

Development Application

Planning Division
 9220 Kimmer Drive, Lone Tree, CO 80124
 303.708.1818 | www.cityoflonetree.com



CITY OF LONE TREE

Instructions: All sections must be completed and typed or legibly printed. All required attachments must be included. This application does not cover Building Division and Public Works submittal requirements and fees.		
Application Type		For Planning Division Use
Presubmittal	Final Plat	Project Name:
SIP	Re-Plat	Job #
SIP Amendment	Rezoning	Application Fee:
Preliminary Plan	Variance	Check/Transaction #:
Other		Date: Staff Initials:

Project Information	
Project Name:	Project Address:
State Parcel ID: 231-243-00-002, 2231-114-00-006, 2231-224-00-007, 2231-232-00-008, 2231-232-00-010, 2231-234-00-002,	Subdivision:
Acreage:	Lot #:
Existing Zoning:	Block #:
Proposed Rezoning:	Filing #:
Project Description (submit additional sheets if necessary):	

Owner and Representative Information	
Property Owner Information	Applicant Information if Different than Owner
Name (Individual or Organization):	Name (Individual or Organization):
Mailing Address:	Mailing Address:
Phone:	Phone:
Email:	Email:

August 27, 2020

Community Development Department
City of Lone Tree
9220 Kimmer Dr.
Lone Tree, Colorado 80124

Re: RidgeGate Southwest Village—Application for Preliminary Plan—Project Narrative

Dear Community Development Department:

Our firm represents Shea Homes L.P. and its affiliates (“Applicant”) in connection with their application for approval of a Preliminary Plan (the “Application”) for certain real property under contract for purchase by the Applicant (the “Property”) in the City of Lone Tree (the “City”). The Applicant requests the City’s approval of the Application in order to allow the Applicant to develop a residential community, anticipated to be called “RidgeGate Southwest Village,” (the “Project”) with approximately 1,122 single family detached lots and 104 tracts, 27.86 acres of neighborhood parks, 80.02 acres of regional park, 13.23 acres of commercial area, an 8.00 acre school site, a 2.97 acre amenity center (village park) and associated public rights of way, utility and drainage improvements, amenities and open space as further described herein. We are providing this written narrative as required by Section 17-3-60.6 of the City of Lone Tree Code.

Project Team

Applicant

Shea Homes L.P.
9380 Station St.; Suite 600
Lone Tree, CO 80124
P: 303.791.8180

Civil Engineer

JR Engineering, LLC
7200 S. Alton Way; Suite C400
Centennial, CO 80112
P: 303.267-6220

Planner/Landscape Architect

Sage Design Group
1500 South Pearl Street, Suite 200
Denver, CO 80210
P: 303-470-2855

Overview

The Project is anticipated to consist of a mixed-use residential community with associated amenities and open space. The Project is anticipated to include a mix of single-family detached dwelling units, single-family attached dwelling units, commercial area as well as a school and recreation center. The Application proposes a lot count of 1,122 single family detached lots and 104 tracts.

In addition to the foregoing uses, the Project will also include ample amenities and open spaces. The Applicant anticipates constructing one community recreation center to serve residents of the Project as well as dedicating approximately 80.02 acres of land for regional parks. The Application abides by the park and open space requirements established pursuant to the applicable zoning designation for the Property (the RidgeGate Planned Development District, 6th Amendment, approved by the City on 01/21/2020 and the RidgeGate East Sub-Area Plan for the East Villages, dated 02/6/2018).

Required Submittal Information

We are providing the following information as required by Section 17-3-60.6 of the City of Lone Tree Code:

- *Total land area to be included in the Preliminary Plan:* 698.82 acres.
- *Total number of lots and proposed use:*
 - 1,122 single-family detached lots.
 - 104 tracts.
 - Total commercial tract area: 13.23 acres.
 - Total residential / mixed use area: 252.29 acres.
 - Total single family attached tract area: 46.67 acres.
- *Roads, tracts, and easements:* Roads, tracts, and easements are as shown on the Preliminary Plan set included with this submittal. The site is bound by existing RidgeGate Parkway to the North and existing South Havana Street to the West. Total acreage to be dedicated as public right of way is 101.46 acres (14.52% of site area). 4.49 acres of private alleys that will be owned and maintained by the HOA are proposed.

Five collector roads are proposed. Avenue A is located in the west portion of the site and intersects South Havana Street to the west and RidgeGate Parkway to the north. Avenue B is located in the center of the site and crosses Happy Canyon Creek to the west and intersects RidgeGate Parkway to the north. Avenues C and D are located in the east portion of the site and intersect RidgeGate Parkway to the north. Avenues C and D will provide connectivity to future development to the east. Avenue Q is located in the center of the site and is a collector that provides access to the 13.23-acre commercial site at the northwest corner of Avenue B and Avenue Q. Local roads are also proposed throughout the site, providing access to the various residential lots throughout the site. Intersection geometry has been analyzed with the Traffic Study provided with this submittal.

Water, sanitary sewer and storm sewer will be located within public Rights of Way or within utility easements. Stormwater detention and permanent water quality will be provided by seven EURV ponds located around the periphery of the development, with 100-year flood detention provided by online ponds within Badger Gulch and Happy Canyon Creek, in accordance with the Master Drainage Study.

- *Land dedications for parks and schools:* Land dedications will include open space, parks, and the school site. Public land dedication to the City of Lone Tree will include 243.83 acres of public open space, 80.02 acres of regional park, and 8.0 acres for school site. Also proposed is 43.24 acres of HOA-owned and HOA-maintained park and open space area (includes HOA enhanced landscape area, HOA landscape area, neighborhood parks, village park).

- *Provision of water and sewer services:* With the Application, a will-serve letter has been provided from the Parker Water and Sanitation District. Additional information regarding the proposed water and sewer improvements is included with the Water and Sanitary Sewer Report provided with this submittal.
- *Phasing of the Project / Project Timing:* Development is anticipated to be constructed in five phases. Phase 1 (115.08 acres developable acreage) is located in the northwest portion of the site and includes public rights of way, residential development, regional park, the recreation center / amenity site, and a neighborhood park. Phase 2 (86.11 acres) is located in the west portion of the site and includes public rights of way, residential development, the school site and a neighborhood park. Phase 3 (69.81 acres) is located in the southwest portion of the site and includes public rights of way and residential development. Phase 4 (105.90 acres) is located in the northeast portion of the site and includes public rights of way, residential development, the commercial site, a neighborhood park. Phase 5 (74.48 acres) is located in the southeast portion of the site and includes public rights of way and residential development.
- *Site Features:* The site is located adjacent to Happy Canyon Gulch to the west and Badger Gulch to the east. The Douglas County East-West Trail is located along the south boundary of the site. The Douglas County East-West Trail will be extended to the north along the west boundary of the site. Trails are proposed through the open space and parks in the west, south, and east portions of the site, which will provide pedestrian access from this development to the Douglas County East-West Trail.
- *Site Resources and Wildlife Habitats:* The site has been analyzed for the presence of jurisdictional wetlands, threatened or endangered species, endangered or threatened species critical habitat, and registered archeological and/or historic sites. The Biological and Cultural Assessment for RidgeGate Southwest Village, prepared by CTL Thompson, April 4, 2019 has been included with this submittal.
 - **FEMA Floodplains:** The CTL Thompson report researched FEMA National Flood Hazard Layer (NFHL) mapping for floodplains within the site. The FEMA NFHL indicated floodplains along Happy Canyon Creek to the west of the site and Badger Gulch to the east of the site.
 - **Aquatic Resources:** Happy Canyon Creek west of the site and Badger Gulch east of the site were identified as Jurisdictional Waters of the U.S. in the Approved Jurisdictional Determination for RidgeGate East (Corps File No. NWO-2015-02227-DEN). The Arapahoe Canal and the onsite drainages 1, 2, 3, and 4 were determined not to be Waters of the U.S. The CTL Thompson report identified potential wetlands within Happy Canyon Creek and Badger Gulch.
 - **Biological Resources:** The CTL Report assessed the project area for potential habitat for state and federally threatened and endangered species. The project team will coordinate with the US Fish and Wildlife Service to resolve any potential Biological Resource issues that exist onsite.
 - **Cultural Resources:** CTL Thompson contacted the Colorado Historical Society, Office of Archaeology and Historic Preservation and requested a search of the Colorado Inventory of Cultural Resources. The project team will coordinate with the State Historic Preservation Office to resolve any potential Cultural Resource issues that exist onsite.

- *Conclusion:* We appreciate the opportunity to provide this information to the City. Please do not hesitate to contact us if you require further information regarding the Application.

On behalf of the Applicant, we respectfully request the City's approval of the Application.

Sincerely,

A handwritten signature in blue ink that reads "Aaron L. Clutter". The signature is written in a cursive, flowing style.

Aaron Clutter
JR Engineering

Letter of Authorization

Regarding Development Applications for Land Use Entitlements

City of Lone Tree
9220 Kimmer Drive #100
Lone Tree, CO 80124

RE: Property Address: A portion of vacant land south of RidgeGate Pkwy, east of Happy Canyon Creek and west of Badger Gulch.

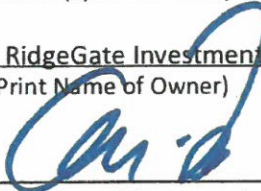
Assessor's Parcel Number (SPN): portion of 2231-243-00-002

To Whom It May Concern:

I/We, the owner(s) of the above described real property, authorize Aaron Clutter
of JR Engineering to act as an agent on my/our behalf for the purpose of
creating, filing and/or managing an application for Shea Homes Southwest Village Preliminary Plan
(type of development or permit application).


The undersigned hereby certifies to being the fee owner(s) or legally authorized representative of the fee owner(s) of the real property described above.

RidgeGate Investments, Inc.
(Print Name of Owner)


(Signature of Owner or Authorized Representative)

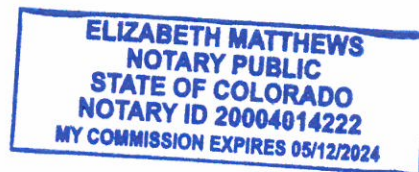
State of Colorado
County of Douglas

The foregoing instrument was acknowledged before me this 28th day of May, 2020
by Keith D. Simon.


(Notary's official signature)

5-12-2024
(Commission expiration date)

NOTARY SEAL



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 - 1,122 RESIDENTIAL S.F.D. LOTS AND 104 TRACTS- PP20-37R

DETACHED SINGLE-FAMILY SETBACKS*		
LOCATION	MINIMUM	MAXIMUM
FRONT FACADE	10 FEET	N.A.
PORCH/CAR PORT	5 FEET	N.A.
ROOF OVERHANG ENCROACHMENT	N/A	2 FEET
INTERIOR SIDEYARD	3 FEET	N.A.
DISTANCE BETWEEN RESIDENCES	6 FEET	N.A.
STREET SIDE TO PUBLIC R.O.W.	10 FEET	N.A.
REAR YARD SETBACK	10 FEET	N.A.
REAR FACADE ON ALLEY	0 FEET	N.A.
**ACCESSORY STRUCTURES	5 FEET	N.A.

SINGLE FAMILY SETBACKS FOR ACCESSORY DWELLING UNITS		
LOCATION	MINIMUM	MAXIMUM
FRONT FACADE	10 FEET	20 FEET
FRONT PORCH	5 FEET	20 FEET
ROOF OVERHANG ENCROACHMENT	0 FEET	N.A.
INTERIOR SIDEYARD (EXCEPTION ZERO SIDE-YARD SETBACK)	3 FEET	N.A.
DISTANCE BETWEEN RESIDENCES	10 FEET	N.A.
STREET SIDE SETBACK	15 FEET	N.A.
REAR YARD SETBACK	10 FEET	N.A.
REAR FACADE ON ALLEY	0 FEET	N.A.
**ACCESSORY STRUCTURES	10 FEET	N.A.

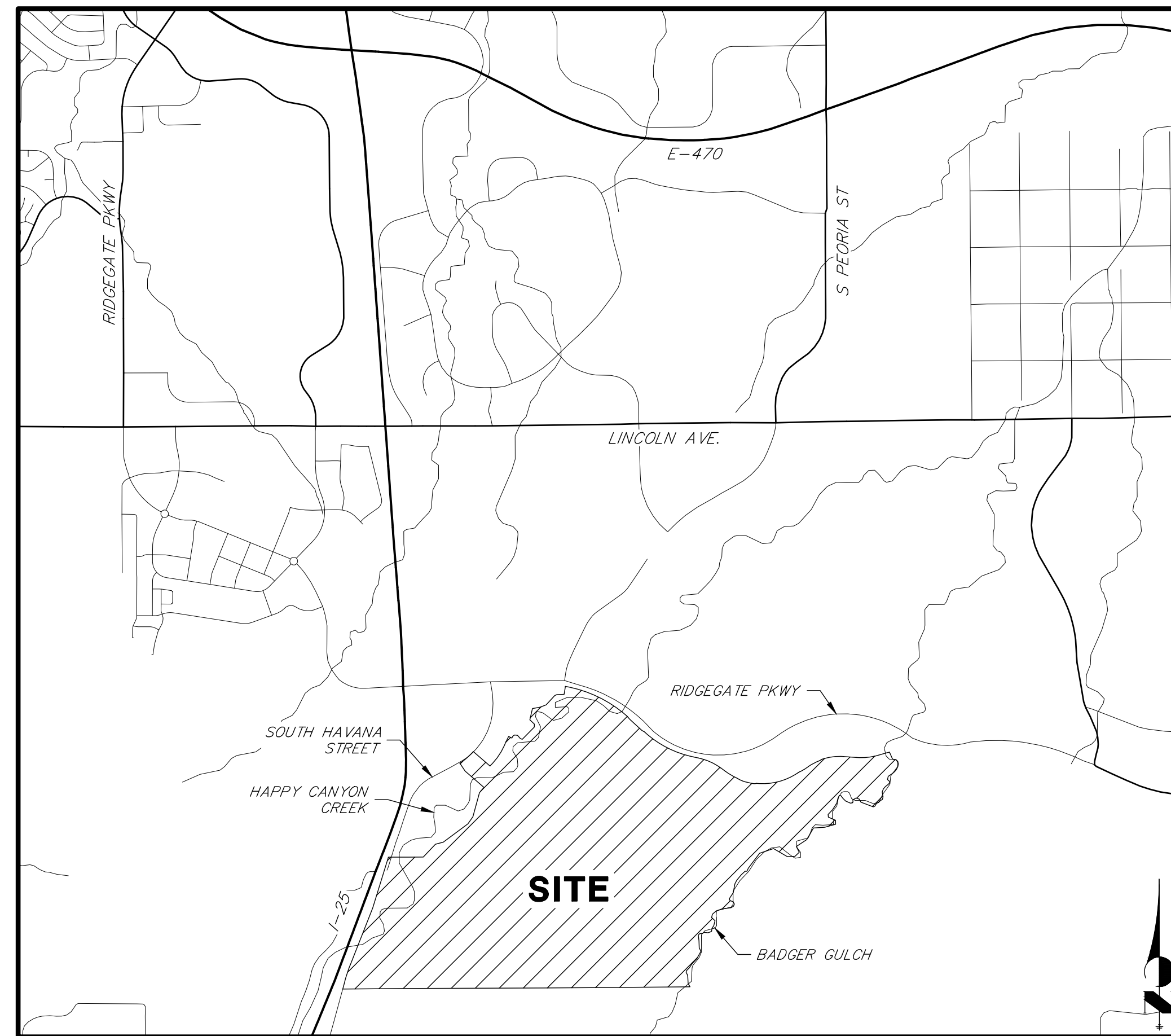
*DETACHED SINGLE-FAMILY SETBACKS SHALL APPLY TO ALL DETACHED SINGLE-FAMILY HOMES. SETBACKS FOR ALL ATTACHED SINGLE-FAMILY AND MULTI-FAMILY HOMES SHALL BE ESTABLISHED DURING THE SITE IMPROVEMENT PLAN PROCESS.
 **ALL SETBACKS MEASURE FROM PROPERTY LINE TO FOUNDATION WALL.
 ***SETBACK MEASURED FROM SIDE AND REAR PROPERTY LINE, 10' MINIMUM MEASUREMENT FROM FRONT PROPERTY LINE.

GENERAL NOTES

- ALL DEFINED UTILITY EASEMENTS ARE FOR THE USE OF WATER, SANITARY SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TV AND COMMUNICATIONS.
- AN EXISTING SLOPE ANALYSIS PLAN ON SHEET 51 AND A PROPOSED SLOPE ANALYSIS PLAN ON SHEET 52 HAS BEEN INCLUDED WITHIN THIS SET TO DEPICT EXISTING AND PROPOSED GRADES THROUGHOUT THE SITE.
- 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.
- THE BOUNDARIES SHOWN HEREIN FURTHER REFINE THE PLANNING AREA BOUNDARIES OF THE RIDGEGATE PLANNED DEVELOPMENT, 6TH AMENDMENT, CONSISTENT WITH THE RIDGEGATE EAST SUB-AREA PLAN.
- A GEOTECHNICAL REPORT FOR EACH 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.

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: 101.46 ACRES (14.52% OF SITE)
- TOTAL NUMBER OF LOTS: 1,122 RESIDENTIAL SFD LOTS AND 104 TRACTS
- MINIMUM LOT SIZE: 0.08 ACRES
- MAXIMUM LOT SIZE: 0.26 ACRES
- AVERAGE LOT SIZE: 0.12 ACRES



VICINITY MAP
 SCALE 1"=2000'

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
54	TOTAL SHEETS

APPLICANT/OWNER

SHEA HOMES
 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
 P~303.267.6220



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

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

PREPARED BY
JR ENGINEERING
 A Westrian Company
 Centennial 303-740-9888 • Colorado Springs 719-588-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION
JCS	7/13/20	1ST SUBMITTAL
JCS	8/27/20	2ND SUBMITTAL

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
N/A	N/A	8/27/20	JCS	CGM	JCS

PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST
 VILLAGE
 PREPARED BY:
JR ENGINEERING
 A Westrian Company
 PREPARED FOR:



SUBMITTAL DATE: 8/27/2020

RIDGEGATE SOUTHWEST
 VILLAGE PRELIMINARY PLAN
 COVER SHEET

SHEET 1 OF 54

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 - 1,122 RESIDENTIAL S.F.D. LOTS AND 104 TRACTS- PP20-37R

TRACT LEGEND

	OWNERSHIP	MAINTENANCE RESPONSIBILITY
	HOA ENHANCED LANDSCAPE AREA	HOA
	HOA LANDSCAPE AREA	HOA
	OPEN SPACE (PUBLIC)	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	RIDGEGATE INVESTMENTS, INC.
	S.F.A.	SHEA HOMES, THEIR SUCCESSORS AND ASSIGNS
	S.F.D.	SHEA HOMES, THEIR SUCCESSORS AND ASSIGNS
	INSTITUTIONAL (SCHOOL)	CITY OF LONE TREE / DOUGLAS COUNTY SCHOOL DISTRICT
	PRIVATE ALLEY	HOA
	VILLAGE PARK (HOA)	HOA
	UTILITY/ INFRASTRUCTURE	PWSD

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	DEVELOPER
	PROPOSED 8' HOA CONCRETE TRAIL	DEVELOPER
	PROPOSED 6' RRMD SOFT TRAIL	DEVELOPER
	PROPOSED 6' SSPRD CONCRETE TRAIL	DEVELOPER
	PROPOSED 8' RRMD CONCRETE TRAIL	DEVELOPER
	PROPOSED 8' RRMD CONCRETE TRAIL WITH 3' SOFT SHOULDER	DEVELOPER
	PROPOSED 6' SSPRD SOFT TRAIL	DEVELOPER
	PROPOSED 8' SSPRD CONCRETE TRAIL	DEVELOPER
	15' CONCRETE DETACHED MULTI-USE TRAIL	DEVELOPER
	12' CYCLE TRACK (RIDGEGATE PARKWAY)	DEVELOPER
	PROPOSED 6' WIDE BICYCLE LANE	DEVELOPER
	NEIGHBORHOOD PARK	DEVELOPER
	VILLAGE PARK (HOA) (RECREATION CENTER/AMENITY SITE)	DEVELOPER
	REGIONAL PARK	SOUTH SUBURBAN PARKS AND RECREATION DISTRICT

RETAINING WALL LEGEND

	MAINTENANCE RESPONSIBILITY
	RRMD MAINTAINED RETAINING WALL
	MASTER HOA MAINTAINED RETAINING WALL

MAINTENANCE RESPONSIBILITY

LEGEND

PWSD = PARKER WATER AND SANITATION DISTRICT
 RRMD = RAMPART RANGE METRO DISTRICT
 CoLT = CITY OF LONE TREE
 DCSD = DOUGLAS COUNTY SCHOOL DISTRICT
 SHEA = SHEA HOMES, THEIR SUCCESSORS AND ASSIGNS
 RGI = RIDGEGATE INVESTMENTS, INC.
 HOA = MASTER HOMEOWNERS ASSOCIATION

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		

LANDSCAPE LEGEND

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

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

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BY	DATE	REVISION	1ST SUBMITTAL	2ND SUBMITTAL	DESIGNED BY	DRAWN BY	CHECKED BY
JCS	7/13/20	1			JCS	CGM	JCS
JCS	8/27/20	2			JCS	CGM	JCS

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 LINE TYPE AND SYMBOL LEGEND
 SHEET 3 OF 54
 JOB NO. 15950.00

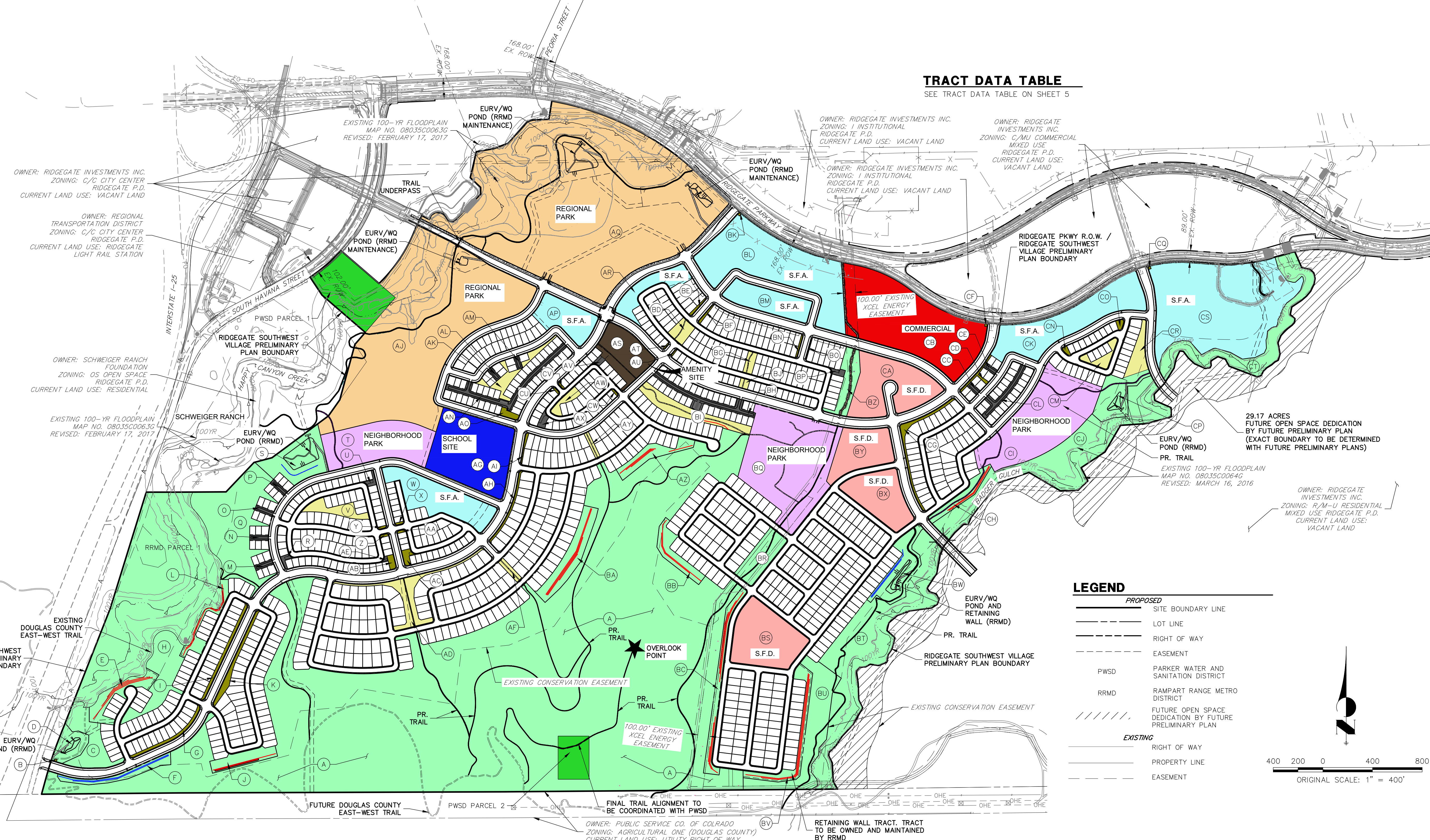
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 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:

 SUBMITTAL DATE: 8/27/2020

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RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

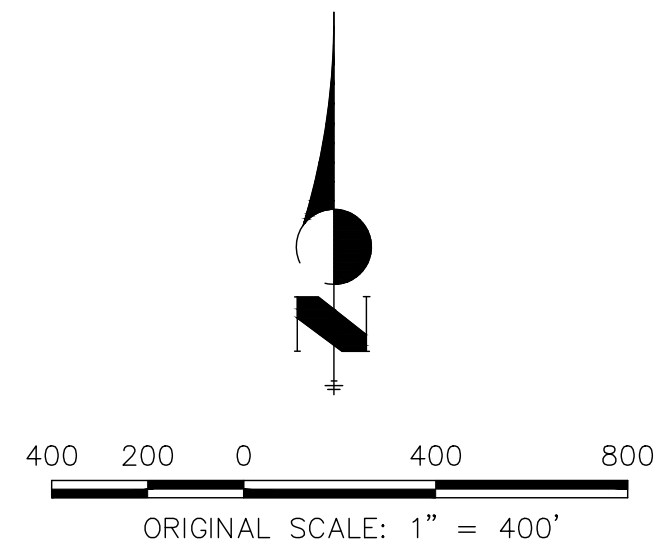
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 698.82 ACRES - 1,122 RESIDENTIAL S.F.D. LOTS AND 104 TRACTS- PP20-37R



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



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

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

 SUBMITTAL DATE: 8/27/2020

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NO.	REVISION	DATE	BY	CHECKED BY
1	1ST SUBMITTAL	7/13/20	JCS	
2	2ND SUBMITTAL	8/27/20	JCS	

H-SCALE: 1"=400'
 V-SCALE: N/A
 DATE: 8/27/20
 DESIGNED BY: JCS
 DRAWN BY: CGM
 CHECKED BY: JCS

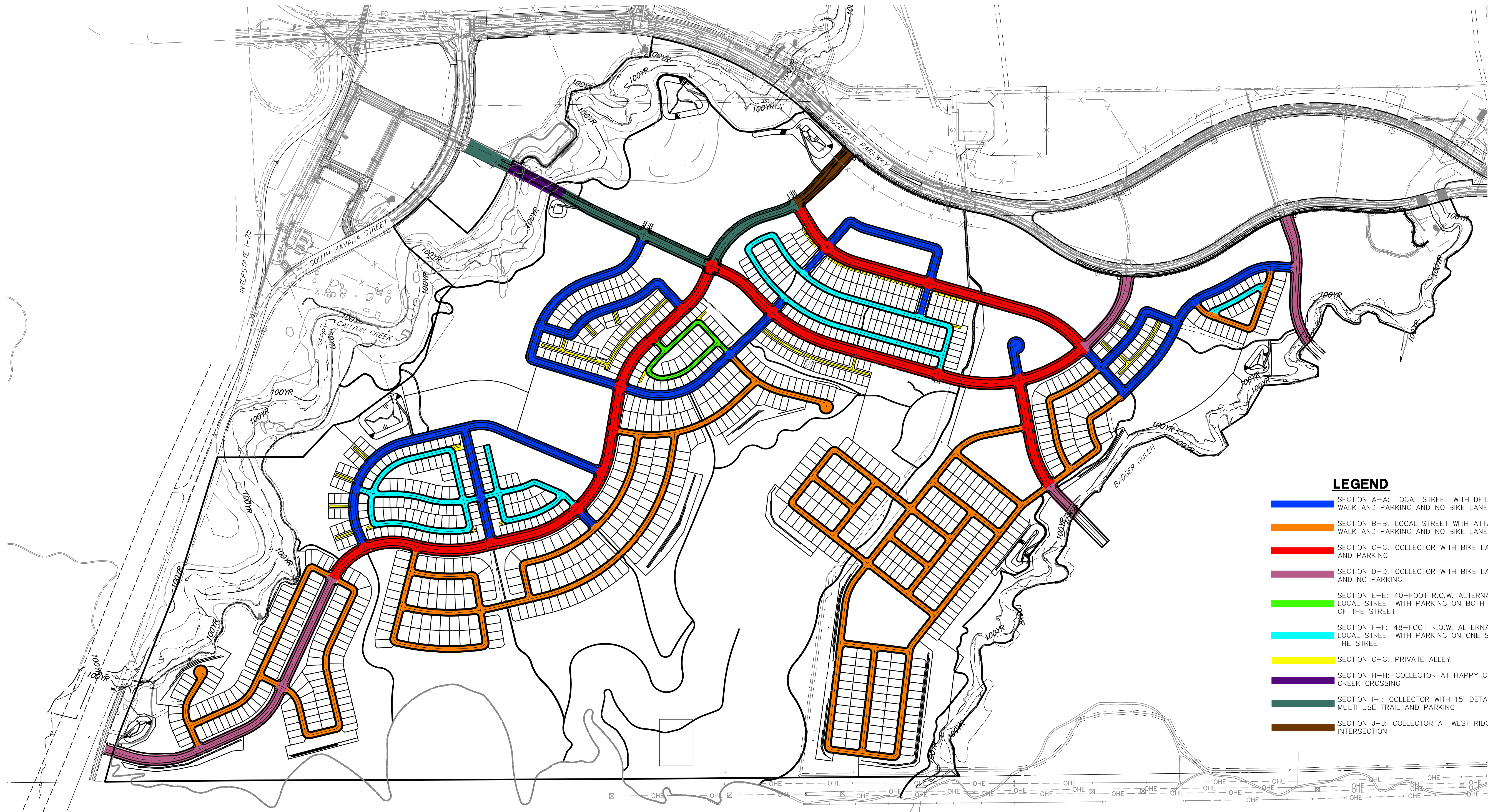
RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
OVERALL SITE PLAN

SHEET 4 OF 54
 JOB NO. 15950.00

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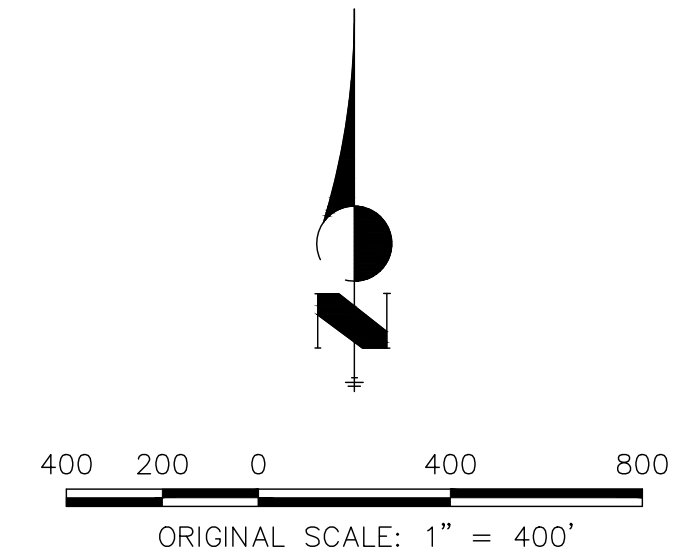
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A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,122 RESIDENTIAL S.F.D. LOTS AND 104 TRACTS- PP20-37R



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 E-E: 40-FOOT R.O.W. ALTERNATIVE LOCAL STREET WITH PARKING ON BOTH SIDES OF THE STREET
- █ SECTION F-F: 48-FOOT R.O.W. ALTERNATIVE LOCAL STREET WITH PARKING ON ONE SIDE 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



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

 SUBMITTAL DATE: 8/27/2020

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

 Centennial 300-740-9883 • Colorado Springs 719-588-2583
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JCS	7/13/20	1		N/A			8/27/20	JCS	CGM	JCS
JCS	8/27/20	2								

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 ROADWAY DESIGNATION PLAN

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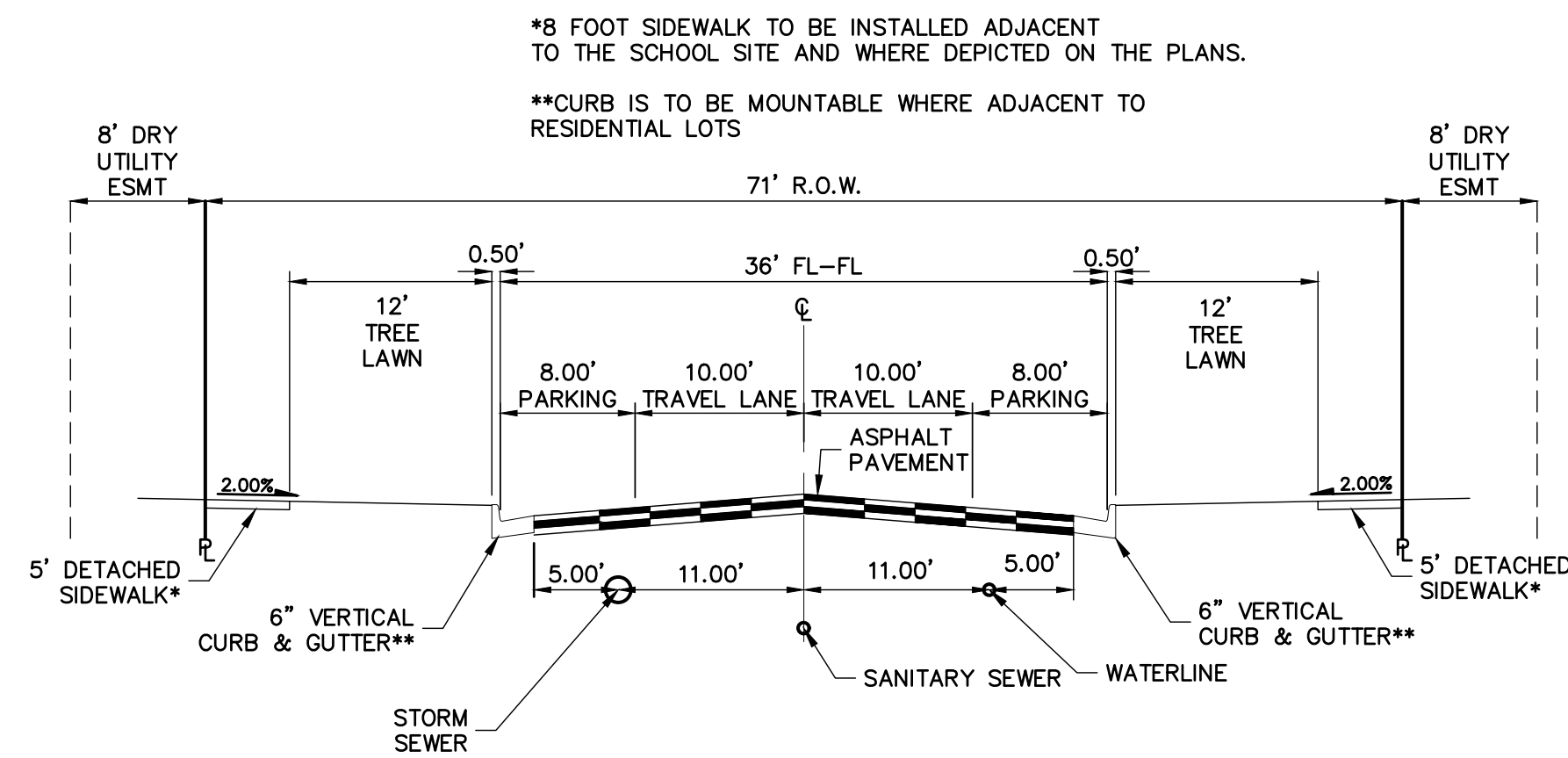
RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

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OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO

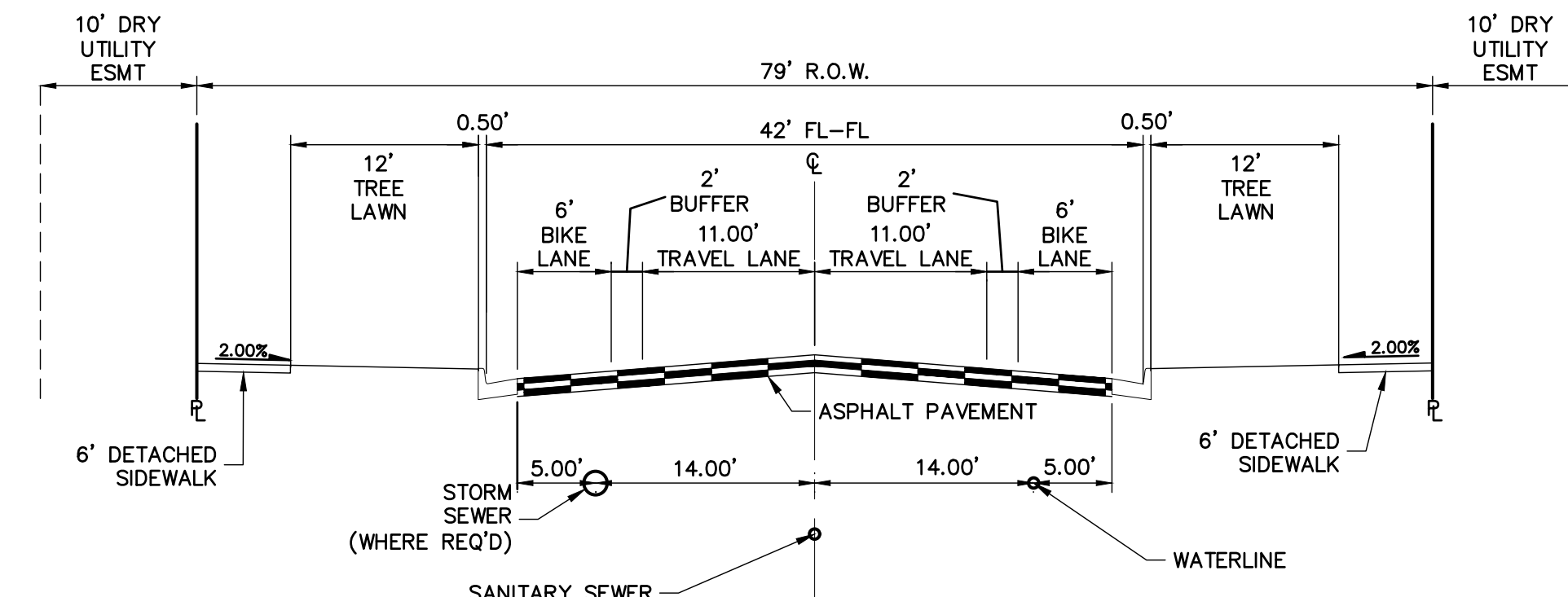
698.82 ACRES - 1,122 RESIDENTIAL S.F.D. LOTS AND 104 TRACTS- PP20-37R



SECTION A-A

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

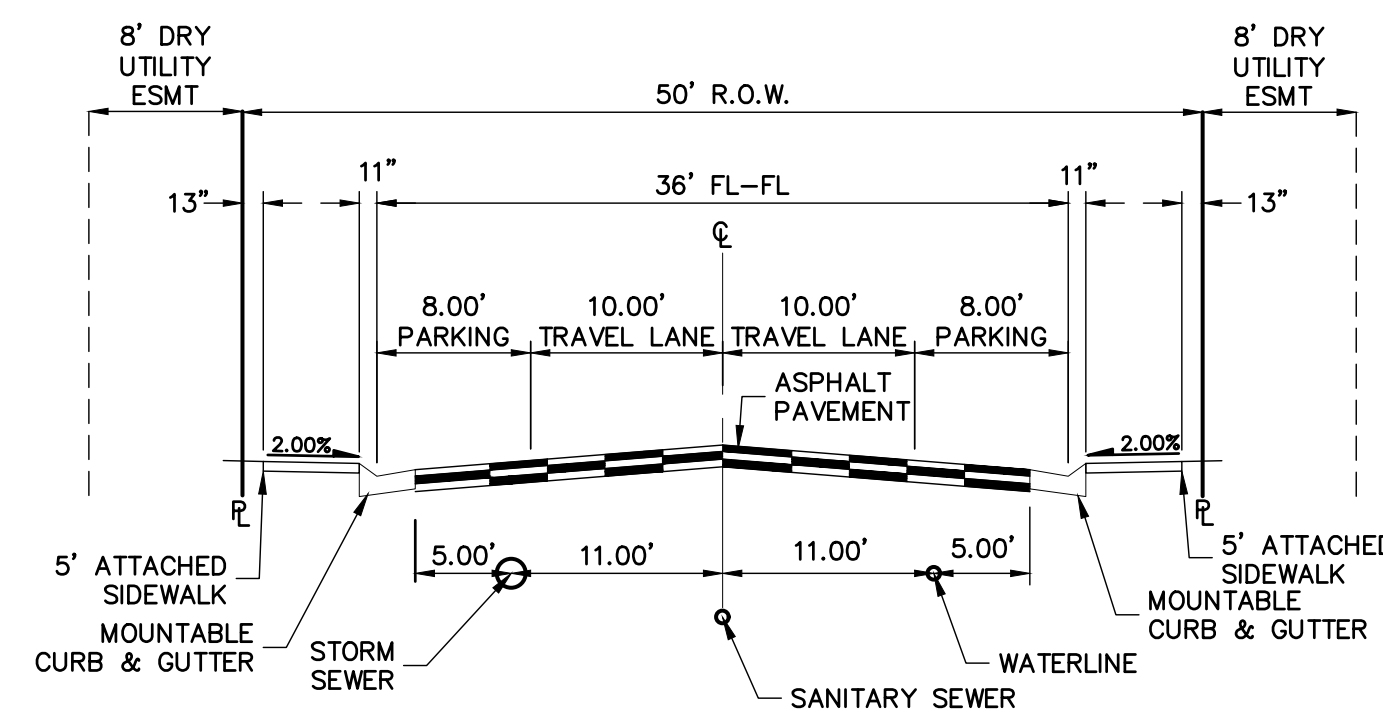
REFER TO ROADWAY DESIGNATION PLAN



SECTION D-D

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

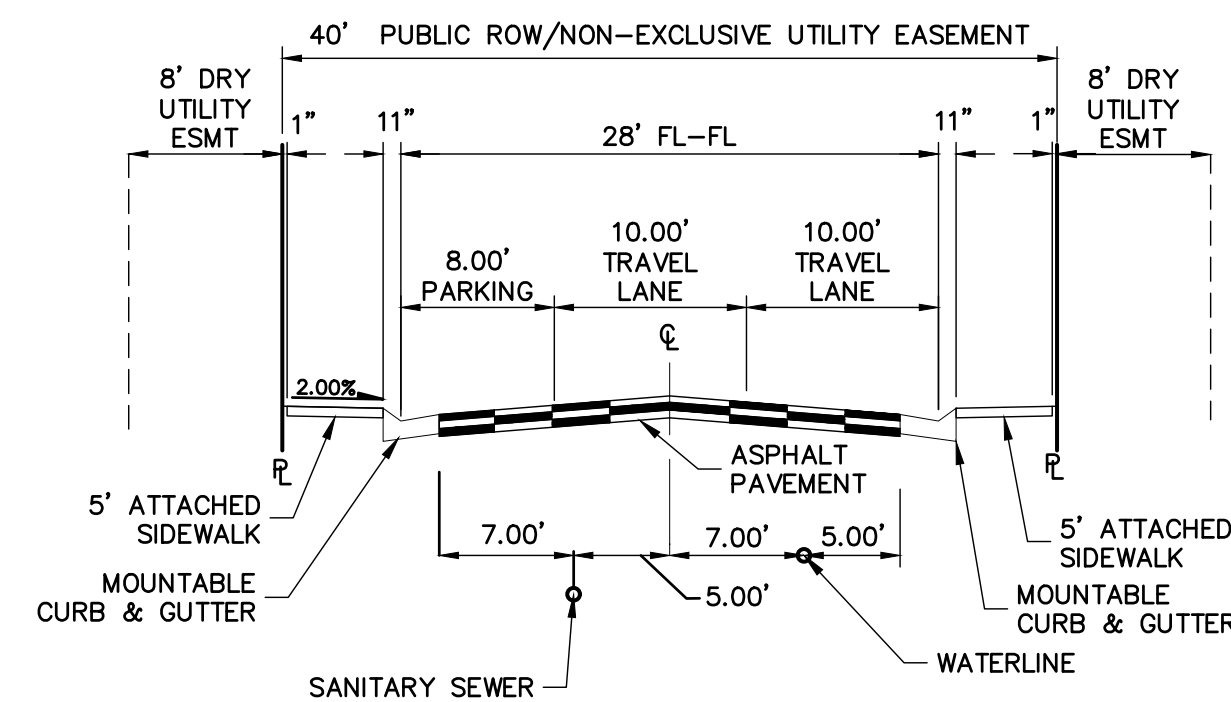
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SECTION B-B

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

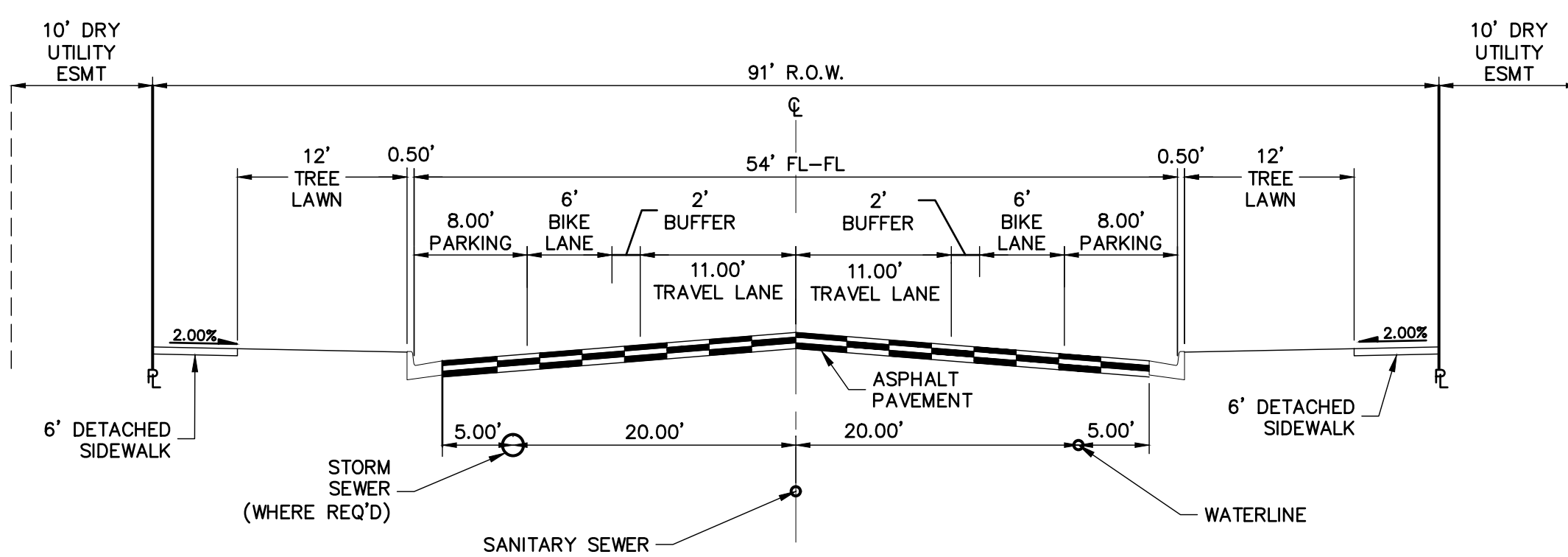
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SECTION E-E

TYPE III - ALTERNATE 40-FOOT R.O.W. LOCAL STREET WITH PARKING ON ONE SIDES (PUBLIC)

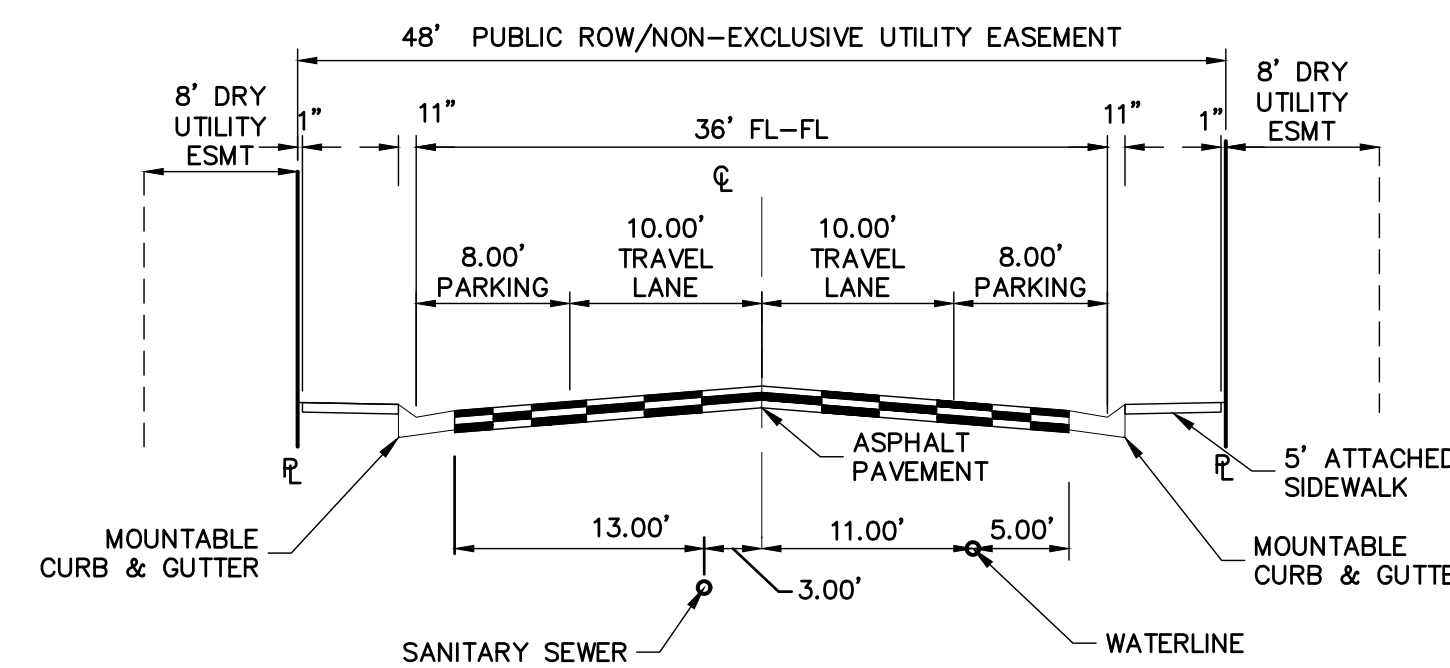
REFER TO ROADWAY DESIGNATION PLAN



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 (PUBLIC)

REFER TO ROADWAY DESIGNATION PLAN

PRELIMINARY PLAN
RIDGEGATE SOUTHWEST
VILLAGE
PREPARED BY:

J-R ENGINEERING

A Westrian Company
PREPARED FOR:



SUBMITTAL DATE: 8/27/2020

RIDGEGATE SOUTHWEST
VILLAGE PRELIMINARY PLAN
TYPICAL ROAD CROSS
SECTIONS

SHEET 7 OF 54

JOB NO. 15950.00

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1	1ST SUBMITTAL	7/13/20	JCS
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PREPARED FOR
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9380 STATION STREET
SUITE 600
LONE TREE, CO
80124
(303) 791-8180

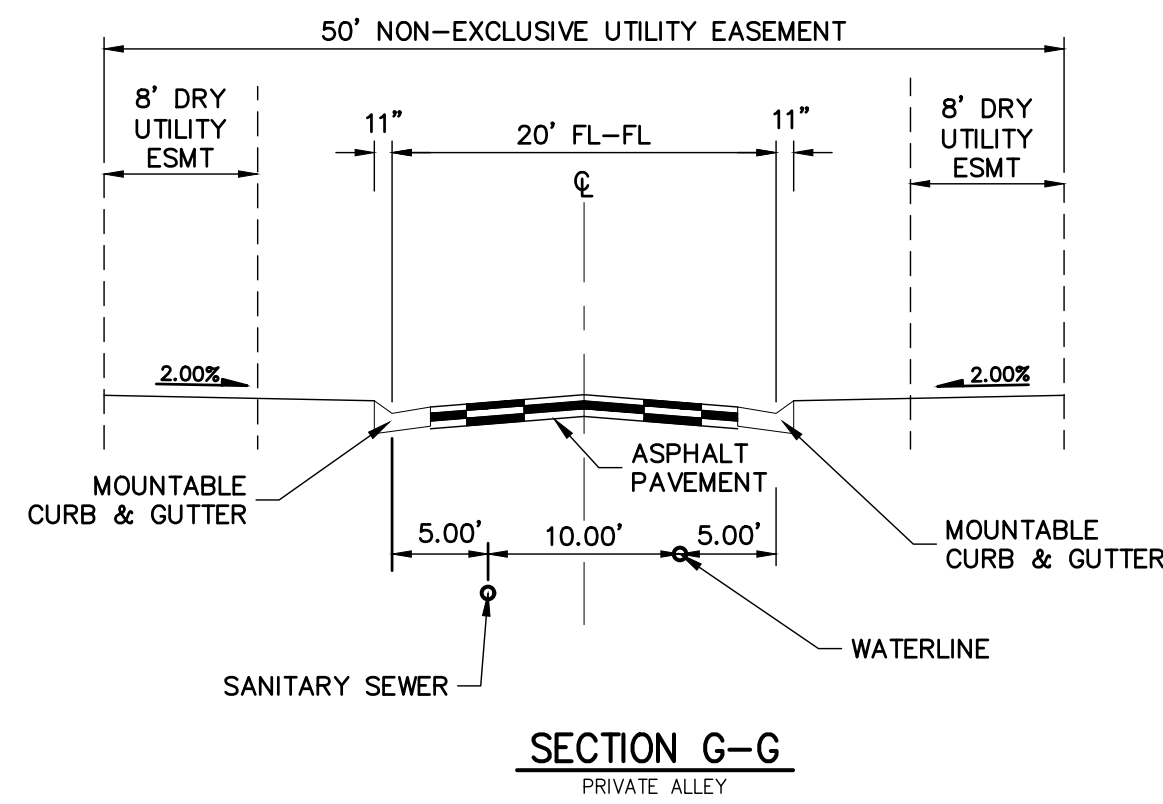
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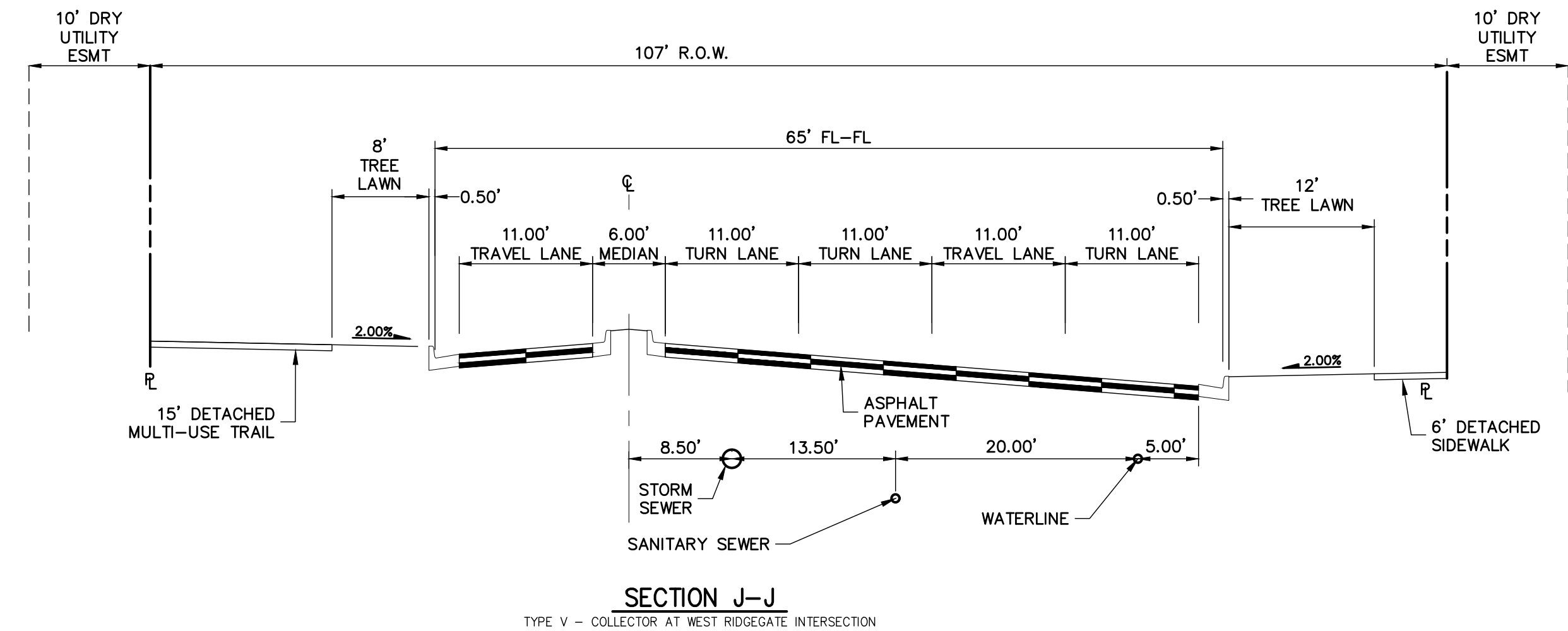
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RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

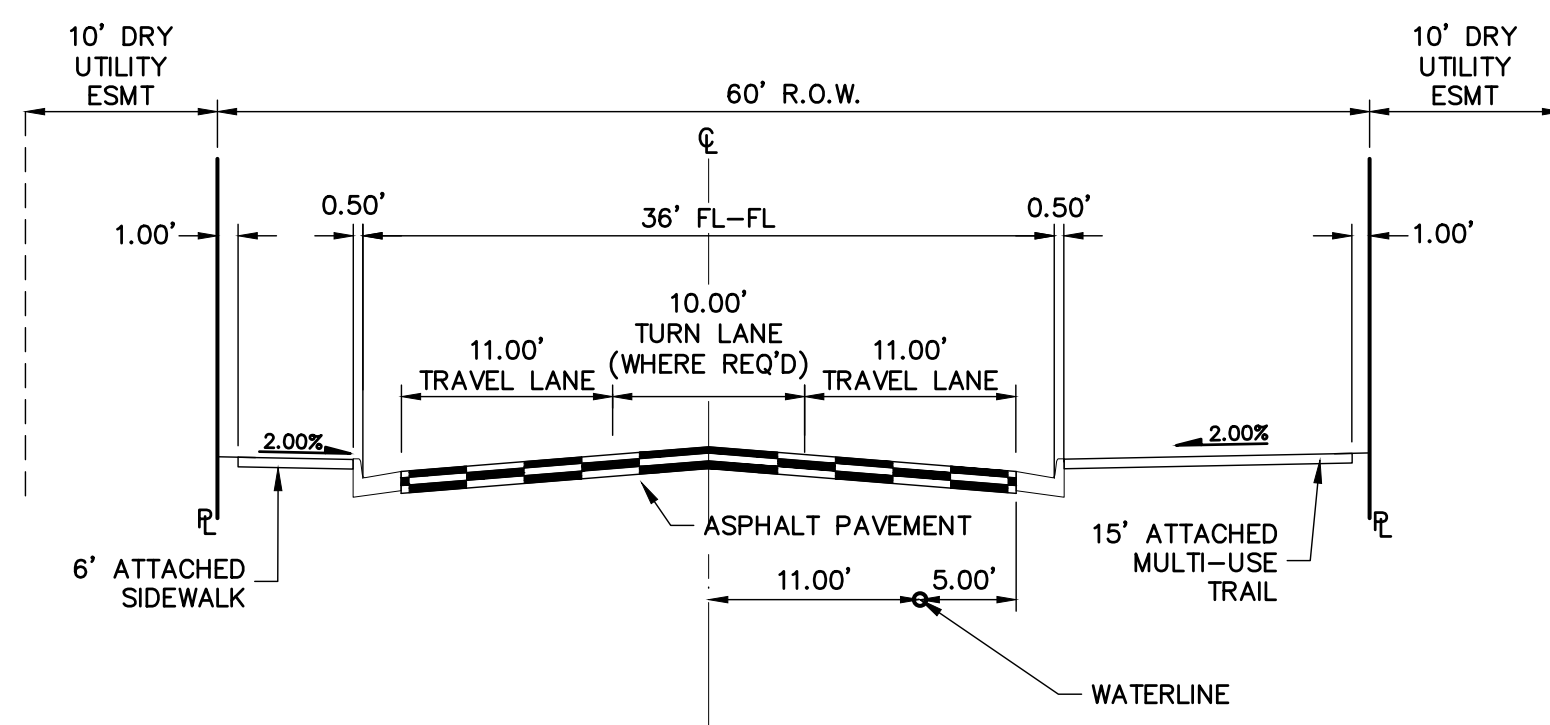
A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT, EAST SIDE PROPERTY
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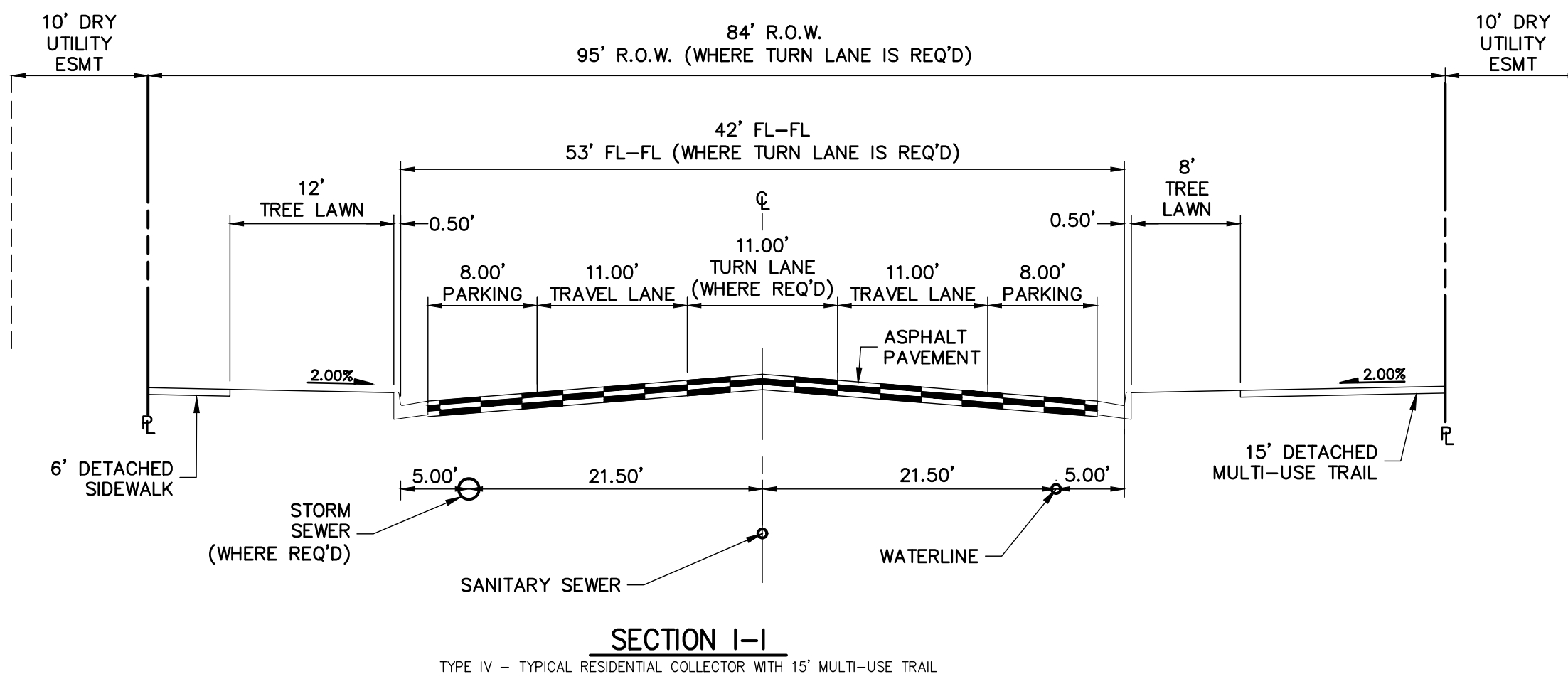
REFER TO ROADWAY DESIGNATION PLAN



REFER TO ROADWAY DESIGNATION PLAN



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JGS		DRAWN BY
JGS		CHECKED BY

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 TYPICAL ROAD CROSS SECTIONS

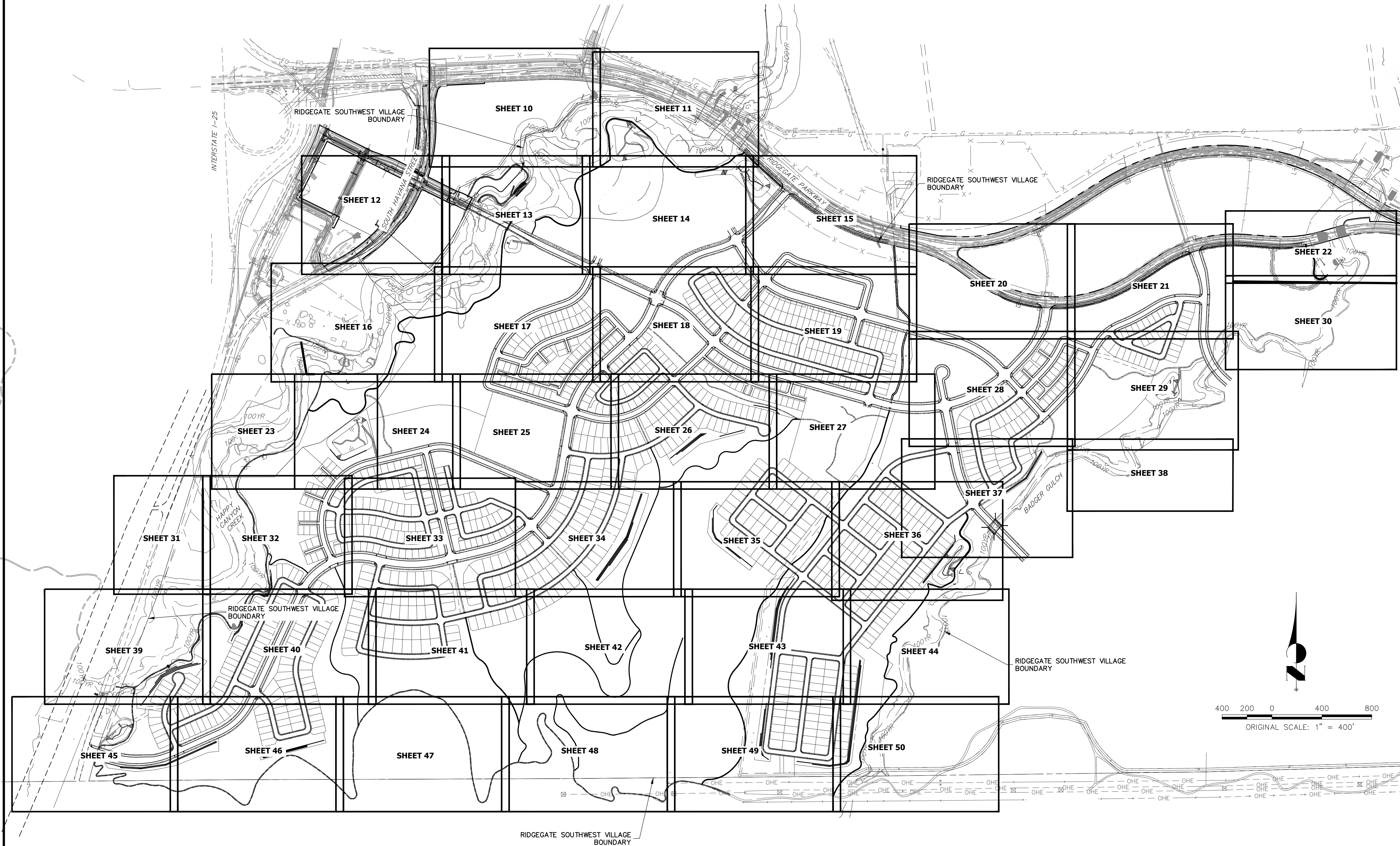
PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:

 SUBMITTAL DATE: 8/27/2020

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RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN


A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
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 698.82 ACRES - 1,122 RESIDENTIAL S.F.D. LOTS AND 104 TRACTS- PP20-37R



PRELIMINARY PLAN
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 VILLAGE
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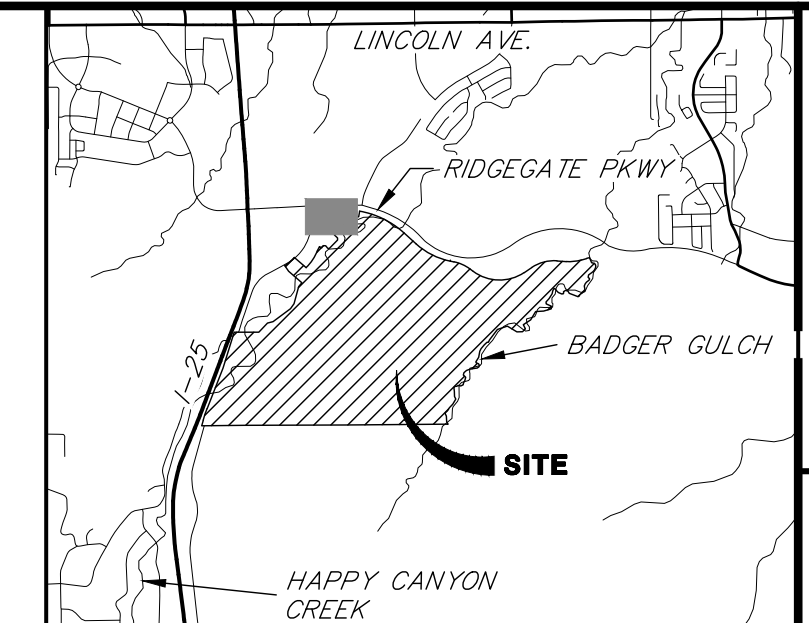
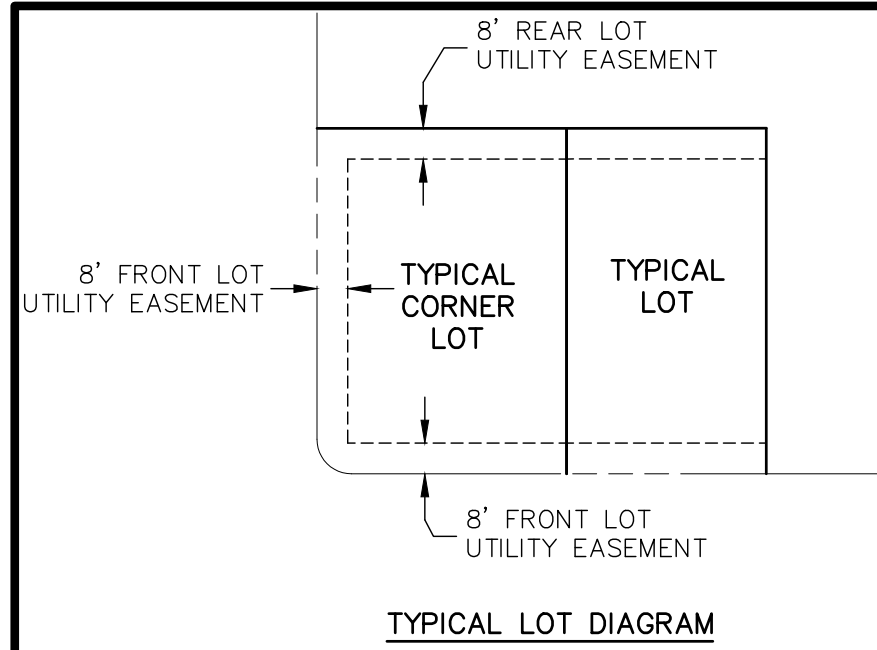
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PREPARED FOR SHEA HOMES 9380 STATION STREET SUITE 600 LONE TREE, CO 80124 (303) 791-8180	J-R ENGINEERING A Westrian Company  Centennial 300-740-9383 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com
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H-SCALE 1"=400' V-SCALE N/A DATE 8/27/20 DESIGNED BY JCS DRAWN BY CGM CHECKED BY JCS	RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN SITE PLAN INDEX
SHEET 9 OF 54 JOB NO. 15950.00	

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RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

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 698.82 ACRES - 1,122 RESIDENTIAL S.F.D. LOTS AND 104 TRACTS- PP20-37R



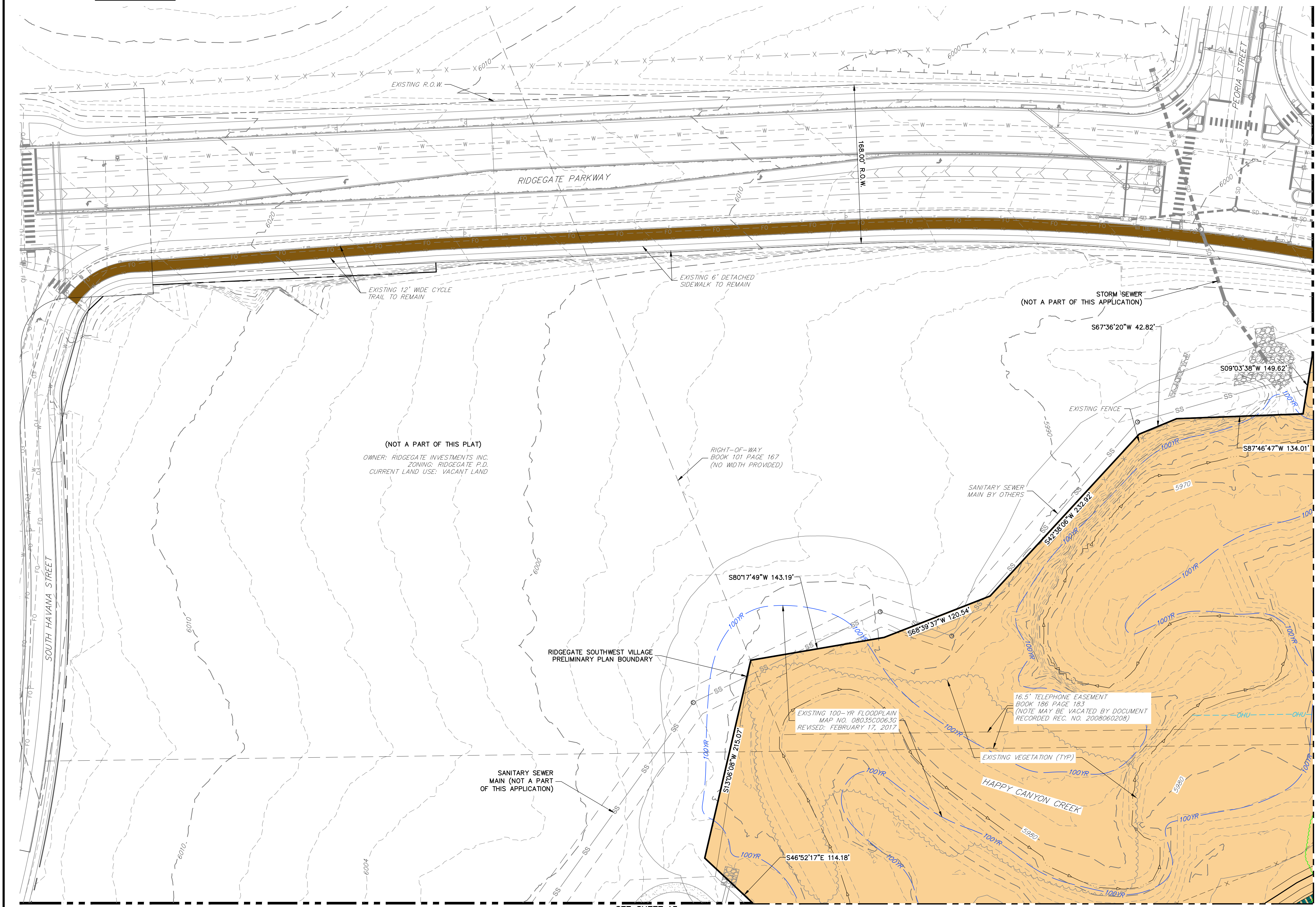
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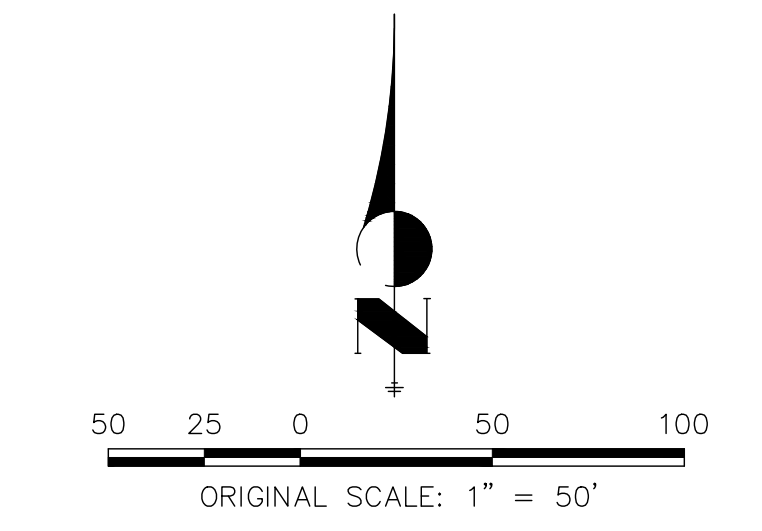
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- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND



SEE SHEET 11



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

Shea Homes
 SUBMITTAL DATE: 8/27/2020

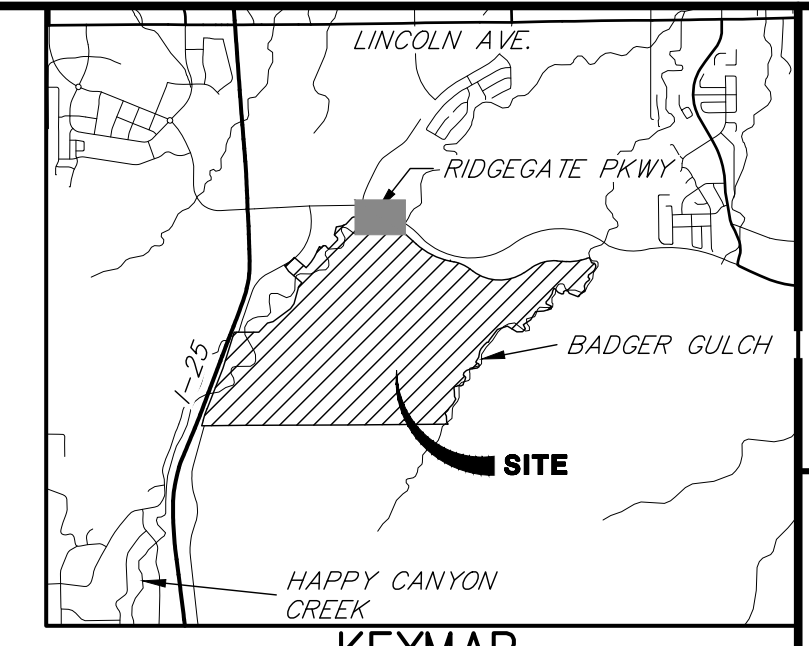
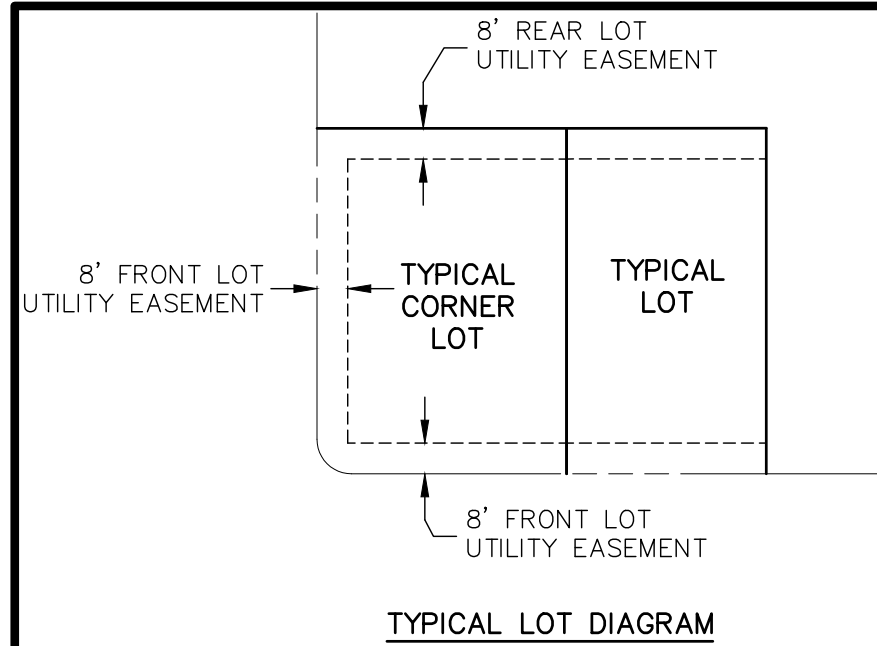
No.	REVISION	DATE	BY	
			JGS	JGS
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			SITE PLAN	
JGS	JGS	JGS	SHEET 10	OF 54
JGS	JGS	JGS	JOB NO.	15950.00

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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 - 1,122 RESIDENTIAL S.F.D. LOTS AND 104 TRACTS- PP20-37R

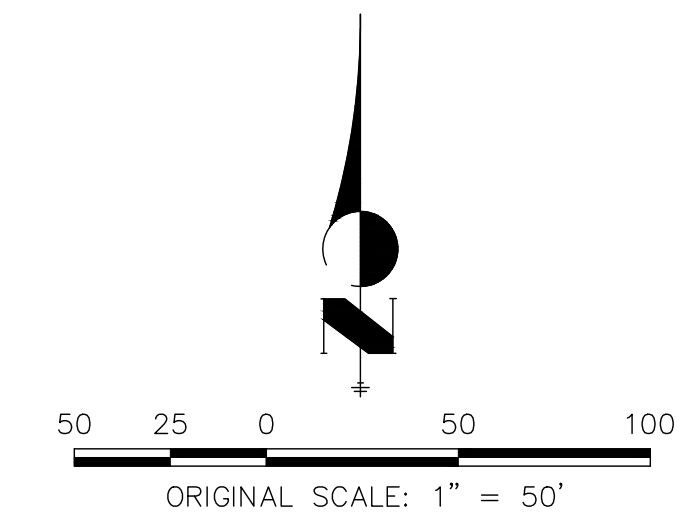
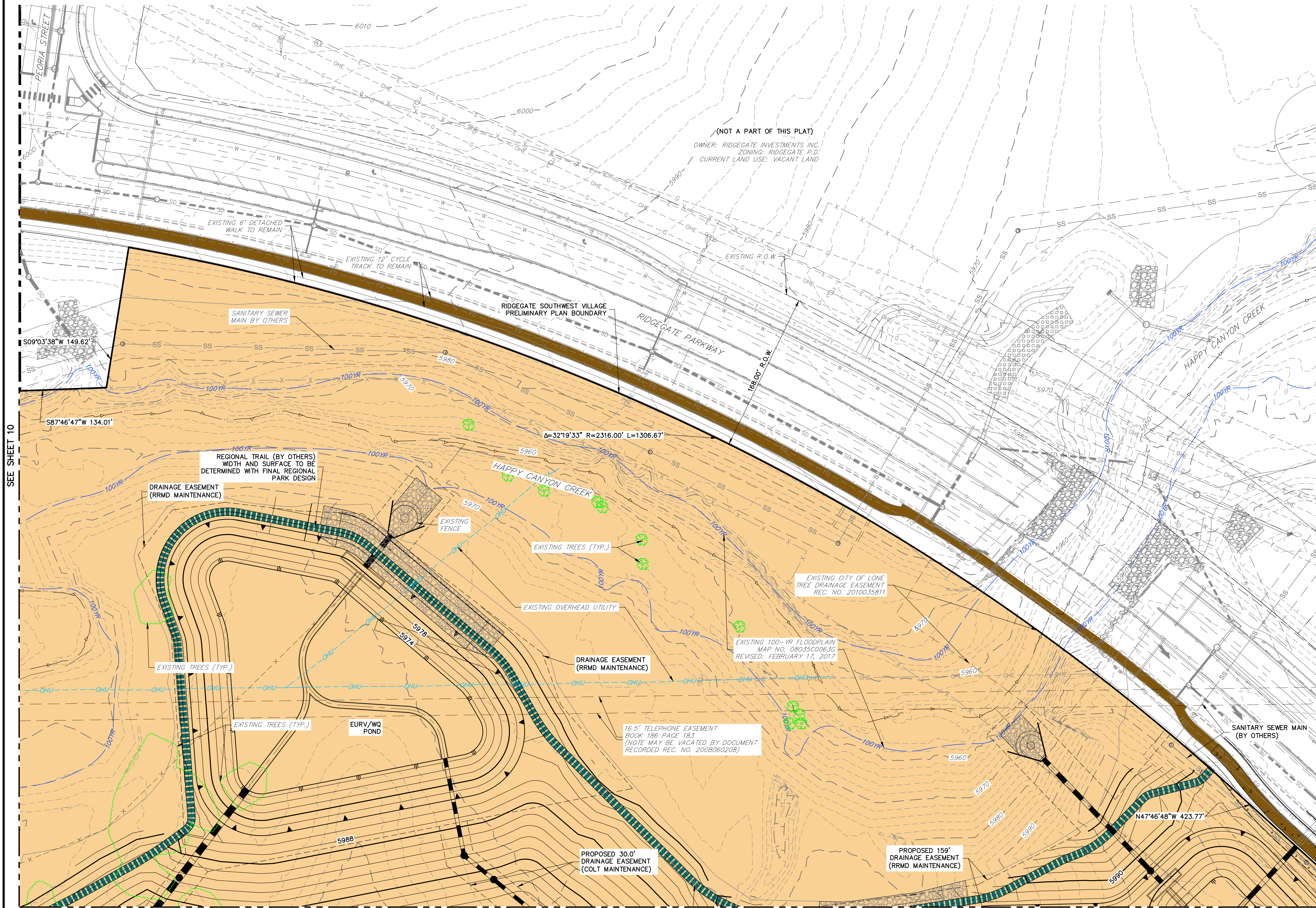


NOTES

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

PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
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PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:

SUBMITTAL DATE: 8/27/2020

No.	REVISION	DATE	BY	
			JCS	JGS
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2	2ND SUBMITTAL	8/27/20	JCS	JGS

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
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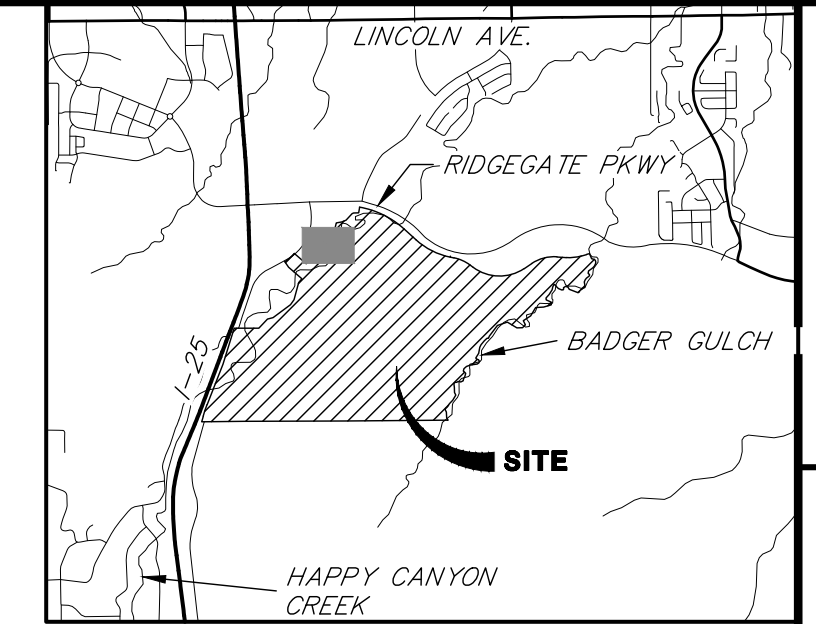
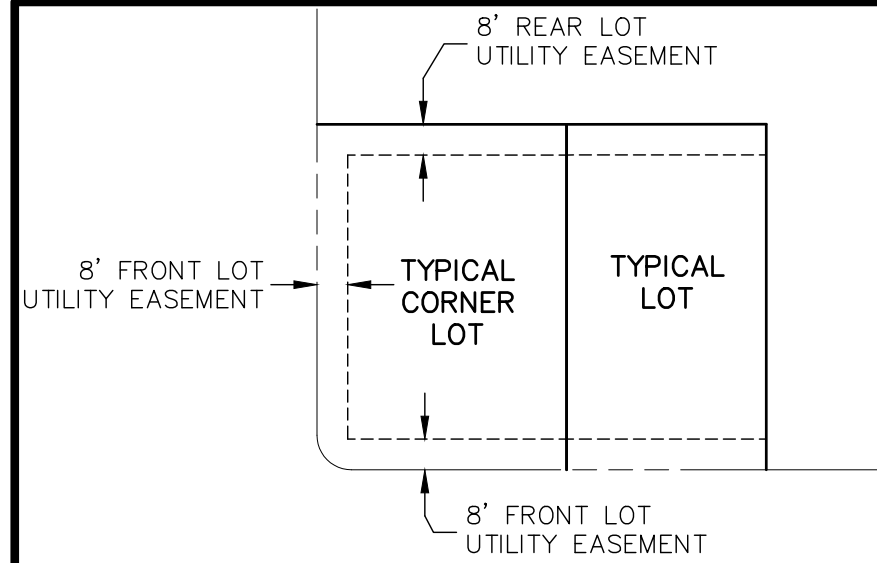
RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN	SITE PLAN
SHEET 11 OF 54	JOB NO. 15950.00

SEE SHEET 14

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RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
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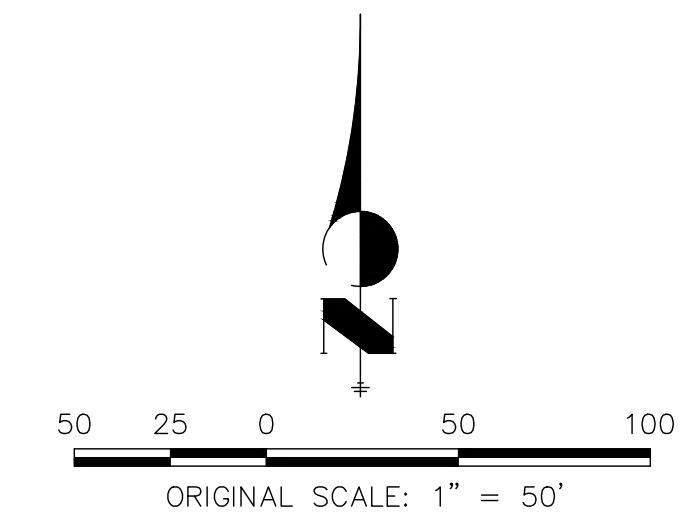
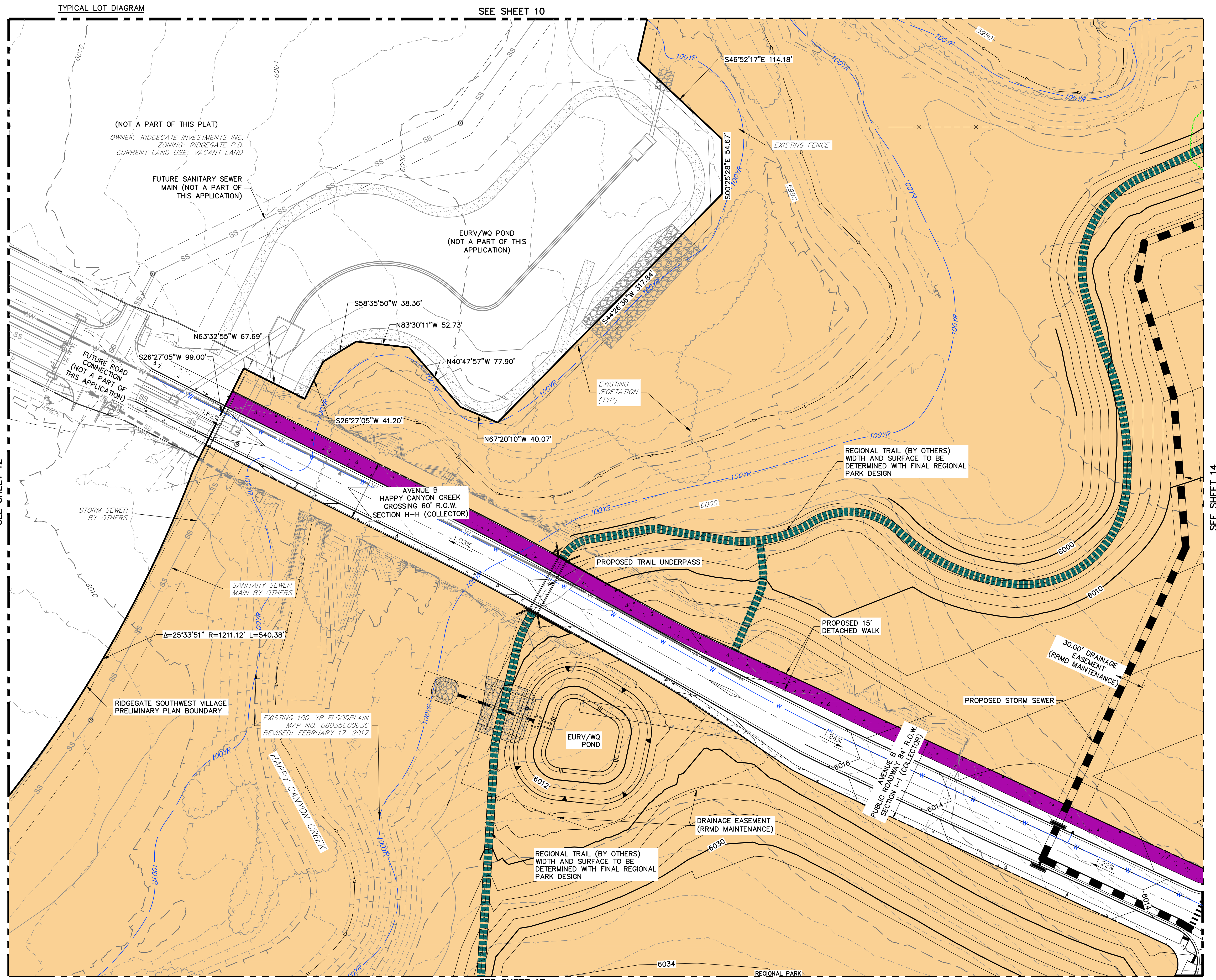
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NOTES

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

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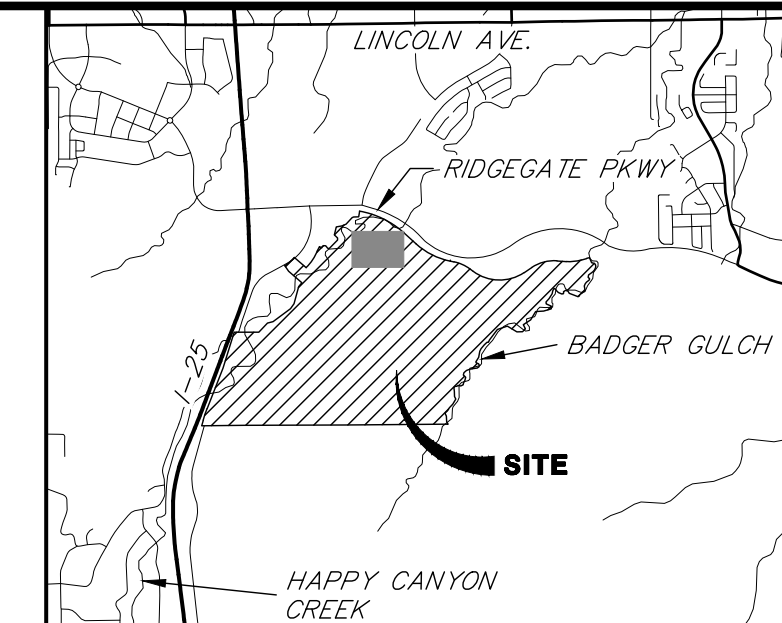
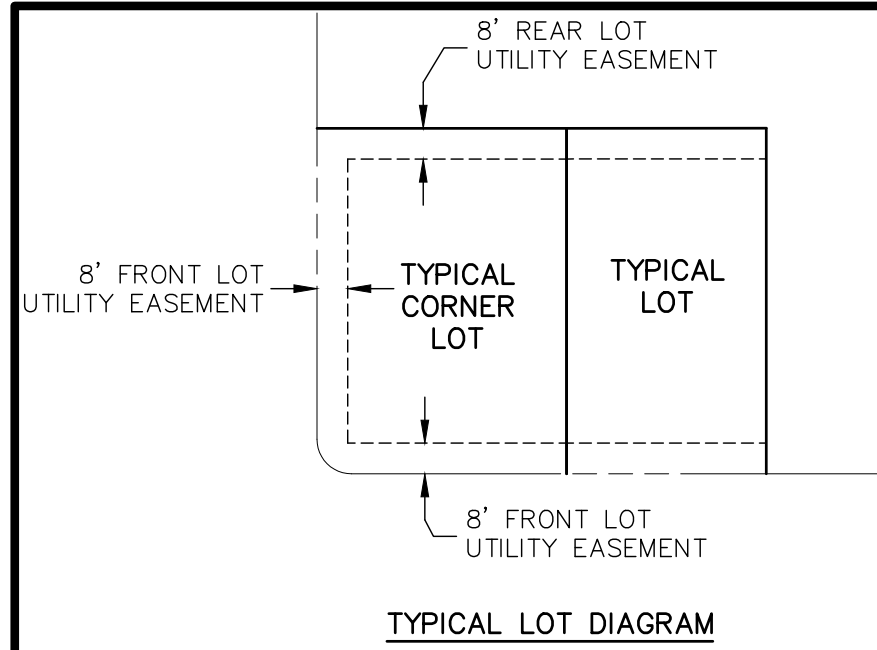
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RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 13 OF 54
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RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

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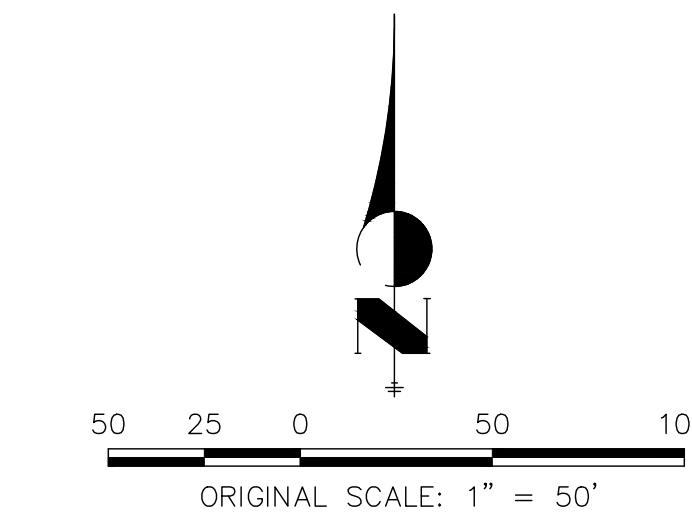
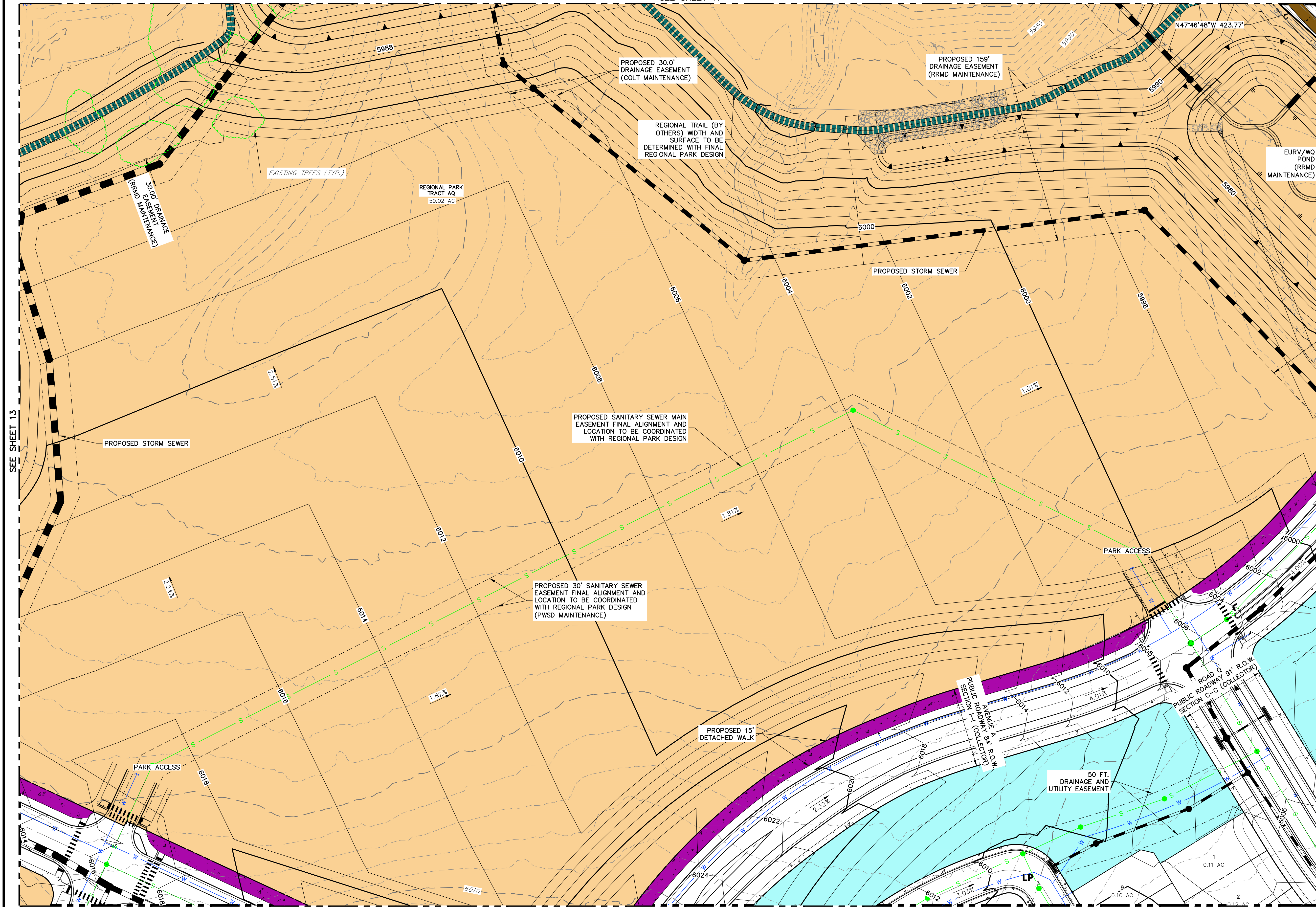


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- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:
Shea
 SUBMITTAL DATE: 8/27/2020

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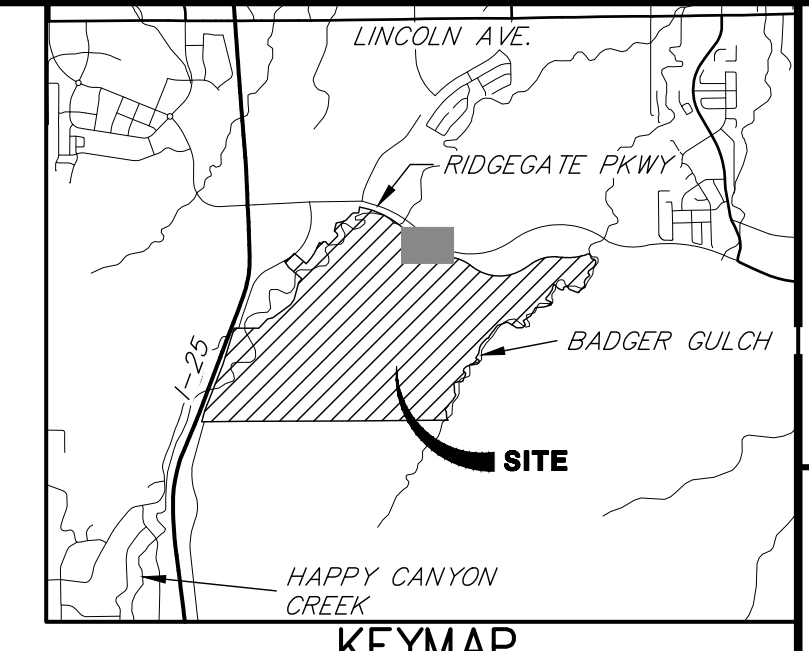
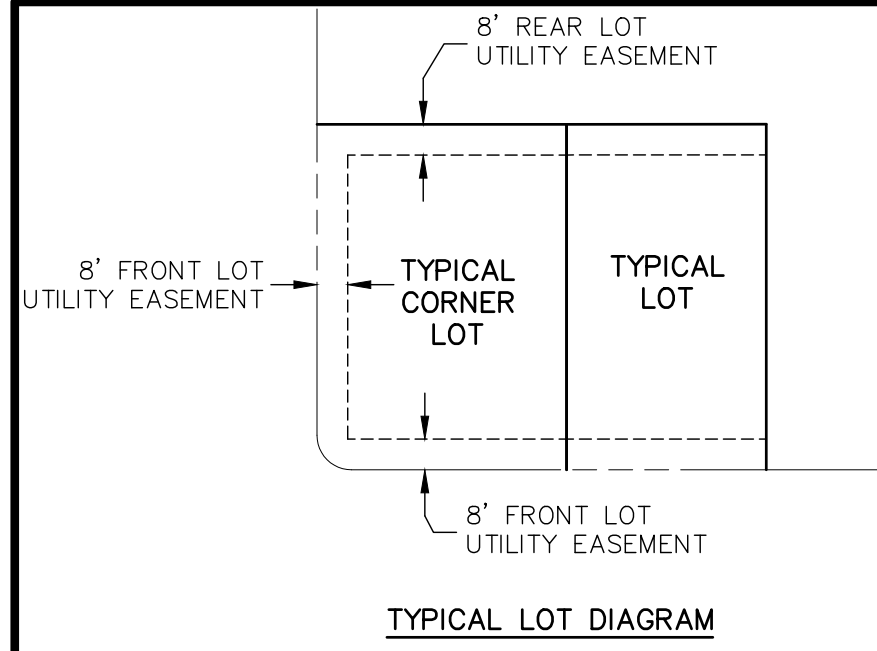
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RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 14 OF 54
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RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

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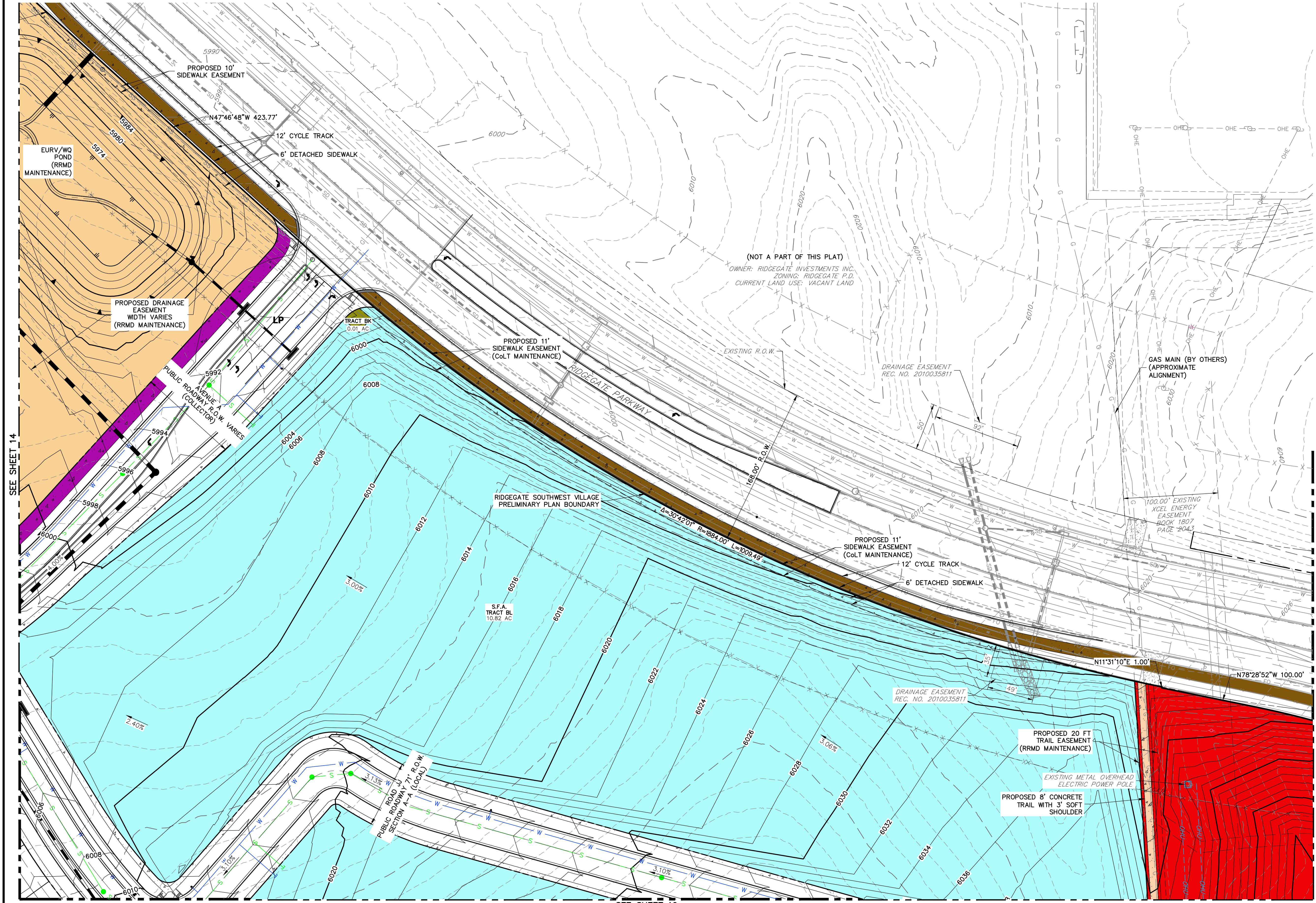
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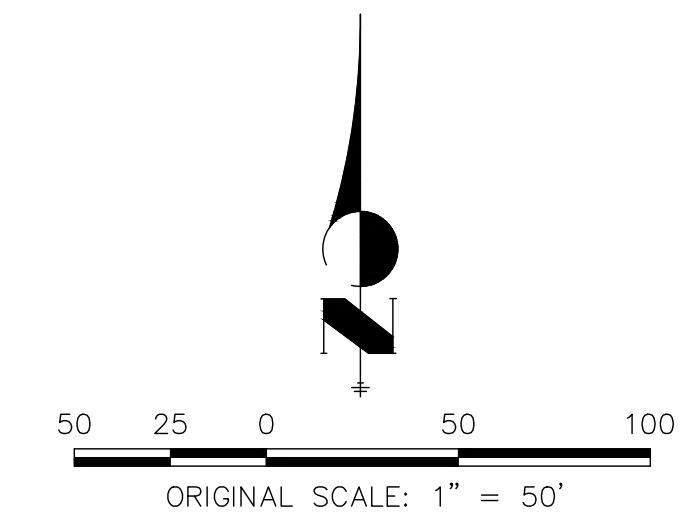
- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND



SEE SHEET 14

SEE SHEET 20

SEE SHEET 19



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:

 A Westrian Company
 PREPARED FOR:

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1	1ST SUBMITTAL	7/13/20	JCS
2	2ND SUBMITTAL	8/27/20	JCS

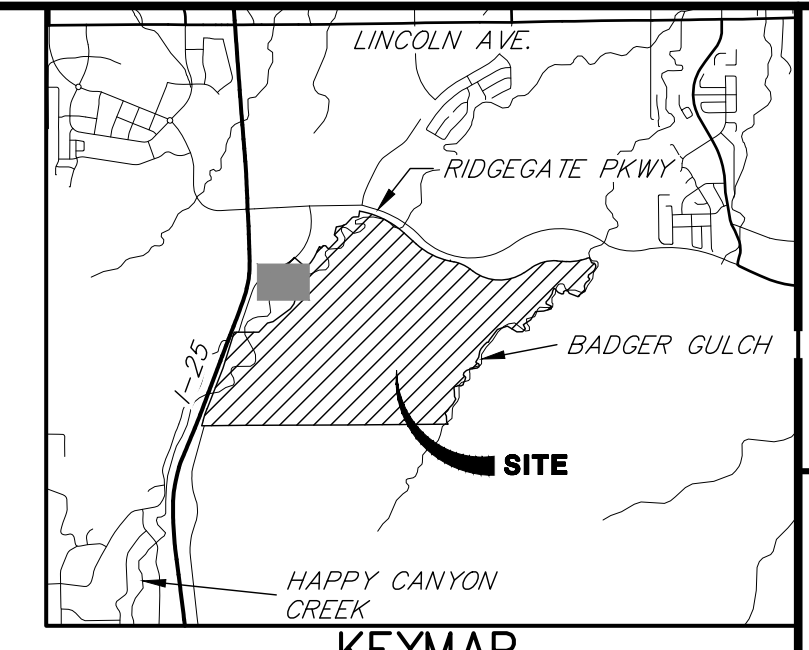
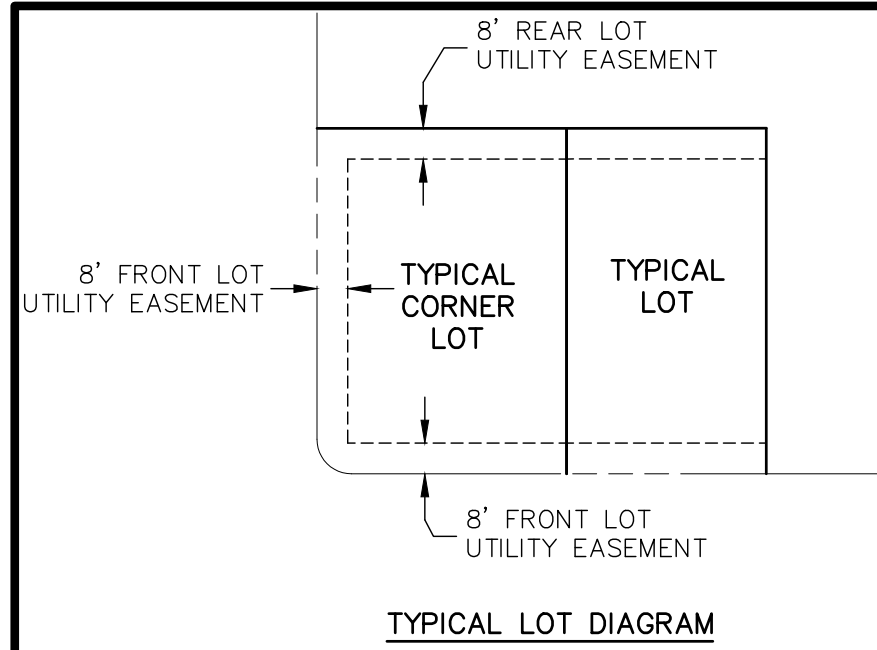
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RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 15 OF 54
 JOB NO. 15950.00

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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 - 1,122 RESIDENTIAL S.F.D. LOTS AND 104 TRACTS- PP20-37R



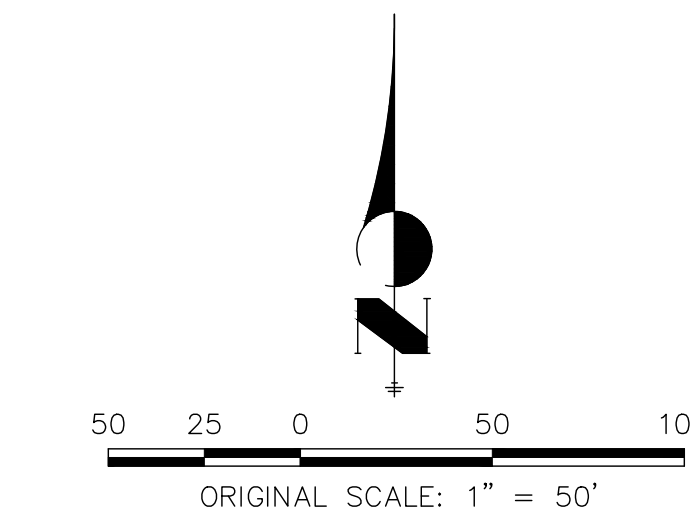
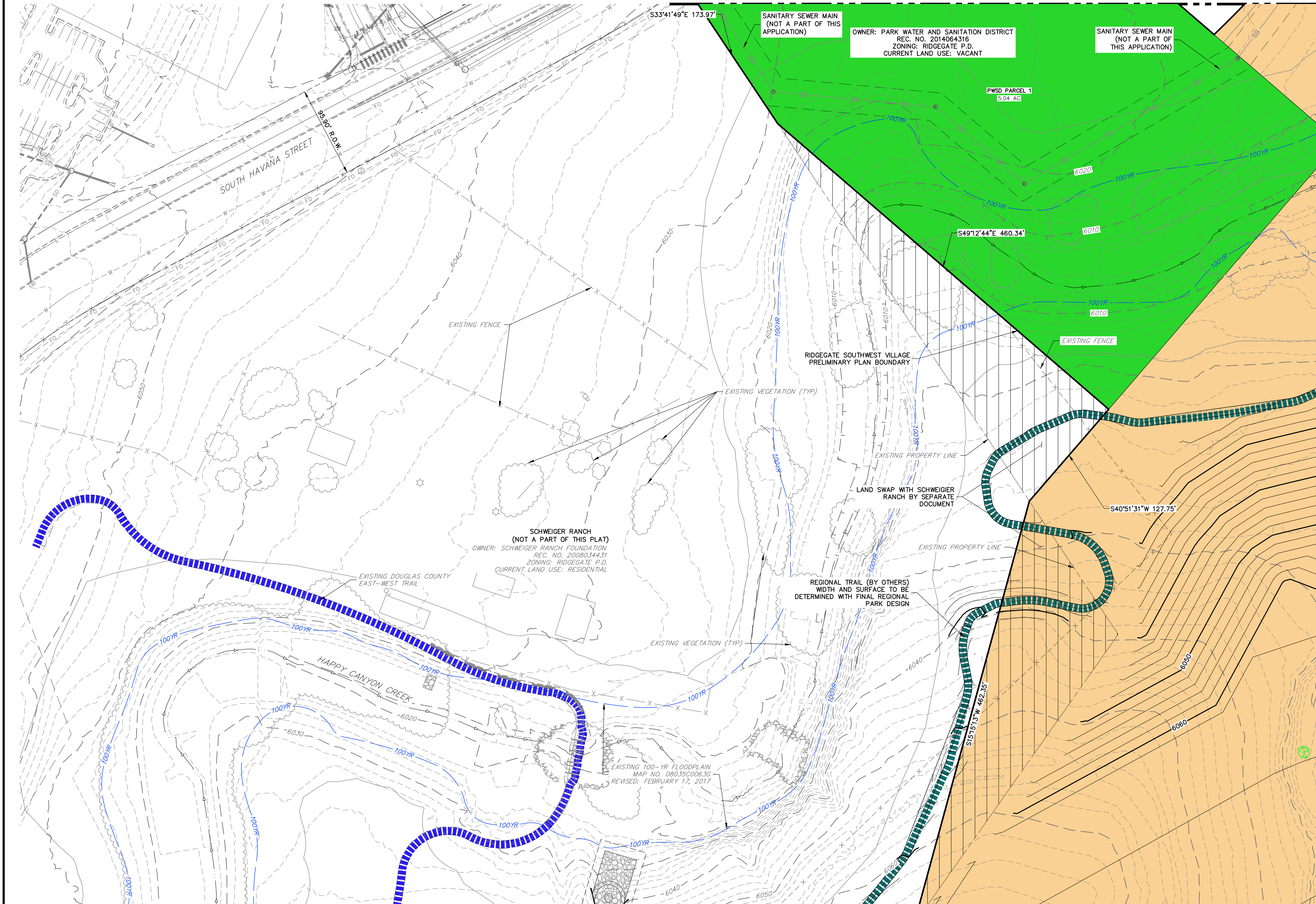
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

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 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	1"=50'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
JCS	7/13/20	1	N/A	8/27/20	JCS				
JCS	8/27/20	2	JCS	JCS	JCS				

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



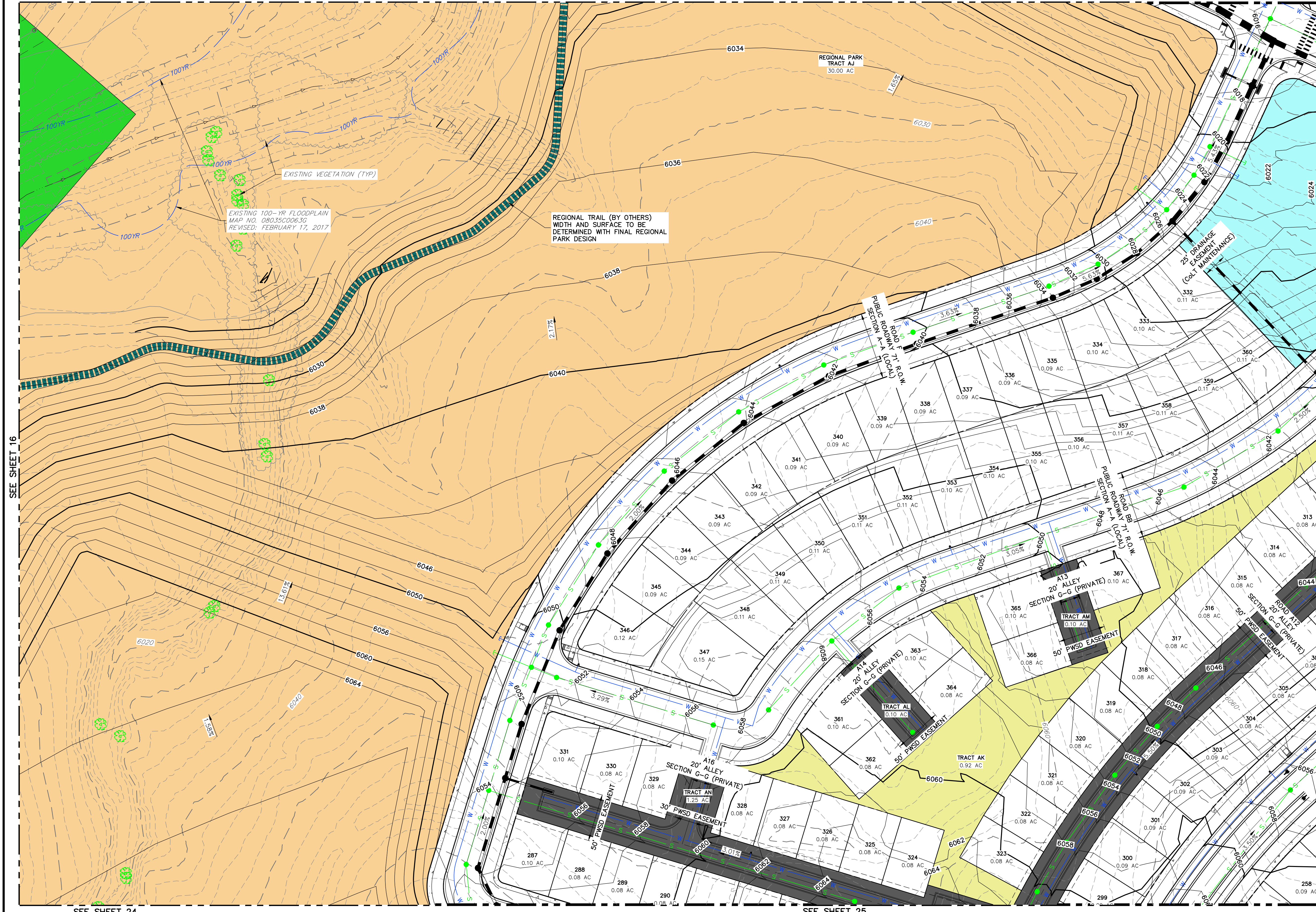
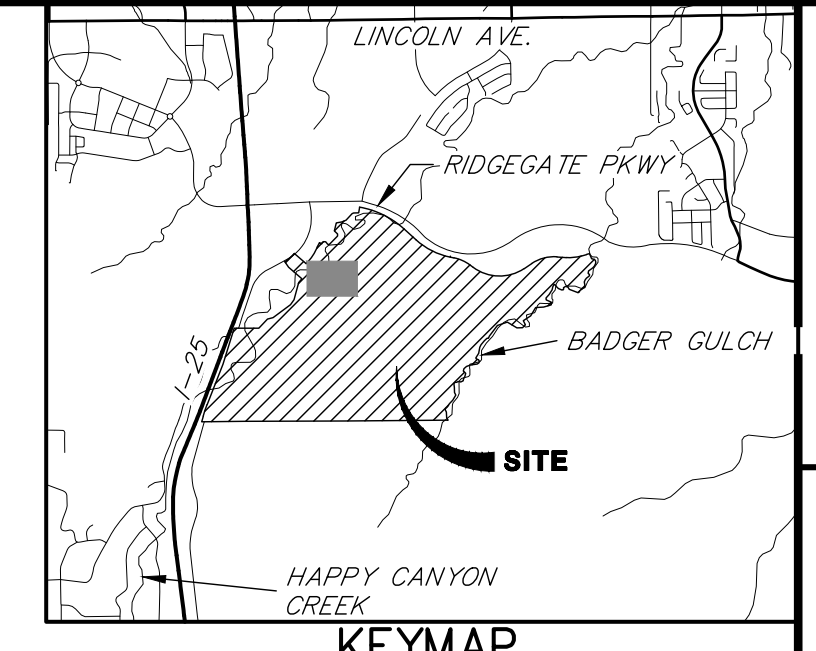
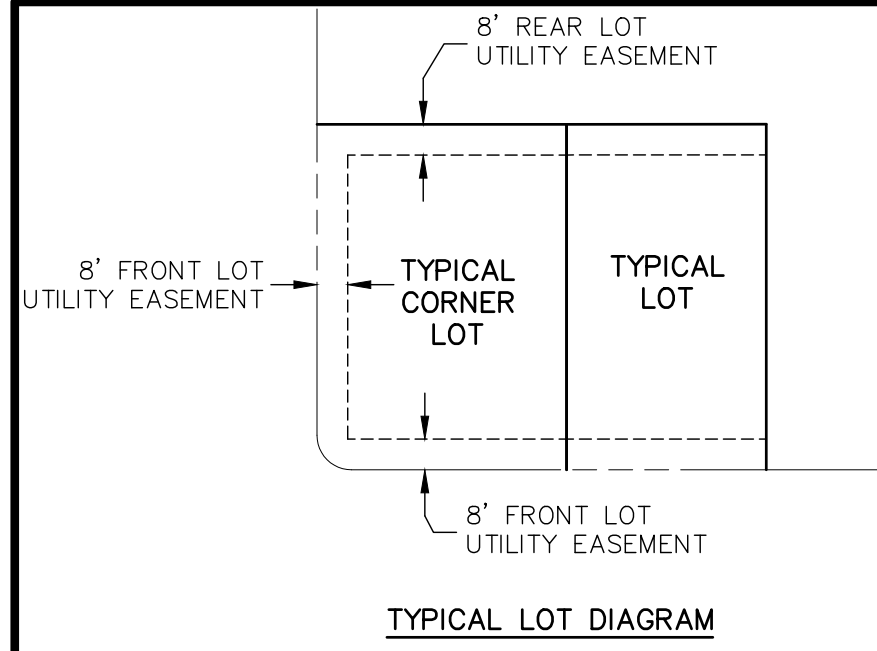
PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:
Shea
 SUBMITTAL DATE: 8/27/2020

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 16 OF 54
 JOB NO. 15950.00

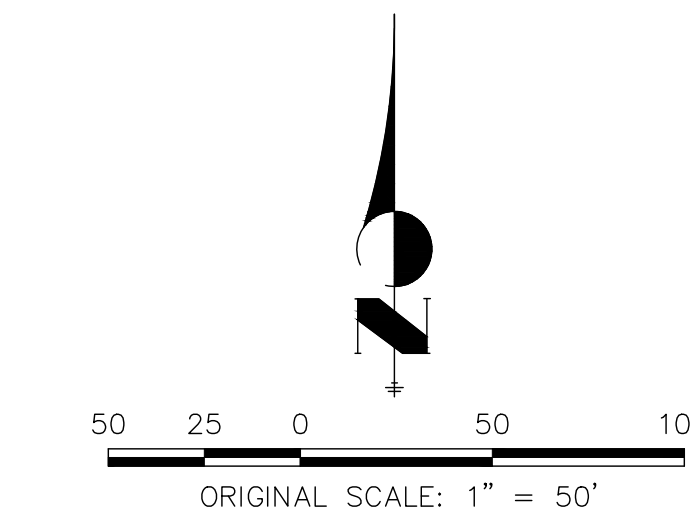
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RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

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 - 1,122 RESIDENTIAL S.F.D. LOTS AND 104 TRACTS- PP20-37R



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



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J-R ENGINEERING
 A Westrian Company
 PREPARED FOR:
 Shea
 SUBMITTAL DATE: 8/27/2020

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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NO.	REVISION	DATE	BY
1	1ST SUBMITTAL	7/13/20	JCS
2	2ND SUBMITTAL	8/27/20	JCS

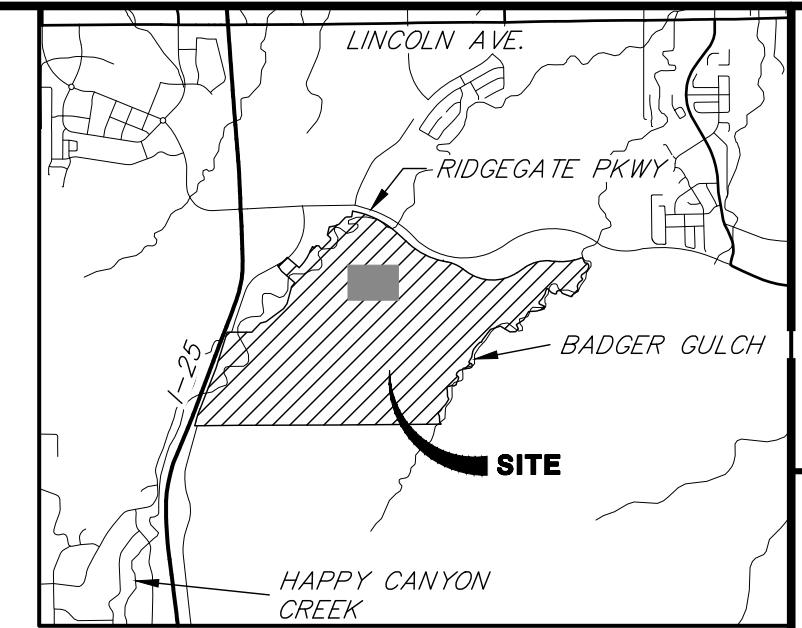
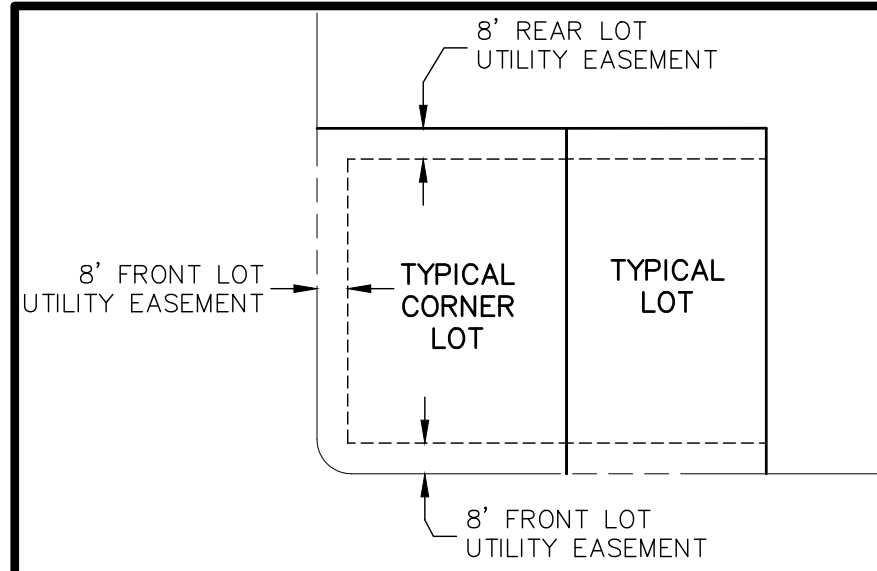
RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN

SHEET 17 OF 54
 JOB NO. 15950.00

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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 - 1,122 RESIDENTIAL S.F.D. LOTS AND 104 TRACTS- PP20-37R

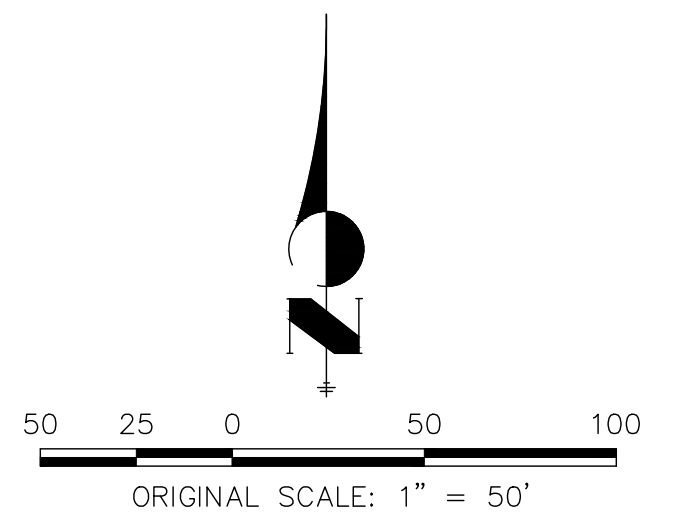
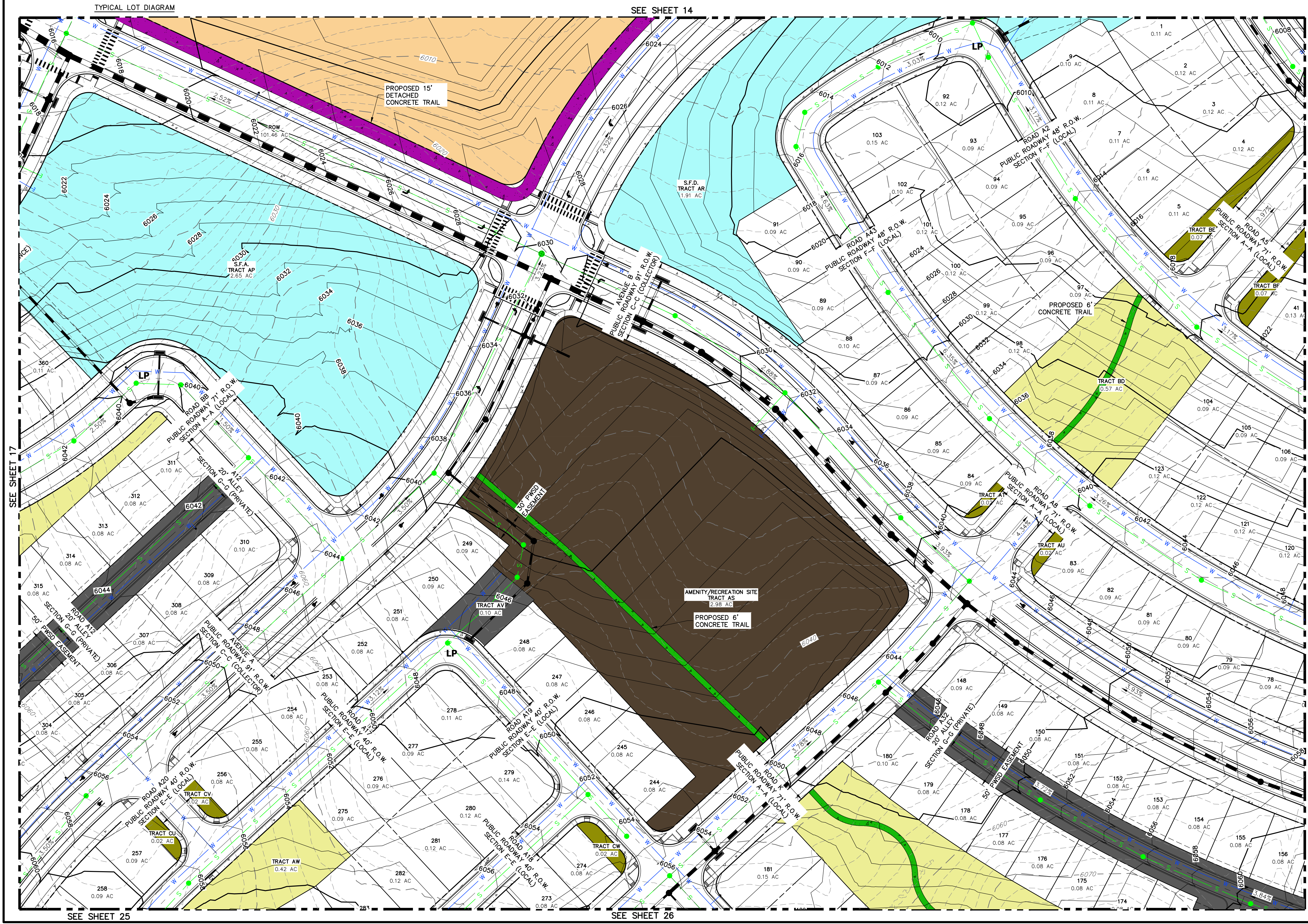


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- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:
Shea Homes
 SUBMITTAL DATE: 8/27/2020

NO.	REVISION	DATE	BY	DATE
1	1ST SUBMITTAL	7/13/20	JCS	7/13/20
2	2ND SUBMITTAL	8/27/20	JCS	8/27/20

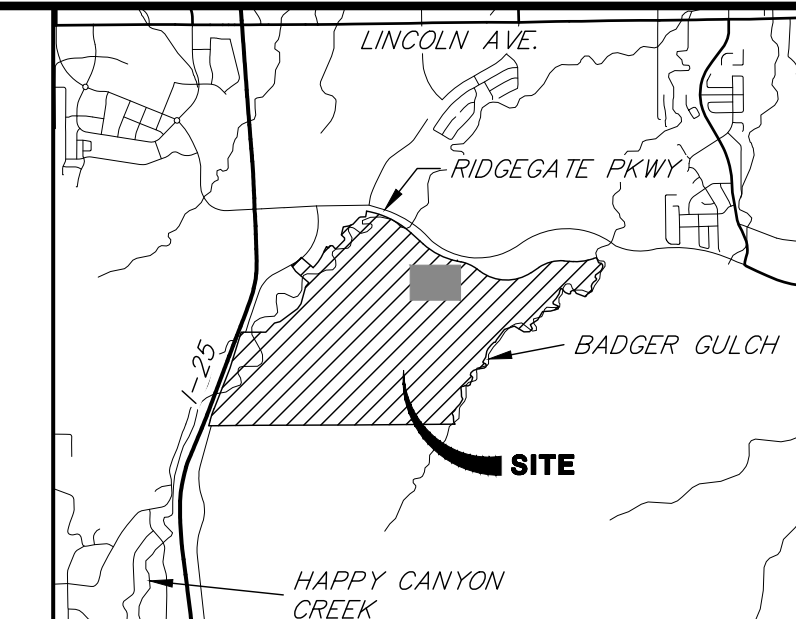
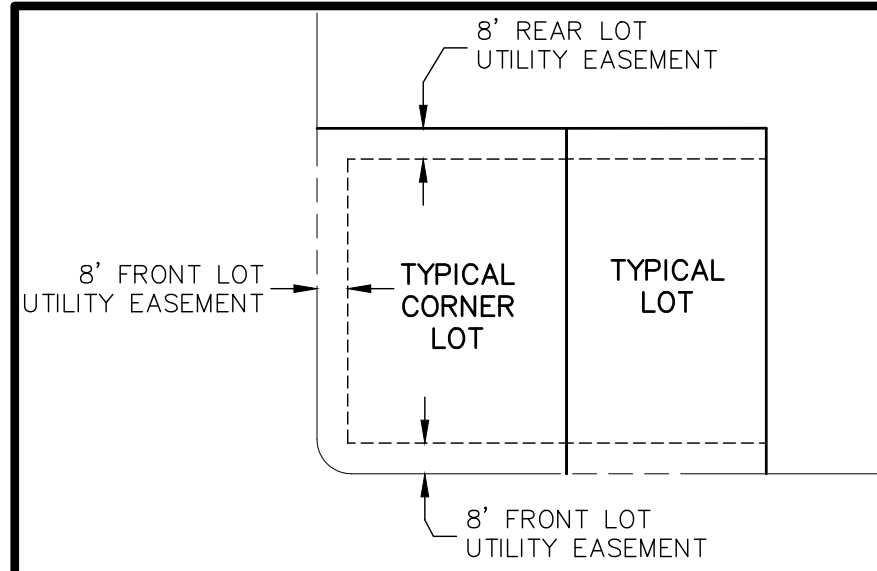
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1"=50'	N/A	8/27/20	JCS	CGM	JCS

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN	SITE PLAN
SHEET 18 OF 54	JOB NO. 15950.00

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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 - 1,122 RESIDENTIAL S.F.D. LOTS AND 104 TRACTS- PP20-37R

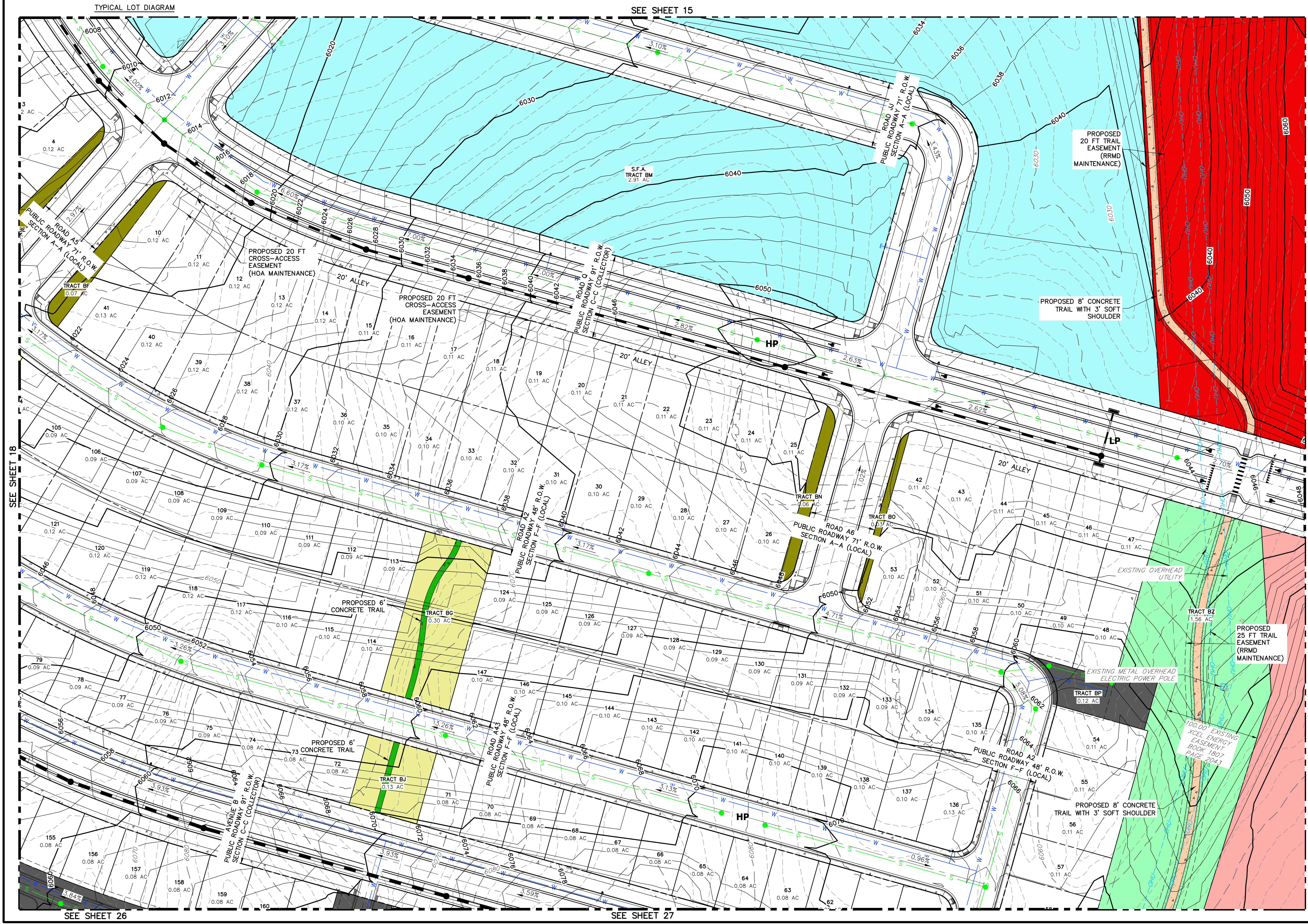


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 9380 STATION STREET
 SUITE 600
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 (303) 791-8180

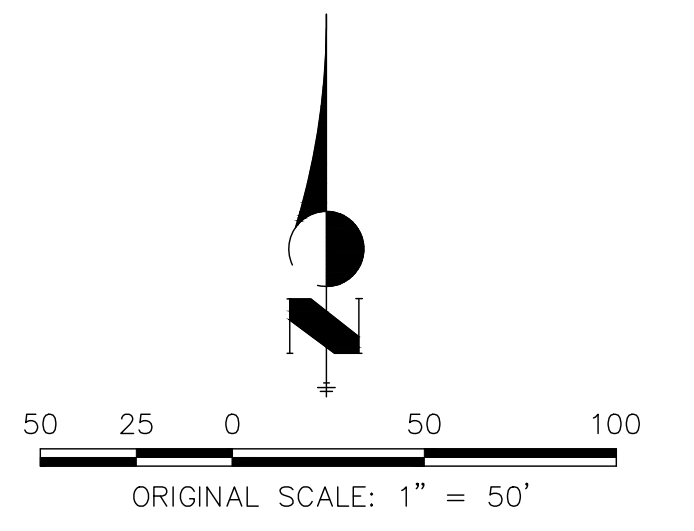
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- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND



SEE SHEET 20

SEE SHEET 28



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

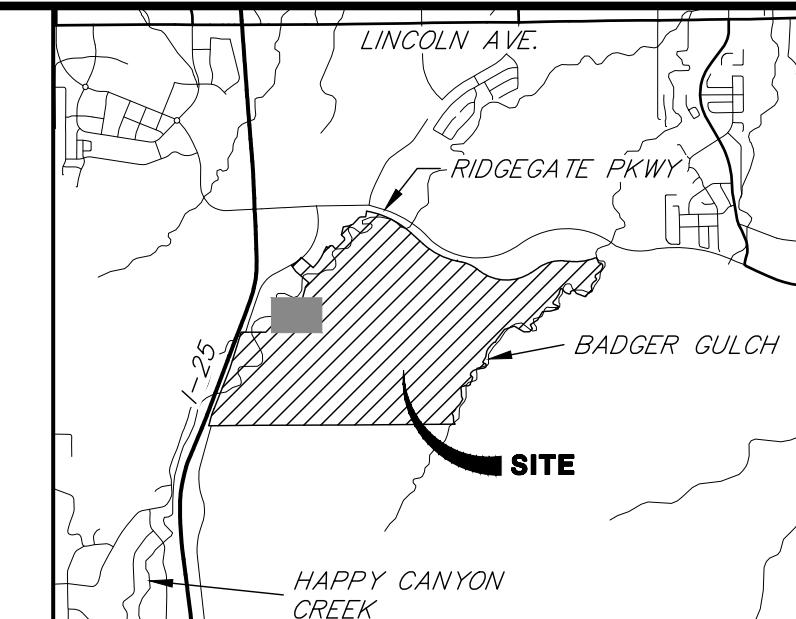
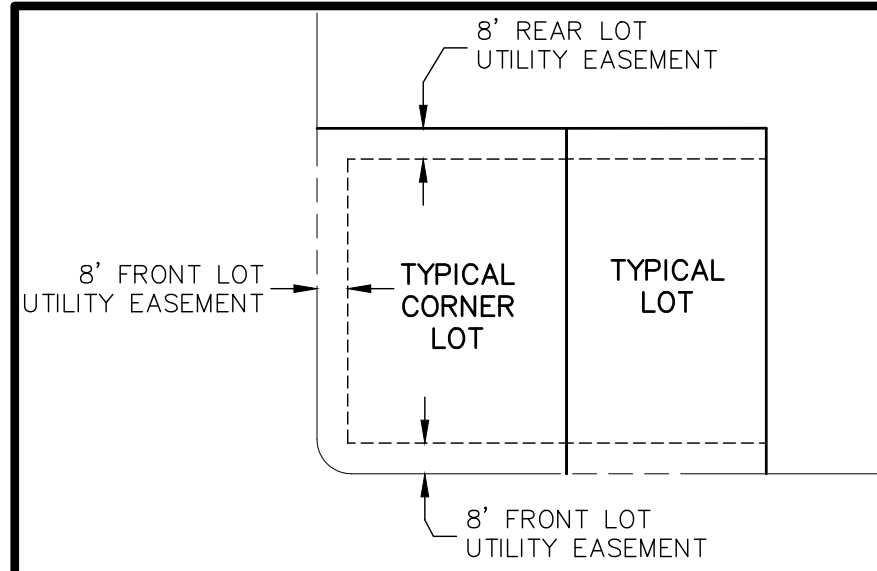
NO.	REVISION	DATE	BY
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2	2ND SUBMITTAL	8/27/20	JCS

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 19 OF 54
 SUBMITTAL DATE: 8/27/2020
 JOB NO. 15950.00

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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 - 1,122 RESIDENTIAL S.F.D. LOTS AND 104 TRACTS- PP20-37R

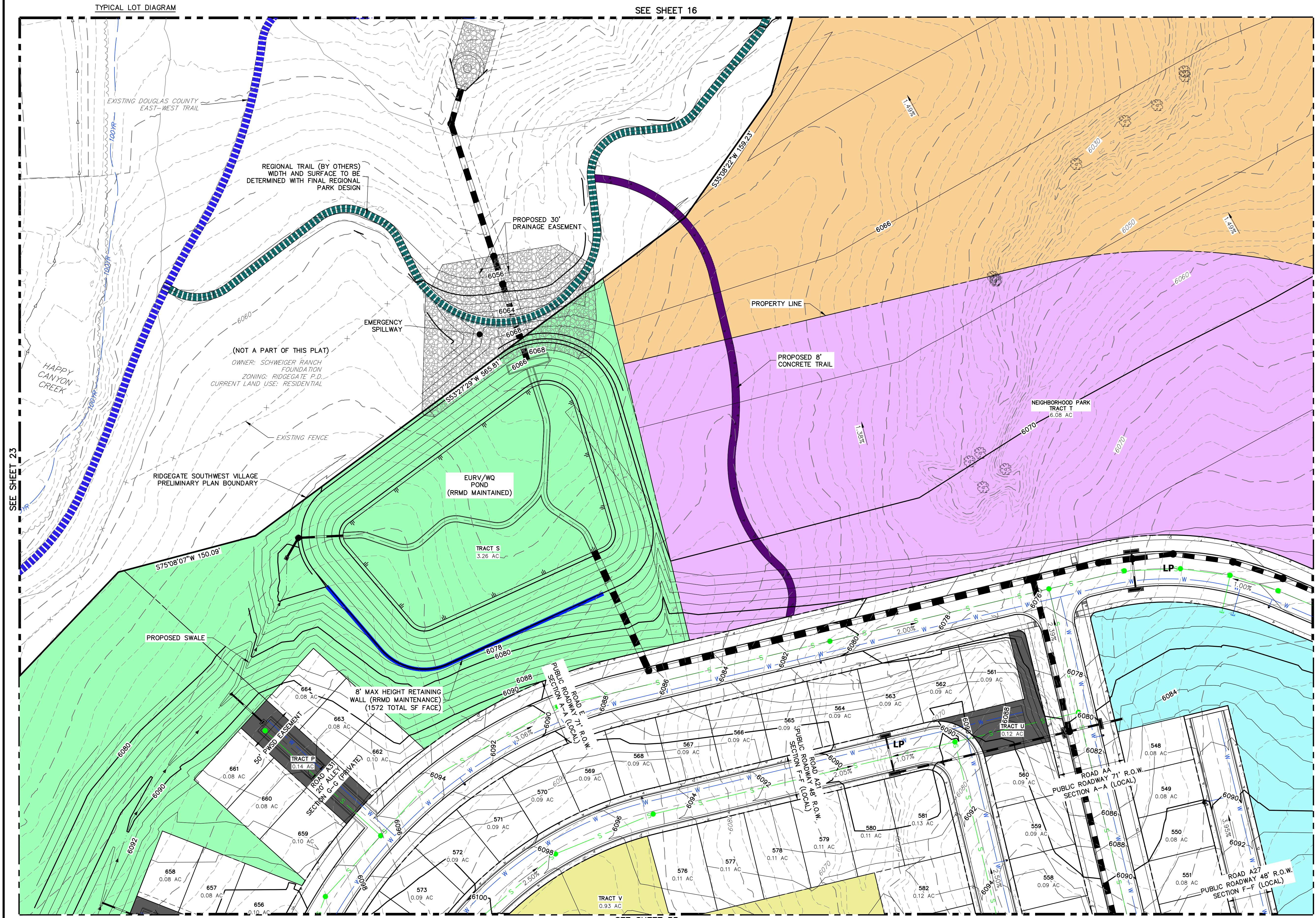


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 SUITE 600
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- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

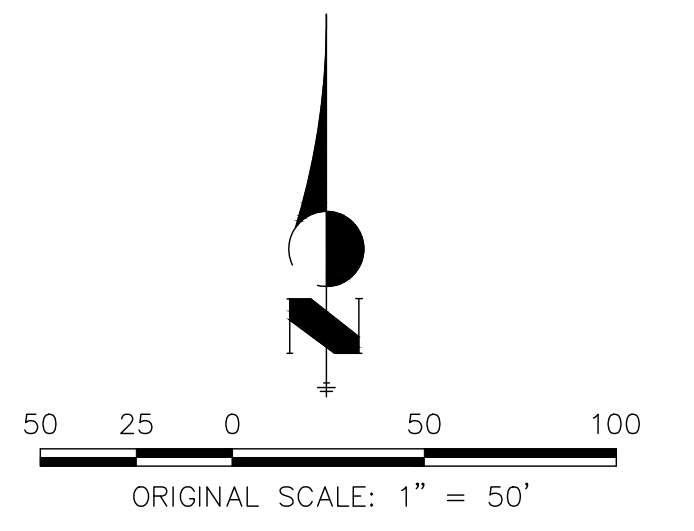


SEE SHEET 23

SEE SHEET 16

SEE SHEET 25

SEE SHEET 33



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST
 VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:
 Shea Homes
 SUBMITTAL DATE: 8/27/2020

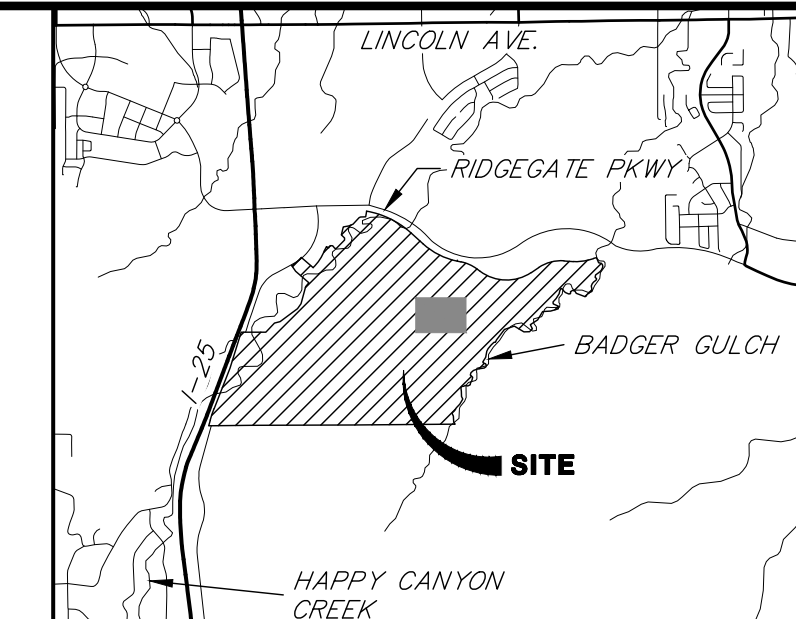
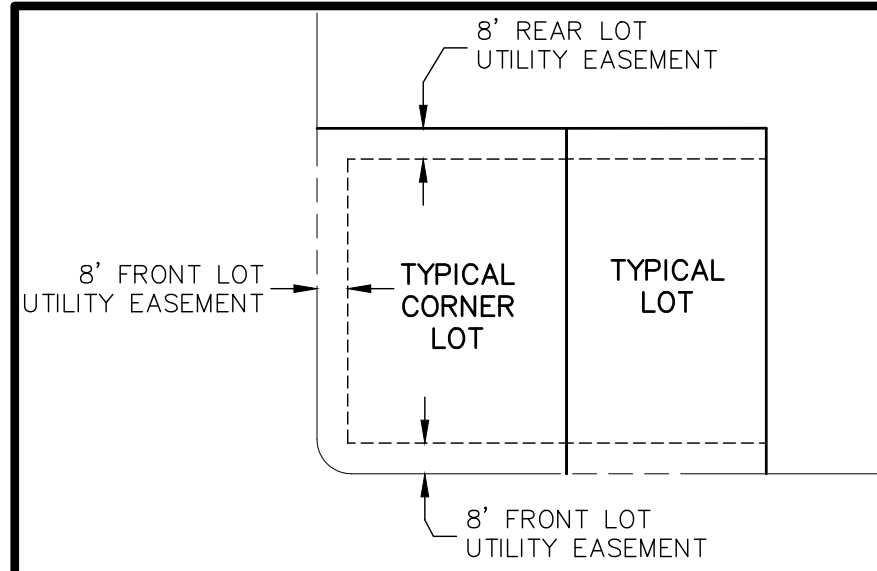
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JCS	7/13/20	1	N/A	8/27/20	JCS	JCS
JCS	8/27/20	2	N/A	8/27/20	JCS	JCS

RIDGEGATE SOUTHWEST
 VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 24 OF 54
 JOB NO. 15950.00

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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 - 1,122 RESIDENTIAL S.F.D. LOTS AND 104 TRACTS- PP20-37R



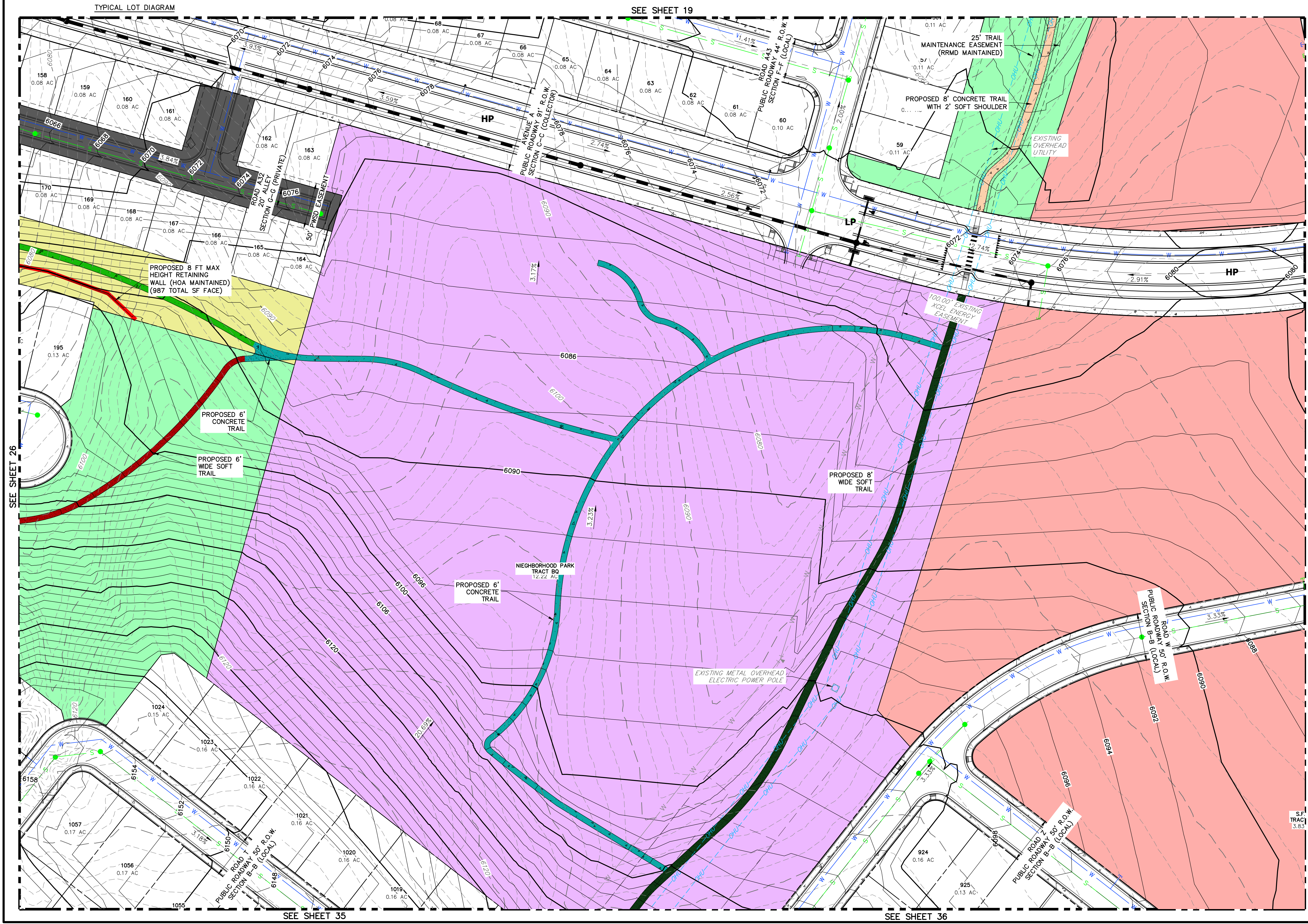
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PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

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



SEE SHEET 28

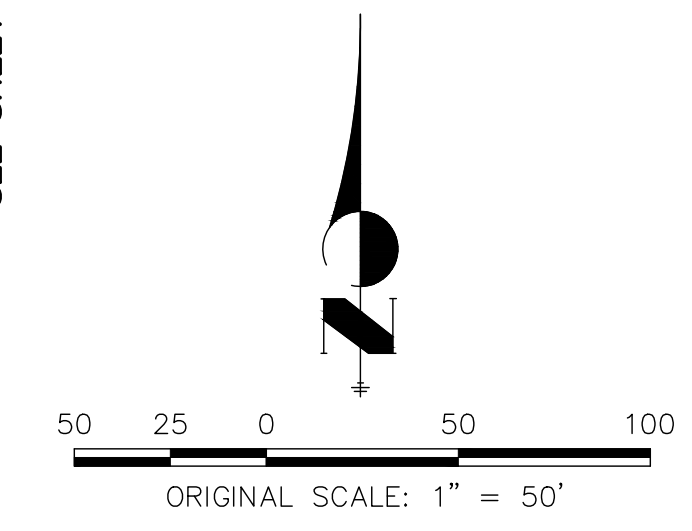
SEE SHEET 37

SEE SHEET 26

SEE SHEET 19

SEE SHEET 35

SEE SHEET 36



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

 SUBMITTAL DATE: 8/27/2020

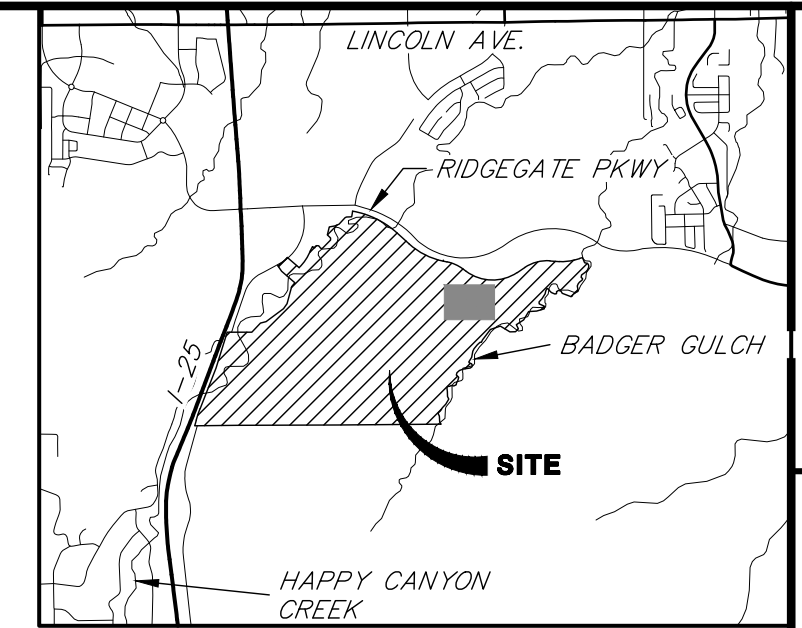
NO.	REVISION	DATE	BY
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2	2ND SUBMITTAL	8/27/20	JCS

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 27 OF 54
 JOB NO. 15950.00

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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 - 1,122 RESIDENTIAL S.F.D. LOTS AND 104 TRACTS- PP20-37R



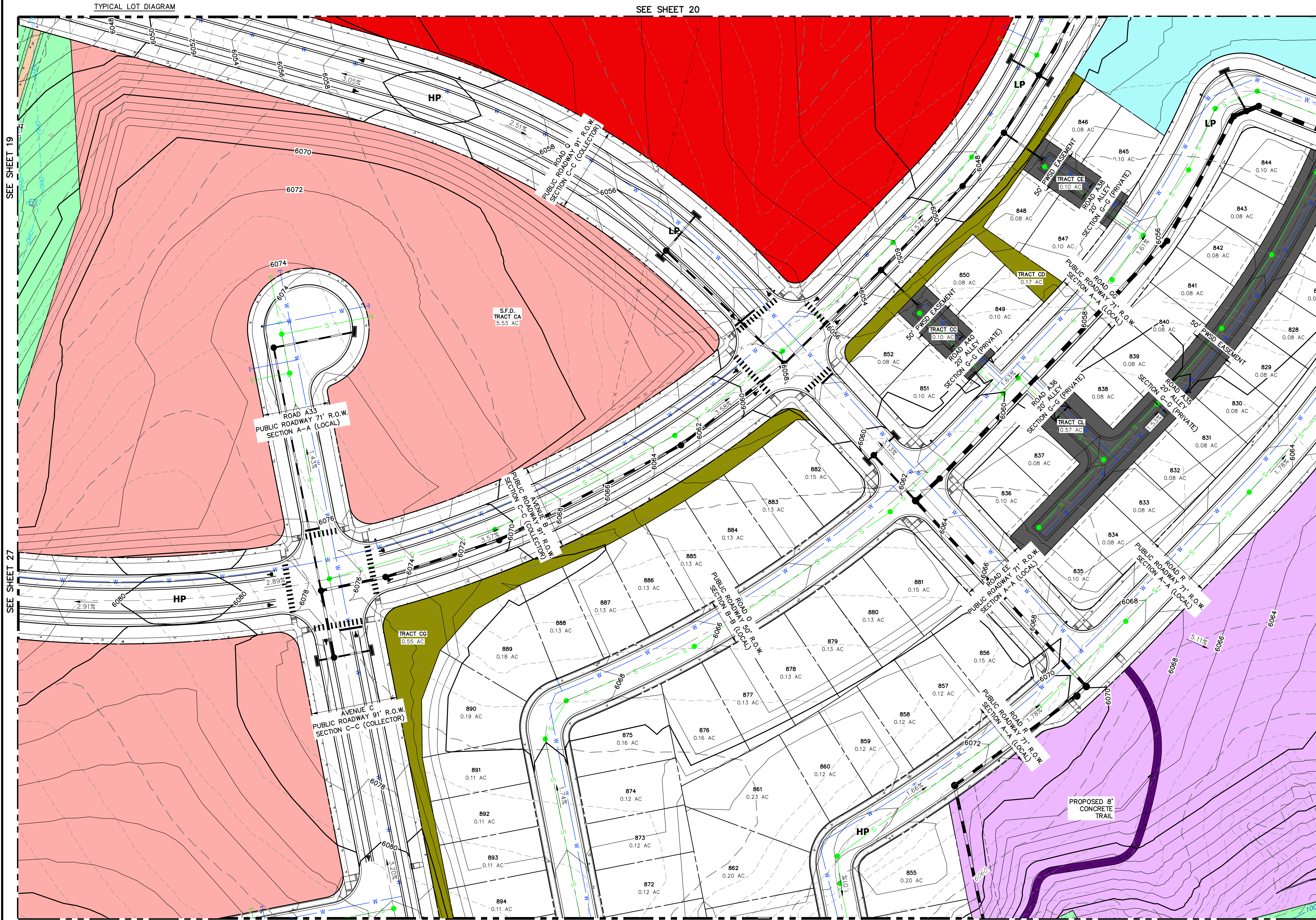
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PREPARED FOR
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 LONE TREE, CO 80124
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NOTES

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



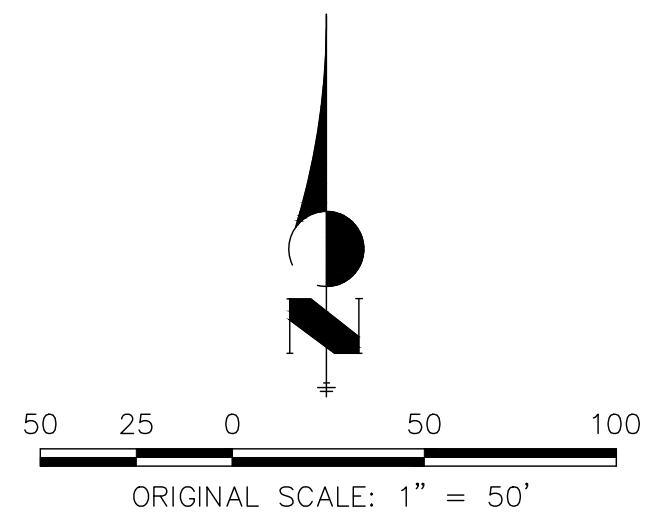
SEE SHEET 19

SEE SHEET 27

SEE SHEET 20

SEE SHEET 37

SEE SHEET 29



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

SUBMITTAL DATE: 8/27/2020

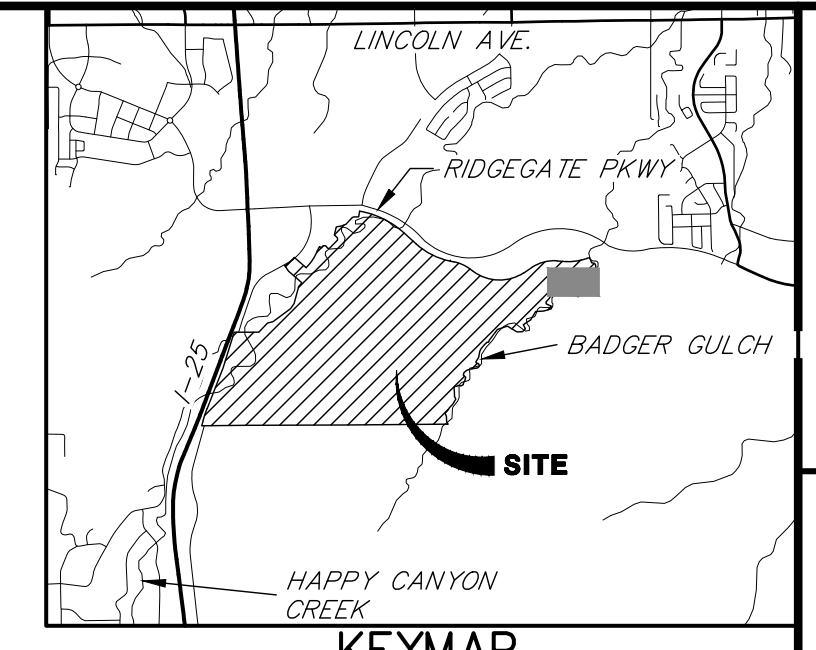
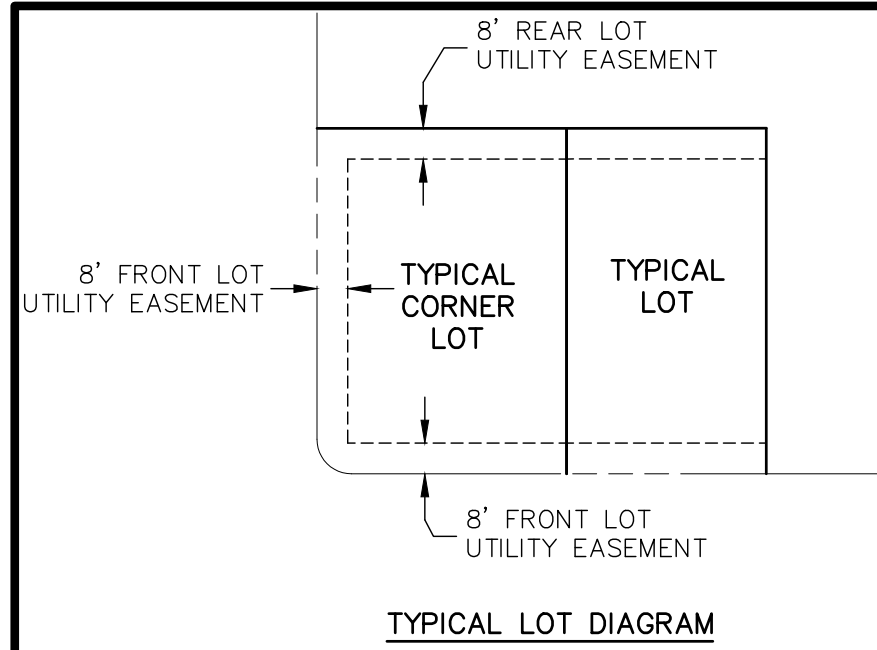
NO.	REVISION	DATE	BY
1	1ST SUBMITTAL	7/13/20	JCS
2	2ND SUBMITTAL	8/27/20	JCS

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 28 OF 54
 JOB NO. 15950.00

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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 - 1,122 RESIDENTIAL S.F.D. LOTS AND 104 TRACTS- PP20-37R

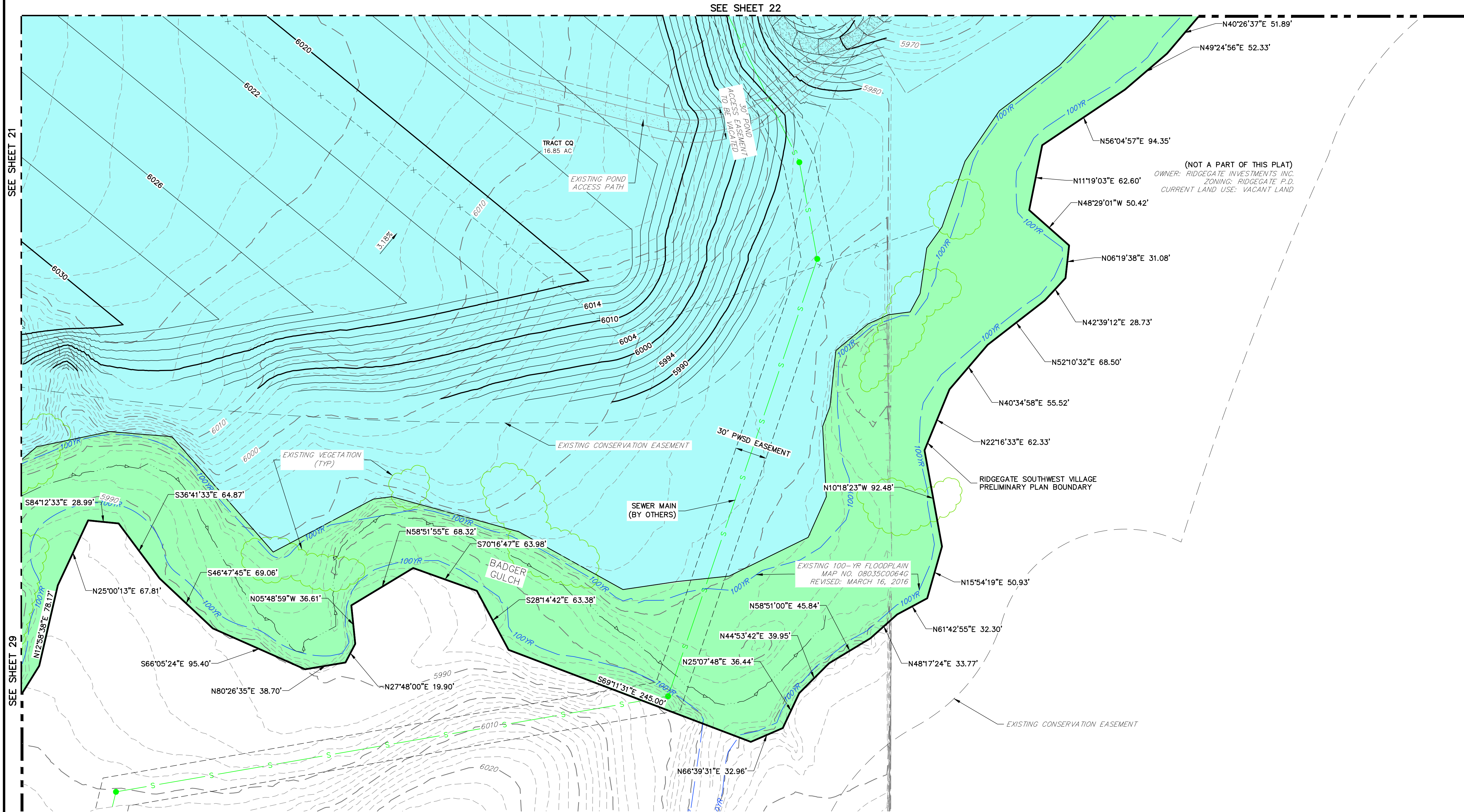


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PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

NOTES

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

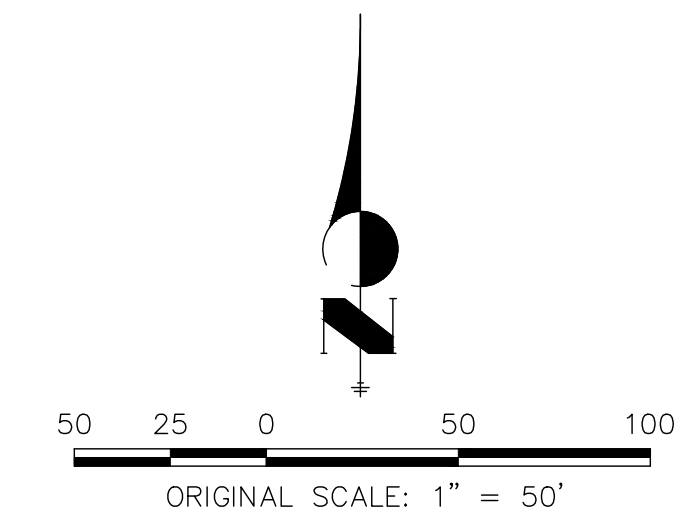


SEE SHEET 21

SEE SHEET 29

SEE SHEET 22

(NOT A PART OF THIS PLAT)
 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:

 SUBMITTAL DATE: 8/27/2020

No.	REVISION	BY	DATE	1"=50'	
				H-SCALE	V-SCALE
1	1ST SUBMITTAL	JCS	7/13/20	N/A	N/A
2	2ND SUBMITTAL	JCS	8/27/20	8/27/20	8/27/20
				DESIGNED BY	JCS
				DRAWN BY	CGM
				CHECKED BY	JCS

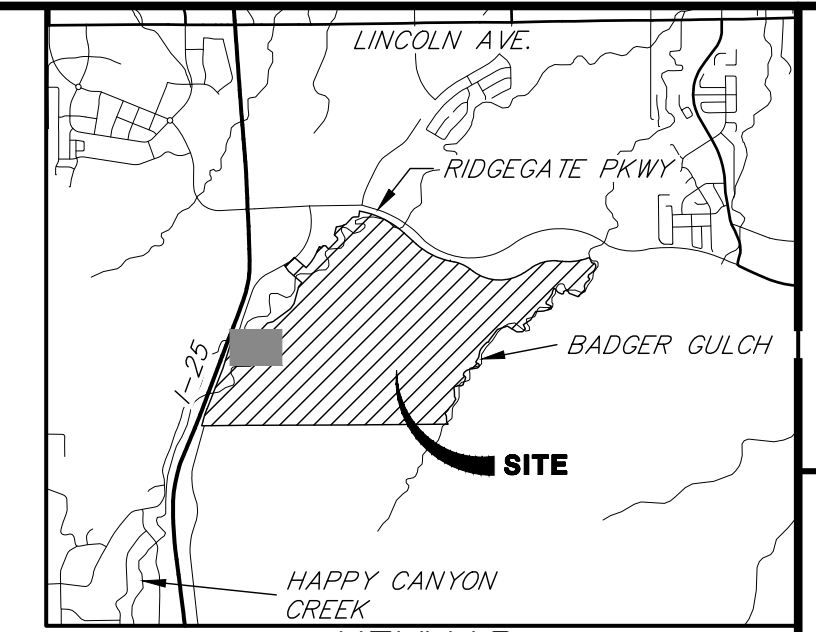
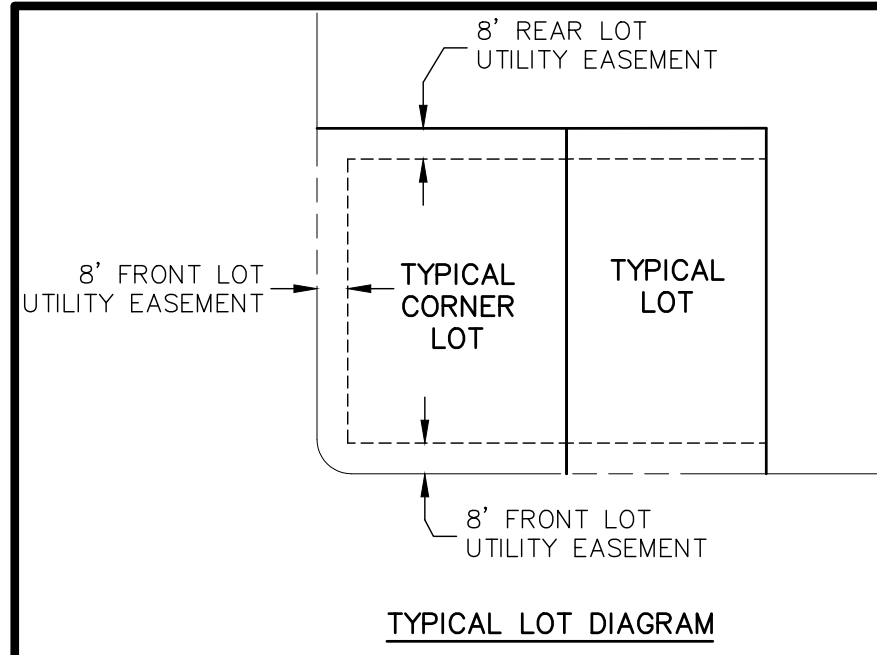
RIDGEGATE SOUTHWEST
 VILLAGE PRELIMINARY PLAN
 SITE PLAN

SHEET 30 OF 54
 JOB NO. 15950.00

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RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
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 698.82 ACRES - 1,122 RESIDENTIAL S.F.D. LOTS AND 104 TRACTS- PP20-37R



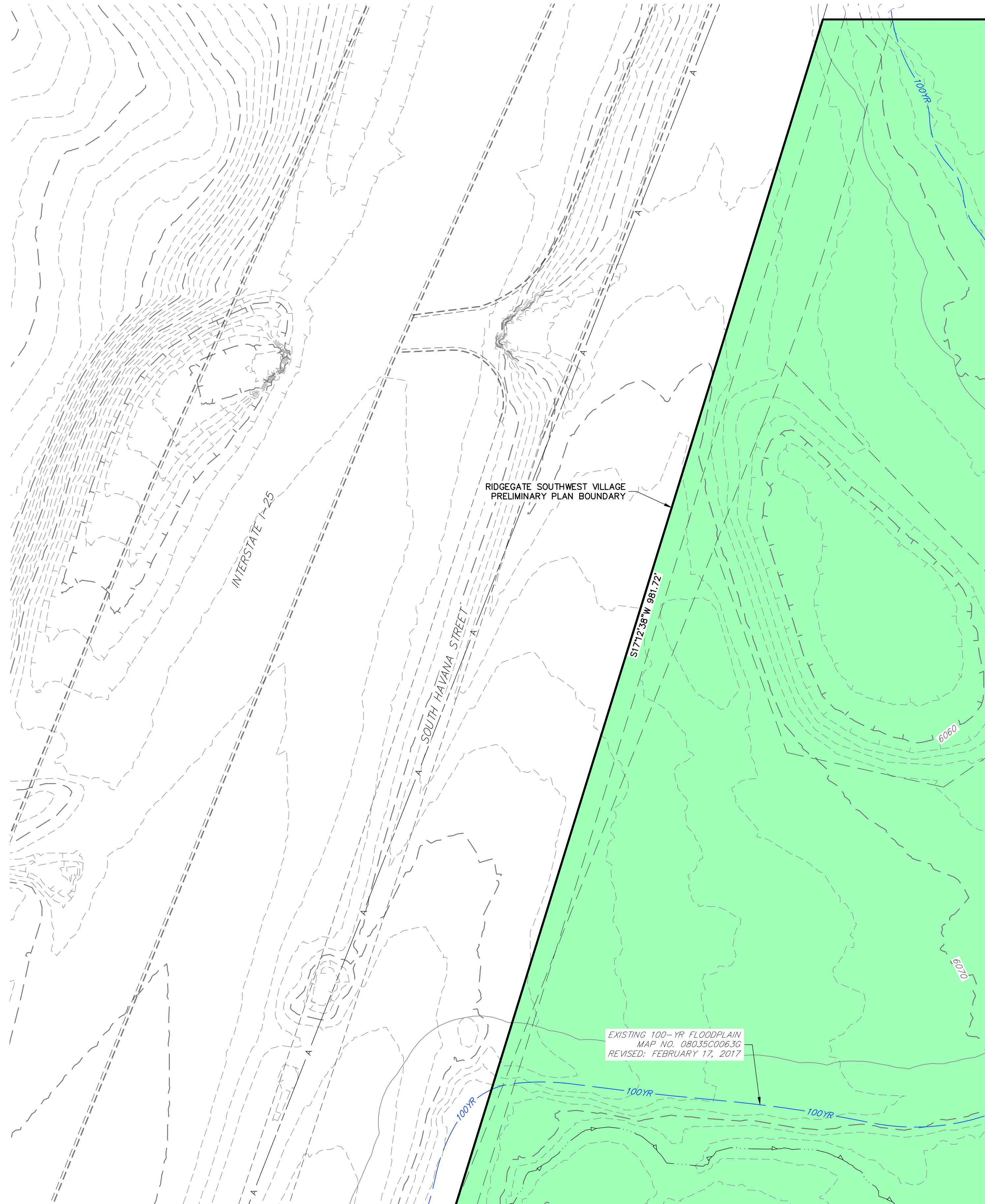
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PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

NOTES

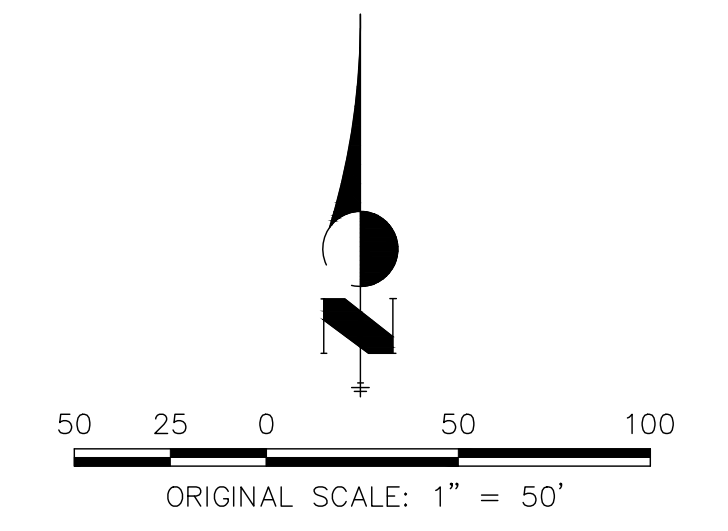
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
- SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

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SEE SHEET 32

SEE SHEET 39



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

 SUBMITTAL DATE: 8/27/2020

No.	REVISION	DATE	BY	
			JGS	JGS
1	1ST SUBMITTAL	7/13/20		
2	2ND SUBMITTAL	8/27/20		

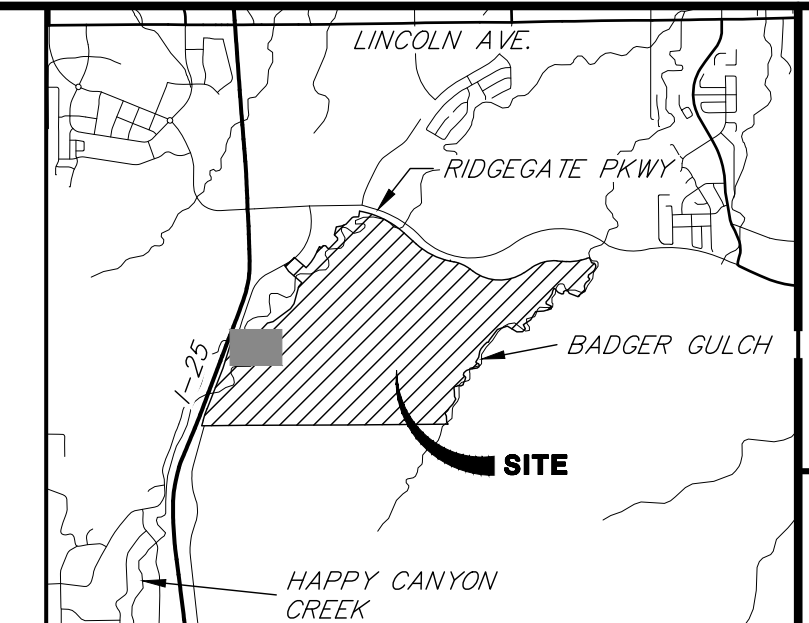
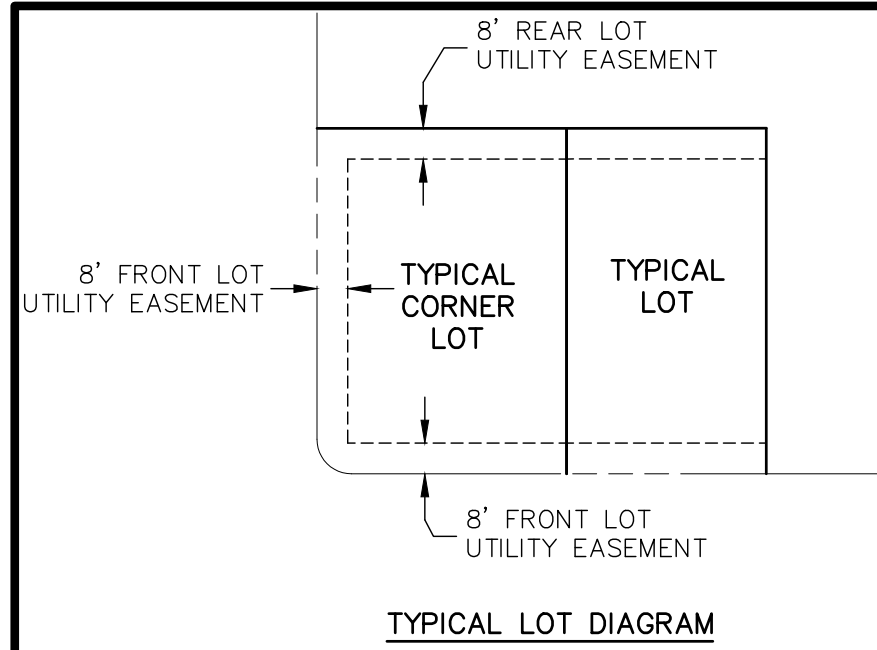
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	8/27/20	JGS	CGM	JGS

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 31 OF 54
 JOB NO. 15950.00

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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 - 1,122 RESIDENTIAL S.F.D. LOTS AND 104 TRACTS- PP20-37R

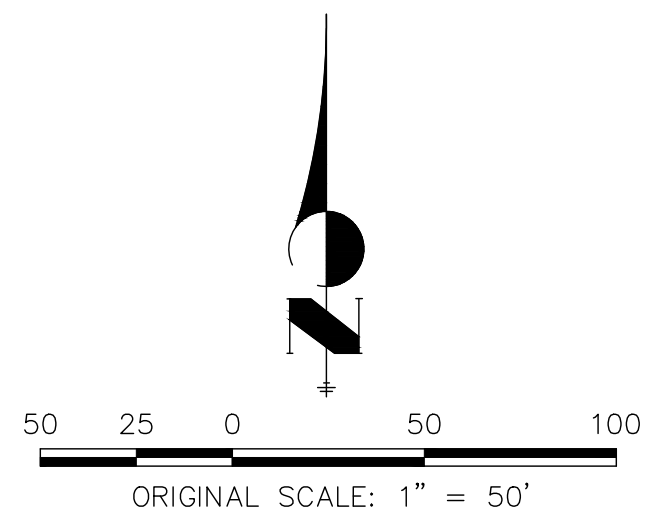
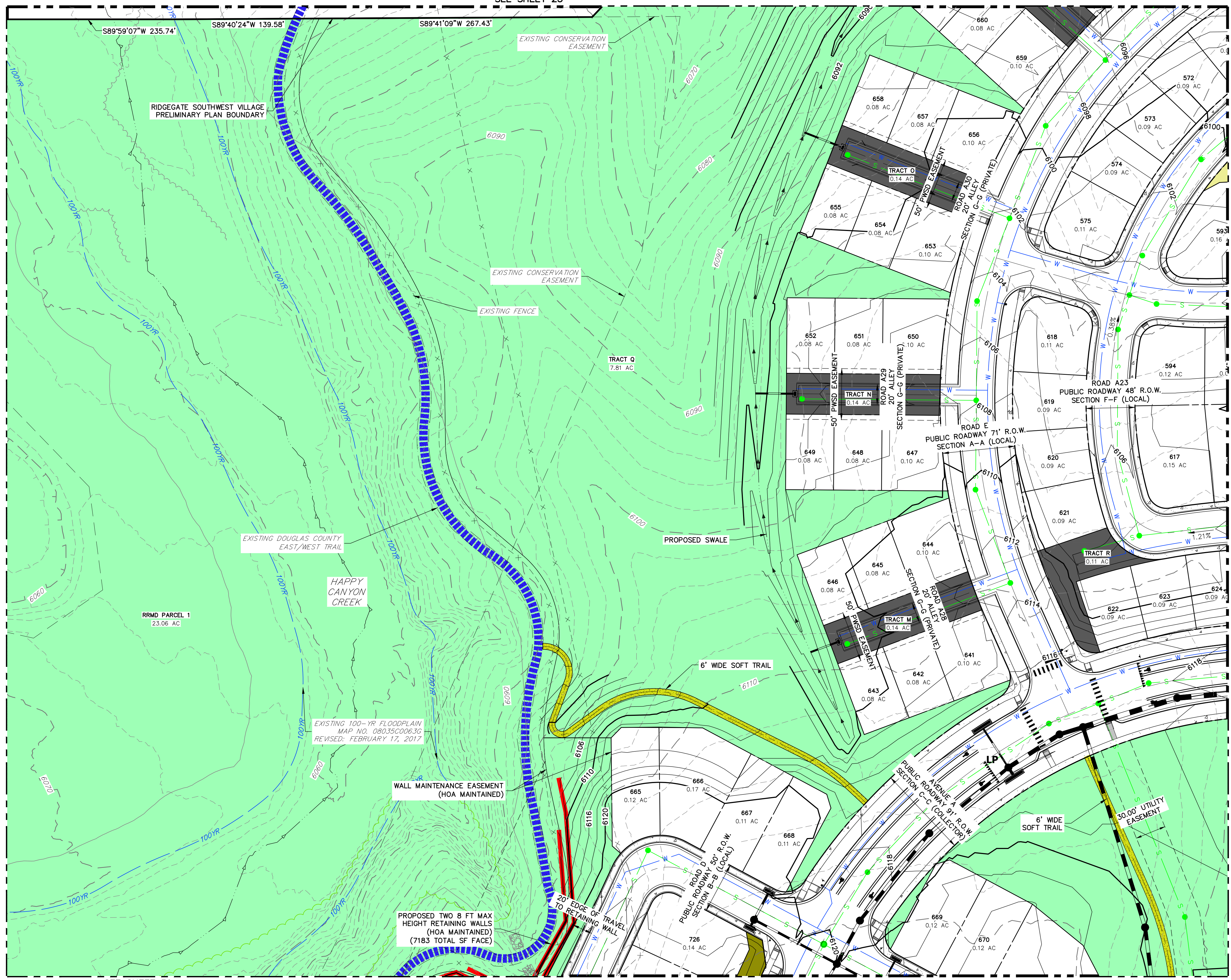


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

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



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:
Shea
 SUBMITTAL DATE: 8/27/2020

No.	REVISION	DATE	BY	
			JCS	JCS
1	1ST SUBMITTAL	7/13/20	JCS	JCS
2	2ND SUBMITTAL	8/27/20	JCS	JCS

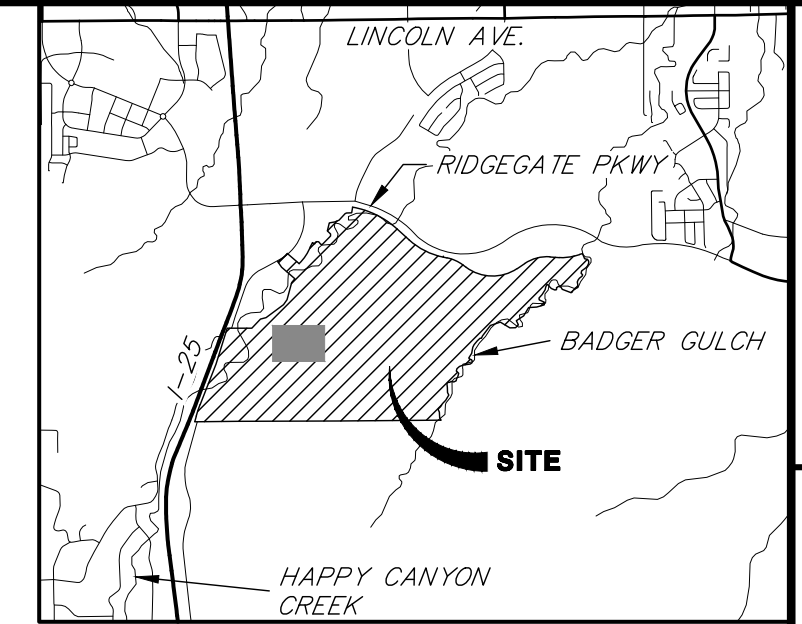
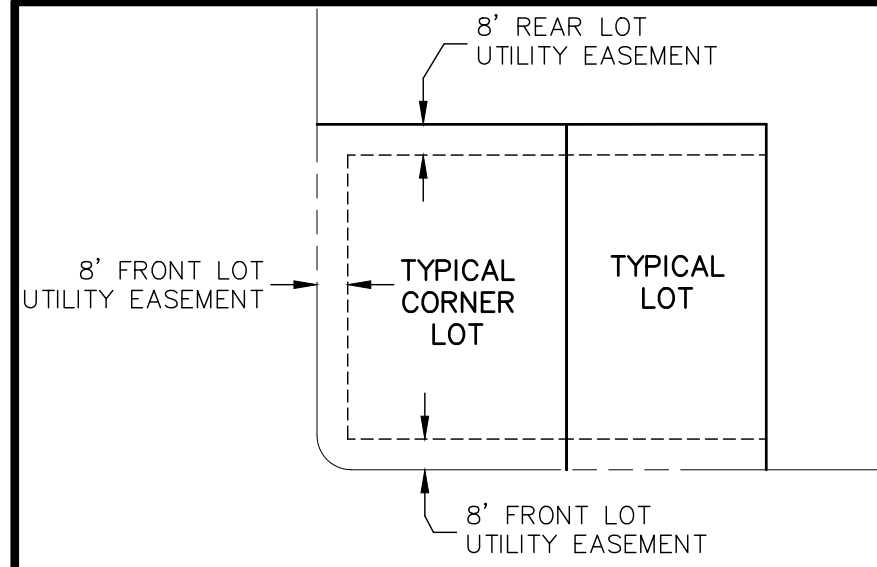
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	8/27/20	JCS	CGM	JCS

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 32 OF 54
 JOB NO. 15950.00

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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 - 1,122 RESIDENTIAL S.F.D. LOTS AND 104 TRACTS- PP20-37R

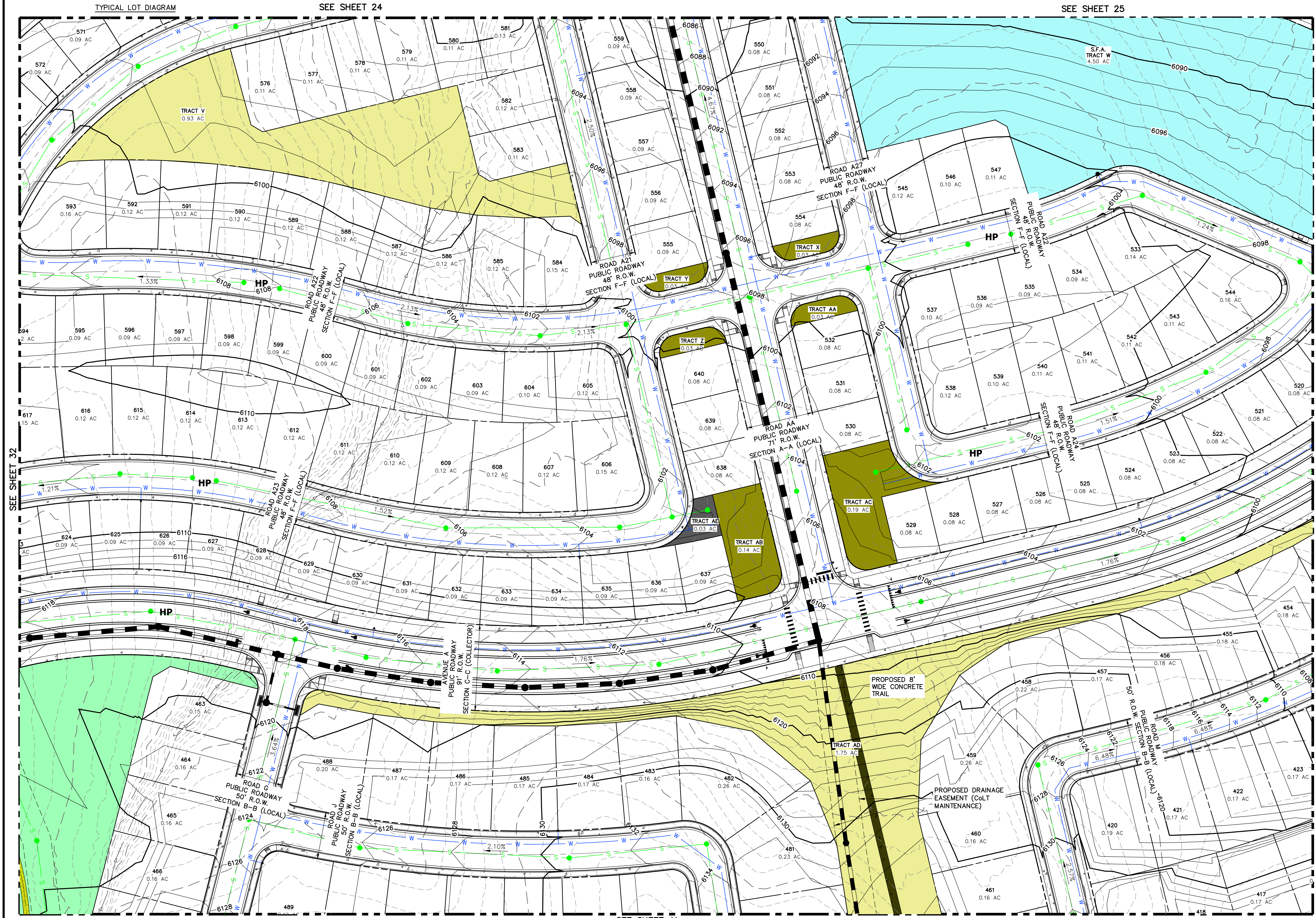


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

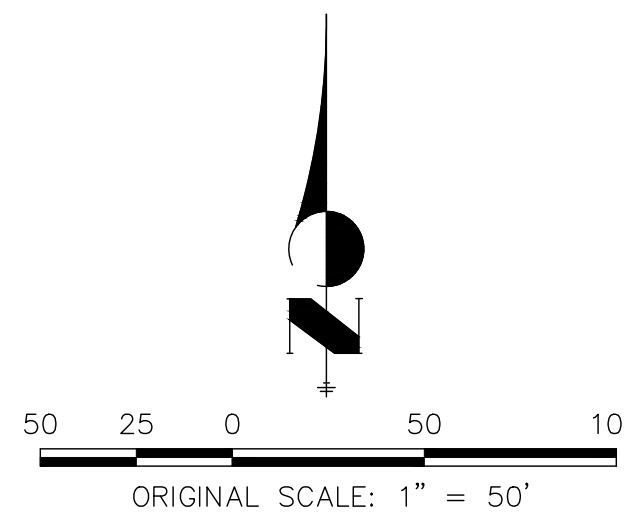
PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

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



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

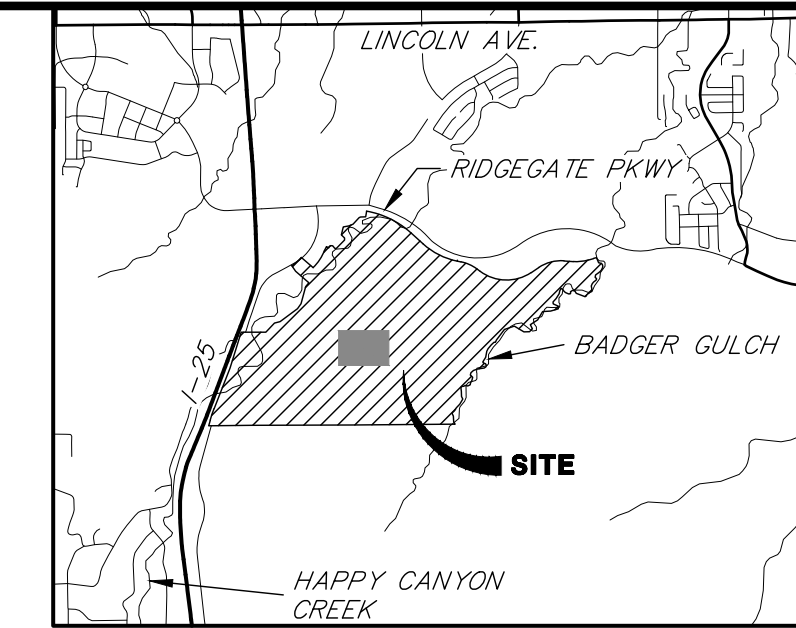
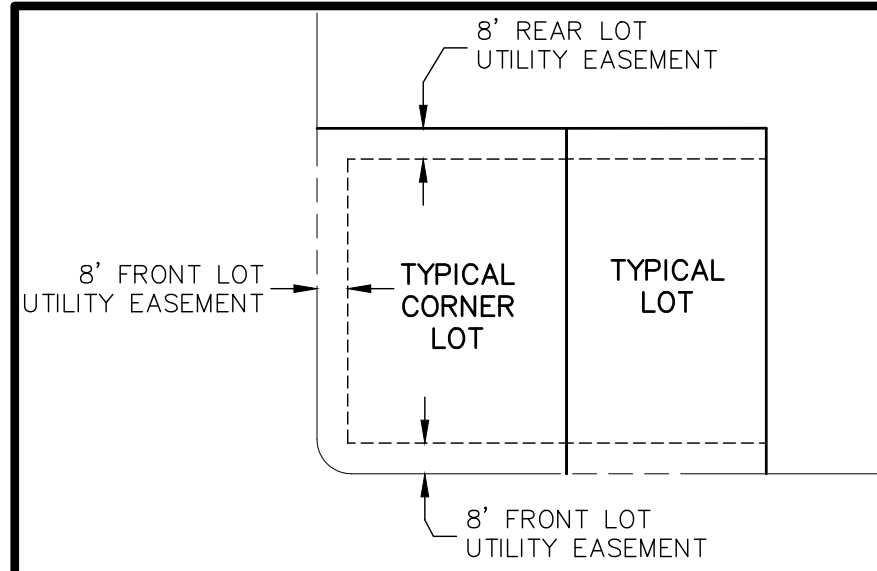
NO.	REVISION	DATE	BY	DATE
1	1ST SUBMITTAL	7/13/20	JCS	7/13/20
2	2ND SUBMITTAL	8/27/20	JCS	8/27/20

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 33 OF 54
 JOB NO. 15950.00

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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 - 1,122 RESIDENTIAL S.F.D. LOTS AND 104 TRACTS- PP20-37R

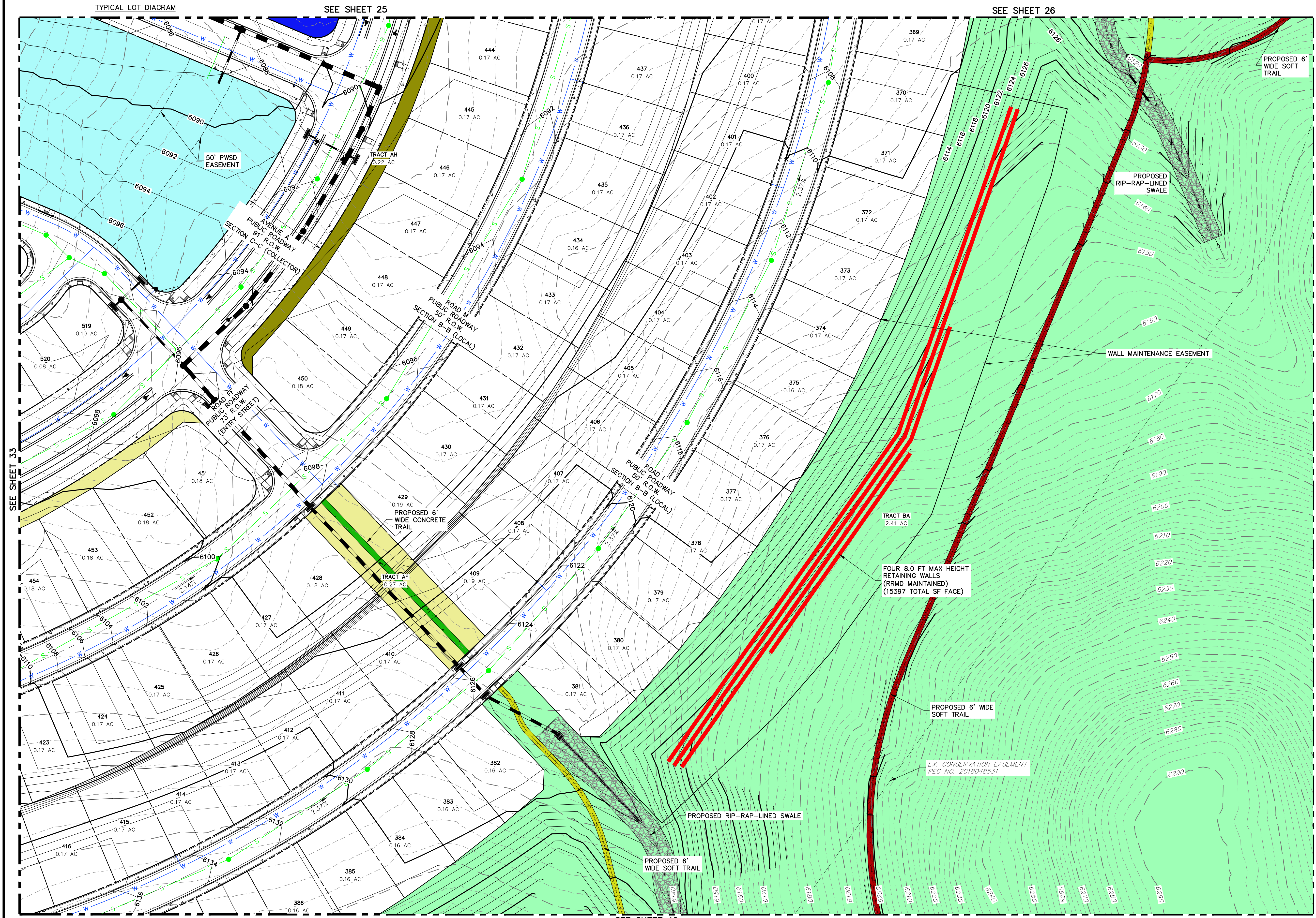


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PREPARED FOR
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 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
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- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND



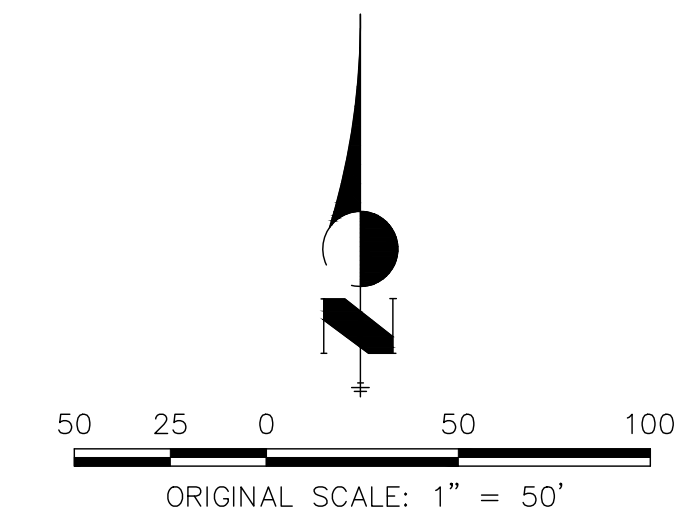
SEE SHEET 35

SEE SHEET 33

SEE SHEET 25

SEE SHEET 26

SEE SHEET 42



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

SUBMITTAL DATE: 8/27/2020

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
JCS	7/13/20	1	1ST SUBMITTAL	1"=50'	N/A	8/27/20	JCS	CGM	JCS
JCS	8/27/20	2	2ND SUBMITTAL						

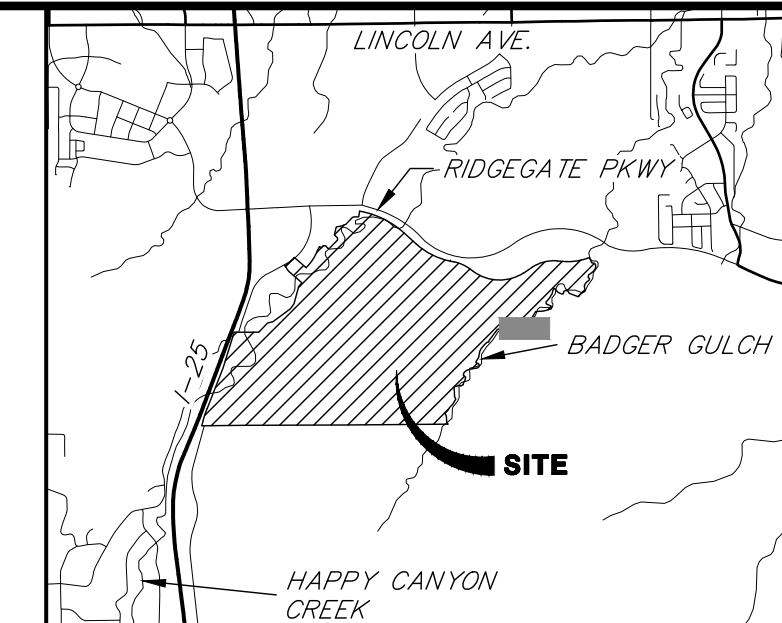
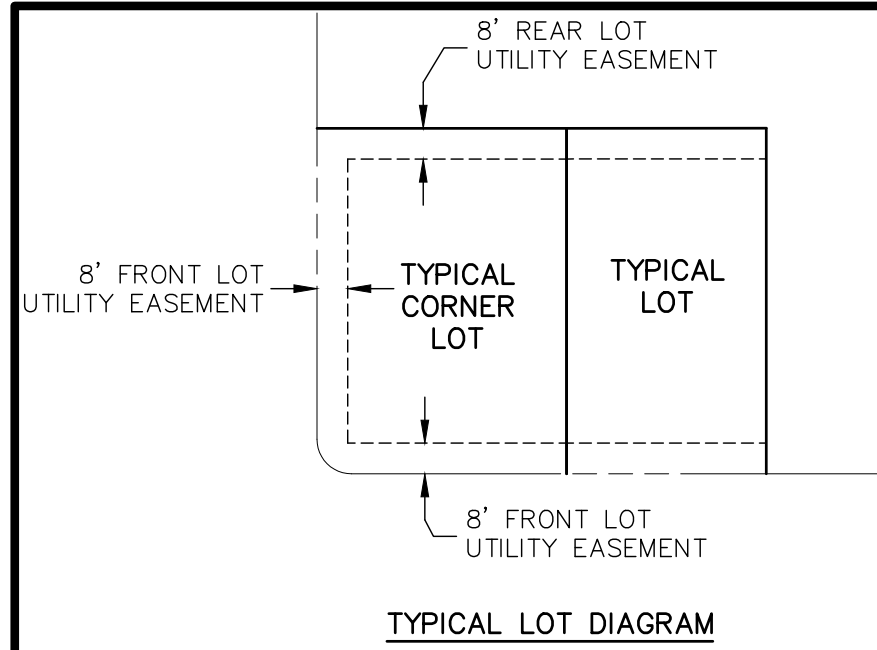
RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN

SHEET 34 OF 54
 JOB NO. 15950.00

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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 - 1,122 RESIDENTIAL S.F.D. LOTS AND 104 TRACTS- PP20-37R

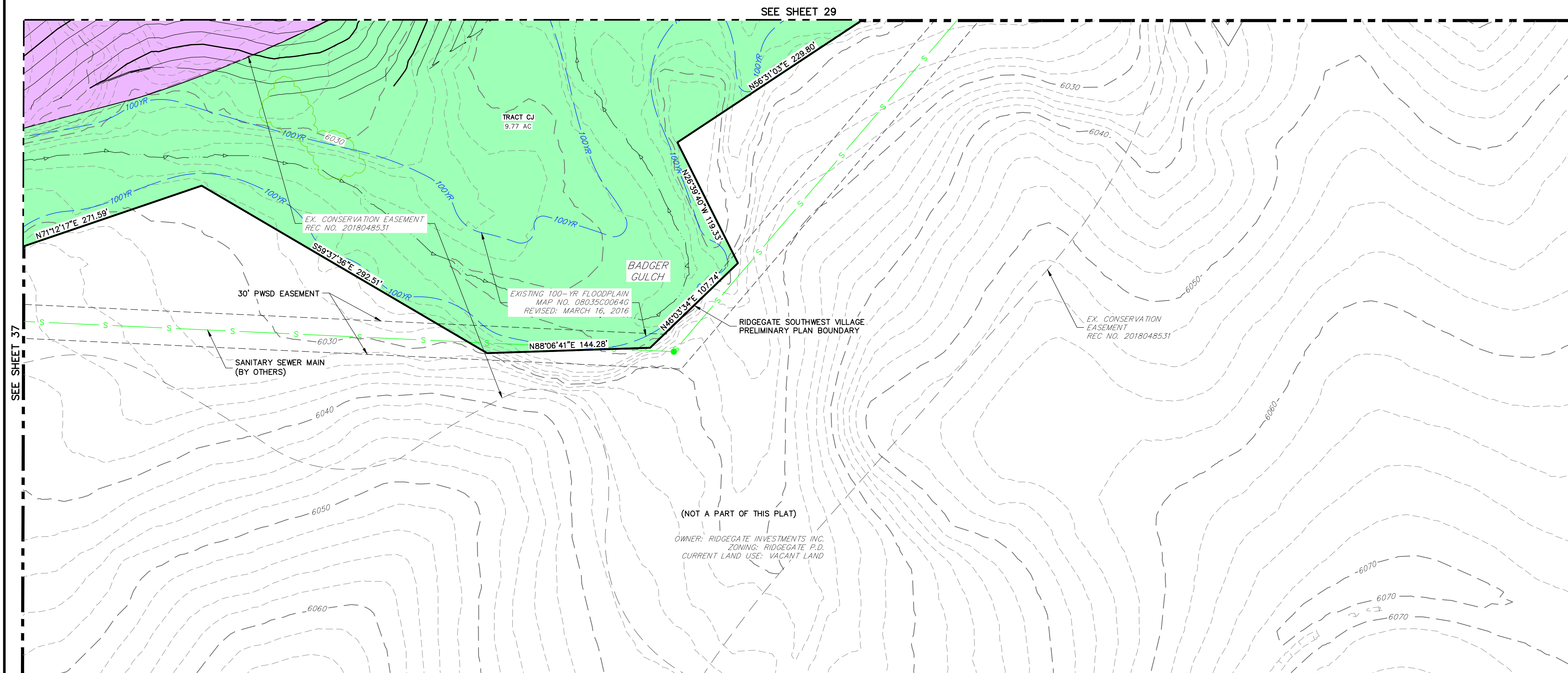


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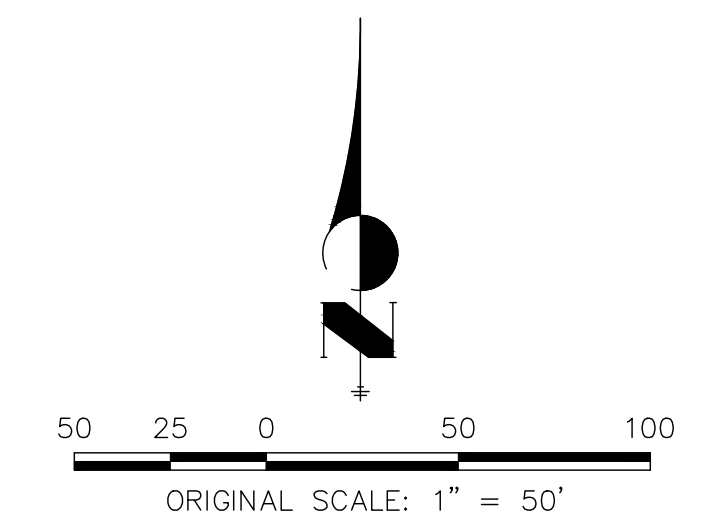
PREPARED FOR:
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

NOTES

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



SEE SHEET 37



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

 SUBMITTAL DATE: 8/27/2020

J.R. ENGINEERING
 A Westrian Company

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No.	REVISION	DATE	BY	
			JCS	JCS
1	1ST SUBMITTAL	7/13/20	JCS	JCS
2	2ND SUBMITTAL	8/27/20	JCS	JCS

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	8/27/20	JCS	CGM	JCS

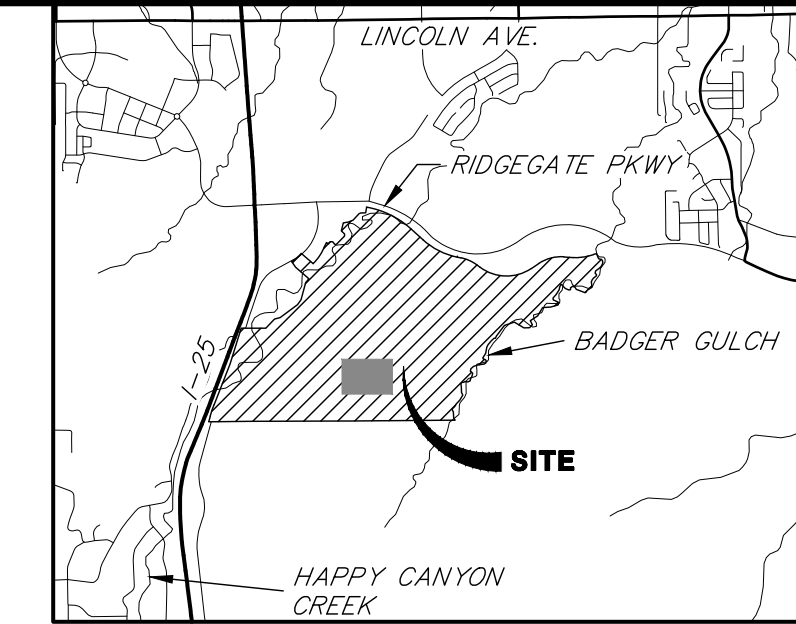
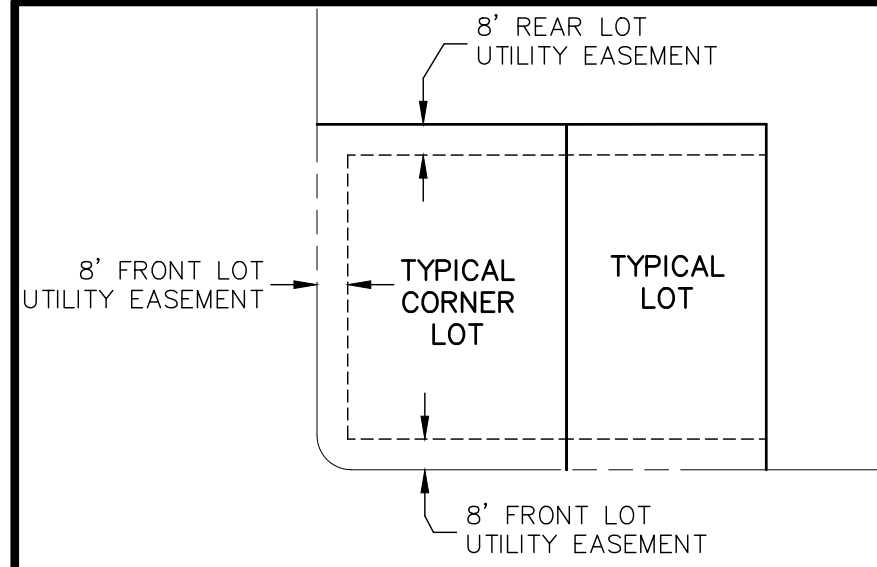
RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN

SHEET 38 OF 54
 JOB NO. 15950.00

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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 - 1,122 RESIDENTIAL S.F.D. LOTS AND 104 TRACTS- PP20-37R

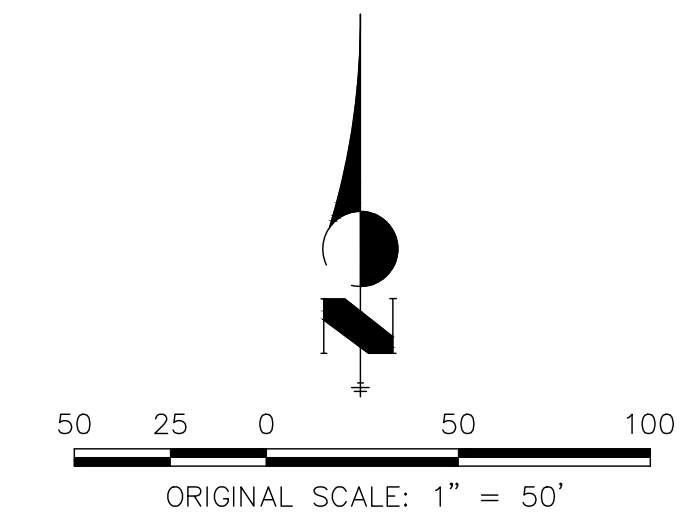
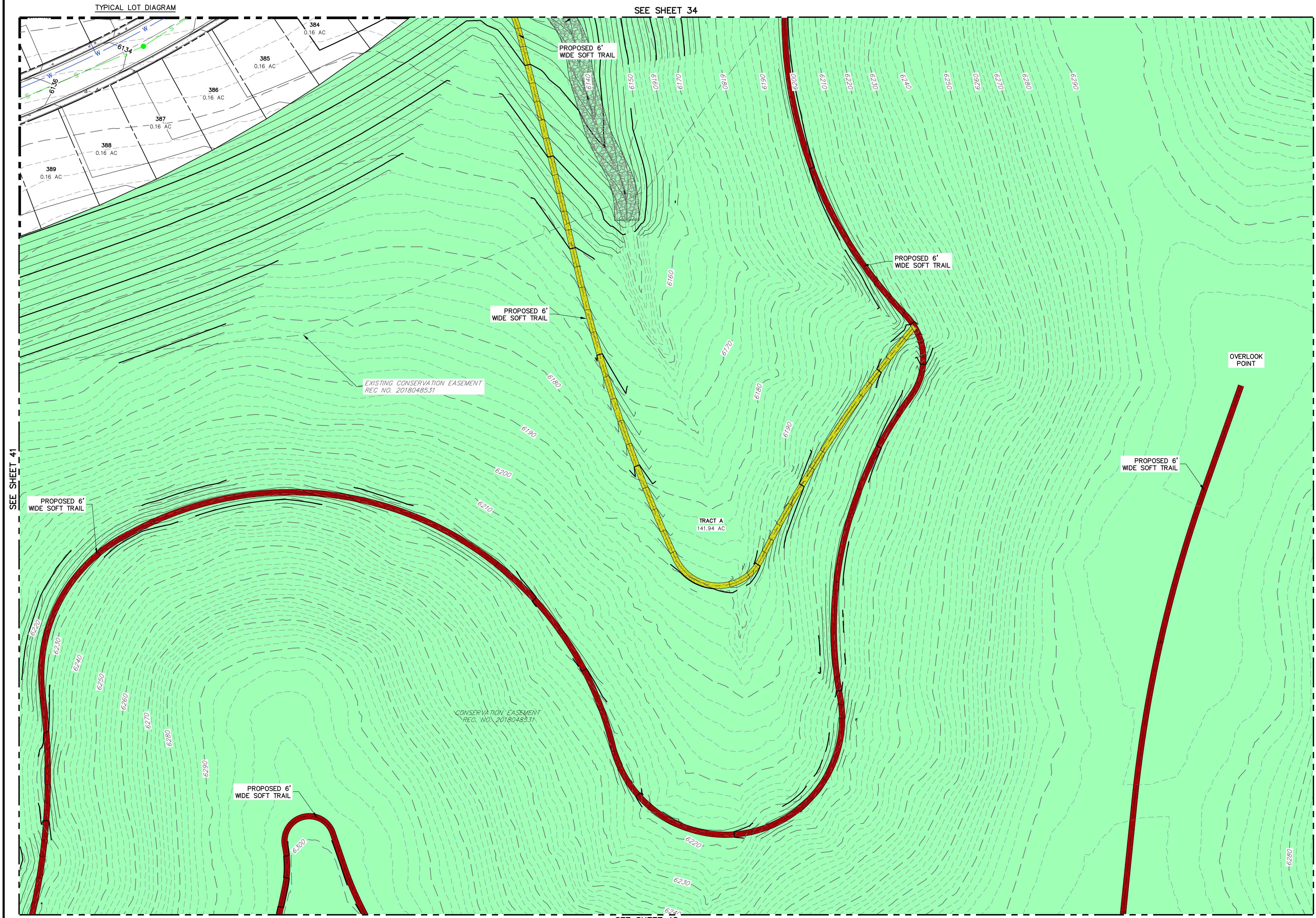


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PREPARED FOR:
Shea Homes
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

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



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

Shea Homes
 SUBMITTAL DATE: 8/27/2020

BY	DATE	No. REVISION	
		1ST SUBMITTAL	2ND SUBMITTAL
JCS	7/13/20	1	
JCS	8/27/20	2	

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	8/27/20	JCS	CGM	JCS

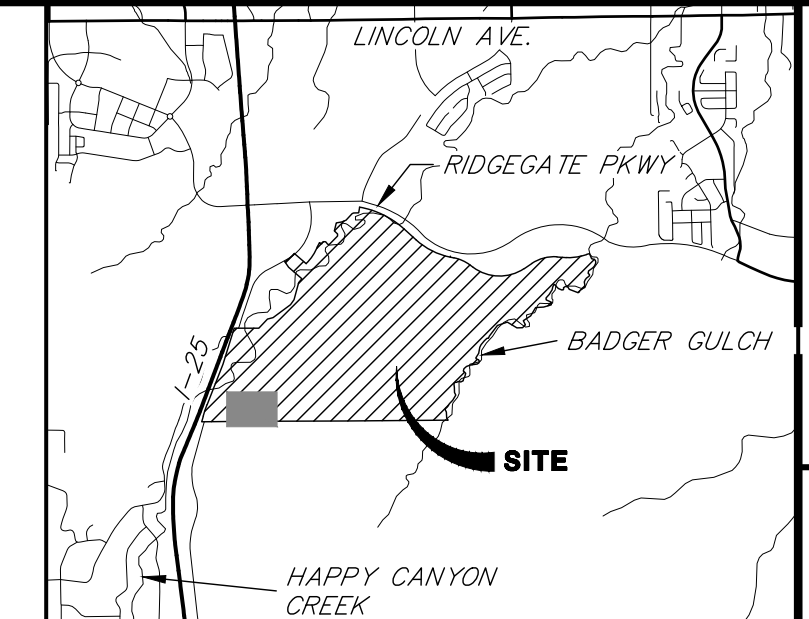
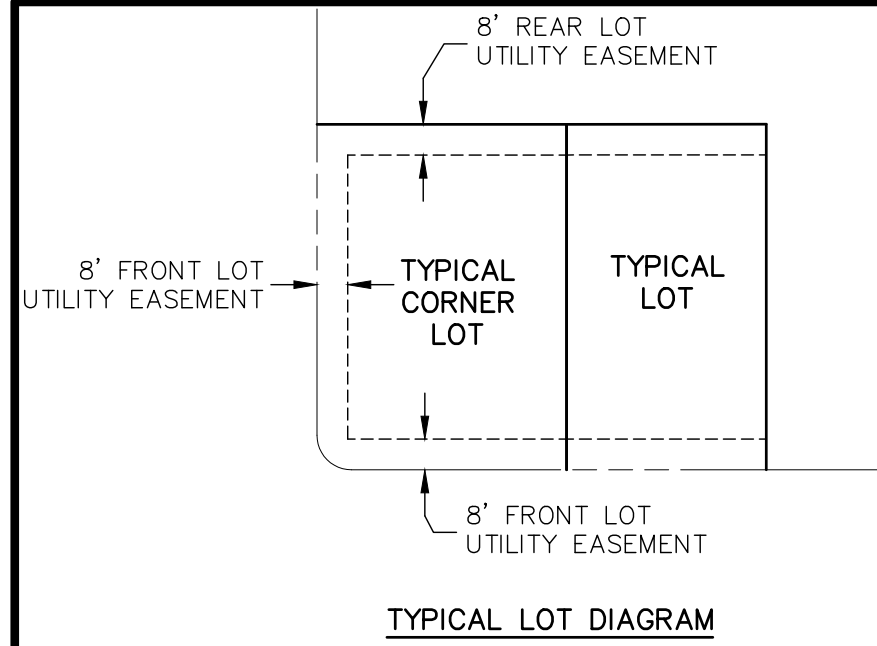
RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN

SHEET 42 OF 54
 JOB NO. 15950.00

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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 - 1,122 RESIDENTIAL S.F.D. LOTS AND 104 TRACTS- PP20-37R

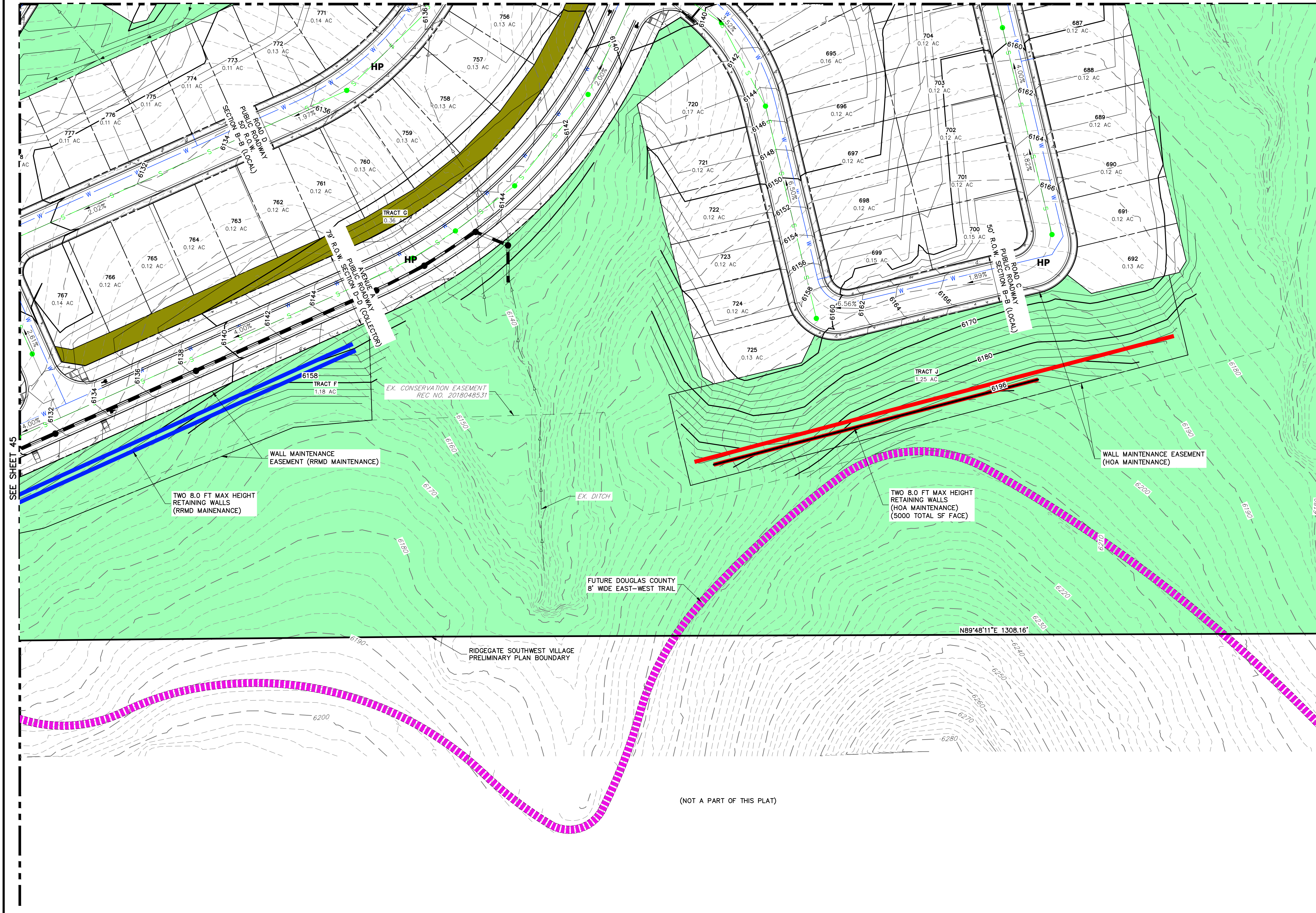


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PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

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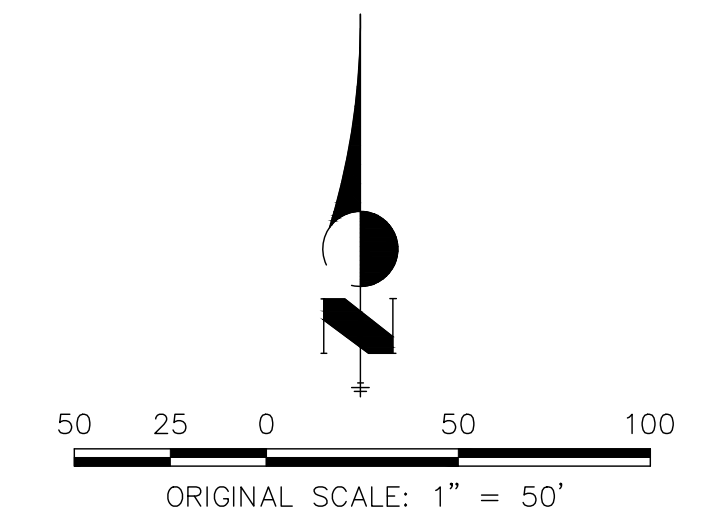
- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND



SEE SHEET 47

SEE SHEET 45

SEE SHEET 40



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J-R ENGINEERING
 A Westrian Company
 PREPARED FOR:
Shea
 SUBMITTAL DATE: 8/27/2020

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN	SITE PLAN	
	SHEET 46	OF 54
JOB NO. 15950.00		

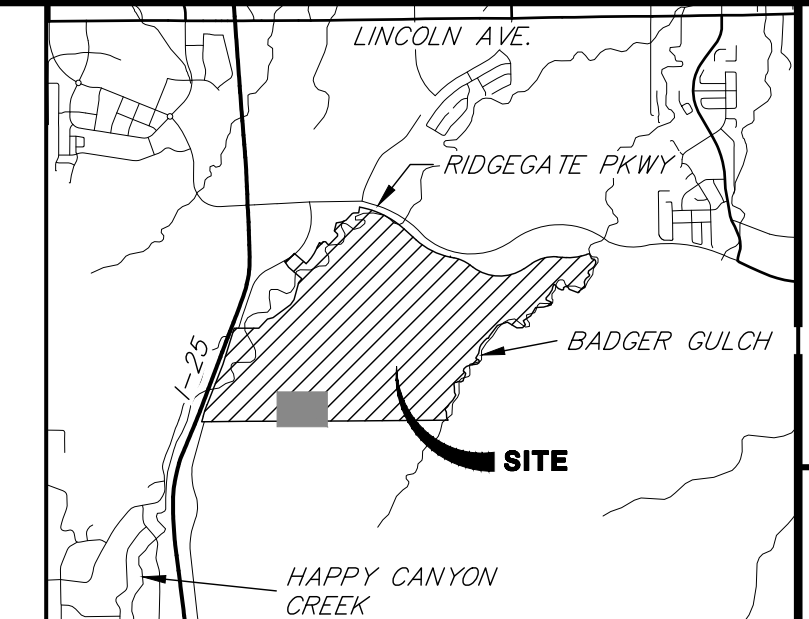
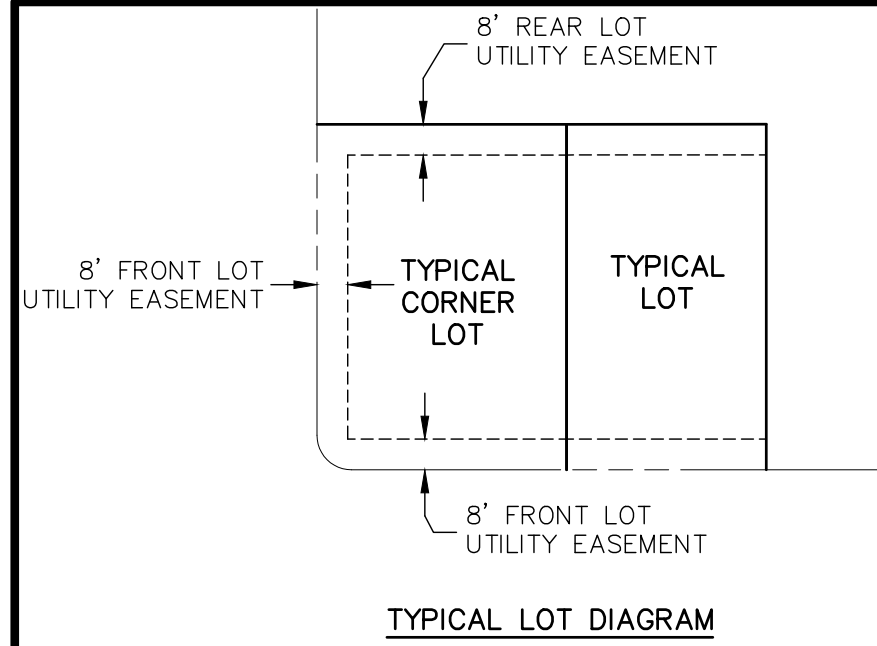
No.	REVISION	DATE	BY
1	1ST SUBMITTAL	7/13/20	JCS
2	2ND SUBMITTAL	8/27/20	JCS

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	8/27/20	JCS	CGM	JCS

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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 - 1,122 RESIDENTIAL S.F.D. LOTS AND 104 TRACTS- PP20-37R



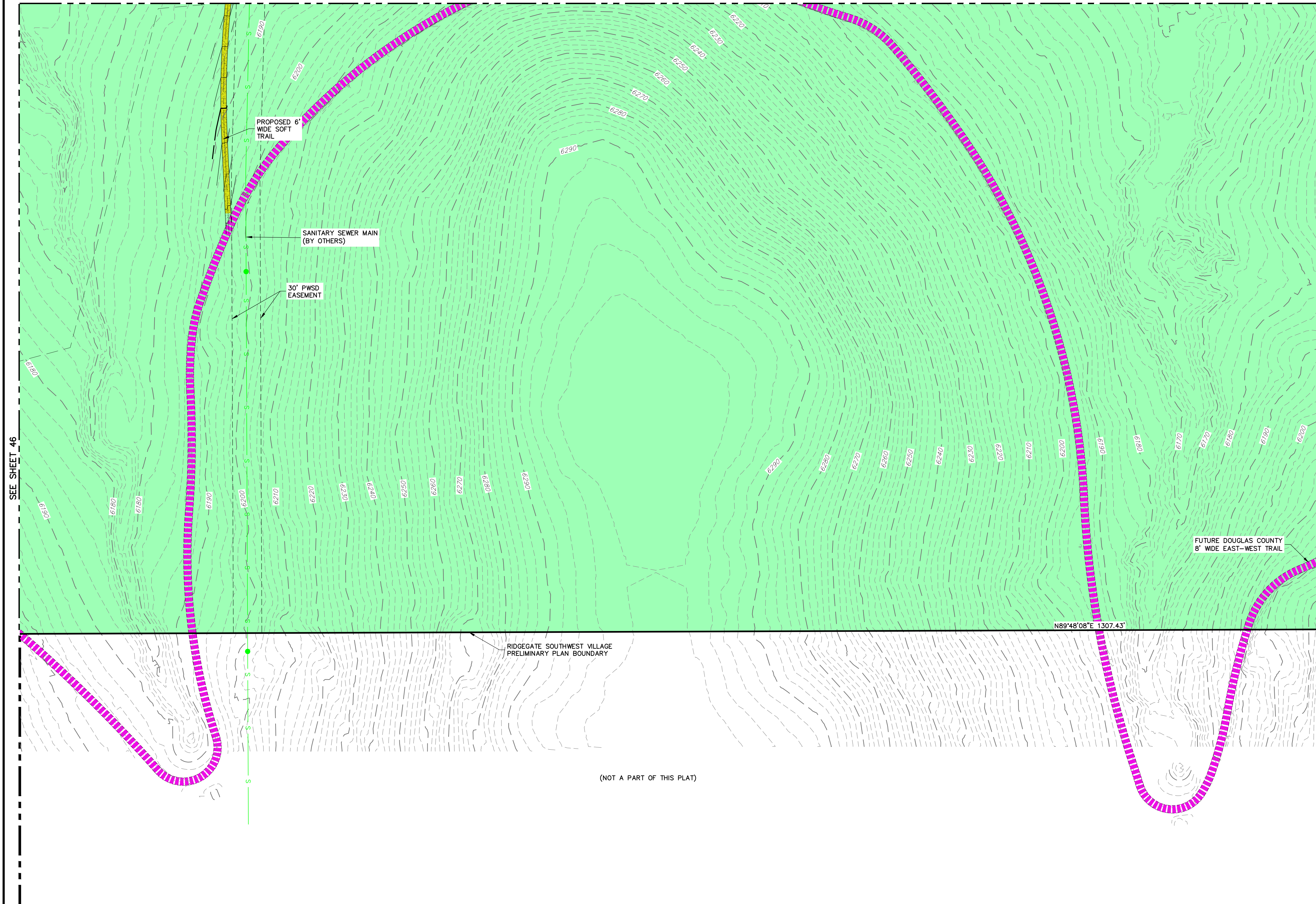
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

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 719-583-2593
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NOTES

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

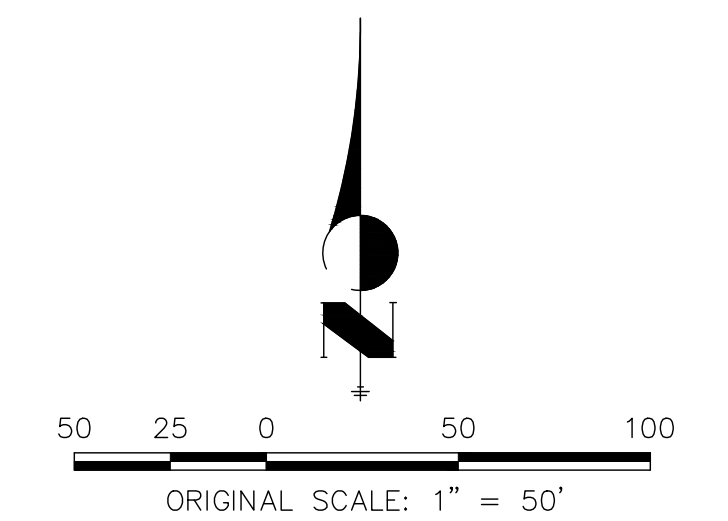


SEE SHEET 46

SEE SHEET 41

SEE SHEET 48

(NOT A PART OF THIS PLAT)



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

SUBMITTAL DATE: 8/27/2020

No.	REVISION	BY	DATE
2	2ND SUBMITTAL	JCS	8/27/20

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	8/27/20	JCS	CGM	JCS

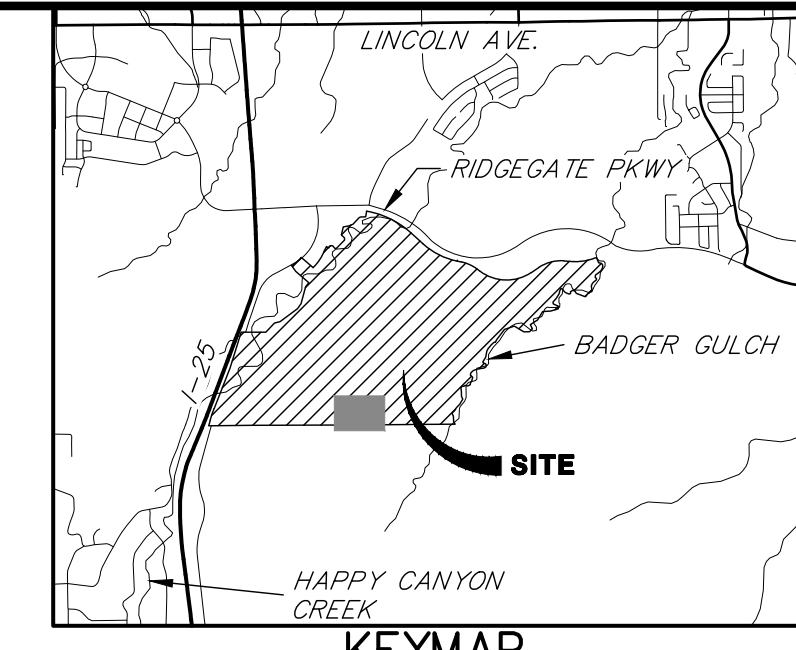
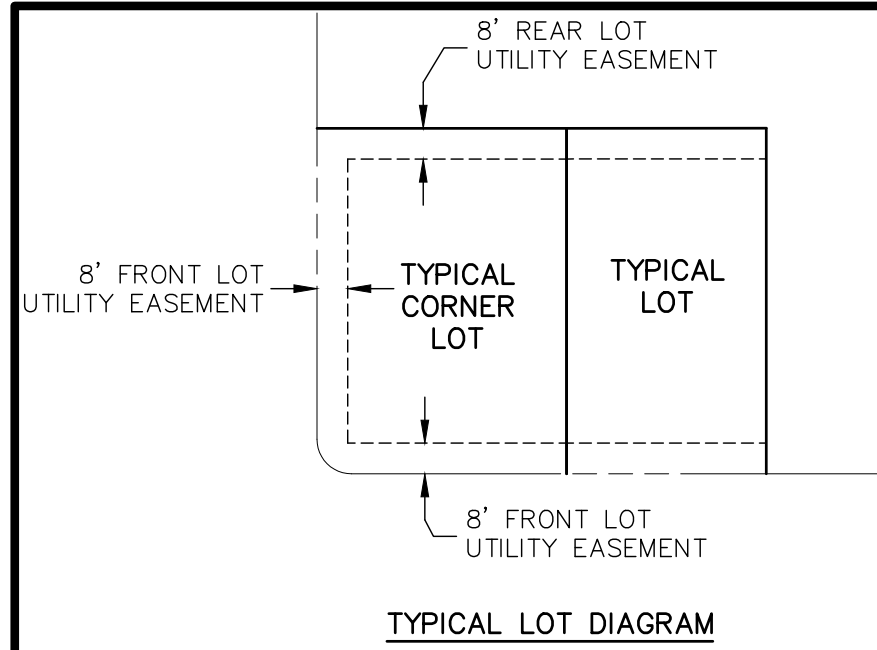
RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN

SHEET 47 OF 54

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 - 1,122 RESIDENTIAL S.F.D. LOTS AND 104 TRACTS- PP20-37R

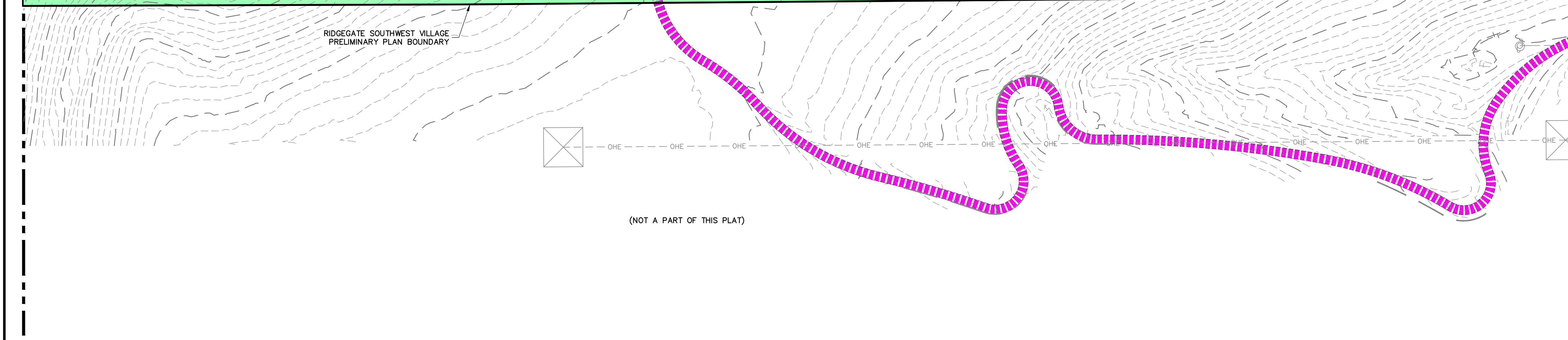
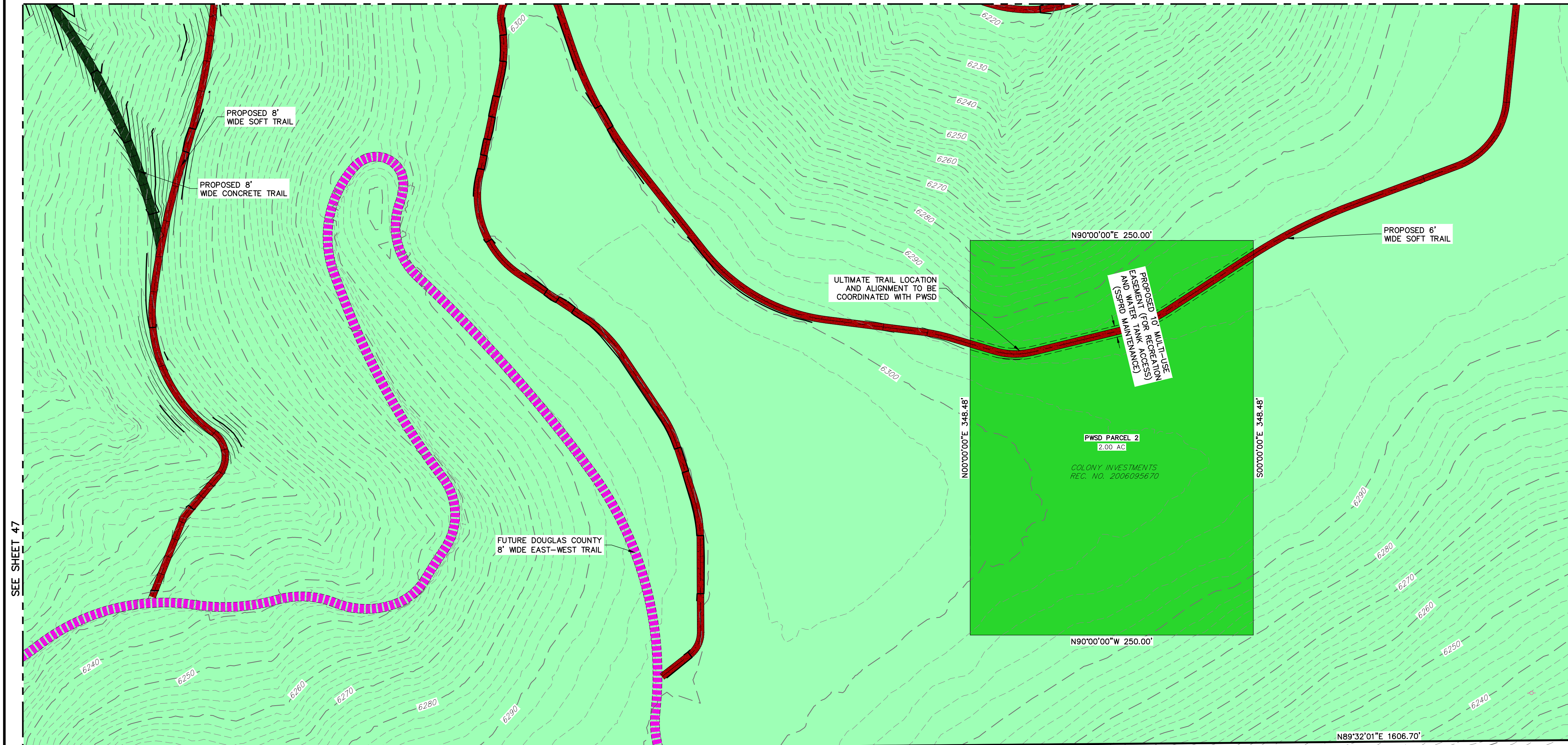


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

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

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 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



(NOT A PART OF THIS PLAT)

PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:
Shea Homes
 SUBMITTAL DATE: 8/27/2020

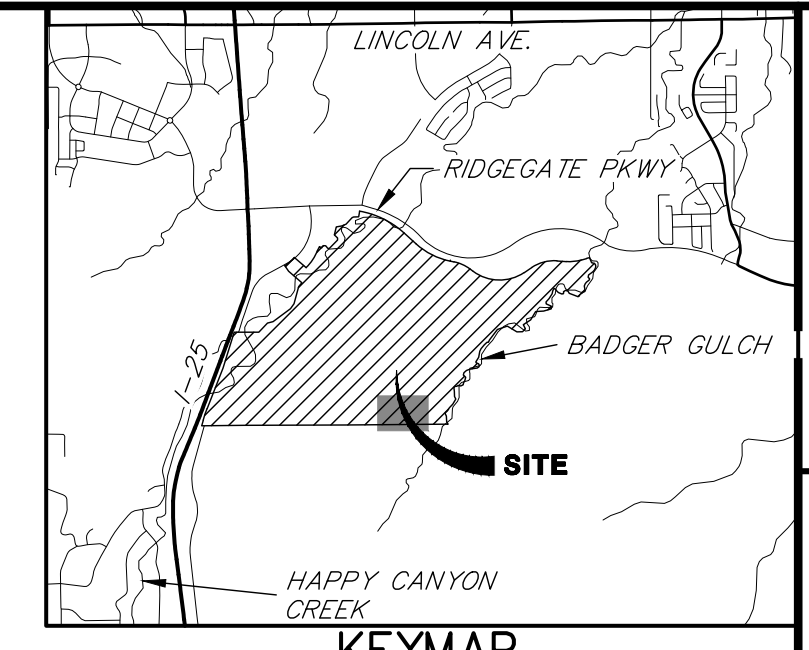
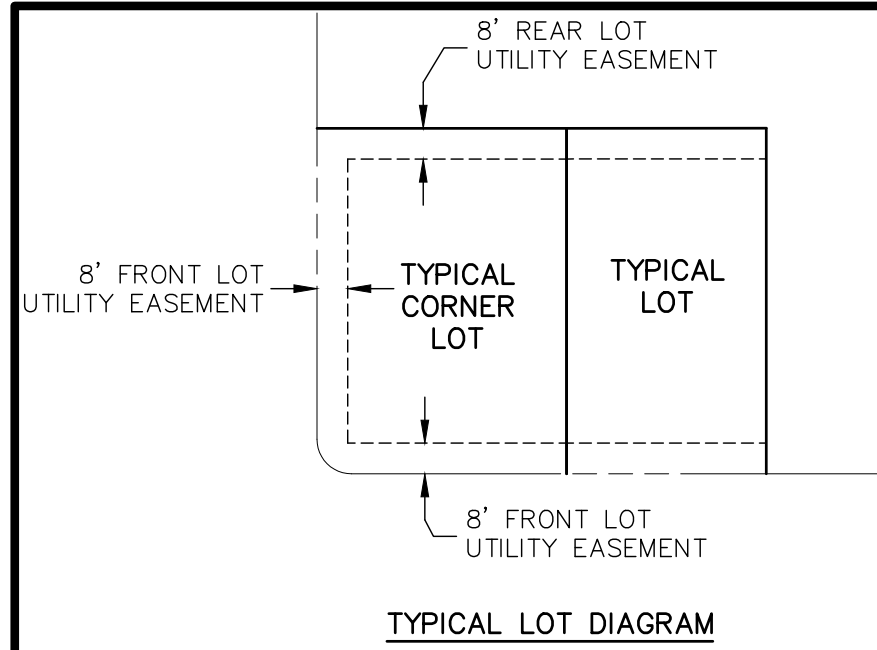
No.	REVISION	BY	DATE	1"=50'	
				H-SCALE	V-SCALE
1	1ST SUBMITTAL	JCS	7/13/20	N/A	N/A
2	2ND SUBMITTAL	JCS	8/27/20	8/27/20	8/27/20
				DESIGNED BY: JCS	CGM
				DRAWN BY:	JCS
				CHECKED BY:	JCS

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 48 OF 54
 JOB NO. 15950.00

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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 - 1,122 RESIDENTIAL S.F.D. LOTS AND 104 TRACTS- PP20-37R



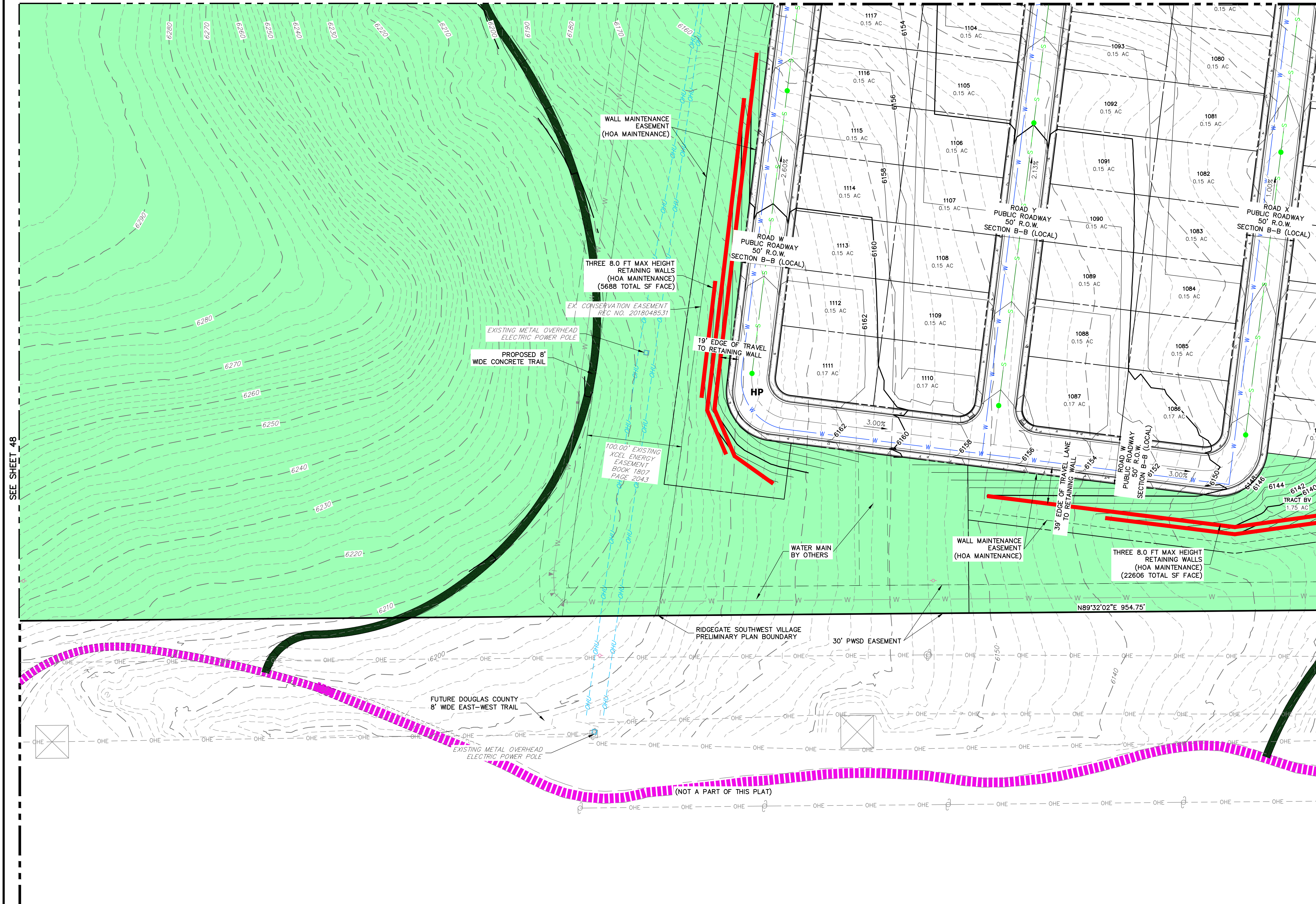
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PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

J-R ENGINEERING
 A Westrian Company
 Central 303-740-9888 • 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



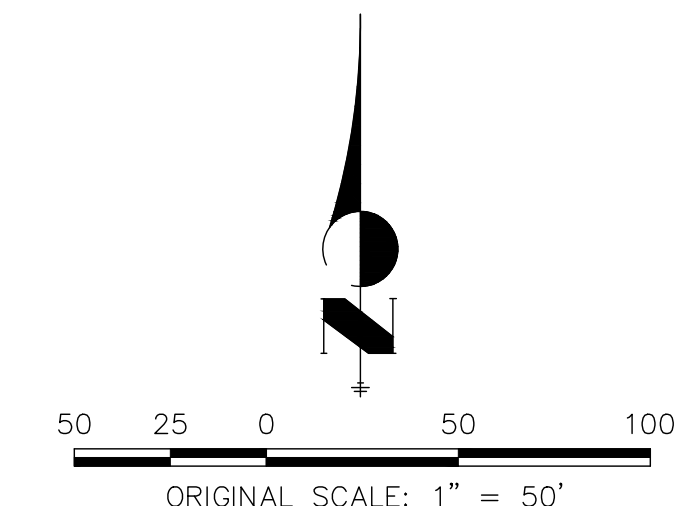
SEE SHEET 48

SEE SHEET 43

SEE SHEET 50

BY	DATE	REVISION
JCS	7/13/20	1ST SUBMITTAL
JCS	8/27/20	2ND SUBMITTAL

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	8/27/20	JCS	CGM	JCS



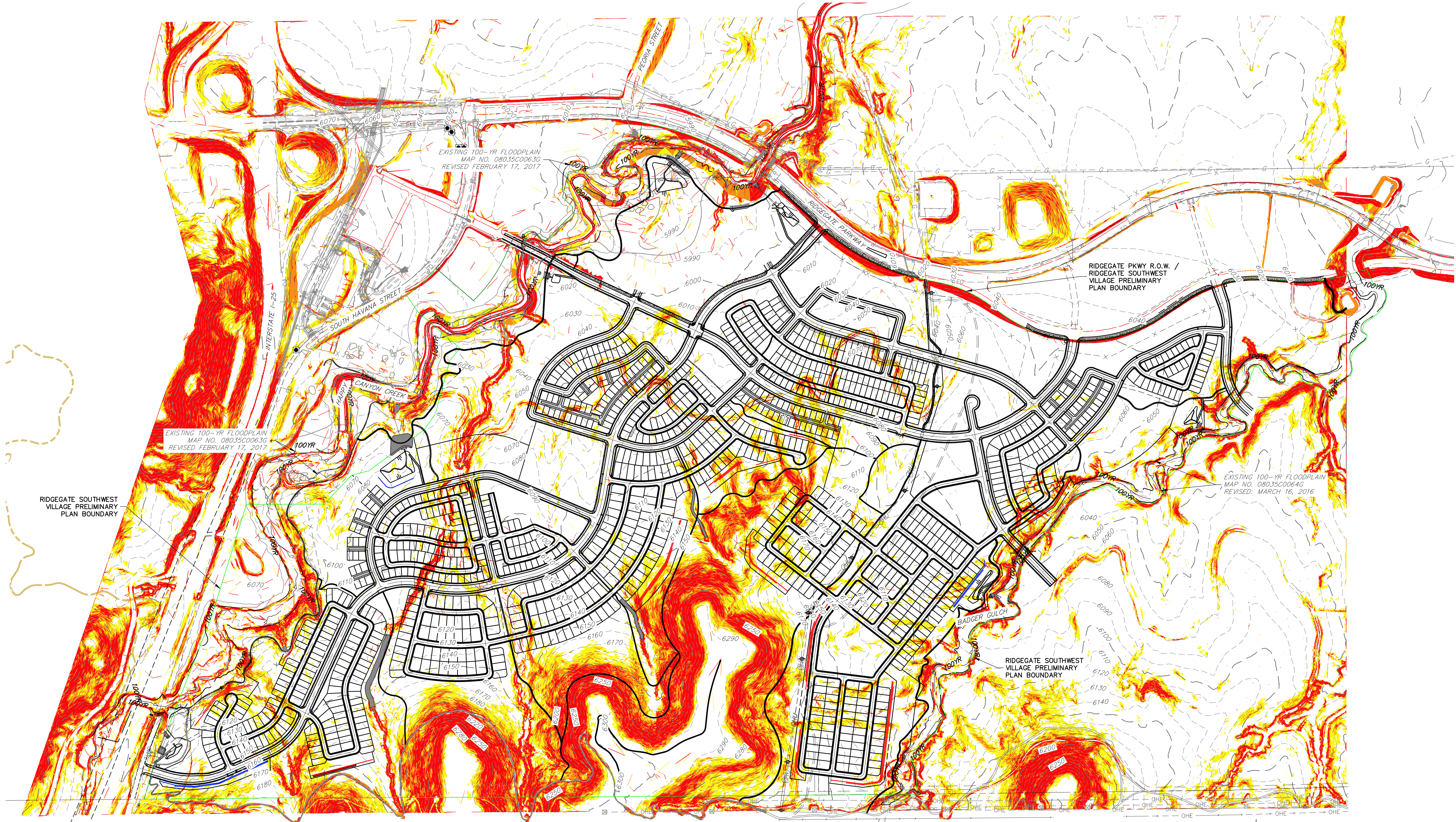
PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J-R ENGINEERING
 A Westrian Company
 PREPARED FOR:
Shea
 SUBMITTAL DATE: 8/27/2020

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 49 OF 54
 JOB NO. 15950.00

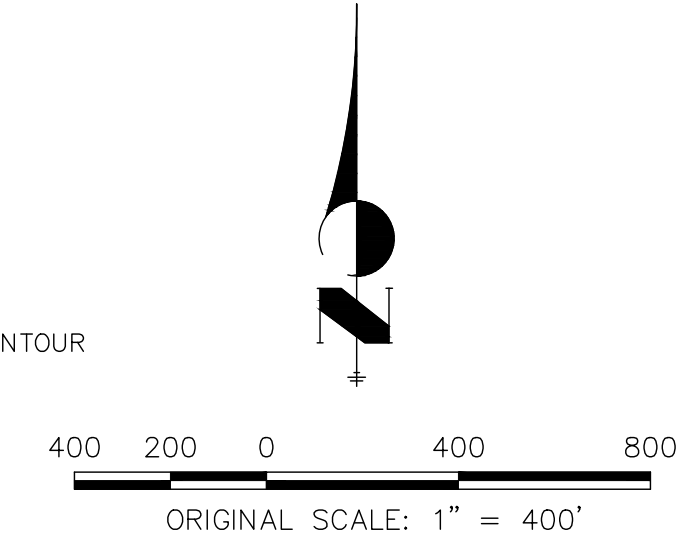
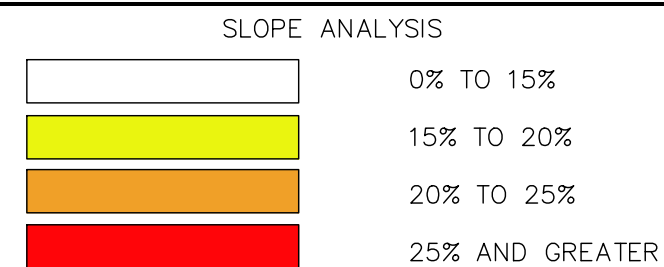
X:\15950000\all\15950000 Drawings\Sheet Dwg\Pre\15950000\15950000 Preliminary Plan\15950000 Preliminary Plan.dwg, 8/27/2020 1:20:38 PM, Miskalic

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 - 1,122 RESIDENTIAL S.F.D. LOTS AND 104 TRACTS- PP20-37R



LEGEND



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

SUBMITTAL DATE: 8/27/2020

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 EXISTING SLOPE ANALYSIS
 SHEET 51 OF 54
 JOB NO. 15950.00

No.	REVISION	DATE	BY
1	2ND SUBMITTAL	8/27/20	JGS

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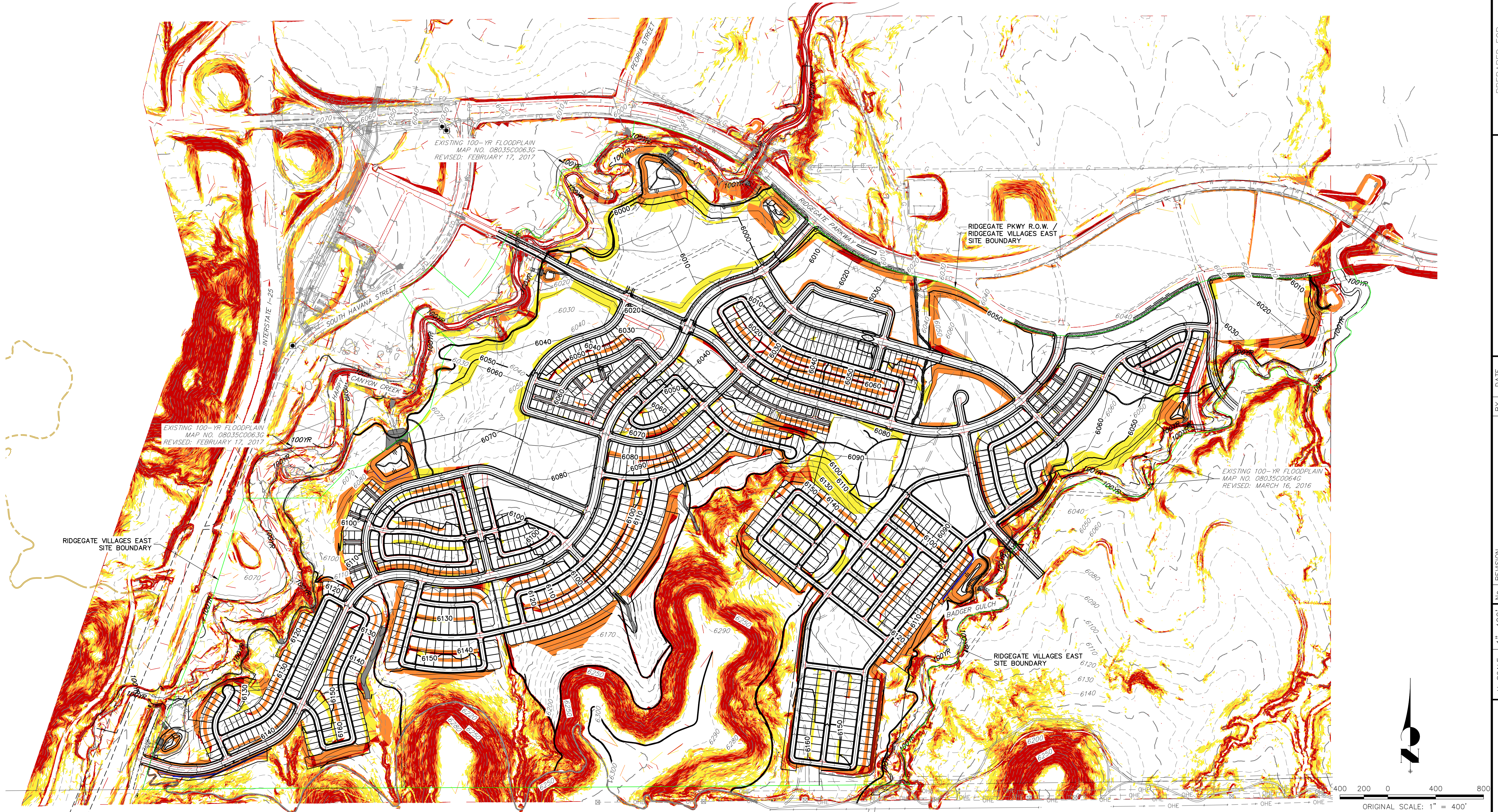
PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

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

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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 - 1,122 RESIDENTIAL S.F.D. LOTS AND 104 TRACTS- PP20-37R



LEGEND

SLOPE ANALYSIS	
	0% TO 15%
	15% TO 20%
	20% TO 25%
	25% AND GREATER

PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST
 VILLAGE
 PREPARED BY:
J-R ENGINEERING
 A Westrian Company
 PREPARED FOR:
Shea
 SUBMITTAL DATE: 8/27/2020

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN	BY DATE	NOJ 07/31/17
	JGS 8/27/20	
PROPOSED SLOPE ANALYSIS	No. REVISION	1
	2ND SUBMITTAL	
SHEET 52 OF 54	H-SCALE	1"=400'
	V-SCALE	N/A
JOB NO. 15950.00	DATE	8/27/20
	DESIGNED BY	JGS
	DRAWN BY	MEP
	CHECKED BY	JGS

PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO
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