A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPER 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	O 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)	O 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

## **GENERAL NOTES**

PROPERTY LINE.

1. 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.

2. 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.

3. THE BOUNDARIES SHOWN HEREIN FURTHER REFINE THE PLANNING AREA BOUNDARIES OF THE RIDGEGATE PLANNED DEVELOPMENT, 6TH AMENDMENT, AND THE EAST VILLAGES SUB-AREA PLAN.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

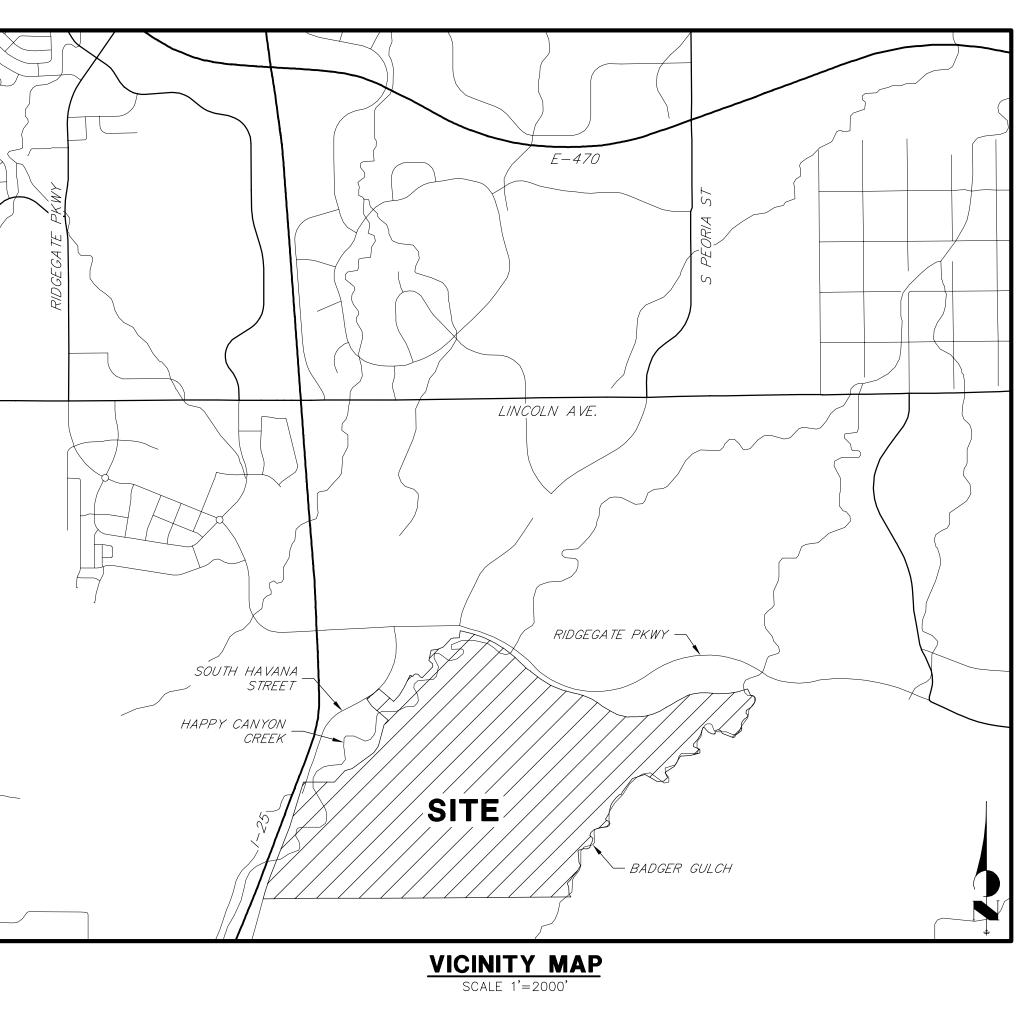
## **PSCO NOTE**

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 GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, 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

## RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY



## SHEET INDEX

1	COVER SHEET
2	PROJECT LEGAL DESCRIPTION
3	LINETYPE AND SYMBOL LEGEND
4	OVERALL SITE PLAN
5	TRACT DATA TABLE
6	ROADWAY DESIGNATION PLAN
7-8	TYPICAL ROAD CROSS SECTIONS
9	SITE PLAN INDEX
10-50	SITE PLAN
51	EXISTING SLOPE ANALYSIS
52	PROPOSED SLOPE ANALYSIS
53	PHASING PLAN
54	TRAILS, BICYCLE AND PEDESTRIAN MOBILITY PLAN
55	PLANNED DEVELOPEMENT DISTRICT COMPLIANCE PLAN
56	ENVIRONMENTAL MAP
57	NEW SETBACK AREAS PLAN

TOTAL SHEETS 57

## APPLICANT/O

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

### **CIVIL ENGINEI**

JR ENGINEERING 7200 SOUTH ALTON WA CENTENNIAL, CO P~303.267.6220

## PLANNER

SAGE DESIGN GROUP 1500 SOUTH PEARL ST DENVER, CO 80210 P∼303.470.2855

## **TRAFFIC ENG**

JR ENGINEERING 7200 SOUTH ALTON WA CENTENNIAL, CO P∼303.267.6183

## GEOTECHNIC

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

## **ENVIRONMEN**

- 1. CULTURAL RESOUR ASSIGNS SHALL TA CULTURAL HISTORY OFFICE OF ARCHAE
- 2. BURROWING OWL: THROUGH OCTOBER AREA WITHIN THE CONCURRENCE HAS BURROWING OWLS, CAN OCCUR FROM
- 3. BALD EAGLE NEST BU DEVELOPMENT PROJEC BUFFERS AND EAGLE FOR THE DURATION NECESSARY.
- 4. JURISDICTIONAL WATE FOR MAINTAINING CUP IN THE PROJECT ARE UPDATED VERIFICATIO
- 5. RADON: RADON GAS QUANTITIES, MAY PRE STATE GUIDELINES HA OBTAINED FROM THE

Y PLAN		SV JANE HUHS HENH	THESE DRAWINGS ARE APPROVED BY THE	- -	APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED RY WRITTEN	- NO
OWNER/DEVELOPER		PREPARED FOR	SHEA HOMES	938U STATION STREET Suite 600	LONE TREE, CO	00124 (303) 791-8180
EER/SURVEYOR	- G		ERING		ns 719–593–2593	ng.com
STREET, SUITE 200 SAGE DESIGN GROUP		PREPARED BY	<b>ENGINEERIN</b>	а	-9393 • Colorado Sprin	Fort Collins 970-491-9888 • www.jrengineering.com
GINEER	_		J.R	A Wes	303—740-	970-491
vay, suite c400 J·R Engineering	<b>5</b>		$\mathcal{O}$		intennial (	t Collins
AL ENGINEER			ĬU.	)	S	For
CTL THOMPSON		TE	//13/20 8/27/20	m	12/4/20	1/12/21
NTAL NOTES		⊢ B≺	ngs ngs	JGS 1	JGS JGS	JGS
RCES: DURING CONSTRUCTION ACTIVITY WITHIN THE DEVELOPMENT, THE AF TAKE ALL REASONABLE CARE TO WATCH FOR HISTORIC RESOURCES, PALEON BY RESOURCES AND SHALL IMMEDIATELY NOTIFY CITY OF LONE TREE AND C AEOLOGY AND HISTORIC PRESERVATION DATA MANAGEMENT FORMS IN THE F CONSTRUCTION DISTURBANCE OF A PARTICULAR AREAS VEGETATION THAT THE STATE OF A DURROWING OWL SURVEY TO ENSURE THE OWLS A PRAIRIE DOG BURROWS. NO CONSTRUCTION ACTIVITY CAN PROCEED IN TH AS BEEN PROVIDED BY THE ENVIRONMENTAL CONSULTANT PREPARING THE , OR AS OTHERWISE DIRECTED BY THE ENVIRONMENTAL CONSULTANT. CON M NOVEMBER 1 <sup>ST</sup> – MARCH 14 <sup>TH</sup> WITH NO BURROWING OWL SURVEY.	NTOLOGICAL RESOURCES, AND OTHER COMPLETE APPROPRIATE COLORADO EVENT OF SUCH DISCOVERY. T OCCURS BETWEEN MARCH 15 <sup>TH</sup> RE NOT NESTING IN THE IMPACTED HE PARTICULAR AREA UNTIL WRITTEN SURVEY THAT THE AREA IS CLEAR OF					
BUFFERS AND MONITORING: PER COLORADO PARKS AND WILDLIFE, NO PERMIT IS JECT (U.S. FISH AND WILDLIFE PROJECT NUMBER 2020-TA-0948). THE DEVELOPE LE NEST MONITORING REQUIREMENTS WITH THE U.S. FISH AND WILDLIFE SERVICE AN OF ALL PHASES OF DEVELOPMENT, OR UNTIL THE COLORADO DIVISION OF WILDLIF	R SHALL COORDINATE PROTECTIVE ID THE COLORADO DIVISION OF WILDLIFE		SUBMITTAL	SUBMITTAL	SUBMITTAL	SUBMITTAL
TERS OF THE UNITED STATES: RIDGEGATE INVESTMENTS, INC., THEIR SUCCESSORS SURRENT JURISDICTIONAL DETERMINATIONS FROM THE U.S. ARMY CORPS OF ENGINE REA. RIDGEGATE INVESTMENTS, INC., AND THEIR SUCCESSORS AND ASSIGNS SHAL	ERS FOR ALL WATERWAYS AND DRAINAGES	$\geq$	2ND 9	3RD S		6TH S
TIONS TO THE CITY FOLLOWING EXPIRATION OF CURRENT DETERMINATIONS. AS IS A NATURALLY OCCURING RADIOACTIVE GAS THAT, WHEN IT HAS ACCUMULAT		No.	-	m =	4 N	9
RESENT HEALTH RISKS TO PERSONS WHO ARE EXPOSED TO IT OVER TIME. LEVEL HAVE BEEN FOUND IN BUILDINGS IN COLORADO. ADDITIONAL INFORMATION REGARD IE COUNTY HEALTH DEPARTMENT.		N/A	N/A	1/12/2		JGS JGS
		ALE			A Y	
		H-SCAL	Ú Ú		DRAWN F	CHECKED
	PRELIMINARY PLAN RIDGEGATE SOUTHWEST VILLAGE PREPARED BY: <b>J.R. ENGINEERING</b> A Westrian Company	RIDGFGATF SOLITHWFST	LIMINAR	COVER SHEET		
	PREPARED FOR:		-			
	Shea	SHE		1		57
	SUBMITTAL DATE: 1/12/2021	JOE	NO.	15	5950	.00

### **LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE SECTIONS 14, 22, 23 AND 24, ALL IN TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 1-1/28 BRASS CAP, ILLEGIBLE AT THE SOUTHEAST CORNER AND A CHISELED OXO ON A STONE AT THE SOUTH ONE-QUARTER CORNER, BEARING N89°31'58ÖE.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN:

THENCE N15°18'50°E A DISTANCE OF 218.51 FEET, TO A POINT ON THE NORTHERLY LINE OF A PUBLIC SERVICE COMPANY OF COLORADO PROPERTY DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 127 AT PAGE 451 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ON SAID NORTHERLY LINE, THE FOLLOWING FOUR (4) COURSES:

- 1. S89°16'25"W A DISTANCE OF 59.90 FEET;
- 2.S89°31'58"W A DISTANCE OF 2,634.29 FEET;
- 3. S89°48'21"W A DISTANCE OF 2615.05 FEET;

4. S89°27'33"W A DISTANCE OF 1,104.07 FEE, TO A POINT ON THE EASTERLY LINE OF THAT CITY OF LONE TREE PARCEL RECORDED UNDER RECEPTION NO. 2007037631T;

THENCE ON SAID EASTERLY LINE, THE FOLLOWING FOUR (4) COURSES:

1. N15°19'30"E A DISTANCE OF 150.93 FEET, TO A POINT OF CURVE;

- 2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,930.00 FEET, A CENTRAL ANGLE OF 06°08'12" AND AN ARC LENGTH OF 313.82 FEET, TO A POINT OF TANGENT;
- 3.N21°27'42"E A DISTANCE OF 1,132.17 FEET;
- 4.N17°12'38"E A DISTANCE OF 981.72 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22;

THENCE ON SAID NORTH LINE, N89°59'07"E A DISTANCE OF 235.74 FEET, TO THE EAST QUARTER CORNER OF SAID SECTION 22;

THENCE ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, N89°40'24"E A DISTANCE OF 407.06 FEET, TO A POINT ON THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2008034431;

THENCE ON SAID EASTERLY LINE, THE FOLLOWING FOUR (4) COURSES:

- 1. N43°32'45"E A DISTANCE OF 326.90 FEET;
- 2.N75°08'07"E A DISTANCE OF 150.09 FEET;
- 3.N53°27'29"E A DISTANCE OF 565.81 FEET;
- 4.N35°08'22"E A DISTANCE OF 159.23 FEET;

THENCE DEPARTING SAID EASTERLY LINE, THE FOLLOWING TWO (2) COURSES:

1. N15°15'13"E A DISTANCE OF 462.35 FEET;

2.N40°51'31"E A DISTANCE OF 127.75 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF THAT PROPERTY DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2014064316;

THENCE ON SAID SOUTHWESTERLY LINE, N49°12'44"W A DISTANCE OF 460.34 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL RECORDED UNDER RECEPTION NO. 2008034431;

THENCE ON SAID NORTHERLY LINE, N33°41'49"W A DISTANCE OF 173.97 FEET, TO A POINT OF NON-TANGENT CURVE ON THE EASTERLY LINE OF THAT CITY OF LONE TREE PROPERTY RECORDED UNDER RECEPTION NO. 2007037361;

THENCE ON SAID EASTERLY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N33°42'25"W, HAVING A RADIUS OF 1298.00, A CENTRAL ANGLE OF 14°31'27" AND AN ARC LENGTH OF 329.03 FEET, TO A POINT OF NON-TANGENT;

THENCE DEPARTING SAID EASTERLY LINE, ON THE NORTHERLY LINE OF SAID PARCEL RECORDED UNDER RECEPTION NO. 2014064316 AND ITS EXTENSION, S49°12'44"E A DISTANCE OF 407.11 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE DEPARTING SAID NORTHERLY LINE, THE FOLLOWING NINETEEN (19) COURSES:

- 1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N43°50'42"W, HAVING A RADIUS OF 1211.12 FEET, A CENTRAL ANGLE OF 25°33'51" AND AN ARC LENGTH OF 540.38 FEET, TO A POINT OF NON-TANGENT;
- 2.N26°27'05"E A DISTANCE OF 11.50 FEET; 3.N26°27'05"E A DISTANCE OF 99.00 FEET; 4. S63°32'55"E A DISTANCE OF 67.69 FEET; 5.N26°27'05"E A DISTANCE OF 41.20 FEET; 6.N58°35'50"E A DISTANCE OF 38.36 FEET; 7. S83°30'11"E A DISTANCE OF 52.73 FEET; 8. S40°47'57"E A DISTANCE OF 77.90 FEET; 9.S67°20'10"E A DISTANCE OF 40.07 FEET; 10. N44°26'36"E A DISTANCE OF 317.84 FEET; 11. N00°25'28"W A DISTANCE OF 54.67 FEET; 12. N46°52'17"W A DISTANCE OF 114.18 FEET; 13. N13°06'08"E A DISTANCE OF 215.07 FEET;
- 14. N80°17'49"E A DISTANCE OF 143.19 FEET; 15. N68°39'37"E A DISTANCE OF 120.54 FEET;

- 16. N42°38'06"E A DISTANCE OF 232.92 FEET; 17. N67°36'20"E A DISTANCE OF 42.82 FEET; 18. N87°46'47"E A DISTANCE OF 134.01 FEET;
- TANGENT;

3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1884.00 FEET, A CENTRAL ANGLE OF 30°42'04" AND AN ARC LENGTH OF 1009.51 FEET, TO A POINT OF NON-TANGENT ON THE SOUTHERLY LINE OF THAT CITY OF LONE TREE PROPERTY RECORDED UNDER RECEPTION NO. 2018076218;

THENCE ON SAID SOUTHERLY LINE, THE FOLLOWING ELEVEN (11) COURSES:

- 1. S11°31'08"W A DISTANCE OF 1.00 FEET;

3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1046.50 FEET, A CENTRAL ANGLE OF 25°00'57" AND AN ARC LENGTH OF 456.91 FEET, TO A POINT OF TANGENT;

- 8. S85°54'58"E A DISTANCE OF 239.13 FEET, TO A POINT OF CURVE;

9. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1153.50 FEET, A CENTRAL ANGLE OF 19°59'38" AND AN ARC LENGTH OF 402.52 FEET, TO A POINT OF TANGENT;

1. S23°38'10"E A DISTANCE OF 140.06 FEET; 2. S78°13'21"E A DISTANCE OF 71.28 FEET; 3.544°00'10"E A DISTANCE OF 38.99 FEET; 4. S12°45'30"E A DISTANCE OF 45.81 FEET; 5. S10°03'24"W A DISTANCE OF 47.01 FEET; 6.S25°46'59"W A DISTANCE OF 63.42 FEET; 7.S40°26'37"W A DISTANCE OF 51.89 FEET; 8.S49°24'56"W A DISTANCE OF 52.33 FEET; 9.556°04'57"W A DISTANCE OF 94.35 FEET; 10. S11°19'03"W A DISTANCE OF 62.60 FEET; 11. S48°29'01"E A DISTANCE OF 50.42 FEET; 12. S06°19'38"W A DISTANCE OF 31.08 FEET; 13. S42°39'12"W A DISTANCE OF 28.73 FEET; 14. S52°10'32"W A DISTANCE OF 68.50 FEET; 15. S40°34'58"W A DISTANCE OF 55.52 FEET; 16. S22°16'33"W A DISTANCE OF 62.33 FEET;

17. S10°18'23"E A DISTANCE OF 92.48 FEET; 18. S15°54'19"W A DISTANCE OF 50.93 FEET; 19. S61°42'55"W A DISTANCE OF 32.30 FEET;

20. S48°17'24"W A DISTANCE OF 33.77 FEET; 21. S58°51'00"W A DISTANCE OF 45.84 FEET;

- 22. S44°53'42"W A DISTANCE OF 39.95 FEET;
- 24. S66°39'31"W A DISTANCE OF 32.96 FEET;
- 25. N69°11'31"W A DISTANCE OF 245.00 FEET;
- 26. N28°14'42"W A DISTANCE OF 63.38 FEET;
- 27. N70°16'47"W A DISTANCE OF 63.98 FEET;
- 28. S58°51'55"W A DISTANCE OF 68.32 FEET;
- 30. S27°48'00"W A DISTANCE OF 19.90 FEET;
- 31. S80°26'35"W A DISTANCE OF 38.70 FEET;

## **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

19. NO9°03'38"E A DISTANCE OF 149.62 FEET, TO A POINT OF NON-TANGENT CURVE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RIDGEGATE PARKWAY AS RECORDED UNDER RECEPTION NO. 2010035810;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S09°53'39"W, HAVING A RADIUS OF 2316.00 FEET, A CENTRAL ANGLE OF 32°19'33" AND AN ARC LENGTH OF 1306.67 FEET, TO A POINT OF

2.S47°46'48"E A DISTANCE OF 423.77 FEET, TO A POINT OF CURVE;

2.S78°28'50"E A DISTANCE OF 100.00 FEET, TO A POINT OF CURVE;

4. S53°27'53"E A DISTANCE OF 104.91 FEET, TO A POINT OF CURVE;

5. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1153.50 FEET, A CENTRAL ANGLE OF 70"17'53" AND AN ARC LENGTH OF 1415.27 FEET, TO A POINT OF TANGENT;

6.N56°14'14"E A DISTANCE OF 239.13 FEET, TO A POINT OF CURVE;

7. THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1046.50 FEET, A CENTRAL ANGLE OF 37°50'48" AND AN ARC LENGTH OF 691.26 FEET, TO A POINT OF TANGENT;

10. N74°05'24"E A DISTANCE OF 139.32 FEET, TO A POINT OF CURVE;

11. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,046.50 FEET, A CENTRAL ANGLE OF 04"10'15" AND AN ARC LENGTH OF 76.18 FEET, TO A POINT OF NON-TANGENT;

THENCE DEPARTING SAID SOUTHERLY LINE, THE FOLLOWING EIGHTY-EIGHT (88) COURSES:

23. S25°07'48"W A DISTANCE OF 36.44 FEET;

29. S05°48'59"E A DISTANCE OF 36.61 FEET;

32. N66°05'24"W A DISTANCE OF 95.40 FEET;

33. N46°47'45"W A DISTANCE OF 69.06 FEET; 34. N36°41'33"W A DISTANCE OF 64.87 FEET; 35. N84°12'33"W A DISTANCE OF 28.99 FEET; 36. S25°00'13"W A DISTANCE OF 67.81 FEET; 37. S12°58'38"W A DISTANCE OF 78.17 FEET; 38. S31°57'55"W A DISTANCE OF 146.14 FEET; 39. S43°21'08"W A DISTANCE OF 120.96 FEET; 40. S05°48'51"E A DISTANCE OF 49.44 FEET; 41. S66°05'42"E A DISTANCE OF 143.60 FEET; 42. S01°13'43"E A DISTANCE OF 73.27 FEET; 43. S74°34'40"W A DISTANCE OF 207.82 FEET; 44. S86°13'59"W A DISTANCE OF 208.71 FEET; 45. S30°17'21"W A DISTANCE OF 248.66 FEET; 46. S56°31'03"W A DISTANCE OF 229.80 FEET; 47. S26°39'40"E A DISTANCE OF 119.33 FEET; 48. S46°03'34"W A DISTANCE OF 107.74 FEET; 49. S88°06'41"W A DISTANCE OF 144.28 FEET; 50. N59°37'36"W A DISTANCE OF 292.51 FEET; 51. S71°12'17"W A DISTANCE OF 271.59 FEET; 52. S37°18'23"W A DISTANCE OF 344.80 FEET; 53. S22°48'30"W A DISTANCE OF 61.32 FEET; 54. S89°32'16"W A DISTANCE OF 36.45 FEET; 55. S46°41'19"W A DISTANCE OF 97.98 FEET; 56. S39°12'27"W A DISTANCE OF 131.03 FEET; 57. S26°54'26"W A DISTANCE OF 72.34 FEET; 58. S10°30'18"W A DISTANCE OF 164.63 FEET: 59. S33°04'00"W A DISTANCE OF 141.80 FEET; 60. S33°07'14"E A DISTANCE OF 36.12 FEET; 61. S72°41'11"E A DISTANCE OF 56.98 FEET; 62. S26°44'13"E A DISTANCE OF 48.24 FEET; 63. S19°16'28"W A DISTANCE OF 42.69 FEET; 64. S57°23'10"W A DISTANCE OF 52.74 FEET; 65. S82°11'21"W A DISTANCE OF 173.59 FEET; 66. S70°26'14"W A DISTANCE OF 109.89 FEET; 67. S49°43'27"W A DISTANCE OF 92.02 FEET; 68. S13°41'30"W A DISTANCE OF 64.67 FEET; 69. S48°03'57"E A DISTANCE OF 86.47 FEET; 70. S14°54'55"W A DISTANCE OF 95.07 FEET; 71. S33°39'21"W A DISTANCE OF 55.48 FEET; 72. S10°29'01"W A DISTANCE OF 60.63 FEET; 73. S67°51'31"W A DISTANCE OF 69.89 FEET; 74. N81°49'01"W A DISTANCE OF 68.52 FEET; 75. S61°06'58"W A DISTANCE OF 42.10 FEET; 76. S84°56'01"W A DISTANCE OF 48.78 FEET; 77. S42°31'00"W A DISTANCE OF 39.01 FEET; 78. S07°52'56"E A DISTANCE OF 101.21 FEET; 79. S02°12'11"E A DISTANCE OF 133.85 FEET; 80. S26°19'32"E A DISTANCE OF 71.32 FEET; 81. S29°47'15"W A DISTANCE OF 156.09 FEET; 82. S43°19'41"W A DISTANCE OF 127.07 FEET; 83. S33°10'45"W A DISTANCE OF 91.70 FEET; 84. S45°56'55"W A DISTANCE OF 75.72 FEET; 85. S08°22'46"W A DISTANCE OF 30.10 FEET; 86. S26°46'51"E A DISTANCE OF 63.57 FEET; 87. S02°58'23"E A DISTANCE OF 150.05 FEET;

88. S30°13'34"E A DISTANCE OF 70.46 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 30,440,676 SQUARE FEET OR 698.8218 ACRES.

		UNTIL SUCH TIME AS	THESE DRAWINGS ARE Approved by the	APPROPRIATE REVIEMING	AGENCIES, JK ENGINEERING APPROVES THEIR USE	ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN	AUTHORIZATION.
	PREPARED FOR		SHEA HOMES	9380 STATION STREET	SULLE 600	80124 UU 80124	(303) 791-8180
	PREPARED BY		I-R ENGINEERING	Allocation Community		Centennial 303-740-9393 • Colorado Springs 719-593-2593	Fort Collins 9/0-491-9888 • www.jrengineering.com
	BY DATE	JGS 7/13/20		JGS 10/28/20	JGS 11/3/20		
	No. REVISION	1 1ST SUBMITTAL	2 ZND SUBMTTAL	3 3RD SUBMITTAL	4 4TH SUBMITTAL		
	H-SCALE N/A		V-SCALE N/A	DATE 1/12/21	DESIGNED BY JGS	DRAWN BY CGM	CHECKED BY JGS
PRELIMINARY PLAN RIDGEGATE SOUTHWEST VILLAGE PREPARED BY: <b>DIR ENGINEERING</b> A Westrian Company	_		VILLAGE PRELIMINARY PLAN			D	CH.
PREPARED FOR:			T NO.			DF :	57 00

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

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

## **RETAINING WALL LEGEND**

M	A	IN	T	E	N	A	N	Ε

RRMD MAINTAINED RETAINING WALL	RAMPART RANGE METRO DIS
MASTER HOA MAINTAINED RETAINING WALL	мноа

## LEGEND

PWSD = PARKER WATER AND SANITATION DISTRICT RRMD = RAMPART RANGE METRO DISTRICT Colt = City of lone treeDCSD = DOUGLAS COUNTY SCHOOL DISTRICTRGI = RIDGEGATE INVESTMENTS, INC., AND THEIR SUCCESSORS AND ASSIGNS HOA = HOMEOWNERS ASSOCIATIONMHOA = MASTER HOMEOWNERS ASSOCIATIONVRAC = VILLAGE RECREATION AND AMENITY CENTER SSPRD = SOUTH SUBURBAN PARKS AND RECREATION DEPARTMENT

## **RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY**

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPER 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

## LAYER LIN

MATCH LINE SECTION LINE

RESPONSIBILITY

ISTRICT

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 DIVERSION DITCH TOP OF SLOPE TOE OF SLOPE 100 YEAR FLOODPL CONTOUR INDEX CONTOUR BICYCLE LANE OVERHEAD ELECTRI POWER POLE HIGH POINT

LOW POINT

## LANDSCAP

EXISTING TREE - CO EXISTING TREE - DEC

EXISTING SHRUB/BU

EXISTING SHRUBS

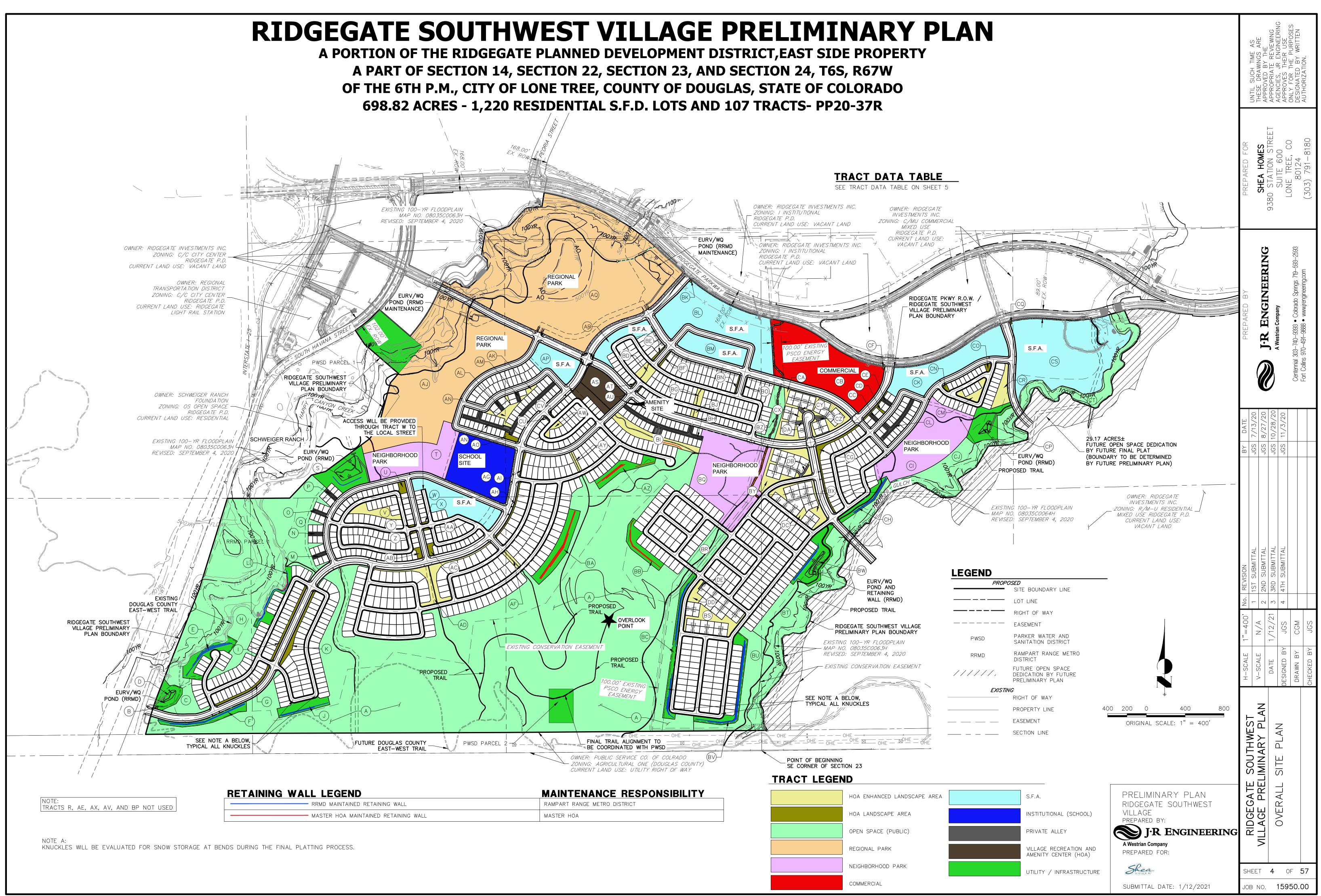
Y PLAN			SILCH TIMF	APPROVED BY THE	APPROPRIA IE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE	ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	
<u>IETYPE LEGENI</u>	<u>)</u> EXISTING		PREPARED FOR	SHEA HOMES	SUITE 600	LUNE IREE, UU 80124 (303) 791—8180	
	$ \begin{array}{c} -7V 7V 7V FO FO FO FO FO FO$	X = X = X $TV = TV$ $E = E$ $FO = FO$ $G = G$ $IRR = IRR$ $OHU = OHU$ $OHU$	PREPARED BY	J-R ENGINEERING	A Westrian Company	Centennial 303-740-9393 • Colorado Springs 719-593-2593 Fort Collins 970-491-9888 • www.jrengineering.com	
	<i>100YR</i> <i>5819</i> 5820		1	8/27/	JGS 10/28/20 JGS 11/3/20		
E LEGEND NIFEROUS CIDUOUS SH ID BUSHES			o. REV	-E N/A 2 2ND SUBMT	DESIGNED BY JGS 4 4TH SUBMITTAL	⊢ Z	CHECKED BY JGS
		PRELIMINARY PLAN RIDGEGATE SOUTHWEST VILLAGE PREPARED BY:	GATE	VILLAGE PRELIMINARY PLAN	LINETYPE AND SYMBOL	LEGEND	

Shea

SUBMITTAL DATE: 1/12/2021

SHEET **3** OF **57** 

JOB NO. **15950.00** 



### 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

## TRACT DATA TABLE

									ACREAGE E	BY USE					
OUTLOTS/ TRACTS	ACREAGE	OWNERSHIP	MAINTENANCE	USE	HOA ENHANCED LANDSCAPE AREA	HOA LANDSCAPE AREA	OPEN SPACE (PUBLIC)	REGIONAL PARK	NEIGHBORHOOD PARK	COMMERCIAL	S.F.A.	INSTITUTIONAL (SCHOOL)	PRIVATE ALLEY	4.1.2.1.1	UTILITY/ NFRASTRUCTUR
А	141.94	CoLT	CoLT	OPEN SPACE (PUBLIC)			141.94								
В	0.01	HOA	HOA	HOA LANDSCAPE AREA		.01									
С	2.45	CoLT	CoLT	OPEN SPACE (PUBLIC)			2.45								
D	1.28	RRMD	RRMD	UTILITY/INFRASTRUCTURE											1.28
E F	1.56 1.18	RRMD RRMD	RRMD RRMD	UTILITY/INFRASTRUCTURE UTILITY/INFRASTRUCTURE											1.56 1.18
G	0.36	HOA	HOA	HOA LANDSCAPE AREA		.36									
H	3.10	CoLT	CoLT	OPEN SPACE (PUBLIC)			3.10								
I	0.42	HOA	HOA	HOA LANDSCAPE AREA		.42									
J	1.25	RRMD	RRMD	UTILITY/INFRASTRUCTURE											1.25
K	0.56	HOA	HOA	HOA LANDSCAPE AREA		.56									
L	0.81	RRMD	RRMD	UTILITY/INFRASTRUCTURE											.81
M N	0.14	HOA HOA	HOA HOA	PRIVATE ALLEY PRIVATE ALLEY									.14		
0	0.14	HOA	HOA	PRIVATE ALLEY									.14		
P	0.14	HOA	HOA	PRIVATE ALLEY									.14		
Q	7.81	CoLT	CoLT	OPEN SPACE (PUBLIC)			7.81								
S	3.26	RRMD	RRMD	UTILITY/INFRASTRUCTURE											3.26
*T	7.09	SSPRD	SSPRD	NEIGHBORHOOD PARK					7.09						
U	0.21	HOA	HOA	PRIVATE ALLEY									.21		
V	0.93	HOA	HOA	HOA ENHANCED LANDSCAPE AREA	.93										
W X	4.50 0.03	RGI HOA	RGI HOA	S.F.A. HOA LANDSCAPE AREA		.03					4.50				
	0.03	HOA	HOA	HOA LANDSCAPE AREA		.03									
Z	0.03	HOA	HOA	HOA LANDSCAPE AREA		.03									
AA	0.03	HOA	HOA	HOA LANDSCAPE AREA		.03									
AB	0.15	HOA	HOA	HOA LANDSCAPE AREA		.15									
AC	0.16	HOA	HOA	HOA LANDSCAPE AREA		.16									
AD	1.75	HOA	HOA	HOA ENHANCED LANDSCAPE AREA	1.75										
AF	0.27	HOA	HOA	HOA ENHANCED LANDSCAPE AREA	.27										
AG	8.00	CoLT/DCSD	CoLT/DCSD	SCHOOL SITE								8.00			
AH	0.22	HOA HOA	HOA HOA	HOA LANDSCAPE AREA HOA LANDSCAPE AREA		.22									
AI	28.80	SSPRD	SSPRD	REGIONAL PARK		.08		28.80							
AK	0.17	HOA	HOA	HOA ENHANCED LANDSCAPE AREA	.17										
AL	0.11	НОА	HOA	PRIVATE ALLEY									.11		
AM	0.10	HOA	HOA	PRIVATE ALLEY									.10		
AN	1.82	HOA	HOA	PRIVATE ALLEY	.57								1.82		
AO	0.19	HOA	HOA	HOA LANDSCAPE AREA		.19									
AP	2.62	RGI	RGI	S.F.A.							2.62				
AQ	49.73	SSPRD	SSPRD	REGIONAL PARK				49.73							
AR AS	1.92 3.21	RGI HOA	RGI HOA	S.F.A. VRAC (HOA)							1.92			3.21	
AT	0.02	HOA	HOA	HOA LANDSCAPE AREA		.02								5.21	
AU	0.02	HOA	HOA	HOA LANDSCAPE AREA		.02									
AW	0.22	НОА	HOA	HOA ENHANCED LANDSCAPE AREA	.22										
AY	0.20	HOA	HOA	HOA ENHANCED LANDSCAPE AREA	.20										
AZ	1.35	MHOA	MHOA	UTILITY/INFRASTRUCTURE											1.35
BA	2.41	MHOA	MHOA	UTILITY/INFRASTRUCTURE											2.41
BB	1.37	MHOA	MHOA	UTILITY/INFRASTRUCTURE											1.37
BC	1.75	RRMD	RRMD	UTILITY/INFRASTRUCTURE											1.75
BD BE	0.57	HOA HOA	HOA HOA	HOA ENHANCED LANDSCAPE AREA HOA LANDSCAPE AREA	.57	 .07									
BF	0.07	HOA	HOA	HOA LANDSCAPE AREA		.07									
BG	0.30	HOA	HOA	HOA ENHANCED LANDSCAPE AREA	.30										
BH	1.06	HOA	НОА	PRIVATE ALLEY									1.06		
BI	1.83	MHOA	MHOA	HOA ENHANCED LANDSCAPE AREA	1.83										
BJ	0.13	HOA	HOA	HOA ENHANCED LANDSCAPE AREA	.13										
ВК	0.01	HOA	HOA	HOA LANDSCAPE AREA		.01									
BL	10.82	RGI	RGI	S.F.A.							10.82				
BM	2.91	RGI	RGI	S.F.A.							2.91				
BN BO	0.06	HOA HOA	HOA HOA	HOA LANDSCAPE AREA HOA LANDSCAPE AREA		.06									
*BQ	12.23	SSPRD	SSPRD	NEIGHBORHOOD PARK		.03			12.23						
BR	12.23	CoLT	CoLT	OPEN SPACE (PUBLIC)			1.90								
BS	1.13	HOA	HOA	HOA ENHANCED LANDSCAPE AREA	1.13										
BT	11.76	CoLT	CoLT	OPEN SPACE (PUBLIC)			11.76								
BU	4.63	CoLT	CoLT	OPEN SPACE (PUBLIC)			4.63								
BV	1.75	RRMD	RRMD	UTILITY/INFRASTRUCTURE											1.75
BW	2.55	RRMD	RRMD	UTILITY/INFRASTRUCTURE											2.55
BX	0.98	HOA	HOA	HOA ENHANCED LANDSCAPE AREA	.98										
BY	1.43	HOA	HOA	HOA ENHANCED LANDSCAPE AREA	1.43										
BZ	1.61	CoLT	CoLT	OPEN SPACE (PUBLIC)			1.61	1					•		

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

## **RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN**

OUTLOTS/ TRACTS	ACREAGE	OWNERSHIP	MAINTENANCE	USE	HOA ENHANCED LANDSCAPE AREA	нс
CA	1.76	HOA	HOA HOA ENHANCED LANDSCAPE AREA		1.76	
СВ	13.22	RGI	RGI	COMMERCIAL		$\square$
CC	0.10	HOA	HOA	PRIVATE ALLEY		
CD	0.17	HOA	HOA	HOA LANDSCAPE AREA		
CE	0.10	HOA	HOA	PRIVATE ALLEY		
CF	0.01	HOA	HOA	HOA LANDSCAPE AREA		
CG	0.55	HOA	HOA	HOA LANDSCAPE AREA		
СН	1.04	RRMD	RRMD	UTILITY/INFRASTRUCTURE		
*CI	9.56	SSPRD	SSPRD	NEIGHBORHOOD PARK		
CJ	9.57	CoLT	CoLT	OPEN SPACE (PUBLIC)		
СК	7.02	RGI	RGI	S.F.A.		
CL	0.57	HOA	HOA	PRIVATE ALLEY		
CM	0.50	HOA	HOA	HOA ENHANCED LANDSCAPE AREA	.50	
CN	0.06	HOA	HOA	HOA LANDSCAPE AREA		
СО	0.09	HOA	HOA	HOA LANDSCAPE AREA		
СР	2.35	RRMD	RRMD	UTILITY/INFRASTRUCTURE		
CQ	0.01	HOA	HOA	HOA LANDSCAPE AREA		
CR	0.93	HOA	HOA	HOA ENHANCED LANDSCAPE AREA	.93	
CS	16.85	RGI	RGI	S.F.A.		
СТ	5.10	CoLT	CoLT	OPEN SPACE (PUBLIC)		
CU	0.01	HOA	HOA	HOA LANDSCAPE AREA		
CV	0.01	HOA	HOA	HOA LANDSCAPE AREA		
CW	0.02	HOA	HOA	HOA LANDSCAPE AREA		
CX	0.12	HOA	HOA	HOA ENHANCED LANDSCAPE AREA	.12	
CY	0.06	HOA	HOA	PRIVATE ALLEY		
CZ	0.11	HOA	HOA	PRIVATE ALLEY		
DA	0.06	HOA	HOA	PRIVATE ALLEY		
DB	0.09	HOA	HOA	PRIVATE ALLEY		
DC	0.16	HOA	HOA	HOA ENHANCED LANDSCAPE AREA	.16	
DD	0.44	HOA	HOA	HOA ENHANCED LANDSCAPE AREA	.44	
DE	0.04	HOA	HOA	PRIVATE ALLEY		
WSD PARCEL 1	5.04	PWSD	PWSD	UTILITY/INFRASTRUCTURE		
WSD PARCEL 2	2.00	PWSD	PWSD	UTILITY/INFRASTRUCTURE		
RMD PARCEL 1	23.06	CoLT	CoLT	OPEN SPACE (PUBLIC)		

LANDSCAPE AREA TOTAL 14.39 \*INITIALLY TO BE OWNED AND MAINTAINED BY RIDGEGATE INVESTMENTS, INC. FINAL OWNERSHIP AND MAINTENAI

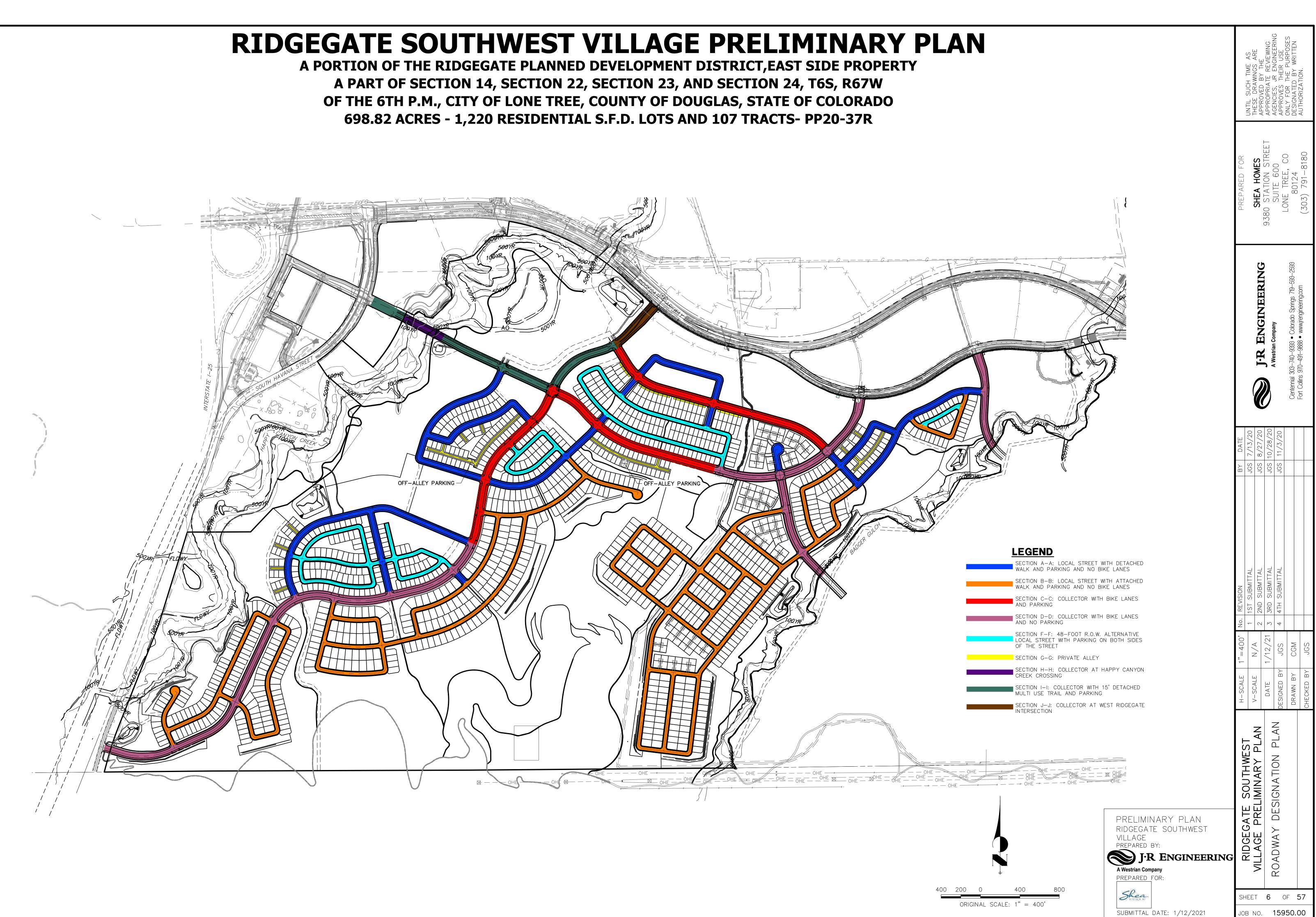
HOA ENHANCED

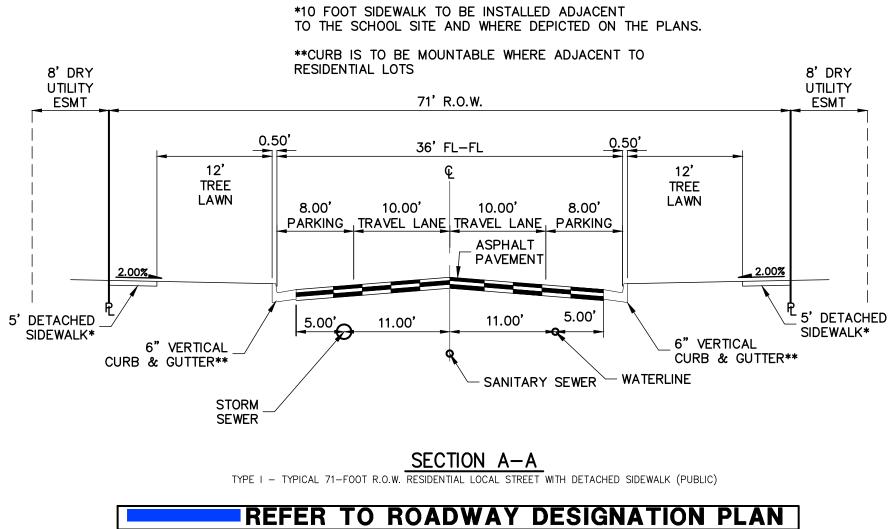
PDD COMPLIANCE CALC	TOTAL ONSITE ACREAGE	TOTAL ACREAGE PROVIDED PER R
DESIGNATION PER THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 6TH AMENDMENT, 1/21/2020	PER THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 6TH AMENDMENT, 1/21/2020*	SOUTHWEST VILLAGE PRELIMINARY
#5 – C/MU (COMMERCIAL MIXED USE)	11.8 ACRES	PROPOSED TRACTPROPOSETRACT CB13.22 ATOTAL PROVIDED:13.22 A
#7 - C/C (CITY CENTER)	0.6 ACRES	PROPOSED TRACT PROPOSI – 0.0 ACR
		TOTAL PROVIDED: 0.0 ACR
#12 – R/M–U (RESIDENTIAL MIXED USE)	364.8 ACRES	PROPOSED LOT/TRACT PROPOSI (ONSITE R/M–U LOTS AND TRACTS) 236.40
		TOTAL PROVIDED: 236.40
#13 — R/M-U	13.4 ACRES	PROPOSED TRACTPROPOSETRACT CS16.85 ATOTAL PROVIDED:16.85 A
		PROPOSED TRACT PROPOS
#16 – OS (REGIONAL PARK)	60.1 ACRES	TRACT AQ         49.73           TRACT AJ         28.80           TOTAL PROVIDED: <b>78.53</b>
		PROPOSED TRACT PROPOS
#17 – OS	179.0 ACRES	RRMD PARCEL 1       23.06         TRACT A       141.94         TRACT C       2.45         TRACT H       3.10         TRACT Q       7.81         TRACT BR       1.90         TRACT BZ       1.61         TOTAL PROVIDED:       181.87
		PROPOSED TRACT PROPOS
#18 – OS	39.0 ACRES	TRACT BT       11.76         TRACT BU       4.63         TRACT CJ       9.57         TRACT CT       5.10         TOTAL PROVIDED: <b>31.06</b>
#25 – INSTITUTIONAL	8.0 ACRES	PROPOSED TRACTPROPOSITRACT AG8.00 ACTOTAL PROVIDED:8.00 AC
#32 – SR (SCHWEIGER	0.67 ACRES	PROPOSED TRACT PROPOSE – 0.0 ACRES
#32 – Sit (Schweidelt RANCH)	10.07 ACKES	TOTAL PROVIDED: 0.0 ACRES
OPEN SPACE CALCULA		
PLANNING AREA DESIGNATION PER THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 6TH AMENDMENT, 1/21/2020	TOTAL ONSITE ACREAGE PER THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 6TH AMENDMENT, 1/21/2020*	TOTAL ACREAGE PROVIDED PER R SOUTHWEST VILLAGE PRELIMINARY
#16 – OS (REGIONAL PARK) #17 – OS #18 – OS	60.1 ACRES 179.0 ACRES 39.0 ACRES <b>278.1 ACRES TOTAL</b>	PROPOSED TRACT         PROPOSI           TRACT AQ         49.73           TRACT AJ         28.80           RRMD PARCEL 1         23.06           TRACT A         141.94           TRACT C         2.45           TRACT H         3.10           TRACT BR         1.90           TRACT BZ         1.61           TRACT BU         4.63           TRACT CJ         9.57           TRACT CT         5.10

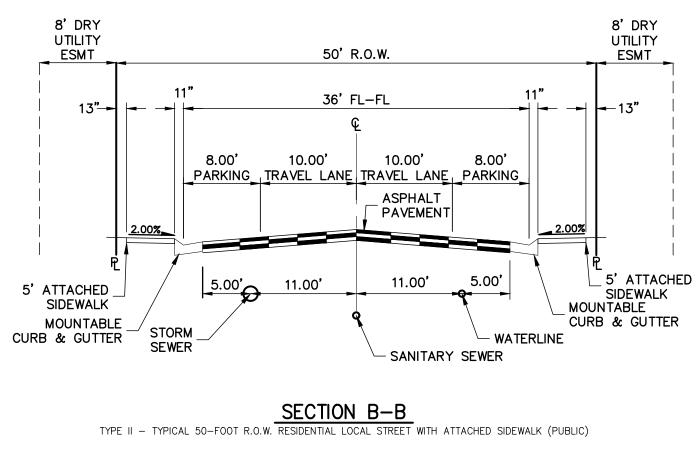


											APPROVED	APPROPRI	APPROVES	DESIGNATE	
HOA LANDSCAPE	OPEN SPACE	REGIONAL	ACREAG			INSTITUTIONAL	PRIVATE	VRAC		FOR	ЛЕS	I STREET	buu FE, CO		-8180
AREA 	(PUBLIC)	PARK 	PARK	COMMERCIAL	S.F.A.	(SCHOOL)	ALLEY 	(HOA) 	UTILITY/ INFRASTRUCTURE 	PREPARED		()	TRI TRI	00	791-
  .17				 	  		 .10 	  		PREF	S	80 ST	LONF	] - ) ]	(303)
 .01 .55							.10 					926			
			 9.56						1.04	$\vdash$					
	9.57  				 7.02 		  .57				じ	)		-2593	
 .06 .09								  			SULFFRING			Colorado Springs 719-593-2593	1100
.01									2.35	Ъ Ш	エピン			Springs	ון והפווו וליר
	  5.10				 16.85 					ARED E		nanv	<b>1</b>	Colorado	www.jrengineering.com
0.01 0.01											Ц		5	• •	•
0.02  							  .06			L L L L L L	ĿŖ	<b>J</b> ► A Westr		Centennial 303-740-9393	/U-43I-
							.11 .06 .09				6			ennial 30	
														Cent	
							.04  	 	 5.04 2.00						
	23.06									TE	13/20 27/20	00	'3/20		
HOA LANDSCAPE AREA 3.48	(PUBLIC) 212.93	PARK 78.53	PARK 28.88	COMMERCIAL	<b>S.F.A.</b> 46.64	INSTITUTIONAL (SCHOOL) 8.00	ALLEY 4.99	VRAC (HOA) 3.21	UTILITY/ INFRASTRUCTURE 30.95		8	10/	S 11/		_
NCE WILL BE CON							CITY.			BY	JGS JGS	JGS	JGS		
RIDGEGATE Y PLAN	PLAN DESI RIDG DEVE 6TH	PDD COMPLIANCE CALCULATIONS (CONTINUED)PLANNING AREA DESIGNATION PER THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 6TH AMENDMENT, 1/21/2020TOTAL ONSITE ACREAGE PER THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 6TH AMENDMENT, 1/21/2020*TOTAL ONSITE ACREAGE TOTAL ACREAGE PROVIDED PER RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN SOUTHWEST VILLAGE PRELIMINARY PLAN SOUTHWEST VILLAGE PRELIMINARY PLAN SOUTHWEST VILLAGE PRELIMINARY PLAN SOUTHWEST VILLAGE PRELIMINARY PLAN							ARY PLAN						
SED ACREAGE ACRES ACRES SED ACREAGE RES SED ACREAGE D ACRES D ACRES SED ACREAGE ACRES	NOT	SITE UTILIT ASTRUCTUF COUNTED N SPACE)	RÉ TRACTS	_		PROPOSED TH PWSD PARCI PWSD PARCI TRACT D TRACT E TRACT F TRACT J TRACT L TRACT S TRACT AZ TRACT BA TRACT BB TRACT BB TRACT BW TRACT CH TRACT CP	EL 1	5.04 2.00 1.28 1.56 1.18 1.25 0.81 3.26 1.35 2.41 1.37 1.75 1.75 2.55 1.04	OSED ACREAGE ACRES	VISION	15T SUBMITTAL 2ND SUBMTTAL	SUBMIT	4TH SUBMITTAL		
SED ACREAGE	PUBI	LIC R.O.W.	21	.45 ACRES		TOTAL PROVI PROPOSED R PUBLIC R.O.	.O.W. W.	PROF 101.94	OSED ACREAGE ACRES	No	-   ~	3	4		
ACRES ACRES ACRES SED ACREAGE		AL ONSITE		8.82 ACRES		TOTAL PROVI		698.82	ACRES 2 ACRES	N/A	N/A	/12/2	JGS	CGM	JGS
ACRES ACRES ACRES		NED DEVI	IIRED PUBLIC ELOPMENT DIS CORP., APPR	TRICT 6TH AM	IENDME						ш	-`	B	۲	ВҲ
ACRES ACRES ACRES ACRES ACRES	EXHI PLAN	REFER TO THE "PDD AND OPEN SPACE COMPLIANCE PLAN", PROVIDED AS A SUPPLEMENTAL EXHIBIT WITH THIS SUBMITTAL, FOR DEPICTION OF THE ACREAGE OF THE VARIOUS PDD PLANNING AREA DESIGNATIONS THAT ARE WITHIN THE RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN BOUNDARY.							H-SCAL	V-SCAL	DATE	DESIGNED	DRAWN B	CHECKED	
SED ACREAGE ACRES ACRES ACRES ACRES ACRES BED ACREAGE CRES CRES	PER PARI • 2 • 2	<ul> <li>PARK AREA CALCULATIONS</li> <li><u>PER RIDGEGATE EAST SUB AREA PLAN SECTION 2.7.3 – PARK MASTER PLANS</u></li> <li>PARK DEDICATION REQUIRED – 5 ACRES/1,000 PEOPLE</li> <li>2.0 PEOPLE / S.F.A. UNIT</li> <li>2.8 PEOPLE / S.F.D. LOT</li> <li>S.F.A. (TRACTS W, AP, AR, BL, BM, CK, CS) – 959 UNITS X 2.0 = 1,918 PEOPLE / 1,000 = 1.92 X 5.0 = 9.6 ACRES</li> <li><u>S.F.D. LOTS – 1,220 LOTS X 2.8 = 3,416 PEOPLE / 1,000 = 3.42 X 5.0 = 17.1 ACRES</u></li> <li>TOTAL PARK LAND DEDICATION REQUIRED: +/- 26.7 ACRES</li> </ul>								HWFST	L - C	TABLE			
ED ACREAGE S (LAND SWAP) S (LAND SWAP)		TOTAL PARK LAND DEDICATION PROVIDED: • NEIGHBORHOOD PARKS: 7.09+12.23+9.56 = 28.88 ACRES • *25% PARK ACREAGE CREDIT APPLIED TO THE PRIVATE VILLAGE RECREATION AND <u>AMENITY CENTER (3.21 AC. X 25% = 0.80 AC.)</u> TOTAL PARK DEDICATION PROVIDED: 29.68 ACRES								LIMINARY PL	<   +   <	A A			
RIDGEGATE Y PLAN SED ACREAGE ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES		PRELIMINARY PLAN RIDGEGATE SOUTHWEST VILLAGE PREPARED BY: <b>Source State</b> <b>Dred Engineerin</b> <b>AWestrian Company</b> PREPARED FOR:								DGEGATE AGE PREL					
ACRES ACRES ACRES ACRES ACRES						Sk				SH	EET	5	Of	F 5	57
ACRES ACRES ACRES						SUBM	ITTAL D,	ATE: 1	/12/2021	JOE	3 NO.	1	1595	50.0	)0

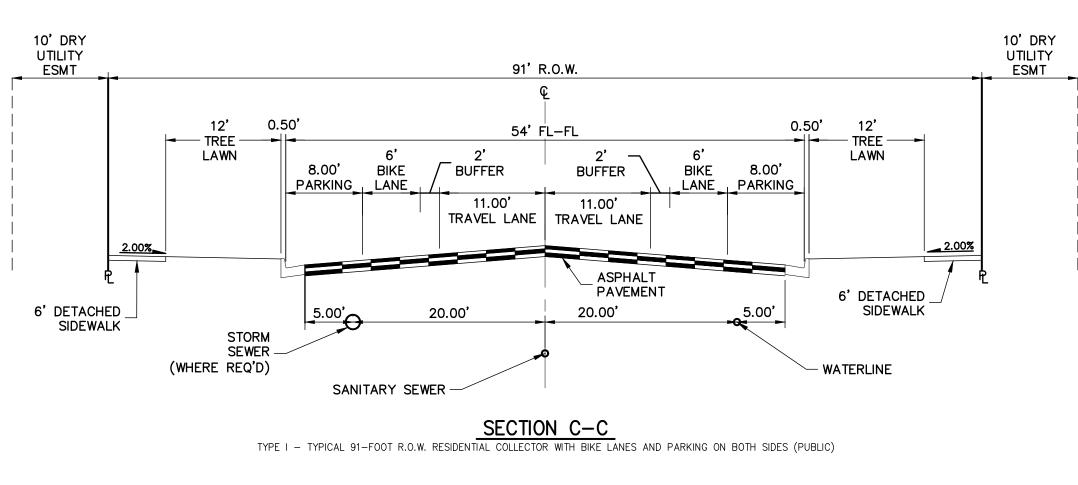
A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R







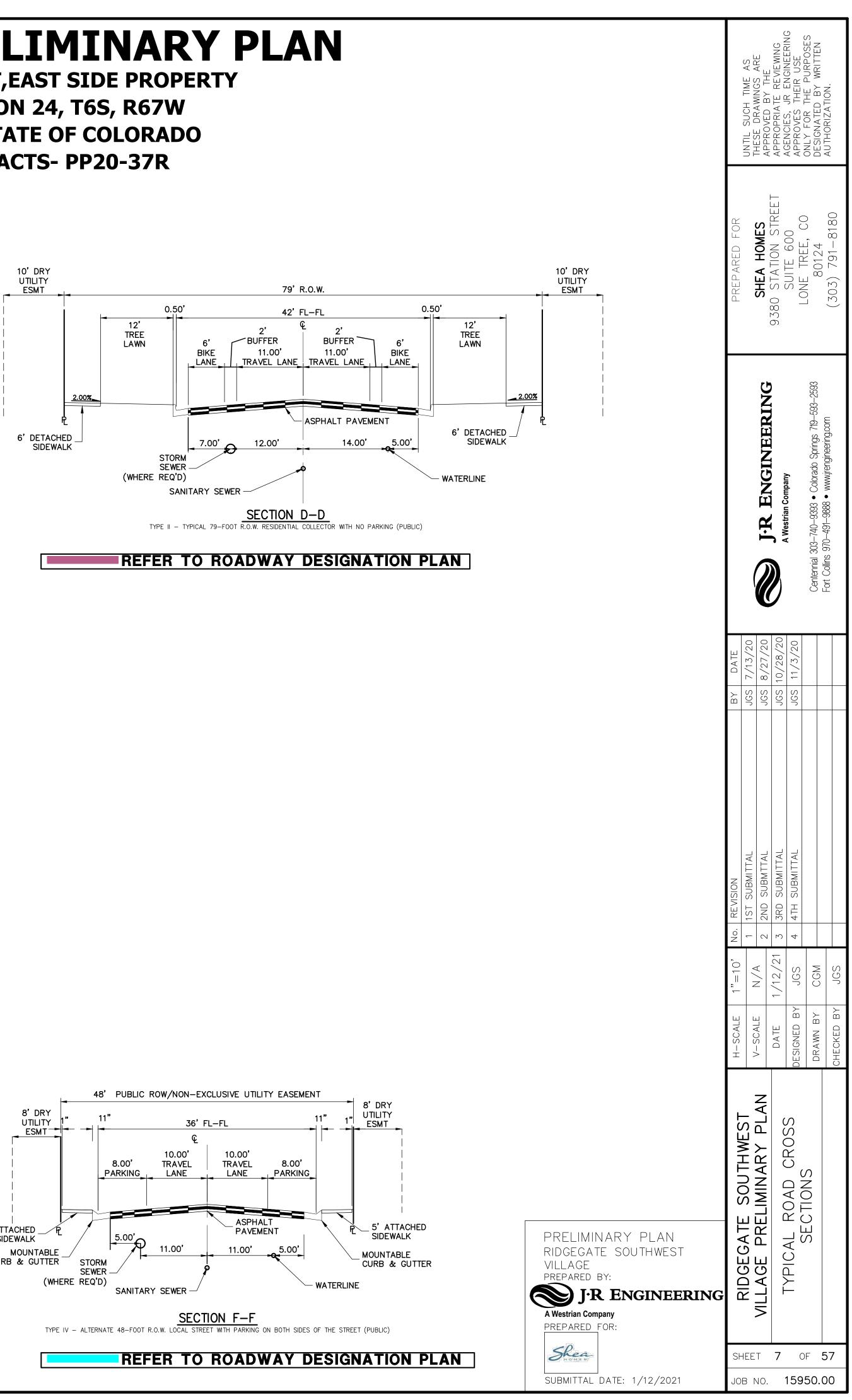
## REFER TO ROADWAY DESIGNATION PLAN



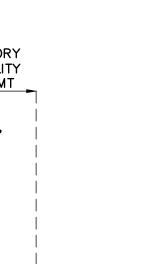
## REFER TO ROADWAY DESIGNATION PLAN

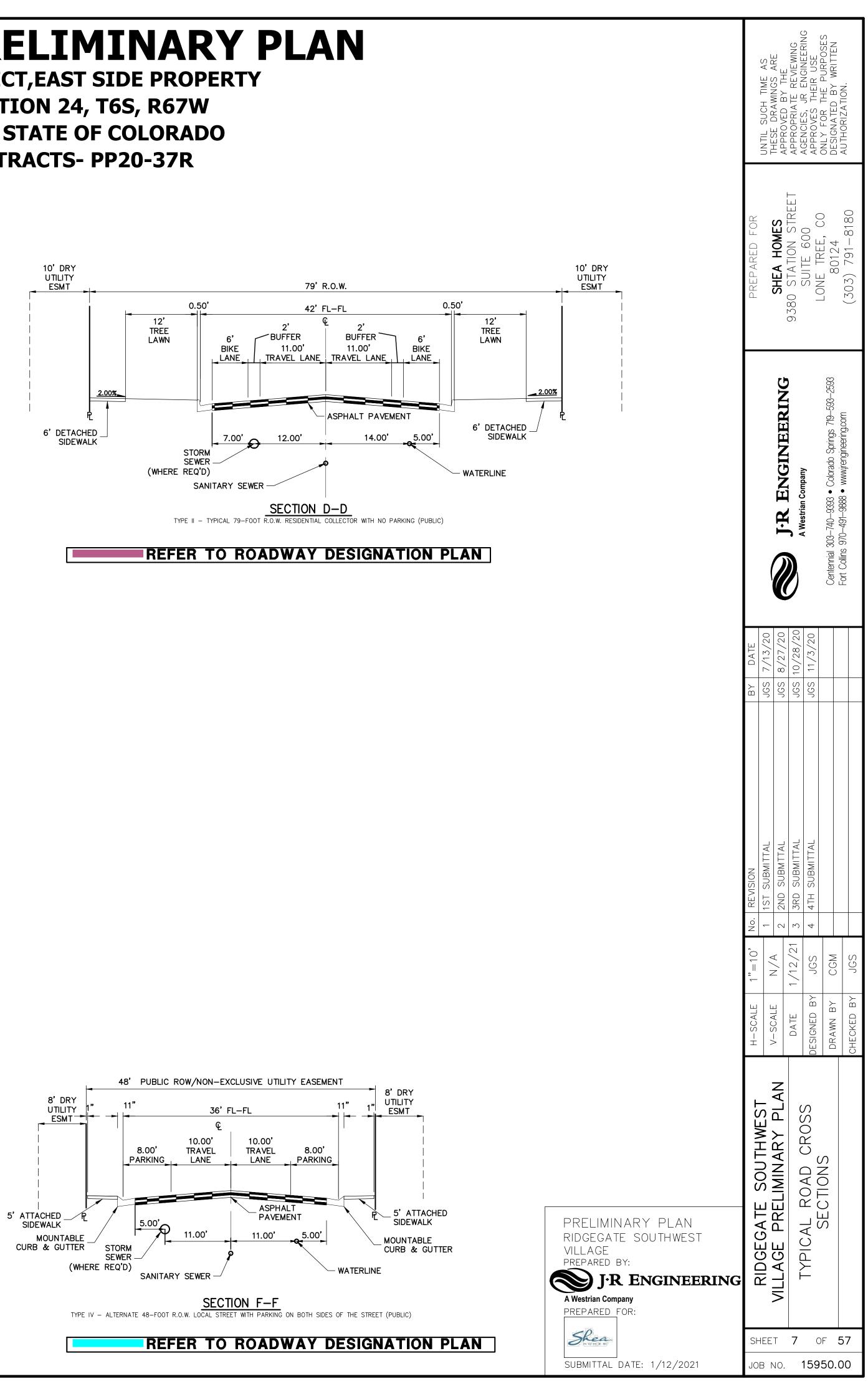
## **RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN**

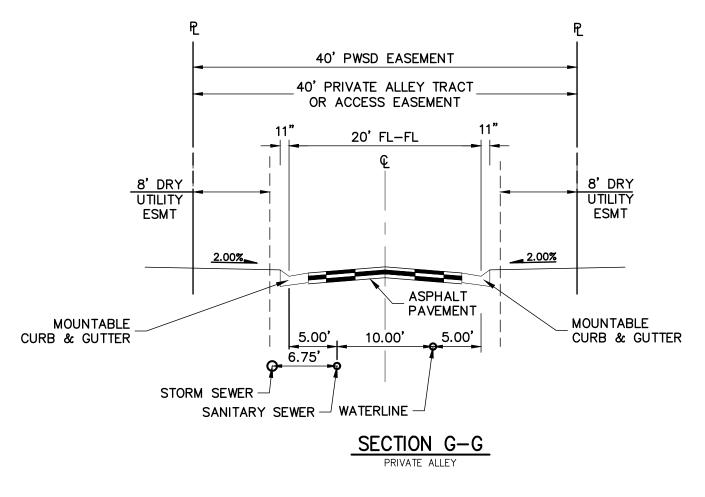
A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



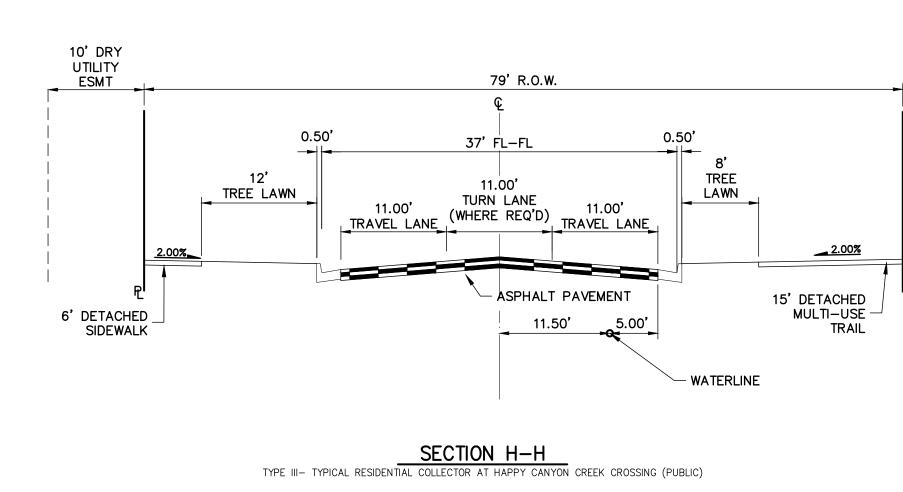




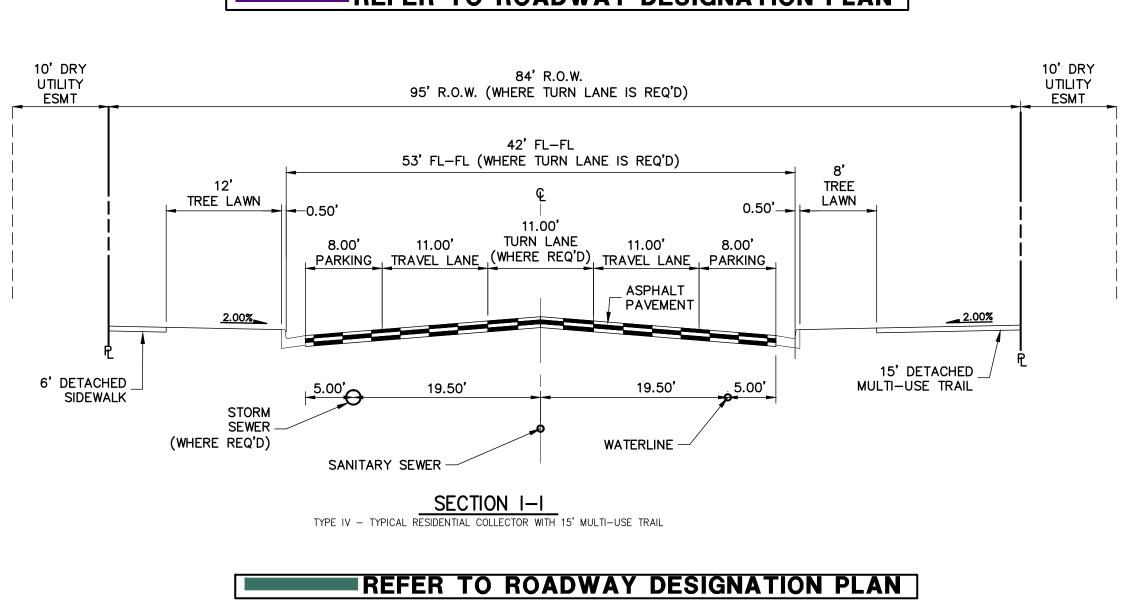






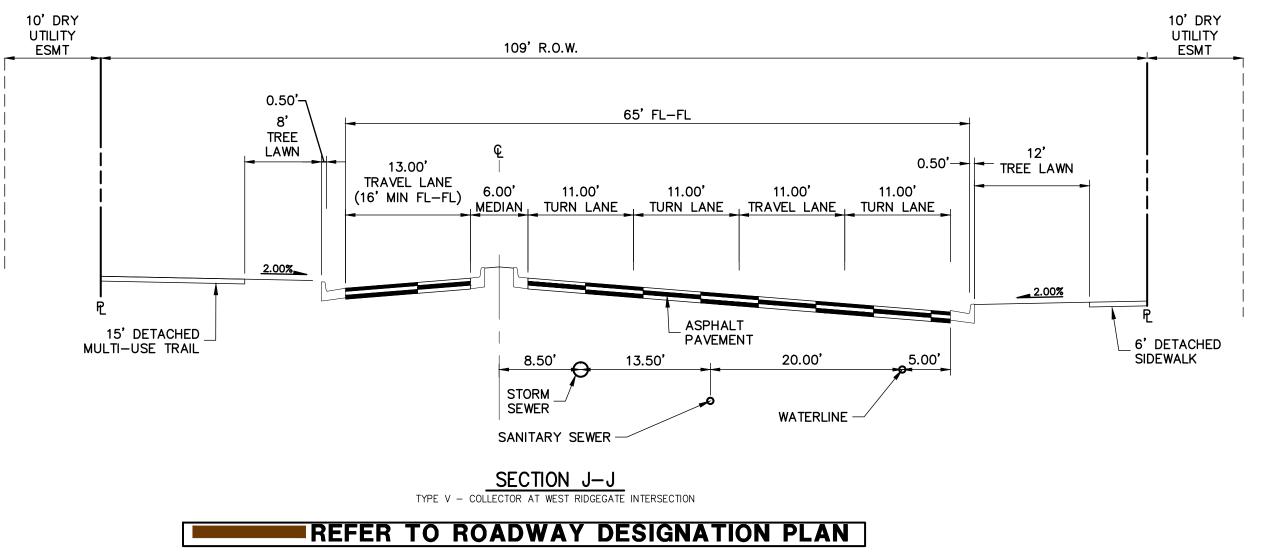






## **RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN**

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

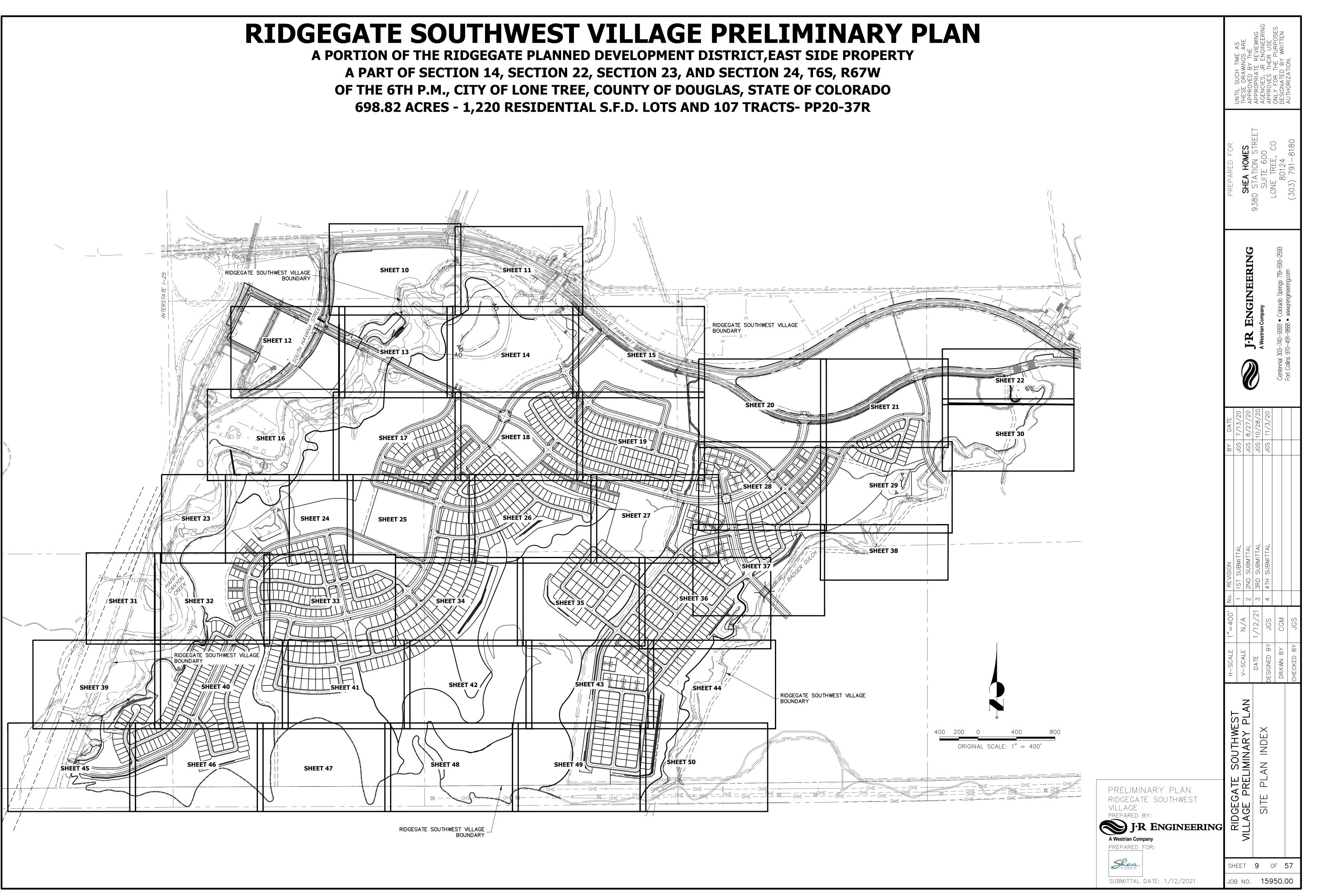


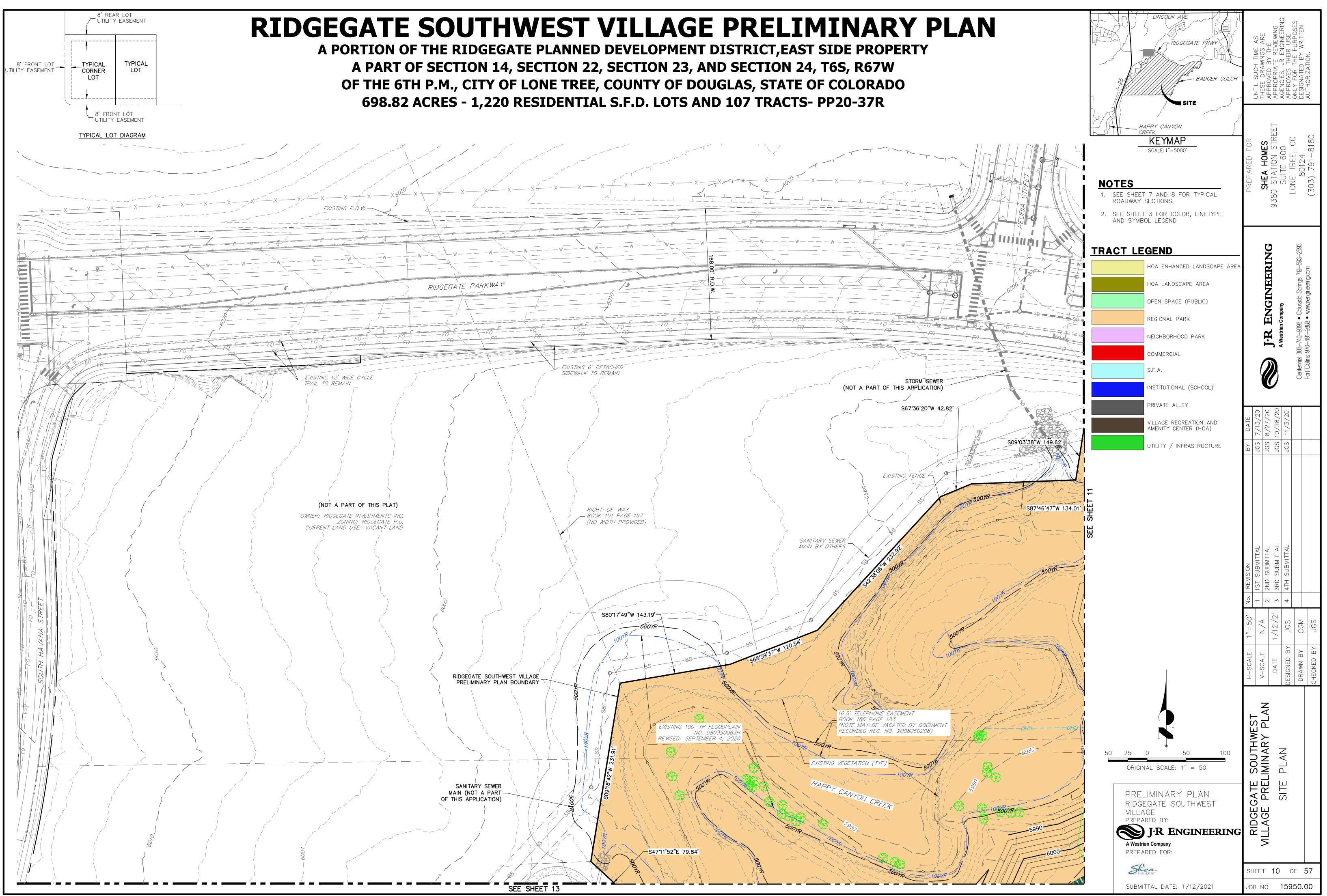
10' DRY UTILITY

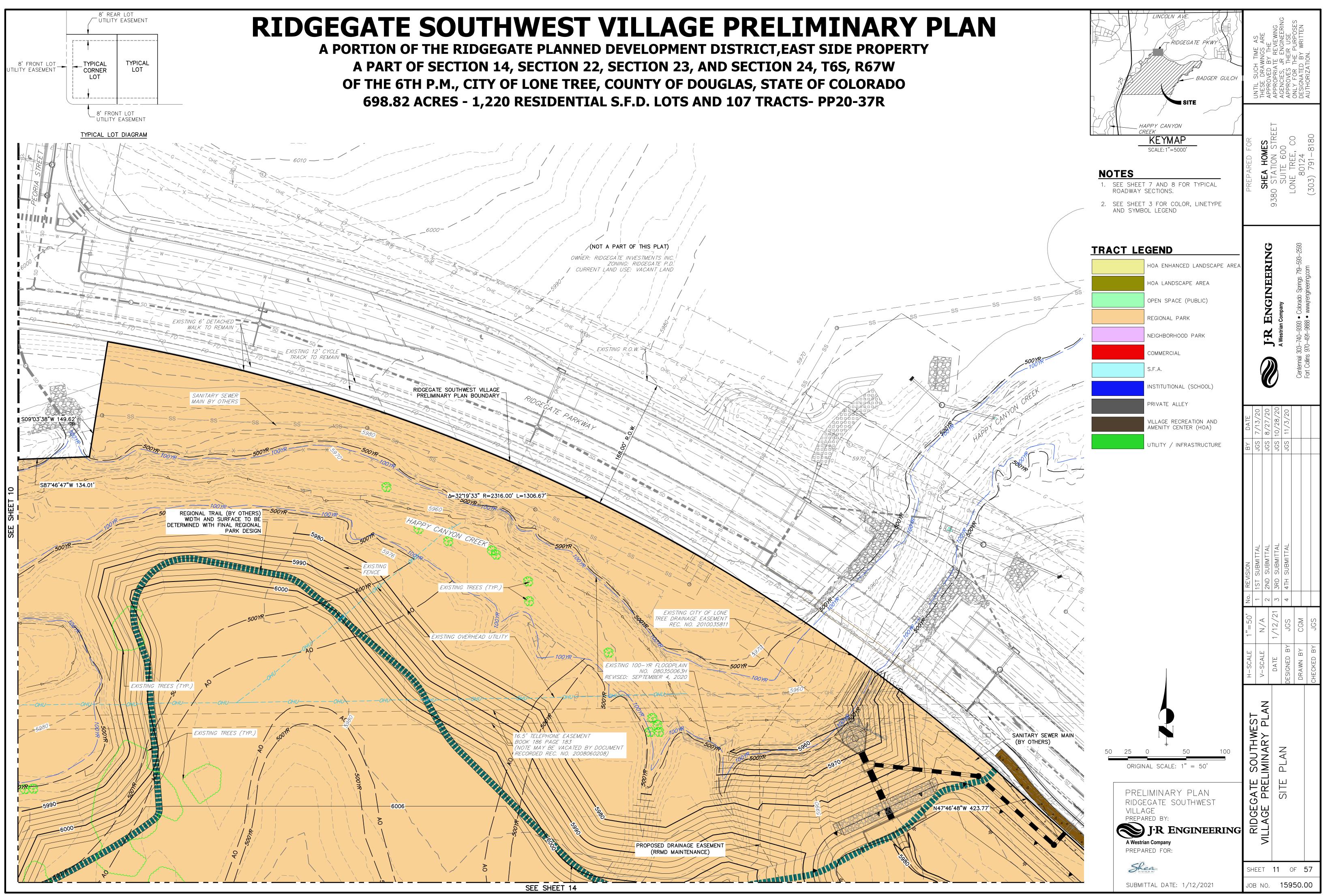
ESMT

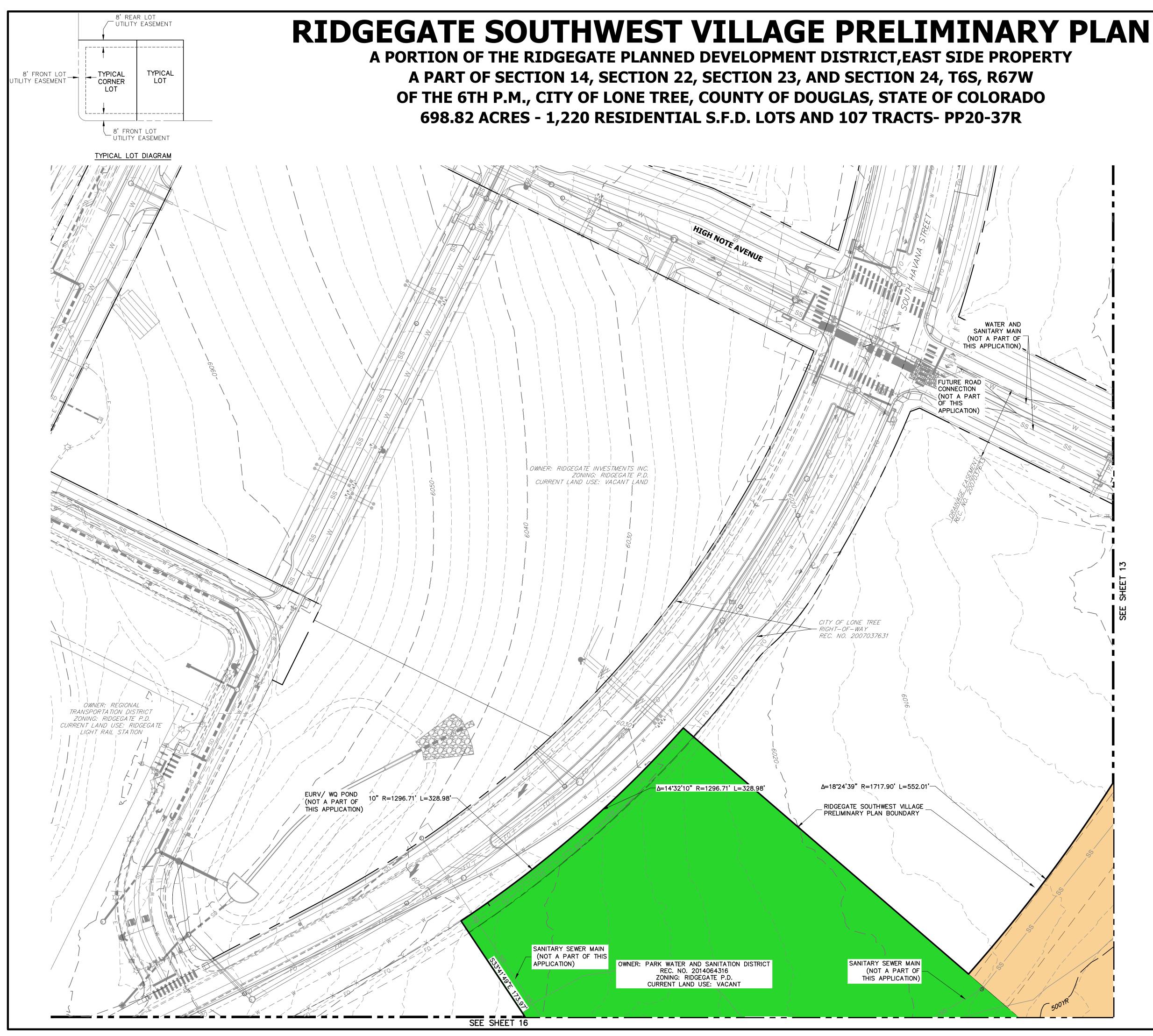


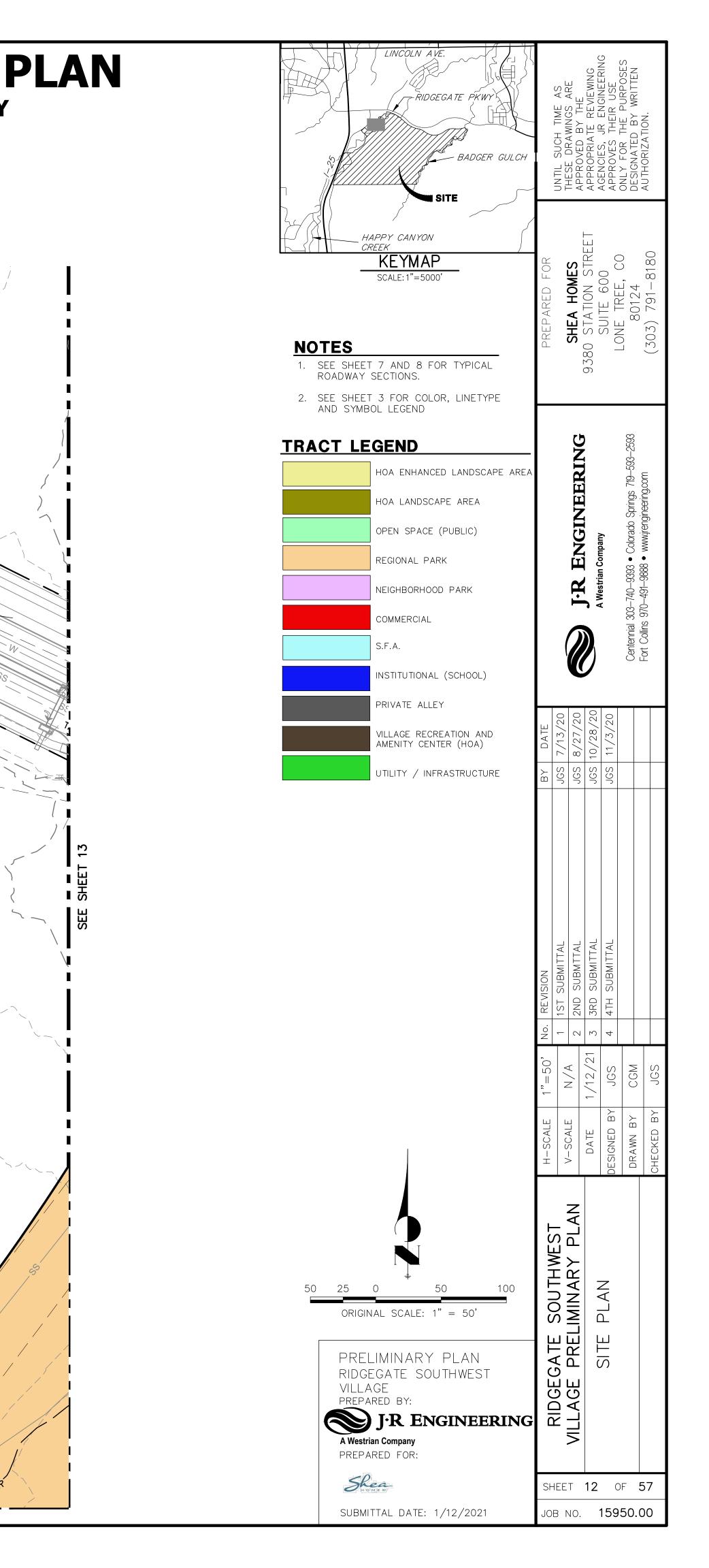
PREPARED FORSHEA HOMESSHEA HOMESSHEA HOMES9380 STATION STREET9380 STATION9380 STATION9380 STATION9380 STATION9380 STATION9380 STATION9380 STATION						
PREP.         Preprint         <						
BY         DATE           JGS         7/13/20           JGS         8/27/20           JGS         10/28/20           JGS         11/3/20						
H-SCALE1"=10'No.REVISIONV-SCALEN/A11ST SUBMITTALV-SCALEN/A22ND SUBMITTALDATE1/12/2133RD SUBMITTALDESIGNED BYJGS44TH SUBMITTALDRAWN BYCGMCHECKED BYJGS-						
RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN TYPICAL ROAD CROSS SECTIONS 8 OL 21						

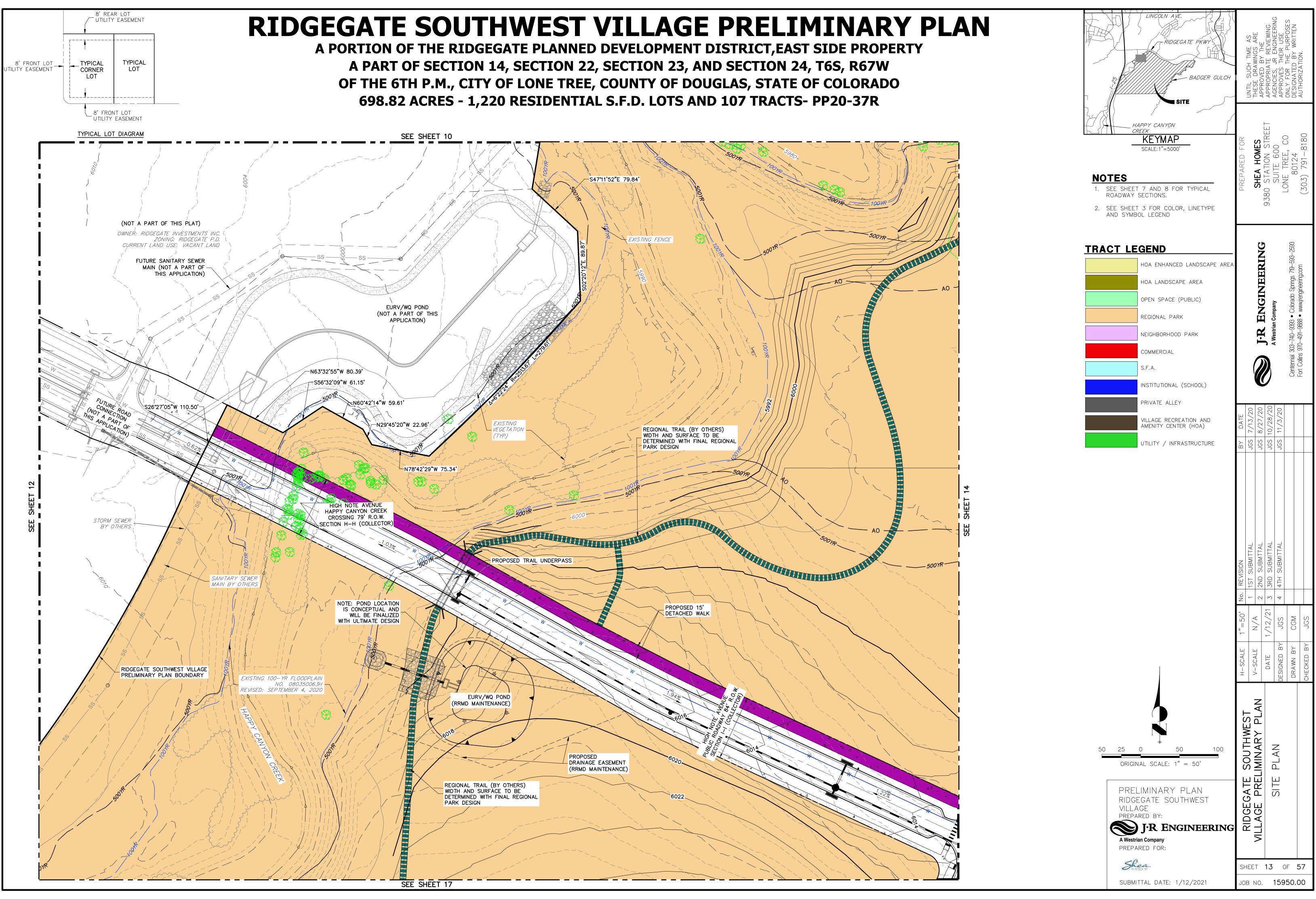


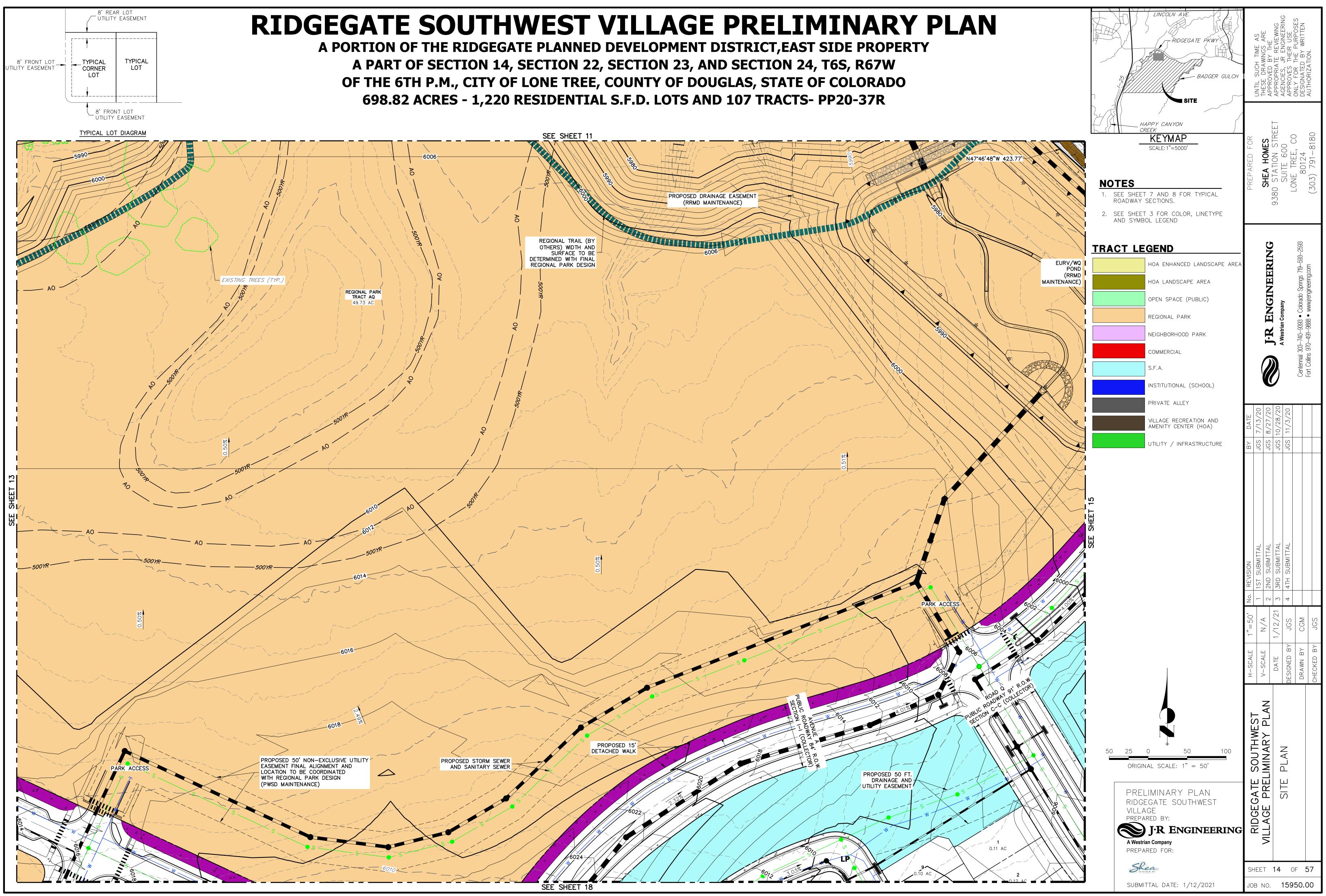


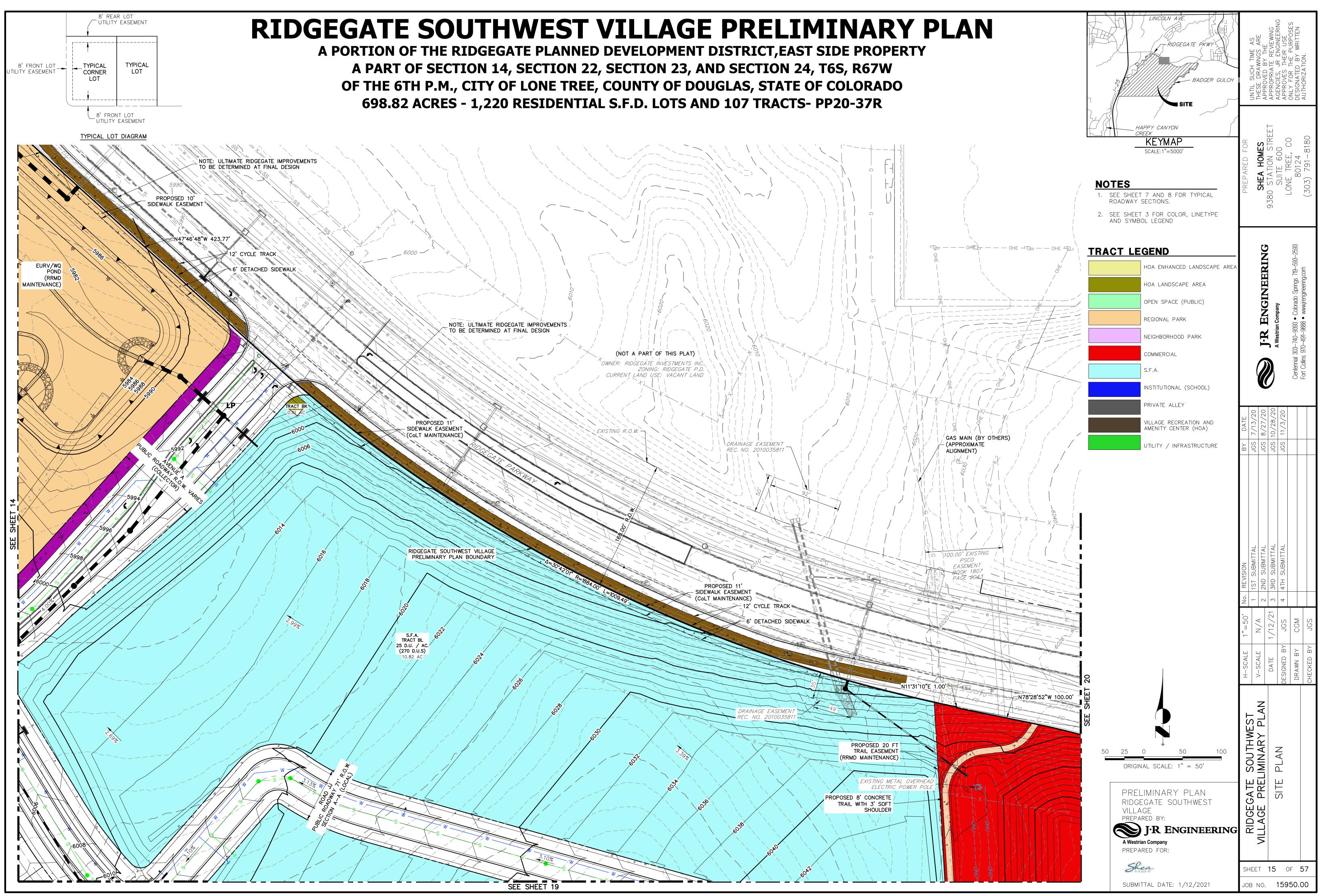


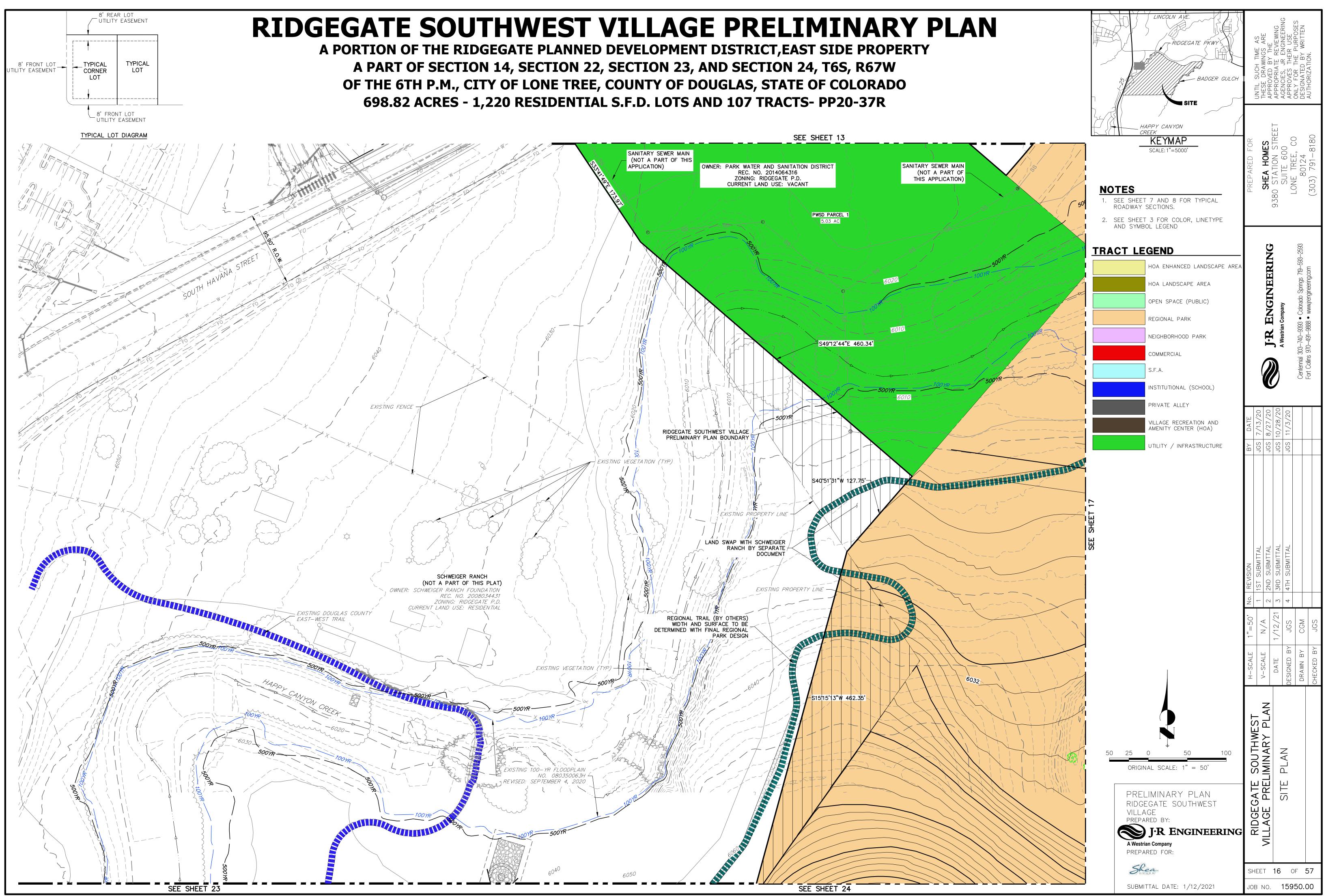


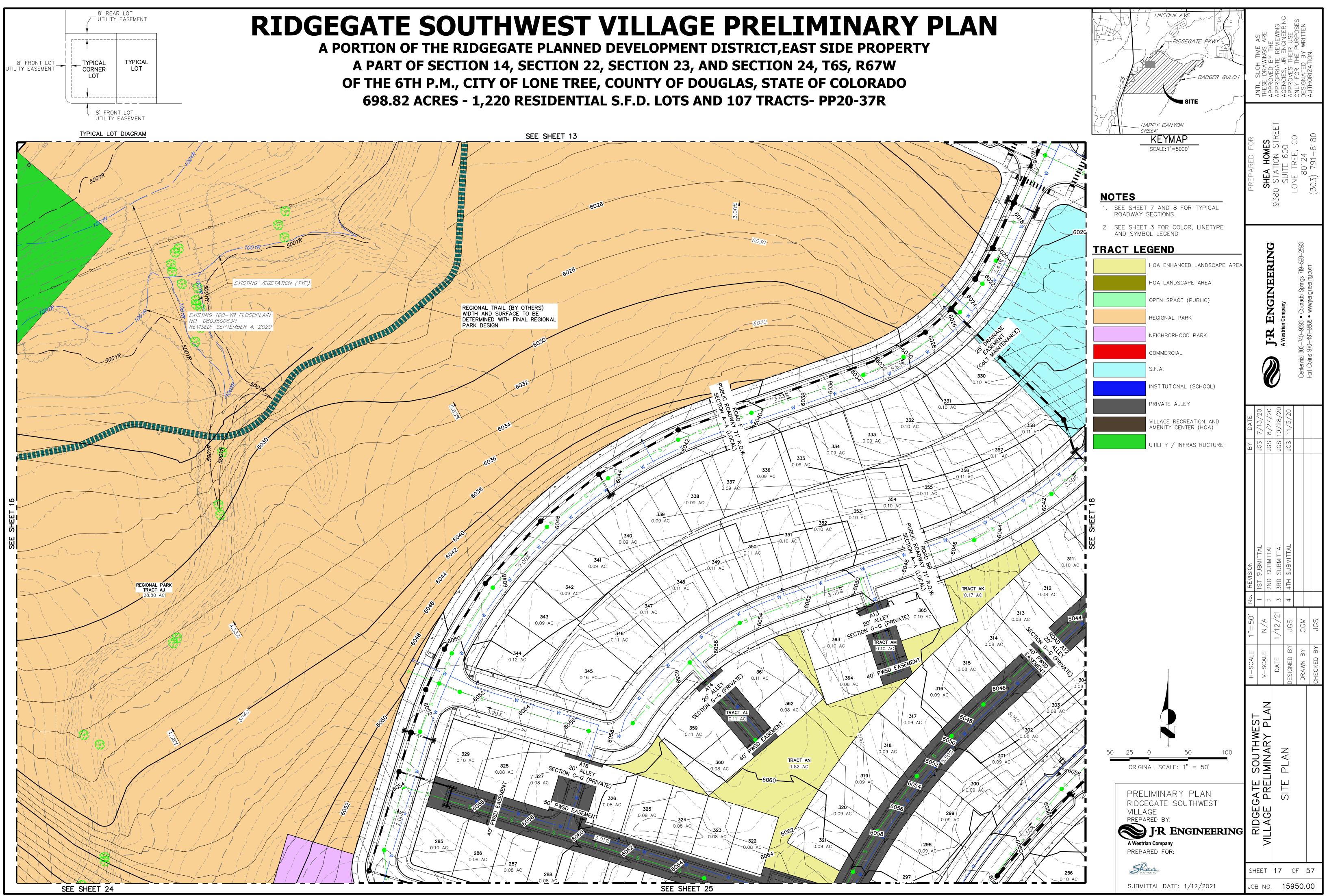


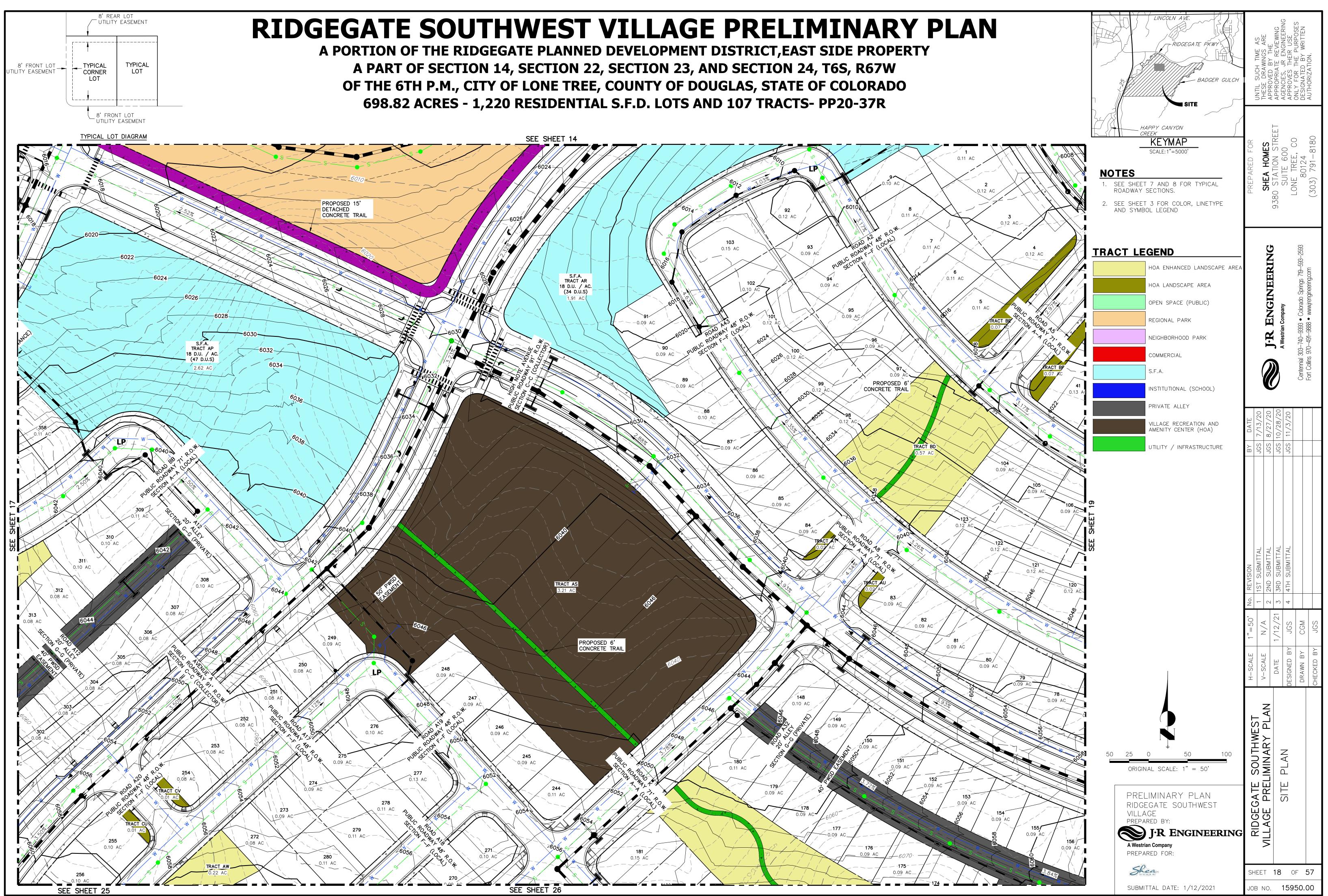


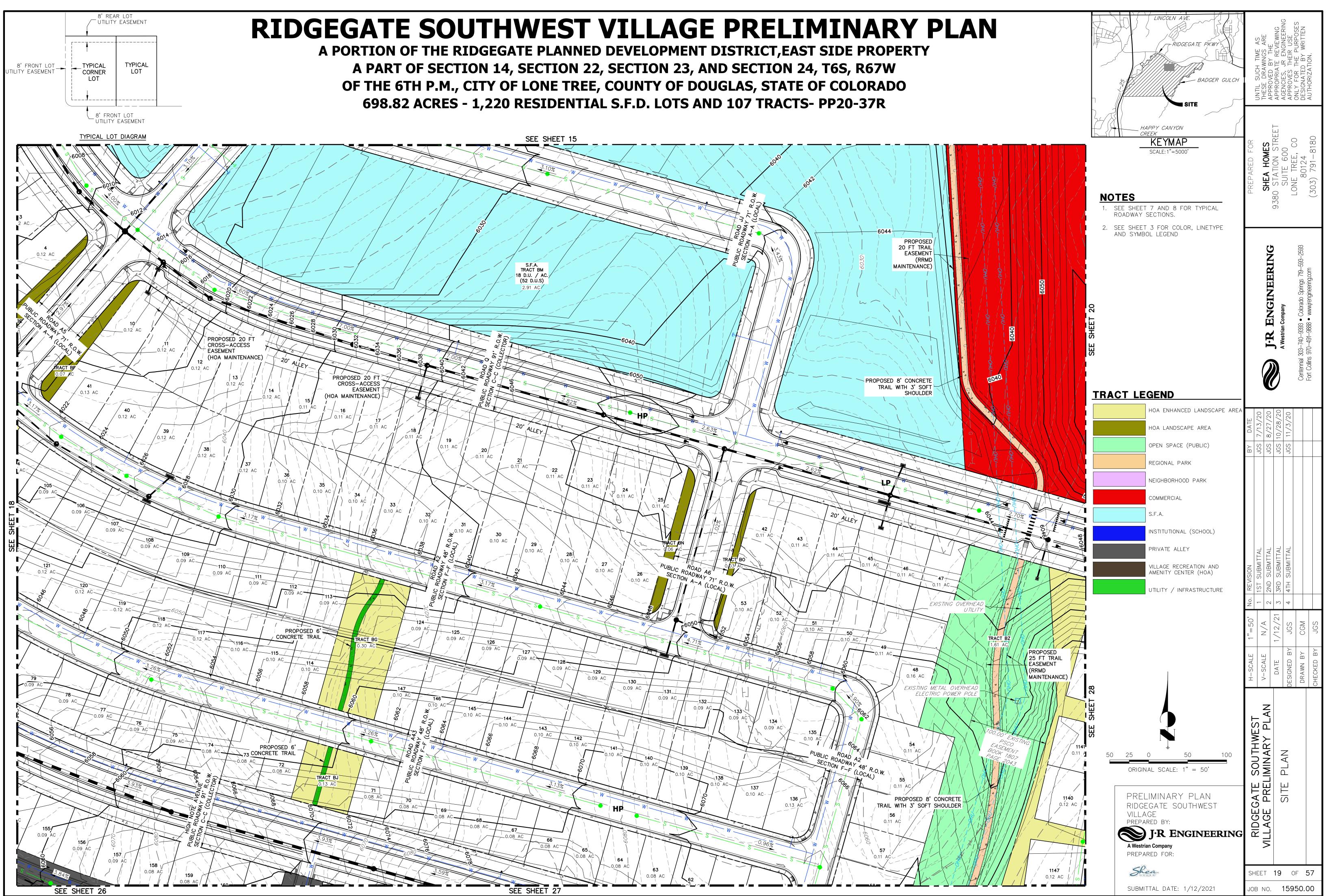


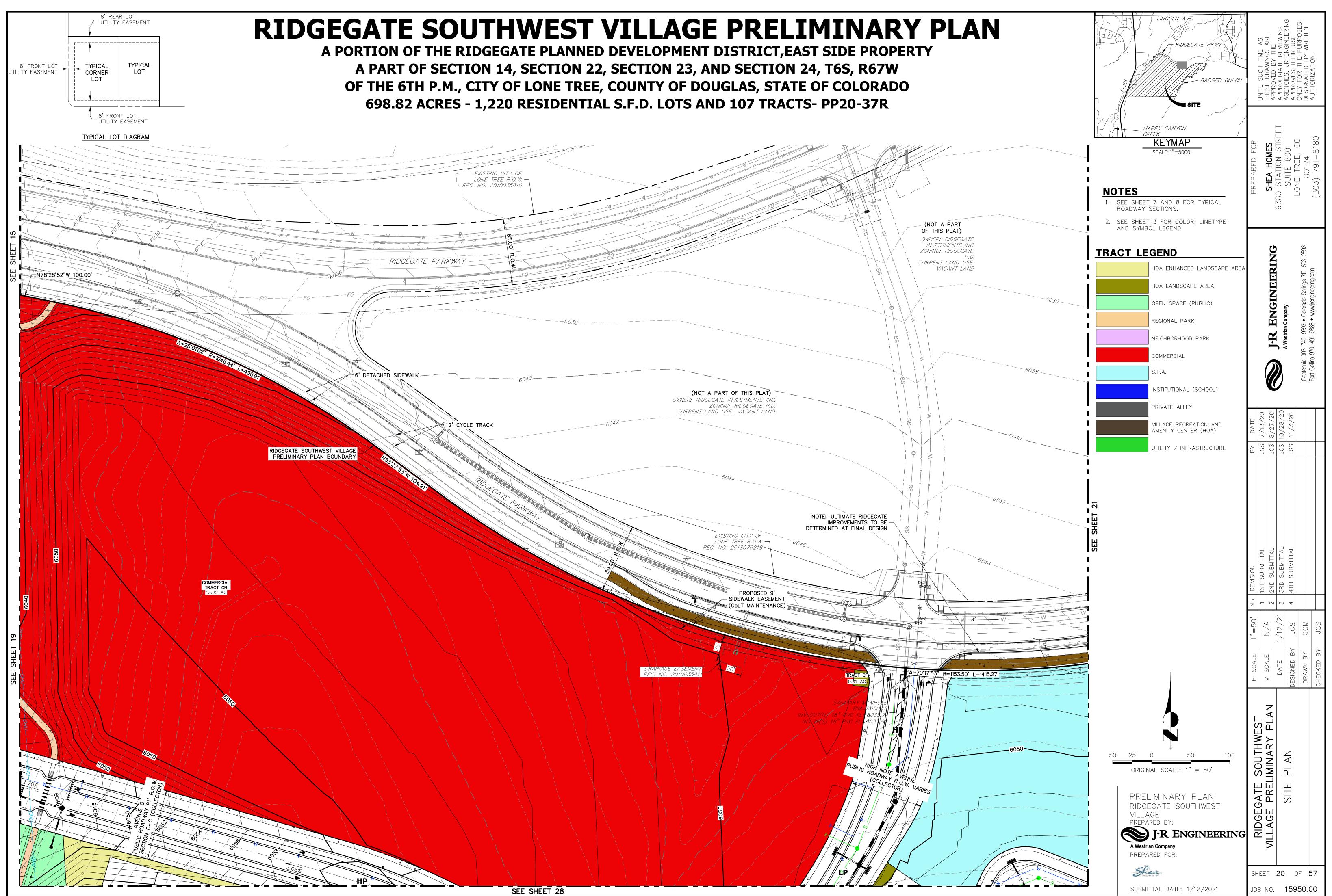


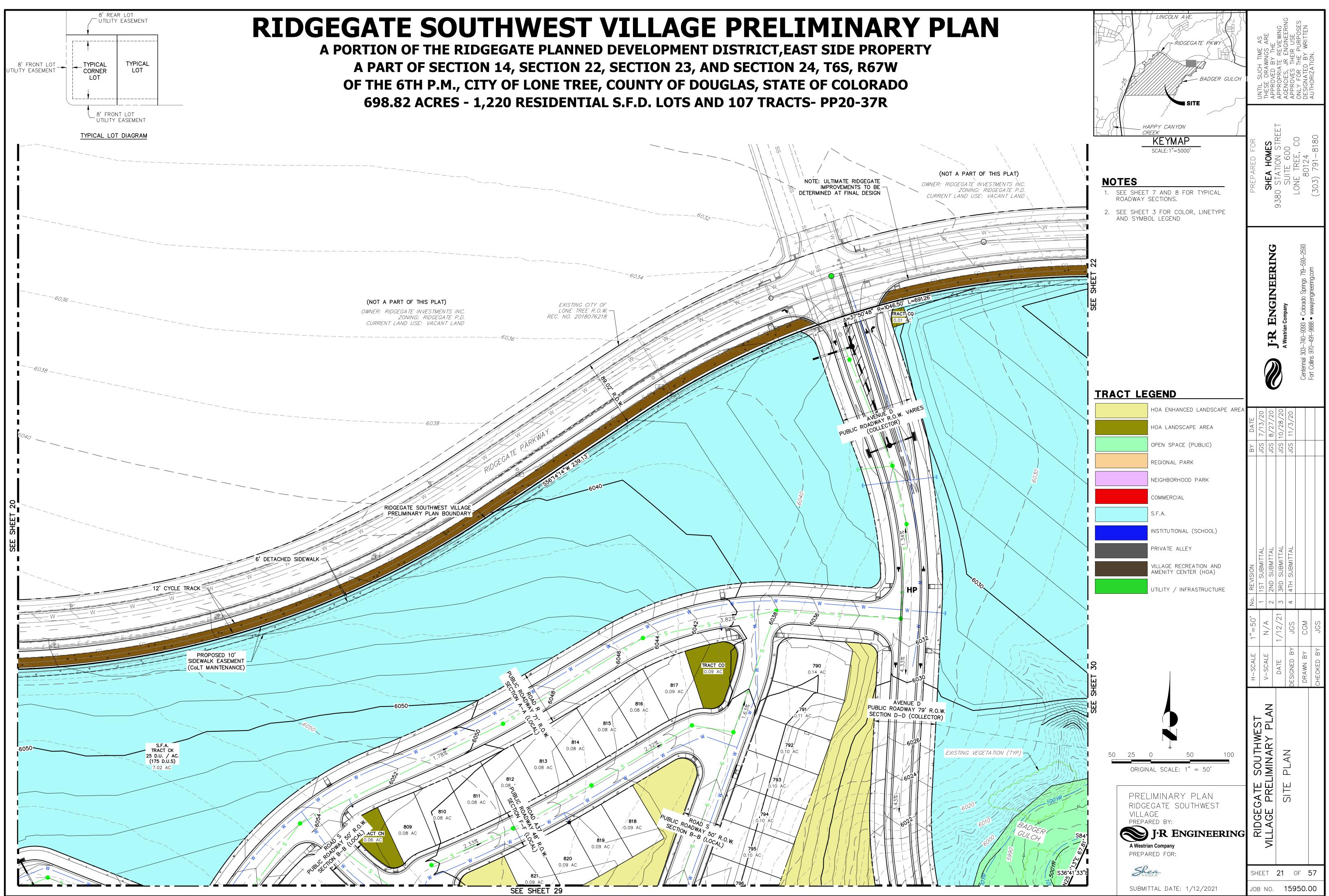


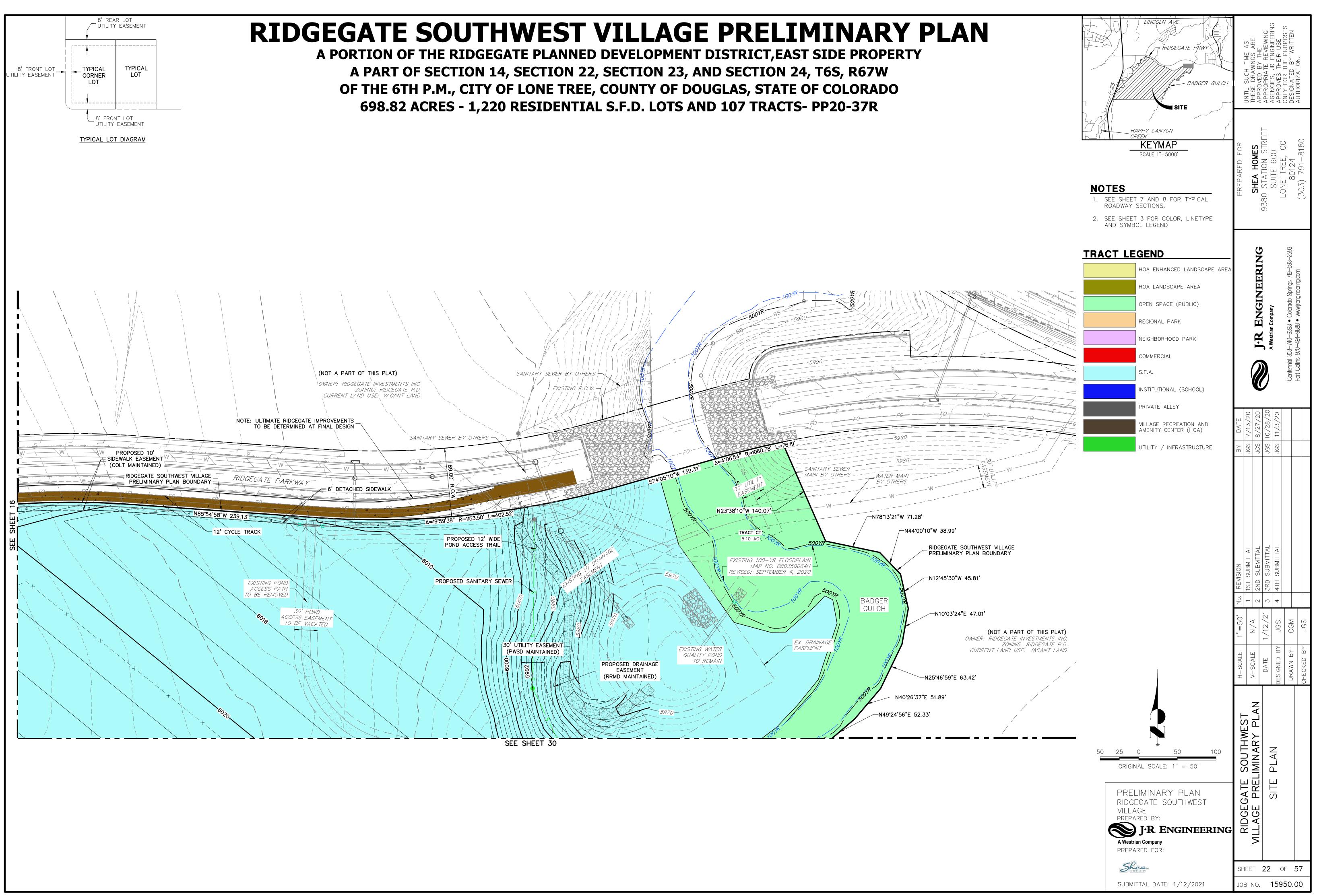


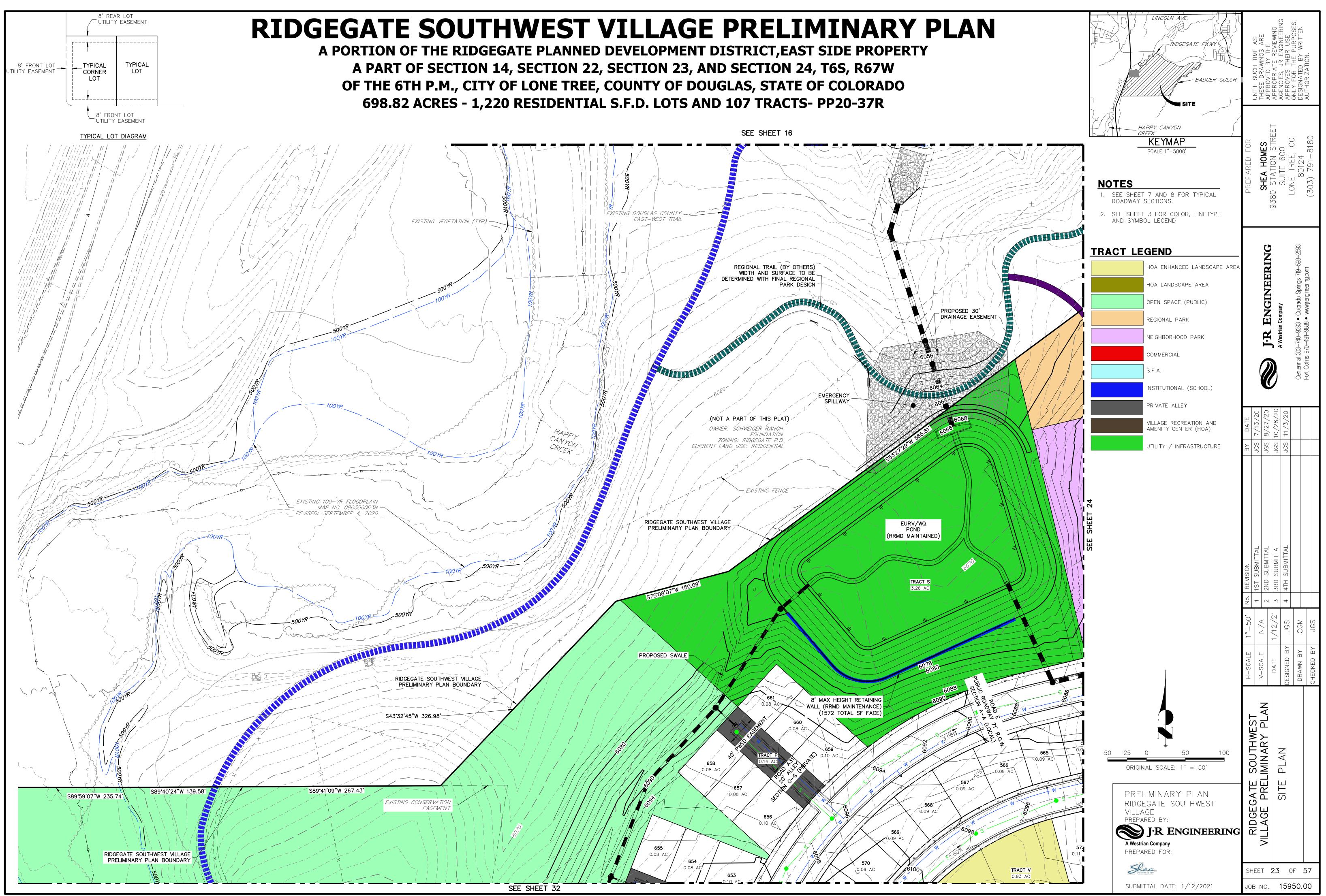


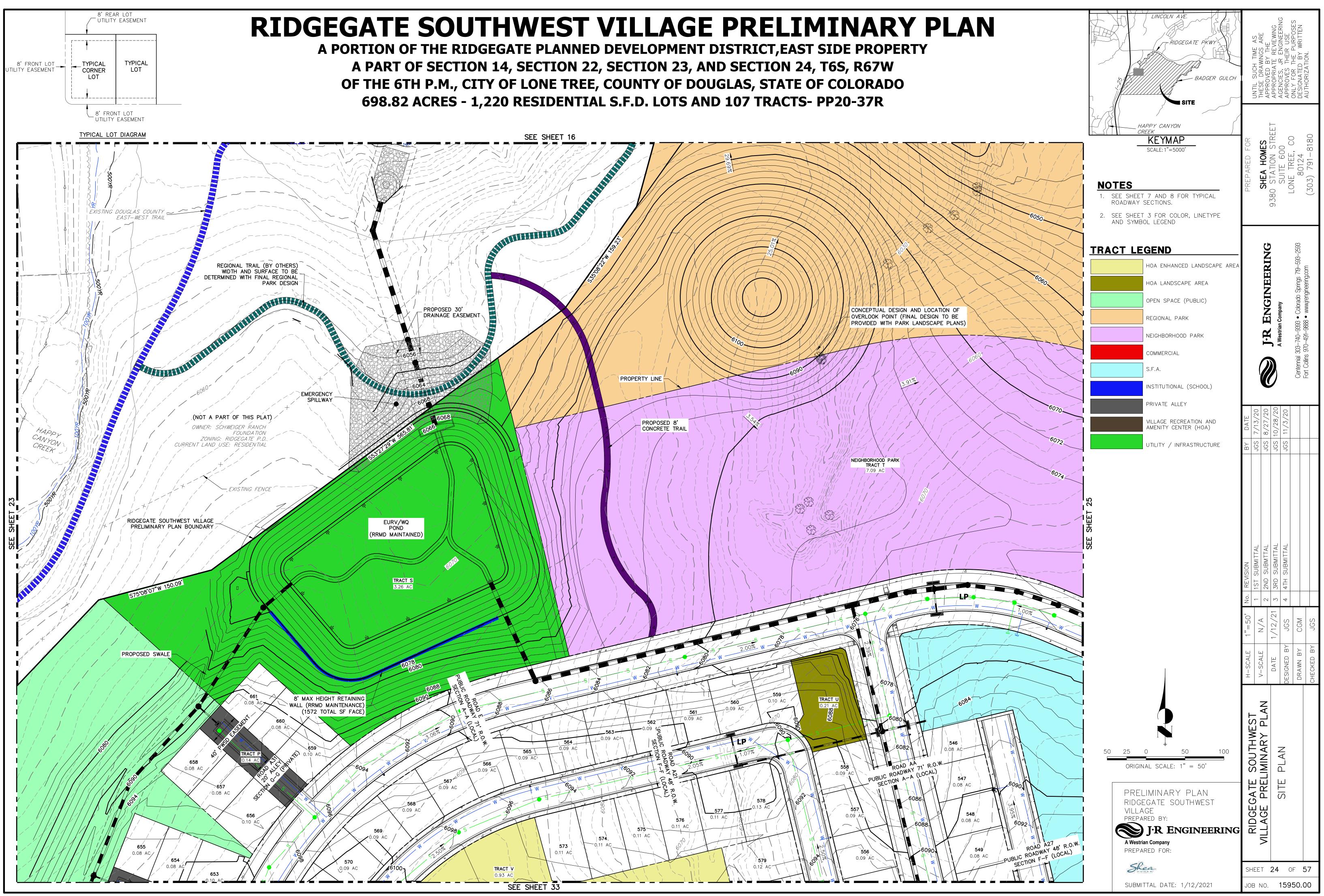


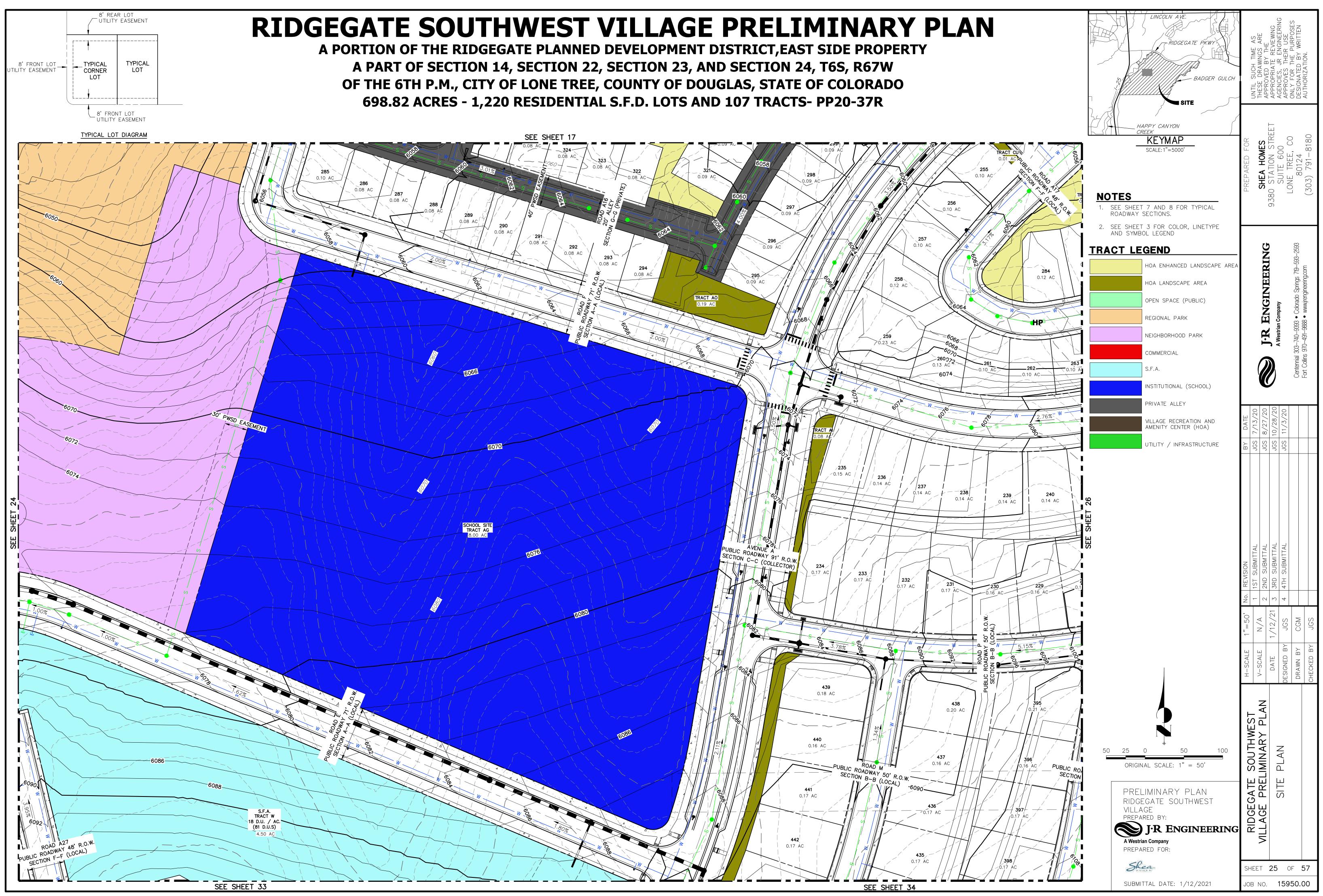


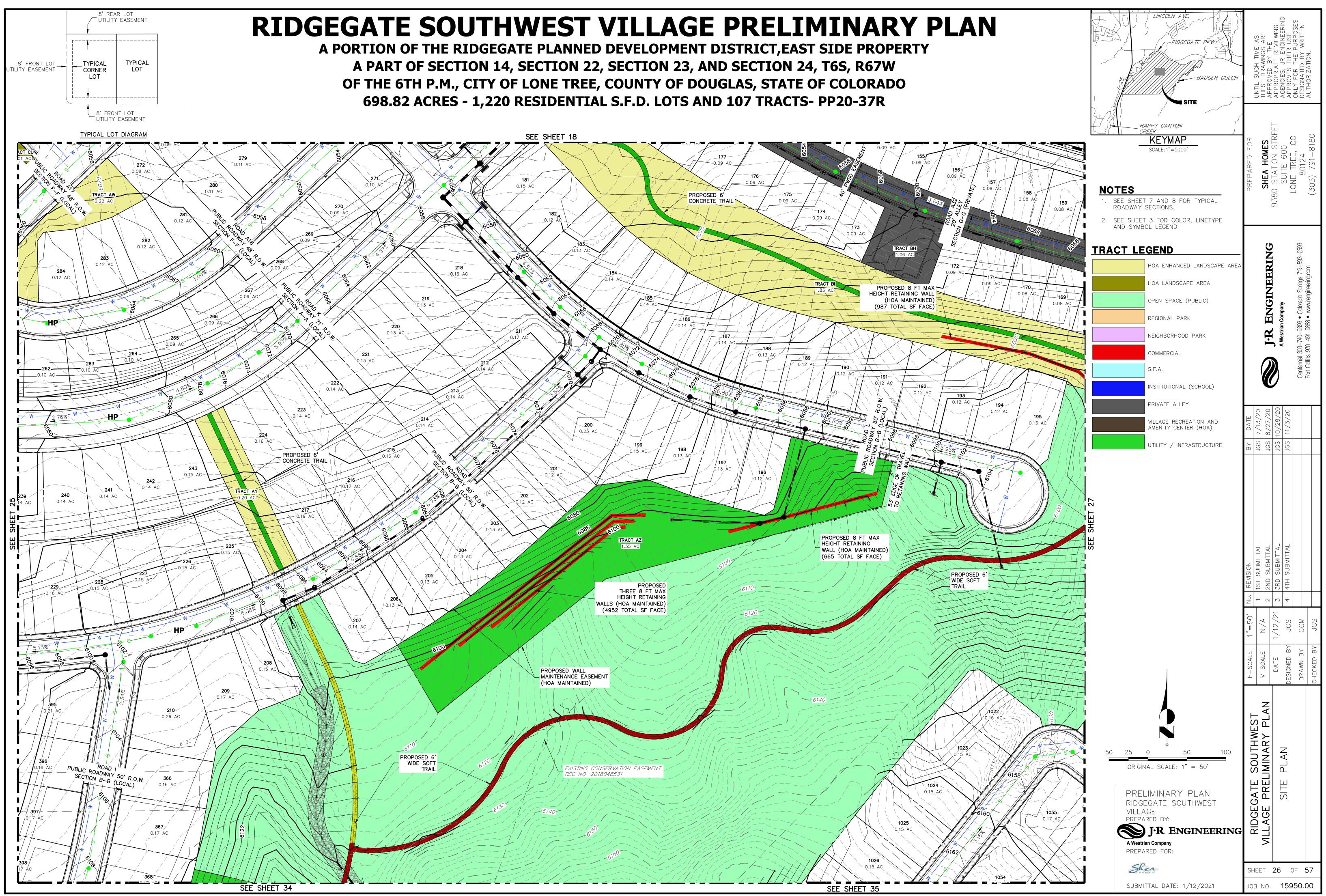


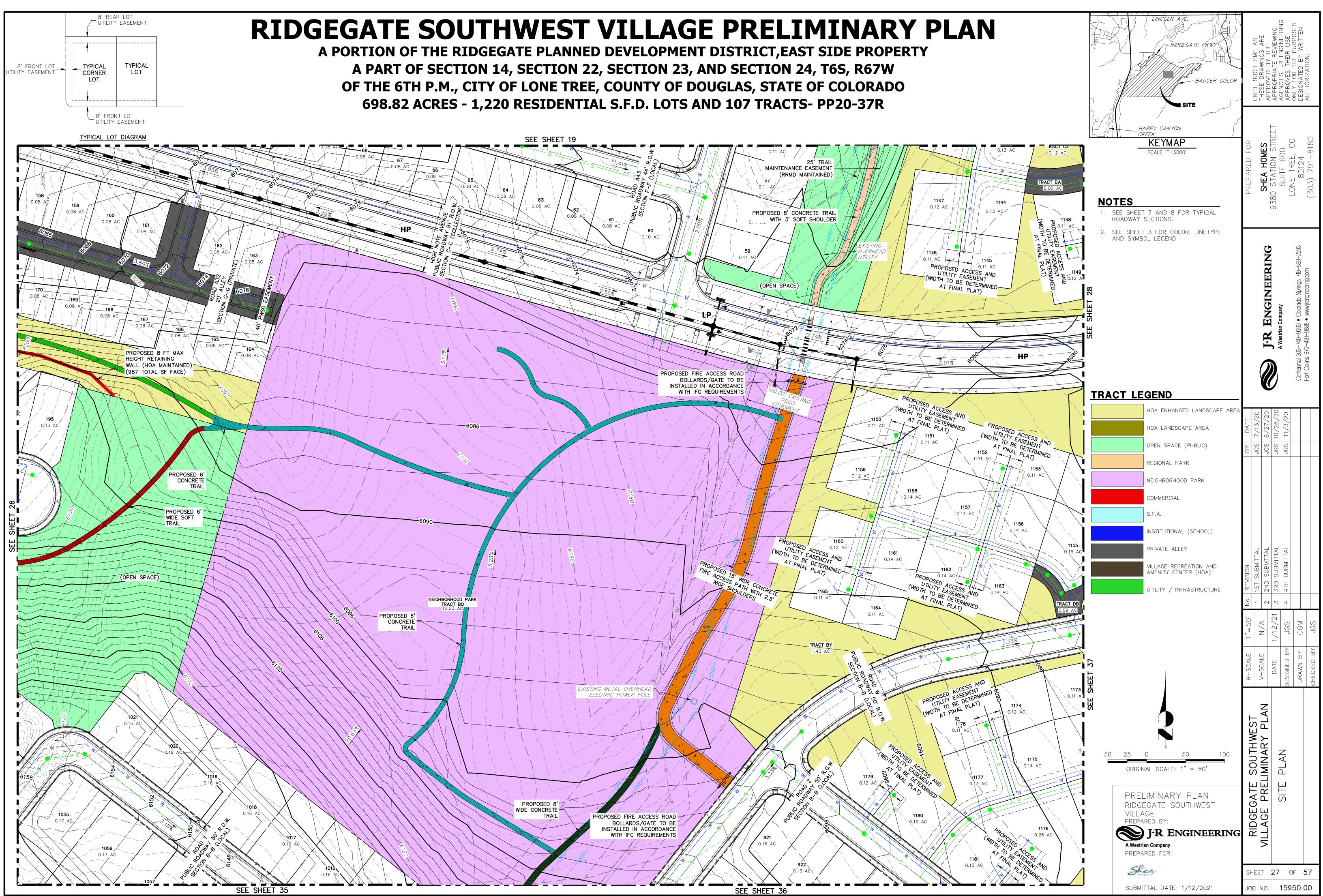


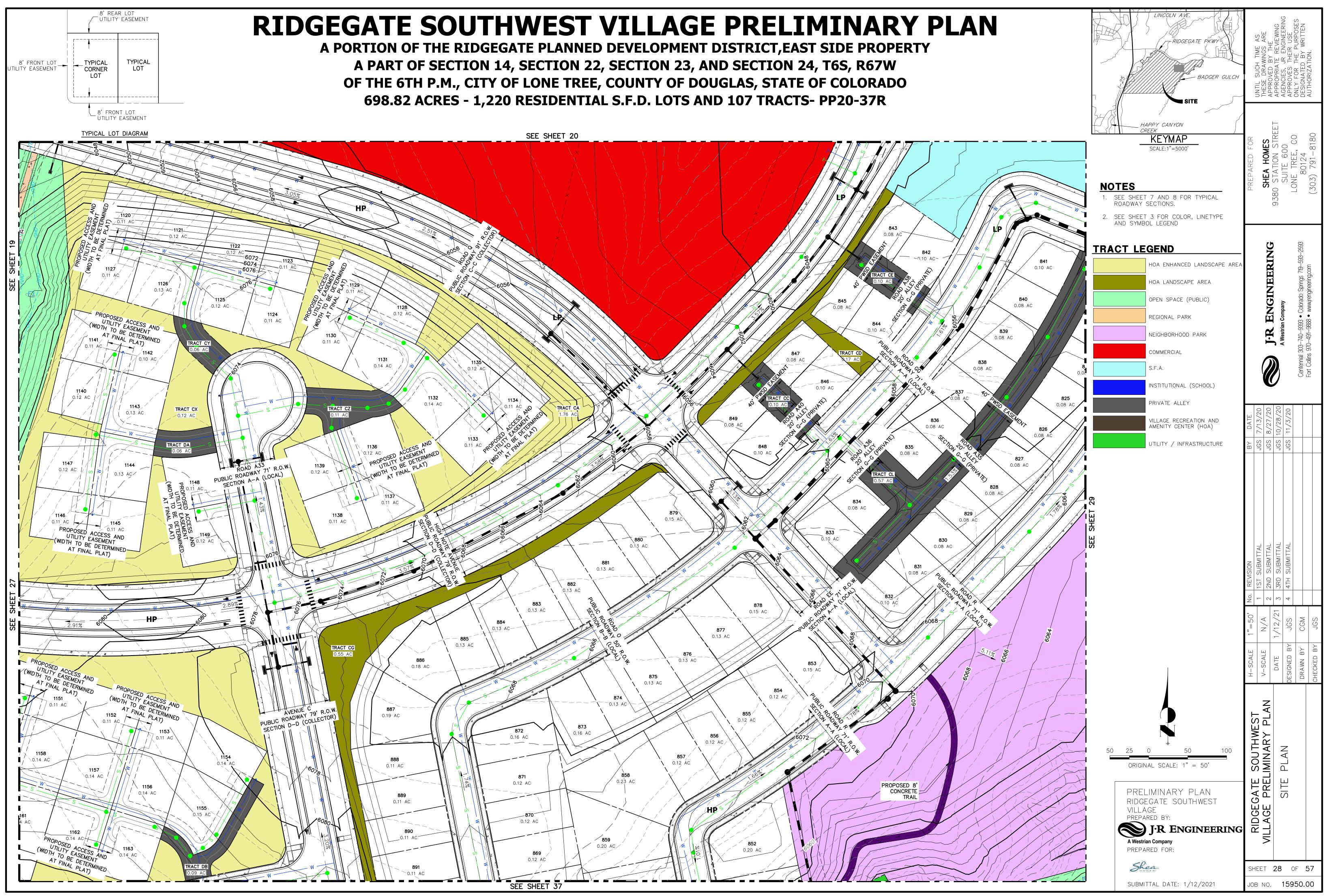


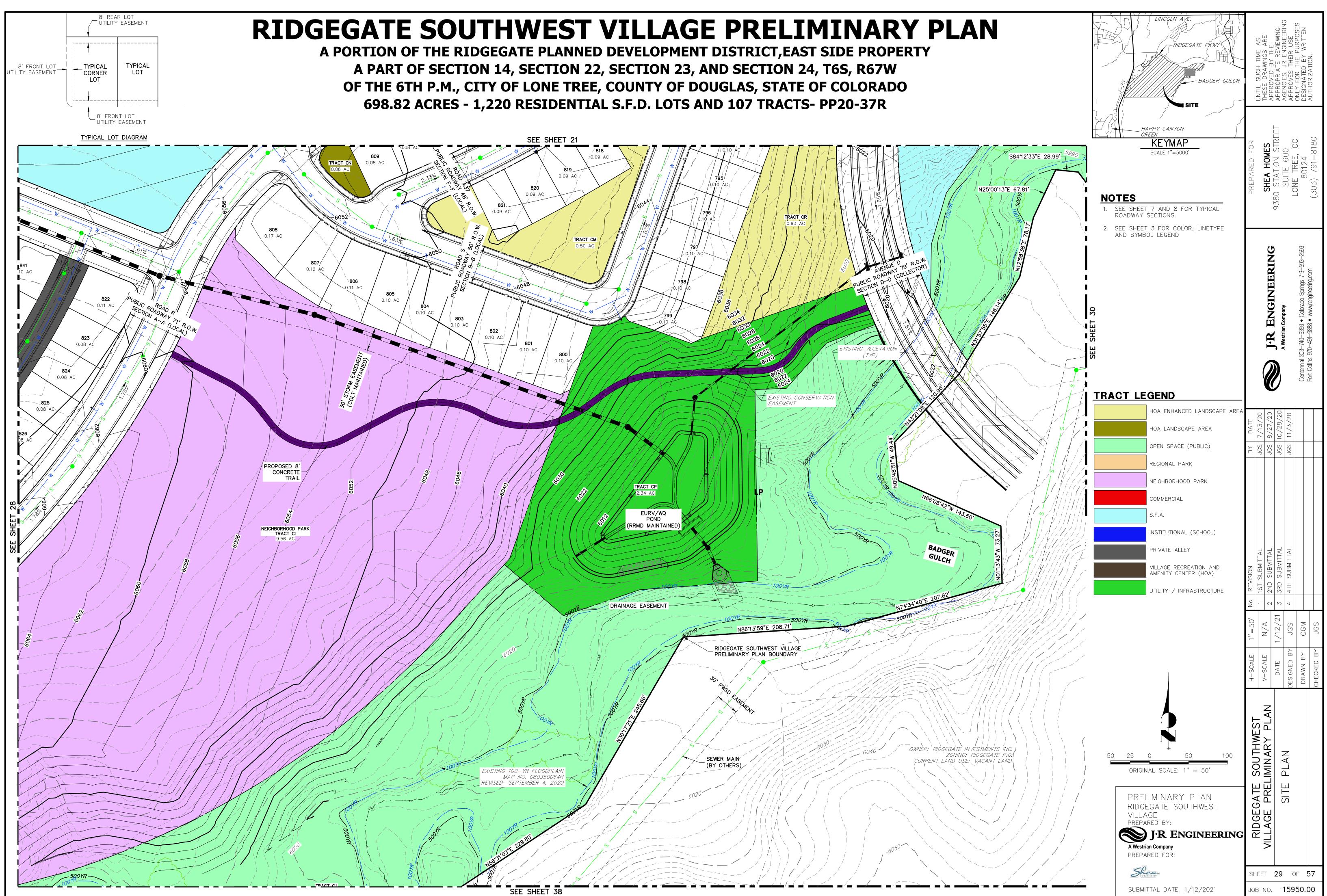


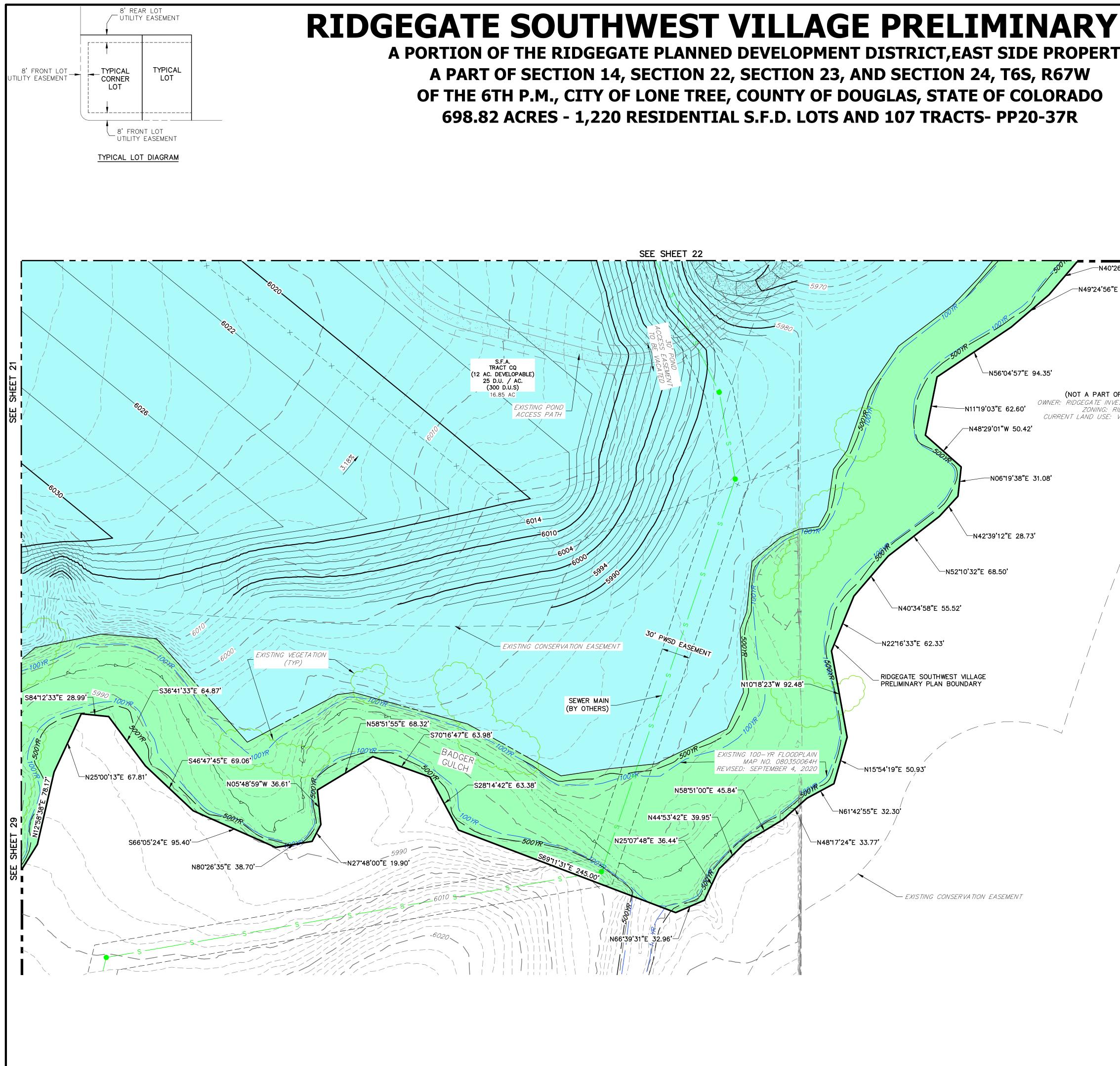




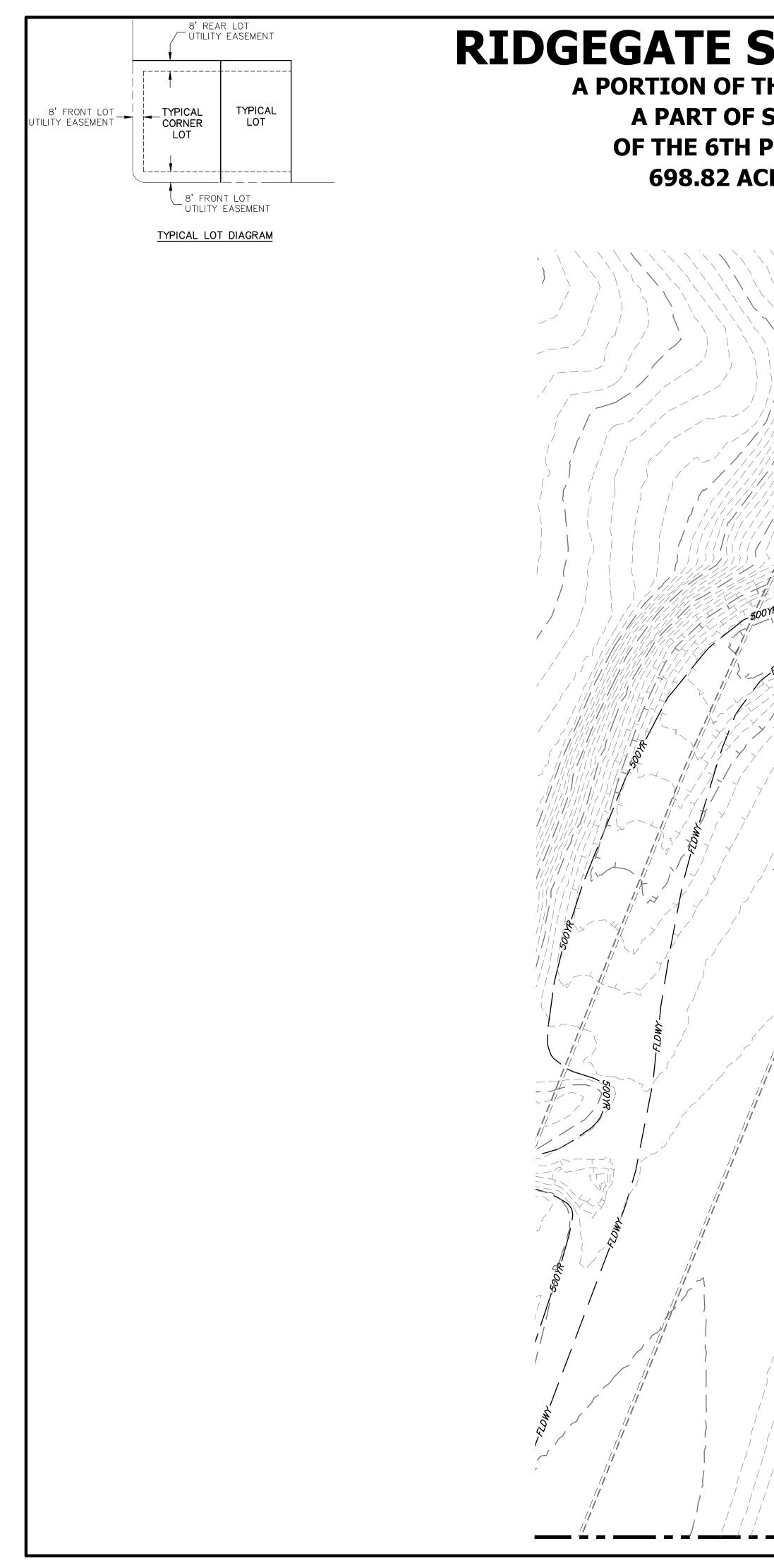








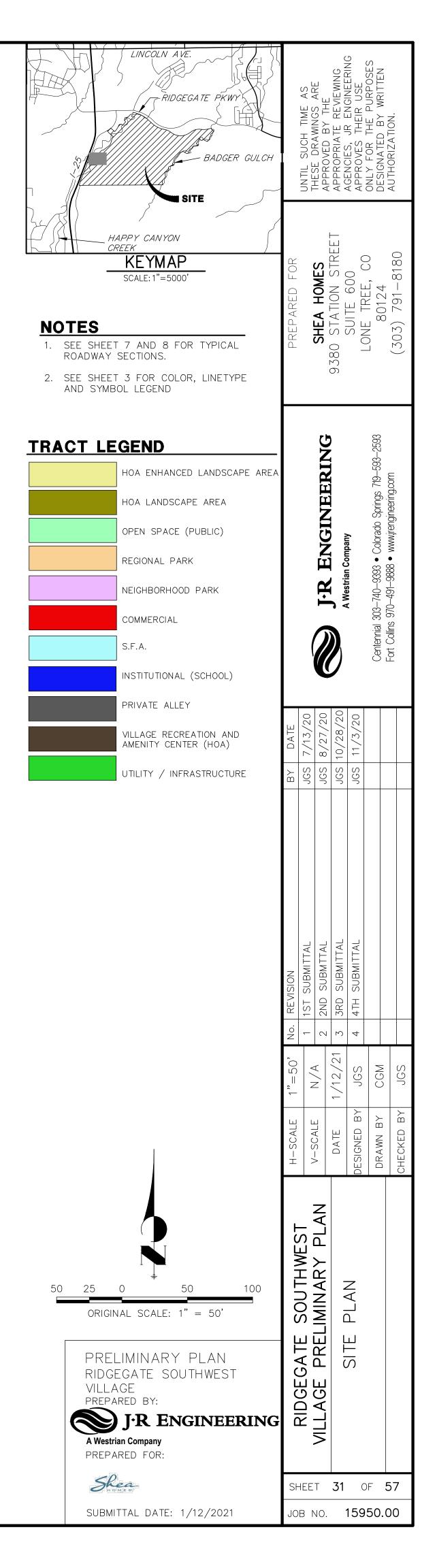
TY	LINCOLN AVE. RIDGEGATE PKWY BADGER GULCH HAPPY CANYON CREEK KEYMAP	FOR <b>IES</b> <b>IES</b> <b>IES</b> STREET APPROVED BY THE APPROVED BY THE APPROVED BY THE APPROVED BY THE APPROVES IN ENCING ACCNCES, JR ENCINGERING ACENCIES, JR ENCINEERING ACENCIES, JR ENCINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.				
°26'37"E 51.89' "E 52.33'	SCALE: 1"=5000' 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	<b>IG</b> PREPARED <b>SHEA HON</b> 9380 STATION SUITE 6C LONE TREE 80124 (303) 791-				
OF THIS PLAT) VESTMENTS INC. RIDGEGATE P.D. VACANT LAND	HOA LANDSCAPE AREA OPEN SPACE (PUBLIC) REGIONAL PARK NEIGHBORHOOD PARK COMMERCIAL S.F.A. NSTITUTIONAL (SCHOOL) PRIVATE ALLEY VILLAGE RECREATION AND AMENITY CENTER (HOA)	DATE /13/20 /27/20 1/3/20 1/3/20 Centennial 303-740-9393 • Colorado Springs 719-593-2593 Fort Collins 970-491-9888 • wwwjrengineering.com				
	UTILITY / INFRASTRUCTURE	REVISIONBYI1ST SUBMITTALJGS7/2ND SUBMITTALJGS8/3RD SUBMITTALJGS10/4TH SUBMITTALJGS114TH SUBMITTALJGS11				
		H-SCALE1"=50'No.V-SCALEN/A1V-SCALEN/A2DATE1/12/213DESIGNED BYJGS4DRAWN BYCGM4CHECKED BYJGS4				
	50 25 0 50 100 ORIGINAL SCALE: 1" = 50' PRELIMINARY PLAN RIDGEGATE SOUTHWEST VILLAGE PREPARED BY: <b>DFR ENGINEERING</b> AVestrian Company PREPARED FOR:	RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN SITE PLAN				
	SUBMITTAL DATE: 1/12/2021	SHEET <b>30</b> OF <b>57</b> JOB NO. <b>15950.00</b>				

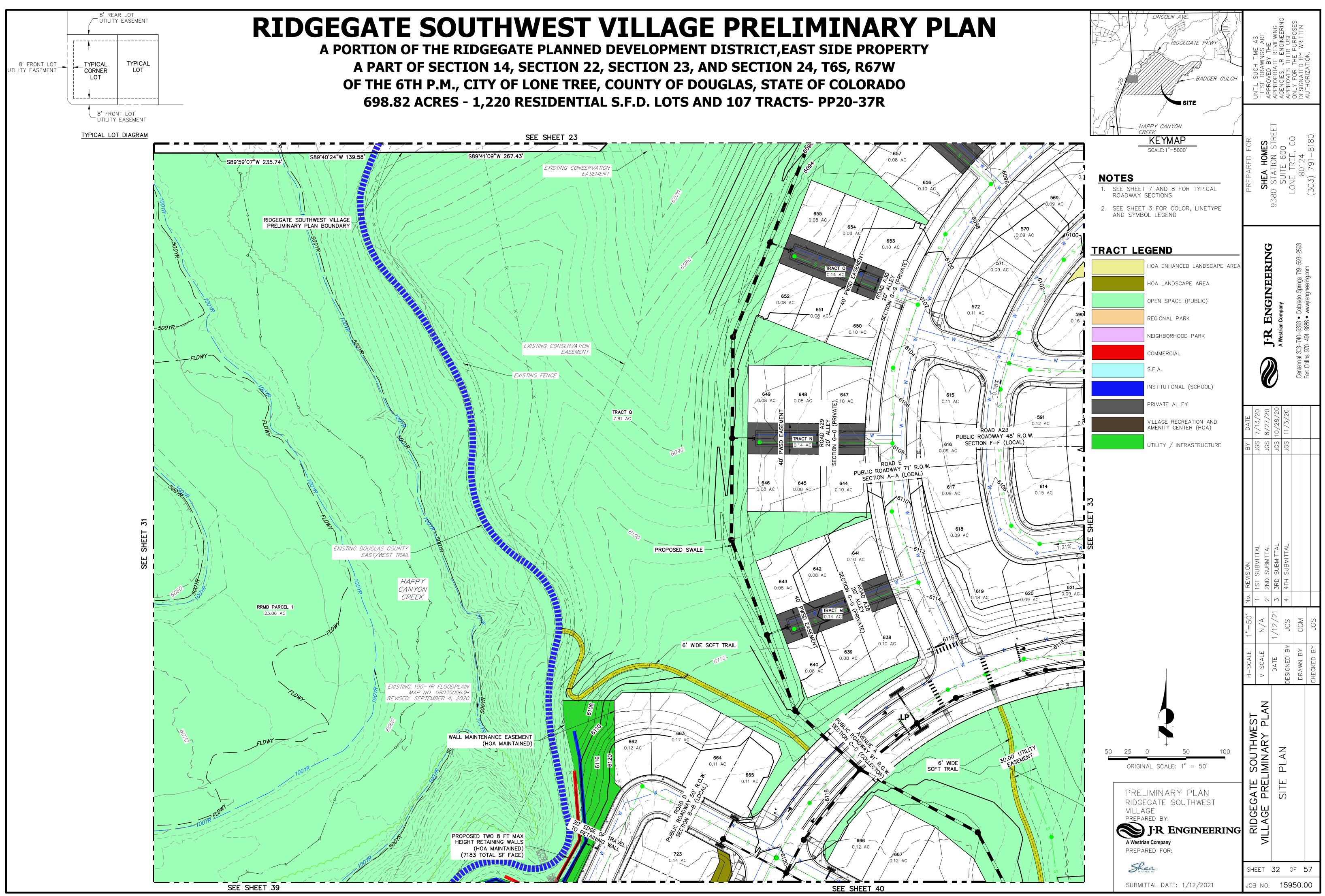


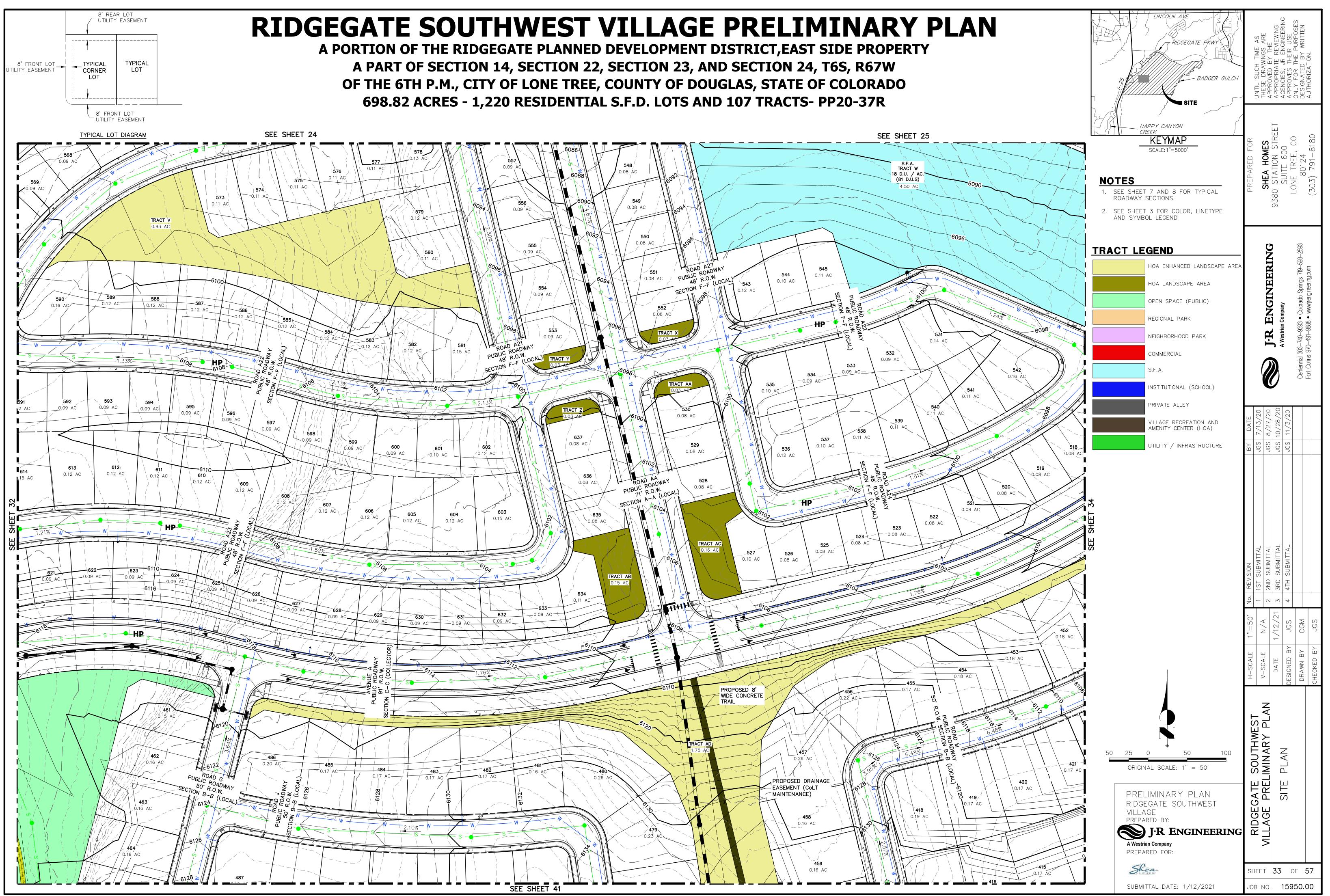
# **RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN** A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R 8 RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN BOUNDARY EXISTING 100-YR FLOODPLAIN MAP NO. 080350063H EVISED: SEPTEMBER 4, 2020

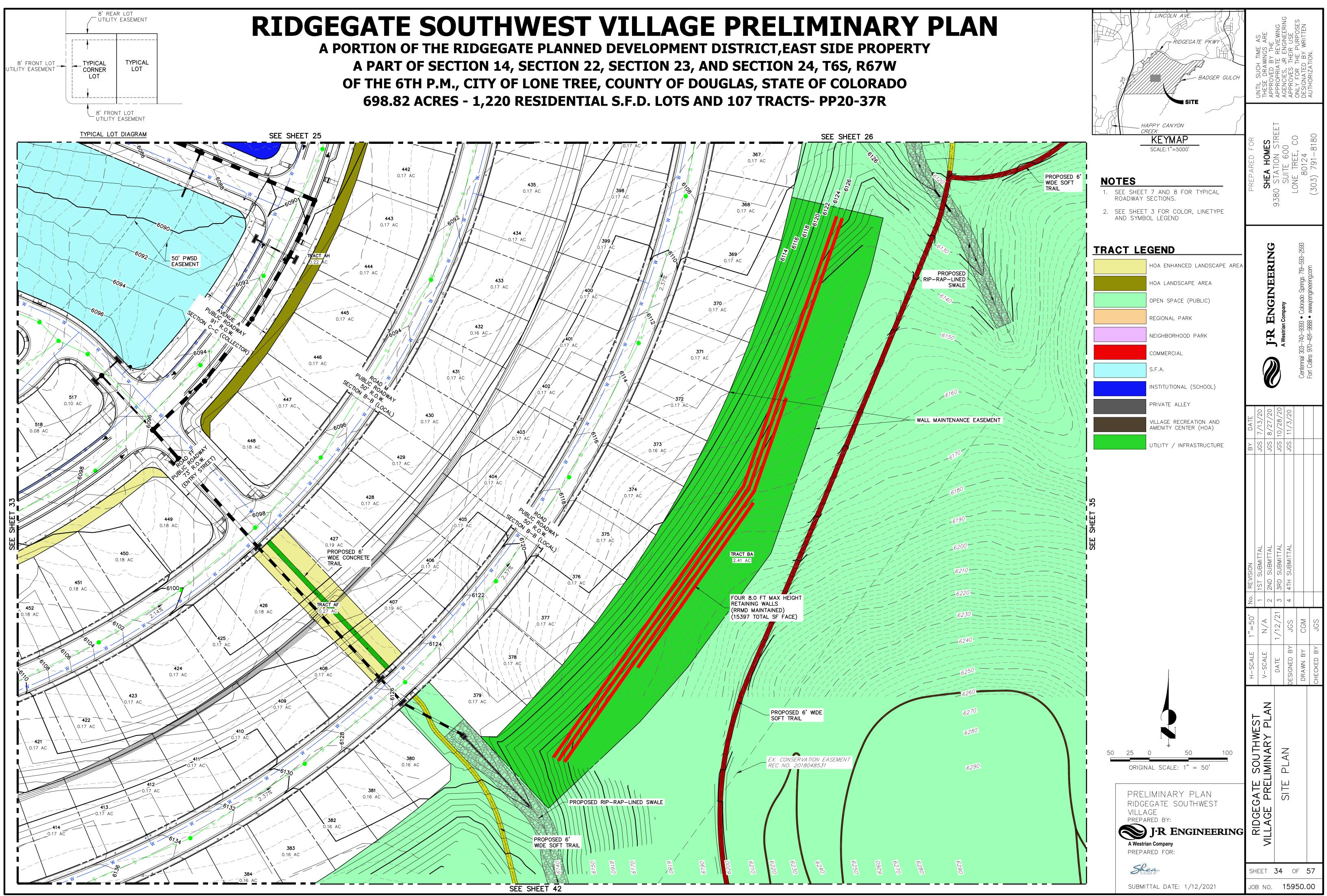
SEE SHEET 39

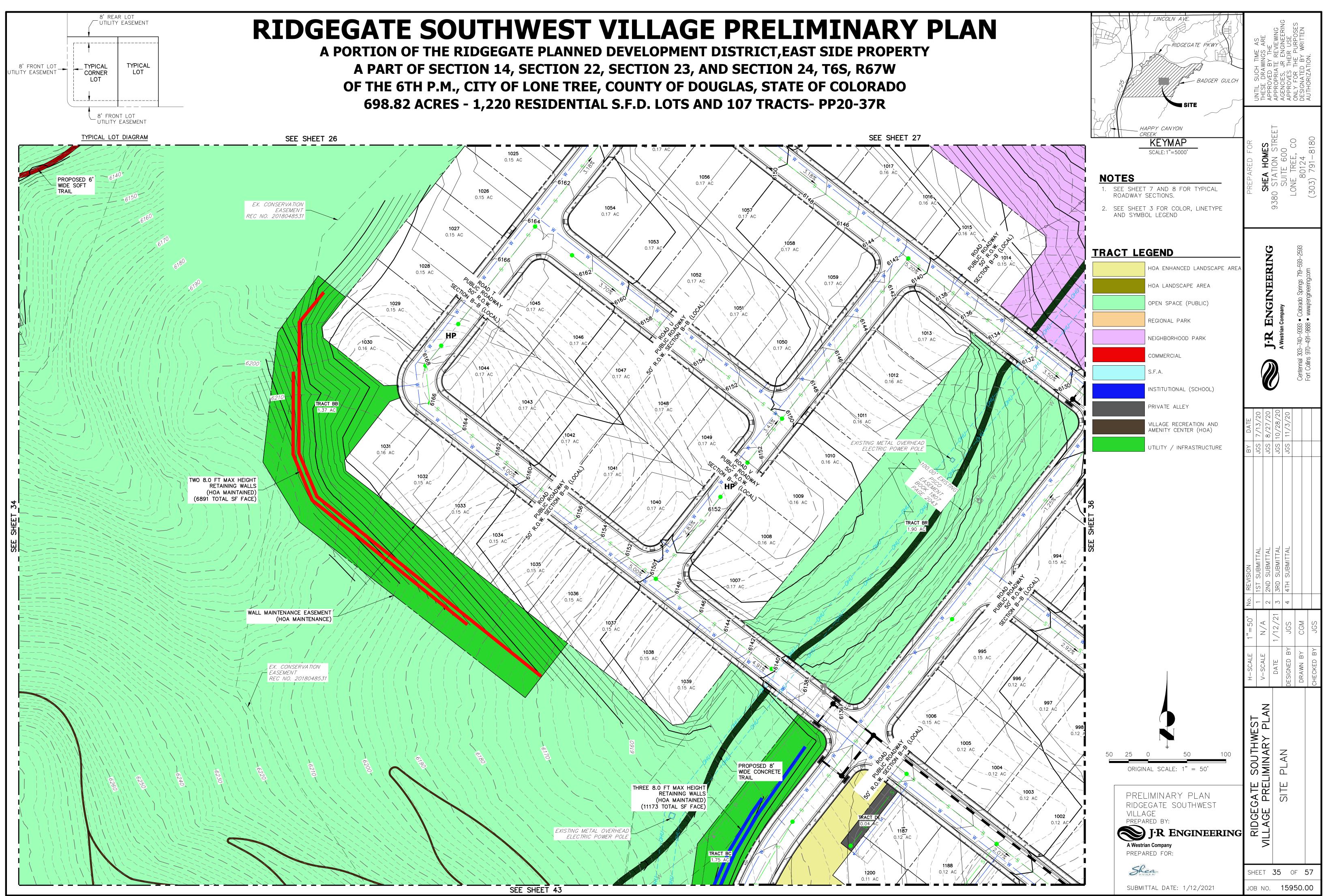


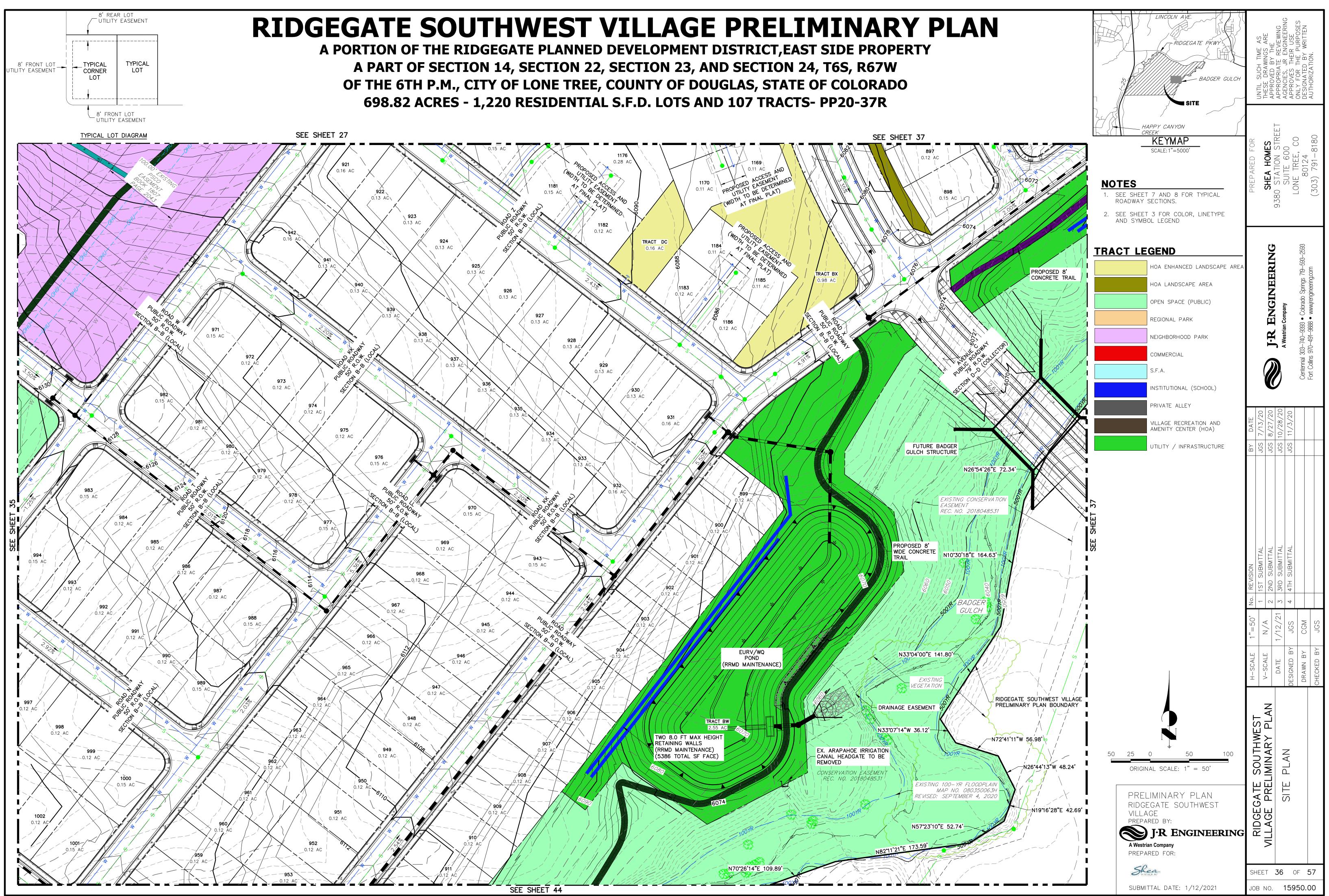


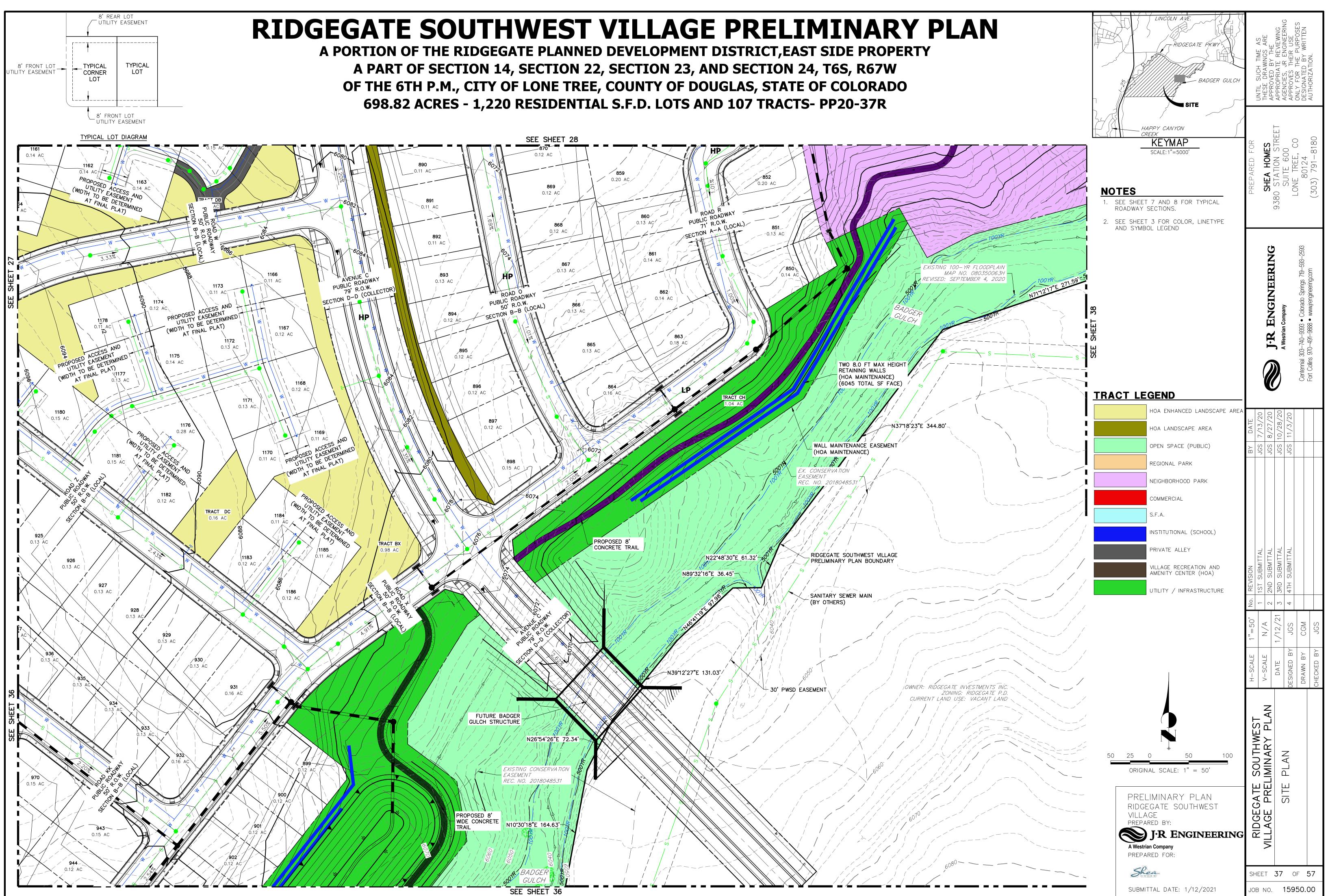


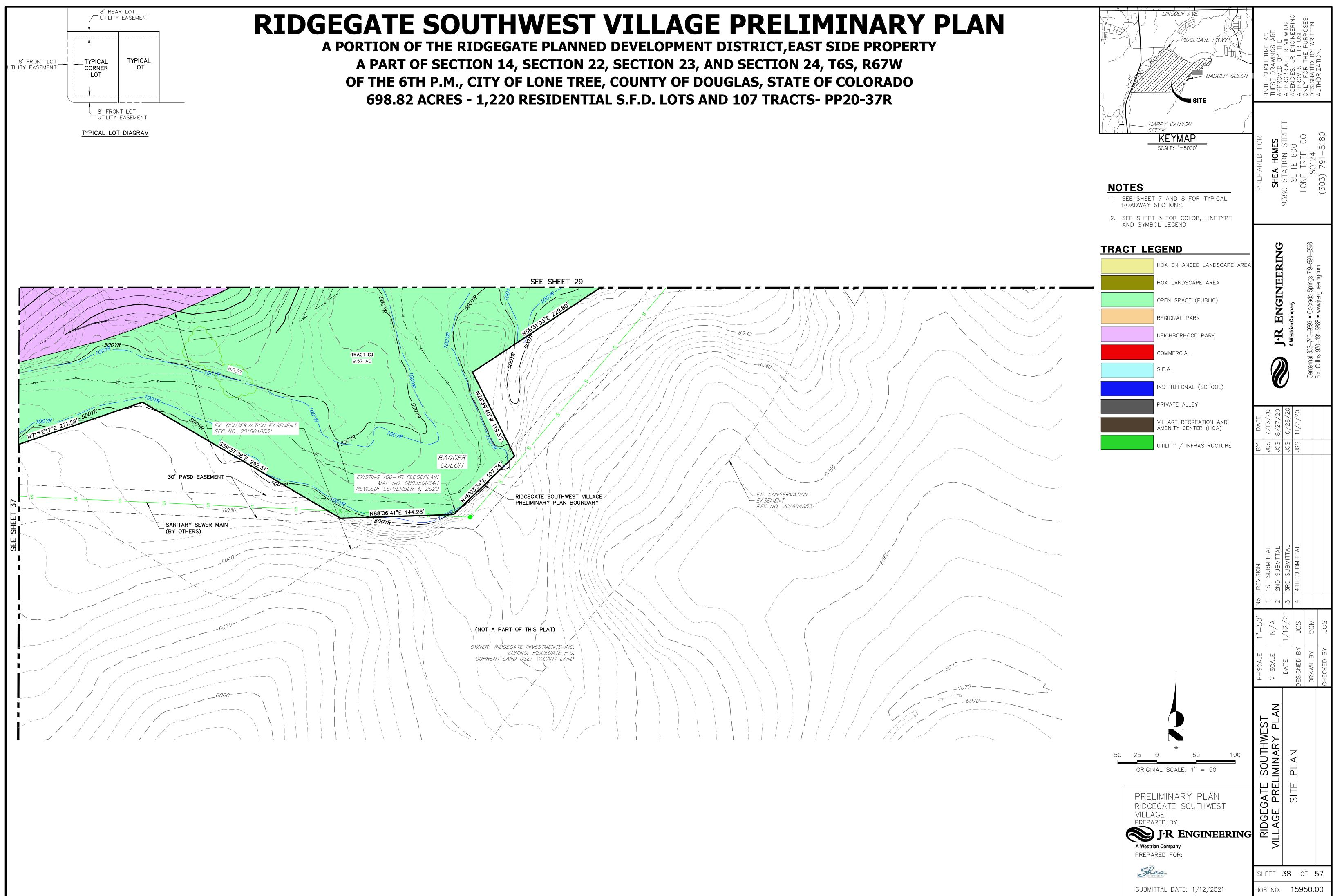


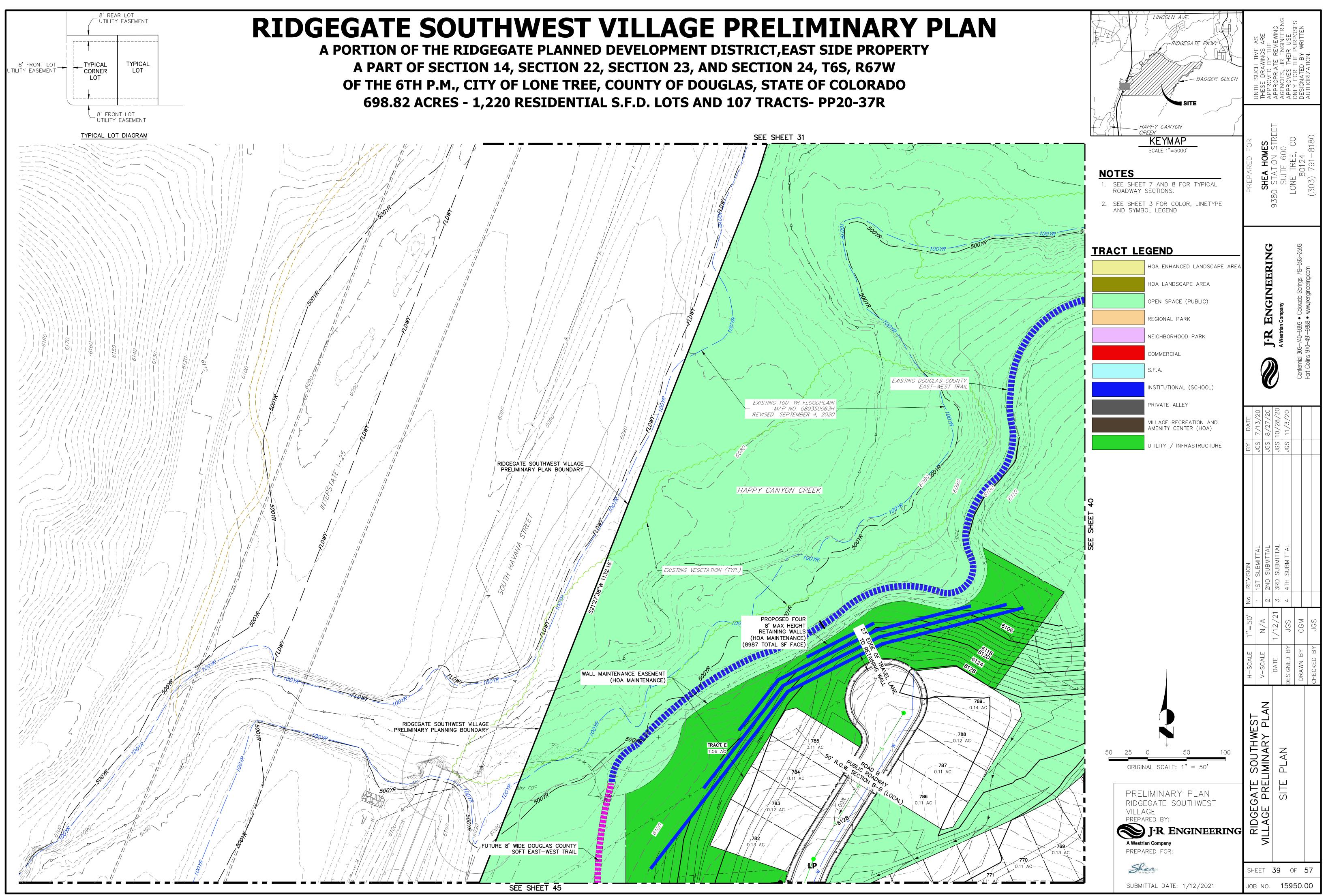


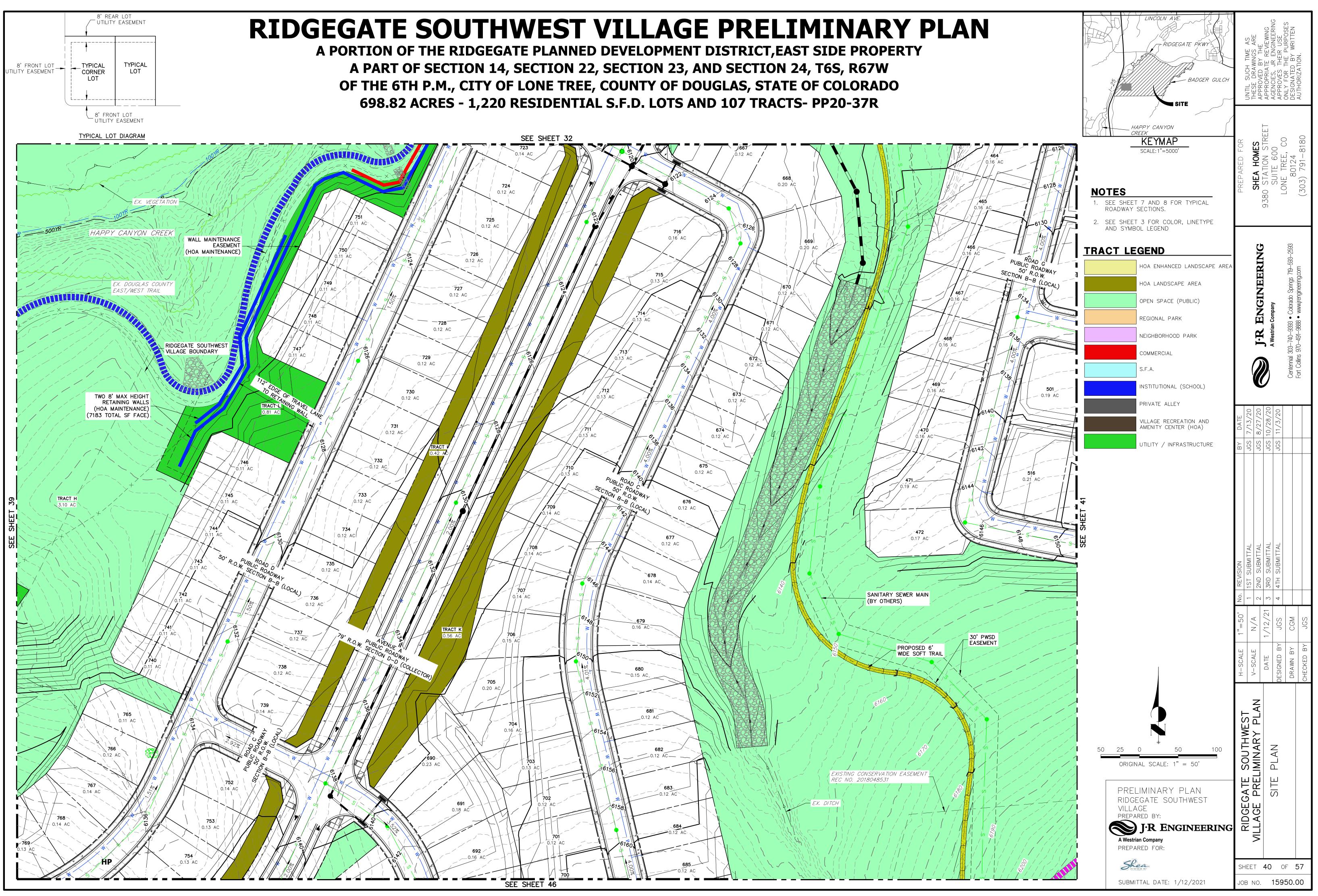


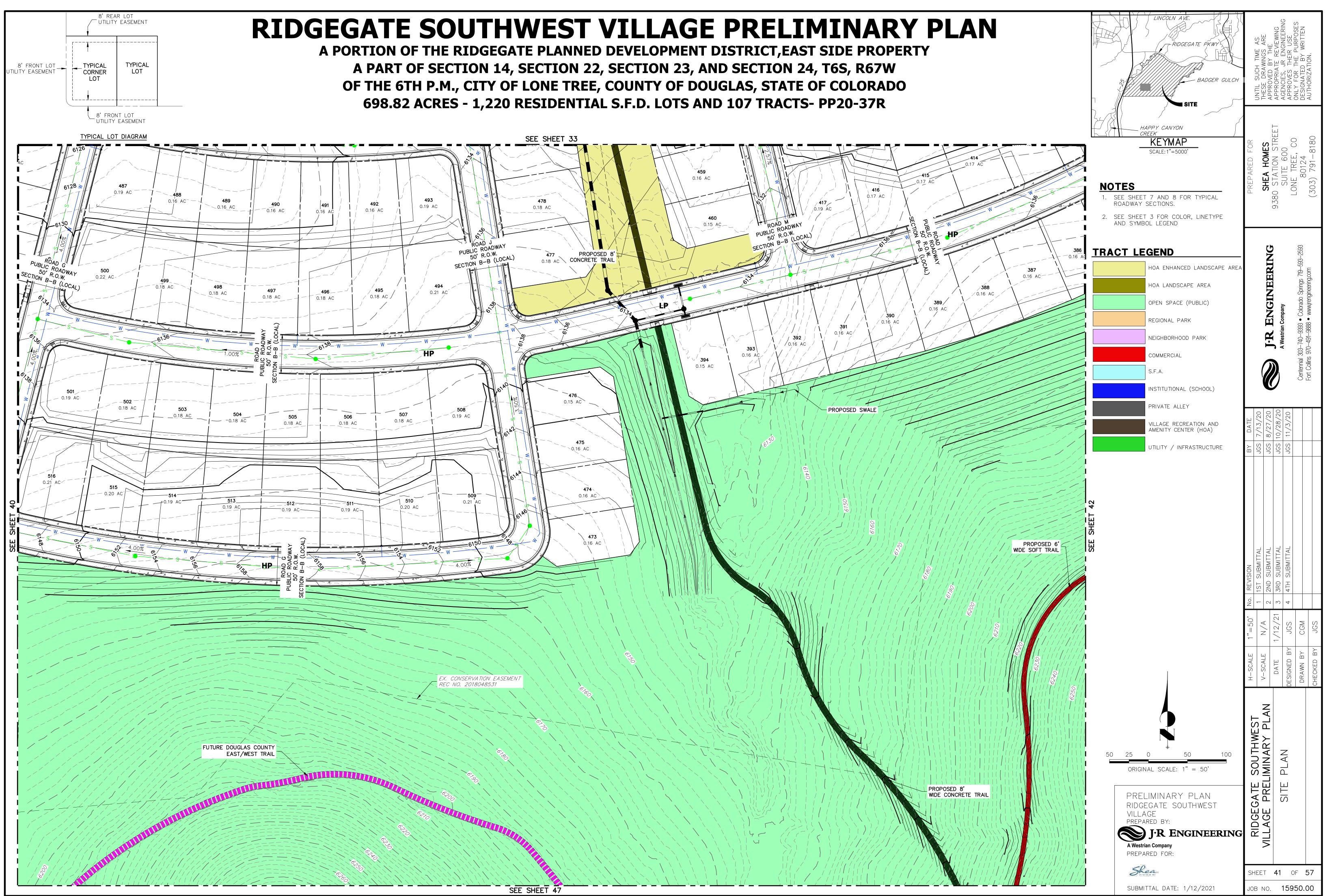


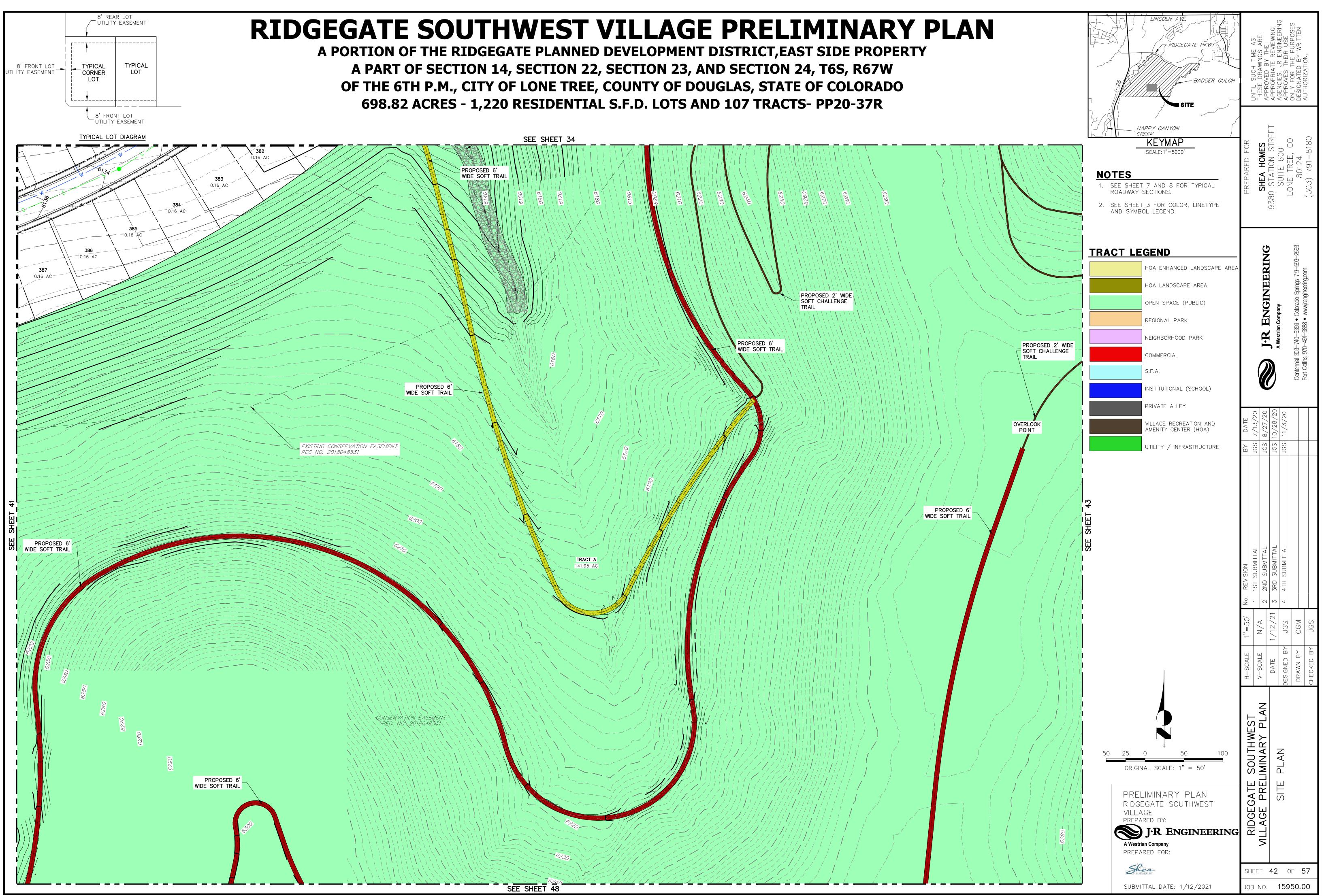


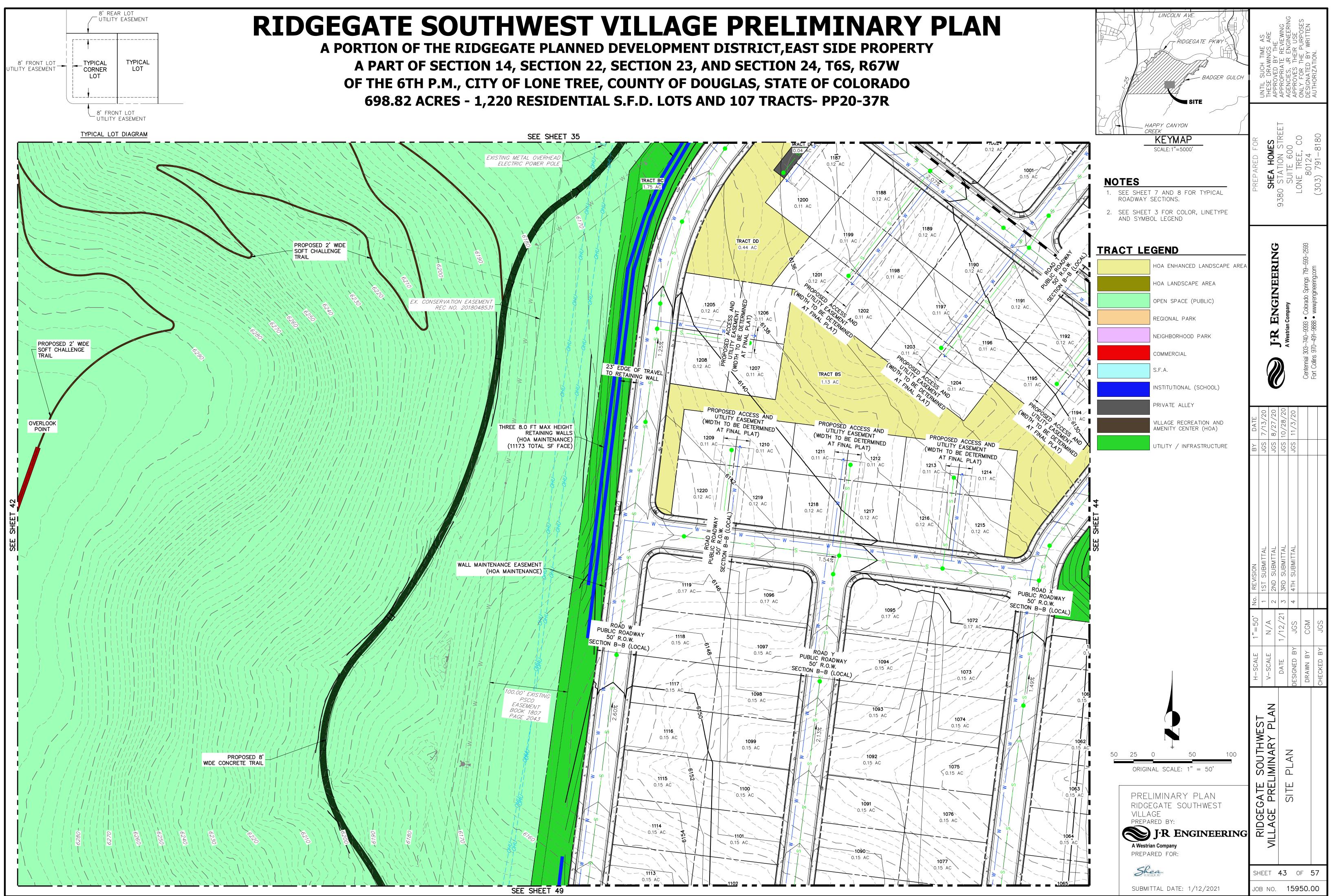


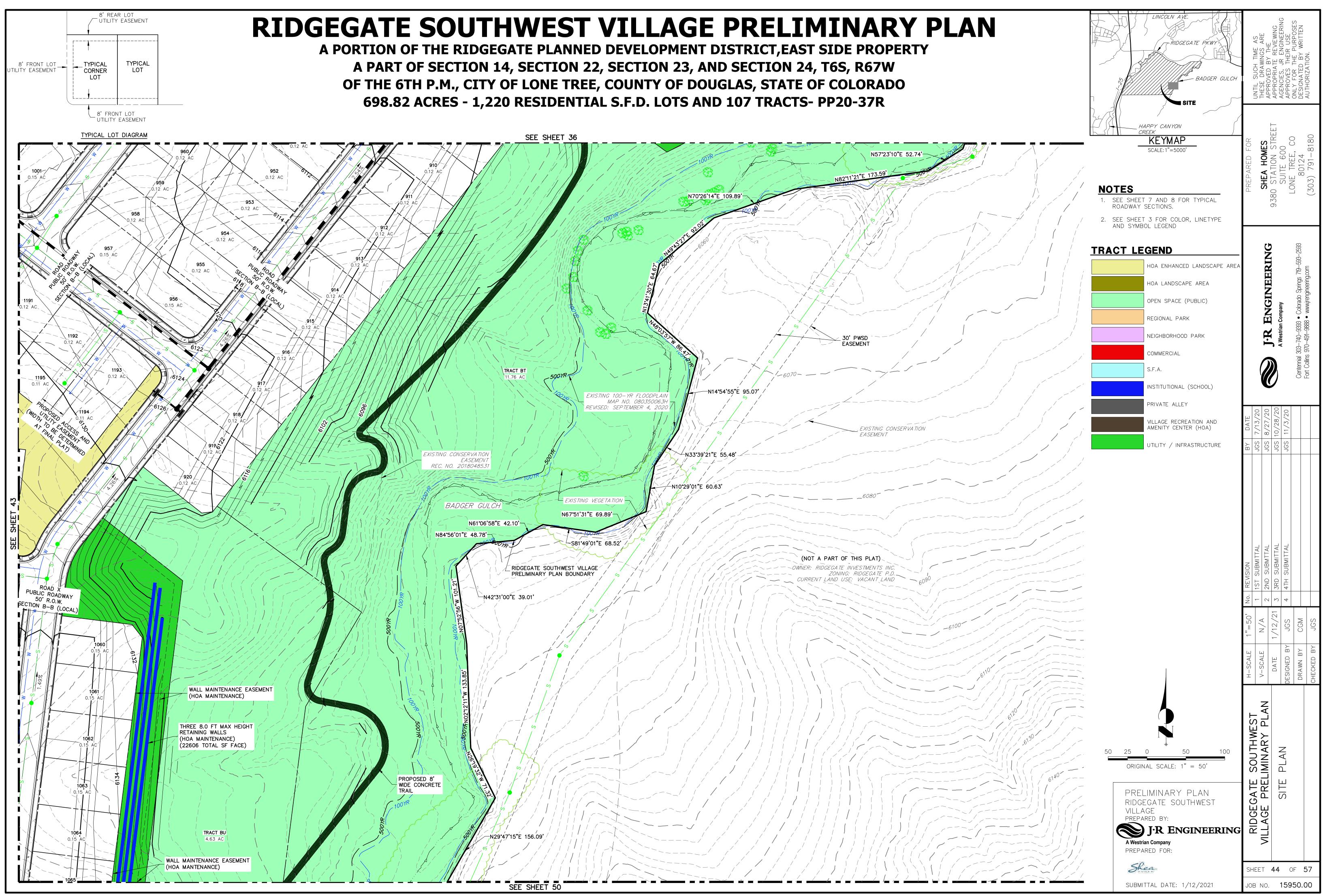


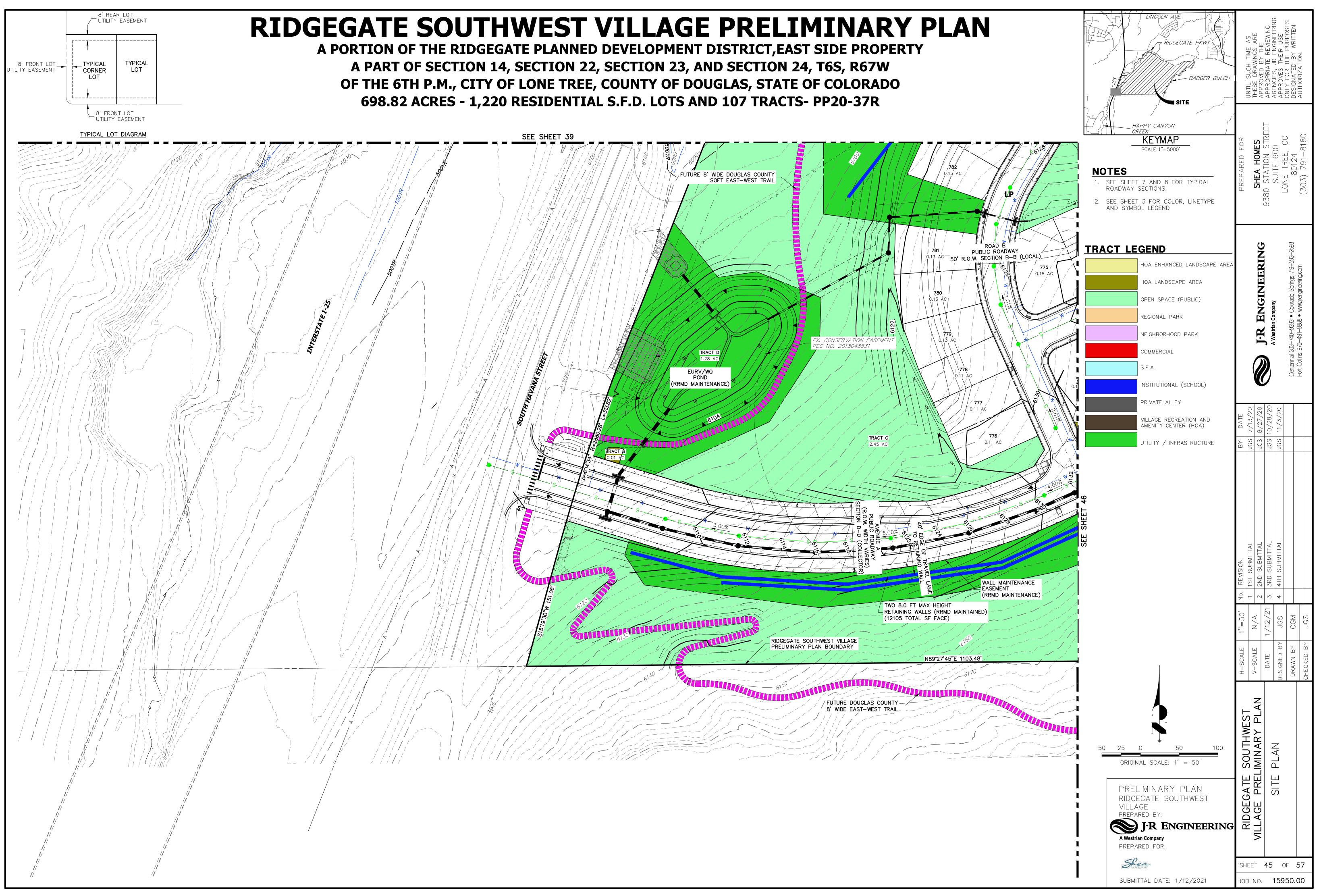


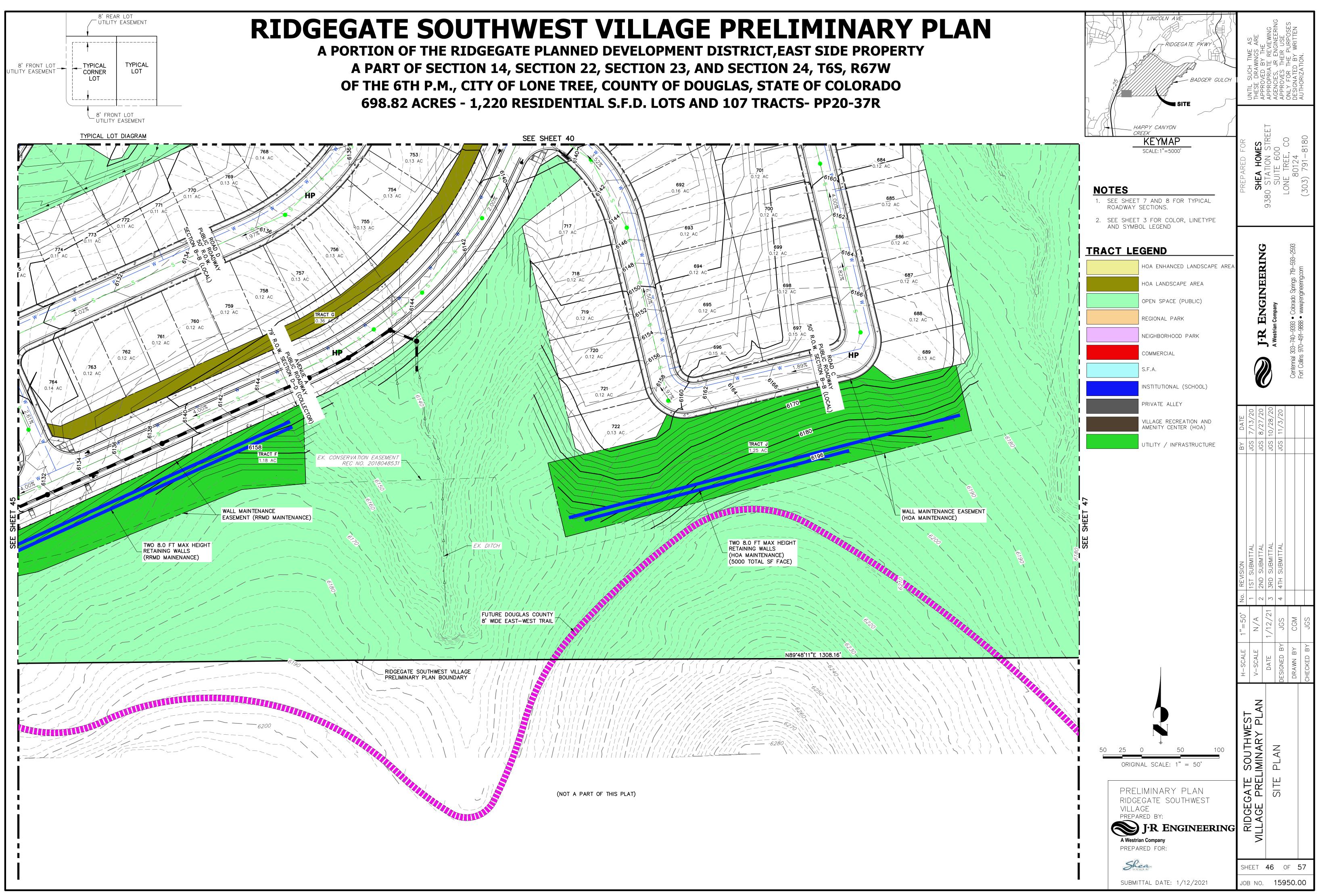


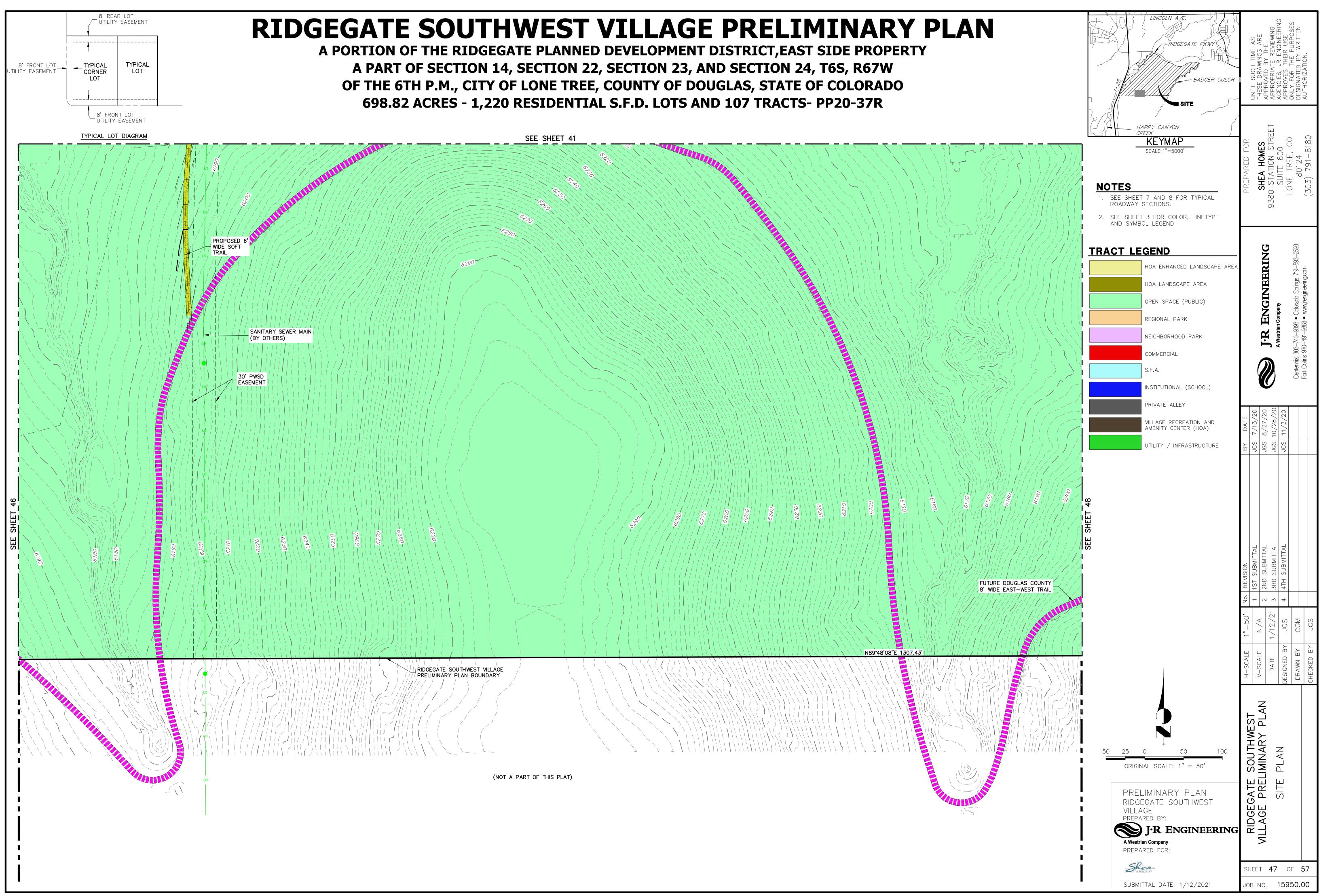


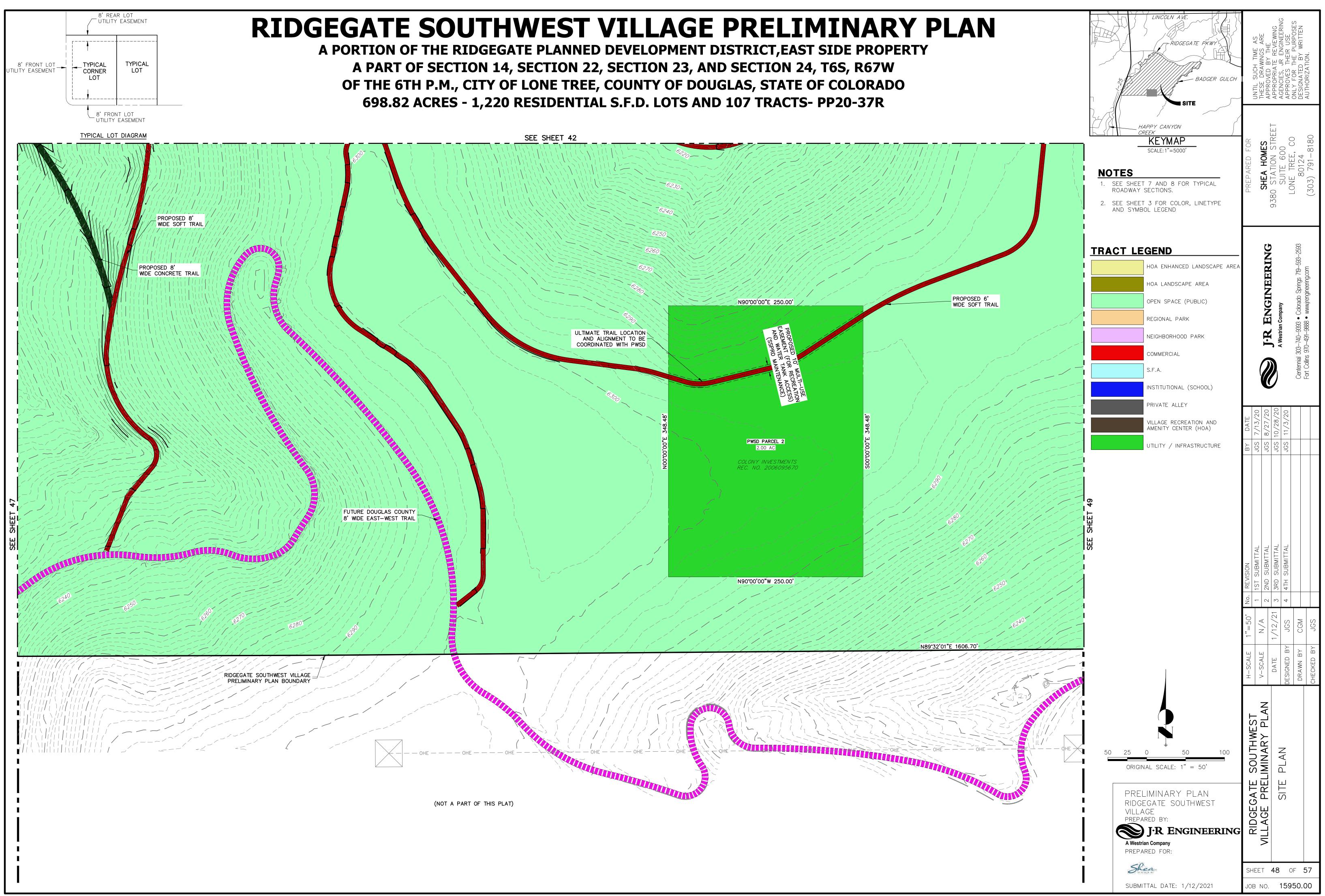


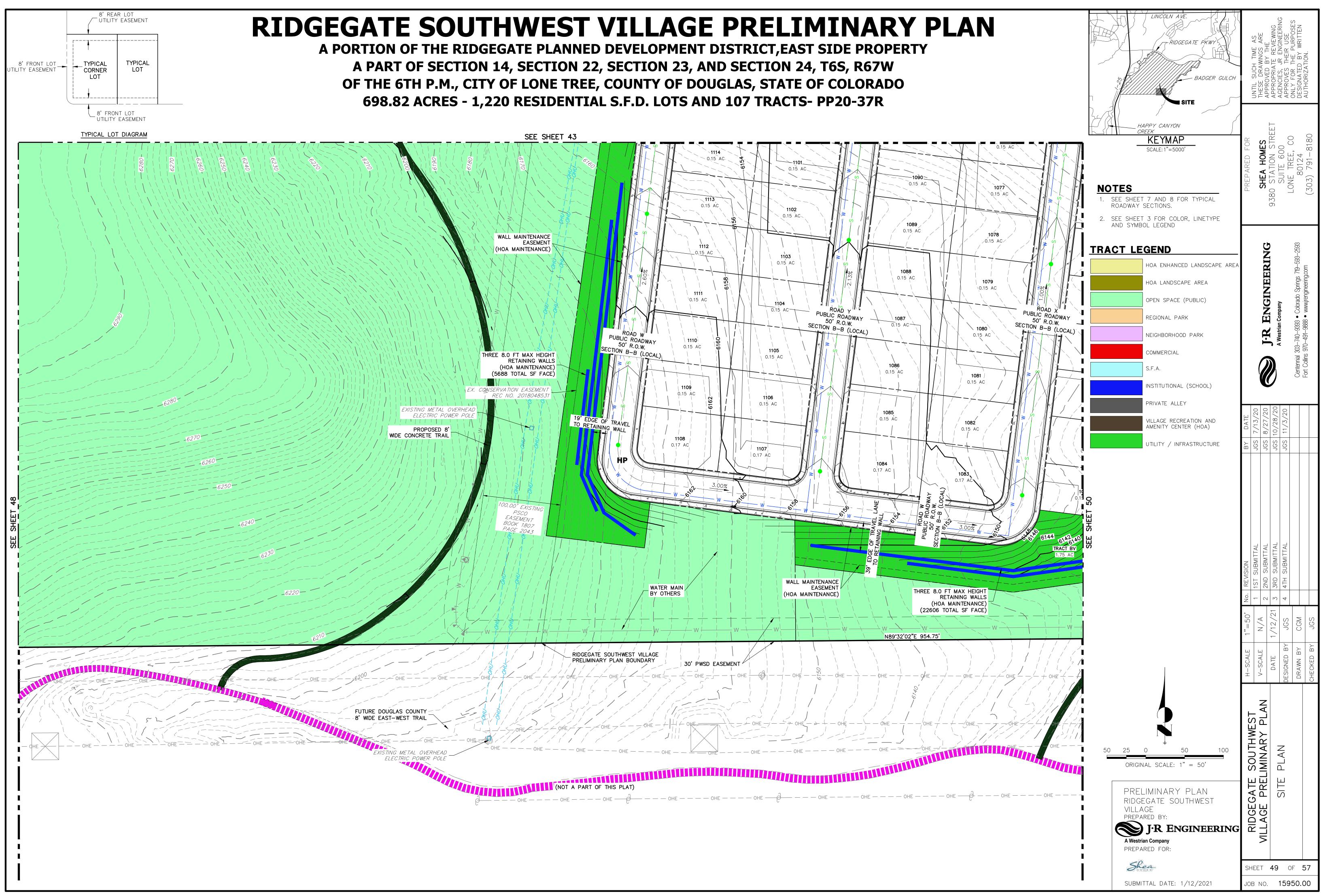


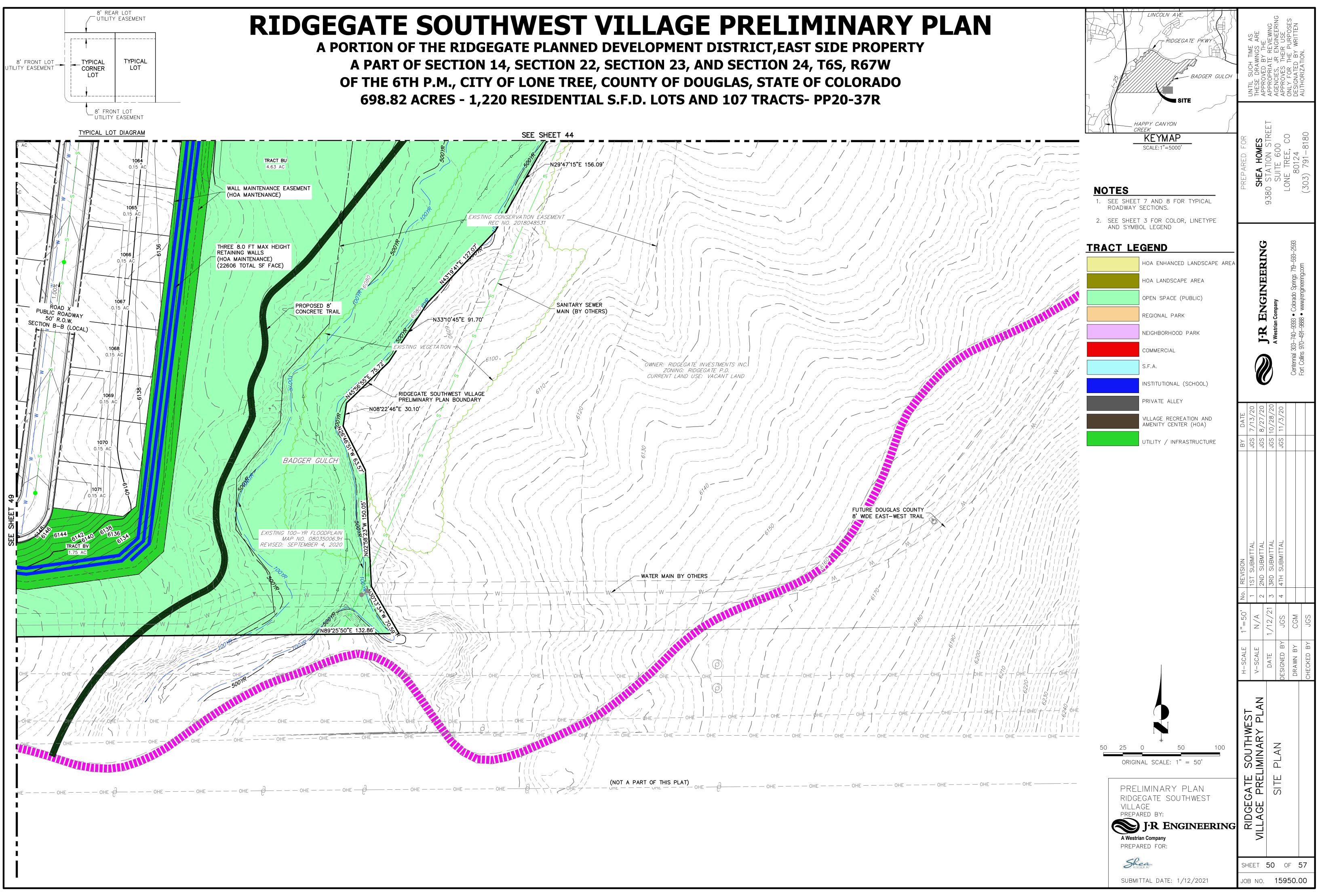


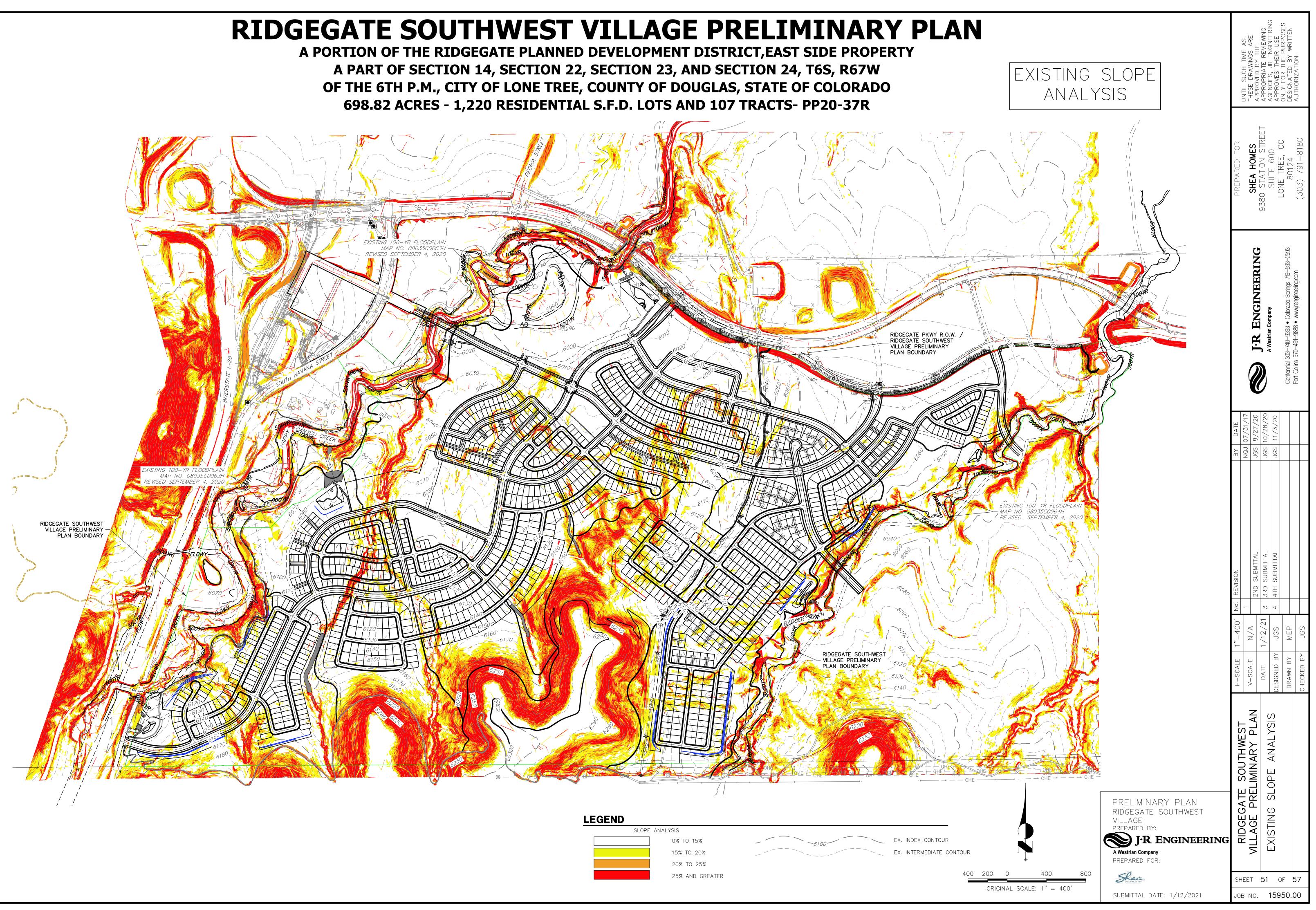






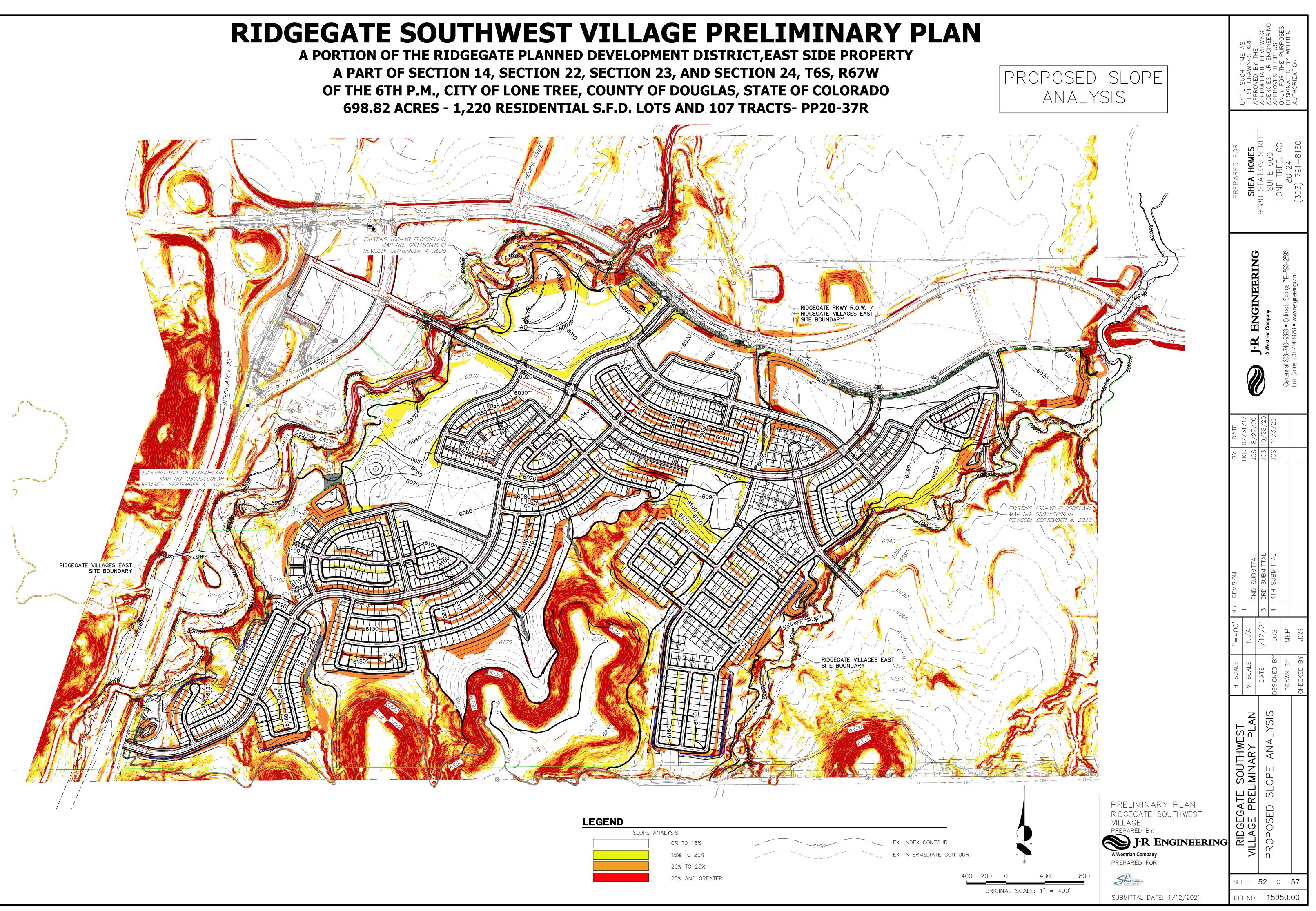






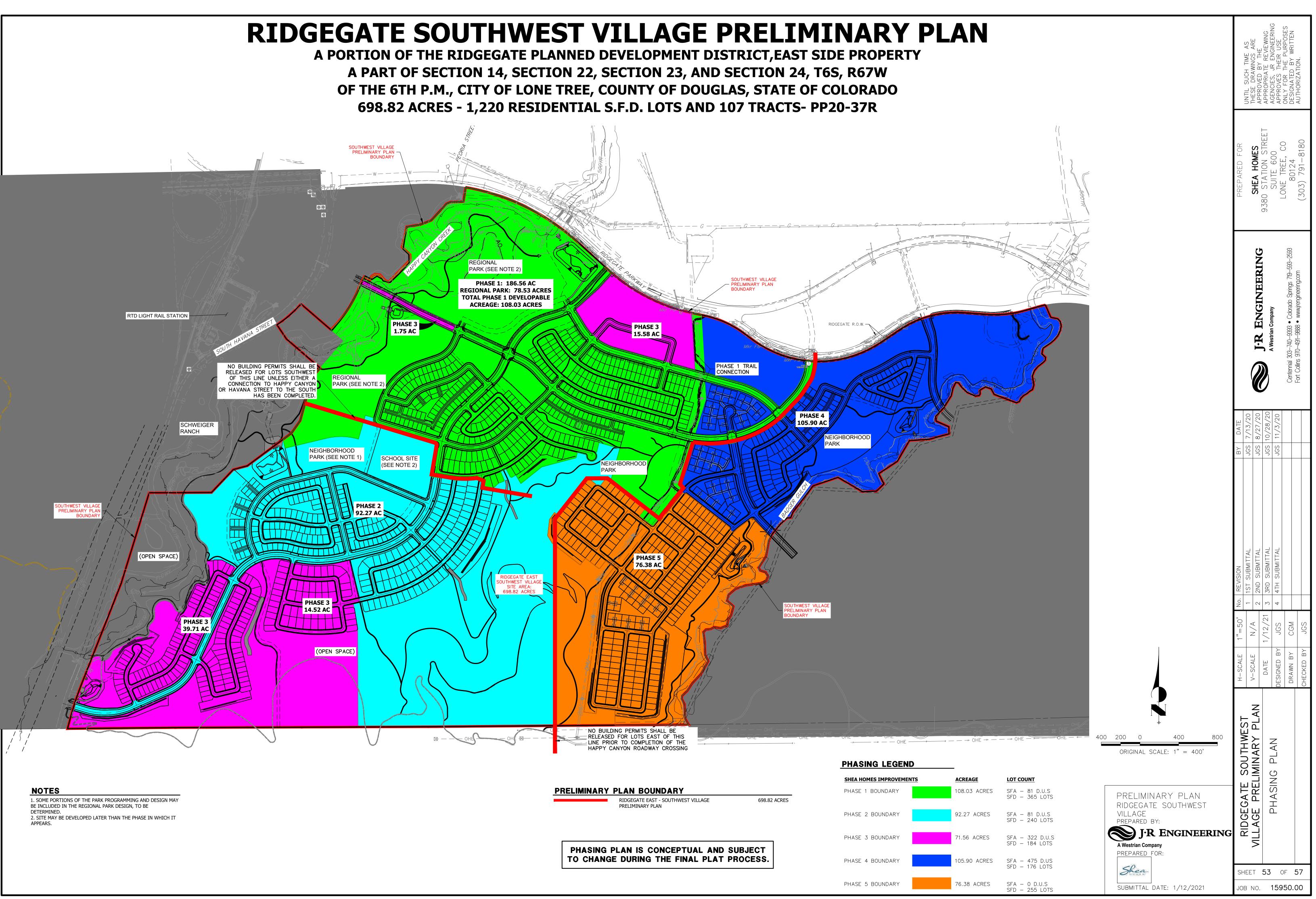
 ΕX
ΕX

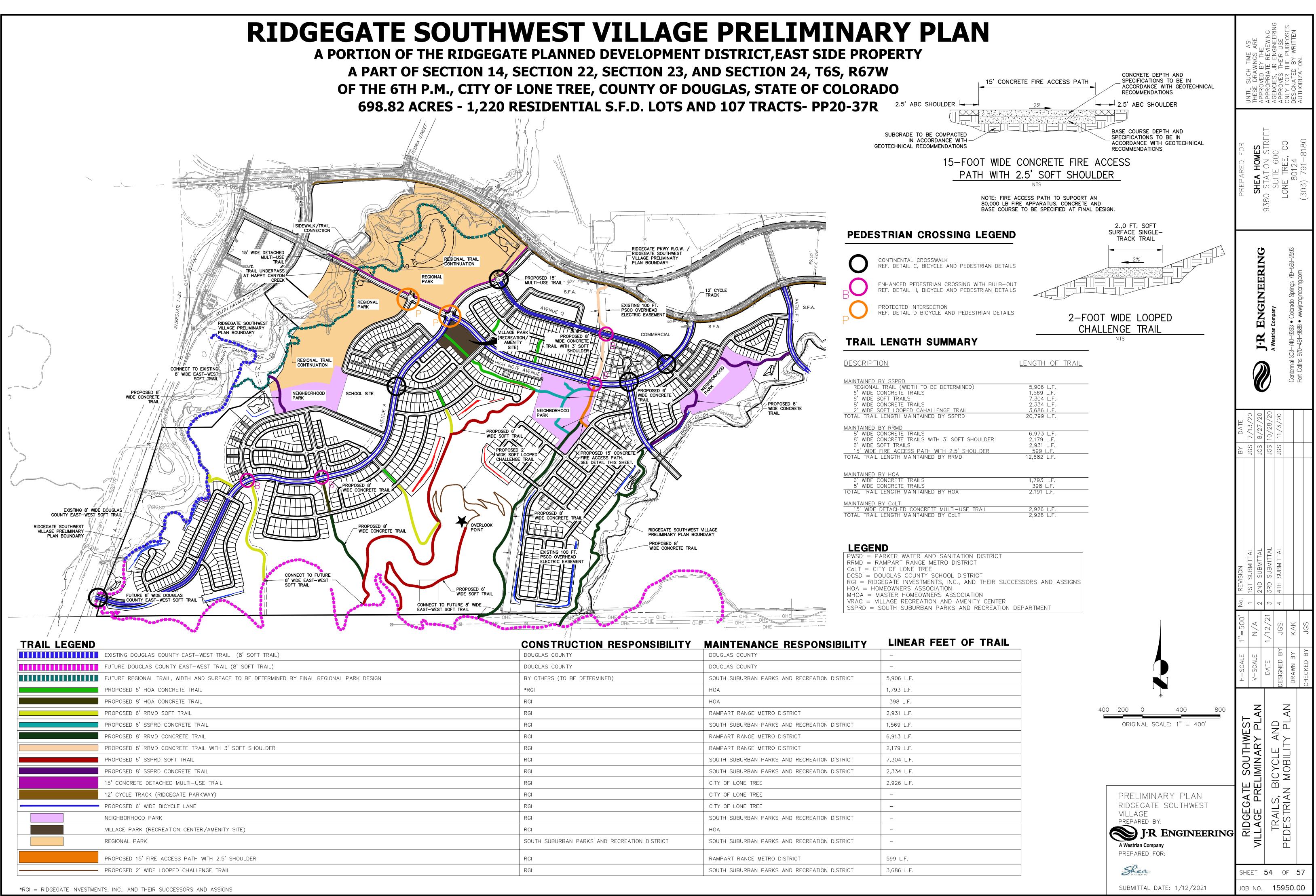
# A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO



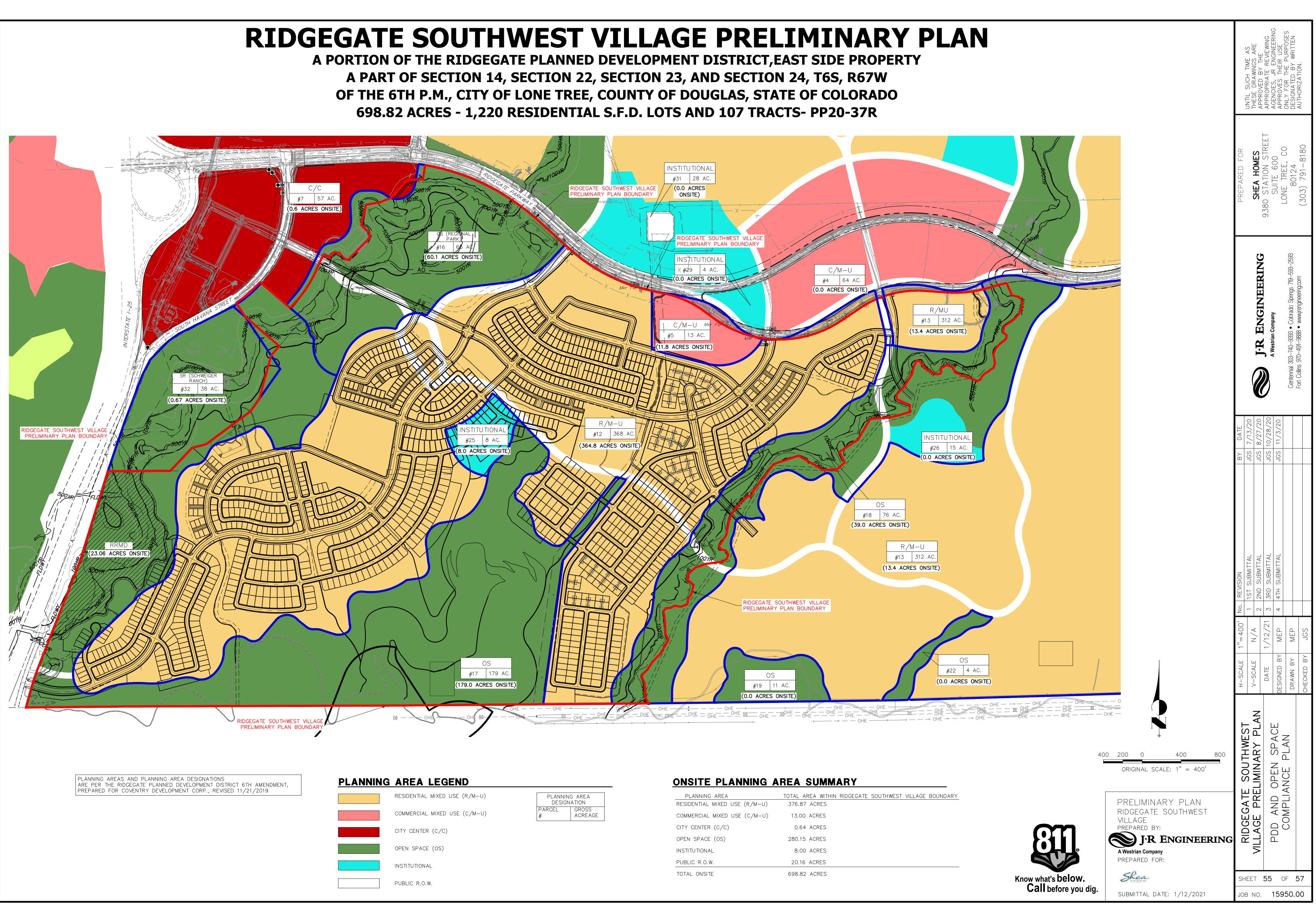
 EX.
EX.

## 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 SOUTHWEST VILLAGE PRELIMINARY PLAN BOUNDARY

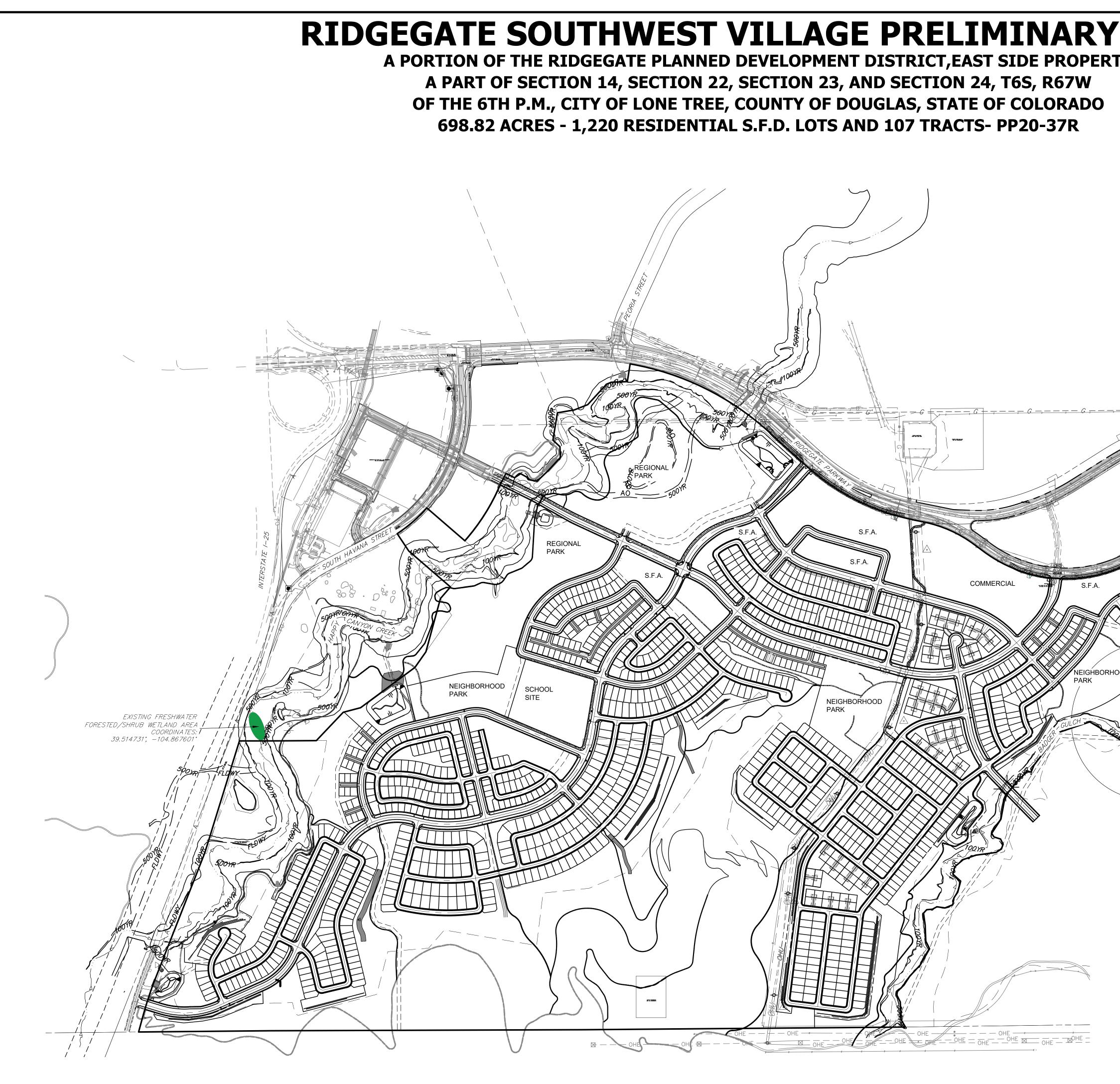




	MAINTENANCE RESPONSIBILITY	LINE
DOUGLAS COUNTY	DOUGLAS COUNTY	_
DOUGLAS COUNTY	DOUGLAS COUNTY	_
BY OTHERS (TO BE DETERMINED)	SOUTH SUBURBAN PARKS AND RECREATION DISTRICT	5,906 L.
*RGI	НОА	1,793 L.F
RGI	НОА	398 L.F
RGI	RAMPART RANGE METRO DISTRICT	2,931 L.F
RGI	SOUTH SUBURBAN PARKS AND RECREATION DISTRICT	1,569 L.F
RGI	RAMPART RANGE METRO DISTRICT	6,913 L.F
RGI	RAMPART RANGE METRO DISTRICT	2,179 L.F
RGI	SOUTH SUBURBAN PARKS AND RECREATION DISTRICT	7,304 L.
RGI	SOUTH SUBURBAN PARKS AND RECREATION DISTRICT	2,334 L.
RGI	CITY OF LONE TREE	2,926 L.
RGI	CITY OF LONE TREE	_
RGI	CITY OF LONE TREE	_
RGI	SOUTH SUBURBAN PARKS AND RECREATION DISTRICT	_
RGI	НОА	_
SOUTH SUBURBAN PARKS AND RECREATION DISTRICT	SOUTH SUBURBAN PARKS AND RECREATION DISTRICT	-
 RGI	RAMPART RANGE METRO DISTRICT	599 L.F.
		7 0 0 0



RESIDENTIAL MIXED USE $(R/M-U)$	376.87 ACRES
COMMERCIAL MIXED USE (C/M-U)	13.00 ACRES
CITY CENTER (C/C)	0.64 ACRES
OPEN SPACE (OS)	280.15 ACRES
INSTITUTIONAL	8.00 ACRES
PUBLIC R.O.W.	20.16 ACRES
TOTAL ONSITE	698.82 ACRES



<b>PLAN</b> TY			UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE	APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING	APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN	AUTHORIZATION.
		PREPARED FOR	()	9380 STATION STREET SUITE 600	LONE TREE, CO 80124	(303) 791-8180
	C C C C C C C C C C C C C C C C C C C		I-R ENGINEERING	A Westrian Company	740-	Fort Collins 970–491–9888 • www.jrengineering.com
S.F.A.		BY DATE	JGS 7/13/20 JGS 8/27/20	JGS 10/28/20		
660' BUFFER EXISTING INACTIVE BALD EAGLE NEST COORDINATES: 39.515239;-104.841059' EXISTING ACTIVE BALD EAGLE NEST COORDINATES: 39.515137;-104.841511'		H-SCALE 1"=400' No. REVISION	-SCALE N/A	1/12/21 <u>3</u> 3RD	+ 	) B
PROPOSED         SITE BOUNDARY LINE         LOT LINE         RIGHT OF WAY         EASEMENT         EXISTING         RIGHT OF WAY         PROPERTY LINE         EASEMENT	400 200 0 400 800 ORIGINAL SCALE: 1" = 400' PRELIMINARY PLAN RIDGEGATE SOUTHWEST VILLAGE PREPARED BY: <b>J.R. ENGINEERING</b> A Westrian Company PREPARED FOR:		VILLAGE PRELIMINARY PLAN	ENTAL MAP		

