

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R

SINGLE FAMILY AND ACCESSORY DWELLING UNIT SETBACK AREAS*		
LOCATION	MINIMUM	MAXIMUM
FRONT FACADE	10 FEET	20 FEET**
FRONT PORCH	5 FEET	20 FEET**
ROOF OVERHANG ENCROACHMENT	0 FEET	2 FEET
INTERIOR SIDE-YARD (EXCEPTION ZERO SIDE-YARD SETBACK)	5 FEET***	N.A.
DISTANCE BETWEEN RESIDENCES	6 FEET	N.A.
STREET SIDE SETBACK	10 FEET	N.A.
REAR FACADE (ALLEY PRODUCT)	0 FEET	N.A.
REAR YARD SETBACK	10 FEET	N.A.
ACCESSORY STRUCTURE	10 FEET	N.A.

NOTE: THE SETBACKS SET FORTH IN THE TABLE REPRESENTS A VARIATION FROM THE EAST VILLAGES SUB-AREA PLAN AND ARE SPECIFICALLY APPROVED BY THE PRELIMINARY PLAN, AS PRESENTED.

* ALL SETBACKS MEASURED FROM PROPERTY LINE.
 ** VARIATIONS TO FRONT SETBACK OR FLAG AND/OR NON-TRADITIONAL LOT CONFIGURATIONS ARE ALLOWED AS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.
 *** A 3' SIDE SETBACK IS ALLOWED ON LOTS APPROVED BY CITY COUNCIL DURING THE PRELIMINARY PLAN PROCESS. REFER TO SHEET 57 OF THE PRELIMINARY PLAN.

- FACE OF GARAGE TO BE A MINIMUM OF 20 FEET FROM BACK OF SIDEWALK.
- NO ROOF OVERHANG OR PROJECTION SHALL BE CLOSER THAN 2 FEET FROM PROPERTY LINE.

GENERAL NOTES

- ALL PROPOSED UTILITY EASEMENTS DEPICTED HEREON ARE FOR THE USE OF WATER, SANITARY SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TV AND COMMUNICATIONS AND WILL BE DEDICATED AT THE TIME OF FINAL PLAT.
- RETAINING WALL COLOR AND MATERIAL WILL BE DETERMINED DURING FINAL DESIGN/PLATTING. RETAINING WALL HEIGHT AND LOCATION WILL BE DETERMINED BY FINAL GEOTECHNICAL AND STRUCTURAL ENGINEERING DESIGN. ALL RETAINING WALLS DEPICTED ON THE PLANS WILL BE MAINTAINED BY EITHER THE MASTER HOA OR THE RAMPART RANGE METRO DISTRICT. A BUILDING PERMIT WILL BE REQUIRED FOR ALL RETAINING WALLS OVER 4 FEET IN HEIGHT.
- THE BOUNDARIES SHOWN HEREIN FURTHER REFINE THE PLANNING AREA BOUNDARIES OF THE RIDGEGATE PLANNED DEVELOPMENT, 6TH AMENDMENT, AND THE EAST VILLAGES SUB-AREA PLAN.
- A GEOTECHNICAL REPORT FOR EACH S.F.D. LOT AND S.F.A. LOT WITHIN THE DEVELOPMENT WILL BE SUBMITTED TO THE CITY AT THE TIME OF BUILDING PERMIT APPLICATION.
- WHERE RETAINING WALLS ARE GREATER THAN 4- FEET IN HEIGHT AND /OR WHERE THERE ARE MULTIPLE STEP WALLS WHERE THE SUBSEQUENT WALLS ARE WITHIN A 1:1 ZONE OF INFLUENCE OF EACH OTHER AND THE COMBINED SUM OF SUCH ADJACENT WALL HEIGHTS EXCEEDS 4- FEET, THE WALLS MUST BE DESIGNED BY, AND THE LOCAL WALL DESIGN SEALED BY, A STRUCTURAL ENGINEER IN THE STATE OF COLORADO. WALL HEIGHTS AND LOCATIONS ARE SUBJECT TO CHANGE BASED ON FINAL WALL DESIGN BY A STRUCTURAL ENGINEER.
- CERTAIN TRACTS AND RIGHTS-OF-WAY WILL REQUIRE A LANDSCAPING PLAN AS PART OF THE FINAL PLAT AND/OR SIP PROCESS, PER THE CITY'S LANDSCAPING DESIGN GUIDELINE FOR PUBLIC RIGHTS-OF-WAY.
- ALL FUTURE S.F.A. AND S.F.D. DEVELOPMENT WILL BE SUBJECT TO REVIEW BY THE ARCHITECTURAL REVIEW COMMITTEE OF THE LYRIC OWNERS ASSOCIATION, INC.
- A PORTION OF THE PROPERTY IS SUBJECT TO A CONSERVATION EASEMENT RECORDED AT RECEPTION NO. 2018048531 IN THE DOUGLAS COUNTY CLERK AND RECORD'S OFFICE. THE PERMITTED AND PROHIBITED USES OF WHICH ARE IDENTIFIED IN THE EASEMENT.
- ALL SINGLE-FAMILY DETACHED LOTS IDENTIFIED FOR 'CLUSTER' DEVELOPMENT SHALL BE SUBJECT TO THE SITE IMPROVEMENT PLAN PROCESS THAT SHALL BE LIMITED IN SCOPE TO A PLANNING AND ENGINEERING SITE ANALYSIS; SUCH LOTS SHALL NOT BE SUBJECT TO AN ARCHITECTURAL DESIGN REVIEW.

CENTENNIAL AIRPORT NOISE DISCLOSURE

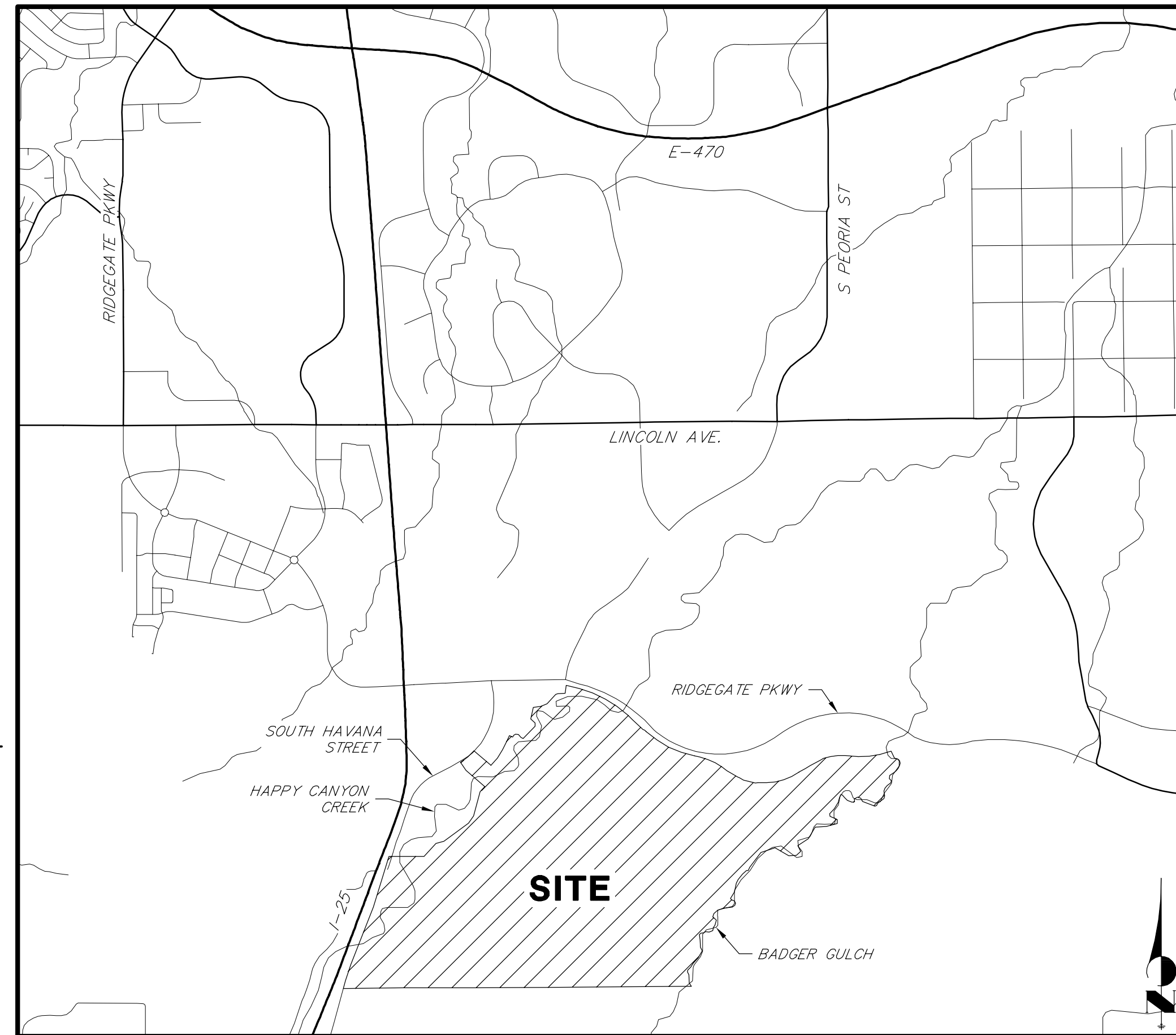
ALL PRESENT AND FUTURE OWNERS AND OCCUPANTS OF LAND HEREBY SUBDIVIDED OR SUBJECT TO A SITE IMPROVEMENT PLAN ARE HEREBY NOTIFIED THAT THE PROPERTY IS LOCATED WITHIN PROXIMITY TO CENTENNIAL AIRPORT AND IS SUBJECT TO THE TERMS OF THAT CERTAIN AVIGATION NOTICES RECORDED AT RECEPTION NO 2020016188 ON MARCH 4, 2020 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER. PROXIMITY TO CENTENNIAL AIRPORT MAY HAVE ANY NUMBER OF IMPACTS ON THE PROPERTY OCCUPANTS, THE PROPERTY, AND THE DEVELOPMENT IMPROVEMENT, USE, ENJOYMENT OR OCCUPANCY OF THE PROPERTY, INCLUDING WITHOUT LIMITATION ODORS, AIRCRAFT NOISE, VIBRATION, FUMES, FUEL PARTICLES, EXHAUST, AND THE OPERATION AND PASSAGE OF AIRCRAFT ABOVE OR NEAR THE PROPERTY. INDIVIDUAL SENSITIVITIES TO THE POTENTIAL CENTENNIAL AIRPORT IMPACTS CAN VARY FROM PERSON TO PERSON, AND POTENTIAL AIRPORT IMPACTS CAN VARY FROM LOCATION TO LOCATION WITH THE PROPERTY AND FROM TIME TO TIME. RECORDS AND INFORMATION CONCERNING CENTENNIAL AIRPORT AND POTENTIAL AIRPORT IMPACTS ARE PUBLICLY AVAILABLE THROUGH VARIOUS FEDERAL, STATE, AND LOCAL GOVERNMENTAL AGENCIES, INCLUDING CENTENNIAL AIRPORT. ALL PRESENT AND FUTURE OWNERS AND OCCUPANTS ARE SOLELY RESPONSIBLE FOR EVALUATING AND DETERMINING WHETHER THE AIRPORT IMPACTS, IF ANY, ARE ACCEPTABLE TO THEM.

PSCO NOTE

UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF LONE TREE FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

LAND SUMMARY

- TOTAL LAND AREA TO BE SUBDIVIDED: 698.82 ACRES
- PURPOSE, OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR ALL TRACTS: SEE SHEET 5
- LAND AREA OF PROPOSED PUBLIC ROW: 101.94 ACRES (14.59% OF SITE)
- TOTAL NUMBER OF LOTS: 1,220 RESIDENTIAL SFD LOTS AND 107 TRACTS
- MINIMUM LOT SIZE: 0.08 ACRES
- MAXIMUM LOT SIZE: 0.28 ACRES
- AVERAGE LOT SIZE: 0.12 ACRES



VICINITY MAP
SCALE 1"=2000'

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57	TOTAL SHEETS

APPLICANT/OWNER/DEVELOPER

SH LYRIC, LLC
 9380 STATION ST.
 SUITE 600
 LONE TREE, CO 80124
 P~303.791.8180



CIVIL ENGINEER/SURVEYOR

JR ENGINEERING
 7200 SOUTH ALTON WAY, SUITE C400
 CENTENNIAL, CO
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JR ENGINEERING

PLANNER

SAGE DESIGN GROUP
 1500 SOUTH PEARL STREET, SUITE 200
 DENVER, CO 80210
 P~303.470.2855



SAGE DESIGN GROUP

TRAFFIC ENGINEER

JR ENGINEERING
 7200 SOUTH ALTON WAY, SUITE C400
 CENTENNIAL, CO
 P~303.267.6183



JR ENGINEERING

GEOTECHNICAL ENGINEER

CTL THOMPSON, INC
 1971 WEST 12TH VAE.
 DENVER, CO 80204
 P~303.825.0777



CTL THOMPSON
INCORPORATED

ENVIRONMENTAL NOTES

- CULTURAL RESOURCES: DURING CONSTRUCTION ACTIVITY WITHIN THE DEVELOPMENT, THE APPLICANT, ITS SUCCESSORS AND ASSIGNS SHALL TAKE ALL REASONABLE CARE TO WATCH FOR HISTORIC RESOURCES, PALEONTOLOGICAL RESOURCES, AND OTHER CULTURAL HISTORY RESOURCES AND SHALL IMMEDIATELY NOTIFY CITY OF LONE TREE AND COMPLETE APPROPRIATE COLORADO OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION DATA MANAGEMENT FORMS IN THE EVENT OF SUCH DISCOVERY.
- BURROWING OWL: CONSTRUCTION DISTURBANCE OF A PARTICULAR AREAS VEGETATION THAT OCCURS BETWEEN MARCH 15TH THROUGH OCTOBER 31ST WILL REQUIRE A BURROWING OWL SURVEY TO ENSURE THE OWLS ARE NOT NESTING IN THE IMPACTED AREA WITHIN THE PRAIRIE DOG BURROWS. NO CONSTRUCTION ACTIVITY CAN PROCEED IN THE PARTICULAR AREA UNTIL WRITTEN CONCURRENCE HAS BEEN PROVIDED BY THE ENVIRONMENTAL CONSULTANT PREPARING THE SURVEY THAT THE AREA IS CLEAR OF BURROWING OWLS, OR AS OTHERWISE DIRECTED BY THE ENVIRONMENTAL CONSULTANT. CONSTRUCTION DISTURBANCE OF THE SITE CAN OCCUR FROM NOVEMBER 1ST - MARCH 14TH WITH NO BURROWING OWL SURVEY.
- BALD EAGLE NEST BUFFERS AND MONITORING: PER COLORADO PARKS AND WILDLIFE, NO PERMIT IS REQUIRED ON THE RIDGEGATE DEVELOPMENT PROJECT (U.S. FISH AND WILDLIFE PROJECT NUMBER 2020-TA-0948). THE DEVELOPER SHALL COORDINATE PROTECTIVE BUFFERS AND EAGLE NEST MONITORING REQUIREMENTS WITH THE U.S. FISH AND WILDLIFE SERVICE AND THE COLORADO DIVISION OF WILDLIFE FOR THE DURATION OF ALL PHASES OF DEVELOPMENT, OR UNTIL THE COLORADO DIVISION OF WILDLIFE DEEMS MONITORING IS NO LONGER NECESSARY.
- JURISDICTIONAL WATERS OF THE UNITED STATES: RIDGEGATE INVESTMENTS, INC., THEIR SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR MAINTAINING CURRENT JURISDICTIONAL DETERMINATIONS FROM THE U.S. ARMY CORPS OF ENGINEERS FOR ALL WATERWAYS AND DRAINAGES IN THE PROJECT AREA. RIDGEGATE INVESTMENTS, INC., AND THEIR SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR PROVIDING UPDATED VERIFICATIONS TO THE CITY FOLLOWING EXPIRATION OF CURRENT DETERMINATIONS.
- RADON: RADON GAS IS A NATURALLY OCCURRING RADIOACTIVE GAS THAT, WHEN IT HAS ACCUMULATED IN A BUILDING IN SUFFICIENT QUANTITIES, MAY PRESENT HEALTH RISKS TO PERSONS WHO ARE EXPOSED TO IT OVER TIME. LEVELS OF RADON THAT EXCEED FEDERAL AND STATE GUIDELINES HAVE BEEN FOUND IN BUILDINGS IN COLORADO. ADDITIONAL INFORMATION REGARDING RADON AND RADON TESTING MAY BE OBTAINED FROM THE COUNTY HEALTH DEPARTMENT.

PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST
 VILLAGE
 PREPARED BY:



A Westrian Company
 PREPARED FOR:



SUBMITTAL DATE: 1/12/2021

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
SHEA HOMES
 9380 STATION STREET
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 LONE TREE, CO
 80124
 (303) 791-8180

PREPARED BY
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 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	No.
JCS	7/13/20	1ST SUBMITTAL	1
JCS	8/27/20	2ND SUBMITTAL	2
JCS	10/28/20	3RD SUBMITTAL	3
JCS	11/3/20	4TH SUBMITTAL	4
JCS	12/4/20	5TH SUBMITTAL	5
JCS	1/12/21	6TH SUBMITTAL	6

RIDGEGATE SOUTHWEST
 VILLAGE PRELIMINARY PLAN
 COVER SHEET

SHEET 1 OF 57

JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

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TRACT LEGEND

	OWNERSHIP	MAINTENANCE RESPONSIBILITY
	HOA ENHANCED LANDSCAPE AREA	HOA
	HOA LANDSCAPE AREA	HOA
	OPEN SPACE (PUBLIC)	CITY OF LONE TREE
	REGIONAL PARK	SOUTH SUBURBAN PARKS AND RECREATION DISTRICT
	NEIGHBORHOOD PARK	SOUTH SUBURBAN PARKS AND RECREATION DISTRICT
	COMMERCIAL	RGI
	S.F.A.	RGI
	INSTITUTIONAL (SCHOOL)	CITY OF LONE TREE / DOUGLAS COUNTY SCHOOL DISTRICT
	PRIVATE ALLEY	HOA
	VILLAGE RECREATION AND AMENITY CENTER (HOA)	HOA
	UTILITY/ INFRASTRUCTURE	VARIES - SEE SHEET 5

LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
MATCH LINE		
SECTION LINE		
BOUNDARY LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
ROAD CENTERLINE		
FENCE		
CABLE TV		
ELECTRIC		
FIBER OPTIC		
GAS MAIN		
IRRIGATION MAIN		
OVERHEAD UTILITY		
SANITARY SEWER		
STORM DRAIN		
TELEPHONE		
WATER MAIN		
SWALE/WATERWAY FLOWLINE		
DIVERSION DITCH		
TOP OF SLOPE		
TOE OF SLOPE		
100 YEAR FLOODPLAIN		
CONTOUR		
INDEX CONTOUR		
BICYCLE LANE		
OVERHEAD ELECTRIC POWER POLE		
HIGH POINT		
LOW POINT		

TRAIL LEGEND

	CONSTRUCTION RESPONSIBILITY	MAINTENANCE RESPONSIBILITY
	EXISTING DOUGLAS COUNTY EAST-WEST TRAIL (8' SOFT TRAIL),	DOUGLAS COUNTY
	FUTURE DOUGLAS COUNTY EAST-WEST TRAIL (8' SOFT TRAIL),	DOUGLAS COUNTY
	FUTURE REGIONAL TRAIL, WIDTH AND SURFACE TO BE DETERMINED BY FINAL REGIONAL PARK DESIGN	BY OTHERS (TO BE DETERMINED)
	PROPOSED 6' HOA CONCRETE TRAIL	RGI
	PROPOSED 8' HOA CONCRETE TRAIL	RGI
	PROPOSED 6' RRMD SOFT TRAIL	RGI
	PROPOSED 6' SSPRD CONCRETE TRAIL	RGI
	PROPOSED 8' RRMD CONCRETE TRAIL	RGI
	PROPOSED 8' RRMD CONCRETE TRAIL WITH 3' SOFT SHOULDER	RGI
	PROPOSED 6' SSPRD SOFT TRAIL	RGI
	PROPOSED 8' SSPRD CONCRETE TRAIL	RGI
	PROPOSED 2' SSPRD SOFT LOOPED CHALLENGE TRAIL	RGI
	15' CONCRETE DETACHED MULTI-USE TRAIL	RGI
	12' CYCLE TRACK (RIDGEGATE PARKWAY)	RGI
	NEIGHBORHOOD PARK	RGI
	VILLAGE RECREATION AND AMENITY CENTER (HOA)	RGI
	REGIONAL PARK	SOUTH SUBURBAN PARKS AND RECREATION DISTRICT
	PROPOSED 15' FIRE ACCESS PATH WITH 2.5' SHOULDER	RGI

RETAINING WALL LEGEND

	MAINTENANCE RESPONSIBILITY
	RRMD MAINTAINED RETAINING WALL
	MASTER HOA MAINTAINED RETAINING WALL

LEGEND

PWSD = PARKER WATER AND SANITATION DISTRICT
 RRMD = RAMPART RANGE METRO DISTRICT
 CoLT = CITY OF LONE TREE
 DCSD = DOUGLAS COUNTY SCHOOL DISTRICT
 RGI = RIDGEGATE INVESTMENTS, INC., AND THEIR SUCCESSORS AND ASSIGNS
 HOA = HOMEOWNERS ASSOCIATION
 MHOA = MASTER HOMEOWNERS ASSOCIATION
 VRAC = VILLAGE RECREATION AND AMENITY CENTER
 SSPRD = SOUTH SUBURBAN PARKS AND RECREATION DEPARTMENT

LANDSCAPE LEGEND

	EXISTING TREE - CONIFEROUS
	EXISTING TREE - DECIDUOUS
	EXISTING SHRUB/BUSH
	EXISTING SHRUBS AND BUSHES

BY	DATE	REVISION
JCS	7/13/20	1
JCS	8/27/20	2
JCS	10/28/20	3
JCS	11/3/20	4

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
N/A	N/A	1/12/21	JCS	CGM	JCS

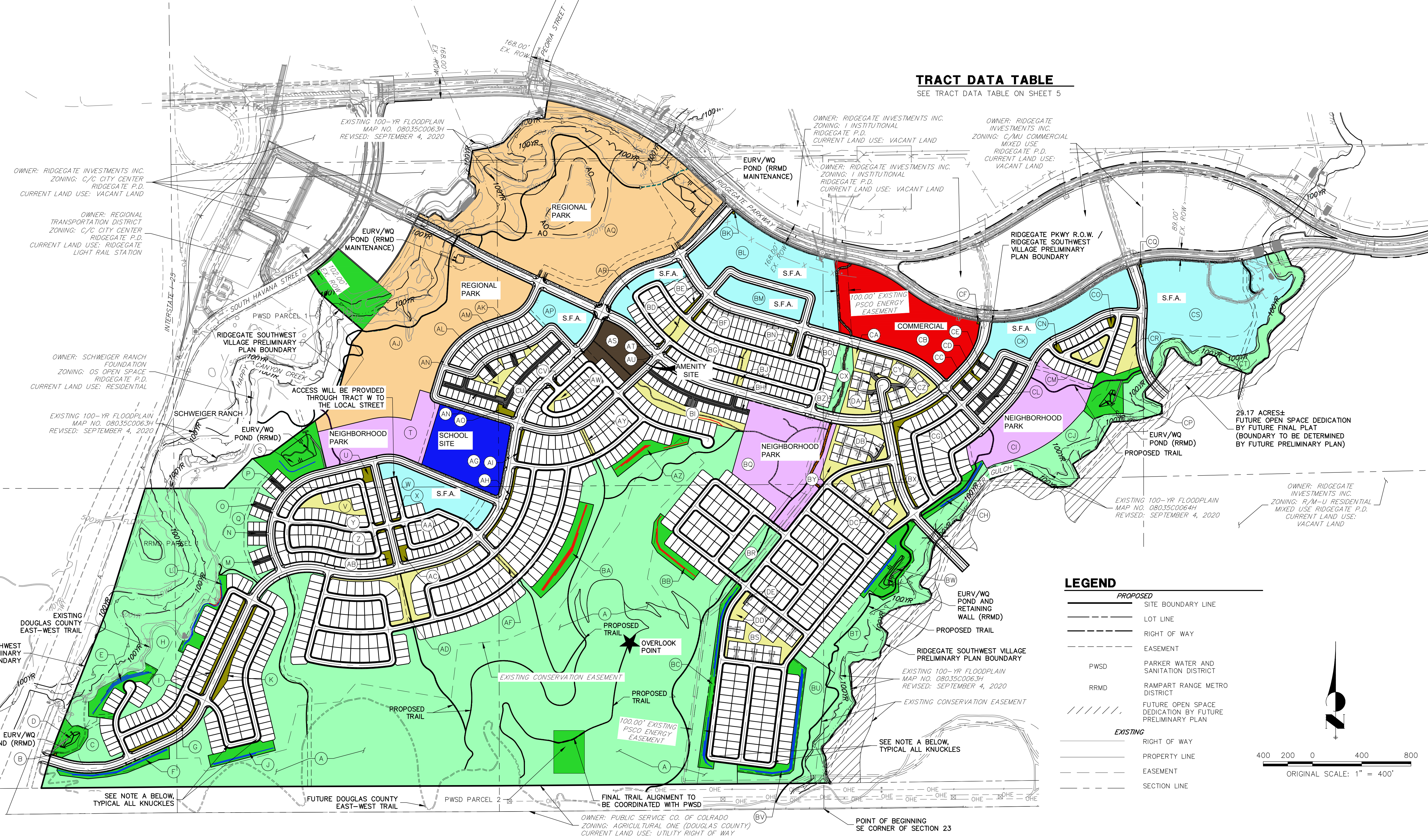
PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST
 VILLAGE PRELIMINARY PLAN
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:

 SHEET 3 OF 57
 SUBMITTAL DATE: 1/12/2021
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

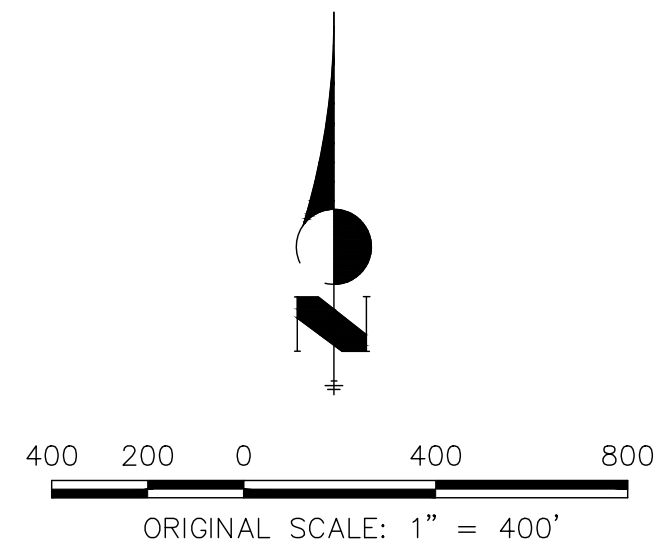
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TRACT DATA TABLE
 SEE TRACT DATA TABLE ON SHEET 5



LEGEND

PROPOSED	
---	SITE BOUNDARY LINE
---	LOT LINE
---	RIGHT OF WAY
---	EASEMENT
PWSD	PARKER WATER AND SANITATION DISTRICT
RRMD	RAMPART RANGE METRO DISTRICT
////	FUTURE OPEN SPACE DEDICATION BY FUTURE PRELIMINARY PLAN
EXISTING	
---	RIGHT OF WAY
---	PROPERTY LINE
---	EASEMENT
---	SECTION LINE



RETAINING WALL LEGEND

---	RRMD MAINTAINED RETAINING WALL
---	MASTER HOA MAINTAINED RETAINING WALL

MAINTENANCE RESPONSIBILITY

---	RAMPART RANGE METRO DISTRICT
---	MASTER HOA

TRACT LEGEND

---	HOA ENHANCED LANDSCAPE AREA	---	S.F.A.
---	HOA LANDSCAPE AREA	---	INSTITUTIONAL (SCHOOL)
---	OPEN SPACE (PUBLIC)	---	PRIVATE ALLEY
---	REGIONAL PARK	---	VILLAGE RECREATION AND AMENITY CENTER (HOA)
---	NEIGHBORHOOD PARK	---	UTILITY / INFRASTRUCTURE
---	COMMERCIAL		

NOTE: TRACTS R, AE, AX, AV, AND BP NOT USED

NOTE A: KNUCKLES WILL BE EVALUATED FOR SNOW STORAGE AT BENDS DURING THE FINAL PLATTING PROCESS.

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 SUITE 600
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PREPARED BY:
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BY	DATE	REVISION
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JCS	10/28/20	3RD SUBMITTAL
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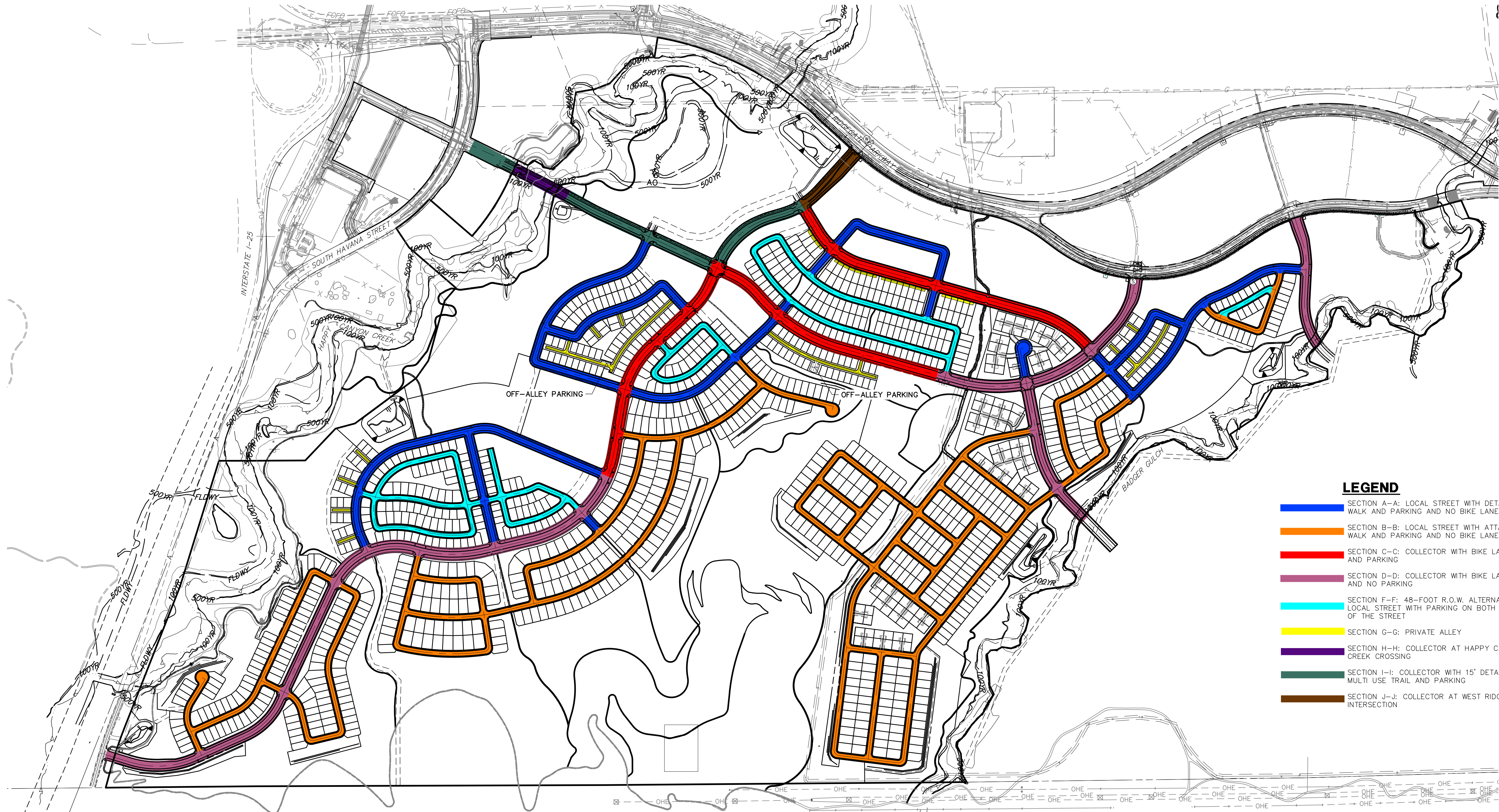
H-SCALE: 1"=400'
 V-SCALE: N/A
 DATE: 1/12/21
 DESIGNED BY: JCS
 DRAWN BY: CGM
 CHECKED BY: JCS

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 OVERALL SITE PLAN

SHEET 4 OF 57
 JOB NO. 15950.00

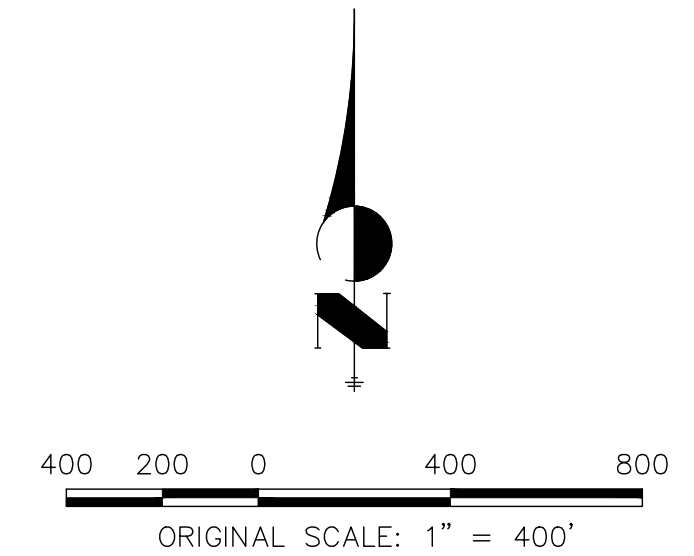
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LEGEND

- █ SECTION A-A: LOCAL STREET WITH DETACHED WALK AND PARKING AND NO BIKE LANES
- █ SECTION B-B: LOCAL STREET WITH ATTACHED WALK AND PARKING AND NO BIKE LANES
- █ SECTION C-C: COLLECTOR WITH BIKE LANES AND PARKING
- █ SECTION D-D: COLLECTOR WITH BIKE LANES AND NO PARKING
- █ SECTION F-F: 48-FOOT R.O.W. ALTERNATIVE LOCAL STREET WITH PARKING ON BOTH SIDES OF THE STREET
- █ SECTION G-G: PRIVATE ALLEY
- █ SECTION H-H: COLLECTOR AT HAPPY CANYON CREEK CROSSING
- █ SECTION I-I: COLLECTOR WITH 15' DETACHED MULTI USE TRAIL AND PARKING
- █ SECTION J-J: COLLECTOR AT WEST RIDGEGATE INTERSECTION



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 A Westrian Company
 PREPARED FOR:

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PREPARED FOR SHEA HOMES 9380 STATION STREET SUITE 600 LONE TREE, CO 80124 (303) 791-8180	J-R ENGINEERING A Westrian Company  Centennial 300-740-9883 • Colorado Springs 719-588-2593 Fort Collins 970-491-9888 • www.jrengineering.com
BY DATE JGS 7/13/20 JGS 8/27/20 JGS 10/28/20 JGS 11/3/20	No. REVISION 1 1ST SUBMITTAL 2 2ND SUBMITTAL 3 3RD SUBMITTAL 4 4TH SUBMITTAL
H-SCALE 1"=400' V-SCALE N/A DATE 1/12/21 DESIGNED BY JGS DRAWN BY CGM CHECKED BY JGS	RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN ROADWAY DESIGNATION PLAN SHEET 6 OF 57 JOB NO. 15950.00

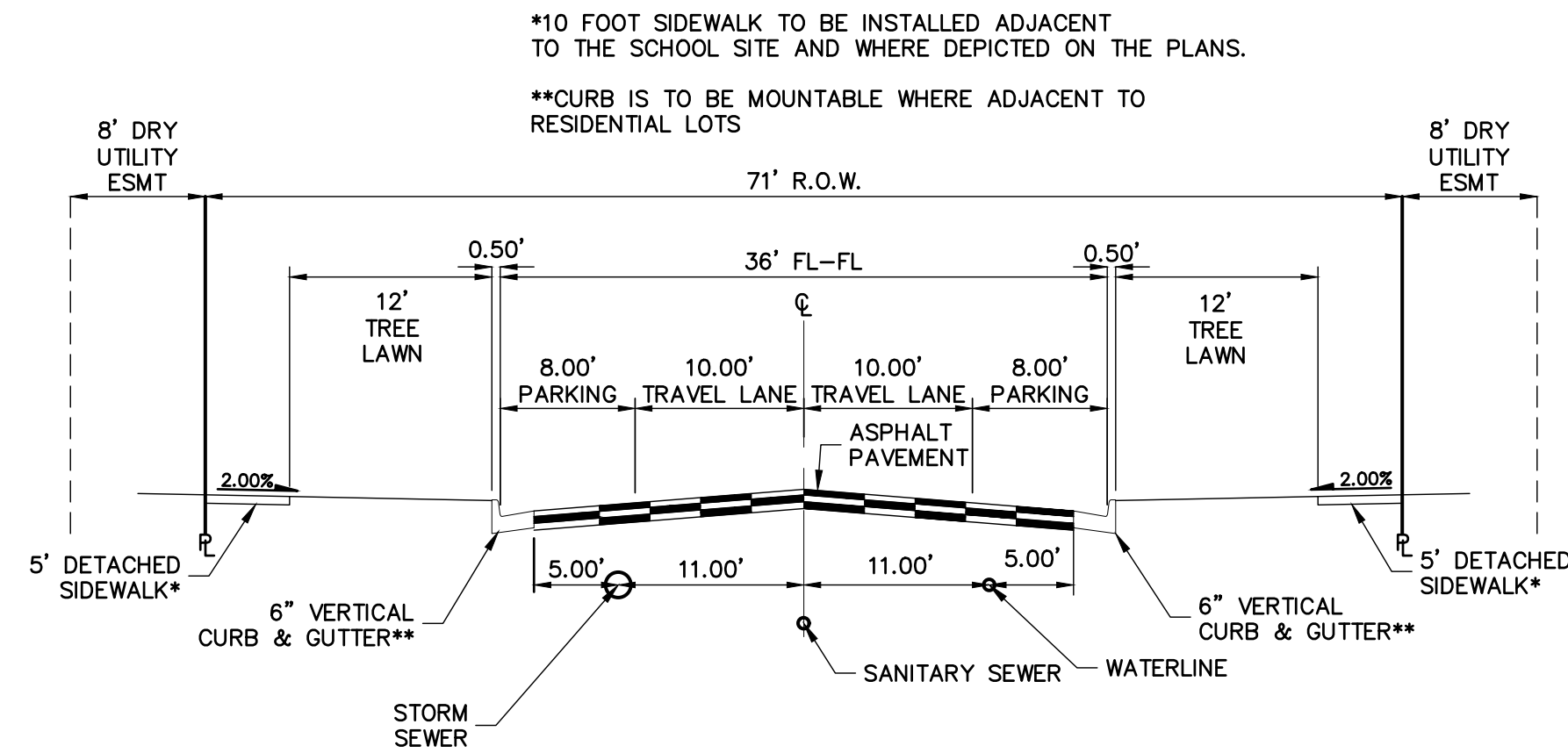
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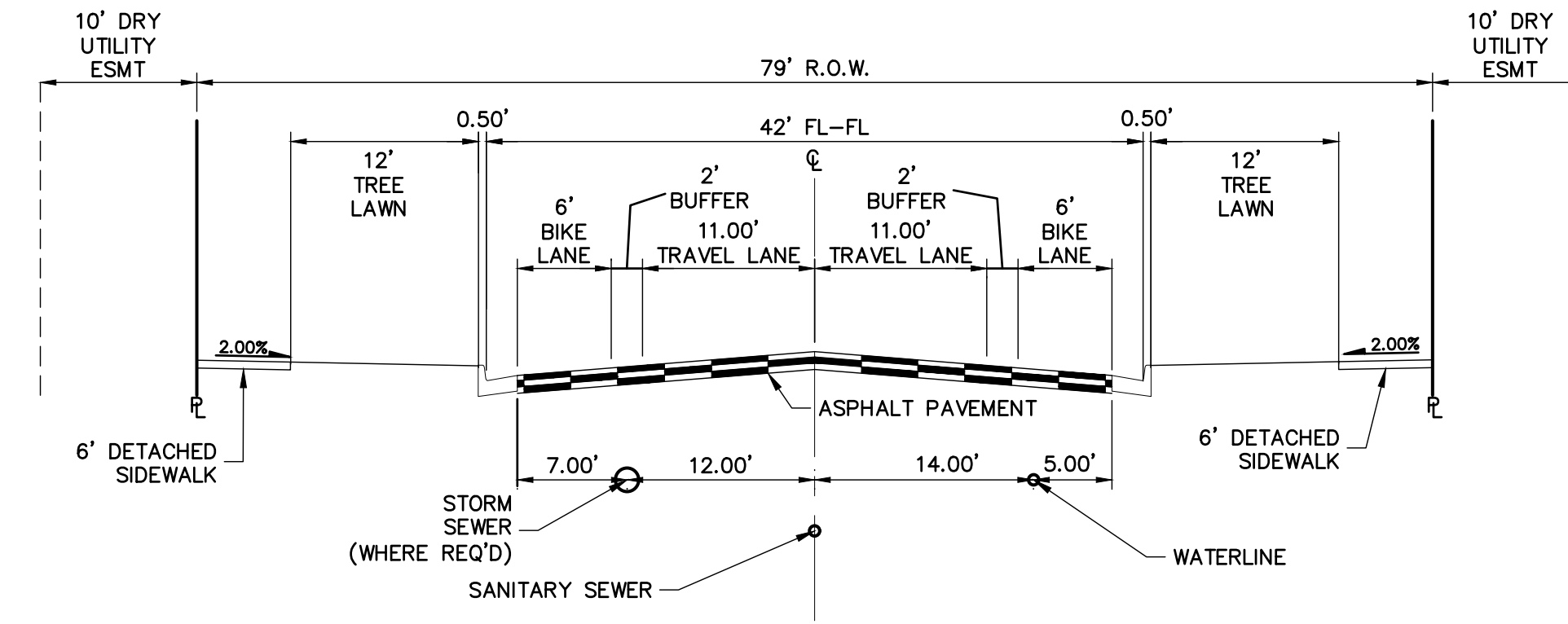
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SECTION A-A

TYPE I - TYPICAL 71-FOOT R.O.W. RESIDENTIAL LOCAL STREET WITH DETACHED SIDEWALK (PUBLIC)

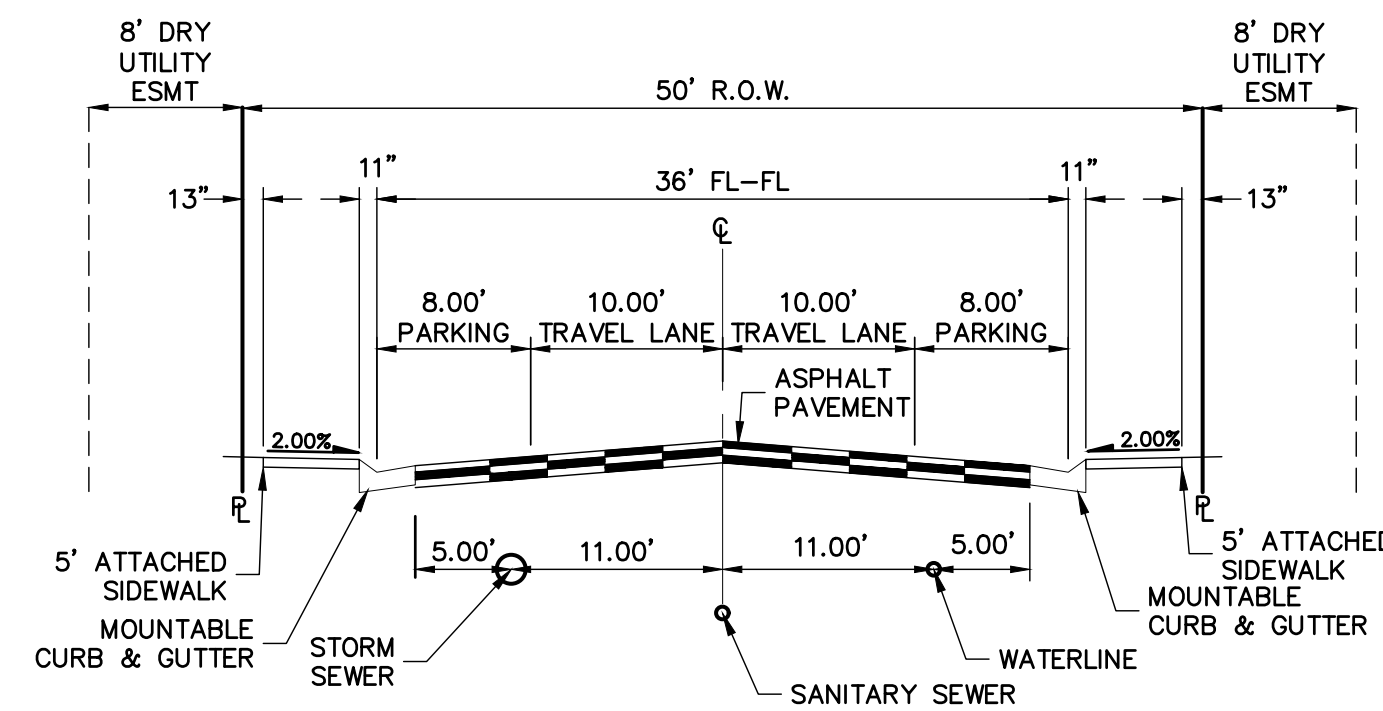
REFER TO ROADWAY DESIGNATION PLAN



SECTION D-D

TYPE II - TYPICAL 79-FOOT R.O.W. RESIDENTIAL COLLECTOR WITH NO PARKING (PUBLIC)

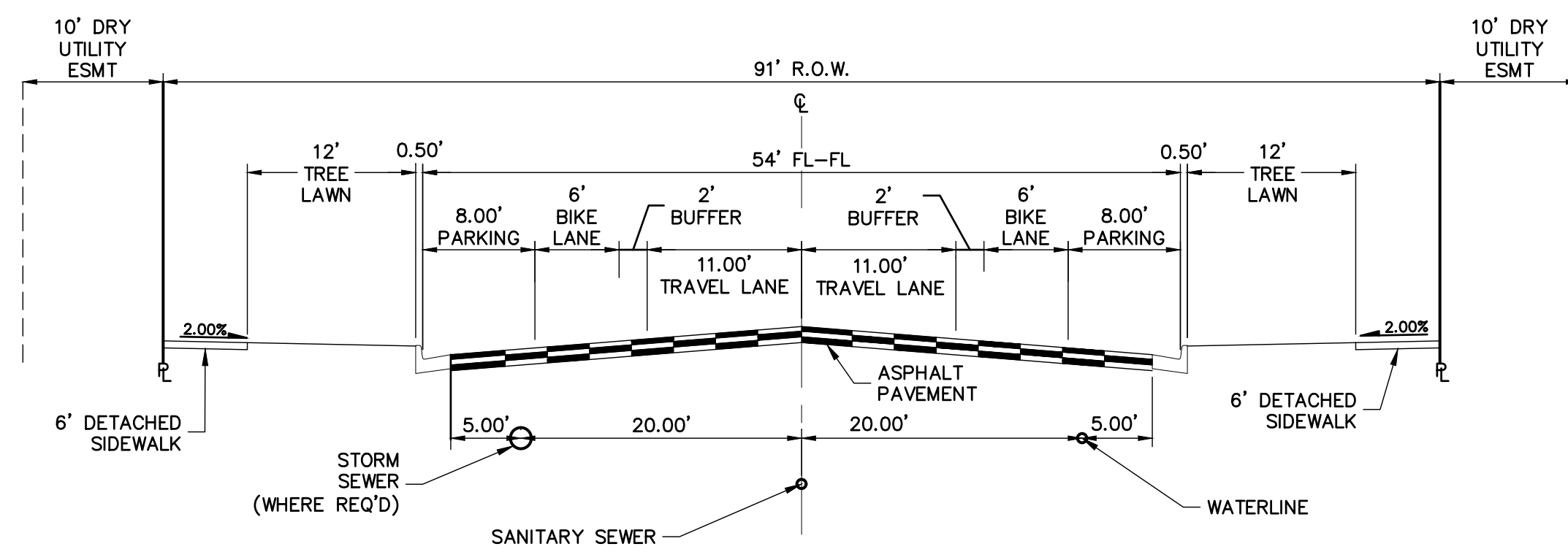
REFER TO ROADWAY DESIGNATION PLAN



SECTION B-B

TYPE II - TYPICAL 50-FOOT R.O.W. RESIDENTIAL LOCAL STREET WITH ATTACHED SIDEWALK (PUBLIC)

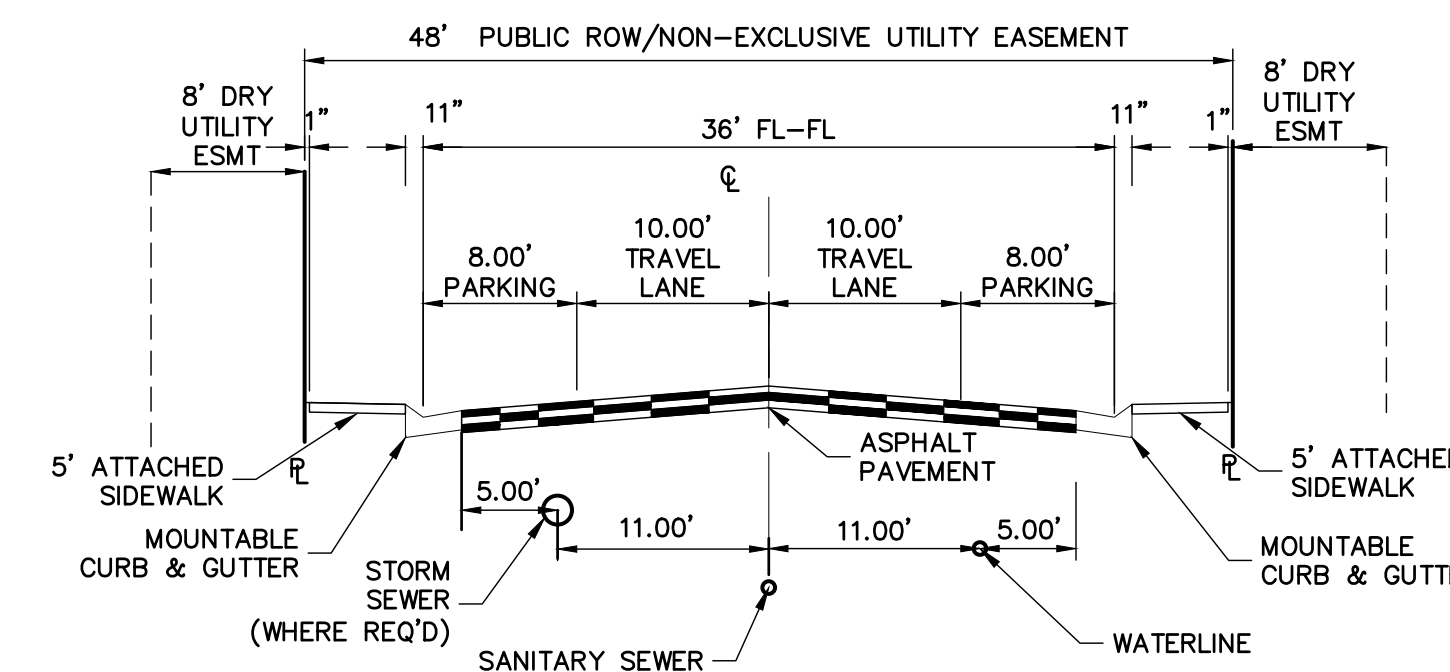
REFER TO ROADWAY DESIGNATION PLAN



SECTION C-C

TYPE I - TYPICAL 91-FOOT R.O.W. RESIDENTIAL COLLECTOR WITH BIKE LANES AND PARKING ON BOTH SIDES (PUBLIC)

REFER TO ROADWAY DESIGNATION PLAN



SECTION F-F

TYPE IV - ALTERNATE 48-FOOT R.O.W. LOCAL STREET WITH PARKING ON BOTH SIDES OF THE STREET (PUBLIC)

REFER TO ROADWAY DESIGNATION PLAN

PRELIMINARY PLAN
RIDGEGATE SOUTHWEST
VILLAGE
PREPARED BY:



PREPARED FOR:



SUBMITTAL DATE: 1/12/2021

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
SHEA HOMES
9380 STATION STREET
SUITE 600
LONE TREE, CO
80124
(303) 791-8180

J-R ENGINEERING
A Westrian Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION
JCS	7/13/20	1ST SUBMITTAL
JCS	8/27/20	2ND SUBMITTAL
JCS	10/28/20	3RD SUBMITTAL
JCS	11/3/20	4TH SUBMITTAL

H-SCALE	1"=10'
V-SCALE	N/A
DATE	1/12/21
DESIGNED BY	JCS
DRAWN BY	CGM
CHECKED BY	JCS

RIDGEGATE SOUTHWEST
VILLAGE PRELIMINARY PLAN
TYPICAL ROAD CROSS
SECTIONS

SHEET 7 OF 57

JOB NO. 15950.00

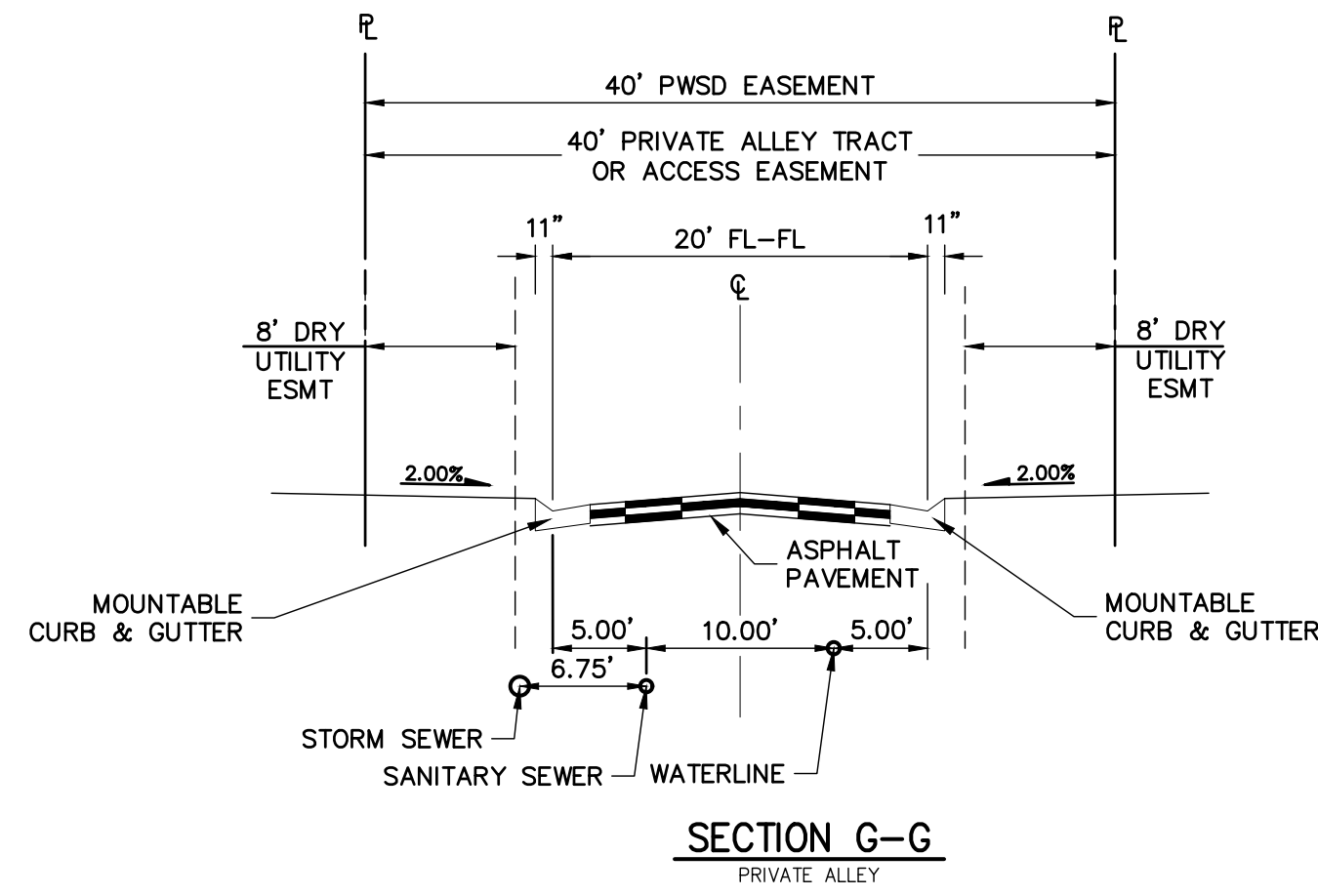
RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R

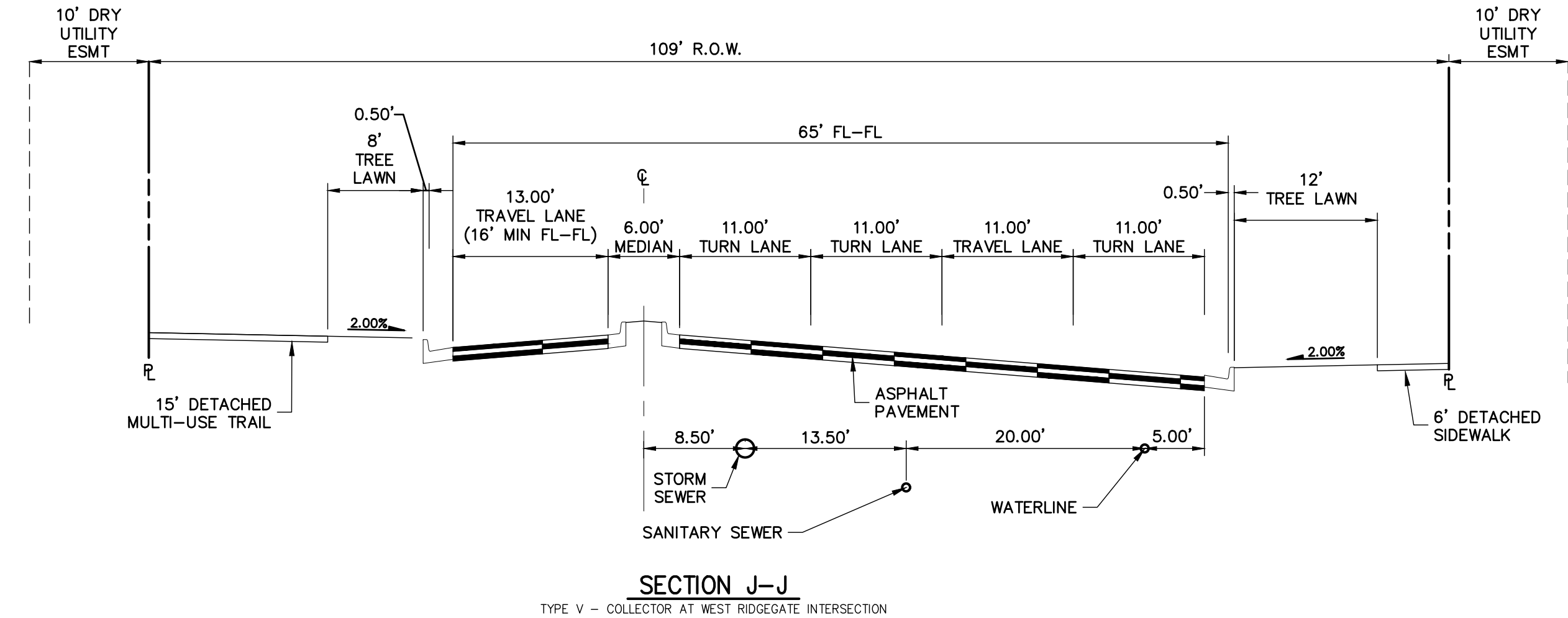
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PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

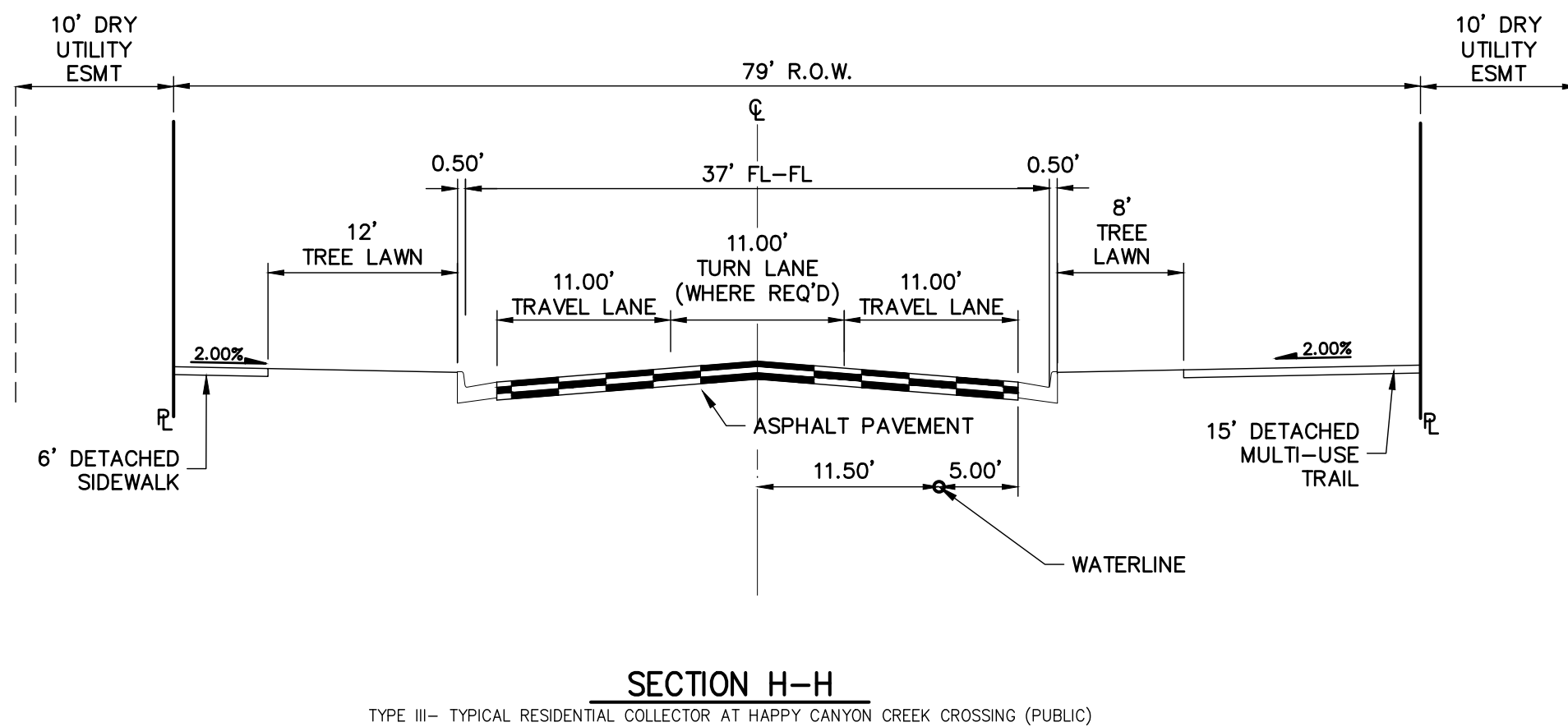
J.R. ENGINEERING
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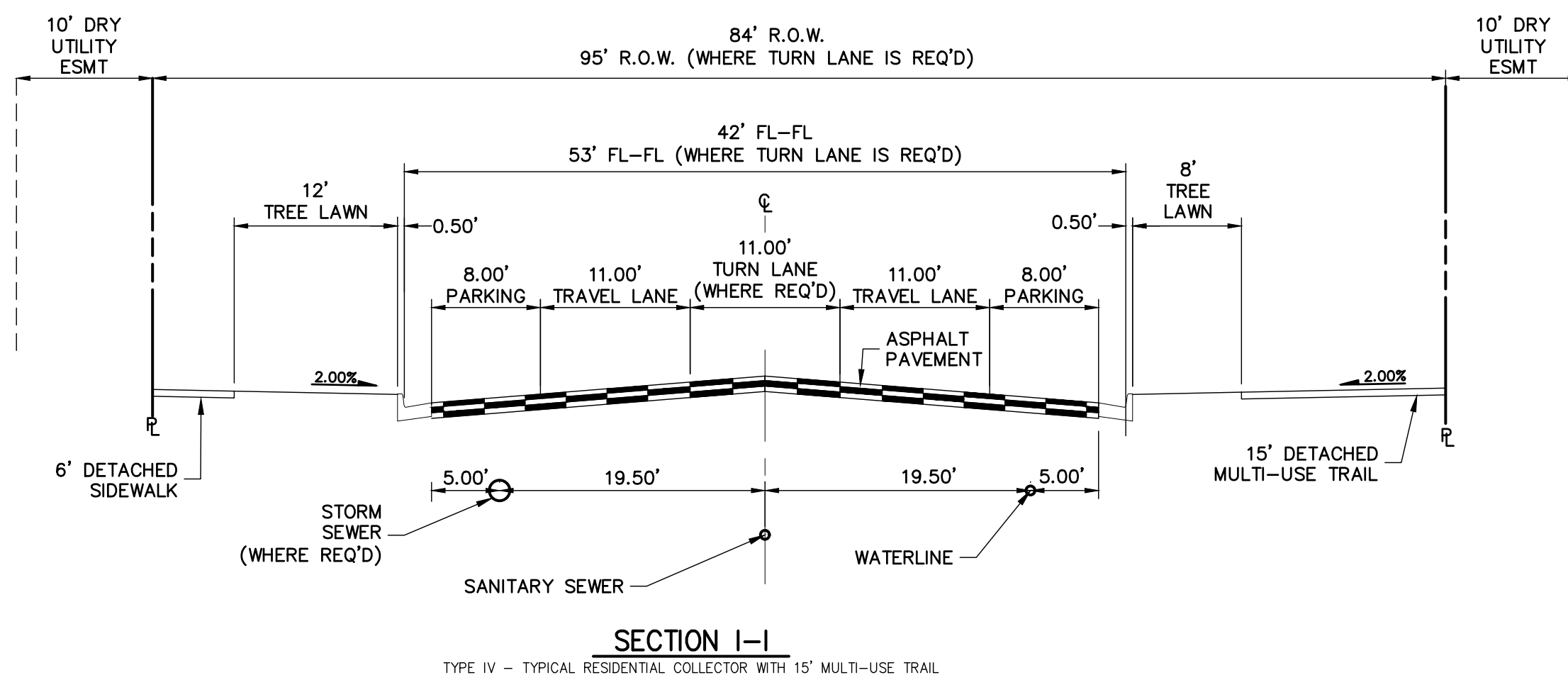
REFER TO ROADWAY DESIGNATION PLAN



REFER TO ROADWAY DESIGNATION PLAN



REFER TO ROADWAY DESIGNATION PLAN



REFER TO ROADWAY DESIGNATION PLAN

BY	DATE	REVISION
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JCS	10/28/20	3RD SUBMITTAL
JCS	11/3/20	4TH SUBMITTAL

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=10'	N/A	1/12/21	JCS	CGM	JCS

PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST
 VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:

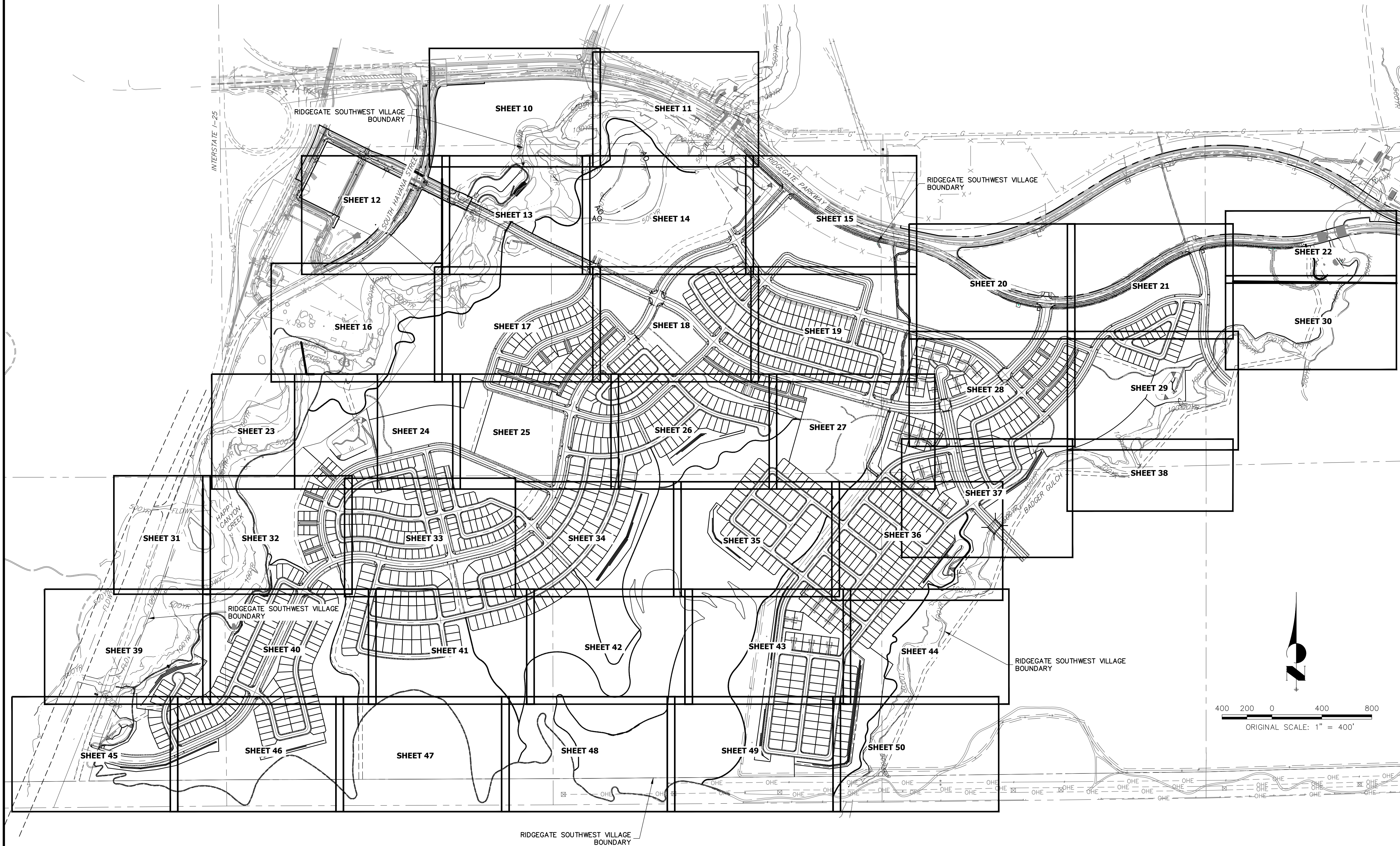
 SUBMITTAL DATE: 1/12/2021

RIDGEGATE SOUTHWEST
 VILLAGE PRELIMINARY PLAN
 TYPICAL ROAD CROSS
 SECTIONS

SHEET 8 OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN


A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:

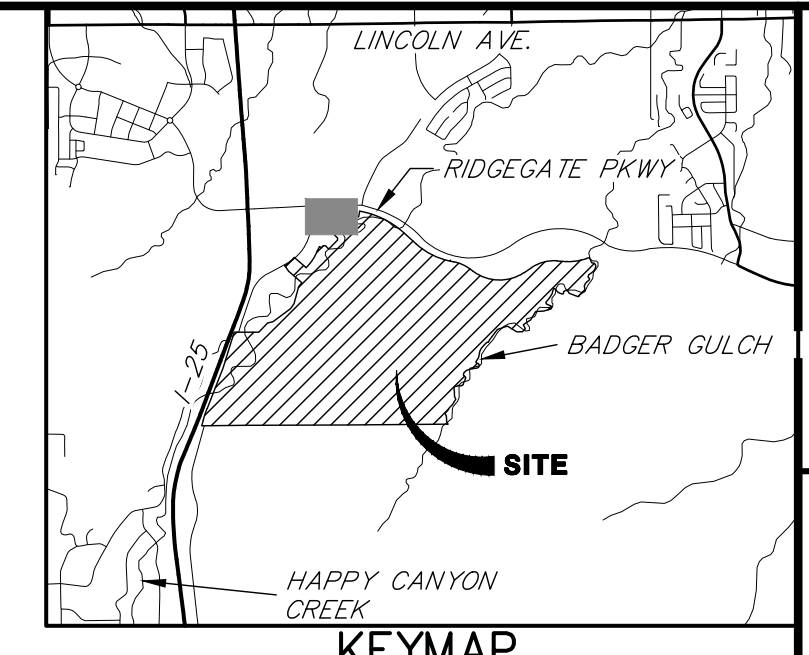
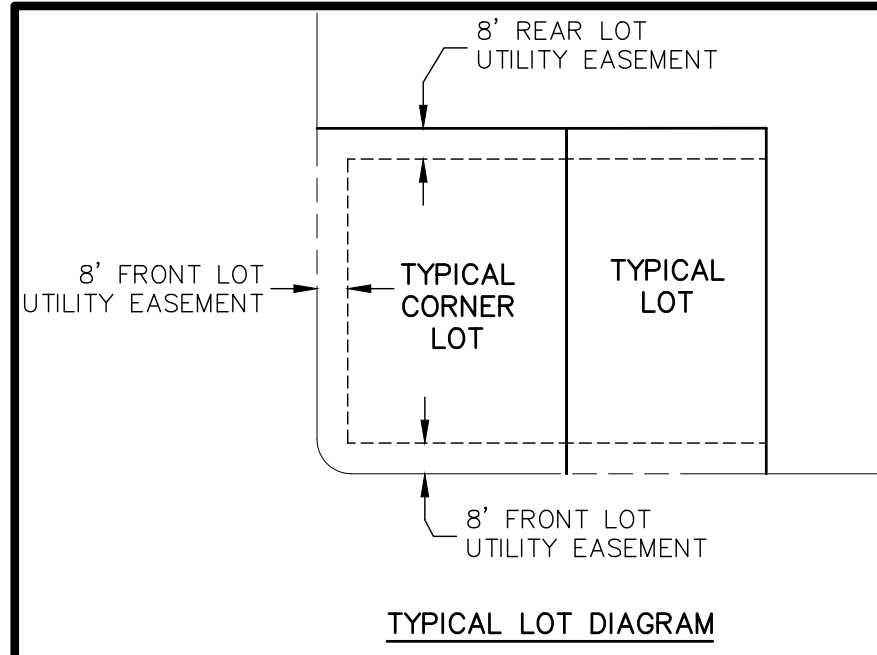
 A Westrian Company
 PREPARED FOR:

 SUBMITTAL DATE: 1/12/2021

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR SHEA HOMES 9380 STATION STREET SUITE 600 LONE TREE, CO 80124 (303) 791-8180	J.R. ENGINEERING A Westrian Company  Centennial 300-740-9888 • Colorado Springs 719-588-2683 Fort Collins 970-491-9888 • www.jrengineering.com
BY JCS 7/13/20 JCS 8/27/20 JCS 10/28/20 JCS 11/3/20	DATE 7/13/20 8/27/20 10/28/20 11/3/20
No. REVISION 1 1ST SUBMITTAL 2 2ND SUBMITTAL 3 3RD SUBMITTAL 4 4TH SUBMITTAL	DATE 7/13/20 8/27/20 10/28/20 11/3/20
H-SCALE 1" = 400' V-SCALE N/A DATE 1/12/21 DESIGNED BY JCS DRAWN BY CGM CHECKED BY JCS	RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN SHEET 9 OF 57 SITE PLAN INDEX JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
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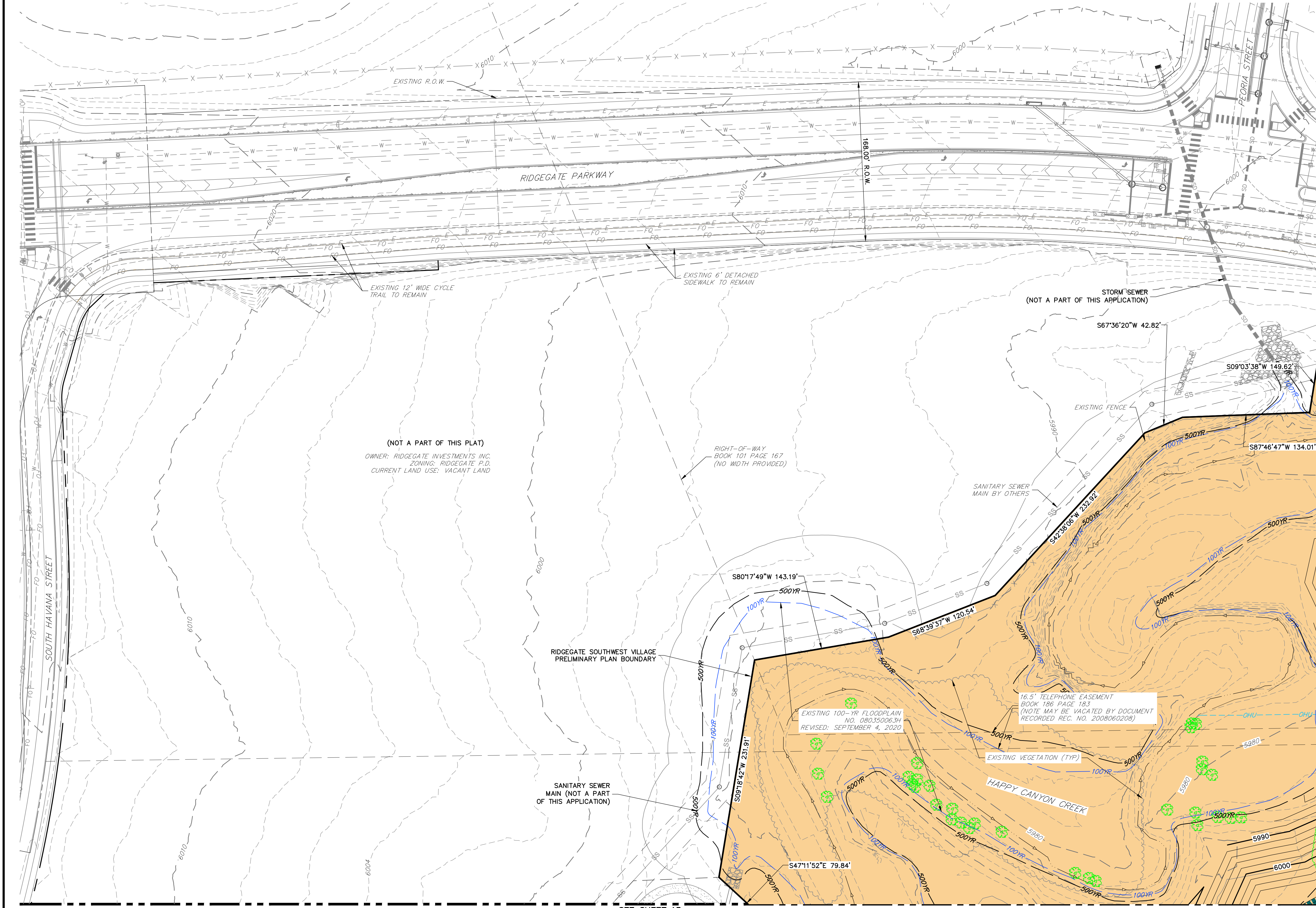
PREPARED FOR
Shea Homes
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

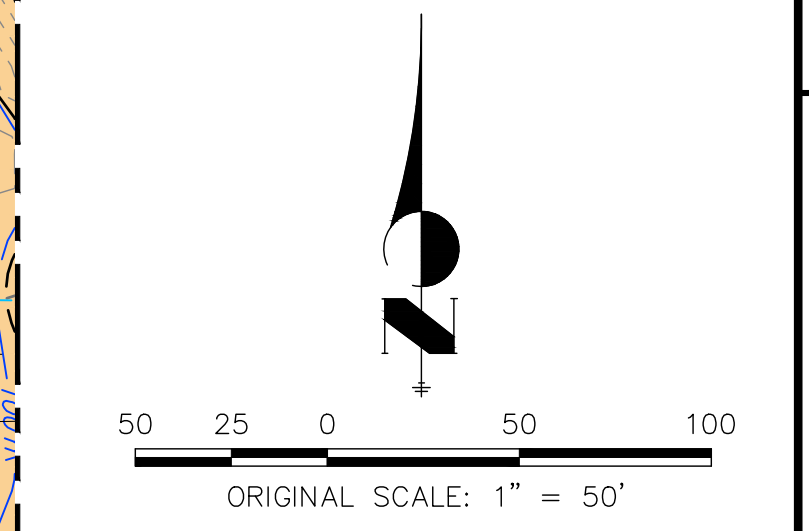
TRACT LEGEND

	HOA ENHANCED LANDSCAPE AREA
	HOA LANDSCAPE AREA
	OPEN SPACE (PUBLIC)
	REGIONAL PARK
	NEIGHBORHOOD PARK
	COMMERCIAL
	S.F.A.
	INSTITUTIONAL (SCHOOL)
	PRIVATE ALLEY
	VILLAGE RECREATION AND AMENITY CENTER (HOA)
	UTILITY / INFRASTRUCTURE

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SEE SHEET 11



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:
 Shea Homes

SUBMITTAL DATE: 1/12/2021

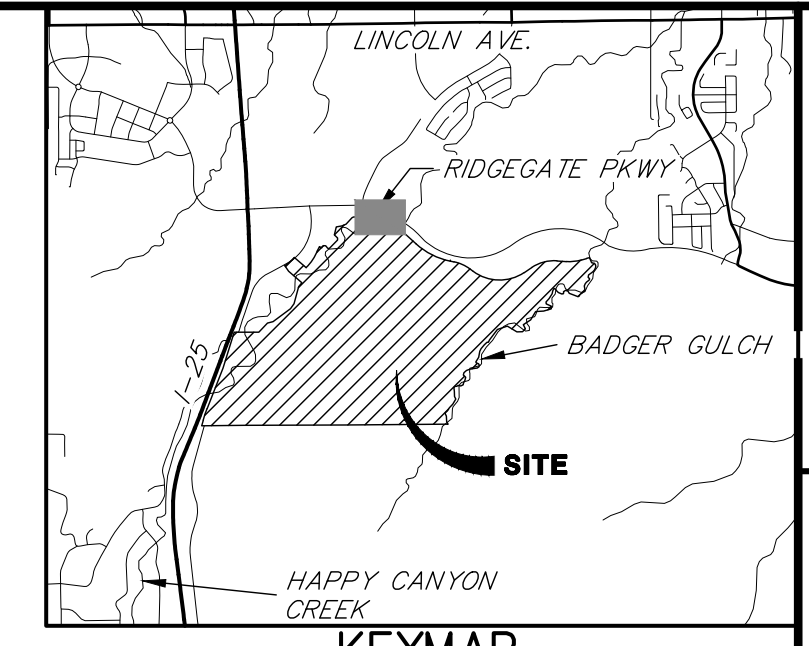
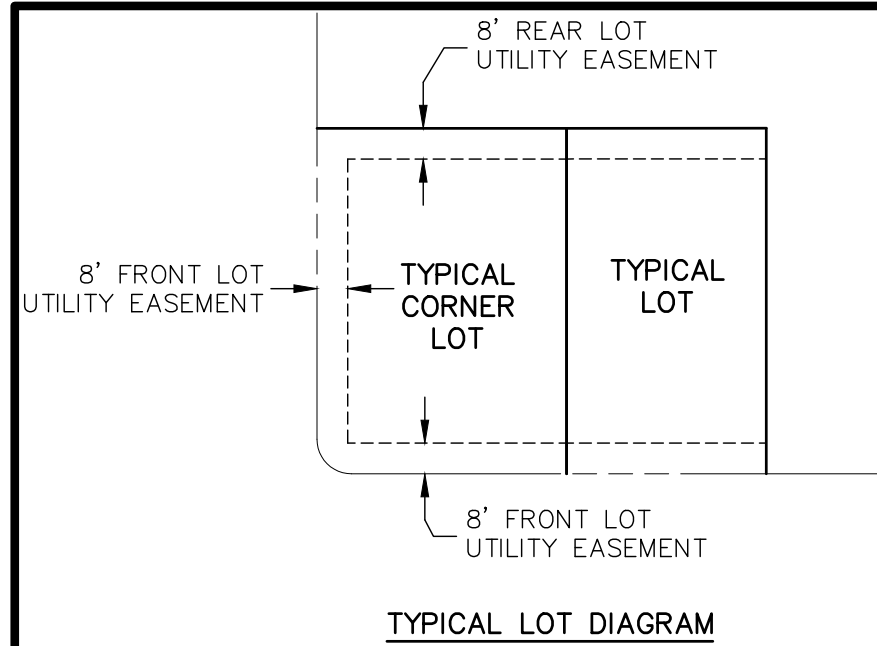
BY	DATE	REVISION	No.	1"=50'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
JCS	7/13/20	1ST SUBMITTAL	1	N/A			1/12/21	JCS	CGM	JCS
JCS	8/27/20	2ND SUBMITTAL	2							
JCS	10/28/20	3RD SUBMITTAL	3							
JCS	11/3/20	4TH SUBMITTAL	4							

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN

SHEET 10 OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

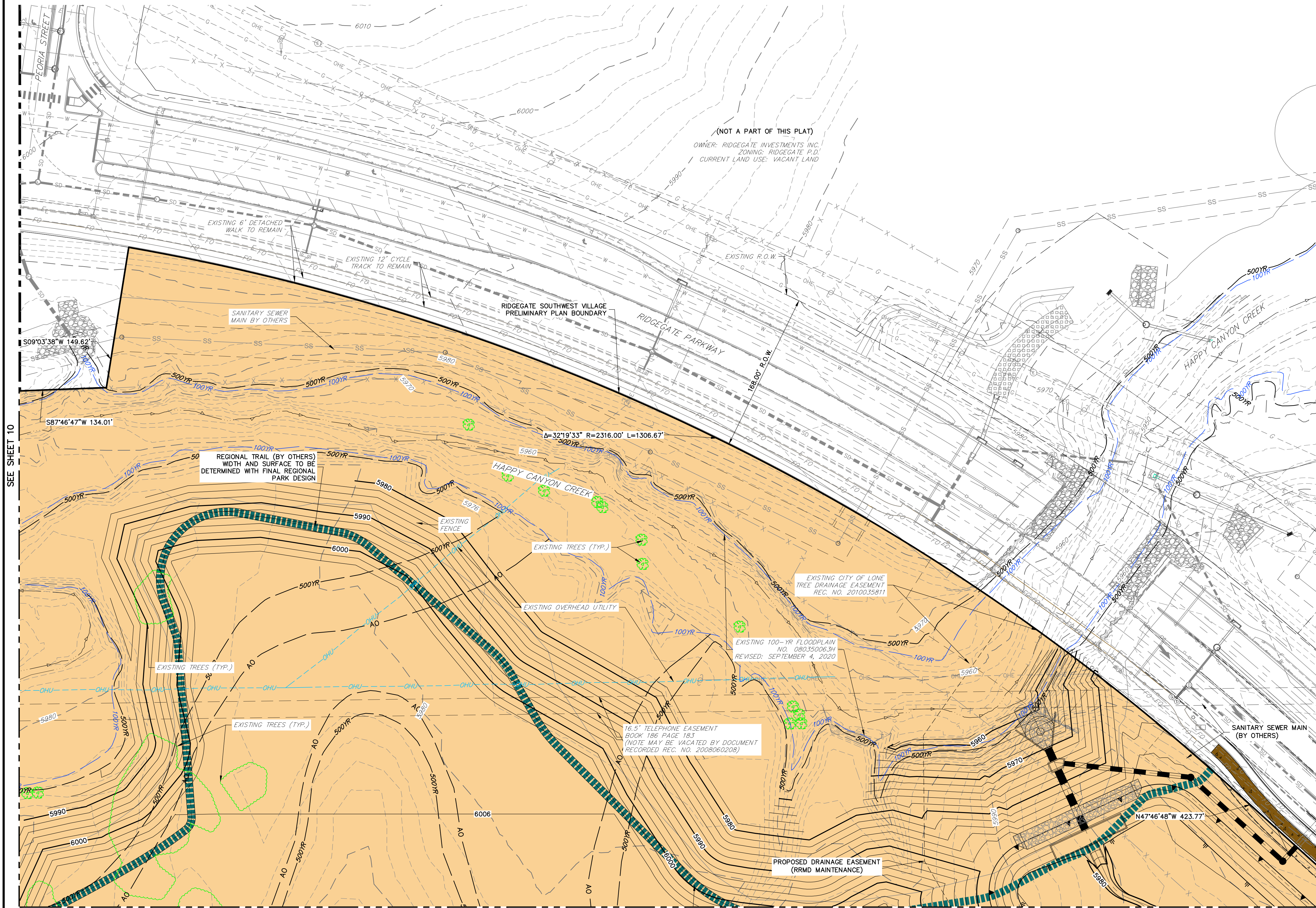
A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
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 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

	HOA ENHANCED LANDSCAPE AREA
	HOA LANDSCAPE AREA
	OPEN SPACE (PUBLIC)
	REGIONAL PARK
	NEIGHBORHOOD PARK
	COMMERCIAL
	S.F.A.
	INSTITUTIONAL (SCHOOL)
	PRIVATE ALLEY
	VILLAGE RECREATION AND AMENITY CENTER (HOA)
	UTILITY / INFRASTRUCTURE

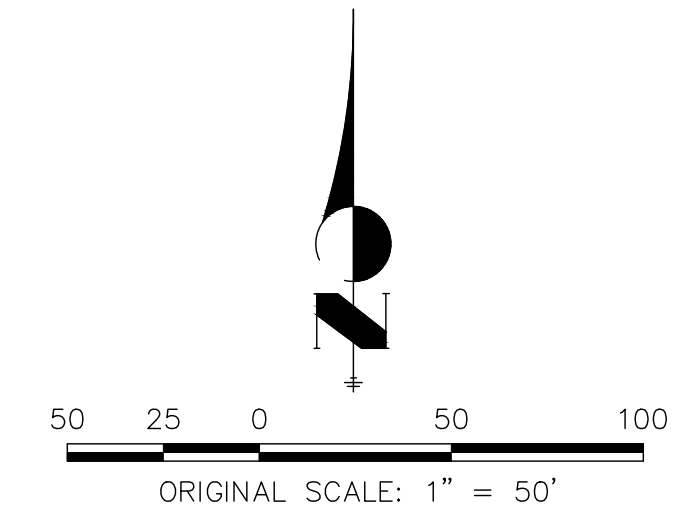


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PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

J.R. ENGINEERING
 A Westrian Company
 Central 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	NO.	REVISION
JGS	7/13/20	1	1ST SUBMITTAL
JGS	8/27/20	2	2ND SUBMITTAL
JGS	10/28/20	3	3RD SUBMITTAL
JGS	11/3/20	4	4TH SUBMITTAL



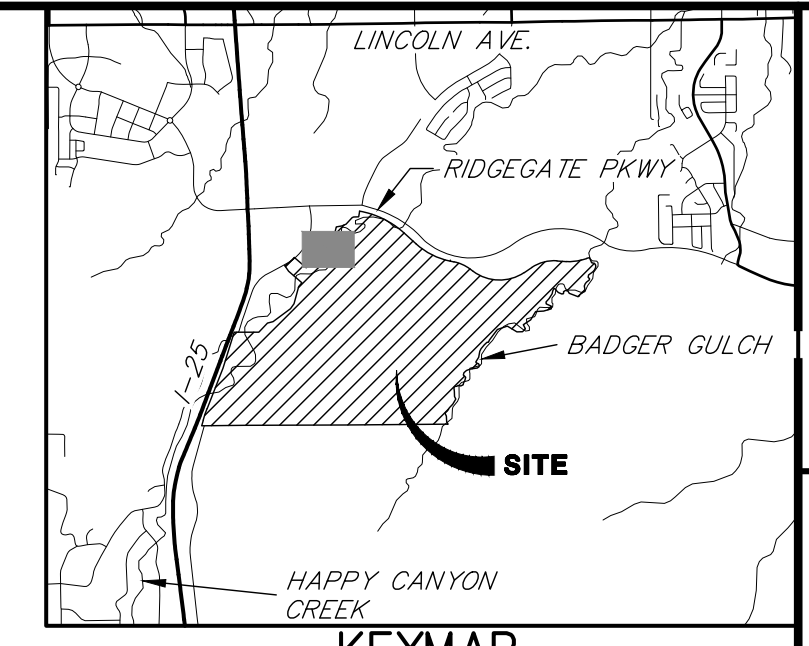
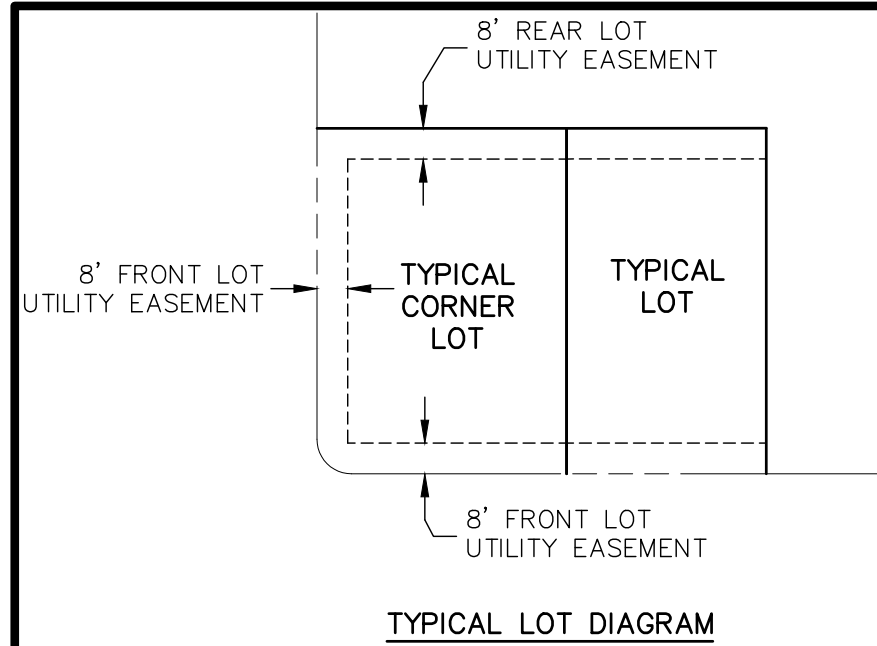
PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:

SUBMITTAL DATE: 1/12/2021

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN	SITE PLAN
SHEET 11 OF 57	JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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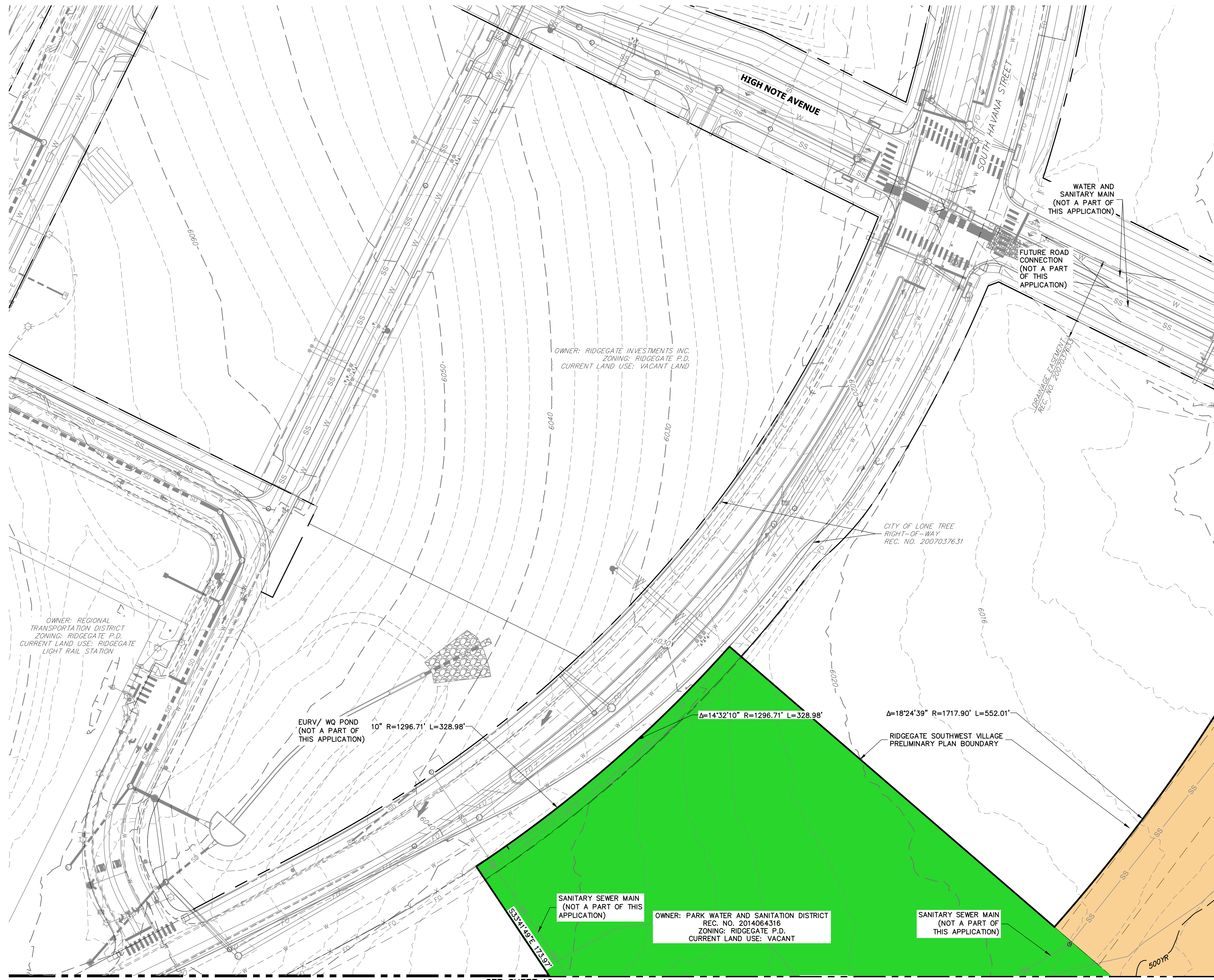
PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

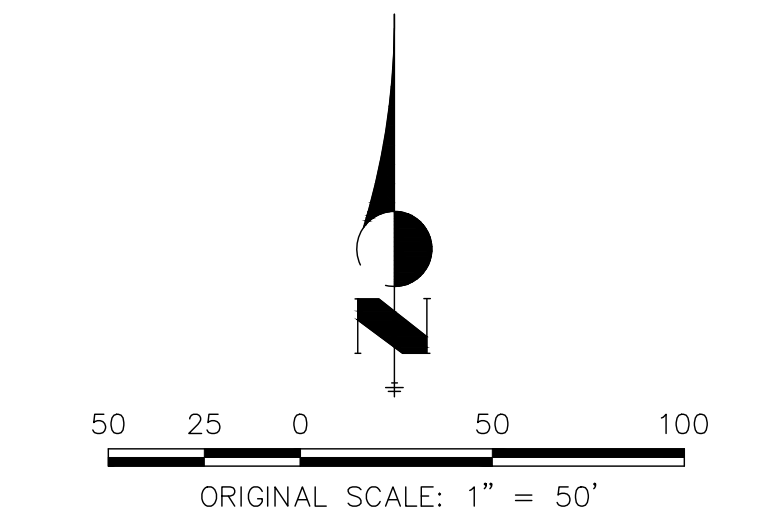
TRACT LEGEND

	HOA ENHANCED LANDSCAPE AREA
	HOA LANDSCAPE AREA
	OPEN SPACE (PUBLIC)
	REGIONAL PARK
	NEIGHBORHOOD PARK
	COMMERCIAL
	S.F.A.
	INSTITUTIONAL (SCHOOL)
	PRIVATE ALLEY
	VILLAGE RECREATION AND AMENITY CENTER (HOA)
	UTILITY / INFRASTRUCTURE

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SEE SHEET 13



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:

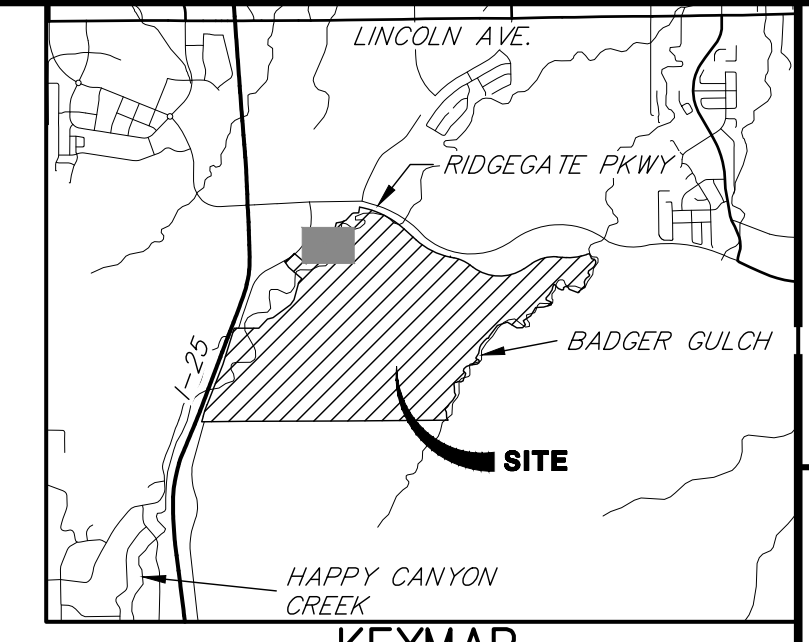
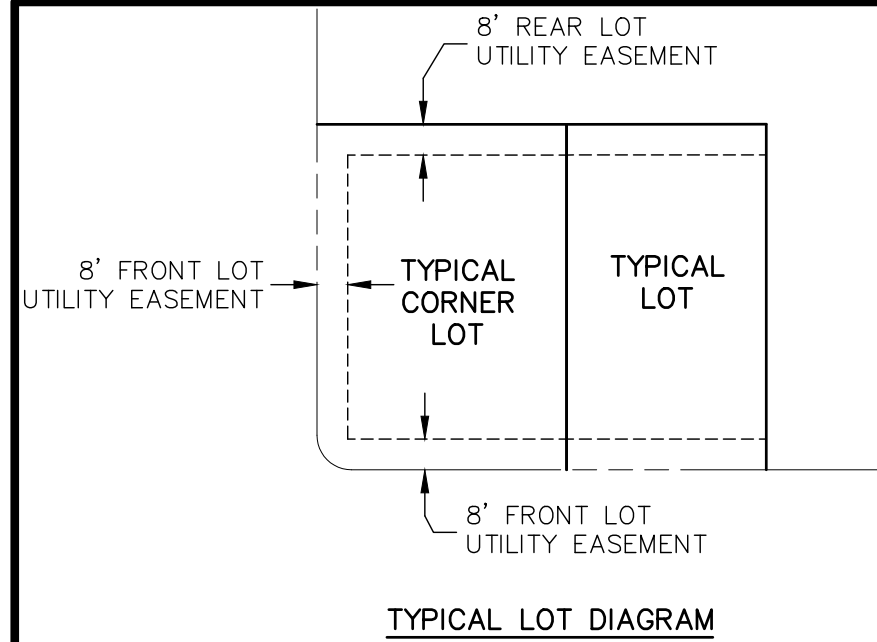
BY	DATE	No.	REVISION
JGS	7/13/20	1	1ST SUBMITTAL
JGS	8/27/20	2	2ND SUBMITTAL
JGS	10/28/20	3	3RD SUBMITTAL
JGS	11/3/20	4	4TH SUBMITTAL

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN

SEE SHEET 16

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
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 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



NOTES
 1. SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 2. SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

	HOA ENHANCED LANDSCAPE AREA
	HOA LANDSCAPE AREA
	OPEN SPACE (PUBLIC)
	REGIONAL PARK
	NEIGHBORHOOD PARK
	COMMERCIAL
	S.F.A.
	INSTITUTIONAL (SCHOOL)
	PRIVATE ALLEY
	VILLAGE RECREATION AND AMENITY CENTER (HOA)
	UTILITY / INFRASTRUCTURE

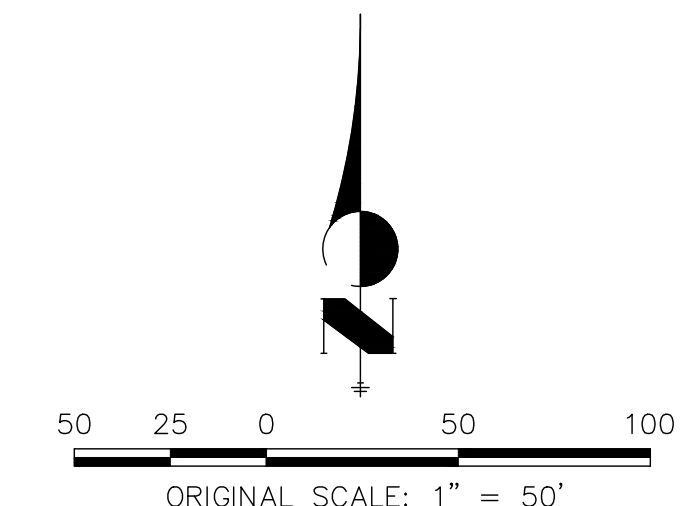
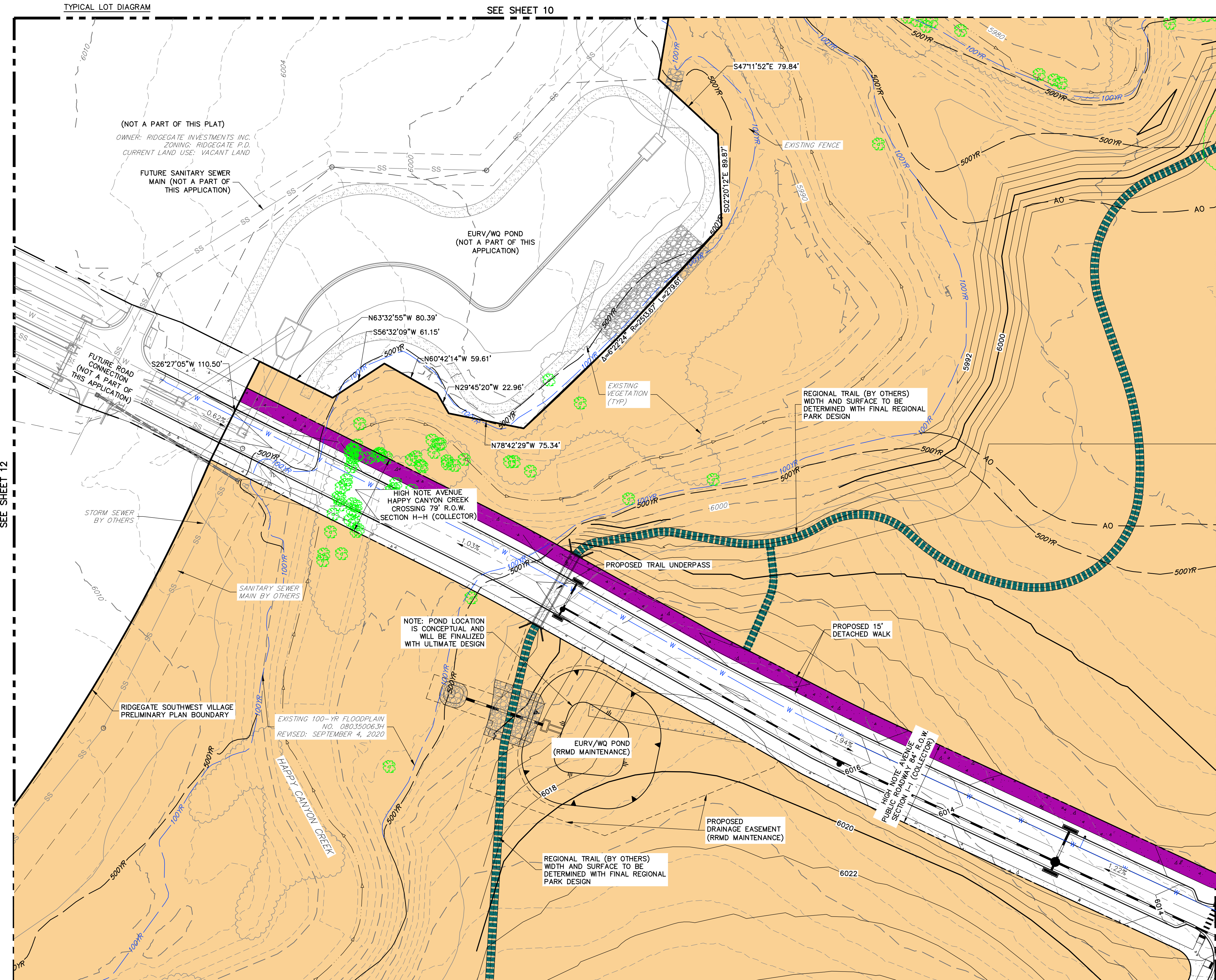
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J.R. ENGINEERING
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BY	DATE	REVISION
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JGS	10/28/20	3RD SUBMITTAL
JGS	11/3/20	4TH SUBMITTAL

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 13 OF 57
 JOB NO. 15950.00



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:

 SUBMITTAL DATE: 1/12/2021

SEE SHEET 12

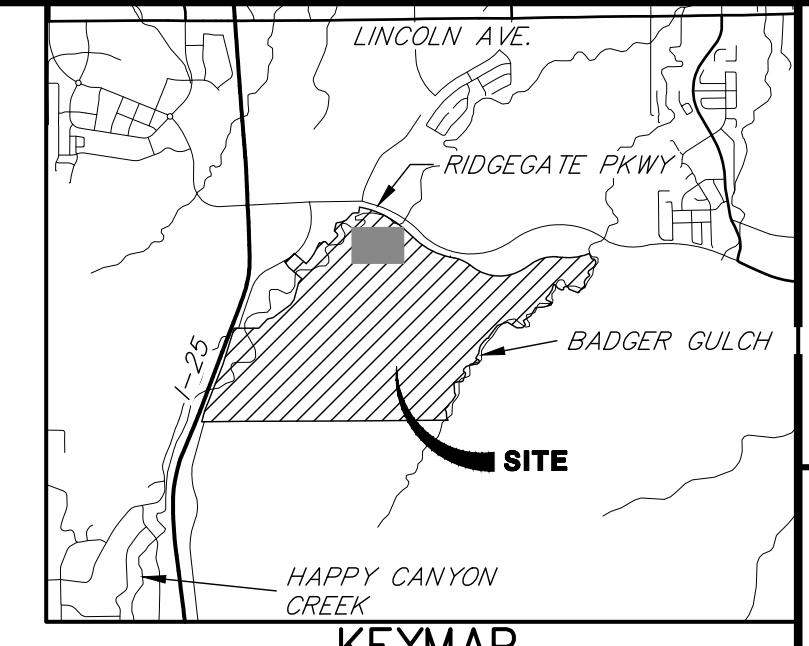
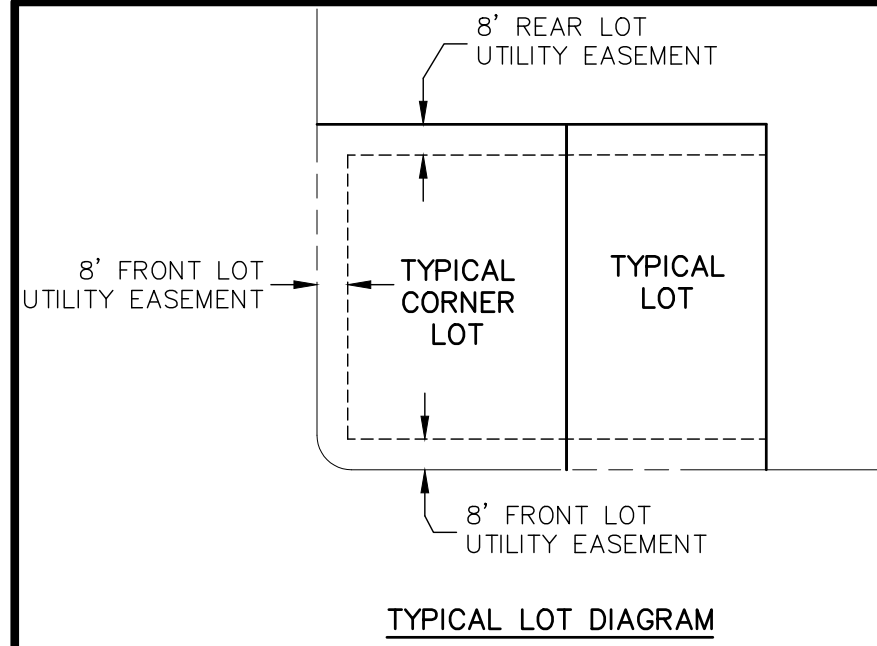
SEE SHEET 14

SEE SHEET 10

SEE SHEET 17

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

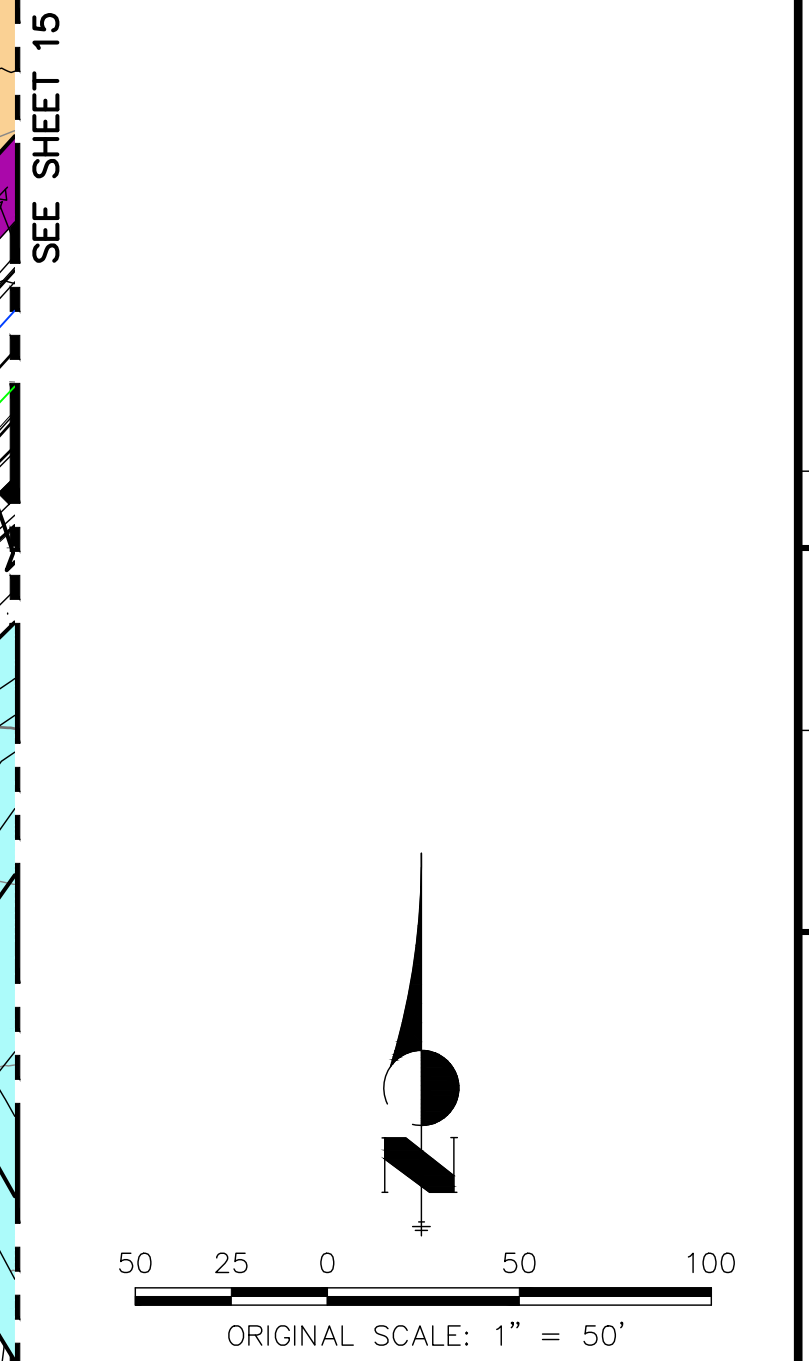
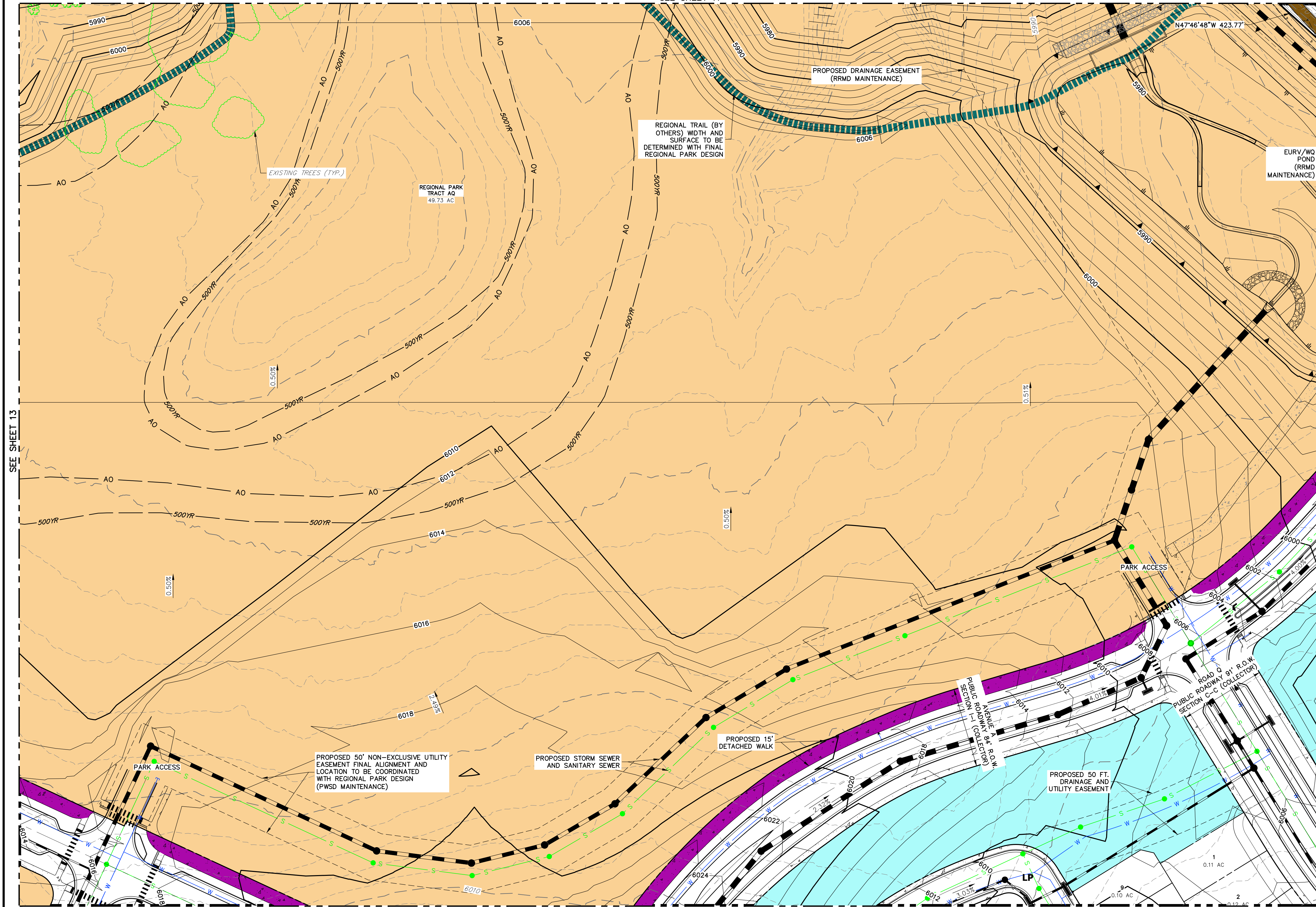
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- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

[Light Green]	HOA ENHANCED LANDSCAPE AREA
[Dark Green]	HOA LANDSCAPE AREA
[Light Blue]	OPEN SPACE (PUBLIC)
[Light Orange]	REGIONAL PARK
[Light Purple]	NEIGHBORHOOD PARK
[Red]	COMMERCIAL
[Light Cyan]	S.F.A.
[Blue]	INSTITUTIONAL (SCHOOL)
[Grey]	PRIVATE ALLEY
[Brown]	VILLAGE RECREATION AND AMENITY CENTER (HOA)
[Green]	UTILITY / INFRASTRUCTURE



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J-R ENGINEERING
 A Westrian Company
 PREPARED FOR:
 Shea
 SUBMITTAL DATE: 1/12/2021

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
THEA HOMES
 9380 STATION STREET
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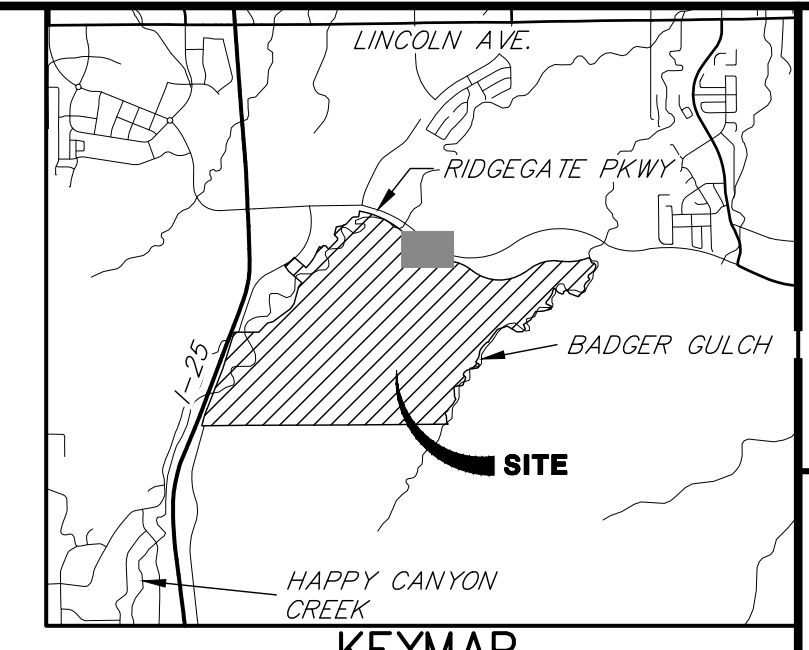
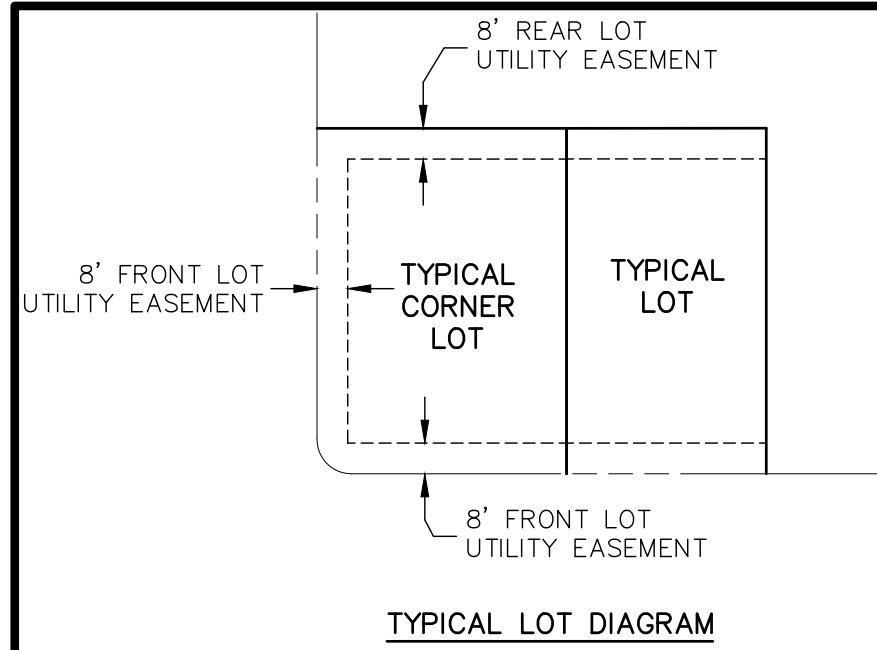
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BY	DATE	No.	REVISION
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JCS	8/27/20	2	2ND SUBMITTAL
JCS	10/28/20	3	3RD SUBMITTAL
JCS	11/3/20	4	4TH SUBMITTAL

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 14 OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
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UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

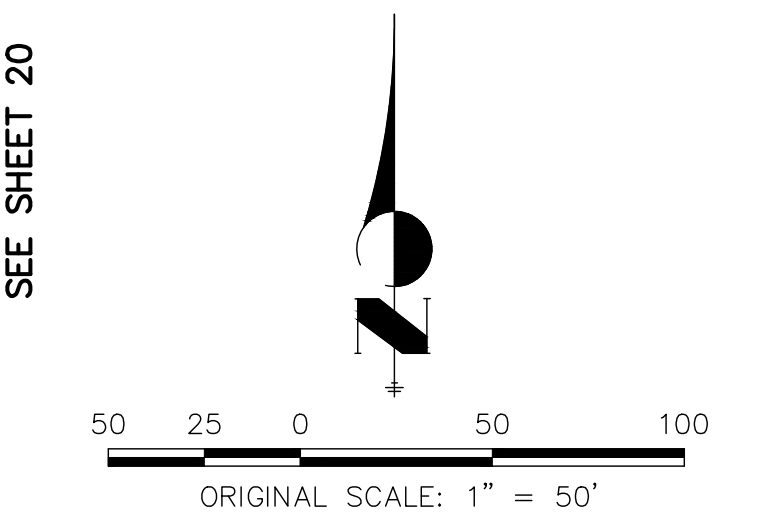
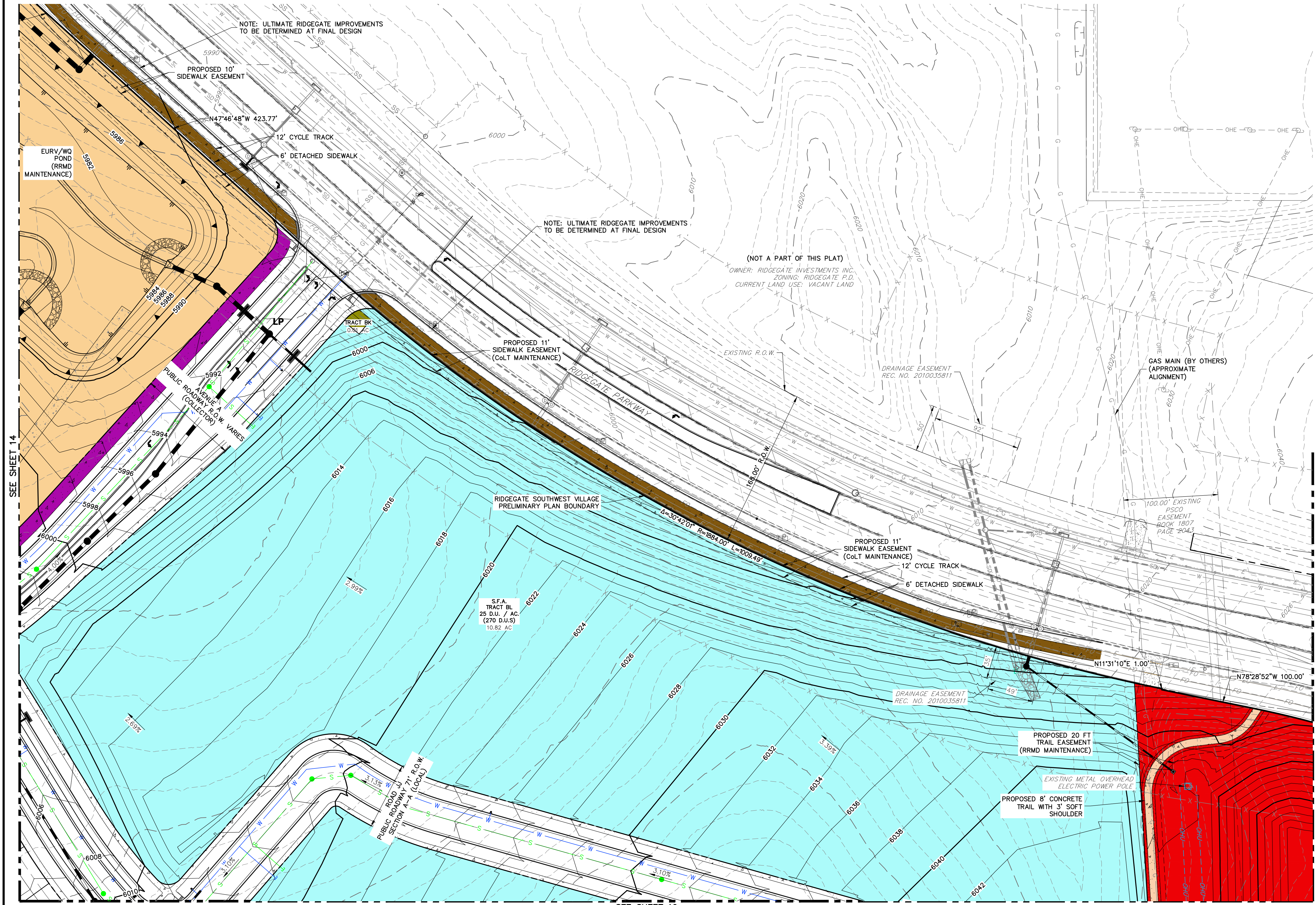
PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

J.R. ENGINEERING
 A Westrian Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

[Light Green]	HOA ENHANCED LANDSCAPE AREA
[Dark Green]	HOA LANDSCAPE AREA
[Light Blue]	OPEN SPACE (PUBLIC)
[Light Purple]	REGIONAL PARK
[Light Yellow]	NEIGHBORHOOD PARK
[Red]	COMMERCIAL
[Cyan]	S.F.A.
[Blue]	INSTITUTIONAL (SCHOOL)
[Grey]	PRIVATE ALLEY
[Brown]	VILLAGE RECREATION AND AMENITY CENTER (HOA)
[Dark Green]	UTILITY / INFRASTRUCTURE



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:
 SHEA HOMES
 SUBMITTAL DATE: 1/12/2021

BY	DATE	REVISION	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
JCS	7/13/20	1	1"=50'	JCS	JCS	JCS
JCS	8/27/20	2	N/A	JCS	JCS	JCS
JCS	10/28/20	3	1/12/21	JCS	CGM	JCS
JCS	11/3/20	4		JCS	CGM	JCS

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 15 OF 57
 JOB NO. 15950.00

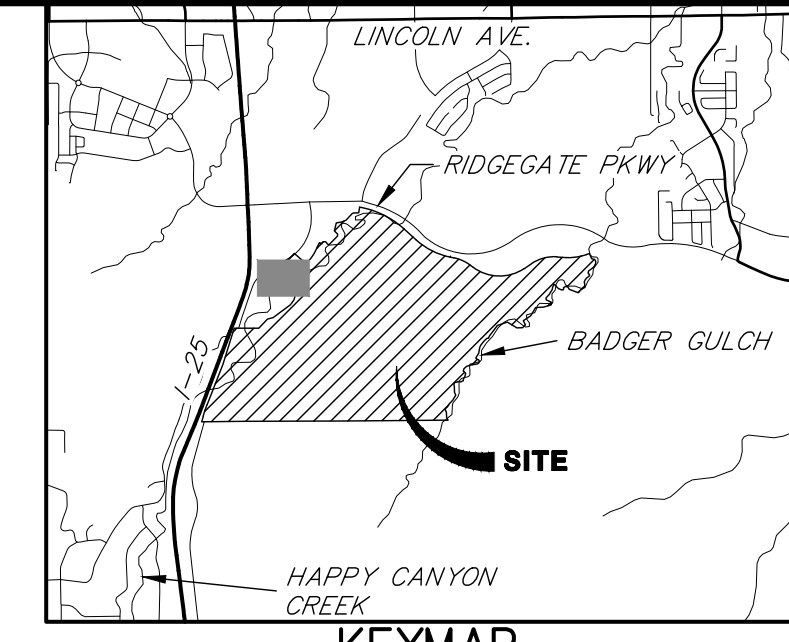
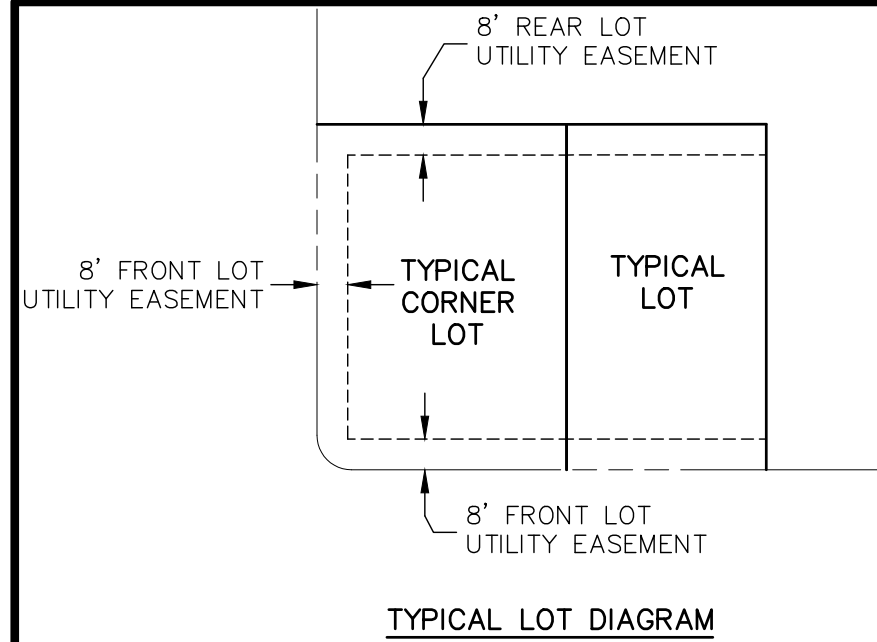
SEE SHEET 14

SEE SHEET 20

SEE SHEET 19

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

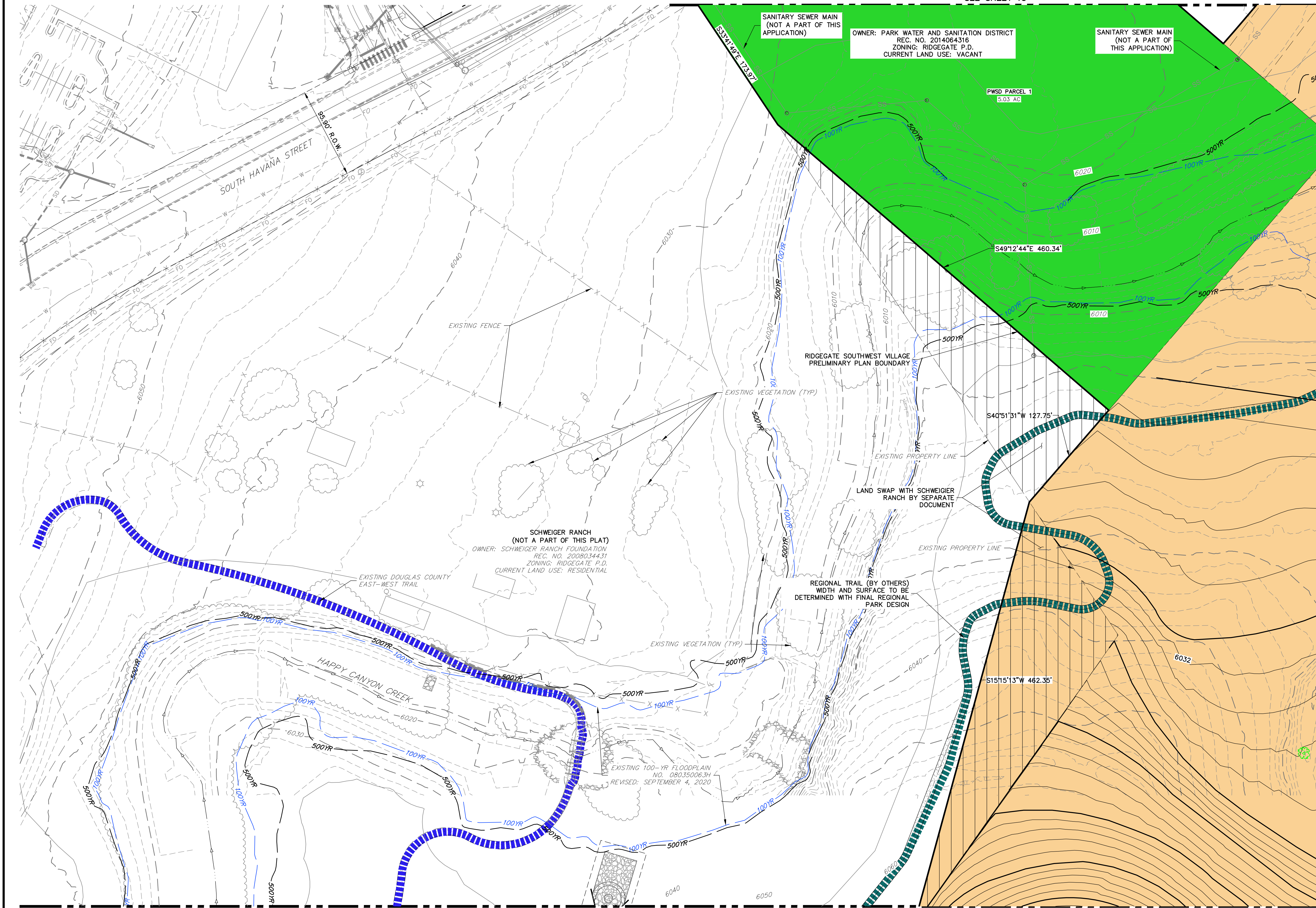
PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

J.R. ENGINEERING
 A Westrian Company
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- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

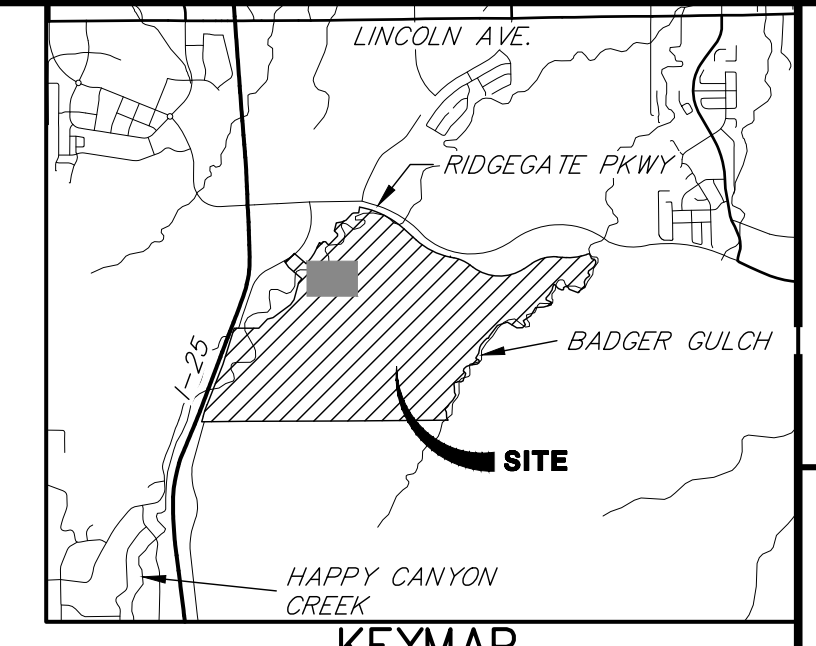
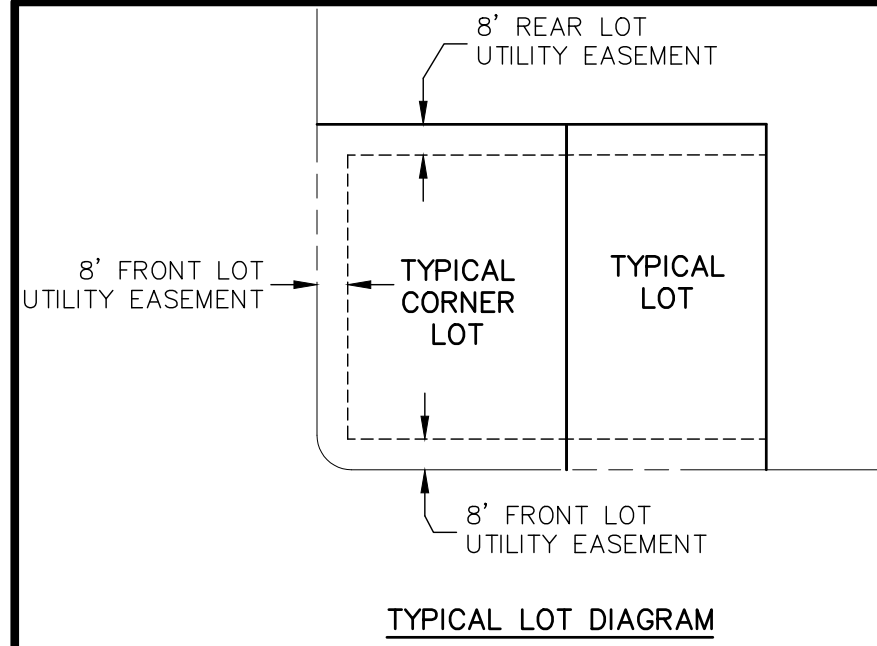
TRACT LEGEND

	HOA ENHANCED LANDSCAPE AREA
	HOA LANDSCAPE AREA
	OPEN SPACE (PUBLIC)
	REGIONAL PARK
	NEIGHBORHOOD PARK
	COMMERCIAL
	S.F.A.
	INSTITUTIONAL (SCHOOL)
	PRIVATE ALLEY
	VILLAGE RECREATION AND AMENITY CENTER (HOA)
	UTILITY / INFRASTRUCTURE



RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

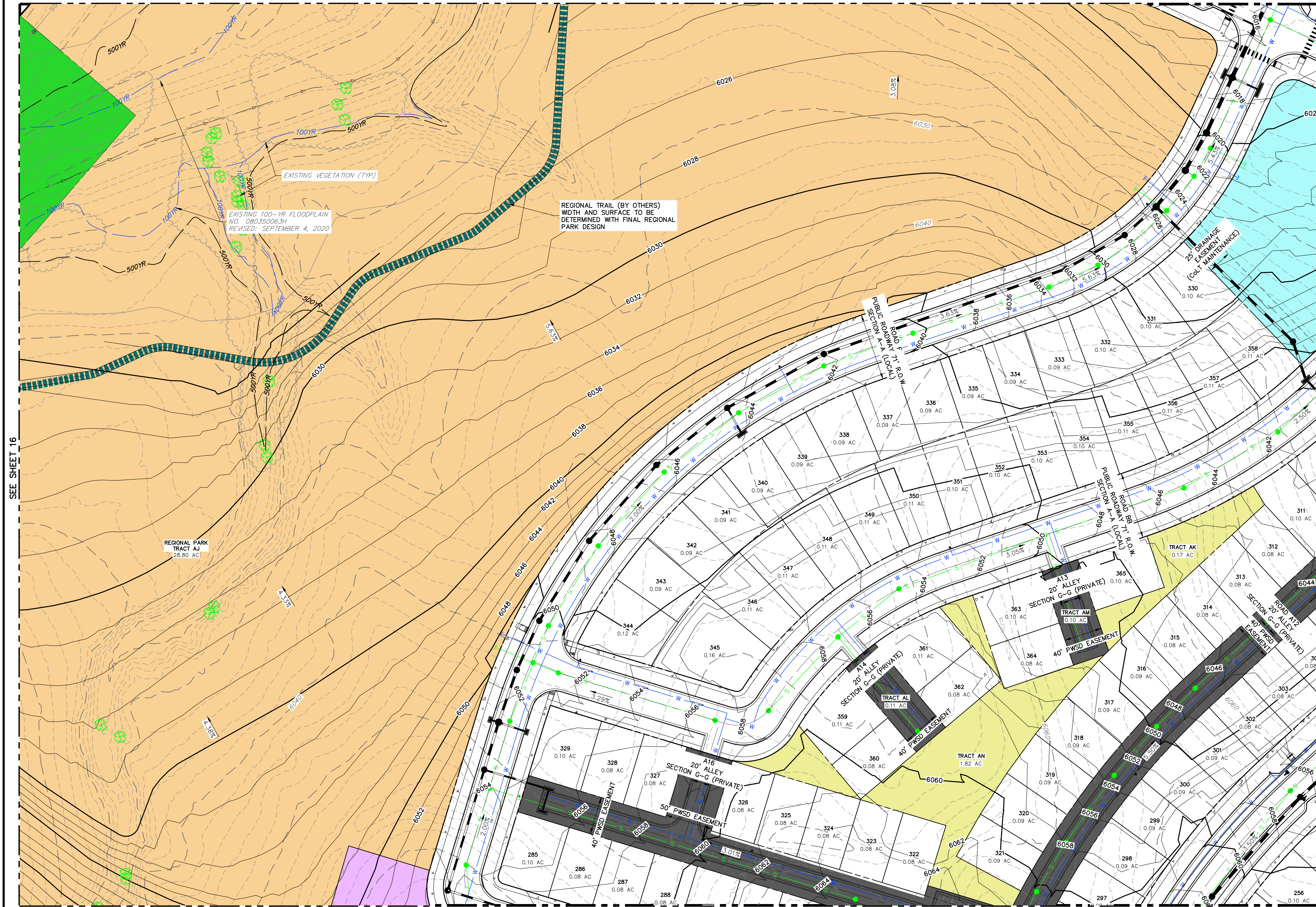
J.R. ENGINEERING
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NOTES

- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
- SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

- HOA ENHANCED LANDSCAPE AREA
- HOA LANDSCAPE AREA
- OPEN SPACE (PUBLIC)
- REGIONAL PARK
- NEIGHBORHOOD PARK
- COMMERCIAL
- S.F.A.
- INSTITUTIONAL (SCHOOL)
- PRIVATE ALLEY
- VILLAGE RECREATION AND AMENITY CENTER (HOA)
- UTILITY / INFRASTRUCTURE



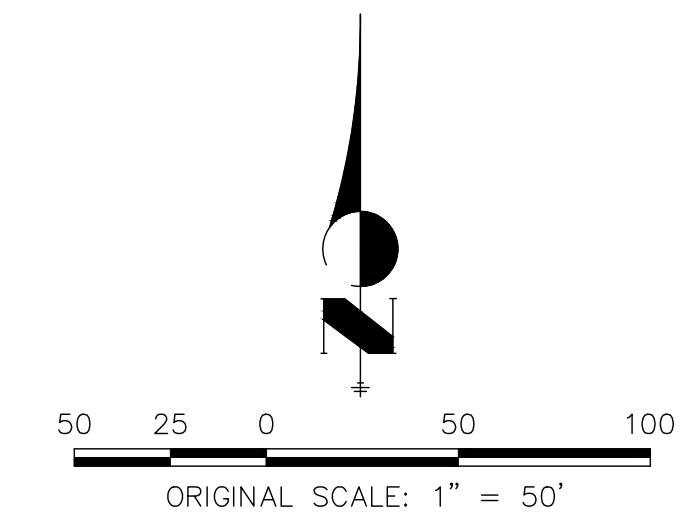
SEE SHEET 16

SEE SHEET 24

SEE SHEET 13

SEE SHEET 25

SEE SHEET 18



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:

 SUBMITTAL DATE: 1/12/2021

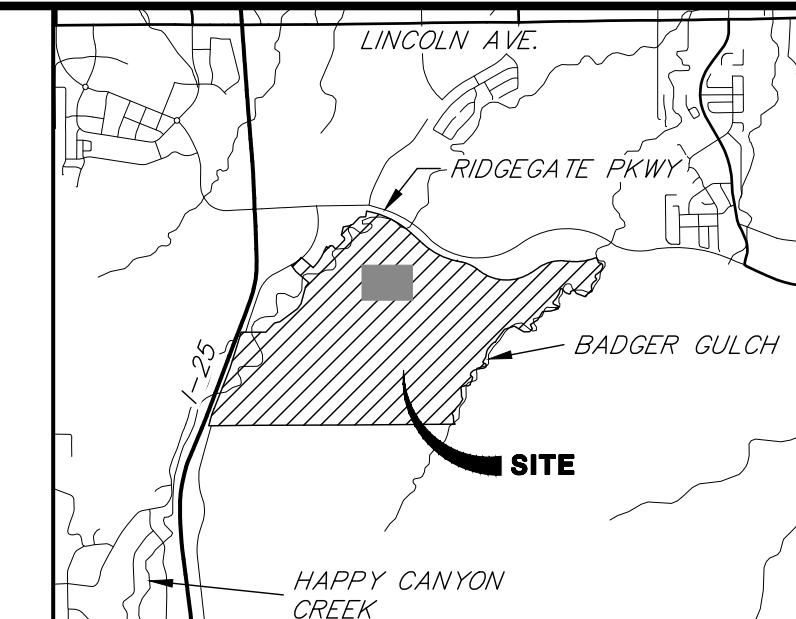
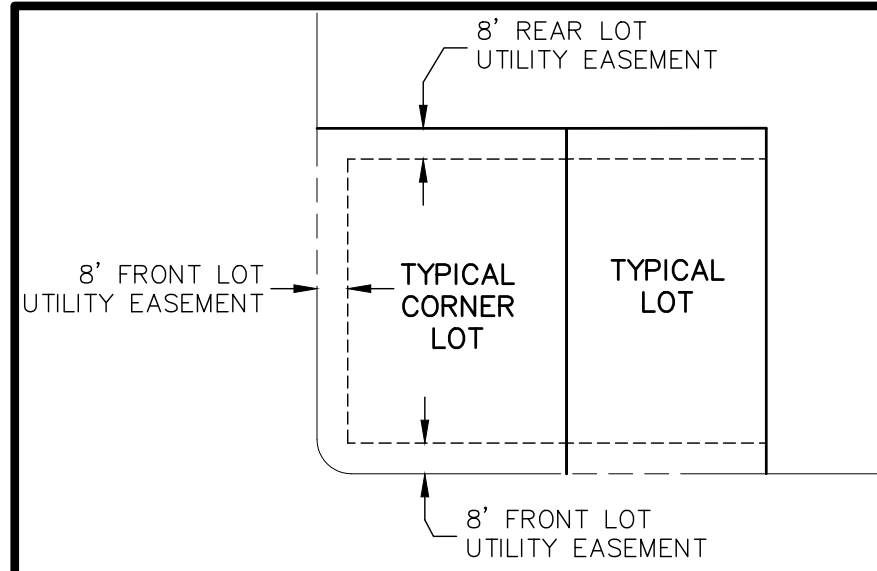
NO.	REVISION	DATE	BY
1	1ST SUBMITTAL	7/13/20	JCS
2	2ND SUBMITTAL	8/27/20	JCS
3	3RD SUBMITTAL	10/28/20	JCS
4	4TH SUBMITTAL	11/3/20	JCS

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	1/12/21	JCS	CGM	JCS

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN	SITE PLAN
SHEET 17 OF 57	JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

BY: DATE
 JCS 7/13/20
 JCS 8/27/20
 JCS 10/28/20
 JCS 11/3/20

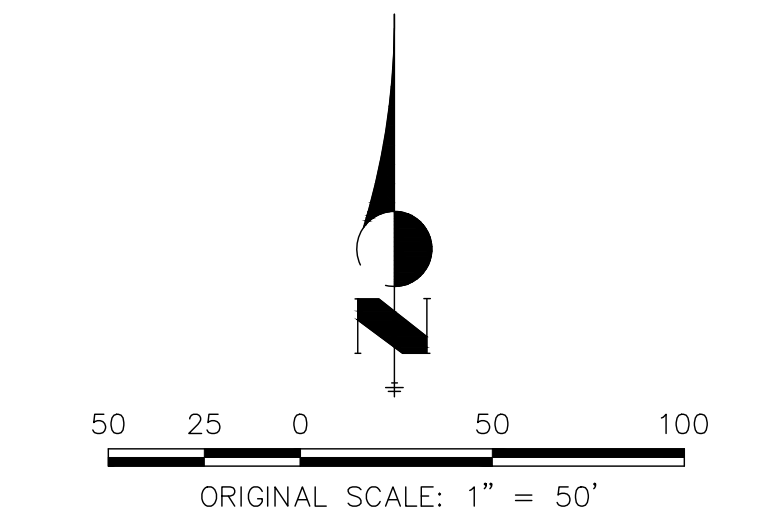
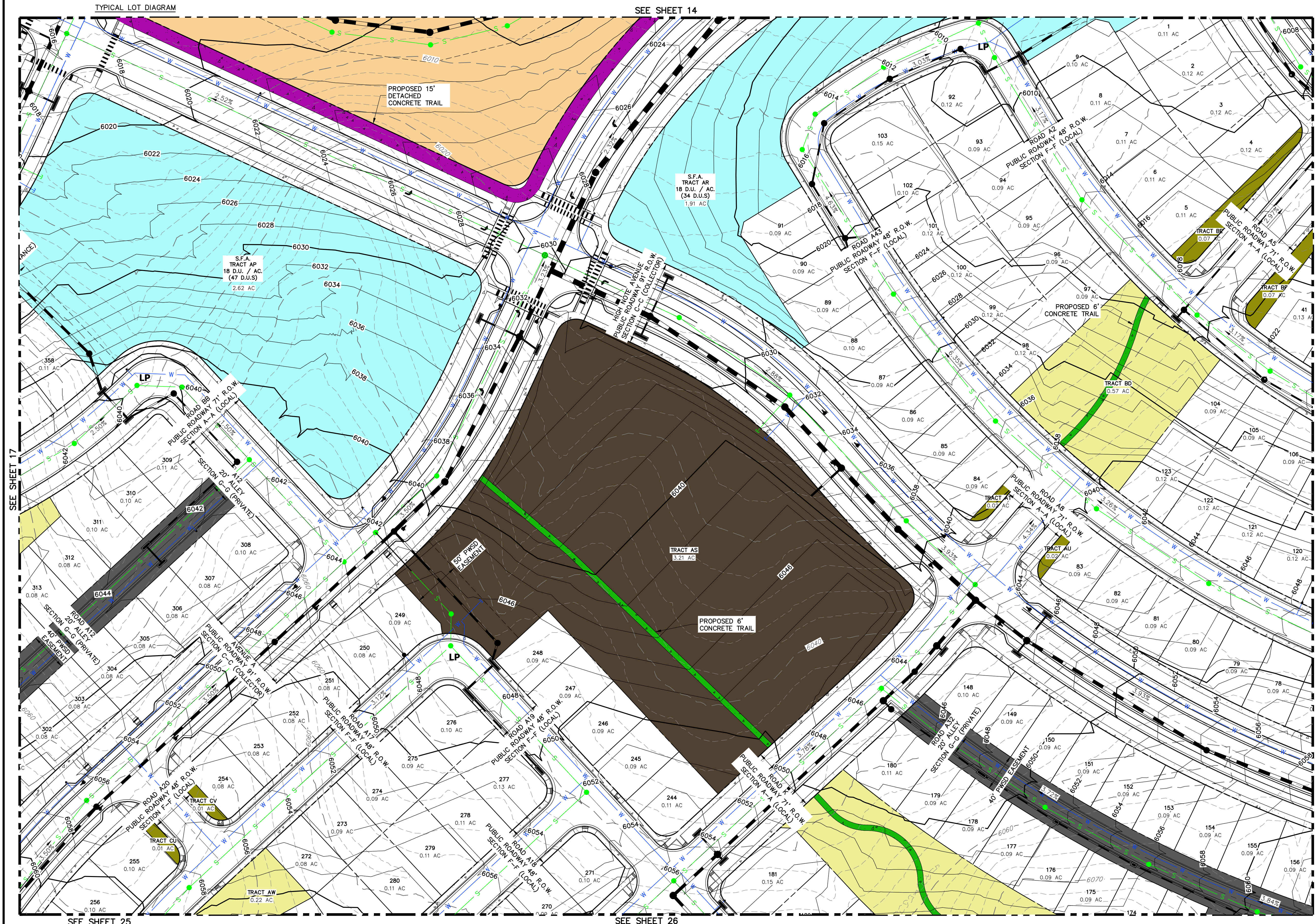
No.	REVISION	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1	1ST SUBMITTAL	N/A	JCS	CGM	JCS
2	2ND SUBMITTAL	1/12/21	JCS	CGM	JCS
3	3RD SUBMITTAL				
4	4TH SUBMITTAL				

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 18 OF 57
 JOB NO. 15950.00

- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

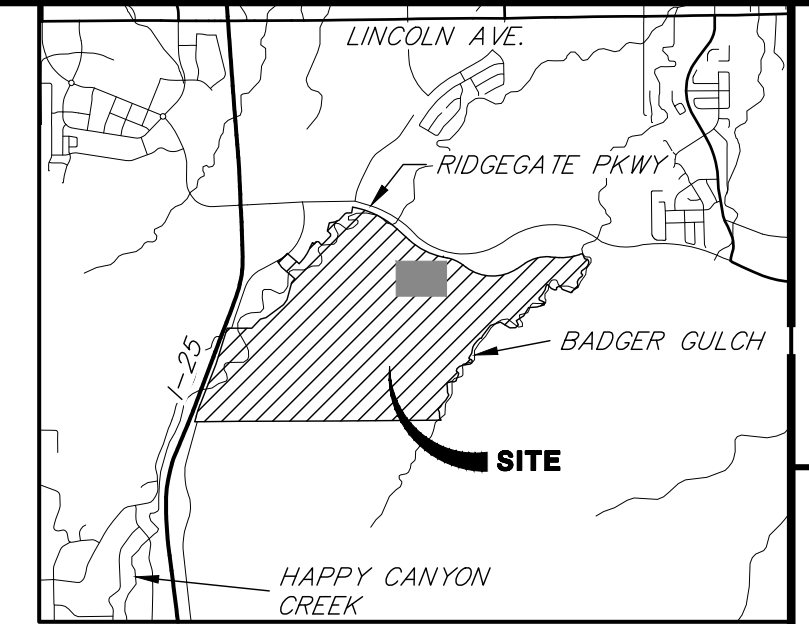
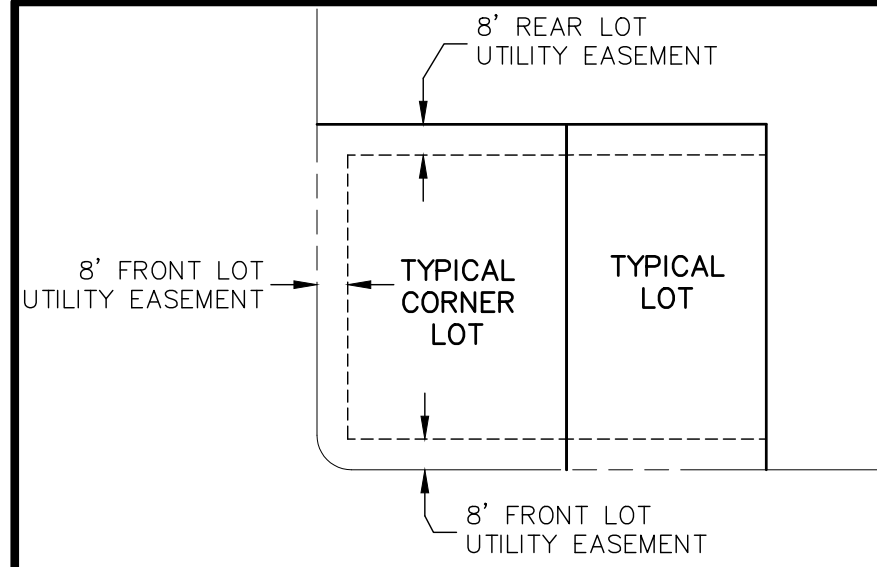
[Light Green]	HOA ENHANCED LANDSCAPE AREA
[Dark Green]	HOA LANDSCAPE AREA
[Light Blue]	OPEN SPACE (PUBLIC)
[Light Purple]	REGIONAL PARK
[Light Yellow]	NEIGHBORHOOD PARK
[Red]	COMMERCIAL
[Light Cyan]	S.F.A.
[Blue]	INSTITUTIONAL (SCHOOL)
[Grey]	PRIVATE ALLEY
[Brown]	VILLAGE RECREATION AND AMENITY CENTER (HOA)
[Green]	UTILITY / INFRASTRUCTURE



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J-R ENGINEERING
 A Westrian Company
 PREPARED FOR:
 Shea Homes
 SUBMITTAL DATE: 1/12/2021

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R

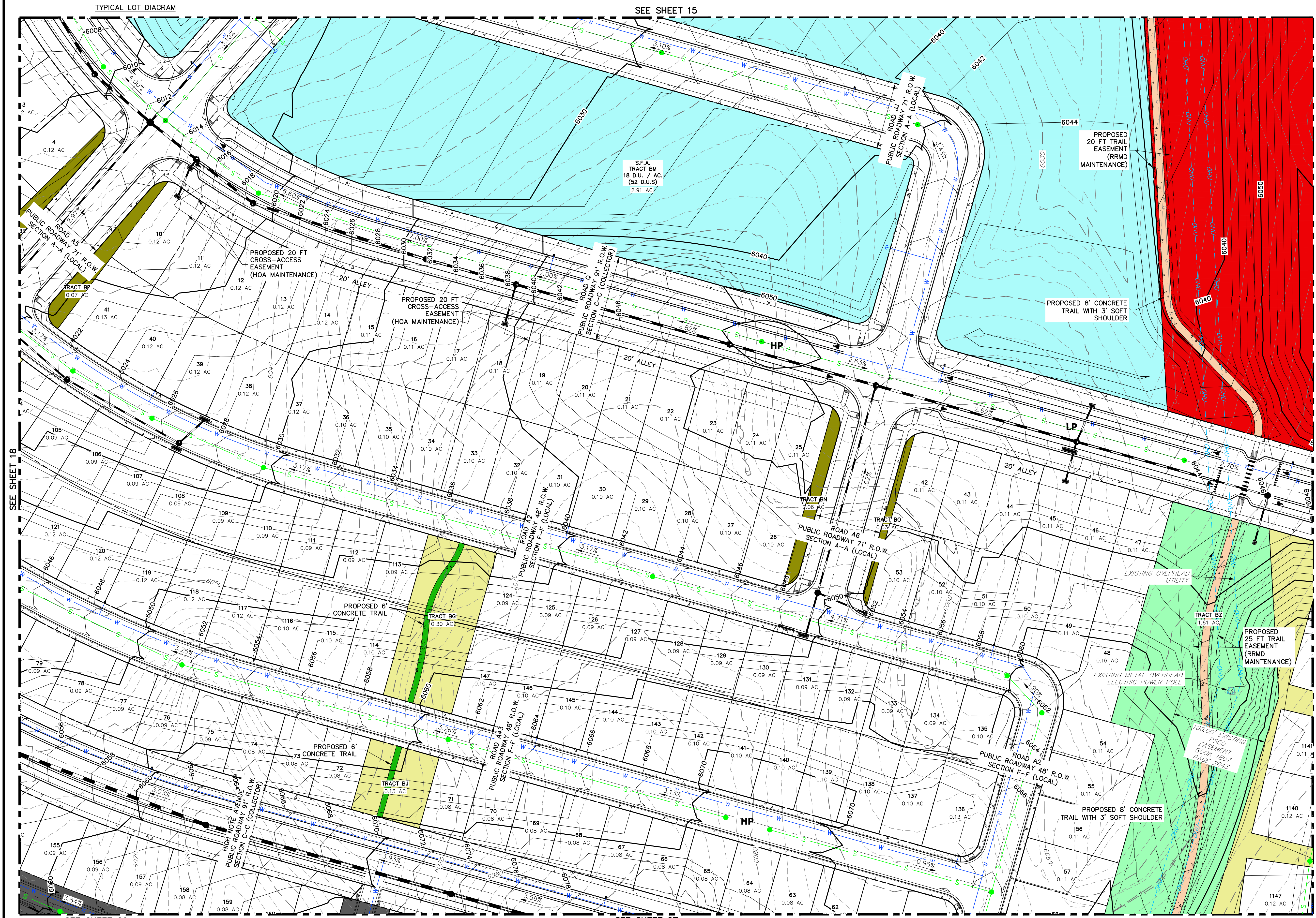


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PREPARED FOR
THEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

J.R. ENGINEERING
 A Westrian Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND



TRACT LEGEND

[Light Green]	HOA ENHANCED LANDSCAPE AREA
[Dark Green]	HOA LANDSCAPE AREA
[Light Blue]	OPEN SPACE (PUBLIC)
[Orange]	REGIONAL PARK
[Purple]	NEIGHBORHOOD PARK
[Red]	COMMERCIAL
[Cyan]	S.F.A.
[Blue]	INSTITUTIONAL (SCHOOL)
[Grey]	PRIVATE ALLEY
[Brown]	VILLAGE RECREATION AND AMENITY CENTER (HOA)
[Dark Green]	UTILITY / INFRASTRUCTURE

BY DATE

JCS	7/13/20
JCS	8/27/20
JCS	10/28/20
JCS	11/3/20

No. REVISION

1	1ST SUBMITTAL	N/A
2	2ND SUBMITTAL	1/12/21
3	3RD SUBMITTAL	JCS
4	4TH SUBMITTAL	CGM

H-SCALE 1"=50'

V-SCALE N/A

DATE 1/12/21

DESIGNED BY JCS

DRAWN BY CGM

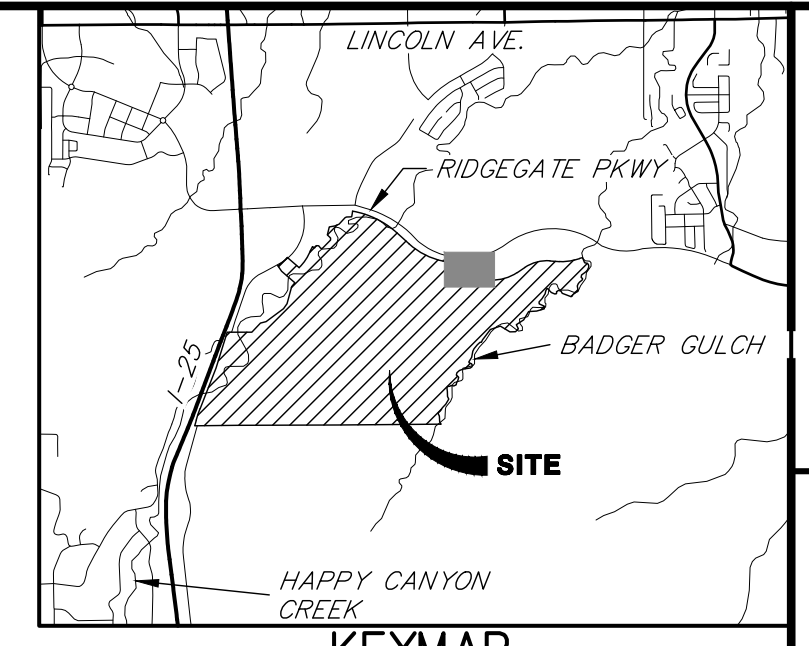
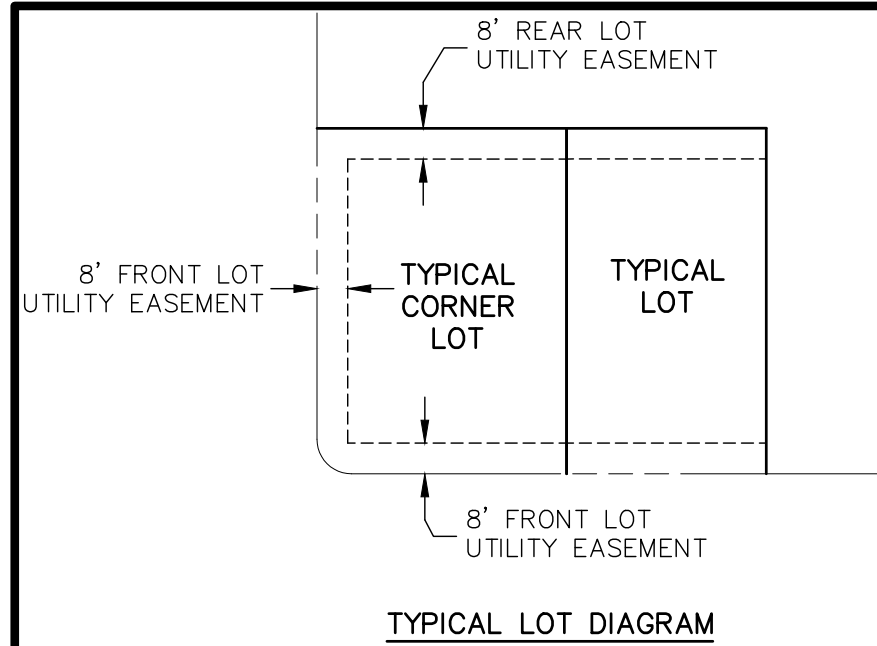
CHECKED BY JCS

ORIGINAL SCALE: 1" = 50'

PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:
 Shea Homes
 SUBMITTAL DATE: 1/12/2021

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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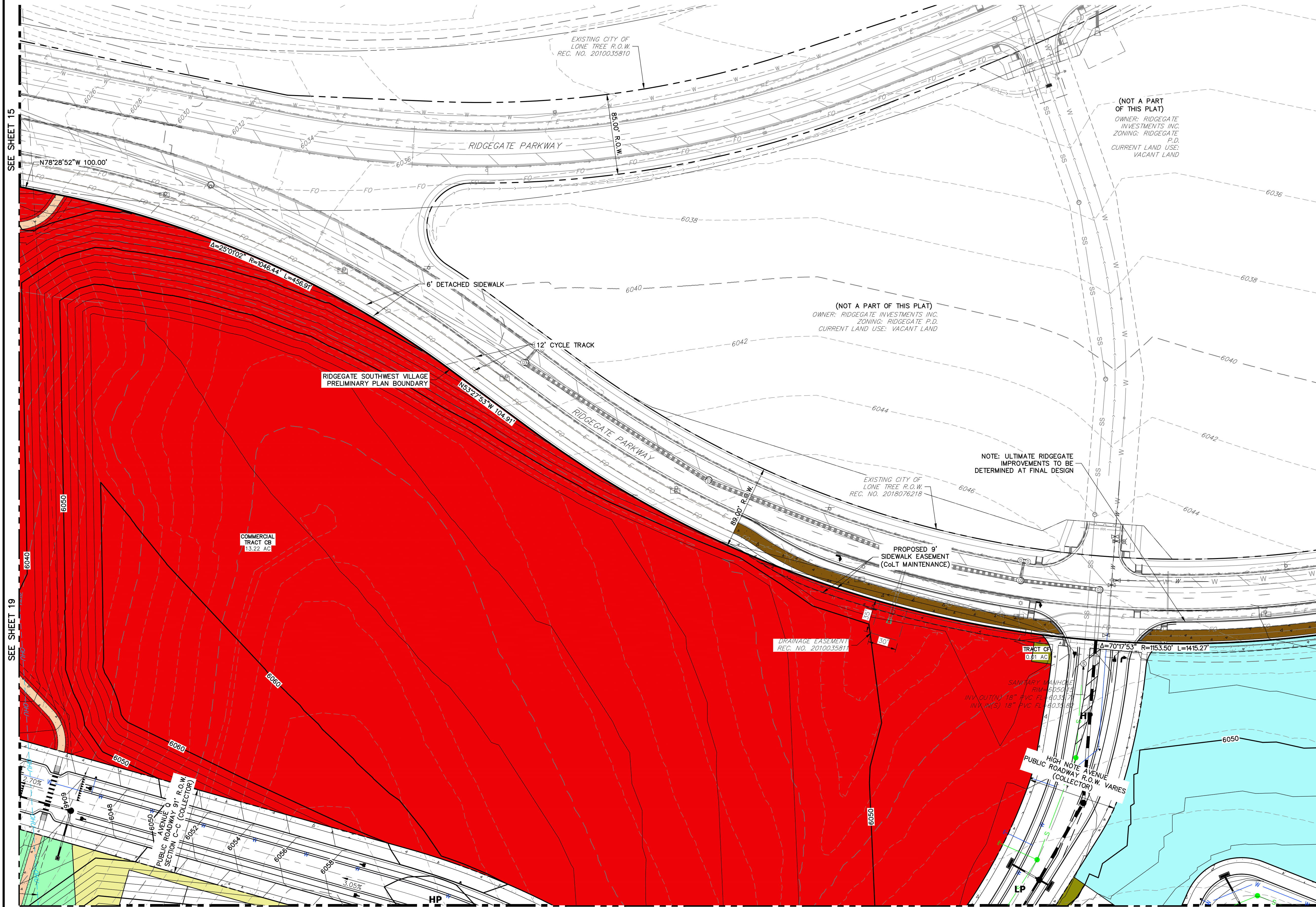
PREPARED FOR
SHEA HOMES
9380 STATION STREET
SUITE 600
LONE TREE, CO 80124
(303) 791-8180

J.R. ENGINEERING
A Westrian Company
Central 303-740-9883 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

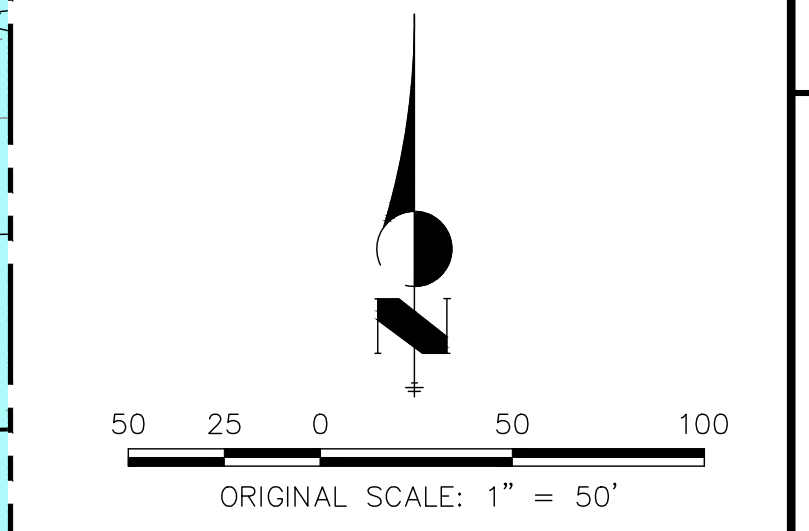
NOTES
1. SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
2. SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

[Yellow]	HOA ENHANCED LANDSCAPE AREA
[Green]	HOA LANDSCAPE AREA
[Light Green]	OPEN SPACE (PUBLIC)
[Light Blue]	REGIONAL PARK
[Light Purple]	NEIGHBORHOOD PARK
[Red]	COMMERCIAL
[Light Cyan]	S.F.A.
[Blue]	INSTITUTIONAL (SCHOOL)
[Grey]	PRIVATE ALLEY
[Dark Green]	VILLAGE RECREATION AND AMENITY CENTER (HOA)
[Light Green]	UTILITY / INFRASTRUCTURE



SEE SHEET 21



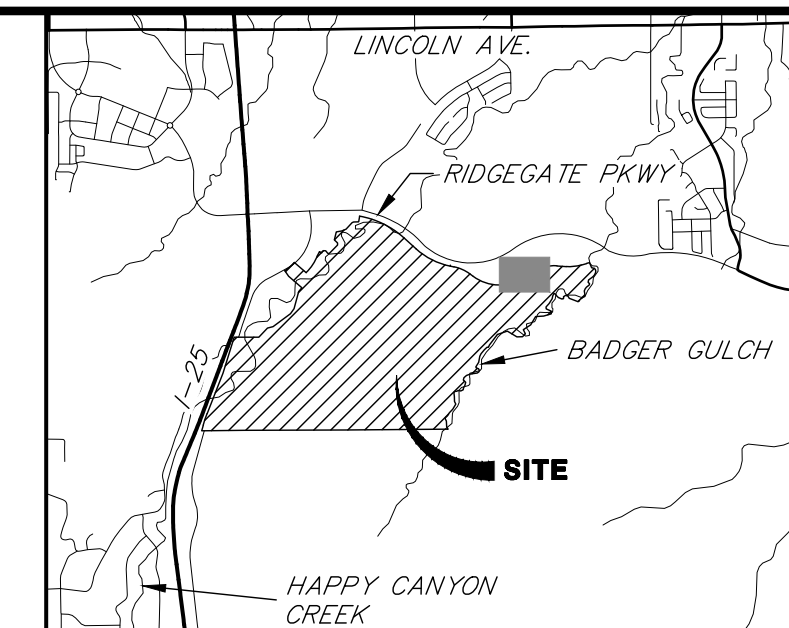
PRELIMINARY PLAN
RIDGEGATE SOUTH WEST VILLAGE
PREPARED BY:
J.R. ENGINEERING
A Westrian Company
PREPARED FOR:
Shea
SUBMITTAL DATE: 1/12/2021

BY	DATE	REVISION	1"=50'	DESIGNED BY	DRAWN BY	CHECKED BY
JCS	7/13/20	1 1ST SUBMITTAL	N/A	JCS	CGM	JCS
JCS	8/27/20	2 2ND SUBMITTAL				
JCS	10/28/20	3 3RD SUBMITTAL				
JCS	11/3/20	4 4TH SUBMITTAL				

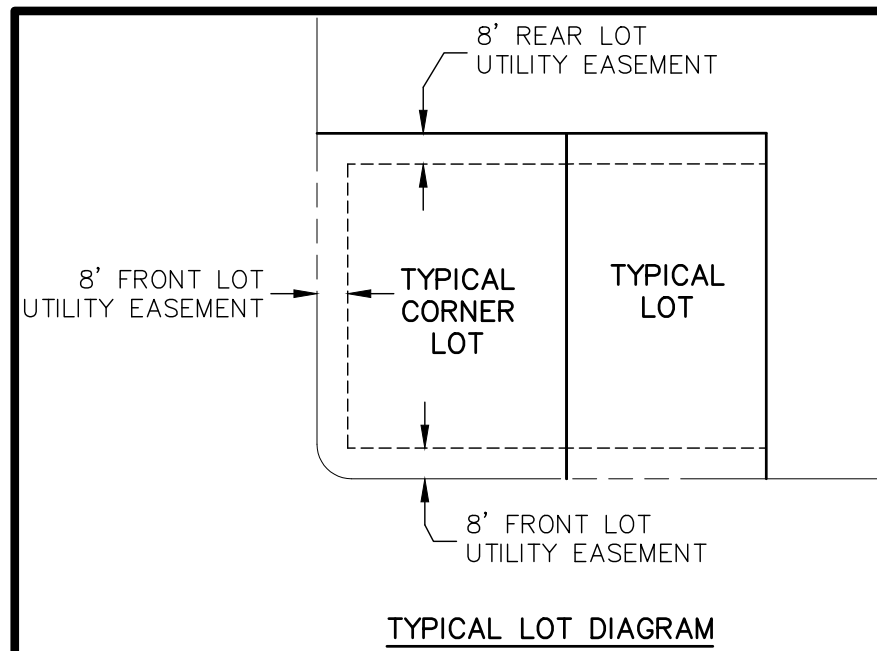
RIDGEGATE SOUTH WEST VILLAGE PRELIMINARY PLAN
SITE PLAN
SHEET 20 OF 57
JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



KEYMAP
SCALE: 1"=5000'



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR:
SHEA HOMES
9380 STATION STREET
SUITE 600
LONE TREE, CO 80124
(303) 791-8180

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A Westrian Company
Central: 303-740-9883 • Colorado Springs: 719-583-2583
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NOTES

- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
- SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

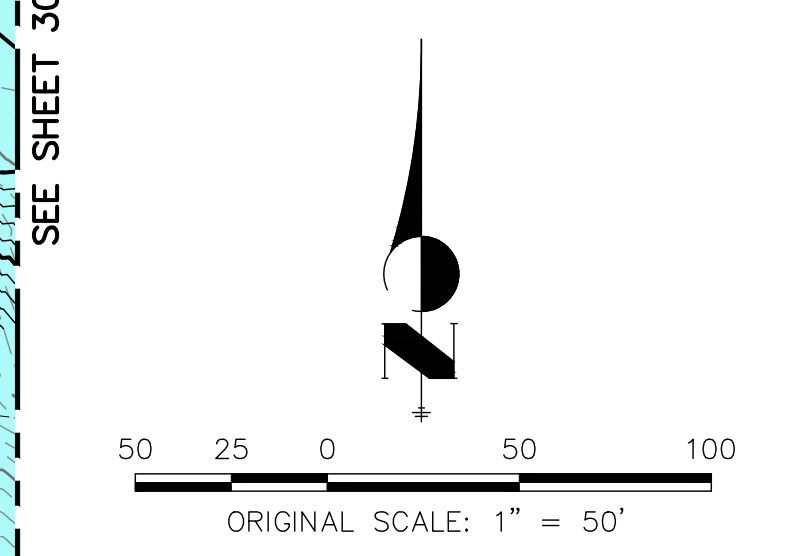
TRACT LEGEND

[Light Green]	HOA ENHANCED LANDSCAPE AREA
[Dark Green]	HOA LANDSCAPE AREA
[Light Blue]	OPEN SPACE (PUBLIC)
[Yellow]	REGIONAL PARK
[Purple]	NEIGHBORHOOD PARK
[Red]	COMMERCIAL
[Light Cyan]	S.F.A.
[Blue]	INSTITUTIONAL (SCHOOL)
[Grey]	PRIVATE ALLEY
[Brown]	VILLAGE RECREATION AND AMENITY CENTER (HOA)
[Dark Green]	UTILITY / INFRASTRUCTURE

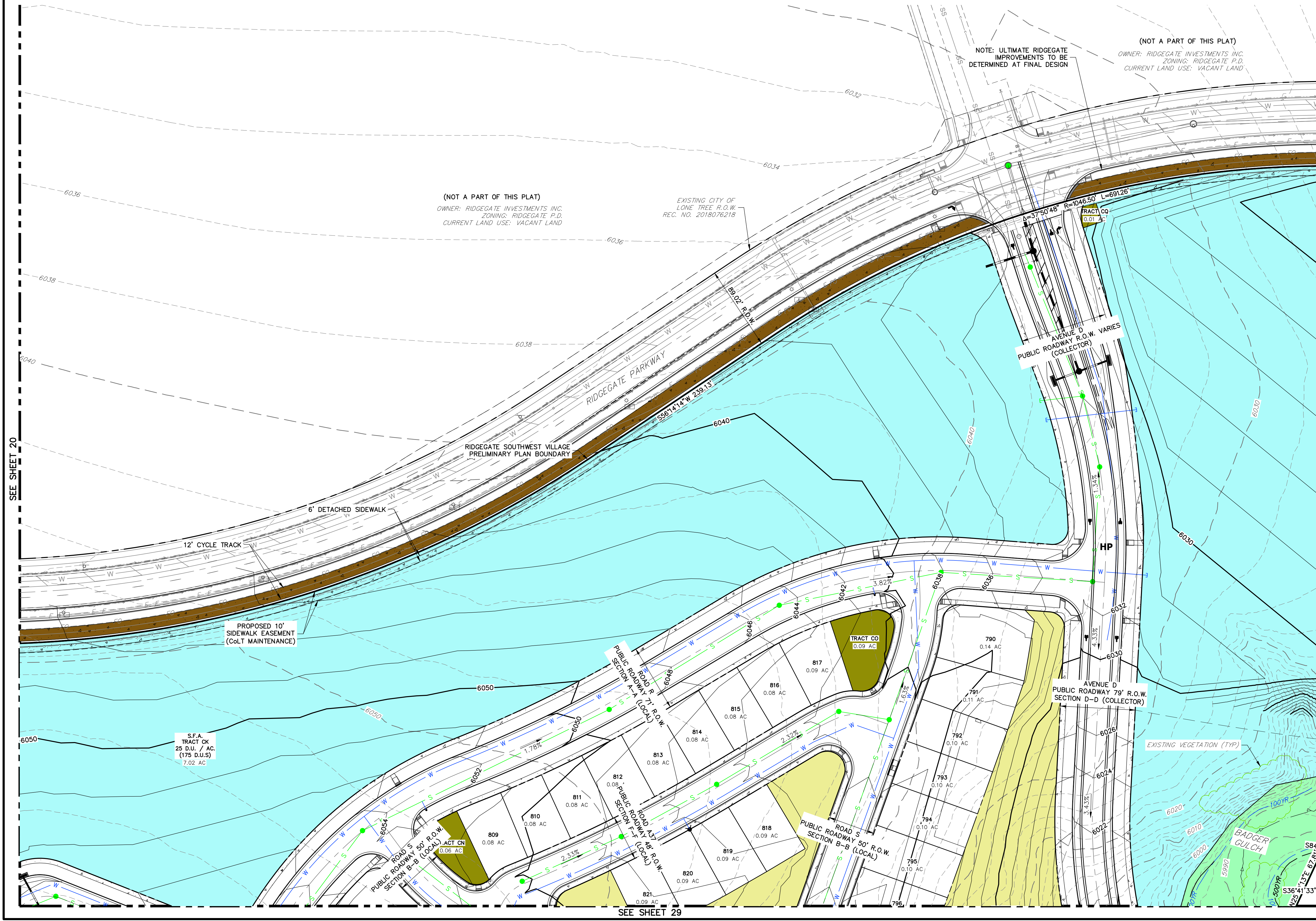
BY	DATE
JGS	7/13/20
JGS	8/27/20
JGS	10/28/20
JGS	11/3/20

No.	REVISION	DATE
1	1ST SUBMITTAL	N/A
2	2ND SUBMITTAL	1/12/21
3	3RD SUBMITTAL	JGS
4	4TH SUBMITTAL	JGS

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	1/12/21	JGS	CGM	JGS



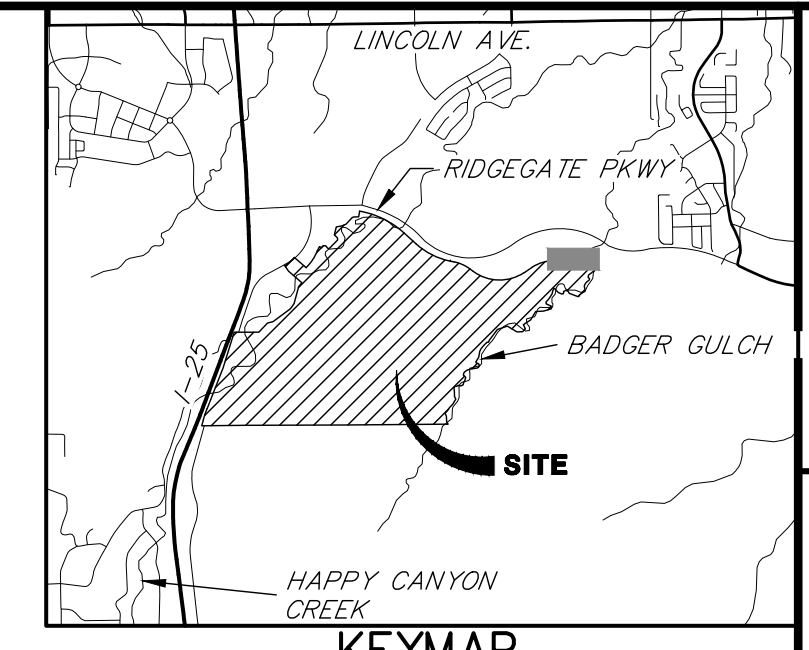
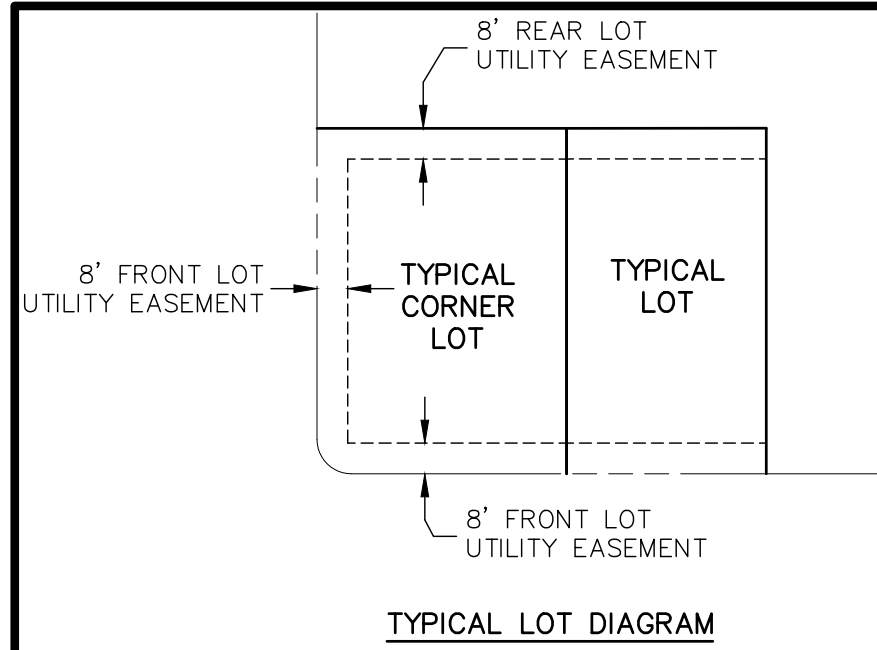
PRELIMINARY PLAN
RIDGEGATE SOUTHWEST VILLAGE
PREPARED BY:
J.R. ENGINEERING
A Westrian Company
PREPARED FOR:
Shea
SUBMITTAL DATE: 1/12/2021



RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
SITE PLAN
SHEET 21 OF 57
JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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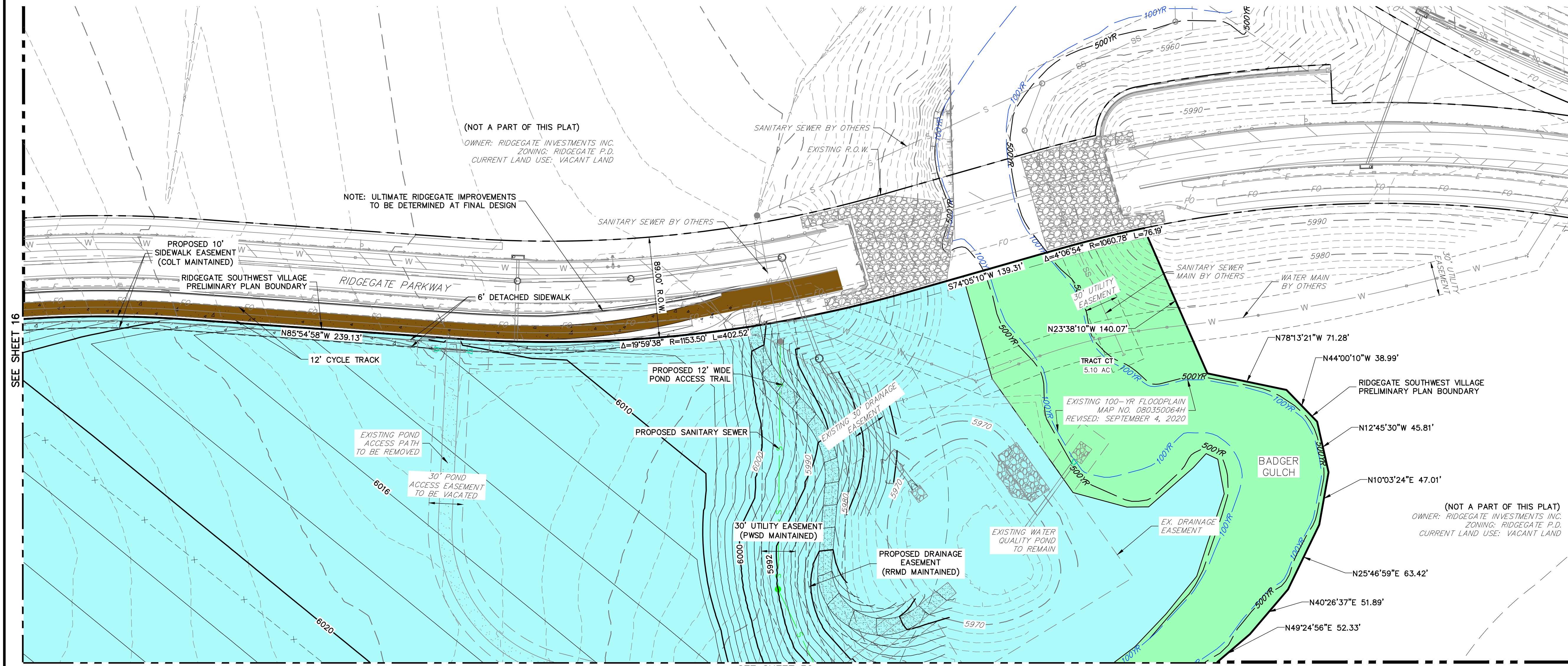
PREPARED FOR:
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

NOTES

- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
- SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

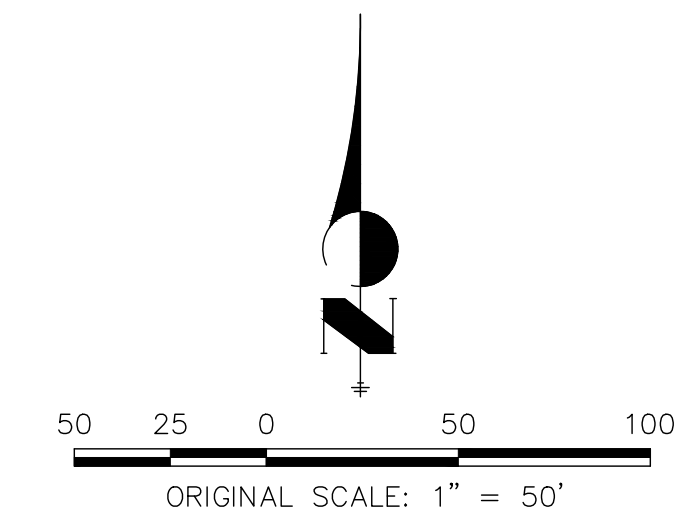
TRACT LEGEND

	HOA ENHANCED LANDSCAPE AREA
	HOA LANDSCAPE AREA
	OPEN SPACE (PUBLIC)
	REGIONAL PARK
	NEIGHBORHOOD PARK
	COMMERCIAL
	S.F.A.
	INSTITUTIONAL (SCHOOL)
	PRIVATE ALLEY
	VILLAGE RECREATION AND AMENITY CENTER (HOA)
	UTILITY / INFRASTRUCTURE



SEE SHEET 16

SEE SHEET 30



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:

 A Westrian Company
 PREPARED FOR:

 SUBMITTAL DATE: 1/12/2021

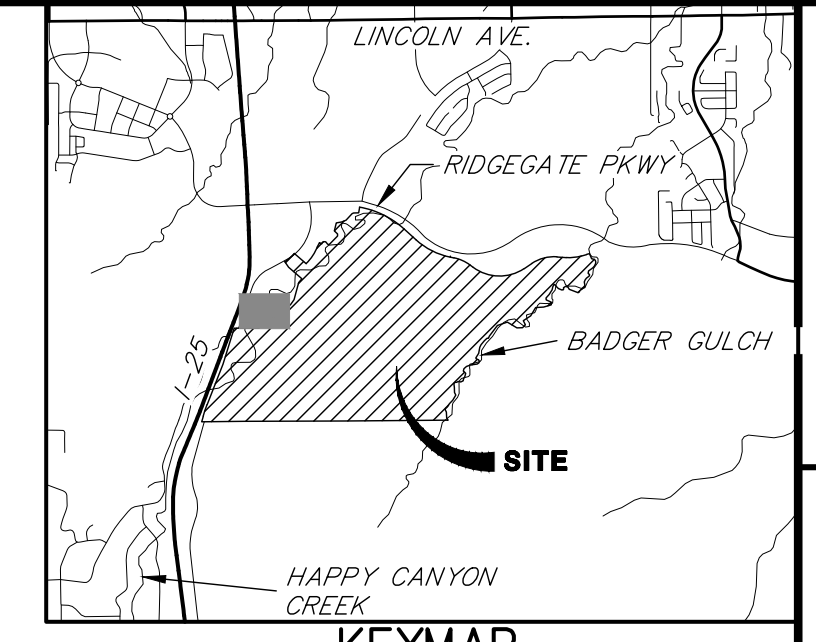
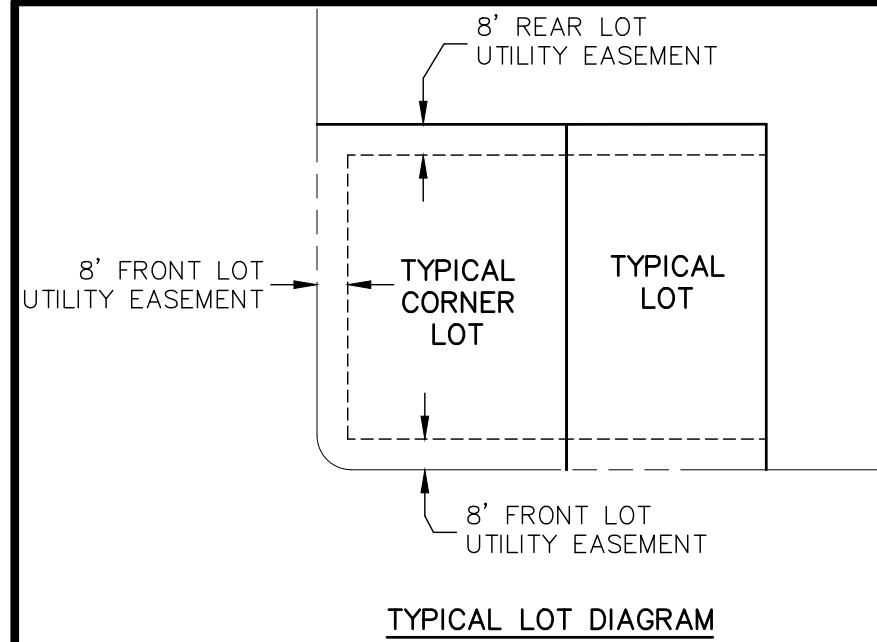
NO.	REVISION	DATE	BY
1	1ST SUBMITTAL	7/13/20	JCS
2	2ND SUBMITTAL	8/27/20	JCS
3	3RD SUBMITTAL	10/28/20	JCS
4	4TH SUBMITTAL	11/3/20	JCS

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN	SITE PLAN	H-SCALE	1"=50'
		V-SCALE	N/A
SHEET 22 OF 57	JOB NO. 15950.00	DESIGNED BY	JCS
		DRAWN BY	CGM
		CHECKED BY	JCS

J-R ENGINEERING
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 Fort Collins 970-491-9888 • www.jrengineering.com

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

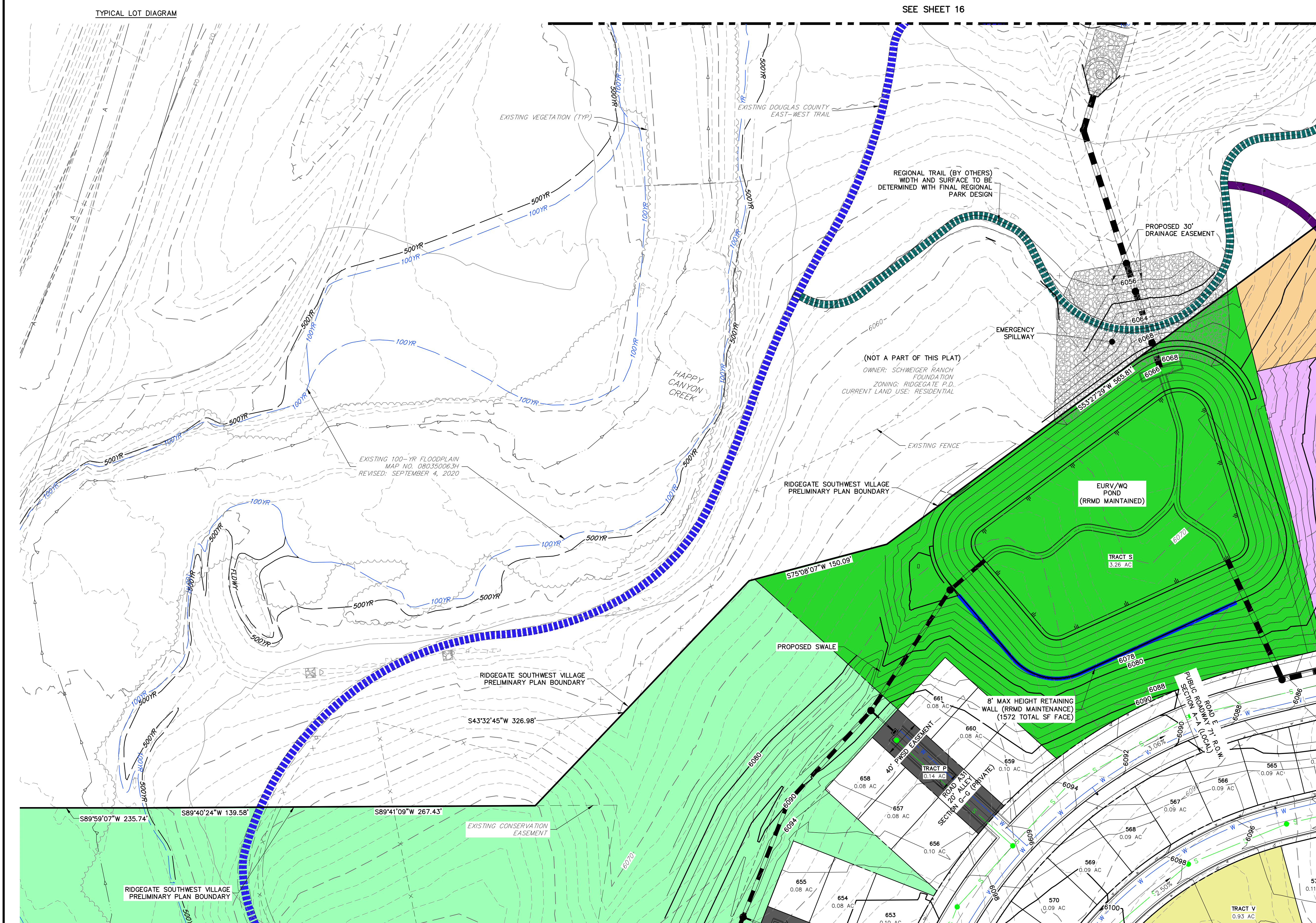
PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

J.R. ENGINEERING
 A Westrian Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

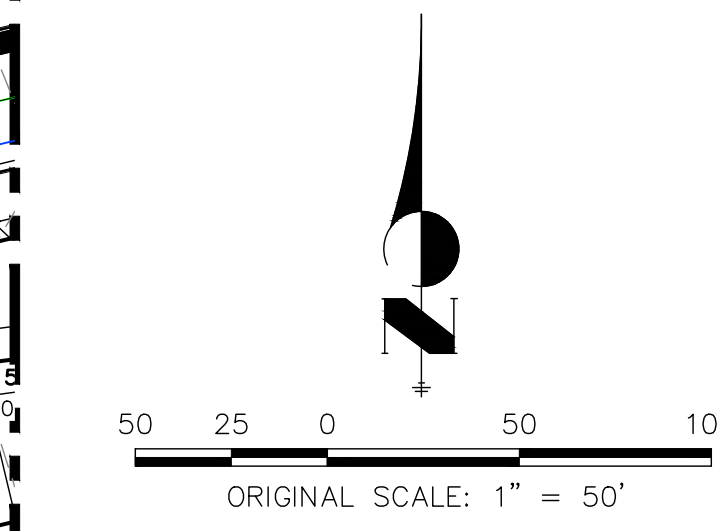
- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

[Light Green Box]	HOA ENHANCED LANDSCAPE AREA
[Dark Green Box]	HOA LANDSCAPE AREA
[Light Blue Box]	OPEN SPACE (PUBLIC)
[Orange Box]	REGIONAL PARK
[Purple Box]	NEIGHBORHOOD PARK
[Red Box]	COMMERCIAL
[Cyan Box]	S.F.A.
[Blue Box]	INSTITUTIONAL (SCHOOL)
[Grey Box]	PRIVATE ALLEY
[Brown Box]	VILLAGE RECREATION AND AMENITY CENTER (HOA)
[Dark Green Box]	UTILITY / INFRASTRUCTURE



SEE SHEET 24



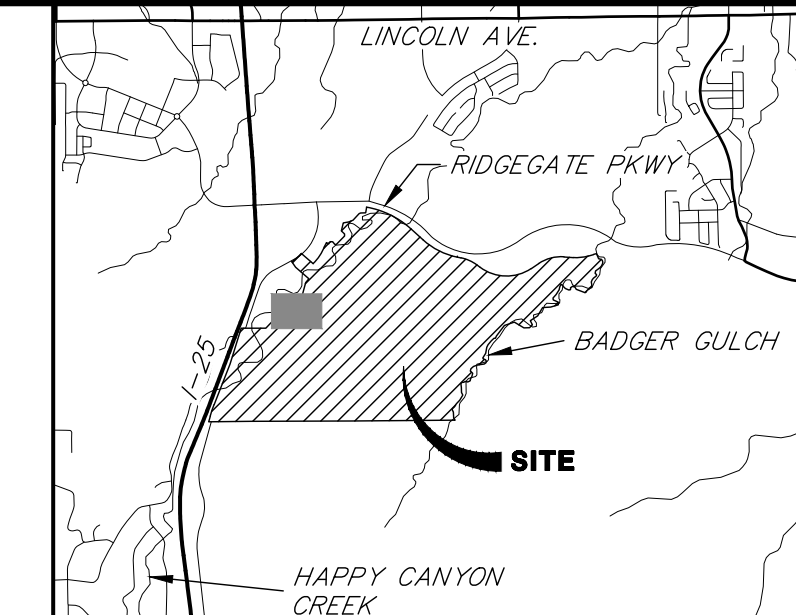
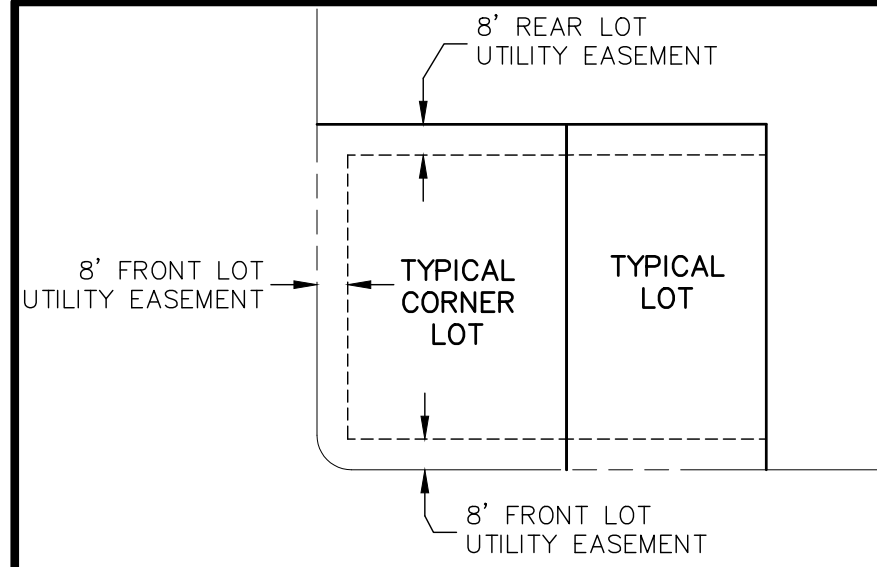
PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:
 Shea Homes
 SUBMITTAL DATE: 1/12/2021

BY	DATE	REVISION	1"=50'	H-SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
JCS	7/13/20	1ST SUBMITTAL	N/A	N/A	JCS	CGM	JCS
JCS	8/27/20	2ND SUBMITTAL	1/12/21	1/12/21	JCS	CGM	JCS
JCS	10/28/20	3RD SUBMITTAL					
JCS	11/3/20	4TH SUBMITTAL					

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 23 OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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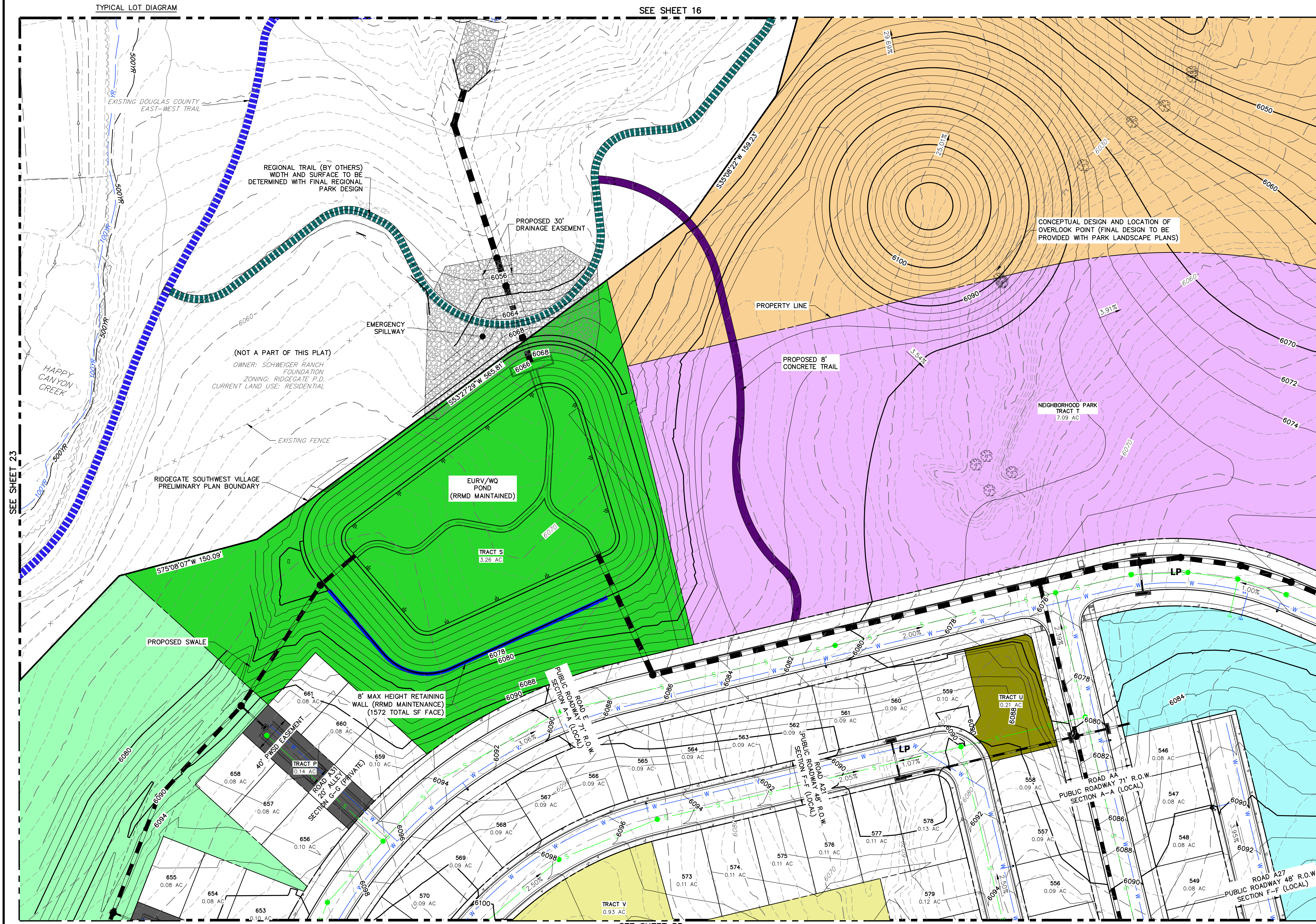
PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

J.R. ENGINEERING
 A Westrian Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2683
 Fort Collins 970-491-9888 • www.jrengineering.com

- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

[Light Green]	HOA ENHANCED LANDSCAPE AREA
[Dark Green]	HOA LANDSCAPE AREA
[Light Blue]	OPEN SPACE (PUBLIC)
[Orange]	REGIONAL PARK
[Purple]	NEIGHBORHOOD PARK
[Red]	COMMERCIAL
[Cyan]	S.F.A.
[Blue]	INSTITUTIONAL (SCHOOL)
[Grey]	PRIVATE ALLEY
[Brown]	VILLAGE RECREATION AND AMENITY CENTER (HOA)
[Dark Green]	UTILITY / INFRASTRUCTURE

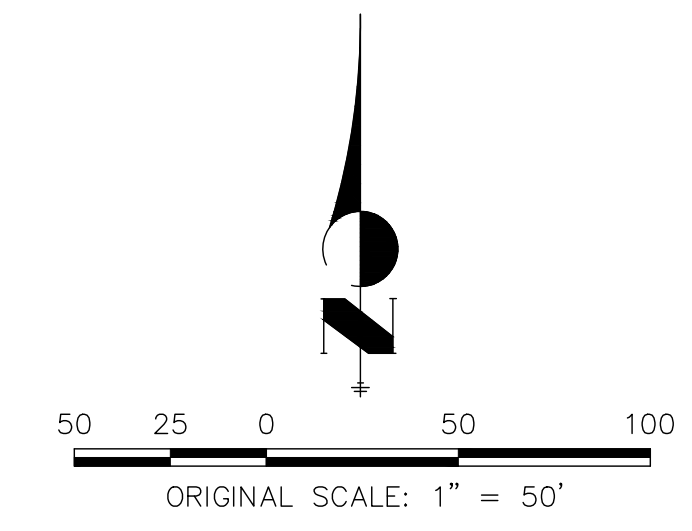


SEE SHEET 25

SEE SHEET 23

SEE SHEET 16

SEE SHEET 33



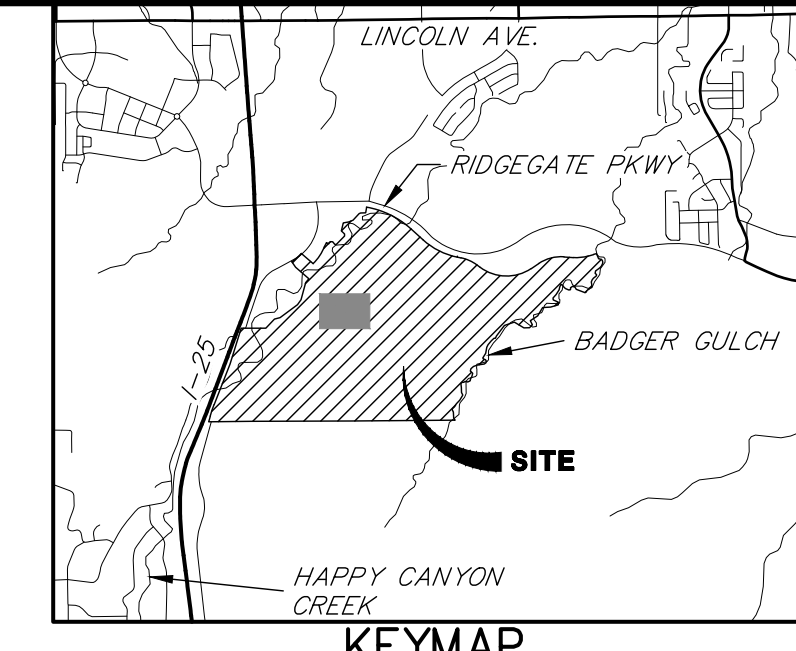
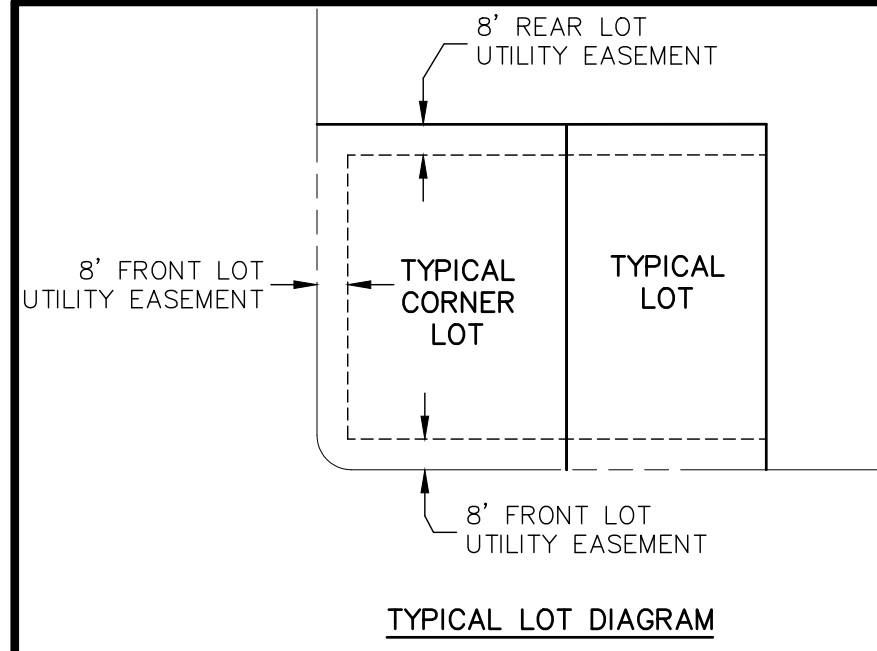
PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:
 SHEA HOMES
 SUBMITTAL DATE: 1/12/2021

BY	DATE	REVISION
JCS	7/13/20	1 1ST SUBMITTAL
JCS	8/27/20	2 2ND SUBMITTAL
JCS	10/28/20	3 3RD SUBMITTAL
JCS	11/3/20	4 4TH SUBMITTAL

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 24 OF 57
 JOB NO. 15950.00

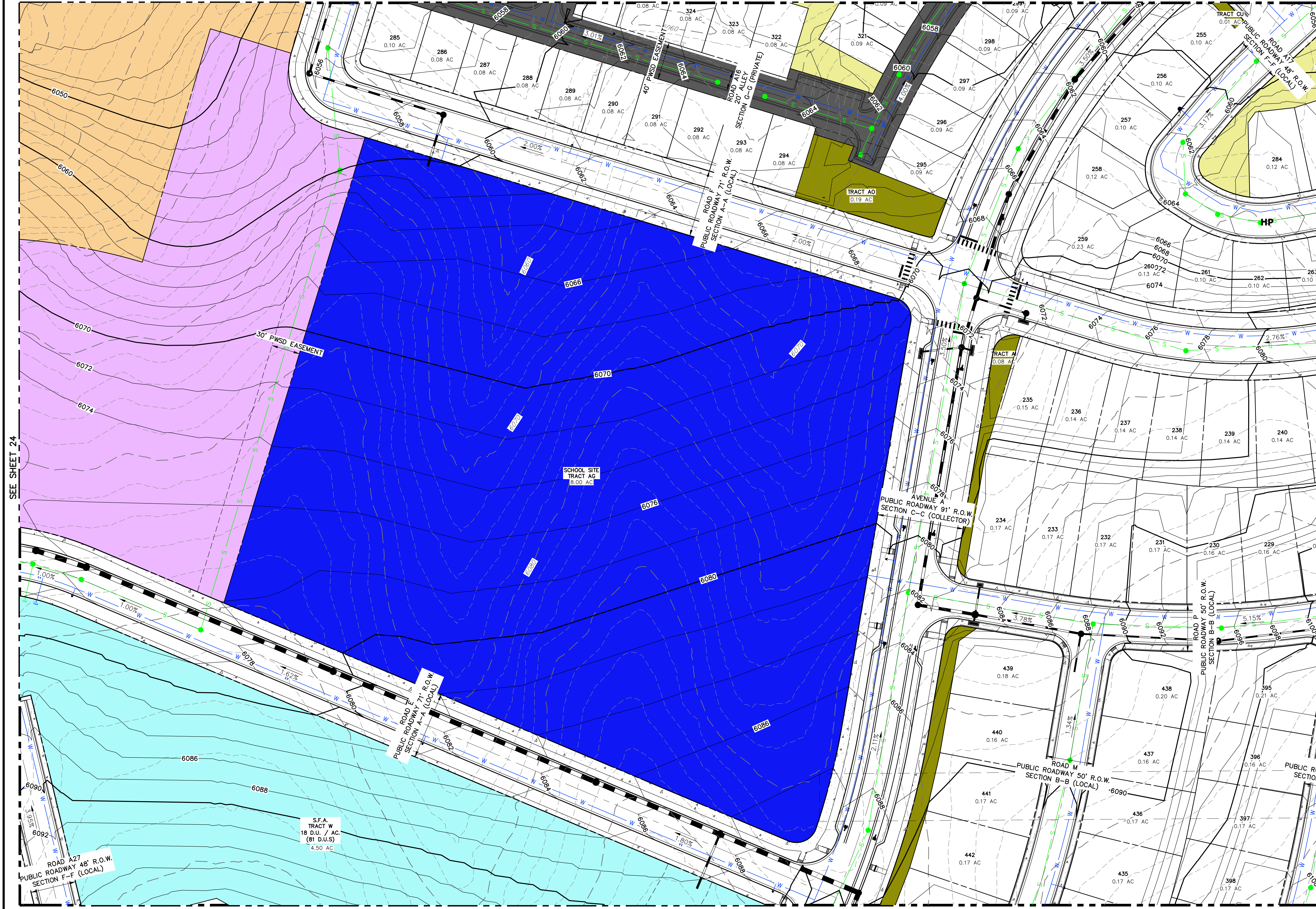
RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
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 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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PREPARED FOR:
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180



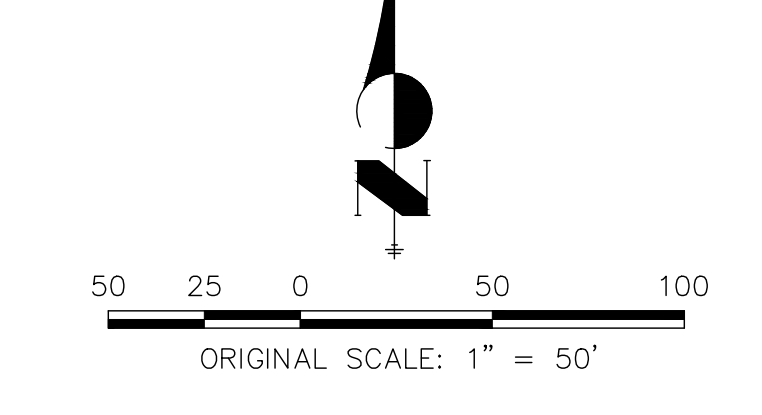
- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

[Light Green]	HOA ENHANCED LANDSCAPE AREA
[Dark Green]	HOA LANDSCAPE AREA
[Light Blue]	OPEN SPACE (PUBLIC)
[Light Purple]	REGIONAL PARK
[Light Pink]	NEIGHBORHOOD PARK
[Red]	COMMERCIAL
[Cyan]	S.F.A.
[Blue]	INSTITUTIONAL (SCHOOL)
[Grey]	PRIVATE ALLEY
[Brown]	VILLAGE RECREATION AND AMENITY CENTER (HOA)
[Green]	UTILITY / INFRASTRUCTURE

BY	DATE	REVISION
JCS	7/13/20	1ST SUBMITTAL
JCS	8/27/20	2ND SUBMITTAL
JCS	10/28/20	3RD SUBMITTAL
JCS	11/3/20	4TH SUBMITTAL

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	1/12/21	JCS	CGM	JCS

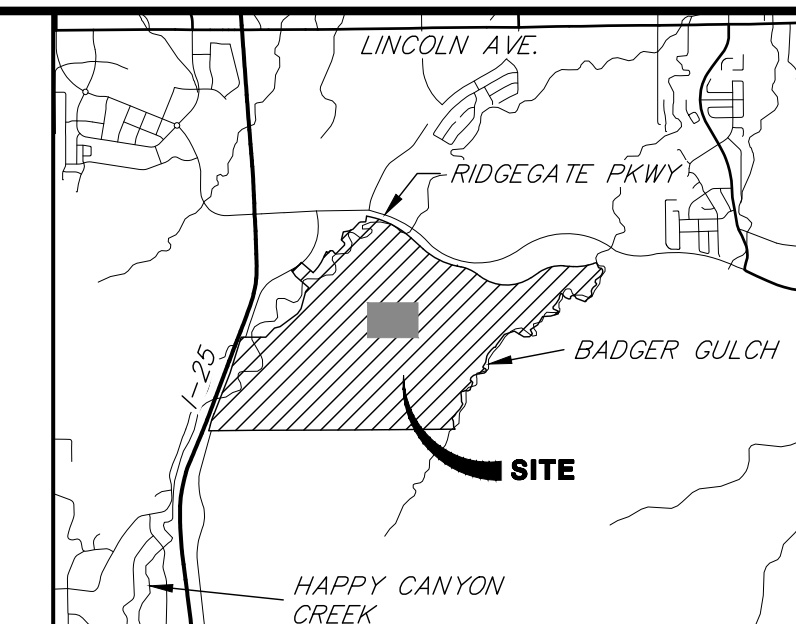
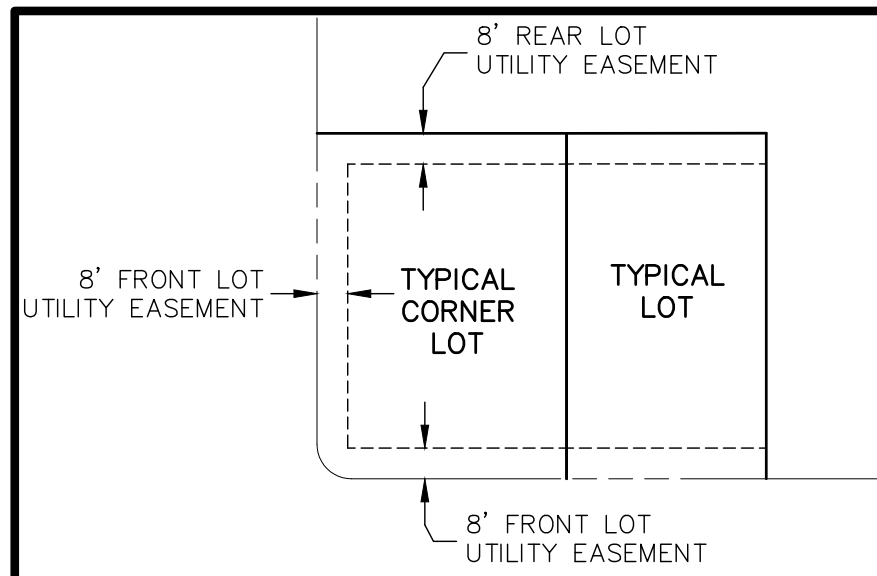


PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J-R ENGINEERING
 A Westrian Company
 PREPARED FOR:
 SHEA HOMES

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 25 OF 57
 SUBMITTAL DATE: 1/12/2021
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
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 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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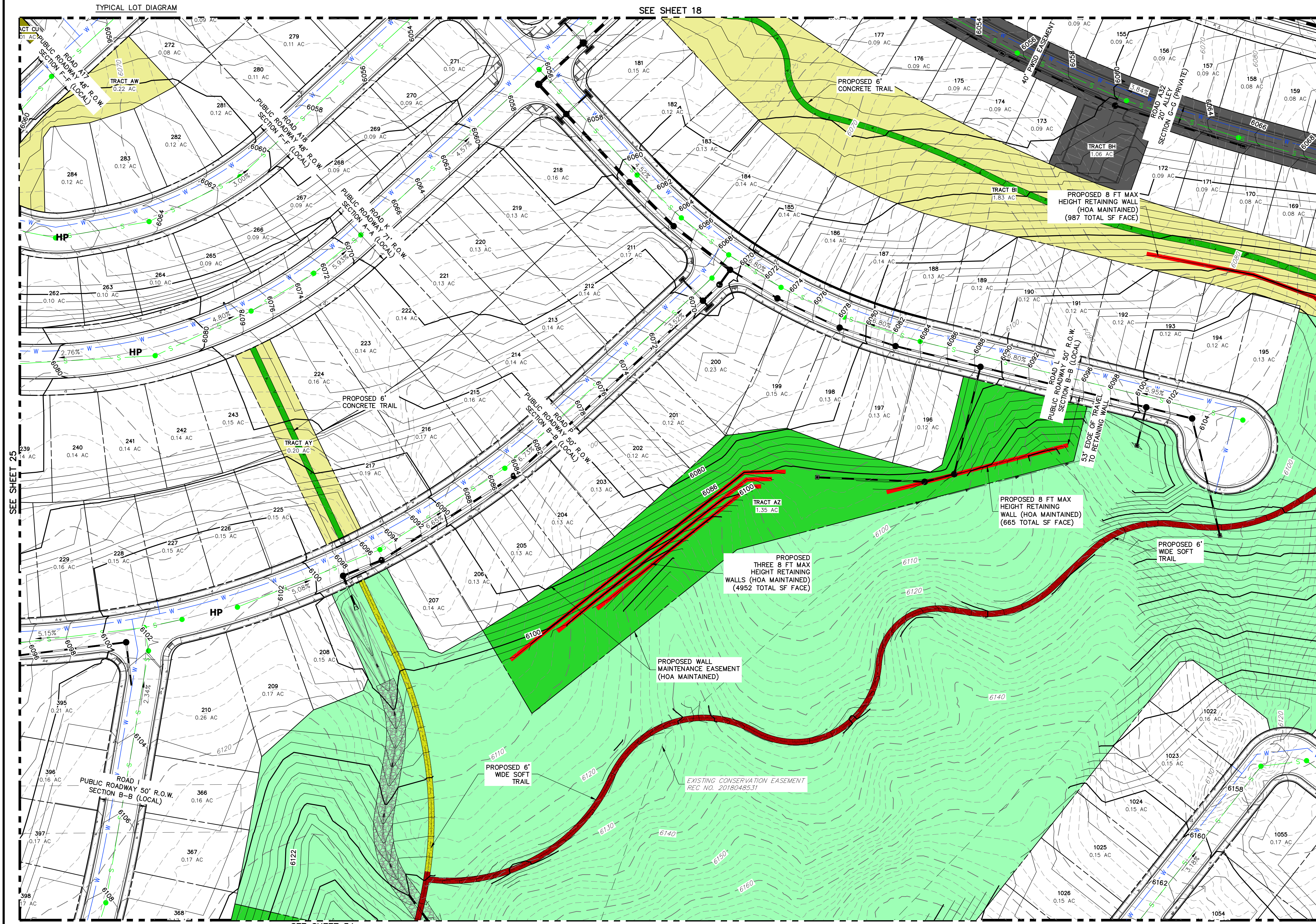
PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

NOTES
 1. SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 2. SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

	HOA ENHANCED LANDSCAPE AREA
	HOA LANDSCAPE AREA
	OPEN SPACE (PUBLIC)
	REGIONAL PARK
	NEIGHBORHOOD PARK
	COMMERCIAL
	S.F.A.
	INSTITUTIONAL (SCHOOL)
	PRIVATE ALLEY
	VILLAGE RECREATION AND AMENITY CENTER (HOA)
	UTILITY / INFRASTRUCTURE

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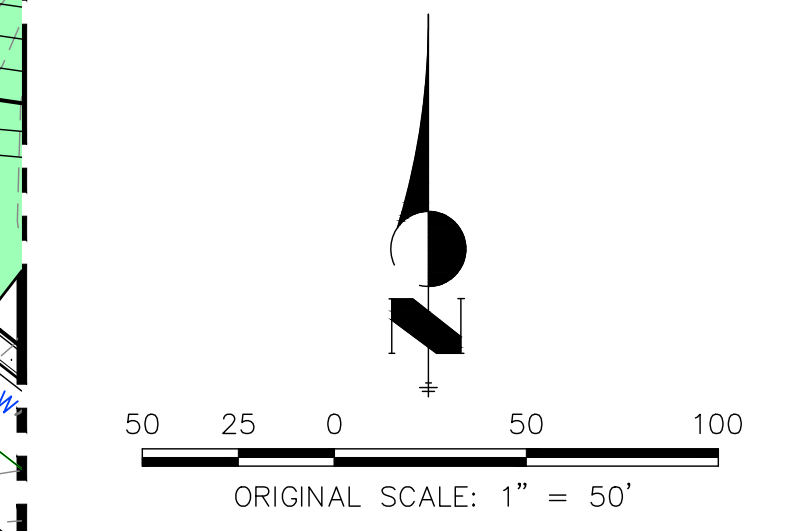
SEE SHEET 27

SEE SHEET 25

SEE SHEET 18

SEE SHEET 34

SEE SHEET 35



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J-R ENGINEERING
 A Westrian Company
 PREPARED FOR:

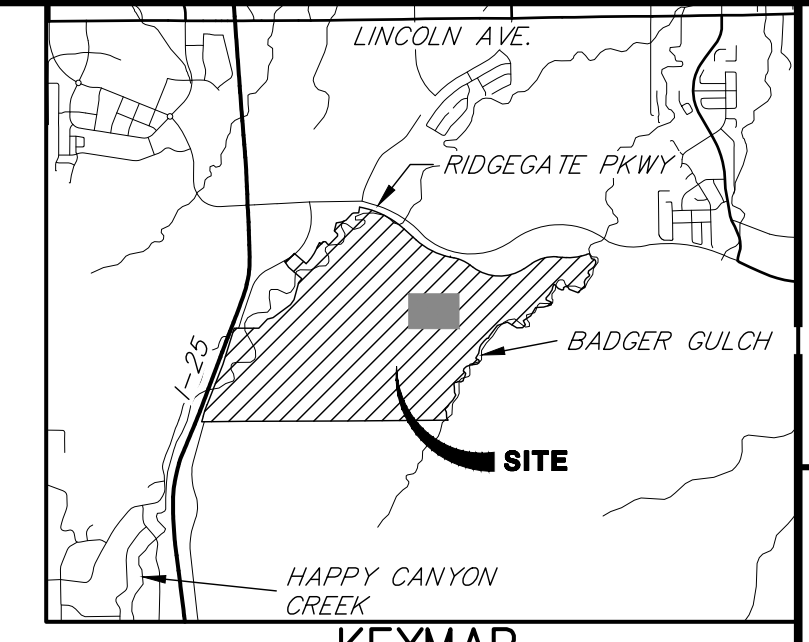
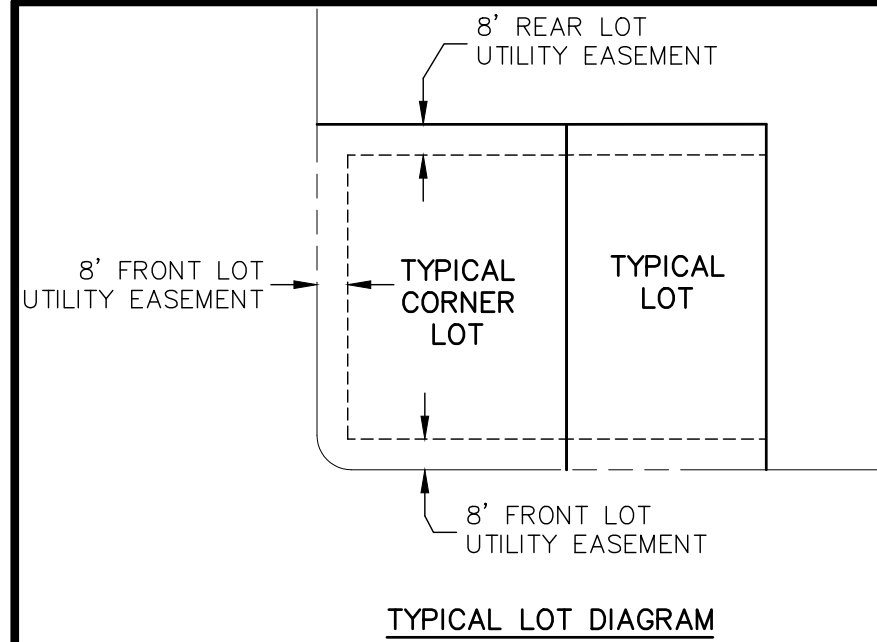
 SUBMITTAL DATE: 1/12/2021

BY	DATE	REVISION	1"=50'	H-SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
JCS	7/13/20	1 1ST SUBMITTAL	N/A	N/A	JCS	CGM	JCS
JCS	8/27/20	2 2ND SUBMITTAL					
JCS	10/28/20	3 3RD SUBMITTAL					
JCS	11/3/20	4 4TH SUBMITTAL					

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 26 OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO
 80124
 (303) 791-8180

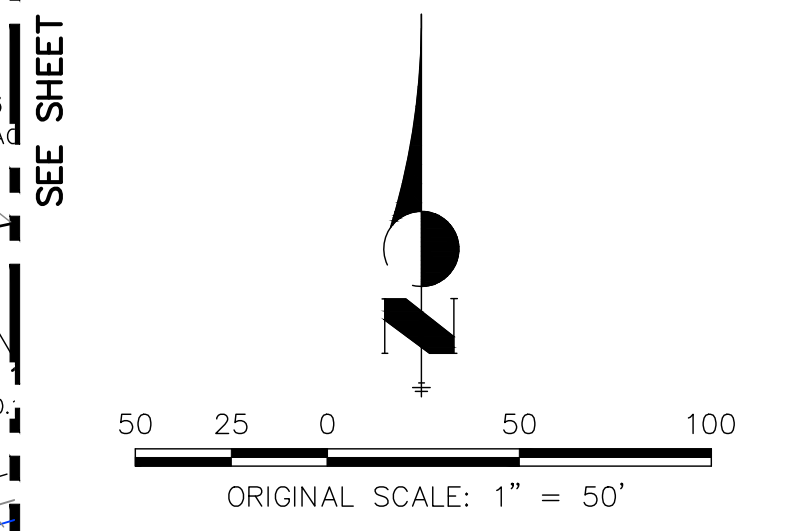
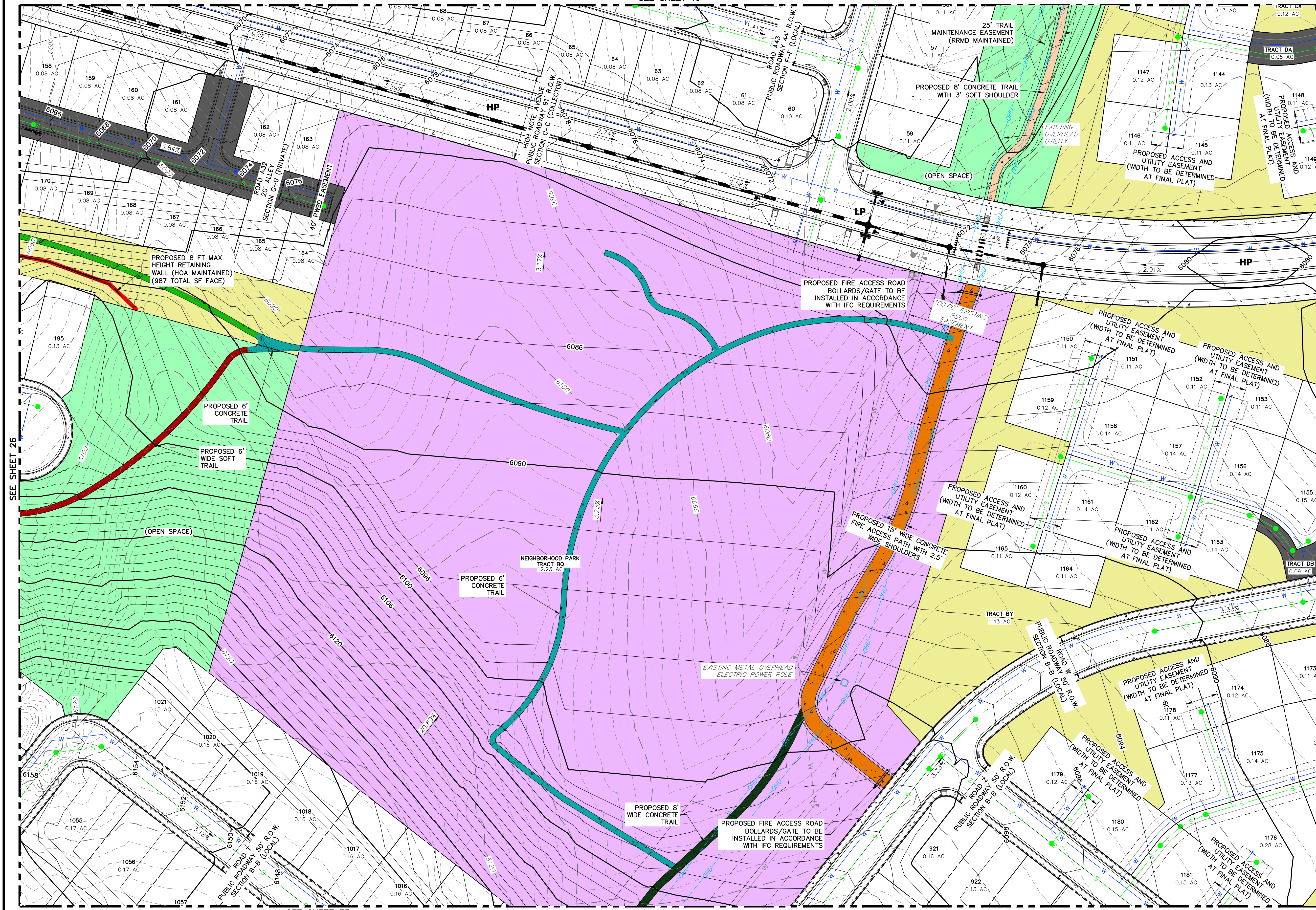
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NOTES
 1. SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 2. SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

	HOA ENHANCED LANDSCAPE AREA
	HOA LANDSCAPE AREA
	OPEN SPACE (PUBLIC)
	REGIONAL PARK
	NEIGHBORHOOD PARK
	COMMERCIAL
	S.F.A.
	INSTITUTIONAL (SCHOOL)
	PRIVATE ALLEY
	VILLAGE RECREATION AND AMENITY CENTER (HOA)
	UTILITY / INFRASTRUCTURE



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:

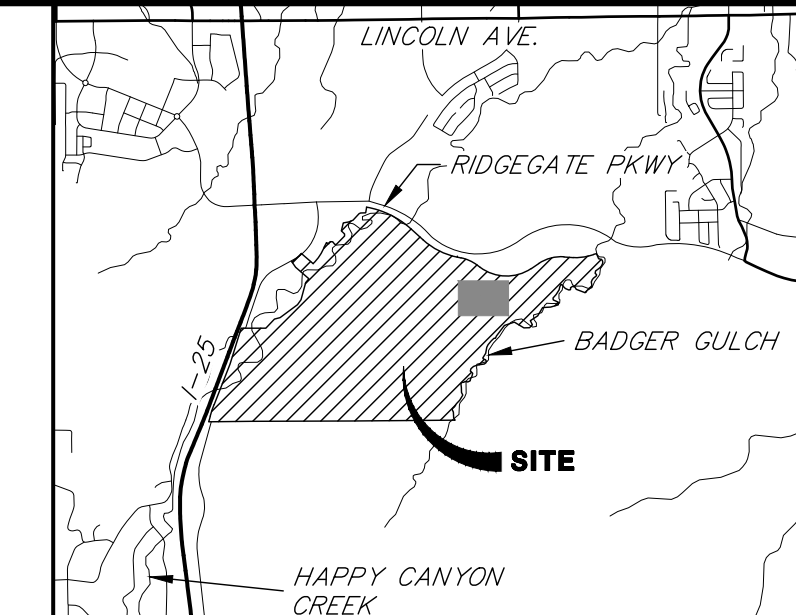
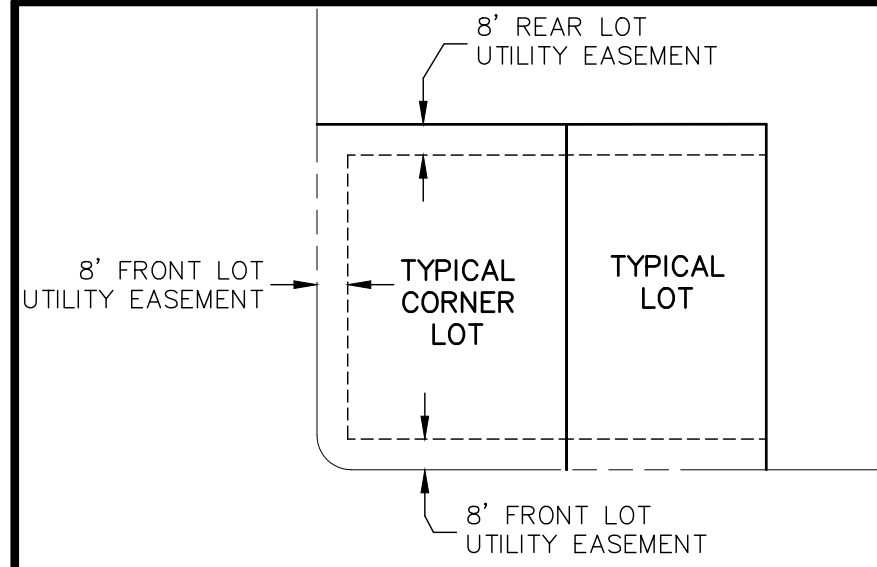
 SUBMITTAL DATE: 1/12/2021

NO.	REVISION	DATE	BY
1	1ST SUBMITTAL	7/13/20	JCS
2	2ND SUBMITTAL	8/27/20	JCS
3	3RD SUBMITTAL	10/28/20	JCS
4	4TH SUBMITTAL	11/3/20	JCS

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 27 OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
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 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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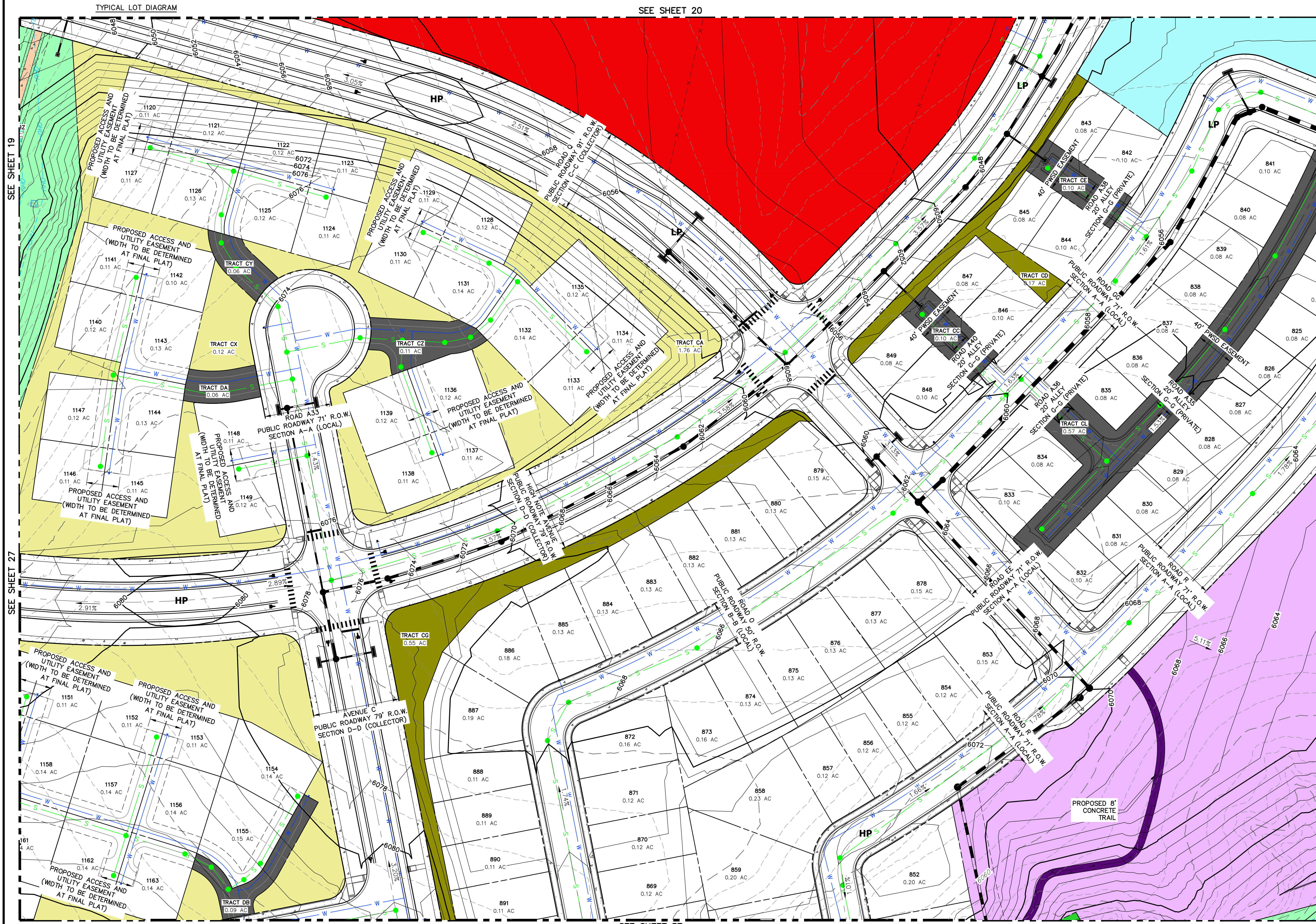
PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

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 A Westrian Company
 Central 303-740-9883 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

[Yellow]	HOA ENHANCED LANDSCAPE AREA
[Green]	HOA LANDSCAPE AREA
[Light Green]	OPEN SPACE (PUBLIC)
[Orange]	REGIONAL PARK
[Purple]	NEIGHBORHOOD PARK
[Red]	COMMERCIAL
[Cyan]	S.F.A.
[Blue]	INSTITUTIONAL (SCHOOL)
[Grey]	PRIVATE ALLEY
[Brown]	VILLAGE RECREATION AND AMENITY CENTER (HOA)
[Green]	UTILITY / INFRASTRUCTURE

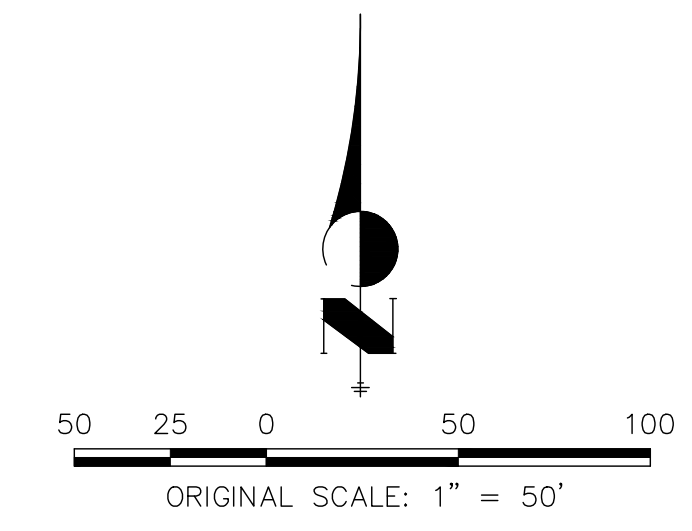


SEE SHEET 29

SEE SHEET 27

SEE SHEET 20

SEE SHEET 37



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:

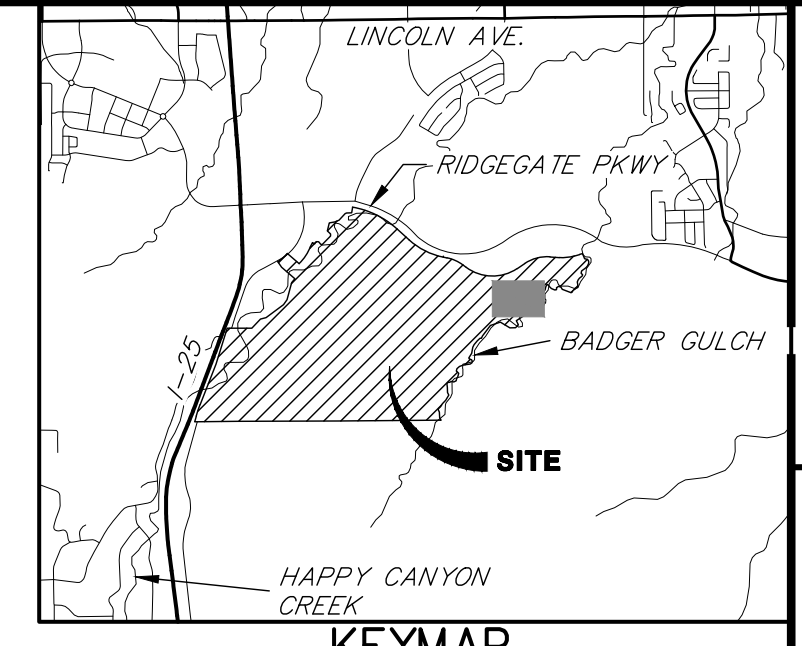
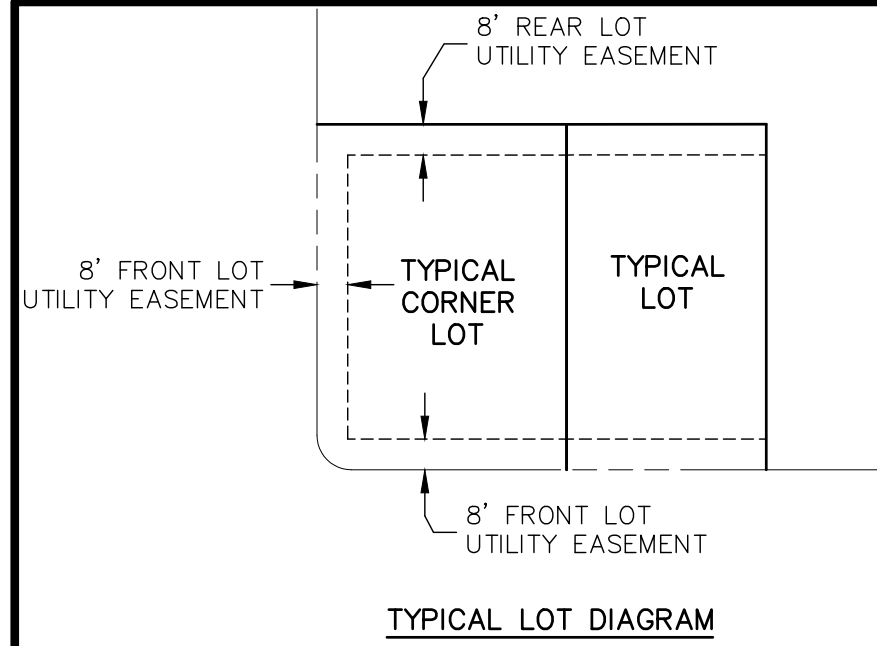
 SUBMITTAL DATE: 1/12/2021

NO.	REVISION	DATE	BY
1	1ST SUBMITTAL	7/13/20	JCS
2	2ND SUBMITTAL	8/27/20	JCS
3	3RD SUBMITTAL	10/28/20	JCS
4	4TH SUBMITTAL	11/3/20	JCS

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 28 OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
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PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

J.R. ENGINEERING
 A Westrian Company

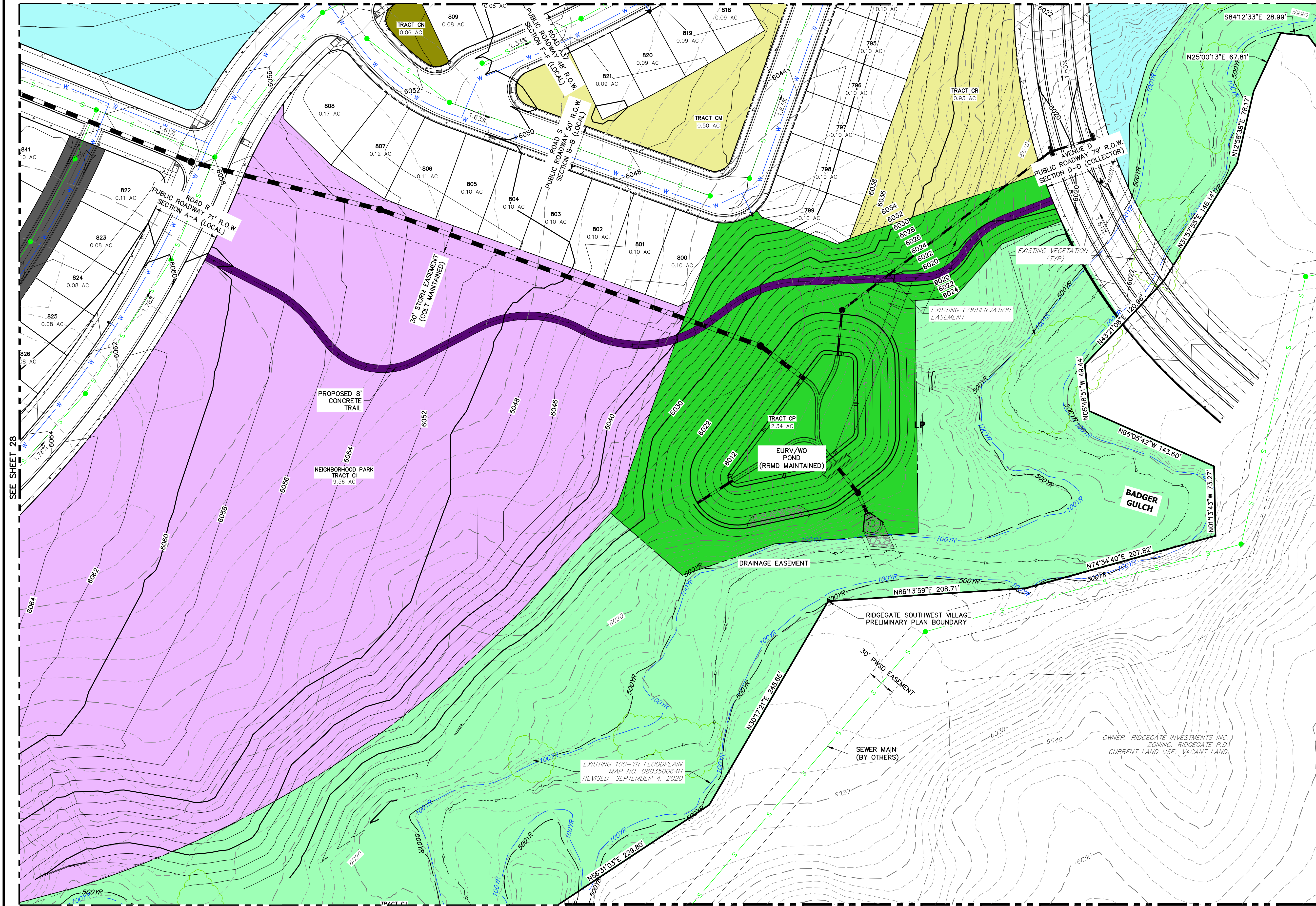
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NOTES

- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
- SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

	HOA ENHANCED LANDSCAPE AREA
	HOA LANDSCAPE AREA
	OPEN SPACE (PUBLIC)
	REGIONAL PARK
	NEIGHBORHOOD PARK
	COMMERCIAL
	S.F.A.
	INSTITUTIONAL (SCHOOL)
	PRIVATE ALLEY
	VILLAGE RECREATION AND AMENITY CENTER (HOA)
	UTILITY / INFRASTRUCTURE

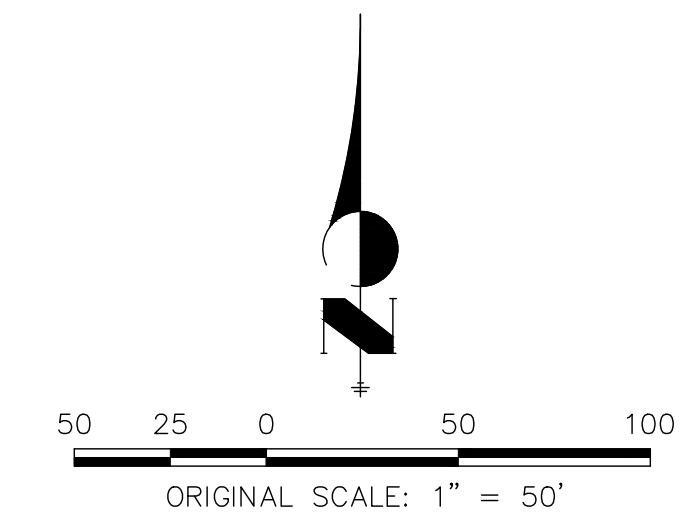


SEE SHEET 30

SEE SHEET 28

SEE SHEET 21

SEE SHEET 38



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:

J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:

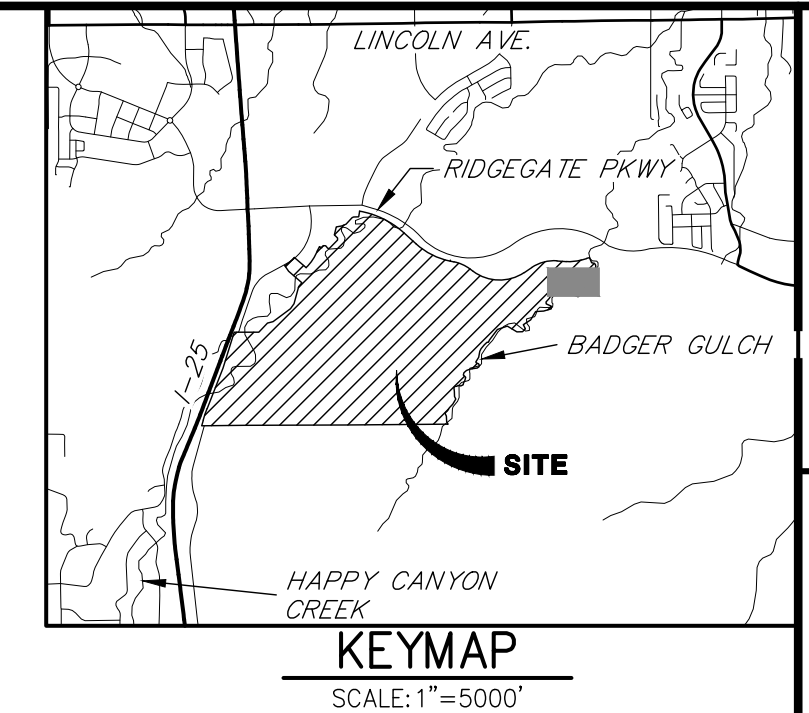
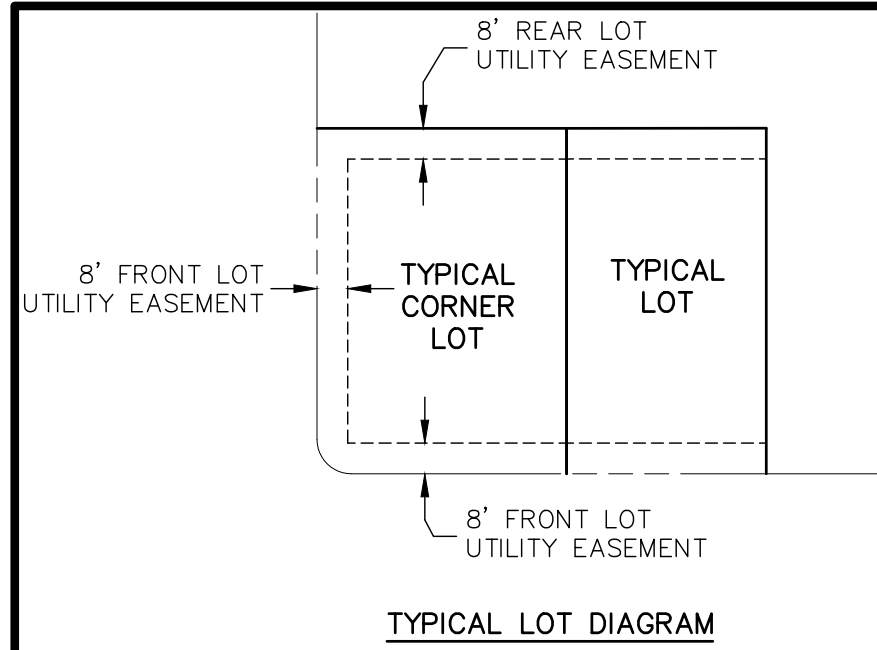
Shea

No.	REVISION	DATE	BY
1	1ST SUBMITTAL	7/13/20	JCS
2	2ND SUBMITTAL	8/27/20	JCS
3	3RD SUBMITTAL	10/28/20	JCS
4	4TH SUBMITTAL	11/3/20	JCS

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	1/12/21	JCS	CGM	JCS

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

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 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
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 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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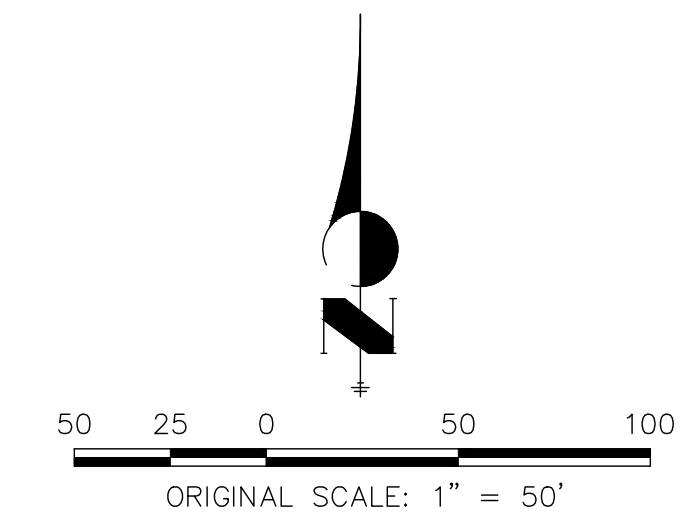
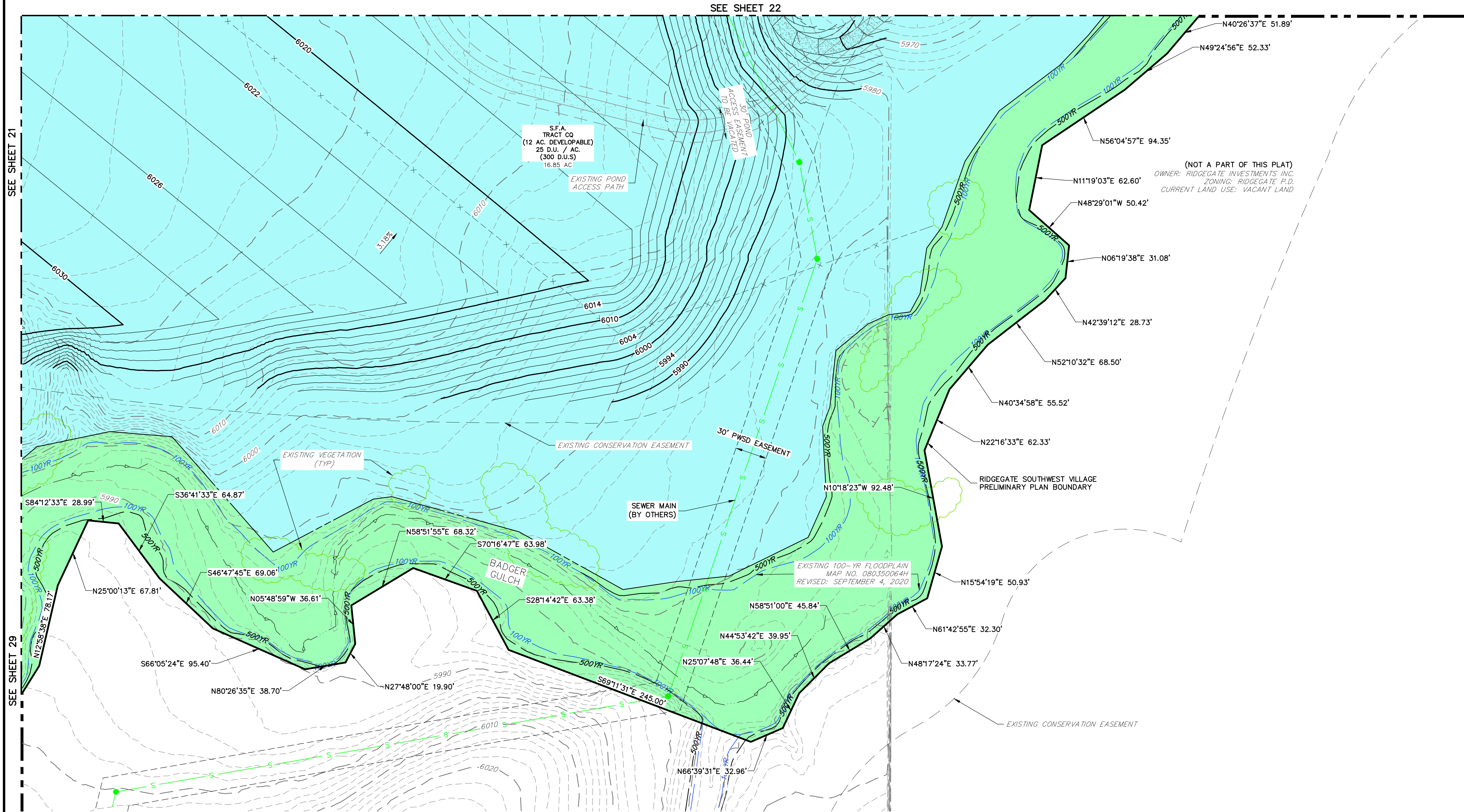
PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

NOTES

- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
- SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

	HOA ENHANCED LANDSCAPE AREA
	HOA LANDSCAPE AREA
	OPEN SPACE (PUBLIC)
	REGIONAL PARK
	NEIGHBORHOOD PARK
	COMMERCIAL
	S.F.A.
	INSTITUTIONAL (SCHOOL)
	PRIVATE ALLEY
	VILLAGE RECREATION AND AMENITY CENTER (HOA)
	UTILITY / INFRASTRUCTURE



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J-R ENGINEERING
 A Westrian Company
 PREPARED FOR:

 SUBMITTAL DATE: 1/12/2021

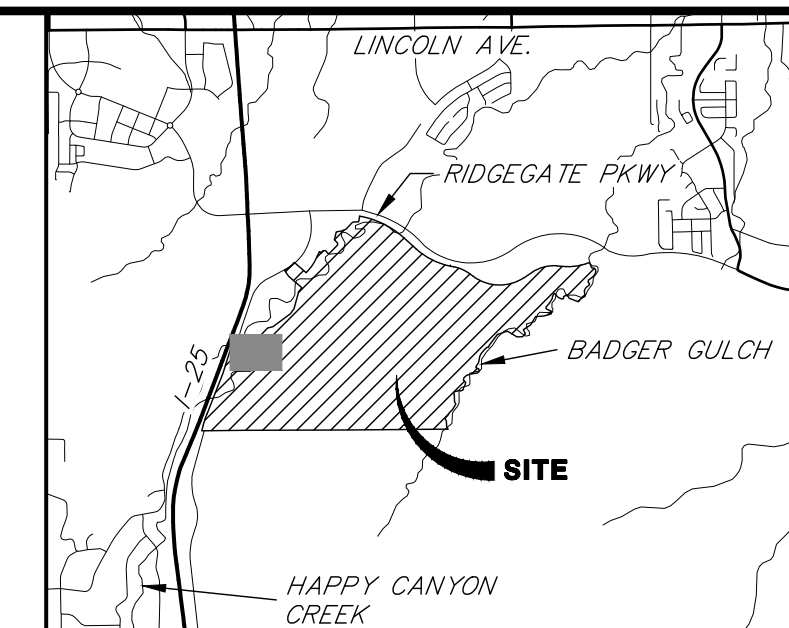
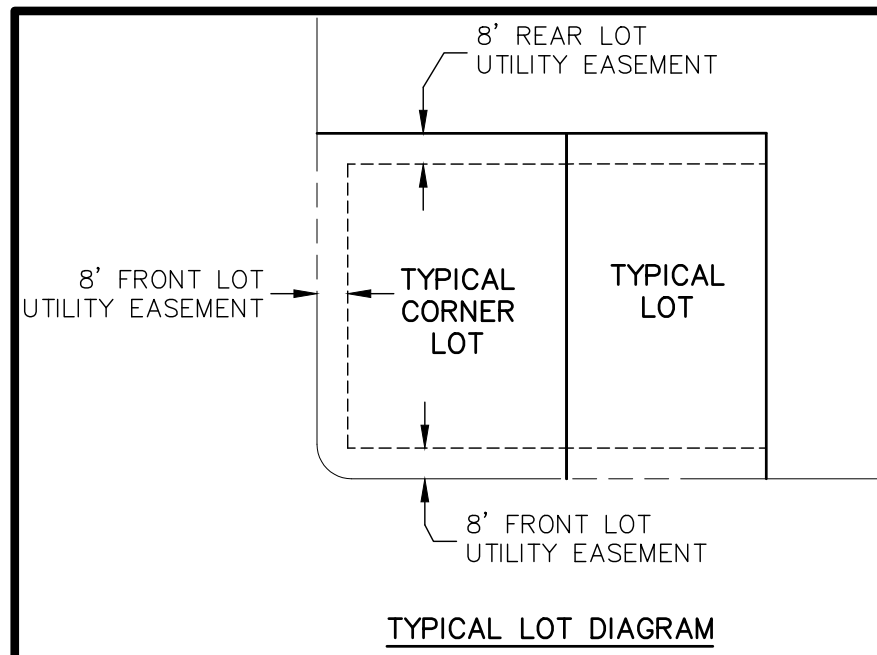
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 Centennial 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION
JCS	7/13/20	1ST SUBMITTAL
JCS	8/27/20	2ND SUBMITTAL
JCS	10/28/20	3RD SUBMITTAL
JCS	11/3/20	4TH SUBMITTAL

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN	SITE PLAN
SHEET 30 OF 57	JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

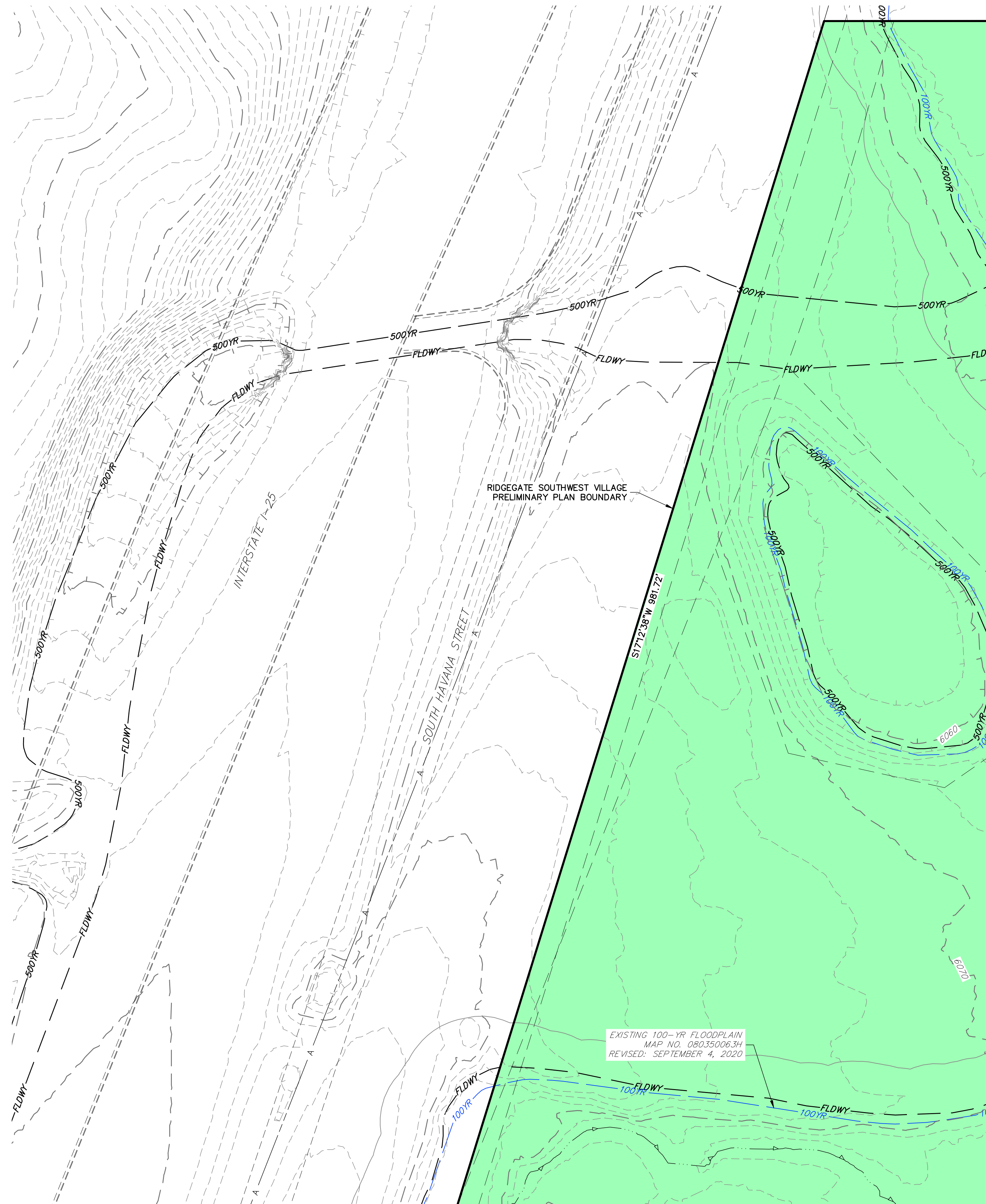
NOTES

- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
- SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

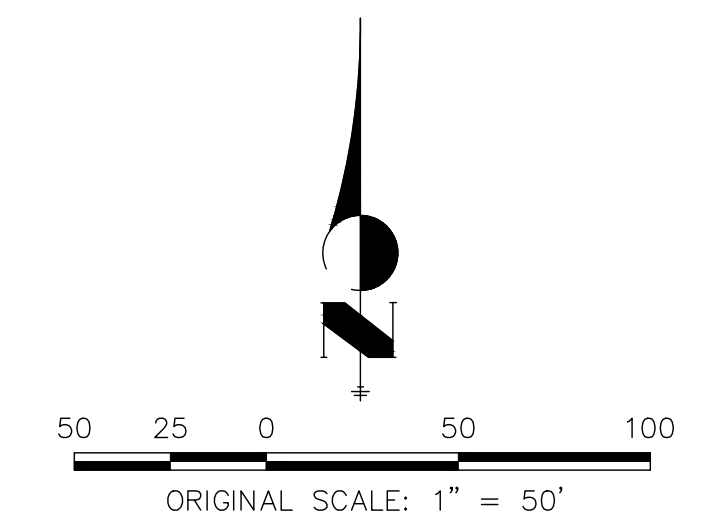
TRACT LEGEND

	HOA ENHANCED LANDSCAPE AREA
	HOA LANDSCAPE AREA
	OPEN SPACE (PUBLIC)
	REGIONAL PARK
	NEIGHBORHOOD PARK
	COMMERCIAL
	S.F.A.
	INSTITUTIONAL (SCHOOL)
	PRIVATE ALLEY
	VILLAGE RECREATION AND AMENITY CENTER (HOA)
	UTILITY / INFRASTRUCTURE

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 Fort Collins 970-491-9888 • www.jrengineering.com



EXISTING 100-YR FLOODPLAIN
 MAP NO. 080350063H
 REVISED: SEPTEMBER 4, 2020



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:

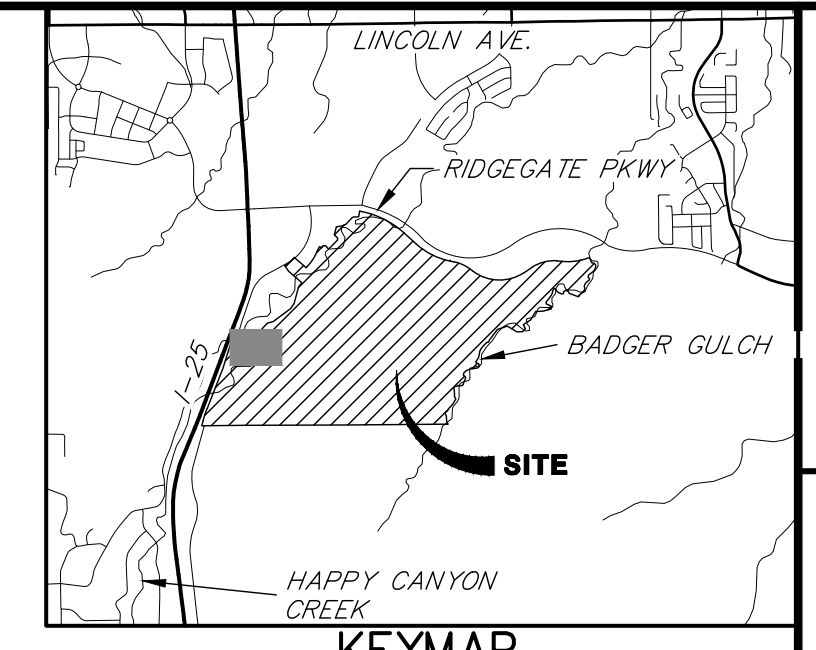
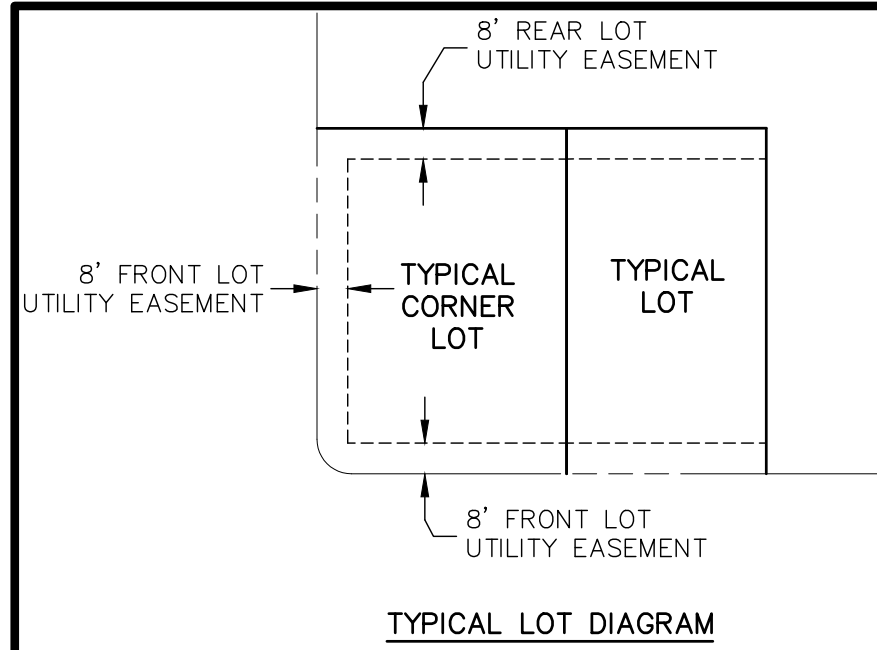
Shea
 SUBMITTAL DATE: 1/12/2021

BY	DATE	No.	REVISION
JGS	7/13/20	1	1ST SUBMITTAL
JGS	8/27/20	2	2ND SUBMITTAL
JGS	10/28/20	3	3RD SUBMITTAL
JGS	11/3/20	4	4TH SUBMITTAL

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN	SITE PLAN	H-SCALE	1"=50'
		V-SCALE	N/A
SHEET 31 OF 57	JOB NO. 15950.00	DATE	1/12/21
		DESIGNED BY	JGS
		DRAWN BY	CGM
		CHECKED BY	JGS

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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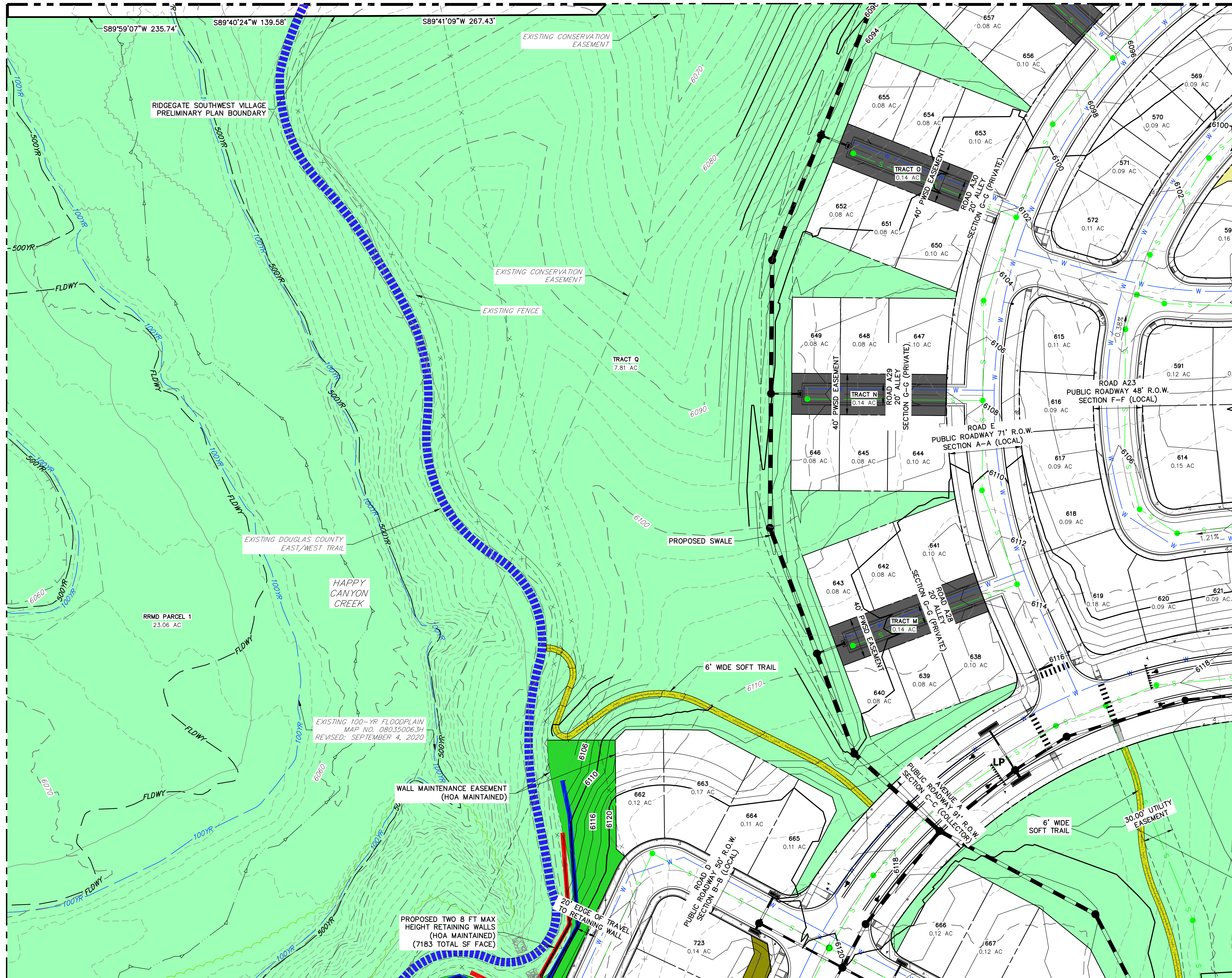
PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

J.R. ENGINEERING
 A Westrian Company
 Centennial 300-740-9883 • Colorado Springs 719-588-2583
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- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

- HOA ENHANCED LANDSCAPE AREA
- HOA LANDSCAPE AREA
- OPEN SPACE (PUBLIC)
- REGIONAL PARK
- NEIGHBORHOOD PARK
- COMMERCIAL
- S.F.A.
- INSTITUTIONAL (SCHOOL)
- PRIVATE ALLEY
- VILLAGE RECREATION AND AMENITY CENTER (HOA)
- UTILITY / INFRASTRUCTURE



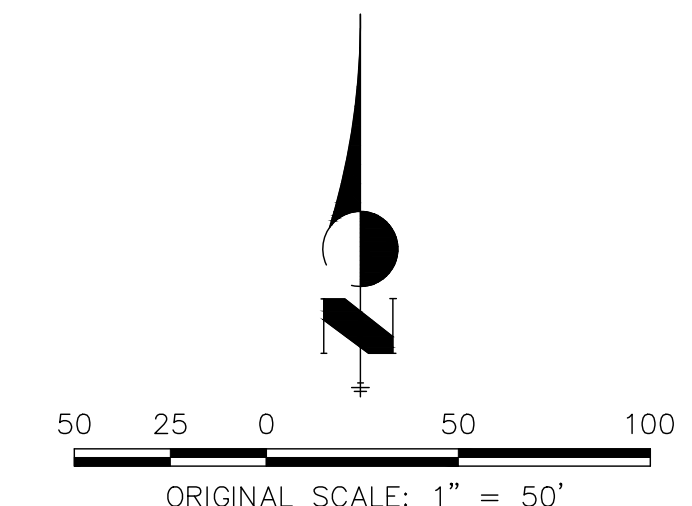
SEE SHEET 33

SEE SHEET 31

SEE SHEET 23

SEE SHEET 39

SEE SHEET 40



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:
 Shea Homes

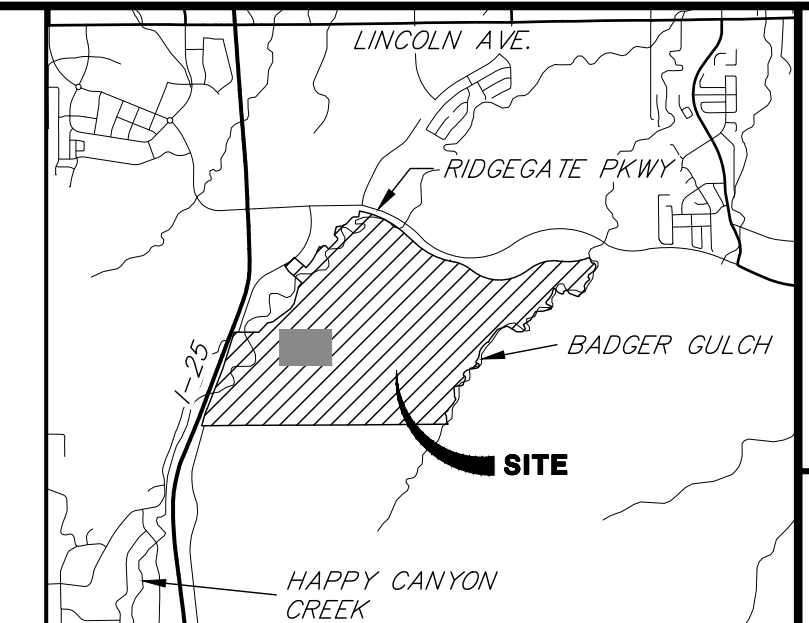
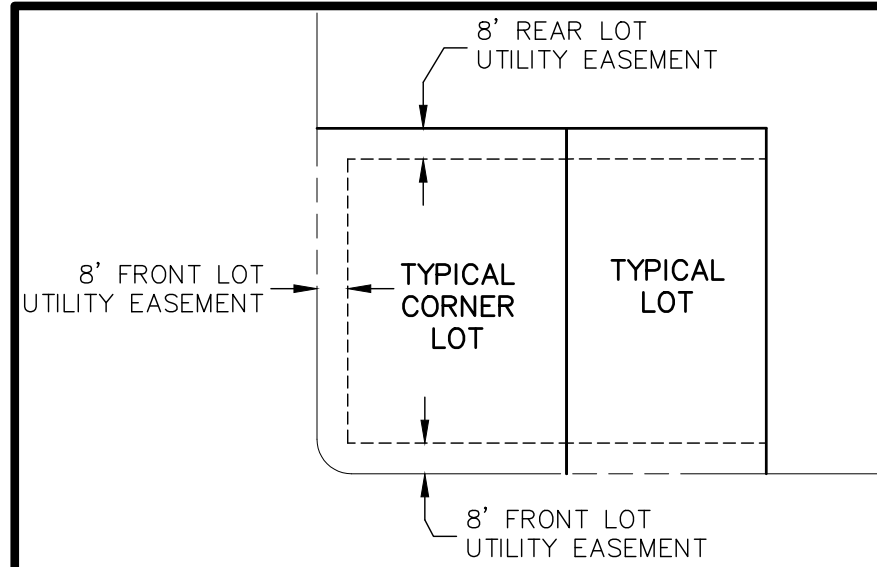
SUBMITTAL DATE: 1/12/2021

BY	DATE	REVISION	No.
JCS	7/13/20	1ST SUBMITTAL	1
JCS	8/27/20	2ND SUBMITTAL	2
JCS	10/28/20	3RD SUBMITTAL	3
JCS	11/3/20	4TH SUBMITTAL	4

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 32 OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

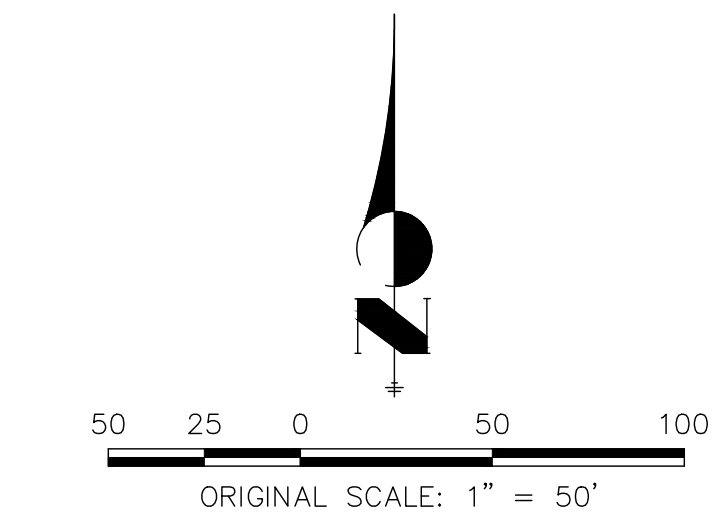
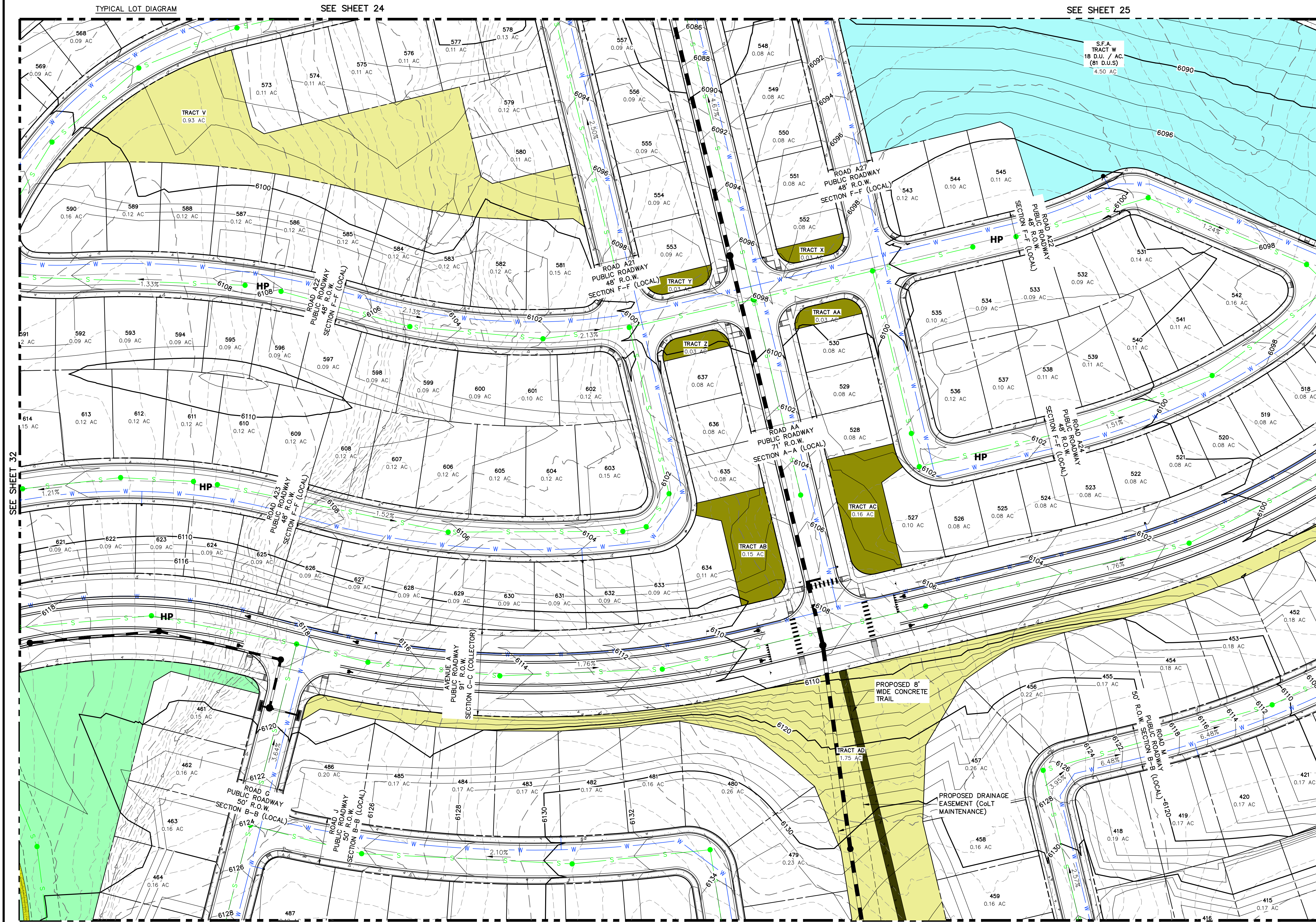
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NOTES

- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
- SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

- HOA ENHANCED LANDSCAPE AREA
- HOA LANDSCAPE AREA
- OPEN SPACE (PUBLIC)
- REGIONAL PARK
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- UTILITY / INFRASTRUCTURE



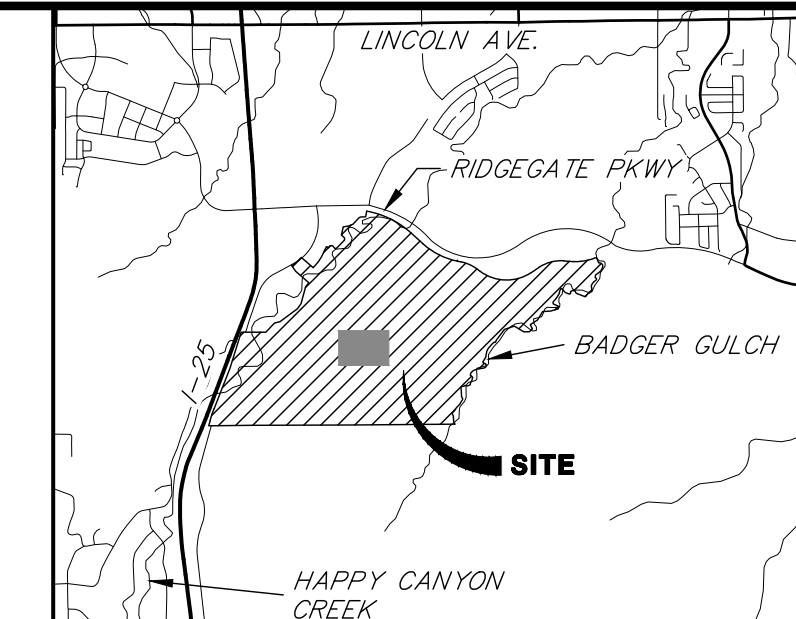
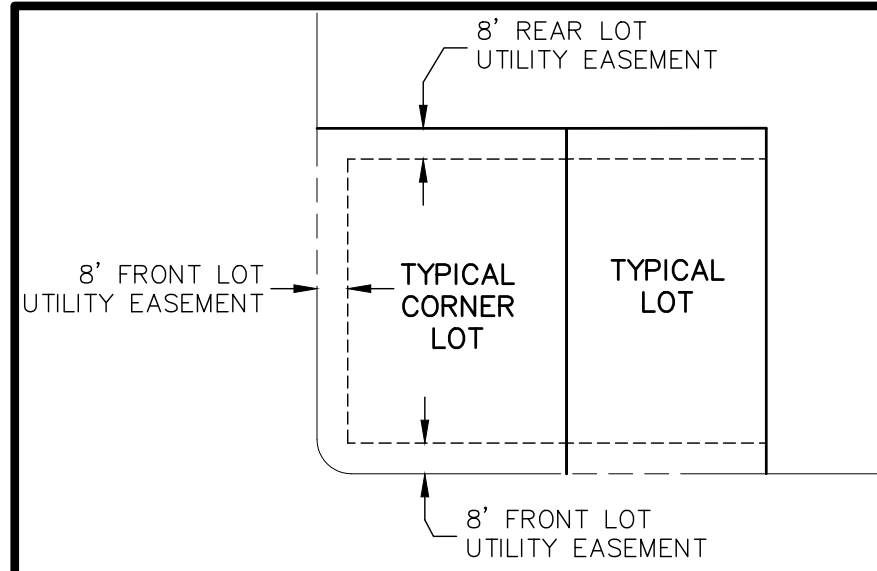
PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:
 Shea Homes

SUBMITTAL DATE: 1/12/2021

NO.	REVISION	DATE	BY
1	1ST SUBMITTAL	7/13/20	JCS
2	2ND SUBMITTAL	8/27/20	JCS
3	3RD SUBMITTAL	10/28/20	JCS
4	4TH SUBMITTAL	11/3/20	JCS

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

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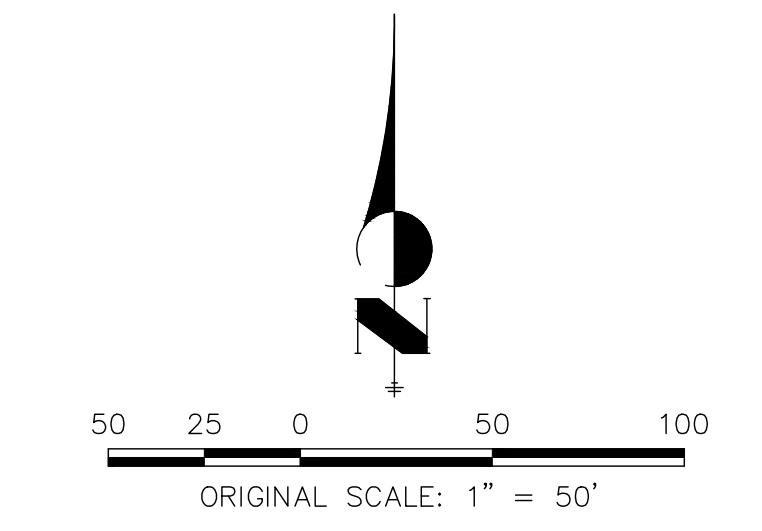
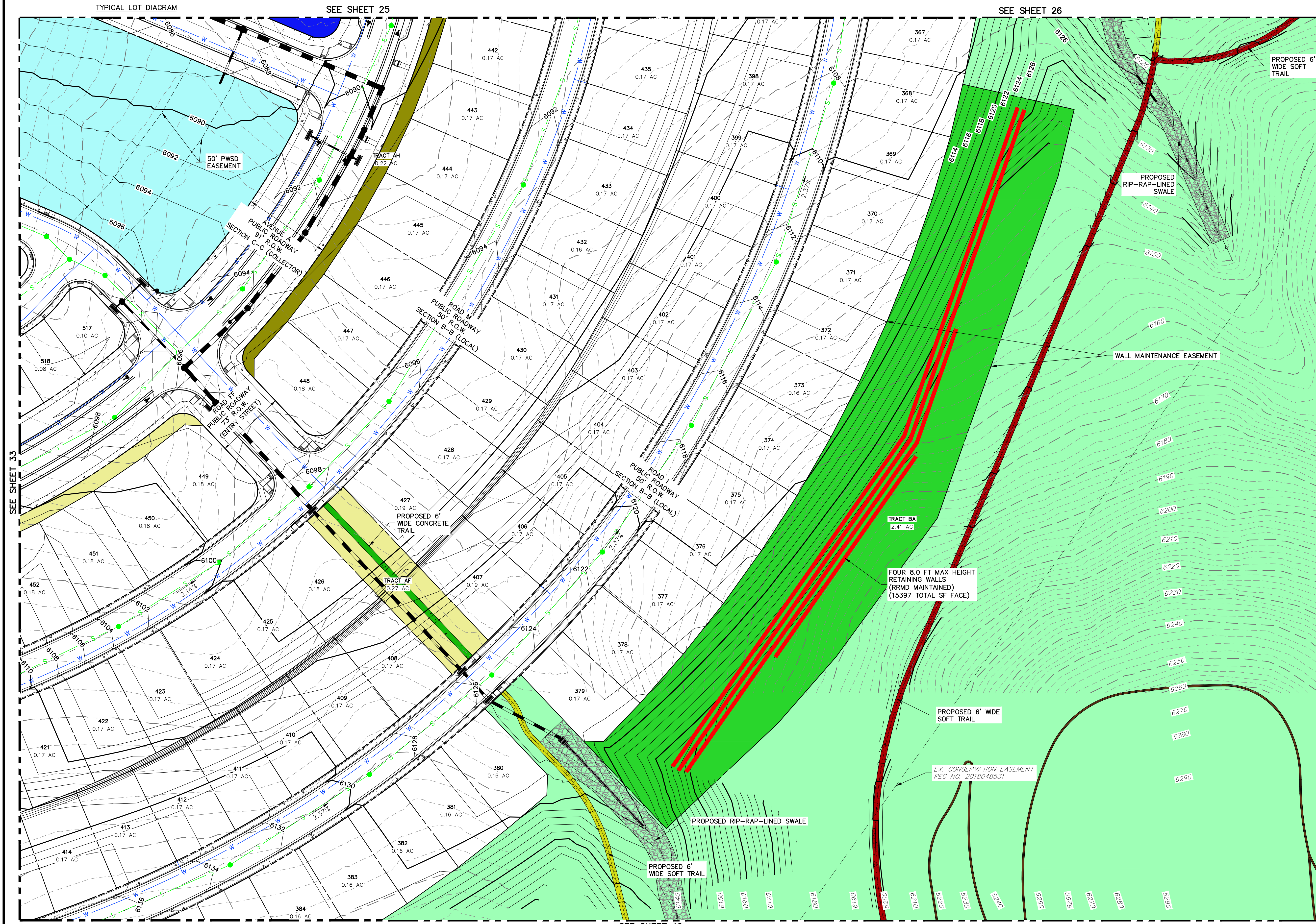
BY	DATE	REVISION	1"=50'	DESIGNED BY	DRAWN BY	CHECKED BY
JCS	7/13/20	1 1ST SUBMITTAL	N/A	JCS	CGM	JCS
JCS	8/27/20	2 2ND SUBMITTAL	N/A	JCS	CGM	JCS
JCS	10/28/20	3 3RD SUBMITTAL	1/12/21	JCS	CGM	JCS
JCS	11/3/20	4 4TH SUBMITTAL		JCS	CGM	JCS

NOTES

- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
- SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

- HOA ENHANCED LANDSCAPE AREA
- HOA LANDSCAPE AREA
- OPEN SPACE (PUBLIC)
- REGIONAL PARK
- NEIGHBORHOOD PARK
- COMMERCIAL
- S.F.A.
- INSTITUTIONAL (SCHOOL)
- PRIVATE ALLEY
- VILLAGE RECREATION AND AMENITY CENTER (HOA)
- UTILITY / INFRASTRUCTURE

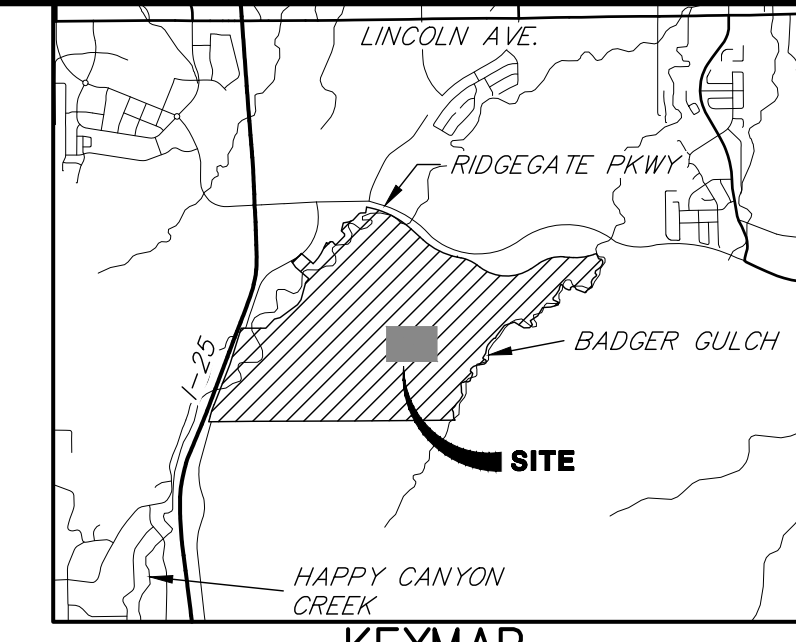
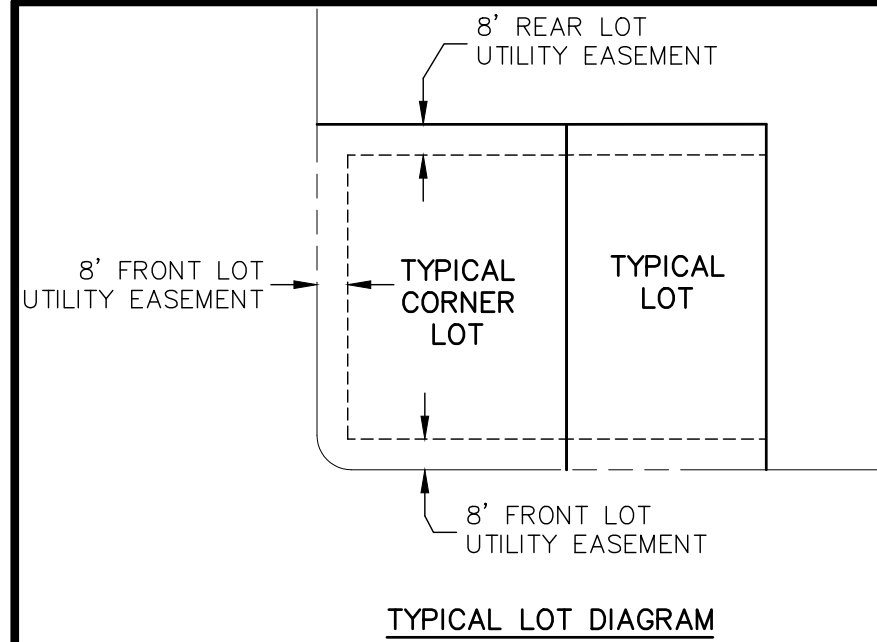


PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J-R ENGINEERING
 A Westrian Company
 PREPARED FOR:
 Shea Homes

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

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 Central 300-740-9888 • Colorado Springs 719-588-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION
JCS	7/13/20	1 1ST SUBMITTAL
JCS	8/27/20	2 2ND SUBMITTAL
JCS	10/28/20	3 3RD SUBMITTAL
JCS	11/3/20	4 4TH SUBMITTAL

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	1/12/21	JCS	CGM	JCS

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 35 OF 57
 JOB NO. 15950.00

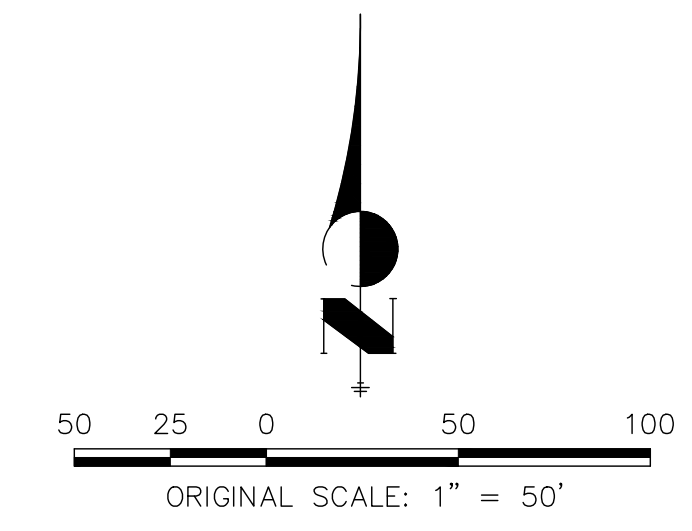
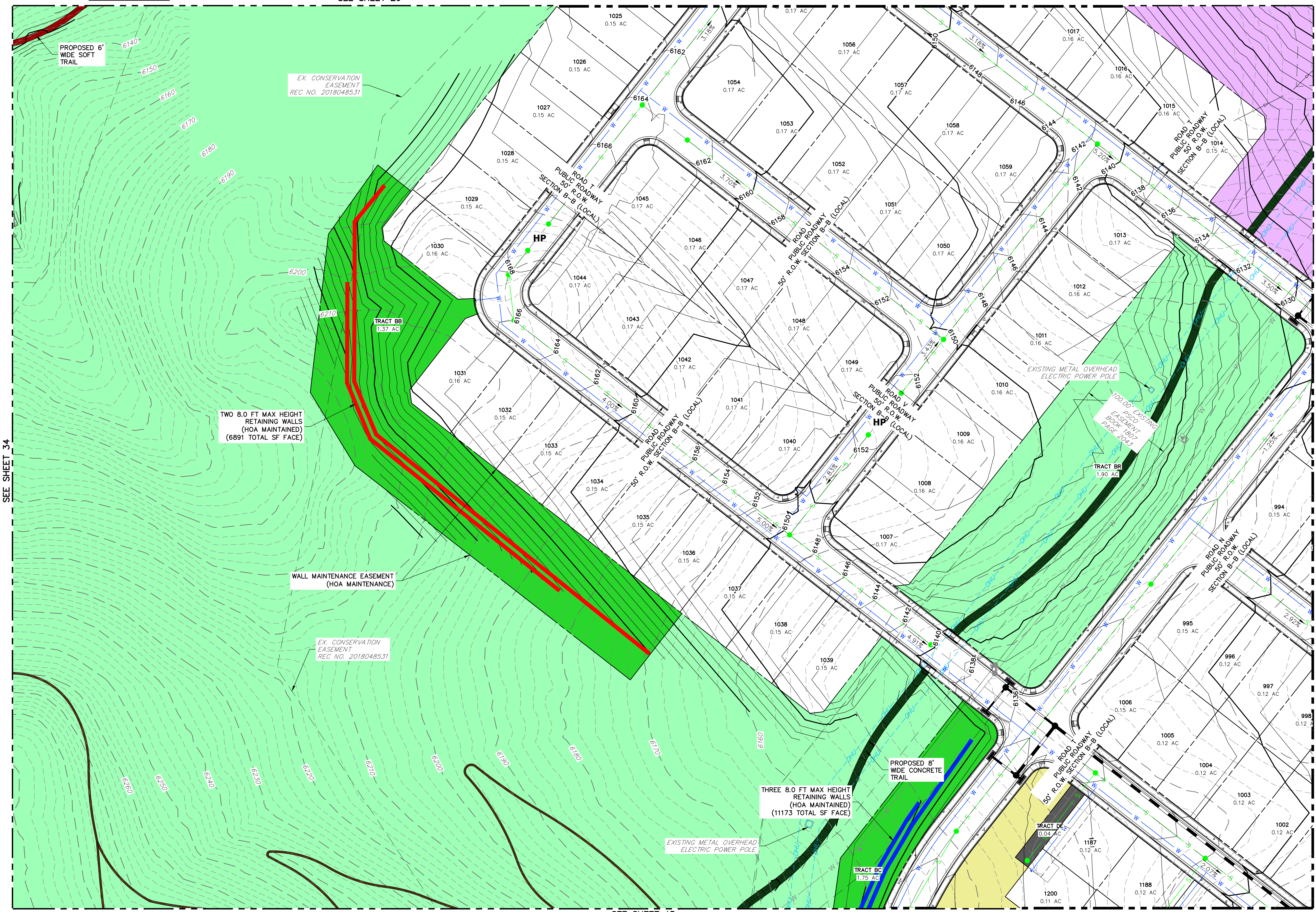
KEYMAP
 SCALE: 1"=5000'

NOTES

- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
- SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

- HOA ENHANCED LANDSCAPE AREA
- HOA LANDSCAPE AREA
- OPEN SPACE (PUBLIC)
- REGIONAL PARK
- NEIGHBORHOOD PARK
- COMMERCIAL
- S.F.A.
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- PRIVATE ALLEY
- VILLAGE RECREATION AND AMENITY CENTER (HOA)
- UTILITY / INFRASTRUCTURE



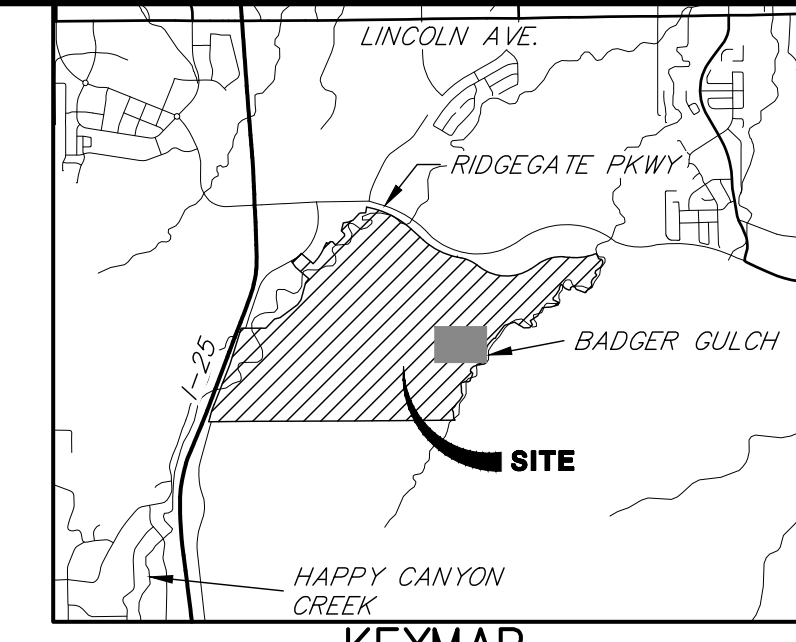
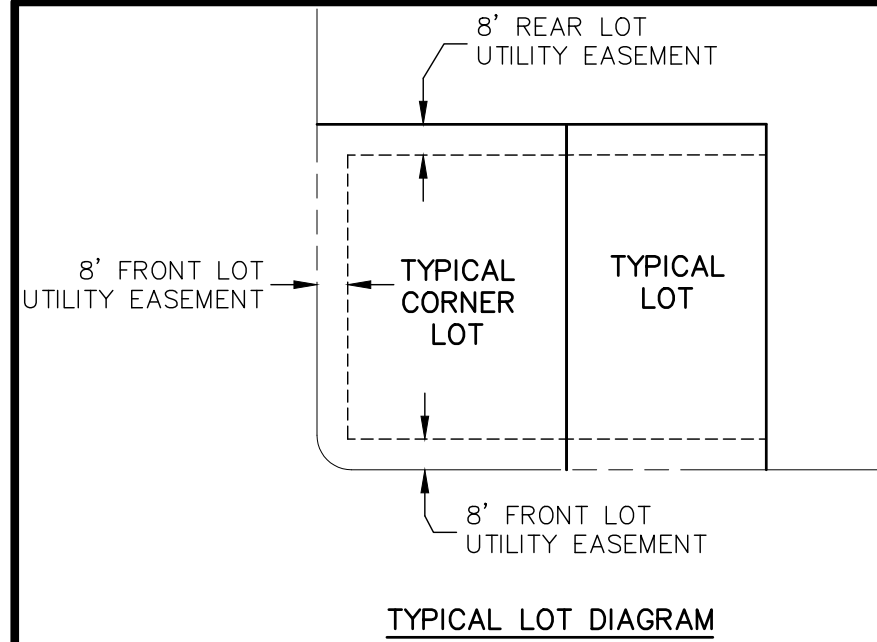
PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:

 SUBMITTAL DATE: 1/12/2021

SEE SHEET 26 SEE SHEET 27 SEE SHEET 34 SEE SHEET 36 SEE SHEET 37 SEE SHEET 38 SEE SHEET 39 SEE SHEET 40 SEE SHEET 41 SEE SHEET 42 SEE SHEET 43

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
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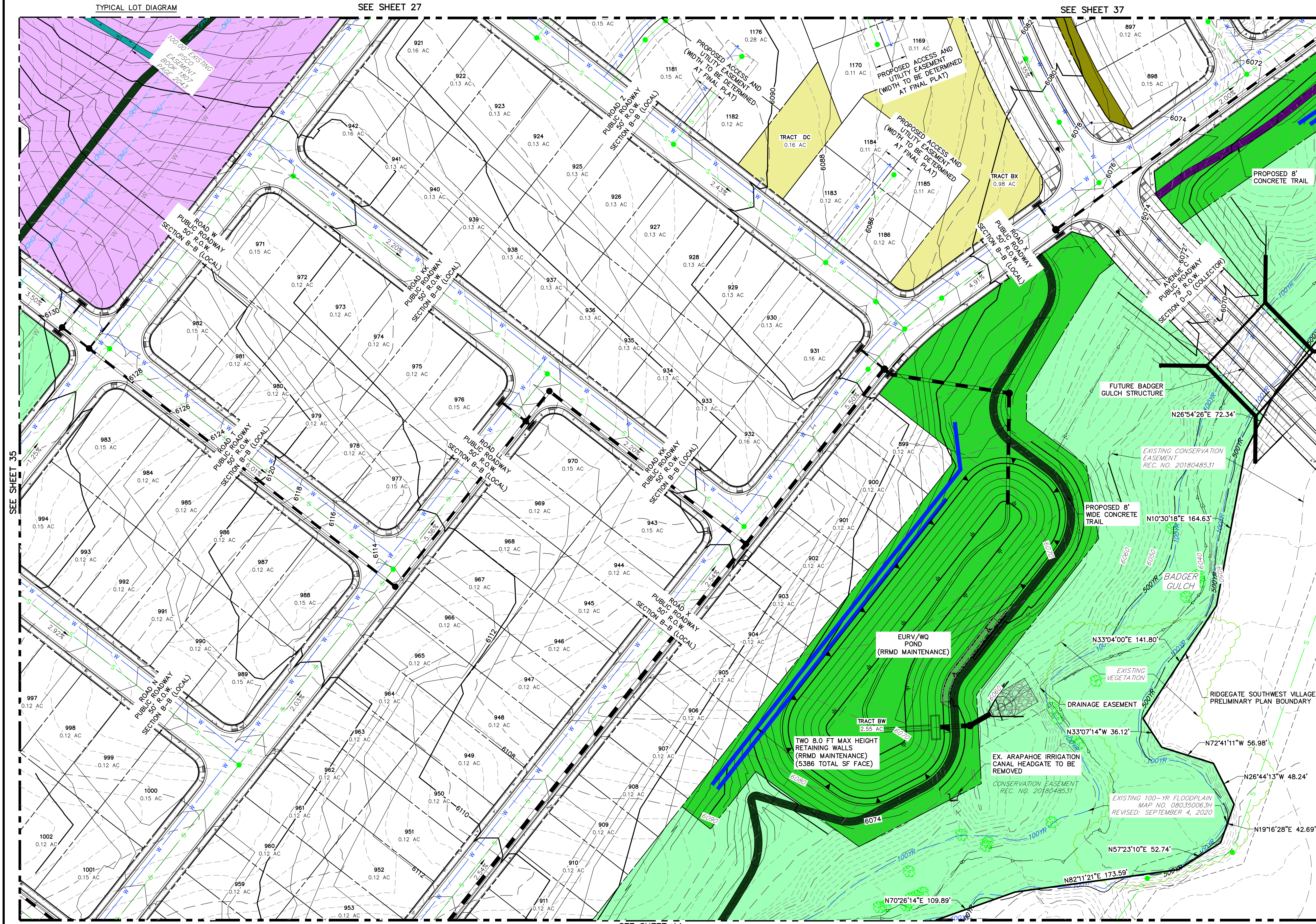
PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

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NOTES
 1. SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 2. SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

	HOA ENHANCED LANDSCAPE AREA
	HOA LANDSCAPE AREA
	OPEN SPACE (PUBLIC)
	REGIONAL PARK
	NEIGHBORHOOD PARK
	COMMERCIAL
	S.F.A.
	INSTITUTIONAL (SCHOOL)
	PRIVATE ALLEY
	VILLAGE RECREATION AND AMENITY CENTER (HOA)
	UTILITY / INFRASTRUCTURE



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:

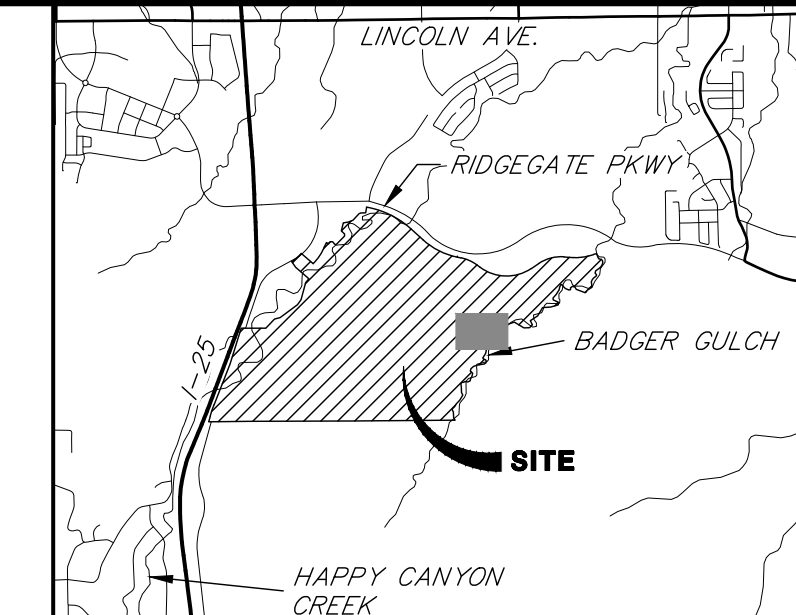
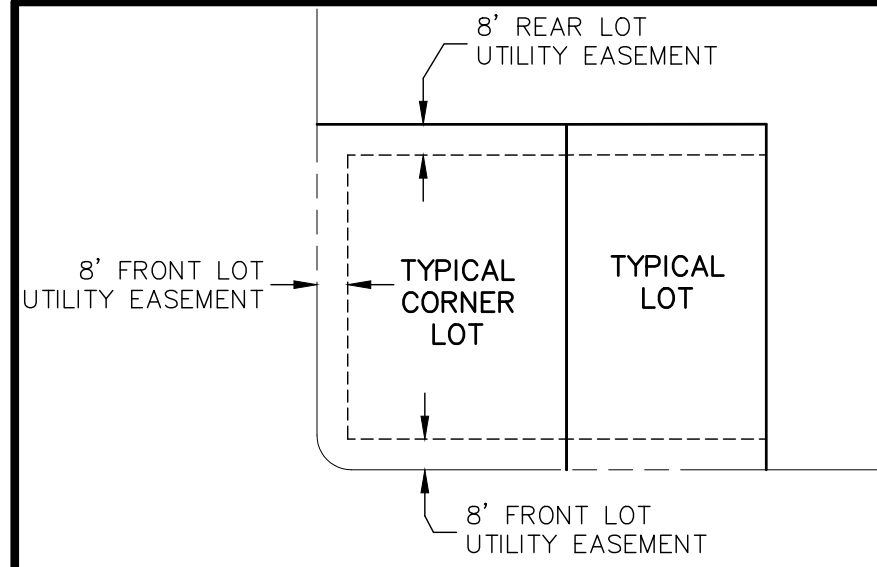
 SUBMITTAL DATE: 1/12/2021

BY	DATE	REVISION	1"=50'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
JCS	7/13/20	1	N/A			1/12/21	JCS	CGM	JCS
JCS	8/27/20	2							
JCS	10/28/20	3							
JCS	11/3/20	4							

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 36 OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
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 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R

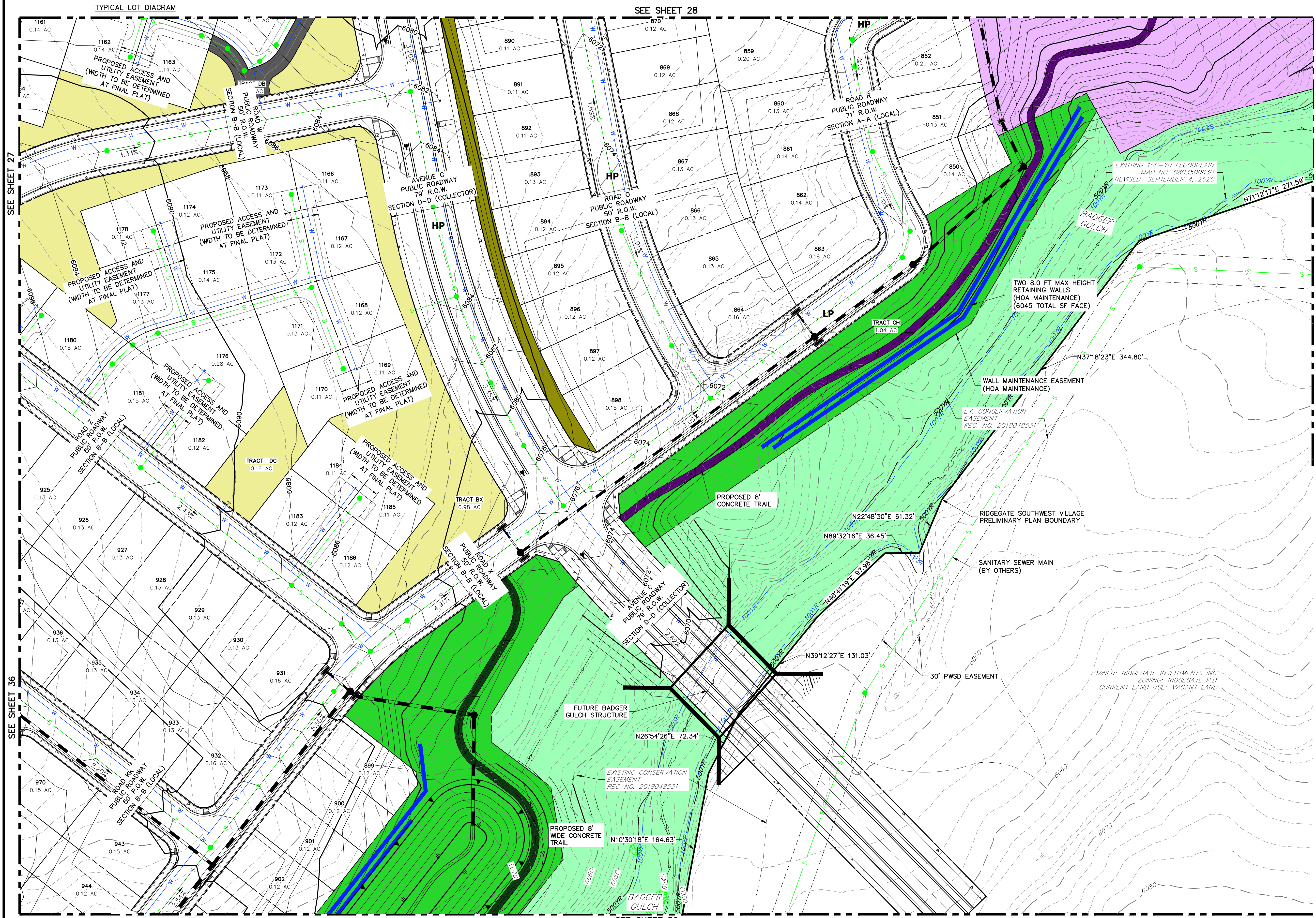


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PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

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 Fort Collins 970-491-9888 • www.jrengineering.com

- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND



TRACT LEGEND

[Light Green]	HOA ENHANCED LANDSCAPE AREA
[Dark Green]	HOA LANDSCAPE AREA
[Light Blue]	OPEN SPACE (PUBLIC)
[Light Purple]	REGIONAL PARK
[Light Yellow]	NEIGHBORHOOD PARK
[Red]	COMMERCIAL
[Light Cyan]	S.F.A.
[Blue]	INSTITUTIONAL (SCHOOL)
[Grey]	PRIVATE ALLEY
[Dark Green]	VILLAGE RECREATION AND AMENITY CENTER (HOA)
[Green]	UTILITY / INFRASTRUCTURE

BY	DATE
JCS	7/13/20
JCS	8/27/20
JCS	10/28/20
JCS	11/3/20

No.	REVISION	DATE
1	1ST SUBMITTAL	N/A
2	2ND SUBMITTAL	1/12/21
3	3RD SUBMITTAL	JCS
4	4TH SUBMITTAL	CGM

OWNER: RIDGEGATE INVESTMENTS INC.
 ZONING: RIDGEGATE P.D.
 CURRENT LAND USE: VACANT LAND

PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:
 SHEA HOMES

DESIGNED BY: JCS
 DRAWN BY: CGM
 CHECKED BY: JCS

ORIGINAL SCALE: 1" = 50'

PREPARED FOR:
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

SEE SHEET 36

SEE SHEET 27

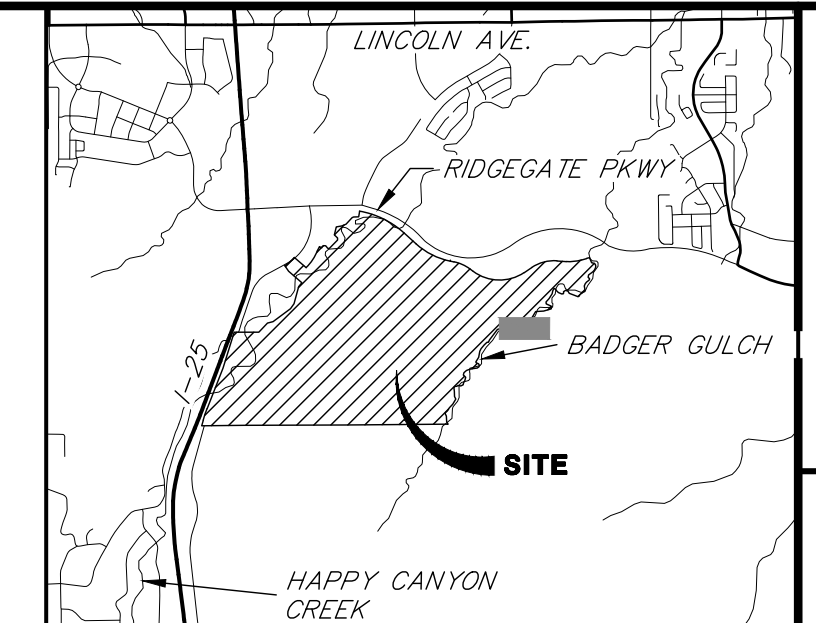
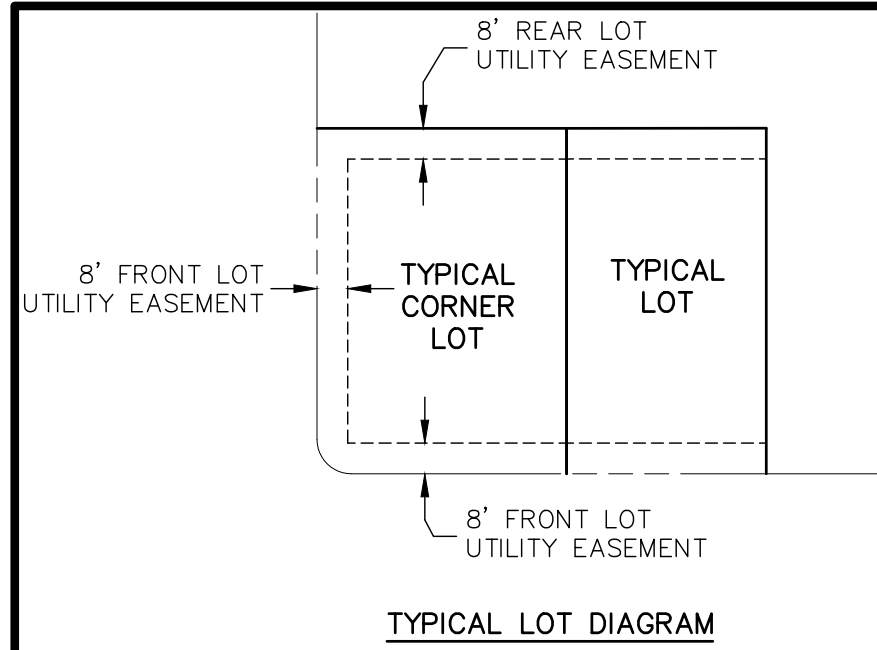
SEE SHEET 28

SEE SHEET 38

SEE SHEET 36

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
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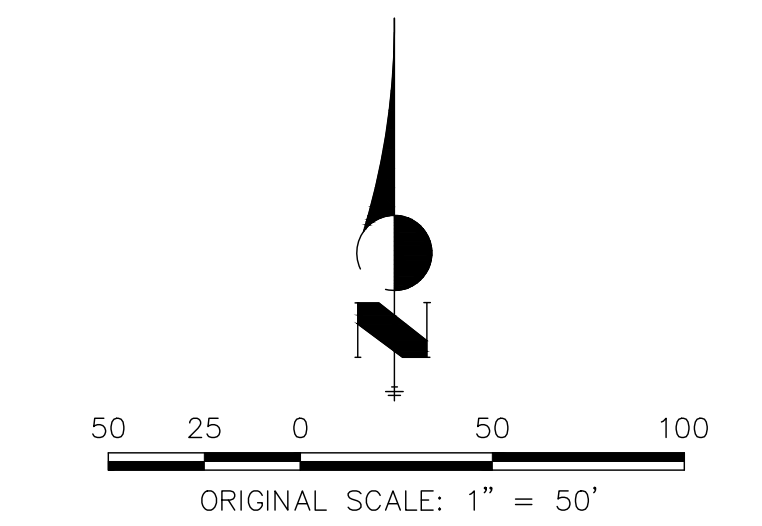
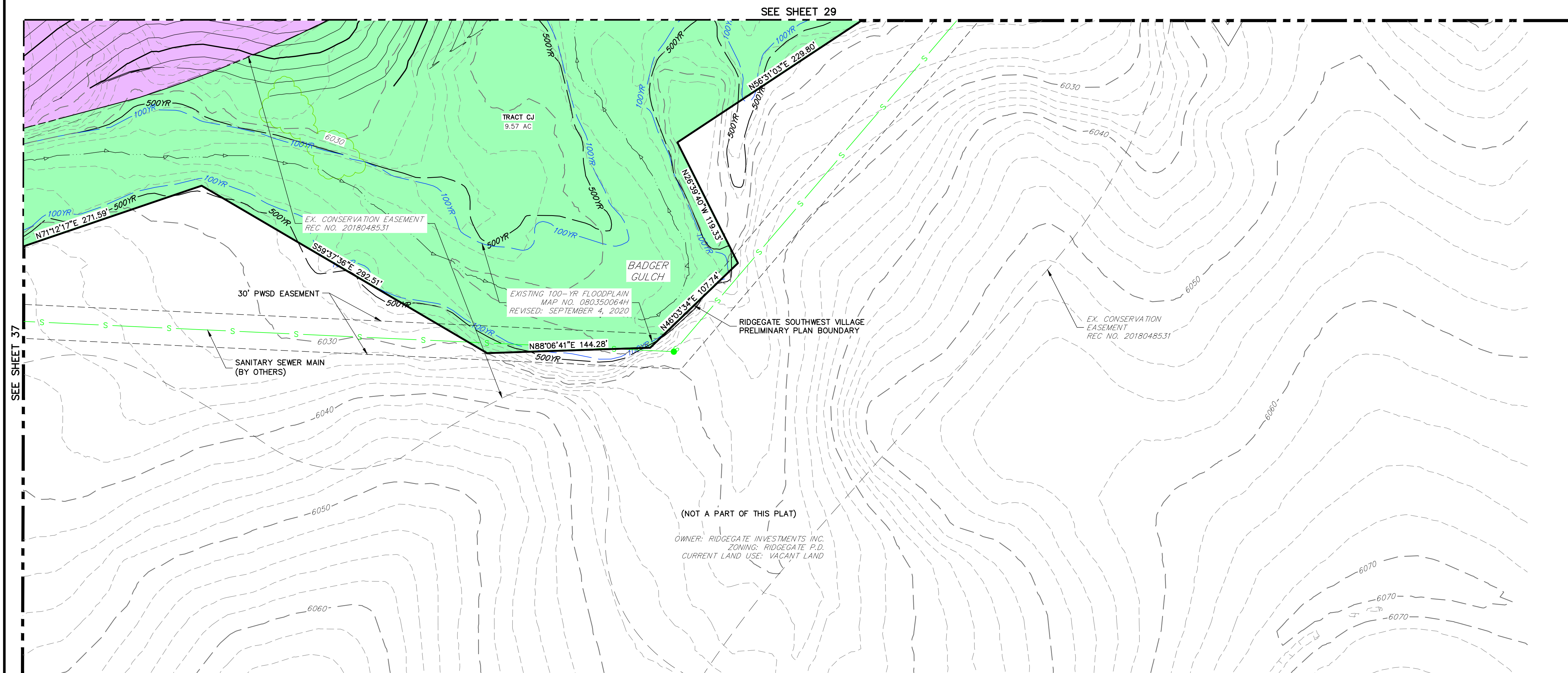
PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
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NOTES

- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
- SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

	HOA ENHANCED LANDSCAPE AREA
	HOA LANDSCAPE AREA
	OPEN SPACE (PUBLIC)
	REGIONAL PARK
	NEIGHBORHOOD PARK
	COMMERCIAL
	S.F.A.
	INSTITUTIONAL (SCHOOL)
	PRIVATE ALLEY
	VILLAGE RECREATION AND AMENITY CENTER (HOA)
	UTILITY / INFRASTRUCTURE



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J-R ENGINEERING
 A Westrian Company
 PREPARED FOR:

 SUBMITTAL DATE: 1/12/2021

J-R ENGINEERING
 A Westrian Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION
JCS	7/13/20	1ST SUBMITTAL
JCS	8/27/20	2ND SUBMITTAL
JCS	10/28/20	3RD SUBMITTAL
JCS	11/3/20	4TH SUBMITTAL

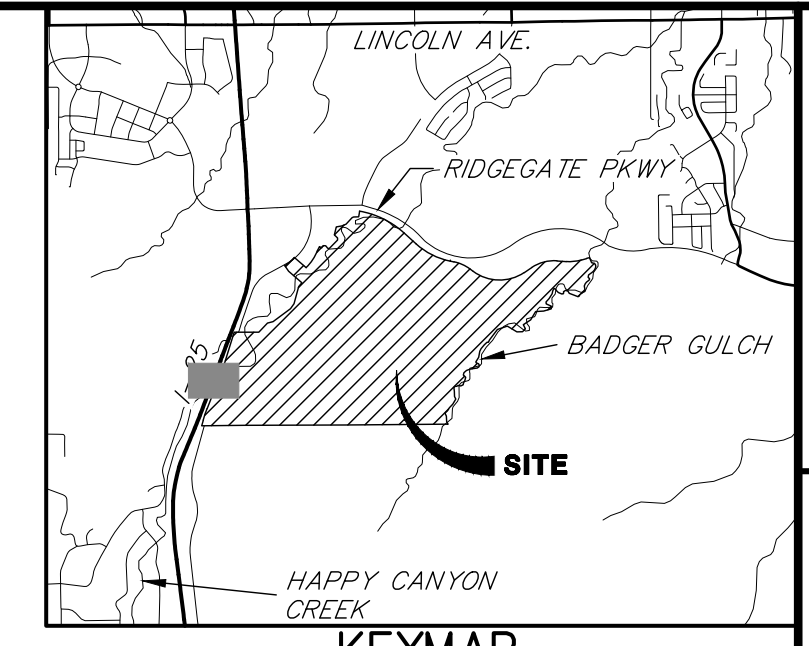
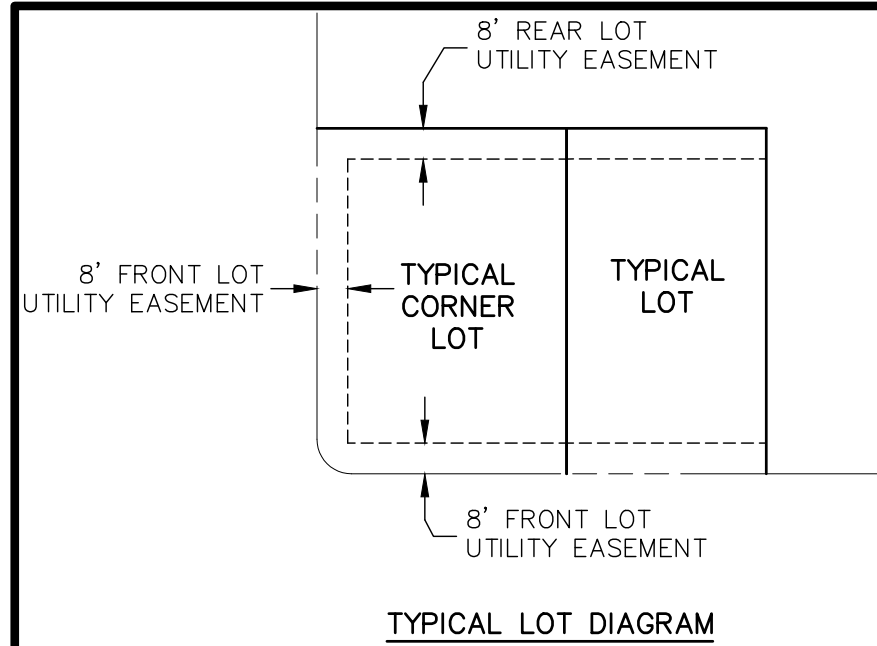
RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN

DESIGNED BY: JCS
 DRAWN BY: CGM
 CHECKED BY: JCS

SHEET 38 OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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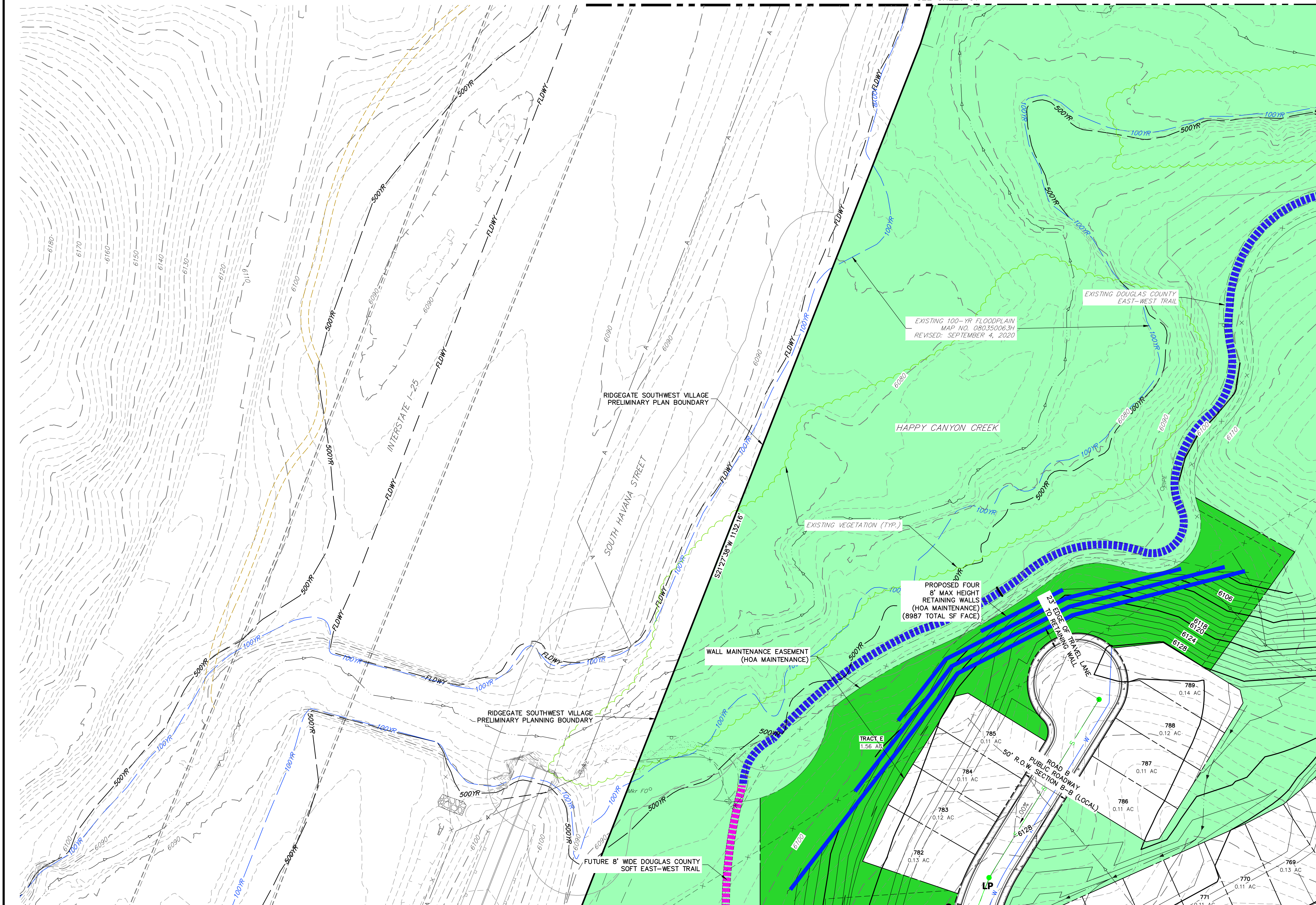
PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

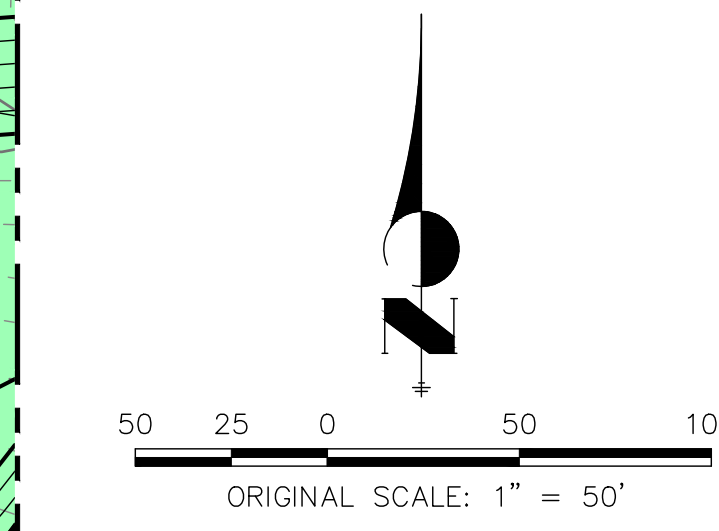
TRACT LEGEND

- HOA ENHANCED LANDSCAPE AREA
- HOA LANDSCAPE AREA
- OPEN SPACE (PUBLIC)
- REGIONAL PARK
- NEIGHBORHOOD PARK
- COMMERCIAL
- S.F.A.
- INSTITUTIONAL (SCHOOL)
- PRIVATE ALLEY
- VILLAGE RECREATION AND AMENITY CENTER (HOA)
- UTILITY / INFRASTRUCTURE

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SEE SHEET 40



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westman Company
 PREPARED FOR:
 Shea Homes

SUBMITTAL DATE: 1/12/2021

BY	DATE	No.	REVISION
JCS	7/13/20	1	1ST SUBMITTAL
JCS	8/27/20	2	2ND SUBMITTAL
JCS	10/28/20	3	3RD SUBMITTAL
JCS	11/3/20	4	4TH SUBMITTAL

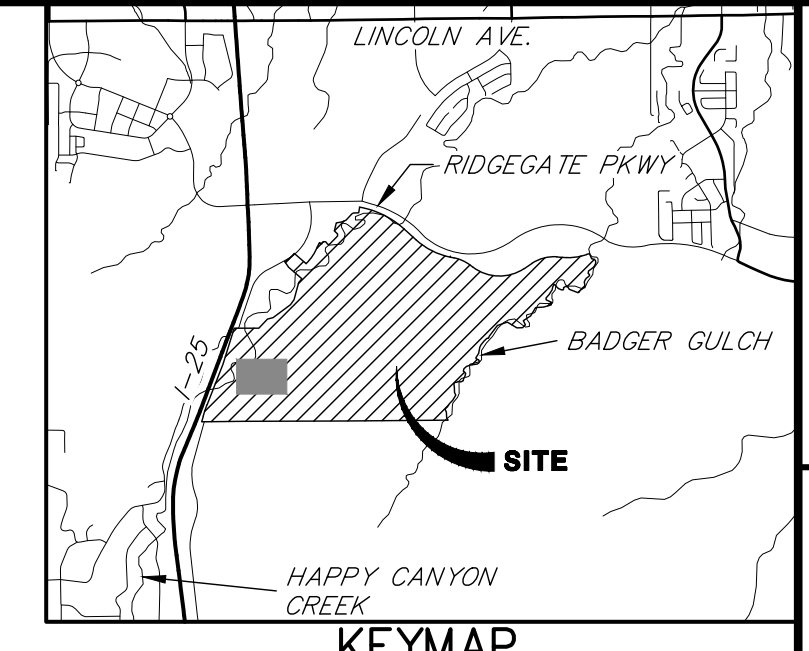
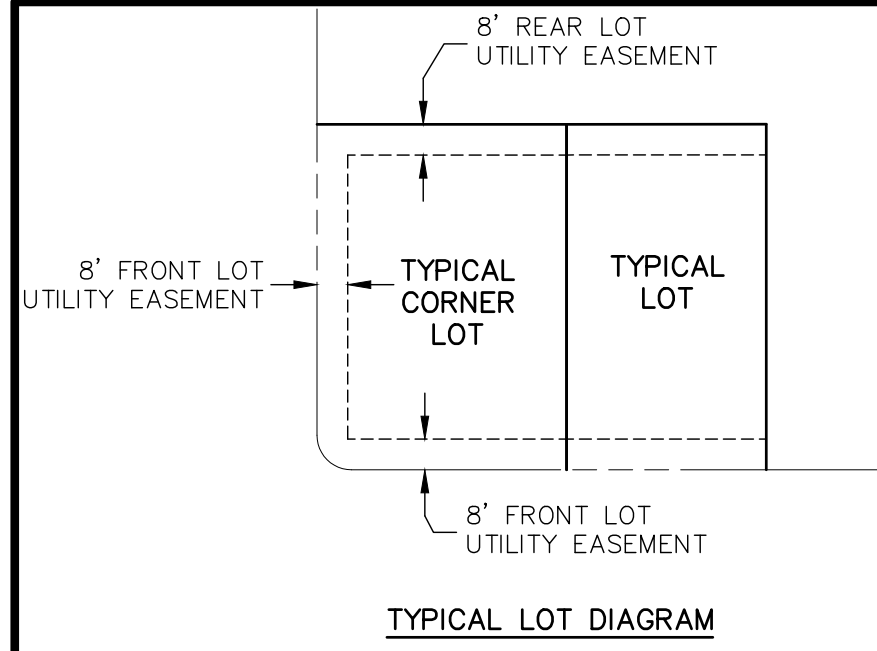
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	1/12/21	JCS	CGM	JCS

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN

SHEET 39 OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
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 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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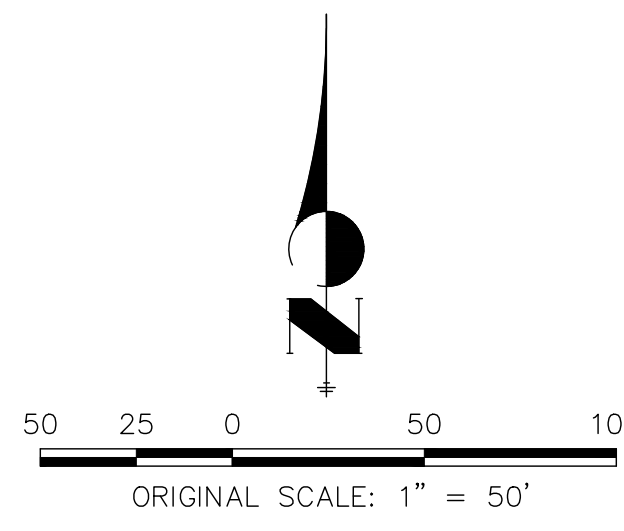
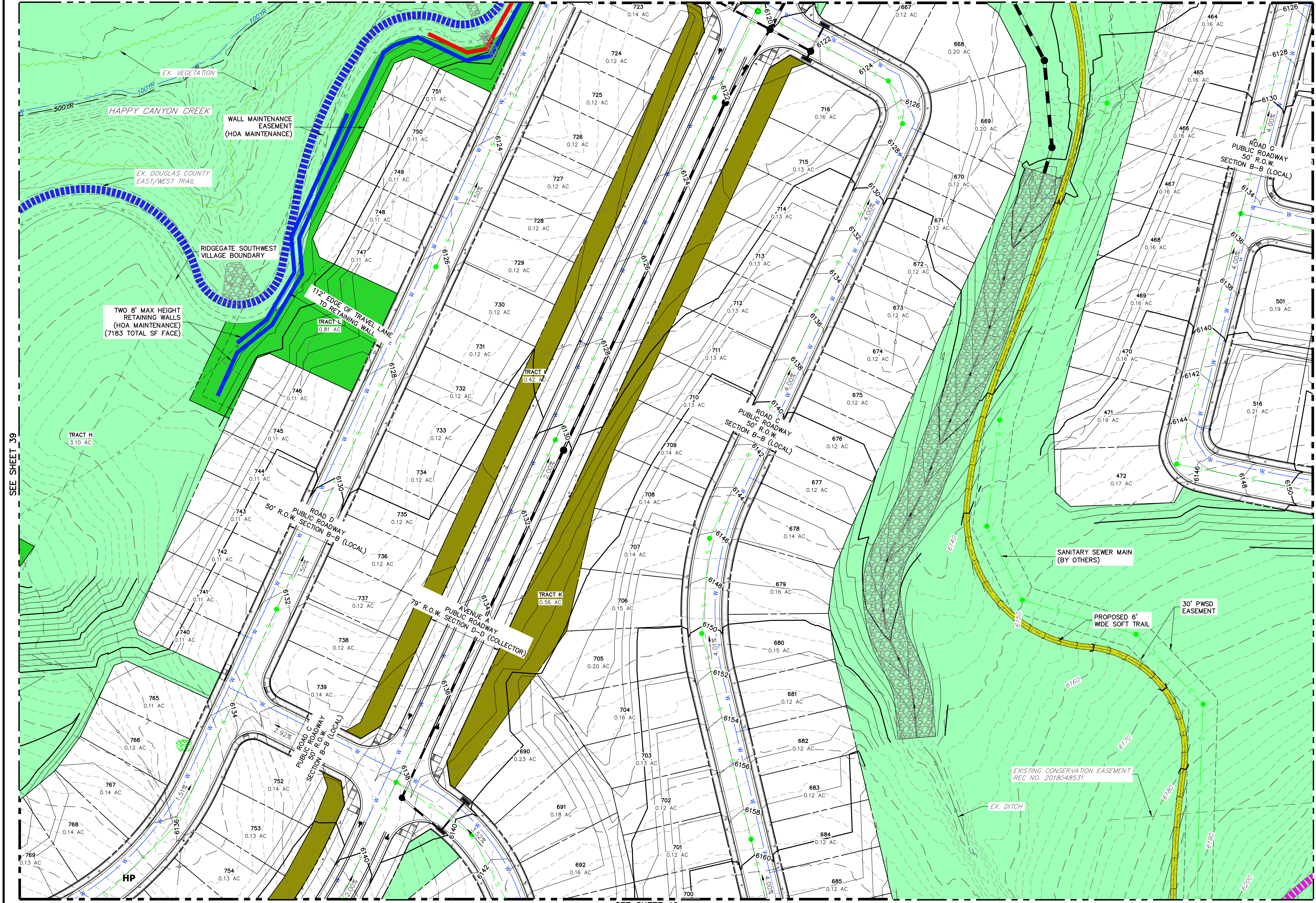
PREPARED FOR:
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

J-R ENGINEERING
 A Westrian Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND.

TRACT LEGEND

[Light Green]	HOA ENHANCED LANDSCAPE AREA
[Dark Green]	HOA LANDSCAPE AREA
[Light Blue]	OPEN SPACE (PUBLIC)
[Light Purple]	REGIONAL PARK
[Light Pink]	NEIGHBORHOOD PARK
[Red]	COMMERCIAL
[Light Cyan]	S.F.A.
[Blue]	INSTITUTIONAL (SCHOOL)
[Grey]	PRIVATE ALLEY
[Brown]	VILLAGE RECREATION AND AMENITY CENTER (HOA)
[Green]	UTILITY / INFRASTRUCTURE



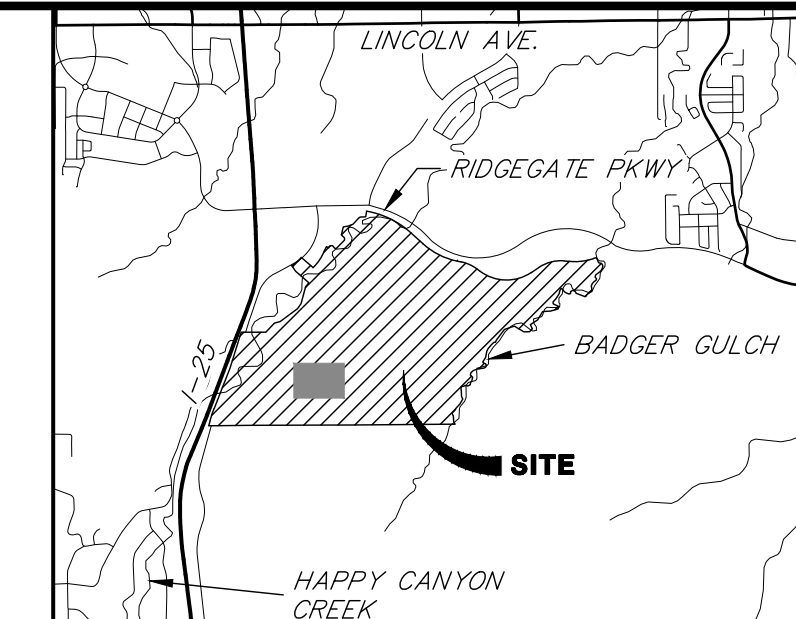
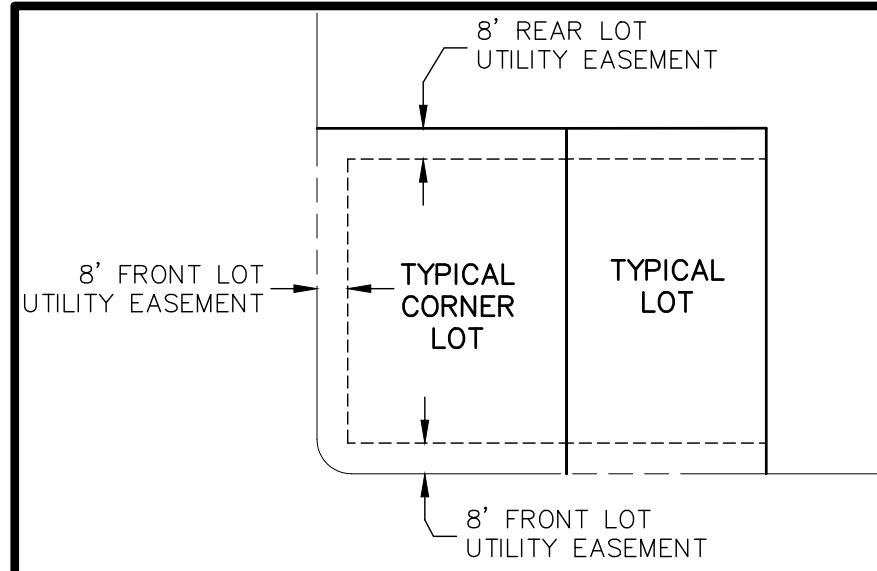
PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J-R ENGINEERING
 A Westrian Company
 PREPARED FOR:
Shea Homes
 SUBMITTAL DATE: 1/12/2021

BY	DATE	REVISION	1"=50'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
JCS	7/13/20	1	N/A			1/12/21	JCS	CGM	JCS
JCS	8/27/20	2							
JCS	10/28/20	3							
JCS	11/3/20	4							

SHEET 40 OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
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 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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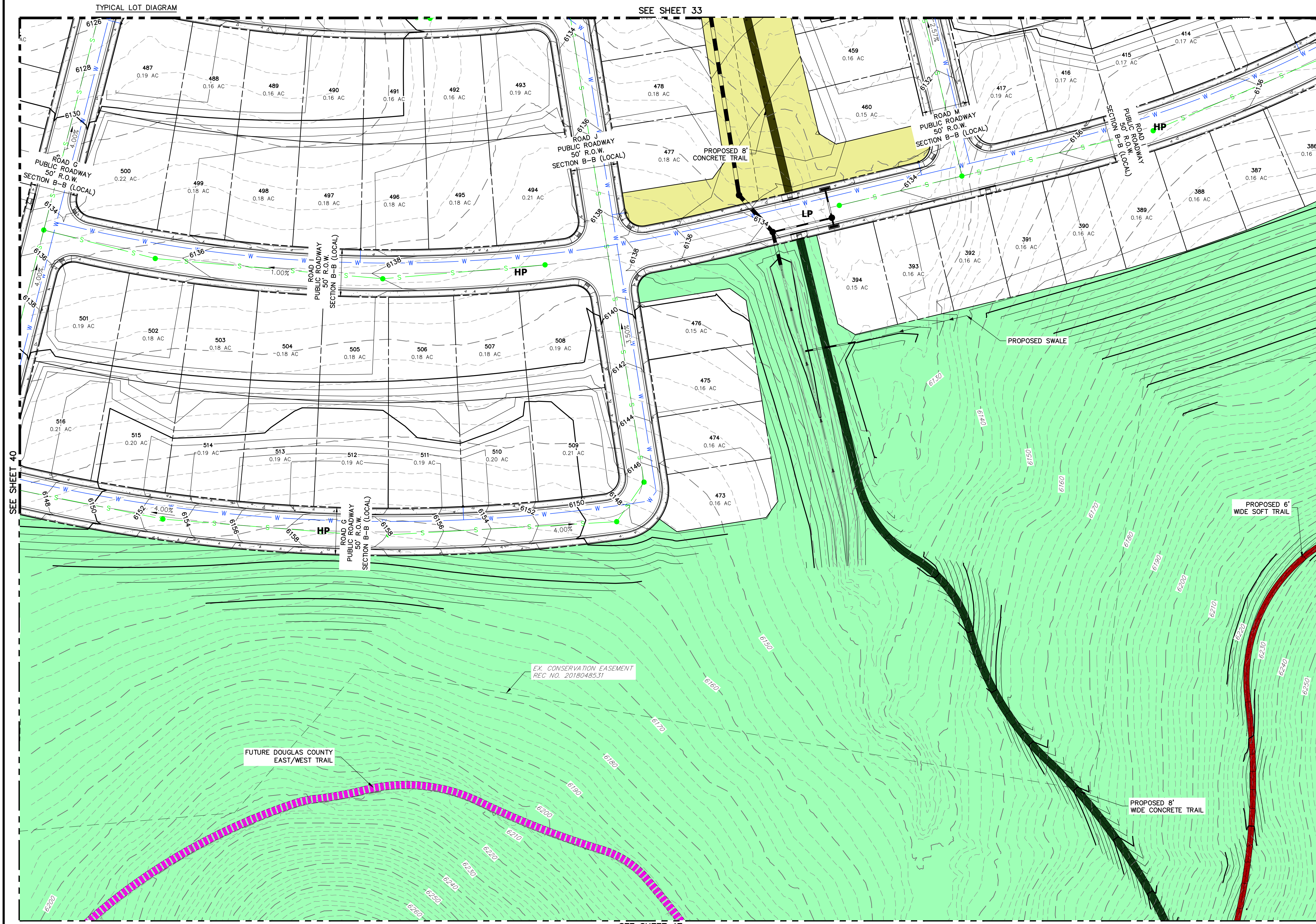
PREPARED FOR
Shea Homes
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

NOTES

- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
- SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

- HOA ENHANCED LANDSCAPE AREA
- HOA LANDSCAPE AREA
- OPEN SPACE (PUBLIC)
- REGIONAL PARK
- NEIGHBORHOOD PARK
- COMMERCIAL
- S.F.A.
- INSTITUTIONAL (SCHOOL)
- PRIVATE ALLEY
- VILLAGE RECREATION AND AMENITY CENTER (HOA)
- UTILITY / INFRASTRUCTURE

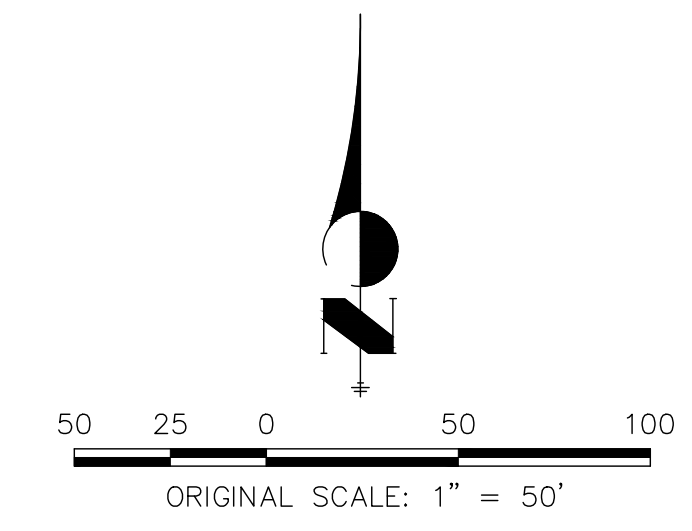


SEE SHEET 42

SEE SHEET 40

SEE SHEET 47

SEE SHEET 33



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J-R ENGINEERING
 A Westrian Company
 PREPARED FOR:

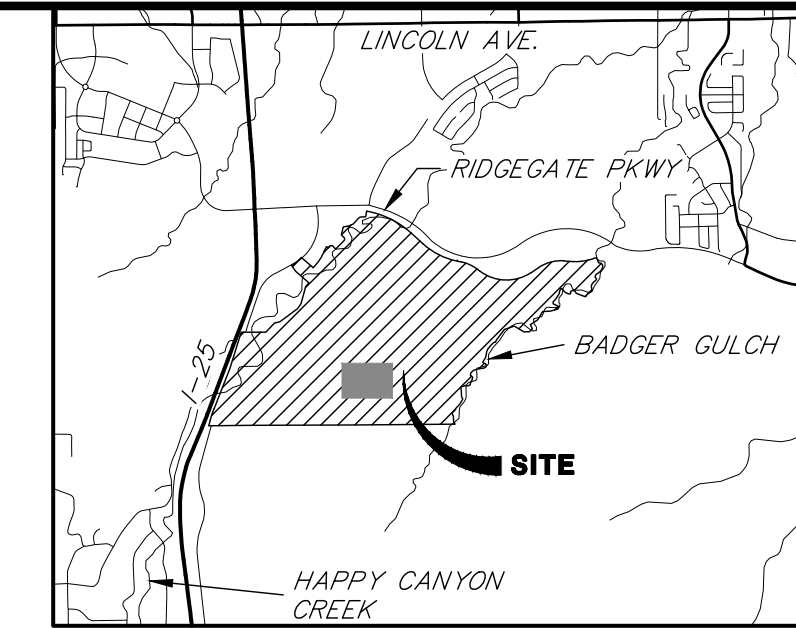
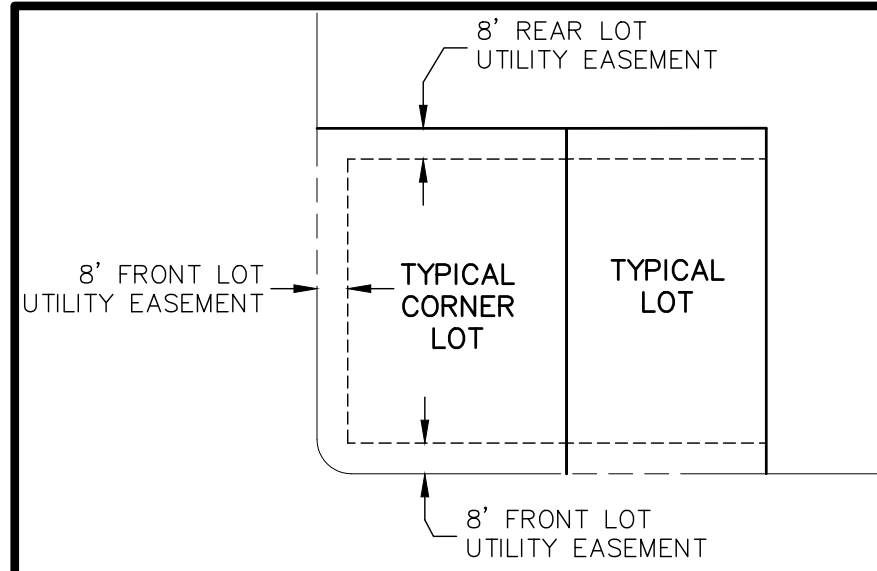
Shea Homes
 SUBMITTAL DATE: 1/12/2021

BY	DATE	REVISION
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JCS	8/27/20	2ND SUBMITTAL
JCS	10/28/20	3RD SUBMITTAL
JCS	11/3/20	4TH SUBMITTAL

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 41 OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
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 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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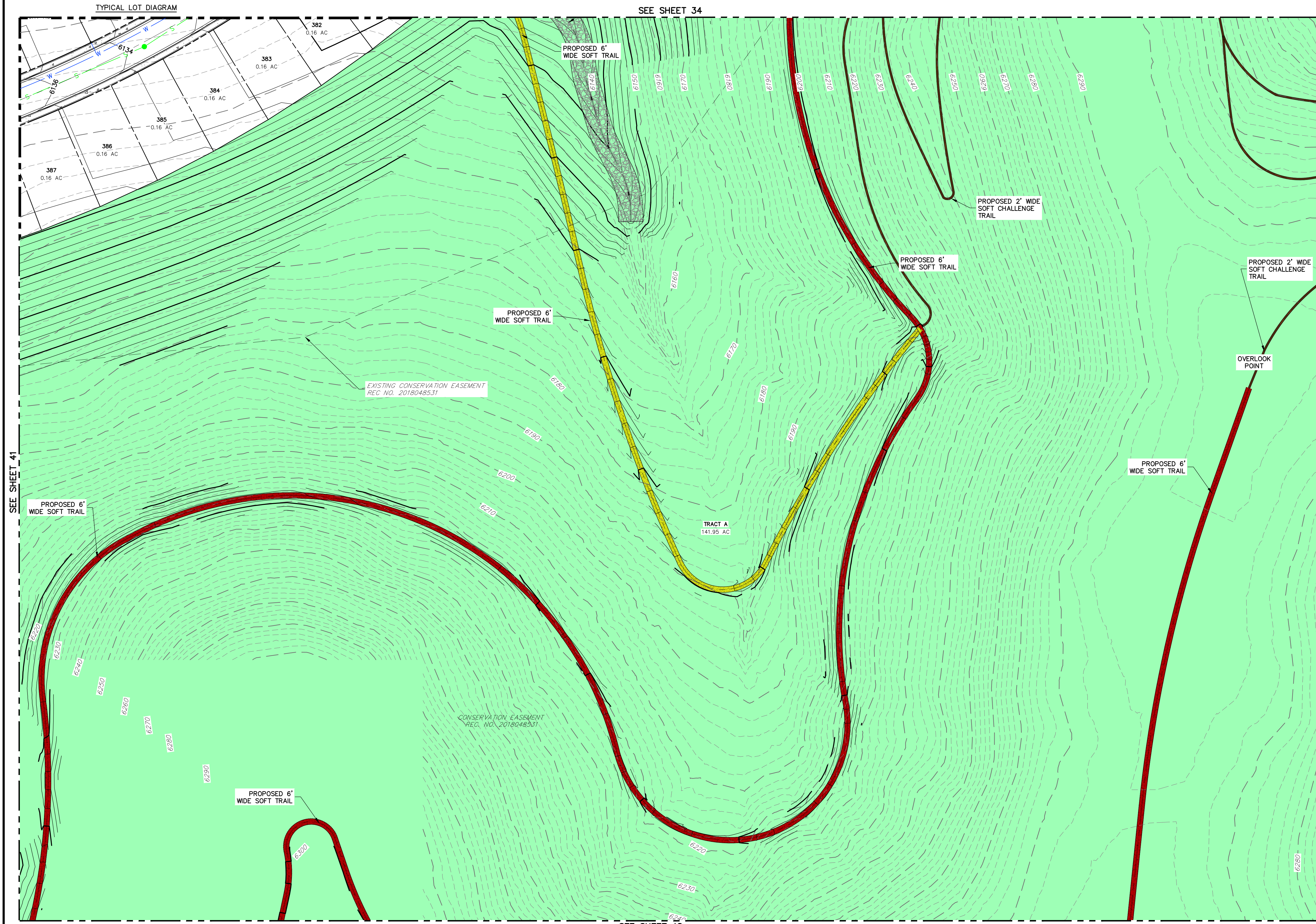
PREPARED FOR
Shea Homes
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

	HOA ENHANCED LANDSCAPE AREA
	HOA LANDSCAPE AREA
	OPEN SPACE (PUBLIC)
	REGIONAL PARK
	NEIGHBORHOOD PARK
	COMMERCIAL
	S.F.A.
	INSTITUTIONAL (SCHOOL)
	PRIVATE ALLEY
	VILLAGE RECREATION AND AMENITY CENTER (HOA)
	UTILITY / INFRASTRUCTURE

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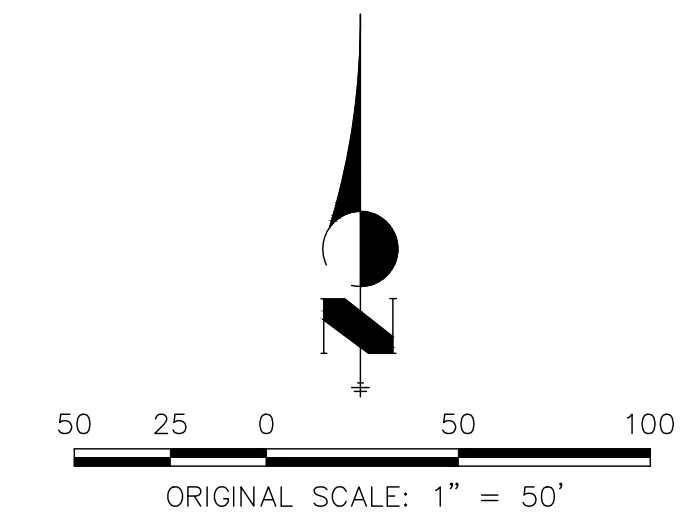


SEE SHEET 43

SEE SHEET 41

SEE SHEET 34

SEE SHEET 48



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:

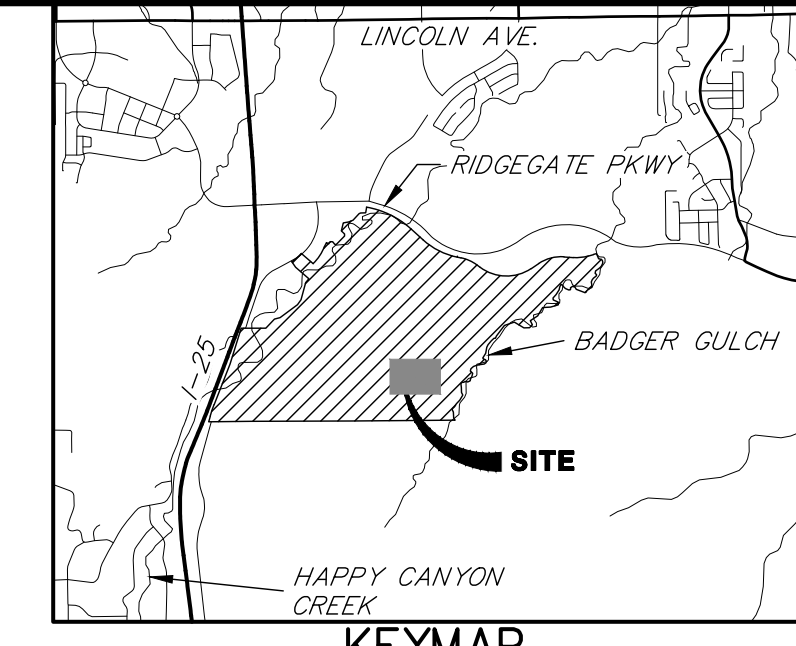
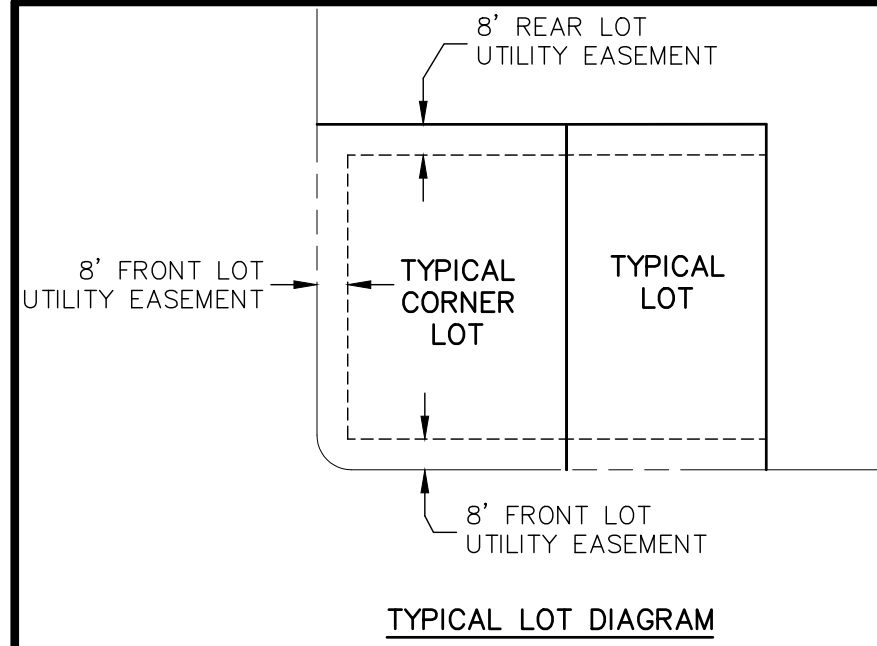
BY	DATE	REVISION	1"=50'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
JCS	7/13/20	1ST SUBMITTAL	N/A				JCS	CGM	JCS
JCS	8/27/20	2ND SUBMITTAL							
JCS	10/28/20	3RD SUBMITTAL	1/12/21						
JCS	11/3/20	4TH SUBMITTAL							

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 42 OF 57
 JOB NO. 15950.00

SUBMITTAL DATE: 1/12/2021

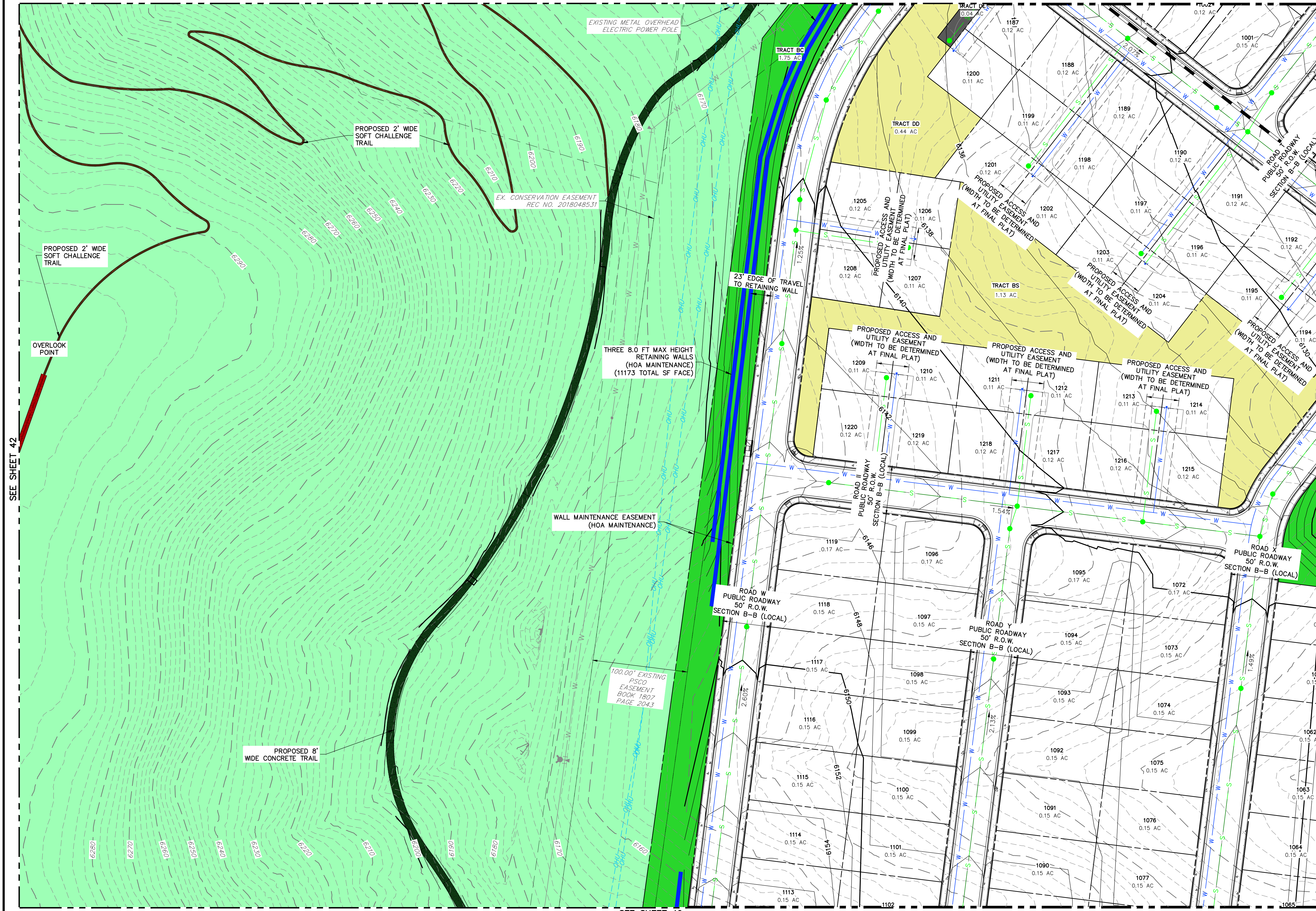
RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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PREPARED FOR:
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180



NOTES

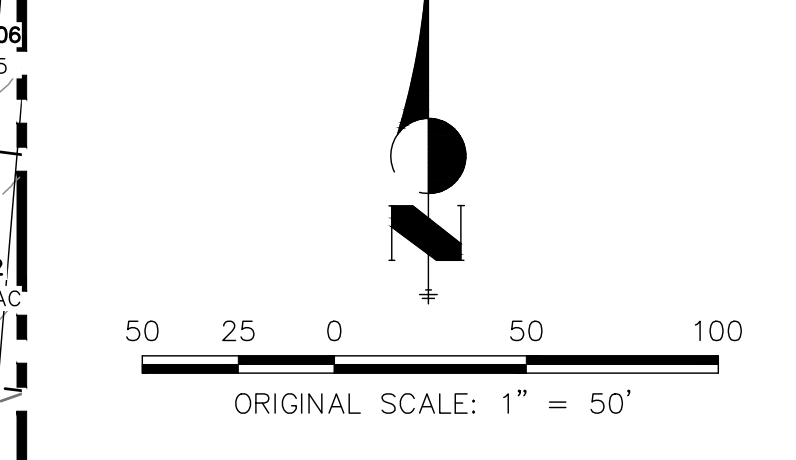
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
- SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

[Light Green]	HOA ENHANCED LANDSCAPE AREA
[Light Yellow]	HOA LANDSCAPE AREA
[Light Blue]	OPEN SPACE (PUBLIC)
[Light Orange]	REGIONAL PARK
[Light Purple]	NEIGHBORHOOD PARK
[Red]	COMMERCIAL
[Light Cyan]	S.F.A.
[Blue]	INSTITUTIONAL (SCHOOL)
[Grey]	PRIVATE ALLEY
[Brown]	VILLAGE RECREATION AND AMENITY CENTER (HOA)
[Green]	UTILITY / INFRASTRUCTURE

BY	DATE	REVISION
JCS	7/13/20	1ST SUBMITTAL
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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	1/12/21	JCS	CGM	JCS



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J-R ENGINEERING
 A Westrian Company
 PREPARED FOR:
 SHEA HOMES

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN

SHEET 43 OF 57
 JOB NO. 15950.00

SEE SHEET 42

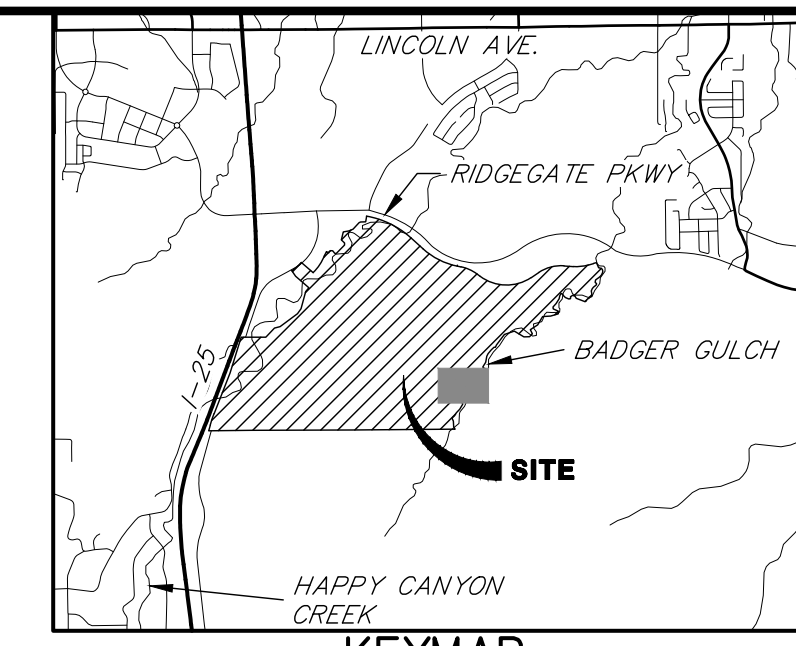
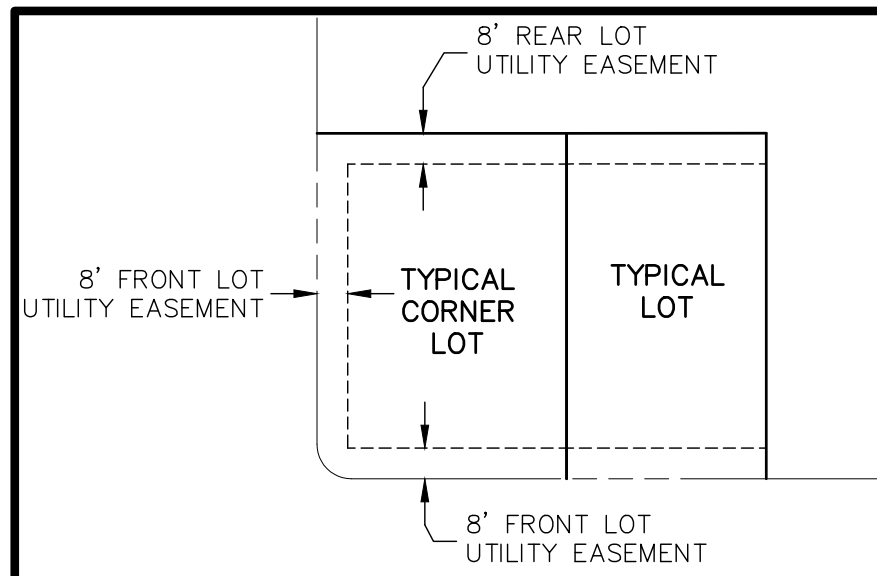
SEE SHEET 35

SEE SHEET 49

SEE SHEET 44

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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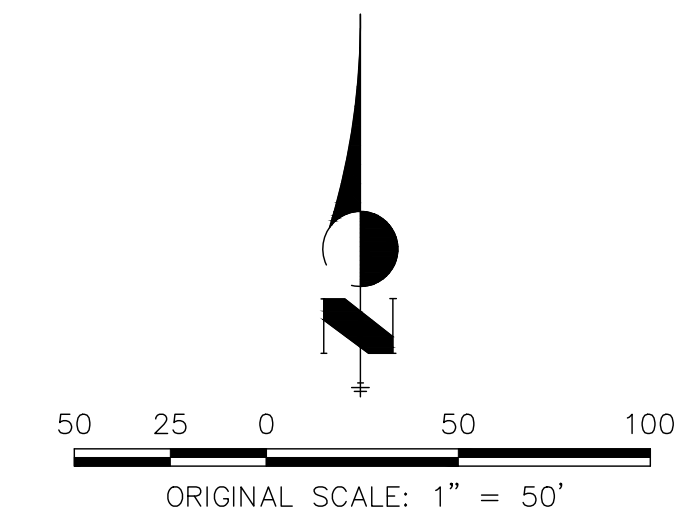
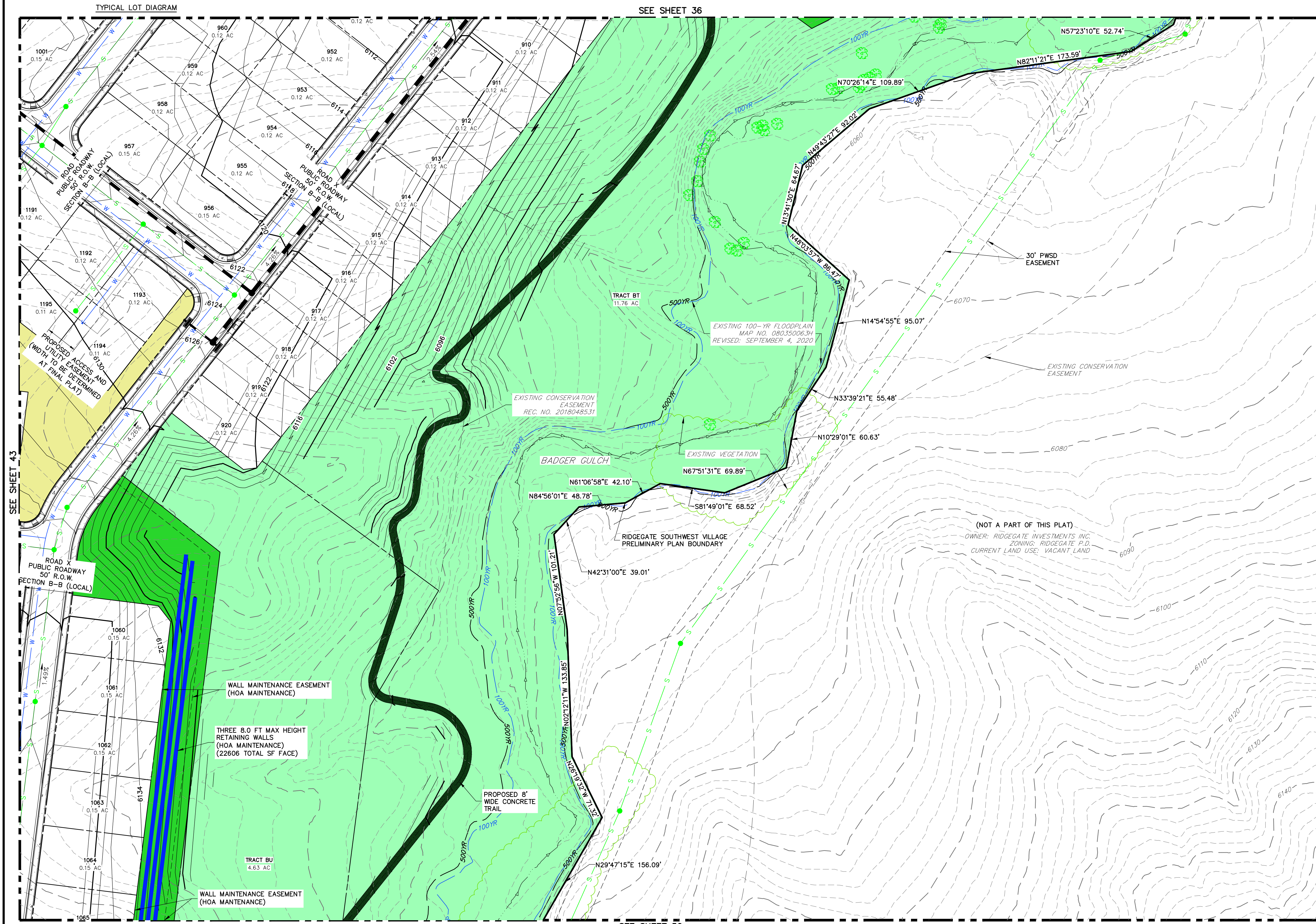
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 9380 STATION STREET
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 LONE TREE, CO 80124
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 A Westrian Company
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- NOTES**
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 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

	HOA ENHANCED LANDSCAPE AREA
	HOA LANDSCAPE AREA
	OPEN SPACE (PUBLIC)
	REGIONAL PARK
	NEIGHBORHOOD PARK
	COMMERCIAL
	S.F.A.
	INSTITUTIONAL (SCHOOL)
	PRIVATE ALLEY
	VILLAGE RECREATION AND AMENITY CENTER (HOA)
	UTILITY / INFRASTRUCTURE



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:

SUBMITTAL DATE: 1/12/2021

BY	DATE	REVISION
JCS	7/13/20	1ST SUBMITTAL
JCS	8/27/20	2ND SUBMITTAL
JCS	10/28/20	3RD SUBMITTAL
JCS	11/3/20	4TH SUBMITTAL

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN

SHEET 44 OF 57
 JOB NO. 15950.00

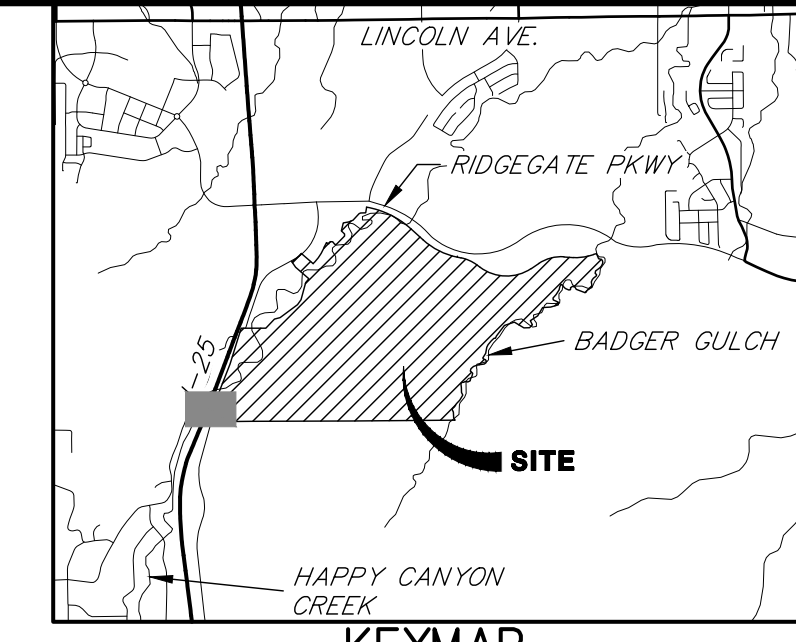
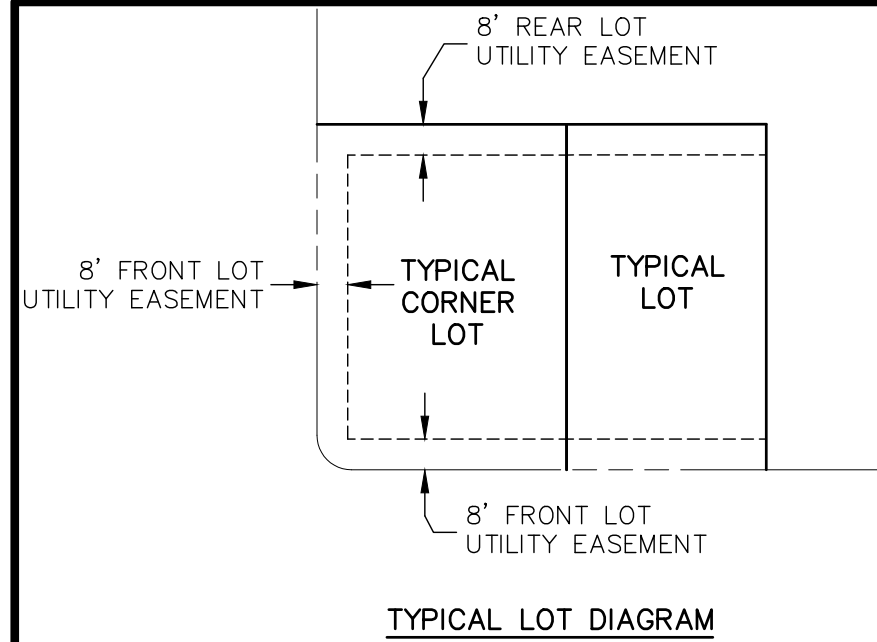
SEE SHEET 43

SEE SHEET 36

SEE SHEET 50

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

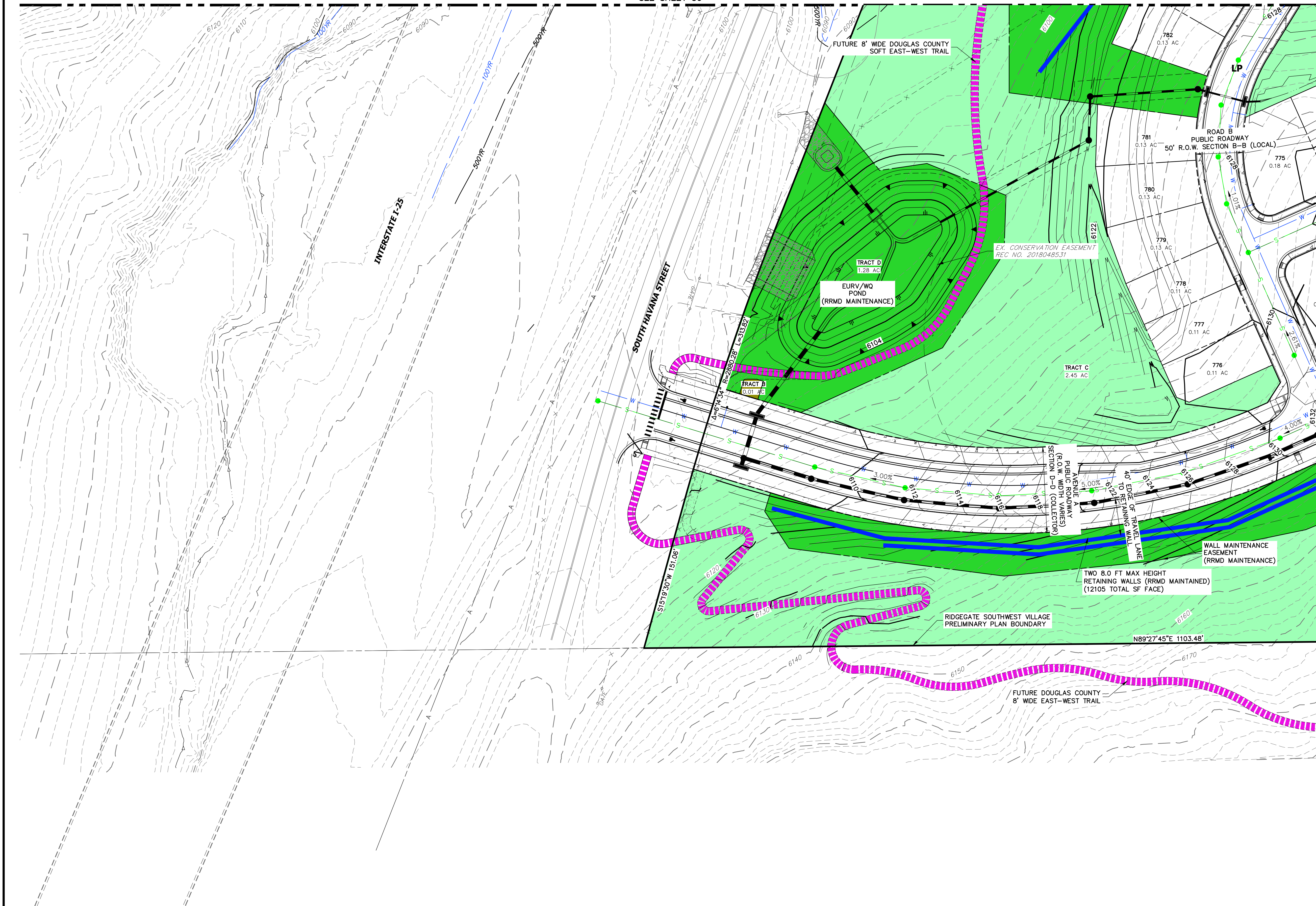
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- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
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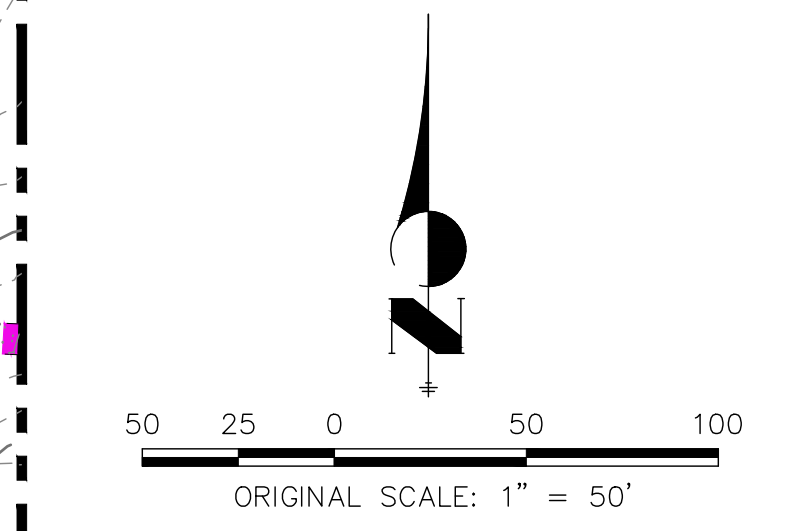
TRACT LEGEND

[Light Green]	HOA ENHANCED LANDSCAPE AREA
[Dark Green]	HOA LANDSCAPE AREA
[Light Green]	OPEN SPACE (PUBLIC)
[Orange]	REGIONAL PARK
[Purple]	NEIGHBORHOOD PARK
[Red]	COMMERCIAL
[Cyan]	S.F.A.
[Blue]	INSTITUTIONAL (SCHOOL)
[Grey]	PRIVATE ALLEY
[Brown]	VILLAGE RECREATION AND AMENITY CENTER (HOA)
[Dark Green]	UTILITY / INFRASTRUCTURE



SEE SHEET 46

SEE SHEET 39



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J-R ENGINEERING
 A Westrian Company
 PREPARED FOR:
 Shea Homes

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
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 9380 STATION STREET
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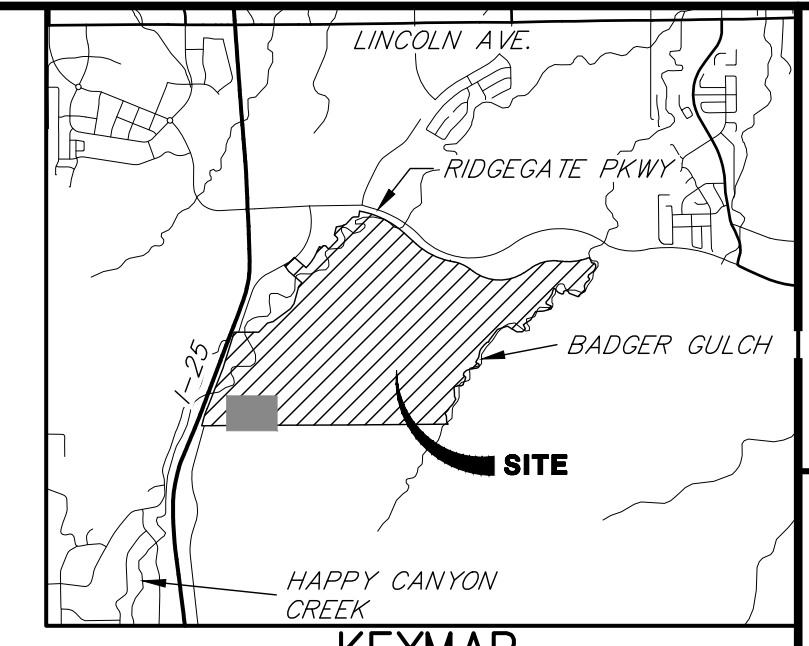
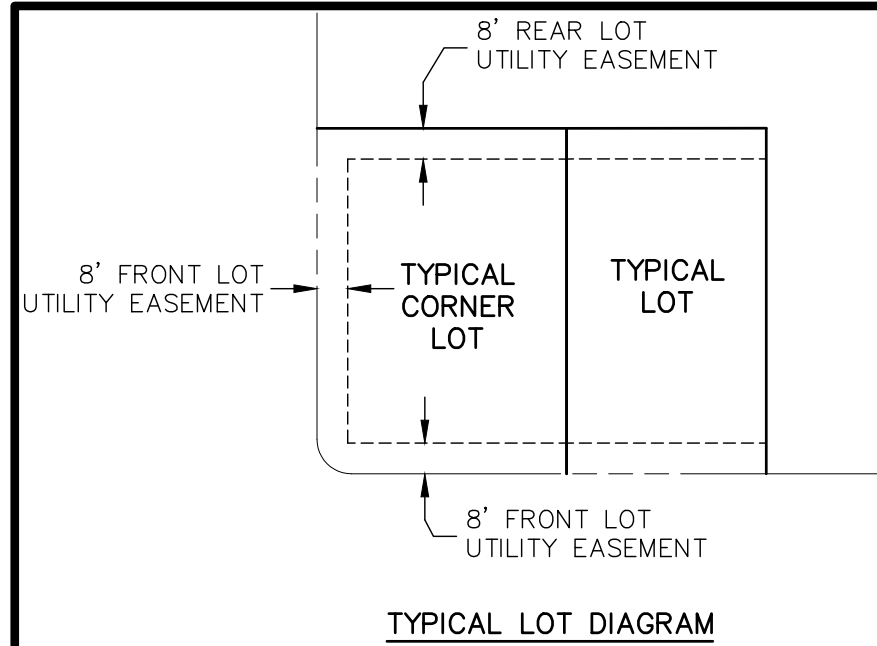
BY	DATE	REVISION
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JCS	8/27/20	2ND SUBMITTAL
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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	1/12/21	JCS	CGM	JCS

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
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PREPARED FOR
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 9380 STATION STREET
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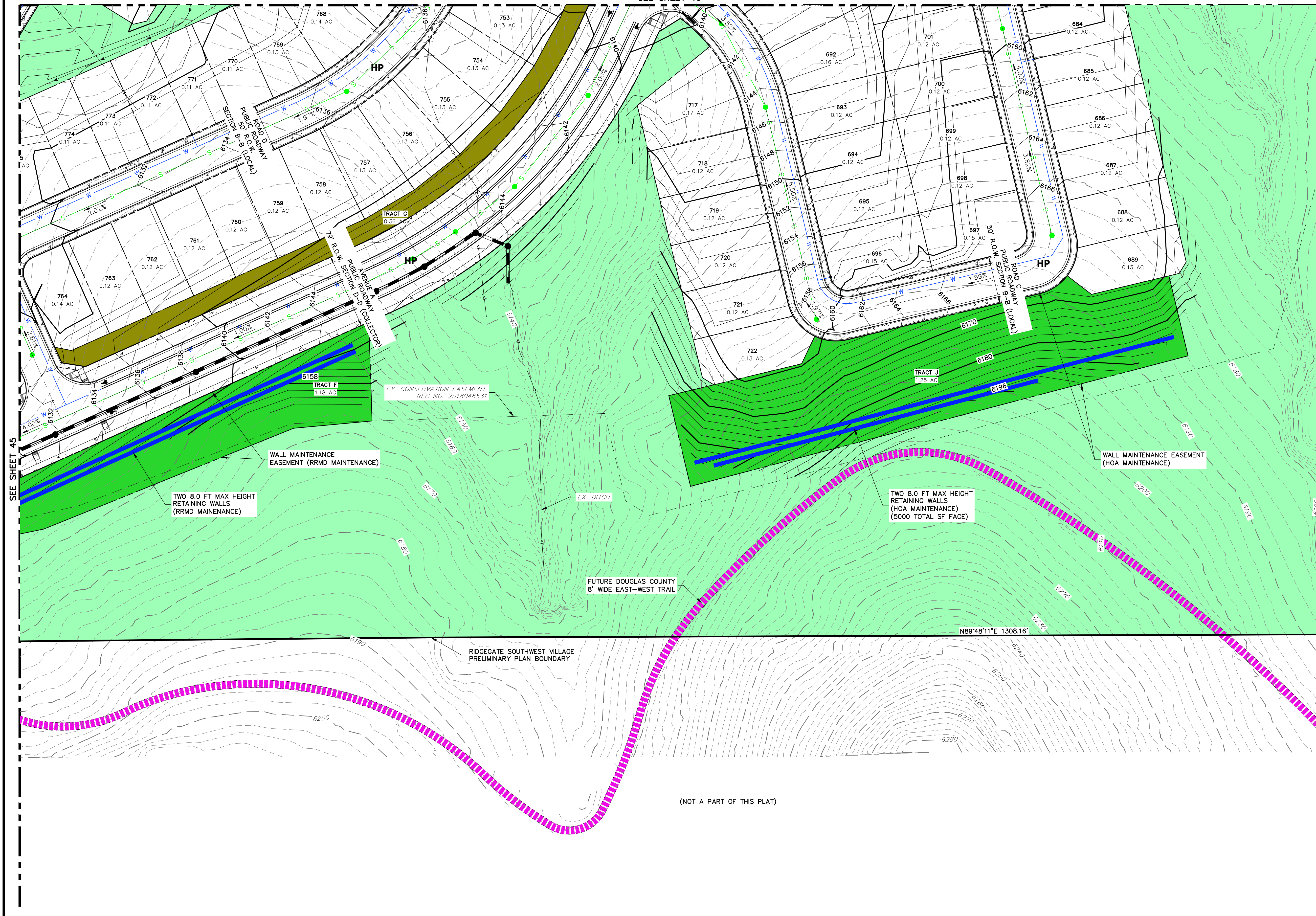
J.R. ENGINEERING
 A Westrian Company

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 Fort Collins 970-491-9888 • www.jrengineering.com

- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

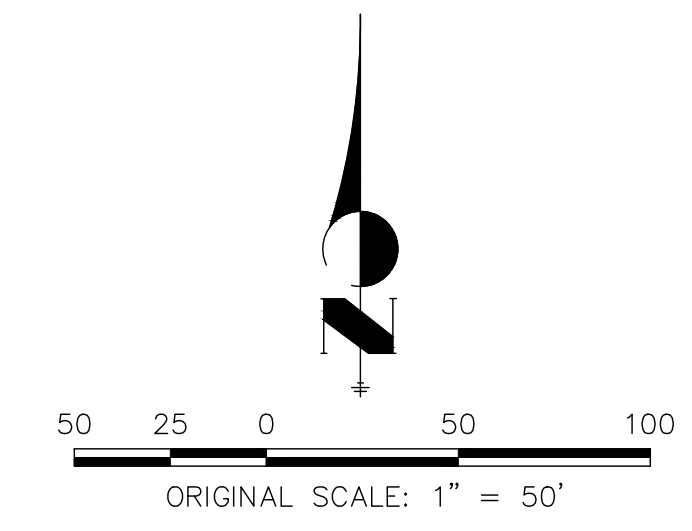
	HOA ENHANCED LANDSCAPE AREA
	HOA LANDSCAPE AREA
	OPEN SPACE (PUBLIC)
	REGIONAL PARK
	NEIGHBORHOOD PARK
	COMMERCIAL
	S.F.A.
	INSTITUTIONAL (SCHOOL)
	PRIVATE ALLEY
	VILLAGE RECREATION AND AMENITY CENTER (HOA)
	UTILITY / INFRASTRUCTURE



SEE SHEET 47

SEE SHEET 45

SEE SHEET 40



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:

 A Westrian Company
 PREPARED FOR:

 SUBMITTAL DATE: 1/12/2021

BY	DATE	REVISION	No.
JCS	7/13/20	1ST SUBMITTAL	1
JCS	8/27/20	2ND SUBMITTAL	2
JCS	10/28/20	3RD SUBMITTAL	3
JCS	11/3/20	4TH SUBMITTAL	4

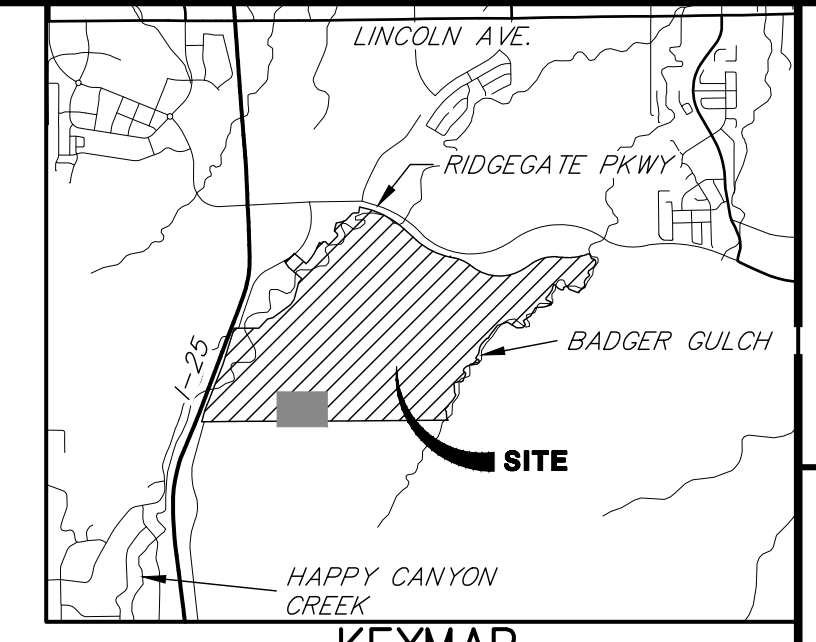
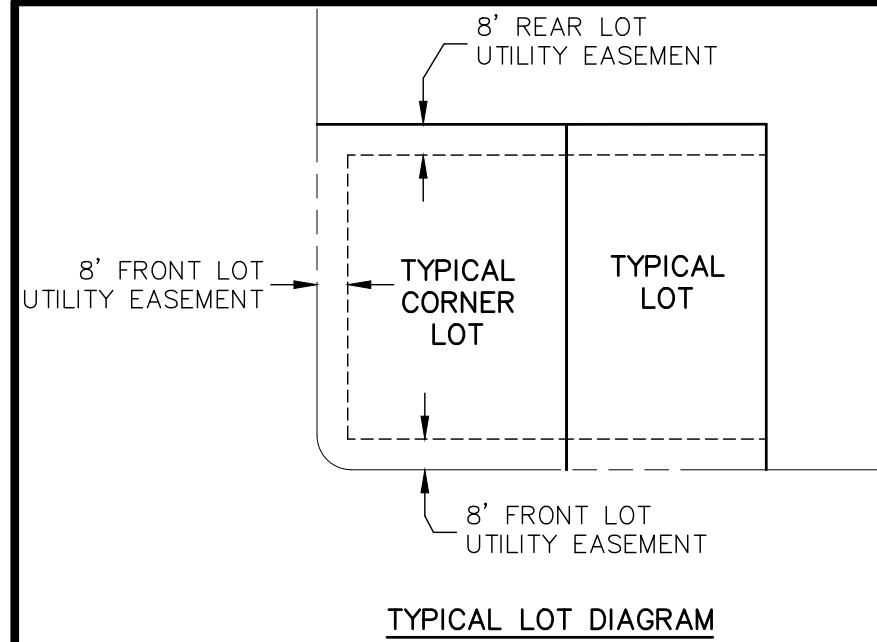
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	1/12/21	JCS	CGM	JCS

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 46 OF 57
 JOB NO. 15950.00

(NOT A PART OF THIS PLAN)

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

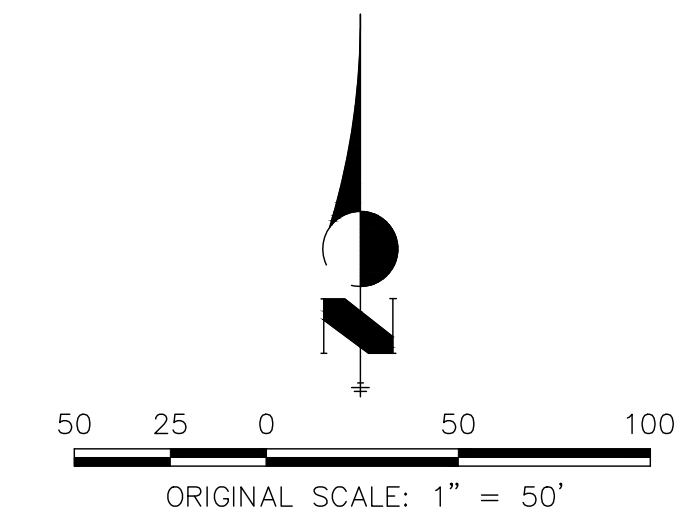
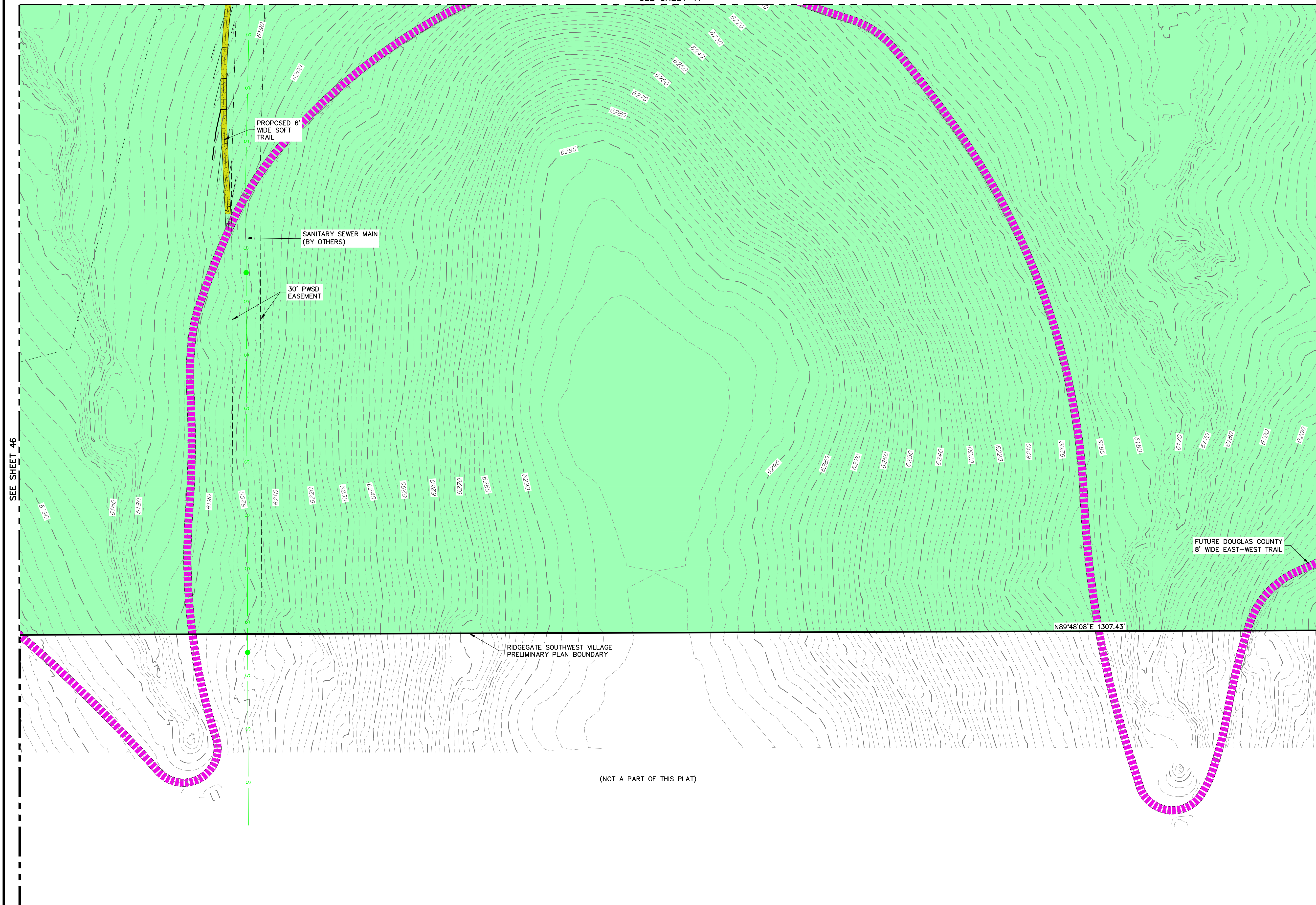
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NOTES

- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
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TRACT LEGEND

- HOA ENHANCED LANDSCAPE AREA
- HOA LANDSCAPE AREA
- OPEN SPACE (PUBLIC)
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- NEIGHBORHOOD PARK
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PRELIMINARY PLAN
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 VILLAGE
 PREPARED BY:

 A Westrian Company
 PREPARED FOR:

 SUBMITTAL DATE: 1/12/2021

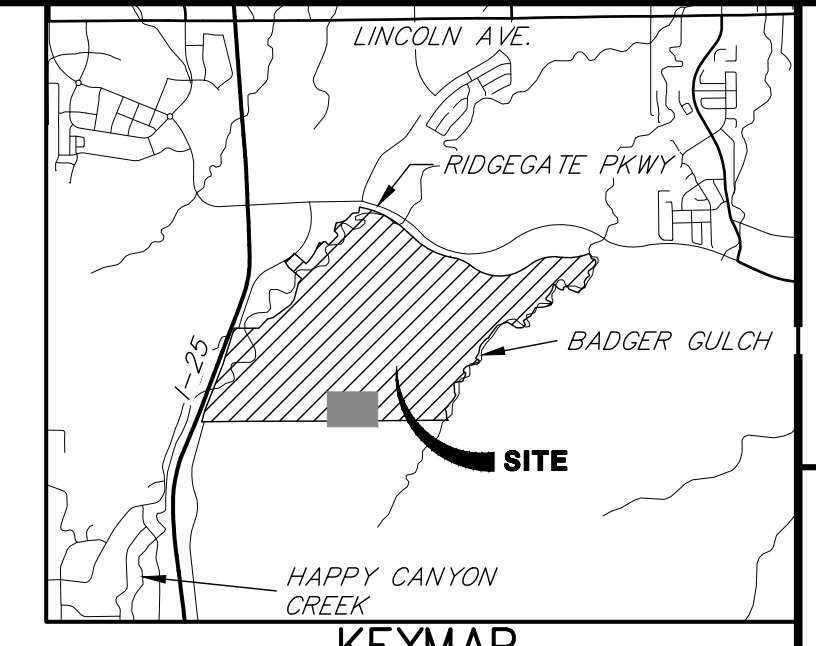
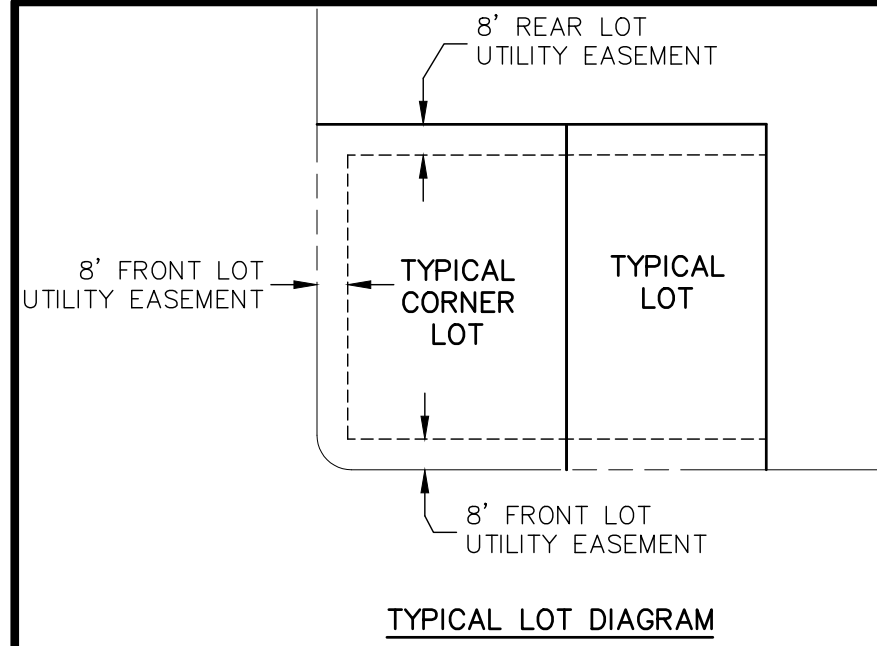
BY	DATE	No.	REVISION
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JCS	8/27/20	2	2ND SUBMITTAL
JCS	10/28/20	3	3RD SUBMITTAL
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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	1/12/21	JCS	CGM	JCS

RIDGEGATE SOUTHWEST
 VILLAGE PRELIMINARY PLAN
 SITE PLAN

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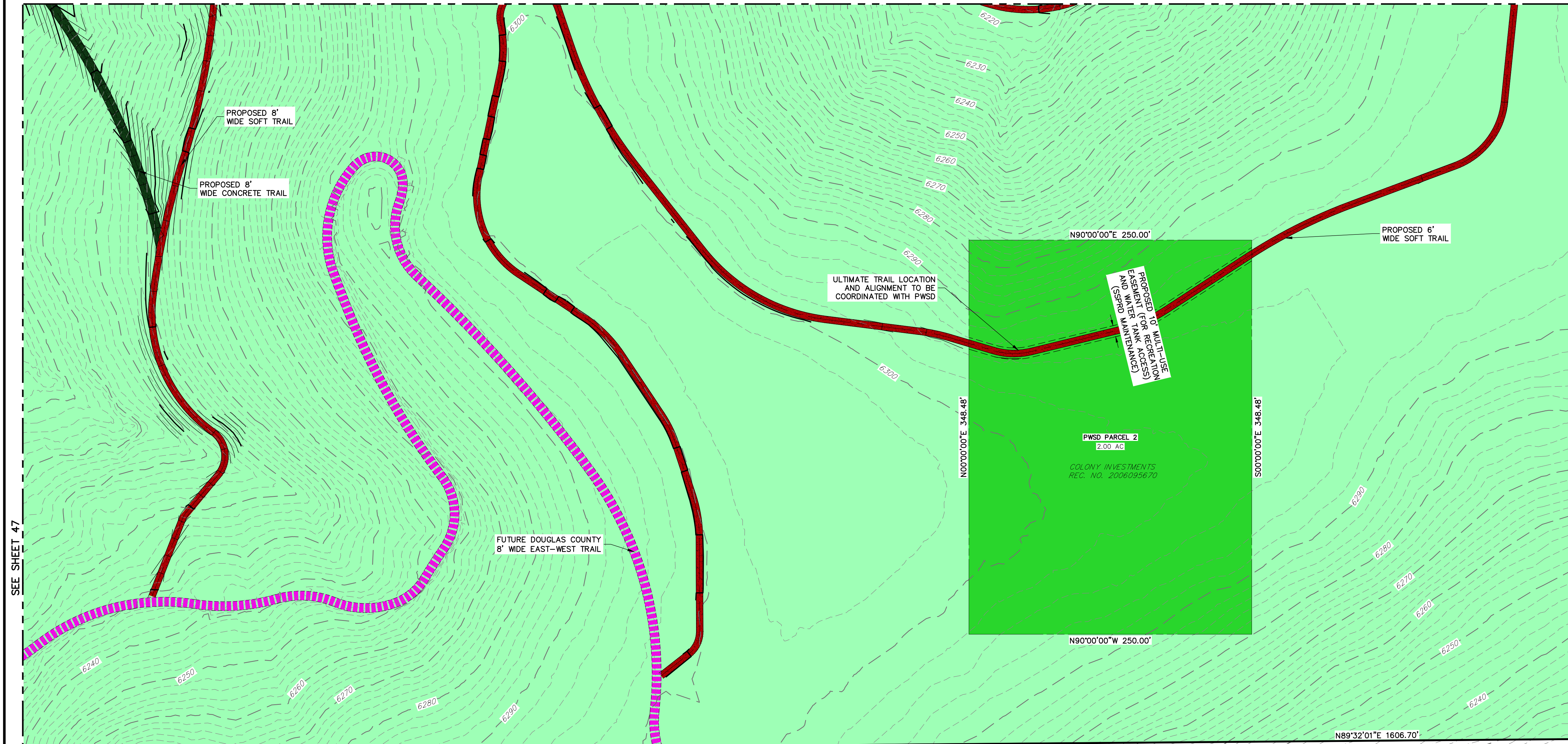
PREPARED FOR
SHEA HOMES
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 A Westrian Company
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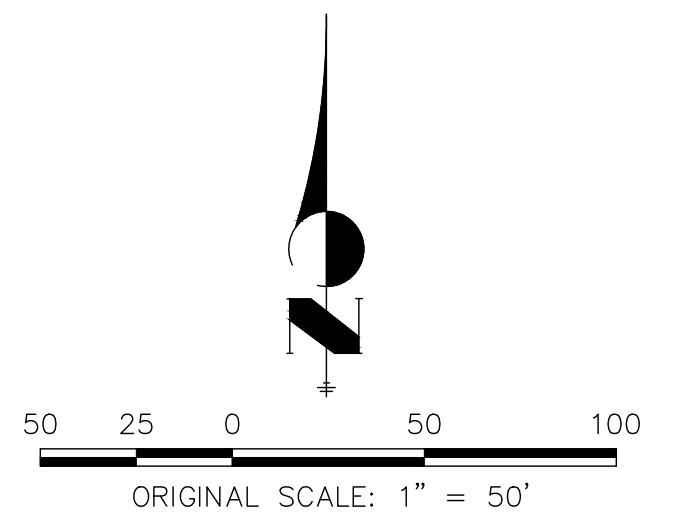
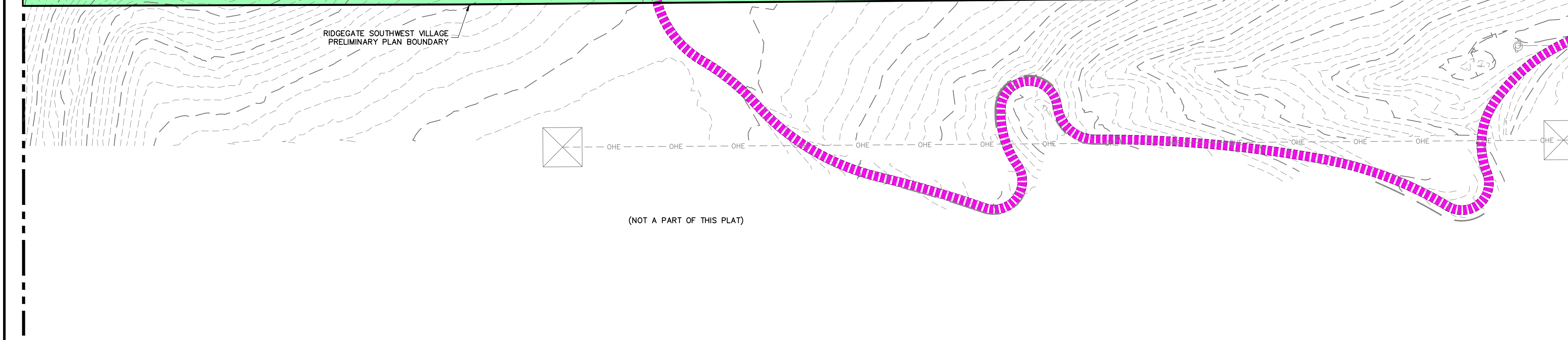
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	COMMERCIAL
	S.F.A.
	INSTITUTIONAL (SCHOOL)
	PRIVATE ALLEY
	VILLAGE RECREATION AND AMENITY CENTER (HOA)
	UTILITY / INFRASTRUCTURE



SEE SHEET 47

SEE SHEET 42

SEE SHEET 49



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:

 SUBMITTAL DATE: 1/12/2021

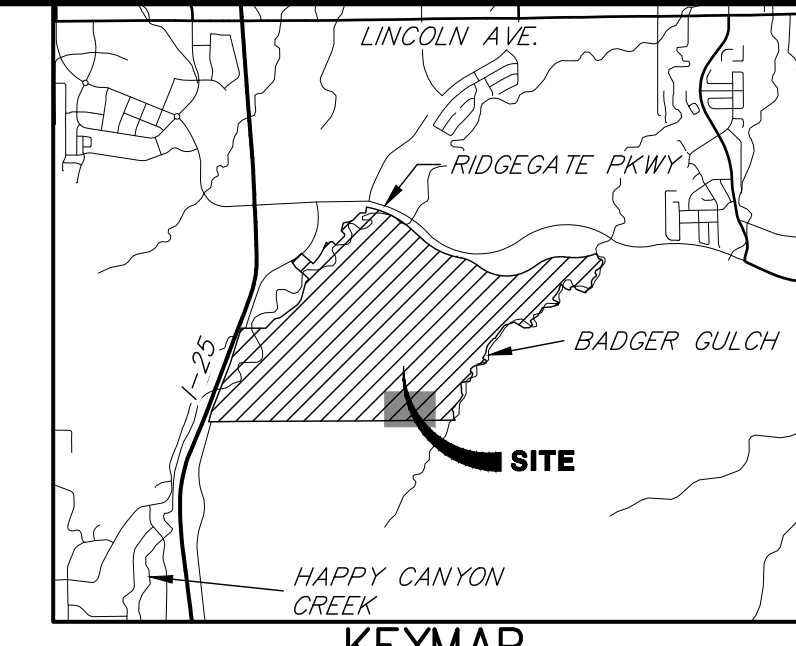
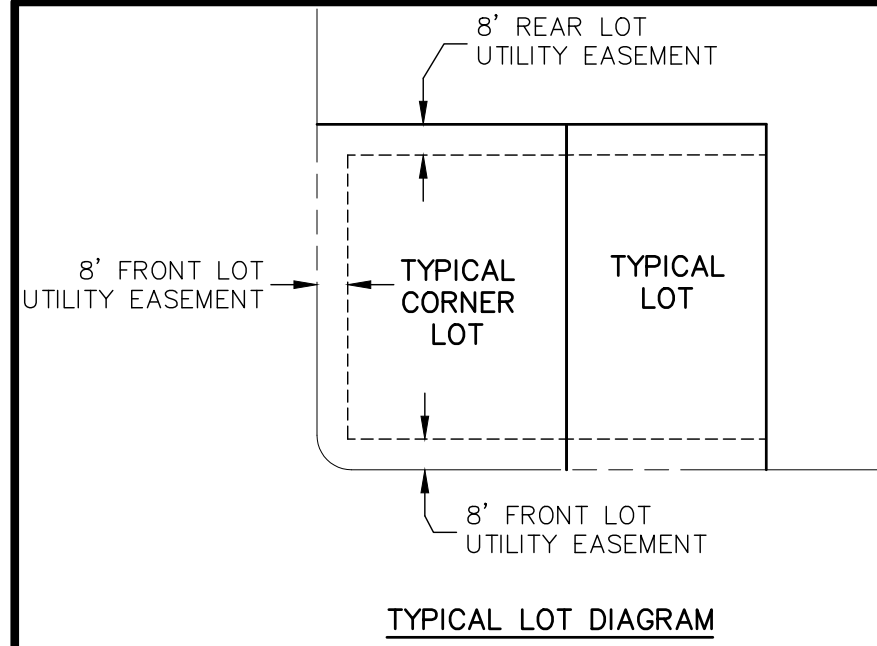
NO.	REVISION	DATE	BY
1	1ST SUBMITTAL	7/13/20	JCS
2	2ND SUBMITTAL	8/27/20	JCS
3	3RD SUBMITTAL	10/28/20	JCS
4	4TH SUBMITTAL	11/3/20	JCS

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1"=50'	N/A	JCS	CGM	JCS

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 48 OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
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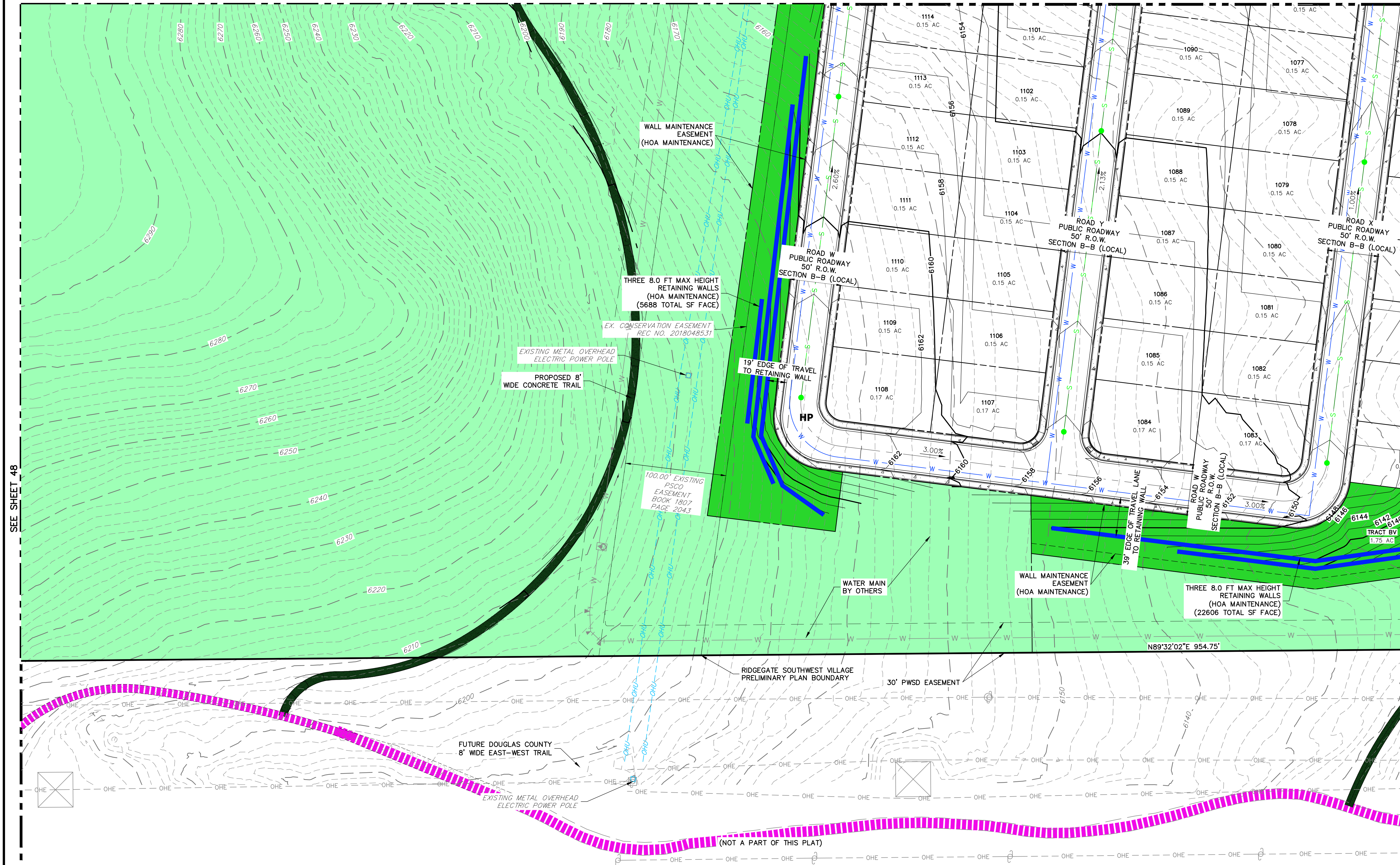
PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

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TRACT LEGEND

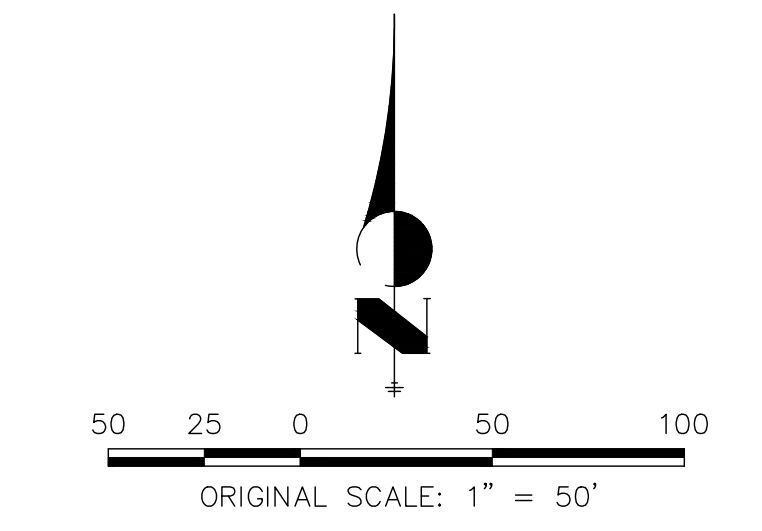
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[Dark Green]	HOA LANDSCAPE AREA
[Light Blue]	OPEN SPACE (PUBLIC)
[Orange]	REGIONAL PARK
[Purple]	NEIGHBORHOOD PARK
[Red]	COMMERCIAL
[Cyan]	S.F.A.
[Blue]	INSTITUTIONAL (SCHOOL)
[Grey]	PRIVATE ALLEY
[Brown]	VILLAGE RECREATION AND AMENITY CENTER (HOA)
[Dark Green]	UTILITY / INFRASTRUCTURE



SEE SHEET 48

SEE SHEET 43

SEE SHEET 50



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:

SUBMITTAL DATE: 1/12/2021

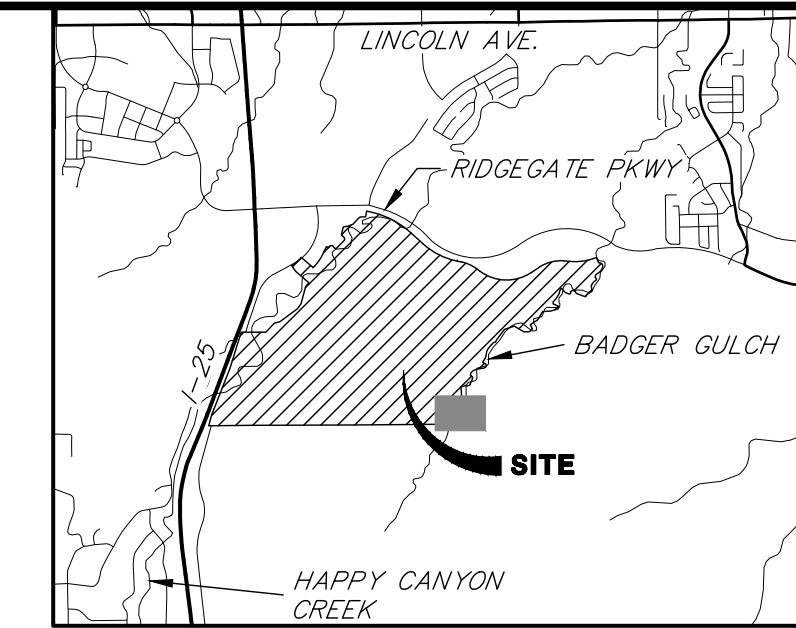
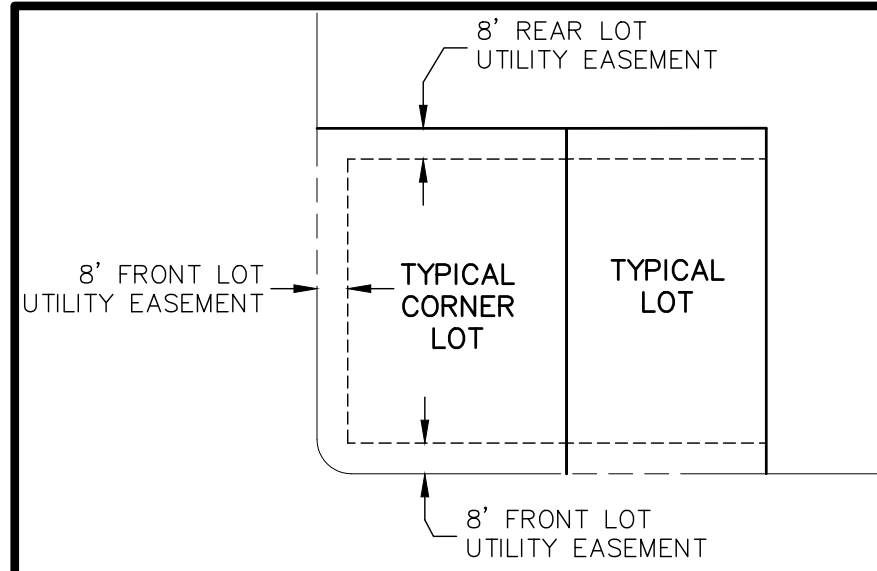
NO.	REVISION	DATE	BY
1	1ST SUBMITTAL	7/13/20	JCS
2	2ND SUBMITTAL	8/27/20	JCS
3	3RD SUBMITTAL	10/28/20	JCS
4	4TH SUBMITTAL	11/3/20	JCS

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN

SHEET 49 OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

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PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

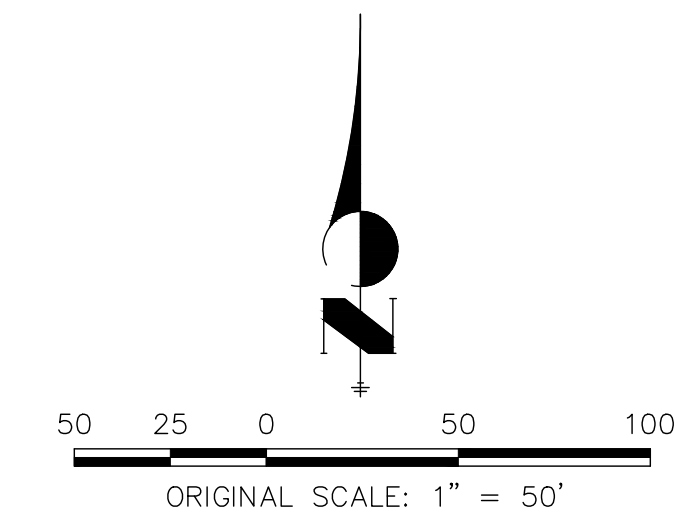
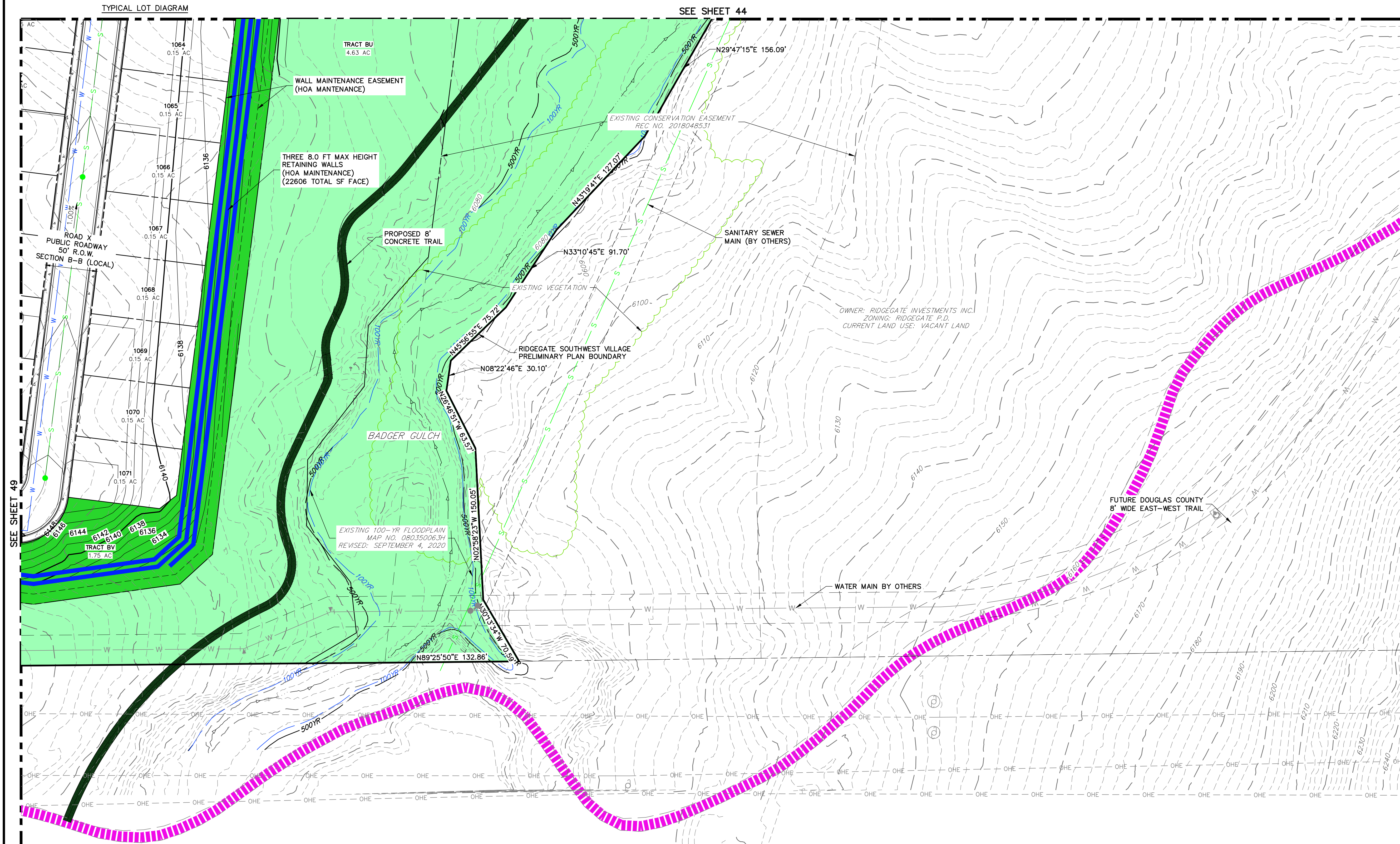
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TRACT LEGEND

	HOA ENHANCED LANDSCAPE AREA
	HOA LANDSCAPE AREA
	OPEN SPACE (PUBLIC)
	REGIONAL PARK
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	COMMERCIAL
	S.F.A.
	INSTITUTIONAL (SCHOOL)
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PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:

 A Westrian Company
 PREPARED FOR:

 SUBMITTAL DATE: 1/12/2021

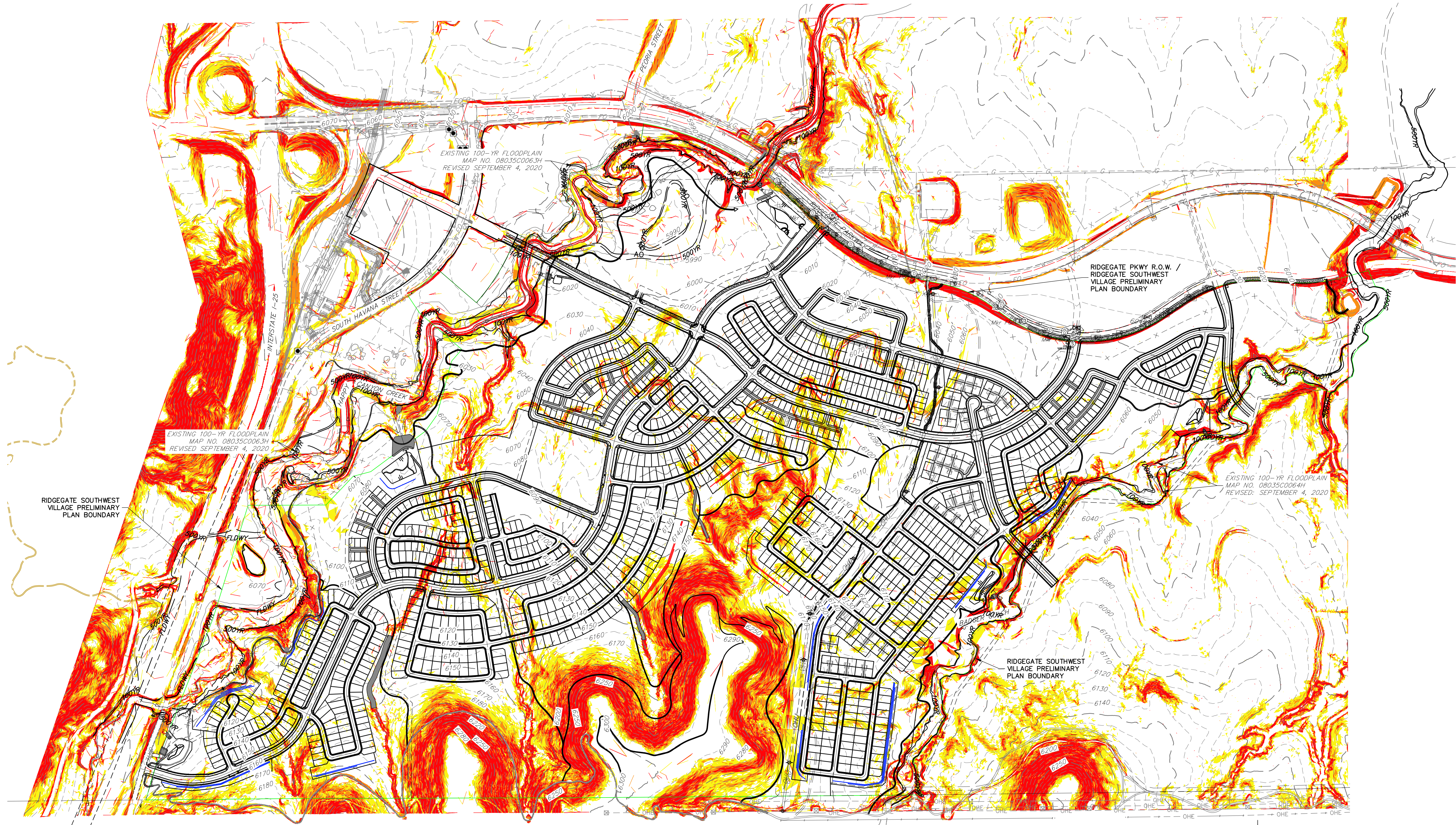
RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN	SITE PLAN	BY	DATE	
		JCS	7/13/20	
		JCS	8/27/20	
		JCS	10/28/20	
SHEET 50 OF 57	JOB NO. 15950.00	No.	REVISION	
		1	1ST SUBMITTAL	
		2	2ND SUBMITTAL	
		3	3RD SUBMITTAL	
DESIGNED BY	DRAWN BY	CHECKED BY	1"=50'	
			V-SCALE	N/A
			DATE	1/12/21
DESIGNED BY	DRAWN BY	CHECKED BY	JCS	
			CGM	
			JCS	

(NOT A PART OF THIS PLAN)

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

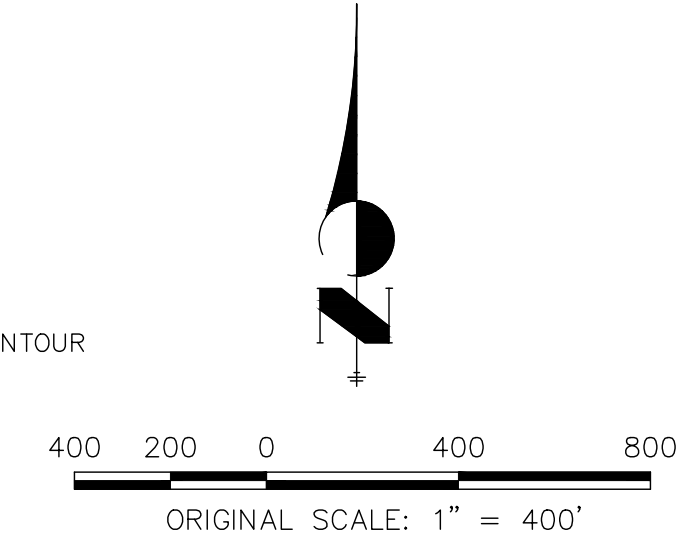
A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
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 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R

EXISTING SLOPE
 ANALYSIS



LEGEND

- | | | | |
|----------------|-----------------|-------------------|--------------------------|
| SLOPE ANALYSIS | | EX. INDEX CONTOUR | |
| | 0% TO 15% | | EX. INTERMEDIATE CONTOUR |
| | 15% TO 20% | | |
| | 20% TO 25% | | |
| | 25% AND GREATER | | |



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST
 VILLAGE
 PREPARED BY:
J-R ENGINEERING
 A Westrian Company
 PREPARED FOR:

SUBMITTAL DATE: 1/12/2021

UNTIL SUCH TIME AS
 THESE DRAWINGS ARE
 APPROVED BY THE
 APPROPRIATE REVIEWING
 AGENCIES, J-R ENGINEERING
 APPROVES THEIR USES
 DESIGNATED BY WRITTEN
 AUTHORIZATION.

PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO
 80124
 (303) 791-8180

J-R ENGINEERING
 A Westrian Company

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 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION
NQJ	07/31/17	1	
JCS	8/27/20	2	2ND SUBMITTAL
JCS	10/28/20	3	3RD SUBMITTAL
JCS	11/3/20	4	4TH SUBMITTAL

RIDGEGATE SOUTHWEST
 VILLAGE PRELIMINARY PLAN
 EXISTING SLOPE ANALYSIS

H-SCALE	1" = 400'
V-SCALE	N/A
DATE	1/12/21
DESIGNED BY	JCS
DRAWN BY	MEP
CHECKED BY	JCS

SHEET 51 OF 57
 JOB NO. 15950.00

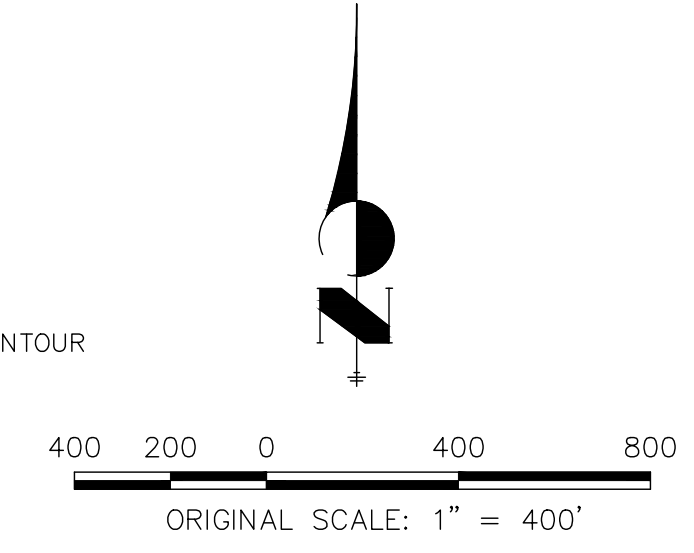
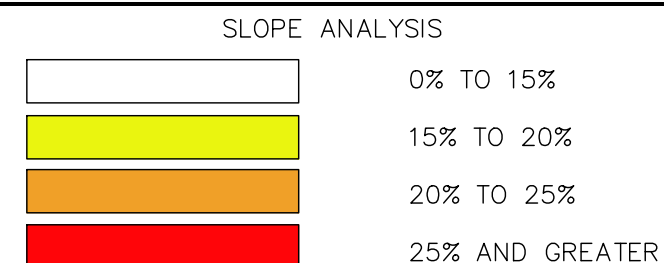
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PROPOSED SLOPE
 ANALYSIS



LEGEND



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BY	DATE	No.	REVISION
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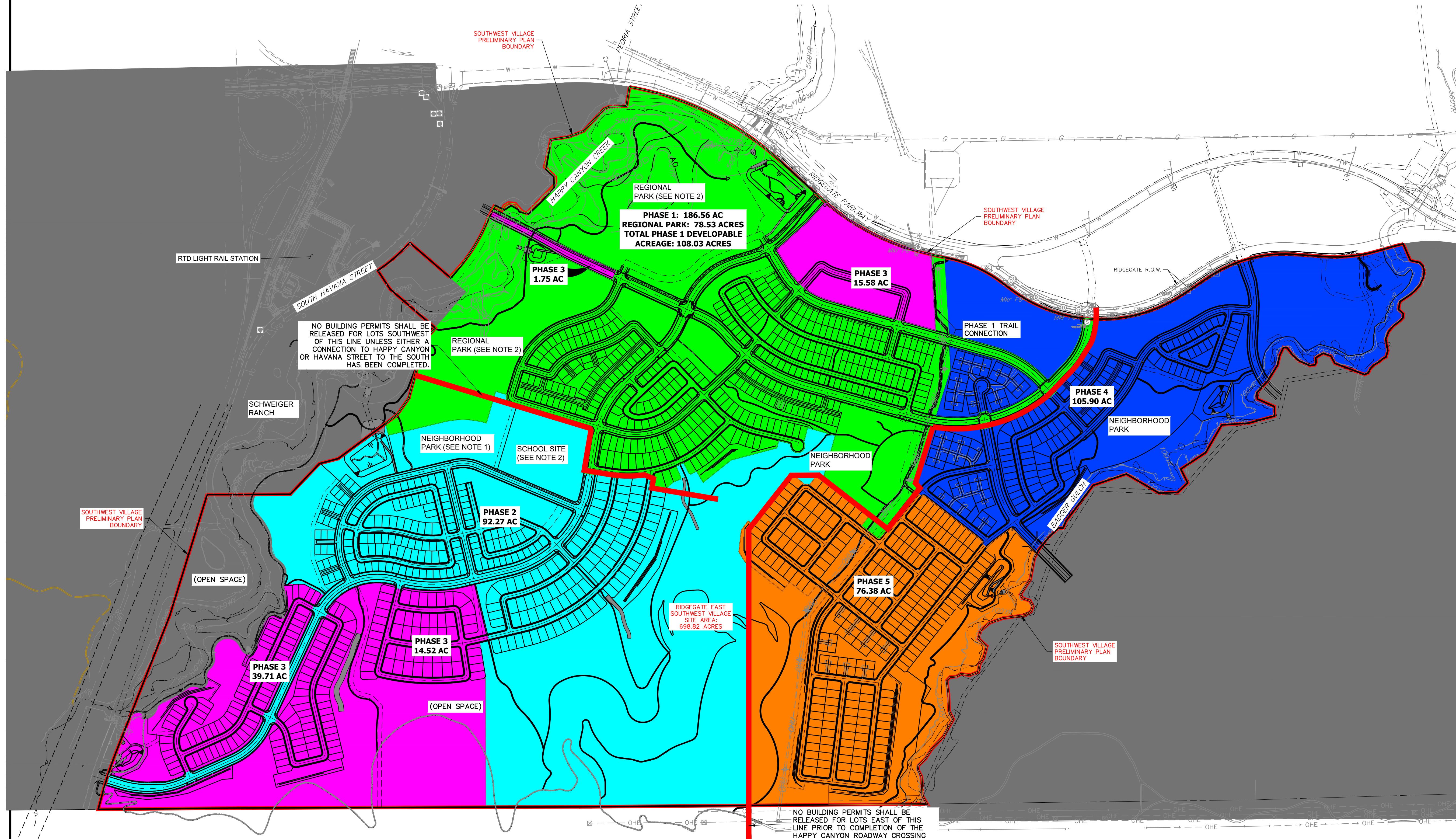
RIDGEGATE SOUTHWEST
 VILLAGE PRELIMINARY PLAN
 PROPOSED SLOPE ANALYSIS

SHEET 52 OF 57

JOB NO. 15950.00

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NO BUILDING PERMITS SHALL BE RELEASED FOR LOTS WEST OF THIS LINE UNLESS EITHER A CONNECTION TO HAPPY CANYON OR HAVANA STREET TO THE SOUTH HAS BEEN COMPLETED.

NO BUILDING PERMITS SHALL BE RELEASED FOR LOTS EAST OF THIS LINE PRIOR TO COMPLETION OF THE HAPPY CANYON ROADWAY CROSSING

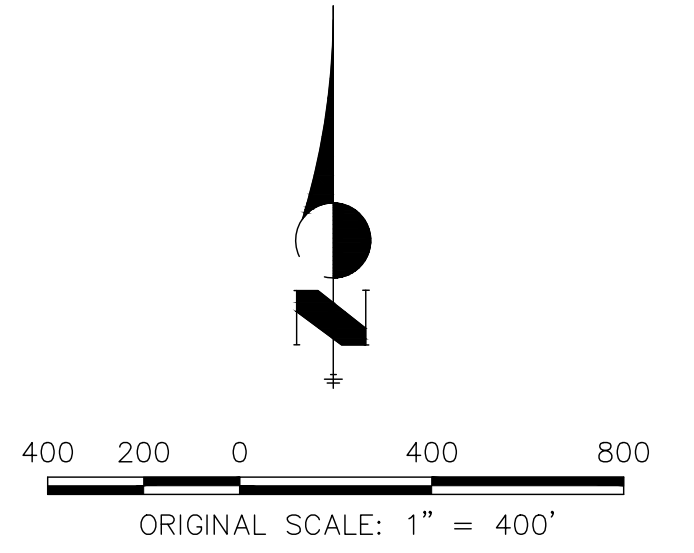
- NOTES**
- SOME PORTIONS OF THE PARK PROGRAMMING AND DESIGN MAY BE INCLUDED IN THE REGIONAL PARK DESIGN, TO BE DETERMINED.
 - SITE MAY BE DEVELOPED LATER THAN THE PHASE IN WHICH IT APPEARS.

PRELIMINARY PLAN BOUNDARY
 RIDGEGATE EAST - SOUTHWEST VILLAGE PRELIMINARY PLAN 698.82 ACRES

PHASING PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE DURING THE FINAL PLAT PROCESS.

PHASING LEGEND

SHEA HOMES IMPROVEMENTS	ACREAGE	LOT COUNT
PHASE 1 BOUNDARY	108.03 ACRES	SFA - 81 D.U.S. SFD - 365 LOTS
PHASE 2 BOUNDARY	92.27 ACRES	SFA - 81 D.U.S. SFD - 240 LOTS
PHASE 3 BOUNDARY	71.56 ACRES	SFA - 322 D.U.S. SFD - 184 LOTS
PHASE 4 BOUNDARY	105.90 ACRES	SFA - 475 D.U.S. SFD - 176 LOTS
PHASE 5 BOUNDARY	76.38 ACRES	SFA - 0 D.U.S. SFD - 255 LOTS



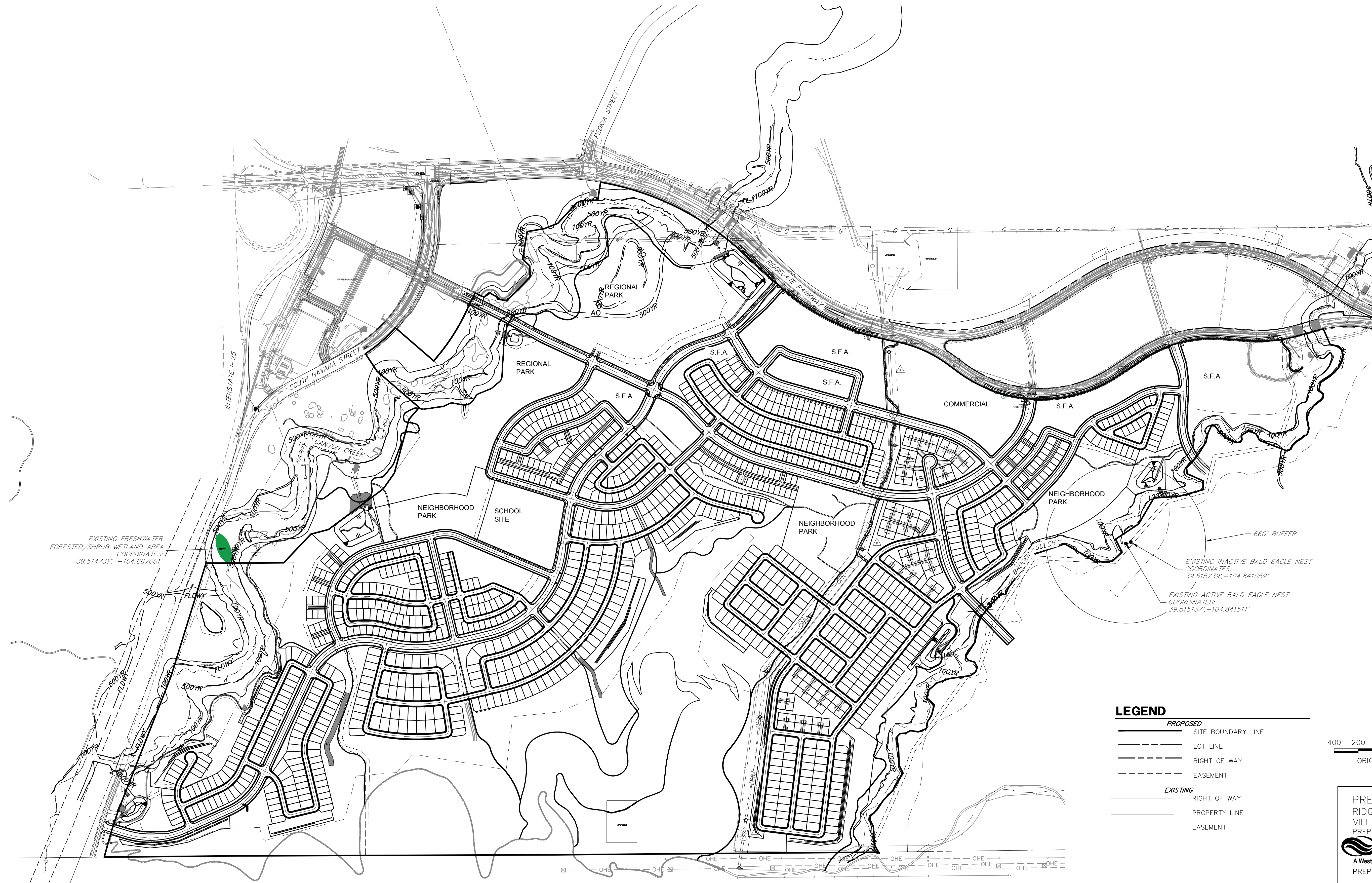
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 A Westrian Company
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1"=50'	N/A	1/12/21	JCS	CGM	JCS																									
RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN		PHASING PLAN																												
SHEET 53 OF 57		JOB NO. 15950.00																												

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R

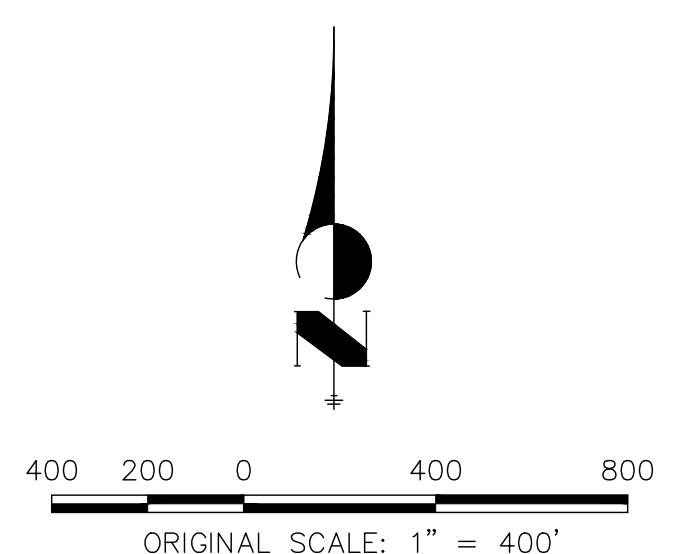


EXISTING FRESHWATER FORESTED/SHRUB WETLAND AREA COORDINATES: 39.514731', -104.867601'

EXISTING INACTIVE BALD EAGLE NEST COORDINATES: 39.515239', -104.841059'
 EXISTING ACTIVE BALD EAGLE NEST COORDINATES: 39.515137', -104.841511'

LEGEND

- PROPOSED**
- SITE BOUNDARY LINE
 - LOT LINE
 - RIGHT OF WAY
 - - - EASEMENT
- EXISTING**
- RIGHT OF WAY
 - PROPERTY LINE
 - - - EASEMENT



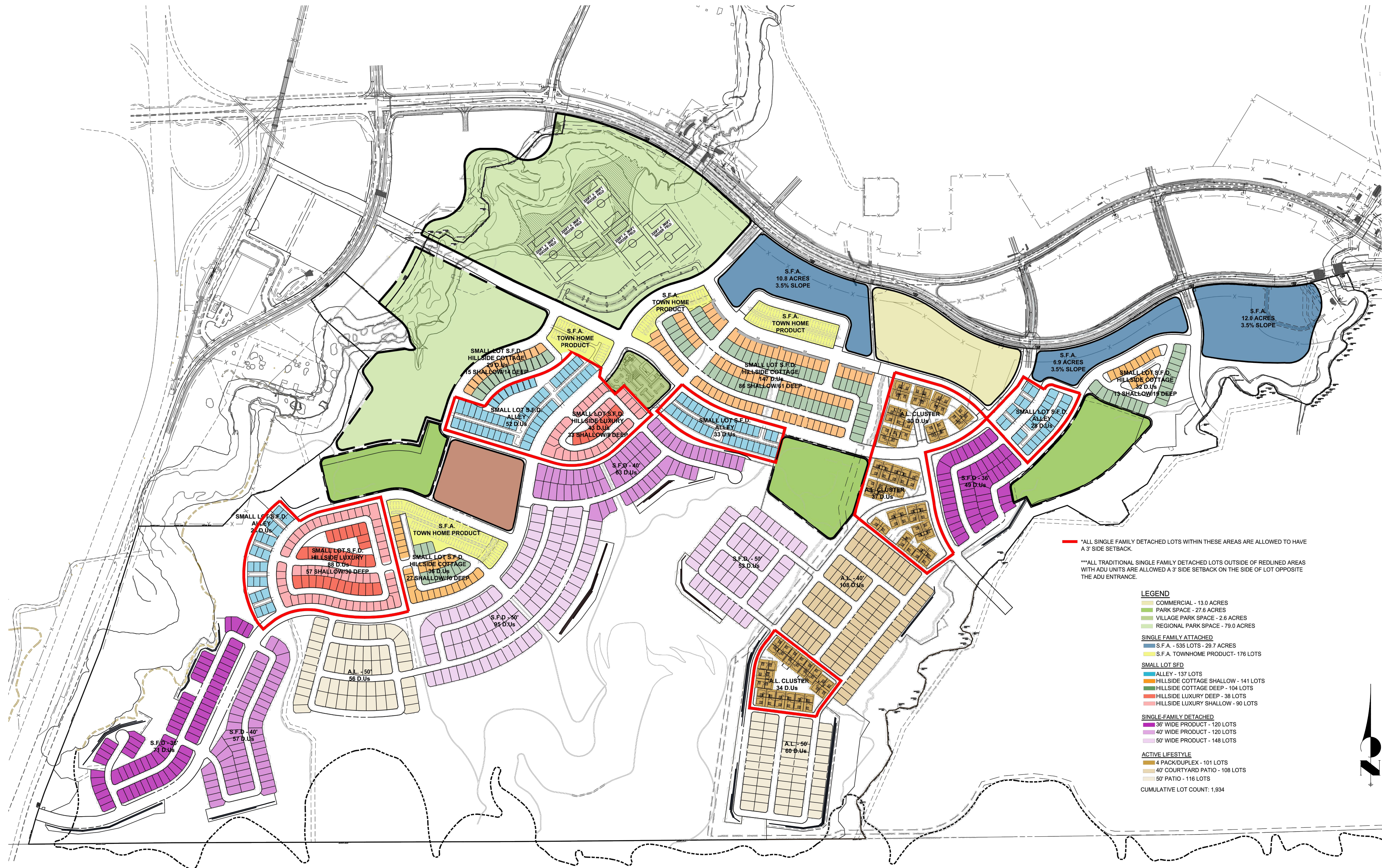
PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J-R ENGINEERING
 A Westrian Company
 PREPARED FOR:

SUBMITTAL DATE: 1/12/2021

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR SHEA HOMES 9380 STATION STREET SUITE 600 LONE TREE, CO 80124 (303) 791-8180	J-R ENGINEERING A Westrian Company Centennial 300-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com
BY DATE JCS 7/13/20 JCS 8/27/20 JCS 10/28/20 JCS 11/3/20	No. REVISION 1 1ST SUBMITTAL 2 2ND SUBMITTAL 3 3RD SUBMITTAL 4 4TH SUBMITTAL
H-SCALE 1"=400' V-SCALE N/A DATE 1/12/21 DESIGNED BY JCS DRAWN BY KAK CHECKED BY JCS	RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN ENVIRONMENTAL MAP SHEET 56 OF 57 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



ALL SINGLE FAMILY DETACHED LOTS WITHIN THESE AREAS ARE ALLOWED TO HAVE A 3' SIDE SETBACK.
 ALL TRADITIONAL SINGLE FAMILY DETACHED LOTS OUTSIDE OF REDLINED AREAS WITH ADU UNITS ARE ALLOWED A 3' SIDE SETBACK ON THE SIDE OF LOT OPPOSITE THE ADU ENTRANCE.

LEGEND

COMMERCIAL	- 13.0 ACRES
PARK SPACE	- 27.6 ACRES
VILLAGE PARK SPACE	- 2.6 ACRES
REGIONAL PARK SPACE	- 79.0 ACRES
SINGLE FAMILY ATTACHED	
S.F.A. - 535 LOTS	- 29.7 ACRES
S.F.A. TOWNHOME PRODUCT	- 176 LOTS
SMALL LOT SFD	
ALLEY	- 137 LOTS
HILLSIDE COTTAGE SHALLOW	- 141 LOTS
HILLSIDE COTTAGE DEEP	- 104 LOTS
HILLSIDE LUXURY DEEP	- 38 LOTS
HILLSIDE LUXURY SHALLOW	- 90 LOTS
SINGLE-FAMILY DETACHED	
36' WIDE PRODUCT	- 120 LOTS
40' WIDE PRODUCT	- 120 LOTS
50' WIDE PRODUCT	- 148 LOTS
ACTIVE LIFESTYLE	
4 PACK DUPLEX	- 101 LOTS
40' COURTYARD PATIO	- 108 LOTS
50' PATIO	- 116 LOTS
CUMULATIVE LOT COUNT: 1,934	

PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J-R ENGINEERING
 A Westrian Company
 PREPARED FOR:
Shea
 SUBMITTAL DATE: 1/12/2021

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	SHEA HOMES 9380 STATION STREET SUITE 600 LONE TREE, CO 80124 (303) 791-8180
BY	DATE
JCS	7/13/20
JCS	8/27/20
JCS	10/28/20
JCS	11/3/20
No. REVISION	
1	1ST SUBMITTAL
2	2ND SUBMITTAL
3	3RD SUBMITTAL
4	4TH SUBMITTAL
H-SCALE	N.T.S.
V-SCALE	N/A
DATE	1/12/21
DESIGNED BY	JCS
DRAWN BY	KAK
CHECKED BY	JCS
RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN	
SETBACK AREAS PLAN	
SHEET 57	OF 57
JOB NO.	15950.00