Ridge Gate
Lone Tree, Colorado

COVENTRY
DEVELOPMENT CORPORATION

Shea HOMES®

"IN RIDGEGATE...RESIDENTIAL NEIGHBORHOODS ARE TUCKED
NEXT TO BEAUTIFUL NATURAL OPEN SPACE, PARKS, AND TRAILS."

NOTES:

- Individual park sites will be required to submit a Site Improvement Plan to the City

- All park site infrastructure must be on separate utility meters from park landscaping and lighting/electricity

- All parks sites shall include the following amenities

  - At minimum, a portable restroom facility with enclosure/ shelter
  - Dog waste station(s)
  - Wheelchair accessible picnic tables and pavilions
  - Accessible playground programming/amenities

- The RidgeGate Southwest Village Master Plan Improvements Agreement adopted via Ordinance 20-10 outlines development triggers for the construction of all neighborhood parks within the Village. In addition to the triggers provided via Master Improvements Agreement, the following comprehensive triggers shall be applied to the construction of each neighborhood park; the neighborhood parks shall be developed once the earliest of the two trigger thresholds is met.

  - Park B
    - Excluding building permits for a residential condominium, SIP submission shall be required once 20% of building permits for the entire Village have been issued.
    - Excluding building permits for a residential condominium, construction must commence once 30% of building permits for the entire Village have been issued.
    - Construction must be completed within 18 months of commencement of construction.
  - Park A
    - Excluding building permits for a residential condominium, SIP submission shall be required once 30% of building permits for the entire Village have been issued.
    - Excluding building permits for a residential condominium, construction must commence once 40% of building permits for the entire Village have been issued.
    - Construction must be completed within 18 months of commencement of construction.
  - Park C
    - Excluding building permits for a residential condominium, SIP submission shall be required once 40% of building permits for the entire Village have been issued.
    - Excluding building permits for a residential condominium, construction must commence once 50% of building permits for the entire Village have been issued.
    - Construction must be completed within 18 months of commencement of construction.

- Approval Date:_____

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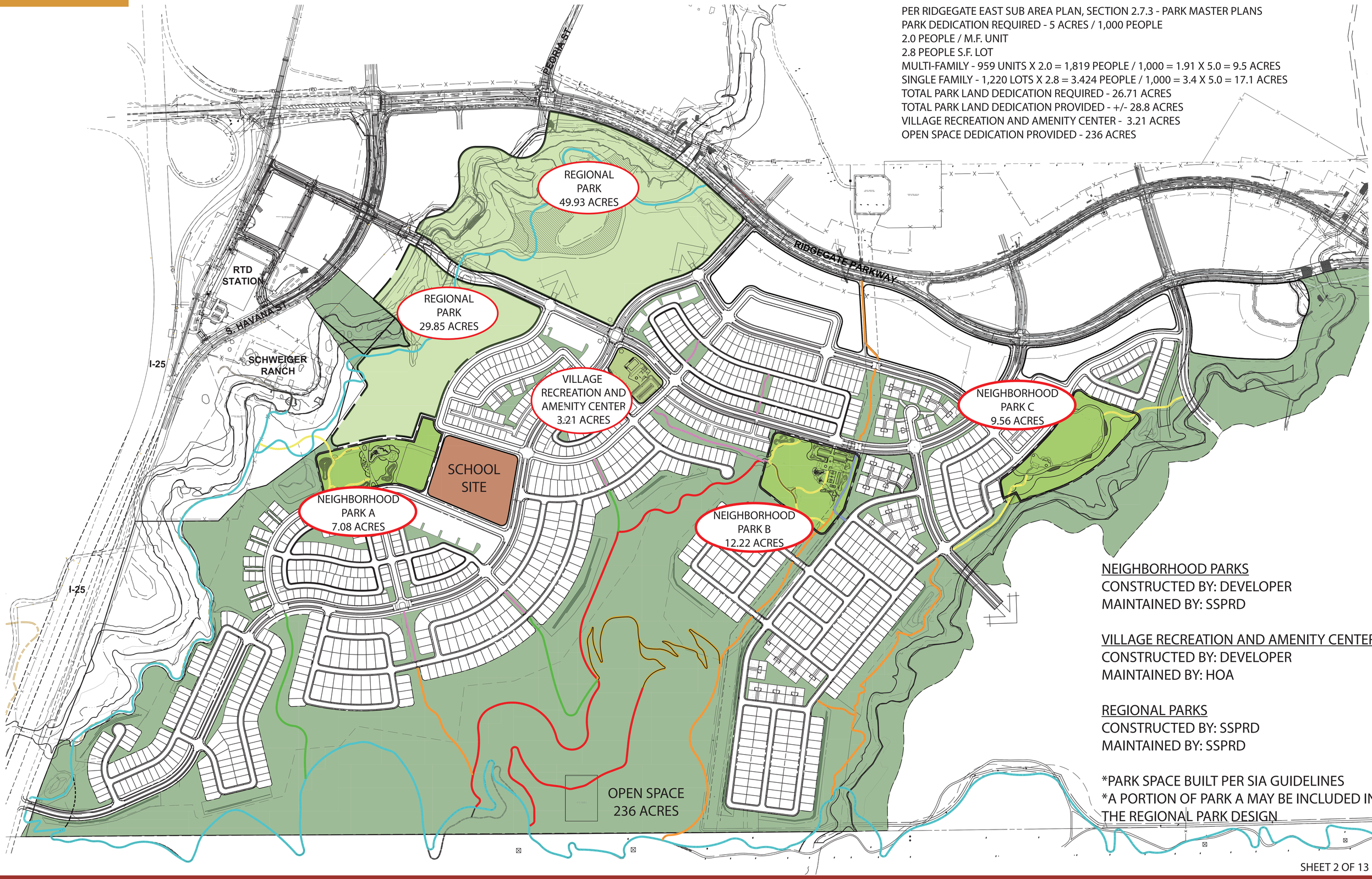
PER RIDGEGATE EAST SUB AREA PLAN, SECTION 2.7.3 - PARK MASTER PLANS
PARK DEDICATION REQUIRED - 5 ACRES / 1,000 PEOPLE
2.0 PEOPLE / M.F. UNIT
2.8 PEOPLE S.F. LOT
MULTI-FAMILY - 959 UNITS X 2.0 = 1,819 PEOPLE / 1,000 = 1.91 X 5.0 = 9.5 ACRES
SINGLE FAMILY - 1,220 LOTS X 2.8 = 3.424 PEOPLE / 1,000 = 3.4 X 5.0 = 17.1 ACRES
TOTAL PARK LAND DEDICATION REQUIRED - 26.71 ACRES
TOTAL PARK LAND DEDICATION PROVIDED - +/- 28.8 ACRES
VILLAGE RECREATION AND AMENITY CENTER - 3.21 ACRES
OPEN SPACE DEDICATION PROVIDED - 236 ACRES



NEIGHBORHOOD PARKS
CONSTRUCTED BY: DEVELOPER
MAINTAINED BY: SSPRD

VILLAGE RECREATION AND AMENITY CENTER
CONSTRUCTED BY: DEVELOPER
MAINTAINED BY: HOA

REGIONAL PARKS
CONSTRUCTED BY: SSPRD
MAINTAINED BY: SSPRD

*PARK SPACE BUILT PER SIA GUIDELINES
*A PORTION OF PARK A MAY BE INCLUDED IN THE REGIONAL PARK DESIGN

RIDGEGATE SOUTHWEST VILLAGE - PARK SPACE

NOT TO SCALE

PREPARED BY:
NM
DATE:
january 12, 2021

SAGE DESIGN GROUP
Landscape Architecture
Site Planning
Entitlement
1500 South Pearl Street, Ste. 200
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Neighborhood Park A shall include a one-acre dog park, the final location to be determined in consultation with South Suburban Park and Recreation District, the Douglas County School District, Shea Homes, Coventry Development Corporation, and the City of Lone Tree. The developer will be required to develop the dog park concurrently with Park A. the minimum programming requirements for the dog park shall include:
- Complete perimeter fencing with double gate entries;
- Separate play/run areas for large and small dogs;
- Benches and dog waste station(s);
- Grading of dog park area to ensure area stormwater runs around dog park, not through it;
- Landscaped internal stormwater collection swale and capture areas (rain gardens, sand filter basins, etc.); and
- A landscaped buffer and/or tree break between the dog park and the school site.

Should, after consultation, an alternative dog park site be determined preferable to Park A in the Southwest Village, the alternative location will be presented to City council for their consideration and approval.

REGIONAL PARK

REGIONAL PARK CONNECTION

DOG PARK

1-5 YR PLAYGROUND

RAISED PLANTERS

ACTIVE OPEN SPACE

40'x60' SHADE SHELTER

10' UTILITY EASEMENT

8'-12' MOUNDS

5-12 YR PLAYGROUND

ATHLETIC FIELD

SOD

SHADE SAILS OVER SEATING PLAZA

NATIVE SEED

REGIONAL PARK CONNECTION

SCHOOL SITE CONNECTIVITY

DETENTION POND

8' REGIONAL TRAIL CONNECTION

CONCRETE PROMENADE

4'-5' MOUNDS

SOD

SCHOOL SITE

CONCEPTUAL TEMPORARY PARKING FOR PARK SPACE

ON-STREET PARKING (44 SPACES) PLUS CONTINUED SPACES FOR SCHOOL SITE

3'-4' MOUNDS

NOTE:
- PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE DURING THE SIP REVIEW PROCESS
- AT TIME OF SIP REVIEW PROCESS, EACH PARK WILL BE METERED SEPARATELY.

RIDGEGATE SOUTHWEST VILLAGE - PARK A (7.08 ac.)

SCALE: 1" = 40'

NORTH

PREPARED BY:
NM
DATE:
NOVEMBER 24, 2020

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Shea HOMES

3'- 4' MOUNDS
NATIVE SEED
REGIONAL TRAIL CONNECTION
6084
SOD
6086
SITTING AREA
ACTIVE OPEN SPACE
BIKE PARKING
18%
40'x60' SHADE SHELTER
6088
REGIONAL TRAIL CONNECTION
5-12 YR. PLAYGROUND
6090
1-5 YR. PLAYGROUND
NATIVE SEED
6092
SHADE SAILS
10' UTILITY EASEMENT
6100
6110
6120
6130
6140
6094
CRUSHER FINES SPORT COURT AREA
PUMP TRACK
ACTIVE OPEN SPACE
6096
15' FIRE LANE ACCESS
SOD
OVERHEAD HIGH-TENSION POWER LINE EASEMENT/POLE
6098
REGIONAL TRAIL CONNECTION
ON-STREET PARKING (32 SPACES)
40 SPACE PARKING LOT
3'- 4' MOUNDS
PLAZA
50'x80' SHADE SHELTER
BASKETBALL/ BOCCE/ PICKLEBALL
SOD
NATIVE SEED

NOTE:
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- AT TIME OF SIP REVIEW PROCESS, EACH PARK WILL BE METERED SEPARATELY.

RIDGEGATE SOUTHWEST VILLAGE - PARK B (12.22 ac.)

SCALE: 1" = 40'

NORTH

PREPARED BY:
NM
DATE:
JAN. 12, 2021

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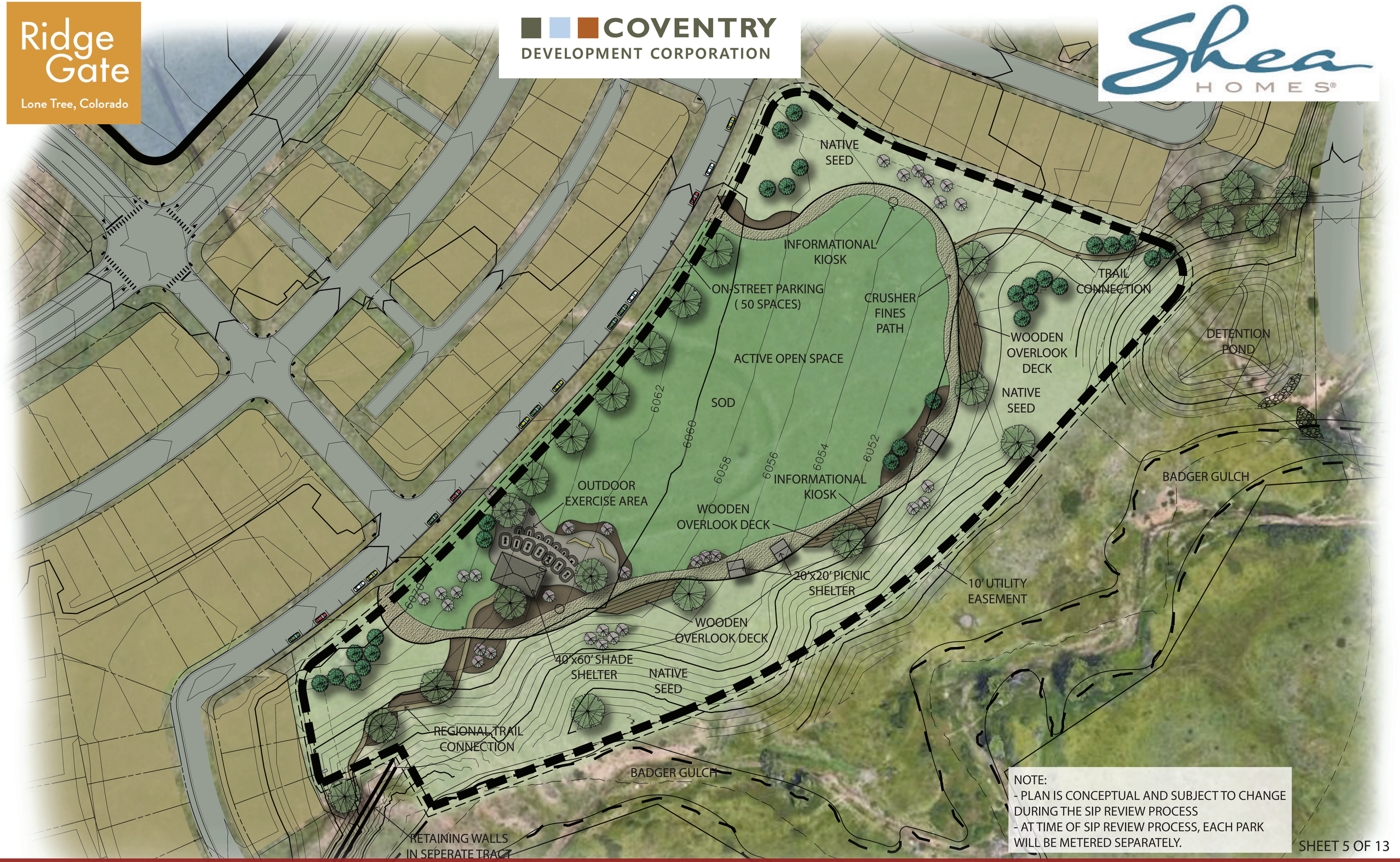

NOTE:
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- AT TIME OF SIP REVIEW PROCESS, EACH PARK WILL BE METERED SEPARATELY.

RIDGEGATE SOUTHWEST VILLAGE - PARK C (9.56 ac.)

SCALE: 1" = 50'

NORTH

PREPARED BY:
NM
DATE:
JAN. 12, 2021

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Shea HOMES®

SOD

POOL

TRAIL
CONNECTIONS

CLUBHOUSE

LAWN SPACE

PLAZA

NATIVE
SEED

PARKING LOT
(74 SPACES)

RIDGEGATE SOUTHWEST VILLAGE - VILLAGE RECREATION AND AMENITY CENTER (3.21 ac)

SCALE:
1" = 30'

NORTH

PREPARED BY:
NM
DATE:
JAN. 12, 2021

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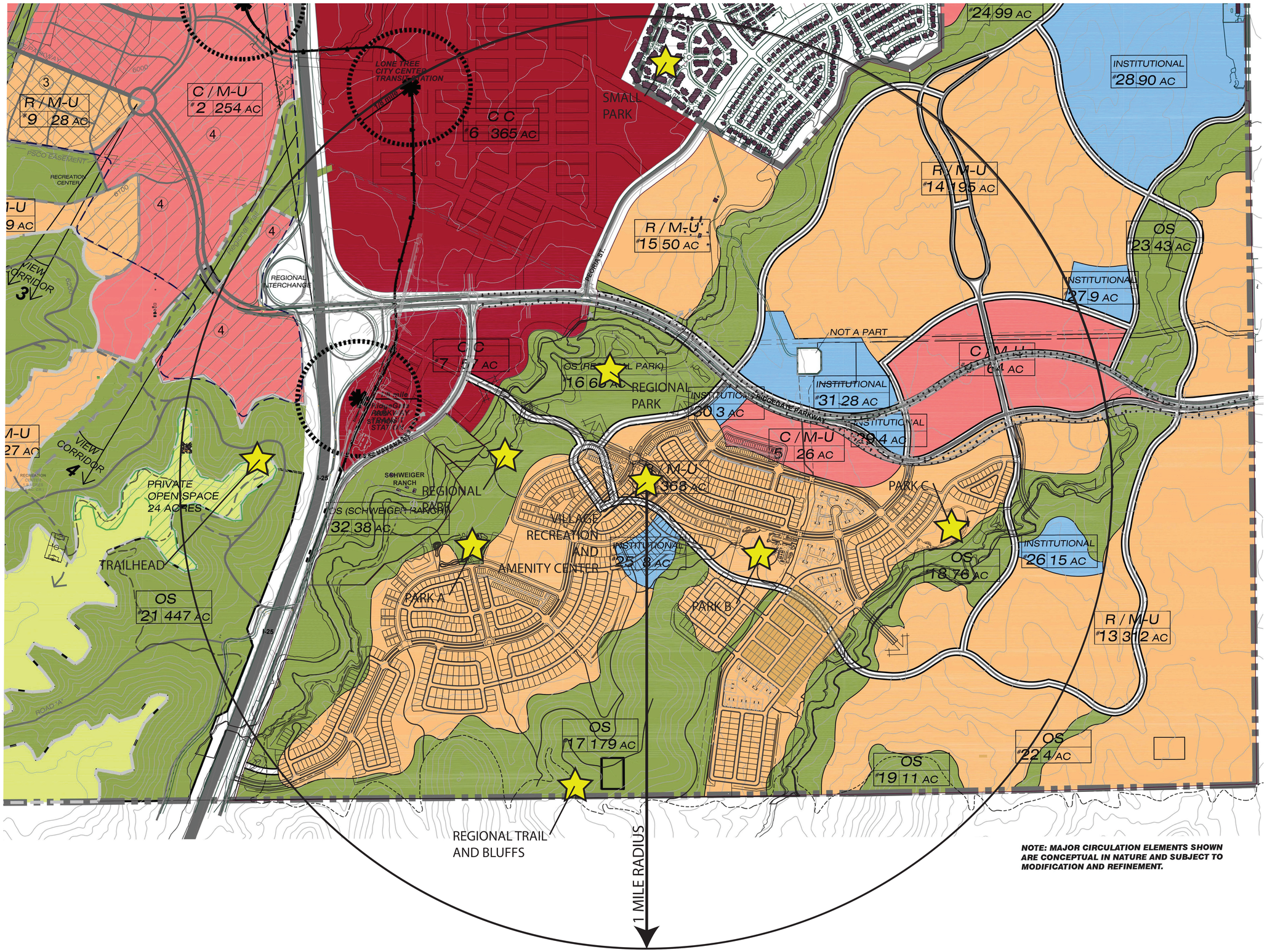

NOTE: MAJOR CIRCULATION ELEMENTS SHOWN ARE CONCEPTUAL IN NATURE AND SUBJECT TO MODIFICATION AND REFINEMENT.

RIDGEGATE SOUTHWEST VILLAGE - PARK SPACE WITHIN 1 MILE

NOT TO SCALE

PREPARED BY: NM
DATE: JAN. 12, 2021

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NOTES

1. SOME PORTIONS OF THE PARK PROGRAMMING AND DESIGN MAY BE INCLUDED IN THE REGIONAL PARK DESIGN, TO BE DETERMINED.
2. 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

RIDGEGATE SOUTHWEST VILLAGE - PHASING PLAN

NOT TO SCALE

PREPARED BY: NM
DATE: january 12, 2021

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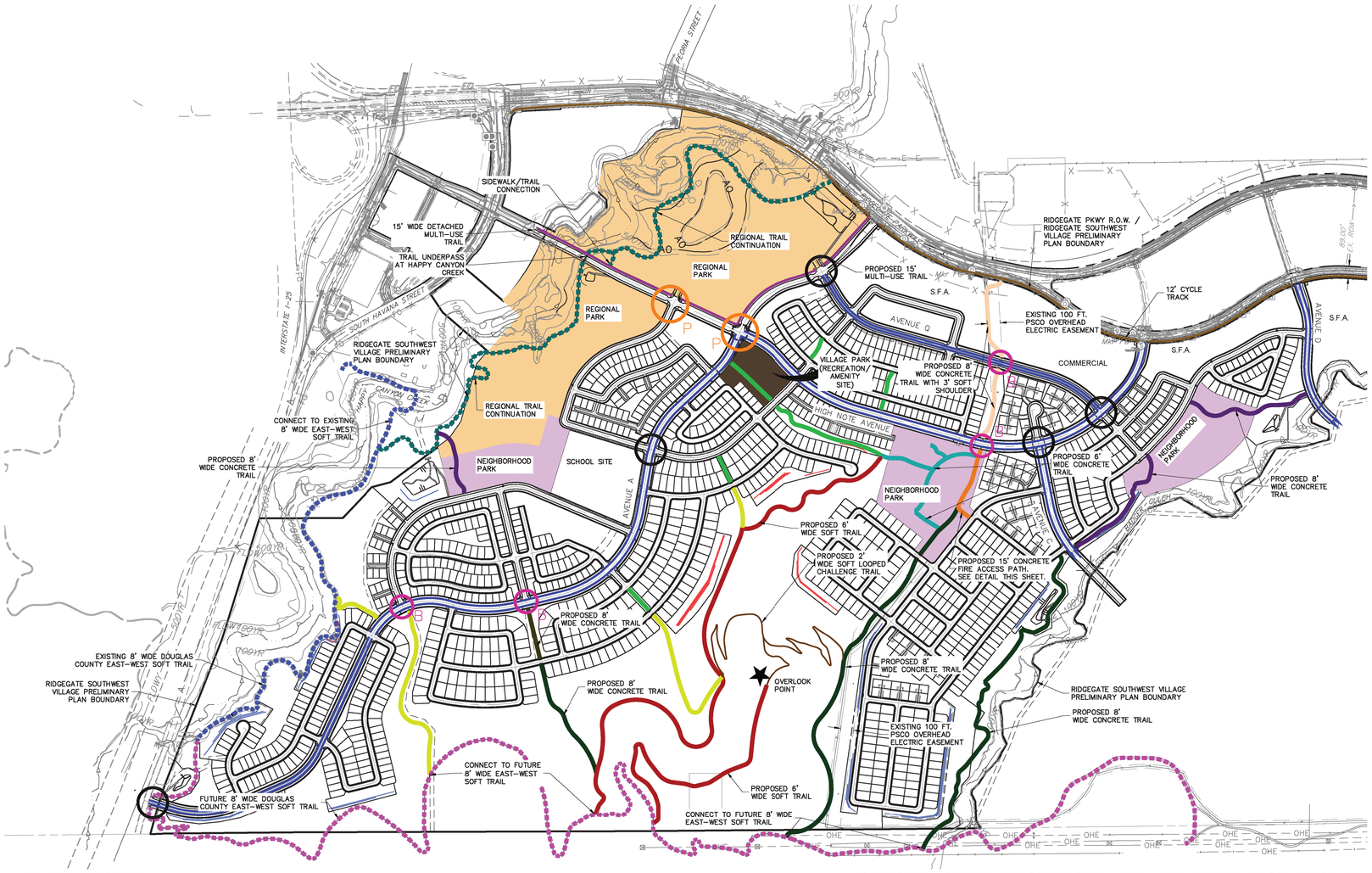
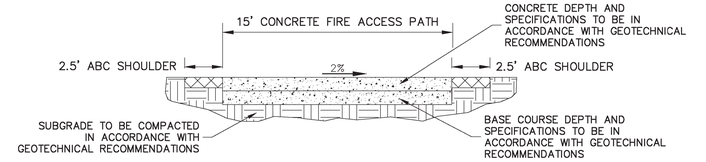




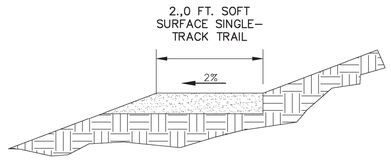
15-FOOT WIDE CONCRETE FIRE ACCESS PATH WITH 2.5' SOFT SHOULDER

NTS

NOTE: FIRE ACCESS PATH TO SUPOORT AN 80,000 LB FIRE APPARATUS. CONCRETE AND BASE COURSE TO BE SPECIFIED AT FINAL DESIGN.

PEDESTRIAN CROSSING LEGEND

- CONTINENTAL CROSSWALK
  REF. DETAIL C, BICYCLE AND PEDESTRIAN DETAILS
- ENHANCED PEDESTRIAN CROSSING WITH BULB-OUT
  REF. DETAIL H, BICYCLE AND PEDESTRIAN DETAILS
- PROTECTED INTERSECTION
  REF. DETAIL D BICYCLE AND PEDESTRIAN DETAILS



2-FOOT WIDE LOOPED CHALLENGE TRAIL

NTS

TRAIL LENGTH SUMMARY

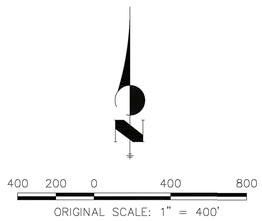
DESCRIPTION	LENGTH OF TRAIL
MAINTAINED BY SSPRD	
REGIONAL TRAIL (WIDTH TO BE DETERMINED)	5,906 L.F.
6' WIDE CONCRETE TRAILS	1,569 L.F.
6' WIDE SOFT TRAILS	7,304 L.F.
8' WIDE CONCRETE TRAILS	2,334 L.F.
2' WIDE SOFT LOOPED CAHALLENGE TRAIL	3,686 L.F.
TOTAL TRAIL LENGTH MAINTAINED BY SSPRD	20,799 L.F.
MAINTAINED BY RRMD	
8' WIDE CONCRETE TRAILS	6,973 L.F.
8' WIDE CONCRETE TRAILS WITH 3' SOFT SHOULDER	2,179 L.F.
6' WIDE SOFT TRAILS	2,931 L.F.
15' WIDE FIRE ACCESS PATH WITH 2.5' SHOULDER	599 L.F.
TOTAL TRAIL LENGTH MAINTAINED BY RRMD	12,682 L.F.
MAINTAINED BY HOA	
6' WIDE CONCRETE TRAILS	1,793 L.F.
8' WIDE CONCRETE TRAILS	398 L.F.
TOTAL TRAIL LENGTH MAINTAINED BY HOA	2,191 L.F.
MAINTAINED BY CoLT	
15' WIDE DETACHED CONCRETE MULTI-USE TRAIL	2,926 L.F.
TOTAL TRAIL LENGTH MAINTAINED BY CoLT	2,926 L.F.

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 ASSCOCIATION
VRAC = VILLAGE RECREATION AND AMENITY CENTER
SSPRD = SOUTH SUBURBAN PARKS AND RECREATION DEPARTMENT

TRAIL LEGEND

	CONSTRUCTION RESPONSIBILITY	MAINTENANCE RESPONSIBILITY	LINEAR FEET OF TRAIL
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	5,906 L.F.
PROPOSED 6' HOA CONCRETE TRAIL	*RGI	HOA	1,793 L.F.
PROPOSED 8' HOA CONCRETE TRAIL	RGI	HOA	398 L.F.
PROPOSED 6' RRMD SOFT TRAIL	RGI	RAMPART RANGE METRO DISTRICT	2,931 L.F.
PROPOSED 6' SSPRD CONCRETE TRAIL	RGI	SOUTH SUBURBAN PARKS AND RECREATION DISTRICT	1,569 L.F.
PROPOSED 8' RRMD CONCRETE TRAIL	RGI	RAMPART RANGE METRO DISTRICT	6,913 L.F.
PROPOSED 8' RRMD CONCRETE TRAIL WITH 3' SOFT SHOULDER	RGI	RAMPART RANGE METRO DISTRICT	2,179 L.F.
PROPOSED 6' SSPRD SOFT TRAIL	RGI	SOUTH SUBURBAN PARKS AND RECREATION DISTRICT	7,304 L.F.
PROPOSED 8' SSPRD CONCRETE TRAIL	RGI	SOUTH SUBURBAN PARKS AND RECREATION DISTRICT	2,334 L.F.
15' CONCRETE DETACHED MULTI-USE TRAIL	RGI	CITY OF LONE TREE	2,926 L.F.
12' CYCLE TRACK (RIDGEGATE PARKWAY)	RGI	CITY OF LONE TREE	–
PROPOSED 6' WIDE BICYCLE LANE	RGI	CITY OF LONE TREE	–
NEIGHBORHOOD PARK	RGI	SOUTH SUBURBAN PARKS AND RECREATION DISTRICT	–
VILLAGE PARK (RECREATION CENTER/AMENITY SITE)	RGI	HOA	–
REGIONAL PARK	SOUTH SUBURBAN PARKS AND RECREATION DISTRICT	SOUTH SUBURBAN PARKS AND RECREATION DISTRICT	–
PROPOSED 15' FIRE ACCESS PATH WITH 2.5' SHOULDER	RGI	RAMPART RANGE METRO DISTRICT	599 L.F.
PROPOSED 2' WIDE LOOPED CHALLENGE TRAIL	RGI	SOUTH SUBURBAN PARKS AND RECREATION DISTRICT	3,686 L.F.



RIDGEGATE SOUTHWEST VILLAGE - CONNECTIVITY PLAN

NOT TO SCALE

PREPARED BY: NM
DATE: january 12, 2021

Landscape Architecture
Site Planning
Entitlement

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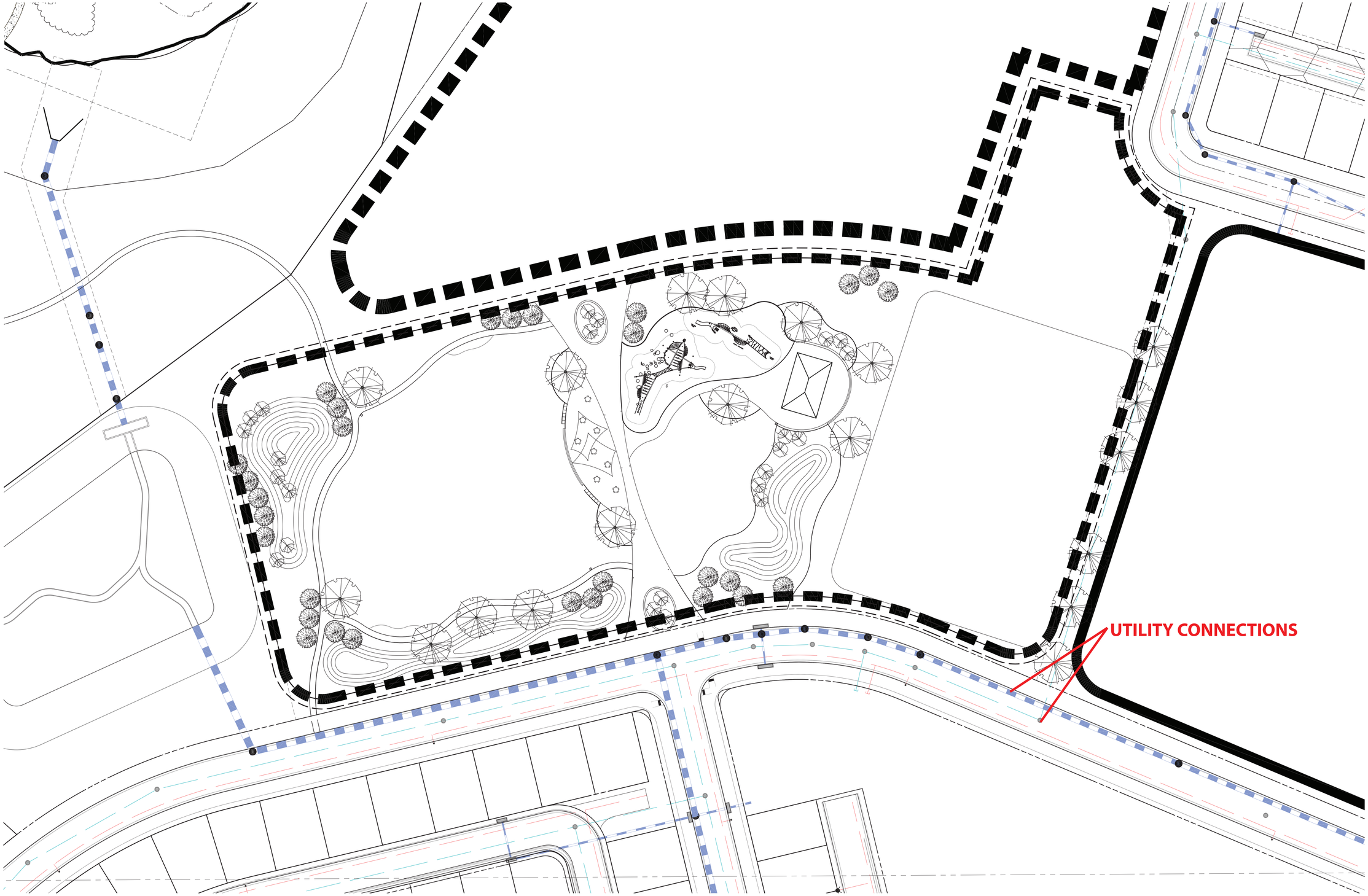

RIDGEGATE SOUTHWEST VILLAGE - PARK UTILITY CONNECTION

NOT TO SCALE

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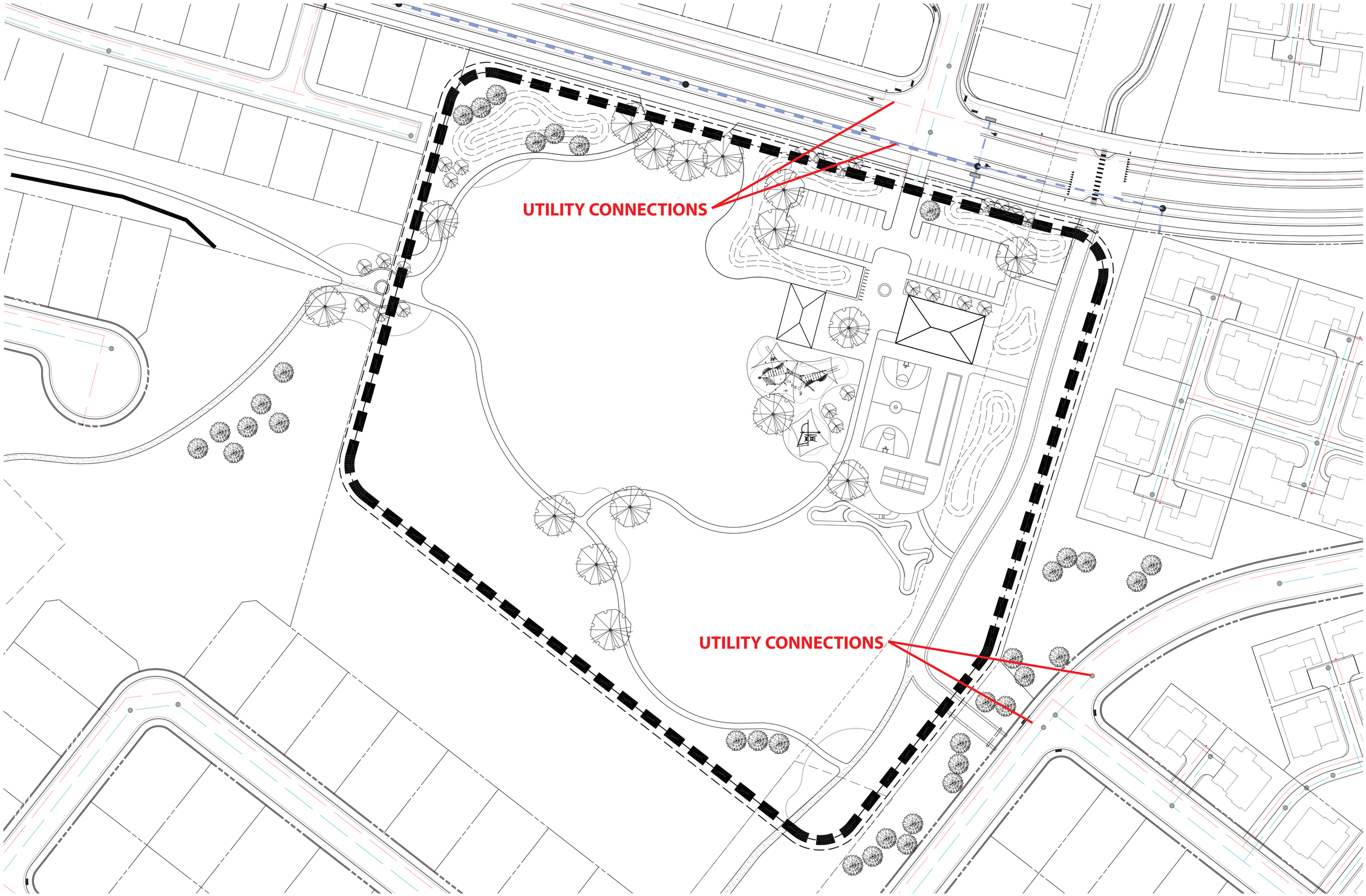

RIDGEGATE SOUTHWEST VILLAGE - PARK UTILITY CONNECTION

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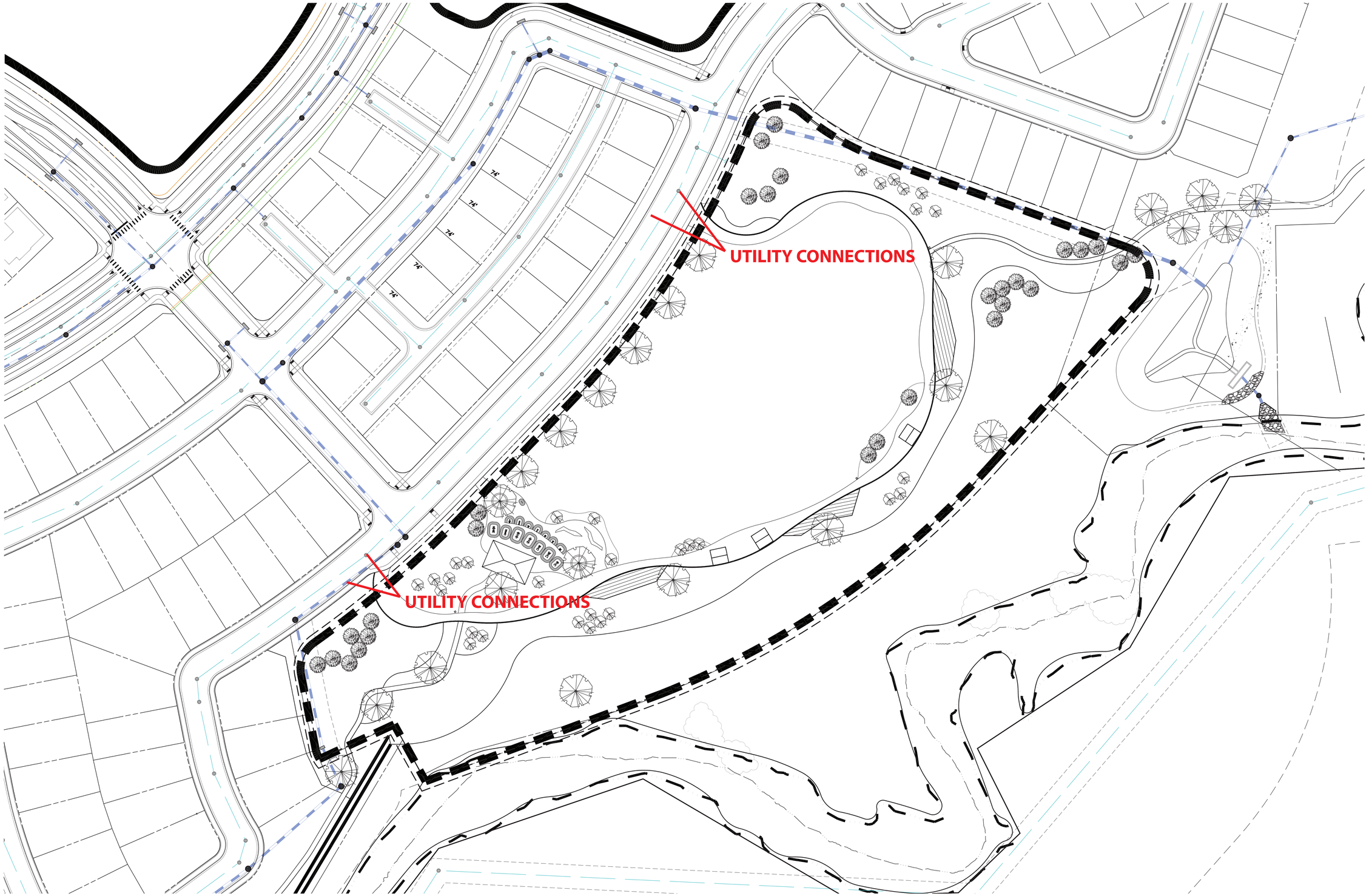

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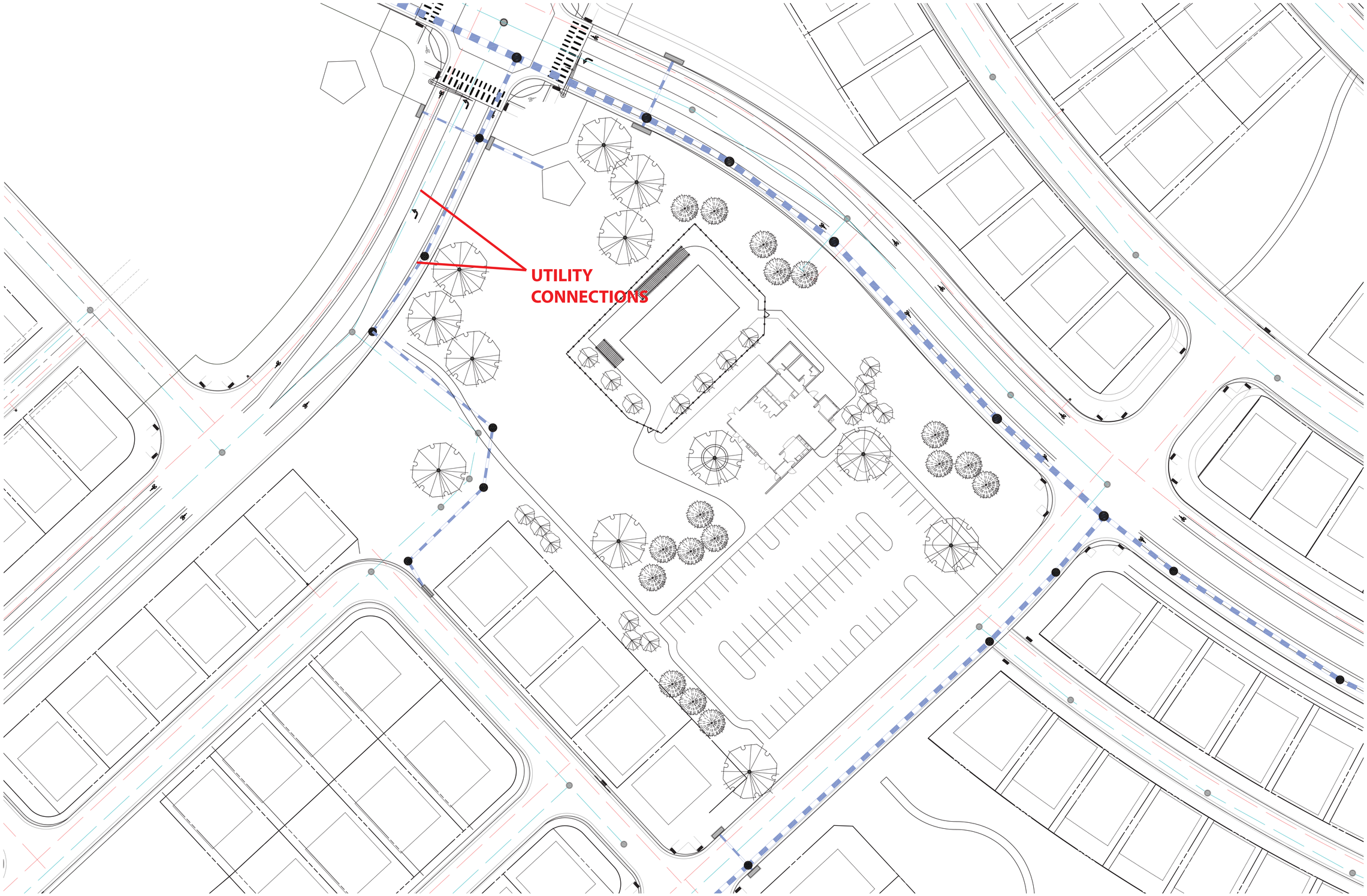

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