



CITY OF LONE TREE

STAFF REPORT

TO: City of Lone Tree Planning Commission

FROM: Jennifer Drybread, Planning Manager
Kelly First, Community Development Director

FOR: January 23, 2018 Planning Commission Meeting

DATE: January 16, 2018

SUBJECT: First Street Lift Station, Final Plat, Project SB17-43R
RidgeGate East, Section 13, Filing 1

Owner:
RidgeGate Investments, Inc.
C/O Coventry Development Corp.
Keith Simon
10270 Commonwealth St., Suite B
Lone Tree, CO 80124

Representative:
Rampart Range Metro District
Denice Denslow
8390 E. Crescent Parkway, #500,
Greenwood Village, CO 80111

Planning Commission Meeting Date:
City Council Meeting Date:

January 23, 2018
February 20, 2018

A. REQUEST:

Approval of a Final Plat, creating one, 2.06 acre lot for the construction of a sanitary lift station to serve RidgeGate and the adjoining property to the south of RidgeGate (Freshfields).

B. STAFF FINDINGS:

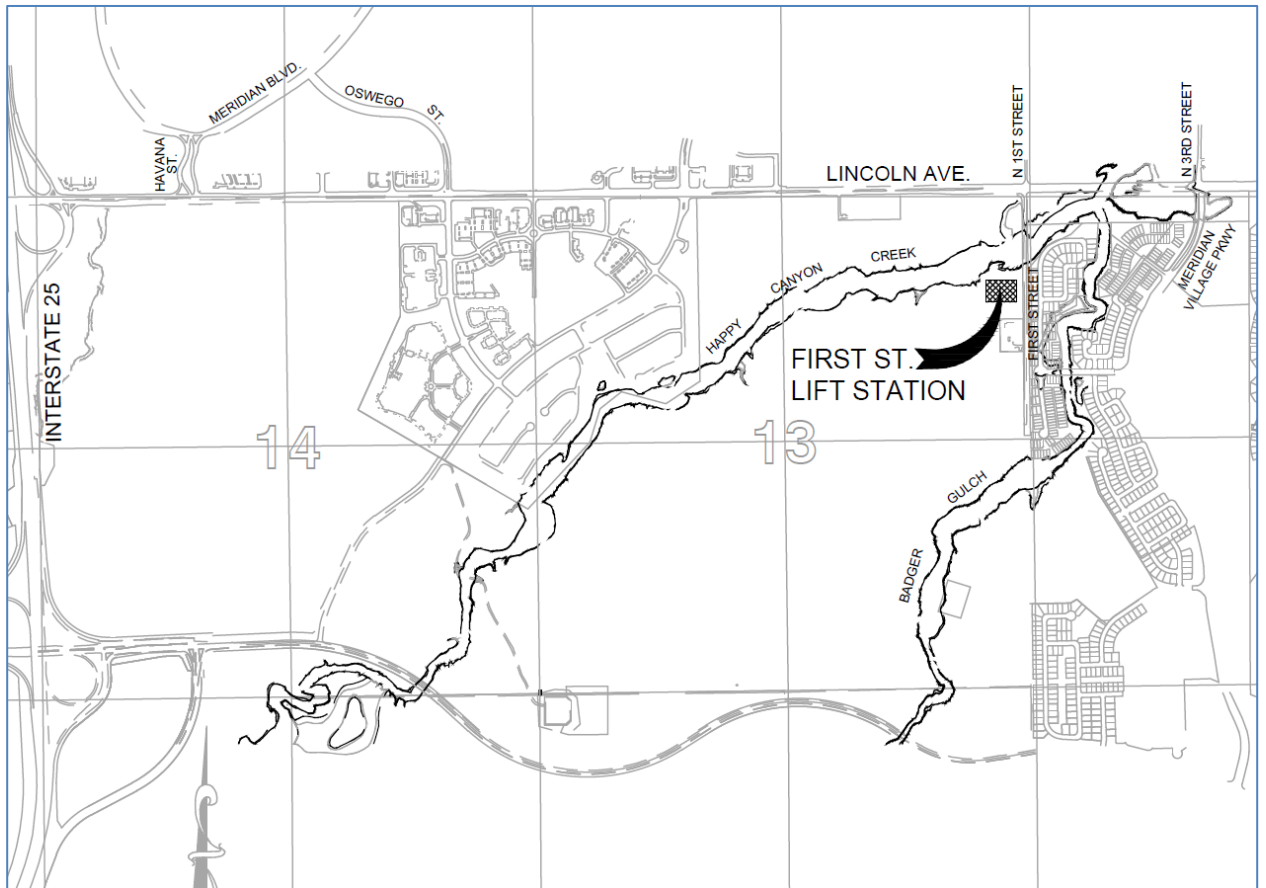
Staff finds that the application is in conformance with the Lone Tree Subdivision Code, the Zoning Code, and the Comprehensive Plan.

C. RECOMMENDED MOTION:

I move to approve RidgeGate East, Section 13, Filing 1, Project SB17-43R, subject to the following condition:

1. Prior to recordation, the Final Plat is subject to final approval by the City Public Works Department for technical requirements.

D. LOCATION:



Land Use and Surrounding Zoning:

Direction	Land Use	Zoning
West	Undeveloped (future residential/mixed use) & open space	PD (Planned Development)
East	Single family detached residential development	PD
North	Open Space (Happy Canyon Creek drainage)	PD
South	Undeveloped, future High School/Middle School site	PD

E. BACKGROUND:

This Final Plat creates a legal lot of record for the purpose of constructing a sanitary lift station in order to convey the land to Parker Water and Sanitation District for ongoing maintenance.

The proposed Final Plat is processed in accordance with Article V of the City Subdivision Code, which requires City Council approval for the subdivision of land for nonresidential purposes.

F. DESCRIPTION:

Zoning. The property is zoned Planned Development (PD). Access to the lot will be from First Street.

G. SITE CHARACTERISTICS

The property is relatively flat, gently sloping down from south to north towards the Happy Canyon Creek drainage. It consists largely of native grasses.

H. SERVICE PROVIDERS

Service	Provider
Water/Sanitation	Meridian Metropolitan District will provide water supply
Police	Lone Tree Police
Fire	South Metro Fire Rescue Authority

I. REFERRALS:

The proposed project was sent to subscribers of the City's E-referral system on the City web site, and to adjoining property owners for referral review. Comments submitted were minor in nature and will be addressed at the time of plat recordation or building permit issuance.

J. ATTACHMENTS:

- Application
- Letter of Authorization
- Project narrative
- Referral responses
- Applicant's response to substantive referral comments
- Final Plat

END



Development Application

Planning Division

9220 Kimmer Drive, Lone Tree, Colorado 80124

CITY OF LONE TREE

303.708.1818 | www.cityoflonetree.com

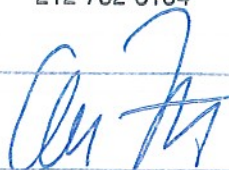
Project Description	Ridgegate - First Street Lift Station - Plat
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Instructions	For Office Use Only	
<ul style="list-style-type: none"> ✓ All applications must be typed or legibly printed ✓ All applicable sections must be completed ✓ All required attachments must be included ✓ This application does not cover Engineering, Building, and/or Public Works submittal requirements and fees 	Project Name PLAT - FIRST ST. LIFT STATION	Date 9/1/17
	Job # SB17-43R	Check # -
	Planning Fee NA	

Application Type	Location
<input type="checkbox"/> Preliminary Plan <input checked="" type="checkbox"/> Final Plat <input type="checkbox"/> Re-Plat <input type="checkbox"/> Lot Line Adj.	<input type="checkbox"/> Rezoning <input type="checkbox"/> Site Improvement Plan (SIP) <input type="checkbox"/> SIP Amendment <input type="checkbox"/> Other
Address	
Approximate Location SW Corner of the intersection of Lincoln Ave. and First Street	
State Parcel ID 2231-131-00-004 Acreage 2.1	

Zoning	Legal Description
Current Zoning or PD Name Park/Open Space	Subdivision Name Ridgegate East - Section 13
Proposed Zoning if Rezoning	Filing # 1 Block # Lot #

Utility Providers		
Fire District South Metro Fire	Water Parker Water	Electricity Xcel Energy
Metro District Rampart Range	Sewer Parker Sanitation	Gas Xcel Energy

Property Owner of Record	Applicant if Different than Owner
Owner Name Bob Asselberg Company Ridgegate Investments, Inc. Address 70 E. 55th St, 11th Floor <small>1041 Third Avenue, New York, NY 10022</small> Phone 212-752-6164 Email	Name Denise Denslow Company Rampart Range Metropolitan District Address 8390 E. Crescent Parkway, Ste 500, Greenwood Village, CO. 80111 Phone 303-779-4525 Email
Owner Signature  Date 8/15/17	Applicant Signature Date

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: _____

Assessor's Parcel Number (SPN): 2231-131-00-004

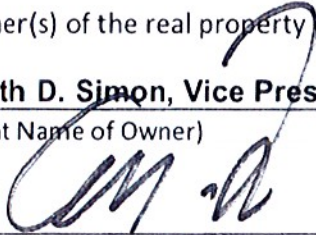
To Whom It May Concern:

I/We, the owner(s) of the above described real property, authorize Denise Denslow
of Rampart Range Metropolitan District to act as an agent on my/our behalf for the purpose of
creating, filing and/or managing an application for Final Plat - Ridgeway East Sec 13 ~ Flg No. 1
Sanitary Sewer Lift Station (type of development or permit application).

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

Keith D. Simon, Vice President - Ridgeway Investments, Inc.

(Print Name of Owner)



(Signature of Owner or Authorized Representative)

State of Colorado

County of Douglas

The foregoing instrument was acknowledged before me this 2nd day of November, 2017
by Keith D. Simon.



(Notary's official signature)

10/03/2021
(Commission expiration date)

NOTARY SEAL



NARRATIVE – FIRST STREET LIFT STATION FINAL PLAT:

PROJECT # SB17-43R

Rampart Range Metropolitan District No. 1 (RRMD) is proposing to construct a Sanitary Sewer Lift Station located on a 2.1-acre parcel to the south of Lincoln Avenue and to the west of First Street, platted as Ridgeway Section 13, Filing No. 1. The Lift Station will be constructed in association with the installation of sanitary sewer (SS) force mains that will provide SS infrastructure needed for future development areas for the RidgeGate East development and from neighboring developments.

Subdivision proposal:

1. Number of lots proposed, development type and development timing:
The site will consist of one (1) lot. The Lift Station is a public service facility collecting and conveying wastewater. Time of development would be from June/July of 2018 thru January/February of 2019.
2. A description of site features and visually important areas on or adjacent to the site that may affect the evaluation of the proposed development.
The Lift Station site will consist of a maintenance building and emergency overflow pond. The lift station will not impact the peace and quiet of the adjoining neighborhoods. The Lift Station building itself will blend into the background with good architectural principals and timeless, sturdy materials in neutral colors. The architecture features a defined Base, Middle and Top with an interesting and pleasant roof form. This architectural precedent would be followed for all other utility buildings needed in RidgeGate East. Additionally, there will be an emergency storage pond onsite. It will remain dry when not in use and will only be used during an overflow emergency.
3. Any significant cultural, archeological, or historical resources discovered on site will cataloged and any impacts to such resources will be mitigated.
4. Any wildlife habitat areas will be documented and any impacts to such areas will be mitigated.

The Rampart Range Metropolitan District (RRMD) requests a waiver of the Community Development processing fees for the First Street Lift Station site improvement plan.

See attached adjacent property owners and mineral rights owners.



CITY OF LONE TREE

Public Works Department

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

January 9, 2018

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

Via: e-mail

Re: Ridgeway East Section 13 Filing No. 1 (SB17-43R)
IMEG Proj. No. 061-463

Dear Ms. Drybread,

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

General

- 1) The Engineering Review Fee for this Subdivision Final Plat is \$5,000.00, the payment of which has already been received.
- 2) Please submit a printed copy of the closure calculations for the boundary of the final plat. [Article V, Section 17-5-70 (4)]

Sheet 1

- 3) Under the name of the final plat, please add the Planning Area designation that the lands comprising the final plat are located within. [Article V, Section 17-5-60 (3)]
- 4) In the second line of the second paragraph of the Property Description, please correct the description of the depth of the monument to: " 0.7 " Feet, per the description shown for the monument on Sheet 2. (Also correct in Note 3 in the upper right hand corner of Sheet 1)
- 5) In the third line of the Dedication Statement, the name of the plat should be corrected to match the name of the plat in the title. [Article V, Section 17-5-60 (3)]
- 6) In line two of the Dedication Statement, the wording: "Rights-Of-Way And Easements" should be deleted since there are none in this final plat.
- 7) Starting in the third line of the Dedication Statement, after the name of the plat, all of the sentences regarding dedication of rights-of-way or easements should be deleted since there are none in this final plat. [Article V, Section 17-5-60 (3)]
- 8) In the signature block of the Dedication Statement, a line for the signature of the Secretary needs to be added. [Article VIII, Section 17-8-40]

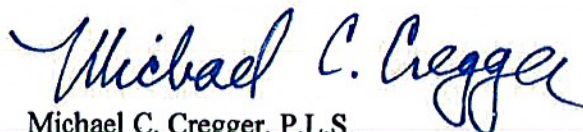
- 9) The Vicinity Map of the Ridgegate Planned Development can be removed as it is no longer required.
- 10) Please delete the 3 notes under the Planned Development Vicinity Map since they are included in the Notes in the upper right hand corner of the sheet.
- 11) In Note 4, it refers to a title "Commitment" instead of the title "Report" that was delivered to the City with the final plat application. This "Title Report" was also dated June 27, 2017. Please provide a current title commitment as required: "Proof of ownership, which includes an updated or current title insurance policy or title commitment not more than thirty (30) days prior to the date of the application." [Article V, Section 17-5-50 (3)] and update the information in this note accordingly. The title commitment should be in a format where the documents in the Exceptions are viewable (i.e. via an internet link).
- 12) In the Title Verification block, please correct the name of the title company to coincide with the name designated in Note 4.
- 13) Please add a Planning Commission signature block. [Article VIII, Section 17-8-60] There should be no reference to a "Preliminary Plan" in the block, only that the "This Final Plat was reviewed by the Planning Commission". Kelly First is the name of the Community Development Director.
- 14) In the City Council block, since no rights-of-way or easements are being dedicated, please delete the last sentence of the first paragraph. Also delete the second paragraph since this is not a Replat. [Article VIII, Section 17-8-40] Also, the new Mayor's name is Jackie Millet.
- 15) There should be at least a 1 inch border along ALL sides of ALL sheets. [Article V, Section 17-5-90 (2)]

Sheet 2

- 16) Please add and label the limits of the 100 Year Floodplain along the Northerly limits of the plat, and label Happy Canyon Creek, as shown on the plans for the First Street Lift Station.
- 17) Please add the 30 foot dimension for the width of the right-of-way lying East of the East line of the Section, and add the distances from the section line to the two plat corners on the West right-of-way line of First Street.
- 18)

Please have the applicant address the above comments and submit a full size print reflecting the revisions to my attention at the address on page 1, or in a .pdf file to me at: mike.c.cregger@imegcorp.com . Feel free to call me with any questions or comments at 303-351-5731.

Respectfully,



Michael C. Cregger, P.L.S.
IMEG Corporation

cc: Greg Weeks, P.E. – Engineering Dept.
Enclosure: Referral Request Form

Jennifer Drybread

From: Jeremy Hirsch <JHirsch@douglas.co.us>
Sent: Tuesday, January 9, 2018 4:42 PM
To: Jennifer Drybread
Subject: RE: Lone Tree Development Referrals: Three Lone Tree Referral Requests related to a Lift Station in RidgeGate, comments due by Jan. 9th

Categories: Red Category

Jennifer,

Regarding the subdivision plat, please find the following comments and concerns:

1. The plat title does not match the dedication statement. The plat is titled "Ridgegate East-Section 13 Filing No. 1" however the dedication statement refers to "Ridgegate East Filing 13."
2. The reference to Ridgegate East Filing 1 in the City Council signature block does not appear to be pertinent to this plat.

Thank you,
Jeremy

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

From: Marian Woodward
Sent: Wednesday, December 6, 2017 12:19 PM
To: Jeremy Hirsch <JHirsch@douglas.co.us>; Brooke Decker <bdecker@douglas.co.us>
Subject: FW: Lone Tree Development Referrals: Three Lone Tree Referral Requests related to a Lift Station in RidgeGate, comments due by Jan. 9th

From: information@cityoflonetree.com [<mailto:information@cityoflonetree.com>]
Sent: Wednesday, December 6, 2017 11:36 AM
To: Marian Woodward <MWoodwar@douglas.co.us>
Subject: Lone Tree Development Referrals: Three Lone Tree Referral Requests related to a Lift Station in RidgeGate, comments due by Jan. 9th

This is a City of Lone Tree Referral Request for your review. It is related to 3 associated applications for a proposed sanitary lift station in RidgeGate. The subject site is located near the southwest corner of Lincoln Avenue and First Street. The applications include:

Subdivision Plat: Creating a legal lot of record to accommodate the proposed lift station.

Use by Special Review: To allow for the consideration of any potential impacts associated with the lift station.



December 27, 2017

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

RE: First Street Lift Station Subdivision Plat, SB17-43R
TCHD Case No. 4713

Dear Ms. Drybread,

Thank you for the opportunity to review and comment on the First Street Lift Station Subdivision Plat located south of Lincoln and First Street. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Site Application Approval

The proposed lift station is required to obtain site approval from the Colorado Department of Public Health and Environment (CDPHE). CDPHE issued site application approval in a letter dated November 25, 2015. TCHD has no additional comments.

Please feel free to contact me at 720-200-1593 or mweakley@tchd.org if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Michael Weakley".

Michael Weakley
Water Program Supervisor

cc: Sheila Lynch, Keith Homersham, Jessica Wiersma, Natalie Wright, TCHD



5970 Greenwood Plaza Blvd.
Greenwood Village, CO 80111
Tel: 303-751-0741
Fax: 303-751-2581
www.merrick.com

January 11, 2018

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

**RE: RIDGEGATE EAST SECTION 13 FILING NO. 1 (SB17-43R):
SIP REFERRAL RESPONSE TO LONE TREE PUBLIC WORKS**

Ms. Drybread,

Merrick & Company has reviewed the First Street Lift Station referral comments from City of Lone Tree Public Works dated January 9, 2018. The following are the comments in the order they were received with our responses.

General

1. The Engineering Review Fee for this Subdivision Final Plat is \$5,000.00, the payment of which has already been received.

Response: Noted.

2. Please submit a printed copy of the closure calculations for the boundary of the final plat. [Article V, Section 17-5-70 (4)]

Response: A copy of the closure calculations is included.

Sheet 1

3. Under the name of the final plat, please add the Planning Area designation that the lands comprising the final plat are located within. [Article V, Section 17-5-60 (3)]

Response: The planning area designation has been added.

4. In the second line of the second paragraph of the Property Description, please correct the description of the depth of the monument to: "0.7" Feet, per the description shown for the monument on Sheet 2. (Also correct in Note 3 in the upper right hand corner of Sheet

Response: The monument depth and Note 3 have been updated.

5. In the third line of the Dedication Statement, the name of the plat should be corrected to match the name of the plat in the title. [Article V, Section 17-5-60 (3)]

Response: The name of the plat has been corrected.

6. In line two of the Dedication Statement, the wording: "Rights-Of-Way And Easements" should be deleted since there are none in this final plat.

Response: The dedication statement has been updated.

7. Starting in the third line of the Dedication Statement, after the name of the plat, all of the sentences regarding dedication of rights-of-way or easements should be deleted since there are none in this final plat. [Article V, Section 17-5-60 (3)]
Response: The dedication statement has been revised.
8. In the signature block of the Dedication Statement, a line for the signature of the Secretary needs to be added. [Article VIII, Section 17-8-40]
Response: The signature block has been updated.
9. The Vicinity Map of the Ridgeway Planned Development can be removed as it is no longer required.
Response: The vicinity map has been removed.
10. Please delete the 3 notes under the Planned Development Vicinity Map since they are included in the Notes in the upper right hand corner of the sheet.
Response: The notes have been removed.
11. In Note 4, it refers to a title "Commitment" instead of the title "Report" that was delivered to the City with the final plat application. This "Title Report" was also dated June 27, 2017. Please provide a current title commitment as required: "Proof of ownership, which includes an updated or current title insurance policy or title commitment not more than thirty (30) days prior to the date of the application." [Article V, Section 17-5-50 (3)] and update the information in this note accordingly. The title commitment should be in a format where the documents in the Exceptions are viewable (i.e. via an internet link).
Response: A title commitment has been requested and will be provided to the City when available.
12. In the Title Verification block, please correct the name of the title company to coincide with the name designated in Note 4.
Response: The name of the title company has been revised.
13. Please add a Planning Commission signature block. [Article VIII, Section 17-8-60] There should be no reference to a "Preliminary Plan" in the block, only that the "This Final Plat was reviewed by the Planning Commission". Kelly First is the name of the Community Development Director.
Response: A planning commission signature block has been added.
14. In the City Council block, since no rights-of-way or easements are being dedicated, please delete the last sentence of the first paragraph. Also delete the second paragraph since this is not a Replat. [Article VIII, Section 17-8-40] Also, the new Mayor's name is Jackie Millet.
Response: The City Council block has been revised.
15. There should be at least a 1 inch border along ALL sides of ALL sheets. [Article V, Section 17-5-90 (2)]
Response: The sheets have been revised.

Sheet 2

16. Please add and label the limits of the 100 Year Floodplain along the Northerly limits of the plat, and label Happy Canyon Creek, as shown on the plans for the First Street Lift Station.

Response: The 100-year floodplain and Happy Canyon Creek are labeled on the plans.

17. Please add the 30 foot dimension for the width of the right-of-way lying East of the East line of the Section, and add the distances from the section line to the two plat corners on the West right-of-way line of First Street.

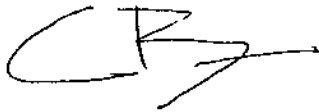
Response: The dimensions have been added.

Please have the applicant address the above comments and submit a full size print reflecting the revisions to my attention at the address on page 1, or in a .pdf file to me at: mike.cregger@imegcorp.com . Feel free to call me with any questions or comments at 303- 351-5731.

Response: The comments have been addressed and a full size print reflecting the revisions has been emailed.

If you have any questions, or need further clarification please do not hesitate to call me at 303-353-3857.

Sincerely,
MERRICK & COMPANY



Carson Besgrove, PE
Project Manager



5970 Greenwood Plaza Blvd.
Greenwood Village, CO 80111
Tel: 303-751-0741
Fax: 303-751-2581
www.merrick.com

January 11, 2018

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

RE: RIDGEGATE – FIRST STREET LIFT STATION

Ms. Drybread,

Merrick & Company has reviewed the First Street Lift Station referral comments from Douglas County received by email dated January 9, 2018. The following are the comments in the order they were received with our responses.

1. The plat does not match the dedication statement. The plat is titled "Ridgegate East-Section 13 Filing No. 1" however the dedication statement refers to "Ridgegate East Filing 13"
Response: The dedication statement has been revised. The correct name is "RidgeGate East-Section 13 Filing No. 1."
2. The reference to Ridgegate East Filing 1 in the City Council signature block does not appear to be pertinent to this plat.
Response: The City Council signature block has been revised.

If you have any questions, or need further clarification please do not hesitate to call me at 303-353-3857.

Sincerely,
MERRICK & COMPANY

A handwritten signature in blue ink, appearing to read "CB", with a long horizontal stroke extending to the right.

Carson Besgrove, PE
Project Manager



5970 Greenwood Plaza Blvd.
Greenwood Village, CO 80111
Tel: 303-751-0741
Fax: 303-751-2581
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January 11, 2018

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

**RE: FIRST STREET LIFT STATION SUBDIVISION PLAT, SB17-43R
TCHD CASE NO. 4713**

Ms. Drybread,

Merrick & Company has reviewed the First Street Lift Station referral comments from Tri-County Health Department dated December 27, 2017. The following are the comments in the order they were received with our responses.

Site Application Approval

The proposed lift station is required to obtain site approval from the Colorado Department of Public Health and Environment (CDPHE). CDPHE issued a site application approval in a letter dated November 25, 2015. TCHD has no additional comments.

Response: Acknowledged.

If you have any questions, or need further clarification please do not hesitate to call me at 303-353-3857.

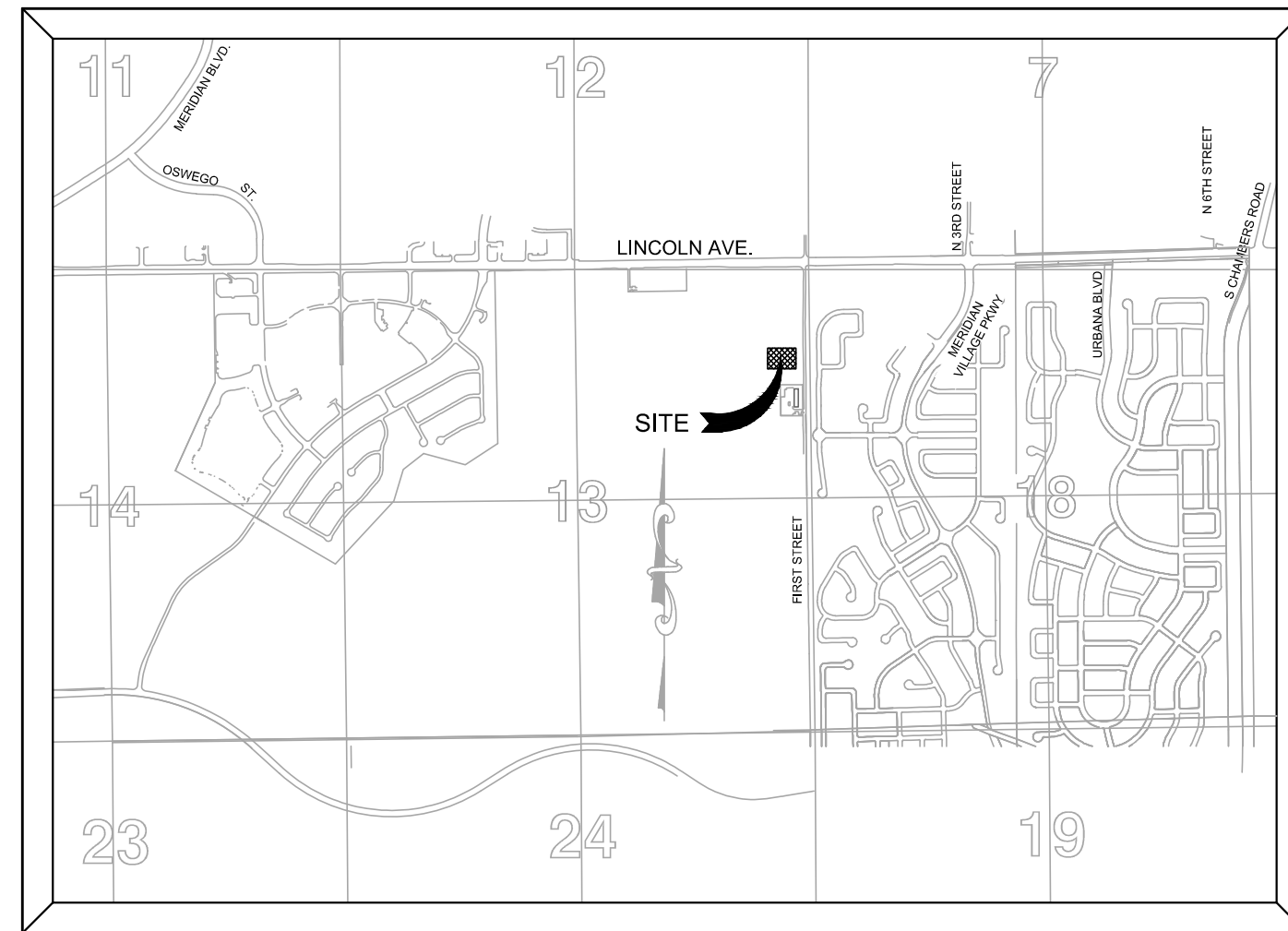
Sincerely,
MERRICK & COMPANY

A handwritten signature in blue ink, appearing to read "CB", with a long horizontal stroke extending to the right.

Carson Besgrove, PE
Project Manager

RIDGEGATE EAST-SECTION 13 FILING NO. 1

PLANNING AREA OS
 A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 13
 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 2.06 ACRES, 1 LOT
 #SB17-43R
 FINAL PLAT



VICINITY MAP
 SCALE: 1" = 200'

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED UPON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13 AS BEARING S00°47'50"E BETWEEN THE NORTHEAST CORNER OF SAID SECTION 13, BEING A FOUND 3-1/4" DIAMETER ALUMINUM CAP IN A RANGE BOX, 0.7 FEET BELOW THE ASPHALT ROAD SURFACE, STAMPING ILLEGIBLE, AND THE EAST QUARTER CORNER OF SAID SECTION 13 BEING A FOUND 3-1/4" DIAMETER ALUMINUM CAP FLUSH WITH THE GROUND, STAMPED: "FARNSWORTH GROUP PLS 38360".

COMMENCING AT SAID NORTHEAST CORNER OF SECTION 13;
 THENCE S00°41'36"W A DISTANCE OF 1006.82 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FIRST STREET, ALSO KNOWN AS WEST PARKER ROAD, AS DESCRIBED IN LICENSE AGREEMENT RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2007070359 DATED SEPTEMBER 4, 2007, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE S00°31'30"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 33.99 FEET;
 THENCE S89°59'58"W A DISTANCE OF 160.28 FEET;
 THENCE S00°00'14"W A DISTANCE OF 62.72 FEET;
 THENCE S67°30'00"W A DISTANCE OF 116.97 FEET;
 THENCE N22°30'00"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 38.77 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 105°28'16", A RADIUS OF 26.00 FEET, A CHORD BEARING N75°14'08"W A DISTANCE OF 41.38 FEET, AND AN ARC DISTANCE OF 47.86 FEET;
 THENCE S52°01'44"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 96.08 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 73°49'54", A RADIUS OF 51.00 FEET, A CHORD BEARING S88°56'41"W A DISTANCE OF 61.27 FEET, AND AN ARC DISTANCE OF 65.72 FEET;
 THENCE N54°08'22"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 30.65 FEET;
 THENCE S79°54'06"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 21.82 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 92°20'32", A RADIUS OF 21.00 FEET, A CHORD BEARING N53°55'39"W A DISTANCE OF 30.30 FEET, AND AN ARC DISTANCE OF 33.85 FEET;
 THENCE N07°45'23"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 34.44 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 71°32'15", A RADIUS OF 21.00 FEET, A CHORD BEARING N28°00'45"E A DISTANCE OF 24.55 FEET, AND AN ARC DISTANCE OF 26.22 FEET;
 THENCE N63°46'52"E TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 11.02 FEET;
 THENCE N56°02'42"E A DISTANCE OF 61.18 FEET;
 THENCE N33°03'40"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 169.24 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 67°21'22", A RADIUS OF 65.00 FEET, A CHORD BEARING N66°44'21"E A DISTANCE OF 72.09 FEET, AND AN ARC DISTANCE OF 76.41 FEET;
 THENCE S79°34'58"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 177.33 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 79°34'58", A RADIUS OF 63.00 FEET, A CHORD BEARING S39°47'29"E A DISTANCE OF 80.64 FEET, AND AN ARC DISTANCE OF 87.51 FEET;
 THENCE S00°00'00"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 47.72 FEET;
 THENCE S89°59'36"E A DISTANCE OF 78.62 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 89,605 SQUARE FEET (2.057 ACRES), MORE OR LESS.

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF RIDGEGATE EAST-SECTION 13 FILING NO. 1. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

SIGNATURE OF OWNER:

RIDGEGATE INVESTMENTS, INC.

BY: _____
 KEITH D. SIMON, VICE PRESIDENT

ATTEST: _____

BY: _____
 SECRETARY

STATE OF COLORADO }
 COUNTY OF _____ } ss.

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2016, BY KEITH D. SIMON, VICE PRESIDENT OF RIDGEGATE INVESTMENTS, INC.

AND BY _____ AS SECRETARY OF RIDGEGATE INVESTMENTS, INC.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

CLERK AND RECORDER:

STATE OF COLORADO
 COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 2017 A.D., AT ____ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER _____

 CLERK AND RECORDER

NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-50B, C.R.S.
- BEARINGS ARE BASED UPON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13 AS BEARING S00°47'50"E BETWEEN THE NORTHEAST CORNER OF SAID SECTION 13, BEING A FOUND 3-1/4" DIAMETER ALUMINUM CAP IN A RANGE BOX, 0.7 FEET BELOW THE ASPHALT ROAD SURFACE, STAMPING ILLEGIBLE, AND THE EAST QUARTER CORNER OF SAID SECTION 13 BEING A FOUND 3-1/4" DIAMETER ALUMINUM CAP FLUSH WITH THE GROUND, STAMPED: "FARNSWORTH GROUP PLS 38360".
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MERRICK & COMPANY TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, AND TITLE OF RECORD MERRICK & COMPANY RELIED UPON REPORT NUMBER N0012595-010-T02-ES PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, EFFECTIVE DATE: JUNE 27, 2017 AT 8:00 A.M.
- THE CITY OF LONE TREE REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- LOTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS IN THIS FILING, IN ACCORDANCE WITH CITY OF LONE TREE REQUIREMENTS AND THE APPROVED DRAINAGE PLAN FOR THIS FILING. NO ALTERATIONS TO THE GRADING OF THE LOTS MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN, WITHOUT PRIOR APPROVAL FROM THE CITY OF LONE TREE. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS SHALL BE MAINTAINED BY THE LOT OWNER IN ACCORDANCE WITH CITY OF LONE TREE CRITERIA. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL ROADWAY SIGNAGE, INCLUDING NO PARKING/FIRE LANE SIGNAGE, AS REQUIRED BY THE CITY PUBLIC WORKS DEPARTMENT AND FIRE DISTRICT.

TITLE VERIFICATION:

WE, COMMONWEALTH LAND TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

BY: _____
 TITLE: _____
 DATE: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2017,

BY: _____, TITLE _____ OF COMMONWEALTH LAND TITLE INSURANCE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION:

THE PLANNING COMMISSION CERTIFICATION FOR FINAL PLATS THAT HAVE BEEN THROUGH PRELIMINARY OR FINAL PLAT PROCESS, AS APPLICABLE, SHALL BE AS FOLLOWS:
 THE FINAL PLAT WAS REVIEWED BY THE PLANNING COMMISSION.

BY: _____
 KELLY FIRST, COMMUNITY DEVELOPMENT DIRECTOR,
 ON BEHALF OF THE PLANNING COMMISSION

CITY COUNCIL:

THIS PLAT WAS APPROVED FOR FILING BY THE CITY COUNCIL OF THE CITY OF LONE TREE, COLORADO, ON THE ____ DAY OF _____ 2017, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON.

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

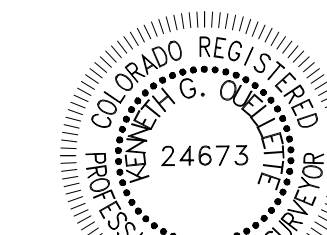
THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT CAN OR WILL BE ISSUED.

JACKIE MILLET, MAYOR, CITY OF LONE TREE

SURVEYOR'S CERTIFICATE:

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

I ATTEST THE ABOVE ON THIS _____



KENNETH G. QUELLETTE, PLS 24673
 DATE: JULY 19, 2017
 JOB NO. 65119422
 FOR AND ON BEHALF OF
 MERRICK & COMPANY

DEVELOPER

COVENTRY DEVELOPMENT CORPORATION
 10270 COMMONWEALTH STREET
 LONE TREE, COLORADO 80124
 KEITH SIMON, VICE PRESIDENT
 (720) 279-2581

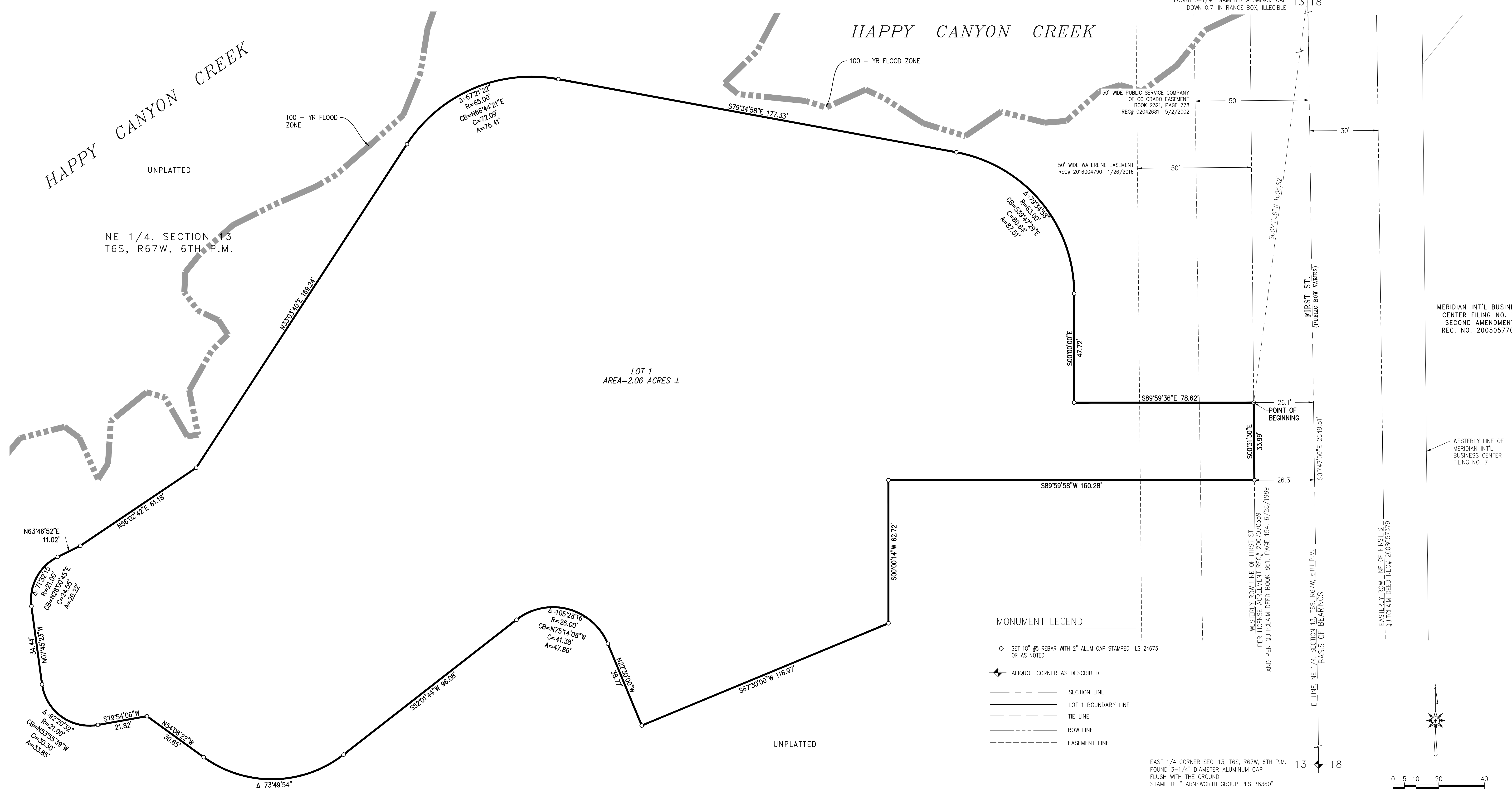
OWNER/APPLICANT

RIDGEGATE INVESTMENTS, INC.
 C/O COVENTRY DEVELOPMENT CORPORATION
 1041 THIRD AVENUE, 2ND FLOOR
 NEW YORK, NY 10021

SCALE	N/A	<p>MERRICK & COMPANY 5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111 Phone: 303-751-0741</p>
DRAWN	KGO, SCB	
CHECKED	JAW	
APPROVED	KGO	
JOB 65119422 DATE 7/19/17 SH 1 OF 2		

RIDGEGATE EAST-SECTION 13 FILING NO. 1

A PARCEL OF LAND
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 13
 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 2.06 ACRES, 1 LOT
 #SB17-43R
 FINAL PLAT



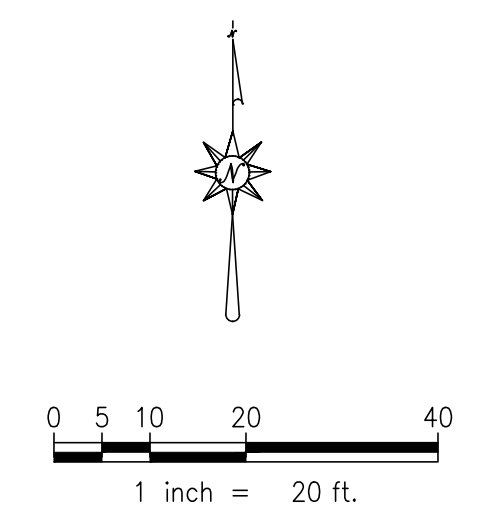
MONUMENT LEGEND

- SET 18" #5 REBAR WITH 2" ALUM CAP STAMPED LS 24673 OR AS NOTED
- ◆ ALIQUOT CORNER AS DESCRIBED
- SECTION LINE
- LOT 1 BOUNDARY LINE
- TIE LINE
- ROW LINE
- - - - - EASEMENT LINE

EAST 1/4 CORNER SEC. 13, T6S, R67W, 6TH P.M.
 FOUND 3-1/4" DIAMETER ALUMINUM CAP
 FLUSH WITH THE GROUND
 STAMPED: "FARNSWORTH GROUP PLS 38360"



KENNETH G. BANDELLETTE, PLS 24673
 DATE: JULY 19, 2017
 JOB NO. 65119422
 FOR AND ON BEHALF OF
 MERRICK & COMPANY



SCALE	N/A
DRAWN	KGO, SCB
CHECKED	JAW
APPROVED	KGO

MERRICK & COMPANY
 5970 Greenwood Plaza Blvd.,
 Greenwood Village, CO 80111
 Phone: 303-751-0741

JOB 65119422 DATE 7/19/17 SH 2 OF 2