

March 27, 2026

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

Re: SB25-0009 – Hillcamp Southridge Preliminary Plan – 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**.

CITY ATTORNEY REFERRAL COMMENTS Preliminary Plan Comments

General Comments

1. Maximum Allowed Acreage of Lots: There are several lots that are greater than the maximum allowed acreage for single-family residential use in the Southridge Preserve PD, Design Guideline I(a)(iv).

Applicant Response: All lot sizes have been updated to a maximum 0.5 acres.

2. 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 and the dates of all revisions, a north arrow designating true north, a written graphic scale, the number of the sheet, and the total number of sheets.

Sheet 2

1. Please fix the formatting of the pole height number. The maximum height of lighting fixtures according to the Southridge Preserve PD is 20 feet.

Applicant Response: Pole height revised to 20'.

Sheet 5

1. Please label the tract table on Sheet 5.

Applicant Response: Tract table given a heading label.

2. Open Space Calculation Table: Please update the title of the Preliminary Plan in the last column.

Applicant Response: Preliminary Plan title updated.

Sheet 6

1. Note 1 references Southridge Preserve Parcel 4 & 5 Preliminary Plan; this is a typographical error. It should reference the Ridgegate PA. 20- Rural Residential Preliminary Plan.

Applicant Response: Note 1 now. references the Ridgegate PA 20 – Rural Residential Preliminary Plan.

Sheet 7

1. ROW width for the Residential Local Type II roadway is not identified.

Applicant Response: Residential Local Type II roadways are public tracts that will not include Right-of-Way.

Sheet 11

1. Verify whether the label for the 3' trail within Lot 28 is accurate or a typographical error.

Applicant Response: Errant label removed.

Sheet 12

1. McArthur Drive is misspelled.

Applicant Response: McArthur Drive spelling updated.

Sheet 13

1. It is difficult to ascertain the boundaries of the 30' Shared Access and Utility Easement identified on Lot 19. Please properly mark with associated easement lines and identify whether the easement is proposed or existing. If existing, please include the reception number.

Applicant Response: Linework and callouts updated with submittal.

Sheet 14

1. The existing fence that is noted on the plan is missing the proper linetype according to the Layer linetype Legend on Sheet 3.

Applicant Response: Fence linework updated to match the linetype legend on Sheet 3.

Sheet 18

1. Coordinate the note on this sheet to be consistent with the same note on other sheets of the Preliminary Plan.

Applicant Response: Note updated to be consistent with the note throughout the plan set.

PLANNING DIVISION COMMENTS

Please note, consistent with Municipal Code Sec. 17-3-40(f), additional staff comments may be generated as part of the referral process.

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: Understood. A revised draft of the Development Agreement is provided 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.
 - a. Related to the analysis of building envelopes, a sub-excavation plan will need to be provided that identifies the extent (and type) of sub-excavation that will be required for each lot. Following plat approval, as-built sub-excavation surveys for each lot will need to be provided to the City prior to City issuance of building permits for the respective lots.
 - 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 and timing for the identification of retaining wall needs and requirements/considerations for retaining wall design and construction.
 - x. 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.
 - xi. Timing and completion of abandonment of the well registered to Springgate LLC within the RG Preliminary Plan area.
 - xii. Cabela Drive sidewalk construction responsibilities.
 - xiii. 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 SubArea Plan, not the DA.

Applicant Response: Noted, an updated DA is included with this submittal. The above comments will also be incorporated into the next Sub-Area Plan submittal, as applicable.

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 one lot that may be visible on view/sheet #2 is Lot 33 within the Southridge Preserve Preliminary Plan. At a minimum, further viewshed analysis will be required for the development of that lot during subsequent review processes.

Applicant Response: It is noted that Storypoling analyses the view from the designated locations as seen from the viewer's perspective. Using the zoom function is not a requirement 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. The 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 SP 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 SP PD:
 - a. Section IV(b)(i) on Sheet 3 of the SRP PD states that permitted building heights in residential areas are 20' (with some exceptions related to measurement and allowances for mechanical equipment and architectural features permitted "upon special review").
 - b. Further, Section IV(b)(ii) on Sheet 3 of the SRP PD states that "Any structures designed to exceed designated height restrictions, up to a maximum height of 35', must receive an administrative variance from the Director of Community Development upon determination that a height increase will not have a significant visual impact [...]".
 - c. Section IV(b)(iii) on Sheet 3 of the SRP PD further states that storypoling be used to "verify non-visibility of structures".
 - d. Some of the storypoling work described in the comment above could occur at later stages, such as platting or during the City's review of building envelopes during platting (per Section I(a)(v) on Sheet 3 of the SRP PD) or the City's review of precise house location, design and configuration (per Section I(a)(vi) on Sheet 3 of the SRP PD). However, please be aware that the timing of this work will ultimately be decided upon by the City Council, and if it is pushed to a later stage of development, the results of the storypoling work could result in lots identified in the Preliminary Plan not being buildable due to visibility issues.

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 in the areas where outfall infrastructure is proposed. Based on the results of this investigation, the geotechnical engineer will provide site-specific recommendations for pond outlet design, pipe bedding, slope protection, and construction methods as necessary to address the conditions identified and to ensure long-term stability. Any additional design considerations or mitigation measures recommended by the geotechnical engineer will be incorporated into the final design to support safe and feasible construction while minimizing impacts to adjacent slopes and vegetated open space areas.

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. Any additional design considerations or mitigation measures, including pond lining, recommended by the geotechnical engineer will be incorporated into the final design to support safe and feasible construction while minimizing impacts to adjacent slopes and vegetated open space areas.

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.

Preliminary 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: Detailed Geotechnical Responses will be 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: Detailed Geotechnical Responses will be 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: Detailed Geotechnical Responses will be 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: Detailed Geotechnical Responses will be 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 1-17 and 4869 will require additional geotechnical slope stability investigations (Note 5). Additional investigations due to steep slopes and landslide-susceptible terrain within/near the rear yards of Lots 18-19, 40-47, and 72, as well as other areas throughout the Southridge 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 Southridge planning area evaluate eight cross-sections: Cross Sections A-A', C-C', D-D', E-E', F-F', G-G', H-H', and I-I'. 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 E-E' consisted primarily of sandstone bedrock; however, the nearest boring (TH-105) encountered drill rig refusal at 3 feet (elevation of about 6,291 feet), but the slope stability analysis evaluated the existing slope to an elevation of 6,134 feet (a difference of 157 feet). CTL states, “Mapped landslide deposits are present along the slopes where sections E through H are located. Based on our site reconnaissance, we also believe there are slope wash and/or landslide deposits, to some extent, on the slopes crossed by section A.” Additionally, the orientation of some of the cross sections 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 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 Southridge 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: The exhibit has been updated to show the latest lot layout.

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: Detailed Geotechnical Responses will be 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: Detailed Geotechnical Responses will be 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 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 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):
- This map/exhibit must be updated to align with any revisions that may be made to the Preliminary Plan site plans.
 - The 500-foot protected water setback is still not adequately defined or described. The report must describe what this setback requires.
 - Lots within Parcel 5 of the Southridge Preserve Preliminary Plan encroach into the 500-foot 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.
- 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.

Parker Water and Sanitation District Will-Serve Letter

1. If inclusion of the Southridge Preserve Planned Development area into the Parker Water and Sanitation District service area is not completed by the time of the public hearings for this application occur, any recommendation for approval of the project will include a condition of approval requiring inclusion to be completed prior to any final plat.

Applicant Response: Understood.

Preliminary Plan

General

1. Staff recommend revising the Project Narrative to be consistent with the current Preliminary Plan submittal. Additionally, consistent with the City's previous comments, previous land dedications may not be included in the analysis for the preliminary plan; please remove this reference (p. 2).

Applicant Response: The Project Narrative has been updated.

2. 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.

3. **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 also significantly impacted, particularly from the adjacent RidgeGate Preliminary Plan area to the east/south and also between the northern portion of Parcel 5 to Parcel 4. 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. Section III on Sheet 1 of the SRP PD supports this approach.
 - a. **Repeat Additional Comment from November 17, 2025 Technical Review Letter:** Coordinate with comments on RidgeGate Preliminary Plan (SB25-0010). 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:** Staff acknowledges that changes were made to the Southridge Preserve Preliminary Plan to provide better wildlife corridors in the western portions of Parcel 5. However, coordinate with responses to comments on the RidgeGate Preliminary Plan (SB25-0010). If any changes are made to open space and/or wildlife corridor areas within the RidgeGate Preliminary Plan, applicant should ensure that open spaces between the two Preliminary Plans still align and provide wildlife movements through the entire proposed development area.

Applicant Response: The Applicant recognizes the planning intent described in the SRP PD and has incorporated design elements within the Hillcamp Southridge Preserve Preliminary Plan to support wildlife movement and minimize habitat fragmentation. The site plan currently 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.

In addition, the broader project now 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.

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 III on Sheet 1 of the SRP PD, Principle 1 in the “Overview” and Guiding Principles section on Sheet 3 of the SRP PD, Section II on Sheet 3 of the SRP PD, and Section III on Sheet 3 of the SRP PD. 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 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. A public park is now proposed in Tract L in the Preliminary Plan. However, this is not consistent with Section IV(a)(v) on Sheet 1 of the SP PD, which states that “local park dedication **shall be made with a cash-in-lieu payment** equal to the full market value of 1.32 acres” [**emphasis added**]. The City will not accept a public park dedication in this area, and the applicant must still provide a cash-in-lieu payment consistent with Section IV(a)(v) on Sheet 1 of the SP PD. Consistent with the SP PD, the fair market value will be determined by the City at the time of final platting.

Applicant Response: Cash-in-Lieu payment will be provided for the SRP park dedication requirement as defined in the DA.

6. **Repeat Comment from November 17, 2025 Technical Review Letter (Provided on Numerous Individual Sheets):** Add a new note (Note #4) to 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 on all relevant sheets.
 - a. **Additional Comment:** The applicant added a general note to Preliminary Plan sheets 9-17 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 use the language the City provided in the November 17, 2025 comment.

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 Comments

Sheet 1

1. Sheet Index and preliminary plan sheets:
 - a. Add a sheet identifying the Wildfire Mitigation Plan Mitigation Unit (MU) areas.
 - b. Add a sheet illustrating the wildlife movement corridors and paths within the development.

Applicant Response: A Fire Mitigation Plan Sheet has been added to the plan set that addresses the information provided in the comments above.

2. The preliminary plan sheets are missing the revision dates; please correct.

Applicant Response: Revision dates have been added to the title block of each sheet.

3. 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.

4. On General Note #7, revise language to "The final plats and subsequent development of structures, improvements and landscaping shall comply..." and add a space to reference the date of the approved wildfire mitigation plan.

Applicant Response: General note #7 revised accordingly.

5. On General Note #8, revise language to "All development and phasing shall comply..." and add a space to reference the reception number of the eventual Development Agreement that will be associated with this Preliminary Plan.

Applicant Response: General note #8 revised accordingly.

6. On Environmental Note #4, change "wildfire surveys" to "wildlife surveys."

Applicant Response: Environmental Note #4 revised accordingly.

7. **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 3

1. Once public park is removed from the proposal, update the tract legend accordingly. See general comment related to public park above.

Applicant Response: The tract legend has been updated with the resubmittal.

2. If no lighting is proposed for this Preliminary Plan area, remove site lighting specifications.

Applicant Response: Lighting is not proposed for this Preliminary Plan. Site lighting specifications removed from the planset.

Sheet 4

1. Add "Restored Native" to the Tract Legend.

Applicant Response: Restored Native added to the tract legend.

2. Tract U needs to be revised to "Restored Native" to match the continuation of the Tract in the RG PP, which is shown as Restored Native (RG PP Tract AK).

Applicant Response: The Applicant has kept this tract as Open Space based on the new land plan for the site.

3. Identify the Proposed Ponds in Tracts CD and O.

Applicant Response: Ponds identified in Tracts CD and O with resubmittal.

4. Consistent with SMFR's referral comments, revise the reference to the Emergency Vehicle Access to note it will be paved.

Applicant Response: The Emergency Vehicle Access to McArthur Drive will be paved asphalt per the direction from SMFR.

5. Remove the following portion of the open space tract proposed for dedication to the City; this is a remnant tract that serves to break up and fragment the open space land proposed for dedication to the City; additionally, as shown on Sheet 11, it is encumbered with utility easements. This area should be a restored native area managed by the HOA.



Applicant Response: This portion of Tract C has been apportioned to be owned and maintained by RRMD.

6. Tract AF needs to be expanded to provide functional wildlife movement and to support wildfire mitigation; currently, the tract is less than 10' wide in some areas. Additionally, lot 82 prevents continuous wildlife movement along the southern boundary of the project area. Sheet 5

Applicant Response: A minimum 10' border has been provided along the southern boundary of the site to allow for continuous wildlife movement. The Tract has been expanded in this area accordingly.

1. Update Tract Summary Table to remove public park. See general comment related to public park above.

Applicant Response: Tract Table has been updated to remove the public park dedication.

2. Tract U needs to be revised to HOA owned and maintained open space to match the continuation of the Tract in the RidgeGate Preliminary Plan (RG PP Tract AK).

Applicant Response: This tract to remain as open space based on the new land plan for the site.

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

Applicant Response: Open Space has been provided for the Preliminary Plan limits, and an additional table has been provided to demonstrate Overall compliance of this area with the approved PDD requirements.

4. Please clarify if Tract G is to be owned/maintained by RRMD or PWSD; this appears to be the location identified for the lift station.

Applicant Response: PWSD will own the lift station Tract.

5. Please add "Roadway" as a use to Tract D.

Applicant Response: Roadway added to the usage at Tract D.

6. For all utility/infrastructure tracts identified as HOA/RRMD owned/maintained, please remove the reference to HOA; utility and infrastructure will need to be owned/maintained by RRMD.

Applicant Response: References to RRMD owning and maintaining utility/infrastructure tracts in the preliminary plan have been removed.

7. Please verify the location of the 4.19 acres of "RRMD Off-Site Open Space". This acreage appears to be used to allow the provision of open space to achieve the approximately 70% of the project area (as required by Section I on Sheet 1 of the SRP PD which states that "Preservation of approximately 70% of the project as open space in perpetuity").

Applicant Response: Open Space has been provided for the Preliminary Plan limits, and an additional table has been provided to demonstrate Overall compliance of this area with the approved PDD requirements.

8. Based on the above comments, adjust the Open Space Calculations table to ensure consistency with how all tracts are classified, primarily with Tract L no longer being identified as a public park.

Applicant Response: The Open Space Calculation Table has been updated with the resubmittal.

9. Remove the double-asterisk (**) footnote from the Open Space Calculations table. It is no longer necessary since the utility/infrastructure tracts have been removed from this table and consideration as open space.

Applicant Response: Double asterisk footnote removed.

10. **Repeat Comment from November 17, 2025 Technical Review Letter:** Revise the Preliminary Plan to include the McArthur Drive EVA within a right-of-way tract, with width to accommodate the 20-foot EVA improvements, and additional space for potential ribbon curbs and drainage infrastructure to support the EVA. Further coordination on this tract and configuration of the tract/roadway will occur following further response from Douglas County during referral on how the language within Section II(c)(ix) and Section II(c)(x) on Sheet 1 of the SRP PD will be treated.
 - a. **Additional Comment:** The approach to this McArthur Drive EVA may require revisions based on SMFR comments and additional construction details being provided. See further comments below on Sheets 13 and 15, and SMFR referral comments.

Applicant Response: The EVA, will be located with a Tract owned by RRMD as the roadway will be utilized for both Emergency access as well as maintenance to the lift station.

Sheet 6

1. Note #1 appears to be incorrect and should be revised to instead reference the RidgeGate Rural Residential Preliminary Plan (SB25-0010).

Applicant Response: Note #1 revised to reference the correct plans.

2. Please extend the Emergency Vehicle Access (EVA) east, across the amenity center site to show full EVA connectivity to Heather Dr.

Applicant Response: EVA extended east across the amenity center with the resubmittal.

Sheet 7

1. Add a merged row to the top of the Roadway Technical Criteria table and include the following title in that row: "Southridge Preserve Parcels 4 & 5 – Roadway Standards".

Applicant Response: Merged row added to the top of the Roadway Technical Criteria Table accordingly.

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 7 OF THE SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN ARE THE APPROVED ROADWAY STANDARDS FOR USE WITHIN THE PRELIMINARY PLAN AREA, CONSISTENT WITH THE ROADWAY STANDARDS LISTED IN SECTION II ON SHEET 1, AND INSECTION I(b) ON SHEET 3, OF THE SOUTHRIDGE PRESERVE PLANNED DEVELOPMENT DISTRICT.”

Applicant Response: Note added accordingly.

3. Revise the Right-of-way designation to state “Public” roadway (not “private.”)

Applicant Response: ROW designation updated to public roadway.

4. Update the design specifications for the Emergency Vehicle Access road type to align with SMFR’s comments.

Applicant Response: The EVA road type has been updated accordingly.

5. “Residential Local Type II”:

- a. **Repeat Comment from November 17, 2025 Technical Review Letter:** Wider segments of this roadway that are increased to 26’ in width exceed the 24’ maximum width identified in Section I(b)(iii) of the SRP PD. Applicant provided a response clarifying that these are necessary in some locations to accommodate utilities. Staff will verify further, but this may require a Planned Development Amendment.

Additional Comment: The applicant’s response is noted and it is acknowledged that the increase is only in limited areas, but does not change the prior comment. Staff will continue to evaluate whether this will require a Planned Development Amendment to document this increase in the roadway width that is not consistent with the SRP PD language referenced above.

Applicant Response: Noted.

6. “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 SP PD. The applicant has revised these cul-de-sacs with medians, with the one in Tract AI now being combined with a detention pond and a statement that the other one near the proposed amenity center site being retained to be considered for detention and water quality given constraints in the area. Staff suggests that this second cul-de-sac with median just be converted to a detention/water quality pond to replace

the pond to the north (in Tract N) to minimize overall development footprint and impacts in this constrained area. If both of these cul-de-sac with medians can be converted to be combined with detention ponds, the City may accept them as they would be providing a more efficient use of land than the previous submittals where the cul-de-sac with medians just had landscaping within the medians.

Applicant Response: This cul-de-sac median has been converted to a detention pond as requested.

7. "Emergency Vehicle Access (EVA)"
 - a. Add note stating the following: "ALL EVA ROADWAYS WILL BE MAINTAINED BY RRMD".

Applicant Response: Note added to the cross section.

Sheet 9

1. **Repeat Comment from November 17, 2025 Technical Review Letter:** Revise the location of the 6' trail to avoid the 20% slope line.

Applicant Response: Trail locations updated with new land plan.

2. Grading shown on Sheet 9 to accommodate lots to the south within Sheet 10 is well outside of the Residential Planning Area within the SP PD. The Community Development Director previously indicated that some encroachments into open space may be permitted provided the lot was substantially within the residential planning area. Please note that Section I(a)(i) on Sheet 3 of the SRP PD states that "Residential construction will only occur in designated Residential Planning Areas." The proposed grading to accommodate Lot 1 (and potentially Lot 2, Lot 3, and the cul-de-sac within Tract D) is considered residential construction and must be revised.

Applicant Response: The plans have been updated to limit grading to within the respective lot boundaries and the Residential Planning Area so that residential construction activities greatly conform to the intent of the PD.

Sheet 10

1. The cul-de-sac at the northern end of Gambel Edge Drive was revised from the previous "cul-de-sac with median" and is now a more traditional cul-de-sac. However, the cul-de-sac now proposed in this location is much larger than other cul-de-sacs proposed in other locations of the Preliminary Plan. Revise to reduce the unnecessary size of this cul-de-sac, which is approximately 160 feet wide when other cul-de-sacs in the Preliminary Plan are closer to approximately 100 feet wide.

Applicant Response: This cul-de-sac has been updated to meet minimum size requirements.

2. Additional detail on the construction of the proposed outfall pipe from the pond in Tract AJ 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.

3. See comments on grading within Sheet 9 area to accommodate Lot 1 (and potentially Lot 2, Lot 3, and the cul-de-sac within Tract D). Revisions to these lots and roadway improvements are likely required based on response to the grading extents outside of the Residential Planning Area.

Applicant Response: The plans have been updated to limit grading to within the respective lot boundaries and the Residential Planning Area so that residential construction activities greatly conform to the intent of the PD.

Sheet 11

1. To memorialize the applicant's prior response to the non-development of portions of lots that contain steep slopes, add a lot development restriction to the portions of these lots (Lots 18-21 on Sheet 11 and also Lots 40-47 on Sheet 13 (see comments below)) that contain existing vegetation and 20% slopes.

Applicant Response: 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 13

1. **Repeat Comment from November 17, 2025 Technical Review Letter:** The City still has concerns with the location of the proposed lift station in Tract G, particularly with the construction impacts to the steep slope area for the infrastructure line shown running east from the lift station and the access road/trail to the facility. Note that any structure associated with this lift station will be subject to the same development analysis as the rest of the SRP PD, to include geotechnical considerations, preservation of steep slopes, building envelope analysis, setback analysis, and environmental preservation considerations such as vegetation impacts. Based on the slope analysis on Sheet 18, this lift station is located in an area completely surrounded by slopes exceeding 20% which are required to be protected by the SRP PD. The access to this lift station will also require further analysis and coordination with the review/analysis of the EVA with South Metro Fire Rescue during referral. Following additional analysis, it is possible the location of the lift station may need to be reconsidered/moved.
 - a. **Additional Comment:** The applicant's response is not detailed enough, and provides no assurance of protection of existing conditions in this area or details on the construction impacts of the improvements proposed. Additional detail on the construction of the proposed lift station and the utility lines to/from the lift station are needed. See comments on Geotechnical Investigation Report above for additional detail.

Applicant Response: The Applicant acknowledges the City's concerns regarding the proposed lift station location within Tract G, including potential impacts to steep slopes and the need for additional analysis related to construction access and associated infrastructure. Although the lift station is shown within the 20% slope area, the proposed facility location is situated on a localized berm within the generally sloped terrain, allowing the structure to be set into the landscape and positioned so it is not visually prominent from the hilltop. As part of the current resubmittal, the sanitary sewer alignment has been revised to generally follow the alignment of the proposed Emergency Vehicle Access (EVA) and lift station access road, which reduces the overall limits of disturbance and minimizes impacts to surrounding slopes and vegetation. The Applicant recognizes that additional analysis and coordination will be required as the project advances and anticipates continued review during the Final Plat and construction document phases, including coordination with PWSD, SMFR, the City of Lone Tree, and incorporation of recommendations from the final geotechnical report to ensure slope stability, safe access, and compliance with the requirements of the PD.

2. **Repeat Comment from July 3, 2025 Technical Review Letter:** The Emergency Vehicle Access roadway varies in width and is not consistent with the roadway section identified on Sheet 7. Much more detail on this EVA roadway is required to determine whether this EVA location, alignment, grade, and width are acceptable.
 - a. **Additional Comment from November 17, 2025 Technical Review Letter:** The applicant's response to this prior comment is noted, and further coordination with South Metro Fire Rescue will be required during referral.
 - b. **Additional Comment:** This sheet was revised and now shows the EVA roadway partially within Tract CE, but still shows the existing EVA roadway location which still extends outside of the proposed Tract CE boundary. It is unclear what the proposed construction of this EVA roadway will entail. No detail has been provided on the construction of the proposed EVA. Coordinate with response to SMFR referral comments, which will also require the provision of much further detail on the construction of this EVA roadway.

Applicant Response: The location and design of the EVA has been updated with this resubmittal per the direction provided by the City and SMFR.

3. **Repeat Comment from November 17, 2025 Technical Review Letter:** Existing gambel oak vegetation stands must be maintained on the back of Lots 37-43 and Lots 27-29, per Section III on Sheet 1 of the SRP PD, Principle 1 in the "Overview" and Guiding Principles section on Sheet 3 of the SRP PD, Section II on Sheet 3 of the SRP PD, and Section III on Sheet 3 of the SRP PD.
 - a. **Additional Comment:** The applicant's response is noted, but to memorialize that response, add a lot development restriction to the portions of these lots (now Lots 40-47 and Lots 18-21 on Sheet 11) that contain existing vegetation and 20% slopes.

Applicant Response: 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.

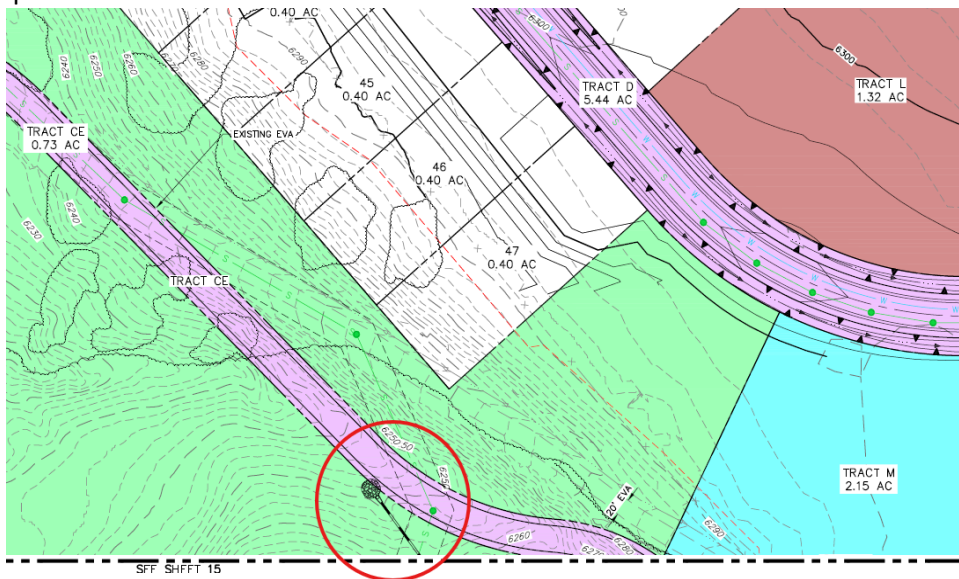
4. **Repeat Comment from November 17, 2025 Technical Review Letter:** Add additional detail on the purpose of the easement that is noted on the western side of this sheet near the existing McArthur Drive terminus.
 - a. **Additional Comment:** Applicant responded by stating that the easement is for sanitary sewer, but no detail or notation has been added to this plan sheet.

Applicant Response: Additional information added to the existing easement at the terminus of McArthur Drive.

5. Similar to comment #4 above, there is a single dashed line running east from the proposed lift station within Tract G to Birdseye Drive. This may be associated with the noted “30’ Shared Access & Utility Esmt.” note in that area. However, it is unclear where these easements are proposed. More detail is needed on all easements proposed across open space, and also on the construction of all infrastructure associated with this proposed lift station. See comments on Geotechnical Investigation Report above for additional detail.

Applicant Response: Linework associated with the access and utility easement updated with the plan resubmittal.

6. The outfall pipe proposed south of the EVA (Tract CE) appears to outfall directly onto the EVA. This presents an erosion concern.



Applicant Response: The storm line and access road do not conflict with updated land plan.

Sheet 14

1. Additional detail on the construction of the proposed outfall pipes from the ponds in Tract CC and Tract CD 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. Verify that grading is accurately identified between proposed and existing grading lines on the back sides of all lots on this sheet. Grading within Lots 62, 63, and 69 within the 20% slope area will not be acceptable to the City.

Applicant Response: Proposed grading has been cleaned up to properly tie into existing contours. Grading has been removed out of the 20% slope line.

3. Verify whether a sanitary sewer line identified as running north from Sentinel Place through Tract CB and into the Southridge Preserve Preliminary Plan area is accurately identified. In the RidgeGate Rural Residential 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 line is no longer included with the updated land plan.

Sheet 15

1. Verify that grading is accurately identified between proposed and existing grading lines on the back sides of all lots on this sheet. Grading within Lots 57-61 within the 20% slope area will not be acceptable to the City.

Applicant Response: Proposed grading has been cleaned up to properly tie into existing contours. Grading has been removed out of the 20% slope line.

2. 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 SP PD. The cul-de-sac with median on this sheet is the last remaining one within the Preliminary Plan that has not been combined with detention pond needs, but the applicant provided a statement that the cul-de-sac with median was being retained in this location to be considered for detention and water quality given constraints in the area. Staff suggests that this cul-de-sac with median just be converted to a detention/water quality pond to replace the pond to the north (in Tract N) to minimize overall development footprint and impacts in this constrained area. If this cul-de-sac with median can be converted to be combined with detention pond needs, the City may accept it as it would be providing a more efficient use of land.

Applicant Response: This cul-de-sac has been converted to a pond.

3. Additional detail on the construction of the proposed outfall pipe from the pond in Tract N and the sanitary sewer line running north from Lantern Light Place (to the lift station on Sheet 13) is needed. See comments on Geotechnical Investigation Report above for additional detail. Coordinate with comment above on potential to combine this pond with the cul-de-sac with median to the south in Tract O.

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

4. Additional detail on the construction of the McArthur Drive EVA is needed. Coordinate with response to comments on Sheet 13 above and SMFR referral comments.

Applicant Response: Additional details for the construction of the McArthur Drive EVA is provided with the plan resubmittal in coordination with SMFR.

Sheet 16

1. Additional detail on the construction of the proposed outfall pipe from the pond in Tract AI 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. Where is the force main from the lift station proposed in Tract AH proposed to be located? Additional detail on the construction of this sanitary line from the proposed lift station is needed. See comments on Geotechnical Investigation Report above for additional detail.

Applicant Response: Refer to the plan resubmittal for sanitary sewer force main design in alignment with the proposed McArthur EVA and lift station access road.

Sheet 17

1. Revise grading on Lot 72 and Lot 73 to avoid the areas of 20% slope.

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 development into said space.

2. As a reminder, the proposed access to Parcel 4 is guided by Section II(c)(vi) on Sheet 1 of the Southridge Reserve PD, which states: "Unless the City approves an alternative access method, access across the ravine to Parcel 4 shall be afforded from a bridge, designed and constructed by the applicant based on alternative road standards as approved by the City. The access bridge shall incorporate natural materials and colors to minimize visual impacts. Construction of the bridge

shall minimize site disturbance, and shall provide for site reclamation, and maintain provisions for wildlife movement”. The plans were revised to identify a bridge within the RidgeGate Rural Residential Preliminary Plan, however it is identified as “Proposed Bridge Designed by Others”. Further review of the design of the bridge, and review of the extent and impacts of the construction of the bridge, may result in amendments to the street and lot layout identified in Parcel 4 of the Southridge Preserve Preliminary Plan.

Applicant Response: The Applicant acknowledges and agrees with the City’s guidance regarding access to Parcel 4 as outlined in Section II(c)(vi) on Sheet 1 of the Southridge Preserve PD, which requires access across the ravine to be provided by a bridge designed in accordance with alternative road standards approved by the City and constructed in a manner that minimizes visual and environmental impacts. In response to staff’s comment, the note identifying the “Proposed Bridge Designed by Others” has been removed from the plans. The development team will be responsible for the design and construction of the bridge. The forthcoming Development Agreement, which will apply collectively to RidgeGate, Southridge Preserve, and Hillcamp, will include language outlining the required analysis, design review, and approval process for the bridge, including evaluation of construction impacts, site disturbance, wildlife movement considerations, and visual integration with the surrounding landscape. The Applicant understands that further design and review of the bridge may influence the final street and lot configuration within Parcel 4 of the Southridge Preserve Preliminary Plan, and will coordinate with the City as this analysis progresses.

Sheet 19

1. Revise to avoid grading impacts within the 20% slope area on Sheet 17.

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 development into said space.

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.

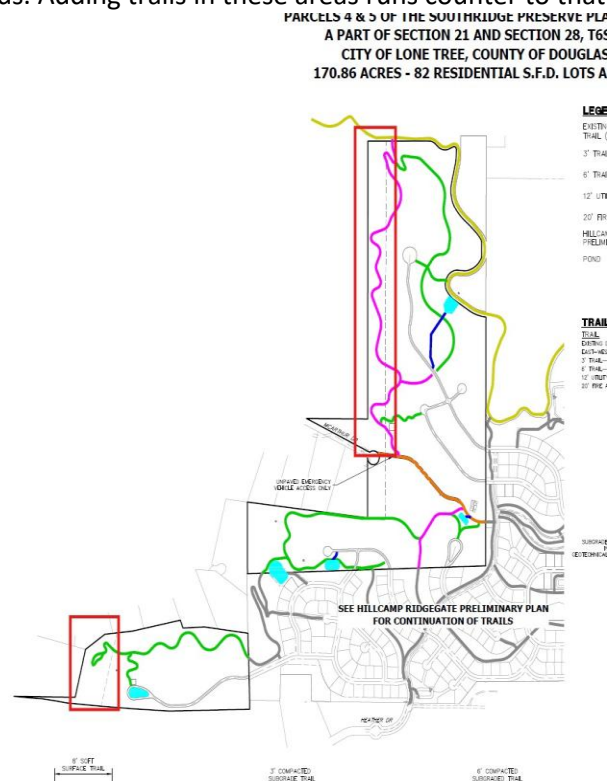
Sheet 20

1. Update the phasing plan to show underlying improvements (streets, lots, etc.) within each phase, similar to the phasing plan format within the RidgeGate Rural Residential Preliminary Plan.

Applicant Response: Phasing plan updated to show underlying improvements similar to the RG Preliminary Plan.

Sheet 21

1. All trails must be removed from the Wildlife Movement Corridor and Wildlife Setback Area (see below). The purpose of these setback areas is to protect wildlife habitat from human encroachment for the purpose of preserving existing wildlife populations and associated habitat and vegetation needs. Adding trails in these areas runs counter to that intent.



Applicant Response: Trails have been removed from these areas.

2. Adjust Note #1 to align with City comments on trail notes on individual Preliminary Plan sheets. Adjust Note #1 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."

Applicant Response: The following note has been added to the plans which the Applicant believes will address : “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. 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 _____.”

4. 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.

5. **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: 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 Technical Review Letter:** 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: A column has been added to the Trail Table. No uses are proposed to be restricted.

7. 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 21 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 21.

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.

Sheet 22

1. The proposed lot and street layout was adjusted in the most recent submittal, and there are now less encroachments of lots into the open space areas. The Community Development Director previously indicated that some encroachments into open space may be permitted provided the lot was substantially within the residential planning area. Please note that Section I(a)(i) on Sheet 3 of the SRP PD states that "Residential construction will only occur in designated Residential Planning Areas." The last area of substantial encroachment into open space areas is Lot 34, which encroaches into a smaller, interior open space area identified in the SP PD.

Applicant Response: The land plan has been updated with the resubmittal which removed lot 34 from substantially encroaching into open space areas of the PD.

Sheet 23

1. The proposed lift stations and McArthur Drive EVA need to be identified on this exhibit. Confirm that the acreage of these additional utility/infrastructure sites do not change the open space acreage calculations shown on this sheet and on the calculations in the tract summary table on Sheet 5.

Applicant Response: These have been identified and the tract table updated accordingly.

2. Consistent with the City's previous comments, remove the identification and reference to the "off-site" open space. Additionally, please note that neither the private amenity center nor the utility/infrastructure sites constitute open space; these also need to be removed from the Open Space Compliance Plan.

Applicant Response: See response above regarding offsite open space.

Sheet 24

1. Revise the Environmental and Archaeological Map on Sheet 32 to address all referral comments provided by Colorado Parks and Wildlife (CPW). As a reminder, the 200' wildlife corridor and 300' wildlife corridor setback identified in Section III(c) and Section III(d) on Sheet 1 of the SRP PD are required, but other wildlife preservation commitments and requirements of Section III on Sheet 1 of the SRP PD must be incorporated throughout the development.

Applicant Response: The Environmental and Archaeological Map has been updated to include the information provided CPW including notes on migratory and mating seasons. The Applicant recognizes the planning intent described in the SRP PD and has incorporated design elements within the Hillcamp Southridge Preserve Preliminary Plan to support wildlife movement and minimize habitat fragmentation. The site plan currently 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.

In addition, the broader project now 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.

Civil Plan Set Review

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

Applicant Response: Civil CDs revised per the comments provided with the preliminary plans.

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: Refer to the supplemental Drainage Outfall Design Memo included with this submittal for additional detail on pond outfall pipes. The Applicant has performed preliminary analysis on drainage design to verify functionality with the overall site. Higher level of detail to be provided with final design.

PUBLIC WORKS DEPARTMENT COMMENTS

Documents in Submittal Reviewed by Public Works:

- 3rd_Hillcamp_Southridge_Development Application
- 3rd_Hillcamp_Southridge_Title Commitment
- 3rd_Hillcamp_Southridge_Preliminary Plan
- 3rd_Hillcamp_Drainage Report
- 3rd_Hillcamp_Traffic Impact Study
- 3rd_Hillcamp_Preliminary CDs
- 3rd_Hillcamp_Preliminary Geotechnical Investigation

1. Please refer to SB25-0010 for comments.

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

Sincerely,



Kevin Rohrbough, PE
Client Manager
JR Engineering