



Lone Tree City Council Agenda Tuesday, July 19, 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. To arrange accommodations in accordance with the Americans with Disabilities Act at public meetings, please contact the City Clerk at least 48 hours prior to the meeting.

4:30pm Study Session Agenda

1. Introduction of Elise Krumholz, Teen Court Coordinator
 2. Bike to Work Day Update
 3. **Resolution 16-XX, ADOPTING A PLAN FOR THE AREA WITHIN THREE MILES OF THE CITY BOUNDARY**
 4. Award of Contract for Yosemite Street Widening
 5. Award of Contract for Lincoln Avenue-Heritage Hills Intersection Improvements
 6. Ballot Initiatives 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. Announcements
 8. Consent Agenda
 - a. Minutes of the July 5, 2016 Regular Meeting
 - b. Claims for the Period of June 27 – July 11, 2016
 - c. Treasurer's Report for May 2016
 9. Community Development
 - a. Approval of Tract GG Final Plat and Sub-area Plan SB#16-43R
 10. Public Works
 - a. Award of Contract for Yosemite Street Widening
 - b. Award of Contract for Lincoln Avenue-Heritage Hills Intersection Improvements
 11. Council Comments
 12. Adjournment
-

City of Lone Tree Upcoming Events

more info available at www.cityoflonetree.com & www.lonetreeartscenter.org

- Douglas County Libraries presents: Chris Colfer of Glee discussing his Land of Stories series of books, July 22nd, 7:00 p.m., LTAC Main Stage
- Tunes on the Terrace: Mary Louise Lee Band, July 29th, 8:00 p.m., LTAC Terrace Theater
- LTAC Lobby Closed for Improvements, no performances are scheduled, August 1 – September 5, 2016

**MINUTES OF A REGULAR MEETING
OF THE COUNCIL OF THE
CITY OF LONE TREE
HELD
July 5, 2016**

A regular meeting of the Council of the City of Lone Tree was held on Tuesday, July 5, 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:

Jacqueline Millet, Mayor
Susan Squyer, Mayor Pro Tem
Cathie Brunnick, Council Member
Jay Carpenter, Council Member
Wynne Shaw, Council Member

Also in attendance were:

Seth Hoffman, City Manager
Jennifer Pettinger, City Clerk
Steve Hebert, Deputy City Manager
Torie Brazitis, Assistant to the City Manager
Interim Chief, Ron Pinson, 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 Millet called the meeting to order at 7:00 p.m., and observed that a quorum was present.

Pledge of Allegiance

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

Amendments to the Agenda

There were no amendments to the agenda.

Conflict of Interest

There was no conflict of interest.

Public Comment

Diana Wedding, 8185 Sweetwater Road, shared with Council her and her neighbors' concerns regarding fireworks.

Announcements

Mayor Millet announced upcoming events.

Presentations

There was no presentation.

Consent Agenda

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

- *Minutes of the June 21, 2016 Regular Meeting*
- *Claims for the period of June 13-27, 2016*

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

Administrative Matters

Award of Contract for HVAC Equipment Replacement on the Municipal Office Building

Darin Rose, Facilities Manager, introduced the item.

Council Member Carpenter moved, Council Member Shaw seconded, to accept the proposal from American Mechanical Service (AMS) in the amount of \$189,899 for the replacement of the HVAC equipment at the Municipal Office Building and authorize the City Manager to sign a contract for those services. The motion passed with a 5 to 0 vote.

Award of Contract for Roof Replacement on the Municipal Office Building

Darin Rose, Facilities Manager, introduced the item.

Mayor Pro Tem Squyer moved, Council Member Brunnick seconded, to accept the proposal from Progressive Roofing in the amount of \$204,689 for the replacement of the roof at the Municipal Office Building and authorize the City

Manager to sign a contract for those services. The motion passed with a 5 to 0 vote.

Approval of Capital Expenditure Exceeding \$100,000 – Sound System Components

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

Council Member Brunnick moved, Council Member Carpenter seconded, to approve the purchase order to acquire a new speaker system from SAVI in the amount of \$104,293.80. The motion passed with a 5 to 0 vote.

Approval of Capital Expenditure Exceeding \$100,000 – Lobby Gallery Lighting

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

Council Member Shaw moved, Mayor Pro Tem Squyer seconded, to approve the purchase order to acquire and install gallery lighting from Encore Electric in the amount of \$114,150. The motion passed with a 5 to 0 vote.

Adjournment

There being no further business, Mayor Millet adjourned the meeting at 7:33 p.m.

Respectfully submitted,

Jennifer Pettinger, CMC, City Clerk



CITY OF LONE TREE

STAFF REPORT

Project Summary

Date: July 19, 2016 City Council Meeting

Project Name: RidgeGate Section 22, Filing 1
(Tract GG)

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

Project Type / #: Final Plat and Sub-Area Plan, Project #SB16-43R

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

Meeting Type: Public Meeting

Summary of Request:

1. Approval of a Final Plat, subdividing 50.471 acres into 50 residential lots and 14 tracts;
2. Approval of a Sub-Area Plan amendment (amending the RidgeGate Residential West Village Sub-Area Plan to include more specific guidelines and standards for how the property is developed).

Planning Commission Recommendation:

Not applicable.

Suggested Action:

Approval, subject to conditions in the staff report



CITY OF LONE TREE
STAFF REPORT

TO: Mayor Millet and City Council

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

FOR: July 19, 2016, City Council Meeting

DATE: July 13, 2016

SUBJECT: RidgeGate Section 22, Filing 1 (Tract GG)
Final Plat and Sub-Area Plan Amendment, Project #SB16-43R

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

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

Planning Commission Meeting Date:	Not applicable
City Council Meeting Date:	July 19, 2016

A. REQUEST:

1. Approval of a Final Plat, subdividing 50.471 acres into 50 residential lots and 14 tracts;
2. Approval of a Sub-Area Plan amendment (amending the existing RidgeGate Residential West Village Sub-Area Plan to include more specific guidelines and standards for how the property is developed).

B. STAFF FINDINGS AND RECOMMENDATION:

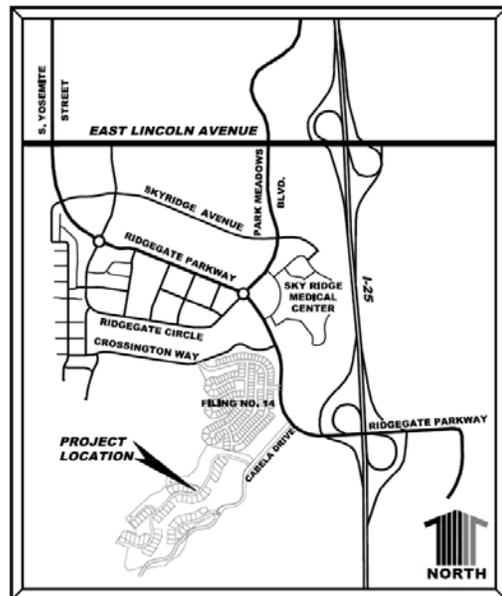
Staff finds that the application is in conformance with the Subdivision Code, the Zoning Code, and the Comprehensive Plan, and the RidgeGate RidgeGate Residential West Village Sub-Area Plan.

Staff recommends approval of the Final Plat and amendment to the RidgeGate Residential West Village Sub-Area Plan, subject to the following condition:

1. Prior to recordation, the Public Works Department shall approve the final plat for technical requirements.

C. LOCATION:

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



D. BACKGROUND:

Council Review:

The Preliminary Plan and draft Sub-Area Plan were heard and approved by City Council on April 5, 2016. The Subdivision Code provides that Final Plats for single-family detached development that are consistent with the approved Preliminary Plan (which this is), be brought only before the City Manager for final approval (no public meeting is required). However, in this case, the final plat is tied directly to a sub-area plan that requires City Council approval. The draft sub-area plan previously reviewed by the City Council did not yet contain detail regarding proposed landscaping. Additionally, the preliminary plan was approved by the City Council with certain conditions that staff felt should be followed up with the City Council.

Trailhead Construction:

The applicant has agreed to construct a small gravel trailhead next to the pump house so that trail users have a place to park (currently they park at the end of Cabela Drive or on the street). This commitment is included in the Sub-Area Plan, 4.1.9.14. Discussions between staff, the applicant, the Rampart Range Metro District, Douglas County, and South Suburban Parks and Recreation on this issue also resulted in a commitment to construct a larger paved trailhead near the eastern Tract GG cul-de-sac, off Cabela Drive extended. A commitment from the Rampart Range Metro District to construct this trailhead and corresponding map is also included as an attachment to this report.

Conditions of Preliminary Plan approval:

The City Council unanimously approved the Preliminary Plan on April 5th, with the following conditions. Below is an update on how these conditions have been met:

1. For the City to allow the Alicante Road connection between Tract GG and Montecito as a private emergency/pedestrian-only access, the applicant shall provide evidence to the City, at the time of final plat, of a draft agreement between the Montecito HOA and Century Communities, on behalf of The Retreat at RidgeGate HOA. The agreement shall address, to the satisfaction of the City, responsibility for all aspects of the near- and long-term maintenance of the access including, but not limited to: paving, striping, snow plowing, signage, parking enforcement, and landscaping, as applicable. Should the Council find that the agreement addresses issues to their satisfaction, execution of the agreement shall then be accomplished prior to, or concurrent with, recordation of the Final Plat. Should the parties not reach an agreement acceptable to the City, the road connection shall be platted as a public street for through traffic.

Additionally, prior to or concurrent with recordation of the final plat for Tract GG, the plat for Montecito (RidgeGate Section 15, Filing 14, 1st Amendment) shall be re-platted to vacate the affected public right-of-way and a public access easement shall be granted over the new private tract.

Staff update:

Alicante Road will be maintained as a public street. In a May 20th letter from the Montecito HOA Board of Directors to Mayor Millet (attached), Kevin Spencer, President of the Montecito HOA Board of Directors, stated that the HOA conducted a proxy vote of their residents to determine if they would vote to privatize a 60-foot portion of Alicante Road (thereby making the connection with Tract GG for emergency and pedestrian use only). The letter states that "... the number of

homeowners responding to the proxy vote was insufficient to compel change to Montecito's Covenants, Conditions, and Restrictions." For this reason, the Montecito HOA would "cease discussion with Century Communities on privatization and return the road back to the city for Public access."

2. The Final Plat application shall include a detailed landscape plan, including detailed plans for the parks, retaining walls, entryways, and pump house.

Staff update:

Detailed landscape plans have been prepared and are included as an attachment to the Sub-Area Plan.

3. The applicant shall provide wildfire mitigation measures as called for in the proposed Sub-Area Plan chapter on Planning Area 11 in the CC&Rs to be recorded with the Final Plat.

Staff update:

Such provisions will be included in the CC&R's as required by the Sub-Area Plan. However, staff is recommending that the submittal of the CC&Rs be made before the first certificate of occupancy, as is standard industry practice.

4. The applicant shall post a large map in the sales office and provide a map to purchasers and prospective purchasers of lots in Tract GG that shows the extension of Cabela Drive to the bluffs, with a note that states that there are a maximum of 346 residential units zoned for development on the mesa tops. The applicant will also post signs with the same information and a map along the extension of Cabela Drive, with such signs to be maintained by the Rampart Range Metro District.

Staff update:

This commitment has been added to 4.1.9.14 of the Sub-Area Plan.

5. The developer shall provide information to residents about living with wildlife when they buy their homes, available through the Colorado Parks and Wildlife offices.

Staff update:

This commitment has been included in section 4.1.9.9 of the Sub-Area Plan (under wildlife).

6. Construction inspection reports, as-built records and a final written and sealed certification shall be provided (by a licensed professional structural engineer and/or professional Geotechnical Engineer)

demonstrating that the retaining walls as constructed are in conformance with the approved structural engineer design provided. This Certification shall be provided before approvals for issuance of associated building permits.

Staff update:

This language has been included in section 4.1.9.14 of the Sub-Area Plan.

7. Final approval by the Public Works Department.

Staff update:

This is standard practice to ensure compliance with all technical requirements

8. Proposed private streets (Tracts C and D) shall be designed to meet the City's public street standards per Public Works Department requirements, provided the resulting impact of retaining walls is not *substantially* greater than the applicant's current estimates (described in this report). The street design, grading and walls will be evaluated as part of the Final Plat review process, which will require City Council approval.

Staff update:

The applicant has added a comparison of preliminary plan vs. final plat wall heights, both in the project narrative and in pp. 10-11 of the Sub-Area Plan. Comparisons show the difference in retaining wall height from that which was estimated by the Preliminary Plan for both public and private street scenarios, and what the retaining wall heights will be now that these streets are public and the final Engineering work on these walls has been accomplished. The chart shows an additional 3-foot and 4-foot higher wall for former street C (now Fork Bluff Point on the Final Plat) than what was estimated with the Preliminary Plan for a public street at this location. Interestingly, there is a difference of 8-feet *less* wall for former street D (Now Rockbluff Point on the Final Plat) than what was estimated with the Preliminary Plan for a public street at this location.

9. A note shall be added to the final plat restricting Lot 10 to a ranch model only.

Staff update:

This condition is fulfilled in 4.1.9.14 of the Sub-Area Plan.

While not a condition, the applicant will also correct page 7 of the Sub-Area Plan, Figure 7b to read: "Lot 50 shall have a 5' side setback from the adjacent Tract L open space."

Staff update:

This has been done.

E. SUB-AREA PLAN - LANDSCAPING:

The applicant has submitted, at staff's request, the Sub-Area Plan that shows the changes highlighted in yellow from what was previously heard by the City Council, to aid in Council's review. These changes were added to comply with the conditions of Preliminary Plan approval.

A detailed landscape plan is a new addition to the Sub-Area Plan, and is the primary reason why this Final Plat application is being heard by City Council. This landscape plan includes proposed plant materials, and amenities like benches, landscape pavers, entry markers, mailbox cluster, etc. The landscape plan provides landscaping specifications to the entry areas, small park areas, retaining walls, and pump house.

At staff's request, the applicant has incorporated many plant species that are not only xeric, but are also deer resistant. Staff is supportive of the proposed plant materials as they have generally done well in this climate.

While the staff asked for, and received, more plant materials along the retaining walls, there are still some gaps in landscaping. The amount of water supply which could undermine the integrity of the walls and ongoing maintenance costs are a consideration by staff in the number and type of plant materials that are proposed for this area that will, in the end, be maintained by the HOA.

One area of some discussion with the applicant, is the landscaped entry to the eastern cul-de-sac, off Cabela Drive extended (Viewside Drive). This area is located outside the Southgate Water District. The applicant proposes to truck-water to native landscaping planned for that area. This landscape would be truck-watered for the first two years while the plants are being established, and rely on natural rainfall thereafter. Given this set of circumstances, staff recommends the irrigation provision on p. 10 that provides for monitoring and possible landscape changes after a 1-year trial period at the end of irrigation.

F. REFERRALS:

Referral copies of the plans were sent to Homeowner's Associations, residents from Montecito that were involved in the Preliminary Plan review, and referral agencies.

A letter was received from one Montecito resident, Greg Zalops, who expressed concern for the landscaping, retaining walls, drainage and other issues that the Montecito residents have experienced in their development, with the hope that such issues will not be a concern for Tract GG residents. The applicant has provided a written response (attached).

Unlike Montecito, a sub-area plan is required for Tract GG, which requires review, approval and inspection of the landscaping and irrigation in all common areas. The sub-area plan also requires oversight by a licensed engineer attesting that the walls, as constructed, are in conformance with the approved plans. Staff is also exploring code changes this fall that will establish a program for review of drainage on individual lots.

While the applicant has addressed comments from Engineering, the standard condition of Public Works Department approval will apply.

G. ATTACHMENTS:

- Application
- Letter of Authorization
- Project narrative
- Referral responses
- Applicant's response to referrals
- Trailhead letter and map from the Rampart Range Metro District
- Montecito HOA letter regarding Alicante Drive
- Tract GG Sub-Area Plan with changes highlighted
- Tract GG Cluster Map
- Tract GG Landscape Plan
- Tract GG Park Plan
- Tract GG Future Roadway Signage Plan
- Tract GG Final Plat

END



CITY OF LONE TREE

Development Application

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

Project Description	Tract 66, 50 single family detached lots
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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 Tract 66 Final Plat + sub Area Plan Job # SB 16-43R Date 6/23/16 Planning Fee \$1500 Credit Card Cher #

Application Type	
Preliminary Plan	<input type="checkbox"/> Rezoning
Final Plat	<input checked="" type="checkbox"/> Site Improvement Plan (SIP)
Re-Plat	<input type="checkbox"/> SIP Amendment
Lot Line Adj.	<input type="checkbox"/> Other

Location
Address
Approximate Location SW of Cabela Dr. termination
State Parcel ID Acres 48.9

Zoning	Legal Description
Current Zoning or PD Name Rmu & emu	Subdivision Name Ridge Gate
Proposed Zoning If Rezoning	Filing # Section 22 Block # Lot # Filing 1

Utility Providers			
Fire District South Metro	Water Southgate	Electricity Xcel	
Metro District Rampart Range	Sewer 16	Gas 11	

Property Owner of Record	Applicant if Different than Owner
Owner Name Ridge Gate Investments, LLC	Owner Name
Company	Company Century Communities
Address 10270 Commonwealth St Suite B, Lone Tree, CO 80124	Address 8390 E Crescent Pkwy #650
Phone 720-279-2581	Phone 303 770 8300
Email ksimone@centurydevelopment.com	Email lisae@centurycommunities.com
Owner Signature	Applicant Signature Lisa Evans Date 6/13/16

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: Section 22, Filing #1, Known as Tract 66

To Whom It May Concern:

I/We, the owner(s) of the above described real property, authorize Lisa Evans
of Century Communities to act as an agent on my/our behalf for the purpose of
creating, filing and/or managing an application for Final Plat for
50 Single Family detached (type of development or permit application).

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

Keith D. Simon
(Print Name of Owner)

[Signature]
(Signature of Owner or Authorized Representative)

State of Colorado
County of Douglas

The foregoing instrument was acknowledged before me this 14th day of June, 20 16
by Keith D. Simon

[Signature]
(Notary's official signature)

NOTARY SEAL

5-12-2020
(Commission expiration date)

ELIZABETH MATTHEWS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004014222
MY COMMISSION EXPIRES 05/12/2020

Introduction:

The Final Plat for RidgeGate Tract GG encompasses a 48.95 acre site in the RidgeGate Master Plan Community of Lone Tree. The new community will consist of a 50 lot single family subdivision. Century Communities anticipates starting land development activities the month following City Council approval of the Final Plat. The anticipated model home opening is fourth quarter 2017 and the anticipated sales period is two years. Century Communities expects to be actively building and selling within the community through 2019.

The Final Plat identifies a total acreage of 50.471 acres. The difference is the inclusion of the Cabela Drive Extension, Public Right of Way, to be dedicated with this Plat.

Other Items:

1. Retaining wall height chart:

Excerpt from City Council Approval April 5, 2016 - “Proposed private streets (Tracts C and D) shall be designed to meet the City’s public street standards per Public Works Department requirements, provided the resulting impact of retaining walls is not substantially greater than the applicant’s current estimates (see chart below). The street design, grading and walls will be evaluated as part of the Final Plat review process, which will require City Council approval.” Bold text below represents updated information based on final engineered plans as submitted to City of Lone Tree.

	Private Street Based on Preliminary Grading (Estimated)	Public Street based on Preliminary Grading (Estimated)	Cumulative change Private to Public based on Preliminary Grading (Estimated)	Public Street based on Final Grading Plans submitted to City	Cumulative change Final Grading compared to Estimated Private Street	Cumulative change Final Grading compared to Estimated Public Street
Fork Bluff Point (former Street C north)	(2) 8 ft. walls	(2) 8 ft. walls and a 6.5-foot wall	16 ft. to 22.5 ft. (+6.5 feet)	(2) 8 ft. walls and a 9.5-ft wall for 25.5 feet total	16 ft to 25.5 ft (+9.5 feet)	22.5 ft to 25.5 ft (+3 feet)
Fork Bluff Point (former Street C south)	(2) 8 ft walls and a 4 ft wall	(3) 8 ft walls	20 ft. to 24 ft. (+ 4 feet)	(2) 8 ft walls & (1) 12 ft wall for 28 feet total	20 ft. to 28 ft. (+8 feet)	24 ft to 28 ft (+4 feet)
Rockbluff Point (former Street D)	(1) 8 ft. wall and (1) 7 ft wall	(3) 8 ft walls and (1) 2.5 ft wall	15 ft. to 26.5 ft (+11.5 feet)	(1) 8 ft & (1) 10.5 ft for 18.5 feet total	15 ft to 18.5 ft (+3.5 feet)	26.5 ft to 18.5 ft (-8 feet)

The result is the total additional wall height is: former Street C north of 3 feet plus former Street C south of 4 feet for a total of 7 feet (the first two wall areas above). The third wall area listed, former Street D, above dropped by 8 feet. Combining the engineered and submitted wall changes, there is a net height reduction of one (1) foot.



Jennifer Drybread

From: Greg Zallaps <gzal@aol.com>
Sent: Monday, July 04, 2016 2:03 PM
To: Jennifer Drybread
Subject: Re: Lone Tree Referral (SB16-43R) Is Ready For Review

Jennifer,

Please pass email to appropriate Lone Tree staff, City Council Members and Century...Thanks

To whom it may concern:

My wife and I reside at 10501 Montecito Drive located in Montecito at Ridgeway. Currently, I am on the Montecito at Ridgeway common area committee, and I am very familiar with the extensive landscaping and drainage problems Montecito at Ridgeway is facing. The intent of this letter is to highlight the landscaping and drainage problems our subdivision is currently facing and for Century to come up with a plan to make sure these problems do not occur on tract GG. I also have some recommendations for Century to make sure the below problems do not happen again.

As I mentioned above, our subdivision is facing numerous and costly landscaping and drainage issues. The damage is so extensive and costly I am not sure how our home owner's association fees will cover these repair costs. Because there was very little oversight by Century during the installation of the landscaping and drainage design, our subdivision is now facing a major problem on how to rectify these problem areas. Our homeowner's fees do not come close to covering the costs of repairing the drainage and landscaping issues that Century left us with. At this point, our only hope is for Century to work with our subdivision to get the extensive drainage and landscaping issues resolved to our communities satisfaction.

The reason I bring the problems of Montecito at Ridgeway up is I feel it would be very unfair for the tract GG HOA and the homeowner's themselves to have to go through the problems we are now facing. Century should take it upon themselves to make sure the problems we are now facing do not happen in this new Century community. Below are the extensive problems Montecito at Ridgeway residence are now facing:

- 1)Extensive drainage issues not only in common areas but many individual homes drainage plans were not originally designed properly.
- 2)Retaining walls are showing signs of bowing.
- 3)Extensive electrical and lighting problems throughout the subdivision.
- 4)Extensive fencing and stone pillar problems.
- 5)Problems with sidewalks cracking in the common areas.
- 6)Extensive problems with dead plant material and plant material from the original plan were never installed.
- 7)Majority of plant material not installed properly and of poor quality and health.
- 8)Extensive damage to our rock areas as mud is now in these rock areas due to improper drainage.
- 9)Native seed areas in many locations are not taking due to improper drainage.
- 10)Drainage swales are non existant in some areas.
- 11)Pool and water fountain pump did not work earlier this year and had to be fixed.
- 12)Crack in the pool.
- 13)Community sprinkler system did not work this spring due to many problems with the installation of the sprinkler system.
- 14)Uneven grade of bluegrass turf areas
- 15)Extensive weed problem in rock areas because of mud making its way into the rock along with improper weed barrier installation.
- 16)Many individual homeowner's front yard landscaping was not installed to industry standards.

As you can see the list is very extensive and pretty much entails every aspect of landscape installation. It is very obvious to me Century does not have the knowledge to oversee landscape projects of this size. Here are my recommendations for Century to prevent the above problems from happening again:

- 1)Century needs to hire reputable landscape contractor who specializes in large scale landscaping projects. It is obvious

Century went with a low bid Contractor and for that reason alone is one of the major reasons to why Montecito at Ridgegale landscaping is so poor. I ask Century to pay more for a quality landscape contractor which in the long run could possibly save them money as they would not have to come in later and reinstall large portions of landscape common areas.

2)Another option is for Century to hire an independent landscape architect to oversee the drainage and landscape installation. This architect can make sure all aspects of the landscape and drainage designs are being adhered to. Another benefit is the landscape architect can make sure plant material is healthy, the proper size, species etc. If we had an architect to oversee the installation of the landscape in our subdivision, the majority of the problems we are now facing would have never happened.

3)As far as the poor installation of individual homeowner front yard landscaping, I would recommend the following in this order. A)Do not install the front yard landscaping as the proposed landscaping is no where sufficient enough for the price point of home you are building. You can not install tract home landscaping in this price range as it has a detrimental effect on the overall appearance of the community. It is even more important not to do this on tract GG, since it such a beautiful piece of property. I can say with good certainty that tract style landscaping will ruin this area. A good comparison for Century to look into as far as a home builder not installing front yard landscaping can be found at Backcountry in Highlands Ranch. The builder does not install front yard landscapes, and there is a night and day difference between our community landscape and theirs. Also, Century should have noticed most people in our subdivision are ripping our their front yard landscapes anyways. By not installing front yard landscapes, maybe they can reduce the base price of their homes or put that extra money into installing a better quality common area landscape which would enhance the area. B)If you do install front yard landscapes, hire a reputable landscape company for the installation as it is obvious you get what you pay for when dealing with landscape contractors.

4)Make sure before any fencing or plant material is installed that the drainage plan and grade is correct. This concept would have solved many of the problems we are now facing in our subdivision.

To wrap this up, I would like to hear from Century and I hope the City of Lone Tree would also like to hear how Century is going to prevent the above problems from happening on tract GG. I ask Century to please spend more money on the quality of landscaping and installation as not to ruin the beauty of the tract GG land. I also would be more than happy to speak with Century representatives regarding my recommendations as I did own my own landscaping company for ten years.

-----Original Message-----

From: Jennifer Drybread <Jennifer.Drybread@cityoflonetree.com>
Sent: Thu, Jun 23, 2016 1:59 pm
Subject: Lone Tree Referral (SB16-43R) Is Ready For Review

Greetings,

There is a referral from the City of Lone Tree for your review. Please click on the link below to review this referral.

[Tract GG Final Plat and Sub-Area Plan](#)

Project Name:	RidgeGate Section 22, Filing 1 (Tract GG)
Project File #:	SB16-43R
Project Summary:	Final Plat application for 50 single-family residential lots on 50.47 acres, and associated Sub-Area Plan application. The proposal is located generally southwest of the I-25/RidgeGate Parkway interchange, southwest of the RidgeGate Commons development, and south of the Montecito residential neighborhood.

Please forward any comments to me by **July 14, 2016** via email, fax or postal mail at the addresses below. You may use the Referral Request form attached if you prefer. If you would like a hard copy of the review materials or if you would like to request additional review time, please contact me. Thank you for your time and please feel free to contact me with any questions.

Jennifer Drybread

Lone Tree Community Development Department



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

July 11, 2016

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

Re: SB16-43R (Century – Tract GG)
RidgeGate Sec 22, Fil. 1
Project No. 061-423

Dear Jennifer:

We have reviewed the Final Plat package referred to Public Works for the above referenced Project.

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

- Final Plat (4 sheets), dated 6/08/16, by Aztec Consultants, Inc.
- Landscape Plans (16 sheets), dated 6/15/16, by The Henry Design Group.

Related Civil documents submitted separately include:

- Final Drainage Report, dated May 2016, by Calibre Engineering, Inc.
- Stormwater Management Plan (GESC Report), dated May 2016, by Calibre Engineering, Inc.
- Grading, Erosion & Sedimentation Control (GESC) Plans (15 sheets), dated 5/19/2016, by Calibre Engineering, Inc.
- Roadway and Storm Sewer Plan (22 sheets), dated 6/9/16, by Calibre Engineering, Inc.

Our comments relative to the Final Plat and Landscape Plans are provided below. Our comments on the civil submittals will be provided and addressed directly with Calibre Engineering. (A meeting was held with representatives of Calibre Engineering and Century Communities to provide initial review comments on 7/8/16).

GENERAL COMMENTS

1. The Public Works/Engineering Final Plat Review fee for this Project, per the adopted standard review fee schedule, is \$7500.00. This fee will be addressed separately with Plat Review comments by Mike Cregger. That \$7500.00 fee will cover the Plat review comments by Public Works (Mike Cregger) and Engineering comments (by Greg Weeks), as well as engineering review comments on the SWMP (GESC) Report, GESC Plans and Drainage Report. This fee covers the initial review, and one resubmittal review of the documents. Subsequent resubmittal reviews (if required) are charged at 50% of the standard review fee, per resubmittal, for the specific document(s).
2. Review of the Civil Construction documents (CDs) is not covered under the standard SIP Review

Fee. An additional fee (\$2,400.00) is required for the Civil CDs review. The CDs review fee covers the initial review, and one resubmittal review. Subsequent resubmittal reviews (if required) are charged at 50% of the initial review fee.

3. The Final Plat package is the next step in the City's review and evaluation of Century Communities' proposed 50 lot subdivision on what currently is known as RidgeGate Tract GG. Tract GG is located southwest of the current Montecito Subdivision and the RidgeGate Commons (Cabela's, et. al.) developments. As this proposed Project moves through the subsequent approvals processes (Final Platting, Engineering Plans approvals, etc.), and prior to construction, the following items will need to be addressed appropriately:
 - a. A Subdivision Improvement Agreement (SIA) and appropriate sureties will be required for the proposed Project.
 - b. A Grading, Erosion and Sedimentation Control (GESC) Permit and applicable surety will be required for this Project. No site work may begin prior to issuance of the applicable GESC Permit(s).
 - c. Since this site exceeds one (1) acre of disturbed area, the developer must obtain a State Stormwater Construction Permit from the Colorado Department of Public Health and Environment (CDPHE), in addition to the City of Lone Tree issued GESC Permit. Documentation of the State Permit coverage issuance will be required prior to issuance of the applicable City site GESC Permit.
4. We have provided the following comments referenced to the indicated sheets within the indicated individual documents. Comments provided also may apply to other sheets/locations in the Final Plat, Landscaping Plans and/or other Civil 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

Final Plat

Sheet 1 of 4

1. Tract Summary Chart:
 - a. The proposed Cabela Drive extension public right-of-way being dedicated to the City by this Plat is listed as Tract A. However, none of the other proposed public streets within the Subdivision, which ROW also is being dedicated by the Plat, are listed as Tracts. For consistency, we would suggest the Cabela Drive ROW not be listed as a separate Tract.
 - b. The Chart shows Tract D as being owned and maintained by the HOA. However, Tract D is the Cottonwood Creek drainage channel, which we understood was to be retained as Open Space to be owned and maintained by the Rampart Range Metro District (RRMD). This should be confirmed and the Chart updated accordingly.

- c. Tracts G & L, per the Landscape Plans, appear to be planned as Parks. Perhaps it would be appropriate to update the Tract Use listing on the Chart to note the Park usage (and include as/if appropriate, the other identified uses as well).
- d. Tracts I & J, as currently shown on Sheets 3 & 4, include the graded slope on either side of the Bluffside Drive channel crossing as well as portions of the Cottonwood Creek channel. As noted above, we understood the channel and associated open space was intended to be owned and maintained by the RRMD. It might be more correct to limit Tracts I & J to only the graded slope portions, and to include the balance of the currently shown Tracts I & J either as part of Tract D, or as separate Tract(s) identified for ownership & maintenance by RRMD (if and as appropriate).
- e. Tract N is the location of the proposed Southgate Water pressure booster station, as well as a proposed gravel trailhead parking area for the regional trail. Currently, the Chart lists Tract N to be owned and maintained by the HOA. Perhaps the Tract should be broken into two (or more) pieces to separate the portion for the pump station (which we anticipate will be owned & maintained by Southgate Water District), and the balance of the Tract. The ownership and maintenance of the balance of the Tract, including the trailhead parking area, should be clarified.
- f. All, or major portions, of several of the Tracts are uphill of the developed subdivision proper and are generally undeveloped, except for retaining walls and/or drainage improvements above the retaining walls. (re: Tracts B, C, F, H). The Chart lists each of these generically as being for “Utility, Drainage and Public Access Easements”. While this listing would not be “incorrect”, we wonder if an “Open Space” listing might also (or alternatively) be appropriate.

Sheet 2 of 4

- 2. Note #8 is apparently a carryover from the Preliminary Plat. There are no Private Roads being proposed at this time, and Note #8 is therefore non-applicable, and should be deleted.
- 3. There are several locations where portions of proposed Tracts which, on initial review appear to be separate parcels from the Tract they are part of (re: portion of Tract J north-east of Lot 1, Sht. 2; portion of Tract G east of Lot 6, Sht. 2; portion of Tract K between Lots 45 & 46, Sht. 3; portion of Tract L, south-west of Lot 49, Sht. 3; portion of Tract I east of Lot 20, Sht. 4). Perhaps additional labeling can be added to better clarify these portions of Tracts.

Sheet 3 of 4

- 4. Curve C21 (at east end of Lot 47) is not included in the Curve Table on this sheet.
- 5. Line 16 in the Line Table does not appear to be labeled on this sheet (unless the 22.01 line dimension shown just east of the common boundary of Lots 23 & 24 is supposed to be L16).

Sheet 4 of 4

- 6. Curve C22 (at east end of Tract K portion between Lots 45 & 46) is not included in the Curve Table on this sheet.

Landscape Plans

We do not review and respond to Landscaping related issues, other than in a broad general sense or as pertains to potential conflict between the landscaping and other engineering related issues. In doing a cursory scan of the sheets, we did, however, note the following items:

7. Site Distance Triangles (per Douglas County Standards) should be included on the plans for all intersections. Landscaping within any of these site triangle limits must comply with the Douglas County standards. We have some concerns about potential for conflicts with these requirements at the following locations:
 - a. Fork Bluff Point, looking south-west at Bluffside Drive (Sheet LA-12).
 - b. Viewside Way, looking both NE and SW at Cabela Drive (Sheet LA-14)

Related Civil Documents:

As noted above, our comments on the related civil submittals will be provided and addressed directly with Calibre Engineering. Our initial review comments were provided to Calibre and Century Communities on 7/8/16. While we have several items that need to be resolved, we currently believe none of those comments are significant enough to recommend against approval consideration of the Final Plat.

CONCLUSIONS

Public Works/Engineering has raised some questions/concerns above. We recommend each of these be addressed to the satisfaction of the Planning Commission and Council during consideration for Final Plat approval. Additionally, we would request that, if Final Plat approval is issued prior to final engineering approvals of the various civil plans and reports, that the Final Plat Approval be issued subject to Final Engineering Approvals of the civil submittals.

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

Sincerely,



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



CITY OF LONE TREE
Community Development Department

REFERRAL REQUEST

Today's date: June 22, 2016

Project Name and File Number: RidgeGate Sec. 22, Filing 1
Project Type: Final Plat and Sub-Area Plan, Project SBT6-43R
Comments Due By: July 14, 2016
If you are unable to respond by the due date, please contact the project planner

Dear Referral Organization:

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

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

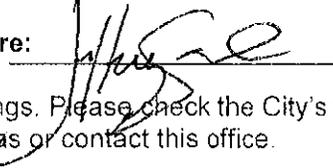
We have no comments regarding this proposal

Please note the following concerns this organization has:

See attached letter for comments regarding this proposal

Organization Name: South Metro Fire Rescue

Your name: Jeff Scelli

Your signature:  **Date:** 6-28-16

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

Jennifer Drybread

Senior Planner

PLEASE RETURN THIS PAGE AND ANY COMMENTS TO:

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



Right of Way & Permits

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

July 11, 2016

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

Attn: Jennifer Drybread

**Re: Park Meadows Filing No. 2, 21st Amendment, Lot 14E5A3
Case # SP16-33**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site improvement plans for **Park Meadows F2 A21 L14E5A3**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the proposed project area. The property owner/developer/contractor must contact the **Builder's Call Line** at 1-800-628-2121 or <https://xcelenergy.force.com/FastApp> (register, application can then be tracked) and complete the application process for any new gas or electric service, or modification to existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

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

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

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



CITY OF LONE TREE
Community Development Department

REFERRAL REQUEST

Today's date: June 22, 2016

Project Name and File Number: RidgeGate Sec. 22, Filing 1

Project Type: Final Plat and Sub-Area Plan, Project SB16-43R

Comments Due By: July 14, 2016

If you are unable to respond by the due date, please contact the project planner

Dear Referral Organization:

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

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

We have no comments regarding this proposal

Please note the following concerns this organization has:

See attached letter for comments regarding this proposal

Organization Name: Park meadows Metropolitan District

Your name: Pat Blodgett

Your signature: Date: 6-21-16

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

Jennifer Drybread

Senior Planner

PLEASE RETURN THIS PAGE AND ANY COMMENTS TO:

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



July 5, 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 22, Filing 1, Tract GG, Project SB16-43R

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 50 single-family detached residential lots. On behalf of DCSD, we have no objections to the proposal. All land dedication and capital mitigation requirements have been met with the Master Plan.

Sincerely,

SCO Consulting, LLC

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

Steve Ormiston
Consultant to DCSD



CITY OF LONE TREE
Community Development Department

REFERRAL REQUEST

Today's date: June 22, 2016

Project Name and File Number: RidgeGate Sec. 22, Filing 1

Project Type: Final Plat and Sub-Area Plan, Project SB16-43R

Comments Due By: July 14, 2016

If you are unable to respond by the due date, please contact the project planner

Dear Referral Organization:

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

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

We have no comments regarding this proposal

Please note the following concerns this organization has:

See attached letter for comments regarding this proposal

Organization Name: Lone Tree Police Department

Your name: David E. Brown

Your signature:

Date: 06/28/16

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

Jennifer Drybread

Senior Planner

PLEASE RETURN THIS PAGE AND ANY COMMENTS TO:

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



CITY OF LONE TREE

Public Works Department

9222 Teddy Lane

Lone Tree, CO 80124

(303) 662-8112 Fax: (303) 792-9489

July 13, 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 22 Filing No. 1 (SB16-43R)
TTG Proj. No. 061-423

Dear Ms. Drybread,

On behalf of the City of Lone Tree, we have completed our review of the Subdivision Plat referenced above and have the following comments for the applicant (note: any references to Articles and Sections refer to Chapter 17 of the City of Lone Tree Subdivision Regulations):

General

- 1) The Engineering Review Fee for this Subdivision Replat is \$7,500.00, as indicated on the attached Schedule. A check made out to the City of Lone Tree in that amount should be forwarded to **my attention** at the address above.
- 2) No title commitment has been received to date. There are references to a title commitment used that was dated May 9, 2014 in the Title Verification certificate on Sheet 1 and in General Note 1 on Sheet 2. Please provide a more current title commitment, which should include all of Tracts B and C as outlined in Note 4 below. [Article IV, Section 17-4-50 (3)]

Sheet 1

- 3) In the first line under the title of this plat, please add at the end of the line: “of Ridgeway Planned Development” (on all sheets). [Article IV, Section 17-4-60 (3)]
- 4) In the second line under the title of this plat, please revise to read: “A Replat of Tracts B, C and D and All of Crossfield Drive,” (on all sheets). [Article IV, Section 17-4-60 (3)]
NOTE: When any portion of a platted Lot or Tract is being replatted, the remainder of the portion of said Lot or Tract has to be replatted as well. (i.e. the remainder of Tracts B and C of Ridgeway – Filing No. 18 need to be included in this subdivision plat and labeled as Tracts B-1 and C-1.

- 5) The addition of the remainder of Tracts B and C will necessitate the revision to the total acreage in the last line under the title as well as to the designation of the correct number of Tracts (on all sheets).
- 6) The addition of the remainder of Tracts B and C will necessitate the revision to the Property Description [Article IV, Section 17-4-60 (6)] and to provide a new closure calculations printout. [Article IV, Section 17-4-70 (4)]
- 7) In the Vicinity Map, please better define the limits of the plat, and include all of Tracts B and C of Filing 18. [Article IV, Section 17-4-60 (5)]
- 8) In the third line of the Dedication Statement, please replace: “Streets” with: “Rights-of-Way”. [Article VIII Section 17-8-40]
- 9) In the eighth line of the Dedication Statement, after: ... Related Facilities.” please include the sentence: “The Rights-of-Way shown hereon are dedicated ... for public uses and purposes.” per Article VIII Section 17-8-40.
- 10) Per information on the Douglas County Assessor’s website, (to be confirmed by a current title commitment) the owners of the lands being platted are Ridgeway Investments Inc. and Rampart Range Metropolitan District No. 1 and NOT Century Land Holdings LLC. Please confirm and correct accordingly.
- 11) At the end of the last line of the Surveyor’s Certificate, please correct: “Resolution.” to: “Regulations.” [Article VIII Section 17-8-50]
- 12) In the Title Verification Certificate, please update the reference to the title commitment to be provided and add a line for the Date for the signator for the title company. [Article VIII Section 17-8-30]
- 13) Please revise the Council Approval block to the block required for Replats and include Rights-of-Way in the last line of the first paragraph. [Article VIII Section 17-8-70 (3)]
- 14) Revise the signature name for the City to: “Seth Hoffman, City Manager, City of Lone Tree”.
- 15) In the Tract Summary Chart, please explain why Cabela Drive (as shown on Sheets 2 and 3) is labeled as Tract A? No other Street rights-of-way are designated as Tracts.
- 16) In the Tract Summary Chart, all of the Tracts B thru N are designated as “Utility, Drainage and Public Access Easements” to be owned and maintained by the Homeowners Association. If there has been any discussion on some of the Tracts being conveyed to and maintained by Rampart Range Metropolitan District No. 1, those should be designated as such. If you don’t want the “Public” to be able to walk over any part of all of the Tracts, then you should revise that “Public Access” designation accordingly to which tracts those would apply to. As for Utility and Drainage Easements, this label implies that the Tracts in their entirety are available for use for the purposes of utilities and drainage. Some of the Tracts have utility easements shown on them on Sheets 2 thru 4, which wouldn’t be necessary if all of the Tracts are designated as Utility and Drainage Easements. Please clarify. [Article IV, Section 17-4-60 (14)]
- 17) Tracts B-1 and C-1 (per note 4 above) will need to be added to the chart. [Article IV, Section 17-4-60 (14)]

Sheet 2

- 18) Please add a Legend for the definition for each of the abbreviations used. {i.e. U.E. and (NR) }
- 19) In General Note 1, please update the reference to the title commitment to be provided.
- 20) In the first line of General Note 7, please revise: “To” to: “From”. [Article VIII Section 17-8-47]

- 21) Please provide a copy of Book 221, Page 203, regarding the “16.5’ Utility Easement (To Be Vacated By Separate Document)” and an update on the status of this vacation. [Article IV, Section 17-4-60 (7)]
- 22) Since there are no Private Streets indicated, General Note 8 can be deleted.
- 23) Since the Landscape Plan designates areas where: “Mow strip required when Lot is adjacent to Open Spaces to prevent fire from spreading”, we need to add some linework and labels to indicate these areas and where they are 5 feet wide versus 8 feet wide.
- 24) Please add the remainder of Tracts B and C of Ridgeway – Filing No. 18, labeled as Tracts B-1 and C-1 per Note 4, above.
- 25) Please dash the lines along the limits of Ridgeway – Filing No. 18 Tracts B, C and D that are being replatted and label as: “Tract Line Hereby Vacated” to avoid any confusion of the new Tract limits. [Article IV, Section 17-4-60 (7)]
- 26) Please dash the lines along the limits of the right-of-way of Crossfield Drive per Ridgeway – Filing No. 18, and label the strips on both sides of the new Bluffside Drive that are being vacated as: “__’ Right-of-Way Hereby Vacated”. [Article IV, Section 17-4-60 (7)]
- 27) Please add the alignment & approximate limits of Cottonwood Creek on all sheets, as necessary. [Article IV, Section 17-4-60 (12)]
- 28) Along Cabela Drive, in the areas labeled as: “(Public ROW Width Varies)” (on Sheets 2 and 3) please add the dimensions from the centerline to the right-of-way limits at each point of curve/point of tangent until the width is constant. [Article IV, Section 17-4-60 (10)]
- 29) Please add an enlarged Detail of the linework and dimensions at the border of the new Cabela Drive with the existing Cabela Drive as it’s difficult to evaluate the location of lines L17, L1 the bearing of the 20.73’ dimension along Tract N and where some of the curves begin. [Article IV, Section 17-4-60 (10)]
- 30) Along all street rights-of-way limits (on all sheets), please include the overall dimensions, curve information, etc. as required in Article IV, Section 17-4-60 (10). Much of the linework of the limits of the rights-of-way don’t have the overall length of the tangents or necessary curve information. (i.e. If the delta of the centerline of the curve is different than along the right-of-way boundary, add the curve information along the boundary. If it’s the same, then the arc length will suffice. Where missing, please add the tangent lengths, and bearings if missing, along the rights-of-way boundaries. It should not have to be calculated by adding all of the individual lot dimensions.) [Article IV, Section 17-4-60 (10)]
- 31) Please add arrow leaders (on all sheets) as necessary to distinguish the ends of the arc of the appropriate curve information when there is more than one curve information labeled along the centerline of the rights-of-way. [Article IV, Section 17-4-60 (10)]
- 32) Please delete the Lot area information and dimensions relative to Lot 9 since the Lot is defined on Sheet 3, to avoid any confusion. [Article IV, Section 17-4-60 (9)]
- 33) The “50’ Ridgeway Trail Rec. No. 2012051432” meanders in and out of the new Cabela Drive right-of-way and a couple of new Tracts. Please provide an exhibit showing the limits of the new alignment to be conveyed for the relocation of the trail, relative to the subdivision boundary, and any supporting documentation of agreement by Rampart Range Metropolitan District No. 1 to it’s relocation and conveyance of the portion to be “vacated”.

Sheet 3

- 34) On Viewside Drive, please add the right-of-way width dimensions at the point where the right-of-way becomes 42 feet wide. [Article IV, Section 17-4-60 (10)]
- 35) Please delete the “Ranch Model Only” label in Lot 10.
- 36) Please delete the Lot area information and dimensions relative to Lots 8, 13, 26, 32 and 47, since they are defined on Sheets 2 or 4, to avoid any confusion. [Article IV, Section 17-4-60 (9)]
- 37) For clarity and to avoid confusion, please add the bearing along the North line of Lot 12, delete the “97.60’ “ label along the East line of Tract C, delete the partial “Tract K” label between Lots 26 and 47 and add a label to identify “Tract G” below Lots 8, 9 and 10. [Article IV, Section 17-4-60 (9)]
- 38) Please add the street name on Rockbluff Point, and add the label of “Tract I” to the area adjacent to Lot 11 to clarify that it is part of the larger Tract I since the back corner comes very close to the right-of-way line of Bluffside Drive and may be hard to distinguish.

Sheet 4

- 39) Please add the street name on Viewside Drive in the cul-de-sac by Lots 47 and 48.
- 40) No additional comments other than those written previously as applying to “All Sheets”

Please have the applicant address the above comments and submit a full size print reflecting the revisions to my attention at the address on page 1. Feel free to call me with any questions or comments at 303-662-8112.

Respectfully,



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

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

Enclosure: Engineering Review Fee Form



July 12, 2016

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

**RE: RidgeGate Tract GG (SB16-43R) – Referral Comments
Mr. Greg Zallaps E-mail dated July 4, 2016**

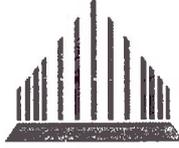
Dear Jennifer,

Thank you for forwarding Mr. Greg Zallaps, resident of 10501 Montecito Drive, RidgeGate e-mailed comments to our proposed development of Tract GG in RidgeGate. The following are our responses to his comments.

Mr. Zallaps raises a number of issues and concerns. Century Communities is working directly with the Montecito HOA to resolve these open items. Mr. Zallaps is on the HOA Board's landscape committee. Last month, Century received a letter from the Montecito HOA's third party consultant detailing the landscaping and grading concerns. The items outlined in Mr. Zallaps email are covered in the third party letter. This week, Century's Colorado Division/Corporate President, Liesel Cooper, is meeting with Kevin Spencer, President of the Montecito HOA.

Briefly, Montecito is a multi-phased, multi-year project. At a significantly smaller size for the proposed RidgeGate Tract GG community (50 lots versus 142 lots at Montecito), the proposed community is still multi-phased and multi-year project. As such, Century would like to respond to Mr. Zallaps "go forward" suggestions.

1. **Reputable Landscape Contractor:** Century always undertakes a competitive bidding process and selects the most qualified bidder. Century has successfully worked with Metco Landscape at a number of residential communities. For RidgeGate Tract GG, the Montecito experience with Metco Landscape will be evaluated in the selection process for the Tract GG landscape contractor.
2. **Hire an independent landscape architect to oversee the drainage and landscape installation.** Century acknowledges this suggestion and will evaluate.



CENTURY COMMUNITIES

3. Installation of home owner front yards. Century acknowledges the suggestion but understands municipalities and developers need to complete the front yard landscaping in order to close our communities and to prevent a situation where a buyer may postpone or never complete the front yard landscaping.

Century is committed to completing its obligations at Montecito as quickly as possible. This will include written close out of each phase and the written close out of the project in its entirety.

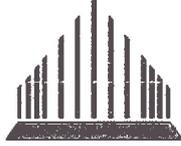
Century Communities developed and built many of the RidgeGate residential communities. We greatly appreciate our opportunity to develop and participate in creating the RidgeGate seen today. We fully stand behind our commitments.

Please let me know if you have any questions.

Respectfully,

Lisa H. Evans

Managing Director - Development



**CENTURY
COMMUNITIES**

July 12, 2016

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

**RE: RidgeGate Tract GG (SB16-43R) – Referral Comments
Mr. Greg Weeks City of Lone Tree**

Dear Jennifer,

Thank you for forwarding the referral comments from Greg Weeks. Attached to this letter is his letter with our responses.

Additionally, this cover letter contains the responses that are not Plat related.

General Comments

1. Fee will be or was already paid
2. Fee – not sure why SIP is referenced so requested confirmation.
3. Acknowledged
4. Acknowledged

Specific comments Final Plat

- 1 f. Did not do as Open Space was added to community parks to create distinction

Landscape Plans

7. Site Distance Triangles – have been added since the June submittal.

Please let me know if you have any questions.

Respectfully,



Lisa H. Evans
Managing Director - Development



CITY OF LONE TREE
Community Development Department

REFERRAL REQUEST

Today's date: June 22, 2016

<p>Project Name and File Number: RidgeGate Sec. 22, Filing 1</p> <p>Project Type: Final Plat and Sub-Area Plan, Project SB16-43R</p> <p>Comments Due By: July 14, 2016</p> <p>If you are unable to respond by the due date, please contact the project planner</p>

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

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

We have no comments regarding this proposal

Please note the following concerns this organization has:

See attached letter for comments regarding this proposal

Organization Name: E.O.L.T. ENGINEERING

Your name: GREGORY WEEKS

Your signature: *Greg Weeks* Date: 7-11-16

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

Jennifer Drybread
Senior Planner

PLEASE RETURN THIS PAGE AND ANY COMMENTS TO:
City of Lone Tree Community Development Dept.
9220 Kimmer Drive Suite 100
Lone Tree, CO 80124
Ph: 303-708-1818
Fx: 303-225-4949
jennifer.drybread@cityoflonetree.com

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

July 11, 2016

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

Re: SB16-43R (Century – Tract GG)
RidgeGate Sec 22, Fil. 1
Project No. 061-423

Dear Jennifer:

We have reviewed the Final Plat package referred to Public Works for the above referenced Project.

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

- Final Plat (4 sheets), dated 6/08/16, by Aztec Consultants, Inc.
- Landscape Plans (16 sheets), dated 6/15/16, by The Henry Design Group.

Related Civil documents submitted separately include:

- Final Drainage Report, dated May 2016, by Calibre Engineering, Inc.
- Stormwater Management Plan (GESC Report), dated May 2016, by Calibre Engineering, Inc.
- Grading, Erosion & Sedimentation Control (GESC) Plans (15 sheets), dated 5/19/2016, by Calibre Engineering, Inc.
- Roadway and Storm Sewer Plan (22 sheets), dated 6/9/16, by Calibre Engineering, Inc.

Our comments relative to the Final Plat and Landscape Plans are provided below. Our comments on the civil submittals will be provided and addressed directly with Calibre Engineering. (A meeting was held with representatives of Calibre Engineering and Century Communities to provide initial review comments on 7/8/16).

GENERAL COMMENTS

1. The Public Works/Engineering Final Plat Review fee for this Project, per the adopted standard review fee schedule, is \$7500.00. This fee will be addressed separately with Plat Review comments by Mike Cregger. That \$7500.00 fee will cover the Plat review comments by Public Works (Mike Cregger) and Engineering comments (by Greg Weeks), as well as engineering review comments on the SWMP (GESC) Report, GESC Plans and Drainage Report. This fee covers the initial review, and one resubmittal review of the documents. Subsequent resubmittal reviews (if required) are charged at 50% of the standard review fee, per resubmittal, for the specific document(s).
2. Review of the Civil Construction documents (CDs) is not covered under the standard SIP Review

M:\COLT061-423 CENTURY TRACT GGSB16-43R - RIDGEGATE SEC 22, FIL 1 (TRACT GG).DOC

Fee. An additional fee (\$2,400.00) is required for the Civil CDs review. The CDs review fee covers the initial review, and one resubmittal review. Subsequent resubmittal reviews (if required) are charged at 50% of the initial review fee.

3. The Final Plat package is the next step in the City's review and evaluation of Century Communities' proposed 50 lot subdivision on what currently is known as RidgeGate Tract GG. Tract GG is located southwest of the current Montecito Subdivision and the RidgeGate Commons (Cabela's, et. al.) developments. As this proposed Project moves through the subsequent approvals processes (Final Platting, Engineering Plans approvals, etc.), and prior to construction, the following items will need to be addressed appropriately:
 - a. A Subdivision Improvement Agreement (SIA) and appropriate sureties will be required for the proposed Project.
 - b. A Grading, Erosion and Sedimentation Control (GESC) Permit and applicable surety will be required for this Project. No site work may begin prior to issuance of the applicable GESC Permit(s).
 - c. Since this site exceeds one (1) acre of disturbed area, the developer must obtain a State Stormwater Construction Permit from the Colorado Department of Public Health and Environment (CDPHE), in addition to the City of Lone Tree issued GESC Permit. Documentation of the State Permit coverage issuance will be required prior to issuance of the applicable City site GESC Permit.
4. We have provided the following comments referenced to the indicated sheets within the indicated individual documents. Comments provided also may apply to other sheets/locations in the Final Plat, Landscaping Plans and/or other Civil 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

Final Plat

Sheet 1 of 4

1. Tract Summary Chart:

- a. The proposed Cabela Drive extension public right-of-way being dedicated to the City by this Plat is listed as Tract A. However, none of the other proposed public streets within the Subdivision, which ROW also is being dedicated by the Plat, are listed as Tracts. For consistency, we would suggest the Cabela Drive ROW not be listed as a separate Tract.
- b. The Chart shows Tract D as being owned and maintained by the HOA. However, Tract D is the Cottonwood Creek drainage channel, which we understood was to be retained as Open Space to be owned and maintained by the Rampart Range Metro District (RRMD). This should be confirmed and the Chart updated accordingly.

Tract A
removed
from
Cabela Dr.

Ownership
shown as
Metro District

Open Space
added to
usage

c. Tracts G & L, per the Landscape Plans, appear to be planned as Parks. Perhaps it would be appropriate to update the Tract Use listing on the Chart to note the Park usage (and include as/if appropriate, the other identified uses as well).

Tract limits
revised by
Calibre to
address

d. Tracts I & J, as currently shown on Sheets 3 & 4, include the graded slope on either side of the Bluffside Drive channel crossing as well as portions of the Cottonwood Creek channel. As noted above, we understood the channel and associated open space was intended to be owned and maintained by the RRMD. It might be more correct to limit Tracts I & J to only the graded slope portions, and to include the balance of the currently shown Tracts I & J either as part of Tract D, or as separate Tract(s) identified for ownership & maintenance by RRMD (if and as appropriate).

Tract divided
into 2 tracts -
Tract N
maintained
by SGWSD

e. Tract N is the location of the proposed Southgate Water pressure booster station, as well as a proposed gravel trailhead parking area for the regional trail. Currently, the Chart lists Tract N to be owned and maintained by the HOA. Perhaps the Tract should be broken into two (or more) pieces to separate the portion for the pump station (which we anticipate will be owned & maintained by Southgate Water District), and the balance of the Tract. The ownership and maintenance of the balance of the Tract, including the trailhead parking area, should be clarified.

did not do

f. All, or major portions, of several of the Tracts are uphill of the developed subdivision proper and are generally undeveloped, except for retaining walls and/or drainage improvements above the retaining walls. (re: Tracts B, C, F, H). The Chart lists each of these generically as being for "Utility, Drainage and Public Access Easements". While this listing would not be "incorrect", we wonder if an "Open Space" listing might also (or alternatively) be appropriate.

Sheet 2 of 4

Removed

2. Note #8 is apparently a carryover from the Preliminary Plat. There are no Private Roads being proposed at this time, and Note #8 is therefore non-applicable, and should be deleted.

added
additional
labels

3. There are several locations where portions of proposed Tracts which, on initial review appear to be separate parcels from the Tract they are part of (re: portion of Tract J north-east of Lot 1, Sht. 2; portion of Tract G east of Lot 6, Sht. 2; portion of Tract K between Lots 45 & 46, Sht. 3; portion of Tract L, south-west of Lot 49, Sht. 3; portion of Tract I east of Lot 20, Sht. 4). Perhaps additional labeling can be added to better clarify these portions of Tracts.

Sheet 3 of 4

added

4. Curve C21 (at east end of Lot 47) is not included in the Curve Table on this sheet.

5. Line 16 in the Line Table does not appear to be labeled on this sheet (unless the 22.01 line dimension shown just east of the common boundary of Lots 23 & 24 is supposed to be L16).

L16 part of
tract label
by lot 12

Sheet 4 of 4

added

6. Curve C22 (at east end of Tract K portion between Lots 45 & 46) is not included in the Curve Table on this sheet.

Landscape Plans

We do not review and respond to Landscaping related issues, other than in a broad general sense or as pertains to potential conflict between the landscaping and other engineering related issues. In doing a cursory scan of the sheets, we did, however, note the following items:

7. Site Distance Triangles (per Douglas County Standards) should be included on the plans for all intersections. Landscaping within any of these site triangle limits must comply with the Douglas County standards. We have some concerns about potential for conflicts with these requirements at the following locations:
 - a. Fork Bluff Point, looking south-west at Bluffside Drive (Sheet LA-12).
 - b. Viewside Way, looking both NE and SW at Cabela Drive (Sheet LA-14)

Related Civil Documents:

As noted above, our comments on the related civil submittals will be provided and addressed directly with Calibre Engineering. Our initial review comments were provided to Calibre and Century Communities on 7/8/16. While we have several items that need to be resolved, we currently believe none of those comments are significant enough to recommend against approval consideration of the Final Plat.

CONCLUSIONS

Public Works/Engineering has raised some questions/concerns above. We recommend each of these be addressed to the satisfaction of the Planning Commission and Council during consideration for Final Plat approval. Additionally, we would request that, if Final Plat approval is issued prior to final engineering approvals of the various civil plans and reports, that the Final Plat Approval be issued subject to Final Engineering Approvals of the civil submittals.

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

Sincerely,



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

**Rampart Range Metropolitan District No. 1
8390 E. Crescent Pkwy, Ste 500
Greenwood Village, CO 80111
303-779-5710**

Ms. Jennifer Drybread
Senior Planner
City of Lone Tree
9220 Kimmer Drive, Ste 100
Lone Tree, CO 80124

July 6, 2016

Dear Jennifer:

Please consider this letter as part of the review process for the Tract GG / Century Communities submittal that is going before Counsel this month.

As we discussed, Rampart Range Metropolitan District will be constructing a paved parking area for a trailhead near the end of the Cabela's Drive extension. The extension is part of the tract GG/Century Communities' development. The future trailhead parking is anticipated to be located on the southeast side of the Cabela's Drive Extension (see attached). This construction is currently scheduled for 2018.

The district is committed to this project and we look forward to continuing to promote trail and open space activities in RidgeGate.

Sincerely,



Denise Denslow
District Manager

APPROXIMATE LOCATION OF THE PROPOSED TRAILHEAD IN RIDGEGATE
EAST OF TRACT GG TO BE CONSTRUCTED BY THE
RAMPART RANGE METRO DISTRICT
July 2016





May 20, 2016

City of Lone Tree
Attn. Mayor Jackie Millet
9220 Kimmer Drive
Suite 100
Lone Tree CO. 80124

RE: Privatization of Alicante Road

Dear Mayor Millet

Montecito HOA Board of Directors conducted a proxy vote of all Homeowners of record to determine the Association's vote to privatize a 60-foot portion of Alicante Road. Montecito HOA's acceptance of the proposed abandon stretch of Alicante was a condition of City Council's decision to approve the final plat for Tract GG the Retreat at Ridge Gate.

We conducted the proxy vote, and the number of homeowners responding to the proxy vote was insufficient to compel change to Montecito's Covenants, Conditions, and Restrictions.

Results of the vote require the Montecito HOA to cease discussion with Century Communities on privatization and return the road back to the City for Public access.

We appreciate the City's cooperation with the Montecito HOA and residents during the deliberation of the Tract GG referral.

Regards,

A handwritten signature in black ink, appearing to read "Kevin Spencer".

Kevin Spencer
President - Montecito HOA Board of Directors

cc: Seth Hoffman, City Manager

4.1.9 - Tract GG (Planning Area 11) Sub Area Plan Standards & Guidelines

Revised July 11, 2016

4.1.9.1 - Intent

The Sub Area Plan is intended to reduce the environmental and visual impacts of development and to guide the quality and character of the architecture.

4.1.9.2 - Variances

All variances from these standards must be in writing and will be reviewed administratively by the City of Lone Tree Planning Division. A determination must be made by the City that the variance furthers the intent of this Sub Area Plan. Denials of variances by the Community Development Director will be appealable to the City Council.

4.1.9.3 - Enforcement

The City's Planning staff and RidgeGate Design Review Committee (DRC) will review and enforce these standards and guidelines as provided herein. All building permit applications to the City must be accompanied by a letter of approval from the DRC as to compliance with the provisions in their purview. The developer must also submit evidence as to compliance with these standards & guidelines under City purview at the time of building permit application.

4.1.9.4 - Site Restrictions/Standards

These standards are reviewed and approved by the RidgeGate Design Review Committee (DRC).

- 4.1.9.4.a - To avoid a monotonous streetscape, no more than three of the same model with the same architectural style/elevation and same color scheme will be used within a cluster. Furthermore, the same model will not be built on adjacent lots or lots directly across from each other. No more than 30% of the same model will be built within the same cluster. Clusters are defined as follows and shown on the attached Cluster Map (Figure 1).

Cluster A: Lots 1- 5

Cluster B: Lots 6-10, Lots 32 - 38

Cluster C: Lots 11-15, Lots 27-31

Cluster D: Lots 16-26

Cluster E: Lots 39-50

4.1.9.5 - Fencing Standards

Open fencing only is permitted. Due to site grading, rock retaining walls are intended for side yards as required. Fencing, if desired, shall be installed by the future homeowner. If fencing is requested by a buyer, the developer will offer side and rear yard metal fencing without masonry columns per the image below. Wood and vinyl solid privacy fencing will not be allowed. Lots that have rear lot retaining walls will be required to install the 5 foot ornamental metal fence as shown below.

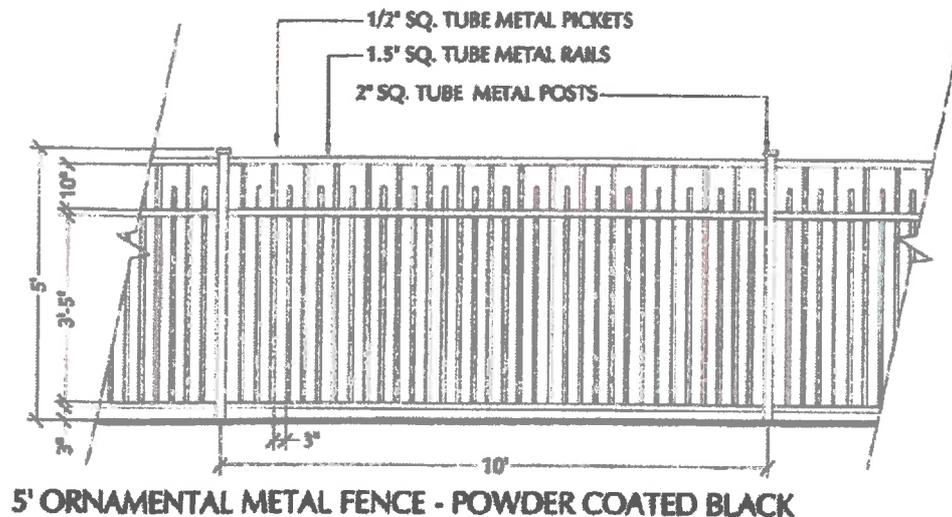


Figure 2. Optional Fencing

4.1.9.6 - Front and Rear Yard Landscaping Standards

The DRC will review landscape plans to ensure compliance with these standards. The following minimum plant materials are required for the front and rear yard:

- (1) 3.5" Deciduous Tree in Front Yard
- (9) 5 gallon Deciduous Shrubs
- (2) 5 gallon Evergreen Shrubs
- (8) 1 gallon Ornamental Grasses
- Kentucky/Texas Hybrid Sod

4.1.9.6.a – Downhill walkout lots have a 20' deep flat zone that embraces the street with driveways attaching at a perpendicular alignment. The front yard landscaping will be more manicured to enhance the approach to the home and blend site features such as patios and walls into the landscape. Shade trees shall be provided within the front 1/3 of the front yard creating shade along the street edge and sidewalk. The landscape will transition on the sides of the homes stepping down or terracing in the side yards to the rear yard.

4.1.9.6.b – Side loading downhill walkout lots have driveways entering the home with a 90 degree turn. The turning driveway shall have plantings to blend it with the grading of the lot. Other lot landscaping shall be similar to the Standards of the F1 type lot.

4.1.9.6.c – Flat lots that embrace the street with driveways attaching at a perpendicular alignment. The front yard landscaping shall complement the architecture and provide variety of landscape along the street frontage. The landscaping shall include foundation plantings that are sculpted and tie back into the street frontage. Shade trees shall be provided within the front 1/3 of the front yard creating shade along the street edge and sidewalk.

4.1.9.6.d – Rear downhill lots that transition to a sloped native open space without retaining walls. Rear yard fences are optional. The landscape shall provide a defensible zone for wildfire. The landscaping shall transition from manicured at the foundation to more native at the rear of the lot.

Ample drought tolerant plantings shall be provided to allow the architecture to blend into the native landscape. Planting beds shall separate private yard space from open space.

4.1.9.6.e – Rear downhill lots that transition to a sloped native open space with retaining walls. Rear yard fences are required. The landscape shall provide a defensible zone for wildfire. The retaining walls provide for both a physical and visual barrier between the lots and native open space. Landscaping for the rear of this type lot can be more manicured given the separation. Native, drought tolerant plants are encouraged.

4.1.9.6.f – Uphill rear lots that transition to a sloped native open space without retaining walls. Rear yard fences are optional. The landscape shall provide a defensible zone for wildfire. The landscaping shall transition from manicured at the foundation to more native at the rear of the lot. Ample drought tolerant plantings shall be provided to allow the architecture to blend into the native landscape. Planting beds shall separate private yard space from open space.

Figure 3. Landscaping Requirements (See attached Sheet L-1)

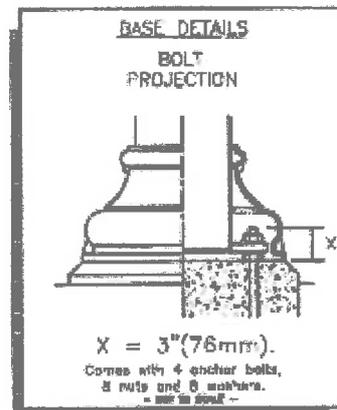
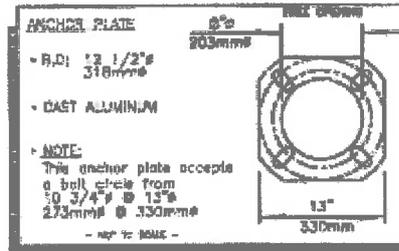
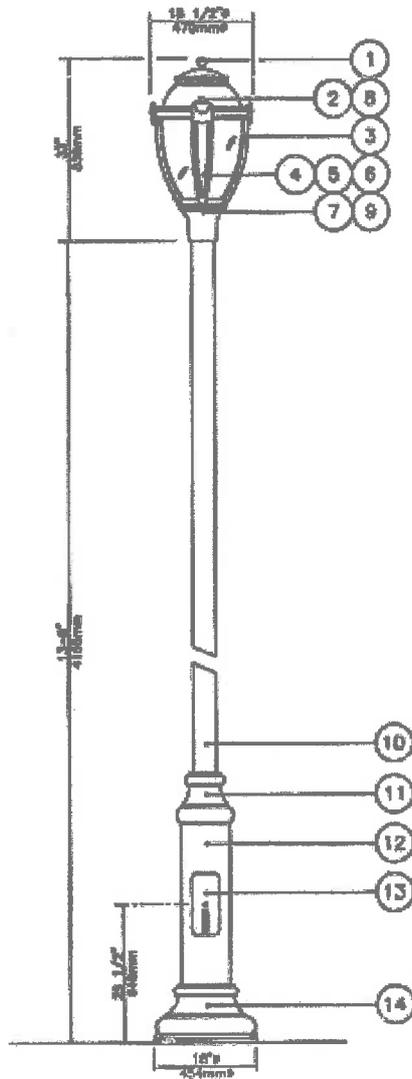
4.1.9.7 - Retaining Walls

Tract GG will employ a retaining wall design that correlates with location within the community and with the architectural and amenity area materials. The intent is a cohesive material palette with specific highlighted or enhanced areas. Side yard retaining walls are conceptually designed as low rock walls and typically do not require an engineered design. In areas with tiered walls, the developer will install low-water demand vegetation between the walls. The landscape plan for these walls will be reviewed and approved as part of the Final Plat.

Construction inspection reports, as-built records and a final written and sealed certification shall be provided (by a licensed professional structural engineer and/or professional Geotechnical Engineer) demonstrating that the engineered retaining walls as constructed are in conformance with the approved structural engineer design provided. This Certification shall be provided before approval for issuance of associated building permits.

4.1.9.8 - Lighting Guidelines

Tract GG will employ “dark skies” limitation on lighting. Exterior house lighting shall consist of fully cutoff fixtures only. The Park Plan developed by Henry Design Group designates proposed street light locations. Street lights will be the approved Ridgegate Street Light as shown below.



STEEL ANCHOR BOLTS
 3/4" x 20"
 (supplied by LUMEC)

NOTE: Pole height is: 14'-0" (4267mm)

TITLE: Lonetree RidgeGate L80 (Item C)		35147	
SCALE/NOTE: 1/2" = 1'-0"	NO. REVISION	DATE: 04-11-02	VER. MAL
N. OF DESIGN / DRAWING N.		PAGE	
L80 36147A		1/3	

Figure 4. Street Light Specifications

4.1.9.9 - Wildlife

Tract GG is designed to preserve most of Cottonwood Creek and associated riparian woodlands, with the exception of one road crossing. The preserved Cottonwood Creek woodlands will provide habitat for a variety of wildlife including birds and small mammals. Leaving the existing woody and herbaceous vegetation intact to help stabilize the drainage and surrounding slopes.

A small isolated wetland occurs within the project area; and will be preserved with the current plan. Most of the dense trees and shrubs along the Cottonwood Creek riparian corridor will remain, except at the southern end of the project. The road crossing at the southern end of the project will create a barrier to diminish wildlife movement between the riparian woodlands and wildlife habitat to the south and east; however, this riparian area is currently not a significant wildlife corridor because the road and detention pond to the north create a barrier to wildlife movement. Residents will be given information on living with wildlife by the developer at closing.

4.1.9.10 - Building Setbacks

These standards will be enforced by the City during Building Permit review and shown on plot plans.

- 4.1.9.10.a - Minimum Front Setback (see Figure 5 and 7a)
 - 10' Utility easement
 - 15' to side-load garages
 - 20' to front load garages
- 4.1.9.10.b - Minimum Rear Setback (see Figure 5 and 7a)
 - 15' to a covered or uncovered deck
 - In no case shall the primary structure or deck encroach into the 5'-0" rear yard drainage.
 - Stairs may encroach into the setback
- 4.1.9.10.c - Minimum Side Setback and Stepbacks (see Figures 5, 6 and 7a)
 - 5' side yard setbacks
 - The house shall be built to the side setback line for no more than 50% of the lot depth (e.g. 120 x 50% = 57.5')

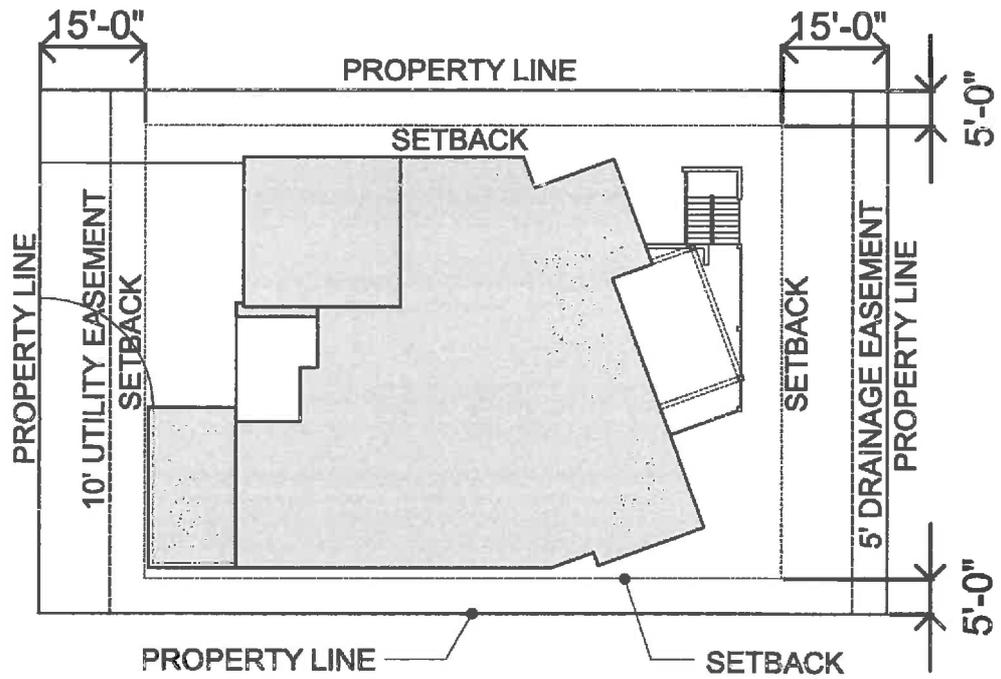


Figure 5. Front and Rear Yard Setbacks

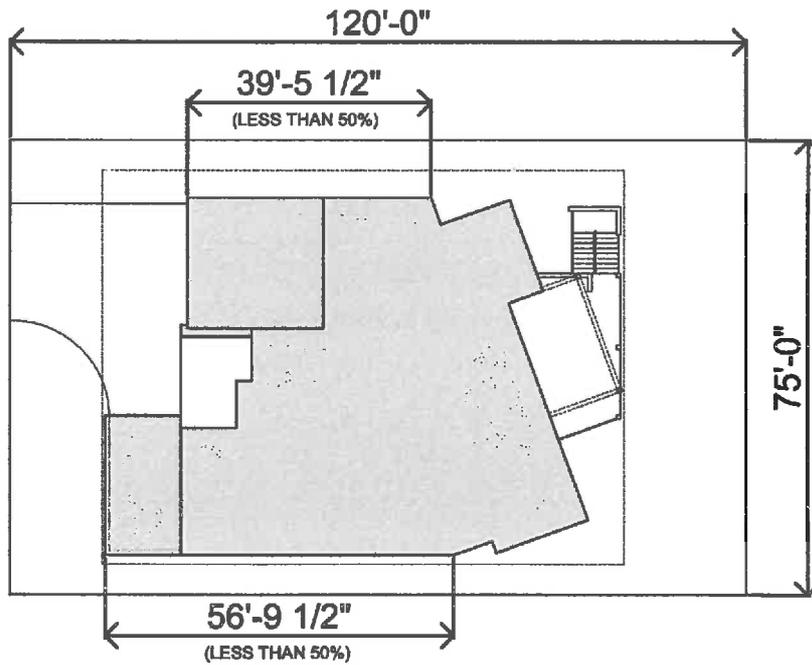


Figure 6. Side Step-Backs.

- 4.1.9.10.d - Setback modifications (Figures 7a, 7b, 7c, 7d and 7e).

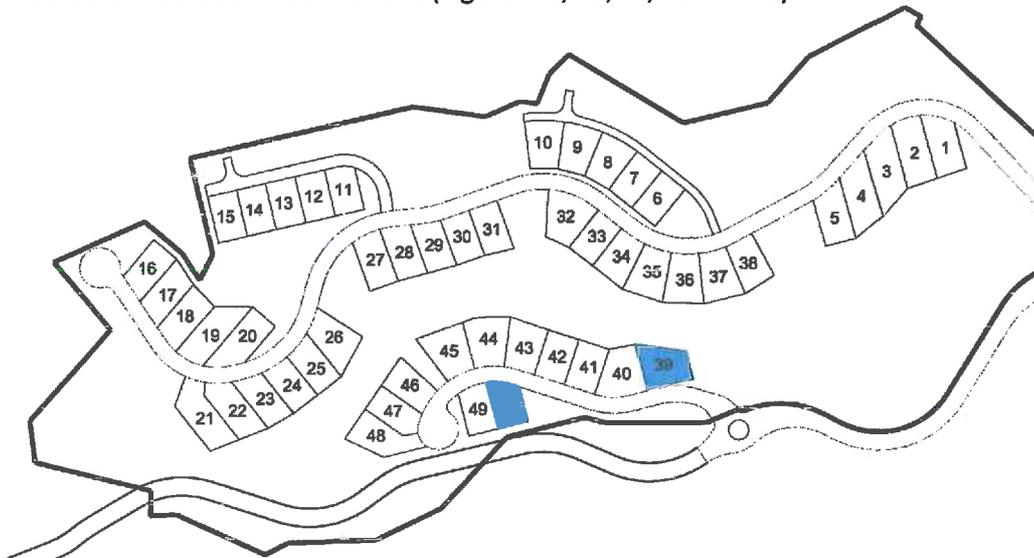


Figure 7a. Lots requiring setback modifications

- Lot 39 the setback from the NW lot line shall be the side setback and the setback from the NE lot line shall be the rear (see figure 7b & 7c).

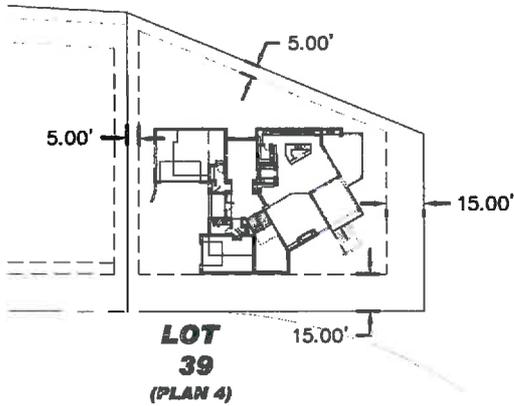


Figure 7b

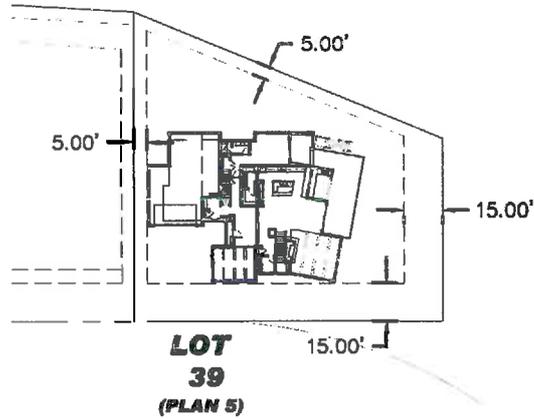


Figure 7c

- Lot 50 shall have a 5' side setback from the adjacent Tract L open space.

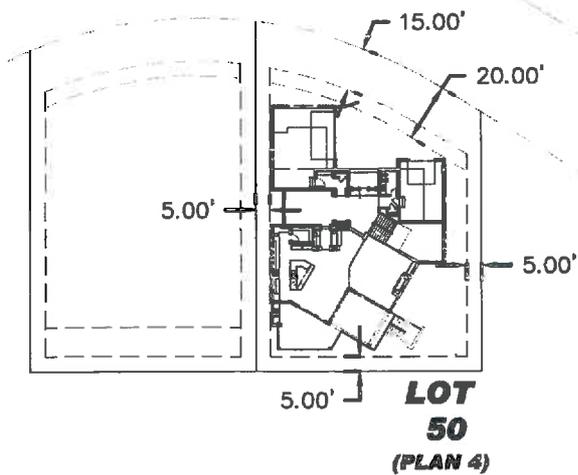


Figure 7d

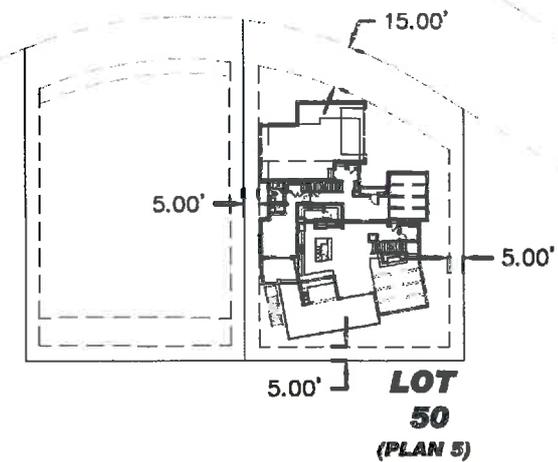


Figure 7e

4.1.9.11 - Integrating the Architecture into the Site

The DRC will review individual building plans to ensure compliance with these guidelines and standards.

Following the intent of the PDD, all home plans are developed to promote integration of the architecture into the site and feature low profile massing with low sloped roofs and less upper floor bulk. The project materials and architectural styles are also inspired by the site with all styles featuring natural materials like earth toned stucco, timber/wood accents and stone bases and elements that extend and integrate into the landscape. In addition, each proposed home plan shall feature at least 2 of the following strategies to further integrate the Architecture into the Site.

- Feature home plans that cluster the front door and garage doors to reduce the grading control points on the site and allow more of the site to slope naturally.
- Feature non-rectangular building form that angles to better align with the site's contours.
- Feature stepped living levels in the plan including split levels, sunken rooms, and other similar vertical arrangements.
- Feature architecture with raised foundation walls, hung joists and/or side-load garages that allow the finish floor elevation to be closer to or lower than the finish grade's high point adjacent to the house.
- Not locate rear main level and rear walk-out level patios on the downhill side of the lots. See Figure 8.

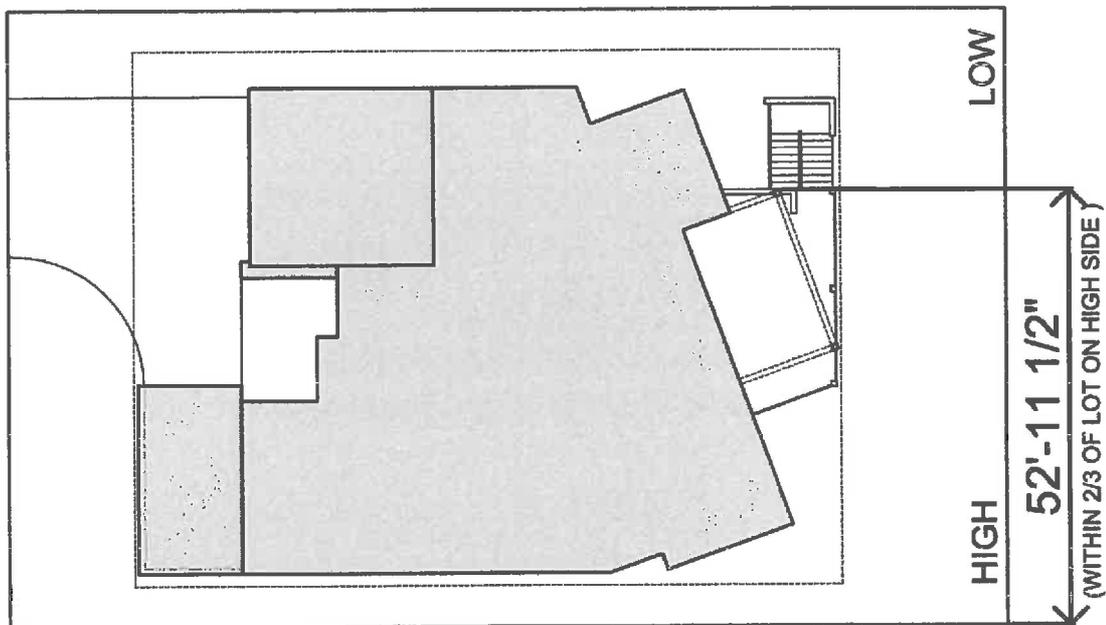


Figure 8. Rear Deck/Patio Location

4.1.9.12 - Additional Architectural Guidelines & Requirements

The DRC will review individual building plans to ensure compliance with these guidelines and standards.

- 4.1.9.13.a - Unbroken 3-story wall planes
 - No more than 33% of any rear elevation shall be an unbroken 3-story wall plane (covered or uncovered decks, roofs, wall plane breaks, etc. count as a wall break)
- 4.1.9.13.b - 360-degree architecture shall be provided for all plans through measures such as masonry, massing variation, trim and accent materials, detailing (corbels, brackets, shutters), and fenestration.

4.1.9.13 - Wildfire

The overall risk of the community is considered moderate according to the Wildfire Management Plan dated September 2015 as prepared by AnchorPoint Wildland Fire Solutions. Areas containing Gambel Oak are considered high risk. The following recommendations should be utilized to minimize the impact of a wildfire to the community. These mitigation measures for residential lots and common areas will become part of the Declaration of Covenants for Tract GG as reviewed and approved by the City and recorded prior to the first Certificate of Occupancy.

- Mitigate the risk of severe, uncontrollable wildfires by managing grass fuel through mowing adjacent to fencing and by thinning and low-limbing in Gambel oak stands.
- Rampart Range Metropolitan District shall communicate with South Metro Fire Rescue Authority (SMFRA) to be alerted when conditions are such that Gambel Oak becomes receptive to burning.
- Utilize only SMFRA Firewise plant list species for foundation plantings and landscaping.
- Install non-wood, Class B or better roofs.
- Restrict wood fencing.
- Do not allow yard clippings and yard waste to be dumped on open space land.
- Maintain a three (3) foot non-combustible perimeter around the base of all structures and under all, below roofline projections, including decks.
- Utilize the retaining wall adjacent to the interior Gambel Oak stand as a fuel break to backyards.

4.1.9.14– Miscellaneous

- Model Home Lots shall be Lots 1 and 2 with model home parking on Lot 3.
- Lot 1 and Lot 10 shall be Ranch home lots.
- Prior to conducting sales in the sales trailer or conducting sales offsite or within the model homes, the developer shall post a large map in the sales office and provide a map to purchasers and prospective purchasers of lots that shows the extension of Cabela Drive to the bluffs, with a note that states that there are a maximum of 346 residential units zoned for development on the mesa tops. The developer will also post signs with the same information and a map along the extension of Cabela Drive at the locations as provided on Attachment 4, with such signs to be maintained by the Rampart Range Metro District.
- The developer will build a small trailhead parking lot (13 parking spaces – as presented and approved at City Council April 5, 2016) at the location of the new pump house. The parking lot will be gravel only and marked Trail Head Parking. This work will be done at the time of

construction of the pump house. The developer will mark a temporary trail with poles, fence, and signage on the east side of the existing trail to connect with the temporary segment constructed by County Parks. This trail will be marked at the time when construction will occur for the extension of Cabela Drive to the first cul-de-sac to the south in Tract GG, so that trail access can continue during construction. No surface materials will be placed on this temporary trail.

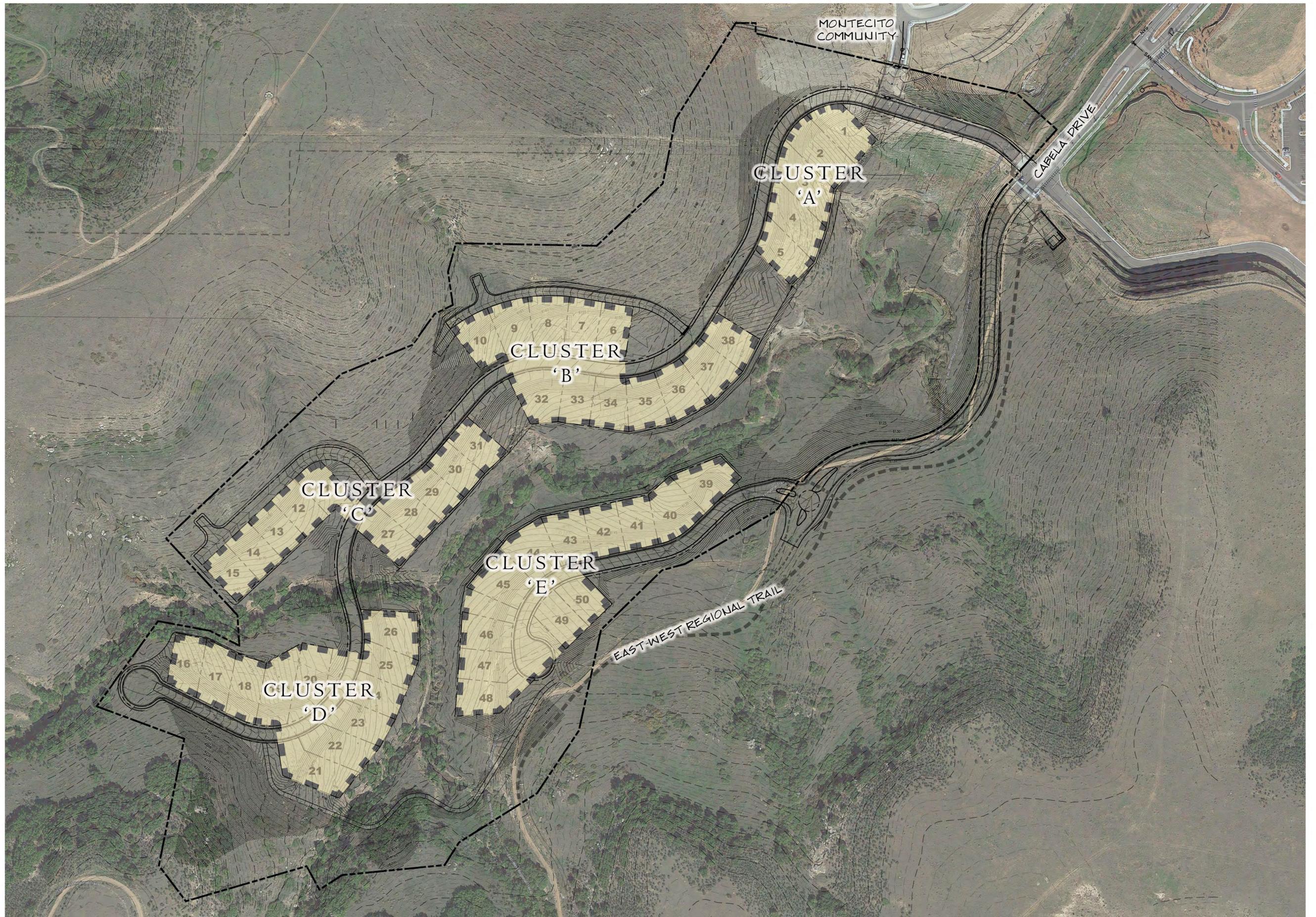
- Irrigation plans for the parks, entries, retaining walls and pump house shall be submitted to the Lone Tree Community Development office and approved by the City prior to the issuance of the first building permit in Tract GG.
- Irrigation water will be trucked to the landscaping at those areas located outside the Southgate Water District Boundary. The plants in this area will be landscaped during Phase II (or sooner at the developer's discretion) of development. Landscaping will be truck watered for two years, after which there would be a one-year trial period under which the landscaping would be subject to only natural rainfall/snowfall. Staff would inspect the landscaping at the end of that trial period. Should there be substantial plant loss (approximately 25% or more), as determined by staff, at the end of the trial period, they would be replaced by the developer with plants that did survive during this trial period or at the developer's option, the developer may replace the lost plant material with hardscape (to be approved by staff). If replaced with plants that did survive, following that, a two-year truck watering process would again be undertaken by the developer, at their cost, until these plants were established. Surety would be required of the developer sufficient to cover the costs of plant materials and watering through the first and second trial period. If replaced with hardscape, another two-year truck watering process would not be required. An additional Surety would not be required.
- Retaining wall height chart:
Excerpt from City Council Approval April 5, 2016 - "Proposed private streets (Tracts C and D) shall be designed to meet the City's public street standards per Public Works Department requirements, provided the resulting impact of retaining walls is not substantially greater than the applicant's current estimates (see chart below). The street design, grading and walls will be evaluated as part of the Final Plat review process, which will require City Council approval." Bold text below represents updated information based on final engineered plans as submitted to City of Lone Tree.

	Private Street Based on Preliminary Grading (Estimated)	Public Street based on Preliminary Grading (Estimated)	Cumulative change Private to Public based on Preliminary Grading (Estimated)	Public Street based on Final Grading Plans submitted to City	Cumulative change Final Grading compared to Estimated Private Street	Cumulative change Final Grading compared to Estimated Public Street
Fork Bluff Point (former Street C north)	(2) 8 ft. walls	(2) 8 ft. walls and a 6.5-foot wall	16 ft. to 22.5 ft. (+6.5 feet)	(2) 8 ft. walls and a 9.5-ft wall for 25.5 feet total	16 ft to 25.5 ft (+9.5 feet)	22.5 ft to 25.5 ft (+3 feet)
Fork Bluff Point (former Street C south)	(2) 8 ft walls and a 4 ft wall	(3) 8 ft walls	20 ft. to 24 ft. (+ 4 feet)	(2) 8 ft walls & (1) 12 ft wall for 28 feet total	20 ft. to 28 ft. (+8 feet)	24 ft to 28 ft (+4 feet)

Rockbluff Point (former Street D)	(1) 8 ft. wall and (1) 7 ft wall	(3) 8 ft walls and (1) 2.5 ft wall	15 ft. to 26.5 ft (+11.5 feet)	(1) 8 ft & (1) 10.5 ft for 18.5 feet total	15 ft to 18.5 ft (+3.5 feet)	26.5 ft to 18.5 ft (-8 feet)
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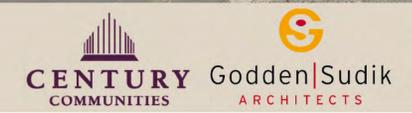
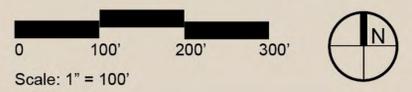
Attachments:

1. Cluster Map
2. Landscape Construction Plans dated July 11, 2016
3. Park Plan
4. Future Road Signage



Ridgeway Parcel GG
Lone Tree, Colorado

Cluster Map
February 26, 2016



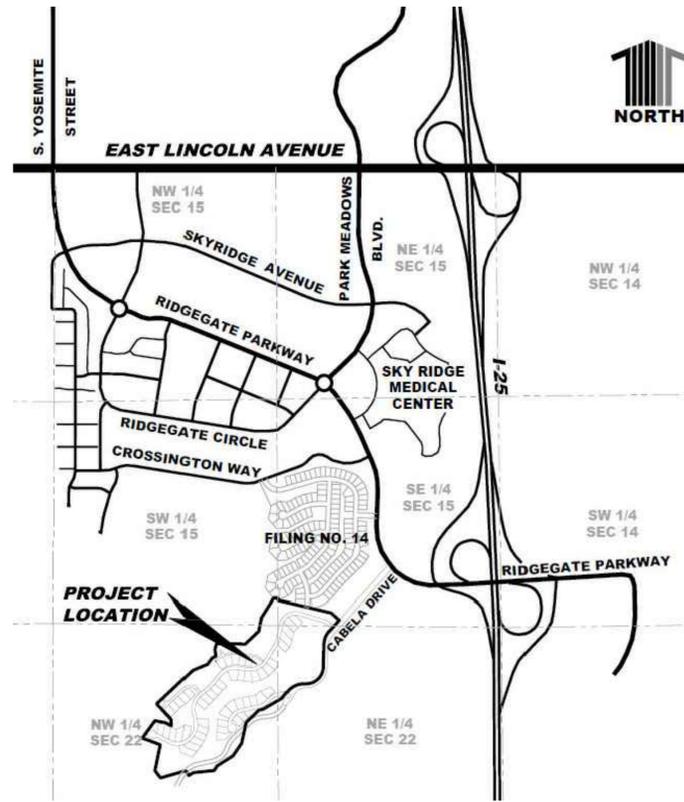
WILDFIRE MITIGATION RECOMMENDATIONS

The overall wildfire risk of the community is considered moderate. Areas containing Gambel Oak are considered high risk. The following recommendations should be utilized to minimize the impact of a wildfire to the community.

- 1) Mitigate the risk of severe, uncontrollable wildfires by managing grass fuel through mowing, adjacent to fencing and by thinning and low-limbing in Gambel Oak stands.
- Remove all dead and dying plants and or limbs from the Gambel Oak stands.
- 2) Communicate with SMFRA to be alerted when conditions are such that Gambel Oak becomes receptive to burning.
- 3) Utilize only SMFRA Firewise plant list species for foundation plantings and landscaping.
- 4) Install non-wood, Class B or better roofs.
- 5) Restrict wood fencing.
- 6) Do not allow yard clippings and yard waste to be dumped on open space land.
- 7) Maintain a three (3) foot non-combustible perimeter around the base of all structures and under all below roofline projections, including decks.
- 8) Utilize the retaining wall adjacent to the interior Gambel Oak stand as a fuel break to back yards.

NOTE

The drainage corridor to be pruned and maintained and coordinated with the Fire Department, Metro District and ERO.



VICINTY MAP

PROJECT TEAM

OWNER

CENTURY COMMUNITIES
 Century Communities
 8390 E. Crescent Parkway, Suite 650
 Greenwood Village, CO 80111
 Attn: Lisa Evans
 (303) 268-8376

ENGINEER

Calibre
 Calibre Engineering
 9090 S. Ridgeline Blvd., Suite 105
 Highlands Ranch, CO 80129
 Attn: Todd Johnson
 (303) 730-0403

ARCHITECT

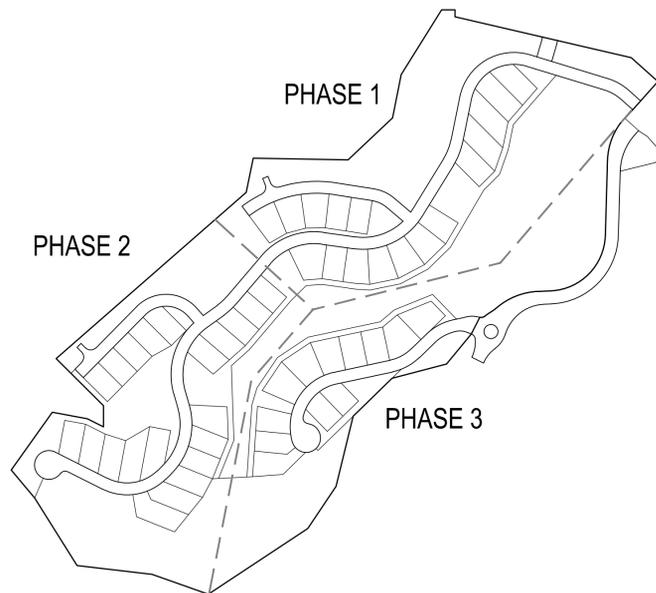
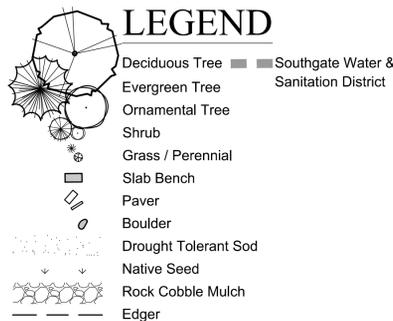
Godden|Sudik ARCHITECTS
 Godden|Sudik Architects
 Godden Sudik Architects
 6025 S Quebec St,
 Englewood, CO 80111
 Attn: Paul Brady
 (303) 455-4437

LANDSCAPE ARCHITECT

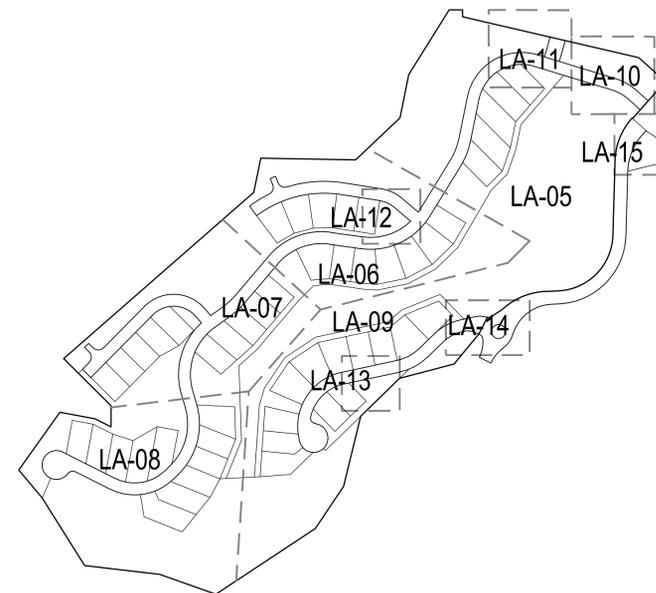
THE HENRY DESIGN GROUP
 LAND PLANNING • LANDSCAPE ARCHITECTURE & DESIGN
 1501 WAZEE SUITE 1-C DENVER, COLORADO 80202 P: 303-446-2368 F: 303-446-0958
 Henry Design Group
 1501 Wazee Suite 1-C
 Denver, CO 80202
 Attn: Karen Henry
 (303) 446-2368

NO.	REVISION	DATE	BY
1	INITIAL SUBMITTAL	6-15-16	-
2	CITY COMMENTS	6-22-16	-
3			

Developer
 Century Communities
 8390 E. Crescent Parkway
 Suite 650
 Greenwood Village, CO 80111
 Contact: Lisa Evans



PHASING



KEY MAP

SHEET INDEX

CS-01	COVER SHEET
LA-01	LANDSCAPE NOTES
LA-02	PLANTING DETAILS
LA-03	PLANT SCHEDULE
LA-04	OVERALL LANDSCAPE PLAN
LA-05	LANDSCAPE PLAN
LA-06	LANDSCAPE PLAN
LA-07	LANDSCAPE PLAN
LA-08	LANDSCAPE PLAN
LA-09	LANDSCAPE PLAN
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LA-12	LANDSCAPE PLAN ENLARGEMENT
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LA-14	LANDSCAPE PLAN ENLARGEMENT
LA-15	LANDSCAPE PLAN ENLARGEMENT
LA-16	LANDSCAPE DETAILS



Utility Notification
 Center of Colorado
 Administrative Office 303-232-1991
 16361 Table Mountain Parkway
 Golden, Co. 80403
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG,
 GRADE OR EXCAVATE FOR THE MARKING OF
 UNDERGROUND MEMBER UTILITIES.



RIDGEGATE GG
COVER SHEET

DATE: 7/11/16
 JOB NO: -
 DRAWN BY: SA
 APPROVED: KH
 CADD FILE: -

CS-01

GENERAL NOTES

1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
2. VERIFY ALL PLAN SCALES PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
3. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTED BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
6. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
7. REVIEW THE GEOTECHNICAL REPORT PRIOR TO ANY CONSTRUCTION.
8. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
9. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
12. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
13. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
16. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
17. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
18. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
20. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY THE GRADING, EROSION AND SEDIMENT CONTROL PLAN (GESC) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
21. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE

- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
22. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
 23. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
 24. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
 25. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
 26. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
 27. OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
 28. MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
 29. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
 30. PERFORATED STEEL EDGER SHALL BE INSTALLED ALONG ALL REAR PROPERTY LINES AND AT LOW POINTS WHERE EDGER HAS THE POTENTIAL TO CAUSE DAMMING OF WATER. ALL STEEL EDGER SHALL BE 14 GAUGE X 4" STEEL ROLLED TOP STYLE.

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE LOOSENEED.
10. ALL TURF AND BED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
11. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
12. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 6' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 2.5' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
13. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
14. ALL TREES ARE TO BE STAKED WITH WOOD STAKES AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING WOOD STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
15. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
16. TREE WRAP SHALL BE APPLIED IN LATE FALL AFTER INSTALLATION AND REMOVED IN SPRING. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE WRAPPED.
17. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
18. SHRUB, GROUND COVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN

- ADJACENT TO CURBS, WALLS, WALKS OR SOLID REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
19. IN ALL CASES SHRUB, GROUND COVER AND PERENNIAL BEDS ADJACENT TO BUILDING AND WALL FOUNDATIONS SHALL BE CONTAINED BY 4" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE PERFORATED EDGER, RYERSON OR EQUAL. EDGER SHALL NOT RESTRICT THE FREE FLOW OF DRAINAGE OR DAM WATER IN ANY CASE. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
 20. ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 4" DEPTH, 3/4" TO 1 -1/2" MIXED RIVER ROCK MULCH OVER GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER, ORNAMENTAL GRASSES AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4" DEPTH SHREDDED CEDAR LANDSCAPE MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS.
 21. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
 22. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDDED AND RESTORED WITH SPECIFIED SEED MIX.
 23. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
 24. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
 26. SOFT SURFACE TRAILS NEXT TO MANICURED TURF OR SHRUB BEDS SHALL BE CONTAINED WITH 4" x 14 GAUGE GREEN ROLL TOP EDGER, RYERSON OR EQUAL. SOFT SURFACE TRAILS ADJACENT TO NATIVE AREAS DO NOT REQUIRE EDGER.
 27. PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED. UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER.
 28. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
 29. 8' MOW STRIP REQUIRED AT REAR AND /OR SIDE LOT LINES WHERE RESIDENTIAL LOTS ABUT OPEN SPACE.
 30. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY OF LONETREE'S SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE (SPECIFICATIONS AND DETAILS PROVIDED WITH THE PLANS VERSUS THE CITY OF LONETREE'S SPECIFICATIONS AND DETAILS).
 31. ALL STREET TREES SHOWN IN FRONT OF RESIDENTIAL LOTS AND OUTSIDE OF THE LIMITS OF WORK FOR THIS CONSTRUCTION SET ARE CONCEPTUAL. AS PART OF THE DESIGN GUIDELINES THESE TREES WILL BE INSTALLED BY THE HOME BUILDER IN A QUANTITY AND TYPE OF STREET TREE SPECIES PER LANDSCAPE PLANS TO MATCH THE CRITERIA OF ONE TREE PER LOT. THE FINAL LOCATION OF THESE TREES MAY BE ADJUSTED TO AVOID AND MINIMIZE CONFLICTS WITH RESIDENTIAL UTILITY SERVICES, FIRE HYDRANTS, STREET LIGHTS, AND DRIVEWAYS.
 32. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN.
 33. SENSITIVE PLANT MATERIAL (SPECIFICALLY SHRUBS) WILL BE INSTALLED DURING APRIL AND MAY ONLY.
 34. MULCH WILL BE INSTALLED AT THE END OF THE INSTALLATION PERIOD AND ONLY AFTER THE OWNER'S CONSENT.
 35. TEMPORARY IRRIGATION TO BE IN AREAS RESEEDDED WITH NATIVE GRASS, AND WATERED UNTIL ESTABLISHED.

NO.	REVISION	DATE	BY
1	INITIAL SUBMITTAL	6-15-16	-
2	CITY COMMENTS	6-22-16	-
3	-	-	-

Developer
 Century Communities
 8390 E. Crescent Parkway
 Suite 650
 Greenwood Village, CO 80111
 Contact: Lisa Evans

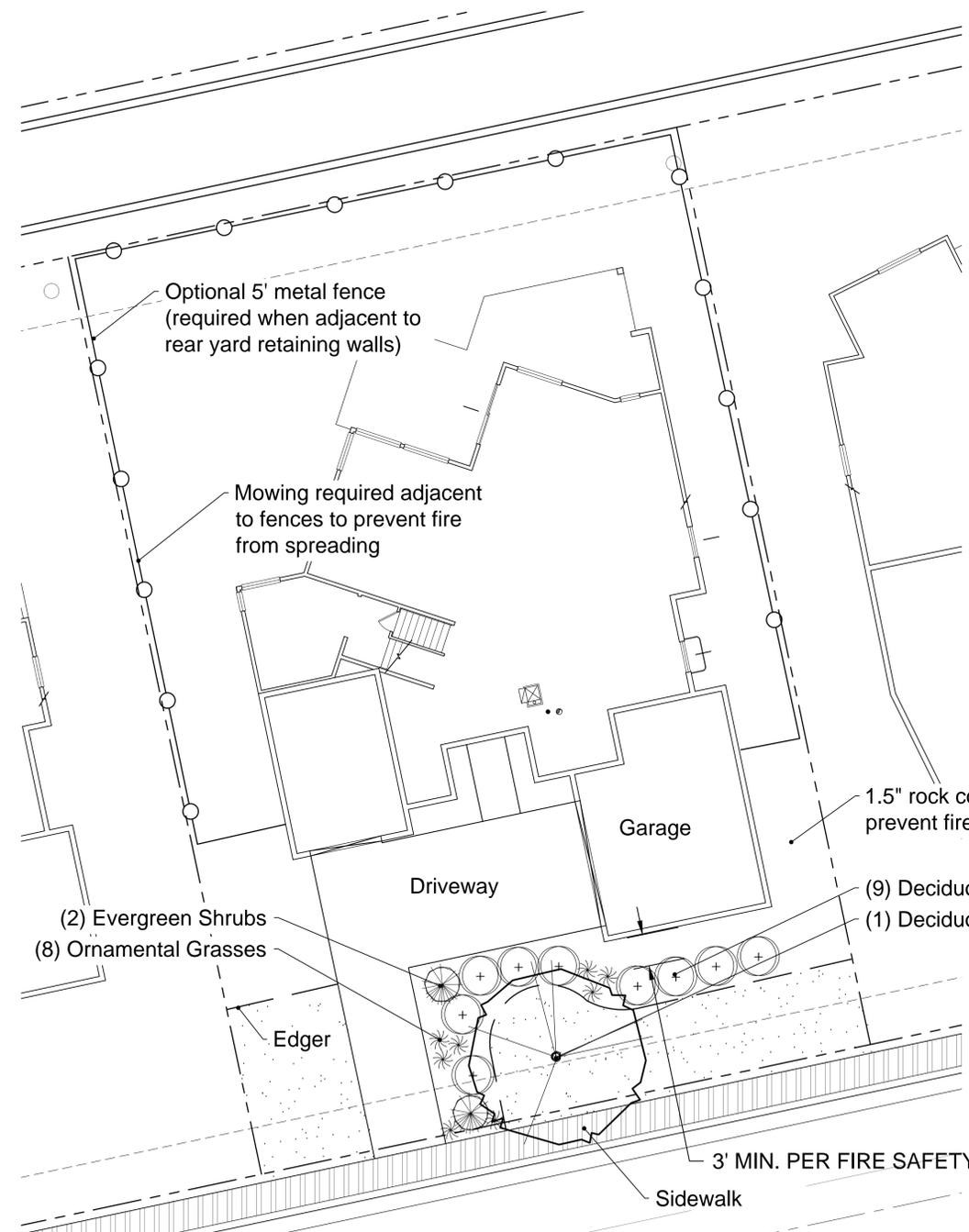


RIDGEGATE GG

LANDSCAPE NOTES

DATE: 7/11/16
 JOB NO: -
 DRAWN BY: SA
 APPROVED: KH
 CADD FILE:

LA-01



LOT TYPICAL
1"=10'

Minimum Plant materials

- (1) 3.5" Deciduous Shade Tree in Front Yard
- (9) #5 Deciduous Shrubs
- (2) #5 Evergreen Shrubs
- (8) #1 Ornamental Grasses
- Drought Tolerant Sod including Kentucky/Texas Hybrid and Tall Fescues
- All plants to be FireWise and Deer Resistant, see LA-03 for list of available plant material

FRONT AND REAR YARD LANDSCAPE GUIDELINES

F1 - Downhill walkout lots have a 20' deep flat zone that embraces the street with driveways attaching at a perpendicular alignment. The front yard landscaping will be more manicured to enhance the approach to the home and blend site features such as patios and walls into the landscape. Shade trees shall be provided within the front 1/3 of the front yard creating shade along the street edge and sidewalk. The landscape will transition on the sides of the homes stepping down or terracing in the side yards to the rear yard.

F2 - Side loading downhill walkout lots have driveways entering the home with a 90 degree turn. The turning driveway shall have plantings to blend it with the grading of the lot. Other lot landscaping shall be similar to the guidelines of the F1 type lot.

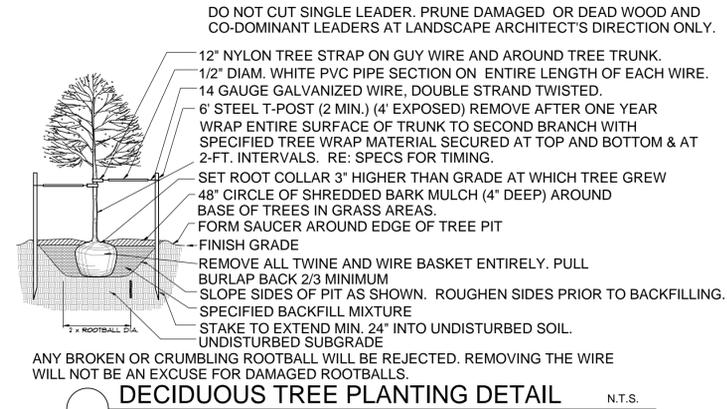
F3 - Flat lots that embrace the street with driveways attaching at a perpendicular alignment. The front yard landscaping shall complement the architecture and provide variety of landscape along the street frontage. The landscaping shall include foundation plantings that are sculpted and tie back into the street frontage. Shade trees shall be provided within the front 1/3 of the front yard creating shade along the street edge and sidewalk.

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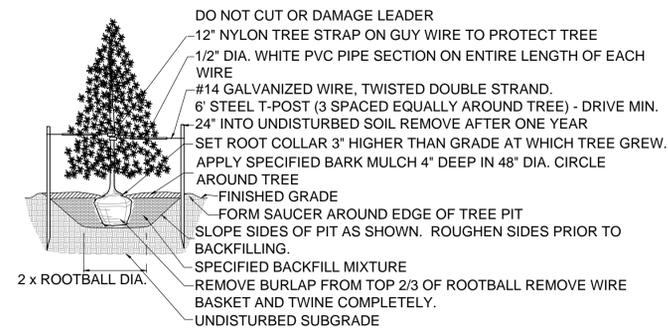
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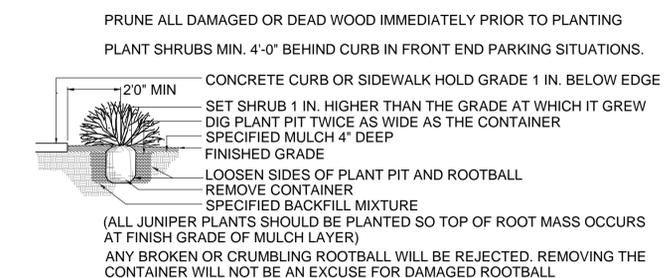
PLANTING DETAILS



DECIDUOUS TREE PLANTING DETAIL N.T.S.



EVERGREEN TREE PLANTING DETAIL N.T.S.



SHRUB PLANTING DETAIL N.T.S.

NO.	REVISION	DATE	BY
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3			

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RIDGEGATE GG
LOT TYPICAL /
PLANTING DETAILS

DATE: 7/11/16
JOB NO: -
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APPROVED: KH
CADD FILE:

LA-02

PLANT LIST

DR*=Deer Resistant (Town of Parker)
DR**=Deer Resistant (Alameda Nursery)
FW=Fire Wise
DR=Deer Resistant

SHADE TREES						
Qty.	Sym.	Scientific Name	Common Name	Size	Water Use	Notes
23	CH	Celtis occidentalis	Western Hackberry	2" cal. B&B	Xeric	DR*
17	IH	Gleditsia triacanthos inermis 'Imperial'	Imperial Honeylocust	2" cal. B&B	Low Hydro	FW / DR
8	OB	Aesculus glabra	Ohio Buckeye	2" cal. B&B	Low Hydro	DR*
9	RHC	Aesculus x carnea 'Briotti'	Red Horsechestnut	2" cal. B&B	Low Hydro	DR*
5	SH	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2" cal. B&B	Low Hydro	FW / DR
12	SKH	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	2" cal. B&B	Low Hydro	FW / DR
35	SUH	Gleditsia triacanthos inermis 'Sunburst'	Sunburst Honeylocust	2" cal. B&B	Low Hydro	FW / DR
ORNAMENTAL TREES						
6	BTM	Acer grandidentatum	Bigtooth Maple	2" cal. B&B	Xeric	
4	CCH	Crataegus laevigata 'Crimson Cloud'	Crimson Cloud Hawthorn	2" cal. B&B	Low Hydro	
10	RH	Crataegus ambigua	Russian Hawthorn	2" cal. B&B	Xeric	FW / DR**
26	TCH	Crataegus crus-galli	Thornless Cockspur Hawthorn	2" cal. B&B	Xeric	FW
3	WH	Crataegus phaenopyrum	Washington Hawthorn	2" cal. B&B	Xeric	FW
23	WKH	Crataegus viridis 'Winter King'	Winter King Hawthorn	2" cal. B&B	Xeric	FW
EVERGREEN TREES						
5	AP	Pinus nigra	Austrian Pine	6' B&B	Low Hydro	DR**
25	BP	Pinus heldreichii	Bosnian Pine	6' B&B	Low Hydro	DR**
26	CBS	Picea pungens	Colorado Blue Spruce	6' B&B	Low Hydro	DR*
12	PP	Ponderosa Pine	Pinus ponderosa	6' B&B	Xeric	DR*
12	PNP	Pinus edulis	Pinon Pine	6' B&B	Xeric	DR*
6	FBS	Picea pungens 'Fastigiata'	Fastigate Blue Spruce	6' B&B	Low Hydro	DR*
9	HBS	Picea pungens 'Hoopsii'	Hoppsi Blue Spruce	6' B&B	Low Hydro	DR*
2	VPP	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramidal Pine	6' B&B	Low Hydro	
EVERGREEN SHRUBS						
21	ACJ	Juniperus communis 'Alpine Carpet'	Alpine Carpet Juniper	5 Gallon	Low Hydro	
49	BHJ	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	5 Gallon	Xeric	DR*
109	BRJ	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	5 Gallon	Xeric	DR*
10	CHM	Arcotostaphylos x coloradensis 'Chieftan'	Chieftan Manzanita	5 Gallon	Xeric	
16	CJ	Juniperus communis montana	Common Juniper	5 Gallon	Xeric	
15	GBS	Picea pungens 'Globosa'	Globe Blue Spruce	5 Gallon	Mod Hydro	
11	HMA	Arctostaphylos X. media	Hybrid Manzanita	5 Gallon	Xeric	
20	EGE	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Euonymous	5 Gallon	Low Hydro	
96	SGJ	Juniperus chinensis 'Sea Green'	Seagreen Juniper	5 Gallon	Low Hydro	DR*
2	SMP	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 Gallon	Low Hydro	
43	MOM	Cercocarpus montanus	Mountain Mahogany	5 Gallon	Xeric	FW

Note:
Water needs based on Alameda Nursery catalogue and Town of Parker Xeric Plant List.
FireWise Plant List prepared by Phil Hoefer, Colorado State Forest Service (included in Ridgegate Tract GG Development Wildfire Management Plan).

Douglas County Permanent Drill Seed Mix					
Common Name	Botanical Name	Variety	Notes	% in Mix	Pounds of PLS Per Acre
BIG BLUESTEM	Andropogon gerardi	KAW	PNWS	10	1.1
YELLOW INDIANGRASS	Sorghastrum nutans	CHEYENNE	PNWS	10	1
SWITCHGRASS	Panicum virgatum	BLACKWELL	PNWS	10	0.4
SIDEGATS GRAMA	Bouteloua curtipendula	VAUGHN	PNWB	10	0.9
WESTERN WHEATGRASS	Pascopyrum smithii	ARRIBA	PNCS	10	1.6
BLUE GRAMA	Bouteloua gracilis	HACHITA	PNWB	10	0.3
THICKSPIKE WHEATGRASS	Elymus lanceolatus ssp. dasystachyum	CRITANA	PNCS	10	1
PRAIRIE SANDREED	Calamovilfa longifolia	GOSHEN	PNWS	10	0.7
GREEN NEEDLEGRASS	Stipa viridula	LODORM	PNCB	10	1
SLENDER WHEATGRASS	Elymus trachycaulus ssp. trachycaulus	PRYOR	PNCB	5	0.6
STREAMBANK WHEATGRASS	Elymus lanceolatus ssp. riparium	SODAR	PNCS	5	0.6

DECIDUOUS SHRUBS						
Qty.	Sym.	Scientific Name	Common Name	Size	Water Use	Notes
13	AC	Ribes alpinum	Alpine Currant	5 Gallon	Low Hydro	DR**
37	ADF	Forsythia 'Arnold Dwarf'	Arnold Dwarf Forsythia	5 Gallon	Low Hydro	FW
41	APL	Fallugia paradoxa	Apache Plume	5 Gallon	Xeric	FW / DR
63	AWP	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	5 Gallon	Low Hydro	
12	AWS	Spirea japonica 'Anthony Waterer'	Anthony Waterer Spirea	5 Gallon	Low Hydro	DR*
24	BB	Buddleia davidii	Butterfly Bush	5 Gallon	Low Hydro	
27	BEA	Kolkwitzia amabilis	Beauty Bush	5 Gallon	Low Hydro	
16	BMS	Caryopteris x clandonensis 'Blue Mist'	Blue Mist Spirea	5 Gallon	Xeric	DR**
40	RTD	Cornus stolonifera 'Bailey'	Bailey Redtwig Dogwood	4' B&B	Low Hydro	FW DR
47	CHP	Ligustrum vulgare 'Cheyenne'	Cheyenne Privet	4' B&B	Xeric	DR*
3	CSC	Prunus besseyi 'Pawnee Buttes	Creeping Sand Cherry	5 gallon	Xeric	
20	CWL	Syringa Vulgaris alba	Common White Lilac	5 Gallon	Low Hydro	FW / DR
35	DGN	Physocarpus opifolius 'Darts Gold'	Darts Gold Ninebark	5 Gallon	Low Hydro	FW
22	DBU	Euonymus alatus 'Compactus'	Dwarf Burning Bush	4' B&B	Low Hydro	FW / DR
21	GDP	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	5 Gallon	Low Hydro	
57	GLS	Rhus aromatica 'Gro-Low'	Dwarf Fragrant Sumac	5 Gallon	Xeric	DR*
13	LP	Ligustrum vulgare 'Lodense'	Lodense Privet	5 Gallon	Xeric	
12	MKL	Syringa pubescens patula 'Miss Kim'	Miss Kim Lilac	5 Gallon	Low Hydro	DR*
82	MV	Viburnum lantana 'Mohican'	Mohican Viburnum	5 Gallon	Low Hydro	
6	NC	Prunus tomentosa	Nanking Cherry	4' B&B	Mod Hydro	DR*
3	NMP	Forestiera neomexicana	New Mexico Privet	5 Gallon	Xeric	
8	PCE	Cotoneaster 'Peking'	Peking Cotoneaster	4' B&B	Mod Hydro	DR**
93	RS	Perovskia atriplicifolia	Russian Sage	5 Gallon	Low Hydro	DR*
5	RSR	Holodiscus dumosus	Rock Spirea	5 Gallon	Xeric	
31	GFS	Spirea nipponica 'Goldflame'	Gold Flame Spirea	5 Gallon	Low Hydro	
3	SMS	Spirea nipponica 'Snowmound'	Snowmound Spirea	5 Gallon	Low Hydro	
19	SNM	Symphoricarpos albus	Snowberry	5 Gallon	Xeric	
1	SS	Amelanchier alnifolia	Saskatoon Serviceberry	4' B&B	Mod Hydro	
48	SGB	Cytisus purgans	Spanish Gold Broom	5 Gallon	Low Hydro	DR*
48	THB	Rhamnus frangula 'Columnaris'	Tall Hedge Buckthorn	5 Gallon	Low Hydro	
32	TGR	Chrysothamus nauseous graveolens	Tall Green Rabbitbrush	5 Gallon	Low Hydro	FW / DR
1	WSC	Prunus besseyi	Western Sand Cherry	5 Gallon	Xeric	
4	YFC	Ribes aureum	Yellow Flowering Currant	5 Gallon	Low Hydro	FW
ORNAMENTAL GRASSES						
50	DFG	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 Gallon	Low Hydro	DR*
36	HSG	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	4" Pot	Low Hydro	DR**
126	KFG	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gallon	Low Hydro	DR*
72	LBG	Schizachyrium scoparium	Little Bluestem Grass	1 Gallon	Xeric	DR**
21	MLM	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	1 Gallon	Low Hydro	DR*
66	MG	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 Gallon	Low Hydro	DR*
10	SBG	Andropogon saccharoides	Silver Beard Grass	1 Gallon	Xeric	
PERENNIALS						
12	AHM	Agastache 'Ava'	Ava's Hummingbird Mint	1 Gallon	Low Hydro	DR**
34	BC	Nepeta faasseni 'Select Blue'	Blue Catmint	1 Gallon	Low Hydro	DR**
34	BES	Rudbeckia hirta	Black Eyed Susan	1 Gallon	Low Hydro	DR*
19	EPP	Penstemon 'Elfin Pink'	Elfin Pink Penstemon	1 Gallon	Low Hydro	DR**
13	JB	Centranthus ruber 'Coccineum'	Jupiter's Beard	1 Gallon	Low Hydro	DR**
0	MPC	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	1 Gallon	Low Hydro	DR*
25	FG	Solidago rugosa 'Fireworks'	Fireworks Goldenrod	1 Gallon	Low Hydro	DR**
5	FGP	Dianthus gratianopolitanus 'Firewitch'	Firewitch Garden Pink	1 Gallon	Low Hydro	DR**
69	MB	Liatris spicata	Morning Blazing Star	1 Gallon	Low Hydro	DR**
44	MY	Achillea millefolium 'Moonshine'	Moonshine Yarrow	1 Gallon	Low Hydro	DR*
7	PYP		Prairie Yellow Primrose			
34	RHG	Geranium 'Rozanne' PP12175	Rozanne Hardy Geranium	1 Gallon	Low Hydro	DR**
VINES						
26	GFH	Lonicera heckrottii	Goldflame Honeysuckle	1 Gallon	Xeric	

NO.	REVISION	DATE	BY
		6-15-16	-
1	INITIAL SUBMITTAL	6-22-16	-
2	CITY COMMENTS	-	-
3	-	-	-

Developer
Century Communities
8390 E. Crescent Parkway
Suite 650
Greenwood Village, CO 80111
Contact: Lisa Evans



RIDGEGATE GG
PLANT LIST

DATE: 7/11/16
JOB NO: -
DRAWN BY: SA
APPROVED: KH
CADD FILE:

LA-03

FRONT AND REAR YARD LANDSCAPE GUIDELINES

F1 - Downhill walkout lots have a 20' deep flat zone that embraces the street with driveways attaching at a perpendicular alignment. The front yard landscaping will be more manicured to enhance the approach to the home and blend site features such as patios and walls into the landscape. Shade trees shall be provided within the front 1/3 of the front yard creating shade along the street edge and sidewalk. The landscape will transition on the sides of the homes stepping down or terracing in the side yards to the rear yard.

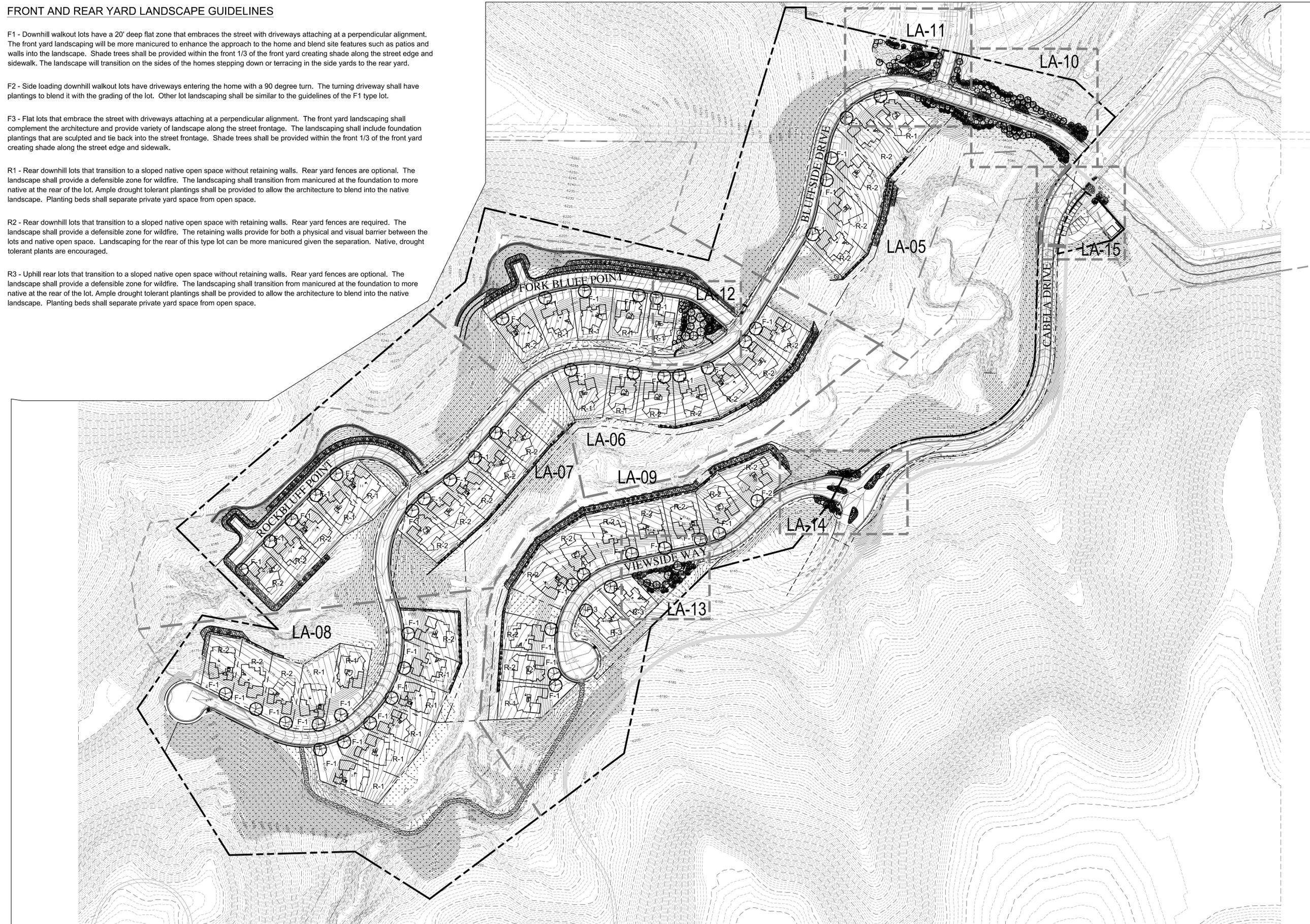
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Developer
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RIDGEGATE GG
OVERALL LANDSCAPE PLAN

DATE: 7/11/16
 JOB NO: -
 DRAWN BY: SA
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LA-04

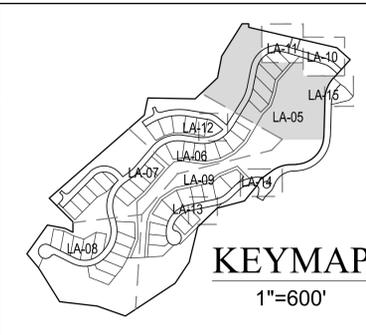
OVERALL LANDSCAPE PLAN
 1"=100'



LEGEND

- Deciduous Tree
- Evergreen Tree
- Ornamental Tree
- Shrub
- Grass / Perennial
- Slab Bench
- Paver
- Boulder
- Drought Tolerant Sod
- Native Seed
- Rock Cobble Mulch
- Edger

Southgate Water & Sanitation District



NO.	REVISION	DATE	BY
1	INITIAL SUBMITTAL	6-15-16	-
2	CITY COMMENTS	6-22-16	-
3			

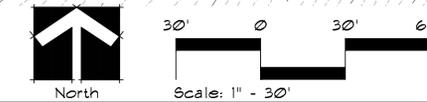
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THE HENRY DESIGN GROUP
LANDSCAPE ARCHITECTURE & DESIGN
1501 W. 10TH STREET, SUITE 140, DENVER, COLORADO 80202
Phone: 303-446-2368 Fax: 303-446-0958

RIDGEGATE GG
LANDSCAPE PLAN

LANDSCAPE PLAN
1"=30'



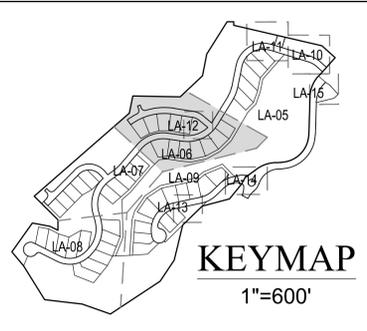
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LA-05

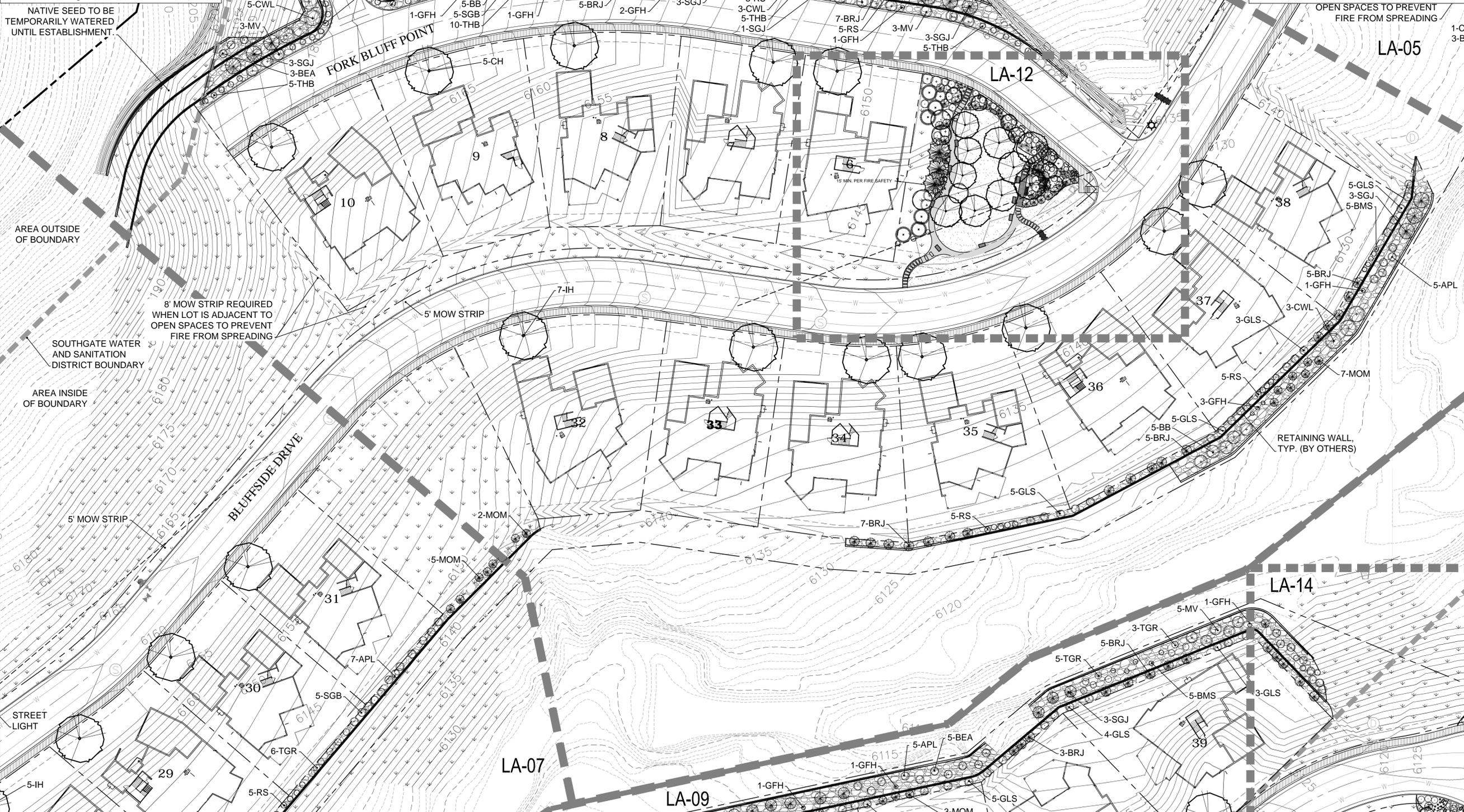
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- Shrub
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Southgate Water & Sanitation District



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RIDGEGATE GG

LANDSCAPE PLAN

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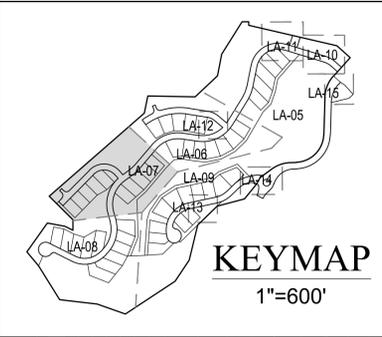
LA-06



LEGEND

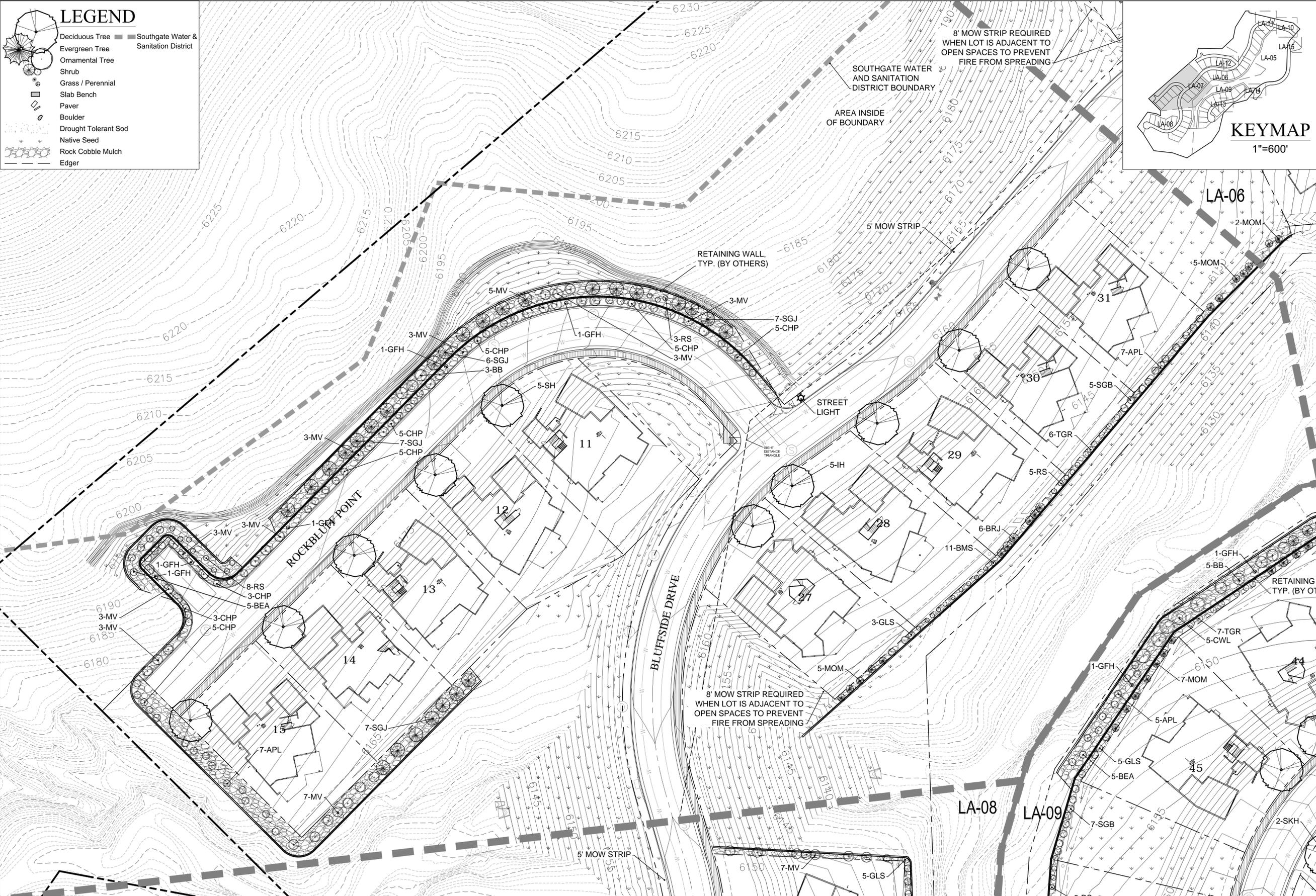
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Southgate Water & Sanitation District



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RIDGEGATE GG

LANDSCAPE PLAN

LANDSCAPE PLAN
1"=10'

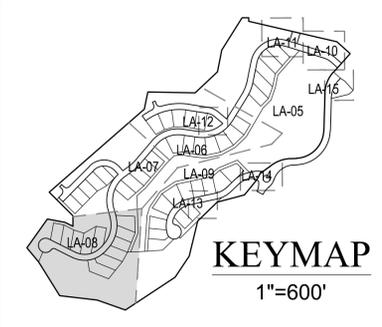


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LA-07

LEGEND

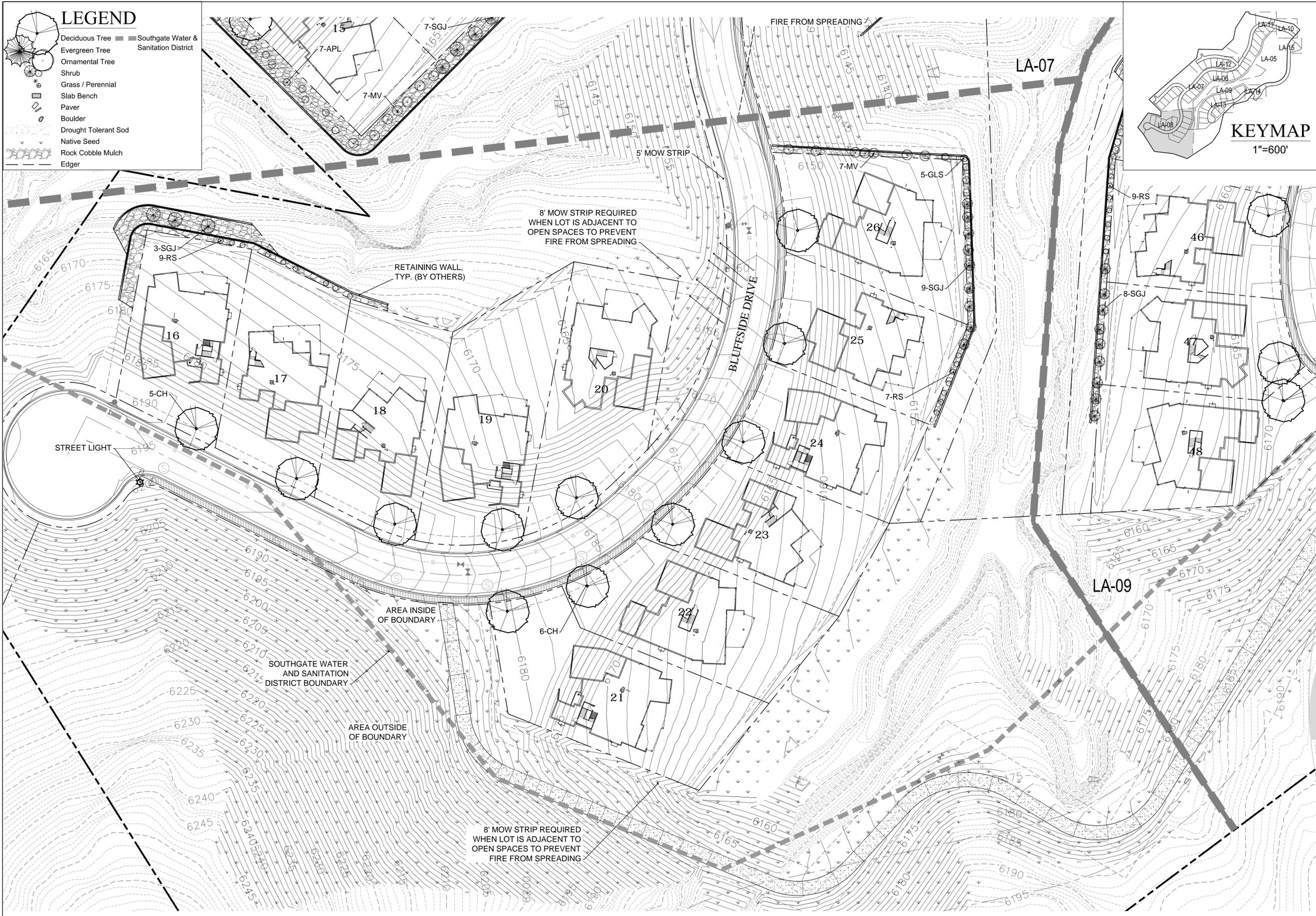
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Southgate Water & Sanitation District



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LANDSCAPE PLAN
1"=10'



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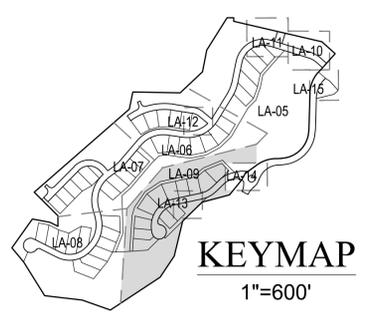
RIDGEGATE GG
LANDSCAPE PLAN

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JOB NO: -
DRAWN BY: SA
APPROVED: KH
CADD FILE:

LA-08

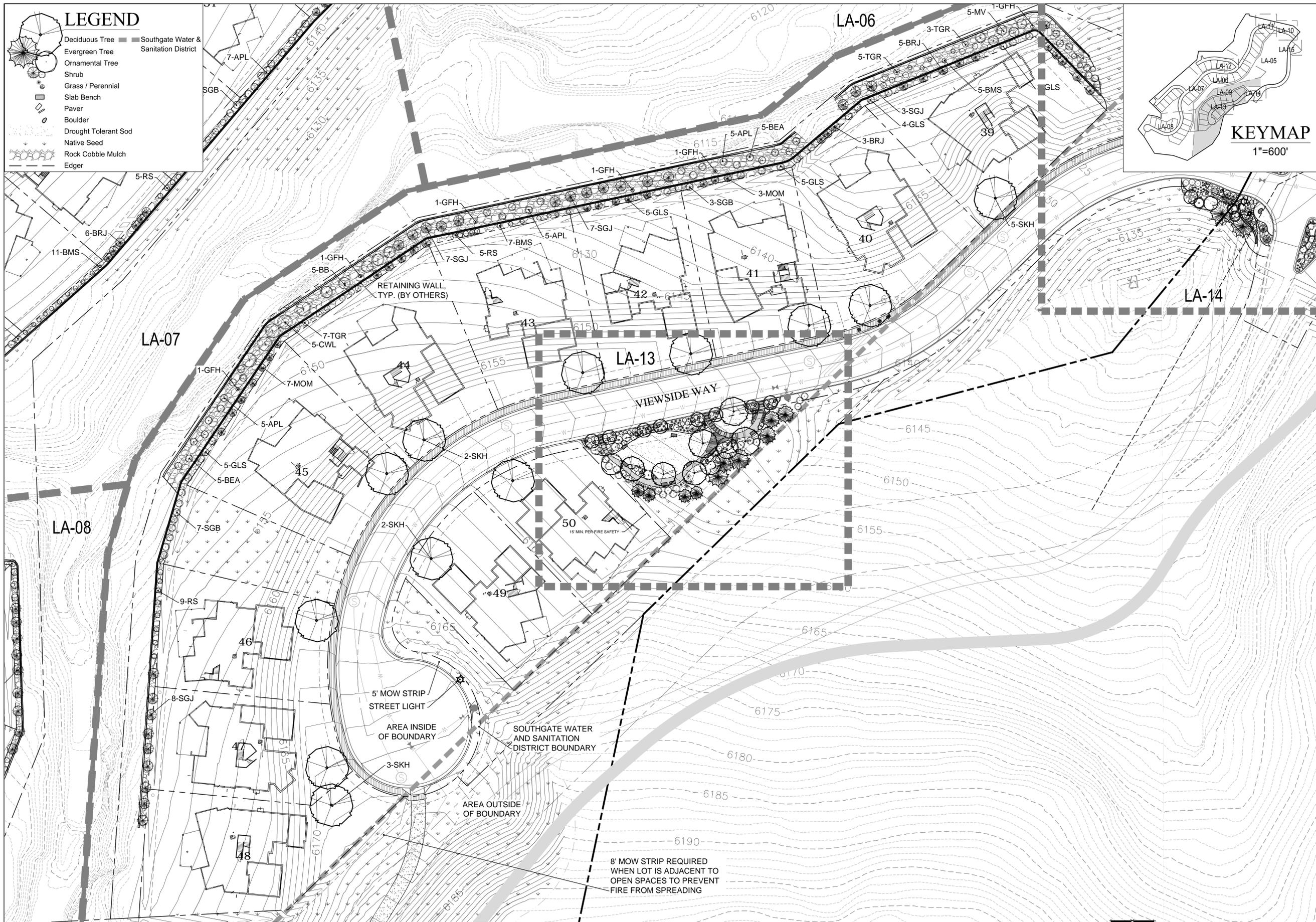
LEGEND

- Deciduous Tree
- Evergreen Tree
- Ornamental Tree
- Shrub
- Grass / Perennial
- Slab Bench
- Paver
- Boulder
- Drought Tolerant Sod
- Native Seed
- Rock Cobble Mulch
- Edger
- Southgate Water & Sanitation District



NO.	REVISION	DATE	BY
1	INITIAL SUBMITTAL	6-15-16	-
2	CITY COMMENTS	6-22-16	-
3			

Developer
Century Communities
8390 E. Crescent Parkway
Suite 650
Greenwood Village, CO 80111
Contact: Lisa Evans



8' MOW STRIP REQUIRED WHEN LOT IS ADJACENT TO OPEN SPACES TO PREVENT FIRE FROM SPREADING

LANDSCAPE PLAN
1"=10'

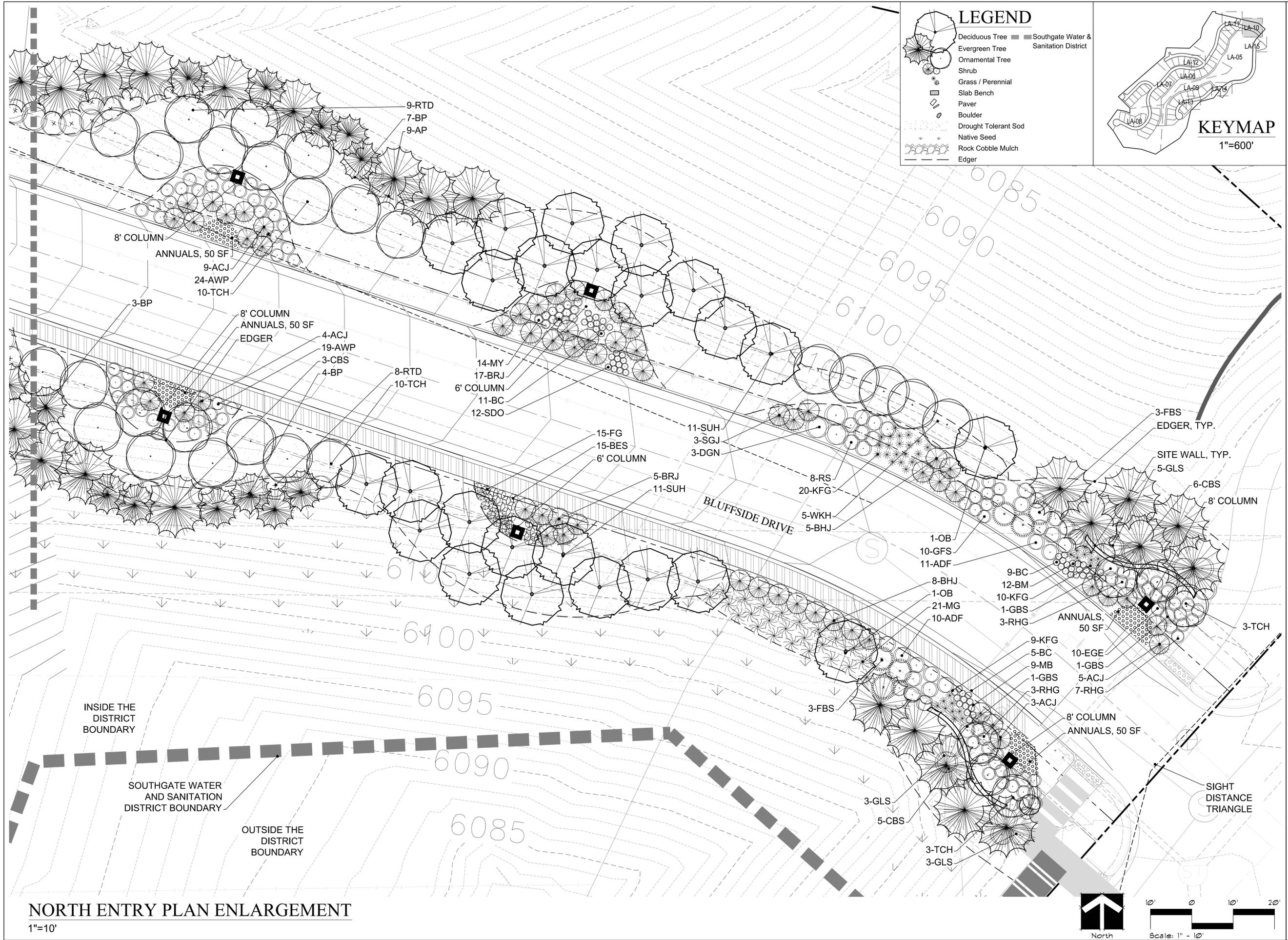


THE HENRY DESIGN GROUP
LANDSCAPE ARCHITECTURE & DESIGN
1501 W. WYOMING STREET, SUITE 140, DENVER, COLORADO 80202
Phone: 303-446-2368 Fax: 303-446-0958

RIDGEGATE GG
LANDSCAPE PLAN

DATE: 7/11/16
JOB NO: -
DRAWN BY: SA
APPROVED: KH
CADD FILE:

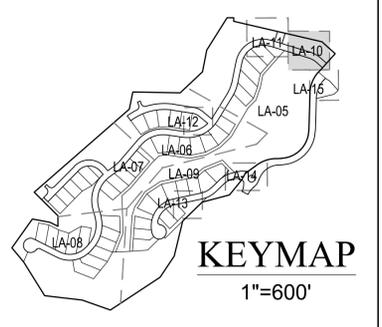
LA-09



LEGEND

- Deciduous Tree
- Evergreen Tree
- Ornamental Tree
- Shrub
- Grass / Perennial
- Slab Bench
- Paver
- Boulder
- Drought Tolerant Sod
- Native Seed
- Rock Cobble Mulch
- Edger

Southgate Water & Sanitation District



NO.	REVISION	DATE	BY
1	INITIAL SUBMITTAL	6-15-16	-
2	CITY COMMENTS	6-22-16	-
3			

Developer
 Century Communities
 8390 E. Crescent Parkway
 Suite 650
 Greenwood Village, CO 80111
 Contact: Lisa Evans

THE HENRY DESIGN GROUP
 LANDSCAPE ARCHITECTURE & DESIGN
 1001 W. STATE STREET, SUITE 140, DENVER, COLORADO 80202
 Phone: 303-446-2368 Fax: 303-446-0958

RIDGEGATE GG

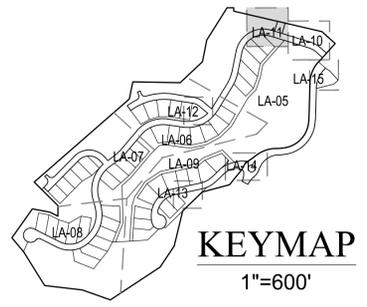
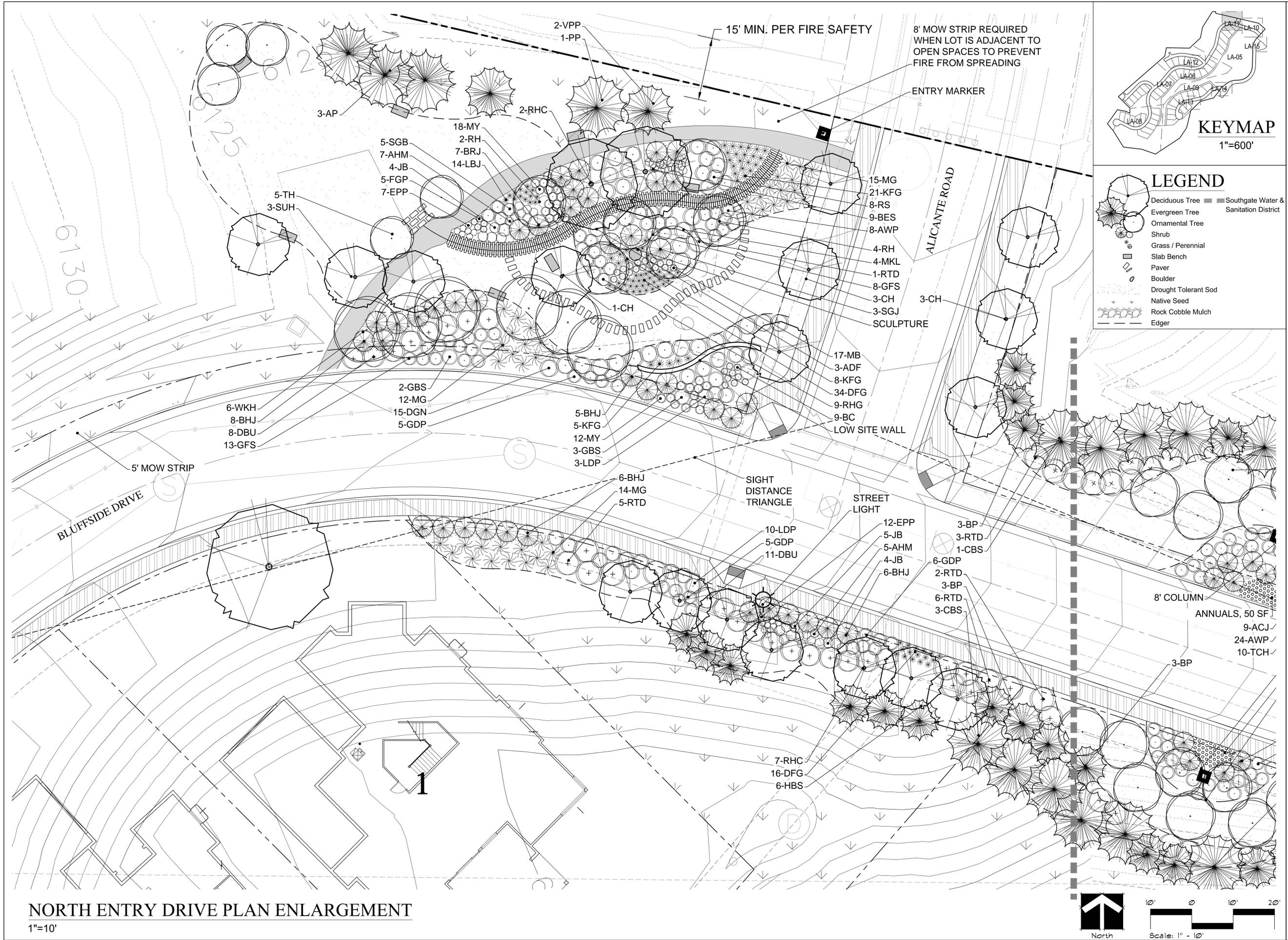
PRIMARY ENTRY PLAN ENLARGEMENT

DATE: 7/11/16
 JOB NO: -
 DRAWN BY: SA
 APPROVED: KH
 CADD FILE:

LA-10

NORTH ENTRY PLAN ENLARGEMENT
 1"=10'





LEGEND

	Deciduous Tree		Southgate Water & Sanitation District
	Evergreen Tree		
	Ornamental Tree		
	Shrub		
	Grass / Perennial		
	Slab Bench		
	Paver		
	Boulder		
	Drought Tolerant Sod		
	Native Seed		
	Rock Cobble Mulch		
	Edger		

NO.	REVISION	DATE	BY
1	INITIAL SUBMITTAL	6-15-16	-
2	CITY COMMENTS	6-22-16	-
3			

Developer
Century Communities
8390 E. Crescent Parkway
Suite 650
Greenwood Village, CO 80111
Contact: Lisa Evans

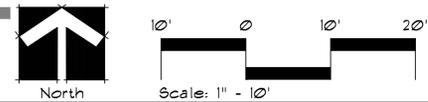
THE HENRY DESIGN GROUP
LANDSCAPE ARCHITECTURE & DESIGN
1501 W. STATE STREET, SUITE 140, DENVER, COLORADO 80202
Phone: 303-446-2368 Fax: 303-446-0958

RIDGEGATE GG
ENTRY DRIVE PLAN ENLARGEMENT

DATE: 7/11/16
JOB NO: -
DRAWN BY: SA
APPROVED: KH
CADD FILE:

LA-11

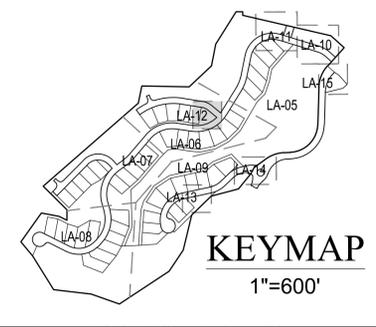
NORTH ENTRY DRIVE PLAN ENLARGEMENT
1"=10'



LEGEND

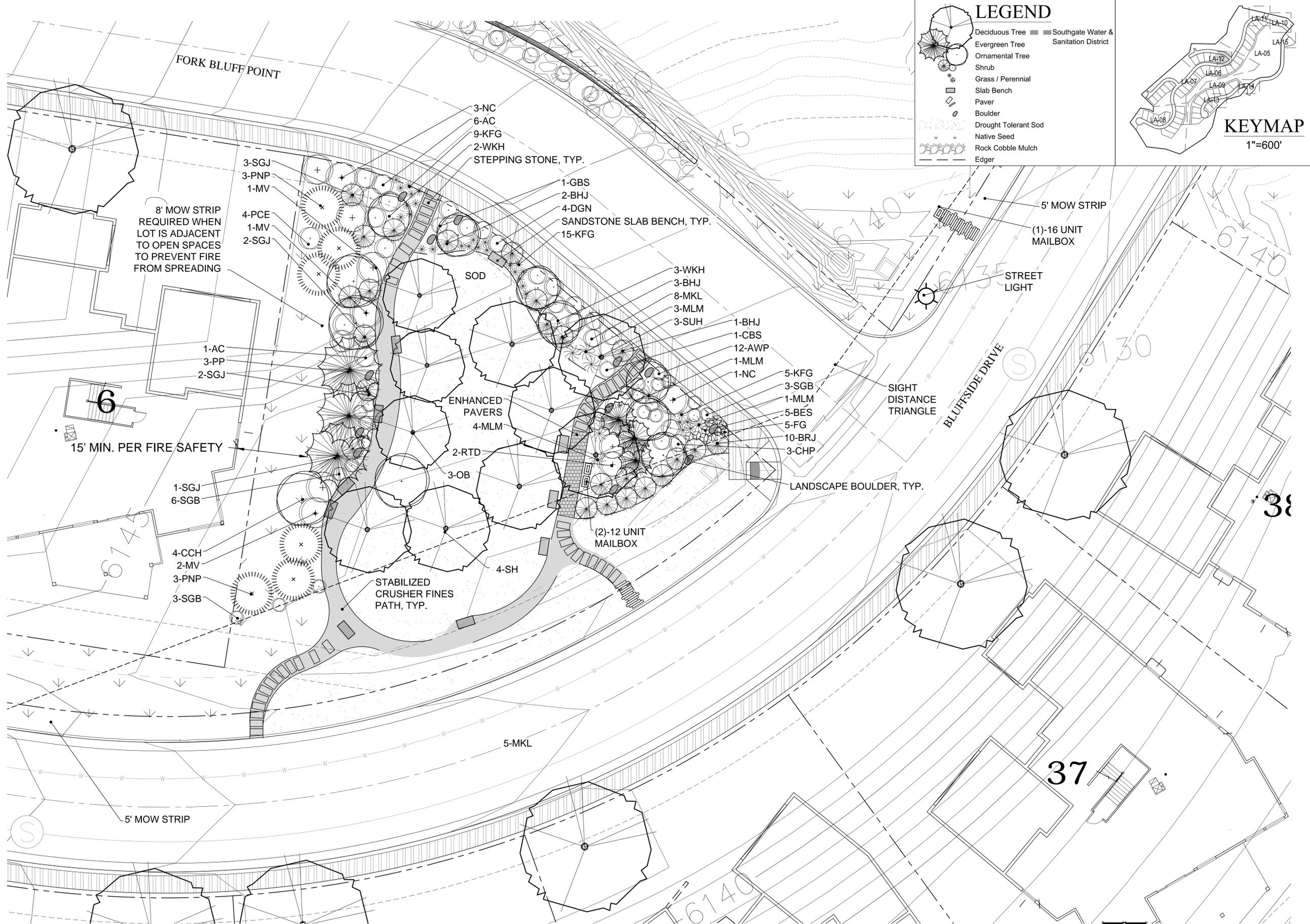
- Deciduous Tree
- Evergreen Tree
- Ornamental Tree
- Shrub
- Grass / Perennial
- Slab Bench
- Paver
- Boulder
- Drought Tolerant Sod
- Native Seed
- Rock Cobble Mulch
- Edger

Southgate Water & Sanitation District



NO.	REVISION	DATE	BY
1	INITIAL SUBMITTAL	6-15-16	-
2	CITY COMMENTS	6-22-16	-
3			

Developer
Century Communities
8390 E. Crescent Parkway
Suite 650
Greenwood Village, CO 80111
Contact: Lisa Evans



PARK PLAN ENLARGEMENT
1"=10'

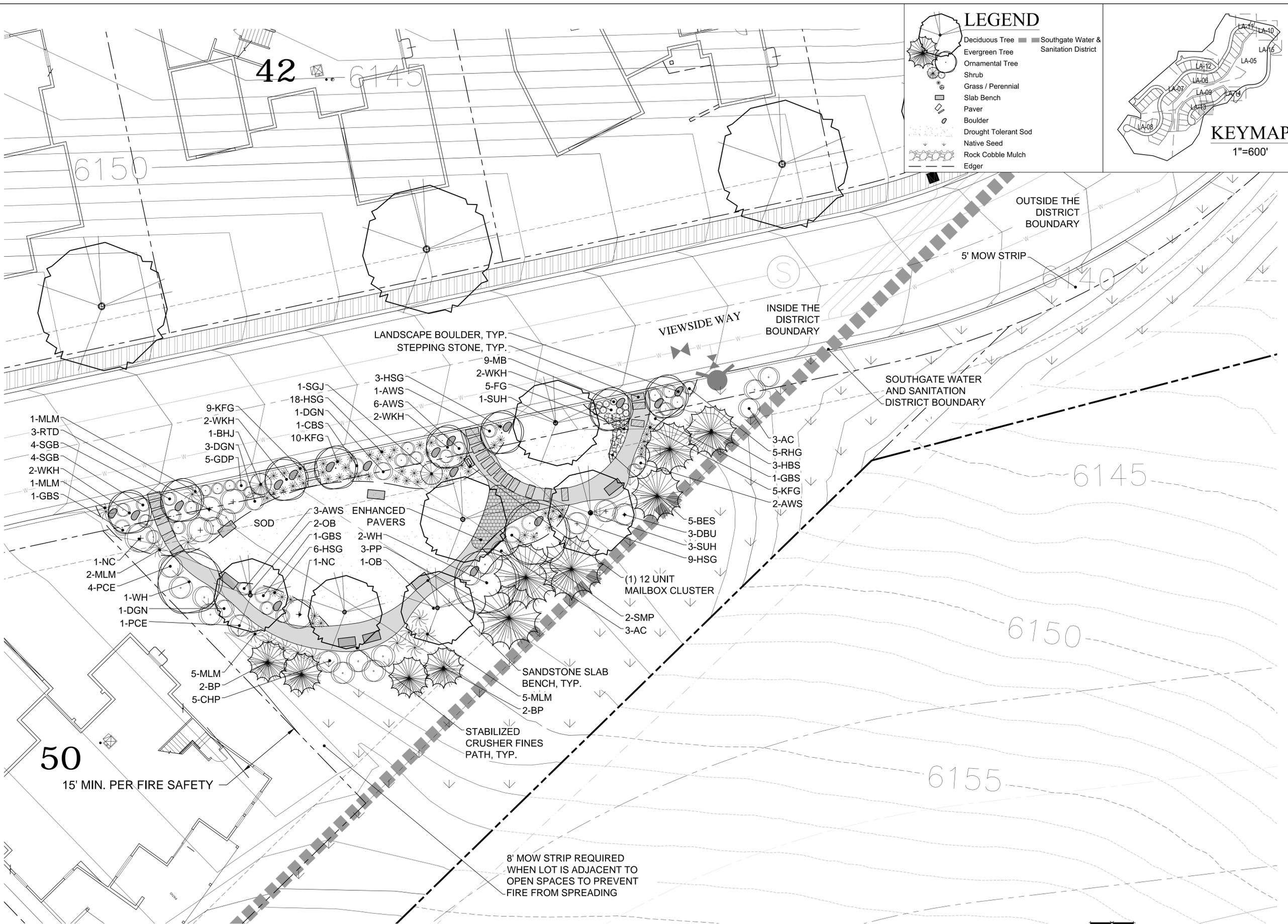


THE HENRY DESIGN GROUP
LANDSCAPE ARCHITECTURE & DESIGN
1301 W. WYOMING STREET, SUITE 140, DENVER, COLORADO 80202
Phone: 303-446-2368 Fax: 303-446-0958

RIDGEGATE GG
PARK 'A' PLAN
ENLARGEMENT

DATE: 7/11/16
JOB NO: -
DRAWN BY: SA
APPROVED: KH
CADD FILE:

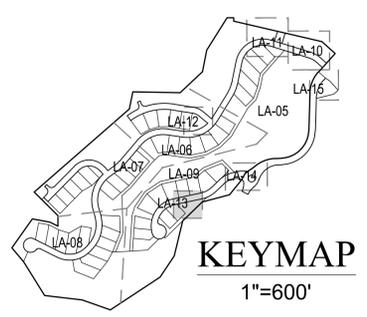
LA-12



LEGEND

- Deciduous Tree
- Evergreen Tree
- Ornamental Tree
- Shrub
- Grass / Perennial
- Slab Bench
- Paver
- Boulder
- Drought Tolerant Sod
- Native Seed
- Rock Cobble Mulch
- Edger

Southgate Water & Sanitation District



NO.	REVISION	DATE	BY
1	INITIAL SUBMITTAL	6-15-16	-
2	CITY COMMENTS	6-22-16	-
3			

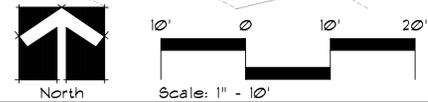
Developer
 Century Communities
 8390 E. Crescent Parkway
 Suite 650
 Greenwood Village, CO 80111
 Contact: Lisa Evans

THE HENRY DESIGN GROUP
 LANDSCAPE ARCHITECTURE & DESIGN
 1501 W. STATE STREET, SUITE 140, DENVER, COLORADO 80202
 Phone: 303-446-2368 Fax: 303-446-0958

RIDGEGATE GG

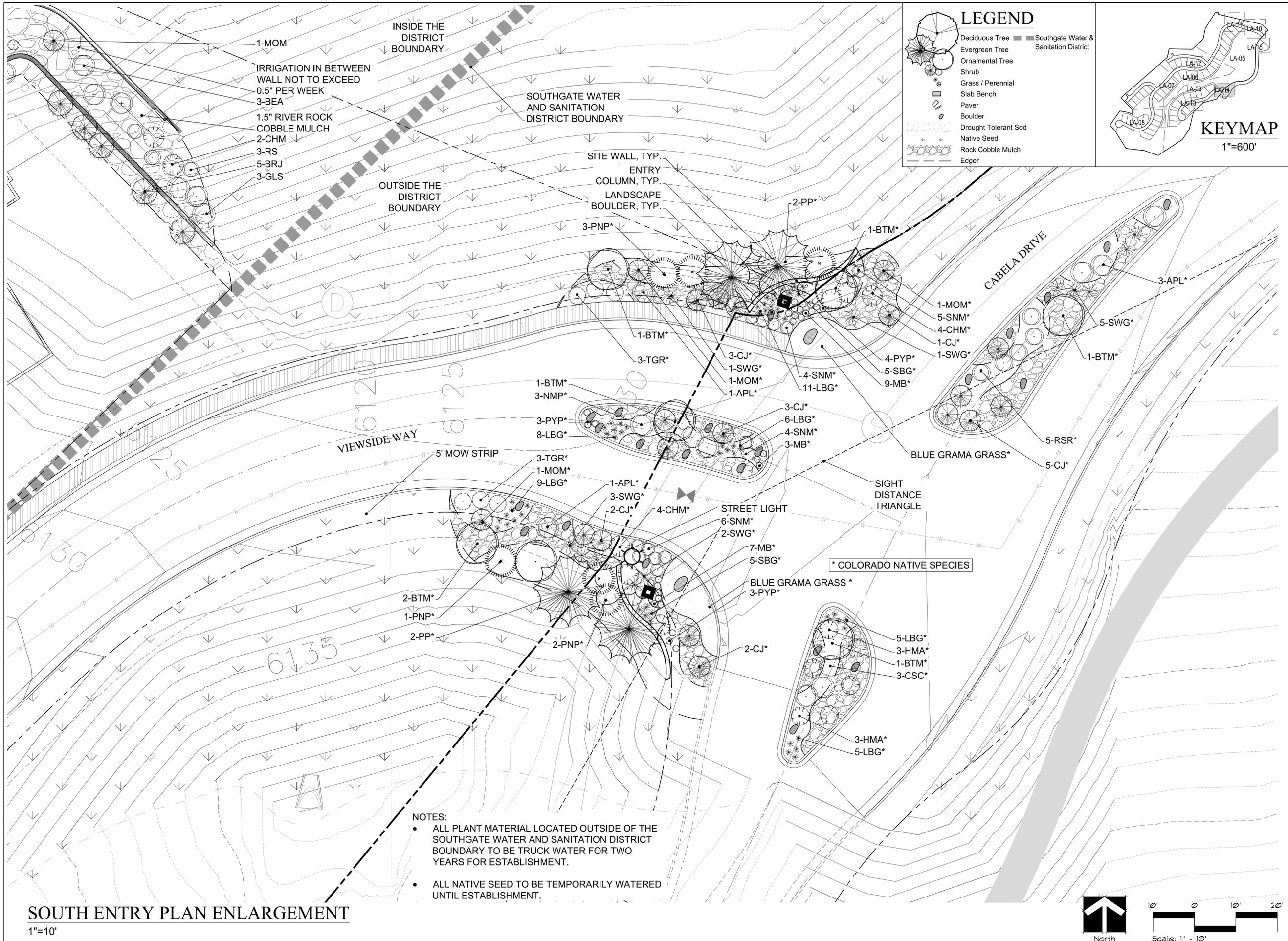
PARK 'B' PLAN ENLARGEMENT

SOUTH ENTRY PLAN ENLARGEMENT
 1"=10'



DATE: 7/11/16
 JOB NO: -
 DRAWN BY: SA
 APPROVED: KH
 CADD FILE: -

LA-13



NO.	REVISION	DATE	BY
1	INITIAL SUBMITTAL	6-15-16	-
2	CITY COMMENTS	6-22-16	-
3			

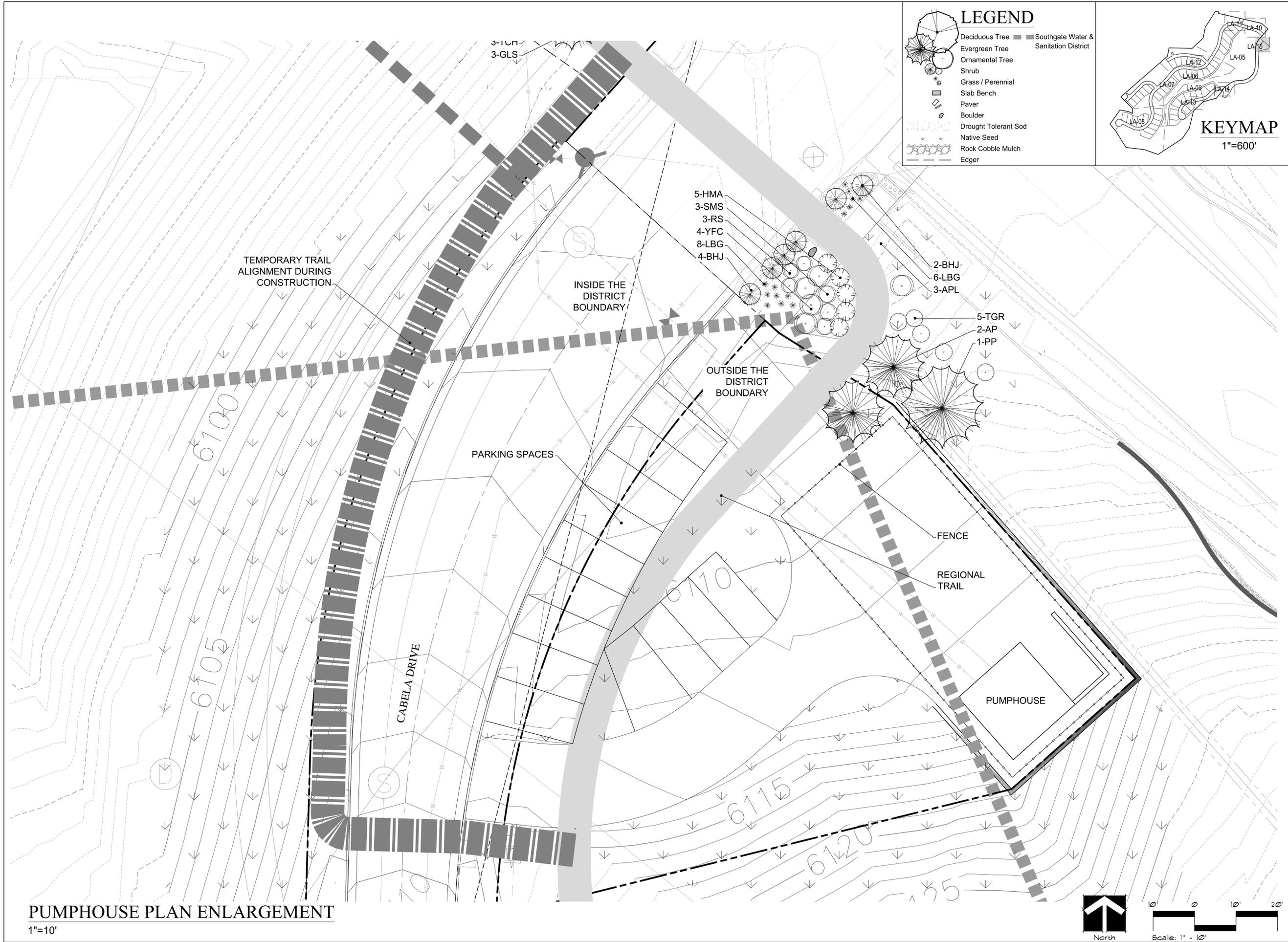
Developer
Century Communities
8390 E. Crescent Parkway
Suite 650
Greenwood Village, CO 80111
Contact: Lisa Evans

THE HENRY DESIGN GROUP
LANDSCAPE ARCHITECTURE & DESIGN
1501 W. 10TH STREET, SUITE 140, DENVER, COLORADO 80202
Phone: 303-446-2368 Fax: 303-446-0958

RIDGEGATE GG
SECONDARY ENTRY
LANDSCAPE PLAN
ENLARGEMENT

DATE: 7/11/16
JOB NO: -
DRAWN BY: SA
APPROVED: KH
CADD FILE:

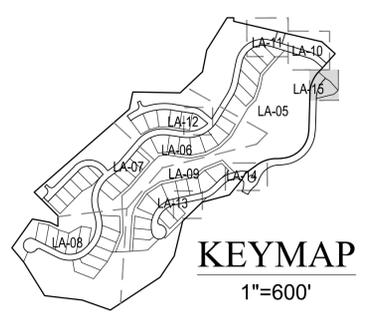
LA-14



LEGEND

- Deciduous Tree
- Evergreen Tree
- Ornamental Tree
- Shrub
- Grass / Perennial
- Slab Bench
- Paver
- Boulder
- Drought Tolerant Sod
- Native Seed
- Rock Cobble Mulch
- Edger

Southgate Water & Sanitation District



NO.	REVISION	DATE	BY
1	INITIAL SUBMITTAL	6-15-16	-
2	CITY COMMENTS	6-22-16	-
3			

Developer
 Century Communities
 8390 E. Crescent Parkway
 Suite 650
 Greenwood Village, CO 80111
 Contact: Lisa Evans

THE HENRY DESIGN GROUP
 LANDSCAPE ARCHITECTURE & DESIGN
 1501 W. 10TH STREET, SUITE 140, DENVER, COLORADO 80202
 Phone: 303-446-2368 Fax: 303-446-0958

RIDGEGATE GG

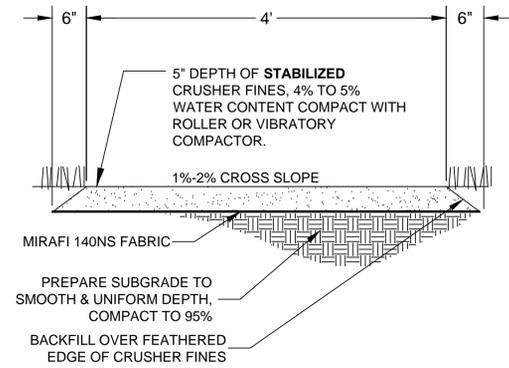
PUMPHOUSE PLAN ENLARGEMENT

DATE: 7/11/16
 JOB NO: -
 DRAWN BY: SA
 APPROVED: KH
 CADD FILE:

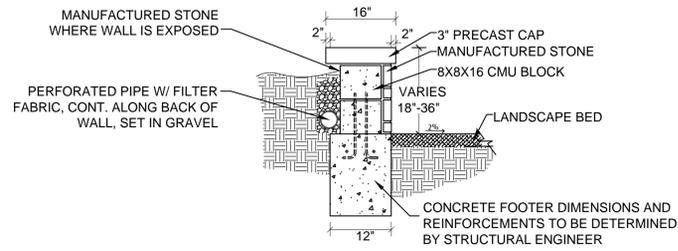
LA-15

PUMPHOUSE PLAN ENLARGEMENT
 1"=10'

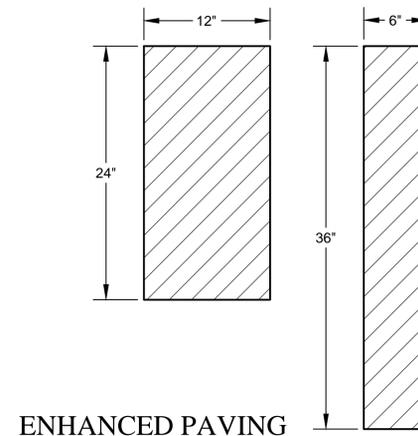




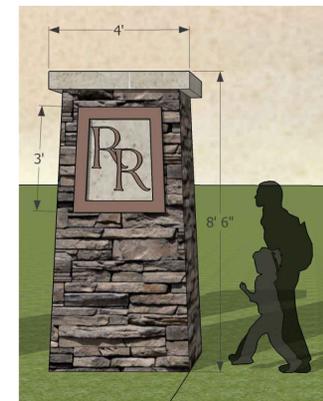
CRUSHER FINES PATH



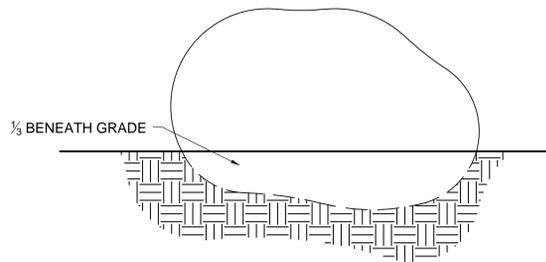
ENHANCED SITE WALL



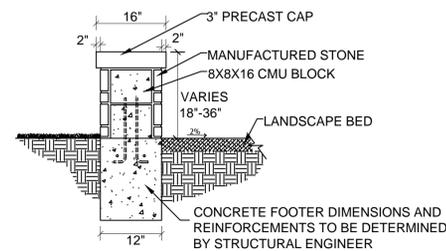
ENHANCED PAVING



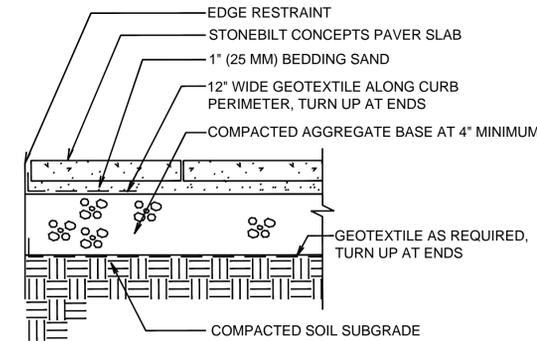
PRIMARY ENTRY COLUMN



LANDSCAPE BOULDER

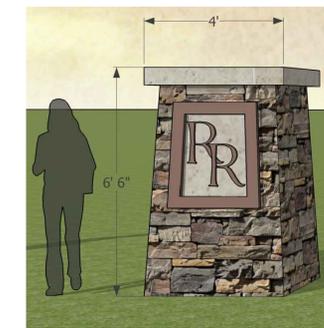


ENHANCED SITE WALL

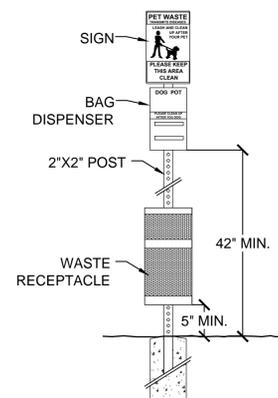


- NOTES:**
1. PEDESTRIAN APPLICATIONS ONLY
 2. BASE THICKNESS AS PER GEOTECH REPORT, 4" MINIMUM (VARIES WITH TRAFFIC, CLIMATE & SUBGRADE)

LANDSCAPE PAVER

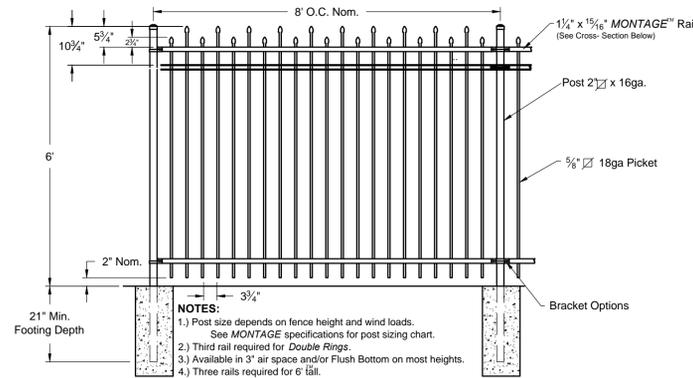


SECONDARY ENTRY COLUMN



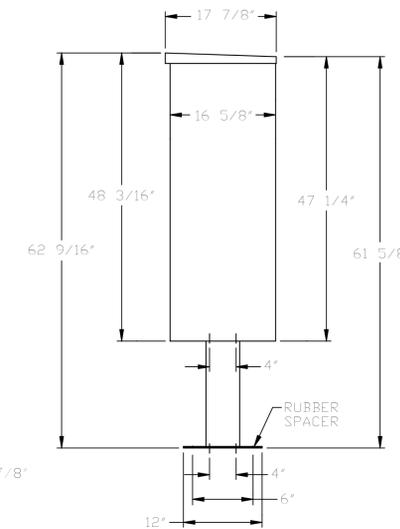
DOG WASTE STATION

MANUFACTURER: TERRA BOUND SOLUTIONS 877-857-2915
MODEL: The Sentry (R) COLOR: BLACK

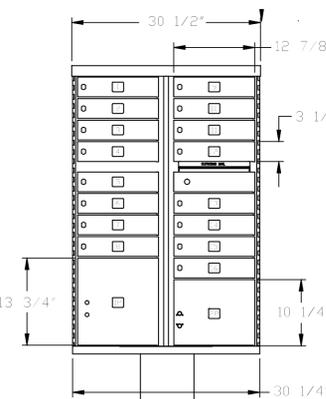


6' PUMPHOUSE FENCE

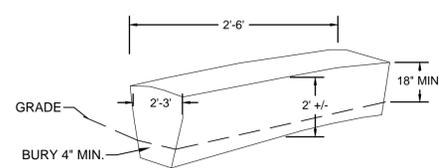
WITH ANTI-CLIMB SPIKES
COLOR: BLACK



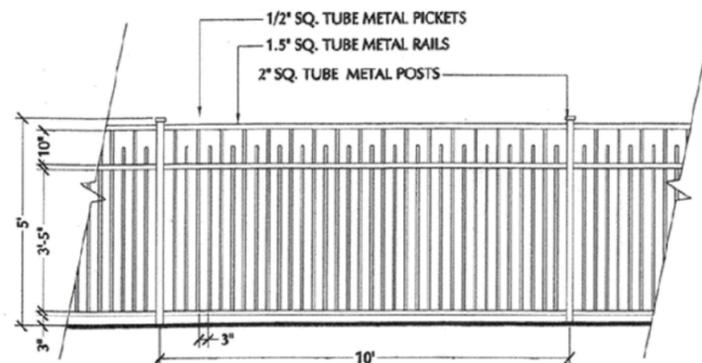
- NOTES:**
- COLOR: BLACK
QUANTITIES:
(1)- 16 BOX UNIT
(3)- 12 BOX UNIT



MAILBOX CLUSTER

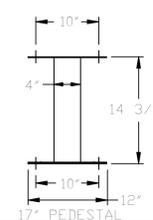


SANDSTONE SLAB BENCH

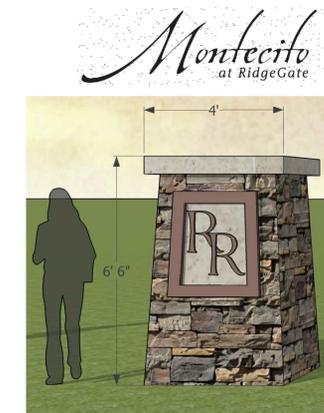


5' ORNAMENTAL METAL FENCE - POWDER COATED BLACK

5' LOT FENCE

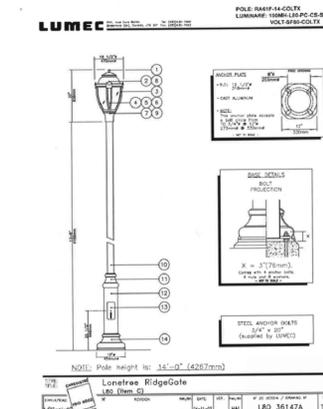


STREET LIGHT



ENTRY MARKER

Located at Alicante Road and Bluffside Drive
Reverse side to have Montecito Logo



STREET LIGHT

NO.	REVISION	DATE	BY
1	INITIAL SUBMITTAL	6-15-16	-
2	CITY COMMENTS	6-22-16	-
3			

Developer
Century Communities
8390 E. Crescent Parkway
Suite 650
Greenwood Village, CO 80111
Contact: Lisa Evans

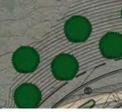
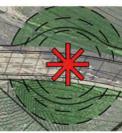
THE HENRY DESIGN GROUP
LANDSCAPE ARCHITECTURE & DESIGN
1301 WHEELER STREET, SUITE 140, DENVER, COLORADO 80202
Phone: 303-446-2368 Fax: 303-446-0958

RIDGEGATE GG
LANDSCAPE
SITE DETAILS

DATE: 7/11/16
JOB NO: -
DRAWN BY: SA
APPROVED: KH
CADD FILE: -

LA-16

LEGEND

-  Site Feature
-  Landscape Feature
-  Evergreen Screening
-  Entry Statement/Enhanced Landscape

-  Key areas for lights and signage
-  Mail Kiosk
-  Entry Monument
-  Bench

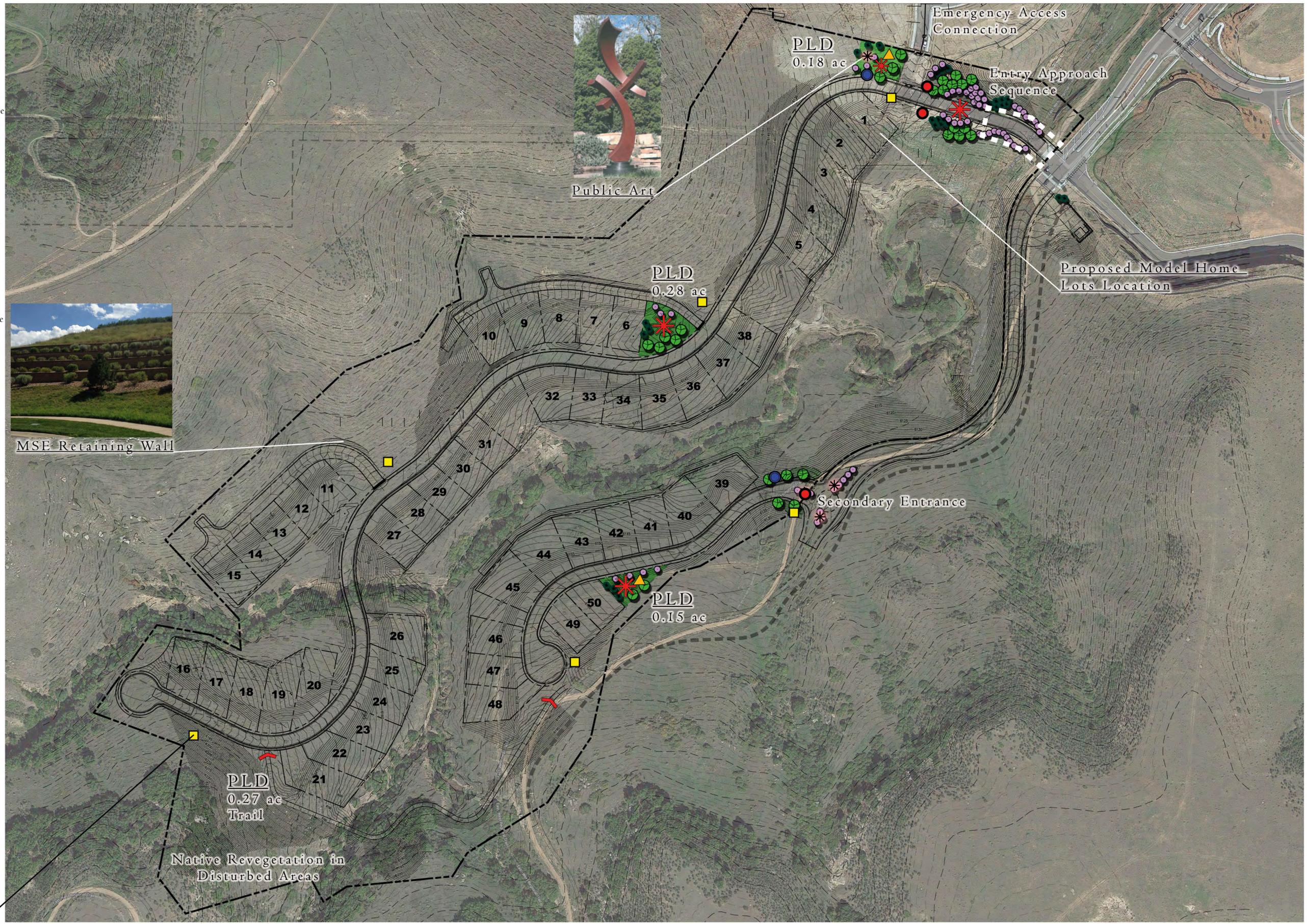
Park Land Dedication
 Required: 0.60 acres
 Provided: 0.88 acres



Bench



Street Light





Site Summary
70 Lots at 72'x115'



RIDGEGATE – SECTION 22 FILING NO. 1

A PORTION OF CMU PLANNING AREA #4, RMU PLANNING AREA #11
 BEING A PORTION OF TRACTS B AND C, AND ALL OF CROSSFIELD DRIVE AND TRACT D
 RIDGEGATE FILING NO. 18 TOGETHER WITH A PORTION OF
 SECTION 15 AND SECTION 22 ALL IN TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.
 50.471 ACRES – 50 LOTS – 14 TRACTS SB16-43R

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACTS B AND C, ALL OF CROSSFIELD DRIVE AND TRACT D, PER THE PLAT OF RIDGEGATE – FILING NO. 18 AS RECORDED AT RECEPTION NO. 2012049307 IN THE OFFICE OF THE CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO TOGETHER WITH A PORTION OF SECTION 15 AND SECTION 22, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, WHENCE THE WITNESS CORNER TO THE SOUTHEAST CORNER OF SAID SECTION 15 BEARS SOUTH 89°26'53" EAST, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE ALONG THE NORTH / SOUTH CENTERLINE OF SAID SECTION 15, NORTH 00°14'50" WEST, A DISTANCE OF 289.19 FEET TO THE SOUTHERLY BOUNDARY OF RIDGEGATE – SECTION 15, FILING NO. 14, 1ST AMENDMENT PER THE PLAT RECORDED AT RECEPTION NO. 2012007053 IN SAID OFFICE AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY BOUNDARY, SOUTH 76°59'57" EAST, A DISTANCE OF 640.49 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 15, FILING NO. 14, 1ST AMENDMENT, SAID CORNER LYING ON THE NORTHWESTERLY BOUNDARY OF SAID TRACT C, RIDGEGATE – FILING NO. 18;

THENCE DEPARTING SAID NORTHWESTERLY BOUNDARY, SOUTH 48°07'29" EAST, A DISTANCE OF 126.48 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF CABELA DRIVE AS DEDICATED ON SAID PLAT OF RIDGEGATE – FILING NO. 18;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY SOUTH 41°52'25" WEST, A DISTANCE OF 174.55 FEET TO THE SOUTHWESTERLY CORNER OF SAID WESTERLY RIGHT-OF-WAY;

THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID CABELA DRIVE, SOUTH 48°07'35" EAST, A DISTANCE OF 69.00 FEET;

THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY, SOUTH 57°57'02" EAST, A DISTANCE OF 32.49 FEET;

THENCE SOUTH 41°38'17" EAST, A DISTANCE OF 88.00 FEET;

THENCE SOUTH 48°21'43" WEST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 76°09'19" WEST, A DISTANCE OF 128.01 FEET;

THENCE SOUTH 01°38'12" WEST, A DISTANCE OF 228.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 248.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°53'22", AN ARC LENGTH OF 371.76 FEET;

THENCE SOUTH 87°31'33" WEST, A DISTANCE OF 26.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 150.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 70°16'28", AN ARC LENGTH OF 183.98 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°56'04", AN ARC LENGTH OF 64.46 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 120.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°19'59", AN ARC LENGTH OF 57.25 FEET;

THENCE SOUTH 26°51'11" WEST, A DISTANCE OF 8.73 FEET;

THENCE NORTH 63°08'53" WEST, A DISTANCE OF 46.00 FEET;

THENCE SOUTH 75°18'03" WEST, A DISTANCE OF 292.38 FEET;

THENCE SOUTH 45°52'08" WEST, A DISTANCE OF 192.07 FEET;

THENCE SOUTH 11°53'05" WEST, A DISTANCE OF 297.60 FEET;

THENCE SOUTH 53°18'17" WEST, A DISTANCE OF 562.89 FEET;

THENCE NORTH 57°45'30" WEST, A DISTANCE OF 205.14 FEET;

THENCE SOUTH 88°23'19" WEST, A DISTANCE OF 291.84 FEET;

THENCE NORTH 32°11'41" WEST, A DISTANCE OF 400.38 FEET;

THENCE NORTH 34°56'25" EAST, A DISTANCE OF 262.77 FEET;

THENCE SOUTH 79°31'01" EAST, A DISTANCE OF 178.98 FEET;

THENCE NORTH 45°14'50" WEST, A DISTANCE OF 331.82 FEET;

THENCE NORTH 49°39'06" EAST, A DISTANCE OF 880.18 FEET;

THENCE NORTH 14°44'58" EAST, A DISTANCE OF 176.33 FEET;

THENCE SOUTH 76°53'48" EAST, A DISTANCE OF 533.67 FEET;

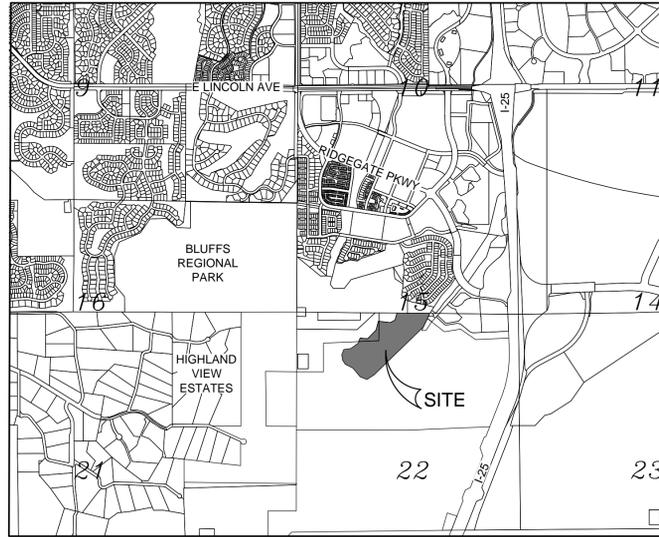
THENCE NORTH 16°57'56" EAST, A DISTANCE OF 611.10 FEET TO SOUTHWESTERLY CORNER OF LOT 93, SAID RIDGEGATE – SECTION 15, FILING NO. 14, 1ST AMENDMENT;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID RIDGEGATE – SECTION 15, FILING NO. 14, 1ST AMENDMENT THE FOLLOWING TWO (2) COURSES:

1. NORTH 89°59'01" EAST, A DISTANCE OF 47.47 FEET;

2. SOUTH 00°14'50" EAST, A DISTANCE OF 24.55 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 50.471 ACRES, (2,198,519 SQUARE FEET), MORE OR LESS.



VICINITY MAP
 SCALE: 1" = 2000'

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF RIDGEGATE – SECTION 22 FILING NO. 1, THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS, AND OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

OWNER

CENTURY LAND HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
 TITLE: _____
 NAME: _____
 ATTEST: _____

TITLE: SECRETARY

STATE OF _____)
)SS
 COUNTY OF _____)

SUBSCRIBED AND SWORN TO ME THIS ____ DAY OF _____, 2016,

BY _____, AS _____, AND _____, AS _____ OF CENTURY LAND HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER

RIDGEGATE INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
 TITLE: _____
 NAME: _____
 ATTEST: _____

TITLE: SECRETARY

STATE OF _____)
)SS
 COUNTY OF _____)

SUBSCRIBED AND SWORN TO ME THIS ____ DAY OF _____, 2016,

BY _____, AS _____, AND _____, AS _____ OF RIDGEGATE INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TRACT SUMMARY CHART					TRACT SUMMARY CHART (CONT.)						
TRACT	AREA (SF)	AREA (AC)	USE	OWNERSHIP	MAINTENANCE	TRACT	AREA (SF)	AREA (AC)	USE	OWNERSHIP	MAINTENANCE
TRACT A	7,249	0.166	TRAIL HEAD PARKING	METRO DISTRICT	METRO DISTRICT	TRACT J	80,233	1.842	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT B	118,387	2.718	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	TRACT K	40,152	0.922	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT C	250,184	5.743	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	TRACT L	18,277	0.420	OPEN SPACE, UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT D	461,559	10.596	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	METRO DISTRICT	METRO DISTRICT	TRACT M	19,798	0.454	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT E	33,902	0.778	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	METRO DISTRICT	METRO DISTRICT	TRACT N	5,159	0.188	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	SGWSD
TRACT F	231,247	5.309	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	TRACT O	18,213	0.418	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	METRO DISTRICT	METRO DISTRICT
TRACT G	14,779	0.339	OPEN SPACE, UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	TOTAL	1,373,676	31.534			
TRACT H	42,508	0.976	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	METRO DISTRICT = RAMPART RANGE METROPOLITAN DISTRICT SGWSD = SOUTHGATE WATER & SANITATION DISTRICT					
TRACT I	32,029	0.735	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION						

SURVEYOR'S CERTIFICATE

I, JOHN R. WEST, JR., A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON _____, 2016 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER) AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE CITY SUBDIVISION RESOLUTION.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2016.

JOHN R. WEST, JR., LICENSED PROFESSIONAL LAND SURVEYOR
 COLORADO P.L.S. NO. 25645
 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

TITLE VERIFICATION

WE, CHICAGO TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS SHOWN ON CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 097-C2003259-058-LG1 WITH AN EFFECTIVE DATE OF MAY 9, 2014.

CHICAGO TITLE INSURANCE COMPANY

STATE OF _____)
)SS
 COUNTY OF _____)

SUBSCRIBED AND SWORN TO ME THIS ____ DAY OF _____, 2016,

BY _____, AS _____, OF CHICAGO TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CITY COUNCIL CERTIFICATE

THIS PLAT WAS APPROVED FOR FILING BY THE CITY COUNCIL OF THE CITY OF LONE TREE, COLORADO, ON THE ____ DAY OF _____, 20____, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATION OF EASEMENTS ARE ACCEPTED.

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

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

 JACKIE MILLET, MAYOR, CITY OF LONE TREE

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
)SS
 COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 2016, A.D.,

AT _____ A.M./P.M. AND WAS RECORDED AT RECEPTION NO. _____

 CLERK AND RECORDER

LAST REVISED: JULY 12, 2016



AzTec Proj. No.: 65315-06

DEVELOPER
 CENTURY COMMUNITIES

8390 E. CRESCENT PARKWAY, SUITE 650
 GREENWOOD VILLAGE, COLORADO 80111
 (303) 770-8300

DATE OF PREPARATION:	2016-06-08
SCALE:	N / A
SHEET 1 OF 4	

RIDGEGATE – SECTION 22 FILING NO. 1

A PORTION OF CMU PLANNING AREA #4, RMU PLANNING AREA #11
 BEING A PORTION OF TRACTS B AND C, AND ALL OF CROSSFIELD DRIVE AND TRACT D
 RIDGEGATE FILING NO. 18 TOGETHER WITH A PORTION OF
 SECTION 15 AND SECTION 22 ALL IN TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.
 50.471 ACRES – 50 LOTS – 14 TRACTS SB16-43R

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C4	8°27'08"	225.00'	33.19'
C6	5°00'13"	500.00'	43.66'
C9	2°32'37"	204.00'	9.06'
C34	1°22'42"	200.00'	4.81'

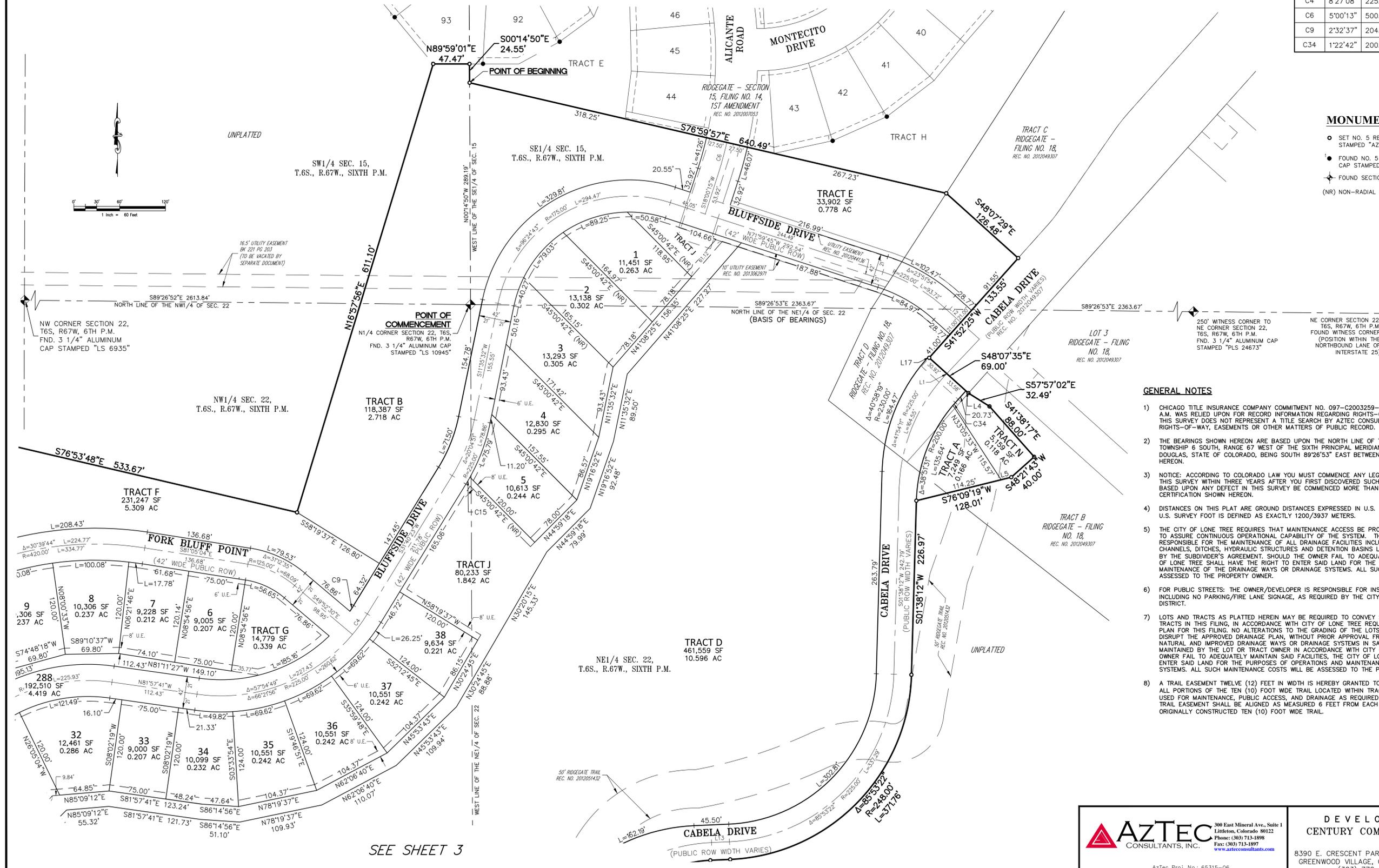
LINE TABLE		
LINE	BEARING	LENGTH
L1	S43°32'23"W	0.81'
L4	S48°07'35"E	4.50'
L5	N76°09'19"E	13.76'
L12	N48°07'50"W	28.77'
L13	S87°31'33"W	23.50'
L17	N48°07'35"W	1.48'

MONUMENT SYMBOL LEGEND

- SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 25645"
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 37908"
- ✦ FOUND SECTION CORNER, AS NOTED
- (NR) NON-RADIAL

GENERAL NOTES

- 1) CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 097-C2003299-058-LG1 DATED MAY 9, 2014 AT 7:00 A.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- 2) THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING SOUTH 89°26'53" EAST BETWEEN THE FOUND MONUMENTS AS SHOWN HEREON.
- 3) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 4) DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 5) THE CITY OF LONE TREE REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- 6) FOR PUBLIC STREETS: THE OWNER/DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL ROADWAY SIGNAGE, INCLUDING NO PARKING/FIRE LANE SIGNAGE, AS REQUIRED BY THE CITY PUBLIC WORKS DEPARTMENT AND FIRE DISTRICT.
- 7) LOTS AND TRACTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE TO OTHER LOTS AND TRACTS IN THIS FILING, IN ACCORDANCE WITH CITY OF LONE TREE REQUIREMENTS AND THE APPROVED DRAINAGE PLAN FOR THIS FILING. NO ALTERATIONS TO THE GRADING OF THE LOTS AND TRACTS MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN, WITHOUT PRIOR APPROVAL FROM THE CITY OF LONE TREE. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS AND TRACTS SHALL BE MAINTAINED BY THE LOT OR TRACT OWNER IN ACCORDANCE WITH CITY OF LONE TREE CRITERIA. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- 8) A TRAIL EASEMENT TWELVE (12) FEET IN WIDTH IS HEREBY GRANTED TO THE HOME OWNERS ASSOCIATION OVER ALL PORTIONS OF THE TEN (10) FOOT WIDE TRAIL LOCATED WITHIN TRACT C SAID TRAIL EASEMENT IS TO BE USED FOR MAINTENANCE, PUBLIC ACCESS, AND DRAINAGE AS REQUIRED. THE FOREGOING TWELVE (12) FOOT WIDE TRAIL EASEMENT SHALL BE ALIGNED AS MEASURED 6 FEET FROM EACH SIDE OF THE CENTERLINE OF THE ORIGINALLY CONSTRUCTED TEN (10) FOOT WIDE TRAIL.



SEE SHEET 3

<p>Aztec Proj. No.: 65315-06</p>	<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p>DATE OF PREPARATION: 2016-06-08</p>
	<p>DEVELOPER CENTURY COMMUNITIES</p> <p>8390 E. CRESCENT PARKWAY, SUITE 650 GREENWOOD VILLAGE, COLORADO 80111 (303) 770-8300</p>	<p>SCALE: 1"=60'</p> <p>SHEET 2 OF 4</p>

RIDGEGATE – SECTION 22 FILING NO. 1

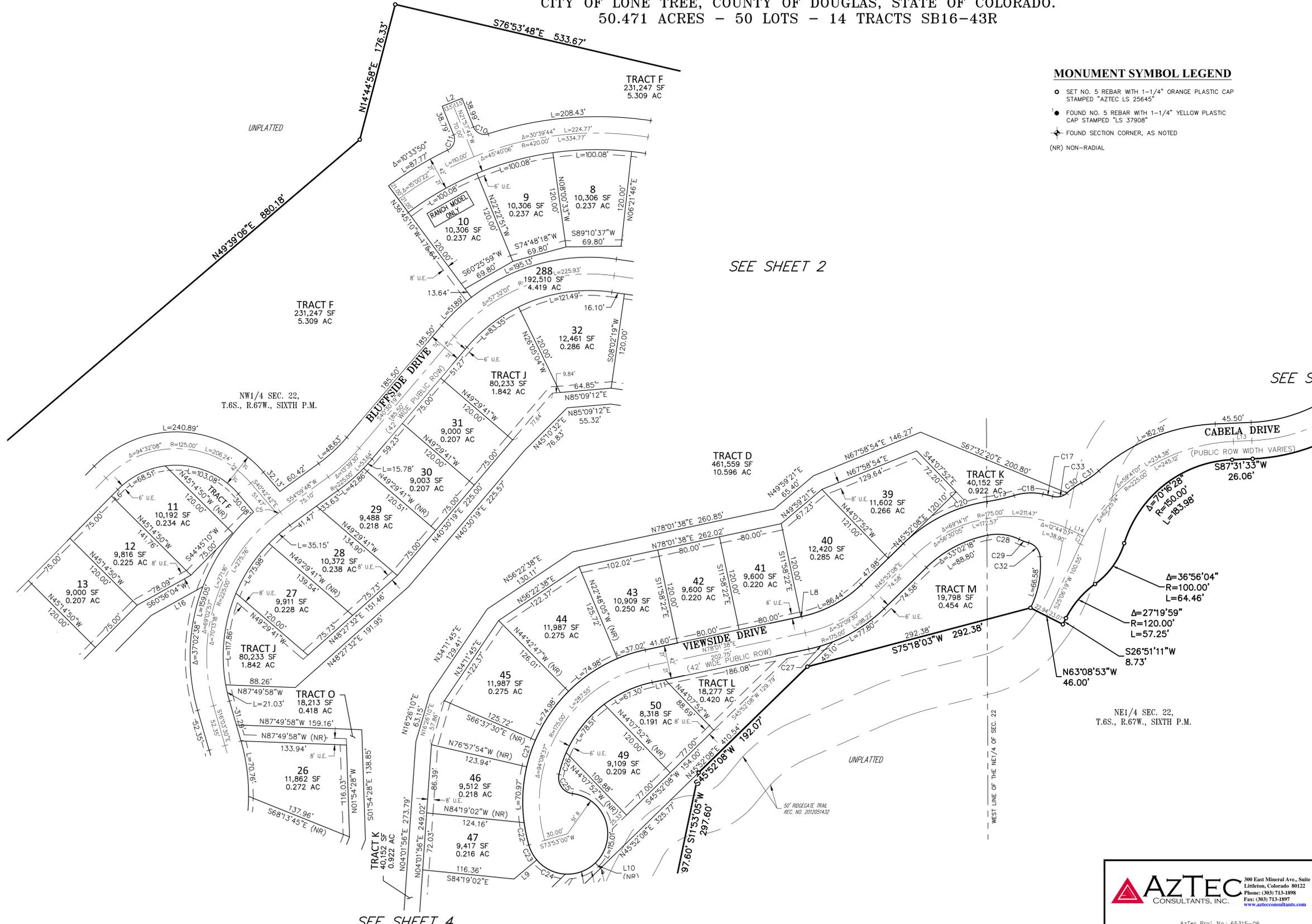
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 BEING A PORTION OF TRACTS B AND C, AND ALL OF CROSSFIELD DRIVE AND TRACT D
 RIDGEGATE FILING NO. 18 TOGETHER WITH A PORTION OF
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 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.
 50.471 ACRES – 50 LOTS – 14 TRACTS SB16-43R

LINE	BEARING	LENGTH
L2	N68°02'18"E	27.00'
L6	S44°45'10"W	11.34'
L8	N78°01'38"E	1.15'
L9	N50°02'33"E	37.64'
L10	S44°07'52"E	9.48'
L11	S78°01'38"W	16.67'
L13	S87°31'33"W	23.50'
L14	S64°53'41"E	20.26'
L16	N60°56'04"E	75.24'

CURVE	DELTA	RADIUS	LENGTH
C5	1°10'21"	225.00'	4.60'
C7	2°44'13"	225.00'	10.75'
C10	86°13'06"	15.00'	22.57'
C11	86°36'54"	15.00'	22.68'
C17	3°29'21"	207.00'	12.61'
C18	27°44'39"	76.00'	36.80'
C19	7°37'06"	264.00'	35.10'
C20	35°15'13"	196.00'	120.60'
C21	10°20'33"	196.00'	35.38'
C22	8°23'41"	196.00'	28.72'
C23	24°11'12"	51.00'	21.53'
C24	46°43'55"	51.00'	41.60'
C25	95°56'55"	20.00'	33.49'
C26	10°44'58"	154.00'	28.89'
C27	9°24'52"	196.00'	32.21'
C28	36°29'08"	64.00'	40.75'
C29	9°47'17"	76.00'	12.98'
C30	12°46'20"	100.00'	22.29'
C31	12°48'06"	120.00'	26.81'
C32	69°08'12"	20.00'	24.13'
C33	55°54'03"	20.00'	19.51'

MONUMENT SYMBOL LEGEND

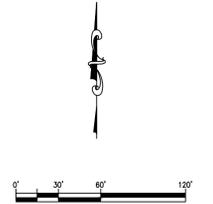
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- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 37908"
- ✦ FOUND SECTION CORNER, AS NOTED
- (NR) NON-RADIAL



SEE SHEET 2

SEE SHEET 2

SEE SHEET 4



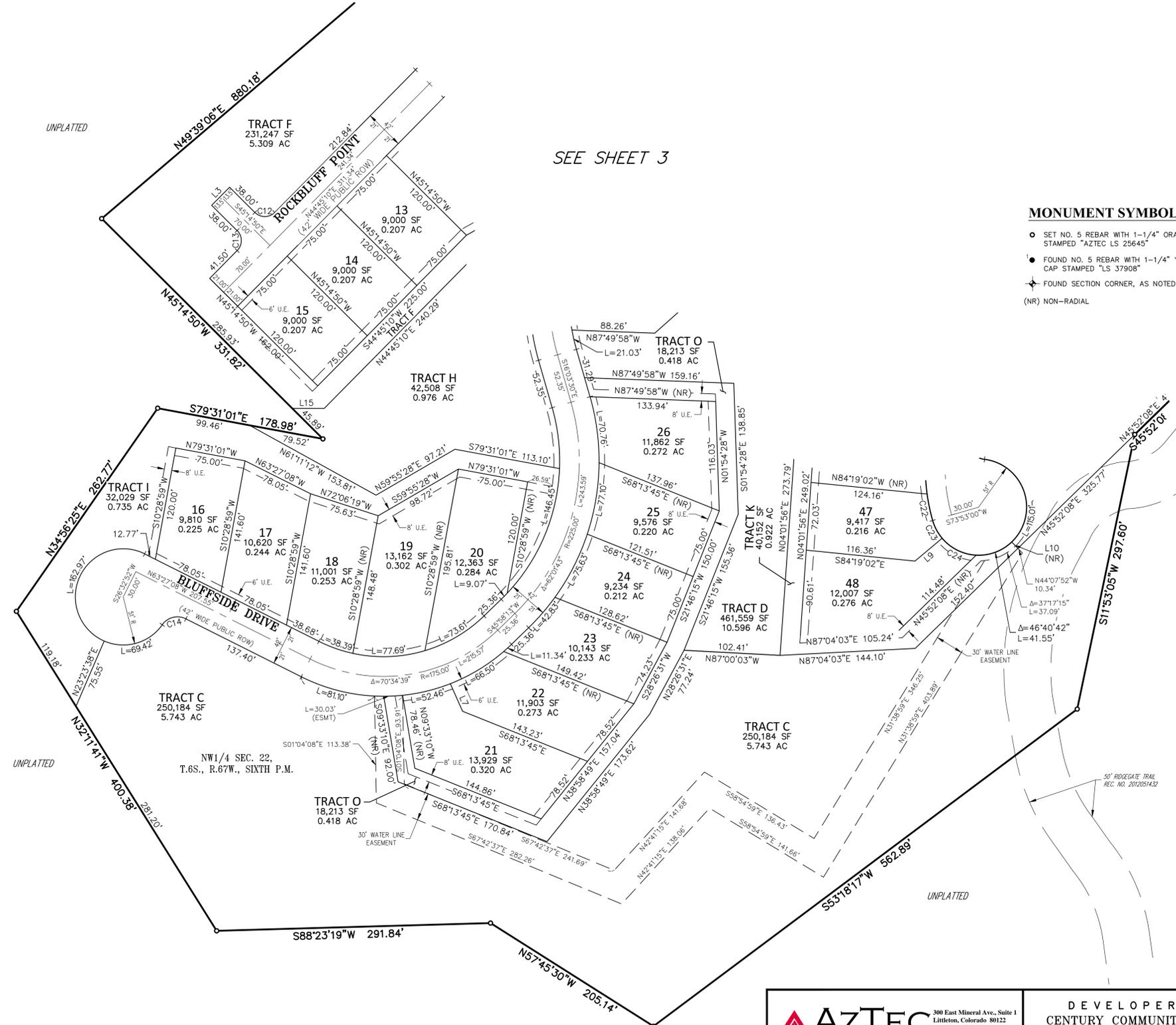
AZTEC
 CONSULTANTS, INC.
 300 East Mineral Ave., Suite 1
 Littleton, Colorado 80122
 Phone: (303) 713-1898
 Fax: (303) 713-1897
 www.aztecconsultants.com
 AzTec Proj. No.: 65315-06

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.		DATE OF PREPARATION:	2016-06-08
DEVELOPER CENTURY COMMUNITIES		SCALE:	1"=60'
8390 E. CRESCENT PARKWAY, SUITE 650 GREENWOOD VILLAGE, COLORADO 80111 (303) 770-8300		SHEET 3 OF 4	

RIDGEGATE – SECTION 22 FILING NO. 1

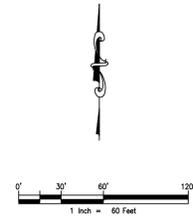
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 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.
 50.471 ACRES – 50 LOTS – 14 TRACTS SB16-43R

LINE TABLE			CURVE TABLE			
LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH
L3	N44°45'10"E	27.00'	C12	90°00'00"	15.00'	23.56'
L7	N24°06'32"W	32.04'	C13	90°00'00"	15.00'	23.56'
L9	N50°02'33"E	37.64'	C14	81°05'14"	20.00'	28.30'
L10	S44°07'52"E	9.48'	C22	8°23'41"	196.00'	28.72'
L15	N90°00'00"W	34.00'	C23	24°11'12"	51.00'	21.53'
			C24	46°43'55"	51.00'	41.60'



SEE SHEET 3

- MONUMENT SYMBOL LEGEND**
- SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 25645"
 - FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 37908"
 - ✦ FOUND SECTION CORNER, AS NOTED
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FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC.

AZTEC
 CONSULTANTS, INC.

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 Littleton, Colorado 80122
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AzTec Proj. No.: 65315-06

DEVELOPER
 CENTURY COMMUNITIES

8390 E. CRESCENT PARKWAY, SUITE 650
 GREENWOOD VILLAGE, COLORADO 80111
 (303) 770-8300

DATE OF PREPARATION:	2016-06-08
SCALE:	1"=60'
SHEET 4 OF 4	



CITY OF LONE TREE

STAFF REPORT

TO: Mayor Millet and City Council

FROM: Lisa A. Albers, P.E., Capital Improvement Project Manager

FOR: July 19, 2016 Council Meeting

DATE: July 12, 2016

SUBJECT: Yosemite Street Lane Widening Contract Award

Summary

Staff recommends City Council approve the construction contract (attached) with KECI Colorado, Inc. in the amount of \$670,624.00 for the Yosemite Street Lane Widening project and authorize the City Manager to execute the contract.

Cost

The total contract cost is \$670,624.00.

Suggested Motion or Recommended Action

I move to approve the contract with KECI Colorado, Inc. in the amount of \$670,624.00 for the Yosemite Street Lane Widening project and authorize the City Manager to execute the contract.

Background

Bids were received and opened for the Yosemite Street Lane Widening Intersection Improvements project on July 7, 2016 and KECI Colorado, Inc. was the low bidder. KECI Colorado, Inc. has done work with the City in the past, including Lincoln Avenue Widening and additional deceleration lanes along Lincoln Avenue in 2004.

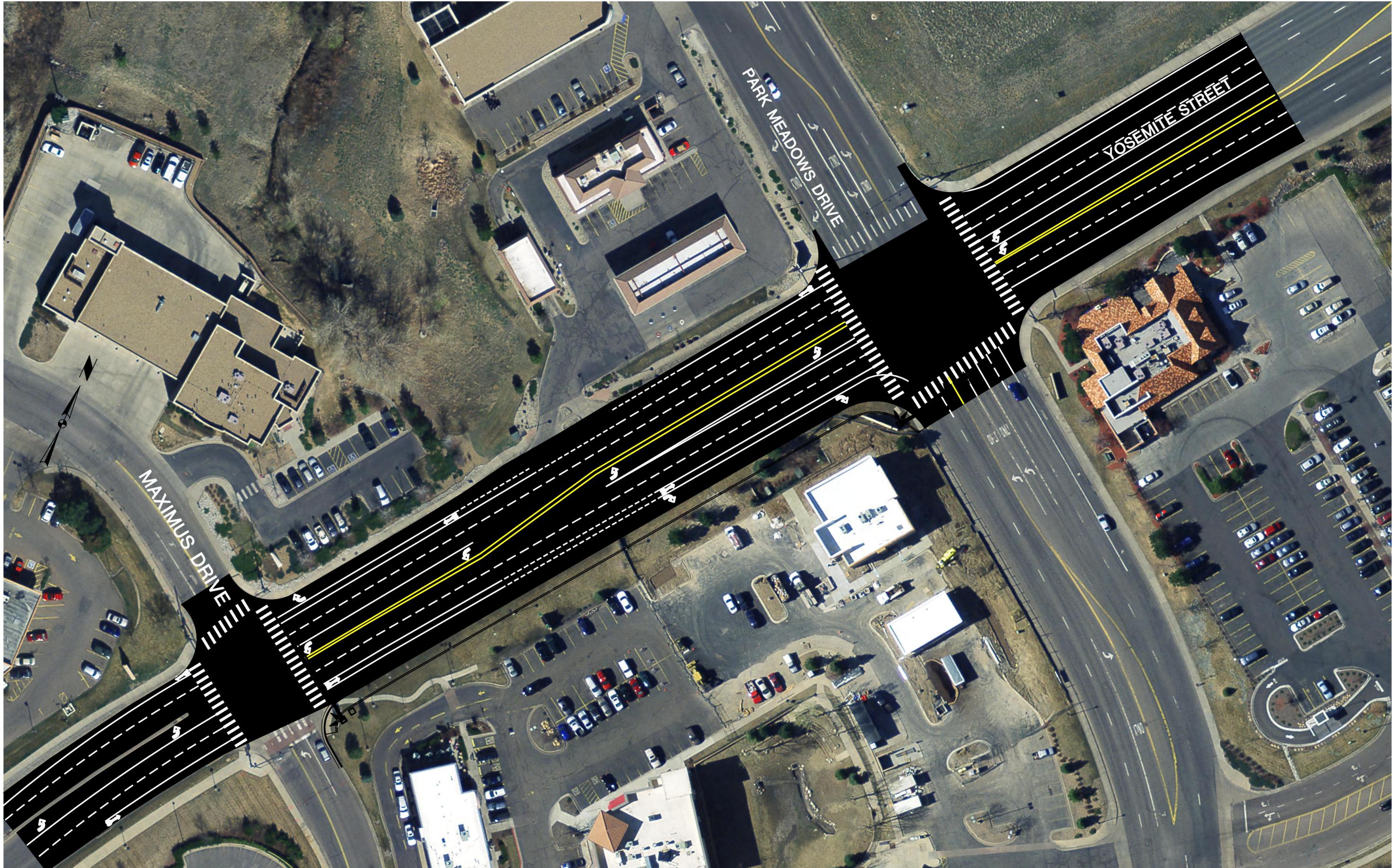
Work consists of construction of a new northbound lane on Yosemite Street from Maximus Drive to Park Meadows Drive. The original budget was \$595,000, but was increased to \$816,000 to account for increased construction costs. More specifically, demolition costs have doubled since last year as well as the price of asphalt related to our recently awarded asphalt overlay contract. The added need for a retaining wall with handrail and additional variable messaging signs to assist with traffic flow through the intersection account for the increased contract cost. The remaining \$145,376 will be used for soft costs including design cost, inspection fees, and materials testing.

Enclosed is a map indicating the work to be completed.

Attachments:

- Attachment A: Map of the Yosemite Street Lane Widening
- Attachment B: Bid Opening Summary
- Attachment C: Bid Tabulation
- Attachment D: Notice of Award
- Attachment E: Agreement
- Attachment F: Notice to Proceed

ATTACHMENT A



ATTACHMENT B

ATTACHMENT C

BID TABULATION

Client: City of Lone Tree
Project: Yosemite Lane Expansion

Job No: 061-400
Date: 7/7/2016

<i>Bid Schedule B - Yosemite Concrete Maintenance</i>				Engineer's Opinion		KECI Colorado, Inc.		Concrete Express, Inc.		Perfect Patch Asphalt Company	
No.	Item	Unit	Quantity	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	Handicap Ramp Removal/Replacement	EA.	6	\$2,850.00	\$17,100.00	\$2,425.00	\$14,550.00	\$3,000.00	\$18,000.00	\$4,000.00	\$24,000.00
2	Traffic Control	L.S.	1	\$3,500.00	\$3,500.00	\$6,350.00	\$6,350.00	\$3,200.00	\$3,200.00	\$12,000.00	\$12,000.00
3	Mobilization	L.S.	1	\$3,500.00	\$3,500.00	\$1,000.00	\$1,000.00	\$850.00	\$850.00	\$4,000.00	\$4,000.00
4	Erosion Control	L.S.	1	\$700.00	\$700.00	\$1,900.00	\$1,900.00	\$850.00	\$850.00	\$3,000.00	\$3,000.00
5	Force Account	L.S.	1	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
TOTAL #2 Yosemite Concrete Maintenance					\$29,800.00		\$28,800.00		\$27,900.00		\$48,000.00

<i>Bid Schedule C - Yosemite Lane Expansion</i>				Engineer's Opinion		KECI Colorado, Inc.		Concrete Express, Inc.		Perfect Patch Asphalt Company	
No.	Item	Unit	Quantity	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
201-00000	CLEARING AND GRUBBING	LS	1	\$4,500.00	\$4,500.00	\$11,350.00	\$11,350.00	\$42,000.00	\$42,000.00	\$80,000.00	\$80,000.00
202-00010	REMOVAL OF TREE	EA	3	\$69.15	\$207.45	\$580.00	\$1,740.00	\$1,000.00	\$3,000.00	\$4,000.00	\$12,000.00
202-00040	REMOVAL OF UTILITY INFRASTRUCTURE	LS	1	\$1,500.00	\$1,500.00	\$14,000.00	\$14,000.00	\$27,000.00	\$27,000.00	\$40,000.00	\$40,000.00
202-00200	REMOVAL OF SIDEWALK	SY	292	\$7.00	\$2,044.00	\$24.00	\$7,008.00	\$22.00	\$6,424.00	\$30.00	\$8,760.00
202-00201	REMOVAL OF CURB AND GUTTER	LF	524	\$3.00	\$1,572.00	\$6.00	\$3,144.00	\$10.00	\$5,240.00	\$20.00	\$10,480.00
202-00206	REMOVAL OF CONCRETE CURB RAMP	SY	29	\$6.00	\$174.00	\$19.00	\$551.00	\$22.00	\$638.00	\$75.00	\$2,175.00
202-00323	REMOVAL OF CONCRETE CROSSSPAN	SY	45	\$8.00	\$360.00	\$39.00	\$1,755.00	\$30.00	\$1,350.00	\$40.00	\$1,800.00
202-00815	REMOVAL OF SIGN (MAST ARM MOUNTED)	EA	2	\$350.00	\$700.00	\$27.00	\$54.00	\$30.00	\$60.00	\$100.00	\$200.00
202-00840	REMOVAL OF TRAFFIC SIGNAL EQUIPMENT	LS	1	\$15,000.00	\$15,000.00	\$5,720.00	\$5,720.00	\$6,500.00	\$6,500.00	\$15,000.00	\$15,000.00
206-00000	STRUCTURE EXCAVATION	CY	346	\$4.25	\$1,470.50	\$49.00	\$16,954.00	\$43.00	\$14,878.00	\$85.00	\$29,410.00
207-00205	TOPSOIL (STOCKPILE AND REDISTRIBUTE)	CY	90	\$49.00	\$4,410.00	\$53.00	\$4,770.00	\$22.00	\$1,980.00	\$200.00	\$18,000.00
208-00035	CURB SOCKS	EA	2	\$35.00	\$70.00	\$169.00	\$338.00	\$280.00	\$560.00	\$300.00	\$600.00
208-00050	STORM DRAIN INLET PROTECTION	EA	3	\$300.00	\$900.00	\$775.00	\$2,325.00	\$300.00	\$900.00	\$700.00	\$2,100.00
210-00473	RESET DETECTION CAMERA	EA	2	\$1,200.00	\$2,400.00	\$825.00	\$1,650.00	\$920.00	\$1,840.00	\$900.00	\$1,800.00
210-00815	RESET STREET NAME SIGN (MAST MOUNTED)	EA	2	\$650.00	\$1,300.00	\$203.00	\$406.00	\$190.00	\$380.00	\$500.00	\$1,000.00
210-04020	DEMO INLET TYPE R	EA	1	\$1,000.00	\$1,000.00	\$1,200.00	\$1,200.00	\$1,500.00	\$1,500.00	\$4,000.00	\$4,000.00
210-04050	ADJUST VALVE BOX OR MANHOLE	EA	3	\$150.00	\$450.00	\$745.00	\$2,235.00	\$655.00	\$1,965.00	\$1,000.00	\$3,000.00
304-06007	AGGREGATE BASE COURSE (CLASS 6)	CY	166	\$47.00	\$7,802.00	\$66.00	\$10,956.00	\$63.00	\$10,458.00	\$90.00	\$14,940.00
403-33601	HOT MIX ASPHALT (GRADING S) (50)	TON	277	\$70.00	\$19,390.00	\$148.00	\$40,996.00	\$115.00	\$31,855.00	\$80.00	\$22,160.00
403-34621	HOT MIX ASPHALT (GRADING SX) (50)	TON	55	\$70.00	\$3,850.00	\$138.00	\$7,590.00	\$139.00	\$7,645.00	\$150.00	\$8,250.00
412-01001	CONCRETE CROSSSPAN (10 INCH)	SY	45	\$85.00	\$3,825.00	\$90.00	\$4,050.00	\$111.00	\$4,995.00	\$150.00	\$6,750.00
503-00042	DRILLED CAISSON (42 INCH)	LF	34	\$650.00	\$22,100.00	\$375.00	\$12,750.00	\$475.00	\$16,150.00	\$500.00	\$17,000.00
604-19210	INLET TYPE R L 10 (10 FOOT)	EA	1	\$8,500.00	\$8,500.00	\$10,300.00	\$10,300.00	\$9,000.00	\$9,000.00	\$12,000.00	\$12,000.00
604-30010	MANHOLE SLAB BASE (10 FOOT)	EA	1	\$5,000.00	\$5,000.00	\$15,000.00	\$15,000.00	\$5,000.00	\$5,000.00	\$15,000.00	\$15,000.00
608-00000	CONCRETE SIDEWALK (6 INCH)	SY	460	\$45.00	\$20,700.00	\$56.00	\$25,760.00	\$66.00	\$30,360.00	\$90.00	\$41,400.00
608-00010	CONCRETE CURB RAMP	SY	27	\$125.00	\$3,375.00	\$112.00	\$3,024.00	\$145.00	\$3,915.00	\$220.00	\$5,940.00
609-21020	CURB AND GUTTER TYPE 2 (SECTION II-B)	LF	540	\$22.00	\$11,880.00	\$24.00	\$12,960.00	\$32.00	\$17,280.00	\$30.00	\$16,200.00
613-00206	2 INCH ELECTRICAL CONDUIT (BORED)	LF	78	\$19.00	\$1,482.00	\$33.00	\$2,574.00	\$36.00	\$2,808.00	\$40.00	\$3,120.00
613-00306	3 INCH ELECTRICAL CONDUIT (BORED)	LF	156	\$28.00	\$4,368.00	\$31.00	\$4,836.00	\$34.00	\$5,304.00	\$35.00	\$5,460.00
613-07050	PULL BOX (13" x 24")	EA	1	\$900.00	\$900.00	\$900.00	\$900.00	\$960.00	\$960.00	\$2,500.00	\$2,500.00
613-10000	WIRING	LS	1	\$5,000.00	\$5,000.00	\$13,000.00	\$13,000.00	\$16,700.00	\$16,700.00	\$30,000.00	\$30,000.00
613-30005	LIGHT STANDARD AND LUMINAIRE (PEDESTRIAN) (RELOCATE)	EA	3	\$350.00	\$1,050.00	\$250.00	\$750.00	\$340.00	\$1,020.00	\$500.00	\$1,500.00
613-40000	CABINET FOUNDATION	EA	1	\$1,000.00	\$1,000.00	\$1,350.00	\$1,350.00	\$1,500.00	\$1,500.00	\$4,000.00	\$4,000.00
614-00011	SIGN PANEL (CLASS 1) (MAST MOUNTED)	SF	18	\$45.00	\$810.00	\$90.00	\$1,620.00	\$77.00	\$1,386.00	\$100.00	\$1,800.00
614-00011	SIGN PANEL (CLASS 1)	SF	32	\$21.00	\$672.00	\$110.00	\$3,520.00	\$62.00	\$1,984.00	\$45.00	\$1,440.00
614-00216	STEEL SIGN POST (2 INCH X 2 INCH TUBING)	LF	20	\$15.00	\$300.00	\$220.00	\$4,400.00	\$62.00	\$1,240.00	\$30.00	\$600.00
614-10120	VARIABLE MESSAGE SIGN	EA	4	\$500.00	\$2,000.00	\$4,950.00	\$19,800.00	\$9,500.00	\$38,000.00	\$12,000.00	\$48,000.00
614-70117	PEDESTRIAN SIGNAL FACE (16) (COUNTDOWN)	EA	4	\$800.00	\$3,200.00	\$750.00	\$3,000.00	\$1,000.00	\$4,000.00	\$1,000.00	\$4,000.00
614-70336	TRAFFIC SIGNAL FACE (12-12-12)	EA	10	\$1,600.00	\$16,000.00	\$830.00	\$8,300.00	\$965.00	\$9,650.00	\$1,000.00	\$10,000.00
614-70560	TRAFFIC SIGNAL FACE (12-12-12-12-12)	EA	2	\$2,000.00	\$4,000.00	\$1,355.00	\$2,710.00	\$1,640.00	\$3,280.00	\$2,000.00	\$4,000.00

<i>Bid Schedule C - Yosemite Lane Expansion</i>				Engineer's Opinion		KECI Colorado, Inc.		Concrete Express, Inc.		Perfect Patch Asphalt Company		
No.	Item	Unit	Quantity	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	
614-72854	TRAFFIC CONTROLLER CABINET	EA	1	\$5,000.00	\$5,000.00	\$22,500.00	\$22,500.00	\$26,500.00	\$26,500.00	\$40,000.00	\$40,000.00	
614-72860	PEDESTRIAN PUSH BUTTON	EA	4	\$500.00	\$2,000.00	\$348.00	\$1,392.00	\$400.00	\$1,600.00	\$1,000.00	\$4,000.00	
614-72886	INTERSECTION DETECTION SYSTEM (CAMERA)	EA	1	\$2,000.00	\$2,000.00	\$17,300.00	\$17,300.00	\$20,600.00	\$20,600.00	\$30,000.00	\$30,000.00	
614-81165	TRAFFIC SIGNAL LIGHT POLE STEEL (65 FOOT MAST ARM) (INSTALL ONLY)	EA	2	\$15,000.00	\$30,000.00	\$1,650.00	\$3,300.00	\$3,200.00	\$6,400.00	\$3,000.00	\$6,000.00	
614-86550	TRAFFIC SIGNAL CONTROLLER	EA	1	\$7,000.00	\$7,000.00	\$8,900.00	\$8,900.00	\$9,600.00	\$9,600.00	\$20,000.00	\$20,000.00	
614-86800	MEYERS POWERBACK 2000 UNINTERRUPTED POWER SOURCE	EA	1	\$3,000.00	\$3,000.00	\$6,950.00	\$6,950.00	\$7,800.00	\$7,800.00	\$10,000.00	\$10,000.00	
	SEGMENTED MASONRY RETAINING WALL	LS	1	\$93,025.00	\$93,025.00	\$50,125.00	\$50,125.00	\$115,000.00	\$115,000.00	\$50,000.00	\$50,000.00	
	RETAINING WALL HANDRAIL	LF	275	\$8.00	\$2,200.00	\$126.00	\$34,650.00	\$300.00	\$82,500.00	\$70.00	\$19,250.00	
621-00650	PEDESTRIAN STAIR STRUCTURE W/ HANDRAIL	LS	1	\$5,000.00	\$5,000.00	\$3,650.00	\$3,650.00	\$9,100.00	\$9,100.00	\$4,000.00	\$4,000.00	
	LANDSCAPE RESTORATION	F/A	1	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	
625-00000	CONSTRUCTION SURVEYING	LS	1	\$20,000.00	\$20,000.00	\$3,175.00	\$3,175.00	\$16,000.00	\$16,000.00	\$40,000.00	\$40,000.00	
626-00000	MOBILIZATION	LS	1	\$85,000.00	\$85,000.00	\$25,000.00	\$25,000.00	\$39,000.00	\$39,000.00	\$65,000.00	\$65,000.00	
630-10005	CONSTRUCTION TRAFFIC CONTROL	LS	1	\$110,000.00	\$110,000.00	\$104,536.00	\$104,536.00	\$72,000.00	\$72,000.00	\$70,000.00	\$70,000.00	
700-70010	F/A MINOR CONTRACT REVISIONS	F/A	1	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	
700-70380	F/A EROSION CONTROL	F/A	1	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
700-70492	F/A UNIFORM TRAFFIC CONTROL	F/A	1	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	
TOTAL #3 Yosemite Lane Expansion						\$624,486.95		\$641,824.00		\$821,805.00		\$939,635.00
Grand Total =						\$654,286.95		\$670,624.00		\$849,705.00		\$987,635.00

ATTACHMENT D

SECTION 00 51 00
NOTICE OF AWARD

Dated _____

TO: **KECI COLORADO, INC.**
Project: **Yosemite Street Lane Widening**
ENGINEER's Project No. **PROJECT No. 061-400**
CITY: **THE CITY OF LONE TREE, COLORADO**

You are hereby notified that your Bid dated July 7, 2016 for the above Contract has been considered. You are the apparent successful Bidder and have been awarded a contract for

Yosemite Street Lane Widening, Schedules B and C

The Estimated Contract Price based on total of Unit Price Work is:

Six-Hundred Seventy-Thousand Six-Hundred and Twenty-Four Dollars **(\$670,624)**
(words) (figure)

Four (4) copies of each of the proposed Contract Documents (with reduced-sized Drawings) accompany this Notice of Award.

You must comply with the following conditions precedent within ten (10) days of the date of this Notice of Award, that is by July 29, 2016.

1. You must deliver to the CITY all four (4) fully executed counterparts of the Agreement including all the Contract Documents. This includes the sets of Drawings. Each of the Contract Documents must bear your signature on the cover of the page.
2. You must deliver with the executed Agreement the Contract Security (Bonds) as specified in the Instructions to Bidders, General Conditions (paragraph 6.01) and Supplementary Conditions.

Failure to comply with these conditions within the time specified will entitle CITY to consider your bid abandoned, to annul this Notice of Award and to declare your Bid Security forfeited.

Within ten (10) days after you comply with those conditions, CITY will return to you two (2) fully signed counterparts of the Agreement with the Contract Documents attached.

CITY OF LONE TREE

By: _____

Title: _____

ATTACHMENT E

SECTION 00 52 43

AGREEMENT – UNIT PRICE

THIS AGREEMENT is dated as of the _____ day of _____
in the year 20____ by and between the

CITY OF LONE TREE, COLORADO
(hereinafter called CITY) and

KECI COLORADO, INC.
(hereinafter called Contractor)

CITY and Contractor, in consideration of the mutual covenants hereinafter set forth, agree as follows:

ARTICLE 1. WORK

Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

YOSEMITE STREET LANE WIDENING, SCHEDULES B AND C

ARTICLE 2. ENGINEER

The project has been designed by TTG Engineers, Inc., who is hereinafter called “Engineer” and who will assume all duties and responsibilities, and have the rights and authority assigned to “Engineer” in the contract documents in connection with completion of the Work in accordance with the Contract Documents.

ARTICLE 3. CONTRACT TIME

3.1 The Work to be provided under all awarded schedules shall meet Final Completion no later than _____, 2016 and that Substantial and Final Completion dates for all awarded Work shall be negotiated based on the Bid Schedule’s Phasing/Schedule Plan for that awarded work. At a minimum, all awarded work shall be substantially completed within seventy-five (75) days and final completion shall be ninety (90) days.

3.2 Liquidated Damages: CITY and Contractor recognize that time is of the essence of this Agreement and that CITY will suffer financial loss if the Work is not substantially complete within the time specified in Paragraph 3.1 above, plus any extensions thereof allowed in accordance with Article 11 of the General Conditions. They also recognize the delays, expense and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by CITY if the Work is not substantially completed on time. Accordingly, instead of requiring any such proof, CITY and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay CITY Five Hundred Dollars (\$500.00) for each day that expires after the time specified in Paragraph 3.1 above for substantial completion until the Work is substantially complete. After Substantial Completion if Contractor shall neglect, refuse or fail to complete the remaining Work within the Contract Time or any proper extension thereof granted by CITY, Contractor shall pay CITY Five Hundred dollars (\$500) for each day that expires after the time specified in Paragraph 3.1 above for completion and readiness for final payment.

ARTICLE 4. CONTRACT PRICE

CITY shall pay Contractor for completion of the Work in current funds in accordance with the Contract Documents:

For all Unit Price Work, an amount equal to the sum of the established unit price for each separately identified item of Unit Price Work times the estimated quantity of that item, in accordance with the attached Bid Schedule.

As provided in paragraph 13.03 of the General Conditions, estimated quantities are not guaranteed by CITY or Engineer, and determinations of actual quantities and classification are to be made by Engineer as provided in paragraph 10.06 of the General Conditions and any applicable Supplementary Conditions attached hereto. Unit prices have been computed as provided in paragraph 13.03.B of the General Conditions.

ESTIMATE TOTAL OF ALL UNIT PRICE WORK

Six-Hundred Seventy-Thousand Six-Hundred and Twenty-Four Dollars (**\$670,624**)
(words) (figure)

ARTICLE 5. PAYMENT PROCEDURES

Contractor shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for payment will be processed by CITY as provided in the General Conditions and Supplementary Conditions.

- 5.1 Progress Payments. CITY shall make progress payments on account of the Contract Price on the basis of a Contractor's Applications for Payment as recommended by Engineer. All progress payments will be on the basis of the progress of the Work measured by the schedule of values established in paragraph 2.05 of the General Conditions (and in case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Conditions.
 - 5.1.1 Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below, but, in each case, less the aggregate of payments previously made and less such amounts as Engineer shall determine, or CITY may withhold, in accordance with Paragraphs 15.01.C.5 and 15.01.C.6 of the General Conditions.
 - a. 95% of Work completed (with the balance being retainage). If Work has been at least 50% completed as determined by Engineer, and if the character and progress of the Work have been satisfactory to CITY and Engineer, CITY, on recommendation of Engineer, may determine that as long as the character and progress of the Work remain satisfactory to them, there will be no additional retainage except as provided by the General Conditions, or State law.
 - b. 95% (with the balance being retainage) of materials and equipment not incorporated in the Work (but delivered, suitably stored and accompanied by documentation satisfactory to CITY as provided in Paragraph 15.01.B.1 of the General Conditions).
- 5.2 Final Payment. Upon final completion and acceptance of the Work in accordance with Paragraph 15.06 of the General Conditions, CITY shall pay the remainder of the Contract Price as recommended by Engineer as provided in said Paragraph 15.06, as amended by the supplementary conditions.

ARTICLE 6. INTEREST

All moneys not paid when due hereunder as provided in Article 15 of the General Conditions shall bear interest at the maximum rate of 8% per year.

ARTICLE 7. CONTRACTOR'S REPRESENTATIONS

In order to induce CITY to enter into this Agreement, Contractor makes the following representations:

- 7.1 Contractor has familiarized himself with the nature and extent of the Contract Documents, Work, site, locality, and with all local conditions and Laws and Regulations that in any manner may affect cost, progress, performance, or furnishing of the Work.
- 7.2 Contractor has studied carefully all reports of explorations and test of subsurface conditions and drawings of physical conditions which are identified in the Supplementary Conditions as provided in Paragraph 5.03 of the General Conditions, and accepts the determination set forth in Paragraph SC-5.03 of the Supplementary Conditions of the extent of the technical data contained in such reports and drawings upon which Contractor is entitled to reply.
- 7.3 Contractor has obtained and carefully studied (or assumes responsibility for obtaining and carefully studying) all such examinations, investigations, explorations, tests, reports, and studies (in addition to or to supplement those referred to in Paragraph 7.2 above) which pertain to the subsurface or physical conditions at or contiguous to the site or otherwise may affect the cost, progress, performance or furnishing of the Work as Contractor considers necessary for the performance or furnishing of the Work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents, including specifically the provisions of Paragraph 5.03 of the General Conditions; and no additional examinations, investigations, explorations, tests, reports, studies or similar information or data are or will be required by Contractor for such purposes.
- 7.4 Contractor has reviewed and checked all information and data shown or indicated on the Contract Documents with respect to existing Underground Facilities at or contiguous to the site and assumes responsibility for accurately locating said Underground Facilities. No additional examinations, investigations, explorations, tests, reports, studies or similar information or data in respect of said Underground Facilities are or will be required by Contractor in order to perform and furnish the Work at the Contract Price within the Contract Time and in accordance with the other terms and conditions of the Contract Documents, including specifically the provisions of Paragraph 5.04 of the General Conditions.
- 7.5 Contractor has correlated the results of all such observations, examinations, investigations, tests, reports and data with the terms and conditions of the Contract Documents.
- 7.6 Contractor has given Engineer written notice of all conflicts, errors or discrepancies that he has discovered in the Contract Documents and the written resolution thereof by Engineer is acceptable to Contractor.

ARTICLE 8. CONTRACT DOCUMENTS

The Contract Documents, which comprise the entire agreement between CITY and Contractor concerning the Work, consist of the following:

Yosemite St Lane Widening

00 52 43 - 3

Project No. 061-400

- 8.1 This Agreement (Pages 00 52 43 – 1 to 00 52 43 - 8, inclusive).
- 8.2 Exhibit to this Agreement (pages ___ to ___, inclusive).
- 8.3 Performance, Payment and other Bonds (identified as Exhibits ___ and _____ and consisting of ___ pages).
- 8.4 Notice of Award.
- 8.5 Notice to Proceed.
- 8.6 General Conditions (Pages 1 to 65, inclusive) being the Standard General Conditions of the Construction Contract (2013 Edition).
- 8.7 Supplementary Conditions (Pages 1-13, inclusive).
- 8.8 Drawings and Specifications bearing the title:

YOSEMITE STREET LANE WIDENING

- 8.9 Addendum number 3.
- 8.10 Contractor’s Bid, dated July 7, 2016.
- 8.11 Documentation submitted by Contractor prior to Notice of Award (Pages 1 to 43, inclusive).
- 8.12 The following which may be delivered or issued after the Effective Date of the Agreement and are attached hereto: All written amendments and other documents amending, modifying, or supplementing of the Contract Documents pursuant to Paragraph 11.01 of the General Conditions.

The documents listed in Article 8 et. seq. above are attached to this Agreement (except as expressly noted otherwise above).

There are no Contract Documents other than those listed above in this Article 8. The Contract Documents may only be amended, modified or supplemented as provided in Paragraph 11.01 of the General Conditions.

In case of discrepancy, the order of precedence of the following Contract Documents is as follows (i.e., the document with the lower numerical value shall govern over the documents with a higher value):

- 1. Change Orders
- 2. This Agreement
- 3. Addenda
- 4. Drawings
- 5. Supplementary Conditions
- 6. Specifications
- 7. General Conditions

ARTICLE 9. COMPLIANCE WITH LAWS AND IMMIGRATION STATUS OBLIGATIONS

9.1 CONTRACTOR shall give all notices and comply with all Laws and Regulations applicable to furnishing and performance of the Work, including, without limitations, any preference for Colorado Labor as may be required pursuant to Article 17, of Title 8 of the Colorado Revised Statutes (the "Keep Jobs in Colorado Act"). Except where otherwise expressly required by applicable Laws and Regulations, neither CITY nor DESIGN PROFESSIONAL shall be responsible for monitoring CONTRACTOR's compliance with any Laws or Regulations.

9.2 Contractor certifies, through signature of its authorized representative executing this Agreement, that it does not knowingly employ or contract with an illegal alien who will perform work under the public contract for services and that the Contractor will participate in the United States Government's E-Verify Program or the State of Colorado Department of Labor and Employment Program ("Department Program") in order to confirm the employment eligibility of all employees who are newly hired for employment to perform work under the public contract for services.

9.3 Contractor shall not:

1) Knowingly employ or contract with an illegal alien to perform work under this Agreement; or

2) Enter into a contract with a subcontractor that fails to certify to the contractor that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under the public contract for services.

9.4 Contractor shall affirm as required by C.R.S. § 8-17.5-102 (c) (II) the employment eligibility of all employees who are newly hired for employment to perform work under the public contract for services through participation in either the E-Verify Program or the Department Program.

9.5 Contractor is prohibited from using the E-Verify Program or Department Program procedures to undertake pre-employment screening of job applicants while the public contract for services is being performed.

9.6 If Contractor obtains actual knowledge that a subcontractor performing work under the public contract for services knowingly employs or contracts with an illegal alien, Contractor shall be required to:

1) Notify the subcontractor and the City within three days that the Contractor has actual knowledge that the subcontractor is employing or contracting with an illegal alien; and

2) Terminate the subcontract with the subcontractor if within three days of receiving the notice required pursuant to sub-subparagraph 9.2 2) required the subcontractor does not stop employing or contracting with the illegal alien; except that the Contractor shall not terminate the contract with the subcontractor if during such three days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.

9.7 Contractor shall comply with all rules and regulations and any reasonable request by the State Department of Labor and Employment made in the course of the

Department's performance of its lawful duties pursuant to C.R.S. 8-17.5-101 et seq., as amended from time to time.

- 9.8 If Contractor violates any of the provisions set forth in this section, the City may terminate the Agreement and Contractor shall be liable for all actual and consequential damages incurred by the City.

ARTICLE 10. MISCELLANEOUS

- 10.1 Terms used in this Agreement which are defined in Article 1 of the General Conditions shall have the meanings indicated in the General Conditions.
- 10.2 Reference to the General Conditions shall include modifications thereof by the Supplementary Conditions.
- 10.3 No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation, monies that may become due and monies that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment no assignment will release or discharge that assignor from any duty or responsibility under the Contract Documents.
- 10.4 Except for the intended beneficiaries of the Labor and Material Payment Bond executed in conjunction with this Agreement, nothing in this Agreement shall be construed to give any rights or benefits by virtue of this Agreement to anyone other than CITY and Contractor, and all duties and responsibilities undertaken pursuant to this Agreement will be for sale and exclusive benefit of CITY and Contractor and not for the benefit of any other party.
- 10.5 CITY and Contractor each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect to all covenants, agreements and obligations contained in the Contract Documents.
- 10.6 Any provision or part of the Contract Documents held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon CITY and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.
- 10.7 The CITY and Contractor acknowledge and agree that the payments hereunder shall constitute current expenditures of the CITY payable in the fiscal years for which funds are appropriated for the payment thereof. The CITY's obligations under this Agreement shall be from year to year only and shall not constitute a multiple-fiscal year direct or indirect debt or other financial obligation of the CITY, or an obligation of the CITY payable in any fiscal year beyond the fiscal year for which funds are appropriated for the payment thereof, or payable from any funds of the CITY other than funds appropriated for the payment of current expenditures. No provision of this Agreement shall be construed to pledge or to create a lien on any class or source of CITY monies, assets or properties.

10.8

To the extent this contract may be construed to be a “sole source contract” within the meaning of sections 15 through 17 of Article XXVIII of the Colorado Constitution, and to the extent these constitutional provisions have not been enjoined or invalidated by a court of competent jurisdiction, the requirements and limitations of these constitutional provisions are hereby incorporated in this contract, including the following:

Because of a presumption of impropriety between contributions to any campaign and sole source government contracts, contract holders shall contractually agree, for the duration of the contract and for two years thereafter, to cease making, causing to be made, or inducing by any means, a contribution, directly or indirectly, on behalf of the contract holder or on behalf of his or her immediate family member and for the benefit of any political party or for the benefit of any candidate for any elected office of the state or any of its political subdivisions.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement in triplicate. One counterpart each has been delivered to CITY, Contractor, and Engineer. All portions of the Contract Documents have been signed or identified by CITY and Contractor or by Engineer on their behalf.

This Agreement will be effective on _____, 20____.

CITY:
CITY OF LONE TREE, COLORADO

CONTRACTOR:
KECI Colorado, Inc.

By: _____

By: _____

Title: _____

Title: _____

Attest:

Attest:

By: _____

By: _____

Title: _____

Title: _____

[SEAL]

[SEAL]

Address For Giving Notices:

CITY:
City of Lone Tree
9220 Kimmer Dr, Suite 100
Lone Tree, CO 80124
Attn: John P. Cotten, PE

CONTRACTOR:
KECI Colorado, Inc.
5750 W. Airport Road
Sedalia, CO 80135
Attn: Paul Y. Iwata

ATTACHMENT F

SECTION 00 55 00

NOTICE TO PROCEED

Dated _____

TO: **KECI Colorado, Inc.**
PROJECT: **Yosemite Street Lane Widening**
Engineers Project No.: PROJECT No. 061-400

AGREEMENT DATE: _____

THE CITY OF LONE TREE, COLORADO

You are notified that the Contract Time under the above contract will commence to run on _____, 20___. By that date, you are to start performing the Work and your other obligations under the Contract Documents. In accordance with Article 3 of the Agreement the dates of Substantial Completion and Final Completion are _____, 20__ and _____, 20___, respectively.

Before you may start any Work at the site, paragraph 2.01.B of the Supplementary Conditions provides that the CONTRACTOR shall deliver to CITY (with copies to ENGINEER) certificates of insurance which the CONTRACTOR is required to purchase and maintain in accordance with Paragraphs 6.02, 6.03, and 6.05 of the General Conditions, and any modification as contained within the Supplementary Conditions of the Contract Documents.

Work at the site must be started by _____, 20__ as indicated in the Contract Documents.

THE CITY OF LONE TREE

By: _____

Title: _____

Copy to ENGINEER
(Use Certified Mail,
Return Receipt Requested)



CITY OF LONE TREE

STAFF REPORT

TO: Mayor Millet and City Council

FROM: Lisa A. Albers, P.E., Capital Improvement Project Manager

FOR: July 19, 2016 Council Meeting

DATE: July 8, 2016

SUBJECT: Heritage Hills – Lincoln Avenue Intersection Improvements Contract Award

Summary

Staff recommends City Council approve the construction contract (attached) with Technology Constructors, Inc. in the amount of \$186,146.00 for the Heritage Hills – Lincoln Avenue Intersection Improvements project and authorize the City Manager to execute the contract.

Cost

The total contract cost is \$186,146.00.

Suggested Motion or Recommended Action

I move to approve the contract with Technology Constructors, Inc. in the amount of \$186,146.00 for the Heritage Hills – Lincoln Avenue Intersection Improvements project and authorize the City Manager to execute the contract documents.

Background

Bids were received and opened for the Heritage Hills – Lincoln Avenue Intersection Improvements project on July 6, 2016 and Technology Constructors, Inc. was the low bidder. Technology Constructors, Inc. has done work with the City on numerous occasions in the past: Lincoln Avenue at Interstate 25 in 2007, Chester Street Widening in 2009, and Park Meadows Drive Reconstruction Phase 3 (Quebec to Acres Green) in 2014

Work consists of construction of a new lane on the northwest side of the Heritage Hills Circle and Lincoln Avenue intersection which will allow for a second left-hand turn lane for southbound Heritage Hills Circle on to eastbound Lincoln Avenue. The original budget was \$350,000, but was reduced to \$225,000 once the design was modified to keep the existing signal in place. The remaining \$38,854.00 will be used for soft costs including design cost, inspection fees, and materials testing.

Enclosed is a map indicating the work to be completed.

Attachments:

- Attachment A: Map of the Heritage Hills – Lincoln Avenue Intersection Improvements
- Attachment B: Bid Opening Summary
- Attachment C: Bid Tabulation
- Attachment D: Notice of Award
- Attachment E: Agreement
- Attachment F: Notice to Proceed

ATTACHMENT A

HERITAGE HILLS CIR

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THE WEST

LINCOLN AVE

ATTACHMENT B

ATTACHMENT C

BID TABULATION

Client: City of Lone Tree
Project: Heritage Hills Intersection Improvements

Job No: 061-438
Date: 7/6/2016

<i>Bid Schedule A - Heritage Hills Intersection Improvements</i>				Engineer's Opinion		Technology Constructors, Inc.		Perfect Patch Asphalt Co.		KECI Colorado, Inc.	
No.	Item	Quantity	Unit	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	CLEARING AND GRUBBING	LS	1	\$4,500.00	\$4,500.00	\$9,500.00	\$9,500.00	\$50,000.00	\$50,000.00	\$27,000.00	\$27,000.00
2	REMOVAL OF SIDEWALK	SY	234	\$7.00	\$1,638.00	\$19.00	\$4,446.00	\$15.85	\$3,708.90	\$18.00	\$4,212.00
3	REMOVAL OF CURB AND GUTTER	LF	303	\$3.00	\$909.00	\$8.00	\$2,424.00	\$13.20	\$3,999.60	\$5.75	\$1,742.25
4	REMOVAL OF CONCRETE CURB RAMP	SY	7	\$6.00	\$42.00	\$32.00	\$224.00	\$99.00	\$693.00	\$28.00	\$196.00
5	TOPSOIL (STOCKPILE AND REDISTRIBUTE)	CY	37	\$49.00	\$1,813.00	\$69.00	\$2,553.00	\$105.60	\$3,907.20	\$91.00	\$3,367.00
6	CURB SOCKS	EA	1	\$35.00	\$35.00	\$115.00	\$115.00	\$200.00	\$200.00	\$27.00	\$27.00
7	AGGREGATE BASE COURSE (CLASS 6)	CY	104	\$47.00	\$4,888.00	\$187.00	\$19,448.00	\$104.10	\$10,826.40	\$97.00	\$10,088.00
8	HOT MIX ASPHALT (GRADING S) (50)	TON	172	\$70.00	\$12,040.00	\$194.00	\$33,368.00	\$110.00	\$18,920.00	\$130.00	\$22,360.00
9	HOT MIX ASPHALT (GRADING SX) (50)	TON	35	\$70.00	\$2,450.00	\$167.00	\$5,845.00	\$215.00	\$7,525.00	\$128.00	\$4,480.00
10	CONCRETE SIDEWALK (6 INCH)	SY	194	\$45.00	\$8,730.00	\$66.00	\$12,804.00	\$85.80	\$16,645.20	\$92.00	\$17,848.00
11	CONCRETE CURB RAMP	SY	7	\$125.00	\$875.00	\$156.00	\$1,092.00	\$330.00	\$2,310.00	\$190.00	\$1,330.00
12	CURB AND GUTTER TYPE 2 (SECTION II-B)	LF	303	\$22.00	\$6,666.00	\$25.00	\$7,575.00	\$25.10	\$7,605.30	\$26.00	\$7,878.00
13	PAVEMENT MARKING REMOVAL	LF	368	\$5.00	\$1,840.00	\$2.50	\$920.00	\$2.75	\$1,012.00	\$2.20	\$809.60
14	8" SOLID WHITE	LF	509	\$1.50	\$763.50	\$2.00	\$1,018.00	\$2.75	\$1,399.75	\$1.65	\$839.85
15	4" DOUBLE YELLOW	LF	607	\$1.25	\$758.75	\$2.00	\$1,214.00	\$2.75	\$1,669.25	\$1.65	\$1,001.55
16	TURN ARROW	EA	3	\$375.00	\$1,125.00	\$345.00	\$1,035.00	\$357.50	\$1,072.50	\$330.00	\$990.00
17	STRAIGHT/TURN ARROW	EA	1	\$450.00	\$450.00	\$680.00	\$680.00	\$412.50	\$412.50	\$650.00	\$650.00
18	WHITE CROSSBLOCK (2' x 10')	EA	2	\$250.00	\$500.00	\$345.00	\$690.00	\$357.50	\$715.00	\$330.00	\$660.00
19	VARIABLE MESSAGE SIGN	EA	1	\$500.00	\$500.00	\$2,875.00	\$2,875.00	\$4,620.00	\$4,620.00	\$3,300.00	\$3,300.00
20	MODIFY IRRIGATION	LS	1	\$1,500.00	\$1,500.00	\$8,050.00	\$8,050.00	\$5,280.00	\$5,280.00	\$5,000.00	\$5,000.00
21	CONSTRUCTION SURVEYING	LS	1	\$10,000.00	\$10,000.00	\$6,000.00	\$6,000.00	\$7,631.00	\$7,631.00	\$3,700.00	\$3,700.00
22	MOBILIZATION	LS	1	\$50,000.00	\$50,000.00	\$9,000.00	\$9,000.00	\$11,000.00	\$11,000.00	\$10,000.00	\$10,000.00
23	CONSTRUCTION TRAFFIC CONTROL	LS	1	\$20,000.00	\$20,000.00	\$25,270.00	\$25,270.00	\$30,000.00	\$30,000.00	\$83,000.00	\$83,000.00
24	F/A MINOR CONTRACT REVISIONS	F/A	1	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
25	F/A EROSION CONTROL	F/A	1	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
TOTAL Heritage Hills Cir/Lincoln Intersection Improvements					\$162,023.25		\$186,146.00		\$221,152.60		\$240,479.25
Grand Total =					\$162,023.25		\$186,146.00		\$221,152.60		\$240,479.25

ATTACHMENT D

SECTION 00 51 00
NOTICE OF AWARD

Dated July 19, 2016

TO: **TECHNOLOGY CONSTRUCTORS, INC.**
Project: **Heritage Hills Cir/Lincoln Ave Intersection Improvements**
ENGINEER's Project No. **PROJECT No. 061-438**
CITY: **THE CITY OF LONE TREE, COLORADO**

You are hereby notified that your Bid dated July 6, 2016 for the above Contract has been considered. You are the apparent successful Bidder and have been awarded a contract for

Heritage Hills Cir/Lincoln Ave Intersection Improvements

The Estimated Contract Price based on total of Unit Price Work is:

<u>One-hundred Eight-Six Thousand One-Hundred and Forty-Six Dollars</u> (words)	<u>(\$186,146)</u> (figure)
---	---------------------------------------

Four (4) copies of each of the proposed Contract Documents (with reduced-sized Drawings) accompany this Notice of Award.

You must comply with the following conditions precedent within ten (10) days of the date of this Notice of Award, that is by July 29, 2016.

1. You must deliver to the CITY all four (4) fully executed counterparts of the Agreement including all the Contract Documents. This includes the sets of Drawings. Each of the Contract Documents must bear your signature on the cover of the page.
2. You must deliver with the executed Agreement the Contract Security (Bonds) as specified in the Instructions to Bidders, General Conditions (paragraph 6.01) and Supplementary Conditions.

Failure to comply with these conditions within the time specified will entitle CITY to consider your bid abandoned, to annul this Notice of Award and to declare your Bid Security forfeited.

Within ten (10) days after you comply with those conditions, CITY will return to you two (2) fully signed counterparts of the Agreement with the Contract Documents attached.

CITY OF LONE TREE

By: _____

Title: _____

ATTACHMENT E

SECTION 00 52 43

AGREEMENT – UNIT PRICE

THIS AGREEMENT is dated as of the _____ day of _____
in the year 20____ by and between the

CITY OF LONE TREE, COLORADO
(hereinafter called CITY) and

TECHNOLOGY CONSTRUCTORS, INC.
(hereinafter called Contractor)

CITY and Contractor, in consideration of the mutual covenants hereinafter set forth, agree as follows:

ARTICLE 1. WORK

Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

HERITAGE HILLS CIR/LINCON AVE INTERSECTION IMPROVEMENTS

ARTICLE 2. ENGINEER

The project has been designed by TTG Engineers, Inc., who is hereinafter called “Engineer” and who will assume all duties and responsibilities, and have the rights and authority assigned to “Engineer” in the contract documents in connection with completion of the Work in accordance with the Contract Documents.

ARTICLE 3. CONTRACT TIME

3.1 The Work to be provided under all awarded schedules shall meet Final Completion no later than _____, 2016 and that Substantial and Final Completion dates for all awarded Work shall be negotiated based on the Bid Schedule’s Phasing/Schedule Plan for that awarded work. At a minimum, all awarded work shall be substantially completed within thirty (30) days and final completion shall be forty-five (45) days.

3.2 Liquidated Damages: CITY and Contractor recognize that time is of the essence of this Agreement and that CITY will suffer financial loss if the Work is not substantially complete within the time specified in Paragraph 3.1 above, plus any extensions thereof allowed in accordance with Article 11 of the General Conditions. They also recognize the delays, expense and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by CITY if the Work is not substantially completed on time. Accordingly, instead of requiring any such proof, CITY and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay CITY Five Hundred Dollars (\$500.00) for each day that expires after the time specified in Paragraph 3.1 above for substantial completion until the Work is substantially complete. After Substantial Completion if Contractor shall neglect, refuse or fail to complete the remaining Work within the Contract Time or any proper extension thereof granted by CITY, Contractor shall pay CITY Five Hundred dollars (\$500) for each day that expires after the time specified in Paragraph 3.1 above for completion and readiness for final payment.

ARTICLE 4. CONTRACT PRICE

CITY shall pay Contractor for completion of the Work in current funds in accordance with the Contract Documents:

For all Unit Price Work, an amount equal to the sum of the established unit price for each separately identified item of Unit Price Work times the estimated quantity of that item, in accordance with the attached Bid Schedule.

As provided in paragraph 13.03 of the General Conditions, estimated quantities are not guaranteed by CITY or Engineer, and determinations of actual quantities and classification are to be made by Engineer as provided in paragraph 10.06 of the General Conditions and any applicable Supplementary Conditions attached hereto. Unit prices have been computed as provided in paragraph 13.03.B of the General Conditions.

ESTIMATE TOTAL OF ALL UNIT PRICE WORK

<u>One-hundred Eight-Six Thousand One-Hundred and Forty-Six Dollars</u>	<u>(\$186,146)</u>
(words)	(figure)

ARTICLE 5. PAYMENT PROCEDURES

Contractor shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for payment will be processed by CITY as provided in the General Conditions and Supplementary Conditions.

5.1 Progress Payments. CITY shall make progress payments on account of the Contract Price on the basis of a Contractor's Applications for Payment as recommended by Engineer. All progress payments will be on the basis of the progress of the Work measured by the schedule of values established in paragraph 2.05 of the General Conditions (and in case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Conditions.

5.1.1 Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below, but, in each case, less the aggregate of payments previously made and less such amounts as Engineer shall determine, or CITY may withhold, in accordance with Paragraphs 15.01.C.5 and 15.01.C.6 of the General Conditions.

a. 95% of Work completed (with the balance being retainage). If Work has been at least 50% completed as determined by Engineer, and if the character and progress of the Work have been satisfactory to CITY and Engineer, CITY, on recommendation of Engineer, may determine that as long as the character and progress of the Work remain satisfactory to them, there will be no additional retainage except as provided by the General Conditions, or State law.

b. 95% (with the balance being retainage) of materials and equipment not incorporated in the Work (but delivered, suitably stored and accompanied by documentation satisfactory to CITY as provided in Paragraph 15.01.B.1 of the General Conditions).

5.2 Final Payment. Upon final completion and acceptance of the Work in accordance with Paragraph 15.06 of the General Conditions, CITY shall pay the remainder of the Contract Price as recommended by Engineer as provided in said Paragraph 15.06, as amended by the supplementary conditions.

ARTICLE 6. INTEREST

All moneys not paid when due hereunder as provided in Article 15 of the General Conditions shall bear interest at the maximum rate of 8% per year.

ARTICLE 7. CONTRACTOR'S REPRESENTATIONS

In order to induce CITY to enter into this Agreement, Contractor makes the following representations:

- 7.1 Contractor has familiarized himself with the nature and extent of the Contract Documents, Work, site, locality, and with all local conditions and Laws and Regulations that in any manner may affect cost, progress, performance, or furnishing of the Work.
- 7.2 Contractor has studied carefully all reports of explorations and test of subsurface conditions and drawings of physical conditions which are identified in the Supplementary Conditions as provided in Paragraph 5.03 of the General Conditions, and accepts the determination set forth in Paragraph SC-5.03 of the Supplementary Conditions of the extent of the technical data contained in such reports and drawings upon which Contractor is entitled to reply.
- 7.3 Contractor has obtained and carefully studied (or assumes responsibility for obtaining and carefully studying) all such examinations, investigations, explorations, tests, reports, and studies (in addition to or to supplement those referred to in Paragraph 7.2 above) which pertain to the subsurface or physical conditions at or contiguous to the site or otherwise may affect the cost, progress, performance or furnishing of the Work as Contractor considers necessary for the performance or furnishing of the Work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents, including specifically the provisions of Paragraph 5.03 of the General Conditions; and no additional examinations, investigations, explorations, tests, reports, studies or similar information or data are or will be required by Contractor for such purposes.
- 7.4 Contractor has reviewed and checked all information and data shown or indicated on the Contract Documents with respect to existing Underground Facilities at or contiguous to the site and assumes responsibility for accurately locating said Underground Facilities. No additional examinations, investigations, explorations, tests, reports, studies or similar information or data in respect of said Underground Facilities are or will be required by Contractor in order to perform and furnish the Work at the Contract Price within the Contract Time and in accordance with the other terms and conditions of the Contract Documents, including specifically the provisions of Paragraph 5.04 of the General Conditions.
- 7.5 Contractor has correlated the results of all such observations, examinations, investigations, tests, reports and data with the terms and conditions of the Contract Documents.
- 7.6 Contractor has given Engineer written notice of all conflicts, errors or discrepancies that he has discovered in the Contract Documents and the written resolution thereof by Engineer is acceptable to Contractor.

ARTICLE 8. CONTRACT DOCUMENTS

The Contract Documents, which comprise the entire agreement between CITY and Contractor concerning the Work, consist of the following:

Heritage Hills Cir/Lincoln Ave Intersection 00 52 43 - 3

Project No. 061-438

- 8.1 This Agreement (Pages 00 52 43 – 1 to 00 52 43 - 8, inclusive).
- 8.2 Exhibit to this Agreement (pages ___ to ___, inclusive).
- 8.3 Performance, Payment and other Bonds (identified as Exhibits ___ and _____ and consisting of ___ pages).
- 8.4 Notice of Award.
- 8.5 Notice to Proceed.
- 8.6 General Conditions (Pages 1 to 65, inclusive) being the Standard General Conditions of the Construction Contract (2013 Edition).
- 8.7 Supplementary Conditions (Pages 1-13, inclusive).
- 8.8 Drawings and Specifications bearing the title:

Heritage Hills Cir/Lincoln Ave Intersection Improvements

- 8.9 Addendum number 1.
- 8.10 Contractor’s Bid, dated July 6, 2016.
- 8.11 Documentation submitted by Contractor prior to Notice of Award (Pages ___ to ___, inclusive).
- 8.12 The following which may be delivered or issued after the Effective Date of the Agreement and are attached hereto: All written amendments and other documents amending, modifying, or supplementing of the Contract Documents pursuant to Paragraph 11.01 of the General Conditions.

The documents listed in Article 8 et. seq. above are attached to this Agreement (except as expressly noted otherwise above).

There are no Contract Documents other than those listed above in this Article 8. The Contract Documents may only be amended, modified or supplemented as provided in Paragraph 11.01 of the General Conditions.

In case of discrepancy, the order of precedence of the following Contract Documents is as follows (i.e., the document with the lower numerical value shall govern over the documents with a higher value):

- 1. Change Orders
- 2. This Agreement
- 3. Addenda
- 4. Drawings
- 5. Supplementary Conditions
- 6. Specifications
- 7. General Conditions

ARTICLE 9. COMPLIANCE WITH LAWS AND IMMIGRATION STATUS OBLIGATIONS

9.1 CONTRACTOR shall give all notices and comply with all Laws and Regulations applicable to furnishing and performance of the Work, including, without limitations, any preference for Colorado Labor as may be required pursuant to Article 17, of Title 8 of the Colorado Revised Statutes (the "Keep Jobs in Colorado Act"). Except where otherwise expressly required by applicable Laws and Regulations, neither CITY nor DESIGN PROFESSIONAL shall be responsible for monitoring CONTRACTOR's compliance with any Laws or Regulations.

9.2 Contractor certifies, through signature of its authorized representative executing this Agreement, that it does not knowingly employ or contract with an illegal alien who will perform work under the public contract for services and that the Contractor will participate in the United States Government's E-Verify Program or the State of Colorado Department of Labor and Employment Program ("Department Program") in order to confirm the employment eligibility of all employees who are newly hired for employment to perform work under the public contract for services.

9.3 Contractor shall not:

1) Knowingly employ or contract with an illegal alien to perform work under this Agreement; or

2) Enter into a contract with a subcontractor that fails to certify to the contractor that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under the public contract for services.

9.4 Contractor shall affirm as required by C.R.S. § 8-17.5-102 (c) (II) the employment eligibility of all employees who are newly hired for employment to perform work under the public contract for services through participation in either the E-Verify Program or the Department Program.

9.5 Contractor is prohibited from using the E-Verify Program or Department Program procedures to undertake pre-employment screening of job applicants while the public contract for services is being performed.

9.6 If Contractor obtains actual knowledge that a subcontractor performing work under the public contract for services knowingly employs or contracts with an illegal alien, Contractor shall be required to:

1) Notify the subcontractor and the City within three days that the Contractor has actual knowledge that the subcontractor is employing or contracting with an illegal alien; and

2) Terminate the subcontract with the subcontractor if within three days of receiving the notice required pursuant to sub-subparagraph 9.2 2) required the subcontractor does not stop employing or contracting with the illegal alien; except that the Contractor shall not terminate the contract with the subcontractor if during such three days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.

9.7 Contractor shall comply with all rules and regulations and any reasonable request by the State Department of Labor and Employment made in the course of the

Department's performance of its lawful duties pursuant to C.R.S. 8-17.5-101 et seq., as amended from time to time.

- 9.8 If Contractor violates any of the provisions set forth in this section, the City may terminate the Agreement and Contractor shall be liable for all actual and consequential damages incurred by the City.

ARTICLE 10. MISCELLANEOUS

- 10.1 Terms used in this Agreement which are defined in Article 1 of the General Conditions shall have the meanings indicated in the General Conditions.
- 10.2 Reference to the General Conditions shall include modifications thereof by the Supplementary Conditions.
- 10.3 No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation, monies that may become due and monies that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment no assignment will release or discharge that assignor from any duty or responsibility under the Contract Documents.
- 10.4 Except for the intended beneficiaries of the Labor and Material Payment Bond executed in conjunction with this Agreement, nothing in this Agreement shall be construed to give any rights or benefits by virtue of this Agreement to anyone other than CITY and Contractor, and all duties and responsibilities undertaken pursuant to this Agreement will be for sale and exclusive benefit of CITY and Contractor and not for the benefit of any other party.
- 10.5 CITY and Contractor each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect to all covenants, agreements and obligations contained in the Contract Documents.
- 10.6 Any provision or part of the Contract Documents held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon CITY and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.
- 10.7 The CITY and Contractor acknowledge and agree that the payments hereunder shall constitute current expenditures of the CITY payable in the fiscal years for which funds are appropriated for the payment thereof. The CITY's obligations under this Agreement shall be from year to year only and shall not constitute a multiple-fiscal year direct or indirect debt or other financial obligation of the CITY, or an obligation of the CITY payable in any fiscal year beyond the fiscal year for which funds are appropriated for the payment thereof, or payable from any funds of the CITY other than funds appropriated for the payment of current expenditures. No provision of this Agreement shall be construed to pledge or to create a lien on any class or source of CITY monies, assets or properties.

10.8

To the extent this contract may be construed to be a “sole source contract” within the meaning of sections 15 through 17 of Article XXVIII of the Colorado Constitution, and to the extent these constitutional provisions have not been enjoined or invalidated by a court of competent jurisdiction, the requirements and limitations of these constitutional provisions are hereby incorporated in this contract, including the following:

Because of a presumption of impropriety between contributions to any campaign and sole source government contracts, contract holders shall contractually agree, for the duration of the contract and for two years thereafter, to cease making, causing to be made, or inducing by any means, a contribution, directly or indirectly, on behalf of the contract holder or on behalf of his or her immediate family member and for the benefit of any political party or for the benefit of any candidate for any elected office of the state or any of its political subdivisions.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement in triplicate. One counterpart each has been delivered to CITY, Contractor, and Engineer. All portions of the Contract Documents have been signed or identified by CITY and Contractor or by Engineer on their behalf.

This Agreement will be effective on _____, 20____.

CITY:
CITY OF LONE TREE, COLORADO

CONTRACTOR:
TECHNOLOGY CONSTRUCTORS,
INC.

By: _____

By: _____

Title: _____

Title: _____

Attest:

Attest:

By: _____

By: _____

Title: _____

Title: _____

[SEAL]

[SEAL]

Address For Giving Notices:

CITY:

City of Lone Tree
9220 Kimmer Dr, Suite 100
Lone Tree, CO 80124
Attn: Lisa A. Albers, P.E.

CONTRACTOR:

Technology Constructors, Inc.
5636 Kendall Court, Unit A
Arvada, CO 80002-2700
Attn: Mark Domane, VP

ATTACHMENT F

SECTION 00 55 00

NOTICE TO PROCEED

Dated July 19, 2016

TO: **TECHNOLOGY CONSTRUCTORS, INC.**

PROJECT: **Heritage Hills Cir/Lincoln Ave Intersection Improvements**

Engineers Project No.: PROJECT No. 061-438

AGREEMENT DATE: _____

THE CITY OF LONE TREE, COLORADO

You are notified that the Contract Time under the above contract will commence to run on _____, 20___. By that date, you are to start performing the Work and your other obligations under the Contract Documents. In accordance with Article 3 of the Agreement the dates of Substantial Completion and Final Completion are _____, 20__ and _____, 20___, respectively.

Before you may start any Work at the site, paragraph 2.01.B of the Supplementary Conditions provides that the CONTRACTOR shall deliver to CITY (with copies to ENGINEER) certificates of insurance which the CONTRACTOR is required to purchase and maintain in accordance with Paragraphs 6.02, 6.03, and 6.05 of the General Conditions, and any modification as contained within the Supplementary Conditions of the Contract Documents.

Work at the site must be started by _____, 20__ as indicated in the Contract Documents.

THE CITY OF LONE TREE

By: _____

Title: _____

Copy to ENGINEER
(Use Certified Mail,
Return Receipt Requested)