

August 23, 2022
Merrick Project No. 65121240

City of Lone Tree
Community Development Department
9220 Kimmer Dr, Suite 100
Lone Tree, CO 80124

Re: RidgeGate East Filing No. 3 Final Plat – Project Narrative

To whom it may concern,

RidgeGate East Filing No. 3 Final Plat is in the north half of Section 24, Township 6 South, Range 67 West of the Sixth Principal Meridian, city of Lone Tree, county of Douglas, and state of Colorado. The proposed plat (site) is bounded on all sides by Ridgegate Parkway right-of-way (ROW).

The project is part of the RidgeGate Planned Development District and is zoned for Commercial Mixed Use (C/M-U) development. The proposed final plat consists of nine lots, one tract, and ROW. The lots will initially be owned by RidgeGate Investments and sold to different entities who will develop the lots. It is anticipated construction within the lots will begin in 2023. Development within the lots will be separate submittals by others.

The proposed tract contains the Badger Gulch drainageway and 100-year floodplain. The tract will be dedicated to the city of Lone Tree as open space. There are no proposed improvements within the tract as part of this project. The Rampart Range Metropolitan District will construct the roadway, utility, and drainage infrastructure within the ROW of Ridgegate Parkway, High Note Avenue, and Rhapsody Street. Construction of the ROW infrastructure is anticipated to begin Spring 2023.

The proposed plat does not effect significant cultural, archaeological, or historic resources. The proposed plat does not impact important ecological and wildlife habitat areas.

If you have any questions or need further clarification concerning the proposed plat, please don't hesitate to give me a call at (303) 353-3857.

Respectfully submitted,
MERRICK & COMPANY



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