



May 31, 2024

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

Re: FAA Determination of No Hazard to Air Navigation – Ridgeway SW Village Amenity Center

To Whom It May Concern,

Please accept this letter as a statement of certification that the Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, Part 77 for all improvements proposed within the RidgeGate Southwest Village Preliminary Plan. The Amenity Center site lies within the area analyzed by the FAA and is within compliance of the determination letters we have received from the FAA.

The FAA has issued determination letters for all 232 points depicted on the FAA Approval Map, dated 4/8/2021 (See **Appendix A**). A request for an extension was submitted to the FAA, and extension letters for all 232 determinations were issued on 11/9/2022, extending the approval to 05/09/2024. We have submitted an additional request to re-extend the approval past 5/9/2024 and are expecting updated extension letters for all points by June 7, 2024. Out of the 232 points depicted on the FAA Approval Map, Point 231 is the point associated with the Amenity Center (See **Appendix B** for the determination letter and extension letter associated with Point 231).

The FAA has approved the following maximum building height for Point 231:

- Ground Elevation above Mean Sea Level: 6048.00
- Maximum Building Height: 55.00 feet
- Maximum Building Height Elevation Above Mean Sea Level: 6103.00

Proposed building height elevation above Mean Sea Level for the Café Building is as follows (See **Appendix C**):

- Ground Elevation above Mean Sea Level: 6037.00
- Building Height: 28.00 feet
- Building Height Elevation Above Mean Sea Level: 6065.00

Proposed building height elevation above Mean Sea Level for the Fitness Building is as follows (See **Appendix C**):

- Ground Elevation above Mean Sea Level: 6040.00
- Building Height: 25.00 feet
- Building Height Elevation Above Mean Sea Level: 6065.00

Proposed building height for the Café Building and Fitness Building is 38 feet below the maximum building height allowed by the FAA and therefore the Amenity Center site is in compliance with the determination letters we have received from the FAA.

Please do not hesitate to reach out if you have any questions regarding this letter, or need any additional information.

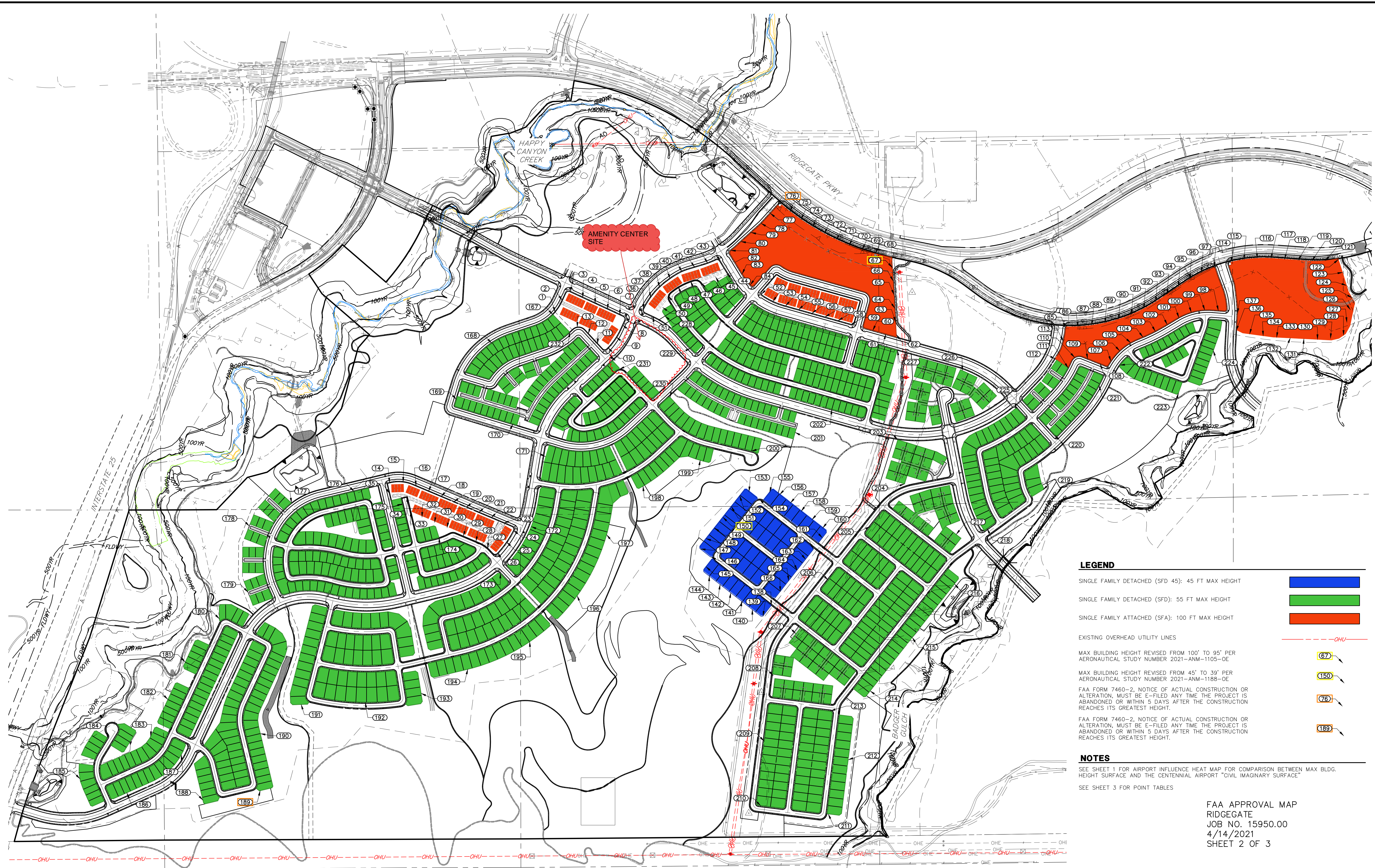
Sincerely,



Aaron Clutter, PE



APPENDIX A



AMENITY CENTER SITE

LEGEND

- SINGLE FAMILY DETACHED (SFD) 45: 45 FT MAX HEIGHT █
- SINGLE FAMILY DETACHED (SFD) 55: 55 FT MAX HEIGHT █
- SINGLE FAMILY ATTACHED (SFA): 100 FT MAX HEIGHT █
- EXISTING OVERHEAD UTILITY LINES - - - - - O-H-U
- MAX BUILDING HEIGHT REVISED FROM 100' TO 95' PER AERONAUTICAL STUDY NUMBER 2021-ANM-1105-OE 67
- MAX BUILDING HEIGHT REVISED FROM 45' TO 39' PER AERONAUTICAL STUDY NUMBER 2021-ANM-1188-OE 150
- FAA FORM 7460-2, NOTICE OF ACTUAL CONSTRUCTION OR ALTERATION, MUST BE E-FILED ANY TIME THE PROJECT IS ABANDONED OR WITHIN 5 DAYS AFTER THE CONSTRUCTION REACHES ITS GREATEST HEIGHT. 76
- FAA FORM 7460-2, NOTICE OF ACTUAL CONSTRUCTION OR ALTERATION, MUST BE E-FILED ANY TIME THE PROJECT IS ABANDONED OR WITHIN 5 DAYS AFTER THE CONSTRUCTION REACHES ITS GREATEST HEIGHT. 189

NOTES

SEE SHEET 1 FOR AIRPORT INFLUENCE HEAT MAP FOR COMPARISON BETWEEN MAX BLDG. HEIGHT SURFACE AND THE CENTENNIAL AIRPORT "CIVIL IMAGINARY SURFACE"
SEE SHEET 3 FOR POINT TABLES

FAA APPROVAL MAP
RIDGEGATE
JOB NO. 15950.00
4/14/2021
SHEET 2 OF 3



Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

APPENDIX B



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2021-ANM-1269-OE

Issued Date: 04/08/2021

Tim Roberts
Shea Homes of Colorado
9380 Station Street
Suite 600
Lone Tree, CO 80124

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building SFA 55 BNDY 231
Location: Lone Tree, CO
Latitude: 39-31-01.87N NAD 83
Longitude: 104-51-18.94W
Heights: 6048 feet site elevation (SE)
55 feet above ground level (AGL)
6103 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 10/08/2022 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO

SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (206) 231-2990, or paul.holmquist@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2021-ANM-1269-OE.

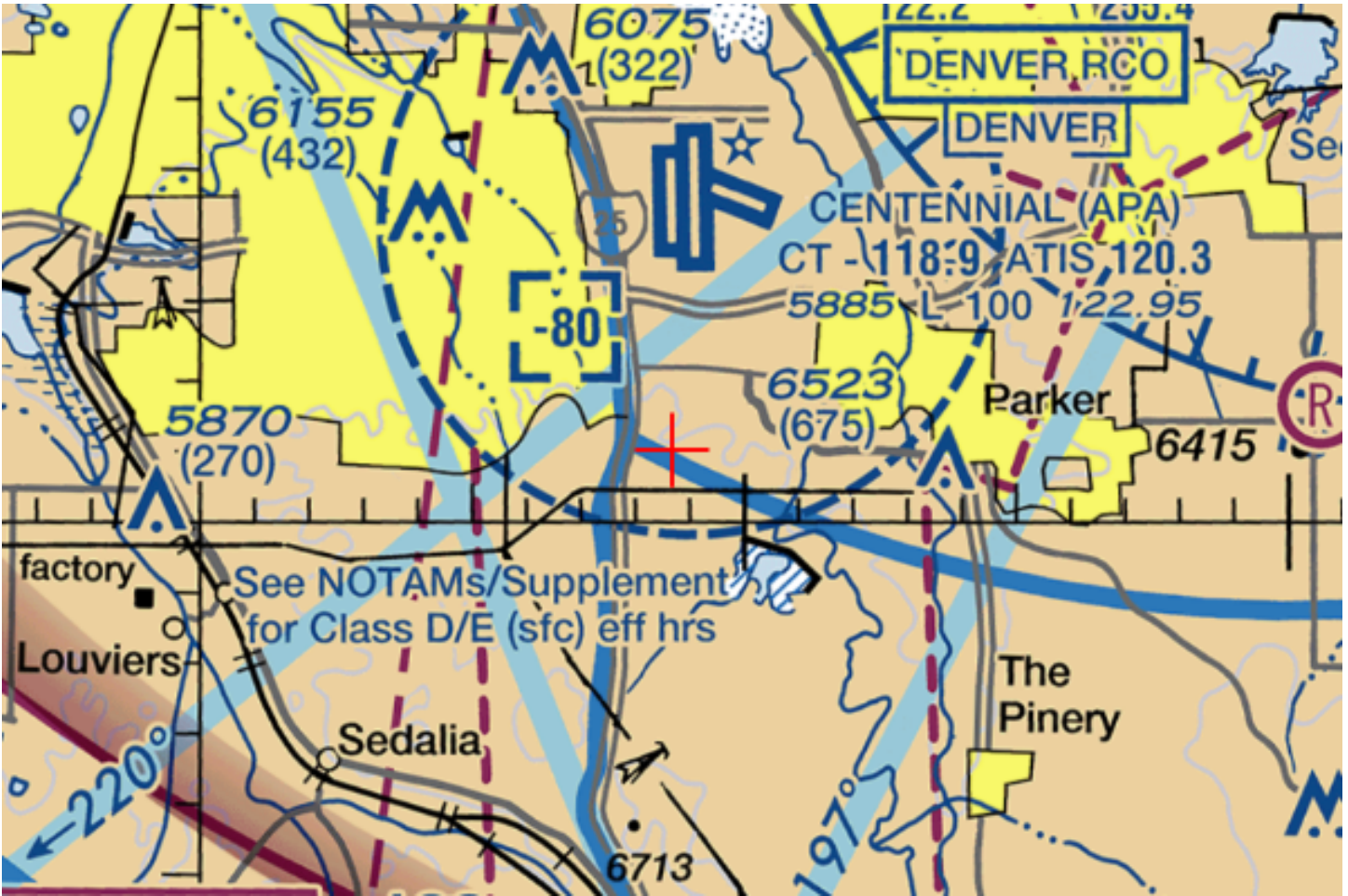
Signature Control No: 469859383-477172253

(DNE)

Paul Holmquist
Specialist

Attachment(s)
Map(s)







Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2021-ANM-1269-OE

Issued Date: 11/09/2022

Tim Roberts
Shea Homes of Colorado
9380 Station Street
Suite 600
Lone Tree, CO 80124

**** Extension ****

A Determination was issued by the Federal Aviation Administration (FAA) concerning:

| | |
|------------|--|
| Structure: | Building SFA 55 BNDY 231 |
| Location: | Lone Tree, CO |
| Latitude: | 39-31-01.87N NAD 83 |
| Longitude: | 104-51-18.94W |
| Heights: | 6048 feet site elevation (SE) 55 feet above ground level (AGL) 6103 feet above mean sea level (AMSL) |

In response to your request for an extension of the effective period of the determination, the FAA has reviewed the aeronautical study in light of current aeronautical operations in the area of the structure and finds that no significant aeronautical changes have occurred which would alter the determination issued for this structure.

Accordingly, pursuant to the authority delegated to me, the effective period of the determination issued under the above cited aeronautical study number is hereby extended and will expire on 05/09/2024 unless otherwise extended, revised, or terminated by this office. You must adhere to all conditions identified in the original determination.

This extension issued in accordance with 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerns the effect of the structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (206) 231-2990, or paul.holmquist@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2021-ANM-1269-OE.

Signature Control No: 469859383-560830259

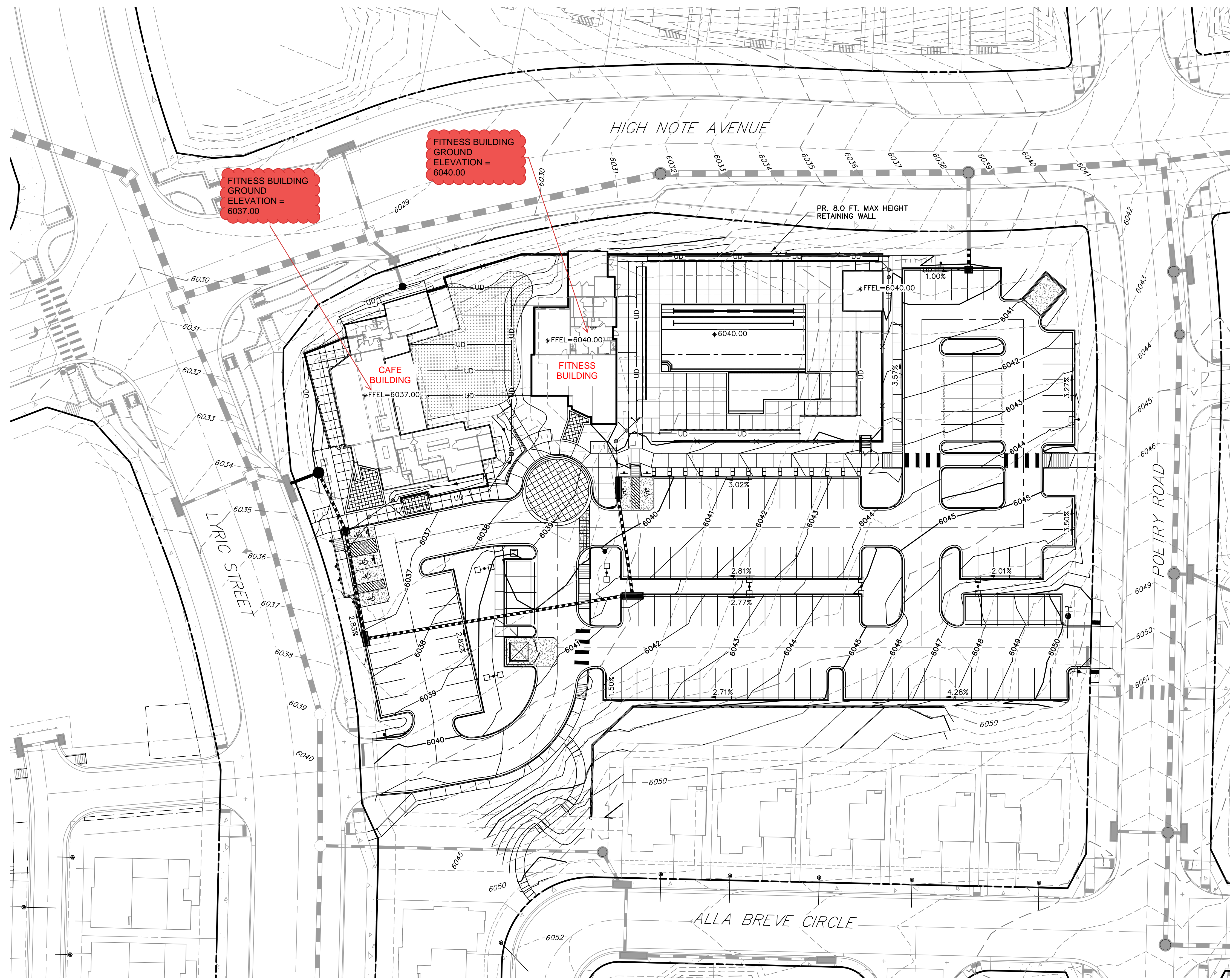
Paul Holmquist
Specialist

(EXT)

APPENDIX C

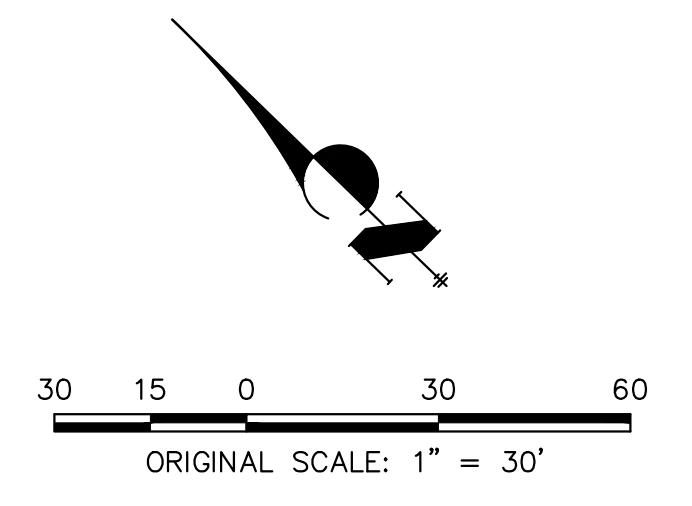
RIDGEGATE SW VILLAGE AMENITY CENTER

A PORTION OF THE RIDGEGATE SOUTHWEST VILLAGE FILING 1 FINAL PLAT LOCATED IN THE NW QUARTER OF THE NE QUARTER OF SECTION 23
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.
TRACT AS OF FILING 1 - 3.26 AC - SP22-49R



LEGEND

| | EXISTING | PROPOSED |
|----------------------|-------------------|-------------------|
| RIGHT OF WAY | --- (dashed line) | --- (dashed line) |
| PROPERTY LINE | --- (dashed line) | --- (dashed line) |
| EASEMENT LINE | --- (dashed line) | --- (dashed line) |
| STORM DRAIN | --- (dashed line) | --- (dashed line) |
| INDEX CONTOUR | --- (dashed line) | --- (solid line) |
| INTERMEDIATE CONTOUR | --- (dashed line) | --- (solid line) |



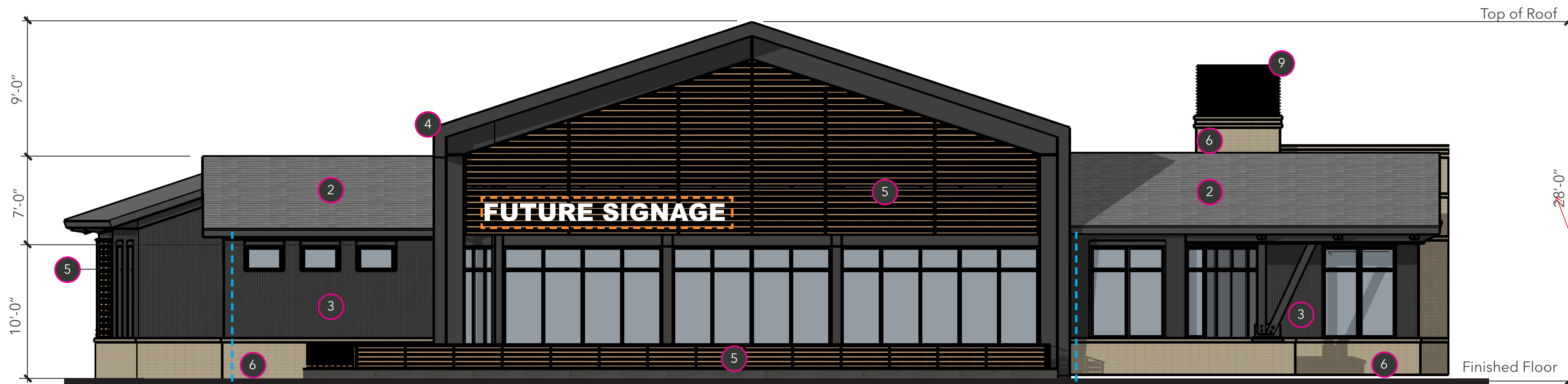
J-R ENGINEERING
A Westrian Company
Centennial 303-740-9333 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

| REVISIONS | | |
|-----------|---------------|----------|
| ① | 2nd SUBMITTAL | 10.17.22 |
| ② | 3rd SUBMITTAL | 12.29.23 |
| ③ | 4th SUBMITTAL | 2.16.24 |
| ④ | 5th SUBMITTAL | 3.29.24 |

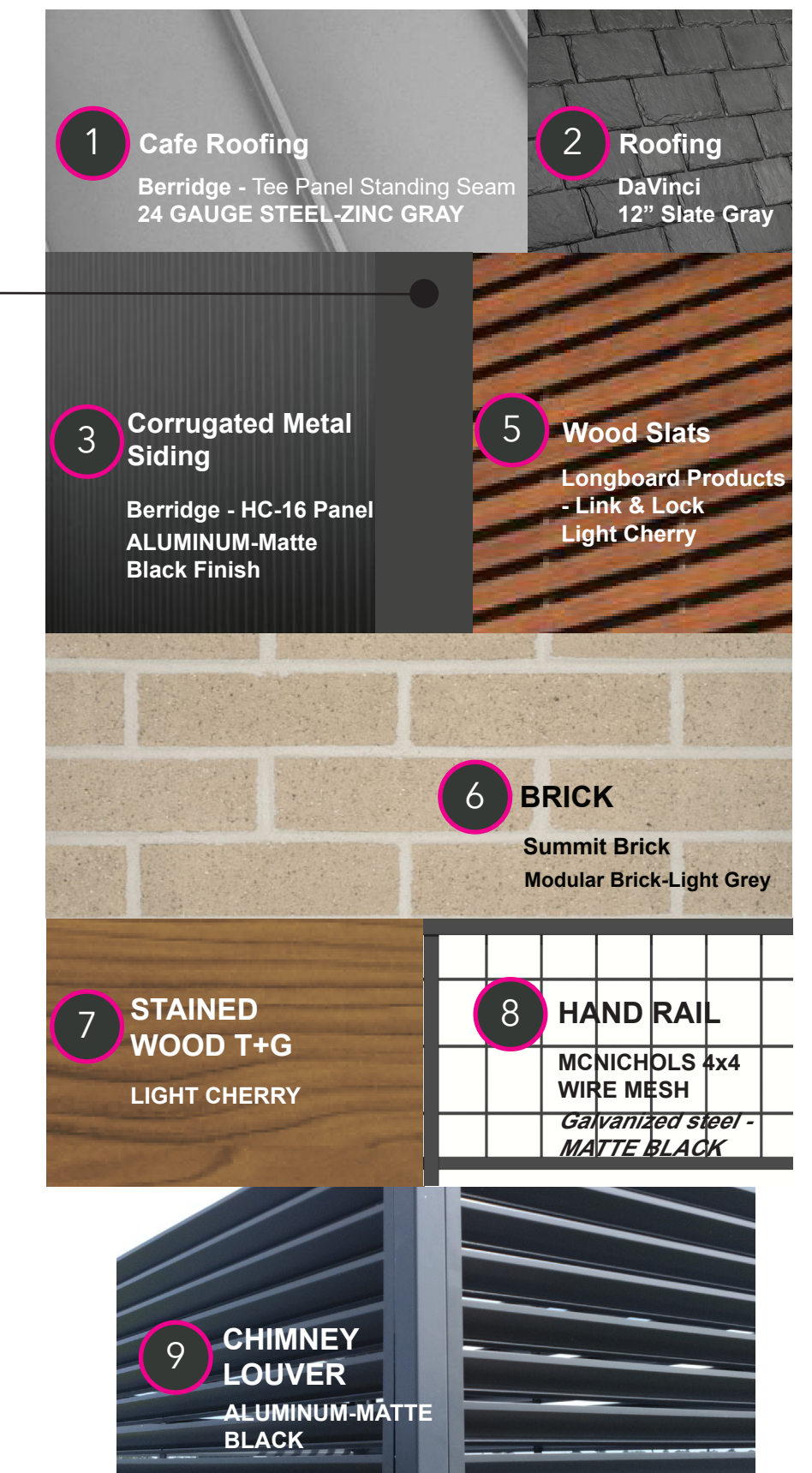
OVERALL GRADING PLAN
DATE: SEPTEMBER 1, 2022
SHEET 6 OF 17

RIDGEGATE SW VILLAGE AMENITY CENTER

A PORTION OF THE RIDGEGATE SOUTHWEST VILLAGE FILING 1 FINAL PLAT LOCATED IN THE NW QUARTER OF THE NE QUARTER OF SECTION 23
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.
TRACT AS OF FILING 1 - 3.26 AC - SP22-49R

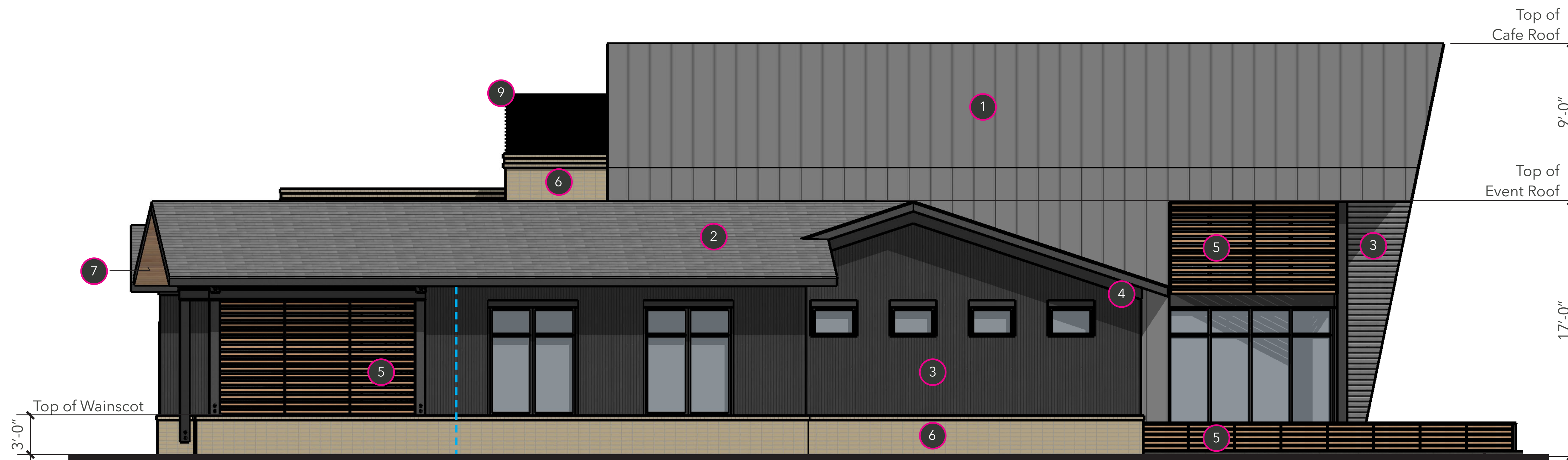


Front Elevation

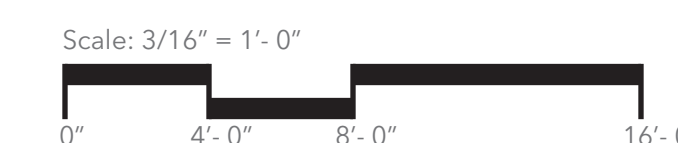


--- Downspout Locations
--- Future Signage S.F. = 50

CAFE BUILDING
HEIGHT = 28.00 FT



Left Elevation

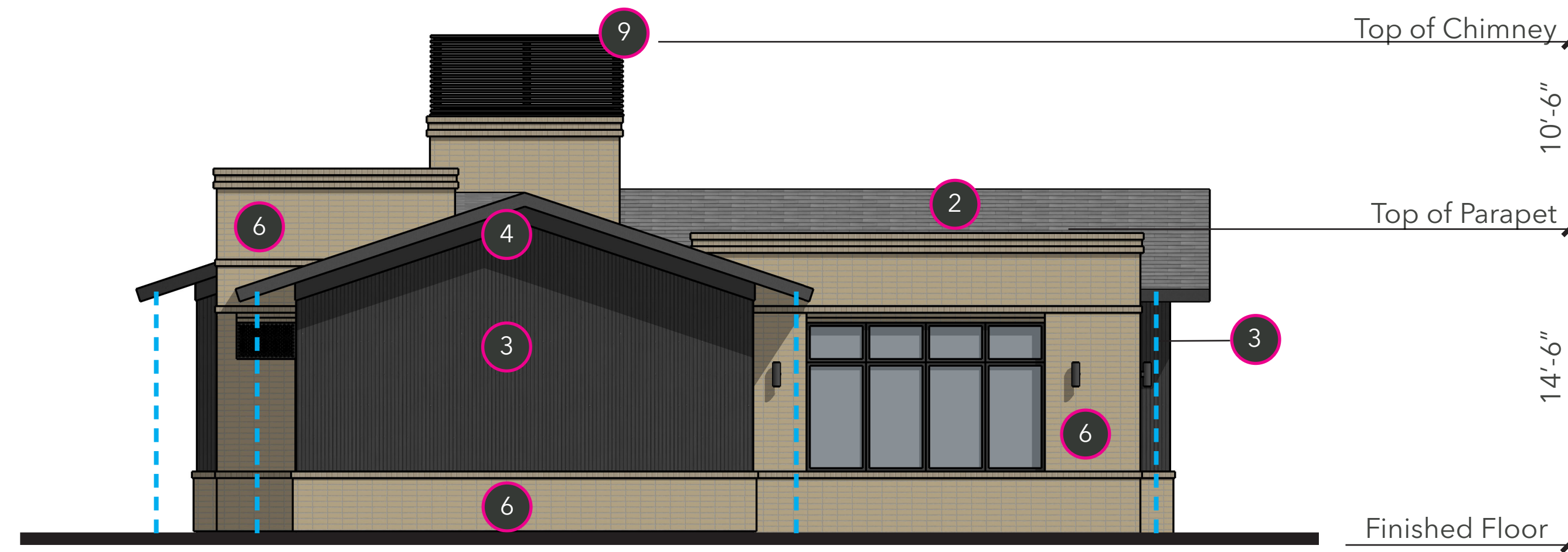


| REVISIONS | | |
|-----------|---------------|----------|
| ① | 2nd SUBMITTAL | 10.17.22 |
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| ③ | 4th SUBMITTAL | 2.16.24 |
| ④ | 5th SUBMITTAL | 3.29.24 |

CAFE ELEVATIONS
DATE: SEPTEMBER 1, 2022
SHEET 11 OF 17

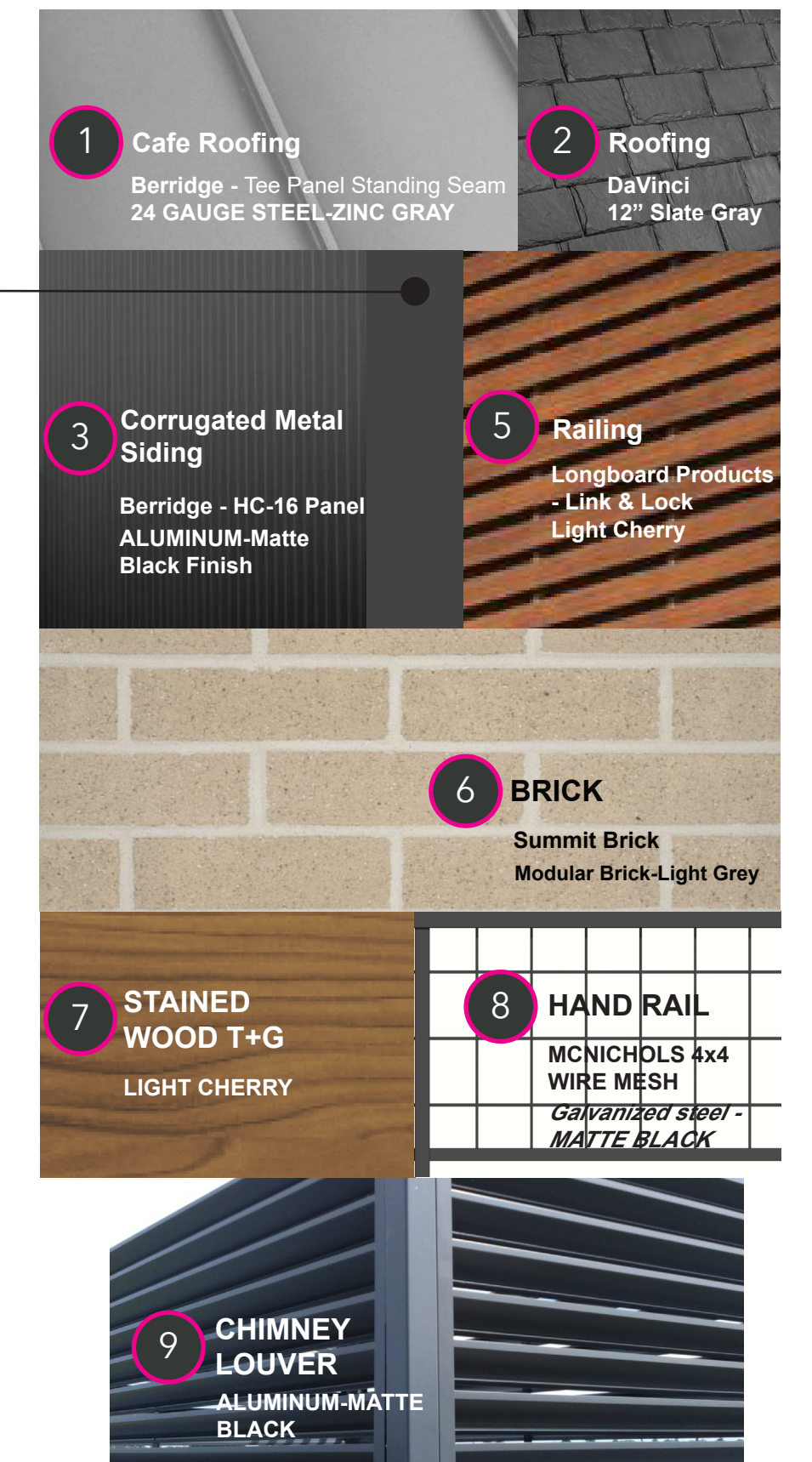
RIDGEGATE SW VILLAGE AMENITY CENTER

A PORTION OF THE RIDGEGATE SOUTHWEST VILLAGE FILING 1 FINAL PLAT LOCATED IN THE NW QUARTER OF THE NE QUARTER OF SECTION 23 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.
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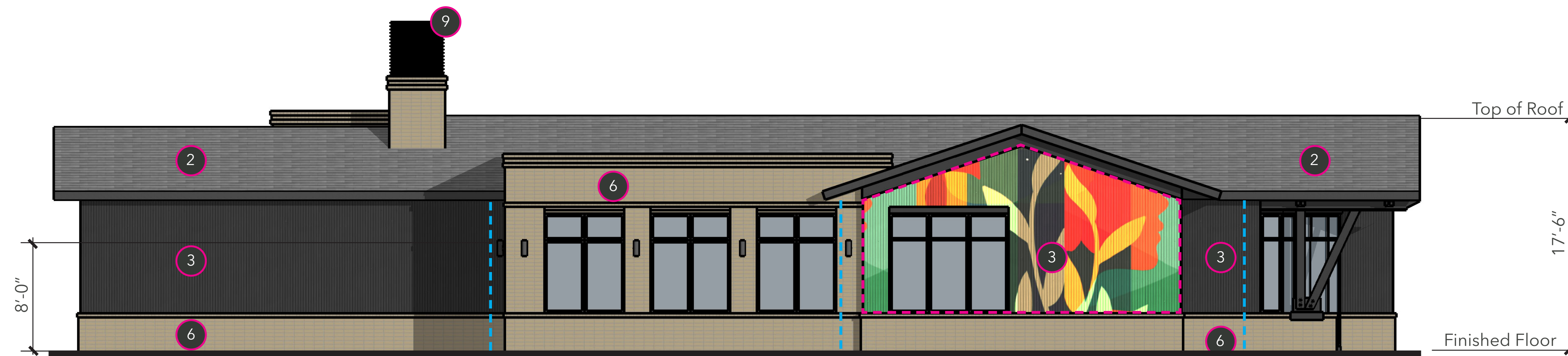


Front Elevation

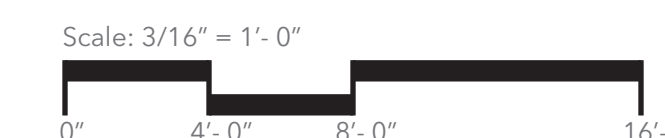
FITNESS BUILDING
HEIGHT = 25.00
FEET



- Downspout Locations
- Location of future art mural.



Left Elevation



| REVISIONS | | |
|-----------|---------------|----------|
| ① | 2nd SUBMITTAL | 10.17.22 |
| ② | 3rd SUBMITTAL | 12.29.23 |
| ③ | 4th SUBMITTAL | 2.16.24 |
| ④ | 5th SUBMITTAL | 3.29.24 |

FITNESS CENTER ELEVATIONS
DATE: SEPTEMBER 1, 2022
SHEET 13 OF 17