



cityoflonetree.com | 303.708.1818
9220 Kimmer Drive Suite 100, Lone Tree, CO 80124

April 10, 2025

Kevin Rohrbough
JR Engineering, LLC
Via email: krrohrbough@jrengineering.com

Dear Kevin,

Thank you again for submitting the subdivision application for Hillcamp Drive Filing No. 1; we received this application package on March 21, 2025. The application has been assigned the project number of SB25-0014.

The City has now completed its initial completeness and technical review of the application materials. Below you will find comments from the Planning Division and Public Works Department on the subdivision application materials.

Please provide a consolidated referral response letter that responds to the City completeness/technical review comments, along with revised plans and associated documents as necessary.

PLANNING DIVISION COMMENTS

Additional Application Items Required

1. Per [Sec. 17-5-50\(3\)](#) of the Lone Tree Municipal Code, provide a title commitment (or another form of proof of ownership listed in this section of code) dated not more than 30 days prior to the date of the next resubmittal.
 - a. Ownership of Tract C-3, RidgeGate - Section 22 Filing No. 1, 1st Amendment needs to be verified. The Douglas County Assessor shows this tract ownership as "Retreat at RidgeGate LLC", and that entity is not listed on the plat as an owner.
2. Per [Sec. 17-5-50\(7\)](#) and [Sec. 17-5-70\(14\)](#) of the Lone Tree Municipal Code, wildfire risk assessment and wildfire mitigation plan must be provided as the plat is adjacent to and through open space.
3. More detail on how disturbed lands and ground treatment of tracts and right-of-way will be handled is required. Per [Sec. 17-5-70\(12\)](#) of the Lone Tree Municipal Code, a landscape plan must be provided to provide this information.
4. Per [Sec. 17-5-70\(8\)](#), an exhibit identifying existing natural and environmental components of the land within the plat must be provided.
5. As the owner of the majority of the land included within the plat boundary, the City will require that a Biological Assessment, Environmental Site Assessment, and Archaeology Report be provided for the land within the proposed plat boundary. Section II on Sheet 1 of the [RidgeGate](#)

[Planned Development District, 7th Amendment](#) (Wildlife and Wetlands Preservation Plan) states that the property owner agrees to cooperate with the City in the development of wildlife management programs, with commitments to preserving existing native vegetation on slopes exceeding 20 percent and in floodplain areas (Section II(1)), maintaining the quality of healthy native woody vegetation species and grasslands (Section II(2)), bank stabilization in eroded areas (Section II(2)), and conserving/preserving native areas for wildlife habitat (Section II(4)). The additional studies required will allow for consideration and evaluation of the proposed subdivision construction against the above commitments.

6. 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).

Plat Review

General

1. Add a new line to the bottom of the plat title block on every sheet of the plat that states the following: “[INSERT TOTAL PLAT ACREAGE] – [INSERT TOTAL NUMBER OF TRACTS] – SB25-0014”. See example of this from another recent plat:

RIDGEGATE SW VILLAGE FILING NO. 3 A PORTION OF THE RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN, 1ST AMENDMENT A PART OF THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO. 44.764 ACRES – 100 RESIDENTIAL LOTS – 4 TRACTS SB23-0003

Sheet 1

2. Update General Note #4 to reference current title work once obtained/provided (see Additional Application Items Required comment #1 above).
3. Remove entire “Planning Commission Approval” signature block. City Council approval signature block will be the only approval section.
4. Verify proposed maintenance responsibilities of tracts and right-of-way. “Signature of Developer for Maintenance Responsibilities” signature block included – is that intended for ensuring maintenance responsibilities of Tract B and Tract D only (per Tract Summary Table) or for any other improvements?

Civil Plan Set Review

General

1. More information is necessary to review and evaluate impacts to existing natural features, vegetation, and wildlife habitat. Once the Biological Assessment, Environmental Site Assessment, Archaeology Report, and exhibit required by Sec. 17-5-70(8) have been provided, the City may

have further comments on preservation or mitigation needs for natural and environmental features within the plat boundary.

2. The City understands that other roadway alignments were previously considered for access from the existing temporary terminus of Cabela Drive to the top of the bluffs. Please provide an exhibit identifying other roadway alignments that were considered and rationale for why those other alignments were not selected by the applicant.
3. Provide plans for proposed pedestrian bridge where the existing East-West Regional Trail is proposed to be grade-separated over the Hillcamp Drive right-of-way. Note on Sheet 9 appears to state that the pedestrian bridge plans are in a separate plan set. In addition, the City has the following questions on the trail relocation:
 - a. The existing East-West Regional Trail is open to equestrian use. Is the proposed trail bridge being designed to allow equestrian use? Considerations may include surface treatment, height of bridge railings/fencing, and whether any cover is necessary.
 - b. What is the clearance between Hillcamp Drive and the proposed East-West Regional Trail bridge? Can the trail bridge be identified on the street profile on Sheet 9?
 - c. Is there any opportunity for connection from the sidewalk along Hillcamp Road directly to the East-West Regional Trail? The City understands future connectivity will occur in the Hillcamp development plans, but a connection could also be provided from Hillcamp Drive to the regional trail.
4. Ensure all labels accurately use the proposed street name. Profiles on Sheets 7-9 currently state "Cabela Drive Profile".

Geotechnical Report

1. The preliminary geotechnical investigation provided appears to focus primarily on the road alignment and construction. Please provide additional information and geotechnical analysis on the proposed construction associated with the retaining walls proposed to support the new road.

Traffic Impact Study

1. Update the "Proposed Land Use" on Page 4 to include an anticipated number of homes at 346 single-family homes, and update the remainder of the Traffic Impact Study analysis as necessary. The Rural Residential Planning Area in the RidgeGate Planned Development District, 7th Amendment allows a maximum of 261 dwelling units. The Southridge Preserve Planned Development District allows a maximum of 85 dwelling units (3 units in Parcel 1, 13 units in Parcel 4, and 69 units in Parcel 5). The actual number of dwelling units developed in those two Planned Development areas may be less based on the incorporation of other development standards associated with the Planned Developments. However, without specific development plans yet approved for those two Planned Development areas, the Traffic Impact Study associated with this subdivision application for the Hillcamp Drive extension should assume the maximum amount of development that the underlying zoning documents allow.

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

General Comments

1. Provide engineering review fees of \$14,850.00

Mobility Comments

1. Good trail width, concerned that icy conditions at bends in the road will cause drivers to vault onto the trail – have guiderails been considered?
2. Do these plans include the use of directional curb ramps?
3. It appears the East-West Trail would feature a new bridge over the roadway, what will be the width of the trail surface upon the bridge? Will local residents have new access to the East-West Trail?

Final Plat

1. Who owns the pipe outfalling into Retreat property?
2. Please show the cul-de-sac turnaround dedication with ROW.
3. It appears not all parcels and owners are shown, i.e ., the RRMD parcel just south of the roadway connection point.
4. Public Works will continue to review the proposed ROW and easements on the plat as the project progresses.

Construction Documents

1. Some of the proposed storm sewer appears to be discharging onto adjacent property owned by Retreat, who will own and maintain this pipe?
2. The slopes of existing ground at proposed storm outfalls appears to be very steep. The current riprap extents appear that they may not be adequate to prevent runoff exiting the pipe from eroding the embankments.
3. The posted speed limit for this road should be 30 mph and the design speed 35 mph.
4. Based on the design speed the sag K-values are too low. This road is a residential collector so the sag K-value should be 49.
5. The city will want to have further discussions with the developer regarding the sidewalk connection to Cabella Dr.
6. Provide a signage and striping plan. This should include all proposed striping at the existing intersection. The City will provide additional review of the propose intersection geometry with this additional information.
7. Please provide a detailed plan for the proposed trail crossing. The City needs to understand and review proposed abutment locations and proximity to the ROW.

8. The city will determine what (if any) lighting should be included along the road and get back to you.
9. Please provide details for the retaining walls.
10. At the top of Hillcamp Dr, please include designs for a temporary cul-de-sac in the event that the subdivision is not available to tie into by the time the road is complete. The cul-de-sac should be large enough for emergency vehicles (i.e. SMFD) to turn around in.
11. For street name signage, please use standard provided instead of the old standard.
12. Please use mountable curb next to the sidewalk. Vertical curb is ok on the non-sidewalk side.
13. Include grading on roadway plan.
14. Additional comments may be generated once plans are updated per previous comments.

Phase III Drainage Report

1. Include delineations for upstream Hillcamp basins that freely discharge into this area. Specifically it appears there is subdivision area that discharges into OS2?
2. Confirm all design point summations include any upstream offsite areas from the Hillcamp subdivision as necessary.
3. The existing drainage plans called out 100-year WSEL within the attenuation ponding areas, how does the new imperviousness and flows affect these WSEL's?
4. With new impervious area and upstream subdivision discharging into the existing attenuation ponds who will maintain these areas? Right now those ponds are on Retreat property, will there be an agreement between the two properties for maintenance?
5. Regulation 72 requires that post construction water quality measures be installed prior to discharging into all state waters. These improvements discharge into Cottonwood Creek, therefore need a post construction measure that addresses water quality prior to leaving the limits of this project.
6. A more in depth review of the drainage report will generate additional comments after plans are updated per comments.

GESC Plans

1. Plans will be reviewed when current plan and alignment is finalized.

GESC Report

1. Report will be reviewed when current plan and alignment is finalized.

Traffic Impact Study

1. The ADT shown in this study is well within the realm of what a collector can handle so we are fine with what is currently shown. However, please note that upon receipt of the subdivision, we will revisit the traffic study to ensure it still meets the needs of what is proposed.

Geotechnical Investigation

This section provides a technical review of the pavement design presented for Hillcamp Drive (Cabela

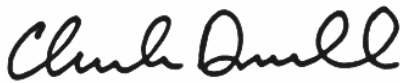
Drive extension) located within the Hillcamp (Ridgegate Mesa Tops) Development in the City of Lone Tree. The proposed design includes 5.0 inches Asphalt Concrete (AC) over 10.0 inches Aggregate Base Course (ABC) for the new collector roadway.

1. The pavement design is inadequate for anticipated construction and construction build-out loading. Has the pavement design been adequately verified to account for anticipated construction and service vehicle traffic, as well as ultimate build-out conditions?
2. The current assumption of 2% truck traffic may underestimate early-phase construction loading and long-term maintenance vehicle impacts.
3. Would a staged construction approach—installing an initial pavement section sufficient to handle heavy construction and service traffic, followed by a final top lift at build-out—provide better long-term performance and protection?
4. Please confirm that the Final Pavement Design Report will be submitted after rough grading and will include all required elements per MGPEC 2019 Section 6.1 and 6.2. At a minimum, the report shall include:
 - a. Project Description: Location, land use, existing and proposed surface conditions, vegetation, and any site-specific features affecting pavement design.
 - b. Testing Methods: List of sampling and laboratory testing procedures used, with AASHTO or ASTM test designations.
 - c. Soil Classification Data: Table of AASHTO soil classifications and all test results for each subgrade sample, identifying the governing soil types for pavement design.
 - d. Subgrade Support Testing Results:
 - i. Moisture-density relationships
 - ii. R-values or CBR values
 - iii. Swell test data and resulting average swell/shrinkage
 - iv. Calculated Resilient Modulus (MR) and the equation used
 - v. Drainage reduction factor used in MR calculations
 - e. Swell/Expansive Soil Analysis:
 - i. Depth of required moisture treatment based on swell percentage
 - ii. Identification of stabilized subgrade as Intermediate Stiff Layer (ISL) per Section 4.2D
 - iii. Discussion of stabilizing method and any required special treatments for sulfate-bearing soils
 - f. Design Traffic Loading:
 - i. ESAL calculations for design life
 - ii. Source of traffic data
 - iii. Summary of design assumptions and inputs including:
 1. W18 (ESALs)
 2. ZR (reliability factor)
 3. SO (standard deviation)
 4. Δ PSI (allowable serviceability loss)
 5. MR (subgrade modulus)
 6. SN (required structural number)
 - g. Pavement Thickness and Life-Cycle Analysis:
 - i. Pavement layer thicknesses (HMA, PCCP, combination)
 - ii. Design figures showing thicknesses and assumptions
 - iii. Software output and life cycle cost analysis with unit cost assumptions

- iv. Use of current agency bid data or unit rates for cost evaluation
- h. Design and Construction Concerns:
 - i. Discussion of factors such as frost heave, collapsible or low-density soils, shallow bedrock, high water table, organic content, etc.
 - ii. Specific mitigation recommendations
- i. Material Recommendations:
 - i. Requirements to meet design assumptions, including conformance with MGPEC material specs
 - ii. Asphalt mix design recommendations (Traffic Level, Aggregate Gradation, Binder Grade)
 - iii. Consideration of local conditions such as temperature range and vehicle loads
- j. Other Design Considerations:
 - i. Discussion of additional concerns related to design, construction, or long-term maintenance

Thank you again for your application. Please do not hesitate to reach out to me directly with any additional questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Chuck Darnell". The signature is fluid and cursive, with the first name "Chuck" and last name "Darnell" clearly distinguishable.

Chuck Darnell
Principal Planner
(720) 509-1273

August 15, 2025

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

Re: SB25-0014 – Hillcamp Drive Filing No. 1 – 1st Review Comments

Dear Chuck,

Please see the JR Engineering comment responses to the third submittal comments made on April 10, 2025. The comment responses are in *italics*.

PLANNING DIVISION COMMENTS

Additional Application Items Required

1. Per Sec. 17-5-50(3) of the Lone Tree Municipal Code, provide a title commitment (or another form of proof of ownership listed in this section of code) dated not more than 30 days prior to the date of the next resubmittal.
 - a. Ownership of Tract C-3, RidgeGate - Section 22 Filing No. 1, 1st Amendment needs to be verified. The Douglas County Assessor shows this tract ownership as “Retreat at RidgeGate LLC”, and that entity is not listed on the plat as an owner.
JR Response: A title commitment has been provided with the resubmittal. The Quit Claim Deed showing the transfer of ownership of Tract C-2 and C-3 from the Retreat at Ridgeway LLC to the Rampart Range Metropolitan District is also included in the resubmittal package.
2. Per Sec. 17-5-50(7) and Sec. 17-5-70(14) of the Lone Tree Municipal Code, wildfire risk assessment and wildfire mitigation plan must be provided as the plat is adjacent to and through open space.
JR Response: The Wildfire Risk Assessment provided with the Preliminary Plan submittals has been amended to include Hillcamp Drive and the updated report is included in this resubmittal. The project does not propose any uses and the roadway will provide a “fire break” through the open space. It is anticipated that a Wildfire Mitigation Plan will not be required for this plat, but rather for the proposed Hillcamp subdivision which will be provided with that Land Development Application.
3. More detail on how disturbed lands and ground treatment of tracts and right-of-way will be handled is required. Per Sec. 17-5-70(12) of the Lone Tree Municipal Code, a landscape plan must be provided to provide this information.
JR Response: A landscape plan has been provided with the resubmittal package.
4. Per Sec. 17-5-70(8), an exhibit identifying existing natural and environmental components of the land within the plat must be provided.

JR Response: Exhibit has been provided with resubmittal.

5. As the owner of the majority of the land included within the plat boundary, the City will require that a Biological Assessment, Environmental Site Assessment, and Archaeology Report be provided for the land within the proposed plat boundary. Section II on Sheet 1 of the RidgeGate Planned Development District, 7th Amendment (Wildlife and Wetlands Preservation Plan) states that the property owner agrees to cooperate with the City in the development of wildlife management programs, with commitments to preserving existing native vegetation on slopes exceeding 20 percent and in floodplain areas (Section II(1)), maintaining the quality of healthy native woody vegetation species and grasslands (Section II(2)), bank stabilization in eroded areas (Section II(2)), and conserving/preserving native areas for wildlife habitat (Section II(4)). The additional studies required will allow for consideration and evaluation of the proposed subdivision construction against the above commitments.

JR Response: A Biological Assessment, Environmental Site Assessment, and Archaeology Report have been included with the resubmittal.

6. 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).

JR Response: Noted, thank you. We will coordinate with the City to record these documents prior to recordation of the plat.

Plat Review

General

1. Add a new line to the bottom of the plat title block on every sheet of the plat that states the following: “[INSERT TOTAL PLAT ACREAGE] – [INSERT TOTAL NUMBER OF TRACTS] SB25-0014”.

JR Response: Line has been added to the title block on all plat sheets.

Sheet 1

2. Update General Note #4 to reference current title work once obtained/provided (see Additional Application Items Required comment #1 above).

JR Response: Note will be updated and finalized prior to approval.

3. Remove entire “Planning Commission Approval” signature block. City Council approval signature block will be the only approval section.

JR Response: Planning Commission Approval signature block has been removed.

4. Verify proposed maintenance responsibilities of tracts and right-of-way. “Signature of Developer for Maintenance Responsibilities” signature block included – is that intended for ensuring maintenance responsibilities of Tract B and Tract D only (per Tract Summary Table) or for any other improvements?

JR Response: Tract D has been removed. The “Signature of Developer Maintenance Responsibilities” block is for the maintenance of Tract B. Other maintenance responsibilities, if required, will be by separate document.

Civil Plan Set Review

General

1. More information is necessary to review and evaluate impacts to existing natural features, vegetation, and wildlife habitat. Once the Biological Assessment, Environmental Site Assessment, Archaeology Report, and exhibit required by Sec. 17-5-70(8) have been provided, the City may have further comments on preservation or mitigation needs for natural and environmental features within the plat boundary.

JR Response: Noted, these requested reports and exhibits are included in the resubmittal.

2. The City understands that other roadway alignments were previously considered for access from the existing temporary terminus of Cabela Drive to the top of the bluffs. Please provide an exhibit identifying other roadway alignments that were considered and rationale for why those other alignments were not selected by the applicant.

JR Response: Other roadway alignments that were considered in the early design phases have been included in the resubmittal with explanations of why they were not selected for final design.

3. Provide plans for proposed pedestrian bridge where the existing East-West Regional Trail is proposed to be grade-separated over the Hillcamp Drive right-of-way. Note on Sheet 9 appears to state that the pedestrian bridge plans are in a separate plan set. In addition, the City has the following questions on the trail relocation:
 - a. The existing East-West Regional Trail is open to equestrian use. Is the proposed trail bridge being designed to allow equestrian use? Considerations may include surface treatment, height of bridge railings/fencing, and whether any cover is necessary.
 - b. What is the clearance between Hillcamp Drive and the proposed East-West Regional Trail bridge? Can the trail bridge be identified on the street profile on Sheet 9?
 - c. Is there any opportunity for connection from the sidewalk along Hillcamp Road directly to the East-West Regional Trail? The City understands future connectivity will occur in the Hillcamp development plans, but a connection could also be provided from Hillcamp Drive to the regional trail.

JR Response: Plans for the pedestrian bridge have been added to the sheet set. Answers to the additional questions are provided below:

- a. *Yes, the bridge will be designed to accommodate equestrian use. The bridge surface treatment will be concrete and the railings will be 54” in height. A cover over the bridge is not necessary and is not proposed.*
 - b. *A minimum of 17.50’ of clearance will be provided from the road centerline to the bottom of the bridge structure. The bridge crossing is now shown on the street profile.*
 - c. *Due to the steep hillside slopes along Hillcamp Drive near the East-West trail, a connection has not been provided. A connection from the sidewalk to the East-West trail will be made south of this project within the Hillcamp community where grades are more amenable to providing this trail connection.*
4. Ensure all labels accurately use the proposed street name. Profiles on Sheets 7-9 currently state “Cabela Drive Profile”.

JR Response: Profile names have been corrected to Hillcamp Drive.

Geotechnical Report

1. The preliminary geotechnical investigation provided appears to focus primarily on the road alignment and construction. Please provide additional information and geotechnical analysis on the proposed construction associated with the retaining walls proposed to support the new road.

JR Response: Retaining wall design is to provide grades of retaining walls. The retaining wall manufacturer will prepare a designed design package including geotechnical studies for their specific retaining wall product. This will be processed through the City separately.

Traffic Impact Study

1. Update the “Proposed Land Use” on Page 4 to include an anticipated number of homes at 346 single-family homes, and update the remainder of the Traffic Impact Study analysis as necessary. The Rural Residential Planning Area in the RidgeGate Planned Development District, 7th Amendment allows a maximum of 261 dwelling units. The Southridge Preserve Planned Development District allows a maximum of 85 dwelling units (3 units in Parcel 1, 13 units in Parcel 4, and 69 units in Parcel 5). The actual number of dwelling units developed in those two Planned Development areas may be less based on the incorporation of other development standards associated with the Planned Developments. However, without specific development plans yet approved for those two Planned Development areas, the Traffic Impact Study associated with this subdivision application for the Hillcamp Drive extension should assume the maximum amount of development that the underlying zoning documents allow.

JR Response: The TIS has the anticipated number of homes set to 343 to account for the maximum dwelling units allowed within the Rural Residential portion (261 lots) of the Ridgegate PDD and Parcels 4 and 5 of the Southridge PDD (13 lots and 69 lots, respectively). The 3 lots allowed within Parcel 1 of the Southridge PDD have not been included in the TIS because access to that Parcel is not provided as part of the Hillcamp development, which aligns with what is depicted on the PDD. Due to grading and site constraints these lots will not be able to access the Hillcamp development and their traffic is excluded from any analysis on the project. The Southridge PDD shows access to Parcel 1 coming from McArthur Ranch.

PUBLIC WORKS DEPARTMENT COMMENTS**General Comments**

1. Provide engineering review fees of \$14,850.00

JR Response: Fees have been paid.

Mobility Comments

2. Good trail width, concerned that icy conditions at bends in the road will cause drivers to vault onto the trail – have guiderails been considered?

JR Response: Yes, guardrails are now shown where deemed appropriate.

3. Do these plans include the use of directional curb ramps?

JR Response: Currently there is not sidewalk infrastructure south of the project to connect into. It is assumed that ramps and connections to the Town’s core to the north will be provided at a later date. We are willing to coordinate further on future connectivity plans.

4. It appears the East-West Trail would feature a new bridge over the roadway, what will be the width of the trail surface upon the bridge? Will local residents have new access to the East-West Trail?

JR Response: The bridge will have a width of 10'. Trail connections from within the Hillcamp development will be made to the East-West Trail.

Final Plat

1. Who owns the pipe outfalling into Retreat property?

JR Response: It is proposed to be publicly owned by the City since it is collecting ROW flows. RRMD will maintain the pond and pond structures.

2. Please show the cul-de-sac turnaround dedication with ROW.

JR Response: The cul-de-sac turnaround is now shown within an easement.

3. It appears not all parcels and owners are shown, i.e., the RRMD parcel just south of the roadway connection point.

JR Response: All parcel labels have been provided with ownership based on current GIS and our best known knowledge of the area.

4. Public Works will continue to review the proposed ROW and easements on the plat as the project progresses.

JR Response: Noted, thank you.

Construction Documents

1. Some of the proposed storm sewer appears to be discharging onto adjacent property owned by Retreat, who will own and maintain this pipe?

JR Response: An agreement will be made with the Retreat to deed Tract M to RRMD. Since the pipe is collecting flows from public ROW, it is proposed that the City will own and maintain the pipe. Other storm sewer pipes are conveying existing flows across the roadway and to the Retreat in their historic drainage pattern.

2. The slopes of existing ground at proposed storm outfalls appears to be very steep. The current riprap extents appear that they may not be adequate to prevent runoff exiting the pipe from eroding the embankments.

JR Response: Riprap has been revised at pipe outfall and calculations added to the Drainage Report.

3. The posted speed limit for this road should be 30 mph and the design speed 35 mph.

JR Response: Noted, thank you.

4. Based on the design speed the sag K-values are too low. This road is a residential collector so the sag K-value should be 49.

JR Response: K-values have been adjusted to Urban Collector standards.

5. The city will want to have further discussions with the developer regarding the sidewalk connection to Cabella Dr.

JR Response: Noted, please let us know availability for discussions.

6. Provide a signage and striping plan. This should include all proposed striping at the existing intersection. The City will provide additional review of the propose intersection geometry with this additional information.

JR Response: The roadways in this area do not have striping as intended for a rural feeling. No striping is proposed with the project. Signage has been located on the roadway plans.

7. Please provide a detailed plan for the proposed trail crossing. The City needs to understand and review proposed abutment locations and proximity to the ROW.

JR Response: Additional details on the bridge have been added to the plans.

8. The city will determine what (if any) lighting should be included along the road and get back to you.

JR Response: Noted. The development teams preference would be to have no street lights to minimize light pollution on-site. Additionally, there are no existing street lights along Cabela Drive past the Bluffside Drive intersection. It is noted that minimal lighting will be provided within the Hillcamp development per the Planning regulations of the Site.

9. Please provide details for the retaining walls.

JR Response: A retaining wall detail has been added to the plans.

10. At the top of Hillcamp Dr, please include designs for a temporary cul-de-sac in the event that the subdivision is not available to tie into by the time the road is complete. The cul-de-sac should be large enough for emergency vehicles (i.e. SMFD) to turn around in.

JR Response: Design for a temporary gravel cul-de-sac is now included according to IFC standards.

11. For street name signage, please use standard provided instead of the old standard.

JR Response: Street name signs and details have been updated to match the latest that was used on Ridgeway Filing 4. Please provide new standard if it has been revised since.

12. Please use mountable curb next to the sidewalk. Vertical curb is ok on the non-sidewalk side.

JR Response: Vertical curb has been used for the safety of vehicles and pedestrians. Also, vertical curb was used on the entirety of Cabela Drive which this road is an extension of. There will be no vehicle access required off of the roadway and it is highly recommended that vertical curb be utilized for the roadway.

13. Include grading on roadway plan.

JR Response: A separate Overall Grading Plan has been added showing all proposed grading.

14. Additional comments may be generated once plans are updated per previous comments.

JR Response: Noted.

Phase III Drainage Report

1. Include delineations for upstream Hillcamp basins that freely discharge into this area. Specifically it appears there is subdivision area that discharges into OS2?

JR Response: Offsite basins that include portions of the Hillcamp subdivision have taken into account the ultimate imperviousness upon full build-out.

2. Confirm all design point summations include any upstream offsite areas from the Hillcamp subdivision as necessary.

JR Response: All flows from the Hillcamp subdivision that are anticipated to flow towards Hillcamp Drive have been included in the Hillcamp Drive Phase III Drainage Report.

3. The existing drainage plans called out 100-year WSEL within the attenuation ponding areas, how does the new imperviousness and flows affect these WSEL's?

JR Response: The attenuation is now being converted to a water quality pond and updated WSELs are being shown.

4. With new impervious area and upstream subdivision discharging into the existing attenuation ponds who will maintain these areas? Right now those ponds are on Retreat property, will there be an agreement between the two properties for maintenance?

JR Response: After meeting with the Retreat HOA it was determined that Tract M will be deeded to RRMD for ownership and maintenance.

5. Regulation 72 requires that post construction water quality measures be installed prior to discharging into all state waters. These improvements discharge into Cottonwood Creek, therefore need a post construction measure that addresses water quality prior to leaving the limits of this project.

JR Response: The existing attenuation basin near the intersection of Hillcamp Drive and Viewside Drive is being converted to a water quality pond.

6. A more in depth review of the drainage report will generate additional comments after plans are updated per comments.

JR Response: Noted.

GESC Plans

1. Plans will be reviewed when current plan and alignment is finalized.

JR Response: Noted.

GESC Report

1. Report will be reviewed when current plan and alignment is finalized.

JR Response: Noted.

Traffic Impact Study

1. The ADT shown in this study is well within the realm of what a collector can handle so we are fine with what is currently shown. However, please note that upon receipt of the subdivision, we will revisit the traffic study to ensure it still meets the needs of what is proposed.

JR Response: Noted.

Geotechnical Investigation

This section provides a technical review of the pavement design presented for Hillcamp Drive (Cabela Drive extension) located within the Hillcamp (Ridgegate Mesa Tops) Development in the City of Lone Tree. The proposed design includes 5.0 inches Asphalt Concrete (AC) over 10.0 inches Aggregate Base Course (ABC) for the new collector roadway.

1. The pavement design is inadequate for anticipated construction and construction build-out loading. Has the pavement design been adequately verified to account for anticipated construction and service vehicle traffic, as well as ultimate build-out conditions?

CTL Response: The pavement design was completed using the Douglas County Roadway Design and Technical Criteria Manual using data from our Preliminary Geotechnical Investigation (CTL|T Project No. DN52378-115-R1, report dated March 12, 2025) and from the Hillcamp Development Traffic Impact Study (report prepared by JR Engineering and dated January 30, 2025). As shown below, the Traffic Impact Study states that the daily trip generation for Cabela Drive will be 3,136 trips and will be dispersed to be 2,500 trips or less for local roads within the development. Our investigation only considered the proposed alignment of Cabela Drive. Additional subgrade and pavement investigations should be performed for the local streets within the development.

Internal Roadway Classifications

JR considered the appropriate roadway classification for roads within the Hillcamp development. Douglas County standards allow up to 2,500 ADT for Urban Local roads in fully established communities.

Cabela Drive, which serves as the primary access to the site, is classified as a collector. All other internal roadways shall be classified as local roads. Although the daily trip generation for the site is 3,136 trips, these trips are dispersed such that no local road carries more than 2,500 trips.

For our pavement design, we used the 3,136 daily traffic volume value to calculate a design ESAL of 527, 244 using the Metropolitan Government Pavement Engineer's Council (MGPEC) manual. This ESAL value exceeds the minimum ESAL value of 250,000 for Residential Collectors presented in Table 5.2 of the Douglas County Roadway Design and Technical Criteria Manual.

2. The current assumption of 2% truck traffic may underestimate early-phase construction loading and long-term maintenance vehicle impacts.

CTL Response: Appendix D of the Hillcamp Traffic Impact Study shows a value of 2% heavy vehicles at the intersection of Cabela Drive and Ridgegate Parkway which provides access to the site. As stated in our previous response, the daily trip generation for the total site is 3,136 but local roads will have 2,500 trips or less. The difference between these two values is 636 daily trips; assuming 2% of these come from heavy traffic, we estimate a difference of 13 daily trips from heavy traffic for the local roads and the total site traffic. We believe this should be adequate for construction loading and long-term maintenance vehicles.

3. Would a staged construction approach—installing an initial pavement section sufficient to handle heavy construction and service traffic, followed by a final top lift at build-out—provide better long-term performance and protection?

*CTL Response: Based on previous experience, CTL|T recommends avoiding this approach. Additional information can be found on Page 8 of our Preliminary Geotechnical Investigation in the **PAVEMENT SELECTION** section of our report (see below).*

We understand that some municipalities and developers prefer to pave the streets low allowing for a final overlay after the residential construction is completed. Construction traffic is the heaviest loading a residential pavement will handle during its life cycle, and we do not recommend placing a thinner section. If a final overlay is desired after construction is completed, we recommend the streets be constructed with the full design section, but with less crown in the center. This will provide better support for the construction traffic and will reduce the risk of water ponding along the curb face or gutter. When construction of the area is completed, the edges can be rotomilled and a final overlay placed, thus providing the smooth finish with a proper crown to facilitate drainage.

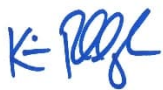
4. Please confirm that the Final Pavement Design Report will be submitted after rough grading and will include all required elements per MGPEC 2019 Section 6.1 and 6.2. At a minimum, the report shall include:
 - a. Project Description: Location, land use, existing and proposed surface conditions, vegetation, and any site-specific features affecting pavement design.
 - b. Testing Methods: List of sampling and laboratory testing procedures used, with AASHTO or ASTM test designations.
 - c. Soil Classification Data: Table of AASHTO soil classifications and all test results for each subgrade sample, identifying the governing soil types for pavement design.
 - d. Subgrade Support Testing Results:
 - i. Moisture-density relationships
 - ii. R-values or CBR values
 - iii. Swell test data and resulting average swell/shrinkage
 - iv. Calculated Resilient Modulus (MR) and the equation used
 - v. Drainage reduction factor used in MR calculations
 - e. Swell/Expansive Soil Analysis:
 - i. Depth of required moisture treatment based on swell percentage
 - ii. Identification of stabilized subgrade as Intermediate Stiff Layer (ISL) per Section 4.2D
 - iii. Discussion of stabilizing method and any required special treatments for sulfate-bearing soils
 - f. Design Traffic Loading:
 - i. ESAL calculations for design life
 - ii. Source of traffic data
 - iii. Summary of design assumptions and inputs including:
 1. W18 (ESALs)
 2. ZR (reliability factor)
 3. S0 (standard deviation)
 4. Δ PSI (allowable serviceability loss)

- 5. MR (subgrade modulus)
- 6. SN (required structural number)
- g. Pavement Thickness and Life-Cycle Analysis:
 - i. Pavement layer thicknesses (HMA, PCCP, combination)
 - ii. Design figures showing thicknesses and assumptions
 - iii. Software output and life cycle cost analysis with unit cost assumptions
 - iv. Use of current agency bid data or unit rates for cost evaluation
- h. Design and Construction Concerns:
 - i. Discussion of factors such as frost heave, collapsible or low-density soils, shallow bedrock, high water table, organic content, etc.
 - ii. Specific mitigation recommendations
- i. Material Recommendations:
 - i. Requirements to meet design assumptions, including conformance with MGPEC material specs
 - ii. Asphalt mix design recommendations (Traffic Level, Aggregate Gradation, Binder Grade)
 - iii. Consideration of local conditions such as temperature range and vehicle loads
- j. Other Design Considerations:
 - i. Discussion of additional concerns related to design, construction, or long-term maintenance.

CTL Response: *The purpose of our Preliminary Geotechnical Investigation was to determine the type of subgrade soils present at the site, evaluate pavement support characteristics, and provide preliminary pavement design alternatives. The report is to be used for planning and preliminary purposes only and a design level pavement will be required after grading is complete. New subgrade samples will need to be taken and have lab testing performed to confirm the preliminary recommendations are valid and in accordance with Douglas County and MGPEC specifications.*

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



cityoflonetree.com | 303.708.1818
9220 Kimmer Drive Suite 100, Lone Tree, CO 80124

September 5, 2025

Kevin Rohrbough
JR Engineering, LLC
Via email: krohrbough@jrengineering.com

Dear Kevin,

Thank you again for submitting the subdivision application for Hillcamp Drive Filing No. 1 (application SB25-0014); we received this application package on March 21, 2025. The City completed its initial completeness and technical review of the application materials and provided comments on April 10, 2025. A resubmittal was then provided on August 15, 2025.

The City has completed a second completeness and technical review of the resubmittal materials. Below you will find comments from the Planning Division and Public Works Department on the subdivision application materials provided on August 15, 2025.

Please provide a consolidated referral response letter that responds to the City completeness/technical review comments, along with revised plans and associated documents as necessary.

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).

Slope Stability Evaluation Report

1. General – The City will be engaging an independent third party geotechnical consultant to provide an additional review of and recommendations on the Preliminary Geotechnical Investigation and Slope Stability Evaluation report. The costs of this independent third party review will be invoiced to the applicant in the future, per [Sec. 17-2-130](#) of the Lone Tree Municipal Code.

2. Pages 1-2 – The “Investigation” section states that one of the proposed slope stability borings, specifically TH-103, was not able to be drilled due to access issues. Another initially proposed boring (TH-104) was instead relocated and an additional boring (TH-104A) was selected in a different location.
 - a. Identify the locations of borings TH-103 and TH-104 that were unable to be accessed in Figures 1A, 1B, 2, and 3.
 - b. Provide explanation in report of why an alternative boring location for TH-103 was not selected.
 - c. Verify and provide further explanation in report on what the slope stability analysis relied upon for analysis of Slope Stability Analysis Section B, Section C, and Section D when no additional borings occurred in that central area of the proposed street construction.
3. Page 4 – Based on the statement in the last paragraph at the end of the “Site Geology” section on Page 4 (stating that “Based on our experience, there is a risk of landslides within the subject site.”) and the statement in the first paragraph of the “Geologic Hazards” section on Page 4 (stating that “No geologic hazards were identified within the scope of this investigation which, in our opinion, will preclude development provided mitigation techniques as discussed in this report are implemented.”), the City will require that construction documents be verified and/or updated to ensure all recommendations from the preliminary geotechnical report are implemented during construction. See comments below for further identification of these recommendations.
4. Page 4 – Based on the statements in the first paragraph of the “Steep Slopes, Landslides, and Debris Flow” section, it appears that there was not any direct consultation with the Colorado Geologic Survey despite the risk of landslides identified earlier in the report. Please note that the City will be including the Colorado Geologic Survey as a required referral agency and will require that any comments provided by that referral agency be addressed in future resubmittals/revisions to the application materials.
5. Page 5 – In the first paragraph on Page 5, it is stated that “We were provided grading plans for the proposed road alignment”. Update report to reference exact grading plans that were provided for consideration by CTL Thompson in the preparation of this report.
6. 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.
7. Page 5 – Verify that benched cut slopes during construction are following the assumed vertical heights of 4 feet (or less as stated in the report) and consistent with Figure 6, and provide evidence of where this is addressed in construction documents.
8. Page 5 and 6 – The City will be further evaluating the interim FOS values that are lower than “industry accepted” FOS of 1.3, the interim FOS that is 0.9 and therefore “implies failure conditions”, and the sections that result in a reduction in FOS between existing and proposed conditions. The independent third party analysis of the geotechnical and slope stability analysis report noted above will be relied upon in the further evaluation of the FOS findings.
9. Page 6 – In the second paragraph of the “Landslides and Debris Flow” section, the report states “Addition of water to the subsurface from precipitation or irrigation reduces relative stability and may initiate slope failures. Surface drainage should be designed, constructed, and maintained to provide rapid removal of surface runoff.” Verify how construction documents are addressing the subsurface addition of water from precipitation and surface drainage appropriately. Most of the area surrounding the street construction will remain as open space and will not include designed “surface drainage”, which seems to suggest that the natural state of this area will exacerbate the slope failure risk following ground disturbance, particularly given that ground disturbance is

proposed for the street construction in an existing natural drainage area where regular runoff occurs.

10. Page 6 – The last sentence on Page 6 states “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.” Verify whether drainage corridor improvements are necessary based on this drainage basin evaluation, and provide evidence of where this is addressed in construction documents.
11. Page 7 – 8 – Verify and provide evidence of where the benched slope recommendations in the “Permanent, Unretained Slopes” section of this report are addressed in the construction documents.
12. Page 8 – In the “Erosion and Flooding” section it is stated that “Re-vegetation or other erosion control measures should be employed to control erosion.” 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.
13. Page 8 – Verify and provide evidence that sub-fill drains are provided in the construction documents “along the bottom of existing drainages where more than about 15 feet of site grading fill is planned or in existing drainages that are expected to have periodic flow of collected surface water (Fig. 7).”
14. Page 9 – The last statement in the “Expansive Clay and Claystone” section states “There is risk that ground heave will damage pavements.” The City will consider this during the development of the Subdivision Improvements Agreement (SIA) for this plat and may request alternative probationary and/or warranty periods to account for the expansive soils and ground heaving that is expected based on this report.
15. Page 10 – In the “Excavations” section, it is stated that “Flatter slopes will be required if seepage is present.” and “Stockpiles and equipment should not be placed within horizontal distance equal to one-half the excavation depth, from the edge of the excavation.” Verify whether this was considered and accounted for in the development of the grading disturbance limits identified on Sheet 4 and Sheet 5 of the construction documents. Also, verify and provide evidence of where these recommendations are addressed in the construction documents.
16. Page 10-11 – Verify and provide evidence of where the fill and compaction recommendations are addressed in the construction documents. The City will consider this during the development of the Subdivision Improvements Agreement (SIA) for this plat and may request alternative probationary and/or warranty periods to account for the fill settlement and ground heaving that is expected based on this report.
17. Figure 1B – linework is not aligned correctly with underlying aerial image. Correct.

Pedestrian Bridge Geotechnical Investigation Report

1. General – Confirm the status of this report. The title of the document provided includes “DRAFT” and a “DRAFT” stamp is included at the top of all pages.
2. General – The City will be engaging an independent third party geotechnical consultant to provide an additional review of and recommendations on the Geotechnical Investigation for the RidgeGate Mesa Tops Pedestrian Bridge report. The costs of this independent third party review will be invoiced to the applicant in the future, per [Sec. 17-2-130](#) of the Lone Tree Municipal Code.
3. General – The City will reserve the right to provide additional comments once the status of the report and the third party review occurs. Also, further analysis may be necessary once the bridge

plans progress beyond the “conceptual” level and once structural calculations are provided, as identified in the “Notes” section on Sheet 39 of the construction documents.

Limited-Results Archaeological Survey Form

1. Item #14 states that the study area is “located to on vacant land to the east of Interstate 25...”. Verify and correct.

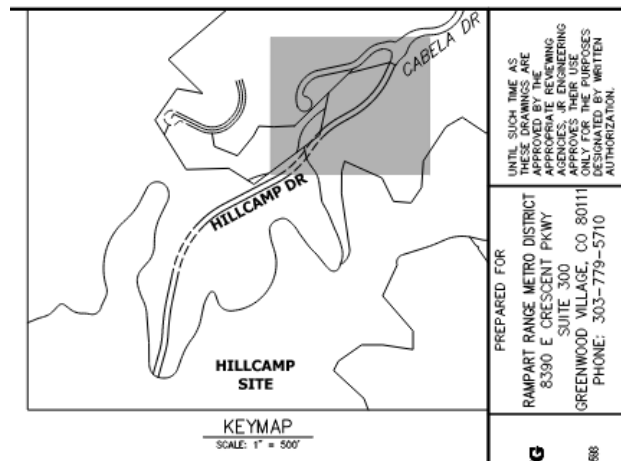
Biological Assessment & Cultural Resources Records Review Report

1. General - Please note that the City will be including Colorado Parks and Wildlife as a required referral agency and will require that any comments provided by that referral agency be addressed in future resubmittals/revisions to the application materials.
2. Section 2.2 (Pages 5-6) – Wetland assessment was only a visual observation paired with review of aerial imagery and NWI. There is one draw that did not contain surface water at the time of their visit. However, the consultant did not sample vegetation according to the full Army Corps of Engineers delineation manual. They also did not perform any subsurface/soil observations or test for hydric soils. Report concludes with the following statement “for a higher level of assurance a wetland delineation should be performed”. Provide that further wetland delineation analysis that is recommended.
 - a. This further wetland delineation is reiterated in Section 5.0 (Opinion and Recommendation on Page 13).
3. Section 3.2 (Page 9) – CPW data is stated to have been consulted only for Tier 1 fish and amphibian species. Other groups in the CPW SWAP include “Birds”, “Mammals”, and “Reptiles”, as well as Tier 2 species. Update report to include analysis of all groups of species and both Tier 1 and Tier 2 species.
 - b. Page 10 – A vague statement is provided in last paragraph that states that “Other CPW listed species of concern have been taken into consideration. Based on lack of suitable habitat on site and information regarding population locations from CPW, we do not believe these species to be a concern for the Subject Property.” This statement is not thorough enough or supported by enough analysis to ensure that all groups of species and both Tier 1 and Tier 2 species were considered.
4. Section 3.3 (Page 10) – Recommendation that “removal of vegetation occur outside of the breeding season to avoid infringement of the MBTA”. If removal of vegetation is planned during the breeding season, we recommend a supplemental migratory bird survey be performed prior to removal.” The breeding season is listed in the report as typically occurring between March and August. These recommendations are further reiterated in Section 5.0 (Opinion and Recommendation on Page 13). Verify and provide evidence of how these recommendations are addressed in the construction documents. Also, provide verification of anticipated timeframe of any vegetation removal.

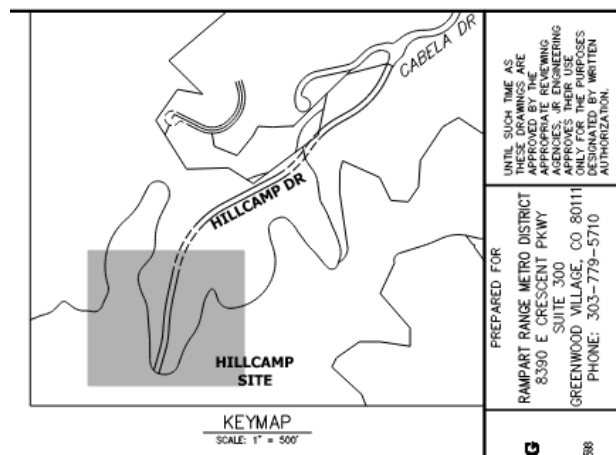
Construction Documents

1. General - Please note that the City will be including Douglas County Trails and Open Space as a required referral agency and will require that any comments provided by that referral agency be addressed in future resubmittals/revisions to the application materials. The City reserves the right to provide further comments on the proposed pedestrian bridge once further input from Douglas County is obtained.

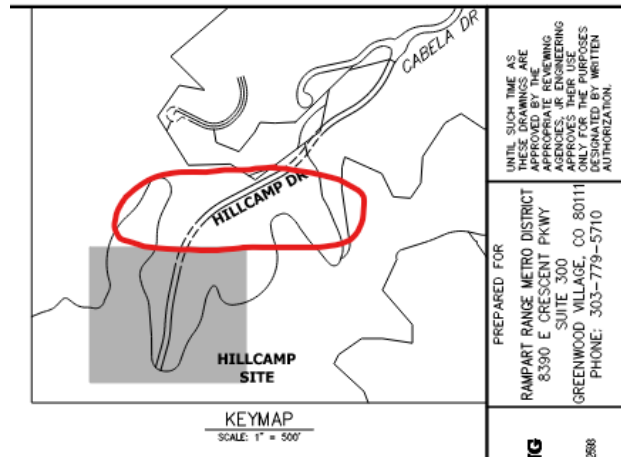
2. General – An alternative at-grade equestrian crossing of the East-West Trail will be required within the future proposed development within the RidgeGate Rural Residential area, to provide an equestrian crossing of Cabela Drive that does not require use of the bridge for those equestrian users that are not comfortable navigating the bridge with their horses.
3. 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.
4. General – Temporary re-routes of any trails being impacted by this project must be provided during construction.
5. Existing Conditions and Demolition Plan Sheets (Sheet 4 and Sheet 5) appear to be missing a section of the plat area and street construction limits. The section that is missing is in close proximity to where the proposed street will cross the most significant drainage corridor through the plat area, so further detail on the grading limits and vegetation removal limits in this area is needed. See section not identified in these sheets below:
 - a. Sheet 4 Keymap:



- b. Sheet 5 Keymap:



- c. Approximate Missing Area:



6. 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.

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

General Comments

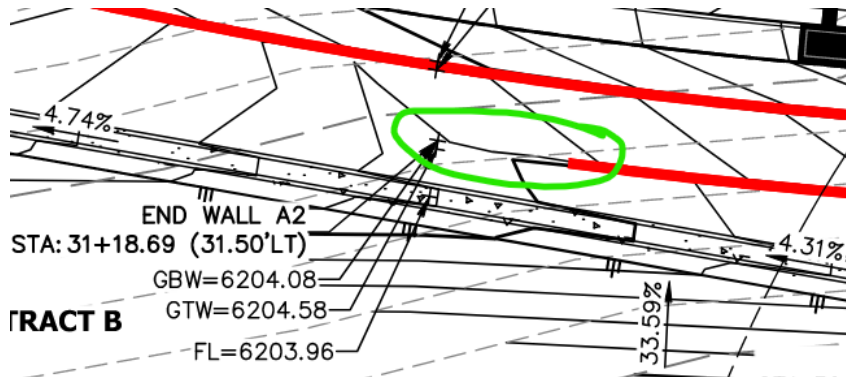
1. As you are most likely aware, it is looking like Douglas County will not allow for the public to access the subdivision via Heather Dr. which makes Hillcamp/Cabela Dr. the only public access point.

Final Plat

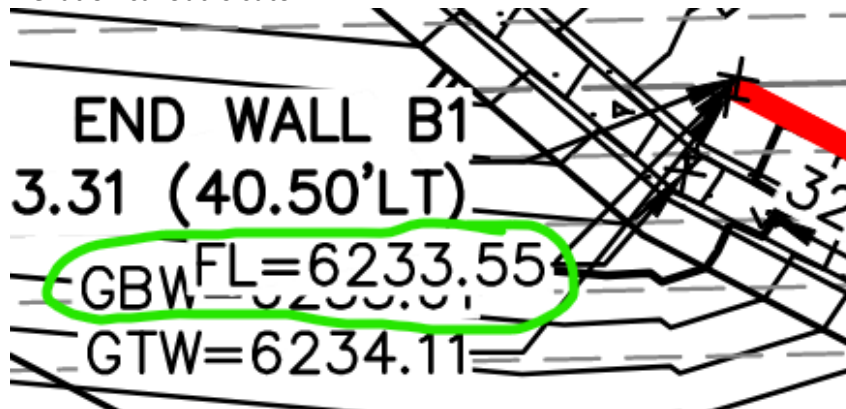
1. Does Tract M being deeded to RRMD need to be called out on the plat to happen by separate instrument?
2. Please see CD comments for additional requested drainage easements

Construction Documents

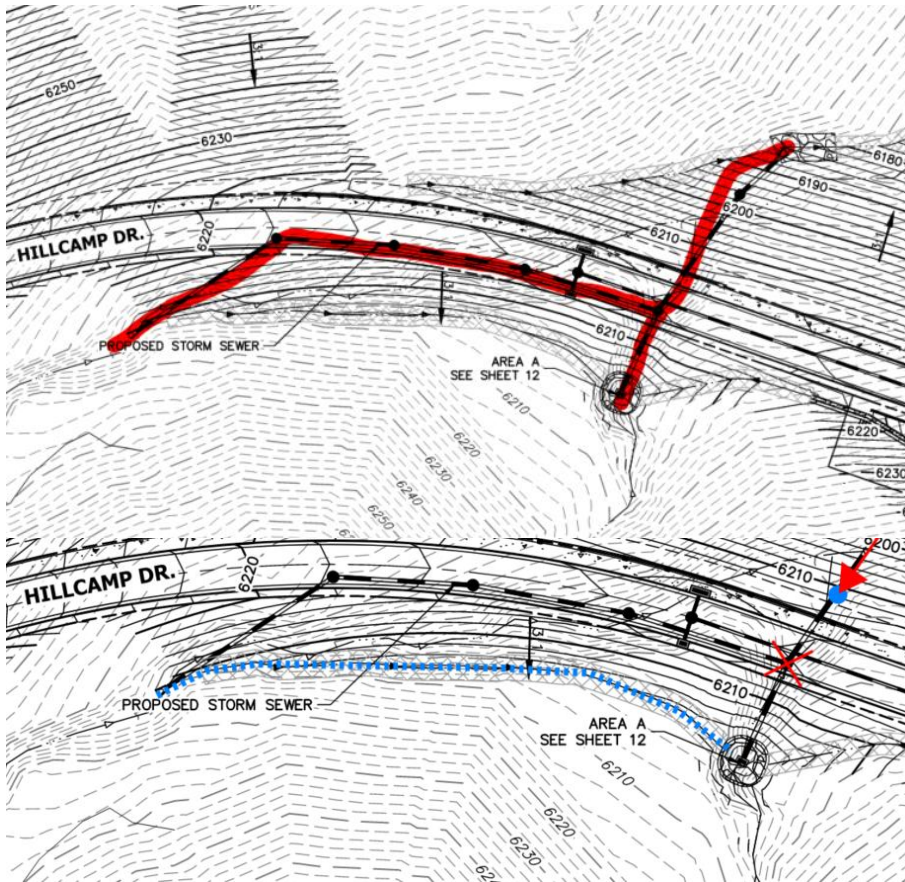
1. The temporary turnaround at the end of the road should be paved and not gravel.
2. As previously stated, please use high-speed mountable curb adjacent to the sidewalk. In the event of an emergency, this will allow for the utilization of the sidewalk to bypass potential obstructions. This is especially relevant since it is looking like this will be the only access road for the subdivision.
3. Add speed limit (30 mph) signage as needed.
4. Sheet 15: please verify end of retaining wall



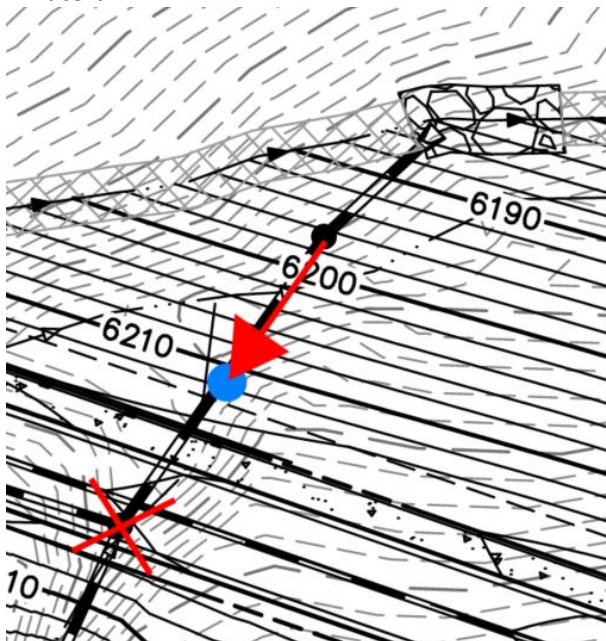
5. Elevation callout is cutoff



6. Sheet 26: please see attached updated street sign detail.
7. Is the trail going to be closed for the duration of the project? If not, please provide a reroute plan.
8. Can a swale be added on the upstream side of the soft surface trails? The slopes upgradient of the trail has potential to erode the trail. Existing erosion is already present along this trail.
9. Please verify the inverts of DP-C Profile. The SE Invert and Out Invert appear flipped.
10. DP-OS2: The steep slope downstream of this FES is cause for erosion concern due to the steep slope. Please either:
 - a. Tie proposed storm directly into the downstream existing Type D inlet
 - b. Provide a concrete apron on the existing Type D inlet and have the FES discharge directly onto the apron
11. Please provide information for intermediate platform at manhole in DP-OS1.1 due to the depth exceeding 20'.
12. Show crossing storm in DP-OS1.1
13. This amount of infrastructure appears to be unnecessary. Some options the city suggests:
 - a. Remove the FES and 4 manholes, and just use the swale to route everything to the proposed area inlet.
 - b. Propose another area inlet where the FES is and tie directly into the eastern area inlet.
 - c. This will allow to eliminate extra infrastructure within the roadway.



14. Move the downstream manhole closer to the road. The current location will be extremely difficult for maintenance crews to access. Also remove the manhole that was used to connect the other lateral



15. Provide a concrete apron on all proposed area inlets

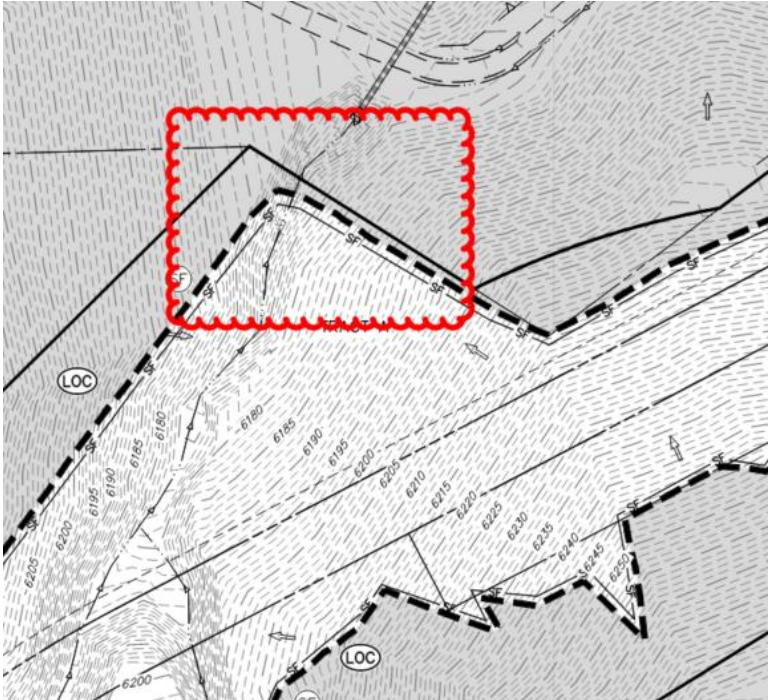
16. We will need to review the velocities at the outfall locations to verify proposed riprap when the drainage report provides the hydraulic analysis.
17. HGLs missing from DP01 Station 5+56.02 to 7+30.74
18. Do the inlets at the Cabela Drive connection collect 100% of the runoff? The roadway is quite steep and without the inlet calculations we cannot verify. Any bypass is going to go to the inlets in sump in Viewside Drive. Additional calculations will be needed to verify existing capacity.
19. Missing storm line in profile DP01 Station 16+17.42 to 16+32.58
20. Please provide an area inlet and pipe to discharge into a forebay for the swale entering the EURV pond.
21. Please provide drainage easement over the new EURV pond and maintenance access.
22. Extend maintenance path in pond to both forebays.
23. Avoid having the access path cross over the trickle channel, there is potential for the curb lines to be damaged if vehicles cross over it.
24. Please call out and show the emergency spillway of the pond. There does not appear to be one currently designed.
25. Please keep in mind the sump inlets in Viewside Drive when designing the emergency spillway. If the spillway is activated due to clogged conditions, those inlets are most likely not designed to take that amount of flow and could result in Viewside flooding.
26. Please provide closed-mesh grates over the micropool opposed to the pipe grate.
27. In addition to the sidewalk connection on Cabela Drive, the City would also like to have a discussion regarding signage & striping and lighting. We will reach out soon to schedule a meeting.

Phase III Drainage Report

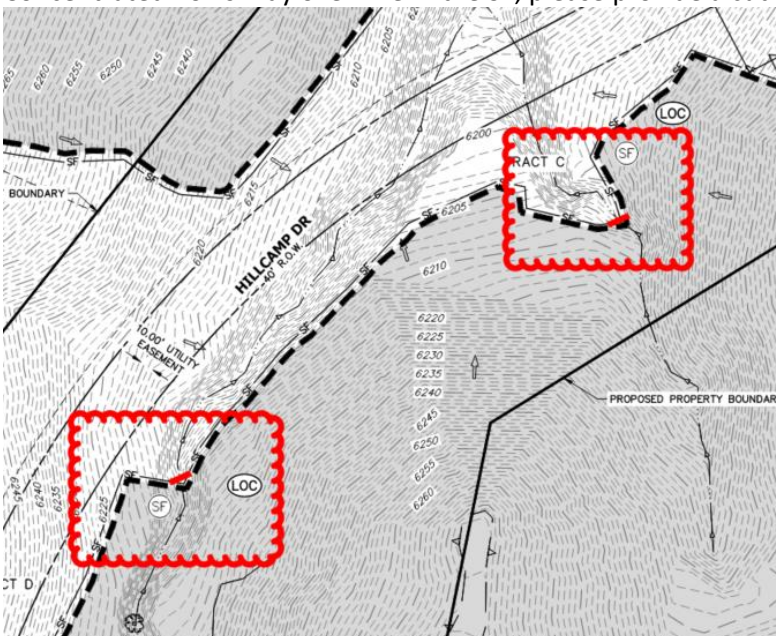
1. Drainage report mistakenly only provided 15 pages as just the narrative and no design calculations or analysis. Please provide analysis with next submittal for review.

GESC Plans

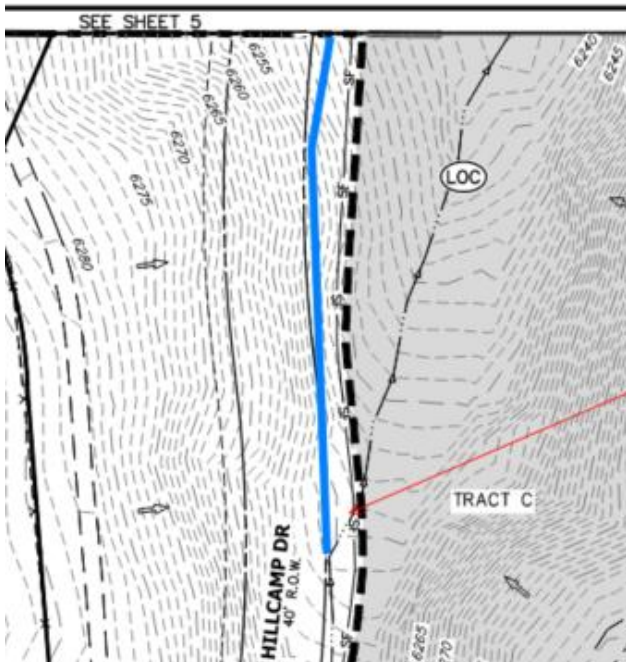
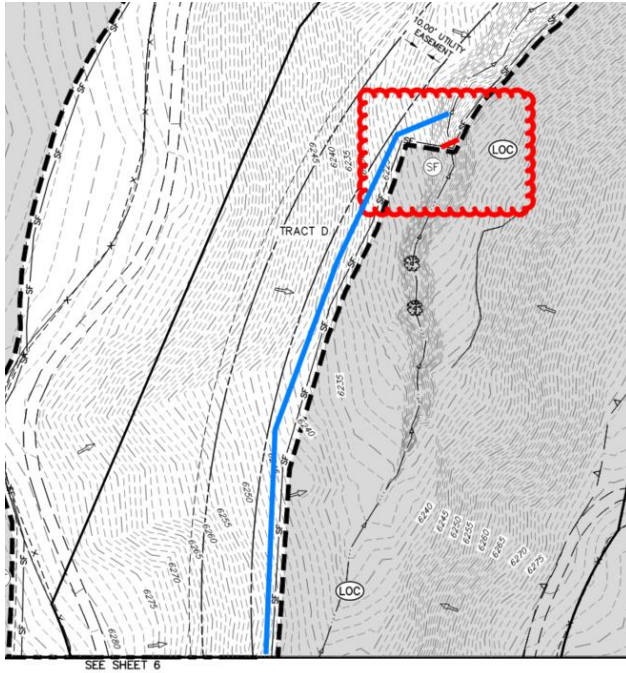
1. Please provide construction fence across the southbound side of the access to prevent construction traffic from entering/exiting.
2. Due to the steep slopes along the entire project, please note that all silt fence should be wire backed.
3. Add the following notes to all GESC sheets:
 - a. Control measure deviations, from the approved City of Lone Tree specifications and details, require prior City of Lone Tree written approval.
 - b. All portable toilets shall be placed on a pervious surface and staked down on all four sides.
 - c. This site is located within the Cherry Creek Basin, therefore Regulation 72 is required to be followed. All disturbed areas that remain exposed and where construction activities are not taking place for longer than 14 days shall be stabilized to protect from erosion.
 - d. GESC Permit Closeout will not occur until all disturbed area achieve 70% stabilization based on pre-development conditions. Weed mitigation may be required prior to GESC closeout.
4. Is the trail going to be closed for the duration of the project? If the trail will remain open, how will trail users be rerouted.
5. What is the tributary area to this discharge location? A sediment basin or trap may be necessary. If tributary acreage meets threshold for a basin or trap please provide calculations for the sizing within the GESC report.



6. Concentrated flows may overwhelm the SF, please provide a cut in the SF and add a Check Dam.



7. Recommend adding a diversion ditch along the southern LOD to ensure the silt fence does not become undermined from runoff running along it.



8. Recommend using ECB on the slopes within the pond as well for stabilization
9. Add back of sidewalk protection along all new sidewalk.
10. Add cut/fill volumes to interim sheets per the GESC checklist
11. Add missing notes for interim sheets per checklist
12. Due to the steep slopes throughout this project, ECB should be placed in conjunction with the new seed to prevent washout and erosion, shown on the Final sheets.
13. Add missing notes for Final sheets per GESC checklist

GESC Report

1. Please update the GESC certification signature blocks on the report to match what is provided on the City website.

Traffic Impact Study

1. No comments

Geotechnical Investigation

1. This report discusses the geological hazard such as erosion and scour with steep slopes. Please keep this in mind while grading the site.
2. Slope failure is a concern due to recent slope instability nearby. The slope stability evaluation describes general practices to alleviate these concerns, are there plans for more specific methods and procedures for the contractors to take to reduce the risk of instability?
3. The City of Lone Tree will plan to have our on-call geotechnical engineers also review these reports.
4. The City of Lone Tree will want to have inspectors representing the City present during construction to observe construction.

Thank you again for your application. Please do not hesitate to reach out to me directly with any additional questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Chuck Darnell". The signature is fluid and cursive, with the first name "Chuck" and last name "Darnell" clearly distinguishable.

Chuck Darnell
Principal Planner
(720) 509-1273

November 20, 2025

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

Re: SB25-0014 – Hillcamp Drive Filing No. 1 – 2nd Review Comments

Dear Chuck,

Please see the Applicant Team's comment responses to the second submittal comments made on September 5, 2025. The comment responses are in [blue](#).

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).

[Applicant Response: Noted, thank you.](#)

Slope Stability Evaluation Report

1. General – The City will be engaging an independent third-party geotechnical consultant to provide an additional review of and recommendations on the Preliminary Geotechnical Investigation and Slope Stability Evaluation report. The costs of this independent third-party review will be invoiced to the applicant in the future, per Sec. 17-2-130 of the Lone Tree Municipal Code.

[Applicant Response: Noted.](#)

2. Pages 1-2 – The "Investigation" section states that one of the proposed slope stability borings, specifically TH-103, was not able to be drilled due to access issues. Another initially proposed boring (TH-104) was instead relocated and an additional boring (TH-104A) was selected in a different location.
 - a. Identify the locations of borings TH-103 and TH-104 that were unable to be accessed in Figures 1A, 1B, 2, and 3.

- b. Provide explanation in report of why an alternative boring location for TH-103 was not selected.
- c. Verify and provide further explanation in report on what the slope stability analysis is relied upon for analysis of Slope Stability Analysis Section B, Section C, and Section D when no additional borings occurred in that central area of the proposed street construction.

Applicant Response: The figures have been updated and explanations have been added to the updated report on page 2 and 5.

- 3. Page 4 – Based on the statement in the last paragraph at the end of the “Site Geology” section on Page 4 (stating that “Based on our experience, there is a risk of landslides within the subject site.”) and the statement in the first paragraph of the “Geologic Hazards” section on Page 4 (stating that “No geologic hazards were identified within the scope of this investigation which, in our opinion, will preclude development provided mitigation techniques as discussed in this report are implemented.”), the City will require that construction documents be verified and/or updated to ensure all recommendations from the preliminary geotechnical report are implemented during construction. See comments below for further identification of these recommendations.

Applicant Response: The construction documents have been coordinated with the Geotechnical Study. The contractor will utilize all documents in the construction of the roadway.

- 4. Page 4 – Based on the statements in the first paragraph of the “Steep Slopes, Landslides, and Debris Flow” section, it appears that there was not any direct consultation with the Colorado Geologic Survey despite the risk of landslides identified earlier in the report. Please note that the City will be including the Colorado Geologic Survey as a required referral agency and will require that any comments provided by that referral agency be addressed in future resubmittals/revisions to the application materials.

Applicant Response: It is noted that CGS will review the documents and provide any pertinent comments that the applicant will respond to.

- 5. Page 5 – In the first paragraph on Page 5, it is stated that “We were provided grading plans for the proposed road alignment”. Update report to reference exact grading plans that were provided for consideration by CTL Thompson in the preparation of this report.

Applicant Response: A reference to the Overall Grading Plan as shown in the 3rd submittal of the Hillcamp Trail Civil Construction Plans has been made in the report.

- 6. 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.

Applicant Response: Additional boring work will likely not be needed. If conditions encountered during construction differ from those presented in our analyses, we (CTL|Thompson) should be contacted to observe conditions in the field and potentially reevaluate our analyses.



7. Page 5 – Verify that benched cut slopes during construction are following the assumed vertical heights of 4 feet (or less as stated in the report) and consistent with Figure 6, and provide evidence of where this is addressed in construction documents.

Applicant Response: A reference has been provided in the construction plans, grading plans, to reference Figure 6 in the geotechnical report for benching cut slopes. The Figure in the Geotech report has been updated to provide both 2' and 4 vertical heights.

8. Page 5 and 6 – The City will be further evaluating the interim FOS values that are lower than “industry accepted” FOS of 1.3, the interim FOS that is 0.9 and therefore “implies failure conditions”, and the sections that result in a reduction in FOS between existing and proposed conditions. The independent third-party analysis of the geotechnical and slope stability analysis report noted above will be relied upon in the further evaluation of the FOS findings.

Applicant Response: Our letter report states “Although the interim models generally resulted in lower FOS values than the existing and proposed conditions, we believe these values are acceptable due to the short-term duration of these conditions and not indicative of the overall global stability of the slope. We assume that benches cut to allow fill placement will not remain open for more than a day or two.” Greater cohesion than used in our stability models likely exists in the upper, in-situ soils, allowing shallow excavation cuts to stand near vertical during periods of excavation and backfill. Due to potential fluctuations in the moisture content of the upper in-situ soils, we believe it is prudent to use lower cohesion values in our models to produce conservative results for global stability. To further address this potential issue, test benches can be constructed before development of the slopes to evaluate the stability of proposed vertical cuts.

9. Page 6 – In the second paragraph of the “Landslides and Debris Flow” section, the report states “Addition of water to the subsurface from precipitation or irrigation reduces relative stability and may initiate slope failures. Surface drainage should be designed, constructed, and maintained to provide rapid removal of surface runoff.” Verify how construction documents are addressing the subsurface addition of water from precipitation and surface drainage appropriately. Most of the area surrounding the street construction will remain as open space and will not include designed “surface drainage”, which seems to suggest that the natural state of this area will exacerbate the slope failure risk following ground disturbance, particularly given that ground disturbance is proposed for the street construction in an existing natural drainage area where regular runoff occurs.

Applicant Response: The above referenced statement was intended to convey the importance of grading design that directs water towards existing natural drainages and prevents surface water from infiltrating subsoils on existing natural slopes or ponding.

10. Page 6 – The last sentence on Page 6 states “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.” Verify whether drainage corridor improvements are necessary based on this drainage basin evaluation, and provide evidence of where this is addressed in construction documents.

Applicant Response: The drainage basins have been evaluated in the Phase III Drainage Report. Drainage for the project has been designed to convey water away from the roadway and the drainage will be maintained within the existing drainageways and conveyed with culverts to maintain historic drainage patterns.

11. Page 7 – 8 – Verify and provide evidence of where the benched slope recommendations in the “Permanent, Unretained Slopes” section of this report are addressed in the construction documents.

Applicant Response: Reference to the benched slope recommendations have been added as a note on the grading plans of the Construction Documents.

12. Page 8 – In the “Erosion and Flooding” section it is stated that “Re-vegetation or other erosion control measures should be employed to control erosion.” 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.

Applicant Response: Noted.

13. Page 8 – Verify and provide evidence that sub-fill drains are provided in the construction documents “along the bottom of existing drainages where more than about 15 feet of site grading fill is planned or in existing drainages that are expected to have periodic flow of collected surface water (Fig. 7).”

Applicant Response: Sub-fill drain has been added to the plans along the larger drainageway where over 15’ of fill will be placed and reference to the Geotechnical report is added.

14. Page 9 – The last statement in the “Expansive Clay and Claystone” section states “There is risk that ground heave will damage pavements.” The City will consider this during the development of the Subdivision Improvements Agreement (SIA) for this plat and may request alternative probationary and/or warranty periods to account for the expansive soils and ground heaving that is expected based on this report.

Applicant Response: We acknowledge the concern regarding expansive clay and claystone and the potential for ground heave impacting pavements. To address this, the applicant has taken proactive steps beyond standard requirements, including:

- Conducting additional slope stability analyses along the entire roadway alignment due to the prior nearby slide event.
- Implementing all geotechnical recommendations, including any extra measures suggested for long-term performance.
- Welcoming the City’s plan for third-party geotechnical review to validate these findings.

It is important to note that these soil conditions are consistent with those encountered throughout RidgeGate. RRMD has successfully mitigated similar expansive soils on multiple projects by following geotechnical recommendations, minimizing pavement movement and ensuring long-term performance.

Given these actions and the proven safeguards of the standard two-year probationary acceptance process, we believe this approach remains appropriate. This process includes initial and final inspections to correct any issues before permanent maintenance transfer.

Finally, our long-standing partnership with RRMD, which provides full-time observation during construction, offers an extra layer of assurance—truly a “belt and suspenders” approach to ensuring the success of the roadway improvements.

15. Page 10 – In the “Excavations” section, it is stated that “Flatter slopes will be required if seepage is present.” and “Stockpiles and equipment should not be placed within horizontal distance equal to one-half the excavation depth, from the edge of the excavation.” Verify whether this was considered and accounted for in the development of the grading disturbance limits identified on Sheet 4 and Sheet 5 of the construction documents. Also, verify and provide evidence of where these recommendations are addressed in the construction documents.

Applicant Response: Notes have been added to the Overall Grading Plan in the CDs.

16. Page 10-11 – Verify and provide evidence of where the fill and compaction recommendations are addressed in the construction documents. The City will consider this during the development of the Subdivision Improvements Agreement (SIA) for this plat and may request alternative probationary and/or warranty periods to account for the fill settlement and ground heaving that is expected based on this report.

Applicant Response: A note has been added to the Grading plans to reference the fill compaction recommendations within the geotechnical study. The Applicant will work with the City on acceptance of the roadway.

17. Figure 1B – linework is not aligned correctly with underlying aerial image. Correct.

Applicant Response: The figure has been updated in the new Report.

Pedestrian Bridge Geotechnical Investigation Report

1. General – Confirm the status of this report. The title of the document provided includes “DRAFT” and a “DRAFT” stamp is included at the top of all pages.

Applicant Response: A global stability analysis has been preformed on the on the pedestrian bridge and these results have been included in the Final Report.

2. General – The City will be engaging an independent third-party geotechnical consultant to provide an additional review of and recommendations on the Geotechnical Investigation for the RidgeGate Mesa Tops Pedestrian Bridge report. The costs of this independent third-party review will be invoiced to the applicant in the future, per Sec. 17-2-130 of the Lone Tree Municipal Code.

Applicant Response: Noted.

3. General – The City will reserve the right to provide additional comments once the status report and the third-party review occurs. Also, further analysis may be necessary once the bridge plans progress beyond the “conceptual” level and once structural calculations provided, as identified in the “Notes” section on Sheet 39 of the construction documents.

Applicant Response: Structural drawings have been included for the retaining walls and abutments associated with the Ped Bridge. Structural calculations for the bridge will be provided by the bridge manufacture and submitted to the building department for review and approval.

Limited-Results Archaeological Survey Form

1. Item #14 states that the study area is “located to on vacant land to the east of Interstate 25...”. Verify and correct.

Applicant Response: This has been corrected.

Biological Assessment & Cultural Resources Records Review Report

1. General - Please note that the City will be including Colorado Parks and Wildlife as a required referral agency and will require that any comments provided by that referral agency be addressed in future resubmittals/revisions to the application materials.

Applicant Response: Noted.

2. Section 2.2 (Pages 5-6) – Wetland assessment was only a visual observation paired with review of aerial imagery and NWI. There is one draw that did not contain surface water at the time of their visit. However, the consultant did not sample vegetation according to the full Army Corps of Engineers delineation maula. They also did not perform any subsurface/soil observations or test for hydric soils. Report concludes with the following statement “for a higher level of assurance a wetland delineation should be performed”. Provide that further wetland delineation analysis that is recommended.
 - a. This further wetland delineation is reiterated in Section 5.0 (Opinion and Recommendation on Page 13).

Applicant Response: Discussion on wetland delineation has been added.

3. Section 3.2 (Page 9) – CPW data is stated to have been consulted only for Tier 1 fish and amphibia species. Other groups in the CPW SWAP include “Birds”, “Mammals”, and “Reptiles”, as well as Tier 2 species. Update report to include analysis of all groups of species and both Tier 1 and Tier 2 species.
 - b. Page 10 – A vague statement is provided in last paragraph that states that “Other CPW listed species of concern have been taken into consideration. Based on lack of suitable habitat on site and information regarding population locations from CPW, we do not believe these species to be a concern for the Subject Property.” This statement is not thorough enough or supported by enough analysis to ensure that all groups of species and both Tier 1 and Tier 2 species were considered.

Applicant Response: In regard to Comment 3, which requires all groups of CPW State Wildlife Action Plan Tier 1 and 2 species to be assessed in the Biological Assessment and Cultural Resources Records Review Report, CTL|T does not find this request to be aligned with the industry standard. There are over 100 Tier I species and over 250 Tier 2 species, some of which have unclear species range boundaries based on limited published information. Additionally, the SWAP does not provide direct regulatory protections to Tier 1 or Tier 2 species, meaning inclusion on this plan does not alone dictate specific development plan requirements. Some species included in Tier I and Tier II fall under other protections, mainly those which are cross-listed under state or federal threatened and endangered species lists, or are protected under the Migratory Bird Treaty Act or the Bald and Golden Eagle Protection Act of 1940. These protections are all discussed within different sections of the report. Thus, we feel that legal protections for Tier 1 and Tier 2 species, if present, have been adequately discussed in our report. The report will be revised to clarify that many Tier 1 and Tier 2 species fall under these separate protections discussed elsewhere in the report. Additionally, we will include further detail about Tier 1 and Tier 2 species which do not fall under other protections and have documented potential habitat on the Property. These species are the fringed myotis and Hernandez's short-horned lizard. Additionally, statements in the summary will be revised to include more detail about our assessment of SWAP species versus state and federal threatened and endangered species.

4. Section 3.3 (Page 10) – Recommendation that “removal of vegetation occur outside of the breeding season to avoid infringement of the MBTA”. If removal of vegetation is planned during the breeding season, we recommend a supplemental migratory bird survey be performed prior to removal.” The breeding season is listed in the report as typically occurring between March and August. These recommendations are further reiterated in Section 5.0 (Opinion and Recommendation on Page 13). Verify and provide evidence of how these recommendations are addressed in the construction documents. Also, provide verification of anticipated timeframe of any vegetation removal.

Applicant Response: A note has been added to the cover sheet of the Construction Documents.

Construction Documents

1. General - Please note that the City will be including Douglas County Trails and Open Space as a required referral agency and will require that any comments provided by that referral agency be addressed in future resubmittals/revisions to the application materials. The City reserves the right to provide further comments on the proposed pedestrian bridge once further input from Douglas County is obtained.

Applicant Response: Noted. This plan includes initial feedback received from DoCo on the bridge and design elements.

2. General – An alternative at-grade equestrian crossing of the East-West Trail will be required within the future proposed development within the RidgeGate Rural Residential area, to provide an equestrian crossing of Cabela Drive that does not require use of the bridge for those equestrian users that are not comfortable navigating the bridge with their horses.

Applicant Response: Noted, an at grade crossing will be provided as part of the Hillcamp development.

3. 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.

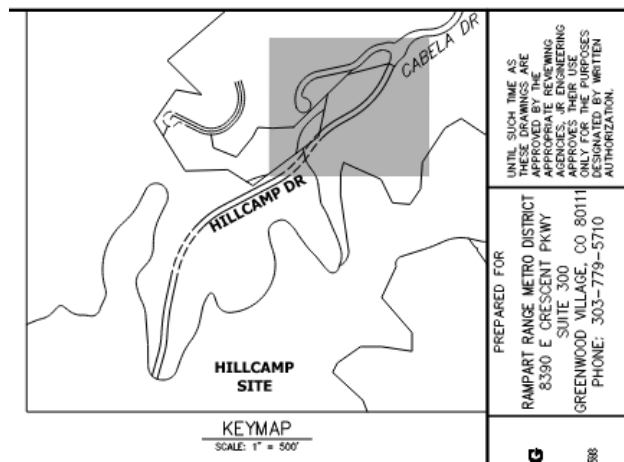
Applicant Response: Coordination with the Retreat at Ridgegate HOA is ongoing regarding Tract M1. A copy of the letter provided to the HOA is included in the resubmittal, along with an alternative water quality option if it is determined the pond tract will not be conveyed to RRMD for maintenance.

4. General – Temporary re-routes of any trails being impacted by this project must be provided during construction.

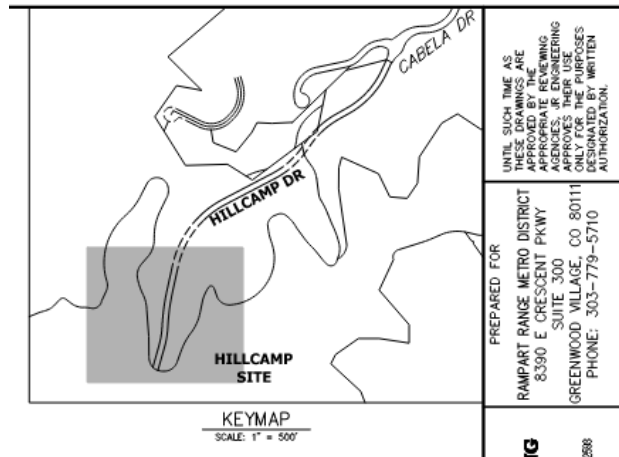
Applicant Response: Temporary trail reroute is shown on the Overall Grading Plan.

5. Existing Conditions and Demolition Plan Sheets (Sheet 4 and Sheet 5) appear to be missing a section of the plat area and street construction limits. The section that is missing is in close proximity to where the proposed street will cross the most significant drainage corridor through the plat area, so further detail on the grading limits and vegetation removal limits in this area is needed. See section not identified in these sheets below:

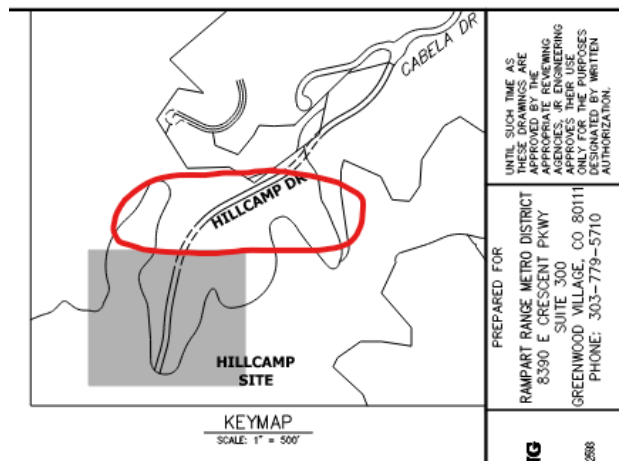
- a. Sheet 4 Keymap:



- b. Sheet 5 Keymap:



c. Approximate Missing Area:



Applicant Response: Sheet has been added showing the missing area.

- 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.

Applicant Response: Additional landscaping has been provided near the drainageways. This will provide additional screening of the roadway to the residents to the north. Irrigation will be provided to reestablish the native vegetation and minimal wildlife habitat will be removed during construction, thus preserving and maintaining the natural feel of the area.

PUBLIC WORKS DEPARTMENT COMMENTS

Document in Submittal Reviewed by Public Works:

- Final Plat
- Construction Documents
- Phase III Drainage Report

- GESC Plans
- GESC Report
- Traffic Impact Study
- Preliminary Geotechnical Investigation

General Comments

1. As you are most likely aware, it is looking like Douglas County will not allow for the public to access the subdivision via Heather Dr. which makes Hillcamp/Cabela Dr. the only public access point.

Applicant Response: Noted, this will be coordinated further as the Hillcamp Preliminary Plans progress.

Final Plat

Does Tract M being deeded to RRMD need to be called out on the plat to happen by separate instrument?

Applicant Response: This will be a deed transaction as separate agreement and is outside of the Plat boundary, thus it is not identified on the plat.

Please see CD comments for additional requested drainage easements.

Applicant Response: Based on the updated design, no additional easements are needed on the plat.

Construction Documents

1. The temporary turnaround at the end of the road should be paved and not gravel.

Applicant Response: A note has been added that the temporary gravel turnaround shall meet all IFC requirements and be capable of supporting weights up to 75,000 pounds.

2. As previously stated, please use high-speed mountable curb adjacent to the sidewalk. In the event of an emergency, this will allow for the utilization of the sidewalk to bypass potential obstructions. This is especially relevant since it is looking like this will be the only access road for the subdivision.

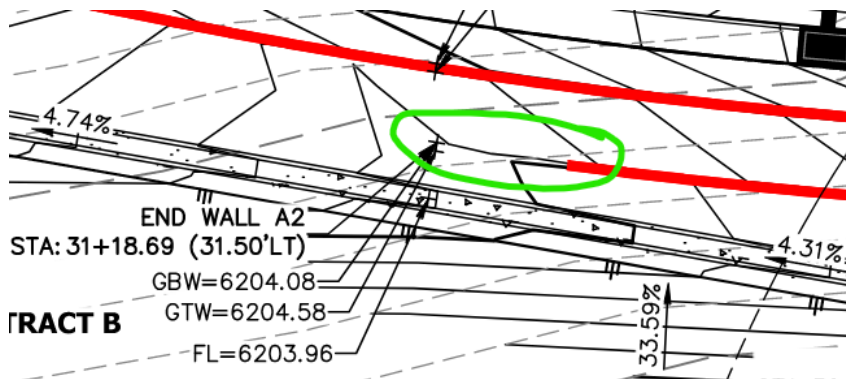
Applicant Response: High-speed mountable curb has been added to the design.

3. Add speed limit (30 mph) signage as needed.

Applicant Response: 30 MPH speed limit has been provided.

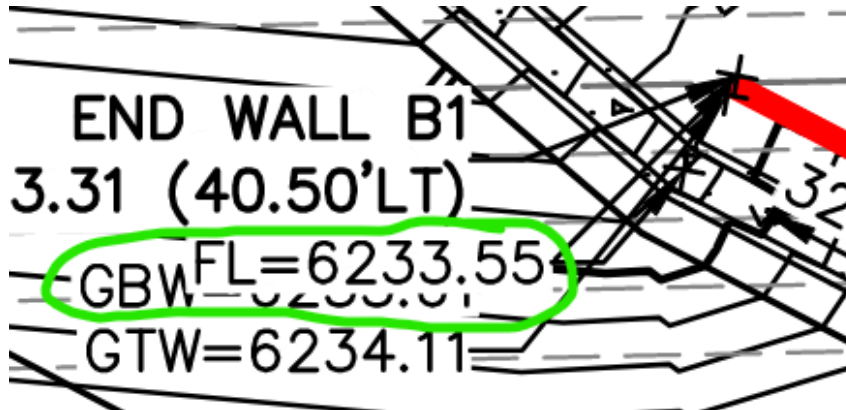
4. Sheet 15: please verify end of retaining wall





Applicant Response: Retaining wall has been updated.

5. Elevation callout is cutoff



Applicant Response: Labels have been moved as needed.

6. Sheet 26: please see attached updated street sign detail.

Applicant Response: Street sign detail has been updated with the provided pdf.

7. Is the trail going to be closed for the duration of the project? If not, please provide a reroute plan.

Applicant Response: The east-west trail will remain open. A temporary trail reroute is shown on the Overall Grading Plan.

8. Can a swale be added on the upstream side of the soft surface trails? The slopes upgradient of the trail has potential to erode the trail. Existing erosion is already present along this trail.

Applicant Response: In discussing a swale with the design-build trail designer, it has been determined that an uphill swale is not require for this section of soft track swale. The other portions of this trail do not have an uphill swale and do not experience erosion. It is typical that these natural soft track trails, when constructed correctly, will not see definable erosion. In addition, the construction of an

uphill swale will create more impacts to the existing vegetation which is established and will help prevent erosion to the trail.

9. Please verify the inverts of DP-C Profile. The SE Invert and Out Invert appear flipped.

Applicant Response: Inverts have been corrected.

10. DP-OS2: The steep slope downstream of this FES is cause for erosion concern due to the steep slope. Please either:

- a. Tie proposed storm directly into the downstream existing Type D inlet.
- b. Provide a concrete apron on the existing Type D inlet and have the FES discharge directly onto the apron.

Applicant Response: The Type D inlet is located offsite and outside of the boundary of the improvements. A low tailwater basin has been added at the end of the FES to dissipate energy and flows from the FES which will then be conveyed down the hill consistent with the existing condition into the Type D inlet.

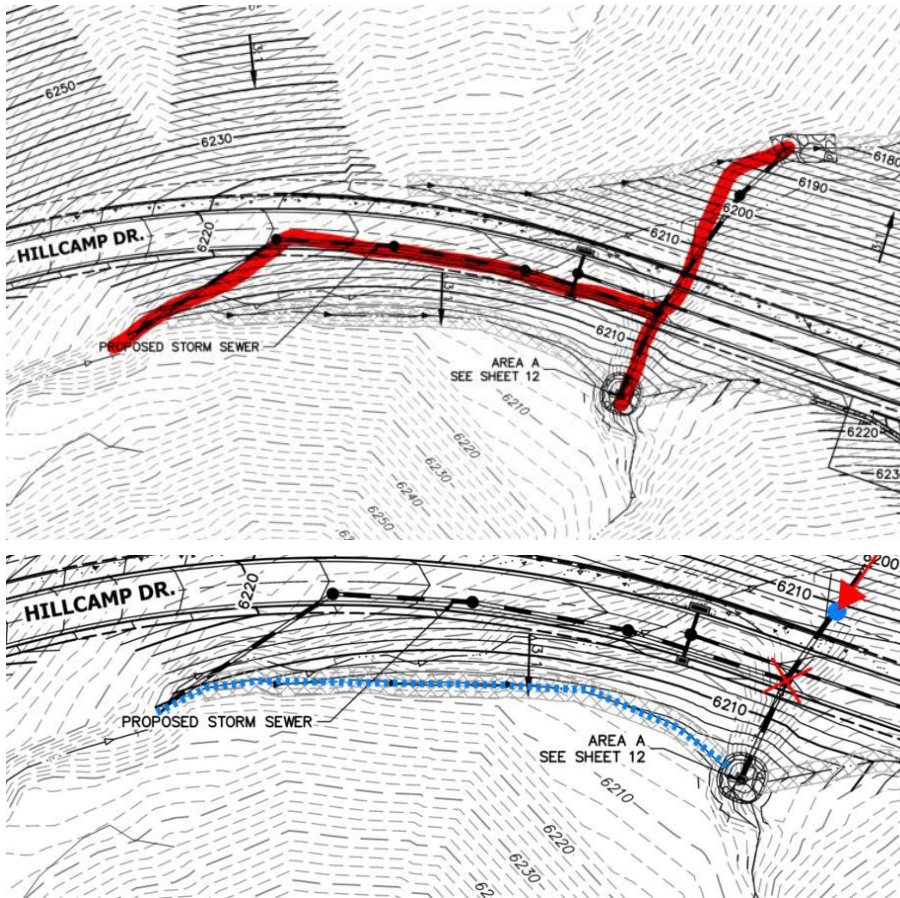
11. Please provide information for intermediate platform at manhole in DP-OS1.1 due to the depth exceeding 20'.

Applicant Response: Intermediate platform has been added.

12. Show crossing storm in DP-OS1.1.

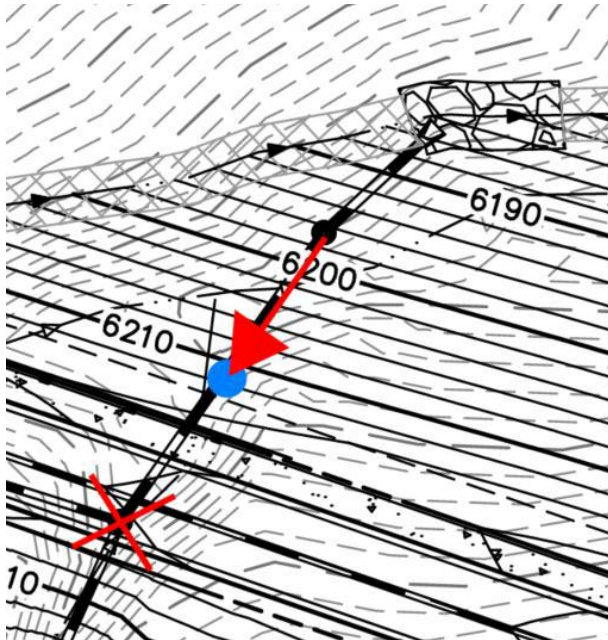
Applicant Response: Crossing is now shown and labeled.

13. This amount of infrastructure appears to be unnecessary. Some options the city suggests:
- a. Remove the FES and 4 manholes, and just use the swale to route everything to be proposed area inlet.
 - b. Propose another area inlet where the FES is and tie directly into the eastern area inlet.
 - c. This will allow to eliminate extra infrastructure within the roadway.



Applicant Response: Swale has been regraded to convey flows to the eastern area inlet and FES and infrastructure in the road has been removed.

14. Move the downstream manhole closer to the road. The current location will be extremely difficult for maintenance crews to access. Also remove the manhole that was used to connect the other lateral.



Applicant Response: Manholes have been moved/removed as requested.

15. Provide a concrete apron on all proposed area inlets.

Applicant Response: Concrete apron has been added to all area inlets.

16. We will need to review the velocities at the outfall locations to verify proposed riprap when the drainage report provides the hydraulic analysis.

Applicant Response: Noted, hydraulic analysis is included in resubmittal.

17. HGLs missing from DP01 Station 5+56.02 to 7+30.74

Applicant Response: HGLs have been added.

18. Do the inlets at the Cabela Drive connection collect 100% of the runoff? The roadway is quite steep and without the inlet calculations we cannot verify. Any bypass is going to go to the inlets in sump in Viewside Drive. Additional calculations will be needed to verify existing capacity.

Applicant Response: Yes, the inlets have 100% capture. Calculations are provided in resubmittal.

19. Missing storm line in profile DP01 Station 16+17.42 to 16+32.58

Applicant Response: Missing pipe has been added to profile.

20. Please provide an area inlet and pipe to discharge into a forebay for the swale entering the EURV pond.

Applicant Response: Area inlet and forebay have been added.

21. Please provide drainage easement over the new EURV pond and maintenance access.

Applicant Response: Easement has been added.

22. Extend maintenance path in pond to both forebays.

Applicant Response: Maintenance path has been revised.

23. Avoid having the access path cross over the trickle channel, there is potential for the curb lines to be damaged if vehicles cross over it.

Applicant Response: Due to the location of the access road and the inlet pipes, it will be required to cross at least one trickle channel. We have updated the access road to just cross the trickle channel at one location to the outlet structure.

24. Please call out and show the emergency spillway of the pond. There does not appear to be one current designed.

Applicant Response: The pond has been designed to hold the 500-year storm event and a spillway is not needed. In the event of a storm event larger than 500-year, the flows will be conveyed over the existing entry landscaping area and into the sump inlets located directly north of the pond and ultimately to the north into Cottonwood Creek. The applicant requests that this landscape are not be torn up for the installation of a spillway as it will likely never be used.

25. Please keep in mind the sump inlets in Viewside Drive when designing the emergency spillway. If the spillway is activated due to clogged conditions, those inlets are most likely not designed to take that amount of flow and could result in Viewside flooding.

Applicant Response: See response above.

26. Please provide closed-mesh grates over the micropool opposed to the pipe grate.

Applicant Response: Grate has been changed to closed-mesh.

27. In addition to the sidewalk connection on Cabela Drive, the City would also like to have a discussion regarding signage & striping and lighting. We will reach out soon to schedule a meeting.

Applicant Response: The applicant has met with the City on these issues. We believe all issues regarding signage and striping have been resolved. The City was going to internally discuss lighting. The Applicant notes that there are strict regulations in the PDD regarding lighting and that we believe those include Hillcamp Trail which accesses the site. In addition, there is no lighting on existing Cabela Drive north of the project, and there will be no lighting on Hillcamp Trail within the subdivision. The Applicant believes there is nothing unique about this stretch of roadway that will require lighting and

that the addition of lighting in this rural residential area is not necessary and will take away from the desired rural feel for this area as specifically identified in the PDD.

Phase III Drainage Report

1. Drainage report mistakenly only provided 15 pages as just the narrative and no design calculations or analysis. Please provide analysis with next submittal for review.

Applicant Response: Resubmittal package provides full drainage report and calculations.

GESC Plans

1. Please provide construction fence across the southbound side of the access to prevent construction traffic from entering/exiting.

Applicant Response: Construction fence has been extended.

2. Please show the cul-de-sac turnaround dedication with ROW. Due to the steep slopes along the entire project, please note that all silt fence should be wire backed.

Applicant Response: The cul-de-sac turnaround is located in a fire lane and access easement. ROW will be dedicated for the continuation of the road with the development of Hillcamp. Plan labels have been updated to specify wire-backed silt fence.

3. Add the following notes to all GESC sheets:
 - a. Control measure deviations, from the approved City of Lone Tree specifications and details, require prior City of Lone Tree written approval.
 - b. All portable toilets shall be placed on a pervious surface and staked down on all four sides.
 - c. This site is located within the Cherry Creek Basin; therefore Regulation 72 is required to be followed. All disturbed areas that remain exposed and where construction activities are not taking place for longer than 14 days shall be stabilized to protect from erosion.
 - d. GESC Permit Closeout will not occur until all disturbed area achieve 70% stabilization based on pre-development conditions. Weed mitigation may be required prior to GESC closeout.

Applicant Response: Notes have been added.

4. Is the trail going to be closed for the duration of the project? If the trail will remain open, how will trail users be rerouted.

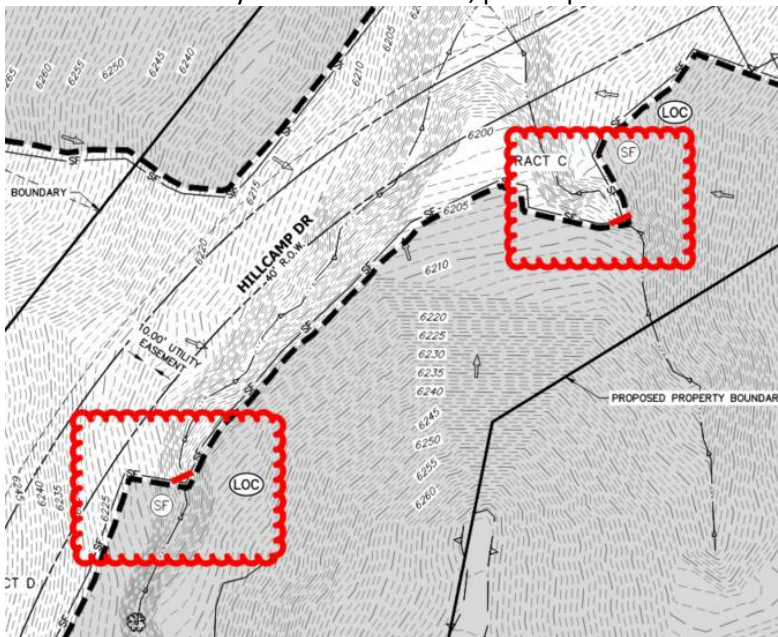
Applicant Response: The east-west trail will remain open throughout the project. The temporary trail reroute has been called out on the interim plans.

5. What is the tributary area to this discharge location? A sediment basin or trap may be necessary. If tributary acreage meets threshold for a basin or trap please provide calculations for the sizing within the GESC report.



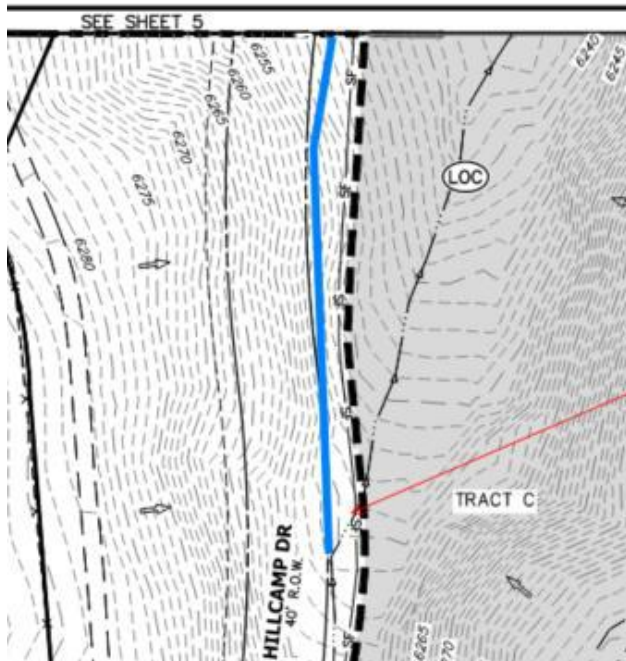
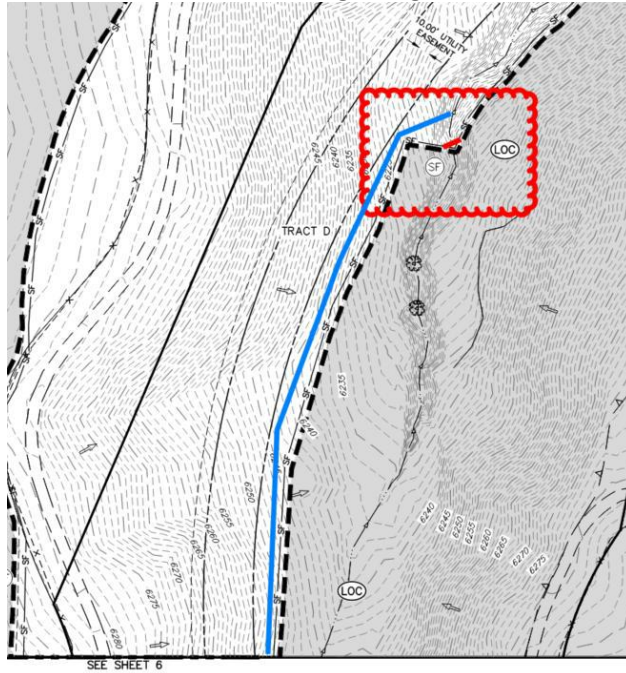
Applicant Response: The applicant believes that given the grades and conditions that check dams would be the best solution at this location and have been added to the plans. It's noted that given the grade and property line constraints that a sediment basin or trap are not feasible and that flows will be conveyed offsite and into the existing culvert consistent with existing conditions.

6. Concentrated flows may overwhelm the SF, please provide a cut in the SF and add a Check Dam.



Applicant Response: Check dams have been added in lieu of silt fence at these locations.

7. Recommend adding a diversion ditch along the southern LOD to ensure the silt fence does not become undermined from runoff running along it.



Applicant Response: Diversion ditch is now shown and labeled.

8. Recommend using ECB on the slopes within the pond as well for stabilization.

Applicant Response: ECB has been added to pond side slopes.

9. Add back of sidewalk protection along all new sidewalk.

Applicant Response: Sediment control log has been added behind all new sidewalk.

10. Add cut/fill volumes to interim sheets per the GESC checklist.

Applicant Response: Cut/fill volumes have been added to all interim sheets.

11. Add missing notes for interim sheets per checklist.

Applicant Response: Interim notes have been added.

12. Due to the steep slopes throughout this project, ECB should be placed in conjunction with the new seed to prevent washout and erosion, shown on the Final sheets.

Applicant Response: ECB is now shown as greyed back on the final sheets.

13. Add missing notes for Final sheets per GESC checklist.

Applicant Response: Final notes have been added.

GESC Report

1. Please update the GESC certification signature blocks on the report to match what is provided on the City website.

Applicant Response: Certification signature blocks have been updated.

Traffic Impact Study

1. No comments

Applicant Response: Thank you for the review.

Geotechnical Investigation

1. This report discusses the geological hazard such as erosion and scour with steep slopes. Please keep this in mind while grading the site.

Applicant Response: Notes have been provided on the construction plans to reference the geotechnical report for grading including scour and slopes. It is noted that the Applicant and contractor will have the geotechnical engineer heavily engaged during the construction of the roadway and associated infrastructure.

2. Slope failure is a concern due to recent slope instability nearby. The slope stability evaluation describes general practices to alleviate these concerns, are there plans for more specific methods and procedures for the contractors to take to reduce the risk of instability?

Applicant Response: The applicant, contractor, and geotechnical engineer will be heavily involved in the construction of the roadway at every step to ensure that all recommendations are incorporated into the construction of the roadway to ensure that the slopes and roadway will not fail.

The City of Lone Tree will plan to have our on-call geotechnical engineers also review these reports.

Applicant Response: Noted.

The City of Lone Tree will want to have inspectors representing the City present during construction to observe construction.

Applicant Response: Noted.

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





cityoflonetree.com | 303.708.1818
9220 Kimmer Drive Suite 100, Lone Tree, CO 80124

February 11, 2026

Kevin Rohrbough
JR Engineering, LLC
Via email: krohrbough@jrengineering.com

Dear Kevin,

Thank you again for submitting the subdivision application for Hillcamp Drive Filing No. 1 (application SB25-0014); we received this application package on March 21, 2025. The City completed its initial completeness and technical review of the application materials and provided comments on April 10, 2025. A resubmittal was then provided on August 15, 2025. The City completed a second completeness and technical review of the resubmittal materials, and provided additional comments on September 5, 2025. Another resubmittal was then provided on November 21, 2025. In that same timeframe, resubmittals for the associated "Hillcamp" development applications (for Sub-Area Plan RG24-0007 and Preliminary Plans SB25-0009 and SB25-0010) were provided on December 12, 2025. Due to the interrelated nature of these development applications, all four of the associated Hillcamp applications were aligned for a concurrent review through the referral and technical review, as well as the eventual public hearing steps in the overall review processes, as all studies and analyses for the Preliminary Plans are dependent on the access point and roadway alignment proposed in application SB25-0014.

The City has completed a third technical review of the resubmittal materials. Below you will find comments from the Planning Division and Public Works Department on the subdivision application materials provided on November 21, 2025. Also below you will find referral review comments provided by the City Attorney.

All referral comments received by February 10, 2025, on the Hillcamp development applications have also been compiled and shared with the applicant.

Please provide a consolidated response letter that provides detailed responses to the City's technical review comments and all referral comment received, along with revised plans and associated documents as necessary.

Based on prior applicant comment responses provided in prior resubmittals, the City understands that City staff and the applicant have differing positions on select elements of the proposed development. *For those comments and topics, the City requests that the applicant either: (1) respond to City comments with responses and revisions that adequately address the comment, or (2) provide a response confirming that the applicant does not agree with the City's comment on a select issue (e.g. geotechnical analysis) and*

wishes to move forward with the next steps in the application review process (potential second referrals and public hearings).

Should the applicant choose to move forward without adequately addressing City staff's comments, staff may be unable to find that the project is consistent with the final plat Approval Standards provided in Municipal Code Sec. 17-5-20, for the reasons identified in the technical review comments below.

Consistent with Municipal Code Sec. 17-5-40(i), the final decision on the application will be made by the Lone Tree City Council. Should the applicant request to move forward without adequately addressing staff's comments, City staff will provide City Council with an analysis of those comments/topics during the public hearing process and City Council will consider those comments, along with all materials provided in the application record, to develop their findings and make their final decision on the preliminary plan.

Please note that if the applicant fails to adequately respond to the following topics (which are described and addressed in further detail in the comments below) in their next resubmittal, it is likely that City staff will not be able to produce draft findings that would support a staff recommendation of approval on the Final Plat application (SB25-0014). Although these are not the only topics applicable to the review of the project against the approval standards, these topics have been identified by staff as particularly significant to the approval standards.

1. Proof of legal authority to utilize storm drainage infrastructure within Tract M of the adjacent subdivision, and confirmation of ownership and maintenance of said infrastructure.
2. Demonstration of ability to adequately respond to outstanding geotechnical and drainage comments, including Colorado Geological Survey (CGS) referral comments and City comments on those topics.
3. Confirmation of consistency between geotechnical investigation report recommendations, drainage report (and design of drainage system/infrastructure), and civil construction documents.
4. Agreement on ownership and maintenance entity of the proposed East-West Trail pedestrian bridge.

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
2. Legal Description: The legal description does not match Title Commitment, File No 100-00506741-201-TH7, dated April 28, 2025.

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.

4. Surveyor's Certificate: The Surveyor's seal must appear with the certificate. Section 17-8-70(a).
5. City Council Approval and Acceptance: There is a typo before Sidewalks, a (") that should not be included.
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).
7. Drainage Easement Plat Note: Please include the drainage easement plat note, see Section 17-5-60(11)(b).

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).
 - 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.

- 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.

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 SB25-0009 and SB25-0010.
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.
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.
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.

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.

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.

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.
3. General Note #12: Verify that no general utility easements are proposed, and if so, remove this note from the plat.
4. Add a new general note that references the Subdivision Improvements Agreement (SIA) that will be created for this proposed plat.
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.
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.

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.

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.

1. 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

GESG 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.
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).
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.”
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.

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.
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.
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.
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.
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.
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.
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.
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.
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.
10. In Figure 3, TH-3 is missing the depth to groundwater measurement. Correct.
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.
12. Figure 6 must be updated to identify a 4:1 maximum slope.
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).

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.
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.
3. If pedestrian bridge construction plans change in any way, the associated geotechnical investigation report will need to be updated.
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).
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.
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.
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.
8. Figure 2 must be updated to identify a 4:1 maximum slope.

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.

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.
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).
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).
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.
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”.
7. Section 2.2.1 (Page 3): Statement references six sub-basins but is followed by the number 4. Correct.
8. Section 4.2 (Page 6): Correct typo “coney” in description of Sub-basin OS2.
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.
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.

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).
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.
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.

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.
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.

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.
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.
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.
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.
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.
6. **Repeat Comment from September 5, 2025 Technical Review Letter:** General – Temporary re-routes 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.
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.

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.

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

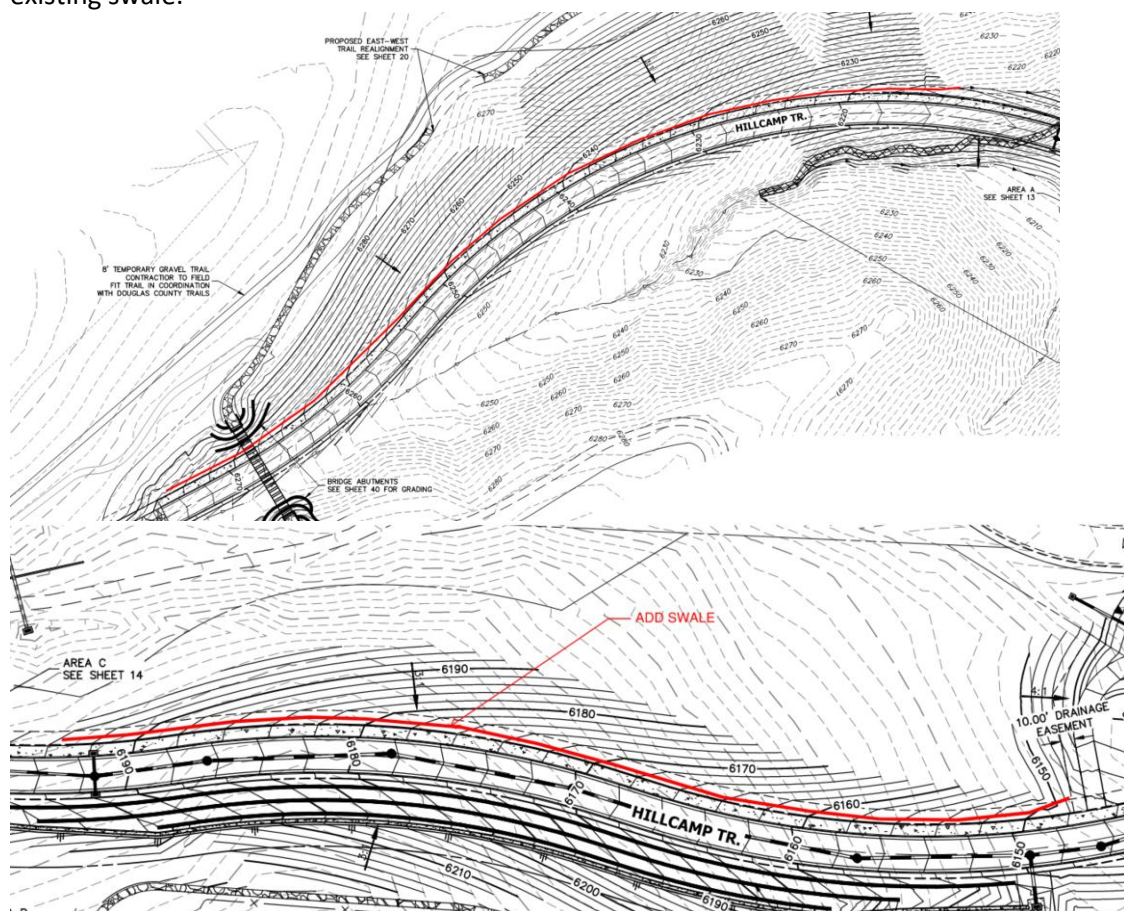
1. Agreement between HOA and RRMD regarding the pond retrofit, ownership, maintenance is required prior to City approval and staff recommendation of approval to Commission and Council.

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.

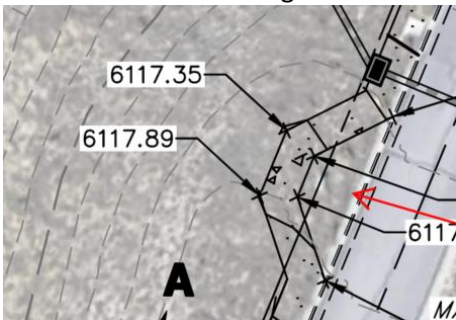
Construction Documents

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.
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.
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?
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.
5. Please provide drainage easements on the storm sewer system outside of ROW or 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.
7. Add swales at the back of sidewalk along the western side of the roadway to direct flows to the existing swale.



8. Call out TRM lining extents and quantity and reference detail
9. Call out and specify riprap at DP-A1 FES per drainage report calculations

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.
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.
12. Please add Type D inlet detail.
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.
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.
15. Sheet 41: the existing inlet deck at the new sidewalk will need to be repoured, please call this out on the plan.
16. Continue sidewalk straight and call out relocation of conflicting utility boxes.



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

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 10-foot 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.
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.
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 6-foot allowable ponding depth.
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.

5. Please provide a plan view of the StormCAD to verify pipes and structures
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.
7. No calculations justifying HDS Alternative Water Quality sizing appears to be provided. Please include design information.
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.

GESC Plans

1. No Comments

GESC Report

1. No Comments

Traffic Impact Study

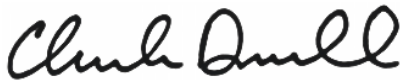
1. No comments

Geotechnical Investigation

1. No comments

Thank you again for your application. Please do not hesitate to reach out to me directly with any additional questions or concerns.

Sincerely,



Chuck Darnell
Principal Planner
(720) 509-1273

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 feet 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.

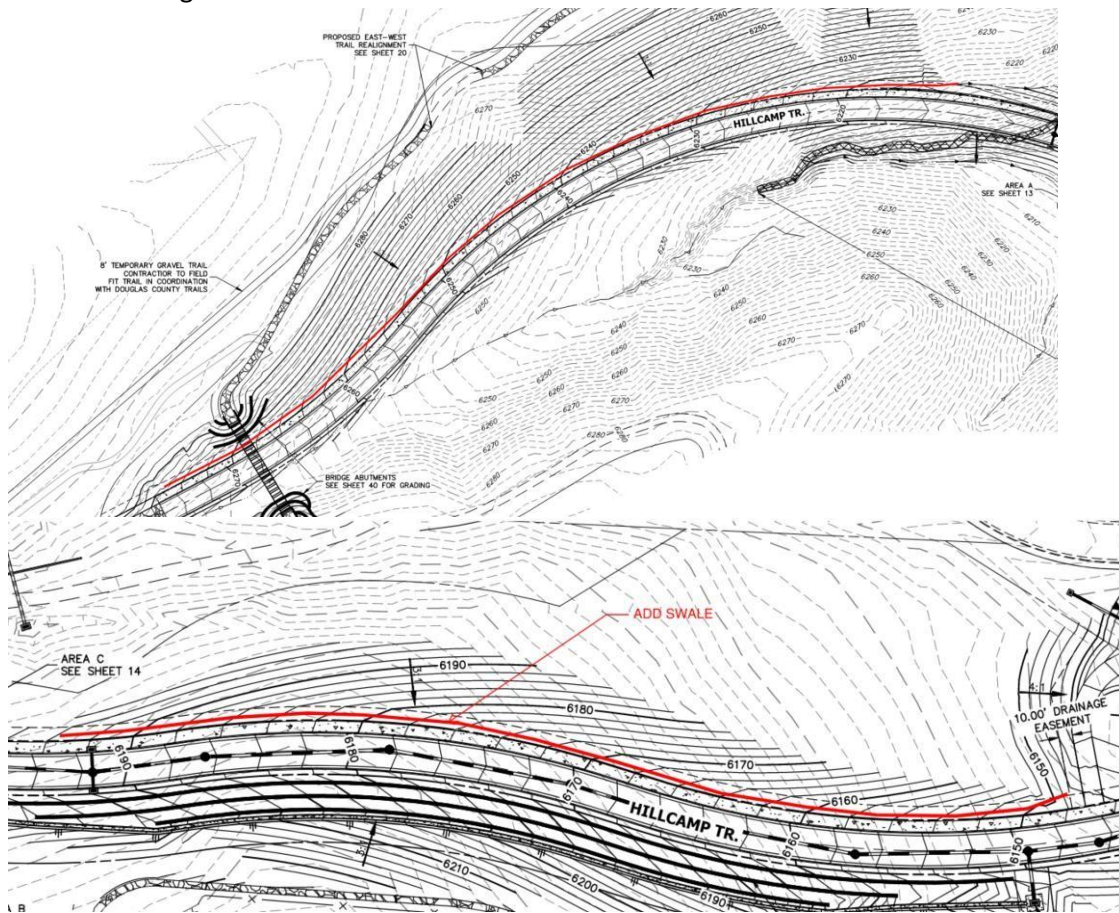
5. Please provide drainage easements on the storm sewer system outside of ROW or City property.

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:

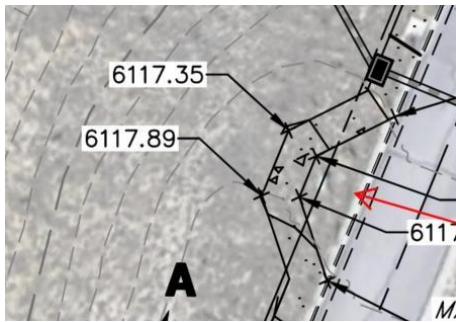
- a. Text has been cut off for the Outlet Structure Profile View at left viewport.
- b. Section A-A calls out the plate at 6" above the 18" invert, however, the drainage design spreadsheet calls out 18" above invert, please verify and update as needed.
- c. Section B-B calls out 15/16" diameter holes,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



cityoflonetree.com | 303.708.1818
9220 Kimmer Drive Suite 100, Lone Tree, CO 80124

May 29, 2026

Kevin Rohrbough
JR Engineering, LLC
7200 S. Alton Way, Suite C400
Centennial, CO 80112
Sent via email: krohrbough@jrengineering.com

Dear Kevin,

Thank you again for submitting the subdivision application for Hillcamp Drive Filing No. 1 (application SB25-0014); we received this application package on March 21, 2025. The City completed its initial completeness and technical review of the application materials and provided comments on April 10, 2025. A resubmittal was then provided on August 15, 2025. The City completed a second completeness and technical review of the resubmittal materials, and provided additional comments on September 5, 2025. Another resubmittal was then provided on November 21, 2025. In that same timeframe, resubmittals for the associated "Hillcamp" development applications (for Sub-Area Plan RG24-0007 and Preliminary Plans SB25-0009 and SB25-0010) were provided on December 12, 2025. Due to the interrelated nature of these development applications, all four of the associated Hillcamp applications were aligned for a concurrent review through the referral and technical review, as well as the eventual public hearing steps in the overall review processes, as all studies and analyses for the Preliminary Plans are dependent on the access point and roadway alignment proposed in application SB25-0014.

The City released those application materials provided on November 21, 2025 and December 12, 2025 on referral and completed another round of City technical review concurrently. A third round of technical review comments and compilation of all referral comments received was provided to the applicant on February 11, 2026. Another resubmittal was then provided on March 30, 2026.

The City has completed a fourth technical review of the resubmittal materials. Below you will find comments from the Planning Division, Public Works Department, and City Attorney on the subdivision application materials provided on March 30, 2026. All second referral comments received by May 26, 2026 have also been shared with the applicant.

Please provide a consolidated response letter that provides detailed responses to the City's technical review comments and all referral comment received, along with revised plans and associated documents as necessary.

Based on prior applicant comment responses provided in prior resubmittals, the City understands that City staff and the applicant have differing positions on select elements of the proposed development. *For*

those comments and topics, the City requests that the applicant either: (1) respond to City comments with responses and revisions that adequately address the comment, or (2) provide a response confirming that the applicant does not agree with the City's comment on a select issue (e.g. geotechnical analysis) and wishes to move forward with the next steps in the application review process (potential second referrals and public hearings).

Should the applicant choose to move forward without adequately addressing City staff's comments, staff may be unable to find that the project is consistent with the final plat Approval Standards provided in Municipal Code Sec. 17-5-20, for the reasons identified in the technical review comments below.

Consistent with Municipal Code Sec. 17-5-40(i), the final decision on the application will be made by the Lone Tree City Council. Should the applicant request to move forward without adequately addressing staff's comments, City staff will provide City Council with an analysis of those comments/topics during the public hearing process and City Council will consider those comments, along with all materials provided in the application record, to develop their findings and make their final decision on the preliminary plan.

Please note that if the applicant fails to adequately respond to the following topics (which are described and addressed in further detail in the comments below) in their next resubmittal, it is likely that City staff will not be able to produce draft findings that would support a staff recommendation of approval on the Final Plat application (SB25-0014). Although these are not the only topics applicable to the review of the project against the approval standards, these topics have been identified by staff as particularly significant to the approval standards.

1. Confirmation of consistency between geotechnical investigation report recommendations, drainage report (and design of drainage system/infrastructure), and civil construction documents, in alignment with most recent Colorado Geological Survey (CGS) referral comments.
2. Agreement on ownership and maintenance entity of the proposed East-West Trail pedestrian bridge.
3. Agreement on approach to landscaping and more specifically, irrigation/watering needs to support that landscaping's establishment.

CITY ATTORNEY COMMENTS

Plat

Sheet 1

1. Legal Description: The legal description does not match the title commitment filed with this application, File No 100-00506741-201-TH7, dated April 28, 2025.
2. Please Update the Metro District Acceptance and Maintenance to the following:

Rampart Range Metropolitan District No ____ Acceptance of Tracts:

The undersigned hereby accepts conveyance of Tracts [insert specific tracts] for ownership and maintenance:

[Insert Notarized Signature Block]

PLANNING DIVISION COMMENTS

Additional Application Items Required

1. In the most recent applicant comment response letter, the applicant states that a new title report has been ordered for the plat, but it was not included in the most recent submittal materials. Provide updated title at time of next resubmittal. Coordinate with comments on legal description on plat below.

General Comments

1. Per the City's previous comments, landscaping approach along Hillcamp Trail may need to be revised. There is no water service in this area, this tract is owned by the City, the geotechnical report requires limiting wetting wherever possible, and planting Gambel Oak shall not be permitted due to wildfire risk. For these reasons, the City will not accept the landscaping as proposed. Further details on proposed establishment of landscaping, to include the proposed watering approach and source of water, are required. Establishment of landscaping must align with geotechnical report recommendations, and permanent or temporary irrigation installations will not be accepted. The establishment of plants and seed may require very targeted hand watering, or may not allow for watering at all, in which case a longer period of establishment monitoring may be necessary. The City will also not accept Gambel Oak, so the tree species proposed must be revised to include more Ponderosa Pine or another species of tree that does not present a high wildfire risk (such as Colorado Blue Spruce).
2. Email communications provided from Douglas County staff appear to generally speak to the pedestrian bridge surface maintenance (i.e. for snow plowing). The plat was also updated to include tracts (Tract D and Tract E) on each side of the bridge for the property required to accommodate the bridge abutments, and the Tract Summary Table now identifies RRMD1 as owner and maintenance entity of those two tracts. The intent for ownership and maintenance of the bridge structures themselves is still unclear. Please verify what entity will be responsible for the ownership and structural maintenance of the bridge and abutments. For example, please verify if the intent is for Douglas County to only be maintaining the trail surfacing along the bridge, with RRMD1 maintaining the bridge and abutment structures themselves. Based on the structure of the plat and email communications provided in this most recent submittal, this appears to be the intent. If the intent is for Douglas County to also own and maintain the bridge structures themselves, provide formal acknowledgement (i.e. on agency letterhead) from Douglas County specifying the County's acceptance and ownership of the pedestrian bridge for maintenance; note the acceptance letter must acknowledge acceptance of the trail, bridge structure, and all associated abutments and drainage structures.
3. Per the review letter provided by the Colorado Geological Survey on May 1 (provided as part of referral comments), the Geotechnical Report and Slope Stability Evaluation must be updated to provide:
 - a. Final recommendations for construction and site development, and
 - b. A mitigation and maintenance plan to limit water infiltration into subgrade materials and preserve slope stability; the mitigation and maintenance actions must be represented in the revised plans.
 - c. These revisions must be provided with your resubmittal to permit the City to finalize its review of the plat proposal.

JR Engineering Comment Response Letter – Road Alignment

1. Please note that the CGS letter referenced in the first paragraph provides an incorrect date (1/7). The correct date of the final review letter from CGS was 1/30. Revise the response letter as necessary.
2. Per the City's previous comments, and consistent with the recommendations provided in the Geotechnical Report, a minimum FOS of 1.5 will be required and all bench heights shall be less than 4'.

Plat

General Comments

1. The SIA for this plat will need to include some additional language that provides opportunities for the developer to provide evidence of construction recommendations associated with the geotechnical report being implemented throughout construction. Staff will provide more specific language on these processes once the initial draft of the SIA has been provided by the applicant. The SIA will also need to include the trail design/construction review and approval process section consistent with the plan notes described in comments below (similar to approach to the SIA for SW Village Filing No. 5).
2. Revise the legal description to include a legal description that splits out the City's portion of the property from the metro district's portion of the property.
3. Revise the title of the plat to acknowledge that it replats Tracts C-2 and C-3, but also includes unplatted land. Revise title as follows:
HILLCAMP DRIVE FILING NO. 1
A REPLAT OF TRACTS C-2 AND C-2 RIDGEGATE 22 FILING NO. 1 AMENDMENT NO. 1, AND
A PORTION OF UNPLATTED LAND
A PORTION OF PLANNING AREA 21 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

Sheet 1

1. Remove aircraft overflight disclosure notice. The notice that is referenced is only applicable to land on the east side of I-25.

Geotechnical Report

1. See comments provided by Colorado Geological Survey in letter dated May 1, 2026.

Slope Stability Evaluation Report

1. See comments provided by Colorado Geological Survey in letter dated May 1, 2026.

Construction Documents

1. On Sheet 13, remove Note #4. Fill may not be placed on slopes over 20%.
2. On Sheet 20, revise Note #8 to state the following: "When multiple tiered walls are proposed, a terrace of a minimum of 4 feet in width must be provided between tiered walls."
3. Similar to retaining wall details (see Pages/Sheets 70-77 of the CDs) provided for proposed pedestrian bridge retaining walls, provide verification of the other retaining wall material (e.g. rosetta stone, etc.) and details. Potentially insert within or following Sheets 20-22.
4. On Sheets 23-25, revise the "Single Track and Natural Surface Trail Specifications/Notes" as follows to align with City direction provided on other recent project (SW Village Filing No. 5) that involves this approach to natural surface trail design/construction:
 - a. In Note #1, remove the "[...], OR APPROVED EQUAL." from the second line of the note. The City is willing to defer some of the details of the trail design and construction process to the time of when the trail designer/builder is selected and is working on the project. However, the City is comfortable doing so only in the trail designer/builder is a PTBA member, and this "or approved equal" language seems to provide flexibility on their affiliation.
 - b. In Note #4, remove the "[...], OR APPROVED EQUAL." from the first line of the note. The City is willing to defer some of the details of the trail design and construction process to the time of when the trail designer/builder is selected and is working on the project. However, the City is comfortable doing so only in the trail designer/builder is a PTBA member, and this "or approved equal" language seems to provide flexibility on their affiliation.
 - c. Within Note #5, add the following:
 - i. Add a new sub-note that states: "Removal of stands of woody vegetation or existing naturally occurring rock features will be minimized, and will be a factor of consideration for the City when reviewing and approving of the proposed, flagged trail corridors prior to construction."
 - ii. Add a new sub-note that provides guidelines for vegetation clearing limits that will be initially established at the time of trail construction and maintained over time. The vegetation clearing limits should identify how much clearing will be required for each trail type (i.e. how much clearing will be required for the 3' (2' tread plus two 0.5' buffers) trail to be routed through stands of gambel oak).
 - d. The City's proposed SIA language on the SW Village Filing No. 5 project is provided below. This language can also be used in the SIA for this plat, and the notes in the construction documents should be revised to align with this SIA language.

Single Track and Natural Surface Trails to be constructed by the Developer are subject to the following:

1. Developer shall provide evidence of the trail designer's and trail builder's membership with the Professional Trailbuilders Association (PTBA) prior to commencing trail construction.
2. Final trail design shall include field flagging at intervals approximately 15 to 25 feet using pin flags and/or flagging tape affixed to vegetation. After flagging, the trail designer shall collect GPS final tracks and produce GIS maps and GPX tracks identifying the proposed trail alignment and the associated 20-foot wide construction corridor. The GIS maps shall identify any anticipated removal of existing stands of woody vegetation.

The following requirements shall apply to the City's review and approval of the proposed trail alignment:

- a. Developer shall provide the City an opportunity to review the flagging of the trail alignments in the field, GIS maps, and GPX tracks prior to any trail construction.
 - b. Developer shall notify the City in writing of the completed flagging and provide the GIS maps and GPX tracks to the City for review.
 - c. Within fourteen (14) days following receipt of the required submittals, the City shall provide the Developer written notice of approval or requested modifications to the proposed trail design.
 3. Upon written approval by the City, the flagged alignment represents a 20-foot wide corridor within which the Developer has the flexibility to adjust the trail alignment without acquiring any additional reviews or approvals from the City.
 4. Deviations beyond the 20-foot wide corridor approved by the City shall be submitted to the City for approval prior to constructing those sections of trail. If the Developer is requesting such a deviation, the Developer shall:
 - a. Notify the City in writing of the desire to adjust the trail corridor.
 - b. Leave original flags and flag the proposed re-route in a different color.
 - c. Provide an exhibit identifying the approximate location of the proposed re-route. This exhibit does not need to be GIS mapped, and will be verified by City staff in the field during the site visit with the Developer.
 - d. Arrange a site visit to review the modifications in the field. The Developer and the City shall work in good faith to schedule the site visit within 7 days of the Developer notifying the City in writing of the desire to adjust the trail corridor. The City shall attend the site visit, and shall approve or require modifications to the re-route while in the field. The City shall take photographic evidence of the re-route observed in the field. Following the in-field site visit, the City shall provide follow-up written confirmation and documentation of final City decision communicated in the field during the site visit.
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 6. Developer shall provide a final GIS map and GPX tracks showing the final location of the trails. Final GIS maps and GPX tracts shall show any re-routes approved through the process described above.
5. On Sheet 51 and Sheet 53, existing tree protection is referenced but is not addressed in detail. A note is included on Sheet 58 (Note #21) that speaks to protection details being shown in drawings, but no protection details are present on Sheets 53-57. Provide additional sheets that identify all existing trees, both near the pedestrian bridge and throughout the entire plat area. Specify tree species and denote those trees identified for removal and those trees identified for protection.

6. Starting on Page/Sheet 59, the sheet numbering does not follow consistent numbering. Adjust sheet numbers to be consistent and subsequent throughout whole plan set.
7. Sheets 53 through 58 must be revised to address general comments above on proposed landscaping approach.
8. On Sheet 58, the City will be further reviewing the proposed revegetation seed mix once further detail on proposed watering approach is provided. Also, provide explanation of how the proposed revegetation seed mix aligns with recommendations in the wildfire and wildlife reports in regards to beneficial grass types for fire mitigation and wildlife habitat.

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

Final Plat

1. No Comment

Construction Documents

1. Due to field conditions recently experienced, please add notes that any storm line that has 10-ft, or less, between two structures to utilize CLSM to backfill trench pipe up to road subgrade.
2. Sheet 13: Why are 3 inlets now proposed opposed to the one FES from last submittal?
3. Sheet 14, Area A: Please ensure concrete channel is tying into the inlet apron.
4. Sheet 15, Area B: Are there any erosion concerns with the 3-ft drop at the wall? Please consider adding some protective measures downstream of the wall to prevent washout.
5. Sheet 17: What is the flow at the west side of the gravel road and trail? The east side has an existing culvert, and with regrading is one necessary on the west side?
6. No riprap proposed at the outfall of OS1? Although the velocity from analysis appears to be around 5-6 fps, the slope downstream is steep. Is the TRM adequate protection from erosion?
7. Thank you for adding the swales on Sheet 13, is there an accompanying detail for the contractor to follow for construction?
8. Proposed grade missing from Sub-fill drain W profile

Phase III Drainage Report

1. Sheet 10: Sub-basin OS5 mentions the use of Tract M detention, which is no longer applicable, please update.
2. Sheet 10: It is mentioned that "JR Engineering is proposed a Full Spectrum Detention Pond" which is no longer applicable, please update.
3. HDS calculations:
 - a. Why is OS4 but not OS41. Included in the calculations?
 - b. HDS spec sheet appears to show that the maximum flow rate for WQ is 2.88 cfs, however it appears treatment design on the first HDS is 3.88 cfs. Please confirm.

4. Inlet A2 is missing output information such as spread and flow depth.

GESC Plans

1. Ensure GESC Plans are updated per new inlets.

GESC Report

1. Ensure OPC is updated per new inlets.

Traffic Impact Study

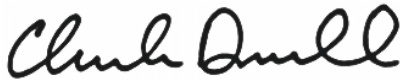
1. No comments.

Preliminary Geotechnical Investigation

1. Test Hole-103 was originally not bored due to a conflicting water line. It appears this conflict is no longer present, please gather information at this test hole.
2. Please see attached letter from Ground Engineering.

Thank you again for your application. Please do not hesitate to reach out to me directly with any additional questions or concerns.

Sincerely,



Chuck Darnell
Principal Planner
(720) 509-1273

ATT: Ground Engineering Review Letter

GROUND

ENGINEERING

April 24, 2026

Subject: 3rd Party Review, Geotechnical Reports
and Response Letters for **Ridgegate—Mesa
Tops Road Alignment**, Lone Tree, Colorado.

Job No. 25-3056

Andrew Sampson
City of Lone Tree
9220 Kimmer Drive
Lone Tree, Colorado 8012

Dear Mr. Sampson:

At your request, GROUND Engineering Consultants, Inc. (GROUND) has previously reviewed 2 preliminary geotechnical reports^{1,2} by CTL|Thompson (CTL) in support of the planning, design, and construction of the proposed Cabela Drive roadway alignment in the Ridgegate—Mesa Tops development in Lone Tree, Colorado. Our comments, based on that review, were provided in our letter, dated December 30, 2025.³ Subsequently, CTL prepared a comment response letter,⁴ dated March 27, 2026, and an updated slope stability and preliminary geologic hazard evaluation report, dated March 27, 2026,⁵ and we have been requested to review those 2 documents. Our comments presented below. The response letter is addressed first followed by the slope stability and preliminary geologic hazard evaluation report. Our services were provided in general accordance with GROUND's Proposal No. 2509-1923, dated September 19, 2025.

¹ CTL | Thompson, Inc. (2025) *Preliminary Geotechnical Investigation, Ridgegate – Mesa Tops Road Alignment, Lone Tree, Colorado*. Project No. DN52,378.00-115-R1. prepared for JR Engineering, LLC. Dated March 12.

² CTL | Thompson, Inc. (2025) *Preliminary Geotechnical Investigation And Slope Stability Evaluation, Ridgegate – Mesa Tops Road Alignment, Douglas County, Colorado*. Project No. DN52,378.00-115-L1. prepared for JR Engineering, LLC. Dated April 18.

³ GROUND Engineering Consultants, Inc. (2025) *3rd Party Review, Geotechnical Reports for Ridgegate—Mesa Tops Road Alignment, Lone Tree, Colorado*. Job No. 25-3056. prepared for City of Lone Tree. Dated December 30.

⁴ CTL | Thompson, Inc. (2025) *Comment Response Letter Hillcamp (aka Ridgegate Mesa Tops) Road Alignment, Lone Tree, Colorado*. Project No. DN52,378-125-L1R. prepared for JR Engineering, LLC. Dated March 27.

⁵ CTL | Thompson, Inc. (2025) *Preliminary Geotechnical Investigation And Slope Stability Evaluation, Ridgegate – Mesa Tops Road Alignment, Douglas County, Colorado*. Project No. DN52,378.00-115-L1. prepared for JR Engineering, LLC. Dated April 18.

Comment Response Letter

In general, CTL has addressed our comments in their response letter, and GROUND's additional comments are primarily related to CTL's updated slope stability and preliminary geologic hazard evaluation report, which was reference several times in their comment responses.

Updated Preliminary Geotechnical Investigation and Slope Stability Evaluation

Our comments regarding CTL's updated preliminary geotechnical investigation and slope stability evaluation are provided below. They should be considered to be in addition to our previously made comments, which remain applicable except as superseded specifically below.

- To supplement the previously obtained geotechnical data, CTL drilled 11 additional widely spaced borings to obtain subsurface information and samples for laboratory testing. The location and number of test holes as well as the corresponding laboratory testing program generally appeared to be within typical geotechnical practice in the area. The additional borings and laboratory testing expand the detail with which the subsurface can be described.
- CTL incorporated the new data, including the results of an additional direct shear test, as well as the results from the Michael W. West & Associates' "Engineering Geologic Assessment" dated March 19, 2008, (MWW) to reevaluate the parameters used in their analysis and analyzed 4 additional cross sections. Changes in the subsurface geometry also were made, such as defining relatively small zones of weathered claystone bedrock with a unit weight of 120 pounds per cubic foot, a cohesion of 100 pounds per square foot, and a Phi angle of 10.5 degrees. The updated analysis also considered the sensitivity of the results to changes in the groundwater elevation.

Although concerns were raised by GROUND and the Colorado Geological Survey regarding the use of higher cohesion and Phi angle values, CTL found that, based on their additional data and the circumstances of the MWW values, the values used in their original analysis were appropriate and continued to use them, except for the relatively small areas where Weathered Claystone (MWW Values) were included. Although, the inclusion of the Weathered Claystone (MWW values) provides a more conservative analysis for the slopes than previously presented, it may not provide a sufficiently conservative analysis for the City, given the history of slope instability and relatively recent wall failures in the project area.

- The generally accepted minimum factor of safety (FS) for non-critical temporary excavations is 1.1, and the minimum for critical temporary excavations typically is 1.3. CTL's updated analysis, which included benches with heights of 4 feet, resulted in FS that were generally above 1.5, with a few exceptions (conditions of Sections B-B', F-F', and H-H') that were greater than or equal to 1.3.

These factors of safety appear to be appropriately high for the conditions considered. However, some of the updated analyses presented critical slip surfaces that appeared to be bound by the edges of the analysis. (The most prominent example being the Section D-D' – Proposed on pages 83, 84, and 85.) In our opinion, where the boundary conditions artificially constrain or, at least, appear to artificially constrain the critical slip surfaces, the geometry should be expanded so that boundary conditions no longer artificially constrain or appears to artificially constrain the locations of the critical slip surfaces.

This correspondence has been prepared for City of Lone Tree as it pertains to our evaluation of the geotechnical reports and letters prepared for the subject project by CTL, as described herein. It may not contain sufficient information for other parties or other purposes.

This report was prepared in accordance with generally accepted soil and foundation engineering practice in the project area at the date of preparation. GROUND makes no warranties, either expressed or implied, as to the professional data, opinions or conclusions contained herein.

We trust that this correspondence provided the information that you needed at this time. If you have any questions, please contact this office.

Sincerely,
GROUND Engineering Consultants, Inc.



Ben Fellbaum, P.G., P.E.



Reviewed by Brian H Reck, P.G., C.E.G., P.E.

July 17, 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 – 4th Review Comments

Dear Mr. Darnell,

Please see the Applicant Team's comment responses to the fourth submittal comments made on May 29, 2026. The comment responses are in **blue**.

CITY ATTORNEY COMMENTS

Plat

Sheet 1

1. Legal Description: The legal description does not match the title commitment filed with this application, File No 100-00506741-201-TH7, dated April 28, 2025.

Applicant Response: Title commitment has been updated and is included in the resubmittal.

2. Please Update the Metro District Acceptance and Maintenance to the following:

Rampart Range Metropolitan District No ____ Acceptance of Tracts:

The undersigned hereby accepts conveyance of Tracts [insert specific tracts] for ownership and maintenance:

[Insert Notarized Signature Block]

Applicant Response: This has been updated as noted.

PLANNING DIVISION COMMENTS

Additional Application Items Required

1. In the most recent applicant comment response letter, the applicant states that a new title report has been ordered for the plat, but it was not included in the most recent submittal materials. Provide updated title at time of next resubmittal. Coordinate with comments on legal description on plat below.

Applicant Response: An updated title commitment is included in the resubmittal.

General Comments

1. Per the City's previous comments, landscaping approach along Hillcamp Trail may need to be revised. There is no water service in this area, this tract is owned by the City, the geotechnical report requires limiting wetting wherever possible, and planting Gambel Oak shall not be permitted due to wildfire risk. For these reasons, the City will not accept the landscaping as proposed. Further details on proposed establishment of landscaping, to include the proposed watering approach and source of water, are required. Establishment of landscaping must align with geotechnical report recommendations, and permanent or temporary irrigation installations

will not be accepted. The establishment of plants and seed may require very targeted hand watering, or may not allow for watering at all, in which case a longer period of establishment monitoring may be necessary. The City will also not accept Gambel Oak, so the tree species proposed must be revised to include more Ponderosa Pine or another species of tree that does not present a high wildfire risk (such as Colorado Blue Spruce).

Applicant Response: We have added notes to the plans indicating that the landscape will be hand watered from a water truck as needed for establishment to minimize geotechnical concerns. All plant species are native and xeric and can survive on seasonal precipitation after establishment. Gambel Oak has been replaced with Burr Oak per recommendation from Colton Hardy with High Prairie Tree and Turf who prepared our Wildfire Mitigation Plan.

2. Email communications provided from Douglas County staff appear to generally speak to the pedestrian bridge surface maintenance (i.e. for snow plowing). The plat was also updated to include tracts (Tract D and Tract E) on each side of the bridge for the property required to accommodate the bridge abutments, and the Tract Summary Table now identifies RRMD1 as owner and maintenance entity of those two tracts. The intent for ownership and maintenance of the bridge structures themselves is still unclear. Please verify what entity will be responsible for the ownership and structural maintenance of the bridge and abutments. For example, please verify if the intent is for Douglas County to only be maintaining the trail surfacing along the bridge, with RRMD1 maintaining the bridge and abutment structures themselves. Based on the structure of the plat and email communications provided in this most recent submittal, this appears to be the intent. If the intent is for Douglas County to also own and maintain the bridge structures themselves, provide formal acknowledgement (i.e. on agency letterhead) from Douglas County specifying the County's acceptance and ownership of the pedestrian bridge for maintenance; note the acceptance letter must acknowledge acceptance of the trail, bridge structure, and all associated abutments and drainage structures.

Applicant Response: A letter from Douglas County is included in the resubmittal. Prior to recordation of the plat, an agreement will be entered into by RRMD1 and Douglas County.

3. Per the review letter provided by the Colorado Geological Survey on May 1 (provided as part of referral comments), the Geotechnical Report and Slope Stability Evaluation must be updated to provide:
 - a. Final recommendations for construction and site development, and
 - b. A mitigation and maintenance plan to limit water infiltration into subgrade materials and preserve slope stability; the mitigation and maintenance actions must be represented in the revised plans.
 - c. These revisions must be provided with your resubmittal to permit the City to finalize its review of the plat proposal.

Applicant Response: Vegetation along Hillcamp Trail will be hand watered to prevent water infiltration into subgrade material. This is reflected in the landscaping plans.

JR Engineering Comment Response Letter – Road Alignment

1. Please note that the CGS letter referenced in the first paragraph provides an incorrect date (1/7). The correct date of the final review letter from CGS was 1/30. Revise the response letter as necessary.

Applicant Response: This date has been corrected.

2. Per the City's previous comments, and consistent with the recommendations provided in the Geotechnical Report, a minimum FOS of 1.5 will be required and all bench heights shall be less than 4'.

Applicant Response: The geotechnical analysis indicates that the existing and/or interim slope conditions at Sections B-B and F-F are below an FOS of 1.5; however, the proposed improvements increase stability relative to existing conditions. At Section H-H, the proposed condition achieves an FOS greater than 1.5. The only scenario for this section in which the FOS remains below 1.5 is the temporary interim construction condition, where the analysis indicates an FOS of 1.4. An interim construction FOS of 1.3 is generally accepted within industry practice for temporary conditions. Therefore, the proposed improvements either improve or meet the City's long-term stability criteria, and no permanent improvements are proposed within areas that fail to satisfy the required long-term FOS.

Plat

General Comments

1. The SIA for this plat will need to include some additional language that provides opportunities for the developer to provide evidence of construction recommendations associated with the geotechnical report being implemented throughout construction. Staff will provide more specific language on these processes once the initial draft of the SIA has been provided by the applicant. The SIA will also need to include the trail design/construction review and approval process section consistent with the plan notes described in comments below (similar to approach to the SIA for SW Village Filing No. 5).

Applicant Response: The applicant will work with the City to include language regarding geotechnical and trail construction standards for the project.

2. Revise the legal description to include a legal description that splits out the City's portion of the property from the metro district's portion of the property.

Applicant Response: A legal description for the City's portion of the plat has been broken out and is provided on Sheet 2 of the Final Plat.

3. Revise the title of the plat to acknowledge that it replats Tracts C-2 and C-3, but also includes unplatted land. Revise title as follows:

HILLCAMP DRIVE FILING NO. 1
A REPLAT OF TRACTS C-2 AND C-2 RIDGEGATE 22 FILING NO. 1 AMENDMENT NO. 1, AND
A PORTION OF UNPLATTED LAND
A PORTION OF PLANNING AREA 21 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: Plat title has been revised.

Sheet 1

1. Remove aircraft overflight disclosure notice. The notice that is referenced is only applicable to land on the east side of I-25.

Applicant Response: Notice removed.

Geotechnical Report

1. See comments provided by Colorado Geological Survey in letter dated May 1, 2026.

Applicant Response: Noted, responses have been provided under separate cover.

Slope Stability Evaluation Report

1. See comments provided by Colorado Geological Survey in letter dated May 1, 2026.

Applicant Response: Noted, responses have been provided under separate cover.

Construction Documents

1. On Sheet 13, remove Note #4. Fill may not be placed on slopes over 20%.
Applicant Response: This note will remain on the Hillcamp Trail CDs. The geotechnical reports for Hillcamp Trail do not preclude the placement of fill over slopes steeper than 20%. Fill is required for this road alignment.
2. On Sheet 20, revise Note #8 to state the following: "When multiple tiered walls are proposed, a terrace of a minimum of 4 feet in width must be provided between tiered walls."
Applicant Response: Sentence added to note revised as requested.
3. Similar to retaining wall details (see Pages/Sheets 70-77 of the CDs) provided for proposed pedestrian bridge retaining walls, provide verification of the other retaining wall material (e.g. rosetta stone, etc.) and details. Potentially insert within or following Sheets 20-22.
Applicant Response: Notes on sheets 20-21 have been revised. Retaining wall detail is shown on sheet 52.
4. On Sheets 23-25, revise the "Single Track and Natural Surface Trail Specifications/Notes" as follows to align with City direction provided on other recent project (SW Village Filing No. 5) that involves this approach to natural surface trail design/construction:
 - a. In Note #1, remove the "[...], OR APPROVED EQUAL." from the second line of the note. The City is willing to defer some of the details of the trail design and construction process to the time of when the trail designer/builder is selected and is working on the project.

However, the City is comfortable doing so only in the trail designer/builder is a PTBA member, and this “or approved equal” language seems to provide flexibility on their affiliation.

Applicant Response: Language removed.

- b. In Note #4, remove the “[...], OR APPROVED EQUAL.” from the first line of the note. The City is willing to defer some of the details of the trail design and construction process to the time of when the trail designer/builder is selected and is working on the project. However, the City is comfortable doing so only in the trail designer/builder is a PTBA member, and this “or approved equal” language seems to provide flexibility on their affiliation.

Applicant Response: Language removed.

- c. Within Note #5, add the following:
 - i. Add a new sub-note that states: “Removal of stands of woody vegetation or existing naturally occurring rock features will be minimized, and will be a factor of consideration for the City when reviewing and approving of the proposed, flagged trail corridors prior to construction.”
 - ii. Add a new sub-note that provides guidelines for vegetation clearing limits that will be initially established at the time of trail construction and maintained over time. The vegetation clearing limits should identify how much clearing will be required for each trail type (i.e. how much clearing will be required for the 3’ (2’ tread plus two 0.5’ buffers) trail to be routed through stands of gambel oak).

Applicant Response: Notes have been added. In general, the trail notes have been revised to be more consistent with those on the SW Village Filing No. 5 plans.

- d. The City’s proposed SIA language on the SW Village Filing No. 5 project is provided below. This language can also be used in the SIA for this plat, and the notes in the construction documents should be revised to align with this SIA language.

Single Track and Natural Surface Trails to be constructed by the Developer are subject to the following:

1. Developer shall provide evidence of the trail designer’s and trail builder’s membership with the Professional Trailbuilders Association (PTBA) prior to commencing trail construction.
2. Final trail design shall include field flagging at intervals approximately 15 to 25 feet using pin flags and/or flagging tape affixed to vegetation. After flagging, the trail designer shall collect GPS final tracks and produce GIS maps and GPX tracks identifying the proposed trail alignment and the associated 20-foot wide construction corridor. The GIS maps shall identify any anticipated removal of existing stands of woody vegetation. The following requirements shall apply to the City’s review and approval of the proposed trail alignment:

- a. Developer shall provide the City an opportunity to review the flagging of the trail alignments in the field, GIS maps, and GPX tracks prior to any trail construction.
 - b. Developer shall notify the City in writing of the completed flagging and provide the GIS maps and GPX tracks to the City for review.
 - c. Within fourteen (14) days following receipt of the required submittals, the City shall provide the Developer written notice of approval or requested modifications to the proposed trail design.
3. Upon written approval by the City, the flagged alignment represents a 20 foot wide corridor within which the Developer has the flexibility to adjust the trail alignment without acquiring any additional reviews or approvals from the City.
4. Deviations beyond the 20-foot wide corridor approved by the City shall be submitted to the City for approval prior to constructing those sections of trail. If the Developer is requesting such a deviation, the Developer shall:
 - a. Notify the City in writing of the desire to adjust the trail corridor.
 - b. Leave original flags and flag the proposed re-route in a different color.
 - c. Provide an exhibit identifying the approximate location of the proposed re-route. This exhibit does not need to be GIS mapped, and will be verified by City staff in the field during the site visit with the Developer.
 - d. Arrange a site visit to review the modifications in the field. The Developer and the City shall work in good faith to schedule the site visit within 7 days of the Developer notifying the City in writing of the desire to adjust the trail corridor. The City shall attend the site visit, and shall approve or require modifications to the re-route while in the field. The City shall take photographic evidence of the re-route observed in the field. Following the in-field site visit, the City shall provide follow-up written confirmation and documentation of final City decision communicated in the field during the site visit.
5. After trail construction the Developer shall schedule a site walk with the City for acceptance of the trail improvements.
6. Developer shall provide a final GIS map and GPX tracks showing the final location of the trails. Final GIS maps and GPX tracts shall show any re-routes approved through the process described above.

Applicant Response: Language is included in the SIA and notes in the CDs are in alignment with above language.

5. On Sheet 51 and Sheet 53, existing tree protection is referenced but is not addressed in detail. A note is included on Sheet 58 (Note #21) that speaks to protection details being shown in drawings, but no protection details are present on Sheets 53-57. Provide additional sheets that identify all existing trees, both near the pedestrian bridge and throughout the entire plat area.

Specify tree species and denote those trees identified for removal and those trees identified for protection.

Applicant Response: Details have been added and all existing trees other than gambel oak area identified.

6. Starting on Page/Sheet 59, the sheet numbering does not follow consistent numbering. Adjust sheet numbers to be consistent and subsequent throughout whole plan set.

Applicant Response: Sheet numbers have been updated.

7. Sheets 53 through 58 must be revised to address general comments above on proposed landscaping approach.

Applicant Response: Sheets have been updated.

8. On Sheet 58, the City will be further reviewing the proposed revegetation seed mix once further detail on proposed watering approach is provided. Also, provide explanation of how the proposed revegetation seed mix aligns with recommendations in the wildfire and wildlife reports in regards to beneficial grass types for fire mitigation and wildlife habitat.

Applicant Response: We have adjusted our revegetation seed mix per recommendation from Colton Hardy with High Prairie Tree and Turf who prepared our Wildfire Mitigation Plan. We dropped the percentages for the taller/bunchy species to reduce the tall, fine fuels in dry season. They are now 10% of the total. These include Big Bluestem, Indiangrass, Switchgrass, Wild Rye. He also commented that our mix of mainly deeper rooting grasses will give excellent post-construction erosion control without building up fuel loads. He prefers our mix to Douglas County's Permanent mix which is commonly used in this type of applications. The adjusted seed mix was also provided to CTL Thompson for review by their environmental scientists and they confirmed that it is appropriate for the project.

PUBLIC WORKS DEPARTMENT COMMENTS

Final Plat

1. No Comment

Applicant Response: Thank you for your review.

Construction Documents

1. Due to field conditions recently experienced, please add notes that any storm line that has 10-ft, or less, between two structures to utilize CLSM to backfill trench pipe up to road subgrade.

Applicant Response: Note added.

2. Sheet 13: Why are 3 inlets now proposed opposed to the one FES from last submittal?

Applicant Response: The inlet within Area A was changed to a FES to allow any potential debris flow to pass under the roadway. Inlets were added on either side to capture flows from the retaining wall swale and the swale upstream.

3. Sheet 14, Area A: Please ensure concrete channel is tying into the inlet apron.

Applicant Response: Concrete channel has been extended to the inlet

4. Sheet 15, Area B: Are there any erosion concerns with the 3-ft drop at the wall? Please consider adding some protective measures downstream of the wall to prevent washout.

Applicant Response: TRM added beneath wall.

5. Sheet 17: What is the flow at the west side of the gravel road and trail? The east side has an existing culvert, and with regrading is one necessary on the west side?

Applicant Response: Flows from the west side will sheet flow across the gravel road.

6. No riprap proposed at the outfall of OS1? Although the velocity from analysis appears to be around 5-6 fps, the slope downstream is steep. Is the TRM adequate protection from erosion?

Applicant Response: Riprap is shown and called out in plan view and has been called out in profile view as well. Riprap has also been added at the outfall of alignment DP-A.

7. Thank you for adding the swales on Sheet 13, is there an accompanying detail for the contractor to follow for construction?

Applicant Response: Limits of swale have been called out on the Horizontal Control Plan and reference a detail that has been added to sheet 40.

8. Proposed grade missing from Sub-fill drain W profile

Applicant Response: Proposed grade added.

Phase III Drainage Report

1. Sheet 10: Sub-basin OS5 mentions the use of Tract M detention, which is no longer applicable, please update.

Applicant Response: Updated.

2. Sheet 10: It is mentioned that "JR Engineering is proposed a Full Spectrum Detention Pond" which is no longer applicable, please update.

Applicant Response: Updated.

3. HDS calculations:

- a. Why is OS4 but not OS4.1. Included in the calculations?

Applicant Response: OS4.1 Information now shown.

- b. HDS spec sheet appears to show that the maximum flow rate for WQ is 2.88 cfs, however it appears treatment design on the first HDS is 3.88 cfs. Please confirm.

Applicant Response: HDS spec sheets have been updated.

4. Inlet A2 is missing output information such as spread and flow depth.

Applicant Response: Details expanded.

GESC Plans

1. Ensure GESC Plans are updated per new inlets.

Applicant Response: GESC Plans have been updated.

GESC Report

1. Ensure OPC is updated per new inlets.

Applicant Response: The OPC has been updated in the GESC Report.

Traffic Impact Study

1. No comments.

Applicant Response: Thank you for your review.

Preliminary Geotechnical Investigation

1. Test Hole-103 was originally not bored due to a conflicting water line. It appears this conflict is no longer present, please gather information at this test hole.

Applicant Response: CTL|T performed an Updated Preliminary Geotechnical Investigation and Slope Stability Evaluation (Project No. DN52,378.000-125-L2) letter dated March 27, 2026 for the subject road alignment. TH-202 and TH-203 were drilled near where TH-103 was originally proposed.

2. Please see attached letter from Ground Engineering.

Applicant Response: Comment response letter to Ground Engineering comments has been provided by CTL and included in the resubmittal.

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



cityoflonetree.com | 303.708.1818
9220 Kimmer Drive Suite 100, Lone Tree, CO 80124

August 21, 2026

Kevin Rohrbough
JR Engineering, LLC
7200 S. Alton Way, Suite C400
Centennial, CO 80112
Sent via email: krohrbough@jrengineering.com

Dear Kevin,

Thank you again for submitting the subdivision application for Hillcamp Trail Filing No. 1 (application SB25-0014); we received this application package on March 21, 2025. The City completed its initial completeness and technical review of the application materials and provided comments on April 10, 2025. A resubmittal was then provided on August 15, 2025. The City completed a second completeness and technical review of the resubmittal materials, and provided additional comments on September 5, 2025. Another resubmittal was then provided on November 21, 2025. In that same timeframe, resubmittals for the associated "Hillcamp" development applications (for Sub-Area Plan RG24-0007 and Preliminary Plans SB25-0009 and SB25-0010) were provided on December 12, 2025. Due to the interrelated nature of these development applications, all four of the associated Hillcamp applications were aligned for a concurrent review through the referral and technical review, as well as the eventual public hearing steps in the overall review processes, as all studies and analyses for the Preliminary Plans are dependent on the access point and roadway alignment proposed in application SB25-0014.

The City released those application materials provided on November 21, 2025 and December 12, 2025 on referral and completed another round of City technical review concurrently. A third round of technical review comments and compilation of all referral comments received was provided to the applicant on February 11, 2026. Another resubmittal was then provided on March 30, 2026. The City then completed a fourth round of technical review and released the application materials on a second referral. Referral comments received as of May 26, 2026 were shared with the applicant, and the City's fourth round of technical review comments were provided on May 29, 2026.

The applicant then provided another resubmittal on July 21, 2026, with revised geotechnical reports provided slightly later on July 31, 2026. The applicant also decided to move forward with resubmitting application SB25-0014 separately from the other Hillcamp development applications (RG24-0007, SB25-0009, and SB25-0010).

The City has completed a fifth technical review of the SB25-0014 resubmittal materials. Below you will find comments from the Planning Division and Public Works Department on the subdivision application materials provided on July 21, 2026 and July 31, 2026. Also, the Colorado Geological Survey (CGS)

provided another 3rd-party review of these same application materials, and their comment letter is attached here.

Based on the comments below, please provide a resubmittal that includes a consolidated response letter and revised plans/documents as necessary. The City will require another technical review after the next resubmittal, but that review should be able to be completed quickly based on the scope of the outstanding comments. The Planning Division's comments on the Subdivision Improvement Agreement (SIA) can be responded to within your response letter, but the City will now begin a more thorough review of the SIA with the City Attorney and will incorporate redlines that align with the Planning Division's comments below. The City will share a redlined version of the SIA once further review by the City Attorney is completed. The review of the SIA can continue as the application moves forward into the public hearing stages of the review process, but the City will require that a final, agreed-upon version of the SIA be completed prior the eventual City Council public hearing on the application.

PLANNING DIVISION COMMENTS

Plat

General Comments

1. Easements/agreements for the HDS units within City property and/or the right-of-way will be required to appropriately identify and assign maintenance responsibility of those HDS units to RRMD. Please coordinate with Public Works Department comments on this topic. If drainage easements are the mechanism for identifying and assigning these responsibilities, the easements must be included on the plat.

Sheet 1

1. Revise the title of the plat to reference the 5 tracts now proposed (current plat title still lists 3 tracts).
2. Revise/replace General Note #4 to reflect the revised title report (dated July 17, 2026 with a commitment date of July 13, 2026) that was provided in the most recent resubmittal materials.

Geotechnical Report

1. See comments provided by Colorado Geological Survey in letter dated August 20, 2026. Planning Division staff's primary comment at this point in time (outside of verification of adherence to other recommendations as described in SIA comments below) is that the geotechnical investigation report be updated to confirm that it is consistent with the most recently dated Construction Plans (see page 1 of CGS comment letter).

Construction Documents

1. Sheet 21 – Retaining wall notes were not updated as stated in comment response letter. Update retaining wall notes on Sheet 21 to match those now shown on Sheet 20.

Subdivision Improvement Agreement (SIA)

1. To ensure that all recommendations from the geotechnical investigation and slope stability evaluation reports are adhered to during construction, the City will require that the SIA be

updated to include requirements for the provision of written statements/affidavits from qualified professionals throughout the final design and construction processes. The SIA must include specific references to each recommendation from the geotechnical report, and the City will require that a qualified professional (as applicable based on the scope of each recommendation/task) provide a written statement/affidavit that confirms that, at each appropriate stage of final design and/or construction, the recommendation was adhered to, and that that qualified professional oversaw/observed that the recommendation was appropriately adhered to. The intent of this is to provide assurance to the City Council (who will eventually make the final decision on this application) and the general public that procedures will be in place to ensure compliance with the recommendations from the geotechnical investigation reports.

Staff anticipates that this language will be inserted into Section VII (Construction of Improvements and Landscape Improvements; Inspections) of the SIA. The recommendations that must be referenced in the SIA and follow this documentation/affidavit process include the following:

- a. Oversight of benching heights in the field (Page 6 of 15, Updated Preliminary Geotechnical Investigation and Slope Stability Evaluation Report with revised date of July 31, 2026)
- b. Oversight of length of time interim conditions and benched cut slopes are in place (Page 6 of 15, Updated Preliminary Geotechnical Investigation and Slope Stability Evaluation Report with revised date of July 31, 2026) Limiting the extent of excavation during retaining wall design/construction to avoid over-exposing claystone bedrock (Page 7 of 15, Updated Preliminary Geotechnical Investigation and Slope Stability Evaluation Report with revised date of July 31, 2026)
- c. Verification of construction sequencing adjustments and temporary slope laybacks (Page 7 of 15, Updated Preliminary Geotechnical Investigation and Slope Stability Evaluation Report with revised date of July 31, 2026)
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- g. Drilled pier design, drilling recommendations, and pier materials (Pages 15 of 28 and 16 of 28, Geotechnical Investigation for RidgeGate Mesa Tops Pedestrian Bridge with revised date of July 31, 2026)
- h. Wall drainage in wing wall and abutment design (Page 19 of 28, Geotechnical Investigation for RidgeGate Mesa Tops Pedestrian Bridge with revised date of July 31, 2026)
- i. Temporary cuts during construction of retaining walls (Page 22 or 28, Geotechnical Investigation for RidgeGate Mesa Tops Pedestrian Bridge with revised date of July 31, 2026)
- j. Backfill recommendations (Page 23 of 28, Geotechnical Investigation for RidgeGate Mesa Tops Pedestrian Bridge with revised date of July 31, 2026)

- k. Subsurface drainage recommendations (Page 25 of 28 and Page 26 of 28, Geotechnical Investigation for RidgeGate Mesa Tops Pedestrian Bridge with revised date of July 31, 2026)
- l. Verification of geotechnical engineer providing construction observation services and confirmations of whether soil conditions in the field are consistent with those found during preliminary investigations (Page 26 of 28, Geotechnical Investigation for RidgeGate Mesa Tops Pedestrian Bridge with revised date of July 31, 2026)
- m. Recommendations from CGS related to inspection of drainage improvements, final design modeling of residual-strength zones, retaining wall design, temporary cuts, and construction sequencing (see Public Works Department comments and attached CGS comment letter for more detail).

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
- Geotech Slope Stability
- Ped Bridge Geotech
- CGS 2nd Referral Comment Letter

Final Plat

1. Drainage easements removed from previous submittal, was there coordination with the City to have these removed? Although the HDS units will be located in City property/ROW the City will not maintain these.

Construction Documents

1. Drainage easements removed from previous submittal, was there coordination with the City to have these removed? Although the HDS units will be located in City property/ROW the City will not maintain these.
2. Storm DP01 calls out "Type H riprap 18" depth" but calcs show 30" depth, please confirm.
3. Storm OS1 calls out "Type VH riprap 24" depth" but calcs show 36" depth, please confirm.
4. Storm DP-A calls out "Type L riprap 9" depth" but calcs show 18" depth, please confirm.
5. Please add Douglas County details for the concrete end sections.

Phase III Drainage Report

1. Riprap calcs show depths of 36", 18", and 30" however the plans call out the d_{50} opposed to $2(d_{50})$ used for depth. Please confirm and update the CDs as needed.

GESC Plans

1. No Comment.

GESC Report

1. No Comment.

Traffic Impact Study

1. No comments.

Preliminary Geotechnical Investigation

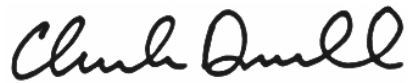
1. Page 6 of 15 "For the benching, we assumed vertical heights of 4 feet. Depending on in-situ conditions encountered during excavations, this height may not be possible and the actual benches may be shorter." Please ensure the Geotech is kept involved to ensure their recommendations are followed.
2. Page 6 of 15 "We assume that benches cut to allow fill placement will not remain open for more than a day or two." Please ensure the contractor follows the recommendations of the Geotech as best possible.
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4. Page 9 of 15 "...long term, frequent irrigation will be avoided. We understand irrigation practices will be limited to hand-watering and no temporary or permanent irrigation systems will be installed, reducing the amount of surface water available to infiltrate the subsurface." To ensure the vegetation establishes and stabilizes slopes, the City encourages the developer to follow this statement of hand watering, or some type of watering outside of irrigation system, which will help ensure vegetation grows in a timely manner to stabilize the various slopes.

CGS 2nd Referral Comment Letter

1. "CGS recommends that the City require a **mitigation and maintenance plan** to limit infiltration into subgrade materials and preserve slope stability, and that the general approach be established and included in the final plans." Please provide the mentioned **mitigation and maintenance plan** for City review and approval.
2. Per CGS "CGS recommends that the slope stability analyses be reevaluated at the time of final design, and that the parameters used in CTL's analysis be provided to the wall designer to perform local slope stability evaluation for the retaining walls." Please ensure the wall designer is provided this information at time of final design and prior to construction.
3. Per CGS "CTL's assumptions should be verified and recommendations modified as necessary, as the design and construction sequence is established," regarding the benches. Please ensure as the Construction Documents state that the contractor keep the engineer and Geotech informed of changing site conditions that may differ from the current recommendations.

Thank you again for your application. Please do not hesitate to reach out to me directly with any additional questions or concerns.

Sincerely,

A handwritten signature in black ink, reading "Chuck Darnell". The signature is fluid and cursive, with the first name "Chuck" and last name "Darnell" clearly distinguishable.

Chuck Darnell
Planning Manager
(720) 509-1273

ATT: CGS Review Letter Dated August 20, 2026

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Matthew L. Morgan
State Geologist

August 20, 2026

Chuck Darnell
Principal Planner, City of Lone Tree
Chuck.darnell@cityoflonetree.com

Location:
Portion of Section 22,
T6S, R67W of the 6th P.M.
39.519, -104.8764

Subject: **Hillcamp Drive Final Plat – Application No. SB25-0014**
City of Lone Tree, Douglas County, CO; CGS Unique No. DU-26-0010 4

Dear Mr. Darnell:

The City of Lone Tree Planning Division requests (email dated August 3, 2026) the Colorado Geological Survey's (CGS) review of the resubmittal documents for a non-residential plat application proposed to include a collector roadway extension. This is in response to the comments that CGS provided to the City dated May 1, 2026. The roadway extension is intended to serve as the sole access to a proposed 343-unit single-family detached residential development. The resubmittal documents include:

- Hillcamp Trail, Construction Plans (JR Engineering, July 17, 2026),
- Final Plat (JR Engineering, July 17, 2026),
- Comment Response Letter (CTL Thompson, June 23, 2026),
- Updated Preliminary Geotechnical Investigation and Slope Stability Evaluation, Ridgeway - Mesa Tops, Southwest of Ridgeway Parkway and Interstate 25, Lone Tree, Colorado (CTL Thompson Project No. DN52, 378-125-L2, Revised July 31, 2026),
- Geotechnical Investigation, Ridgeway Mesa Tops Pedestrian Bridge, Southwest of Ridgeway Parkway and Interstate 25, Lone Tree, Colorado (CTL/Thompson Project No. DN52, 378-125R1R, Revised July 31, 2026), and
- Phase III Drainage Report for Hillcamp Drive (JR Engineering, July 2026).

CTL revised their slope-stability evaluation on July 31, 2026, and provided additional discussion regarding subsurface conditions, groundwater, irrigation, and the material-strength parameters used in the analyses. The revisions generally address CGS's previous comments. However, CTL's updated study remains preliminary and is based on the Civil Construction Plans dated March 13, 2026, whereas the current referral includes Construction Plans dated July 17, 2026. CGS recommends that CTL's recommendations be finalized and incorporated into the final design and construction documents. If the grading, retaining-wall configurations, drainage, or construction conditions differ materially from those evaluated by CTL in a manner that could affect slope stability, the analyses should be reevaluated as appropriate.

Drainage, infiltration, and long-term slope performance. CTL states in the revised report (pages 8-9), "*Surface drainage should be designed, constructed, and maintained to provide rapid removal of surface runoff,*" and "*irrigation practices will be limited to hand-watering and no temporary or permanent irrigation systems will be installed.*" These measures generally address CGS's concern regarding limiting infiltration. However, CTL's slope-stability analyses generally indicate decreasing factors of safety with increasing groundwater levels. Given the mapped slope hazards and the dependence of long-term slope performance on maintaining adequate drainage, CGS

recommends that the final plans identify requirements for routine inspection and maintenance of slopes, surface drainage, sub-fill drains, subgrade protection, and erosion-control measures throughout the life of the roadway.

Weathered claystone and residual-strength parameters. In our May 1, 2026 review, CGS questioned the limited extent of weathered claystone modeled using the MWW residual-strength parameters in Sections B-B', G-G', and H-H', particularly given the mapped and documented slope instability in the area. CTL's revised report explains that MWW used the lower-strength parameters to represent landslide-displaced material and that CTL therefore applies these values to weathered claystone near the bottom of the slope, where displaced material would most likely occur. This provides a basis for the assumed location, but does not fully address CGS's previous concern regarding the extent and distribution of the residual-strength zones. The revised analyses show limited residual-strength zones in Sections B-B', E-E', G-G', and H-H'.

CTL states (page 5), *"During our investigation we did not observe evidence that the weathered claystone unit we encountered has been disturbed or displaced via slope movements and therefore we judge that residual strengths have not developed within the weathered claystone unit."* Although CTL did not observe evidence of previous movement in the weathered claystone encountered during its investigation, mapped landslides and landslide-susceptible terrain remain relevant to the evaluation of reduced-strength conditions.

For example, Sections E-E' and G-G' show weathered claystone within and adjacent to the proposed excavations, while the MWW residual-strength parameters are applied only to limited portions near the bottoms of the slopes. In Section E-E', the critical failure surface presented by CTL does not appear to intersect the zone assigned to the residual-strength parameters. As part of final design, CGS recommends that CTL consider whether the extent and distribution of the modeled residual-strength zones adequately account for the mapped and documented slope-instability conditions in evaluating potential failure surfaces associated with the proposed grading.

Retaining walls. CTL's revised analyses incorporate the proposed retaining walls into the global slope-stability evaluation and consider multiple elevated-groundwater conditions. The revised analyses generally address CGS's previous comment regarding global stability. Local stability remains a final-design consideration. CGS recommends that the geotechnical parameters and groundwater conditions used in CTL's global analyses be provided to the retaining-wall designer and used, as appropriate, in evaluating local stability of the final wall configurations. Final retaining-wall design should incorporate applicable CTL geotechnical and drainage recommendations.

Temporary cuts and construction sequencing. CGS previously recommended that CTL's assumptions regarding temporary cuts, bench geometry, and construction sequencing be verified as the design and construction sequence are established. This recommendation remains applicable. Final construction plans and specifications should be consistent with the temporary slope geometries and construction conditions evaluated by CTL; otherwise, the stability analyses and recommendations should be reevaluated for the actual construction conditions encountered.

Provided the comments above are addressed during final design and construction, CGS has no objection to approval of the final plat. CTL's geotechnical recommendations should be incorporated into the final design and strictly adhered to during construction.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at 303-384-2632 or email acrandall@mines.edu.

Sincerely,



Amy Crandall, P.E.
Engineering Geologist

September 8, 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 – 5th Review Comments

Dear Mr. Darnell,

Please see the Applicant Team's comment responses to the fifth technical review comments made on August 21, 2026. The comment responses are in [blue](#).

PLANNING DIVISION COMMENTS

Plat

General Comments

1. Easements/agreements for the HDS units within City property and/or the right-of-way will be required to appropriately identify and assign maintenance responsibility of those HDS units to RRMD. Please coordinate with Public Works Department comments on this topic. If drainage easements are the mechanism for identifying and assigning these responsibilities, the easements must be included on the plat.

[Applicant Response: Easements for the HDS units have been added back to the plat and called out on the plans.](#)

Sheet 1

1. Revise the title of the plat to reference the 5 tracts now proposed (current plat title still lists 3 tracts).
2. Revise/replace General Note #4 to reflect the revised title report (dated July 17, 2026 with a commitment date of July 13, 2026) that was provided in the most recent resubmittal materials.

[Applicant Response: Note updated.](#)

Geotechnical Report

1. See comments provided by Colorado Geological Survey in letter dated August 20, 2026. Planning Division staff's primary comment at this point in time (outside of verification of adherence to other recommendations as described in SIA comments below) is that the geotechnical investigation report be updated to confirm that it is consistent with the most recently dated Construction Plans (see page 1 of CGS comment letter).

[Applicant Response: Report has been updated. Comment responses to CGS's comments are included in a separate letter.](#)

Construction Documents

1. Sheet 21 – Retaining wall notes were not updated as stated in comment response letter. Update retaining wall notes on Sheet 21 to match those now shown on Sheet 20.

[Applicant Response: Retaining wall notes have been updated.](#)

Subdivision Improvement Agreement (SIA)

To ensure that all recommendations from the geotechnical investigation and slope stability evaluation reports are adhered to during construction, the City will require that the SIA be updated to include requirements for the provision of written statements/affidavits from qualified professionals throughout the final design and construction processes. The SIA must include specific references to each recommendation from the geotechnical report, and the City will require that a qualified professional (as applicable based on the scope of each recommendation/task) provide a written statement/affidavit that confirms that, at each appropriate stage of final design and/or construction, the recommendation was adhered to, and that that qualified professional oversaw/observed that the recommendation was appropriately adhered to. The intent of this is to provide assurance to the City Council (who will eventually make the final decision on this application) and the general public that procedures will be in place to ensure compliance with the recommendations from the geotechnical investigation reports.

Staff anticipates that this language will be inserted into Section VII (Construction of Improvements and Landscape Improvements; Inspections) of the SIA. The recommendations that must be referenced in the SIA and follow this documentation/affidavit process include the following:

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- m. Recommendations from CGS related to inspection of drainage improvements, final design modeling of residual-strength zones, retaining wall design, temporary cuts, and construction sequencing (see Public Works Department comments and attached CGS comment letter for more detail).

[Applicant Response: Language added to the SIA as noted.](#)

PUBLIC WORKS DEPARTMENT COMMENTS

Final Plat

1. Drainage easements removed from previous submittal, was there coordination with the City to have these removed? Although the HDS units will be located in City property/ROW the City will not maintain these.

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2. Storm DP01 calls out "Type H riprap 18" depth" but calcs show 30" depth, please confirm.

[Applicant Response: Callout has been revised to match the calculation.](#)

3. Storm OS1 calls out "Type VH riprap 24" depth" but calcs show 36" depth, please confirm.

[Applicant Response: Callout has been revised to match the calculation.](#)

4. Storm DP-A calls out "Type L riprap 9" depth" but calcs show 18" depth, please confirm.

[Applicant Response: Callout has been revised to match the calculation.](#)

5. Please add Douglas County details for the concrete end sections.

[Applicant Response: Applicable detail has been added to sheet 36.](#)

Phase III Drainage Report

1. Riprap calcs show depths of 36", 18", and 30" however the plans call out the d_{50} opposed to $2(d_{50})$ used for depth. Please confirm and update the CDs as needed.

[Applicant Response: Riprap depths on the CDs have been corrected.](#)

GESC Plans

1. No Comment.

[Applicant Response: Thank you for your review.](#)

GESC Report

1. No Comment.

[Applicant Response: Thank you for your review.](#)

Traffic Impact Study

1. No comments.

[Applicant Response: Thank you for your review.](#)

Preliminary Geotechnical Investigation

1. Page 6 of 15 "For the benching, we assumed vertical heights of 4 feet. Depending on in-situ conditions encountered during excavations, this height may not be possible and the actual benches may be shorter." Please ensure the Geotech is kept involved to ensure their recommendations are followed.

[Applicant Response: A note has been added to Sheet 1 of the CDs addressing this geotechnical recommendation.](#)

2. Page 6 of 15 "We assume that benches cut to allow fill placement will not remain open for more than a day or two." Please ensure the contractor follows the recommendations of the Geotech as best possible.

[Applicant Response: A note has been added to Sheet 1 of the CDs addressing this geotechnical recommendation.](#)

3. Page 7 of 15 "We recommend adjusting the construction sequence to satisfy the above at these locations during construction. If flatter slope laybacks are necessary to install MSE retaining walls, we recommend a different earth retention system, such as a tie-back wall, be considered." Please ensure the recommendations of the Geotech are followed.

Applicant Response: A note has been added to Sheet 1 of the CDs addressing this geotechnical recommendation.

4. Page 9 of 15 “..long term, frequent irrigation will be avoided. We understand irrigation practices will be limited to hand-watering and no temporary or permanent irrigation systems will be installed, reducing the amount of surface water available to infiltrate the subsurface.” To ensure the vegetation establishes and stabilizes slopes, the City encourages the developer to follow this statement of hand watering, or some type of watering outside of irrigation system, which will help ensure vegetation grows in a timely manner to stabilize the various slopes.

Applicant Response: A note has been added to Sheet 1 of the CDs addressing this requirement.

CGS 2nd Referral Comment Letter

1. “CGS recommends that the City require a mitigation and maintenance plan to limit infiltration into subgrade materials and preserve slope stability, and that the general approach be established and included in the final plans.” Please provide the mentioned mitigation and maintenance plan for City review and approval.

Applicant Response: A Mitigation and Maintenance Plan is included in the resubmittal.

2. Per CGS “CGS recommends that the slope stability analyses be reevaluated at the time of final design, and that the parameters used in CTL's analysis be provided to the wall designer to perform local slope stability evaluation for the retaining walls.” Please ensure the wall designer is provided this information at time of final design and prior to construction.

Applicant Response: Note has been added to Sheet 1 of the CDs referencing this requirement.

3. Per CGS “CTL's assumptions should be verified and recommendations modified as necessary, as the design and construction sequence is established,” regarding the benches. Please ensure as the Construction Documents state that the contractor keep the engineer and Geotech informed of changing site conditions that may differ from the current recommendations.

Applicant Response: Note has been updated in the CDs based on CGS's comment.

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