty-three percent (33%) of the property frontage; and ii) An additional portion of the building façade shall be located on or within eight feet (8’) of the designated build-to line for a distance of at least thirty-three percent (33%) of the property frontage.” Currently, 33% of the building façade is not to be located on the designated building. However, the proposed setback will aim to mitigate the increased build-to line distance by providing a pedestrian friendly environment along Park Meadows Boulevard and Sky Ridge Avenue. This will be accomplished by enhancing the built environment with landscaping. In addition, a provided outdoor area will be located at the corner of Park Meadows Boulevard and Sky Ridge Avenue. This patio is meant to connect the building to the street through enhanced pavers and landscaping. Outdoor patio space additionally is provided on the southeast corner and east façade of the building to help enhance the pedestrian’s environment and connect the building to the street.

Statement of Design Intent

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

This project is intended to serve several needs of the Charles Schwab campus and the greater Lone Tree community. Additional parking is needed to serve the growing number of campus employees and public visitors. This is achieved by the design of a 1,100 car garage (mirroring and attached directly to the existing southeast parking garage). A retail component is also included as a part of this project to serve both the campus employees and the public. A restaurant, fitness center and conference area are all included in the retail component and will be leased out by Charles Schwab to other tenants.

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 project relates to the surrounding area through appropriate scale, materials and form. The garage and retail buildings rhythmic design uses a consistent grid to arrange structural bays and architectural elements. The materials used in the design feature local and durable products that take precedent from the surrounding buildings and Charles Schwab campus. The building elevations are composed of a strong base (Colorado stone), upper portion (glass and terracotta), and top cap (wood roof/soffit overhang).

Access to the site is designed to be convenient for all modes of transportation, including pedestrians, vehicles and bicyclists. Two new road access points are proposed off of Park Meadows Blvd and Sky Ridge Ave, where drivers have access to convenience surface parking directly opposite the main retail entries. If surface parking is not available, the access drive loops directly into the structured garage providing ample area for parking adjacent to the retail functions. Bicyclists and pedestrians can easily access the site via connected sidewalks and crosswalks. Bicycle storage areas are provided outside by the main retail entries and inside the parking garage for added convenience. Circulation from the exterior to the interior of the building and vertically between floors is facilitated by a clearly indicated central lobby with monumental stairs and elevators.

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

The project focuses on providing a safe and inviting public area on the site. A perimeter sidewalk around the site provides convenient access to the building functions. The utilization of colored patterned pavers along the southeast corner of the site provides an inviting and safe pedestrian plaza area while simultaneously calming vehicular speeds in the area. In addition, the use of integrated site lighting, outdoor bench seating, retaining walls and planting areas creates a high-quality sense of place that directly supports restaurant tenant functions.

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.

The building design and arrangement is informed by the surrounding buildings and site topography. The project is set prominently facing the corner of Parking Meadows Blvd and Sky Ridge Ave to promote high-visibility from the surrounding areas. The building form is oriented primarily along the east/west axis for optimum solar orientation. Solar control is achieved with roof overhangs, shading louvers and recessed glass bays. The façade articulation is based on a uniform grid system that conforms to the building structure and standard building material dimensions. The building facades are comprised predominantly of high-transparency glass, native Colorado sandstone, terracotta rainscreen, and natural wood soffits. The material composition supports a strong 3-part elevation (base, middle, top) with heavier materials on the bottom (stone), lighter and more refined materials in the middle (terracotta) and topped off with a strong elegant roof overhang (wood). The colors and finishes for the façade materials relate to the natural Colorado landscape and surrounding buildings. Accent colors are used in specific areas of the building to bring attention to signage and wayfinding. Exterior lighting is provided along pedestrian walkways and seating areas. Accent lighting is used along the ground retail areas for wayfinding and reinforcing the building's rhythmic design.

Applicant/Preparer Contact Information

Name: Terry Smith

Business: Charles Schwab & Co., Inc.

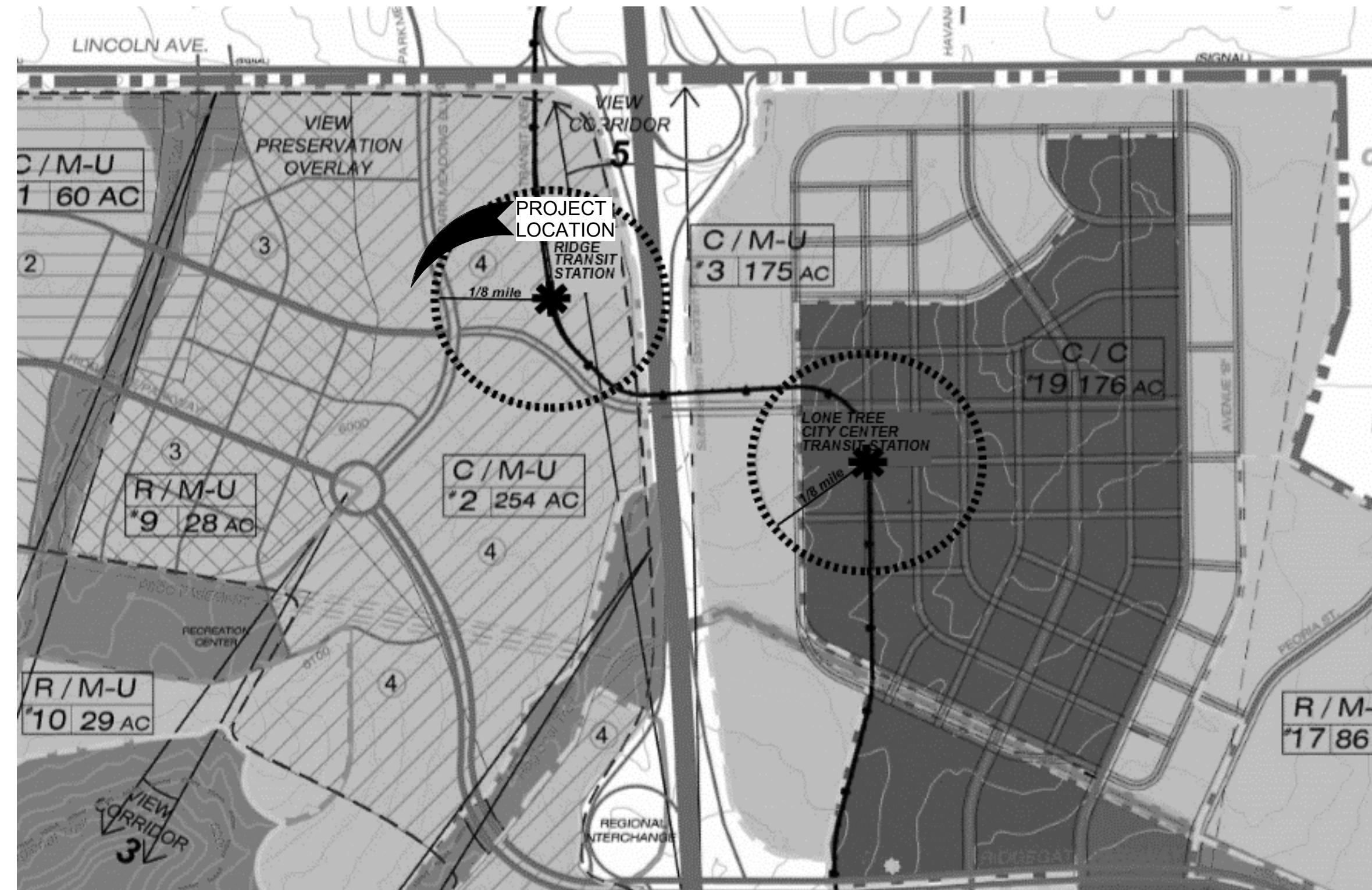
Address: 211 Main St Fl 2, San Francisco, CA 94105

Phone: (415) 667-4703

Email: Terry.Smith@Schwab.com

RIDGEGATE SECTION 15 FILING NO 19, LOT 1

RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA C/M-U #2
 32 ACRES
 4TH AMENDMENT TO SIP #SPI2-59R ADDING 3RD PARKING GARAGE
 SIP #SP17-21R



APPROVAL CERTIFICATE:

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

By: _____

Name: _____
 Title: Community Development Director

Date: _____

By: _____

Name: _____
 Title: City Engineer

Date: _____

By: _____

Name: _____
 Title: Mayor

Date: _____

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

 (Name of Owner)

 (Signature of Owner)

 (Printed Name and Title)

State of _____)

County of _____) ss.

Subscribed and sworn to before me this ____ day of _____, 2017 by _____

Witness my hand and official seal.

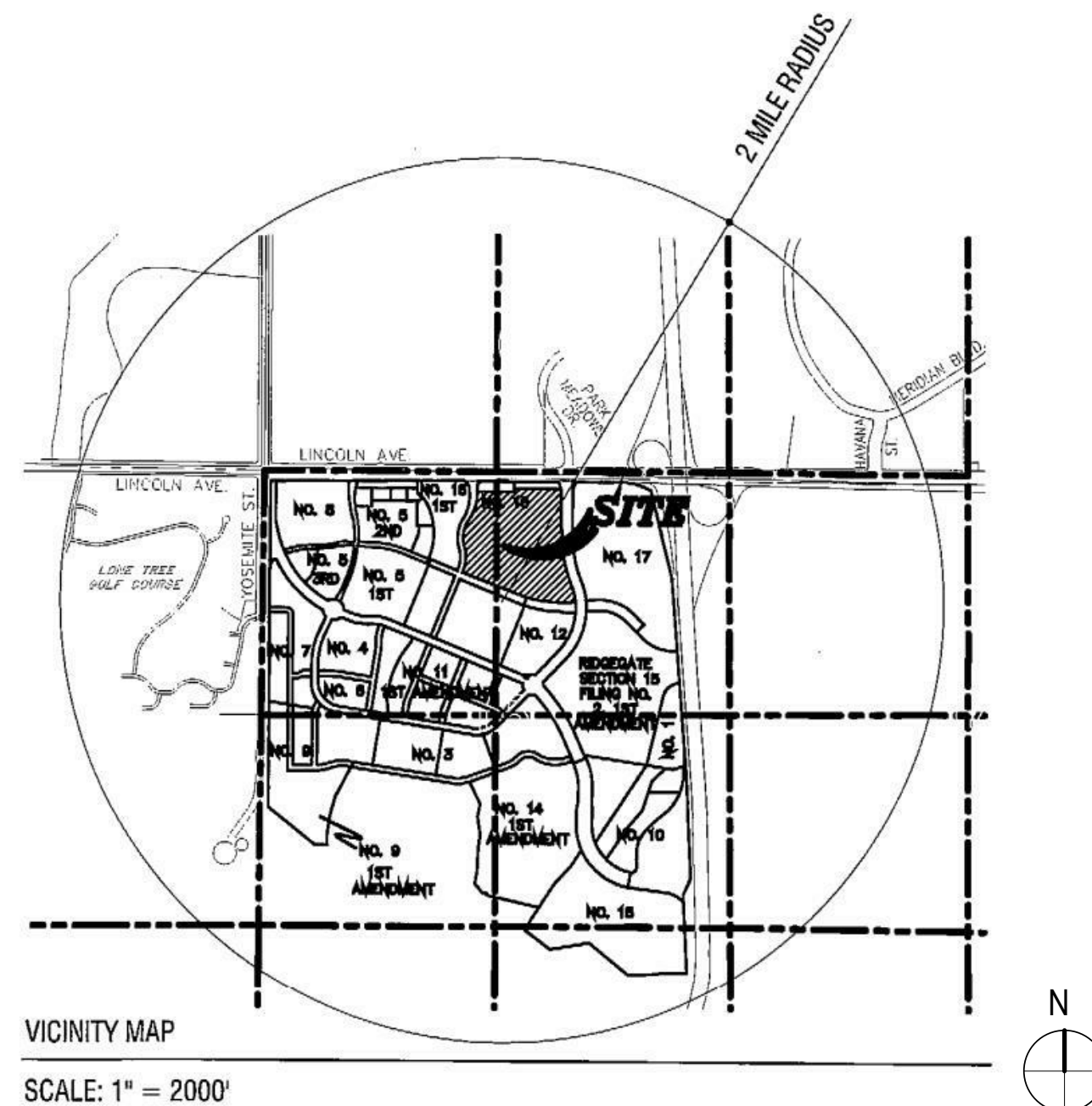
My commission expires: _____

 Notary Public

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

Sec. 16-27-70 (b) (1)

The property herein is subject to all applicable requirements of the Lone Tree Zoning Code, including but not limited to maintenance, lighting, parking, signage, and outdoor storage, except as may otherwise be addressed in an approval Development Plan or Sub-Area Plan



SHEET INDEX

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- 7 OF 11 GRADING PLAN 1
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- 9 OF 11 LIGHTING FIXTURES
- 10 OF 11 PHOTOMETRICS
- 11 OF 11 BUILDING ELEVATIONS

Preparation Date: 06/30/17
 Revision Date: 08/02/17

CORGAN ASSOCIATES, INC.
 400 N Houston Street
 Dallas, Texas 75202
 214.748.2000

COVER SHEET

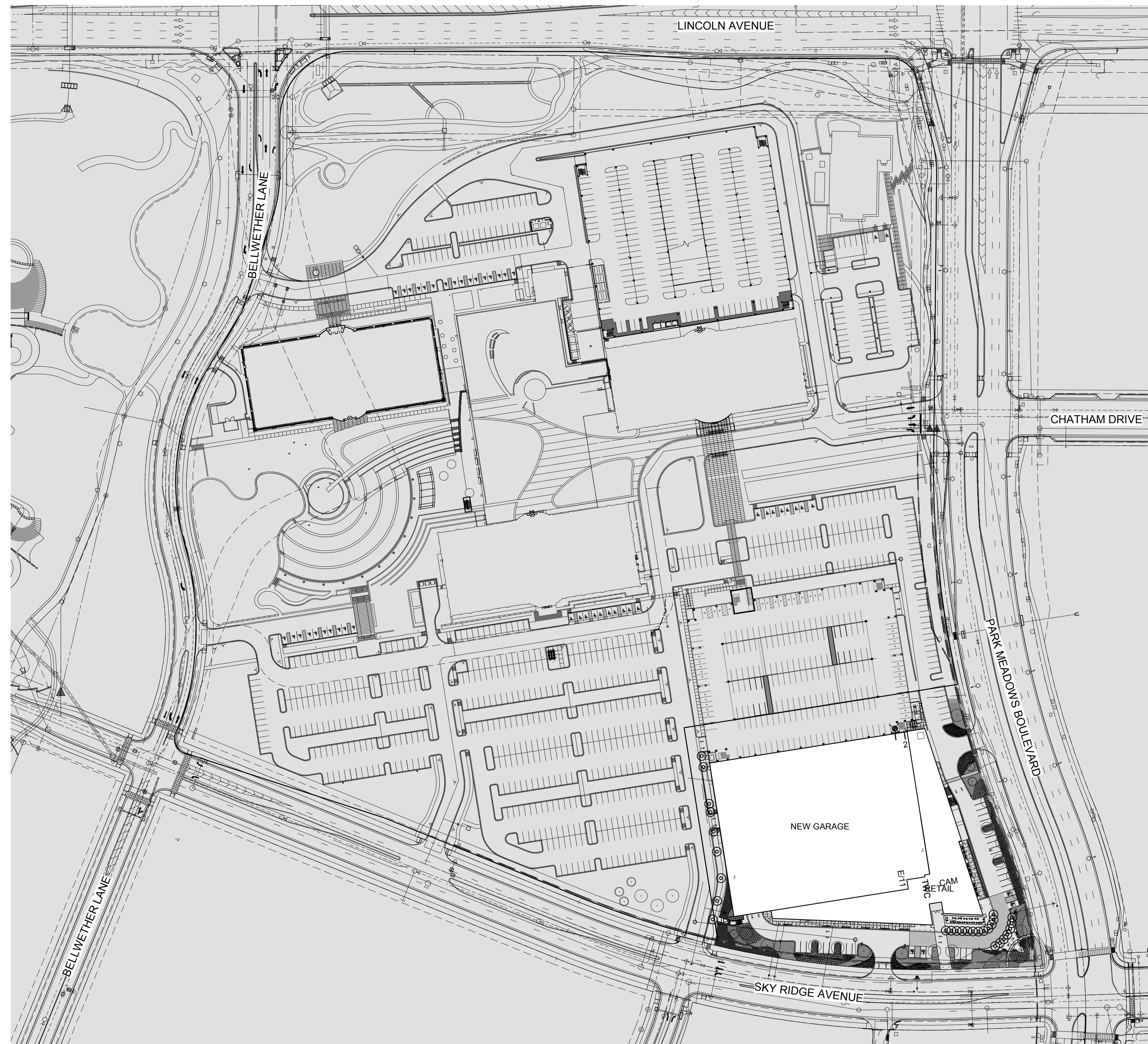


SCALE:

SHEET 1 OF 11

RIDGEGATE SECTION 15 FILING NO 19, LOT 1

RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA C/M-U #2
 32 ACRES
 4TH AMENDMENT TO SIP #SPI2-59R ADDING 3RD PARKING GARAGE
 SIP #SP17-21R



1 SITE PLAN
 1" = 100'-0"

PROJECT OVERVIEW

Site Plan

The 3 acre site will contain a 1,100 car 5 level parking structure expansion with 361,000 SF of attached retail space located on Charles Schwab Lone Tree, Colorado campus. Primary access into the site will be via adjacent Park Meadows Boulevard and Sky Ridge Avenue.

PROGRAM

GROSS SITE AREA: 157,300 SQUARE FEET
 BUILDING FOOTPRINTS: 94,200 SQUARE FEET
 PARKING ROADS: 108,200 SQUARE FEET
 HARDSCAPE: 11,900 SQUARE FEET
 LANDSCAPE AREA: 19,050 SQUARE FEET
 MAXIMUM BUILDING HEIGHT: 62'-6"
 TOTAL FLOOR AREA: 415,518 SQUARE FEET

RETAIL (2 LEVELS)

OVERALL: 45,253 GROSS SQUARE FEET
 RESTAURANT: 10,000 GROSS SQUARE FEET
 FITNESS: 12,000 GROSS SQUARE FEET
 CONFERENCE: 23,000 GROSS SQUARE FEET

PARKING STRUCTURE (5 LEVELS)

OVERALL: 367,377 GROSS SQUARE FEET

PARKING REQUIREMENTS

TOTAL PARKING REQUIRED

REQUIRED: 321
 PROVIDED: 1,139

ADA PARKING REQUIRED

REQUIRED: 22
 PROVIDED: 39

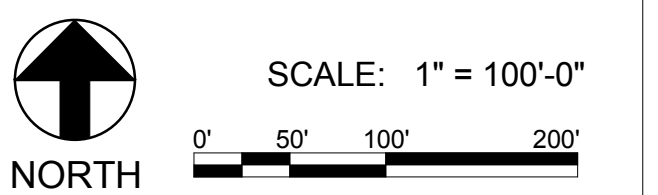
BICYCLE PARKING REQUIRED

REQUIRED: 23
 PROVIDED: 24

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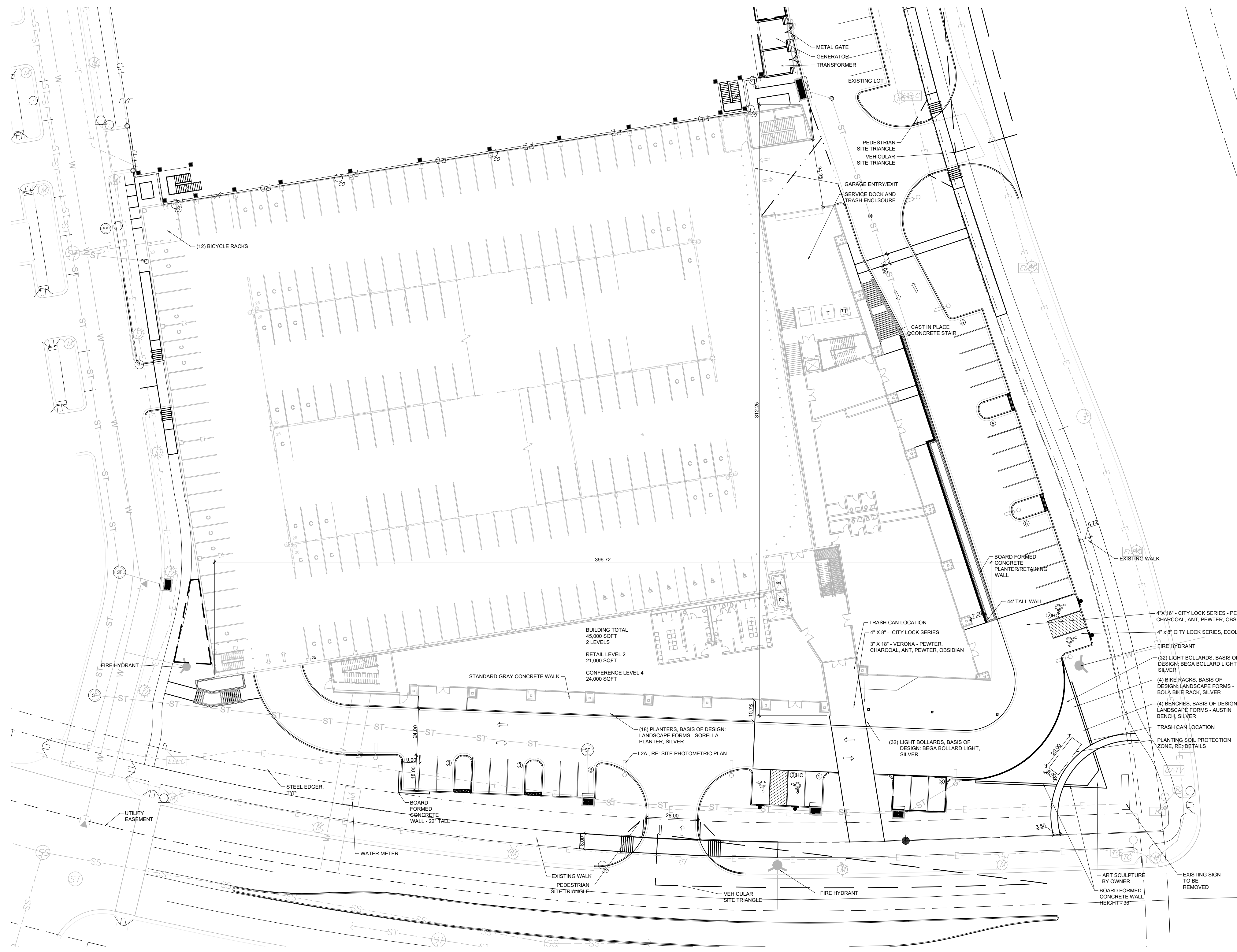
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CONTEXT MAP - SHEET 2



RIDGEGATE SECTION 15 FILING NO 19, LOT 1

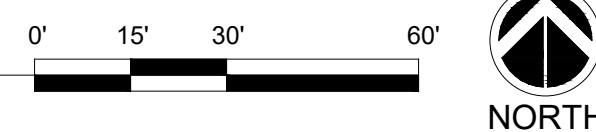
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LEGEND

- PROPERTY R.O.W.
- PROPERTY LINE SETBACK
- BUILDING SETBACK
- SNOW STORAGE AREA
- STEEL EDGER, TYP.
- INORGANIC MULCH, TYPE 1
- PAVER, TYPE 1
- PAVER, TYPE 2
- PAVER, TYPE 3
- PARKING COUNT
- TRASH ENCLOSURE
- L2A, RE: SITE PHOTOMETRIC PLAN

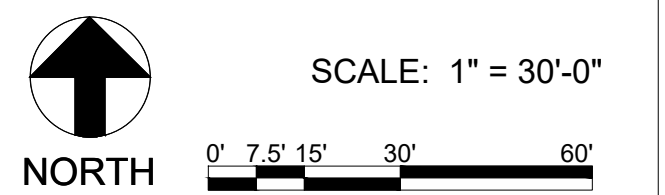
SITE PLAN
 SCALE: 1" = 30'-0"



Preparation Date: 06/30/17
 Revision Date: 08/02/17

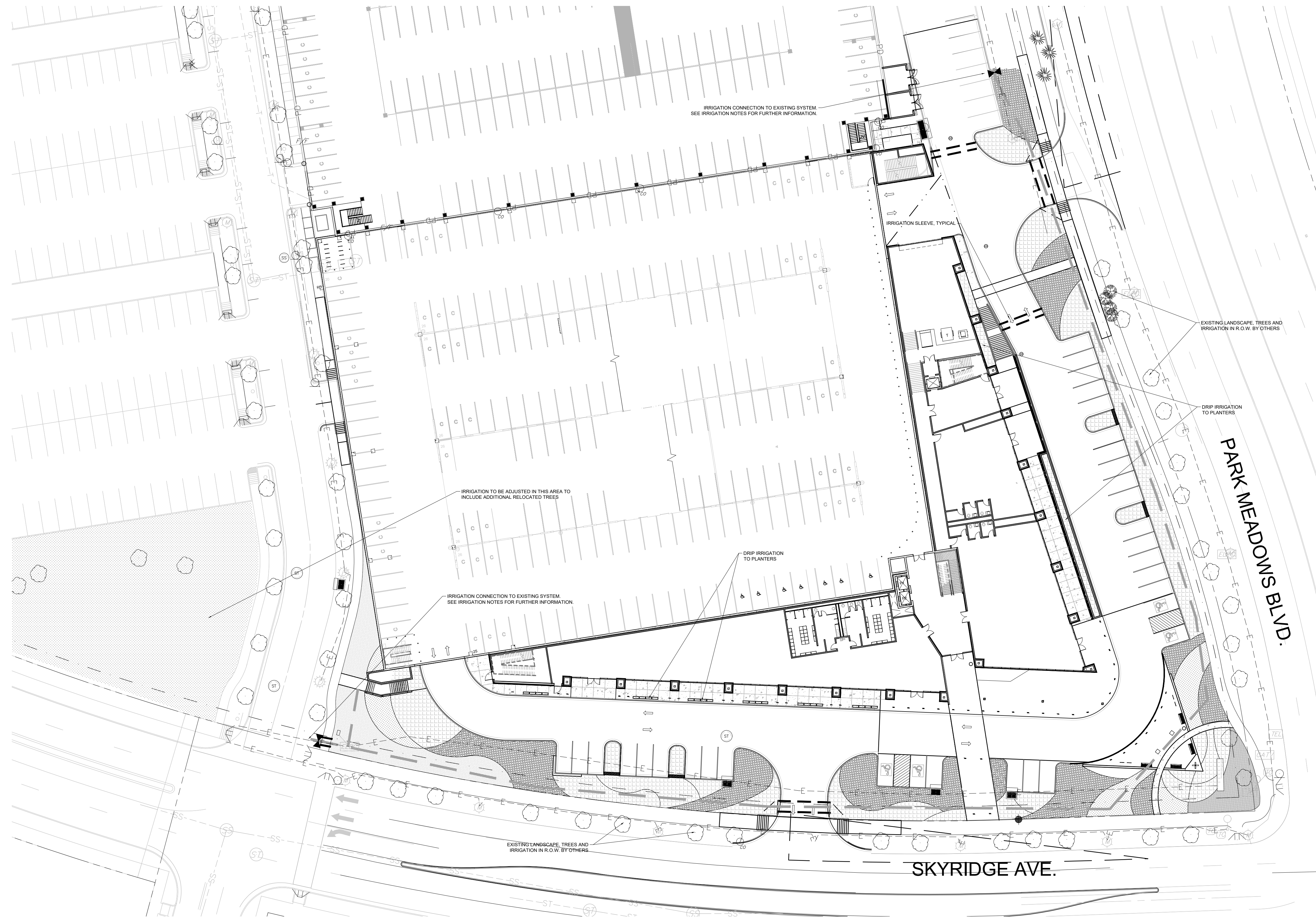
DAVIS PARTNERSHIP ARCHITECTS
 2901 Blake Street, Suite 100
 Denver, Colorado 80205
 303.861.8555

SITE PLAN



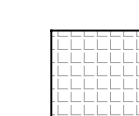
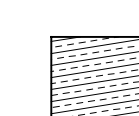


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





HYDROZONE LEGEND

-  HIGH - POP UP - SOD
-  NATIVE - TEMPORARY IRRIGATION - LOW
-  MEDIUM - DRIP - SHRUBS
-  LOW - DRIP - PERENNIALS

- IRRIGATION NOTES:
1. INDIVIDUAL IRRIGATION ZONES WILL ALL BE WITHIN THE HYDROZONE. HIGH, MEDIUM AND LOW EXPOSURES SHALL REFER TO WATER REQUIREMENTS IN DESIGNATED LOCATIONS.
 2. THE IRRIGATION CONTROLLER IS AN EXISTING WEATHER BASED SMART CONTROLLER AND INCLUDES AN EXISTING RAIN SENSOR.
 4. GARAGE/RETAIL PROJECT IS CONNECTING TO EXISTING CAMPUS IRRIGATION SYSTEM IN TWO LOCATIONS.
 5. CAMPUS IRRIGATION SYSTEM AND WATER TAPS HAVE SUFFICIENT CAPACITY FOR GARAGE/RETAIL PROJECT.
 6. THE MASTER VALVE AND BACKFLOW PREVENTOR ARE LOCATED ON THE CAMPUS AND NOT ADJACENT TO THE GARAGE/RETAIL PROJECT SITE.

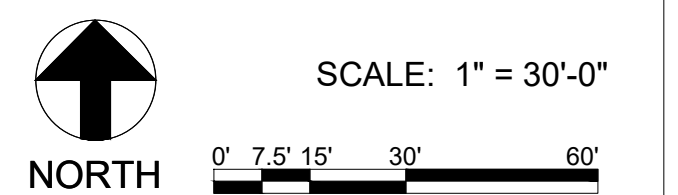
LEGEND

-  PROPERTY R.O.W.
-  PROPERTY LINE SETBACK
-  PROPERTY SETBACK
-  STEEL EDGER, TYP.

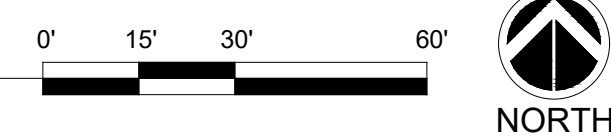
Preparation Date: 06/30/17
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IRRIGATION PLAN

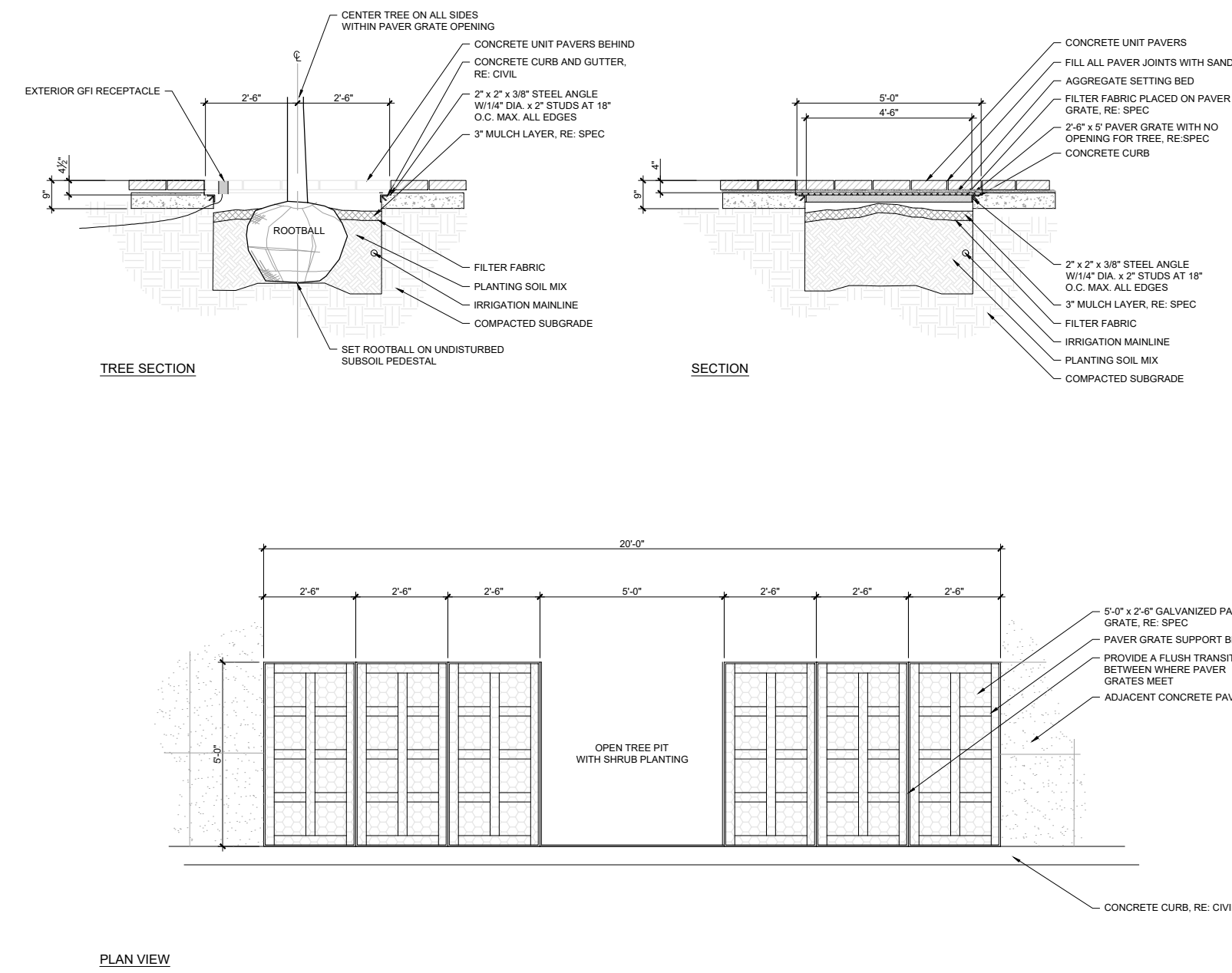


IRRIGATION PLAN
 SCALE: 1" = 30'-0"

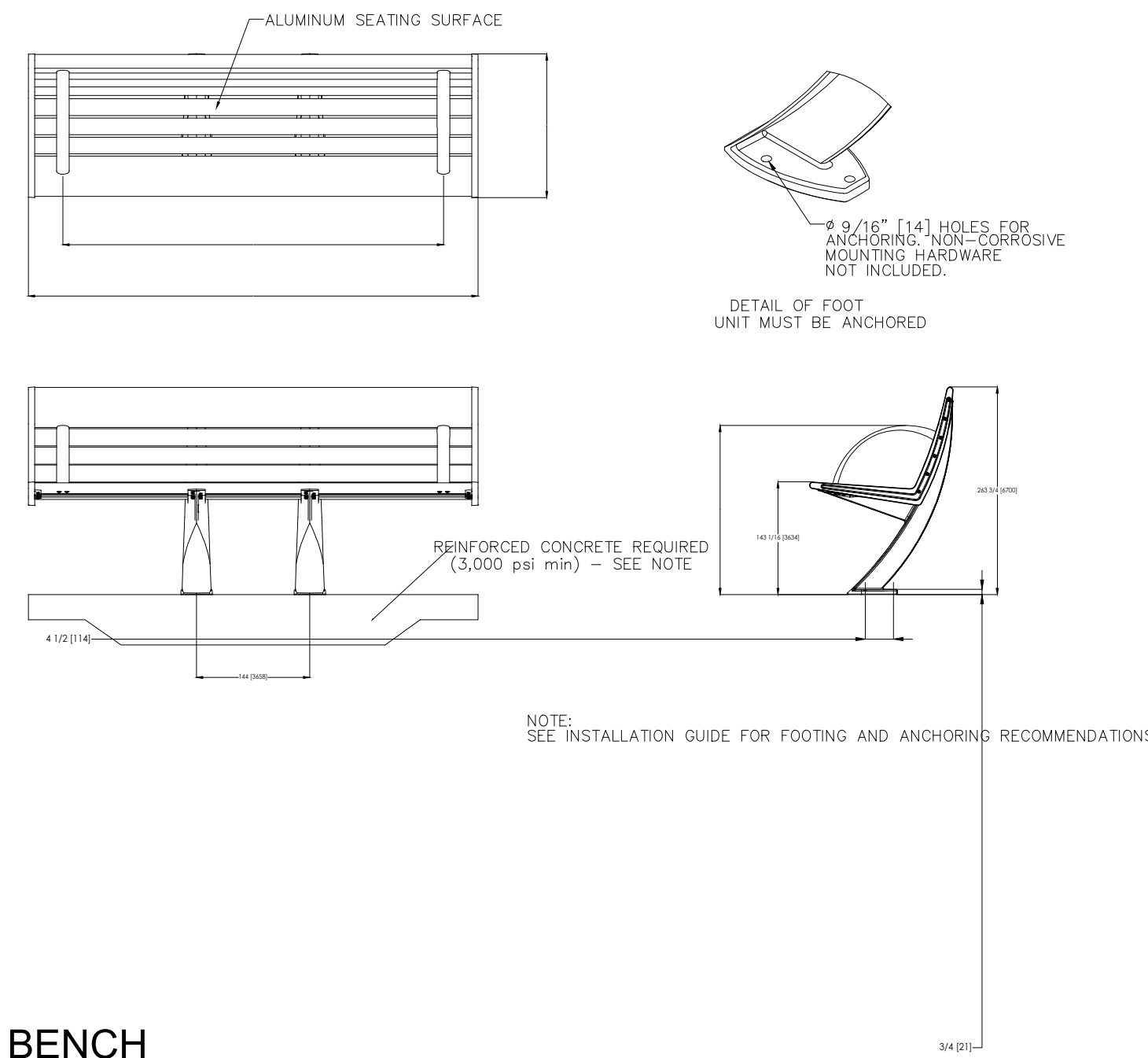


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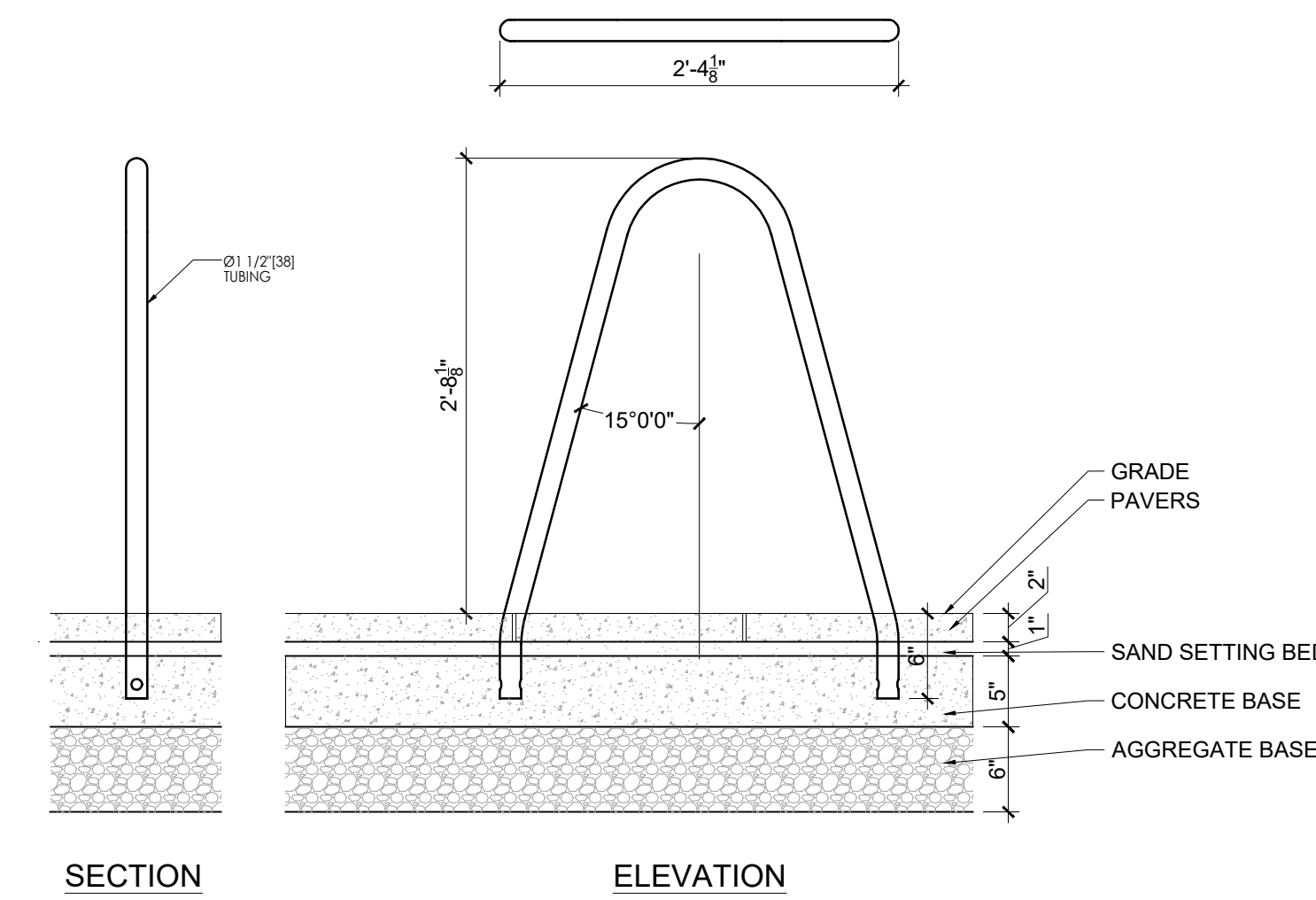
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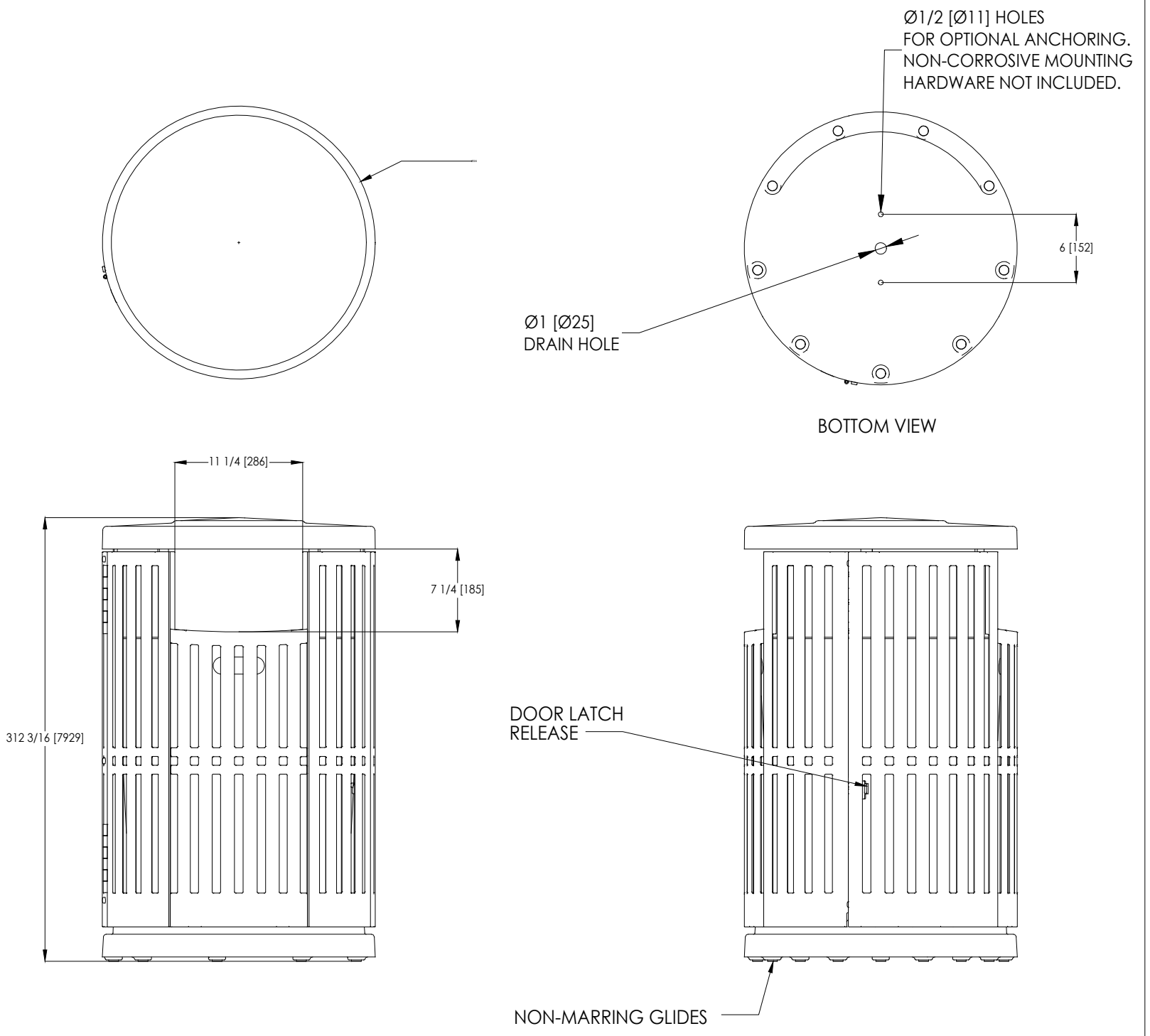
1 PAVER GRATE
 1/2"=1'-0"



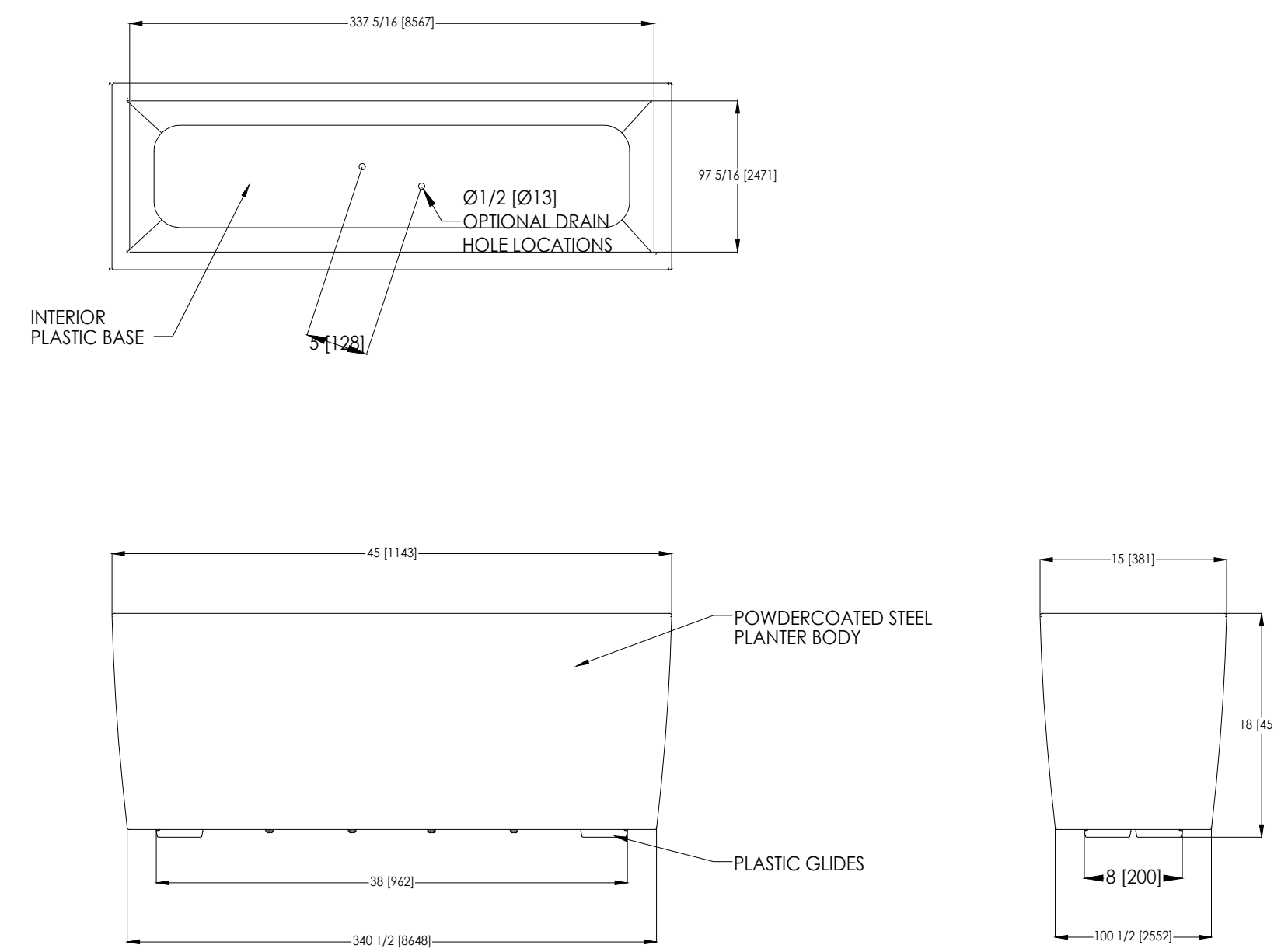
2 BENCH
 1"=1'-0"



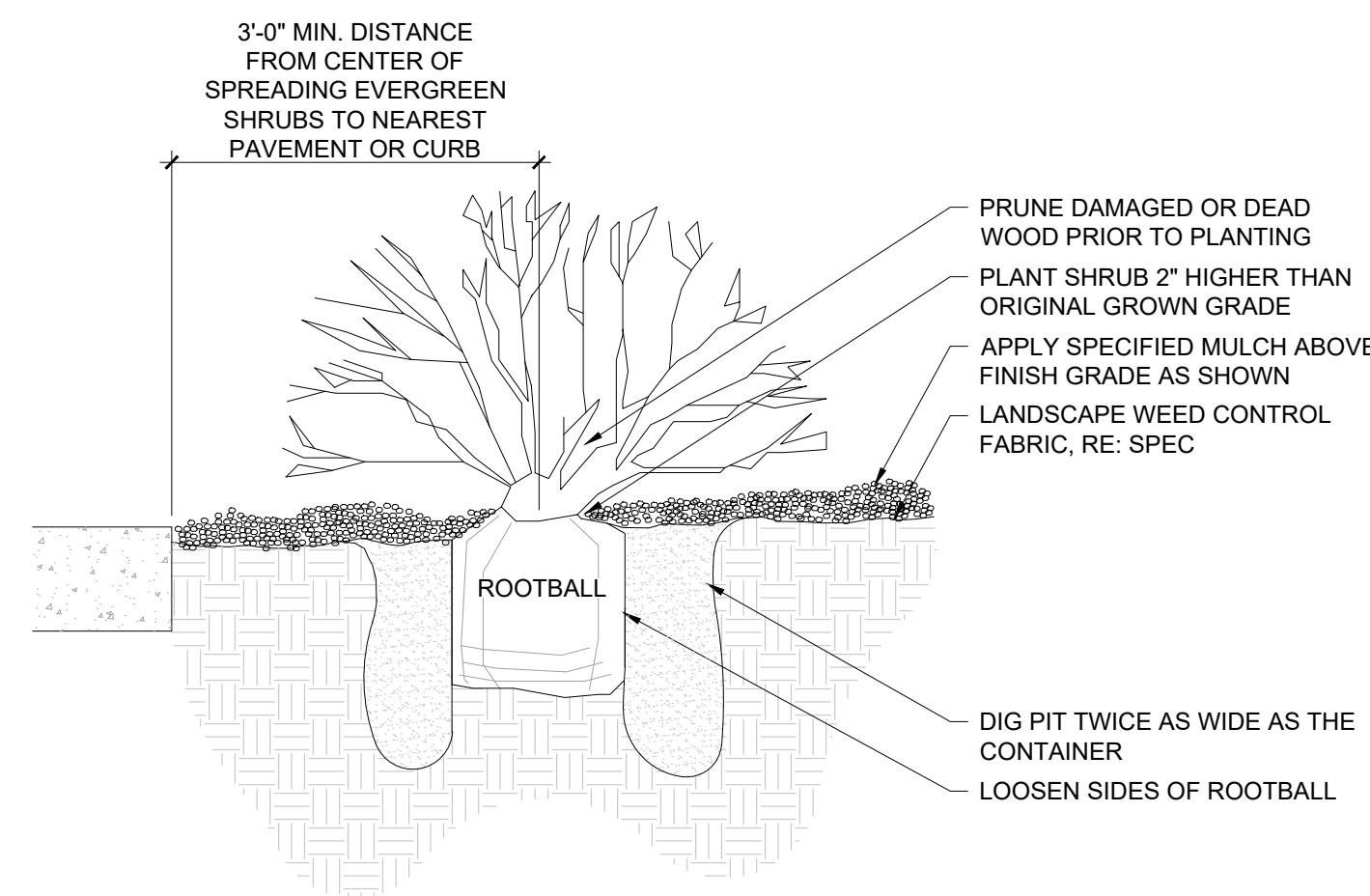
3 BIKE RACK
 1"=1'-0"



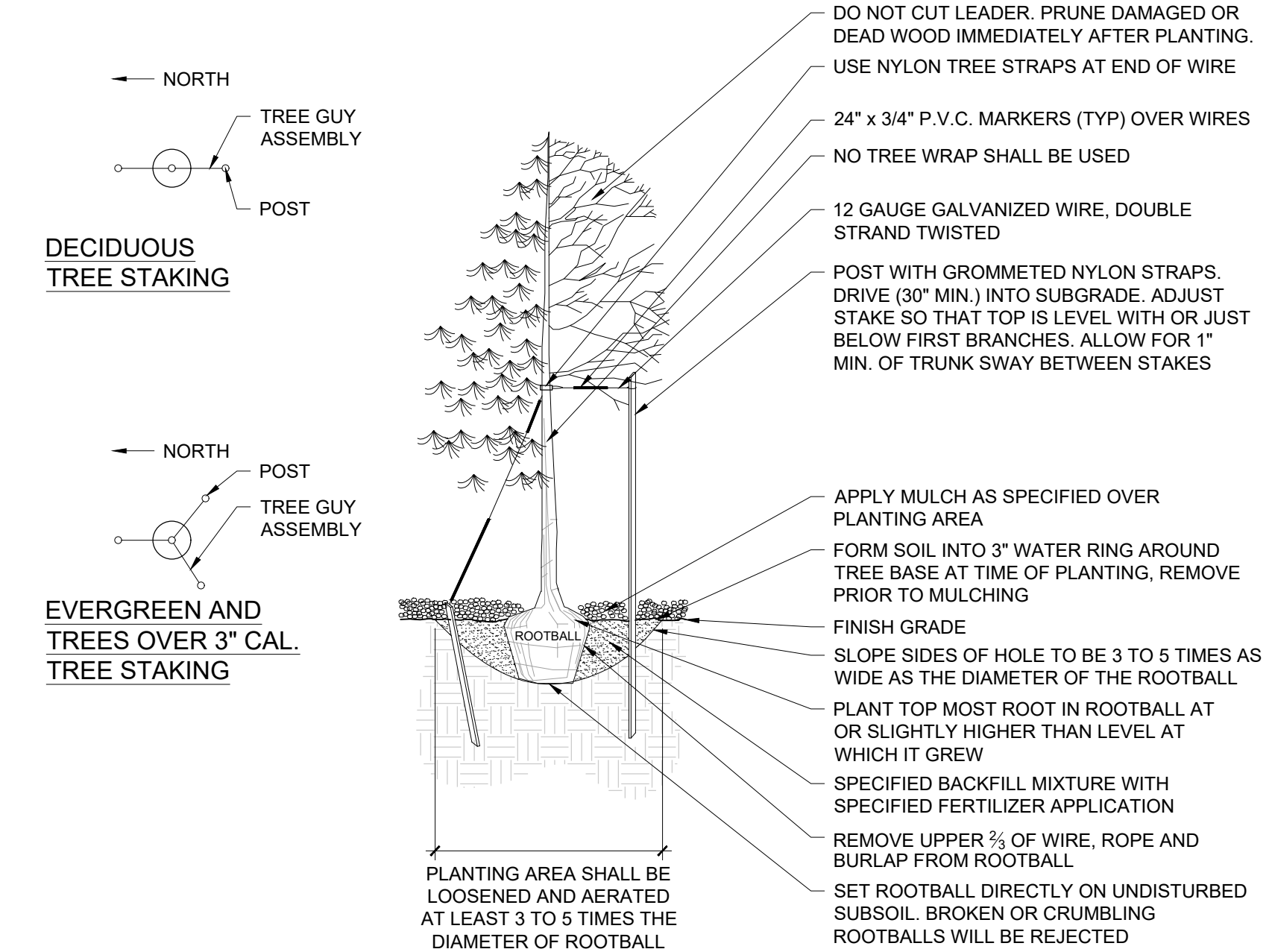
4 TRASH CAN
 1"=1'-0"



5 PLANTER
 1"=1'-0"



6 SHRUB PLANTING
 N.T.S.



7 TREE PLANTING
 N.T.S.

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SITE FURNISHINGS



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MATCH LINE SEE SHEET 8 FOR CONTINUATION



LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	EASEMENT	---
---	RETAINING WALL	---
---	CURB & GUTTER	---
---	CONTOURS	---
---	STORM SEWER	---
---	STORM MANHOLE	---
---	ROOF DRAIN	---
---	INLET	---
---	FLARED END SECTION	---
---	SIGN	---
---	GRADING ARROW	---
---	DECIDUOUS TREE	---
---	EVERGREEN TREE	---
---	BUSH/SHRUB	---
---	DRIVE	---
---	ELV.	---
---	DESCRIPTIONS	---
---	SPOT ELEVATIONS	---

ABBREVIATIONS:

- GB = GRADE BREAK
- TOC = TOP OF CURB
- ME = MATCH EXISTING
- HP = HIGH POINT
- LP = LOW POINT
- TOR = TOP OF RAMP
- TOW = TOP OF WALL
- FGW = FINISHED GRADE AT WALL
- FGC = FINISHED GRADE AT CURB
- TOS = TOP OF STAIRS
- BOS = BOTTOM OF STAIRS



CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

Preparation Date: 06/30/17
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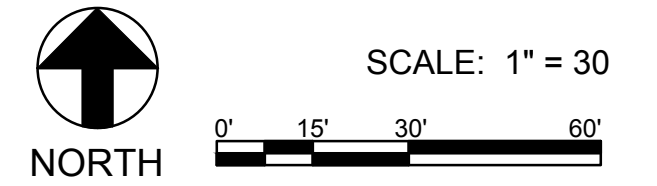
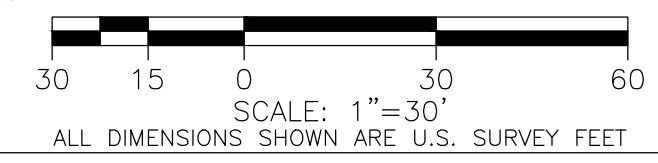
MARTIN/MARTIN, INC.
 12499 W COLFAX AVENUE
 LAKEWOOD, CO 80215
 303-431-6100

GRADING PLAN

BENCHMARK:

ELEVATIONS ARE BASED ON THE NGS BENCHMARK UNBEWUST. A BRASS DISK STAMPED "UNBEWUST 1992" AND SET IN THE NORTHWEST CORNER OF A 24'X16' 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'Ø CORRUGATED METAL CULVERT AND APPROXIMATELY 350' WEST OF THE WEST EDGE OF ASPHALT OF SOUTHBOUND INTERSTATE 25.

ELEVATION=6125.32 NAVD88 / DOUGLAS COUNTY DATUM



RIDGEGATE SECTION 15 FILING NO 19, LOT 1

RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA C/M-U #2
 32 ACRES
 4TH AMENDMENT TO SIP #SPI2-59R ADDING 3RD PARKING GARAGE
 SIP #SP17-21R

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	CONTOURS	
	STORM SEWER	
	STORM MANHOLE	
	ROOF DRAIN	
	INLET	
	FLARED END SECTION	
	SIGN	
	GRADING ARROW	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	BUSH/SHRUB	
	DESCRIPTIONS	
	SPOT ELEVATIONS	

ABBREVIATIONS:

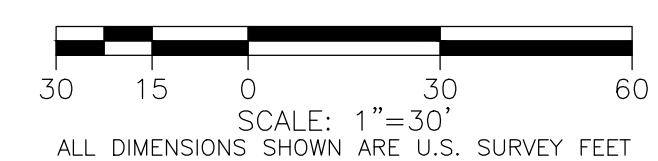
GB = GRADE BREAK
 TOC = TOP OF CURB
 ME = MATCH EXISTING
 HP = HIGH POINT
 LP = LOW POINT
 TOR = TOP OF RAMP
 TOW = TOP OF WALL
 FGW = FINISHED GRADE AT WALL
 FGC = FINISHED GRADE AT CURB
 TOS = TOP OF STAIRS
 BOS = BOTTOM OF STAIRS

BENCHMARK:

ELEVATIONS ARE BASED ON THE NGS BENCHMARK UNBEWUST. A BRASS DISK STAMPED "UNBEWUST 1992" AND SET IN THE NORTHWEST CORNER OF A 24'X16' 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'x CORRUGATED METAL CULVERT AND APPROXIMATELY 350' WEST OF THE WEST EDGE OF ASPHALT OF SOUTHBOUND INTERSTATE 25.
 ELEVATION=6125.32 NAVD88 / DOUGLAS COUNTY DATUM

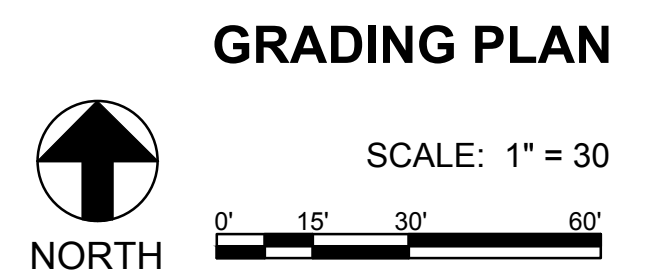


MATCH LINE SEE SHEET 7 FOR CONTINUATION



CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



Preparation Date: 06/30/17
 Revision Date: 08/02/17

MARTIN/MARTIN, INC.
 12499 W COLFAX AVENUE
 LAKEWOOD, CO 80215
 303-431-6100

GRADING PLAN



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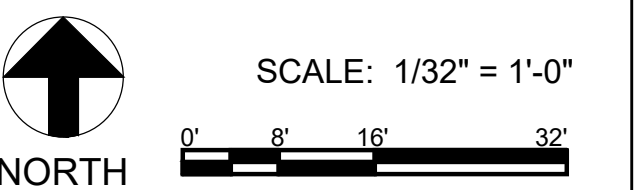


Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
10' Beyond Property	Illuminance	Fc	0.19	1.7	0.0	N.A.
Roof Calculations Ground	Illuminance	Fc	3.03	51.2	0.0	N.A.
Site Property Boundary Site	Illuminance	Fc	1.19	15.0	0.0	N.A.

Preparation Date: 06/30/17
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ME ENGINEERS
 14143 Denver W Pkwy #300
 Golden, CO 80401
 303.421.6655

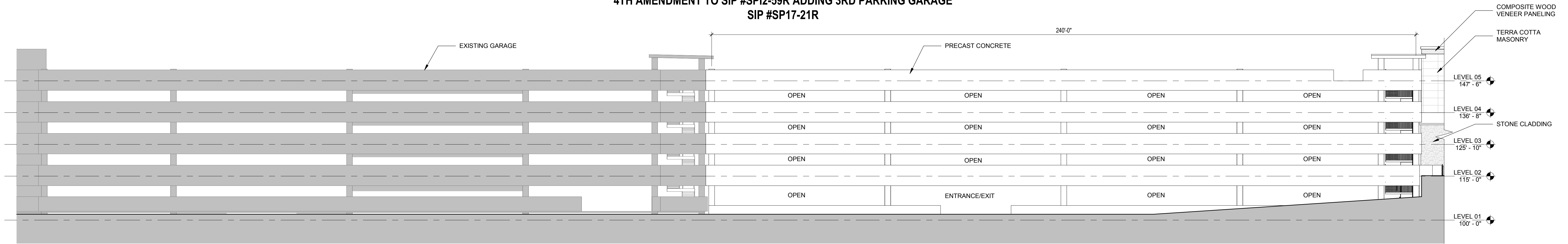
PHOTOMETRICS



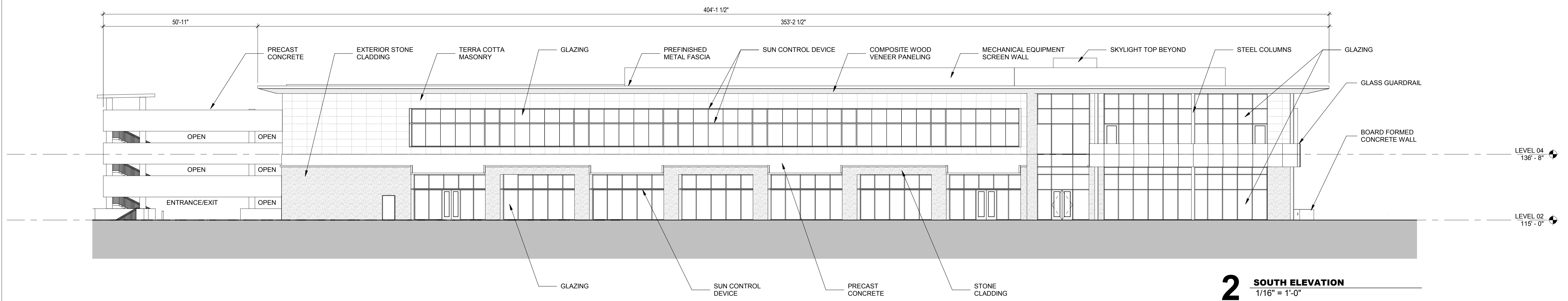
SCALE: 1/32" = 1'-0"

RIDGEGATE SECTION 15 FILING NO 19, LOT 1

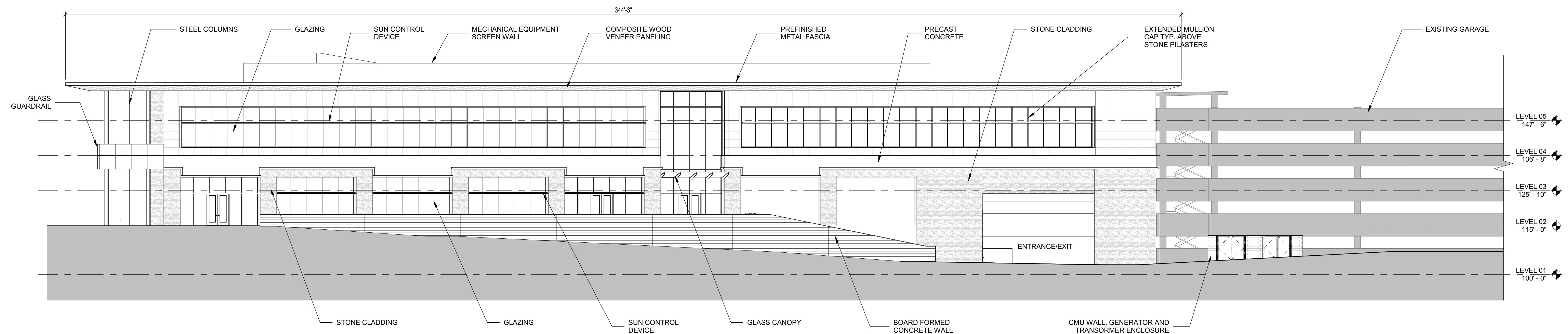
RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA C/M-U #2
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3 WEST ELEVATION
 1/16" = 1'-0"



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



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

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CORGAN ASSOCIATES, INC.
 400 N Houston Street
 Dallas, Texas 75202
 214.748.2000

BUILDING ELEVATIONS

SCALE: 1/16" = 1'-0"

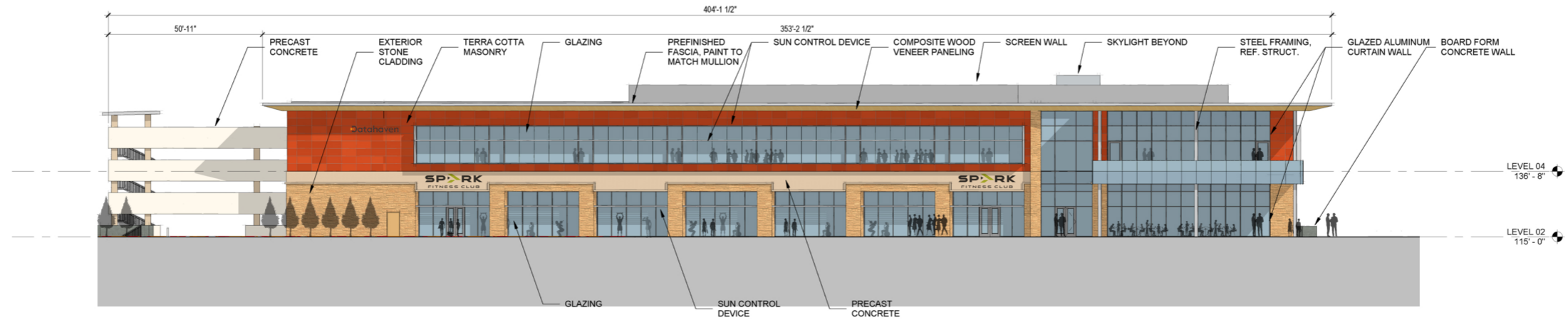


RIDGEGATE SECTION 15 FILING NO 19, LOT 1

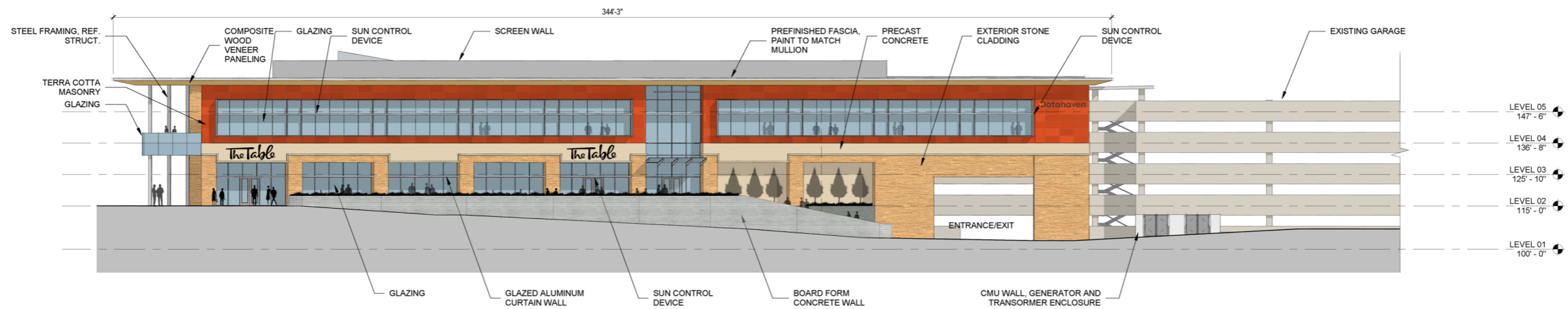
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MATERIAL LEGEND

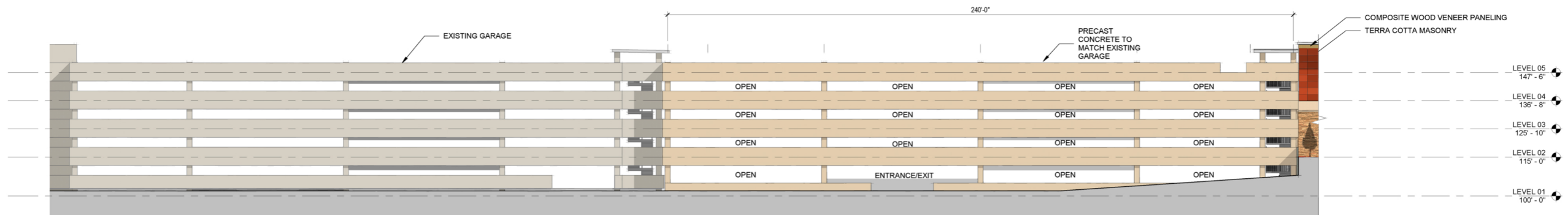
- TERRA COTTA MASONRY
- STONE
- GLAZING
- WOOD
- MULLION
- PRECAST CONCRETE



3 South - Overall
N.T.S.



2 East - Overall
N.T.S.



1 West - Overall
N.T.S.

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BUILDING ELEVATIONS



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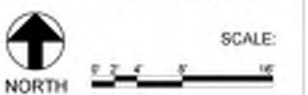
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PERSPECTIVE

