

March 27, 2026

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

Re: SB25-0014 – Hillcamp Trail Filing No. 1 – 3rd Review Comments

Dear Mr. Darnell,

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

CITY ATTORNEY REFERRAL COMMENTS

Plat Exhibit

Sheet 1:

1. Title: Please revise the title to include the portion of the planning area of the RidgeGate PD. For example:

HILLCAMP DRIVE FILING NO. 1

A REPLAT OF TRACTS C-2 AND C-2 RIDGEGATE 22 FILING NO. 1 AMENDMENT NO. 1

A PORTION OF PLANNING AREA _____ OF THE RIDGEGATE PLANNED DEVELOPMENT
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY OF LONE TREE,
COUNTY OF DOUGLAS, STATE OF COLORADO

20.739 ACRES- 3 TRACTS SB25-0014

Applicant Response: Planning area added.

2. Legal Description: The legal description does not match Title Commitment, File No 100-00506741201-TH7, dated April 28, 2025.

Applicant Response: New title has been ordered.

3. Dedication Statement: Please revise the dedication statement to the following in accordance with Section 17-8-40:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF HILLCAMP DRIVE FILING NO. 1. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS, AND OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE

PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE **(RIGHTS-OF-WAY AND TRACTS - INDICATE THOSE THAT ARE APPLICABLE)** SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE CITY OF LONE TREE, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

Applicant Response: Hillcamp Trail, Tracts A and C noted.

4. Surveyor's Certificate: The Surveyor's seal must appear with the certificate. Section 17-8-70(a).

Applicant Response: Noted, seal to be applied before final submittal.

5. City Council Approval and Acceptance: There is a typo before Sidewalks, a (") that should not be included.

Applicant Response: " removed.

6. City Council Approval and Acceptance: The City Council Approval and Acceptance block mentions both a sight distance easement and an access easement that are not included on the Plat Exhibit. If a sight distance easement is required, please include the Sight Distance Triangle Plat note pursuant to Section 17-5-60(11)(a).

Applicant Response: Sight distance and access easement removed from block.

7. Drainage Easement Plat Note: Please include the drainage easement plat note, see Section 17-560(11)(b).

Applicant Response: Added as General Note 10.

PLANNING DIVISION COMMENTS

Additional Application Items Required

1. Repeat Comment for Tracking Purposes Only: The following documents will be required prior to recordation of the plat. Templates for the documents listed below will be provided at the time of the next City review of the application materials.
 - a. License agreement for trail relocation/construction within Tract C.
 - b. Special warranty deed/s for Tracts A and C that will be dedicated to the City. Please note that the City will consult further with the City Attorney on the need and/or format of the deeds given that the City is the current owner of the majority of the property within the plat boundary.
 - c. Subdivision Improvements Agreement (SIA).

- i. The SIA for this project will likely require additional details on the necessary construction oversight, construction standards, etc. associated with addressing CGS comments (see below for more detail). However, the appropriate process and agreement type for memorializing these requirements will be further evaluated as the City continues to review the application and the applicant's responses to the current round of technical review and referral comments.
- ii. The SIA for this project must reference the timing and expectations of the temporary access easement at the terminus of the proposed roadway extension that is proposed to be completed by separate document.

Applicant Response: Noted, we will work with the City on these documents on our next submittal.

General Comments

1. A Development Agreement will be necessary for the proposed overall Hillcamp development (including applications SB25-0014, RG24-0007, SB25-0009, and SB25-0010). See comments on the Development Agreement needs within the technical review comments on applications SB250009 and SB25-0010.

Applicant Response: Noted, comment responses on the Development Agreement are included with SB25-0009 and SB25-0010 application comment response letters, and a DRAFT DA has been submitted.

2. Verify whether the pedestrian bridge height and road curvature can accommodate wide/overside vehicles/loads (drill rigs, etc.) that may be required during subsequent site analysis and/or construction. This roadway is anticipated to provide the sole access to the Hillcamp development area and construction traffic will not be accepted on EVA roads.

Applicant Response: Yes, the road and bridge height are designed to adequately accommodate wide/oversized vehicles. The road centerline radii meet City collector street standards and the bridge clearance meets FHWA requirements. The applicant agrees that all construction traffic will be required to use Hillcamp Trail to access the site.

3. The proposed drainage facility design anticipates conveying storm drainage from the subdivision into Tract M of Ridgeway – Section 22 Filing No. 1 Amendment No. 2, which is owned by the Retreat at Ridgeway Homeowners Association, Inc. Per the Storm Drainage and Technical Criteria Manual, an applicant must demonstrate that all facilities will be maintained by the property owner and that permanent access is established. Because the applicant is not the owner of Tract M and has provided no authority to convey storm drainage into the pond located on Tract M, the Applicant cannot fulfill the requirements of the Storm Drainage Design and Technical Criteria Manual. As a result, the application does not meet Criteria of Approval #3 in Section 17-5-20 of the Lone Tree Code.

Applicant Response: Improvements located within Tract M are no longer proposed. All storm drainage outfalls occur outside of property owned by the Retreat.

4. The City did not receive a referral comment response from Douglas County that spoke to maintenance obligations of the proposed East-West Trail pedestrian bridge. Confirmation from the entity that will own and maintain the pedestrian bridge is still needed.

Applicant Response: An email from Douglas County regarding the bridge has been included in resubmittal.

Plat

General Comments

1. In order to more clearly identify ownership and maintenance responsibilities of the proposed pedestrian bridge, revise the plat to include the areas of property required for the abutments and retaining walls on each side of the bridge within two tracts (one on each side of the bridge). Provide adequate space for any potential maintenance needs of the abutments and retaining walls. Include these two new tracts throughout the plat, including in the tract and land summary tables, with appropriate owner and maintenance entity identified.

- a. Please note that Douglas County must provide confirmation of ownership and maintenance of these pedestrian bridge improvements if the applicant is intending for that to be the approach to ownership and maintenance of this facility.

Applicant Response: Noted, tracts have been added to clarify the ownership and maintenance of the bridge and abutments/retaining walls. An email from Douglas County is included in the resubmittal package indicating ownership and maintenance of the bridge.

Sheet 1

1. Site Summary Chart: No landowner authorization has been provided for the referenced HOA tract; provide landowner authorization or remove this tract from the plat boundary and remove all references to HOA tracts.

Applicant Response: Improvements are no longer proposed within the HOA tract.

2. Tract Summary Chart: Remove reference to "landscape" in the "use" column for Tract B; due to the slope instability issues identified in the Geotechnical Report provided for this project, as well as the associated technical review provided by the Colorado Geological Survey, no landscaping will be permitted in this tract.

Applicant Response: Landscaping will still be provided within this tract. Per direction of the geotechnical engineer, only drip irrigation will be used on native plant species in a temporary

condition for the plant materials to establish. This will not impact the stability of the roadway slopes.

3. General Note #12: Verify that no general utility easements are proposed, and if so, remove this note from the plat.

Applicant Response: There is one 10' utility easement adjacent to the road, therefore, this note is applicable and remains on the plat.

4. Add a new general note that references the Subdivision Improvements Agreement (SIA) that will be created for this proposed plat.

Applicant Response: Note has been added for the future SIA.

5. Update the "Signature of Developer for Maintenance Responsibilities" to specifically reference Rampart Range Metropolitan District No. 1, as they are proposed for necessary maintenance responsibilities.

Applicant Response: Added.

6. In the "City Council Approval and Acceptance" block, remove the references to utility easements, sight distance easements, and access easements, as those are not proposed by the plat. The temporary access easement is noted (on Sheet 2 of the currently proposed plat) to be dedicated by separate document, so would not be accepted by Council as part of their approval/signature on this plat.

Applicant Response: Sight distance and access references removed.

Sheet 2

1. If Tract M (within the adjacent RidgeGate Section 22 Filing No. 1 Amendment No. 2 plat) remains in the CDs and plans for this proposed project, the full extent of the Tract M boundary must be identified on this sheet.

Applicant Response: Improvements are no longer proposed within Tract M.

Response to Colorado Geological Survey (CGS) Referral Review

1. Planning staff will require that the additional analysis and coordination between studies and construction documents referenced in the Colorado Geological Survey (CGS) referral comments be addressed. Some of the CGS comments were provided to the applicant (via an email sent by Roshana Floyd to John Connelly on January 22, 2026). However, CGS had requested more information on the adjacent subdivision development (The Retreat), and revised their initial comment letter. A final CGS referral comment letter was provided to the City on January 30, 2026, which has been shared with the applicant along with all other referral comments received.

Planning staff will require that the following comments from the CGS referral comment letter dated January 30, 2026 be addressed. These comments revise and supersede the preliminary City comments provided in the email on January 22, 2026 referenced above. The CGS referral comments that must be addressed include the following:

- a. A final geotechnical report (not a preliminary report) will be required prior to plat approval.
- b. The following studies and additional information/plans must be provided in your next resubmission:
 - i. A design-level geotechnical investigation aligned with the final roadway alignment, grading limits, retaining wall geometry, and bridge elements. This investigation **MUST** include adequate subsurface exploration along the full length of the roadway, to include boring locations for TH-103 and TH-104. If subsurface exploration is not possible the alignment will need to be revisited to ensure geotechnical investigation can be completed for the full project area. Currently the applicant has provided no sub-surface analysis for a majority of the upslope area on the eastern side of the roadway, to include the section of slope where tiered retaining walls in excess of 20' are proposed to be constructed. As CGS noted, this is insufficient to analyze risk and slope stability.
 - i. Please note that the current slope stability evaluation/geotechnical investigation report (in the 4th paragraph on Page 5) states "the complex geologic environment makes it difficult to model sub-surface conditions". In addition, the current report (in the "Limitations" section on Page 13) states that "Variations in the subsoil conditions not indicated by our borings are likely". These statements support the CGS concern that the current modeling and estimations are insufficient to analyze risk.
 - ii. Global and local stability analyses that incorporate all proposed retaining walls, roadway embankments, the bridge, temporary construction conditions, and surcharge loads. These analyses must demonstrate acceptable factors of safety for both interim and long-term conditions. This analysis should reflect lower cohesion and friction angle values associated with the soil materials present on site.
 - iii. Provide water-sensitivity and soil-strength sensitivity analyses that evaluate saturated and perched-water conditions, including potential wetting from altered drainage patterns, utility leaks, irrigation, and sub-surface drainage performance over the service life of the roadway.
 - iv. Assessment of the long-term performance of sub-fill drains and drainage diversions in areas of deep fill and concentrated surface flow to confirm continued slope stability.

v. Provide a construction plan that explicitly documents temporary construction sequencing and benching for interim cut slopes with reduced factors of safety to confirm consistency with slope stability analyses. At minimum, the plan must delineate the following items:

1. Temporary cut/maximum bench height (note that factors of safety less than 1.0 will not be accepted by the City);
2. Bench geometry;
3. Duration of exposure for interim conditions; and
4. A sequencing plan for bench-cut conditions.

vi. Revise the civil construction documents to include the following considerations, as will be analyzed in the required studies and reports noted above:

1. In general (applicable to all construction elements), illustrate how the “critical” recommendations provided in the CTL Geotechnical Report and Slope Stability Evaluation, as well as the comments addressed in the CGS review letter, are (1) implemented in the civil construction plans (and GESC plans, as applicable), and (2) provide a proposal for how such plans will be verified and enforced during construction. This proposal must address construction sequencing, temporary cut/bench stability limits, geotechnical observation and testing, and verification of subsurface drainage performance as slope-stability controls. The purpose of this additional information and the construction verification plan is to ensure that slope stability will be maintained throughout the course of construction, as well as for the life of the project (i.e. roadway, retaining walls and bridge). The following items must be included in the civil construction plans and associated construction verification proposal:
 - a. Requirements for geotechnical construction observation and testing (note that the City will require this observation and testing to be completed by an independent third party);
 - b. Limits on bench heights, bench geometry, and duration of exposure for interim cut slopes. Note that factors of safety less than 1.0 will not be accepted by the City;
 - c. Confirmation of sub-fill drain design, redundancy, and long-term performance as slope-stability controls rather than solely drainage features; and
 - d. Measures addressing the sensitivity of site soils and bedrock to wetting, including potential impacts from drainage system failures or perched groundwater conditions.

Applicant Response: Geotechnical Comment Responses will be provided under separate cover.

2. Identify how drainage diversion and sub-fill drains will be implemented at TH-4 and TH-6 (corresponding to Sta 23+25 and sections between Sta 37+00 and 39+00).

Applicant Response: Two (2) sub-fill drains have been added to the construction documents near TH-4. It is noted that TH-6, the roadway is in a cut and therefore no sub-fill drain is required.

3. Specify how the design, redundancy, outlet protection, and long-term performance of these systems will prevent saturation and maintain slope stability for the life of the project.

- a. Note that CGS concurs with the analysis provided by CTL, which recommends that drainages be re-routed “to avoid installation of sub-fill drains below the proposed road alignment.”

Applicant Response: It is not feasible for the drainageways to be rerouted. Doing so would impact the historical drainage patterns of the area and cause a significant amount of additional disturbance to the hillside. The project seeks to preserve the drainageways in their historical configurations while utilizing engineering solutions to provide long term stability to the roadway and associated slopes. These include the following: installation of curb and gutter which will organize all flows within the roadway and discharge them in to historical locations, sub-fill drains will be installed per Geotech recommendations, drainage swales will be lined with TRM, rip-rap will be installed on the upstream and downstream storm sewer discharge locations, low-tail water basins will be utilized to dissipate velocities and prevent erosion, and all slopes will be designed to a maximum of 3:1 and will be stabilized with vegetation for long term stability.

During construction the Geotech benching recommendations will be adhered to.

Minimal landscaping will be installed as part of the project and only native species will be utilized. This will require minimal temporary drip irrigation that will not comprise the integrity of the roadway or slopes providing long term stability.

4. Identify how global slope stability will be achieved across the roadway extension, to include between the roadway, the retaining walls, the bridge elements, and the subsurface drainage.

- c. A utility risk mitigation and response plan that addresses the potential impacts of utility failures (to include drainage system failures) on slope stability.

Applicant Response: A formal global stability analysis, including the retaining walls has been completed by the geotechnical engineer to demonstrate that that roadway, as it is configured now is stable. The Construction plans implement all recommendations for the geotechnical engineer. There is no water lines within the roadway and it is unrealistic to assume that a utility failure would impact the integrity of the roadway.

Slope Stability Evaluation Report

1. In general, applicant responses to prior Planning Division staff comments on the slope stability evaluation report are not acceptable to staff. The applicant must further address issues identified in prior City comments by addressing the CGS referral comments referenced above.

Applicant Response: Comments from CGS have been addressed with the updated geotechnical studies.

2. In general, references to “recommendations” from other studies/analyses within the construction documents will not be acceptable. Construction and engineering requirements from studies/analyses will be requirements and must be included in construction documents in a manner acceptable to the City to ensure compliance.

Applicant Response: The recommendations from the geotechnical report have been incorporated and are well documented in the construction documents. References to reports and studies are provided in the construction documents.

3. Based on the statements in the 4th paragraph on Page 5, a revised geotechnical investigation report and slope stability evaluation will be required to account for new drainage plans/designs.

Applicant Response: The geotechnical report references the current drainage plans and designs.

4. Verify whether the scope of the slope stability evaluation includes the full scope of the pedestrian bridge location, to include the bridge, bridge abutments, and associated retaining walls. The separate pedestrian bridge Geotechnical Investigation report clearly notes that it is not a slope stability evaluation (see Page 8 and Page 9 of the Pedestrian Bridge Geotechnical Investigation report dated November 20, 2025). If the broader geotechnical investigation report and slope stability evaluation report did not account for the pedestrian bridge area and improvements, one of the two geotechnical investigation reports must be revised to include slope stability analysis of the pedestrian bridge. If the applicant believes this information is already analyzed, provide exact references to the report, including sections and pages, where this is contained.

Applicant Response: The Geotechnical study for slope stabilization covers stability for the entire roadway. The Ped Bridge report covers stability for the entire bridge and structure. Modifications to the walls adjacent have been made to ensure that the global stability of the bridge meets the 1.5 factor of safety.

5. This will be further informed by additional analyses required by CGS comments above, but the City will likely not accept 3:1 slopes in this area based on prior evidence of slope instability in this area. The analyses and plans should incorporate a minimum of 4:1 slopes.

Applicant Response: As discussed with the Applicant's Geotechnical Engineer, City and CGS, 3:1 slopes have been specifically analyzed for stability, and will only be utilized where they have been analyzed to meet stability requirements.

6. In the "Fill and Backfill" section on Page 11, report must be revised to explicitly reference the grading plans (by title and date) that were relied upon for developing the Geotechnical Investigation Report.

Applicant Response: The Grading Plans have been referenced by Title and Date.

7. Verify that the sub-fill drainage recommendations stated in the first paragraph on Page 12 have been incorporated into the CDs. Rerouting of drainage to avoid sub-fill drains may require revisions to the drainage plans.

Applicant Response: Sub-fill drains have been added to area exceeding 15' of fill. Rerouting drainages is not feasible.

8. In Figure 1B, the boring TH-104A within the fire access road for the adjacent subdivision does not provide a comparable analysis to initial boring location TH-104. This results in poor/limited data for Sections B, C, D, and E. This is consistent with CGS referral comments provided, and that the current analysis provides insufficient data to analyze risk and slope stability.

Applicant Response: Borings have been completed in the areas requested and slope stability was analyzed as requested.

9. In Figure 2, portions of the proposed roadway corridor indicate bedrock depth between 1 and 7 feet below the surface. The City will not accept blasting as an acceptable construction method in this area. Specificity must be provided on the proposed construction method for the entire roadway corridor, given the shallow bedrock depths.

Applicant Response: The Applicant agrees that blasting will not be used on this project and that typical excavation methods, including rock ripping, will be utilized for the construction of the roadway. Reference to no blasting has been added to the construction plans.

10. In Figure 3, TH-3 is missing the depth to groundwater measurement. Correct.

Applicant Response: This has been updated.

11. Given the numerous debris flow hazard areas directly within the proposed roadway alignment, applicant must provide explicit explanation of how these hazards are being addressed in the roadway and drainage plans. Additionally, the Pedestrian Bridge Geotechnical Investigation report (dated November 20, 2025) states that the Hillcamp project "may increase debris flow susceptibility downstream" (see page 8). The applicant must analyze debris flow susceptibility

under a full buildout scenario. The current report analyzes this risk under a zero development scenario.

Applicant Response: As discussed with the Applicant's Geotechnical Engineer, City and CGS, the area may experience small amounts of debris flow within the existing drainages. The design of the drainage system for the project includes the construction low tail water basins and flared end sections upstream of the roadway. This is a revision from the Type C inlets that were previously designed and will allow any small debris to be captured/conveyed across the roadway. RRMD has agreed to provide maintenance to these areas to ensure that they function correctly.

We anticipate the debris flow in the existing and developed condition to be similar as no detention pond flows will be discharged into the drainageways upstream of the roadway.

12. Figure 6 must be updated to identify a 4:1 maximum slope.

Applicant Response: The last paragraph on page 8 of the report indicates that 3:1 maximum slopes are acceptable and slope stability has been analyzed at these locations to confirm their stability.

13. **Repeat Comment from September 5, 2025 Technical Review Letter:** Page 5 – In the last sentence of the second paragraph on Page 5, it is stated that "If different conditions are encountered, we should be notified to reevaluate our results". Verify at what point this additional boring work and identification of potential different conditions will occur during construction, and provide evidence of where this is addressed in construction documents.
- a. **Additional Comment:** The applicant's response to this prior comment is not acceptable. See additional comments related to the CGS referral letter and the additional subsurface exploration that will be required. On-site observation and mid-construction geotechnical analysis needs must be addressed in a supplemental agreement, which needs to be further discussed and memorialized within the Development Agreement for the overall Hillcamp development (including applications SB25-0014, RG24-0007, SB25-0009, and SB25-0010).

Applicant Response: A note regarding timing and documenting this has been added to the grading and GESC Plans.

Pedestrian Bridge Geotechnical Investigation Report

1. Update page numbering to address total number of pages in report (26 pages). Page 25 of 24 and Page 26 of 24 must be updated. Verify all other page numbers are correct.

Applicant Response: Page Numbers have been updated.

2. On Page 25 of 24, the report states that the “recommendations provided are appropriate for about three years”. Based on this statement, the report may need to be revised prior to construction.

Applicant Response: Construction is anticipated to commence within the three (3) year timeline. It is noted that additional investigations may be required beyond the three (3) years.

3. If pedestrian bridge construction plans change in any way, the associated geotechnical investigation report will need to be updated.

Applicant Response: Noted, the geotechnical investigation report has been updated based on the latest grading.

4. Verify whether scour protection measures have been incorporated into the CDs. Similar to other comments, provide explicit reference to sheets/details where these construction recommendations are addressed within the CDs. The need for scour protection should be coordinated with debris flow susceptibility analysis (see comments on broader Geotechnical Investigation Report above).

Applicant Response: Flows within the drainageway adjacent to the pedestrian are minimal and a turn down wall has been provided along the bottom retaining wall to provide scour protection. This is shown on the detailed grading the plans. Due to the develop beginning directly upstream from the bridge, debris flow is not anticipated within this area or drainageway.

5. Based on the findings within the Expansive Soil and Bedrock section on Page 10, verify whether the bridge design addresses risk of ground heave and/or settlement that could damage the bridge. Similar to other comments, provide explicit reference to sheets/details where these construction recommendations are addressed within the CDs.

Applicant Response: This Geotechnical Comment Response will be provided under separate cover.

6. In the “Slope Stability Analysis” section on Page 19, report must be revised to explicitly reference the grading and retaining wall plans (by title and date) that were relied upon for developing the Geotechnical Investigation Report.

Applicant Response: The Slope Stability Analysis has been updated.

7. Consistent with CGS referral comments provided, the City will not accept any Factor of Safety (FOS) values below 1.5 for this analysis, considering this analysis is for a pedestrian bridge. This conflicts with the slope stability analysis results for cross-sections C and D identified on Page 21.

Applicant Response: All factor of safety values have been set to a minimum of 1.5.

8. Figure 2 must be updated to identify a 4:1 maximum slope.

Applicant Response: The last paragraph on page 9 of the report indicates that 3:1 maximum slopes are acceptable.

Drainage Report

1. Please note that after the applicant's next resubmittal, the drainage report will be reviewed for consistency and necessary cross-references between the drainage report and the geotechnical investigation report. The two studies will need to accurately and consistently incorporate all findings and construction recommendations resulting from additional analysis required by CGS referral comments.

Applicant Response: Noted, cross-references have been added.

2. Depending on results of the ongoing coordination with the adjacent subdivision (The Retreat) and the use of the drainage infrastructure within that off-site property, the drainage report may need to be revised to address an alternative approach to detention and stormwater management.

Applicant Response: Noted, improvements within the Retreat tract are no longer proposed and instead a hydrodynamic separator will be used to treat runoff for water quality.

3. Confirm whether the surface drainage structures have been designed to manage debris flow, as indicated in the Geotechnical Investigation Report (see comments on Geotechnical Investigation Report above).

Applicant Response: Flared-end sections with low tailwater basins on the uphill side have been added in areas of mapped debris flow susceptibility to manage debris flow.

4. Confirm whether the debris flow channels near road alignment TH-4 and TH-6 were diverted from the roadway (see Erosion and Flooding section on Page 9 of Geotechnical Investigation Report).

Applicant Response: Debris flow will be directed to proposed flared end sections. The road is also above these two debris flow channels.

5. Section 1.3 (Page 2): Correct typos in "Tract O Access Road" and "RidgeGate-Section 22".
 - a. These same typos appear in Section 7.

Applicant Response: Typos corrected.

6. Section 2.1.1 (Page 3): Update statement that "downstream drainageways will be unaffected by the construction of Hillcamp Drive." This is not consistent with a later statement within the same drainage report in Section 2.2.1 that states that sub-basins "will be altered by the proposed Hillcamp Drive construction".

Applicant Response: The sub-basins will have minor alterations due to the roadway, but will not have adverse impacts to the downstream drainageways. This has been updated in the report.

7. Section 2.2.1 (Page 3): Statement references six sub-basins but is followed by the number 4. Correct.

Applicant Response: Corrected.

8. Section 4.2 (Page 6): Correct typo “coney” in description of Sub-basin OS2.

Applicant Response: Typo corrected.

9. Sections 6.2, 6.2.1, and 6.2.2 (Pages 9-10): Drainage report relies on ability for applicant to receive variances/exemptions. These will need to be considered as part of the evaluation of the overall proposed project against the final plat approval criteria.

Applicant Response: Noted, the variances and minor adjustments from criteria have been minimized.

10. Appendix E: On Sheets DR-02 through DR-06, add reference map identifying location of view on each sheet in reference to the overall map on Sheet DR-01. Also, on relevant sheets within Exhibit E, add boundary of area adjacent to Bluffside Drive that was recently subject to the slope failure and mitigation work.

Applicant Response: The Maps have been updated and areas of slope failure has been identified.

Biological Assessment & Cultural Resources Records Review Report

1. Section 1.2 (Page 2): The current statement that “The Property is now generally cleared of vegetation and undergoing development activities” is inaccurate. Update and better describe the existing conditions of the proposed plat area. Also, the report references the EPA’s Level III Ecoregion Map classifying the property as moderate relief plains. Since this map is referenced in the report, include as an exhibit in an appendix (similar to current appendices that reference federal level floodplain and wetland maps).

Applicant Response: Section 1.2 updated and Ecoregion Map added as an Appendix.

2. Section 3.2 (Pages 8-10): This section of the report was expanded based on prior comments. However, this section closes out (the last paragraph of Section 3.2 near the top of Page 10) with a vague reference to other CPW listed species of concern. Provide more detail on these other CPW listed species of concern, and more detail on how it was determined that these species are not a concern for the subject property as stated in this section of the report.

Applicant Response: The report has been updated to include this information.

3. Section 3.3 (Pages 10-11):

- a. Similar to the report's response to CPW listed species of concern, provide more detail on all of the 15 species that were pulled from the CPW's SWAP Data Hub.
- b. While the CPW SWAP may not contain any regulatory protection requirements for the species identified (the fringed myotis or the Hernandez's short-horned lizard), the underlying RidgeGate Planned Development, 7th Amendment identifies this area as an Open Space Planning Area and has much focus on the preservation of wildlife habitat. Therefore, the report must be updated to identify analysis of how habitat and foraging cover for the species identified in the SPW SWAP Data Hub findings (the two referenced above and any of the other 13 that may be relevant once additional detail is provided (see comment above)) is being maintained/protected as part of the proposed construction activities.

Applicant Response:

- a) A table outlining the 15 SWAP species that fall within the oak and mixed mountain shrub habitat subtype has been added. We have reviewed range maps for each of these 15 species and determined that those species not discussed in the report do not have potential habitat on the Property, as outlined in this section. The added table also notates whether the species has range within Douglas County, or even in the surrounding counties, to be conservative. It is the opinion of CTL|T that the standard of care for this type of report is to internally review species and only discuss in detail those with potential habitat on the Site, i.e., those that may occur in this habitat type in Douglas County or the surrounding counties.

Additionally, 4 of the 15 species that were pulled from CPW's SWAP Data Hub were migratory bird species. While some of these species may range in the County or surrounding counties, these migratory birds DO already have separate regulatory protections and recommendations, which are addressed in Section 3.4.

- b) Additional scope may be required if CTL|T is to provide mitigation and minimization recommendations for species. We can provide this on request.

4. Section 6.0 (Page 16): Based on the timing of the proposed development being beyond 2025, the final recommendation in this report must be followed and a supplementary biological assessment and cultural records review will be required at the appropriate time prior to subsequent development. This will be a future analysis need that the City will require be described in further detail in the Development Agreement associated with the overall Hillcamp development.

Applicant Response: The applicant will work with the City to develop a plan for subsequent biological assessments and cultural records reviews as defined in the Development Agreement.

5. This report does not include the Aquatic Native Species Conservation Waters HPHC area that is included in the biological reports for the adjacent Hillcamp Preliminary Plan areas. Add the boundary of this area to this report and address as necessary as that area relates to the impacted areas associated with the proposed plat. See Appendix B of the Wildlife Preservation Plan associated with the Hillcamp Preliminary Plans.

Applicant Response: Discussion of Aquatic Native Species Conservation Waters HPHC area added as Section 2.4 and map included as an Appendix. We note that this map layer simply maps a 500 foot radius around Aquatic Native Species Conservation Waters, and that the Waters themselves do not fall on the Property. There are no wetlands or surface water features on this site. Additionally, development is already present between this site and the Waters. As such, sediment control measures and BMPs are considered sufficient to protect the nearby Cottonwood Creek.

Construction Documents

1. Provide a tree and vegetation removal and protection plan. This plan must identify all stands of vegetation and all trees that are proposed for removal, and those that are proposed for retention. The protection plan must provide explicit detail on the proposed protection methods for all trees that will be retained. General notes in the landscape plans (similar to those currently included) will not be acceptable to the City to address the tree and vegetation removal and protection plan.

Applicant Response: A Tree Protection Plan has been included in the resubmittal.

2. Provide an overview sheet/exhibit that identifies the total percentage of the plat area that will be disturbed, as well as any portions of adjacent land (outside of the plat boundary) that will require disturbance.

Applicant Response: An exhibit has been included in the resubmittal package.

3. On landscape plans (Sheets 45-50), provide explanation of how the applicant is proposing to establish plantings and seeding in this entire area without irrigation. Irrigation will not be permitted due to the geotechnical issues referenced in other reports/analyses.

Applicant Response: Temporary, above ground irrigation may be utilized during the initial plant establishment period and be removed once the vegetation is established. Final landscape areas will rely on drought-tolerant plant materials suitable for long-term survival under natural precipitation conditions, consistent with the geotechnical guidance to minimize subsurface wetting.

4. In the landscape plans (Sheets 45-50) remove gambel oak from planting plan. This plant material is a fire hazard and new plantings of gambel oak should not be introduced so close to residential uses and so close to the roadway where they will encourage additional wildlife refuge immediately adjacent to the roadway.

Applicant Response: The Applicant respectfully proposes to retain Gambel oak where shown. Gambel oak is a dominant native species on the project site. Its inclusion is intended to mimic the existing native landscape character and ecological context of the area, which is both appropriate and consistent with surrounding conditions.

The Fire Mitigation Plan does not prohibit the use or introduction of Gambel oak, but instead provides guidance on managing oak through spacing, thinning, pruning, and ongoing maintenance to reduce fuel continuity and fire risk. As documented in the Fire Mitigation Plan, Gambel oak is anticipated to remain on-site as part of a managed, mosaic vegetation pattern that balances wildfire mitigation, slope stability, erosion control, and habitat preservation.

Proposed oak plantings will be located, spaced, and maintained in accordance with Fire Mitigation Plan recommendations to ensure defensible space, reduced fuel continuity, and avoidance of ladder fuel conditions, while preserving the native landscape character of the site.

5. **Repeat Comment from September 5, 2025 Technical Review Letter:** General – The proposed pond at the northern end of the project (generally located between the Hillcamp Drive extension and Viewside Drive) is located within a tract outside of the proposed plat boundary on land owned by the Retreat at RidgeGate Homeowners Associate Inc. Verify and provide evidence of this property owner’s acceptance of the construction of these improvements on their property. Also, verify future ownership and maintenance responsibilities of these proposed pond improvements.

Applicant Response: Improvements within this tract are no longer proposed.

6. **Repeat Comment from September 5, 2025 Technical Review Letter:** General – Temporary reroutes of any trails being impacted by this project must be provided during construction.
- a. **Additional Comment:** The applicant referenced that trail re-routes are identified on the Overall Grading Plan. Staff acknowledges this, but still requires further information on trail re-routes and construction timing to ensure that East-West Trail traffic is not impacted by the proposed construction. The East-West Trail must remain open and navigable through this area before and during any proposed construction.

Applicant Response: The trail reroutes will be constructed prior to the closure and/or removal of any trail areas. This will prevent long closures of the East-West trail and the trails are all intended to remain open for the duration of construction.

7. **Repeat Comment from September 5, 2025 Technical Review Letter:** Seeding Plan Sheets (Sheet 42 – Sheet 47) – The City will be further evaluating whether more robust re-vegetation measures should be followed beyond just seed mix to better mitigate against post-construction erosion and to provide re-establishment of native vegetation and wildlife habitat that will be lost during construction.

- a. **Additional Comment:** Staff acknowledges that some additional landscaping (trees and shrubs) is proposed in some areas. However, see comments above on proposed landscaping establishment in this area. Further, staff reserves the right to further determine whether re-vegetation efforts need to be expanded once the vegetation and tree removal and protection plan and responses about the applicant's vegetation establishment approach requested above are provided.

Applicant Response: The Applicant acknowledges the City's continued review of the proposed seeding approach. The Seeding Plan is intended to provide post-construction stabilization, erosion control, and re-establishment of native vegetation using site-appropriate native seed mixes. In addition to seeding, native trees and shrubs are proposed in select areas to support habitat value, visual buffering, and slope stabilization. As described in responses above, these plantings will be established using a temporary, above-ground irrigation approach during the initial establishment period with no permanent irrigation proposed.

The Applicant understands that the City may further evaluate whether additional re-vegetation measures are warranted following review of the Vegetation and Tree Removal and Protection Plan and confirmation of the vegetation establishment approach, and will coordinate with staff as needed during subsequent review phases.

Access Memorandum

1. Depending on the ability of the applicant to respond to all other comments (including City technical review comments and referral comments) and issues referenced in those comments, the applicant may need to further analyze the alternative alignments identified in the access memorandum, in the event that the existing proposed alignment is not feasible. Staff would note that the topics considered (in the bullet points under each alternative alignment in the memorandum) include vague statements (e.g. "Environmentally infeasible") that are based on simple statements and are not supported by any thorough analysis. The comparison of the topics considered between all of the alternative alignments is not well defined, and is limited to a few topics within the "Summary Table" on Page 7. Should the applicant need to further analyze the alternative alignments, much more detailed analysis of the topics considered in this memorandum will be required.

Applicant Response: Noted.

PUBLIC WORKS DEPARTMENT COMMENTS

Documents in Submittal Reviewed by Public Works:

- Final Plat
- Construction Documents
- Phase III Drainage Report
- GESC Plans

- GESC Report
- Traffic Impact Study
- Preliminary Geotechnical Investigation

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

1. Agreement between HOA and RRMD regarding the pond retrofit, ownership, maintenance is required prior to City approval and staff recommendation of approval to Commission and Council.

Applicant Response: Pond in HOA tract is no longer proposed.

Final Plat

1. Agreement between HOA and RRMD regarding the pond retrofit, ownership, maintenance is required prior to City approval and staff recommendation of approval to Commission and Council.

Applicant Response: Pond in HOA tract is no longer proposed.

Construction Documents

1. What are the elevations of the concrete apron at the Type D inlets, is there a typical detail or cross section for the apron? This will aid in the constructability, and also to verify the Type D inlet calculations of allowable ponding depth.

Applicant Response: Ponding limits have been added and grading plans have been updated.

2. No detail appears to be provided on Sheet 31 for the low tailwater basin. Please provide detail/cross section with dimensions and riprap call out.

Applicant Response: A MHFD detail has been added to sheet 38 of the resubmittal.

3. Can the 2-foot drop at DP-C MH STA ~0+50 be reduced to 1-foot maximum since there are no utility conflicts?

Applicant Response: The drop has been removed.

4. Although the pond retrofit has capacity for the 500-year storm event, a dedicated emergency spillway is necessary in the event of clogging or a larger storm event. Please also include details on the spillway with the other detention pond details.

Applicant Response: The pond is no longer proposed.

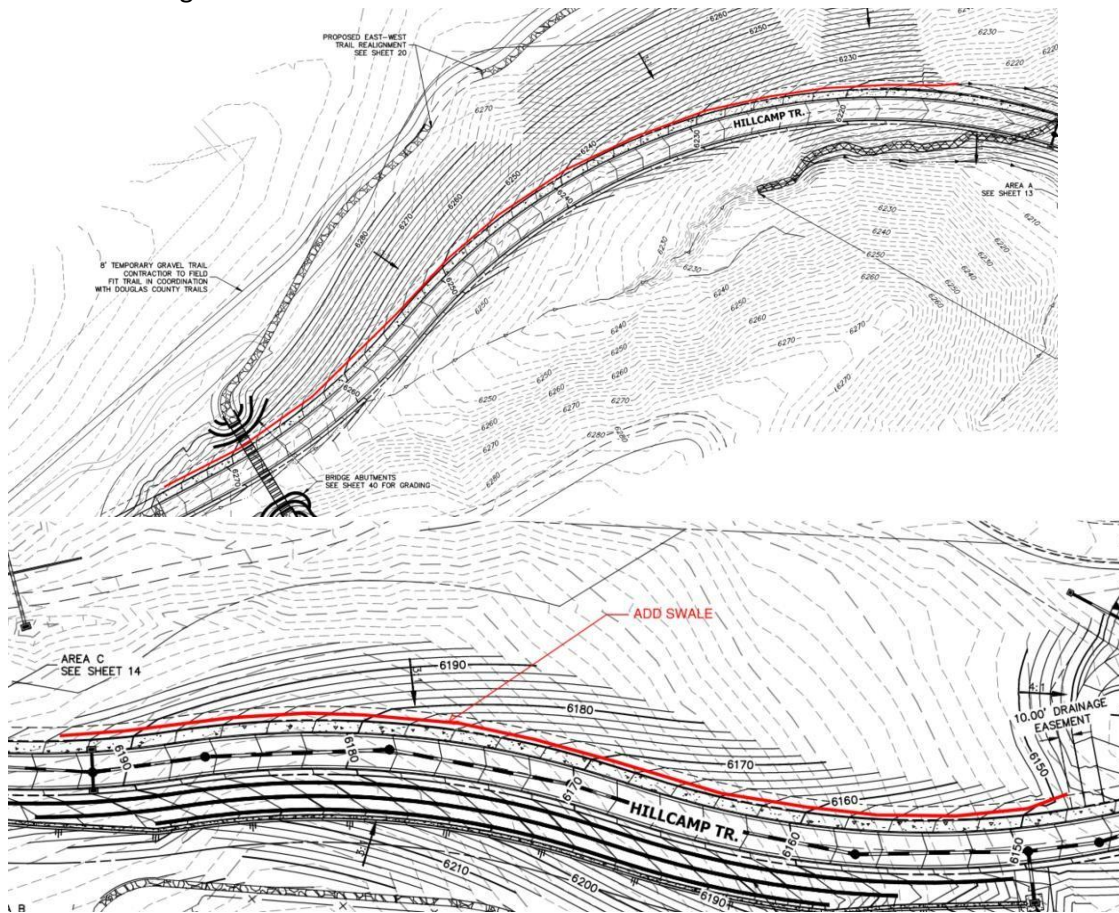
5. Please provide drainage easements on the storm sewer system outside of ROW or City property.

Applicant Response: Drainage Easements have been identified on the Tract that is outside of the City property.

6. Due to erosion concerns, please pursue an easement and discussions with The Retreat to allow this construction to tie into the existing Type C inlet.

Applicant Response: All improvements are to remain outside of any areas that are owned by the Retreat. Erosion protection has been added to the limits of the Site.

7. Add swales at the back of sidewalk along the western side of the roadway to direct flows to the existing swale.



Applicant Response: Swale has been added.

8. Call out TRM lining extents and quantity and reference detail

Applicant Response: Details on the TRM lining have been added to the Horizontal Control Plan.

9. Call out and specify riprap at DP-A1 FES per drainage report calculations

Applicant Response: Riprap callouts have been added to detailed grading plans.

10. OS-1 Profile: previous submittal had a drop of 1-foot, but now has an increased drop of 2-feet. With no clear utility conflicts, HGL, or EGL conflicts, please clarify the justification for proposing an increased drop at this location.

Applicant Response: The drop is for reducing velocity at the outfall as well as for EGL elevation at the FES.

11. DP01 Profile: previous submittal had a drop of 1-foot, but now has an increased drop of 3-feet. With no clear utility conflicts, HGL, or EGL conflicts, please clarify the justification for proposing an increased drop at this location.

Applicant Response: Drop has been changed back to 1'.

12. Please add Type D inlet detail.

Applicant Response: Detail has been added to sheet 39 of the resubmittal.

13. Sheet 32: Extend drainage easement to Type D inlet of pond inflow. Verify and update label calling out "blanket drainage easement", as the plat does not appear to call out an easement on this side of the EDB.

Applicant Response: The Type D inlet and pond are no longer proposed.

14. Sheet 38:

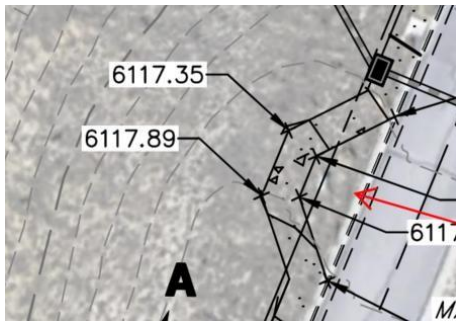
- a. Text has been cut off for the Outlet Structure Profile View at left viewport.
- b. Section A-A calls out the plate at 6" above the 18" invert, however, the drainage design spreadsheet calls out 18" above invert, please verify and update as needed.
- c. Section B-B calls out 15/16" diameter holes, however, the drainage design spreadsheet uses 7/8". Please verify and update as needed.

Applicant Response: The pond is no longer proposed.

15. Sheet 41: the existing inlet deck at the new sidewalk will need to be repoured, please call this out on the plan.

Applicant Response: The sidewalk has been routed around the existing inlet.

16. Continue sidewalk straight and call out relocation of conflicting utility boxes.



Applicant Response: Due to the adjacent storm sewer inlet, which is not built to ADA standards, the sidewalk will slightly detach in this area to avoid these existing conflicts. This is a flat area and grading impacts are minimal.

17. Revise to a detached sidewalk to provide directional ramp at Cabela Drive and Viewside Drive.

Applicant Response: ADA ramp configuration has been revised.

Phase III Drainage Report

1. Inlets A1 & A2: Resultant street spread, for the minor storm event, does not meet Douglas County Storm Criteria for a Urban Collector (Type B roadway). Criteria requires at least one 10foot lane free of water. Currently both inlets have a spread of 18' on a 26' cross section street. Please update drainage as needed to meet criteria. Please ensure the flow depth during the minor event also does not exceed the top of the curb line.

Applicant Response: Inlet calcs have been corrected.

2. Inlets B1 & B2: Street Longitudinal slope per plans is 6%, please update design accordingly to ensure this additional slope does not adversely affect the capture at the inlet.

Applicant Response: Inlet calcs have been revised.

3. Area inlet OS1.1
 - a. top width of 78-feet seems very large for the location of this inlet, please verify allowable width prior to overtopping.
 - b. Please provide more information on CDs for the allowable ponding depth in the form of spot elevation of the lowest elevation where overtopping would occur to confirm the 6foot allowable ponding depth.

Applicant Response: Calculations have been revised. Detail has been added to the CDs. 100-year ponding areas have been added to the storm sheets.

4. Area inlet OS2:

- a. Please confirm allowable top width of 34'.
- b. Please provide more information on CDs for the allowable ponding depth of 1-ft.

Applicant Response: Calculations have been revised. Detail has been added to the CDs. 100-year ponding areas have been added to the storm sheets.

5. Please provide a plan view of the StormCAD to verify pipes and structures

Applicant Response: Plan view of StormCAD has been added to the report.

6. Which pipes are associated with OS1 in the conduit tables? 30" RCP with 81.60 LF and 2.92% does not match the P&P. Please verify and update as needed throughout StormCAD and P&P.

Applicant Response: StormCAD and P&Ps have been updated to match.

7. No calculations justifying HDS Alternative Water Quality sizing appears to be provided. Please include design information.

Applicant Response: HDS has been sized and is now proposed in lieu of the pond. Details are included in the resubmittal.

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

Applicant Response: Updated.

GESC Plans

1. No Comments

Applicant Response: Thank you for the review.

GESC Report

1. No Comments

Applicant Response: Thank you for the review.

Traffic Impact Study

1. No comments

Applicant Response: Thank you for the review.

Geotechnical Investigation

1. No comments

Applicant Response: Thank you for the review.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "K. Rohrbough".

Kevin Rohrbough, PE
Client Manager
JR Engineering