



Lone Tree City Council Agenda Tuesday, March 15, 2016

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. Auditor Introductions and Review of Processes
 2. South East Rail Extension (SERE) Project and Station Design Update (RTD)
 3. Crossington Way Parking Proposal
 4. Tract GG Preliminary Plan and Sub-Area Plan Amendment, RidgeGate Sec. 22, Filing 1
 5. Starbuck's Lincoln Commons SIP Amendment
 6. Follow up on CML Sales Tax Simplification Projects
 7. Pedestrian Bridge IGA Update
 8. Douglas County Art Encounters Selection
 9. Schweiger Ranch Parking Update
-

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. Presentations
 - a. Welcome Home Vietnam Veteran's Day Proclamation
 - b. Colorado Asphalt Pavement Association (CAPA) Award
 8. Announcements
 9. Consent Agenda
 - a. Minutes of the March 1, 2016 Regular Meeting
 - b. Claims for the Period of February 22 – March 7, 2016
 - c. January 2016 Treasurer's Report
 10. Community Development
 - a. RidgeGate Filing 19, Lot 3 "Urban Villas" Preliminary Plan #SB15-98R
 11. Administrative Matters
 - a. **Resolution 16-10, APPOINTING A MEMBER TO THE ARTS COMMISSION**
 12. Council Comments
 13. Adjournment
-

City of Lone Tree Upcoming Events

More info available at www.cityoflonetree.com and www.lonetreeartscenter.org

- Cherish the Ladies, Saturday, March 19th, 8:00 p.m., LTAC Main Stage
- Frozen Sing-a-Long, Saturday, March 26th, 11:00 a.m. and 2:00 p.m., LTAC Main Stage
- Colorado Ballet Director's Choice: Ballet that Breaks the Rules, Friday, April 1st, LTAC Main Stage



CITY OF LONE TREE

PROCLAMATION

WHEREAS, our Nation's Vietnam War Commemoration gives us the opportunity for all Americans to recognize, honor and thank our Vietnam Veterans and their families for their service and sacrifices during the Vietnam War from November 1, 1955 - May 15, 1975; and

WHEREAS, over 9,000 organizations across America have joined with the Department of Defense as a Commemorative Partner to honor our Nation's Vietnam Veterans, including Piney Creek Chapter of the National Society Daughters American Revolution; and

WHEREAS, this commemoration includes nine million Americans, with approximately 7.2 million of them living today, and makes no distinction who served in-country, in-theater, or were stationed elsewhere during those 20 years – all answered the call of duty; and

WHEREAS, Veteran's Affairs Secretary Robert A. McDonald has designated March 29, 2016 as a day to honor those who have "borne the battle", and to extend gratitude and appreciation to them and their families; now

NOW THEREFORE, I, JAMES D. GUNNING, MAYOR, of the City of Lone Tree, Colorado, by virtue of the authority vested in me, do hereby officially proclaim:

***“March 29, 2016 as
Welcome Home Vietnam Veteran's Day
in Lone Tree, Colorado”***

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the City of Lone Tree to be affixed this 15th day of March, 2016.

**James D. Gunning
Mayor**

**MINUTES OF A REGULAR MEETING
OF THE COUNCIL OF THE
CITY OF LONE TREE
HELD
March 1, 2016**

A regular meeting of the Council of the City of Lone Tree was held on Tuesday, March 1, 2016, 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
Tobi Basile, Deputy City Clerk
Steve Hebert, Deputy City Manager
Torie Brazitis, Assistant to the 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, TTG Corp.

Call to Order

Mayor Gunning called the meeting to order at 7:00 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

Council Member Anderson moved, Mayor Pro Tem Millet seconded, to amend the agenda to include the LTAC Public Art Request for Qualification (RFQ) Review. The motion passed with a 5 to 0 vote.

Council member Monson moved for City Council to direct City Staff to work with DRCOG staff to complete the following:

1. Provide DRCOG's 2012, 2013, & 2014 990 tax forms.
2. Clarify the exact funding source for Senior Programs.
3. Provide Council with access to GrantFinder.
4. Ascertain what accounting system DRCOG uses.
5. Ascertain the total Federal, State and Local Transportation flow thru dollars for 2012, 2013, 2014.

The motion failed for lack of a second.

Council member Monson proposed a motion for City Council to direct City Staff to work with DRCOG staff to provide date, vendor, amount and purpose for all expenditures in FY 2013, 2014, 2015

The motion failed for lack of a second.

Conflict of Interest

There was no conflict of interest.

Public Comment

Paul Squyer, 9342 Meredith Court, on behalf of Hearts Across the Miles, thanked the City for their donations that make possible their annual cookie distribution. Mr.Squyer noted the distribution will be held on March 19 at Rangeview High School beginning at 7:30am.

Announcements

Matthew Zimmerman, Youth Commissioner, gave Council an update on the Youth Commission.

Mayor Gunning announced upcoming events.

Consent Agenda

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

- *Minutes of the February 16, 2016 Regular Meeting*
- *Claims for the period of January 25 - February 8, 2016*

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

Public Works

Public Hearing: Ordinance 16-01, AN ORDINANCE AMENDING THE CITY OF LONE TREE FLOOD PLAIN ORDINANCES (Second Reading)

Mayor Gunning opened the public hearing at 7:08 p.m.

John Cotten, Public Works Director, introduced the item.

Mayor Gunning opened the public hearing for comment at 7:12 p.m.

There was no public comment.

The public hearing was closed at 7:12 p.m.

Mayor Pro Tem Millet moved, Council Member Anderson seconded, to approve **Ordinance 16-01, AN ORDINANCE AMENDING THE CITY OF LONE TREE FLOOD PLAIN ORDINANCES** on Second Reading. The motion passed with a 4 to 1 with Council Member Monson voting no.

Administrative Matters

Resolution 16-09, APPROVING AND ADOPTING THE “ORGANIZATION RESOLUTIONS AND AGREEMENT” DOCUMENT FOR ACCOUNTS WITH UMB BANK

Kristin Baumgartner, Finance Director, introduced the item.

Council Member Anderson moved, Council Member Monson seconded, to approve **Resolution 16-09, APPROVING AND ADOPTING THE “ORGANIZATION RESOLUTIONS AND AGREEMENT” DOCUMENT FOR ACCOUNTS WITH UMB BANK**. The motion passed with a 5 to 0 vote.

LTAC Public Art Request for Qualification (RFQ) Review

Lisa Rigsby Peterson, Lone Tree Arts Center Director, presented the informational item.

Adjournment

There being no further business, Mayor Gunning adjourned the meeting at 7:54p.m.

Respectfully submitted,

Tobi Basile, Deputy City Clerk

DRAFT



CITY OF LONE TREE

Project Summary

Date: March 15, 2016 City Council Meeting

Project Name: RidgeGate Section 15, Filing 19, Lot 3-A
Preliminary Plan (Urban Villas)

Location: The property is located in RidgeGate, south of Sky Ridge Avenue; north of RidgeGate Parkway, west of Bellwether Lane, and east of Willow Creek.

Project Type / #: Preliminary Plan subdivision, Project #SB15-98R

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

Meeting Type: Public Meeting

Summary of Request:

Approval of a Preliminary Plan for 18 residential lots for single-family detached homes and 3 tracts on 3.01 acres.

Planning Commission Recommendation:

Unanimous recommendation for approval, with staff's recommended conditions for Public Works Department approval and submission of the cash-in-lieu fee for local park dedication, and with an added recommended condition that requires fencing above the retaining wall adjacent to the park for public safety.

Suggested Action:

Approval, as provided above.



**CITY OF LONE TREE
STAFF REPORT**

TO: Mayor Gunning and City Council

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

DATE: March 9, 2016

FOR: March 15, 2016 City Council Meeting

SUBJECT: RidgeGate Section 15, Filing 19, Lot 3-A
Preliminary Plan, Project File #SB15-98R

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

Representative:
Caisson Investments, Inc.
Jeffrey Willis
10630 E. Bethany Drive, Suite B
Aurora, CO 80014

Planning Commission Meeting Date:
City Council Meeting Date:

February 23, 2016
March 15, 2016

A. REQUEST:

Preliminary Plan approval of 18 residential lots for single-family detached homes and 3 tracts on 3.01 acres.

B. LOCATION:

The site is located in RidgeGate, south of Sky Ridge Avenue, north of RidgeGate Parkway, west of Bellwether Lane (and vacant land owned by Charles Schwab), and east of Willow Creek (being planned currently for development of a park).



C. BACKGROUND:

The purpose of a Preliminary Plan is to examine the feasibility of a subdivision proposal in keeping with the City's Comprehensive Plan, Zoning Code, Subdivision Code, City development standards, and in this case, the RidgeGate Residential West Village Sub-area Plan. This process is also intended to identify any potential issues that may need to be addressed prior to Final Plat approval.

Applications for Final Plat (the next step in the subdivision application review process) will be forwarded onto the City Manager for consideration and final action, if it is determined to be consistent with the approved Preliminary Plan. If determined to be inconsistent, it will be scheduled for final consideration and action by the City Council.

The Site Improvement Plan process does not apply to single-family detached home projects, per Sec. 16-27-20 of the Zoning Code. Conceptual home elevations and landscape plans are shared with the Planning Commission and City Council for information only.

Single-family detached projects in RidgeGate are subject to review by the RidgeGate Design Review Committee (DRC). That committee works closely with the applicant to review detailed aspects of the project that go beyond the typical review for single-family residential plats (i.e., landscaping, building elevations, lighting, etc.). Staff has also been involved at the DRC level to ensure coordination and resolution of key issues. The applicant has made a number of changes to the project in response to DRC and staff comments, particularly with regard to home design, site layout, and landscaping. The minutes of the DRC meetings are attached. Staff supports the progress that has been made through that process, particularly with regard to the quality and character of the project.

The project will be developed and built by Berkeley Homes in partnership with Harvard Communities. This is the same team that developed ParkSide and NorthSky in RidgeGate (also single-family detached developments).

D. SITE CHARACTERISTICS

The site has been used to stockpile fill dirt (dirt that will be hauled away prior to development), and consists largely of dirt and some native grasses. Elevation contours range from approximately 5,980 feet to 5,960 feet above sea level, with the site generally higher along the southern portion and sloping down towards the northern perimeter.

E. SERVICE PROVIDERS:

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

F. DESCRIPTION:

Conceptual design overview. The Preliminary Plan proposes 18 residential lots on 3.0 acres at a gross density of 6 dwelling units per acre. With the exception of the lots on the north and south of the project, the lot sizes are 41-feet wide by 110-feet deep, with 3-story building plans that provide for garages on the first floor level. Buildings will be sited to provide a defined edge for the adjoining future park in Willow Creek, consistent with the Sub-Area Plan, and pedestrian access is provided to the future

park at the center of development. Snow storage will be accommodated on the linear landscaped area between the motor court and Bellwether Lane in an area that does not conflict with pedestrian walkways, landscaping, and building entrances.

Compliance with Zoning. The site is zoned Planned Development (PD) under the RidgeGate 4th Amendment Development Plan. The site is within Commercial Mixed Use (C/M-U) Planning Area 2 of that PD, which allows for residential development. The PD establishes a 70-foot tall, 5-story building height maximum; proposed are 3-story homes that are well under the maximum zoned height. This site is also adjacent to a View Corridor depicted on the PD, with provisions that call for surface parking to be located next to this area and adjacent buildings to be “stepped.” As proposed, parking is located within garages and within the motor court between the homes and Bellwether Lane. This is a logical location for parking given the site layout, and allows homes to take advantage of public spaces and distant views. Moreover, development has been designed to be stepped back primarily through the use of stepped retaining walls, rear setbacks and stepped architecture on the rear of the homes.

The RidgeGate Residential West Village Sub-area Plan calls for increased densities when located within a one-quarter mile radius of neighborhood parks, employment centers and other activity nodes to “concentrate pedestrian activity and increased vitality of these areas.” While this area is planned for single-family detached development, these relatively narrow lots provide a higher level of compact development in this area when compared to larger lots in many traditional single-family detached neighborhoods.

Compliance with the Comprehensive Plan. The City’s Plan encourages compact, mixed-use, pedestrian-friendly development. This small development is located in an area that includes a major office campus, residential and commercial development. The site affords pedestrian access to the future park in Willow Creek via trails and streets, to nearby commercial development in Lincoln Commons, and to the Arts Center and future Lone Tree Library nearby. Facilities and services will efficiently serve this project by virtue of its proximity to recreational amenities, health care, fire, police, and transportation.

Access and parking. Vehicular access points are provided via two access drives off Bellwether Lane. Minimum parking requirements for single-family uses are satisfied. The minimum standard is 2 spaces per dwelling, and this plan provides for two-car garages. Additional parking will be accommodated on the 18-foot long driveways, along the motor court,

and on the 22 spaces on the west side of Bellwether Lane next to this project.

Parks and recreation. The project is located immediately east of Willow Creek. This segment of the creek is currently being designed for park uses. Trails in this park will allow residents to not only access the bluffs, but will also provide access across the future pedestrian bridge over Lincoln Avenue to a network of trails throughout the City and Metro Area.

Local park land dedication requirements for this project will be satisfied via cash-in-lieu of land dedication in the amount of \$16,388. These funds will be required prior to the first building permit being issued in this development. This is a recommended condition of approval of this Preliminary Plan and will also be a condition of the Final Plat for this development.

Fences and walls. Four-foot tall fencing is proposed in the front yard to create a private patio and also in the rear yards along the property line. Fencing next to retaining walls came up as a question by Planning Commissioner Heskin. Fencing is not required by the International Building Code (IBC) above retaining walls, unless they are located next to a walkway. In speaking with Lone Tree's Chief Building Official, Matt Archer, a 4-foot fence, though not required, is recommended in this case. There are examples of where such fencing exists in the rear yard adjacent to retaining walls in Montecito.

The retaining walls will be constructed and landscaped by the developer. It has not been determined at this point if the Rampart Range Metro District or the HOA will maintain the retaining walls.

Water and sewer service. Staff received a letter from Southgate Water and Sanitation District stating the project site is within the District boundaries and is eligible for service.

School District. School dedication requirements have been met for the entire RidgeGate project, as confirmed by the School District.

Street/tract maintenance responsibilities. The project includes a private motor court from which homes will have access. This area also includes special paving, landscaping, snow storage and guest parking. The motor court is not intended as a public street and does not meet the City's standards for public street design. The applicant has added a general note (#14) on Sheet 1 of the Preliminary Plan that states that the ownership and maintenance responsibility for private roads/tracts will be held by others and will not be the future responsibility of the City.

G. REFERRALS:

The application was sent on referral to Homeowner Associations (HOAs) in the City and referral agencies. The RidgeGate West Village HOA responded with no comment. Comments from the service providers indicated no major issues.

Planning Commissioner Heskin provided staff with a number of questions and concerns as part of his review of the packet materials. His letter is included in this packet, along with the applicant's response. Comments regarding retaining walls and fencing were addressed earlier in this report.

The Public Works Department has a number of minor issues that will need to be addressed in the Final Plat stage of the process. This will be added as a condition of approval.

H. PLANNING COMMISSION REVIEW

The following has been taken directly from the draft minutes of the Planning Commission meeting held on February 23, 2016:

Ms. Drybread introduced the item. She iterated that they were not here to discuss the architecture for the proposed detached homes – this was outside of the City's purview, but some information was provided to add context. The item under review is just the preliminary plan. She introduced Mr. Darryl Jones with Coventry Development.

Mr. Jones stated that the proposed 18-lot community would be a good addition to the community. He stated that there was a careful weaving between Thrive, Urban Villas, and Rampart Ridge Metro District to coordinate grading of these three close developments.

John Keith, representing Harvard Communities and Berkeley Homes, presented the Villas at RidgeGate. NorthSky was another of their projects, and won multiple awards including a national award for Best Architectural Design by the National Association of Home Builders.

The long, narrow shape of the parcel posed some unique challenges. They did not want to line the homes up directly along Bellwether. Their plan features narrow lots with fairly vertical homes – they refer to them as detached townhomes. There is a motor court off of Bellwether to provide a sense of place, access and parking.

In terms of the relationship to the park, there is a trail that passes between lots 8 and 9 to access the park. There is a maximum of 16 feet of grade between the high point of this parcel and the bottom of the park.

The applicant stated that no single retaining wall will be taller than eight feet.

Commissioner Carlson complimented the architecture, stating there was nothing else like it in RidgeGate. She stated that, in her opinion, Harvard Communities / Berkeley Homes is the premier builder in RidgeGate. She suggested that the applicant make the first retaining wall by the park higher to prevent people from jumping on the wall. She likes the fence above the walls, as a deterrent. She also complimented the builder on their landscape design.

Commissioner Steele appreciated all the thought and energy that had gone into the plan at this point. He was conflicted about the layout, expressing concern for the lot sizes, as it requires the buildings to be long, tall, and narrow. He asked why they did not choose zero-lot lines to maximize the side lots. Mr. Keith responded that the side lots are not really usable in this configuration, and they had worked to maximize open space and public areas.

Commissioner Steele asked if these homes would be slab on grade. The answer was yes, there would be no basements. Commissioner Steele asked about the soils. Mr. Keith responded that the site will be over-excavated, and low swelling soils added. They are very comfortable with that technology. There will be no fences between the homes, but they could be added later. Commissioner Steele asked about maintenance of the landscaping. Mr. Keith responded that the HOA will maintain the tracts; the homeowners will maintain the backyards. They are discussing who will maintain the retaining walls – the HOA or the District. Commissioner Steele encouraged the District to maintain the walls for ongoing continuity and quality.

Commissioner Steele asked about a ten-foot utility easement along the rear of the lots and if landscaping could be planted there. The applicant responded you could do plantings– just not trees. Commissioner Steele appreciated that if the homes were architecturalized. Commissioner Steele asked about the average depth of the rear yards. The applicant answered, 20 feet. He wondered if trees would block their views. Mr. Keith responded that they will have design guidelines.

Commissioner Dodgen inquired if the residents would be required to landscape within a period of time. Mr. Keith said they would. Commissioner Dodgen inquired about trash pick-up. Todd Johnson with

Calibre engineering stated that residents would pull their trash out in front of their units by the curb. He said they designed the access to the motor court so that trucks could access the area.

Commissioner Dodgen inquired if a traffic light would be warranted at Bellwether and RidgeGate Parkway. Ms. First responded that there was not a plan to do that, and such lights would need to meet warrants.

Commissioner Dodgen felt that the landscaping outside of the fence in front of the homes should be maintained by the HOA.

Commissioner Heskin stated that he appreciates the responses by the applicant to his questions, and he agrees with their answers and their reasoning. He feels the size of the site is a constraint that requires a very strong concept and he thinks they have that. Commissioner Heskin agreed that the setback of the homes mitigated against some of the visual impact of the retaining walls by stepping the massing.

The schematic plan shows lighting would be uneven. He asked if more even, pedestrian-scale lighting could be run down Bellwether to more uniformly light the street. The applicant stated that 14-foot tall lights would be along the tree lawn along Bellwether. The tall 40-foot tall lights were at the intersections.

Commissioner Spencer thanked the applicant, stating that it was a challenging lot, with an excellent design. Commissioner Spencer asked about snow removal. Mr. Keith stated that since it was a private drive, this would be handled by the HOA. Since it was a single loaded motor court/drive in front of the homes, the snow storage would be on the five-foot wide grass area on the west side of the site and at the north and south edges of the drive.

Commissioner Spencer asked about moving the fence in 10 feet so that the utility easement could be located in the park, so the metro district would be required to landscape that area. This could accommodate uniform landscaping. Mr. Keith responded that they could, but the electric boxes and service gear would need to be pulled back and this would be difficult to accomplish.

Commissioner Rodriguez asked about the rail fence in the back. The applicant stated that it would be a 4-foot fence along the west boundary line and that there were stone plinths/columns intermittently along the fence.

Chair Kirchner inquired about five-foot setbacks on either side. He asked staff if they could condition approval of the application to require the 4-foot

rail fence as a safety issue above the retaining wall. Ms. First responded they could. The ownership of the retaining walls will be the HOA. He asked about the financial ability for the HOA to maintain the walls. The applicant responded that it would be professionally managed.

A discussion ensued about whether the trail access between the lots would be public, with Commissioner Kirchner wondering if there would be a lot of foot traffic by Schwab employees on the trail. Commissioner

Kirchner stated that he would like to keep the trail open to public access. Mr. Keith responded that the issue would be that the trail terminates on the east in a private drive. It was suggested that perhaps a public-access easement could be utilized.

Chair Kirchner opened the meeting to public comment, and there being none, closed the meeting for public comment.

Commissioner Carlson inquired of Coventry what Charles Schwab's plans were for the land east of this development. Keith Simon answered that they knew of no plans to develop it at this time

Commissioner Rodriguez moved to approve the preliminary plan application subject to staff's recommended conditions and a requirement for fencing above the retaining wall. Commissioner Steele seconded it, and the motion passed unanimously.

I. STAFF FINDINGS AND RECOMMENDATION

Staff finds that the application:

- Is in conformance with the Lone Tree Comprehensive Plan, the City's Zoning Code, the Subdivision Code, and the RidgeGate Residential West Village Sub-Area Plan for the Preliminary Plan stage of review.

Staff recommends approval of the Preliminary Plan conditioned on:

1. Final approval by the Lone Tree Public Works Department
2. A cash-in-lieu of local parks in the amount of \$16,388, required prior to the issuance of the first residential building permit for this development.
3. The applicant constructing a 4-foot metal fence above the retaining walls for safety purposes.

J. ATTACHMENTS:

1. Development Application
2. Letter of Authorization
3. Narrative
4. RidgeGate Design Review Committee Minutes
5. Referral Comments Including Applicant Responses
6. Preliminary Plan
7. Conceptual graphics

END



Development Application

Planning Division
9220 Kimmer Drive, Lone Tree, Colorado 80124
303.708.1818 | www.cityoflonetree.com

CITY OF LONE TREE

Project Description	SINGLE-FAMILY DETACHED DEVELOPMENT AT RIDGEGATE FILING 19, LOT 3
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Instructions	For Office Use Only
<ul style="list-style-type: none"> ✓ All applications must be typed or legibly printed ✓ All applicable sections must be completed ✓ All required attachments must be included ✓ This application does not cover Engineering, Building, and/or Public Works submittal requirements and fees 	Project Name <i>Ridge Gate Sec 15, Flg 19, Lot 3A (Urban Villas)</i> Job # <i>SB15-98R</i> Date <i>12/4/15</i> Planning Fee <i>\$1,000</i> Check # <i>6062</i>

Application Type	Location
<input checked="" type="checkbox"/> Preliminary Plan <input type="checkbox"/> Rezoning <input type="checkbox"/> Final Plat <input type="checkbox"/> Site Improvement Plan (SIP) <input type="checkbox"/> Re-Plat <input type="checkbox"/> SIP Amendment <input type="checkbox"/> Lot Line Adj. <input type="checkbox"/> Other	Address RIDGEGATE FILING 19, LOT 3, LONE TREE, CO Approximate Location _____ State Parcel ID 2231-152-18-003 Acreage 3.01 AC

Zoning	Legal Description
Current Zoning or PD Name RIDGEGATE	Subdivision Name RIDGEGATE
Proposed Zoning if Rezoning	Filing # 19 Block # 15 Lot # 3-A

Utility Providers			
Fire District	SOUTH METRO	Water	SOUTHGATE WATER AND SANITATION Electricity XCEL
Metro District	RIDGEGATE	Sewer	SOUTHGATE WATER AND SANITATION Gas XCEL

Property Owner of Record		Applicant if Different than Owner	
Owner Name	DARRYL JONES (VICE PRESIDENT/ DEVELOPMENT MANAGER)	Owner Name	JEFFREY D. WILLIS (PRESIDENT)
Company	RIDGEGATE INVESTMENTS, INC. C/O COVENTRY DEVELOPMENT CORPORATION	Company	CAISSON INVESTMENTS, INC. DBA BERKELEY HOMES
Address	10270 COMMONWEALTH STREET SUITE B, LONE TREE, CO 80124	Address	10630 EAST BETHANY DRIVE SUITE B, AURORA, CO 80014
Phone	720-279-2581	Phone	303-756-8500
		Email	JWILLIS@LIVEBERKELEY.COM
Owner Signature	Date <i>12-3-15</i>	Applicant Signature	Date <i>12/4/15</i>

Letter of Authorization

Regarding Development Applications for Land Use Entitlements
(Form must be Filled Out if the Applicant is not the Property Owner)

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

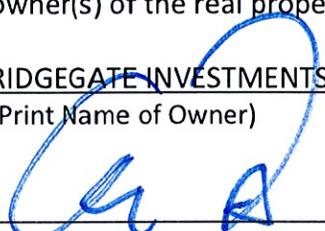
RE: Property Address: FILING 19, LOT 3, RIDGEGATE, LONE TREE, CO

To Whom It May Concern:

I/We, the owner(s) of the above described real property, authorize JEFFREY D. WILLIS AS PRESIDENT OF CAISSON INVESTMENTS, INC. DBA BERKELEY HOMES to act as an agent on my/our behalf for the purpose of creating, filing and/or managing an application for SINGLE-FAMILY DETACHED DEVELOPMENT (type of development or permit application).

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

RIDGEGATE INVESTMENTS, INC., A DELAWARE CORPORATION
(Print Name of Owner)



(Signature of Owner or Authorized Representative)

State of Colorado
County of Douglas

The foregoing instrument was acknowledged before me this 3rd day of December, 20 15
by Keith D. Simon.



(Notary's official signature)

5-12-2016

(Commission expiration date)

NOTARY SEAL

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

February 12, 2016

**Development Proposal Narrative
RidgeGate Filing 19, Lot 3-A, Lone Tree, Colorado**

Berkeley Homes in partnership with Harvard Communities proposes the development of the 3.01 acre Lot 3-A parcel for an exciting new neighborhood at RidgeGate. The site is adjacent to the Schwab campus to the east and the Belvedere Park extension to the west with close proximity to the retail/restaurant district of RidgeGate.

The “villas” will be a great addition to the RidgeGate community. The concept consists of eighteen (18) single-family detached homes featuring sophisticated, three-story architecture with a modern feel and outdoor living areas off the back. Each home will have a minimum 2-car garage. The architecture acknowledges some of the scale and detail of the commercial buildings in the area.

The site plan provides a richly detailed private court while maximizing views and access to the park and trails. The site is in the Planned Development District View Preservation Overlay Zones 2 and 3. Zone 2 has a 70’ average height limitation (5 story) and Zone 3 has a 145’ average height limitation (11 story). In considering the view corridor, this development is well below the height limitation; and the west side/rear of the development is designed to “step away” from, not obstruct, and preserve the view corridor. This is achieved through “stepped” retaining walls, minimum setbacks for the building structure, and “stepped” architecture on the rear, all of which create an appealing transition with the adjacent open space. The homes are projected to be between 2,900 and 3,200 square feet with pricing anticipated in the \$700,000 to \$800,000s.

Development is anticipated to begin summer 2016. This site is vacant land and has been used as a location to place fill dirt. The site is open with a mixed vegetative cover of native grasses. It is anticipated that development will have no effect on cultural, archaeological and historical resources; and will not impact important wildlife habitat areas.

**RidgeGate
Residential Design Review Committee
Harvard Communities
Lot 3, Filing 19 - PreSubmittal
September 15, 2015**

In attendance for the Design Review Committee:

Jon Hindlemann, Hindlemann Architecture
Craig Karn, Consilium Design
Steve Lane, Kephart Architects
Keith Simon, RidgeGate
Kevin Yoshida, The Abo Group

In attendance for Harvard/Berkeley:

John Keith, Harvard Communities
Chase Turner, Berkeley Homes
Jeff Willis, Berkeley Homes
Scott Sudik, Godden Sudik Architects
Alex Jewett, Godden Sudik Architects

Applicant Presentation:

The applicant introduced the new project in RidgeGate. The neighborhood is Lot 3 of Filing 19. It is a small, 3 acre, rectangular piece of land between the New Town & Lincoln Commons Park project to the west, Charles Schwab's future development on the east, RidgeGate Pkwy to the south and Sky Ridge Ave to the north. 18 3-story, single family detached homes are planned ranging from 2,500 square feet to 3,000 square feet. Lot sizes will be approximately 4,700 square feet (41 feet by 115 feet). Current architectural concept is San Francisco, row home style with front loaded garages oriented to the east. Garages are 8-10 feet back. There are six elevation options (three floor plans and two elevations each) in the current concept with commercial detailing to help transition between the residential neighborhood and the Schwab and Lincoln Commons commercial areas. Low pitched roofs are planned to give a flat roof effect. Entries into the units will be varied. Main floor will be above the garage and current ideas include an elevator option for those looking for an alternative to stairs.

DRC Discussion:

There was discussion regarding the 30 foot private drive court and sidewalk in front of the homes. The DRC asked if the internal site sidewalk was necessary and to consider narrowing the court or creating a flush sidewalk to allow for more front of lot use by the residents. The DRC asked the applicant to consider the possibility of side yard zero lot lines and opportunities to increase use of side yards. Architectural discussion included varying roof forms, the continuity of materials around all three sides, break points for materials and side elevation conditions. Steve Lane suggested a 2/3 to 1/3 material usage.

The meeting ended at 4:30pm. The applicant was approved to the Schematic Design phase of the Design Review process.

**RidgeGate
Residential Design Review Committee
Harvard Communities
Lot 3, Filing 19 – Schematic Design
December 14, 2015**

In attendance for the Design Review Committee:

Jon Hindlemann, Hindlemann Architecture
Steve Lane, Kephart Architects
Dick Marshall, landscape architect
Keith Simon, RidgeGate

In attendance for Harvard/Berkeley:

John Keith, Harvard Communities
Rich Laws, Berkeley Homes
Chase Turner, Berkeley Homes
Jeff Willis, Berkeley Homes
Alex Jewett, Godden Sudik Architects
John Prestwich, PCS Group

In attendance for the City of Lone Tree:

Jennifer Drybread

Applicant Presentation:

The Design Review Committee reviewed changes made by the applicant since the PreSubmittal meeting in September. Modifications include:

1. Added hardscape pavers to the streets
2. Added a sidewalk connecting the site to Bellwether
3. Locations for mail kiosk and art
4. Added monuments at the two entries
5. Fenced the courtyards with a cross use easement.
6. Added pedestrian lighting
7. Deleted fencing along street side berm
8. Straightened and tiered the rear/park side retaining wall

DRC Comments:

Site Plan/Landscape Plan

- Courtyard fencing needs more attention. Consider corner masonry posts (1 to anchor the gate and 1 to anchor the column) or beefier steel. Pickets protruding above the top rail is not encouraged.
- Study adding the Allura product to the top railing of fence.
- Consider a strong hedge row to screen cars rather than the berm.
- Provide detailed landscape plans at next meeting.
- Confirm snow storage locations.
- Vary tree species in the builder areas of the landscape plan.

- Coordinate landscape plans with Rampart Range Metro District. Also, coordinate with RRMD regarding extending the park side retaining walls into District property.
- Provide street scene elevation of rear of homes from park view.
- Provide wall material details. Consider matching the wall material to the ashlar sandstone being used in the park.

Architecture

- Finalize and provide garage door details.
- Provide a materials and sample board at next meeting
- Provide window details
- Pre-design optional deck stairs for DRC review and approval
- Consider using simplicity corners
- Consider ways to punch through the wall mass side elevations
- Determine and study which elevations will require enhanced sides and provide details.

Plan 1:

- Pull the stone masonry up or change the width of the wood band
- The DRC prefers the flat roof
- Scale of the eave fascia feels minimal as compared to the other plans.
- Continue the masonry along the blank walls of the entry stairs
- Recess window or create shadow lines on the garage elevation
- The supporting deck columns are not symmetrical. Consider using masonry or making both columns of the same material.
- Add masonry to the bump out of side elevation

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



December 1, 2015

John Keith
Harvard Communities
9033 E. Easter Place, Suite 200
Centennial, CO 80112

Rich Laws
Berkeley Homes
10630 East Bethany Drive, Suite B
Aurora, CO 80014

RE: Harvard / Berkeley Filing 19, Lot 3 - RidgeGate

Dear John and Rich:

The RidgeGate DRC has reviewed the Schematic Design (SD) submittal for the proposed project in RidgeGate Filing 19, Lot 3 and approves the site plan layout concept subject to minor additional refinements to the plan. Further review of the site grading, retaining walls, walls and/or fencing, a lighting plan and a developed landscape plan are required with your next submittal in the Design Development (DD) stage. The DRC has not approved the architectural at this stage.

This approval allows your project to be submitted to the City of Lone Tree for review of the preliminary (plat) plan. Please advise the RidgeGate DRC should you have any questions.

Regards,


Darryl Jones
RidgeGate DRC Administrator

Jennifer Drybread

RidgeGate West Village HOA

From: Linda Langewisch <llangewisch@msiho.com>
Sent: Tuesday, February 02, 2016 1:17 PM
To: Jennifer Drybread
Subject: Proposal for Single Family Homes

Good Afternoon:

The HOA Board has no comments for the single family home development proposed by Berkeley Homes.

Thank you,

Linda Langewisch, CAM, CMCA

Community Manager

MSI, LLC

6892 So. Yosemite Court Suite 2.101

Centennial, Co 80112

720.974.4273

Fax 303.751.7396

LLangewisch@msiho.com

✓

Jennifer Drybread

From: Denslow, Denise <Denise.Denslow@claconnect.com>
Sent: Thursday, January 21, 2016 12:16 PM
To: Jennifer Drybread
Subject: RE: [External] City of Lone Tree Referral Ready for Your Review, Urban Villas, SB15-98R

Rampart Range supports this project and will coordinate infrastructure with Berkeley Homes where necessary.

 **CliftonLarsonAllen**

Denise D. Denslow, Principal
Outsourcing, CliftonLarsonAllen LLP
Direct 303-265-7910, Mobile 303-903-9760
denise.denslow@CLAconnect.com
Main 303-779-5710 x7910, Fax 303-779-0348
8390 E Crescent Parkway, Suite 500, Greenwood Village, CO 80111
CLAconnect.com



WEALTH ADVISORY | OUTSOURCING | ASSET TAX AND CONSULTING



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Wealth Advisors, LLC, an SEC-registered investment advisor.*

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CliftonLarsonAllen LLP

From: Jennifer Drybread [mailto:Jennifer.Drybread@cityoflonetree.com]
Sent: Thursday, January 21, 2016 9:28 AM
Subject: [External] City of Lone Tree Referral Ready for Your Review, Urban Villas, SB15-98R

Greetings, attached is a referral for your review for RidgeGate, Sec.15, Filing 19, Lot 3 (Urban Villas), Project File SP15-98R. The proposal is a Preliminary Plan application for 18 single-family residential lots on 3 acres. The property is located immediately west of Bellwether Lane, between RidgeGate Parkway and Sky Ridge Avenue, in RidgeGate.



January 25, 2016

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

Re: RidgeGate Section 15, Filing 19, Lot 3, Preliminary Plan, Project File SP15-98R

Dear Ms. Drybread;

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

Sincerely,

SCO Consulting, LLC

A handwritten signature in cursive script that reads "Steve Ormiston".

Steve Ormiston
Consultant to DCSD

✓
sent to
appl.



SOUTH METRO FIRE RESCUE

LIFE SAFETY BUREAU

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

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

File #/Name: Urban Villas at Ridgeway (Section 15, Filing No. 19 Lot 3)
Project Type: **Site Improvement Plan**

Plan reviewer: Jeff Sceili
Review date: 1/28/2016

Narrative: New detached single family homes, 18 lots.

Code Reference: 2012 International Fire Code, 2012 International Building Code

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

UNRESOLVED ISSUES:

Add an additional fire hydrant on the north end of parking strip.

Required fire flows are 1000 GPM per fire hydrant due houses being less than 3600 ft²

Fire lane clear space shall be 20' minimum and run the length of the parking area. This appears to be 20 feet, but no dimension or note calls out width.



✓

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303. 571.3524
donna.l.george@xcelenergy.com

February 10, 2016

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

Attn: Jennifer Drybread

Re: RidgeGate S15 F19 L3 - Urban Villas, Case # SB15-98R

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **RidgeGate S15 F19 L3 - Urban Villas**. The property owner/ developer/contractor must contact the **Builder's Call Line at 1-800-628-2121** and complete the application process for any new gas or electric service, or modification to existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

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

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

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



February 10, 2016

Delivered via email: jennifer.drybread@cityoflonetree.com

Ms. Jennifer Drybread
Planning Division
City of Lone Tree
9220 Kimmer Drive
Lone Tree, CO 80124

**RE: Referral for Urban Villas, Lone Tree
Ridgegate, Section 15, Filing 19, Lot 3-A
SPN: 2231-152-18-003**

Dear Ms. Drybread,

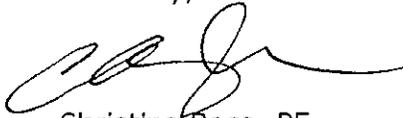
Thank you for providing Southgate Water & Sanitation Districts (Southgate) the opportunity to comment on the subject referral, which was received on January 21, 2015. The subject property is within the boundaries of Southgate and is serviceable through Southgate. Service connections to Southgate's water distribution and wastewater collection systems may be made only after proper application to Southgate and are subject to the following conditions. Southgate comments are as follows:

1. Proposed water and sewer infrastructure design was not reviewed with this submittal – water and sewer main extensions, fire hydrants, and water and sewer service plans, with applicable fees, must be submitted to Southgate directly for review and approval prior to construction. The design and construction of water and wastewater systems or facilities shall be in strict accordance with Southgate's Rules & Regulations and Design & Construction Standards/Specifications. Information on the review process and submittal requirements can be found on Southgate's website: www.southgatedistricts.org
 - a. Southgate expects new service lines, and hydrants if applicable, to connect to existing water and sewer mains located in Bellwether Lane, and that new water and sewer main extensions are not necessary to serve this development.
2. The cost of providing services to the property, including, and not limited to, System Connection Charges, system extension projects, potential system impact studies, potential system impact fees, and potential system improvements, will be borne by the property owner.

3. The legal ability to provide service continues to exist at the time of connection and has not been limited, restricted or suspended by the action of a governmental entity, agency or other regulatory body which would diminish Southgate's capability to provide such service.
4. Contact Southgate's Engineering Staff as soon as possible to discuss the project and establish project-specific requirements.

You may contact me at cbaca@southgatedistricts.org or (303) 713-7746 with questions.

Sincerely,



Christina Baca, PE
Engineering Manager
Southgate Water & Sanitation Districts

cc: David Irish, File



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

January 26, 2016

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

Re: SP15-98R (Urban Villas) Preliminary Plan
RidgeGate Sec 15, Fil. 19, Lot 3

Project No. 061-427

Dear Jennifer:

We have reviewed the Preliminary Plan referral for the above referenced Project.

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

- Preliminary Plan, (4 sheets), dated January 15, 2016, by Calibre Engineering, Inc.
- Preliminary Drainage Report, dated November 2015, by Calibre Engineering, Inc.
- Preliminary Geotechnical Investigation, dated November 10, 2015, by CTL | Thompson, Inc.
- Narrative letter & application.

Our comments are provided below:

General Comments

1. The Public Works/Engineering Preliminary Plan Review fee for this Project, per the adopted standard review fee schedule is \$2,500.00. That payment has already been submitted.
2. This letter addresses engineering review comments. A separate referral review letter addressing any Technical Preliminary Plat comments will be submitted by Mike Cregger.
3. While not required at this time, if and when the Project moves forward and prior to construction initiation, a Subdivision Improvements Agreement (SIA) is anticipated to be required. The SIA standard form is available for reference on the City website. The surety referenced in the SIA would cover all Project improvements to be installed by the developer that are located within the public right-of-ways of Ridgeway Parkway, Bellwether Lane and/or Sky Ridge Avenue. (e.g. curb returns, drive approaches, sidewalk, etc.).
4. Also, while not required at this time, if and when the Project moves forward and prior to construction initiation, 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 Final Plat 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/pages within the reviewed documents 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

Preliminary Plan Submittal:

Sheet 1 – Title Sheet

1. Streetscape Diversity Requirements – Encroachments Note B, 2nd line: Revise "...eight (8) into..." to "...eight (8) feet into ...".
2. The Typical Private Drive Section shows an attached 4-ft wide sidewalk. As shown on Sheet 2, this walk extends across the full width of the site, and appears to tie into the public sidewalks along Sky Ridge Avenue and Ridgegate Parkway. Typically, minimum width to provide adequate turning movement(s) for ADA accessibility is 5 (foot). We would recommend consideration to make this proposed attached walk 5-foot wide.

Sheets 2 – 4: No additional comments at this time.

Preliminary Drainage Report:

1. Pg. i: Add Owner/Developer's Certification
2. Pg. 1
 - a. The street adjacent to and east of the proposed site is Bellwether Lane, not Heritage Hills Circle. At least three (3) references to the street as Heritage Hills Circle are included on this page.
 - b. Section 1.A - 4th bullet: This information appears to be a carryover from another drainage report, is not applicable to this Project and should be eliminated.
 - c. Section 1.B - 2nd bullet: "... seeding with..." perhaps should be "...seeded with...".
 - d. Section 1.B – 8th bullet: "... area indications ..." perhaps should be "... area indicates...".
3. Pg. 2
 - a. Section II.A – 1st bullet: This bullet references (appropriately) the "*Master Drainage Plan for Ridgegate-Willow Creek Drainage Basin*" for the master planned drainage allowance(s) for the overall site. The "*Phase III Drainage Report for Bellwether Ln. and Sky Ridge Ave.*" (Merrick, January 2013) also should be referenced, for the appropriate design considerations relative to drainage into Bellwether Lane from the site.
 - b. Section II.B – 3rd bullet: Inlet calculations indicate the existing 5 ft. Type R inlet at the west side of Bellwether Lane, just south of Sky Ridge Avenue, does not have adequate interception capacity for the existing Bellwether Lane drainage plus the additional drainage from the on-site Drainage Basins A & B. The Project will need to replace this existing inlet with a 10 ft. Type R inlet. The narrative in

the Report should be updated accordingly. (Currently, Appendix C – Hydraulic Calculations are not provided. Instead, a note is provided in Appendix C stating those calculations will be included in the Final (Phase III) Drainage Report. At that time, the calculations are anticipated to document the need for the upsizing of this existing Type R inlet.)

- c. Section III A: This report is a Preliminary (or Phase II) Drainage Report, not a Phase III Report as stated.
4. Pg. 3 – Section IV.B, 2nd bullet, 2nd line: “This ponds was...” should be “This pond was...”.
5. Pg. 4 – Section VI: The discussion of proposed BMP’s that would be implemented has been omitted. If the intent is that this discussion will be added at the Phase III Drainage Report level, then so state. Otherwise, please add some appropriate discussion at this time.
6. Pg. 4 – Section VIII: “...will be no addition...” perhaps should be “...are no additional...”.
7. Appendix A – Vicinity Map: The Filing 1 (Century Tract GG development) does not exist, has not been approved at this time, and should be removed from the Vicinity Map.

Preliminary Geotechnical Report:

1. The street adjacent to and east of the proposed site is Bellwether Lane, not Heritage Hills Circle. At least three (3) references in this Geotechnical Report (two on Pg. 2 & one on Fig. 1 - Locations of Exploratory Borings) reference the street as Heritage Hills Circle.

CONCLUSION

The general concept of the proposed Urban Villas Development presented in Preliminary Plan SB15-98R appears acceptable to Engineering/Public Works (subject to any separate Technical Plat Referral comments by Mike Cregger). Upon appropriate resolution of the issues noted, we have no objection to recommendation of Preliminary Plan approval.

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

Public Works Department

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

February 10, 2016

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

Via: e-mail

Re: Ridgeway – Section 15, Filing No. 19, Lot 3-A (SB15-98R)
TTG Proj. No. 061-427

Dear Ms. Drybread,

On behalf of the City of Lone Tree, we have completed our review of the Preliminary Plan referenced above and have the following comments for the applicant (note: any references to Articles and Sections refer to the City of Lone Tree Subdivision Regulations).

General

- 1) The borders on the drawings as they currently are drawn are fine, but please note that in preparing the final plat you will have to leave a one (1) inch border along all sides of all sheets. [Article V, Section 17-5-90 (a) (2)]

Sheet 1

- 2) Please correct the Lot number in the title, in the title block at the bottom of each sheet and in any other reference to the original Lot number to: 3-A. (per the recorded Plat Correction Certificate)
- 3) Please correct the acreage of the site in the title to: 3.01. (per the recorded Plat Correction Certificate)
- 4) Please revise the Planning Project Number to: SB15-98R.
- 5) The areas and percentages in the Tract Summary and Development Statistics tables will have to be revised, or confirmed, due to the change in the boundary on Sheets 2, 3 and 4, per the boundary of the Lot, shown in the recorded Plat Correction Certificate.
- 6) Please confirm the information in the Development Standards table as it currently doesn't match the lot information shown on Sheet 2.

Sheet 2

- 7) Please correct the boundary of the site (at the Northwest corner) per the recorded Plat Correction Certificate which will require changing the acreage on Lot 18 and Tract C.
- 8) The acreages of Tracts A and B don't match those shown in the Tract Summary on Sheet 1. Please correct.
- 9) Please add the recording information to the labels of the existing easements, including the storm easement that appears to exist in the Northwest corner of Lot 18, as indicated on the Plat of Filing No. 19. [Article III, Section 17-3-60 (2) e.]

Sheets 3 & 4

- 10) See previous comments regarding Title and titleblock.

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

Respectfully,



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

Enclosure(s):
Referral Request Form

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

Jennifer Drybread

From: Daryl Heskin <daryl@ccai-colorado.com>
Sent: Friday, January 29, 2016 9:47 AM
To: Jennifer Drybread
Subject: Urban Villas
Attachments: Urban Villas Filing 19 Lot 3 Retaining Wall Questions.pdf

Jennifer,

I am following up on our conversation Tuesday. Please review the attached drawings/questions/comments regarding the buildings; how they may or may not affect the grading and the need for all of the walls shown.

I have one other question. I noticed that the City Council Agenda for next week's meeting includes a TMA Corridor Study Presentation during the Council's study session. May I attend to hear that presentation?

Thanks for your help.

Best regards,

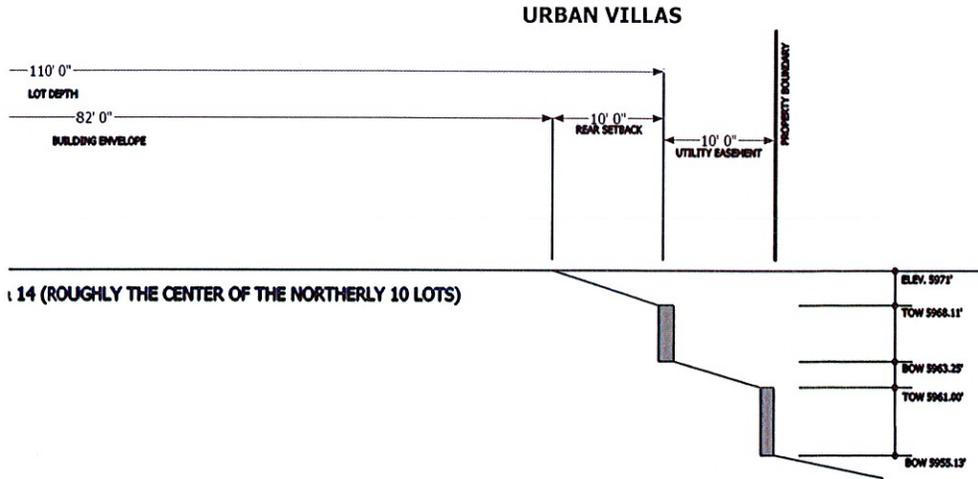


Daryl Heskin
Commercial Construction & Architecture
9605 S. Kingston Court, Suite 180
Englewood, CO 80112

daryl@ccai-colorado.com
www.ccai-colorado.com

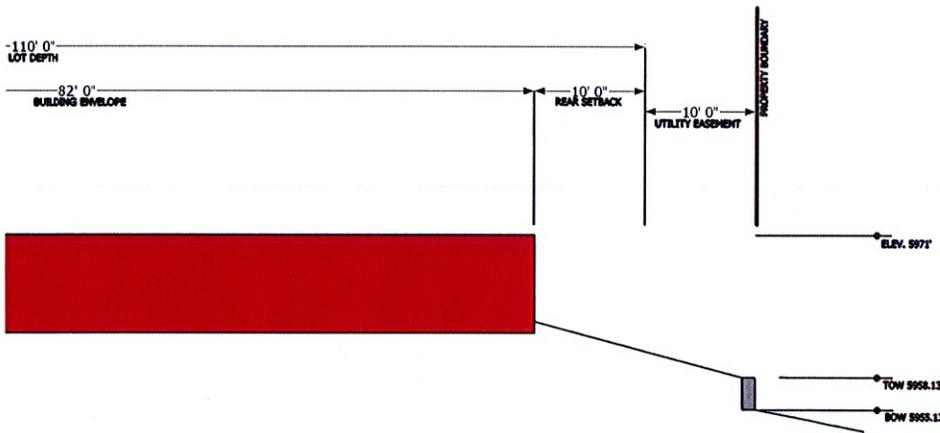


Graphic + comments from Daryl Heskin



The above cross section of the site shows a section between lots 13 & 14 which are in the approximate center of the northerly building. The drawing is to scale and shows the steep grades in the "back yard" and in the utility easement.

The grade 5971' comes from the front of the unit at property line. I had to assume that it is somewhere near the garage/first floor level.



The lower drawing shows same cross section except the lower drawing shows a unit with a lower level reducing the height of the retaining walls.

The Development Proposal Narrative in the 3rd paragraph states:
 ".....and the west side/rear of the development is designed to "step away" from, not obstruct, and preserve the view corridor. This is achieved through "stepped" retaining walls, minimum setbacks for the building structure and **"stepped" architecture on the rear**, all of which create an appealing transition with the adjacent open space."

Admittedly my cross second section takes the use of the "building as a retaining wall" to an extreme. It is meant only to illustrate my point. I chose a section in the middle of the north building block because grades for the retaining walls were given at the location between lots 13 & 14. The ends of buildings were avoided because they don't always represent a typical condition.

With that said; my comments/questions are:

Are there elements of the building design that create the transition to the outside and what are they? Do they affect the grade of the slope or is there an opportunity to have them effect the grade; thereby reducing the slope and height of the retaining walls:

Are there proposed to be any type of barrier (landscaping or other) on or near the retaining walls?

The IBC doesn't, to my knowledge, cover conditions requiring guard rails except those next to improved surfaces and walk-ways, ramps etc. Are there any other code or local ordinances that do address these situations? The retaining walls here do not exceed 6' which is the cause for some concern but obviously not as concerning as higher walls. I may be over-reacting but in the case of older people or children I do have a concern.

Has there been any precedence set by other projects that have historically addressed this issue?

Jennifer Drybread

From: Chase Turner <cturner@liveberkeley.com>
Sent: Friday, February 05, 2016 12:03 PM
To: Jennifer Drybread
Subject: RE: Urban Villas

Jennifer,

We reviewed the comments from Mr. Heskin and appreciate his feedback.

Essentially, Mr. Heskin observes that if we incorporated walk-out basements in the homes, we could use the foundations to take up a lot of the grade on the site, and thus reduce the height of the retaining walls in the rear. He is correct, however, from the beginning of the development of our concept, we intended to build three-story homes, with slab on grade construction, without walk-out basements.

This building form was chosen for several reasons, including the narrow 40' lots which needed multiple story houses in order to get enough square footage; the 40' wide lots with front-load garages makes it difficult to get adequate square footage on the main floors, necessitating two floors above the ground floor; three-story homes take best advantage of the views to the west; the site requires a lot of costly dirt export, and walk-out homes would add to this already significant export quantity and cost. With this said, we've realized from the beginning that homes with walk-out basements would reduce the height of the walls in the rear, but we consciously chose not to build what would be four-story homes (three plus the walk-out level).

The cross section assumes the foundation of the building is on the rear setback line which will not be the case. The rear of the lot will be flatter than what he is showing (where he shows 5971, it should be more like 5969). The grade change on our plan is about 3' over 82' from front of unit to rear of lot (5971 near front of unit to 5968 at rear lot line).

See our comments (in red) to his questions below:

*Are there elements of the building design that create the transition to the outside and what are they? **The architecture incorporates large outdoor living areas that create the transition to the outside. Do they affect the grade of the slope or is there an opportunity to have them effect the grade; thereby reducing the slope and height of the retaining walls? They do not affect the grade or slope.***

*Are there proposed to be any type of barrier (landscaping or other) on or near the retaining walls? **There will be a fence along the rear lot line and there will be landscaping along the top of the retaining walls.***

*The IBC doesn't, to my knowledge, cover conditions requiring guard rails except those next to improved surfaces and walkways, ramps etc. Are there any other code or local ordinances that do address these situations? **To our knowledge, the Code does not require a fence or rail above the retaining walls or in the back yard, however, our plan includes a 4-foot tall metal fence with vertical rods/pickets.***

*Has there been any precedence set by other projects that have historically addressed this issue? **We believe this question is directed to the planning department, however, there are taller walls at Montecito and RidgeGate Commons.***

Please let me know if you have any questions or if you think we need to further address Mr. Heskin's comments.

Thank you very much,

Chase

Chase Turner | Berkeley Homes

Jennifer Drybread

From: Moore, Scott <Scott_Moore@cable.comcast.com>
Sent: Thursday, January 21, 2016 1:04 PM
To: Jennifer Drybread
Subject: RE: City of Lone Tree Referral Ready for Your Review, Urban Villas, SB15-98R

Jennifer – Comcast has no comments at this time. Thanks

From: Jennifer Drybread [mailto:Jennifer.Drybread@cityoflonetree.com]
Sent: Thursday, January 21, 2016 12:44 PM
To: PCMS Corporate Office <corpoffice@pcms.net>; Curt Reimer <curtreimer@qwest.net>; Jeff_giali@trimble.com; Moore, Scott <Scott_Moore@cable.comcast.com>
Subject: City of Lone Tree Referral Ready for Your Review, Urban Villas, SB15-98R

Greetings, attached is a referral for your review for RidgeGate, Sec.15, Filing 19, Lot 3 (Urban Villas), Project File SP15-98R. The proposal is a Preliminary Plan application for 18 single-family residential lots on 3 acres. The property is located immediately west of Bellwether Lane, between RidgeGate Parkway and Sky Ridge Avenue, in RidgeGate.

Please forward any comments to me via email by Wednesday, February 10, 2016.

Please let me know if you have any questions.

Jennifer Drybread
Senior Planner
City of Lone Tree
9220 Kimmer Drive, #100
Lone Tree, CO 80124
www.cityoflonetree.com
720-509-1273
jennifer.drybread@cityoflonetree.com

Jennifer Drybread

From: Rose Lynch
Sent: Tuesday, February 02, 2016 3:42 PM
To: Jennifer Drybread
Subject: RE: City of Lone Tree Referral Ready for Your Review, Urban Villas, SB15-98R

Thank you for letting me review this. I have no comments.

*Rose Lynch, CEM
Emergency Preparedness Coordinator
City of Lone Tree & Town of Parker
9220 Kimmer Drive, Suite 120
Lone Tree, Co. 80124
Office: 720.509.1219
Cell: 303.748.5409
www.cityoflonetree.com*

From: Jennifer Drybread
Sent: Thursday, January 21, 2016 9:28 AM
Subject: City of Lone Tree Referral Ready for Your Review, Urban Villas, SB15-98R

Greetings, attached is a referral for your review for RidgeGate, Sec.15, Filing 19, Lot 3 (Urban Villas), Project File SP15-98R. The proposal is a Preliminary Plan application for 18 single-family residential lots on 3 acres. The property is located immediately west of Bellwether Lane, between RidgeGate Parkway and Sky Ridge Avenue, in RidgeGate.

Please forward any comments to me via email by Wednesday, February 10, 2016.

Please let me know if you have any questions.

*Jennifer Drybread
Senior Planner
City of Lone Tree
9220 Kimmer Drive, #100
Lone Tree, CO 80124
www.cityoflonetree.com
720-509-1273
jennifer.drybread@cityoflonetree.com*

Jennifer Drybread

From: Jeremy Hirsch <JHirsch@douglas.co.us>
Sent: Wednesday, February 10, 2016 2:59 PM
To: Jennifer Drybread
Subject: RE: City of Lone Tree Referral Ready for Your Review, Urban Villas, SB15-98R

Jennifer,

Our office has "no comments" regarding his project SB15-98R.

Thank you,
Jeremy

Jeremy Hirsch
GIS Specialist II | Douglas County Assessor
301 Wilcox Street | Castle Rock, CO 80104
303-660-7450 ext. 4228 | 303-479-9751 Fax

From: Marian Woodward
Sent: Thursday, January 21, 2016 10:34 AM
To: Jeremy Hirsch; Brooke Decker
Subject: FW: City of Lone Tree Referral Ready for Your Review, Urban Villas, SB15-98R

Marian A. Woodward
Assessment Administrator
Douglas County Assessor
303.663.6201

From: Jennifer Drybread [mailto:Jennifer.Drybread@cityoflonetree.com]
Sent: Thursday, January 21, 2016 9:28 AM
Subject: City of Lone Tree Referral Ready for Your Review, Urban Villas, SB15-98R

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Please forward any comments to me via email by Wednesday, February 10, 2016.

Please let me know if you have any questions.

Jennifer Drybread
Senior Planner
City of Lone Tree
9220 Kimmer Drive, #100
Lone Tree, CO 80124
www.cityoflonetree.com
720-509-1273

February 12, 2016

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

Ridgegate Section 15, Filing 19, Lot3-A
SB 15-98R (Urban Villas) – Preliminary Plan

Ms. Drybread,

Attached is our second submittal of the Ridgegate Sections 15, Filing 19, Lot 3A – Preliminary Plan. These drawings reflect detailed designs for the public improvements within this filing. Enclosed with this letter are PDF copies of the revised plans, as requested.

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

Sincerely,
CALIBRE ENGINEERING, INC.

A handwritten signature in blue ink, appearing to read "Todd A. Johnson", is written over the printed name and title.

Todd A. Johnson, PE
Vice President
Director of Professional Services

9090 South Ridgeline Boulevard, Suite 105
Highlands Ranch, CO 80129
P: 303-339-5409 C: 303-257-7653 or taj@calibre.us.com

The following comments were taken from the comments received via email on February 10, 2016.

Department of Public Works (Gregory Weeks, PE, LEED ® AP)

General Comments:

1. The Public Works/Engineering Preliminary Plan Review fee for this Project, per the adopted standard review fee schedule is \$2,500.00. That payment has already been submitted.
Response: Comment Noted, Thank You.
2. This letter addresses engineering review comments. A separate referral review letter addressing any Technical Preliminary Plat comments will be submitted by Mike Cregger.
Response: Comment Noted, we will review that as well.
3. While not required at this time, if and when the Project moves forward and prior to construction initiation, a Subdivision Improvements Agreement (SIA) is anticipated to be required. The SIA standard form is available for reference on the City website. The surety referenced in the SIA would cover all Project improvements to be installed by the developer that are located within the public right-of-ways of Ridgeway Parkway, Bellwether Lane and/or Sky Ridge Avenue. (e.g. curb returns, drive approaches, sidewalk, etc.).
Response: Comment Noted. One will be provided when appropriate.
4. Also, while not required at this time, if and when the Project moves forward and prior to construction initiation, 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 Final Plat approval by the City Planning Commission. No site work may begin prior to issuance of the GESC Permit.
Response: Comment Noted, permit will be acquired.
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.
Response: Comment Noted, permit will be acquired.
6. Only those sheets/pages within the reviewed documents 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.
Response: Comment Noted.

Preliminary Plan Submittal:

Sheet 1 - Title Sheet

1. Streetscape Diversity Requirements - Encroachments Note B, 2nd line: Revise "...eight (8) into..."to "...eight (8) feet into ...".
Response: The word "feet" has been added, as requested to note B.

2. The Typical Private Drive Section shows an attached 4-ft wide sidewalk. As shown on Sheet 2, this walk extends across the full width of the site, and appears to tie into the public sidewalks along Sky Ridge Avenue and Ridgeway Parkway. Typically, minimum width to provide adequate turning movement(s) for ADA accessibility is 5 (foot). We would recommend consideration to make this proposed attached walk 5-foot wide.

Response: There is no curb at the drive-side of the walk. Therefore, we believe there is adequate room for turning movements and would like to maintain the patterned walk at 4 feet wide.

Sheets 2 - 4: No additional comments at this time.

Response: Noted.

Preliminary Drainage Report:

1. Pg. 1: Add Owner/Developer's Certification

Response: Updated.

2. Pg. 1

- a. The street adjacent to and east of the proposed site is Bellwether Lane, not Heritage Hills Circle. At least three (3) references to the street as Heritage Hills Circle are included on this page.

Response: Updated.

- b. Section 1.A - 4th bullet: This information appears to be a carryover from another drainage report, is not applicable to this Project and should be eliminated.

Response: Updated.

- c. Section 1.B - 2nd bullet: "... seeding with ..." perhaps should be "...seeded with ...".

Response: Updated.

- d. Section 1.B - 8th bullet: "... area indications ..." perhaps should be "... area indicates ...".

Response: Updated.

3. Pg. 2

- a. Section II.A - 1st bullet: This bullet references (appropriately) the "Master Drainage Plan for Ridgeway-Willow Creek Drainage Basin" for the master planned drainage allowance(s) for the overall site. The "Phase III Drainage Report for Bellwether Ln. and Sky Ridge Ave." (Merrick, January 2013) also should be referenced, for the appropriate design considerations relative to drainage into Bellwether Lane from the site.

Response: Referenced.

- b. Section II.B - 3rd bullet: Inlet calculations indicate the existing 5 ft. Type R inlet at the west side of Bellwether Lane, just south of Sky Ridge Avenue, does not have adequate interception capacity for the existing Bellwether Lane drainage plus the additional drainage from the on-site Drainage Basins. A & B. The Project will need to replace this existing inlet with a 10 ft. Type R inlet. The narrative in the Report should be updated accordingly. (Currently, Appendix C -Hydraulic Calculations are not provided. Instead, a note is provided in Appendix C stating those calculations will be included in the Final (Phase III) Drainage Report. At that time, the

calculations are anticipated to document the need for the upsizing of this existing Type R inlet.)

Response: Calculations for this existing inlet has been included in Appendix C. The calculations show that the existing inlet is adequate for existing flows in Bellwether Lane and offsite flows from Filing 19 Basins C and D.

c. Section III A: This report is a Preliminary (or Phase II) Drainage Report, not a Phase III Report as stated.

Response: Text Updated.

4. Pg. 3 – Section IV.B, 2nd bullet, 2nd line: "This ponds was ..." should be "This pond was ...".

Response: Updated.

5. Pg. 4 – Section VI: The discussion of proposed BMP's that would be implemented has been omitted. If the intent is that this discussion will be added at the Phase III Drainage Report level, then so state. Otherwise, please add some appropriate discussion at this time.

Response: Details about BMPs will be included with the storm water management plan.

6. Pg. 4 – Section VIII: "...will be no addition ..." perhaps should be "...are no additional ...".

Response: Updated.

7. Appendix A -Vicinity Map: The Filing 1 (Century Tract GG development) does not exist, has not been approved at this time, and should be removed from the Vicinity Map.

Response: Updated.

Preliminary Geotechnical Report:

1. The street adjacent to and east of the proposed site is Bellwether Lane, not Heritage Hills Circle. At least three (3) references in this Geotechnical Report (two on Pg. 2 & one on Fig. 1 - Locations of Exploratory Borings) reference the street as Heritage Hills Circle.

Response: CTL will revise report.

TGG Engineers, Inc (Michael Cregger)

General

1. The borders on the drawings as they currently are drawn are fine, but please note that in preparing the final plat you will have to leave a one (1) inch border along all sides of all sheets. [Article V, Section 17-5-90 (a) (2)]

Response: Comment Noted. The Plat border will provide the required buffers.

Sheet 1

2. Please correct the Lot number in the title, in the title block at the bottom of each sheet and in any other reference to the original Lot number to: 3-A. (per the recorded Plat Correction Certificate).

Response: Updated.

3. Please correct the acreage of the site in the title to: 3.01. (per the recorded Plat Correction Certificate)

Response: Updated.

4. Please revise the Planning Project Number to: SB15-98R.
Response: The Project Planning Number has been revised as indicated.

5. The areas and percentages in the Tract Summary and Development Statistics tables will have to be revised, or confirmed, due to the change in the boundary on Sheets 2, 3 and 4, per the boundary of the Lot, shown in the recorded Plat Correction Certificate.
Response: Understood, we are reviewing these issues.

6. Please confirm the information in the Development Standards table as it currently doesn't match the lot information shown on Sheet 2.
Response: Understood, we are reviewing these issues.

Sheet 2

7. Please correct the boundary of the site (at the Northwest corner) per the recorded Plat Correction Certificate which will require changing the acreage on Lot 18 and Tract C.
Response: Understood, we are reviewing these issues.

8. The acreages of Tracts A and B don't match those shown in the Tract Summary on Sheet 1 Please correct.
Response: Understood, we are reviewing these issues.

9. Please add the recording information to the labels of the existing easements, including the storm easement that appears to exist in the Northwest corner of Lot 18, as indicated on the Plat of Filing No. 19. [Article III, Section 17-3-60 (2) e.]
Response: Understood, we are reviewing these issues.

Sheets 3 & 4

10. See previous comments regarding Title and title block.
Response: Updated.

South Metro Fire (Jeff Sceili)

1. Add an additional fire hydrant on the north end of parking strip.
Response: A hydrant has been added in the requested location.

2. Required fire flows are 1000 GPM per fire hydrant due houses being less than 3600 ft²
Response: Comment Noted, 1000 GPM will be provided.

3. Fire lane clear space shall be 20' minimum and run the length of the parking area. This appears to be 20 feet, but no dimension or note calls out width.
Response: Dimensions have been added to the plan for clarity.

Southgate Water & Sanitation Districts (Christina Baca, PE)

Southgate comments are as follows:

1. Proposed water and sewer infrastructure design was not reviewed with this submittal - water and sewer main extensions, fire hydrants, and water and sewer service plans, with applicable fees, must be submitted to Southgate directly for review and approval prior to construction . The design and construction of water and wastewater systems or facilities shall be in strict accordance with Southgate's Rules & Regulations and Design & Construction Standards/Specifications. Information on the review process and submittal requirements can be found on Southgate's website: www.southgatedistricts.org

Response: Comment Noted. Direct submittals will be made and facilities will be in accordance to the aforementioned specifications.

a. Southgate expects new service lines, and hydrants if applicable, to connect to existing water and sewer mains located in Bellwether Lane, and that new water and sewer main extensions are not necessary to serve this development.

Response: Agreed.

2. The cost of providing services to the property, including, and not limited to, System Connection Charges, system extension projects, potential system impact studies, potential system impact fees, and potential system improvements, will be borne by the property owner.

Response: Agreed.

3. The legal ability to provide service continues to exist at the time of connection and has not been limited, restricted or suspended by the action of a governmental entity, agency or other regulatory body which would diminish Southgate's capability to provide such service.

Response: Comment Noted.

4. Contact Southgate's Engineering Staff as soon as possible to discuss the project and establish project-specific requirements.

Response: Comment Noted.

RIDGEGATE - SECTION 15, FILING NO. 19, LOT 3-A

A Portion of CMU Planning Area #2 of the Ridgeway Planned Development
 A PART OF THE SOUTH HALF OF SECTION 15, TOWNSHIP 6 SOUTH,
 RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 3.01 Acres, 18 Residential Lots and 3 Tracts

SB15-98R

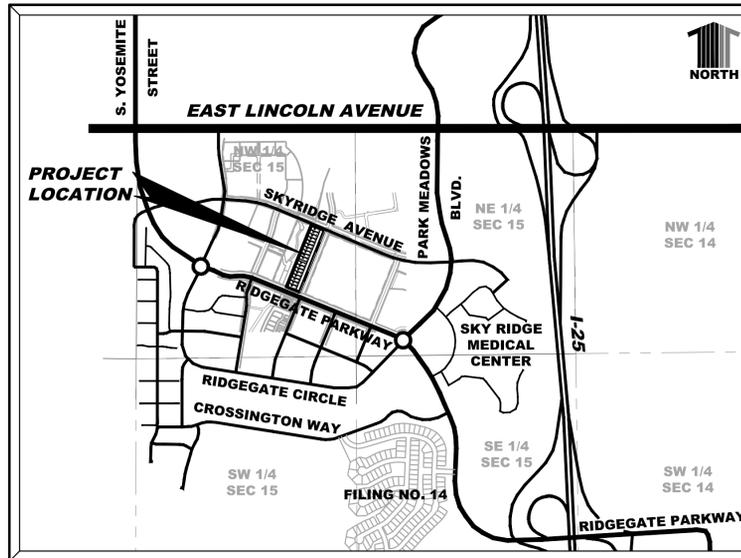
PRELIMINARY PLAN

LEGAL DESCRIPTION:

LOT 3-A, RIDGEWAY - SECTION 15 FILING NO. 19, IN THE CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO, PER PLAT RECORDED OCTOBER 12, 2012 AT RECEPTION NO. 2012077312 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, AS CORRECTED BY THE PLAT CORRECTION CERTIFICATE RECORDED DECEMBER 04, 2012 AT RECEPTION NO. 2012093034 IN SAID OFFICE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE.

GENERAL NOTES:

- ALL DEFINED UTILITY EASEMENTS ARE FOR THE USE OF GAS, ELECTRIC, TELEPHONE, CABLE TV AND COMMUNICATIONS.
- NO HISTORICAL, ARCHAEOLOGICAL OR PALEONTOLOGICAL RESOURCES ARE LOCATED ON THE SITE.
- THERE ARE NO SIGNIFICANT EXISTING VEGETATION STANDS ON THE SITE.
- AREAS OF 25% OR GREATER SLOPES EXIST ON THE SITE AND HAVE BEEN SHADED ON THE EXISTING SLOPE ANALYSIS AND GEOLOGIC HAZARD AREAS PLAN LOCATED ON SHEET 3. (A SIGNIFICANT PORTION OF THE SITE IS AN EXISTING STOCKPILE)
- UNTIL FINAL ACCEPTANCE BY THE CITY OF THE PROPOSED PUBLIC ROADWAYS, AS SHOWN HEREON, THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY FOR THOSE ROADWAYS REMAINS WITH THE DEVELOPER OR SUCH SUCCESSORS OR ASSIGNS OF THE DEVELOPER, OR OTHERS, THAT ARE ACCEPTABLE TO THE CITY IN WRITING. OWNERSHIP AND MAINTENANCE RESPONSIBILITY, INCLUDING SNOW PLOWING, OF THE PRIVATE ROADWAYS SHALL REMAIN WITH THE DEVELOPER AND/OR HOA.
- TRACTS A AND B ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT FOR OWNERSHIP AND MAINTENANCE.
- TRACT C IS TO BE CONVEYED TO THE METRO DISTRICT BY SEPARATE DOCUMENT FOR OWNERSHIP AND MAINTENANCE FOR USE AS PUBLIC OPEN SPACE.
- THE BOUNDARIES SHOWN HEREIN FURTHER REFINE THE PLANNING AREA BOUNDARIES OF THE RIDGEWAY PLANNED DEVELOPMENT, 4TH AMENDMENT, CONSISTENT WITH THE RIDGEWAY RESIDENTIAL DISTRICT WEST SUB-AREA PLAN.
- A GEOTECHNICAL REPORT FOR EACH LOT WITHIN THE DEVELOPMENT, WILL BE SUBMITTED TO THE CITY AT THE TIME OF BUILDING PERMIT APPLICATION.
- RETAINING WALL COLOR AND MATERIAL WILL BE DETERMINED.
- BUILDER/DEVELOPER WILL BE RESPONSIBLE FOR INSTALLATION AND HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING TRAILS, OPEN SPACE, LANDSCAPING, REAR-YARD FENCING, WALLS AND AMENITIES WITHIN THE PROPERTY. FUTURE CONNECTIONS TO REGIONAL TRAILS BY OTHERS.
- DRAINAGE IMPROVEMENTS IN TRACTS A AND B ARE TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
- WHERE RETAINING WALLS ARE GREATER THAN 4- FEET IN HEIGHT AND/OR WHERE THERE ARE MULTIPLE STEP WALLS WHERE THE SUBSEQUENT WALLS ARE WITHIN A 1:1 ZONE OF INFLUENCE OF EACH OTHER AND THE COMBINED SUM OF SUCH ADJACENT WALL HEIGHTS EXCEEDS 4- FEET, THE WALLS MUST BE DESIGNED BY, AND THE WALL DESIGN SEALED BY, A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO. WALL HEIGHTS AND LOCATIONS ARE SUBJECT TO CHANGE BASED ON FINAL WALL DESIGN BY STRUCTURAL ENGINEER.
- OWNERSHIP AND MAINTENANCE OF PRIVATE ROADS/TRACTS SHOWN HEREON SHALL REMAIN WITH THE DEVELOPER, HOA, OR SPECIAL DISTRICT, AS APPLICABLE. THE CITY OF LONE TREE WILL NOT ACCEPT OWNERSHIP OR MAINTENANCE RESPONSIBILITIES OF SAID PRIVATE ROADS/TRACTS IN THE FUTURE.



VICINITY MAP

SCALE: 1"=1000'

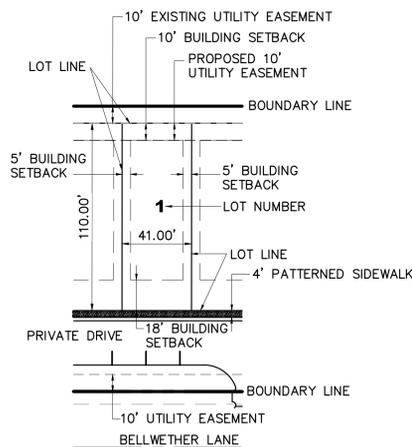
STREETSCAPE DIVERSITY REQUIREMENTS

MINIMUM SETBACKS FROM THE LOT LINE:

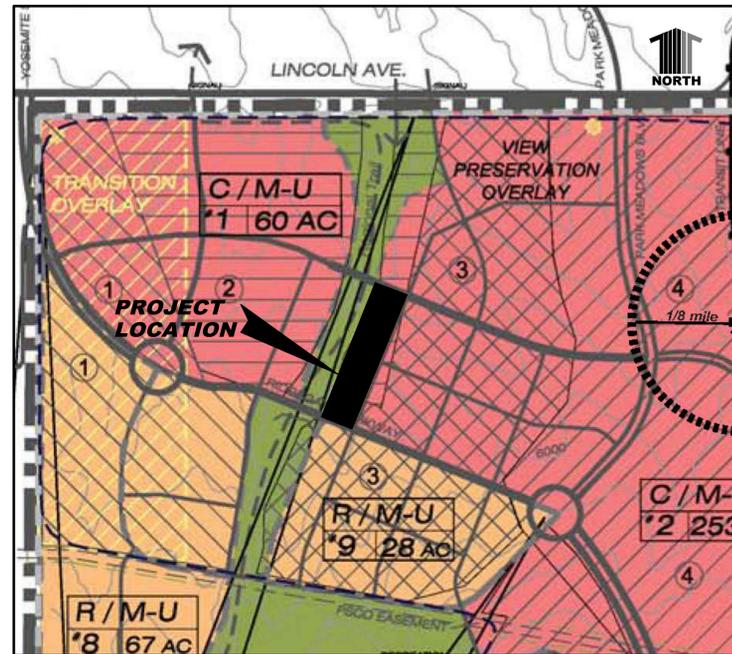
- FRONT SETBACK: - 18' TO BUILDING
- REAR SETBACK: - 10' TO BUILDING OR DECK
- SIDE SETBACK: - 5' TO BUILDING
- SEE TYPICAL LOT DETAIL

ENCROACHMENTS:

- A CANTILEVER, CORNICE, CANOPY, EAVE, BELT COURSE, SILLS, LINTELS, PILASTERS, PEDIMENTS, FIREPLACE, WING WALL OR SIMILAR ARCHITECTURAL FEATURE MAY EXTEND THREE (3) FEET INTO A REQUIRED SETBACK.
- AN UNCOVERED FRONT PORCH AND FRONT PORCH STEPS MAY EXTEND EIGHT (8) FEET INTO A FRONT SETBACK.
- UTILITY DISTRIBUTION LINES AND RELATED EQUIPMENT COMMONLY LOCATED ALONG PROPERTY LINES MAY BE LOCATED WITHIN A REQUIRED SETBACK.



TYPICAL LOT DETAIL



PD VICINITY MAP

SCALE: 1"=500'

TRACT SUMMARY

OUTLOTS/ TRACTS	SQ. FT.	TOTAL ACREAGE	OWNERSHIP & MAINTENANCE	USE		
				ACCESS & UTILITIES	OPEN SPACE	PARK
TRACT A	42,617	0.978	HOA	0.978		
TRACT B	2,060	0.047	HOA		0.047	
TRACT C	7,820	0.180	METRO DISTRICT		0.180	

DEVELOPMENT STANDARDS

SINGLE FAMILY DETACHED	SQ. FT.
TYPICAL LOT SIZE (41' x 103')	4,223
MINIMUM LOT SIZE	4,223
MAXIMUM LOT SIZE	5,666

DEVELOPMENT STATISTICS

LAND USE : AREA CALCULATIONS				
LAND USE	AREA	% OF TOTAL	UNITS	DU/ AC
RESIDENTIAL	1,802 AC	59.93%	18	---
PARKS / OPEN SPACE	0,227 AC	7.55%	---	---
INTERNAL ACCESS	0,978 AC	32.52%	---	---
TOTAL	3,007 AC	100.00%	18	6.00

DATE	REVISION DESCRIPTION
FEBRUARY 12, 2016	THIRD SUBMITTAL PRELIMINARY PLAN
JANUARY 15, 2016	SECOND SUBMITTAL PRELIMINARY PLAN
NOVEMBER 25, 2015	FIRST SUBMITTAL PRELIMINARY PLAN

OWNER:

COVENTRY DEVELOPMENT CORPORATION--RIDGEWAY
 10270 COMMONWEALTH STREET
 LONE TREE, CO 80124

APPLICANT:

BERKELEY HOMES
 10630 EAST BETHANY DRIVE
 SUITE B
 AURORA, CO 80014

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

**RIDGEWAY-SECTION 15, FILING NO. 19, LOT 3-A
 PRELIMINARY PLAN
 TITLE SHEET**

Prepared for
 BERKELEY HOMES

Job Number
 BERKELEY RG F19L3

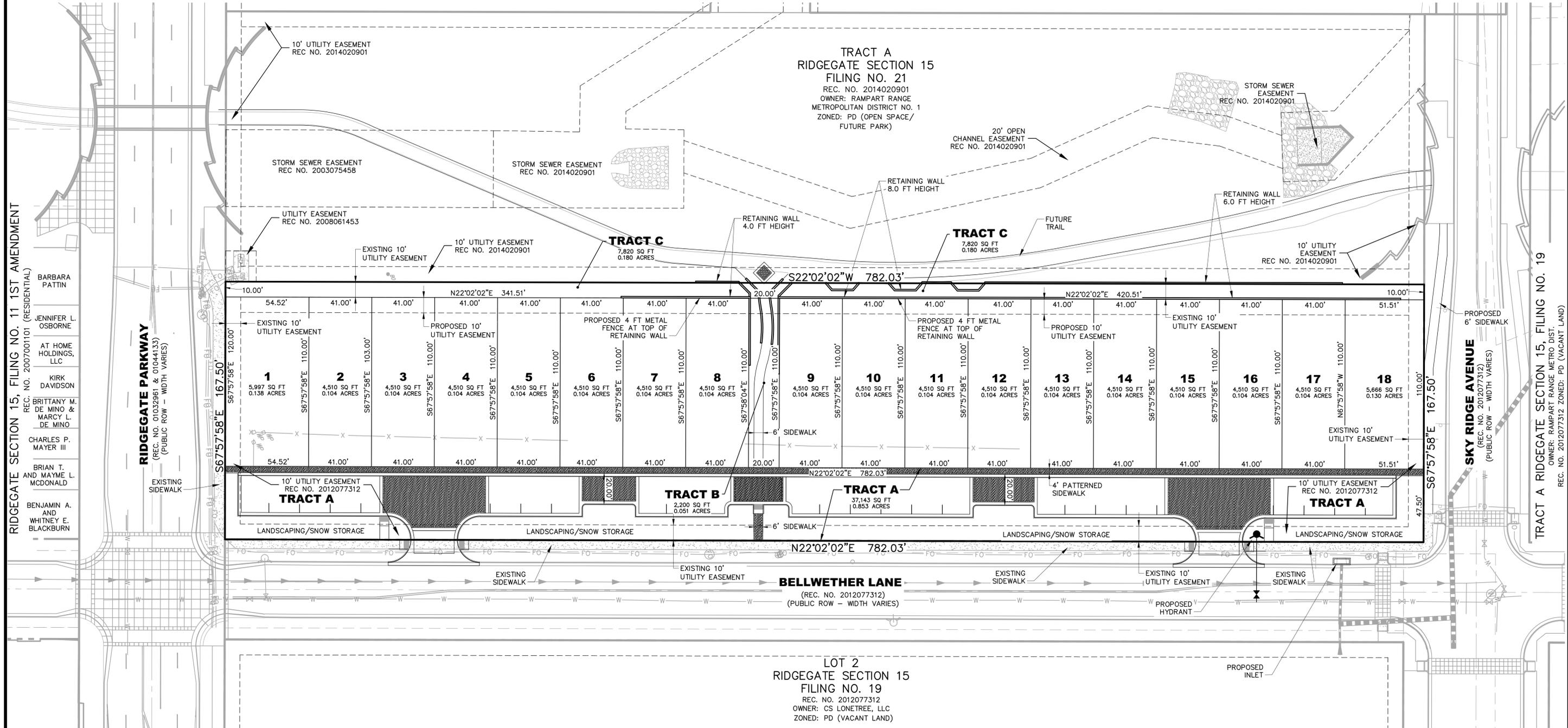
Date
 MARCH 7, 2016

Sheet
 1 of 4

RIDGEGATE - SECTION 15, FILING NO. 19, LOT 3-A

A Portion of CMU Planning Area #2 of the Ridgeway Planned Development
 A PART OF THE SOUTH HALF OF SECTION 15, TOWNSHIP 6 SOUTH,
 RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 3.01 Acres, 18 Residential Lots and 3 Tracts

SB15-98R PRELIMINARY PLAN



RIDGEGATE SECTION 15, FILING NO. 11 1ST AMENDMENT
 REC. NO. 2007001101 (RESIDENTIAL)

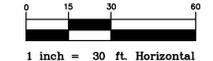
- BARBARA PATTIN
- JENNIFER L. OSBORNE
- AT HOME HOLDINGS, LLC
- KIRK DAVIDSON
- BRITTANY M. DE MINO & MARCY L. DE MINO
- CHARLES P. MAYER III
- BRIAN T. AND WAYNE L. MCDONALD
- BENJAMIN A. AND WHITNEY E. BLACKBURN

RIDGEGATE PARKWAY
 (REC. NO. 01032961 & 01044133)
 (PUBLIC ROW - WIDTH VARIES)

SKY RIDGE AVENUE
 (REC. NO. 2012077312)
 (PUBLIC ROW - WIDTH VARIES)

TRACT A RIDGEGATE SECTION 15, FILING NO. 19
 OWNER: RAMPART RANGE METRO DIST.
 REC. NO. 2012077312 ZONED: PD (VACANT LAND)

LOT 2
 RIDGEGATE SECTION 15
 FILING NO. 19
 REC. NO. 2012077312
 OWNER: CS LONETREE, LLC
 ZONED: PD (VACANT LAND)



DATE	REVISION DESCRIPTION
FEBRUARY 12, 2016	THIRD SUBMITTAL PRELIMINARY PLAN
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NOVEMBER 25, 2015	FIRST SUBMITTAL PRELIMINARY PLAN

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

**RIDGEGATE-SECTION 15, FILING NO. 19, LOT 3-A
 PRELIMINARY PLAN
 SITE PLAN**

Prepared for
 BERKELEY HOMES

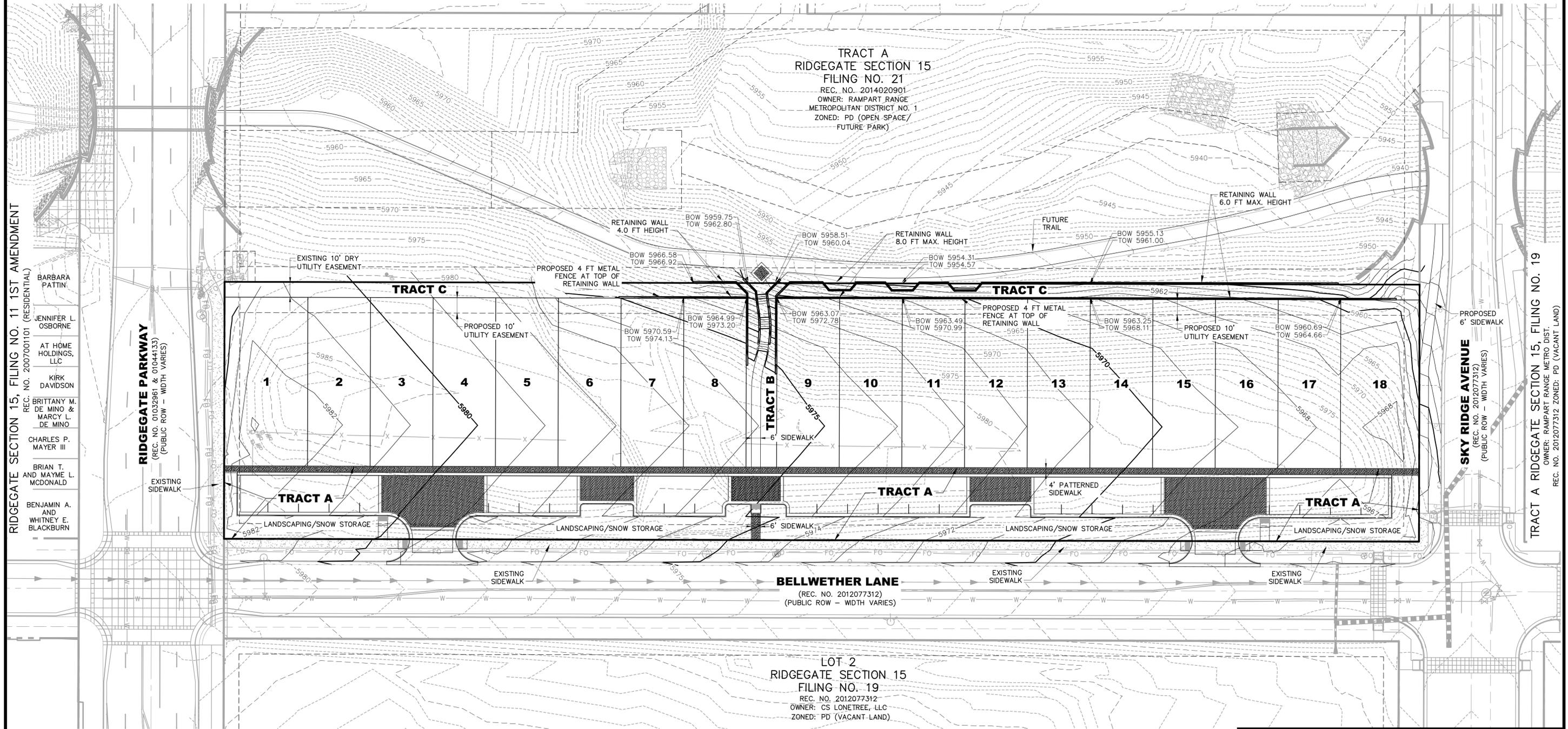
Job Number BERKELEY RG F19L3
Date MARCH 7, 2016
Sheet 2 of 4

PATH: P:\RIDGEGATE\MASTER\216.DWG
 PLOTTED BY: Brian Weiss PLOT DATE: 3/15/16

RIDGEGATE - SECTION 15, FILING NO. 19, LOT 3-A

A Portion of CMU Planning Area #2 of the Ridgeway Planned Development
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SB15-98R PRELIMINARY PLAN



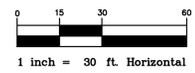
RIDGEWAY SECTION 15, FILING NO. 11 1ST AMENDMENT
 REC. NO. 200700101 (RESIDENTIAL)
 BARBARA PATTIN
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 CHARLES P. MAYER III
 BRIAN T. AND MAYME L. MCDONALD
 BENJAMIN A. AND WHITNEY E. BLACKBURN

RIDGEWAY PARKWAY
 (REC. NO. 01032961 & 01044133)
 (PUBLIC ROW - WIDTH VARIES)

SKY RIDGE AVENUE
 (REC. NO. 201207312)
 (PUBLIC ROW - WIDTH VARIES)
TRACT A RIDGEWAY SECTION 15, FILING NO. 19
 OWNER: RAMPART RANGE METRO DIST.
 REC. NO. 201207312 ZONED: PD (VACANT LAND)

LOT 2
RIDGEWAY SECTION 15
FILING NO. 19
 REC. NO. 201207312
 OWNER: CS LONETREE, LLC
 ZONED: PD (VACANT LAND)

BELLWETHER LANE
 (REC. NO. 201207312)
 (PUBLIC ROW - WIDTH VARIES)



DATE	REVISION DESCRIPTION
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Calibre
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 www.calibre-engineering.com
 Construction Management Civil Engineering Surveying

RIDGEWAY-SECTION 15, FILING NO. 19, LOT 3-A
PRELIMINARY PLAN
GRADING PLAN
 Prepared for
BERKELEY HOMES

Job Number	BERKELEY RG F19L3
Date	MARCH 7, 2016
Sheet	3 of 4

PATH: P:\RIDGEWAY\MASTER\215.DWG
 PLOTTED BY: Brian Moss PLOT DATE: 3/15/16

RIDGEGATE - SECTION 15, FILING NO. 19, LOT 3-A

A Portion of CMU Planning Area #2 of the Ridgeway Planned Development
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 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 3.01 Acres, 18 Residential Lots and 3 Tracts

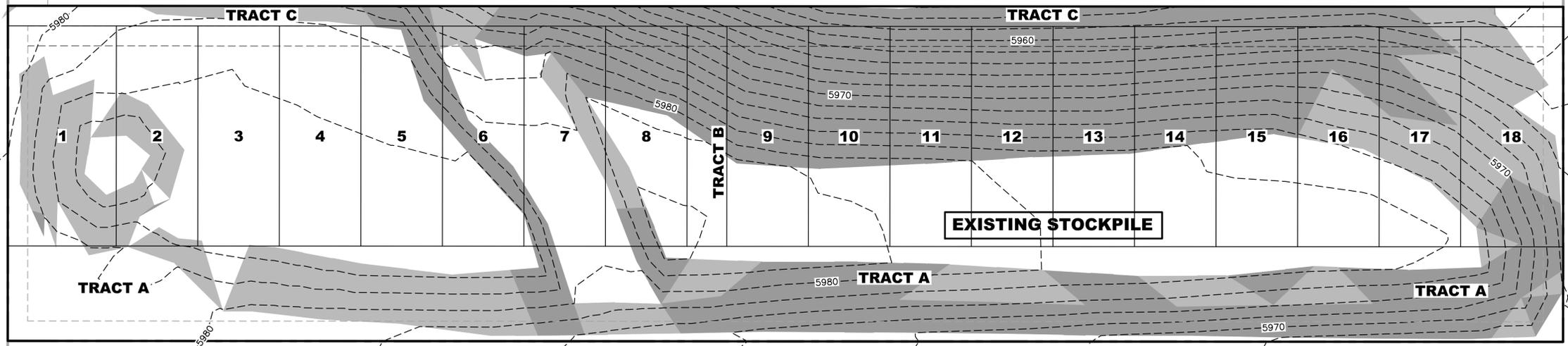
SB15-98R

PRELIMINARY PLAN

TRACT A
 RIDGEGATE SECTION 15
 FILING NO. 21
 REC. NO. 2014020901
 OWNER: RAMPART RANGE
 METROPOLITAN DISTRICT NO. 1
 ZONED: PD (OPEN SPACE/
 FUTURE PARK)

RIDGEGATE PARKWAY
 (REC. NO. 01032961 & 01044133)
 (PUBLIC ROW - WIDTH VARIES)

SKY RIDGE AVENUE
 (REC. NO. 2012077312)
 (PUBLIC ROW - WIDTH VARIES)



BELLWETHER LANE
 (REC. NO. 2012077312)
 (PUBLIC ROW - WIDTH VARIES)

LOT 2
 RIDGEGATE SECTION 15
 FILING NO. 19
 REC. NO. 2012077312
 OWNER: CS LONETREE, LLC
 ZONED: PD (VACANT LAND)

RIDGEGATE SECTION 15, FILING NO. 11 1ST AMENDMENT
 REC. NO. 2007001101 (RESIDENTIAL)

TRACT A RIDGEGATE SECTION 15, FILING NO. 19
 OWNER: RAMPART RANGE METRO DIST.
 REC. NO. 2012077312 ZONED: PD (VACANT LAND)

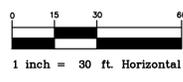
- BARBARA PATTIN
- JENNIFER L. OSBORNE
- AT HOME HOLDINGS, LLC
- KIRK DAVIDSON
- BRITTANY M. DE MINO & MARCY L. DE MINO
- CHARLES P. MAYER III
- BRIAN T. AND MAYME L. MCDONALD
- BENJAMIN A. AND WHITNEY E. BLACKBURN

LEGEND

Slope Table		
Slope Range		Color
0% TO 15%		White
15% TO 25%		Light Gray
25% AND GREATER		Dark Gray

EXISTING SLOPE ANALYSIS AND GEOLOGIC HAZARD AREA PLAN

- NOTES:
- NO FLOODPLAINS ARE LOCATED WITHIN THE PROPERTY BOUNDARY.
 - SITE CONTAINS SANDY CLAY FILL UNDERLAIN BY NATURAL SANDY CLAY SOIL AND/OR WEATHERED CLAYSTONE BEDROCK. THE FILL AND CLAY ARE CONSIDERED EXPANSIVE.



DATE	REVISION DESCRIPTION
FEBRUARY 12, 2016	THIRD SUBMITTAL PRELIMINARY PLAN
JANUARY 15, 2016	SECOND SUBMITTAL PRELIMINARY PLAN
NOVEMBER 25, 2015	FIRST SUBMITTAL PRELIMINARY PLAN

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

RIDGEGATE-SECTION 15, FILING NO. 19, LOT 3-A
PRELIMINARY PLAN
EXISTING SLOPE ANALYSIS
 Prepared for
 BERKELEY HOMES

Job Number
 BERKELEY RG F19L3
 Date
 MARCH 7, 2016
 Sheet
 4 of 4

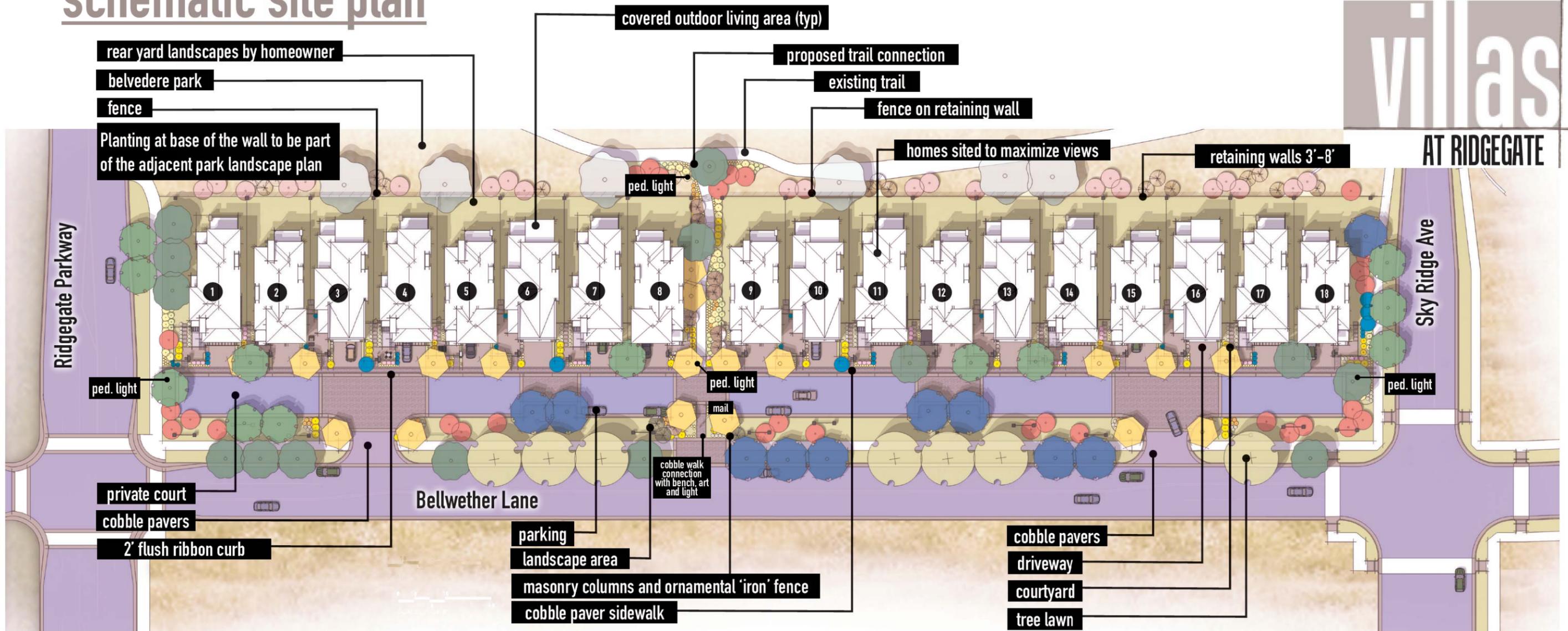
PATH: P:\RIDGEGATE\CADD\MASTER\215.DWG
 PLOTTED BY: Brian Moss PLOT DATE: 3/15/16

schematic site plan

villas

2.12.2016

AT RIDGEGATE



03/15/16

Entry Column

Council Packet

planting area

4' fence with gate

Planting area sizes vary with the courtyard design creating a more interesting streetscape

schematic site plan



2.12.2016



STREET VIEW PERSPECTIVE FROM RIDGEGATE PARKWAY

*conceptual only, illustration is artistic depiction, subject to change



STREET VIEW PERSPECTIVE FROM SKY RIDGE AVENUE

*conceptual only, illustration is artistic depiction, subject to change



JANUARY 2016

RIDGEGATE Filing 19 Lot 3
LONE TREE, COLORADO



SCALE: NTS

**CITY OF LONE TREE
RESOLUTION NO. 16-10**

**A RESOLUTION APPOINTING A MEMBER TO THE
ARTS COMMISSION FOR THE CITY OF LONE TREE**

WHEREAS, the City Council of the City of Lone Tree established an Arts Commission by Resolution 99-19 (the "Commission") to consider requests for sponsorship of or assistance with artistic and cultural events within the City; and

WHEREAS, Resolution 10-42 established the Commission membership to seven (7) members; and

WHEREAS, there is currently one vacancy on the Commission due to the resignation of Susan Stiff; and

WHEREAS, the City Council desires to appoint one new member to that vacancy.

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

That Damian Gonzalez is hereby appointed to the Arts Commission to fill the vacancy created by the resignation of Susan Stiff, for the remainder of her term which expires on December 31, 2016.

APPROVED AND ADOPTED THIS 15th DAY OF MARCH, 2016.

CITY OF LONE TREE

By: _____
James D. Gunning, Mayor

ATTEST:

Jennifer Pettinger, CMC, City Clerk

(S E A L)