CITY OF LONE TREE
STAFF REPORT

TO: **Planning Commission**

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

DATE: **September 24, 2015**

FOR: **October 13, 2015 Planning Commission Meeting**

SUBJECT: **RidgeGate Section 22, Filing 1**
(Also known as Tract GG or The Retreat at RidgeGate)
Project SB15-57R

Owner:
RidgeGate Investments, Inc.
10270 Commonwealth St., Suite B.
Lone Tree, CO 80124

Representative:
Century Communities, Lisa Albers
8390 E. Crescent Pkwy, Suite 650
Greenwood Village, CO 80111

Planning Commission Meeting Date: **October 13, 2015**
City Council Meeting Date: **November 3, 2015**

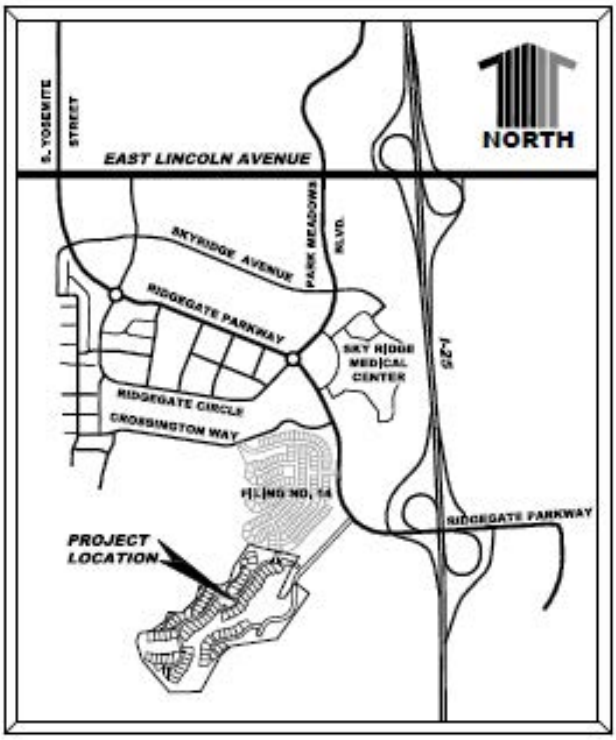
A. REQUEST:

The nature of this application is two-fold:

1. Preliminary Plan (step one in a two-step subdivision process); subdividing 47.70 acres into 70 residential lots and 21 tracts; and

2. Sub-Area Plan amendment (amending the existing RidgeGate Residential West Village Sub-Area Plan to include more specific guidelines and standards for how the property is developed).

B. LOCATION:



The property is located in RidgeGate, in a small valley located generally southwest of the I-25/RidgeGate Parkway interchange - southwest of the RidgeGate Commons development and south of the Montecito residential neighborhood.

C. BACKGROUND:

This property has been zoned for development since the City annexed RidgeGate in 2000. The property is predominantly part of Planning Area 11 (Residential Mixed Use), and is governed by the planning framework of the RidgeGate PDD, 4th amendment and standards outlined in Sec. 4.1.9 of the RidgeGate Residential West Village Sub-Area Plan. Given the natural topography, drainage and vegetation of the site, additional studies and considerations are called for in the review of development proposed in this area (see attachment for complete excerpt from the Sub-Area Plan).

The Sub-Area Plan states that, “All development proposed within Planning Area #11 is subject to review by the City of Lone Tree Planning Commission and approval by the City Council prior to or concurrent with platting.” Through the Sub-Area Plan, the Planning Commission and City Council are expressly able to review: “building massing (which may include height limitations and/or low-profile and stair-stepped buildings); architectural elevations; materials; colors; landscaping; fencing and lighting. Other information necessary to determine the overall design, character and quality of the project for consistency with the Sub-Area Plan, the City of Lone Tree Design Guidelines, and the overall goal of providing a natural transition to the bluffs may be required.”

The Sub-Area Plan also calls for a Wildfire Hazard Assessment, and that design of the development is prepared in consultation with the Division of Wildlife.)

D. DESCRIPTION:

Zoning. The proposed residential use is permitted by zoning in the RidgeGate Planned Development. The property is zoned PD and is within a Residential-Mixed Use (R/MU) Planning Area, a Commercial-Mixed Use (C/MU) Planning Area, and a small portion of an Open Space (OS) Planning Area. Refinements to planning area boundaries are permitted through the platting process, provided there is no net loss of open space to the PDD. A rezoning application is not required in association with this development. The zoning does not prescribe or designate the maximum number of dwelling units planned for this area.

Site Characteristics. The 47.70 acre property is located in a sloping valley bounded on three sides by the bluffs and on the north side by the residential community of Montecito. The Cottonwood Creek drainage runs from south to north through the property. Gambel Oak (scrub oak) and some Cottonwood trees line the drainage, and Gambel Oak can also be found on the side slopes principally at the south end of the property. Otherwise, native grasses blanket the bluff side slopes. The high point has an elevation of 6,215 feet with a low point at the bottom of the existing 100-year flood detention pond of 6,080 feet. A local trail connector to the East-West Regional Trail is located on the property's eastern boundary.

No federally threatened plant species were found on the property, based on a 2014 Natural Resources Assessment of the property conducted by ERO Resource Corporation for the applicant (see attachment). One wetland was identified in the northeastern portion of the site (see Figure 2, Wetland 1 of the assessment). This wetland is located in the 100-year flood retention pond that the District will own and maintain.

Preliminary Plan Overview. The proposed Preliminary Plan provides for the subdivision of land into 70 single-family detached lots and 21 tracts, with development proposed on either side of the Cottonwood Creek drainage.

In comparison to the nearby Montecito residential community the proposed development would have larger lots and homes, on average, and the property would have a density less than half of that of Montecito:

	Montecito	Ridgegate Tract GG
Average Lot SF	6,616	9,862
Average House SF	2,261-3,682	2,700 -4,400
Average Lot Coverage	44.91%	36.00%
DUs/Acre	3.40	1.45
Total Project Area (ac)	41.72	48
Total # of Lots	142	70

Tract T is the Cottonwood Creek drainage that runs through the valley, and was the subject of considerable discussion with the RidgeGate Design Review Committee (DRC) and Planning staff. The applicant addressed DRC and staff concerns by largely preserving this drainage and the large stands of Gambel Oak along its center. Tract T is 9.6 acres, and provides habitat for small mammals and birds. It will be platted for the purpose of subsequently conveying the land to the Rampart Range Metropolitan District for maintenance. The District will prune the vegetation as necessary for fire mitigation, as called for in the applicant's Wildfire Management Plan (see attachment).

Tract A includes a pump house station for water service to the property. The pump house has been a subject of concern by neighboring residents in Montecito. As a result, the pump house has been sited into a hill, and landscaped to minimize visual and noise impacts to residents. Section G of this report has more information on the pump house.

Tract U is the main entrance into the development. It was also the subject of concern by adjacent residents in Montecito. The applicant is proposing landscaping within this tract to help screen views of traffic and car lights along this access road (see attached Pump house plan in the Sub-Area Plan).

Tract I is planned for a local park, pool, and community room (see attached Park Plan), and will be maintained by the Homeowners Association. This meets the local park land requirement of the RidgeGate Planned Development (see section H of this report for more information). More detailed drawings of these features will be required at the time of Final Plat review.

The primary access to the development is from Cabela Drive, which will extend to serve the lots east of the drainage (and ultimately extend to serve future development to the south as further described in this report).

A new public street intersection with Cabela Drive will serve lots west of the drainage. The streets in the proposed development are designed to meet RidgeGate Street Standards, with the exception of some of the narrower private drives that are identified as tracts on Sheet 5 of the Preliminary Plan. These private drives will be maintained by the HOA. A view corridor in this area is identified on the RidgeGate Planned Development, and is shown on the vicinity map of the first sheet of the Preliminary Plan. Though the entrance road is partially located here, all proposed housing and structures are located outside the established view corridor.

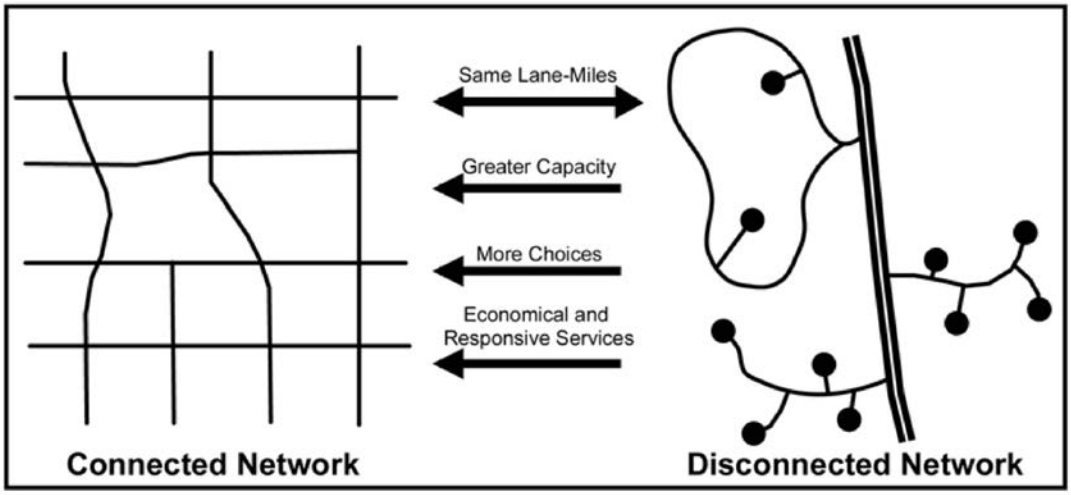
Service Providers:

Water:	Southgate Water District
Sanitation:	Southgate Sanitation District
Police:	Lone Tree Police
Fire:	South Metro Fire Rescue Authority
Metro District:	Rampart Range Metropolitan District

E. ROADWAY NETWORK CONNECTIONS AND TRAFFIC IMPACT

Street Connection to Montecito. A roadway connection is planned between this development and the Montecito neighborhood, via an extension of Alicante Road. Alicante Road was designed to eventually connect with future development, and was platted as part of the Montecito neighborhood. Unlike a cul-de-sac, the street was intentionally designed as a connection between neighborhoods.

Staff supports this connection. Connections between neighborhoods provides the residents of connecting neighborhoods more choice and efficiency in trip routes; it enhances emergency response time (though in this case it is not required by South Metro Fire Rescue); provides for more efficient services for such things as school bus routes and snow plowing; and is more efficient for other service providers.



While a grid network of connected streets is not practical in some areas due to topographic constraints, connections between neighborhoods are supported, where possible. Connections are addressed in the City's Comprehensive Plan, the RidgeGate zoning intent language, and the RidgeGate roadway standards:

Lone Tree Comprehensive Plan:

"Provide safe and convenient vehicular, pedestrian, and bicycle access and connections between neighborhoods and destinations throughout the City for people of all ages and abilities."

RidgeGate PDD zoning:

"Emphasis is placed on connecting neighborhoods and individual uses with each other by employing a modified urban grid form with a hierarchy of through streets, and sharing access drives between projects. Gated residential communities are not in keeping with interconnectedness and public access and are generally discouraged, except in locations where neighborhood interconnectivity is prohibited by topography."

RidgeGate Roadway Standards:

"4.28 Encourage Connectivity
4.28.1 Cul-de-sacs and dead-end streets do not contribute to connectivity or the ease of emergency response and are therefore discouraged."

The Montecito HOA commented that many residents are concerned about traffic impacts generated in their neighborhood as a result of the Alicante Road connection. Residents have asked that the connection between these communities be limited to pedestrian only.

According to the Traffic Impact Analysis conducted by LSC Transportation Consultants for the applicant, (see attached), Montecito residents would generate the bulk of the traffic at this connection. The Traffic Impact Analysis shows minimal traffic impact generated by the proposed development through Montecito. According to the study, there would be approximately 1-2 trips per hour generated during peak AM and peak PM periods, and an approximately 40 trips generated over a 24-hour weekday from the proposed development into and out of Montecito (with about half entering and half exiting the site).

Montecito residents would generate approximately 250 trips per 24-hour period, presumably to use this connection to get to the traffic signal at Cabela Drive and RidgeGate Parkway and head north or east on RidgeGate Parkway. For some Montecito residents, this connection may be more convenient for accessing RidgeGate Parkway. The total trips in and out of Montecito at the proposed connection between neighborhoods would be approximately 290 trips per 24-hour period (250 + 40). That equates to the number of trips generated by approximately 29 homes (at the estimated 10 trips per day per household). 290 trips is less than some of the residents on Ladera Drive in Montecito likely experience today and is about the same some number as other residents on Montecito Drive likely experience today. It is not a high traffic number for a residential street, though Montecito residents who live close to the connection would see more trips per day than they do now if the connection is constructed.

Emergency Access Road. A 20-foot wide emergency access road is proposed at the southeast portion of the site, connecting the two cul-de-sacs. South Metro Fire Rescue requires it have a drivable surface to accommodate emergency vehicles. Although intended for emergency access only, it will not be barricaded, as South Metro Fire Rescue does not allow bollards or chains within the 20' width. It is likely that residents in the south portion of the development will use this road on a frequent basis if they find it a more convenient means to get to Cabela Drive. The HOA will be required to maintain this road, as it is not built to RidgeGate road standards for a public street.

The construction of this road emergency access road will require a wide swath of grading (240' – 400' at its widest), in an area heavily vegetated with Gamble oak (see Sheet 4 of the Preliminary Plan). Planning and Public Works staff had recommended relocating and shortening this access road, but the applicant points out that this area will be graded eventually anyway, as a result of the extension of the future Cabela Drive to the top of the bluffs (see Sheet 6 of the Preliminary Plan and the aerial attachment).

Extension of Cabela Drive. Cabela Drive is planned to eventually extend south beyond its alignment shown with this development, to provide access to future residential development on the mesa tops. The land is zoned for up to 343 units that would use Cabela Drive. According to the applicant's Traffic Impact Analysis, the future development on the mesa tops will generate approximately 3,300 trips per day (at approximately 10 trips per household).

Although the final roadway extension alignment is not yet determined, it is likely that the future road will be in close proximity to the homes proposed for the eastern side of this development as shown in the aerial attachment and on Sheet 6 of the Preliminary Plan. Staff feels it is imperative that future residents are given full disclosure of the roadway extension prior to purchasing their lots. Staff recommends, as a condition of approval, that the applicant commit to posting a map in the sales office and in marketing materials showing the roadway extension and describing the 3,300 average daily trips expected on that road.

Staff has also recommended to Coventry Development Corporation (the developer for RidgeGate) that signs be erected at the temporary end of the road and at other locations along the road facing the lots, stating that this road will eventually be constructed for the purpose of providing access to the 343 residential homes approved by zoning for development on the mesa tops. Signs could be designed and located in a way to be readily visible but unobtrusive to homeowners.

F. ENVIRONMENTAL ISSUES

Wildlife. The RidgeGate West Village Sub-Area Plan, Planning Area 11 section states that the plan for development on this property should be prepared in consultation with the Division of Wildlife. A referral packet was sent to the Division of Wildlife and Mr. James Romero, the Acting Area Wildlife Manager for Colorado Parks and Wildlife responded. He provided general comments, and stated that District Wildlife Manager Justin Olson had analyzed the site and suggested we contact him with questions.

Staff contacted Mr. Olson and met with him on the site. He had no major concerns with the development proposal, and said that preserving the Cottonwood Creek drainage was a positive step. He said that much of the wildlife will vacate the project during construction, but many will return once residents have moved in and development activity diminishes. Staff noted that deer have been observed in the area. Mr. Olson responded that deer will likely come back once development is concluded as they are drawn to the landscape vegetation in yards. Mr. Olson reinforced the need

to provide information to residents about living with wildlife when they buy their homes in this area.

The Natural Resources Assessment conducted by ERO for Tract GG (see attachment) speaks to an inventory of wildlife surveyed in Planning Area 11. The survey found no threatened or endangered species or potential candidate species. They did find three unoccupied and one potentially active magpie nest along Cottonwood Creek in their 2014 site visit. The report recommends that "removing vegetation be conducted, "…from September through February, which is typically outside of the active breeding season [for migratory birds]." The report concludes that:

> Species likely to decline [as a result of development] include some raptors and possibly coyotes. Species likely to increase include red fox, raccoon, and great horned owl. Overall, surrounding and continuing development contributes to a decline in the number and diversity of wildlife species nearby and to a change in species composition to favor species that adapt better to human disturbance.

Wildfire. The RidgeGate West Village Residential Sub-Area Plan, Planning Area 11 section calls for a wildfire hazard assessment, consistent with Douglas County's Wildfire Mitigation Standards, at the time of subdivision for this area. The Sub-Area Plan states that "mitigation measures may be required as a condition of subdivision approval," and "on-going maintenance measures to minimize the potential for wildfire may be required to be incorporated in the Covenants, Conditions and Restrictions (CC&Rs)" for the property.

The applicant contracted Anchorpoint Wildland Fire Solutions, a consulting firm, to conduct a Wildfire Management Plan for the property (see attachment). The study concludes that the overall wildfire risk of the community is considered moderate. "The majority of the area to be developed is low [risk for wildfire], with some moderate risk in the drainage… due to the presence of Gambel Oak shrubs…." The consultant recommends removing shrubs on the northwest and southeast areas and keeping the grass mowed to mitigate wildfires. The report mentions that the retaining walls along the drainage will serve as a fuel break to the back yards of homes lining the drainage. The study recognizes that South Metro Fire Rescue Authority (SMFRA) that provides firefighting service to the area is "…capable of catching and extinguishing most fires before they get to a size where they will be a threat to structures."

The study proposes mitigation measures (p. 10 of the Sub-Area Plan); these have been incorporated in the proposed amended chapter for Planning Area 11 of the RidgeGate West Village Sub-Area Plan. The

mitigation measures will also be incorporated in the future CC&Rs for the development, and will be recorded with the Final Plat (a recommended condition of approval). The developer will be required to comply with building related standards, such as installing only non-wood, Class B or better roofs. The HOA will be responsible for mowing common areas, thinning and low-limbing Gambel Oak outside the drainage, and monitoring some compliance dealing with precluding wood fencing, ensuring residents don't dump yard clippings and yard waste into the open space land and landscaping; and maintaining a 3-foot non-combustible perimeter around the base of all structures and roofline projections, including decks. The Rampart Range Metropolitan District plans to take title to the Cottonwood Creek drainage through Planning Area 11, and will be responsible for thinning and low-limbing the Gambel Oak stands in this area, and alerting SMFRA when conditions are such that Gambel Oak becomes receptive to burning. Taken together, these measures will help mitigate the risk to the homes in this development.

G. ARCHITECTURAL ELEMENTS

Retaining Walls. The construction of retaining walls in this valley will be visually significant. Preserving the drainage, coupled with steep slopes in this area, requires the extensive use of retaining walls throughout the project. Most of these walls are proposed as tiered walls, with individual wall heights ranging from 8 feet to 18 feet as shown on the Preliminary Plan (note the 21-foot tall walls on sheet 4 is incorrect and will be corrected prior to the Council meeting). Cumulatively, retaining walls reach 40-feet tall in one area, with (4), 10-foot walls by Lot 14; other areas have cumulative wall heights as high as 20 to 30-feet tall. The drainage area will have walls that cumulatively reach 26 feet tall in one area, with (2), 13-foot walls. Note that these wall heights will be finalized once the applicant receives the soil drilling reports and can finalize the construction plans. See the attached Retaining Wall Height Exhibit that shows the cumulative effect of the wall tiers. See also the View Sections attachment that provides an idea of grading and retaining wall construction for this development.

For comparison, the walls behind the future Marriott Town Place Suites in RidgeGate have a combined 48 feet at the highest (19 feet is the highest individual wall). Behind Cabela's, the highest combined height is 44 feet (17 foot is the highest individual wall in that area). See also the Retaining Wall photo sim exhibit that shows some of the walls with development in the foreground.

To reduce the visual impact of walls, vegetation will be required to be planted along the wall tiers, irrigated with a drip system, and will be

maintained by the Homeowners Association. The homes along the west side will be designed to stair-step up the hill, which will also help to screen the walls in places as they will help shield views of the walls with the homes. There are two types of materials used for the walls – both are earth-toned in color. “Wall B” is the same type of wall as was constructed in Bluffmont Heights in RidgeGate. Enhanced walls (“Wall A”) are planned in two highly visible places along the main entry to the development. See the Park Plan, attachment for photos of these two wall types.

The Public Works Department is requiring additional measures to be taken to ensure water does not sheet off the walls in a heavy rain. The design of all walls will be detailed in construction plans are subject to final review by Public Works.

Pump House. A pump house is proposed at the north end of the property to pump water up to the homes in the proposed development. This facility will be operated and maintained by the Southgate Water District. This was of concern to some Montecito residents concerned about noise and visual impacts. As a result, the applicant shifted the pump house enclosure farther to the west than originally proposed - into the hillside, which will help to buffer generator noise.

The applicant proposes a variety of landscaping, including Austrian Pine trees on a 5-foot tall berm on the northeast side of the pump house enclosure to screen from the closest resident in Montecito (whose nearest lot line is 111 feet from the pump house). Austrian Pine trees are dense and wide branching evergreens that grow well in this climate, and are good for screening. Austrian Pine trees are also proposed on the north side of the pump house to screen it from the residence to the northwest that is 161’ away from the pump house, and also adjacent to the back yards of the Planning Area 11 residents on lots 25 and 26.

The applicant proposes wrought iron fencing instead of chain link and barbed wire fencing that is typically associated with these facilities. However, staff has recently learned that Southgate Water District will use the facility for storage of trucks, pipes, valve parts, etc. For that reason, staff is proposing an additional condition that the wrought iron fence be replaced by a brick or stucco wall with columns, around the pump house, and that the berm be eliminated because the trees on the top will look unnatural. Other areas of landscaping proposed by the plan would remain.

The applicant has submitted a sketch of the pump house that shows the architectural character (see attachment). This design will be finalized at the time of Final Plat.

Regarding noise impacts, the backup generator for the pump is proposed to be located outside and adjacent on the north side of the pump house, and set inside the hill with walls on the west, south, and north side. The attached plan for the pump house shows the decibel levels for the back-up generator will have an approximately 30 dB level adjacent to the closest resident (area in yellow). According to staff's research, a 30 dB level equates to the sound of a quiet whisper in a library from 6 feet away.

Building Elevations. The RidgeGate West Village Residential Sub-Area Plan calls for a "mix of housing types" and provides for the evaluation of such things as "…building massing (which may involve height limitations and/or low-profile and stair-stepped buildings); architectural elevations; materials; [and] colors" to "determine the overall design, character and quality of the project for consistency with the Sub-Area Plan, the City of Lone Tree Design Guidelines, and the overall goal of providing a natural transition to the bluffs…."

Architectural house design was evaluated at some length with the RidgeGate DRC. The designs provide for stair-stepped homes to conform to the topography; a mix of one- and two- story homes with walk-out basements, including ranch-style homes with walk-out basements in selected prominent spaces (see the Sub-Area Plan attachment); and low-roof profiles. Included in the attachments are a mix of proposed elevations; Staff and the DRC finds that these designs are consistent with the Sub-Area Plan standards and guidelines for architecture in this development. The applicant will bring along a color sample board to the public meeting.

The conceptual plans for the pool house are included in the Sub-Area Plan, and detailed elevation and landscaping plans will be reviewed at the time of Final Plat.

H. PARK DEDICATION

The proposed development complies with the RidgeGate West Village Residential Sub-Area Plan regarding local/neighborhood park dedication. The Plan requires 5 acres per 1,000 population. At 70 residential units, and a household family multiplier of 2.77, this equates to:

- 70 units x 2.77 people per unit = 193.9 total people
- At 5 acres/1,000, 0.9695 acres is required

The applicant proposes 1.111 acres of park land, and therefore meets the requirement.

I. SUB-AREA PLAN

The proposed Sub-Area Plan for Planning Area 11 includes expanded guidelines and standards for development in this area. If approved, this Sub-Area Plan will replace the existing page in the RidgeGate West Village Residential Sub-Area Plan that addresses Planning Area 11. The proposed standards and guidelines are intended to "… reduce the environmental and visual impacts of development and to guide the quality and character of the architecture."

Some of the standards will be reviewed and enforced by City Staff when applicants apply for building permits, such as building setbacks, massing, and building variety. Staff will also ensure that the landscaping in common areas is accomplished according to Plan, and that the building structures and community features such as the community room, pump house, pedestrian bridge, park plan, and lighting are constructed according to plan. The RidgeGate DRC will review such things as landscaping in residential yards and architectural plans. The Sub-Area Plan will be expanded to include the final landscape plan and community pool elevations at the time of Final Plat.

J. REFERRALS:

The RidgeGate West Village Board of Directors had no comment on the development proposal. The PCMS Corporate Office (a private firm that represented the residents in Montecito), expressed a number of concerns about the development (see attached referral responses). These concerns included access; the location of homes in the proposed development; the location of model homes in the development; the location of the pump house; and the obstruction of views.

There were also a considerable number of emails received by staff and city officials from residents living in Montecito about the proposed development. All emails received from residents, along with staff responses are included in the attachments. The applicant and staff have tried to address many of the concerns, including moving the location of model homes; relocating and screening the pump house; and, landscaping views of the access road. As mentioned previously in this report, City and RidgeGate standards and planning staff support the connection between Montecito and the proposed development.

Some Montecito residents have expressed they were unaware about development occurring in this area, or thought that there would be fewer homes in the development. The RidgeGate Planned Development documents have consistently depicted Planning Area 11 as zoned for

Residential Mixed Use (RMU) development. While staff is not in a position to respond to what information the applicant was or was not provided, the applicant includes a response to this issue at some length in their project narrative, including excerpts from the sales disclosure.

Most significant issues from referral agencies have been addressed by the applicant (a copy of the applicant's response to referral comments from Public Works, Southgate Water and Sanitation District and South Metro Fire Rescue is attached). Final approval from Public Works is a recommended as a condition of approval.

K. STAFF FINDINGS AND RECOMMENDATION:

Staff finds that the Preliminary Plan is in conformance with the Subdivision Code, the Zoning Code, the Comprehensive Plan, the RidgeGate PDD 4th Amendment, and the RidgeGate West Village Residential Sub-Area Plan.

Staff finds that the proposed amendments to the RidgeGate West Village Sub-Area Plan regarding Planning Area 11 are in keeping with the overall intent of the Plan and the RidgeGate Planned Development.

Staff recommends the Planning Commission recommend approval to the City Council of the Preliminary Plan including the Sub-Area Plan amendment, subject to the following:

- Prior to the City Council meeting, plans for the pump house area will be revised to include an 8-foot high brick or stucco enclosure wall with columns around the pump house to screen the parking of Southgate vehicles and materials expected to be stored there, and a revised landscape plan that eliminates the previously proposed berm on the north side of the pump house. The applicant shall provide wildfire mitigation measures as called for in the proposed Sub-Area Plan chapter on Planning Area 11 in the CC&Rs to be recorded with the Final Plat.
- The applicant shall post a map in the sales office and provide a map to purchasers and prospective purchasers of lots in Planning Area 11 that shows the extension of Cabela Drive to the bluffs, with a note that states that there are 343 residential units permitted by zoning on top of the mesa tops, expected to generate 3,300 average daily car trips on that road.
- The developer shall provide information to residents about living with wildlife when they buy their homes, available through the Colorado Parks and Wildlife offices.
- Final approval by the Public Works Department

L. ATTACHMENTS:

- Application and Letter of Authorization
- Project narrative
- DRC minutes
- Resident comments and staff responses
- Applicant's response to Montecito resident concerns
- Referral agency comments
- Applicant response to referral agencies (including, Lone Tree Public Works, South Metro Fire Rescue, and Southgate Water and Sanitation District)
- Preliminary Plan
- View sections
- RidgeGate West Village Residential Sub-Area Plan excerpt
- Proposed Sub-Area Plan section for Planning Area 11, including:
  - Park plan
  - Pump house (landscaping and conceptual building design)
  - Pool plan
- Natural Resource Assessment RidgeGate Tract GG, prepared by ERO Resources Corp
- Traffic impact study, prepared by LSC Transportation Consultants, Inc.
- Aerial site exhibit showing existing and proposed roads and existing and future trail alignments
- Aerial showing road connection with Montecito
- Wildfire Management Plan, conducted by Anchorpoint Wildland Fire Solutions
- Retaining wall exhibit (photo sim)
- Building elevations

City of Lone Tree
Department of Community Development
9220 Kimmer Drive Suite 100
Lone Tree, CO 80124
Ph: 303-708-1818 Fax 303-225-4949

DEVELOPMENT APPLICATION FORM

♦ *OFFICE USE ONLY* ♦

PROJECT NAME: Ridgegate Tract GG

PROJECT FILE # SB15-57R

REQUEST: Preliminary Plan (Ridgegate Sec 22, Filing 1)

DATE SUBMITTED: 6/18/15

FEES: $1,000 # 52713

(Engineering fees are not included)

SITE LOCATION: End of Cabelas Drive and Alicante Drive
(Nearest Intersections)

OWNER:

Name: Ridgegate Investments, Inc.
Address: 10270 Commonwealth St, Suite B
Lone Tree, CO 80124

Phone: 720.279.2581 FAX:

AUTHORIZED REPRESENTATIVE:

Name: Century Communities/Lisa Albers Fax:
Address: 8390 E. Crescent Pkwy, Suite 650
Greenwood Village, CO 80111 Email: lisaa@centurycommunities.com
Phone: 303.268.2142 Business/Project Name: Ridgegate Tract GG

LEGAL DESCRIPTION (site address): TR IN N1/2NW1/4 & NE1/4NE1/4 22-6-67 32.564 AM/L

PROJECT INFORMATION:

Subdivision Name: Ridgegate Tract GG Filing #: N/A Lot # (if appropriate): N/A Block #: N/A
Planning Area # (if PD) Planning Area #11

PRESENT ZONING: PD (When rezoning) – PROPOSED ZONING N/A

GROSS ACREAGE: 28 acres # of units (residential) 70

Unit type: Single Family Detached

FIRE DISTRICT: South Metro Fire Rescue METRO DIST: Ridgegate Tract GG

WATER: Southgate Water and Sanitation District ELEC: Xcel Energy

SEWER: Southgate Water and Sanitation District GAS: Xcel Energy

Further submissions pursuant to this application may include any and all development proposals, submissions, applications and procedures that may be made or initiated under the City of Lone Tree Charter, ordinances, rules, regulations, guidelines or policies including, without limitation, those for any of the following: (i) annexation; (ii) zoning or re-zoning, including any development plan for zoning within the Planned Development (PD) District; (iii) preliminary PD or PUD site plan, or related design guidelines or development standards; (iv) final PD or PUD site plan; (v) Site Improvement Plan; (vi) any master or general development plan, sub-area plan, site plan or similar development plan, however denominated, which may be provided for under any PD development plan or any other zoning; (vii) Sketch Plan, Preliminary Plat or Final Plat; or (viii) any amendment made to any of the foregoing, as applied for or as approved. *To the best of my knowledge, the information contained on this application is true and accurate.*

APPLICANT SIGNATURE: Date: 5-26-2015

Letter of Authorization

Regarding Development Applications for Land Use Entitlements

(Form must be Filled Out if the Applicant is not the Property Owner)

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

RE: Property Address: RidgeGate Tract GG (TR IN N1/2NW1/4 & NE1/4NE1/4 22-6-67 32.564 AM/L

To Whom It May Concern:

I/We, the owner(s) of the above described real property, authorize Lisa Albers of Century Communities to act as an agent on my/our behalf for the purpose of creating, filing and/or managing an application for Preliminary Plan and Final Plat/CDs for RidgeGate Tract GG (type of development or permit application).

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

Keith D. Simon
(Print Name of Owner)

(Signature of Owner or Authorized Representative)

State of Colorado
County of Douglas

The foregoing instrument was acknowledged before me this 26th day of May, 2015 by Keith D. Simon.

Elizabeth Matthews
(Notary's official signature)

May 12, 2016
(Commission expiration date)

NOTARY SEAL

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

1. **Discussion of Site Features**
   The proposed RidgeGate Tract GG project is a 48 acre neighborhood located in the RidgeGate Planned Development District. It is bound by Montecito at RidgeGate to the north, the Bluffs Regional Open Space to the west, Open Space to the east, and future Residential Rural planned development to the south.

   The topography for the area surrounding this parcel is generally steep towards the channel located through the center of the proposed project. The proposed development sits on either side of the channel. The existing site contours range from a high point of 6,215 feet along the side of the Bluffs, and 6,080 feet at the bottom of the existing 100 year flood detention pond.

   Existing vegetation is largely comprised of native grasses with some shrubs located on the slopes at the south end of the development. Trees and shrubs are located along the Cottonwood Creek drainage that bisects the site.

   The proposed plat is a result of working with both the RidgeGate DRC and City of Lone Tree staff to create a plan that is responsive to the site's natural conditions including the drainage corridor, existing vegetation, view corridors, topography, surrounding environment and the requirements of the RidgeGate's PD.

2. **Evidence Establishing Soil Suitability**
   Please refer to the Preliminary Geotechnical Investigation prepared by CTL Thompson on June 12, 2014 included with the Preliminary Plan application.

3. **Geologic Characteristics Report**
   Please refer to the Phase 1 Environmental Site Assessment prepared by CTL Thompson on May 2, 2014 and the Geotechnical Investigation prepared by CTL Thompson on June 12, 2014 included with the Preliminary Plan application.

4. **Phase II Drainage Analysis**
   Please refer to the enclosed Phase II Drainage Report prepared by Calibre Engineering, Inc.

5. **Evidence of Adequate Water Supply**
   Please refer to the enclosed will-serve letter from the Southgate Water District.

6. **Evidence of Sanitation Capability**
   Please refer to the enclosed will-serve letter from the Southgate Sanitation District.

7. **Existing Infrastructure Narrative**

   Fire Protection: Fire Protection will be provided by South Metro Fire Rescue Authority.

   Police Protection: Police Protection will be provided by the City of Lone Tree Police Department.

   Schools: The neighborhood will be serviced by the Douglas County School District and is located in the attendance boundary for Eagle Ridge Elementary School, Cresthill Middle School, and Highlands Ranch High School.

Recreation: A variety of recreation opportunities are provided throughout the RidgeGate community. More than 1,000 acres of parks, trails, and natural habitat and open space are located throughout RidgeGate. The 54,000 square-foot Lone Tree Recreation Center and associated ball fields (Prairie Sky Park) are located just northwest of the project site. The Douglas County East West Trail trailhead is located at the entrance to the project and wraps around the proposed project. Connections from the existing trail to the project site are planned, as well as a community pool and overlook.

Utilities: The storm, sanitary, water, gas, electrical and communication systems will be designed and constructed per the appropriate agency standards and regulations. The systems will be designed to provide efficient and easy to maintain infrastructure. Below is an outline of how these major systems will be accommodated in the civil design.

Storm Drain System
An internal storm drainage system will be designed in general accordance with the previously approved master and site reports to collect and detain and redistribute the required minor and major storm events. The systems will incorporate swales, curb and area inlets, manholes, existing channel system and underground pipes. Water detention will be handled by the site improvements as well as the existing 100 year detention pond owned and maintained by the metropolitan district. Upstream detention will be provided to counter the developed flows within the development to historic levels through the existing channel to reduce any further degradation or the need for channel improvements that would obliterate the existing channel vegetation and central open space corridor for the project. Water quality will be handled by regional improvements constructed off-site by the Rampart Range Metropolitan District.

Water and Fire Protection
New water lines and fire hydrants will be provided in a manner meeting the requirements of Southgate Water District and South Metro Fire Rescue Authority. Hydraulic network calculations will be performed to ensure proper system performance and appropriate pressure delivery to the buildings and hydrants. A booster pumping system will be required to provide adequate fire flow and water pressure for service.

8-inch water mains will be incorporated in all streets with the exception of the dead end/alleyway streets. The cul de sacs will incorporate 6-inch mains per Denver Water to assist in providing better water quality.

Sanitary Sewer
New 8-inch sanitary sewer mains will be constructed within the development to the connection point of Cabelas Drive. Service connections will be made to the new main.

Hydraulic calculations will be performed to ensure proper system performance and generally designed according to Southgate Sanitation District standards.

Gas, Electricity, Communication
New systems will be brought to the site by the appropriate service providers to service this and potentially future adjacent projects. Gas lines will be located within the front yards with the

electrical and communication lines located in the rear yards. All infrastructure located within lots or tracts will be constructed within public utility easements.

Open Space and Park Dedication: There is approximately 15.5 acres of open space throughout Tract GG, not including the preserved channel that will be dedicated to the metropolitan district. There will also be a minimum of 1.05 acres of park space located in key areas. The current plan shows approximately 1.11 acres. The park space will include the creation of a community pool and recreation area, a pedestrian bridge connection and associated trail amenities.

8. Traffic Study

Please refer to the attached updated traffic study.

9. Discussion of Cultural, Archeological and Historical Resources

Please refer to the enclosed Natural Resource Assessment RidgeGate Tract GG prepared by ERO Resources Corp. on April 21, 2014, in addition to the updated report as prepared by Denise Larson from ERO Resources Corp. on July 8, 2015.

10. Preliminary Plan Proposal

RidgeGate Tract GG consists of 70 single family detached units located within a heavily sloped portion of the Bluffs in Douglas County, and is completely surrounded by the Douglas County East-West Regional Trail. This neighborhood will offer secluded living with easy access to I-25, DTC, and Light Rail station. The architecture is tailored Modern Colorado with unique attributes targeting both the 50+ housing market and working families who want direct access to employment opportunities with a remote setting.

Adjacent Property Owner Concerns:

A neighborhood meeting was held at the Lone Tree Recreation Center on August 6th at 6 pm to present the Retreat at Ridgegate plan to the homeowners at Montecito. The Montecito homeowners had concerns during the meeting that were discussed. Later that week, the homeowners followed up with several other concerns in emails to us, the City, the Mayor and City Council members. The list below summarizes their concerns as well as our responses.

We also had the opportunity to meet with one set of homeowners at their home on September 3rd in Montecito to discuss the entry, pump house, and model homes sites. We have another meeting scheduled with another homeowner on Wednesday, September 23rd. We have also emailed some other homeowners directly to set up individual meetings so we can discuss their concerns.

- *Pump House Location*. The neighbors are concerned about the sound and the appearance of the pump house. We have moved the pump house away from the adjacent homeowners. Per Southgate Water District requirements, the pump house will be fully attenuated for sound so that the noise does not escape the structure. The pump house will also be constructed with similar architecture to the proposed houses in order to make the pump house aesthetically

pleasing. We will also provide enhanced landscape around the site in order to break up the view from the adjacent homeowners as well as the future homeowners.
- *Vehicular Connection to Montecito.* The neighbors have asked to remove the proposed vehicular connection to their community. Per the request of the City and the requirements of the City's Comprehensive Plan, we have kept the proposed vehicular connection to Montecito.
- *Home Locations.* There was a concern that the homes were located east of the Douglas County East-West Trail. None of the proposed homes at the Retreat at Ridgegate are located east of the existing trail.
- *Model Home Locations.* There was concern over the location of the model homes for the project. We met with Mr. and Mrs. Ottenbreit and asked them for their input on the location. They both preferred that the model homes be located closer to their house, with the model home parking lot being located behind (or next lot away) from the first few lots. We are proposing our model homes to be located within Lots 27 and 28 of the preliminary plan.
- *Entrance Road.* There was concern over the amount of traffic and headlights along the entrance road to the Retreat at Ridgegate. In order to protect the existing Montecito homeowners, we are proposing to add additional landscaping on their side of the entrance road in order to decrease any headlight penetration and decrease noise levels of vehicles.

Architecture:
RidgeGate GG consists of 5 new home plans ranging from 2,700 sf to 4,800 sf developed to integrate into the distinctive site. From strategically placed outdoor spaces, to stepped living spaces and non-rectangular building forms that better align with the site's contours, the architecture is both inspired by, and embraces the sites natural features making the architecture unique. Also embracing the unique theme, the architecture incorporates many features more common in custom homes like covered outdoor living integrated into the floor plan, expansive fenestration, and varied and broken massing. The elevations for the home plans are designed with a contemporary tilt, featuring 3 style options all incorporating natural materials and low profile roofs and massing.

Trail Connectivity:
This neighborhood is completed enveloped by the existing East-West Regional trail and will provide connections to it throughout the site. A planned pedestrian bridge will also connect two portions of the project and land at the proposed community pool amenity.

Sustainability:
With our current building practices, all Century Communities' homes currently being built in Colorado meet or exceed the Energy Star 2.0 requirements. This energy rating system, a government-backed program, far exceeds the 2008 Built Green requirements.

The site plan focuses on open space and outdoor living. All homes are located adjacent to open space and residents can enjoy Colorado's temperate weather on their rear yard patios.

Public Art Dedication:

The neighborhood will also present a piece of public art, which is currently planned at the entrance to the community. The proposed art piece is shown graphically on the Park Plan.

Planning Area #11

Ridgegate Tract GG is located within Planning Area #11 of the Ridgegate Residential District West Sub-Area Plan. Under this planning area, the following principles apply.

- *"The detailed site plan for R/MU Planning Area #11 will provide for the reconfiguration of the southern portion of that parcel, surrounded by the bluffs, to allow for its shifting to the northern half of the valley area, thereby preserving the middle and southern area. It is recognized that such shifting may entail development on slopes exceeding 20 percent in this particular parcel (irrespective of previous references indicating that slopes greater than 20 percent would be in open space), in which case appropriate mitigation measures for development shall be employed. The site plan for this parcel will be prepared in consultation with the Division of Wildlife. Additional requirements in this area may involve the maintenance of natural vegetation and restricted landscaping through building envelopes and the consideration of a regional trail through the area. The site plan will consider alternative residential development design, including reduced street width, common open space areas, and a mix of housing types. The design shall also incorporate common building materials and a palette of building colors for homes in this area. Low-profile and stair-stepped buildings will be considered in the areas that are located along the toes of the bluffs, in order to conform to the topography."*

    - The original site plan encroached the channel with proposed grading which impacted the mature vegetation but limited the amount of retaining walls necessary. The revised site plan moves the proposed home sites away from the channel which aids in preserving the existing native vegetation within the channel. Maintaining the majority of the channel and the native vegetation provides for the conveyance of drainage while maintaining the established drainage corridor and natural habitat. The native vegetation also creates a natural buffer between the rears of the homes. The rear lot lines are approximately 100 feet from the centerline of the channel on both sides. The homes are further separated from the channel and native vegetation by proposed retaining walls needed to accommodate the natural grades of the site. The revised site plan also mitigates the excessive slopes greater than 20% with the use of homes with walkout basements and other architectural elements that aid in blending the homes with the site.
    - A natural and cultural resource study has been completed and is attached. The study and the latest preliminary plan were sent to the Division of Wildlife. They had no issues with the proposed plan.

- The development proposes to use native vegetation and restricted landscaping.
- The regional trail relocation, if necessary, will be coordinated with the metropolitan district. Connections to the trail through the subdivision are proposed.
- The site plan has proposed reduced street widths, common open space areas (community pool, trails, entrance feature, and pedestrian bridge), and a mix of housing types.
- Low-profile and walk out buildings are proposed along the toes of the bluffs to conform to the topography.

- *"Planning Area #11 boundaries may be reconfigured or reduced to preserve tree and brush vegetation, wildlife areas, and significant views to the south from Planning Area #11 and views to the west from Interstate 25."*
    - The attached site plan has reconfigured the boundaries of Tract GG in order to preserve tree and brush vegetation and wildlife areas.
    - The proposed site plan is not located within the view corridor as shown in the approved PDD.

- *"All development proposed within Planning Area #11 is subject to review by the City of Lone Tree Planning Commission and approval by the City Council prior to or concurrent with platting. Plats in these areas may include designation of building envelopes. Submittal requirements may include (but are not limited to) proposed building massing (which may involve height limitations and/or low-profile and stair-stepped buildings); architectural elevations; materials; colors; landscaping; fencing; and lighting. Other information necessary to determine the overall design, character and quality of the project for consistency with the Sub-Area Plan, the City of Lone Tree Design Guidelines, and the overall goal of providing a natural transition to the bluffs may be required."*

    - Any of the items above that are requested by the City will be provided.

- *"In addition to all development in Planning Area #11, residential development located adjacent to the southern open space planning areas along the toe of the bluffs is subject to the above City review and approval process. This shall apply to development located within 250 feet from the open space, or the average depth of the lot, whichever is greater."*

    - The attached preliminary plan will go through the City review and approval process.

- *"A Wildfire Hazard Assessment, consistent with Douglas County's Wildfire Mitigation Standards, will be required to be submitted to the Lone Tree Community Development*

Department at the time of subdivision of any plat for Planning Area #11. Suggested mitigation measures may be required as a condition of subdivision approval. On-going maintenance measures to minimize the potential for wildfire may be required to be incorporated in the Covenants, Conditions and Restrictions (CC&Rs) for Planning Area #11."

- The proposed development is located within the moderate wildfire hazard potential area as indicated in the Douglas County Wildfire Hazard Assessment. The project is also located in a low ignition zone. A Wildfire Hazard Assessment was performed by the Anchor Point Group and is attached.
- Mitigation measures to minimize the potential will be incorporated in the CC&Rs for the project once approved.
- A coordination meeting with the Rampart Range Metropolitan District and Douglas County was set up to discuss mitigation measures for the channel which will be owned and maintained by the District.

RidgeGate Residential Design Review Committee
Tract GG - Century Communities
Pre-Submittal
June 23, 2014

Applicant Project Overview:
Century Communities presented an overview of site plan modifications made per the previous DRC pre-submittal meeting on May 14, 2014. The site plan now reflects reduced density by clustering lots into pods separated by drainage ways, open space and tight street circulation that maintains the ridgeline. Street width is proposed to be 40 feet wide (currently there is no 40-foot wide street standard in Lone Tree or RidgeGate) with parking on the uphill side of the street.

The applicant's intent is to differentiate the site from the rest of RidgeGate creating a retreat like feel. Conceptual connections to open space and amenities at creek crossings were identified. Home footprints will be consistent with the lots twisted at a 15 degree angle down draws to allow for views, privacy and more vegetation preservation in the back. The twist also varies the home setbacks and street scene. 90% of homes will have walk-out basements in order to help take up grade. The current site plan created lots that work within grade conditions with private drives providing exclusivity to the area. The creek was conceptualized to vary in width as it flows through the community.

Century discussed their architectural goals. 1) Express corners and enhance architecture where blank side walls could exist. 2) Vary decks by limiting protruding decks, using masonry materials at the main living level of the home to the ground (instead of just a post beam)level and recessing/integrating decks into the home structure. 3) Create anti-monotony restrictions for community walls. 4) Create guidelines for 3 story wall planes. 5) Address lack of diversity with design standards.

DRC Discussion:
The Design Review Committee and City of Lone Tree are concerned about the preservation of existing vegetation and preservation of the existing channel where possible. The current grading plan, as presented, reflects over-lot grading that would eliminate established vegetation and most of the channel. City of Lone Tree staff expressed strong concern about the current site plan and reiterated the need to better preserve the channel and vegetation, and further analysis to better comply with City guidelines and the Comprehensive Plan as well as with RidgeGate plans. The project cannot be supported as designed currently. Additional concerns include the depth of the driveways, monotony created by twisting of all lots 15 degrees and rear fence concepts. The DRC asked the applicant to consider eliminating fencing altogether.

Century explained the density does not allow for preservation of all vegetation and currently eroded drainage ways would be recreated to replicate the current site conditions with residential development. Century further explained some of the findings from the geotechnical and environmental consultant completed vegetation studies. The main vegetative areas are at the entrance and the south end of the site. The south end of the site is in the 100 year drainage area and will be preserved with modifications at the top. The slopes of the drainage ways are severely eroded.

Overall the Design Review Committee appreciates and supports the direction the site plan has gone but would like to see a site plan that preserves the vegetation and drainage corridor better. Consider determining the site priorities, preserving natural vegetation and working from there. Provide to the DRC the environmental study and geotechnical conclusions to better understand and justify Century's

evaluation of the site. Consider pulling the homes more to the street to reduce the length of driveways. Consider 3:1 slopes in the backyards, as all backyards may not warrant a “flat site” condition. Investigate further the wide/shallow lots, number of lots twisted at 15 degrees, and clustered lot plans as options, possibly all integrated into the site plan to create a more customized site that better preserves the natural site amenities.

The meeting ended at 5:00pm

To be addressed with next Pre-Submittal:

1. Provide and present full site analysis including natural resource analysis, geotechnical report, slope analysis, vegetation survey/analysis including which specimen, if any, should be re-established, and any additional analysis that would be helpful in understanding/justifying the site plan.
2. Refine site plan to address the amount of overlot and off-site grading (consider taller basements [12’ to take up more grade elevation changes] and fewer “flat” backyards), preservation of SOME of the drainage corridor and its vegetation (where it can be preserved and an explanation of why it cannot be preserved but will be re-established in other locations), and different size and type lots to meet site conditions and provide diversity.
3. Create unique development standards to address the site sensitivity. Consider using Parker, Douglas County and/or Back County standards as a guide.
4. Consider providing a 3D model.

RidgeGate Residential Design Review Committee
Tract GG - Century Communities
Pre-Submittal
August 14, 2014

Applicant Project Overview:
Century Communities presented an overview of site plan modifications and additional site analysis made since the previous DRC pre-submittal meeting on June 23, 2014. The purpose of this meeting was to get input as to whether to save the channel as it currently exists or to modify the channel. The ecologist recommended restoring the channel, not preserving it. Preserving the channel requires drop and check structures. Current slopes along the channel are 2-5%, side slopes are 2:1 and there are safety concerns due to the deep ravines in areas of the channel. Preserving the channel is cost prohibitive based on the site plan as submitted, and restoring the channel is estimated to add approximately $140,000 per lot. Installing drop/check structures will increase the per lot cost.

Century created a study site plan that extended beyond the property boundaries but Denver Water would not consider a service agreement.

DRC Discussion:
The Design Review Committee believes the number of lots is driving the site plan and would like to see a more customized approach. Consider how many homes the land can handle which could result in a decreased number of lots. Due to the custom home and exclusive approach, the price point could be pushed higher to justify the reduced number of homes and increased site development costs. Also consider minimal grading and retaining walls, layout the home building envelope then create the lotting pattern. Lots will have asymmetrical envelopes.

Century asked if there was any tolerance for improvements to the channel and if the Rampart Range Metro District would be willing to take ownership and maintenance of the channel. Keith Simon stated the land owner and District would need to be open to discussion.

The DRC encourages a more sensitive approach to the channel including ranch with walkout architecture versus 2-story architecture. Century presented a previous site plan draft that proposes one road. The DRC believes if there is only one road then the homes should be clustered.

Century requested a work session with the DRC, City Planning and Public Works Staff, and the Metro District engineer. Coventry will schedule the work session for the week of August 18th.

The meeting ended at 3:00pm

RidgeGate Residential Design Review Committee
Tract GG - Century Communities
Pre-Submittal
September 24, 2014

Applicant Project Overview:
Century Communities reviewed DRC comments and made modifications to the site plan per previous meetings as well as a work session. The channel and 100 year detention area are preserved in the current plan by shortening the rear yards, modifying all lots to have a walk-out condition, and streets were modified by creating cul-de-sacs and off shoot private drives. The south and east sides of the channel are stable. The west side is less stable and will require more retaining walls in a worst case scenario and fill materials will be required.

The main road right of way is 40 feet wide and the private drives are 20 feet wide. The retaining wall plan was presented as a "worst case scenario" and has not been finalized with the civil engineer. The current plan reflects 19 to 20 foot high walls.

Other items discussed by the applicant include fire department sprinkler requirements for projects with more than 39 units on a single street without a second point of egress. A second phase of lots can be developed with the extension of Cabela's Drive and an internal street could connect to the street extension to provide the second point of entry/egress. Architecture has not proceeded forward and is still envisioned with a footprint twist and saw tooth street scene.

DRC Discussion:
The DRC is more comfortable with direction taken but the site plan still needs "massaging" and additional site layout and grading details. The DRC supports walk out lot condition and does not support more formal backyards for this project. The DRC would like the applicant to consider garden level basements for lots 3-7.

The City is concerned with the amount of off-site grading, number and height of retaining walls and position of lots. Century explained that the water districts (Denver and South Gate) have accepted the grading and lot lines extending beyond the planned project boundary with the condition that the house footprint remained within the service area boundary.

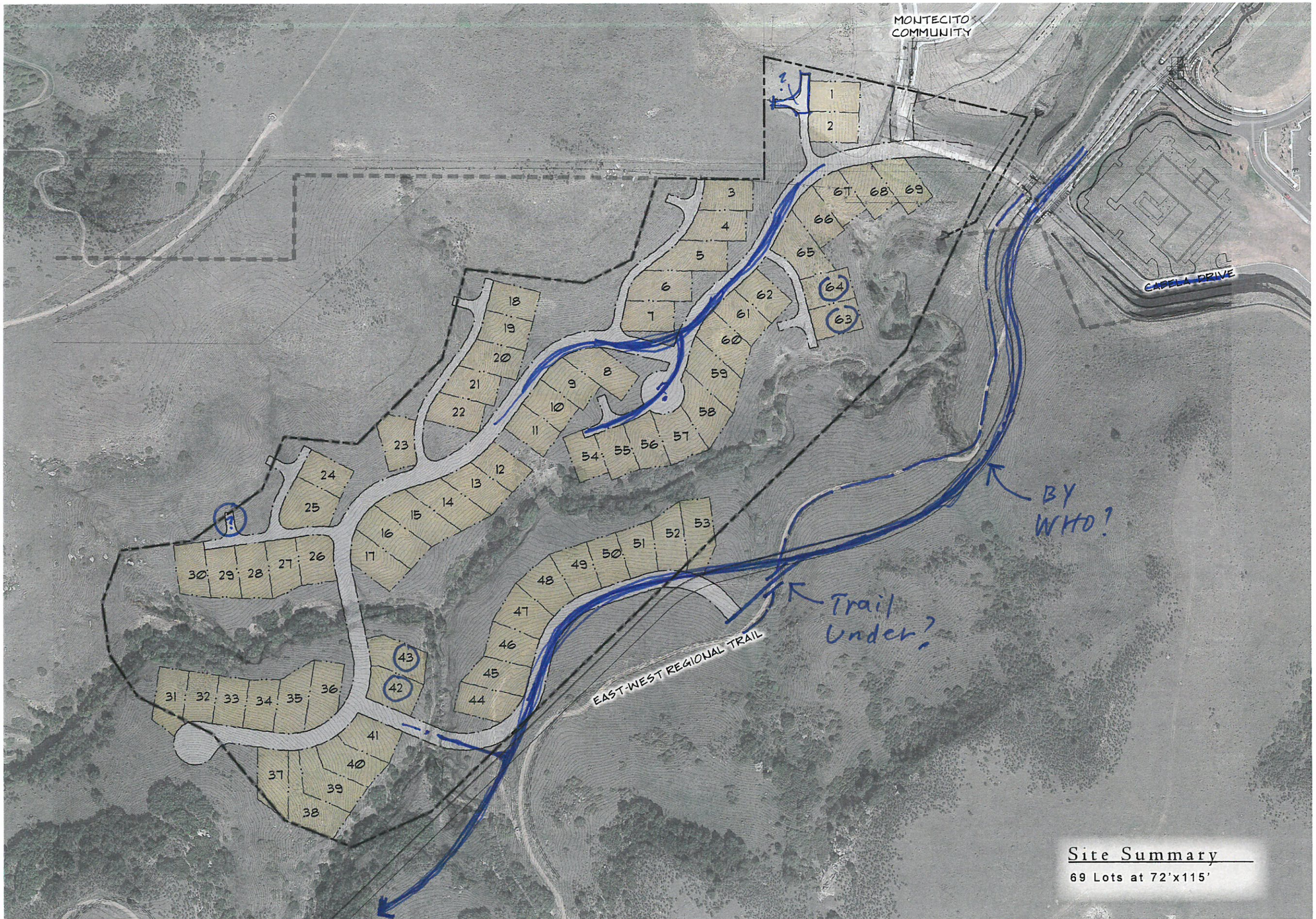
Regarding the retaining walls, Century stated the walls of concern were needed to build up to the channel crossings as well as slow the drainage channel. Century is willing to discuss alternatives if they can encroach on the channel. The DRC suggested a terraced wall approach in the locations where there is no mature vegetation and where the channel has structurally failed. There was additional discussion about shortening the lots of #63 and #65 to reduce the retaining wall height. A study session with the Planning Commission will be suggested to the Commission and scheduled with the applicant. The DRC also requested the walls be softened by terracing them and designing them to flow/move with land forms. Additional wall details are needed for the next stage.

The DRC and City was concerned with the lot positions. The DRC questioned the need for the cul-de-sac at lots 57 & 58 and suggested creating a continuous private drive. The applicant agreed to go back and re-study that recommendation. The DRC also questioned the number and length of the "T" driveway turnarounds and that these could be accomplished with less paving and extending the end lot across the turnaround area. The DRC discussed changing the load access for lots #3-5 and #21-22 to front load lots

with access from the primary road and lots #6-7 and #18-20 with access from the driveway. Lastly, there was discussion about minimizing the grading scarring at the south end of the project by modifying the lot and street layout. Consider moving lots 26-30 closer to the channel.

The applicant was approved to the Schematic Design phase of the Design Review process. In the next submittal, the applicant is required to 1) resubmit the site plan, with revisions addressing all the concerns raised at this meeting, 2) provide a 3D model sketch up, at a minimum, of the project to determine appropriate house type and to avoid generic massing; the site requires specific house plan, and 3) provide multiple site cross sections, especially at the site pinch point. Once in Schematic Design, a study session with the Planning Commission will be scheduled.

The meeting ended at 12:15pm



Ridgegate Parcel GG

Lone Tree, Colorado

Conceptual Site Plan

September 19, 2014

0 100' 200' 300'

Scale: 1" = 100'

CENTURY COMMUNITIES

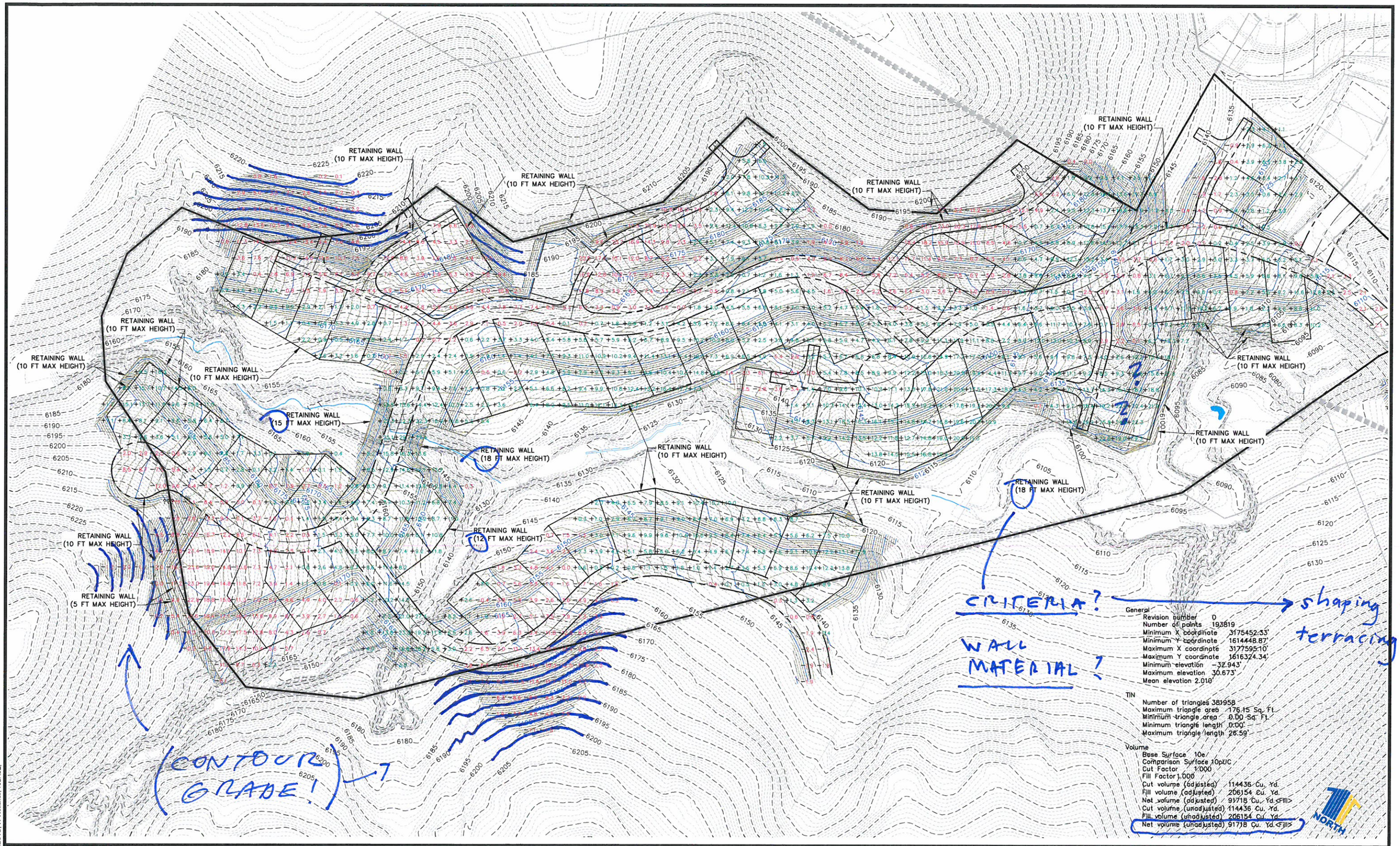
Godden|Sudik ARCHITECTS

Calibre

THE HENRY DESIGN GROUP

3D Model?

9.23.14



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Prepared For	CENTURY
1 inch = 80 ft. Horizontal	0 40 80 160
Designer	RLS
Drafter	RLS
Checked	TAJ

Calibre
Calibre Engineering, Inc.
9090 South Ridgeline Boulevard, Suite 105
Highlands Ranch, CO 80129 (303) 730-0434
www.calibre-engineering.com
Construction Management Civil Engineering Surveying

RIDGEGATE - TRACT GG

PRELIMINARY CUT-FILL MAP

OPTION 5

Sheet 1 of 1

Date SEPTEMBER 19, 2014

9.23.14

RidgeGate
Residential Design Review Committee
Century Communities
Tract GG – Schematic Design
January 26, 2015

In attendance for the Design Review Committee:
Jon Hindlemann, Hindlemann Architecture
Craig Karn, Consilium Design
Steve Lane, Sessions
Keith Simon, RidgeGate
Kevin Yoshida, The Abo Group

In attendance for the City of Lone Tree:
Jennifer Drybread
Hans Friedel

In attendance for Century Communities:
Todd Amberry, Century Communities
Lisa Albers, Century Communities
Lisa Evans, Century Communities
Kieran Hardesty, Century Communities
Paul Brady, Godden Sudik Architects
Kevin Gzym, Godden Sudik Architects
Scott Roberts, Godden Sudik Architects
Todd Johnson, Calibre
Karen Henry, Henry Design Group

Overview
The Century team reviewed modifications made to the site plan and landscape design since the previous meeting in September 2014. The team also presented the conceptual architecture.

Site plan modifications and landscape revisions made were:

- Increase area of channel preservation and noted areas of undisturbed and moderately disturbed.
- Increased walkout lots to 66 with 4 garden level lots. 70 lots in total.
- Tiered retaining walls are 8-10 feet. Wall conditions have not been finalized.
- Entry to neighborhood is located at the north end of the site and will feature manicured landscaping then become more natural as you go further into the neighborhood. Entry will not be gated.
- Retaining walls will have two rail (2'x8') fencing on top.
- Provided cross sections of the channel to show location of two-story homes in relationship to the channel.
- Discussed impact of retaining walls as they are only shown conceptually at this point. Further design work will be done to minimize impact but making them more curvilinear.

- Lot orientations and grading has been revised to follow topography as much as possible given required cut and fill
- Applicant's vision is a community with lots of privacy and to take advantage of the site's uniqueness with private drives

The architecture is currently planned to include 6 floor plan options of 4 architectural styles. There will be 2 ranch plans, 2 main floor master plans and 2 2-story plans. Massing elevations were presented and did not reflect materials, architectural details, etc. Godden Sudik also presented a "Rules Page" which could include limiting the number of recessed decks and declaring the requirements for low profile roofs - 5/12 roof pitches are being considered. Any departure from original images are due to roof forms and the original images were stylistic. Proposed homes will be luxury production homes

DRC Comments:

<u>Site Plan & Landscape Plan</u>

- Site intensity still seems a bit stressed with the number of lots proposed.
- Cabela Drive extension as presented is not feasible to continue to top of the bluffs due to grades in the area. Analyze adjusting the road configuration or consider narrowing street. Current proposed ROW width is 40-feet with vertical curbs on the uphill side and rolled curb and gutter with attached walk on the downhill side of street. There was discussion regarding creating a private road loop off of the Cabela Drive extension to access lots 25-37.
- After adjusting Cabela Drive, consider deleting lots 31 & 32.
- Explore moving the entrance to the south end of the site at Lots 37, 40 and 41. Consider creating a special entry feature.
- Consider deleting Lot 58 and creating a community amenity in that location as it is creating the need for several retaining walls and unnecessary off-site grading.
- Further develop retaining walls and details. Contour walls, landscape material call outs and retaining wall details and materials.
- Identify areas and opportunities for trails and pedestrian connections, especially to the "East/West Trail".
- Integrate the turnaround at Lots 67 and 68 better as it is tight.
- Consider moving the cul-de-sac at Lots 49 & 50 to Lots 41, 42 & 43 to take up inefficient areas in front of those lots then creating a private drive to Lots 46-50.
- Update Tract GG boundaries and survey with a PDD amendment.
- Continue to evaluate construction of a pedestrian trail within the channel.
- City items: Provide overlay document confirming preservation of view corridor. Discussion regarding park dedication requirements.

<u>Architecture</u>

- The DRC felt there was a disconnect between the initial architectural concepts presented in the PreSubmittal and the current concept. The initial presentation was more interesting and less box like. Godden Sudik explained the original images

submitted with the applicant's RFP proposal were meant to be inspirational. New plans will create a new style from original architectural images.

- Develop the architecture further to schematic level. Current elevations are early schematic massing exercise to evaluate the correct proportion of masonry.
- DRC requests that the applicant show more elevation options at the next schematic DRC meeting.
- Confirm the architectural style conforms to the subarea plan guidelines, especially along the bluffs for low profile homes at the toe of the bluffs. The "rules" page is a starting point for discussion of architectural thinking.
- The original architectural relationships and forms were more interesting than the box architecture presented, (building massing) articulation and play is absent.
- Suburban production architecture doesn't belong on this site; the site is a signature site deserving more horizontality and transparency.
- Applicant agreed to address product restrictions and different (variety) home types along the channel.

The meeting ended at 4:30pm. The applicant was asked to resubmit in the Schematic Design phase of the Design Review process due to architecture.

RidgeGate
Residential Design Review Committee
Century Communities
Tract GG – Design Development
May 18, 2015

In attendance for the Design Review Committee:
Jon Hindlemann, Hindlemann Architecture
Craig Karn, Consilium Design
Steve Lane, Sessions
Dick Marshall, landscape architect
Keith Simon, RidgeGate

In attendance for the City of Lone Tree:
Jennifer Drybread
Hans Friedel

In attendance for Century Communities:
Todd Amberry, Century Communities
Lisa Evans, Century Communities
John Vitella, Century Communities
Kieran Hardesty, Century Communities
Paul Brady, Godden Sudik Architects
Scott Roberts, Godden Sudik Architects
Todd Johnson, Calibre Engineering
Karen Henry, Henry Design Group
Eric Mandil, Mandil, Inc.

Overview
The applicant presented site plan modifications and architecture concepts per the work sessions and interim sketch comments since the January 2015 meeting. Modifications include:

- Added a pedestrian bridge over the creek to connect both sides of the community
- Relocated Lot 41 to create a focal point and amenity
- Added area for a pool
- Integrated angular architecture
- Two story homes have stepped living area - raised casita or sunken living room
- 3 of the 5 architectural elevations have turned garages
- 3 elevation styles with shed, hip and gable roofs. Roofs have low slopes and low profiles
- The average size of the lots is 10,000 square feet
- Better coordination of hardscape, landscape, materials, color palette, site plan and architecture
- Redesign focused on five key points based on design standards and RidgeGate PDD:
    - Feature home plans that cluster the front door and garage doors to reduce the grading control points on the site and allow more of the site to slope naturally

- Feature non-rectangular building form that angles to better align with the site's contours
- Feature stepped living levels in the plan including split levels, sunken rooms, and other similar vertical arrangements
- Not locate rear main level and rear walk-out level patios on the downhill side of the lots unless they are at mid-level vertical elevation
- Feature architecture with raised foundation walls, hung joists and/or side-load garages that allow the finish floor elevation to be closer to or lower than the finish grade's high point adjacent to the house

The Century design team also created a "subarea plan" for the neighborhood. This subarea plan further defines which lots have restrictions against two-story homes, only allowing ranches and 1-1/2 story homes. As well as, where the high point homes are and lots that will require elevations to be broken up.

DRC Comments:

Subarea Plan:

- In addition to current color coded/diagrammed site plan, include color coded diagram showing open space and landscape areas and a separate set for neighborhood trails and their connections to regional trails.
- Add diagrams for Lots with required Side Elevation Upgrades
- Include the following in the Subarea Plan:
  - Road criteria
  - Retaining wall criteria (type, color and materials)
  - Building colors and materials samples
  - Side Elevation Upgrade criteria
  - Lighting
  - Fencing criteria
  - Backyard landscape criteria
  - Deck Stairway criteria
  - Play equipment regulations
  - Wildlife plan
  - Bulk plane criteria and restrictions

Site Plan & Landscape Plan

- Lots 69 & 70, increase the lot size and adjust driveway access to site so that lot 70 has access from the cul-de-sac and lot 69 from the interior street to the north.
- Mitigate grading with retaining walls on the south end of the site where grading occurs beyond the fire access road.
- Coordinate future Cabela Drive alignment with RRMD and developer.
- Provide photos examples and a detail plan to show the intent of the road between Montecito and this site.
- Consider alternative solution, such as a box culvert, to the southern road crossing over creek to minimize the long fill section. Enhance the crossing to allow wildlife migration and save more vegetation.
- Provide a plan that shows what existing vegetation will remain with the proposed grading plan.

- Provide a plan showing the detailed layout of the Neighborhood Park element.
- Address Lots 55, 56 & 57 narrow driveways. Combine?
- Extend the pedestrian trail behind Lots 46-49 to the road.
- The City requested deleting Lot 14 & 41. There was discussion regarding why these lots should remain.
- Show new and existing trail location at Cabela Drive.

Architecture

- Clarify to others outside the DRC that the main level and the first level are the same.
- It is understood rear deck stairs are an option. Design this in advance so the DRC knows what the stairs will look like should the option be selected. Stairs should integrate with the architecture. Provide more detail prior to formal submittal.
- Provide materials and color board at next submittal.
- Identify lots where architectural enhancements to side elevations on restricted lots are required.
- Consider expanded deck spans to protect views.

The meeting ended at 5:05 pm. The DRC approved the project direction and the applicant was asked to resubmit drawings in the Design Development phase of the Design Review process due to lack of adequate architectural information and details. Revised drawings can be submitted electronically for DRC review.

RidgeGate
Residential Design Review Committee
Century Communities
Tract GG – Design Development
July 31, 2015

In attendance for the Design Review Committee:
Jon Hindlemann, Hindlemann Architecture
Craig Karn, Consilium Design
Steve Lane, Sessions
Dick Marshall, landscape architect
Keith Simon, RidgeGate
**Kevin Yoshida, The Abo Group – Kevin attended the pre-meeting and provided his comments

In attendance for the City of Lone Tree:
Jennifer Drybread
Hans Friedel

In attendance for Century Communities:
Lisa Albers, Century Communities
Lisa Evans, Century Communities
John Vitella, Century Communities
Kieran Hardesty, Century Communities
Paul Brady, Godden Sudik Architects
Scott Roberts, Godden Sudik Architects
Karen Henry, Henry Design Group
Eric Mandil, Mandil, Inc.
Leslie Olson, Eleven.Eleven: Landscape Architects

Overview
The applicant reviewed the progress of architecture concepts and refinements made to the landscape plan:

<u>Architecture:</u>
- Intent of the architecture is to integrate architecture, nature and land plan elements intelligently.
- Three architectural styles that are modern yet rustic and traditional.
- Earth tone color and materials palette. Stone, stucco, tile roofs, metal details, stained siding. Stone vendor is Creative Mines.
- Increased glassing on all styles.
- Sketch up modeling colors do not match the color palette, it is meant to show intention.
- Deck railings are aluminum. Oriented both vertical and horizontal.

<u>Landscape:</u>
- Manicured entry and approach into the neighborhood.

- Entry area will include public art, pump house and a set of mail kiosks.
- Landscaping material was added at the northeastern edge along Cabela Drive/secondary entrance road.
- Sidewalks are attached on one side of the road
- Pool amenity was presented at Tract I. Concept is three tiered with the three foot grade drop and includes a community building with restrooms, storage and community area, pool deck with chaise lounge deck and a fire pit area on the third lower tier to the north.

DRC Comments:

Subarea Plan:

- Add Overall Intent statement
- Simplify the language in the subarea plan, making it more clear and concise.
- Add grading and (re)vegetation standards.
- Revise irrigation standards so they are consistent with the irrigation needs per the landscape plans.
- Add the RidgeGate /City of Lone Tree streetlight cut sheet.
- Language regarding side enhancements can be removed only if the architecture remains 360 degree architecture.
- Clarify 'Retaining Walls' section.
- Delete plans showing stairs off rear decks.
- Add Auto Court/Driveway Enhancement Criteria section.
- Add Repetitive Elevation Standards section.
- Add requirement for Individual Plot Plans to be submitted to and approved by a Subcommittee of the DRC (Plot Plans to include individual Lot Grading and Landscape specifics, Side Elevation specifics, etc.).

Site Plan & Landscape Plan

- Add a wall at the Tract M and N bridge and a wall at the emergency access.
- Recheck plans for gamble oaks and delete reference.
- Add irrigation for new trees in Native Areas.
- Consider alternative materials to MSE block. Ready rock would be an acceptable alternative.
- Continue trees along the entry road to the pool amenity.
- Add trees along the pool deck for shade.
- Review opportunities for ADA access and access from the south to the pool deck.
- Create a visual terminus from the lower road to the pool. Consider a community marker or public art.
- Submit Entry and Streetscape Landscape Plans.

Architecture

- Deemphasize the large stone walls on the sides of all plans. Consider reducing the amount of material by stepping it down and responding to grading.
- Consider using paint stain for maintenance reasons.
- Evaluate the treatment/enhancement of all deck columns (treat them appropriately) on all plans.
- Simplify the bracketing details on all plans with bracketing.

- The DRC concluded that deck stairs are prohibited but could be proposed for review at the Plot Plan review level on a case by case basis if they are unobtrusively detailed.
- Be conscious of the amount of exposed concrete patio slabs. These should be flush with grade or have a finished edge when an exposed edge is necessary.
- In regards to plan 60191:
    - Continue the stone base across the front.
    - Consider deleting the corner trim or using an alternative such as Extreme Trim or Simplicity Trim.
- In regards to plan 60192:
    - The DRC was comfortable with this elevation as presented. The DRC felt the elevation was successful and recommended using a similar approach for the other styles.
- In regards to plan 60293:
    - On the rear elevation, allow vertical elements to be vertical. Consider using less stone or enhance the tower element.
- In regards to plan 60295:
    - The DRC felt this elevation was successful.

The meeting ended at 12:00pm. The DRC approved the project direction and the applicant is approved to submit to the City of Lone Tree on the condition the comments above are addressed and the final home elevations/Plot Plans are submitted to the RidgeGate DRC for review prior to building permits being issued by the City.

RIDGE GATE

May 22, 2015

Ms. Lisa Evans
Managing Director – Development
Century Communities
8390 E. Crescent Parkway, Suite 650
Greenwood Village, CO 80111

RE: Tract GG DRC Interim Approval

Dear Lisa:

The RidgeGate Design Review Committee (DRC) has reviewed your Design Development (DD) submittal package for the residential subdivision proposed on Tract GG in RidgeGate. The DRC conditionally approves the building concepts and massing, sub-area plan criteria for determining home placement, grading, site plan, architecture and all related aspects of development. Final DRC DD stage approval is subject to additional review to confirm further development and refinement of exterior building materials, colors, window placement, exterior stairway locations, and articulation of wall planes, ~~massing~~, roof lines and elevation options.

Approval of this interim step in the review process supports your upcoming workshop with the City of Lone Tree Planning Commission on Tuesday, May 26, 2015. The DRC anticipates that comments provided by the Planning Commission will be incorporated into your final DRC submittal.

ADD APPROVED TO SUBMIT THE PLAT FOR PRELIMINARY PLAN REVIEW
6.11.15

Please advise the RidgeGate DRC should you have any questions.

Regards,

Darryl Jones
RidgeGate DRC Administrator

COVENTRY DEVELOPMENT CORPORATION-COLORADO | 10270 COMMONWEALTH STREET, SUITE B | LONE TREE, CO 80124
PHONE: 720.279.2581 | FAX: 720.279.2582 | WWW.RIDGEGATECOLORADO.COM

Tract GG (Retreat)
Referral Comments from Homeowners as of August 14, 2015

Received August 3rd

Good Morning:
The RidgeGate West Village Board of Directors has no comment to the subdivision plan below.

Additionally, the Board has no comment regarding the proposal sent earlier regarding Heritage Hills.

Thank you,

Linda Langewisch, CMCA
Community Manager
MSI, LLC
6892 So. Yosemite Court Suite 2.101
Centennial, Co 80112
720.974.4273
Fax 303.751.7396
LLangewisch@msihoa.com

From: JW [mailto:jmwright63@gmail.com]
Sent: Wednesday, August 05, 2015 11:31 AM
To: Kelly First <Kelly.First@cityoflonetree.com>
Subject: RidgeGate Section 15 Filing 21 "Tract GG" single-family residential

Good Morning,

I was curious how Lone Tree residents can file concerns around the referenced project proposal with the city? I am a current resident in the Montecito neighborhood and myself, among other residents, have some serious concerns with this project. Could you please direct me through the formal process of filing concerns with the project proposal?

Thank you in advance for your time and consideration.

Cheers,

Jared Wright

Staff response:

On Mon, Aug 10, 2015 at 1:51 PM, Jennifer Drybread <Jennifer.Drybread@cityoflonetree.com> wrote:

Jared,

I am processing the subdivision application for Tract GG (the property south of Montecito in RidgeGate proposed for single-family detached development). You can submit comments through your Homeowners Association or individually directly to me.

Thank you,

Jennifer Drybread
Senior Planner
City of Lone Tree
9220 Kimmer Drive, #100
Lone Tree, CO 80124
www.cityoflonetree.com
(303) 708-1818
jennifer.drybread@cityoflonetree.com

From: JW [mailto:jmwright63@gmail.com]
Sent: Monday, August 10, 2015 3:38 PM
To: Jennifer Drybread <Jennifer.Drybread@cityoflonetree.com>
Cc: Kelly First <Kelly.First@cityoflonetree.com>; Ottenbreit Dean & Dorna <dott39@q.com>; Matt Zettel <mattzettel@kw.com>; Kevin Calame <kevincalame@gmail.com>; Kevin Spencer <kevinspencer3@icloud.com>
Subject: Re: RidgeGate Section 15 Filing 21 "Tract GG" single-family residential

Hi Jennifer,

Thank you first of all for reaching out to me and getting back with me. Myself along with a few of my neighbors and others that live within Montecito have some very strong concerns with this plan. Our main concern was we were sold our homes with promises that the area under consideration was going to remain undeveloped open space with open bluff views from the back of our homes. However, the list below includes the other concerns if the plan were to move forward. I have filtered these through our community president Kevin Spencer (copied) who may have already sent you these so I apologize if you have already seen them.

- Change connecting road to a walking path so no traffic is routed through Montecito to the new community
- Houses on the south/west side of the plan on the south side of the ravine were never a part of the original plan we were sold on. I would ask to move or remove those houses.
- The first 3 houses planned that are supposedly going to be models should be moved or removed to reestablish some kind of view from our homes on the end of Montecito and those on the corner of Ladera as well.
- Move the location of the pump to somewhere in the actual neighborhood it is servicing rather than right in our neighborhood.
- I dont know if this is the right forum but my main concern really is the views being taken away for our houses and for the individual families that bought the houses for the views and are now being stripped of that exact feature which sold the house.
- The other concern I have and it doesnt necessarily relate to this proposal but the hotel in my mind will be bringing shady characters just off the highway into our neighborhoods. Again, something I was not told during the sales process.

We would ALL in the community and at the very least the south side and west side express a major concern with the Marriott that is going in behind our homes. This has been approved by the city of lone tree however given the close proximity to our homes I am surprised that we as a community were not notified or invited to a city planning meeting prior to the approval to discuss the location of the hotel as well as other features. Again, Century mislead us all by telling us that was an area slated primarily for a restaurant and some single story dining/shopping all of which would be "high end". If there is any opportunity to discuss the plans for this hotel I am sure many members of the Montecito community would come forward with some major concerns. You can imagine our shock when we found out a hotel would be directly in our back yard about a stones throw away.

Also below are specific concerns from a neighbor who is the most affected by this community in addition to the concerns above that all concerned neighbors agree upon:

When the Century presentation began, Lisa mentioned that it is mandated that all neighborhoods have 2 entries/exits to allow residents to evacuate if one exit is blocked. My concern is that the newly proposed neighborhood has only one entry/exit to the majority of the homes, with an additional road servicing an additional 10 homes which will be built on the other side of the ravine. There is no route to join those 2 sections of houses, therefore, their only other exit is through Montecito.

We expect that the Retreat neighborhood should modify their plans to allow for an additional exit road that does not impede on Montecito property or create increased traffic. If an additional entrance was incorporated into their plans that was far to the west and unseen by Montecito, it would certainly curb some of our concerns about the constant traffic behind our homes.

After it was discovered that the neighborhood behind our home was in the works, the sales team assured me that the homes would be built along the existing terrain, which would help to hide some of the structures from our view

We are requesting that they heavily landscape between the entrance road and our backyards to allow us some peace and privacy.

Thank you in advance for everything and feel free to contact me via email or phone at 315-527-0213 at any time. I would really like to play an active role in all of this so I hope we can come together as a city and community and try and plan for a bright future in Lone Tree.

Cheers,

Jared Wright

Staff response, next page.

From: Jennifer Drybread
Sent: Tuesday, August 11, 2015 4:58 PM
To: 'jmwright63@gmail.com' <jmwright63@gmail.com>; 'Ottenbreit Dean & Dorna' <dott39@q.com>; 'Matt Zettel' <mattzettel@kw.com>; 'Kevin Calame' <kevincalame@gmail.com>; 'Kevin Spencer' <kevinspencer3@icloud.com>
Cc: Kelly First <Kelly.First@cityoflonetree.com>
Subject: RidgeGate Section 15 Filing 21 "Tract GG" single-family residential

Jared,
Thank you for taking time to send this email. We will pass these comments along to the builder, as well as to the City Planning Commission and City Council. Below is a bit of background information and responses to your comments. We would also be happy to meet with you and your neighbors or HOA representatives, if that would be helpful.

Unfortunately, we cannot speak to your main concern about what you were promised when you purchased your home. We hope that realtors and builders are disclosing accurate information to homebuyers, but that is outside the City's control. I would be curious to see what plan you were shown. City maps and approved plans have shown this property zoned for development since 2000. As a master-planned community, the use and location of development in RidgeGate is relatively predictable. How it develops is subject to the review and approval process with the City which involves submittal of plans, a referral review period, and typically public meetings before the City's Planning Commission and Council.

The following may be helpful:
Aerial map with proposed lot layout – recently prepared by builder (attached)
RidgeGate's conceptual east-west illustrative development plan (attached)
RidgeGate Master Plan Zoning Plan and development guide:
http://www.cityoflonetree.com/DocumentCenter/View/50

-Alicante Road was established as a through road (as opposed to a cul de sac) when Montecito was platted as a subdivision. Additionally, Montecito is not a gated community, so I'm not sure why there would be an expectation that it be closed off to vehicular traffic from an adjoining neighborhood. Connections between neighborhoods are supported by the zoning for RidgGate, as well as City Comprehensive Plan and Design Guidelines. For these reasons, staff supports a vehicular connection until and unless there are problems in the future. We appreciate the concerns submitted by you and on behalf of the HOA and we will certainly forward them on to the Planning Commission and City Council for final decision.

-You raise a good point about landscaping to buffer the view of homes and cars from homes in Montecito. We will direct the builder to work with you and your HOA to strategically locate evergreen trees to achieve that buffer, and revise their plans accordingly.

-The pump you referenced is not on the Montecito property. We will work with the builder to evaluate that area and see how to reduce visual impacts.

Regarding the hotel, it is located in "RidgeGate Commons", which is an approved master-planned commercial area. The hotel will have low-level lighting to reduce impacts, and no signage on the building facing the homes. In addition to the hotel, a restaurant is planned at the corner of RidgeGate Parkway

and Cabela Drive. (That will be going through the review process in the next few months). Additional retail is planned next to Cabela's, although we are not aware of a specific proposal at this time. The hotel plans were provided to the RidgeGate West Village HOA and they responded with "no comment". I would encourage you to work with the master HOA on plan review, or have the Montecito HOA subscribe directly to the City's e-referral service so you can receive development proposals directly http://www.cityoflonetree.com/list.aspx. Here, you can also sign up to receive agendas for upcoming public meetings you may wish to attend. Also on the City's website is a listing of all current development projects, with links to the development plans: http://www.cityoflonetree.com/index.aspx?nid=305.

We have received comments from PCMS on behalf of Montecito and will include those in the project record as well. Please let me know if you have any questions or if you'd like to set a meeting to discuss anything further.

Thank you,
Jennifer Drybread

From the Property Manager for Montecito

From: PCMS Corporate Office [mailto:corpoffice@pcms.net]
Sent: Tuesday, August 11, 2015 7:55 AM
To: Jennifer Drybread <Jennifer.Drybread@cityoflonetree.com>
Subject: FW: Lone Tree Referral Request - Tract GG

Dear Ms. Drybread –

Please see comments below that have been submitted by residents at the Montecito at Ridgegate Community regarding this referral.

Thank you
Jessica Moser
PCMS

- Many members of the Montecito at Ridgegate community are opposed to any street connection that would increase traffic through the neighborhood.
- Many members would seek to alter the connecting road to a walking path or trail so no traffic is routed through Montecito to the new community
- Members with homes on the south/west side of the plan on the south side of the ravine were never a part of the original plan we were sold on. They ask to move or remove those houses.
- Members have noted that the first three (3) houses planned that are to be models should be moved or removed to re-establish some kind of view from those homes on the end of Montecito and those on the corner of Ladera as well.
- Many members requested that the location of the pump be relocated to somewhere in the actual neighborhood it is servicing rather than right in the Montecito neighborhood.
- One member specifically noted their main concern is the views being taken away for the homes and for the individual families that bought their homes for the views and are now being stripped of that exact feature which sold the house.

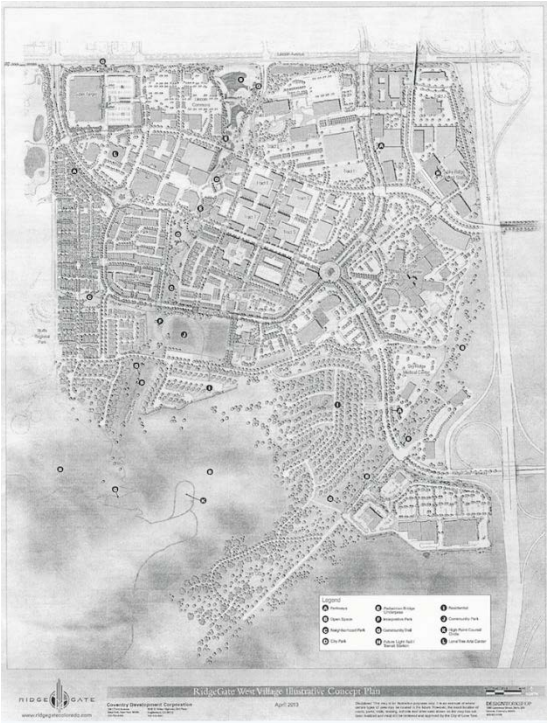
From: dott39 [mailto:dott39@q.com]
Sent: Wednesday, August 12, 2015 4:32 PM
To: Jennifer Drybread <Jennifer.Drybread@cityoflonetree.com>
Cc: jmwright63@gmail.com; Matt Zettel <mattzettel@kw.com>; Kevin Calame <kevincalame@gmail.com>; Kevin Spencer <kevinspencer3@icloud.com>; Kelly First <Kelly.First@cityoflonetree.com>
Subject: Re: RidgeGate Section 15 Filing 21 "Tract GG" single-family residential

Hi Jennifer,

I am sending you the map which was referenced during the sales process. Originally, we were told that the area was designated open space, however after researching the City of Lone Tree and the Ridgegate website, I noticed that the area was targeted for development and discussed it with the Century Communities sales staff. After doing some research on their own and attending a planning meeting, the staff began selling homes, referencing the attached map, but assuring us that the new development would consist of much fewer homes on larger, acreage lots. They were also insisting that the homes would be built around the ridge and would have a different entrance than the current plan. Since we were assured that the proposed development would have little impact on our views, and that the neighborhood would be accessed by an entrance further south, we went forward with building our home.

You can imagine our surprise when getting a map of the current proposed development, as it is very different than what we were expecting (particularly the location of the main entrance)

Any assistance or influence that you may have in getting the developer to cooperate with our list of concerns would be much appreciated.



Thank you,

Dorna Ottenbreit
303 906 2288

Staff response:

From: Jennifer Drybread
Sent: Thursday, August 13, 2015 9:37 AM
To: 'Ottenbreit Dean & Dorna' <dott39@q.com>
Cc: 'jmwright63@gmail.com' <jmwright63@gmail.com>; 'Matt Zettel' <mattzettel@kw.com>; 'Kevin Calame' <kevincalame@gmail.com>; 'Kevin Spencer' <kevinspencer3@icloud.com>; Kelly First <Kelly.First@cityoflonetree.com>
Subject: RidgeGate Section 15 Filing 21 "Tract GG" single-family residential

Dorna, thank you for your comments. We will forward them on to the developer, the Planning Commission, and the City Council.

City maps and approved plans have shown this property as zoned for development since 2000 when RidgeGate was annexed into the City. Those same plans do not state what number of units the property is zoned for.

We cannot speak to what you were promised when you purchased your home, with regard to land use, density, or access, as this is outside the City's control. The plan you emailed me is developer's concept plan, and does not restrict or decide the density or number of units for this area. We evaluate that at the time of application based on a number of factors, including visual and environmental impact, and land carrying capacity.

We advise you to work through your HOA, or to attend the Planning Commission and City Council meetings and express your concerns (the meetings dates have not been scheduled yet, but I will let you know when they are).

We would be happy to meet with you or your neighbors or HOA if you like.

Thank you,

Jennifer Drybread
Senior Planner
City of Lone Tree
9220 Kimmer Drive, #100
Lone Tree, CO 80124
www.cityoflonetree.com
(303) 708-1818
jennifer.drybread@cityoflonetree.com

From: Amy Fowler Stadler
Sent: Thursday, August 13, 2015 8:51 PM
To: 'harold.anderson@cityoflonetree.com' <harold.anderson@cityoflonetree.com>; 'kim.monson@cityoflonetree.com' <kim.monson@cityoflonetree.com>; 'susan.squyer@cityoflonetree.com' <susan.squyer@cityoflonetree.com>
Subject: Retreat at Ridgegate Concerns

Hi, my name is Amy Fowler Stadler. We are recent residence of Lone Tree – purchased in Montecito last September, and moved in just this past May. We have MANY concerns concerning the adjusted plans that Lone Tree Council approved compared to what we were sold. We also were shocked to find out that Lone Tree (normally considered an upscale community) also approved a low end Marriott (also not told about) just behind our community. Lastly we need to better understand the 4 lane road that we also just found out was approved behind us. I understand we are about to turn over the HOA to the residence and just participated in a community meeting and wanted to reach out to all three of you to make an introduction. Our home backs to the bluffs so as you can imagine this is fairly problematic for us. I will pursue discussions with you through our HOA but wanted to make the introduction. I am a small business owner in Englewood and deeply involved in the Colorado community.

Please advise me on the next council meeting and normal process for these types of matters. Thanks. Amy

Amy M. Fowler Stadler

Managing Partner

afowler@lewisfowler.com

O 720.638.6813
C 303.618.2307
F 303.845.6750

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Staff response to Amy Stadler

From: Kelly First
Sent: Saturday, August 15, 2015 4:57 PM
To: afowler@lewisfowler.com
Cc: Jennifer Drybread <Jennifer.Drybread@cityoflonetree.com>
Subject: Retreat at RidgeGate

Ms. Fowler Stadler,

Thank you for your comments to the City Council. Because the application is currently in the review process with the City, the Council is not at liberty to discuss the project outside the public meeting forum. However, as the City's Community Development Director, I am happy to provide you with facts about the property zoning, development plans and review process, and discuss with you any questions you may have.

Unfortunately, I cannot speak to what your builder or sales associate may have shown or told you when you purchased your lot - that is outside the City's control. It is my understanding that homeowners are given a disclaimer regarding future development so you may want to check your paperwork for exactly what that says.

The property proposed for residential homes by Century Builders has been zoned for development since 2000 as part of the RidgeGate Planned Development. As a master planned community, the overall road layout, development pattern and planned uses in the community are fairly predictable and have been conceptually identified by the developer on their illustrative concept plan map. The City of Lone Tree reviews specific development proposals to ensure compliance with applicable regulations.

Century's residential subdivision plat is going through that City process now. I've attached an exhibit we recently received from the builder that shows an outline of the proposed subdivision on an aerial map, so you can see the proximity to Montecito Homes. Detailed plans are being reviewed by staff, referral agencies and the community, and will be subject to review by the City Planning Commission and approval by the City Council at public meetings. Meeting dates have not been scheduled yet, however, we will notify the Montecito HOA when meetings are scheduled. You can also subscribe to receive meeting agendas through the City's website http://www.cityoflonetree.com/list.aspx. You may submit comments through your HOA or individually to me in writing. (We will include the email you've already sent to the Council.) You are also welcome to attend the meetings, which are open to the public.

Regarding the hotel, it is a Marriott TownePlace Suites and is designed to blend with the character, colors and materials in the area. The hotel is part of "RidgeGate Commons", which is an approved master-planned commercial area.

All new development projects in RidgeGate are referred to the RidgeGate West Village Community Association for review and comment. Comments are then passed on to the

builders, Planning Commission, and City Council. We have encouraged the Montecito HOA to subscribe to receive referrals and also to work with the West Village Community Association. Another way to find out about development projects proposed in RidgeGate and elsewhere in Lone Tree is to visit the current development project page on the City's website. http://www.cityoflonetree.com/index.aspx?nid=305.

If you have any questions, please feel free to contact me or Jennifer Drybread, the City's Senior Planner, who is processing the application. Jennifer is copied on this email or you can reach either one of us at 303-708-1818.

Thank you,

Kelly

Kelly A. First, AICP, LEED ® AP
Community Development Director

City of Lone Tree
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124
ph: 303-708-1818
www.cityoflonetree.com

From: JW [mailto:jmwright63@gmail.com]
Sent: Wednesday, August 26, 2015 1:08 PM
To: Harold Anderson <Harold.Anderson@cityoflonetree.com>
Cc: Greg and Vicki Fong <gvfong@integrity.com>; jimgunning@comcast.net; Kim Monson <Kim.monson@cityoflonetree.com>; Susan Squyer <Susan.Squyer@cityoflonetree.com>; Jackie Millet <Jackie.Millet@cityoflonetree.com>; Amy Fowler Stadler <afowler@lewisfowler.com>; Dean Ottenbreit <deano99@q.com>; kcatnew@gmail.com; mwentzlaff@resortinternet.com; Matt Zettel <mattzettel@kw.com>; Kevin Spencer <kevinspencer3@icloud.com>; Canaday Jeffrey <j.c@q.com>; Calame Kevin & Kerry <kevincalame@gmail.com>; Zallaps Greg <gzal@aol.com>; Sipple Bill <spsipple@gmail.com>; dott39 <dott39@q.com>; Jennifer Zettel <jenhansn@hotmail.com>; LL SIMON, MD <laura.simon.business@gmail.com>; P B <go2pbcd3@gmail.com>; Kelly First <Kelly.First@cityoflonetree.com>; sean.oneill@outlook.com; loneill@cochlear.com
Subject: Re: Another concerned Montecito resident

Looping in Sean & Lori Oneill

On Wed, Aug 26, 2015 at 1:06 PM, JW <jmwright63@gmail.com> wrote:
Good Morning Harold,

My name is Jared Wright and I live at 10659 Montecito Drive directly across the street from Greg and Vicki. I am on the south side of the neighborhood facing the bluffs and the hiking trail. I would like to echo what Greg and Dorna have already said. In addition I would like to point out that during the sales process I experienced (which I know you have no control over). I stood on my back deck and asked multiple times on multiple days what would be behind me. I was told every single time "high end shopping and restaurants" and 20 homes located to the west of my home out of view from the Montecito community (starting with large acre maybe 2 or more lots and multimillion dollar homes that would be accessed through a gate only and NOT connecting in with Montecito. Also I am concerned that the plan for the new community doesnt respect our open spaces and views. I would like to discuss the Ridgegate, 4th Amendment Planned Development District at some point as well and the designations of open space zoning and how we can preserve the bluffs and the recreational space our citizens enjoy daily. The proposed plan by Century doesnt seem to comply with these zonings so I would like clarification there.

Given this knowledge I have always wanted to live in an area where natural beauty and wildlife could be part of my home and something I could come home to relax to. Much to my chagrin I was lied to. Fraudulent practices by Century Communities and their management must be stopped in their tracks. All Montecito citizens are concerned with the company and I have not heard of one story where someone was pleased with their practices or management of their business. Having Century as a continued partner in our city further would be a disappointment to the citizens who live here.

As I said I have all the same issues as everyone else who has written you and I am sure we will all be present at the council meeting which is next Tuesday correct? I would also like to confirm the time and date for everyone on this email so if you could reply all that would be very helpful.

I appreciate your continued efforts to serve this city and our communities. I look forward to speaking with the council about all of these issues. Have a great week!

Cheers,

Jared Wright

-----Original Message-----
From: Harold Anderson
Sent: Wednesday, August 26, 2015 9:00 AM
To: Greg and Vicki Fong <gvfong@integrity.com>
Cc: jimgunning@comcast.net; Kim Monson <Kim.monson@cityoflonetree.com>; Susan Squyer <Susan.Squyer@cityoflonetree.com>; Jackie Millet <Jackie.Millet@cityoflonetree.com>; JW <jmwright63@gmail.com>; Amy Fowler Stadler <afowler@lewisfowler.com>; Dean Ottenbreit <deano99@q.com>; kcatnew@gmail.com; mwentzlaff@resortinternet.com; Matt Zettel <mattzettel@kw.com>; Kevin Spencer <kevinspencer3@icloud.com>; Canaday Jeffrey <j.c@q.com>; Calame Kevin & Kerry <kevincalame@gmail.com>; Zallaps Greg <gzal@aol.com>; Sipple Bill <spsipple@gmail.com>; dott39 <dott39@q.com>; Jennifer Zettel <jenhansn@hotmail.com>; LL SIMON, MD <laura.simon.business@gmail.com>; P B <go2pbcd3@gmail.com>; Kelly First <Kelly.First@cityoflonetree.com>
Subject: Re: Another concerned Montecito resident

Thank you for your e-mail. We have been asked by the city not to comment on this subject since it will come before the council soon. I will keep your comments on file.

Harold Anderson
Lone Tree City Council

Sent from my iPhone

> On Aug 26, 2015, at 7:45 AM, "Greg and Vicki Fong" <gvfong@integrity.com> wrote:
> >
> To the Town Council.
> >
> Hi, my name is Greg Fong and my wife, Vicki, and two adult children
> Meagan and Matthew wanted to express a significant concern regarding
> the company, Century Communities, that does business in your / our
> city. Our family moved to the south end of Montecito @ Ridgegate from
> southern Castle Rock to be closer to the things a larger city could
> provide while still having the open space that we are used to as we
> too came from acreage / open space property.
> >
> I am attaching our concerns to the email from our neighbors, Dean and
> Dorna Ottenbreit, who live directly across the street because we share
> the same concerns that I would like to emphasize and add to.
> >
> When we decided in early to mid 2013 that we would move out of and
> north of Castle Rock, we had many cities to choose from as many
> neighborhoods had aspects of things important to us.
> >
> When my wife, principally, located this newly developing housing
> tract, Montecito @ Ridgegate, we were excited to figure out how to
> make this work. After dozens of visits to the Sales Office asking
> many questions, again mainly by my wife, we decided that Lone Tree was
> going to be the next place we would build memories for our family.

Besides the Park Meadows Mall, Sprouts, The Arts Center, etc being nearby, we found what was potentially the perfect place to reside. The two main things that attracted us to this were the proximity to the above (and, of course,
Cabelas) as well as the fact that we could purchase a home that had views of PERMANENT open space.
>
During the sales process and prior to when we signed the purchase contract in March 2014, we asked specifically what was going to be done with the open space right outside the front/back yards looking at the East/West Regional Trail. We were told by the Century Communities sales person(s) as well as shown a aerial picture in the sales office wall that there was going to be PERMANENT open space, owned by the State of Colorado and never to be built on, forever! In hindsight, I wish we took a photo of the aerial picture!! When we choose the corner lot of Montecito Drive and Alicante Drive, we confirmed again with the sales person(s) what our views would look like. So, I took a recent picture and attached it for you to see (excluding the construction trailer and materials) the views overlooking the trail with people walking and wild life roaming on it. We also asked what was going to happen to the road connecting Montecito (Alicante Drive) with Cabelas Drive and were told that a gate was going to stay in place and the gravel road was only going to be used by the Fire Department for emergencies and residents for evacuation, if needed.
>
I have read two responses from the Lone Tree Planning Department that what the sales people told buyers of the Montecito community is out of their control, which I can understand that statement. However, the obvious deceptive and fraudulent sales practices by Century Community management lead me to believe that the City Council would not want to have a business in Lone Tree that lacks integrity with their constituents. I work for a very prominent company that operates on doing business with integrity and when there are issues, we resolve them to the customer's satisfaction.
While you can't do anything regarding the price we paid and the 5 figure premium (more than ½ way to 6 figures) for our home, you can do something to encourage Century Communities to be more honest and thorough with the customers that were supposed to be sold their dream home.
>
My wife and my ask of you, in addition to our neighbors, is three fold:
1) prevent the connection of Alicante between the Montecito @ Ridgegate and Retreat @ Ridgegate; 2) remove from the building plans the homes on the east side of the current East/West Regional Trail and the 3-4 homes that are in our sight of the East-West trail [I believe these are the model homes]; and 3) relocate the pump house that is nearly adjacent to Montecito @ Ridgegate farther South so no one has to see or hear the pump house unless you are a buyer of the Retreat @ Ridgegate.
>

I apologize for the lengthy email but two more things. At the August 6th HOA meeting where Century Communities representatives (Lisa & Lisa) from their Development Department shared with everyone after I asked the question about when was it known that the area south of Montecito was going to be built, I was astonished that the answer was "in the year 2000" (yes, 15 years ago). How could the sales department be so lax in their information regarding this pretty vital piece of information? So, I went online just to satisfy my personal concerns & possible guilt that maybe I missed something critical but found two maps (attached) that did not show that there was going to be streets or homes just south of our housing track. Both are trail maps that I found on the Lone Tree website. I am aware that there are other maps showing the development of Retreat @ Ridgegate but it is concerning the documents don't correlate with each other.
>
We hope that as this information continues to be exposed, as our neighbors have already stated, that the City Council will have a highly motivated incentive to influence how these proposed plans will progress from here.
>
Thank you for your time.
>
Sincerely, Greg & Vicki Fong

Response from Council Member Squyer

-----Original Message-----
From: Susan Squyer
Sent: Wednesday, August 26, 2015 7:36 PM
To: Greg and Vicki Fong <gvfong@integrity.com>
Cc: Kelly First <Kelly.First@cityoflonetree.com>
Subject: Re: Another concerned Montecito resident

Dear Greg,

Thank you for your note of concern today. I am only responding to you so as to avoid any chance of having what would be a meeting with other Council members that has not been publicly posted.

I really appreciate your comments and as others have mentioned it is a process that welcomes public input. Before this item comes to City Council it will be presented to the Planning Commission which then makes recommendations to City Council. Please know that you are welcome to attend both meetings.

I will share photos of the initial project work with our Planning Department to make them aware of the visual impact on your community. They will be in the best position to give insight to you and/or communicate with the project leader.

Please know that we will give this the utmost consideration in our decisions.

Susan Squyer
Council Member
District 2

On Aug 28, 2015, at 10:05 AM, Amy Fowler Stadler <afowler@lewisfowler.com> wrote:

Thanks Kevin. Wow had no idea how long some of this had been out there. Ok so city council and mayor what specifically does it take for the street not to be opened? For the water pump house to be moved? Can we actually impact number of houses in the new neighborhood and their location?
Is it 100 people on a petition, is it a vote by the city council? We need to know specifically what it takes. It feels like we are just running in circles. Who can answer these specific questions? Please be specific and direct. Who owns these issues at the city? Thanks. Amy

Sent from my iPhone

Mayor Gunning and Kelly First response:

From: Jim Gunning [mailto:jimgunning@comcast.net]
Sent: Friday, August 28, 2015 12:29 PM
To: Amy Fowler Stadler <afowler@lewisfowler.com>
Cc: Kevin Spencer <kevinspencer3@icloud.com>; Harold Anderson <Harold.Anderson@cityoflonetree.com>; Kim Monson <Kim.monson@cityoflonetree.com>; Susan Squyer <Susan.Squyer@cityoflonetree.com>; Jackie Millet <Jackie.Millet@cityoflonetree.com>; Seth Hoffman <Seth.Hoffman@cityoflonetree.com>; Kelly First <Kelly.First@cityoflonetree.com>
Subject: Re: Another concerned Montecito resident

Amy,

I relayed your concerns to our community development staff about the development considering a gated community and the pump house issue. I did pass along that your community believed there would be fewer homes in the new development. Let me reiterate that if you gate your community then your community is responsible for snow plowing, road repairs and periodic overlays. I'm not sure what's required to officially gate your community but community development should be able to provide the details. It sounds like it might be helpful to have that information when the council hears the application.

Because this is a property use issue, the council has limited ability to comment on the application until they see it formally at the council meeting. They can accept your input, but it's not appropriate for us to comment on it at this time. I know they are passing along the feedback they're hearing to our city staff and that helps our staff prepare to answer council questions and concerns at the formal presentation.

I can assure you that council is very sensitive to resident concerns but they are also obligated to comply with the legalities associated with a property use application. I know they will work within those constraints to try and work with your community.

At the moment, staff is the appropriate venue for answers to any of your questions, but I believe you should continue to keep the council informed about your concerns. It's also an important part of the process for those concerned in your neighborhood to attend the council hearing on the application and voice those concerns at the public meeting.

I've included our City Manager and Director of Community Development on this email so that they can make sure you're notified when the issue is calendared. Additionally, staff just sent the council an email about some grading they'll be doing to provide access for borings to determine soil conditions. I'll have our community development department make sure they get the information out to your neighborhood.

Please feel free to pass this along to your neighborhood if you feel its helpful - Jim

Jim Gunning
Mayor
City of Lone Tree
C: 303-522-0520
jimgunning@comcast.net

From: Kelly First
Sent: Friday, August 28, 2015 2:45 PM
To: Jim Gunning <jimgunning@comcast.net>; Amy Fowler Stadler <afowler@lewisfowler.com>
Cc: Kevin Spencer <kevinspencer3@icloud.com>; Harold Anderson <Harold.Anderson@cityoflonetree.com>; Kim Monson <Kim.monson@cityoflonetree.com>; Susan Squyer <Susan.Squyer@cityoflonetree.com>; Jackie Millet <Jackie.Millet@cityoflonetree.com>; Seth Hoffman <Seth.Hoffman@cityoflonetree.com>; Jennifer Drybread <Jennifer.Drybread@cityoflonetree.com>
Subject: RE: Another concerned Montecito resident

Amy:
Thank you. The Mayor beat me to a response, but I will just add a few more points about the process. The proposed project has not yet been scheduled for public meetings before the Planning Commission and City Council, but as soon as those meetings are scheduled we will send you an email and notify the HOA. All written comments submitted thus far will be include in the public record. You are also welcome to attend those meetings and provide comment then as well.

Staff's role is to evaluate the proposed application using the zoning and subdivision regulations. We also take into account comments and concerns from the public and try to work with the applicant to address them. Staff makes a recommendation to the Planning Commission, who will then make a recommendation to the City Council for final action. The City Council will vote to approve, approve with changes, table, or deny the application, based on the applicable City regulations and evidence presented, including public testimony and referral responses from HOA's and other agencies.

The Mayor referred to a notice regarding grading on the site that I am attaching here.

Please feel free to direct any of your questions to planning staff; either myself or Jennifer Drybread, copied on this email.
Thank you,
Kelly

Kelly A. First, AICP, LEED ® AP
Community Development Director

City of Lone Tree
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124
ph: 303-708-1818
www.cityoflonetree.com

On Aug 27, 2015, at 11:16 PM, Kevin Spencer <kevinspencer3@icloud.com> wrote:

Amy, thanks for your email. This has been an extremely busy week for me at work.

I am happy to attend a gathering of the homeowners on Sunday to discuss the recent conversations with the City. The response you received regarding the street connecting to the new development is exactly the response received a year ago when I approached Public Works on this very issue. As well I wrote the City Managers office 1 1/2 years ago to express the same concern regarding Century's perceived business ethics and reputation in the community. Again the same response you received from the Mayor.

I do believe we have strength in numbers. The several emails going to various city officials is certainly making a statement. I also believe taking steps to get petitions in place will be a strong influencer at the council meetings.
Having the homeowner controlled board in place next week will also afford us the opportunity to provide HOA support in the areas of community interest.

Amy, would you like to coordinate this meeting?

Keep pushing forward.

Regards,
Kevin

Kevin Spencer
Spencer Business Group, LLC
c 720.484.0299

Planning is bringing the future into the present so that you can do something about it now - Alan Lakein

On Aug 27, 2015, at 3:44 PM, Amy Fowler Stadler <afowler@lewisfowler.com> wrote:

Hi all - Kevin are you going to be on point to bring us together - do you want to wait until after Sept 2nd and then turn it over to the HOA board leaders? Can we wait that long? Just not sure when their meeting is on this topic. Thanks. Amy

-----Original Message-----
From: Greg and Vicki Fong [mailto:gvfong@integrity.com]
Sent: Wednesday, August 26, 2015 6:45 PM
To: jimgunning@comcast.net; 'harold.anderson@cityoflonetree.com' <harold.anderson@cityoflonetree.com>; 'kim.monson@cityoflonetree.com' <kim.monson@cityoflonetree.com>; 'susan.squyer@cityoflonetree.com' <susan.squyer@cityoflonetree.com>; jackie.millet@cityoflonetree.com
Cc: JW <jmwright63@gmail.com>; Amy Fowler Stadler <afowler@lewisfowler.com>; Dean Ottenbreit <deano99@q.com>; kcatnew@gmail.com; mwentzlaff@resortinternet.com; Matt Zettel <mattzettel@kw.com>; Kevin Spencer <kevinspencer3@icloud.com>; Canaday Jeffrey <j.c@q.com>; Calame Kevin & Kerry <kevincalame@gmail.com>; Zallaps Greg <gzal@aol.com>; Sipple Bill <spsipple@gmail.com>; dott39 <dott39@q.com>; Jennifer Zettel <jenhansn@hotmail.com>; LL SIMON, MD <laura.simon.business@gmail.com>; P B <go2pbcd3@gmail.com>
Subject: Re: Another concerned Montecito resident

On Fri, August 14, 2015 1:45 pm, dott39 wrote:
Good Afternoon,

I am writing to you to voice my concern about the proposed development behind my home. My husband and I moved to our home at the southern end of Montecito in March 2015 specifically because it offered a great view of the bluffs. Since we were downsizing from acreage in Parker, we were convinced that we would still have a home with privacy as we were told by Century Communities that the area would remain as open space.

After doing a bit of research on the Lone Tree and Ridgegate websites, I came across a map which indicated that the area behind our home would indeed be built on. After speaking with the sales staff about the â€œsurpriseâ€ neighborhood, they assured me that there would be around 20 large homes on very large lots. Additionally, we were told that this would be a gated community with a separate entrance, and that the homes would be built along the existing terrain which would not compromise our views.

Last week, several homeowners were sent a letter and map of the current proposal. I attended and HOA meeting about the new community last Thursday and came home completely deflated. To be honest, my neighbors and
I were totally caught off guard by all of the changes. Not only has the
number of homes more than doubled from what we were eventually told, but we were also informed that the landscape would be graded to the level of the existing service road, not only changing the beautiful terrain, but
making the homes even more obtrusive. The entrance to the neighborhood
will be routed right behind our back yard and a secondary entrance/exit is planned for Alicante , which is adjacent to our home to the west.

The entire neighborhood has concerns over how this current plan will increase the traffic through our streets, as Alicante and Ladera will be the most direct route from the newly proposed neighborhood to the Lone Tree retails centers, i.e. Target, Sprouts, Safeway etcâ€¦ Additionally, the community was built with narrow streets which are not adequate for 2 communities(totaling 215 homes) to use a main thoroughfare.

I understand that development of this area is on the Ridgegate master plan and that homes back there are inevitable, but I am hoping that members of the City Council will have some influence on the plan for this area and how it will impact our neighborhood.

Thanks so much for your time.

Sincerely,

Dorna Ottenbreit
303 906 2288

From: Amy Fowler Stadler [mailto:afowler@lewisfowler.com]
Sent: Monday, August 31, 2015 8:16 AM
To: Kelly First <Kelly.First@cityoflonetree.com>; Jim Gunning <jimgunning@comcast.net>
Cc: Kevin Spencer <kevinspencer3@icloud.com>; Harold Anderson <Harold.Anderson@cityoflonetree.com>; Kim Monson <Kim.monson@cityoflonetree.com>; Susan Squyer <Susan.Squyer@cityoflonetree.com>; Jackie Millet <Jackie.Millet@cityoflonetree.com>; Seth Hoffman <Seth.Hoffman@cityoflonetree.com>; Jennifer Drybread <Jennifer.Drybread@cityoflonetree.com>; Rick & Theresa Wagner <tswagner02@gmail.com>; Kevin Spencer <kevinspencer3@icloud.com>
Subject: RE: Another concerned Montecito resident

Hi, after meeting with some of the residence, we would also like to know what traffic pattern studies have been done, what the impact of opening that road up to a 70+ subdivision feeding into our neighborhood looks like, is it what was planned? Please advise when the next planning meeting takes place so we can attend. We are voting in our HOA board this week and they will handle these issues from there but if you can get us the above requested this week, that would be helpful. Thank you. Amy

From: Amy Fowler Stadler
Sent: Sunday, August 30, 2015 10:32 AM
To: 'Kelly First' <Kelly.First@cityoflonetree.com>; Jim Gunning <jimgunning@comcast.net>
Cc: Kevin Spencer <kevinspencer3@icloud.com>; Harold Anderson <Harold.Anderson@cityoflonetree.com>; Kim Monson <Kim.monson@cityoflonetree.com>; Susan Squyer <Susan.Squyer@cityoflonetree.com>; Jackie Millet <Jackie.Millet@cityoflonetree.com>; Seth Hoffman <Seth.Hoffman@cityoflonetree.com>; Jennifer Drybread <Jennifer.Drybread@cityoflonetree.com>
Subject: RE: Another concerned Montecito resident

Thanks Kelly/Jim,

A few additional questions – can you share with our HOA what the current zoning and subdivision regulations are – or where we can find them for that area as well as ours. Our HOA gets turned over to the residence next week with a vote for board members, so I will be sure they push ahead with this. Just trying to gather as much information for them as possible. Thanks. Amy

Staff Response next page:

From: Jennifer Drybread
Sent: Monday, August 31, 2015 12:08 PM
To: 'afowler@lewisfowler.com' <afowler@lewisfowler.com>
Cc: 'Kevin Spencer' <kevinspencer3@icloud.com>; Harold Anderson <Harold.Anderson@cityoflonetree.com>; Kim Monson <Kim.monson@cityoflonetree.com>; Susan Squyer <Susan.Squyer@cityoflonetree.com>; Jackie Millet <Jackie.Millet@cityoflonetree.com>; Seth Hoffman <Seth.Hoffman@cityoflonetree.com>; 'Rick & Theresa Wagner' <tswagner02@gmail.com>; 'kevinspencer3@icloud.com' <kevinspencer3@icloud.com>; Kelly First <Kelly.First@cityoflonetree.com>; 'Jim Gunning' <jimgunning@comcast.net>; 'James Fletcher (jfletcher@pcms.net)' <jfletcher@pcms.net>
Subject: Tract GG

Amy,

Development applications for Tract GG are guided by the RidgeGate Residential West Village Sub-Area Plan section (particularly with regard to Planning Area 11 – see p. 24 see attached) and the Preliminary Plan Chapter in the City's Subdivision Code (see below). The link to the development plan (zoning) for RidgeGate is found here: http://www.cityoflonetree.com/DocumentCenter/View/50 . The City has also recently updated our Comprehensive Plan and we are in the process of adding photos, so the final version is not on the web. For that reason, I have attached for your information the Comprehensive Plan narrative that was approved by Council in August.

We are awaiting a traffic impact study from Century, and will forward that on to you when we receive it.

Jennifer Drybread
Senior Planner

Note: Staff include the excerpt from the Preliminary Plan (not included here for brevity sake)

Email from Jared Wright and Staff response:

From: Jennifer Drybread
Sent: Monday, September 14, 2015 4:56 PM
To: 'jmwright63@gmail.com' <jmwright63@gmail.com>
Cc: 'kevinspencer3@icloud.com' <kevinspencer3@icloud.com>; Kelly First <Kelly.First@cityoflonetree.com>
Subject: FW: Regarding Marriott TownePlace Referrals

Jared, here is the information you requested in red. I have copied Kevin Spencer from the HOA as well. We will be sending out copies of our full report to the Planning Commission in the coming weeks and to those residents in Montecito that we have heard from (including the HOA). We have a tentative Planning Commission meeting date of October 13th (we will firm that up this week once we have received all of the revised submittal requirements from the applicant), and will let you know.

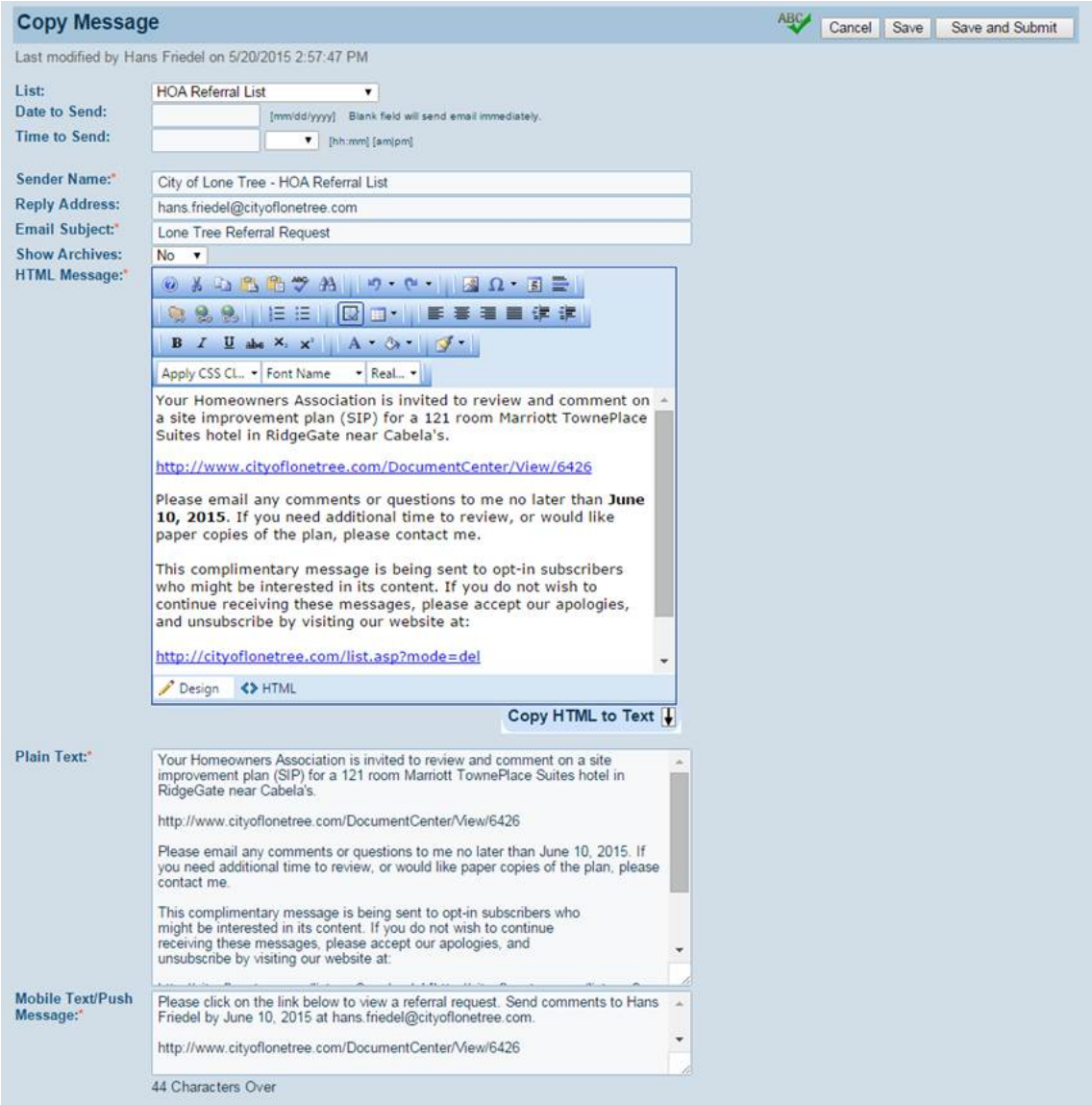
Hi Kelly & Jennifer,

Could either of you provide me with the dates of the original proposal for the Marriott hotel going in behind my home? I would like to know the following:

Date the proposal was given to the city. The Development Application has a submittal date of 4-23-15

Date that PCMS and Century (Montecito HOA) responded to the proposal. There is no record of a response from Montecito or PCMS. The RidgeGate West Board of Directors responded with no comment on June 2, 2015 – see attached.

The City provides the opportunity to review development proposals in a number of ways including posting them on the City's web site under "Current Development Projects." Additionally, there is a subscription service called "Notify Me", whereby residents or HOA's can sign up to receive email and text notifications about development proposals. This project was sent through that service on 5/20/2015. Most development proposals, including this one, also go before the Planning Commission and City Council at public meetings.



Copy Message

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Last modified by Hans Friedel on 5/20/2015 2:57:47 PM

List: HOA Referral List

Date to Send: [mm/dd/yyyy] Blank field will send email immediately.

Time to Send: [hh:mm] [am/pm]

Sender Name:* City of Lone Tree - HOA Referral List

Reply Address: hans.friedel@cityoflonetree.com

Email Subject:* Lone Tree Referral Request

Show Archives: No

HTML Message:*

Your Homeowners Association is invited to review and comment on a site improvement plan (SIP) for a 121 room Marriott TownePlace Suites hotel in RidgeGate near Cabela's.

http://www.cityoflonetree.com/DocumentCenter/View/6426

Please email any comments or questions to me no later than **June 10, 2015**. If you need additional time to review, or would like paper copies of the plan, please contact me.

This complimentary message is being sent to opt-in subscribers who might be interested in its content. If you do not wish to continue receiving these messages, please accept our apologies, and unsubscribe by visiting our website at:

http://cityoflonetree.com/list.asp?mode=del

Design | HTML

Copy HTML to Text

Plain Text:*

Your Homeowners Association is invited to review and comment on a site improvement plan (SIP) for a 121 room Marriott TownePlace Suites hotel in RidgeGate near Cabela's.

http://www.cityoflonetree.com/DocumentCenter/View/6426

Please email any comments or questions to me no later than June 10, 2015. If you need additional time to review, or would like paper copies of the plan, please contact me.

This complimentary message is being sent to opt-in subscribers who might be interested in its content. If you do not wish to continue receiving these messages, please accept our apologies, and unsubscribe by visiting our website at:

Mobile Text/Push Message:*

Please click on the link below to view a referral request. Send comments to Hans Friedel by June 10, 2015 at hans.friedel@cityoflonetree.com.

http://www.cityoflonetree.com/DocumentCenter/View/6426

44 Characters Over

- Approval date of the proposal/plan. The hotel was unanimously approved by the City Council on July 21, 2015. See attached after-action report.

Any information surrounding these dates would be immensely helpful.

Also as a side note I have heard from Mayor Gunning and from Century that the connecting road between "The Retreat" and Montecito is not necessary as they have 2 entry and exits on their most revised plan. If the city says the connecting road is not needed and Century is fine with it is there any reason we cannot get it removed. The City Council may ultimately determine that the roadway connection is not required. However, based on guidance from the City's Comprehensive Plan, RidgeGate zoning intent language and RidgeGate roadway standards, and traffic study information, staff will recommend that the connection be made. Objections and comments will be included in the record for consideration by the City Council.

Comprehensive Plan:

"Provide safe and convenient vehicular, pedestrian, and bicycle access and connections between neighborhoods and destinations throughout the City for people of all ages and abilities."

RidgeGate zoning: Emphasis is placed on connecting neighborhoods and individual uses with each other by employing a modified urban grid form with a hierarchy of through streets, and sharing access drives between projects. Gated residential communities are not in keeping with interconnectedness and public access and are generally discouraged.

The RidgeGate Roadway Standards also support connectivity:

"4.28 Encourage Connectivity
4.28.1 Cul-de-sacs and dead-end streets do not contribute to connectivity or the ease of emergency response and are therefore discouraged."

We received the Traffic Study this afternoon from the applicant's consultant, and I have attached that for your information.

Also as far as traffic is concerned behind my house is there something that can be built by Century to block headlights and noise from that street assuming the proposal gets approved? I have passed along this comment on to the representatives for Century. They have agreed to add landscaping to help screen the views/lights, etc. It may be more difficult to block the car noise without building a tall wall, which might look obtrusive and have little benefit. You may also want to contact the applicant directly, or through your HOA, to discuss the most effective way to address the concern.

Thank you in advance for your help!

Cheers,

Jared Wright
10659 Montecito Dr.

From: JW [mailto:jmwright63@gmail.com]
Sent: Wednesday, September 16, 2015 8:41 AM
To: Jennifer Drybread <Jennifer.Drybread@cityoflonetree.com>
Cc: Greg and Vicki Fong <gvfong@integrity.com>; Ottenbreit Dean & Dorna <dott39@q.com>; Dean Ottenbreit <deano99@q.com>
Subject: Re: Regarding Marriott TownePlace Referrals

Hey Jennifer,

Couple questions for you. Sorry to continually have all these questions but I have never really gone through this process before and was curious about a couple things.

- When you make a recommendation to the council do they generally follow your recommendation to the T or do they do the opposite? Which is more common and how do you feel about their flexibility in matters that could be opposed? As part of the public process, City Council evaluates each project on its own merit, taking into consideration staff's and planning commission's recommendations as well as written and presented materials, public and applicant testimony. Council also deliberates before making their final decision. Every project is different so I do not want to generalize about what Council action might be based on past actions.

- Could you provide me with a copy of the staff report for the Tract GG project for Century with the checklist attached. The project is still in the review process and a staff report has not been written yet. A complete packet of information, including the staff report, will be made available at the same time it is distributed to the City's Planning Commission, which is expected to be sometime next week, presuming the Planning Commission public meeting is on October 13th. I will be happy to send you a link to the Planning Commission packet.

- Based on the Ridgegate 4th Amendment plan online that has existing zoning it appears that the property is being rezoned from open space to the rural residential proposed by Century. Do you know if rezoning is taking place? That is not correct. The property is largely zoned R/MU (residential/mixed use), C/MU (commercial/mixed use), and a small area of OS (open space). The property boundaries are slightly reconfigured from what was shown on the PD, which is allowed by the RidgeGate Residential West Village Sub Area Plan. There will be no net loss of open space planning area. A rezoning is not required.

- Could you provide me with the application from Century (the original not the proposal found online)? I'm not clear what you are looking for. The information online is the original application to the City.

- Could you provide me with any notices that were sent out or given, including any documents from referral agencies in regards to the Tract GG project? The Preliminary Plan requires notice to adjoining property owners, and we will be sending out notice to residents who have inquired about the project and the HOA. In addition, the project was posted on the City's website on July 23rd and referrals were sent to those who subscribe

through the City's referral subscription list, as well as referral agencies. All responses will be compiled and included in the Planning Commission packet.

- Do you know the date that Century purchased the property? No. Not the closing date but the date their bid was accepted? No, the City is not involved in contractual matters between the applicant and the landowner.

- And lastly could you give me some information on why the city feels its necessary to propose a connecting road and not a walking path between Montecito and The Retreat? We are not connected to North Sky and only major roads allow us into other neighborhoods so why isnt Ridgegate parkway enough to satisfy the larger "Ridgegate Master Plan"? A walking path or a gated fire road would be sufficient. We all have small children and our streets are narrow so having 70 homes of traffic possibly coming through is a HUGE issue for our entire community. We appreciate what you are saying, but, as I mentioned in a previous email, there are numerous guiding City regulations and policies that support connections between communities (vehicular and pedestrian) including the City's Comprehensive Plan, RidgeGate PD and the RidgeGate Roadway standards. Alicante Road was platted and constructed to continue as a through road. In some instances, like North Sky, topography precludes connections between neighborhoods but in most cases (except in gated communities), connections are provided. We are in the process of evaluating the traffic study, and staff will have a more thorough analysis in our staff report to the Planning Commission.

In conjunction with this road has there been a traffic study performed on the proposal that can be shared with ALL the residents in Montecito since we all may be facing heavier traffic? That was attached in my last email to you, and will be part of the staff report that will be shared with the Montecito HOA. We need to know this for our children's sake and also for a deaf child that lives just inside Montecito where the connecting road is proposed.

Thank you in advance for all your help! If you are not the person for some of these things if you could direct me on where to go to find them that would be immensely helpful. I am also adding my neighbors Greg and Vicki Fong, Dean and Dorna Ottenbreit and my spouse Natasha as well. We are all affected by this more than anyone else in Montecito so thats why I am adding them.

Cheers,

Jared

September 16, 2015

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

Dear Jennifer,

The following represents a summary of the concerns emailed to the City in regards to Retreat at Ridgegate.

1. Pump House Location. The neighbors are concerned about the sound and the appearance of the pump house
    a. **We have moved the pump house away from the adjacent homeowners. Per Southgate Water District requirements, the pump house will be fully attenuated for sound so that the noise does not escape the structure. The pump house will also be constructed with similar architecture to the proposed houses in order to make the pump house aesthetically pleasing. We will also provide enhanced landscape around the site in order to break up the view from the adjacent homeowners as well as the future homeowners.**
2. Vehicular Connection to Montecito. The neighbors have asked to remove the proposed vehicular connection to their community.
    a. **Per the request of the City and the requirements of the City's Comprehensive Plan, we have kept the proposed vehicular connection to Montecito.**
3. Density. The neighbors were told that only 20 homes would be constructed.
    a. **Unfortunately, we cannot account for what was told to the homeowner during the sales process; however, each homeowner was provided with a surrounding area report discussing the adjacent property development that was read and signed by the Buyer. In addition, the sales contracts and closing documents for Montecito include a paragraph which states,** *"The Property is contiguous to and/or in the vicinity of other parcels of real property, which as of the date hereof, have not been developed. Such property may or may not be developed the same as the Property. Purchaser should independently investigate the present and future use and improvement and character of all property adjacent to the Property (whether in the Subdivision or not) before*

b. *deciding to purchase the Property and may not rely on any statements of any broker or employees, representatives or agents of Seller or any brochures or displays in the sales office about the use, improvement or character of any property. Purchaser acknowledges that any renderings, land plans, development plans, plats, conceptual layouts or other materials which may be in the sales office, brochures or otherwise which show such uses only demonstrate Seller's current knowledge of what may be planned for the area in question and are subject to change or modification at any time without notice. No assurances have been or are being made that such development and/or use will in any manner correspond to the matters reflected on any such rendering, land plan, layout or brochure or be consistent with the use of the Property. Completion of the common areas, including, without limitation, timing, location, method and manner of installation of landscaping, parking areas, recreational facilities, amenities, and walkways is at the sole discretion of Seller. Furthermore, Seller hereby reserves the right to change its development plans, timing, sales methods, and pricing in connection with any property within or without the Subdivision. Purchaser for himself and his successors and assigns hereby agrees to assume the risks and releases Seller and its members, managers, officers, employees, affiliates, agents, successors and assigns from any and all costs, expenses, damages, liabilities and claims arising from or related thereto."*

There is also another paragraph in the contract which states, *"FUTURE DEVELOPMENT: Certain land within, adjacent to and in the vicinity of the Subdivision is currently vacant and/or undeveloped (the "Vacant Land"). Purchaser understands and acknowledges that such land may not stay vacant and/or undeveloped. It is very likely that such land will be developed in the future unless it has been preserved as open space by the State of Colorado, local municipalities or preservation groups. Such development may result in significant grading activities along with increased noise, dust and traffic. There is also no assurance that current zoning will not be amended in the future. Purchaser understands and acknowledges that future development may also change the topography of the areas and that the current view from a particular location, including the Property, may be affected, changed or blocked by future development. Purchaser acknowledges that Seller has made no representation whatsoever, either verbal or written, as to the future use or development of the Vacant Land or the preservation of existing views. Purchaser acknowledges that no representations or warranties have been made by Seller as to the effect of the Vacant Land, either positive or negative, on the use, value or ownership of the Property. Purchaser is advised to conduct his own independent investigation as to any risk, benefit or detriment. Purchaser for himself and his successors and assigns hereby agrees to assume the risks, directly or indirectly, related to the future development of the Vacant Land and releases Seller and its*

members, managers, officers, employees, affiliates, agents, successors and assigns from any and all costs, expenses, damages, liabilities and claims arising from or related to such future development and agrees to indemnify, defend and hold them harmless. Such risks include, without limitation, increased noise, nuisance, dust and injury or damage resulting from or caused by future development as well as the resulting detrimental visual and aesthetic effects including, without limitation, the elimination or adverse effect on existing views."

c. **The proposed Retreat at Ridgegate is currently zoned R-M/U (Residential Mixed Use) which has no maximum density restriction.**
d. **The illustration that was up in the Montecito sales office showed approximately 46 homesites within Tract GG; however, the illustrative (done in October of 2014) has a disclaimer that states "However the exact location of roads, parks, trails, housing, schools and other uses shown on the map has not been finalized and must still be reviewed and approved by the City of Lone Tree."**
e. **The same illustrative shows a vehicular connection to Montecito.**

4. Home Locations. There was a concern that the homes were located east of the Douglas County East-West Trail.
    a. **None of the proposed homes at the Retreat at Ridgegate are located east of the existing trail.**
5. Model Home Locations.
    a. **There was concern over the location of the model homes for the project. We met with Mr. and Mrs. Ottenbreit and asked them for their input on the location. They both preferred that the model homes be located closer to their house, with the model home parking lot being located behind (or next lot away) from the first few lots. We are proposing our model homes to be located within Lots 27 and 28 of the preliminary plan.**
6. Entrance Road.
    a. **There was concern over the amount of traffic and headlights along the entrance road to the Retreat at Ridgegate. In order to protect the existing Montecito homeowners, we are proposing to add additional landscaping on their side of the entrance road in order to decrease any headlight penetration and decrease noise levels of vehicles.**

Please let me know if you have any questions.

Respectfully,

Lisa A. Albers, P.E.
Senior Director of Entitlements/Forward Planning

Jennifer Drybread

From:	Jennifer Drybread
Sent:	Friday, July 24, 2015 8:48 AM
To:	AT & T-Thomas Jakse (tjakse@clearwaterconsulting.net); AT & T-Van DeCastro; Comcast-Scott Moore; Division of Wildlife- Crystal Petersen; Douglas County (Boyd, Chris); DC Assessors - Marianne Woodward; Douglas County School District (Richard Cosgrove); Qwest- Charles Place (Charles.Place@qwest.com); Rampart Range Metro District- Denise Denslow (denise.denslow@cliftoncpa.com); South Metro Fire Protection District- Vikki Seela; South Suburban Parks and Rec - Brett Collins; Southeast Public Improvement District- Bob Brooks (Bob.Brooks@CliftonCPA.com); Southgate Water and San - Dave Irish; U. S. Post Office - Brent Todd (brent.o.todd@usps.gov); Xcel Energy - Donna George; Matt Archer; David E. Brown; Julius Zsako
Subject:	Lone Tree eReferral (SB15-57R) Is Ready For Review
Attachments:	Tract GG - referral response form.doc
Contacts:	AT & T-Thomas Jakse; AT & T-Van DeCastro; Comcast-Scott Moore; Division of Wildlife-Crystal Petersen; Chris Boyd; DC Assessors - Marianne Woodward; Richard Cosgrove; Qwest- Charles Place; Rampart Range Metro District- Denise Denslow; South Metro Fire Protection District- Vikka Seela; South Suburban Parks and Rec - Brett Collins; Southeast Public Improvement District- Bob Brooks; Southgate Water and San - Dave Irish; U. S. Post Office - Brent Todd; Xcel Energy - Donna George

Greetings,

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

http://www.cityoflonetree.com/DocumentCenter/View/6519

Project Name:	RidgeGate, Sec. 15, Flg 15 (Tract GG)
Project File #:	SB15-57R
Project Summary:	Preliminary Plan application for 70 units on 38 acres. The proposal is located immediately south of Cabela Drive terminus in RidgeGate.

Please forward any comments to me by **August 13, 2015** via email, fax or postal mail at the addresses below. You may use the Referral Request form attached if you prefer. If you would like a hard copy of the review materials or if you would like to request additional review time, please contact me.

Thank you for your time and please feel free to contact me with any questions.

Jennifer Drybread

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

SCO
CONSULTING, LLC

August 5, 2015

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

Re: RidgeGate Section 22, Filing 1, Project SB15-57R

Dear Ms. Drybread;

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

Sincerely,

SCO Consulting, LLC

Steve Ormiston
Consultant to DCSD

9222 Teddy Lane
Lone Tree, Colorado
80124

Ph: 303-662-8112
Fax: 303-792-9489
www.cityoflonetree.com

CITY OF LONE TREE

Department of Public Works

August 13, 2015

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

Re: SB15-57R (Century – Tract GG)
RidgeGate Sec 22, Fil. 1
Project No. 061-423

Dear Jennifer:

We have reviewed the Preliminary Plan package referred to Public Works for the above referenced Project.

The package as submitted and reviewed consists of the following documents:

- Preliminary Plan (6 sheets), dated 6/29/15, by Calibre Engineering, Inc.
- Preliminary Plan Narrative (6 pages) dated 7/7/15.
- Preliminary Drainage Report, dated June, 2015, by Calibre Engineering, Inc.
- Geologic and Preliminary Geotechnical Investigation, dated June 12, 2014, by CTL Thompson, Inc.

Our comments are provided below:

GENERAL COMMENTS

1. The Public Works/Engineering Preliminary Plan (& associated reports) Review fee for this Project, per the adopted standard review fee schedule, is $7500.00. The fee has been paid.

2. The Preliminary Plan package submittal is the initial step in the City's review and evaluation of Century Communities' proposed development of an approximately 70 lot subdivision on what currently is known as RidgeGate Tract GG. Tract GG is located southwest of the current Montecito Subdivision and the RidgeGate Commons (Cabela's, et. al.) developments. As this proposed Project moves through the subsequent approvals processes (Final Platting, Engineering Plans approvals, etc.), and prior to construction, the following items will need to be addressed appropriately:

    a. A Subdivision Improvement Agreement (SIA) and appropriate suretics will be required for the proposed Project.

    b. A Grading, Erosion and Sedimentation Control (GESC) Permit and applicable surety will be required for this Project. No site work may begin prior to issuance of the applicable GESC Permit(s).

c. Since this site exceeds one (1) acre of disturbed area, the developer must obtain a State Stormwater Construction Permit from the Colorado Department of Public Health and Environment (CDPHE), in addition to the City of Lone Tree issued GESC Permit. Documentation of the State Permit coverage issuance will be required prior to issuance of the applicable City site GESC Permit.

3. We have provided the following comments referenced to the indicated sheets within the documents we were reviewing at the time the item commented upon was noted. Comments provided also may apply to other sheets/locations in the Project documents. The applicant's professional(s) should verify that the item(s) are addressed throughout the related Project documents consistently, as applicable.

SPECIFIC COMMENTS

Preliminary Plan

Sheet 1 – Title Sheet

1. The majority of the proposed Tract GG development is located within RidgeGate Section 22, as opposed to RidgeGate Section 15 as currently indicated in the documents. We recommend that this development therefore be referenced as RidgeGate Section 22, Filing No. 1 (on all documents) rather than RidgeGate Scetion 15, Filing No. 21.

2. We recommend the Section Lines and applicable labels (Section 5 & Section 22) be clearly shown on the documents, including the Vicinity Maps on Sheet 1, as well as the rest of the plan sheets as applicable.

3. In pre-submittal discussions with Century and their engineer, Public Works had recommended inclusion of sidewalks along at least one side of all of the streets within the development, with the sidewalk(s) located either within the associated ROW and/or within public access easement(s) adjacent to the streets. The typical Public Street and Private Drive street sections do not appear to incorporate sidewalks. The Public Street Section shows what appears to be intended as a sidewalk (5-foot attached), however the walk (if indeed included) is not appropriately labeled. Sidewalk will be required along the Public Streets (on at least one side). We would recommend sidewalk also be included along at least one side of the private roads.

4. General Note #3 indicates "No Significant Vegetative Stands On Site". However, the presence and protection of as much as possible of the Scrub Oak and other existing vegetation along the channels has been a significant point of discussion to date, and has been a major factor in the evolution of the proposed Tract GG development concept. We recommend Note #3 be revised appropriately to acknowledge the importanee to the City in preserving as much as possible of the existing vegetation/trees within/around the site..

5. In light of the preceding comment, we believe the following observations may be of major interest to the Planning Commission and Council as they consider the proposed Preliminary Plan:

a. A 20-foot wide Emergency Access Road is proposed to connect between the cul-de-sacs of Street B and Street A (see orange highlighted road on the attached exhibit). This road and crossing of the existing channel, and the associated proposed grading to construct it in its currently proposed location, will impact a significant portion of the existing scrub oak and associated vegetation. Currently, an 8-foot maximum height retaining wall is proposed along the southerly side of this 20' wide roadway to facilitate the grading cuts on the slope. We recommend the Emergency Access Road be relocated to avoid the impacts on this heavily vegetated slope. Subject to concurrence/approval from South Metro Fire Department**, we recommend an alignment similar to that shown (highlighted in pink) on the exhibit as a way to reduce the extent of impact on the existing vegetation. While this concept would eliminate one lot, the alternative alignment would reduce the total length of the roadway by approximately ½ (from 1140+/- feet to around 675+/- feet), should significantly reduce the required slope cut and wall requirements, and significantly reduce the apparent vegetation impacts.

(** Discussion we have held with SMFD indicates that SMFD would allow up to 39 homes on the "dead end/cul-de-sac" section(s) of Road A and/or Road B. Alternatively, SMFD noted that if the homes were provided with approved sprinkler systems, this allowable number of homes on the "dead end" sections may be able to be further increased. We recommend investigating this sprinkler system option as a way to see if perhaps the "emergency" connection could be relocated further northeast to even a better, location, or possibly could be eliminated entirely.)

We understand that a somewhat similar re-alignment concept previously had been suggested to Century's representatives during the pre-referral planning process, and that to that concept Century's representatives have responded to Planning Staff that:

"This alternative location would need to accommodate emergency overflow grades, increasing storm sewer infrastructure, producing additional walls and reducing aesthetic appeal. It would furthermore, affect approximately 200 additional fee of the drainage way, impacting a greater area of habitat and existing vegetation."

Public Work/Engineering is not in agreement with the preceding observations by the development team. Perhaps the Team can clarify the comments for us, but lacking that, we fail to see how the suggested alternative emergency access roadway alignment concept results in increased storm sewer infrastructure requirements, creates additional wall requirements, or impacts more of the drainage way and/or existing landscape and possible habitat. Rather, we believe the alternative alignment does just the opposite – as compared to the current proposed alignment.

b. Lot #1 location, combined with adjacent Tract M with the associated proposed 30-foot maximum height retaining wall(s), extends the development significantly into the adjacent channel. This will create increased impacts on the channel and existing vegetation. As such, we recommend elimination of Lot #1 in its present location.

c. To allow development of, and access to, the area for currently proposed Lots 1-6 & 50-57, a road crossing of the north leg of the channel is proposed. A graded fill with 4:1 side-slopes, with the road built over the fill, is proposed (On Tracts M & N). The proposed method of construction for this crossing and road impacts a significant portion of the channel and associated vegetation. We recommend a vertical retaining walled crossing, rather than the sloped fill. The total required "footprint" within the channel would be considerably reduced (from approximately 290' of channel length to perhaps 50-60'). A similar fill/crossing approach also should be utilized for the emergency roadway crossing on the southerly channel.)

6. We recommend replacing General Note #5 with the following:
"*Until Final Acceptance by the City of the proposed Public Roadways (Streets A & B, and Cabela Drive extension, as shown on Sheet 6), the ownership and maintenance responsibility for those Roadways remains with the Developer or such successors or assigns of the Developer, or others, that are acceptable to the City in writing. Ownership and maintenance responsibility, including snow plowing, of the Private Roadways shall remain with the Developer and/or HOA.*"

7. General Note #6, and the Tract Summary Table, reference "Metro District". We anticipate this refers to the Rampart Range Metro District (RRMD). If so, perhaps the reference callout(s) should be revised appropriately. Also, written confirmation of acceptability from the RRMD may be desirable.

8. General Note #9 references Sheet #7, which does not exist in this Preliminary Plan set. The correct reference should be to Sheet #6.

9. Drainage improvements within the Private Roads (e.g. Tracts B, C, D, E, F & G) also shall be maintained by the HOA. The City will not maintain private drainage in private roads. General Note #14 should be updated accordingly.

10. A significant number of retaining walls are proposed to accomplish the proposed development. Individual wall heights ranging from 8 to 15 feet maximum height are proposed throughout the site. Tiered walls (2 or more adjacent walls) totaling from 16 to 40 feet of maximum combined height are proposed. (For reference, the maximum height of the three-tiered retaining wall system at the south-west side of the Cabela's et. al. site is approximately 48 feet in height). We have concerns regarding the logistics of constructing some of these walls adjacent to or in the existing channels, and whether the walls can be constructed without access from below the walls (e.g. from the channel side of the walls – which may result in additional disturbance of the existing channels and vegetation).

11. General Note #15 appropriately acknowledges the City requirement regarding Professional Structural Engineer sealed wall designs. Given the degree and extent of the proposed walls, we recommend a requirement that construction inspection reports, as-built records and a final written and sealed certification be provided (by a licensed professional structural engineer and/or professional Geotechnical Engineer) that the retaining walls as constructed are in conformance with the approved structural engineer design be provided before approvals for issuance of associated building permits, or at least prior to issuance of certificates of occupancy. (If necessary to accommodate the proposed Phased Construction, the requested documentation may be able to be considered and submitted (to the extent practicable) on a Phase by Phase basis).

12. General Note #17 references the dedication of the proposed Cabela Way to the City "by others", but does not address who will be constructing this extension. The Cabela Way extension and associated required relocation of the impacted portion of the existing regional trail are required for construction/completion of the proposed Tract GG development. Accordingly, the Preliminary Plan Note(s) should address these items.

Sheet Nos. 2, 3 & 4 – Site Plan

13. The boundary(ies) of the Tracts are not clearly defined, and in some cases it is unclear which specific Tract(s) some areas are included within. We recommend a more clear (bolder) demarcation of the Tract Boundaries (that can be clearly differentiated from the Phasing boundaries) be provided.

14. The preliminary storm drainage system (inlets, piping, etc.) is presented on these sheets (and discussed within the Preliminary Drainage Report – see subsequent Drainage Report comments). Based on general pre-submittal discussions we have held with Century and their engineer, we belief that an acceptable/appropriate stormwater and drainage management concept, and associated infrastructure, can be accomplished for a Tract GG development. However, based on information presented in the current Preliminary Plan Package submittal, we are not satisfied the submitted plan/concept will achieve acceptable results. Some of the concepts/major concerns we have include:

    a. The proposed subdivision has homes located downslope of adjacent bluffs/hills, primarily along the norther side of the development. Off-site drainage from these slopes is directed down to the top of the significant retaining walls along the rear of these lots. Without adequate interception design/capacity at the top of (behind) these walls, especially in larger storm events, this downhill drainage may well overflow the walls and fall into/onto the lots below. As tightly as the homes are spaced, we have concerns that adequate drainage channels are being planned/provided to appropriately intercept and direct this drainage around/between the homes. Design/installation of a swale/channel interception system (similar to what was required uphill of the Cabela's area walls, and on another recent subdivision development adjacent to the Bluffs) should be provided, along with adequate spacing and swales along the rear yards and between the homes.

    b. Drainage from a significant portion of the site (essentially all of proposed Phase I, and the upstream tributary slopes) is indicated as being directed down to the adjacent street (Street A). This flow is indicated as being captured in proposed inlets and storm sewer in the street and/or flowing easterly down the street. This combined street and storm sewer flow is being directed to inlets and existing storm sewer at the southwest (uphill) end of the currently constructed Cabela Way. From the preliminary data presented, it appears this Tract GG drainage will result in flows of approximately 150% of the 100 yr. event flow volume allocated to enter the existing Cabela Way storm system at this location. The increased flow at this location may be unacceptable. Additional analysis and system modeling by the developer's engineer will be required to determine potential acceptability. A revised concept to direct this excess flow into the system upstream of the existing Cottonwood Creek Flow Control Structure (CCFCS) (e.g. road crossing from south end of current Cabela Way to southwest end of Alicante Drive in Montecito Subdivision, with storm sewer under it).

c. The allowable major storm event flow within the Cottonwood Creek channel at RidgeGate Parkway cannot exceed the current master planned flow, without potentially flooding through the pedestrian tunnel under RidgeGate Parkway. The existing CCFCS restricts the upstream drainage basin flows to control the maximum channel flow at RidgeGate Parkway to within the allowable limit. The "excess" upstream flow is temporarily detained behind the CCFCS, creating a temporary 100 Yr. stormwater pond. The overall Tract GG development stormwater management system MAY NOT create any increase in this 100 Yr discharge rate from the CCFCS nor in the downstream Cottonwood channel flow. We are uncertain from information presented to date in the Preliminary Plan submittal whether this peak flow restriction would be met.

Sheet No. 5 – Existing Slope Analysis

15. There is a cross-hatch noted for "Existing Geologic Areas To Be Mitigated With Development". However, there does not appear to be areas indicated on the plan to be mitigated. Note #2 on this sheet states that expansive material exist throughout the site. While the CTL Thompson Geologic and Preliminary Geotechnical Investigation Report comments that "The site is judged suitable for residential development", the report also notes that special design and construction considerations should be implemented to minimize the potential for shrink/swell damage potential to structures and improvements.

Sheet No. 6 – Phasing and Features Plan

16. Tract F and Tract G should be labeled with "Street ___ (Private)" as are the other private streets.

17. The Legend symbology shown does not match that shown on the plan. The Legend and plan information should be correlated. (e.g. Proposed Park parcels/Tracts are not cross-hatched, Phase Line styles do not match, Fence and Screen Walls listed in the legend are not indicated on the plan).

<u>Preliminary Plan Narrative</u>

18. Storm Drain System: The discussion in this section references 100-yr detention and water quality for the site being provided by the off-site regional stormwater improvements constructed by RRMD. The referenced facility is the RRMD constructed and maintained Regional Stormwater Pond 311 (located east of Sky Ridge Medical Center, between the SRMC and I-25). It may be appropriate to update the Narrative discussion to reference "Pond 311". (Pond 311 currently is a Water Quality -10 Yr-100 Yr facility. RRMD is scheduled to upgrade Pond 311 to a full EURV-100 Yr facility to provide the additional capacity which must be provided BEFORE construction of the Tract GG development. The Pond 311 upgrade currently is anticipated to occur this winter/next spring).

<u>Preliminary Drainage Report</u>

19. We have a few major concept questions/comments (see prior Preliminary Plan comments above), and several specific technical comments/questions on the storm sewers and drainage plans as presented in the Preliminary Plan and Preliminary Drainage Report. The major items must be addressed before the more specific technical comments/questions. Accordingly, we are not enumerating the specific comments in detail within this letter. Once the major items are addressed appropriately, we then will coordinate directly with Century Communities and their engineer on the more specific items as applicable. Each of these items (both major concept, and specific

technical) will need to be addressed appropriately prior to issuance of recommendations for the final Engineering approvals for the overall development plans.

Geologic and Preliminary Geotechnical Investigation

20. The Report notes:
    a. "The site is judged suitable for residential development." , and,
    b. "We believe there are no geologic or geotechnical constraints at this site that would preclude development." with "... proper planning, engineering, design and construction." and,
    c. "The primary geotechnical concerns are expansive soil and claystone bedrock and areas with moderate to steep slopes."

21. The report also:
    a. Raises a potential concern for slope stability of some areas of the site for proposed 3:1 (33%) cut slopes, and states "We recommend permanent cut and fill slopes be designed with a maximum grade of 4:1 (horizontal:vertical) in these areas.".
    b. Includes several other specific design/construction recommendations in light of the geotechnical conditions.

22. One somewhat major item regarding the Geotechnical Report is that the Report and underlying borings locations were based upon the Tract GG layout concept proposed at the time the report was written (June, 2014). The current Tract GG layout/plan is different – and results it some rather noticeable grading and retaining wall considerations not referenced/addressed in the June 2014 report. We recommend that the Report be appropriately updated.

    While we would not anticipate the major comments/concerns/recommendations presented in the updated Report will significantly change from those contained in the current Report, there may be some specific revisions of importance that could impact the final design/construction considerations.

CONCLUSIONS

Public Works/Engineering has raised several questions/concerns above. We recommend each of these be addressed to the satisfaction of the Planning Commission and Council during consideration for Preliminary Plan approval, and ultimately to Public Works/Engineering before final plat and development plans approval.

Please feel free to contact me with any questions or comments at 303-662-8112.

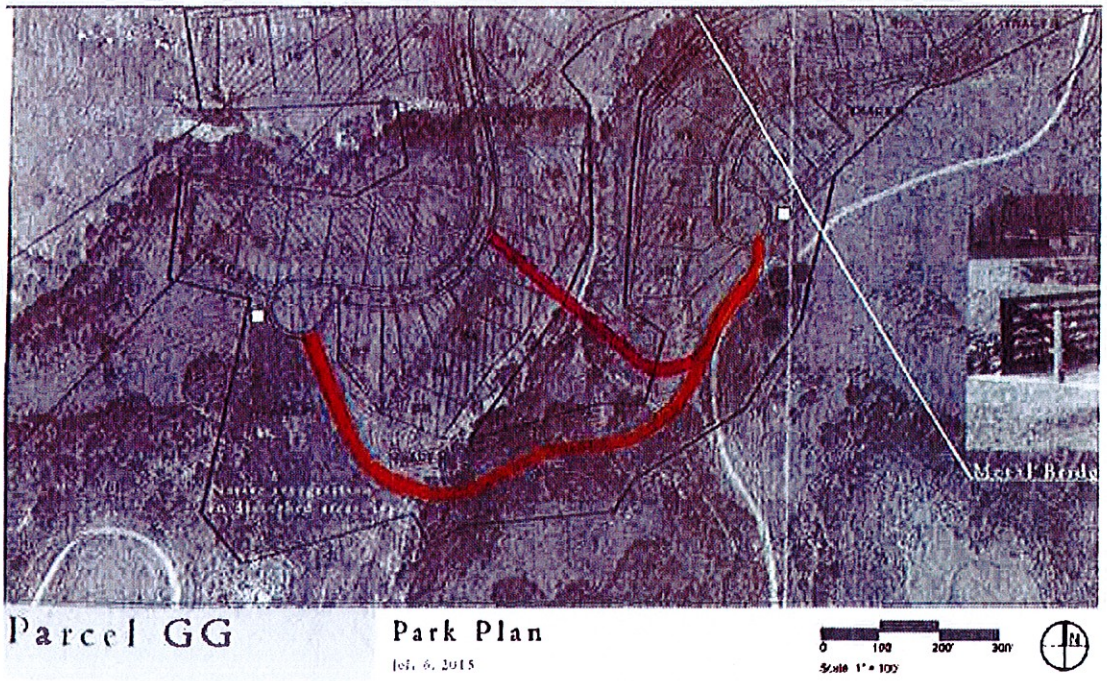
Sincerely,

Gregory A. Weeks, PE, LEED ® AP
City Engineer

Exhibit –
Emergency Access Road Realignment Example

Note:

- Orange (longer) alignment is as currently proposed on the Preliminary Plan submittal.
- Pink (shorter) alignment shows an alternate alignment concept as referenced in the letter comments.



Xcel Energy℠
PUBLIC SERVICE COMPANY

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

August 13, 2015

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

Attn: Jennifer Drybread

Re: RidgeGate Section 22, Filing No. 1, Tract GG – Case # SB15-57R

Public Service Company of Colorado (PSCo) has reviewed the plans for **RidgeGate Section 22, Filing No. 1, Tract GG**. As always, thank you for the opportunity to take part in the review process. To ensure that adequate utility easements are available within this development and per state statutes, Public Service Company requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

> ***Six-foot (6') wide dry utility easements are hereby dedicated on private property adjacent to the front lot lines and eight-foot (8') on the rear lot lines of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are dedicated to the City of Lone Tree for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, and water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said dry utility easements and the utility providers, as grantees, including, without limitation, vegetation. Public Service Company of Colorado and its successors (PSCo) reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.***

Public Service Company also requests that all utility easements be depicted graphically on the preliminary and final plats. While these easements may accommodate the certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

In addition, 31-23-214 (3), C.R.S., requires the subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations. This statute also requires the subdivider to submit a letter of agreement to the municipal/county commission that adequate provision of electrical and/or gas service has been provided to the subdivisions.

Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property. The property owner/developer/contractor must contact the **Builder's Call Line at 1-**

800-628-2121 and complete the application process for any new gas or electric service, or modification to existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center at 1 800-922-1987** for utility locates prior to construction.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Contract Right-of-Way Referral Processor
Public Service Company of Colorado

Southgate
WATER & SANITATION DISTRICTS

August 14, 2015

Delivered via email: jennifer.drybread@cityoflonetree.com

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

RE: Referral for Case No. SB15-57R
RidgeGate, Section 15, Filing 15, Tract GG
SPN 2231-222-00-010

Dear Ms. Drybread,

Thank you for providing Southgate Water & Sanitation Districts (Southgate) the opportunity to comment on the subject referral, which was received on August 14, 2015. The subject property is within the boundaries of Southgate and is serviceable through Southgate; and, service connections to Southgate's water distribution and wastewater collection systems may be made only after proper application to Southgate and are subject to the following conditions. Southgate comments are as follows:

1. As applicable, water and sewer main extensions, fire hydrant, water and sewer service plans, with applicable fees, shall be submitted to Southgate for review and approval prior to construction. The design and construction of water and wastewater systems or facilities shall be in strict accordance with Southgate Water & Sanitation Districts' Rules & Regulations and Design & Construction Standards/Specifications. Information on the review process and submittal requirements can be found on Southgate's website: www.southgatedistricts.org

2. Extensions to Southgate's systems are required to be located in a minimum of 30' public right-of-way (ROW) or easement without encumbrances and encroachments and minimum required clearances from other utilities, edges of ROW/easement, flow-lines, etc.

    a. Encroachments are not permitted. Encroachments include structures, buildings, fences, walls, retaining walls, parking, curb & gutter crossings, trees, woody plants, nursery stock, planters, islands, medians, posts, signs, etc.

Jennifer Drybread

From: Lisa Albers <lisaA@centurycommunities.com>
Sent: Tuesday, June 23, 2015 1:28 PM
To: Jennifer Drybread
Cc: Lisa Evans
Subject: FW: Ridgegate Tract GG

Jennifer,

I sent the preliminary plan to Division of Wildlife for their comments. Please see their response below. Justin is the new area manager for Lone Tree.

Thanks.

Lisa A. Albers, P.E.
Senior Director of Entitlements/Forward Planning
CENTURY COMMUNITIES
8390 E. Crescent Parkway
Suite 650
Greenwood Village, CO 80111
Office: (303) 770-8300
Direct: (303) 268-8373
Fax: (303) 770-8320
LisaA@centurycommunities.com
www.centurycommunities.com

From: Olson - DNR, Justin [mailto:justin.olson@state.co.us]
Sent: Monday, June 22, 2015 4:34 PM
To: Lisa Albers
Cc: Eliza Hunholz - DNR; Suzie Cooper - DNR
Subject: Re: Ridgegate Tract GG

Ms. Albers-

Thank you for the opportunity to comment on the Ridgegate Tract GG Project Proposal. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority.

Upon review of the proposed project, Colorado Parks and Wildlife (CPW) has no objections to the Project moving forward as planned. CPW supports the findings of the natural resource survey completed by ERO. No objections were seen.

Please do not hesitate to contact us about ways to continue developing and managing your properties in order to maximize wildlife value while minimizing potential conflicts. If you have any further questions, please contact me at (303) 291-7131.

Justin Olson
District Wildlife Manager
Littleton District - Area 5
P 303.291.7131 | F 303.291.7114

COLORADO
Parks and Wildlife
Department of Natural Resources
Northeast Region
6060 Broadway
Denver, CO 80216
303.291.7227

July 27, 2015

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

RE: RidgeGate Section 22, Filing 1 (Tract GG) (Project No: SB15-57R)

Dear Ms. Drybread:

Thank you for the opportunity to comment on the RidgeGate Section 22, Filing 1 Project for Tract GG in Lone Tree, Colorado. The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority.

District Wildlife Manager Justin Olson recently analyzed the site. The approximately 38-acre site is located within Township 6S, Range 67W, Section 15, City of Lone Tree, Douglas County, Colorado. All property directly surrounding the proposed development site is currently developed, existing Open Space, or planned future rural residential development.

The proposed RidgeGate Tract GG Project provides for 70 single-family detached housing units with associated community amenities and open space. The main impacts to wildlife from this development would be fragmentation and loss of habitat. Although it is impossible to eliminate fragmentation and habitat loss with any development, impacts to wildlife can be minimized through the use of clustering configurations, density reduction, and providing open space for wildlife.

The riparian corridors along Cottonwood Creek within the development area provide benefit to wildlife in a number of ways, including connecting protected areas and providing a location for wildlife to migrate from one place to another with minimal disturbance and conflicts from people. Disturbance of wildlife corridors through development causes fragmentation.

Fragmentation of wildlife habitat has been shown to impede the movement of wildlife across the landscape. Open space areas are more beneficial to wildlife if they connect to other natural areas such as the previously mentioned corridors. The areas of wildlife habitat that most closely border human development show heavier impacts than do areas on the interior of the open space. However, when open space areas are smaller in size, the overall impacts

Bob D. Broscheid, Director, Colorado Parks and Wildlife • Parks and Wildlife Commission: Robert W. Bray, Chair • Chris Castilian, Vice Chair
Jeanne Horne, Secretary • John Howard, Jr. • Bill Kane • Dale Pizel • James Pribyl • James Vigil • Dean Wingfield • Michelle Zimmerman • Alex Zipp

of the fragmentation is greater (Odell and Knight, 2001). Thus, CPW recommends that the City of Lone Tree employ a collaborative approach with neighboring cities and towns and with other developments within Douglas County to maintain wildlife habitat in as whole a state as possible. By keeping open space areas contiguous and of larger size, the overall benefit to wildlife increases dramatically.

When planning trails in the development area, special consideration should be given to the impact trails have on wildlife within the area. Trails should not cut through riparian areas and should remain at least 50 feet from them. They should also be placed at the edges of open space areas and should be no wider than 8 feet throughout their entire length. Trails have the ability to contribute to fragmentation of habitat, disrupting the natural movement of wildlife through an area, and the spreading of noxious weeds.

Noxious weeds should be monitored very closely. The spread and control of noxious weeds on and around the RidgeGate Tract GG Project site is a concern for wildlife. Invasive plants endanger the ecosystem by disturbing natural processes and jeopardizing the survival of native plants and the wildlife that depend on them. CPW would recommend implementation of a weed management plan that may already exist within the City of Lone Tree or Douglas County.

CPW would expect a variety of wildlife species to utilize this site on a regular basis, most notably small to mid-sized mammals, song birds, and raptors, but also with the possibility for big game species (elk, deer, bear, and mountain lion), reptiles, and amphibians to be present. Raptors are protected from take, harassment, and nest disruption at both the state and federal levels. Should a nest ever get built or be discovered, CPW recommends that buffer zones around nest sites be implemented during any period of activity that may interfere with nesting season. This will prevent the intentional or unintentional destruction of an active nest.

For further information on this topic, a copy of the document "Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors," is available from your local District Wildlife Manager. Following the recommendations outlined in this document will decrease the likelihood of unintentional take through disturbance.

Prairie dog colonies are known to exist in the vicinity of this project site, and should a colony be discovered, the possibility exists for the presence of burrowing owls. Burrowing owls live on flat, treeless land with short vegetation, and nest underground in burrows dug by prairie dogs, badgers, and foxes. These raptors are classified as a state threatened species and are protected by both state and federal laws, including the Migratory Bird Treaty Act. These laws prohibit the killing of burrowing owls or disturbance of their nest. Therefore, if any earth-moving will begin between March 15th and October 31st, a burrowing owl survey should be performed. Guidelines for performing a burrowing owl survey can be obtained from your local District Wildlife Manager. CPW also recommends that any discovered prairie dog colony be completely vacated of living animals prior to the start of any earth-moving. Removal of the animals can be coordinated at the discretion of the development department.

Future residents should be informed that wildlife such as fox, coyotes, deer, elk, and even an occasional bear or mountain lion might frequent the development area in search of food and cover. Coyotes, foxes, cottontail rabbits, and raccoons are several species that have adapted well to living in urban environments. Local wildlife should not be a concern for residents if

the following CPW recommendations are met: People moving into and residing in this area take the proper precautions to prevent unnecessary conflicts with wildlife through the use of pet leash laws, protection of their pets when not under direct supervision, and reducing attractants on their property.

Homeowners can do their part by not inviting wildlife into their yards. Due to the potential for human-wildlife conflicts associated with this project, please consider the following recommendations when educating future homeowners about the existence of wildlife in the area:

- Pet foods and bowls should be kept indoors.
- Garbage should be kept in secure containers to minimize its attractiveness to wildlife. Trash should be placed in containers with tight seals and remain indoors until shortly before pickup.
- Feeding of wildlife, with the exception of birds, is illegal.
- "Living with Wildlife" pamphlets are available through CPW offices.

For further information, Colorado Parks and Wildlife can provide copies of the following brochures: "Your Guide to Avoiding Human-Coyote Conflicts," "Don't Feed the Wildlife," and "Too Close for Comfort: Avoid Conflicts with Wildlife in the City" to residents of the surrounding open space. These brochures can also be downloaded from our web site at http://wildlife.state.co.us/Education/CoExisting_with_wildlife/.

Thank you again for the opportunity to comment on the RidgeGate Tract GG Project. Please do not hesitate to contact us about ways to continue managing the property in order to maximize wildlife value while minimizing potential conflicts. If you have any further questions, please contact District Wildlife Manager Justin Olson at (303) 291-7131.

Sincerely,

James Romero
Acting Area Wildlife Manager
Colorado Parks and Wildlife

Cc: S. Yamashita, T. Kroening, J. Olson

SOUTH METRO FIRE RESCUE AUTHORITY

LIFE SAFETY BUREAU
9195 E Mineral Ave, Centennial, CO 80112
PHONE: 720.989.2230 www.southmetro.org FAX: 720.989.2130

Jennifer Drybread
City of Lone Tree
9220 Kimmer Dr Suite 100
Lone Tree, CO 80124
303-708-1818

File #/Name: Ridgegate track GG / SB15-57R
Project Type: **Preliminary plan**

Plan reviewer: Chip Kerkhove
Review date: 8/15/15

Narrative: New single family residential development. Approximately 70 units.

Code Reference: 2009 International Fire Code, 2009 International Building Code

South Metro Fire Rescue's Life Safety Division has reviewed the above project and has approved the plans with the following comments.

UNRESOLVED ISSUES:

- Two points of access is required along any road with more than 39 homes
- The two points of access could be revised to one point if the development provides each residence with a NFPA 13D sprinkler system
- A means to turn around is required for all one way in and out roadways
- Hydrant spacing will be based on the largest home floor plan in the development
- A meeting to discuss these items should take place prior to approval of development

Jennifer Drybread

From: Brooke Decker <bdecker@douglas.co.us>
Sent: Thursday, August 13, 2015 1:03 PM
To: Jennifer Drybread
Subject: RE: Lone Tree eReferral (SB15-57R) Is Ready For Review

Jennifer –

Our office has no comments on this preliminary plan. Thanks!

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

From: Jennifer Drybread [mailto:Jennifer.Drybread@cityoflonetree.com]
Sent: Friday, July 24, 2015 8:48 AM
To: AT & T-Thomas Jakse (tjakse@clearwaterconsulting.net); AT & T-Van DeCastro; Comcast-Scott Moore; Division of Wildlife- Crystal Petersen; Chris Boyd; Marian Woodward; Douglas County School District (Richard Cosgrove); Qwest-Charles Place (Charles.Place@qwest.com); Rampart Range Metro District- Denise Denslow (denise.denslow@cliftoncpa.com); South Metro Fire Protection District- Vikki Seela; South Suburban Parks and Rec - Brett Collins; Southeast Public Improvement District- Bob Brooks (Bob.Brooks@CliftonCPA.com); Southgate Water and San - Dave Irish; U. S. Post Office - Brent Todd (brent.o.todd@usps.gov); Xcel Energy - Donna George; Matt Archer; David Brown (Lone Tree); Julius Zsako
Subject: Lone Tree eReferral (SB15-57R) Is Ready For Review

Greetings,

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

http://www.cityoflonetree.com/DocumentCenter/View/6519

Project Name:	RidgeGate, Sec. 15, Flg 15 (Tract GG)
Project File #:	SB15-57R
Project Summary:	Preliminary Plan application for 70 units on 38 acres. The proposal is located immediately south of Cabela Drive terminus in RidgeGate.

Please forward any comments to me by **August 13, 2015** via email, fax or postal mail at the addresses below. You may use the Referral Request form attached if you prefer. If you would like a hard copy of the review materials or if you would like to request additional review time, please contact me.

Thank you for your time and please feel free to contact me with any questions.

Jennifer Drybread

Lone Tree Community Development Department

8/26/2015

Jennifer Drybread
City of Lone Tree Community Development Dept
303-708-1818
jennifer.drybread@cityoflonetree.com
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124

Dear Jennifer,

We have reviewed the City of Lone Tree's comments for the RidgeGate Section 22, Filing 1 Preliminary Plan; below you will find our responses to the comments.

If you need any additional materials or have any questions with regards to the provided information, please feel free to contact me at the contact information provided above.

Thank you,

CALIBRE ENGINEERING, INC.
Todd A. Johnson
V.P. – Director of Professional Services
O: (303) 730-0434
F: (303) 730-1139
taj@calibre.us.com

Listed below are responses to the comments dated 7/24/2015.

General Comments:

1. The Public Works/Engineering Preliminary Plan (& associated reports) Review fee for this Project, per the adopted standard review fee schedule, is $7500.00. The fee has been paid.
   Response: Comment noted.

2. The Preliminary Plan package submittal is the initial step in the City's review and evaluation of Century Communities' proposed development of an approximately 70 lot subdivision on what currently is known as RidgeGate Tract GG. Tract GG is located southwest of the current Montecito Subdivision and the RidgeGate Commons (Cabela's, et. al.) developments. As this proposed Project moves through the subsequent approvals processes (Final Platting, Engineering Plans approvals, etc.), and prior to construction, the following items will need to be addressed appropriately:
   a. A Subdivision Improvement Agreement (SIA) and appropriate sureties will be required for the proposed Project.
      Response: Comment noted.
   b. A Grading, Erosion and Sedimentation Control (GESC) Permit and applicable surety will be required for this Project. No site work may begin prior to issuance of the applicable
      Response: Comment noted.
   c. Since this site exceeds one (1) acre of disturbed area, the developer must obtain a State Stormwater Construction Permit from the Colorado Department of Public Health and Environment (CDPHE), in addition to the City of Lone Tree issued GESC Permit. Documentation of the State Permit coverage issuance will be required prior to issuance of the applicable City site GESC Permit.
      Response: Comment noted.

We have provided the following comments referenced to the indicated sheets within the documents we were reviewing at the time the item commented upon was noted. Comments provided also may apply to other sheets/locations in the Project documents. The applicant's professional(s) should verify that the item(s) are addressed throughout the related Project documents consistently, as applicable.

Specific Comments:

Preliminary Plan

Sheet 1-Title Sheet

1. The majority of the proposed Tract GG development is located within RidgeGate Section 22, as opposed to RidgeGate Section 15 as currently indicated in the documents. We recommend that this development therefore be referenced as RidgeGate Section 22, Filing No. 1 (on all documents) rather than RidgeGate Section 15, Filing No. 21.
   Response: Title of all documents has been updated to RidgeGate Section 22, Filing No. 1

2. We recommend the Section Lines and applicable labels (Section 5 & Section 22) be clearly shown on the documents, including the Vicinity Maps on Sheet 1, as well as the rest of the plan sheets as applicable.
   Response: Information added

3. In pre-submittal discussions with Century and their engineer, Public Works had recommended inclusion of sidewalks along at least one side of all of the streets within the development, with the sidewalk(s) located either within the associated ROW and/or within public access easement(s) adjacent to the streets. The typical Public Street and Private Drive street sections do not appear to incorporate sidewalks. The Public Street Section shows what appears to be intended as a sidewalk (5-foot attached), however the walk (if indeed included) is not appropriately labeled. Sidewalk will be required along the Public Streets (on at least one side). We would recommend sidewalk also be included along at least one side of the private roads.
   Response: Sidewalks have been added along the home side of the street.

4. General Note #3 indicates "No Significant Vegetative Stands on Site". However, the presence and protection of as much as possible of the Scrub Oak and other existing vegetation along the channels has been a significant point of discussion to date, and has been a major factor in the evolution of the proposed Tract GG development concept. We recommend Note #3 be revised appropriately to acknowledge the importance to the City in preserving as much as possible of the existing vegetation/trees within/around the site.
   Response: Note has been updated.

5. In light of the preceding comment, we believe the following observations may be of major interest to the Planning Commission and Council as they consider the proposed Preliminary Plan:
   a. A 20-foot wide Emergency Access Road is proposed to connect between the cul-de-sacs of Street B and Street A (see orange highlighted road on the attached exhibit). This road and crossing of the existing channel, and the associated proposed grading to construct it in its currently proposed location, will impact a significant portion of the existing scrub oak and associated vegetation. Currently, an 8-foot maximum height retaining wall is proposed along the southerly side of this 20' wide roadway to facilitate the grading cuts on the slope. We recommend the Emergency Access Road be relocated to avoid the impacts on this heavily vegetated slope. Subject to concurrence/approval from South Metro Fire Department**, we recommend an alignment similar to that shown (highlighted in pink) on the exhibit as a way to reduce the extent of impact on the existing vegetation. While this concept would eliminate one lot, the alternative alignment would reduce the total length of the roadway by approximately Yi (from 1140+/- feet to around 675+/- feet), should significantly reduce the required slope cut and wall requirements, and significantly reduce the apparent vegetation impacts.

      (** Discussion we have held with SMFD indicates that SMFD would allow up to 39 homes on the "dead end/cul-de-sac" section(s) of Road A and/or Road B. Alternatively, SMFD noted that if the homes were provided with approved sprinkler systems, this allowable number of homes on the "dead end" sections may be able to be further increased. We recommend investigating this sprinkler system option as a way to see if perhaps the "emergency" connection could be relocated further northeast to even a better, location, or possibly could be eliminated entirely.)

      We understand that a somewhat similar re-alignment concept previously had been suggested to Century's representatives during the pre-referral planning process, and that to that concept Century's representatives have responded to Planning Staff that:

"This alternative location would need to accommodate emergency overflow grades, increasing storm sewer infrastructure, producing additional walls and reducing aesthetic appeal. It would furthermore, affect approximately 200 additional fee of the drainage way, impacting a greater area of habitat and existing vegetation. "

Public Work/Engineering is not in agreement with the preceding observations by the development team. Perhaps the Team can clarify the comments for us, but lacking that, we fail to see how the suggested alternative emergency access roadway alignment concept results in increased storm sewer infrastructure requirements, creates additional wall requirements, or impacts more of the drainage way and/or existing landscape and possible habitat. Rather, we believe the alternative alignment does just the opposite - as compared to the current proposed alignment.
Response: As discussed in our meeting we have added one more wall to reduce the impact. The District has also provided a preliminary design for the future roadway which coincides with the design.

b. Lot #1 location, combined with adjacent Tract M with the associated proposed 30-foot maximum height retaining wall(s), extends the development significantly into the adjacent channel. This will create increased impacts on the channel and existing vegetation. As such, we recommend elimination of Lot # 1in its present location.
Response: We have added additional definition at this corner to show the wall does not encroach into the channel.

c. To allow development of, and access to, the area for currently proposed Lots 1-6 & 50-57, a road crossing of the north leg of the channel is proposed. A graded fill with 4: 1 side-slopes, with the road built over the fill, is proposed (On Tracts M & N). The proposed method of construction for this crossing and road impacts a significant portion of the channel and associated vegetation. We recommend a vertical retaining walled crossing, rather than the sloped fill. The total required "footprint" within the channel would be considerably reduced (from approximately 290' of channel length to perhaps 50-60'). A similar fill/crossing approach also should be utilized for the emergency roadway crossing on the southerly channel.)
Response: We are currently exploring additional crossing alternatives, however we understand at a minimum we will need to add retaining/head walls to reduce the impact to one half to one third the previously shown design.

6. We recommend replacing General Note #5 with the following:
"Until Final Acceptance by the City of the proposed Public Roadways (Streets A & B, and Cabela Drive extension, as shown on Sheet 6), the ownership and maintenance responsibility for those Roadways remains with the Developer or such successors or assigns of the Developer, or others, that are acceptable to the City in writing. Ownership and maintenance responsibility, including snow plowing, of the Private Roadways shall remain with the Developer and/or HOA."
Response: Comment Noted.

7. General Note #6, and the Tract Summary Table, reference "Metro District". We anticipate this refers to the Rampart Range Metro District (RRMD). If so, perhaps the reference callout(s) should be revised appropriately. Also, written confirmation of acceptability from the RRMD may be desirable.
Response: Metro District has been replaced with RRMD.

8. General Note #9 references Sheet #7, which does not exist in this Preliminary Plan set. The correct reference should be to Sheet #6.
   Response: Comment updated.

9. Drainage improvements within the Private Roads (e.g. Tracts B, C, D, E, F & G) also shall be maintained by the HOA. The City will not maintain private drainage in private roads. General Note #14 should be updated accordingly.
   Response: Comment updated, alleys will be maintained by the HOA.

10. A significant number of retaining walls are proposed to accomplish the proposed development. Individual wall heights ranging from 8 to 15 feet maximum height are proposed throughout the site. Tiered walls (2 or more adjacent walls) totaling from 16 to 40 feet of maximum combined height are proposed. (For reference, the maximum height of the three-tiered retaining wall system at the south-west side of the Cabela's et. al. site is approximately 48 feet in height). We have concerns regarding the logistics of constructing some of these walls adjacent to or in the existing channels, and whether the walls can be constructed without access from below the walls (e.g. from the channel side of the walls -which may result in additional disturbance of the existing channels and vegetation) .
    Response: As discussed in our meeting, fill walls next to the channel should not encroach any more than 10' past the wall because they can be constructed from the rear.

11. General Note # 15 appropriately acknowledges the City requirement regarding Professional Structural Engineer sealed wall designs. Given the degree and extent of the proposed walls, we recommend a requirement that construction inspection reports, as-built records and a final written and sealed certification be provided (by a licensed professional structural engineer and/or professional Geotechnical Engineer) that the retaining walls as constructed are in conformance with the approved structural engineer design be provided before approvals for issuance of associated building permits, or at least prior to issuance of certificates of occupancy. (If necessary to accommodate the proposed Phased Construction, the requested documentation may be able to be considered and submitted (to the extent practicable) on a Phase by Phase basis).
    Response: Comment Noted.

12. General Note #17 references the dedication of the proposed Cabela Way to the City "by others", but does not address who will be constructing this extension. The Cabela Way extension and associated required relocation of the impacted portion of the existing regional trail are required for construction/completion of the proposed Tract GG development. Accordingly, the Preliminary Plan Note(s) should address these items.
    Response: RRMD is anticipated to extend the roadway in the future. This development will relocate the trail and the note will be updated. We are currently working with the District engineer to coordinate Cabela's extension and this trail realignment.

Sheet Nos. 2, 3 & 4 - Site Plan

13. The boundary(ies) of the Tracts are not clearly defined, and in some cases it is unclear which specific Tract(s) some areas are included within. We recommend a more clear (bolder) demarcation of the Tract Boundaries (that can be clearly differentiated from the Phasing boundaries) be provided.

Response: Comment Noted.

14. Shown on sheet 2 (and also on Sheet 6) is what appears may be an easement or tract running east through the site (from the west side, running just north of proposed Lot 24, on east through proposed Lots 29, 28 & 27, and continuing on through the site). This apparent easement or tract must be identified in the Preliminary Plan documents. (Based on information shown on the prior Plats for the adjacent Tract O/Cabela's Site and the Montecito Subdivision, it appears this may the continuation of a 16.5' wide existing Qwest Corporation Exclusive Dry Utility Easement - Recordation # 2007073326). If so, and depending upon what, if any limitations or restrictions may exist by way the easement, proposed Lots 27 - 29 may not be buildable lots. Additionally, if there is/are existing utilities within this feature, their presence may impact the proposed cuts (and walls) along the westerly side of 'Tract GG near proposed Lots 24 - 26.
Response: We are working with the District to remove any remaining portions of this easement prior to final platting.

15. Sheet 2 and 6 show the existing Public ROW for existing Crossfield Drive (between southern end of existing Cabela Drive and southwest end of Alicante Drive in Montecito Subdivision). However, the proposed alignment of the north-eastern end of Road A does follow this existing ROW. Appropriate ROW revisions (abandonment and/or additional ROW) will be required to address this proposed new alignment.
Response: We will be requesting ROW vacation prior to final platting and any additional ROW will be added to the final plat.

16. The preliminary storm drainage system (inlets, piping, etc.) is presented on these sheets (and discussed within the Preliminary Drainage Report - see subsequent Drainage Report comments). Based on general pre-submittal discussions we have held with Century and their engineer, we belief that an acceptable/appropriate stormwater and drainage management concept, and associated infrastructure, can be accomplished for a Tract GG development. However, based on information presented in the current Preliminary Plan Package submittal, we are not satisfied the submitted plan/concept will achieve acceptable results. Some of the concepts/major concerns we have include:
    a. The proposed subdivision has homes located downslope of adjacent bluffs/hills, primarily along the norther side of the development. Off-site drainage from these slopes is directed down to the top of the significant retaining walls along the rear of these lots. Without adequate interception design/capacity at the top of (behind) these walls, especially in larger storm events, this downhill drainage may well overflow the walls and fall into/onto the lots below.
    Response: Runoff from the bluffs is also a concern of the design team. The design intention is to capture runoff from at the top of the walls with a concrete pan (similar to what is used on the Cabela's property) and pipe it to the drainage system within the private roads. For the most part walls along the north side of the project are adjacent to the roadway - not lots, so any overtopping would be directed to the roads.
    b. Drainage from a significant portion of the site (essentially all of proposed Phase I, and the upstream tributary slopes) is indicated as being directed down to the adjacent street (Street A). This flow is indicated as being captured in proposed inlets and storm sewer in the street and/or flowing easterly down the street. This combined street and storm sewer flow is being directed

to inlets and existing storm sewer at the southwest (uphill) end of the currently constructed Cabela Way. From the preliminary data presented, it appears this Tract GG drainage will result in flows of approximately 150% of the 100 yr. event flow volume allocated to enter the existing Cabela Way storm system at this location. The increased flow at this location may be unacceptable. Additional analysis and system modeling by the developer's engineer will be required to determine potential acceptability. A revised concept to direct this excess flow into the system upstream of the existing Cottonwood Creek Flow Control Structure (CCFCS) (e.g. road crossing from south end of current Cabela Way to southwest end of Alicante Drive in Montecito Subdivision, with storm sewer under it) .
Response: Additional analysis and design will be completed to insure that allowable overflow onto Cabela Drive will not be exceeded. Flow will be directed to the system upstream of the CCFCS if necessary.

c. The allowable major storm event flow within the Cottonwood Creek channel at RidgeGate Parkway cannot exceed the current master planned flow, without potentially flooding through the pedestrian tunnel under RidgeGate Parkway. The existing CCFCS restricts the upstream drainage basin flows to control the maximum channel flow at RidgeGate Parkway to within the allowable limit. The "excess" upstream flow is temporarily detained behind the CCFCS, creating a temporary 100 Yr. stormwater pond. The overall Tract GG development stormwater management system MAY NOT create any increase in this 100 Yr discharge rate from the CCFCS nor in the downstream Cottonwood channel flow. We are uncertain from information presented to date in the Preliminary Plan submittal whether this peak flow restriction would be met.
Response: Additional analysis (CUHP/SWM) will be required to confirm that overall Tract GG stormwater will not increase flows to CCFCS. It is the design intent to use culverts within the drainageway and tributaries to restrict overall runoff from the site. Can the detailed CCFCS drainage report/model be provided? This would increase the accuracy of our modeling. We would assume that the CCFCS report included an allowance for development of the Tract GG site.

Sheet No. 5 - Existing Slope Analysis

17. There is a cross-hatch noted for "Existing Geologic Areas to Be Mitigated with Development". However, there does not appear to be areas indicated on the plan to be mitigated. Note #2 on this sheet states that expansive material exist throughout the site. While the CTL Thompson Geologic and Preliminary Geotechnical Investigation Report comments that "The site is judged suitable for residential development", the report also notes that special design and construction considerations should be implemented to minimize the potential for shrink/swell damage potential to structures and improvements.
Response: Note will be removed, any mitigation will be soil treatment and not slope mitigation.

Sheet No. 6 - Phasing and Features Plan

18. Tract F and Tract G should be labeled with "Street _ (Private)" as are the other private streets.
Response: Noted.

19. The Legend symbology shown does not match that shown on the plan. The Legend and plan information should be correlated. (e.g. Proposed Park parcels/Tracts are not cross-hatched, Phase Line styles do not match, Fence and Screen Walls listed in the legend are not indicated on the plan).
Response: Notes updated.

Preliminary Plan Narrative

20. Storm Drain System: The discussion in this section references 100-yr detention and water quality for the site being provided by the off-site regional stormwater improvements constructed by RRMD. The referenced facility is the RRMD constructed and maintained Regional Stormwater Pond 31 1 (located east of Sky Ridge Medical Center, between the SRMC and I-25). It may be appropriate to update the Narrative discussion to reference "Pond 311". (Pond 311 currently is a Water Quality -10 Yr-100 Yr facility. RRMD is scheduled to upgrade Pond 311 to a full EURV- 100 Yr facility to provide the additional capacity which must be provided BEFORE construction of the Tract GG development. The Pond 311 upgrade currently is anticipated to occur this winter/next spring).
    Response: Noted, narrative can be updated for current upgrade of Pond 311.

Preliminary Drainage Report

21. We have a few major concept questions/comments (see prior Preliminary Plan comments above), and several specific technical comments/questions on the storm sewers and drainage plans as presented in the Preliminary Plan and Preliminary Drainage Report. The major items must be addressed before the more specific technical comments/questions. Accordingly, we are not enumerating the specific comments in detail within this letter. Once the major items are addressed appropriately, we then will coordinate directly with Century Communities and their engineer on the more specific items as applicable. Each of these items (both major concept, and specific technical) will need to be addressed appropriately prior to issuance of recommendations for the final Engineering approvals for the overall development plans.
    Response: Comment noted, we will work with the City to satisfy all major and specific drainage comments.

Geologic and Preliminary Geotechnical Investigation

22. The Report notes:
    a. "The site is judged suitable for residential development." , and,
    b. "We believe there are no geologic or geotechnical constraints at this site that would preclude development." with "... proper planning, engineering, design and construction ." and,
    c. "The primary geotechnical concerns are expansive soil and claystone bedrock and areas with moderate to steep slopes."
    Response: Comment noted

23. The report also:
    a. Raises a potential concern for slope stability of some areas of the site for proposed 3:1 (33%) cut slopes, and states "We recommend permanent cut and fill slopes be designed with a maximum grade of 4: 1 (horizontal:vertical) in these areas."
    Response:
    b. Includes several other specific design/construction recommendations in light of the geotechnical conditions.
    Response:

24. One somewhat major item regarding the Geotechnical Report is that the Report and underlying borings locations were based upon the Tract GG layout concept proposed at the time the report was

written (June, 2014). The current Tract GG layout/plan is different - and results it some rather noticeable grading and retaining wall considerations not referenced/addressed in the June 2014 report. We recommend that the Report be appropriately updated.
Response: The report is being updated.

25. While we would not anticipate the major comments/concerns/recommendations presented in the updated Report will significantly change from those contained in the current Report, there may be some specific revisions of importance that could impact the final design/construction considerations.
Response: Comment noted.

8/26/2015

Chip Kerkhove
South Metro Fire Rescue Authority
720-989-2230
9195 E Mineral Ave
Centennial, CO 80112

Dear Chip,

We have reviewed South Metro Fire Rescue Authority comments for the RidgeGate Section 22, Filing 1 Preliminary Plan; below you will find our responses to the comments.

If you need any additional materials or have any questions with regards to the provided information, please feel free to contact me at the contact information provided above.

Thank you,

CALIBRE ENGINEERING, INC.
Todd A. Johnson
V.P. – Director of Professional Services
O: (303) 730-0434
F: (303) 730-1139
taj@calibre.us.com

Listed below are responses to the comments dated 8/15/2015.

General Comments:

1. Two points of access is required along any road with more than 39 homes.
   Response: This project has two points of access.

2. The two points of access could be revised to one if the development provides each residence with a NFPA 13D sprinkler system.
   Response: Comment noted. The project has two points of access.

3. A means to turn around is required for all one way in and out roadways.
   Response: Turnarounds have been provided as discussed.

4. Hydrant spacing will be based on the largest home floor plan in the development.
   Response: Comment Noted.

5. A meeting to discuss these items should take place prior to approval of the development.
   Response: We have had multiple correspondences with the Fire District.

8/26/2015

Christina Baca, PE
Southgate Water and Sanitation District
303-713-7746
3722 E Orchard Rd
Centennial, CO 80121

Dear Christina,

We have reviewed the Southgate Water and Sanitation District comments for the RidgeGate Section 22, Filing 1 Preliminary Plan; below you will find our responses to the comments.

If you need any additional materials or have any questions with regards to the provided information, please feel free to contact me at the contact information provided above.

Thank you,

CALIBRE ENGINEERING, INC.
Todd A. Johnson
V.P. – Director of Professional Services
O: (303) 730-0434
F: (303) 730-1139
taj@calibre.us.com

Listed below are responses to the comments dated 8/15/2015.

General Comments:

application to Southgate and are subject to the following conditions . Southgate comments are as follows:

1. As applicable, water and sewer main extensions, fire hydrant, water and sewer service plans, with applicable fees, shall be submitted to Southgate for review and approval prior to construction. The design and construction of water and wastewater systems or facilities shall be in strict accordance with Southgate Water & Sanitation Districts' Rules & Regulations and Design & Construction Standards/Specifications. Information on the review process and submittal requirements can be found on Southgate's website: www .southgatedistricts.org
   Response: Comment Noted.
2. Extensions to Southgate's systems are required to be located in a minimum of 30' public right-of-way (ROW) or easement without encumbrances and encroachments and minimum required clearances from other utilities, edges of ROW/easement, flow-lines, etc.

   a. Encroachments are not permitted. Encroachments include structures, buildings, fences, walls, retaining walls, parking, curb & gutter crossings, trees, woody plants, nursery stock, planters, islands, medians, posts, signs, etc.
      Response: Comment Noted.
   b. All easements shall be drivable with Southgate equipment, including a combination jet/vacuum truck, without traversing encroachments, such as curb and gutter, walkways, landscaping, etc.
      Response: Comment Noted.
   c. Unimproved easements shall be graded for driving purposes and may be landscaped with sod, bark or gravel. Trees, shrubs and woody plants are not permitted.
      Response: Comment Noted.
   d. Improved easements shall be a paved (no pavers) roadway with a minimum paving width of 29' flow-line to flow-line or 26' flow-line to flow-line with an attached walk.
      Response: Comment Noted.
   e. Proposed private drive tracts showing proposed water and sewer mains do not meet Southgate's improved easement requirements - please revise private road sections that will have easements with Southgate and resubmit.
      Response: Private drives have been revised to meet Southgate requirements.

3. Absolutely NO parcels receiving water service, service connections and irrigated landscaping permitted outside of Southgate's and Denver Water's combined service area boundaries.
    a. Proposed lots 1, 2, 67 and 68 are entirely within the combined service area, however, the proposed service line alignments require Denver Water acceptance before proceeding. If Denver Water does not permit the proposed service line alignments, these parcels may not be served.
    Response: Comment Noted. Services are currently being coordinated.

4. Century Communities is proposing a water booster pump station (BPS) to serve Tract GG.
    a. The Preliminary Plan Narrative under Water and Fire Protection described the proposed BPS as "required to provide adequate fire flow and water pressure for service." Southgate's water distribution system has been modeled and results indicate the existing system can provide the minimum pressure to meet fire flow and domestic demand requirements. The BPS will not be designed for fire flow and only for domestic demand, thereby providing a water pressure Century Communities desires for the type of development product they are proposing.
    Response: Comment Noted. Design will not include fire flow.
    b. BPS shall be above-ground station on property conveyed to Southgate. Identify proposed property limits to be conveyed to Southgate.
    Response: BPS has been shown and identified as "Pump House" on the preliminary plan.
    c. Property shall be secured by fencing with sufficient area for vehicles to park and move-about within.
    Response: Fencing has been shown as required.
    d. BPS architecture must blend with the character of the development as to not attract resident complaints.
    Response: Comment Noted.
    e. Minimum BPS standards have been previously provided to Century Communities.
    Response: Comment Noted, standards have been received
    f. Century Communities is required to set-up a sub-district for BPS O&M and capital expenditures.
    Response: Comment Noted.

5. Century Communities is currently working with Southgate and Southgate's representative, Burns & McDonnell, on the review and approval process. Southgate requests that Lone Tree not approve the preliminary subdivision plan until after Century Communities addresses Southgate's concerns regarding easement and BPS layouts (revisions may affect the overall subdivision plan).
Response: Comment Noted

CENTURY
COMMUNITIES

September 17, 2015

James Romero
Acting Area Wildlife Manager
Colorado Parks and Wildlife
Department of Natural Resources
Northeast Region
6060 Broadway
Denver, CO 80216

Dear Mr. Romero,

Thank you for your comments received in regards to our proposed development of Tract GG in RidgeGate. We have taken your comments into account while finalizing our preliminary plan. Below is a list of specific responses to your concerns over the construction of the project.

1. Noxious weeds will be monitored very closely by both the Rampart Range Metropolitan District (RRMD) and our proposed Retreat at Ridgegate HOA.
2. Should a nest ever get built or be discovered, we will make sure that the appropriate buffer zones are established.
3. If any earth-moving begins between March 15th and October 31st, a burrowing owl survey will be performed.
4. Any discovered prairie dog colonies will be vacated of living animals prior to the start of any earth-moving.
5. Future residents will be informed that wildlife might frequent the development in search of food and cover.
6. We will provide the following recommendations to future homeowners about the existence of wildlife in the area.
    a. Pet foods and bowls should be kept indoors.
    b. Garbage should be kept in secure containers to minimize its attractiveness to wildlife. Trash should be placed in containers with tight seals and remain indoors until shortly before pickup.
    c. Feeding of wildlife, with the exception of birds, is illegal.
    d. Distribution of "Living with Wildlife" pamphlets as obtained by CPW.

Please let me know if you have any further questions.

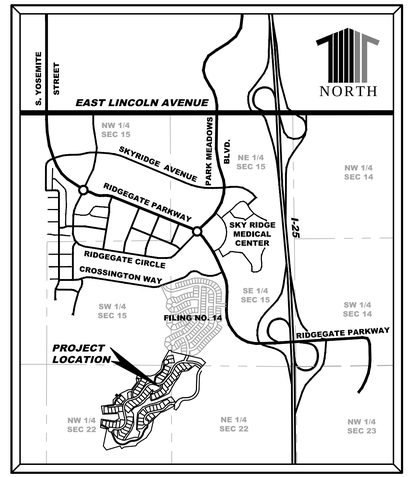
Lisa A. Albers, P.E.
Senior Director of Entitlements/Forward Planning

RIDGEGATE - SECTION 22, FILING NO. 1

A Portion of CMU Planning Area #2, RMU Planning Area #11
A PART OF THE NORTH HALF OF SECTION 22, TOWNSHIP 6 SOUTH,
RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
48.22 Acres, 70 Residential Lots and 23 Tracts
SB15-57R

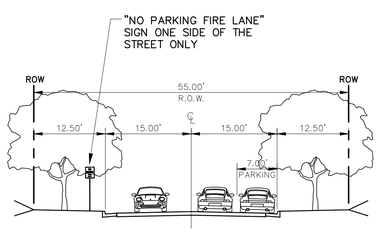
PRELIMINARY PLAN

LEGAL DESCRIPTION:



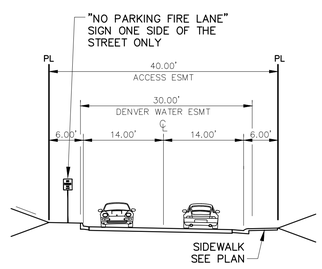
VICINITY MAP

SCALE: 1"=1500'



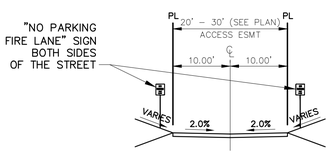
CABELAS EXTENSION
THROUGH STREET & UTILITY SECTION

NTS



TYPICAL PUBLIC STREET
& UTILITY SECTION

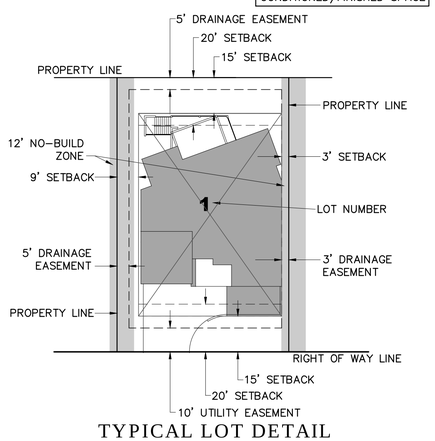
NTS



TYPICAL PRIVATE
DRIVE SECTION

NTS

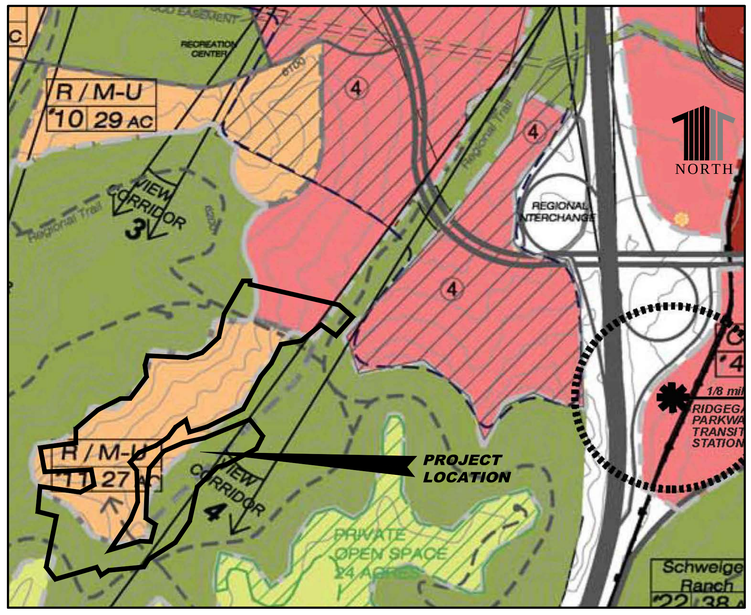
NOTE:
15 FT REAR SETBACK IS TO DECKS, THE 20 FT REAR SETBACK IS TO CONDITIONED/FINISHED SPACE



TYPICAL LOT DETAIL

STREETSCAPE DIVERSITY REQUIREMENTS

1. FRONT SETBACKS:
   - 15' to side-load garages
   - 20' to front load garages
   - 20' to conditioned spaces
2. Rear Setback/Step-back
   - 15' to a covered or uncovered deck
   - 20' to finished space on the 1st level
   - 30' to the center of any wall plane on the 2nd level
3. Side Setback/Step-back
   - 3'/9' side yard set back
   - The house shall be built to the side setback line for no more than 50% of the lot depth (115x50%=57.5')
3. See Typical Lot Detail



PD VICINITY MAP

SCALE: 1"=500'

GENERAL NOTES:

1. ALL DEFINED UTILITY EASEMENTS ARE FOR THE USE OF GAS, ELECTRIC, TELEPHONE, CABLE TV AND COMMUNICATIONS.
2. NO HISTORICAL, ARCHAEOLOGICAL OR PALEONTOLOGICAL RESOURCES ARE LOCATED ON THE SITE.
3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO LIMIT ANY DAMAGE TO EXISTING VEGETATION STANDS IN AND AROUND THE SITE THAT ARE TO REMAIN IN PLACE AND MAY BE AFFECTED BY WORK ACTIVITIES.
4. AREAS OF 25% OR GREATER SLOPES EXIST ON THE SITE AND HAVE BEEN SHADED ON THE EXISTING SLOPE ANALYSIS AND GEOLOGIC HAZARD AREAS PLAN LOCATED ON SHEET 6.
5. UNTIL FINAL ACCEPTANCE BY THE CITY OF THE PROPOSED PUBLIC ROADWAYS (STREETS A & B, AND CABELA DRIVE EXTENSION, AS SHOWN ON SHEET 6), THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY FOR THOSE ROADWAYS REMAINS WITH THE DEVELOPER OR SUCH SUCCESSORS OR ASSIGNS OF THE DEVELOPER, OR OTHERS, THAT ARE ACCEPTABLE TO THE CITY IN WRITING. OWNERSHIP AND MAINTENANCE RESPONSIBILITY, INCLUDING SNOW PLOWING, OF THE PRIVATE ROADWAYS SHALL REMAIN WITH THE DEVELOPER AND/OR HOA.
6. TRACTS B, C, D, E, F AND G ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT FOR OWNERSHIP AND MAINTENANCE.
7. TRACTS A, H, I, J, K, L, Q, R, S AND W ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT FOR OWNERSHIP AND MAINTENANCE FOR USE AS PUBLIC OPEN SPACE AND PARK PURPOSES.
8. TRACTS M, N, O, P, T, U AND V ARE TO BE CONVEYED TO THE RAMPART RANGE METRO DISTRICT (RRMD) BY SEPARATE DOCUMENT FOR OWNERSHIP AND MAINTENANCE FOR USE AS PUBLIC OPEN SPACE.
9. THE BOUNDARIES SHOWN HEREIN FURTHER REFINE THE PLANNING AREA BOUNDARIES OF THE RIDGEGATE PLANNED DEVELOPMENT, 4TH AMENDMENT, CONSISTENT WITH THE RIDGEGATE RESIDENTIAL DISTRICT WEST SUB-AREA PLAN.
10. A GEOTECHNICAL REPORT FOR EACH LOT WITHIN THE DEVELOPMENT, WILL BE SUBMITTED TO THE CITY AT THE TIME OF BUILDING PERMIT APPLICATION.
11. RETAINING WALL COLOR AND MATERIAL WILL BE DETERMINED.
12. BUILDER/DEVELOPER WILL BE RESPONSIBLE FOR INSTALLATION AND HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING TRAILS, OPEN SPACE AND PARK LANDSCAPING, REAR-YARD FENCING, WALLS AND AMENITIES WITHIN THE PROPERTY. FUTURE CONNECTIONS TO REGIONAL TRAILS BY OTHERS.
13. DRAINAGE IMPROVEMENTS IN TRACTS A, B, C, D, E, F, G, H, I, J, K, L, Q, R AND S ARE TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
14. WHERE RETAINING WALLS ARE GREATER THAN 4-FEET IN HEIGHT AND/OR WHERE THERE ARE MULTIPLE STEP WALLS WHERE THE SUBSEQUENT WALLS ARE WITHIN A 1:1 ZONE OF INFLUENCE OF EACH OTHER AND THE COMBINED SUM OF SUCH ADJACENT WALL HEIGHTS EXCEEDS 4-FEET, THE WALLS MUST BE DESIGNED BY, AND THE WALL DESIGN SEALED BY, A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO. WALL HEIGHTS AND LOCATIONS ARE SUBJECT TO CHANGE BASED ON FINAL WALL DESIGN BY STRUCTURAL ENGINEER.
15. ADJACENT OFF-SITE GRADING AS PROPOSED WILL BE GRANTED BY A SEPARATE LICENSE AGREEMENT WITH ADJOINING PROPERTY OWNER.
16. THE PUBLIC STREET EXTENSION OF CABELA DRIVE TO THE ENTRY FOR LOTS 58 THRU 68 WILL BE DEDICATED BY OTHERS WITH THIS PLAT, TO THE CITY OF LONETREE.

TRACT SUMMARY

OUTLOTS/ TRACTS	SQ. FT.	TOTAL ACREAGE	OWNERSHIP & MAINTENANCE	USE		
				ACCESS & UTILITIES	OPEN SPACE	PARK
TRACT A	83,223	1.911	HOA		1.911	
TRACT B	18,301	0.420	HOA	0.420		
TRACT C	10,925	0.251	HOA	0.251		
TRACT D	16,087	0.369	HOA	0.369		
TRACT E	16,914	0.388	HOA	0.388		
TRACT F	4,869	0.112	HOA	0.112		
TRACT G	22,099	0.507	HOA	0.507		
TRACT H	50,326	1.155	HOA		1.155	
TRACT I	48,387	1.111	HOA		1.111	1.111
TRACT J	57,799	1.327	HOA		1.327	
TRACT K	6,670	0.153	HOA		0.153	
TRACT L	71,479	1.641	HOA		1.641	
TRACT M	47,066	1.080	RRMD		1.080	
TRACT N	40,820	0.937	RRMD		0.937	
TRACT O	56,946	1.307	RRMD		1.307	
TRACT P	155,211	3.563	RRMD		3.563	
TRACT Q	10,457	0.240	HOA		0.240	
TRACT R	18,336	0.421	HOA		0.421	
TRACT S	10,922	0.251	HOA		0.251	
TRACT T	334,925	7.689	RRMD		7.689	
TRACT U	36,971	0.849	RRMD		0.849	
TRACT V	85,957	1.973	RRMD		1.973	
TRACT W	27,716	0.636	HOA		0.636	
TOTAL	1,232,405	28.292		2.048	26.278	1.111

DEVELOPMENT STANDARDS

SINGLE FAMILY DETACHED	SQ. FT.
TYPICAL LOT SIZE (72' x 115')	8,280
MINIMUM LOT SIZE	8,000
MAXIMUM LOT SIZE	15,000

DEVELOPMENT STATISTICS

LAND USE : AREA CALCULATIONS

LAND USE	AREA	% OF TOTAL	UNITS	DU/ AC
RESIDENTIAL	16.076 AC	33.34%	70	---
PARKS / OPEN SPACE	25.674 AC	54.46%	---	---
INTERNAL ROW	3.939 AC	7.97%	---	---
INTERNAL ACCESS	2.010 AC	4.23%	---	---
TOTAL	47.699 AC	100.00%	70	1.47

OWNER:

RIDGEGATE INVESTMENTS, INC.
8310 SOUTH VALLEY HIGHWAY
3RD FLOOR
ENGLEWOOD, CO. 80112

APPLICANT:

CENTURY COMMUNITIES
8930 E. CRESCENT PARKWAY
SUITE 650
GREENWOOD VILLAGE, CO. 80111

Calibre
Calibre Engineering, Inc.
9090 South Ridgeline Boulevard, Suite 105
Highlands Ranch, CO 80129 (303) 730-0434
www.calibre-engineering.com
Construction Management Civil Engineering Surveying

RIDGEGATE - SECTION 22, FILING NO. 1
PRELIMINARY PLAN
TITLE SHEET

Prepared for
CENTURY COMMUNITIES

Job Number
CENTURY RG TGG

Date
SEPTEMBER 17, 2015

Sheet
1 of 6

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PLOTTED BY: Brian Moss PLOT DATE: ----
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RIDGEGATE - SECTION 22, FILING NO. 1

A Portion of CMU Planning Area #2, RMU Planning Area #11
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48.22 Acres, 70 Residential Lots and 23 Tracts
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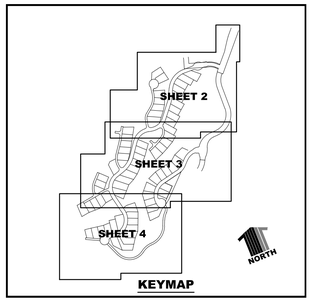
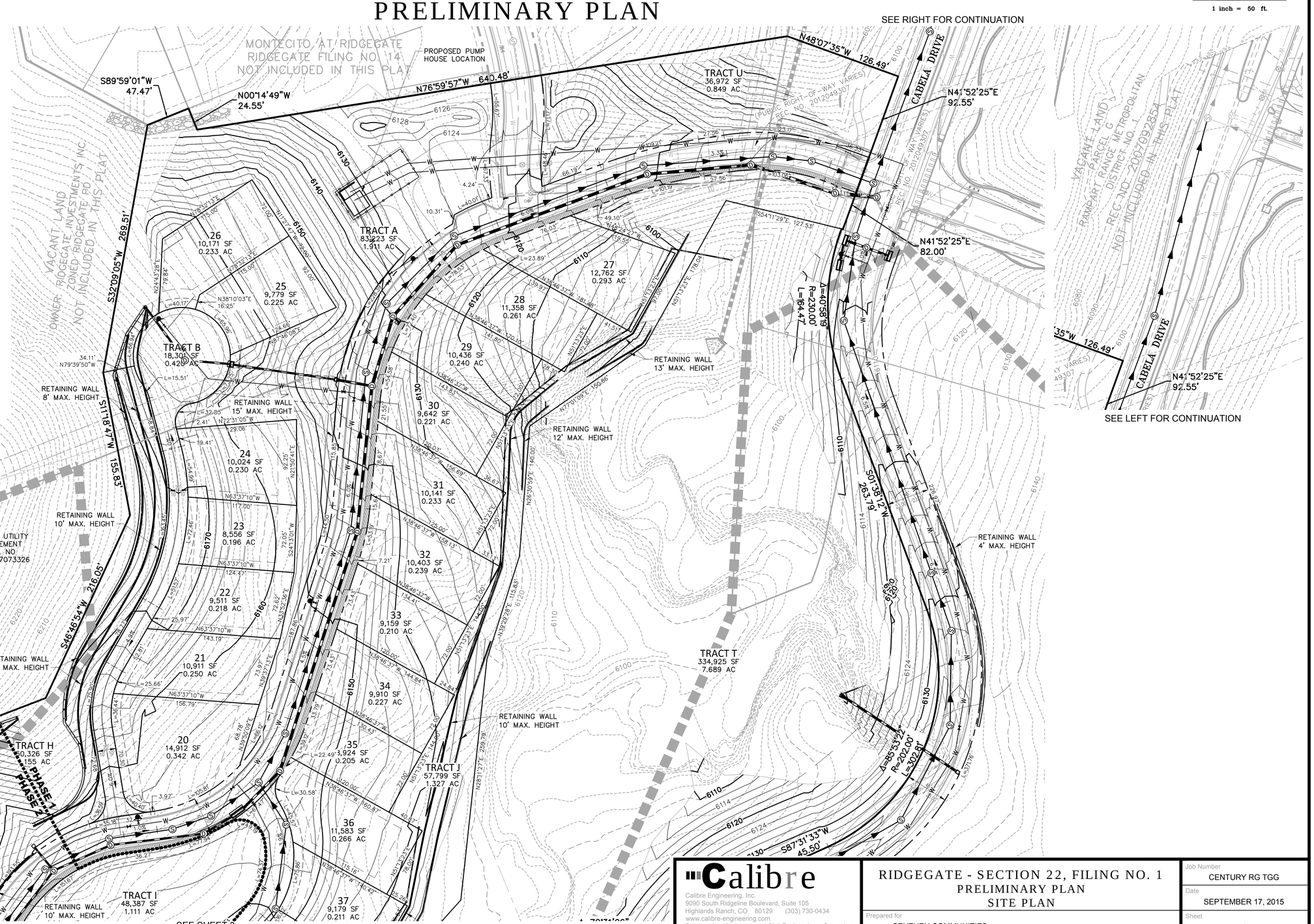
PRELIMINARY PLAN



LEGEND:

- FLOW ARROW
- SET PIN w/ CAP LS #26953
- FOUND 1 1/2" ORANGE PIN w/ CAP LS #28286
- FOUND 2" ALUM. PIN w/ CAP LS #9329
- PROPOSED STREET LIGHT
- PROPERTY BOUNDARY
- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED RIGHT-OF-WAY
- CENTERLINE OF R.O.W.
- SOUTHGATE WATER AND SANITATION DISTRICT BOUNDARY
- PROPOSED PHASE LINE



Calibre
Calibre Engineering, Inc.
9090 South Ridgeline Boulevard, Suite 105
Highlands Ranch, CO 80129 (303) 730-0434
www.calibre-engineering.com
Construction Management Civil Engineering Surveying

RIDGEGATE - SECTION 22, FILING NO. 1
PRELIMINARY PLAN
SITE PLAN

Prepared for
CENTURY COMMUNITIES

Job Number
CENTURY RG TGG

Date
SEPTEMBER 17, 2015

Sheet
2 of 6

PATH: P:\PULTE RG\CADD\MASTER\21TB.DWG
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RIDGEGATE - SECTION 22, FILING NO. 1

A Portion of CMU Planning Area #2, RMU Planning Area #11
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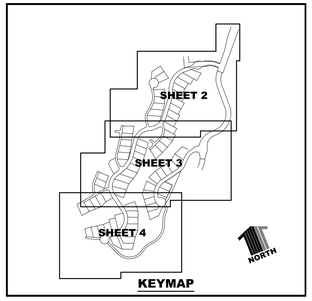
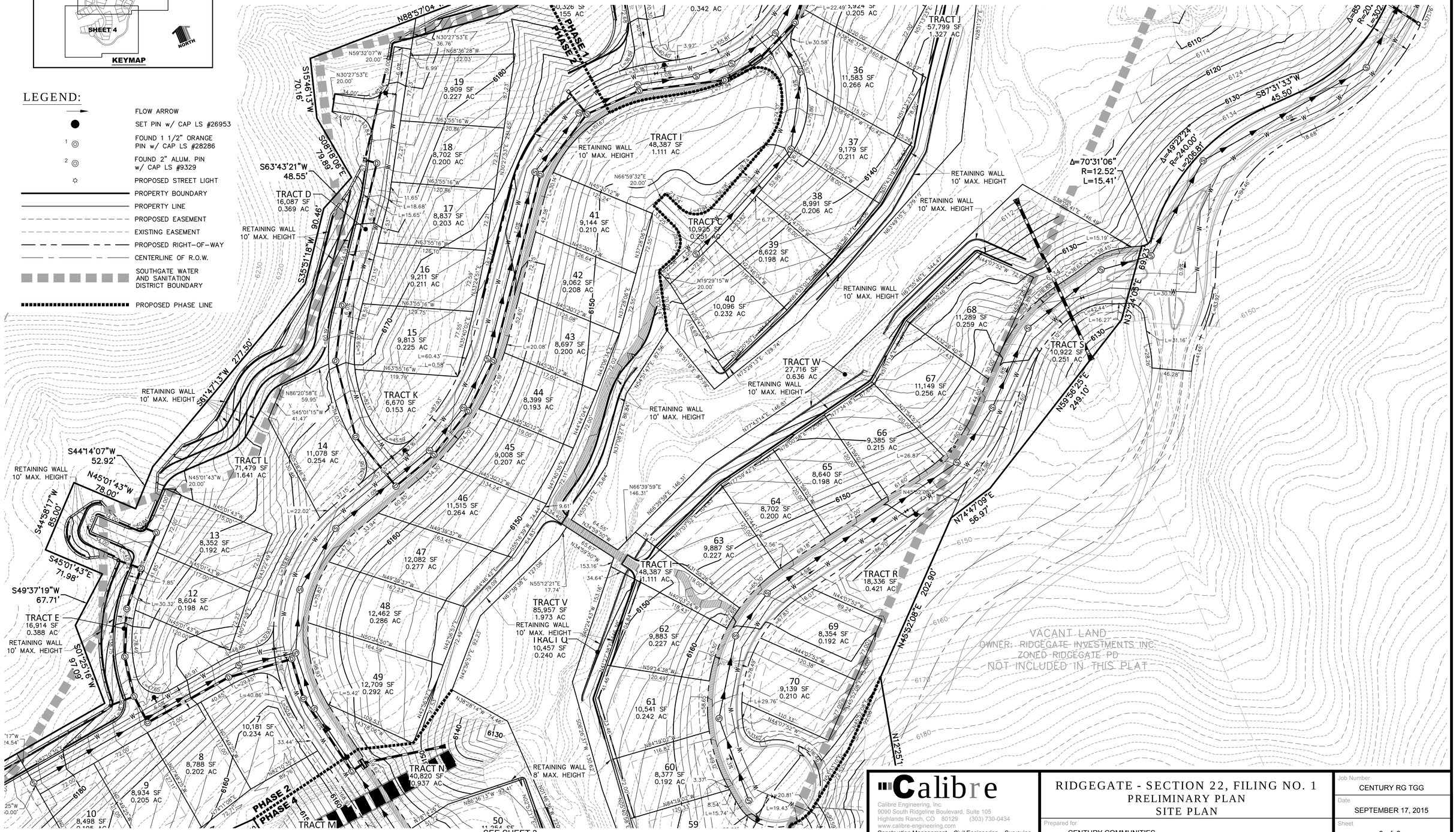


NORTH
0 25 50 100
1 inch = 50 ft.

LEGEND:

- FLOW ARROW
- SET PIN w/ CAP LS #26953
- FOUND 1 1/2" ORANGE PIN w/ CAP LS #28286
- FOUND 2" ALUM. PIN w/ CAP LS #9329
- PROPOSED STREET LIGHT
- PROPERTY BOUNDARY
- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED RIGHT-OF-WAY
- CENTERLINE OF R.O.W.
- SOUTHGATE WATER AND SANITATION DISTRICT BOUNDARY
- PROPOSED PHASE LINE



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RIDGEGATE - SECTION 22, FILING NO. 1
PRELIMINARY PLAN
SITE PLAN

Prepared for
CENTURY COMMUNITIES

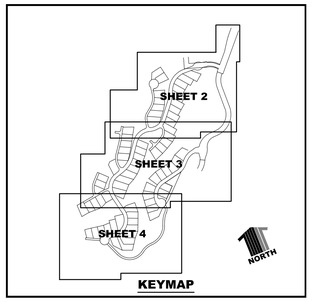
Job Number: CENTURY RG TGG
Date: SEPTEMBER 17, 2015
Sheet: 3 of 6

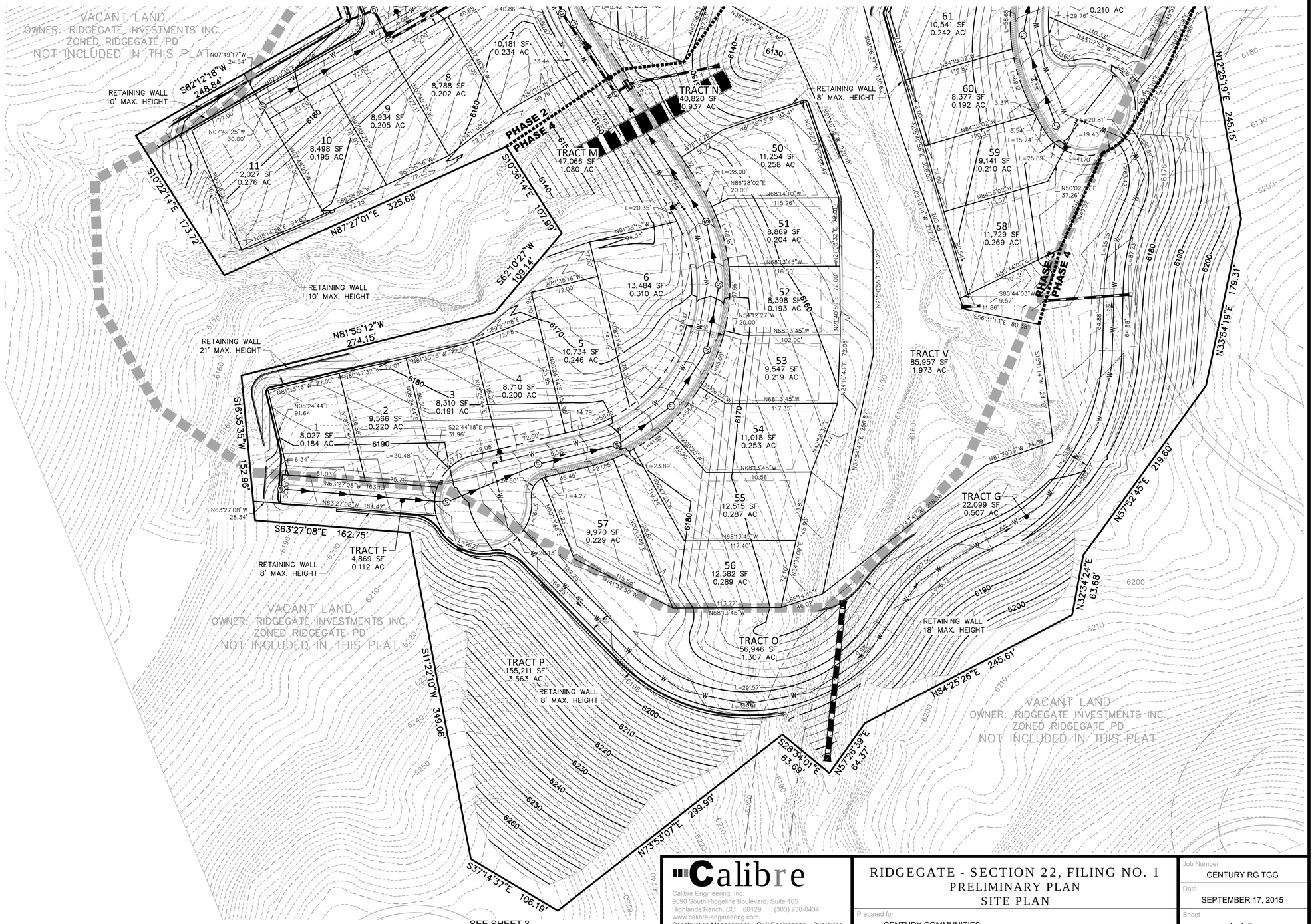
PATH: P:\PULTE RG\CADD\MASTER21TB.DWG
PLOTTED BY: Brian Moss PLOT DATE: ----
XREFS:

RIDGEGATE - SECTION 22, FILING NO. 1

A Portion of CMU Planning Area #2, RMU Planning Area #11
A PART OF THE NORTH HALF OF SECTION 22, TOWNSHIP 6 SOUTH,
RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
48.22 Acres, 70 Residential Lots and 23 Tracts
SB15-57R

PRELIMINARY PLAN





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RIDGEGATE - SECTION 22, FILING NO. 1
PRELIMINARY PLAN
SITE PLAN

Prepared for
CENTURY COMMUNITIES

Job Number
CENTURY RG TGG

Date
SEPTEMBER 17, 2015

Sheet
4 of 6

PATH: P:\PULTE RG\CADD\MASTER21TB.DWG
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RIDGEGATE - SECTION 22, FILING NO. 1

A Portion of CMU Planning Area #2, RMU Planning Area #11
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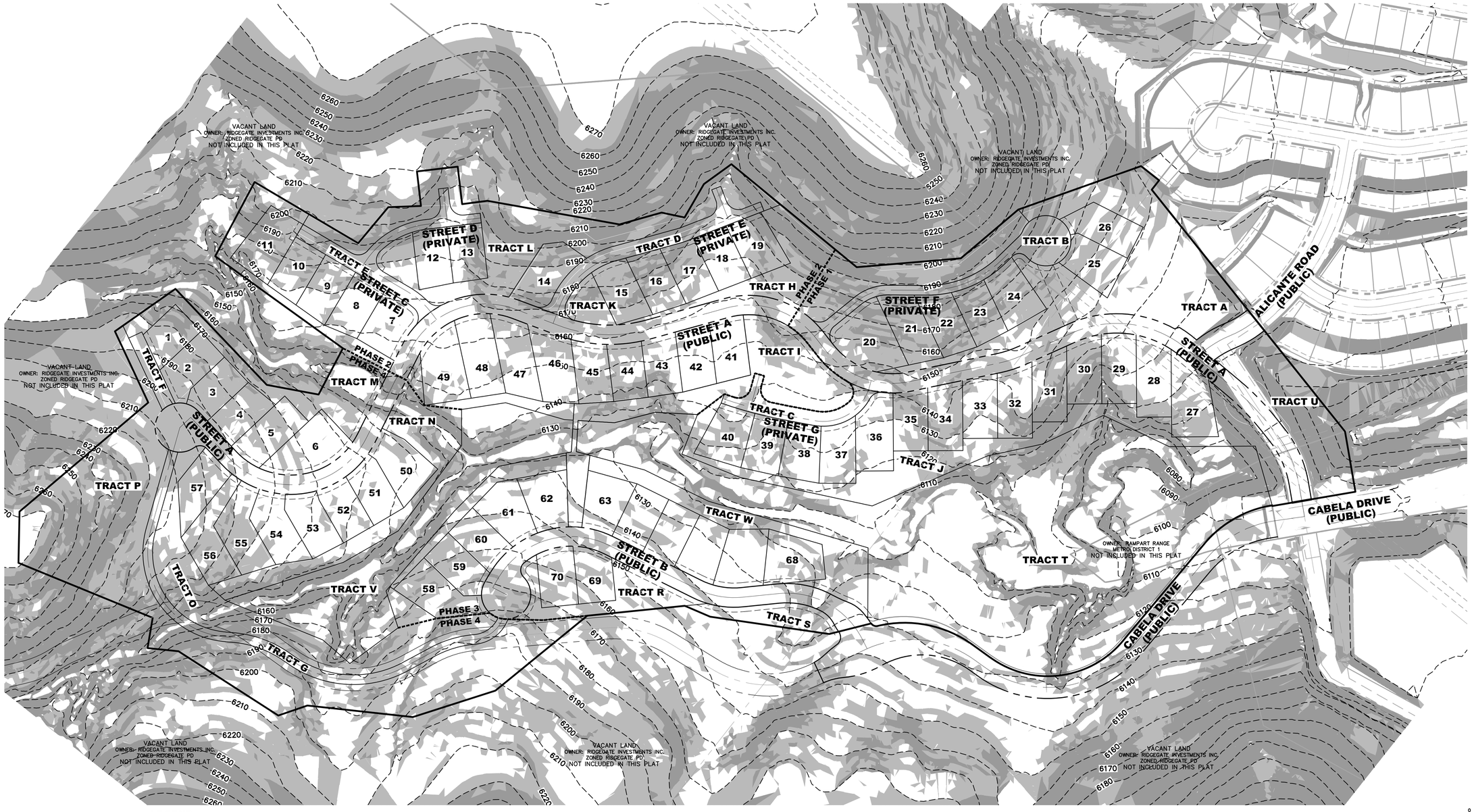
PRELIMINARY PLAN



EXISTING SLOPE ANALYSIS AND GEOLOGIC HAZARD AREA PLAN

LEGEND

Slope Table			
Slope Range			Color
0%	TO	15%	
15%	TO	25%	
25%	AND	GREATER	

NOTES:
1) NO FLOODPLAINS ARE LOCATED WITHIN THE PROPERTY BOUNDARY.
2) ENTIRE SITE CONTAINS CLAY SOIL OR BEDROCK THAT IS CONSIDERED EXPANSIVE AND/OR WITHIN AASHTO A-6 A-7-6 CLASSIFICATIONS.

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RIDGEGATE - SECTION 22, FILING NO. 1
PRELIMINARY PLAN
EXISTING SLOPE ANALYSIS

Prepared for
CENTURY COMMUNITIES

Job Number
CENTURY RG TGG

Date
SEPTEMBER 17, 2015

Sheet
5 of 6

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PLOTTED BY: Brian Moss PLOT DATE: ----
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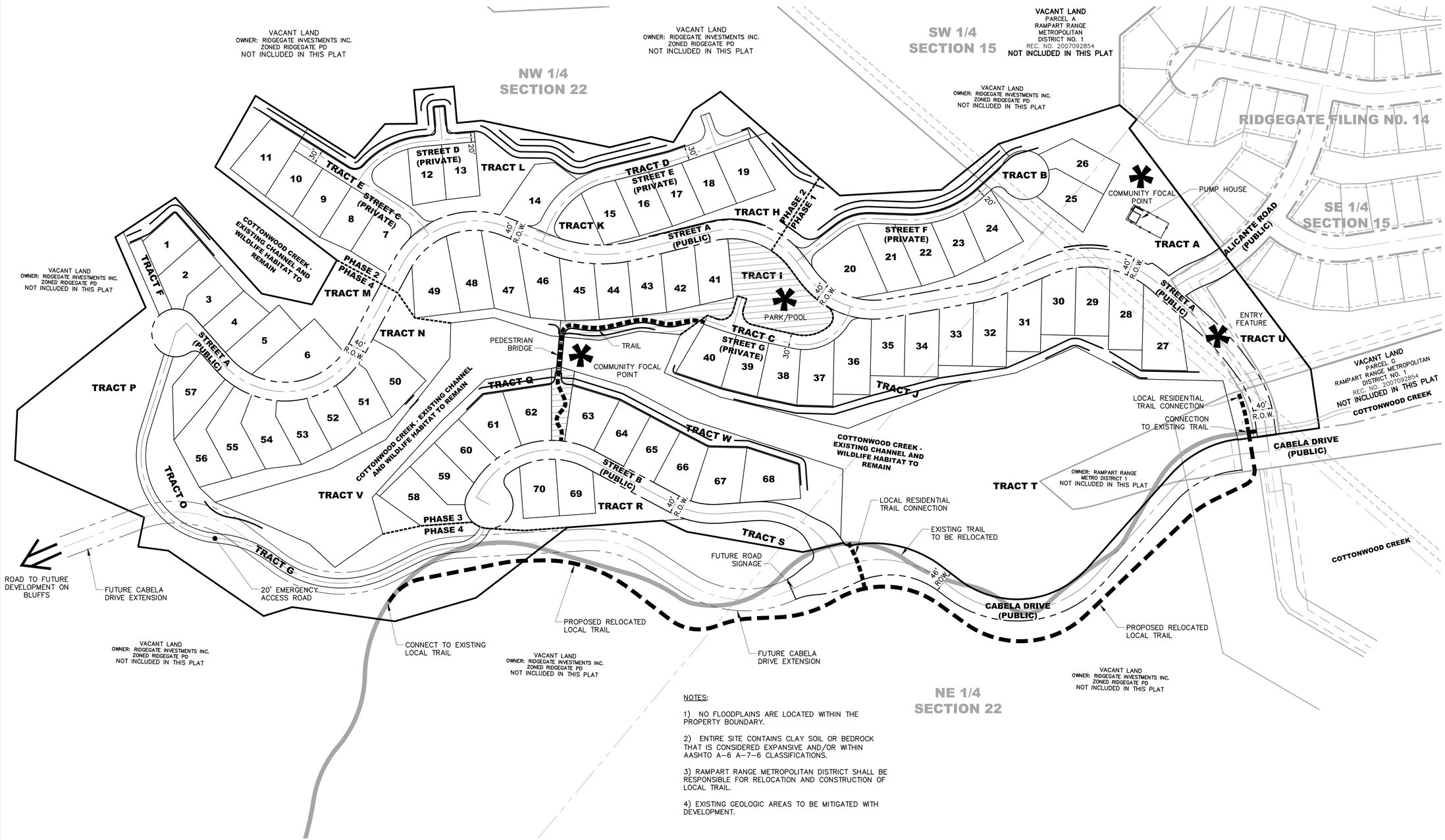
RIDGEGATE - SECTION 22, FILING NO. 1

A Portion of CMU Planning Area #2, RMU Planning Area #11
A PART OF THE NORTH HALF OF SECTION 22, TOWNSHIP 6 SOUTH,
RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
48.22 Acres, 70 Residential Lots and 23 Tracts
SB15-57R

PRELIMINARY PLAN



NOTES:

1) NO FLOODPLAINS ARE LOCATED WITHIN THE PROPERTY BOUNDARY.

2) ENTIRE SITE CONTAINS CLAY SOIL OR BEDROCK THAT IS CONSIDERED EXPANSIVE AND/OR WITHIN AASHTO A-6 A-7-6 CLASSIFICATIONS.

3) RAMPART RANGE METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR RELOCATION AND CONSTRUCTION OF LOCAL TRAIL.

4) EXISTING GEOLOGIC AREAS TO BE MITIGATED WITH DEVELOPMENT.

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RIDGEGATE - SECTION 22, FILING NO. 1
PRELIMINARY PLAN
PHASING AND FEATURES PLAN

Prepared for
CENTURY COMMUNITIES

Job Number
CENTURY RG TGG

Date
SEPTEMBER 17, 2015

Sheet
6 of 6

PATH: P:\PULTE RG\CADD\MASTER\21TB.DWG
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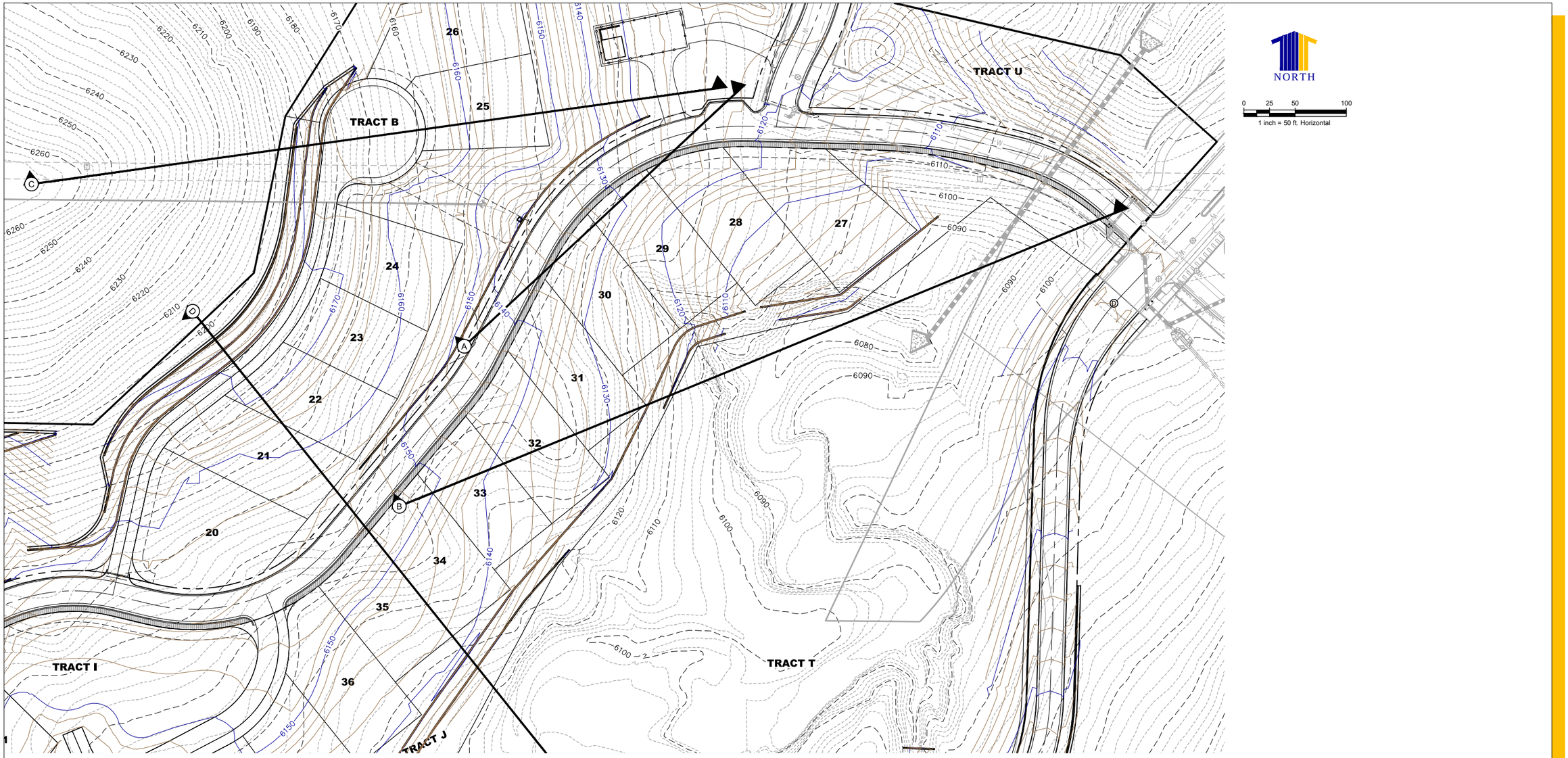
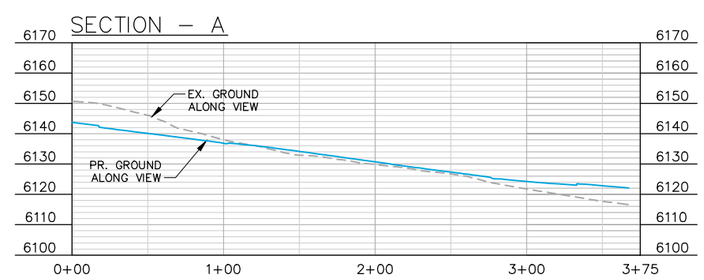
VIEW SECTIONS - SECTION A





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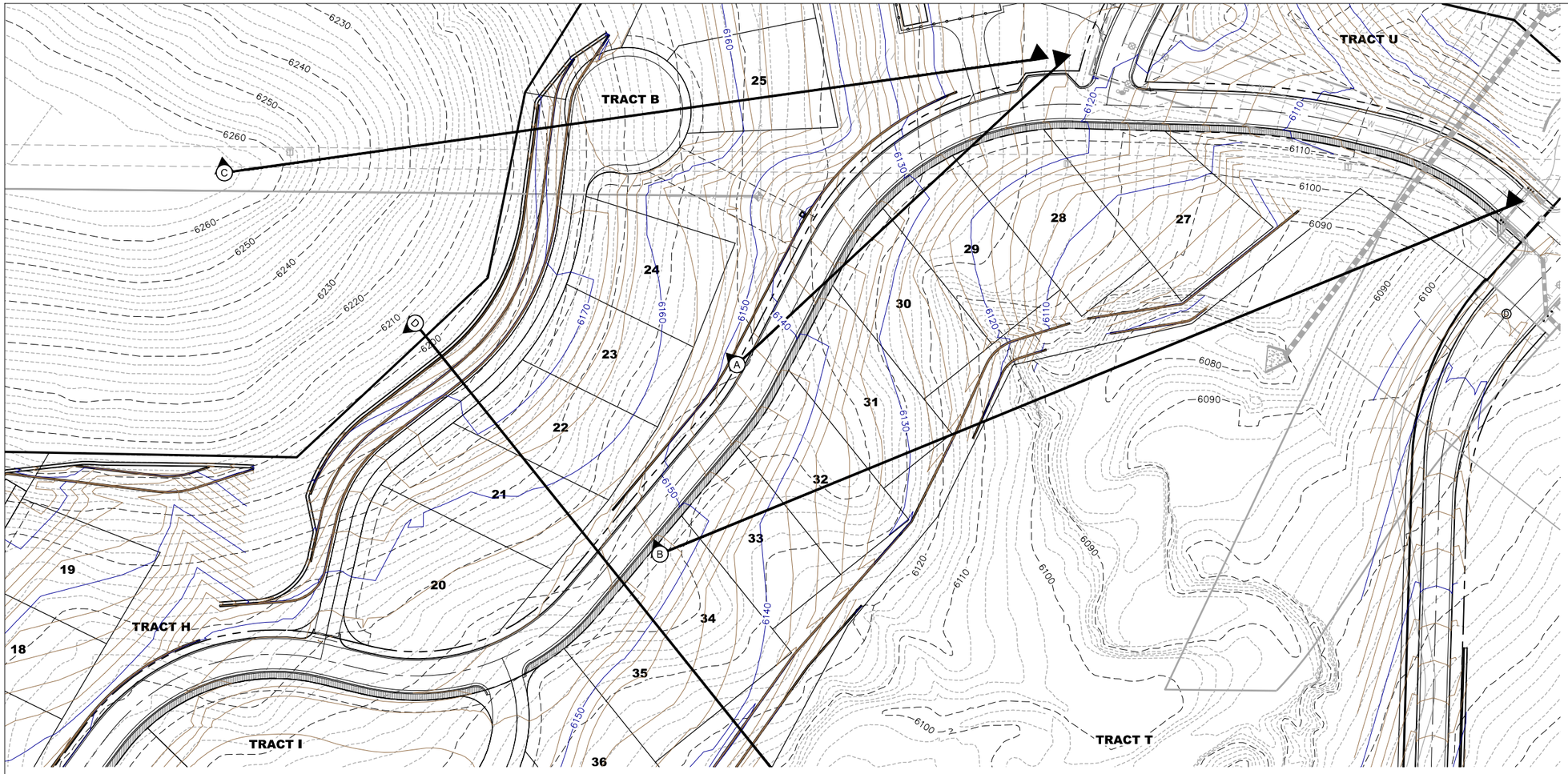
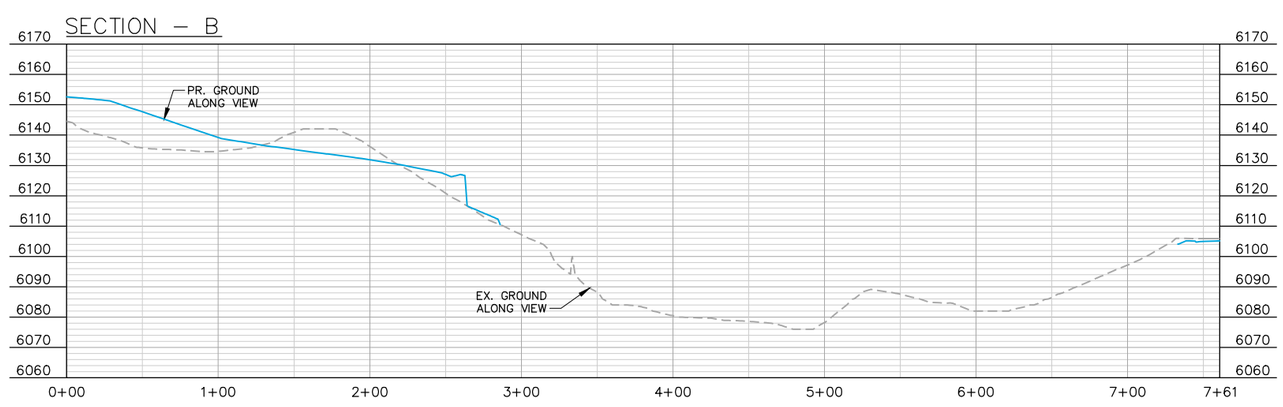
RIDGEGATE - TRACT GG
LONE TREE, COLORADO

SEPTEMBER 17, 2015

VIEW SECTIONS - SECTION B





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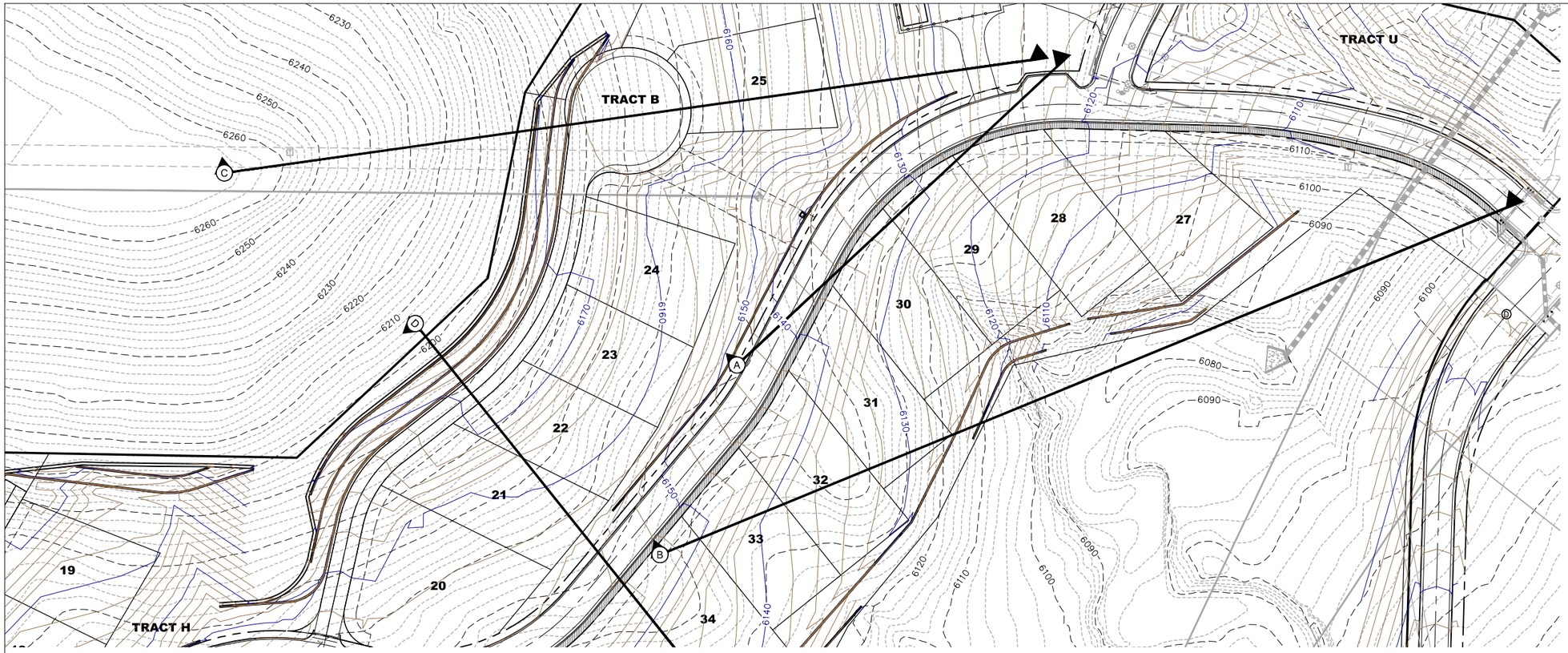
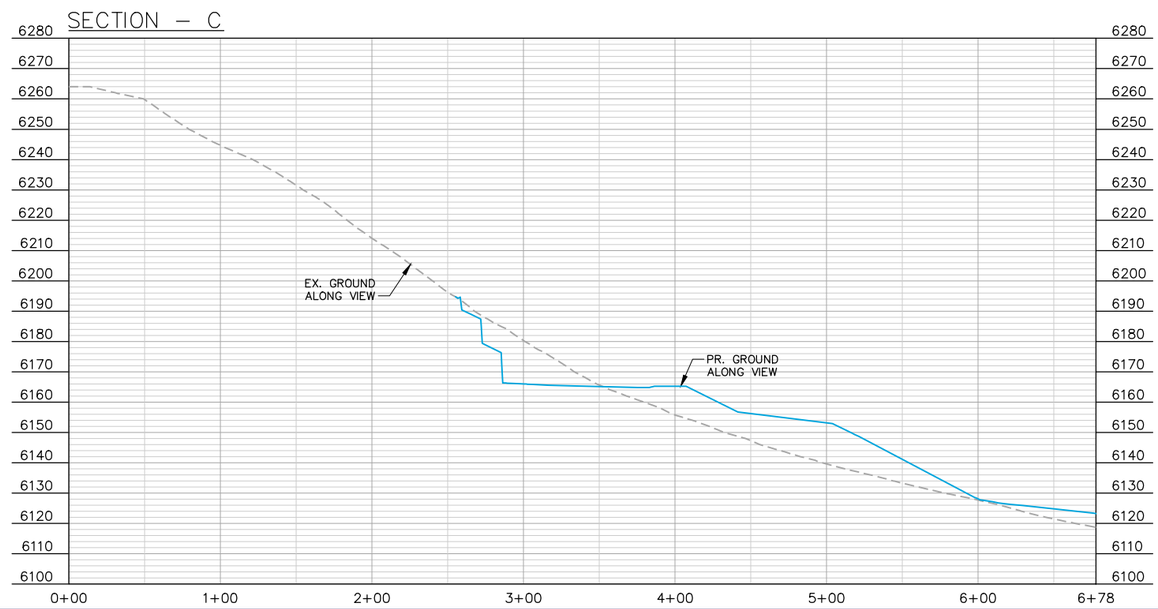
LONE TREE, COLORADO

SEPTEMBER 17, 2015

VIEW SECTIONS - SECTION C





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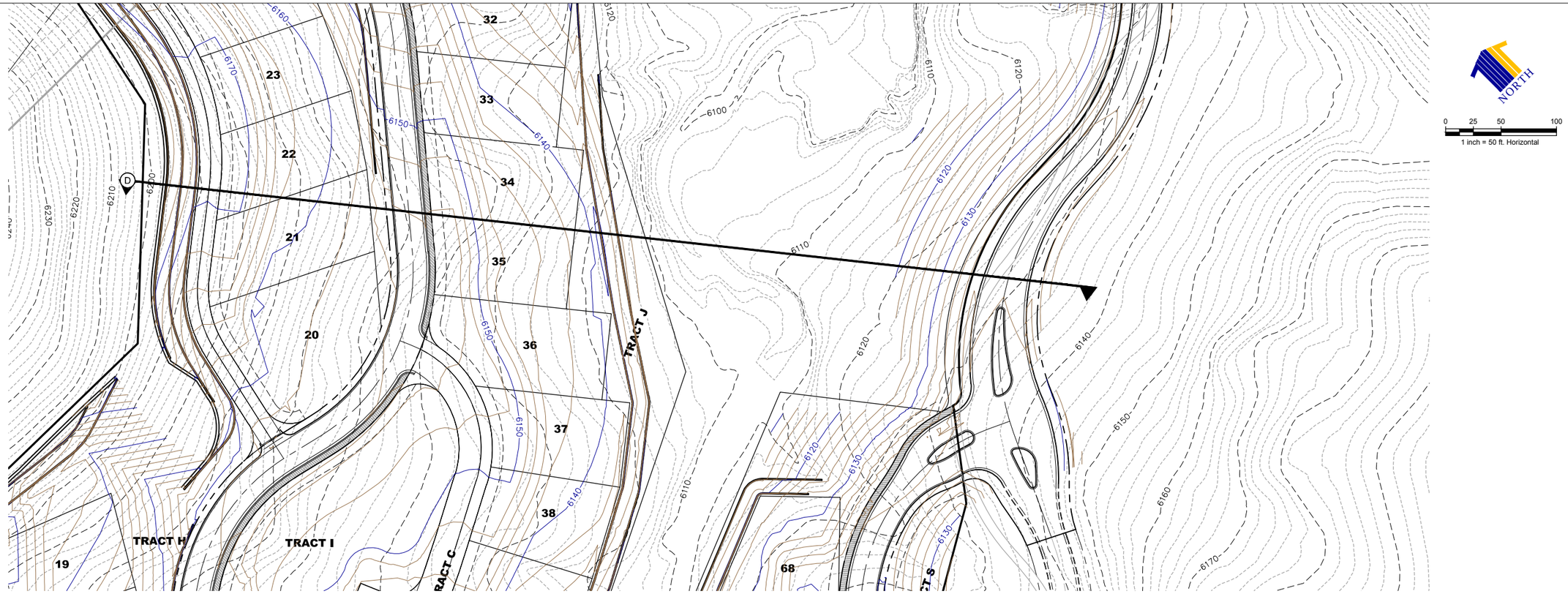
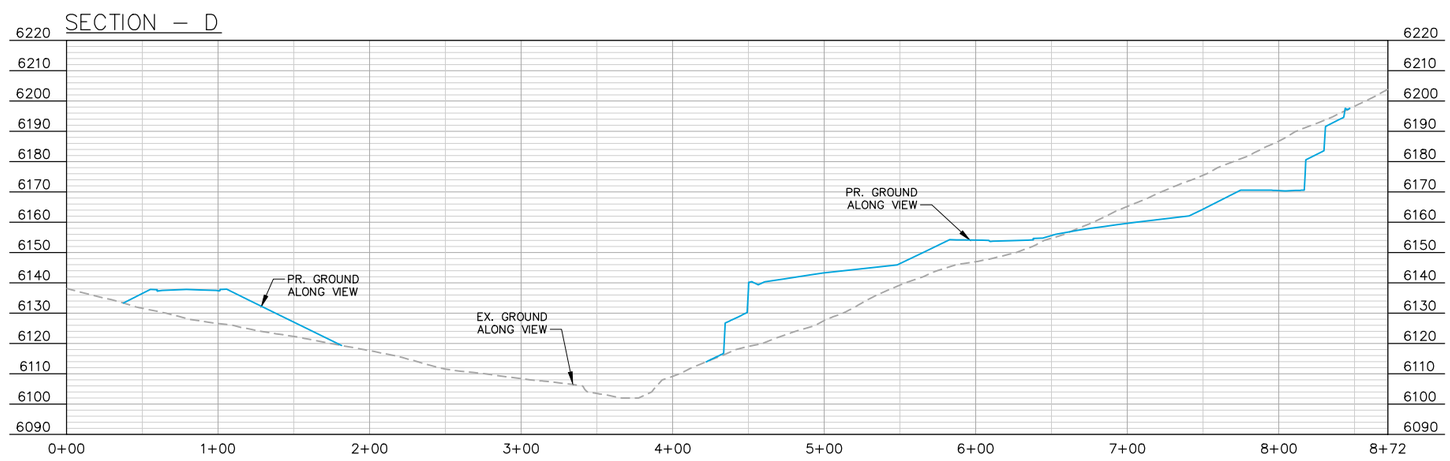
VIEW SECTIONS - SECTION D





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