

RIDGEGATE, 6th Amendment

(an amendment to the PDD formerly known as RidgeGate, 5th Amendment, approved by the City of Lone Tree, and recorded at 201818230 ph March 28, 2018)
Sections 13, 14, 15, 22, 23, 24 and a portion of Section 21, Township 6 South, Range 67 West of the 6th Principal Meridian
City of Lone Tree, State of Colorado (3,515 Acres)

Planned Development District

GENERAL PROVISIONS

Authority
This Development Plan is authorized by Article 15-Planned Development District of the City of Lone Tree Zoning Ordinance adopted pursuant to the Colorado Planned Unit Development Act of 1972.

Applicability
The provisions of this Development Plan shall run with the land. The landowners, their successors, heirs or assigns shall be bound by this Development Plan, as amended and approved by the Community Development Director ("Director") or City Council.

Adoption
The adoption of this Development Plan shall evidence the findings and decision of the City of Lone Tree City Council that this Development Plan for RidgeGate is in general conformity with the City of Lone Tree Comprehensive Plan; is authorized by the provision of Chapter 16, Article XV of the City of Lone Tree Municipal Code; and that such Chapter 16, Article XV and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

Enforcement
To further the mutual interest of the residents, occupants, and owners of the Planned Development and of the public in the preservation of the integrity of the Plan, the provisions of this Plan relating to the use of land and the location of common open space shall run in favor of the City of Lone Tree and shall be enforceable at law or in equity by the City without limitation on any power or regulation otherwise granted by law.

Ownership Certification

Schweiger Ranch Foundation
By: [Signature] February 12, 2020
(Kella D. Simon, President) Date

RidgeGate Investments, Inc.
By: [Signature] February 5, 2020
(Robert E. Asselbergs, President) Date

We Fidelity National Title Group, duly qualified, insured or licensed by the State of Colorado, do hereby certify that we have examined the title to all the land that is within THE PLANNING AREAS LISTED IN THE CITY CERTIFICATION BELOW and that title to such land is owned in fee simple by Schweiger Ranch Foundation and RidgeGate Investments, Inc. at the time of this application.

[Signature] February 13, 2020
(Signature) Date
Fidelity National Title Group

City Certification

THIS ZONING OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT DEVELOPMENT PLAN HAS BEEN APPROVED BY CITY COUNCIL ORDINANCE NO. 20-01.

THIS AMENDMENT NO. 6 AFFECTS ONLY PLANNING AREAS 5, 12, 30 & 32 AS DESCRIBED IN FILE NO. Z.R. 18-76R.

THIS AMENDMENT NO. 6 DOES NOT IN ANY WAY ALTER OR AMEND THE DEVELOPMENT AGREEMENT RECORDED IN THE REAL PROPERTY RECORDS OF DOUGLAS COUNTY IN BOOK 1890 AT PAGE 2324 AS AMENDED BY THAT FIRST AMENDMENT RECORDED AT RECEPTION NO. 2014075123 WITH RESPECT TO ANY PROPERTY NOT WITHIN THE PROPERTY DESCRIBED ON EXHIBIT A ATTACHED TO THE AMENDED AND RESTATED ANNEXATION AND DEVELOPMENT AGREEMENT WITH RESPECT TO THE EAST SIDE PROPERTY. THE TERM "EAST SIDE PROPERTY" MEANS THE PROPERTY AS DESCRIBED ON EXHIBIT A ATTACHED TO THE AMENDED AND RESTATED ANNEXATION AND DEVELOPMENT AGREEMENT WITH RESPECT TO THE EAST SIDE PROPERTY.

[Signature] 2/18/2020
Mayor, City of Lone Tree Date
[Signature] 2/14/2020
Director Date

Clerk and Recorder Certification

State of Colorado ss.
City of Lone Tree
Douglas County

I hereby certify that this Plan was filed in my office in this 21st of February 2020, A.D. at 12:22 o'clock a.m./p.m. and was recorded per Reception No. 2020012568

[Signature] N/A Date
(Signature) Date
Clerk and Recorder



Conflict

Where there is more than one provision within the Development Plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the Director.

Maximum Level of Development

The actual density of dwellings approved by the City in the Development Plan may be less than shown on the Development Plan due to subdivision or site improvement plan requirements or other requirements of the City such as park/school land dedication.

The density of the total commercial, business, or industrial intensity approved for development within the Planning Areas is the maximum development possible for platting or construction (plus approved density transfers, if any). The density of dwellings or level of development for commercial, business, or industrial properties may be less due to subdivision or site improvement plan requirements or other requirements of the City Council.

Project Tracking

At the time of each subdivision final plat or site improvement plan, the applicant shall provide a summary of the development, to date, along with the final plat or site improvement plan submitted to the Planning Division, in order to assure maximum development limits are not exceeded.

Relationship to City Regulations

The provisions of this Development Plan, the Annexation and Development Agreement recorded on September 5, 2000 in Book 1890 at Page 2324 (as amended by the First Amendment to Annexation and Development Agreement recorded on December 23, 2014, the "Original Annexation Agreement"), the RidgeGate West Side Agreement Regarding Dedication, Acceptance and Maintenance of Public Improvements and Sales Tax Sharing recorded on December 23, 2014 at Reception No. 2014075124 and on February 10, 2015 at Reception No. 2015008048 (the "RidgeGate West Side Agreement" and, together with the Original Annexation Agreement, the "West Side Agreements"), and the Amended and Restated Annexation and Development Agreement With Respect to the East Side Property dated November 21, 2017, between RidgeGate Investments, Inc. ("RGI") and the City (the "Amended and Restated Annexation and Development Agreement with Respect to the East Side Property") shall prevail and govern the development of RidgeGate, provided, however, that where the provisions of this Development Plan, the West Side Agreement and the Amended and Restated Annexation and Development Agreement with Respect to the East Side Property do not address a particular subject, the relevant provisions of the City of Lone Tree Zoning Ordinance, as amended, or any other applicable ordinances or regulations of the City of Lone Tree, shall be applicable.

In addition to this Development Plan, the West Side Agreements and the Amended and Restated Annexation and Development Agreement with Respect to the East Side Property, the subsequent Sub-Area Plans, Design Guidelines, subdivision plats and approved site plans, shall guide the development of RidgeGate, provided, however, that where the provisions do not address a particular subject, the relevant provisions of the City of Lone Tree Zoning Ordinance, as amended, or any other applicable ordinances or regulations of the City of Lone Tree, shall be applicable.

sions do not address a particular subject, the relevant provisions of the City of Lone Tree Zoning Ordinance, as amended, or any other applicable ordinances or regulations of the City of Lone Tree shall be applicable. In the event that the West Side Agreement and the Amended and Restated Annexation and Development Agreement with Respect to the East Side Property conflicts with any provisions of this PDD, the West Side Agreement and the Amended and Restated Annexation and Development with Respect to the East Side Property shall be the governing documents.

STATEMENT OF COMMITMENTS

Note: All references to the "Owner" as specified herein shall mean RidgeGate Investments, Inc. or the entity which, at any given time, is the party to the Amended and Restated Annexation and Development Agreement with Respect to the East Side Property, as successor to RidgeGate Investments, Inc.'s rights and obligations thereunder. Commitments set forth herein are the responsibility of the Owner, however, other appropriate entities, including Special Districts, may assume the responsibility for commitments.

I. Transportation

[See Amended and Restated Annexation and Development Agreement with Respect to the East Side Property]

a. Road Construction

The Owner shall submit recommendations to the City at the preliminary plan stage for each phase of the project, to determine the specific location, rights-of-way and construction requirements for roadways. Specifically, at the subdivision stage, detailed site specific planning and engineering will be completed, addressing issues including, but not limited to grades, rights-of-way, drainage ways, shadowing and earth movement, in accordance with City standards and requirements.

Soil and slope conditions and the general character of the area have guided the planned road alignments in the Rural Residential Planning Area. The Owner shall work with the City of Lone Tree to develop alternative road standards that will serve to minimize the environmental and visual impacts of development within the Rural Residential Planning Area. Alternative roadway standards for this area shall be approved by the City of Lone Tree, prior to platting of the Rural Residential Planning Area.

b. Traffic Impact Study

The Owner agrees to update and participate in the funding of the PDD's Traffic Impact Study at appropriate intervals, based on actual build-out levels and traffic counts and contingent upon sufficient progress in development to warrant such update, as reasonably determined by the City.

c. Transportation Studies

The Owner agrees to participate with area developments and jurisdictions (i.e. Heritage Hills, Meridian, Douglas County, Town of Parker), in area wide transportation studies and updates as reasonably determined by the City.

d. Bicycle Transportation

The Owner shall provide an east-west bicycle lane along, or separated from, RidgeGate Parkway and a system of bicycle transportation as provided in the Sub-Area Plans and RidgeGate East Technical Supplement.

e. Circulator Bus System

The Owner, along with the associated Special District(s), RTD, other public and private beneficiaries and the City shall, at the appropriate time, endeavor to develop and operate a bus circulation system to serve the project and to connect with other areas within the community.

II. Wildlife and Wetlands Preservation Plan

The Owner agrees to cooperate with the City and the State Division of Wildlife in the development of wildlife management programs. Commitments include the following points:

1. Preserve existing native vegetation on slopes exceeding 20 percent and in floodplain areas.
2. Maintain the quality of healthy native woody vegetation species and grasslands (i.e., trees, ground cover etc.); for bank stabilization in eroded areas and for wildlife habitat.
3. Provide for pet control in private covenants.
4. Work cooperatively during specific development phasing with the entity managing the designated open space areas on the Development Plan, and in conjunction with the City, with the intent of conserving/preserving native areas for wildlife habitat, where appropriate. Such management planning may include selective closing of certain portions of drainages to specific uses and supplemental vegetation of open space areas with desired native vegetative species in order to provide a more desirable habitat, where appropriate.
5. Work cooperatively, from a land management standpoint to permit the State Division of Wildlife to undertake, in a reasonable manner, the following:
 - a. Trap and relocate certain animal species
 - b. Permit access to site areas to study and monitor certain species, and
 - c. Work cooperatively with the State Division of Wildlife to allow for reasonable management opportunities to achieve the above-described objectives.
6. In residential areas adjacent to open space, provide initial home buyers with informational materials from the State Division of Wildlife regarding pets and conflicts with wildlife.

III. Public Dedications and Conveyances

See Amended and Restated Annexation and Development and Agreement with Respect to the East Side Property

a. Park Sites

The Owner agrees to dedicate local, neighborhood parks based on the standard of 5 acres/1,000 population. This standard does not apply to the City Center (parks requirements for the City Center are found in the Amended and Restated Annexation and Development Agreement with Respect to the East Side Property and as shown in the City Center Sub-Area Plan).

Prior to approval of the first residential plat within each of the three (3) villages (Central, Southwest and Southeast), and within each of the two (2) commercial districts (Couplet District and Lincoln Avenue Commercial District) designated in the Sub-Area Plan for the East Villages, the Owner shall prepare a Master Park Plan for each area, subject to approval by the City. Each Master Parks Plan shall include conceptual acreages and locations of local, neighborhood parks based on the estimated population projected within each area, and shall comply with other provisions as outlined in the Sub-Area Plan for the East Villages.

Specific park acreages and locations will be refined at the platting stage. For parks to be dedicated to the City, such dedication shall be made at the time of platting, or as otherwise agreed to by the City.

IV. Water and Sanitation Service

The Southgate Water and Sanitation Districts are obligated to supply water and sanitation demands for approximately 600 acres of RidgeGate within its service boundary on the West Side of I-25. The remainder of the property on the West and East Side of I-25 is served by the Parker Water and Sanitation District.

V. Special Districts

Special Districts may be utilized to provide for water and sewer service, roads, drainage, parks and related community improvements.

VI. Mesa Area

a. Rural Residential Planning Area

The Owner agrees to complete a Sub-Area Plan for appropriate portions of this area, to be approved by the City, prior to or concurrent with platting those portions of the Rural Residential Planning Area. This Plan shall establish the integrity of the bluffs and their function as a natural transition between urban growth to the north and relatively non-urban conditions to the south. The Sub-Area Plan shall specifically address development in the mesa area in terms of visual and environmental mitigation. The Plan shall establish specific design guidelines.

which address development patterns such as clustering; building architecture, colors and materials; lighting, screening and landscaping; maximum height restrictions and setback requirements; public trail access and easements; and alternative roadway standards.

Irrigation shall be limited in the Rural Residential Planning Area to a maximum of 25% of each lot area, with an additional 10% based on site plan analysis. Temporary irrigation beyond these limitations may be appropriate in order to establish enhanced native vegetation. Said limitations shall be required through covenants and stipulated by the City as part of the Sub-Area Plan for that area.

b. Number of Dwelling Units within the Rural Residential Planning Area

The number of dwelling units in the Rural Residential Planning Area shall not exceed 261. Said units shall be detached unless attached units are proposed by the applicant.

The Owner is willing to either (a) grant to Douglas County, Colorado, or some other qualified organization (as that term is defined in §170 of the Internal Revenue Code), a perpetual conservation easement for the preservation of private open space and public access, covering the north mesa of the bluffs located on the RidgeGate property, comprising approximately 47 acres, as identified on the PDD Plan, or (b) convey this land to the City, a Special District or other appropriate entity. The mechanics of effecting this conservation easement grant or conveyance shall be worked out among the Owner and the grantee.

The City agrees to facilitate discussions regarding any legitimate offer to preserve all or a portion of the mesa tops within RidgeGate as open space in perpetuity, as may be proposed through a reasonable offer to purchase development rights or land at fair market value, negotiation of a conservation easement, or other similar measures.

VII. Attainable Housing

See Amended and Restated Annexation and Development and Agreement with Respect to the East Side Property

VIII. Development Fees

Development/Impact fees may be imposed by the City and collected at the building permit stage for residential and non-residential development within the project, for an assortment of public improvements as stipulated by the City Municipal Code, subject to the provisions of the Amended and Restated Annexation and Development Agreement with Respect to the East Side Property.

IX. Watershed Management

The Owner commits to necessary measures for proper watershed management as determined by the City, consistent with the standard practices of the area, and in consultation with Urban Drainage and Flood Control District.

X. Airport Noise Disclosure

For all residential units and other noise sensitive development to be constructed in the Centennial Airport Influence Area (AIA), the builder shall disclose to all prospective purchasers in writing, using the Centennial Airport Overflight Disclosure form, that the project is located in an area that could be subjected to numerous aircraft overflights and their associated effects. These effects include, but are not limited to: noise, smoke, dust, fumes and vibrations. Such disclosure shall also be noted on Plats and Site Improvement Plans (SIP's) and in sales contracts and closing documents

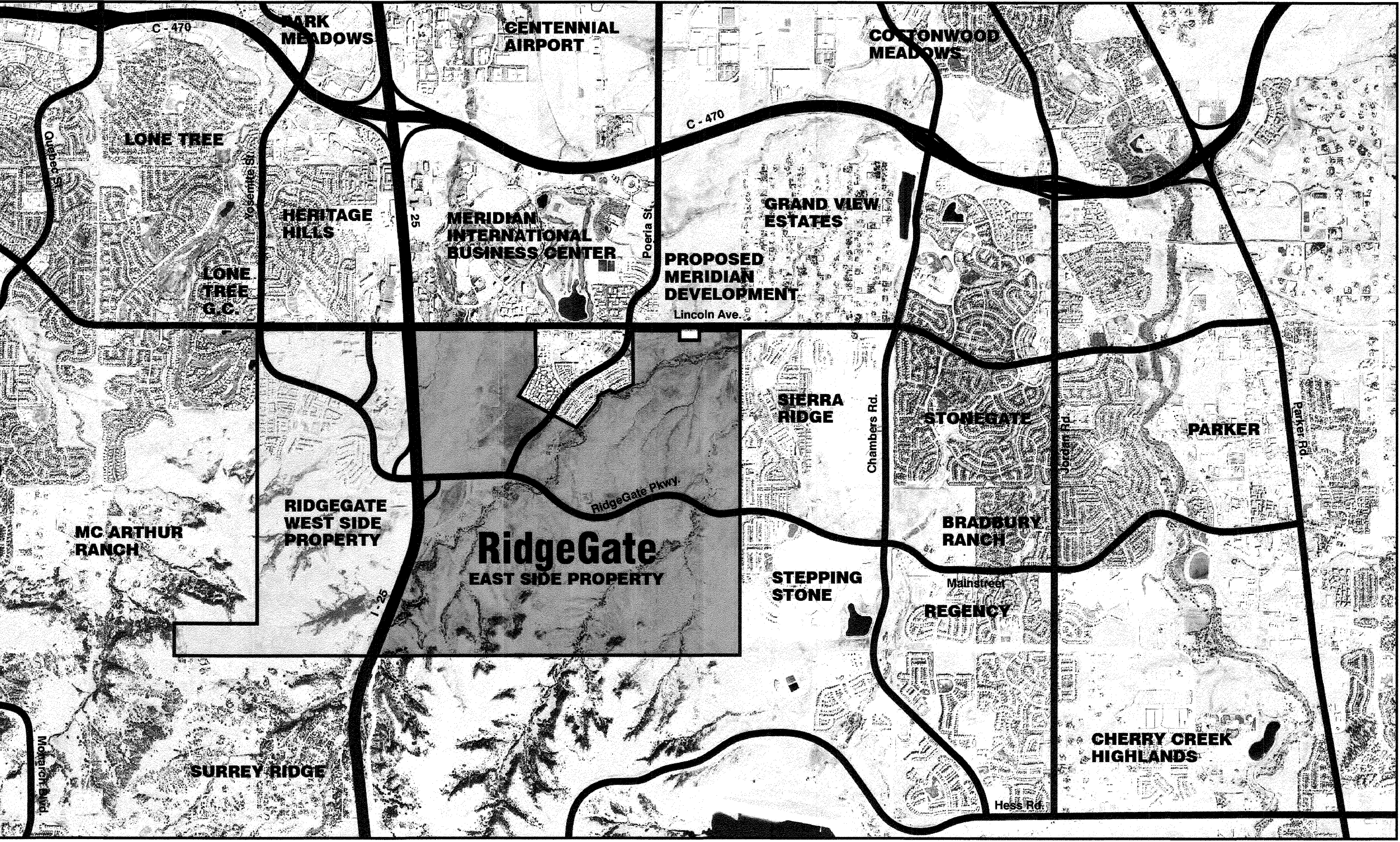
XI. Miscellaneous

The Owner is committed to cost-share with the City on an equal basis up to \$12,500, for local funding match for proposed grant application to facilitate transit-oriented development, to primarily benefit the RidgeGate property.

AMENDMENTS SUMMARY

PDD	Amendment Purpose
Original	n/a
1st	PDD name change from Rampart Range to RidgeGate and amending certain Planning Area boundaries.
2nd	Various text and map changes.
3rd	Correction and clarification of various land area calculations.
4th	Inclusion of .7 acres into the PDD from CDOT
5th	Alignment with Amended and Restated Annexation and Development Agreement with Respect to the East Side Property, Alignment with East Side Property Sub-Area Plans
6th	Separate Schweiger Ranch as its own Planning Area and provide for its zoning. Modify C/MU #5, R/MU #12, and I #30 Planning Area Boundaries and limit use in C/MU #5.

SHEET INDEX	Note:
Sheet 1 - Project Information	As used throughout this document, the term Planned Development District (PDD) or (PD) and the subsequent Sub-Area Plans and Design Guidelines (including alternative road and design standards), are the same in all respects as the term Development Plan referred to in the General Provisions of Lone Tree's Planned Development District Ordinance.
Sheet 2 - Site Summary	
Sheet 3 - Development Plan	
Sheet 4 - Development Information	
Sheet 5 - Development Information	
Sheet 6 - Rural Residential Standards	
Sheet 7 - Rural Residential Standards	
Sheet 8 - PDD Land Use Plan	



Vicinity Map (not to scale)

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(an amendment to the PDD formerly known as RidgeGate, 5th Amendment, approved by the City of Lone Tree, and recorded at 201818230 on March 28, 2018)
Sections 13, 14, 15, 22, 23, 24 and a portion of Section 21, Township 6 South, Range 67 West of the 6th Principal Meridian
City of Lone Tree, State of Colorado (3,515 Acres)

Planned Development District

LEGAL DESCRIPTION

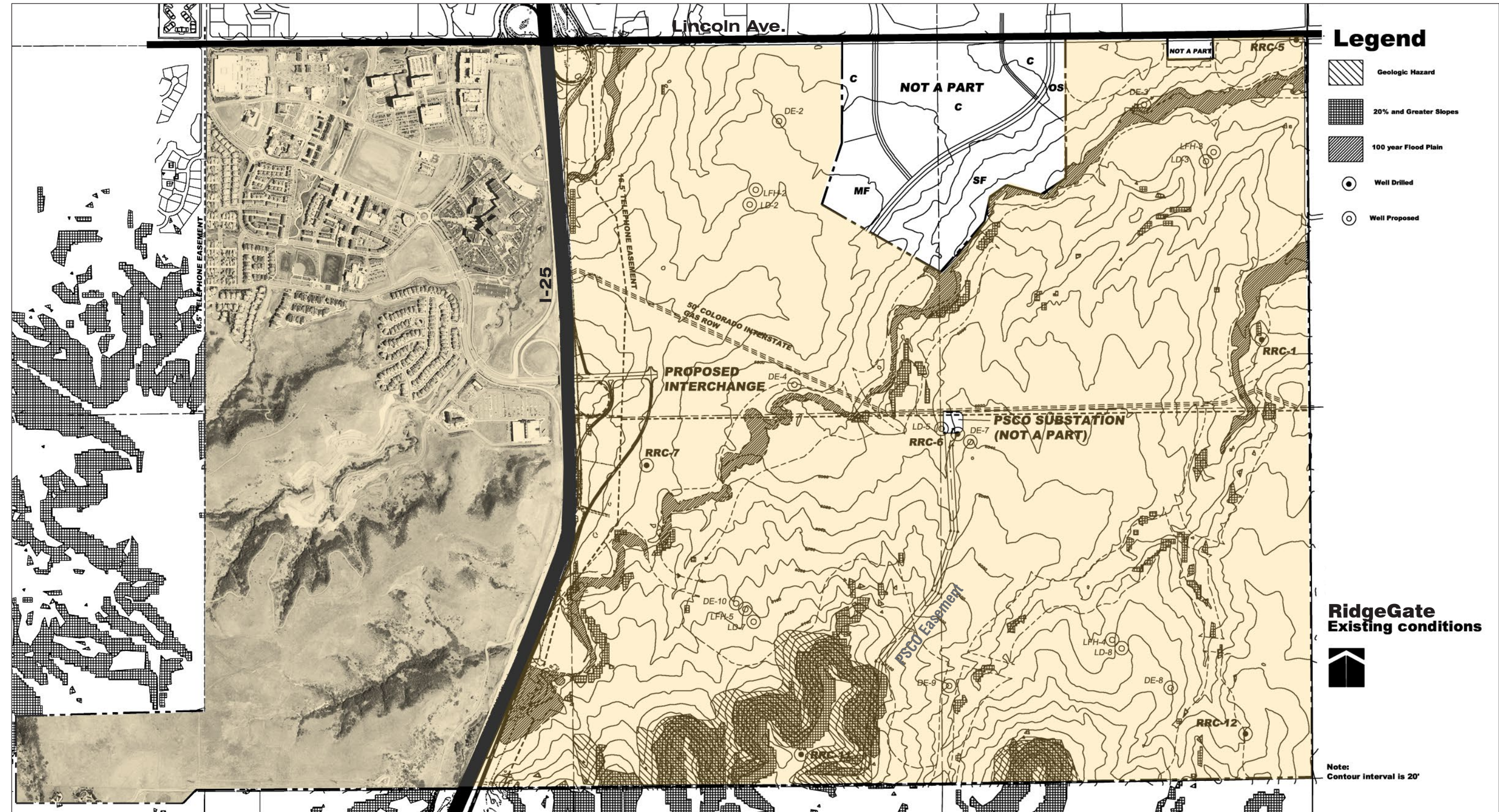
PARCEL 1:] | A TRACT OF LAND SITUATED IN SECTIONS 13, 14, 15, 22, 23, AND 24, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:] | BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 24 : | THENCE SOUTH 00 DEGREES 09 MINUTES 28 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 24 A DISTANCE OF 2,646.61 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 24 : | THENCE SOUTH 00 DEGREES 09 MINUTES 42 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 24 A DISTANCE OF 2,436.92 FEET TO A POINT 210 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 24 : | THENCE SOUTH 88 DEGREES 41 MINUTES 09 SECONDS WEST ALONG A LINE 210 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 24 SAID POINT BEING 210 FEET NORTH OF THE SOUTH QUARTER CORNER OF SAID SECTION 24 : | THENCE SOUTH 89 DEGREES 38 MINUTES 26 SECONDS WEST ALONG AFORESAID PARALLEL LINE 2,596.29 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 23, SAID POINT BEING 210 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 23 : | THENCE SOUTH 89 DEGREES 53 MINUTES 53 SECONDS WEST ALONG A LINE 210 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 23 A DISTANCE OF 2,635.52 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SECTION 23, SAID POINT BEING 210 FEET NORTH OF THE SOUTH QUARTER CORNER OF SAID SECTION 23 : | THENCE NORTH 89 DEGREES 49 MINUTES 54 SECONDS WEST ALONG AFORESAID PARALLEL LINE 2,616.28 FEET TO THE WEST LINE OF SAID SECTION 23 : | THENCE SOUTH 89 DEGREES 49 MINUTES 15 SECONDS WEST ALONG AFORESAID PARALLEL LINE 1,305.67 FEET TO THE EAST LINE OF INTERSTATE HIGHWAY NO. 25 RIGHT OF WAY : | THENCE NORTH 21 DEGREES 49 MINUTES 20 SECONDS EAST ALONG SAID EAST LINE 726.19 FEET : | THENCE NORTH 89 DEGREES 49 MINUTES 31 SECONDS EAST ALONG SAID EAST LINE 141.3 FEET : | THENCE NORTH 21 DEGREES 49 MINUTES 20 SECONDS EAST ALONG SAID EAST LINE 149.88 FEET : | THENCE NORTH 23 DEGREES 10 MINUTES 40 SECONDS WEST ALONG SAID EAST LINE 141.31 FEET : | THENCE NORTH 21 DEGREES 49 MINUTES 20 SECONDS EAST ALONG SAID EAST LINE 1,562.29 FEET TO A POINT ON THE EAST FENCE LINE OF A COUNTY ROAD : | THENCE NORTH 27 DEGREES 51 MINUTES 16 SECONDS EAST ALONG SAID EAST FENCE LINE 631.7 FEET : | THENCE NORTH 16 DEGREES 30 MINUTES 31 SECONDS EAST ALONG SAID EAST FENCE LINE 720.92 FEET : | THENCE NORTH 30 DEGREES 19 MINUTES 02 SECONDS WEST ALONG SAID EAST FENCE LINE 92.85 FEET : | THENCE NORTH 1 DEGREE 33 MINUTES 33 SECONDS WEST ALONG A FENCE LINE 463.24 FEET TO A POINT ON THE EAST LINE OF INTERSTATE HIGHWAY NO. 25 RIGHT OF WAY : | THENCE NORTH 2 DEGREES 14 MINUTES 40 SECONDS WEST ALONG SAID EAST LINE 2,341.08 FEET : | THENCE NORTHERLY ALONG SAID EAST LINE AND ALONG THE ARC OF A CURVE TO THE LEFT 329.34 FEET (SAID CURVE HAS A RADIUS OF 11,553.5 FEET AND A CENTRAL ANGLE OF 01 DEGREE 38 MINUTES) TO A POINT OF TANGENT : | THENCE NORTH 03 DEGREES 52 MINUTES 40 SECONDS WEST ALONG SAID TANGENT AND ALONG SAID EAST LINE 599.84 FEET TO A POINT ON THE WEST LINE OF

SAID SECTION 14 : | THENCE NORTH 00 DEGREES 23 MINUTES 27 SECONDS WEST ALONG SAID WEST LINE AND ALONG THE EAST LINE OF SAID INTERSTATE HIGHWAY NO. 25 RIGHT OF WAY 333.4 FEET : | THENCE NORTH 22 DEGREES 41 MINUTES 20 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE 66.37 FEET : | THENCE NORTH 03 DEGREES 52 MINUTES 40 SECONDS WEST ALONG SAID EAST LINE 427.75 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 14 : | THENCE NORTH 0 DEGREES 23 MINUTES 27 SECONDS WEST ALONG SAID WEST LINE 153.39 FEET : | THENCE NORTH 30 DEGREES 28 MINUTES 40 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE 132.57 FEET : | THENCE NORTH 03 DEGREES 52 MINUTES 40 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE 599.51 FEET : | THENCE NORTH 69 DEGREES 04 MINUTES 20 SECONDS EAST ALONG THE SOUTH LINE OF SAID INTERSTATE HIGHWAY NO. 25 RIGHT OF WAY 28.88 FEET TO THE EAST LINE OF SAID SECTION 15 : | THENCE NORTH 69 DEGREES 04 MINUTES 20 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE 69.62 FEET : | THENCE NORTH 77 DEGREES 51 MINUTES 50 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE 305.89 FEET : | THENCE NORTH 00 DEGREES 20 MINUTES 51 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE 27.24 FEET TO THE SOUTH LINE OF A COUNTY ROAD : | THENCE SOUTH 89 DEGREES 39 MINUTES 09 SECONDS EAST ALONG SAID SOUTH LINE 164.5 FEET : | THENCE SOUTH 72 DEGREES 57 MINUTES 12 SECONDS EAST ALONG SAID SOUTH LINE 52.2 FEET : | THENCE SOUTH 89 DEGREES 39 MINUTES 09 SECONDS EAST ALONG SAID SOUTH LINE 2,063.98 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14 : | THENCE NORTH 00 DEGREES 25 MINUTES 57 SECONDS WEST ALONG SAID WEST LINE 15 FEET : | THENCE NORTH 89 DEGREES 40 MINUTES EAST ALONG THE SOUTH LINE OF SAID COUNTY ROAD 2,615.47 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 14 : | THENCE NORTH 89 DEGREES 28 MINUTES 22 SECONDS EAST ALONG THE SOUTH LINE OF SAID COUNTY ROAD 411.92 FEET : | THENCE NORTH 89 DEGREES 19 MINUTES 56 SECONDS EAST ALONG SAID SOUTH LINE 2,204.23 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, SAID POINT BEING 30 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 13 : | THENCE NORTH 89 DEGREES 19 MINUTES 21 SECONDS EAST ALONG THE SOUTH LINE OF SAID COUNTY ROAD 660.07 FEET TO A POINT ON THE WEST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13 : | THENCE SOUTH 00 DEGREES 26 MINUTES 29 SECONDS EAST ALONG SAID WEST LINE 304.46 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF NORTHEAST QUARTER NORTHWEST QUARTER NORTHEAST QUARTER : | THENCE NORTH 89 DEGREES 35 MINUTES 05 SECONDS EAST 659.47 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF NORTHEAST QUARTER NORTHWEST QUARTER NORTHEAST QUARTER : | THENCE NORTH 00 DEGREES 19 MINUTES 46 SECONDS WEST ALONG THE EAST LINE OF SAID NORTH HALF NORTHEAST QUARTER NORTHWEST QUARTER NORTHEAST QUARTER 307.48 FEET TO THE SOUTH LINE OF SAID COUNTY ROAD : | THENCE NORTH 89 DEGREES

19 MINUTES 21 SECONDS EAST ALONG SAID SOUTH LINE 1,298.21 FEET : | THENCE SOUTH 00 DEGREES 09 MINUTES 28 SECONDS WEST ALONG THE WEST LINE OF A COUNTY ROAD 2,626.6 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13 : | THENCE NORTH 89 DEGREES 25 MINUTES 49 SECONDS EAST ALONG SAID SOUTH LINE 34 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 13 : | THENCE SOUTH 00 DEGREES 42 MINUTES 17 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 13 A DISTANCE OF 2,653.24 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.] (PARCEL 2:)] | A TRACT OF LAND SITUATED IN SECTIONS 15, 21, AND 22, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:] | BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 15 : | THENCE NORTH 00 DEGREES 33 MINUTES 19 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 15 A DISTANCE OF 2,564.9 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 15 : | THENCE NORTH 00 DEGREES 41 MINUTES 35 SECONDS EAST ALONG SAID WEST LINE 2,662.07 FEET TO A POINT ON A LINE 30 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 15 : | THENCE NORTH 89 DEGREES 49 MINUTES 43 SECONDS EAST ALONG SAID PARALLEL LINE 4,098.04 FEET TO THE WEST LINE OF INTERSTATE HIGHWAY NO. 25 RIGHT OF WAY : | THENCE SOUTH 00 DEGREES 49 MINUTES 40 SECONDS EAST ALONG SAID WEST LINE 51.66 FEET : | THENCE SOUTH 79 DEGREES 31 MINUTES 10 SECONDS EAST ALONG SAID WEST LINE 305.66 FEET : | THENCE SOUTH 65 DEGREES 58 MINUTES 40 SECONDS EAST ALONG SAID WEST LINE 152.58 FEET : | THENCE SOUTH 13 DEGREES 36 MINUTES 19 SECONDS EAST ALONG SAID WEST LINE 1,064.43 FEET : | THENCE SOUTH 03 DEGREES 52 MINUTES 40 SECONDS EAST ALONG SAID WEST LINE 2,290.92 FEET TO A POINT OF CURVE : | THENCE SOUTHERLY ALONG SAID WEST LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT 322.24 FEET (SAID CURVE HAS A RADIUS OF 11,303.7 FEET AND A CENTRAL ANGLE OF 01 DEGREE 38 MINUTES) TO A POINT OF TANGENT : | THENCE SOUTH 02 DEGREES 14 MINUTES 40 SECONDS EAST ALONG SAID WEST LINE 979.7 FEET : | THENCE SOUTH 24 DEGREES 19 MINUTES 14 SECONDS WEST ALONG SAID WEST LINE 223.43 FEET : | THENCE SOUTH 02 DEGREES 14 MINUTES 40 SECONDS EAST ALONG SAID WEST LINE 324.24 FEET TO THE SOUTH LINE OF SAID SECTION 15 : | THENCE SOUTH 2 DEGREES 14 MINUTES 40 SECONDS EAST ALONG SAID WEST LINE 837.3 FEET TO A POINT OF CURVE : | THENCE SOUTHWESTERLY ALONG SAID WEST LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT 1,097.48 FEET (SAID CURVE HAS A RADIUS OF 2,612.76 FEET AND A CENTRAL ANGLE OF 24 DEGREES 04 MINUTES) TO A POINT OF TANGENT : | THENCE SOUTH 21 DEGREES 49 MINUTES 20 SECONDS WEST ALONG SAID TANGENT AND ALONG SAID WEST LINE 1,033.34 FEET : | THENCE SOUTH 06 DEGREES 49 MINUTES WEST ALONG SAID WEST LINE 42.39 FEET : | THENCE SOUTH 21 DEGREES 49 MINUTES 20 SECONDS WEST ALONG SAID WEST LINE 267.79 FEET : | THENCE SOUTH 18 DEGREES 43 MINUTES 01 SECOND EAST ALONG WEST LINE 199.84 FEET : | THENCE SOUTH 21 DEGREES 49 MINUTES 20 SECONDS WEST ALONG SAID WEST LINE 799.34 FEET : | THENCE SOUTH 63 DEGREES 48 MINUTES 45 SECONDS

WEST ALONG SAID WEST LINE 134.42 FEET : | THENCE SOUTH 21 DEGREES 49 MINUTES 20 SECONDS WEST ALONG SAID WEST LINE 199.84 FEET : | THENCE SOUTH 16 DEGREES 50 MINUTES 20 SECONDS EAST ALONG SAID WEST LINE 63.98 FEET : | THENCE SOUTH 21 DEGREES 49 MINUTES 20 SECONDS WEST ALONG SAID WEST LINE 747.39 FEET TO A POINT ON A LINE 210 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 22 : | THENCE SOUTH 89 DEGREES 49 MINUTES 15 SECONDS WEST ALONG SAID PARALLEL LINE 3,659.43 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 22 : | THENCE NORTH 0 DEGREES 29 MINUTES 35 SECONDS EAST ALONG SAID WEST LINE 7 FEET : | THENCE NORTH 88 DEGREES 49 MINUTES 50 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 21 AND ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE PUBLIC SERVICE COMPANY 95.62 FEET : THENCE SOUTH 42 DEGREES 47 MINUTES 41 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 290.28 FEET MORE OR LESS TO THE SOUTH LINE OF SAID SECTION 21, AS ESTABLISHED BY ORDER RECORDED JULY 24, 1985 IN BOOK 586 AT PAGE 273: THENCE WEST ALONG SAID SOUTH LINE AS ESTABLISHED BY SAID ORDER, TO THE SOUTH QUARTER CORNER OF SAID SECTION 21 : | THENCE NORTH 01 DEGREE 16 MINUTES WEST 1,195.29 FEET TO AN EXISTING FENCE CORNER, THENCE NORTH 89 DEGREES 44 MINUTES 40 SECONDS EAST ALONG AN EXISTING FENCE LINE 2,654.93 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 21, SAID POINT BEING 35.05 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 21: THENCE NORTH 0 DEGREES 29 MINUTES 35 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 22 A DISTANCE OF 4,060.09 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.] | EXCEPTING FROM THE ABOVE DESCRIPTIONS THOSE PORTIONS CONVEYED IN THE FOLLOWING DEEDS:] | THE BOARD OF COUNTY COMMISSIONERS JANUARY 20, 1984 IN BOOK 1175 AT PAGE 1845) THE BOARD OF COUNTY COMMISSIONERS JULY 15, 1987 IN BOOK 121 AT PAGE 323 (SEARS, ROEBUCK AND CO., ADOR REALTY CORPORATION AND J.C. PENNEY COMPANY, INC. JULY 1, 1974 IN BOOK 264 AT PAGE 425. | | FURTHER EXCEPTING THE FOLLOWING THREE PARCELS DEEDED TO THE STATE DEPARTMENT OF HIGHWAYS AS RECORDED MARCH 24, 1989 IN BOOK 846 AT PAGE 338:] | A TRACT OR PARCEL OF LAND NO. 2 OF THE STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF COLORADO, PROJECT NO. IR 25-2(201), IN THE NORTHWEST QUARTER OF SECTION 14 AND THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:] | BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF I-25 (SEPTEMBER 1988) FROM WHICH THE NORTHWEST CORNER OF SECTION 14 BEARS NORTH 03 DEGREES 39 MINUTES 05 SECONDS EAST, A DISTANCE OF 1,283.27 FEET:] | 1. THENCE NORTH 04 DEGREES 13 MINUTES 29 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF I-25 (SEPTEMBER 1988), A DISTANCE OF 60.08 FEET:] | 2. THENCE NORTH 03 DEGREES 22 MINUTES 12 SECONDS EAST, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1,059.29 FEET, TO THE SOUTHERLY

RIGHT OF WAY LINE OF LINCOLN AVENUE (SEPTEMBER 1988):] | 3. THENCE NORTH 69 DEGREES 41 MINUTES 15 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF LINCOLN AVENUE (SEPTEMBER 1988), A DISTANCE OF 24.46 FEET (27.50 FEET DEED) TO THE WEST LINE OF SAID SECTION 14:] | 4. THENCE NORTH 69 DEGREES 53 MINUTES 00 SECONDS EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF LINCOLN AVENUE, A DISTANCE OF 71.00 FEET:] | 5. THENCE NORTH 78 DEGREES 40 MINUTES 30 SECONDS EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF LINCOLN AVENUE, A DISTANCE OF 305.90 FEET:] | 6. THENCE NORTH 89 DEGREES 34 MINUTES 53 SECONDS EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF LINCOLN AVENUE, A DISTANCE OF 164.50 FEET:] | 7. THENCE SOUTH 73 DEGREES 43 MINUTES 07 SECONDS EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF LINCOLN AVENUE, A DISTANCE OF 52.20 FEET:] | 8. THENCE SOUTH 89 DEGREES 34 MINUTES 53 SECONDS WEST, A DISTANCE OF 117.82 FEET:] | 9. THENCE SOUTH 56 DEGREES 15 MINUTES 55 SECONDS WEST, A DISTANCE OF 86.89 FEET:] | 10. THENCE SOUTH 0 DEGREES 05 MINUTES 30 SECONDS EAST, A DISTANCE OF 200.91 FEET:] | 11. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 340.50 FEET, A DISTANCE OF 222.42 FEET (THE CHORD OF THIS ARC BEARS SOUTH 18 DEGREES 37 MINUTES 19 SECONDS WEST, A DISTANCE OF 218.49 FEET):] | 12. THENCE SOUTH 37 DEGREES 20 MINUTES 06 SECONDS WEST, A DISTANCE OF 416.89 FEET:] | 13. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 733.94 FEET, A DISTANCE OF 441.90 FEET (THE CHORD OF THIS ARC BEARS SOUTH 20 DEGREES 05 MINUTES 11 SECONDS WEST, A DISTANCE OF 435.26 FEET), MORE OR LESS, TO THE POINT OF BEGINNING.) | AND] | A TRACT OR PARCEL OF LAND NO. 2A OF THE STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF COLORADO, PROJECT NO. IR 25-2(201), IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:] | BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF LINCOLN AVENUE (SEPTEMBER 1988) FROM WHICH THE NORTHEAST CORNER OF SECTION 15 BEARS NORTH 84 DEGREES 29 MINUTES 57 SECONDS EAST, A DISTANCE OF 968.80 FEET:] | 1. THENCE SOUTH 89 DEGREES 27 MINUTES 47 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 84.70 FEET:] | 2. THENCE NORTH 87 DEGREES 45 MINUTES 05 SECONDS WEST, A DISTANCE OF 285.24 FEET, TO THE SAID SOUTHERLY RIGHT OF WAY LINE OF LINCOLN AVENUE (SEPTEMBER 1988):] | 3. THENCE NORTH 89 DEGREES 27 MINUTES 47 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 300.28 FEET:] | 4. THENCE SOUTH 79 DEGREES 13 MINUTES 43 SECONDS EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 70.69 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.]



Existing Conditions/ Constraints Map (not to scale)

Note: All geologic hazards, 20% and greater slope areas within the drainages or adjacent to the bluffs and, 100-year flood plains are preserved in Open Space Planning Areas.

Development of the project will not result in the removal of any existing, mature cottonwood trees or significant scrub oak stands located in delineated open space planning areas on the site, without prior referral to the Division of Wildlife and approval by the City, with consideration given for condition and health as major criteria in determining removal.

A weed control program, comparable to those recommended by Douglas County, shall be implemented for Open Space Planning Areas and undeveloped portions of the project that are to be developed in the future, in consultation with the Division of Wildlife, in order to improve wildlife habitat in certain areas of the plan.

LANDOWNER/APPLICANT
Schweiger Ranch Foundation & RidgeGate Investments, Inc.
C/O Coventry Development Corporation - Colorado
10720 Commonwealth Street, Suite B
Lone Tree, CO 80124

WATER RIGHTS OWNER
Parker Water District
19801 E. Main Street
Parker, CO 80138

REPRESENTATIVES
Design Workshop
1390 Lawrence Street, Suite 100
Denver, CO 80204

Robinson Waters & O'Dorisio, P.C.
Attn: Paul Timmins
1099 18th Street, Suite 2600
Denver, CO 80202

MINERAL RIGHTS OWNERS
RidgeGate Investments, Inc.
C/O Coventry Development Corporation
1041 Third Avenue New York, NY 10065

Union Pacific Land Resources Corporation
C/O The Corporation Company
1675 Broadway
Denver, CO 80202
(surface rights relinquished)

Federal Land Bank of Wichita
PO Box 2490
Wichita, KS 67201
(south 1/2 of NW 1/4 and west 1/2 of SW 1/4 of section 22 and south 1/2 of SE 1/4 of section 21) These rights are shared jointly inseverable with RidgeGate Investments, Inc.

RIDGEGATE, 6th Amendment

(an amendment to the PDD formerly known as RidgeGate, 5th Amendment, approved by the City of Lone Tree, and recorded at [201818230](#) on March 28, 2018)
Sections 13, 14, 15, 22, 23, 24 and a portion of Section 21, Township 6 South, Range 67 West of the 6th Principal Meridian
City of Lone Tree, State of Colorado (3,515 Acres)

Master Developer
Coventry Development Corp. – Colorado
10270 Commonwealth Street, Suite B
Lone Tree, Colorado 80124

PLANNING CONCEPT

RidgeGate is envisioned as an example for smart growth along Colorado's Front Range. It locates an integrated community of housing, employment and services immediately adjacent to existing urban development. The property consists of approximately 3,515 acres and is located in northern Douglas County. RidgeGate's position at the natural edge of the metro-Denver area and its adjacency to existing surface and planned light-rail transportation systems creates a unique set of circumstances and opportunities.

RidgeGate's development framework builds on this locational advantage to create a series of planning areas - relatively concentrated, efficient mixed-use neighborhoods that help to reduce the cost of infrastructure, services and transportation. These neighborhoods are clustered within a quarter mile walking radius around a "centerpiece" (a neighborhood retail center, a park, a school or other similar centers of neighborhood activity.) These centerpieces allow for connections with a shuttle system and bicycle trails while neighborhood street systems are designed to create an interconnected web of routes between destinations thereby minimizing traffic concentration.

The City Center Planning Area is a compact, pedestrian oriented and mixed-use environment providing a wealth of choice for retail, business, civic, cultural and residential uses as well as an anchor for the community. It is home to a multi-modal transportation center that further supports the area as a center of activity.

The Planning Areas have distinct edges defined by an open space system that also serves to protect sensitive watersheds and habitat and provide a framework for an integrated trail system. This open space system also serves to maintain distinct community separation from the City of Castle Pines east of I-25 and from open lands in Northern Douglas County.

Individual Sub-Area Plans and related Design Guidelines will be developed prior to or concurrent with platting. Sub-Area Plans may include complete or partial planning areas, or a combination of multiple planning areas. These will serve to further define development standards that allow for flexibility to respond to market conditions yet provides specificity so that development implements the planning concepts. If there is any conflict in provisions between the PDD and the Sub-Area Plans and Design Guidelines, the provision which is the most restrictive or imposes higher standards or requirements shall govern, unless determined otherwise by the City of Lone Tree Director of Community Development (the "Director," as referred to in the City of Lone Tree's Planned Development District Ordinance General Provisions), in consultation with the City Council.

The following process of planning approval shall be applied:

The PD shall provide the framework for development, including permitted/prohibited land uses.

Following this shall be the development of Sub-Area Plans, which may be accompanied by and reviewed concurrently with subdivision platting and site improvement plans. Otherwise, subdivision platting and site improvement plans shall follow the development of Sub-Area Plans and in all cases shall be consistent with them.

Sub-Area Plan Content

- Conceptual Major Street Layout
- Conceptual location of elementary schools, as applicable
- Conceptual location of other lands to be dedicated for public purposes, as stated in the project commitments, as applicable
- Conceptual location of parks, trails and the delineation/refinement of open space areas
- Specific land use framework. Otherwise, land uses shall be in accord with the PDD's matrix of planning areas and uses.
- Setbacks may be established, or deferred to individual plats or site improvement plans.
- Conceptual design features to promote effective transit, through enactment of standards including modal splits and usage enhancement features (i.e. transportation demand management, park-n-rides, bus turn-out lanes, etc.).

Note: "Conceptual" shall mean preliminary, to be refined at subdivision and site plan stages of review.

Design Guideline Content

- Site Planning Criteria
- Transportation, Streetscape and Parking Criteria
- Architectural Criteria
- Landscape Architectural Criteria
- Lighting Criteria
- Signage Criteria

Sub-Area Plan Approval Process

- Submission of Sub-Area Plan/Guidelines to City by landowner or developer
- Preliminary staff review
- Referral to agencies as determined by the Director
- Planning Commission public meeting at regular business session, with recommendation to City Council
- City Council public meeting at regular business session with final action.

Subdivision plats and site improvement plans shall be consistent with Sub-Area Plans. Refinements and modifications of Sub-Area Plans would be permitted and considered amendments to the Sub-Area Plans, as approved by the City.

General Intent of PDD Implementation

Due to the long-term nature of the development, it is possible that the provisions of this PDD may not address every subject. The Director shall have the authority to interpret future Sub-Area Plans and Design Guidelines, and to interpret certain City regulations and standards for consistency with the planning concepts and objectives of the PDD, the West Side Agreement and the Amended and Restated Annexation and Development Agreement with Respect to the East Side Property, the Sub-Area Plans and the Design Guidelines, provided that such interpretations do not conflict with the City of Lone Tree's Comprehensive Plan, as reasonably determined by the Director in consultation with the City Manager.

PLANNING FRAMEWORK

City Center Planning Area

The City Center Planning Area is a mixed-use urban neighborhood. It arranges residential and commercial uses, hotel, office and retail, relative to a centrally located intermodal transportation facility. The City Center is sited at a knoll that affords visibility from I-25 and views to the Front Range. It is adjacent to one of the RidgeGate's major open space systems to provide easy access and establish the relationship of "a city in a landscape". The City Center Planning Area is intended to create an urbanized environment with buildings at the edges of sidewalks, on-street and structured parking, an interconnected street network and a commitment to high quality and functional public spaces. It is also envisioned that this area will be home to City of Lone Tree municipal offices, government offices and a range of cultural facilities. Office and other non-residential components will be required to meet Design Standards that support the character and intensity required to create a vibrant urban environment. Residential components are expected to be of a higher density with only limited single-family detached homes allowed. The Subarea plan for the City Center will include standards and criteria to promote a balance of mixed uses considering but not limited to ranges of percentages of various land uses.

Commercial/ Mixed Use Planning Area

The Mixed Commercial/ Mixed Use Planning Areas are mixed use neighborhoods with an emphasis on commercial uses. They arrange residential, office and retail uses around a central focus like public spaces and buildings that are generally within walking distance to the edge of the area. The Commercial/ Mixed Use Planning Areas are intended to create a balanced mix of uses in a pedestrian friendly environment with an interconnected street network and multiple connections to open space systems that define edges of the district. Residential components are expected to be of a higher density and will buffer themselves from adjacent non-residential components. It is expected that some residential components may be located on floors above non-residential uses and other creative approaches of housing densities and styles will be encouraged.

Residential/ Mixed Use Planning Area

The Residential/ Mixed Use Planning Areas are mixed use neighborhoods with an emphasis on residential uses. They arrange residential, office and retail uses around a central focus like public spaces and buildings that are generally within walking distance to the edge of the area. The Residential/ Mixed Use Planning Areas are intended to create a balanced mix of uses in a pedestrian friendly environment with an interconnected street network and multiple connections to open space systems that define edges of the district. Residential components are expected to reflect a range of densities with attached and detached housing styles encouraged through creative planning that minimizes streets with garages or parking areas. Non-residential components will be connected to but appropriately transitioned from single family detached residential components and will not be located on residential level local streets, unless appropriate and as determined by the Director. Multi-family residential (attached residential units in excess of three stories or more in height) will be limited to certain percentages of some Planning Areas, as referenced on Sheet 4 of the PDD.

R/MU Parcel #11

The Detailed Plan for R/MU parcel #11, will provide for the reconfiguration of the southern portion of that parcel, surrounded by the bluffs, to allow for its shifting to the northern half of the valley area, thereby preserving the middle and southern area. It is recognized that such shifting may entail development on slopes exceeding 20 percent in this particular parcel (irrespective of previous references indicating that slopes greater than 20% would be in open space), in which case appropriate mitigation measures for development shall be employed. The Sub-Area Plan for this parcel will be prepared in consultation with the Division of Wildlife. Additional requirements in this area may involve the maintenance of natural vegetation and restricted landscaping through building envelopes and the consideration of a regional trail connection through the area. Subsequent Sub-Area Plans and Design Guidelines will consider alternative residential development design, including reduced street width, common open areas, and a mix of housing types. Design Guidelines shall also incorporate common building materials and a palette of building colors for homes in this area. Low profile and stair-stepped buildings will be considered in the Design Guidelines for the Sub-Area Plans of areas that are located along the toes of the bluffs, in order to conform to the topography.

Rural Residential Planning Area

The Rural Residential Planning Area is a residential neighborhood set back from the top of the mesas in the southwest portion of the community. Due to their abrupt rise in elevation and the expansive views to the west and northwest, these mesas are a visually dominant landscape feature and regional landmark. Therefore, development of these areas is guided by standards intended to preserve visual character from I-25. Homes located in the Rural Residential Planning Area may be arranged in a clustered pattern, or utilize other techniques such as restricted building envelopes and fencing restrictions to provide for continuous areas of natural open space, with the objective of preserving views and maintaining areas for wildlife habitat and movement.

Open Space Planning Area

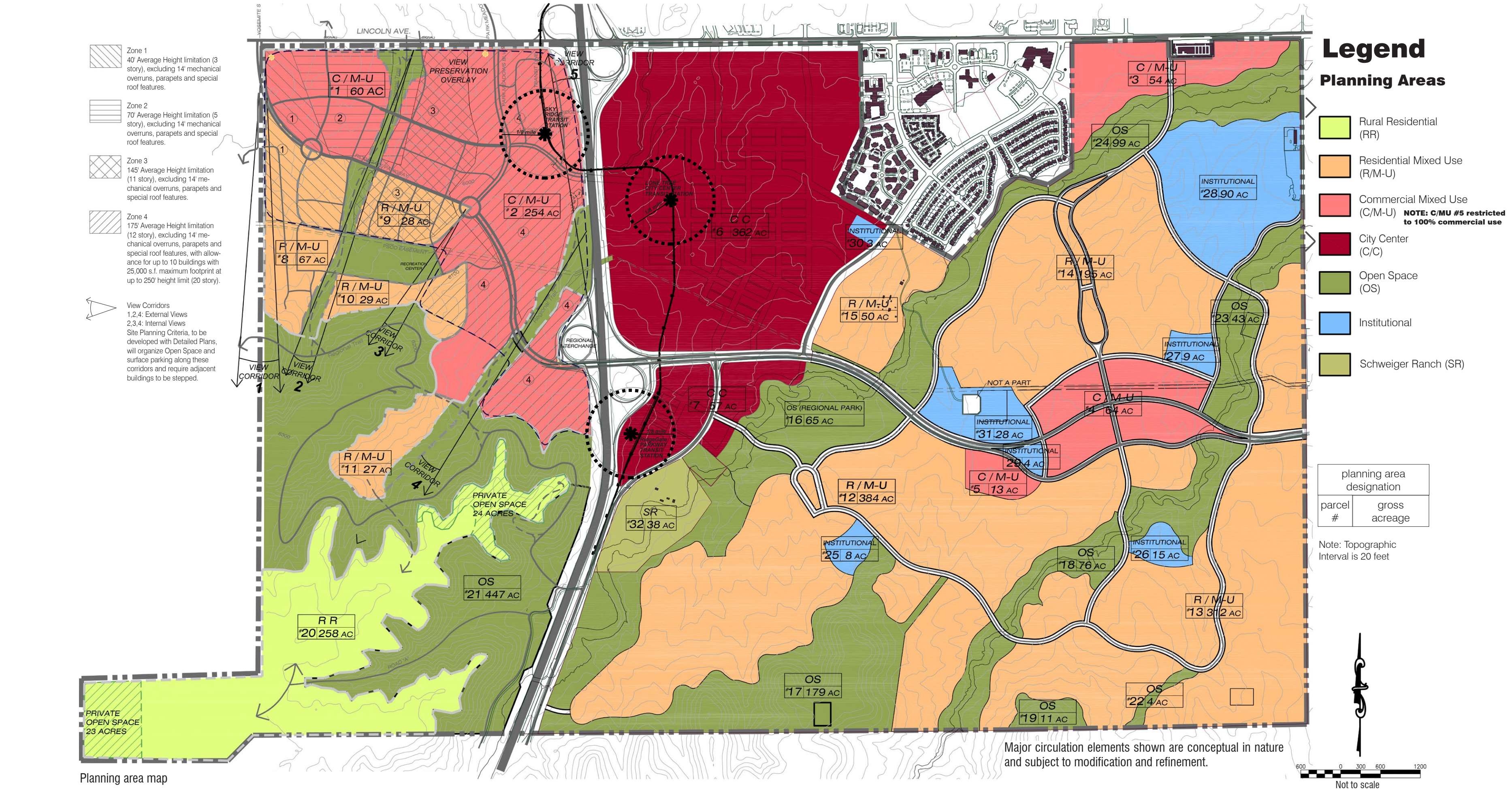
Open space is an important framework element of the RidgeGate community to create a "city in a landscape". This open space system is concentrated to preserve sensitive riparian and floodplain habitats, create neighborhood edges and to connect Planning Areas with trail systems. A majority of the system provides passive recreation opportunities incorporating regional trail connections and buffers with native landscape character. A Regional Park of approximately 65 acres, will be located in close proximity to the greatest concentration of housing and jobs and will provide opportunities for active recreation uses. Local neighborhood park sites will be located by provisions contained in the Sub-Area Plans.

A Master Plan for parks, trails and open space for the West Side Property has been completed.

The Owner and the City have agreed to seek Inclusion of the East Side Property in to the South Suburban Parks and Recreation District (SSPRD) and in that regard, SSPRD and the City are developing a master plan for East Side Parks which will provide an initial framework for future implementation by SSPRD.

Schweiger Ranch Planning Area

The Schweiger Ranch Planning Area is located at the southern end of the City Center Planning Area and it straddles the Happy Canyon Creek along one of RidgeGate's Open Space Planning Corridors. In 2008, its 38 acres were conveyed to the Schweiger Ranch Foundation, a 501(c)3 not-for-profit organization. Schweiger Ranch is operating as a living history museum and serving as an educational and cultural resource for the community. As it evolves, Schweiger Ranch envisions a variety of collaborative partnerships with other non-profits to expand its mission appropriately.



Circulation Elements

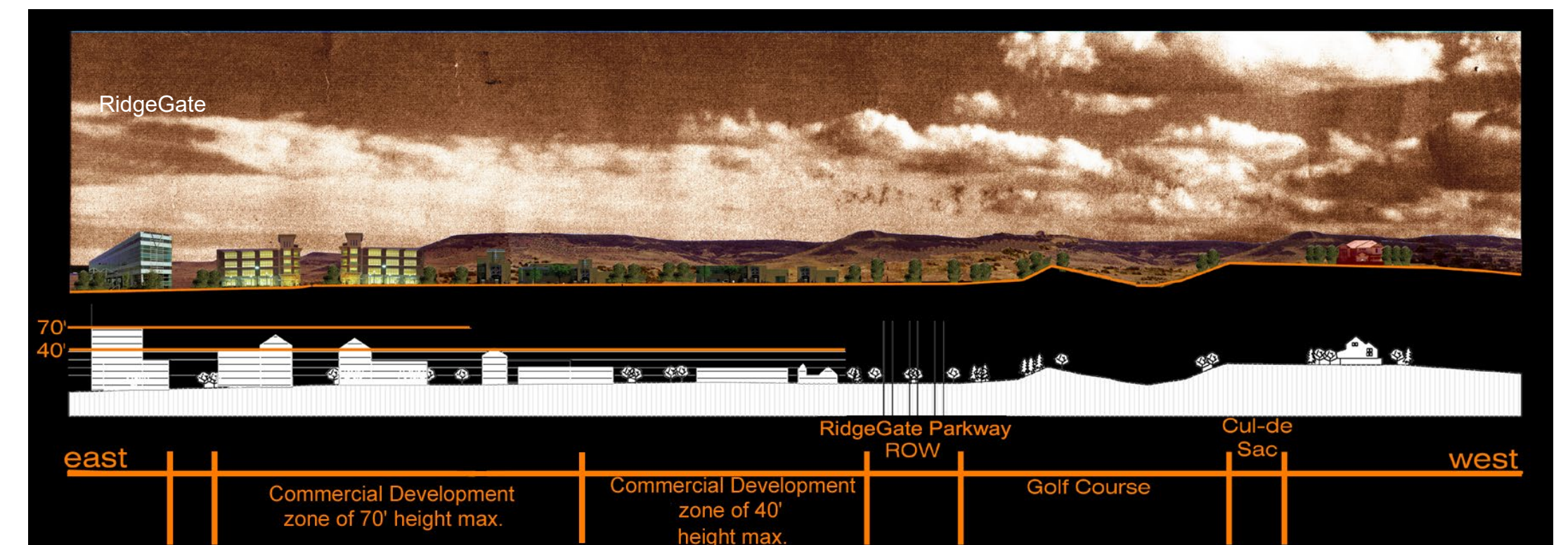
RidgeGate will provide an interconnected system of circulation elements to distribute, not concentrate traffic, and to offer choices in transportation methods and routes. Emphasis is placed on connecting neighborhoods and individual uses with each other by employing a modified urban grid form with a hierarchy of through streets, and sharing access drives between projects. Gated residential communities are not in keeping with interconnectedness and public access and are generally discouraged, except in locations where neighborhood interconnectivity is prohibited by topography.

Circulation elements are endowed with two attributes-capacity and character. Capacity refers to the number of vehicles that can move safely through a segment within a given time. It is physically manifested by numbers of lanes, their width, horizontal and vertical radii and superelevation. Character refers to suitability for pedestrian activities and a variety of building types. Character is physically manifested through building setback proximity, landscape conditions and sidewalk locations.

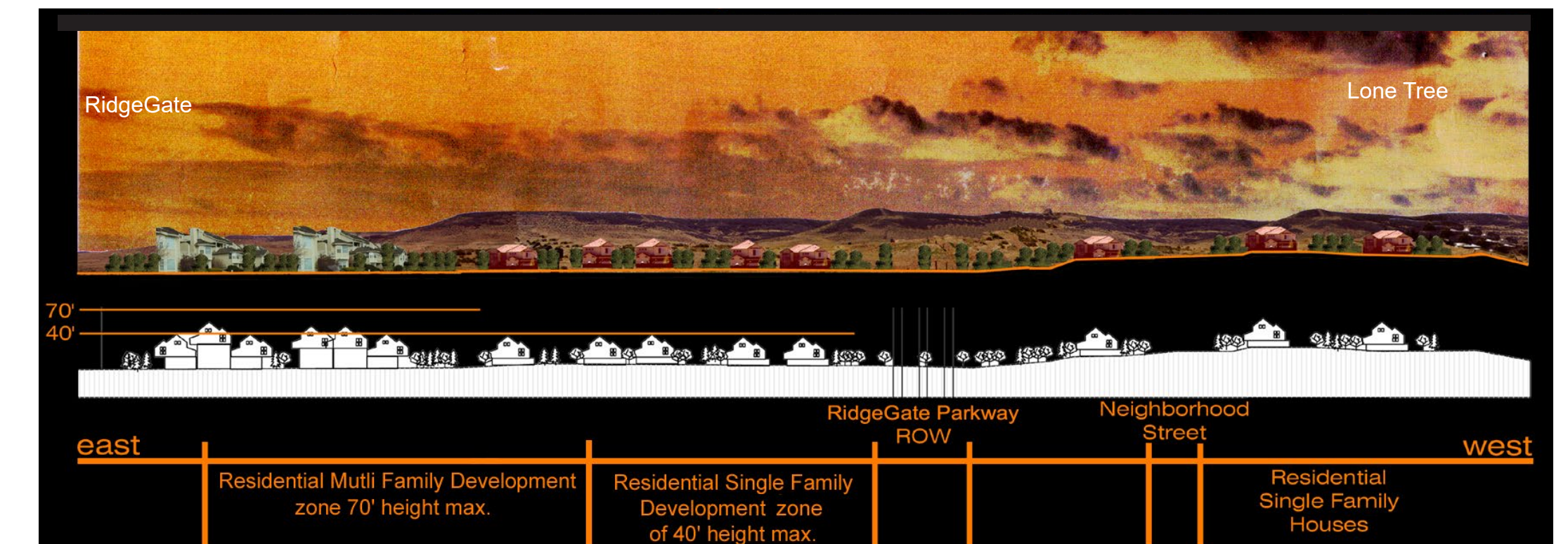
The RidgeGate West Village Street Standards are the RidgeGate East Technical Supplement define a range of road categories and their related technical details and criteria for implementation.

Transit Station legend

- **Sky Ridge Station**
In-line mixed-use/neighborhood station with a mix of uses and pedestrian connections to the adjacent medical center. This station is within walking distance to adjacent neighborhoods and features a Kiss-and-Ride drop off for RTD and other shuttle services.
- **Lone Tree City Center Station**
In-line urban station with high density mixed-use commercial, office retail and residential.
- **RidgeGate Parkway Station**
End-of-line station with medium density development surrounding the site consisting of commercial, office, and retail uses. The station features a 1,300 car garage, RTD local and regional bus connections, and provisions for other shuttle services.



Section A: Transition overlay district illustrative cross-section at C-MU#1



Section B: Transition overlay district illustrative cross-section at R-MU#9

Revised: 10/14/2019

RIDGEGATE, 6th Amendment

(an amendment to the PDD formerly known as RidgeGate, 5th Amendment, approved by the City of Lone Tree, and recorded at 201818230 on March 28, 2018)
 Sections 13, 14, 15, 22, 23, 24 and a portion of Section 21, Township 6 South, Range 67 West of the 6th Principal Meridian
 City of Lone Tree, State of Colorado (3,515 Acres)

Master Developer
Coventry Development Corp. – Colorado
 10270 Commonwealth Street, Suite B
 Lone Tree, Colorado 80124

Planned Development District

MATRIX OF PLANNING AREAS AND USES

Use Legend	Planning Area Legend
Blank = Prohibited	OS = Open Space and Public and Private Parks
P (formerly A) = Permitted	R-MU = Residential Mixed Use
SR = Special Review	C-MU = Commercial Mixed Use
	CC = City Center
	RR = Rural Residential

USE	OS	R-MU	C-MU	CC	RR
(a) Residential Uses					
1. Artist Studio;		P	P	P	P
2. Abbey, Convent, Monastery, Priory, or other similar residence for clergy;		P	P	P	SR
3. Fraternity or Sorority House ² ;		SR	P	P	
4. Home Occupation;		P	P	P	P
5. Multifamily Dwelling ¹ ;		P	P	P	
6. Retirement Home;		P	P	P	P
7. Rooming and/or Boarding House;		P	P	P	
8. Single Family Attached Dwelling;		P	P	P	P
9. Single Family Detached Dwelling		P	P	P	P

(b) Civic Uses					
1. Ambulance Service ² ;				P	
2. Church or Religious Institution - Community Scale;		P	P	P	
3. Church or Religious Institution - Neighborhood Scale;		P	P	P	
4. Club or Lodge;		P	P	P	P
5. Community Center;	SR	P	P	P	SR
6. Day Center/Preschool or Day-Care Home;		P	P	P	
7. Fire Station ² ;		SR	P	P	
8. Gallery;		P	P	P	
9. Golf Course, not including Miniature Golf Courses;	SR	P	P		
10. Library;		P	P	P	
11. Major Impact Utility/ Public Works Facility ² ;	SR	SR	SR	SR	SR
12. Miniature Golf Courses;		P	P	P	
13. Minor Impact Utility ¹ ;	SR	P	P	P	SR
14. Museum;	SR	SR	P	P	
15. Office for Park Purposes;	P	P	P	P	P
16. Parks and Open Space;	P	P	P	P	P
17. Police Station;		P	P	P	
18. Postal Facility, Contract and Finance;		P	P	P	
19. Postal Facility, Neighborhood;	SR	P	P	P	
20. Postal Processing Center;		P	P	P	
21. School, Private, Boarding;		SR	P	P	
22. School, Elementary or Secondary;	P	P	P	P	

(c) Commercial Uses					
1. Agriculture, Limited ² ;	P	P	P	P	P
2. Airline Reservation Center;		P	P	P	
3. Animal Care or Boarding ¹ ;	SR	SR	P	P	SR
4. Animal Sales or Service;		SR	P	P	
5. Automobile Gasoline Filling Station;		SR	P	P	
6. Automobile Laundry or Polishing Shop ² ;			P	P	
7. Automobile, Motorcycle or Light Truck Sales, Leasing or Rental ² ;			SR		
8. Automobile Repair Garage;		SR	P		
9. Banking and Financial Services;		P	P	P	
10. Bed and Breakfast;		P	P	P	SR
11. Building Contractors, General;			P	P	
12. Building Maintenance Service;		P	P	P	
13. Building Materials and Supplies, Sales or Rental;			P	P	
14. Business Equipment Sales or Service;		P	P	P	
15. Business Support or Printing Service;		P	P	P	
16. Clinic or Office, Dental or Medical;		P	P	P	

Note: Building setbacks will be established through subsequent Sub-Area Plans and Design Guidelines or established on a case by case basis at the time of final platting and will be consistent with their associated land use.

Use definitions are per Lone Tree Zoning Ordinance or as defined through subsequent Sub-Area Plans.

- A maximum of 30% of the acreage of each R-MU Planning Areas can be developed with non-residential uses
- A maximum of 40% of the acreage of each C-MU Planning Areas can be developed with residential uses, with the exception of C/MU #5 which must be 100% commercial use.
- Approximately 16 acres of R/MU #12 along RidgeGate Parkway must be developed with for-sale residential at a minimum overall density of 12 du/ac.
- Multi-Family Housing (attached residential units in excess of three stories or more in height but not exceeding 55', unless otherwise restricted by the View Preservation Overlay or other provisions of this PDD) will be limited to the following percentages of the gross acreages of the Planning Area
 - R-MU #9, #10, #11: no more than 20% of the land area
 - R-MU #11 shall be limited to residential uses (a) only.
- Informational signs required to be posted at time of platting for sites being considered as mixed-use or non-residential use in R-MU Planning Areas
- Commercial Uses shall be prohibited on local streets in residential neighborhoods unless approved by the Director of Community Development as a compatible use, such as customary neighborhood services.
- Golf courses shall be predominantly located in R-MU or C-MU Planning Areas and developed in an environmentally sensitive, low water use manner.

- Use requiring SR in "Transition Overlay" District
- Use prohibited in "Transition Overlay" District
- Use requiring SR if located west of Park Meadows Drive in C/MU parcel #1
- Allow new or expanded heliports with Special Review

USE	OS	R-MU	C-MU	CC	RR
17. Commercial Food Preparation and Sales;		P	P	P	
18. Consumer Retail, Large Scale ¹ ;		SR	P	P	
19. Consumer Retail, Medium Scale;		P	P	P	
20. Consumer Retail, Small Scale;		P	P	P	
21. Consumer Service, Large Scale ¹ ;			P	P	
22. Consumer Service, Medium Scale;		P	P	P	
23. Consumer Service, Small Scale;		P	P	P	
24. Consumer Retail, Personal Services;		P	P	P	
25. Eating Place;	SR	P	P	P	
26. Food Sales or Market, Small;		P	P	P	
27. Food Sales or Market, Large;		SR	P	P	
28. Garden Supply Store;		P	P	P	
29. Hospital ^{2,3,4} ;			P	P	
30. Hotel ¹ ;			P	P	
31. Husbandry ² ;	SR				
32. Laundry or Dry Cleaning, Commercial ¹ ;		P	P	P	
33. Liquor Store;		P	P	P	
34. Mortuary ¹ ;			P	P	
35. Office: Non-Dental or Non-Medical;		P (Less than 5,000 square feet individually and no more than 10,000 square feet in aggregate)	P	P	
36. Parking Off Street/Lot;	SR		P	P	
37. Recreation Facilities, Indoor;	SR	P	P	P	SR
38. Recreation Facilities, Outdoor ¹ ;	P	P	P	P	SR
39. Recycling Collection Station ² ;		SR	P	P	
40. Repair Service, Consumer;		P	P	P	
41. School, Vocational or Professional, Large ¹ ;		SR	P	P	
42. School, Vocational or Professional, Small;		P	P	P	
43. Sexually Oriented Business ² ;				SR	
44. Storage Services ¹ ;		SR	P	P	
45. Terminal, Public Transportation, Intercity ² ;			P	P	
46. Terminal, Public Transportation, Local ¹ ;		P	P	P	
47. Theater, Indoor ¹ ;		SR	P	P	
48. Theater, Studio;		SR	P	P	
49. Trailer or Recreational Vehicle Sales, Leasing or Rental ¹ ; and			SR		
50. Utility Service or Telecommunications Facility ¹ ;			P	P	P
51. Wholesale Sales ¹ ;			P	P	

(d) Industrial Uses					
1. Air Courier Service ² ;			P	P	
2. Aircraft Maintenance and Repair Facility ² ;					
3. Asphalt and Concrete Plant and Contractors ² ;			P	P	
4. Automobile Parts Recycling ² ;					
5. Building Contractors, Heavy ¹ ;					
6. Commercial Services ² ;					
7. Concrete, Asphalt, and Rock Crushing Facility ² ;					
8. Manufacturing, Fabrication, and Assembly, Custom ² ;			SR		
9. Manufacturing, Fabrication, and Assembly, General ¹ ;			SR		
10. Manufacturing, Fabrication, and Assembly, Light ¹ ;			P		
11. Recycling Plant ¹ ;					
12. Recycling Center ² ;			SR		
13. Research, Development or Technological Service ² ;			P	P	
14. Terminal, Freight ² ;			SR		
15. Truck or Equipment Sales, Leasing or Rental ² ;			SR		
16. Warehousing ² ;			P		
17. Wholesale Trade, Light ² ; and			P	SR	
18. Wholesale Trade, General ² ;				SR	

*Note: Institutional Planning Areas, as show on the PDD Land Use Plan on Sheet 8, are intended to provide for a variety of public facilities which will be subject to the RidgeGate East Villages Sub-Area Plans. If the City or applicable governmental entity determines any site is no longer needed, permitted uses for the Institutional Planning Areas shall be as follows:

- Planning Areas #25, #26, #27, #28: R/M-U
- Planning Areas #29, #31: C/M-U
- Planning Area #30: CC

SCHWEIGER RANCH (SR) PLANNING AREA #32

P – Permitted D – Director Approval

Use ¹	Zone #1 (Historic Preservation Zone)	Zone #2 (Open Space Buffer Zone)	Zone #3 ¹ (Nonprofit Ranch Zone)
1. Accessory structures ²	D		P
2. Caretaker's quarters	P		
3. Coffee shop in conjunction with a Nonprofit Ranch			P
4. Community Center in conjunction with a Nonprofit Ranch			P
5. Community garden and orchard	P	P	P
6. Educational & recreational programming	P	P	P
7. Events Center in conjunction with a Nonprofit Ranch			P
8. Farm animals, including bee hives	P	P	P
9. Farmer's Market	P	P	P
10. Historic structures ³	P		
11. Living history museum	P		
12. Parking lot (covered)			P
13. Specialized Residential			P
14. Staff quarters			P
15. Trails	P	P	P
16. Trailhead		P	P
17. Visitor's Center		P	

i. Maximum building height in Zones #2 and #3 shall be 30 feet, with a maximum of 2 stories, so as not to visually dominate the historic structures and to maintain the historic character of the area.

ii. Zone #3 setbacks: minimum front, side and rear yard setbacks shall be 15' from Zone boundaries as described in the Schweiger Ranch Sub-Area Plan, as approved by the City of Lone Tree. Buildings shall not be located in the 100-year floodplain.

Footnotes

- Uses not listed may be interpreted for inclusion in Zones #1-3, as set forth in the Schweiger Ranch Sub-Area Plan, when such use is reasonably similar to those uses listed in such Zones, as determined by the Director. Zones #1-3 are described in the Schweiger Ranch Sub-Area Plan, as approved by the City of Lone Tree.
- Accessory structures are subordinate structures detached from but located in the same Zone as the principal structure, the use of which is incidental and accessory to that of the principal structure, such as a storage shed or trash enclosure. Such accessory structures may be allowed in Zone 1, as determined by the Director. Accessory structures may require the Site Improvement Plan approval process.
- Historic structures in Zone 1 include those associated with the history of the property, including the historic house, barn, cistern, windmill, tractor shed, granary, chicken coop, silo, stable, loafing shed, and corral.
- The uses in Zone #3 shall be subject to a Development Agreement between the Schweiger Ranch Foundation and the City of Lone Tree, recorded in Book ___ Page ___.

PERMITTED BUILDING HEIGHTS³

Planning Area	Height (in feet) ¹
OS	30
R-MU	35
C-MU	250
CC	360
RR	35 ²

Note: Federal regulations related to Centennial Airport may limit building heights in some areas. (See also City Center Sub Area and East Villages Sub Area Plan)

- Height is measured from the average proposed finished ground elevation.
- The maximum height of dwelling units in the Rural Residential Planning Area may be further limited as required by the City in accordance with the standards set forth in the Rural Residential Design Guidelines.
- A View Preservation Overlay as shown on the PDD Land Use Plan defines maximum height limitations and shall apply to all residential and non-residential development west of I-25.

The View Preservation Overlay identifies four areas, utilizing major roadway alignments and drainage ways to establish view corridors. Future Sub-Area Plans shall outline specific restrictions and development standards designed to preserve these major view corridors as seen from key areas internal and external to the project. Specific restrictions and standards may include setback requirements and stair-stepped building techniques.

Buildings in any C/MU Planning Areas covered by the View Preservation Overlay that exceed 150' in height must obtain City Council approval at a public meeting, as a part of Site Plan Review, upon staff review, analysis and recommendation of conformance with the following criteria:

- Designated bluff view preservation corridors must be maintained and not compromised by the building height approval.
- The building height appears compatible with the bluffs, including parapets and other mechanical screening details, specifically considering the building's relative bulk, where narrower unobtrusive buildings would be preferable to wider buildings.
- The building height in relation to its proposed design is compatible within the Planning Area as it has developed and its corresponding Sub-Area Plan.

LAND USE SUMMARY

Land Use	Acres	Percentage
OS	1000.4	28.5%
Open Space & Parks		
Regional Park	65.0	1.8%
SR	38.0	1.1%
Schweiger Ranch		
R/M-U	1,034.0	29.4%
Residential/Mixed Use		
C/M-U	444.0	12.6%
Commercial/Mixed Use		
CC	402.4	11.4%
City Center		
RR	211.0	6.0%
Rural Residential		
Public Land Dedication	160.3	4.6%
R.O.W.s, RTD, PWSD Well Sites	159.9	4.6%
Total Land Area	3,515.0	100%

Land Area Acreage Calculation Assumptions:

R/M-U - Acreage is net of 58 acres for Village Parks as identified in the RidgeGate East Villages Sub-Area Plan

CC - Acreage is net of 14.5 acres parks and 2.1 acres for a municipal facility as identified in the RidgeGate East City Center Sub-Area Plan

RR - Acreage is net of 47 acres for private open space.

NOTE: ELEMENTS DEPICTED ON PDD LAND USE PLAN ARE FOR ILLUSTRATIVE PURPOSES AND ARE SUBJECT TO REFINEMENT AND MODIFICATION AT SUBSEQUENT REVIEW STAGES.

Revised: 10/14/2019

RIDGEGATE, 6th Amendment

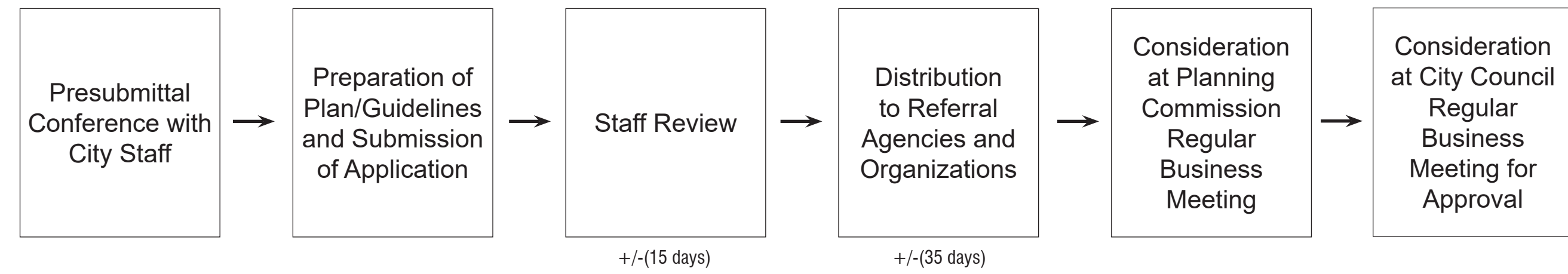
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Planned Development District

Subarea Plan and Design Guidelines Review and Approval Process*

(Prepared prior to or concurrent with Subdivision of Site Improvement Plan actions in a Planning Area.)

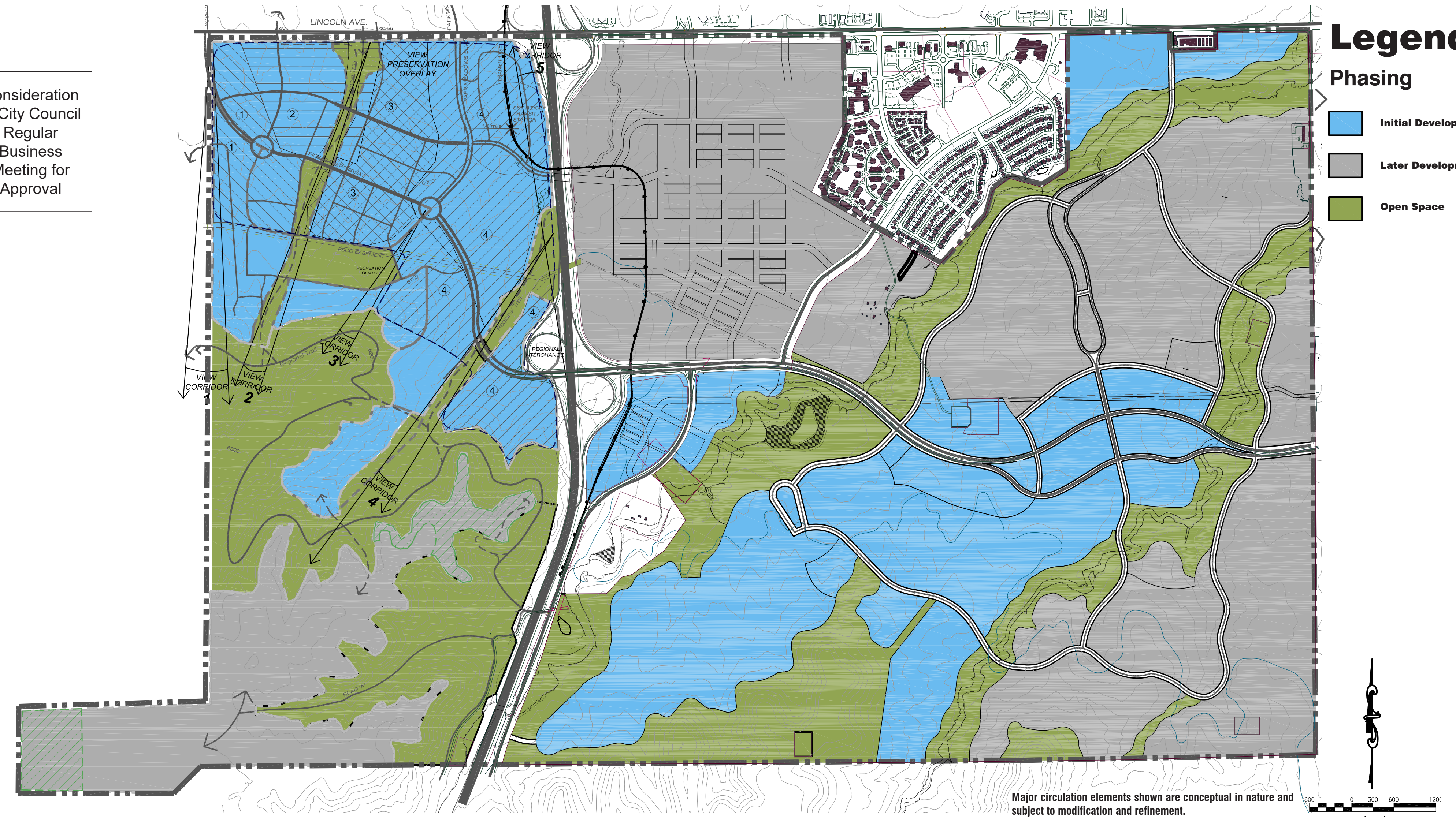


Land Subdivision Review and Approval Process

(refer to City of Lone Tree Subdivision and Zoning Code)

Site Improvement Plan Review and Approval Process

(refer to City of Lone Tree Subdivision and Zoning Code)



Conceptual Phasing Plan Map

The RidgeGate West Village has been under development since 2001 and by 2020 is expected to be nearly complete. That achievement plus the opening of the Southeast Light Rail Line stations in RidgeGate East are expected to lead to the start of supporting community infrastructure and subsequent development of the East Side Property. The map shown depicts the owner's intended initial development phasing for the East Side property. However, actual results will follow market-driven demand.

Community Landscape Concept

The community landscape development concept for RidgeGate combines three principal zones of landscape types to create an aesthetically pleasing environment that balances the unique existing landscape characteristics with new, man-made landscapes. These new landscape elements will be generally composed to minimize water consumption for irrigation through the use of drought tolerant and native plant materials, including native and drought tolerant grasses, shrubs and large trees. However, key entrances, parks, campus-like settings, urban plaza spaces and other highly utilized places will be landscaped with traditional palettes of less sensitive plant materials to withstand the rigors of human use and create pleasant, shady environments that provide contrast.

[See also City Center and RidgeGate East Villages Sub-Area Plans]



Major Community Identification Signage

Where appropriate, major community entry points and Gateway Areas should incorporate signs recognizing the City of Lone Tree as suggested in the City's Comprehensive Plan.

RIDGEGATE, 6th Amendment

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Planned Development District

RURAL RESIDENTIAL NEIGHBORHOOD DEVELOPMENT CRITERIA

Objectives and Principles:

It is recognized that the mesas and bluffs at RidgeGate are important natural landforms that define the physical environment and give the area part of its identity. One of the objectives of the compact development proposed by this PDD is to allow the preservation of sensitive habitats and significant visual elements such as the bluffs. The tops of the mesas present a unique opportunity to create a living environment that adds to the diversity of housing types in Lone Tree. However, a key objective will be to plan and design this living environment in a way that does not detract from the visual qualities of the area.

The principles which guide the achievement of the objectives are:

1. Preserve all areas with slopes above 20% in their natural condition.
2. Respect areas of the mesa identified as most visually sensitive from key viewpoints.
3. Maintain open space character in areas to be developed with homes or structures.
4. Create diversity in housing types.

The development criteria outlined in this PDD is intended to communicate the commitment to the objectives and principles. Prior to or concurrent with platting of the Rural Residential Planning Area, a Sub-Area Plan and a set of Design Guidelines will be developed and approved by the City.

I. Site Planning

Density and Pattern Standards will Incorporate:

- Density and lot patterns on the mesa "fingers" be predominantly larger lots (1/2 - 1 acre) lots for detached single family homes in prescribed locations (building envelopes) set back from edges.
- Density and lotting in internal portions of the mesa be predominantly smaller lots (1/2 acre) with detached single-family homes in clustered locations.
- Density and lotting in the southwestern portion of the mesa may be predominantly attached single-family homes.

Road Standards will Incorporate:

- Roads are designed to minimize disturbance of the natural topography, vegetation, and reduce visual impact.
- Variable centerline gradients are considered in order to minimize environmental impact.
- Compact road cross sections be considered including rolled curbs and gutters.
- No on-street parking be allowed to ensure that emergency vehicle access is maintained at all times.
- Longer than usual cul-de-sac lengths be considered to lessen the need for excessive roadways.
- Drainage of storm water in rights-of-way be conveyed in natural landscape swales.
- Compact rural type roads and shared drives be considered to minimize paved surfaces.
- Road alignments maintain or take advantage of significant view corridors.
- Native or drought-tolerant landscaping be used in the public right of way.
- Above grade utility structures be screened from view.
- Lighting be limited to key intersections with fixtures that do not exceed 20' in height.

Grading/ Drainage Standards will Incorporate:

- Cut and fill areas are minimized, but sculpting of knolls on mesa top allowed to enhance visual protection.
- Disturbance to native vegetation is minimized
- Disturbance or impact to natural drainage patterns or systems is minimized
- Berms planted with vegetation extend the character of the bluffs and may be added at mesa edges to further conceal views from below

Lot Access and Utilities Standards will Incorporate:

- Utility corridors should be placed under roads or driveways
- Above grade utility structures shall be screened or placed away from public view

II. Construction Practices

Minimize disturbance or impacts to the site during construction:

- Preserve natural features and vegetation by providing fencing or barricades, where possible.
- Limit the impact of construction to areas immediately surrounding the primary structures or site improvements.
- Maintain existing grade where possible, or restore it after construction is complete.

Drainage and Erosion:

- Control excess drainage, soil erosion and sedimentation during and after construction.
- Provide on-site detention to avoid storm water flows onto unprotected or unstable slopes.
- Include temporary drainage improvements as necessary.
- Establish adequate setbacks from existing drainage channels or other drainage structures.
- Re-vegetate disturbed areas with native or drought tolerant landscaping for erosion control purposes.
- Minimize impervious cover and excessive paved areas.

Fire Hazard:

- Provide adequate emergency access and water supply to the site.
- Consider fire sprinklers in homes.
- Store flammable construction materials as necessary. Keep all trash or debris in trash bins or containers.
- Clear and remove dead or dying vegetation within the construction zone. In addition, selectively remove natural vegetation within the safety zone (distances to be determined as appropriate) to protect structures from wildfire.

III. Landscape

Designing with Nature:

- Dwelling units designed to fit the site and take advantage of existing physical or environmental features.
- Dwelling units integrated with natural environment by preserving existing land-forms, natural features, and vegetation

Planting/Revegetation:

- Existing and/or new vegetation placed to screen and soften the mass of the structure(s) from off site views. Plant materials selected are appropriate to the site and region with an emphasis on low water use. Use of layers of landscape to conceal and provide visual interest.
- Height limits of landscape elements at mesa edges.

Site Lighting:

- Minimize the impact of site lighting to surrounding areas through fixture selection (source, height) and location.

Irrigation:

- Permanent irrigation not be permitted within areas that are identified as being geologically unstable.
- Residential lots graded in a manner that restricts on-site irrigation water from flowing towards, or near the edge of the mesas or areas of native vegetation.

Fencing:

- Limited to building envelope areas (i.e. not along property lines)
- Selection of materials and colors that will blend with the surrounding landscape.
- Keep fencing open, not opaque.

IV. Architecture

Building Placement:

- Orient buildings to maximize view and solar access while minimizing impacts to the natural terrain and vegetation

Height:

- 20-foot height limit for homes in "Areas of Highest Visual Sensitivity" identified on the Conceptual Neighborhood Plan. Outside of these areas, 35-foot height limits are allowed following "storypoling" to verify non-visibility.
- Place buildings where natural landform and vegetation provide buffer and screening.

Materials/Colors:

- Use building materials with surface colors that compliment the surrounding natural environment.
- The following building materials are encouraged: wood siding, exposed wood structural members, bricks, stucco, and natural stone masonry. Roof shingles or tiles consisting of natural colored metals, class C or better wood shakes, slate, concrete, fiberglass, asphalt or clay. Dark, muted or earth tone colors are encouraged for roofing.
- Minimize large expanses of glass
- Avoid exterior plastic vinyl siding or any reflective or shiny polished materials in potentially visible areas.
- Avoid high contrast or bright colors.

Building Form/ Mass:

- Buildings that respect the site's natural topography are encouraged. Split level designs and stepped foundations that mimic existing landforms are examples.
- Use of varied and contrasting horizontal and vertical building planes to create various light, shade, and shadow patterns are encouraged.
- Avoid large expanses of a wall in a single plane on downhill elevations.
- Detached garages, caretaker units are encouraged to reduce overall mass.
- Avoid the use of overhanging decks or decks elevated on poles, especially on downhill elevations.

Roof lines:

- Avoid continuous rooflines. Roofs broken into smaller components to reflect the natural topographic patterns are encouraged.
- Roof pitches and planes that follow the natural slope characteristics of the site are encouraged.

V. Approval Process

Overview and Objectives

The RidgeGate Rural Residential Design Review process is intended to provide a predictable vehicle for the evaluation of new development and renovation proposals in the "Areas of Highest Visual Sensitivity", either for single custom homes or for groups of homes, in accordance with the Rural Residential Design Guidelines and Standards to be prepared subsequent to approval of this PDD. Some of the design guidelines will be written as relatively broad standards, the interpretation of which is left to the discretion of the joint Design Review Board described below. Other guidelines, such as building heights and setbacks, will be more clearly stated as "absolute design parameters". It is the intention of the design review process that all home designs comply with these standards.

The Design Review Board (DRB) is composed of five members, each with equal voting rights, who are selected to represent a cross-section of design professionals and others familiar with RidgeGate and the conditions and issues involved with designing and building in sensitive environments. The Director and the City's Principal Planner, together with two persons designated by the owner are included as a part of the DRB along with the fifth member, which the other four members will mutually agree upon the selection of. The DRB meets on a monthly or as needed basis.

The DRB will review each development proposal submittal and shall forward a recommendation to the City Council for its consideration at a regular Council meeting, to be held within 30 calendar days from the date of project submission, if the submission is complete, as determined by the DRB. Development proposals receiving City Council approval may then be submitted to the City for subdivision, site improvement and building permit approval, in accordance with City processing requirements.

At any time, the City Council may vote by resolution to modify the process to limit its involvement to consideration of only those development proposals which have received a recommendation for denial or split vote by the DRB. Or, the City Council may vote by resolution to otherwise delegate full review and approval/denial powers to the DRB.

Since each residential lot within the "Areas of Highest Visual Sensitivity" possess unique characteristics and the owners each have their own individual needs and desires, the DRB has the authority to consider deviations from any of the standards in the Design Guidelines. However, development proposals that do not literally comply with the "absolute design parameters" may be forwarded to the Lone Tree City Council at the discretion of the Director for review at a regular business meeting held within no more than 30 calendar days from the Director's decision to forward the proposal at the discretion of the Director.

It should be understood that any requests to deviate from the Design Guidelines and Standards will be evaluated at the discretion of the DRB and that the recommendation for approval of deviations will be limited to only the most creative design solutions appropriate to the unique conditions. Prior to the DRB recommending such approval, it must be demonstrated that the proposal is consistent with the overall objectives of these Rural Residential Detailed Plan and the Design Guidelines and Standards and that the deviation will not adversely affect adjoining property or Rampart Range as a whole.

Design Review Process

Note: The applicant may submit sketch/final plan materials concurrently

1. Pre-Submittal meeting with Planning Staff to review objectives and standards
2. Preparation of sketch plan submission materials (minimum):
 - Sketch Plan Submittal conveying existing and proposed conceptual conditions
 - Property survey w/2' topography
 - Photos of existing site conditions from mesa and from pre-identified viewpoints below with "storypoles" indicating proposed building height and location (storypoles to remain in place for actual viewing)
 - Proposed site plan with grading @ 1" = 20' minimum
 - Proposed building elevations and floor plans with overall dimensions
 - Site sections showing proposed grading and building in relationship to closest mesa edge condition
 - Conceptual landscape plan
 - Staking of proposed building corners on the lot
3. DRB site visit and applicant presentation
4. Preparation of final submission materials (minimum):
 - Final Plan Submittal providing all information necessary to reflect the Design
 - Final Site Plan @ 1" = 20' minimum
 - Grading and Drainage Plan @ 1" = 20' minimum
 - Footing/Foundation and Roof/Floor Plans @ 1/4" = 1' 0" minimum
 - Elevations @ 1/4" = 1' 0"
 - Building Sections
 - Ground level Perspective Sketch
 - Three-dimensional model
 - Landscape, Exterior Lighting and Irrigation Plans @ 1" = 20' minimum
5. DRB review and notification of recommendation to City Council of approval or denial (within 10 days of DRB meeting)
6. Review and action by City Council at a regular Council meeting, to be held within 30 days from the date of the original submission, if the DRB determines that all necessary materials have been submitted.
7. Construction Period requirements
 - Notification to DRB of intent/schedule for construction
 - Staking of final approved building footprints and building envelope, if there is one (construction fencing at envelope required)
 - Site inspection and pre-construction meeting with DRB representative
 - Periodic construction inspection by DRB representative to verify compliance with approved plans
 - @ completion of site grading
 - @ completion of foundation staking
 - @ completion of mock-up of building exterior wall system materials
 - @ completion of final framing
 - prior to and during landscape installation

Mesa Visual Sensitivity Analysis

Although this analysis is substantially not accurate because it excludes current and future buildings on the north side of Lincoln on adjacent land off the property and the respective Planning Areas, this computer analysis identifies areas where 20' tall structures could be visible with no mitigation (such as landscaped berms or other techniques) from key view points.

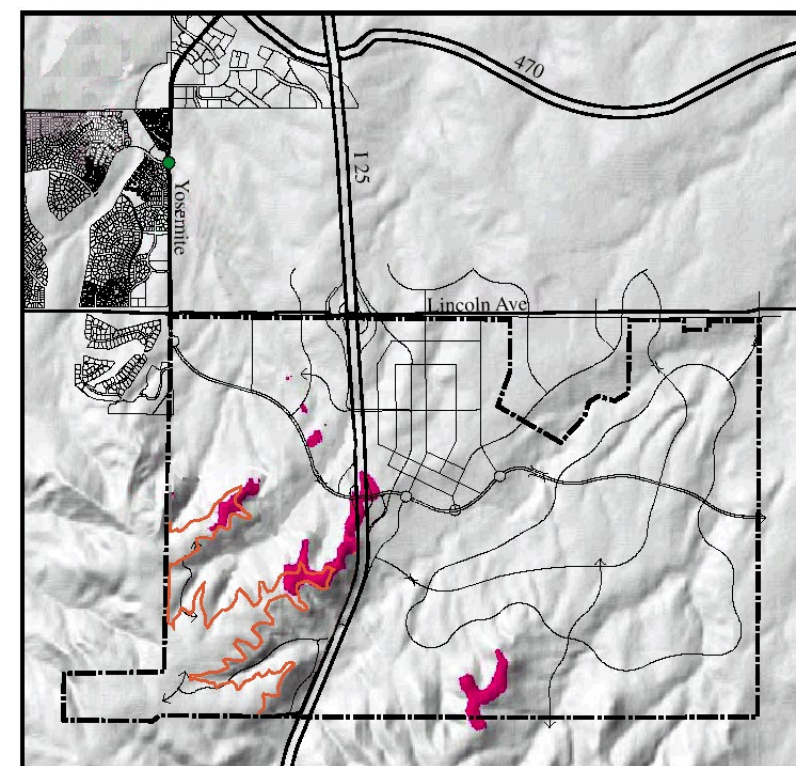
Legend:

Areas where 20-foot tall structures can be seen

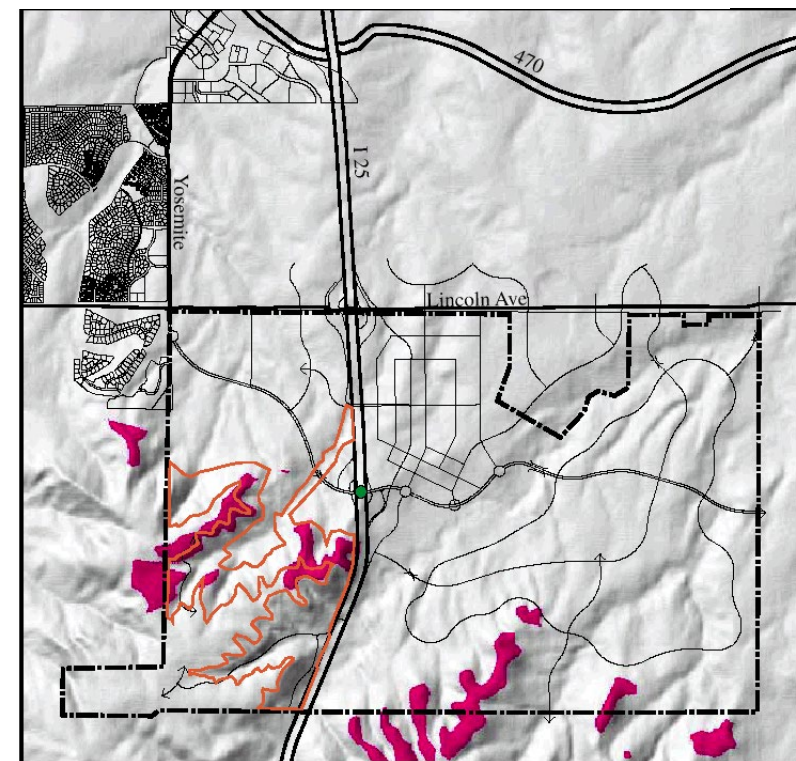
Viewpoints

Limit of 20% slope (top of mesa)

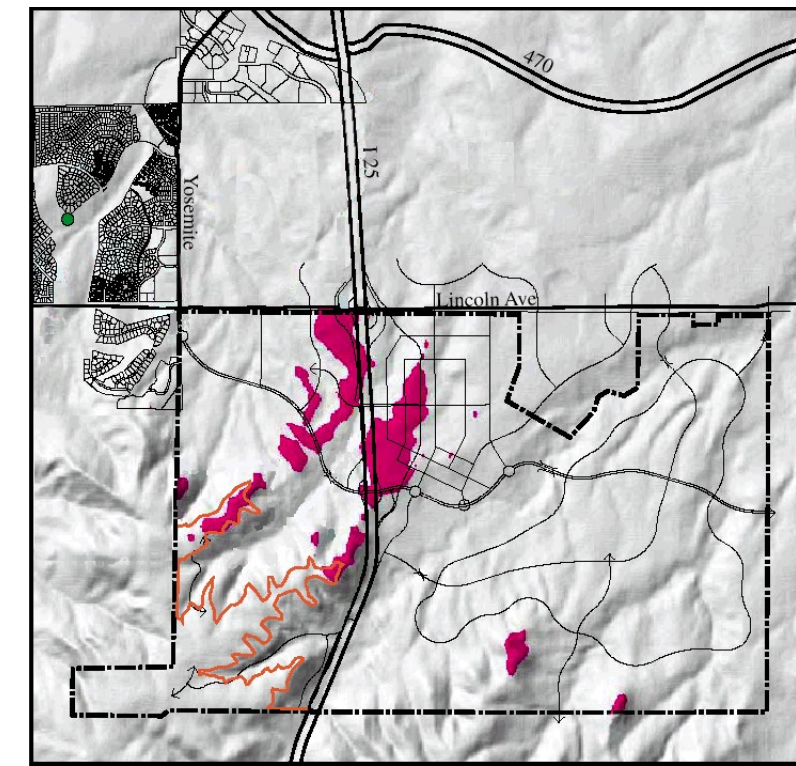
Distant Viewpoints (as identified by the City of Lone Tree)



Yosemite at Lone Tree Parkway

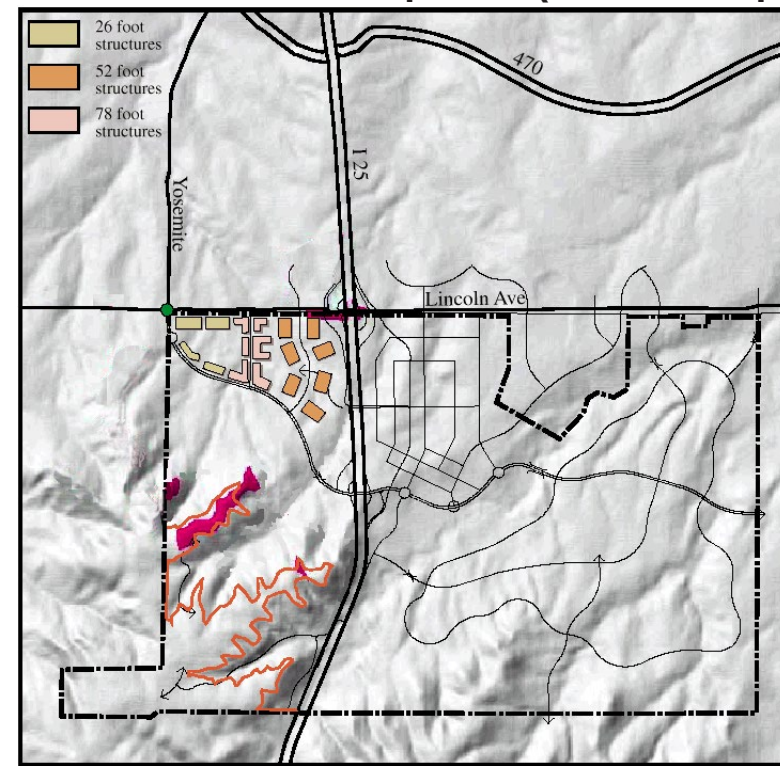


RidgeGate Interchange at I-25

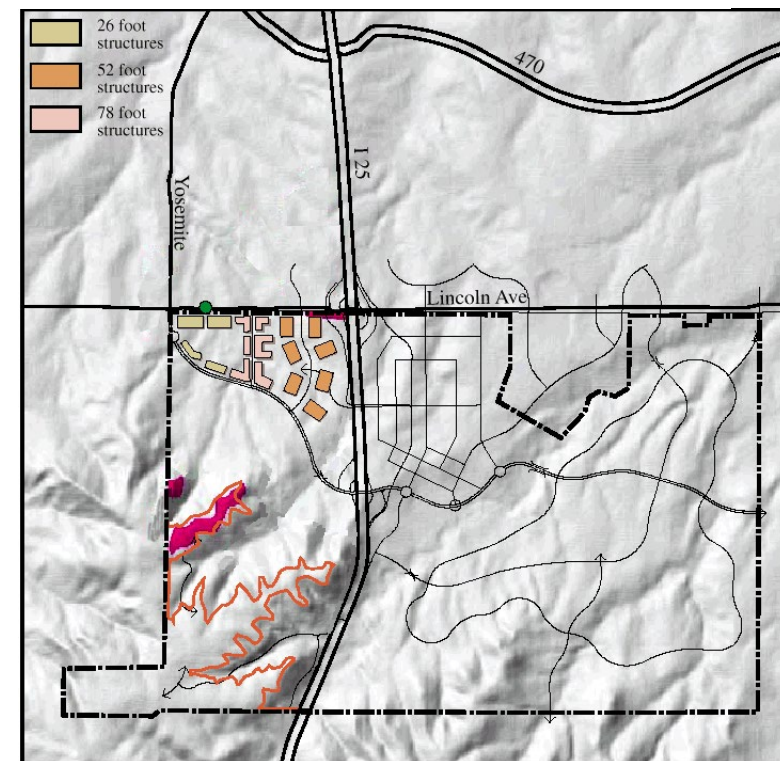


Lone Tree Parkway

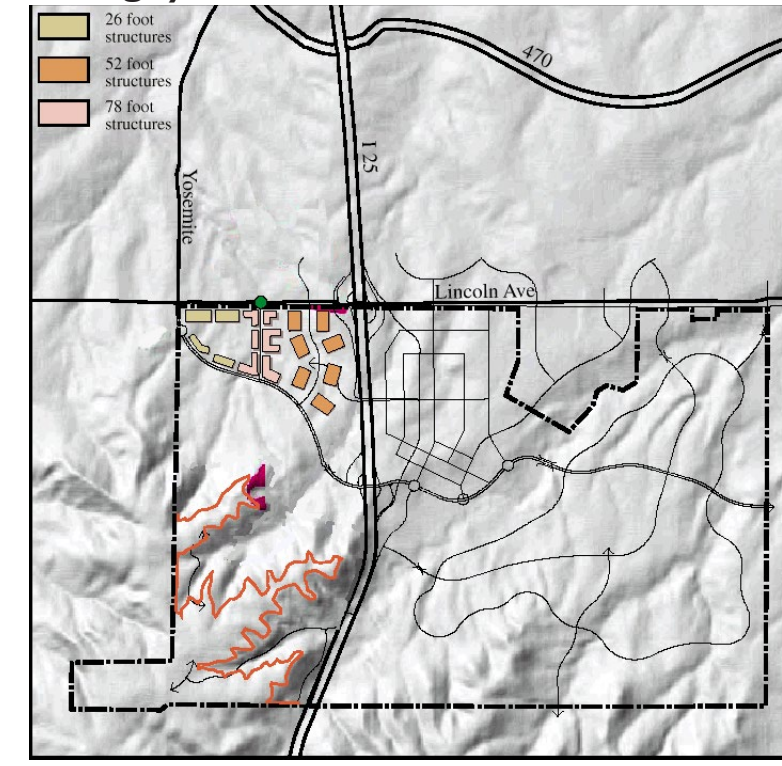
Lincoln Avenue Viewpoints (with conceptual foreground buildings)



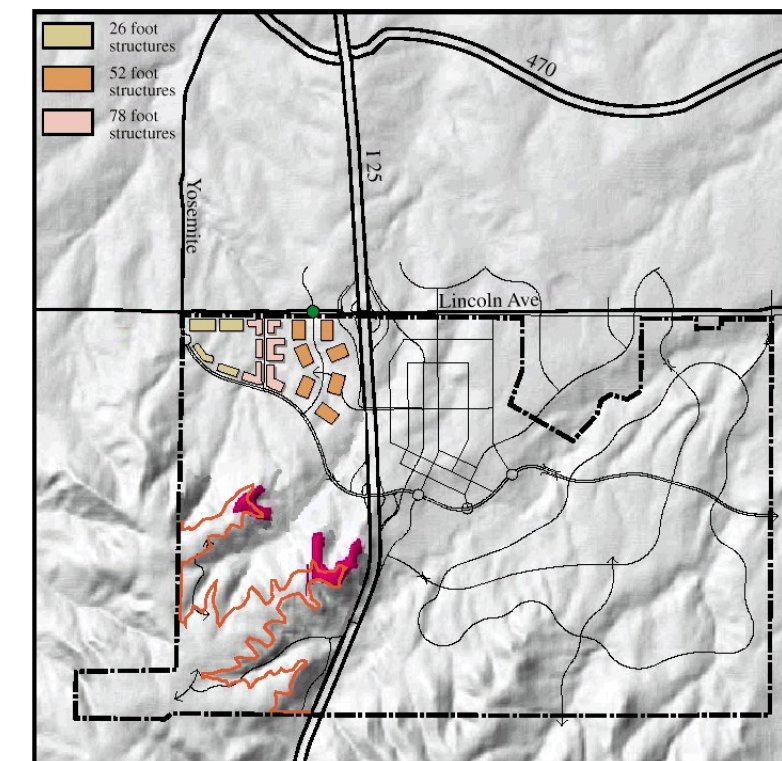
At Yosemite



At entry point #2



At entry point #1



At Park Meadows Drive

RIDGEGATE, 6th Amendment

(an amendment to the PDD formerly known as RidgeGate, 5th Amendment, approved by the City of Lone Tree, and recorded at [201818230](#) on March 28, 2018)
 Sections 13, 14, 15, 22, 23, 24 and a portion of Section 21, Township 6 South, Range 67 West of the 6th Principal Meridian
 City of Lone Tree, State of Colorado (3,515 Acres)

Planned Development District

Existing Conditions from Key Viewpoints (with 20-foot storypoles on mesa top)



From I-25 at the Proposed RidgeGate Interchange



From Park Meadows Drive and Lincoln Avenue



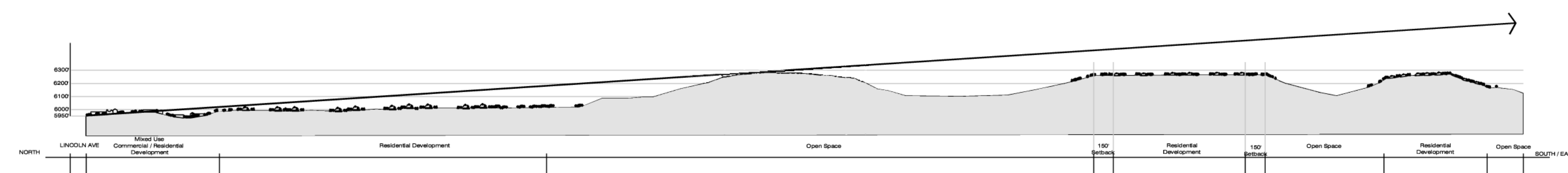
From Yosemite Street and Lone Tree Parkway



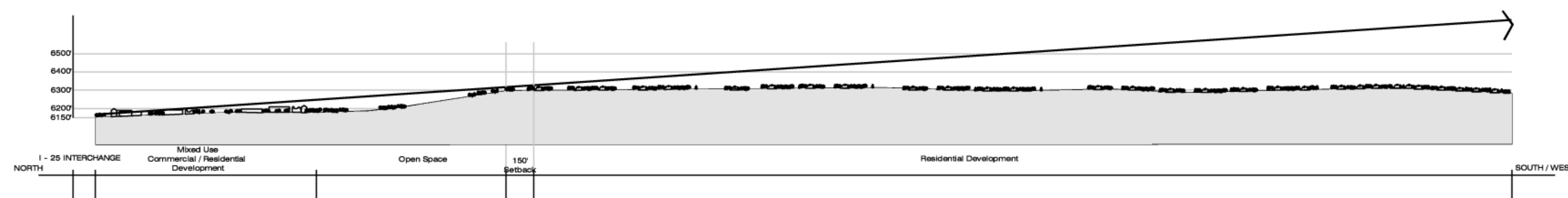
From Lone Tree Parkway



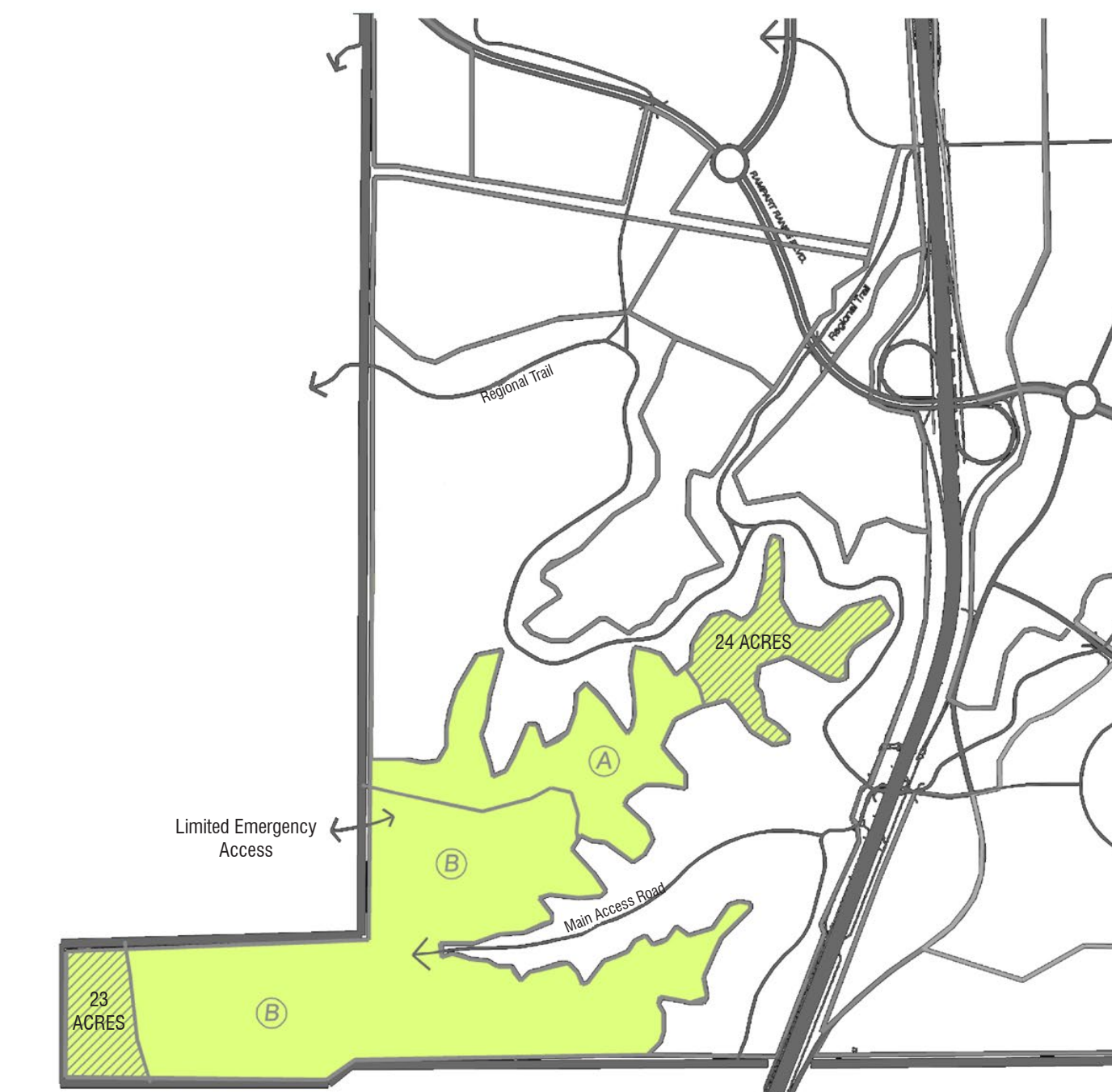
From I-25 and County Line Road



Representative Cross Section from Lincoln Avenue at Yosemite Street from North to South



Representative Cross Section from I-25 at RidgeGate Interchange, from East to Southwest



Limit of Rural Residential Planning Area as Defined by 20% Slopes

Private Open Space Areas (±47 AC)

(A) Area of "Highest Visual Sensitivity" Limited by the Following Criteria

1. All Basic RRPA Criteria
2. 20' Height Limit
3. 150' Minimum Building Setback From Edge of Planning Area, unless Mitigated with Berming

(B) Area of "Lowest Visual Sensitivity" Limited by the Following Criteria

1. All Basic RRPA Criteria

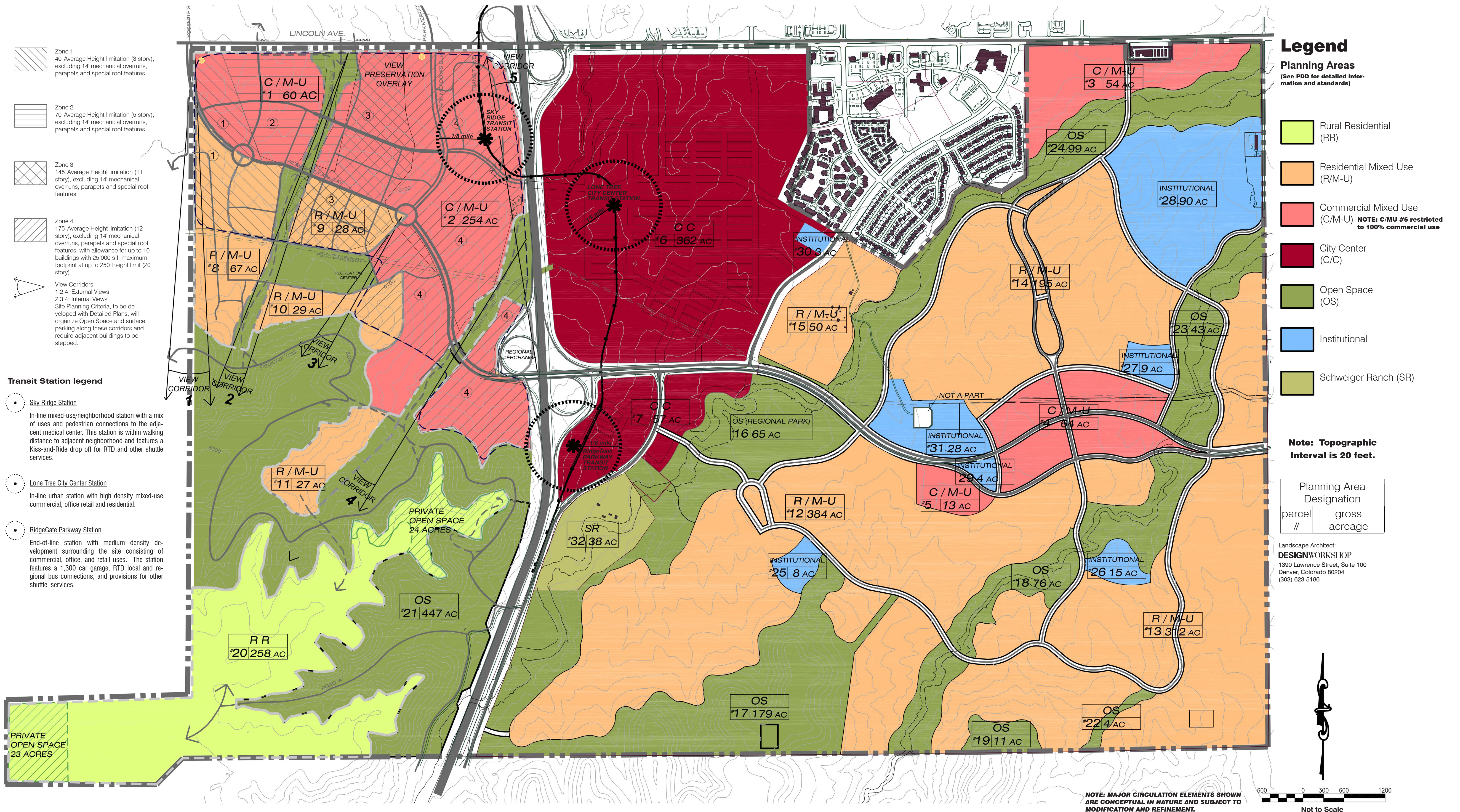
Conceptual Neighborhood Plan

RIDGEGATE, 6th Amendment

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 Sections 13, 14, 15, 22, 23, 24 and a portion of Section 21, Township 6 South, Range 67 West of the 6th Principal Meridian
 City of Lone Tree, State of Colorado (3,515 Acres)

Master Developer
Coventry Development Corp. – Colorado
 10270 Commonwealth Street, Suite B
 Lone Tree, Colorado 80124

Planned Development District



- Zone 1**
40' Average Height limitation (3 story), excluding 14' mechanical overruns, parapets and special roof features.
 - Zone 2**
70' Average Height limitation (5 story), excluding 14' mechanical overruns, parapets and special roof features.
 - Zone 3**
145' Average Height limitation (11 story), excluding 14' mechanical overruns, parapets and special roof features.
 - Zone 4**
175' Average Height limitation (12 story), excluding 14' mechanical overruns, parapets and special roof features, with allowance for up to 10 buildings with 25,000 s.f. maximum footprint at up to 250' height limit (20 story).
- View Corridors**
 1,2,4: External Views
 2,3,4: Internal Views
 Site Planning Criteria, to be developed with Detailed Plans, will organize Open Space and surface parking along these corridors and require adjacent buildings to be stepped.

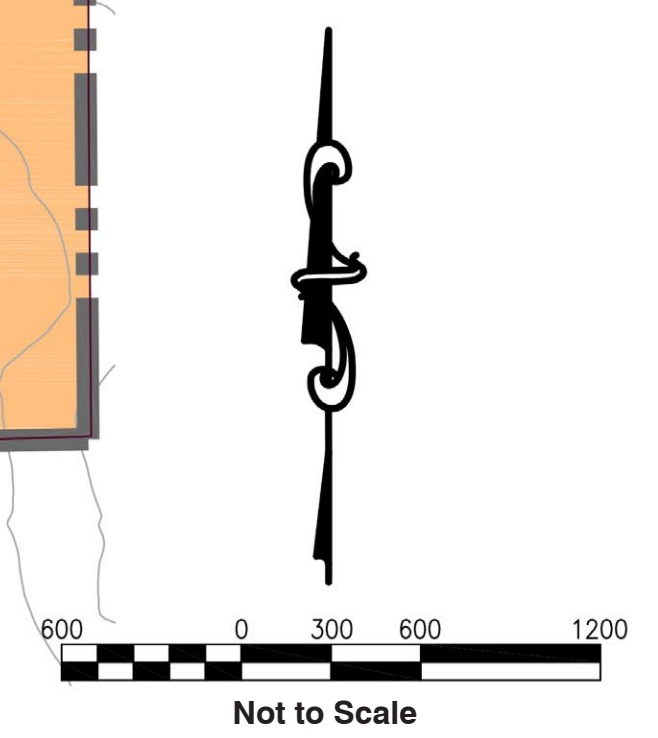
- Transit Station legend**
- Sky Ridge Station**
In-line mixed-use/neighborhood station with a mix of uses and pedestrian connections to the adjacent medical center. This station is within walking distance to adjacent neighborhood and features a Kiss-and-Ride drop off for RTD and other shuttle services.
 - Lone Tree City Center Station**
In-line urban station with high density mixed-use commercial, office retail and residential.
 - RidgeGate Parkway Station**
End-of-line station with medium density development surrounding the site consisting of commercial, office, and retail uses. The station features a 1,300 car garage, RTD local and regional bus connections, and provisions for other shuttle services.

- Legend**
- Planning Areas**
 (See PDD for detailed information and standards)
- Rural Residential (RR)
 - Residential Mixed Use (R/M-U)
 - Commercial Mixed Use (C/M-U) **NOTE: C/M-U #5 restricted to 100% commercial use**
 - City Center (C/C)
 - Open Space (OS)
 - Institutional
 - Schweiger Ranch (SR)

Note: Topographic Interval is 20 feet.

Planning Area Designation	
parcel #	gross acreage
1	60 AC
2	254 AC
3	54 AC
4	28 AC
5	13 AC
6	362 AC
7	57 AC
8	67 AC
9	28 AC
10	29 AC
11	27 AC
12	384 AC
13	12 AC
14	195 AC
15	50 AC
16	65 AC
17	179 AC
18	76 AC
19	11 AC
20	258 AC
21	447 AC
22	4 AC
23	15 AC
24	26 AC
25	8 AC
26	18 AC
27	9 AC
28	90 AC
29	43 AC
30	3 AC
31	28 AC
32	38 AC
33	3 AC
34	99 AC
35	24 AC
36	16 AC
37	24 AC
38	23 AC
39	23 AC
40	24 AC

Landscape Architect:
DESIGNWORKSHOP
 1390 Lawrence Street, Suite 100
 Denver, Colorado 80204
 (303) 623-5186



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