



## City of Lone Tree Planning Commission Agenda Tuesday, July 28, 2015

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**Meeting Location:**  
**Meeting Procedure:**

City Council Meeting Room, Lone Tree Civic Center, 8527 Lone Tree Parkway

The Lone Tree Planning Commission and staff will meet in a public Study Session at 6:00 p.m. in the lower level of the Civic Center. The Regular Meeting will be convened at 6:30 p.m. in the City Council meeting room. Contact Jennifer Drybread, [jennifer.drybread@cityoflonetree.com](mailto:jennifer.drybread@cityoflonetree.com) if special arrangements are needed to attend (at least 24 hours in advance). Comments from the public are welcome during the Public Comment portion of the meeting (brief comments on items not appearing on the regular meeting agenda). Those persons requesting to comment on an agenda item will be called upon by the Chair. If you have any questions please contact Jennifer Drybread, Senior Planner, at [jennifer.drybread@cityoflonetree.com](mailto:jennifer.drybread@cityoflonetree.com), or 303-708-1818.

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### 6:00 p.m. Study Session Agenda

1. Administrative Matters
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### 6:30 p.m. Regular Meeting Agenda

1. Opening of Meeting / Roll Call
2. Conflict of Interest Inquiry
3. Public Comment
4. Minutes of the June 14, 2015 Planning Commission meeting
5. Parkway Filing 1, Block 3, Lot 1 and Tract H, Project SB15-51, located between Parkway Drive and County Line Road and between Acres Green Drive and Willow Creek (automobile dealerships). Application proposes the subdivision of one lot into four lots, vacation of an access easement, and boundary modification to the east side of the property adjacent to Willow Creek to allow for a land swap between the applicant and the City.
6. Parkway Filing 1, Tract H, Project ZR15-37, located west of Willow Creek and south of County Line Road, proposes the rezoning of 0.39 acres of land zoned Parks and Open Space (POS) to Commercial 1 (C1) zoning, for the purpose of constructing additional parking for automotive sales purposes. This is a public hearing.
7. Parkway Filing 1, Block 3, Lot 4, Project SP15-36, located west of Willow Creek and south of County Line Road, proposes a Site Improvement Plan for the purpose of adding parking, including landscaping, retaining wall, lighting, drainage improvements, etc.
8. Adjournment

**MINUTES OF THE**  
Lone Tree Planning Commission Meeting  
July 14, 2015

**Lone Tree Civic Center**

**1. Attendance**

In attendance were:

Martha Sippel, Chair  
Dave Kirchner, Vice-Chair  
Rhonda Carlson, Planning Commissioner  
Andrew Dodgen, Planning Commissioner  
Roy Kline, Planning Commissioner  
Stephen Mikolajczak, Planning Commissioner  
Herb Steele, Planning Commissioner

In attendance from city staff were:

Kelly First, Community Development Director  
Jennifer Drybread, Senior Planner  
Hans Friedel, Planner II

**2. Regular Meeting Call to Order**

The meeting was called to order at 6:30 p.m. with a quorum.

**3. Conflict of Interest**

Commissioner Kline recused himself from the RidgeGate III and Schwab Trainstation Circle Projects.

**4. Public Comment**

No members of the public spoke.

**5. Minutes of the June 23, 2015 Planning Commission Meeting**

Commissioner Carlson moved, and Commission Dodgen seconded, to approve the minutes of the June 23th meeting, and they were approved unanimously.

**6. RidgeGate III (Martin Fein) Apartments, Project SP15-29R, located east of Park Meadows Blvd. and south of Commonwealth Street in RidgeGate, proposes a 219-unit apartment building on 3.18 acres.**

Ms. Drybread introduced the project consisting of a request for approval of a Site Improvement Plan (SIP) to construct a four-story, 219-unit multi-family apartment building on 3.18 acres in RidgeGate. The property is located in a commercial mixed use zone area that allows residential by right. The building design is in conformance with the City's Design Guidelines. The building has undergone several significant changes since it was first proposed to the RidgeGate Design Review Committee (DRC). Building colors were modified to distinguish this building from the apartments to the north of this site, yet are compatible with surrounding development.

Ms. Drybread introduced Mr. Darryl Jones with Coventry Development on behalf of RidgeGate to introduce the applicant. He reiterated that the project was consistent with subarea plan and other RidgeGate developments. He introduced Mr. Steinberg, the project architect, to present the development.

Mr. Steinberg stated that the proposed multifamily project was similar in concept to The Vue, now AMLI, in that it is a four-story, courtyard-style multifamily complex wrapping around a five-story structured parking garage. The amenity center is located on top of the building. Compared to the AMLI, this building is more contemporary and features more prominent glazing and a lighter color palette per DRC recommendations.

Commissioner Steele stated that it is an exciting project and he likes the clean look and colors. He inquired about the parking numbers. Mr. Steinberg said the ratio is 1.68 parking spaces per unit, 356 total, not including the street parking. They stated that this was comparable to parking ratios at AMLI and they are not aware of problems at that property. Mr. Steele stated that it used to be that the developers wanted less parking and the government more, and now they both are moving towards less parking.

Mr. Tim Wooten, of Martin Fein, said they have extensive experience with parking and apartments of this kind. He said they are over the minimum parking requirement and, if anything, they probably have more parking than they need.

Commissioner Steele said the concept of wrapping the parking with the units was good to limit visibility. He asked about ventilation in the garage. The applicant stated that the garage would be open on two sides.

Commissioner Steele expressed concern about traffic on Park Meadows Boulevard, northbound, turning left (west) onto Lincoln Avenue.

Commissioner Mikolajczak inquired of staff if there were traffic studies done for this project. Ms. First responded that these studies were conducted for the overall RidgeGate mixed-use development, but not specifically for this project.

Mr. Billy Harris, Civil Engineer, stated that due to signalization changes, a second left-turn lane on Lincoln may need to be activated (currently striped). Other than that, the project is not expected to negatively impact traffic.

Commissioner Mikolajczak inquired as to whether Schwab employees were being asked to take specific routes to work to mitigate traffic, and stated that increased traffic in general is a quality of life issue. Commissioner Mikolajczak commented that other apartments to the south are in proximity to the recreation center, parks, and trails. He said he would like to see a small park in this area where residents can walk their dogs and socialize. Mr. Jones said they make an effort to locate housing with a mix of experiences (i.e., some are embedded in the community while others are in more urban locations). He said there will be easy pedestrian connections and trail improvements in the area as development builds out. Mr. Steinberg added that there is a small park to the east of the building.

Commissioner Mikolajczak expressed concern that the material sample board looked darker than the colors represented by the building renderings. Mr. Steinberg described the location of each of the proposed materials and added that they were going to use a light mortar. Commissioner Mikolajczak said he really liked the design of the Chatham Drive side of the building and that distinguishing the look of this project from AMLI was good.

Vice-Chair Kirchner stated that it was a nice project for Lone Tree. He inquired about the level of the amenity center relative to the parking. The applicant stated that it was on the sixth level, located on top of the garage. Parking ratios were described as generally 1 space for each bedroom.

Vice-Chair Kirchner inquired if the only ingress-egress was on Trainstation Circle, and how many lanes were there. Mr. Steinberg stated affirmatively, and that there would be two lanes in and two lanes out to allow for guests to use the call box to access the unit. There was clarification provided about the location of amenities within the project. Vice-Chair Kirchner said the design of the corners of the building is a nice touch and that he really likes the project.

Commissioner Dodgen inquired if the applicant also designed Miramont - the applicant did. He stated that he lived in the Miramont for six months, and observed there was adequate parking in the garage. He said the demand for parking was on-street, because of convenience. He stated that one issue with the apartments was picking up dog waste, and that many of the dog waste dispensers were out of bags, etc. Mr. Wooten said they can add waste stations but pointed out that there was an approximate 20 by 40-foot space internal to the apartment where owners can walk their dogs without leaving the area.

Commissioner Dodgen inquired about sound attenuation for units on the east side where light rail would be located. The applicant responded that there would be proper insulation and sheet rock—the same treatment as at AMLI.

He inquired as to the location of metal window awnings, and the applicant stated that they would be on the lower levels. Applicant responded that the DRC wanted this project to be more streamlined architecturally than some of the other apartments like AMLI.

Commissioner Dodgen stated that it was a good project and good for Lone Tree.

Commissioner Carlson inquired if the basement-level parking would be where guests would park. Mr. Wooten stated that this had not been fully programmed yet, but will likely be for employees and prospective residents when on-street spaces are full. She commended the project for its well thought-out design, providing residential parking spaces next to each apartment. She said the best feature is the rooftop terrace, which should provide nice views for the residents, and continued that this was a very tasteful project for Lone Tree.

Chair Sippel agreed that the project design was a complement to the area and inquired whether there would be any external doors from the units to the streets. Mr. Steinberg stated that only a small number of the ground-floor units along Trainstation Circle had stoops, but they did not access the street.

Chair Sippel stated that she could not find the Pinyon Pines and Ponderosa Pine on the landscape plan. The landscape architect clarified the location of the pines - most of which are along the south side of the property, and indicated that one Ponderosa Pine had been removed. Chair Sippel encouraged the applicant to add a few Blue Spruce trees for variety, potentially on the west side that is visible to the most people.

Chair Sippel wanted to reiterate what fellow commissioners have said about traffic concerns in the area. She observed that the light at the northbound left-turn lane from Park Meadows to Westbound Lincoln Avenue only allowed six cars through at 3 PM, and stated that traffic patterns need to be reviewed. She stated that a second left-turn lane would help here.

Commissioner Mikolajczak suggested that it might be nice if there was more articulation, through color change, on the beige vertical elements in the lengthwise plane of the building. He asked Mr. Jones if there would be more projects like this. Mr. Jones responded that it was hard to say if there would be more multifamily residential on the west side, but there were no plans at this time.

Commissioner Mikolajczak suggested that applicants bring design alternatives to the Planning Commission first, before the DRC process, as it's often too late to make major changes once they come before the Planning Commission.

Mr. Wooten added that the DRC was very active with this project, and that it had changed quite a bit from the original proposal.

Chair Sippel requested that future applicants show earlier versions of the designs to the Planning Commission so they have the opportunity to see the first and last designs during the the DRC process. This would allow them to more easily compare how the building design has changed.

Commissioner Steele inquired as to whether any of the units were furnished. The applicant indicated they are not. Commissioner Steele commented that it was nice that resident parking could be on the same level as the unit, for ease of moving. Commissioner Steele inquired about bicycle parking facilities, as a lot of people tend to store bikes on the balconies. Mr. Wooten stated that there would be bicycle parking in the garage along with repair facility. He stated that they did not allow bicycles on the balconies.

Vice Chair Kirchner moved to recommend approval of the SIP with three conditions stated in the staff report. Commissioner Mikolajczak seconded, and the motion passed unanimously.

**7. Schwab Trainstation Circle, Project SP15-32R, located near the existing Charles Schwab I-25 highway sign in RidgeGate, proposes a single-story, 5,000-square-foot office building.**

Mr. Friedel provided a brief overview of the project. The applicant intends to occupy this building with a financial advisory services center housing approximately 20 employees. He then introduced Mr. Darryl Jones with Coventry development, representing RidgeGate, to introduce the applicant.

Mr. Jones stated that as this project was in the Sky Ridge Transit-Oriented Development (TOD) area, it was intended to be phased – consisting of the proposed office building first, then later a much larger development on the balance of the property as depicted in a building massing study completed by the applicant, consistent with the TOD subarea plan. He added that the intersection of Sky Ridge Avenue and Park Meadows Drive would be signalized by the end of the year – well in advance of upcoming apartments or this project. Furthermore, he indicated that RidgeGate and the City would continue to study the Lincoln Avenue-Park Meadows Drive intersection with the City. He then introduced Ms. Kelly Dunn, the Project Architect.

Ms. Dunn stated that Schwab received permission to build the sign from the City and referred to Hans' background of the project as explaining the situation. The proposed building would satisfy CDOT regulations and the architecture "recalls" the main Charles Schwab campus. She described the conceptual massing plan that indicates how the balance of the site could accommodate 52,000 square feet and structured parking for 205 cars and how it is demonstrative of the development potential of the remainder of the site. She continued that the position of the proposed office building on the site was dictated by the CDOT requirement that the building be within 50 feet of the sign. She provided an

overview of the landscape plan and described that the architectural character is a continuation of the Schwab campus to the west and the building provides architectural cues to visitors that reiterate this campus relationship

Commissioner Carlson noted the project is straight-forward, as the materials and design are consistent with the Schwab campus. She asked whether the same type of interior “lantern” lighting would be visible from the second story windows as Schwab’s retail building at the main campus. Ms. Dunn responded that the lighting would be much more modest in this building. Commissioner Carlson asked about Schwab’s future plans for the balance of the site—whether Schwab would own or lease the property. Mr. Kevin Bernard and Mr. Anthony Nemecek were in attendance from Charles Schwab, from Denver and San Francisco. Ms. Dunn stated their preference to sell the remainder of the site in the future. In the interim, Ms. Dunn confirmed the parcel will be fully landscaped. The perimeter of Trainstation Circle will be landscaped by the Rampart Range Metro District, with native grasses beyond this landscaped strip. She stated this will dress up and formalize the appearance of the site. She stated that the trash enclosure will be wrapped with plants.

Commissioner Carlson stated that it was a straight-forward building. She inquired as to whether they would use the same type of interior lighting here as was used on the branch building at the main Schwab campus. Ms. Dunn responded that the lighting would be much more modest in this building. Commissioner Carlson asked if Schwab would own the balance of the site in the future, or lease. Mr. Kevin Bernard and Mr. Anthony Nemecek were in attendance from Charles Schwab. Ms. Dunn stated their preference to sell the remainder of the site in the future. There was a question regarding the landscaping. Ms. Dunn responded that the perimeter of Trainstation Circle would be landscaped by the Rampart Range Metro District, with native grasses beyond this landscaped strip. She stated that this would dress up and formalize the appearance of the site. She stated that the trash enclosure was wrapped with plants.

Chair Sippel stated that she liked the landscape plan and inquired as to the height limit in this area. Mr. Friedel responded that it was 250 feet subject to FAA approval.

Commissioner Dodgen thanked Charles Schwab for building in Lone Tree. He inquired as to whether the landscaped trees would block the sign – referring to RidgeGate Design Review Committee (DRC) comments included in the packet. Ms. Dunn responded that the trees were now close to the building to soften the edges, but not block the sign, and that they had been adjusted per DRC comments.

Commissioner Dodgen stated that the building was close to the highway and very visible – and that it stands out as an island. He asked whether there was any concern with the “back of the building” along I-25. Ms. Dunn responded that the DRC and staff recommended 360-degree architecture, and that spandrel

glass was utilized on the east side of the building to disguise the service areas and continue the fenestration theme.

Commissioner Dodgen further inquired about noise attenuation for the offices along I-25 due to the close proximity of the building to the highway. Ms. Dunn responded that insulated units were utilized and that there will be a corridor against the glass with internal offices located away from the outside wall.

Vice Chair Kirchner inquired as to why a stone base below the glass, as requested by staff in the DRC notes, was not included. Ms. Dunn responded that this was so Charles Schwab would have the ability to add doors in the future. He added that considering the constraints they had to work with, this building was fairly nice.

Vice Chair Kirchner inquired if the parking ratio was satisfied. Mr. Friedel responded that it was. He further inquired if bike racks were included, and Ms. Dunn responded that they were – they are located on the west side of the building near the front door.

Commissioner Mikolajczak asked whether or not Charles Schwab would have purchased this site without the sign issue. Mr. Jones stated responded that this was always an option, but that the sign issue was a catalyst. He inquired if future buildings on the site could function as something else under separate ownership and not affect the sign issue. Mr. Jones responded that as long as the proposed office building remained occupied by Charles Schwab, then the other buildings could be under separate ownership.

Commissioner Mikolajczak stated that he liked the building and it includes the look of other buildings on campus – especially the retail building which he loves. He likes that the building looks open to the highway, and due to its low profile, will help preserve an open view corridor from I-25 to the bluffs.

Commissioner Steele stated that the building looked like a jewel box and nice place to work. He stated that he was glad that the “lantern” lights at the retail building were toned down on this building. He added that the future phasing massing plan might not truly represent the site as it depicted a shared driveway. Mr. Jones responded that future development would include a reciprocal parking agreement.

Commissioner Steele furthered that it was a nice integration of building and existing highway sign, and that the office building would make the sign feel more intentional.

Commissioner Dodgen inquired if the future Regional Transportation District (RTD) light rail bridge and I-25 flyover wrapping around the property would block views of the Charles Schwab sign from motorists approaching from the south on I-25. Ms. Dunn responded that there were potential impacts on the visibility of the

sign from a distance, but that Charles Schwab was aware of the future light rail crossing.

Commissioner Dodgen asked Mr. Jones if developers can hold land for an indefinite time without building on it. Mr. Jones responded that they typically included contractual construction commencement provisions in their agreements with land purchasers; however, there was no hard timeframe with the second phase of this development. This would be included in their negotiations as they prefer development, not speculation.

Commissioner Mikolajczak moved to recommend approval of SP15-32R subject to final approval from Public Works, and Vice Chair Kirchner seconded, and the motion passed unanimously, with Commissioner Kline abstaining due to a stated conflict of interest.

## **8. City of Lone Tree Comprehensive Plan amendments, Project MI14-07 (Public Hearing)**

Ms. Drybread introduced the Comprehensive Plan update, indicated that staff made the changes previously requested by the Commission, and stated that this update was before the Commission for a recommendation of approval to City Council. She invited discussion and comments.

The commissioners shared a number of additional grammatical and format-related edits that were recorded by staff that they will make prior to City Council review.

Regarding the section on Plan Consistency (page 29), commissioners want to add “developers” to the list of those who benefit when development occurs according to plan.

In the section about Wildlife Habitat, it was suggested to clarify the meaning of “wildlife compatible fencing.”

Also within that section, Commissioner Dodgen said that we are really not preserving wildlife habitat through implementation of this plan, as is stated on page 40, noting that there will be development on the top of the bluffs. Ms. Drybread responded that the plan supports compact, mixed-use development patterns that preserve larger areas of wildlife habitat. The clustered development planned on the bluffs will limit the area of development and preserve open space.

In the section about Community Facilities and Services, it was suggested to characterize emergency response times as being shortened *or maintained* as a result of the growth patterns described in that section.

It was suggested that Sweetwater Park be added to the list of parks included within the larger Lone Tree community (Parks and Recreational Facilities section).

In the Transit Section, commissioners felt that we should list light rail stations by their formal names.

Commissioner Steele stated that this has been a very educational process; however, in the future, rather than try to update the entire plan, consider working on updating one section in detail – such as spending a year on land use.

Ms. Drybread stated that several of the sections are intertwined and it would be difficult to work on sections independently rather than as a whole. Commissioners Dodgen, Kirchner, and Sippel agreed that it was better to review the entire plan.

All the commissioners thanked staff for their efforts and agreed that it was helpful to have the different entity updates throughout last year to provide a good foundation of information on which to solidify the update.

Ms. Drybread stated that taken by the Lone Tree Photo Club would be added to the document, and that the document would be published to be viewed online. Commissioner Sippel stated that it would be useful to create hyperlinks to the different sections when they are referred to in the text.

Vice Chair Kirchner moved to recommend approval of the Comprehensive Plan to the City Council, Commissioner Steele seconded, and the motion passed unanimously.

## **9. Adjournment**

There being no further business, Commissioner Dodgen moved to adjourn the meeting, Commissioner Kirchner seconded, and the meeting was adjourned at 8:55 p.m.

These minutes have been reviewed and confirmed by

\_\_\_\_\_ (name), on \_\_\_\_\_(date)



CITY OF LONE TREE  
STAFF REPORT

**TO:** City of Lone Tree Planning Commission

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

**DATE:** July 21, 2015

**FOR:** July 28, 2015 Planning Commission Meeting

**SUBJECT:** Parkway Filing 1, a Replat of Block 3, Lot 1 and Tract H  
Final Plat  
Project File #SB15-51

Owner:  
Argonaut Holdings, LLC  
300 Renaissance Center, 19<sup>th</sup> Floor  
Detroit, Michigan 48265

Representative:  
JR Engineering, Jim Fitzmorris  
7200 S. Alton Way, Suite C400  
Centennial, CO 80112

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**Planning Commission Meeting Date:**  
**City Council Meeting Date:**

**July 28, 2015**  
**August 18, 2015**

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**A. SUMMARY:**

This report is provided for informational purposes only as it pertains to a replat application that is being processed concurrently with the rezoning and Site Improvement Plan amendment items also on the Planning Commission agenda. Per the Lone Tree Subdivision Code, the Planning Commission does not review or make recommendations on Replats (they are considered and approved by City Council or City Manager, as applicable).

**B. LOCATION:**

The site is located southeast of the intersection of County Line Road and Acres Green Drive (between County Line Road and Parkway Drive).

### **C. BACKGROUND:**

The applicant is re-submitting the Replat application that was previously approved by the City Council on July 16, 2013 but was never recorded (Project SB13-23).

The Replat application that will be heard and acted on by City Council provides for the:

- Division of the property into 4 lots for the potential future sale of the lots; for property tax simplification; and to simplify cross-lot access and maintenance agreements.
- Vacation of a roadway easement originally granted by the former property owner to Douglas County in anticipation of a future road. The roadway was never built and the easement is no longer needed. Douglas County subsequently deeded its interest over to the City of Lone Tree for formal vacation of the easement.
- Replat of the east property line to allow for a land swap between the City and Argonaut Holdings for an additional parking area and a new open space area for trail purposes. The accompanying rezoning and Site Improvement Plan amendment application covers only that additional land being transferred from the City to the applicant for the construction of additional parking. The property being deeded by the City to the applicant for parking and landscape improvements is 0.39 acres; the property being deeded by Argonaut Holdings to the City for open space and trail purposes is 0.25 acres. The land swap will allow South Suburban Parks and Recreation the ability to legally maintain their existing trail segment on this property.

### **D. PLANNING COMMISSION RECOMMENDATION**

None needed.

### **E. ATTACHMENTS**

- Development Application
- Letter of Authorization
- Narrative
- Referral Responses
- Replat exhibit

**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: Parkway, Fil 1, Blk 3, Lot 1 & Tract 4, Parkway Fil 1  
REQUEST: Replat (6m)

PROJECT FILE # SB15-51

SITE LOCATION: 8351 Parkway Drive Lone Tree, CO

(Nearest Intersections) Willow Street And Parkway Drive

DATE SUBMITTED: 6/4/15

OWNER:

Name: Argonaut Holdings, LLC

Address: 300 Renaissance Center, 19th Floor  
Detroit Michigan 48265

Phone: 313-667-2750

FAX: 313-665-6745

FEES: \$1,000 # 508069

(Engineering fees are not included)

AUTHORIZED REPRESENTATIVE:

Name: J R Engineering c/o Jim Fitzmorris

Fax:

Address: 7200 S. Alton Way, Suite C400  
Centennial, CO 80112

Email: jfitzmorris@jrengineering.com

Phone: 303-267-6185

Business/Project  
Name: Lone Tree General  
Motors Auto Mall

LEGAL DESCRIPTION (site address): 8351 Parkway Drive, Lone Tree, CO 80124

PROJECT INFORMATION:

Subdivision Name: Parkway Subdivision

Filing #: 1

Lot # (if appropriate): 1

Block #: 3

Planning Area # (if PD)

PRESENT ZONING: Open Space

(When rezoning) - Commercial

GROSS ACREAGE: 6.094 acres

# of units (residential) 0

Unit type:

FIRE DISTRICT: South Metro

METRO DIST: None

WATER: Southgate

ELEC: XCEL

SEWER: Southgate

GAS: XCEL

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, site plan, 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: Mark R. Sloan

Date: 5-19-15

APPLICANT'S NAME (PRINTED): Mark R. Sloan, President, Argonaut Holdings LLC

Execution of documents  
Real Estate Commission  
By: [Signature] 05-18-15

# 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: 8351 Parkway Drive, Lone Tree CO 80124

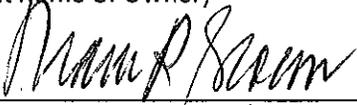
Assessor's Parcel Number (SPN): 2231-041-07-001

To Whom It May Concern:

I/We, the owner(s) of the above described real property, authorize Jim Fitzmorris of J R Engineering to act as an agent on my/our behalf for the purpose of creating, filing and/or managing an application for the Re-Zoning and Final Plat for 8351 Parkway Drive (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.

ARGONAUT HOLDING LLC  
(Print Name of Owner)



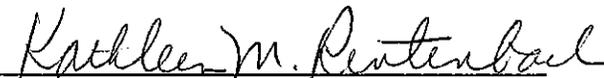
Mark R. Sloan  
(Signature of Owner or Authorized Representative)

Execution Recommended  
Real Estate Services  
By: 

3.25.15

State of Michigan  
County of Wayne

The foregoing instrument was acknowledged before me this 30th day of March, 2015  
by Mark R. Sloan

  
(Notary's official signature)

NOTARY SEAL

(Commission expiration date)

KATHLEEN M. RENTENBACH  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF WAYNE  
COMMISSION EXPIRES Sep 22, 2016  
COUNTY OF Wayne

July 21, 2015

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



**RE: General Motors Subdivision –Final Plat**

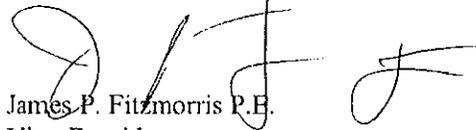
Dear Ms. Drybread:

JR Engineering is re-submitting this Final Plat application on behalf of the owners Argonaut Holding. This final plat was previously approved by the City Council on July 16, 2013 but it was never recorded. The previous city case number was (SB13-23). This plat is proposing to divide one (1) lot into four (4) lots, to approve vacation of a roadway easement and also a land swap between the City and Argonaut Holdings for an additional parking area and new open space area. The land swap is identified as part of Tract H-1 on the final plat. The property being deeded by Argonaut Holdings to the City for open space is 0.25 acres. The property being deeded by the City to Argonaut Holdings for parking and landscape improvements is 0.39 acres.

Please contact me should you have any questions or concerns regarding this request at 303-740-9393.

Sincerely,

JR ENGINEERING, LLC

  
James P. Fitzmorris P.E.  
Vice President

## Jennifer Drybread

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**From:** Jennifer Drybread  
**Sent:** Monday, June 08, 2015 12:51 PM  
**To:** 'AT & T-Thomas Jakse (tjakse@clearwaterconsulting.net)'; 'AT & T-Van DeCastro'; 'Comcast-Scott Moore'; 'Southgate Water and San - Dave Irish'; 'South Suburban Parks and Rec - Brett Collins'; 'South Metro Fire Protection District- Criss Dickhausen'; 'Qwest-Charles Place (Charles.Place@qwest.com)'; 'Urban Drainage & Flood Control District (bdegroot@udfcd.org)'; 'Xcel Energy - Donna George'  
**Subject:** Lone Tree eReferrals Ready for Review

Greetings,

There are **three** associated eReferrals for your review. We are sending these out together as they affect the same property, located between County Line Road and Parkway Drive in Lone Tree.

1. **Replat** – this application allows for the transfer of .36 acres currently owned by the City of Lone Tree in exchange for .25 acres of adjoining land currently owned by General Motors (GM). This exchange will allow for the expansion of the parking lot owned by GM for vehicle sales purposes, in exchange for land owned by GM currently used for trail purposes (the existing South Suburban Parks and Recreation trail does not have legal access; this process would enable the City to take ownership of the property and grant South Suburban legal access to the trail). This replat also subdivides what is now 1 lot into 4 separate lots for each of the dealerships and allows for the vacation of an unused access easement.

<b>Project Name:</b>	Replat of Parkway Filing 1, Block 3, Lot 1 and Tract H (proposed Tract A)
<b>Project File #:</b>	SB15-51

2. **Rezoning** – this application allows for the rezoning of .36 acres currently zoned as Parks and Open Space (POS) as part of Tract A (previously Tract H), Parkway Filing 1, to be rezoned to Commercial 1 (C1) to allow for the expansion of a parking lot owned by GM.

<b>Project Name:</b>	Parkway Filing 1, Block 3, Lot 4
<b>Project File #:</b>	SB15-37

3. **Site Improvement Plan** - this application provides the layout of parking, landscaping, lighting and retaining walls, allowed by the additional acreage (as a result of the ownership exchange and the rezoning of the .36 acres to C1 zoning).

<b>Project Name:</b>	Parkway Filing 1, Block 3, Lot 4
<b>Project File #:</b>	SB15-36

Please click on the link below to review these referrals:

<http://www.cityoflonetree.com/DocumentCenter/View/6449>

Please forward any comments to me by **June 29, 2015** via email, fax or postal mail at the addresses below. You may use the Referral Request form included 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](mailto:jennifer.drybread@cityoflonetree.com)



**South Suburban**  
PARKS AND RECREATION

June 29, 2015

Jennifer Drybread, Senior Planner  
City of Lone Tree  
9220 Kimmer Drive  
Lone Tree, CO 80124

RE: General Motors Subdivision Replat Project SB15-51

Dear Ms. Drybread:

South Suburban Park and Recreation District supports the proposed land swap identified as part of Tract A of the General Motors Subdivision Final Plat. Approximately 80 linear feet of the existing Willow Creek Trail is located on this property currently owned by Argonaut Holdings. The 0.25 acres of land to be deeded to the City of Lone Tree secures the land rights for the Willow Creek Trail to continue to operate as a public trail and allows for future trail improvements.

Sincerely,



Melissa Reese-Thacker  
Senior Park Planner

Administrative Office  
6631 S. University Blvd.  
Centennial, CO 80121-2913

phone 303.798.5131  
fax 303.798.3030  
www.sspr.org

**Board of Directors**  
John K. Ostermiller, Chair

Susan M. Rosser  
Pamela M. Eiler  
Michael T. Anderson  
Scott A. LaBrash

**Deputy Executive Director**  
Deanna R. Heyn



# CITY OF LONE TREE

## Public Works Department

9222 Teddy Lane  
Lone Tree, CO 80124  
(303) 662-8112 Fax: (303) 792-9489

June 29, 2015

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

Via: e-mail

Re: General Motors Subdivision (SB15-51)  
TST Proj. No. 061-351

Dear Ms. Drybread,

On behalf of the City of Lone Tree, we have reviewed the resubmittal of the Subdivision Replat referenced above and have the following comments for the applicant. (Note: any references to Articles and Sections refer to the City of Lone Tree Subdivision Regulations):

### **General**

1) No title commitment was provided with this resubmittal. The plat refers to a commitment from October 2013. An updated commitment is required to be submitted. [Article V, Section 17-5-50(3) ]

### **Sheet 1**

- 2) In the subtitle, please remove the verbiage: "Of A Portion Of" since all of Lot 1 is being replatted. (On all three sheets)
- 3) In the second line of the Dedication Statement, please remove the word: "Street" since no streets are being platted. In the seventh line please replace: "The Easements Shown Hereon Are" with Tract H-1 Is" [Article VIII, Section 17-8-40 ]
- 4) In the Notary Public statement for the City of Lone Tree, please separate: "LONETREE".
- 5) The title commitment referenced in the Title Commitment Note and in the Title Verification statement, will have to be updated per the request for an updated commitment above.
- 6) In the first line of the Surveyor's Statement, please replace the word: "And" with: "That". [Article VIII, Section 17-8-50 ]

7) In the second line of the first paragraph of the Council Approval block, please insert: "And Tract H-1" after the word: "Easements". In the first line of the second paragraph, please insert: "And Tract H" after: "Block 3" and revise the word: "Is" to: "Are".

**Sheet 2**

8) The label of the curve information at the Southwest corner of the boundary is missing at the intersection of Acres Green Drive and Parkway Drive, please add. [Article V, Section 17-5-60 (9) ]

**Sheet 3**

9) Please relabel: "Tract A" as: "Tract H-1".

10) Please add the original common Lot/Tract line between Lot 4 and Tract H-1 and label as: "Lot Line Hereby Vacated".

11) Please add: "By This Plat" in the labeling of the "25' City of Lone Tree Drainage Easement" to the left of the Lot 4 designation.

12) Please add: "25' Drainage Easement #6 By This Plat" to the easement in Detail D.

13) Please add all of the existing easements in Tract H-1. [Article V, Section 17-5-60 (11) ]

14) Please add some "tic-marks" at the angle points along the new line between Lot 4 and Tract H-1.

Please forward a copy of this letter to the applicant to address the above comments and we request they submit a full size print reflecting the revisions to my attention at the address on page 1. Feel free to call me with any questions or comments at 303-662-8112.

Respectfully,



Michael C. Cregger, P.L.S.  
TTG Engineers, Inc.

cc: Greg Weeks, P.E. – Engineering Dept.



Right of Way & Permits

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.571.3306  
Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

June 26, 2015

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

Attn: Jennifer Drybread

**Re: Parkway Filing No. 1, Block 3, Lot 1 and 4 and Tract H – General Motors Subdivision  
Case #s SB15-51 / SB15-37 / SB15-36**

Public Service Company of Colorado (PSCo) has reviewed the replat, site improvement plans, and zoning proposal for the above captioned project. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property, including a pair of electric lines and a transformer that do not appear to be covered by an easement. These underground electric facilities run from the access road to 8301 Parkway Drive, and PSCo requests an easement measured 4-feet on either side of the centerline of the electric lines, plus 15-foot-by-15-foot for the transformer.

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.

Public Service Company has no objection to this proposed rezone, contingent upon Public Service Company of Colorado's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center, at 1-800-922-1987** to have all utilities located prior to any construction.

Should you have any questions with this referral response, please contact me at 303-571-3306.

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

## Jennifer Drybread

---

**From:** Linda Langewisch <llangewisch@msiho.com>  
**Sent:** Tuesday, June 16, 2015 1:08 PM  
**To:** Jennifer Drybread  
**Subject:** RE: Lone Tree Referral Request

Good Afternoon:  
The RidgeGate West Village HOA has no comments to this proposal.

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@msiho.com](mailto:LLangewisch@msiho.com)



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 Please consider the environment before printing this email.

**From:** City of Lone Tree - HOA Referral List [mailto:listserv@civicplus.com]  
**Sent:** Monday, June 08, 2015 3:20 PM  
**To:** Linda Langewisch  
**Subject:** Lone Tree Referral Request

[View this in your browser](#)

Your Homeowners Association is invited to review and comment on three applications that generally affect the same property. These applications include a replat, rezoning and site improvement plan.

<http://www.cityoflonetree.com/DocumentCenter/View/6449>

Please email any comments or questions to [Jennifer.drybread@cityoflonetree.com](mailto:Jennifer.drybread@cityoflonetree.com) no later than **June 29, 2015**. If you need additional time to review, or would like paper copies of the plans, 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>

Please note, we will not sell or give your e-mail address to any organization without your explicit permission.

## Jennifer Drybread

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**From:** David E. Brown  
**Sent:** Monday, June 08, 2015 1:08 PM  
**To:** Jennifer Drybread  
**Cc:** Jeff Streeter; Ron Pinson  
**Subject:** RE: Lone Tree eReferrals Ready for Review

Jennifer,  
Thanks for forwarding the information. The police department has no issues or concerns at this time.

Thanks again and have a great afternoon.

Commander David E. Brown  
Lone Tree Police Department  
9220 Kimmer Dr.  
Suite 120  
Lone Tree Co. 80124  
Ph# 303-339-8150  
Fax# 303-339-8179  
[David.Brown@cityoflonetree.com](mailto:David.Brown@cityoflonetree.com)

CONFIDENTIALITY NOTICE: The information contained in this e-mail is privileged and confidential, and is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are notified that any disclosure, copying, distribution, electronic storage or use of this communication is prohibited. If you received this communication in error, please notify us immediately by e-mail, attaching the original message, and deleting the original message from your computer and any network to which your computer is connected.

**From:** Jennifer Drybread  
**Sent:** Monday, June 08, 2015 12:59 PM  
**To:** Matt Archer; David E. Brown; Ron Pinson  
**Subject:** Lone Tree eReferrals Ready for Review

**Greetings,**

There are **three** associated eReferrals for your review. We are sending these out together as they affect the same property, located between County Line Road and Parkway Drive in Lone Tree.

1. **Replat** – this application allows for the transfer of .36 acres currently owned by the City of Lone Tree in exchange for .25 acres of adjoining land currently owned by General Motors (GM). This exchange will allow for the expansion of the parking lot owned by GM for vehicle sales purposes, in exchange for land owned by GM currently used for trail purposes (the existing South Suburban Parks and Recreation trail does not have legal access; this process would enable the City to take ownership of the property and grant South Suburban legal access to the trail). This replat also subdivides what is now 1 lot into 4 separate lots for each of the dealerships and allows for the vacation of an unused access easement.

**Project Name:** Replat of Parkway Filing 1, Block 3, Lot 1 and Tract H (proposed Tract A)

---

**Jennifer Drybread**

---

**From:** Matt Archer  
**Sent:** Monday, June 08, 2015 2:50 PM  
**To:** Jennifer Drybread  
**Subject:** RE: Lone Tree eReferrals Ready for Review

Jennifer

Building Div has no comments for any of the 3 processes for GM

Thanks

**Matt Archer**  
Chief Building Official  
9220 Kimmer Dr, Suite 100  
Lone Tree, CO 80124  
office – 303.708.1818  
[www.cityoflonetree.com](http://www.cityoflonetree.com)

**From:** Jennifer Drybread  
**Sent:** Monday, June 08, 2015 12:59 PM  
**To:** Matt Archer; David E. Brown; Ron Pinson  
**Subject:** Lone Tree eReferrals Ready for Review

**Greetings,**

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1. **Replat** – this application allows for the transfer of .36 acres currently owned by the City of Lone Tree in exchange for .25 acres of adjoining land currently owned by General Motors (GM). This exchange will allow for the expansion of the parking lot owned by GM for vehicle sales purposes, in exchange for land owned by GM currently used for trail purposes (the existing South Suburban Parks and Recreation trail does not have legal access; this process would enable the City to take ownership of the property and grant South Suburban legal access to the trail). This replat also subdivides what is now 1 lot into 4 separate lots for each of the dealerships and allows for the vacation of an unused access easement.

<b>Project Name:</b>	Replat of Parkway Filing 1, Block 3, Lot 1 and Tract H (proposed Tract A)
<b>Project File #:</b>	SB15-51

2. **Rezoning** – this application allows for the rezoning of .36 acres currently zoned as Parks and Open Space (POS) as part of Tract A (previously Tract H), Parkway Filing 1, to be rezoned to Commercial 1 (C1) to allow for the expansion of a parking lot owned by GM.

<b>Project Name:</b>	Parkway Filing 1, Block 3, Lot 4
<b>Project File #:</b>	SB15-37

# GENERAL MOTORS SUBDIVISION

BEING A REPLAT OF LOT 1, BLOCK 3 AND TRACT H, PARKWAY SUBDIVISION FILING NO. 1  
 A PART OF THE NORTH ONE-HALF OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO

22.1041 ACRES, 4 LOTS & 1 TRACT  
 SB15-

## LEGAL DESCRIPTION:

LOT 1, BLOCK 3 AND TRACT H, PARKWAY SUBDIVISION FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO

## DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "GENERAL MOTORS SUBDIVISION". THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS, AND OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. TRACT H-1 IS DEDICATED AND CONVEYED TO THE CITY OF LONE TREE, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

OWNER:  
 ARGONAUT HOLDINGS LLC

BY: MARK SLOAN, PRESIDENT

ATTEST: \_\_\_\_\_  
 TITLE \_\_\_\_\_  
 STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) S.S.

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

BY MARK SLOAN, AS PRESIDENT AND \_\_\_\_\_, AS \_\_\_\_\_, OF ARGONAUT HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

OWNER:  
 CITY OF LONE TREE

BY: NAME, TITLE

ATTEST: \_\_\_\_\_  
 TITLE \_\_\_\_\_  
 STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) S.S.

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

BY \_\_\_\_\_, AS \_\_\_\_\_ AND \_\_\_\_\_, AS \_\_\_\_\_, OF CITY OF LONE TREE.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

## NOTICE:

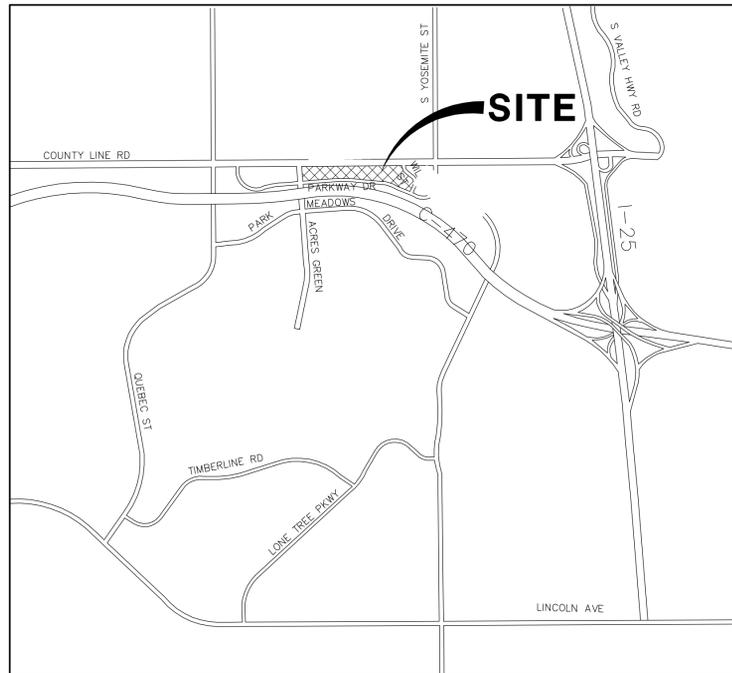
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.

## TITLE COMMITMENT NOTE:

THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC. RELIED UPON TITLE FILE NO. 56358832, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED MAY 19, 2015 AT 7:00 A.M.

## BASIS OF BEARINGS:

THE NORTH LINE OF LOT 1, BLOCK 3 PARKWAY SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 342828 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, SAID LINE BEING MONUMENTED AT BOTH ENDS BY A REBAR WITH A 1-1/4" YELLOW PLASTIC CAP MARKED "LS 25358" AND IS ASSUMED TO BEAR S89°18'47"E, WITH A DISTANCE OF 1604.43 FEET BETWEEN SAID MONUMENTS.



VICINITY MAP  
 SCALE 1" = 2000'

## NOTES:

- DEFINITION: CERTIFY, CERTIFICATION – A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.
- PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF DOUGLAS COUNTY, COLORADO.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- DATE OF SURVEY FIELD WORK: JUNE 03, 2014.
- PRIVATE EASEMENTS FOR DRAINAGE PURPOSES ARE HEREBY DEDICATED OVER AND ACROSS EACH OF THE LOTS SHOWN HEREON FOR THE PURPOSES OF ACCOMMODATING SURFACE WATER RUNOFF. THESE EASEMENTS SHALL EXIST FOR THE MUTUAL BENEFIT OF THE LOTS WITHIN THIS SUBDIVISION AND SHALL RUN WITH THE LAND.
- PRIVATE DRAINAGE EASEMENTS 1 THROUGH 5 EXIST FOR THE MUTUAL BENEFIT OF THE LOTS WITHIN THIS SUBDIVISION AND SHALL RUN WITH THE LAND. MAINTENANCE OF THE DRAINAGE FACILITIES WITHIN THE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT ON WHICH THEY ARE LOCATED, UNLESS OTHER ARRANGEMENTS ARE MADE IN A MAINTENANCE AGREEMENT BETWEEN THE LOT OWNERS, A COPY OF WHICH SHALL BE PROVIDED TO THE CITY OF LONE TREE.
- LOTS AND TRACTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS AND TRACTS IN THIS FILING, IN ACCORDANCE WITH CITY OF LONE TREE REQUIREMENTS AND THE APPROVED DRAINAGE PLAN FOR THIS FILING. NO ALTERATIONS TO THE GRADING OF THE LOTS AND TRACTS MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN, WITHOUT PRIOR APPROVAL FROM THE CITY OF LONE TREE. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS AND TRACTS SHALL BE MAINTAINED BY THE LOT OR TRACT OWNER IN ACCORDANCE WITH CITY OF LONE TREE CRITERIA. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE, AFTER WRITTEN NOTIFICATION TO THE OWNER, SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE RESPECTIVE PROPERTY OWNERS OF THE PROPERTY ON WHICH THE MAINTAINED FACILITIES ARE LOCATED, UNLESS OTHER ARRANGEMENTS ARE MADE IN A MAINTENANCE AGREEMENT BETWEEN THE PROPERTY OWNERS, A COPY OF WHICH SHALL BE PROVIDED TO THE CITY OF LONE TREE.
- THE CITY OF LONE TREE REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE PROPERTY OWNERS OF THE PROPERTY ON WHICH SUCH FACILITIES ARE LOCATED, UNLESS OTHER ARRANGEMENTS ARE MADE IN A MAINTENANCE AGREEMENT BETWEEN THE PROPERTY OWNERS, A COPY OF WHICH SHALL BE PROVIDED TO THE CITY OF LONE TREE. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE, AFTER WRITTEN NOTIFICATION TO THE OWNER, SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNERS.
- PUBLIC ACCESS EASEMENTS 1 AND 2 EXIST FOR THE MUTUAL BENEFIT OF THE ADJOINING LOTS TO EACH EASEMENT AND SHALL RUN WITH THE LAND. MAINTENANCE OF THE ROADWAYS WITHIN THE EASEMENTS SHALL BE THE MUTUAL RESPONSIBILITY OF THE ADJOINING LOT OWNERS ON WHICH THEY ARE LOCATED, UNLESS OTHER ARRANGEMENTS ARE MADE IN A MAINTENANCE AGREEMENT BETWEEN THE LOT OWNERS, A COPY OF WHICH SHALL BE PROVIDED TO THE CITY OF LONE TREE.

## TITLE VERIFICATION:

I, \_\_\_\_\_, A TITLE OFFICER OF CHICAGO TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF LIENS, TAXES AND ENCUMBRANCES, SUBJECT TO THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 1504905.

CHICAGO TITLE INSURANCE COMPANY

TITLE OFFICER, CHICAGO TITLE INSURANCE COMPANY DATE \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) S.S.

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, BY \_\_\_\_\_, OF CHICAGO TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

## SURVEYOR'S STATEMENT:

I, JARROD ADAMS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN JULY 2014, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE CITY SUBDIVISION REGULATIONS. I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.



JARROD ADAMS  
 COLORADO PLS NO. 38252  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC.

## COUNCIL APPROVAL:

THIS PLAT WAS APPROVED FOR FILING BY THE CITY COUNCIL OF LONE TREE, COLORADO, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF EASEMENTS AND TRACT H-1 ARE ACCEPTED.

LOT 1, BLOCK 3 AND TRACT H, PARKWAY SUBDIVISION FILING NO. 1 ARE AMENDED BY THIS PLAT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER, RECEPTION NO. 342828.

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

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

MAYOR, CITY OF LONE TREE

## COUNTY CLERK AND RECORDER:

STATE OF COLORADO )  
 COUNTY OF DOUGLAS ) S.S.

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015

A.D., AT \_\_\_\_\_ M. AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_.

CLERK AND RECORDER

APPLICANT / DEVELOPER  
 ARGONAUT HOLDINGS, LLC  
 RETAIL REAL ESTATE  
 300 RENAISSANCE CENTER  
 MAIL CODE 482-C19-GRE  
 DETROIT, MICHIGAN 48265  
 ATTENTION: SENIOR MANAGER

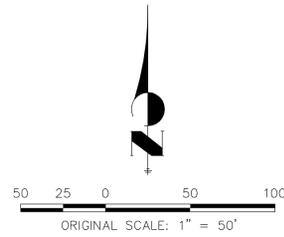
FINAL PLAT  
 GENERAL MOTORS SUBDIVISION  
 JOB NO. 15550.00  
 JULY 10, 2015  
 SHEET 1 OF 3



7200 S. Alton Way, Suite C100 • Centennial, CO 80112  
 303-740-9939 • Fax: 303-721-9019 • www.jrengineering.com

# GENERAL MOTORS SUBDIVISION

BEING A REPLAT OF LOT 1, BLOCK 3 AND TRACT H, PARKWAY SUBDIVISION FILING NO. 1  
 A PART OF THE NORTH ONE-HALF OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO  
 22.1041 ACRES, 4 LOTS & 1 TRACT  
 SB15-

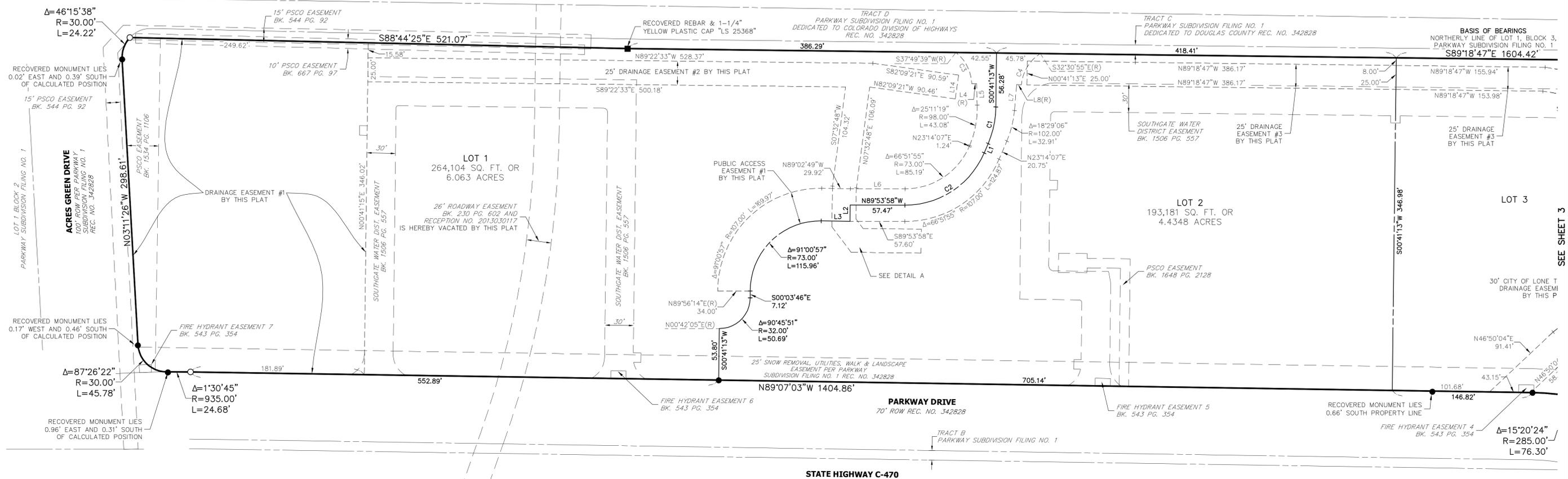


## LEGEND

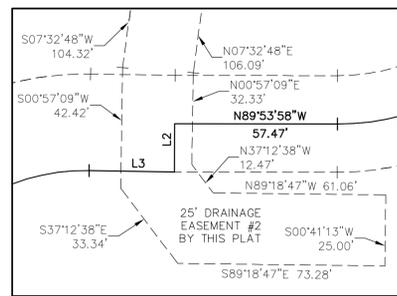
- SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP MARKED "JR ENG. PLS 38252"
- RECOVERED REBAR WITH 1-1/2" ALUM. CAP MARKED "LS 25369"
- RECOVERED MONUMENT AS NOTED

LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH
L1	N23°14'07"E	10.53'	C1	22°32'54"	100.00'	39.35'
L2	S00°31'37"W	17.00'	C2	66°51'55"	90.00'	105.03'
L3	N89°02'49"W	30.18'	C3	50°13'09"	43.00'	37.69'
L4	S88°02'48"W	5.00'	C4	52°44'04"	43.00'	39.58'
L5	S01°57'12"E	22.55'				
L6	N89°53'58"W	57.34'				
L7	N04°45'01"E	27.31'				
L8	S85°14'59"E	5.00'				
L14	S07°50'39"W	25.00'				

COUNTY LINE ROAD



SEE SHEET 3



DETAIL A  
 SCALE: 1" = 30'

FINAL PLAT  
 GENERAL MOTORS SUBDIVISION  
 JOB NO. 15550.00  
 JULY 10, 2015  
 SHEET 2 OF 3

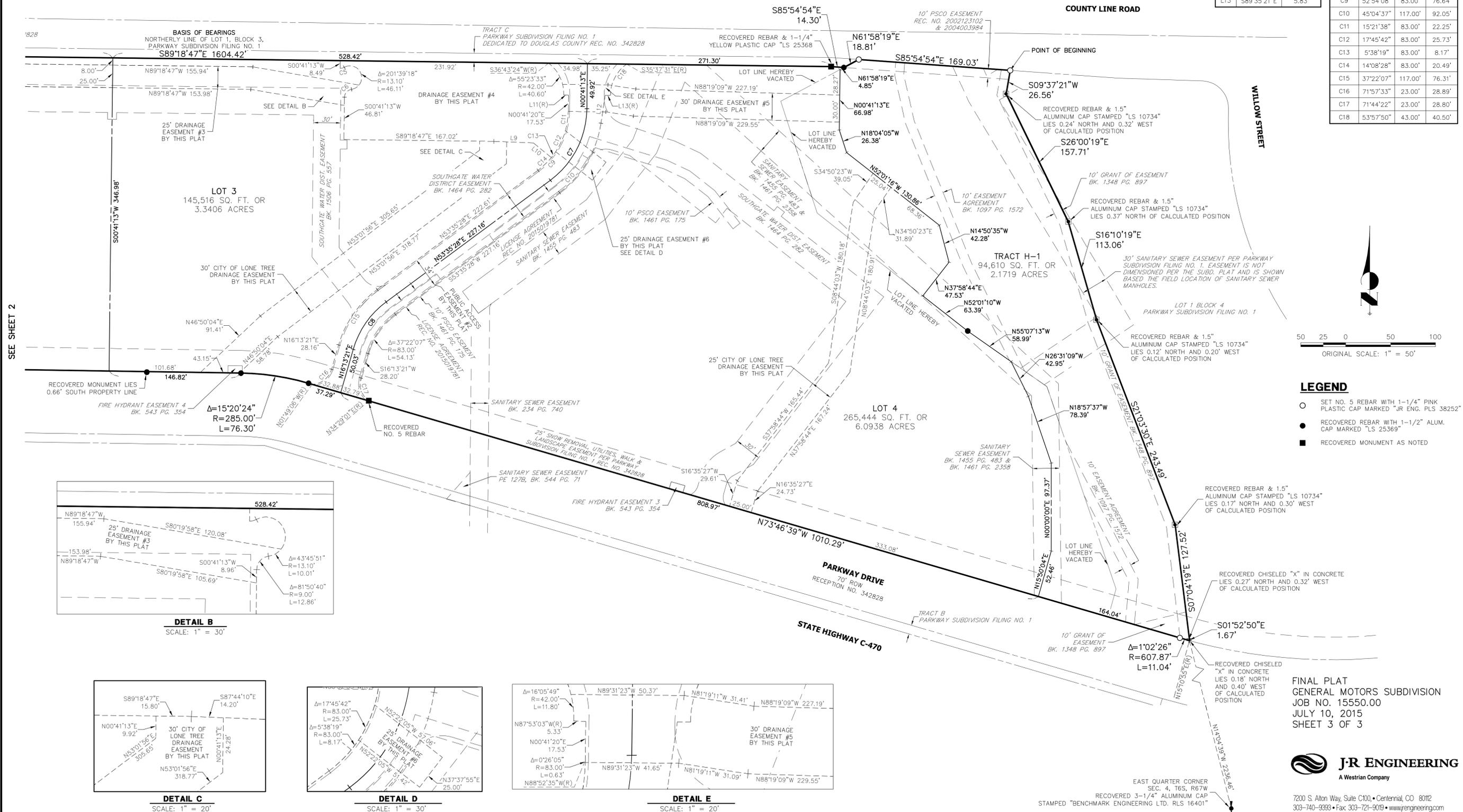


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# GENERAL MOTORS SUBDIVISION

BEING A REPLAT OF LOT 1, BLOCK 3 AND TRACT H, PARKWAY SUBDIVISION FILING NO. 1  
A PART OF THE NORTH ONE-HALF OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO  
22.1041 ACRES, 4 LOTS & 1 TRACT  
SB15-

LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH
L9	S87°44'10"E	44.11'	C5	29°48'39"	9.00'	4.68'
L10	S50°33'04"E	25.67'	C6	81°50'40"	9.00'	12.86'
L11	N87°53'03"W	5.33'	C7	52°54'15"	100.00'	92.34'
L12	S08°30'51"W	31.26'	C8	37°22'07"	100.00'	65.22'
L13	S89°35'21"E	5.83'	C9	52°54'08"	83.00'	76.64'
			C10	45°04'37"	117.00'	92.05'
			C11	15°21'38"	83.00'	22.25'
			C12	17°45'42"	83.00'	25.73'
			C13	5°38'19"	83.00'	8.17'
			C14	14°08'28"	83.00'	20.49'
			C15	37°22'07"	117.00'	76.31'
			C16	71°57'33"	23.00'	28.89'
			C17	71°44'22"	23.00'	28.80'
			C18	53°57'50"	43.00'	40.50'



FINAL PLAT  
GENERAL MOTORS SUBDIVISION  
JOB NO. 15550.00  
JULY 10, 2015  
SHEET 3 OF 3



7200 S. Alton Way, Suite C100 • Centennial, CO 80112  
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CITY OF LONE TREE  
STAFF REPORT

**TO:** City of Lone Tree Planning Commission

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

**DATE:** July 21, 2015

**FOR:** July 28, 2015 Planning Commission Hearing

**SUBJECT:** Parkway Filing 1  
Rezoning from POS to C1  
Project File #SB15-37

Owner:  
Argonaut Holdings, LLC  
300 Renaissance Center, 19<sup>th</sup> Floor  
Detroit, Michigan 48265

Representative:  
JR Engineering, Jim Fitzmorris  
7200 S. Alton Way, Suite C400  
Centennial, CO 80112

---

**Planning Commission Hearing Date:**  
**City Council Hearing Date:**

**July 28, 2015**  
**August 18, 2015**

---

**A. REQUEST:**

Approval to rezone 0.39 acres of land from Parks and Open Space (POS) to Commercial 1 (C-1). The property is currently owned by the City of Lone Tree but will be conveyed to the applicant as part of a "land swap" as further described in this report.

**B. LOCATION:**

The property is located west of Willow Creek and between County Line Road and Parkway Drive, adjacent to the Ed Bozarth Chevrolet dealership.

**C. BACKGROUND:**

The property in question will be added to the Ed Bozarth Chevrolet site and used for additional parking. The current zoning (POS) does not permit parking as an allowable use. Therefore, the property will be rezoned to C-1 – the same classification as the rest of the dealership property. In turn, the City will receive (0.25 acres) that will continue to be used for trail and open space purposes. These uses are permitted in the current C-1 zoning classification for the property.

The respective properties will be replatted as part of a replat application (Project SB15-51) being processed concurrently with this rezoning application. The change of ownership will take place separately through deeds.

Also heard following this rezoning application, is a request for Site Improvement Plan approval that will provide the Planning Commission and City Council the details of the land use proposed by the applicant (i.e., parking, landscaping, and drainage).

**D. APPROVAL CRITERIA:**

The following criteria shall, where applicable, be considered by the Planning Commission and City Council in the review of rezoning applications:

- (1) Whether the application is in compliance with the requirements of the Lone Tree Zoning Code and Comprehensive Plan:

Staff comment:

The application is in compliance with the requirements of the Lone Tree Zoning Code as discussed in the approval criteria to follow.

The application is consistent with the City's Comprehensive Plan. The property is located within the City's Planning and Urban Growth Area. The rezoning supports the City's Comprehensive Plan goal for creating a "vibrant and sustainable economy for the Lone Tree community" and in retaining businesses that "contribute to local economic base diversification."

While the property being rezoned is designated on the City's Comprehensive Plan for Parks and Open Space, the land trade being heard concurrent with this application (Project SB15-51), will allow South Suburban Parks and Recreation the ability to legally maintain their existing trail segment on this property, furthering the Comprehensive Plan goal of "providing quality community facilities and services for the Lone Tree

community in an efficient and cost-effective manner” and by “support[ing] healthy lifestyles and meet[ing] the evolving recreational needs of the community by ensuring that adequate parks, trails, and recreational facilities are provided in a timely manner.”

- (2) Whether the application is compliant with all applicable statutory provisions:

Staff comment:

This application is compliant with all applicable statutory provisions. Colorado Revised Statutes provides municipalities the power to rezone properties for specific land uses in furtherance of the public health, safety and welfare.

- (3) Whether there has been substantial change in the character or economic condition of the neighborhood:

Staff comment:

The four dealerships on the larger property have been in the City nearly since its incorporation nearly 20 years ago. The character of the neighborhood has evolved in a manner consistent with the City's Comprehensive Plan, providing for diverse commercial uses in the City's Urban Growth Area.

- (4) Whether the general impact of the zoning would adversely impact the provisions of public facilities and services:

Staff comment:

Public facilities and services, including those provided by Special Districts such as fire protection and City services such as police protection, and the adequate provision for drainage facilities and maintenance are not expected to be adversely impacted by the rezoning to allow for additional parking. The location and nature of the rezoning is consistent with the City Comprehensive Plan, which anticipates provision of services commensurate with growth.

- (5) Whether the proposed zoning is compatible with the surrounding land uses:

Staff comment:

The zoning is compatible with surrounding land uses including:

West: Auto dealerships

North: County Line Road

East: Willow Creek drainage and trail and commercial development

South: Parkway Drive and C-470

- (6) Whether the subject land is suitable for the intended use and is compatible with the natural environment:

Staff comment:

The land use can be made suitable for the expansion of parking, with the addition of a retaining wall and landscaping for screening of parked cars. Though the addition of parking will affect the 100-Year Flood Plain/Floodway, the applicant is working with Lone Tree Public Works staff, and they are comfortable that they can issue a Flood Plain Development Permit at the appropriate time.

- (7) Whether the intended land use would create traffic congestion or burden the existing road network.

Staff comment:

There will be no appreciable impact on traffic congestion or burden on the existing road network with this rezoning.

**E. SERVICE PROVIDERS:**

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

**F. REFERRALS:**

The project was referred to utility providers, South Suburban Parks and Recreation, South Metro Fire Rescue, Urban Drainage and Flood Control District, and Public Works. No concerns have been expressed by these referral entities.

**G. STAFF FINDINGS AND RECOMMENDATION:**

Staff finds that the application is in compliance with the City of Lone Tree Comprehensive Plan, Zoning Code and Subdivision Code.

Staff recommends the Planning Commission recommend to City Council approval of the rezoning request from POS to C-1.

**H. ATTACHMENTS**

- Development Application

Parkway Filing 1 Rezoning  
Project ZR15-37

- Narrative
- Referral Responses
- Legal Notices
- Rezoning Exhibit

END

**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: Parkway, Fil 1, Tract H

PROJECT FILE # ZR15-37

REQUEST: Rezoning to C-1 (6m)

SITE LOCATION: 8351 Parkway Drive Lone Tree, CO

DATE SUBMITTED: 4/27/15

(Nearest Intersections) Willow Street And Parkway Drive

OWNER:

Name: Argonaut Holdings, LLC

Address: 300 Renaissance Center, 19<sup>th</sup> Floor  
Detroit Michigan 48265

Phone: 313-667-2750

FAX: 313-665-6745

FEES: \$1,500 # 516 2831

(Engineering fees are not included)

AUTHORIZED REPRESENTATIVE:

Name: J R Engineering c/o Jim Fitzmorris

Fax:

Address: 7200 S. Alton Way, Suite C400  
Centennial, CO 80112

Email: [jfitzmorris@jrengineering.com](mailto:jfitzmorris@jrengineering.com)

Phone: 303-267-6185

Business/Project  
Name: Lone Tree General  
Motors Auto Mall

LEGAL DESCRIPTION (site address): 8351 Parkway Drive, Lone Tree, CO 80124

PROJECT INFORMATION:

Subdivision Name: Parkway Subdivision Filing #: 1 Lot # (if appropriate): 1 Block #: 3  
Planning Area # (if PD)

PRESENT ZONING: Open Space (When rezoning) - Commercial

GROSS ACREAGE: 6.094 acres # of units (residential) 0

Unit type:

FIRE DISTRICT: South Metro

METRO DIST: None

WATER: Southgate

ELEC: XCEL

SEWER: Southgate

GAS: XCEL

Further submissions pursuant to this application may include any and all development proposals, submissions, applications and procedures that may be made initiated under the City of Lone Tree Charter, ordinances, rules, regulations, guidelines or policies including, without limitation, those for any of the following: 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, site plan, 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: [Signature]

Date: 5-19-15

APPLICANT'S NAME (PRINTED): Mark R. Sloan, President, Argonaut Holdings LLC

By: [Signature]  
05-18-15  
Executive Professional  
Real Estate Services

July 21, 2015



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

**RE: General Motors Subdivision –Project Summary- Rezoning**

Dear Ms. Drybread:

This project consists of the expansion of an existing parking lot. Construction will include curb, gutter, asphalt, retaining wall, parking lot lights and landscaping.

The project owner is Argonaut Holdings, LLC; 545 East John Carpenter Freeway, Suite 400; Irving, Texas, 75062. The engineer of record and authorized representative is James P. Fitzmorris; JR Engineering, LLC; 7200 South Alton Way, Suite C400; Centennial, Colorado, 80112.

This project is proposing a land swap with the city which is depicted on the final plat and shown as part of Lot 4 and Tract H. The northern portion of the swap is being re-zoned to C-1 to allow for the parking lot expansion.

The proposed parking expansion will be completed in one phase and is anticipated to be completed within 60 days from start of construction which will be determined at a later date.

The proposed project will be consistent with the existing land uses. There will be no impacts to any city services. There is an existing water line adjacent to the site that is operated by the Southgate Water District. Southgate Sanitation District provides sanitary sewer service to the site, but no new connections are proposed.

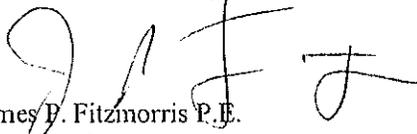
South Metro Fire Department provides fire protection for this property. There are no natural or man-made hazards on this site.

There will be no negative impacts to the existing flora or fauna.

The project is in compliance with the Comprehensive plan and adheres to the Denver Regional Council of Government policies for water quality, transportation and air quality to the best of our knowledge.

Sincerely,

**JR ENGINEERING, LLC**

  
James P. Fitzmorris P.E.  
Vice President

## Jennifer Drybread

---

**From:** Jennifer Drybread  
**Sent:** Monday, June 08, 2015 12:51 PM  
**To:** 'AT & T-Thomas Jakse (tjakse@clearwaterconsulting.net)'; 'AT & T-Van DeCastro'; 'Comcast-Scott Moore'; 'Southgate Water and San - Dave Irish'; 'South Suburban Parks and Rec - Brett Collins'; 'South Metro Fire Protection District- Criss Dickhausen'; 'Qwest-Charles Place (Charles.Place@qwest.com)'; 'Urban Drainage & Flood Control District (bdegroot@udfcd.org)'; 'Xcel Energy - Donna George'  
**Subject:** Lone Tree eReferrals Ready for Review

Greetings,

There are **three** associated eReferrals for your review. We are sending these out together as they affect the same property, located between County Line Road and Parkway Drive in Lone Tree.

1. **Replat** – this application allows for the transfer of .36 acres currently owned by the City of Lone Tree in exchange for .25 acres of adjoining land currently owned by General Motors (GM). This exchange will allow for the expansion of the parking lot owned by GM for vehicle sales purposes, in exchange for land owned by GM currently used for trail purposes (the existing South Suburban Parks and Recreation trail does not have legal access; this process would enable the City to take ownership of the property and grant South Suburban legal access to the trail). This replat also subdivides what is now 1 lot into 4 separate lots for each of the dealerships and allows for the vacation of an unused access easement.

<b>Project Name:</b>	Replat of Parkway Filing 1, Block 3, Lot 1 and Tract H (proposed Tract A)
<b>Project File #:</b>	SB15-51

2. **Rezoning** – this application allows for the rezoning of .36 acres currently zoned as Parks and Open Space (POS) as part of Tract A (previously Tract H), Parkway Filing 1, to be rezoned to Commercial 1 (C1) to allow for the expansion of a parking lot owned by GM.

<b>Project Name:</b>	Parkway Filing 1, Block 3, Lot 4
<b>Project File #:</b>	SB15-37

3. **Site Improvement Plan** - this application provides the layout of parking, landscaping, lighting and retaining walls, allowed by the additional acreage (as a result of the ownership exchange and the rezoning of the .36 acres to C1 zoning).

<b>Project Name:</b>	Parkway Filing 1, Block 3, Lot 4
<b>Project File #:</b>	SB15-36

Please click on the link below to review these referrals:

<http://www.cityoflonetree.com/DocumentCenter/View/6449>

Please forward any comments to me by **June 29, 2015** via email, fax or postal mail at the addresses below. You may use the Referral Request form included 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](mailto:jennifer.drybread@cityoflonetree.com)



CITY OF LONE TREE  
Community Development Department

# REFERRAL REQUEST

Today's date: June 8, 2015

<b>Project Name and File Number:</b> Parkway Fil 1, Tract H Project #ZR15-37	GM REZONING
<b>Project Type:</b> Rezoning open space area to zone district C-1 for the purpose of extending a parking lot in exchange for trail corridor	
<b>Comments Due By: June 29, 2015</b> If you are unable to respond by the due date, please contact the project planner	

Dear Referral Organization:

Information on the above referenced proposal in the City of Lone Tree is provided for your review and comment. Please submit your response no later than the due date to ensure adequate time to consider comments and enter them into the public record.

If you have difficulty viewing or understanding any of the information or have questions, please contact me at 303-708-1818. Printed materials and extra sets of materials are available upon request. Plans may also be viewed at the City offices from 8am-5pm.

We have no comments regarding this proposal

Please note the following concerns this organization has:

\_\_\_\_\_  
\_\_\_\_\_

See attached letter for comments regarding this proposal

Organization Name: **SOUTH SUBURBAN PARK & RECREATION DISTRICT**

Your name: **MELISSA REESE-THACKER**

Your signature: *[Handwritten Signature]* Date: **6.29.15**

This project may be subject to public meetings. Please check the City's web site ([www.cityoflonetree.com](http://www.cityoflonetree.com)) for posted agendas or contact this office. Thank you for your consideration.

Jennifer Drybread

Senior Planner

**PLEASE RETURN THIS PAGE AND ANY COMMENTS TO:**

City of Lone Tree Community Development Dept.  
9220 Kimmer Drive Suite 100  
Lone Tree, CO 80124  
Ph: 303-708-1818  
Fx: 303-225-4949  
[jennifer.drybread@cityoflonetree.com](mailto:jennifer.drybread@cityoflonetree.com)

## Jennifer Drybread

---

**From:** Linda Langewisch <llangewisch@msiho.com>  
**Sent:** Tuesday, June 16, 2015 1:08 PM  
**To:** Jennifer Drybread  
**Subject:** RE: Lone Tree Referral Request

Good Afternoon:

The RidgeGate West Village HOA has no comments to this proposal.

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@msiho.com](mailto:LLangewisch@msiho.com)



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 Please consider the environment before printing this email.

**From:** City of Lone Tree - HOA Referral List [mailto:listserv@civicplus.com]  
**Sent:** Monday, June 08, 2015 3:20 PM  
**To:** Linda Langewisch  
**Subject:** Lone Tree Referral Request

[View this in your browser](#)

Your Homeowners Association is invited to review and comment on three applications that generally affect the same property. These applications include a replat, rezoning and site improvement plan.

<http://www.cityoflonetree.com/DocumentCenter/View/6449>

Please email any comments or questions to [Jennifer.drybread@cityoflonetree.com](mailto:Jennifer.drybread@cityoflonetree.com) no later than **June 29, 2015**. If you need additional time to review, or would like paper copies of the plans, 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>

Please note, we will not sell or give your e-mail address to any organization without your explicit permission.

NOTICE OF PUBLIC HEARING  
BEFORE THE PLANNING COMMISSION  
AND CITY COUNCIL  
OF THE CITY OF LONE TREE

# AFFIDAVIT OF PUBLICATION

State of Colorado )  
County of Douglas )ss

A public hearing will be held before the Planning Commission on Tuesday, July 28, 2015 at 6:30 p.m. or soon thereafter and before the City Council on Tuesday, August 18, 2015 at 7:00 p.m. or soon thereafter, in the City Council Hearing Room, 8527 Lone Tree Pkwy., City of Lone Tree, CO 80124, for a change in zoning from Parks and Open Space (POS) to Commercial -1 (C-1). The subject property is located approximately 450 feet from the intersection of Willow Street and County Line Road. For more information, call the Community Development Department, 303-708-1818.

This Affidavit of Publication for the Douglas County News Press, a weekly newspaper, printed and published for the County of Douglas, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made the 25th day of June A.D., 2015, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.

File Name and Number:  
GM Rezoning, Project ZR15-37  
Legal Description: The property subject to rezoning is located in the north half of Section 4, Township 6 south, Range 67 west of the 6th Principal Meridian  
Application Date: April 27, 2015

Legal Notice No.: 927360  
First Publication: June 25, 2015  
Last Publication: June 25, 2015  
Publisher: Douglas County News-Press



\_\_\_\_\_  
for the Douglas County News Press  
State of Colorado )  
County of Douglas )ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Gerard Healey, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on this 25th day of June A.D., 2015.



BARBARA KAY STOLTE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 18874196221  
MY COMMISSION EXPIRES 10/12/2016

My Commission Expires 10/12/16

Notary Public,

**AFFIDAVIT OF POSTING-**  
**PLANNING COMMISSION HEARING**  
**CITY COUNCIL HEARING**

STATE OF COLORADO     )  
  )    ss  
COUNTY OF DOUGLAS    )

The undersigned being first duly sworn on oath deposes and says:

1. That attached hereto are photographs of the signs which were posted on the following described property, pursuant to Chapter 16 of the Lone Tree Municipal Code, which is the subject of the application.

ADDRESS: 8351 Parkway Drive  
Lone Tree, CO 80124

LEGAL DESCRIPTION: Lot 1 Block 3 Parkway Subdivision

2. That said sign was posted at the following location(s) on the subject property:

3. That said sign was posted and was legible from the adjacent street on the 10<sup>th</sup> day of July, 2015 which was at least 15 consecutive days prior to the scheduled City Council meeting.

J P F  
\_\_\_\_\_  
*Applicant's Signature*  
James P. Fitzmorris  
\_\_\_\_\_  
*Applicant's Printed Name*

Subscribed and sworn before me this 13<sup>th</sup> day of July, 2015  
by James P Fitzmorris



Wendy J Craven  
\_\_\_\_\_  
Notary Public

My commission expires: 2/17/16



Photo at the southeast corner of the property near the Willow Creek Trail near Parkway Drive.



Photo at the northeast corner of the property along County Line Road.

**AFFIDAVIT OF MAILING-**  
**PLANNING COMMISSION HEARING**  
**CITY COUNCIL HEARING**

STATE OF COLORADO        )  
  )  ss  
COUNTY OF DOUGLAS     )

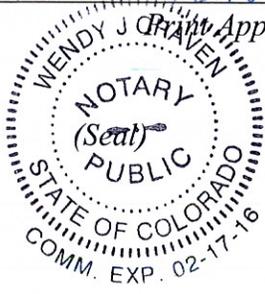
The undersigned, being first duly sworn on oath deposes and says:

1. That attached hereto is a correct list of the names and addresses of property owners of record of all real property and homeowner's associations within the notification area.

2. That at least fifteen (15) days prior to the date scheduled for a Planning Commission/City Council meeting on said application, I mailed to said property owners by first class US mail a complete copy of the application, notice of hearing letter, site plan, elevations and other applicable information.

  
\_\_\_\_\_  
*Applicant's Signature*  
James P. Fitzmorris  
\_\_\_\_\_  
*Applicant's Printed Name*

Subscribed and sworn before me this 13<sup>th</sup> day of July, 2015  
by James P. Fitzmorris  
\_\_\_\_\_  
*Applicant's Name*



  
\_\_\_\_\_  
Notary Public

My commission expires: 2/17/16

Furniture Row Colo LLC  
5603 North Broadway  
Denver, CO 80216

Meadows Marketplace Inc DBA Colorado Meadows  
Marketplace INC  
8390 East Crescent Parkway, Suite 300  
Greenwood Village, CO 80111

Meadows Shopping Center 05 A LLC ETAL  
12411 Ventura Boulevard  
Studio City, CA 91604

Willow Creek Homeowners Association No. 2  
14062 Denver West Parkway, Suite 250  
Lakewood, CO 80401

Willow Creek Homeowners Association No. 3  
9250 East Costilla Avenue, Suite 460  
Greenwood Village, CO 80112







CITY OF LONE TREE  
STAFF REPORT

**TO:** City of Lone Tree Planning Commission

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

**DATE:** July 21, 2015

**FOR:** July 28, 2015 Planning Commission Meeting

**SUBJECT:** Parkway Filing 1, Block 3, Lot 4  
Site Improvement Plan Amendment  
Project File #SP15-36

Owner:  
Argonaut Holdings, LLC  
300 Renaissance Center, 19<sup>th</sup> Floor  
Detroit, Michigan 48265

Representative:  
JR Engineering, Jim Fitzmorris  
7200 S. Alton Way, Suite C400  
Centennial, CO 80112

---

**Planning Commission Meeting Date:**  
**City Council Meeting Date:**

**July 28, 2015**  
**August 18, 2015**

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**A. REQUEST:**

Approval of a Site Improvement Plan (SIP) amendment to construct 62 additional parking spaces on 6.129 acres at the Ed Bozarth Chevrolet dealership.

**B. LOCATION:**

The property is located west of Willow Creek and between County Line Road and Parkway Drive.

Direction	Zoning	Land Use
North		County Line Road
South	ROW	C-470
East	Open Space	Willow Creek open space and trail
West	C-1	GM dealerships

**C. SITE CHARACTERISTICS:**

The site currently slopes down to the creek from west to east and consists of native grasses, and coniferous and deciduous trees.

**D. SERVICE PROVIDERS:**

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

**E. BACKGROUND:**

The application is processed in tandem with a Replat request (Project SB15-51) and a Rezoning request (Project ZR15-37). The Replat allows for a land swap of open space and trail property for land that can be constructed for additional parking for the Ed Bozarth Chevrolet dealership. The Rezoning allows for the subject property to be used for additional parking for commercial uses (as commercial parking is not allowed in the C-1 zone district). The Site Improvement Plan, provides specifics related to the layout of the parking stalls, the construction of a retaining wall, landscaping, snow storage, drainage, lighting, fencing, etc.

**F. DESCRIPTION:**

**Zoning.** The land is currently zoned Parks and Open Space (POS). The land proposed for parking is the subject of a request being heard with this Site Improvement Plan application, to rezone the land from POS to Commercial 1 (C1).

**Access.** Access to the additional parking is provided via a service drive from County Line Road and also from Parkway Drive.

**Parking.** The addition of 62 parking spaces is proposed with this application. There is no required parking ratio for car dealerships in the City's zoning code, as it is more a function of vehicle inventory space than parking demanded by shoppers.

**Landscaping.** The landscaped area comprises 15 percent of the project site (the minimum requirement by the City Code is 15 percent), and includes a combination of landscaping to help screen the parked cars (primarily Feather Reed Grasses and upright evergreen shrubs), trees in

the parking lot as required by code, the replanting of native grasses, and the construction of a retaining wall. Seven trees will be removed with this proposal, and four trees added.

**Lighting.** Lights are consistent with City standards and parking lot light fixtures are shielded in keeping with the City's regulations that promote dark skies. Some existing parking lot lighting is proposed to be moved at the request of South Suburban Parks and Recreation.

**Snow Storage.** A snow storage area is depicted on the plan on the north side of the new parking area, and appears adequate for the additional parking.

**G. REFERRALS:**

The project was referred to utility providers, South Suburban Parks and Recreation, South Metro Fire Rescue, Urban Drainage and Flood Control District, and Public Works.

South Suburban Parks and Recreation responded with concerns related to lighting, fencing, and the extension of a drainage pipe. These concerns have or will be addressed prior to final City Council approval.

The City Public Works Department responded that the plan appears acceptable, and that their specific comments will need to be addressed prior to final City Council approval.

**H. STAFF FINDINGS AND RECOMMENDATION:**

Staff finds that the application is in conformance with the SIP requirements of the Lone Tree Zoning Code, the Subdivision Code, and the Comprehensive Plan.

Staff recommends the Planning Commission recommend approval of the SIP to City Council, subject to the following conditions:

1. Final approval of the Site Improvement Plan is subject to City of Lone Tree Public Works approval.
2. The concerns expressed by South Suburban Parks and Recreation be addressed prior to final City Council approval.

**I. ATTACHMENTS**

- Development Application
- Letter of Authorization
- Narrative
- Referral Responses
- SIP

**END**

**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: Parkway Fill, Block 3, Lot 4 PROJECT FILE # SP15-36

REQUEST: SIP Amendment (GM Parking Lot)

SITE LOCATION: 8351 Parkway Drive Lone Tree, CO

(Nearest Intersections) Willow Street And Parkway Drive

OWNER:

Name: Argonaut Holdings, LLC

Address: 300 Renaissance Center, 19<sup>th</sup> Floor  
Detroit Michigan 48265

Phone: 313-667-2750

FAX: 313-665-6745

DATE SUBMITTED: April 27, 2015

FEES: \$500 # 5162831

(Engineering fees are not included)

AUTHORIZED REPRESENTATIVE:

Name: J R Engineering c/o Jim Fitzmorris

Fax:

Address: 7200 S. Alton Way, Suite C400  
Centennial, CO 80112

Email: jfitzmorris@jrengineering.com

Phone: 303-267-6185

Business/Project  
Name: Lone Tree General  
Motors Auto Mall

LEGAL DESCRIPTION (site address): 8351 Parkway Drive, Lone Tree, CO 80124

PROJECT INFORMATION:

Subdivision Name: Parkway Subdivision Filing #: 1 Lot # (if appropriate): 1 Block #: 3  
Planning Area # (if PD)

PRESENT ZONING: Open Space (When rezoning) – Commercial

GROSS ACREAGE: 6.094 acres # of units (residential) 0

Unit type:

FIRE DISTRICT: South Metro METRO DIST: None

WATER: Southgate ELEC: XCEL

SEWER: Southgate GAS: XCEL

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, subdivision 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: Mark R. Sloan

Date: 5-19-15

APPLICANT'S NAME (PRINTED): Mark R. Sloan, President, Argonaut Holdings LLC

Executed and Accepted by:  
Real Estate Services  
By: [Signature]

05-18-15

# 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: 8351 Parkway Drive, Lone Tree CO 80124

Assessor's Parcel Number (SPN): 2231-041-07-001

To Whom It May Concern:

I/We, the owner(s) of the above described real property, authorize Jim Fitzmorris     of J R Engineering     to act as an agent on my/our behalf for the purpose of creating, filing and/or managing an application for the Re-Zoning and Final Plat for 8351 Parkway Drive (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.

ARGONAUT HOLDING LLC      
(Print Name of Owner)

*Mark R. Sloan*

Mark R. Sloan  
(Signature of Owner or Authorized Representative)

Execution Recommended  
Real Estate Services  
By: *[Signature]*

*3.25.15*

State of Michigan  
County of Wayne

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of March, 2015  
by Mark R. Sloan

*Kathleen M. Rentenbach*  
(Notary's official signature)

NOTARY SEAL

     
(Commission expiration date)

KATHLEEN M. RENTENBACH  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF WAYNE  
COMMISSION EXPIRES Sep 22, 2016  
COUNTY OF Wayne

July 21, 2015

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



**RE: General Motors Subdivision –Project Narrative- SIP**

Dear Ms. Drybread:

This project is located on Lot 4 of the proposed General Motors Subdivision, which is situated in the north one-half of Section 4, Township 6 South, Range 67 West of the sixth principal meridian in Lone Tree Colorado. The project owner is Argonaut Holding, LLC; 545 East John Carpenter Freeway, Suite 400; Irving, Texas, 75062. The engineer of record and authorized representative is James P. Fitzmorris; JR Engineering, LLC; 7200 South Alton Way, Suite C400; Centennial, Colorado, 80112.

The zoning of the property is C-1 and is an existing car dealership. The lot to the west is also zoned C-1 and is a car dealership. There is an open space tract that is owned by the City of Lone Tree which is adjacent to the site on the east. To the north and south, the site abuts existing road right-of-ways.

There will be no known negative impacts associated with the proposed parking lot expansion. The site plan is in accordance with the city's zoning section 16-27-10:Intent and is also in accordance with the city's zoning section 16-27-90a:Approval provisions.

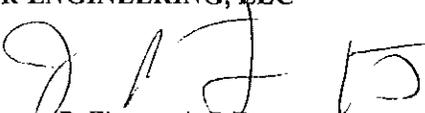
The proposed parking expansion will be completed in one phase and is anticipated to be completed within 60 days from start of construction which will be determined at a later date.

The existing building on site is approximately 36,945 square foot in size. The lot area is 6.1294 acres which includes the land swap that is proposed between the City and Argonaut. The building is currently open and no closure is anticipated with the parking lot expansion.

The project is applying for a floodplain development permit in consultation with the City engineer. The grading in the floodplain is minimal and causes no rise in the 100 year floodplain elevation (see the Final Drainage Report for this project for more details).

The site is just west of the Willow Creek Trail that runs in a north/south direction. The site is accessible from Parkway Drive on the south. There is an RTD bus stop near the intersection of Willow Street and County Line Road. The site is in the general vicinity of several restaurants and retail stores that are accessible by foot or on bicycle.

Sincerely,  
**JR ENGINEERING, LLC**

  
James P. Fitzmorris P.E.  
Vice President

## Jennifer Drybread

---

**From:** Jennifer Drybread  
**Sent:** Monday, June 08, 2015 12:51 PM  
**To:** 'AT & T-Thomas Jakse (tjakse@clearwaterconsulting.net)'; 'AT & T-Van DeCastro'; 'Comcast-Scott Moore'; 'Southgate Water and San - Dave Irish'; 'South Suburban Parks and Rec - Brett Collins'; 'South Metro Fire Protection District- Criss Dickhausen'; 'Qwest-Charles Place (Charles.Place@qwest.com)'; 'Urban Drainage & Flood Control District (bdegroot@udfcd.org)'; 'Xcel Energy - Donna George'  
**Subject:** Lone Tree eReferrals Ready for Review

Greetings,

There are **three** associated eReferrals for your review. We are sending these out together as they affect the same property, located between County Line Road and Parkway Drive in Lone Tree.

1. **Replat** – this application allows for the transfer of .36 acres currently owned by the City of Lone Tree in exchange for .25 acres of adjoining land currently owned by General Motors (GM). This exchange will allow for the expansion of the parking lot owned by GM for vehicle sales purposes, in exchange for land owned by GM currently used for trail purposes (the existing South Suburban Parks and Recreation trail does not have legal access; this process would enable the City to take ownership of the property and grant South Suburban legal access to the trail). This replat also subdivides what is now 1 lot into 4 separate lots for each of the dealerships and allows for the vacation of an unused access easement.

<b>Project Name:</b>	Replat of Parkway Filing 1, Block 3, Lot 1 and Tract H (proposed Tract A)
<b>Project File #:</b>	SB15-51

2. **Rezoning** – this application allows for the rezoning of .36 acres currently zoned as Parks and Open Space (POS) as part of Tract A (previously Tract H), Parkway Filing 1, to be rezoned to Commercial 1 (C1) to allow for the expansion of a parking lot owned by GM.

<b>Project Name:</b>	Parkway Filing 1, Block 3, Lot 4
<b>Project File #:</b>	SB15-37

3. **Site Improvement Plan** - this application provides the layout of parking, landscaping, lighting and retaining walls, allowed by the additional acreage (as a result of the ownership exchange and the rezoning of the .36 acres to C1 zoning).

<b>Project Name:</b>	Parkway Filing 1, Block 3, Lot 4
<b>Project File #:</b>	SB15-36

Please click on the link below to review these referrals

<http://www.cityoflonetree.com/DocumentCenter/View/6449>

Please forward any comments to me by **June 29, 2015** via email, fax or postal mail at the addresses below. You may use the Referral Request form included 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](mailto:jennifer.drybread@cityoflonetree.com)



**South Suburban**  
PARKS AND RECREATION

June 29, 2015

Jennifer Drybread, Senior Planner  
City of Lone Tree  
9220 Kimmer Drive  
Lone Tree, CO 80124

RE: General Motors Subdivision SIP Project #SP15-36

Dear Ms. Drybread:

South Suburban Park and Recreation District offers the following comments on the proposed General Motors Site Improvement Plan.

1. Remove the 3 existing privately owned light poles from 0.25 acres of property proposed to be transferred to the City of Lone Tree, and relocate these items on the applicant's property. As currently shown on the SIP, the existing light poles will impede mowing and other maintenance operations required for the proposed open space. Assuming South Suburban Park and Recreation District will be responsible for maintenance of this public parcel, South Suburban will not be responsible for damage or loss to privately owned property as the result of maintenance operations.
2. Require the applicant to provide a fence or guardrail with 50% or greater openness to prevent vehicles from overhanging the existing parking lot curb. The proposed property line between the private and public parcel is at the eastern edge of the existing parking lot curb. Currently vehicles overhang the curb line by a distance up to ±3 feet. This limits the sightline of trail users approaching Parkway Drive, and poses a potential safety concern. As the result of maintenance operations, South Suburban will not be responsible for privately owned property impeding public property.
3. Extend the proposed 36" RCP pipe on the property proposed to be transferred to Argonaut Holdings, Inc. so that it daylight in a closer proximity to the existing 36" CMP culvert under the Willow Creek Trail, and provide a riprap reinforced basin to allow transfer of flows from one pipe to the other. As shown on the SIP, water from the applicant's pipe will discharge and flow across the Willow Creek Trail

Administrative Office  
6631 S. University Blvd.  
Centennial, CO 80121-2913

phone 303.798.5131  
fax 303.798.3030  
www.sspr.org

Board of Directors  
John K. Ostamiller, Chair

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Pamela M. Eller  
Michael T. Anderson  
Scott A. LaBrash

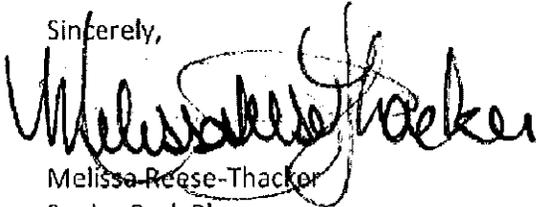
Deputy Executive Director  
Deanna R. Hayn

*General Motors Subdivision SIP Project, #SP-36, Jennifer Drybread, June 29, 2015*

potentially causing the buildup of ice, silt, or debris on the trail. This could result in unsafe conditions for trail users.

Attached are drawings and photos to support South Suburban's comments. Should you or the applicant have questions concerning our remarks, please feel free to contact me at melissar@sspr.org or 303-483-7023.

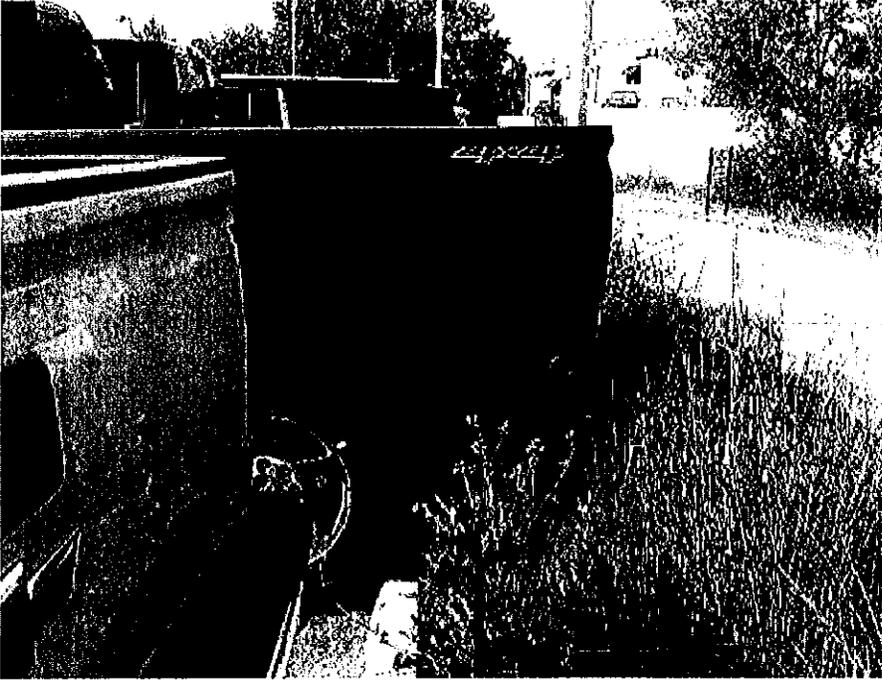
Sincerely,

A handwritten signature in black ink that reads "Melissa Reese-Thacker". The signature is written in a cursive style with a large, stylized initial "M".

Melissa Reese-Thacker  
Senior Park Planner

Attached: SIP Sheet 2 of 9 with Comments, June 29, 2015  
Photos of Existing Conditions, 2 pages, June 29, 2015

General Motors Subdivision SIP Project #SP15-36  
Comments from South Suburban Park and Recreation District  
June 29, 2015



Example 1 of Vehicle  
Overhang  
(photo taken 6/23/15)



Example 2 of Vehicle  
Overhang  
(photo taken 6/23/15)

**General Motors Subdivision SIP Project #SP15-36  
Comments from South Suburban Park and Recreation District  
June 29, 2015**



**Example of Limited Sightline Approaching Parkway Drive  
(photo taken 6/23/15)**

✓

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

June 26, 2015

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

Re: SP15-36 – Bozarth Parking Lot Expansion SIP  
Parkway Fil 1, Block 3, Lot 4  
Project No. 061-351

Dear Jennifer:

I have reviewed the SIP referral for the above referenced Project.

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

- Site Improvement Plan (9 sheets), dated 5/28/15, by JR Engineering.
- Narrative letter (1 page), dated 5/27/15, by JR Engineering.

As a separate action, either concurrent with, or following SIP consideration, the following engineering documents will be required and/or have been submitted for our review. We will work directly with the applicant's civil engineer, JR Engineering, on achieving final engineering approval(s) on those documents.

- Civil Construction Plans (CD's), including GESC Plans.
- Grading, Erosion and Sedimentation Control (GESC) Report.
- Drainage Conformance Letter / Phase III Drainage Report.
- Flood Plain Development Permit (see comments below).

Related, but as a separate referral, is the GM Replat (SB15-51). Mike Cregger of our office will be responding to this Replat Referral.

My comments related to the SIP Referral are provided below:

### General Comments

1. The Public Works/Engineering SIP Review fees for this Project have been paid.
2. A Site Improvement Plan Improvements Agreement (SIPIA) will not be required for the proposed parking lot expansion project.
3. A Grading, Erosion and Sedimentation Control (GESC) Permit will be required for this Project. No site work may begin prior to issuance of the GESC Permit.

4. Only those sheets within the SIP set for which we have specifically identified comments are listed below. Comments provided also may apply to other sheets/locations in the Project documents. The applicant's professional should verify that the item(s) are addressed throughout the related Project documents consistently, as applicable.
5. The Project will impact the existing adjacent 100-Year Flood Plain/Floodway, resulting in the need for the Project to obtain a Flood Plain Development Permit through the City. The City's adopted Floodplain Ordinances address conditions precedent to being able to obtain this Permit, including documentation that the Project will not result in an increase of the water surface elevation above that in the "pre-project" condition for the 100-year event within the floodway (e.g. a "No Rise Certification"). JR Engineering has provided that documentation to our office (December 16, 2014 Preliminary Floodplain Assessment letter report). Accordingly, we will be able to issue the required Flood Plain Development Permit for this Project at the appropriate time (after other approvals, before construction begins).
6. This SIP is part of an overall coordinated set of related actions associated with this area. Included are:
  - a. GM Replat (SB15-51), and concurrent property transfers between the City and GM.
  - b. Rezoning, of the property transferred from the City to GM (to allow for the parking to occur).
  - c. SIP review/approval.
  - d. Civil Plans and Documentation.
  - e. Flood Plain Development Permit.

Public Works/Engineering has been involved in various discussions and meeting with Planning Staff, GM and JR Engineers leading up to the current concept and submittals. We believe the Engineering/Public Works related concerns and issues have been addressed/are being addressed by the overall plan and approach through these coordinated actions (e.g. Property Transfers & Replat, Rezoning, SIP, Construction Plans, and Flood Plain Development Permitting).

### **Specific SIP Comments**

#### **Sheet 1 – Cover Sheet:**

1. The "Benchmark" provided ("ink X on sidewalk") is not considered an acceptable benchmark for this Project. A more appropriate "permanent" benchmark should be identified. We have discussed this with JR Engineering, and understand that they are in the process of addressing this issue.

#### **Sheet 2 – Site Improvements Plan:**

2. There is an existing parking lot retaining wall adjacent to the crusher fine trail (re: "Remove Existing Wall" note at east end of parking lot) that is proposed to be eliminated/relocated to move the parking lot (and wall) a minimum of 7 feet off of the edge of the trail (for safety considerations). We recommend a NOTE be added to this area that the Trail is to be protected and kept open during the construction project.
3. Along the north east side of the proposed new parking, there is a row of five (5) 8.5' wide parking spaces shown with approximately a ½ space remaining north of the last full sized space and the adjacent landscape island. This parking/landscape island area should be reviewed and modified appropriately to eliminate this apparent ½ space.

Sheet 6 –Irrigation Plan:

4. The irrigation patterns shown at the east side of the parking lot (near the Trail) indicates the irrigation would overlap the trail. The irrigation pattern in this are needs to be modified (and appropriate note or notes added) to clarify that the irrigation should NOT overlap the Trail.

**CONCLUSION**

The general concept of the proposed Project (re: SIP SP15-36) appears acceptable to Engineering/Public Works. Upon appropriate resolution of the issues noted, we have no objection to recommendation of SIP approval contingent upon concurrent City approvals of the Replat, Rezoning, and associated property transfers, and upon final Engineering/Public Works approval of the various engineering documents/plans.

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

Sincerely,



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

cc: Jim Fitzmorris, JR Engineering



CITY OF LONE TREE  
Community Development Department

# REFERRAL REQUEST

Today's date: June 8, 2015

<b>Project Name and File Number:</b> Parkway Fil 1, Block 3, Lot 4 Project #SP15-36	GM SIP
<b>Project Type:</b> Site Improvement Plan Amendment (parking lot)	
<b>Comments Due By:</b> June 29, 2015	
If you are unable to respond by the due date, please contact the project planner	

Dear Referral Organization:

Information on the above referenced proposal in the City of Lone Tree is provided for your review and comment. Please submit your response no later than the due date to ensure adequate time to consider comments and enter them into the public record.

If you have difficulty viewing or understanding any of the information or have questions, please contact me at 303-708-1818. Printed materials and extra sets of materials are available upon request. Plans may also be viewed at the City offices from 8am-5pm.

We have no comments regarding this proposal

Please note the following concerns this organization has:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

See attached letter for comments regarding this proposal

Organization Name: SMFA

Your name: CHIP KENKHAVE

Your signature: *Chip Kenkhav* Date: 6/20/15

This project may be subject to public meetings. Please check the City's web site ([www.cityoflonetree.com](http://www.cityoflonetree.com)) for posted agendas or contact this office. Thank you for your consideration.

Jennifer Drybread

Senior Planner

### **PLEASE RETURN THIS PAGE AND ANY COMMENTS TO:**

City of Lone Tree Community Development Dept.  
9220 Kimmer Drive Suite 100  
Lone Tree, CO 80124  
Ph: 303-708-1818  
Fx: 303-225-4949  
[jennifer.drybread@cityoflonetree.com](mailto:jennifer.drybread@cityoflonetree.com)

## Jennifer Drybread

---

**From:** Linda Langewisch <llangewisch@msiho.com>  
**Sent:** Tuesday, June 16, 2015 1:08 PM  
**To:** Jennifer Drybread  
**Subject:** RE: Lone Tree Referral Request

Good Afternoon:  
The RidgeGate West Village HOA has no comments to this proposal.

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@msiho.com](mailto:LLangewisch@msiho.com)



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 Please consider the environment before printing this email.

**From:** City of Lone Tree - HOA Referral List [mailto:listserv@civicplus.com]  
**Sent:** Monday, June 08, 2015 3:20 PM  
**To:** Linda Langewisch  
**Subject:** Lone Tree Referral Request

[View this in your browser](#)

Your Homeowners Association is invited to review and comment on three applications that generally affect the same property. These applications include a replat, rezoning and site improvement plan.

<http://www.cityoflonetree.com/DocumentCenter/View/6449>

Please email any comments or questions to [Jennifer.drybread@cityoflonetree.com](mailto:Jennifer.drybread@cityoflonetree.com) no later than **June 29, 2015**. If you need additional time to review, or would like paper copies of the plans, 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>

Please note, we will not sell or give your e-mail address to any organization without your explicit permission.





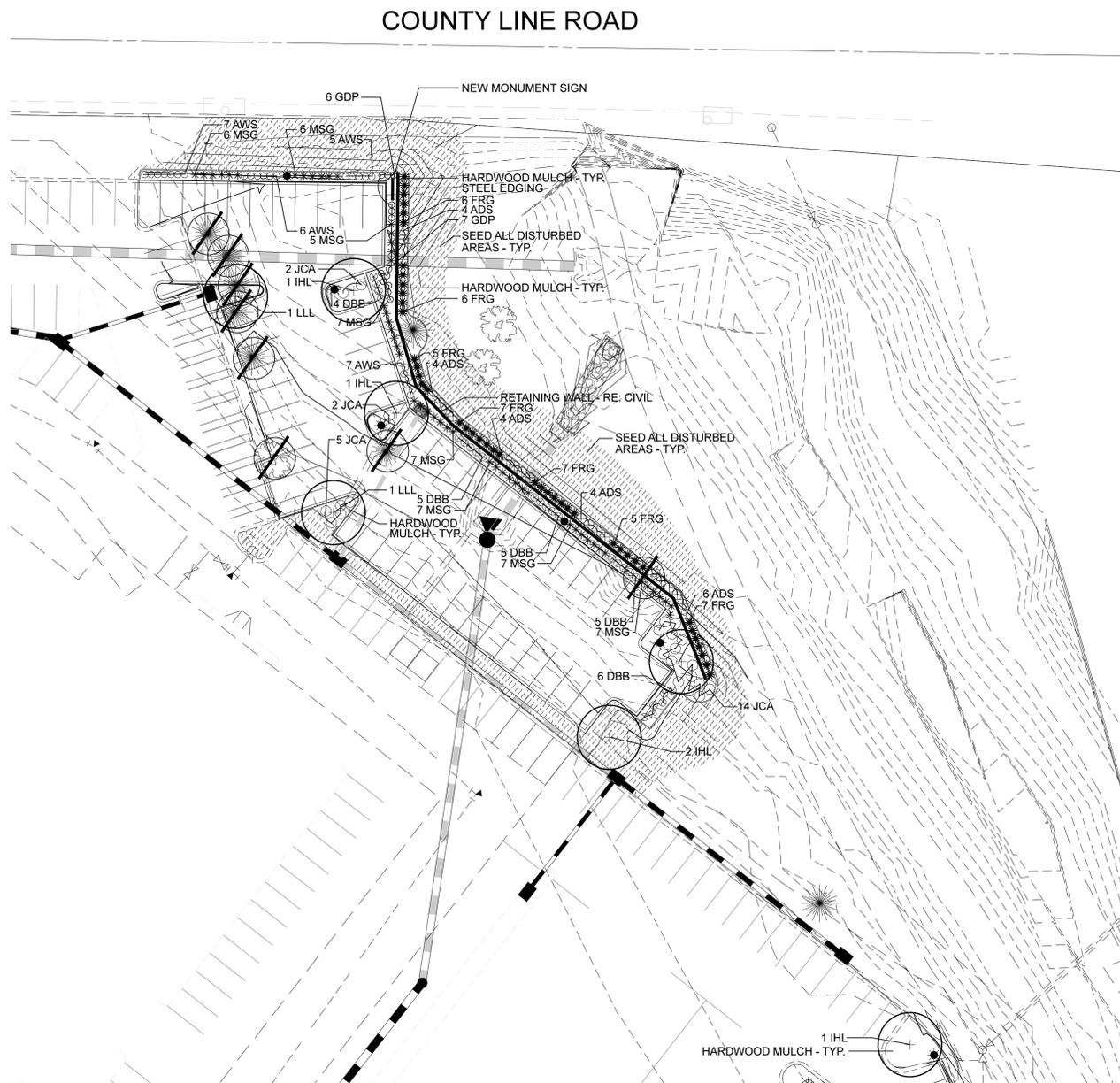


# PARKWAY FILING 1, BLOCK 3, LOT 4

AMENDING #SP12-53  
6.094 ACRES

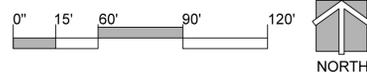
## SITE IMPROVEMENT PLAN #SP15-36

### PLANT MATERIAL SCHEDULE



LANDSCAPE PLAN

SCALE 1" = 30' - 0"



QUAN.	SYM.	COMMON/BOTANICAL NAME	INSTALLED SIZE	CONDITION
<b>CANOPY TREES</b>				
2	LLL	LITTLE LEAF LINDEN <i>Tilia Cordata</i>	2" CAL. SINGLE TRUNK	FULL CROWN, B&B, STAKED SPECIMEN QUALITY
4	IHL	IMPERIAL HONEYLOCUST <i>Gleditsia tria. inermis</i> 'Imperial'	2" CAL. SINGLE TRUNK	FULL CROWN, B&B, STAKED SPECIMEN QUALITY
<b>5 Total</b>				
<b>EVERGREEN &amp; BROADLEAF SHRUBS</b>				
23	JCA	ARMSTRONG JUNIPER <i>Juniperus Chinensis</i> 'Armstrongii'	5 GAL. 18"-24" HT.	CONTAINER
22	ADS	ARBORVITAE DEGROOTS SPIRE <i>Thuja occidentalis</i> 'Degroot's Spire'	5 GAL.	CONTAINER
<b>44 Total</b>				
<b>DECIDUOUS SHRUBS</b>				
25	DBB	DWARF BURNING BUSH <i>Euonymus alatus</i> 'Compactum'	5 GAL.	CONTAINER
27	AWS	SPIREA, ANTHONY WATERER 'RED' <i>Spirea Japonica</i> 'Anthony Waterer'	5 GAL.	CONTAINER
13	GDP	GOLD DROP POTENTILLA <i>Potentilla fruticosa</i> 'Gold Drop'	5 GAL.	CONTAINER
<b>59 Total</b>				
<b>ORNAMENTAL GRASS</b>				
52	MSG	DWARF MAIDEN GRASS 'GRACILLIMUS' <i>Miscanthus Sinensus</i> 'Gracillimus'	5 GAL.	CONTAINER
43	FRG	FEATHER REED GRASS <i>Calamagrostis acutiflora</i> 'Karl Foerster'	5 GAL.	CONTAINER
<b>95 Total</b>				

**GROUND COVER**



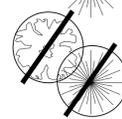
NATIVE SEED  
LOW GROW MIX  
MIX RATIO:  
30% EPHRAIM CRESTED WHEATGRASS  
25% SHEEP FESCUE  
20% PERENNIAL RYE  
15% CHEWINGS FESCUE  
10% CANADA BLUEGRASS

SEEDING RATE:  
40 lbs/acre

**EXISTING PLANT MATERIAL**



EXISTING TREES TO BE PROTECTED AND TO REMAIN



EXISTING TREES TO BE REMOVED

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PREPARED FOR  
ARGONAUT HOLDINGS, INC.  
545 E JOHN CARPENTER FREEWAY  
SUITE 400  
IRVING, TX 75062  
ATTN: DON LAUX

**JR ENGINEERING**  
A Westman Company



Centennial 303-740-9393 Colorado Springs  
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BY	DATE	REVISION	No.	1" = 30'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A			7/13/15	SDW	SDW	JAH

PARKWAY FILING 1  
BLOCK 3, LOT 4  
LANDSCAPE PLAN



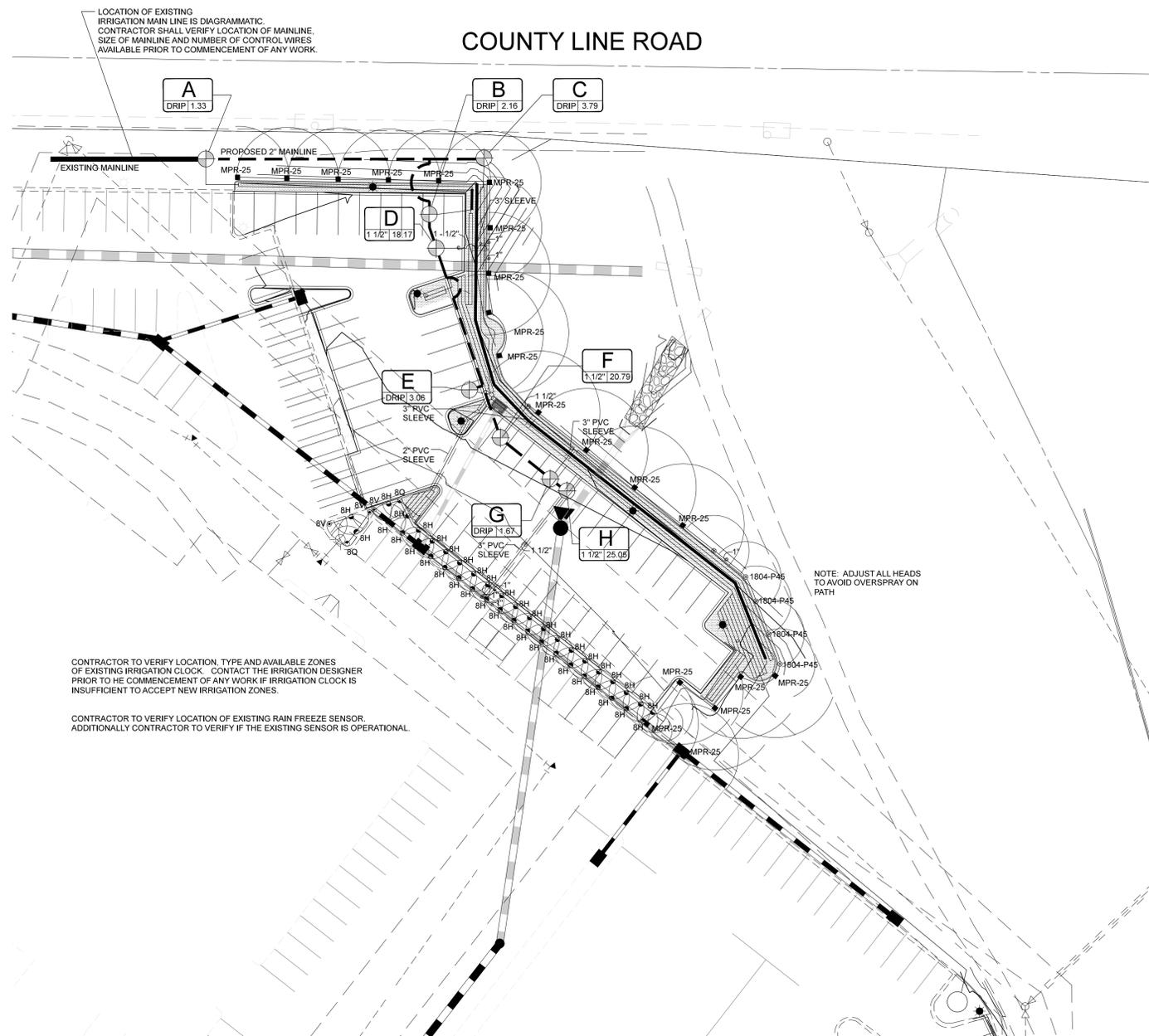
5639 SOUTH CURTICE STREET  
LITTLETON, COLORADO 80120  
phone. 303.808.4523



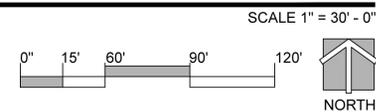
# PARKWAY FILING 1, BLOCK 3, LOT 4

AMENDING #SP12-53  
6.094 ACRES

## SITE IMPROVEMENT PLAN #SP15-36



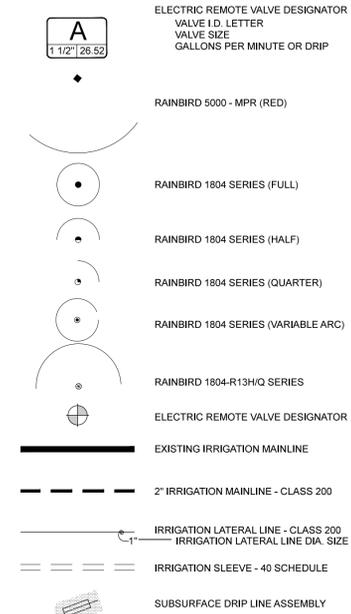
### IRRIGATION PLAN



### IRRIGATION GENERAL NOTES

- THE DESIRED WATER COVERAGE FOR INSTALLATION OF PROPOSED PLANT MATERIAL IS SHOWN ON THE DRAWING. THE CONTRACTOR IS TO COMPLETE THE SYSTEM BY PLACING VALVES, PIPING, AND ACCESSORIES NECESSARY TO MAKE THE SYSTEM OPERABLE IN COMPLIANCE WITH THE SPECIFICATIONS, LOCAL CODES AND REGULATIONS.
- ALL APPLICABLE PERMITS FOR IRRIGATION SYSTEM ON PRIVATE PROPERTY AND/OR IN THE RIGHT OF WAY SHALL BE SECURED BY THE CONTRACTOR.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF ANY WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING UTILITY OWNERS. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- CONTRACTOR SHALL NOTIFY THE IRRIGATION DESIGNER OF ANY DISCREPANCIES IN THE PLANS OR SPECIFICATIONS PRIOR TO COMMENCEMENT OF ANY WORK.
- THE CONTRACTOR SHALL NOT MAKE ANY MATERIAL SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL FROM THE IRRIGATION DESIGNER.
- CONTRACTOR SHALL VERIFY LOCATION OF THE EXISTING IRRIGATION MAINLINE (MAINLINE POINT OF CONNECTION SHOWN ON PLAN IS DIAGRAMMATIC) AND VOLUME OF SITE WATER SUPPLY. EACH ZONE OF THE PROPOSED IRRIGATION SYSTEM IS DESIGNED WITH A MAXIMUM FLOW OF 40 GALLONS PER MINUTE AT A MINIMUM PRESSURE OF 45 PSI.
- THE IRRIGATION CONTRACTOR SHALL SUBMIT PRESSURE LOSS CALCULATIONS TO THE IRRIGATION DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK. PRESSURE LOSS CALCULATIONS SHALL BE FROM THE SITE'S WATER SUPPLY TO THE FURTHEST HEAD OF THE LARGEST ZONE AND THE FURTHEST HEAD FROM THE SITE WATER SUPPLY.
- IRRIGATION PLAN IS A SCHEMATIC DRAWING TO REPRESENT DESIRED WATER COVERAGE. FIELD ADJUSTMENTS MAY BE NECESSARY TO AVOID UNFORESEEN OBSTACLES AND CONFLICTS.
- IRRIGATION WATER METER, BACKFLOW PREVENTER ASSEMBLY, IRRIGATION CLOCK, RAIN FREEZE SENSOR ARE EXISTING. IRRIGATION CONTRACTOR SHALL VERIFY EACH COMPONENTS LOCATION, FUNCTIONALITY AND COMPATIBILITY WITH THE PROPOSED IRRIGATION DESIGN. CONFLICTS ARISING FROM THE ADDITION OF THE NEW IRRIGATION SYSTEM SHALL BE BROUGHT TO THE IRRIGATION DESIGNER'S ATTENTION PRIOR TO THE COMMENCEMENT OF ANY WORK.
- NEW IRRIGATION SYSTEM IS TO CONSIST OF SEPARATE DRIP ZONES, SPRAY HEAD ZONES AND ROTOR ZONES. EACH WITH A SEPARATE VALVE AND STATION ON THE CONTROLLER.
- CONTRACTOR SHALL VERIFY IF THE EXISTING CONTROLLER HAS THE CAPACITY TO INCLUDE THE NEW IRRIGATION ZONES. ADDITIONALLY CONTRACTOR TO VERIFY IF THE EXISTING CONTROL WIRE HAS THE CAPACITY TO INCLUDE THE NEW ZONES. NOTIFY THE IRRIGATION DESIGNER IF NEITHER COMPONENT HAS THE CAPACITY TO ACCEPT THE NEW IRRIGATION ZONES.
- NEW MANUAL DRAIN VALVES ARE TO BE LOCATED AT THE ENDS AND LOW POINTS OF THE NEW IRRIGATION MAINLINE. PLACE MANUAL VALVES IN A LATCHABLE VALVE BOX FOR EASY ACCESS. PLACE ONE CUBIC FOOT OF GRAVEL BELOW VALVE.
- AUTOMATIC DRAIN VALVES ARE TO BE LOCATED AT ALL LOW POINTS OF THE NEW IRRIGATION LATERAL LINES. WHERE LOW POINT IS AT THE END OF THE LINE LOCATE VALVE A MINIMUM OF 12" FROM END SPRINKLER HEAD. PLACE VALVES ON TOP OF ONE CUBIC FOOT OF GRAVEL.
- PROVIDE PVC SLEEVES FOR IRRIGATION PIPES AND WIRING THAT CROSSING WALKS, STREETS AND CONCRETE PADS. COMBINE PIPING WHENEVER POSSIBLE TO REDUCE QUANTITY OF SLEEVING MATERIAL.
- INSTALLATION OF IRRIGATION SLEEVES ARE TO BE COORDINATED WITH THE GENERAL CONTRACTOR AND INSTALLED PRIOR TO THE INSTALLATION OF PAVEMENT.
- UPON COMPLETION OF INSTALLATION CONTRACTOR SHALL PROVIDE:
  - ACCURATE AND COMPLETE AS-BUILT PLAN OF THE NEW IRRIGATION SYSTEM.
  - ONE HOUR TRAINING TO THE OWNER'S REPRESENTATIVE ON THE OPERATION AND WINTERIZATION OF THE IRRIGATION SYSTEM.
- ADJUST ALL IRRIGATION EQUIPMENT SO SIDEWALKS, PAVING AND BUILDINGS REMAIN DRY OF DIRECT SPRAY OR EXCESS WATER RUNOFF.
- WHEN INSTALLING IRRIGATION PIPE ALONG CURBS OR IN ISLANDS, PLACE PIPE AS CLOSE TO CURB AS POSSIBLE TO ALLOW FOR PLANTING TREES, SHRUBS AND GROUND COVER.

### IRRIGATION LEGEND:



### IRRIGATION ZONE CHART

STATION LETTER	STATION NUMBER	VALVE SIZE	GPM	ZONE TYPE
A	1	1"	1.33	SUBSURFACE DRIP
B	2	1"	2.16	SUBSURFACE DRIP
C	3	1"	3.79	SUBSURFACE DRIP
D	6	1 1/2"	18.17	ROTOR
E	4	1"	3.06	SUBSURFACE DRIP
F	7	1 1/2"	20.79	ROTOR
G	5	1"	1.67	SUBSURFACE DRIP
H	8	1 1/2"	25.05	POP-UP SPRAY



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1" = 30'	N/A	7/13/15	SDW	SDW	JAH

PARKWAY FILING 1  
BLOCK 3, LOT 4  
IRRIGATION PLAN

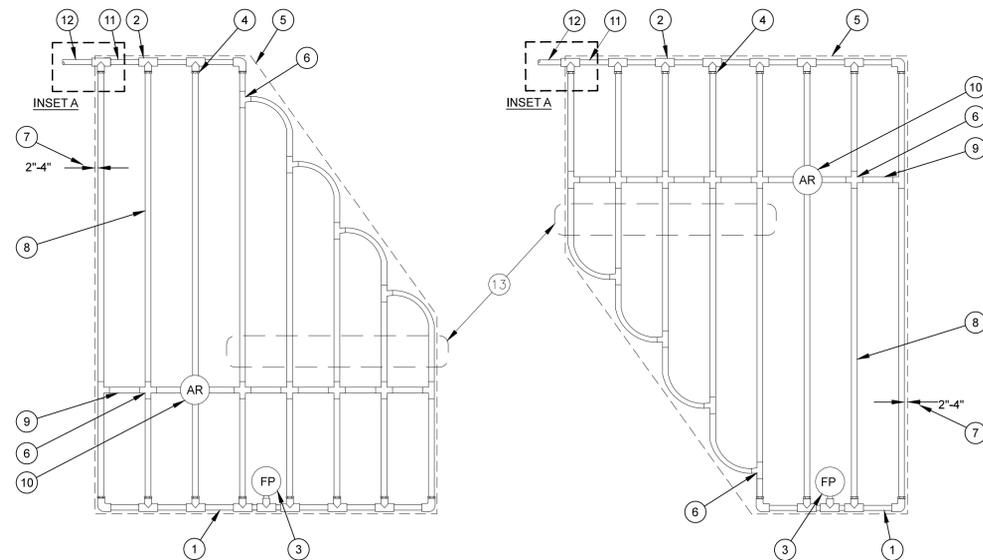
SHEET 6 OF 9  
JOB NO. 15637.00



# PARKWAY FILING 1, BLOCK 3, LOT 4

AMENDING #SP12-53  
6.094 ACRES

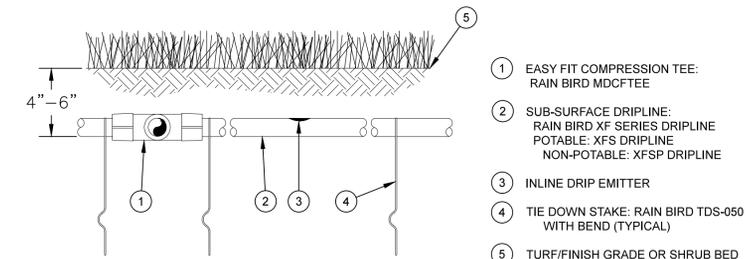
## SITE IMPROVEMENT PLAN #SP15-36



- NOTES:
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XFS DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
  - LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
  - AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
  - WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

- PVC EXHAUST HEADER
- PVC SCH 40 TEE OR EL (TYPICAL)
- FLUSH POINT (TYPICAL)  
SEE RAIN BIRD DETAIL "XFS FLUSH POINT" OR "XFS FLUSH POINT WITH BALL VALVE"
- BARB X MALE FITTING:  
RAIN BIRD XFF-MA FITTING (TYPICAL)
- PERIMETER OF AREA
- BARB X BARB INSERT TEE OR CROSS:  
RAIN BIRD XFF-TEE OR  
RAIN BIRD XFD-CROSS (TYPICAL)
- PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4"  
FROM PERIMETER OF AREA
- SUB-SURFACE DRIPLINE:  
RAIN BIRD XFS DRIPLINE (TYPICAL)  
POTABLE: XFS DRIPLINE  
NON-POTABLE: XFS DRIPLINE
- RAIN BIRD XFS SERIES BLANK TUBING
- 1/2" AIR RELIEF VALVE: RAIN BIRD MODEL: ARV050  
SEE RAIN BIRD XFS DETAILS FOR AIR RELIEF  
INSTALLATION
- PVC SUPPLY MANIFOLD
- PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE  
KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT  
EXCEED LENGTH SHOWN IN TABLE
- PVC SCH 40 RISER PIPE

Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)					
0.6	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514



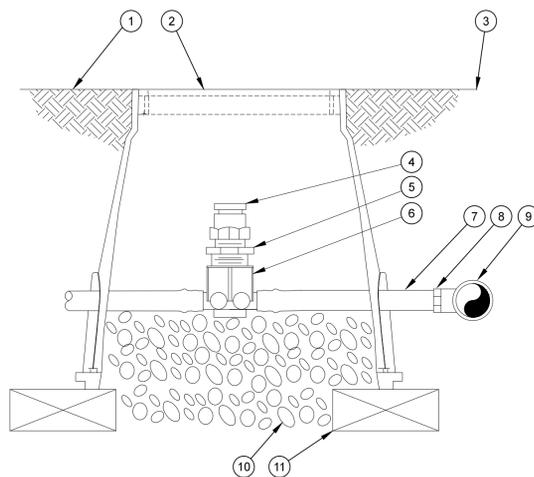
- NOTES:
- PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
  - AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
  - INSERTION FLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

2 DRIPLINE BURIAL DETAIL

N.T.S.

1 XFS - SUBSURFACE DRIP LAYOUT

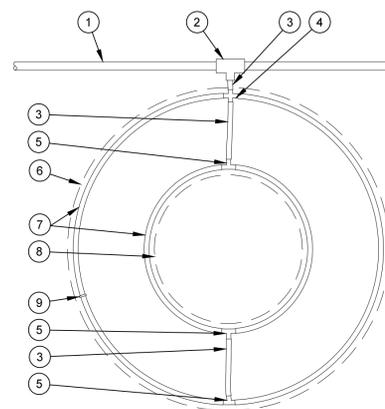
N.T.S.



- FINISH GRADE
- SUBTERRANEAN EMITTER BOX:  
RAIN BIRD SEB 7XB
- FINISH GRADE
- 1/2" AIR RELIEF VALVE:  
RAIN BIRD ARV050
- IN DRIP ZONE
- 1/2" x 3/4"
- TO BE INSTALLED AT HIGH POINTS  
RAIN BIRD XFD-TFA FITTING
- 1/2" BLANK DRIPLINE  
RAIN BIRD XFS SERIES  
BARB X FEMALE THREAD CONNECTOR:  
RAIN BIRD XFF-MA FITTING
- PVC TEE CONNECTED TO PVC  
HEADER PIPE  
BARB X MALE THREAD CONNECTOR:
- 3" MINIMUM DEPTH OF  
3/4" WASHED GRAVEL
- BRICK (1 OF 2)

3 SUBSURFACE AIR RELIEF VALVE

N.T.S.



- PVC DRIP MANIFOLD PIPE
- PVC SCH 40 TEE OR EL
- RAIN BIRD XFS SERIES BLANK TUBING
- BARB CROSS INSERT FITTING:  
RAIN BIRD XFD-CROSS
- BARB TEE INSERT FITTING:  
RAIN BIRD XFF-TEE
- PROJECTED CANOPY LINE OF TREE
- SUB-SURFACE DRIPLINE:  
RAIN BIRD XFS SERIES DRIPLINE  
POTABLE: XFS DRIPLINE  
PLACE AS SHOWN (LENGTH AS  
REQUIRED)
- ROOT BALL
- TIE DOWN STAKE:  
RAIN BIRD TDS-050 WITH BEND  
(QUANTITY AS REQUIRED,  
SEE NOTES 2-3 BELOW)

- NOTES:
- DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE RAIN BIRD XFS DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
  - PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
  - AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

4 XFS - SUBSURFACE TREE DRIPLINE LAYOUT

N.T.S.



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						7/13/15			

PARKWAY FILING 1  
BLOCK 3, LOT 4  
IRRIGATION DETAILS

SHEET 8 OF 9

JOB NO. 15637.00

