



March 27, 2026

Chuck Darnell
Principal Planner
City of Lone Tree
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124

Re: SB25-0014 – Hillcamp RidgeGate Preliminary Plan No.1 – 4th Review Comments

Dear Mr. Darnell,

Please see the Applicant Team's comment responses to the fourth submittal comments made on February 11, 2026. The comment responses are in **Blue**.

1. Revision to drainage plans to meet historical rates of runoff.

Applicant Response: Additional detailed drainage information has been provided with this submittal, including a Drainage Outfall Technical Memorandum to analyze and provide the flow information requested within the City's comments.

2. Preservation of open space in the southwest corner of the Preliminary Plan area as required by the RidgeGate Planned Development District, 7th Amendment.

Applicant Response: 23 contiguous acres have been provided. 14.7 of these are in the original designated area. Per conversations with City we have adapted the shape of this area to respond to the most likely habitat and wildlife corridors. All trails have been removed from these areas as requested and the minimum width is 45', with the average much greater. A large portion of the area connects to large tracts of open space in the adjoining PD, continuing to address the overarching wildlife objectives and principles found in both PDs that guide the project.

3. Preservation of functional wildlife movement corridors throughout the Preliminary Plan area.

Applicant Response: To support wildlife movement across the site, the plan now includes several uninterrupted corridor areas. A 45-foot-wide continuous wildlife corridor is proposed along the entire southern boundary of the site, allowing for uninterrupted east-west wildlife movement through the area. This area is in addition to the 200-foot and 300-foot-wide buffer areas proposed along the western edge of the Plan to facilitate north-south wildlife movement through the project area. All designated wildlife corridors, including the 23 acres of private open space have had all trails removed to ensure these areas remain fully unobstructed and dedicated solely to wildlife movement.

4. Agreement on the approach to individual lot-specific geotechnical analysis to guide identification of building envelopes that are consistent with applicable standards and guidelines within the RidgeGate Planned Development District, 7th Amendment.

Applicant Response: The Applicant concurs with this approach. A general note will be added to the plans indicating that each lot will be subject to future lot-specific geotechnical investigation to inform the final identification and placement of building envelopes in accordance with the applicable standards and guidelines of the PD. The requirement for these investigations will also be clearly established within the Development Agreement to consider the various requirements set forth in the PDD.

CITY ATTORNEY REFERRAL COMMENTS Preliminary Plan Comments

General Comments

1. In numerous places throughout the document (including Note #2 on Sheet 6 and Note #5 on Sheets 10-25), the acronym “RRPA” is used. Replace this acronym with the full term, which the City believes is intended to refer to the Rural Residential Planning Area.

Applicant Response: RRPA has been replaced with Rural Residential Planning Area on Sheets 10-25.

2. In Note #6 on Sheets 10-25, further detail on the need for the additional geotechnical slope stability investigation must be included. This must be coordinated with Planning Division comments on the need for more thorough lot-specific geotechnical analysis at subsequent stages of development (see Planning Division comments below for more detail).

Applicant Response: A general note will be added to the plans indicating that each lot will be subject to future lot-specific geotechnical investigation to inform the final identification and placement of building envelopes in accordance with the applicable standards and guidelines of the PD. The requirement for these investigations will also be clearly established within the Development Agreement to consider the various requirements set forth in the PDD.

3. The applicant interchangeably uses “60’ Private Roadway Tract” and “60’ Roadway Tract”. Make labels consistent throughout.

Applicant Response: All references to 60’ Private Roadway Tract have been updated to 60’ Roadway Tract.

4. Title: Please revise the title to align with Section 17-3-60(b).

Applicant Response: The Title of the Prelim Plans has been updated to meet the City’s Code.

5. Legal Description: There is a typographical error in the “Basis of Bearings” section of the legal description on Sheet 2; it should be NAD, not BAD. There is a missing zero on the reception number for the deed to the Rampart Range Metro District No. 1, line 3, Sheet 3. Reception number is 2020069124.

Applicant Response: The typographical error in the Basis of Bearings section of the legal description on Sheet 2 has been updated to NAD. The missing zero on the reception number for the deed to the Rampart Range Metro District No. 1 has now been included appropriately.

6. Hillcamp Drive/Hillcamp Trail: Throughout the document, neither name for the road is used consistently. Please ensure there is a single name for Hillcamp Drive/Trail.

Applicant Response: Plans updated to reflect the most recent name for the roadway, "Hillcamp Trail".

7. Section 17-3-60(c) requires that all sheets include the following: the preparation date and the dates of all revisions; a north arrow designating true north; a written graphic scale; the number of the sheet; the total number of sheets. Please ensure that this information is included on each sheet.

Applicant Response: All sheets now include the preparation date, dates of all revisions, north arrow and written graphic scale (where viewports are included), the number of the sheet, and total number of sheets.

8. The placement of detention ponds adjacent to the slopes and/or at the crests of slopes continues to be contrary to the recommendations provided in the Preliminary Geotechnical Report, which notes that "surface drainage should not be allowed to sheet flow across slopes, or pond near the crest of slopes" (p. 21). Please provide additional justification/explanation for how the placement of ponds in Tracts C, U and AV will not destabilize the adjacent slopes.

Applicant Response: Geotech has provided a boring at every pond location and provide additional recommendations if for slope stability needed in these areas, which is not anticipated.

Sheet 1

1. The Sheet Index needs to be updated. Please ensure that it properly identifies the information on each sheet. For example, it states that Sheet 33 contains fencing examples, when the plan exhibit does not contain a Sheet 33.

Applicant Response: The Sheet Index numbering and naming has been updated to reflect the latest sheet information.

Sheet 5

1. Note 2: Please ensure the title of the Final Plat for Hillcamp Drive is accurate in Note 2.

Applicant Response: Final Plat, Construction Documents, and reference to such within this plan set will be uniform to reflect the latest name of the roadway, "Hillcamp Trail".

Sheet 6

1. Please label the tract table on Sheet 6.

Applicant Response: A label for the tract table has been added.

Sheet 7

1. Note 1 references Ridgegate Planning Area 20 - Rural Residential Preliminary Plan for the information on adjacent lots. It should be Southridge Preserve Parcels 4 & 5 Preliminary Plan.

Applicant Response: Note 1 updated to reference Southridge Preserve Parcels 4 & 5 Preliminary Plan.

2. Remove Note 3, it is not relevant to the Ridgegate PD.

Applicant Response: Note 3 removed.

Sheet 10

1. There is a typographical error on the Full Spectrum Pond. The document says Full Spectrum Pound.

Applicant Response: Callout updated to say "Pond".

Sheet 11

1. Please label the "Connection to Offsite Water and Sewer Improvements" and "Connection to Offsite Water Improvements" as proposed connections.

Applicant Response: Labels updated to reflect "Proposed connection to offsite water and sewer improvements" and "Proposed connection to offsite water improvements".

Sheet 12

1. The 10' Easement at Rec. No. 2019069399 is for the Existing Douglas County East-West Trail. Please include that information with the reception number to reduce confusion on this Sheet.

Applicant Response: Recordation information now included on this sheet for the existing Douglas County East-West Trail.

Sheet 13

1. There is an easement noted on Book 251, Page 545. From the lines associated with it, it is not clear whether this easement encumbers the property. Refine the lines associated with the easement to clearly delineate its width and location.

Applicant Response: The easement does not encumber the property. The label has been removed from the plans.

Sheet 20

1. Remove the note that refers to the previously proposed "100'x20' Wildlife Crossing and Culvert".

Applicant Response: Note removed from plans.

Sheet 22

1. Add a label for the trail proposed in Tract BL.

Applicant Response: Trail now labeled on plans.

Sheet 24

1. See comment 1 under Sheet 11.

Applicant Response: Labels updated to reflect “Proposed connection to offsite water and sewer improvements” and “Proposed connection to offsite water improvements”.

General Comments

1. An initial draft of a Development Agreement (DA) for the overall Hillcamp development was provided to the City on January 20, 2026. Due to the timing of the submittal of this initial draft, staff has not completed a full review of the initial draft of the DA and therefore has not provided detailed comments or redlines on the initial draft of the DA. In order to ensure consistency with any potential revisions to the Hillcamp development applications that may arise from responses to City technical review comments and/or referral comments provided to the applicant on February 11, 2026, the City requests that a revised draft of the DA be provided at the same time as the next round of development application resubmittals. As a reminder, please expect that separate legal fees for the City’s consulting legal review and drafting work on the Development Agreement will be billed to the applicant.

Applicant Response: The Applicant has provided a revised draft of the DA with this submittal.

2. The City will require that the following topics be addressed in the DA. Based on the scope of topics, the City believes that the DA should include all parties involved, including the City, RRMD, and the Developer. Please ensure that the next draft of the DA provided in the next resubmittal includes sections that address all of the following topics:
 - a. Design Review Board (DRB) process for lots within the Area of Highest Visual Sensitivity as identified on Sheet 7 of the RidgeGate Planned Development, 7th Amendment (RG PD). Please note that the City has not yet determined whether City Council will defer their review authority to the DRB.
 - b. Identification of responsible parties for the maintenance of the parks, trails and open spaces proposed for the development, to include routine maintenance, as well as wildfire mitigation.
 - i. Additionally, public access easements across parcels owned by the HOA, RRMD, and Parker Water and Sanitation District will need to be discussed to ensure trails are publicly accessible.
 - c. A parking management proposal to explain how the on-street parking restrictions will be enforced to ensure fire and life/safety access at all times.
 - d. Maintenance requirements and expectations for the RRMD-maintained roadways, to include but not be limited to snow plowing.
 - e. Establishment of slope protection easements and wildfire mitigation easements on applicable residential lots that abut slopes and/or open space. The City acknowledges the applicant does not prefer slope protection easements; this will be a point of additional conversation as drafting and review of the Development Agreement progresses.

- f. Identification of further studies/analyses/work that will be required prior to future platting and/or lot development, to include details on the timing of when those will occur and be submitted to the City to support the review of future development stages. The further studies/analyses/work that are required by the City to be addressed in the DA include:
 - i. Geotechnical review of all lots for allowable building envelopes at the time of platting. The proposed approach of providing further geotechnical analysis on only some lots is not acceptable to the City. This section of the DA must address that the intent of completing geotechnical review at the time of platting is to guide appropriate building envelopes that are consistent with the underlying PD regulations (see comments on Geotechnical Investigation Report below for more detail). This section of the DA must also describe what geotechnical findings/recommendations would be considered limiting on the establishment of allowable building envelopes. For example, the City will likely not accept any blasting or sub-excavation that requires extensive work outside of the proposed building foundation on any individual lot.
 - ii. Process and timing for the update/revision of any report/analysis associated with the development. For example, the Wildlife Preservation Plans identify timing that the recommendations are relevant for, which will expire prior to development proceeding.
 - iii. Process and timing for the consideration of further preservation/protection of 20% slope areas and steep slope areas proposed on some lots within the Preliminary Plans.
 - iv. Construction management plan associated with Cabela Drive extension, to include total ground disturbance and staging areas, construction phasing, additional studies required during construction, and 3rd party oversight. Construction management plan must also:
 - a. Provide clear descriptions of OSHA excavation requirements (i.e. trenching protections) and how such protections may (or may not) further expand areas of ground and slope disturbance (see Geotech report p. 11 – Excavations)
 - b. Address soil testing (see Geotech report p. 11 – Fill and Backfill)
 - c. Address 3rd party observation and testing of placement and compaction of fill/backfill (see Geotech report p. 12-13).
 - v. Process for analysis, review and approval of the bridge proposed to access Parcel 4 within the SP PD.
 - a. In addition, the DA should further address the process for consideration of the transfer of lots from Parcel 4 to Parcel 5 within the SP PD, should the bridge/access be determined to not be feasible.
 - vi. Process for submittal, review, and approval of mid-construction Geotechnical analyses when conditions on site are found to be different than those analyzed in the current geotechnical report.

- vii. Identification of the timing of future wildlife surveys and establishment of a process for how those surveys will be reviewed/confirmed will be utilized to ensure grading and construction practices conform with nesting and migration windows. Specific wildlife-related topics include:
 - a. Prairie dog relocation process and timing, in coordination with approach to burrowing owl survey work.
 - b. Process for analyzing vegetation removal and timing of removal to mitigate impacts to wildlife habitat and migration periods.
- viii. Process, mechanism, and timing for preserving open space areas in perpetuity.
- ix. Process, mechanism, and timing for preserving open space areas in perpetuity.
- x. Process and timing for the identification of retaining wall needs and requirements/considerations for retaining wall design and construction.
- xi. Timing and completion of undergrounding of the north-south overhead utility line within the RG Preliminary Plan area. The City has commented previously on the fact that the wildfire mitigation plan assumes that this overhead utility line will be either removed or undergrounded, and therefore that work must occur and the appropriate timeframe for completion of that work must be identified within the DA. Alternatively, the wildfire mitigation plan must be updated to include analysis and mitigation recommendations on how the proposed development can occur with this overhead utility line still in place.
- xii. Timing and completion of abandonment of the well registered to Springgate LLC within the RG Preliminary Plan area.
- xiii. Cabela Drive sidewalk construction responsibilities.
- xiv. Additionally, to ensure implementation of the Wildfire Mitigation Plan, the DA will need to identify the party responsible for mitigating wildfire risk on all Parker Water and Sanitation District tracts and will need to establish a process of ensuring this mitigation is completed.
- g. Clear delineation of how future plats will be evaluated for consistency with the Preliminary Plan (once approved). Given the intent of the underlying PD standards and guidelines, the City may not accept many administrative changes to the Preliminary Plans.
- h. Identification of wildfire mitigation processes and responsible parties/agencies, as well as the following items related to wildfire mitigation:
- i. Processes for formal adoption and reference to the fire mitigation plan need to be further described and memorialized. See comments on Wildfire Mitigation Plan below. Staff will require that the FMP details be included in the Preliminary Plan and Sub-Area Plan, and will require a process for these details to be carried over into subsequent platting (e.g. identification of mitigation unit boundaries on individual lots/tracts, etc.).
 - ii. Process for supplementing/revising fire mitigation plan to incorporate detailed lot/site layout (i.e. building envelopes), landscaping criteria, etc.
 - iii. Based on the findings of the FMP, plat-specific fire mitigation plans will be required with each future final plat to address spacing between building

envelopes, mitigation areas on lots, and incorporation of additional fuel breaks between lots and open space.

- i. Water supply evaluation, confirmed by PWSD and SMFR, required prior to plat approval; assessment must include analysis of volumes, capacity, fire hydrant needs for wildfire fighting needs, and sprinklering all homes. Water supply evaluation will be required to be consistent with the Fire Mitigation Plan. Depending on the results of those evaluations from those districts, a Preliminary Plan Amendment may be necessary.
- j. Vegetation and landscape removal/management plan around all utility infrastructure and utility tie-ins to homes, per wildfire mitigation plan recommendations.
- k. Finalization of the amount of the cost recovery mitigation fee within the SP PD. Please note that the SP PD includes language on this cost recovery mitigation fee being “recalculated at the time of platting utilizing revised, updated cost/revenue data assumptions at the time of platting.” Therefore, the amount of the cost recovery mitigation fee cannot simply be set at the amount noted in Section X on Sheet 1 of the SP PD. The amount either needs to be recalculated now and set within the DA, or a process established for how that amount will be recalculated at the time of platting. The City will provide an initial recalculated figure at the time of the next review of the DA.
- l. Park land dedication. See comments on park land dedication in each technical review comment letter on each Preliminary Plan. The City expects that cash-in-lieu will be provided for parks within the SP PD area, so that process could be further described within the DA. The process for park land dedication and/or cash-in-lieu for parks within the RG PD area will be dependent on the applicant’s response to City comments on parks within the RG PD area. Please note that, should payment of cash-in-lieu be pursued for the RG PD park dedication obligations, the applicant will need to provide a market analysis for park land valuation. The city will provide additional guidance on the parameters and scope of the market analysis should the applicant wish to pursue this option.
- m. Park design, review, and approval processes. Should park land dedication remain in either Preliminary Plan area, further detail on the park design and improvements will be necessary. The level of detail provided on park improvements at this point in time is not sufficient and does not allow for the City to determine whether the park tracts themselves would be acceptable or what the appropriate review and approval process would be for the parks. Given the lack of detail provided on proposed park improvements, the City cannot determine whether future administrative review of parks would be appropriate.
- n. Trail design, review/approval, construction and inspection timing and processes. The City anticipates that the applicant/RRMD will propose a trail design/construction approach similar to what is being considered currently in the final phase of the Southwest Village. This approach needs to be further identified within the Preliminary Plans and memorialized within the DA.
- o. Emergency Vehicle Access (EVA) construction details and maintenance responsibilities.
- p. Detention pond design details. Staff has commented previously on some of the locations of the detention ponds being in conflict with PD obligations related to preservation of open space, natural topography, vegetation, and wildlife corridors. However, staff is willing to consider the pond locations as acceptable, if they incorporate a unique design that allows for them to be developed and constructed in a manner that blends in with

and preserves the visual character of the surrounding open space and wildlife corridors. The DA should describe these pond design characteristics that will guide further design work at the time of platting.

- q. Exhibit C (sign standards) should be removed; sign standards should be located in the Sub-Area Plan, not the DA.

Applicant Response: Noted, an updated DA is included with this submittal.

Supplemental View Corridor Plans

1. The viewshed analysis provided is difficult to interpret. When you zoom in on the top of the bluffs, the images get very blurry and it is difficult to identify what are actually the computer-generated additions to the imagery. It appears that some structures are visible on views/sheets #1 and #2, from the maps provided that identify lots that are visible (two lots identified on view/sheet #1 and one lot identified on view/sheet #2). The two lots that are visible on view/sheet #1 are Lots 44 and 45 within the RidgeGate Rural Residential Preliminary Plan. At a minimum, further viewshed analysis will be required for the development of those lots during the Design Review Board process.

Applicant Response: It is noted that the Visual Simulation Storypoling analyzes the view from the designated locations as seen from the viewer's perspective. Using the zoom function is not within our understanding of the intent of the PD guidelines. Visual Impact Analysis images are meant to show how a proposed project would impact the aesthetics of a given area from a specific public vantage point. These images are meant to represent what a normal person could perceive without the aid of any magnification devices.

The resolution of the images submitted is meant for use in print and digital media, typically not larger than a poster board or projecting onto a screen for a public forum. The resolution is not meant to enable a viewer to zoom in beyond what the normal human eye can perceive.

Additional visualizations will be provided at the Final Plat stage as outline in the DA.

2. In regards to broader analysis of visibility of structures against the underlying requirements of the RG PD, staff's position is still the same as provided in prior technical review comments. Staff's position will be shared with the Planning Commission and City Council during the public hearing process, for those decision making bodies to provide final findings and a final determination on the interpretation of the visibility analysis. As a reminder, staff's position is based on the following sections of the RG PD:
 - a. Section IV on Sheet 6 of the RG PD states that a "20-foot height limit for homes in "Areas of Highest Visual Sensitivity" must be identified on the Conceptual Neighborhood Plan. Outside of these areas, 35-foot height homes may be allowed following "storypoling" to verify non-visibility."
 - b. Footnote #2 in the Permitted Building Heights table on Sheet 4 of the RG PD states "The maximum height of dwelling units in the Rural Residential Planning Area may be further

limited as required by the City in accordance with the standards set forth in the Rural Residential Design Guidelines”.

- c. The first bullet in the Height sub-section of Section IV on Sheet 6 of the RG PD states “Outside of these areas [these areas being the Areas of Highest Visual Sensitivity], 35-foot height homes allowed following “storypoling” to verify non-visibility.”
- d. In the Objectives and Principles section on Sheet 6 of the RG PD, it is stated that an objective is to allow the preservation of “significant visual elements such as the bluffs”.

Applicant Response: The applicant notes the City’s response and interpretation of the PD.

Phase II Drainage Report

1. The pond outfalls have been revised from the previously proposed level spreaders to longer outfall pipes with low tailwater basins further down sloped areas into existing drainageways. However, no detail has been provided on the feasibility of construction of these longer outfall pipes, considering that most of the outfall pipes are proposed to cut through steep sloped and/or vegetated areas that have been intended to be protected within the proposed open space tracts. For example, the Preliminary Geotechnical Investigation specifically states that “inlet/outlet” pipes be bedded in a relatively impervious material such as clay or flow fill to reduce piping and erosion along the sides” (p. 20). In addition, no detail has been provided on the extents of construction and/or grading activity that will be required to construct the outfall pipes in the locations proposed. For these reasons, the City will require that geotechnical analysis be provided in the locations that the outfall pipes are proposed, and more detail be provided on the proposed method of construction and extents of construction impacts within the steep slope and/or vegetated areas.

Applicant Response: The project geotechnical consultant conducted additional subsurface investigations at each proposed pond location, including borings to evaluate subsurface conditions and slope stability. Based on the results of this investigation, the geotechnical engineer has not provided a site-specific recommendations mitigation needed for long term slope stability of these areas. These ponds will not hold water on a permanent basis and are designed to release storm water to meet state requirements.

2. Consistent with the Preliminary Geotechnical Investigation, ponds adjacent to slopes will need to be lined to reduce the possibility that the addition of water to the subsurface “may initiate slope failures” (p. 20).

Applicant Response: The project geotechnical consultant has performed additional subsurface investigations at each proposed pond location, including borings to evaluate subsurface conditions and slope stability. At this time no specific recommendations for pond lining are included within the geotechnical report.

Utility Report

1. Please note that the construction of the sewer and water lines to serve the proposed Hillcamp development is now being reviewed through a GESC permit (separate application process from

the other Hillcamp development applications). The City will comment on the proposed construction of those utility lines through the GESC permit review process. However, as previously stated in prior comments, the full review and approval of the GESC permit that includes those utility lines must be completed prior to any future platting of the Hillcamp development. Depending on the results of this separate review, an amendment to the Hillcamp Preliminary Plan(s) may be required in the event realigned infrastructure lines trigger reconfiguration of the Preliminary Plan(s).

- a. Note that the City requested additional studies to complete its review of this GESC permit; those studies include a geotechnical report, a biological report, and an archaeological report. These studies have not yet been submitted to the city for review.

Applicant Response: It is noted that the “off-site” water and sewer mains to the site are being designed and constructed with RRMD as a separate project and are not a part of this Preliminary Plan Application. With that, the Applicant understands that RRMD will be submitting these plans directly to the City for processing of the GESC plan and the water and sewer plans as a referral agency from PWSD. It is anticipated that the City will work with RRMD to provide any additional studies as part of that application. The Applicant notes that these processes must occur prior to the finalization of the first final plat and the revisions to the preliminary plan may be necessary based on the ultimate location of the utility connections.

2. Should the applicant move forward with sprinklering of homes throughout the development area (see South Metro Fire Rescue referral comments), the utility report will need to be updated to provide analysis and confirmation of the ability to provide the water service necessary to support sprinklering of homes.

Applicant Response: Per the recommendations and requirements of SMFR, the units will all be sprinklered. The Applicant has updated the utility report to show analysis of the additional water service necessary to support sprinklering of homes.

3. On Page 3, the report states that PWSD will provide updated pressure information based off of their more detailed regional models. This confirmation from PWSD is still required.

Applicant Response: The Applicant has provided an “Off-site” utility memorandum to confirm and support the pressures associated with the domestic water system serving the Site.

Fire Mitigation Plan

1. **Repeat Comment from November 17, 2025 Technical Review Letter (Note – References to page numbers were removed since page numbers changed between submittals):** The findings and recommendations from the FMP must be included within the Preliminary Plan itself due to implications for future platting. Staff suggests incorporating a new sheet/s in the Preliminary Plan that includes key findings and recommendations from the FMP that will inform future platting and development of construction plans. The following findings and recommendations must be included in this Preliminary Plan sheet:
 - a. **Clearing of vegetation within 10’ of electrical or gas tie-ins**

- b. Use of Buffalograss in wildfire prone zones with visibility issues (e.g. swales by road, property lines, etc.)
- c. Use of Blue Grama and Buffalograss for landscaping and revegetation of open space, along with requirements for mowing to limit wildfire risk
- d. Mitigation focus on mechanical mitigation (where possible given the slopes in this area), planning of low-fuel species, and weed management
- e. Fire-hardy building materials and roof materials
- f. Permitted and prohibited landscaping materials
- g. Fuel break distances and reductions in fuel continuity (page 18), specifically to mitigate wildfire risk to other communities
- h. Enforcement of the Home Ignition Zone (HIZ) for defensible space (at time of platting and site/building plan review) – applicable to “furthest extension of house” which would include accessory buildings, decks, eaves, etc. Note the defensible space is not measured from the primary structure’s walls.
- i. Adherence to Colorado Wildfire Resiliency Code, as may be adopted and amended by the City.
- j. Mandatory building envelopes and rear easements for wildfire mitigation on lots abutting open space
- k. Minimum mitigation standards which are represented by zone
- l. Construction management plans must be required to address wildfire mitigation
- m. Landscape plan criteria and recommendation to promote xeriscaping and rockscaping
- n. Prohibit wood mulch
- o. Property maintenance language including fence maintenance
- p. No combustible fence materials permitted if fence connects to house (to include plastics and composites)
- q. Prohibit under-deck storage of combustibles
- r. Fire hardened patio furniture
- s. Fire rated windowpanes
- t. Additionally, based on the findings of the FMP, plat-specific fire mitigation plans will be required with each future final plat to address spacing between building envelopes, mitigation areas on lots, and incorporation of additional fuel breaks between lots and open space. This obligation must be noted on the FMP sheet(s) included in the Preliminary Plan.

Applicant Response: General Notes and the Fire Mitigation Plan have been added to the Preliminary Plat, along with an updated Management Unit Map.

2. Items highlighted in yellow within comment #1 above are FMP items that must be explicitly listed within the Hillcamp Sub-Area Plan for the purposes of applicability to eventual homeowners.

Applicant Response: Some of the items highlighted above appear to be selected arbitrarily and are subjective in nature. They function more as guidelines than enforceable standards and are not included in Section 5 – Fire Mitigation Plan. We have incorporated those elements that are supported by existing City and State Forest Service standards. The Sub-Area Plan has been reflect the recommendations of the Fire Mitigation Plan.

3. In addition to the detail requested in comment #1 on the FMP above, the Preliminary Plan must be revised to include a supplemental sheet with an exhibit that clearly identifies the Mitigation Units boundaries as layers over the proposed lot/roadway layout of the proposed development. This exhibit must also identify the 20% slope line. The recommended mitigation strategies within each mitigation unit must also be identified within the Preliminary Plan.

Applicant Response: The above items have been addressed.

4. The FMP assumes that the existing north-south overhead powerlines through the site will be undergrounded. Since the FMP has been developed under this assumption, the City will require confirmation of this undergrounding prior to final platting. Alternatively, the FMP would need to be updated to address this north-south overhead powerline being in place and any mitigation efforts that would be necessary to allow subdivision development in the vicinity of the overhead powerlines.

Applicant Response: Noted and FMP has been updated.

5. On Page 5, reference to “uninterrupted” access via Heather Drive must be removed.

Applicant Response: Plan has been updated.

6. Per Page 17, landscape plans and planting lists (to include revegetation plans) must include Blue Gamma, Buffalograss, and Firewise plants.

Applicant Response: These specific grasses were used as examples of existing native plants on site and not meant to be prescriptive for all areas.

7. The Sub-Area Plan for the proposed Hillcamp development must include a reference to the FMP as a governing document for the purposes of site design and maintenance.

Applicant Response: Language has been added.

8. The FMP must be referenced in the Preliminary Plan (as requested above) and subsequent platting. The details of how the FMP will be referenced can be refined within the Development Agreement.

Applicant Response: The Fire Mitigation Plan and Management Unit Map have been added to the Preliminary Plan.

9. The entire FMP is predicated on an assumption that building envelopes for each site will be established (see page 24). Further, Page 32 includes the following statement: “The International Wildland-Urban Interface Code and NFPA guidance emphasize matching the built environment to the level of hazard including setbacks, clustering of buildings, and orienting primary exposures away from prevailing wind/drainage corridors to reduce the chance a structure will be exposed to sustained flames or ember storms.” These recommendations within the FMP further support the Planning Division’s comments related to the need for individual lot-specific analysis to identify appropriate building envelopes (see comments in Geotechnical Investigation Report section below). These FMP recommendations must also be considered in that lot-specific analysis of appropriate building envelopes.

Applicant Response: Noted.

10. Figure 18 must be revised to improve legibility. Colors are difficult to see and there is no legend to indicate which colors denote which Mitigation Unit areas. This will assist in clarifying that there are numerous MU-1 areas identified.

Applicant Response: A revised Figure has been added.

11. The bold note/recommendation on Page 32 must be included in the Sub-Area Plan, Preliminary Plan, and in the eventual covenants for the proposed development.

Applicant Response: Noted.

12. The FMP recommendations on building materials must be incorporated into the Sub-Area Plan section on exterior building materials.

Applicant Response: This has been updated.

13. On Page 37, the reference to the CWPP must include the correct date of 2025.

Applicant Response: This has been updated.

Geotechnical Investigation Report

1. The scope of the Preliminary Geotechnical Investigation is described as being for the purpose of assisting in due diligence assessment and preliminary site planning. Note that preliminary plan approval requires a project to achieve the purpose of Municipal Code Sec. 17-1-20, which requires an assessment of the project’s geologic hazards. As evidenced by the comments provided below, the level of analysis provided in the Preliminary Geotechnical Investigation is insufficient to complete an analysis of the project’s impacts to and from geologic hazards. Please provide a Slope Stability Evaluation with your resubmission that includes additional borings along the slopes to analyze subsurface conditions, as recommended by the Preliminary Geotechnical Investigation. Borings should provide additional analysis for Sections E through H, as well as A, which denote landslide deposits indicative of slope failures.

Applicant Response: Additional geotechnical studies have been completed to sufficiently analyze the viability and stabilization of proposed development.

2. Consistent with the technical review provided by the Colorado Geological Survey (see section below), a minimum factor of safety of 1.5 will be required. Please address this in your resubmission.

Applicant Response: Minimum factors of safety of 1.5. have provided.

3. Provide additional analysis for Cross Section B to support the Preliminary Geotechnical Investigation's claim that "this section is more stable than the analysis implies." A factor of safety of 1.0 will not be accepted for lots or tracts proposed to contain residences or infrastructure.

Applicant Response: Geotechnical comment responses have been provided under separate cover.

4. Confirm whether the surface drainage structures have been designed to manage debris flow since debris flow hazard areas are already identified within the existing drainages pre-development (see Page 9 of the report).

Applicant Response: Geotechnical comment responses have been provided under separate cover.

5. Please note that slopes $\geq 20\%$ must be protected in their natural condition and may not be developed, thus, the placement of fill on slopes $\geq 20\%$ will not be permitted.

Applicant Response: Geotechnical comment responses have been provided under separate cover.

6. Figure 5: consistent with the analysis provided in the Preliminary Geotechnical Investigation, revise the maximum slope in the Bench Fill Detail to 4:1.

Applicant Response: Geotechnical comment responses have been provided under separate cover.

7. The following items from the Colorado Geological Survey (CGS) referral letter must be further analyzed and addressed. Based on the findings of the additional analysis required, some lots or other improvement areas may need to be removed to avoid impacts and conflicts with slope stability.
 - a. From Page 1 of CGS referral letter: More specific mitigation recommendations based on current development plans, including delineation of areas requiring slope stabilization and more specific mitigation plans to reduce impacts to people and property caused by slope failure, or
 - b. From Page 1 of CGS referral letter: Revised lot layout that moves rear lot lines away from the crest of the plateau side slopes. The lot line setback should be determined by a

qualified professional, based on topography, site-specific strength values, and erosion potential.

- c. From Page 2 of the CGS referral letter: CTL prepared a supplemental preliminary geotechnical investigation in which additional borings and exploration were performed. CTL states in their supplemental study (page 5), "Mitigation [of unstable and potentially unstable slopes] may consist of erosion control or laying the unstable slopes back to safe inclination. Retaining walls may also be an option." These mitigation measures are identical to those presented in the original preliminary geotechnical investigation and remain conceptual. The supplemental report does not propose specific slope stabilization requirements, performance criteria, or engineered mitigation measures beyond generalized best practices.
- d. From Page 2 of the CGS referral letter: CTL's supplemental study acknowledges the presence of landslides, landslide-susceptible terrain, and potentially unstable slopes; however, it does not address CGS's previous recommendations. CTL performed very limited, preliminary slope stability analyses and stated (page 7) that "A considerable amount of extrapolation was needed to define subsurface profiles due to practical drill rig refusal and access restrictions. Extrapolations were done conservatively by preferentially modelling weaker material types where data was limited." CTL recommends "Additional subsurface exploration to further evaluate slope stability." Because mitigation for steep, potentially unstable slopes is discussed only at a conceptual level and is not tied to specific lots or slope segments, before preliminary plan approval, CGS recommends that additional subsurface exploration (including deep borings and coring) and slope stability analyses be performed to verify slope conditions and to demonstrate the feasibility of the proposed lots.
- e. From Page 2 of the CGS referral letter: Based on the preliminary plan, Lots 49-53, 57, 58, and 61-62 will require additional geotechnical slope stability investigations (Note 6). Additional investigations due to steep slopes and landslide-susceptible terrain within/near the rear yards of Lots 157-158, 166-168, 175-176, and 225-228, as well as other areas throughout the RidgeGate planning area, should also be performed. Please note that the lot numbers in the preliminary plans for the June submittal differ from those in the current preliminary plans. CGS recognizes that other lots flagged in our previous letter as containing steep slopes associated with mapped landslides and areas of landslide susceptibility appear to have been adjusted away from the crest of the plateau side slopes.
- f. From Page 2 of the CGS referral letter: The preliminary slope stability analyses performed by CTL within the RidgeGate planning area evaluate four cross-sections: Cross Sections BB', J-J', K-K', and L-L'. CTL notes that the stability of these slopes was analyzed to assess the risk of slope failure associated with the proposed grading. CTL states (page 2), "Our initial analyses indicate proposed grading configurations will not increase instability of existing slopes, however; we were very limited on where we could explore subsurface conditions due to steep slopes and private property." CGS agrees with CTL's recommendation that "additional borings and/or test pits along the slopes to confirm and further define our subsurface profiles."

- For example, Section B-B' consisted primarily of sandstone bedrock; however, the nearest boring (TH-109) consisted of claystone underlain by sandstone to an elevation of about 6,274 feet, but the slope stability analysis evaluated the existing slope to an elevation of 6,100 feet (a difference of 174 feet). CTL states, "More data is needed to better evaluate the stability of this section [B-B'], which will be obtained as part of our additional slope stability investigation." Additionally, the orientation of L-L' is reversed in CTL's analysis.
- g. From Pages 2-3 of the CGS referral letter: In CTL's study for the Mesa Tops Road Alignment to the north, groundwater was measured in four borings at depths of about 15 to 28.5 feet below existing grade (approximate elevations 6178 to 6268) when checked several days after drilling. It does not appear that the test holes for CTL's supplement study were measured following drilling. CTL states (pages 7-8) that the "Addition of water to the subsurface from precipitation or irrigation reduces relative stability and may initiate slope failures." Consideration should be given to the depth of groundwater in CTL's analysis, which could be closer to the surface after grading, potentially resulting in a perched water table. The loss of shear strength also occurs due to wetting from pipe breaks, runoff, irrigation, clogged drains, and other sources. CGS recommends that water-sensitivity analyses incorporating saturated and perched-water conditions, as well as soil-strength sensitivity (failure conditions), be included in slope stability analyses. CGS agrees with CTL that "Surface drainage should be designed, constructed, and maintained to provide rapid removal of surface runoff. Landscaping should be designed for minimal irrigation."
 - h. From Page 3 of the CGS referral letter: CTL states (page 6), "For long-term stability, a typical minimum industry-accepted FOS is 1.3, while a FOS of 1.5 is preferred. A FOS of less than 1.0 implies failure conditions." Long-term stability of permanent slopes under similar conditions (e.g., supporting residential structures, critical infrastructure, slope instability concerns, landslide-prone terrain) is commonly demonstrated with a factor of safety of 1.5 or greater. At the same time, lower FOS values, such as 1.3, may be acceptable for temporary or non-residential/non-critical conditions. CGS generally recommends that permanent slopes demonstrate acceptable long-term stability consistent with standard engineering practice.
 - i. From Page 3 of the CGS referral letter: Debris flow susceptibility areas are mapped across the site's drainage areas (CGS OF-18-08). CTL states (page 9), "The Civil Engineer should evaluate drainage basins present on the site slopes and design surface drainage structures that will reduce the risk of debris flows." Runoff reduction and detention measures associated with development on the plateau should be considered to minimize increased debris-flow susceptibility in the drainage areas.
 - j. From Page 3 of the CGS referral letter: CTL states (page 11), "We estimated potential ground heave may range from less than ½-inch to about 6 inches." CGS agrees with the mitigation measures presented in CTL's report for expansive soils consisting of deep foundations and structurally supported floor systems or sub-excavation to reduce potential heave to tolerable levels for shallow foundations and slab-on-grade floors. CGS also agrees with CTL's recommendation that design-level Soils and Foundation Investigations be performed after grading. Figure 4 in CTL's report should be intended for preliminary planning purposes only.

- k. From Page 3 of the CGS referral letter: According to the preliminary plan, five detention ponds are planned throughout the RidgeGate planning area. CGS agrees with CTL (page 20), “We recommend detention ponds be lined to help prevent potential seepage.” CGS recommends that careful design and construction be implemented where ponds are located upslope of residential lots or mapped landslide terrain. Additional subsurface exploration and laboratory testing will be necessary in the pond areas. CTL’s recommendations for grading, excavation, and fill placement should be strictly adhered to during design and construction.

Applicant Response: Geotechnical comment responses have been provided under separate cover.

8. **Repeat Comment from July 3, 2025 Technical Review Letter:** Scope Section (Page 1): While a geotechnical report will be required prior to issuance of every building permit on each lot (as stated in the second paragraph in this section), further geotechnical reports and analyses will be required as part of the final plat review process to determine appropriate building locations and building envelopes for proposed lots prior to approval of any site grading plans. This is supported by Section I(a)(v), Section I(c), Section II(a), Section III(a), and Section III(d) on Sheet 3 of the SRP PD. Due to the complexity of the site and the design requirements within the PD, staff recommends that this level of analysis occur at the time of Preliminary Plan development, to allow for lots and building envelopes to be determined, and to avoid any future Preliminary Plan Amendments that may be required due to further findings from future geotechnical investigation that could limit building construction in certain areas of the site.

a. **Repeat Additional Comments from November 17, 2025 Technical Review Letter:**

- i. The applicant provided a response to this comment but referenced that there was limited rig access so only “partial analysis for slope stability” was completed and recommended “additional slope stability analysis be performed at subsequent stages of the project when construction is active and access to key slope locations is provided.”
- ii. As these studies are minimum requirements of preliminary plan applications, the inability to provide this analysis effectively makes the analysis for these areas incomplete. This additional analysis will be a pending study that will be required prior to future platting. The Development Agreement for the proposed Hillcamp development will need to address this issue of additional slope stability analysis and individual Geotechnical reports by lot to ensure this additional analysis is obtained, consistent with the recommendations in the Geotechnical Report and with city code.
- iii. Should the additional analysis result in issues with the construction of buildings on lots that are not in compliance with the SRP PD, a Preliminary Plan Amendment may be necessary to remove impacted lots. For example, potential issues with lots that experienced shallow depths of boring failure may not be buildable, as blasting may not be approved to accommodate building construction in these areas.

- b. **Additional Comment:** Applicant provided responses to these comments that speak to additional geotechnical analysis occurring during subsequent stages of the project, and agreeing to provide further detail on those processes within the Development Agreement. The applicant did revise the Preliminary Plan to identify only some lots (lots shaded in grey color) that will be subject to future geotechnical analysis. The City does not accept this approach and will require further geotechnical analysis on all lots, based on the language within the SP PD referenced in the repeated comments above. While the lots identified in grey by the applicant will likely require the most scrutiny due to their adjacency to the steep existing slopes on the site, the SP PD does not explicitly state that only the most susceptible lots be analyzed. Therefore, the City will require that this process for further geotechnical analysis on all lots be identified within the Development Agreement.

Applicant Response: Geotechnical comment responses have been provided under separate cover.

9. Pond outfalls have been revised from the previously proposed level spreaders to longer outfall pipes with low tailwater basins further down sloped areas into existing drainageways. However, in most locations, no detail has been provided on the feasibility of construction of these longer outfall pipes, considering that most of the outfall pipes are proposed to cut through steep sloped and/or vegetated areas that have been intended to be protected within the proposed open space tracts. In addition, no detail has been provided on the extents of construction and/or grading activity that will be required to construct the outfall pipes in the locations proposed. The same applies to some of the utility lines proposed to/from the proposed lift stations. Also, all pond locations themselves must be analyzed further. For these reasons, the City will require that geotechnical analysis be provided in the locations that the outfall pipes and/or utility lines are proposed. The Geotech report must be updated to include exploratory borings in the location of every proposed pond itself, every proposed outfall pipe or utility line to/from the lift stations, analysis of and recommendations on the proposed method of construction of these utility lines, and confirmation that those construction methods can occur without significant impacts to areas of steep slopes and/or vegetation. Specific locations that require further analysis include:
- a. In the RidgeGate Rural Residential Preliminary Plan;
 - i. Pond within Tract BO;
 - ii. Pond within Tract AV;
 - iii. Outfall pipes from the ponds within Tract BO and Tract AV; iv. Pond within Tract AE;
 - v. Outfall pipe from pond within Tract AE;
 - vi. Pond within Tract C;
 - vii. Outfall pipe from pond within Tract C;
 - viii. Pond within Tract U; ix. Outfall pipe from pond with Tract U.
 - b. In the Southridge Preserve Preliminary Plan:
 - i. Pond within Tract AJ;
 - ii. Outfall pipe from pond within Tract AJ;
 - iii. Pond within Tract AI;

- iv. Outfall pipe from pond within Tract AI;
- v. Lift station proposed within Tract AH;
- vi. Utility lines to/from proposed lift station within Tract AH;
- vii. Pond within Tract N;
- viii. Outfall pipe from pond within Tract N; ix. Pond within Tract CC;
- x. Outfall pipe from pond within Tract CC;
- xi. Pond within Tract CD;
- xii. Outfall pipe from pond within Tract CD;
- xiii. Lift station proposed within Tract G;
- xiv. Sanitary sewer line running from cul-de-sac in Tract O north to the proposed lift station within Tract G;
- xv. Sanitary sewer line running east up the steep slope from the proposed lift station within Tract G.

Applicant Response: Geotechnical comment responses have been provided under separate cover.

10. The “Locations of Exploratory Borings” exhibit in Figure 1 must be updated to show the most recent proposed site plan. This is necessary to ensure that all areas of proposed construction (to include pond outfall pipes, pump stations and utility lines to/from those sites, etc.) have been analyzed within the geotechnical investigation.

Applicant Response: The exhibit has been updated to show the latest lot layout.

Technical Memorandum: Grading and Limits of Disturbance

1. Please note the Planned Development excerpts provided by the applicant overlook one critical requirement of the Planned Development, which is to preserve all slopes $\geq 20\%$ in their natural state. Protection of slopes $\geq 20\%$ will be required for any grading plans proposed for this project.

Applicant Response: The site plan has been updated to remove all improvements outside of the 20% slope line. Where lots encroach beyond the 20% slope line, building envelopes (to be determined with the Development Agreement and Final Plat) shall restrict grading and impacts into these areas.

2. Consistent with the City’s previous comments, remove the standard setback site plan provided on page 4 of the memo; each lot will require unique building envelopes to ensure consistency with the Planned Development, which requires consideration of drainage, slope protection, vegetation preservation, wildfire mitigation, and wildlife movement on all lots.

Applicant Response: A general note has been added to the plans indicating that each lot will be subject to future lot-specific geotechnical investigation to inform the final identification and placement of building envelopes in accordance with the applicable standards and guidelines of the PD. The requirement for these investigations will also be clearly established within the Development Agreement to consider drainage, slope protection, vegetation preservation, wildfire mitigation, and wildlife movement on all lots.

3. Note that a restoration planting plan will be required prior to approval of grading permits for this project to ensure that plant/seed selections are consistent with the project's Wildfire Mitigation Plan and the Wildlife Preservation Plan.

Applicant Response: Thank you, understood. A planting plan will be provided in subsequent stages, notably the GESC and Landscape Plans of the project to ensure vegetation is compatible with the WMP and WPP.

Wildlife Preservation Plan

1. On Page 4, the first sentence is missing a reference to the other governing PD. Correct.
Applicant Response: The report has been updated.
2. Section 2.1: Report needs to list all "overall ranges" applicable to the property, to include bear and elk. For example, the Preliminary Plan's Environmental Map identifies the bear and elk populations present on site; the formal Wildlife Preservation Plan for the project needs to be more thorough than the Preliminary Plan as it is the technical study informing the project development.

Applicant Response: The report has been updated.

3. Section 4.0: Report must be revised to reference the most recent Sub-Area Plan.

Applicant Response: The report has been updated.

4. Section 4.1: Remove statement that "Furthermore, proposed development on the Subject Property is consistent with existing development and human encroachment on adjacent properties in all directions." The subject property has unique Planned Development obligations related to preservation of wildlife habitat. How other surrounding properties have developed is irrelevant to this analysis.

Applicant Response: This language has been removed.

5. Section 4.2.1: The last paragraph that references a 45-foot movement corridor, additional space within lots, and the utility line outside of the subject property boundary must be revised. There has been no assurance that additional space can be provided within lots at this time (such as through the implementation of conservation easements or some other development restriction), the 45-foot movement corridor was not implemented along the entire southern boundary of the RidgeGate Rural Residential Preliminary Plan boundary, and the applicant cannot rely on off-site areas for meeting wildlife corridor preservation obligations of the PDs.

Applicant Response: The report has been updated to reflect the 45' wildlife corridor added along the entire southern property boundary.

6. Section 4.2.2: Remove or revise reference to off-site utility corridor. See other comments on the applicant not being able to rely on off-site areas for meeting wildlife corridor preservation obligations of the PDs.

Applicant Response: The report has been updated.

7. Section 4.2.3: Wildlife crossing sign locations must be identified in the Civil CDs, and must align with the wildlife crossing identified in the Wildlife Movement Map (Figure 3).

Applicant Response: Noted.

8. Section 4.2.8: Prohibition on motion-activated floodlights must be included in the Sub-Area Plan.

Applicant Response: The SAP has been updated.

9. Wildlife Movement Map (Figure 3):
 - a. This map/exhibit must be updated to align with any revisions that may be made to the Preliminary Plan site plans.
 - b. The 500-foot protected water setback is still not adequately defined or described. The report must describe what this setback requires.
 - c. Lots within Parcel 5 of the Southridge Preserve Preliminary Plan encroach into the 500foot protected water setback. This must be addressed in the report and in the Preliminary Plan.

Applicant Response: The Map has been updated accordingly.

10. In Appendix B, the applicant must provide the distance between the outermost extent of the Golden eagle nest site and the outermost PP boundary for the project.

Applicant Response: Boundary distance has been updated.

11. Update the Wildlife Preservation Plan to address Colorado Parks and Wildlife (CPW) referral comments. Provide detailed comment responses to all CPW referral comments as part of next resubmittal.

Applicant Response: Referral comments have been addressed.

12. **Repeat Comment from November 17, 2025 Technical Review Letter:** Please note that off-site areas cannot be considered for meeting the wildlife corridor preservation obligations of these PDs. The applicant has no control over off-site property and whatever future changes could occur on those properties. Obligations for the preservation of wildlife corridors and movements must be provided on-site within the Preliminary Plan boundaries to mitigate the effects the proposed development will have on existing wildlife movement and habitat.

Applicant Response: Noted.

13. **Repeat Comment from November 17, 2025 Technical Review Letter:** The report must be revised to include recommended fencing specifications that will allow for wildlife safety and preservation of wildlife movements.

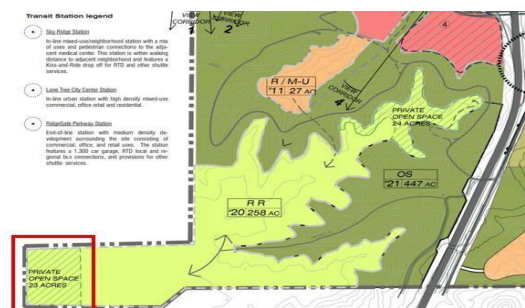
- a. **Additional Comment:** Further detail is still required on fencing. See comments on Sub-Area Plan for more detail. Final fencing requirements within Sub-Area plan must be consistently referenced within the Wildlife Preservation Plan and any other associated report. Fencing standards must better address wildlife movements as they relate to fence/retaining wall height, size of terraces to provide sufficient big game movements, fencing material details to include references to permitted materials, styles (e.g. no prongs/stakes that wildlife could impale themselves on, etc.), and minimum/maximum grid size for any wire fencing.

Applicant Response: Additional fencing detail has been added to the SAP and coordinated with the Wildlife Mitigation Plan.

Preliminary Plan

General

1. **Repeat Comment from July 3, 2025 Technical Review Letter:** In the southwest corner of the Preliminary Plan area, the RidgeGate Planned Development District, 7th Amendment (RG PD) identifies a 23-acre area as “Private Open Space”. This private open space area is not provided in the current Preliminary Plan, and lots and other development activity are proposed in this location. See the location of private open space area as identified on Sheet 8 of the RG PD provided below; the plan must be amended to comply with the PD.
 - a. **Repeat Additional Comment from November 17, 2025 Technical Review Letter:** The site plan was revised to enlarge this area of open space. However, it was still not enlarged to the 23-acre size or the orientation (continuous square in the entire southwest corner of the RR Planning Area) that are clearly identified in the RG PD. This area is now proposed to be made up of Tract AG (12.41 acres), Tract AY (2.46 acres) and Tract AQ (0.16 acres), which total only 15.03 acres. Additionally, the open space area is bisected by two proposed roadways, one of which is serving as the access to Parcel 4 within the Southridge Preserve Planned



Development District and has significant impacts to the natural character of this space that was clearly intended to be preserved as open space in the RG PD. Further comments on those roadway impacts will be provided below. However, the plan must still be amended to comply with the open space preservation identified in the RG PD. Staff is willing to recommend City Council consider an alternative configuration of that open space acreage, if it could be provided in a

manner that meets other objectives of the RG PD and/or addresses other technical review comments provided in this letter, while still preserving the existing topography, vegetation, and natural drainage that currently exist in this portion of the site.

- b. **Additional Comment:** The site plan was again revised, but was still not enlarged to the 23-acre size and is still fragmented and split up by utility infrastructure and roadways. The applicant's comment response states that this open space area was enlarged to the required 23-acre size, but based on the tract sizes this is not apparent. The open spaces provided in this area include Tract CB (1.13 acres), Tract CA (0.78 acres, but also a detention pond tract), Tract AG (7.20 acres), Tract AF (0.95 acres, but also a tract for bridge to Parcel 4), Tract AY (2.53 acres), Tract AZ (2.00 acres, but also an enlarged PWSD dedication), and Tract BA (0.98 acres). The total size of these tracts is 15.57 acres, but when Tracts CA, AF, and AZ are removed due to being utility/roadway infrastructure tracts, the total size of the open space tracts in this area is only 11.84 acres. There have been no assurances that the utility/roadway sites in this area will be developed in a manner that would support open space preservation or wildlife movement corridors. Therefore, staff is not in the position to support counting these spaces toward open space obligations. The applicant did reference some changes to the Southridge Preserve Preliminary Plan area to the north, which may have been part of the applicant's calculation of open space areas achieving the required 23-acre size. However, these areas are outside of the RidgeGate Rural Residential Preliminary Plan and cannot be considered.

Based on the above, staff does not find that the changes to the site plan in this area address the City's prior comments, and while the size and orientation of the 23-acre open space was adjusted, it was not done so in a manner that addressed other staff technical review comments or further addressed other objectives of the RG PD. To reiterate staff's prior position, a different orientation would still be acceptable to staff, but only if done so in a manner that reduces open space fragmentation and provides more substantial wildlife movement corridors. Staff suggests addressing this topic by expanding the open space to provide an open space buffer along the entire southern boundary of the RidgeGate Rural Residential Planning Area to provide not only wildlife movement corridors west/east through the site, but also buffer from adjacent County development to the south. Internal, fragmented open spaces currently proposed could be adjusted to provide space for this shift to an open space buffer along the southern boundary.

Applicant Response: The project is designed to comply with the RidgeGate PD and to meet the open space obligations established for this portion of RidgeGate. In addition to meeting the required open space acreage, the Applicant has prioritized the placement of open space areas in locations that support wildlife habitat, natural drainage preservation, and functional movement corridors.

In response to staff's comments regarding the southwest corner of the RidgeGate Rural Residential Planning Area, the Applicant has continued to evaluate adjustments to the open space configuration to better address the intent of the RG PD while also balancing roadway access, utility infrastructure requirements, and overall site functionality. As part of this effort, the Applicant has carefully reviewed potential wildlife fragmentation within the project area. The updated site plan reflects modifications intended to improve corridor functionality, including relocating trail alignments outside of designated wildlife corridors and adjusting roadway crossings that previously interrupted continuous land flow. These revisions are intended to reduce fragmentation and better preserve continuous areas of open space that support wildlife movement through the site.

Consistent with the project's broader wildlife and open space strategy, the plan incorporates a 45-foot continuous wildlife corridor along the southern boundary of the Hillcamp RidgeGate Preliminary Plan to facilitate east-west wildlife movement across the site. Additional 200-foot and 300-foot-wide buffer areas are proposed along the western edge of the Southridge Preserve Preliminary Plan to support north-south wildlife movement through the broader project area. These buffers and corridors are intended to provide meaningful habitat connectivity and align with the wildlife preservation objectives identified by the City and other reviewing agencies.

2. **Repeat Comment from July 3, 2025 Technical Review Letter:** Wildlife corridors are not preserved within the proposed development plan and this development will result in a great deal of habitat fragmentation. Wildlife areas are going to be disrupted by the proposed streets and home sites. A "wildlife corridor" according to U.S. Fish and Wildlife Service, is a piece of undeveloped land connecting two habitats so wildlife can move safely between them. In the context of Hillcamp, the two habitats that are most in need of connection are Bluffs Regional Park (235 acres) directly to the north of The Southridge Preserve and Highlands Ranch Backcountry Wilderness Area (8200 acres) directly to the south of The Southridge Preserve. These two areas should have a wildlife corridor between them to help maintain ecosystem health and reduce habitat fragmentation. An adequately sized wildlife corridor between the Bluffs Regional Park and Highlands Ranch Backcountry Wilderness area will help reduce potential wildlife conflicts with residences by providing wildlife access that does not require crossing individual lots. East-west movements through the development area are significantly impacted, particularly in providing connectivity from the wildlife crossing at I-25 to the east of the proposed development site. See comments above on Biological Assessment and integration of Colorado Parks and Wildlife data to guide further identification and preservation of wildlife corridors through the development plan area; the city will require that wildlife movement corridors be established to provide north-south movement of wildlife, as well as east-west movement of wildlife to ensure wildlife can safely and efficiently move between habitat and open space areas. Sections of the RG PD that support this approach include the Planning Framework for Rural Residential Planning Area on Sheet 3 of RG PD which states "Homes located in the Rural Residential Planning Area may be arranged in a clustered pattern, or utilize other techniques such as restricted building envelopes and fencing restrictions to provide for continuous areas of natural open space, with the objective of preserving views and maintaining areas for wildlife habitat and movement." The Objectives and Principles on Sheet 6 of RG PD include a principle also state "Maintain open space character in areas to be

developed with homes or structures”. Further, Section III on Sheet 6 of RG PD (“Designing with Nature” section) states “Dwelling units designed to fit the site and take advantage of existing physical or environmental features” and “Dwelling units integrated with natural environment by preserving existing landforms, natural features, and vegetation”.

- a. **Repeat Additional Comment from November 17, 2025 Technical Review Letter:** To adequately address east-west wildlife movements, provide a buffer between this development and Douglas County to the south (as required by the Planning Concept language on Sheet 3 of the RG PD), and provide space for wildfire mitigation, staff will require that an open space buffer be provided along the entire southern boundary of the Preliminary Plan area. This will provide a functional east-west wildlife corridor through the area proposed for development, providing connectivity between the wildlife crossing at I-25 to the east and the Highlands Ranch Backcountry Wilderness Area to the southwest without creating additional risks for wildlife-vehicular conflict by forcing wildlife to encounter additional road crossings.
- b. **Additional Comment:** The site plan was revised to provide a slight buffer along the western portion of the southern boundary of the RidgeGate Rural Residential Preliminary Plan area (west of Heather Drive), but no buffer was added along the southern boundary east of the Heather Drive connection. The applicant has continued to attempt to rely on the Xcel (Public Service Company of Colorado) site to the south as a wildlife corridor. However, this site is off-site and cannot be relied on to meet development obligations of the underlying RG PD. See prior comments for further justification of staff’s position on this topic. Provision of this buffer along the entire southern boundary would also address the Colorado Parks and Wildlife referral comments related to wildlife habitat fragmentation that were provided on the Hillcamp applications (see page 2 of the CPW referral comment letter dated 1-19-26).

Applicant Response: The Applicant recognizes the planning intent described in the RG PD Planning Concept and has incorporated design elements within the Hillcamp RidgeGate Preliminary Plan to support wildlife movement and minimize habitat fragmentation. The updated site plan includes a 45-foot-wide continuous wildlife corridor along the entire southern boundary of the Preliminary Plan area intended to facilitate east–west wildlife movement through the site. The design team has also evaluated potential wildlife fragmentation and updated the site plan to improve corridor functionality by relocating trail alignments outside of designated wildlife corridors and modifying roadway crossing locations that previously interrupted continuous land flow, helping to reduce disturbance and maintain more continuous open space along the southern portion of the site.

In addition, the broader project includes 200-foot and 300-foot-wide buffer areas along the western edge of the Southridge Preserve Preliminary Plan that support north–south wildlife movement and contribute to overall habitat connectivity between the I-25 wildlife crossing to the east and the Highlands Ranch Backcountry Wilderness Area to the southwest, while minimizing additional wildlife–vehicle conflict points.

3. Staff commented previously on the grading throughout the proposed Preliminary Plan area not being consistent with the “Grading/Drainage Standards” in Section I on Sheet 6 of the RG PD, and

requested a more detailed technical analysis of the proposed grading approach. The applicant provided that in the “Grading and Limits of Disturbance” Technical Memorandum dated 12/12/25. This document does now better address the applicant’s proposed approach to grading throughout the proposed development areas, but does confirm that the approach is to overlot grade the entire development area and the proposed lot areas to accommodate grading that “[...] is consistent with that of other typical single family residential projects within the Front Range.” The Technical Memorandum also states that the lot grading approach is to accommodate a “[...] larger housing footprint typical similar development” and to allow houses to “fit within the general setbacks as identified within the project’s Sub-Area Plan.” City staff commented previously on the Sub-Area Plan approach to bulk setbacks for all lots not being consistent with the intent of the underlying Planned Developments. Staff’s position is still that a more unique and lot-specific grading approach would be more consistent with the underlying PDs and provide opportunity for individual lot development to occur with less overlot grading impacts to existing topography. If the applicant does not change the approach to overlot grading, staff will present the staff position on alternative grading approaches that would be more consistent with the underlying PDs during the eventual public hearings for the project.

Applicant Response: The project proposes a grading strategy that is consistent with typical single-family residential construction practices within the Front Range, including the use of overlot grading to establish developable lots and maintain consistent drainage patterns across the site. While this approach provides a functional framework for infrastructure and lot development, the Applicant intends to incorporate lot-specific building envelopes for each lot that will guide the placement and construction of individual homes. These building envelopes will be established to ensure that future development adheres to key site constraints including: drainage management, slope protection, and vegetation preservation. The parameters and requirements governing these lot-specific envelopes will be more specifically defined within the Development Agreement, ensuring that individual lot development occurs in a manner that respects the underlying planning objectives while maintaining safe and functional site grading during construction and for the life of the project.

4. **Repeat Comment from November 17, 2025 Technical Review Letter:** Staff commented previously on the extent of vegetation removal proposed throughout the Preliminary Plan area, which is not consistent with Section II(2) on Sheet 1 of the RG PD, Principle 3 in the “Objectives and Principles” section on Sheet 6 of the RG PD, the “Designing with Nature” section in Section III on Sheet 6 of the RG PD, and the “Planting/Revegetation” section in Section III on Sheet 6 of the RG PD. The applicant responded and identified that less than 50% of the area will be graded or disturbed but also focused on the grazed agricultural lands. Staff’s prior comments were more focused on the areas of the site where there will be impacts to more natural, existing stands of vegetation, such as existing gambel oak stands on steeper slopes. Staff understands that the grazed agricultural lands are not as significantly vegetated and understands that a majority of the proposed site development would occur in those areas. However, to protect the stands of more significant existing vegetation, staff requires that an exhibit be provided that clearly identifies the overall extents of the proposed grading, roadway development, infrastructure development, and lot

development. Staff will require that the areas outside of the extents of the proposed development impacts be protected during construction.

- a. **Additional Comment:** The applicant responded to this comment by referencing the exhibit that has been provided in the “Grading and Limits of Disturbance” Technical Memorandum dated 12/12/25. This exhibit (on Page 9 of the Technical Memorandum dated 12/12/25) appears to suggest that no grading or site disturbance will occur outside of the red “Grading” line identified on that exhibit. However, outfall pipes from ponds, utility lines to proposed lift stations, and the lift stations themselves do not appear to be included in the construction and grading limits on this exhibit. This is misleading and inaccurate. Further details on the full extents of construction and grading impacts must be provided. See comments on Geotechnical Investigation Report above for additional detail.

Applicant Response: The Applicant understands the importance of preserving native vegetation and minimizing disturbance to sensitive areas of the site, including significant existing stands of gambel oak and other natural vegetation located on steeper slopes. In response to staff's comments, the Grading and Limits of Disturbance Technical Memorandum has been updated to more clearly reflect the extents of proposed grading and disturbance. As part of these revisions, grading has been removed from all areas exceeding 20% slopes to better preserve existing terrain and vegetation in those locations. Additionally, utility alignments that traverse open space areas have been consolidated where feasible to minimize impacts and reduce the overall footprint of disturbance within natural areas. Areas outside of these grading limits will be protected during construction to preserve existing vegetation and natural site conditions consistent with the intent of the RidgeGate PD.

5. Public parks are now proposed in response to prior staff comments, as park dedication is required as stated in Section III(a) on Sheet 1 of the RG PD. Staff had commented previously that the applicant must provide a minimum of 4.2 acres of parks within the RG PP, based on the metric of 3.2 persons per household used in the water and sewer capacity analysis in the utility report. The City may consider acceptance of these spaces as public parks if the comments in 5(a) through 5(c) below can be further addressed. Alternatively, the applicant may propose providing cash-in-lieu of public park land dedication, and the amount of cash-in-lieu would be determined following the process described in [Sec. 17-9-50](#) of the Lone Tree Municipal Code.
 - a. The public parks identified in Tracts N, X, and AC total 4.09 acres, which is slightly below the minimum of 4.2 acres required by the household calculation above.
 - b. Very little detail has been provided on the improvements that are proposed within these park areas, other than a trail connection within each public park tract. This minimal level of improvement will not be acceptable for the City to consider these spaces as public parks. While full design of these parks is not required at the time of Preliminary Plan, the City will require that the intended design and improvement characteristics of each public park tract be defined within the Development Agreement associated with this project.
 - c. The proposed public parks are of a size that will not support maintenance by South Suburban Park and Recreation District. Therefore, these public park spaces as proposed would need to be maintained by the Rampart Range Metropolitan District.

Applicant Response: Noted. 5 acres of park are being provided with this revised plan.

6. **Repeat Comment from November 17, 2025 Technical Review Letter (Provided on Numerous Individual Sheets):** Trail construction in Tract AH must not result in removal of any existing scrub oak vegetation stands, and trail construction must meander as necessary to avoid any tree removals. A note was added to the sheet to partially address this. Adjust that note (Note #4) to instead state: "All trail locations within this Preliminary Plan are conceptual in nature. Final trail locations will be determined during platting and/or construction (if allowed during the platting process), and the trails will be located to avoid removal of any existing gambel oak vegetation stands and minimize impacts to 20% slope areas." Adjust this note language on all relevant sheets.
 - a. **Additional Comment:** The applicant added a general note to Preliminary Plan sheets 10-25 that attempted to respond to the City's prior comment and requested trail note. However, the applicant added additional language that is not acceptable to the City. Revise the trail location note on all relevant sheets to the following: "All trail locations within this preliminary plan are conceptual in nature. Processes associated with final trail location, design and construction are described in the Development Agreement recorded at [INSERT LINE FOR RECORDATION NUMBER].".

Applicant Response: The following note has been included on the Site Plan sheets: "All trail locations within this preliminary plan are conceptual in nature. Processes associated with final trail location, design and construction are described in the Development Agreement recorded at _____."

Sheet 1

1. On General Note #6, add a space to reference the title and application number of the Sub-Area Plan.

Applicant Response: Hillcamp Sub-Area Plan RG24-0007 added to note.

2. On General Note #7, add a space to reference the date of the approved wildfire mitigation plan.

Applicant Response: Space added to reference the date of the approved wildfire mitigation plan.

3. On General Note #8, add a space to reference the reception number of the eventual Development Agreement that will be associated with this Preliminary Plan.

Applicant Response: Space added to reference the reception number of the eventual DA associated with the preliminary plan.

4. **Repeat Comment from July 3, 2025 Technical Review Letter:** In Environmental Notes section, add the following notes:
 - a. No vegetation removal shall be permitted by the City unless such removal is identified in the approved grading and ground disturbance plans for the development.

- i. **Repeat Additional Comment from November 17, 2025 Technical Review Letter:**
The applicant added a new note (Note #5 in the Environmental Notes section) that attempted to address this requested note but used entirely different language that was not as specific as requested by the City. Please revise this note to provide the language indicated by the City in its July 3, 2025 comment.
- ii. **Additional Comment:** Note language still not acceptable to staff. Revise the note to the language indicated by the City in its July 3, 2025 comment.

Applicant Response: The Applicant recognizes the City's intent to restrict vegetation removal to the approved limits of disturbance. While these limits are shown on the plans, minor field adjustments to trail alignments may occur during construction to allow the trails to be fit to existing site conditions in a manner that minimizes overall disturbance to vegetation and natural landforms to the greatest extent practicable. A note has been included with the plans to this effect.

Sheet 4

1. Add natural landforms to the landscape legend and update all preliminary plan sheets accordingly to identify major landforms, consistent with the PD.

Applicant Response: Natural landforms have been added to this sheet.

2. Add the "Area of Highest Visual Sensitivity" to the Layer Linetype Legend.

Applicant Response: Layer linetype for "Area of Highest Visual Sensitivity" added to legend.

3. If public parks are removed from the proposal, update the tract legend accordingly. See general comment related to public parks above.

Applicant Response: Noted and updated.

Sheet 5

1. Note that, consistent with the City's comments regarding wildfire mitigation, the city will require the submission of a plant/seed plan for all restored areas to ensure plantings for restoration are consistent with the Wildfire Mitigation Plan and serve to reduce wildfire risk and support mitigation practices.

Applicant Response: Thank you, understood. A planting plan will be provided in subsequent stages, notably the GESC and Landscape Plans of the project to ensure vegetation is compatible with the WMP and WPP.

2. Per the City's previous comments on the topic, the plan provides insufficient wildlife movement corridors and does not satisfy the Commitment II of the RG PD, which requires a wildlife preservation plan. The Preliminary Plan does not integrate the elements identified in the Wildlife Preservation Plan submitted for the project. For example, the Wildlife Preservation Plan states that a minimum 45' wildlife movement corridor will be provided on the southern boundary of the

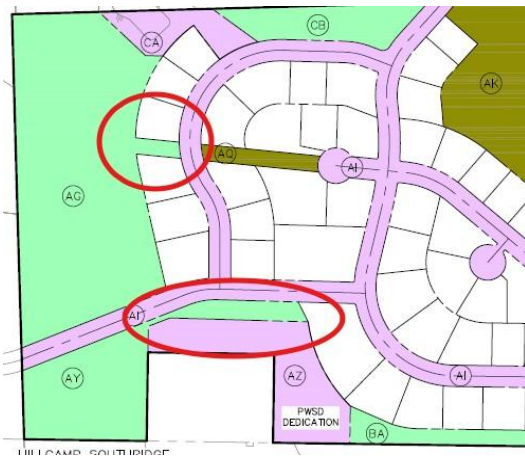
project; this is not provided, and no continuous wildlife movement corridor is provided on the southern boundary of the project. Again, the impacts of the project must be accounted for within the scope of the project boundaries; the applicant cannot rely on lands outside of the project area to accommodate or mitigate development impacts. Additionally, as previously identified by the City, insufficient wildlife movement corridors are provided throughout the project, to include in the center of the project area; several wildlife road crossings are identified in the Wildlife Preservation Plan, however, wildlife movement corridors are not provided to facilitate safe crossings and the design of the lot and road layout will force wildlife to utilize the road corridors for movement, which is inconsistent with the RG PD. For example, a major wildlife movement corridor is represented below with the red arrow; this movement corridor funnels wildlife into a crossing that is too narrow for safety (less than 25') and that then routes wildlife through a narrow tract surrounded by homes (Tract BG).



Applicant Response: The updated site plan includes a 45-foot-wide continuous wildlife corridor along the entire southern boundary of the Preliminary Plan area intended to facilitate east–west wildlife movement through the site. The design team has also evaluated potential wildlife fragmentation and updated the site plan to improve corridor functionality by relocating trail alignments outside of designated wildlife corridors and modifying roadway crossing locations that previously interrupted continuous land flow, helping to reduce disturbance and maintain more continuous open space along the southern portion of the site.

In addition, the broader project includes 200-foot and 300-foot-wide buffer areas along the western edge of the Southridge Preserve Preliminary Plan that support north–south wildlife movement and contribute to overall habitat connectivity between the I-25 wildlife crossing to the east and the Highlands Ranch Backcountry Wilderness Area to the southwest, while minimizing additional wildlife–vehicle conflict points.

3. Remove the following portions of open space tracts proposed for dedication to the City; these are remnant tracts that serve to break up and fragment the open space land proposed for dedication to the City. These areas should be restored native areas managed by the HOA.



Applicant Response: Tract land updated. Both portions of land will be HOA/RRMD owned & maintained.

4. As the fire access path is a required transportation connection for life/safety, this needs to be identified in its own tract and cannot be shown across a landscaped tract as it will need to be a SMFR rated emergency vehicle access. Please update.



Applicant Response: The fire access path has now been incorporated into its own tract to be owned and maintained by RRMD/HOA.

5. Identify the detention pond on Tract BQ.

Applicant Response: The detention pond is now labeled.

6. The lots on the mesa fingers must be ½ acre to 1 acre lots to ensure consistency with the PD; note that lots 160-165, 168-175 and 177-178 do not satisfy this requirement.

Applicant Response: All lots have been updated to be the appropriate size according to location, consistent with the PD.

7. Lot BC is labeled in the Tract Table as tract BL; please clarify/correct.

Applicant Response: Tract name and label have been updated to match.

8. Per the City's previous comments, the open space provided in the Preliminary Plan on the western side of the project area does not meet the RG PD requirements for the provision of 23 acres of open space (see below); currently only 9.2 acres of continuous open space are provided on the western boundary.



Applicant Response: 23 acres of continuous open space have been provided. 14.7 of these are in the original designated area. Per conversations with the City we have used flexibility on the shape of this area to focus on habitat and wildlife corridors. All trails have been removed from these areas as requested and the minimum width is 45', with the average much greater. We were able to remove one street crossing. A large portion of the area connects to large tracts of open space in the adjoining PD.

9. **Repeat Comment from November 17, 2025 Technical Review Letter:** Staff commented previously that the proposed street and lot layout are not consistent with the "Road Standards" language in Section I on Sheet 6 of the RG PD, as continuous and usable open space areas are not provided. The applicant requested additional clarification on this comment, and stated that they believe that "Open space corridors have been provided to allow to connect all ends of the community".

Staff's position is that the street layout has not been designed to provide continuous and usable open space areas. There is not a single continuous and usable open space area that is not bisected by at least one roadway in the entire Preliminary Plan area.

- a. **Additional Comment:** Applicant responded to the comment above by disagreeing and stating that the proposed plan "[...] still allows for residents and wildlife to utilize these corridors to travel freely around the Site while crossing small roadways." Staff's position still remains as stated in prior comment. The provision of an open space buffer along the entire southern boundary of the site (see comments above) would address staff's concern on this roadway design topic as well.

Applicant Response: A 45-foot-wide continuous wildlife corridor is now proposed along the entire southern boundary of the site, allowing for uninterrupted east-west wildlife movement through the area.

10. **Repeat Comment from July 3, 2025 Technical Review Letter:** Open space buffering between the Hillcamp development and the existing development to the south is not sufficiently provided, per the Planning Concept language on Sheet 3 of the RG PD which states that the "Planning Areas have distinct edges defined by an open space system that also serves to protect sensitive watersheds and habitat and provide a framework for an integrated trail system. *This open space system also serves to maintain distinct community separation from the City of Castle Pines east of I-25 and from open lands in Northern Douglas County.*"

- a. **Repeat Additional Comment from November 17, 2025 Technical Review Letter:** The response provided by the applicant proposes to rely on off-site open space and utility right-of-way to serve the function of natural buffers required by the PD, however, as these off-site lands are not within the City of Lone Tree, nor within the Preliminary Plan boundary, they cannot be utilized to achieve development objectives for land within the RG PD boundary. Therefore, the comment above still stands and open space buffering must be provided on-site within the Rural Residential Planning Area boundary.
- b. **Additional Comment:** While an open space buffer was increased and provided along the western portion of the southern boundary of the RidgeGate Rural Residential Preliminary Plan area (west of Heather Drive), no open space buffer was provided east of the Heather Drive connection. The applicant responded by attempting to rely on the fact that no lots within the Preliminary Plan area abut a residential lot to the south. That was not the point of staff's prior comments. Staff's prior comments still stand, and see additional comments on this open space buffer above.

Applicant Response: In order to preserve a buffer between the Hillcamp development and the existing development to the south, a 45-foot-wide continuous wildlife corridor is now proposed along the entire southern boundary of the site. There are no proposed improvements associated with this tract in order to allow for wildlife movement and to maintain distinct community separation.

11. Verify extents of the roadway tracts that will be under RRMD ownership and maintenance. Tract S appears to be bisected by the proposed bifurcated entry roadway (i.e. most of Tract S is east of that entry roadway but the “S” label appears to the west of the entry roadway as well).

Applicant Response: The entry road is now proposed as a single 26-foot flowline-to-flowline roadway from Viewside Drive through Gamble Edge Drive, which reduces the overall paved width through this segment.

Sheet 6

1. A majority of the lot sizes are significantly smaller than the lot sizes identified in the RG PD, which calls for ½ acre lots, with ½ acre to 1 acre lots on the mesa fingers. As this is the Rural Residential Planning area and the intent for this residential area is for it to have a rural character, the small, suburban scale lots are not consistent with the intent of the RG PD.

Applicant Response: All lots on mesa fingers have been updated to be ½ acre to 1 acre lots, consistent with the PD.

2. Definitions still include “Point of Reflection;” if the intent is to remove these from the Preliminary Plan, please remove the definition.

Applicant Response: All references to points of reflection have been removed from the set.

3. Please put the Tract Table in alphabetical order for ease of use.

Applicant Response: All Tracts now listed in alphabetical order for ease of reference.

4. Tracts E and AW are significantly encumbered by utility lines and easements and may not be accepted by the City; these tracts may need to be split into RRMD tracts covering the utility infrastructure and unencumbered open space tracts for purposes of dedication.

Applicant Response: Tract E and AW have been split to keep utility encumbrances owned and maintained by RRMD.

5. Note that Tract BP will require a license agreement from the City to RRMD to provide the District with access to the tract for purposes of maintenance and wildfire mitigation.

Applicant Response: Tract BP has been removed from the plans.

6. Tract BA is shown on sheet 5 as open space, not as utility/infrastructure; please clarify the use of the tract, as well as ownership and maintenance.

Applicant Response: Tract BA intended to be open space owned and maintained by the City.

7. Tract AZ is shown on sheet 5 as utility/infrastructure, not open space; please clarify the use of the tract, as well as ownership and maintenance.

Applicant Response: Tract AZ to be Restored Native Open Space owned and maintained by the City. Plans updated accordingly.

8. Tract AX should be owned/maintained by the City; please update.

Applicant Response: Tract AX updated to be owned & maintained by the City.

9. Tracts H and AU are remnant tracts that do not provide continuous, functional open space lands for purposes of dedication and will need to be removed from city ownership and maintenance. Please update the Open Space Calculations Table accordingly.

Applicant Response: Tract H has been removed with updated land plan. Tract AU has been revised to be owned and maintained by RRMD.

10. **Repeat Additional Comment from November 17, 2025 Technical Review Letter:** Verify the approach to ownership and maintenance of Tract BP. This tract is identified as “Open Space” and included in the Open Space Calculations table on Sheet 6, but ownership and maintenance are identified in the Tract Summary Table as “RRMD”. Confirm whether this is intentional, or if this open space tract was intended to be dedicated to the City of Lone Tree for ownership and maintenance.

- a. **Additional Comment:** The applicant responded by confirming that Tract BP was intended to be dedicated to the City of Lone Tree. However, the tract summary table on Sheet 6 still identifies RRMD for ownership and maintenance of Tract BP.

Applicant Response: Tract BP has been removed from the plans. This area taken out of Open Space calculations.

11. Please verify the ownership and maintenance of Tracts O and Q. These appear to be tracts for roadways and associated utilities/infrastructure, but they are identified as HOA/RRMD instead of just RRMD. The other roadway tracts (Tracts S and AI) are identified as just RRMD in the tract summary table.

Applicant Response: Tract Q does not exist any longer with the latest land plan. Tract O is owned and maintained by RRMD only.

12. Most ponds are identified as owned and maintained by RRMD, except for the proposed pond within Tract AE which is identified as HOA/RRMD. Revise to identify Tract AE as just RRMD.

Applicant Response: Tract to be owned and maintained by RRMD. Table updated.

13. Consistent with the City’s previous comments on the topic, remove all references to the off-site open space.

Applicant Response: Clarification has been provided to reference the Open Space associated with the project, along with the Open Space associated with the PDD, as the Preliminary Plan boundary does not include all areas with Planning Area 20 of the PDD.

14. Revise the Open Space Calculations Table calculations based on the comments provided above.

Applicant Response: Open space calculation table updated based on comments provided.

Sheet 7

1. Note #1 appears to be incorrect, and should be revised to instead reference the Southridge Preserve Preliminary Plan (SB25-0009).

Applicant Response: Note #1 updated to reference the Southridge Preserve Preliminary Plan (SB25-0009).

2. Note #3 appears to be incorrectly included on this Preliminary Plan, and instead should be included on the Southridge Preserve Preliminary Plan (SB25-0009).

Applicant Response: Note #3 removed from plans.

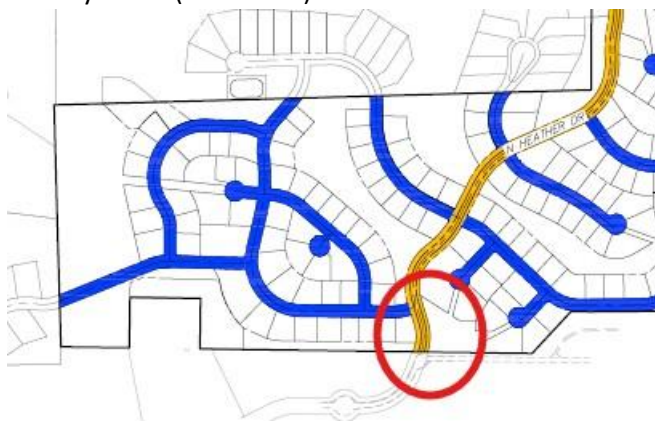
3. In Note #4, correct spelling of “MAINTAIND” as it is currently identified.

Applicant Response: Note updated.

4. In Note #4, add the following sentence to the end of the note: “SEE THE NOTES WITHIN EACH ROAD CROSS SECTION ON SHEET 8 FOR SPECIFIC OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF EACH ROADWAY TYPE.”

Applicant Response: Note #4 updated accordingly.

5. The southern portion of Heather Drive/Stay True Trail must be revised and identified as an EVA on this overall roadway sheet (see below).



Applicant Response: The EVA, and associated tract, have been updated with the latest site plan.

Sheet 8

1. Add a merged row to the top of the Roadway Technical Criteria table, and include the following title in that row: “RidgeGate Rural Residential Planning Area 20 – Roadway Standards”.

Applicant Response: Row added to include the title noted above.

2. Add a note to the bottom of the Roadway Technical Criteria table that states the following: “THE ROADWAY STANDARDS IN THIS ROADWAY TECHNICAL CRITERIA TABLE AND THE ROADWAY CROSS SECTIONS ON SHEET 8 OF THE RIDGEGATE RURAL RESIDENTIAL PLANNING AREA 20 PRELIMINARY PLAN ARE THE APPROVED ROADWAY STANDARDS FOR USE WITHIN THE PRELIMINARY PLAN AREA, CONSISTENT WITH THE ROADWAY STANDARDS LISTED IN SECTION I ON SHEET 6 OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT.”

Applicant Response: Note added to the bottom of the Roadway Technical Criteria Table.

3. “Divided Entry Road With Median”:
Transition this roadway to a less space-intensive overall footprint to better align with broader PD objectives and standards such as minimizing disturbance of native vegetation, topography, and drainage patterns, as well as minimizing paved surfaces

Applicant Response: The entry roadway design has been revised to reduce its overall footprint and better align with these broader planning objectives. The entry road is now proposed as a single 26-foot flowline-to-flowline roadway from Viewside Drive through Gamble Edge Drive, which reduces the overall paved width through this segment. The roadway then transitions into a narrower bifurcated roadway configuration approaching the Stay True Trail intersection, further minimizing pavement width and disturbance in this area.

4. “Cul-de-sac With Median”:
 - a. Staff commented previously that these cul-de-sacs with medians are large and space intensive. Staff’s prior comments are related to an overall intention of limiting site disturbance and minimizing development extents to align with broader objectives and standards of the RG PD such as minimizing disturbance of native vegetation, topography, and drainage patterns, as well as minimizing paved surfaces (see the “Road Standards” section in Section I on Sheet 6 of the RG PD). Staff acknowledges that all but one of these cul-de-sac with median roadways have been removed from the plans. The City may accept the last “Cul-de-sac with Median” (associated with Tract BQ), because it is proposed to be combined with a detention pond and therefore provides a more efficient use of land than the previous submittals where the cul-de-sac with median just had landscaping within the median.

Applicant Response: The Applicant appreciates staff’s recognition of the revisions made to reduce the number of cul-de-sacs with medians within the proposed roadway network in order to better align with the objectives of the RidgeGate PD related to minimizing site disturbance, preserving native vegetation and topography, and reducing unnecessary paved surfaces. As noted by staff, all but one of the previously proposed cul-de-sacs with medians have been removed from the plan. The remaining cul-de-sac associated with Tract BQ is proposed to remain because it is integrated with stormwater infrastructure, allowing the land to serve multiple functional purposes while limiting additional disturbance elsewhere on the site. The Applicant continues to propose a water quality pond within Tract BQ, with the detention pond located downstream,

allowing the stormwater management system to function as intended while maintaining an efficient use of land in this area. This approach helps consolidate infrastructure and reduce additional site disturbance while remaining consistent with the broader intent and objectives of the PD.

5. "Emergency Vehicle Access (EVA)"
 - a. Add note stating the following: "ALL EVA ROADWAYS WILL BE MAINTAINED BY RRMD".
 - b. Revise final note to replace "MCARTHUR DRIVE EVA" with "ALL EVA ROADWAYS". The same gate and signage requirements should be provided on both the McArthur Drive and Heather Drive EVAs.

Applicant Response: Note added to the EVA cross section.

6. Update the Roadway Technical Criteria Table to include Wildlife Crossing Signs and No Parking Signs.

Applicant Response: Roadway Technical Criteria Table updated to include Wildlife Crossing and No Parking Signs.

7. Revise the design specifications for the Emergency Vehicle Access to meet the design requirements provided in South Metro Fire Rescue's referral.

Applicant Response: Per SMFR's referral comment letter, EVA-only roads shall be 20' paved, all-weather surfaces, as noted in the cross section on Sheet 8. The bifurcated entry road shall be 16' asphalt sections with two-2' concrete ribbon curbs on either side.

Sheet 10

1. The following comments apply to all site plan sheets:
 - a. Add the 20% slope line to the Tract Legend.
 - b. Remove note #3; a final, comprehensive geotechnical report will be required prior to final plat approval; this report will inform the establishment of building envelopes for each lot. Additionally, individual geotechnical reports will be required for each lot prior to issuance of building permits.
 - c. Revise note #4 as follows: "All trail locations within this preliminary plan are conceptual in nature. Processes associated with final trail location, design and construction are described in the Development Agreement recorded at [INSERT LINE FOR RECORDATION NUMBER]."

Applicant Response:

- a) The 20% slope line has been added to the Tract Legend.
- b) Note 3 has been revised to the following, per direction from City staff: Each lot will have unique building envelope restrictions that are consistent with the final geotechnical report, provided by CTL Thompson, and described in the Development Agreement, Recorded at _____.
- c) The following note has been included on all Site Plan sheets: "All trail locations within this preliminary plan are conceptual in nature. Processes associated with final trail location, design

and construction are described in the Development Agreement recorded at _____."

2. Additional detail on the construction of the proposed outfall pipe from the pond in Tract C is needed. See comments on Geotechnical Investigation Report above for additional detail.

Applicant Response: Refer to the supplemental Drainage Outfall Design Memo included with this submittal for additional detail on pond outfall pipes.

Sheet 13

1. **Repeat Additional Comment from November 17, 2025 Technical Review Letter:** Tract A still includes grading to accommodate the road along the southern edge of Tract A, and the extents of the grading have actually expanded since the time of the previous submittal. Grading impacts existing topography in what will be a natural open space area and impacts existing scrub oak vegetation stands. The grading, the roadway (Gambel Edge Drive), and Lots 7 and 8 are located within the existing 20% slope line now identified on this sheet. The trail along the western side of Tract A also may have grade, alignment, and erosion issues. Staff's position is that this is not consistent with Section II or Section III on Sheet 6 of the RG PD. The improvements in this area, in particular within the 20% slope line, must be relocated.

a. **Additional Comment:** The applicant responded by stating that the grading was revised in this area and a retaining wall was added. However, no changes are apparent between the last two submittals. Verify that the correct proposed improvements are identified on this sheet. Also, the applicant provided a statement that the 20% slope line in this area is due to an incised drainage. This does not change staff's position that the improvements within the 20% slope line must be relocated.

Applicant Response: The roadway has been realigned in this location in order to keep improvements outside of the 20% slope line, consistent with the RG PD.

2. See comments on bifurcated roadway above.

Applicant Response: Refer to the above response on the bifurcated roadway.

3. See general comments above for City's position on the proposed improvements within the proposed public park tracts (Tracts N and X).

Applicant Response: Understood.

4. Add label/note referencing the dashed line that is identifying the 150' minimum building setback line, similar to how it is identified on Sheet 11 and Sheet 14.

Applicant Response: Note added to plan sheet to identify the 150 minimum building setback line.

5. Adjust the tract line between Tracts A and C to ensure the utility line remains within Tract C and does not encumber Tract A. Adjust open space calculations accordingly.

Applicant Response: Tract lines adjusted and open space calculations updated accordingly.

Sheet 14

1. Additional detail on the construction of the proposed outfall pipe from the pond in Tract U is needed. See comments on Geotechnical Investigation Report above for additional detail.

Applicant Response: Refer to the supplemental Drainage Outfall Design Memo included with this submittal for additional detail on pond outfall pipes.

2. **Repeat Comment from November 17, 2025 Technical Review Letter:** Changes between existing and proposed grading between Tract U and Lot 47 is unclear. Verify that existing and proposed grading in this area is accurately identified.
 - a. A response was provided that grading was updated, but the topographic lines between existing and proposed grading still do not appear to align.

Applicant Response: Grading has been updated to tie back the proposed grading into existing contours properly.

Sheet 16

1. See general comments above for City's position on the proposed improvements within the proposed public park tracts (Tracts X and AC).

Applicant Response: Noted.

2. **Repeat Comment from November 17, 2025 Technical Review Letter:** The City will seek verification from Parker Water and Sanitation District (PWSD) on the types of improvements that are anticipated for Tract AS during the referral process. Staff reserves the right to provide comments at a later date once the details of potential improvements and extents of construction impacts are better understood.
 - a. **Additional Comment:** Detail on the proposed improvements in this location are still required to be provided. Depending on the information provided by the applicant and/or PWSD, a Preliminary Plan Amendment may be required.

Applicant Response: It is noted that the "off-site" water and sewer mains to the site are being designed and constructed with RRMD as a separate project and are not a part of this Preliminary Plan Application. With that, the Applicant understands that RRMD will be submitting these plans directly to the City for processing of the GESC plan and the water and sewer plans as a referral agency from PWSD. It is anticipated that the City will work with RRMD to provide any additional studies as part of that application. The Applicant understands that these processes must occur prior to the finalization of the first final plat and the revisions to the preliminary plan may be necessary based on the ultimate location of the utility connections.

3. Provide add a label/note that references the narrow strip of Restored Native Area between Tract AS and Storyteller Drive as Tract AT (if it is truly part of the remainder of Tract AT).

Applicant Response: Label added to the narrow strip of land between these tracts to clearly define the area.

4. The outfall pipe from the pond in Tract AE is not identified on the Preliminary Plan sheet. Coordinate with updates to the CDs, which also only appear to identify a portion of this outfall pipe.

Applicant Response: The outfall pipe for the detention pond in Tract AE is now shown on this sheet of the Preliminary Plan.

5. Please note that a public access easement to support trail access will be required over the Parker Water and Sanitation District parcel south of Tract AE. Parker Water and Sanitation District will need to provide this easement concurrent with the final plat approval process, or the trail will need to be relocated, which could trigger a preliminary plan amendment.

Applicant Response: The Applicant will coordinate trail access through Tract AE with PWSD.

Sheet 18

1. Verify whether the sanitary sewer line identified as running north from Sentinel Place through Tract CB and into the Southridge Preserve Preliminary Plan area further north is accurately identified. In the Southridge Preserve Preliminary Plan materials, this sanitary sewer line appears to dead end within the open space area and not connect to any further infrastructure.

Applicant Response: This sanitary sewer alignment has been removed from the plans.

Sheet 20

1. **Repeat Comment from November 17, 2025 Technical Review Letter:** The City will seek verification from Parker Water and Sanitation District (PWSD) on the types of improvements that are anticipated for Tract AZ during the referral process. Staff reserves the right to provide comments at a later date once the details of potential improvements and extents of construction impacts are better understood.
 - a. **Additional Comment:** Detail on the proposed improvements in this location are still required to be provided. Depending on the information provided by the applicant and/or PWSD, a Preliminary Plan Amendment may be required.

Applicant Response: It is noted that the “off-site” water and sewer mains to the site are being designed and constructed with RRMD as a separate project and are not a part of this Preliminary Plan Application. With that, the Applicant understands that RRMD will be submitting these plans directly to the City for processing of the GESC plan and the water and sewer plans as a referral agency from PWSD. It is anticipated that the City will work with RRMD to provide any additional studies as part of that application. The Applicant understands that these processes must occur prior to the finalization of the first final plat and the revisions to the preliminary plan may be necessary based on the ultimate location of the utility connections.

2. Please note that the process for analysis and review of the proposed bridge to provide access to Parcel 4 within the Southridge Preserve Planned Development to the west will need to be included within the Development Agreement for the project.

Applicant Response: The Development Agreement will be universal for RidgeGate, Southridge Preserve, and Hillcamp Trail and will include language for the analysis and review process of the proposed bridge.

3. Please identify the responsible party for the bridge construction and maintenance; it currently states “by others.”

Applicant Response: By others have been removed from the plans as the bridge will be constructed with the infrastructure associated with the project.

4. Remove the reference to the 100’ x 20’ culvert. Per the City’s previous comments, this natural drainage corridor must be maintained in its natural state to preserve wildlife habitat and vegetation.

Applicant Response: Reference to a 100’ x 20’ culvert has been removed from the plans.

5. Per the City’s previous comments, an adequate wildlife corridor must be provided on the southern boundary of the project area to ensure wildlife from the eastern side of the site can access the north-south wildlife corridor which travels under the bridge. Currently Tract AZ prohibits continuous movement for wildlife.

Applicant Response: A 45-foot-wide continuous wildlife corridor is proposed along the entire southern boundary of the site, allowing for uninterrupted east-west wildlife movement through the area. This are in addition to the 200-foot and 300-foot-wide buffer areas proposed along the western edge of the Plan to facilitate north-south wildlife movement through the project area.

Sheet 21

1. See referral comments from Douglas County on additional design needs for the pond outfall from the pond within Tract BE.

Applicant Response: Pond outfall updated per comments from Douglas County referral.

2. Per the Wildlife Preservation Plan prepared for this project, the wildlife corridor on the southern boundary of the site is supposed to be a minimum of 45’ in width; Tract BA is (a) not continuous across the southern boundary of the site and (b) measures only approximately 25’, which is not consistent with the Wildlife Preservation Plan provided for the project. This must be revised to provide a functional wildlife movement corridor on the southern boundary of the site.

Applicant Response: A 45-foot-wide continuous wildlife corridor is now proposed along the entire southern boundary of the site, allowing for uninterrupted east-west wildlife movement through the area.

Sheet 22

1. **Repeat Comment from November 17, 2025 Technical Review Letter:** The City will seek verification from Parker Water and Sanitation District (PWSD) on the types of improvements that are anticipated for Tract AS during the referral process. Staff reserves the right to provide comments at a later date once the details of potential improvements and extents of construction impacts are better understood.

- a. **Additional Comment:** Detail on the proposed improvements in this location are still required to be provided. Depending on the information provided by the applicant and/or PWSD, a Preliminary Plan Amendment may be required.

Applicant Response: It is noted that the “off-site” water and sewer mains to the site are being designed and constructed with RRMD as a separate project and are not a part of this Preliminary Plan Application. With that, the Applicant understands that RRMD will be submitting these plans directly to the City for processing of the GESC plan and the water and sewer plans as a referral agency from PWSD. It is anticipated that the City will work with RRMD to provide any additional studies as part of that application. The Applicant understands that these processes must occur prior to the finalization of the first final plat and the revisions to the preliminary plan may be necessary based on the ultimate location of the utility connections.

2. Provide label/note that references the narrow strip of Restored Native Area between Tract AS and Storyteller Drive as Tract AT (if it is truly part of the remainder of Tract AT).

Applicant Response: Label added to provide clarity.

3. Tract BG must be widened at its intersection with Storyteller Dr. to provide safe, adequate wildlife crossing (see additional comments to this effect in comments on Sheet 5 above).

Applicant Response: Tract BG has been widened at its intersection with Storyteller Drive from 30’ wide to 50’ wide with the latest land plan updates. Also, a 45-foot-wide continuous wildlife corridor is proposed along the entire southern boundary of the site to allow for uninterrupted east-west wildlife movement through the development.

Sheet 23

1. Additional detail on the construction of the proposed outfall pipe from the pond in Tract AV is needed. See comments on Geotechnical Investigation Report above for additional detail.

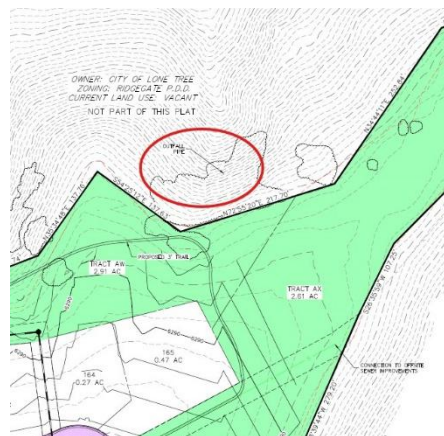
Applicant Response: Refer to the supplemental Drainage Outfall Design Memo included with this submittal for additional detail on pond outfall pipes.

2. Identify the emergency vehicle access (EVA) that crosses Tract AV (as shown on Sheet 7) and note that, consistent with referral comments from SMFR, the EVA will need to be paved and will need to meet SMFR grade requirements, impacting the alignment/location of the 3’ trail currently proposed in this location.

Applicant Response: The emergency vehicle access through Tract AV has been removed now that all buildings will be sprinklered. This is accordance with the exception noted for IFC Section D107.1.

3. Consistent with the City's prior comments on Sheet 5, the site layout for this area of the Preliminary Plan will need to be revised to accommodate a wildlife movement corridor, as identified in the Wildlife Preservation Plan prepared for this project. Per the City's previous comments, reliance on property outside the boundary of the Preliminary Plan will not be accepted.

Applicant Response: A 45-foot-wide continuous wildlife corridor is proposed along the entire southern boundary of the site, allowing for uninterrupted east-west wildlife movement through the area.



Sheet 24

1. The City may accept the "Cul-de-sac with Median" in this particular location, because it is proposed to be combined with a detention pond and therefore provides a more efficient use of land than the previous submittals where the cul-de-sac with median just had landscaping within the median.

Applicant Response: The remaining cul-de-sac associated with Tract BQ is proposed to remain because it is integrated with stormwater infrastructure, allowing the land to serve multiple functional purposes while limiting additional disturbance elsewhere on the site. The Applicant continues to propose a water quality pond within Tract BQ, with the detention pond located downstream, allowing the stormwater management system to function as intended while maintaining an efficient use of land in this area. This approach helps consolidate infrastructure and reduce additional site disturbance while remaining consistent with the broader intent and objectives of the PD.

2. Additional detail on the construction of the proposed outfall pipe from the pond in Tract BQ is needed. This outfall is identified on Sheet 23, but the comment is provided again here since the pond is located within Sheet 24. See comments on Geotechnical Investigation Report above for additional detail.

Applicant Response: Refer to the supplemental Drainage Outfall Design Memo included with this submittal for additional detail on pond outfall pipes.

3. Provide additional details regarding the location of the outfall pipe shown on this sheet (see below). Additionally, note it appears the outfall is shown to impact an existing vegetation stand; if this location is accurate the outfall will need to be shifted to avoid impacts to existing vegetation and habitat.

Applicant Response: The pipe outfall location has been revised. Refer to the supplemental Drainage Outfall Design Memo included with this submittal for additional detail on pond outfall pipes.

Sheet 25

1. Tract BP is identified as a public open space tract, but the tract summary table identifies ownership and maintenance as "RRMD". Coordinate with response to comment on Sheet6.

Applicant Response: Tract BP has been removed from that latest land plan.

Sheet 27

1. Please note that the current plans identify development and grading in the 20% slope areas on Sheet 13. See comments on Sheet 13 for more detail.

Applicant Response: The roadway has been realigned in this location in order to keep improvements outside of the 20% slope line, consistent with the RG PD.

2. All grading and construction impact extents must be identified on this sheet, to include all of the proposed pond outfalls, utility sites, and utility lines that are proposed to be constructed within the open space tracts outside of the lot development areas.

Applicant Response: The grading impacts have been updated to more clearly reflect the extents of proposed grading and disturbance. As part of these revisions, grading has been removed from all areas exceeding 20% slopes to better preserve existing terrain and vegetation in those locations. Grading impact areas have been revised to show the limits of disturbance for utility alignments that traverse open space areas. Areas outside of these grading limits will be protected during construction to preserve existing vegetation and natural site conditions consistent with the intent of the RidgeGate PD.

3. Consistent with the comments on Sheet 10, remove Note #2; building envelopes for each lot will be identified during the final plat review process following comprehensive (note preliminary) geotechnical analyses.

Applicant Response: Note #2 revised to indicate that each lot will be subject to future lot-specific geotechnical investigation to inform the final identification and placement of building envelopes in accordance with the applicable standards and guidelines of the PD. The requirement for these investigations will also be clearly established within the Development Agreement to consider

drainage, slope protection, vegetation preservation, wildfire mitigation, and wildlife movement on all lots.

Sheet 29

1. Revise Note #1 as follows: "All trail locations within this preliminary plan are conceptual in nature. Processes associated with final trail location, design and construction are described in the Development Agreement recorded at [INSERT LINE FOR RECORDATION NUMBER]."

Applicant Response: The following note has been included on the Site Plan sheets: "All trail locations within this preliminary plan are conceptual in nature. Processes associated with final trail location, design and construction are described in the Development Agreement recorded at _____."

2. Remove Note #2 and Note #3. The details of the approach to further trail design and construction are requested to be addressed within the Development Agreement (see comments on Development Agreement above).

Applicant Response: Notes 2 and 3 have been removed. The following note has been added: "All trail locations within this preliminary plan are conceptual in nature. Processes associated with final trail location, design and construction are described in the Development Agreement recorded at _____."

3. Please identify the trails that will permit equestrian users.

Applicant Response: An additional column added to the Trail Construction & Maintenance Responsibility Table to indicate the intended restrictions for each trail type.

4. **Repeat Comment from July 3, 2025 and November 17, 2025 Technical Review Letters:** The width of the proposed "3' Crusher Fines Trail" and "6' Multi-Use Trail" are not acceptable. Trail widths must be revised and enlarged to match the types of trails approved for the Southwest Village to ensure consistency in trail types throughout the City, particularly in areas that are accessible from the East-West trail. The 3' wide trails should be expanded to 6' wide crusher fines trails, consistent with the 6' wide soft surface trails in the approved Southwest Village Preliminary Plan, 1st Amendment. The 6' wide multi-use trails should be expanded to 8' wide crusher fines trails, consistent with the 8' wide concrete trails that are more regional in nature, as approved in the Southwest Village Preliminary Plan, 1st Amendment. The City is willing to consider the 8' wide trails as crusher fine trails instead of concrete.
 - a. **Additional Comment:** The applicant provided a response that the applicant and RRMD are coordinating on trail materials and widths. These details cannot be completely pushed to platting or SIP submittals, as requested by the applicant. Revise the trail plan sheet to identify the proposed approach to trail development and construction. If the applicant/RRMD are considering a trail development and construction approach similar to that which is currently being considered in the Southwest Village area, that approach must still be documented and memorialized within this trail plan sheet in the Preliminary Plan. Further detail on the approach and timing of trail development and construction

will also need to be incorporated into the Development Agreement associated with this project.

Applicant Response: The applicant intends for trail development to be consistent with the approach that is currently being done at Southwest Village. The trails have been updated accordingly on the preliminary plan and additional details on timing and construction have been included in the development agreement.

5. **Repeat Comment from July 3, 2025 and November 17, 2025 Technical Review Letters:** In the trail table, add a column that identifies anticipated trail users (i.e. pedestrian, bike, e-bike, equestrian, etc.) for each trail type.
- a. **Additional Comment:** The applicant's prior responses are noted, but the City still requests that this column be added. From prior applicant responses, some restrictions may be proposed on horses, so those trails that are proposed to support horse/equestrian traffic must be identified.

Applicant Response: An additional column added to the Trail Construction & Maintenance Responsibility Table to indicate the intended restrictions for each trail type.

6. **Repeat Comment from July 3, 2025 and November 17, 2025 Technical Review Letters:** Maintenance responsibility needs to be identified for all trails, and for the proposed East-West Trail Pedestrian Bridge over the Hillcamp Drive extension from Cabela Drive. Douglas County confirmed they will not accept maintenance of the bridge so an alternative maintenance solution must be proposed.
- a. **Additional Comment:** The current approach to referencing Maintenance Responsibility by cross-referencing the tract table on Sheet 5 is not acceptable. Not only does this require cross-referencing and consistency between sheets, many of the proposed trails are located within what will be City-owned open space tracts, but the City will not accept maintenance responsibility of these trails. For more clear identification of maintenance responsibilities, revise the Maintenance Responsibility column in the table on Sheet 29 to more specifically identify the maintenance entity directly on this trail plan sheet. In a separate comment response from the applicant, it was stated that RRMD will maintain the trails. If that is the case, insert RRMD into the Maintenance Responsibility column in the table on Sheet 29.

Applicant Response: The Trail Construction & Maintenance Responsibility Table on Sheet 29 has been revised to clearly identify the responsible maintenance entity directly within the table on this sheet, eliminating the need to cross-reference the tract table on Sheet 5.

7. **Repeat Comment from July 3, 2025 and November 17, 2025 Technical Review Letters:** The trail proposed through the PWSD parcel must be approved by PWSD and a public access easement must be obtained.

Applicant Response: The Applicant will coordinate trail access through Tract AE with PWSD.

Sheet 30

1. The open space identified in the southwestern portion of the site is not consistent with the RG PD. Coordinate response with general comment above.

Applicant Response: Noted, see response to general comment above.

2. Provide an additional sheet that identifies pedestrian lighting locations. If no pedestrian lighting is proposed in the project, remove the pedestrian lighting specifications from Sheet 4.

Applicant Response: Pedestrian lighting is not proposed with the project. Pedestrian lighting specifications have been removed from Sheet 4.

Sheet 31

1. Consistent with the City's previous comments, remove the identification and reference to the "off-site" open space. Additionally, please note that the private amenity center does not constitute open space; this also needs to be removed from the Open Space Compliance Plan.

Applicant Response: See response above regarding the Open Space Compliance and the amenity center has been removed from the open space calculations.

Sheet 32

1. Revise the Environmental and Archaeological Map on Sheet 32 to address all referral comments provided by Colorado Parks and Wildlife (CPW).

Applicant Response: Sheet has been updated to include the information provided CPW.

Civil Plan Set Review

1. Revise Civil CDs to address comments on Preliminary Plan sheets as identified above.

Applicant Response: Civil CD's revised per comments and comment responses above.

2. Revise Civil CDs to identify construction details of proposed pond outfalls and all utility line construction, in coordination with responses to comments on Geotechnical Investigation Report above. No profiles were provided for any of the proposed pond infrastructure.

Applicant Response: Storm profiles have been preliminarily analyzed and vertical design can be referenced in the Drainage Outfall Design Memo included with the RidgeGate Preliminary Plan submittal. Final vertical design will be provided in profiles with Construction Documents.

PUBLIC WORKS DEPARTMENT COMMENTS

Documents in Submittal Reviewed by Public Works:

- 4th_Hillcamp_Ridgegate_Preliminary Plan
- 4th_Hillcamp_Drainage Report
- 4th_Hillcamp_Traffic Impact Study
- 4th_Hillcamp_Preliminary CDs

- 4th_Hillcamp_Preliminary Geotechnical Investigation

Concerns that are required to be resolved prior to PW recommending approval

1. Although the cumulative runoff to each major basin has decreased, there are multiple minor basins exiting the site at increased runoff rates. These need to exit at historic rates or analyze mitigation plans to protect the downstream drainageways until runoff does equal historic rates.

Applicant Response: The Applicant has analyzed all these conditions and the information has been provided with the submittal.

4th Hillcamp Ridgeway Preliminary Plan

1. As previously mentioned, if the entry road remains split as shown, the city will not accept the crossing of Gambel Edge Dr.

Applicant Response: The entry roadway design has been revised to reduce its overall footprint and better align with these broader planning objectives. The entry road is now proposed as a single 26-foot flowline-to-flowline roadway from Viewside Drive through Gamble Edge Drive, which reduces the overall paved width through this segment. The roadway then transitions into a narrower bifurcated roadway configuration approaching the Stay True Trail intersection, further minimizing pavement width and disturbance in this area.

4th Hillcamp Drainage Report

1. Show emergency spillway locations with grading on plans to verify where spillway aims runoff. Currently there are some ponds that could potentially washout existing and proposed trails.

Applicant Response: Spillway locations now shown with this submittal.

2. Thank you for providing the detailed design point summary tables comparing the pre vs post conditions. Although the cumulative runoff to each major basin is reduced in the post conditions compared to the existing conditions, there are still some design points that are receiving an increase in runoff ranging from 1 cfs – 50 cfs. These areas need to be looked at further to either reduce runoff to below existing conditions, or providing some type of protection to mitigate effects on the existing open channels downstream. There are also some areas where an increase in runoff is being sent on to already existing single family residential lots, which the City cannot allow. This needs to be resolved prior to City staff recommending approval.

Applicant Response: This evaluation has been provided with the Phase II Drainage Report.

3. How will the pond access and emergency spillway work for the ponds within the culs-de-sac? There does not appear to be enough room for an access road and a path for emergency spillway runoff to exit the site if needed.

Applicant Response: Emergency overflow routes are planned through an overland drainage channels which will safely convey overflow flows downstream. Maintenance and access to the cul-de-sac pond will be provided via the adjacent cul-de-sac roadway. Due to the relatively shallow

design depth of the pond (approximately 2–3 feet), this access arrangement will allow for adequate inspection and maintenance access while maintaining the intended drainage functionality of the facility.

4. Please revise the references to COR090000 as that is a small General MS4 permit. The City of Lone Tree MS4 Permit is a COR080000 permit.

Applicant Response: Reference revised.

4th Hillcamp Traffic Impact Study

1. No comments.

4th Hillcamp Preliminary CDs

Applicant Response: The Applicant appreciates the City's comments on the Preliminary Construction Plans and notes that the plans will be evolved with the next stages of the project. The general intent of these plans is to demonstrate that the general engineering meets the City's criteria while many of the details, including trail locations, manhole placement, water line, sewer locations, etc. will be refined with the formal Construction Document Submittals to the City.

1. Various roadways called out as Right-of-way, however will not be City ROW. Please update labels to RRMD Road or to reference the Tract name.

Applicant Response: The Preliminary Plan is the document that best shows the transitions from public ROW to public roadway tracts. Efforts have been made to clearly show on the CD's the ROW's and Tracts.

2. The City will not accept a split intersection (Hillcamp (EB/WB) and Gambel Edge). This will need to be either a single standard intersection or right in right out on both sides with Tract Q removed.

Applicant Response: The entry roadway design has been revised to reduce its overall footprint and better align with these broader planning objectives. The entry road is now proposed as a single 26-foot flowline-to-flowline roadway from Viewside Drive through Gamble Edge Drive, which reduces the overall paved width through this segment. The roadway then transitions into a narrower bifurcated roadway configuration approaching the Stay True Trail intersection, further minimizing pavement width and disturbance in this area.

3. We are okay with the intersection of Hillcamp (EB/WB) and Stay True Trail at this time, however, will need to review in further detail in final design.

Applicant Response: Understood, further review anticipated in final design.

4. Stay True Trail 53' label needs to be updated to 28' ROW to match roadway section.

Applicant Response: Label updated.

5. Sheet 20:

- a. Change “Residential Local Type I” to “Stay True Trail” as this section is only applicable to Stay True Trail which will be City ROW.
- b. Add Note “3” to Stay True Trail: Access restriction: private lots shall not directly access Stay True Trail.
- c. Add Note “3” to Hillcamp Trail: Access restriction: private lots shall not directly access Hillcamp Trail.

Applicant Response:

- a. Residential Local Type I changed to Stay True Trail.
- b. Note 3 added.
- c. Note 3 added.

6. Please provide Storm Sewer Profiles if sheets say Plan & Profile.

Applicant Response: Name of sheets has been revised to Storm Plan. The Applicant has verified through preliminary design that storm infrastructure will work.

7. Sheet 25:

- a. There are overlapping stations along the plan-view centerline.
- b. Why is there an abrupt grade change at station 13+70.63 instead of including this in the vertical curve?

Applicant Response:

- a. Alignment station labels fixed.
- b. Crest vertical curve design modified to provide smooth transition between the two grades.

8. Sheets 26, 30, 31, 32, 33, 37, 42: please adjust the existing/proposed grade leaders as they appear to be off center.

Applicant Response: Existing and proposed grade leaders updated to attach to the linework.

9. Sheet 30-33:

- a. There appear to be overlapping viewports on the road profile
- b. Verify viewports in the key map

Applicant Response:

- a. Viewports cleaned up with resubmittal.
- b. Keymap viewports updated.

10. Sheets 48-49: profiles missing slopes and curve data

Applicant Response: Roadway slope and curve data added back to the profiles.

11. Gambel Edge still has a radius of 170'. Please update.

Applicant Response: Minimum proposed radius of Gambel Edge Drive is now 200'.

12. Coordinate with Douglas County potential impacts from the pond outfalls upstream of trails.

Applicant Response: Pond outfalls relocated to not conflict with trails downstream.

13. There are multiple areas where conflicts exist between roadside ditch, culverts, and trails that need to be vetted including: along Tract S, U, K, N, & Q, AG, AQ, BG, AT, AV, BL, AY,

Applicant Response: The design team reviewed grading, drainage conveyance, culvert locations, and trail profiles in these areas to resolve any conflicts and ensure that both the stormwater conveyance system and trail network operate safely and effectively.

14. Please consider including a cross section of the lots showing driveways and storm infrastructure to ensure there are no conflicts. Currently there are areas where type c inlets and culverts are located posing a potential conflict with lot access, including: Lots 44, 47, 48, 66, 18

Applicant Response: Final inlet locations to be determined upon final design with driveway placement considered.

15. What is the purpose of the water and sanitary sewer line criss-crossing in Hidden Perch Place on sheet 12.

Applicant Response: Water and sanitary sewer lines no longer cross in Hidden Perch Place.

16. We will want to take a closer look at the Hillcamp/Stay True intersection when we receive final drawings.

Applicant Response: Understood, further review expected with final design.

17. The sanitary sewer line and Pond J appear to be conflicting, please provide separation between the two so that the easements and grading are not conflicting. Our preference would be to not have the sanitary sewer line adjacent to the pond in the event the sewer has a failure and leeches into the pond.

Applicant Response: Pond J has been relocated to the cul-de-sac and is no longer in open space.

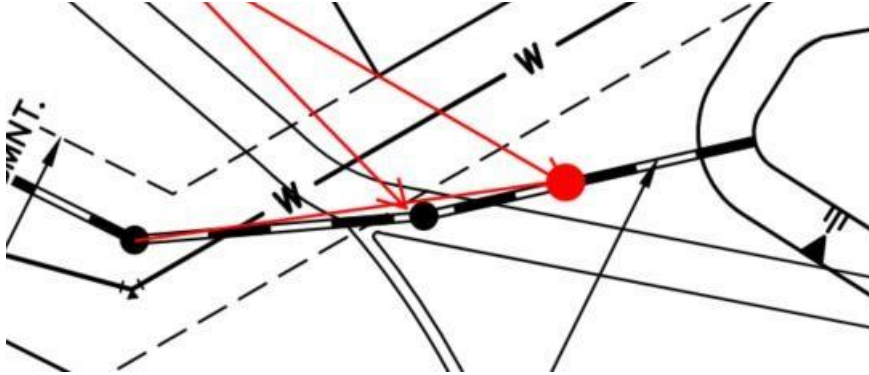
18. Why not shift the trail in Tract N to the west to better align with the trail in Tract V on sheet 12?

Applicant Response: Trails have been realigned with latest land plan.

19. Current trail within Tact AC dead ends and no connection to 8' trail in Tract R on sheet 12.

Applicant Response: Trails have been realigned with the latest land plan.

20. Is it feasible to push the manhole further NE to get it out of the Pond G access road? The manhole will need a collar and marker to identify its location.



Applicant Response: Manhole relocated out of access road.

21. Consider relocating Pond G outfall NE to avoid discharge from running over and potentially washing out trail.

Applicant Response: The trail has been realigned upslope of the outfall to avoid potential conflicts with downstream washout.

22. Please keep in mind all pond outfall locations and potential for trail washout downstream of all pond outfalls.

Applicant Response: The Applicant acknowledges staff's comment regarding pond outfall locations and the potential for downstream impacts, including trail washout. The design team is applying sound engineering judgment in determining the final placement and configuration of pond outfalls. Factors being considered in the design include potential downstream washout impacts to existing and proposed trails, minimizing disturbance to existing landforms during construction and throughout the life of the project, impacts to existing downstream drainage channels, overall construction feasibility, and maintaining improvements outside of the 20% slope limits where feasible. Appropriate outlet protection and drainage conveyance measures will be incorporated into the final design to ensure that stormwater discharges are managed in a manner that protects downstream infrastructure and natural features.

23. Ensure all ponds have adequate access, emergency spillway, and positive overflow path in the event of emergency spillway utilization.

Applicant Response: Emergency overflow design has been provided with the resubmittal.

24. Lot 238 has an ~18' opening to the roadway, is this enough a driveway and culverts interacting with the driveway and culvert of Lot 237?

Applicant Response: Driveway opening widened to allow for adequate lot access and infrastructure interaction.

25. It would be prudent to analyze and show all culvert locations at driveways to verify there are no conflicts.

Applicant Response: The Applicant has performed preliminary analysis on driveway culverts to verify functionality with access, storm flows, and utility conflicts. Higher level of detail to be provided with final design.

26. Storm leaving Pond K is cut off on page 16

Applicant Response: Pond outfall limits included on sheet with resubmittal.

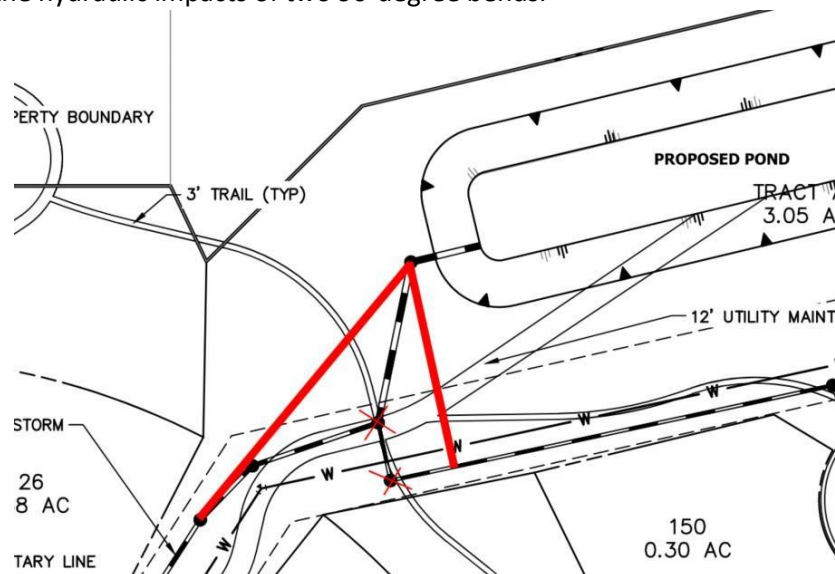
27. Pond H outfall may contribute to trail erosion, please consider alternatives, or culverts at trail.

Applicant Response: The Applicant acknowledges the potential for trail erosion associated with the Pond H outfall. As the design progresses, culverts or other appropriate drainage conveyance measures beneath the downstream trail will be evaluated and incorporated as necessary during final design to ensure that stormwater flows are safely conveyed and that the trail remains protected from erosion or washout.

28. Pond E outfall pipe has a riprap pad at a pipe bend, is this meant to actually be a manhole?

Applicant Response: This is intended to be a riprap pad for outfall of the eastern water quality outfall pipe and western detention pond outfall pipe.

29. Is there an opportunity to reduce infrastructure by altering the Pond E inlet piping? Please keep in mind the hydraulic impacts of two 90-degree bends.



Applicant Response: Storm pipe alignment revised in this location.

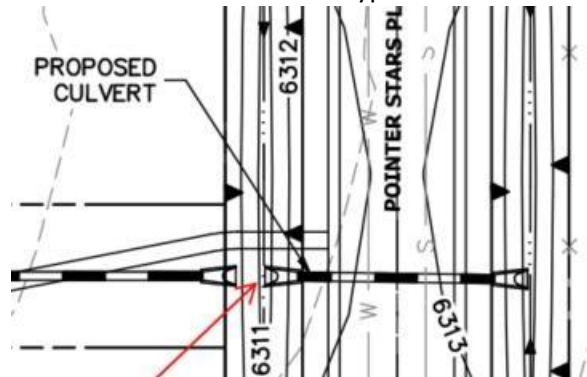
30. Ensure adequate access, emergency overflow, and positive drainage from Pond D.

Applicant Response: An emergency overflow route for Pond D is proposed through an overland drainage channel located within the drainage easement between adjacent lots, which will safely convey overflow flows downstream. Maintenance and access to Pond D will be provided via the adjacent cul-de-sac roadway. Due to the relatively shallow design depth of the pond (approximately 2–3 feet), this access arrangement will allow for adequate inspection and maintenance access while maintaining the intended drainage functionality of the facility.

31. Please note, when this project moves out of PP stage, we will require hydraulic calculations on all roadside ditches.

Applicant Response: Hydraulic calculations of roadside ditches to be provided with final design.

32. Is there potential to connect the two FES into a Type C inlet at Pointer Stars Place?



Applicant Response: Design updated to include Type C inlets at these locations.

33. We will need to evaluate velocities at Pond K outfall, currently there is no riprap shown.

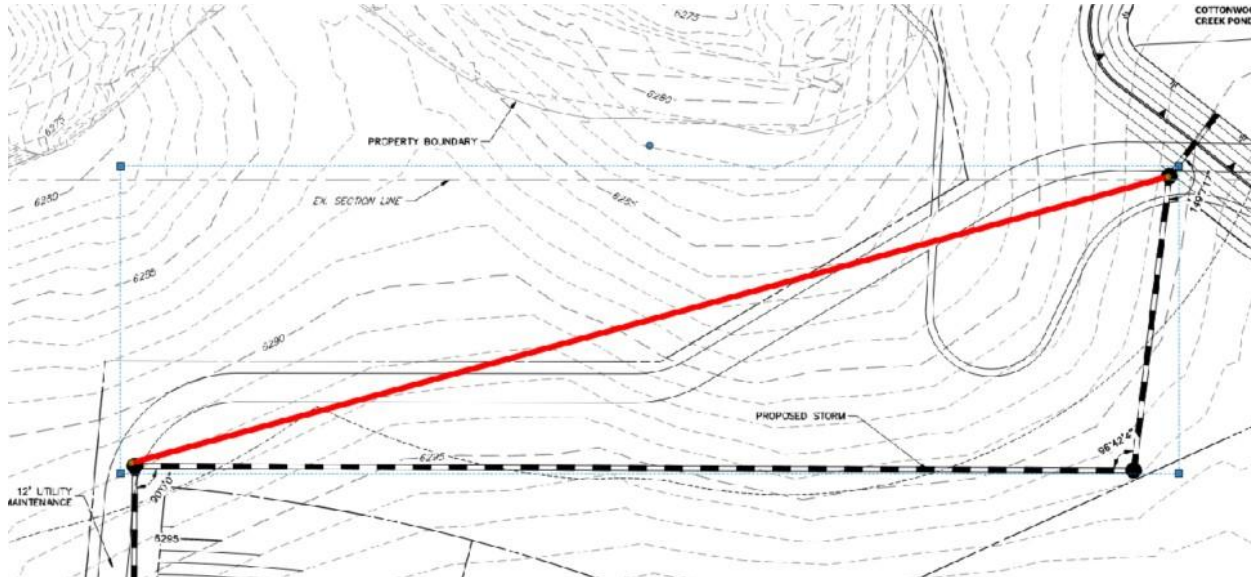
Applicant Response: Riprap now proposed at outfall for Pond K.

34. Is there potential to tie the FES directly into the Type C inlet at Birdseye and Camp Song?



Applicant Response: This area has been reconfigured.

35. Is there a particular reason the storm pipe entering Pond B has the 96 degree bend? Is there potential to remove the 96 degree manhole?



Applicant Response: This pond location and storm sewer have been reconfigured.

4th Hillcamp Preliminary Geotechnical Investigation

1. No comments.

Please contact me should you have any questions or concerns regarding this response letter at 303-267-6262.

Sincerely,

Handwritten signature of Kevin Rohrbough, PE.

Kevin Rohrbough, PE
Client Manager
JR Engineering