



Lone Tree City Council Agenda Tuesday, August 16, 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. Lone Tree Arts Center (LTAC) Public Art Project
 2. RidgeGate Sub-Area Plan Presentation for Residential and Retail
 3. Library Reuse Update
 4. Closeout Change Order Request for Parkway Drive Reconstruction
 5. Approval of IGA w/Douglas County re: Snow Removal
-

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. Presentations
 - a. Constitution Week Proclamation
9. Consent Agenda
 - a. Minutes of the August 2, 2016 Regular Meeting
 - b. Claims for the Period of July 25 – August 8, 2016
 - c. Treasurer's Report for July, 2016
10. Community Development
 - a. Approval of Park Meadows Filing 2, 21st Amendment, Lot 14E5A-3A, Lone Tree Self Storage Site Improvement Plan (SIP) #SP16-33
11. Public Works
 - a. Approval of Change Order #1 for Parkway Drive Reconstruction
 - b. Approval of IGA w/Douglas County Board of County Commissioners (BOCC) re: Snow Removal on Lincoln Avenue and County Line Road
12. Administrative Matters
 - a. **Resolution 16-21, REAPPOINTING AND APPOINTING MEMBERS TO THE YOUTH COMMISSION**
 - b. **Resolution 16-22, REAPPOINTING A REPRESENTATIVE TO THE DOUGLAS COUNTY HOUSING PARTNERSHIP**
13. Council Comments

14. Adjournment

City of Lone Tree Upcoming Events

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

- City Offices will be closed on Monday, September 5th in observance of Labor Day
- Seedlings: Comedy, Magic and Juggling Oh My! Tuesday, September 6th, 9:30 and 11:00 a.m., LTAC Event Hall



CITY OF LONE TREE

PROCLAMATION

WHEREAS, September 17, 2016 marks the two hundred and twenty-ninth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to officially recognize this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week;

NOW THEREFORE, I, JACQUELINE A. MILLET, MAYOR, of the City of Lone Tree, Colorado, by virtue of the authority vested in me, do hereby officially proclaim September 17 through September 23, 2016 to be:

“CONSTITUTION WEEK”

AND ask our citizens to reaffirm the ideals of the Framers of the constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the City of Lone Tree to be affixed this 16th day of August 2016.

Jacqueline A. Millet
Mayor

**MINUTES OF A REGULAR MEETING
OF THE COUNCIL OF THE
CITY OF LONE TREE
HELD
August 2, 2016**

A regular meeting of the Council of the City of Lone Tree was held on Tuesday, August 2, 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
Tobi Basile, Deputy City Clerk
Jeff Holwell, Economic Development Director
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
Gary White, City Attorney, White, Bear and Ankele, P.C.
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 7:01p.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

There was no public comment.

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 July 19, 2016 Regular Meeting*
- *Claims for the period of July 11-25, 2016*

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

Community Development

RESOLUTION 16-19, ADOPTING A PLAN FOR THE AREA WITHIN THREE MILES OF THE CITY BOUNDARY

Hans Friedel, Planner II introduced the item.

Council Member Carpenter moved, Council Member Brunnick seconded, to approve **Resolution 16-19, ADOPTING A PLAN FOR THE AREA WITHIN THREE MILES OF THE CITY BOUNDARY**. The motion passed with a 5 to 0 vote.

Administrative Matters

RESOLUTION 16-20, APPOINTING A MEMBER TO THE CITIZENS' RECREATION ADVISORY COMMITTEE

Council Members Shaw and Carpenter introduced the item.

Council Member Shaw moved, Mayor Pro Tem Squyer seconded, to approve **Resolution 16-20, APPOINTING A MEMBER TO THE CITIZENS' RECREATION ADVISORY COMMITTEE (Kammer)**. The motion passed with a 5 to 0 vote.

Adjournment

There being no further business, Mayor Millet adjourned the meeting at 7:19 p.m.

Respectfully submitted,

Tobi Basile, Deputy City Clerk



CITY OF LONE TREE

STAFF REPORT

Project Summary

Date: August 16, 2016 City Council Meeting

Project Name: Park Meadows Filing 2, 21st Amendment, Lot 14E5A-3A,
Lone Tree Self Storage Site Improvement Plan (SIP)

Location: The property is located southeast of the Lone Tree Municipal Offices off
Teddy Lane

Project Type / #: SIP, Project SP16-33

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

Meeting Type: Public Meeting

Summary of Request:

Approval of an SIP to construct an 80,200 square-foot, two-story building, with 605 storage units, on 2.8 acres, and 5-foot rear yard setback variance.

Planning Commission Recommendation:

Unanimous approval, with conditions.

Suggested Motion or Recommended Action:

I move to approve Park Meadows Filing 2, 21st Amendment, Lot 14E5A-3A, Project SP16-33, subject to the following condition:

1. The SIP is subject to final approval by the Public Works Department relative to meeting all technical requirements.



**CITY OF LONE TREE
STAFF REPORT**

TO: City of Lone Tree City Council

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

DATE: August 10, 2016

FOR: August 16, 2016 City Council Meeting

SUBJECT: Park Meadows Filing 2, 21st Amendment, Lot 14E5A-3A
Lone Tree Self Storage SIP, Project SP16-33

Owner:
Gene Gregory, Manager
Lone Tree Storage, LLC
367 Sandy Hollow Trail
Franktown, CO 80116

Representative:
Craig Northam
CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd, Suite 240
Englewood, CO 80112

Planning Commission Meeting Date:
City Council Meeting Date:

July 26, 2016
August 16, 2016

A. REQUEST

Approval of a Site Improvement Plan (SIP) for an 80,200 square-foot, two-story building, with 605 storage units, on 2.8 acres.

Approval of a variance to allow a five-foot building setback reduction from the south property line.

B. STAFF FINDINGS AND RECOMMENDATION

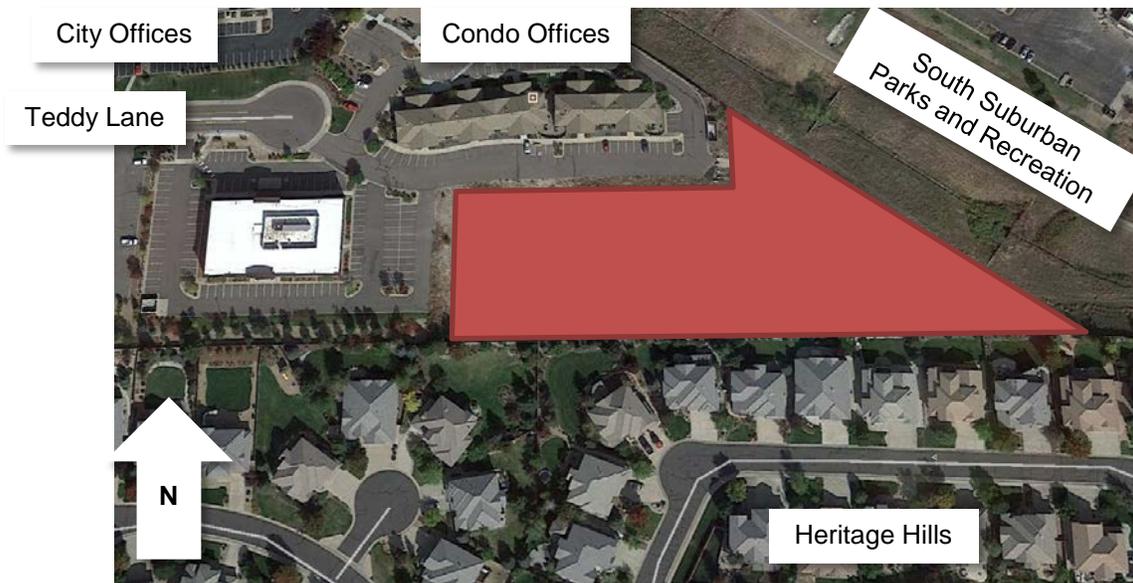
Staff finds that the application is in conformance with the City's Comprehensive Plan, Zoning Code and SIP requirements of the Westbrook Sports and Entertainment District P.D., with the 5-foot setback variance on the south side of the project as recommended by staff.

Staff recommends the City Council approve the SIP, including the 5-foot building setback variance, with the following condition:

1. The SIP is subject to final approval by the Public Works Department relative to meeting all technical requirements.

All other Planning Commission and staff proposed conditions involved changes to the SIP, and have been completed by the applicant.

C. LOCATION



D. ZONING

The property is within Planning Area 7-A of the Westbrook Entertainment and Sports District Planned Development, which allows warehousing as a permitted use. The Planned Development (PD) calls for a 75-foot building setback along the south side for two-story buildings. Staff recommended that the applicant provide more articulation on this long, rectangular building. In response, the applicant is proposing to add bumpouts. This has the effect of reducing the building setback to 70-feet along approximately 45% of the building (and will maintain a 75-foot or greater setback on the remaining 55% of the building on the south side). The zoning for the property allows for up to a 50 percent reduction in setbacks when “effective screening is achieved through landscaping, berming, and topographic alterations as determined by the City during the Site Plan Review Process.”

The applicant has also designed a buffer of evergreen trees of various sizes per the approved PD zoning on the side of the property, and at the request of many of the adjoining property owners in Heritage Hills (such consultation is a requirement of the PD zoning). See attachment from the Landscape Architect for the property with more information on the PD landscape requirements and how

the applicant has addressed these standards. Given the relatively minor setback distance variation, and extensive screening designed in consultation with the adjacent property owners, staff is supportive of the variance request.

E. SITE CHARACTERISTICS

The property is relatively flat, sloping down to the east toward the drainage corridor. The site is generally 6-15 feet lower than the adjacent residential properties. The grade slopes down from the common fence line across the landscaped buffer, to the edge of the drive aisle. The site has been graded for development and reseeded with grass.

F. SERVICE PROVIDERS

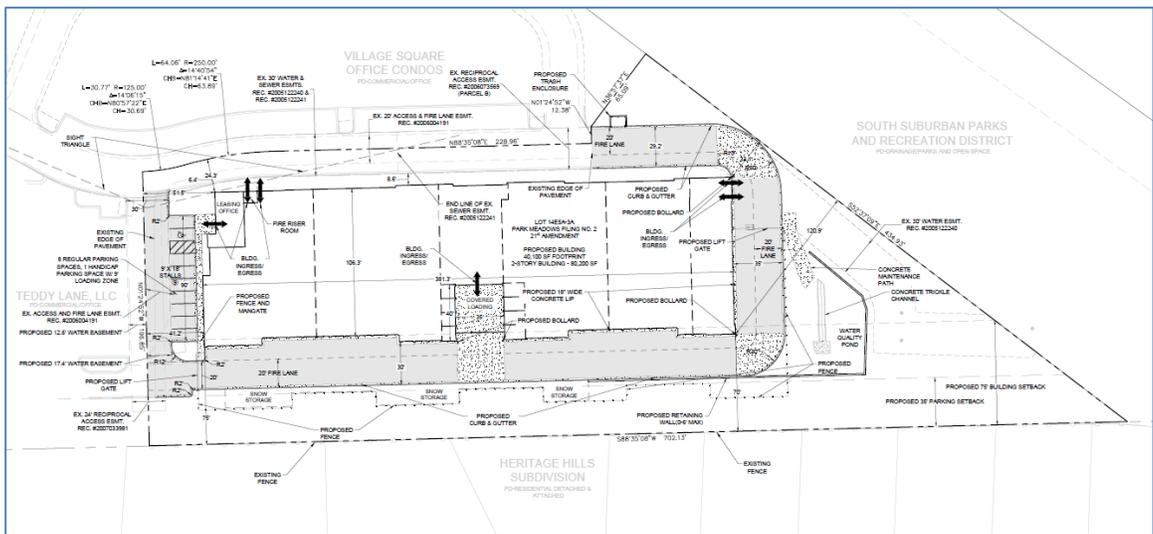
Service	Provider
Water	Southgate Water District
Sanitation	Southgate Sanitation District
Police	Lone Tree Police
Fire	South Metro Fire Rescue Authority

G. DESCRIPTION

Access

The site is accessed off a private drive via Teddy Lane.

Site Plan



Building orientation. The building length runs east/west. The office is located on the northwest corner. Storage unit lessees will access the units from the south

(either for the units along the south, or through the 40-foot covered loading area inset into the building). Residents in Heritage Hills who attended a community meeting with the applicant on this proposal on June 28th (see attached meeting notes) asked if the units and loading area could be oriented to the north. The applicant stated that they had looked into that initially, but initial comments from the Public Works Department indicated concern for vehicles backing into or out of units and encroaching into the driveway. He also stated that flipping the building and moving it south would force the building to be closer to the property line so it would not meet the required setbacks, and would create more visual impacts to Heritage Hills residents. Moreover, orienting the doors and loading area north with gated security, would require either a much narrower building, or would require that the building and fire lane to be shifted south in order to maintain the required 20-foot fire lane (see letter from Jeff Sceili, from South Metro Fire Rescue), which would also impact the required landscape buffer.



South Elevation

Fencing. A landscaped buffer is located to the south of the drive aisle, with an articulated metal fence designed to accommodate snow storage. Initially, the applicant's plan was to forego security fencing on the project's south border next to the resident's fencing, and to instead use the residents fence as their south fencing, connecting to it on the east and west ends. Based on that initial plan, the applicant volunteered to contribute \$2,000 to each adjoining property owner, to help pay for fence reconstruction, as some residents stated that their fences are not in good shape. However, that arrangement was later deemed to be unacceptable to the applicant due to insurance reasons and the offer to contribute funds to reconstruct residential fencing was rescinded. Security fencing is proposed as a 6-foot black powder-coated, aluminum picket fence, with 8-foot tall side extensions to the south property line.

A water quality pond has been repositioned on the west side of the building to be outside the Southgate water easement.

A 20-foot wide fire lane, located on the south of the building, provides fire truck access. This lane will be signed so that the tenants do not park in the fire lane. Tenants along the south side will also be directed to parallel park next to the building on the south side to load and unload, in conformance with the approved zoning. The site manager will enforce this as set forth in Note #6 on Sheet 1 of the SIP.

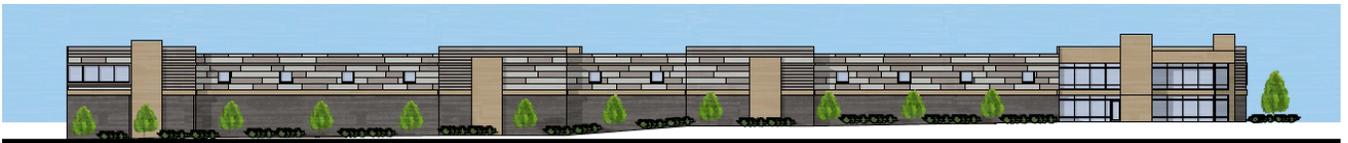
Security. A key-coded lift gate is proposed on the south and east side of the building for security purposes. The building will be open from 8:00 am to 8:00 pm, seven days a week, as provided in a general note on the SIP sheet 1.

Security cameras are also located in and around the building and will be monitored by the on-site building manager for compliance.

The trash enclosure is proposed north of the building, away from Heritage Hills residents, to mitigate noise impacts on the residents.

Building Design

The building is 381-feet long, and approximately 110-feet wide. Staff worked with the applicant to minimize the horizontal massing of the building, particularly on the north elevation, with the addition of upright stucco panels for verticality and shadowing, the addition of glazing, and the addition of upright junipers. On all sides, the applicant has articulated the building, to provide for more visual interest.



North Elevation

Building materials are a combination of architectural metal panels, integrally colored CMU, stucco panels, and glazing. Colors are generally earth toned and grey in color, in keeping with the City's Design Guidelines, and adjoining land uses (see attachment).

Landscaping and Irrigation

Landscaping complies with the standards of the PD. It is comprised of plant materials that do well in this climate, with the use of junipers for year-round interest. Drip irrigation is used predominantly throughout, and native seeded areas will have temporary irrigation until established.

The applicant proposes extensive landscaping along the south side of the property in keeping with the approved PD, and in consultation with many of the adjacent owners at an on-site meeting on July 13, 2016. One adjacent Heritage Hills property owner and their neighbor have opted for no trees along their north border as they did not want their view of the City and mountains obstructed. The remaining residents attending the on-site meeting opted for evergreen trees (as opposed to deciduous) as they did not want leaves blowing in their yards and they wanted year-round screening. Trees range in height between 8-feet and 14-feet tall at the time of planting. The property slopes up to the south property line adjacent to homes in Heritage Hills, providing a measure of berming.

Snow Storage

Snow storage is proposed on the south side of the drive aisle on the south side of the building.

Lighting

Lighting complies with the zoning. Building lighting consists of downcast sconces (see sheet 12). There are no parking lot lights. The applicant has included in the general notes on sheet 1 that all building site lighting shall be extinguished from 8:00 pm to 8:00 am each night. All other project lighting must be turned off to security level within one hour after the end of business until one hour prior to business. All interior lights on the south side of the building shall be extinguished at the close of business each day. All signage lighting shall be lit only during allowed hours of operation.

H. PLANNING COMMISSION REVIEW

The following has been taken directly from the minutes of the Planning Commission meeting held on July 26, 2016:

Ms. Drybread introduced and provided an overview for the application, a request for a recommendation of approval of a Site Improvement Plan (SIP) for an 80,200 square-foot, two-story building, with 605 storage units, on 2.8 acres and approval of a variance to allow a five-foot building setback reduction from the south property line.

She stated that the applicant held a neighborhood meeting on June 28th with Heritage Hills' residents and HOA representation to discuss the project. The development team's landscape architect met in the field with residents of adjoining properties on July 13th to seek their input on the precise placement of landscaping along the south property line. The residents had indicated a desire to have more evergreen trees as opposed to deciduous trees.

Staff found that the application was in conformance with the City's Comprehensive Plan, Zoning Code and SIP requirements of the Westbrook Sports and Entertainment District P.D., with the 5-foot setback variance on the south side of the project as recommended by staff.

Staff recommended that the Planning Commission recommend approval of the SIP, including the 5-foot building setback variance to the City Council, with the following conditions:

1. Prior to the City Council meeting, the SIP shall be revised to state that security fencing shall be black powder coated.
2. The SIP is subject to final approval by the Public Works Department who shall approve the SIP for technical requirements.
3. The SIP notes on sheet 1 shall be revised to include: "The site manager shall enforce parallel parking only along the south side of the building next to the storage units."

She introduced Mr. Tom Seibert, Principal at Sy-Bazz Architecture, LLC, the project architect and developer's representative.

Mr. Seibert provided an overview of the project. He thanked Ms. Drybread for her presentation and began his with an overview of site circulation. Circulation would be counterclockwise, with customer parking off the private drive along the western elevation of the building. He stressed that security was important. Customers would enter through a lift gate along the southwest corner of the site. Each customer would have a unique passcode that would be monitored by management. There would be sliding doors on the south elevation and a central loading area in the center of the south elevation. Access to all the units with the exception of thirty with exterior sliding doors would be via internal corridors. Customers would exit through a gate via passcode along the eastern elevation.

Mr. Seibert added that self-storage warehouses are very good, clean, quiet, and conscientious neighbors. He discussed the neighborhood meeting, and relayed that most of the abutting homeowners had wanted a heavy landscaped screen between their residential properties and the building. There is a six-foot grade change between the rears of the abutting homeowners' yards on the westernmost portion of the side transitioning to a fifteen-foot grade change on the eastern portion – the self-storage being lower than the homes.

He mentioned that they used terra cotta colored materials, concrete masonry, and split-faced CMU on the elevations. He mentioned that the building featured articulation for different shadow lines, texture, and relief. The intent was to bring human scale to a long façade and introduce a palette of rich materials. There is a collage of different colors and sizes of metal panels on the elevations. The overhead doors extend about ten feet above the finished floor.

He also mentioned that the neighbors expressed concerns about the second-floor, storefront windows – could people view into their backyards – the answer was no. The windows were spandrel glass.

Commissioner Rodriguez expressed concern with easements and the water quality pond. Craig North, the civil engineer, stated that they were working with Southgate Water and Sanitation District to alleviate any concerns regarding grading, the spillway, etc.

Commissioner Rodriguez asked for clarification on the applicant's statement that "95 percent of customers would use the covered loading" in the center. Mr. Seibert responded that twenty of the 640 units had roll-up doors. The rest would be entered internally. The percentage was based on a mathematical calculation.

Commissioner Dodgen inquired if the circulation pattern was one way – could people enter on the east gate. Mr. Seibert responded that the only way to enter was the west gate.

Commissioner Dodgen further inquired about where cars would park. Mr. Seibert stated that it was their intent to not have cars back up perpendicular to the building – they would parallel park along the south elevation and there would be signage and oversight to ensure that. This was for two reasons, not to block the fire lane and not to shine lights in the backyards of adjoining residential properties.

Commissioner Dodgen inquired about customer/traffic volume. Mr. Seibert responded that the average customer took 20 minutes to load/unload, and they expected about 4 cars per hour.

Commissioner Dodgen inquired about signage so that people would not drive through the medical office condos to complete a loop and egress back down Teddy Lane. He inquired from staff whether this project had been sent on referral to the medical office condos to the east – staff indicated it had not.

Commissioner Dodgen inquired if there would be access to the site after the proposed 8 a.m. to 8 p.m. hours. Mr. Seibert responded there would not be.

Commissioner Dodgen inquired about the 8.8 percent grade at the east side of the site and potential issues with vehicles getting up it if there was ice. Mr. North responded that they had taken steps such as stepping the building, etc., to make up some of the grade changes. Mr. Dodgen inquired if it would be the manager's responsibility to make sure that ice was removed. His concern was that people coming through the gate would have to stop and then might have trouble going up the grade if it was icy. Mr. Gene Gregory, one of the project owners, responded that they would have security cameras and the manager could see ice and salt it.

Commissioner Dodgen inquired about the 72-hour drainage of the on-site detention to make sure that it drains in the appropriate amount of time to prevent the proliferation of mosquitos. He asked if management would be trained on maintaining the pond. Mr. Gregory expressed ownership's intent to retain ownership of their properties for 20 years, and that they have crews that would inspect and maintain the property after the storms. The pond would be cleaned out once a year. This was a five-million-dollar project, and due to pride of ownership, they had an incentive to maintain it.

Commissioner Dodgen inquired about the trees' rate of growth. Mr. Gregory responded that trees grow at different rates; however, the building was ten feet under the height limit prescribed in the planning area.

Commissioner Dodgen inquired about rooftop mechanical units. Mr. Seibert and Mr. Gregory indicated that they would be screened.

Commissioner Heskin sought clarity regarding the statement made in the statement of design intent regarding the substantial use of recycled materials.

Mr. Seibert stated that all of the metal and steel, concrete and CMU, were recycled materials. He also stated that these types of buildings use so much recycled materials, and the AC/Heating kept so low, that they easily qualify for LEED certification.

Commissioner Heskin expressed concern for the metal panels on the building elevations. Mr. Seibert stated that they were architectural metal, three-inch panels, aluminum wrapped around insulation, and were mechanically fastened to the building. Their lengths ranged between two and eighteen feet. They met all 2012 energy codes – which is one of the strictest codes to date – 30 percent higher than the 2009 energy codes.

Commissioner Heskin asked about the differentiation in the metal panels. Mr. Seibert responded that everything from the CMU up consisted of varied metal panels, ranging in size from one foot to two feet vertically and varying in color palette. Mr. Seibert responded that it was for a collage-like effect. Commissioner Heskin struggled with the use of varying metal panels as it was unusual, and he was concerned that it would have a patchwork effect. Mr. Seibert responded that the renderings were an abstraction as they would look different in natural light. Commissioner Heskin stated that it was a leap of faith for the Planning Commission without more information to help visualize the effect.

Commissioner Heskin inquired about the retaining wall around the south and east end of the building. Mr. North replied that it would be concrete. Commissioner Heskin inquired about the use of spandrel glass. Mr. Seibert responded that everything on the second floor would be spandrel glass – a dark, smoke-tinted glass.

Commissioner Heskin inquired about the cross slopes – had there been thought of using a different, textured surface to provide more traction in inclement weather conditions. He was worried about cars sliding back from the gate on ice. Mr. North responded that it was in an easement and they needed a hard surface; further, expressing concern about the detrimental impact of weathering on a rough/textured surface. There was a discussion about the grading. Mr. North stated that the constraints of the site were such that it was difficult to make up the grading.

Commissioner Heskin summarized that he was concerned about the appearance of the building which he had a hard time visualizing and the slopes of the driveways. Mr. North responded that vigorous maintenance would be their strategy to keeping it safe.

Commissioner Steele inquired if the architect had photos of existing projects they had already built – they had fifteen other self-storage warehouses. Mr. Seibert responded that they would work on acquiring photos prior to the project going to Council.

Commissioner Steele inquired about the overhead garage doors on the south elevation. The renderings showed 30 however the applicant stated there would be 20. This was misstated – 30 was the correct number.

Commissioner Steele inquired about the size of the different units small to large. Mr. Seibert responded that they range from 5-foot by 5-foot to 10-foot by 30-foot. The whole building is set up on a ten-foot grid. Commissioner Steele inquired whether cars could be stored at the site – they don't allow cars to be stored, Mr. Seibert replied.

Commissioner Steele inquired about controls within the trash enclosure regarding disposal of belongings in units. Mr. Seibert responded that the dumpster was a standard size; however, the manager would have to operationally control this.

Mr. Gregory responded that the dumpster was intended for staff, not the tenants. They have cameras on all corners of the building and the dumpster would be locked. The dumpsters are for trash that is generated from the office. The dumpster is too small for furniture, very large items, etc. The manager's job is to monitor the property, not just remain in the office. If somebody dumps trash, they know.

Commissioner Steele inquired about controls regarding what is stored. They have lease agreements prohibiting flammable chemicals and other dangerous goods.

Commissioner Steele inquired about rodent controls. Mr. Gregory responded that they don't have much in the way of food storage – so there is not much of a problem with rodents, though they have rodent traps. He stated that ants are a bigger problem than mice; and they have periodic exterminators.

Commissioner Steele inquired about the manager's hours. Mr. Gregory stated that they would be 8 a.m. - 8 p.m., and that there would be two to three employees. Their security camera system operates 24 hours per day and records for one week.

Mr. Gregory added that this was a fully sprinkled building and they are monitored through South Metro. There is not a lot to burn other than the contents of storage units as the building is metal and concrete.

Commissioner Steele inquired about the reflectivity of the roofing material. Mr. Seibert responded that it would be a matte-finished, standing seam, metal roof. It would not be reflective.

Commissioner Steele recommended that it would be helpful to superimpose the building on a photo simulation from the perspective of the neighbors' backyards,

to help the Council and others visualize what this project would look like from their yards.

Chair Kirchner furthered that they wanted more of the building, less of the sky, on the renders and elevations. This would help the building be better visualized.

Chair Kirchner also asked that the screening for rooftop units be better rendered on the elevations – increase the scale, etc. It was too inconspicuous on the rendering to tell it was there.

Chair Kirchner concurred with Commissioner Steele that having photographs of existing projects with the same or similar materials would be helpful – including the powder-coated fencing. This would especially help with the Council meeting.

Chair Kirchner inquired of Mr. North's response to the first Southgate comment – conditional approval based upon on the project being approved by Denver Water. They inquired of Ms. Drybread if this should be a condition. Ms. Drybread responded that it was part of the building permit sign off – it didn't need to be a recommended condition.

Chair Kirchner urged the applicant to include, in the Council's packet, color renderings for all four sides of the building, instead of only three.

Chair Kirchner thanked the applicant for having the landscape architect work with the residents cooperatively.

Commissioner Rodriguez inquired about snow removal. Mr. Gregory responded that this would be a third-party company. They would also be subject to the aforementioned operating hours.

Commissioner Rodriguez inquired about the disposal of storage contents for customers who do not honor their leases. Would auctions happen on site? Mr. Gregory stated that they will wait until there are about five customers who have defaulted on their lease before they obtain a judgement to try and collect, then auction off contents. Mr. Gregory stated that there is about a 6% to 7% lease default rate per year, so they may have the contents of 35 units per year up for auction. Many times the contents are junk. People would not be allowed to enter the site with their cars for auctions.

Commissioner Dodgen inquired about adding a photo simulation perspective from the second floor of the homes.

Commissioner Dodgen followed up about potential auctions - would nine parking spots be enough for the auctions. Mr. Gregory stated that they post the items online and this eliminates a lot of the auction traffic as people can browse virtually. Many people who quit paying just have junk. Commissioner Dodgen inquired whether people would take parking from the office condos – Mr. Seibert

stated it wasn't what you see on TV with big auctions. It is low key and does not generate crowds.

Commissioner Dodgen inquired if any of the roll-up doors would be exterior to the gate – no, they would all be interior the gate. Mr. Gregory responded that they could do a heavier broom finish on the sloped portions of the drive aisle. They don't want a car sliding on ice and hitting their building. Mr. Gregory further stated that they don't heat or cool these buildings to a level that would be comfortable, so HVAC is not running all the time generating noise. Commissioner Dodgen is concerned about the grade issues with U-Haul trucks – especially empty ones. Mr. Gregory stated that they have a maintenance contract with their contractor, and that operationally the drive would have to be salted and plowed during and after winter weather events.

Chair Kirchner opened the agenda item to public comment at 7:50 p.m.

Michael Perales, 9373 East Aspen Hill Place, expressed if the mechanical units on the roof would be visible He was also concerned about security issues in the space between the security fence and their backyard fence. It would be easy for people to hide in the landscaped area. He proposed extending the security fence to their backyard fence to form a perimeter.

Ms. Kathleen Fitzgerald, 9493 Aspen Hill Circle, asked for photo simulations from along the perimeter with the houses as the grade change differed from east to west. There would be no background checks of applicants. She was concerned about the security fence – and asked that it be 8 feet tall instead of 6 feet tall so people could not hop it.

Mr. Pat Fitzgerald, 9493 Aspen Hill Circle, expressed concern that all of the traffic, overhead doors, the main dock, etc., faced their houses. One of the things they had discussed with the applicant was flipping the building so that the garage doors would face to the north. He stated that they were told that South Metro Fire had precluded this; but they wanted to see this in writing. He thanked the applicant for keeping it two stories. They had concerns regarding the reflective nature of the metal siding – would it reflect towards their house. They would prefer a more natural material. He was concerned about having only one employee. He also stated that having operation hours of 8 a.m. to 8 p.m. was ok; however, what would prevent the owner/operator from changing this. He was concerned about increased traffic on Sundays.

Pam Ladnier, 9335 East Aspen Hill Lane, Heritage Hills HOA President, thanked the applicant for the public meetings, and wanted to discuss the lighting. She did not want the lighting to shine into homes.

Lisa Herz, 9523 Aspen Hill Circle, stated that there is another building to the west that has an even shorter rear setback; if they can get fire trucks back there, why not this one. She supported the other resident's concerns about security and

lighting. She stated that it was deceiving that the topography would hide the building due to the resident's elevated position when they can see the office condos, and other things, through the existing fence.

Chair Kirchner closed the agenda item for public comment at 7:59 p.m.

Commissioner Steele stated that he was comfortable with what was being included in the packet regarding lighting. He noted that though it gets dark at 4:30 p.m. in the winter, he felt the lighting was adequately addressed. He also stated that he felt that it was nearly physically impossible to flip the building, and supported the use for the site, if the building could be optimized for adjoining owners.

Commissioner Dodgen inquired if there was any reason to not have the security fence connect to the neighbor's fence – they will do this. There will be a locked gate for landscapers and this fence would form a complete perimeter. The applicant did not mind going to eight-feet in height for the fence. He was concerned that the City's code might preclude this and require a variance. Ms. First responded that the height limit was for fences in residential uses; there was no variance issue. The applicant agreed to an eight-foot tall fence. The fence would be six feet high along the road and eight feet on the sides. Mr. Gregory stated that the hours of operation were a condition of use and in the Planned Development.

Mr. Gregory addressed the five-foot variance – this was to accommodate Planning Division's request for building articulation.

Commissioner Dodgen moved to recommend approval of the SIP, including the 5-foot building setback variance to the City Council, with the following conditions:

1. Prior to the City Council meeting, the SIP shall be revised to state that security fencing shall be black powder coated.
2. The SIP is subject to final approval by the Public Works Department relative to meeting all technical requirements.
3. The SIP notes on sheet 1 shall be revised to include: "The site manager shall enforce parallel parking only along the south side of the building next to the storage units."

Commissioner Steele seconded.

Commissioner Rodriguez introduced a friendly amendment to add the condition of making the security fence eight feet where it extends up the sides to create a perimeter.

The friendly amendment and motion passed 5 to 0.

I. REFERRALS

Referral comments are attached. The applicants is addressing referral comments, as can be seen from their attached response letter.

J. ATTACHMENTS

Development Application
Letter of Authorization
Narrative/Statement of Design Intent
Referral Comments
Applicant's referral responses
Meeting notes from Heritage Hills community meeting on June 28, 2016
PA 7 Design Standards from the Westbrook Sports & Entertainment District PD
Landscape Architect's response to Design Standards
SIP
Renderings
Building materials and colors

END



Development Application

Planning Division

9220 Kimmer Drive, Lone Tree, Colorado 80124

CITY OF LONE TREE

303.708.1818 | www.cityoflonetree.com

Project Description	Lone Tree Self Storage - A 2-story, single building self storage facility
----------------------------	---

Instructions	For Office Use Only
<ul style="list-style-type: none"> ✓ All applications must be typed or legibly printed ✓ All applicable sections must be completed ✓ All required attachments must be included ✓ This application does not cover Engineering, Building, and/or Public Works submittal requirements and fees 	Project Name <i>Lone Tree Self Storage</i> Job # <i>SP16-33</i> Date <i>5/29/16</i> Planning Fee <i>\$3,200</i> Check # <i>1002</i>

Application Type	Location
<input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Rezoning <input type="checkbox"/> Final Plat <input checked="" type="checkbox"/> Site Improvement Plan (SIP) <input type="checkbox"/> Re-Plat <input type="checkbox"/> SIP Amendment <input type="checkbox"/> Lot Line Adj. <input type="checkbox"/> Other	Address 9368 Teddy Lane Approximate Location East of Yosemite St. and south of Kimmer Dr. State Parcel ID, 2231-033-07-039 Acreage 2.827

Zoning	Legal Description
Current Zoning or PD Name PD-Planned Development Proposed Zoning if Rezoning N/A	Subdivision Name Park Meadows Filing # 2, 21st Amend Block # N/A Lot # 14E5A-3

Utility Providers
Fire District South Metro Fire Rescue Water Southgate Wat. & Sew. District Electricity *Xcel Energy Metro District N/A Sewer Southgate Wat. & Sew. District Gas Xcel Energy

Property Owner of Record	Applicant if Different than Owner
Owner Name Gene Gregory, Manager Company Lone Tree Storage, LLC Address 367 Sandy Hollow Trail, Franktown, CO 80116 Phone 303.803.6362 Email genegreg11@gmail.com	Name Craig Northam Company CVL Consultants of Colorado, Inc. Address 10333 E. Dry Creek Road, Suite 240 Englewood, CO 80112 Phone 720.482.9526 Email cnortham@cvaldenver.com
Owner Signature <i>Gene Gregory</i> Date <i>4/26/16</i>	Applicant Signature <i>Craig Northam</i> Date <i>4/26/16</i>

Letter of Authorization

Regarding Development Applications for Land Use Entitlements

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

RE: Property Address: 9368 Teddy Lane
Assessor's Parcel Number (SPN): 2231-033-07-039

To Whom It May Concern:

I/We, the owner(s) of the above described real property, authorize Craig Northam
of CVL Consultants of Colorado, Inc. to act as an agent on my/our behalf for the purpose of
creating, filing and/or managing an application for Lone Tree Self Storage - Site Improvement Plan (SIP)
(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.

Lone Tree Storage, LLC, Gene Gregory, Manager Eugene Gregory
(Print Name of Owner)

Eugene Gregory
(Signature of Owner or Authorized Representative)

State of Colorado
County of DOUGLAS

The foregoing instrument was acknowledged before me this 27th day of April, 2016
by Eugene Gregory.

Erica Herrington
(Notary's official signature)

04/30/2018
(Commission expiration date)

ERICA HERRINGTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID: 20054047942
MY COMMISSION EXPIRES APRIL 30, 2018

NOTARY SEAL

subdivision bounds the site to the south, but is 10-15' above the project site and is completely fenced off. The development team intends to provide significant landscaping screening from the building and the existing residential development to the south.

Eight standard parking spaces and one handicap space has been provided. This parking meets all required parking requirements for this use

There are 605 storage units designed in the building. Current self storage standards suggest that this will generate up to 4 customer trips per hour to the facility. Over 95% of the storage units are at the interior building. These units are accessed by the customers through the covered loading. The customers will park in the covered loading area and enter the building through automatic sliding doors to access their rented unit. This virtually eliminates noise and light pollution coming from the covered loading area.

The storage units are rented to customers for the storage of their personal property. The units will not be used to occupy in any way to operate any kind of business in. Customers will not be allowed to occupy the units for any reason, for example to be used as "man caves". There is an on-site manager during business hours and customers will be monitored while on site. The manager will monitor the customers in person and by video surveillance. If there is any suspicious customer activity the manager will investigate.

Public Outreach: The applicant hosted a neighborhood meeting to introduce the project to interested neighbors and to get feedback on the general design. The landscape architect and the building architect met with individual neighbors that are adjacent to the southern property line to address specific locations and types of landscape materials that are proposed and make any changes as wanted by each specific neighbor.

3. Compliance with Intent and Approval Standards. Describe how the development complies with the Intent (Section 16-27-10) and Approval Standards (Subsection 16-27-90(a)) of this Article.

The project usage and design has been developed utilizing all applicable standards and requirements noted above.

4. Development phasing. Describe the proposed development schedule and phases of development for all proposed construction.

No phasing of the project is anticipated. Total construction time will take approximately 8-12 months.

5. Other project data.

a. Total number of employees on maximum shift when known (for parking purposes).

A maximum shift of 1 employee is anticipated for this site.

b. Square footage of building.

The building has a footprint of 40,100 SF with 2 stories for a total of 80,200 SF. It will have a total of 605 storage units.

c. Lot area.

2.827 acres

d. Anticipated opening date.

Spring/Summer 2017

- 6. Sustainability. Highlight ways in which the project furthers the City's environmental goals regarding sustainability. This may include a general description of the project location relative to other uses, public transit and trails; ease of travel to key destinations on foot or bicycle; water conservation and water quality measures; site layout; green building practices; or operational aspects of the use such as waste reduction, recycling or commuter trip reduction programs.**

The building is designed using LEED design principles and materials. Recycled building materials comprise of the majority of the building and a highly efficient exterior skin combined with HVAC systems are in line with LEED standards. Waste reduction and recycling during the construction of the building is a common practice with all of the team's projects. The major recycled materials in the project include site paving, concrete, and all of the steel used in the building walls, doors, floors, structure and roof.

- 7. Variances if applicable. For those SIPs for which a variance from the standards in this Chapter, the Design Guidelines or Sub-Area Plans is requested, the narrative shall also explain the need for the variance. (Public notice may be required, see Section 16-26-60).**

The southern edge of the building is staggered into the existing easement in some cases by five feet in order to articulate the building footprint along its southern edge. This was requested by planning staff to soften the south elevation of the building. Ample landscaping along the southern side of the building has been provided as required to allow this variance.

Statement of Design Intent

Please describe how the project meets the intent of the [City of Lone Tree Design Guidelines](#), including the city's Core Design Principles (p. 11). If the project is located within a Planned Development that is governed by additional design standards or guidelines, please address how the project satisfies the intent of those standards and guidelines as well.

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

- 1. Overall Design Concept. Briefly describe the use and overall concept for the project as a whole.**

The design concept is a state of the art self-storage facility. The design incorporates rich materials that are aesthetic and highly efficient in energy terms. The architecture provides a strong identity for the project and contributes to the architectural uniqueness seen throughout Lone Tree. The building addresses the approach to the building from Teddy Lane and plays down the impact to the residential development to the south by decreasing the height of the building (it is a proposed 29'-8" maximum building height on the south side of the building where the allowed height is 35-feet) and the use of horizontal lines to create human scale. The building is held far away from the southern property line, and combined with landscaping it creates a soft low impact buffer between the building and the residences. The north and west edges of the

building address and activate the street front by setting close to the property line and the use of strong materials. The east side of the building is held very far from the property line and provides a smooth transition to the open space.

2. Context and Site. Describe how the project relates functionally and visually to the context of the surrounding area. Consider issues of form and character, the natural environment, vehicular and pedestrian access and circulation, etc.

The building addresses Teddy Lane as a commercial building with a strong identity of the user by the architecture and the location of the building. There is no sea of parking in front of the building, which is often perceived negatively with new development. This allows a strong pedestrian connection to the building entrance as well as a visual tie as vehicles approach it from Teddy Lane. The site circulation and open space is used on the south and east sides to set the building away from the neighboring properties and create a buffer. Customer parking on the south side of the building that is back-in perpendicular to the building will not be allowed. There is a fire lane that prohibits cars and trucks from parking in that manner because a car or truck would be in the fire lane- this lane will be marked on the paving and it will be posted. The property manager will insure that this type of parking will not be allowed. The only parking along the south side of the building will be parallel to the building.

3. Public Realm. Describe how the project contributes to an inviting, safe and functional public realm. Consider public spaces, street/sidewalk – level experience, lighting, landscaping, and signage.

As described earlier, the project addresses Teddy Lane and provides identity and an inviting approach to pedestrians and vehicles. The impact is lessened with the shared access drive to the west and the circulation enables safe pedestrian and automotive circulation.

4. Architectural Design. Describe how the architectural design contributes to the unique qualities of the area and how design concepts result in a unified, functional and high-quality design. Consider building form and composition, façade composition and articulation, and materials, colors, and lighting.

The building encompasses storefront, architectural metal panels, and masonry for the building materials and an architecture which provides an identity for the users. The construction is very unique to self-storage. It is a bearing wall system based on a 10-foot grid and the building design reflects that technology and the structural system. The main office is the focal point of the building from Teddy Lane and it transitions in plan and building form to the self-storage which it houses. Breaking planes in 2-dimensions, variation of materials and color provide a sensitive approach to breaking up the mass of the building combined with a lower building height which is unique to this type of construction. The overall building architecture will contribute to the commercial area where it is located. Exterior lighting on the building will be minimal and used primarily for life safety.

Applicant/Preparer Contact Information

Name: Craig Northam

Business: CVL Consultants of Colorado, Inc.

Address: 10333 E. Dry Creek Road, Suite 240, Englewood, CO 80112

Phone: 720.482.9526

Email: cnortham@cvldenver.com

Owner Contact Information if Different from Applicant

Name: Gene Gregory, Manager

Business: Lone Tree Storage, LLC

Address: 367 Sandy Hollow Trail, Franktown, CO 80116

Phone: 303.803.6362

Email: genegreg11@gmail.com



CITY OF LONE TREE
Community Development Department

REFERRAL REQUEST

Today's date: June 16, 2016

Project Name and File Number: Park Meadows Filing 2, 21st Amendment, Lot 14E5A-3, #SP16-33

Project Type: Site Improvement Plan

Comments Due By: July 6, 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: Ridgegate West Village HOA

Your name: LINDA LANGEWEISCH

Your signature: Linda Langeweisch **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

✓

MEMO

TO: JENNIFER DRYBREAD

FROM: THE CHARTER HOA

DATE: JUNE 7, 2016

In response to Lone Tree Self Storage – SP16-33. Our review of this proposal did not raise any significant concerns. It appeared to us this may be the best use for this property and much less objectionable to the adjacent residents than many other uses might be. Since it is directly adjacent to Heritage Hills we defer to their position on the matter.

Thank you for the opportunity to review the proposal.



CITY OF LONE TREE
Community Development Department

REFERRAL REQUEST

Today's date: June 16, 2016

Project Name and File Number: Park Meadows Filing 2, 21st
Amendment, Lot 14E5A-3, #SP16-33

Project Type: Site Improvement Plan

Comments Due By: July 6, 2016

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

Dear Referral Organization:

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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.

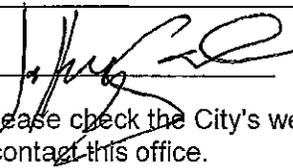
We have no comments regarding this proposal

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 Sceili

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



SOUTH METRO FIRE RESCUE

LIFE SAFETY BUREAU

9195 E Mineral Ave, Centennial, CO 80112

PHONE: 720.989.2230 www.southmetro.org FAX: 720.989.2130

July 29, 2016

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

Jennifer,

I am writing this letter to you as a follow up on our meeting July 13, 2016 regarding the Lone Tree Self Storage project located on Teddy Lane. This issue at hand here is access to the property and structure for firefighting activities.

The 2012 International Fire Code requires a hard surface fire lane for fire apparatus to be within 150 feet of all portions of the building. The fire lane is required given the building's length of 380 feet, and the fact that the fire access around the northeast side to the center of the south side of the building is approximately 420 feet in length, and the fire access around the northwest side to the center of the south side of the building is approximately 360 feet in length.

Additionally, a fire lane must be 20 feet in width and cannot be obstructed by private vehicles while using the facility. This requirement can be satisfied by parking all vehicles accessing the storage units on the perimeter to park parallel and adjacent to the structure.

Respectfully,

Jeff Sceilik
Plan Reviewer
720-989-2244



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 6, 2016

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

Re: SP16-33
Lone Tree Self Storage
Project No. 061-440

Dear Jennifer:

I have reviewed the SIP referral dated June 16, 2016, for the above referenced Project.

The package submitted and reviewed consists of the following documents:

- Site Improvement Plan, 12 Sheets, dated 6/6/16, by CVL Consultants.
(A separate Project Narrative was not provided).

Related information for this Project provided directly by the Project Engineer to our office:

- Civil Construction Documents (CD's), 11 Sheets, dated 5/3/16, by CVL Consultants.
- Grading, Erosion & Sediment Control (GESC) Plans, 7 Sheets, dated 4/29/16, by CVL Consultants.
- GESC Report, dated 6/17/16, dated 4/29/16, by CVL Consultants.
- Phase III Drainage Report, dated April 2016, by CVL Consultants.

We have the following comments:

General

1. The Public Works/Engineering SIP Review fee for this Project, per the adopted standard review fee schedule (copy attached) is \$3,000.00. The fee must be paid prior to resubmittal/approval of the SIP or related Civil Documents. Review and comment on the SIP, GESC Plans, GESC Report and Drainage Report are covered under this review SIP base fee. 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 (\$1,600) is required for the Civil CDs review (see attached fee schedule). This fee will need to be paid prior to or with the resubmittal of the Civil CD's (see subsequent comments). 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. An initial set of engineering documents (CD's, GESC Report, GESC Plans, and Drainage Report) was submitted directly to our office by the Engineer. Review of those documents was postponed until submittal of the SIP. Subsequently, upon starting review of the Civil CD's, we noted significant

differences in the site grading between the SIP and the Civil CD's. Upon phone discussion with the Project Engineer, we were advised that the SIP reflected the newer updated site grading. Accordingly, review of the Civil CD's is being postponed until submittal of updated CD's by the Engineer. We will review the GESC Plans, GESC Report, Drainage Report and Civil CD's separate from this SIP Referral, and will coordinate directly with the Engineer to provide and resolve our review comments on those documents.

4. A Site Improvement Plan Improvements Agreement (SIPIA) and/or ROW/Construction Permit will not be needed for the proposed Project.
5. A Grading, Erosion and Sedimentation Control (GESC) Permit will be required for this Project. No site work may begin prior to issuance of the GESC Permit.
6. Since this site exceeds 1-Acre of disturbed area, a State Stormwater Construction Permit from the Colorado Department of Public Health and Environment (CDPHE) also is required.
7. Only those sheets within the documents for which we have specifically identified comments are listed below. Comments provided also may apply to other sheets/locations in the Project documents (including the Civil Engineering submittals). The applicant's professional(s) should verify that the item(s) are addressed throughout all related Project documents consistently, as applicable.
8. Only comments pertaining to the SIP submittal are included herein. Comments on the other engineering documents (GESC Plans/Report, Drainage Report, and Civil CD's) will be provided separately to the Project Engineer.

Sight Improvement Plan

Sheet 3 – Grading Plan: The cross slope of 8.8% on the eastern drive around the building is quite steep, and may create some difficulty in this area, especially during icy winter conditions. We understand there are site constraints that have resulted in this proposed grade, but would recommend a maximum cross grade of approximately 5% for the parking/drive lane.

Other than the above item, we have no additional comments at this time.

CONCLUSION

The general concept of the proposed Lone Tree Self Storage (SP16-33) development appears acceptable to Engineering/Public Works. We have no objection to recommendation of SIP approval contingent upon appropriate resolution of the issues noted in the above comments and final Engineering/Public Works approval of the various engineering documents/plans.

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

Sincerely,



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



CITY OF LONE TREE
Community Development Department

REFERRAL REQUEST

Today's date: June 16, 2016

<p>Project Name and File Number: Park Meadows Filing 2, 21st Amendment, Lot 14E5A-3, #SP16-33</p> <p>Project Type: Site Improvement Plan</p> <p>Comments Due By: July 6, 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: Park Meadows Metropolitan District

Your name: Bob Blodgett

Your signature: [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



July 5, 2016

Delivered via email: jennifer.drybread@cityoflonetree.com

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

**RE: Referral for Case No. SP16-33 Lone Tree Self Storage
Park Meadows Filing No. 2, 21st Amendment, Lot 14E5A-3
9368 Teddy Lane, Lone Tree, CO
SPN: 2231-033-07-039**

Dear Ms. Drybread,

Thank you for providing Southgate Water & Sanitation Districts (Southgate) the opportunity to comment on the subject referral, which was received on June 15, 2016. The subject property is within the boundaries of Southgate and is serviceable through Southgate. Service connections to Southgate's water distribution and wastewater collection systems may be made only after proper application to Southgate and are subject to the following conditions. Southgate comments are as follows:

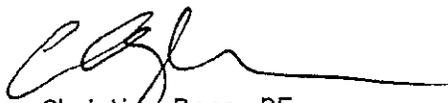
1. Proposed water and sewer infrastructure design was not reviewed with this submittal – water and sewer main extensions, fire hydrants, and water and sewer service plans, with applicable fees, must be submitted to Southgate directly for review and approval prior to construction. The design and construction of water and wastewater systems or facilities shall be in strict accordance with Southgate's Rules & Regulations and Specifications. Information on the review process and submittal requirements can be found on Southgate's website: www.southgatedistricts.org
2. Extensions to Southgate's systems, and any existing mains, are required to be located in a minimum of 30' public right-of-way (ROW) or easement without encumbrances and encroachments and minimum required clearances from other utilities, edges of ROW/easement, flow-lines, etc.
 - a. The drawings show a proposed water quality pond, emergency spillway, and trees in Southgate's existing water easement – these proposed changes/encroachments to Southgate's existing easement are not acceptable, remove these proposed improvements from Southgate's easement.
 - b. Encroachments are not permitted. Encroachments include structures, buildings, fences, walls, retaining walls, parking, curb & gutter

crossings, trees, woody plants, nursery stock, planters, islands, medians, posts, signs, etc.

- c. All easements must be drivable with Southgate equipment, including a combination jet/vacuum truck, without traversing encroachments, such as curb and gutter, walkways, landscaping, etc.
 - i. The drawings show proposed regrading of Southgate's existing easement for a water quality pond - regrading Southgate's existing easement as part of a proposed water quality pond is not acceptable.
 - d. Unimproved easements must be graded for driving purposes and may be landscaped with sod, bark or gravel. Trees, shrubs and woody plants are not permitted.
 - e. Improved easements shall be a paved (no pavers) roadway with a minimum paving width of 29' flow-line to flow-line or 26' flow-line to flow-line with an attached walk.
3. The cost of providing services to the property, including, and not limited to, System Connection Charges, system extension projects, potential system impact studies, potential system impact fees, and potential system improvements, will be borne by the property owner.
 4. The legal ability to provide service continues to exist at the time of connection and has not been limited, restricted or suspended by the action of a governmental entity, agency or other regulatory body which would diminish Southgate's capability to provide such service.
 5. Contact Southgate's Engineering Staff as soon as possible to discuss the project and establish project-specific requirements.

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

Sincerely,



Christina Baca, PE
Engineering Manager
Southgate Water & Sanitation Districts

cc: David Irish, Southgate Water & Sanitation Districts;
File



South Suburban
PARKS AND RECREATION

July 5, 2016

Jennifer Drybread
City of Lone Tree
9220 Kimmer Dr. #100
Lone Tree, CO 80124

Re: Park Meadows, Filing 2, 21st Amendment, Lot 14E5A-3, #SP16-33

Dear Ms. Drybread,

South Suburban Park and Recreation District reviewed the referral documents for the proposed development at the Park Meadows, Filing 2, 21st Amendment, Lot 14E5A-3, #SP16-33 and have the following comments.

- It appears that at least one storm drain outfall will be piped across District owned property and eventually drain to a tributary of Willow Creek located north of the proposed development. The District requires easements for any storm drain or other infrastructure. All easements are granted by the South Suburban Board of Directors at a public meeting. Attached are the easement requirements.

Thank you for the opportunity to comment on this referral.

Sincerely,

Brett Collins
Director of Planning and Development

Cc
Rob Hanna, Executive Director
Andy Jennings, Director of Parks
Shawn Wissel, Grounds, Trails and Natural Open Space Manager

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

phone 303.798.5131
fax 303.798.3030
ssprd.org

Board of Directors
John K. Ostermiller, Chair

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

Executive Director
Rob Hanna



**South Suburban
PARKS AND RECREATION**

Administrative Office
6631 S. University Blvd.
Centennial, CO 80124-2913

phone 303.798.5131
fax 303.798.3030
ssprd.org

Disclosure Statement

The staff of South Suburban Park and Recreation District (hereinafter referred to as the "District") receives many requests from various companies and public entities to review and comments on proposals, engineering studies and other technical and non-technical documentation and information relating to easement or right-of-way applications. This shall serve to advise you that, while the staff of the District is willing to cooperate in this regard to the extent possible, the staff has no authority to approve or disapprove an easement or right-of-way and cooperation by the staff shall by no means be construed to be as indicative of an approval of your application. An easement or right-of-way can be granted only by a majority vote of the Board of Directors of the District in a public meeting.

Board of Directors
John K. Ostermiller, Chair
Susan M. Rosser
Pamela M. Eller
Michael T. Anderson
Scott A. LaBrash

Executive Director
Rob Hanna

Furthermore, this shall serve to advise you that in the event the Board of Directors of the District approves your request for an easement or right-of-way, the Board, in its sole discretion, shall determine the purchase price for the grant of such easement or right-of-way. Said determination may include, but not be limited to, the following factors:

- (a) Market value of the property;
- (b) The value of the detriment to the retained District property;
- (c) Staff and engineering costs incurred by the District in reviewing the nature of the request (You may be asked to pay engineering costs incurred in review or development of the plan whether or the easement is granted or not, but will be advised in advance by the District of such requirement.);
- (d) Attorneys' fees and costs incurred by the District related to the request and documentation of the easement or right-of-way.

The undersigned has read and understands the foregoing and hereby acknowledges receipt of this Disclosure Statement.

Date

Company or Public Entity

Name and Title



District Policies & Procedures Granting Easements

Adopted September 1985, revised July 2000 and January 2004

On occasion, utilities, special districts, developers, individuals, and other parties submit requests to the District for easements, under, upon, and above the real property owned, leased, or used by the District. The following guidelines shall be used by the Board in deciding whether the easement request should be granted.

1. No easement shall be granted except by action of the Board in public meeting. The Board may grant or refuse an easement request with or without explanation.
2. Easements granted may be temporary/revocable or permanent.
3. Any easement granted shall be granted for a price which is the sum of the market value of the property, the value of detriment to retained District property (less the value of any benefit to said property), staff and engineering costs incurred by the District in reviewing the easement request and engineering details, and attorney fees and costs incurred by the District related to the request and easement documentation. The minimum charge for an easement shall be \$1,500 plus the value of the land across which the easement lies.
4. The Board may determine that the benefit to the District or the taxpayers of the District would be best served by a waiver of all or part of the consideration otherwise charged for an easement and upon making such findings may waive all or a part of such consideration.
5. In making a determination on as to whether or not to grant an easement and in determining value, the Board may among other considerations consider the following factors:
 - A. Whether the requesting party is:
 - 1) a governmental entity;
 - 2) a private governed utility;
 - 3) a private entity.
 - B. Whether the area under, upon, or over which the easement is requested is:
 - 1) an undeveloped area, never to be developed;
 - 2) an undeveloped area, held primarily for future development;
 - 3) developed area, minimal usage;
 - 4) developed area, heavy usage;
 - 5) developed area, year round usage.

- C. Whether use of the easement by the requesting party would:
 - 1) Be less or more beneficial to the District and its taxpayers than the District use which is to be interrupted or interfered with;
 - 2) Terminate, restrict or require a change in the use of the property by the District;
 - 3) Require maintenance and repairs which would interfere with the use of the property by the District.
- D. Whether the granting of the easement will adversely affect District functions or programs directly or indirectly related to the easement property.
- E. Whether the granting of the easement is in the best interest of the District and its taxpayers and participants.
- F. Whether there is a viable alternative route for the easement on adjacent private property.
- G. Whether a party can be named and identified who shall be responsible for maintaining the utility, underground pipe, etc., involved in the easement now and in the future.
- H. All easements granted shall be subject to the District's standard covenants, at least to the extent they apply. (See appendix for Easement Covenants.)

Staff is authorized to grant approval for temporary construction and access easements which have no permanent impact on the site.

The statement of considerations herein does not restrict or prevent the Board from considering other factors which may be relevant. The foregoing factors are merely guidelines which are not to be construed to require the Board to make findings when granting or denying easements, or when determining the value (easement fee to be assessed).

Att: District covenants

Ck 2012may /ds

SOUTH SUBURBAN PARK AND RECREATION DISTRICT EASEMENT COVENANTS

THE EASEMENT GRANTEE AND USER COVENANTS AND AGREES TO THE FOLLOWING STANDARD SET OF EASEMENT COVENANTS:

1. Vehicles allowed on the easement property will only be those reasonably necessary and/or appropriate for the work to be performed. No private vehicle parking will be allowed. Upon completion of the project, all damage will be repaired.
2. Subject to the terms of the agreement to which this Exhibit is attached, all natural materials and soil as well as existing improvements such as concrete, asphalt or crusher fine trailways will be returned to their original condition after completion of the project. Plant materials and improvements to trailways shall be replaced on an assessed dollar value, as determined by South Suburban Park and Recreation District. Plant material and trail surface replacements will be installed according to South Suburban's standard specifications. Plant materials will include, but are not limited to, proper storage and installation of the natural materials so as to maximize the chance for survival. Surface replacements will be coordinated with District staff in regard to location, grading and materials used. Any such installations shall be guaranteed for a minimal period of one year after installation.
3. The surface layer of ground will be scraped 2 inches deep and stockpiled for replacement as top soil before soil preparation.
4. Backfilled trenches shall be compacted to 90% Standard Proctor Density. Physical tamping will be done between 8-inch layers (maximum) of backfill.
5. After replacing the stored top soil, the trenched and backfilled surface will be scarified.
6. Excess material will be removed from the site.
7. The disturbed area shall be reseeded as per specifications of the District.
8. The easement will be maintained in a clean and sanitary condition and the improvements thereon in good repair at all times.
9. The contemplated improvements are to be completed in a reasonable period of time, and in accordance to a pre-approved schedule.
10. Access onto property shall be according to an approved plan and as much as possible be confined to the shortest feasible route from the nearest street, as pre-approved by the District.
11. All work concerning utilities and services (gas, telephone, water, sewer, cable television, and so forth) will be coordinated with the respective companies.
12. The District reserves the right to demand and approve specifications regarding construction in advance of said construction. Such approval in no way creates responsibility in the District for oversight or compliance of the specifications with Colorado law.
13. Grantee, within its legal ability to do so under the Constitution of the State of Colorado and without in any way or manner intending to waive or waiving the defenses or limitations on damages provided for under and pursuant to the Colorado Governmental Immunity Act (Sec. 24-10-101, et. Seq. C.R.S.), (should said laws be applicable), the Colorado Constitution, or under the laws of the United States, the State of Colorado, or _____, (the applicable county or municipality), shall indemnify and save harmless the District, its officers and employees, against any and all claims, damages, actions or causes of action and expenses to which it or they may be subjected by reason of any work done or omission made by Grantee, its agents, officers, or employees, in connection with the construction, replacement, maintenance or repair of said improvements.

r04jan



June 30, 2016

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

RE: SP16-33, Lone Tree Self Storage, 9368 Teddy Lane
TCHD Case No. 3963

Dear Ms. Drybread:

Thank you for the opportunity to review and comment on the site plan for a self-storage facility at Yosemite Street and Kimmer Drive. Tri-County Health Department (TCHD) staff reviewed the application for compliance with applicable environmental and public health regulations and has the following comments.

Vector Control

Storage

Items stored on the floor, tightly packed, and rarely moved provide potential harborage for rodents. Due to the variety of items to be potentially stored at this site, in addition to keeping the facility as clean as possible, TCHD recommends that the applicant create a plan for regular pest control.

Water Quality Pond

The site plan shows a water quality pond at the east end of the property. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, we recommend that mosquito control plans be developed for any stormwater facilities that are designed to hold water for 72 hours or longer. For ponds designed to drain within 72 hours, we do not initially recommend mosquito control plans. However, if a pond fails to operate as designed, resulting in mosquito breeding conditions or mosquito complaints, Tri-County Health Department will recommend that the operator implement a mosquito control plan to remedy the situation. A guidance document is attached.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "K Boyer", with a horizontal line extending to the right.

Kathy Boyer, REHS
Environmental Health Specialist II

CC: Sheila Lynch, Keith Homersham, TCHD

**Tri-County Health Department
Guidance for Preparation of
Mosquito Control Plan**

A Mosquito Control Plan should contain the following elements:

1. Designation of a management entity

This is the entity with authority/responsibility for implementing the plan. Typically, this will be a Special District or a Homeowners Association. If this is the case, the applicant shall submit a copy of the organizational Service Plan, by-laws or other legal document providing the authority for mosquito control. If the entity is the developer, this should be noted.

2. Funding mechanism

A method needs to be put in place to finance the program. This could be a commitment for the Service District, HOA or developer to include adequate funds for the activities as part of its annual budgeting process, or a plan by the District or HOA to assess an annual fee on residents in the subject service area, or to fund the program in some other way, per its legal authority as noted in #1.

3. Activities that will be undertaken to prevent mosquito breeding conditions

This section places emphasis on the proper design, construction, operation and maintenance of stormwater facilities to prevent mosquitoes from breeding. In most instances, it is nothing different than is already required by the County and Volume 3 of the Urban Drainage and Flood Control District's (UDFCD) Urban Storm Drainage Criteria Manual for flood control and stormwater quality. The literature on this subject, supported by local field experience, suggests that if stormwater facilities are well-designed, built to specification, and regularly inspected and maintained to meet operating standards, stormwater facilities that are designed to completely drain in 72 hours or less are likely to do so and to prevent mosquito breeding conditions.

The likelihood or extent of mosquito breeding can also be reduced through the proper design, construction and inspection/maintenance of retention ponds or constructed wetlands that are intended to hold permanent water pools.

We have found that at the time of construction of stormwater facilities, there is often little thought given to continuity of maintenance. Requiring the applicant to think through the tasks that need to be accomplished from design through operation, who will be responsible for tasks in each phase, and a schedule for their accomplishment increases the probability that these tasks will be completed.

Ideally, before getting to this point, the applicant will have considered stormwater facility options that do not rely on extended retention or detention of stormwater without flushing over a period of 2-3 days; e.g. grass swales, porous pavements, landscape detention, reducing directly connecting impervious areas to increase infiltration. This would be

coordinated through and in compliance with the requirements of the County's Engineering and/or Stormwater sections.

Suggested elements in this section include the following:

- **Design review** – Qualified personnel review construction plans and conduct field investigation to ensure construction per specifications of UDFCD Volume 3 and County criteria.

- **Operation and maintenance activities:**

This should identify who will conduct these activities (e.g., staff or contractor), and a schedule or trigger point for doing each task. Again, the UDFCD's Vol. 3 contains minimum operation and maintenance activities. If staff are to be used, this section should note if they will need training and how they will receive it.

- **Regular inspections:**

Facilities that are found to retain water should be inspected regularly to ensure that no mosquito larvae are present. Facilities should be inspected once a week beginning in April and continuing through September.

- **Larvacide program:**

Even if inspections do not reveal larvae, a larvaciding program should be established as a preventive measure at the same time that the inspection program begins (generally May) and continue through September. Some mosquitoes lay their eggs in mud, and when rain falls later, they can hatch and present a problem. Larvacide should be applied at the recommended rate and frequency specified by the product manufacturer. Mosquito control products can be found by doing a search on the internet.

Natural control of mosquito larva can be very effective is done properly. Consult the Colorado Department of Wildlife, Fisheries Division, for consultation on proper stocking of ponds with fish that will effectively control mosquito larvae.

For Technical Assistance - Contact Monte Deatrich, Tri-County Health Department's mosquito control specialist, if you have any questions about any elements of the mosquito control program. Mr. Deatrich is in Tri-County's Commerce City office; he can be reached by phone at (303) 439-5902, or by e-mail at mdeatric@tchd.org.



CITY OF LONE TREE
Community Development Department

REFERRAL REQUEST

Today's date: June 16, 2016

Project Name and File Number: Park Meadows Filing 2, 21st Amendment, Lot 14E5A-3, #SP16-33

Project Type: Site Improvement Plan

Comments Due By: July 6, 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: Douglas County Comm. Dev.

Your name: Matt Jakubowski

Your signature: *Matthew A. Jakubowski* **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

Project Name: Park Meadows Filing 2, 21st Amendment, Lot 14E5A-3

Project Number: SP16-33

Jurisdiction: City of Lone Tree

Date Received: 2016-06-15 00:00:00

Due Date: 2016-07-06 00:00:00

Addressing Comments:

This is lot 14E5A-3A per a Lot Line Adjustment recorded at Reception #2007028522.

Engineering Comments:

No Comments

Planner Comments:

No Comments



July 18, 2016

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

RE: Parker Meadows Filing 2, 21st Amendment, Lot 14E5A-3A (Lone Tree Self Storage)
SIP Referral Comments

Dear Jennifer:

The Lone Tree Self Storage design team has considered the assorted referral comments provided during June, 2016 for the Park Meadows Filing 2, 21st Amendment, Lot 14E5A-3 (Lone Tree Self Storage) - Site Improvement Plan set. Our responses are reflected below:

HOA Meeting Comments:

- Revise note #4 to take out reference to light poles, since there will be none. Please note that all building lighting, with the exception of security lighting will be extinguished between 8:00 pm and 8:00 am per your comments to residents last night.

RESPONSE: This has been corrected on the attached revised set.

- Please note #6 to state that your hours of operation are limited to 8:00 am to 8:00 pm, Monday through Sunday, per your comments to the residents last night.

RESPONSE: This has been corrected on the attached revised set.

- Please add a new note that states that any signage lighting shall be lit only during allowed hours of operation:

RESPONSE: This has been added to the attached revised set.

Lone Tree Public Works-Michael Cregger:
Sheet 1

- Please correct the Lot designation in the title on ALL sheets to: "-3A".

RESPONSE: This has been corrected on the attached revised set.



- In the Legal Description, please complete the Reception No.'s in the 2nd line of Parcel A and the last line of Parcel B where “squares” exist instead of the last number of the Reception No. (Note: This also seems to be an issue in various places in the Site Data Chart as well.) Please correct where necessary.

RESPONSE: This has been corrected on the attached revised set.

- Please add the note required in Article XXVII, Section 16-27-70 (b)(1) re: “The property herein is subject to ...Lone Tree Zoning Code...”

RESPONSE: This has been added to the attached revised set.

Sheet 2

- The Easterly line of the Lot has a different dimension shown than that shown on the 21st Amendment recorded plat and the Lot Line Adjustment Certificate.

RESPONSE: This has been corrected on the attached revised set.

- There are numerous “squares” existing within many labels instead of the appropriate text or symbol. Please correct where necessary.

RESPONSE: This has been corrected on the attached revised set.

- There are numerous easements shown on the 21st Amendment plat and Lot Line Adjustment Certificate that are not shown on the Site Plan (i.e. 30' Water, 30' Sanitary Sewer, 10' PSCO easements, etc.) that were labeled as: “Vacate By Separate Document...” and the: “30' W.E. To Be Dedicated By Separate Document” which is not in the same location as designated on the plat. Please provide copies of documents where these easements were vacated or dedicated, since many of them run thru the middle of the proposed development.

RESPONSE: This has been included with the attached revised set.

- Please show, or better define, the limits of the Existing “20” Emergency Access and Fire Lane Easement” along the West line of the Lot and label as such in all labels of that easement.

RESPONSE: This has been shown on the attached revised set.

- The Reciprocal Access Easement referenced as Parcel B in the Legal Description on Sheet is not shown or labeled. Please add to the drawing.

RESPONSE: This has been added on the attached revised set.

- Varying the line-type and width of the different easements would help clarify the limits of each different easement.

RESPONSE: These easements have been clarified as requested on the attached revised set.

- Sheet 3 – Grading Plan: The cross slope of 8.8% on the eastern drive around the building is quite steep, and may create some difficulty in this area, especially during icy winter conditions. We understand there are site constraints that have resulted in this proposed grade, but would recommend a maximum cross grade of approximately 5% for the parking/drive lane.

RESPONSE: As discussed with Greg Weeks, the site constraints regarding the Southgate Water & Sanitation District water easement, the 10' of drop west to east of the property with multiple steps in the building already, and a 2' drop at the east side storage units have been taken to mitigate this problem. No other solution is viable.

Tri-County Health Dept.

- Recommend that the applicant create a plan for regular pest control.

RESPONSE: The applicant will incorporate a regular pest control service into its regular maintenance.

- Recommend that the operator implement a mosquito control plan for pond if it drains in 72 or more hours.

RESPONSE: This pond is a Water Quality Pond which drains in 40 hours, so a plan is unnecessary.

Douglas County Community Development

- This is lot 14E5A-3A per a Lot Line Adjustment recorded at Reception #2007028522.

RESPONSE: This has been corrected on the attached revised set.

South Metro Fire Rescue

- No Comments

RESPONSE: Acknowledged.

Southgate Water & Sanitation District

- Proposed water and sewer infrastructure design was not reviewed with this submittal-water and sewer main extensions, fire hydrants, and water and sewer service plans, with applicable fees, must be submitted to Southgate directly for review and approval prior to construction. The design and construction of water and wastewater systems or facilities shall be in strict accordance with Southgate's Rules & Regulations and Specifications.

RESPONSE: A water plan set has been Conditionally Approved by Southgate, and will be submitted into Denver Water for their review this week.



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

RESPONSE: Acknowledged.

- a. The drawings show a proposed water quality pond, emergency spillway, and trees in Southgate's existing water easement – these proposed changes/encroachments to Southgate's existing easement are not acceptable, remove these proposed improvements from Southgate's easement.

RESPONSE: The water quality pond was never in the easement and still is not encroaching. The spillway has been removed. Only shrubs and grasses are proposed by the landscape plan in the easement.

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

RESPONSE: No improvements noted above are proposed within the easement other than a specially designed curb and gutter along the outer radius of the drive lane at the northeast corner of the site. This special design was discussed with Southgate staff and approved.

- c. All easements must be drivable with Southgate equipment, including a combination jet/vacuum truck, without traversing encroachments, such as curb and gutter, walkways, landscaping, etc.
 1. The drawings show proposed regrading of Southgate's existing easement for a water quality pond – regarding Southgate's existing easement as part of a proposed water quality pond is not acceptable.

RESPONSE: The pond has been regraded to minimize impact to the accessibility of the existing water easement.

- d. Unimproved easements must be graded for driving purposes and may be landscaped with sod, bark or gravel. Trees, shrubs and woody plants are not permitted.

RESPONSE: We are unsure the purpose of this comment. The only grading along the existing water easement is in the northeast corner of the site previously discussed above. The design has been prepared that minimizes grading impacts to this easement.

- e. Improved easements shall be a paved (no pavers) roadway with a minimum paving width of 29' flow-line to flow-line or 26' flow-line to flow-line with an attached walk.

RESPONSE: This has been reflected on the attached revised plans.

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

RESPONSE: Acknowledged.



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

RESPONSE: Acknowledged.

South Suburban Parks and Recreation

- It appears that at least one storm drain outfall will be piped across District owned property and eventually drain to a tributary of Willow Creek located north of the proposed development. The District requires easements for any storm drain or other infrastructure. All easements are granted by the South Suburban Board of Directors at a public meeting. Attached are the easement requirements.

RESPONSE: An easement will be prepared and processed through the District as requested shortly.

If you have any questions, please don't hesitate to call.

Sincerely,
CVL Consultants of Colorado, Inc.

A handwritten signature in black ink that reads "Craig Northam".

Craig Northam, PE
Senior Project Manager

Meeting on Lone Tree Self Storage with Heritage Hills Residents

June 28, 2016

Location, Heritage Hills Club House

Meeting Notes

Project owner, Gene Gregory, and the project architect, Tom Seibert, attended a meeting attended by approximately 15 Heritage Hills residents and board members to discuss their concept and to answer questions.

Mr. Seibert provided an overview of the project:

- 600 storage units.
- 28-foot tall building (9 or 10-feet lower than unoccupied office building to the west).
- Expected to generate 4 trips/hour once the storage units are all full.
- Hours of operation are 8 am – 8 pm.
- Security will be tight, with the gate computer code corresponding with each assigned unit. If one code is entered at the gate, and another code entered in a unit, it will trigger an alarm. They will be able to monitor the frequency and length of visits, to ensure there are no businesses operating out of the units. There will also be security cameras inside and outside.
- Due to the lower elevation of the building, compared to the homes in Heritage Hills adjacent to the development, the car lights into the facility will not shine into these residences.
- Lighting will consist of building-mounted, full cut-off, wall pack units. There will be no parking lot lights.
- They do not make it attractive for people to stay. They set their heating controls to 62 degrees in the winter time and 80 degrees in the summer time.
- They hope to begin construction in September and open by the latest in June 2017.

One resident inquired how much of a grade change would result on the property when developed. Mr. Seibert stated that the land was relatively flat (though it does slope down slightly from west to east), and that there would not be significant grading. The drainage will also be the same, with the exception that they will be constructing a water quality detention facility on the east side of the property to catch sediment.

Mr. Seibert offered to meet with adjoining residents to see where they would like the trees to be placed. One resident stated they did not want trees to block their views; another resident wanted trees to buffer the use. Mr. Seibert asked residents to provide him their emails so he could set up a meeting with them and their architect. He also agreed to stake the boundaries of the building.

One resident asked about signage. Mr. Seibert stated that they may have a monument sign, and a building mounted sign on their west elevation. He offered to have the lights on the building mounted sign turn off after the close of business hours.

There was some discussion about building orientation, and why the garage doors on the ground level on the south elevation could not be located on the north elevation, along with the loading dock. Mr. Seibert explained that the City (he thought it was Public Works), did not want people backing into or out of such units on the driveway. Moreover, the building is setback 70-feet from the south property line per the Zoning [which actually requires a 75-foot setback], so if they flipped the building it would force the building to be closer to the property line, creating more visual impacts, and making it inconsistent with zoning.

Another resident asked if the loading area could be shifted to the north side, or through the office, or at least an additional loading area created on the north side to minimize the noise impacts to adjoining residents. Mr. Gregory and Mr. Seibert explained that it's not consistent with industry standards to have two loading areas. Additionally, the loading area is located in the secure area, and locating it on the north side would result in cars backing out onto the area driveway. Moreover, relocating the loading area on the west side by the office would require patrons to move their storage across the full length of the building, a big inconvenience to them, and may hurt the marketability of their project.

The residents asked about the fencing on the south side. Mr. Seibert explained that their fence would connect to the resident's fence on the east and west side. Residents explained that many of their wood fences are in bad shape. Mr. Gregory stated that they would be willing to put posts behind their fences to shore them up. One resident asked if they would be willing to construct a brick wall on their south property line. Other HOA residents responded that by their covenants, the residents would still need to maintain their wood fencing along this exterior boundary.

When asked about how noisy the garage doors would be on the units on the south side, Mr. Seibert explained that the bottom of the doors have a rubber seal that will minimize noise. He also said that people will come at different times of day. Mr. Gregory stated that patrons would also visit the site in the winter when people would not be on their back patios, or during the day, when many residents would not be home.

One resident asked where the trash enclosure would be located. It is located on the north side of the project, away from the Heritage Hills homes.

One resident asked whether their patrons would be queuing up at the loading dock, and the concern for car exhaust. Mr. Gregory stated that he had not seen more than two cars at a time at the loading dock, and that the dock can accommodate 3 cars or trucks at a time.

One resident expressed appreciation for the applicant coming to speak to them. The meeting, which began at 7:00 pm, concluded at 8:15 pm.

Proposed Design Standards

For Park Meadows Filing 2, 21st Amendment, Amending Planning Area 7 and creating a new Planning Area known as Planning Area 7A, as part of the Westbrook Entertainment & Sports District PD, 3rd Amendment

Building Massing and Scale:

Buildings shall be reduced from a maximum height of 55', to a maximum of 36' in either a one or two story condition. Buildings may be constructed in three configurations:

- (a) A one story configuration;
- (b) A standard two story configuration; and
- (c) A two story building in a walk-out configuration, as demonstrated in Exhibit "A", with the two story face of the buildings facing North.

Varying planes and architectural details shall be incorporated into the building design to break up massing and to provide visual interest. Specific architectural details shall be as applied by the City in accordance with the existing City architectural guidelines at the time of SIP submittal.



Exhibit A

Landscaping:

Landscaping in the setback area between the South Property Line and the Parking Setback Line (the "Buffer Area") shall include a variety of plant materials that will provide visual interest during all seasons. Landscaping should consist of a variety of trees, shrubs, groundcovers, annual and perennial flowering species, turf grasses, mulches, and automatic irrigation. All plant materials shall meet or exceed minimum

standards as outlined by the Colorado Nursery Act Regulations. Plants will be installed according to specifications of the Associated Landscape Contractors of Colorado. Plant materials shall also conform to Uniform Nursery Standards, current edition.

Increased Minimum Plant Material Quantities.

Minimum landscape requirements shall be increased from the current standards to the following. Landscaping shall include a total number of trees and shrubs equal to two trees per 25 linear feet of Buffer Area.

Landscaping shall include a combination of dryland grasses, trees, and shrubs, and at least 70 percent of the required trees shall be evergreen species. Like tree species may be grouped with spacing not less than 20 feet on center for small deciduous trees; 30 feet on center for large deciduous tree species; and 12 feet on center for evergreen trees. The maximum distance between groups may not exceed 35 feet on center. Planting a single row of trees the full length of the Buffer Area is discouraged. Trees should be grouped together and staggered so they do not appear in a straight line. The applicant will meet with interested homeowners at the time of the Site Improvement Plan preparation to receive input on specific tree and other landscape planting locations.

Increased Minimum Plant Material Sizes.

1. Shade trees – 3-inch caliper minimum.
2. Ornamental trees – 2-inch caliper minimum (for single stem varieties).
3. Clump forms, i.e., multi-stemmed, are acceptable and shall be six to eight feet in height at time of installation.
4. Evergreen trees – eight feet high minimum, with 35% of the total being 8' – 35% being 10' – 15% - 12', and 15% being 14'.
5. All shrubs – five-gallon container minimum.
6. Groundcover and annuals as approved.
7. Ornamental grasses and perennials – one-gallon container minimum or as approved.
8. Tree caliper shall be measured six inches above ground level for all trees up to three inches in caliper and 12 inches above ground level for larger sizes.

Grading:

Existing grade may be modified to accommodate development in keeping with these Design Standards. The maximum final grade (the “Maximum Parking Setback Grade”) at the back of curb of the drive aisle or parking lot located at the Parking Setback Line (as such term is defined in Section (a) of the “South Property Line Building and Parking Setbacks” section below) may be no higher than the existing grade at the shared property line between the Village Square Parcel and the residences to the South (the “South Property Line”). The grading plan of any SIP submitted under these Design Standards will be subject to city review and approval for compliance with the Maximum Parking Setback Grade. The City may require that pre and post construction grade cross sections,

similar to those set forth in Exhibit “B”, and any other information as necessary to evaluate any grade changes along the South Property Line be submitted with any SIP.

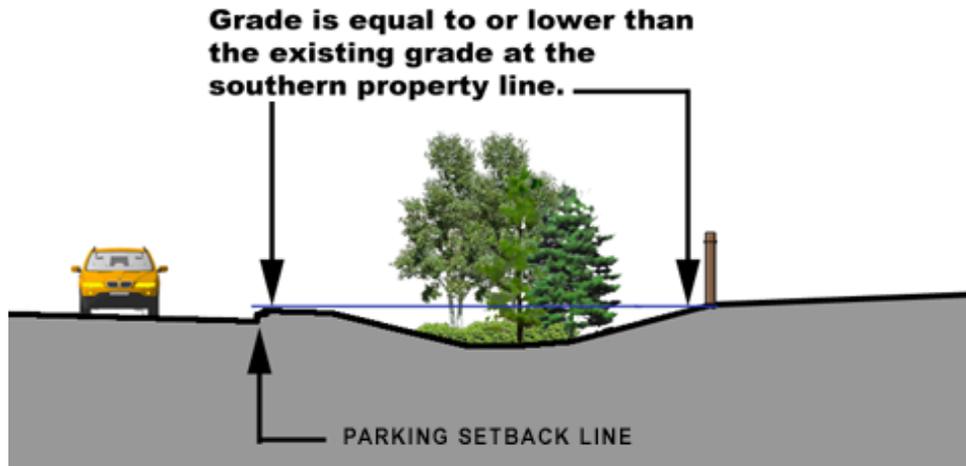


Exhibit B

South Property Line Building and Parking Setbacks:

In the event that any SIP submitted for approval complies with these Design Standards, which are more restrictive than the current requirements,

- (a) If the proposed building is a one story building, the building setback line (the “Building Setback Line”) shall be 70’ and the parking setback line, or the distance between the South Property Line and the back of the curb of the drive aisle (the “Parking Setback Line”) shall be 25’ from the South Property Line;
- (b) If the proposed building is a two story building with a walk-out configuration, with the two story side facing North, as set forth in Exhibit “A”, the Building Setback Line shall be 75 feet and the Parking Setback Line shall be 35’ from the South Property Line;
- (c) If the proposed building is a traditional two story building, the Building Setback Line shall be 75 feet and the Parking Setback Line shall be 35’ from the South Property Line.

Lighting:

Any parking lot poles along the south property line shall be timed to go off no later than 8:00 pm each night. All other project lighting must be turned off to security level within one hour after the end of business until one hour prior to business, per City regulations.

Garbage Collection:

Hours of trash collection and deliveries shall be limited to 7am-7pm weekdays and 8 am – 6pm weekends and holidays.

Parking:

Pull in parking on the south side of the proposed building(s) will be required to face to the north, away from the existing residences to the south. Thirty percent (30%) of the total parking spaces for the site (which, for all purposes hereunder, includes all buildings located on the original seven (7) acre site) may be compact parking spaces. Compact parking spaces shall be given credit towards the parking requirement for the site. Parallel parking will be permitted on site, provided that no parallel parking will be permitted along the South Property Line.

Tim Dunn, landscape architect for Lone Tree Self Storage, has responded how he has met the following landscape requirements of the Westbrook Sports and Entertainment District Planned Development (excerpt below), with some modifications in consultation with adjoining landowners (see below in red).

“Increased Minimum Plant Material Quantities.

Minimum landscape requirements shall be increased from the current standards to the following. Landscaping shall include a total number of trees and shrubs equal to two trees per 25 linear feet of Buffer Area.

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5. All shrubs – five-gallon container minimum.
6. Groundcover and annuals as approved.
7. Ornamental grasses and perennials – one-gallon container minimum or as approved.
8. Tree caliper shall be measured six inches above ground level for all trees up to three inches in caliper and 12 inches above ground level for larger sizes.”

Current planting requirements of 2 trees per 25 lineal feet equal 25 trees. The revised landscape plan shows 43 tree tightly space together and 12 large evergreen shrubs for a total of 45 evergreens. Deciduous trees as required by the design guidelines were removed due to concerns from adjoining property owners. The height standards of 8’, 10’, 12’ and 14’ have been met. The architect, architect and case planner met on-site with the adjoining neighbors to the south. The neighbors were in consensus about removing the deciduous trees previously shown on the landscape plan and replacing them with evergreen trees. Some trees were completely removed due to adjoining neighbors’ concerns about views be blocked.

VICINITY MAP



LEGAL DESCRIPTION:

PARCEL A:
 LOT 14E5A-3A,
 PARK MEADOWS FILING NO. 2, 21ST AMENDMENT RECORDED JANUARY 13, 2006 UNDER RECEPTION NO. 2006004191,
 AND ACCORDING TO THE LOT LINE ADJUSTMENT CERTIFICATE RECORDED APRIL 10, 2007 UNDER RECEPTION NO. 2007028522, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL B:
 A RECIPROCAL, PERPETUAL, NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR PEDESTRIAN AND VEHICULAR ACCESS, AS MORE SPECIFICALLY DESCRIBED IN ACCESS EASEMENT AGREEMENT RECORDED AUGUST 28, 2006 UNDER RECEPTION NO. 2006073569, COUNTY OF DOUGLAS, STATE OF COLORADO.

NOTES:

- SIP IMPROVEMENTS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED BY LONE TREE, EXCEPT THAT THE MAINTENANCE OF CURB, GUTTER, SIDEWALK, CROSSPANS, AND PAVEMENT WITHIN THE ACCESS TO THE SITE SHALL REMAIN WITH THE DEVELOPER/OWNER.
- NO BUILDING PERMIT WILL BE GRANTED FOR THIS SIP UNTIL A GRADING PERMIT HAS BEEN ISSUED.
- ANY WALL, TIERED WALL OR MONUMENT OVER FOUR FEET IN HEIGHT REQUIRES A PERMIT FROM THE LONE TREE BUILDING DIVISION PRIOR TO CONSTRUCTION. DETAILED PLANS FOR ANY WALL OVER FOUR (4) FEET IN HEIGHT WILL BE SUBMITTED TO THE LONE TREE BUILDING DIVISION PRIOR TO THE ISSUANCE OF THE REQUIRED BUILDING PERMIT.
- BUILDING SITE LIGHTING (INCLUDING INTERIOR LIGHTS) SHALL BE EXTINGUISHED FROM 8:00 PM TO 8:00 AM EACH NIGHT. ALL OTHER PROJECT LIGHTING MUST BE TURNED OFF TO SECURITY LEVEL WITHIN ONE HOUR AFTER THE END OF BUSINESS UNTIL ONE HOUR PRIOR TO BUSINESS.
- HOURS OF TRASH COLLECTION AND DELIVERIES SHALL BE LIMITED TO 7AM-7PM WEEKDAYS AND 8AM-6PM WEEKENDS AND HOLIDAYS.
- HOURS OF OPERATION ARE 8AM-8PM MONDAY THROUGH SUNDAY. ALL INTERIOR LIGHTS ON THE SOUTH SIDE OF THE BUILDING SHALL BE EXTINGUISHED AT THE CLOSE OF BUSINESS EACH DAY.
- THE PROPERTY HEREIN IS SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE LONE TREE ZONING CODE, INCLUDING BUT NOT LIMITED TO MAINTENANCE, LIGHTING, PARKING, SIGNAGE, AND OUTDOOR STORAGE, EXCEPT AS MAY OTHERWISE BE ADDRESSED IN AN APPROVED DEVELOPMENT PLAN OR SUB-AREA PLAN.
- ALL SIGNAGE LIGHTING SHALL BE LIT ONLY DURING ALLOWED HOURS OF OPERATION.
- THE SITE MANAGER SHALL ENFORCE PARALLEL PARKING ONLY ALONG THE SOUTH SIDE OF THE BUILDING NEXT TO THE STORAGE UNITS.

BASIS OF BEARINGS
 THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3 BEING MONUMENTED AS SHOWN HEREON HAVING A BEARING OF SOUTH 88°35'08" WEST.

BENCH MARK
 SITE BENCHMARK IS A 1" PLASTIC CAP LS# 22564, FOUND AT THE NORTHEAST CORNER OF "TRACT D" HERITAGE HILLS FILING NO. 1-J AND RECORDED AT REC. NO. 2003118028. ELEVATION IS 5940.84 FEET (NAVD 88) BASED UPON GPS RTK METHODS AND LOCATION ON 12/15/2009 FROM DOUGLAS COUNTY CONTROL MONUMENT 2100020.

LONE TREE SELF STORAGE

PARK MEADOWS FILING NO. 2, 21ST AMENDMENT, LOT 14E5A-3A
 WESTBROOK SPORTS AND ENTERTAINMENT DISTRICT PLANNED DEVELOPMENT
 PLANNING AREA 7A
 2.827 ACRES
 SIP #16-33

SITE DATA CHART		
ITEM	SQ. FT.	% OF GROSS SITE
GROSS SITE AREA	125,888	100
BUILDING FOOTPRINT	40,100 (UPPER) 40,100 (LOWER)	31.9
PARKING/ROADS (Including planted interior parking islands)	26,248	20.9
HARDSCAPE TOTAL	66,346	52.8
LANDSCAPED AREA (excluding roads and parking)	4,246	3.3
NATURAL AREA	55,296	43.9
LANDSCAPE TOTAL (includes 30% of natural area)	20,835	16.6
ITEM	DESCRIPTION	
BUILDING SIZE: 1 & 2 STORIES	80,200 SQ. FT. TOTAL	
MAXIMUM BUILDING HEIGHT	2 STORY - 29'-8" ABOVE HIGHEST FINISHED FLOOR ELEVATION	
STORAGE UNITS PROVIDED	611	
NUMBER OF EMPLOYEES	1	
PARKING: REQUIRED	1 SPACE/100 UNITS + 1 SPACE/EMPLOYEE = 8 SPACES	
PARKING: PROVIDED	8 REGULAR SPACES AND 1 HANDICAP SPACE	

PROJECT TEAM

OWNER/APPLICANT

LONE TREE SELF STORAGE
 C/O GREGORY CONSTRUCTION
 367 SANDY HOLLOW TRAIL
 FRANKTOWN, COLORADO 80116
 ATTN: GENE GREGORY
 (303) 803-6362

CIVIL ENGINEER

CVL CONSULTANTS OF COLORADO, INC.
 10333 E. DRY CREEK ROAD, SUITE 240
 ENGLEWOOD, CO 80112
 ATTN: CRAIG NORTHAM, P.E.
 (720) 482-9526

PLANNER/ARCHITECT

SY-BAZZ ARCHITECTURE
 1615 CALIFORNIA STREET, SUITE 210
 DENVER, CO 80202
 ATTN: TOM SEIBERT
 (303) 300-2998

LANDSCAPE ARCHITECT

TIM DUNN DESIGN
 6948 DAVENTRY PLACE
 CASTLE PINES, CO 80108
 ATTN: TIM DUNN
 (720) 350-2411

ELECTRICAL ENGINEER

EE, LLC
 ATTN: LOREN PRIEST
 (303) 748-1189

APPROVAL CERTIFICATE

THIS SIP HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORD WITH CITY REGULATIONS, AS APPROVED BY THE CITY ON _____.

BY: _____
 NAME: _____
 TITLE: COMMUNITY DEVELOPMENT DIRECTOR
 DATE: _____
 BY: _____
 NAME: _____
 TITLE: CITY ENGINEER
 DATE: _____
 BY: _____
 NAME: _____
 TITLE: MAYOR
 DATE: _____

THE OWNER(S) OF THE LANDS DESCRIBED HEREIN, HEREBY AGREE(S) (1) TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH THIS APPROVED SITE IMPROVEMENT PLAN AND IN COMPLIANCE WITH CHAPTER 16 OF THE LONE TREE MUNICIPAL CODE AND THAT (2) HEIRS, SUCCESSORS AND ASSIGNS OF THE OWNER(S) BELOW INDICATE THAT ANY REQUIRED AUTHORIZATIONS TO ENTER THIS AGREEMENT, INCLUDING ANY CORPORATE AUTHORIZATIONS, HAVE BEEN OBTAINED.

 (NAME OF OWNER)

 (SIGNATURE OF OWNER)

 (PRINTED NAME & TITLE)

STATE OF: _____)SS.
)

COUNTY OF: _____)

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF ____, 2016, BY WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

 NOTARY PUBLIC

APPROVAL BY THE CITY OF LONE TREE DOES NOT SIGNIFY THAT THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) HAVE BEEN SATISFIED. THE APPLICANT IS RESPONSIBLE TO ENSURE THAT SAID ADA REQUIREMENTS HAVE BEEN MET.

STANDARD CONDITIONS OF APPROVAL
 (PER CITY OF LONE TREE MUNICIPLE CODE SECTION 16-27-70(b)(1):

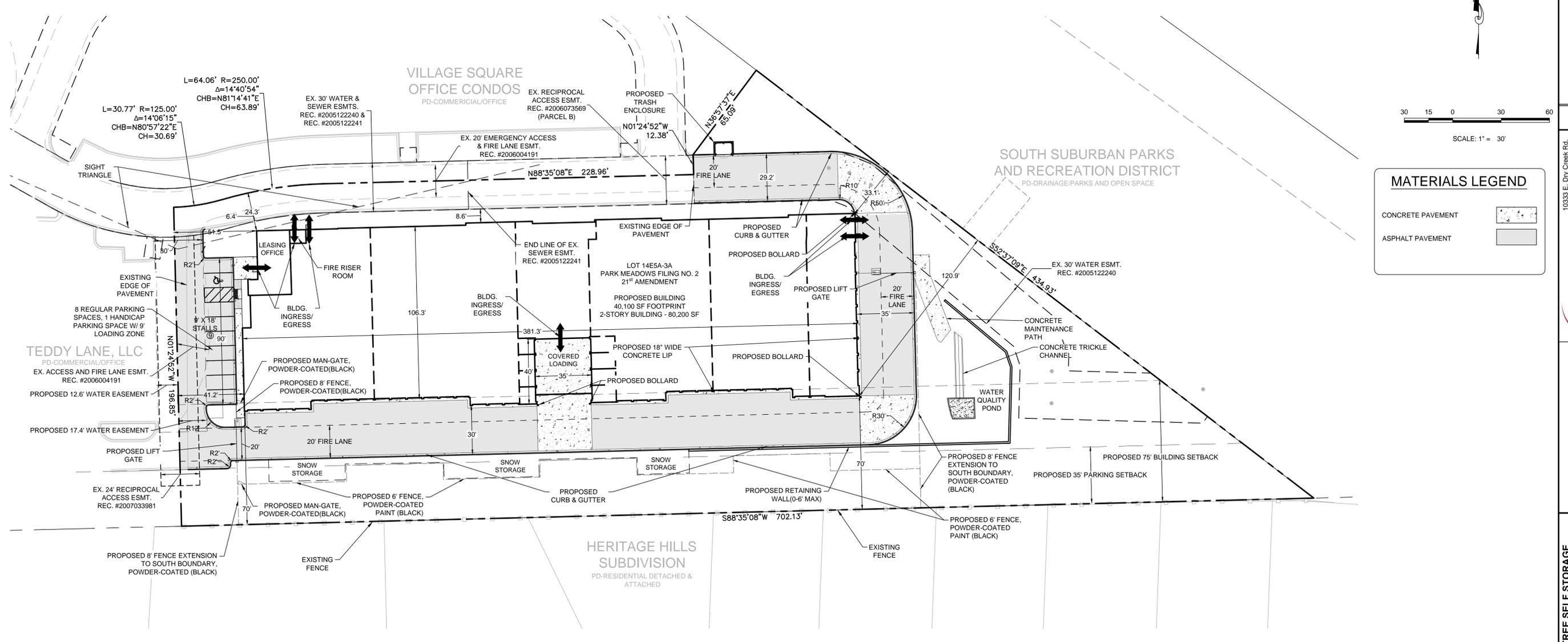
(1) GENERAL:
 THE PROPERTY HEREIN IS SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE LONE TREE ZONING CODE, INCLUDING BUT NOT LIMITED TO MAINTENANCE, LIGHTING, PARKING, SIGNAGE, AND OUTDOOR STORAGE, EXCEPT AS MAY BE ADDRESSED IN AN APPROVAL DEVELOPMENT PLAN OR SUB-ARREA PLAN.

SHEET INDEX

1 OF 12	COVER SHEET
2 OF 12	SITE PLAN
3 OF 12	GRADING PLAN
4 OF 12	SITE LANDSCAPE PLAN
5 OF 12	LANDSCAPE DETAILS
6 OF 12	IRRIGATION PLAN
7 OF 12	IRRIGATION DETAILS
8 OF 12	IRRIGATION DETAILS
9 OF 12	ARCHITECTURAL ELEVATIONS
10 OF 12	ARCHITECTURAL SITE SECTIONS
11 OF 12	PHOTOMETRIC SITE PLAN
12 OF 12	LIGHTING DETAILS

10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	Revisions	No.	Date
	LONE TREE SELF STORAGE C/O GREGORY CONSTRUCTION 367 SANDY HOLLOW TRAIL FRANKTOWN, COLORADO 80116		
	LONE TREE SELF STORAGE LONE TREE, COLORADO SITE IMPROVEMENT PLAN COVER SHEET		
DRAWN BY: PJR CHECKED BY: CN DATE: AUGUST 5, 2016	SCALE: AS SHOWN	FILE NO: 8.13.0278801	SHEET NUMBER 1

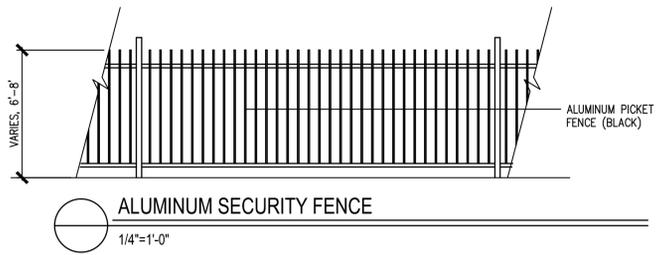
LONE TREE SELF STORAGE
 PARK MEADOWS FILING NO. 2, 21ST AMENDMENT, LOT 14E5A-3A
 WESTBROOK SPORTS AND ENTERTAINMENT DISTRICT PLANNED DEVELOPMENT
 PLANNING AREA 7A
 2.827 ACRES
 SIP #16-33



MATERIALS LEGEND

CONCRETE PAVEMENT

ASPHALT PAVEMENT



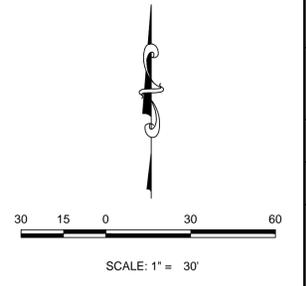
BASIS OF BEARINGS
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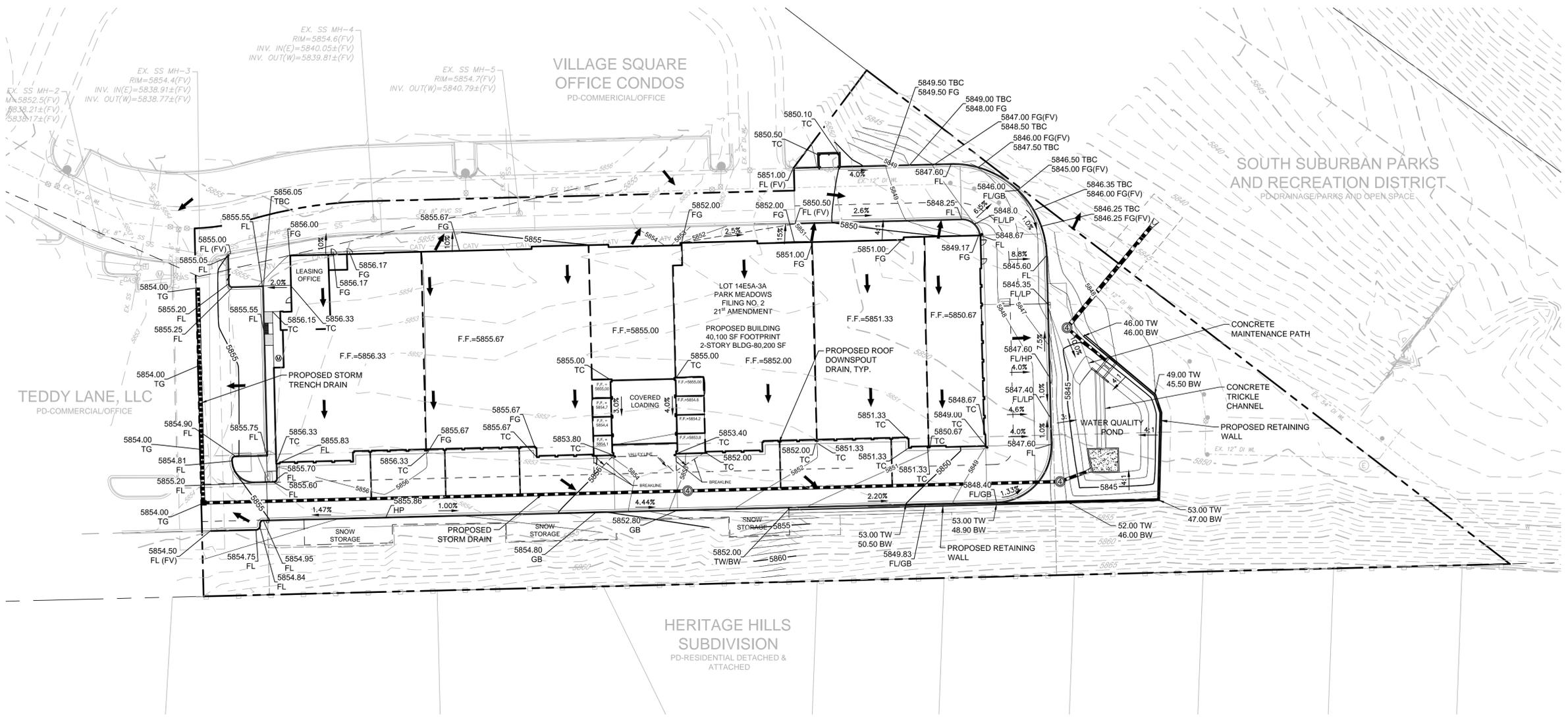
10339 E. Dry Creek Rd. Suite 240 Englewood, CO 80152 Tel: (720) 482-9526 Fax: (720) 482-9546	Revisions	Date	Appr.	Date
 LONE TREE SELF STORAGE C/O GREGORY CONSTRUCTION 387 SANDY HOLLOW TRAIL FRANKTOWN, COLORADO 80116	No.			
	LONE TREE SELF STORAGE LONE TREE, COLORADO SITE IMPROVEMENT PLAN SITE PLAN			
DRAWN BY: PJR CHECKED BY: CN DATE: AUGUST 5, 2016	SCALE: AS SHOWN FILE NO: 8.13.0278801	SHEET NUMBER <h1 align="center">2</h1>		

LEGEND	
- 5350 -	EXISTING MAJOR CONTOUR
- 5354 -	EXISTING MINOR CONTOUR
5355	PROPOSED MAJOR CONTOUR
5351	PROPOSED MINOR CONTOUR
-5953.0	PROPOSED SPOT ELEVATION
-5953.0	EXISTING SPOT ELEVATION
FG	FINISHED GRADE
EG	EXISTING GRADE
LP	LOW POINT
HP	HIGH POINT
INV	INVERT
TW	TOP OF WALL
BW	BOTTOM OF WALL
TOB	TOP OF BERM
TBC	TOP BACK OF CURB
TC	TOP OF CONCRETE
TG	TOP OF GRATE
GB	GRADE BREAK
EC	EDGE OF CONCRETE
-	PROPOSED RETAINING WALL

LONE TREE SELF STORAGE
 PARK MEADOWS FILING NO. 2, 21ST AMENDMENT, LOT 14E5A-3A
 WESTBROOK SPORTS AND ENTERTAINMENT DISTRICT PLANNED DEVELOPMENT
 PLANNING AREA 7A
 2.827 ACRES
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* ALL SPOT ELEVATIONS ARE FLOWLINE ELEVATIONS UNLESS NOTED OTHERWISE.



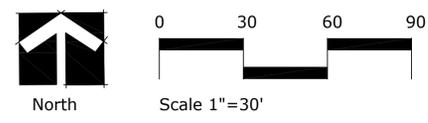
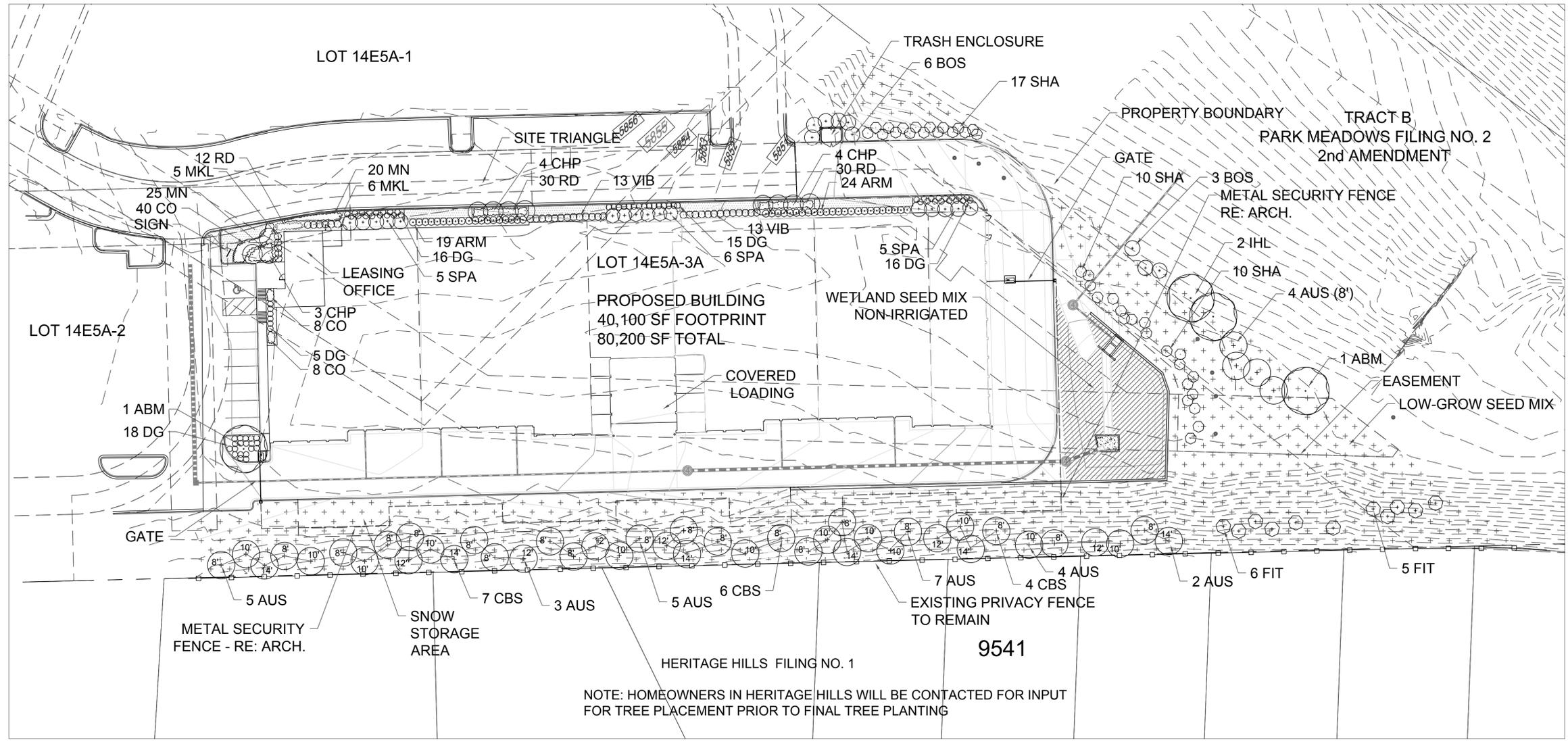
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NOTES:
 1. GRADES SHALL NOT EXCEED 3:1 IN SLOPE.
 2. COORDINATE WITH THE LONE TREE BUILDING DEPARTMENT REGARDING BUILDING PERMITS FOR THE PROPOSED RETAINING WALLS.

SHEET NUMBER 3	DRAWN BY: PJR	SCALE: AS SHOWN	FILE NO: 8.13.0278801	DATE: AUGUST 5, 2016
	CHECKED BY: CN			
LONE TREE SELF STORAGE LONE TREE, COLORADO SITE IMPROVEMENT PLAN GRADING PLAN				
LONE TREE SELF STORAGE C/O GREGORY CONSTRUCTION 387 SANDY HOLLOW TRAIL FRANKTOWN, COLORADO 80116				
10338 E. Dry Creek Rd. Suite 210 Englewood, CO 80152 Tel: (720) 482-9526 Fax: (720) 482-9546				
CVL CONSULTANTS				
No.	Revisions	Date	Appr.	Date

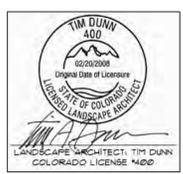
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 WESTBROOK SPORTS AND ENTERTAINMENT DISTRICT PLANNED DEVELOPMENT
 PLANNING AREA 7A
 2.827 ACRES
 SIP #16-33



SITE LANDSCAPE PLAN

- Landscape Legend**
- 3" Cal. Deciduous Trees
 - 8'-14' Evergreen Trees
 - 2" Cal. Ornamental Trees
 - 5 Gal. Deciduous Shrubs
 - 5 Gal. Evergreen Shrubs
 - 1 Gal. Ornamental Grasses
 - 1 Gal. Perennials
 - 90 / 10 Fescue Bluegrass Sod
 - Pawnee Buttes Seed Mix
PBSI Low Grow Mix
Application Rate: 5 lbs. / 1000 sf
 - Pawnee Buttes Wetland Seed Mix
PBSI Wetland Mix
Application Rate: 2 lbs. / 1000 sf

NOTE: HOMEOWNERS IN HERITAGE HILLS WILL BE CONTACTED FOR INPUT FOR TREE PLACEMENT PRIOR TO FINAL TREE PLANTING

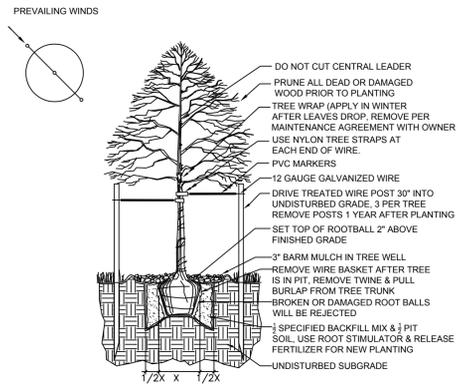


SHEET NUMBER 4 of 12	DRAWN BY:	SCALE:	AS SHOWN	FILE NO.	8.13.0278801
	CHECKED BY:	DATE:	AUGUST 5, 2016		
LONE TREE SELF STORAGE LONE TREE, COLORADO SITE IMPROVEMENT PLAN					
LONE TREE SELF STORAGE C/O GREGORY CONSTRUCTION 3000 W. COLLEGE BLVD. FRANKTOWN, COLORADO 80116					
10333 E. Dry Creek Rd. Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546					
No.	Revisions	Date	Init.	Appr.	Date

LONE TREE SELF STORAGE
 PARK MEADOWS FILING NO. 2, 21ST AMENDMENT, LOT 14E5A-3A
 WESTBROOK SPORTS AND ENTERTAINMENT DISTRICT PLANNED DEVELOPMENT
 PLANNING AREA 7A
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Plant Schedule

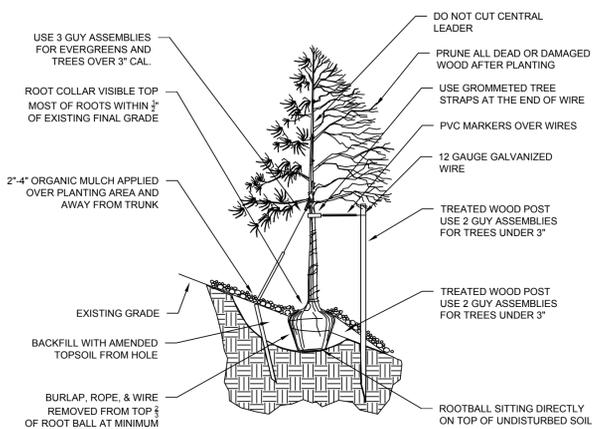
QUAN.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
DECIDUOUS CANOPY TREE					
2	ABM	AUTUMN BLAZE MAPLE	<i>Acer freemanii</i> 'Autumn Blaze'	3" CAL.	B&B
2	SMH	SHADE MASTER HONEYLOCUST	<i>Gleditsia triacanthos inermis</i> "shademaster"	3" CAL.	B&B
EVERGREEN TREE					
12	AUS	AUSTRIAN PINE	<i>Pinus nigra</i>	8'	B&B
8	AUS	AUSTRIAN PINE	<i>Pinus nigra</i>	10'	B&B
3	AUS	AUSTRIAN PINE	<i>Pinus nigra</i>	12'	B&B
3	AUS	AUSTRIAN PINE	<i>Pinus nigra</i>	14'	B&B
16	SPA	SPARTAN JUNIPER	<i>Juniperus chinensis</i> 'Spartan'	8'	B&B
7	CBS	COLORADO BLUE SPUCE	<i>Picea pungens</i>	8'	B&B
4	CBS	COLORADO BLUE SPUCE	<i>Picea pungens</i>	10'	B&B
3	CBS	COLORADO BLUE SPRUCE	<i>Picea pungens</i>	12'	B&B
3	CBS	COLORADO BLUE SPRUCE	<i>Picea pungens</i>	14'	B&B
9	BOS	BOSNIAN PINE	<i>Pinus heldreichii</i>	8'	B&B
DECIDUOUS ORNAMENTAL TREE					
11	CHP	CHANTICLEER PEAR	<i>Pyrus calleryana</i> 'Cleveland Select'	2" CAL.	B&B
EVERGREEN SHRUB					
43	AMJ	ARMSTRONG JUNIPER	<i>Juniperus chinensis</i> 'armstrong'	5 GAL.	CONTAINER
11	FIT	PFITZER JUNIPER	<i>Juniperus x media</i> 'Pfitzeriana'	5 GAL.	CONTAINER
DECIDUOUS SHRUB					
34	MKL	MISS KIM LILAC	<i>Syringa patula</i> 'Miss Kim'	5 GAL.	CONTAINER
26	SHA	SHADBLow SERVICEBERRY	<i>Amelanchier canadensis</i>	5 GAL.	CONTAINER
	VIB	NANNYBERRY VIBURNUM	<i>Viburnum lentago</i>	5 GAL.	CONTAINER
PERENNIALS / GRASSES					
45	RD	RED DAYLILY	<i>Hemerocallis</i> 'Cherry Cheeks'	1 GAL.	CONTAINER
56	MN	MAY NIGHT SALVIA	<i>Salvia sylvestris</i> x 'Mainacht'	1 GAL.	CONTAINER
70	CO	COREOPSIS	<i>Coreopsis</i> "Baby Sun Dwarf"	1 GAL.	CONTAINER
	DG	DWARF MAIDEN GRASS	<i>Miscanthus sinensis</i> 'Adagio'	1 GAL.	CONTAINER



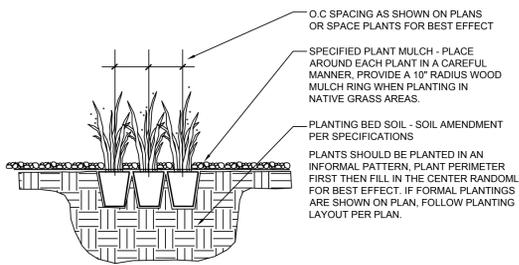
1
L.2
Deciduous Tree Planting Detail



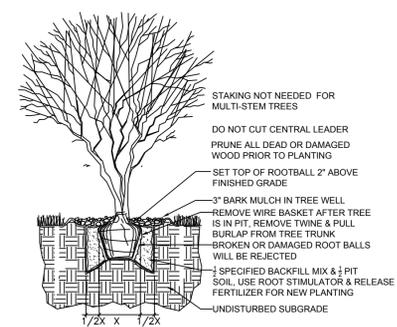
2
L.2
Evergreen Tree Planting Detail



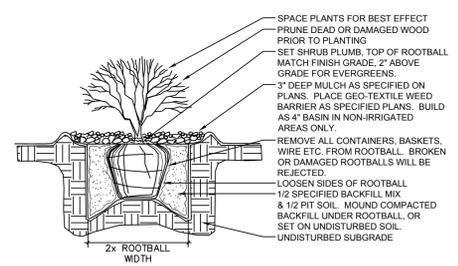
4
L.2
Tree Planting Detail - Steep Slopes



5
L.2
Perennial/Grass Planting Detail



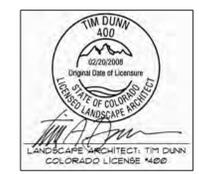
1
L.2
Multi-Stem Deciduous Tree Planting Detail



3
L.2
Shrub Planting Detail

Landscape Notes

- ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- THE OWNER, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLANS ON FILE WITH THE CITY PLANNING DEPARTMENT. ALL LANDSCAPING SHALL BE INSTALLED AS SHOWN ON THE LANDSCAPE PLANS PRIOR TO THE ISSUANCE FOR THE CERTIFICATE OF OCCUPANCY.
- CONTRACTOR SHALL VERIFY (CALL FOR UTILITY LOCATES) LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING.
- CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY SETTLING DUE TO EXCAVATION AND TRENCHING.
- CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING ADJACENT PROPERTY'S AMENITIES/ IMPROVEMENTS, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DAMAGE DUE TO PROJECT'S CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPAIR TO UTILITIES, ADJACENT LANDSCAPE, AND THE SUBCONTRACTOR'S OPERATIONS DURING CONSTRUCTION AND/ OR THE SPECIFIED MAINTENANCE PERIOD. THE CONTRACTOR SHALL FULLY COMPENSATE THE OWNER FOR ANYTHING DISTURBED AND/ OR DESTROYED THAT IS NOT DESIGNATED FOR DEMOLITION.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
- SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
- ALL LANDSCAPE AREAS SHALL RECEIVE SOIL PREPARATION AT A RATE OF (4) FOUR CUBIC YARDS PER 1,000 SQUARE FEET. PRIOR TO LANDSCAPE INSTALLATION A SOILS TEST SHALL BE PERFORMED TO DETERMINE THE SPECIFICS OF THE SOIL AMENDMENT FOR TURF AREAS.
- STEEL EDGER SHALL BE PROVIDED AROUND ALL PLANTING BEDS ADJACENT TURF AREAS. EDGER SHALL BE GALVANIZED STEEL, ROLLED TOP EDGE, AND INTERLOCKING. EDGER IS NOT NECESSARY ADJACENTLY-PARALLEL TO CURBS, WALLS, AND WALKS.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 4" SHREDDED CEDAR MULCH. APPLY A PRE-EMERGENT HERBICIDE IN BED AREAS.
- ALL PLANTS OF THE SAME SPECIES AND SIZE SHALL HAVE MATCHING HEIGHT AND FORM, UNLESS OTHERWISE NOTED. ALL PLANTS SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK."
- ALL PLANTS SHALL BE PLANTED USING AN EQUALLY SPACED TRIANGULAR PATTERN, UNLESS OTHERWISE NOTED AND/ OR SHOWN ON THE LANDSCAPE DRAWINGS.
- CONTRACTOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD VERSUS THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND/ OR THE CITY/ COUNTY PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE OR REPAIR.
- THE FINAL LOCATION OF ALL PLANTS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- CONTRACTOR SHALL PROVIDE AT LEAST A ONE YEAR WARRANTY FOR ALL PLANT MATERIAL FROM THE DATE OF FINAL INSPECTION, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT, OWNER, OR CITY/ COUNTY.
- FOR TREES NOT IN PLANTING BEDS, ALLOW A 4'-0" DIAMETER BED (TREE RING) WITHOUT SOD AROUND ROOT COLLAR. APPLY 3" DEPTH SHREDDED CEDAR MULCH AROUND COLLAR FOLLOWING SOD INSTALLATION. NO LANDSCAPE FABRIC OR EDGER IS NECESSARY FOR TREE RINGS.
- ALL TURF AREAS (SOD) SHALL BE SPRAY IRRIGATED. ALL PLANTING BEDS AND TREES SHALL BE DRIP IRRIGATED. ALL IRRIGATION SHALL BE AN AUTOMATIC UNDERGROUND SYSTEM. NATIVE SEED AREAS TO BE IRRIGATED UNTIL ESTABLISHED.
- ALL SPRAY IRRIGATION HEADS SHALL BE A MINIMUM OF 5' FROM BUILDING. ALL DRIP EMITTERS SHALL BE A MINIMUM OF 3' FROM BUILDINGS. A WEATHER BASE CONTROLLER FOR IRRIGATION WILL BE USED.



10333 E. Dry Creek Rd.
 Englewood, CO 80112
 Tel: (720) 482-9526
 Fax: (720) 482-9546

LONE TREE SELF STORAGE
 C/O GREGORY CONSTRUCTION
 1500 W. WYOMING ST.
 FRANKTOWN, COLORADO 80116

LONE TREE SELF STORAGE
LONE TREE, COLORADO
SITE IMPROVEMENT PLAN

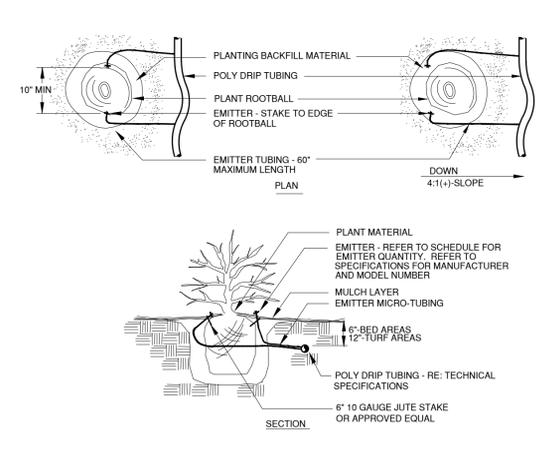
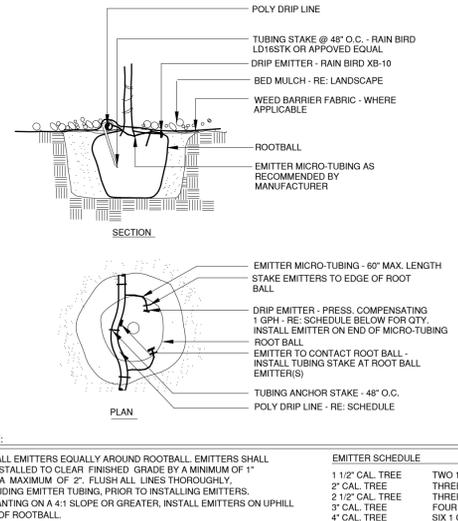
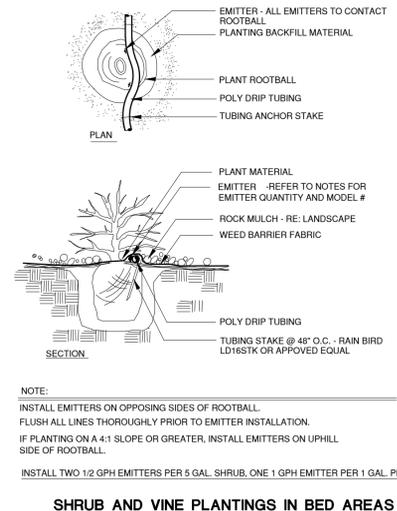
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 FILE NO: 8.13.0278801

DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: AUGUST 5, 2016

SHEET NUMBER: 5 of 12

Revisions: [Table with columns for No., Date, Init., Appr.]

LONE TREE SELF STORAGE
 PARK MEADOWS FILING NO. 2, 21ST AMENDMENT, LOT 14E5A-3A
 WESTBROOK SPORTS AND ENTERTAINMENT DISTRICT PLANNED DEVELOPMENT
 PLANNING AREA 7A
 2.827 ACRES
 SIP #16-33

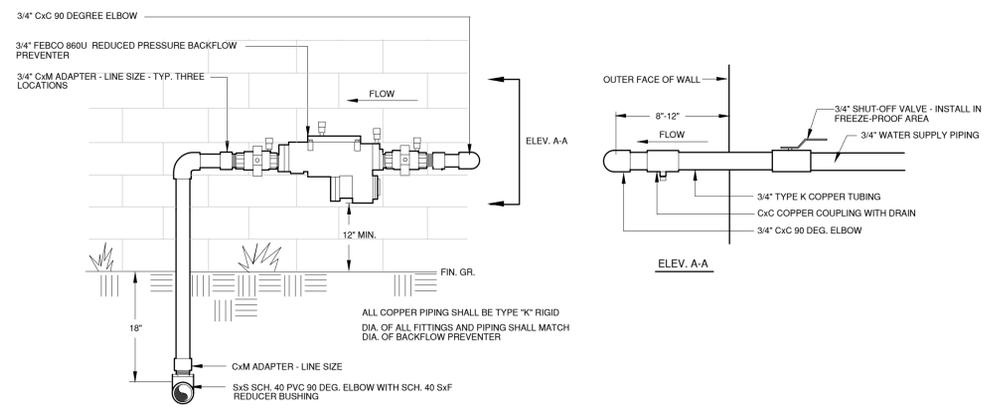
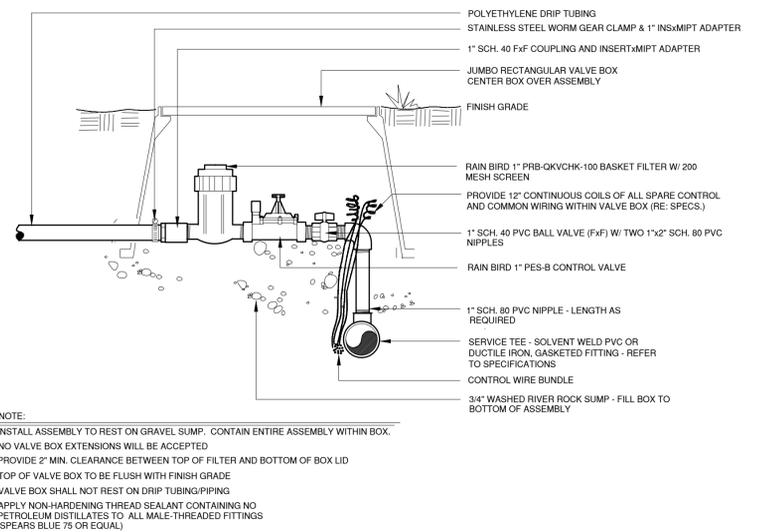
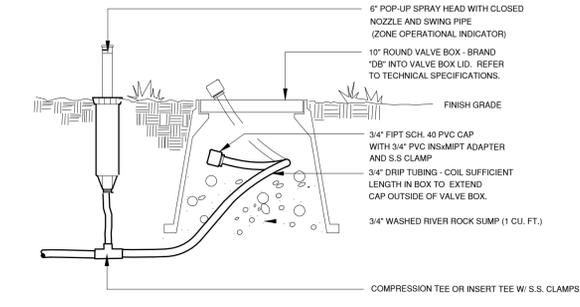


PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 GALLON MATERIAL	0.5 GPH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH
1 1/2" CALIPER TREE	1.0 GPH	FOUR EACH
2" CALIPER TREE	1.0 GPH	SIX EACH
2 1/2" CALIPER TREE	1.0 GPH	EIGHT EACH
3" CALIPER TREE	1.0 GPH	TEN EACH
3 1/2" CALIPER TREE	2.0 GPH	ELEVEN EACH
4" CALIPER TREE	2.0 GPH	TWELVE EACH
6 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH
8 FT. CONIFEROUS TREE	1.0 GPH	NINE EACH
10 FT. CONIFEROUS TREE	2.0 GPH	TWELVE EACH
12 FT. CONIFEROUS TREE	2.0 GPH	FOURTEEN EACH
14 FT. CONIFEROUS TREE	2.0 GPH	FOURTEEN EACH

DRIP EMITTER - PLANTING BEDS

TREE PLANTINGS IN BED AREAS

DRIP EMITTER - NATIVE SEED AREAS



DRIP LINE BLOW-OUT STUB

DRIP VALVE ASSEMBLY

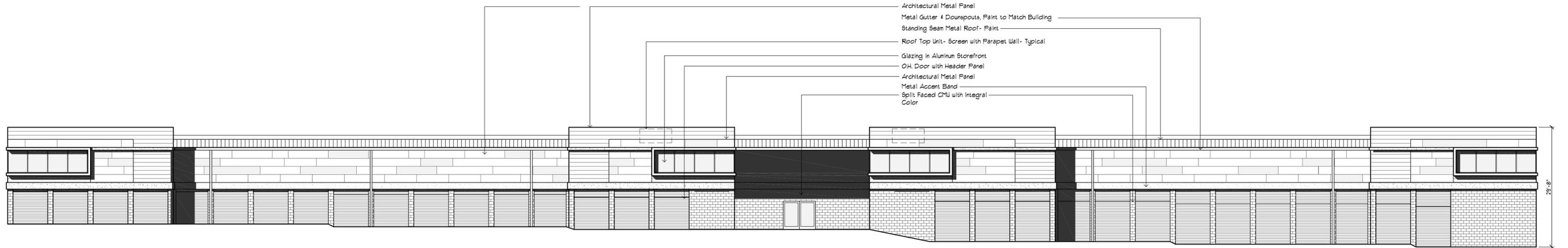
BACKFLOW PREVENTER

Revisions	No.	Date	Appr.	Date

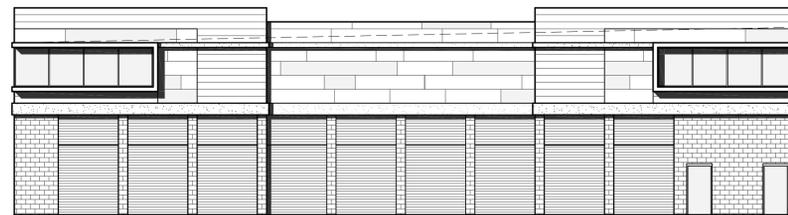
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			FILE NO.:	8.13.0278801
SHEET NUMBER	8 of 12			

LONE TREE SELF STORAGE	IRRIGATION DESIGN
LONE TREE, COLORADO	DESIGN LOCATION
SITE IMPROVEMENT PLAN	SHEET NO. 201
	DATE: 08/05/16
	VOICE: 303.986.2175
	FAX: 303.986.5814

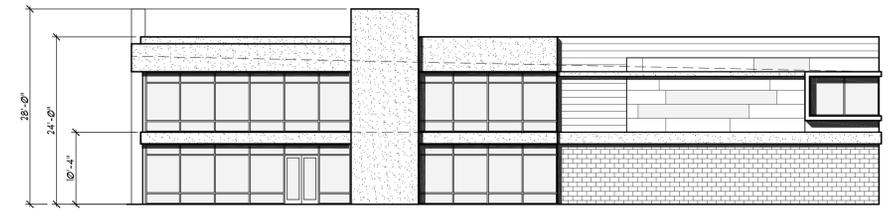
LONE TREE SELF STORAGE
 PARK MEADOWS FILING NO. 2, 21ST AMENDMENT, LOT 14E5A-3A
 WESTBROOK SPORTS AND ENTERTAINMENT DISTRICT PLANNED DEVELOPMENT
 PLANNING AREA 7A
 2.827 ACRES
 SIP #16-33



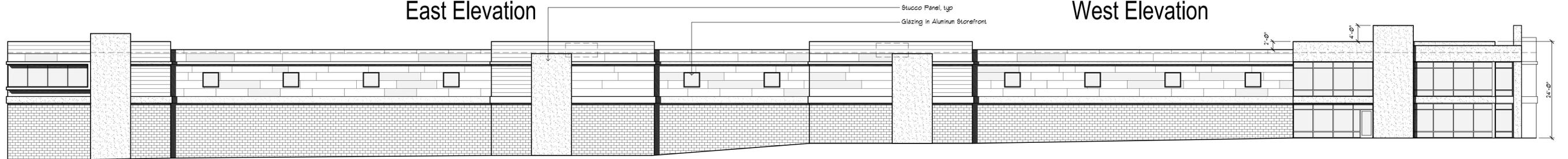
South Elevation



East Elevation



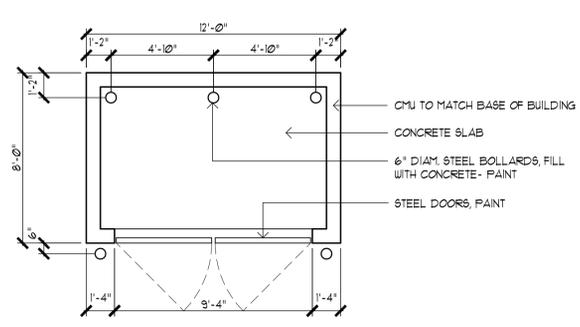
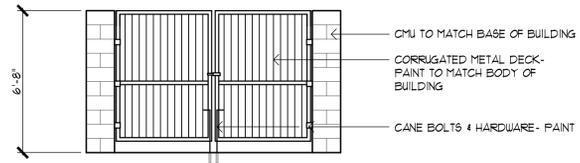
West Elevation



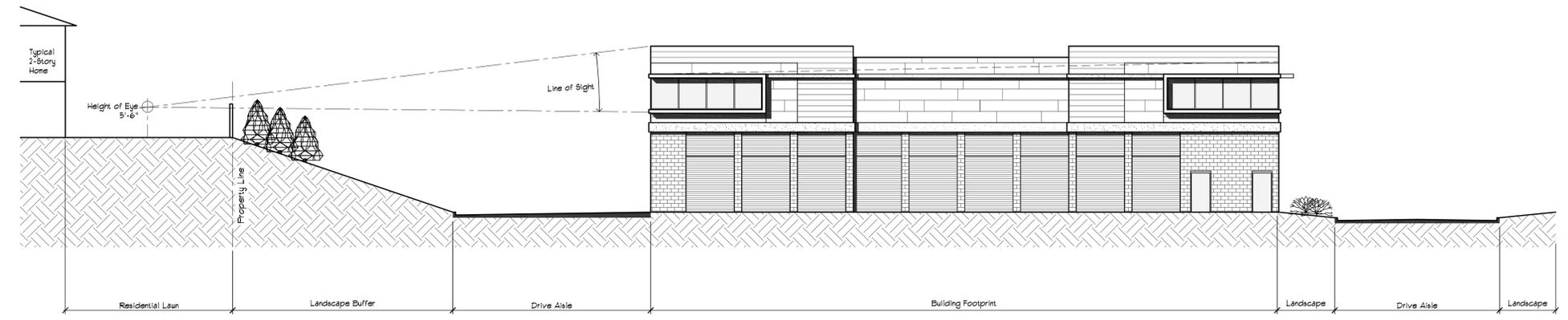
North Elevation

SHEET NUMBER ARCHITECTURAL ELEVATIONS A0.01 SHEET 9 of 12	DRAWN BY:	SCALE:	AS SHOWN	FILE NO.:	8.13.0278601
		CHECKED BY:		DATE:	AUGUST 5, 2016
		LONE TREE SELF STORAGE LONE TREE, COLORADO SITE IMPROVEMENT PLAN		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	
		LONE TREE SELF STORAGE C/O GREGORY CONSTRUCTION 367 SANDY HOLLOW TRAIL FRANKTOWN, COLORADO 80116		Revisions	
		No.		Date	
				Appr.	
				Date	

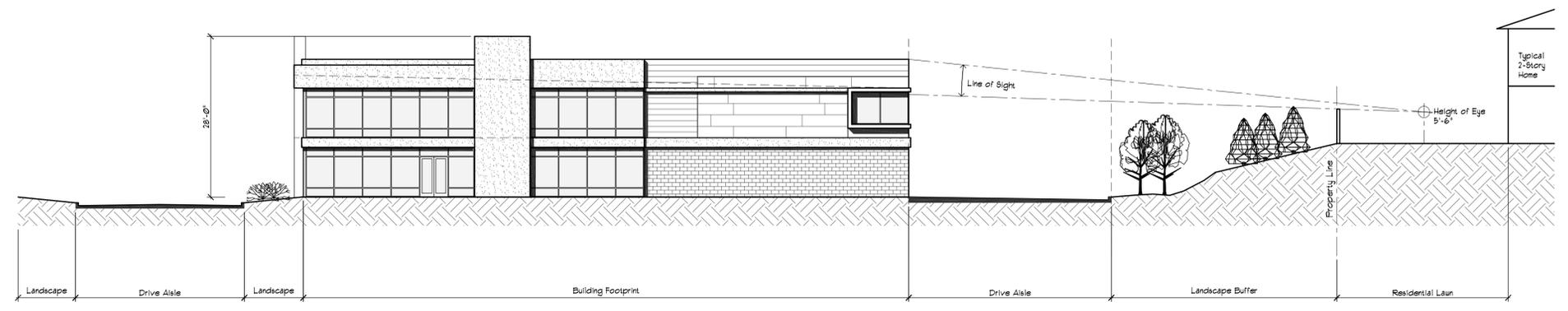
LONE TREE SELF STORAGE
 PARK MEADOWS FILING NO. 2, 21ST AMENDMENT, LOT 14E5A-3A
 WESTBROOK SPORTS AND ENTERTAINMENT DISTRICT PLANNED DEVELOPMENT
 PLANNING AREA 7A
 2.827 ACRES
 SIP #16-33



TRASH ENCLOSURE PLAN & ELEVATION



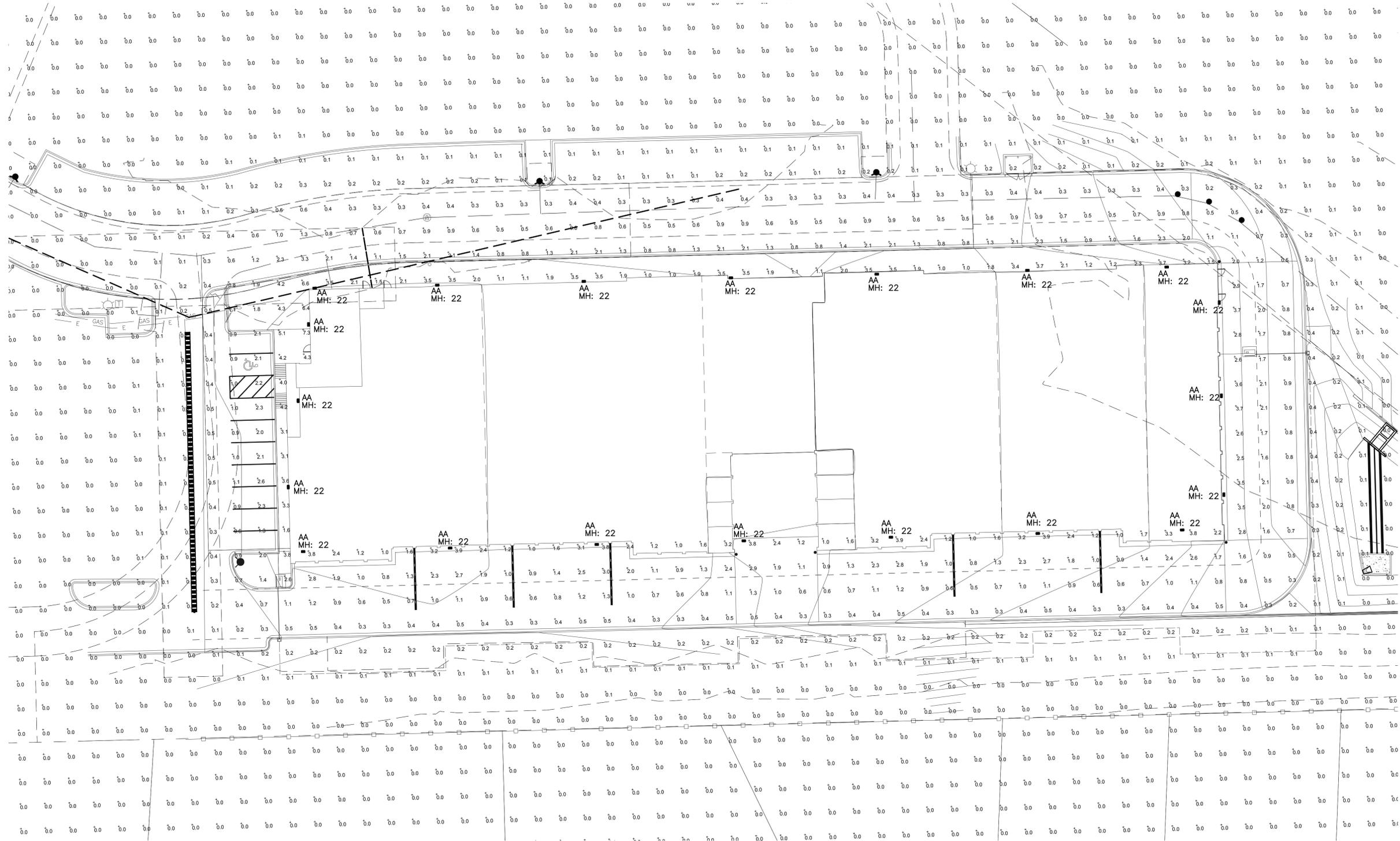
South-North Site Section



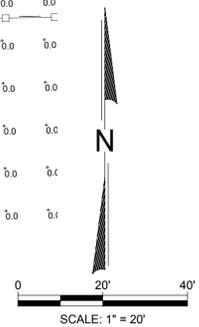
North-South Site Section

SHEET NUMBER ARCHITECTURAL SITE SECTIONS A0.02 SHEET 10 of 12	DRAWN BY: AS SHOWN	CHECKED BY:	DATE: AUGUST 5, 2016	SCALE: AS SHOWN	FILE NO: 8-13-0278601	No.	Revisions	Date	Appr.	Date
10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546										
LONE TREE SELF STORAGE C/O GREGORY CONSTRUCTION 367 SANDY HOLLOW TRAIL FRANKTOWN, COLORADO 80116										
LONE TREE SELF STORAGE LONE TREE, COLORADO SITE IMPROVEMENT PLAN										

LONE TREE SELF STORAGE
 PARK MEADOWS FILING NO. 2, 21ST AMENDMENT, LOT 14E5A-3A
 WESTBROOK SPORTS AND ENTERTAINMENT DISTRICT PLANNED DEVELOPMENT
 PLANNING AREA 7A
 2.827 ACRES
 SIP #16-33

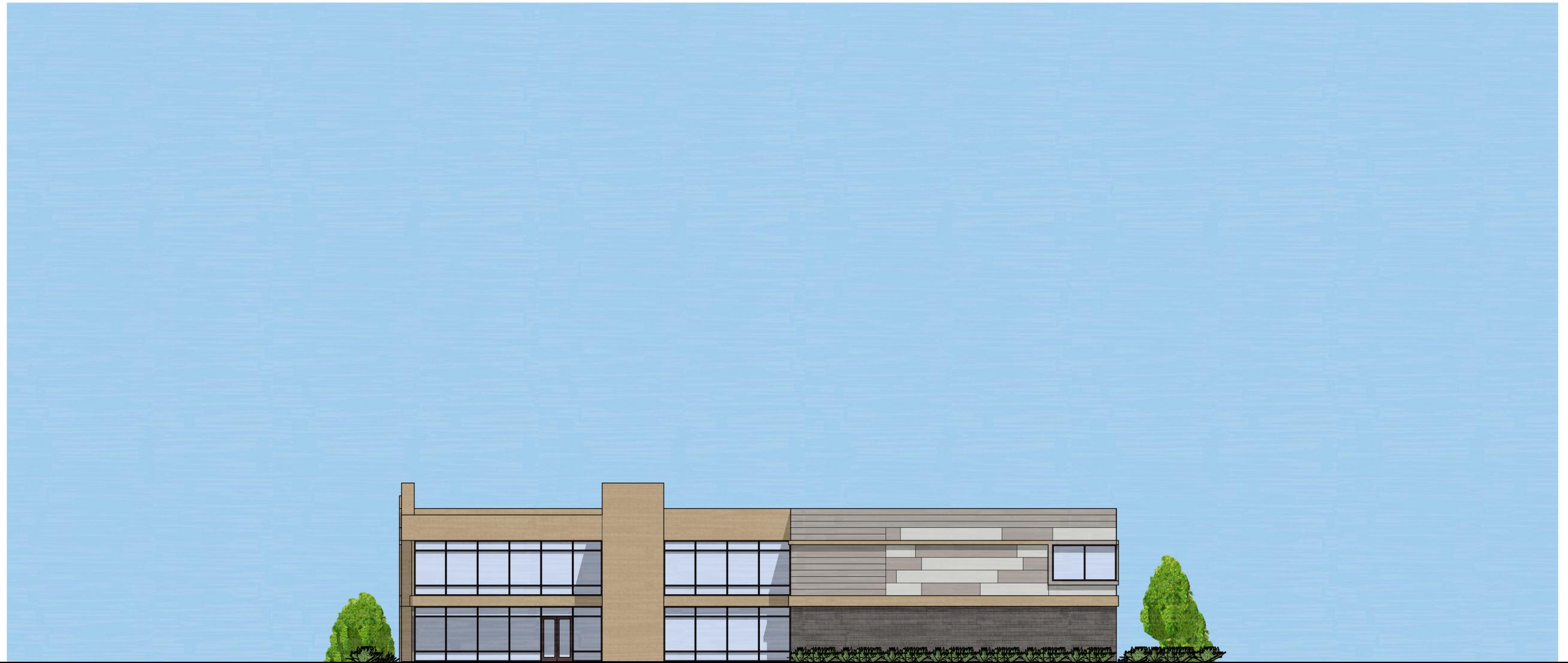


1 PHOTOMETRIC SITE PLAN



SHEET NUMBER	11	DATE:	JULY 14, 2016
		CHECKED BY:	LRP
DRAWN BY:	SB	SCALE:	AS SHOWN
FILE NO:		8.13.0278801	
LONE TREE SELF STORAGE LONE TREE, COLORADO SITE IMPROVEMENT PLAN			
EXCELLENCE IN ENGINEERING 12005 Antelope Trail Parker, Colorado 80138 303-748-1189 info@eeparker.com 			
LONE TREE SELF STORAGE PARK MEADOWS FILING NO. 2, 21ST AMENDMENT, LOT 14E5A-3A WESTBROOK SPORTS AND ENTERTAINMENT DISTRICT PLANNED DEVELOPMENT PLANNING AREA 7A 2.827 ACRES SIP #16-33			
No.	Revisions	Appr.	Date

C:\EE\LLC\0851161107 - LONE TREE SELF STORAGE - PHOTOMETRIC PLAN.DWG, STAN, 7/14/16



A	:: WEST ELEVATION
001	<i>1/8" = 1'</i>

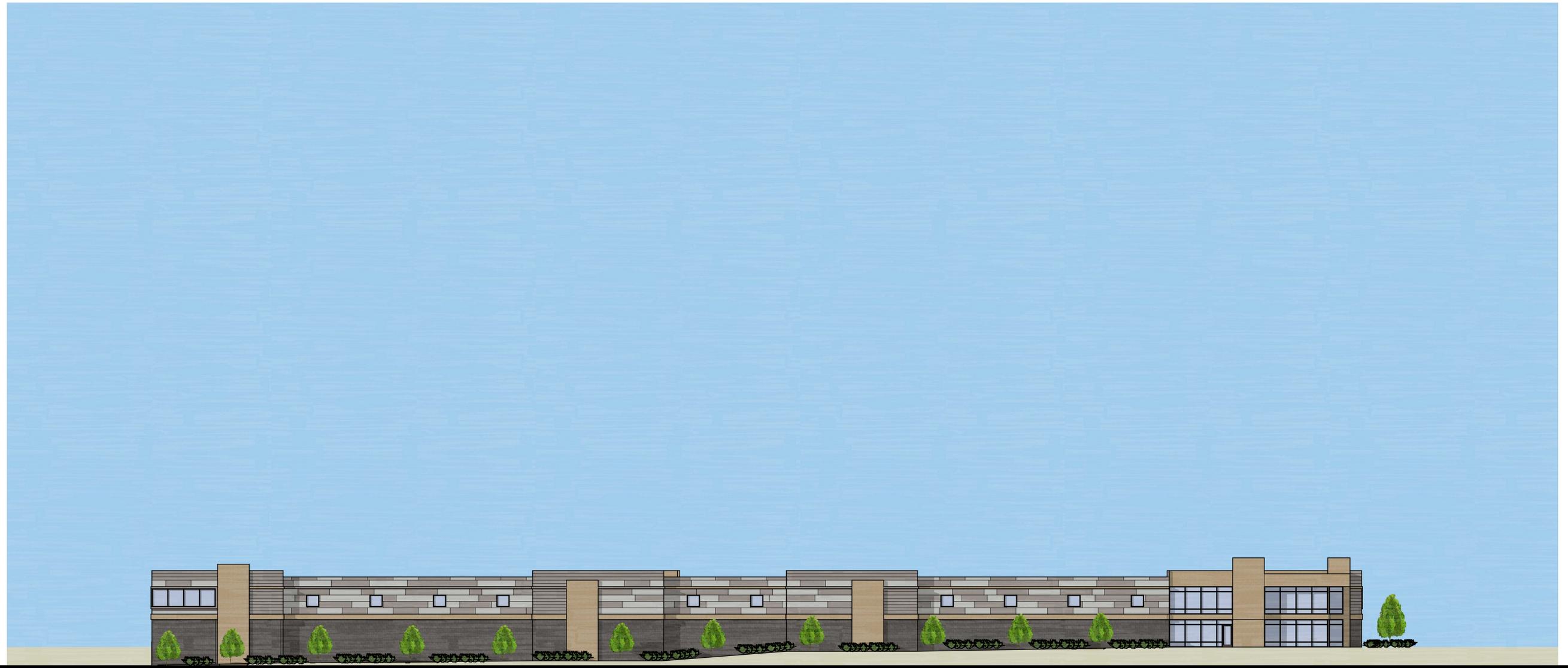


A :: EAST ELEVATION

002 1/8" = 1'



A :: **SOUTH ELEVATION**
003 *1/16" = 1'*



A	:: NORTH ELEVATION
004	<i>1/16" = 1'</i>



A :: NORTHWEST PERSPECTIVE

005



A :: **SOUTHWEST PERSPECTIVE**
006



A :: SOUTHEAST PERSPECTIVE

007

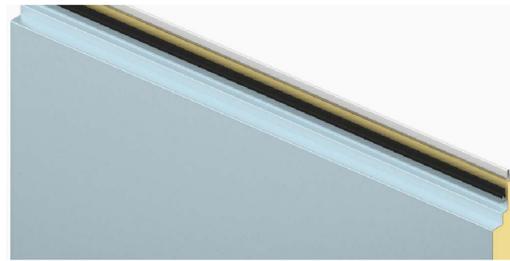


A :: **NORTHEAST PERSPECTIVE**
008

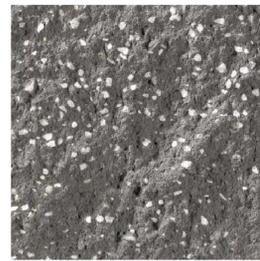
LONE TREE SELF STORAGE
 PARK MEADOWS FILLING NO. 22, 21ST AMENDMENT, LOT 14 & 3A
 WESTBROOK SPORTS AND ENTERTAINMENT DISTRICT PLANNED DEVELOPMENT
 PLANNING AREA 7A
 2.827 ACRES
 SIP #16-33



Metal Panel Colors



Metal Panel Profile



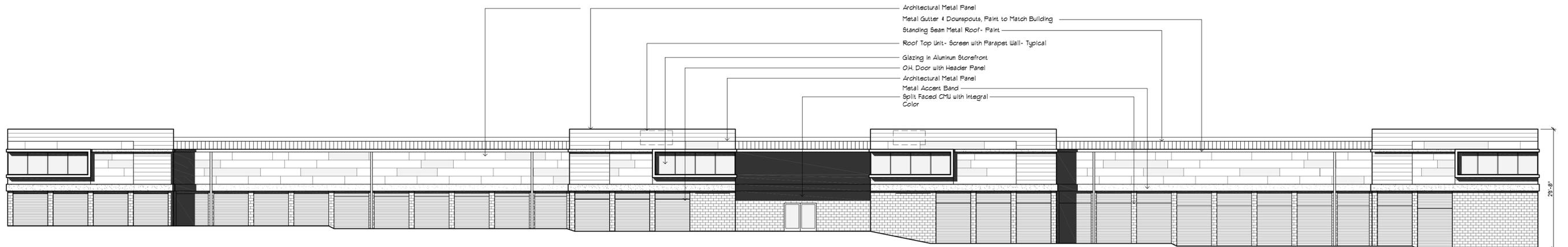
Split Face CMU



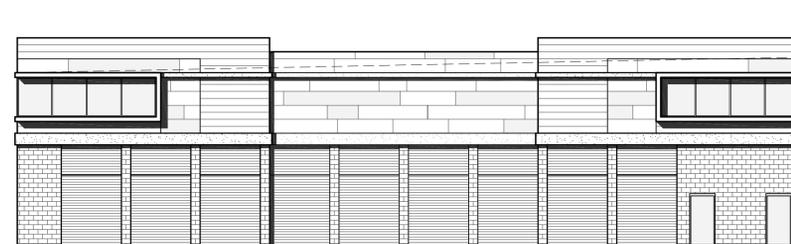
Stucco



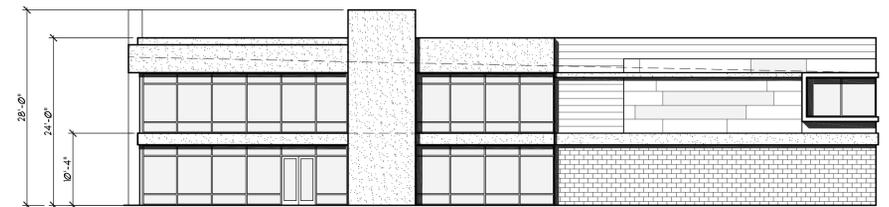
Storefront



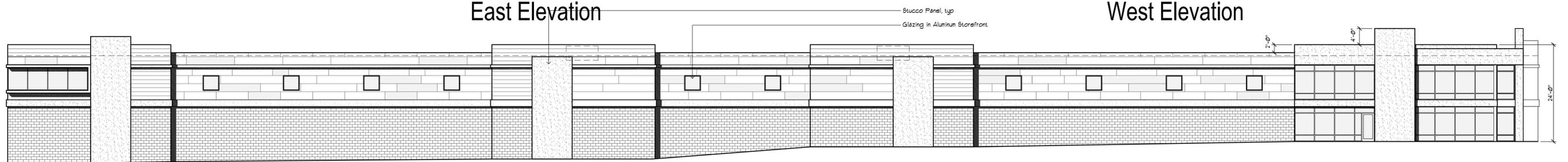
South Elevation



East Elevation



West Elevation



North Elevation

10333 E. Dry Creek Rd.
 Suite 240
 Englewood, CO 80112
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 Fax: (720) 482-9546

LONE TREE SELF STORAGE
 C/O GREGORY CONSTRUCTION
 367 SANDY HOLLOW TRAIL
 FRANKTOWN, COLORADO 80116

LONE TREE SELF STORAGE
LONE TREE, COLORADO
SITE IMPROVEMENT PLAN

DRAWN BY: SCALE: AS SHOWN
 CHECKED BY: FILE NO:
 DATE: JULY 14, 2016 8-13-0278601

SHEET NUMBER: ARCHITECTURAL ELEVATIONS
A0.01
 SHEET 9 of 12

No.	Revisions	Date	Init.	Appr.	Date



CITY OF LONE TREE

STAFF REPORT

TO: Mayor Millet and City Council

FROM: John P. Cotten, P.E.

FOR: August 16, 2016 Council Meeting

DATE: August 9, 2016

SUBJECT: Approval of Chavez Construction Change Order #1 for Parkway Drive Reconstruction

Summary

Staff recommends that Council approve Change Order #1 (attached) for Chavez Construction in the amount of \$44,918.55 for the City of Lone Tree Parkway Drive Reconstruction Phase 4 project and authorize the City Manager to execute the change order.

Cost

The total change order cost is \$44,918.55.

Suggested Motion or Recommended Action

I move to approve Change Order #1 for Chavez Construction in the amount of \$44,918.55 for the City of Lone Tree Parkway Drive Reconstruction Phase 4 project and authorize the City Manager to execute the change order documents.

Background

During the project there were three revisions or additions that were determined to be prudent to address. As completion neared and final quantities were being determined it became clear that there were increases to construction line items. The first involved removal and replacement of concrete sidewalks/pavement that was in worse condition than in 2015 when the contract was let.

The additional aggregate base course was used to stabilize unsuitable subgrade that was exposed upon removal of the existing concrete pavement. In the bid, based on our experience with the previous sections of Parkway Drive and Park Meadows Drive from

Yosemite to Quebec, we had assumed that 20% of the subgrade would need to be reworked. It turned out to be nearly the entire length of the reconstruction area.

During the concrete panel replacement, it was determined that most of the panels near the entrances to the commercial driveways needed to be replaced. A decision was made to use high-early concrete to limit the impact to the businesses. The high-early concrete allowed the Contractor to open up the access points in a timely manner for commercial businesses.

The project was originally requested in 2014 for the 2015 budget. At that time Park Meadows Metro District (PMMD) had budgeted \$600,000 to partner in the project and the City budgeted \$1,200,000 for the full reconstruction of Parkway Drive in 2015.

In February of 2015 PMMD dropped their contribution to the project down to \$150,000. Public Works revised the plan to only reconstruct from Acres Green to the north entrance to Sports Authority, leaving the concrete section from that point to County Line Road as it existed. That revised the 2015 budget to \$650,000.

In August of 2015, just prior to the bid, PMMD decided to add \$250,000 to their contribution in order to replace some of the more distressed concrete panels at the northerly end of Parkway from the end of the reconstructed area to the County Line intersection. Then in December, following the bid, PMMD dropped that contribution to \$200,000.

At the end of 2015, \$450,000 was rolled over to 2016. This did not include the additional \$200,000 contribution from PMMD. With the PMMD contribution, the budget would have made the budget for 2016 \$650,000.

Including this change order, the current costs for 2016 approximately \$556,000. In addition, we will be charging them approximately \$15,000 in liquidated damages. This means that, including the change order, the project will be completed at approximately \$90,000 dollars under the allocated funds.

CHANGE ORDER NO. 1

Dated August 8, 2016

CONTRACT FOR: 2015 Parkway Drive Reconstruction Phase 4 Agreement Date: September 24, 2016

OWNER: City of Lone Tree, Colorado Owner's Proj. No. _____

CONTRACTOR: Chavez Construction Inc. Engineer's Proj. No. 061-418

The following changes are hereby made to the Contract Documents:

Description: Adjustment to final contract quantity adjustments for increased quantities of removal and replacement of concrete sidewalks, concrete pavement, and aggregate base course and the use of high-early concrete.

Purpose: Upon determination of final quantities completed, the contract value increased due to increased quantities of sidewalk, concrete pavement, and aggregate base course. Field personnel determined additional sidewalk and concrete pavement needed to be replaced in addition to the need for aggregate base course due to unforeseen conditions of the subgrade. High-early concrete was used to open up access points in a more timely manner for adjacent commercial businesses.

Attachments: Summary of final quantities

ADJUSTMENT TO CONTRACT PRICE:

Original contract price	\$ <u>658,314.00</u>
Net change previous Change Orders No. <u>0</u> to <u>0</u>	\$ <u>0.00</u>
Contract price prior to this Change Order	\$ <u>658,314.00</u>
Net adjustment resulting from this Change Order (+/-)	\$ <u>44,918.55</u>
Current contract price including this Change Order	\$ <u>703,232.55</u>

ADJUSTMENT TO CONTRACT TIME:

Original contract time (days or date)	<u>90</u> days
Net change previous Change Orders No. <u>0</u> to <u>0</u> (days)	<u>0</u> days
Contract time prior to this Change Order (days or date)	<u>90</u> days
Net Adjustment Resulting from this Change Order (days)	<u>0</u> days
Current contract time including this Change Order (days or date)	<u>90</u> days

Recommended:
TTG Engineers, Inc.
(ENGINEER)

Approved:
City of Lone Tree, Colorado
(OWNER)

Approved:
Chavez Construction Inc.
(CONTRACTOR)

By: _____

By: _____

By: _____

Date: _____

Date: _____

Date: _____



CITY OF LONE TREE
STAFF REPORT

TO: Mayor Millet and City Council

FROM: John P. Cotten, P.E.

FOR: August 16, 2016 Council Meeting

DATE: August 8, 2016

**SUBJECT: Revised IGA with Douglas County for Snow Removal on
Lincoln Avenue and County Line Road**

Summary

This IGA is the annual update of the snow removal services that Douglas County provides on Lincoln Avenue, County Line Road, Surrey Drive and Havana Street (I-25 frontage road).

Cost

The cost of these services is \$234,751.78, which is the same amount as the previous year. These material cost prices are similar to costs Public Works is experiencing with direct purchase of similar material(s). There is no increase of costs for equipment or manpower.

Douglas County has requested a change in the terms of payment for these services requesting a portion of these costs (\$104,334.12) be paid on or before October 1, 2016 and the remaining balance (\$130,417.65) be paid on or before January 1, 2017. Historically, this payment has been a single, lump sum payment due at the beginning of the year but this procedure was revised with last year's IGA.

Suggested Motion or Recommended Action

I move that City Council approve the IGA with Douglas County regarding snow removal services on Lincoln Avenue, County Line Road, Havana Street and Surrey Drive within the City.

Background

The cost of Douglas County's services are less than the City could contract with Terracare, our snow removal contractor.

INTERGOVERNMENTAL AGREEMENT

by and between

THE CITY OF LONE TREE, COLORADO

and

THE BOARD OF COUNTY COMMISSIONERS

OF THE COUNTY OF DOUGLAS

THIS INTERGOVERNMENTAL AGREEMENT (“Agreement”) dated this ____ day of _____, 2016, by and between the City of Lone Tree, Colorado, (the “City”) and the Board of County Commissioners of the County of Douglas (the “County”) (collectively, the “Parties”).

RECITALS

WHEREAS, pursuant to Colorado Constitution Article XIV, Section 18(2)(a), and Section 29-1-202, C.R.S., the City and the County may cooperate or contract with each other to provide any function, service, or facility lawfully authorized to each; and

WHEREAS, the City and the County will benefit from the County performing snow removal on Lincoln Avenue, South Havana Street and Surrey Drive for a period of time;

NOW, THEREFORE, it is hereby mutually agreed as follows:

AGREEMENT

1. **SERVICES**. The County shall maintain certain roads within the boundaries of the City for the period from September 1, 2016 to May 31, 2017, as set forth in Exhibit A, attached hereto and incorporated herein ("Services"), at the City's expense.

A. The County shall perform only the Services on those roadways listed on Exhibit A. The County shall perform the Services consistent with current County maintenance practices for urban arterials. Notwithstanding the foregoing, the County shall exercise its reasonable discretion to provide the Services in the manner that the County deems appropriate under the then existing circumstances.

B. The County shall follow all applicable statutes, rules, and regulations of the State of Colorado, and all policies, procedures, resolutions, and ordinances of the County relating to the subject matter of this Agreement.

2. TERM OF AGREEMENT. The term of this Agreement shall commence on, and is retroactive to, September 1, 2016, and shall continue in full force and effect up to and including May 31, 2017, unless otherwise agreed to in writing.

3. COST. The total cost of performing the Services for the term stated in section 2 herein is \$234,751.78. This amount shall be payable by the City to the County in two payments, \$104,334.12 representing September through December 2016 due on or before October 1, 2016; and \$130,417.65 representing January through May 2017, due on or before January 1, 2017. The City may elect to pay the total payment of \$234,751.78 on or before October 1, 2016.

4. SUBSEQUENT ANNEXATIONS. In the event that the City annexes additional property subsequent to the execution of this Agreement; the County reserves the right to refuse to provide services to the annexed property.

5. INDEPENDENT CONTRACTOR. The County is an independent contractor, and nothing herein contained shall constitute or designate the County or any of its employees or agents as employees of the City. It is agreed that the County shall have direct control with respect to the manner and performance of Services.

6. ADDITIONAL SERVICES. In the event the City desires services in addition to the Services defined in this Agreement, the City may make a written request, which will then be addressed and resolved with reasonable promptness and on mutually acceptable terms between the Parties. Such resolution shall be in writing.

7. EACH PARTY RESPONSIBLE FOR ITS OWN ACTIONS. In any action by any third party brought against either Party in connection with the provision of the Services under this Agreement, neither Party shall be liable for the acts or omissions of the other, and each Party shall bear its own costs with respect to the defense thereof.

8. APPROPRIATION. The Parties' obligations under this Agreement are conditioned on the prior appropriation of good and sufficient funds for such purpose. The Parties agree to use good faith efforts to cause appropriation of good and sufficient funds for performance of the obligations herein. This Agreement and/or any extensions to the original term of this Agreement shall be contingent upon annual funding being appropriated, budgeted, and otherwise made available for such purposes by the City, and the notice of such appropriation, budgeting, and availability being provided to the County on or before October 15 of the current term.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire Agreement between the Parties hereto relating to the work specified in Exhibit A and sets forth the rights, duties, and obligations of each to the other as of the effective date hereof. Any prior agreements, promises, negotiations, or representations not expressly set forth in

this Agreement are of no force and effect. This Agreement may not be modified except, by a writing executed by both the City and the County.

10. BINDING AGREEMENT. This Agreement shall inure to and be binding on successors and assigns of the Parties hereto.

11. ASSIGNMENT. The County shall not have the right or power to assign or delegate its duties under this Agreement without the express prior written consent of the City. Any attempt by the County to assign this Agreement without such consent shall be null and void. However, the County is allowed to subcontract portions of the work without the prior or subsequent permission of the City.

12. NO WAIVER. No waiver of any of the provisions of this Agreement shall be deemed to constitute a waiver of any other of the provisions of this Agreement, nor shall such waiver constitute a continuing waiver unless otherwise expressly provided herein, nor shall the waiver of any default hereunder be deemed a waiver of any subsequent default hereunder.

13. CONTROLLING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado, and venue for any legal proceedings shall be in the Douglas County District Court.

14. NOTICES. Except as otherwise provided herein, all notices or payments required to be given under this Agreement shall be in writing and shall be hand delivered or sent by first class mail postage prepaid, to the following addresses:

City of Lone Tree:

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

cc: Gary R. White, Esq. White, Bear and Ankele, P.C.
2154 E. Commons Avenue, Suite 2000
Centennial, CO 80122

Douglas County:

Rod Meredith
Douglas County Public Works Operations
P.O. Box 1390
Castle Rock, CO 80109

cc: Lance J. Ingalls, Esq.

Douglas County Attorney
100 Third Street
Castle Rock, CO 80104

All notices or documents delivered or required to be delivered under the provisions of this Agreement shall be deemed received one (1) day after hand delivery or three (3) days after mailing. Either Party, by written notice so provided, may change the address to which future notices shall be sent.

15. NO WAIVER OF GOVERNMENTAL IMMUNITY ACT. The parties hereto understand and agree that the County and City, and each of their commissioners, officials, officers, directors, agents, and employees, are relying on, and do not waive or intend to waive by any provisions of this Agreement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act (the "CGIA"), §§ 24-10-101 to 120, C.R.S., or otherwise available to the County or the City. To the extent the CGIA imposes varying obligations or contains different waivers of immunity for Cities and Counties, both the City and the County agree that each will remain liable for the independent obligations under the CGIA whether due to acts or omissions or property interests, and neither party shall be the agent of the other or liable for the obligations of the other under the provisions of the CGIA.

16. NO THIRD PARTY BENEFICIARIES. The enforcement of the terms and conditions of this Agreement and all rights of action relating to such enforcement shall be strictly reserved to the County and City, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other or third person under such Agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the date first above written which shall hereafter be deemed to have an effective date of September 1, 2016. By the signature of its representative below, each Party affirms that it has taken all necessary action to authorize said representative to execute this Agreement.

CITY OF LONE TREE, COLORADO

By: _____
JAMES D. GUNNING, Mayor

ATTEST:

City Clerk

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO**

By: _____
David Weaver, Chair

ATTEST:

MELISSA A. PELLETIER, Deputy Clerk

APPROVED AS TO CONTENT:

By: _____
Douglas J. Debord, County Manager

DATE: _____

APPROVED AS TO FISCAL CONTENT:

Andrew Copland
Director of Finance

Date: _____

APPROVED AS TO LEGAL FORM:

Nick Pijoan
Senior Assistant County Attorney

Date: _____

EXHIBIT A

SERVICES TO BE PROVIDED

Under this Agreement the County shall provide only the following services: snow removal for Lincoln Avenue, County Line Road, and the portions of S. Havana Street and Surrey Drive that lie within the boundaries of the City as they existed as of October 1, 2016. Lanes added after this effective date are not covered under this Agreement IGA. The portion of Lincoln Avenue that is subject to this Agreement is that portion of Lincoln Avenue which is situated between First Street and the west City Limit of Lone Tree approximately 1 mile west of Yosemite Street. All lanes of Lincoln Avenue within these limits are subject to this Agreement. The portion of County Line Road that is subject to this Agreement is that portion of County Line Road which is situated between Quebec Street and Interstate 25. Only the eastbound lanes of County Line Road are subject to the terms of this Agreement. The portion of S Havana Street that is subject to this Agreement is that portion of S Havana Street between the Schweiger underpass of Interstate 25, north to the intersection with Ridgeway Blvd. Both lanes of S Havana Street are subject to the terms of this Agreement. The portion of Surrey Drive subject to this Agreement is the portion of Surrey Drive from S Havana Street west to the Lone Tree City Limit. Both lanes of Surrey Drive are subject to the terms of this Agreement.

The Services that Douglas County will perform include and are limited to:

1. Snow Removal
2. Salt treatment for snow and/or ice (at the discretion of the County)

All work shall be consistent with the County's snow removal procedures for arterial roadways.

In its sole discretion, but consistently with its snow removal practice for arterial roadways situated in unincorporated Douglas County, Douglas County will: (a) use liquid de-icing products and granular de-icing products where possible to avoid residue from sanding; (b) use aggregate products when required to provide for skid resistance and roadway safety.

Sweeping of aggregate product is not part of this Agreement and will be performed by the City at its discretion.

**CITY OF LONE TREE
RESOLUTION NO. 16-21**

**A RESOLUTION REAPPOINTING AND APPOINTING MEMBERS
TO THE YOUTH COMMISSION
FOR THE CITY OF LONE TREE**

WHEREAS, by Resolution 09-02, the City Council created the Youth Commission (the Commission) which advises the City on matters pertaining to youth and youth interest in the City of Lone Tree; and

WHEREAS, by Resolution 09-02, the Commission is comprised of not more than seven and not less than five resident members, all of whom are residents of Lone Tree and currently enrolled in 8th through 12th grade; and

WHEREAS, there will be four vacancies on the Commission beginning September 1, 2016; and

WHEREAS, the City Council desires to reappoint one (1) Youth Commission member to that vacancy for a two (2) year term to expire on August 31, 2018; and

WHEREAS, the City Council desires to appoint three (3) Youth Commission members to fill the other vacancies to expire on August 31, 2018; and

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

1. That Nicole Tripler is hereby reappointed to the Youth Commission for a two (2) year term to term beginning on September 1, 2016 and expiring on August 31, 2018.
2. That Alex Britti is hereby appointed to the Youth Commission for a two (2) year term to term beginning on September 1, 2016 and expiring on August 31, 2018.
3. That Andres Pulido is hereby appointed to the Youth Commission for a two (2) year term to term beginning on September 1, 2016 and expiring on August 31, 2018.
4. That Shannel Swiader is hereby appointed to the Youth Commission for a two (2) year term to term beginning on September 1, 2016 and expiring on August 31, 2018.

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

APPROVED AND ADOPTED THIS 16th DAY OF AUGUST, 2016.

CITY OF LONE TREE

Jacqueline A. Millet, Mayor

ATTEST:

Jennifer Pettinger, CMC, City Clerk

(S E A L)

**CITY OF LONE TREE
RESOLUTION NO. 16-22**

**A RESOLUTION REAPPOINTING A REPRESENTATIVE
TO THE DOUGLAS COUNTY HOUSING PARTNERSHIP**

WHEREAS, The City of Lone Tree has entered into an Intergovernmental Agreement with the jurisdictions of Castle Rock, Parker, and Douglas County to establish a multi-jurisdictional housing authority known as the Douglas County Housing Partnership, a Multi-jurisdictional Housing Authority (DCHP) ; and

WHEREAS, said Agreement provides that the membership of the Douglas County Housing Partnership, a Multi-jurisdictional Housing Authority, be comprised of two individuals per entity; and

WHEREAS, Council desires to retroactively reappoint Shelly Bryant to the Douglas County Housing Partnership, a Multi-jurisdictional Housing Authority.

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

Shelly Bryant is hereby retroactively reappointed
to the Douglas County Housing Partnership
for a term which expires on May 31, 2018.

APPROVED AND ADOPTED THIS 16TH DAY OF AUGUST, 2016

CITY OF LONE TREE

Jacqueline A. Millet, Mayor

ATTEST:

Jennifer Pettinger, CMC, City Clerk

(S E A L)