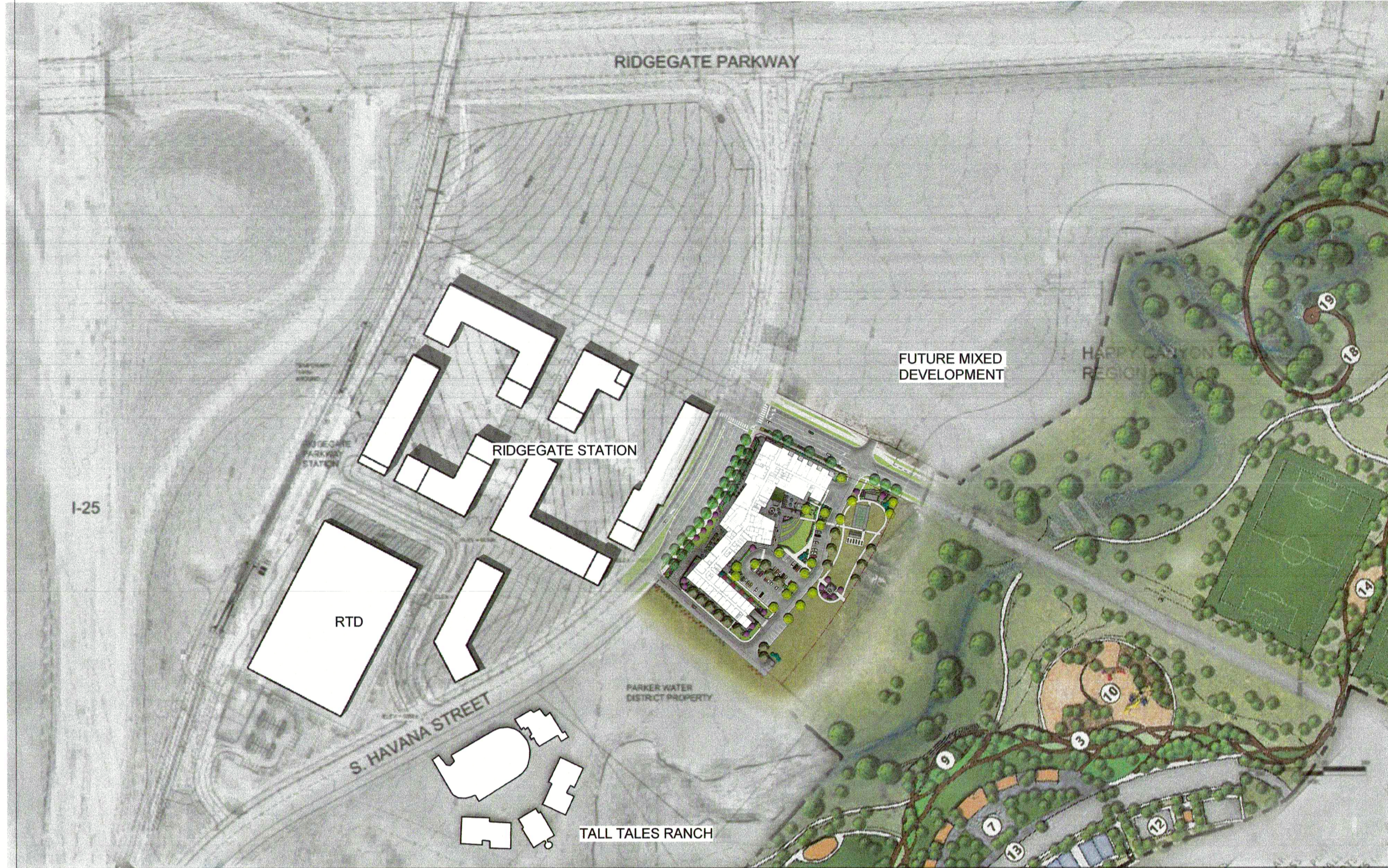
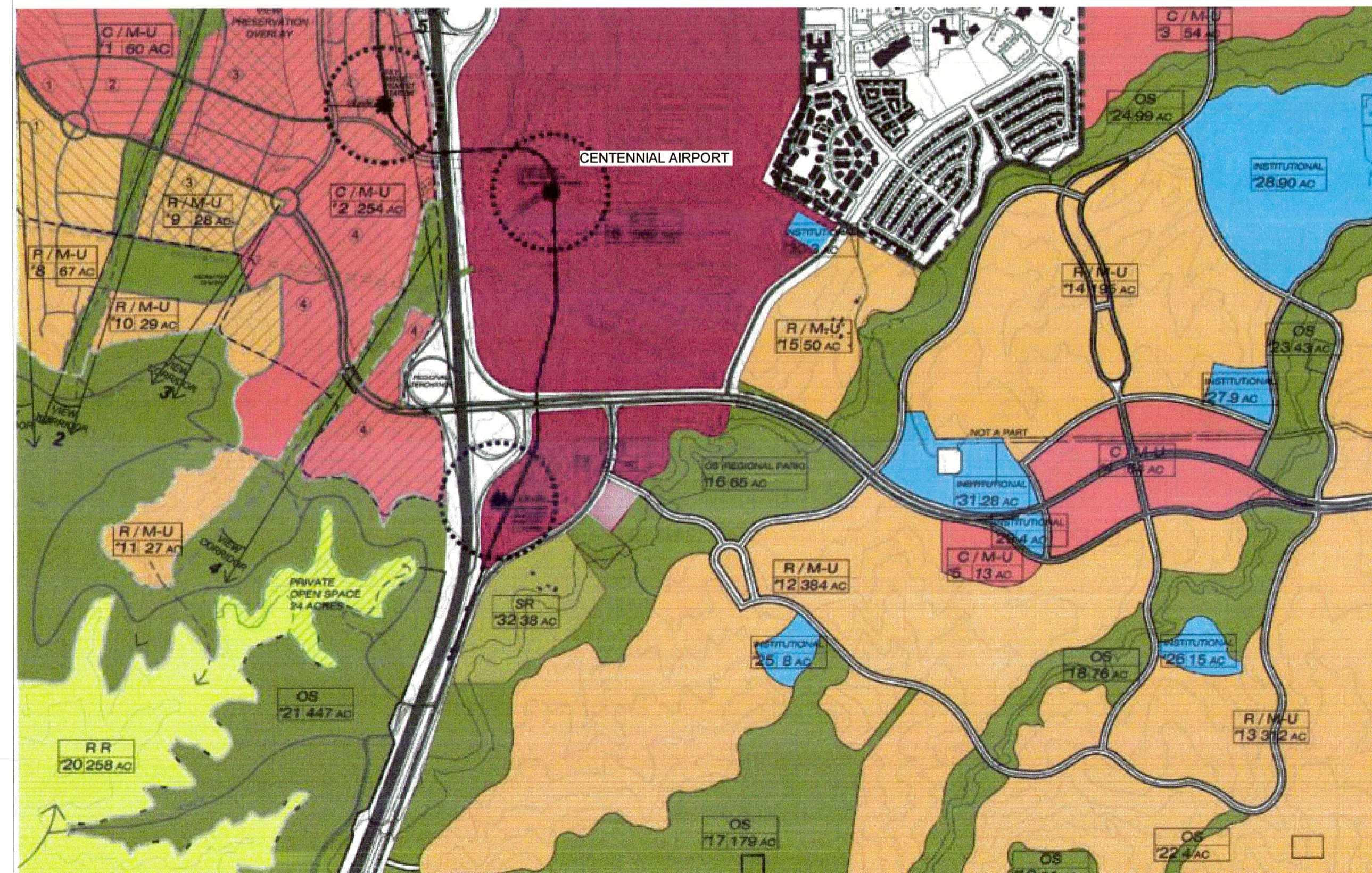


**RIDGEGATE EAST FILING NO. 2, 2ND AMENDEMENT, LOT 1
RIDGEGATE PLANNED DEVELOPMENT 6TH AMENDEMENT, PLANNING AREA 7
MIXED-USE COMMUTER STATION DISTRICT (MU3)
4.544 ACRES
SIP SP-22-22R**



02 SITE CONTEXT



01 VICINITY MAP

GENERAL NOTES

- The property described herein is subject to all applicable requirements of the Lone Tree Zoning Code and Design Standards, including but not limited to, property maintenance, lighting, parking, signage, landscaping and outdoor storage, except as may otherwise be addressed in an approved planned development plan, sub-area plan, or other applicable plan or agreement approved by the City.
- The applicant assumes responsibility to ensure the project is completed in accordance with the approved SIP and any associated materials sample boards and further assumes the risk associated with any changes or omissions made without prior City approval. Modifications to structures or sites may require an amendment to the SIP as determined by the City's Community Development Director, per Sec. 16-27-180. Unauthorized changes or omissions made without prior City approval corrective actions, delay of permits or citations for zoning violations with associated fines and legal measures. Building plans shall conform to the approved SIP.
- Within site triangles, as shown, limited landscaping shall be allowed with no solid structures permitted as stated in the City of Lone Tree's Landscape Design Guidelines and Standards for Landscaping. Landscaping within the sight triangle shall be maintained by the property owner or appropriate association or district, as may be identified in maintenance agreements recorded with the Douglas County Clerk and Recorder's Office.
- The owner is responsible for the installation of all roadway signage, including "no parking/fire lane" signage, as required by the City Public Works Department and/or the Fire District. Such signage shall be maintained by the property owner or appropriate association or district, as may be identified in maintenance agreements recorded with the Douglas County Clerk and Recorder's Office.
- Site landscaping, site amenities and furnishings, and all site improvements including, but not limited to, sidewalks and parking areas shall be maintained in a state of good repair consistent with the approved SIP and the Lone Tree Municipal Code and Design Guidelines and Standards. Such maintenance shall include the regular maintenance of pet waste stations (when present), to include waste collection and waste bag replacement. Landscape plantings must be alive and all irrigation must be functional. All maintenance obligations shall be completed by the property owner or appropriate association or district, as may be identified in maintenance agreements recorded with the Douglas County Clerk and Recorder's Office.
- 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 site improvement plan improvements 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 or the responsible maintenance authority.
- All present and future owners and occupants of land hereby subject to a Site Improvement Plan are hereby notified that the property is located within proximity to Centennial Airport and is subject to the terms of that certain Avigation and Hazard Easement recorded at reception number 2020016188 on March 6, 2020 in the records of the Douglas County Clerk and Recorder, as may be amended.
- Proximity to Centennial Airport may have any number of impacts on the property occupants, the property, and the development, improvement, use, enjoyment or occupancy of the property, including without limitation odors, aircraft noise, vibration, fumes, fuel particles, exhaust, and the operation and passage of aircraft above or near the property. Individual sensitivities to the potential Centennial Airport impacts can vary from person to person, and potential airport impacts can vary from location to location within the property and from time to time, records and information concerning Centennial Airport and potential airport impacts are publicly available through various federal, state, and local governmental agencies, including Centennial Airport. All present and future owners and occupants are solely responsible for evaluating and determining whether the airport impacts, if any, are acceptable to them.
- It shall be the responsibility of the owner (or responsible association or district, as may be identified by maintenance agreements) to maintain all playground equipment and park infrastructure on the property in a state of good repair in conformance with all applicable building and safety regulations.
- Artwork must be maintained per the approved SIP. Any fading, chipping, or damage shall be repaired by the property owner or appropriate association or district, as may be identified in maintenance agreements recorded with the Douglas County Clerk and Recorder's Office. Any future removal or alteration of artwork, as approved by this SIP may warrant an SIP amendment and subsequent approval by the City of Lone Tree.

APPROVAL CERTIFICATE

New SIP with City Council Approval

This site improvement plan was approved for filing by the Council of the City of Lone Tree, CO, on the 2nd day of August, 2022, subject to any conditions specified hereon. The dedications of easements are accepted.

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 developer and not the City.

This acceptance does not guarantee that the soil conditions, subsurface geology, groundwater conditions or flooding conditions of any site shown hereon are such that a building permit will be issued.

By: [Signature] (Printed Name)
[Signature] (Signature) 10/10/22 (Date)
 Title: Community Development Director

By: [Signature] (Printed Name)
[Signature] (Signature) 10/11/22 (Date)
 Title: Director of Public Works (Or His/Her designated Representative)

[Signature]
 Jacky Millet, Mayor, City of Lone Tree

SHEET INDEX

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- 2 OF 32 : SITE PLAN
- 3 OF 32 : ILLUSTRATIVE SITE PLAN
- 4 OF 32 : LANDSCAPE NOTES
- 5 OF 32 : LANDSCAPE SITE PLAN
- 6 OF 32 : SITE DETAILS
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- 13 OF 32 : IRRIGATION PLAN
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- 24 OF 32 : BUILDING ELEVATIONS
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- 26 OF 32 : BUILDING ELEVATIONS
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- 29 OF 32 : 3D VIEWS
- 30 OF 32 : BUILDING MATERIALS
- 31 OF 32 : SHADOW ANALYSIS
- 32 OF 32 : SITE SECTIONS



3003 Larimer Street
 Denver, Colorado 80205
 phone 303.861.5704
 www.ozarch.com



THE RESERVE AT LONE TREE
 11010 HIGH NOTE AVENUE, LONE TREE,
 CO 80124

PROJ. NO. 121094.00
 DRAWN: OZ
 CHECKED: AG
 APPROVED: JsM
 DATE: 07/06/2022

© OZ ARCHITECTURE

THE RESERVE AT LONE TREE
 ISSUED FOR:
 SIP SUBMITTAL

SHEET TITLE:
 COVER SHEET

SCALE:
 SHEET NUMBER

1 OF 32

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

RidgeGate Investments, Inc.
 (NAME OF OWNER)
[Signature]
 (SIGNATURE OF OWNER)
Keith D. Simon, Vice President
 (PRINTED NAME AND TITLE)

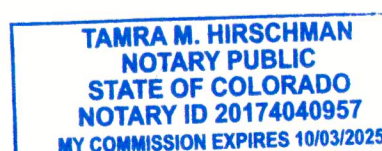
STATE OF Colorado
 COUNTY OF Douglas

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF September 2022 BY

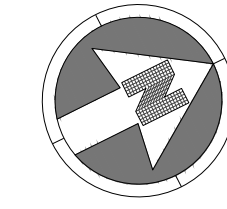
Keith D. Simon
Jandra M. Hochstadt
 Notary Public

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 10 / 03 / 2025



RIDGEGATE EAST FILING NO. 2, 2ND AMENDEMENT, LOT 1
 RIDGEGATE PLANNED DEVELOPMENT 6TH AMENDEMENT, PLANNING AREA 7
 MIXED-USE COMMUTER STATION DISTRICT (MU3)
 4.544 ACRES
 SIP SP22-22R

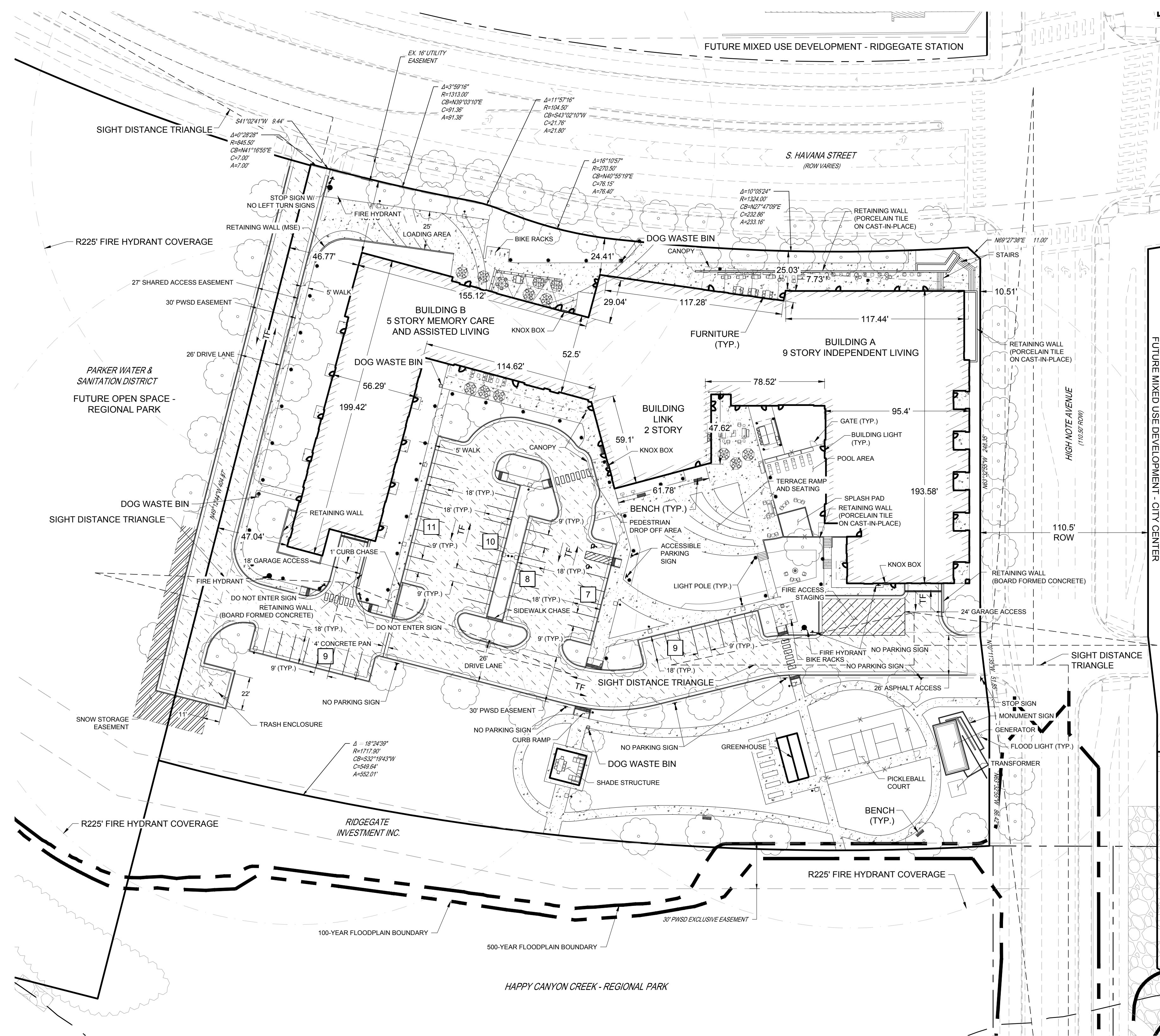


40 0 40
 SCALE: 1" = 40'

LEGEND:

- PROPERTY LINE
- PROPOSED CURB AND GUTTER
- X — PROPOSED FENCE
- PROPOSED TREE
- 9 PROPOSED PARKING STALL COUNT
- ▨ PROPOSED FULL DEPTH ASPHALT
- ▩ PROPOSED CONCRETE PAVEMENT
- EXISTING SIGN
- - - EXISTING CURB AND GUTTER
- TF TRAFFIC FLOW ARROW

SITE DATA TABLE		
ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA	197,931	100
BUILDING FOOTPRINT	47,984	24.2
PARKING/ROADS (INCLUDING PLANTED INTERIOR PARKING ISLANDS)	45,771	23.1
LANDSCAPED AREA (EXCLUDING PLANTED INTERIOR PARKING ISLANDS, TRAILS AND WALKS, AND 70% OF THE TOTAL NATIVE AREA)	34,628	17.5
NATIVE AREAS NOT INCLUDED IN THE PROVIDED LANDSCAPED AREA	22,770	11.5
TURF AREA	8,453	4.3
HARDSCAPE AREA	38,325	19.4
BUILDING SIZE		
MAXIMUM HEIGHT	110 FT.	
TOTAL FLOOR AREA	322,067 SQ. FT.	
PARKING		
REQUIRED	103 (0.5 SPACE PER DWELLING UNIT)	
PROVIDED	156	
BICYCLE PARKING		
REQUIRED	2	
PROVIDED	16	



OZ ARCHITECTURE
 3003 Larimer Street
 Denver, Colorado 80205
 phone 303.861.5704
 www.ozarch.com



THE RESERVE AT LONE TREE
 LONE TREE, COLORADO

PROJ. NO. 21110
 DRAWN: ACR
 CHECKED: CRF
 APPROVED: TRR
 DATE: 06/24/2022

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THE RESERVE AT LONE TREE
 ISSUED FOR:
 SIP SUBMITTAL

SHEET TITLE:
 SITE PLAN

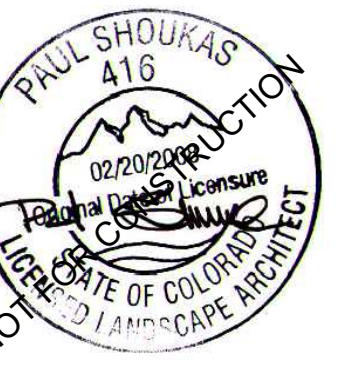
SHEET NUMBER
2 OF 32

MIRO S.A. MIRO INC.
 CONSULTING ENGINEERS
 4582 South Ulster Street Pkwy.
 Suite 750 Denver, CO 80237
 ph 303-741-3727
 fax 303-694-3134

RIDGEGATE EAST FILING NO. 2, 2ND AMENDEMENT, LOT 1
 RIDGEGATE PLANNED DEVELOPMENT 6TH AMENDEMENT, PLANNING AREA 7
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 4.544 ACRES
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3003 Larimer Street
 Denver, Colorado 80205
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THE RESERVE AT LONETREE
 LONE TREE, COLORADO

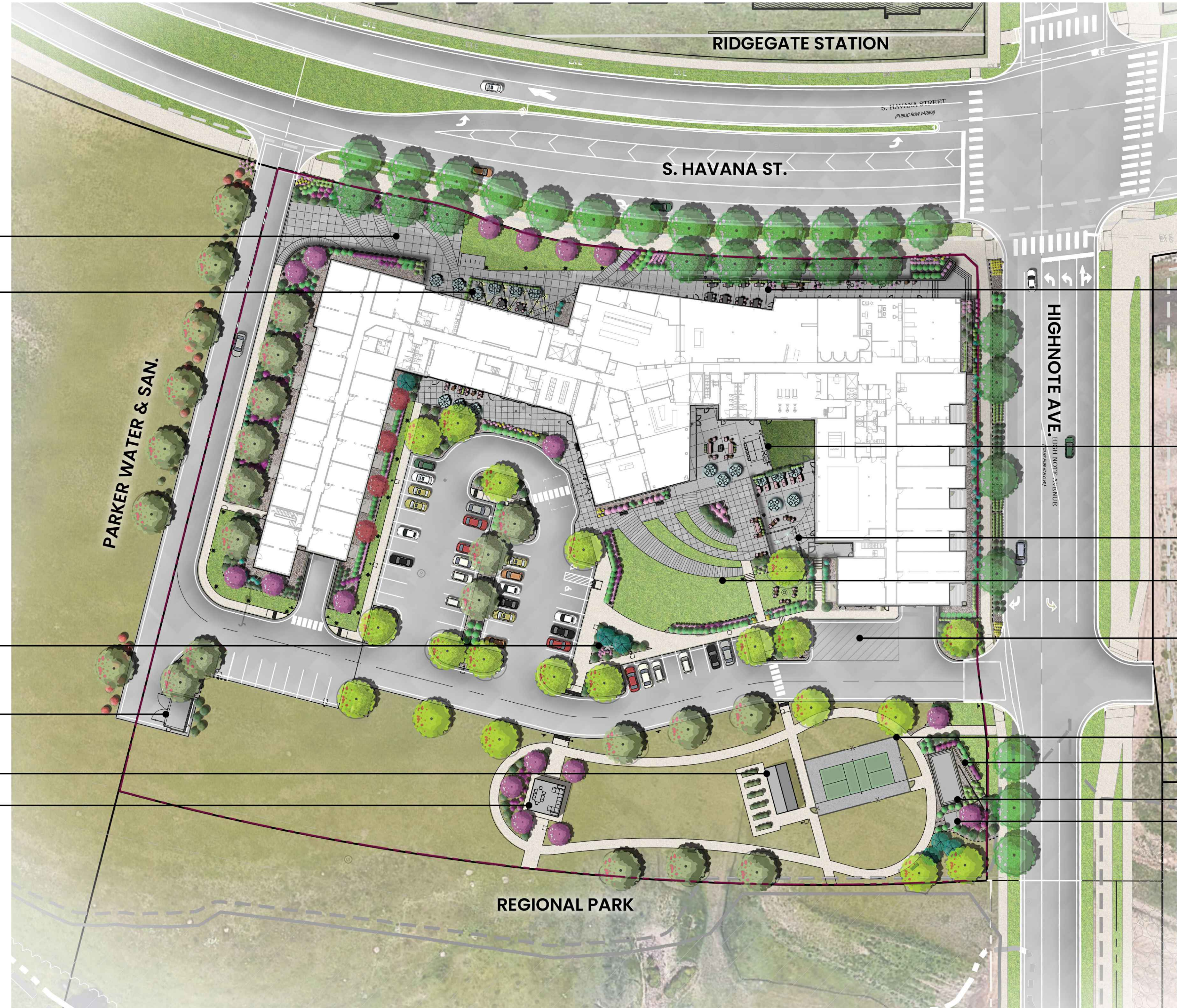
PROJ. NO. 121094.00
 DRAWN: MLH
 CHECKED: PS
 APPROVED:
 DATE: 06/24/2022

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THE RESERVE AT LONETREE
 ISSUED FOR:
 SIP SUBMITTAL

SHEET TITLE:
 ILLUSTRATIVE SITE PLAN

SHEET NUMBER
3 OF 32



DELIVERY PLAZA

OUTDOOR DINING

PARKER WATER & SAN.

ART FEATURE (TBD)

TRASH AND RECYCLING ENCLOSURE

GREENHOUSE

SHADE SHELTER

REGIONAL PARK

RIDGEGATE STATION

S. HAVANA ST.

HIGHNOTE AVE.

OUTDOOR DINING

OUTDOOR KITCHEN

SPLASH PAD

TURF LAWN

FIRE STAGING

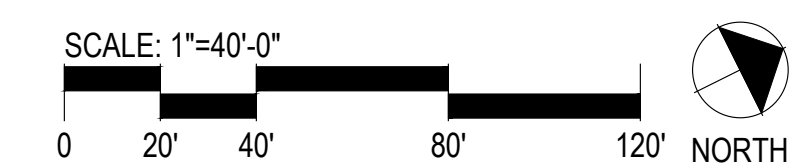
PICKLEBALL COURT

MONUMENT SIGN

GENERATOR ENCLOSURE

TRANSFORMER

1 ILLUSTRATIVE SITE PLAN
 Scale: 1"= 40'-0"



pcs group inc.
 p.o. box 18287
 denver, co 80218

t 303.531.4905
 f 303.531.4908
 www.pcsgroupco.com

**RIDGEGATE EAST FILING NO. 2, 2ND AMEDEMMENT, LOT 1
RIDGEGATE PLANNED DEVELOPMENT 6TH AMEDEMMENT, PLANNING AREA 7
MIXED-USE COMMUTER STATION DISTRICT (MU3)
4.544 ACRES
SIP SP22-22R**

GENERAL NOTES

1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNTIL FINAL APPROVAL BY THE CITY AND STATED FOR SUCH USE IN THE TITLE BLOCK.
2. DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
3. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
6. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
7. IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, PCS GROUP, INC. RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
8. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
9. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-COMFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES AND REGULATORY AGENCIES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY PLAN LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM THE WORK.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
13. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
16. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
17. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
18. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK

LANDSCAPE NOTES

1. ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
2. PLANT QUANTITIES TO BE BASED ON CONTRACTOR'S ESTIMATE ACCORDING TO PLANS, WHICH ARE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT.
3. GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES. (IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND LANDSCAPE LEGEND, THE PLANT MATERIAL QUANTITY AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.)
4. ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER, OR LANDSCAPE ARCHITECT.
5. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.
6. WINTER PROTECTION AND WATERING OF TREES SHALL BE PROVIDED WHEN NECESSARY TO MAINTAIN THE HEALTH AND SURVIVAL OF PLANT MATERIAL.
7. SOD TO BE DROUGHT TOLERANT 80/20 FESCUE AND BLUEGRASS MIX AND COME FROM A SINGLE GROWER.
8. ALL SHRUB BEDS SHALL RECEIVE WOOD MULCH TO A DEPTH OF 3 INCHES MINIMUM WITH NO LANDSCAPE FABRIC.
9. ALL WOOD MULCH TO BE SHREDDED BROWN GORILLA HAIR MULCH.
10. ALL TREE RINGS TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF 3 INCHES MINIMUM WITH NO LANDSCAPE FABRIC.
11. FOR TREES IN SOD OR NATIVE GRASS, ALLOW A 6' DIAMETER BED WITHOUT SOD AROUND ROOT COLLAR. APPLY 3" DEPTH OF WOOD MULCH OVER 2' DIAMETER BED FOLLOWING SOD INSTALLATION.
12. ALL SHRUB AND SOD AREAS SHALL BE AMENDED PER SOILS TEXT RESULTS.
13. PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.
14. PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING.
15. PLANTS SHOULD BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING, ALLOWING WATER TO SOAK DOWN AND FILL REMAINDER OF HOLE WITH LOOSE SOIL. WITHOUT FURTHER PACKING, A MOUND OF SOIL SHALL BE FORMED AROUND THE EDGE OF EACH TREE PIT TO FORM A SHALLOW SAUCER.
16. AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (3" HIGHER FOR TREES.)
17. LANDSCAPING SHALL BE PLANTED AND MAINTAINED BY THE OWNER, SUCCESSOR, AND/OR ASSIGNS. SHOULD ANY PLANT MATERIAL DIE, IT SHALL BE REPLACED WITH SIMILAR PLANT MATERIAL WITHIN ONE PLANTING SEASON.
18. LANDSCAPE MAINTENANCE AND REPLACEMENT: THE PROPERTY OWNER SHALL MAINTAIN THE LANDSCAPING PLAN AS ORIGINALLY APPROVED, AND PROVIDE FOR REPLACEMENT

- UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
20. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
21. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
22. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
23. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
24. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
25. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
26. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
27. OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
28. DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
29. MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
30. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
31. SPECIFICATIONS ARE SHOWN TO INDICATE THE DESIGN INTENT. SUBSTITUTES FOR ALL MATERIALS AND FINISHES MAY BE CONSIDERED IF THEY MATCH THE APPEARANCE, QUALITY, AND GENERAL SPECIFICATIONS AS PRODUCTS SHOWN ON THIS SHEET AND SUBSEQUENT DETAILS. ALL MATERIALS AND FINISHES WILL REQUIRE A SAMPLE (OR DATA SHEET) TO BE SUBMITTED FOR FINAL REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION. SUBSTITUTIONS WILL BE CONSIDERED.
32. PROPOSED GRADING IS BASED ON EXISTING TOPOGRAPHY BASE FILES PROVIDED BY OTHERS. PCS GROUP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE GRADING INFORMATION OR AS-BUILT CONDITIONS. THE CONTRACTOR SHALL ACCEPT FINAL GRADING PRIOR TO COMMENCING WORK AND SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE ACTUAL GRADING CONDITIONS AND PROPOSED DESIGN PRIOR TO BEGINNING WORK.

- OF PLANT MATERIALS THAT HAVE DIED OR HAVE OTHERWISE BEEN DAMAGED OR REMOVED, AND MAINTENANCE OF ALL NON-LIVE LANDSCAPING MATERIALS. IN THIS CASE, LIVE MATERIAL IS TO BE MAINTAINED AND REPLACED BY THE CONTRACTOR WHICH SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL INSPECTION.
19. ALL LANDSCAPE SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTING AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS.
20. THE CONTRACTOR SHALL STAKE OUT ALL KEY AREAS INCLUDING BUT NOT LIMITED TO SIDE WALKS, STEEL EDGING, PLANT BEDS, TREE AND SHRUB LOCATIONS AND OBTAIN APPROVAL BY THE LANDSCAPE ARCHITECT OR DEVELOPER (MAKING MODIFICATIONS AS MAY BE REQUIRED AT NO ADDITIONAL COST), PRIOR TO PROCEEDING WITH THE CONSTRUCTION.
21. SOIL BACKFILL MIXTURE FOR ALL PERENNIAL BEDS SHALL BE 1/3 COW MANURE, 1/3 IMPORTED TOPSOIL, AND 1/3 ON-SITE SOIL.
22. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND BASE HIS BID ON ACTUAL ON-SITE CONDITIONS AND MEASUREMENTS. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTICE.
23. THE CONTRACTOR SHALL RESTORE ANY AND ALL DAMAGE DUE TO HIS CONSTRUCTION OPERATIONS TO THEIR ORIGINAL STATE AT HIS EXPENSE.
24. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS AND SIMILAR FEATURES ARE NOT SHOWN ON THE SIP, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION AS APPLICABLE.
25. NO CONSTRUCTION ACCESS, ACTIVITY, OR STORAGE OF MATERIALS / DEBRIS / EQUIPMENT IS PERMITTED WITHIN TREE PROTECTION ZONES, INCLUDING GRADING, INSTALLATION OF UNDERGROUND UTILITIES, INSTALLATION OF SITE IMPROVEMENTS, AND / OR GRUBBING. ALL CONSTRUCTION ACTIVITY MUST OCCUR OUTSIDE TREE PROTECTION ZONES.
26. ALL EXISTING GRADES WITHIN TREE PROTECTION ZONES (TPZ) BOUNDARIES MUST REMAIN AS-IS. ALL PROPOSED GRADE CHANGES MUST OCCUR ENTIRELY OUTSIDE TPZ BOUNDARIES.
27. ALL PLANTS INSTALLED SHALL FOLLOW THE PLANT SCHEDULE, INSTALLATION INSTRUCTIONS AND THE LANDSCAPE DRAWINGS ON THE APPROVED LANDSCAPE PLAN INCLUDED IN THIS SITE IMPROVEMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLAN, TO INCLUDE PLANT SUBSTITUTIONS, MUST BE APPROVED BY THE CITY IN ADVANCE OF INSTALLATION.
28. ALL MULCH AND/OR ROCK MULCH SHALL BE INSTALLED AND MAINTAINED TO THE DEPTH(S) PROVIDED ON THE APPROVED LANDSCAPE PLAN INCLUDED IN THIS SITE IMPROVEMENT PLAN.
29. ROCK MULCH TO BE INSTALLED AT A MINIMUM DEPTH OF 3" WITH AN APPROVED LANDSCAPE FABRIC.
30. ORGANIC MULCH SHALL NOT BE PLACED WITHIN SIX (6) FEET OF STORM INLETS.
31. THE USE OF IMPERMEABLE SHEET PLASTIC AS A WEED BARRIER IS PROHIBITED.

SEEDING AND MULCHING INSTALLATION NOTES:

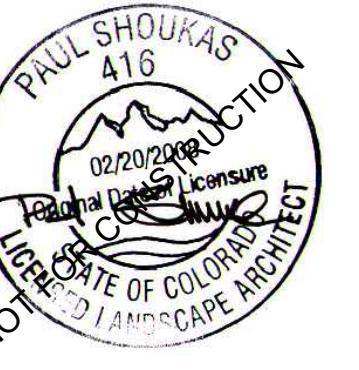
1. SEE PLAN FOR:
 - AREAS OF SEEDING AND MULCHING
 - TYPE OF SEED
 - SEE LANDSCAPE SCHEDULE AND DETAILS SHEET FOR SPECIFICS ON SEEDING MIX.
2. ALL SEED MIXES SHALL BE FREE FROM SUCH NOXIOUS SEEDS SUCH AS RUSSIAN OR CANADIAN THISTLE, COARSE FESCUE, EUROPEAN BINDWEED, JOHNSON GRASS, KNAF WEED AND LEAFY SPURGE.
3. THE SEEDER SHALL FURNISH TO THE CONTRACTOR A SIGNED STATEMENT CERTIFYING THAT THE SEED FURNISHED IS FROM A LOT THAT HAS BEEN TESTED BY A RECOGNIZED LABORATORY. SEED WHICH HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE WILL NOT BE ACCEPTABLE.
4. IF THE SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE CONTRACTOR MUST COMPENSATE FOR A LESSER PERCENTAGE OF PURITY OR GERMINATION BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT.
5. THE FORMULA USED FOR DETERMINING THE QUANTITY OF PURE LIVE SEED (PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS).
6. SEED MIXES AS SPECIFIED IN THESE PLANS SHALL BE USED UNLESS AUTHORIZED AND APPROVED BY LANDSCAPE ARCHITECT, OWNERS REPRESENTATIVE.
7. ALL AREAS TO BE SEEDED AND MULCHED SHALL HAVE NATIVE TOPSOIL OR APPROVED SOIL AMENDMENTS SPREAD TO A DEPTH OF AT LEAST 6 INCHES (LOOSE DEPTH). ALL DISTURBED AREAS SHALL BE LOOSENEED TO A DEPTH OF 6 INCHES PRIOR TO SPREADING TOPSOIL.
8. SOIL IS TO BE THOROUGHLY LOOSENEED (TILLED) TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO SEEDING. THE TOP 6 INCHES OF THE SEED BED SHALL BE GENERALLY FREE OF ROCKS GREATER THAN 4" AND SOIL CLODS GREATER THAN 2 INCHES. SEEDING OVER COMPACTED AREAS THAT HAVE NOT BEEN THOROUGHLY LOOSENEED SHALL BE REJECTED.
9. SEED IS TO BE APPLIED USING A MECHANICAL DRILL SEEDER TO A DEPTH OF 1/4 INCH. ROW SPACING SHALL BE NO GREATER THAN 6 INCHES. MATERIAL USED FOR MULCH SHALL CONSIST OF LONG-STEMMED STRAW, AT LEAST 50 PERCENT OF THE MULCH, BY WEIGHT, SHALL BE AS LONG AS POSSIBLE IN LENGTH. MULCH SHALL BE APPLIED AND MECHANICALLY ANCHORED TO A DEPTH OF AT LEAST 4 INCHES. MULCH SHALL BE APPLIED AT A RATE OF 2000 LB. PER ACRE.
10. SEED IS TO BE UNIFORMLY BROADCAST AT TWO TIMES THE DRILL RATE, THEN LIGHTLY HARROWED TO PROVIDE A SEED DEPTH OF APPROXIMATELY 1/4 INCH, THEN ROLLED TO COMPACT, THEN MUCH AS SPECIFIED ABOVE.
11. WHEN SEEDING AND MULCHING IS USED TO STABILIZE DISTURBED AREAS, ALL DISTURBED AREAS WHICH ARE EITHER FINAL GRADED, OR WILL REMAIN INACTIVE FOR A PERIOD OF MORE THAN 30 DAYS SHALL BE REQUIRED TO BE STABILIZED WITHIN 14 DAYS OF THE COMPLETION OF GRADING ACTIVITIES. THIS MAY REQUIRE MULTIPLE MOBILIZATIONS OF SEEDING AND MULCHING.
12. MULCH SHALL BE APPLIED WITHIN 24 HOURS OF SEEDING.
13. TACKIFIER SHALL BE UTILIZED TO HELP WITH STRAW DISPLACEMENT.
14. HYDRAULIC SEEDING IS NOT AN ACCEPTABLE METHOD OF SEEDING.
15. HYDROMULCH MAY BE USED FOR LIMITED APPLICATION (STEP SLOPES).
16. REFER TO THE GESC MANUAL FOR THIS PROJECT FOR FURTHER DETAILS AND NOTES.

SEEDING AND MULCHING MAINTENANCE NOTES:

1. SEEDED AND MULCHED AREAS SHALL BE INSPECTED FOR REQUIRED COVERAGE MONTHLY UNTIL FINAL ACCEPTANCE IS ISSUED. REPAIRS AND RE-SEEDING AND MULCHING SHALL BE UNDERTAKEN AFTER THE FIRST GROWING SEASON FOR ANY AREAS THAT ARE FAILING TO MEET REQUIRED COVERAGE.
2. REQUIRED COVERAGE FOR STANDARD, OPEN SPACE, AND LOW GROWTH SEED MIXES SHALL BE DEFINED AS FOLLOWS:
 - a. 70% OF THE EXISTING / PRE-CONSTRUCTION CONDITION
 - b. FREE OF ERODED AREAS
 - c. FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH THE GESC CRITERIA MANUAL (SEE CIVIL).
3. RILL AND GULLY EROSION SHALL BE FIELDED WITH TOPSOIL PRIOR TO RESEEDING. THE RESEEDING METHOD SHALL BE APPROVED BY SEMSWA.



3003 Larimer Street
Denver, Colorado 80205
phone 303.861.5704
www.ozarch.com



**THE RESERVE AT LONETREE
LONE TREE, COLORADO**

PROJ. NO. 121094.00
DRAWN: MLH
CHECKED: PS
APPROVED:
DATE: 06/24/2022

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THE RESERVE AT
LONETREE
ISSUED FOR:
SIP SUBMITTAL

SHEET TITLE:
LANDSCAPE NOTES

SHEET NUMBER

4 OF 32



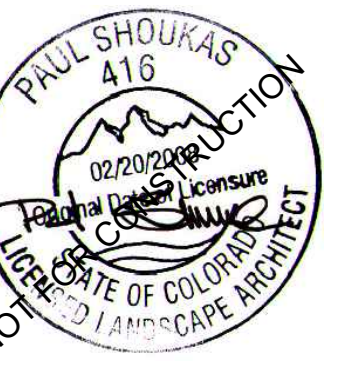
pcs group inc.
p.o. box 18287
denver, co 80218

1 303.531.4905
f 303.531.4908
www.pcsgroupco.com

RIDGEGATE EAST FILING NO. 2, 2ND AMENDEMENT, LOT 1
 RIDGEGATE PLANNED DEVELOPMENT 6TH AMENDEMENT, PLANNING AREA 7
 MIXED-USE COMMUTER STATION DISTRICT (MU3)
 4.544 ACRES
 SIP SP22-22R



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THE RESERVE AT LONETREE
 LONE TREE, COLORADO

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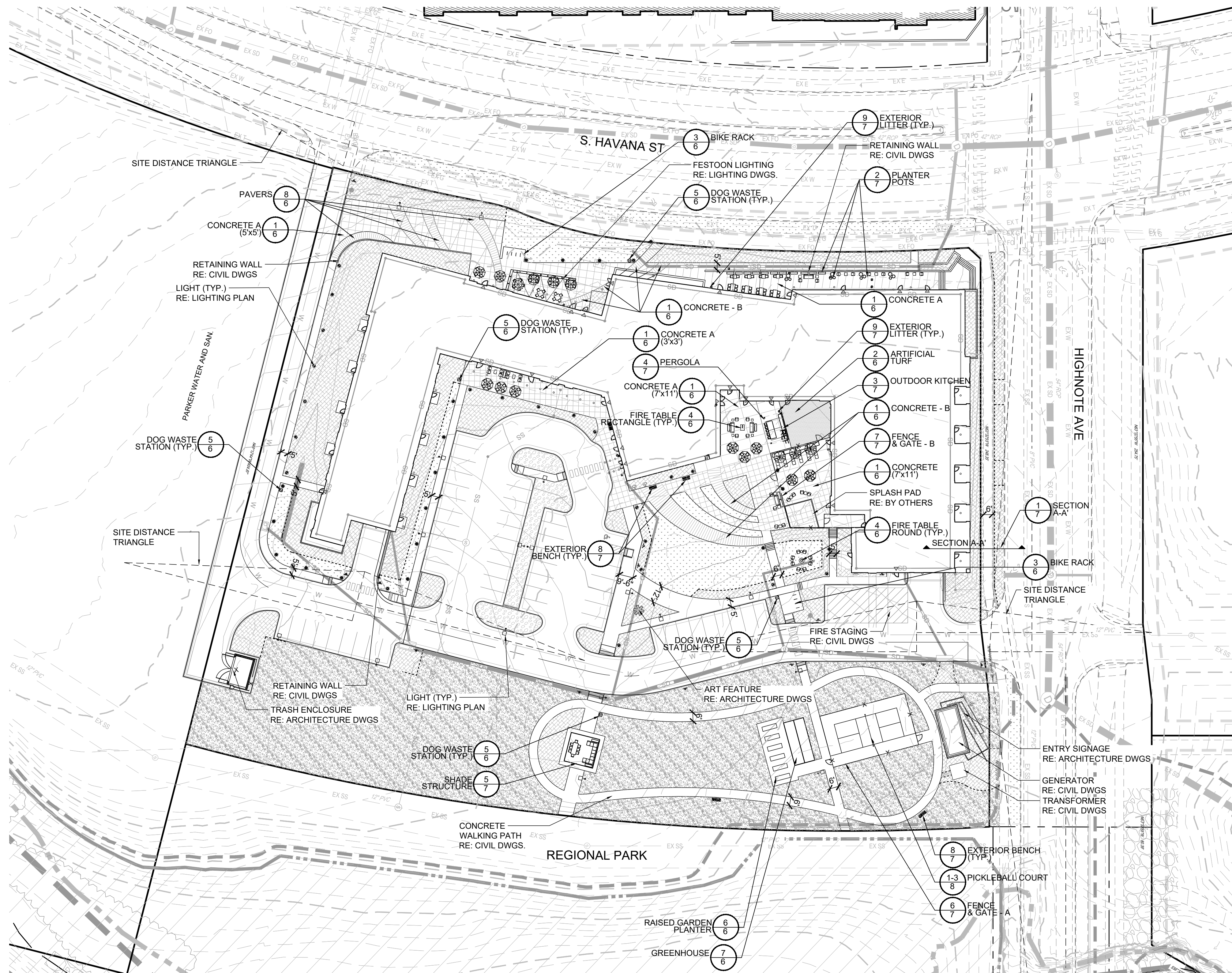
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SHEET TITLE:
 LANDSCAPE
 SITE PLAN

SHEET NUMBER

5 OF 32

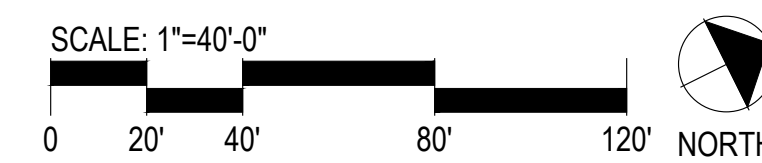


LEGEND

- PROPERTY BOUNDARY
- ▽ INGRESS/ EGRESS
- - - FENCE, SEE SITE DETAILS
- STEEL EDGER
- [Pattern] DROUGHT TOLERANT FESCUE/ BLUEGRASS 80/20 MIX SOD
- [Pattern] ARTIFICIAL TURF
- [Pattern] NATIVE SEED - LOW GROW
- [Pattern] SHREDDED BROWN MULCH
- [Pattern] CRUSHER FINES
- [Pattern] 2"-3" ROCK MULCH

NOTE:
 FOR ALL FURNITURE INFORMATION NOT LABELED
 ON THE LANDSCAPE SITE PLAN, SEE ARCH DWGS.

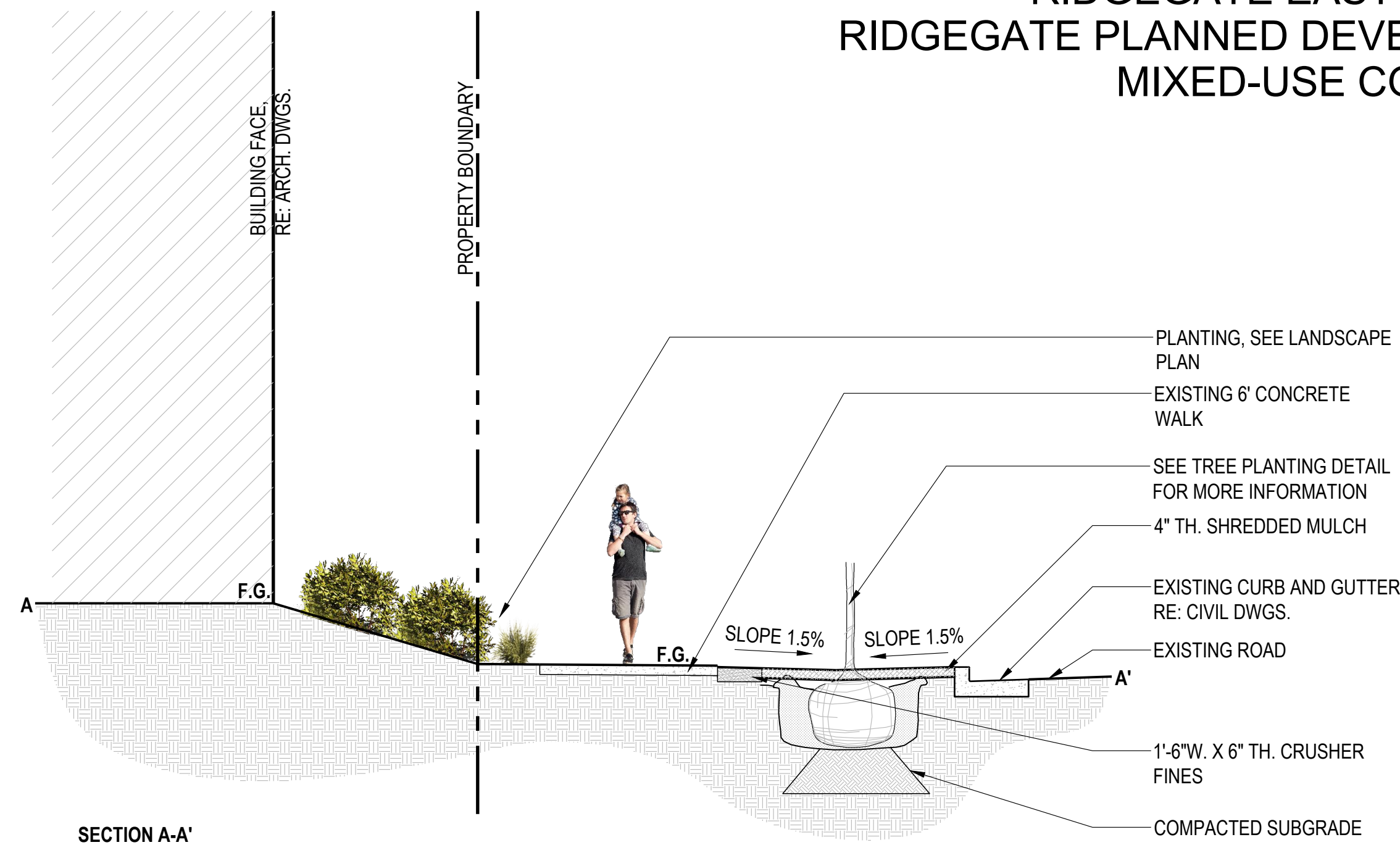
1 LANDSCAPE SITE PLAN
 Scale: 1"= 40'-0"



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 denver, co 80218

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 f 303.531.4908
 www.pcsgroupco.com

RIDGEGATE EAST FILING NO. 2, 2ND AMENDEMENT, LOT 1
 RIDGEGATE PLANNED DEVELOPMENT 6TH AMENDEMENT, PLANNING AREA 7
 MIXED-USE COMMUTER STATION DISTRICT (MU3)
 4.544 ACRES
 SIP SP22-22R



SECTION A-A'



SLICK ROCK CONCRETE
 P: 830.224.2080
 W: WWW.SLICKROCKCONCRETE.COM

MODEL: SQUARE PLANTER
 COLOR: TBD
 SIZE: TBD
 INSTALL PER MANUFACTURER'S SPECS



SLICK ROCK CONCRETE
 P: 830.224.2080
 W: WWW.SLICKROCKCONCRETE.COM

MODEL: WAVE PLANTER
 COLOR: TBD
 SIZE: TBD
 INSTALL PER MANUFACTURER'S SPECS



JOHN MICHAEL KITCHENS
 A: WWW.JOHNMICHAELKITCHENS.COM

MODEL: TBD
 COLOR: TBD
 SIZE: TBD
 INSTALL PER MANUFACTURER'S SPECS

1 PEDESTRIAN STREET SECTION A-A'
 Scale: NTS

2 PLANTER POTS
 Scale: NTS

3 OUTDOOR KITCHEN
 Scale: NTS



BROWN JORDAN STRUCTURES
 W: WWW.BROWNJORDANSTRUCTURES.CO

MODEL: SERENITY
 COLOR: TBD
 SIZE: TBD
 INSTALL PER MANUFACTURER'S SPECS



BROWN JORDAN STRUCTURES
 W: WWW.BROWNJORDANSTRUCTURES.CO

MODEL: SERENITY SOLIS
 COLOR: TBD
 SIZE: TBD
 INSTALL PER MANUFACTURER'S SPECS

4 PERGOLA
 Scale: NTS

5 SHADE STRUCTURE
 Scale: NTS

6 FENCE & GATE - A
 Scale: NTS



AMERISTAR
 WWW.AMERISTARPERIMETER.COM

MODEL: PERMA COAT
 COLOR: BLACK
 SIZE: 9'-0" MINIMUM.
 INSTALL PER MANUFACTURER'S SPECS



AMERISTAR
 WWW.AMERISTARPERIMETER.COM

MODEL: MONTAGE PLUS
 STYLE: GENESIS
 COLOR: BLACK
 SIZE: 5'-0" HT. MINIMUM
 INSTALL PER MANUFACTURER'S SPECS

7 FENCE & GATE - B
 Scale: NTS



LANDSCAPE FORMS
 P: 303.799.0028
 W: WWW.LANDSCAPEFORMS.COM
 E: VIVIAN@LANDSCAPEFORMS.COM

MODEL: GENERATION 50 BENCH
 SIZE: 26"X72"X32.75"
 STYLE: CANTELIVER BACKED, ANGLE END ARMS, STRAIGHT
 WOOD CUT, SURFACE MOUNTED
 FINISH: DSTMA/ MATTE BLACK
 INSTALL PER MANUFACTURER'S SPECS

8 EXTERIOR BENCH
 Scale: NTS



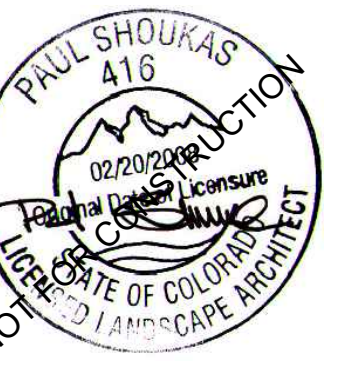
LANDSCAPE FORMS
 P: 303.799.0028
 W: WWW.LANDSCAPEFORMS.COM
 E: VIVIAN@LANDSCAPEFORMS.COM

MODEL: GENERATION 50 BENCH
 SIZE: 26"X72"X32.75"
 STYLE: GENERATION 50 LITTER
 FINISH: DSTMA/ MATTE BLACK
 INSTALL PER MANUFACTURER'S SPECS

9 EXTERIOR LITTER
 Scale: NTS



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 Denver, Colorado 80205
 phone 303.861.5704
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THE RESERVE AT LONETREE
 LONE TREE, COLORADO

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 CHECKED: PS
 APPROVED:
 DATE: 06/24/2022

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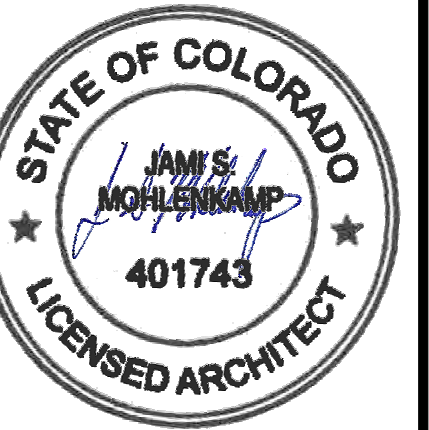
SHEET NUMBER

7 OF 32

RIDGEGATE EAST FILING NO. 2, 2ND AMENDEMENT, LOT 1
 RIDGEGATE PLANNED DEVELOPMENT 6TH AMENDEMENT, PLANNING AREA 7
 MIXED-USE COMMUTER STATION DISTRICT (MU3)
 4.544 ACRES
 SIP SP22-22R



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 Denver, Colorado 80205
 phone 303.861.5704
 www.ozarch.com



THE RESERVE AT LONE TREE
 LONE TREE, COLORADO

PROJ. NO. 121094.00
 DRAWN: Author
 CHECKED: Checker
 APPROVED: Approver
 DATE: 06/24/2022

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CABANA COAST
 P: 303-282-8100
 W: CABANACOAST.COM
 E: LIZM@CAIDESIGNS.COM
 MODEL: COVE 42" SQUARE DINING TABLE
 SIZE: 42"W x 42"D x 30"H
 FINISH: TAUPE ROPE/WEATHERED TEAK

1 EXTERIOR DINING TABLES
 SCALE: NTS



JANUS ET CIE
 P: 303.552.4341
 W: JANUSETCIE.COM
 E: KCHAMBERS@JANUSETCIE.COM
 MODEL: SUKI ARMCHAIR
 SIZE: 23.5"W x 24"D x 30.25"H
 FINISH: BRONZE/BRONZE

2 EXTERIOR DINING CHAIR
 SCALE: NTS



JANUS ET CIE
 P: 303.552.4341
 W: JANUSETCIE.COM
 E: KCHAMBERS@JANUSETCIE.COM
 MODEL: TITAN TELESCOPING UMBRELLA
 SQUARE 350
 SIZE: 137"W x 137"D x 147"H
 FINISH: ANODIZED

3 EXTERIOR UMBRELLAS
 SCALE: NTS



JANUS ET CIE
 P: 303.552.4341
 W: JANUSETCIE.COM
 E: KCHAMBERS@JANUSETCIE.COM
 MODEL: AMARI VITA ALTA SOFA 2 SEAT
 SIZE: 57.5"W x 28.25"D x 38.25"H
 FINISH: PALLADIUM TWILL

4 EXTERIOR SOFA
 SCALE: NTS



JANUS ET CIE
 P: 303.552.4341
 W: JANUSETCIE.COM
 E: KCHAMBERS@JANUSETCIE.COM
 MODEL: AMARI VITA ALTA LOUNGE CHAIR
 SIZE: 33.5"W x 28"D x 38.25"H
 FINISH: PALLADIUM TWILL

5 EXTERIOR LOUNGE CHAIR
 SCALE: NTS



POTTERY BARN
 P: 214.702.8312
 W: POTTERYBARN.COM
 E: FHARKER@WSGC.COM
 MODEL: CROFT CERAMIC SIDE TABLE
 SIZE: 13"W x 15"D x 21"H
 FINISH: TEAL

6 EXTERIOR SIDE TABLE
 SCALE: NTS



BERNHARDT HOSPITALITY
 P: 303.478.1802
 W: BERNHARDTHOSPITALITY.COM
 E: BARBARA_MARCY@MARCYDESIGNSOLUTIONS.COM
 MODEL: SAVAIL SWIVEL CHAIR
 SIZE: 40"W x 41"D x 32"H
 FINISH: MARLED CLAY/STONE

7 EXTERIOR LOUNGE CHAIR
 SCALE: NTS

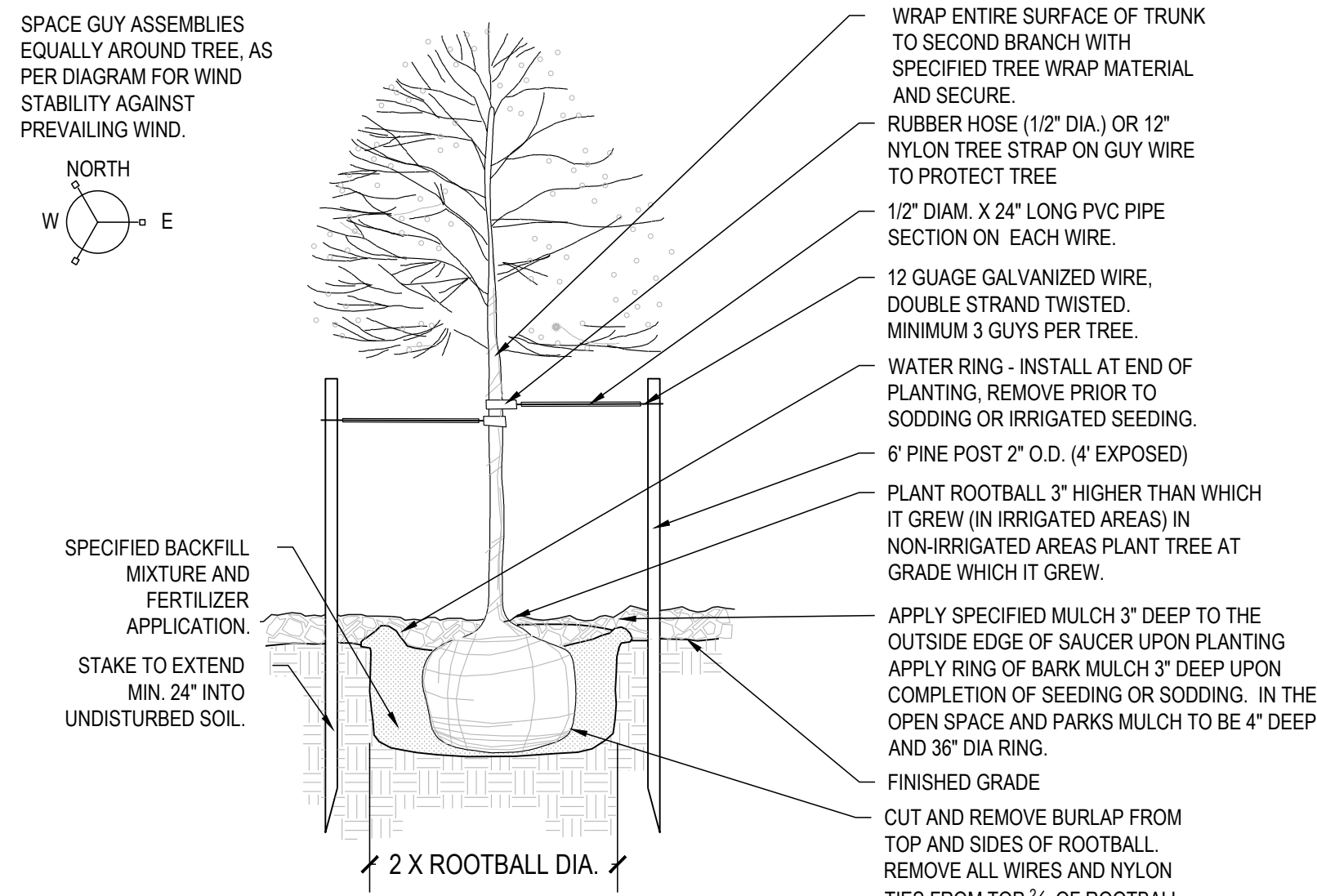


POTTERY BARN
 P: 214.702.8312
 W: POTTERYBARN.COM
 E: FHARKER@WSGC.COM
 MODEL: FLUTED 14" SIDE TABLE
 SIZE: 14"W x 14"D x 17.5"H
 FINISH: WHITE

8 EXTERIOR SIDE TABLE
 SCALE: NTS

NOTES:

1. ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED.
2. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
3. STREET TREES ARE TO BE LIMBED UP TO 8'. PRUNING SHALL OCCUR IN THE APPROPRIATE MANNER AT THE NURSERY. SUBSTANTIAL PRUNING WILL NOT BE ALLOWED ON-SITE.

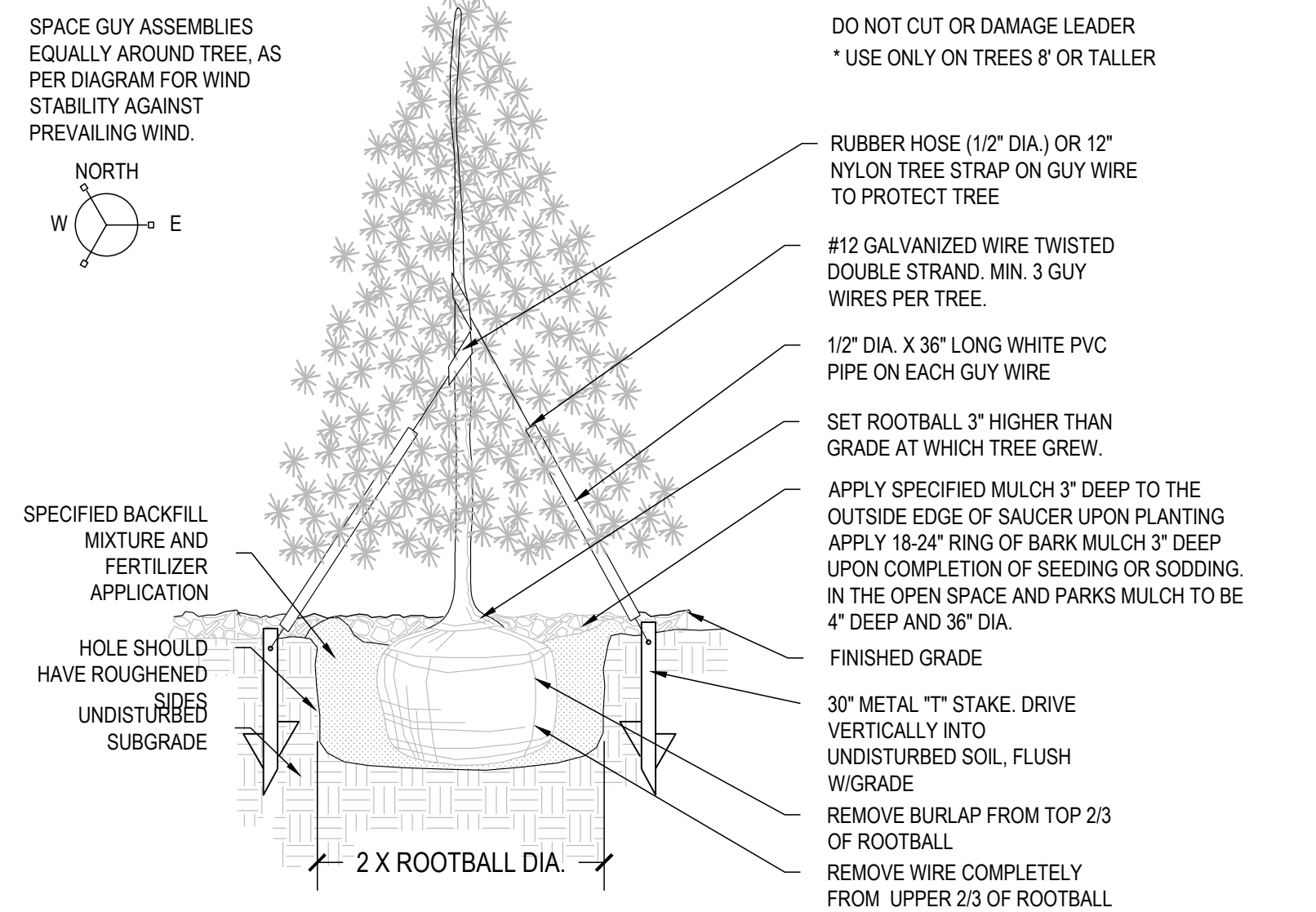


1 DECIDUOUS TREE

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

NOTES:

1. ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
2. TREES PLANTED WITHIN DRAIN STRIP OR SCREE AREA SHALL HAVE 3'-0" DIAMETER RING OF MULCH 5" DEEP AT THE BASE OF EACH TREE.

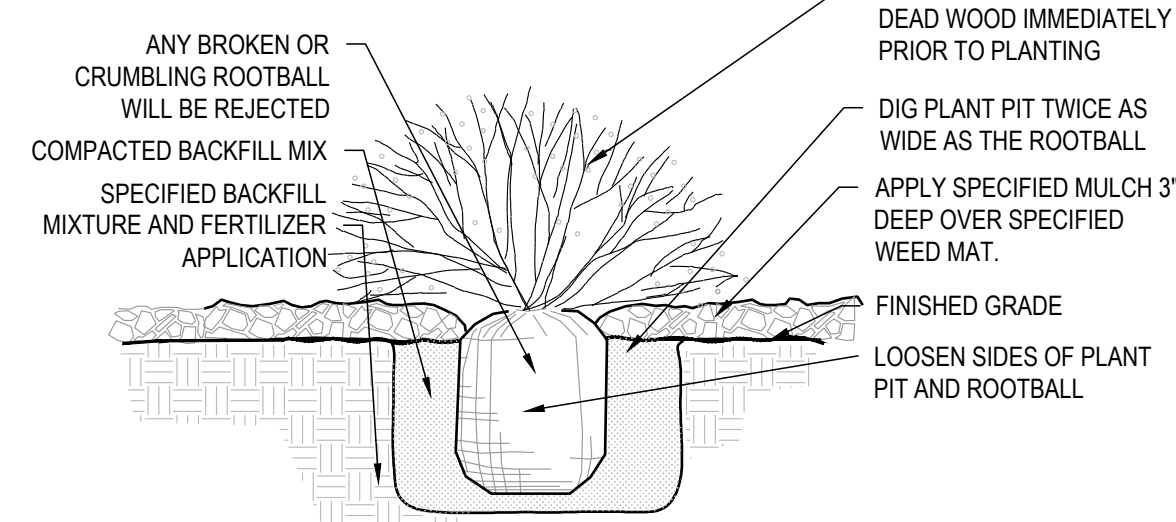


2 EVERGREEN TREE

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

NOTES:

1. ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
2. HOLD GRADE 1" BELOW EDGE OF WALK OR CURB.
3. ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER
4. SHRUBS PLANTED WITHIN THE DRAIN STRIP OR SCREE AREAS SHALL HAVE A 12" DIAMETER RING OF MULCH AT THE BASE OF EACH SHRUB
5. PLANT ALL SHRUBS AND ANDD MULCH RING PRIOR TO PLACING ROCK



3 SHRUB

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

RIDGEGATE EAST FILING NO. 2, 2ND AMENDEMENT, LOT 1
RIDGEGATE PLANNED DEVELOPMENT 6TH AMENDEMENT, PLANNING AREA 7
MIXED-USE COMMUTER STATION DISTRICT (MU3)
4.544 ACRES
SIP SP22-22R

PLANT SCHEDULE: LANDSCAPE PLAN

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.	HEIGHT WIDTH	IRR ZONE	SIGNATURE
AM	5	Acer saccharum 'PNI 0285' TM	Green Mountain Sugar Maple	B & B	2.5"Cal	40' X 35'	Medium	
HAC	8	Celtis occidentalis	Common Hackberry	B & B	2.5"Cal	50' X 30'	Low	
GP	2	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	B & B	2.5"Cal	35' X 15'		
GS	10	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	B & B	2.5"Cal	45' X 30'	Low	
QM	8	Quercus macrocarpa	Burr Oak	B & B	2.5"Cal	75' X 50'	Low	
QC	4	Quercus robur x alba 'Crimson Spire'	Crimson Spire Oak	B & B	2"Cal	35' X 15'		
SJ	6	Sophora japonica	Japanese Pagoda Tree	B & B	2.5"Cal	40' X 40'	Low-Mod	
TR	5	Tilia americana 'Redmond'	Redmond American Linden	B & B	2.5"Cal	40' X 35'	Medium	
TG2	8	Tilia tomentosa 'Sterling Silver'	Sterling Silver Linden	B & B	2.5"Cal	35' X 30'	Moderate	
UC	2	Ulmus x 'Frontier'	American Elm	B & B	2.5"Cal	30' X 25'		
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.	HEIGHT WIDTH	IRR ZONE	SIGNATURE
PD3	3	Picea glauca 'Densata'	Black Hills Spruce	B & B	6" Ht	20' X 10'	Low-Mod	
PP	3	Pinus edulis	Pinon Pine	B & B	6" Ht	25' X 20'	Very Low	
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.	HEIGHT WIDTH	IRR ZONE	SIGNATURE
AG	2	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	B & B	6" Clump	20' X 10'		
CI	5	Crataegus crus-galli 'Inermis'	Thornless Hawthorn	B & B	2"Cal	15' X 15'	Low	
MB	3	Malus x 'Red Barron'	Red Barron Crab Apple	B & B	2"Cal	15' X 8'	Moderate	
MS3	2	Malus x 'Spring Snow'	Spring Snow Crab Apple	B & B	2"Cal	25' X 25'	Moderate	
CHP	3	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	B & B	2"Cal	35' X 16'	Low-Mod	
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH	IRR ZONE	SIGNATURE	
AA2	7	Amelanchier alnifolia 'Regent'	Saskatoon Serviceberry	5 gal	6" x 6"	Low	Full Sun	
BA	31	Berberis thunbergii 'Atropurpurea'	Red Leaf Barberry	5 gal	6" x 6"	Low-Mod	F/P Sun	
BR	6	Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry	5 gal	4' X 4'		Full Sun	
CD	11	Caryopteris x clandonensis 'Dark Knight'	Blue Mist Shrub	5 gal	5' X 4'	Low-Mod	F/P Sun	
CR	60	Chrysothamnus nauseosus	Rubber Rabbitbrush	5 gal	4' X 4'	Low		
CA	15	Cornus sericea 'Artic Fire'	Artic Fire Dogwood	5 gal	3' X 4'	Medium	F/P Sun	
CK2	22	Cornus sericea 'Kelsey'	Kelsey Dogwood	5 gal	2' X 3'	Moderate		
CC	44	Cotoneaster apiculatus	Coral Beauty Cotoneaster	5 gal	2' X 6"	Low		
FP	9	Fallugia paradoxa	Apache Plume	5 gal	5' X 5'	Very Low	Full Sun	
FN	9	Forsythia nemoralis	New Mexico Privet	5 gal	8' x 6"	Low		
FG	18	Forsythia x 'Gold Tides'	Golden Tide Forsythia	5 gal	2' X 4'			
FA	27	Forsythia x intermedia 'Arnold's Dwarf'	Dwarf Forsythia	5 gal	2' X 6"	Low-Mod	Full Sun	
HS	20	Hydrangea arborescens 'Grandiflora'	Snowhill Smooth Hydrangea	5 gal	4' X 4'	MODERATE		
HF	21	Hypericum frondosum 'Sunburst'	Sunburst Hypericum	5 gal	3'-4"			
LL	15	Ligustrum vulgare 'Lodense'	Lodense Privet	5 gal	4' X 4'			
PA	74	Perovskia abrotanoides	Russian Sage	5 gal	4' X 4'			
PO	40	Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Ninebark	5 gal	4' X 4'	Low-Mod	F/P Sun	
PN3	15	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	5 gal	4' X 4'	MODERATE		
PNZ	11	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	5 gal	5' X 5'	Low-Mod	F/P Sun	
SCH	34	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	5 gal	18" X 5"	Low	Shade-Sun	
RHU	74	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal	3' X 8"	Low	Shade-Sun	
RC	14	Rhus glabra 'Cismontana'	Western Smooth Sumac	5 gal	6' x 6"	Very Low	Full Sun	
RK	9	Rosa shrub 'Knock Out'	Knock Out Rose	5 gal	4' X 4'			
SF	21	Spiraea japonica 'Neon Flash'	Neon Flash Spirea	5 gal	4' X 4'			
SN	18	Spiraea nipponica 'Snowmound'	Snowmound Spirea	5 gal	4' X 4'	Moderate	F/P Sun	
SM2	8	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 gal	4' X 4'	Moderate	Full Sun	
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH	IRR ZONE	SIGNATURE	
AP3	55	Arctostaphylos x coloradoensis 'Panchito'	Panchito Manzanita	5 gal	2' X 4'	Low		
EG	68	Euonymus fortunei 'Emerald Gaiety' TM	Emerald Gaiety Euonymus	5 gal	3' X 5"	Medium		
EK	85	Euonymus kiautschovicus 'Manhattan'	Manhattan Euonymus	5 gal	5' X 5"	Moderate		
MA	36	Mahonia aquifolium	Oregon Grape	5 gal	4' X 5"			
MC	29	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 gal	3' X 4'			
PG4	5	Picea pungens 'Globosa'	Dwarf Globe Blue Spruce	5 gal	3' X 4'	Moderate		
PS	15	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 gal	2' X 4'			
PM	30	Pinus mugo palouse	Palouse Mugo Pine	5 gal	4' X 4'	Low	F/P Sun	
ORNAMENTAL GRASS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH	IRR ZONE	SIGNATURE	
BB2	188	Bouteloua gracilis 'Blonde Ambition'	Blue Grama	5 gal	2' X 2'			
CK	100	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	5 gal	4' x 3'	Low	Full Sun	
CL	171	Chasmanthium latifolium	Wood Oats	5 gal	3' X 2'			
EB	188	Elymus arenarius Blue Dune	Blue Dune Lyme Grass	5 gal	2' X 3'			
BOG	91	Helictotrichon sempervirens	Blue Oat Grass	5 gal	2.5' X 2'	Low-Mod	Full Sun	
MM	41	Miscanthus sinensis 'Morning Light'	Eulalia Grass	5 gal	4' x 3'	Very Low	Full Sun	
MV	6	Miscanthus sinensis 'Variegatus'	Variegated Maiden Grass	1 gal	5' X 3'	Moderate	F/P Sun	
PD	10	Panicum virgatum 'Dallas Blues'	Dallas Blues Switch Grass	1 gal	6' x 2'	Low	F/P Sun	
PV	13	Panicum virgatum 'Shenandoah'	Red Switch Grass	1 gal	4' x 3'	Low	Full Sun	
PG	15	Pennisetum alopecuroides	Fountain Grass	5 gal	3' x 3'	Low	F/P Sun	
SH	19	Sporobolus heterolepis	Prairie Dropseed	1 gal	3' X 2'	Very Low	Full Sun	
PERENNIAL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH	IRR ZONE	SIGNATURE	
AB	48	Ajuga reptans 'Burgundy Glow'	Burgundy Glow Carpet Bugle	5 gal	1.5' X 1.5'			
AM3	6	Aster x frikartii 'Monch'	Monch Aster	1 gal	2' X 2'	Low-Mod		
CT	4	Coreopsis grandiflora 'Sunray'	Sunray Tickseed	1 gal	2' X 2'	Low		
EC2	35	Echinacea x 'Cheyenne Spirit'	Cheyenne Spirit Coneflower	1 gal	2' X 2'	Low		
HO	35	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal	2' X 2'	Moderate	Full Sun	
BES	11	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-eyed Susan	1 gal	1.5' X 1.5'	Low	Full Sun	
SM	8	Salvia nemorosa 'May Night'	May Night Sage	1 gal	1.5' X 1.5'	Low	Full Sun	

PLANT SCHEDULE: RRMD STREETScape

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.	HEIGHT WIDTH	IRR ZONE	SIGNATURE
AM	6	Acer saccharum 'PNI 0285' TM	Green Mountain Sugar Maple	B & B	2.5"Cal	40' X 35'	Medium	
GS	2	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	B & B	2.5"Cal	45' X 50'	Low	
TR	4	Tilia americana 'Redmond'	Redmond American Linden	B & B	2.5"Cal	40' X 35'	Medium	
TG2	3	Tilia tomentosa 'Sterling Silver'	Sterling Silver Linden	B & B	2.5"Cal	35' X 30'	Moderate	
UC	5	Ulmus x 'Frontier'	American Elm	B & B	2.5"Cal	30' X 25'		
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH	IRR ZONE	SIGNATURE	
BA	12	Berberis thunbergii 'Atropurpurea'	Red Leaf Barberry	5 gal	6" x 6"	Low-Mod	F/P Sun	
BR	12	Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry	5 gal	4' X 4'		Full Sun	
FG	8	Forsythia x 'Gold Tides'	Golden Tide Forsythia	5 gal	2' X 4'			
RHU	3	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal	3' X 8"	Low	Shade-Sun	
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH	IRR ZONE	SIGNATURE	
EG	3	Euonymus fortunei 'Emerald Gaiety' TM	Emerald Gaiety Euonymus	5 gal	3' X 5"	Medium		
PM	2	Pinus mugo palouse	Palouse Mugo Pine	5 gal	4' X 4'	Low	F/P Sun	
ORNAMENTAL GRASS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH	IRR ZONE	SIGNATURE	
BB2	111	Bouteloua gracilis 'Blonde Ambition'	Blue Grama	5 gal	2' X 2'			
CK	28	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	5 gal	4' x 3'	Low	Full Sun	
EB	42	Elymus arenarius Blue Dune	Blue Dune Lyme Grass	5 gal	2' X 3'			
PERENNIAL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH	IRR ZONE	SIGNATURE	
AB	46	Ajuga reptans 'Burgundy Glow'	Burgundy Glow Carpet Bugle	5 gal	1.5' X 1.5'			
HO	38	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal	2' X 2'	Moderate	Full Sun	

NOTE: CONTRACTOR TO VERIFY ALL PLANT COUNTS AND MATERIAL TAKEOFFS.

GROUND COVER MATERIALS

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT
	383 sf	CRUSHER FINES (GREY) / CRUSHER FINES (GREY)	Surface
	24,869 sf	MULCH / SHREDDED BROWN MULCH	mulch
	2,267 sf	MULCH, ROCK / GRAY 2" ANGULAR ROCK MULCH	mulch
	27,205 sf	SEED / LOW GROW SEED MIX	seed
	11,889 sf	SOD / FESCUE/BLUEGRASS BLEND 90/10	sod

NATIVE SEED MIX INFORMATION:

MAKE: NATIVE GRASS SEED-LOW-GROW MIX
APPLICATION RATE:
FOR NEW SEEDING, BROADCAST AT
20-25LBS./ACRE OR DRILLED AT 15-20LBS./ACRE.

ARKANSAS VALLEY SEED INC.
4300 MONACO ST.
DENVER, CO 80216
W: WWW.AVSEEDS.COM
P: (303) 320-7500

MIX CONTAINS:
30% EPHRAIM CRESTED WHEATGRASS
25% SHEEP FESCUE
20% PERENNIAL RYE
15% CHEWINGS FESCUE

15% Required Landscape Area Calculations				
Total Gross Area	Unit	% Required	Required Landscape Area (S.F.)	Provided Landscape Area (S.F.)
197,931	S.F.	15%	29,690	34,628

Area Counts				
Area Type	Total Area (S.F.)	Area Counted (S.F.)	Counted?	Notes
Shrub/Tree area	22,770	22,770	Yes	
Turf Area	8,453	0	No	
Interior Planted Parking Island	2,206	0	No	
Native Area	39,526	11,858	Yes	Only counted 30% of total area counted towards provided landscape area

THE RESERVE AT LONETREE
LONE TREE, COLORADO

PROJ. NO. 121094.00
DRAWN: MLH
CHECKED: PS
APPROVED:
DATE: 06/24/2022

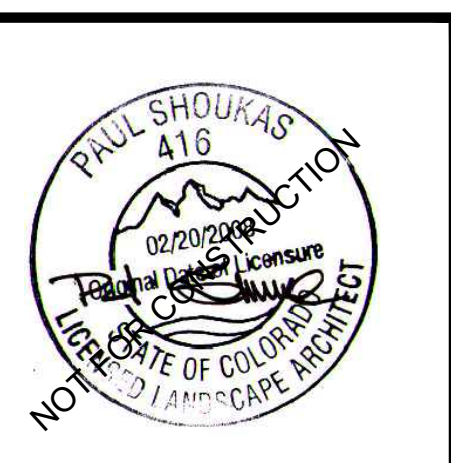
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THE RESERVE AT LONETREE
ISSUED FOR:
SIP SUBMITTAL

SHEET TITLE:
LANDSCAPE SCHEDULE & DETAILS

SHEET NUMBER

10 OF 32



RIDGEGATE EAST FILING NO. 2, 2ND AMENDEMENT, LOT 1
 RIDGEGATE PLANNED DEVELOPMENT 6TH AMENDEMENT, PLANNING AREA 7
 MIXED-USE COMMUTER STATION DISTRICT (MU3)
 4.544 ACRES
 SIP SP22-22R



3003 Larimer Street
 Denver, Colorado 80205
 phone 303.861.5704
 www.ozarch.com



THE RESERVE AT LONETREE
 LONE TREE, COLORADO

PROJ. NO. 121094.00
 DRAWN: MLH
 CHECKED: PS
 APPROVED:
 DATE: 06/24/2022

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THE RESERVE AT LONETREE
 ISSUED FOR:
 SIP SUBMITTAL

SHEET TITLE:
 LANDSCAPE PLAN

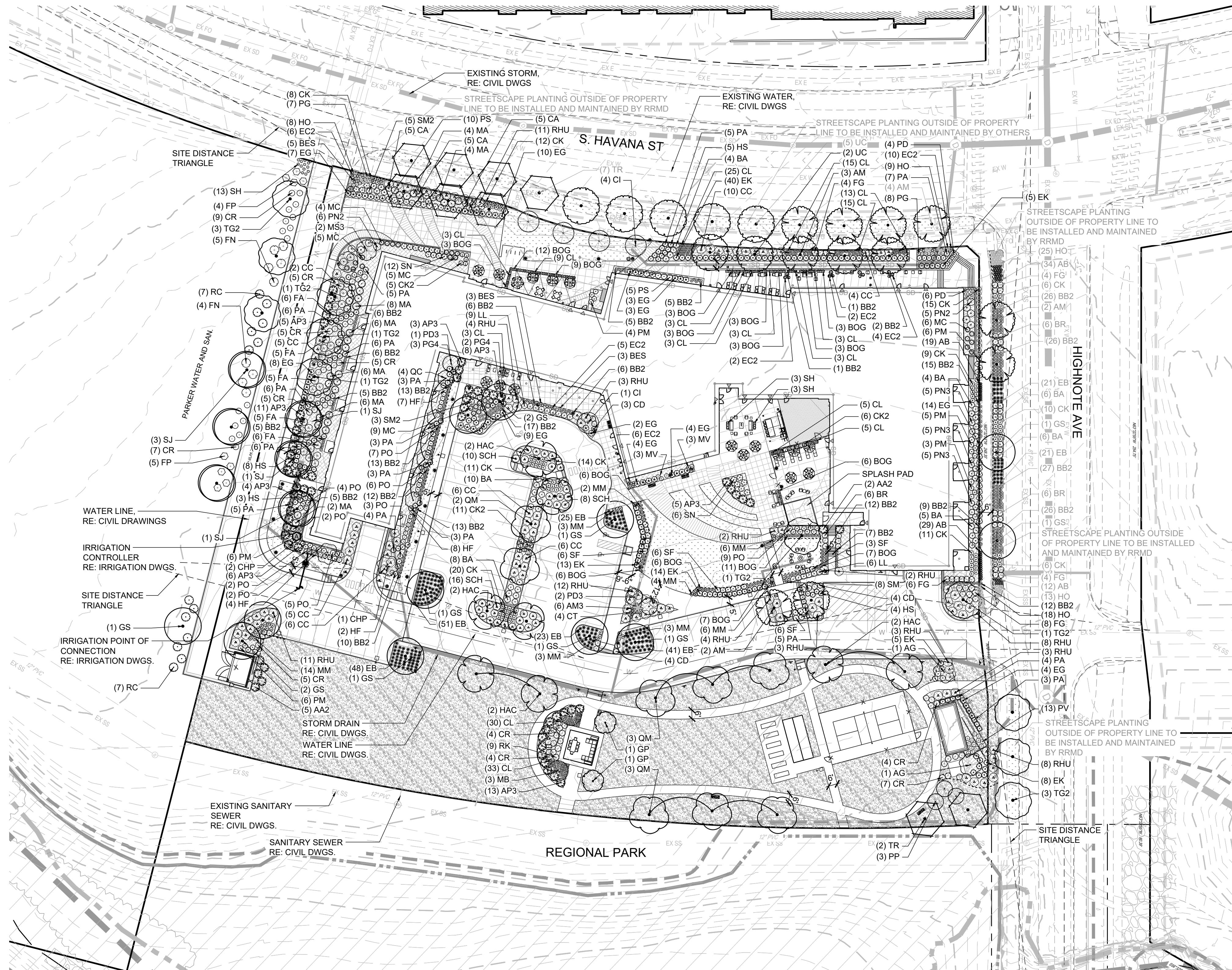
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11 OF 32

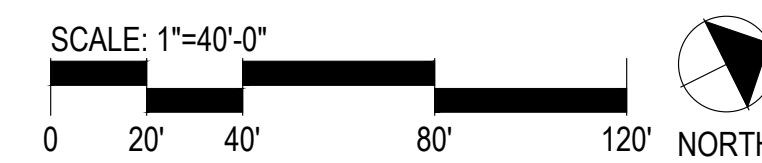
LEGEND

- PROPERTY BOUNDARY
- ▽ INGRESS/ EGRESS
- FENCE, SEE SITE DETAILS
- STEEL EDGER
- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS & EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- DROUGHT TOLERANT FESCUE/ BLUEGRASS 80/20 MIX SOD
- ARTIFICIAL TURF
- NATIVE SEED - LOW GROW
- SHREDDED BROWN MULCH
- CRUSHER FINES
- 2"-3" ROCK MULCH

NOTE:
 • GRAYED BACK LABELS INDICATE LANDSCAPE TO BE INSTALLED AND MAINTAINED BY RRMD.
 • SEE LANDSCAPE SCHEDULE & DETAILS SHEET FOR INFORMATION ON LANDSCAPE AREA COUNTS AND THE PLANT SCHEDULE.



1 LANDSCAPE PLAN
 Scale: 1" = 40'-0"

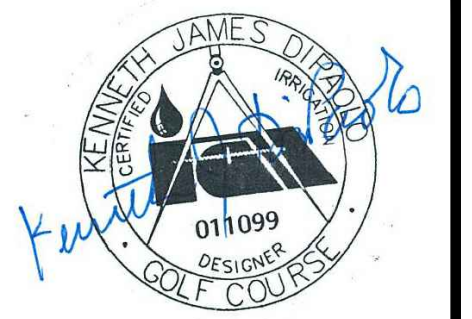


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**RIDGEGATE EAST FILING NO. 2, 2ND AMENDEMENT, LOT 1
RIDGEGATE PLANNED DEVELOPMENT 6TH AMENDEMENT, PLANNING AREA 7
MIXED-USE COMMUTER STATION DISTRICT (MU3)
4.544 ACRES
SIP SP22-22R**



3003 Larimer Street
Denver, Colorado 80205
phone 303.861.5704
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THE RESERVE AT LONE TREE
LONE TREE, COLORADO

PROJ. NO. 121094.00
DRAWN: JSB
CHECKED: KJD
APPROVED: KJD
DATE: 06/24/2022

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THE RESERVE AT LONE TREE
ISSUED FOR:
SIP SUBMITTAL

SHEET TITLE:
IRRIGATION NOTES,
SCHEDULE & DETAILS

SHEET NUMBER

12 OF 32

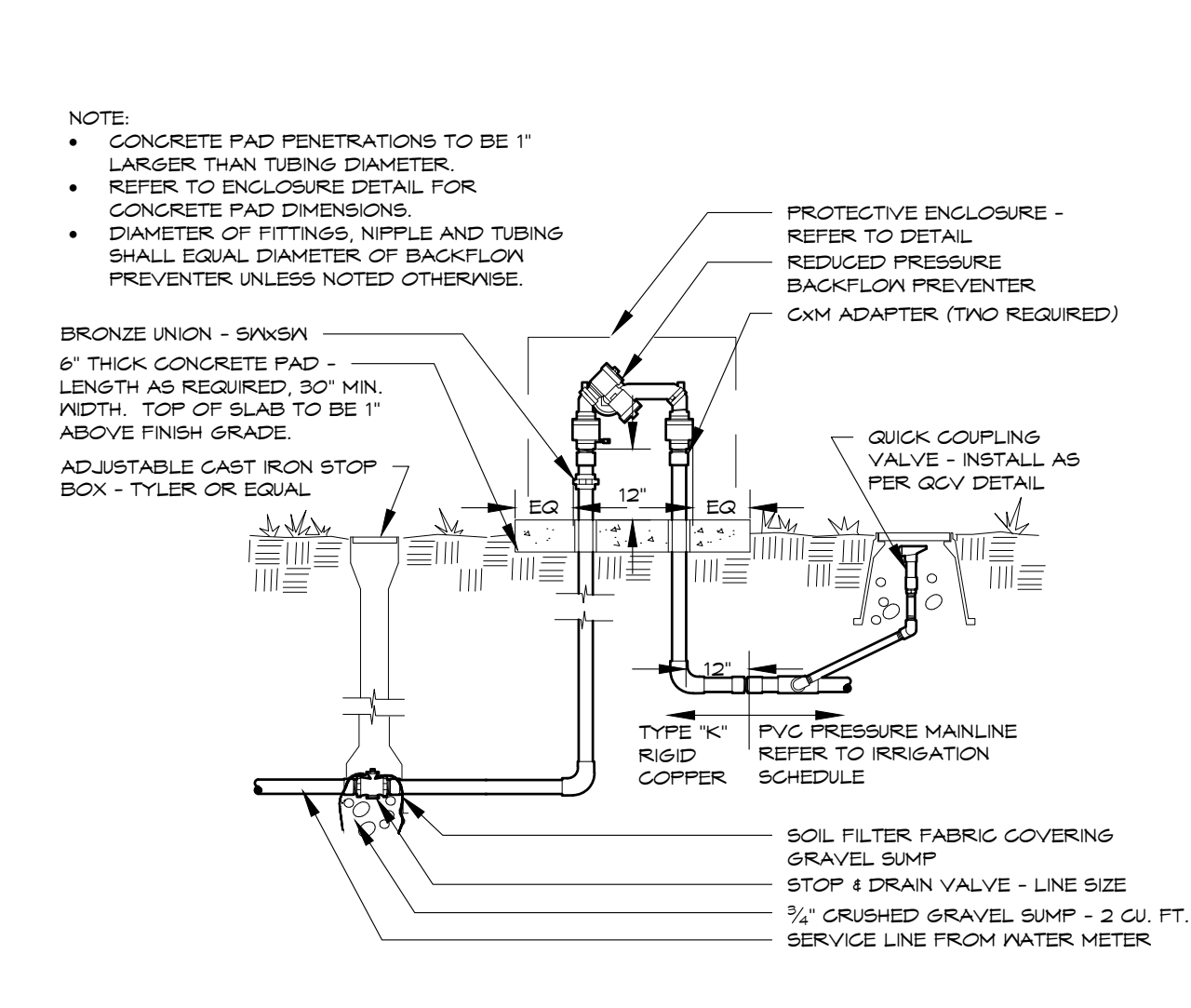
IRRIGATION DEVELOPMENT DESIGN NOTES

- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE PEAK SEASON IRRIGATION WITHIN AN SIX NIGHT, SIX HOUR PER NIGHT WATERING PERIOD. IRRIGATION SHALL OCCUR BETWEEN THE HOURS OF 8:00 PM AND 6:00 AM.
- THE MAINLINE SYSTEM WILL BE DESIGNED SUCH THAT VELOCITIES WITHIN THE MAINLINE PIPING DO NOT EXCEED FIVE FEET PER SECOND.
- THE MAXIMUM FLOW RATE REQUIRED FOR THE SITE IS 30 GPM. THE STATIC PRESSURE AVAILABLE AT THE SITE IS 67 PSI.
- THE IRRIGATION INFORMATION SHOWN ON THESE PLANS IS CONCEPTUAL.
- IRRIGATION DESIGN APPROACH
 - TURF AREAS
 - SMALL AREAS (25 FEET WIDE OR LESS) SHALL BE IRRIGATED WITH FIXED NOZZLE POP-UP SPRAY HEADS WITH MATCHED PRECIPITATION NOZZLES. NOZZLES SHALL BE SIZES TO PROVIDE HEAD TO HEAD COVERAGE.
 - LARGE TURF AREAS (WIDER THAN 25 FEET) SHALL BE IRRIGATED WITH GEAR DRIVEN ROTOR HEADS WITH A MINIMUM PRECIPITATION RATE OF .45" PER HOUR FOR A FULL CIRCLE HEAD.
 - SHRUB BED AREAS - BED AREAS WITH PLANT MATERIAL ONE GALLON IN SIZE OR LARGER SHALL BE DRIP IRRIGATED.
- IRRIGATION SYSTEM SHALL BE FULLY AUTOMATIC AND INCLUDE A WEATHER SENSING DEVICE.
- ANY IRRIGATION EQUIPMENT MOUNTED TO THE BUILDING SHALL BE PAINTED TO MATCH THE BUILDING.

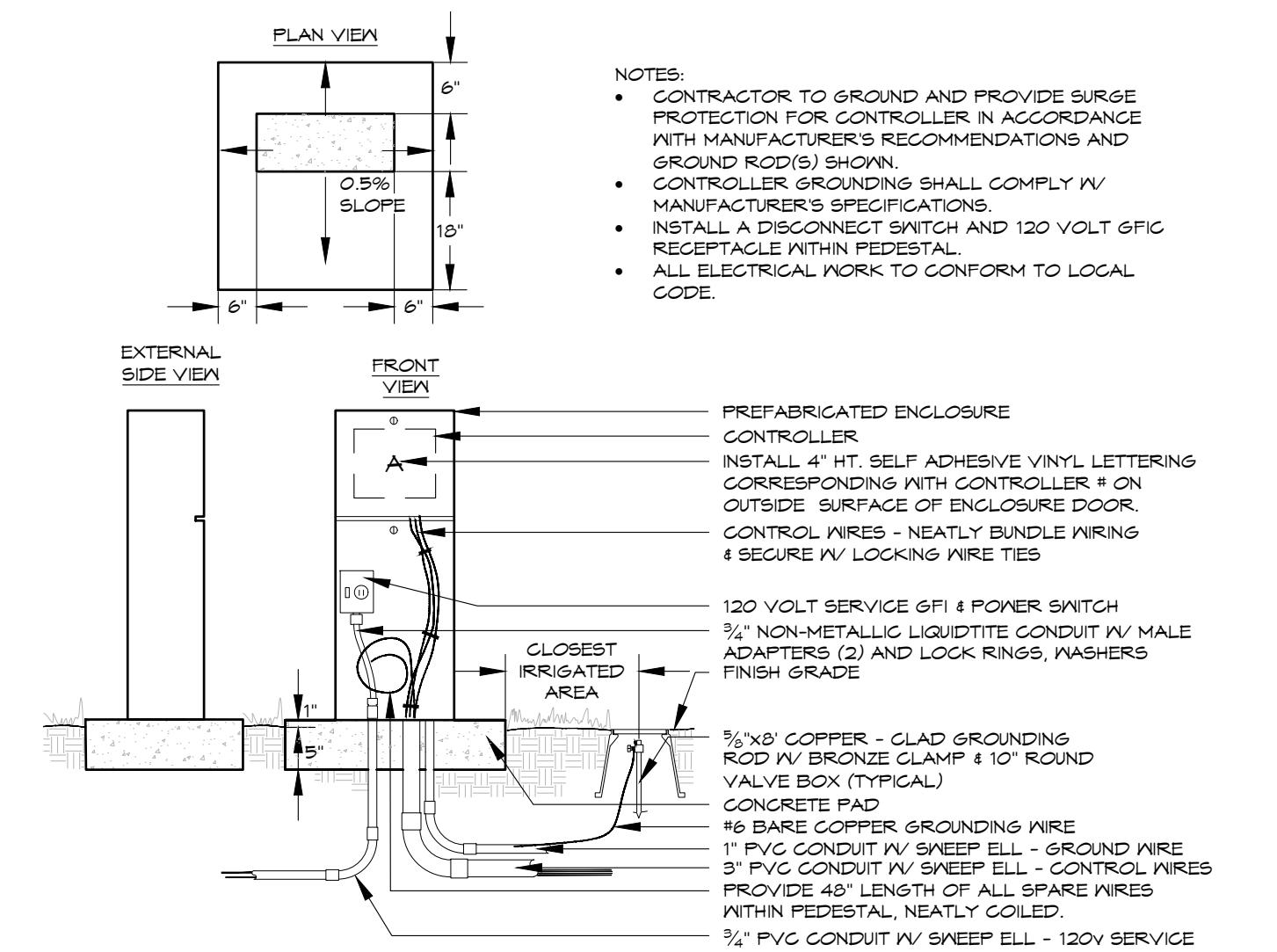
IRRIGATION SCHEDULE		
SYMBOL	DESCRIPTION	DETAIL NO.
	ELECTRIC CONTROLLER	2
	WEATHER SENSOR DEVICE	5
	MASTER VALVE	7
	FLOW SENSOR	6
	RP BACKFLOW PREVENTER	1
	PVC MAINLINE	3
	PVC SLEEVING	4
	WATER METER	BY OTHERS

IRRIGATION DESIGN STRATEGY			
HATCH	DESCRIPTION	AREAS 0'-25'	AREAS > 25'
	TURF GRASS	6" POPUP SPRAY	6" ROTOR
	NATIVE GRASS	12" POPUP SPRAY	12" ROTOR
	TREES & SHRUBS	POINT SOURCE DRIP	POINT SOURCE DRIP

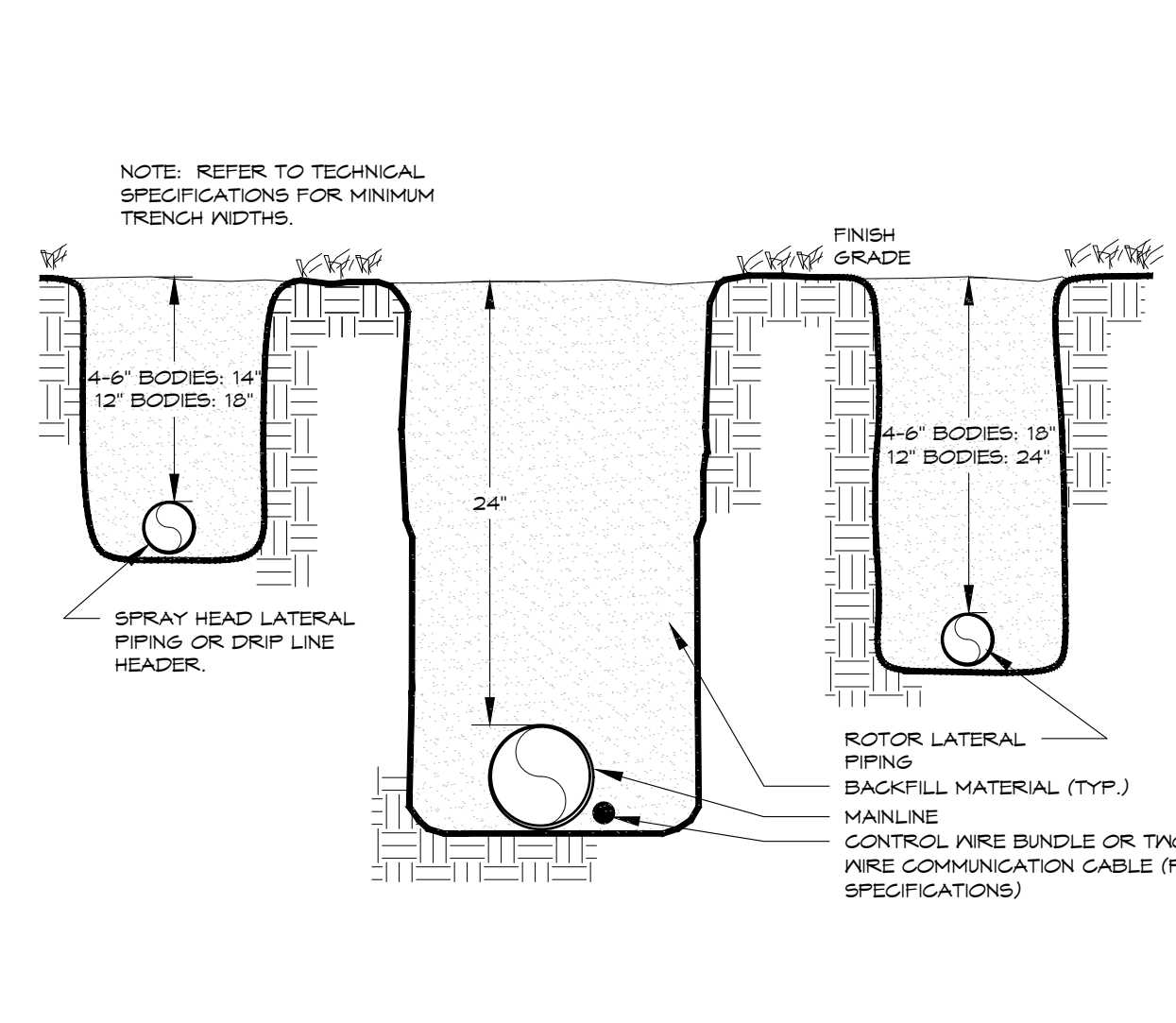
*SELECTION OF POINT SOURCE DRIP OR INLINE SUBSURFACE DRIP MAY BE DETERMINED BY PLANT DENSITY, GROWTH HABIT OR LOCATION RATHER THAN AREA DIMENSIONS.



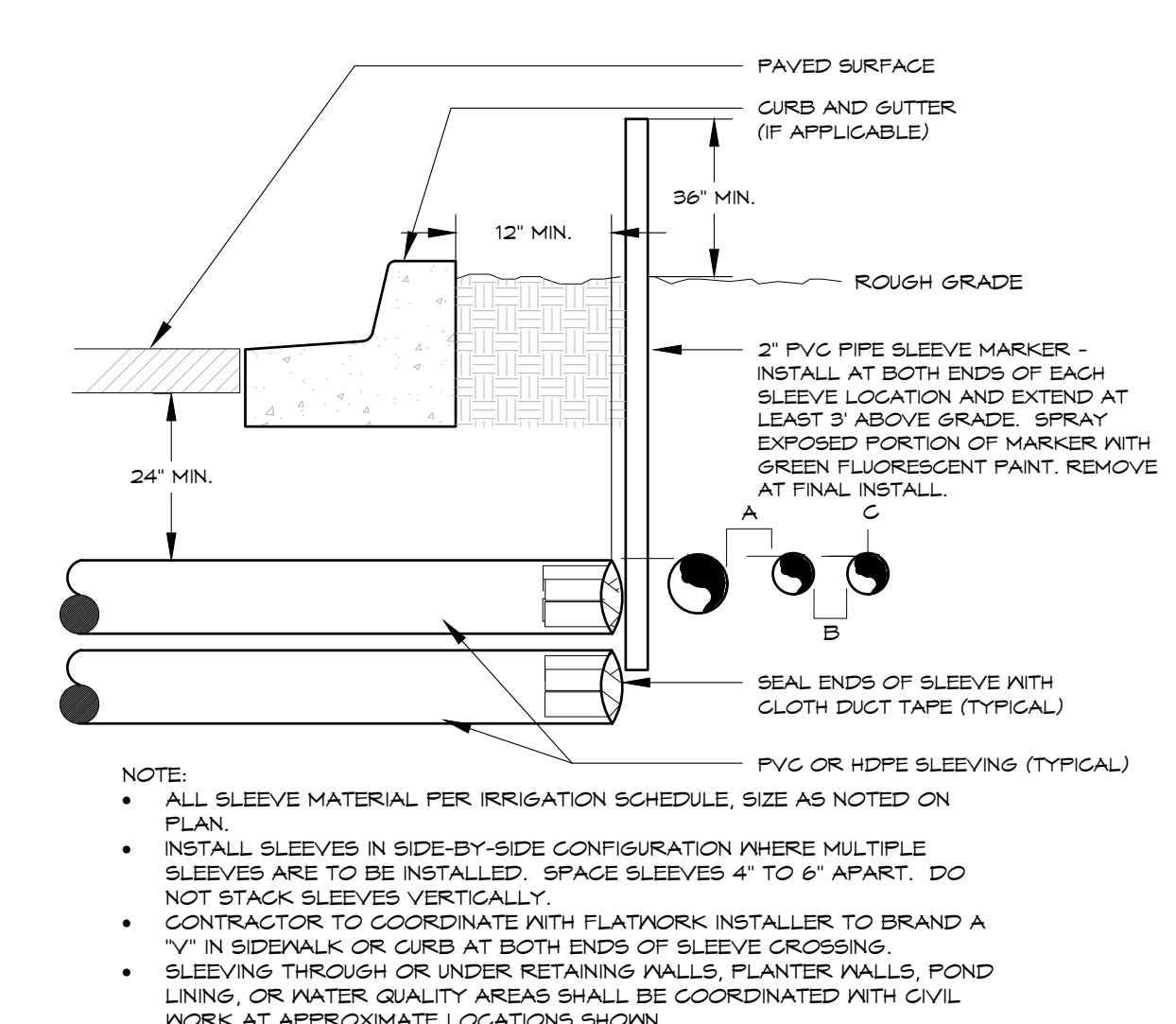
BACKFLOW PREVENTER
3/4" - 2" SYSTEMS WITH PVC CONNECTION **1**



ELECTRIC CONTROLLER
PEDESTAL - FRONT OPENING - TYPICAL **2**



TRENCH
24" MAINLINE **3**

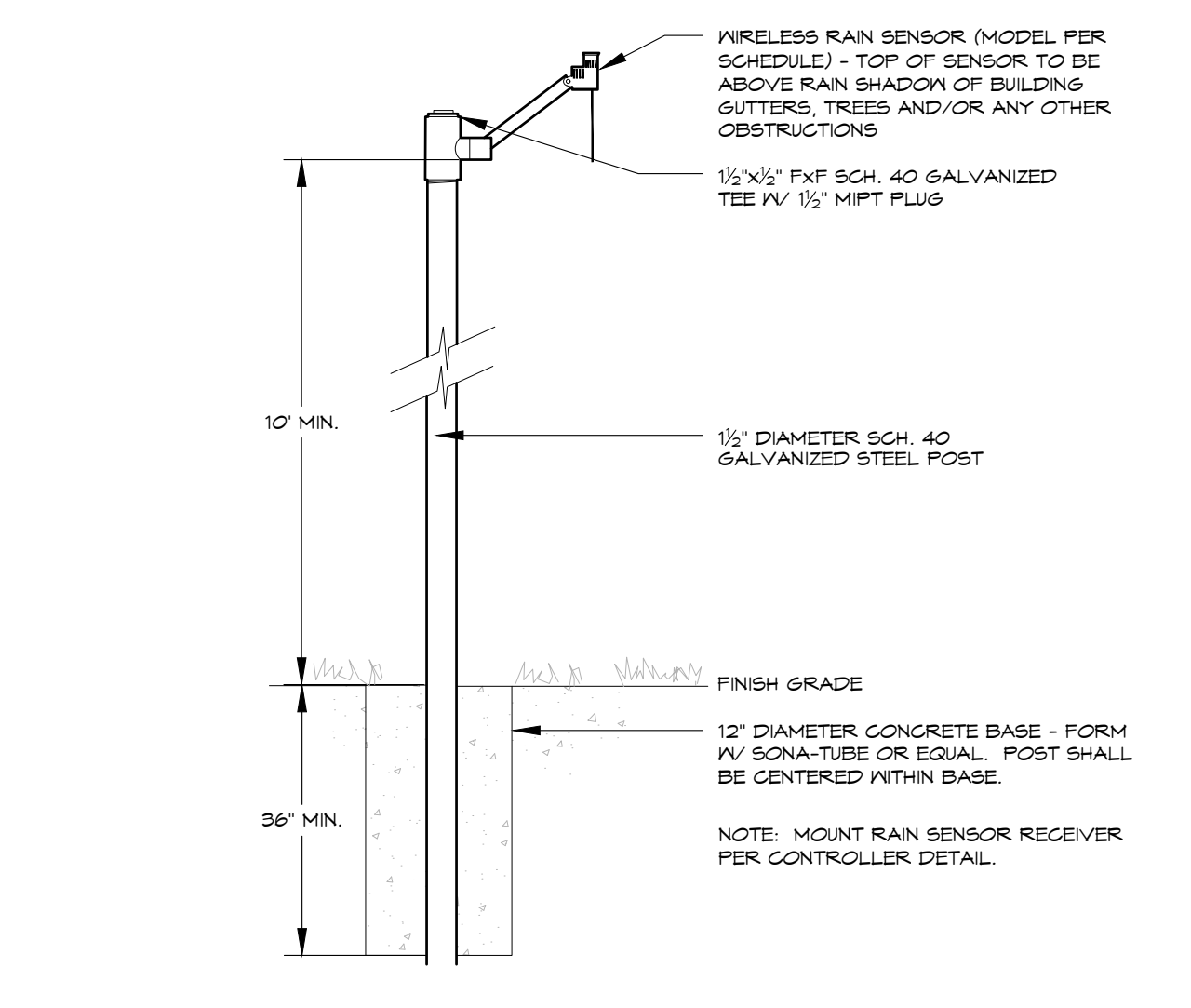


IRRIGATION SLEEVING
TYPICAL **4**

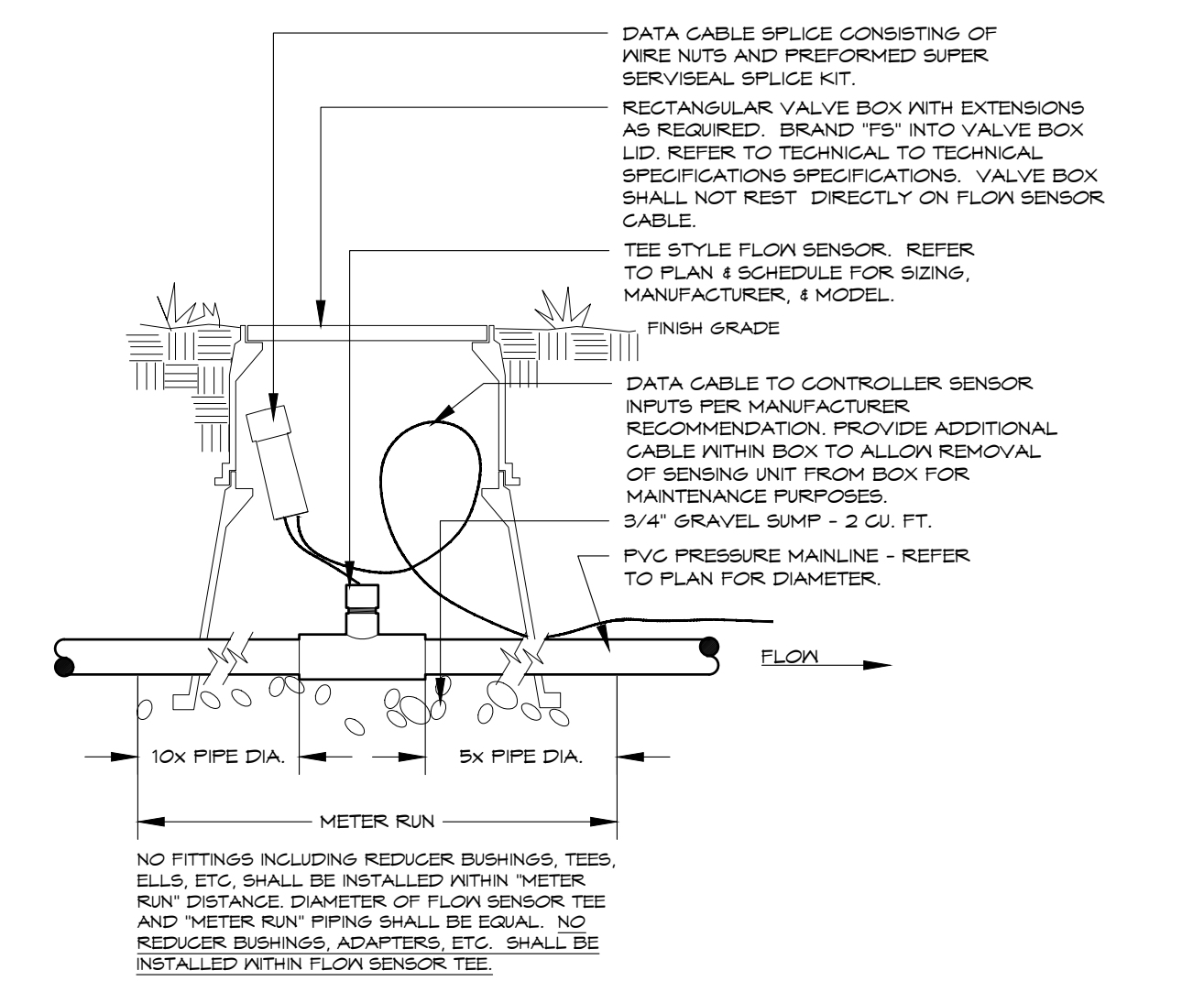
DIRECTORY

IRRIGATION SCHEDULE	IR1.1
IRRIGATION NOTES	IR1.1
IRRIGATION PLANS	IR1.2
IRRIGATION DETAILS	IR1.1

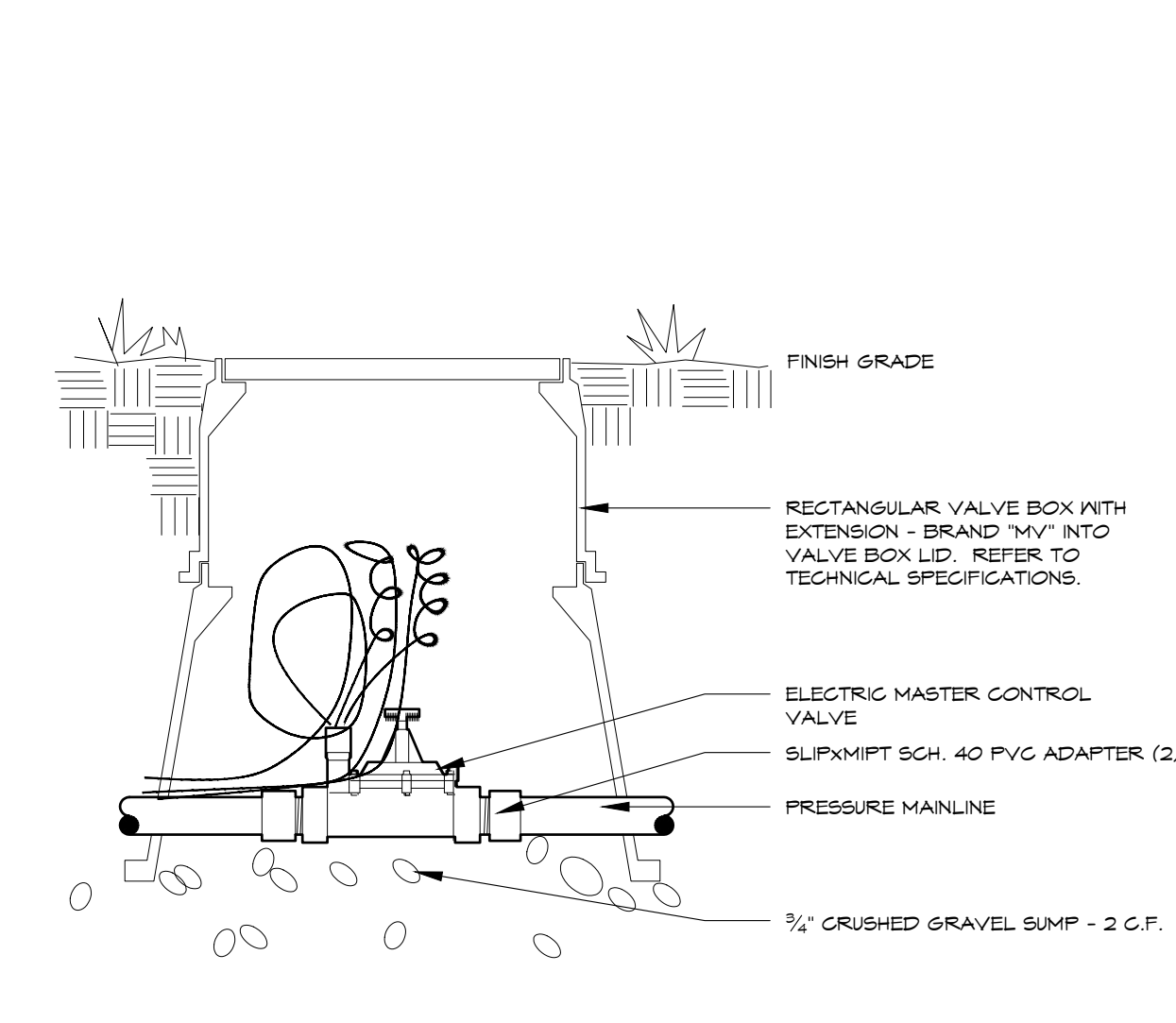
REVIEW
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WEATHER SENSOR
POLE MOUNTED - Wireless **5**



FLOW SENSOR
VIA DATA CABLE - TEE STYLE **6**



MASTER VALVE
24V - Small - Typical **7**



RIDGEGATE EAST FILING NO. 2, 2ND AMENDEMENT, LOT 1
 RIDGEGATE PLANNED DEVELOPMENT 6TH AMENDEMENT, PLANNING AREA 7
 MIXED-USE COMMUTER STATION DISTRICT (MU3)
 4.544 ACRES
 SIP SP22-22R



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THE RESERVE AT LONE TREE
 LONE TREE, COLORADO

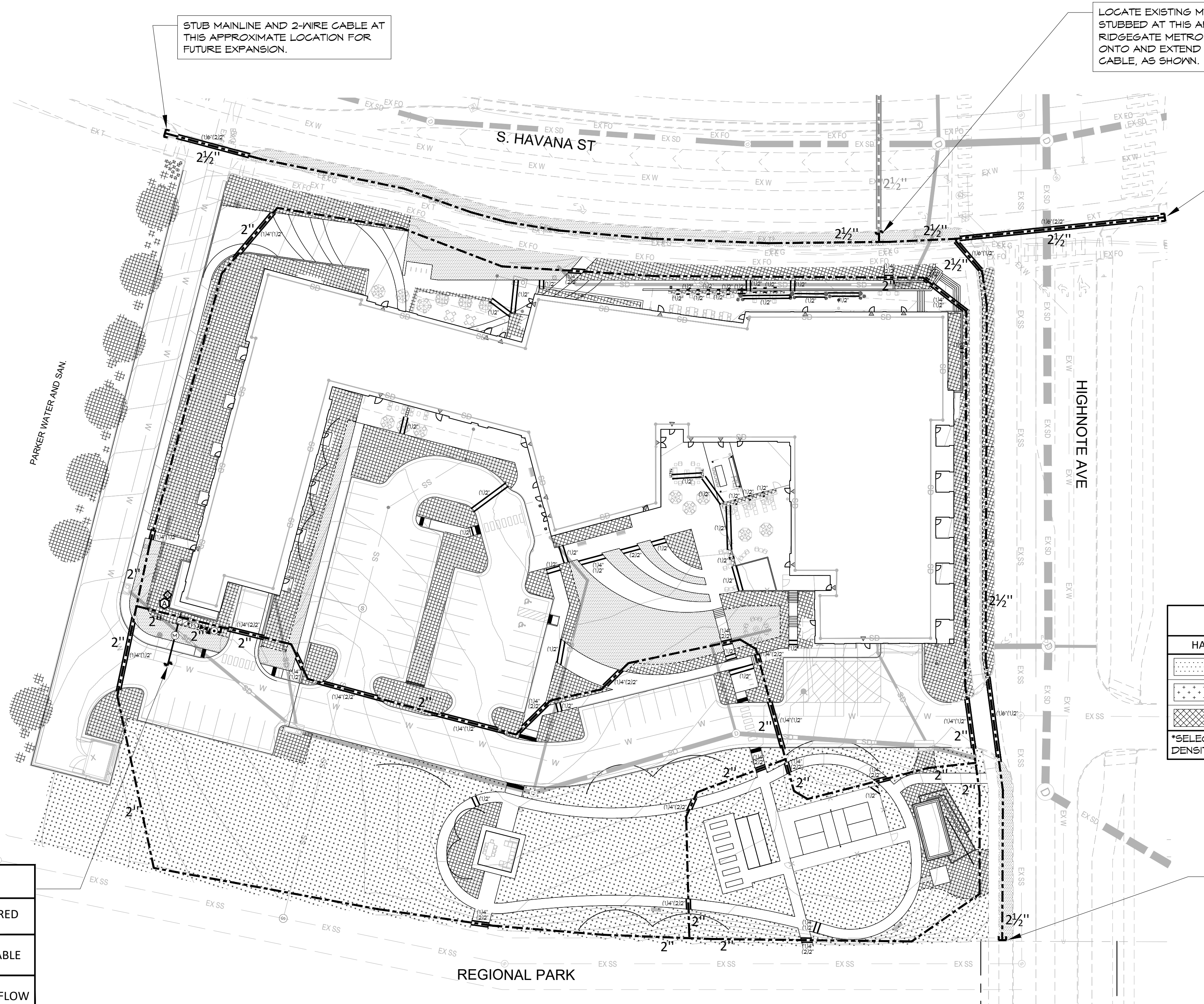
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THE RESERVE AT LONE TREE
 ISSUED FOR:
 SIP SUBMITTAL

SHEET TITLE:
 IRRIGATION PLAN

SHEET NUMBER
 13 OF 32



LOCATE EXISTING MAINLINE AND 2-WIRE CABLE STUBBED AT THIS APPROXIMATE LOCATION (FROM RIDGEGATE METRO DISTRICT PHASE 1-A PLANS). TIE ONTO AND EXTEND NEW MAINLINE AND NEW 2-WIRE CABLE, AS SHOWN.

STUB MAINLINE AND 2-WIRE CABLE AT THIS APPROXIMATE LOCATION FOR FUTURE EXPANSION.

STUB MAINLINE AND 2-WIRE CABLE AT THIS APPROXIMATE LOCATION FOR FUTURE EXPANSION.

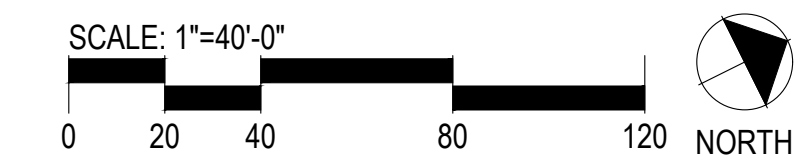
IRRIGATION SCHEDULE	
SYMBOL	DESCRIPTION
	ELECTRIC CONTROLLER
	WEATHER SENSOR DEVICE
	MASTER VALVE
	FLOW SENSOR
	RP BACKFLOW PREVENTER
	PVC MAINLINE
	PVC SLEEVING
	WATER METER

IRRIGATION DESIGN STRATEGY			
HATCH	DESCRIPTION	AREAS 0'-25'	AREAS > 25'
	TURF GRASS	6" POPUP SPRAY	6" ROTOR
	NATIVE GRASS	12" POPUP SPRAY	12" ROTOR
	TREES & SHRUBS	POINT SOURCE DRIP	POINT SOURCE DRIP

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

ESL RIDGEGATE		
TAP #	67	PRESSURE REQUIRED
1		
TAP/METER SIZE	67	PRESSURE AVAILABLE
1.5"	30	GPM MAXIMUM FLOW

1 IRRIGATION PLAN
 Scale: 1"= 40'-0"



REVIEW
 NOT FOR
 CONSTRUCTION

DIRECTORY

IRRIGATION SCHEDULE	IR1.1
IRRIGATION NOTES	IR1.1
IRRIGATION PLANS	IR1.2
IRRIGATION DETAILS	IR1.1

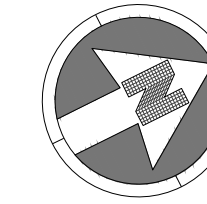


Know what's below.
 Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



HydroSystems
 Irrigation Consulting & Water Management
 13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
 o: 303.980.5327 www.hydrosystemskd.com

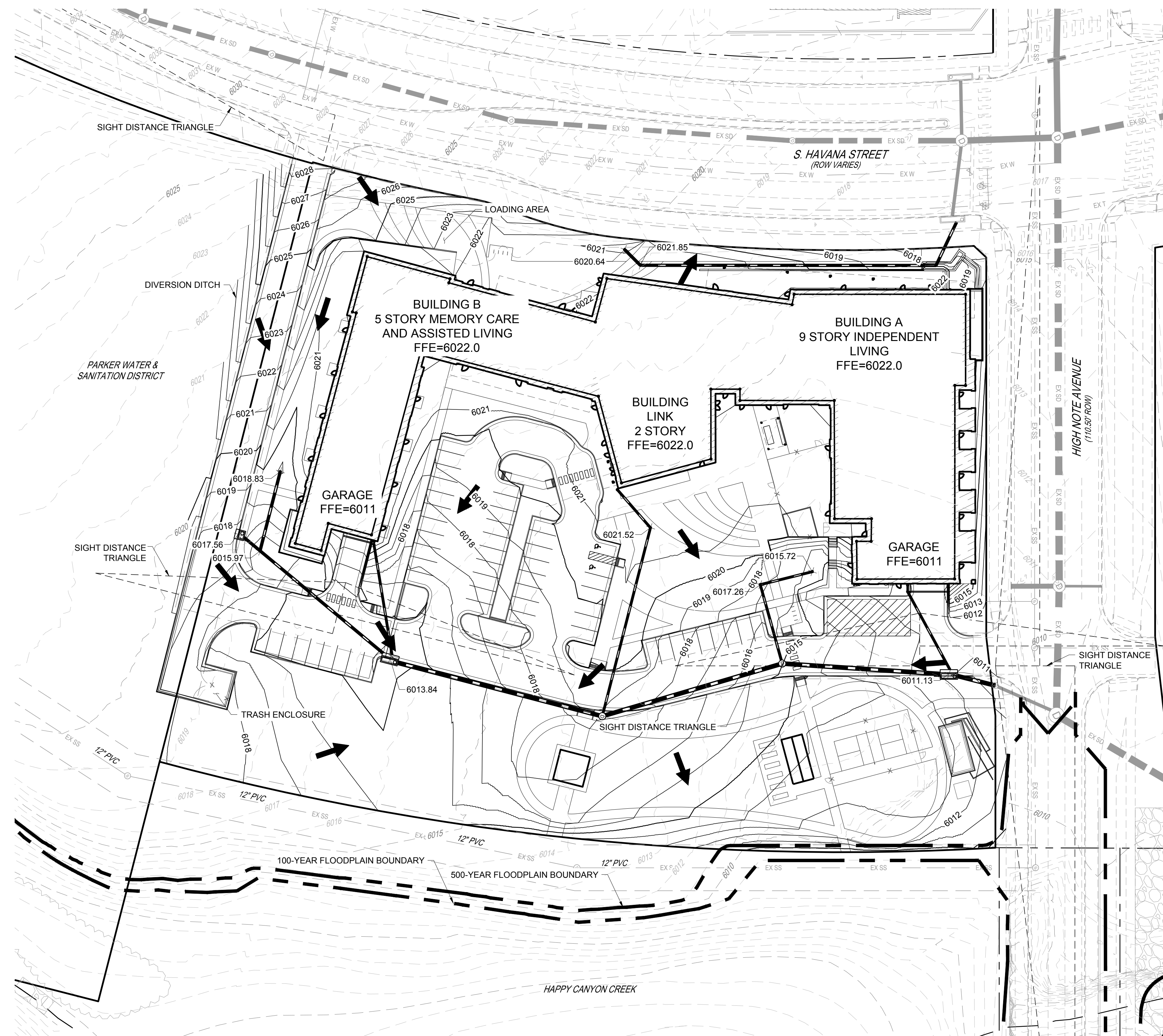
RIDGEGATE EAST FILING NO. 2, 2ND AMENDEMENT, LOT 1
 RIDGEGATE PLANNED DEVELOPMENT 6TH AMENDEMENT, PLANNING AREA 7
 MIXED-USE COMMUTER STATION DISTRICT (MU3)
 4.544 ACRES
 SIP SP22-22R



40 0 40
 SCALE: 1" = 40'

LEGEND:

- 43.50 PROPOSED SPOT ELEVATION
- FL FLOWLINE
- ME MATCH EXISTING
- TW TOP OF WALL
- BW BOTTOM OF WALL
- 5343 EXISTING MINOR CONTOURS
- 5345 EXISTING MAJOR CONTOURS



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 Denver, Colorado 80205
 phone 303.861.5704
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THE RESERVE AT LONE TREE
 LONE TREE, COLORADO

PROJ. NO. 21110
 DRAWN: ACR
 CHECKED: CRF
 APPROVED: TRR
 DATE: 06/24/2022

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THE RESERVE AT LONE TREE
 ISSUED FOR:
 SIP SUBMITTAL

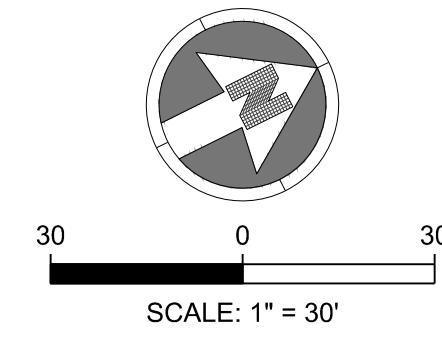
SHEET TITLE:
 GRADING PLAN

SHEET NUMBER
 14 OF 32



S.A. MIRO INC.
 CONSULTING ENGINEERS
 4582 South Ulster Street Pkwy.
 Suite 750 Denver, CO 80237
 ph 303-741-3127
 fax 303-694-3134

RIDGEGATE EAST FILING NO. 2, 2ND AMENDEMENT, LOT 1
 RIDGEGATE PLANNED DEVELOPMENT 6TH AMENDEMENT, PLANNING AREA 7
 MIXED-USE COMMUTER STATION DISTRICT (MU3)
 4.544 ACRES
 SIP SP22-22R

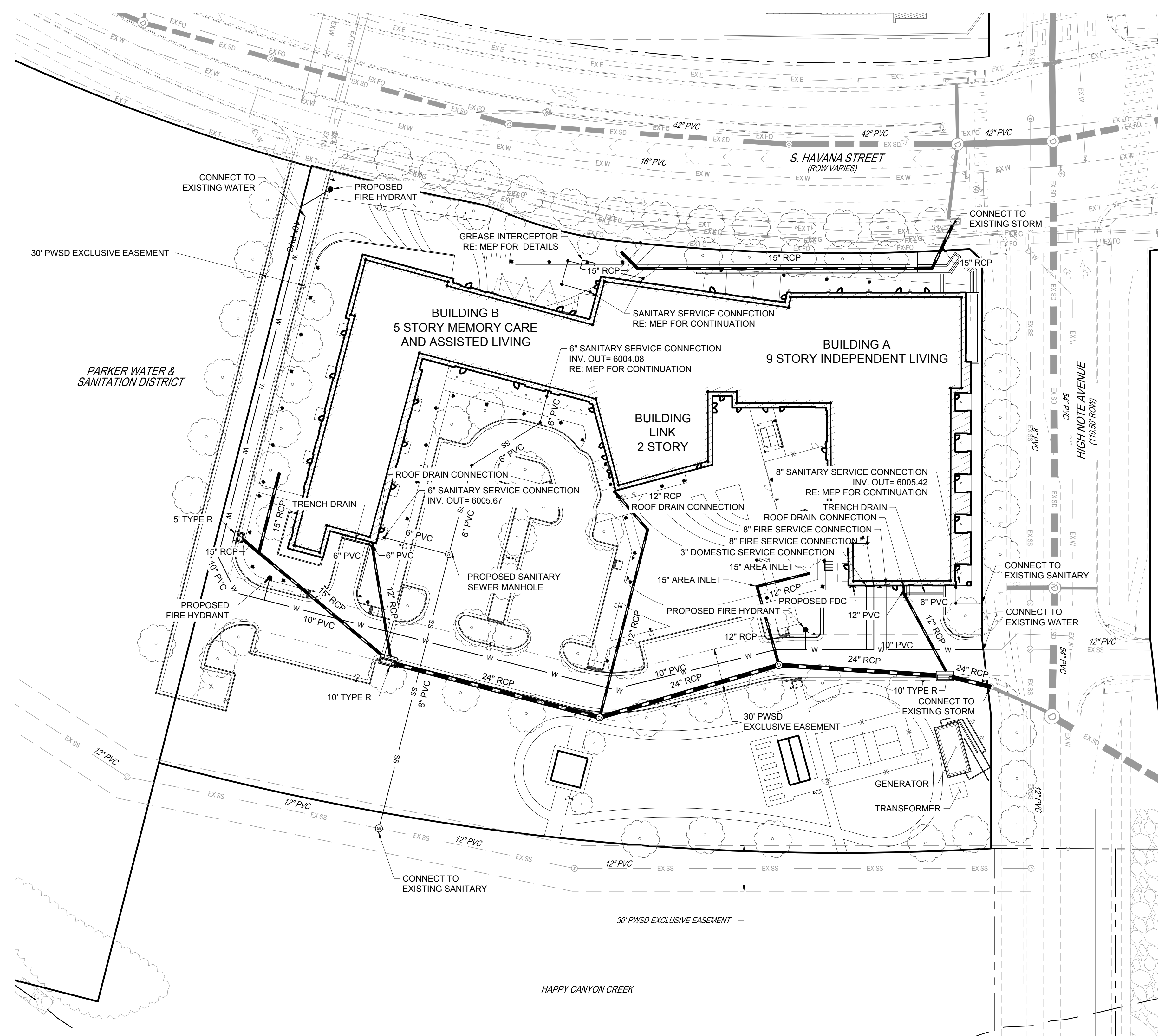


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LEGEND:

- PROPERTY LINE
- PROPOSED CURB AND GUTTER
- PROPOSED TREE
- SS — PROPOSED SANITARY SEWER LINE
- SD — PROPOSED STORM SEWER LINE
- W — PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED INLETS
- PROPOSED MANHOLES
- EXISTING CURB AND GUTTER
- EX COMM — EXISTING COMMUNICATION LINE
- EX E — EXISTING ELECTRICAL LINE
- EX OE — EXISTING OVERHEAD ELECTRICAL LINE
- EX FO — EXISTING FIBER OPTIC LINE
- EX G — EXISTING GAS LINE
- EX T — EXISTING TELEPHONE LINE
- EX SS — EXISTING SANITARY SEWER LINE
- EX SD — EXISTING STORM SEWER LINE
- EX W — EXISTING WATER LINE
- EXISTING INLETS
- TV, COM, E, FO, T, S, D, W — EXISTING MANHOLES



THE RESERVE AT LONE TREE

LONE TREE, COLORADO

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 ISSUED FOR:
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SHEET TITLE:
 UTILITY PLAN

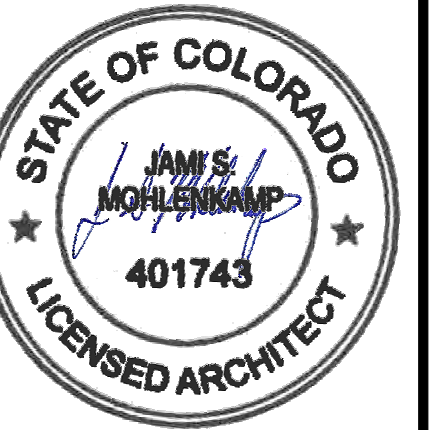
SHEET NUMBER
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 MIXED-USE COMMUTER STATION DISTRICT (MU3)
 4.544 ACRES
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THE RESERVE AT LONE TREE
 LONE TREE, COLORADO

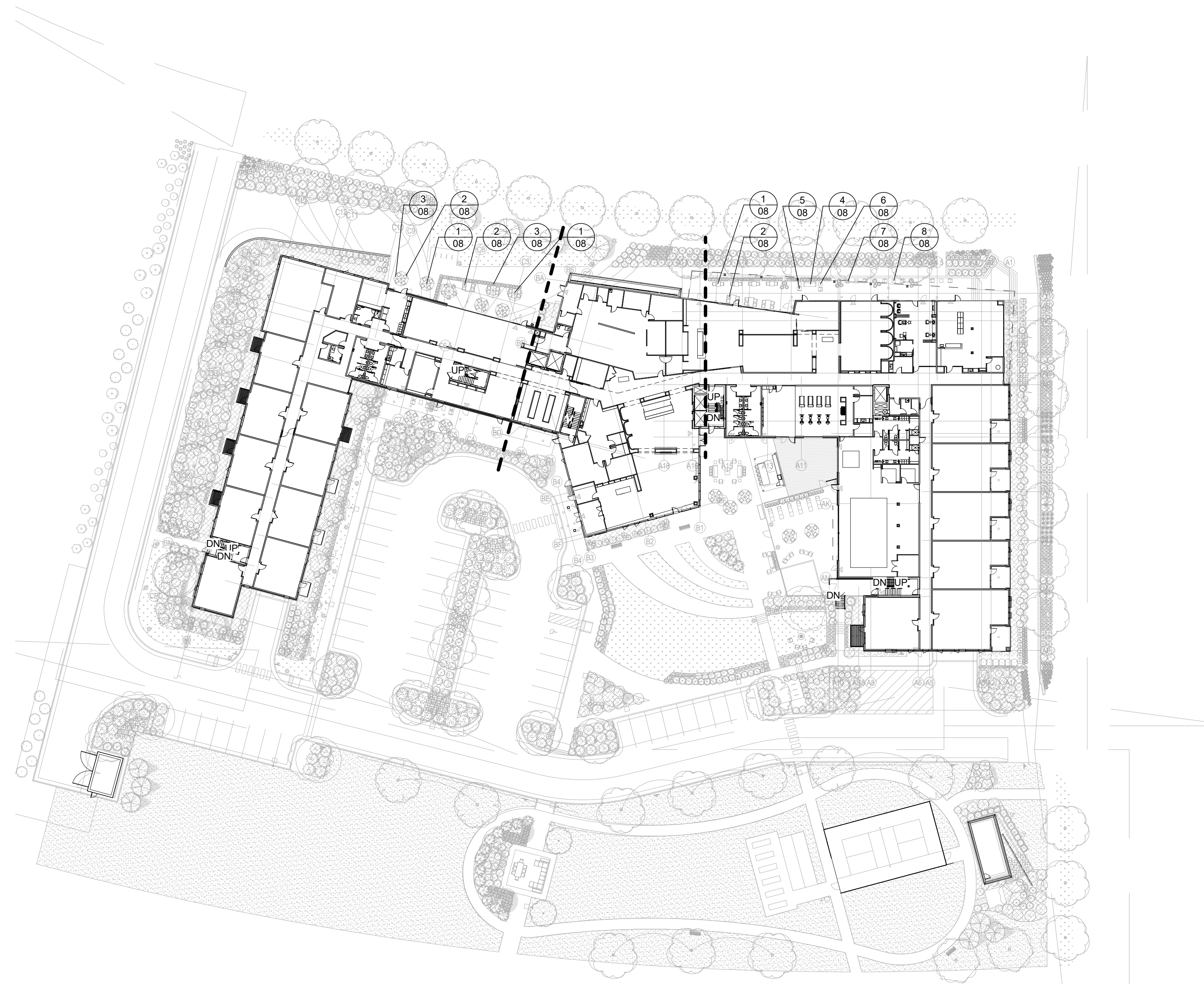
PROJ. NO. 121094.00
 DRAWN: Author
 CHECKED: Checker
 APPROVED: Approver
 DATE: 06/24/2022

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THE RESERVE AT LONE TREE
 ISSUED FOR:
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SHEET TITLE:
 SITE FURNISHINGS

SHEET NUMBER
 16 OF 32

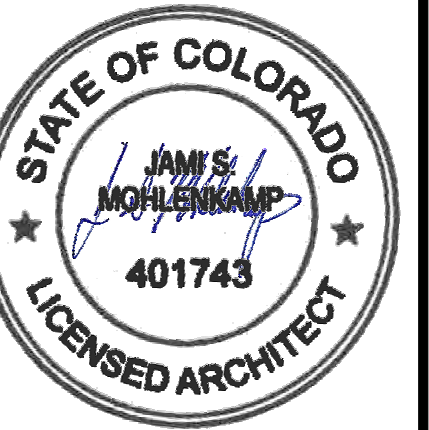


1 SIP LEVEL 1 FURNITURE PLAN
 1" = 40'-0"

RIDGEGATE EAST FILING NO. 2, 2ND AMENDMENT, LOT 1
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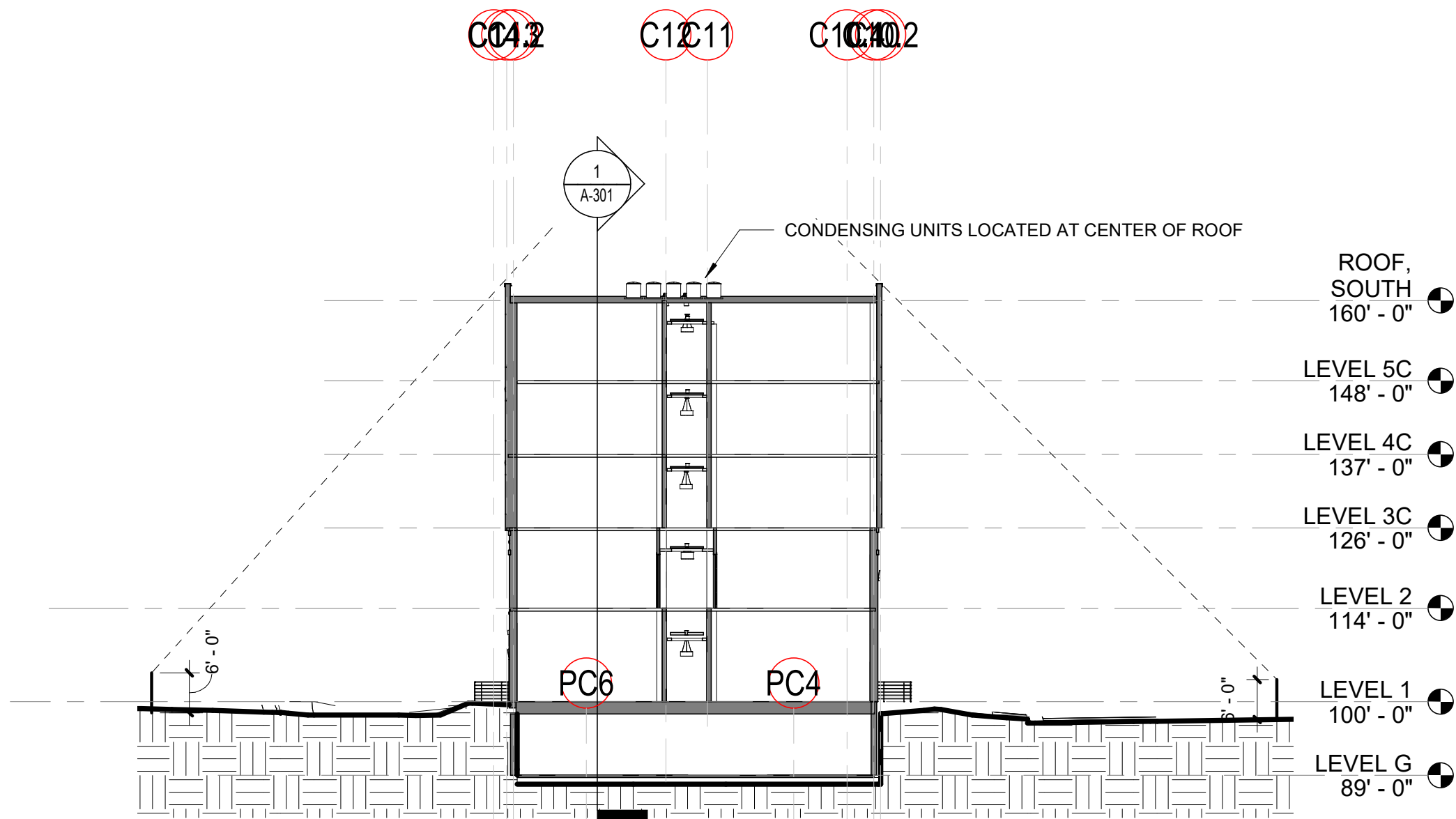
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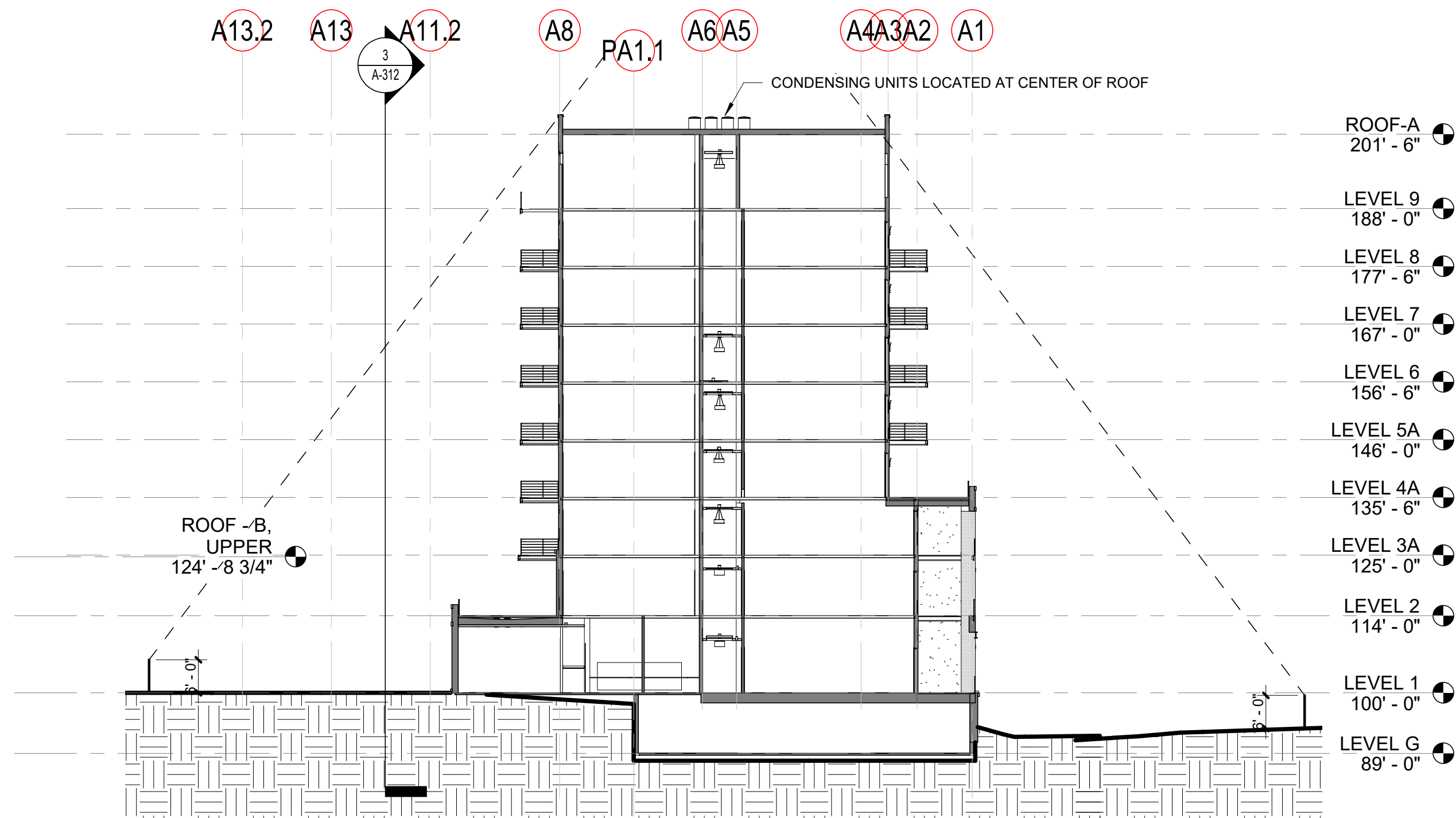
THE RESERVE AT LONE TREE
 ISSUED FOR:
 SIP SUBMITTAL

SHEET TITLE:
 ROOF PLAN

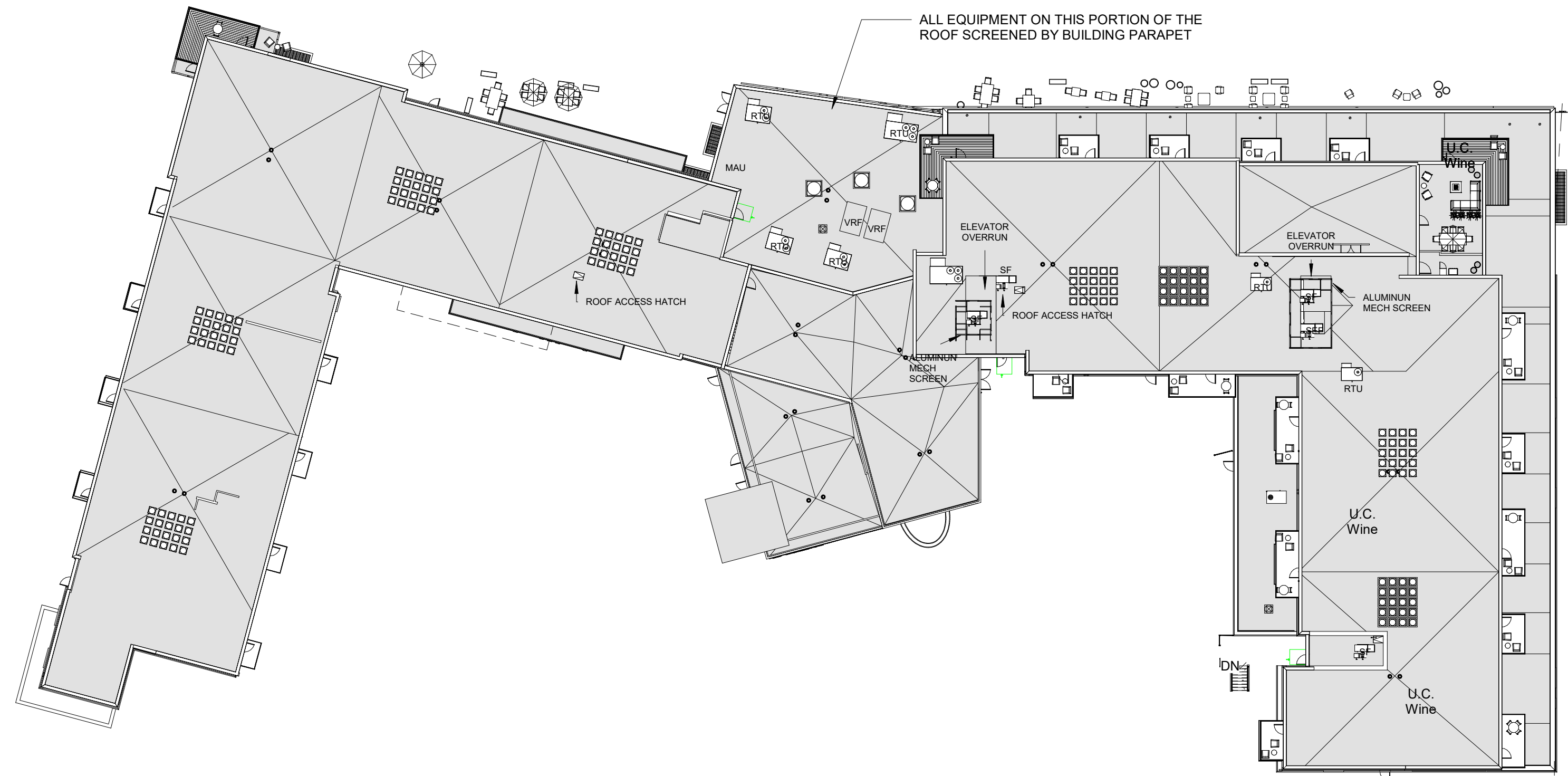
SHEET NUMBER
 17 OF 32



3 SIP MECHANICAL SECTION AL/MC
 1" = 20'-0"



2 SIP MECHANICAL SECTION IL
 1" = 20'-0"



1 SIP ROOF PLAN
 1" = 30'-0"

RIDGEGATE EAST FILING NO. 2, 2ND AMENDEMENT, LOT 1
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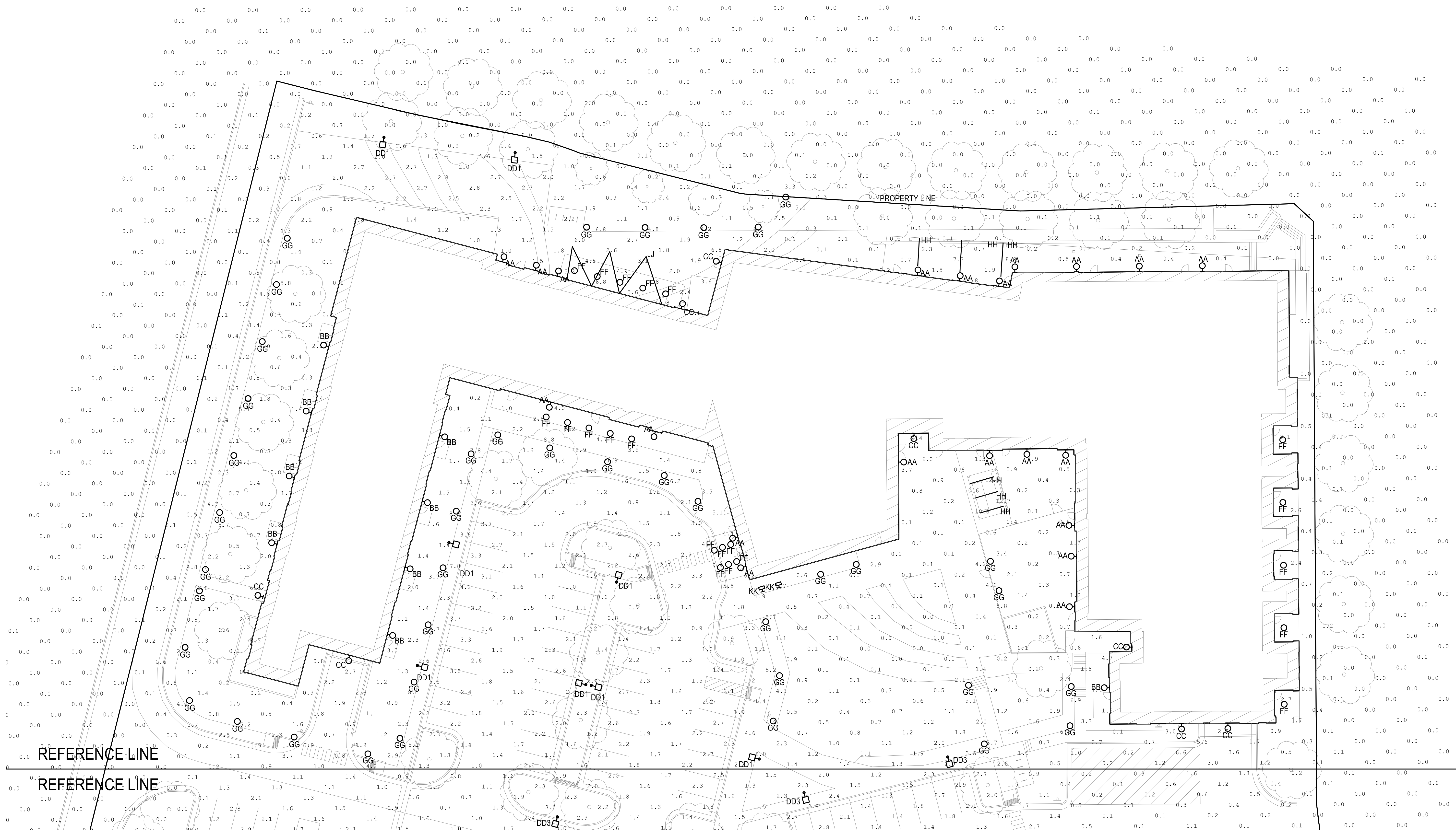
PROJ. NO. 121094.00
 DRAWN: DL
 CHECKED: JCAA
 APPROVED: JCAA
 DATE: 06/24/2022

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THE RESERVE AT LONE TREE
 ISSUED FOR:
 SIP SUBMITTAL

SHEET TITLE:
 PHOTOMETRIC PLAN

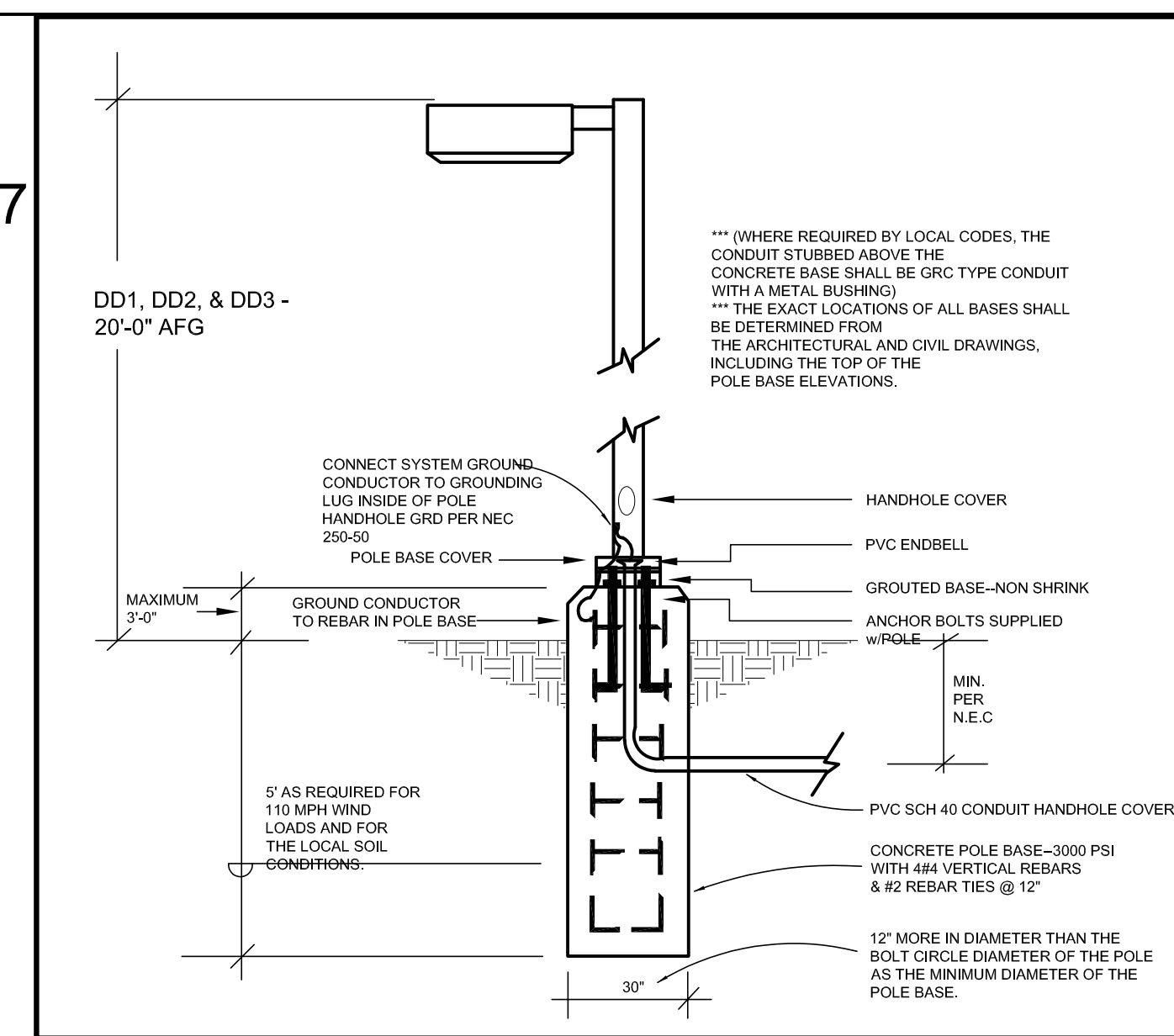
SHEET NUMBER
 18 OF 32



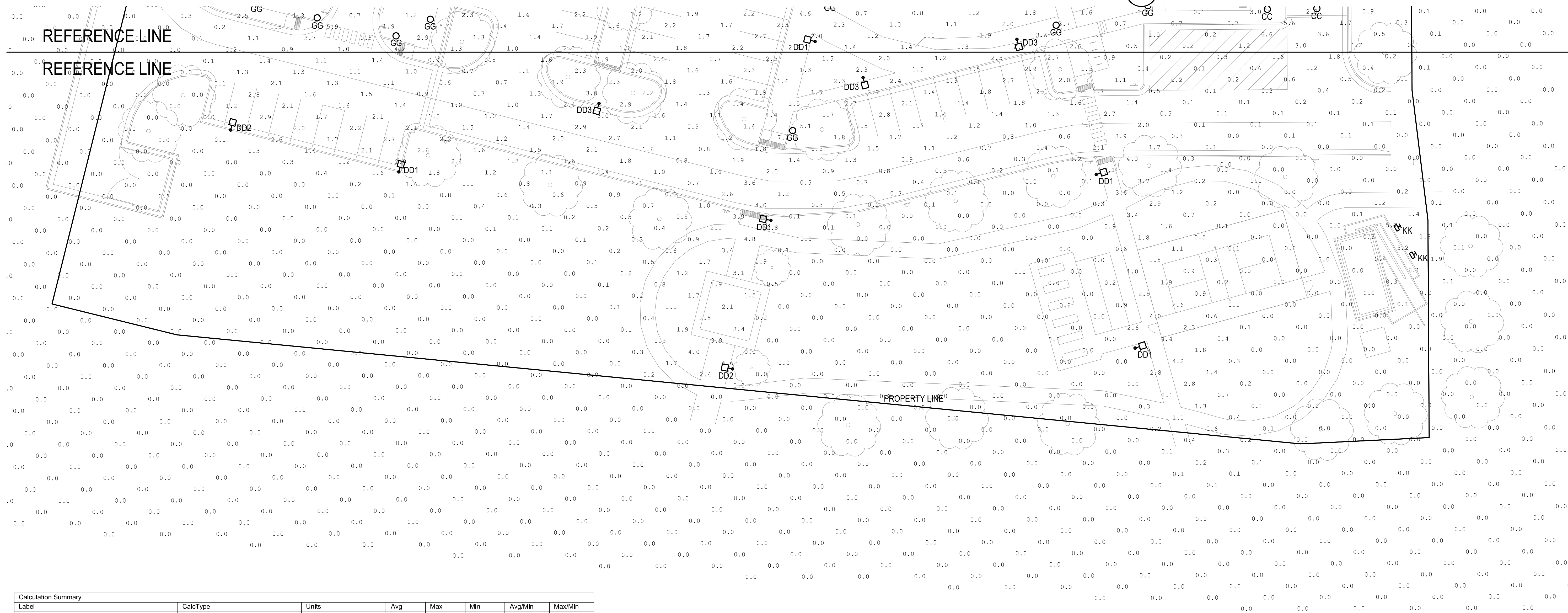
1 PHOTOMETRIC SITE PLAN
 SCALE: 1" = 20'-0"

JCAA
 4100 Wadsworth Blvd.
 Wheat Ridge, CO 80033
 p 303.985.3260 #21,243

RIDGEGATE EAST FILING NO. 2, 2ND AMENDMENT, LOT 1
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 4.544 ACRES
 SIP SP22-22R



2 TYPE 'DD1', 'DD2' & 'DD3' POLE BASE DETAIL
 SCALE: N.T.S.



1 PHOTOMETRIC SITE PLAN
 SCALE: 1" = 20'-0"

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall Site	Illuminance	Fc	0.63	12.7	0.0	N.A.	N.A.
Parking Area 1	Illuminance	Fc	2.34	3.9	1.4	1.67	2.79
Parking Area 2	Illuminance	Fc	2.08	4.2	0.6	3.47	7.00
Parking Area 3	Illuminance	Fc	1.91	2.7	1.2	1.59	2.25
Parking Area 4	Illuminance	Fc	2.02	2.9	1.3	1.55	2.23



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THE RESERVE AT LONE TREE
 ISSUED FOR:
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SHEET TITLE:
 PHOTOMETRIC PLAN

SHEET NUMBER
 19 OF 32



RIDGEGATE EAST FILING NO. 2, 2ND AMENDEMENT, LOT 1
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TYPE 'AA'

ANTON LARGE WALL

PRODUCT FEATURES

- Modern crisp lines and a slim profile
- Light source points back toward a natural brass blade that reflects the light out
- Indirect illumination
- IP65 Wet Rated
- Fully dimmable integrated LED lamp
- Protected by a 5-year warranty. Please visit the "About Us" page on techlighting.com for more warranty details



LAMPING

ORDERING INFORMATION

7000WANTN CBI	COLOR TEMP	LENGTH (A)	FINISH	VOLTAGE
9 90 CRI	27 2700K	24 24"	B BLACK	UNV UNIVERSAL 120V-277V

7000WANTN

JOB NAME

NOTES



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BLADE - model: WS-W117
 LED Exterior Sconce



Fixture Type:
 Catalog Number:
 Project:
 Location:

PRODUCT DESCRIPTION
 A new slant on modern lighting. This low profile angular sconce deploys robust indirect illumination of walls and surfaces in two sizes for various IP65 rated exterior and interior applications. The subtle graduated design offers a unique look and high style appeal. ADA compliant.

- FEATURES**
- CEC Title 24 Compliant
 - ETL & ETL Wet Location listed, IP65 rated
 - ADA compliant, low profile design
 - Aluminum Construction
 - No transformer or driver required
 - Unique back lit design (glare free)
 - 277V option available (special order)
 - Full range dimming when used with compatible dimmers*
 - 50,000 hour rated life
 - Color Temp: 3000K
 - CRI 90

SPECIFICATIONS
Construction: Aluminum
Light Source: High output LED.
Finish: Brushed Aluminum (AL), Black (BK)
Standards: ETL & ETL wet location listed IP 65. ADA compliant. CEC Title 24.

ORDER NUMBER

	Height	Wattage	Voltage	LED Lumens	Delivered Lumens	Finish
WS-W11716	15"	15.5W	120V	1112	860	AL Brushed Aluminum
WS-W11722	22"	19W	120V	1408	1130	BK Black

Example: WS-W11722-BK
 For 277V special order add an "F" before the finish: WS-W11716F-AL

modernforms.com Phone (800) 326-2558 Fax (800) 326-2555
 Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050
 Central Distribution Center 1630 Distribution Ct Lithia Springs, GA 30122
 Western Distribution Center 1750 Archibald Avenue Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. FEB 2017

TYPE 'BB'



TYPE 'CC'

Ultralights

Fortis 18399

project name:
 project location:
 specifier name:
 specifier location:
 quantity:
 fixture type:

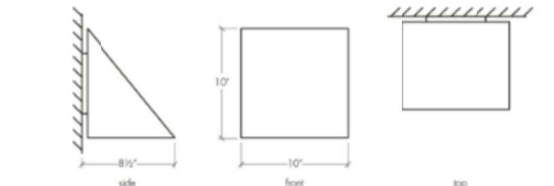
modifications:

Base Specs

10" h x 10" w x 8.5" d

Notes

Marine grade primer available — \$5 Inquire.



Ultralights The Heart of Illumination | 520.623.9829 | ultralightslighting.com



LUMINAIRE SCHEDULE

DESIGNATION	FIXTURE QUANTITY	DESCRIPTION	LAMPS		VOLTAGE	TOTAL VA	MANUFACTURER DESIGN BASIS		MOUNTING	
			QTY.	TYPE			NAME	CATALOG SERIES	TYPE	DEPTH
AA	17	EXTERIOR WALL SCNCE	-	LED	120V-277V	20	TECH LIGHTING	7000WANTN-9-27-24-B-UNV	SURFACE	6'
BB	10	EXTERIOR WALL SCNCE FOR UNIT BALCONIES	-	LED	120V	15.5	MODERN FORMS A WAC LIGHTING COMPANY	WS-W11716	SURFACE	6'
CC	11	WALL PACK	-	LED	120V	16.8	ULTRALIGHTS	FORTIS 18399 BK-02-OA	SURFACE	VARIES
DD1	13	BACKLIGHT CONTROL SITE POLE LIGHTING	-	LED	120V-277V	54	LITHONIA LIGHTING	DSX1 LED P1 30K BLC MVOLT	POLE	20'
DD2	1	LEFT CORNER CUT OFF SITE POLE LIGHTING	-	LED	120V-277V	54	LITHONIA LIGHTING	DSX1 LED P1 30K LCCO MVOLT	POLE	20'
DD3	3	SITE POLE LIGHTING	-	LED	120V-277V	54	LITHONIA LIGHTING	DSX1 LED P1 30K T5S MVOLT	POLE	20'
FF	26	CANOPY/BALCONY LED DOWNLIGHTING	-	LED	120V	10.5	LITHONIA LIGHTING	WF4 LED 27K30K35K 90CRI 3000K	RECESSED	-
GG	44	BOLLARDS	-	LED	120V-277V	27	GARDCO BY SIGNIFY	BRM830-36-108L-58-WV-G2-120V	FLOOR	-
HH	17	LED TRACK LIGHTING	-	LED	120V	6.5W/HEAD	TEGAN LIGHTING	EX5-K-RDTC-DL-XX-BLK	SURFACE TRACK	-
JJ	108'	LED FESTOON LIGHTING	-	LED	120V	5W/HEAD	TEGAN LIGHTING	EX5-K-C-GEGRP-BLK	STRING	-
KK	4	LED FLOOD LIGHT	-	LED	120V	21	LITHONIA LIGHTING	DSXF1 LED-P1-30K-HMF-MVOLT -IS-PE-DBLXD	FLOOR	-



TYPE 'CC'

Ultralights

Fortis 18399

- standard finish: BA - Bronze Age, BK - Black, BP - Black Pearl, CB - Cast Bronze, CH - Chestnut, DI - Dark Iron, EB - Empire Bronze, MB - Medieval Bronze, NB - New Brass, SB - Smokey Brass, SP - Satin Pewter, SS - Smoked Silver
- premium finish: RCU - Raw Copper Unfinished
- lamping: 02 - 16.8w Integrated LED, 2362 Initial Lumens, 3000K, 90 CRI, 120V, Standard Phase Dimming, UL/cUL Wet
 04 - 16.8w Integrated LED, 2362 Initial Lumens, 3000K, 90 CRI, 120V-277V, 0-10V Dimming, UL/cUL Dry/Damp

standard diffuser: OA - Opal Acrylic



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JCAA
 4100 Wadsworth Blvd.
 Wheat Ridge, CO 80033
 p 303.985.3260

THE RESERVE AT LONE TREE
 LONE TREE, COLORADO

PROJ. NO. 121094.00
 DRAWN: DL
 CHECKED: JCAA
 APPROVED: JCAA
 DATE: 06/24/2022

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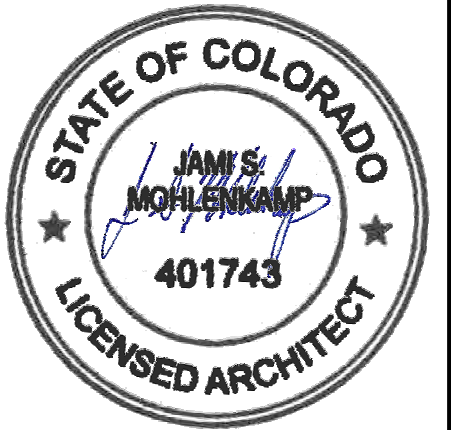
SHEET TITLE:
 SITE LIGHTING
 SPECIFICATIONS

SHEET NUMBER
 20 OF 32

RIDGEGATE EAST FILING NO. 2, 2ND AMENDEMENT, LOT 1
 RIDGEGATE PLANNED DEVELOPMENT 6TH AMENDEMENT, PLANNING AREA 7
 MIXED-USE COMMUTER STATION DISTRICT (MU3)
 4.544 ACRES
 SIP SP22-22R



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THE RESERVE AT LONE TREE
 LONE TREE, COLORADO

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 APPROVED: JsM
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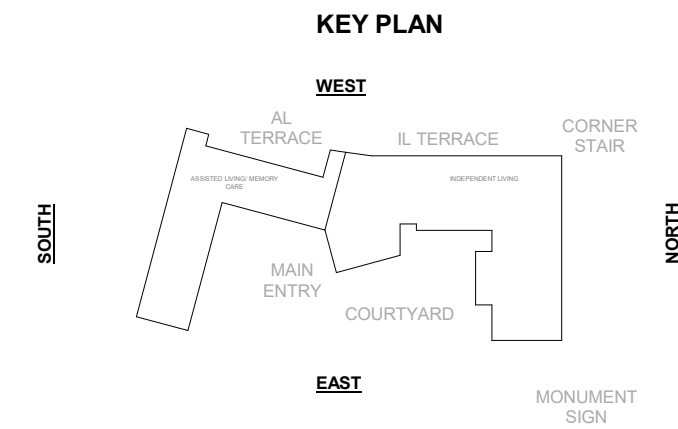
SHEET TITLE:
 BUILDING ELEVATIONS

SHEET NUMBER

23 OF 32

DRC - MATERIAL TAKEOFF - OVERALL		
Type	Filled Region Area	Percentage
PRIMARY		
Takeoff - Aluminum Panel	2,049 SF	2%
Takeoff - Brick	25,374 SF	20%
Takeoff - Glazing	37,265 SF	29%
Takeoff - Porcelain Tile, Travertino Vena	12,002 SF	9%
	76,690 SF	60%
SECONDARY		
Takeoff - Stucco	48,953 SF	38%
Takeoff - Woodtone Siding	2,446 SF	2%
	51,399 SF	40%

DRC - MATERIAL TAKEOFF - STREET SIDE		
Type	Filled Region Area	Percentage
EXTERIOR PRIMARY		
Takeoff - Aluminum Panel	1,250 SF	2%
Takeoff - Brick	10,963 SF	18%
Takeoff - Glazing	20,240 SF	32%
Takeoff - Porcelain Tile, Travertino Vena	10,047 SF	16%
	42,500 SF	68%
SECONDARY		
Takeoff - Stucco	19,341 SF	31%
Takeoff - Woodtone Siding	734 SF	1%
	20,075 SF	32%
	62,575 SF	100%



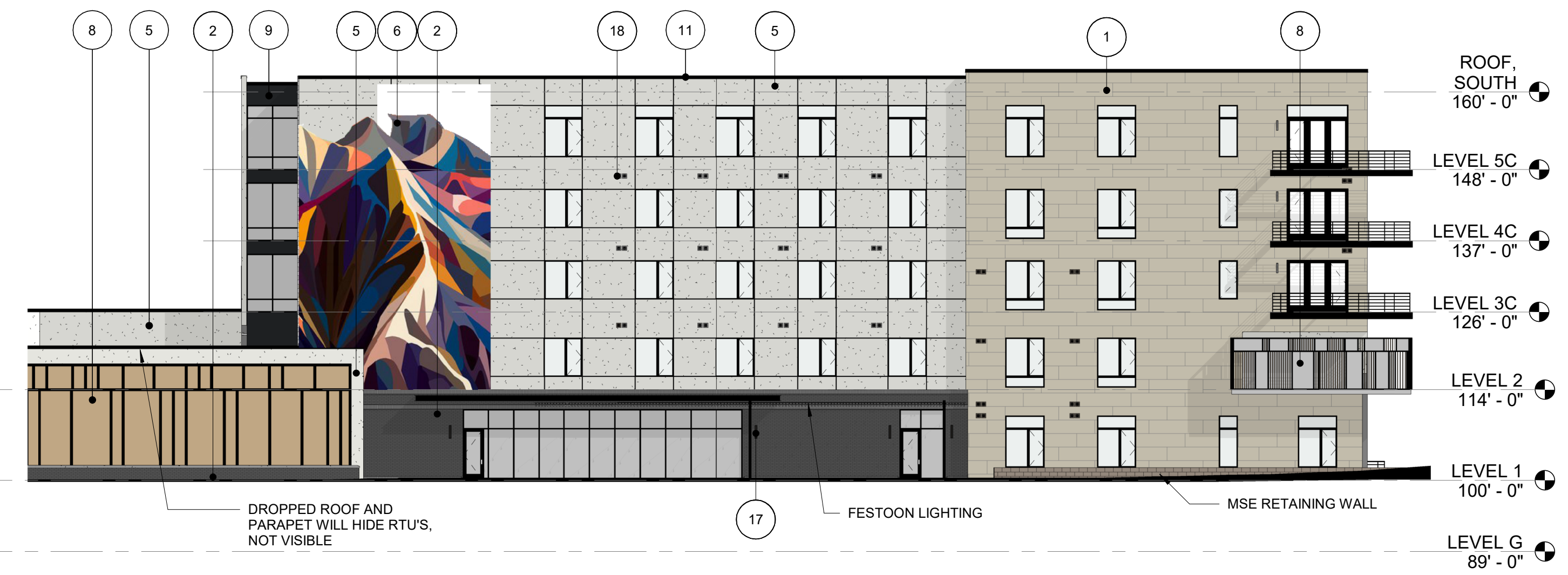
EXTERIOR ELEVATION MATERIALS LEGEND					
1		PORCELAIN TILE - TRAVERTINO VENA	3		STUCCO - DARK GRAY
2		BRICK - GREY BLEND	4		FAUX WOOD LAP SIDING
5		STUCCO - LIGHT GRAY	6		ART MURAL - APPROVAL PROCESS TO BE W/ CITY IMAGE TBD
7		FAUX WOOD SOFFIT	8		ALUMINUM SCREEN W/ FAUX WOOD BATTENS
9		ALUMINUM PANEL, BLACK	10		ALUMINUM PERGOLA, BLACK
11		ALUMINUM COPING, BLACK	12		ALUMINUM GUARDRAIL, BLACK
13		ARCHITECTURAL STEEL, CLEAR COAT	14		OPERABLE FOLDING GLASS DOOR
15		FAUX WOOD DECKING	16		ALUMINUM CANOPY, BLACK
17		EXTERIOR BUILDING LIGHTING	18		MEP LOUVERS
19		CITYSCAPE GRAY METAL CORRUGATED HORIZONTAL SOLID	20		CURTAIN WALL WITH SPANDRAL GLAZING

* ALL VINYL WINDOWS & ALUMINUM STOREFRONT TO BE BLACK

RETAINING WALL MATERIALS	
	KEYSTONE COMPAC REGENCY MSE CONCRETE BLOCK, COLOR NATURAL
	BOARD FORMED CONCRETE STAINED SERRIA 6107



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

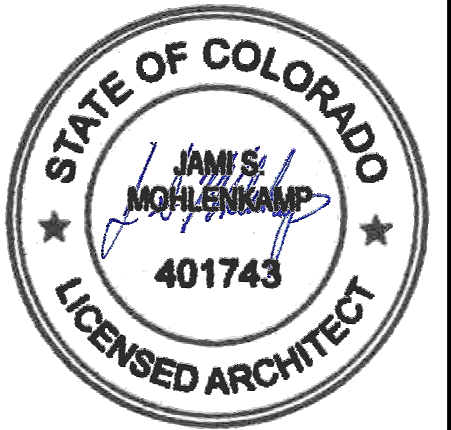


1 SIP WEST ELEVATION AL/MC
 1/16" = 1'-0"

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THE RESERVE AT LONE TREE
 LONE TREE, COLORADO

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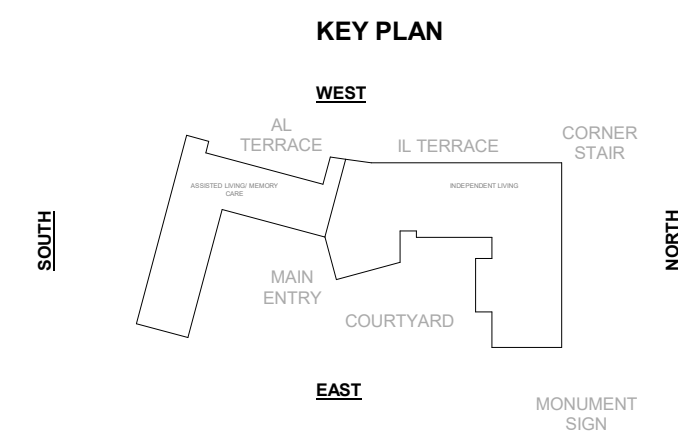
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SHEET NUMBER

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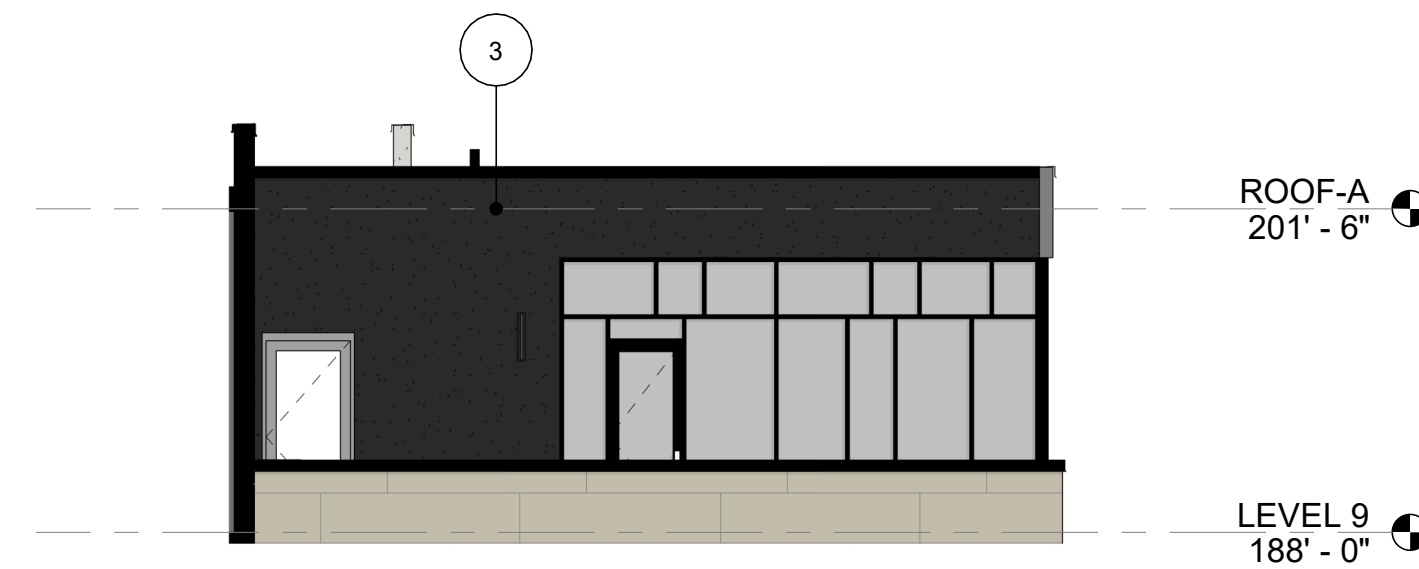
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EXTERIOR		
PRIMARY		
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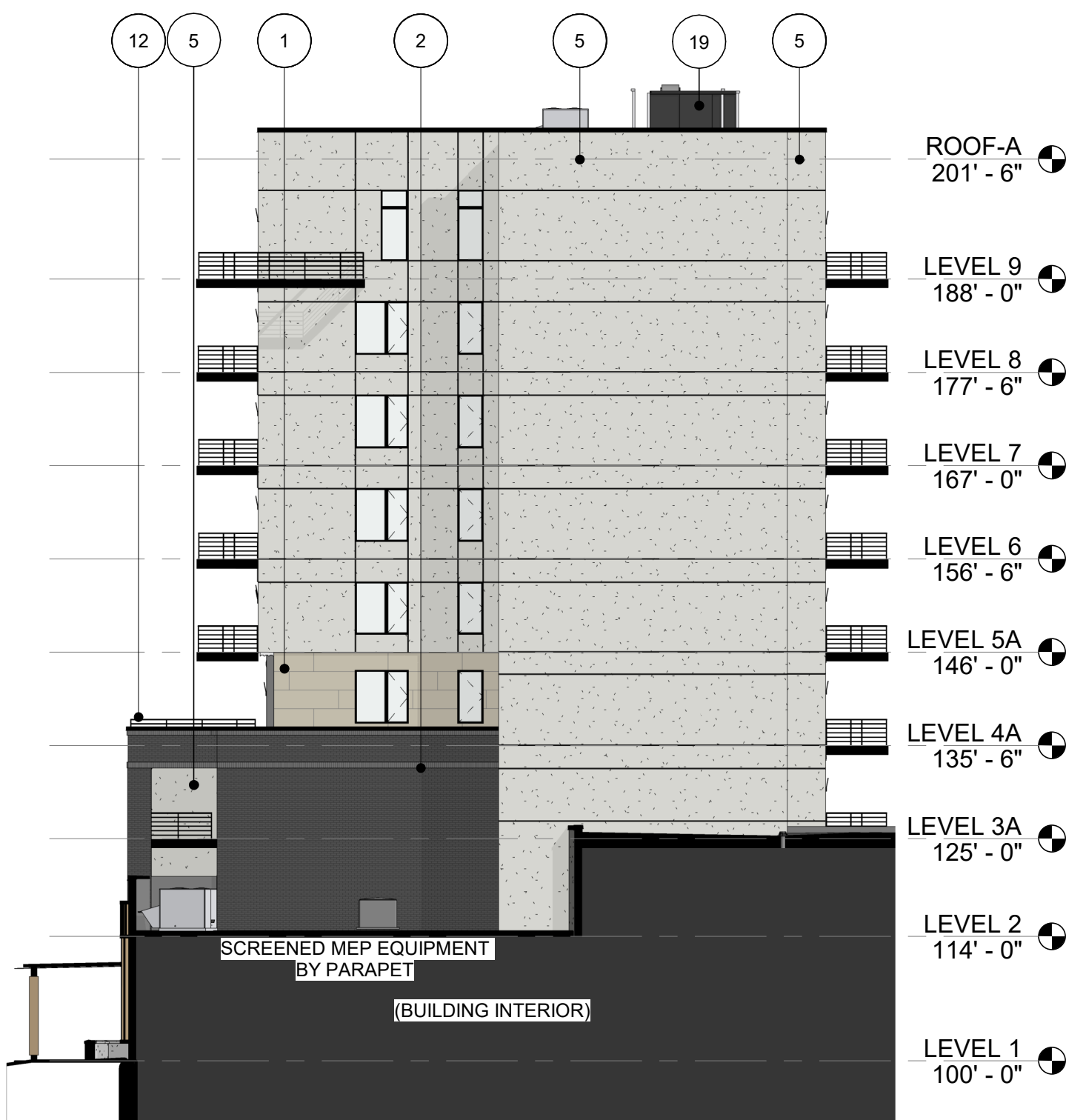
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2		BRICK - GREY BLEND	4		FAUX WOOD LAP SIDING
5		STUCCO - LIGHT GRAY	6		ART MUJRAL - APPROVAL PROCESS TO BE W/ CITY IMAGE TBD
7		FAUX WOOD SOFFIT	8		ALUMINUM SCREEN W/ FAUX WOOD BATTENS
9		ALUMINUM PANEL, BLACK	10		ALUMINUM PERGOLA, BLACK
11		ALUMINUM COPING, BLACK	12		ALUMINUM GUARDRAIL, BLACK
13		ARCHITECTURAL STEEL, CLEAR COAT	14		OPERABLE FOLDING GLASS DOOR
15		FAUX WOOD DECKING	16		ALUMINUM CANOPY, BLACK
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* ALL VINYL WINDOWS & ALUMINUM STOREFRONT TO BE BLACK

RETAINING WALL MATERIALS	
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	BOARD FORMED CONCRETE STAINED SERRIA 6107



4 SIP NORTH SKYLounge
 1/8" = 1'-0"



3 SIP IL SOUTH ELEVATION
 1/16" = 1'-0"



2 SIP COURTYARD ELEVATION
 1/16" = 1'-0"

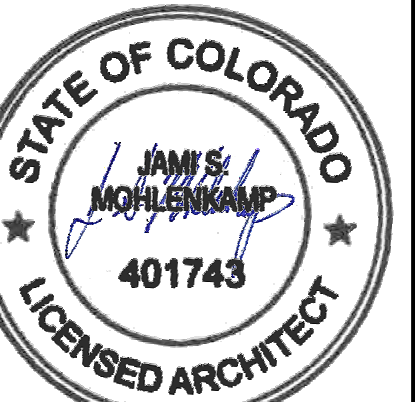


1 SIP NORTH ELEVATION
 1/16" = 1'-0"

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THE RESERVE AT LONE TREE
 LONE TREE, COLORADO

PROJ. NO. 121094.00
 DRAWN: OZ
 CHECKED: AG
 APPROVED: JsM
 DATE: 06/24/2022

© OZ ARCHITECTURE

THE RESERVE AT LONE TREE
 ISSUED FOR:
 SIP SUBMITTAL

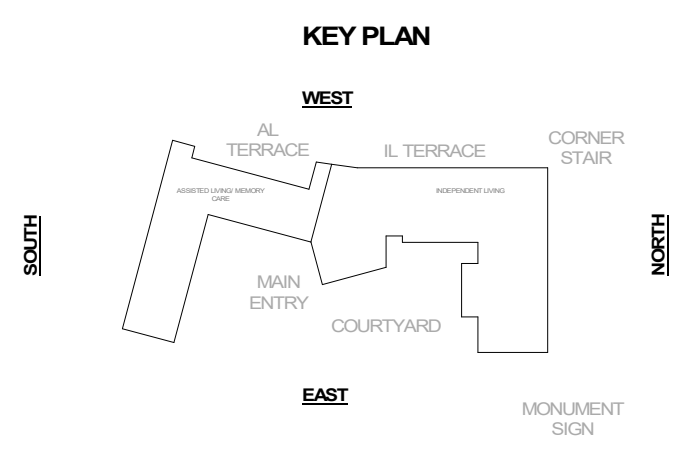
SHEET TITLE:
 BUILDING ELEVATIONS
 SHEET NUMBER
 25 OF 32

DRC - MATERIAL TAKEOFF - OVERALL

Type	Filled Region Area	Percentage
PRIMARY		
Takeoff - Aluminum Panel	2,049 SF	2%
Takeoff - Brick	25,374 SF	20%
Takeoff - Glazing	37,265 SF	29%
Takeoff - Porcelain Tile, Travertino Vena	12,002 SF	9%
	76,690 SF	60%
SECONDARY		
Takeoff - Stucco	48,953 SF	38%
Takeoff - Woodtone Siding	2,446 SF	2%
	51,399 SF	40%

DRC - MATERIAL TAKEOFF - STREET SIDE

Type	Filled Region Area	Percentage
EXTERIOR PRIMARY		
Takeoff - Aluminum Panel	1,250 SF	2%
Takeoff - Brick	10,963 SF	18%
Takeoff - Glazing	20,240 SF	32%
Takeoff - Porcelain Tile, Travertino Vena	10,047 SF	16%
	42,500 SF	68%
SECONDARY		
Takeoff - Stucco	19,341 SF	31%
Takeoff - Woodtone Siding	734 SF	1%
	20,075 SF	32%
	62,575 SF	100%



EXTERIOR ELEVATION MATERIALS LEGEND

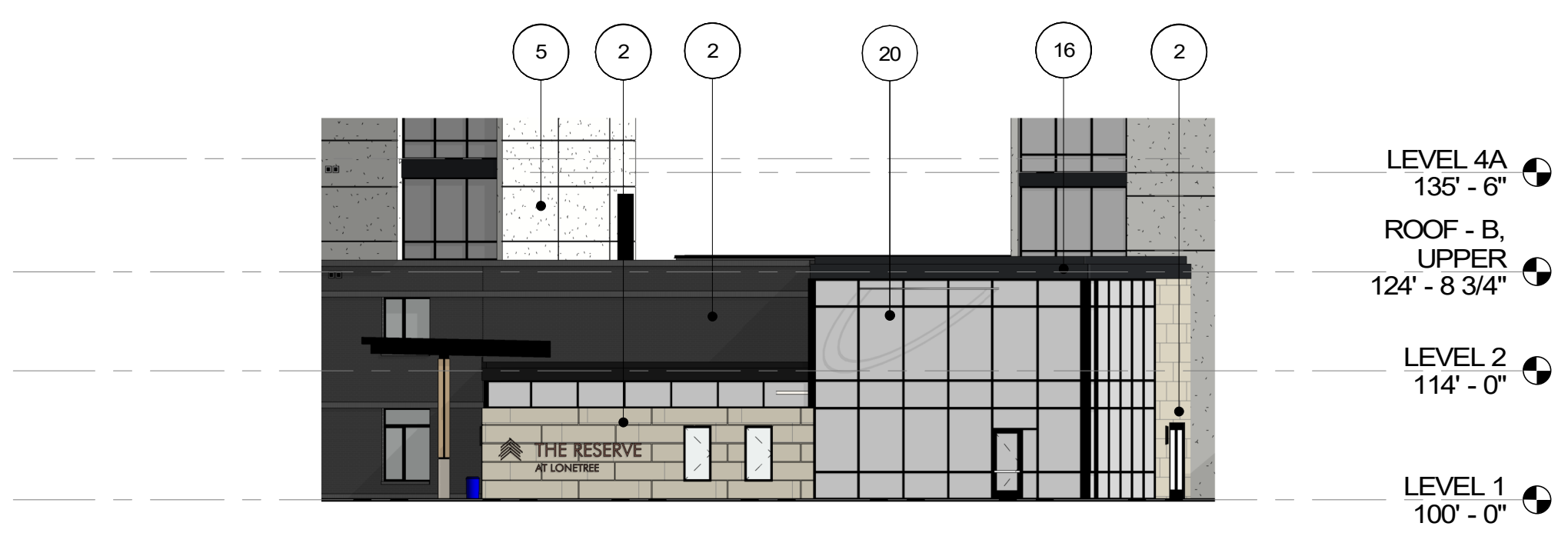
1 PORCELAIN TILE - TRAVERTINO VENA	3 STUCCO - DARK GRAY	5 STUCCO - LIGHT GRAY	9 ALUMINUM PANEL, BLACK	13 ARCHITECTURAL STEEL, CLEAR COAT	17 EXTERIOR BUILDING LIGHTING
2 BRICK - GREY BLEND	4 FAUX WOOD LAF SIDING	6 ART MUJRAL - APPROVAL PROCESS TO BE W/ CITY IMAGE TBD	10 ALUMINUM PERGOLA, BLACK	14 OPERABLE FOLDING GLASS DOOR	18 MEP LOUVERS
* ALL VINYL WINDOWS & ALUMINUM STOREFRONT TO BE BLACK					
7 FAUX WOOD SOFFIT	8 ALUMINUM SCREEN W/ FAUX WOOD BATTENS	11 ALUMINUM COPING, BLACK	12 ALUMINUM GUARDRAIL, BLACK	15 FAUX WOOD DECKING	19 CITYSCAPE GRAY METAL CORRUGATED HORIZONTAL SOLID
				16 ALUMINUM CANOPY, BLACK	20 CURTAIN WALL WITH SPANDRAL GLAZING

RETAINING WALL MATERIALS

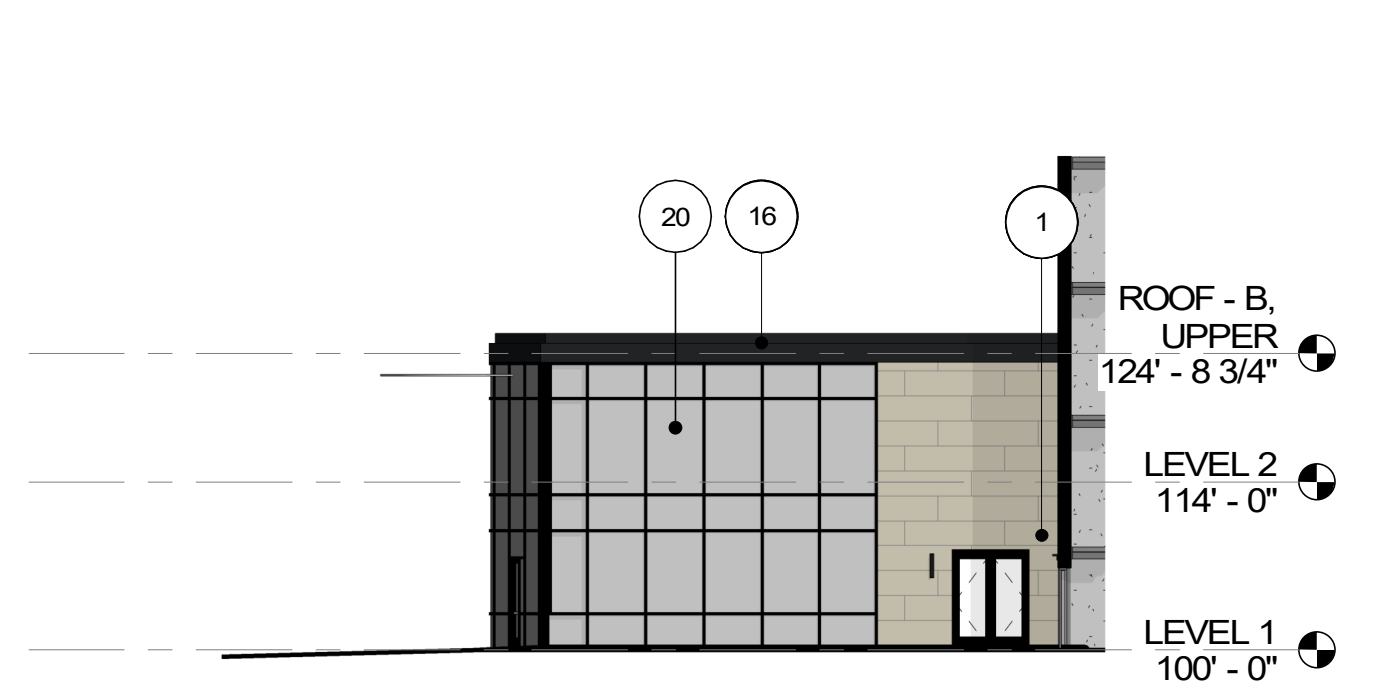
	KEYSTONE COMPAC REGENCY MSE CONCRETE BLOCK, COLOR NATURAL
	BOARD FORMED CONCRETE STAINED SERRIA 6107



5 SIP ENTRANCE ELEVATION
 1/16" = 1'-0"



4 SIP ENTRANCE ELEVATION EAST
 1/16" = 1'-0"



3 SIP ENTRANCE ELEVATION NORTH
 1/16" = 1'-0"



2 SIP EAST ELEVATION AL/MC
 1/16" = 1'-0"



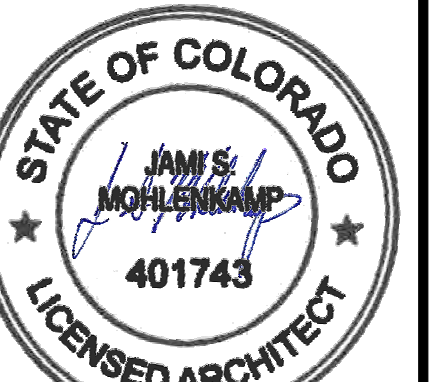
1 SIP EAST ELEVATION IL
 1/16" = 1'-0"

BIM_360/121094.00_ESL_RidgGate Older Adult Mixed Use/121094.00_ESL_RidgGate_A21.rvt
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RIDGEGATE EAST FILING NO. 2, 2ND AMENDMENT, LOT 1
 RIDGEGATE PLANNED DEVELOPMENT 6TH AMENDMENT, PLANNING AREA 7
 MIXED-USE COMMUTER STATION DISTRICT (MU3)
 4.544 ACRES
 SIP SP22-22R



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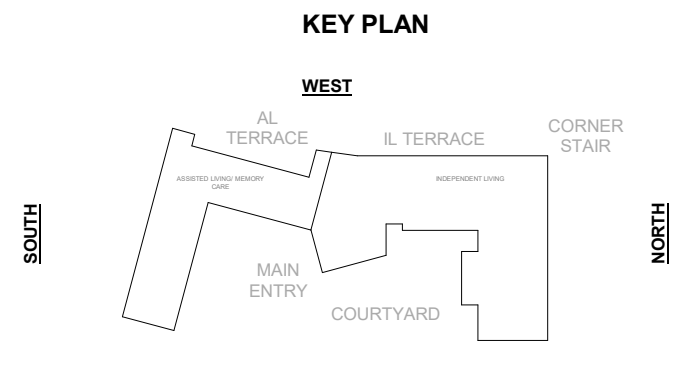
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 LONE TREE, COLORADO

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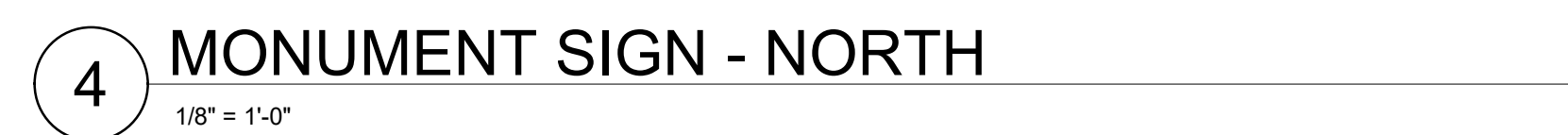
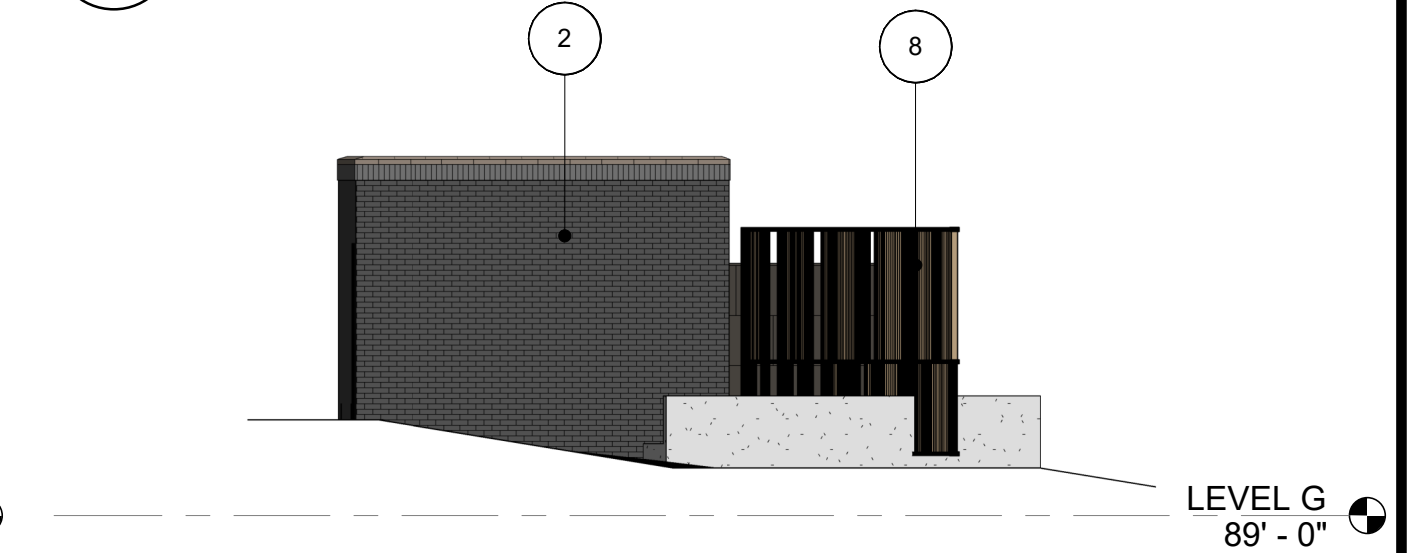
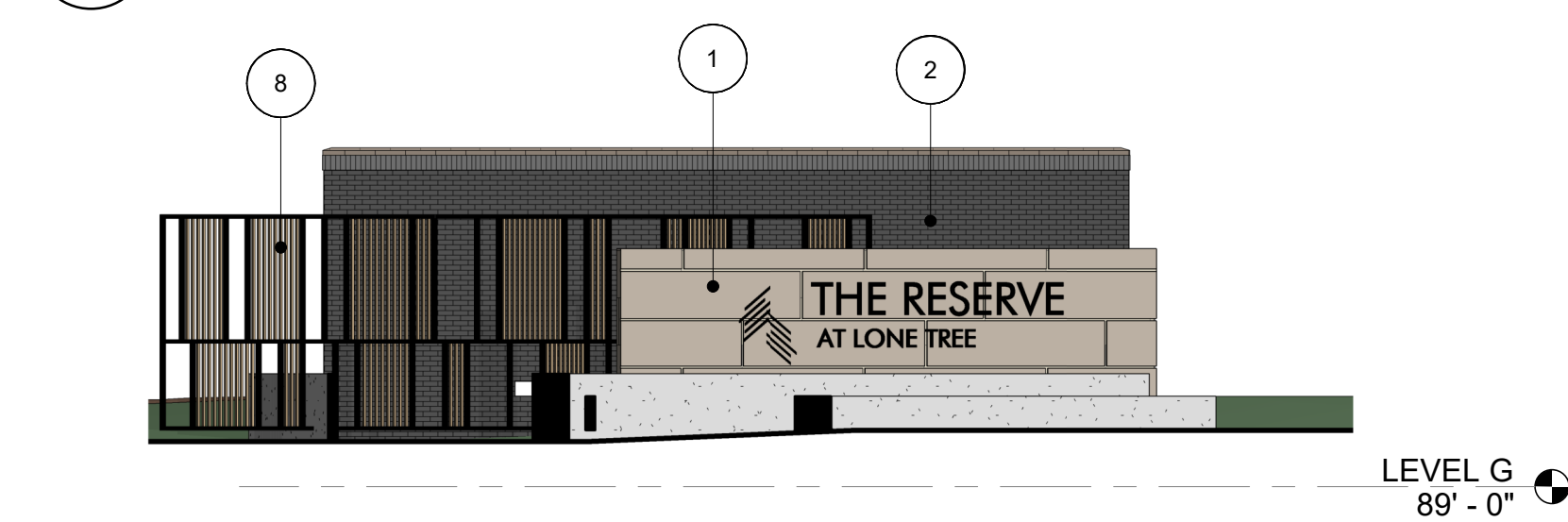
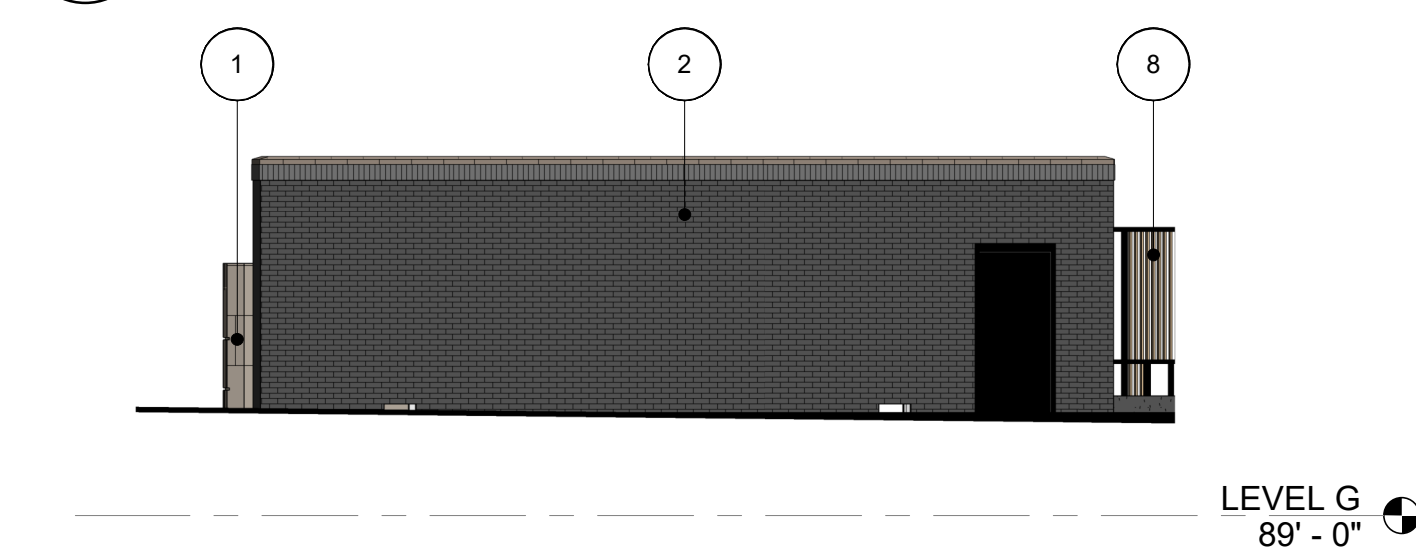
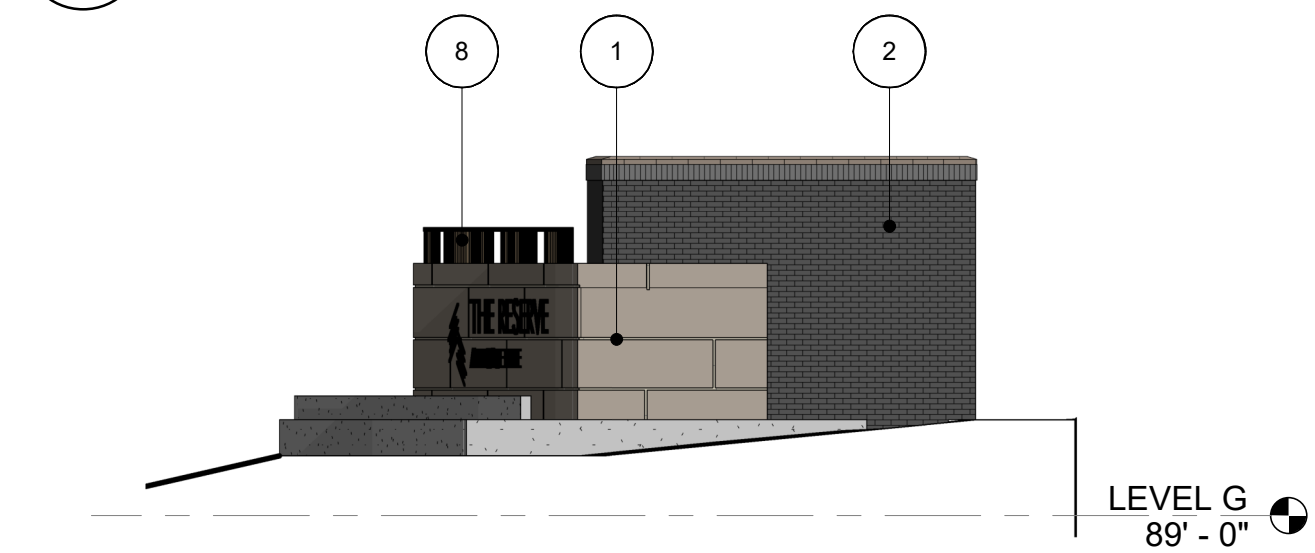
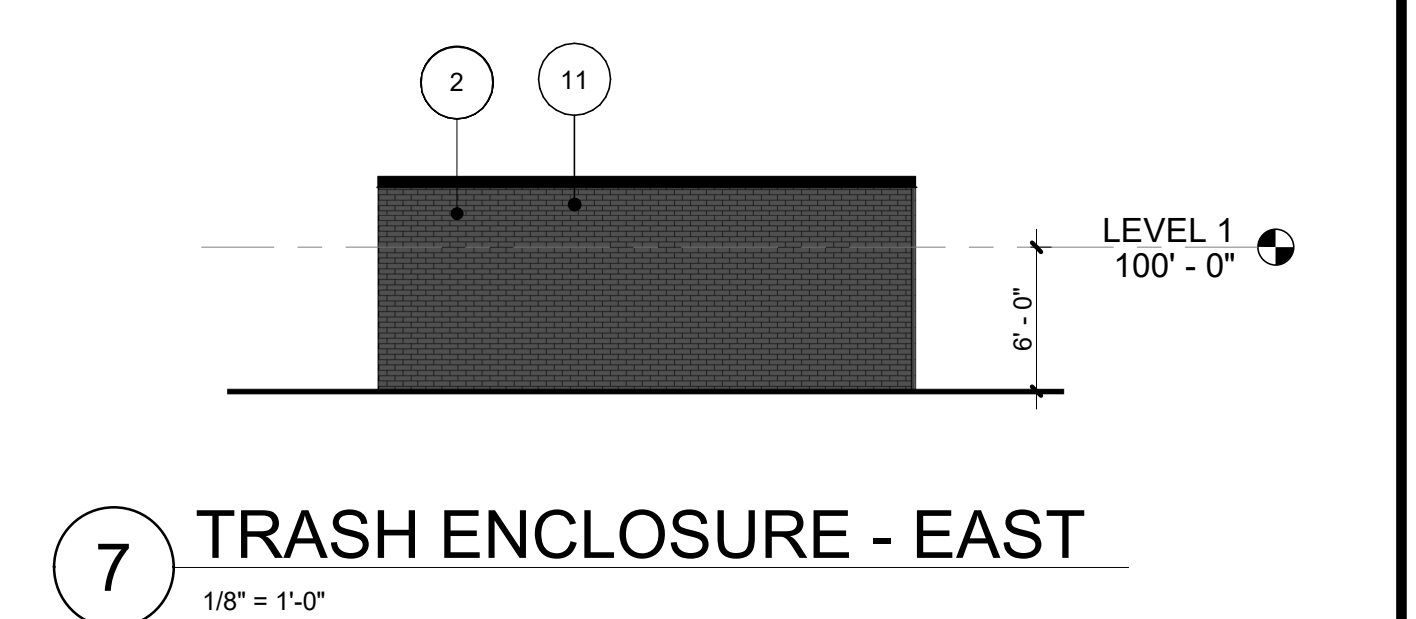
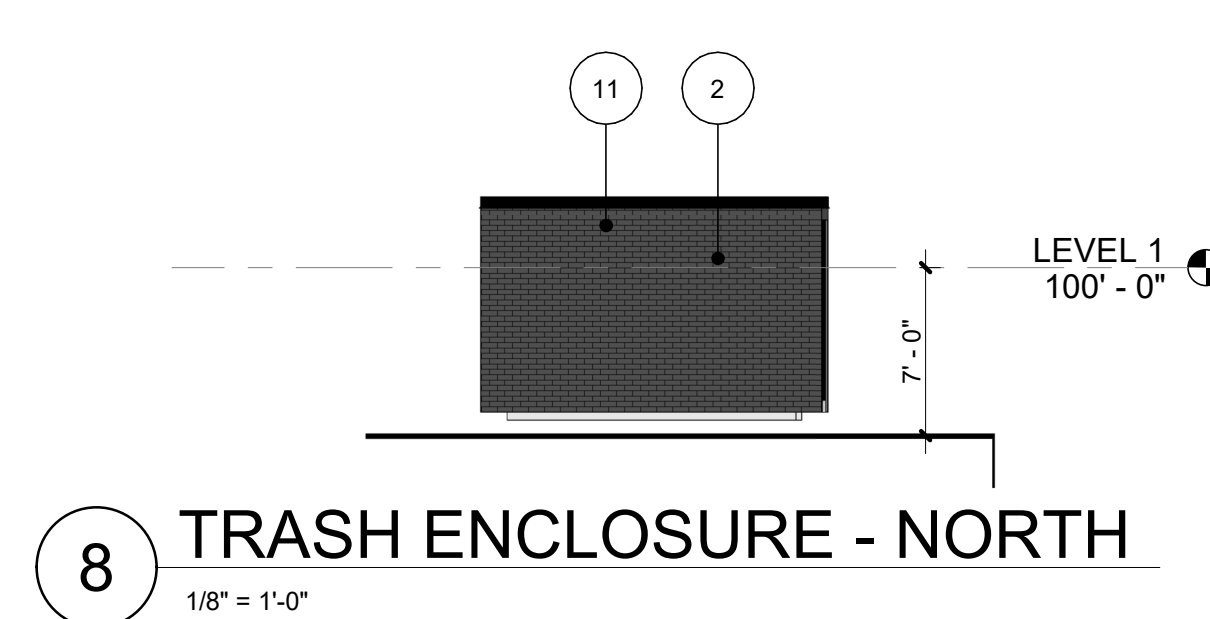
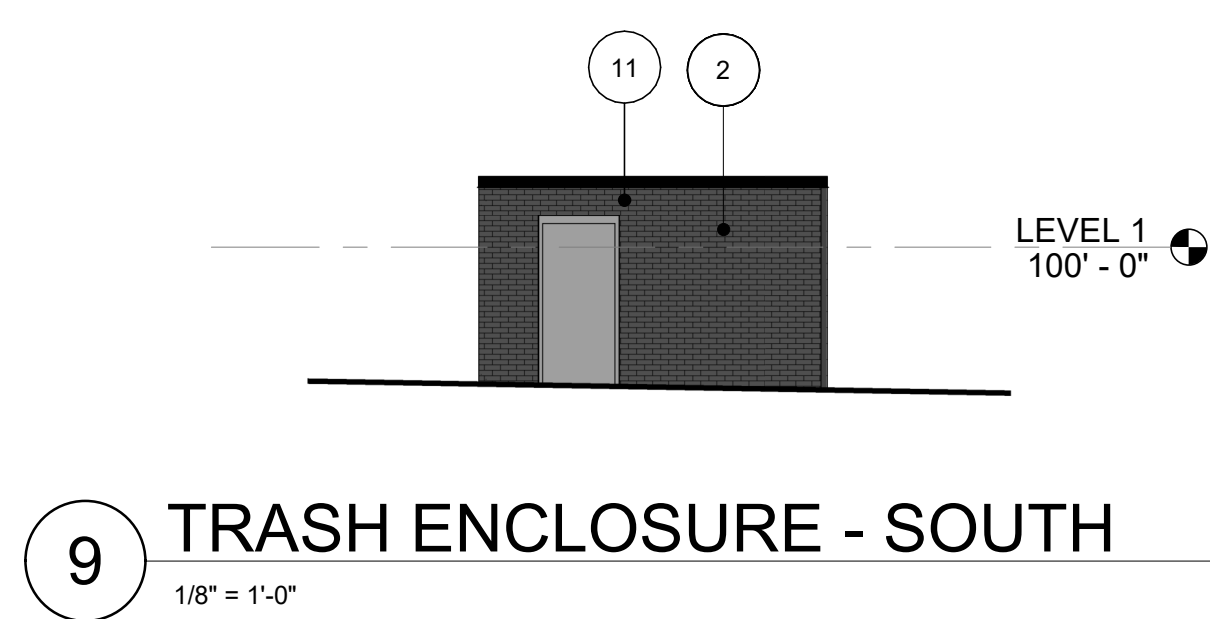
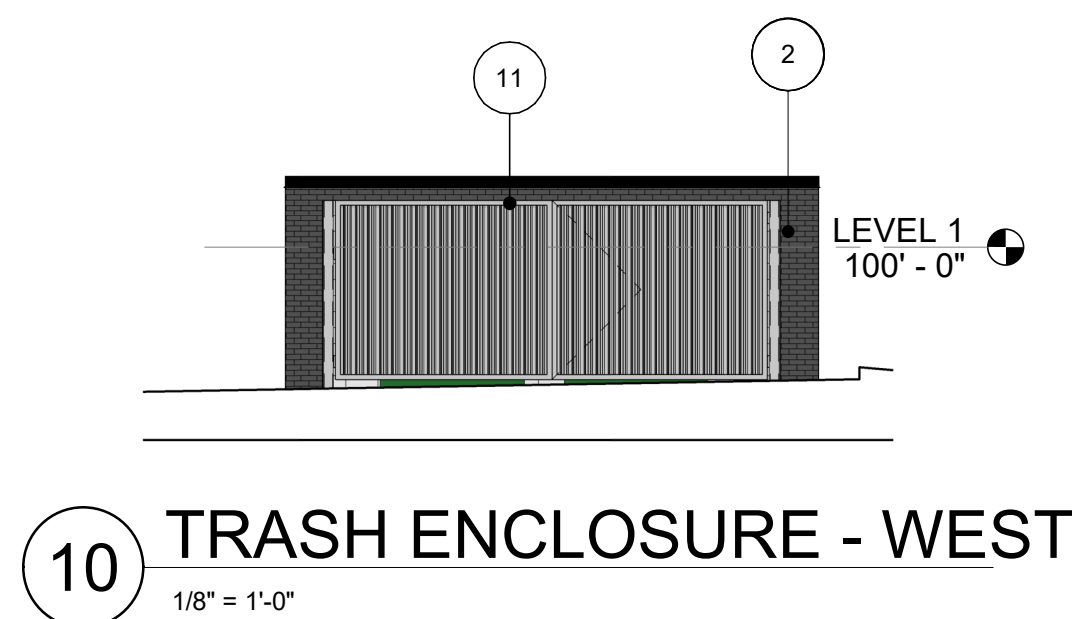


EXTERIOR ELEVATION MATERIALS LEGEND

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RETAINING WALL MATERIALS

	KEYSTONE COMPAC REGENCY MSE CONCRETE BLOCK, COLOR NATURAL
	BOARD FORMED CONCRETE STAINED SERRIA 6107



2 SIP AL/MC SOUTH ELEVATION
 1/16" = 1'-0"



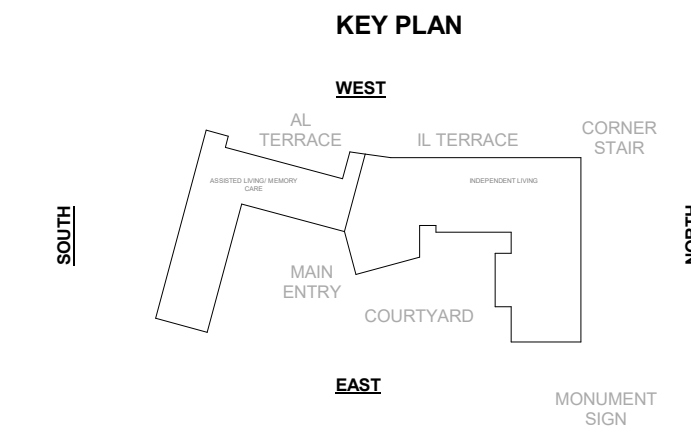
1 SIP AL/MC NORTH ELEVATION
 1/16" = 1'-0"

PROJ. NO. 121094.00
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 CHECKED: AG
 APPROVED: JsM
 DATE: 06/24/2022
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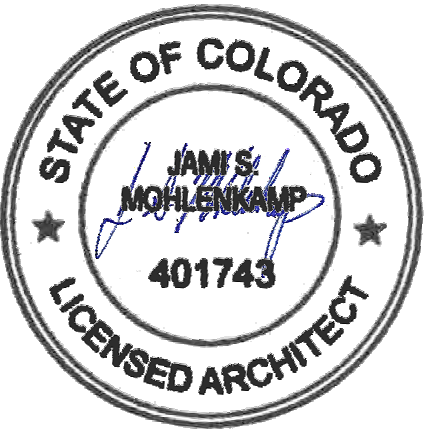
THE RESERVE AT LONE TREE
 ISSUED FOR:
 SIP SUBMITTAL

SHEET TITLE:
 BUILDING ELEVATIONS
 SHEET NUMBER
 26 OF 32

RIDGEGATE EAST FILING NO. 2, 2ND AMENDEMENT, LOT 1
 RIDGEGATE PLANNED DEVELOPMENT 6TH AMENDEMENT, PLANNING AREA 7
 MIXED-USE COMMUTER STATION DISTRICT (MU3)
 4.544 ACRES
 SIP SP22-22R



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THE RESERVE AT LONE TREE
 ISSUED FOR:
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SHEET TITLE:
 3D VIEWS

SHEET NUMBER
 27 OF 32



04 NORTHWEST PERSPECTIVE



02 SOUTHWEST PERSPECTIVE

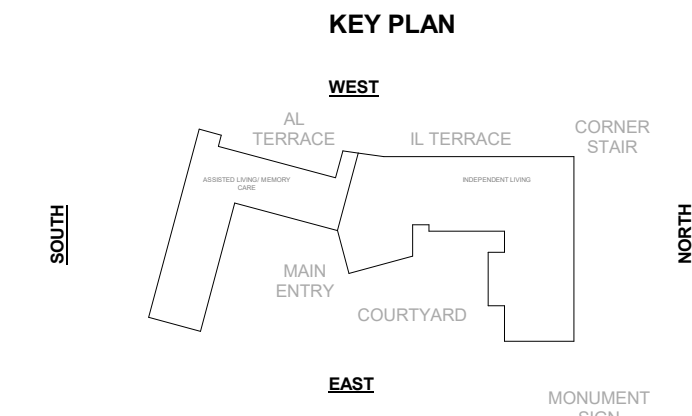


03 SOUTHEAST PERSPECTIVE

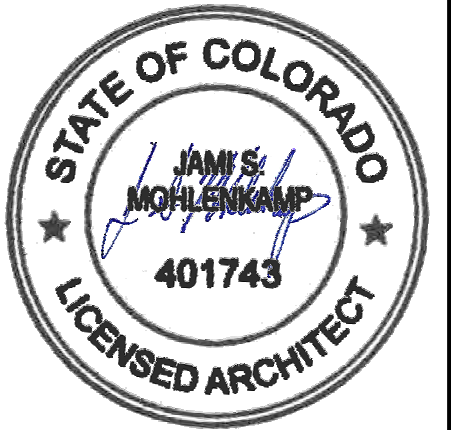


01 NORTHEAST PERSPECTIVE

RIDGEGATE EAST FILING NO. 2, 2ND AMENDEMENT, LOT 1
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THE RESERVE AT LONE TREE
 ISSUED FOR:
 SIP SUBMITTAL

SHEET TITLE:
 3D VIEWS

SHEET NUMBER
 28 OF 32



04 IL TERRACE PERSPECTIVE



02 AL TERRACE PERSPECTIVE

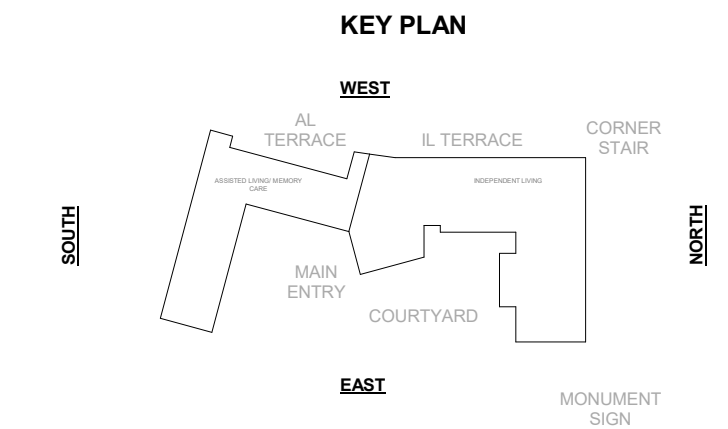


03 MONUMENT SIGN PERSPECTIVE

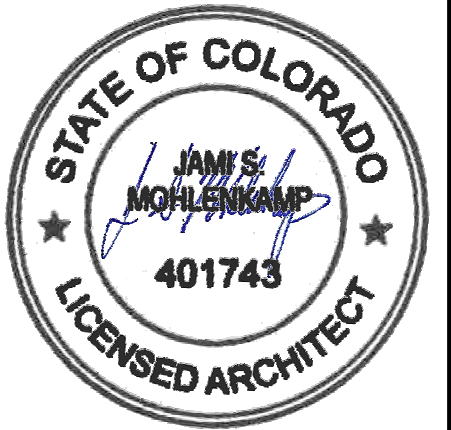


01 CORNER STAIR PERSPECTIVE

RIDGEGATE EAST FILING NO. 2, 2ND AMENDEMENT, LOT 1
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THE RESERVE AT LONE TREE
 ISSUED FOR:
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SHEET TITLE:
 3D VIEWS

SHEET NUMBER
 29 OF 32



04 PLAZA



02 COURTYARD PERSPECTIVE



03 KITCHEN SCREEN

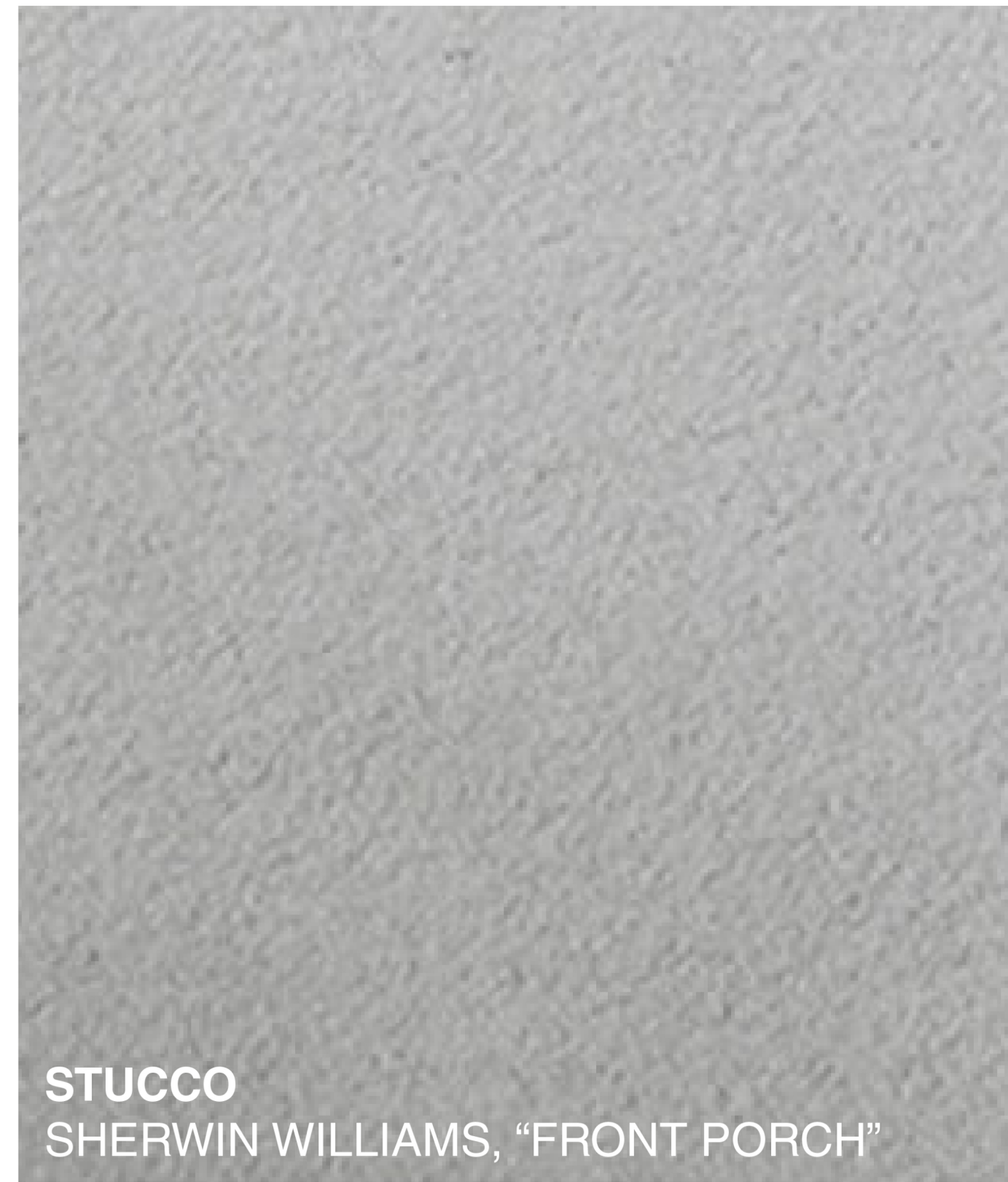
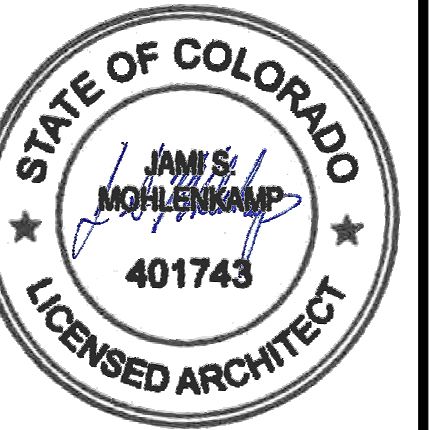


01 MAIN ENTRY PERSPECTIVE

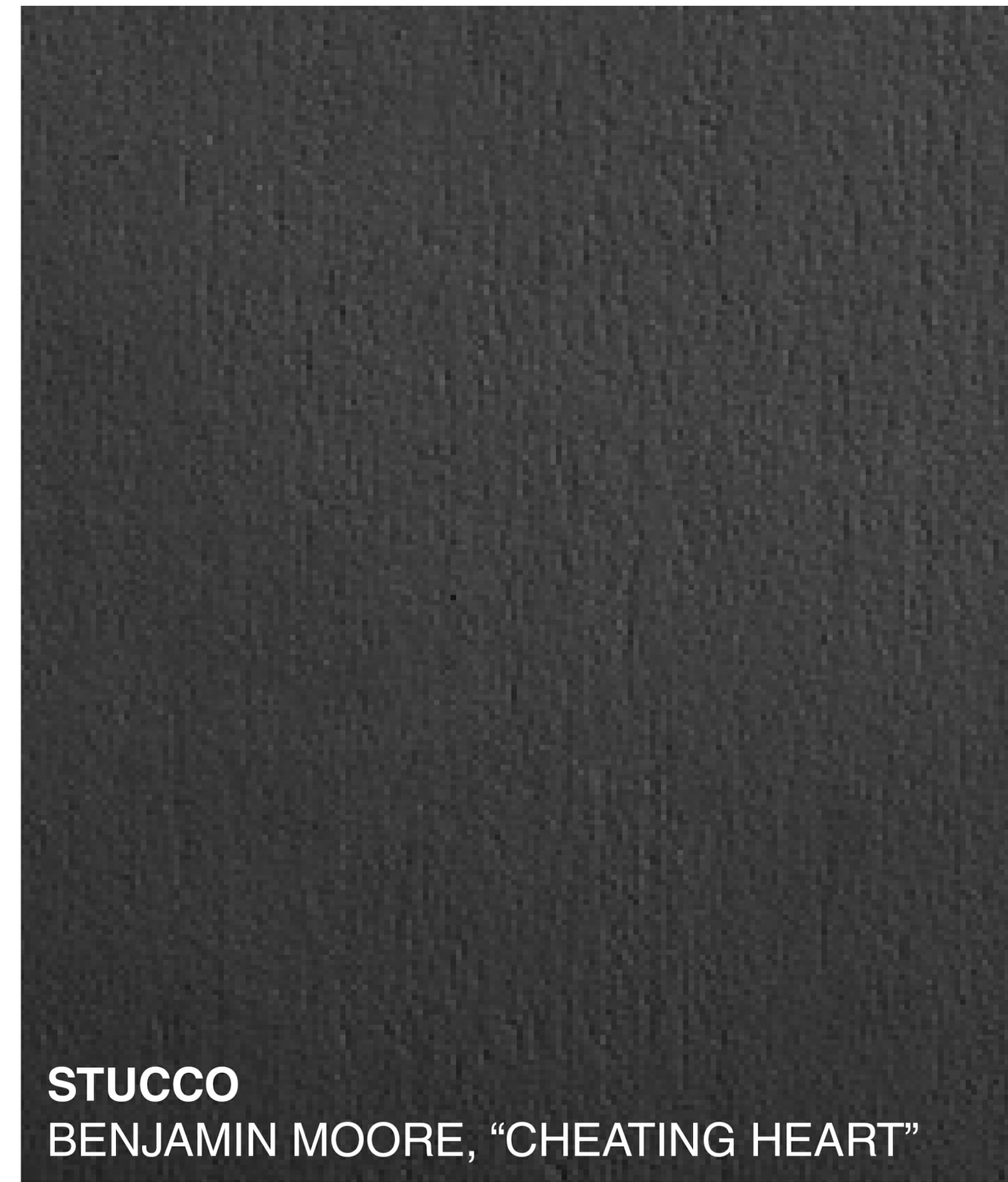
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STUCCO
 SHERWIN WILLIAMS, "FRONT PORCH"



STUCCO
 BENJAMIN MOORE, "CHEATING HEART"



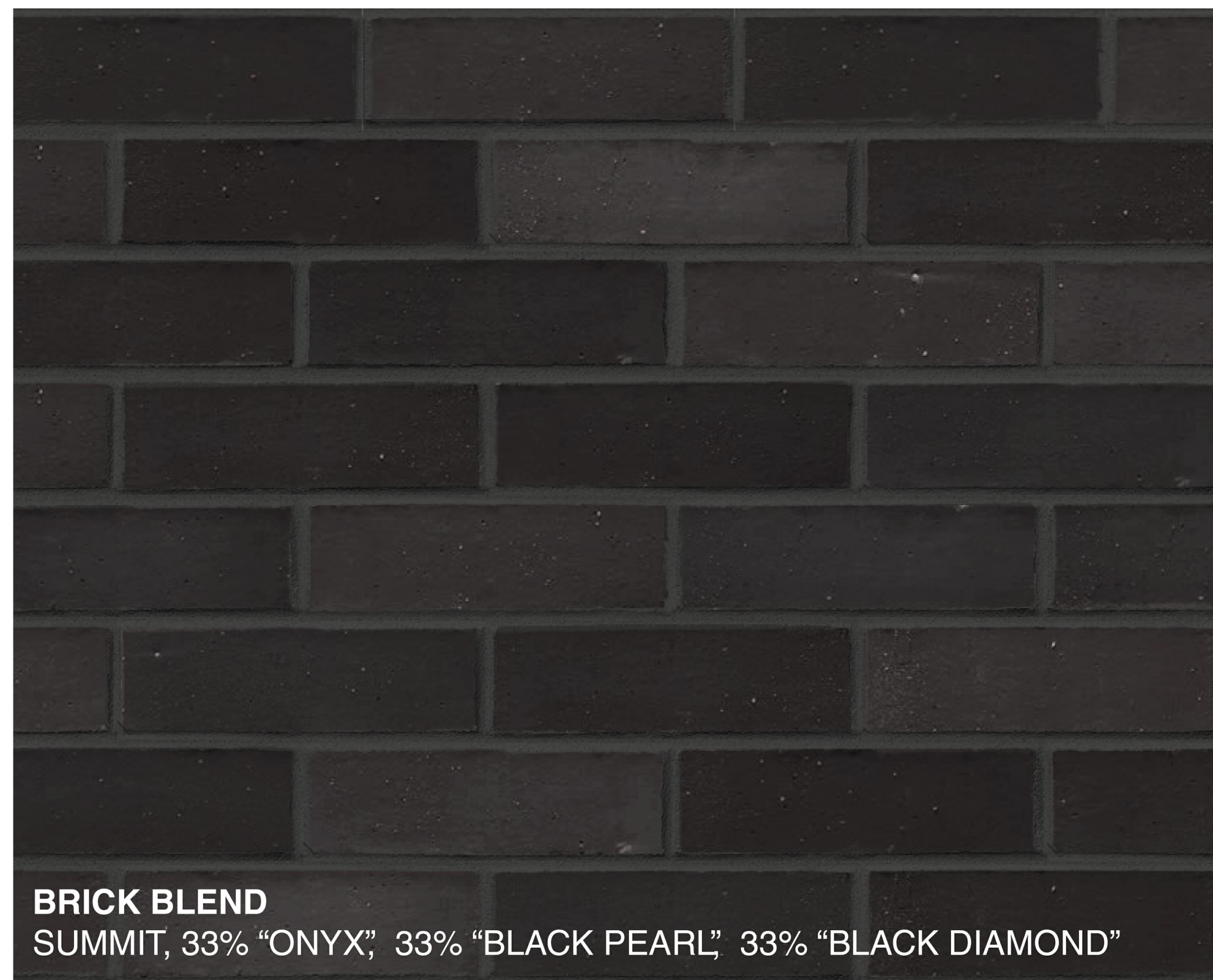
FAUX WOOD BATTENS
 KNOTWOOD, "ROYAL OAK"



VINYL WINDOW
 PRIME, "BLACK"



ALUMINUM
STOREFRONT,
COPING, &
ACCENTS



BRICK BLEND
 SUMMIT, 33% "ONYX", 33% "BLACK PEARL", 33% "BLACK DIAMOND"



PORCELAIN TILE
 STONE PEAK, PLANE, "TRAVERTINO VENA"



FAUX WOOD DECKING
 TIMBER TECH, "ENGLISH WALNUT"



FAUX WOOD LAP SIDING
 WOOD TONE, "SUMMER WHEAT"

THE RESERVE AT LONE TREE

LONE TREE, COLORADO

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THE RESERVE AT LONE TREE
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 SIP SUBMITTAL

SHEET TITLE:
 BUILDING MATERIALS

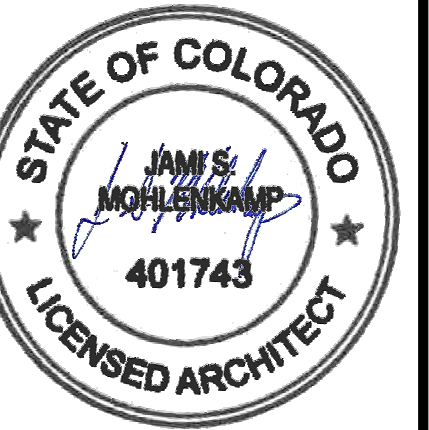
SHEET NUMBER

30 OF 32

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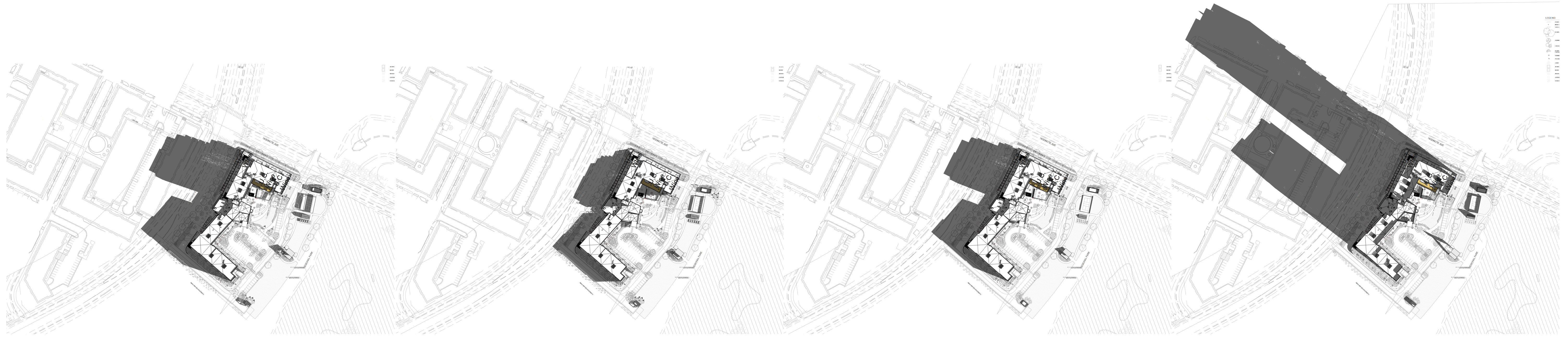
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THE RESERVE AT LONE TREE
 ISSUED FOR:
 SIP SUBMITTAL

SHEET TITLE:
 SHADOW ANALYSIS

SHEET NUMBER

31 OF 32



MARCH 21 - 9AM

JUNE 21 - 9AM

SEPTEMBER 21 - 9AM

DECEMBER 21 - 9AM

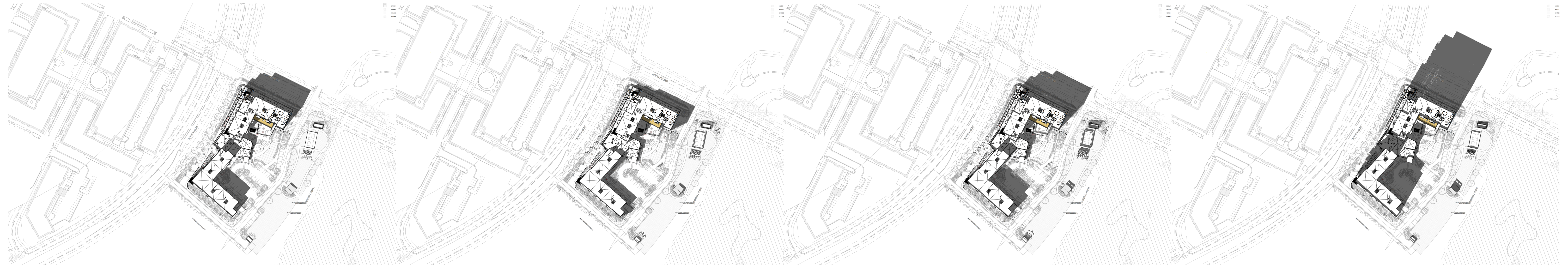


MARCH 21 - 12PM

JUNE 21 - 12PM

SEPTEMBER 21 - 12PM

DECEMBER 21 - 12PM



MARCH 21 - 3PM

JUNE 21 - 3PM

SEPTEMBER 21 - 3PM

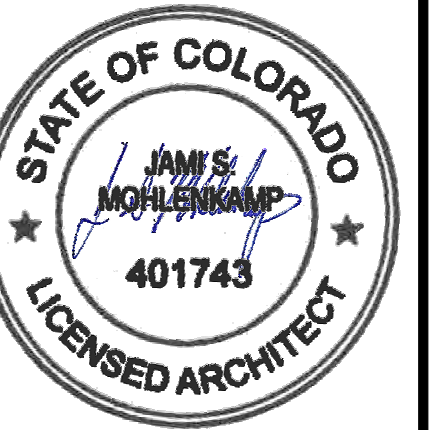
DECEMBER 21 - 3PM

B:\121094\121094-00_ESL_Ridgegate Older Adult Mixed Use\121094_00_ESL_Ridgegate_A21.rvt
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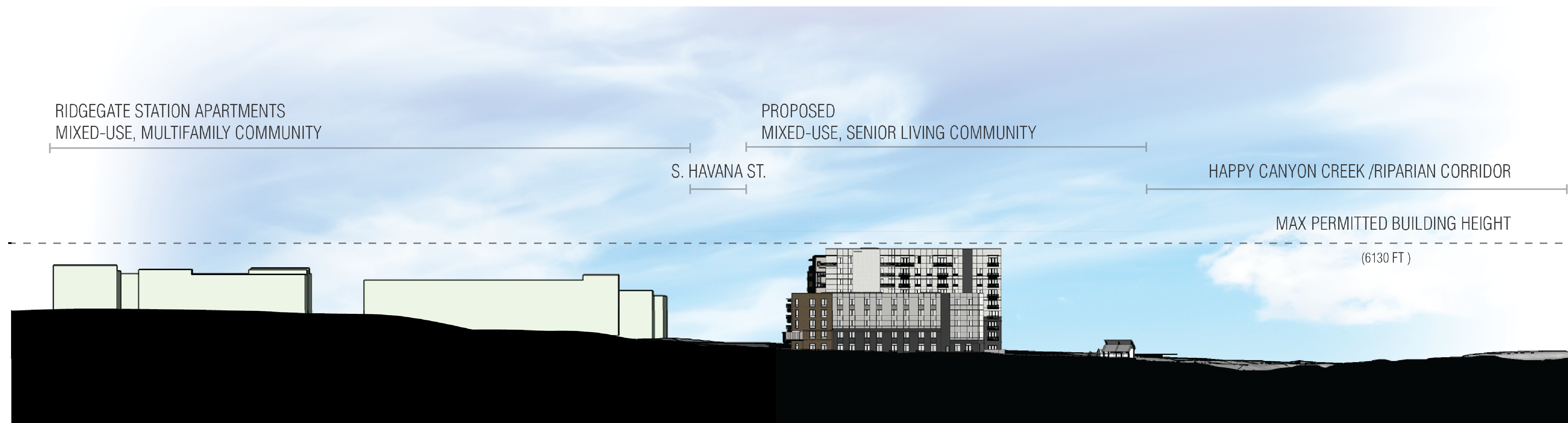
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SHEET NUMBER

32 OF 32



2 SECTION NORTH SOUTH
 3" = 1'-0"



1 SITE SECTION WEST EAST
 12" = 1'-0"