



Lone Tree City Council Agenda Tuesday, July 1, 2014

Meeting Location: City Council Meeting Room, Lone Tree Civic Center, 8527 Lone Tree Parkway.

Meeting Procedure: The Lone Tree City Council and staff will meet in a public Study Session at 4:30pm. At 6:00pm and following the meeting, if necessary, the Council Meeting will adjourn and convene in Executive Session. If an Executive Session is not necessary, Council will recess for dinner. The Regular Session will be convened at 7:00pm. Study Sessions and Regular Sessions are open to the public, Executive Sessions are not. Comments from the public are welcome at these occasions: 1. Public Comment (brief comments on items not scheduled for a public hearing) 2. Public Hearings. Contact the City Clerk if special arrangements are needed to attend (at least 24 hours in advance).

4:30pm Study Session Agenda

1. IGA of the Colorado Information Sharing Consortium (CISC)
 2. Art Encounters Update
 3. IGA w/Omni Park Metro District (MD) re: Participation in the Circulator Shuttle Bus Service
 4. Circulator Shuttle Name Presentation
 5. CML Conference Brief
-

6:00pm Executive Session Agenda

1. Roll Call
 2. Executive Session
-

7:00pm Regular Session Agenda

3. Opening of Regular Meeting/Pledge of Allegiance
4. Amendments to the Agenda and Adoption of the Agenda
5. Conflict of Interest Inquiry
6. Public Comment
7. Announcements
 - City Offices will be closed on Friday, July 4 in observance of Independence Day
 - 18th Annual Independence Day Celebration will be on July 4 from 4:00-9:00pm. Wristband distribution details & more info on the event is at www.cityoflonetree.com/july4
 - Lone Tree Realtor Summit on July 16 from 11:00am-1:00pm
 - Lone Tree Free Pool Day on July 24 from 11:00am – 7:00pm
 - Lone Tree Golf Day on July 26 from 2:00pm – 4:00pm
 - “Scott O’Neil of the Colorado Symphony” Arts in the Afternoon LTAC on July 9 at 1:30 pm
 - “Colorado Symphony Pops Concert” Mainstage Lone Tree Arts Center on July 13 at 8:00 pm
 - “Chased” Tunes on the Terrace on July 25 at 8:00 pm
8. Consent Agenda
 - a. Minutes of the June 17, 2014 Regular Meeting
 - b. Claims for the Period of June 9-23, 2014
9. Community Development
 - a. RidgeGate Section 15 Filing 21, 1st Amdt SIP (New Town Builders Townhomes) #SP14-26R
 - b. RidgeGate Section 15 Filing 21, 1st Amdt Replat (New Town Builders Townhomes) #SB14-29R
10. Police Department
 - a. Approval of IGA of the Colorado Information Sharing Consortium (CISC)
11. Administrative Matters
 - a. **Resolution 14-13, ADOPTING THE AMENDED CITY OF LONE TREE ADMINISTRATIVE FEE SCHEDULE**
 - b. **Resolution 14-14, APPOINTING A MEMBER TO THE AUDIT COMMITTEE (Gibson)**
 - c. Approval of IGA w/Omni Park MD re: Participation in the Circulator Shuttle Bus Service
12. Council Comments
13. Adjournment

**MINUTES OF A REGULAR MEETING
OF THE COUNCIL OF THE
CITY OF LONE TREE
HELD
June 17, 2014**

A regular meeting of the Council of the City of Lone Tree was held on Tuesday, June 17, 2014, at 7:00 p.m., at the Lone Tree City Council Chambers located at 8527 Lone Tree Parkway, Lone Tree, Colorado 80124.

Attendance

In attendance were:

James D. Gunning, Mayor
Jacqueline Millet, Mayor Pro Tem
Harold Anderson, Council Member
Kim Monson, Council Member
Susan Squyer, Council Member

Also in attendance were:

Seth Hoffman, City Manager
Jennifer Pettinger, City Clerk
Steve Hebert, Deputy City Manager
Jeff Holwell, Economic Development Director
Chief Jeffery Streeter, Lone Tree Police Department
Kristin Baumgartner, Finance Director
Kelly First, Community Development Director
Lisa Rigsby Peterson, Lone Tree Arts Center Director
Neil Rutledge, Assistant City Attorney, White, Bear and Ankele, P.C.
John Cotten, Public Works Director, TST, Inc.

Call to Order

Mayor Gunning called the meeting to order at 7:01 p.m., and observed that a quorum was present.

Pledge of Allegiance

Mayor Gunning led those assembled in reciting the Pledge of Allegiance.

Amendments to the Agenda

There were no amendments to the agenda.

Conflict of Interest

There was no conflict of interest.

Public Comment

Bill Robertson, 9278 E. Aspen Hill Circle, complimented Cmdr. Ron Pinson for the presentation he gave at the Living and Aging Well meeting. He also stated he was impressed with the Morningstar Star presentation at the meeting and encouraged Council to approve the project.

Announcements

Mayor Gunning announced upcoming events.

Consent Agenda

Mayor Gunning noted the following items on the Consent Agenda, which consisted of:

- § *Minutes of the June 3, 2014 Regular Meeting*
- § *Claims for the period of May 26 – June 9, 2014*
- § *Treasurer’s Report for April 2014*

Council Member Squyer moved, Council Member Anderson seconded, to approve the Consent Agenda. The motion passed with a vote of 5-0.

Community Development

Sky Ridge Medical Center SIP 10th Amendment (MOB3) #SP14-05R

Kelly First, Community Development Director, introduced the item and Kevin Pasewalk, Davis Partnership Architects. Mr. Pasewalk spoke about the project and answered questions from Council. Diane Cookson, Sky Ridge Medical Center Vice President, also answered questions from Council.

Mayor Pro Tem Millet moved, Council Member Squyer seconded, to approve the Site Improvement Plan (SIP) Amendment #SP14-05R, amending #SP00-40 to add a third medical office building for Sky Ridge Medical Center with the one condition as noted in the staff report. The motion passed with a vote of 5-0.

Public Works

Approval of Fehr and Peers Consultant Contract for the Community Wide Complete Streets Plan

John Cotten, Public Works Director, introduced the item.

Council Member Squyer moved, Council Member Anderson seconded, to approve the contract with Fehr and Peers in the amount of \$89,954.00 for the City of Lone Tree Community Wide Complete Streets Plan and authorize the Public Works Director to execute the contract documents. The motion passed with a vote of 5-0.

Approval of Change Order #1 for Noraa Concrete Construction Corp Contract for Lincoln Bridge Repair

John Cotten, Public Works Director, introduced the item.

Council Member Anderson moved, Council Member Monson seconded, to approve Change Order #1 with Noraa Concrete Construction Corporation in the amount of \$133,517.30 for the City of Lone Tree Lincoln Avenue (westbound) over I-25 Improvements and authorize the Public Works Director to execute the Change Order documents. The motion passed with a vote of 5-0.

Administrative Matters

Public Hearing: Hotel and Restaurant Liquor License Application for Perry's Steakhouse of Colorado, LLC d/b/a Perry's Steakhouse & Grille (8433 Park Meadows Center Drive, Suite D154)

Mayor Gunning opened the public hearing at 7:35 p.m.

Jennifer Pettinger, City Clerk, introduced the item and Brian Proffitt, applicant's counsel and Michael Thompson, Assistant Manager.

Mayor Gunning opened the public hearing for comment at 7:41 p.m.

There was no public comment.

The public hearing was closed at 7:41 p.m.

Council Member Monson moved, Council Member Squyer seconded, to approve a new Hotel and Restaurant Liquor License for Perry's Steakhouse of Colorado, LLC d/b/a Perry's Steakhouse & Grille located at 8433 Park Meadows Center Drive, Suite D154 with the amended red-line and conditional upon the applicant obtaining all necessary department approvals. The motion passed with a vote of 5-0.

Acceptance of 2013 Comprehensive Annual Financial Report (CAFR)

Kristin Baumgartner, Finance Director, introduced the item and Eric Barnes, Independent Auditor. Mr. Barnes spoke about the CAFR.

Council Member Anderson moved, Council Member Squyer seconded, to accept

the 2013 Comprehensive Annual Financial Report (CAFR). The motion passed with a vote of 5-0.

Adjournment

There being no further business, Mayor Gunning adjourned the meeting at 7:57 p.m.

Respectfully submitted,

Jennifer Pettinger, CMC, City Clerk

DRAFT



CITY OF LONE TREE
STAFF REPORT

FINAL STAFF REPORT

TO: Mayor Gunning and City Council
FROM: Kelly First, Community Development Director
DATE: June 19, 2014
SUBJECT: Sky Ridge Medical Center, SIP 10th Amendment #SP14-05R

Owner:
HCA – HealthONE, LLC
d/b/a Sky Ridge Medical Center
10101 RidgeGate Parkway
Lone Tree, CO 80124

Representative:
Kevin Pasewalk
Davis Partnership Architects
2301 Blake Street Suite 100
Denver, CO 80205

Planning Commission Meeting Date: May 27, 2014
City Council Hearing Date: June 17, 2014

A. CITY COUNCIL ACTION:

The City Council unanimously approved the SIP with the condition that the SIP is subject to final approval by the City of Lone Tree Public Works Department.

END

**FINDINGS AND REPORT TO STATE LICENSING AUTHORITY BY THE
CITY COUNCIL OF LONE TREE ACTING AS THE
LOCAL LICENSING AUTHORITY ON THE APPLICATION FOR A
HOTEL & RESTAURANT LIQUOR LICENSE**

Perry's Steakhouse of Colorado, LLC d/b/a Perry's Steakhouse & Grille

A public hearing was held by the City Council of Lone Tree, State of Colorado, acting as Local Licensing Authority at approximately 7:00 p.m. on Tuesday, June 17, 2014 at 8527 Lone Tree Parkway, Lone Tree, Colorado, on the application of Perry's Steakhouse of Colorado, LLC d/b/a Perry's Steakhouse & Grille, 8433 Park Meadows Center Drive, Suite D154, Lone Tree, Colorado 80124.

At said hearing, the following Members of the Council were present:

Mayor James D. Gunning
Mayor Pro Tem Jackie Millet
Council Member Harold Anderson
Council Member Kim Monson
Council Member Susan Squyer

Also present were:

Seth Hoffman, City Manager
Jennifer Pettinger, City Clerk
Brian Proffitt, Applicant's Attorney
Michael Thompson, Assistant Manager
Carol Johnson, Petitioner

The Honorable Mayor James D. Gunning presided. The hearing was duly convened to consider the Application and conduct a public hearing thereon.

City Clerk, Jennifer Pettinger noted that the City Council was in receipt of a packet of information which contained copies of: the license application, individual history record, Lone Tree business license, State of Colorado Certificate of Good Standing, organization documents which include the articles of organization and the action of members and managers in lieu of organizational meeting, red-lined drawing of the premises, lease agreement, affidavit of posting and publication and petition results. She noted the applicant has requested to amend their red-line drawing of the premises which has also been provided to Council. She also noted staff has reviewed all the documents. She directed the information be made a part of the record.

City Clerk, Jennifer Pettinger gave a brief presentation concerning the application and provided evidence of posting to the Council. Ms. Pettinger introduced Brian Proffitt, Applicant's

Attorney and Michael Thompson, Assistant Manager. Mr. Proffitt and Mr. Thompson spoke about the application.

The petitions supporting the application were reviewed and found to be in accordance with and in conformity with the City of Lone Tree Liquor and Fermented Malt Beverage Regulations and were accepted into evidence by the Authority.

Mayor Gunning opened the hearing for public testimony. No one came forward.

Following a brief discussion by the City Council, the hearing was closed to public testimony.

The City Council, acting as the Local Licensing Authority, having fully considered the application and testimony submitted by the Applicant, and the other evidence adduced at the hearing, NOW FINDS as follows:

Perry's Steakhouse of Colorado, LLC d/b/a Perry's Steakhouse & Grille
Findings and Report to the State

1. The public hearing held with respect to said Application on June 17, 2014, was duly convened and the Council has jurisdiction to consider the Application as the Local Licensing Authority.
2. Applicant seeks approval of an application for a Hotel & Restaurant Liquor License at 8433 Park Meadows Center Drive, D154, Lone Tree, Colorado 80124. The Application was submitted on a form prescribed by the State Licensing Authority pursuant to statute, and said application appears to be complete in all material respects. The required fees accompanied the application.
3. The Council has reviewed the Individual History Records of the owners and the managers. Council finds that the Applicant has satisfied the requirements of the Colorado Liquor Code and Regulations with respect to character, record, and reputation.
4. The Applicant has evidenced possession of the subject property through a 10 year lease agreement entered into on April 19, 2013, the lease will expire 10 years after the opening date.
5. The premise was posted in accordance with the law, for a period of not less than ten consecutive days prior to the date of said public hearing on the application, and published notice was accomplished by publication in a newspaper of general circulation in Douglas County.
6. Petitions containing 163 valid signatures in favor of and 0 valid signatures in opposition to the issuance of the license were presented to and considered by the Council.
7. No one appeared in opposition.

The City Council, acting as the Local Licensing Authority, having considered and weighed the foregoing, as well as the facts and evidence adduced by the Council's investigation, expressions of opinion as to the needs and desires of the inhabitants of the neighborhood contained in the aforementioned Petitions and all other facts, data and testimony, NOW FINDS that the Applicant has demonstrated, with respect to the application, that the needs and desires of the neighborhood are not adequately being served at this time.

Accordingly, the City Council hereby affirms its approval of the application of Perry's Steakhouse of Colorado, LLC d/b/a Perry's Steakhouse & Grille, 8433 Park Meadows Center Drive, Suite D154, Lone Tree, Colorado 80124.

The City Council hereby authorizes and directs the Liquor Licensing Administrator to submit the necessary report and approved application to the State Licensing Authority in accordance with the law.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF LONE TREE, COLORADO, acting as Local Licensing Authority.

CITY OF LONE TREE:

By: /s/
Jennifer Pettinger
Liquor License Administrator

Date: June 17, 2014



CITY OF LONE TREE
STAFF REPORT

Project Summary

Date: July 1, 2014 City Council Meeting

Project Name: RidgeGate Section 15, Filing 21, 1st amendment
Site Improvement Plan (New Town Builders)

Location: The property is located in RidgeGate in the area known as Lincoln Commons South. The property is between RidgeGate Parkway and SkyRidge Avenue.

Project Type / #: Site Improvement Plan (SIP), Project #SP14-26R

Staff Contacts: Kelly First, Community Development Department Director
Jennifer Drybread, Senior Planner

Meeting Type: Public Meeting

Summary of Request:

Approval of a Site Improvement Plan (SIP) for 57 single-family attached units on 3.48 acres.

Planning Commission Recommendation:

Approval, with conditions, by a 5-1 vote (one member was absent and one member voted against as noted in the staff report).

Suggested Action:

Approval, subject to two conditions noted in staff report.



CITY OF LONE TREE

STAFF REPORT

TO: Mayor Gunning and City Council

FROM: Steve Hebert, Community Development Director
Jennifer Drybread, Senior Planner

DATE: June 25, 2014

FOR: July 1, 2014, City Council Meeting

SUBJECT: RidgeGate Section 15, Filing 21, 1st Amendment
Site Improvement Plan, Project File #SP14-26R

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

Representative:
Redland Consultants, Inc.
8000 S. Lincoln St., Suite 206
Littleton, CO 80122

Planning Commission Meeting Date: June, 10, 2014
City Council Meeting Date: July 1, 2014

A. REQUEST:

Approval of a Site Improvement Plan (SIP) for 57 single-family attached units on 3.48 acres.

B. LOCATION:

The property is located in RidgeGate in the area known as Lincoln Commons South. The property is between RidgeGate Parkway to the south and SkyRidge Avenue to the north. The adjacent land uses are as follows:

East: Willow Creek drainage and open space area
West: Future public library and future senior living facility

North: Sky Ridge Avenue, developed mixed use retail area
South: RidgeGate Parkway, residential and park uses

C. SITE CHARACTERISTICS:

The property had been used as a stockpile site for excess dirt and is currently being overlot graded. There is no vegetation remaining on site. Once graded for development the property will gently slope down from south to north with an approximate 25 feet of grade change. The project will include an open space promenade connecting homes in this area to the adjacent Willow Creek open space system to the east.

D. SERVICE PROVIDERS:

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

E. BACKGROUND:

The property was originally planned in 2008 as part of a mixed-use retail area. Since then, for a variety of reasons, the master developer for RidgeGate has said that the retail concept in this area is not feasible. Instead, the new plan includes the residential townhome project proposed with this application, a senior living facility, and a new public library. In April of this year, an amended Sub-Area Plan for Lincoln Commons was approved, laying the groundwork for the revised development plan. Each individual project is subject to approval of an SIP.

F. DESCRIPTION:

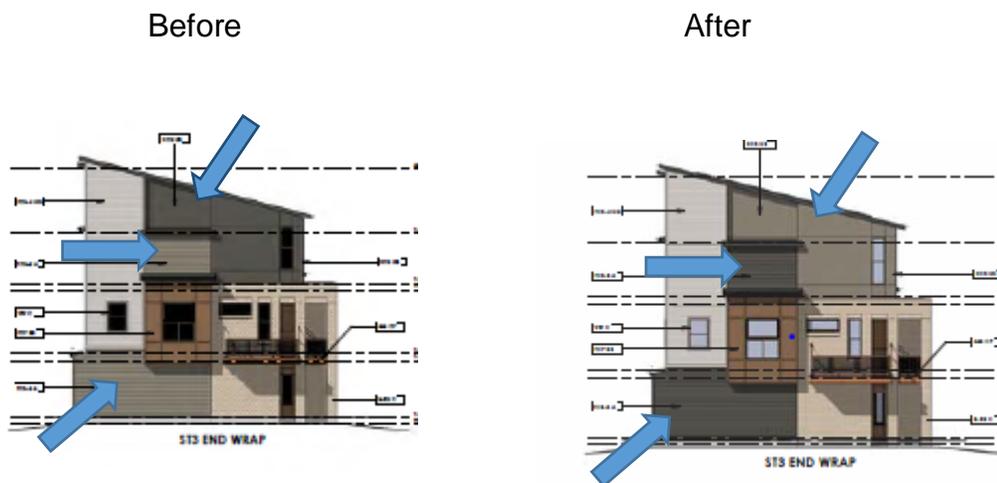
Zoning. The proposed residential use is permitted by zoning. The property is zoned PD and is within a Commercial-Mixed Use (C/MU) Planning Area in the RidgeGate Planned Development. The zoning allows residential as a permitted use.

Access. The property is proposed to be accessed via Belvedere Lane, which will be extended between Sky Ridge Avenue and RidgeGate Parkway.

Parking. The proposed parking complies with the parking standards as required in the RidgeGate Residential West Village Sub-Area Plan. Parking is provided within one and two-car garages accessed off internal alleys, in small parking lots on site, and with some guest parking on street. Small parking lots are designed to be segmented largely internal to the development to minimize visual impacts.

Building Design. The proposed building designs are consistent with the City's Design Guidelines and applicable Sub-Area Plan and have been approved by the RidgeGate Design Review Committee (DRC). There are two building types, a courtyard row house fronting the Willow Creek drainage and a stacked townhouse fronting small green spaces. The buildings are sited to provide a defined edge for the neighborhood park that will be developed in Willow Creek, east of the development. The facades are articulated with architectural elements such as building breaks, roof overhangs, and offset wall planes. The scale and composition of building material components correspond with the overall scale and massing of the building. Building materials include stucco, brick veneer, cementitious hardboard paneling that complements the area while providing architectural variety. Roof lines are designed to accommodate photovoltaic solar panels.

Building colors were discussed by the Planning Commission at some length, with a majority expressing their opinion that there was too much dark gray, and that this color should be retained as a smaller percentage of the overall building, and as more of an accent. In response the applicant has reduced the amount of dark gray as seen below in a sample of before and after renderings (the applicant will provide more examples at the City Council meeting):



Landscaping. The proposed landscape and irrigation plans are compliant with the City's requirements and that of the applicable Sub-Area Plan. Landscaping proposed is adapted to this climate, and is generally low-water intensive. Two small parks are proposed between the residences and Belvedere Lane, and are heavily landscaped with trees to provide a comfortable setting in the summer months.

Lighting. Street lights and pedestrian lights are compliant with the RidgeGate standard. Security lighting is fully cut-off to minimize light pollution.

Snow Storage. Snow storage is proposed at the end of each alley in a pervious area to allow for snow to melt into the landscape per City standards.

Local Park Dedication. The local park dedication is calculated based on provisions of the approved Sub-Area Plan. Based on the population generated and nature of amenities provided within the project, cash in lieu of land dedication is recommended in the amount of \$28,069. Payment will be required to the City prior to final approval, as recommended through a condition of approval.

PLANNING COMMISSION REVIEW:

The following has been taken directly from the minutes of the Planning Commission meeting held on June 10, 2014:

Ms. Jennifer Drybread introduced the project, describing the nature of the application, project location, and review process. Staff recommends that the Planning Commission recommend to City Council approval of SP#14-26R with two conditions:

1. The SIP is subject to final approval by the City of Lone Tree Public Works Department.
2. Prior to final SIP approval, the local park dedication for the property will be paid to the City.

Mr. Kevin Puccio, Director of Community Development for New Town Builders, provided an overview of the proposed townhome development, including their plans for the site within the overall context of RidgeGate, their focus on sustainability, design considerations, park and open space, access, ADA compliance, and parking.

Commissioner Godden asked whether there is a public art requirement. Ms. Drybread answered that it does not apply to this property as it is not the minimum of 5 acres in size, as required by the RidgeGate Sub-Area Plan. Commissioner Godden asked when the adjoining park would be developed. Darryl Jones, of Coventry Development Corporation, responded that the Rampart Range Metropolitan District is contracting for the design work now, and it is likely the park/promenade would be developed in 2016-2017 (they want to ensure that construction activities here do not negatively impact the park/promenade).

Commissioner Godden asked whether the curb cut along Belvedere Lane is too close to RidgeGate Parkway. Ms. Drybread responded that the City Engineering Division looked at that and agreed it was acceptable, but required a median to preclude left turns from the property to the west. Commissioner Godden asked how the project would be phased. Mr. Puccio responded that likely the property closest to RidgeGate Parkway would develop first, but that they plan for a seamless construction beginning in the fall of this year.

Commissioner Godden asked if solar panels will be standard. Mr. Puccio answered that as of now, yes, but that it is somewhat dependent on what Xcel Energy does with regard to their solar incentive program. Commissioner Godden recommended that the solar panels be shown on a rendering for City Council. Commissioner Godden asked why they chose a black roof. Mr. Puccio responded that the solar panels would blend in more against a black background.

Commissioner Godden asked about the roof pitch on the alley side of the stacked 3-story units, feeling that it provides a large forehead that is somewhat imposing. Mr. Puccio responded that the design takes into consideration the interior volumes and building trusses. He added that cropping the roof would also impact the solar panels and would affect the minimum pitch they need for the asphalt shingles.

Commissioner Godden asked where the screen walls will be located. Mr. Puccio answered that the walls will go at the end of the alleys and along the promenade to screen the alleys from public view. He added that the screen wall in the patio would only be 30" tall. Commissioner Godden asked whether the courtyard homes meet FFHA and Colorado Title 9 requirements for accessibility and visitability. Mr. Puccio stated that they would be compliant with State law, and that the units would be Type B adaptable units.

Commissioner Kirchner stated that he had visited a New Town Builders zero-energy project up north and was very complimentary about the development. He stated his concern for the dark building colors and black

roof colors, which he felt would be very predominant compared to the more earth tone colors in the area. Chair Sippel agreed, stating that the dark colors were foreboding, stark, and uninviting and that she thought using the surrounding natural landscape colors of more buff and light grey as the predominant color would be more inviting. Robert Kiyoshi Wilson, of the Abo (architectural) Group, explained where they had limited the dark color on the building. Kevin Yoshida, of the Abo Group, added that they would be open to modifying the colors. Chair Sippel, added that there are no dark colors in the surrounding area, and she liked the colored accents planned for the building. She noted that most of the red and rust accent colors are on the garage doors will not be visible externally. Commissioner Kirchner stated that he would like the applicant to add more perspective exhibits to show City Council.

Chair Sippel commented that she appreciated all of the sustainability features and architectural elements, but she asked if shed roofs are a timeless architectural feature, a concept that is embodied in the City's Design Guidelines. Mr. Puccio responded that the roof design is a function of what is needed for the solar, and in this case, form follows function. Chair Sippel asked about the solar panels, where they are positioned, how they are oriented, and the amount of area they encompass. Chair Sippel expressed concern about their long build out schedule described in the narrative. Mr. Puccio stated that they will build out as quickly as possible, and have allowed for a 4-year build out to be conservative. Chair Sippel asked what cementitious siding was and if it was hardy and weathered well. Mr. Puccio answered that it is Hardie Board siding, a very durable material. Commissioner Godden added that he has the siding on his home and it is bullet proof. Chair Sippel recommended that the applicant provide additional renderings (east, south, north, and west if possible) for the entire project to city council to more clearly show the overall design (rather than only the two small renderings included in the planning commission packet).

Commissioner Carlson asked about the materials that would be used on the balcony/deck of the three-story stacked townhomes. Mr. Puccio indicated they were not included in the sample board and they would be metal. Commissioner Carlson expressed concern that the dark building colors could fade over time from the sun; most HOA's do not endorse the use of dark colors due to higher maintenance. She asked about price ranges, and Mr. Puccio answered that they are looking at a range between \$270,000 and \$375,000, with sizes ranging from 1200 to 1850 square feet. Commissioner Carlson inquired how many handicap-accessible units there would be, and Mr. Puccio estimated about 1/3 of the row house units facing the park will have a main floor master bedroom. Commissioner Carlson responded that she felt these units meet a need in the community that is not currently being provided.

Commissioner Kline commended the applicant for providing for-sale units. He asked how much the HOA dues would be. Mr. Puccio answered they like to minimize those to no more than \$150 month. Commissioner Kline asked who would be responsible for maintaining the solar panels. Mr. Puccio responded that purchased panels would be the responsibility of the HOA, and that leased panels would be the responsibility of the solar provider. He stated that the panels are very durable and protect the roofs from hail damage. He also stated that the HOA is responsible for any roof repairs.

Commissioner Mikolajczak inquired whether the units would be limited to those in the 55+ age group. Mr. Puccio responded no, they would be fee simple townhomes, available to all age groups. Mr. Mikolajczak expressed disappointment, as he understood the project would be targeted for seniors. Commissioner Mikolajczak asked what the floor material will be for the outdoor patios. Mr. Puccio responded that they do not yet know, but they are intended to be an outdoor room as opposed to a landscaped space. Commissioner Mikolajczak received clarification that the sidewalks adjacent to Willow Creek would be 5-feet wide. He recommended that benches be placed on the east side by the sidewalk, and Mr. Puccio responded that they could do that.

Commissioner Mikolajczak asked about the amenities for the proposed small park in the southern portion of the project and why it would not be similar to the larger, northern park. Mr. Puccio responded that the northern park area would be more active with a grass area that children could play in. The southern park would be more intimate with tables and chairs for quiet gatherings. Commissioner Mikolajczak asked that the Commission see the plans for the promenade and park while they were in the design stage, before they were approved by the City, expressing the importance of providing inviting, inspiring amenities for the community and encouraging public art and a water feature as possible amenities. He felt the public spaces in the area could elevate the experience and complement the Arts Center.

Commissioner Mikolajczak expressed his support for the dark colors, because they are different from others in the area, and said that he would like more accent colors, which can make the area exciting. He asked for a clarification on the solar, and Mr. Puccio stated the solar panels could be purchased, leased, or the property owner could opt out if they do not want panels. Commissioner Mikolajczak stated that he really like the architecture, the fact that the homes fronted the streets and the use of the metal railing and awnings.

Commissioner Godden expressed his agreement over the concern for the dark grey color.

Commissioner Kirchner asked about guest parking, and Mr. Puccio responded that some guest parking is on street. Mr. Kirchner responded that parking for some of the accessible units would be far from these units. Mr. Puccio agreed but said that was a function of the size of the site

There was some discussion about how to make the darker colors less predominant such as using the lighter gray as the field color, or varying the use of each color palette among the buildings to provide more variety. Mr. Kevin Yoshida responded that they could look at that. Mr. Puccio noted that color is somewhat subjective and they did look at many iterations of color schemes through the DRC process. He said the colors chosen were approved by the DRC and intentionally chosen for place making. However, he appreciates the concern and they will look at options. Chair Sippel reiterated that they are not opposed to the color palette; just looking for ways to reduce the massing of the dark gray areas.

Commissioner Godden made a motion to approve the application with the following four conditions:

1. The SIP is subject to final approval by the City of Lone Tree Public Works Department.
2. The local park dedication for the property will be paid to the City by the applicant at the time of final SIP approval.
3. Prior to the City Council meeting, the renderings will be revised to show the roof top solar panels. (Complied)
4. Prior to the City Council meeting, the applicant will propose revised building colors intended to reduce the predominance of the dark grey color to be more of a secondary, accent color. (Complied)

Commissioner Kirchner seconded the motion. The motion passed with a vote of 5 for and 1 against. Commissioner Mikolajczak voted against the motion for approval stating that he did not think changes to the building colors were necessary and, if they were going to be changed it was significant enough that the Planning Commission should review it again.

- G. REFERRALS:** This application was considered and approved by the RidgeGate Design Review Committee. All Homeowner Associations in the City were sent a referral and staff received no responses. Xcel Energy commented that some landscaping and monument signage may need to be adjusted due to a potential conflict with a utility easement. This is being evaluated. Public Works Department concerns will be addressed as a condition of approval as is standard practice. Tri-County Health questioned whether this property will access the East-West Regional Trail, and the answer is yes, this property will access the Willow Creek

drainage, where a trail will be constructed to extend to the existing trail in Belvedere Park, which ultimately connects to the regional trail.

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, the Comprehensive Plan, and the RidgeGate Lincoln Commons Commercial Mixed-Use Sub-Area Plan.

Staff recommends the City Council approve the SIP subject to:

1. Final approval by the Public Works Department
2. The local park dedication for the property will be paid to the City by the applicant at the time of final SIP approval.

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

RECEIVED APR 24 2014

DEVELOPMENT APPLICATION FORM

◆ OFFICE USE ONLY ◆

PROJECT NAME: RidgeGate Sec. 15, Filing 21, Lots 4+5

PROJECT FILE # SP14-26R

REQUEST: SIP Approval (New Town Bldrs)

SITE LOCATION:

(Nearest Intersections) RidgeGate Ave & Belvedere Lane

OWNER:

Name: New Town Builders
Address: 1553 Platte Street Suite 100
Denver, CO 80202
Phone: 303 707-4444 FAX:

DATE SUBMITTED: 4-24-14

FEES: \$3,200 # 5256

(Engineering fees are not included)

AUTHORIZED REPRESENTATIVE:

Name: Rick Rome Fax:
Address: 8000 S. Lincoln St Suite 206 Email: rrome@redland.com
Phone: 720 283-6783 Business/Project Name: Redland Consultants, Inc.

LEGAL DESCRIPTION (site address):

PROJECT INFORMATION:

Subdivision Name: RidgeGate Section 15 Filing #: 21 Lot # (if appropriate): 4 & 5 Block #:
Planning Area # (if PD)

PRESENT ZONING: (When rezoning) – PROPOSED ZONING

GROSS ACREAGE: 3.48 ac # of units (residential) 57

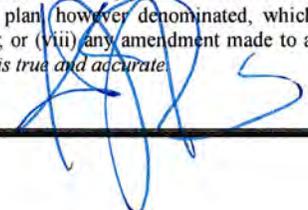
Unit type: Townhome

FIRE DISTRICT: South Metro Fire METRO DIST: Rampart Range Metro District No. 1

WATER: Southgate Water & Sanitation ELEC: Xcel Energy

SEWER: Southgate Water & Sanitation GAS: Xcel Energy

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

APPLICANT SIGNATURE: 

Date: 4.24.14

Project Narrative – SIP

RidgeGate Section 15, Filing 21, Lots 4 & 5
New Town Builders
Lincoln Commons South

Landowner:

Colony Investments
1041 3rd Ave
New York, NY 10021

General Information

Owner / Developer:

New Town Builders
1553 Platte Street
Suite 100
Denver, CO 80202
Kevin Puccio, Vice President

Plat Prepared by:

Redland
8000 South Lincoln Street, Suite 206
Littleton, CO 80122

Subdivision Name:

RidgeGate Section 15, Filing 21, Lots 4 & 5

Zoning:

RidgeGate, Fourth Amendment PDD

Water and Sanitation Provider:

Southgate Water & Sanitation District

Development Impact

Impact of Development:

New Town Proposes to build 57 town homes. The residential development will provide high-quality energy efficient housing for the community. The neighborhood is designed to be walkable, with alley loaded homes, strong pedestrian connections and proximity to amenities, such as open space and retail.

Housing mix:

- Courtyard Row House
- Stacked Townhouse

The neighborhood is complimentary to adjacent land uses. A strong urban edge aligns SkyRidge Parkway and RidgeGate Parkway with town homes fronting the collector, the future Belvedere Land and the Rampart Range District Park.

The Courtyard Row Homes will offer the residents of RidgeGate a more affordable alternative to single family detached housing while still offering the amenity of private outdoor space.

Many of the homes front parks or courtyards, providing an attractive balance of hardscape and landscape components. These gathering areas promote community and emphasize walkability. The neighborhood is adjacent to parks.

Compliance with Intent and Approval Standards

Intent of Site Improvement Plan Process

The proposed townhome design compiles with the intent of the City of Lone Tree Site Improvement Plan process (outlined in Section 16-27-10 of Article XXVII) by promoting high-quality residential design and sustainable and healthy living. As referenced above, the site has been designed to integrate parks and courtyards and provide a balance of hardscape and landscape components. These public and private spaces promote community and emphasize walkability. The surrounding land uses are embraced.

Approval Standards:

This project is in conformance with the current City of Lone Tree Comprehensive Plan, Design Guidelines, and Code. This project will also comply with the applicable standards listed in Section 16-27-90 of Article XXVII.

Development Phasing

Proposed Development Schedule:

New Town Builders proposes to develop the land starting beginning October of 2014. The land is planned to be developed in 2 phases with all construction to be completed within 48 months. The first closings to homebuyers is projected to be in the fall of 2015.

Sustainability

Sustainability and Energy Efficiency:

New Town Builders supports the City of Lone Tree's environmental goals and will employ green building practices and energy efficient design and construction for the townhome development. The Site Plan was developed considering the optimum solar orientation and community access to nearby parks and open space. New Town Builders will offer solar panels as a renewable energy source. Our landscape plan includes native plants to limit the irrigation requirements.

New Town Builders is the Denver region homebuilder with the greatest focus on energy efficiency, achieved using the following construction principles:

- The frame of each home is turned into an insulating envelope to keep the outside air out and the inside air exceedingly comfortable.
- Heating and air conditioning ducts are checked for tightness so heated or cooled air reaches its destination with loss of less than seven percent.
- High efficiency furnaces, air conditioners and tankless water heaters are included.
- Each home is planned to include a photovoltaic (solar) electricity generating system on the roof as a standard feature.

All homes are intended to be built to Department of Energy "Challenge Home" standards. Every New Town home's energy efficiency is certified by an independent third party energy auditor.

New Town takes building science to the next level, demonstrating that energy efficient homes are also beautiful and affordable. For the first time, everyday homebuyers can see and purchase an energy efficient home that is truly "state-of-the-art" in building science.

Other Project Data

Total number of employees on maximum shift:

TBD, Varies

Square footage of Buildings:

Varies

Lot Area:

Lot 4 = 1.964 Acres (85,563 SF)

Lot 5 = 1.486 Acres (64,726 SF)

Anticipated Opening Date:

Fall of 2015.

Variances

There are no variances necessary with this proposal.

N/A



April 14, 2014

Mr. Kevin Puccio
Ms. Kathleen Wanatowicz
New Town Builders
1553 Platte Street, Suite 100
Denver, CO 80202

RE: New Town Townhomes at RidgeGate – Lincoln Commons South

Kevin and Kathleen,

The RidgeGate DRC has reviewed the Design Development (DD) submittal package. The DRC approves the submittal based on your design resolution of the issues as noted below and adds the following comments of support:

Architecture

1. Adding color to the garage doors and the balcony structure is a great use of accent to give the project playfulness and add just enough spice without 'over trying.' Without the color the project could suffer from being just another place without uniqueness
2. The DRC approves the color schemes for both components and building types of the project. The darker brick palette on the Courtyard buildings is a nice contrast, they coordinate nicely. The DRC likes the garage door color, and sees them as a rust-terracotta color that fits within the Ridgegate Guidelines, not necessarily a focal point since they are buried in the drive courts
3. The DRC appreciates the development of the material / color assembly across both projects, and there's now a nice unity to the project, with subtle tweaks to avoid the monotonous
4. Great resolution at the corners of the Courtyard Units with your response to the end elevations using the flat shading lid (eyebrow) at the front door and around the corner.
5. Consider the selection of the panel with 5/4 trim as it is somewhat out of context with the architectural forms and other material palette with is 'in the present, with a forward leaning. The DRC suggests removing this textural element in favor of something else that respects the palette you have successfully developed
6. The DRC likes the balcony cable support detailing
7. The DRC approves of the alley end screen walls

Kevin Puccio / Kathleen Wanatowicz
RidgeGate – Lincoln Commons South
April 14, 2014
Page 2

Site / Landscaping

1. Trees shown in Park Property should be deleted for now as the park has not been fully designed and additional ideas may prevail for the park design
2. The conceptual signage looks too much like the RidgeGate wayfinding signs and needs to be reconsidered. Proposed signage should tie in more to the project, not the overall community
3. The DRC suggests that the project name tie into future park name which will probably NOT be Willow Creek since that is used elsewhere in the region

This approval allows your plans to be submitted to the City of Lone Tree for review of the project for a Site Improvement Plan (SIP). The DRC will confirm incorporation of any remaining design elements in the Construction Document (CD) stage of the DRC approval process. Please advise the RidgeGate DRC should you have any questions or need to request additional modifications to this application.

Regards,


Darryl Jones
RidgeGate DRC Administrator



City of Lone Tree Design Guidelines

Statement of Design Intent

Using this form, or a separate page, please describe how the project meets the intent of the City of Lone Tree Design Guidelines, including the City's Core Design Principles. (If the project is located within a Planned Development that is governed by additional design standards or guidelines, please address how the project satisfies the intent of those standards and guidelines as well).

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

Project Name: New Town Builders – Lincoln Commons South

Location: RidgeGate Section 15, Filing 21, Lots 4 & 5

1. Overall Design Concept:

Briefly describe the use and overall concept for the project as a whole.

New Town Builders is proposing to build fifty-seven (57) town homes. These townhomes will be a mix of "Courtyard Row House" constructed in an attached rowhome configuration as well as a "Stacked Townhouse" (ranging from 3 attached units to 6 attached units). The residential development will provide high-quality energy efficient housing for the community. The neighborhood is designed to be walkable, with alley loaded homes, strong pedestrian connections and proximity to amenities, such as open space and retail.

The Site Plan was developed considering the best solar orientation and community access to nearby parks and open space. New Town Builders will offer solar panels on as a renewable energy source. The landscape plan includes native plants to limit the irrigation requirements. New Town Builders supports the City of Lone Tree's environmental goals and will employ green building practices and energy efficient design and construction for the townhome development.

2. Context and Site:

Describe how the project relates functionally and visually to the context of the surrounding area (consider issues of form and character; the natural environment; vehicular and pedestrian access and circulation systems, etc.).

The neighborhood is complimentary to adjacent land uses. A strong urban edge aligns SkyRidge Avenue and RidgeGate Parkway with town homes fronting the collector, the future Belvedere Land and the Rampart Range District Park.

The Courtyard Row Homes will offer the residents of RidgeGate a more affordable alternative to single-family detached housing while still offering the amenity of private outdoor space. Many of the homes front parks or courtyards, providing an attractive balance of hardscape and landscape components. These gathering areas promote community and emphasize walkability. The neighborhood is adjacent to parks.

3. Public Realm

Describe how the project contributes to an inviting, safe and functional public realm (consider public spaces, street/sidewalk – level experience, lighting, landscaping and signage).

The project has been designed to positively contribute to the existing and future public spaces. The alley-loaded residential design allows the homes to front onto the street and parks. The high-quality architectural design provides an inviting street scene for pedestrians and motorists. Landscaping will be integrated into the project to compliment the architecture. Wide sidewalks and mid-block pedestrian connections offer a pedestrian-friendly environment. The lighting for the project will fit in with the surrounding character of the community and it will also offer safety at night. The signage for the project will be pedestrian scale, and will complement the design of the architecture.

4. Architectural Design

Describe how the architectural design contributes to the unique qualities of the area and how design concepts result in a unified, functional and high quality design (consider building form and composition, façade composition and articulation, materials and colors and lighting).

This project provides a unique opportunity to utilize similar design principles and composition already in place within the community as seen at The Lone Tree Arts Center. As a result, simple, angular contemporary forms dominate the overall architectural language of these single-family attached townhouse residences by New Town Builders. Furthermore, by utilizing a color and material palette that strays only slightly from that of its immediate surroundings, the intent is for these townhomes to complement rather than compete with the neighborhood context. The architectural theme is also based on an “additive” approach that allows for a balanced arrangement of materials that avoids large expanses of blank walls or monotonous color applications.

On the interior, each of the townhouse product types offers a minimum 10’ ceiling height at the main living level which allows for greater window area, light and overall spaciousness. Individual private and semi-private outdoor areas (patios and/or decks made of composite materials) as well as attached garages (one-car or 2-car) are provided for each individual townhouse as well.

Another important aspect of the architectural design is energy efficiency. These townhouses will be built to the U.S. Department of Energy ‘Challenge Home’ specifications offering a cost-effective, high performance package of energy savings, comfort, health, and durability unparalleled in today’s marketplace. Only a select few of the top builders in the country meet the extraordinary levels of excellence and quality specified by the DOE guidelines.



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

May 21, 2013
Revised- 5/23/14

City of Lone Tree
Kelly First, Planning Manager
9220 Kimmer, Suite 100
Lone Tree, CO 80124

Re: SP14-26R (New Town SIP)
RidgeGate Sec 15, Fil. 21, Lots 4 & 5
and
SB14-29R (Replat of Lots 4 & 5)
RidgeGate Filing No. 21, 1st Amendment

Project No. 061-371

Dear Jennifer:

We have reviewed the SIP and Plat referrals for the above referenced Project.

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

- Site Improvement Plan (28 sheets), dated 5/13/14, by Redland et.al.
- Narrative letter & application.

The Plat package submitted and reviewed consists of the following document:

- RidgeGate Filing No. 21, 1st Amendment (Replat of Fil. 21 Lots 4 & 5) (2 sheets), dated 5-12-14, by Coventry Development.

As a separate action, Redland has submitted, and we have reviewed and provided comments directly to Redland on, the following documents relative to this proposed development:

- Civil Construction Plans (CD's) (19 sheets), dated 4/24/14, by Redland.
- Grading, Erosion and Sedimentation Control (GESC) Plans (7 sheets), dated 2/18/14, by Redland.
- Grading, Erosion and Sedimentation Control (GESC) Report, dated 4/24/14, by Redland.
- Phase III Drainage Report, dated 4/24/14, by Redland.

Our comments are provided below:

General Comments

1. The Public Works/Engineering SIP Review fee for this Project, per the adopted standard review fee schedule (re: SIP – Major Amendment) is \$3,000.00. Review and comment on the SIP, GESC Plans, GESC Report and Drainage Report are covered under this review fee. A separate fee of \$1,600.00 is associated with the Civil Construction Plans review. The combined \$4,600.00 review fee (please see

attached Fee Schedule form) will need to be paid prior to the resubmission of the documents for subsequent review and/or approval. The payment should be made out to "City of Lone Tree" and delivered to my attention at Public Works.

2. The Plat submittal review fee will be addressed in the Technical Plat Referral comment letter by Mike Cregger.
3. A Site Improvement Plan Improvements Agreement (SIPIA) is not anticipated to be required for the proposed Project**. If required, the SIPIA standard form is available for reference on the City website (<http://www.cityoflonetree.com/DocumentView.aspx?DID=23>). The surety referenced in the SIPIA would cover all Project improvements to be installed by New Town that are located within the public right-of-ways of RidgeGate Parkway, Bevedere Lane and Sky Ridge Avenue. (e.g. curb returns, drive approaches, sidewalk, etc.).

** Note: It is our understanding that all of the hardscape within the ROW's, including the sidewalk(s), curb cuts and drive approaches, will be installed by the RRMD concurrent with construction of the streets, in which case the SIPIA from New Town will not be required.
4. A Grading, Erosion and Sedimentation Control (GESC) Permit will be required for this Project. The GESC Permit may not be obtained prior to final approvals of the GESC Plans / GESC Report and at least recommendation of SIP approval by the City Planning Commission. No site work may begin prior to issuance of the GESC Permit.
5. Since this site exceeds one (1) acre of disturbed area, the developer must obtain a State Stormwater Construction Permit from the Colorado Department of Public Health and Environment (CDPHE), in addition to the City of Lone Tree issued GESC Permit.
6. 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(s) should verify that the item(s) are addressed throughout the related Project documents consistently, as applicable.

Specific Comments

Plat Submittal:

1. The replat of Fil. 21, Lots 4 & 5 appears to be being processed by Coventry Development / Lincoln Commons South, Inc. as the current owner of Lot Nos. 4 & 5, in anticipation of the proposed New Town Development as indicated in the SIP. The Plat (replat) subdivides the development into individual lots (57 lots, one lot per proposed Town Home). The remainder of the site is incorporated into four (4) Tracts which encompass the on-site drives and open space.
2. Based on the SIP, extensive landscaping is proposed around the perimeters of the proposed development (e.g. north segment – 33 lots/units, and south segment – 24 lots/units) and also between units 17&18 and 21&22 (south) and 23&24 and 29&30(north). (See SIP Sheets 3 & 4 for lot/unit numbers and SIP Sheets 5 & 6 for landscaping). The lot lines as indicated on the Plat would appear to make several of the adjacent individual lot owners responsible (as the property owners) for this landscaping. It may be more appropriate adjust the individual lot lines to encompass only the dwelling units and immediate "back yards", and make all of the rest of the property (e.g. common and open space areas and major site landscaping areas) part of the Tracts. All of the tracts should be defined on the Plat (see subsequent comment) as under the

ownership and maintenance responsibility of an HOA for the development.

3. As noted in the preceding comment, the Plat includes 4 tracts and 57 lots. Two of the tracts (Tracts B & D) consist of the on-site drives, and are indicated on the Plat as "30' Utility and Pedestrian Access Easements". However, these two tracts provide more than "pedestrian" access (e.g. These Tracts include public and vehicle access, fire department and emergency fire access lane, and also utility easement (water and sanitary sewer, and possibly others). (Reference SIP Sheets 3 & 4). We recommend that a note (or notes) be added to the Plat cover sheet identifying the various tracts and their specific purposes, and also listing the entity(ies) owning the tracts and responsible for their maintenance (e.g. HOA).

SIP Submittal:

1. Sheet 1 – Cover Sheet:

- a. The Site Data Chart indicates that the nine (9) on-street parking spaces shown on the Belvedere Lane frontage of the north segment (e.g. Lot 4, SIP Sheet 2 & 3) are counted toward meeting the indicated required 128 parking spaces. Although, as shown on Sheet 3, these parking spaces are in conflict with the driveway-street intersection line of sight requirements, per City adopted Douglas County Roadway Design and Construction Standards, (Section 4.11.4), parking within the sight triangle may be allowed on local streets. This portion of Belvedere meets the design criteria for the DC referenced "local streets", and the proposed parking would therefore not be precluded.

2. Sheet 3 – Lot 4 Site Plan:

- a. As noted above, the nine (9) on-street parking spaces shown on the east side of Belvedere Lane will be allowed.
- b. The on-street parking spaces shown on the west side of Belvedere Lane either should be removed, or should be indicated as "potential future parking, by others".
- c. A proposed fire hydrant is shown adjacent to Belvedere Lane on the north side of the north drive. Consistent with the location of a similar hydrant on the Lot 5 site (see SIP Sheet 4), it may be desirable for fire department access (to connect and pull hoses) to have the Lot 4 hydrant located on the south side of the drive. South Metro Fire and Rescue should review and approve the proposed hydrant locations and also the "No Parking – Fire Lane" signage locations for the proposed New Town development.
- d. At three locations in the development (one on the north portion - between units/lots 29&30, and two on the south -- between units/lots 17&18 and 21&22) space is maintained between the adjacent units to include a 5' connection from the drive to the Park walkway. However, between units/lots 23&24 on the north portion, this connection has not been provided. In this location, the space between the adjacent units is narrower by 6' than in the other similar locations. The loss of this connection walk apparently was a trade-off in order to obtain two (2) added "Handicapped" units.
- e. The sidewalk along the east side of the Project, in the adjacent RRMD "Tract A" is being designed by the RRMD's Landscape Architect. The sidewalk should be shown in conformance with the RRMD Park design and appropriately labeled as "by others". Coordination/approval of the proposed connection(s) from the New Town Project to the RRMD sidewalk must be confirmed by the RRMD, or the on-site New Town design should be modified appropriately to eliminate the off-site work/connections. We recommend resolution of this issue prior to SIP and/or Plat finalization and approvals, and prior to final engineering plans approvals.

3. Sheet 4 – Lot 5 Site Plan:
 - a. A 10-foot Type R inlet is required to be added at the east side of Belvedere Lane, immediately north of the curb return of the north drive for Lot 5. This inlet is required to intercept a portion of the developed Lot 5 drainage. The inlet, and the storm sewer connection to the inlet on the west side of Belvedere, should be shown.

4. Sheet 5 – Lot 4 Landscaping Plan:
 - a. The landscaping plan in “snow storage area” at the end of drive (at the north end, next to Sky Ridge Avenue) may conflict with the snow storage functionality of the location. Additionally, placing snow storage directly in front of/over the Type R inlet at this location may contribute to drainage issues in this area.

5. Sheet 6 – Lot 5 Landscaping Plan:::
 - a. Three (3) trees (one each to the north and south side of the north drive, and one on RidgeGate Parkway, just east of Belvedere) are shown in conflict with the sight-distance triangles. Initially, as young trees, they should create minimal issue. However, the locations may be problematic as the trees mature. The location(s) of these trees should be shifted to the extent possible to avoid the sight-distance conflicts, or removal of the tree(s) in the future may be necessary.
 - b. The landscaping plan within the end of drive “snow storage area” at the south (next to RidgeGate Parkway) may conflict with the snow storage functionality of the location.

6. Sheet 12 – Lot 5 Grading Plan:
 - a. Grading is shown off-site in the proposed RRMD tract east of units/lots 15–17 and 22–24. RRMD is coordinating the design and grading in that tract (Tract A, RidgeGate Fil. 21) as part of the proposed park development of that Tract. Additionally, as noted above, the sidewalk along the east side of the New Town Project in the RRMD Tract A is being designed by the RRMD’s Landscape Architect, and should be shown on the New Town Plans in conformance with the RRMD design. New Town should provide either written approval from the RRMD of the indicated New Town Project grading and of the proposed sidewalk connections within Tract A, or appropriately revise the on-site design to eliminate the off-site work/connections. We recommend resolution of these issues be addressed prior to SIP and/or Plat finalization and approvals, and prior to final engineering plans approvals.

7. We have no comments on the other sheets within the SIP Plan set, as those sheets address details/items typically not part of the Engineering reviews.

Civil Engineering Submittals:

As noted, we have submitted detailed comments on the engineering submittals (GESC Plans and Report, Drainage Report, and Civil Site CD’s) directly to Redland. With a few exceptions (e.g. items noted above), these detailed engineering comments should not directly impact the larger picture SIP and/or Plat considerations. Storm water management for the site will be in general conformance with the master planned drainage concept for this area, with water quality and detention provided in RRMD Regional Pond 302 located in Willow Creek just east of the development. The GESC plans/report will address GESC management consistent with local standards during construction of the proposed development. The site civil construction details, consistent with the ultimately approved SIP, will be required to be appropriately reflected in the Civil CD’s.

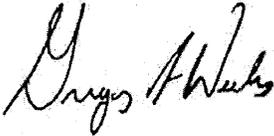
SP14-26R (New Town)
RidgeGate Sec 15, Fil. 21, Lots 4 & 5
Page 5

CONCLUSION

Except as noted in the comments above, the general concept of the proposed New Town Development presented in SIP SP14-26R and Plat SB14-29R appears acceptable to Engineering/Public Works. Subject to appropriate resolution of the issues we have noted, we have no objection to recommendation of SIP and/or Plat approval contingent 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



CITY OF LONE TREE
Community Development Department

REFERRAL REQUEST

Today's date: May 14, 2014

Project Name and File Number: RidgeGate Section 15, Filing 21, 1st Amendment (New Town), Project #SB14-29R

Project Type: Replat

Comments Due By: June 3, 2014

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.

X We have no comments regarding this proposal – The Rampart Range Metropolitan District supports this project.

_____ **Please note the following concerns this organization has:**

_____ **See attached letter for comments regarding this proposal**

Organization Name: Rampart Range Metropolitan District

Your name: Denise Denslow

Your signature:

Denise Denslow

Date: 5/16/14

This project may be subject to public meetings. Please check the City's web site (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

jennifer.drybread@cityoflonetree.com



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303. 571.3660
donna.l.george@xcelenergy.com

June 2, 2014

City of Lone Tree
Community Development Department
9220 Kimmer Drive, Suite 100
Lone Tree, Colorado 80124

Attn: Jennifer Drybread

**RE: RidgeGate Sec 15 Flg 21 Lots 4 and 5 – New Town – Case # SP14-26R
RidgeGate Sec 15 Flg 21 1st Amd – New Town – Case # SB14-29R**

Public Service Company of Colorado (PSCo) has determined **there are possible conflicts** with the above captioned projects. PSCo acknowledges the ten-foot (10') utility easement to be platted on the abutting property to the southeast; however, there is a question as to its usability for dry utilities given the proposed grading in that area.

A proposed monument sign in the southerly corner of Sky Ridge Avenue and Belvedere Lane, as well as various planned trees along the public rights-of-way, appear to be in conflict with the proposed utility easements. The property owner/developer/contractor must contact the **Builder's Call Line at 1-800-628-2121 as soon as possible** and complete the application process for any new gas or electric service, or modification to existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

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

Sincerely,

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



June 3, 2014

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

RE: RidgeGate Section 15, Filing 21
TCHD Case # 3164

Dear Ms. Drybread:

Thank you for the opportunity to review and comment on the Replat of 2 lots into 37 lots in the Southeast section of Rivington Ct and Crossington Way. Tri-County Health Department (TCHD) staff reviewed the application for compliance with applicable environmental and public health regulations and has the following comment.

Community Design for Active Living

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, we encourage community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Thoughtful community designs can promote people walking or biking as part of their daily routines if considered early in the development process.

The Site Plan does not indicate whether this new development will connect to the East West Regional Trail located on the Southwest corner of the property line. TCHD strongly encourages the applicant to consider adding a trail connection to allow increased physical activity for residents.

In general, providing good, safe connections throughout the proposed subdivision for pedestrians and bicyclists will provide the infrastructure for promoting healthy choices for residents.

Please feel free to contact me at 720-200-1580 or vrichard@tchd.org if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be "V. Richardson", written over a horizontal line.

Vanessa Richardson

Environmental Health Specialist II

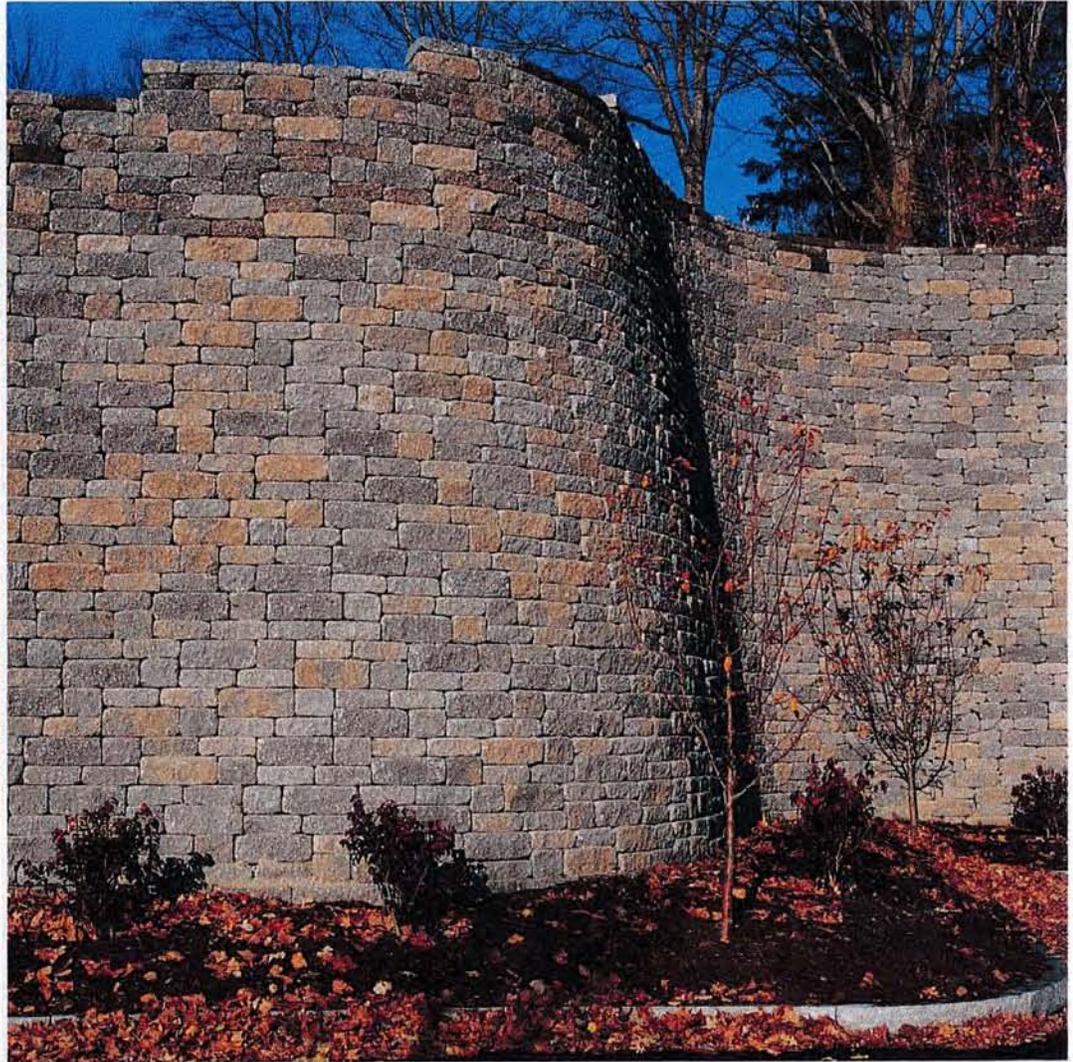
CC: Sheila Lynch, Keith Homersham, TCHD



VERSA-LOK[®]
Retaining Wall Systems

Solid Solutions.[™]

www.versa-lok.com



Mosaic[®]

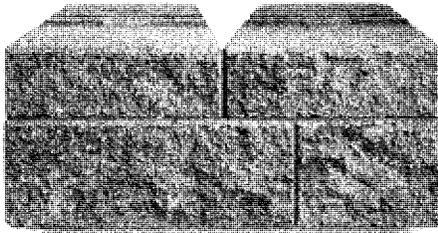
Design & Installation Guidelines

Introduction & Unit Specifications

VERSA-LOK® Mosaic®

Mosaic panels create a seemingly complex random-patterned, natural stone appearance while still providing unmatched ease in installation and design flexibility.

The VERSA-LOK Mosaic Retaining Wall System represents the ultimate combination of aesthetics and performance in segmental retaining walls.



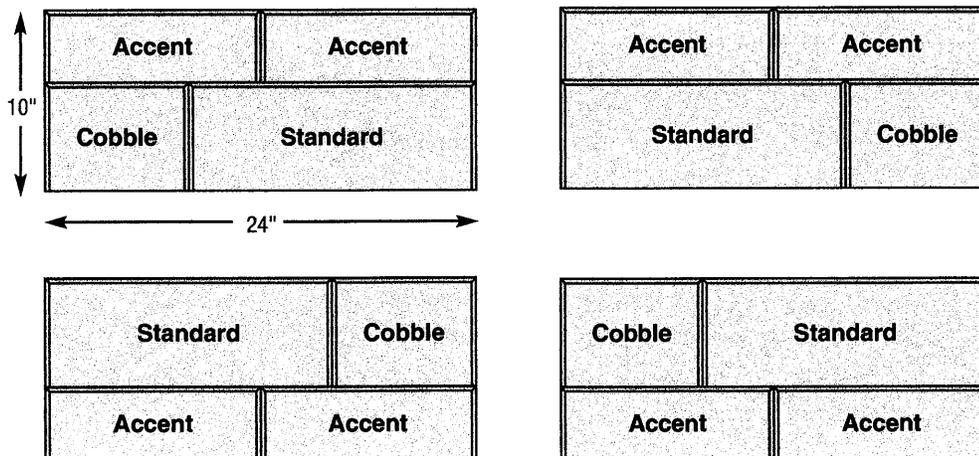
While appearing to be randomly placed in the wall, Mosaic units are installed in simple panels.

The Mosaic system utilizes VERSA-LOK units of varying heights and widths to achieve a random-like pattern that closely resembles natural stone walls. Mosaic retaining walls consist of three units: Standard, Accent®, and Cobble®.

One Standard, one Cobble, and two Accent units are arranged in ten-inch-high by 24-inch-wide panels. There are four different panel configurations that can be arranged in any order to form a random, natural stone wall appearance.

The Mosaic system provides design flexibility, durability, and ease of installation. VERSA-LOK Mosaic walls are quickly and economically assembled without mortar and do not require concrete footings. VERSA-LOK's unique hole-to-slot pinning system interlocks units and aids in alignment. Installers can easily modify the solid Mosaic units to create an unlimited variety of curves and corners, without ordering special units. Matching concrete cap units are available to finish any VERSA-LOK Mosaic wall.

MOSAIC PANEL CONFIGURATIONS



Project Narrative – SIP

RidgeGate Section 15, Filing 21, Lots 4 & 5
New Town Builders
Lincoln Commons South

Landowner:

Colony Investments
1041 3rd Ave
New York, NY 10021

General Information

Owner / Developer:

New Town Builders
1553 Platte Street
Suite 100
Denver, CO 80202
Kevin Puccio, Vice President

Plat Prepared by:

Redland
8000 South Lincoln Street, Suite 206
Littleton, CO 80122

Subdivision Name:

RidgeGate Section 15, Filing 21, Lots 4 & 5

Zoning:

RidgeGate, Fourth Amendment PDD

Water and Sanitation Provider:

Southgate Water & Sanitation District

Development Impact

Impact of Development:

New Town Proposes to build 57 town homes. The residential development will provide high-quality energy efficient housing for the community. The neighborhood is designed to be walkable, with alley loaded homes, strong pedestrian connections and proximity to amenities, such as open space and retail.

Housing mix:

- § Courtyard Row House
- § Stacked Townhouse

The neighborhood is complimentary to adjacent land uses. A strong urban edge aligns SkyRidge Parkway and RidgeGate Parkway with town homes fronting the collector, the future Belvedere Land and the Rampart Range District Park.

The Courtyard Row Homes will offer the residents of RidgeGate a more affordable alternative to single family detached housing while still offering the amenity of private outdoor space.

Many of the homes front parks or courtyards, providing an attractive balance of hardscape and landscape components. These gathering areas promote community and emphasize walkability. The neighborhood is adjacent to parks.

Compliance with Intent and Approval Standards

Intent of Site Improvement Plan Process

The proposed townhome design compiles with the intent of the City of Lone Tree Site Improvement Plan process (outlined in Section 16-27-10 of Article XXVII) by promoting high-quality residential design and sustainable and healthy living. As referenced above, the site has been designed to integrate parks and courtyards and provide a balance of hardscape and landscape components. These public and private spaces promote community and emphasize walkability. The surrounding land uses are embraced.

Approval Standards:

This project is in conformance with the current City of Lone Tree Comprehensive Plan, Design Guidelines, and Code. This project will also comply with the applicable standards listed in Section 16-27-90 of Article XXVII.

Development Phasing

Proposed Development Schedule:

New Town Builders proposes to develop the land starting beginning October of 2014. The land is planned to be developed in 2 phases with all construction to be completed within 48 months. The first closings to homebuyers is projected to be in the fall of 2015.

Sustainability

Sustainability and Energy Efficiency:

New Town Builders supports the City of Lone Tree's environmental goals and will employ green building practices and energy efficient design and construction for the townhome development. The Site Plan was developed considering the optimum solar orientation and community access to nearby parks and open space. New Town Builders will offer solar panels as a renewable energy source. Our landscape plan includes native plants to limit the irrigation requirements.

New Town Builders is the Denver region homebuilder with the greatest focus on energy efficiency, achieved using the following construction principles:

- The frame of each home is turned into an insulating envelope to keep the outside air out and the inside air exceedingly comfortable.
- Heating and air conditioning ducts are checked for tightness so heated or cooled air reaches its destination with loss of less than seven percent.
- High efficiency furnaces, air conditioners and tankless water heaters are included.
- Each home is planned to include a photovoltaic (solar) electricity generating system on the roof as a standard feature.

All homes are intended to be built to Department of Energy “Challenge Home” standards. Every New Town home’s energy efficiency is certified by an independent third party energy auditor.

New Town takes building science to the next level, demonstrating that energy efficient homes are also beautiful and affordable. For the first time, everyday homebuyers can see and purchase an energy efficient home that is truly “state-of-the-art” in building science.

Other Project Data

Total number of employees on maximum shift:

TBD, Varies

Square footage of Buildings:

Varies

Lot Area:

Lot 4 = 1.964 Acres (85,563 SF)

Lot 5 = 1.486 Acres (64,726 SF)

Anticipated Opening Date:

Fall of 2015.

Variances

There are no variances necessary with this proposal.

N/A



Statement of Design Intent

Using this form, or a separate page, please describe how the project meets the intent of the City of Lone Tree Design Guidelines, including the City's Core Design Principles. (If the project is located within a Planned Development that is governed by additional design standards or guidelines, please address how the project satisfies the intent of those standards and guidelines as well).

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

Project Name: New Town Builders – Lincoln Commons South

Location: RidgeGate Section 15, Filing 21, Lots 4 & 5

1. Overall Design Concept:

Briefly describe the use and overall concept for the project as a whole.

New Town Builders is proposing to build fifty-seven (57) town homes. These townhomes will be a mix of "Courtyard Row House" constructed in an attached rowhome configuration as well as a "Stacked Townhouse" (ranging from 3 attached units to 6 attached units). The residential development will provide high-quality energy efficient housing for the community. The neighborhood is designed to be walkable, with alley loaded homes, strong pedestrian connections and proximity to amenities, such as open space and retail.

The Site Plan was developed considering the best solar orientation and community access to nearby parks and open space. New Town Builders will offer solar panels on as a renewable energy source. The landscape plan includes native plants to limit the irrigation requirements. New Town Builders supports the City of Lone Tree's environmental goals and will employ green building practices and energy efficient design and construction for the townhome development.

2. Context and Site:

Describe how the project relates functionally and visually to the context of the surrounding area (consider issues of form and character; the natural environment; vehicular and pedestrian access and circulation systems, etc.).

The neighborhood is complimentary to adjacent land uses. A strong urban edge aligns SkyRidge Avenue and RidgeGate Parkway with town homes fronting the collector, the future Belvedere Land and the Rampart Range District Park.

The Courtyard Row Homes will offer the residents of RidgeGate a more affordable alternative to single family detached housing while still offering the amenity of private outdoor space. Many of the homes front parks or courtyards, providing an attractive balance of hardscape and landscape components. These gathering areas promote community and emphasize walkability. The neighborhood is adjacent to parks.

3. Public Realm

Describe how the project contributes to an inviting, safe and functional public realm (consider public spaces, street/sidewalk – level experience, lighting, landscaping and signage).

The project has been designed to positively contribute to the existing and future public spaces. The alley-loaded residential design allows the homes to front onto the street and parks. The high-quality architectural design provides an inviting street scene for pedestrians and motorists. Landscaping will be integrated into the project to compliment the architecture. Wide sidewalks and mid-block pedestrian connections offer a pedestrian-friendly environment. The lighting for the project will fit in with the surrounding character of the community and it will also offer safety at night. The signage for the project will be pedestrian scale, and will complement the design of the architecture.

4. Architectural Design

Describe how the architectural design contributes to the unique qualities of the area and how design concepts result in a unified, functional and high quality design (consider building form and composition, façade composition and articulation, materials and colors and lighting).

This project provides a unique opportunity to utilize similar design principles and composition already in place within the community as seen at The Lone Tree Arts Center. As a result, simple, angular contemporary forms dominate the overall architectural language of these single-family attached townhouse residences by New Town Builders. Furthermore, by utilizing a color and material palette that strays only slightly from that of its immediate surroundings, the intent is for these townhomes to complement rather than compete with the neighborhood context. The architectural theme is also based on an “additive” approach that allows for a balanced arrangement of materials that avoids large expanses of blank walls or monotonous color applications.

On the interior, each of the townhouse product types offers a minimum 10’ ceiling height at the main living level which allows for greater window area, light and overall spaciousness. Individual private and semi-private outdoor areas (patios and/or decks made of composite materials) as well as attached garages (one-car or 2-car) are provided for each individual townhouse as well.

Another important aspect of the architectural design is energy efficiency. These townhouses will be built to the U.S. Department of Energy ‘Challenge Home’ specifications offering a cost-effective, high performance package of energy savings, comfort, health, and durability unparalleled in today’s marketplace. Only a select few of the top builders in the country meet the extraordinary levels of excellence and quality specified by the DOE guidelines.

June 18, 2014

City of Lone Tree
Community Development Department
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124
ATTN: Jennifer Drybread, Senior Planner
Letter sent via email: Jennifer.Drybread@cityoflonetree.com

Dear Jennifer

Thank you for accepting our fourth submittal of plans for the townhome development in RidgeGate. Per your request, below is a list of modifications that were made in response to the City of Lone Tree Planning Commission hearing held on June 10, 2014.

Planning Commission Conditions of Approval:

1. Change (reduce) the % of the darker color on the elevations and utilize the darker color as more of a secondary/accent color.
Revised submittal: Elevations have been revised to reduce the amount of darker color material and increase the use of lighter color material as per the direction of the Planning Commission. Please refer to the modifications that have been made to the updated legend on the architectural elevation sheets.
2. Provide a depiction of roof mounted solar for reference of location / color.
Revised submittal: Refer to color elevations which depict a potential location / color of the conceptually planned solar panels.
3. Public Works approval
Resubmittal to Public Works: The plans were resubmitted to Public Works the day after Planning Commission (6/11). Updated plat comments were received from Public Works on 6/16. These comments are currently being addressed and the plat will be resubmitted on Monday 6/23. Updated comments on the civil engineering have not yet been received from Public Works.
4. Cash-in-lieu fee: due at the time of the submittal of the SIP mylars. Calculated fee of \$28,069. This is calculated at:

57 dwelling units x 1.75 people per unit¹ = 99.75 people
99.75 x .005 acres per person = .499 acres
.499 acres x \$75,000/acre = \$37,425
Credit of 25% for common areas and pedestrian links to open space
\$37,425 - \$9,356 (25%) = \$28,069

Response: Payment will be provided with submittal of SIP mylars.

¹ 1.75 is the household multiplier provided by the RidgeGate SubArea Plan for residential

Additional updates/responses to the City of Lone Tree Planning Commission hearing:

- A. Material Board: **Updated colors and materials board will be provided with the hard copy submittal next Tuesday (6/24).**
- B. Landscape Plan: Planning commission requested that we consider the addition of 1-2 benches along Willow Creek Park, adjacent to sidewalk. **Benches have been added, please refer to landscape plan.**
- C. Pocket Parks: Planning Commission requested that we take another look at the programming of the two pocket parks (active vs. passive) and investigate whether or not pocket park uses should be identical in amenity and not different as currently designed. **Response: In an attempt to meet the needs of as many future residents as possible, we would request the current configuration of the pocket parks remain as proposed. Both pocket parks allow for active users in the open turf areas and passive users in the casual seating areas. The design team understands the thought of unifying the two areas to be identical in use, but to try and address the needs of more future residents and individual site constraints, we chose to create a unique sense of place for each half of this development. Each area is unique but still tied together with overlaying themes and geometry to allow them to remain cohesive in the overall development.**
- D. Provide additional architectural perspectives. **Additional perspectives have been provided with the color elevations.**
- E. Provide additional information on the railings at the porches. **Pictures and product information will be added to the color and material board.**

Please do not hesitate to contact me with any questions or concerns you may have with this resubmittal or with the above responses. Please also let me know if there are any modifications that need to take place prior to the submittal next week for City Council hearing (tentatively scheduled for July 1, 2014).

Thank you very much for your assistance throughout the process.

Sincerely,

New Town Builders
Jay Garcia, AICP, LEED AP
Community Development Project Manager
1553 Platte Street, Suite 100
Denver, CO 80202



RidgeGate
Residential Design Review Committee
New Town Builders
Lincoln Commons South
Design Development Resubmittal – Administrative Review
April 14, 2014

Providing Comments from the Design Review Committee:

Jon Hindlemann, Hindlemann Architects
Craig Karn, Consilium Design
Steve Lane, Kephart Architects
Keith Simon, Coventry Development Corporation

Providing Comments from the City of Lone Tree:

Jennifer Drybread

DRC Comments:

Architecture

- I think that New Town has responded well to the last comments.
- They responded to the end elevations on the Courtyard Units (CY) with the flat shading lid (eyebrow) at the front door and around the corner.
- I like the balcony cable support detailing.
- I like both color schemes really well. The darker brick palette on the CY buildings is a nice contrast. They coordinate nicely. I don't have difficulty with the garage door color. I see them as a rust-terracotta color that fits within the Ridgegate Guidelines, not necessarily a focal point since they are buried in the drive courts.
- The 4- Plex towns are a knockout.
- I approve of the alley end screen walls.
- I think the Public Works Dept. with the City will have to work with New Town on the left turn dilemma.
- Overall I say let New Town go ahead with the final to the City of Lone Tree.
- I agree with Steve's feedback but would elaborate on a couple points:
- I think the color on the Garage doors and the balcony structure is a great use of accent to give the project a great playfulness and add just enough spice without 'over trying.' Without the color, I'd find the overall a bit too 'just there.'
- I really like the development of the material / color assembly across both projects and there's now a nice unity to the project, with subtle tweaks to avoid the monotonous.
- Great resolution at the corners now too.
- My only reservation is with the selection of the panel with 5/4 trim. I find it somewhat out of context with the architectural forms and other material palette with is 'in the present, with a forward leaning.' I'd lose this textural element in favor of something else that respects the palette they've successfully developed.

- I do think that the Median on Belvedere Lane is an example of the tail wagging the dog, and this will be a pain in the ass for the residents.
- Thanks for sending on the revisions. We prefer the new colors overall, but question using the accent color on the garage doors. Typically we don't like to have the garage doors as a building focal point, but rather have them recede into the background.

Site Plan/Landscape Plan

- I have no comments. I think the landscape plans are good to go.
- Trees shown in Park Property-probably have them delete as this has not been designed fully yet and we don't want to get locked into a straight row of trees.
- Signage:
 - Looks too much like our wayfinding signs—needs to tie in more to the project, not the overall community
 - Name—Should maybe tie to Park name which will probably NOT be Willow Creek since that is used elsewhere in the region and also I do not think we necessarily want to promote/use the LC South name much if any. Wonder if name should tie to 'Arts Center' or 'Library'?

The applicant is approved to the Construction Document phase of the Design Review process and approved to submit their Site Improvement Plan to the City of Lone Tree.

**RidgeGate
Residential Design Review Committee
New Town Builders
Lincoln Commons South
Design Development Meeting
March 24, 2014**

In attendance for the Design Review Committee:

Jon Hindlemann, Hindlemann Architects
Craig Karn, Consilium Design
Steve Lane, Kephart Architects
Dick Marshall, landscape architect

In attendance for the City of Lone Tree:

Jennifer Drybread

In attendance for New Town Builders:

Kevin Puccio, New Town Builders
Kathleen Wanatowicz, New Town Builders
Bob Wilson, The Abo Group
Kevin Yoshida, The Abo Group
Alice Owen, The Abo Group
Paul McMahan, Valerian LLC

Applicant Presentation:

Kevin Puccio and the New Town design team reviewed modifications made per the Schematic Design comments as well as discussions with the City of Lone Tree Public Works Department.

In regards to the site access issue, New Town worked with Public Works to identify a solution to Public Works' access concern. New Town added a median on Belvedere that runs from RidgeGate Pkwy, north past Morningstar's entrance, to create a right turn in, right turn out vehicular movement at the southernmost driveway. As a result, on street parking spaces will be lost as well as a section of tree lawn to add four spaces on Belvedere. It is also possible, in order to meet City parking requirements, a unit will be lost in order to add parking spaces on site. The median scenario was discussed with Morningstar by RidgeGate and Morningstar is planning to discuss their access with City of Lone Tree Public Works. Morningstar will request a left turn break in the median to allow cars to make a left turn into the assisted living access driveway.

Site and landscape graphics were presented and reviewed. Landscape modifications due to loss of the tree lawn to accommodate parking included relocating trees into the site (from the eliminated tree lawn) along Belvedere into the pocket park. Pocket park landscaping was refined and site furnishings added. The promenade grade has a 10' fall (north to south) so a 42" tall wall at the alley on the high side of the promenade was added to help take up grade and screen the alley from the promenade as well as adding 3 to 4 tiered walls that are approximately 30" or less to take up grade and meet ADA requirements. Landscaping within the promenade is still being coordinated with the Rampart Range Metro District. To

screen the alleys viewed from the public streets, landscape was chosen rather than a wall in order to create a location for snow storage. Lighting and conceptual signage plans were presented. Street lights will be placed along site edges with pole lights (not bollards or up-lighting) in pocket parks. Signage is envisioned to be a low brick wall with metal and green screen elements.

Architectural details and modifications were presented. No significant changes to the architectural elevations were made. The roof line along the gable end that was visible from the street was modified. The color and material palette for the 2-story courtyard homes consists of light and dark grey with a dark blue punch color and red metal balcony treatment. 3-story stacked town homes have a warmer color palette of browns with orange and red punch colors. The balcony fin elements will be brick, recessed planes will be cementitious siding, entries will be hard-board and walls will be stucco. Metal details include suspended metal canopies and metal balconies with mesh details.

DRC Comments:

Architecture

- Increase the architectural detailing of the plans and renderings. The graphics provided were not felt to be at the Design Development level of detail.
- Consider bringing the "eyebrow" of the 2-story side end unit elevation out to add substance and increase the "shelf" depth.
- The balcony element on the 3 story stacked home feels forced. Provide a more detailed rendering of this condition.
- Reconsider the use of one brick color. The DRC prefers using two brick colors for each palette. The warm brick on a cool color palette causes a disconnect.
- Consider a more contrasting color palette. Consider a more contrasting brick color to make it stand out.
- The City does not prefer the light gray color. Approving commissions prefer colors that are enduring.

Site Plan/Landscape Plan

- The City does not prefer parking to be added along Belvedere at the promenade.
- Presentation into the pocket park is lost due to removal of tree lawn. The DRC prefers a consistent curb line.
- Consider a pork chop median at site entry to create the right-in, right-out scenario and delete the Belvedere street median. Facilitate a meeting with Morningstar and the City to discuss options.
- Identify retaining wall materials.
- The DRC is comfortable with landscape plans as presented.

The meeting ended at 5:05pm. The applicant was asked to administratively resubmit in the Design Development phase of the Design Review process.

RidgeGate
Residential Design Review Committee
New Town Builders
Lincoln Commons South
Schematic Design Meeting
February 25, 2014

In attendance for the Design Review Committee:

Jon Hindlemann, Hindlemann Architects
Craig Karn, Consilium Design
Steve Lane, Kephart Architects
Dick Marshall, NV5

In attendance for the City of Lone Tree:

Jennifer Drybread

In attendance for New Town Builders:

Dan Connerly, New Town Builders
Kevin Puccio, New Town Builders
Kathleen Wanatowicz, New Town Builders
Bob Wilson, The Abo Group
Kevin Yoshida, The Abo Group
Mike Pietschmann, Redland
Rick Rome, Redland
Paul McMahan, Valerian LLC

Applicant Presentation:

Kevin Yoshida reviewed the location and site plan design of the project. No updates were made to the site plan since the pre-submittal meeting in January. Architectural and landscape revisions were made including the addition of front courtyards to the end units, and set back the second floor of the front elevation to break up the massing of the elevation along Willow Creek. Roof forms were modified in order to be congruous from the home unit to the garage and maximize solar orientation. The landscaped promenade that runs east west through the site connecting the Willow Creek park to the neighborhood was introduced. It is conceptualized as a Washington Park like area with perimeter soft walks and center landscaping. Cross-sections of the promenade were presented to explain the grade change between the townhome units and the promenade. Additional options were presented to address the grade changes in this area. The pocket parks were revised and now include a double tree line with "refuge area" at one end. One refuge area is passive with benches and soft landscape materials whereas the second is more active with tables and hardscape materials. The sidewalk along Willow Creek is now curvilinear.

New Town requested direction and assistance with their vehicular access points on Belvedere Lane as they will need variances from the City, and coordinating driveway location(s) with Morningstar's entry on Belvedere.

DRC Comments:

Architecture

- Enhance side elevations of end units. Wrap materials around the side of the building at a first floor height to the next change in materials to create differentiation in the wall plane. Consider opportunities to break the wall plane with bay window or such, consider wrapping the entry roof element around the side.
- Study the roof gable at the second floor that is viewable from the sidewalk.
- Provide color and material boards. Consider using brushed brick rather than traditional brick.
- City prefers muted colors, no stark white.
- Review and confirm City guidelines regarding limits on the use of cementitious siding to ensure compliance with standards.

Site Plan/Landscape Plan

- The DRC is comfortable with the grading and the tiered alternative cross-section of the promenade as presented.
- Consider adding shade trees in the pocket park refuge areas to provide shade and create a sense of space. Modify other tree materials to allow for shade tree growth and spread.
- The DRC is comfortable with the meandering sidewalk along the Willow Creek property. Coordinate and update the perimeter and Willow Creek Park landscaping with the Rampart Range Metro District. Consider creating an esplanade at the intersection to add emphasis. Consider deleting the small turf areas between the property line and sidewalk. Consider adding grasses in the southwest area of the sidewalk jog to emphasize the change in the sidewalk direction.
- Enhance the end unit landscaping.
- Add the promenade landscape to plans. Coordinate with Rampart Range Metro District.
- Consider adding pedestrian connections from the alleys.
- Provide rendering of how the alleys will be screened.
- Designate locations for mail kiosks, way finding signage and snow storage on plans.
- Provide signage details for review.

Next Meeting:

- **Provide site and context plan to show relationship with Morningstar project**
- **Develop site plan and architecture and provide 4 sided elevations, include details and treatments.**
- **Provide color and materials board**
- **Develop landscape plans with species call outs**
- **Signage plan and details**

The meeting ended at 12:15pm. The applicant was approved to the Design Development phase of the Design Review process.

RidgeGate
Residential Design Review Committee
New Town Builders
Lincoln Commons South
Pre-Submittal Meeting
January 29, 2014

In attendance for the Design Review Committee:

Jon Hindlemann, Hindlemann Architects
Craig Karn, Consilium Design
Steve Lane, Kephart Architects
Dick Marshall, NV5
Keith Simon, Coventry Development/RidgeGate

In attendance for New Town Builders:

Gene Myers, New Town Builders
Kevin Puccio, New Town Builders
Kathleen Wanatowicz, New Town Builders
Bob Wilson, The Abo Group
Kevin Yoshida, The Abo Group
Paul McMahan, Valerian LLC

Applicant Presentation:

The project is a 57 unit townhome neighborhood in Lincoln Commons South and adjacent to the Morningstar project and Willow Creek. In order to blend the transition to the 4-story multi-family project, the townhome products are anticipated to be two-story backyard homes facing the Willow Creek ranging from 1,200 to 1,600 square feet, and three-story stacked units along the western edge of the site ranging in size from 1,000 to 1,300 square feet. Architecturally, themes and concepts presented were influenced by the Lone Tree Arts Center and will be unique to the Ridgegate project. Roof lines are angled to the south for best solar orientation. Materials are thought to be stucco, cementitious board and brick with metal railings and details. Landscaping has not been developed but areas of landscape include areas outside the stacked townhomes that are minimally programmed but are anticipated to be both passive and active.

DRC Comments:

Architecture

- Give consideration to opportunities to break up the line of two-story townhomes along the Willow Creek open space.
- Resolve the disconnect between the roof forms of the two-story backyard townhomes and their detached garage.
- Continue with concepts supporting color, detail, porches and simplicity of building forms.

Site Plan/Landscape Plan

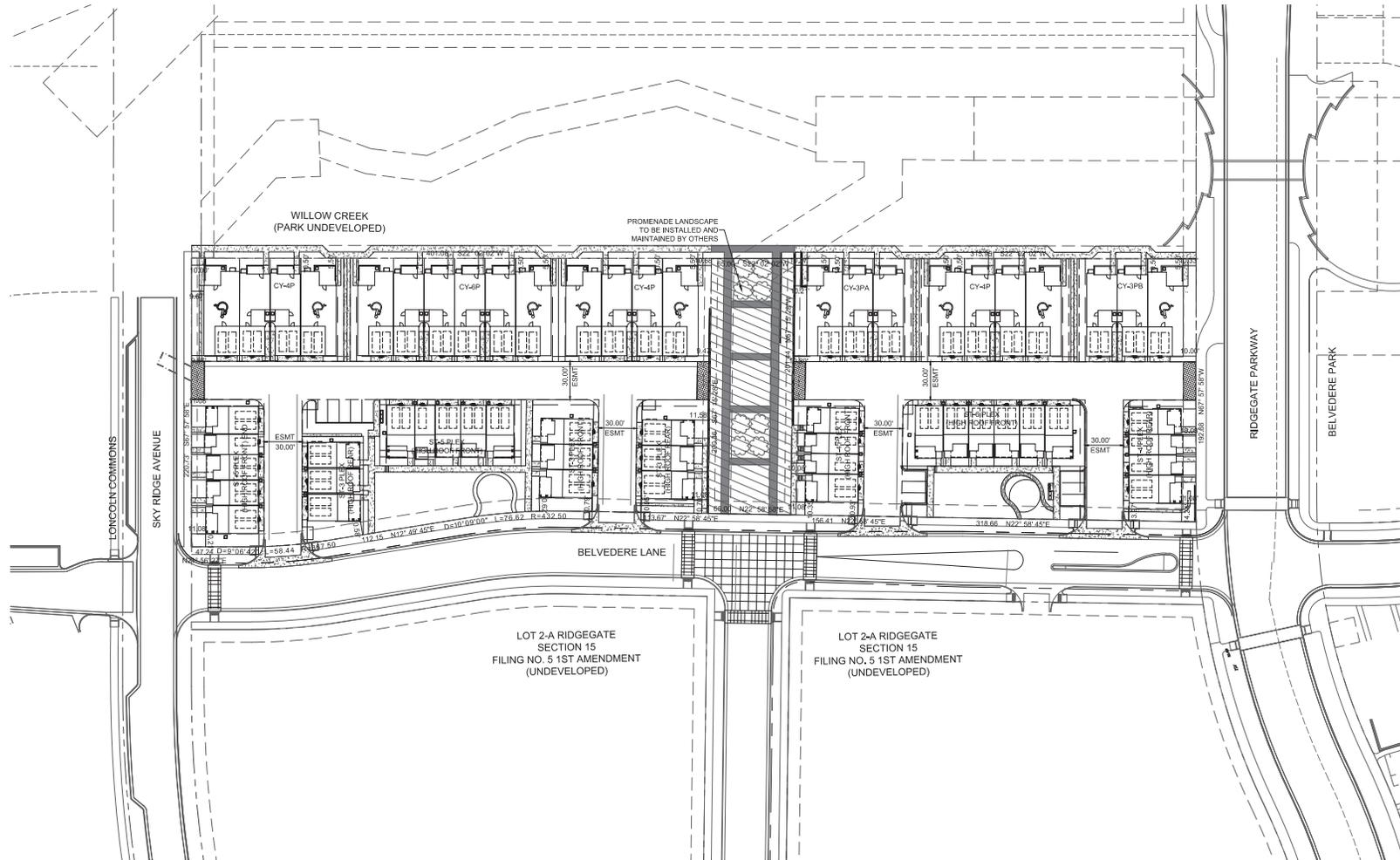
- Give consideration to the courtyard landscape and hardscape forms. Evaluate free form curves vs. structured sidewalks or curvilinear sidewalks in front of the private open space units and an open space plan for dense residential development.
- Give consideration to what activates the space.
- Give consideration to a formal orchard tree-scape along Belvedere Lane.
- Develop landscape treatment for the alleyway ends that are viewable by the public.
- Coordinate streetscape and open space plans with the Rampart Range Metropolitan District.

Next Meeting:

- Provide site and context plan to show relationship with Morningstar project
- Provide building and site sections
- Continue to develop site plan and architecture and provide 4 sided elevations
- Provide conceptual landscape plans
- Provide grading plan
- Provide lighting and signage plan

The meeting ended at 3:00pm. Overall the DRC approves the direction of the project and the applicant was approved to the Schematic Design phase of the Design Review process.

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1
 3.45 ACRES
 SITE IMPROVEMENT PLAN # SP14-26R

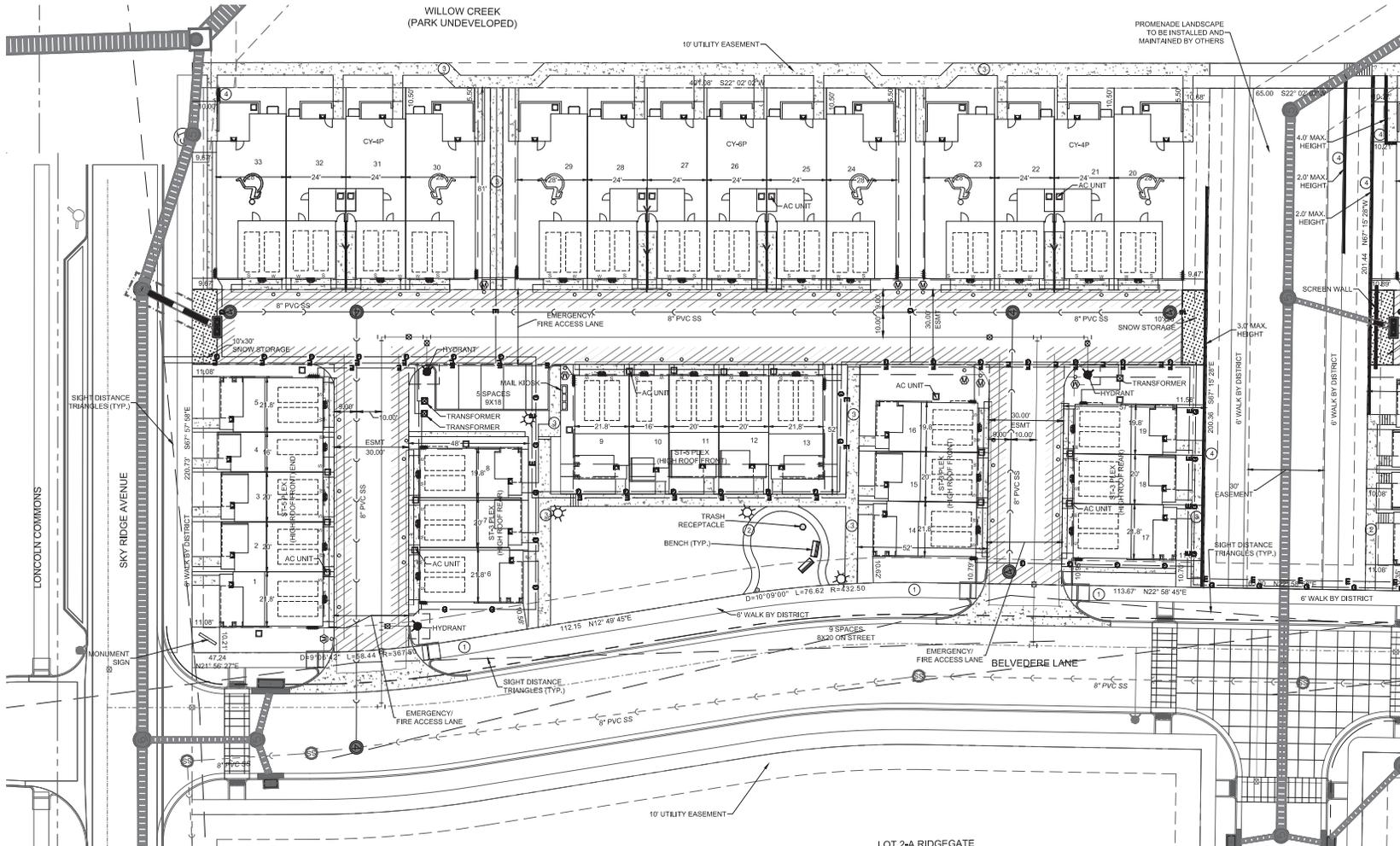


10/14/14 10:52 AM Ridgegate Section 15, Filing 21, Lots 4 & 5, Site Improvement Plan, SP14-26R, 3.45 Acres, 2014, 1/14/14, 10:52 AM

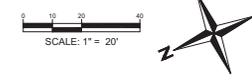
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RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
SITE IMPROVEMENT PLAN
OVERALL SITE PLAN

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1
 3.45 ACRES
 SITE IMPROVEMENT PLAN # SP14-26R



- NOTES:**
- ① 6' WALK
 - ② 4' WALK
 - ③ 5' WALK
 - ④ RETAINING WALL
 - ⊕ WALL-MOUNTED LIGHTING
 - ⊕ EXTERIOR LIGHTING
 - CY COURTYARD UNIT
 - ST STACKED UNIT



DATE	NO.	DESCRIPTION	BY	SCALE
04.14.14	1	1ST SUBMITTAL		
04.14.14	2	2ND SUBMITTAL		
04.14.14	3	3RD SUBMITTAL		

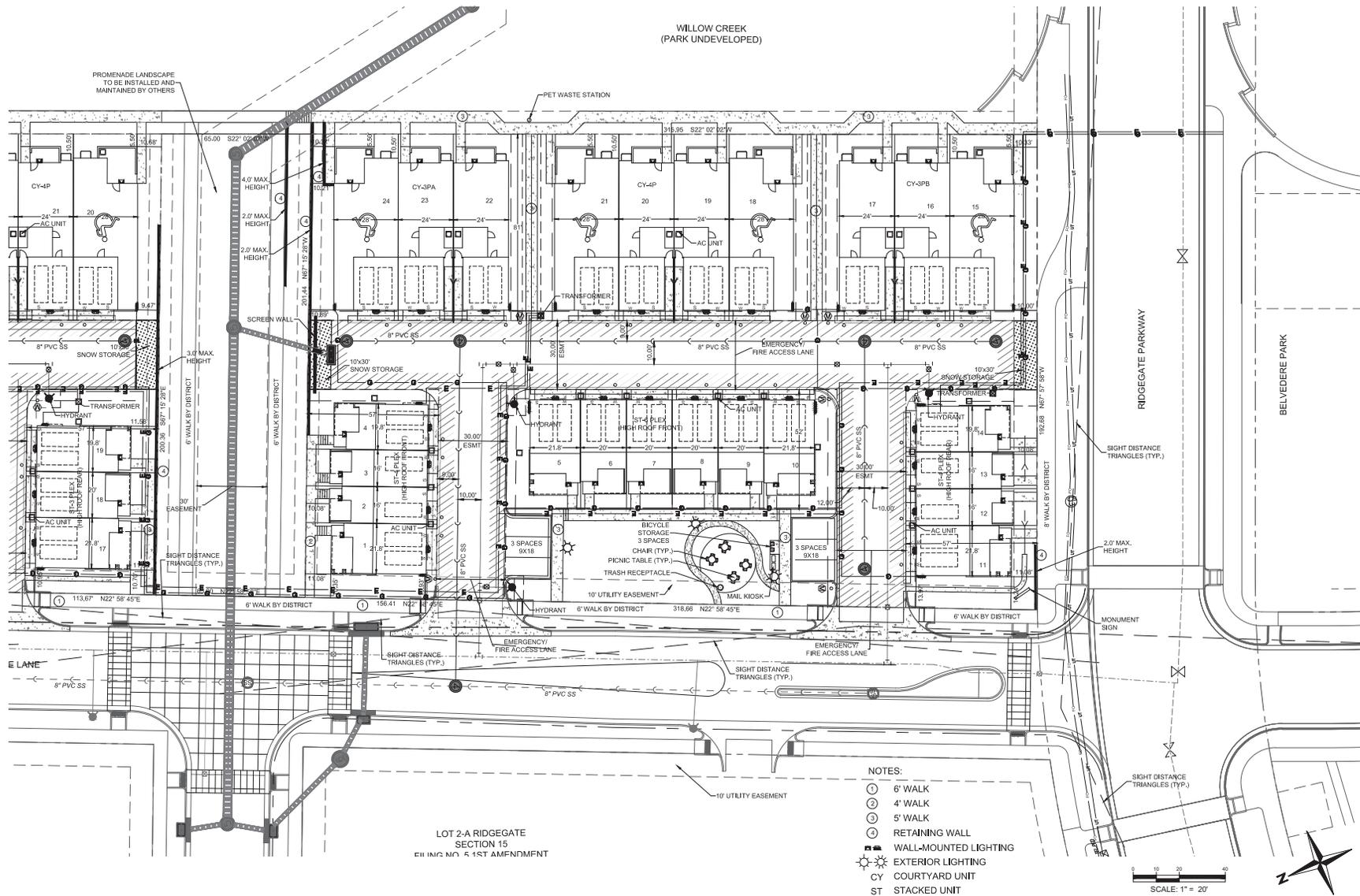
RIDGEGATE SECTION 15 - FILING 21, LOTS 4 & 5
 SITE IMPROVEMENT PLAN
LOT 4 SITE PLAN

SHEET
3 of 28

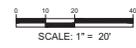
RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5

RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1

3.45 ACRES
SITE IMPROVEMENT PLAN # SP14-26R



- NOTES:
- ① 6' WALK
 - ② 4' WALK
 - ③ 5' WALK
 - ④ RETAINING WALL
 - ☀ WALL-MOUNTED LIGHTING
 - ☀ EXTERIOR LIGHTING
 - CY COURTYARD UNIT
 - ST STACKED UNIT



LOT 2-A RIDGEGATE SECTION 15
CII INC. NO. 5 1ST AMENDMENT

REDLAND
PLANNING & ENGINEERING

DATE	NO.	DESCRIPTION	BY	DATE
04.13.14	1	1ST SUBMITTAL		
04.13.14	2	2ND SUBMITTAL		
04.13.14	3	3RD SUBMITTAL		

DESIGN	DATE	BY	SCALE
COURT			
LANDSCAPE			
MECHANICAL			
PLUMBING			
STRUCTURAL			
UTILITY			

RIDGEGATE SECTION 15 - FILING 21, LOTS 4 & 5
SITE IMPROVEMENT PLAN
LOT 5 SITE PLAN

SHEET
4 of 28

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5

RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1

3.45 ACRES
SITE IMPROVEMENT PLAN # SP14-26R



PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL LOCATE ALL TREES, SHRUBS AND PLANTING BEDS ACCORDING TO LOCATIONS SHOWN ON DRAWINGS. ALL PLANTING LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE PRIOR TO THE START OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR SHALL MAKE MODIFICATIONS IN LOCATIONS AS DIRECTED BY LANDSCAPE ARCHITECT.
- THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND REPORTING IN WRITING TO THE LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE ANY CONFLICTS RELATIVE TO IMPLEMENTATION OF THE LANDSCAPE CONSTRUCTION DOCUMENTS. VALERIAN LLC SHALL NOT ASSUME ANY ERRORS OR OMISSIONS IN THE PLANT SCHEDULE LISTED HEREIN. THE PLANT SYMBOLS SHOWN ON THE LANDSCAPE PLAN SHALL PREVAIL SHOULD THERE BE ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLAN AND PLANT SCHEDULE.
- LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT PROTECTION AND MAINTENANCE THROUGHOUT INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION AS FOLLOWS:
 - ALL PLANT MATERIAL SHALL BE PROTECTED FROM TIME OF DIGGING TO TIME OF FINAL ACCEPTANCE, FROM INJURY, EXCESSIVE DRYING FROM WINDS, IMPROPER VENTILATION, OVER-WATERING, FREEZING, HIGH TEMPERATURES, OR ANY OTHER CONDITION DAMAGING TO PLANTS.
 - PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF POSSIBLE. ALL PLANTS NOT PLANTED ON THE DAY OF DELIVERY SHALL BE PLACED IN A TEMPORARY NURSERY AND KEPT MOIST, SHADED, AND PROTECTED FROM THE SUN AND WIND. EACH ROOTBALL SHALL BE COVERED ENTIRELY WITH MULCH. ALL PLANT MATERIALS SHALL BE INSTALLED PER THE PLAN DRAWINGS AND SPECIFICATIONS.
 - LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT MATERIALS THAT COMPLY WITH THE REQUIREMENTS OF THE MOST RECENT ANSI Z 60.1 "STANDARDS FOR NURSERY STOCK" UNLESS OTHERWISE SPECIFIED. CALIPER OF B&B TREES SHALL BE TAKEN 8 INCHES ABOVE THE GROUND UP TO AND INCLUDING 4 INCH CALIPER SIZE, AND 12 INCHES ABOVE THE GROUND FOR LARGER SIZES.
 - PLANTING MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, RESETTLING PLANTS TO PROPER GRADES OR POSITION, REESTABLISHING SETTLED GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
 - PLANT MAINTENANCE SHALL INCLUDE THOSE OPERATIONS NECESSARY TO PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR SHALL PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.
- CONTRACTOR SHALL VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND MUNICIPAL CODES WHERE APPLICABLE.
- LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE INSTALLATION IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE OR OTHER PROPOSED CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
- CONTRACTOR SHALL HAND DIG ALL PLANTING PITS ADJACENT TO UTILITIES. IF UTILITIES ARE DAMAGED REPAIRS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- ALL TREES SHALL BE LOCATED A MINIMUM OF 1' OFF OF WATERLINE.
- REFER TO THE IRRIGATION PLANS FOR IRRIGATION IMPROVEMENTS.

EDGING:

- ALL EDGING SHALL BE 3/16" X 5 1/2" GREEN PAINTED "HYPERSON TYPE" METAL EDGING W/ MILLED EDGE AND ANCHOR STAKES PER MANUFACTURER'S SPECIFICATIONS OR EQUAL.

MULCH:

- WOOD MULCH, NON-DYED SHREDDED CEDAR MULCH OR APPROVED EQUAL.
- COBBLE MULCH, 2-4" ROUND, OVAL NATURAL RIVER COBBLE, DERESSED 2" BELOW SURROUNDING CURBS AND WALKS. PLACE WITH TIGHT JOINTS.
- GEOTEXTILE FABRIC (FILTER FABRIC) UNDERLAYMENT SHALL BE MIRAFI, MIRASCAP, DUPONT TYPAR 3301 OR APPROVED EQUAL (SUBMIT SAMPLE).

SOD:

- ALL SOD SHALL BE TEXAS HYBRID BLUE GRASS "DURALUR" OR "THERMAL BLUE" SOD OR APPROVED EQUAL. FOR SUBSTITUTION APPROVAL CONTACT THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.

SOIL SPECIFICATIONS:

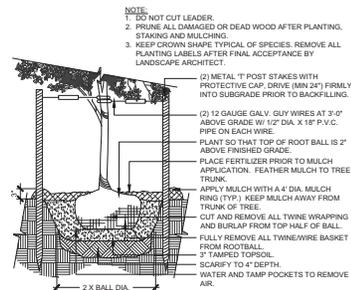
- TOPSOIL SHALL BE FERTILE, FRABLE, SANDY LOAM FROM THE 1' HORIZON AND SHALL BE FREE OF STONES OVER .75" IN DIAMETER, REFUSE, PLANTS OR THEIR ROOTS, STICKS, NOXIOUS WEEDS, SALTS, SOIL STERILANTS, OR OTHER MATERIAL WHICH WOULD BE DETRIMENTAL TO PLANT GROWTH.
- ORGANIC SOIL AMENDMENT SHALL CONSIST OF DRY, WELL-ROTTED, PULVERIZED, AGED MINIMUM ONE YEAR ORGANIC COMPOST CLASS 1 TYPE SUCH AS AVAILABLE FROM A1 COMPOST, JENSEN SALES, PULVERIZED HORSE, SHEEP OR DAIRY COW MANURE NOT ACCEPTABLE. SUBMIT DATED RECENT MATERIAL ANALYSIS TO LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE TO GUARANTEE PRODUCT CONDITION AND PROOF NO LIVE WEED SEEDS AND CHEMICAL ADDITIVES ARE PRESENT.
- SOIL PREPARATION FOR AREAS TO BE SODDED SHALL INCLUDE TOPSOIL AND ORGANIC MATTER ADDED AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED EIGHT (8) INCHES INTO THE SOIL.
- PREPARED BACKFILL FOR TREES/SHRUB PLANTING SHALL BE A MIX OF 2/3 IMPORTED/ SALVAGED TOPSOIL AND 1/3 ORGANIC SOIL AMENDMENT. WHERE TREES AND SHRUBS ARE LOCATED IN LARGE BEDS PROVIDE SOIL AMENDMENT AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILL EIGHT INCHES INTO THE SOIL THROUGHOUT THE ENTIRE PLANTING BED, NOT JUST IN EXCAVATED PLANTING HOLES.

WALLS:

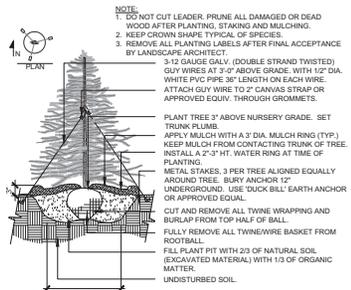
- RETAINING WALL: MATERIAL TO BE MOSAIC AS PROVIDED BY VERSA-LOK OR APPROVED EQUAL. COLOR TO BE APPROVED BY OWNER AND DISTRICT.
- SCREEN WALL: BRICK COLOR TO BE GENERAL SHALE COLISEUM TO MATCH ARCHITECTURE. CONCRETE CAP TO BE STANDARD GRAY IN COLOR.

PLANT SCHEDULE

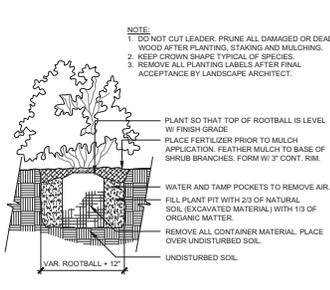
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
GLSK	9	GLEDITSIA TRACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST	B & B	3" CAL
GYES	8	GYMNOCALDIUS DOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	3" CAL
QIRU	12	QUERCUS RUBRA	RED OAK	B & B	3" CAL
TGR	11	TILIA CORDATA 'GREENSPICE'	GREENSPICE LITTLELEAF LINDEN	B & B	3" CAL
	40				
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
JURK	48	JUNIPERUS VIRGINIANA 'SKYROCKET'	SKYROCKET JUNIPER	B & B	6-8" HT
	48				
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
ACGI	9	ACER GINNALA	AMUR MAPLE	B & B	2.5" CAL
MAPP	9	MALUS X 'PRARIFR' PINE'	PRARIFR CRAB APPLE	B & B	2.5" CAL
MASP	16	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	2.5" CAL
PRPO	20	PRUNUS VIRGINIANA 'POZZ'	SUCKER PUNCH CHOKECHERRY	B & B	MULTI-STEM
PVCH	12	PRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	B & B	2.5" CAL
	66				
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
BUDP	53	BUDDLEIA DAVIDI 'POTTER'S PURPLE'	POTTER'S PURPLE BUTTERFLY BUSH	5 GAL	
CORE	61	CORNUS SERICEA	RED TWO DOODWOOD	5 GAL	
EUCO	45	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	5 GAL	
HYIN	30	HYDRANGEA ARBORESCENS 'INVINCIBELLE SPIRIT'	INVINCIBELLE SPIRIT HYDRANGEA	5 GAL	
ROBA	81	ROSA VAS RADRAZZ	KNOCK OUT ROSE	5 GAL	
ROFL	63	ROSA X FLOWER CARPET CORAL	CORAL FLOWER CARPET ROSE	5 GAL	
SPLP	33	SPREAIA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	5 GAL	
VIDE	67	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	5 GAL	
WEAL	81	WEIGELA FLORIDA 'ALEXANDRA'	WINE & ROSE WEIGELA	5 GAL	
WRP	39	WEIGELA FLORIDA 'RED PRINCE'	RED PRINCE WEIGELA	5 GAL	
	553				
EVERGREEN SHRUB	QTY	BOTANICAL NAME	COMMON NAME	CONT	
JUWI	46	JUNIPERUS HORIZONTALIS 'WILTON'	WILTON BLUE RUG JUNIPER	5 GAL	
MAHC	47	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT GREGG GRAPE HOLLY	5 GAL	
PISL	12	PINUS MUGO 'SLOWGROW'	MUGO PINE	5 GAL	
	105				
ORNAMENTAL GRASS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
CAIK	207	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	FOERSTER'S REED GRASS	1 GAL	
CAVA	183	CALAMAGROSTIS ARUNDINACEA BRACHYTRICHA	KOREAN FEATHER REED GRASS	1 GAL	
MSJ	115	MISCANTHUS SINENSIS	MAIDEN GRASS	1 GAL	
MYJ	120	MISCANTHUS SINENSIS 'YAKU JIMA'	DWARF MAIDEN GRASS	1 GAL	
	725				
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
HERE	52	HEMEROCALLIS X 'RED'	RED DAYLILY	1 GAL	
HESO	178	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL	
HORS	39	HOSTA X 'ROYAL STANDARD'	ROYAL STANDARD HOSTA	1 GAL	
LKAN	76	LAVANDULA ANGSTIFOLIA	ENGLISH LAVENDER	1 GAL	
RUKO	48	RUBROCOHA FULGIDA 'GOLDSBURG'	BLACK-EYED SUSAN	1 GAL	
SAMA	514	SALVIA SYLVESTRIS X 'MANNAGHT'	MAY NIGHT SALVIA	1 GAL	
	968				
GROUND COVERS			COMMON NAME	CONT @	
			PREMIUM BLUEGRASS	SOD	



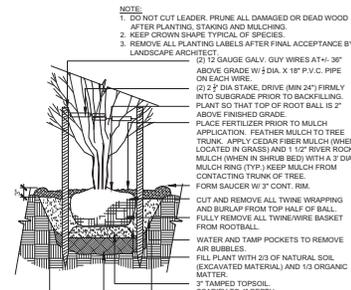
1 DECIDUOUS TREE
1/2" = 1'-0"



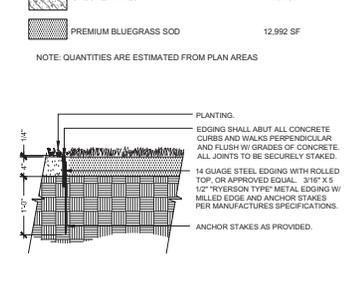
2 EVERGREEN TREE PLANTING
3/8" = 1'-0"



3 SHRUB / ORNAMENTAL GRASS PLANTING
1/2" = 1'-0"



4 ORNAMENTAL TREE PLANTING
1/2" = 1'-0"



5 STEEL EDGING
1" = 1'-0"

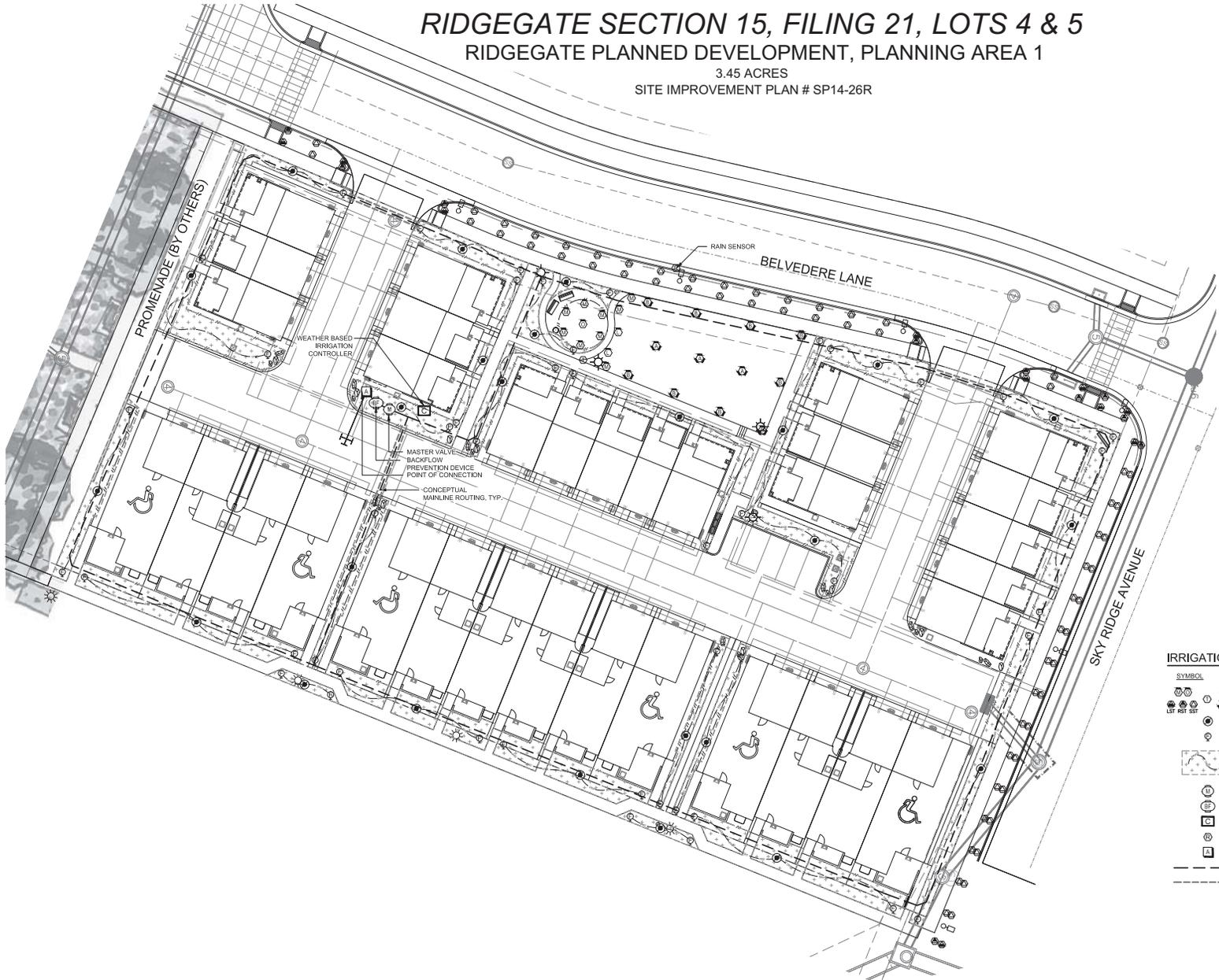
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
[Symbol]	12" MOUNTAIN GRANITE WALKWAY	471 SF
[Symbol]	COBBLE SWALE	9,427 SF
[Symbol]	SHREDDED WOOD MULCH	21,699 SF
[Symbol]	CONCRETE FLATWORK WITH INTEGRAL COLOR	471 SF
[Symbol]	CRUSHER FINES	704 SF
[Symbol]	PREMIUM BLUEGRASS SOD	12,992 SF

NOTE: QUANTITIES ARE ESTIMATED FROM PLAN AREAS

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
 SITE IMPROVEMENT PLAN
 LANDSCAPE SCHEDULE

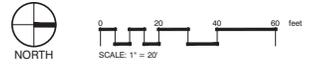
RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1
 3.45 ACRES
 SITE IMPROVEMENT PLAN # SP14-26R



IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	POP-UP ROTARY SPRAY HEADS
	PIPE TRANSITION POINT
	FLUSH VALVE
	POINT SOURCE DRIP AREA
	MASTER VALVE
	REDUCED PRESSURE BACKFLOW PREVENTER
	WEATHER-BASED SMART CONTROLLER
	RAIN/FREEZE SENSOR TRANSMITTER
	WATER METER 3/4"
	IRRIGATION MAINLINE
	IRRIGATION SUBMAIN

1 LOT 4 IRRIGATION PLAN



REDLAND
 THE CITY OF REDLAND
 10000 W. CENTRAL AVENUE, SUITE 100, REDLAND, CA 92370
 (951) 546-2000

THE CITY OF REDLAND

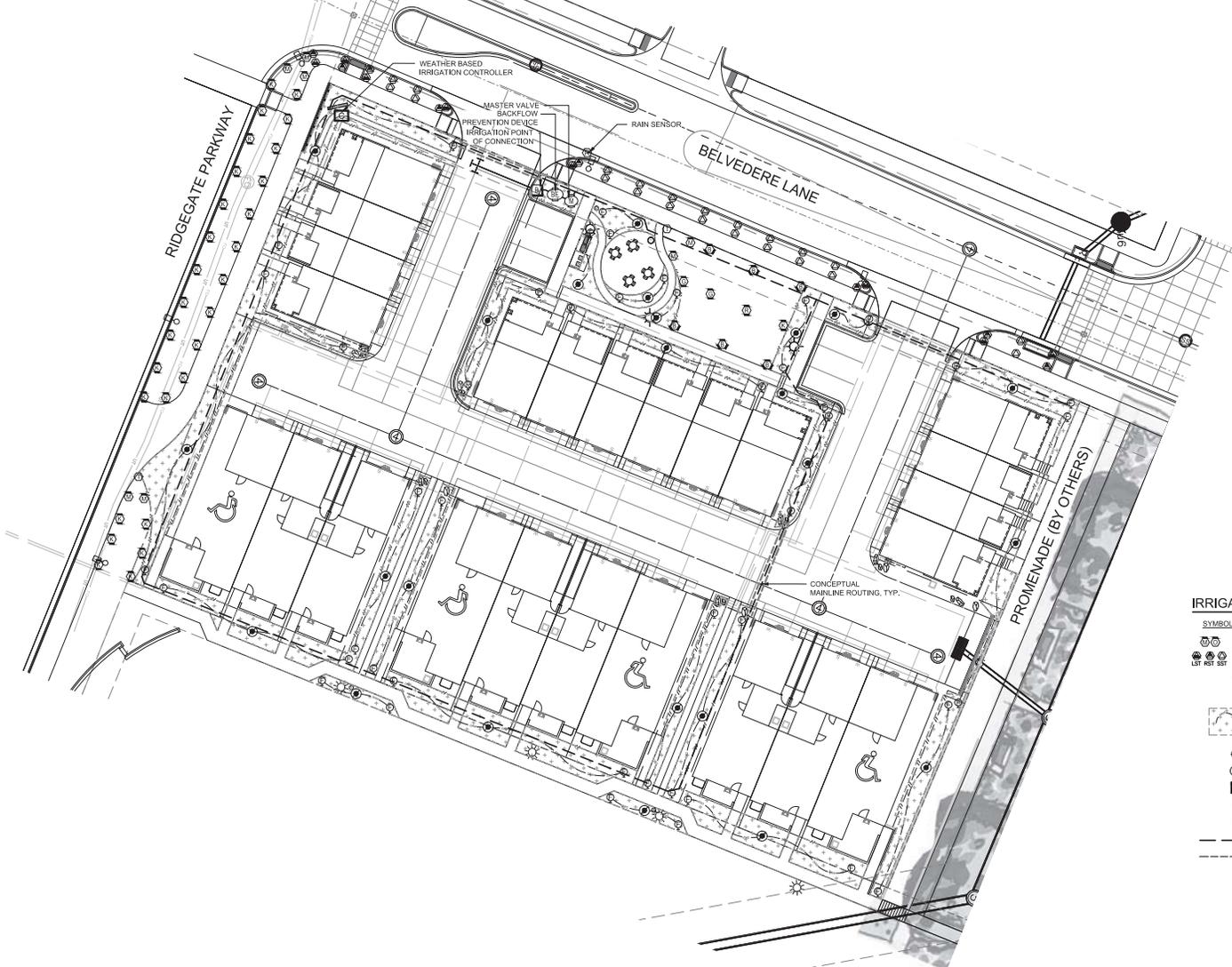
NEW TOWN BUILDERS

DESIGNED BY	DATE	NO.	DESCRIPTION
CHECKED BY	DATE	NO.	DESCRIPTION
APPROVED BY	DATE	NO.	DESCRIPTION
PROJECT MANAGER	DATE	NO.	DESCRIPTION
PROJECT ENGINEER	DATE	NO.	DESCRIPTION
PROJECT ARCHITECT	DATE	NO.	DESCRIPTION
PROJECT SURVEYOR	DATE	NO.	DESCRIPTION
PROJECT LANDSCAPE ARCHITECT	DATE	NO.	DESCRIPTION
PROJECT CIVIL ENGINEER	DATE	NO.	DESCRIPTION
PROJECT ELECTRICAL ENGINEER	DATE	NO.	DESCRIPTION
PROJECT MECHANICAL ENGINEER	DATE	NO.	DESCRIPTION
PROJECT PLUMBING ENGINEER	DATE	NO.	DESCRIPTION
PROJECT STRUCTURAL ENGINEER	DATE	NO.	DESCRIPTION
PROJECT TRAFFIC ENGINEER	DATE	NO.	DESCRIPTION
PROJECT ENVIRONMENTAL ENGINEER	DATE	NO.	DESCRIPTION
PROJECT GEOTECHNICAL ENGINEER	DATE	NO.	DESCRIPTION
PROJECT HISTORIC PRESERVATION	DATE	NO.	DESCRIPTION
PROJECT LANDSCAPE ARCHITECT	DATE	NO.	DESCRIPTION
PROJECT PLUMBING ENGINEER	DATE	NO.	DESCRIPTION
PROJECT ELECTRICAL ENGINEER	DATE	NO.	DESCRIPTION
PROJECT MECHANICAL ENGINEER	DATE	NO.	DESCRIPTION
PROJECT CIVIL ENGINEER	DATE	NO.	DESCRIPTION
PROJECT STRUCTURAL ENGINEER	DATE	NO.	DESCRIPTION
PROJECT TRAFFIC ENGINEER	DATE	NO.	DESCRIPTION
PROJECT ENVIRONMENTAL ENGINEER	DATE	NO.	DESCRIPTION
PROJECT GEOTECHNICAL ENGINEER	DATE	NO.	DESCRIPTION
PROJECT HISTORIC PRESERVATION	DATE	NO.	DESCRIPTION

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
 SITE IMPROVEMENT PLAN
LOT 4 IRRIGATION PLAN

SHEET

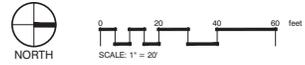
RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1
 3.45 ACRES
 SITE IMPROVEMENT PLAN # SP14-26R



IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	POP-UP ROTARY SPRAY HEADS
	PIPE TRANSITION POINT
	FLUSH VALVE
	POINT SOURCE DRIP AREA
	MASTER VALVE
	REDUCED PRESSURE BACKFLOW PREVENTER
	WEATHER-BASED SMART CONTROLLER
	RAIN/FREEZE SENSOR TRANSMITTER
	WATER METER 3/4"
	IRRIGATION MAINLINE
	IRRIGATION SUBMAIN

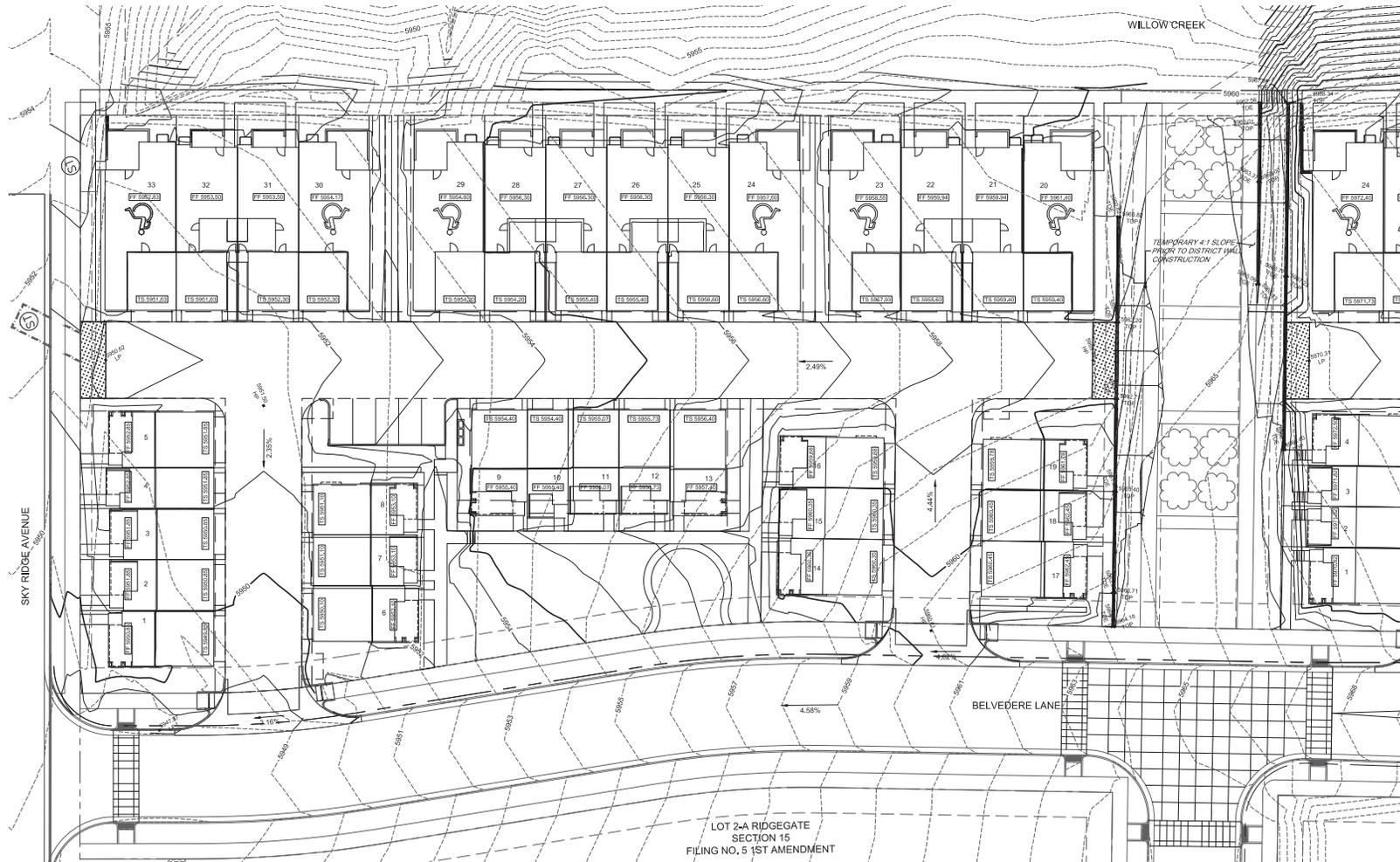
1 LOT 5 IRRIGATION PLAN



REDLAND
 THE CITY OF
 NEW TOWN BUILDERS
 CHECKED BY: [] DATE: []
 APPROVED BY: [] DATE: []
 PROJECT NO.: []
 SHEET NO.: [] OF []

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
 SITE IMPROVEMENT PLAN
 LOT 5 IRRIGATION PLAN

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1
 3.45 ACRES
 SITE IMPROVEMENT PLAN # SP14-26R



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DATE	NO.	NOTE
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02/13/14	2	2ND SUBMITTAL
02/13/14	3	3RD SUBMITTAL

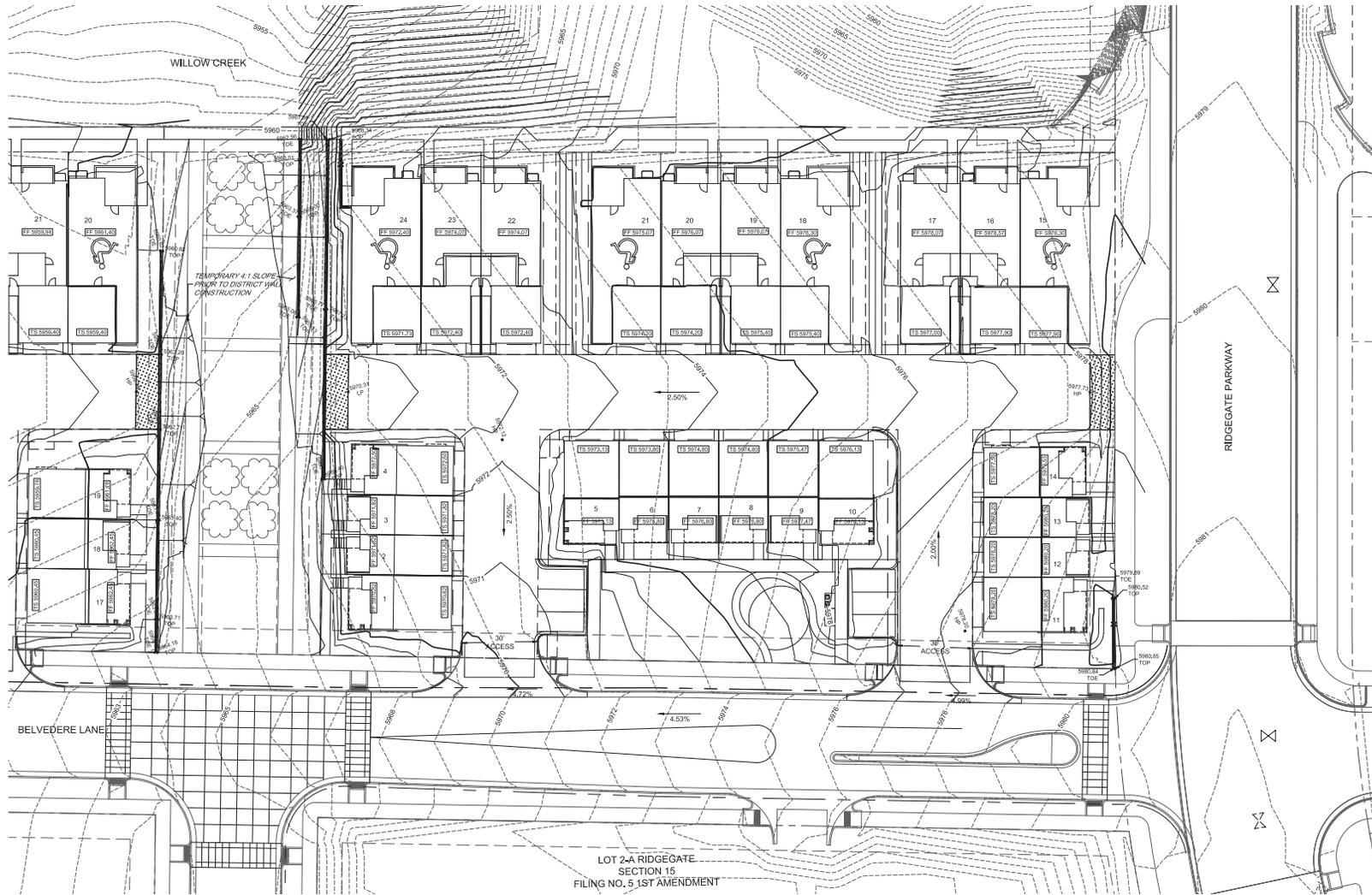
DRAWN	ISS.	DATE

CHECKED	DATE

APPROVED	DATE	SCALE

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
SITE IMPROVEMENT PLAN
LOT 4 GRADING PLAN

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1
 3.45 ACRES
 SITE IMPROVEMENT PLAN # SP14-26R



LOT 2-A RIDGEGATE
 SECTION 15
 FILING NO. 5.1ST AMENDMENT







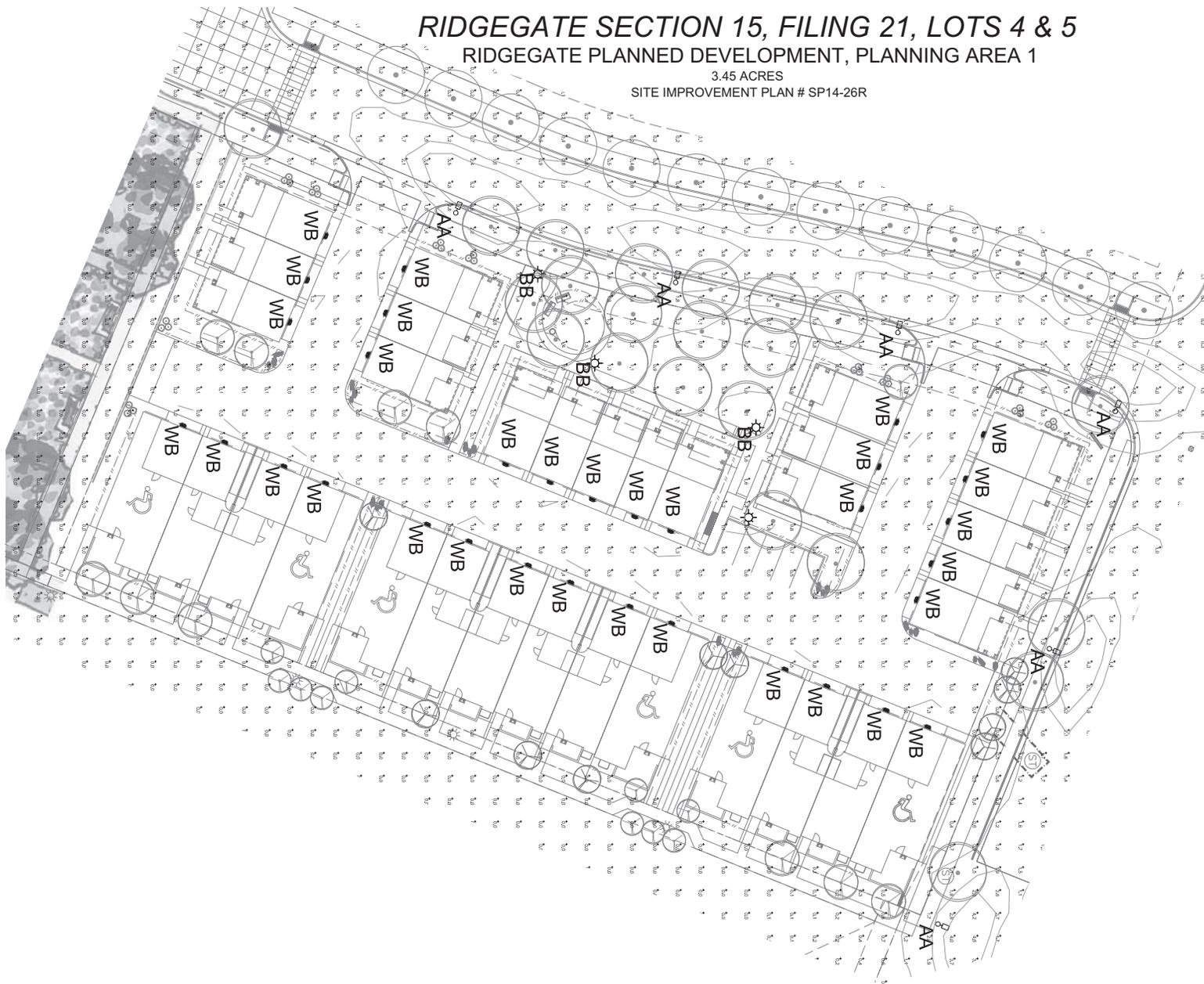


DATE	NO.	NOTE
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03/13/14	2	2ND SUBMITTAL
03/13/14	3	3RD SUBMITTAL

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
 SITE IMPROVEMENT PLAN
LOT 5 GRADING PLAN

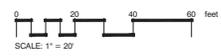
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 PROJECT NO: [blank]
 SHEET NO: [blank]
 SCALE: [blank]
 DATE PLOTTED: [blank]
 PLOT SCALE: [blank]

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1
 3.45 ACRES
 SITE IMPROVEMENT PLAN # SP14-26R



- LEGEND**
- STREET LIGHT
 - PEDESTRIAN LIGHT
 - WALL MOUNTED LIGHT (REAR)
 - POTENTIAL LIGHT LOCATION (TO BE COORDINATED WITH ADJACENT PROPERTY)

1 LOT 4 LIGHTING PLAN



DATE	NO.	DESCRIPTION	NOTES
08.13.14	1	1ST SUBMITTAL	
08.13.14	2	2ND SUBMITTAL	
08.13.14	3	3RD SUBMITTAL	

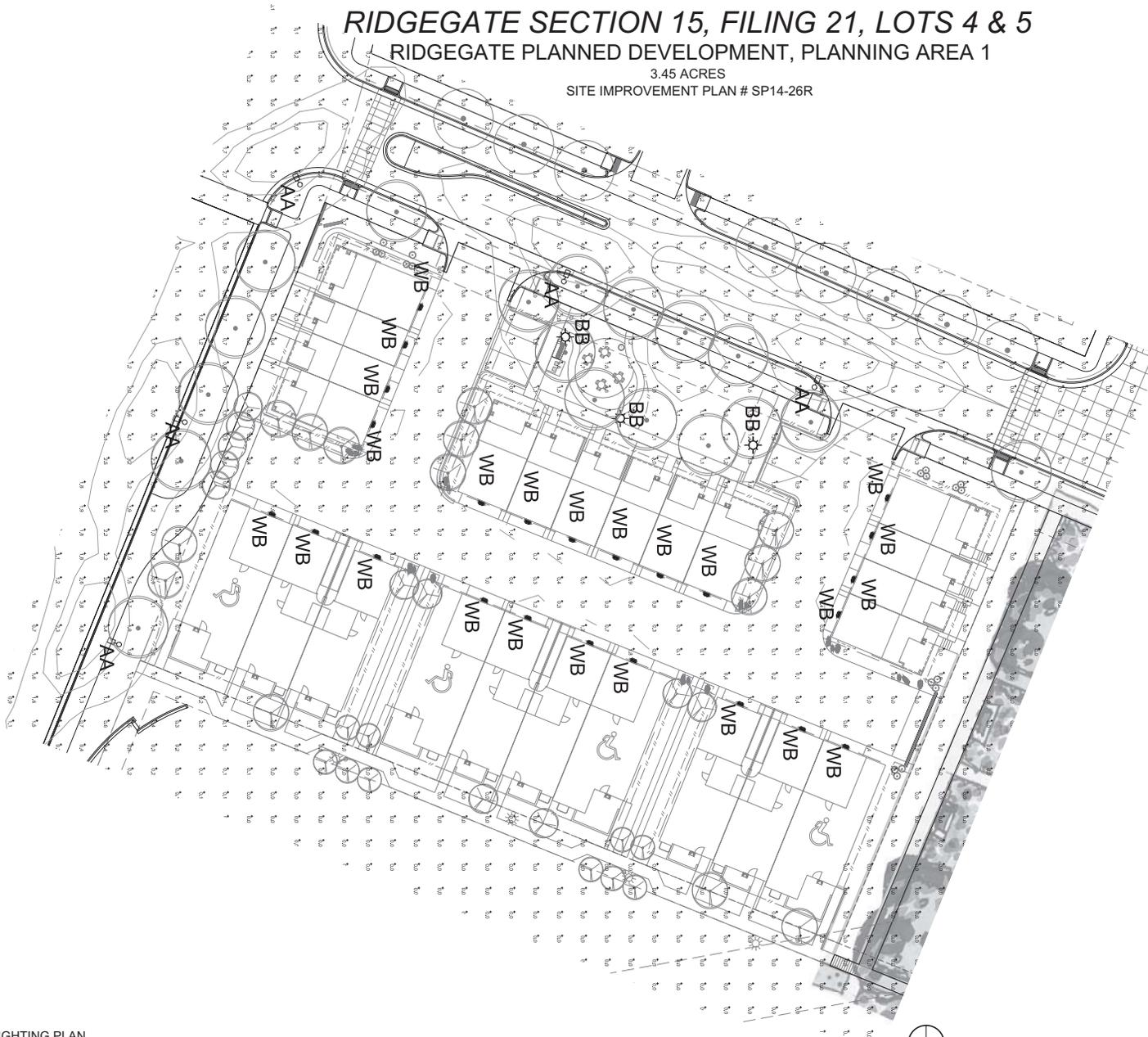
DRAWN BY	CHECKED	APPROVED	PROJECT LEAD	DATE

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
 SITE IMPROVEMENT PLAN
LOT 4 LIGHTING PLAN

SHEET

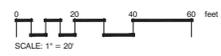
15 of 28

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1
 3.45 ACRES
 SITE IMPROVEMENT PLAN # SP14-26R



- LEGEND**
- STREET LIGHT
 - PEDESTRIAN LIGHT
 - WALL MOUNTED LIGHT (REAR)
 - POTENTIAL LIGHT LOCATION (TO BE COORDINATED WITH ADJACENT PROPERTY)

1 LOT 5 LIGHTING PLAN



DATE	BY	NO.	NOTES
08.13.14	ST. B. SMITH	1	ISSUED FOR PERMIT
08.13.14	ST. B. SMITH	2	ISSUED FOR PERMIT
08.13.14	ST. B. SMITH	3	ISSUED FOR PERMIT
08.13.14	ST. B. SMITH	4	ISSUED FOR PERMIT
08.13.14	ST. B. SMITH	5	ISSUED FOR PERMIT
08.13.14	ST. B. SMITH	6	ISSUED FOR PERMIT
08.13.14	ST. B. SMITH	7	ISSUED FOR PERMIT
08.13.14	ST. B. SMITH	8	ISSUED FOR PERMIT
08.13.14	ST. B. SMITH	9	ISSUED FOR PERMIT
08.13.14	ST. B. SMITH	10	ISSUED FOR PERMIT

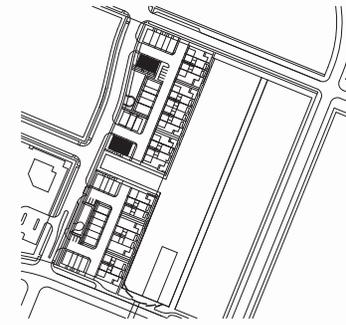
RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
 SITE IMPROVEMENT PLAN
LOT 5 LIGHTING PLAN

SHEET
16 of 28

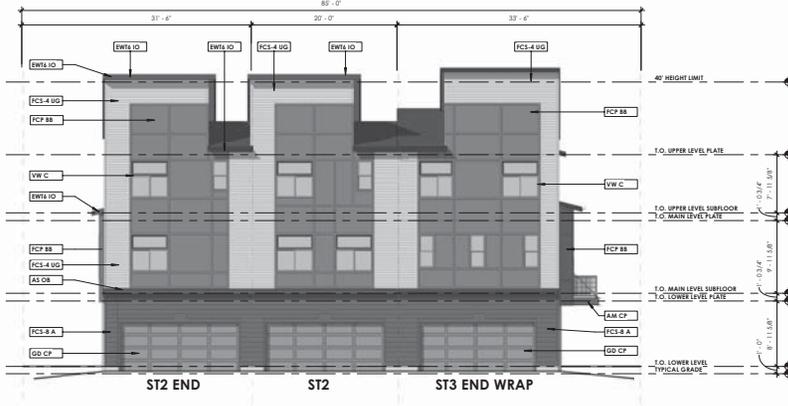
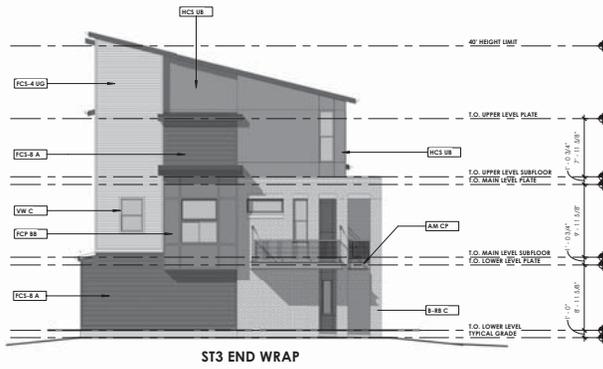
RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5

RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1

3.45 ACRES
SITE IMPROVEMENT PLAN # SP14-26R



MARK	DESCRIPTION
R-BB C	BRICK - RUNNING BOND - GENERAL SHALE - COLISEUM
FCF-BB	FIBER CEMENT PANEL - SHERWIN WILLIAMS 7233 BURNISHED BRANDED
FCF-4 US	FIBER CEMENT LAP SIDING - 4" EXPOSURE - SHERWIN WILLIAMS 7056 - LUSFUL GRAY
FCF-8A	FIBER CEMENT LAP SIDING - 8" EXPOSURE - SHERWIN WILLIAMS 7046 - URBANE BRONZE
HCS-BB	HARDWOOD FINISH - SHERWIN WILLIAMS 7233 BURNISHED BRANDED
HCS-UB	HARDWOOD FINISH - SHERWIN WILLIAMS 7046 - ANTONIAROUS
AM-CP	ALUMINUM CORNER - SHERWIN WILLIAMS 7056 - COOPER FCF
EWTS-ID	1 1/4" ENGINEERED WOOD TRIM FASCIA - SHERWIN WILLIAMS 7049 - IRON ORE
AS-OB	ASPHALT SHINGLE - OWENS CORNING OWYS BLACK
VW-C	VINYL WINDOW - CLAY COLOUR



DATE	NO.	DESCRIPTION	BY	CHK.
02.24.14	1	1ST SUBMITTAL		
03.13.14	2	2ND SUBMITTAL		
05.14.14	3	3RD SUBMITTAL		
05.14.14	4	4TH SUBMITTAL		

DATE	NO.	DESCRIPTION	BY	CHK.

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
SITE IMPROVEMENT PLAN
ST-3PLEX (HIGH ROOF REAR) ELEVATIONS

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5

RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1

3.45 ACRES
SITE IMPROVEMENT PLAN # SP14-26R



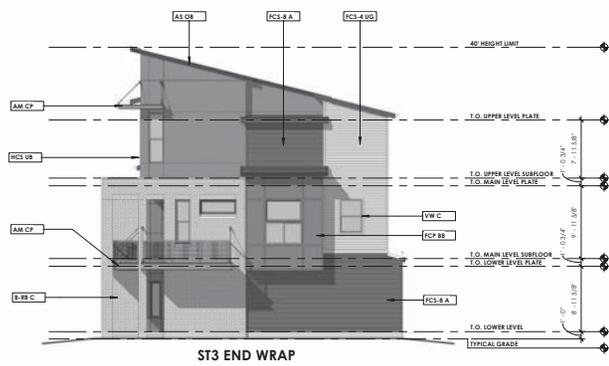
MARK	DESCRIPTION
BRS C	BRICK - RUNNING BOND - GENERAL SHALE - COUSEUM
FCP BB	FIBER CEMENT PANELS - SHERWIN WILLIAMS 7223 BURNISHED BRANDY
FCS 4UG	FIBER CEMENT LAP SIDING - 4" EXPOSURE - SHERWIN WILLIAMS 7020 - URBEL GRAY
FCS BA	FIBER CEMENT LAP SIDING - 8" EXPOSURE - SHERWIN WILLIAMS 7046 - URBANE BRONZE
FCS BB	HARDOCK STUCCO - SHERWIN WILLIAMS 7222 - BRINDLE BRANDY
FCS UB	HARDOCK STUCCO - SHERWIN WILLIAMS 7046 - ANONYMOUS
AM CP	ALUMINUM METAL - SHERWIN WILLIAMS 7202 - COPPER PINE
EWL ID	1/2" ENGINEERED WOOD TRIM PANELS - SHERWIN WILLIAMS 7048 - BORN ORE
AS GB	ASPHALT SHINGLE - LOWERS CORNING ONYX BLACK
WVC	WIND WINDOW - CLAY COLOR



4 LEFT ELEVATION
1/8" = 1'-0"



3 REAR ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"



DATE	NO.	DESCRIPTION	BY	CHKD.
04.24.14	1	1ST SUBMITTAL		
05.13.14	2	2ND SUBMITTAL		
05.13.14	3	3RD SUBMITTAL		
05.13.14	4	4TH SUBMITTAL		

DATE	NO.	DESCRIPTION	BY	CHKD.

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
SITE IMPROVEMENT PLAN
ST-3PLEX (HIGH ROOF FRONT)
ELEVATIONS

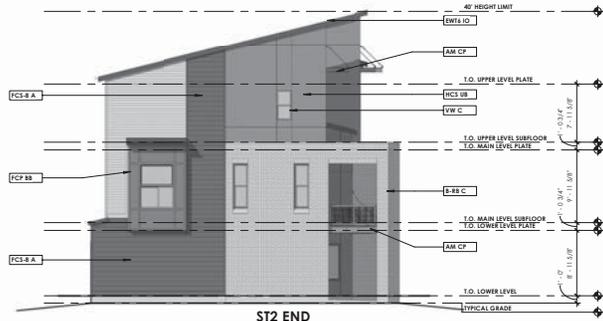
RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5

RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1

3.45 ACRES
SITE IMPROVEMENT PLAN # SP14-26R



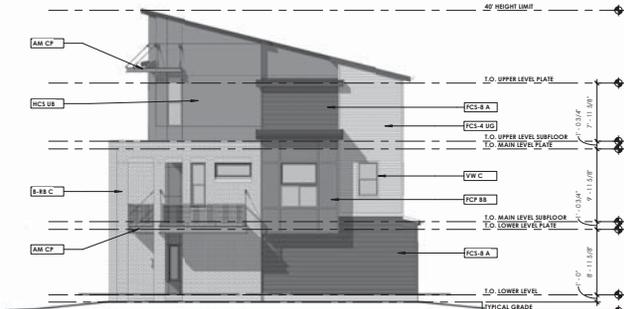
MATERIAL LEGEND	
MARK	DESCRIPTION
FRB C	BRICK - RUNNING BOND - GENERAL SHALE - COLISEUM
FCP BB	PIPER CEMENT PANELS - SHERWIN WILLIAMS 7033 BURNISHED BRANDY
FC3-4UG	PIPER CEMENT LAP SIDING - 4" EXPOSURE - SHERWIN WILLIAMS 7050 - SEFUL GRAY
FC3 SA	PIPER CEMENT LAP SIDING - 8" EXPOSURE - SHERWIN WILLIAMS 7050 - SEBANE BRONZE
FC3 BB	HAROODATI BRUCCO - SHERWIN WILLIAMS 7253 - BRIDGED BRANDY
HCS UB	HAROODATI BRUCCO - SHERWIN WILLIAMS 7081 - ANCHORWOODS
AM CP	ACCENT METAL - SHERWIN WILLIAMS 7709 - COPPER POST
BWL CD	1X4 ENGINEERED WOOD TRIM FASCIA - SHERWIN WILLIAMS 706F - BICH CRE
FC3 OB	SPRINT FINISHE - LOWERS CORNING ONYX BLACK
VW C	VINYL WINDOW - CLAY COLOR



4 LEFT ELEVATION
1/8" = 1'-0"



3 REAR ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"



DATE	NO.	DESCRIPTION	BY	CHK.
08/24/14	1	1ST SUBMITTAL		
08/13/14	2	2ND SUBMITTAL		
08/13/14	3	3RD SUBMITTAL		
08/13/14	4	4TH SUBMITTAL		

DATE	NO.	DESCRIPTION	BY	CHK.

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
SITE IMPROVEMENT PLAN
ST-4PLEX (HIGH ROOF FRONT)
ELEVATIONS

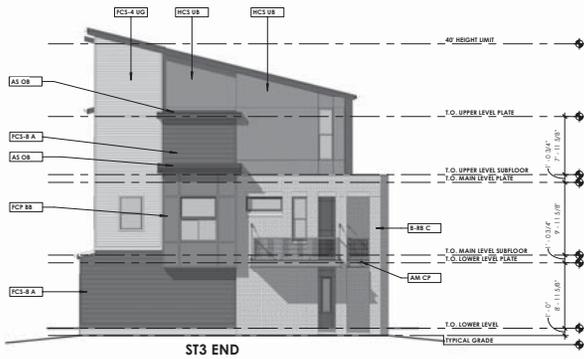
RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5

RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1

3.45 ACRES
SITE IMPROVEMENT PLAN # SP14-26R



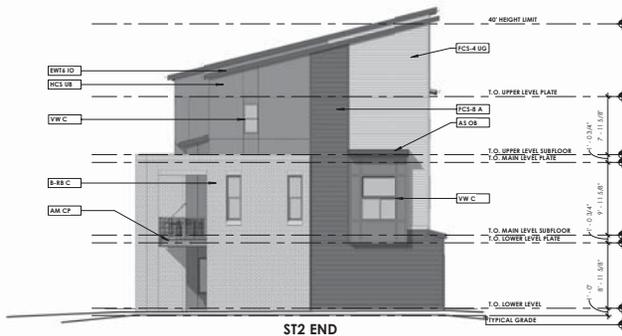
MARK	DESCRIPTION
R-BB C	BRICK - RUNNING BOND - GENERAL SHALE - COQUELUM
FCF-BB	REER CEMENT PANEL - SHERWIN WILLIAMS T522 BURNISHED BRANDED
FCF-4UG	REER CEMENT LAP SIDING - 8" EXPOSURE - SHERWIN WILLIAMS T503 - URBAN GRAY
FCF-8A	REER CEMENT LAP SIDING - 8" EXPOSURE - SHERWIN WILLIAMS T504 - URBANE BRONZE
HCS-BB	MAROCCAI STUCCO - SHERWIN WILLIAMS T523 - FINISH BRANDY
HCS-UB	MAROCCAI STUCCO - SHERWIN WILLIAMS T504 - ANONIMOUS
AM-CF	MACHINE METAL - SHERWIN WILLIAMS T505 - CORPSE DOT
EWIS-ID	EM ENGINEERED WOOD TRIM FASCIA - SHERWIN WILLIAMS T50P - BORN ONE
AS-OB	ALPHALT SHINGLE - LOWE'S CORNING ONLY BLACK
WV-C	WYN WOODCOCK - GRAY COUSE



4 LEFT ELEVATION
1/8" = 1'-0"



3 REAR ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

DATE	NO.	DESCRIPTION	BY	CHK.
02.24.14	1	1ST SUBMITTAL		
03.13.14	2	2ND SUBMITTAL		
05.14.14	3	3RD SUBMITTAL		
05.14.14	4	4TH SUBMITTAL		

DESIGN	DATE	SCALE
CONCEPT	02.24.14	1/8" = 1'-0"
PRELIMINARY	03.13.14	1/8" = 1'-0"
FINAL	05.14.14	1/8" = 1'-0"

ST-4PLEX (HIGH ROOF REAR) ELEVATIONS

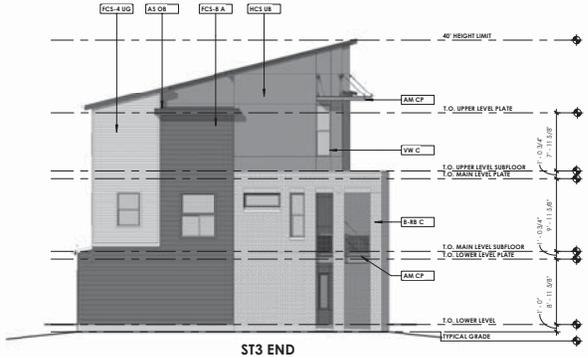
RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5

RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1

3.45 ACRES
SITE IMPROVEMENT PLAN # SP14-26R



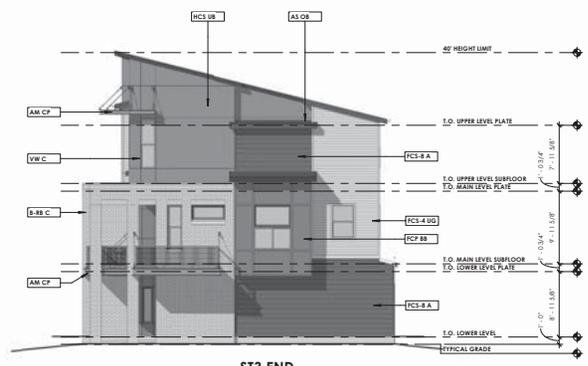
MATERIAL LEGEND	
MARK	DESCRIPTION
R-R C	BRICK - RUNNING BOND - GENERAL SHALE - COLEBURN
FCP-BB	REER CEMENT PANEL - SHERWIN WILLIAMS 7023 BURNISHED BRANCO
FCP-GB	REER CEMENT LAP SIDING - # EXPOSURE - SHERWIN WILLIAMS 7026 LUSSELL GRAY
FCP-SA	REER CEMENT LAP SIDING - # EXPOSURE - SHERWIN WILLIAMS 7046 URBANE BRONZE
FCP-BB	PARADIGM STUCCO - SHERWIN WILLIAMS 7023 FINISHED BRANCO
HCS-LB	PARADIGM STUCCO - SHERWIN WILLIAMS 7046 ANONIMOUS
AM-CP	FLORANT METAL - SHERWIN WILLIAMS 7029 COFFEEPOD
EWTS-ID	1 1/4" ENGINEERED WOOD TRIM FASCIA - SHERWIN WILLIAMS 7049 - BION ORE
AS-OB	ASPHALT SHINGLE - OWENS CORNING ORNY BLACK
VW-C	1 1/2" WINDOW - CLAY COLLOR



4 LEFT ELEVATION
1/8" = 1'-0"



3 REAR ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"



DATE	NO.	DESCRIPTION	BY	CHK.
02/24/14	1	1ST SUBMITTAL		
03/13/14	2	2ND SUBMITTAL		
03/14/14	3	3RD SUBMITTAL		
03/14/14	4	4TH SUBMITTAL		

DATE	NO.	DESCRIPTION	BY	CHK.
02/24/14	1	1ST SUBMITTAL		
03/13/14	2	2ND SUBMITTAL		
03/14/14	3	3RD SUBMITTAL		
03/14/14	4	4TH SUBMITTAL		

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
SITE IMPROVEMENT PLAN
ST-5PLEX (HIGH ROOF FRONT) END ELEVATIONS

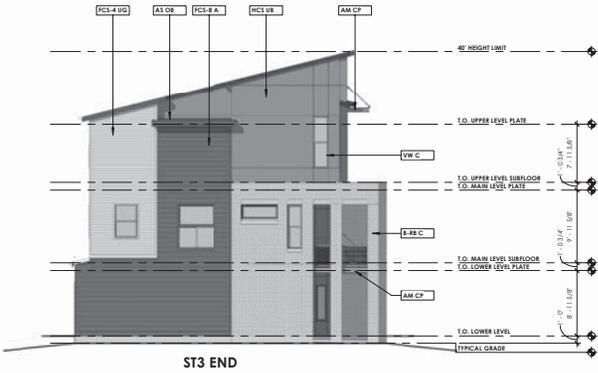
RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5

RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1

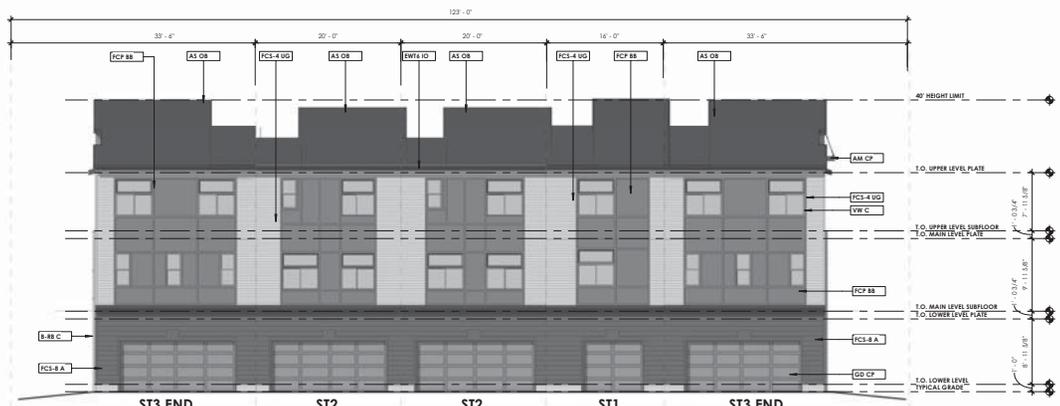
3.45 ACRES
SITE IMPROVEMENT PLAN # SP14-26R



MARK	DESCRIPTION
R-BB-C	BRICK - RUNNING BOND - GENERAL SHALE - COLISEUM
FCP-BB	REER CEMENT PANEL - SHERWIN WILLIAMS 7025 BURNISHED BRANDY
FCP-BS	REER CEMENT LAP SIDING - 4" EXPOSURE - SHERWIN WILLIAMS 7026 USEFUL GRAY
FCP-SA	REER CEMENT LAP SIDING - 8" EXPOSURE - SHERWIN WILLIAMS 7046 URBANE BRONZE
FCP-SB	HARDCOAT STUCCO - SHERWIN WILLIAMS 7023 FINISHED BRANDY
RCS-UB	HARDCOAT STUCCO - SHERWIN WILLIAMS 7046 - ANONYMOUS
AM-CP	CROWN METAL - SHERWIN WILLIAMS 7029 COPPER ICE
DWS-ID	1 1/2" ENGINEERED WOOD TRIM FASCIA - SHERWIN WILLIAMS 7049 - IRON ORE
AS-OB	ASPHALT SHINGLE - OWENS CORNING OWY BLACK
VW-C	DOWN WINDOW - CLAY COLOR



4 LEFT ELEVATION
1/8" = 1'-0"



3 REAR ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"



DATE	NO.	NOTE
02.24.14	1	1ST SUBMITTAL
03.13.14	2	2ND SUBMITTAL
05.08.14	3	3RD SUBMITTAL
08.14.14	4	4TH SUBMITTAL

DATE	NO.	NOTE
02.24.14	1	1ST SUBMITTAL
03.13.14	2	2ND SUBMITTAL
05.08.14	3	3RD SUBMITTAL
08.14.14	4	4TH SUBMITTAL

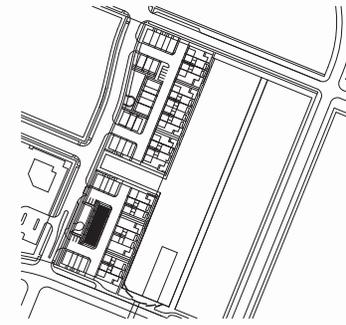
RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
SITE IMPROVEMENT PLAN
ST-SPLEX (HIGH ROOF FRONT)
ELEVATIONS

SHEET

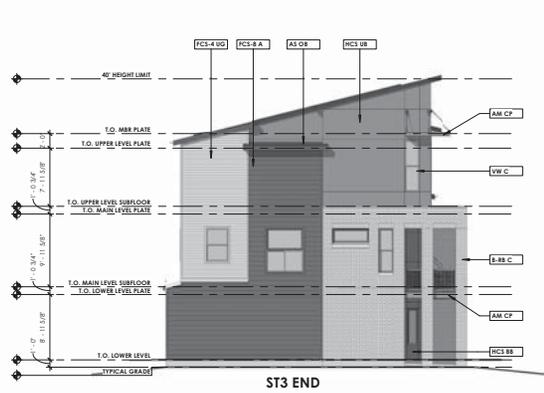
RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5

RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1

3.45 ACRES
SITE IMPROVEMENT PLAN # SP14-26R



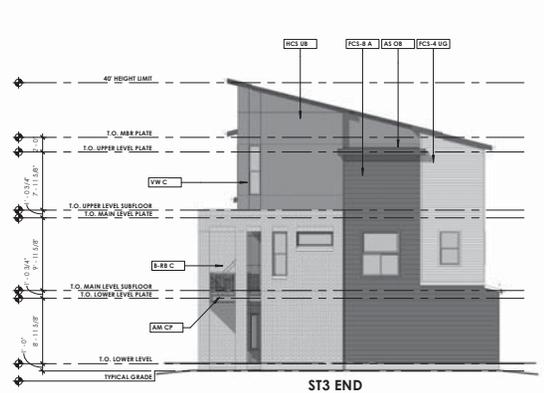
MARK	DESCRIPTION
R-BB-C	BRICK - RUNNING BOND - GENERAL SHALE - FCG565W
FCP-BB	REAR CONCRETE PANEL - SHERWIN WILLIAMS 7033 BURNISHED BRANDY
PCS-4UG	REAR CONCRETE LAP SIDING - 4" EXPOSURE - SHERWIN WILLIAMS 7055 USEFUL GRAY
PCS-A	REAR CONCRETE LAP SIDING - 8" EXPOSURE - SHERWIN WILLIAMS 7046 URBANE BRONZE
HCS-BB	HARDCOAT STUCCO - SHERWIN WILLIAMS 7033 BURNISHED BRANDY
HCS-LB	HARDCOAT STUCCO - SHERWIN WILLIAMS 7046 ANONYMOUS
AM-CF	ALUMINUM METAL - SHERWIN WILLIAMS 7095 COPPER ROOF
EWIS-ID	1/2" ENGINEERED WOOD TRIM FASCIA - SHERWIN WILLIAMS 7069 IRON ORE
PLS-OB	SPRINKLE FINISH - OVERSEAS CORNING DYNIC BLACK
VW-C	VINYL WINDOW - CLAY COLOR



4 LEFT ELEVATION
1/8" = 1'-0"



3 REAR ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

REDLAND
PLANNING & ZONING DEPARTMENT

LENN

NEW TOWN BUILDERS

DATE	NO.	DESCRIPTION
02.24.14	1	1ST SUBMITTAL
03.13.14	2	2ND SUBMITTAL
05.15.14	3	3RD SUBMITTAL
05.15.14	4	4TH SUBMITTAL

ST-6PLEX (HIGH ROOF FRONT) ELEVATIONS

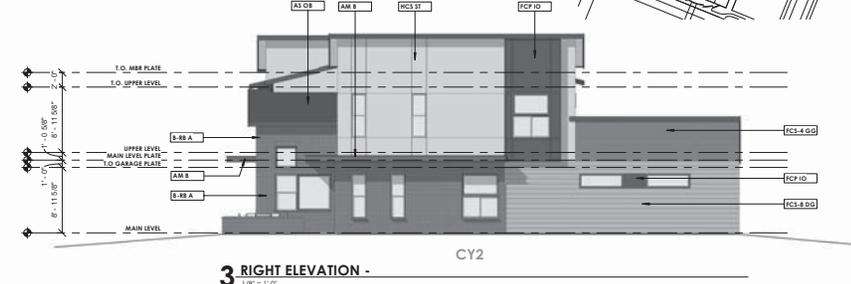
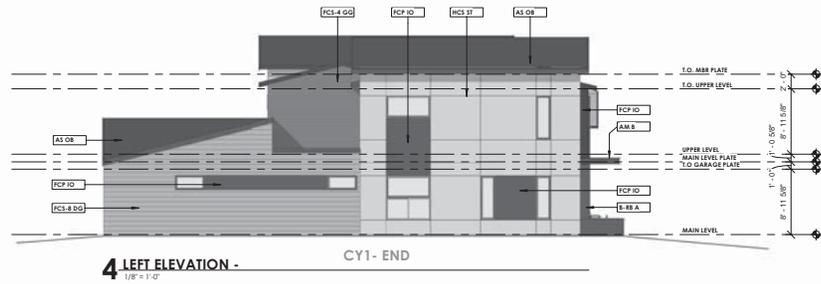
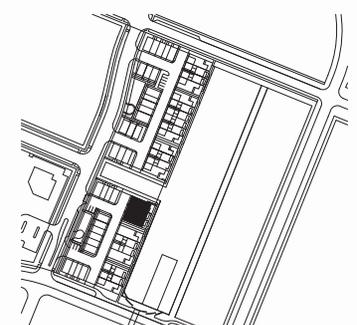
24 of 28

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5

RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1

3.45 ACRES
SITE IMPROVEMENT PLAN # SP14-26R

MATERIAL LEGEND	
MARK	DESCRIPTION
B-B-A	BRICK - RUNNING BOND - GENERAL SHADE - ADDISON
FCP-ID	FBSE CEMENTICUS PANEL - SHERWIN WILLIAMS 704F - IRON GREY
FCI-4-GG	FBSE CEMENTICUS PANEL - 4" EXPOSURE - SHERWIN WILLIAMS 704G - GRITLY GRAY
FCI-3-DG	FBSE CEMENTICUS PANEL - 3" EXPOSURE - SHERWIN WILLIAMS 7017 - DOBMAN GRAY
FCI-2-F	MONOCRYST BRICK - SHERWIN WILLIAMS 814 - SHERMAN
AM-B	ACCENT METAL - SHERWIN WILLIAMS 7000 - BALLER
AS-OB	ASPHALT SHINGLE - OWENS CORNING ORNIX BLACK



DATE	NO.	DESCRIPTION	BY	CHKD.	APP'D.	SCALE	VERT. SCALE
02/24/14	1	1ST SUBMITTAL					
03/13/14	2	2ND SUBMITTAL					
03/13/14	3	3RD SUBMITTAL					
03/18/14	4	4TH SUBMITTAL					

DATE	NO.	DESCRIPTION	BY	CHKD.	APP'D.	SCALE	VERT. SCALE
02/24/14	1	1ST SUBMITTAL					
03/13/14	2	2ND SUBMITTAL					
03/13/14	3	3RD SUBMITTAL					
03/18/14	4	4TH SUBMITTAL					

NOTE:
1. 1ST SUBMITTAL
2. 2ND SUBMITTAL
3. 3RD SUBMITTAL
4. 4TH SUBMITTAL

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
SITE IMPROVEMENT PLAN
CY-3PA BUILDING ELEVATIONS

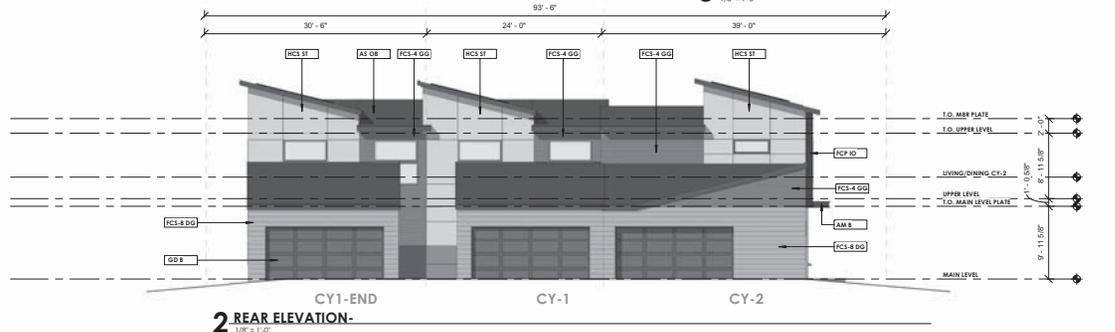
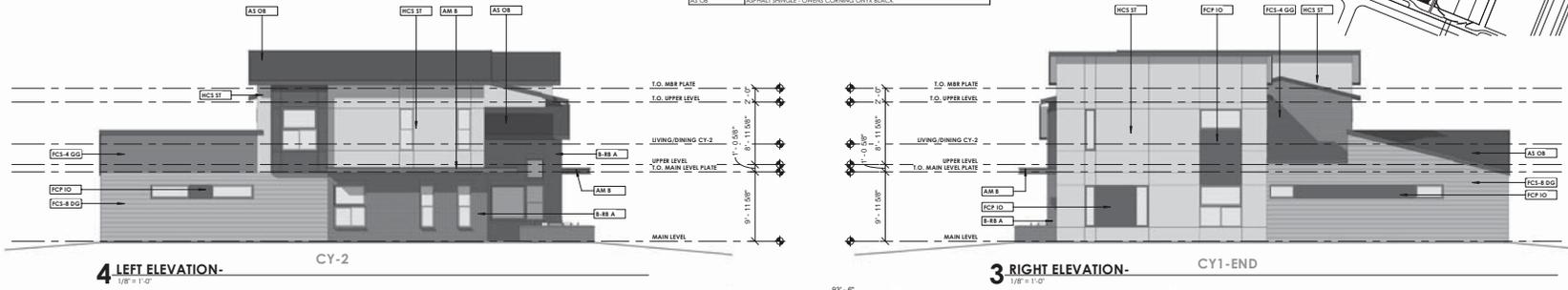
RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5

RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1

3.45 ACRES
SITE IMPROVEMENT PLAN # SP14-26R



MATERIAL LEGEND	
MARK	DESCRIPTION
SFR A	BRICK - RUNNING BOND - GENERAL SHALE - ADDISON
PCF ID	PERE CEMENTICUS PANEL - SHERWIN WILLIAMS TRUF - IRON ORE
FC4 DG	PERE CEMENTICUS LAP SIDING - 4" EXPOSURE - SHERWIN WILLIAMS TRUF - GRABBLE GREY
FC4 DG	PERE CEMENTICUS SIDING - 8" EXPOSURE - SHERWIN WILLIAMS TRUF - COBAIN GRAY
HCS ST	HANCOCKIA PLYWOOD - SHERWIN WILLIAMS 4141 - SOUTHERN
AM B	HICKORY WEAVER - SHERWIN WILLIAMS 7000 - BOLDERS
AS OB	ASPHALT SHINGLE - OWENS CORNING ORNYX BLACK



OWNER	BY/ASO
CHICKEN	BOB
APPROVED	DATE
DATE	SCALE
DATE	SCALE

DATE	NO.	NOTE
04.24.14	1	1ST SUBMITTAL
05.13.14	2	2ND SUBMITTAL
06.11.14	3	3RD SUBMITTAL
08.14.14	4	4TH SUBMITTAL

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
SITE IMPROVEMENT PLAN
CY-3PB BUILDING ELEVATIONS

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5

RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1

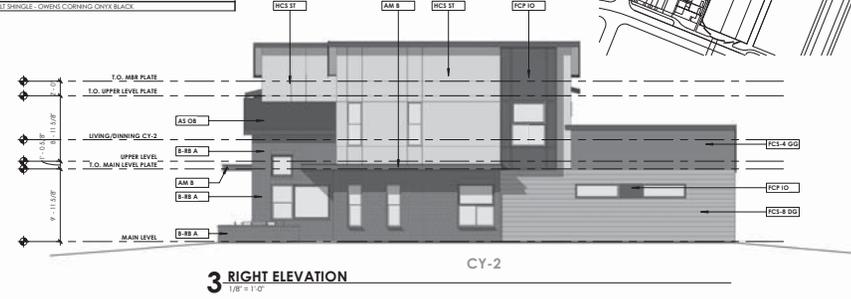
3.45 ACRES
SITE IMPROVEMENT PLAN # SP14-26R



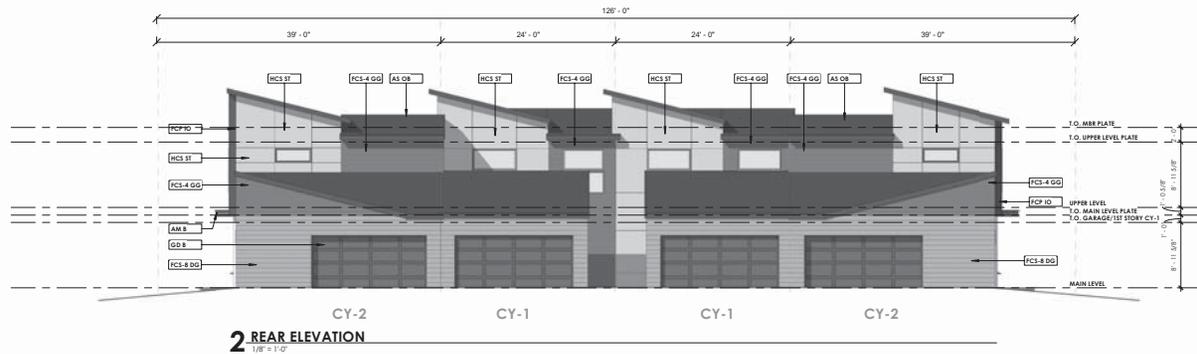
MATERIAL LEGEND	
MARK	DESCRIPTION
B-8B A	BRICK - BURNING BOND - GENERAL SHALE - ADDISON
FCP-10	FORM CONCRETE PANELS - SHERWIN WILLIAMS T-908 - IRON ORE
FCP-4-GG	FORM CONCRETE LAF SIDING - 4" EXPOSURE - SHERWIN WILLIAMS T-908 - GRIZZLE GREY
FCP-8-DG	FORM CONCRETE SIDING - 4" EXPOSURE - SHERWIN WILLIAMS T-908 - COBBAN GREY
HC3-ST	HARDWOOD SHUCCID - SHERWIN WILLIAMS 41-41 - SUPER TAN
AM-8	ACQUA METAL - SHERWIN WILLIAMS T-908 - BRONZE
AS-OB	ASPHALT SHINGLE - OWENS CORNING DRIVE BLACK



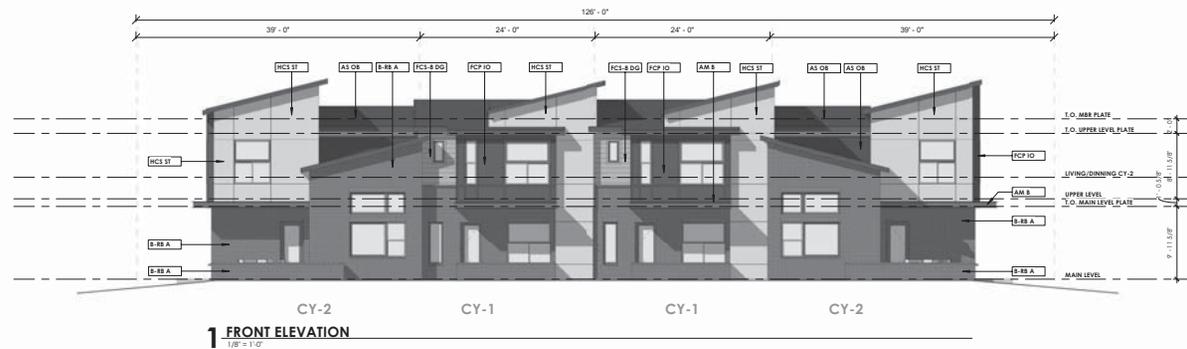
4 LEFT ELEVATION
1/8" = 1'-0"



3 RIGHT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

REDLAND
PLANNING & DESIGN

LENN

NEW TOWN BUILDERS

DATE	NO.	NOTE
02.24.14	1	1ST SUBMITTAL
03.13.14	2	2ND SUBMITTAL
03.13.14	3	3RD SUBMITTAL
03.13.14	4	4TH SUBMITTAL

OWNER	BY/AS
CHECKED	DATE
APPROVED	DATE
PROJECT	DATE
SCALE	DATE
VERT. SCALE	DATE

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
SITE IMPROVEMENT PLAN
CY-4P BUILDING ELEVATIONS

SHEET
27 of 28

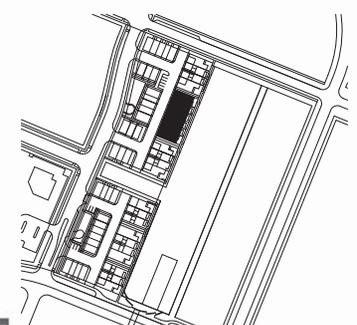
RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5

RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1

3.45 ACRES

SITE IMPROVEMENT PLAN # SP14-26R

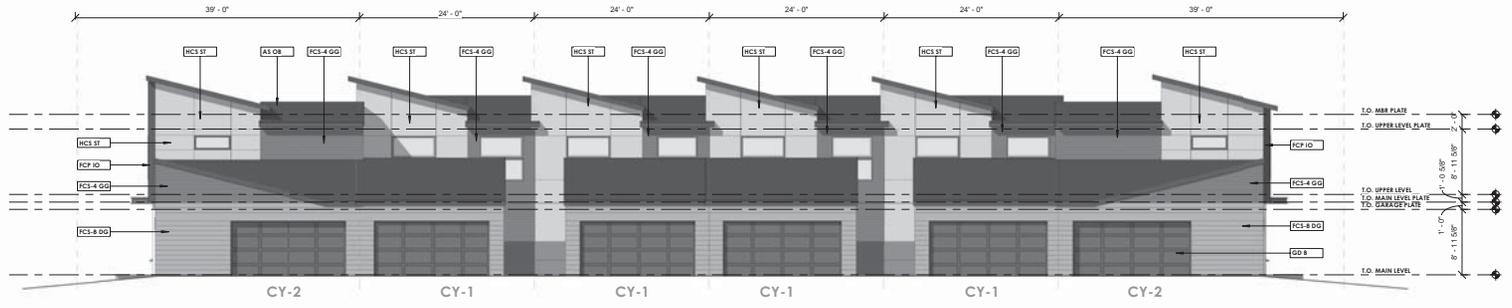
MATERIAL LEGEND	
MARK	DESCRIPTION
B-B-A	BRICK - RUNNING BOND - GENERAL SHALE / ZODIAC
FCP-ID	FIBRE CEMENT SIDING PANELS - SHERWIN WILLIAMS TUFF - BROWN CORE
FC4-GDG	FIBRE CEMENT LAP SIDING - # EXPOSURE - SHERWIN WILLIAMS TUFF - GRIZZLE GREY
FC3-B-DG	FIBRE CEMENT BOARD - # EXPOSURE - SHERWIN WILLIAMS TUFF - CORIAN GRAY
HCS-ST	ACCENT TRUSS - SHERWIN WILLIAMS TUFF - SPIDER TAN
AM-B	ACCENT METAL - SHERWIN WILLIAMS TUFF - BOLERO
AS-OB	ACRYLIC FINISHE - TONER CORNING ONLY BLACK



4 LEFT ELEVATION
1/8" = 1'-0"



3 RIGHT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"



DATE	NO.	DESCRIPTION
02/24/14	1	1ST SUBMITTAL
03/13/14	2	2ND SUBMITTAL
03/13/14	3	3RD SUBMITTAL
03/13/14	4	4TH SUBMITTAL

DATE	NO.	DESCRIPTION

NOTE:
1. 1ST SUBMITTAL
2. 2ND SUBMITTAL
3. 3RD SUBMITTAL
4. 4TH SUBMITTAL

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1
 3.45 ACRES
 SITE IMPROVEMENT PLAN # SP14-26R

**ARCHITECTURAL RENDERINGS AND
 COLORED ELEVATIONS PACKAGE**

SHEET INDEX

1	COVER SHEET - INDEX
2	ARCHITECTURAL RENDERINGS - STACKED TOWNHOUSES (ST)
3	ARCHITECTURAL RENDERINGS - COURTYARD ROW HOUSES (CY)
4	ST-3PA BUILDING ELEVATIONS
5	ST-3PB BUILDING ELEVATIONS
6	ST-4PA BUILDING ELEVATIONS
7	ST-4PB BUILDING ELEVATIONS
8	ST-5PA BUILDING ELEVATIONS
9	ST-5PB BUILDING ELEVATIONS
10	ST-6P BUILDING ELEVATIONS
11	CY-3PA BUILDING ELEVATIONS
12	CY-3PB BUILDING ELEVATIONS
13	CY-4P BUILDING ELEVATIONS
14	CY-6P BUILDING ELEVATIONS



NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
1	04/24/14	1	04/24/14	1	04/24/14	1	04/24/14
2		2		2		2	
3		3		3		3	
4		4		4		4	

NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
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2		2		2		2	
3		3		3		3	
4		4		4		4	

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
SITE IMPROVEMENT PLAN
ARCHITECTURAL RENDERINGS
COLORED ELEVATIONS

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1

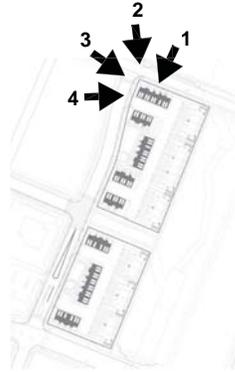
3.45 ACRES
 SITE IMPROVEMENT PLAN # SP14-26R



4 STACKED TOWNHOUSE PERSPECTIVE RENDERING
 NTS



3 STACKED TOWNHOUSE PERSPECTIVE RENDERING
 NTS



2 STACKED TOWNHOUSE PERSPECTIVE RENDERING
 NTS



1 STACKED TOWNHOUSE PERSPECTIVE RENDERING
 NTS



REVISION	DATE
CHECKED	BY
APPROVED	DATE
PROJECTING	DATE
HORIZ. SCALE	1"=1'
VERT. SCALE	1"=4'

NO.	DATE	NOTES
1	08/24/14	1. 1ST SUBMITTAL
2	09/04/14	2. 2ND SUBMITTAL
3	09/04/14	3. 3RD SUBMITTAL
4	09/04/14	4. 4TH SUBMITTAL, REVISED 06/08/14

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
 SITE IMPROVEMENT PLAN
STACKED TOWNHOUSES (ST)
ARCHITECTURAL RENDERINGS

SHEET

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5

RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1

3.45 ACRES
SITE IMPROVEMENT PLAN # SP14-26R



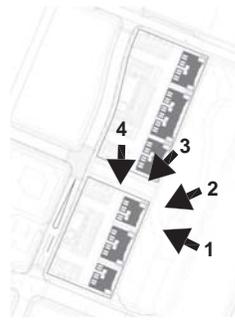
4 COURTYARD ROW HOUSE PERSPECTIVE RENDERING

NTS



3 COURTYARD ROW HOUSE PERSPECTIVE RENDERING

NTS



2 COURTYARD ROW HOUSE PERSPECTIVE RENDERING

NTS



1 COURTYARD ROW HOUSE PERSPECTIVE RENDERING

NTS



REVISION	DATE	BY
CHECKED		
APPROVED		
PROJECTING		
HORIZ. SCALE	1"=10'	
VERT. SCALE	1"=4'	

NO.	DATE	NOTES
1	01/24/14	1. 1ST SUBMITTAL
2	02/04/14	2. 2ND SUBMITTAL
3	02/04/14	3. 3RD SUBMITTAL
4	02/03/14	4. 4TH SUBMITTAL, REVISED 06/03/14

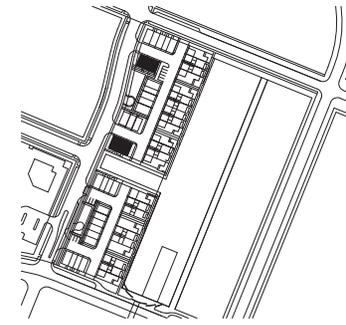
RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
SITE IMPROVEMENT PLAN
COURTYARD ROW HOUSES (CY)
ARCHITECTURAL RENDERINGS

SHEET

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5

RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1

3.45 ACRES
SITE IMPROVEMENT PLAN # SP14-26R



MATERIAL LEGEND	
MARK	DESCRIPTION
B-BR-C	BRICK - RUNNING BOND - GENERAL SHALE - COLISEUM
FCP-BB	FIBER CEMENT PANEL - SHERWIN WILLIAMS FCS BURNISHED BRONZE
FCS-4UG	FIBER CEMENT LAP SIDING - # 4 EXPOSURE - SHERWIN WILLIAMS T606 - USEFUL GRAY
FCS-8UB	FIBER CEMENT LAP SIDING - # 8 EXPOSURE - SHERWIN WILLIAMS T606 - URBANE BRONZE
FCS-BB	HARDWARE FINISH - SHERWIN WILLIAMS T603 - FINISHED BRONZE
NCS-A	HARDWARE FINISH - SHERWIN WILLIAMS T606 - ANONYMOUS
AM-CP	ALUMINUM PANEL - SHERWIN WILLIAMS T603 - COPPERFACE
EWB-ID	EXTERIOR WOOD TRIM FASCIA - SHERWIN WILLIAMS T606 - BROWN OAK
AS-OB	ASPHALE SHINGLE - OWENS CORNING OWLS BLACK
VW-C	WOOD WINDOW - OAK/CORN



REDLAND
PLANNING & DESIGN

LEN N

THE GROUP

NEW TOWN

DATE	NO.	DESCRIPTION
02.24.14	1	1ST SUBMITTAL
05.13.14	2	2ND SUBMITTAL
06.18.14	3	3RD SUBMITTAL
08.18.14	4	4TH SUBMITTAL - REVISED 08.20.14

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
SITE IMPROVEMENT PLAN
ST-3 PLEX (HIGH ROOF REAR)
ELEVATIONS

4 of 14

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5

RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1

3.45 ACRES
SITE IMPROVEMENT PLAN # SP14-26R



MATERIAL LEGEND	
MARK	DESCRIPTION
BRK C	BRICK - RUNNING BOND - GENERAL SHALE - COLORED
CP BB	PERF. CEMENT PANELS - SHERWIN WILLIAMS 703 - BRUSHED BRONZE
FCS-4UG	PERF. CEMENT LAP SIDING - 4" EXPOSURE - SHERWIN WILLIAMS 7050 - LIGHT GRAY
FCS-8 UB	PERF. CEMENT LAP SIDING - 8" EXPOSURE - SHERWIN WILLIAMS 7050 - URBAN BRONZE
FCS BB	HARDOCK BRICK - SHERWIN WILLIAMS 7523 - BRUSHED BRONZE
HCS A	HARDOCK BRICK - SHERWIN WILLIAMS 7060 - ANTIKNOX
AM CP	ACCENT METAL - SHERWIN WILLIAMS 7709 - COPPER PIG
DWB CD	1/2" ENGINEERED WOOD TRIM FASCIA - SHERWIN WILLIAMS 7056 - BROWN CHE
CS OB	SPINAL PANELS - TOWER'S CORNING CRYSTAL BLACK
LV C	WALL WINDOW - CLAY COLOR



4 LEFT ELEVATION
1/8" = 1'-0"



3 REAR ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"






DATE	NO.	DESCRIPTION	BY	CHK.
06.24.14	1	1ST SUBMITTAL	MM	MM
06.13.14	2	2ND SUBMITTAL	MM	MM
06.13.14	3	3RD SUBMITTAL	MM	MM
06.13.14	4	4TH SUBMITTAL, REVISION 06.23.14	MM	MM

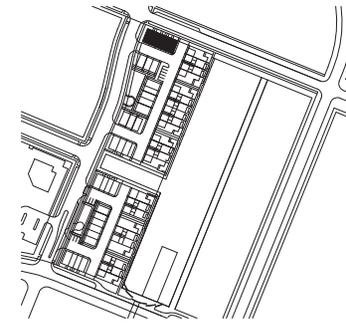
NOTE: 1. 1/8" = 1'-0" SCALE
2. 1/4" = 1'-0" SCALE
3. 1/2" = 1'-0" SCALE
4. 3/4" = 1'-0" SCALE
5. 1" = 1'-0" SCALE
6. 1 1/2" = 1'-0" SCALE
7. 2" = 1'-0" SCALE
8. 3" = 1'-0" SCALE
9. 4" = 1'-0" SCALE
10. 6" = 1'-0" SCALE
11. 8" = 1'-0" SCALE
12. 12" = 1'-0" SCALE
13. 18" = 1'-0" SCALE
14. 24" = 1'-0" SCALE
15. 36" = 1'-0" SCALE
16. 48" = 1'-0" SCALE
17. 60" = 1'-0" SCALE
18. 72" = 1'-0" SCALE
19. 96" = 1'-0" SCALE
20. 120" = 1'-0" SCALE
21. 144" = 1'-0" SCALE
22. 168" = 1'-0" SCALE
23. 192" = 1'-0" SCALE
24. 216" = 1'-0" SCALE
25. 240" = 1'-0" SCALE
26. 264" = 1'-0" SCALE
27. 288" = 1'-0" SCALE
28. 312" = 1'-0" SCALE
29. 336" = 1'-0" SCALE
30. 360" = 1'-0" SCALE

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
SITE IMPROVEMENT PLAN
ST-APLEX (HIGH ROOF FRONT) ELEVATIONS

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5

RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1

3.45 ACRES
SITE IMPROVEMENT PLAN # SP14-26R



MATERIAL LEGEND	
MARK	DESCRIPTION
R-RR-C	BRICK - RUNNING BOND - GENERAL SHALE - COLISEUM
R-CP-BB	REBER CEMENT PANEL - SHERWIN WILLIAMS FCS3 BURNISHED BRONZE
FCS-4-UG	REBER CEMENT LAP SIDING - # EXPOSURE - SHERWIN WILLIAMS T050 - LUSTFUL GRAY
FCS-8-UB	REBER CEMENT LAP SIDING - # EXPOSURE - SHERWIN WILLIAMS T048 - URBANE BRONZE
FCS-BB	PARADIGM SIDING - SHERWIN WILLIAMS FCS3 FINISHED BRONZE
HCS-A	BAROCOCO STUCCO - SHERWIN WILLIAMS T046 - ANCONINOUD
AM-CP	ALUMINUM PANEL - SHERWIN WILLIAMS T029 - COPPERLOCK
EWB-10	THE ENGINEERED WOOD TRIM FASCIA - SHERWIN WILLIAMS T049 - IRON ORE
AS-OB	ASPHALT SHINGLE - OWENS CORNING ORNY BLACK
VW-C	WOOD WINDOW - C&D COLOR



4 LEFT ELEVATION
1/8" = 1'-0"



3 REAR ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

DATE		NO.		REVISION	
06.24.14	1	1ST SUBMITTAL			
06.13.14	2	2ND SUBMITTAL			
06.13.14	3	3RD SUBMITTAL			
06.18.14	4	4TH SUBMITTAL	REVISED 06.23.14		

DRAWN		REV. BY		DATE	
DESIGNED	REV	APPROVED	REV		
PROJECT	DATE	SCALE	DATE	SCALE	DATE

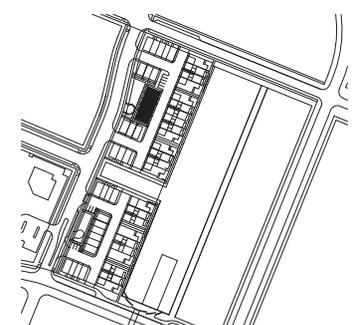
RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
SITE IMPROVEMENT PLAN
ST-5-SPLEX (HIGH ROOF FRONT) END ELEVATIONS

SHEET

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5

RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1

3.45 ACRES
SITE IMPROVEMENT PLAN # SP14-26R



MARK	DESCRIPTION
B-RB C	BRICK - RUNNING BOND - GENERAL SHALE - COLUSEUM
FCP-BB	FRIBR CEMENT PANEL - SHERWIN WILLIAMS FCS BURNISHED BRONZE
FCP-UG	FRIBR CEMENT LAP SIDING - # EXPOSURE - SHERWIN WILLIAMS T050 - LUSTFUL GRAY
FCS-LB	FRIBR CEMENT LAP SIDING - # EXPOSURE - SHERWIN WILLIAMS T046 - URBANE BRONZE
FCS-BB	FRIBR CEMENT SIDING - SHERWIN WILLIAMS T023 - PRINCE OF BRONZE
HCS-A	HARDWOOD SIDING - SHERWIN WILLIAMS T046 - ANTONINOUD
AM-CP	ALUMINUM PANEL - SHERWIN WILLIAMS T029 - COPPER ICE
EWIS-ID	ENGLEWOOD WOOD TRIM FASCIA - SHERWIN WILLIAMS T069 - IRON ORE
AS-OB	ASPHALT SHINGLE - OWENS CORNING OWLS BLACK
VW-C	VIEW WINDOW - CLAY COLOR



4 LEFT ELEVATION
1/8" = 1'-0"



3 REAR ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"



DATE	NO.	DESCRIPTION	BY	CHK.
02.24.14	1	1ST SUBMITTAL	MM	MM
03.13.14	2	2ND SUBMITTAL	MM	MM
03.13.14	3	3RD SUBMITTAL	MM	MM
03.13.14	4	4TH SUBMITTAL (REVISED 03.23.14)	MM	MM

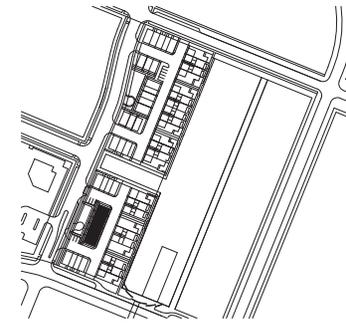
DATE	NO.	DESCRIPTION	BY	CHK.
02.24.14	1	1ST SUBMITTAL	MM	MM
03.13.14	2	2ND SUBMITTAL	MM	MM
03.13.14	3	3RD SUBMITTAL	MM	MM
03.13.14	4	4TH SUBMITTAL (REVISED 03.23.14)	MM	MM

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
SITE IMPROVEMENT PLAN
ST-SPLEX (HIGH ROOF FRONT) ELEVATIONS

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5

RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1

3.45 ACRES
SITE IMPROVEMENT PLAN # SP14-26R



MATERIAL LEGEND	
MARK	DESCRIPTION
R-BB-C	BRICK - RUNNING BOND - GENERAL SHALE - CFS-SEAM
FCP-BB	FSR - CEMENT FINDER - SHERWIN WILLIAMS FCS-3 BRUSHED BRANDY
FCS-4UG	FSR - CEMENT LAP SIDING - 4" EXPOSURE - SHERWIN WILLIAMS 3055 - USEFUL GRAY
FCS-8UB	FSR - CEMENT LAP SIDING - 8" EXPOSURE - SHERWIN WILLIAMS 3046 - URBANE BRONZE
FCS-8UB	PARCOCAT STUCCO - SHERWIN WILLIAMS FCS-3 BRUSHED BRANDY
FCS-A	PARCOCAT STUCCO - SHERWIN WILLIAMS 3046 - ANONYMOUS
AM-CP	ARCHITECTURAL - SHERWIN WILLIAMS 2709 - COPPER ROOF
EW-10	10S ENGINEERED WOOD TRIM FASCIA - SHERWIN WILLIAMS 3069 - IRON ORE
RL-02	ROOFING FINISHES - CONCRETE CORNING - DUNE BLACK
VW-C	WINDY WINDOW - CLAY COLOUR



REDLAND
ARCHITECTURAL FIRM

LEN N

THE GROUP

NEW TOWN BUILDERS

DATE	NO.	DESCRIPTION
02.24.14	1	1ST SUBMITTAL
05.13.14	2	2ND SUBMITTAL
06.18.14	3	3RD SUBMITTAL
06.18.14	4	4TH SUBMITTAL (REVISED 06.23.14)

NOTES

1. RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
SITE IMPROVEMENT PLAN
ST-6PLEX (HIGH ROOF FRONT) ELEVATIONS

DATE: 07/01/14

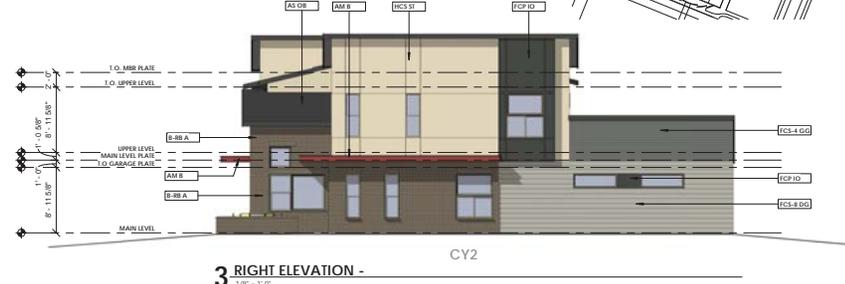
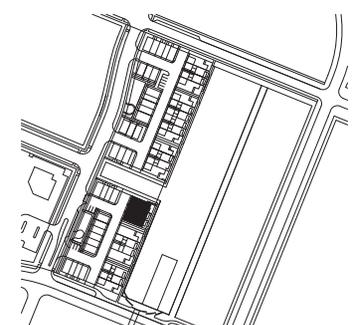
10 of 14

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5

RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1

3.45 ACRES
SITE IMPROVEMENT PLAN # SP14-26R

MATERIAL LEGEND	
MARK	DESCRIPTION
B-B-A	BRE-X RUNNING BOND - GENERAL SHALE - ADDISON
FCP-ID	BISE CEMENTICUS PANEL - SHERWIN WILLIAMS 7044 - BROWN CASE
FC3-4-GG	BISE CEMENTICUS BRICK - 4" EXPOSURE - SHERWIN WILLIAMS 7044 - GRITLY GRAY
FC3-8-DG	BISE CEMENTICUS BRICK - 8" EXPOSURE - SHERWIN WILLIAMS 7011 - DOBMAN GRAY
AM-B	ACCENT BRICK - SHERWIN WILLIAMS 8144 - SOUTHERN
AM-B	ACCENT METAL - SHERWIN WILLIAMS 7040 - BELLER
AS-OB	ASPHALT SHINGLE - OWENS CORNING ORNYK BLACK
WVC	WIND WINDOW - CLAY COLOR



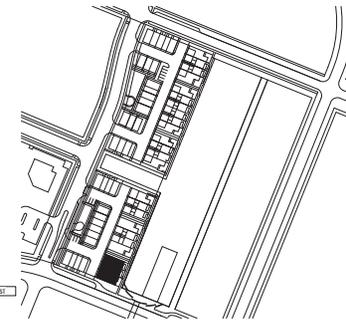
DATE	NO.	NOTE
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06.13.14	2	2ND SUBMITTAL
06.13.14	3	3RD SUBMITTAL
06.18.14	4	4TH SUBMITTAL, REVISED 06.23.14

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
SITE IMPROVEMENT PLAN
CY-3PA BUILDING ELEVATIONS

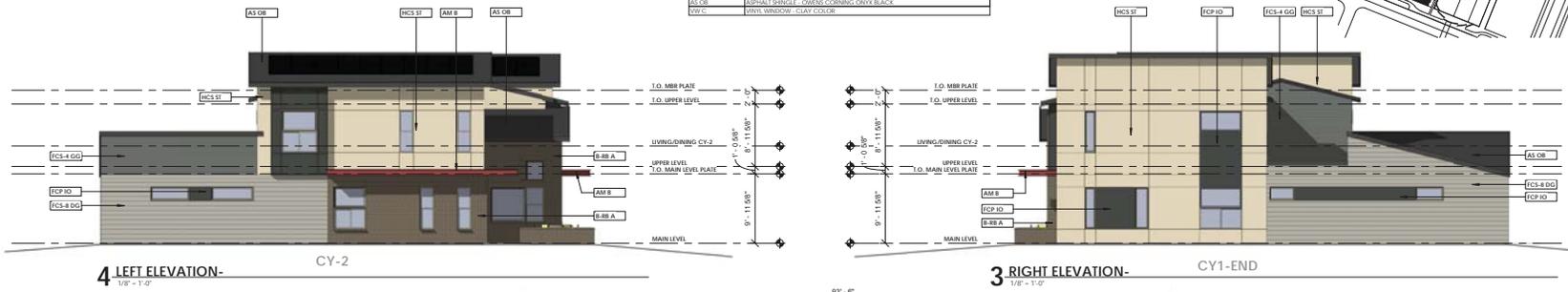
RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5

RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1

3.45 ACRES
SITE IMPROVEMENT PLAN # SP14-26R



MATERIAL LEGEND	
MARK	DESCRIPTION
B-8R A	BRICK - RUNNING BOND - GENERAL SHALE - ADDISON
FCP ID	FRSE CELESTICZ PANEL - SHERWIN WILLIAMS TRAF - IRON ORE
FC-4 DG	FRSE CEMENT LAP SIDING - 4" EXPOSURE - SHERWIN WILLIAMS TRAF - GABLE CORN
FC-8 DG	FRSE CEMENT SIDING - 8" EXPOSURE - SHERWIN WILLIAMS TRAF - DOBAN GRAY
HCS ST	HANDSCAP STUCCO - SHERWIN WILLIAMS 4441 - SCOFFER TAN
AM B	ACCENT METAL - SHERWIN WILLIAMS 7000 - IRIDIUM
AS OB	ASPHALT SHINGLE - LOWERS CORNING GRAY BLACK
WPC	WHITE WINDOW - GRAY GLAZER



DATE	NO.	NOTE
06.24.14	1	1ST SUBMITTAL
06.13.14	2	2ND SUBMITTAL
06.13.14	3	3RD SUBMITTAL
06.18.14	4	4TH SUBMITTAL (REVISED 06.23.14)

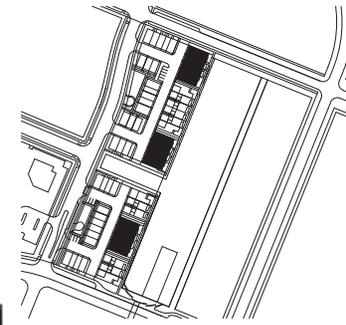
DESIGN	BY/NO.	DATE
CHECKED	BY	
APPROVED	DATE	
PROJECT	NO.	
SCALE	DATE	
VERT. SCALE	HORIZ. SCALE	

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
SITE IMPROVEMENT PLAN
CY-3PB BUILDING ELEVATIONS

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5

RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1

3.45 ACRES
SITE IMPROVEMENT PLAN # SP14-26R



MATERIAL LEGEND	
MARK	DESCRIPTION
B-SB A	BRICK - RUNNING BOND - GENERAL SHALE - ACCORD
FCP-10	ROSE CEMENTOUS PANEL - SHERWIN WILLIAMS T508 - IRON ORE
FC3-4 GG	ROSE CEMENT LAP SIDING - F EXPOSURE - SHERWIN WILLIAMS T508 GARDLE GREY
FC3-8 DG	ROSE CEMENT SIDING - F EXPOSURE - SHERWIN WILLIAMS T501 - COBBAN LARK
HCS-31	HARDWOOD SHINGLES - SHERWIN WILLIAMS 41-41 - SUPER TAN
AM-B	ROCK ON METAL - SHERWIN WILLIAMS T508 - BRICK
AS-OB	ASPHALT SHINGLE - OWENS CORNING - DRIVE BLACK
WV-C	VINYL WINDOW - CLAY COLOR



4 LEFT ELEVATION
1/8" = 1'-0"



3 RIGHT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"



DATE	NO.	NOTE
06.24.14	1	1ST SUBMITTAL
06.13.14	2	2ND SUBMITTAL
06.13.14	3	3RD SUBMITTAL
06.18.14	4	4TH SUBMITTAL, REVISED 06.23.14

OWNER	BY/NO
DESIGNED	BY
APPROVED	DATE
PREPARED	BY
CHECKED	DATE
SCALE	DATE
VERT. SCALE	DATE

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
SITE IMPROVEMENT PLAN
CY-4P BUILDING ELEVATIONS

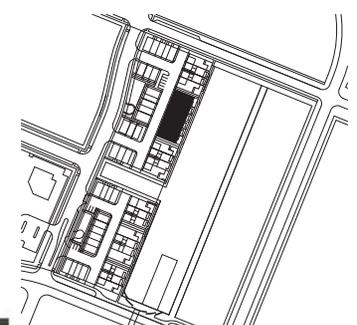
RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5

RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1

3.45 ACRES

SITE IMPROVEMENT PLAN # SP14-26R

MATERIAL LEGEND	
MARK	DESCRIPTION
B-BB A	BRICK - RUNNING BOND - GENERAL SHAKE / ZODISON
FCP ID	FIBRE CEMENT SIDING PANELS - SHERWIN WILLIAMS TRIO - BROWN CORE
FC3-4 GGG	FIBRE CEMENT LAP SIDING - 4" EXPOSURE - SHERWIN WILLIAMS TRIO - GRIZZLE GREY
FC3-8 DGG	FIBRE CEMENT SIDING - 8" EXPOSURE - SHERWIN WILLIAMS TRIO - COBALT GRAY
FC3-5	BRICK CLAY BRICKS - SHERWIN WILLIAMS TRIO - SPICE TAN
AM B	ACCENT METAL - SHERWIN WILLIAMS TRIO - BOLERO
FC3-8	ARCHITECTURAL FINISH - TOWER CORNING GRAY BRICK
VW/C	VINYL WINDOW - CLAY COLOR



4 LEFT ELEVATION
1/8" = 1'-0"



3 RIGHT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"



DATE	NO.	DESCRIPTION
02/24/14	1	1ST SUBMITTAL
03/13/14	2	2ND SUBMITTAL
05/08/14	3	3RD SUBMITTAL
05/15/14	4	4TH SUBMITTAL (REVISED 03/20/14)

DATE	NO.	DESCRIPTION
02/24/14	1	1ST SUBMITTAL
03/13/14	2	2ND SUBMITTAL
05/08/14	3	3RD SUBMITTAL
05/15/14	4	4TH SUBMITTAL (REVISED 03/20/14)

RIDGEGATE SECTION 15, FILING 21, LOTS 4 & 5
SITE IMPROVEMENT PLAN
CY-6P BUILDING ELEVATIONS



CITY OF LONE TREE
STAFF REPORT

Project Summary

Date: July 1, 2014 City Council Meeting

Project Name: RidgeGate Section 15, Filing 21, 1st Amendment
(New Town Builders)

Location: The property is located in RidgeGate in the area known as Lincoln Commons South. The property is between RidgeGate Parkway and SkyRidge Avenue.

Project Type / #: Replat, Project #SB14-29R

Staff Contacts: Kelly First, Community Development Department Director
Jennifer Drybread, Senior Planner

Meeting Type: Public Meeting

Summary of Request:

Approval of a replat allowing 2 lots to be subdivided into 57 lots and 4 tracts for a future townhome development. This application is associated with Site Improvement Plan #SP14-26R by New Town Builders that will be heard concurrently with this application.

Planning Commission Recommendation:

Not applicable.

Suggested Action:

Approval, subject to final approval by Lone Tree Public Works Department.



CITY OF LONE TREE
STAFF REPORT

TO: Mayor Gunning and City Council
FROM: Kelly First, Community Development Director
Jennifer Drybread, Senior Planner
DATE: June 25, 2014
FOR: July 1, 2014, City Council Meeting
SUBJECT: RidgeGate Section 15, Filing 21, 1st Amendment
Replat (New Town Builders), Project #SB14-29R

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

Representative:
Redland Consultants, Inc.
8000 S. Lincoln St., Suite 206
Littleton, CO 80122

Planning Commission Meeting Date:
City Council Meeting/Hearing Date:

Not applicable
July 1, 2014

A. REQUEST:

Approval of a replat allowing 2 lots to be subdivided into 57 lots and tracts for a future townhome development on 3.25 acres.

B. LOCATION:

The property is located in RidgeGate, west of Willow Creek drainage/open space and between RidgeGate Parkway and SkyRidge Avenue.

C. BACKGROUND:

This property is currently subdivided into two large lots as part of RidgeGate Section 15, Filing 21, approved by the City Council on April 1, 2014. This application proposes further subdivision to allow for 57

residential lots for single-family attached development. The Site Improvement Plan will be heard concurrently with this replat.

The proposed replat is processed in accordance with Section 17-7-70 of the City Subdivision Code, which requires City Council approval of a replat where any new lots are created for uses other than single-family detached residential.

D. DESCRIPTION:

Zoning. The proposed residential use is permitted by zoning. The property is zoned PD and is within a Commercial-Mixed Use (C/MU) Planning Area in the RidgeGate Planned Development. The zoning allows residential as a permitted use.

Plat Overview: The proposed replat subdivides 2 lots into 57 lots and 4 tracts.

Tract A and Tract C are proposed for small park/gathering spaces for the residents of the community, and will be maintained by the Homeowners Association for the development. Tract B and Tract D provide alley access to the units, and will be maintained by the Homeowners Association for the development.

E. SITE CHARACTERISTICS:

The property had been used as a stockpile site for excess dirt and is currently being overlot graded. There is no vegetation remaining on site. Once graded for development the property will gently slope down from south to north with an approximate 25 feet of grade change. The project will include an open space promenade connecting homes in this area to the adjacent Willow Creek open space system to the east.

F. SERVICE PROVIDERS:

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

G. REFERRALS:

Referral responses from agencies ranged from no comment to notification of issues that are primarily procedural or technical in nature and will be addressed to the City Engineer's satisfaction prior to final plat approval and recordation.

H. STAFF FINDINGS AND RECOMMENDATION:

Staff finds that the application is in conformance with the Subdivision Code, the Zoning Code, the Comprehensive Plan, and the RidgeGate Lincoln Commons Commercial Mixed-Use Sub-Area Plan.

Staff recommends approval of replat, subject to final approval by the Public Works Department.

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: RidgeGate Sec 15, Filing 21, 1st Amndt

PROJECT FILE # SB14-29R

REQUEST: Replat (Newtown)

SITE LOCATION:

(Nearest Intersections) RidgeGate Ave & Belvedere Lane

OWNER:

Name: New Town Builders
Address: 1553 Platte Street Suite 100
Denver, CO 80202
Phone: 303 707-4444 FAX:

DATE SUBMITTED: 4/29/14

FEES: \$1,000 \$5350

(Engineering fees are not included)

AUTHORIZED REPRESENTATIVE:

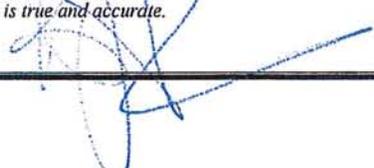
Name: Rick Rome Fax:
Address: 8000 S. Lincoln St Suite 206 Email: rrome@redland.com
Phone: 720 283-6783 Business/Project Name: Redland Consultants, Inc.

LEGAL DESCRIPTION (site address):

PROJECT INFORMATION:

Subdivision Name: RidgeGate Section 15 Filing #: 21 Lot # (if appropriate): 4 & 5 Block #:
Planning Area # (if PD) Parcel 1 Ridgegate 4th amendment
PRESENT ZONING: PD C/M-U (When rezoning) – PROPOSED ZONING
GROSS ACREAGE: 3.48 ac # of units (residential) 57
Unit type: Townhome
FIRE DISTRICT: South Metro Fire METRO DIST: Rampart Range Metro District No. 1
WATER: Southgate Water & Sanitation ELEC: Xcel Energy
SEWER: Southgate Water & Sanitation GAS: Xcel Energy

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

APPLICANT SIGNATURE: 

Date: 4.24.14

Project Narrative - Plat

RidgeGate Section 15, Filing 21, Lots 4 & 5
New Town Builders
Lincoln Commons South

Landowner:

Colony Investments
1041 3rd Ave
New York, NY 10021

General Information

Owner / Developer:

New Town Builders
1553 Platte Street
Suite 100
Denver, CO 80202
Kevin Puccio, Vice President

Plat Prepared by:

Redland Civil Engineers
8000 South Lincoln Street, Suite 206
Littleton, CO 80122

Subdivision Name:

RidgeGate Section 15, Filing 21, Lots 4 & 5

Zoning:

RidgeGate, Fourth Amendment PDD

Water and Sanitation Provider:

Southgate Water & Sanitation District

Narrative Describing the Subdivision Proposal - Sec. 17-5-50(5)

a. The number of lots proposed, development type and development timing.

Number of Lots Proposed

New Town Proposes to build 57 town homes. The residential development will provide high-quality energy efficient housing for the community.

Proposed Development Schedule:

New Town Builders proposes to develop the land starting beginning October of 2014. The land is planned to be developed in 2 phases with all construction to be completed within 48 months. The first closings to homebuyers is projected to be in the fall of 2015.

b. A description of site features and visually important areas on or adjacent to the site that may affect the evaluation of the proposed development.

The neighborhood is adjacent to parks. The proposed project is complimentary to adjacent land uses. A strong urban edge aligns SkyRidge Avenue and RidgeGate Parkway with town homes fronting the collector, the future Belvedere Land and the Rampart Range District Park. Many of the homes front parks or courtyards, providing an attractive balance of hardscape and landscape components.

c. A description on the effect of the proposal on significant cultural, archaeological and historical resources and plans for protection of such resources.

The project is not located on or near significant cultural, archeological or historical resources. The site is being developed in accordance with the approved RidgeGate 4th Amendment Planned Unit Development District at RN 2009018241. Development of the site will not affect archaeological or historical resources.

d. A description of the impact on important wildlife habitat areas, including breeding grounds, nesting areas, crossings, wintering areas, migratory routes, etc.

The project area is not located on or across areas identified as wildlife habitat areas or wetland areas. The site area has been previously disturbed in its entirety. There is no evidence on site of migratory use, breeding or nesting areas.



CITY OF LONE TREE

Public Works Department

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

June 16, 2014

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

Via: e-mail

Re: Ridgeway – Filing No. 21, 1st Amendment (SB14-29R)
TST Proj. No. 061-397

Dear Ms. Drybread,

On behalf of the City of Lone Tree, we have completed our review of 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):

- 1) The copy of title insurance commitment received is dated January 9, 2014, so I'm not sure if that was current to within 30 days of the date of the original application. [Article V, Section 17-5-50 (3)]
- 2) In the "printed copy of the closure calculations" of Block 2, "Segment # 3: Line" should actually be a line and a curve, per the original plat and as shown on Sheet 2. [Article V, Section 17-5-70 (4)]

Sheet 1

- 3) Under the title, please complete the pertinent planning area designation by adding: "of Ridgeway Planned Development". [Article V, Section 17-5-60 (3)]
- 4) Please "re-add" the block for the name and address of the Developer that was removed when the block for the Applicant was added. [Article V, Section 17-5-60 (4)]
- 5) In the first line of the Surveyor's Certificate, please add the word: "Registered" after the word: "Duly" as indicated in Article VIII, Section 17-8-50.

- 6) In the Title Verification block, please update the effective date of the more recent title commitment if applicable. (see comment 1 above). [Article VIII, Section 17-8-30]

Sheet 2

- 7) Please add road names to all roadways. [Article V, Section 17-5-60 (10)]
- 8) Please complete the Reception No. of the adjoining easement at the rear of Lot 21, Block 1. [Article V, Section 17-5-60 (11)]
- 9) Please correct the curve data for the outer boundary of Block 1 at the Northwest entrance of Tract B and the length of the South line of Block 1. [Article V, Section 17-5-60 (9)]
- 10) Please correct the length of the West line of the outer boundary of Block 2. [Article V, Section 17-5-60 (9)]

Please have the applicant address the above comments and submit a full size print, or .pdf file copy of the Replat reflecting the revisions to my attention at the address on page 1 or to mcregger@tstdenver.com . Feel free to call me with any questions or comments at 303-662-8112.

Respectfully,



Michael C. Cregger, P.L.S.
TST Inc. of Denver

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



CITY OF LONE TREE
Community Development Department

REFERRAL REQUEST

Today's date: May 14, 2014

Project Name and File Number: RidgeGate Section 15, Filing 21, 1st Amendment (New Town), Project #SB14-29R

Project Type: Replat

Comments Due By: June 3, 2014
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 PARKS & RECREATION
Your name: MELISSA REESE-THACKER
Your signature: [Handwritten Signature] Date: 6.5.14

This project may be subject to public meetings. Please check the City's web site (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



CITY OF LONE TREE
Community Development Department

REFERRAL REQUEST

Today's date: May 14, 2014

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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 Metro Fire Rescue Auth.

Your name: Christine S. Dickhausen

Your signature: *Christine S. Dickhausen* **Date:** 6/5/14

This project may be subject to public meetings. Please check the City's web site (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:

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jennifer.drybread@cityoflonetree.com



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303. 571.3660
donna.l.george@xcelenergy.com

June 2, 2014

City of Lone Tree
Community Development Department
9220 Kimmer Drive, Suite 100
Lone Tree, Colorado 80124

Attn: Jennifer Drybread

**RE: RidgeGate Sec 15 Flg 21 Lots 4 and 5 – New Town – Case # SP14-26R
RidgeGate Sec 15 Flg 21 1st Amd – New Town – Case # SB14-29R**

Public Service Company of Colorado (PSCo) has determined **there are possible conflicts** with the above captioned projects. PSCo acknowledges the ten-foot (10') utility easement to be platted on the abutting property to the southeast; however, there is a question as to its usability for dry utilities given the proposed grading in that area.

A proposed monument sign in the southerly corner of Sky Ridge Avenue and Belvedere Lane, as well as various planned trees along the public rights-of-way, appear to be in conflict with the proposed utility easements. The property owner/developer/contractor must contact the **Builder's Call Line at 1-800-628-2121 as soon as possible** and complete the application process for any new gas or electric service, or modification to existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

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

Sincerely,

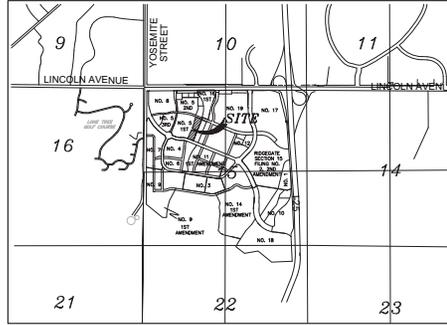
Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado

RIDGEGATE – SECTION 15 FILING NO. 21, 1ST AMENDMENT

PLANNING AREA 1 OF RIDGEGATE PLANNED DEVELOPMENT
 A REPLAT OF LOTS 4 AND 5, RIDGEGATE – SECTION 15 FILING NO. 21 RECORDED AT RECEPTION NO. 2014020901,
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.
 3.450 ACRES – 57 LOTS – 4 TRACTS SB14-29R

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING LOTS 4 AND 5, RIDGEGATE – SECTION 15 FILING NO. 21 RECORDED AT RECEPTION NO. 2014020901, IN THE OFFICE OF THE CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO, SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE.
 CONTAINING AN AREA OF 3.450 ACRES (150,289 SQ. FT.), MORE OR LESS.



VICINITY MAP
 SCALE: 1" = 2000'

GENERAL NOTES

- CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1505884 DATED JUNE 12, 2014 AT 7:30 A.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING NORTH 89°27'55" EAST BETWEEN THE FOUND MONUMENTS AS SHOWN HEREON.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- THE CITY OF LONE TREE REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL ROADWAY SIGNAGE, INCLUDING NO PARKING/FIRE LANE SIGNAGE, AS REQUIRED BY THE CITY PUBLIC WORKS DEPARTMENT AND FIRE DISTRICT.
- LOTS AND TRACTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE TO 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 SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL ROADWAY SIGNAGE, INCLUDING "NO PARKING/FIRE LANE" SIGNAGE, AS REQUIRED BY THE CITY PUBLIC WORKS DEPARTMENT AND FIRE DISTRICT. THE OWNER/HA SHALL MAINTAIN SAID SIGNAGE.

SURVEYOR'S CERTIFICATE

I, JAMES E. LYNCH, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON JANUARY 26, 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 RESOLUTION.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2014.



JAMES E. LYNCH, LICENSED PROFESSIONAL LAND SURVEYOR
 COLORADO P.L.S. NO. 37823
 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

TITLE VERIFICATION

WE, CHICAGO TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DESIGNATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS SHOWN ON CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1505884, WITH AN EFFECTIVE DATE OF JUNE 12, 2014.

CHICAGO TITLE INSURANCE COMPANY

STATE OF _____)
 COUNTY OF _____) SS
 SUBSCRIBED AND SWORN TO ME THIS _____ DAY OF _____, 2014.
 BY: _____ AS _____ OF CHICAGO TITLE INSURANCE COMPANY.
 WITNESS MY HAND AND OFFICIAL SEAL: _____ NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF RIDGEGATE – SECTION 15 FILING NO. 21, 1ST AMENDMENT. 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 ACCESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

LINCOLN COMMONS SOUTH, INC., A DELAWARE CORPORATION

BY: _____
 TITLE: _____
 NAME: _____
 ATTEST: _____
 TITLE: SECRETARY
 STATE OF _____)
 COUNTY OF _____) SS
 SUBSCRIBED AND SWORN TO ME THIS _____ DAY OF _____, 2014.
 BY: _____ AS _____ AND _____ AS SECRETARY, OF LINCOLN COMMONS SOUTH, INC., A DELAWARE CORPORATION.
 WITNESS MY HAND AND OFFICIAL SEAL: _____ NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

CITY COUNCIL CERTIFICATE

THIS PLAT WAS APPROVED FOR FILING BY THE CITY COUNCIL OF THE CITY OF LONE TREE, COLORADO, ON THE _____ DAY OF _____, 2014, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATION OF EASEMENTS ARE ACCEPTED.
 LOTS 4 AND 5 OF RIDGEGATE – SECTION 15 FILING NO. 21 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 NUMBER 2014020901.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION SERVICES, 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 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 WILL BE ISSUED.

JAMES GUNNING, MAYOR, CITY OF LONE TREE

TRACT SUMMARY CHART					
TRACT	AREA (SF)	AREA (AC)	USE	OWNERSHIP	MAINTENANCE
TRACT A	8,323	0.191	UTILITY, DRAINAGE, PUBLIC ACCESS AND EMERGENCY VEHICLE ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT B	18,306	0.420	UTILITY, DRAINAGE, PUBLIC ACCESS AND EMERGENCY VEHICLE ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT C	5,917	0.136	UTILITY, DRAINAGE, PUBLIC ACCESS AND EMERGENCY VEHICLE ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT D	15,096	0.347	UTILITY, DRAINAGE, PUBLIC ACCESS AND EMERGENCY VEHICLE ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TOTALS	47,642	1.094			

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
 COUNTY OF DOUGLAS) SS
 I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____ A.D., AT _____ A.M./P.M. AND WAS RECORDED AT RECEPTION NO. _____
 _____ CLERK AND RECORDER

	9998 S. Lincoln St., Suite 201 Littleton, Colorado 80122 Phone: (303) 713-1897 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER COVENTRY DEVELOPMENT CORPORATION 1041 THIRD AVENUE, 2ND FLOOR NEW YORK, NY 10065	DATE OF PREPARATION: 6-30-2014 SCALE: N/A
	Aztec Proj. No: 5484-09		SHEET 1 OF 2

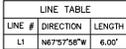
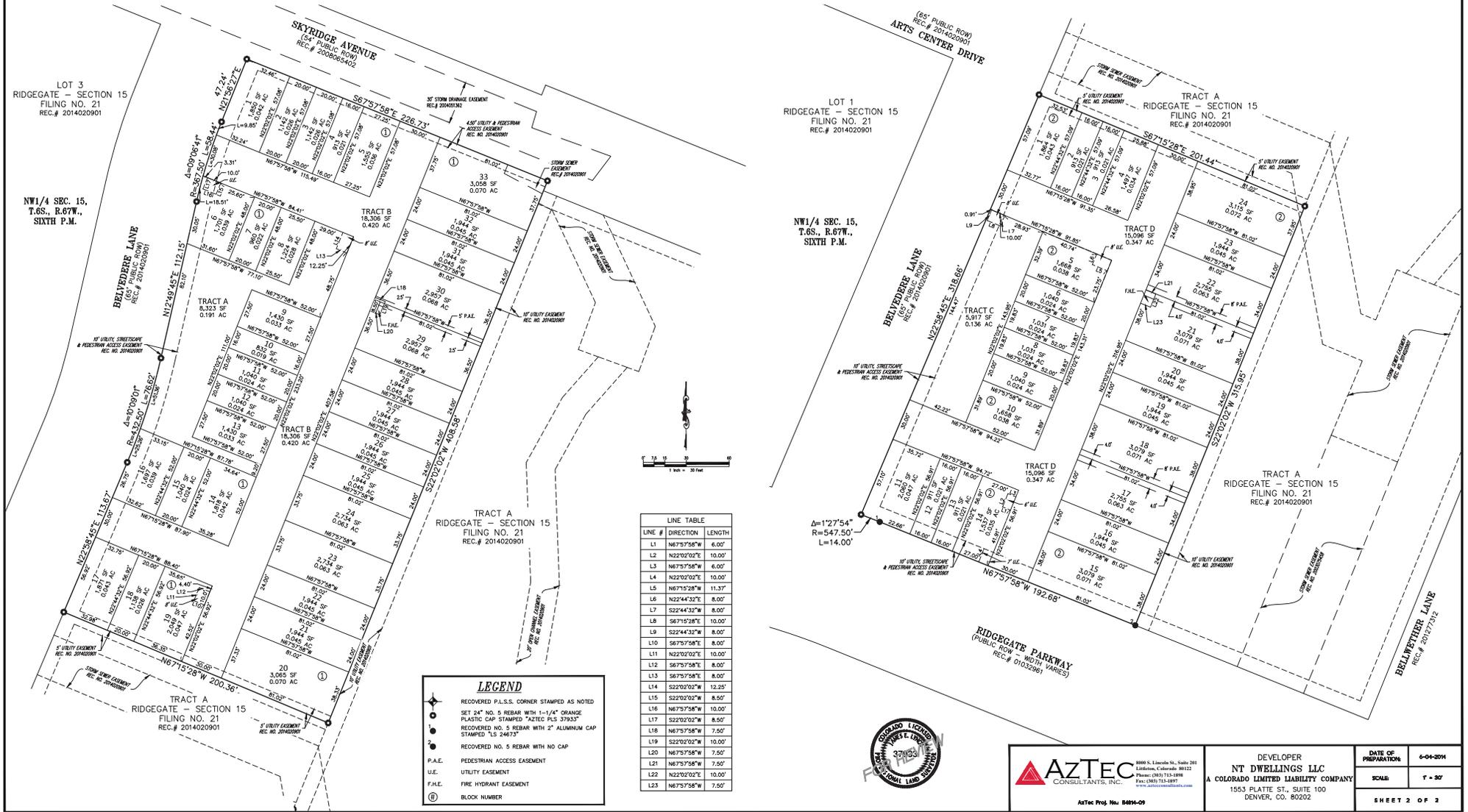
RIDGEGATE - SECTION 15 FILING NO. 21, 1ST AMENDMENT

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 3.450 ACRES - 57 LOTS - 4 TRACTS SB14-29R

N89°27'55"E 2966.57'
 NORTH LINE OF THE NW 1/4 OF SEC. 15
 (BASIS OF BEARINGS)

N 1/4 CORNER SECTION 15,
 T6S., R67W., 6TH P.M.
 FOUND 3 1/4" ALUMINUM CAP
 STAMPED LSN# 22103

NW CORNER SECTION 15,
 T6S., R67W., 6TH P.M.
 FOUND 3 1/4" ALUMINUM CAP
 STAMPED LSN# 22103



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N67°5'58"W	6.00'
L2	N22°02'02"E	10.00'
L3	N67°5'58"W	6.00'
L4	N22°02'02"E	10.00'
L5	N67°5'58"W	11.37'
L6	N22°44'32"E	8.00'
L7	S22°44'32"W	8.00'
L8	S67°5'58"E	10.00'
L9	S22°44'32"W	8.00'
L10	S67°5'58"E	8.00'
L11	N22°02'02"E	10.00'
L12	S67°5'58"E	8.00'
L13	S67°5'58"E	8.00'
L14	S22°02'02"W	12.25'
L15	S22°02'02"E	8.50'
L16	N67°5'58"W	10.00'
L17	S22°02'02"E	8.50'
L18	N67°5'58"W	7.50'
L19	S22°02'02"E	10.00'
L20	N67°5'58"W	7.50'
L21	N67°5'58"W	7.50'
L22	N22°02'02"E	10.00'
L23	N67°5'58"W	7.50'

LEGEND

- RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
- SET 24" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 37933"
- RECOVERED NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "LS 24673"
- RECOVERED NO. 5 REBAR WITH NO CAP
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- F.H.E. FIRE HYDRANT EASEMENT
- Ⓢ BLOCK NUMBER



	8999 S. Lincoln St., Suite 204 Littleton, Colorado 80120 Phone: (303) 715-1898 Fax: (303) 715-1897 www.aztecconsultants.com	DEVELOPER NT DWELLINGS LLC A COLORADO LIMITED LIABILITY COMPANY 1553 PLATTE ST., SUITE 100 DENVER, CO. 80202	DATE OF PREPARATION: 6-04-2014 SCALE: 1" = 30' SHEET 2 OF 2
	AZTEC Proj. No. 04914-09		



CITY OF LONE TREE
STAFF REPORT

TO: Mayor Gunning and City Council

FROM: Jeff Streeter, Chief of Police

DATE: June 23, 2014

FOR: July 1, 2014, Study Session & Agenda Item

SUBJECT: Intergovernmental Agreement of the Colorado Information Sharing Consortium (CISC)

Summary

In 2007, the Lone Tree Police Department became a partner in the Colorado Information Sharing Consortium (CISC), designed to further the sharing of information between law enforcement agencies within the State of Colorado through the use of "COPLINK." The CISC was originally based on a Memorandum of Understanding, but now seeks to obtain legal status through an Intergovernmental Agreement.

Cost

The cost for this initiative is currently funded by the Douglas County Emergency Telephone Authority.

- Yearly maintenance contracts \$6,750

Suggested Motion or Recommended Action

I move to approve the IGA of the Colorado Information Sharing Consortium (CISC).

Background

The Colorado Information Sharing Consortium (CISC) was created in 2007 to further the information sharing capability of law enforcement agencies throughout the State of Colorado, through the use of "COPLINK." COPLINK is a software product that connects disparate police records management systems, allowing detectives and other police employees to conduct inquiries, explore tips, generate leads, and solve crime.

Lone Tree became a member of the partnering agencies that created the Colorado Information Sharing Consortium (CISC). Lone Tree is a part of the node hosted by Aurora Police Department where data is gathered and available to be searched. Through funding from counties, cities, E-911 boards, and federal grant sources, the CISC has built one of the most robust and comprehensive data sharing systems in the country. Today there are 87 member agencies in the CISC, representing 8,409 certified officers and deputies statewide. The system is routinely accessed hundreds of times each day by detectives, crime analysts, and police officers who look up suspects and develop criminal leads.

Prior to the implementation of COPLINK, in order for any agency to find out what information was held in another agency's records system, a detective would have to call each agency directly, explain the details of the case they were working, and ask that a data inquiry be conducted by that agency. Today the investigating officer can directly access the data of multiple agencies and make queries of that data. Numerous examples exist throughout Colorado testifying to the effectiveness of COPLINK.

The original CISC was formed via a memorandum of understanding (MOU) between the participating agencies. The current CISC, because it is based on merely an MOU, has no legal status or authority. The purpose of creating a governmental authority under Colorado Revised Statutes is to allow the CISC to legally enter into contracts to purchase updated products for a statewide entity, to pursue grant opportunities to fund new and improved technologies and systems, and to provide governmental immunity.

The Intergovernmental Agreement (IGA) being presented is the document designed to create the needed governmental authority. This proposal is simultaneously being brought forward to other elected bodies by the 87 sheriffs and police chiefs across Colorado who agencies use this crucial data system to fight crime.

SEPARATE SIGNATURE PAGE
TO THE
INTERGOVERNMENTAL AGREEMENT
OF THE
COLORADO INFORMATION SHARING CONSORTIUM

By signing this separate signature page to the Intergovernmental Agreement of the Colorado Information Sharing Consortium (the "Agreement"), the undersigned agrees to be bound by the terms and conditions of the Agreement. Consistent with paragraph 32 of the Agreement, upon delivery of this signed signature page to the Manager of the CISC, satisfaction of any conditions imposed by the Board, if applicable, and payment of any CISC membership fees, if applicable, the undersigned shall be a Party to the Agreement with all the rights and responsibilities thereunder. This signature page shall be appended to the Agreement and shall become part of the Agreement as of the date listed below.

Name of Entity: [Click here to enter text.](#)

By:

Name: [Click here to enter text.](#)

Title: [Click here to enter text.](#)

Date: [Click here to enter text.](#)

Attest:

Name: [Click here to enter text.](#)

**INTERGOVERNMENTAL AGREEMENT
OF THE
COLORADO INFORMATION SHARING CONSORTIUM**

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**INTERGOVERNMENTAL AGREEMENT
OF THE
COLORADO INFORMATION SHARING CONSORTIUM**

THIS INTERGOVERNMENTAL AGREEMENT (the "Agreement") is effective as of the [_____] day of [_____], 2014 (the "Effective Date," as further defined below) by and between the Adams County Sheriff's Office, the Arapahoe County Sheriff's Office, the City of Aurora, the Colorado Department of Public Safety of the State of Colorado, the City of Colorado Springs, the City of Commerce City, the City and County of Denver, the Douglas County Sheriff's Office, the City of Grand Junction, the Board of County Commissioners of the County of Jefferson, the Board of County Commissioners of the County of Mesa, and all other entities or agencies that sign this Agreement consistent with the requirements herein (individually a "Party" and collectively the "Parties").

RECITALS

WHEREAS, the Parties are each authorized to lawfully provide, establish, maintain, and operate law enforcement services;

WHEREAS, Part 2 of Article 1, Title 29 of the Colorado Revised Statutes (the "C.R.S.") encourages and authorizes intergovernmental agreements for the joint and cooperative provision of public services;

WHEREAS, C.R.S. § 29-1-203 authorizes governments to cooperate and contract with one another to provide any function, service, or facility lawfully authorized to each and to establish a separate legal entity to do so;

WHEREAS, 21 U.S.C. § 873 and regulations promulgated thereunder authorize certain agencies within the Federal government to cooperate with local, state, tribal, and Federal agencies for the purpose of exchanging certain information;

WHEREAS, the Parties, along with other Colorado law enforcement entities, have previously entered into a nonbinding and voluntary memorandum of understanding (the "MOU") to jointly develop the statewide Colorado Information Sharing Consortium (the "CISC") with the purpose and intent of sharing law enforcement information, primarily through a software product known as COPLINK;

WHEREAS, the Parties, along with the other signatories of the MOU, have determined that it is in the public's best interest to formalize the CISC into a legal entity in order to permit the CISC to enter into contracts and utilize economies of scale for the purchase of future services, products, and maintenance and to enter into information sharing agreements with jurisdictions outside the State of Colorado;

WHEREAS, the Parties and other signatories of the MOU have agreed to organize and operate a separate legal entity pursuant to C.R.S. § 29-1-203(4), which shall be known as the Colorado Information Sharing Consortium; and

WHEREAS, the Parties intend for other entities or agencies to join as Parties to this Agreement by signing a separate signature page to this Agreement consistent with the requirements herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the Parties hereby agree as follows:

DEFINITIONS

1. Definitions. In addition to the above defined terms, the following terms shall have the meaning ascribed to them.

a. "Assigned Employee" shall mean a Party's employee assigned to work full- or part-time on behalf of the CISC.

b. "Board" shall mean the Board of Directors of the CISC.

c. "Data" shall mean facts, detailed information, police report narratives, supplemental report narratives, other text-related information as determined and released by each Party's internal information sharing policy, and other materials provided by a Party to the CISC. "Data" shall not mean Intelligence Information (defined below).

d. "Director" shall mean a director on the Board of the CISC.

e. "Effective Date" shall be the date written in the preamble, which shall be the date on which the sixth Party signed this Agreement.

f. "Intelligence Information" shall mean evaluated data relevant to the identification of criminal activity engaged in by an individual or organization reasonably suspected of involvement in criminal activity that meets criminal intelligence system submission criteria as set forth in Part 23 of Title 28 of the Code of Federal Regulations. Intelligence Information is a criminal justice record pursuant to C.R.S. § 24-72-302(4).

g. "Manager" shall mean a person who is assigned to manage the day-to-day operations of the CISC.

h. "Representative" shall mean the chief law enforcement officer of each Party or the person designated by the chief law enforcement officer of each Party.

CREATION OF THE COLORADO INFORMATION SHARING CONSORTIUM

2. Creation of the CISC. Pursuant to C.R.S. § 29-1-203(4), the Parties hereby create a separate legal entity known as the Colorado Information Sharing Consortium, or CISC, which shall have the powers, authorities, duties, privileges, immunities, rights, and responsibilities as set forth herein.

3. Principal Place of Business. The principal place of business of the CISC shall be 15001 East Alameda Parkway, Aurora, CO 80012, unless and until otherwise established from time to time by the Board.

4. CISC Purpose. The purpose of the CISC is to facilitate the sharing of Data and Intelligence Information between the Parties and non-Party governmental entities and agencies authorized by the Board.

DATA SHARING AGREEMENT

5. Data Sharing. Each Party shall share Data with the Parties and with non-Party governmental entities or agencies authorized by the Board.

6. Data Use. Shared Data shall only be used for law enforcement purposes consistent with the welfare and protection of the general public.

7. Personnel Authorized to Access Data. Only the Parties' employees and employees of non-Party governmental entities or agencies authorized by the Board shall be allowed to access the Data. All persons with access to the Data must first pass an adequate background screen. The Board shall determine what constitutes an adequate background screen for the purpose of access to Data.

8. Data Security. The Parties and any non-Party governmental entities or agencies authorized by the Board shall maintain, enforce, and follow security requirements for the Data as specified by the Board, including requirements on network configuration and network access.

9. Data Custody and Control. Each Party shall retain custody and control and shall remain the official custodian of any Data shared by that Party. The CISC shall not have custody and control and shall not be the official custodian of any Data. The CISC shall not release any Data pursuant to a request under Part 2 or Part 3 of Article 72, Title 24, C.R.S. or pursuant to a subpoena unless specifically ordered to do so by a court of competent jurisdiction.

10. Data Accuracy. The Parties understand that the Data shared by the Parties may not be accurate. The Board may set standards and requirements for Parties to correct inaccurate Data.

11. Intelligence Information.

a. No Obligation to Share. No Party shall be required to share Intelligence Information and may deny a request to share Intelligence Information for any reason.

b. Standard for Sharing. When Intelligence Information is disseminated through the CISC, it shall be disseminated consistent with Part 23 of Title 28 of the Code of Federal Regulations.

c. Policies and Procedures. The Board may set policies and procedures regarding Intelligence Information use, receipt, maintenance, security, and dissemination not inconsistent with Part 23 of Title 28 of the Code of Federal Regulations.

d. Intelligence Information Custody and Control. All Intelligence Information shall remain the sole proprietary information of the Party contributing that Intelligence Information. Each Party shall retain custody and control and shall remain the official custodian of any Intelligence Information shared by that Party. The CISC shall not have custody and control and shall not be the official custodian of any Intelligence Information. The CISC shall not release any Intelligence Information pursuant to a

request under Part 2 or Part 3 of Article 72, Title 24, C.R.S. or pursuant to a subpoena unless specifically ordered to do so by a court of competent jurisdiction.

POWERS OF THE COLORADO INFORMATION SHARING CONSORTIUM

12. Powers of the CISC. In order to enable the CISC to carry out its functions and provide the services described herein, the CISC shall have the power:

- a. Acquire Property. To acquire, hold, lease (as lessor or lessee), sell, or otherwise dispose of any legal or equitable interest in real or personal property;
- b. Add Parties. To approve other governmental entities or agencies authorized to lawfully provide, establish, maintain, or operate law enforcement services to join the CISC on the conditions determined by the Board;
- c. Adopt Rules and Regulations. To adopt rules and regulations regarding the exercise of its powers and the carrying out of its purposes;
- d. Apply for Grants. To apply for and receive grants in its own name;
- e. Conduct Business. To conduct its business and affairs for the benefit of the Parties and their residents;
- f. Contract. To enter into, make, and perform contracts of every kind;
- g. Engage Agents. To engage, employ, or appoint agents, including but not limited to accountants, architects, attorneys, consultants, employees, engineers, and managers and to pay the direct and indirect reasonable costs of such agents for services rendered to the CISC;
- h. Fees and Charges. To assess, fix, maintain, and revise fees and charges for functions, services, or facilities provided by the CISC or to cover the cost of operating and managing the CISC; however, pursuant to paragraph 28, neither the CISC nor any Party shall have the power to compel a Party to pay any fees, rates, or charges;
- i. Incur Debt. To incur debts and obligations, deliver bonds or notes for monies borrowed or other obligations of the CISC, and to secure the payment of such bonds or obligations, except that no party shall be liable for any debts or obligations of the CISC;
- j. Legal Process. To litigate, arbitrate, or mediate in its own name;
- k. Receive Contributions. To receive contributions of gifts, grants, or services; and
- l. Terminate a Party's Participation in this Agreement. To terminate or limit a Party's participation in this Agreement.

13. Restrictions on Powers of the CISC. The CISC shall not have the power:

- a. Eminent Domain. To take property by eminent domain;

- b. Obligate Payment. To obligate a Party to pay any money to the CISC or to another Party, except that the CISC may enter into contracts with Parties for the payment of money; or
- c. Tax. To impose taxes.

BOARD OF DIRECTORS

14. Board of Directors. The governing body of the CISC shall be the Board, in which all administrative and legislative power of the CISC is vested. The purpose of the Board is to set policy for the CISC and decide important issues of the CISC.

15. Number of Directors, Term, and Term Limits. There shall be eleven (11) Directors on the Board. Six (6) Directors shall have terms that expire on March 31 of every even numbered year. Five (5) Directors shall have terms that expire on March 31 of every odd numbered year. There shall be no limit to the number of terms an individual may serve as a Director.

16. Eligibility, Appointment, Removal, and Vacancies. Each Director must be an employee of a Party. If a Director is no longer employed by a Party, the Director shall no longer be a Director. A Director may resign at any time and for any reason by giving two weeks prior written notice to the Board. A vacant Director position shall be filled by majority vote of the Representatives as soon as practicable.

- a. Initial Appointment. The initial Directors shall be appointed by the Representatives of the eleven named Parties listed in the preamble of this Agreement. The Representatives of the first six (6) named Parties that agree to and sign this Agreement shall each appoint one Director, whose terms shall expire on March 31, 2016. The Representatives of the next five (5) named Parties that agree to and sign this Agreement shall each appoint one Director, whose terms shall expire on March 31, 2015.

- b. Subsequent Appointment. After the initial Directors' terms expire, all subsequent Directors shall be appointed by a majority vote of the Representatives.

17. Compensation. A Director shall not receive compensation for the Director's service to the CISC. The Board may provide for reimbursement to a Director, Representative, or other person for actual and reasonable expenses incurred while performing duties for the CISC. At no time shall a Director or a Representative be considered an employee of the CISC.

18. Action by the Board at a Meeting. Meetings of the Board may be held at any place that a majority of the Directors on the Board may determine. Directors may attend the meeting in person or by conference telephone or similar communications equipment, and such participation at a meeting shall constitute attendance. The following rules shall apply.

- a. Quorum. The attendance of at least a majority of the Directors of the Board shall constitute a quorum for the transaction of business.

- b. Voting. The affirmative vote of a majority of the Directors on the Board that are present at any meeting at which there is a quorum shall be an act of the Board, unless a supermajority is specified herein or by rules adopted by the Board.

c. Minutes. Minutes of each meeting and a record of each decision shall be kept by the Board.

19. Committees. The Board may designate one or more committees that shall serve at the pleasure of the Board. Any committees shall have the powers and responsibilities granted by the Board to that committee.

20. Alternates and Absentee Voting. A Director may appoint an alternate who will have the same voting rights as the Director when participating in Board meetings in the absence of the Director. Alternates must be employed by a Party. Absentee voting, where a Director votes without attending a meeting (whether in person or by other communications equipment) or without appointing an alternate, is not allowed.

21. Representative's Right to Attend Meetings. Each Representative, or an alternate, shall have the right to attend, whether in person or by conference telephone or similar communications equipment, any meeting of the Board and to voice opinions on any matter concerning the CISC.

MANAGEMENT OF THE CISC

22. CISC Manager.

a. Appointment. Upon request from the Board, the Representatives shall jointly nominate one or more persons to be the Manager and submit those persons' names to the Board. Based on those nominations, the Board shall select one or more persons to be the Manager. The appointment of a Manager shall be contingent upon the approval of the Representative of the Party employing the Manager.

b. CISC Manager. The Manager shall manage the day-to-day operations of the CISC and undertake and execute the Board's instructions and directions. The Manager shall have the administrative authority necessary to perform the tasks and responsibilities assigned pursuant to this Agreement. The Board may grant to the Manager any additional administrative authority as the Board deems necessary. The Manager shall attend all meetings of the Board and follow the Board's instructions and directions.

c. Eligibility and Employment. The person(s) serving as the Manager must be an employee of a Party at all times during that person's tenure as the Manager. The Manager shall not be considered an employee of the CISC. The Board may hire an employee of the CISC under terms written and negotiated by the Board to perform the duties of the Manager under the supervision and direction of the Board.

d. Term. The Manager's term is expected to last for two (2) years, but the actual length (whether longer or shorter) shall be determined by agreement between the Board and the Representative of the Party employing the Manager. Whether the Manager works full- or part-time on CISC matters shall be determined by agreement between the Board and the Representative of the Party employing the Manager. The Board may remove the Manager at any time and for any reason. The Representative of the Party employing the Manager may recall the Manager at any time and for any reason by giving sixty (60) days prior written notice to the Board, unless the Representative and the Board agree to other notification requirements.

e. Compensation. The Party employing the Manager shall bear the full cost of the Manager. The CISC shall not be obligated to reimburse the Party employing the Manager for the cost of the Manager. However, the Board may assess an annual fee on the Parties to reimburse the Party employing the Manager (or the CISC, if the CISC hires an employee to perform the duties of the Manager) for all or part of the costs associated with employing the Manager. As is stated in paragraph 28 of this Agreement, and consistent with that paragraph, no Party is obligated to pay any annual fees but may be denied access to the CISC or face other non-monetary penalties.

23. Additional Assistance from Assigned Employees.

a. Appointment. The Board may seek an Assigned Employee from the Parties. Upon request from the Board, any Representative may volunteer one or more Assigned Employees to work full- or part-time on behalf of the CISC. The Board may accept or decline the person volunteered to become an Assigned Employee.

b. Assigned Employees. Each Assigned Employee shall work under the supervision and direction of the Manager. Each Assigned Employee shall have the administrative authority necessary to undertake and execute the tasks and responsibilities assigned by the Manager and the Board. The Board may grant to any Assigned Employee any additional administrative authority as the Board deems necessary. An Assigned Employee shall attend meetings of the Board if and when the Board or the Manager requests that Assigned Employee's presence.

c. Eligibility and Employment. Any person serving as an Assigned Employee must be an employee of a Party at all times during that person's tenure as an Assigned Employee. The Assigned Employee shall not be considered an employee of the CISC. The Board may hire one or more full- or part-time employees of the CISC under terms written and negotiated by the Board to work under the supervision and direction of the Manager and the Board.

d. Term. The Assigned Employee's term shall be determined by agreement between the Board and the Representative of the Party employing the Assigned Employee. Whether the Assigned Employee works full- or part-time on CISC matters shall be determined by agreement between the Board and the Representative of the Party employing the Assigned Employee. The Board may remove the Assigned Employee at any time and for any reason. The Representative of the Party employing the Assigned Employee may recall the Assigned Employee at any time and for any reason by giving thirty (30) days prior written notice to the Board, unless the Representative and the Board agree to other notification requirements.

e. Compensation. The Party employing an Assigned Employee shall bear the full cost of that Assigned Employee. The CISC shall not be obligated to reimburse the Party employing the Assigned Employee for the cost of the Assigned Employee. However, the Board may assess an annual fee on the Parties to reimburse the Party employing the Assigned Employee (or the CISC, if the CISC employs an employee to perform the duties of the Assigned Employee) for all or part of the costs associated with employing the Assigned Employee. As is stated in paragraph 28 of this Agreement, and consistent

with that paragraph, no Party is obligated to pay any annual fees but may be denied access to the CISC or face other non-monetary penalties.

FINANCIAL

24. Deposits and Expenditures. All funds of the CISC shall be deposited to the credit of the CISC in an interest bearing account. No payments or withdrawals of such funds in an amount over five hundred dollars (\$500) shall be allowed without prior approval of the Board and the written authorization of two (2) Directors. Payments or withdrawals of such funds in amounts up to and including five hundred dollars (\$500) may be authorized by the Manager.
25. Fiscal Agent. The Board may request that a Party or other entity be the fiscal agent for the CISC.
26. Fiscal Year. The fiscal year of the CISC shall be January 1 through December 31 of each year.
27. No Multiple Year Fiscal Obligations. The Parties do not intend to create a multiple year fiscal obligation for any Party by virtue of this Agreement. The Parties acknowledge that any future monetary obligations of any Party are subject to sufficient appropriations by each Party and such appropriations are not guaranteed to be made.

RIGHTS OF PARTIES

28. No Duty to Pay Membership, Annual, or Other Fees. No Party shall be required by this Agreement to pay any membership, annual, or other fees or charges imposed by the Board. The sole remedy for the failure of a Party to pay any fees or charges shall be, at the Board's discretion, (a) exclusion from the CISC, (b) denial of Data and Intelligence Information sharing with other Parties through the CISC, (c) loss of any or all of the privileges and rights of a Party, (d) termination of the non-paying Party's participation in this Agreement, or (e) any combination of the foregoing as determined by the Board.
29. Voluntary Assumption of Debts. A Party may voluntarily elect to be liable, in whole or in part, for any or all of the debts, liabilities, or obligations of the CISC at the sole discretion of that Party.
30. Financial Responsibility. The CISC shall not be required to pay any Party's costs associated with acquiring or maintaining any hardware or licensed software necessary for that Party to participate in the CISC. The Board may agree to pay for expenses incurred by a Party that, in furtherance of the CISC's purposes, (a) maintains goods for use by other Parties or (b) provides services to other Parties.
31. Examination of Records. Any authorized agent of a Party, including an authorized auditor or his or her representative, has the right to access and the right to examine any pertinent fiscal books, documents, papers, and records of the CISC involving fiscal transactions for three (3) years after the date of the fiscal transaction.

32. Addition of New Parties.

a. Law Enforcement Requirement. All Parties, and any entity or agency that becomes a Party, must be governmental entities or agencies that are authorized to lawfully provide, establish, maintain, and operate law enforcement services.

b. Signatories of the MOU. All entities and agencies that signed the MOU prior to the Effective Date are vested with approval to become Parties by signing a separate signature page to this Agreement that states that the new Party agrees to the terms and conditions of this Agreement. Upon delivery of the signed signature page to the Manager, satisfaction of any conditions imposed by the Board, and payment of any CISC membership fees, if applicable, such entity or agency shall be a Party.

c. Non-Signatories of the MOU. Any entity or agency that did not sign the MOU prior to the Effective Date may become a Party by (i) gaining approval of the Board and (ii) signing a separate signature page to this Agreement that states that the new Party agrees to the terms and conditions of this Agreement. Upon delivery of the signed signature page to the Manager, satisfaction of any conditions imposed by the Board, and payment of any CISC membership fees, if applicable, such entity or agency shall be a Party.

d. CISC Membership Fee. Any entity or agency that signed the MOU prior to the Effective Date and paid a CISC membership fee at that time shall not be required to pay an additional membership fee in order to join the CISC. Any entity or agency that (i) signed the MOU prior to the Effective Date but did not pay a CISC membership fee at the time or (ii) did not sign the MOU prior to the Effective Date may be required to pay a CISC membership fee in an amount determined by the Board as a condition of becoming a Party.

33. Right to Terminate Participation. A Party may terminate its participation in this Agreement by giving written notice to the Board at least sixty (60) days prior to the date of termination, unless the Board and a specific Party have agreed on a different notice period.

GENERAL PROVISIONS

34. Amendments. This Agreement shall not be amended unless seventy-five percent (75%) of the Representatives approve such amendment in writing. The sole remedy for any Party that disagrees with any amendments is to terminate its participation in this Agreement.

35. Construction and Interpretation. The table of contents and the section and other headings and subheadings contained in this Agreement are solely for the purpose of reference, are not part of the agreement of the Parties, and shall not in any way affect the meaning or interpretation of this Agreement.

36. Duplicate Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be considered an original. The signature of any Party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart.

37. Entire Agreement. This Agreement embodies the entire understanding and agreement among the Parties concerning the CISC and supersedes any and all prior negotiations, understandings, or agreements, including the MOU.

38. Governing Law. This Agreement shall be governed by and construed under the laws of the State of Colorado to the extent not inconsistent with Federal law.

39. Indemnification. Without waiving the protections, limitations, and requirements of the Colorado Governmental Immunity Act in Article 10, Title 24, C.R.S., each Director, Representative, Manager, Assigned Employee, officer, agent, and volunteer shall be provided with a legal defense and indemnification as provided by that person's employer to the extent not inconsistent with Federal law.

40. Mediation. In the event of a dispute between the Parties regarding the interpretation of this Agreement or regarding any issue arising under this Agreement, the Parties hereby agree to the following mediation procedure. First, the disagreeing Parties will submit the issue to the Representatives, who will mediate the disagreement and try to devise an acceptable solution. If that process fails, the disagreeing Parties will submit the issue to the highest elected officials of each Party (*e.g.*, the Mayor of a city or the County Commissioners of a county) who will mediate the disagreement and try to devise an acceptable solution. The highest elected official of each Party may approve a designee to mediate on behalf of that Party. The Parties agree to mediate in good faith. If any disagreeing Party requests a mediator, the disagreeing Parties shall jointly select a mediator and share the cost of the mediator equally. Decisions by the Board are not subject to mediation. This paragraph shall apply to the extent not inconsistent with Federal law.

41. No Third-Party Beneficiaries. Nothing in this Agreement shall be deemed to create any third-party benefits or beneficiaries or create a right or cause of action for the enforcement of this Agreement's terms in any entity or person not a Party to this Agreement including any agents, employees, officers, or volunteers of any Party or any entity with whom the CISC contracts.

42. Severability. In the event that any of the terms, covenants, or conditions of this Agreement or their application shall be held invalid as to any Party, entity, or person by a court of competent jurisdiction, (a) the remainder of this Agreement shall not be affected thereby, (b) such determination shall not affect or impair the validity or enforceability of any other provision, and (c) the remaining provisions shall be interpreted and applied so far as possible to reflect the original intent and purpose of this Agreement.

43. Term. The term of this Agreement shall be unlimited and shall extend until terminated as provided herein.

44. Termination. This Agreement may be terminated upon agreement in writing of seventy-five percent (75%) of the Representatives. Upon termination of the CISC, any monetary funds held by the CISC shall be distributed, after paying the debts and obligations of the CISC, to the Parties proportionate with the number of sworn law enforcement officers employed by each Party. Additionally, upon termination of the CISC, any non-monetary assets shall become the property of the Party in possession of those assets.

[SIGNATURE PAGES TO FOLLOW]

The City of Aurora

By: Stephen D. Hogan

Name: _____

Title: _____

Date: _____

Attest: Quinn Kappan

Name: _____

The Colorado Department of Public Safety

By: _____

Name: _____

Title: _____

Date: _____

Attest: _____

Name: _____

Commissioner Tighe moved that the following Resolution be adopted:

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF THE COUNTY OF JEFFERSON

STATE OF COLORADO

RESOLUTION NO. CC14-207

RE: Sheriff - Intergovernmental Agreement of the Colorado Information Sharing Consortium

Resolved that the Board of County Commissioners hereby approves an Intergovernmental Agreement with the Adams County Sheriff's Office, the Arapahoe County Sheriff's Office, the City of Arurora, the Colorado Department of Public Safety, the City of Colorado Springs, the City of Commerce City, the City and County of Denver, the Douglas County Sheriff's Office, the City of Grand Junction, Mesa County, and other future agencies to create a separate legal entity called the Colorado Information Sharing Consortium for the purpose of sharing law enforcement information.

Commissioner Rosier seconded the adoption of the foregoing Resolution. The roll having been called, the vote was as follows:

Commissioner Casey Tighe	Aye
Commissioner Donald Rosier	Aye
Commissioner Faye Griffin, Chairman	Aye

The Resolution was adopted by unanimous vote of the Board of County Commissioners of the County of Jefferson, State of Colorado.

Dated: May 20, 2014

M E M O R A N D U M

TO: Honorable Chairman and Members of the Board of County Commissioners
FROM:  Ralph Schell, County Administrator
RE: Intergovernmental Agreement of the Colorado Information Sharing Consortium
DATE: May 20, 2014

Staff Recommendation: That the Jefferson County Board of Commissioners approves an Intergovernmental Agreement with the Adams County Sheriff's Office, the Arapahoe County Sheriff's Office, the City of Arurora, the Colorado Department of Public Safety, the City of Colorado Springs, the City of Commerce City, the City and County of Denver, the Douglas County Sheriff's Office, the City of Grand Junction, Mesa County, and other future agencies to create a separate legal entity called the Colorado Information Sharing Consortium for the purpose of sharing law enforcement information.

Resolution No. CC 14 - 207

Background:

The parties to this IGA previously entered into a nonbinding memorandum of understanding to develop the statewide Colorado Information Sharing Consortium (the "CISC") with the purpose of sharing law enforcement information via software products.

BCC Briefing Presented on: May 13, 2014

Prepared by: Chief Patricia Woodin, JCSO

Distribution

Original returned to: Patricia Woodin, JCSO

Copies to: David Wunderlich, Assistant County Attorney

The City of Grand Junction

By: _____

Name: _____

Title: _____

Date: _____

Attest: _____

Name: _____

The Board of County Commissioners of the County of Jefferson

By: *Faye Griffin* 

Name: Faye Griffin

Title: Chairman, Board of County Commissioners

Date: 5/20/14

Attest: *Teri Schmaedecke*

Name: Teri Schmaedecke

Approved as to form:

[Signature]
ASSISTANT COUNTY ATTORNEY

IN WITNESS WHEREOF, the Parties have executed this Agreement effective as of the Effective Date.

The Adams County Sheriff's Office

By: 

Name: Doug Darr

Title: Adams County Sheriff

Date: April 14, 2014

Attest: _____

Name: _____

The Arapahoe County Sheriff's Office

By: _____

Name: David C. Walcher

Title: Arapahoe County Sheriff

Date: _____

Attest: _____

Name: _____

**SEPARATE SIGNATURE PAGE
TO THE
INTERGOVERNMENTAL AGREEMENT
OF THE
COLORADO INFORMATION SHARING CONSORTIUM**

By signing this separate signature page to the Intergovernmental Agreement of the Colorado Information Sharing Consortium (the "Agreement"), the undersigned agrees to be bound by the terms and conditions of the Agreement. Consistent with paragraph 32 of the Agreement, upon delivery of this signed signature page to the Manager of the CISC, satisfaction of any conditions imposed by the Board, if applicable, and payment of any CISC membership fees, if applicable, the undersigned shall be a Party to the Agreement with all the rights and responsibilities thereunder. This signature page shall be appended to the Agreement and shall become part of the Agreement as of the date listed below.

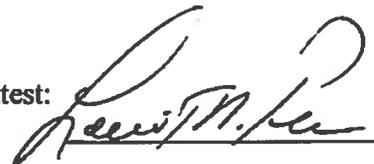
Name of Entity: Arapahoe County Sheriff's Office

By: 

Name: David C. Walcher

Title: Sheriff

Date: April 2, 2014

Attest: 

Name: Louie M. Perea

The City of Aurora

By: _____

Name: _____

Title: _____

Date: _____

Attest: _____

Name: _____

The Colorado Department of Public Safety

By: Kathy E. Sasak

Name: Kathy E. Sasak

Title: Interim Executive Director

Date: April 7, 2014

Attest: Karl W. Wilmes

Name: Karl W. Wilmes

The City of Colorado Springs

By: Keith King

Name: Keith King

Title: City Council President

Date: 4/23/14

Attest: Sarah B Johnson

Name: Sarah B. Johnson, City Clerk

The City of Commerce City

By: _____

Name: _____

Title: _____

Date: _____

Attest: _____

Name: _____

The City of Colorado Springs

By: _____

Name: _____

Title: _____

Date: _____

Attest: _____

Name: _____

The City of Commerce City

By: Brian K. McBroom

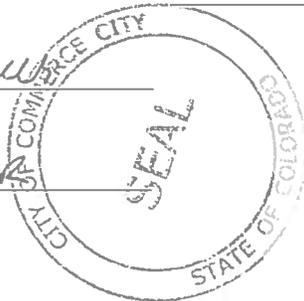
Name: Brian K. McBroom

Title: City Manager

Date: 3.10.14

Attest: Laura J. Bauer

Name: Laura J. Bauer



The City and County of Denver

By: [Signature]

Name: Robert C. White

Title: Chief of Police

Date: 3/5/2014

Attest: [Signature]

Name: MARY BETH KLEE, DEPUTY CHIEF of Police

The Board of County Commissioners of the County of Douglas

By: _____

Name: _____

Title: _____

Date: _____

Attest: _____

Name: _____

The City and County of Denver

By: _____

Name: _____

Title: _____

Date: _____

Attest: _____

Name: _____

The Douglas County Sheriff's Office

By: 

Name: David Weaver _____

Title: Douglas County Sheriff _____

Date: 5/14/14

Attest: _____

Name: _____

The City of Grand Junction

By: Rich Engelhart
Name: [Signature]
Title: City Manager
Date: 3/20/14

Attest: Mary Sparks, Sr. Admin Asst.

Name: Mary Sparks

The Board of County Commissioners of the County of Jefferson

By: _____
Name: _____
Title: _____
Date: _____

Attest: _____

Name: _____

The Board of County Commissioners of the County of Mesa



By: John Justman

Name: John JUSTMAN

Title: Chair

Date: 3-24-14

Attest: Sheila Reider, by
Scott Westerman

Name: Sheila Reider



**CITY OF LONE TREE
STAFF REPORT**

TO: Mayor Gunning and City Council

FROM: Jennifer Pettinger, CMC, City Clerk

DATE: June 23, 2014

FOR: July 1, 2014 Agenda Item

**SUBJECT: Resolution, 14-13, ADOPTING THE AMENDED CITY OF
LONE TREE FEE SCHEDULE**

Summary

Each Department has reviewed their applicable fee schedule. Changes have been made to the Administrative, Planning Division and Building Division Fee Schedules.

Cost

There is no direct cost.

Suggested Motion or Recommended Action

I move to approve Resolution 14, 13, ADOPTING THE AMENDED CITY OF LONE TREE FEE SCHEDULE.

Background

Below is an explanation of the changes to the fee schedule. Staff is available to further explain these changes if Council so desires.

**Administrative/Police Department Fees Schedule Change
Manual and Computer Research**

We are making a change to our fees based on HB14-0193, which goes into effect on July 1. The bill limits the amount we can charge for research and retrieval fees to \$30 per hour and the first hour cannot be charged. Our current schedule and policy charges \$20.00 in .5 hour increments. We are suggesting amending the fee schedule to comply with this new law.

Planning Division Fee Schedule Changes

The proposed Planning Division fee schedule changes are intended to provide consistency with City regulations and predictability for applicants by aligning fees more closely with typical process review times.

Subdivision

Application types have been revised to correspond with the amended Subdivision Code that was approved by the City Council in January of this year. Proposed fees are adjusted to correspond with those updated application types and processes. The subdivision process for single-family detached plats was changed from a three-step to a two-step process and the fees now reflect that. The fee for Final Plats for single-family attached, multi-family and non-residential developments is proposed to be changed from a range to a specific amount to provide more consistency and predictability.

Site Improvement Plan

Project types for SIP amendments have been re-named to correspond with how they are described in the Zoning Code (i.e. using the term “amendment” rather than “revision” or “modification”). It is proposed that the fee range for minor administrative amendments be adjusted from \$250-\$500 to \$100-\$500 to provide the opportunity to assess a lower fee in cases where businesses would like to make minor improvements to their building or property. Generally, these cases are relatively straightforward, involving little staff time, and are oftentimes made to either correct a violation or upgrade the site. For example, a business may wish to add a screening enclosure for trash or recycling services or refresh the paint on the building with a similar color scheme. Lowering the fee would be a more business-friendly approach in those cases. However, not all administrative amendments are as straightforward and some require additional staff review time. Therefore, we recommend retaining the set range of fees to be able to assess a higher fee for more complex applications. Conversely, we recommend removing the fee range for Minor SIP amendments that require public meetings. The time associated with processing these is more constant and predictable and a straight fee of \$500 would be appropriate in most cases.

Commercial Mobile Radio Service Facilities

These are typically cell tower or antenna applications that fall into one of two categories within the Zoning Code – either requiring public meetings or administrative. However, the current Fee Schedule rate refers to the SIP section for determination of fees. The proposed fee changes would better align the fees charged with the specific nature of these applications and time typically associated with each. For example, an application for a freestanding tower or large facility will require public meetings but not the extent of review typically associated with a full SIP. The proposed fee of \$500 reflects that distinction. Conversely, most building mounted antennas that are adequately screened can be processed administratively in a faster time frame.

Signs

Sign permit fees are now found in the Building Division Fee Schedule

Building Division Fee Schedule Changes

Planning Division fees for permanent signs

This change in fees reflects how we are doing business today. Instead of charging our customers for two permits, one from Planning and one from Building, we incorporated Planning's process of sign review into Building's permit and inspection program. This change saves our customers both time and money.

Electrical Permit Fees

This change reflects the electrical permit fee schedule the State adopted effective October 2011. Adopting the States most recent fee schedule creates consistence and predictability for contractors doing business in the City.

While the new fee schedule costs more for projects valued under \$20,000.00 it will have little impact on our customers as we include electrical work in all our residential permits such as a new Air Conditioner, Kitchen remodel or Basement finish. Projects valued over \$20,000.00 will see a reduction in fees based on a sliding scale.

Example valuation of \$56,000.00

Current fee schedule
\$834.00

Proposed Fee schedule
\$600.00

Other Fees and Inspections

This was removed "new or remodeled multi-family residential" as it is not needed and runs the risk of creating a laundry list, itemizing everything we permit. The table is very clear by stating it applies to "all occupancies".

Relocated solar panels from Misc. projects to a more appropriate location. Renaming the fee falls in line with House Bill 1199. It is clear by the title the fee applies to solar heating devices as well.

Determination of Value

Single Family R-3 Construction

This section was deleted because it is redundant and outdated. We state in the charging language that we will use the square foot pricing from the Building Safety Journal and then go on to restate square footage pricing. The price per square foot is out dated and fixed by Resolution. The Building Safety Journal is a National publication that post the average cost of construction per square foot, every six months.

Sq. ft. price comparison

	Current sq. ft. \$	National Average
Finished	85.00	110.29
Basement (Std)	16.28	15.00
Basement (walkout)	21.34	15.00
Garage	22.36	42.48
Basement Finish	7.08	20.50 Local \$ per sq. ft.
Deck/Patio Cover	9.20	16.60 Local \$ per sq. ft.

Miscellaneous Projects

This section was deleted due to redundancy and to eliminate confusion. We state in the charging language, in **bold**, the valuation shall include time and materials so we do not need to restate this again.

Attachments:

- Redline changes for Administration/Police Department Fees
- Redline changes for Planning Division Fees
- Redline changes for Building Division Fees
- Draft Resolution 14-XX w/revised Appendix A

**City of Lone Tree Administrative Fee Schedule
Administrative/Police Department Fees**

Note: A single-sided piece of paper (up to 11" x 17") constitutes one page.
A double-sided piece of paper (up to 11" x 17") constitutes two pages.

Type of Service	Charge	Additional Charges
Open Records Request for criminal justice records – onsite standard size paper documents (includes traffic citations, sex offender registry)	\$5.00 per request, which includes up to two standard size pages	\$.50 per page for additional pages
Open Records Request for non-criminal justice records – onsite standard size paper documents Includes Sex Offender Listing	\$.25 per standard size copy	Compiling Records - First 15 minutes spent compiling records is free, \$5.00 per each additional 15 minutes
Certified Copies (per page)	\$2.00 per page	
Open Records Request – Plat Map copies	\$5.00 per paper copy, up to 24" x 36" \$10.00 per mylar copy, up to 24" x 36"	\$5.00 per 15 minutes spent having plat maps copied
Open Records Request – CD Documents	\$25 per CD (up to 700 MB)	
Open Records Request – Printed Photographs (3.5 x 5 size) each	\$3.00	6 or more \$20.00 Plus \$.50 per print
Open Records Request – Printed Photographs (8x10 size) each	\$7.00	6 or more \$40.00 Plus \$5.00 per print
Open Records Request – Digital Photos (CD-Rom)	\$10.00 (1-50 Count) \$20.00 (51-100 Count)	
Open Records Request – Digital Photos (additional pictures)	\$10.00 for each additional set of 50	Digital Photos (not prorated)
Open Records Request – Audio CD	\$12.00 per recording	
Open Records Request – Video Recording	\$25.00 per recording	
Open Records Request – Off-site Records (covers the cost of delivery and pickup only)	\$75.00 <i>PRE-PAID</i> for one off-site box, plus the standard copy fees as listed above	\$10.00 <i>PRE-PAID</i> for each additional box, plus the standard fees as listed above
Manual and/or Computer Research and/or Retrieval	1st hour no charge Subsequent hours \$30.00 per hour	
Redacting Charge	\$20.00 per hour min fee	Thereafter changed in 0.50 hour increments
Returned Check	\$25.00	
Fingerprinting (Lone Tree Resident or employed in Lone Tree)	\$10.00 for the first card	\$3.00 for each additional card
Fingerprinting (Not a Lone Tree Resident or not employed in Lone Tree)	\$15.00 for the first card	\$3.00 for each additional card
Sex Offender Registration	\$15.00 Annual	No charge for quarterly registration
VIN Verification (Lone Tree Resident)	No charge	
VIN Verification (Not a Lone Tree Resident)	\$10.00 per verification	

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**City of Lone Tree Administrative Fee Schedule
Community Development Department Fees
Planning Division Fees**

A request to reduce or waive a fee may be submitted for projects that are funded wholly or in part by public funds and for projects associated with governmental or quasi-governmental entities. Such requests shall be made in writing to the Community Development Director and may be approved in consultation with the City Manager at their sole discretion.

(Refer to Building Division or Public Works Department fees that may also be applicable to your project.)

Comprehensive Plan	
Comprehensive Plan Amendment	\$2,000
Rezoning	
Step One: Preapplication	
< 35 acres	\$500
> 35 acres	\$1,000
Step Two: Application	
0-10 acres	\$1,500
11-160 acres	\$3,500
> 160 acres	\$10,000
Planned Development	
Zoning:	
Step One: Preapplication	\$1,000
Step Two: Application	
0-10 acres	\$2,500
11-160 acres	\$3,500
> 160 acres	\$12,000
Administrative Amendment	\$500
Major Amendment	\$1,000
Waiver	\$400
Sub-Area Plan (RidgeGate)	\$1,000
Sub-Area Plan Amendment	\$200-\$1000
Subdivision	
Preliminary Plan – single-family detached	\$1,000
Final Plat – single-family detached	\$500
Final Plat - single-family attached, multi-family and non-residential development	\$1250
Plat Correction	\$200
Replat/Vacation/	
Requiring public meetings	\$1,000
No public meetings required (administrative)	\$500
Right of Way Vacation	\$700
Time Extension (any kind)	\$200
Condominium Map	\$250

- Deleted: Sketch Plan
- Deleted: \$1,500
- Deleted: Combined Preliminary/Final Plat (...)
- Deleted: Minor Development
- Deleted:
- Deleted: \$1,000-\$1,500
- Deleted: Lot Line Adjustment

City of Lone Tree Administrative Fee Schedule
Community Development Department Fees
Planning Division Fees

Site Improvement Plan (SIP)	
Non-residential and multi-family	\$3,200-\$6,000
Minor Amendment (Administrative)	\$100-\$500
Minor Amendment (requiring public meetings)	\$500
Major Amendment	\$1,000-\$3,000
Amendment for Solar Panel Installation	\$25
Note: Fees may vary depending on the size and complexity of the project. Additionally, non-approved changes to a site plan or unauthorized modification activities will be evaluated on a case-by-case and may incur doubling of fees or imposition of fines.	
Use by Special Review	
Application	\$600 - \$1,200
Administrative Amendment	\$300
Commercial Mobile Radio Service Facilities	
Requiring public meetings	\$500
No public meetings required (Administrative)	\$250
Variance	
Single-family, two-family or townhomes	\$300
Commercial and Multi-family	\$500-\$1500
Vesting	
Vested Property Rights	\$750
Special District Service Plan	
Review	\$1,000
Amendment	\$1,000
Temporary Structures	
Sales or non-residential office	\$200
Temporary commercial or other structures (SIP may be required)	\$500
Temporary Uses	
Events e.g. markets, festivals, carnivals and fairs	\$5.00/day
Seasonal and Temporary Uses in Parking Lots or Vacant Lots (e.g. spring/summer landscaping display and sales, tent sales)	\$50/month or daily equivalent
Outdoor Storage	\$50/month or daily equivalent
Christmas tree lot sales	\$50

- Deleted: Modification
- Deleted: 250
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- Deleted: Site Improvement Plan
- Deleted: (See SIP Fees)
- Deleted: \$1,000

- Deleted: Signs
- Deleted: Permanent Signs
- Deleted: \$75 base fee, plus \$1.00 per sq. ft. of sign area

City of Lone Tree Administrative Fee Schedule
Community Development Department Fees
Building Division Fees

Building, Plumbing and Mechanical Permit Fees for All Occupancies (For Electrical, see table below)	
Total Valuation (See below for determination of value)	Permit Fees
\$1.00 to \$500.00	\$23.50.
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00 or fraction thereof.
Electrical Permit Fees	
Valuation of Work (Actual cost to customer – Labor and Materials)	
Not more than \$2,000.00	\$100.00
▼	▼
▼	▼
▼	▼
More than \$2,000.00	\$10.00 per thousand or fraction thereof of total valuation, Plus \$100.00
Mobile homes and travel parks per space	\$100.00
Reinspection on all the above	\$50.00

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- Deleted: More than \$300.00 but not more than \$2,000.00
- Deleted: \$35.00
- Deleted: More than \$2,000.00 but not more than \$50,000.00
- Deleted: \$15.00 per thousand or fraction thereof of total valuation.
- Deleted: More than \$50,000.00 but not more than \$500,000.00
- Deleted: \$14.00 per thousand or fraction thereof of total valuation, Plus \$50
- Deleted: 500,000.00.
- Deleted: 13.00
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- Deleted: 30.00
- Deleted: 35.00

City of Lone Tree Administrative Fee Schedule
Community Development Department Fees
Building Division Fees

Other Fees and Inspections		
Solar Electric or Solar Thermal Device	\$480.00	
Residential Master Plan Review	\$200	
Demolition Permit	\$10.00	
Tents, Temporary Buildings, Mobile Units	\$10.00 per 1,000 square feet or fraction thereof	
Inspections outside of normal business hours (minimum charge – two hours)	\$47.00 per hour*	
Reinspection	\$47.00 per hour*	
Inspections for which no fee is specifically indicated (minimum charge – one-half hour)	\$47.00 per hour*	
Additional plan review required by changes, additions, or revisions to approved plans (minimum charge – one-half hour)	\$47.00 per hour*	
Compliance Inspection	\$145	
* or the total hourly cost to the jurisdiction whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.		
Elevators and Escalators		
Elevator Annual Certification Inspection (Hydraulic or Traction) Follow-up inspection as required	\$200	Per unit per year
Escalator Certification Inspection (Internal & External Including witnessed Step Skirt Index (6 Hr. allowance, \$100/Hr. after 6 Hrs.))	\$800	Per unit per year
Commercial Elevator Acceptance (new installation or major modernization) including Plan Review and 2 progress inspections	\$750	Per unit
Residential Elevator Acceptance including Plan Review and 1 progress inspection	\$500	Per unit
Special inspections not otherwise covered, e.g. construction use, temporary use, minor modernization and safety test witnessing	\$100	Per hour
5 Year Hydraulic Witnessed Test (1.5 Hr. allowance*)	\$180	Per unit
5 Year Traction Witnessed Test (4 Hr. allowance*)	\$450	Per unit
* Witnessed tests above invoiced directly to building owner by City's inspection service company		
Plan Review Fees		
<ol style="list-style-type: none"> 1. Plan Review fees shall be sixty-five (65%) of the applicable Building Permit Fee calculated using the above tables. 2. For Commercial, Institutional and Multi-family construction, fifty percent (50%) of the Plan Review Fee shall be deposited with the City at the time of building permit application. 		

Deleted: New or Remodeled Multi-Family Residential

Deleted: Per Table 1 above

**City of Lone Tree Administrative Fee Schedule
Community Development Department Fees
Building Division Fees**

Use Tax

A use tax of 2.8125% will be collected at the time a building permit is issued and will apply to materials used in construction, per Chapter 4, Article III of the Lone Tree Municipal Code. Use tax is collected as follows:

Lone Tree Use Tax = (Valuation of Project x .50) x 1.8125%
Douglas County Use Tax = (Valuation of Project x .50) x 1.0%

No Douglas County Use Tax will be collected on mechanical, plumbing or electrical only permits/projects (examples: air conditioners, furnaces, water heaters and/or gas lines).

Determination of Value

Determination of Value: The applicant for a permit shall provide an estimated permit value at the time of application. Permit valuations shall include **total value of work, including construction materials and labor**, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official.

In the event of a dispute, the Building Official shall use the latest version of the Building Valuation Data published in the International Code Council's *Building Safety Journal* or other similar cost per square-foot resources to determine the minimum acceptable valuation. Final building permit valuation shall be set by the building official.

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Deleted: Single-Family R-3 Construction: Minimum acceptable valuation for Single-Family R-3 Construction is determined based upon the following minimum values. **(NOTE: Use Tax and Permit Fee Liabilities may result from underestimating project valuation.)**

Deleted: New and Remodeled Single-family Residential

Deleted: Finished (above ground 1st and 2nd floors)

Deleted: \$85.00 per sq. ft.

Deleted: Standard Basement

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Deleted: Garage

Deleted: \$22.36 per sq. ft.

Deleted: Basement Finish

Deleted: \$7.08 per sq. ft.

Deleted: Deck

Deleted: \$9.20 per sq. ft.

Deleted: Miscellaneous Projects: Valuations for Miscellaneous Projects, including but not limited to the following shall be actual value of labor and materials: Detached Shed (over 120 SF), Re-roof, Water Heater, Air Conditioner/Evaporative Cooler, Furnace, Spa/Hot Tub, and Gas Log Installation. For new single-family residential construction, consider the following values: Air Conditioner - \$2,250, Fireplace - \$1,800. Residential and commercial solar panel installation – Building Permit Fee - \$300, Plan Review Fee - \$180.

**CITY OF LONE TREE
RESOLUTION NO. 14-XX**

**A RESOLUTION ADOPTING THE AMENDED CITY OF LONE TREE
ADMINISTRATIVE FEE SCHEDULE**

WHEREAS, pursuant to Article XII, Section 4 of the City of Lone Tree Charter, the City Council has the authority to levy fees for any and all municipal purposes; and

WHEREAS, the City Council, pursuant to the authority granted under C.R.S. §31-15-101(2), may establish a fee schedule to defray the cost of the City in providing such services; and

WHEREAS, the City Council has determined that all fees and charges imposed by the City should reflect the actual costs and expenses incurred by the City; and

WHEREAS, the City Council has determined that the fees and charges established by this Resolution are reasonable and not excessive and reflect the actual costs incurred by the City in process the various applications, petitions, permits, plans, plats and requests; and

WHEREAS, on June 2, 1998, the City adopted Resolution 98-16, approving Local Liquor License Fees; and

WHEREAS, on June 2, 1998, the City adopted Resolution 06-11, adopting fees for Planning and Zoning Services; and

WHEREAS, on June 2, 1998, the City adopted Resolution 07-10, adopting fees for Permits and Engineering Services; and

WHEREAS, on November 19, 2009 adopted Resolution 09-11, consolidating the City's fee schedules; and

WHEREAS, on August 17, 2010 the City adopted Resolution 10-30, amending the City's fee schedule; and

WHEREAS, on October 19, 2010 the City adopted Resolution 10-40, amending the City's fee schedule; and

WHEREAS, on March 6, 2012 the City adopted Resolution 12-05, amending the City's fee schedule; and

WHEREAS, the City Council desires to make clarifications, adjustments and additions to the "Administrative/Police Department Fees", "Planning Division Fees", and the Building Division Fees"; and

WHEREAS, adoption of a complete amended Administrative Fee Schedule is in the best interest of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LONE TREE, COLORADO:

1. The City of Lone Tree Administrative Fee Schedule attached hereto as Appendix A and incorporated herein is hereby adopted.
2. This Resolution shall be in full force and effect upon passage.

APPROVED AND ADOPTED THIS 1st DAY OF JULY, 2014.

CITY OF LONE TREE

By: _____
James D. Gunning, Mayor

ATTEST:

By: _____
Jennifer Pettinger, CMC, City Clerk

City of Lone Tree Administrative Fee Schedule

Administrative/Police Department Fees

Note: A single-sided piece of paper (up to 11" x 17") constitutes one page.

A double-sided piece of paper (up to 11" x 17") constitutes two pages.

Type of Service	Charge	Additional Charges
Open Records Request for criminal justice records – onsite standard size paper documents (includes traffic citations, sex offender registry)	\$5.00 per request, which includes up to two standard size pages	\$.50 per page for additional pages
Open Records Request for non-criminal justice records – onsite standard size paper documents Includes Sex Offender Listing	\$.25 per standard size copy	Compiling Records - First 15 minutes spent compiling records is free, \$5.00 per each additional 15 minutes
Certified Copies (per page)	\$2.00 per page	
Open Records Request – Plat Map copies	\$5.00 per paper copy, up to 24" x 36" \$10.00 per mylar copy, up to 24" x 36"	\$5.00 per 15 minutes spent having plat maps copied
Open Records Request – CD Documents	\$25 per CD (up to 700 MB)	
Open Records Request – Printed Photographs (3.5 x 5 size) each	\$3.00	6 or more \$20.00 Plus \$.50 per print
Open Records Request – Printed Photographs (8x10 size) each	\$7.00	6 or more \$40.00 Plus \$5.00 per print
Open Records Request – Digital Photos (CD-Rom)	\$10.00 (1-50 Count) \$20.00 (51-100 Count)	
Open Records Request – Digital Photos (additional pictures)	\$10.00 for each additional set of 50	Digital Photos (not prorated)
Open Records Request – Audio CD	\$12.00 per recording	
Open Records Request – Video Recording	\$25.00 per recording	
Open Records Request – Off-site Records (covers the cost of delivery and pickup only)	\$75.00 <i>PRE-PAID</i> for one off-site box, plus the standard copy fees as listed above	\$10.00 <i>PRE-PAID</i> for each additional box, plus the standard fees as listed above
Manual and/or Computer Research and/or Retrieval	1 st hour no charge Subsequent hours \$30.00 per hour	
Redacting Charge	\$20.00 per hour min fee	Thereafter charged in 0.50 hour increments
Returned Check	\$25.00	
Fingerprinting (Lone Tree Resident or employed in Lone Tree)	\$10.00 for the first card	\$3.00 for each additional card
Fingerprinting (Not a Lone Tree Resident or not employed in Lone Tree)	\$15.00 for the first card	\$3.00 for each additional card
Sex Offender Registration	\$15.00 Annual	No charge for quarterly registration
VIN Verification (Lone Tree Resident)	No charge	
VIN Verification (Not a Lone Tree Resident)	\$10.00 per verification	

City of Lone Tree Administrative Fee Schedule

Liquor License Fees

CRS 12-47-505 (a)-(m) and 12-47-505 (4)(a)(I)-(III)

Type of License	License Fee
Retail Liquor Store	\$72.50
Drug Store Liquor	\$72.50
Beer & Wine	\$98.75
Hotel & Restaurant	\$125.00
Tavern	\$125.00
Optional Premises	\$125.00
Brew Pub	\$125.00
Club	\$91.25
Arts	\$91.25
3.2% Beer (On/Off Premise)	\$25.00
Special Events	\$25.00/Day
Temporary Permit	\$100.00

Other Liquor License Fees	Fee
New License Application Fee	\$500.00 PLUS License Fee
Transfer of Ownership Application Fee	\$500.00 PLUS License Fee
Change of Location Application Fee	\$500.00
Corporate Report of Changes Application Fee	\$100.00 per person
Manager Registration Application Fee	\$75.00
Late Renewal Application Fee	\$500.00 PLUS License Fee
Mini Bar Permit (w/H&R License) Application Fee	\$150.00
Tasting Permit Application Fee	\$50.00
Change of Name	No Charge
Modification of Premises	No Charge
Duplicate License	No Charge

Additional costs paid directly by the applicant:

- Fingerprinting & CBI Report
- State Fees
- Other fees as may be required

**City of Lone Tree Administrative Fee Schedule
Community Development Department Fees
Planning Division Fees**

A request to reduce or waive a fee may be submitted for projects that are funded wholly or in part by public funds and for projects associated with governmental or quasi-governmental entities. Such requests shall be made in writing to the Community Development Director and may be approved in consultation with the City Manager at their sole discretion.

(Refer to Building Division or Public Works Department fees that may also be applicable to your project.)

Comprehensive Plan	
Comprehensive Plan Amendment	\$2,000
Rezoning	
Step One: Preapplication	
< 35 acres	\$500
> 35 acres	\$1,000
Step Two: Application	
0-10 acres	\$1,500
11-160 acres	\$3,500
> 160 acres	\$10,000
Planned Development	
Zoning:	
Step One: Preapplication	\$1,000
Step Two: Application	
0-10 acres	\$2,500
11-160 acres	\$3,500
> 160 acres	\$12,000
Administrative Amendment	\$500
Major Amendment	\$1,000
Waiver	\$400
Sub-Area Plan (RidgeGate)	\$1,000
Sub-Area Plan Amendment	\$200-\$1000
Subdivision	
Preliminary Plan – single-family detached	\$1,000
Final Plat – single-family detached	\$500
Final Plat - single-family attached, multi-family and non-residential development	\$1250
Plat Correction	\$200
Replat/Vacation/	
Requiring public meetings	\$1,000
No public meetings required (administrative)	\$500
Right of Way Vacation	\$700
Time Extension (any kind)	\$200
Condominium Map	\$250

City of Lone Tree Administrative Fee Schedule
Community Development Department Fees
Planning Division Fees

Site Improvement Plan (SIP)	
Non-residential and multi-family	\$3,200-\$6,000
Minor Amendment (Administrative)	\$100-\$500
Minor Amendment (requiring public meetings)	\$500
Major Amendment	\$1,000-\$3,000
Amendment for Solar Panel Installation	\$25
Note: Fees may vary depending on the size and complexity of the project. Additionally, non-approved changes to a site plan or unauthorized modification activities will be evaluated on a case-by-case and may incur doubling of fees or imposition of fines.	
Use by Special Review	
Application	\$600 - \$1,200
Administrative Amendment	\$300
Commercial Mobile Radio Service Facilities	
Requiring public meetings	\$500
No public meetings required (Administrative)	\$250
Variance	
Single-family, two-family or townhomes	\$300
Commercial and Multi-family	\$500-\$1500
Vesting	
Vested Property Rights	\$750
Special District Service Plan	
Review	\$1,000
Amendment	\$1,000
Temporary Structures	
Sales or non-residential office	\$200
Temporary commercial or other structures (SIP may be required)	\$500
Temporary Uses	
Events e.g. markets, festivals, carnivals and fairs	\$5.00/day
Seasonal and Temporary Uses in Parking Lots or Vacant Lots (e.g. spring/summer landscaping display and sales, tent sales)	\$50/month or daily equivalent
Outdoor Storage	\$50/month or daily equivalent
Christmas tree lot sales	\$50

City of Lone Tree Administrative Fee Schedule
Community Development Department Fees
Building Division Fees

Building, Plumbing and Mechanical Permit Fees for All Occupancies (For Electrical, see table below)	
Total Valuation (See below for determination of value)	Permit Fees
\$1.00 to \$500.00	\$23.50.
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00 or fraction thereof.
Electrical Permit Fees	
Valuation of Work (Actual cost to customer – Labor and Materials)	
Not more than \$2,000.00	\$100.00
More than \$2,000.00	\$10.00 per thousand or fraction thereof of total valuation, Plus \$100.00
Mobile homes and travel parks per space	\$100.00
Reinspection on all the above	\$50.00

City of Lone Tree Administrative Fee Schedule
Community Development Department Fees
Building Division Fees

Other Fees and Inspections		
Solar Electric or Solar Thermal Device	\$480.00	
Residential Master Plan Review	\$200	
Demolition Permit	\$10.00	
Tents, Temporary Buildings, Mobile Units	\$10.00 per 1,000 square feet or fraction thereof	
Inspections outside of normal business hours (minimum charge – two hours)	\$47.00 per hour*	
Reinspection	\$47.00 per hour*	
Inspections for which no fee is specifically indicated (minimum charge – one-half hour)	\$47.00 per hour*	
Additional plan review required by changes, additions, or revisions to approved plans (minimum charge – one-half hour)	\$47.00 per hour*	
Compliance Inspection	\$145	
* or the total hourly cost to the jurisdiction whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.		
Elevators and Escalators		
Elevator Annual Certification Inspection (Hydraulic or Traction) Follow-up inspection as required	\$200	Per unit per year
Escalator Certification Inspection (Internal & External Including witnessed Step Skirt Index (6 Hr. allowance, \$100/Hr. after 6 Hrs.))	\$800	Per unit per year
Commercial Elevator Acceptance (new installation or major modernization) including Plan Review and 2 progress inspections	\$750	Per unit
Residential Elevator Acceptance including Plan Review and 1 progress inspection	\$500	Per unit
Special inspections not otherwise covered, e.g. construction use, temporary use, minor modernization and safety test witnessing	\$100	Per hour
5 Year Hydraulic Witnessed Test (1.5 Hr. allowance*)	\$180	Per unit
5 Year Traction Witnessed Test (4 Hr. allowance*)	\$450	Per unit
* Witnessed tests above invoiced directly to building owner by City's inspection service company		
Plan Review Fees		
<ol style="list-style-type: none"> 1. Plan Review fees shall be sixty-five (65%) of the applicable Building Permit Fee calculated using the above tables. 2. For Commercial, Institutional and Multi-family construction, fifty percent (50%) of the Plan Review Fee shall be deposited with the City at the time of building permit application. 		

City of Lone Tree Administrative Fee Schedule
Community Development Department Fees
Building Division Fees

Use Tax

A use tax of 2.8125% will be collected at the time a building permit is issued and will apply to materials used in construction, per Chapter 4, Article III of the Lone Tree Municipal Code. Use tax is collected as follows:

Lone Tree Use Tax = (Valuation of Project x .50) x 1.8125%

Douglas County Use Tax = (Valuation of Project x .50) x 1.0%

No Douglas County Use Tax will be collected on mechanical, plumbing or electrical only permits/projects (examples: air conditioners, furnaces, water heaters and/or gas lines).

Determination of Value

Determination of Value: The applicant for a permit shall provide an estimated permit value at the time of application. Permit valuations shall include **total value of work, including construction materials and labor**, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official.

In the event of a dispute, the Building Official shall use the latest version of the Building Valuation Data published in the International Code Council's *Building Safety Journal* or other similar cost per square-foot resources to determine the minimum acceptable valuation. Final building permit valuation shall be set by the building official.

RIGHT-OF-WAY USE AND/OR CONSTRUCTION FEES

CONSTRUCTION

DESCRIPTION	FEE
BASE FEE STO/SAN/WAT/PHO/TV/GAS TRENCH DRAIN/ELEC/CONDUIT	\$60.00 EA
Pipe/Cable 0.5"-8"	\$0.19/LF
Pipe/Cable 8.25"-16"	\$0.27/LF
Pipe/Cable 16.25"-24"	\$0.44/LF
Pipe/Cable 24.25"-42"	\$0.77/LF
Pipe/Cable 42.25"-Larger	\$0.97/LF

STREET CUT

DESCRIPTION	FEE
Paved Road	\$5.00/SF
Gravel	\$2.00/SF
Boring/Jacking/Tunneling	\$75.00 EA

STREET/ROAD CONSTRUCTION

DESCRIPTION	FEE
BASE FEE SUBGRADE/BASE COURSE/SURFACE (CIRCLE ALL THAT APPLY)	\$85.00 EA
Subgrade	\$0.11/SY
Base Course	\$0.11/SY
Surface	\$0.11/SY

CROSSPANS

DESCRIPTION	FEE
First Crossspan	\$55.00 EA
Additional Crosspans	\$28.00 EA

SIDEWALK/CURB & GUTTER/HANDICAP RAMP

DESCRIPTION	FEE
BASE FEE	\$55.00 EA
Curb & Gutter w/integral sidewalk	\$0.11/LF
Sidewalk Only	\$0.11/LF
Curb & Gutter Only	\$0.11/LF
Sidewalk Chase Drain (no base fee required)	\$45.00 EA
Handicap Ramp	\$50.00 EA

RIGHT-OF-WAY USE AND/OR CONSTRUCTION FEES

VALLEY PAN OR TRICKLE CHANNEL

DESCRIPTION	FEE
BASE FEE	\$53.00 EA
Plus Lineal Feet	\$0.17/LF

PIPE CULVERT

DESCRIPTION	FEE
BASE FEE	\$60.00 EA
36" or smaller	Base Only
> 36"	\$0.90/LF

CAST-IN-PLACE/PRE-FAB VAULT/INLET/JUNCTION BOX/DISSIPATER

DESCRIPTION	FEE
6' or smaller	\$75.00 EA
> 6'	\$150.00 EA

DETENTION POND

DESCRIPTION	FEE
< 10 Acre FT	\$100.00 EA
10-1000 Acre FT	\$200.00 EA
> 1000 Acre FT	Case by Case
Underground Structure	Case by Case
Outlet Structure	\$150.00 EA

RIP-RAP/EROSION PROTECTION/WATER QUALITY

DESCRIPTION	FEE
Rip-Rap BASE FEE	\$60.00 EA
Plus Cubic Yard	\$0.20/CY
OR Tonnage	\$0.15/TON
Micro Pool	\$50.00 EA
Forebay	\$0.19/SY
POROUS LANDSCAPE/SAND FILTER	FEE
BASE FEE	\$50.00 EA
≤ 10 SY	Base Only
> 10 SY	\$0.09/SY
Vehicle Tracking Control (VTC) Pad	\$50.00 EA
VTC w/ Wheel Wash	\$75.00 EA

LANDSCAPE IN RIGHT-OF-WAY

RIGHT-OF-WAY USE AND/OR CONSTRUCTION FEES

DESCRIPTION	FEE
BASE FEE	\$60.00 EA
Plus Square Yards	\$0.10/SY

MISCELLANEOUS ITEMS

DESCRIPTION	FEE
Utility Handhole/Pull Box	\$37.00 EA
Manhole (Precast or cast-in-place)	\$53.00 EA
Bridge/Cast-in-place Box Culvert	\$500.00 EA
Traffic Signal (per pole)	\$500.00 EA
Traffic Signage BASE FEE (per project)	\$50.00 EA
Plus Each Sign	\$12.50 EA
Traffic Control Only (No ROW Work)**	\$60.00/DAY

WARRANTY WORK/REPAIR

DESCRIPTION	FEE
1st 60 day permit	No Cost
Subsequent Permits	\$200 + Each Item

Minimum Permit Fee	\$200.00
Working without City Issued Permit	3x permit fee
Reinstatement Fee (after stop work order)	\$600.00

**City of Lone Tree Administrative Fee Schedule
ENGINEERING REVIEW FEES**

<i>DESCRIPTION</i>	<i>ENGR FEE</i>	<i>QUANTITY</i>
ZONING APPLICATION - includes required plans and reports	\$6,500.00	<5 acres
	\$9,900.00	≥ 5 ac. and <25 ac.
	\$13,300.00	≥ 25 acres
SKETCH PLAN - includes required plans and reports	\$2,500.00	<5 acres
	\$5,000.00	≥ 5 ac. and <25 ac.
	\$7,500.00	≥ 25 acres
PRELIMINARY PLAN - includes required plans and reports	\$2,500.00	<5 acres
	\$5,000.00	≥ 5 ac. and <25 ac.
	\$7,500.00	≥ 25 acres
FINAL PLAT - includes required plans and reports	\$5,000.00	<5 acres
	\$5,800.00	≥ 5 ac. and <25 ac.
	\$7,500.00	≥ 25 acres
MINOR DEVELOPMENT PLAT - includes required plans and reports	\$5,000.00	<5 acres
	\$5,800.00	≥ 5 ac. and <25 ac.
	\$7,500.00	≥ 25 acres
REPLAT (Administrative Lot Line Adjustment or Vacation)	\$500.00	
CONDOMINIMUM MAP	\$500 + \$15/unit	
SITE IMPROVEMENT PLAN (and Major Revisions to Site Improvement Plan) - includes required plans and reports	\$3,000.00	<5 acres
	\$5,500.00	≥ 5 ac. and <25 ac.
	\$9,500.00	≥ 25 acres
SITE IMPROVEMENT PLAN - Minor Revision	\$400.00	
SITE IMPROVEMENT PLAN - Minor Modification	\$200.00	
USE BY SPECIAL REVIEW - includes required plans and reports	\$3,000.00	<5 acres
	\$5,500.00	≥ 5 ac. and <25 ac.
	\$9,500.00	≥ 25 acres
SERVICE PLAN (Special District)	\$640.00	
RIGHT-OF-WAY (R.O.W.) DEDICATION (Public)	\$200.00	
R.O.W. VACATION	\$2,400.00	
MINOR ADJUSTMENT TO EXISTING R.O.W.	\$200.00	
DEDICATION OF DRAINAGE EASEMENT	\$200.00	
VACATION of Access or Drainage Easements	\$1,000.00	
VACATION of Other Easements (May be used for Access or Drainage Easements if part of a larger project)	\$400.00	
SB 35 EXEMPTION	\$1,200.00	
LOCATION & EXTENT	\$1,000.00	
PLANNED DEVELOPMENT (Zoning) Administrative Amendment	\$400.00	
CONSTRUCTION PLAN REVIEWS		
STREET / STORM PLANS	\$1,600.00	<5 acres
	\$2,000.00	≥ 5 ac. and <25 ac.
	\$2,400.00	≥ 25 acres
GRADING, EROSION & SEDIMENT CONTROL (GESC) PLANS ⁽¹⁾	\$250 + \$25(X)	
LOW IMPACT GESC PLANS	\$250.00	
DISTRICT ROADWAY PLANS ⁽²⁾	\$700 + \$60√ Y	
DISTRICT STORM SEWER PLANS ⁽²⁾	\$700 + \$75√ Y	
REGIONAL DETENTION POND PLANS ⁽¹⁾	\$500 + \$40√ X	
REGIONAL WATER QUALITY FACILITY PLANS	\$400.00	

**City of Lone Tree Administrative Fee Schedule
ENGINEERING REVIEW FEES**

<i>DESCRIPTION</i>	<i>ENGR FEE</i>	<i>QUANTITY</i>
UTILITY PLANS Gas, Electric, Telephone, Cable TV (For submittals greater than 1000 LF)	\$450.00	
TRAFFIC SIGNAL PLANS (Per Intersection)	\$800.00	
SIGNAGE AND STRIPING PLANS (if not a part of an overall construction plan set)	\$200 per sheet	
R.O.W. LANDSCAPE PLANS ⁽²⁾	\$350 + \$60√Y	
OTHER REVIEW SERVICES		
PHASE I DRAINAGE REPORT	\$336.00	<5 acres
	\$560.00	≥ 5 ac. and <25 ac.
	\$672.00	≥ 25 acres
PHASE II or PHASE III DRAINAGE REPORT	\$672.00	<5 acres
	\$1,120.00	≥ 5 ac. and <25 ac.
	\$1,344.00	≥ 25 acres
DRAINAGE CONFORMANCE LETTER	\$100.00	
FLOODPLAIN MODIFICATION STUDY - Minor	\$800.00	
FLOODPLAIN MODIFICATION STUDY - Major	\$1,600.00	
FLOODPLAIN DEVELOPMENT PERMIT	\$100.00	
PAVEMENT DESIGN REPORT	\$250.00	
ACCESS PERMIT	\$75.00	
TRAFFIC IMPACT STUDY FOR:		
Rezoning, Sketch Plan or Preliminary Plan	\$2,000.00	
Updated Report to Original for Sketch or Preliminary	\$1,000.00	
Final Plat / Minor Development Plat	\$500.00	
Site Improvement Plan	\$500.00	
Use by Special Review	\$1,500.00	
SIGNAL WARRANT STUDY (Per Intersection)	\$200.00	
VARIANCE REQUEST	\$200.00	
NOTICE OF CHANGE TO APPROVED PLAN - Minor Revision	\$200.00	
NOTICE OF CHANGE TO APPROVED PLAN - Major Revision	\$500.00	
ALTERNATE ROADWAY STANDARDS FOR PUBLIC ROADS	\$2,500.00	
Revision to Alternative Roadway Standards	\$500.00	
ALTERNATE ROADWAY STANDARDS FOR PUBLIC ROADS	\$2,500.00	
Revision to Alternative Roadway Standards (Public Roads)	\$500.00	
PRIVATE ROADWAY STANDARDS	\$2,500.00	
Revision to Private Roadway Standards	\$250.00	
LICENSE AGREEMENT	\$250.00	
INTERGOVERNMENTAL AGREEMENT (Special District)	\$1,000.00	
MODIFICATION to Standard Improvements Agreements	\$500.00	
Other:		

NOTES:

1. X denotes area in acres.
2. Y denotes longitudinal distance in hundreds of feet
3. The fees listed above are for the initial submittal. All third resubmittals are charged 50% of the initial submittal fee. Resubmittals following a "conditional approval" require no fee.

**CITY OF LONE TREE
RESOLUTION NO. 14-14**

**A RESOLUTION APPOINTING A MEMBER TO THE
CITY OF LONE TREE AUDIT COMMITTEE**

WHEREAS, on May 6, 2003, the City Council of the City of Lone Tree adopted Resolution No. 03-14 creating the Audit Committee (the “Committee”), for the purpose of enhancing the independence of the external financial auditor and the reliability of the City’s financial statement audits; and

WHEREAS, Resolution 09-15, increased the membership of the Committee to consist of six (6) members: three (3) appointed City residents who are certified public accountants or otherwise possess the expertise and experience in accounting, auditing, financial reporting and finance needed to understand and resolve issues raised by the independent audit of the City’s finance statements; one (1) member of the City Council; the City Manager; and the City’s Chief Financial Officer. The City Manager and the City’s Chief Financial Officer serve as ex-officio, non-voting members; and

WHEREAS, there is currently a vacancy on the Committee created by Don Roger’s resignation; and

WHEREAS, the City Council desires to appoint a member to that vacancy, such appointment to be effective on the date of expiration of the previous term.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF LONE TREE, COLORADO:**

That Suzanne Gibson is hereby appointed to the Committee for the vacancy created by the resignation of Don Rogers for the remainder of his term, which expires on December 31, 2014. Ms. Gibson’s appointment is effective as of the date of Mr. Roger’s resignation.

APPROVED AND ADOPTED THIS 1st DAY OF JULY, 2014.

CITY OF LONE TREE

James D. Gunning, Mayor

ATTEST:

Jennifer Pettinger, CMC, City Clerk

(S E A L)

May 28, 2014

City of Lone Tree
Attn: Jennifer Pettinger
9220 Kimmer Drive, Suite 100
Lone Tree, Colorado 80124

Dear Jennifer,

I am enclosing an application and brief resume for your consideration as a volunteer on the City of Lone Tree Audit Committee.

My husband and I have been residents of Lone Tree since 1996. We have enjoyed seeing the City grow and mature into the great place that it is today. We recently attended the State of the City address given by Mayor Gunning at the Lone Tree Arts Center and once again, we were pleased at how well the City is being managed. We feel that Lone Tree has been very blessed to have had both Jack O'Boyle and Jim Gunning as thoughtful, serious mayors. They, along with the city council and city staff have all worked hard and seem very dedicated to making the right decisions for Lone Tree, especially in the areas of long term planning.

With that being said, I would like to contribute my time and knowledge to these on-going efforts and have an up-close experience into the workings of the City. I would look forward to reviewing the City financial information and hopefully have ideas and suggestions that would be considered useful. It would be an honor to be able to give back to Lone Tree in this way.

Please let me know if you have any questions or need further information from me.

Sincerely,



Suzanne Gibson
7974 Clear Water Drive
Lone Tree, CO 80124
720-560-1221 – cell
303-792-9880 - home



**CITY OF LONE TREE
 APPOINTMENT APPLICATION**

Please complete the following application. Any deliberate misstatements, misrepresentations or omissions by you are cause for disqualification. The information requested is used for determining your qualifications and suitability for an appointment with the City of Lone Tree.

Note: To be appointed you must be a registered elector of the City and have resided within the City for at least one (1) year immediately preceding your date of appointment.

POSITION:			DATE:		
Audit Committee			May 28, 2014		
Name:	Last:	First:	Middle:		
	Gibson	Suzanne	M		
Home Address:	7974 Clear Water Drive		Home Phone:		
Suite/Apt:			Work Phone:		
City:	Lone Tree		Cell Phone:		
State:	CO	Zip: 80124	Email Address:	smgibson1@comcast.net	

WORK AND/OR VOLUNTEER EXPERIENCE

Begin with the most recent and list through the last five (5) years.

From: Mo/Yr.	Name of Employer:	Job Title:
Mar, 2008	Haynie & Co, CPAs	Certified Public Accountant
To: Mo/Yr.	Employer Address, City, State, Zip	Brief description of your duties:
Or Present: present	1221 W. Mineral Ave Littleton, CO 80120	Work with all forms of taxation Business, individual & tax exempt

From: Mo/Yr.	Name of Employer:	Job Title:
	See attached resume	
To: Mo/Yr.	Employer Address, City, State, Zip	Brief description of your duties:
Or Present:		

From: Mo/Yr.	Name of Employer:	Job Title:
To: Mo/Yr.	Employer Address, City, State, Zip	Brief description of your duties:
Or Present:		

From: Mo/Yr.	Name of Employer:	Job Title:
To: Mo/Yr.	Employer Address, City, State, Zip	Brief description of your duties:
Or Present:		

From: Mo/Yr.	Name of Employer:	Job Title:
To: Mo/Yr.	Employer Address, City, State, Zip	Brief description of your duties:
Or Present:		



EDUCATIONAL/SKILLS INFORMATION

Name and Location of High School, College or University:	Major:	Type of Degree:	Year Received:
Metro State College of Denver	Accounting	BS	1987

Please list any relevant skills

Certified Public Accountant

CRIMINAL INFORMATION

Have you committed any felonies in the last seven years, including, but not limited to the following: Driving under the influence of drugs or alcohol, arson, burglary, assault with a deadly weapon, robbery, auto theft, forgery, fraud, criminal mischief, theft over \$400.00, possession, use, sale of illegal substances other than marijuana or its derivatives. Domestic Violence or any other felonies: YES NO

If yes please give details below:

MISCELLANEOUS INFORMATION

What is your time availability?

I am available now and have a flexible schedule to meet

How did you learn of this position?

I received a request to apply in the mail.

APPLICANT'S CERTIFICATION

I understand this is not to be considered as an indication of probable appointment nor an obligation upon the City of Lone Tree, to make an appointment, but as part of the selection process only. All information submitted as a part of this application has been provided voluntarily. I further understand that upon submission this application, and any supporting documentation, will become the property of the City of Lone Tree. I am a registered elector of the City of Lone Tree and have resided within the City for at least one (1) year immediately preceding my date of appointment.

Signature of Applicant: _____

Date: _____

[Handwritten Signature] 5/28/14

**Suzanne M. Gibson
7974 Clear Water Drive
Lone Tree. Colorado 80124**

smgibson1@comcast.net

Experience

- Haynie & Co, CPAs
Tax Accountant – March, 2008 to present
- Hutchison, Horn & Co (now Haynie & Co CPAs)
Tax Accountant – January 2003 to February, 2008
- Captiva Resources, Inc.
Controller - January, 1998 to July, 2002
- St. Mary Land and Exploration Company
Accountant - Contract basis, June, 1995 to January, 1998
- Fulton Fuel Company
Tax Accountant – Contract basis, July, 1994 to May, 1995
- Bender & Lang, CPA's, P.C.
Senior Accountant - January, 1991 to July, 1994
- Yale and Seffinger, P.C.
Accountant - July, 1989 to January, 1991
- KPMG, LLP
Staff Accountant - September, 1987 to July, 1989
- AT&T Technologies, Inc. (now Alcatel/Lucent Technologies)
Employee Benefits - May, 1979 to August, 1986

Affiliations

- American Institute of Certified Public Accountants
- Colorado Society of Certified Public Accountants

Education

- Certified Public Account – License # 11710
- Metropolitan State College of Denver, Bachelor of Science degree in Accounting, May, 1987



**CITY OF LONE TREE
STAFF REPORT**

TO: Mayor Gunning and City Council

FROM: Torie Brazitis, Management Analyst

DATE: Tuesday, June 24, 2014

FOR: Tuesday, July 1, 2014

SUBJECT: IGA with OmniPark Metropolitan District for Circulator Shuttle Partnership

Summary

At Council direction and as authorized in the FY2014 City budget, the City is forming a public-private partnership with major employers along Park Meadows Drive to offer circulator shuttle service to their employees and the public, starting in September 2014.

Since April, the City has negotiated with the partners and their attorneys to determine what legal structure for this collaborative arrangement will work for all parties. After considering a variety of options, the group finally settled on having all partner organizations each sign a contract with the City containing **identical text** to all the others, both for transparency's sake and to ensure all partners understand they have the same rights and responsibilities as all the others.

The IGA presented today is with OmniPark Metropolitan District, the special district providing infrastructure services for the ParkRidge Corporate Center area. In the shuttle project, this partner is referred to publicly as "ParkRidge Corporate Center". Business broadband provider tw telecom is the largest tenant in ParkRidge Corporate Center. The shuttle agreements with the three business partners (Kaiser Permanente Colorado, Charles Schwab, and Sky Ridge Medical Center) had identical text to this IGA, with only minor, necessary changes that reflect the agreement is between a government and a private entity, not between two government entities as this one is. Staff is pleased to report the business partners and their attorneys felt comfortable with and signed those agreements, which were received by the City and able to be executed at the staff level. They are available for Council review, if you are interested.

The fifth and final IGA for the shuttle partnership with Southeast Public Improvement Metropolitan District (SPIMD), will be negotiated separately. SPIMD has asked to be a

supporter instead of a full partner, because they don't have a stop on the route and don't request to have input into the service's operations. This IGA will come before Council for approval later this year in August or September.

Cost

The overall operations budget for the project is \$500,000. Approval of this IGA will bring the City \$100,000 to pay for a portion of those expenses, along with other costs like marketing and capital expenses.

Suggested Motion or Recommended Action

Staff requests that Council approve the IGA with OmniPark Metropolitan District for circulator shuttle services in 2014-2015.

**INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF LONE TREE
AND OMNIPARK METROPOLITAN DISTRICT REGARDING PARTICIPATION IN
THE CITY OF LONE TREE CIRCULATOR SHUTTLE BUS SERVICE**

This Intergovernmental Agreement ("Agreement"), is entered into this 16th day of June, 2014, by and between the City of Lone Tree, Colorado (the "City"), a State of Colorado home rule municipality, whose address is 9220 Kimmer Drive, Suite 100, Lone Tree, CO 80124 and OmniPark Metropolitan District (the "District"), whose address is OmniPark Metropolitan District c/o CliftonLarsonAllen LLP, 8390 East Crescent Parkway, Suite 500, Greenwood Village, CO 80111 (each individually the "Party" and collectively the "Parties").

RECITALS

WHEREAS, the City of Lone Tree encourages and supports programs intended to enhance the quality of life for Lone Tree residents and visitors; and

WHEREAS, the Parties recognize the need for transportation connectivity for travel in and around Lone Tree for the public and employees in the District; and

WHEREAS, Park Meadows Drive is a major travel corridor in the City, connecting the Lincoln Light Rail Station with major institutions and businesses that provide work for thousands of employees; and

WHEREAS, the ability of residents, visitors, shoppers and employees to access these institutions and businesses by means of a shuttle bus service will mean better transportation to jobs and amenities throughout the corridor and will reduce dependency on the single occupant automobile, facilitate the movement of traffic and minimize traffic congestion in the shuttle area; and

WHEREAS, the City is forming a public-private partnership (the "Partnership") with institutions, businesses and organizations along the Park Meadows Drive corridor to provide a circulator shuttle bus service; and

WHEREAS, the District desires to participate in the Partnership establishing a City of Lone Tree Circulator Shuttle Bus Service; and

WHEREAS, the Parties agree that an payment of \$100,000.00 by the District, when combined with the payments of the City and the other members of the Partnership, will allow the engagement of an independent contractor to transport the public and employees to and from businesses in the District at morning and evening peak commuting hours and along the entire corridor during the rest of the day; and

WHEREAS, the Parties understand and agree that this Partnership is only viable if the members commit to the shuttle bus service for the first year. Early termination by a member of the Partnership could cause a breach of contract with the shuttle service provider and would cause undue hardship for the remaining members.

NOW, THEREFORE, in consideration of the mutual undertakings set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. The foregoing recitals are hereby acknowledged by the Parties and are incorporated into this Agreement.
2. This Agreement shall commence upon execution by both Parties.

City Obligations

3. The City has established and agrees to coordinate a public-private Partnership with institutions, businesses and organizations along the Park Meadows Drive corridor, which is comprised of the City, Charles Schwab, Kaiser Permanente Colorado, Sky Ridge Medical Center, and OmniPark Metropolitan District, hereinafter referred to as (“The Partnership” or “Partnership”). All members of the Partnership, including the District, shall be consulted and have input into all aspects of the establishment and operation of the shuttle service.

4. The City has issued an open, competitive Request for Proposals (“RFP”) in the second quarter of 2014 to provide reliable, high-quality shuttle service from an independent contractor for one (1) year, with the option to renew annually. All members of the Partnership, including the District, shall have input into the selection process of the contractor.

5. The City agrees to obligate itself alone by a contract, in the City’s name, with a reliable, high quality shuttle bus service provider, for twelve (12) months, with an option to renew annually, commencing on or about, as nearly as practicable, September 17, 2014 through September 16, 2015.

6. The City agrees it may not award a contract for shuttle services, hereinafter (“Contract”) if it does not receive funding at the requested levels, as set forth in Exhibit A, from all members of the Partnership. Upon a failure by a member of the Partnership to make its payment, the Partnership shall be consulted before a Contract is awarded. The City shall establish a separate account for the deposit of Partnership payments.

7. As a service to the other members of the Partnership, the City agrees to provide experienced project management staff to manage the RFP for this project as well as a marketing RFP, coordinate with area transit and planning agencies to advise on project design, establish the provision of shuttle services, and provide oversight to ensure the shuttle services meet the City’s high standards for delivery of public services, all at no extra cost to the Partnership.

8. In consultation with and input from all members of the Partnership, including the District, the City anticipates a shuttle service of three (3) continuously operating 14-passenger shuttle busses running Monday through Friday, exclusive of holidays, between Sky Ridge Medical Center in the south and the Entertainment District in the north, with stops in-between. Enhanced service with three (3) busses from the Lincoln Light Rail Station to major employers on the south end of the corridor in morning commute hours will be provided.

9. The City has planned for six stops overall along this route, which are the end-of-line Lincoln Light Rail Station, the Entertainment District, Sky Ridge Medical Center, an OmniPark Metropolitan District stop, Kaiser Permanente Colorado, and the new Charles Schwab campus. All members of the Partnership shall receive the same level of service for the same payment, with the exception of Charles Schwab which shall contribute an additional fee for enhanced morning service to its campus. This morning service is two dedicated shuttle busses from 6:00 a.m. to 7:30 a.m. on weekdays, running continuously from the RTD Lincoln Light Rail Station to the Charles Schwab campus.

10. Shuttle service shall run weekdays from 6:00 a.m. until approximately 7:00 p.m., exclusive of holidays, dependent on the input of the Partnership and the level of service negotiated with the shuttle service provider. The exact end time of the service shall be determined in consultation with the Partnership. At this time, holidays are considered to be the following:

- Thanksgiving (Thursday, November 27, 2014)
- Christmas (Thursday, December 25, 2014)
- New Years Day (Thursday, January 1, 2015)
- Martin Luther King, Jr. Day (Monday, January 19, 2015)
- President's Day (Monday, February 16, 2015)
- Memorial Day (Monday, May 25, 2015)
- Independence Day (Saturday, July 4, 2015)
- Labor Day (Monday, September 7, 2015)

Other days without service will be negotiated with the partners.

11. The City shall share metrics on shuttle ridership with the District on a monthly basis.

12. City shall contribute, and has provided in its 2014 annual budget, up to and no more than \$250,000.00 toward the shuttle service in its first year; but in no case shall it contribute less than the District. The City anticipates contributing an additional \$250,000.00, subject to appropriation, to support the shuttle service upon the following year's annual renewal of services.

The District's Obligations

13. The District agrees to participate in the public-private Partnership to provide circulator shuttle bus service as set forth herein.

14. Subject to the further provisions hereof, the District agrees to contribute \$100,000.00 to the City, within 30 days of the date of this Agreement, to fund its share of the shuttle bus service, which shall commence on or about, as nearly as practicable, September 17, 2014 through September 16, 2015 (the "First Year"). This payment shall ensure a shuttle stop at a mutually agreed upon area at or as near as possible to a property of the District's choosing for twelve months. All Partnership members shall receive the same service for the same payment, with the exception of Charles Schwab which shall pay an additional fee for enhanced morning service to its campus.

15. Following the RFP for shuttle services, the District shall have input into the selection process of the shuttle bus service contractor along with the other members of the Partnership.

16. The District agrees to encourage, promote and potentially (but at its sole discretion) incentivize the use of the light rail and shuttle service to the public and employees in the District, in order to reduce traffic and parking concerns in the District and build use of the shuttle service. The District may also participate in the development of brand identity and marketing materials for the shuttle service, if it desires to do so

Parties' Provisions

17. The Parties agree that the City shall solicit and welcome input and feedback on the shuttle service throughout the year from members of the Partnership.

18. The Parties agree that all decisions of the Partnership shall be by consensus.

19. The Parties agree they will continue dialogue with the rest of the Partnership in determining the number and location of shuttle bus stops, continuing, altering or terminating service, changes in hours, route or stops, and all other relevant issues.

20. The Parties agree that if the City does not receive the requested payments from all the members of the Partnership in addition to the City's payment, the City, in consultation with the remaining members of the Partnership, may terminate this Agreement and not award a Contract. However, in such an event, the City shall promptly refund to the District all amounts paid hereunder.

21. The Parties agree that the selection of the successful shuttle service vendor by the City shall be in consultation with the Partnership.

22. The Parties acknowledge and agree that the shuttle bus service, once awarded, is only viable if the Partnership members commit to the service for the entire first year. Early termination by a member of the Partnership may lead to a breach of contract by the City with the shuttle service provider and undue hardship for the remaining Partnership members. As a result, this Agreement may only be terminated and the Project ended within 30 days under the following circumstances:

- 1) By the Partnership if four of the five members of the Partnership ask the City in writing to end the shuttle service before September 2015;
- 2) By the City if the City terminates the shuttle service under the terms of the Contract with the shuttle bus service provider; or
- 3) If the shuttle bus service provider ceases operations or goes bankrupt, provided that service cannot be restored, or a similar vendor, acceptable to the Partnership, cannot begin service, within 30 days of the cessation of shuttle service.

23. In the event of the early termination of the shuttle service for any reason, as described in paragraph 22, the City shall provide prompt written notice to the District of early termination and a *pro-rata* refund of the payment of the District, based on the number of full weeks remaining in the shuttle service contract term.

24. The Parties agree that if the members of the Partnership agree to end the shuttle service, as indicated in paragraph 22, above, each and every member of the Partnership wishing to end the service shall give notice of that decision in writing to the City as the Project Manager, delivered by certified mail to the City contact named below. Termination shall be effective 30 days after receipt of notices and shall conform to the termination provisions of the shuttle service provider Contract.

25. All notices necessary or required under this Agreement shall be in writing and shall be personally delivered, sent by overnight delivery service, or mailed by certified mail, postage prepaid and return receipt requested, as follows:

If to the District:

OmniPark Metropolitan District
c/o CliftonLarsonAllen LLP
8390 East Crescent Parkway, Suite 500
Greenwood Village, CO 80111

If to the City:

City of Lone Tree
Attention: Seth Hoffman, City Manager
9220 Kimmer Drive
Lone Tree, Colorado 80124

Notice given by personal delivery, overnight delivery or mail shall be effective upon actual receipt. The Parties may change any address to which notice is to be given by giving notice as provided above of such change of address.

26. The Parties agree that the Partnership shall evaluate the shuttle service program and the shuttle service provider in spring and summer of 2015 before a decision on or

implementation of 2015-2016 service. Each member of the Partnership shall have the option to terminate its participation for convenience at the end of the First Year. As such, this Agreement shall automatically terminate on or around September 16, 2015 if the Parties do not mutually agree in writing to extend it. No provision of this Agreement shall survive termination unless expressly set forth herein.

27. No assignment of this Agreement or the rights and obligations hereunder shall be valid without the prior written approval of the Parties, provided a Party may assign this Agreement to a successor entity in the event of a merger, acquisition, or sale of all or substantially all of its assets (for which no consent of the other Party is required).

28. Any waiver by either Party of any provision or condition of this Agreement shall not be construed or deemed to be a waiver of any other provisions or conditions of this Agreement, nor a waiver of a subsequent breach of the same provision or condition, unless such waiver is expressed in writing by the Party to be bound.

29. It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement shall be strictly reserved to the Parties and nothing contained in this Agreement shall give or allow any such claim or right of action by any other or third person. It is the express intention of the Parties that any person other than a Party to this Agreement receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

30. In the event a payment by the City or the District becomes due in a year other than the year of execution hereof, such payment shall be subject to budget appropriation by the City or the District. The obligations contained in this Agreement shall not constitute a debt, liability, or multiple fiscal year financial obligation of the City or the District under State of Colorado constitutional provisions generally known as "the TABOR amendment," but shall constitute discretionary spending by the City or the District subject to annual budget appropriation.

31. Nothing in this Agreement shall be construed to waive, limit, or otherwise modify any governmental immunity that may be available by law to the District and the City, their officials, employees, contractors, volunteers or agents, or any other person acting on behalf of the District or the City and, in particular, governmental immunity afforded or available pursuant to the Colorado Governmental Immunity Act, Title 24, Article 10, Part 1 of the Colorado Revised Statutes.

32. The Parties agree that in the performance of this Agreement, there will be no discrimination against any other persons related to race, color, sex, religion, creed, age, national origin, sexual orientation, or disability.

33. The Parties shall make every attempt to resolve their differences in an amicable manner. In the event of litigation arising out of or in connection with this Agreement between the Parties hereto, the prevailing Party shall be entitled to recover reasonable attorney's fees and expenses incurred in the prosecution or defense thereof.

34. This Agreement shall be governed by the laws of the State of Colorado. Venue for any action arising under this Agreement shall be in the appropriate court for Douglas County, Colorado.

35. This Agreement may be executed in any number of counterparts, each of which shall be considered an original for all purposes, and all of which, when taken together, shall constitute one and the same Agreement.

36. Nothing contained herein shall be deemed to create any association, partnership, joint venture, or relationship of principal and agent or master and servant between the Parties hereto or any affiliates or subsidiaries thereof.

37. During the term of this agreement and at all times after the termination or expiration of this Agreement, the City shall acquire no right to use, and shall not use, without the District's prior written consent the names, trade names, trademarks, service marks, artwork, designs, or copyrighted materials, of the District, its related or subsidiary companies, parent, employees, directors, shareholders, assigns, successors, franchisees, or licensees in any manner other than expressly in accordance with this Agreement.

I have read, fully understand and agree to all terms and conditions set forth above. The persons executing this Agreement on behalf of the parties warrant that they are duly authorized to execute this Agreement and that by executing this Agreement, the parties are formally bound.

IN WITNESS WHEREOF, the City of Lone Tree and the OmniPark Metropolitan District have caused this Agreement to be signed and executed as of this date.

Agreed to and Accepted:

CITY OF LONE TREE, COLORADO

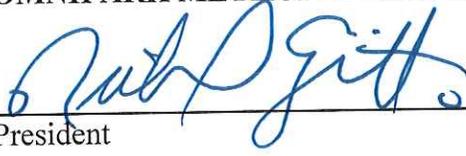
James D. Gunning, Mayor

ATTEST:

Jennifer Pettinger, CMC, City Clerk

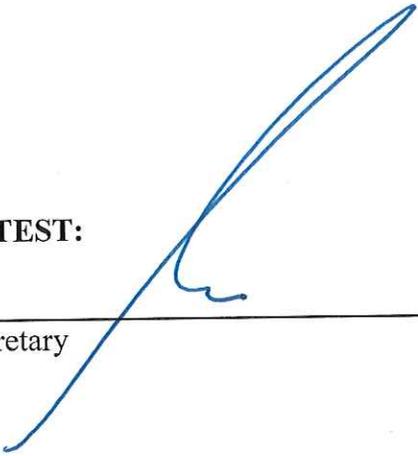
Seal

OMNIPARK METROPOLITAN DISTRICT



President

ATTEST:



Secretary

EXHIBIT A

Partner	Commitment for 2014-2015
City of Lone Tree	up to \$250,000 (up to \$250,000 anticipated for 2015-2016)
OmniPark Metro District	\$100,000
Charles Schwab	\$125,000
Sky Ridge Medical Center	\$100,000
Kaiser Permanente Colorado	\$100,000