

SUMMARY OF REVISIONS WITH THIS AMENDMENT:
 - SETBACK TABLE UPDATED

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

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

A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W

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

698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R

SINGLE FAMILY AND ACCESSORY DWELLING UNIT SETBACK AREAS

LOCATION	MINIMUM	MAXIMUM	NOTES
FRONT	8 FEET	20 FEET	FOR FRONT LOADED PRODUCT, FACE OF GARAGE TO BE A MINIMUM OF 20 FEET FROM BACK OF SIDEWALK VARIATIONS TO FRONT SETBACK OR FLAG AND/OR NON-TRADITIONAL LOT CONFIGURATIONS ARE ALLOWED AS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.
INTERIOR SIDE	5 FEET	N.A.	A 3' SIDE SETBACK IS ALLOWED ON LOTS APPROVED BY CITY COUNCIL DURING THE PRELIMINARY PLAN PROCESS, REFER TO SHEET 57 OF THE PRELIMINARY PLAN. A 0' INTERIOR SIDE SETBACK IS ALLOWED FOR SINGLE FAMILY ATTACHED AND CLUSTER PRODUCTS.
DISTANCE BETWEEN RESIDENCES	6 FEET	N.A.	
STREET SIDE	10 FEET	N.A.	
REAR (ALLEY PRODUCT)	0 FEET	N.A.	
REAR (FRONT LOADED PRODUCT)	10 FEET	N.A.	
ACCESSORY STRUCTURE	10 FEET	N.A.	
ENCROACHMENTS	N.A.	N.A.	A CORNICE, CANOPY, EAVE, FIREPLACE, WINGWALL, DECK, DECK STAIRS, OR SIMILAR ARCHITECTURAL FEATURE MAY EXTEND 3 FEET INTO A REQUIRED SETBACK, BUT ALSO MUST REMAIN AT LEAST 2 FEET AWAY FROM ANY PROPERTY LINE.

SETBACK GENERAL NOTES:

- ALL SETBACKS MEASURED FROM PROPERTY LINE TO THE PRIMARY STRUCTURE.
- THE SETBACKS SET FORTH IN THE TABLE REPRESENTS A VARIATION FROM THE EAST VILLAGES SUB-AREA PLAN AND ARE SPECIFICALLY APPROVED BY THE PRELIMINARY PLAN, AS PRESENTED.

GENERAL NOTES

- ALL PROPOSED UTILITY EASEMENTS DEPICTED HEREON ARE FOR THE USE OF WATER, SANITARY SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TV AND COMMUNICATIONS AND WILL BE DEDICATED AT THE TIME OF FINAL PLAT.
- RETAINING WALL COLOR AND MATERIAL WILL BE DETERMINED DURING FINAL DESIGN/PLATTING. RETAINING WALL HEIGHT AND LOCATION WILL BE DETERMINED BY FINAL GEOTECHNICAL AND STRUCTURAL ENGINEERING DESIGN. ALL RETAINING WALLS DEPICTED ON THE PLANS WILL BE MAINTAINED BY EITHER THE MASTER HOA OR THE RAMPART RANGE METRO DISTRICT. A BUILDING PERMIT WILL BE REQUIRED FOR ALL RETAINING WALLS OVER 4 FEET IN HEIGHT.
- THE BOUNDARIES SHOWN HEREIN FURTHER REFINE THE PLANNING AREA BOUNDARIES OF THE RIDGEGATE PLANNED DEVELOPMENT, 6TH AMENDMENT, AND THE EAST VILLAGES SUB-AREA PLAN.
- A GEOTECHNICAL REPORT FOR EACH S.F.D. LOT AND S.F.A. LOT WITHIN THE DEVELOPMENT WILL BE SUBMITTED TO THE CITY AT THE TIME OF BUILDING PERMIT APPLICATION.
- WHERE RETAINING WALLS ARE GREATER THAN 4- FEET IN HEIGHT AND /OR WHERE THERE ARE MULTIPLE STEP WALLS WHERE THE SUBSEQUENT WALLS ARE WITHIN A 1:1 ZONE OF INFLUENCE OF EACH OTHER AND THE COMBINED SUM OF SUCH ADJACENT WALL HEIGHTS EXCEEDS 4- FEET, THE WALLS MUST BE DESIGNED BY, AND THE LOCAL WALL DESIGN SEALED BY, A STRUCTURAL ENGINEER IN THE STATE OF COLORADO. WALL HEIGHTS AND LOCATIONS ARE SUBJECT TO CHANGE BASED ON FINAL WALL DESIGN BY A STRUCTURAL ENGINEER.
- CERTAIN TRACTS AND RIGHTS-OF-WAY WILL REQUIRE A LANDSCAPING PLAN AS PART OF THE FINAL PLAT AND/OR SIP PROCESS, PER THE CITY'S LANDSCAPING DESIGN GUIDELINE FOR PUBLIC RIGHTS-OF-WAY.
- ALL FUTURE S.F.A. AND S.F.D. DEVELOPMENT WILL BE SUBJECT TO REVIEW BY THE ARCHITECTURAL REVIEW COMMITTEE OF THE LYRIC OWNERS ASSOCIATION, INC.
- A PORTION OF THE PROPERTY IS SUBJECT TO A CONSERVATION EASEMENT RECORDED AT RECEPTION NO. 2018048531 IN THE DOUGLAS COUNTY CLERK AND RECORD'S OFFICE. THE PERMITTED AND PROHIBITED USES OF WHICH ARE IDENTIFIED IN THE EASEMENT.
- ALL SINGLE-FAMILY DETACHED LOTS IDENTIFIED FOR 'CLUSTER' DEVELOPMENT SHALL BE SUBJECT TO THE SITE IMPROVEMENT PLAN PROCESS THAT SHALL BE LIMITED IN SCOPE TO A PLANNING AND ENGINEERING SITE ANALYSIS; SUCH LOTS SHALL NOT BE SUBJECT TO AN ARCHITECTURAL DESIGN REVIEW.

CENTENNIAL AIRPORT NOISE DISCLOSURE

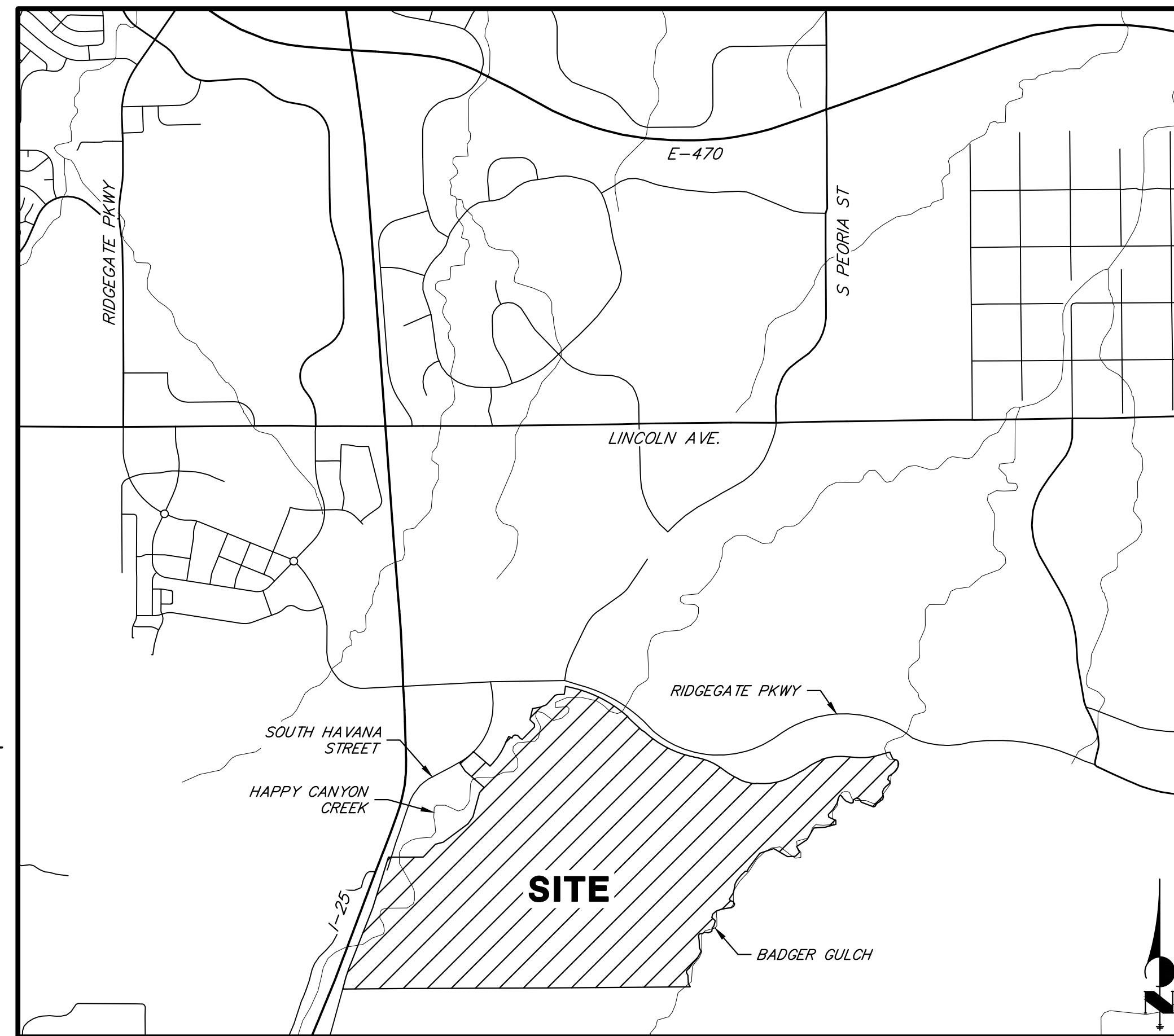
ALL PRESENT AND FUTURE OWNERS AND OCCUPANTS OF LAND HEREBY SUBDIVIDED OR SUBJECT TO A SITE IMPROVEMENT PLAN ARE HEREBY NOTIFIED THAT THE PROPERTY IS LOCATED WITHIN PROXIMITY TO CENTENNIAL AIRPORT AND IS SUBJECT TO THE TERMS OF THAT CERTAIN AVIGATION NOTICES RECORDED AT RECEPTION NO 2020016188 ON MARCH 4, 2020 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER. PROXIMITY TO CENTENNIAL AIRPORT MAY HAVE ANY NUMBER OF IMPACTS ON THE PROPERTY OCCUPANTS, THE PROPERTY, AND THE DEVELOPMENT IMPROVEMENT, USE, ENJOYMENT OR OCCUPANCY OF THE PROPERTY, INCLUDING WITHOUT LIMITATION ODORS, AIRCRAFT NOISE, VIBRATION, FUMES, FUEL PARTICLES, EXHAUST, AND THE OPERATION AND PASSAGE OF AIRCRAFT ABOVE OR NEAR THE PROPERTY. INDIVIDUAL SENSITIVITIES TO THE POTENTIAL CENTENNIAL AIRPORT IMPACTS CAN VARY FROM PERSON TO PERSON, AND POTENTIAL AIRPORT IMPACTS CAN VARY FROM LOCATION TO LOCATION WITH THE PROPERTY AND FROM TIME TO TIME. RECORDS AND INFORMATION CONCERNING CENTENNIAL AIRPORT AND POTENTIAL AIRPORT IMPACTS ARE PUBLICLY AVAILABLE THROUGH VARIOUS FEDERAL, STATE, AND LOCAL GOVERNMENTAL AGENCIES, INCLUDING CENTENNIAL AIRPORT. ALL PRESENT AND FUTURE OWNERS AND OCCUPANTS ARE SOLELY RESPONSIBLE FOR EVALUATING AND DETERMINING WHETHER THE AIRPORT IMPACTS, IF ANY, ARE ACCEPTABLE TO THEM.

PSCO NOTE

UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF LONE TREE FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

LAND SUMMARY

- TOTAL LAND AREA TO BE SUBDIVIDED: 698.82 ACRES
- PURPOSE, OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR ALL TRACTS: SEE SHEET 4A AND 5A
- LAND AREA OF PROPOSED PUBLIC ROW: 101.94 ACRES (14.59% OF SITE)
- TOTAL NUMBER OF LOTS: 1,220 RESIDENTIAL SFD LOTS AND 107 TRACTS
- MINIMUM LOT SIZE: 0.08 ACRES
- MAXIMUM LOT SIZE: 0.28 ACRES
- AVERAGE LOT SIZE: 0.12 ACRES



VICINITY MAP
SCALE 1"=2000'

SHEET INDEX

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APPLICANT/OWNER/DEVELOPER

SH LYRIC, LLC
 9380 STATION ST.
 SUITE 600
 LONE TREE, CO 80124
 P~303.791.8180

CIVIL ENGINEER/SURVEYOR

JR ENGINEERING
 7200 SOUTH ALTON WAY, SUITE C400
 CENTENNIAL, CO
 P~303.267.6220

PLANNER

SAGE DESIGN GROUP
 1500 SOUTH PEARL STREET, SUITE 200
 DENVER, CO 80210
 P~303.470.2855

TRAFFIC ENGINEER

JR ENGINEERING
 7200 SOUTH ALTON WAY, SUITE C400
 CENTENNIAL, CO
 P~303.267.6183

GEOTECHNICAL ENGINEER

CTL THOMPSON, INC
 1971 WEST 12TH VAE.
 DENVER, CO 80204
 P~303.825.0777

ENVIRONMENTAL NOTES

- CULTURAL RESOURCES: DURING CONSTRUCTION ACTIVITY WITHIN THE DEVELOPMENT, THE APPLICANT, ITS SUCCESSORS AND ASSIGNS SHALL TAKE ALL REASONABLE CARE TO WATCH FOR HISTORIC RESOURCES, PALEONTOLOGICAL RESOURCES, AND OTHER CULTURAL HISTORY RESOURCES AND SHALL IMMEDIATELY NOTIFY CITY OF LONE TREE AND COMPLETE APPROPRIATE COLORADO OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION DATA MANAGEMENT FORMS IN THE EVENT OF SUCH DISCOVERY.
- BURROWING OWL: CONSTRUCTION DISTURBANCE OF A PARTICULAR AREAS VEGETATION THAT OCCURS BETWEEN MARCH 15TH THROUGH OCTOBER 31ST WILL REQUIRE A BURROWING OWL SURVEY TO ENSURE THE OWLS ARE NOT NESTING IN THE IMPACTED AREA WITHIN THE PRAIRIE DOG BURROWS. NO CONSTRUCTION ACTIVITY CAN PROCEED IN THE PARTICULAR AREA UNTIL WRITTEN CONCURRENCE HAS BEEN PROVIDED BY THE ENVIRONMENTAL CONSULTANT PREPARING THE SURVEY THAT THE AREA IS CLEAR OF BURROWING OWLS, OR AS OTHERWISE DIRECTED BY THE ENVIRONMENTAL CONSULTANT. CONSTRUCTION DISTURBANCE OF THE SITE CAN OCCUR FROM NOVEMBER 1ST - MARCH 14TH WITH NO BURROWING OWL SURVEY.
- BALD EAGLE NEST BUFFERS AND MONITORING: PER COLORADO PARKS AND WILDLIFE, NO PERMIT IS REQUIRED ON THE RIDGEGATE DEVELOPMENT PROJECT (U.S. FISH AND WILDLIFE PROJECT NUMBER 2020-TA-0948). THE DEVELOPER SHALL COORDINATE PROTECTIVE BUFFERS AND EAGLE NEST MONITORING REQUIREMENTS WITH THE U.S. FISH AND WILDLIFE SERVICE AND THE COLORADO DIVISION OF WILDLIFE FOR THE DURATION OF ALL PHASES OF DEVELOPMENT, OR UNTIL THE COLORADO DIVISION OF WILDLIFE DEEMS MONITORING IS NO LONGER NECESSARY.
- JURISDICTIONAL WATERS OF THE UNITED STATES: RIDGEGATE INVESTMENTS, INC., THEIR SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR MAINTAINING CURRENT JURISDICTIONAL DETERMINATIONS FROM THE U.S. ARMY CORPS OF ENGINEERS FOR ALL WATERWAYS AND DRAINAGES IN THE PROJECT AREA. RIDGEGATE INVESTMENTS, INC., AND THEIR SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR PROVIDING UPDATED VERIFICATIONS TO THE CITY FOLLOWING EXPIRATION OF CURRENT DETERMINATIONS.
- RADON: RADON GAS IS A NATURALLY OCCURRING RADIOACTIVE GAS THAT, WHEN IT HAS ACCUMULATED IN A BUILDING IN SUFFICIENT QUANTITIES, MAY PRESENT HEALTH RISKS TO PERSONS WHO ARE EXPOSED TO IT OVER TIME. LEVELS OF RADON THAT EXCEED FEDERAL AND STATE GUIDELINES HAVE BEEN FOUND IN BUILDINGS IN COLORADO. ADDITIONAL INFORMATION REGARDING RADON AND RADON TESTING MAY BE OBTAINED FROM THE COUNTY HEALTH DEPARTMENT.

PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST
 VILLAGE
 PREPARED BY:

J-R ENGINEERING

A Westrian Company
 PREPARED FOR:

Shea
 CONSULTANTS

SUBMITTAL DATE: 12/29/2023

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

PREPARED FOR
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 (303) 791-8180

PREPARED BY
J-R ENGINEERING
 A Westrian Company
 Centennial 303-740-8888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	No.	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
JCS	7/13/20	1ST SUBMITTAL	1	12/29/23	JCS	CGM	JCS
JCS	8/27/20	2ND SUBMITTAL	2				
JCS	10/28/20	3RD SUBMITTAL	3				
JCS	11/3/20	4TH SUBMITTAL	4				
JCS	12/29/23	PRELIMINARY PLAN AMENDMENT	5				
			6				

RIDGEGATE SOUTHWEST
 VILLAGE PRELIMINARY PLAN
 COVER SHEET

SHEET 1A OF 57

JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R

SUMMARY OF REVISIONS WITH THIS AMENDMENT:
 - CHALLENGE TRAIL MAINTENANCE REVISED TO RRMD
 - SSPRD-MAINTAINED WALL ADDED TO LEGEND

TRACT LEGEND

	OWNERSHIP	MAINTENANCE RESPONSIBILITY
	HOA ENHANCED LANDSCAPE AREA	HOA
	HOA LANDSCAPE AREA	HOA
	OPEN SPACE (PUBLIC)	CITY OF LONE TREE
	REGIONAL PARK	CITY OF LONE TREE
	NEIGHBORHOOD PARK	CITY OF LONE TREE
	COMMERCIAL	RGI
	S.F.A.	RGI
	INSTITUTIONAL (SCHOOL)	CITY OF LONE TREE / DOUGLAS COUNTY SCHOOL DISTRICT
	PRIVATE ALLEY	HOA
	VILLAGE RECREATION AND AMENITY CENTER (HOA)	HOA
	UTILITY/ INFRASTRUCTURE	VARIES - SEE SHEET 5

TRAIL LEGEND

	CONSTRUCTION RESPONSIBILITY	MAINTENANCE RESPONSIBILITY
	EXISTING DOUGLAS COUNTY EAST-WEST TRAIL (8' SOFT TRAIL)	DOUGLAS COUNTY
	FUTURE DOUGLAS COUNTY EAST-WEST TRAIL (8' SOFT TRAIL)	DOUGLAS COUNTY
	FUTURE REGIONAL TRAIL, WIDTH AND SURFACE TO BE DETERMINED BY FINAL REGIONAL PARK DESIGN	BY OTHERS (TO BE DETERMINED)
	PROPOSED 6' HOA CONCRETE TRAIL	*RGI
	PROPOSED 8' HOA CONCRETE TRAIL	RGI
	PROPOSED 6' SSPRD CONCRETE TRAIL	RGI
	PROPOSED 8' SSPRD CONCRETE TRAIL WITH 3' SOFT SHOULDER	RGI
	PROPOSED 6' RRMD SOFT TRAIL	RGI
	PROPOSED 8' SSPRD CONCRETE TRAIL	RGI
	15' CONCRETE DETACHED MULTI-USE TRAIL	RGI
	12' CYCLE TRACK (RIDGEGATE PARKWAY)	RGI
	PROPOSED 6' WIDE BICYCLE LANE	RGI
	NEIGHBORHOOD PARK	RGI
	VILLAGE PARK (RECREATION CENTER/AMENITY SITE)	RGI
	REGIONAL PARK	SOUTH SUBURBAN PARKS AND RECREATION DISTRICT
	PROPOSED 15' FIRE ACCESS PATH WITH 2.5' SHOULDER	RGI
	PROPOSED 2' WIDE CHALLENGE TRAIL	RGI

RETAINING WALL LEGEND

	MAINTENANCE RESPONSIBILITY
	RRMD MAINTAINED RETAINING WALL
	MASTER HOA MAINTAINED RETAINING WALL
	SOUTH SUBURBAN PARKS AND RECREATION MAINTAINED RETAINING WALL

LEGEND

PWSD = PARKER WATER AND SANITATION DISTRICT
 RRMD = RAMPART RANGE METRO DISTRICT
 CoLT = CITY OF LONE TREE
 DCSD = DOUGLAS COUNTY SCHOOL DISTRICT
 RGI = RIDGEGATE INVESTMENTS, INC., AND THEIR SUCCESSORS AND ASSIGNS
 HOA = HOMEOWNERS ASSOCIATION
 MHOA = MASTER HOMEOWNERS ASSOCIATION
 VRAC = VILLAGE RECREATION AND AMENITY CENTER
 SSPRD = SOUTH SUBURBAN PARKS AND RECREATION DEPARTMENT

LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
MATCH LINE		
SECTION LINE		
BOUNDARY LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
ROAD CENTERLINE		
FENCE		
CABLE TV		
ELECTRIC		
FIBER OPTIC		
GAS MAIN		
IRRIGATION MAIN		
OVERHEAD UTILITY		
SANITARY SEWER		
STORM DRAIN		
TELEPHONE		
WATER MAIN		
SWALE/WATERWAY FLOWLINE		
DIVERSION DITCH		
TOP OF SLOPE		
TOE OF SLOPE		
100 YEAR FLOODPLAIN		
CONTOUR		
INDEX CONTOUR		
BICYCLE LANE		
OVERHEAD ELECTRIC POWER POLE		
HIGH POINT		
LOW POINT		

LANDSCAPE LEGEND

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

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

PREPARED FOR
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BY	DATE	REVISION
JGS	7/13/20	1
JGS	8/27/20	2
JGS	10/28/20	3
JGS	11/3/20	4
EDF	12/29/23	5

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 TRAILS BICYCLE AND PEDESTRIAN MOBILITY PLAN
 SHEET 3A OF 57
 JOB NO. 15950.00

PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:

 A Westrian Company
 PREPARED FOR:

 SUBMITTAL DATE: 12/29/2023

- SUMMARY OF REVISIONS WITH THIS AMENDMENT:
- REVISIONS TO LAND USE - TRACTS CB, CS, DF, DG
 - REVISIONS TO TRAIL ALIGNMENTS, RETAINING WALLS
 - REVISED FILING 3 LAYOUT
 - TRACTS DL AND DK REMOVED
 - TRACTS A, CT RECONFIGURED
 - TRACTS R AND DJ ADDED

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

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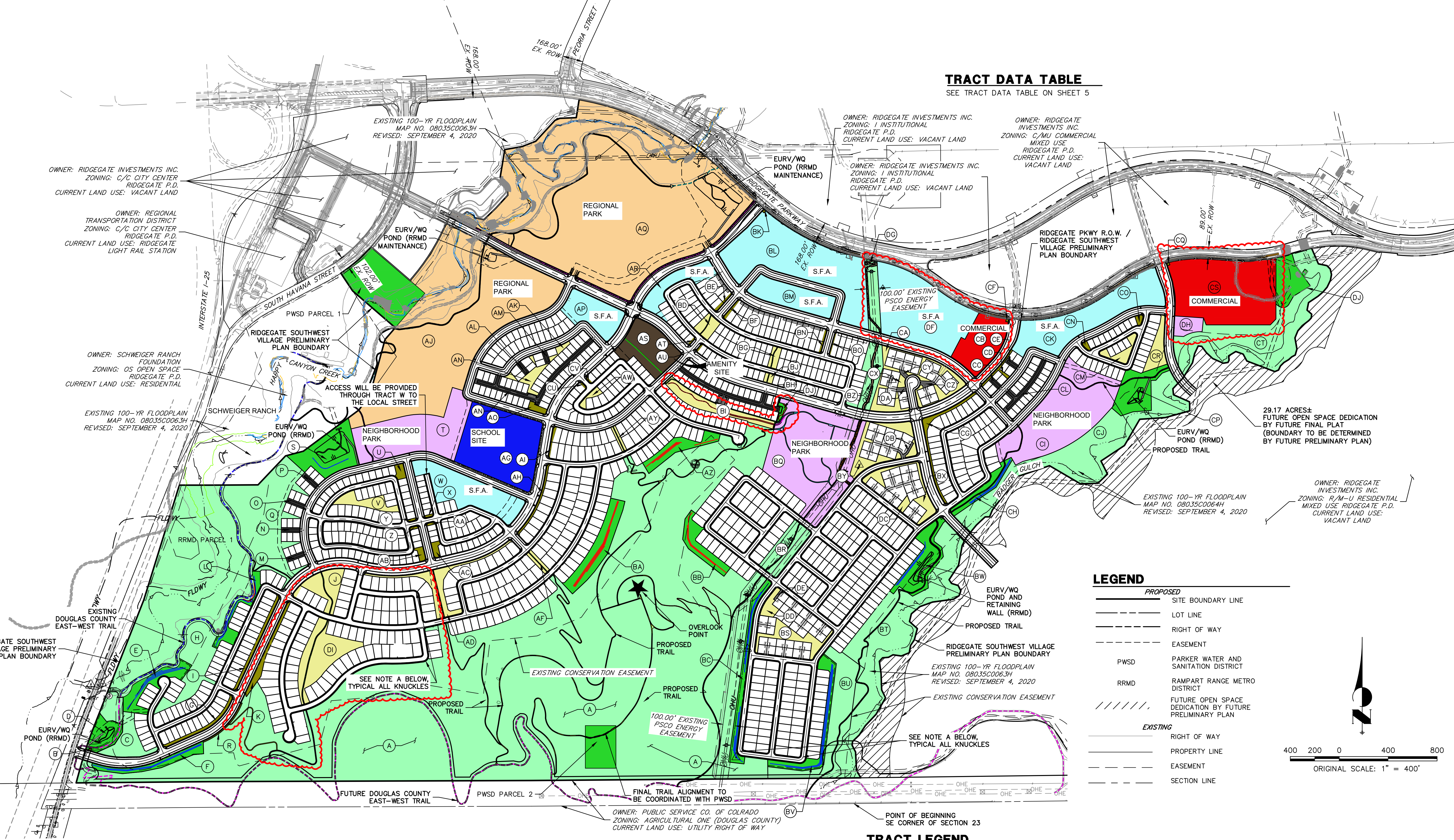
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NO.	REVISION	DATE
1	1ST SUBMITTAL	7/13/20
2	2ND SUBMITTAL	JCS 18/27/20
3	3RD SUBMITTAL	JCS 10/28/20
4	4TH SUBMITTAL	JCS 11/3/20
5	PRELIMINARY PLAN AMENDMENT	EDF 4/14/23

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=400'	N/A	12/29/23	JCS	CGM	JCS

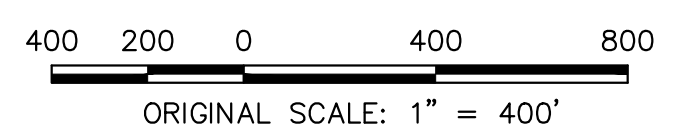
RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 OVERALL SITE PLAN

TRACT DATA TABLE
 SEE TRACT DATA TABLE ON SHEET 5



LEGEND

- PROPOSED**
- SITE BOUNDARY LINE
 - LOT LINE
 - RIGHT OF WAY
 - EASEMENT
 - PWSD
 - RRMD
 - FUTURE OPEN SPACE DEDICATION BY FUTURE PRELIMINARY PLAN
- EXISTING**
- RIGHT OF WAY
 - PROPERTY LINE
 - EASEMENT
 - SECTION LINE



RETAINING WALL LEGEND

- RRMD MAINTAINED RETAINING WALL
- MASTER HOA MAINTAINED RETAINING WALL
- SOUTH SUBURBAN PARKS AND RECREATION MAINTAINED RETAINING WALL

MAINTENANCE RESPONSIBILITY

- RAMPART RANGE METRO DISTRICT
- MHOA
- SSPRD

TRACT LEGEND

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

NOTE:
 TRACTS R, AE, AX, AV, AND BP NOT USED

NOTE A:
 KNUCKLES WILL BE EVALUATED FOR SNOW STORAGE AT BENDS DURING THE FINAL PLATTING PROCESS.

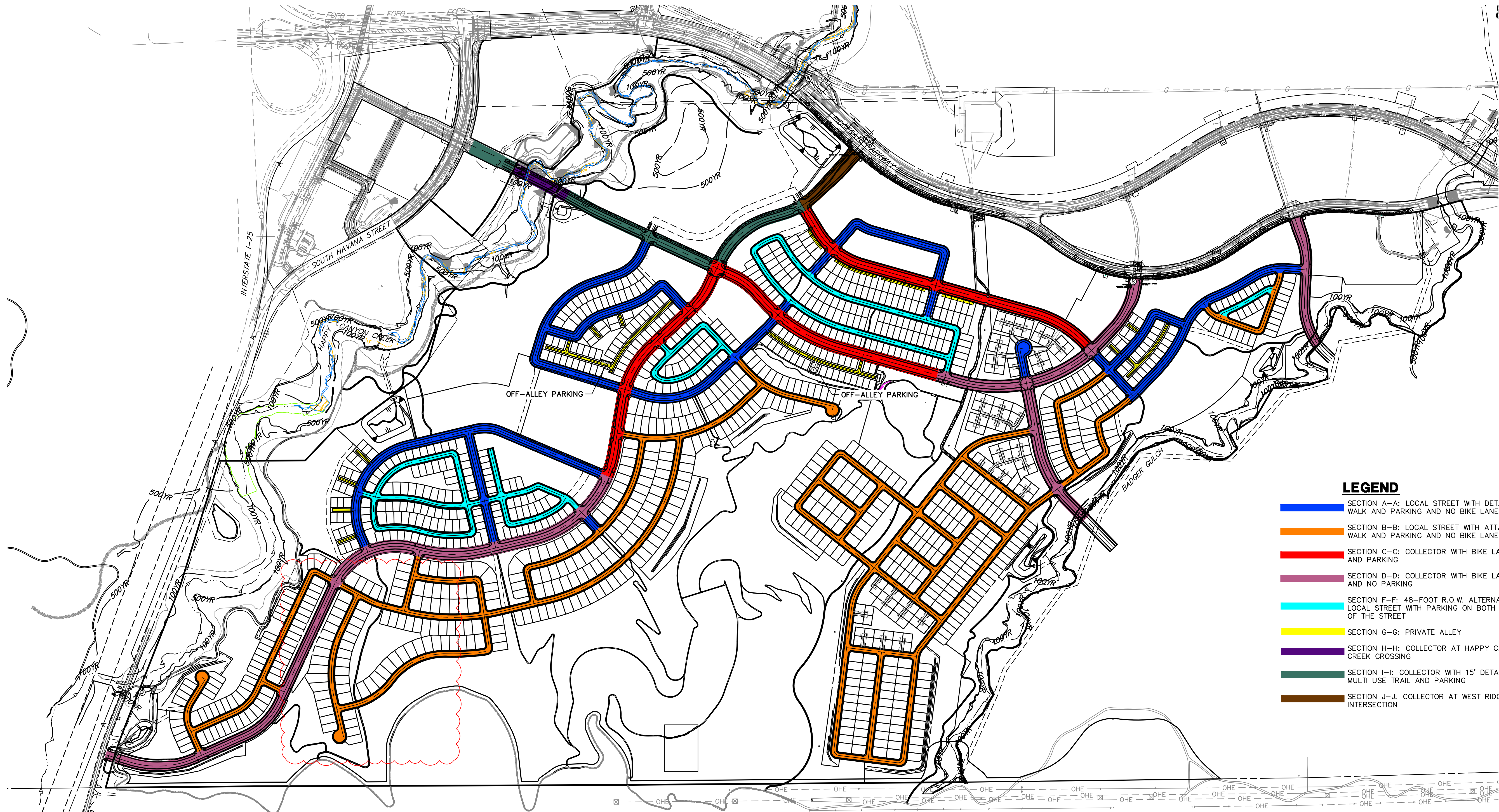
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 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:

 SUBMITTAL DATE: 12/29/2023

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

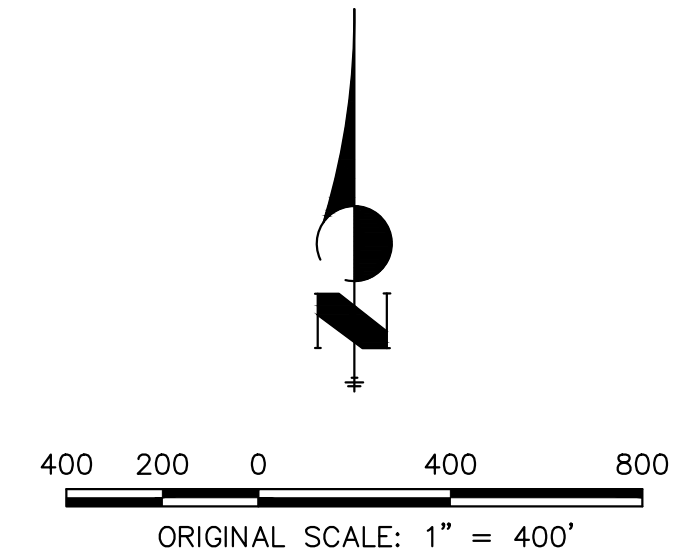
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SUMMARY OF REVISIONS WITH THIS AMENDMENT:
 - FILING 3 LOTS AND ROADS RECONFIGURED



LEGEND

- SECTION A-A: LOCAL STREET WITH DETACHED WALK AND PARKING AND NO BIKE LANES
- SECTION B-B: LOCAL STREET WITH ATTACHED WALK AND PARKING AND NO BIKE LANES
- SECTION C-C: COLLECTOR WITH BIKE LANES AND PARKING
- SECTION D-D: COLLECTOR WITH BIKE LANES AND NO PARKING
- SECTION F-F: 48-FOOT R.O.W. ALTERNATIVE LOCAL STREET WITH PARKING ON BOTH SIDES OF THE STREET
- SECTION G-G: PRIVATE ALLEY
- SECTION H-H: COLLECTOR AT HAPPY CANYON CREEK CROSSING
- SECTION I-I: COLLECTOR WITH 15' DETACHED MULTI USE TRAIL AND PARKING
- SECTION J-J: COLLECTOR AT WEST RIDGEGATE INTERSECTION



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

 SUBMITTAL DATE: 12/29/2023

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

PREPARED FOR
SHEA HOMES
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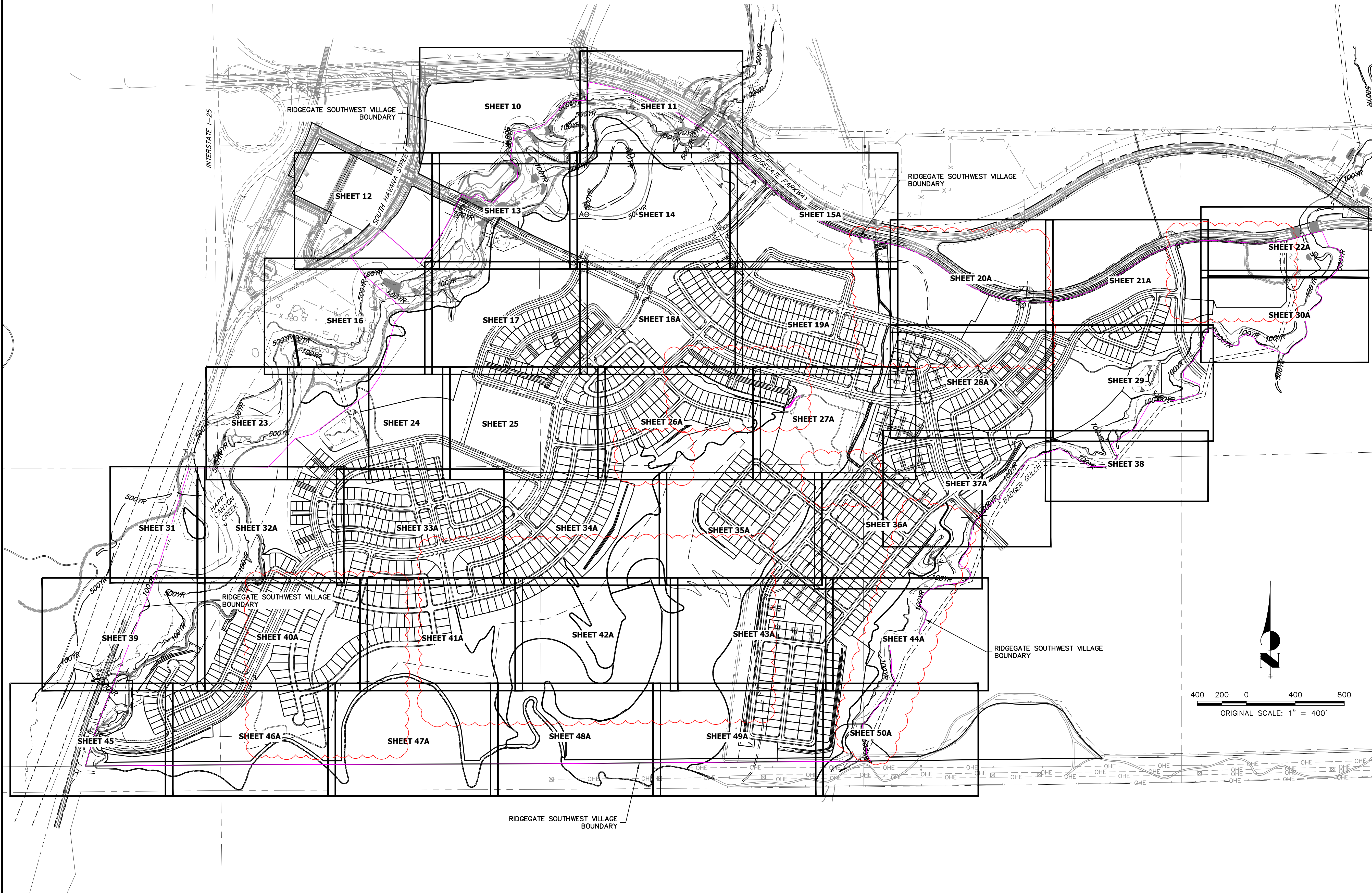
BY	DATE	No.	REVISION
JCS	7/13/20	1	1ST SUBMITTAL
JCS	8/27/20	2	2ND SUBMITTAL
JCS	10/28/20	3	3RD SUBMITTAL
JCS	11/3/20	4	4TH SUBMITTAL
EDF	12/29/23	5	PRELIMINARY PLAN AMENDMENT

RIDGEGATE SOUTHWEST VILLAGE
 PRELIMINARY PLAN
 ROADWAY DESIGNATION PLAN
 SHEET 6A OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R

SUMMARY OF REVISIONS WITH THIS AMENDMENT:
 - FILING 3 LOTS AND ROADS RECONFIGURED
 - REVISIONS TO LAND USE
 - RECONFIGURATION OF SIDEWALKS, TRAILS, RETAINING WALLS
 - REVISIONS OF MATERIALS, MAINTENANCE RESPONSIBILITIES, AND QUANTITIES



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

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


J.R. ENGINEERING
 A Westrian Company

 Centennial 300-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION
JCS	7/13/20	1	1ST SUBMITTAL
JCS	8/27/20	2	2ND SUBMITTAL
JCS	10/28/20	3	3RD SUBMITTAL
JCS	11/3/20	4	4TH SUBMITTAL
EDF	12/29/23	5	PRELIMINARY PLAN AMENDMENT

RIDGEGATE SOUTHWEST VILLAGE
 PRELIMINARY PLAN
 SITE PLAN INDEX

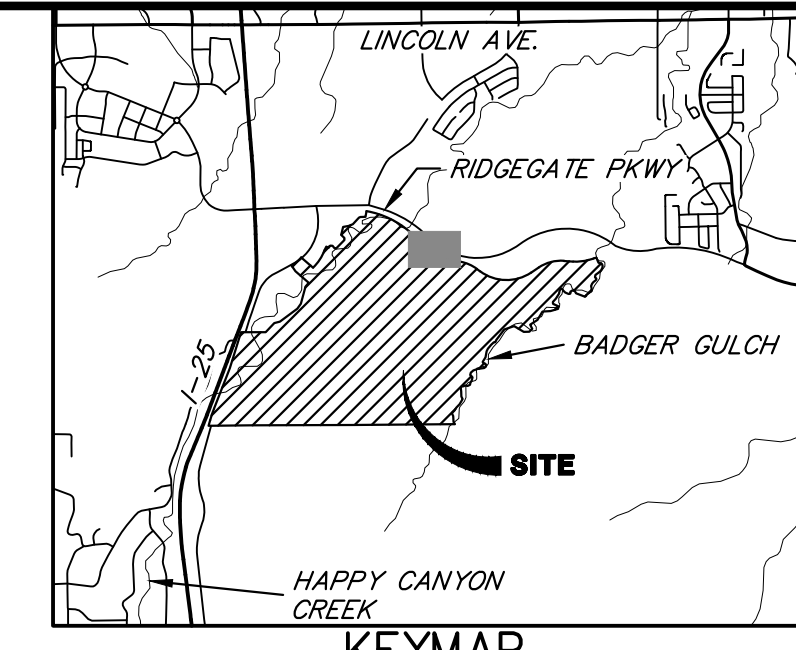
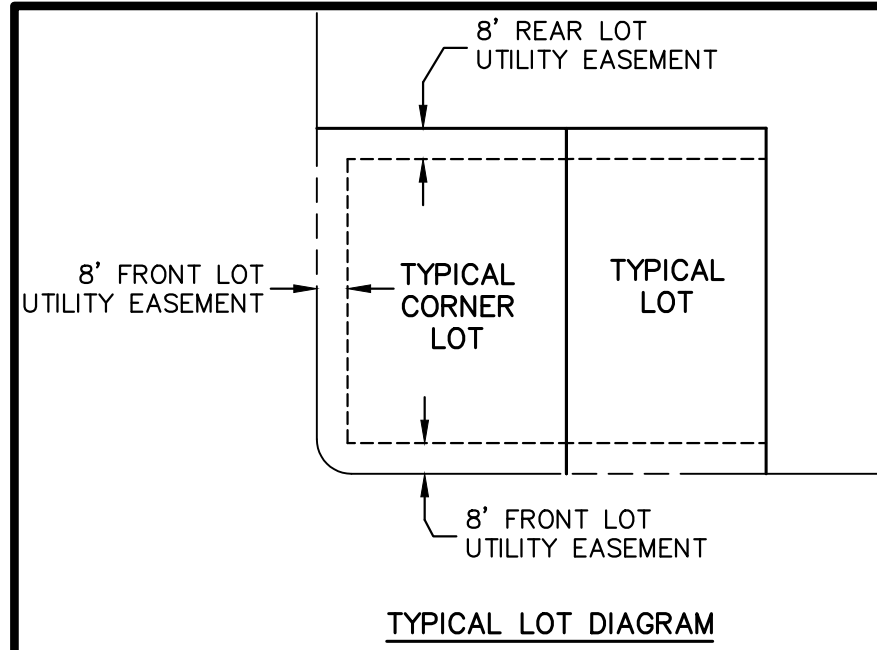
SHEET 9A OF 57
 JOB NO. 15950.00

PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:

 A Westrian Company
 PREPARED FOR:

 SUBMITTAL DATE: 12/29/2023

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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

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

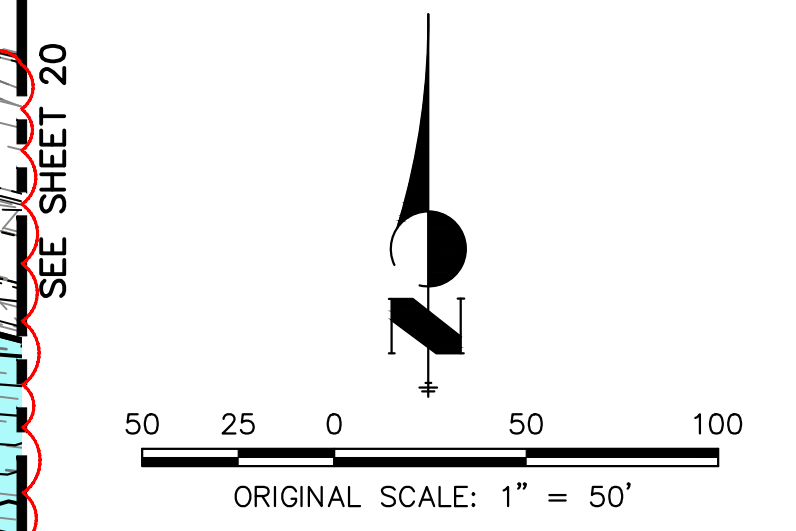
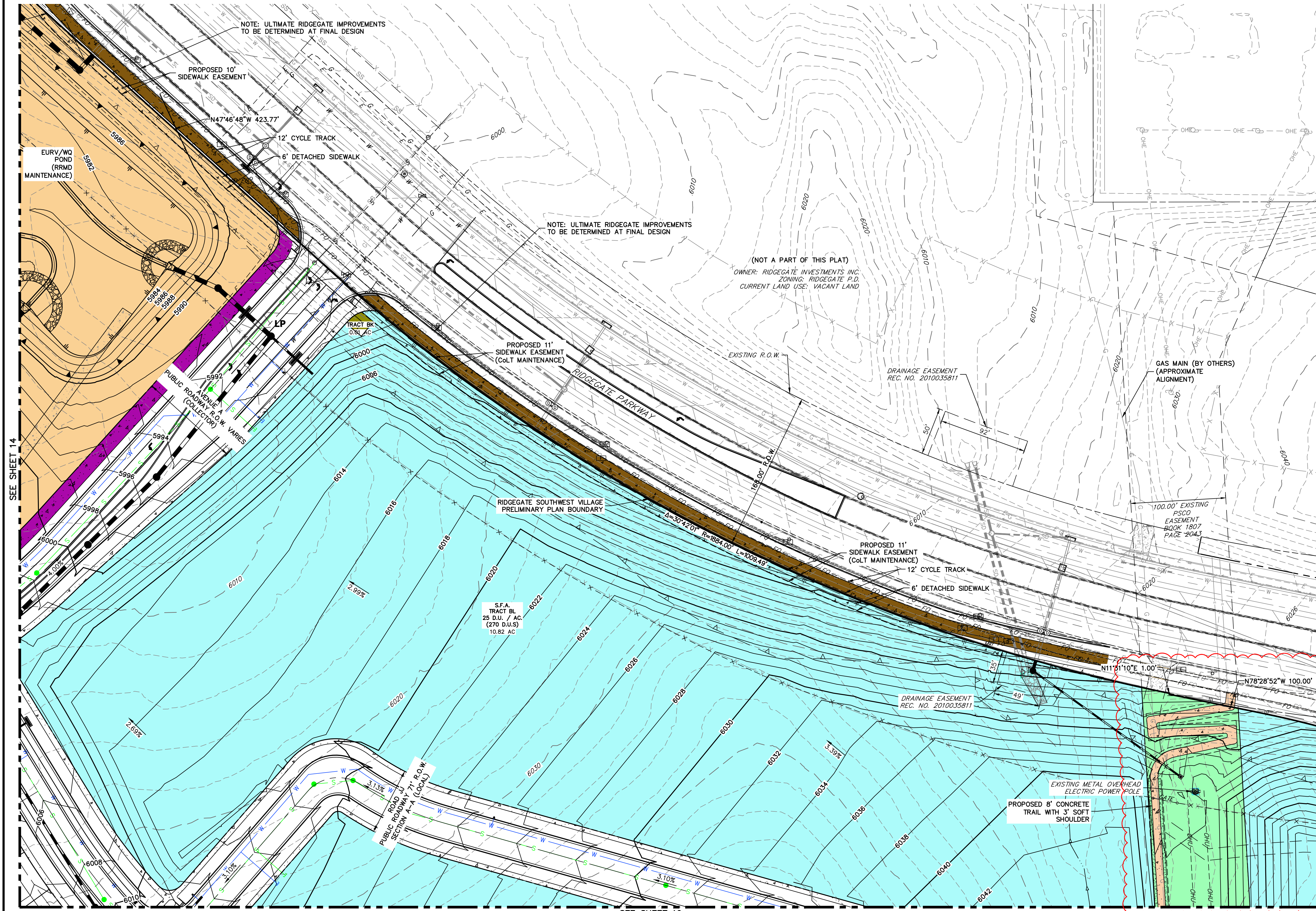
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 A Westrian Company
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 Fort Collins 970-491-9888 • www.jrengineering.com

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

TRACT LEGEND

[Light Green Box]	HOA ENHANCED LANDSCAPE AREA
[Dark Green Box]	HOA LANDSCAPE AREA
[Light Blue Box]	OPEN SPACE (PUBLIC)
[Orange Box]	REGIONAL PARK
[Purple Box]	NEIGHBORHOOD PARK
[Red Box]	COMMERCIAL
[Cyan Box]	S.F.A.
[Blue Box]	INSTITUTIONAL (SCHOOL)
[Grey Box]	PRIVATE ALLEY
[Brown Box]	VILLAGE RECREATION AND AMENITY CENTER (HOA)
[Dark Green Box]	UTILITY / INFRASTRUCTURE

SUMMARY OF REVISIONS WITH THIS AMENDMENT:
 - REVISIONS TO LAND USE - TRACTS DF, DC



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

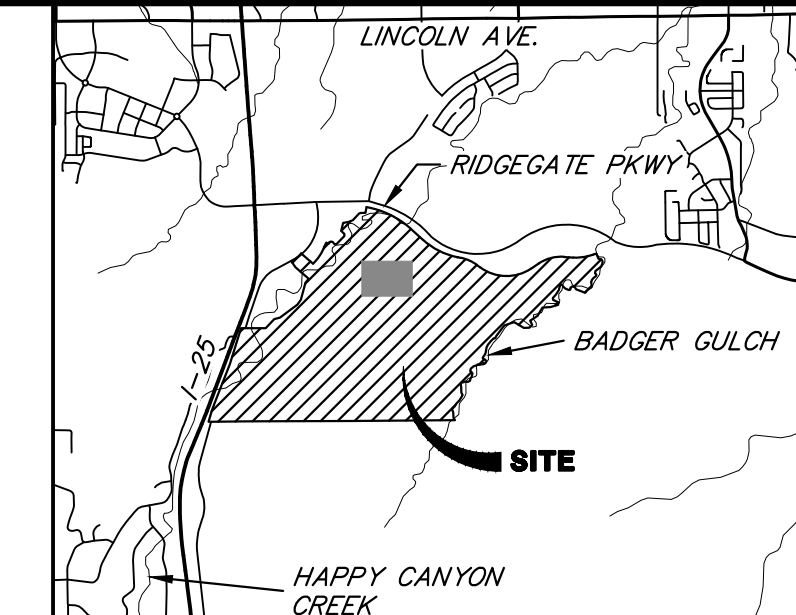
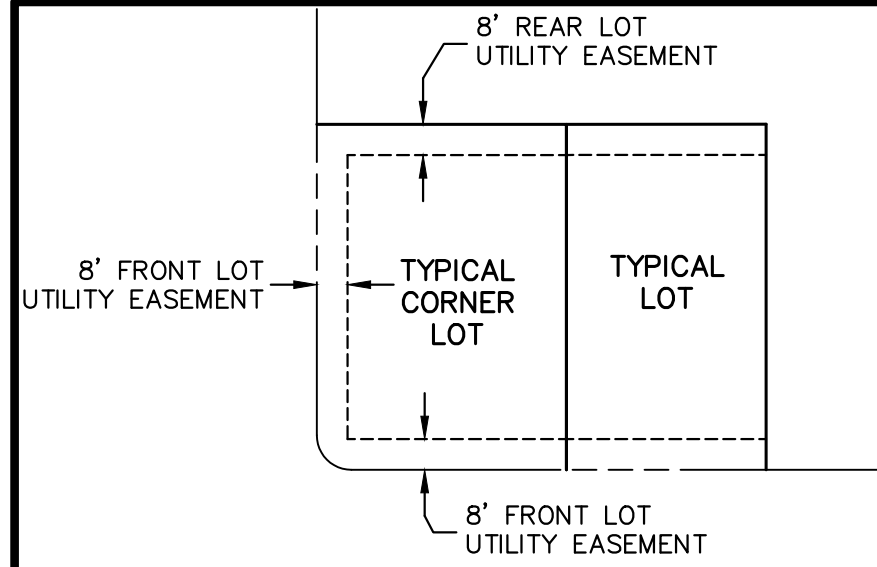
 SUBMITTAL DATE: 12/29/2023

BY	DATE	REVISION	1"=50'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
JCS	7/13/20	1ST SUBMITTAL	N/A			12/29/23	JCS	CGM	JCS
JCS	8/27/20	2ND SUBMITTAL							
JCS	10/28/20	3RD SUBMITTAL							
JCS	11/3/20	4TH SUBMITTAL							
EDF	12/29/23	5 PRELIMINARY PLAN AMENDMENT							

RIDGEGATE SOUTHWEST VILLAGE
 PRELIMINARY PLAN
 SITE PLAN
 SHEET 15A OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
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 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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PREPARED FOR
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 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

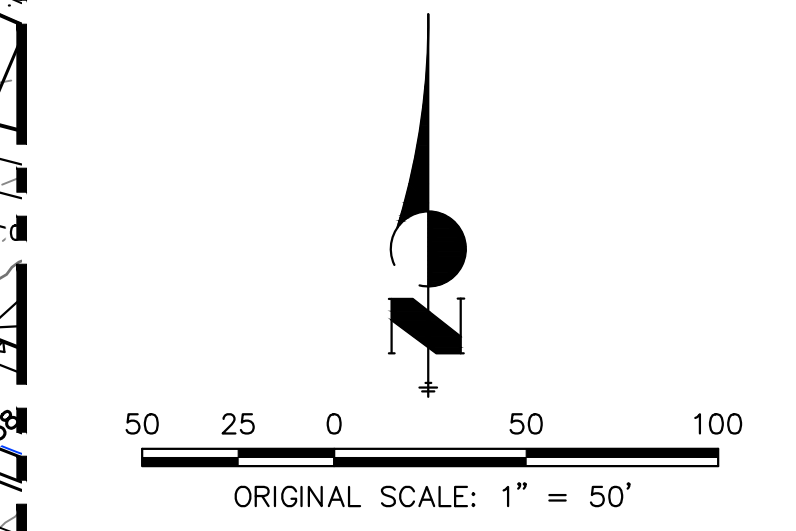
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- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

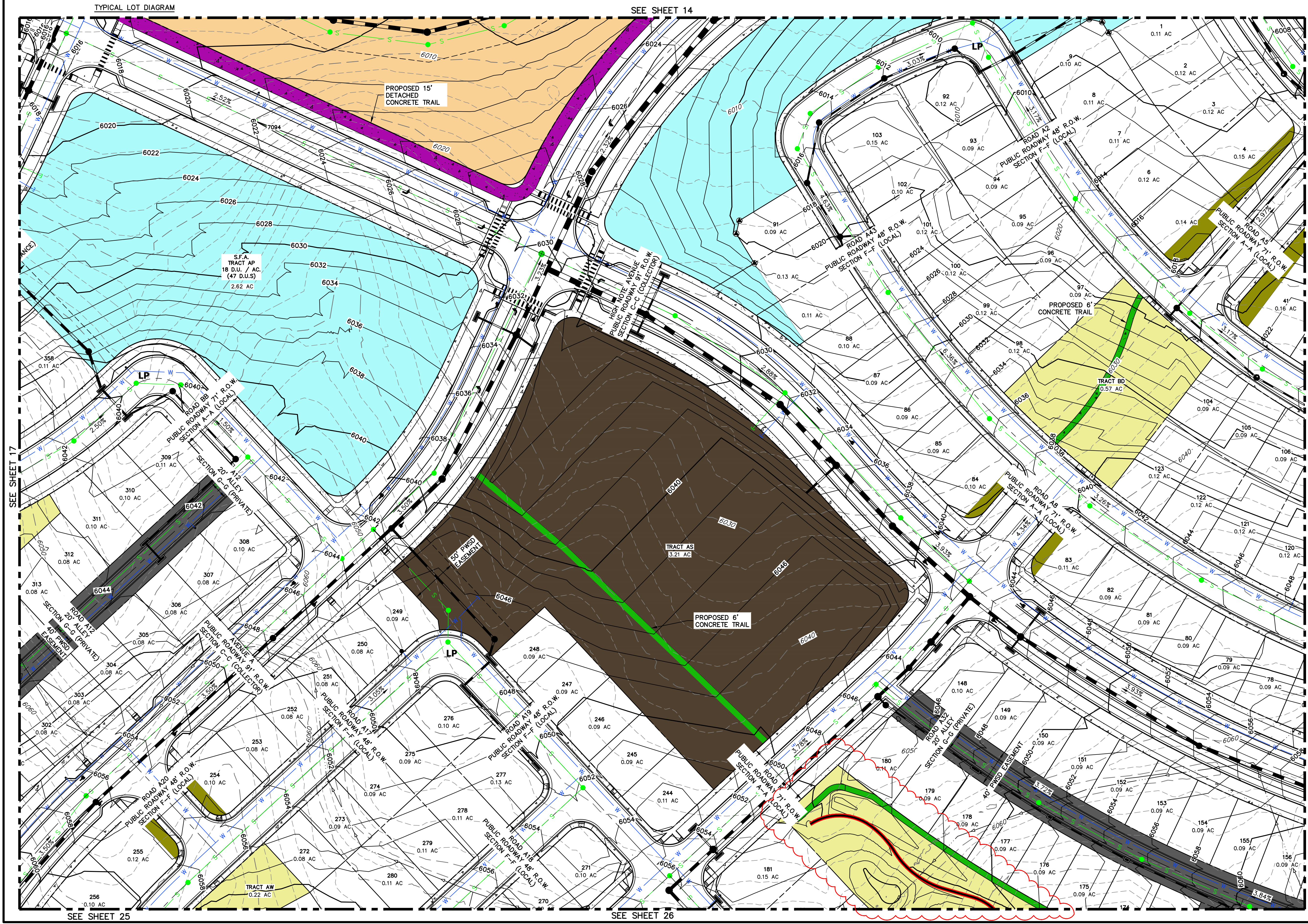
[Light Green]	HOA ENHANCED LANDSCAPE AREA
[Dark Green]	HOA LANDSCAPE AREA
[Light Blue]	OPEN SPACE (PUBLIC)
[Light Orange]	REGIONAL PARK
[Light Purple]	NEIGHBORHOOD PARK
[Red]	COMMERCIAL
[Light Cyan]	S.F.A.
[Blue]	INSTITUTIONAL (SCHOOL)
[Grey]	PRIVATE ALLEY
[Dark Brown]	VILLAGE RECREATION AND AMENITY CENTER (HOA)
[Green]	UTILITY / INFRASTRUCTURE

SUMMARY OF REVISIONS WITH THIS AMENDMENT:
 - SIDEWALK AND RETAINING WALL IN TRACT BI RECONFIGURED



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

 SUBMITTAL DATE: 12/29/2023



SEE SHEET 17

SEE SHEET 25

SEE SHEET 14

SEE SHEET 26

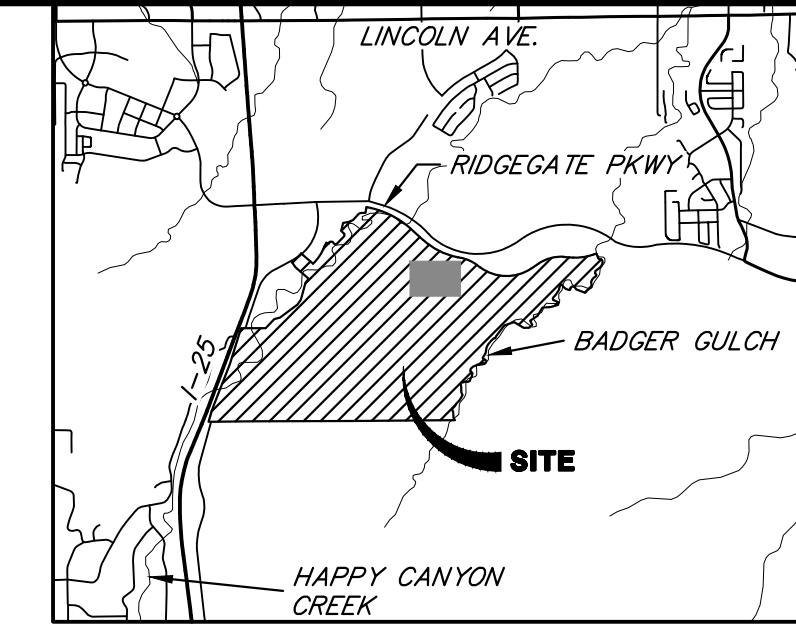
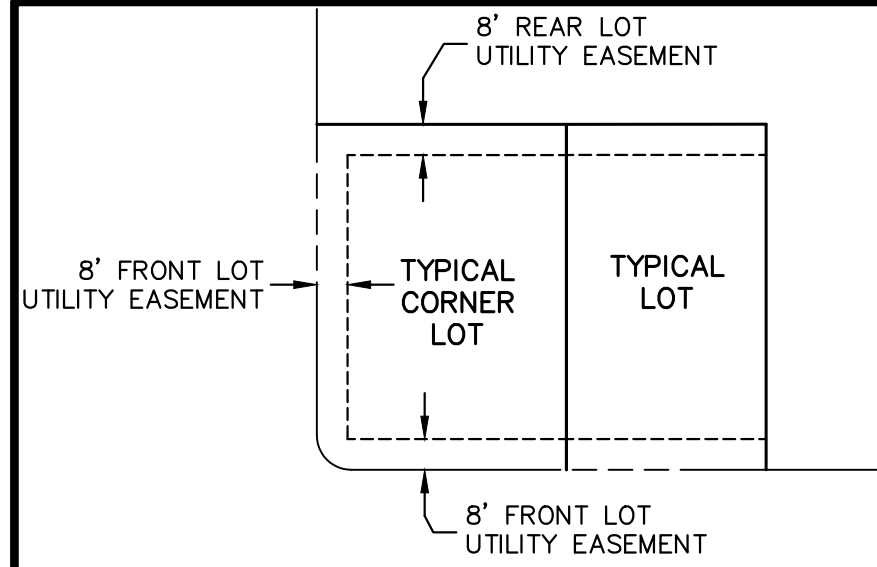
SEE SHEET 19

NO.	REVISION	DATE	BY
1	1ST SUBMITTAL	7/13/20	JCS
2	2ND SUBMITTAL	8/27/20	JCS
3	3RD SUBMITTAL	10/28/20	JCS
4	4TH SUBMITTAL	11/3/20	JCS
5	PRELIMINARY PLAN AMENDMENT	12/29/23	EDF

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 18A OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
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 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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

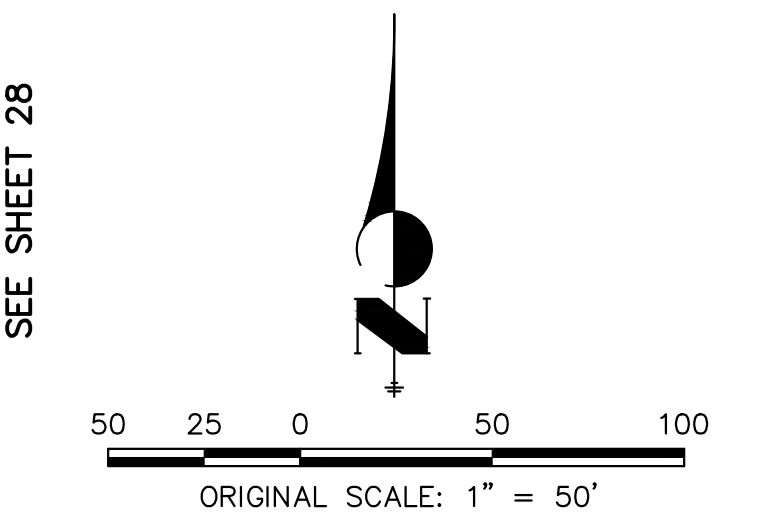
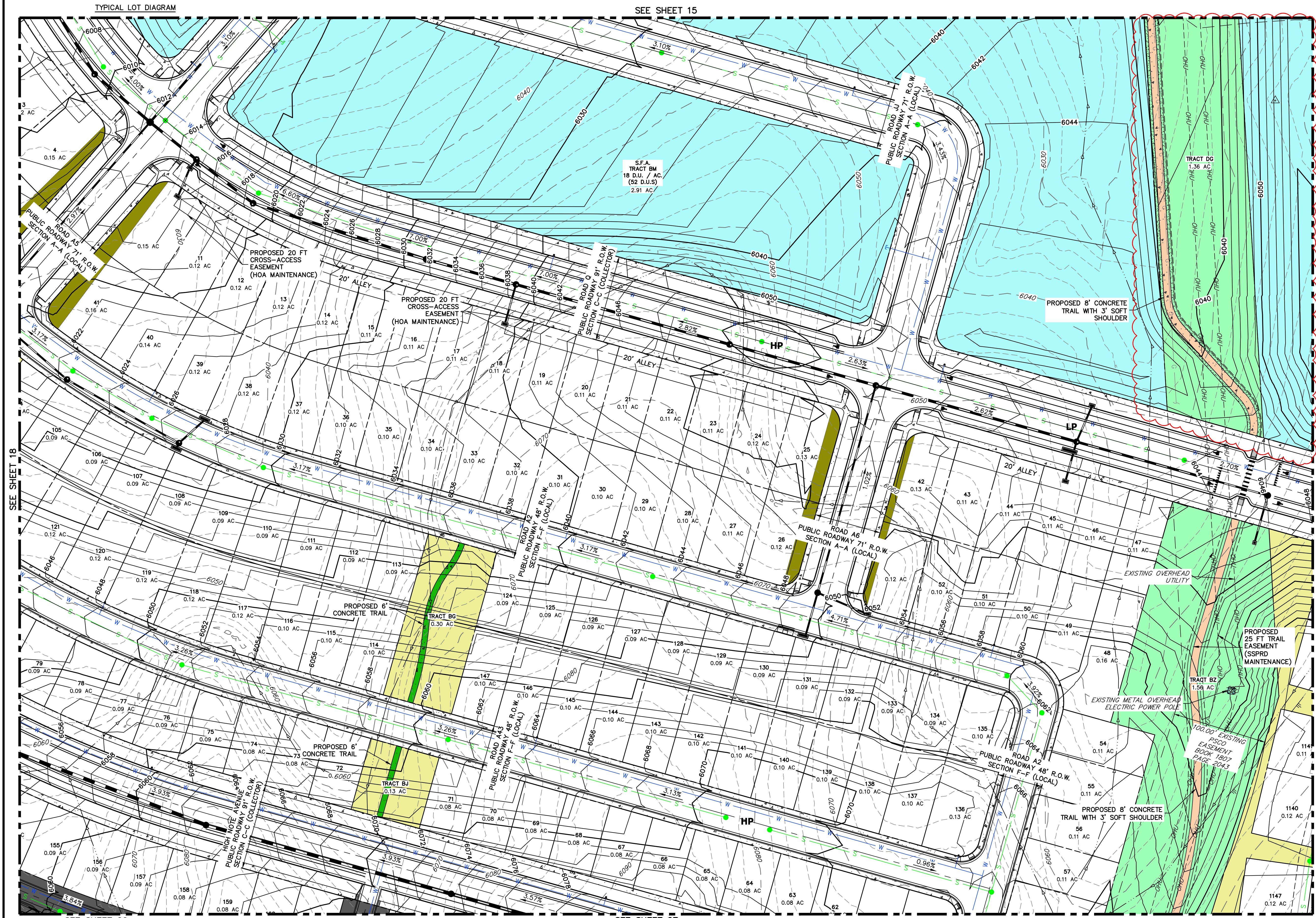
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- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

SUMMARY OF REVISIONS WITH THIS AMENDMENT:
 - CHANGES IN LAND USE- TRACTS DF, DG
 - CHANGES IN TRAIL MAINTENANCE RESPONSIBILITIES

TRACT LEGEND

[Light Green]	HOA ENHANCED LANDSCAPE AREA
[Dark Green]	HOA LANDSCAPE AREA
[Light Blue]	OPEN SPACE (PUBLIC)
[Light Purple]	REGIONAL PARK
[Light Blue-Gray]	NEIGHBORHOOD PARK
[Red]	COMMERCIAL
[Light Cyan]	S.F.A.
[Blue]	INSTITUTIONAL (SCHOOL)
[Dark Gray]	PRIVATE ALLEY
[Light Green]	VILLAGE RECREATION AND AMENITY CENTER (HOA)
[Dark Green]	UTILITY / INFRASTRUCTURE



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:
Shea
 SUBMITTAL DATE: 12/29/2023

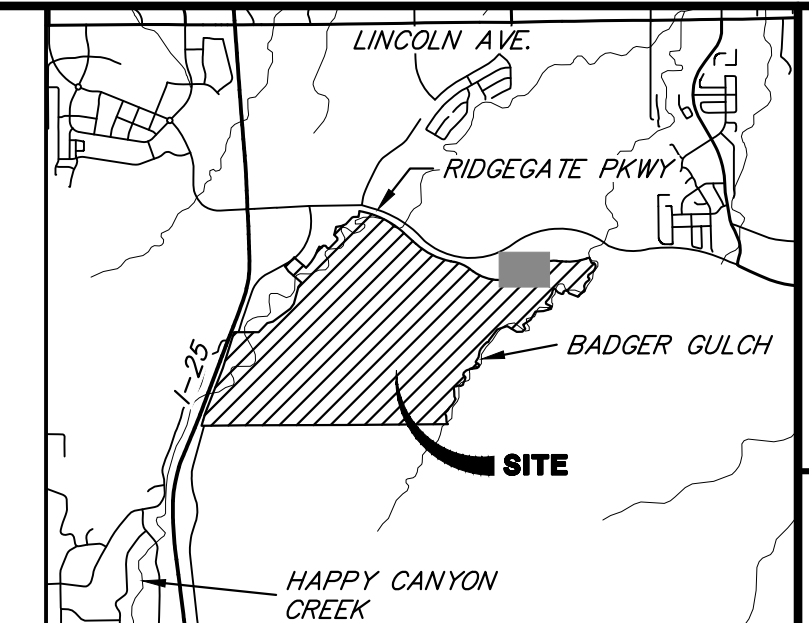
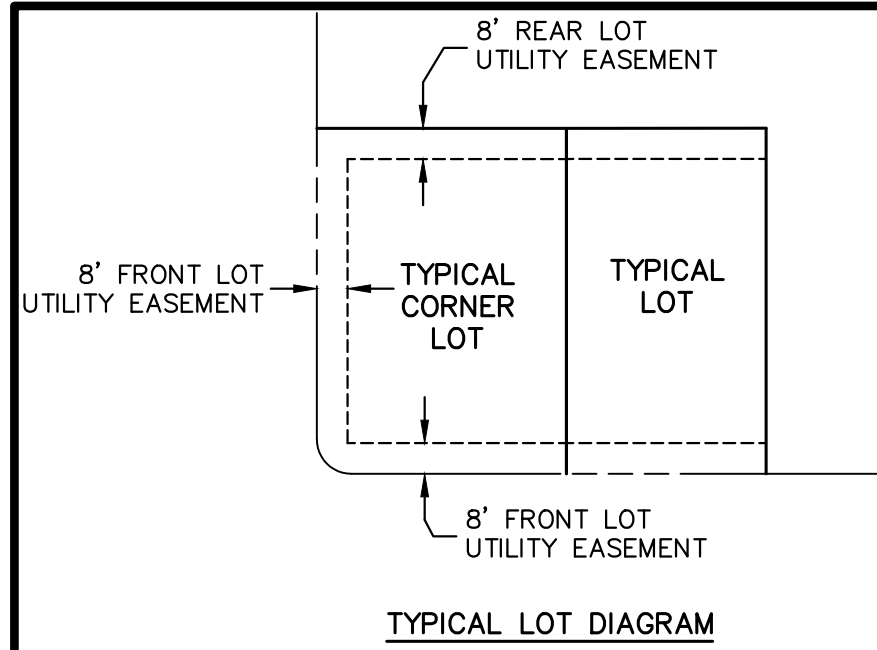
No.	REVISION	DATE	BY	
			DATE	BY
1	1ST SUBMITTAL	7/13/20	JCS	
2	2ND SUBMITTAL	8/27/20	JCS	
3	3RD SUBMITTAL	10/28/20	JCS	
4	4TH SUBMITTAL	11/3/20	JCS	
5	PRELIMINARY PLAN AMENDMENT	12/29/23	EDF	

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	12/29/23	JCS	CGM	JCS

RIDGEGATE SOUTHWEST VILLAGE
 PRELIMINARY PLAN
 SITE PLAN
 SHEET 19A OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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

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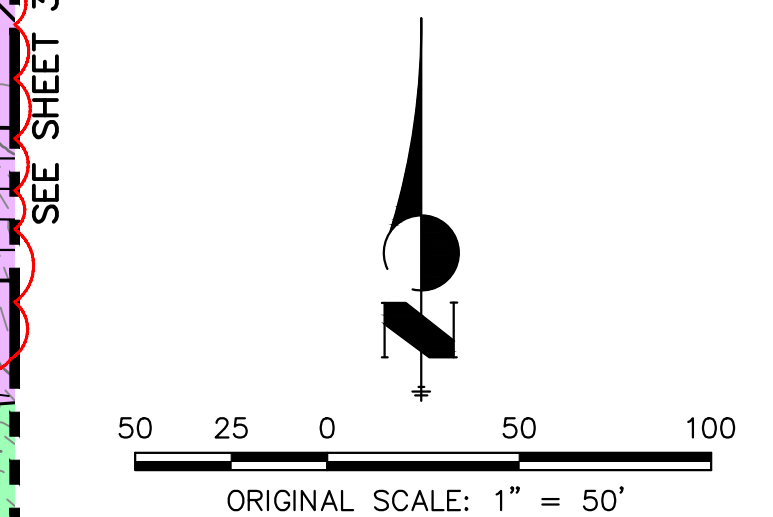
NOTES

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

TRACT LEGEND

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

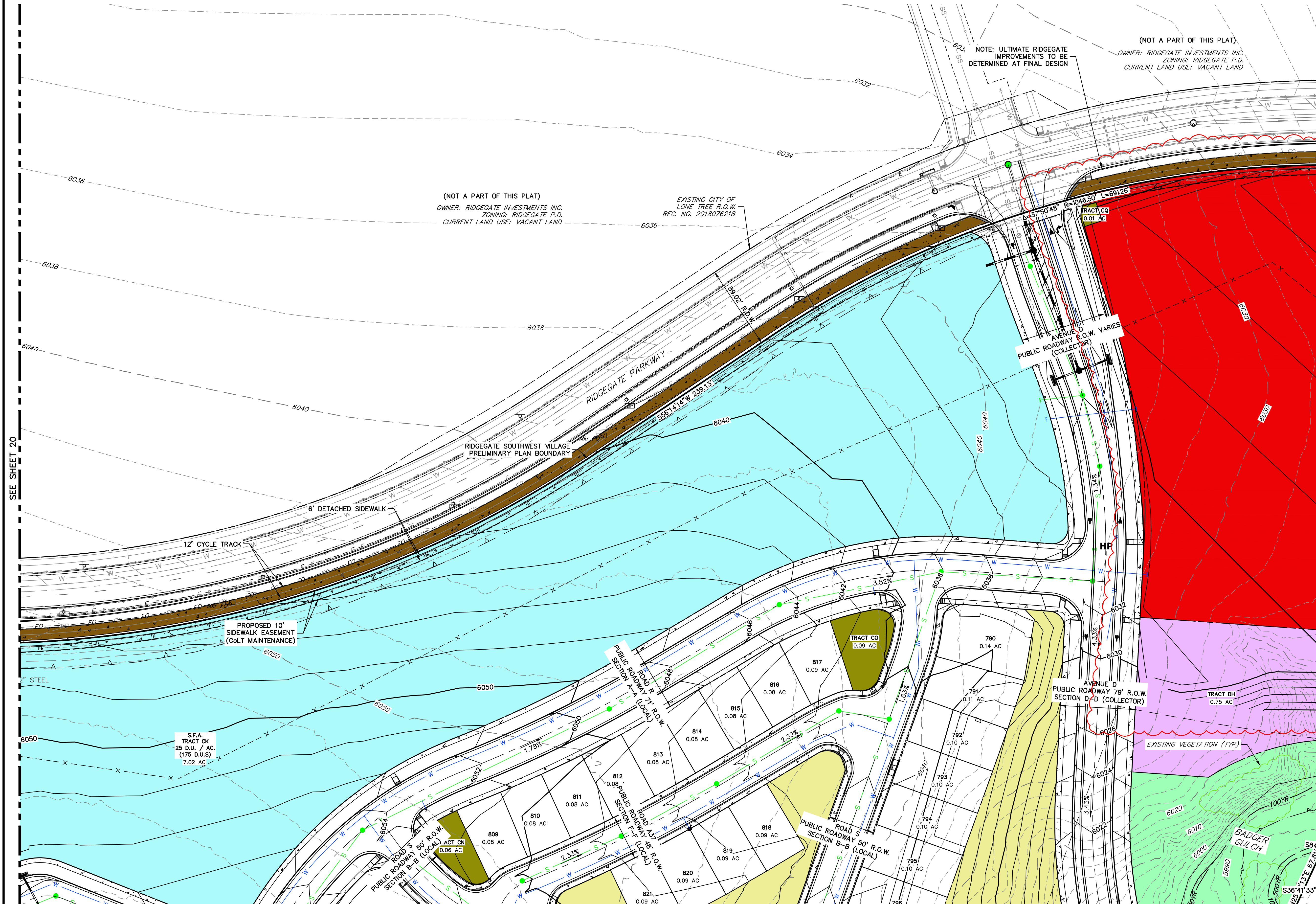
SUMMARY OF REVISIONS WITH THIS AMENDMENT:
 - CHANGE IN LAND USE- TRACT CS, DH
 - TRACT CT RECONFIGURED



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:
Shea
 SUBMITTAL DATE: 12/29/2023

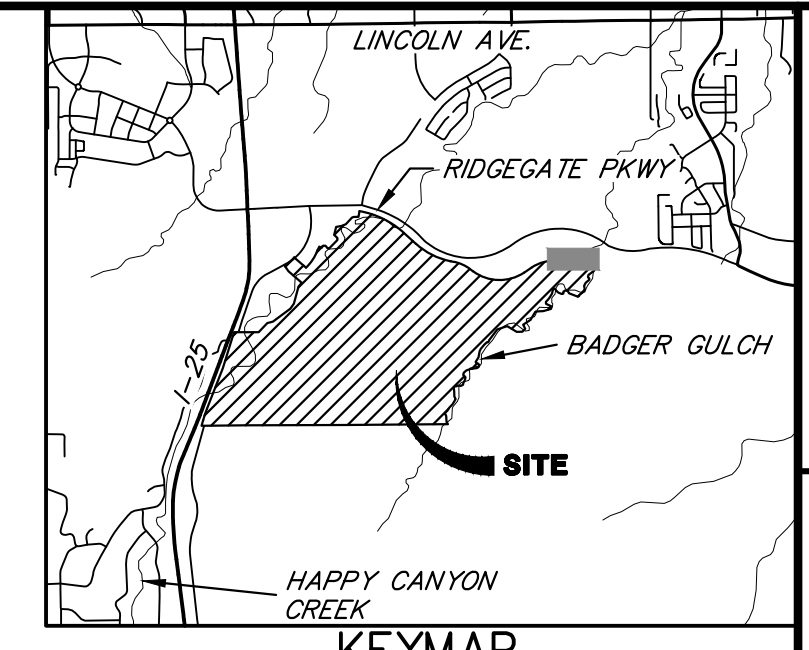
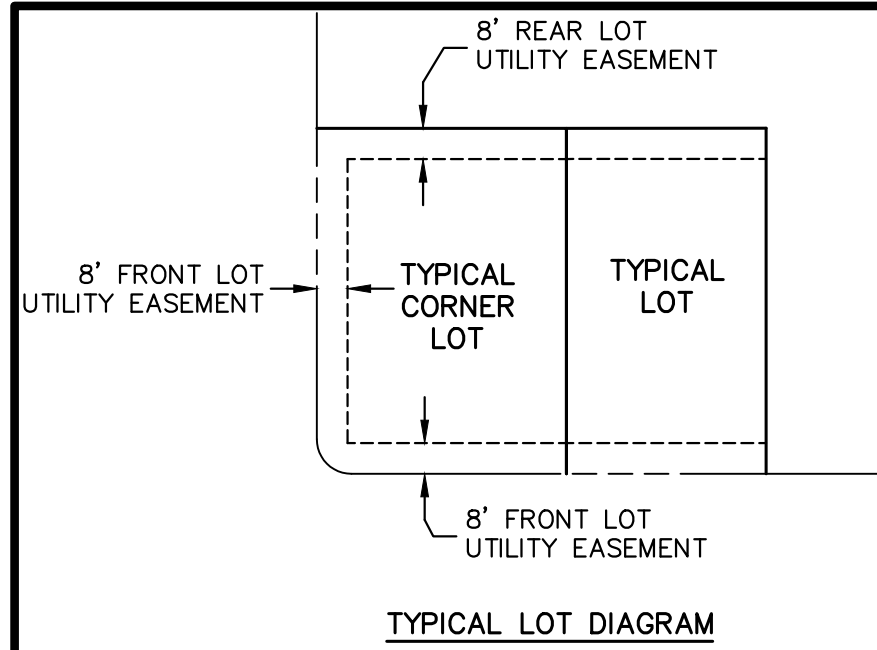
NO.	REVISION	DATE	BY
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3	3RD SUBMITTAL	10/28/20	JCS
4	4TH SUBMITTAL	11/3/20	JCS
5	PRELIMINARY PLAN AMENDMENT	12/29/23	EDF

RIDGEGATE SOUTHWEST VILLAGE
 PRELIMINARY PLAN
 SITE PLAN
 SHEET 21A OF 57
 JOB NO. 15950.00



RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
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 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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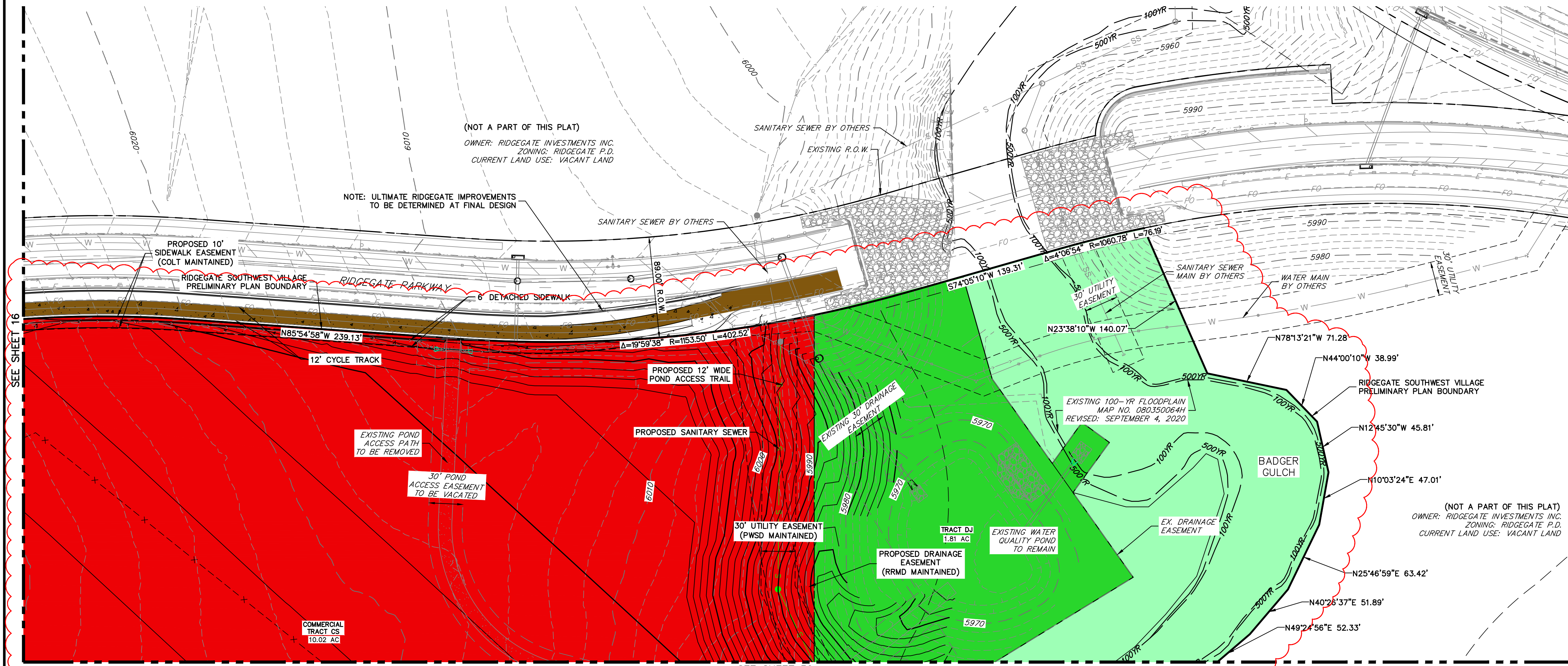
PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

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

TRACT LEGEND

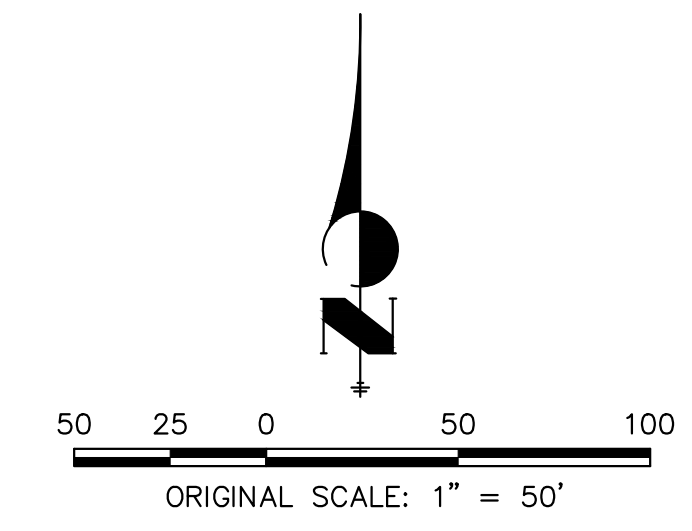
	HOA ENHANCED LANDSCAPE AREA
	HOA LANDSCAPE AREA
	OPEN SPACE (PUBLIC)
	REGIONAL PARK
	NEIGHBORHOOD PARK
	COMMERCIAL
	S.F.A.
	INSTITUTIONAL (SCHOOL)
	PRIVATE ALLEY
	VILLAGE RECREATION AND AMENITY CENTER (HOA)
	UTILITY / INFRASTRUCTURE

SUMMARY OF REVISIONS WITH THIS AMENDMENT:
 - CHANGES IN LAND USE- TRACT CS
 - TRACT CT RECONFIGURED, TRACT DJ ADDED TO DESIGNATE THE WATER QUALITY POND AS UTILITY/INFRASTRUCTURE



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BY	DATE	REVISION
JCS	7/13/20	1ST SUBMITTAL
JCS	8/27/20	2ND SUBMITTAL
JCS	10/28/20	3RD SUBMITTAL
JCS	11/3/20	4TH SUBMITTAL
EDF	12/29/23	PRELIMINARY PLAN AMENDMENT



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

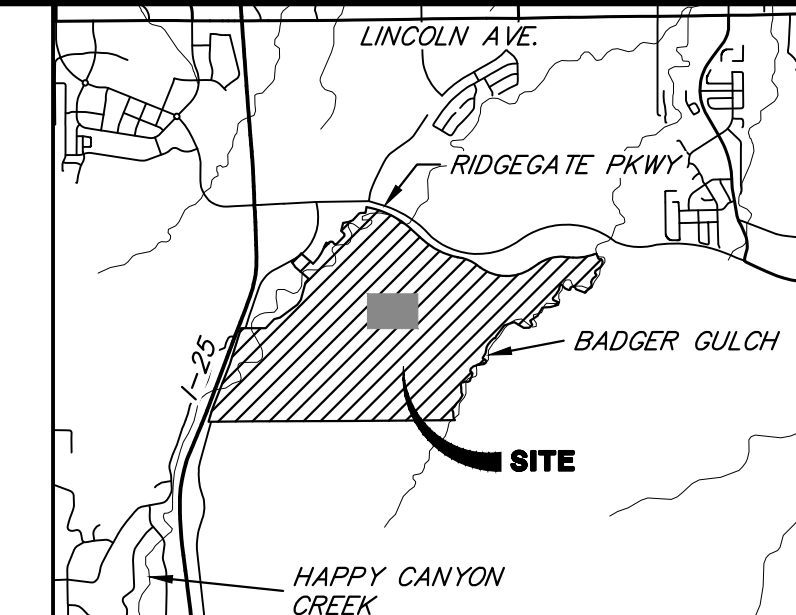
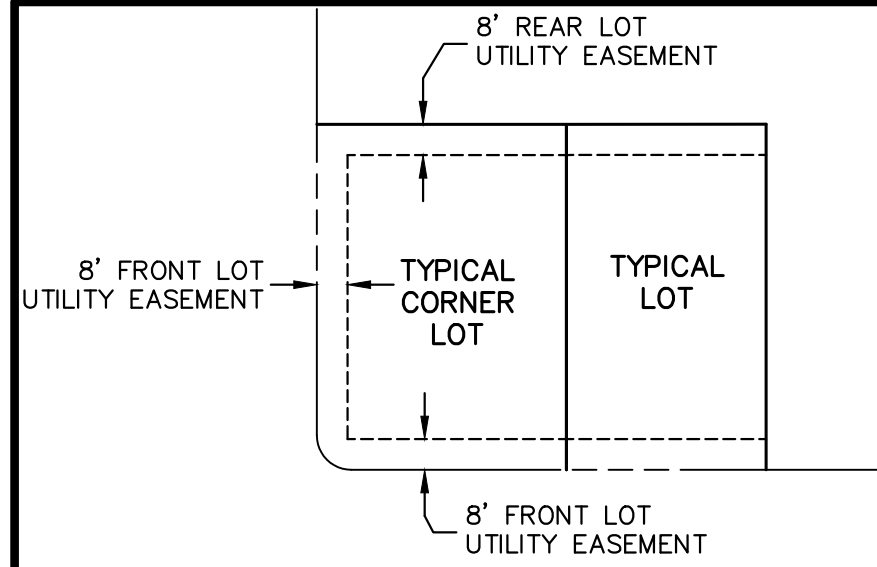
 SUBMITTAL DATE: 12/29/2023

RIDGEGATE SOUTHWEST VILLAGE
 PRELIMINARY PLAN
 SITE PLAN

SHEET 22A OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
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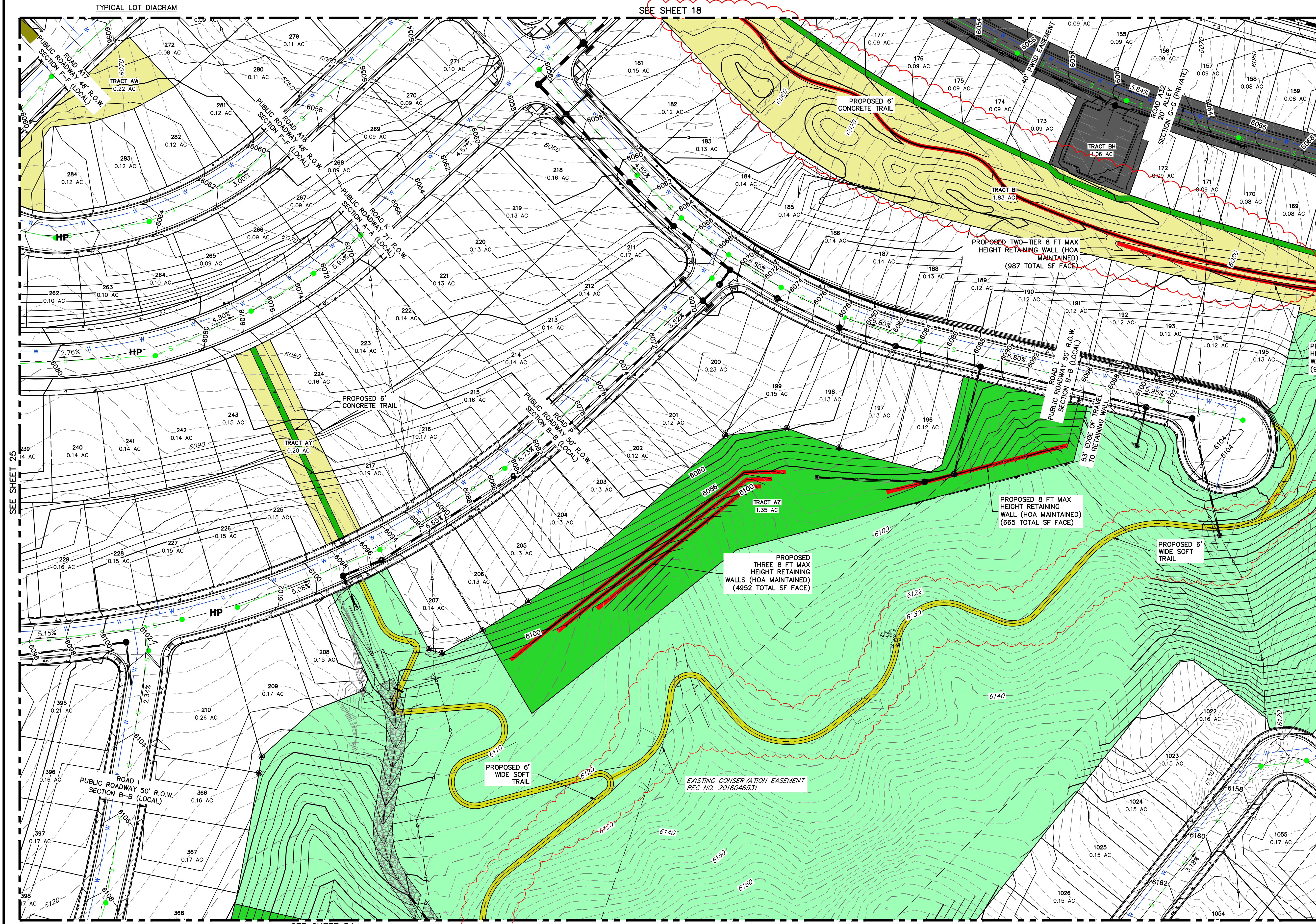
PREPARED FOR
Shea Homes
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

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

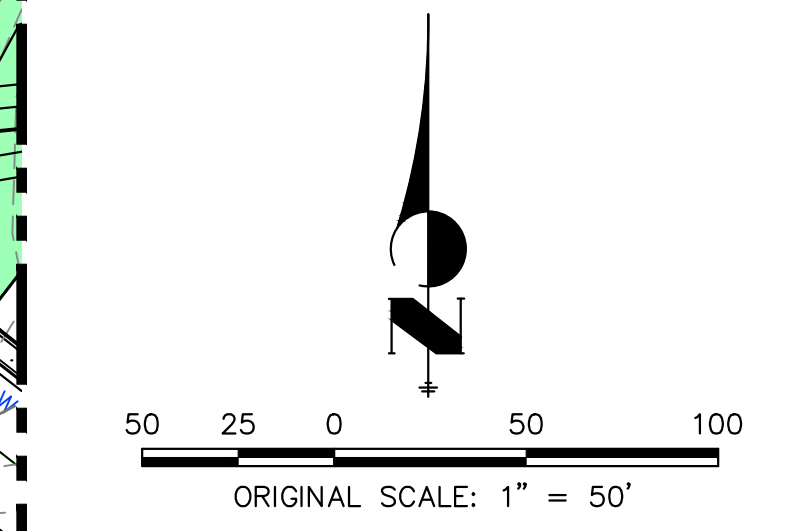
TRACT LEGEND

[Yellow]	HOA ENHANCED LANDSCAPE AREA
[Light Green]	HOA LANDSCAPE AREA
[Light Blue]	OPEN SPACE (PUBLIC)
[Light Purple]	REGIONAL PARK
[Light Pink]	NEIGHBORHOOD PARK
[Red]	COMMERCIAL
[Light Cyan]	S.F.A.
[Blue]	INSTITUTIONAL (SCHOOL)
[Grey]	PRIVATE ALLEY
[Brown]	VILLAGE RECREATION AND AMENITY CENTER (HOA)
[Green]	UTILITY / INFRASTRUCTURE

SUMMARY OF REVISIONS WITH THIS AMENDMENT:
 - REVISIONS TO RETAINING WALL LAYOUT IN TRACT BI
 - REVISIONS TO TRAIL LAYOUT, MATERIAL, MAINTENANCE, RESPONSIBILITIES AND QUANTITIES IN TRACT BI AND TRACT A



SEE SHEET 27



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:
 Shea Homes
 SUBMITTAL DATE: 12/29/2023

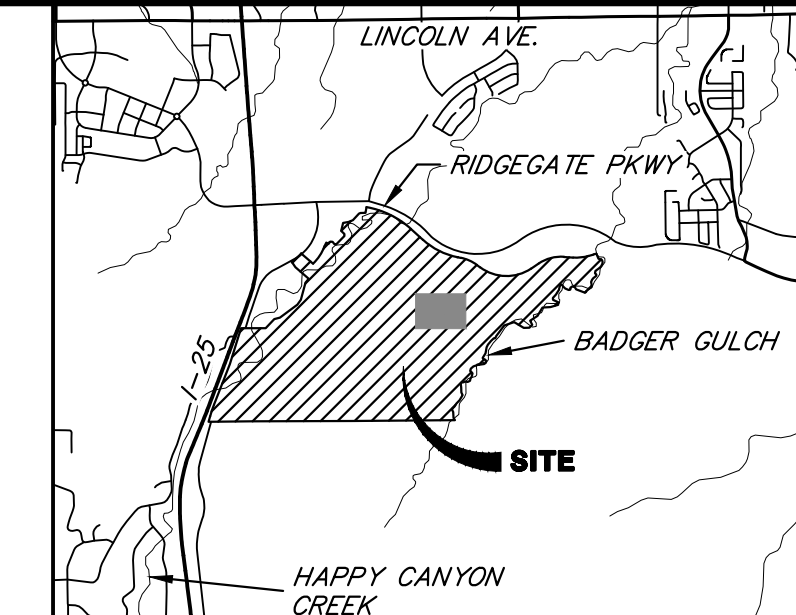
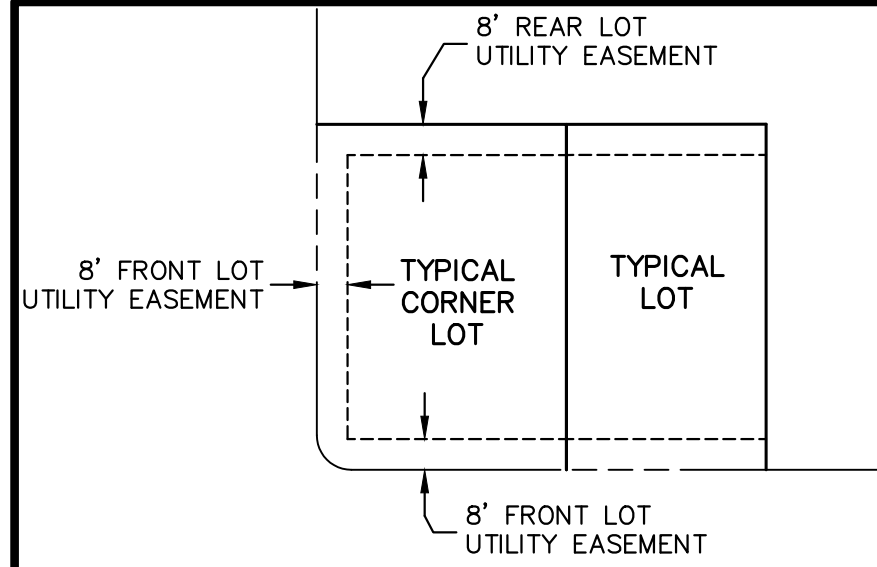
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BY	DATE	No.	REVISION
JCS	7/13/20	1	1ST SUBMITTAL
JCS	8/27/20	2	2ND SUBMITTAL
JCS	10/28/20	3	3RD SUBMITTAL
JCS	11/3/20	4	4TH SUBMITTAL
EDF	12/29/23	5	PRELIMINARY PLAN AMENDMENT

RIDGEGATE SOUTHWEST VILLAGE
 PRELIMINARY PLAN
 SITE PLAN
 SHEET 26A OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

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PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
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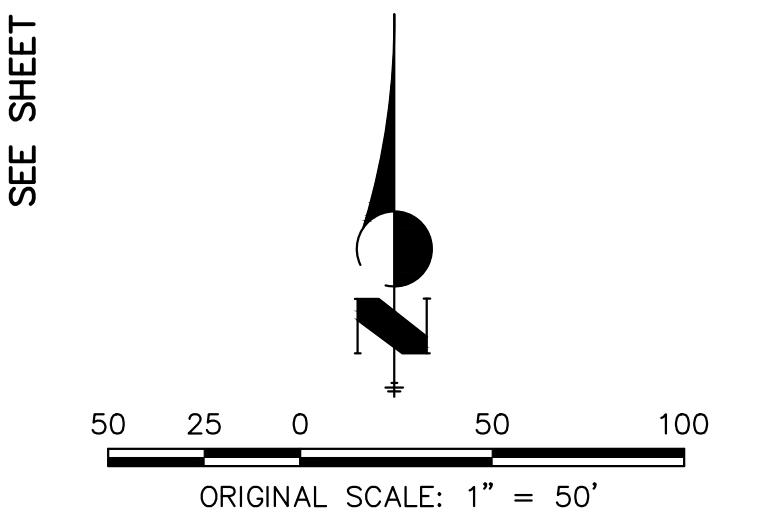
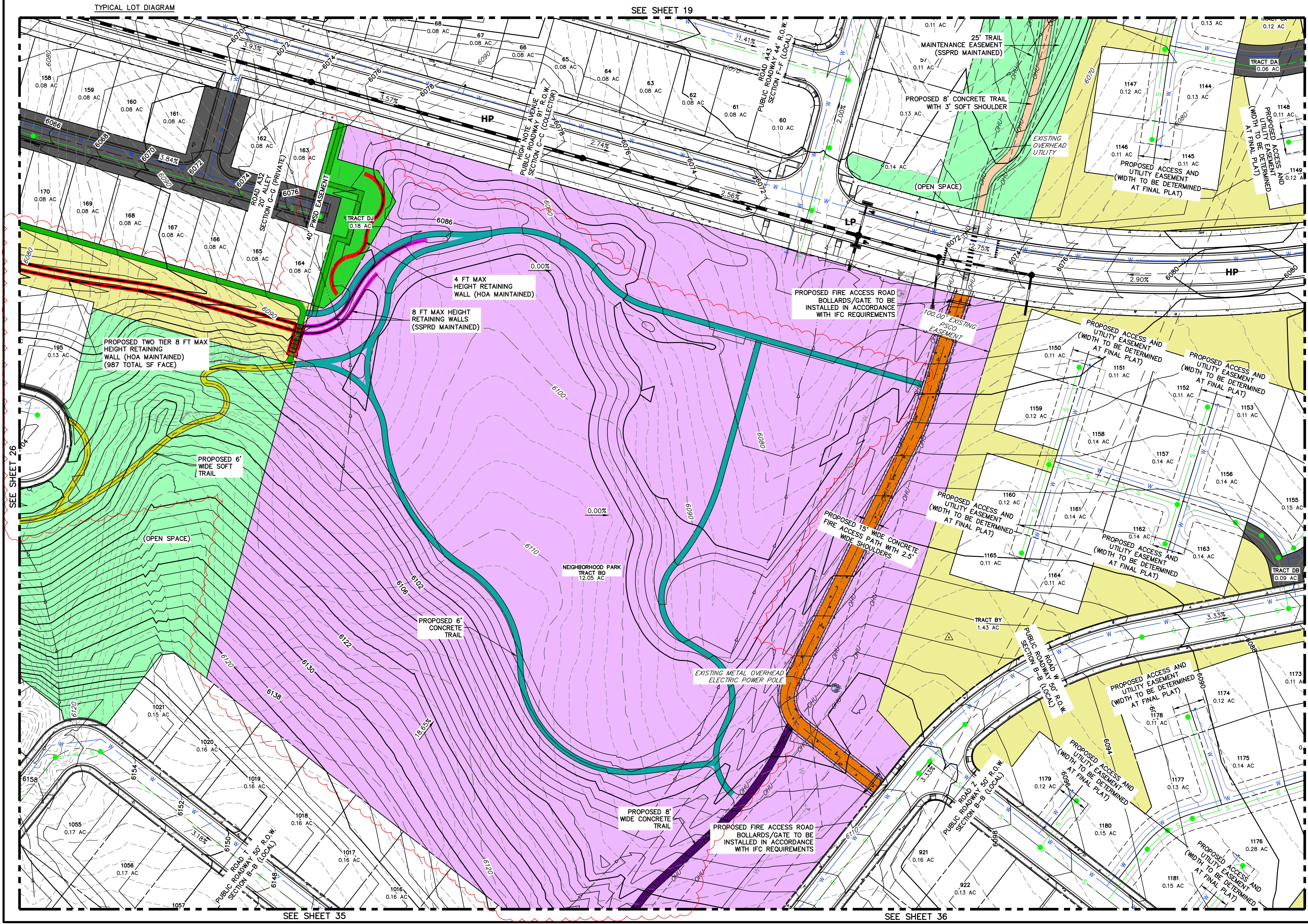
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 A Westrian Company
 Central 300-740-9888 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

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

SUMMARY OF REVISIONS WITH THIS AMENDMENT:
 - REVISIONS TO TRAIL LAYOUT, MATERIAL, MAINTENANCE, RESPONSIBILITIES AND QUANTITIES TRACTS BI, BQ, AND TRACT A
 - TRACT DJ ADDED

TRACT LEGEND

[Light Green]	HOA ENHANCED LANDSCAPE AREA
[Light Yellow]	HOA LANDSCAPE AREA
[Light Blue]	OPEN SPACE (PUBLIC)
[Light Purple]	REGIONAL PARK
[Light Green]	NEIGHBORHOOD PARK
[Red]	COMMERCIAL
[Light Blue]	S.F.A.
[Dark Blue]	INSTITUTIONAL (SCHOOL)
[Grey]	PRIVATE ALLEY
[Dark Green]	VILLAGE RECREATION AND AMENITY CENTER (HOA)
[Dark Green]	UTILITY / INFRASTRUCTURE



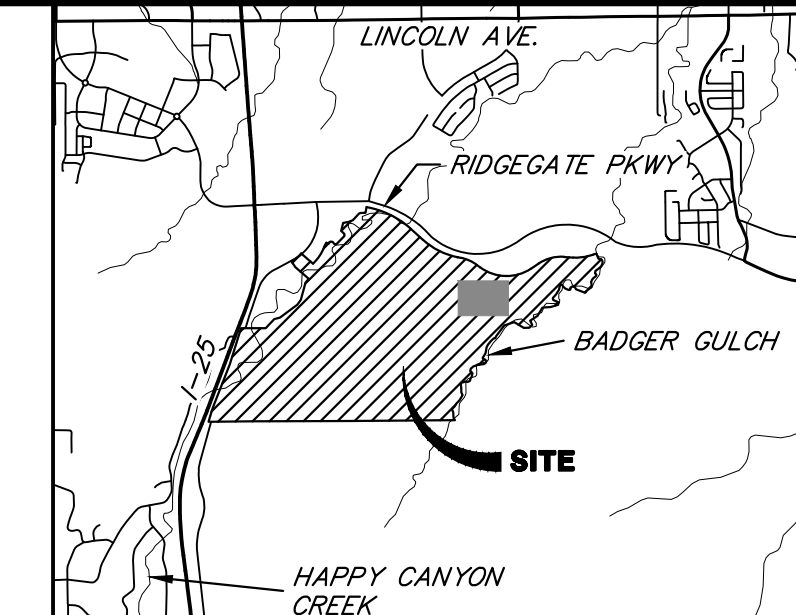
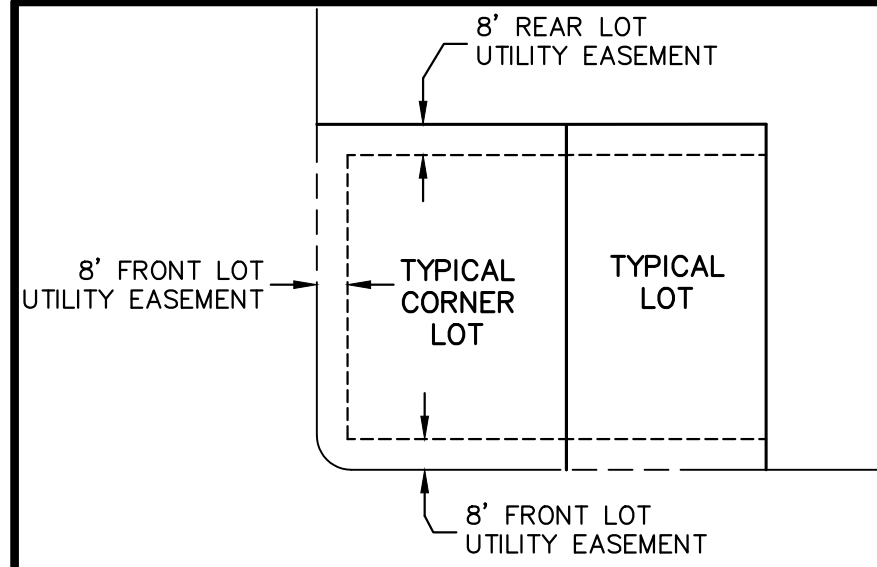
PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:
Shea
 SUBMITTAL DATE: 12/29/2023

NO.	REVISION	DATE	BY
1	1ST SUBMITTAL	7/13/20	JGS
2	2ND SUBMITTAL	8/27/20	JGS
3	3RD SUBMITTAL	10/28/20	JGS
4	4TH SUBMITTAL	11/3/20	JGS
5	PRELIMINARY PLAN AMENDMENT	12/29/23	EDF

RIDGEGATE SOUTHWEST VILLAGE
 PRELIMINARY PLAN
 SITE PLAN
 SHEET 27A OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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

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

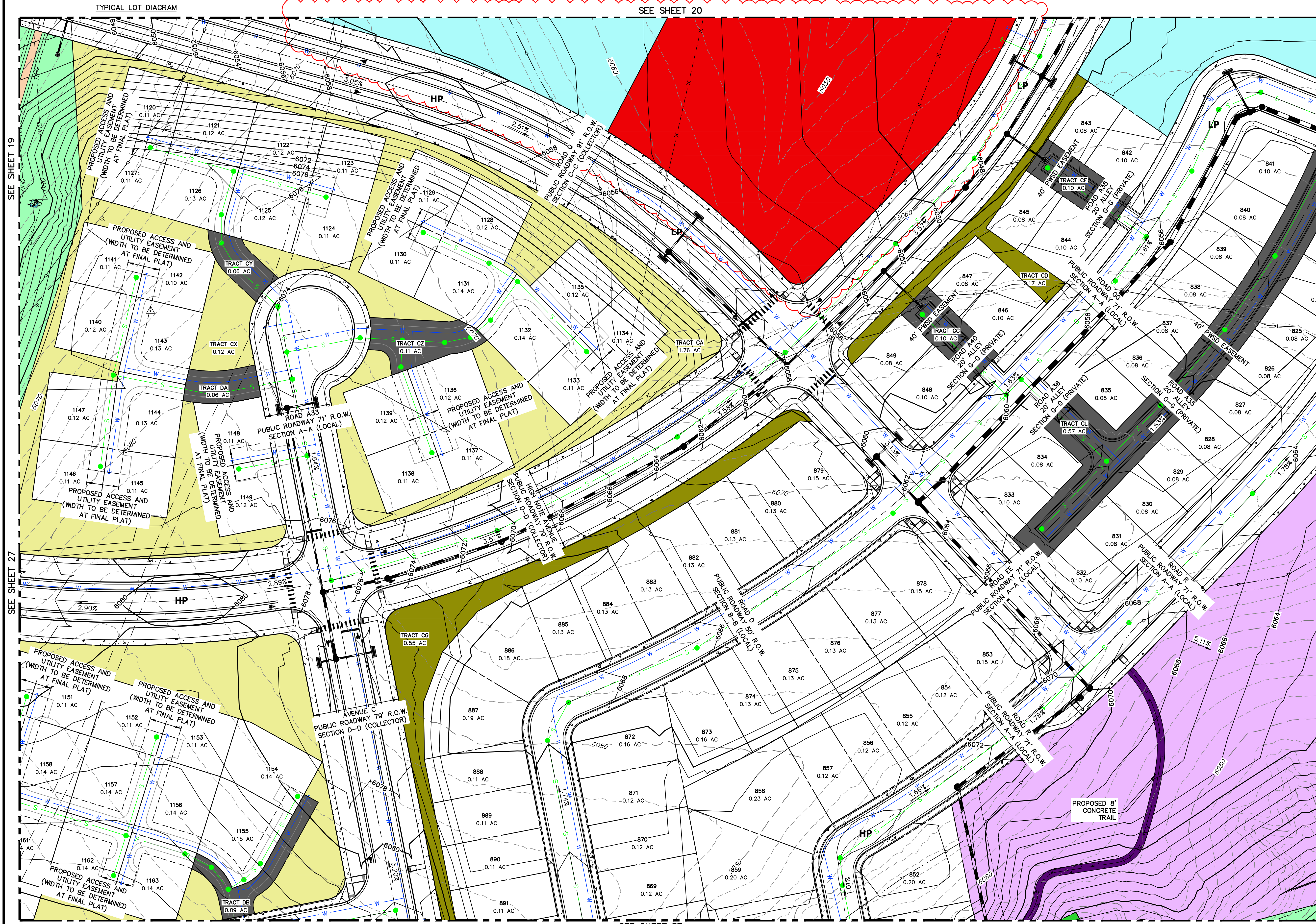
J.R. ENGINEERING
 A Westman Company
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 Fort Collins 970-491-9888 • www.jrengineering.com

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

TRACT LEGEND

	HOA ENHANCED LANDSCAPE AREA
	HOA LANDSCAPE AREA
	OPEN SPACE (PUBLIC)
	REGIONAL PARK
	NEIGHBORHOOD PARK
	COMMERCIAL
	S.F.A.
	INSTITUTIONAL (SCHOOL)
	PRIVATE ALLEY
	VILLAGE RECREATION AND AMENITY CENTER (HOA)
	UTILITY / INFRASTRUCTURE

SUMMARY OF REVISIONS WITH THIS AMENDMENT:
 - CHANGE IN LAND USE- TRACTS, CB, DF



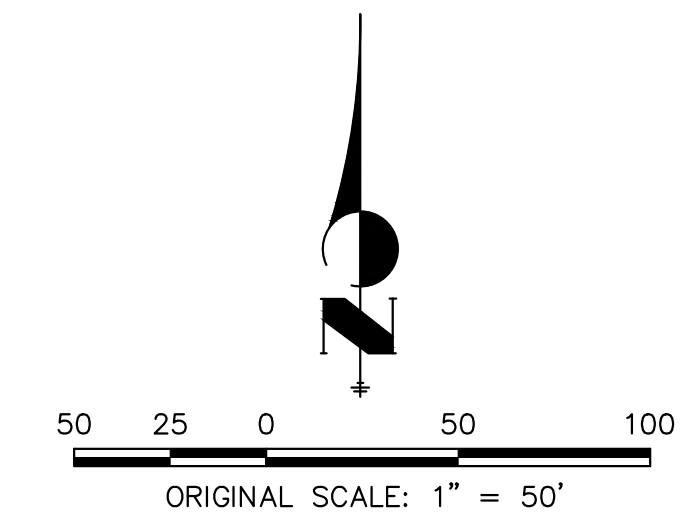
SEE SHEET 19

SEE SHEET 27

SEE SHEET 20

SEE SHEET 37

SEE SHEET 29



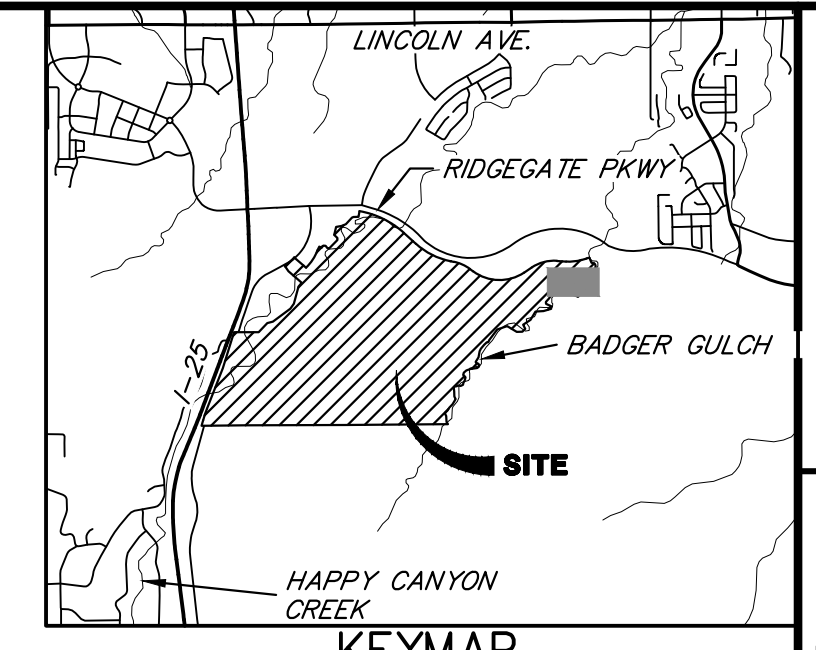
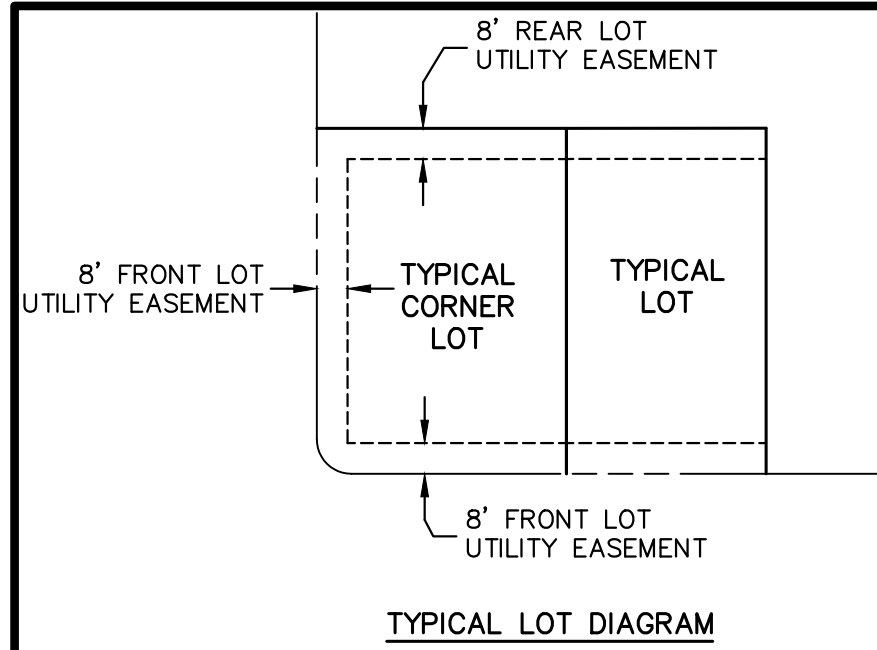
NO.	REVISION	DATE	BY
1	1ST SUBMITTAL	7/13/20	JGS
2	2ND SUBMITTAL	8/27/20	JGS
3	3RD SUBMITTAL	10/28/20	JGS
4	4TH SUBMITTAL	11/3/20	JGS
5	PRELIMINARY PLAN AMENDMENT	12/29/23	EDF

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	12/29/23	JGS	CGM	JGS

RIDGEGATE SOUTHWEST VILLAGE
 PRELIMINARY PLAN
 SITE PLAN
 SHEET 28A OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
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PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

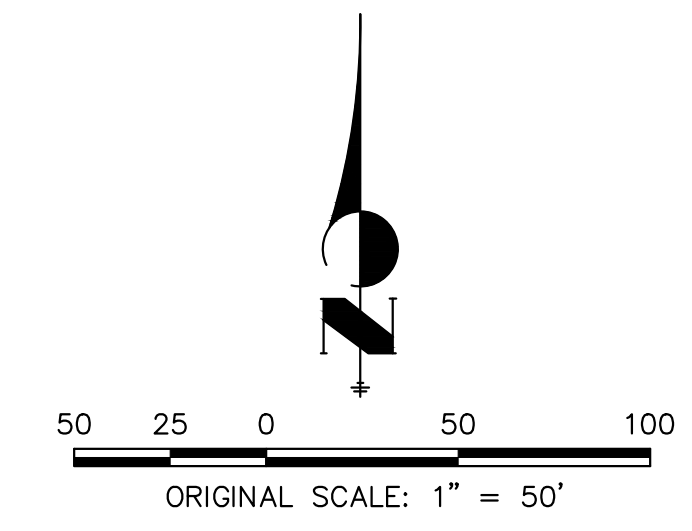
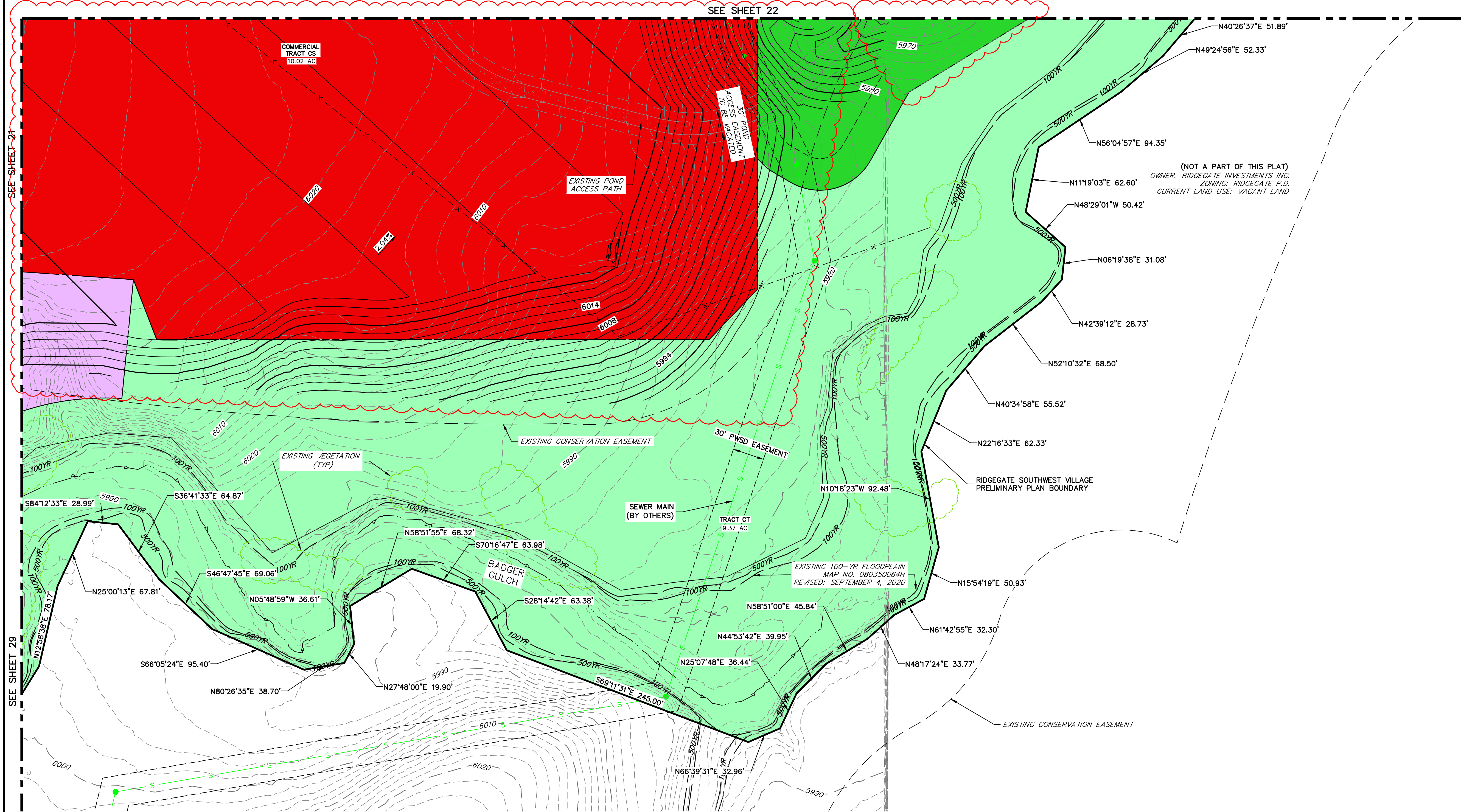
NOTES

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

TRACT LEGEND

	HOA ENHANCED LANDSCAPE AREA
	HOA LANDSCAPE AREA
	OPEN SPACE (PUBLIC)
	REGIONAL PARK
	NEIGHBORHOOD PARK
	COMMERCIAL
	S.F.A.
	INSTITUTIONAL (SCHOOL)
	PRIVATE ALLEY
	VILLAGE RECREATION AND AMENITY CENTER (HOA)
	UTILITY / INFRASTRUCTURE

SUMMARY OF REVISIONS WITH THIS AMENDMENT:
 - CHANGE IN LAND USE- TRACTS DH, CS
 - RECONFIGURED TRACT CT, TRACT DJ ADDED TO DESIGNATE THE WATER QUALITY POND AS UTILITY/INFRASTRUCTURE



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

 SUBMITTAL DATE: 12/29/2023

J-R ENGINEERING
 A Westrian Company
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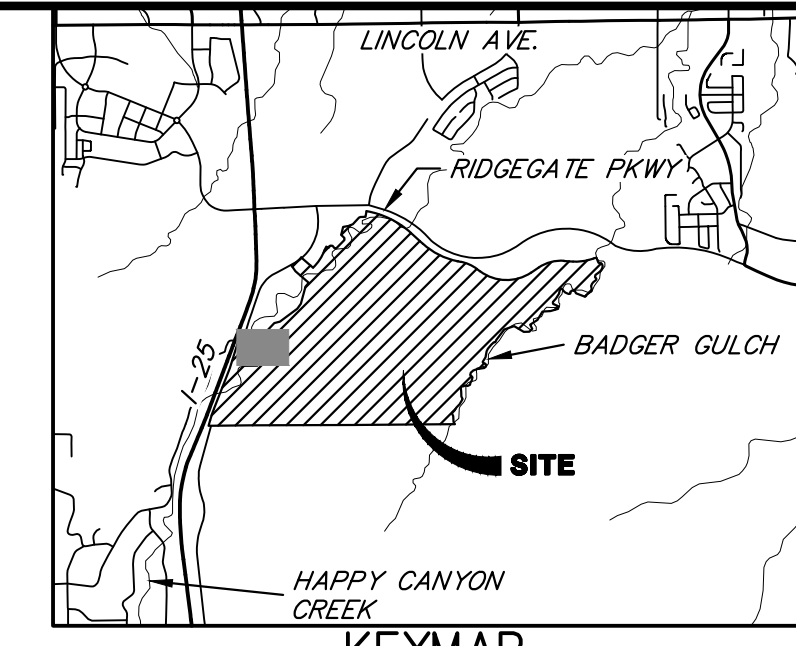
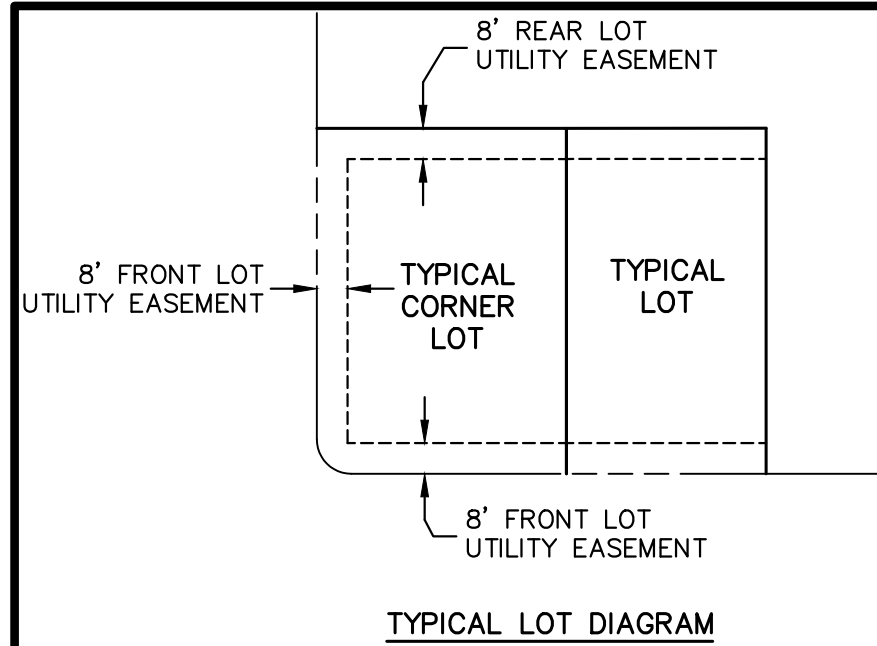
BY	DATE	REVISION
JCS	7/13/20	1ST SUBMITTAL
JCS	8/27/20	2ND SUBMITTAL
JCS	10/28/20	3RD SUBMITTAL
JCS	11/3/20	4TH SUBMITTAL
EDF	12/29/23	PRELIMINARY PLAN AMENDMENT

RIDGEGATE SOUTHWEST VILLAGE
 PRELIMINARY PLAN
 SITE PLAN

SHEET 30A OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
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 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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

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

J.R. ENGINEERING
 A Westman Company
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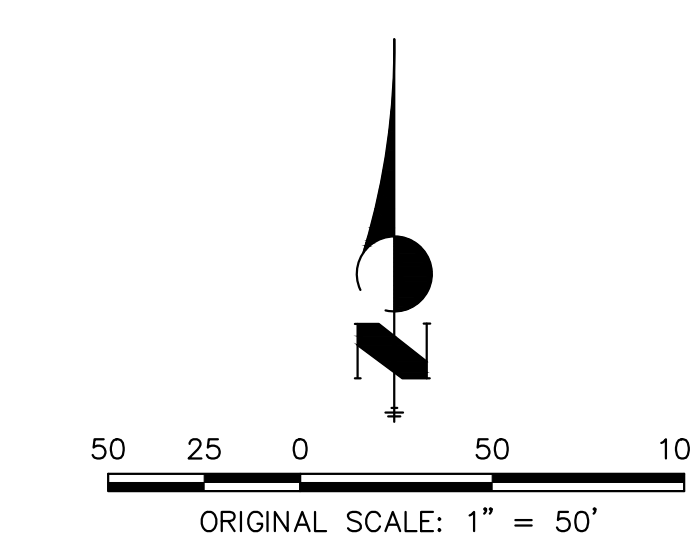
NOTES
 1. SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 2. SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

[Light Green]	HOA ENHANCED LANDSCAPE AREA
[Dark Green]	HOA LANDSCAPE AREA
[Light Blue]	OPEN SPACE (PUBLIC)
[Light Purple]	REGIONAL PARK
[Light Blue-Gray]	NEIGHBORHOOD PARK
[Red]	COMMERCIAL
[Light Cyan]	S.F.A.
[Dark Blue]	INSTITUTIONAL (SCHOOL)
[Dark Gray]	PRIVATE ALLEY
[Brown]	VILLAGE RECREATION AND AMENITY CENTER (HOA)
[Yellow-Green]	UTILITY / INFRASTRUCTURE

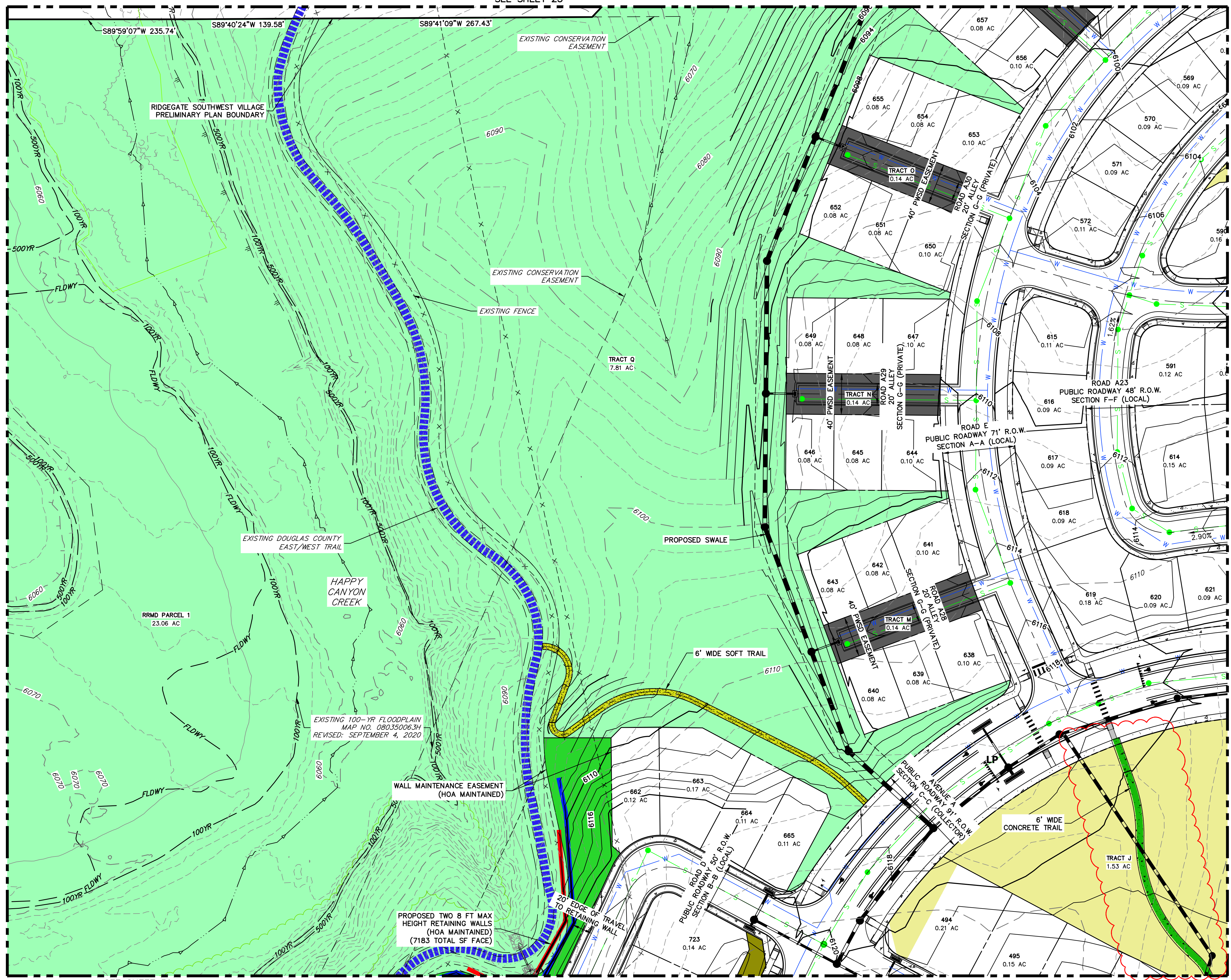
SUMMARY OF REVISIONS WITH THIS AMENDMENT:
 - CHANGES TO TRAIL OWNERSHIP, MAINTENANCE - TRACT J

No.	REVISION	DATE
1	1ST SUBMITTAL	7/13/20
2	2ND SUBMITTAL	8/27/20
3	3RD SUBMITTAL	10/28/20
4	4TH SUBMITTAL	11/3/20
5	PRELIMINARY PLAN AMENDMENT	4/14/23



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

 SUBMITTAL DATE: 12/29/2023



SEE SHEET 31

SEE SHEET 23

SEE SHEET 33

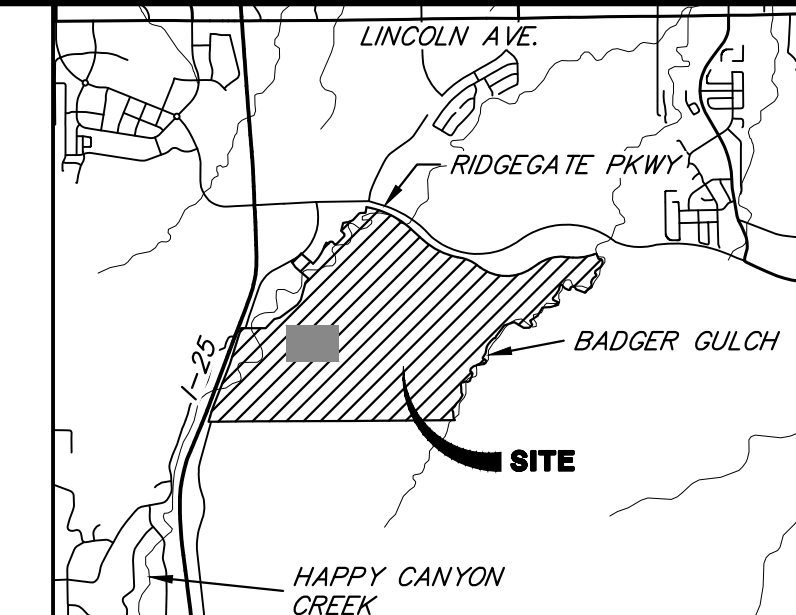
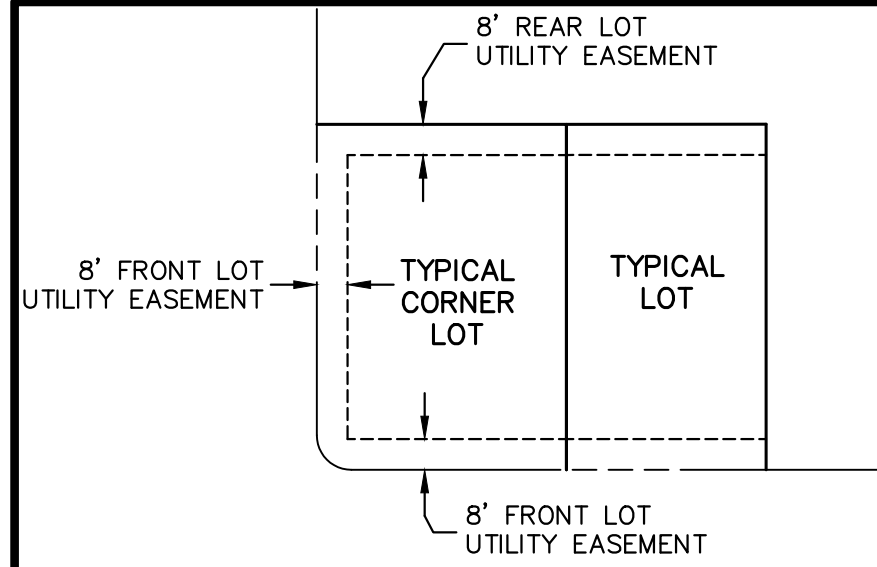
SEE SHEET 39

SEE SHEET 40

RIDGEGATE SOUTHWEST VILLAGE
 PRELIMINARY PLAN
 SITE PLAN
 SHEET 32A OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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

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 A Westrian Company
 Centennial 300-740-9888 • Colorado Springs 719-583-2583
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BY	DATE	REVISION
JCS	7/13/20	1ST SUBMITTAL
JCS	8/27/20	2ND SUBMITTAL
JCS	10/28/20	3RD SUBMITTAL
JCS	11/3/20	4TH SUBMITTAL
EDF	12/29/23	PRELIMINARY PLAN AMENDMENT

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	12/29/23	JCS	CGM	JCS

RIDGEGATE SOUTHWEST VILLAGE
 PRELIMINARY PLAN
 SITE PLAN
 SHEET 33A OF 57
 JOB NO. 15950.00

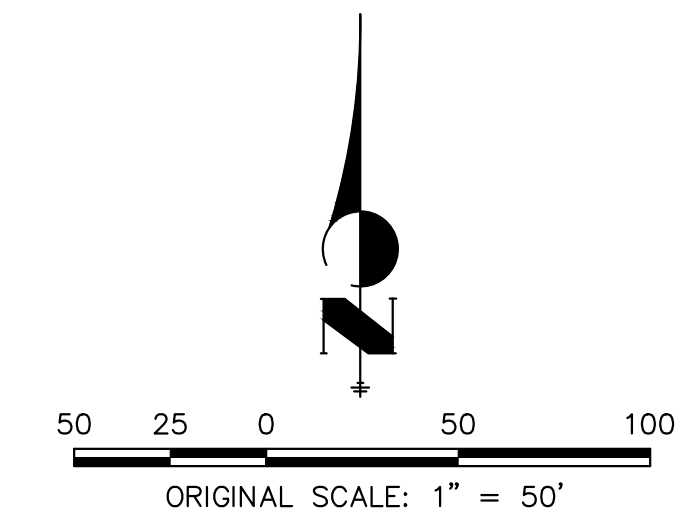
NOTES

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

TRACT LEGEND

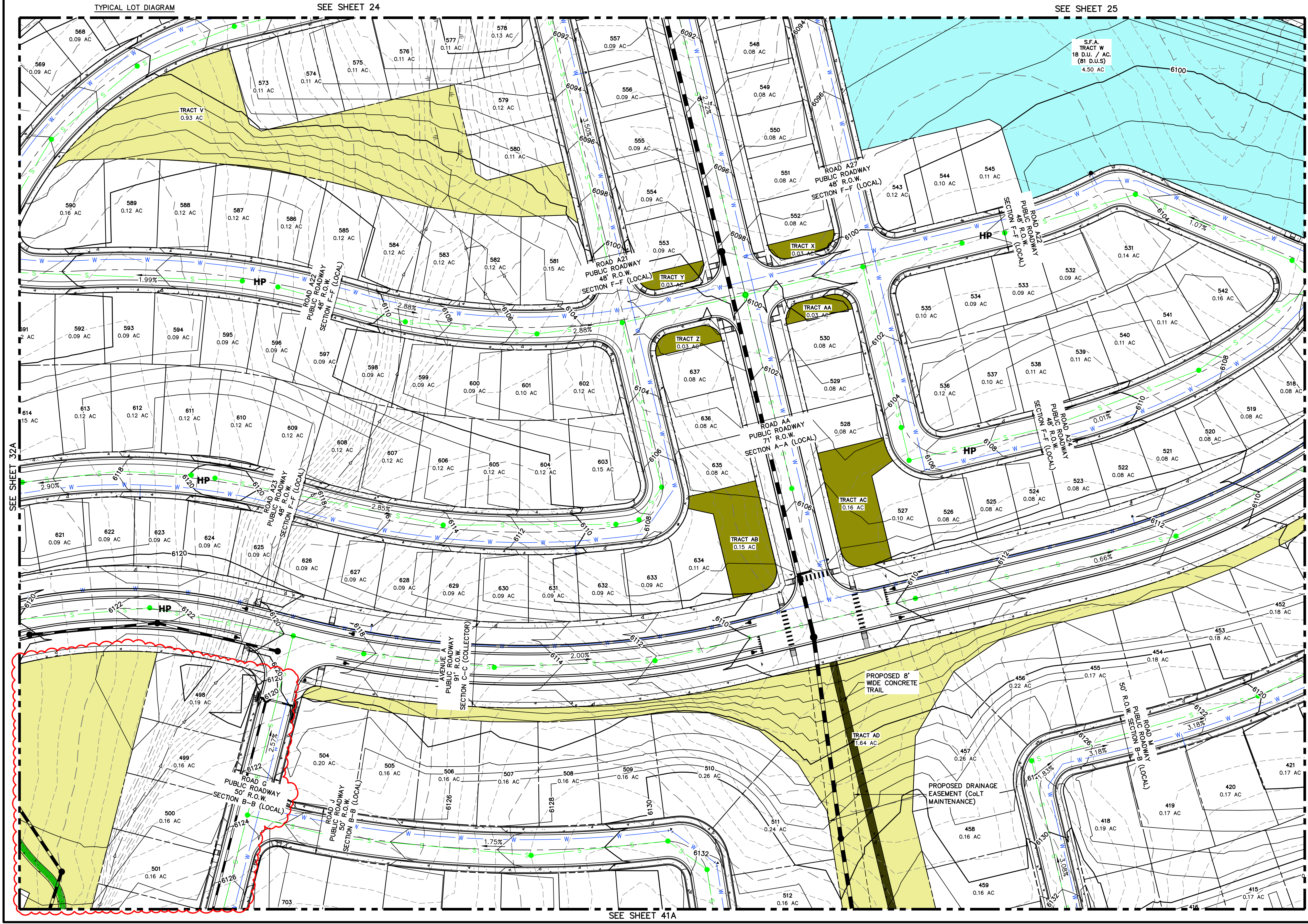
- HOA ENHANCED LANDSCAPE AREA
- HOA LANDSCAPE AREA
- OPEN SPACE (PUBLIC)
- REGIONAL PARK
- NEIGHBORHOOD PARK
- COMMERCIAL
- S.F.A.
- INSTITUTIONAL (SCHOOL)
- PRIVATE ALLEY
- VILLAGE RECREATION AND AMENITY CENTER (HOA)
- UTILITY / INFRASTRUCTURE

SUMMARY OF REVISIONS WITH THIS AMENDMENT:
 - FILING 3 LAYOUT REVISED
 - UPDATES TO TRAIL LAYOUT AND MAINTENANCE RESPONSIBILITIES



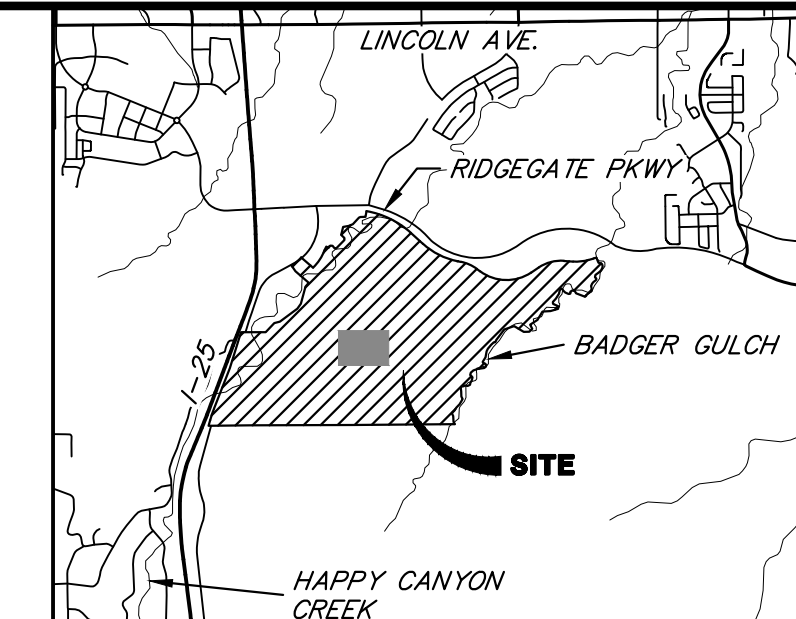
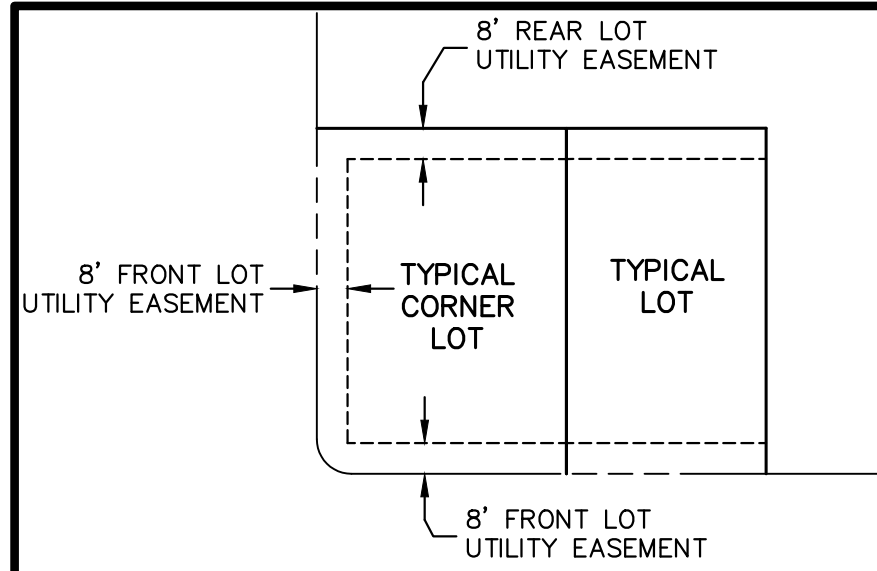
PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:

 SUBMITTAL DATE: 12/29/2023



RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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

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 A Westrian Company
 Centennial 300-740-9888 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE
JCS	7/13/20
JCS	8/27/20
JCS	10/28/20
JCS	11/3/20
EDF	12/29/23

No.	REVISION	1"=50'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1	1ST SUBMITTAL	N/A			12/29/23	JCS	CGM	JCS
2	2ND SUBMITTAL							
3	3RD SUBMITTAL							
4	4TH SUBMITTAL							
5	PRELIMINARY PLAN AMENDMENT							

RIDGEGATE SOUTHWEST VILLAGE
 PRELIMINARY PLAN
 SITE PLAN

SHEET 34A OF 57
 JOB NO. 15950.00

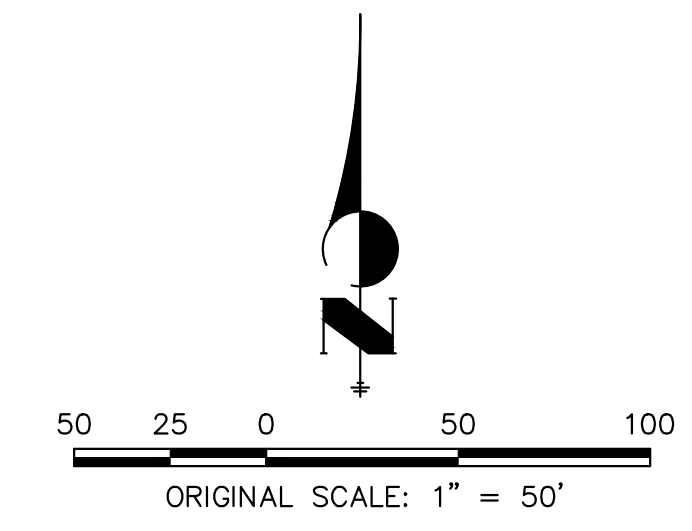
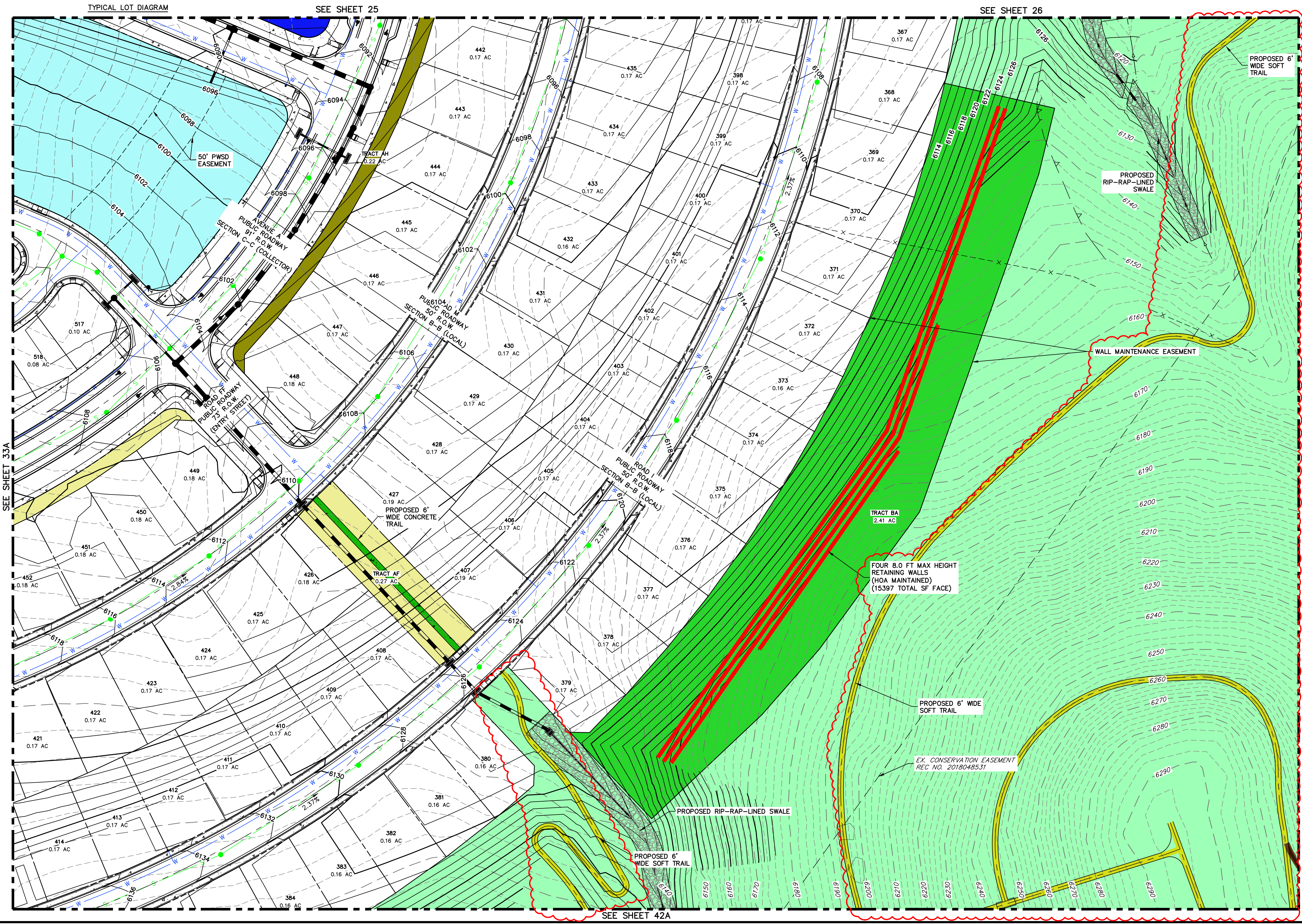
NOTES

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

TRACT LEGEND

- HOA ENHANCED LANDSCAPE AREA
- HOA LANDSCAPE AREA
- OPEN SPACE (PUBLIC)
- REGIONAL PARK
- NEIGHBORHOOD PARK
- COMMERCIAL
- S.F.A.
- INSTITUTIONAL (SCHOOL)
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- VILLAGE RECREATION AND AMENITY CENTER (HOA)
- UTILITY / INFRASTRUCTURE

SUMMARY OF REVISIONS WITH THIS AMENDMENT:
 - REVISIONS TO TRAIL LAYOUT, MATERIAL, MAINTENANCE, RESPONSIBILITIES, AND QUANTITIES
 - TRACT A

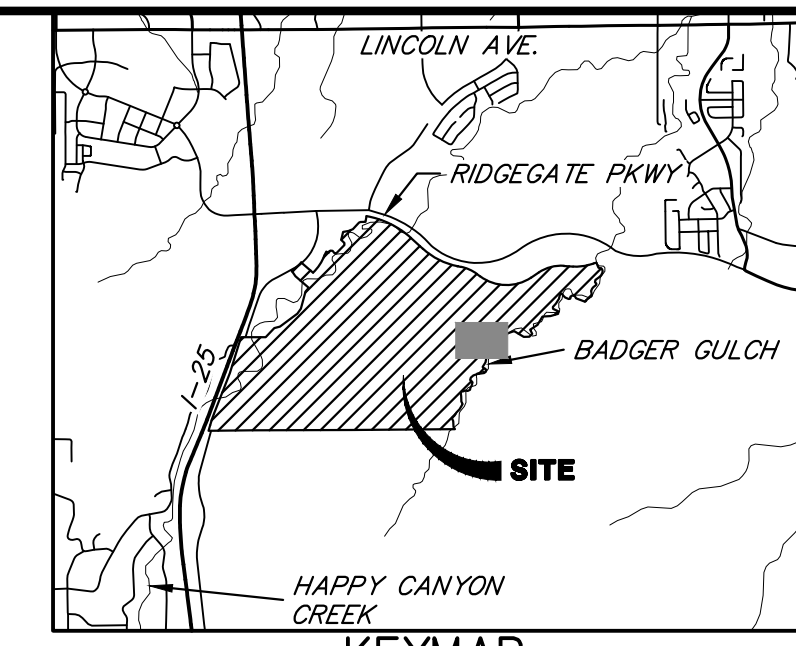
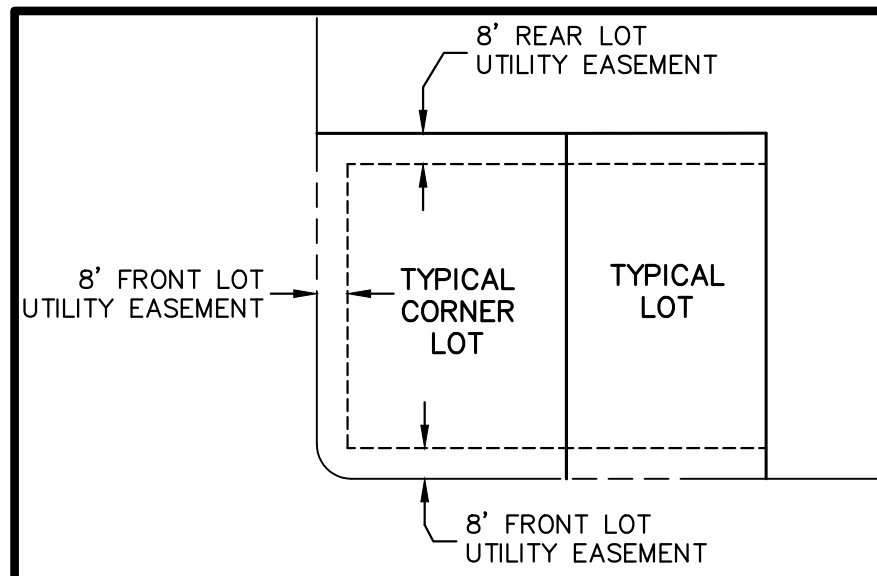


PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:

 SUBMITTAL DATE: 12/29/2023

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
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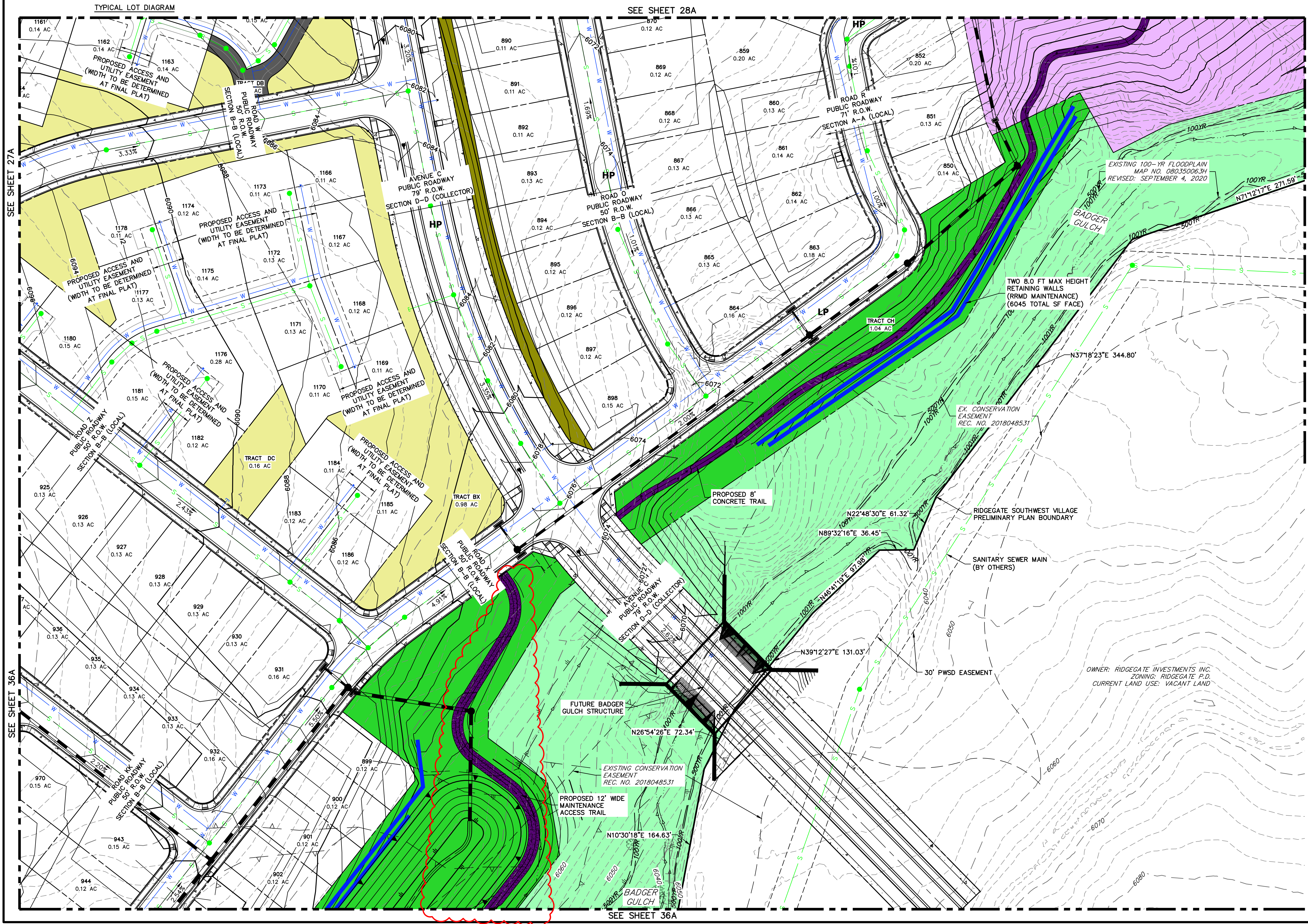
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- NOTES**
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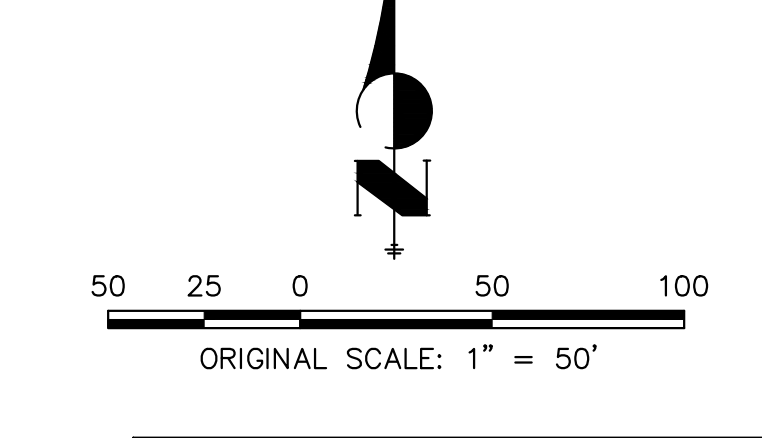
SUMMARY OF REVISIONS WITH THIS AMENDMENT:
 - REVISIONS TO TRAIL LAYOUT, MATERIAL, MAINTENANCE, RESPONSIBILITIES, AND QUANTITIES, TRACT BW



TRACT LEGEND

[Light Green]	HOA ENHANCED LANDSCAPE AREA
[Dark Green]	HOA LANDSCAPE AREA
[Light Blue]	OPEN SPACE (PUBLIC)
[Light Purple]	REGIONAL PARK
[Light Yellow]	NEIGHBORHOOD PARK
[Red]	COMMERCIAL
[Light Cyan]	S.F.A.
[Blue]	INSTITUTIONAL (SCHOOL)
[Grey]	PRIVATE ALLEY
[Dark Green]	VILLAGE RECREATION AND AMENITY CENTER (HOA)
[Green]	UTILITY / INFRASTRUCTURE

BY	DATE	NO.	REVISION
JGS	7/13/20	1	1ST SUBMITTAL
JGS	8/27/20	2	2ND SUBMITTAL
JGS	10/28/20	3	3RD SUBMITTAL
JGS	11/3/20	4	4TH SUBMITTAL
EDF	12/29/23	5	PRELIMINARY PLAN AMENDMENT



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

 SUBMITTAL DATE: 12/29/2023

SEE SHEET 27A

SEE SHEET 36A

SEE SHEET 28A

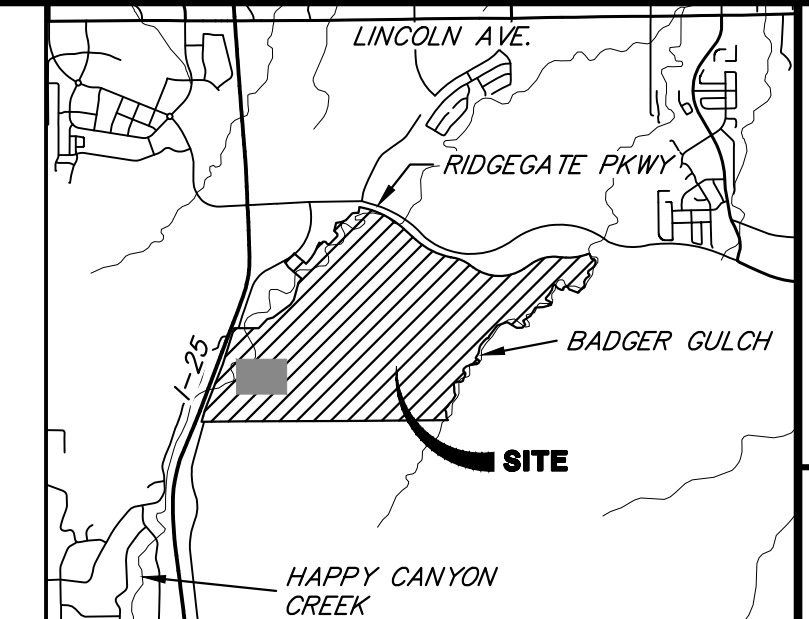
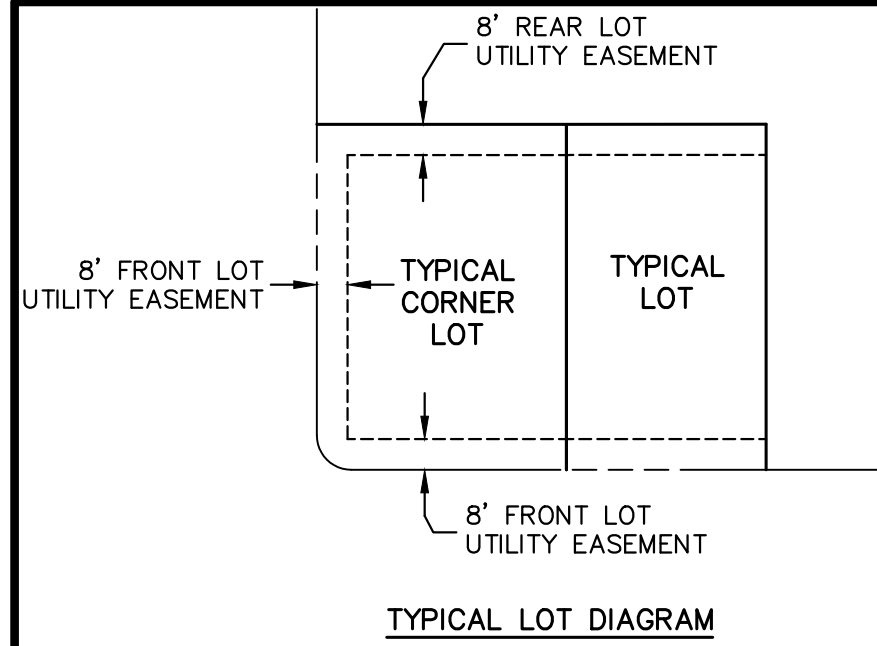
SEE SHEET 3B

SEE SHEET 36A

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 37A OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
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 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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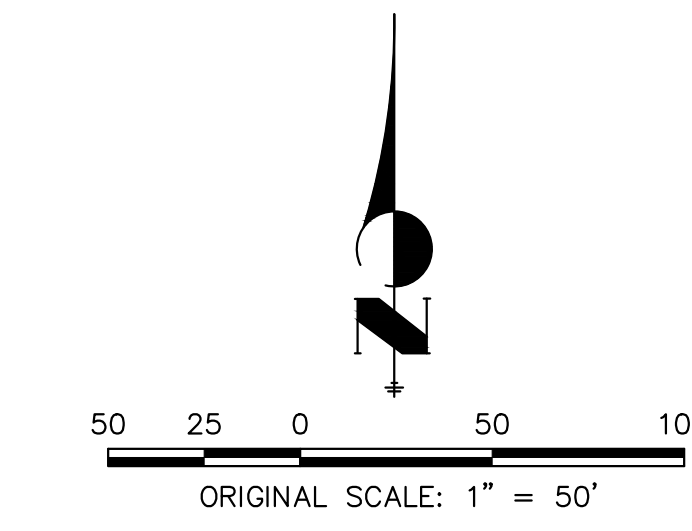
- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

[Light Green]	HOA ENHANCED LANDSCAPE AREA
[Dark Green]	HOA LANDSCAPE AREA
[Light Blue]	OPEN SPACE (PUBLIC)
[Light Purple]	REGIONAL PARK
[Light Blue-Gray]	NEIGHBORHOOD PARK
[Red]	COMMERCIAL
[Light Cyan]	S.F.A.
[Blue]	INSTITUTIONAL (SCHOOL)
[Dark Gray]	PRIVATE ALLEY
[Brown]	VILLAGE RECREATION AND AMENITY CENTER (HOA)
[Yellow-Green]	UTILITY / INFRASTRUCTURE

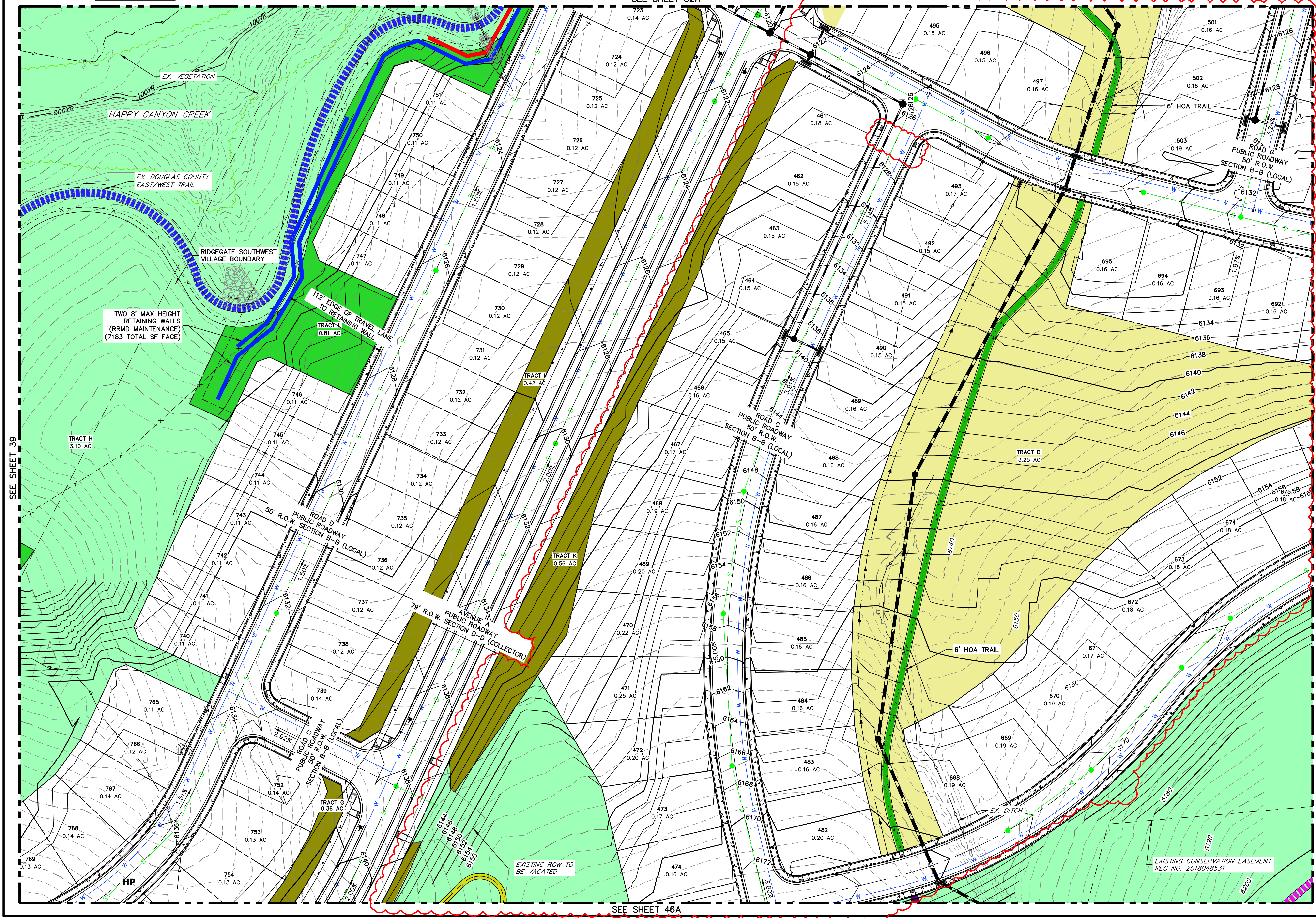
SUMMARY OF REVISIONS WITH THIS AMENDMENT:

- FILING 3 LAYOUT REVISED
- TRAIL MAINTENANCE RESPONSIBILITIES, LAYOUT REVISED
- EXISTING ROW TO BE VACATED SHOWN
- ADA RAMP ADDED



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

 SUBMITTAL DATE: 12/29/2023



SEE SHEET 39

SEE SHEET 32A

SEE SHEET 41A

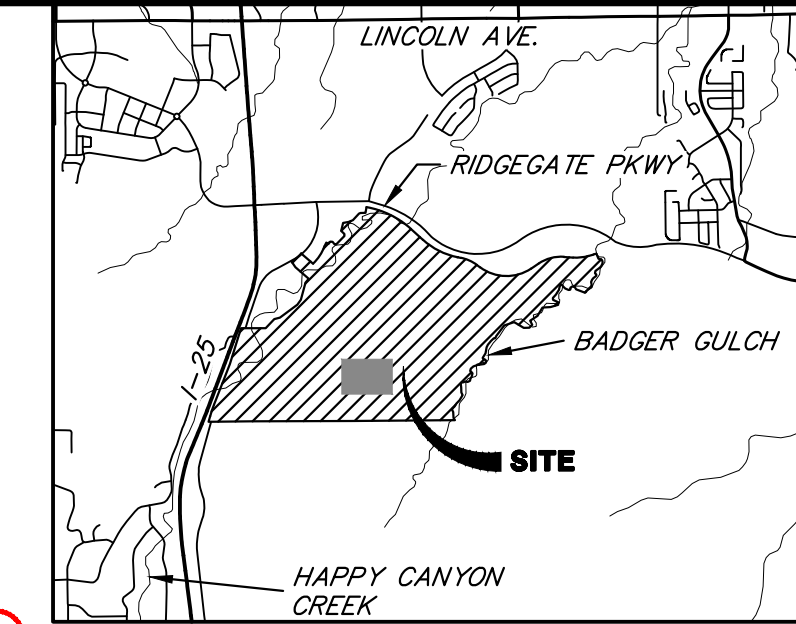
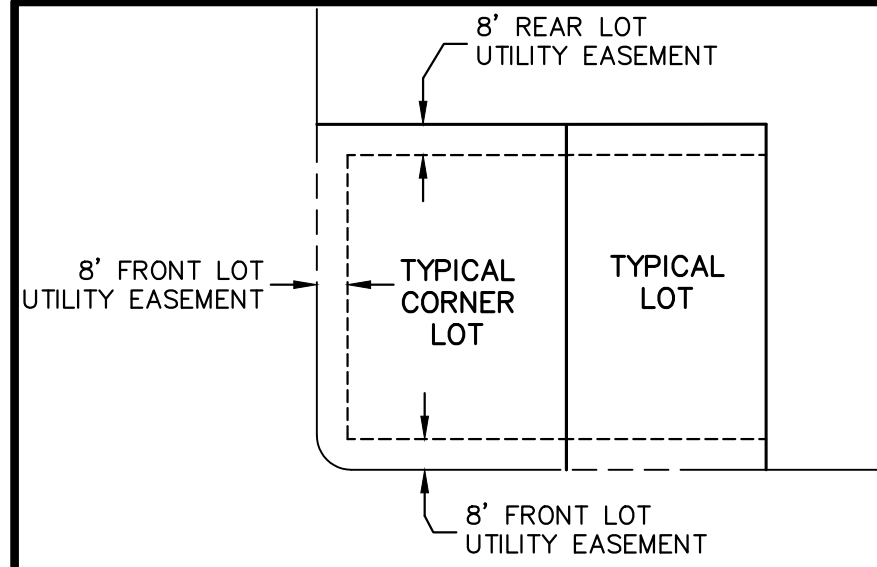
SEE SHEET 46A

BY	DATE	REVISION
JCS	7/13/20	1 1ST SUBMITTAL
JCS	8/27/20	2 2ND SUBMITTAL
JCS	10/28/20	3 3RD SUBMITTAL
JCS	11/3/20	4 4TH SUBMITTAL
EDF	12/29/23	5 PRELIMINARY PLAN AMENDMENT

RIDGEGATE SOUTHWEST VILLAGE
 PRELIMINARY PLAN
 SITE PLAN
 SHEET 40A OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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

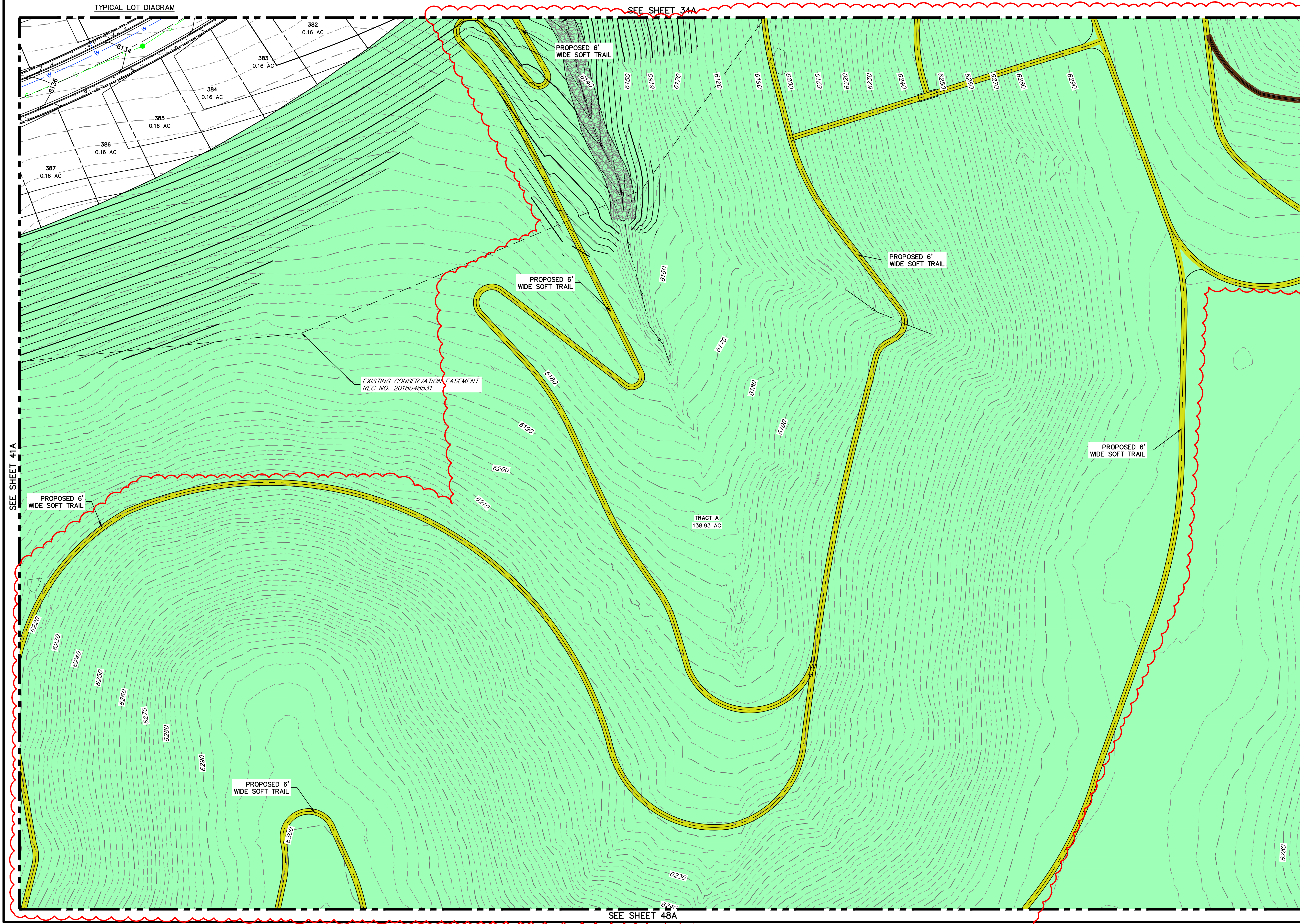
PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

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

TRACT LEGEND

	HOA ENHANCED LANDSCAPE AREA
	HOA LANDSCAPE AREA
	OPEN SPACE (PUBLIC)
	REGIONAL PARK
	NEIGHBORHOOD PARK
	COMMERCIAL
	S.F.A.
	INSTITUTIONAL (SCHOOL)
	PRIVATE ALLEY
	VILLAGE RECREATION AND AMENITY CENTER (HOA)
	UTILITY / INFRASTRUCTURE

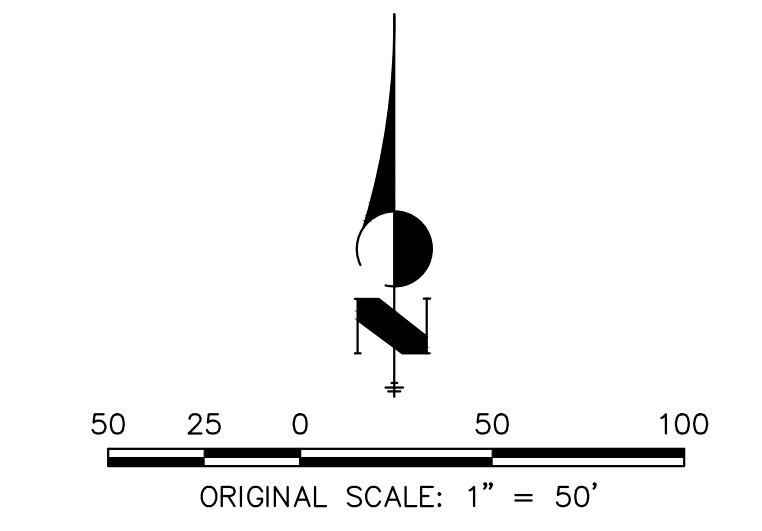
SUMMARY OF REVISIONS WITH THIS AMENDMENT:
 - REVISIONS TO TRAIL LAYOUT, MATERIAL, MAINTENANCE, RESPONSIBILITIES, AND QUANTITIES



SEE SHEET 43A

SEE SHEET 41A

SEE SHEET 48A



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:

 A Westrian Company
 PREPARED FOR:

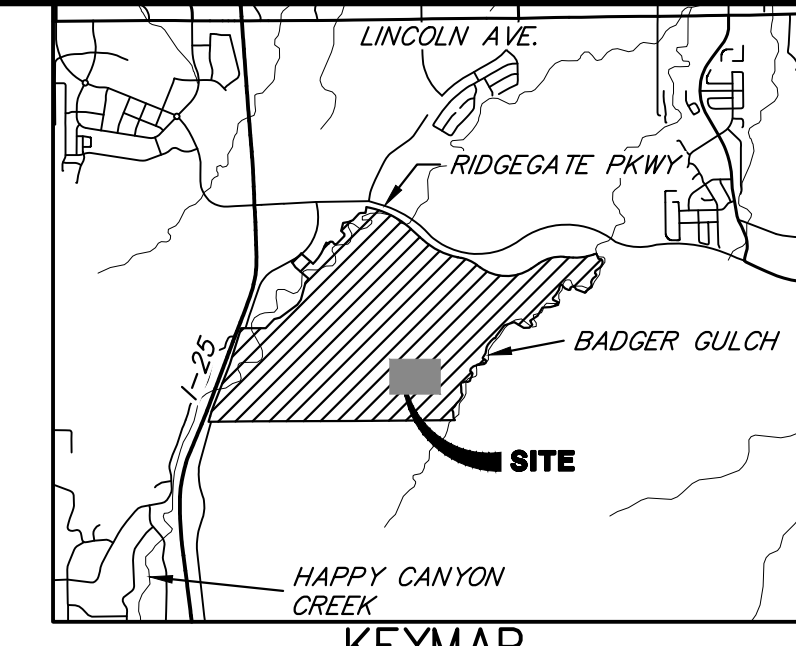
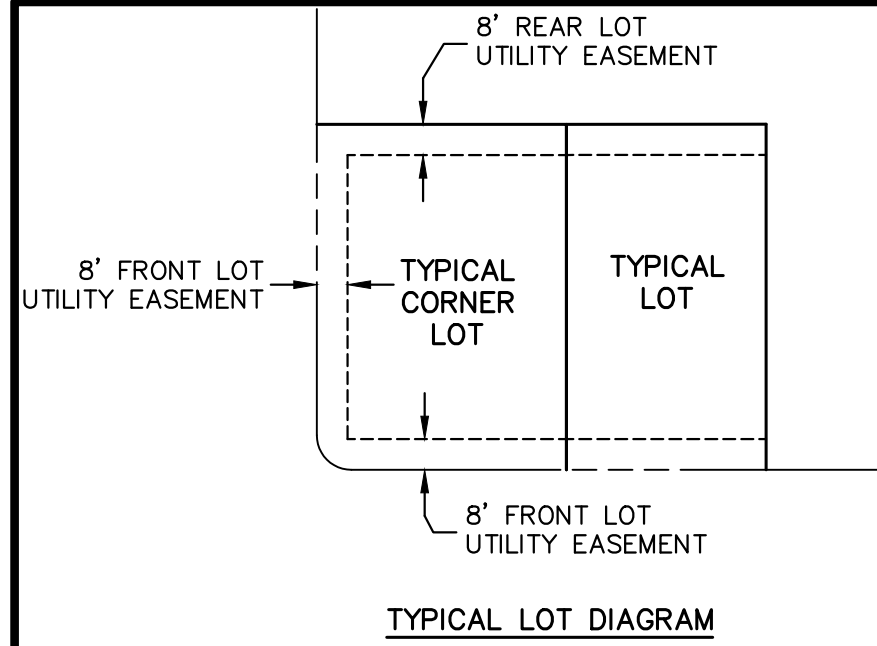
 SUBMITTAL DATE: 12/29/2023

BY	DATE	No.	REVISION
JGS	7/13/20	1	1ST SUBMITTAL
JGS	8/27/20	2	2ND SUBMITTAL
JGS	10/28/20	3	3RD SUBMITTAL
JGS	11/3/20	4	4TH SUBMITTAL
EDF	12/29/23	5	PRELIMINARY PLAN AMENDMENT

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 42A OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R

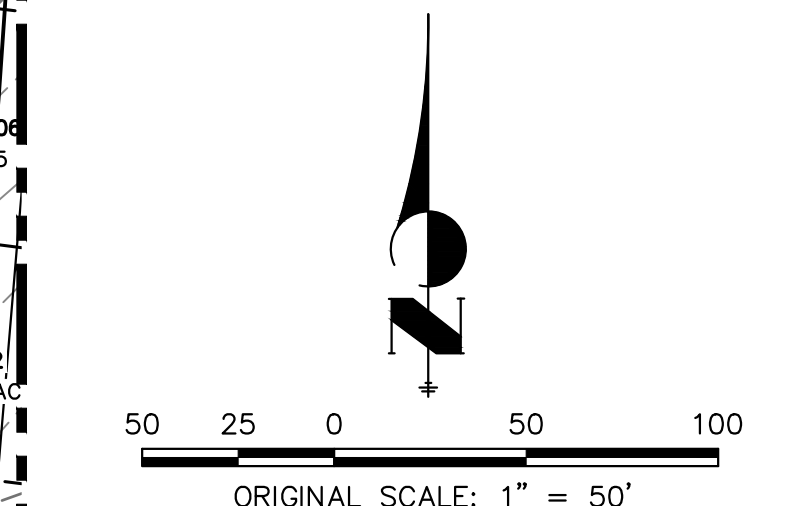
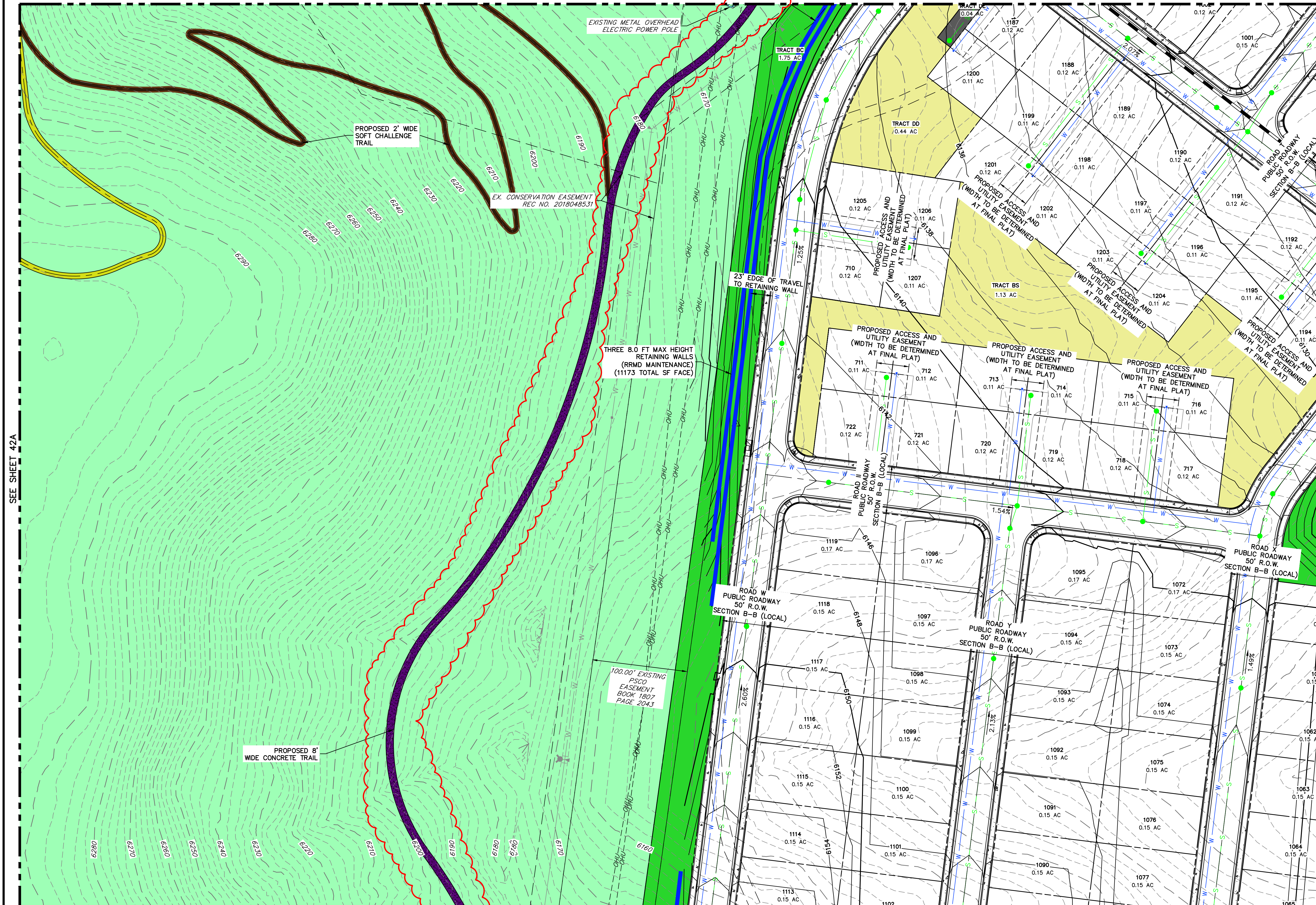


NOTES
 1. SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 2. SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

[Light Green]	HOA ENHANCED LANDSCAPE AREA
[Dark Green]	HOA LANDSCAPE AREA
[Light Blue]	OPEN SPACE (PUBLIC)
[Orange]	REGIONAL PARK
[Purple]	NEIGHBORHOOD PARK
[Red]	COMMERCIAL
[Cyan]	S.F.A.
[Blue]	INSTITUTIONAL (SCHOOL)
[Grey]	PRIVATE ALLEY
[Brown]	VILLAGE RECREATION AND AMENITY CENTER (HOA)
[Dark Green]	UTILITY / INFRASTRUCTURE

SUMMARY OF REVISIONS WITH THIS AMENDMENT:
 - REVISIONS TO TRAIL LAYOUT, MATERIAL MAINTENANCE, RESPONSIBILITIES, AND QUANTITIES
 - TRACT A



PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:
 Shea Homes
 SUBMITTAL DATE: 12/29/2023

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

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

J.R. ENGINEERING
 A Westrian Company
 Centennial 300-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

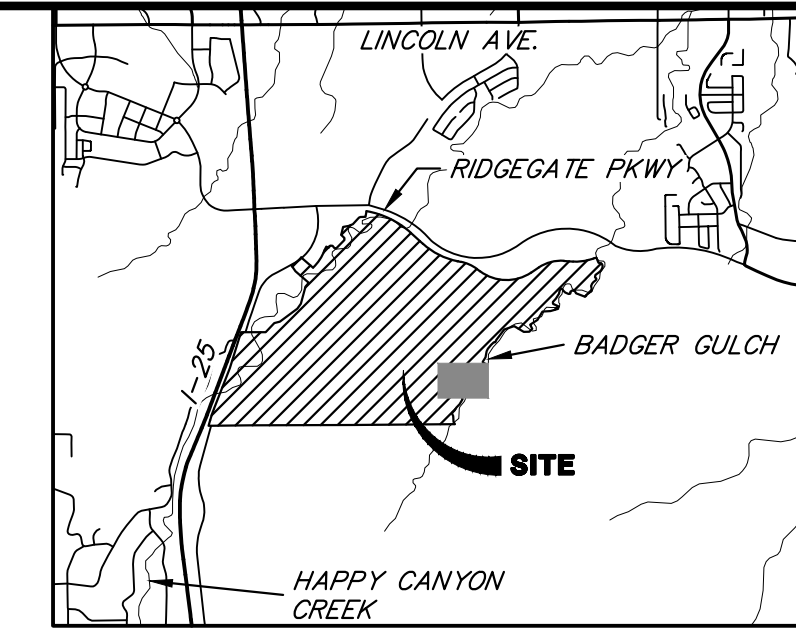
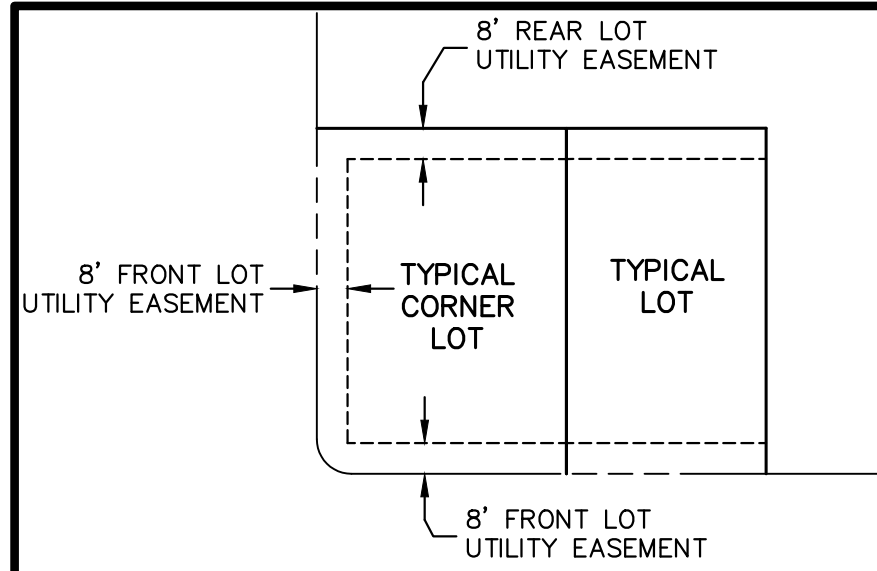
BY	DATE	REVISION
JGS	7/13/20	1ST SUBMITTAL
JGS	8/27/20	2ND SUBMITTAL
JGS	10/28/20	3RD SUBMITTAL
JGS	11/3/20	4TH SUBMITTAL
EDF	12/29/23	PRELIMINARY PLAN AMENDMENT

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	12/29/23	JGS	CGM	JGS

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 43A OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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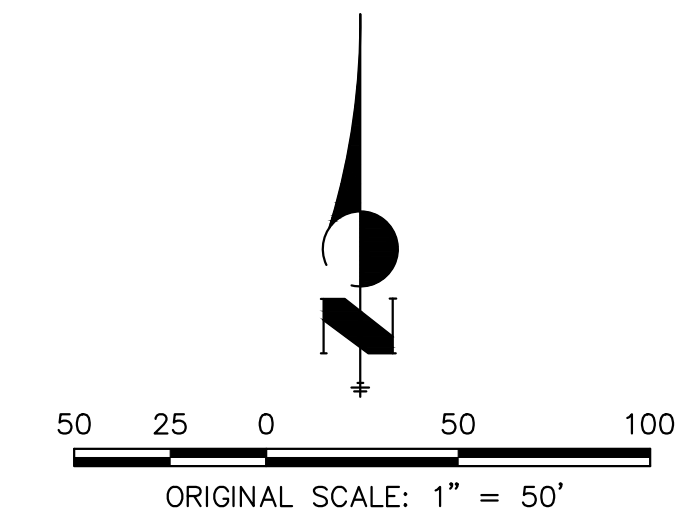
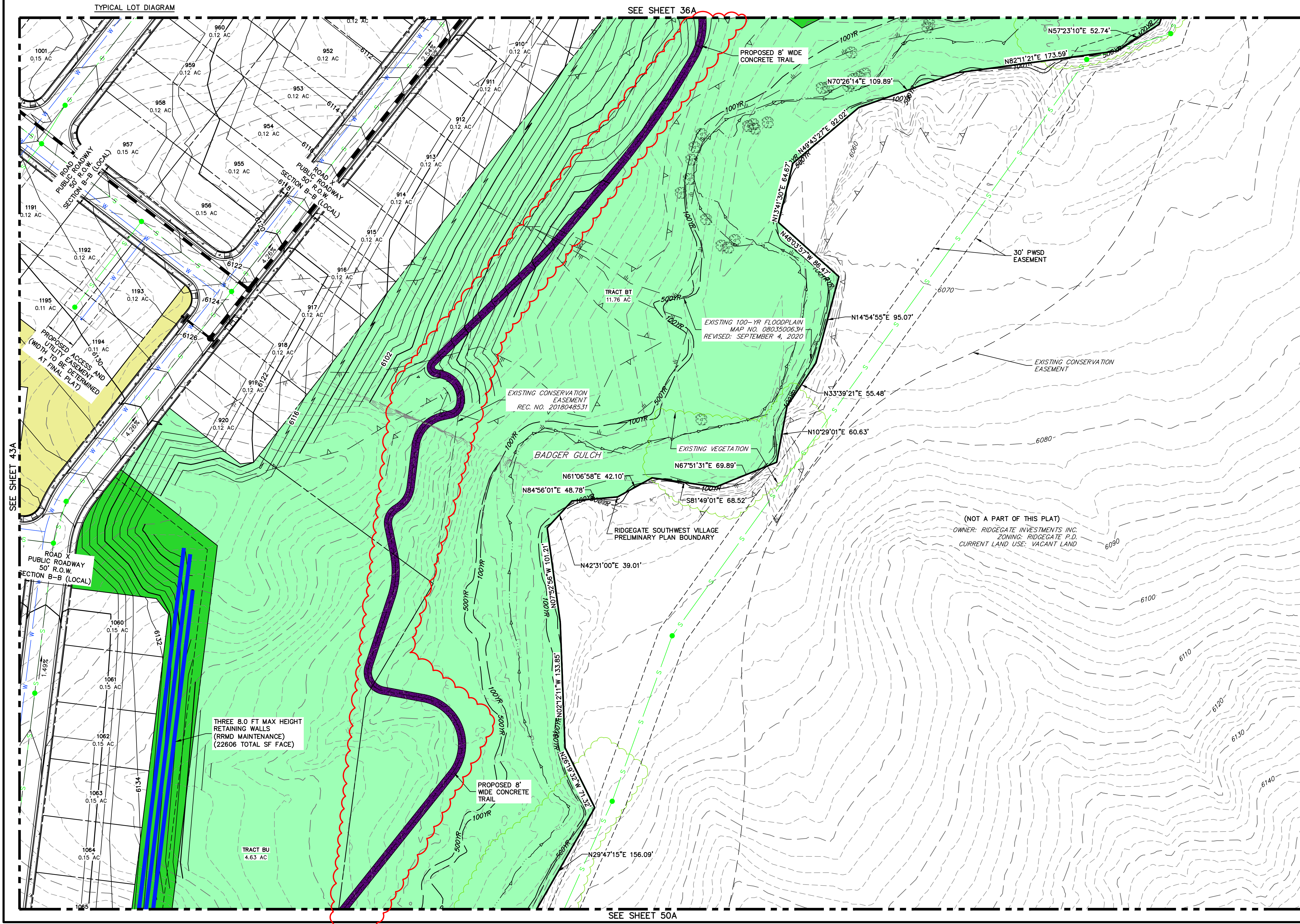
- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

	HOA ENHANCED LANDSCAPE AREA
	HOA LANDSCAPE AREA
	OPEN SPACE (PUBLIC)
	REGIONAL PARK
	NEIGHBORHOOD PARK
	COMMERCIAL
	S.F.A.
	INSTITUTIONAL (SCHOOL)
	PRIVATE ALLEY
	VILLAGE RECREATION AND AMENITY CENTER (HOA)
	UTILITY / INFRASTRUCTURE

SUMMARY OF REVISIONS WITH THIS AMENDMENT:

- REVISIONS TO TRAIL LAYOUT, MATERIAL, MAINTENANCE, RESPONSIBILITIES, AND QUANTITIES TRACTS BU, BT



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

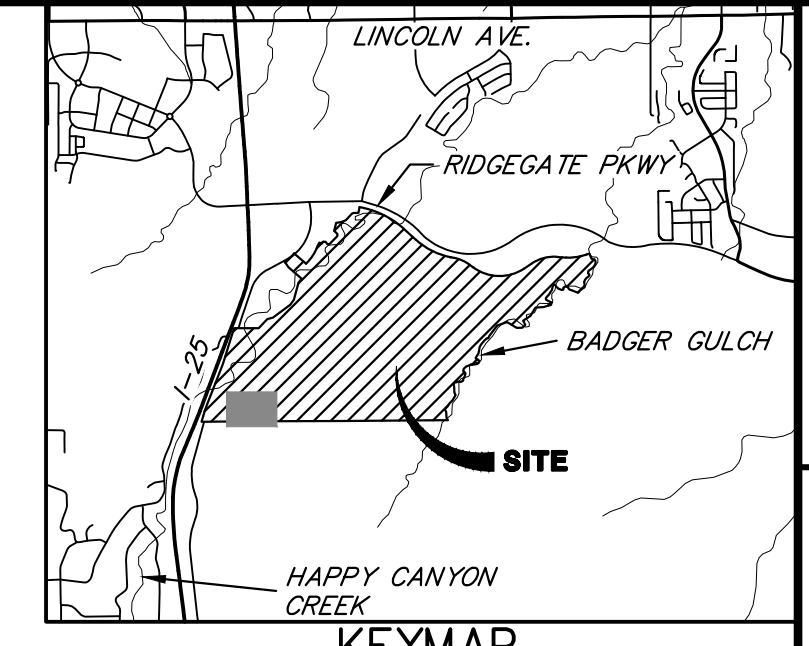
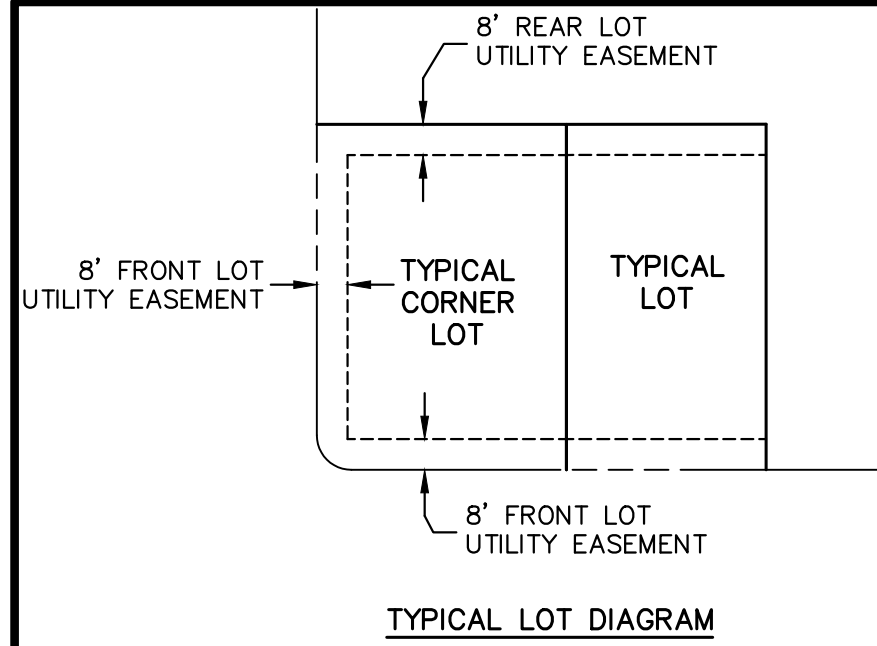
 SUBMITTAL DATE: 12/29/2023

BY	DATE	REVISION
JCS	7/13/20	1ST SUBMITTAL
JCS	8/27/20	2ND SUBMITTAL
JCS	10/28/20	3RD SUBMITTAL
JCS	11/3/20	4TH SUBMITTAL
EDF	12/29/23	PRELIMINARY PLAN AMENDMENT

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 44A OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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

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

J.R. ENGINEERING
 A Westrian Company
 Centennial 300-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE
JCS	7/13/20
JCS	8/27/20
JCS	10/28/20
JCS	11/3/20
EDF	12/29/23

No.	REVISION	DATE
1	1ST SUBMITTAL	N/A
2	2ND SUBMITTAL	12/29/23
3	3RD SUBMITTAL	JCS
4	4TH SUBMITTAL	CGM
5	PRELIMINARY PLAN AMENDMENT	JCS

RIDGEGATE SOUTHWEST VILLAGE
 PRELIMINARY PLAN
 SITE PLAN

SHEET 46A OF 57
 JOB NO. 15950.00

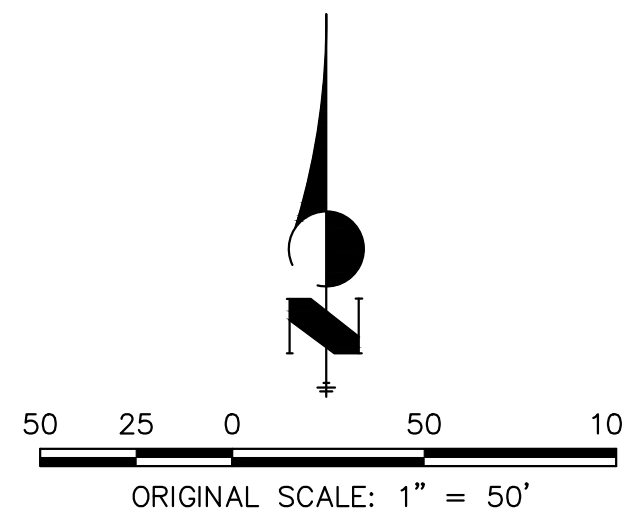
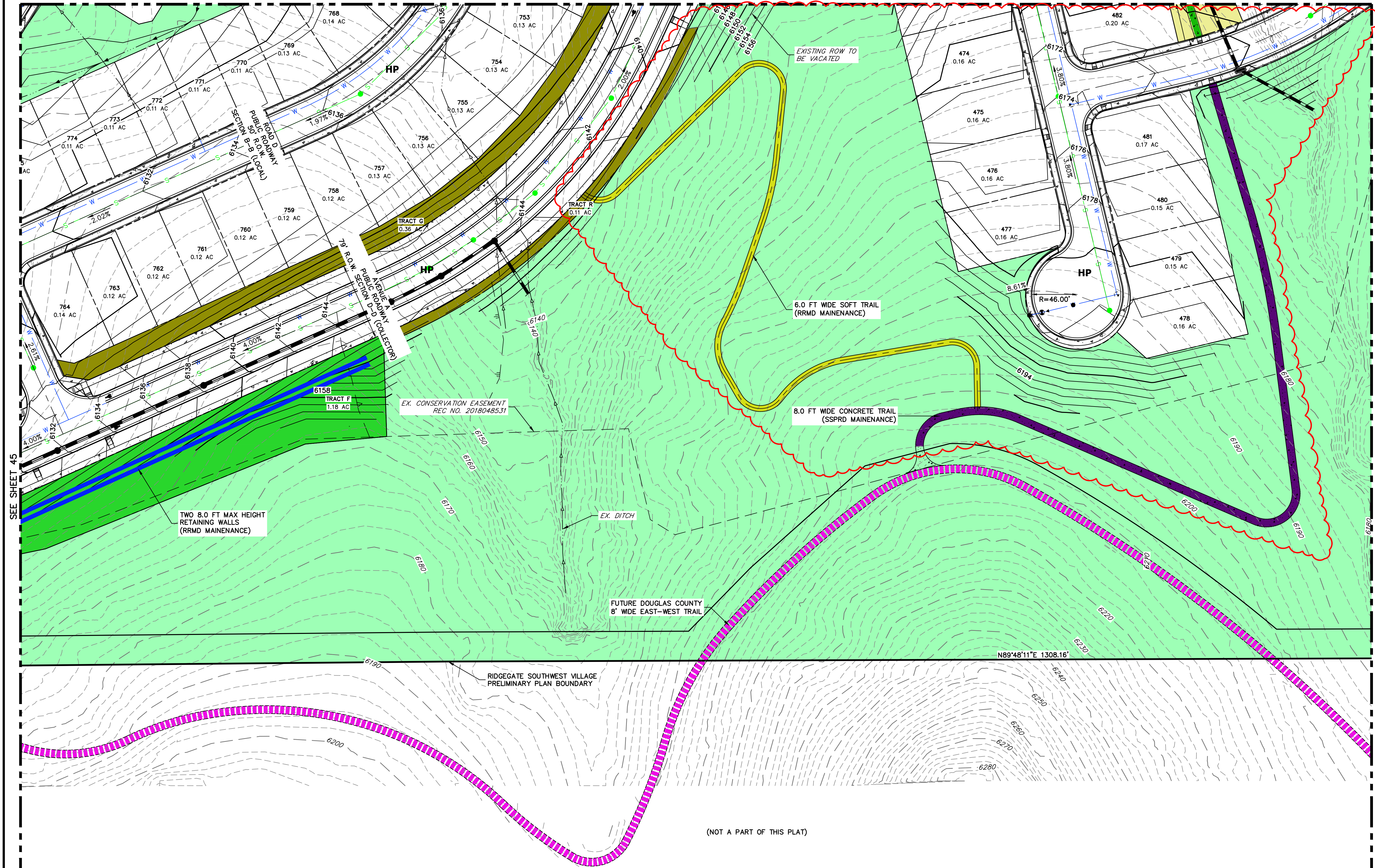
NOTES

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

TRACT LEGEND

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

SUMMARY OF REVISIONS WITH THIS AMENDMENT:
 - FILING 3 LAYOUT REVISED
 - REVISIONS TO TRAIL LAYOUT AND MAINTENANCE RESPONSIBILITIES
 - REVISIONS TO TRACT R



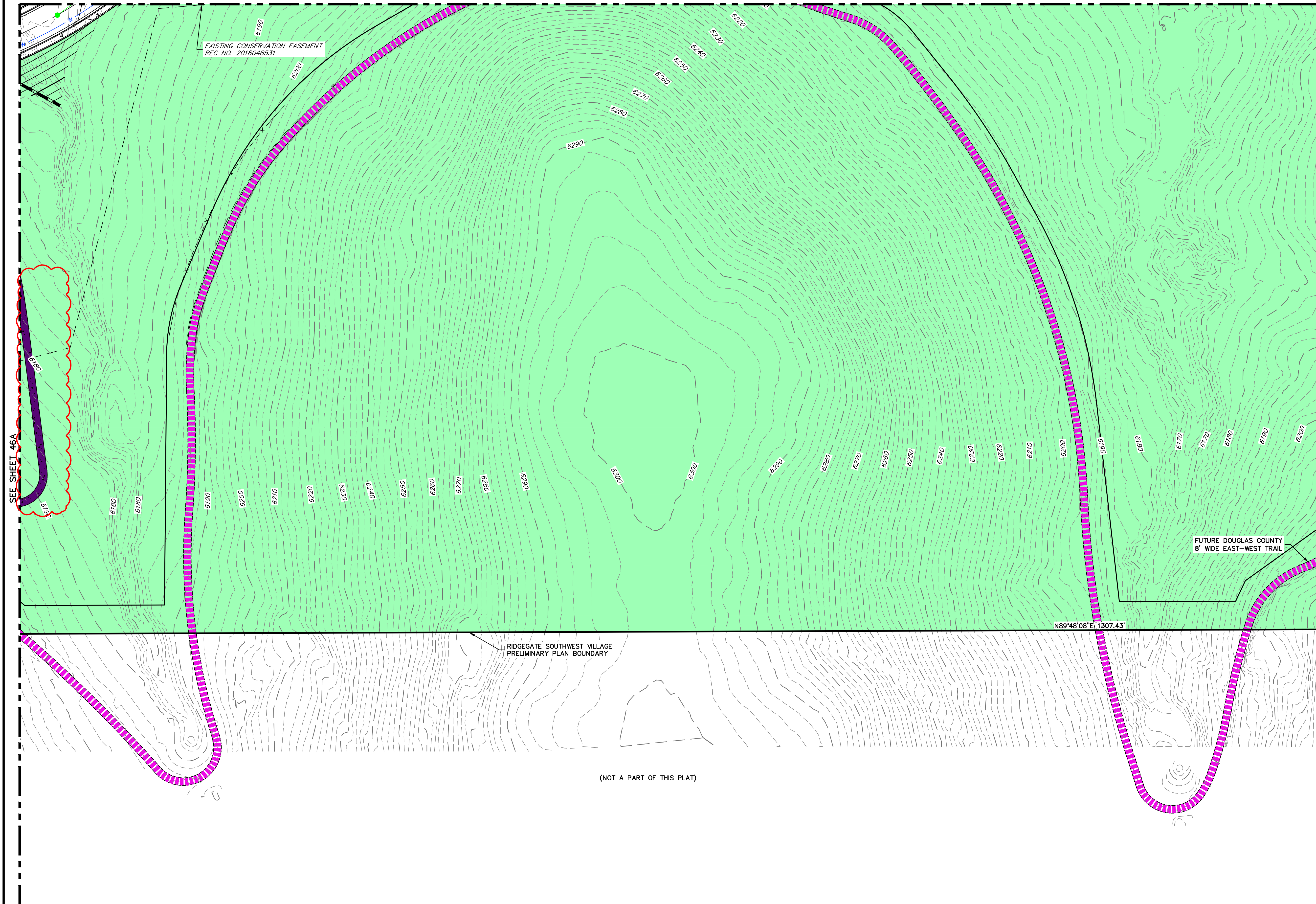
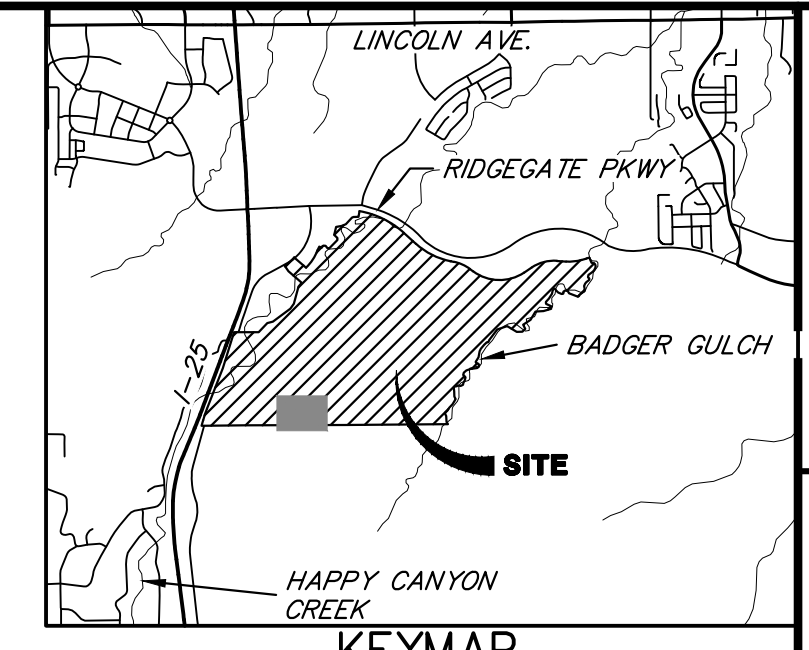
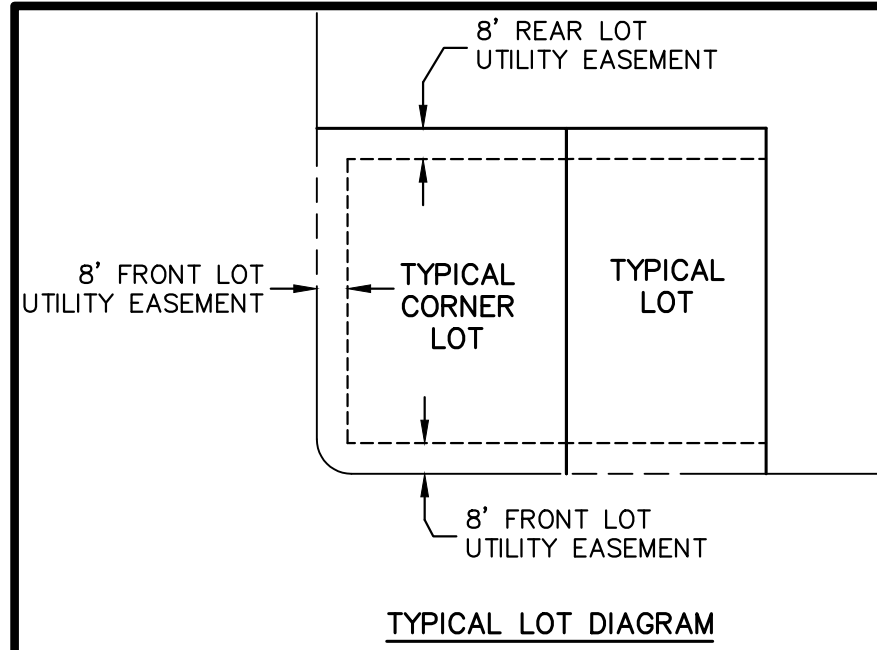
PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:
J.R. ENGINEERING
 A Westrian Company
 PREPARED FOR:

 SUBMITTAL DATE: 12/29/2023

(NOT A PART OF THIS PLAT)

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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

TRACT LEGEND

	HOA ENHANCED LANDSCAPE AREA
	HOA LANDSCAPE AREA
	OPEN SPACE (PUBLIC)
	REGIONAL PARK
	NEIGHBORHOOD PARK
	COMMERCIAL
	S.F.A.
	INSTITUTIONAL (SCHOOL)
	PRIVATE ALLEY
	VILLAGE RECREATION AND AMENITY CENTER (HOA)
	UTILITY / INFRASTRUCTURE

SUMMARY OF REVISIONS WITH THIS AMENDMENT:
 - REVISIONS TO TRAIL LAYOUT, MATERIAL, MAINTENANCE, RESPONSIBILITIES, AND QUANTITIES, TRACT A

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

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

J.R. ENGINEERING
 A Westrian Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE
JCS	7/13/20
JCS	8/27/20
JCS	10/28/20
JCS	11/3/20
EDF	12/29/23

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN

PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:

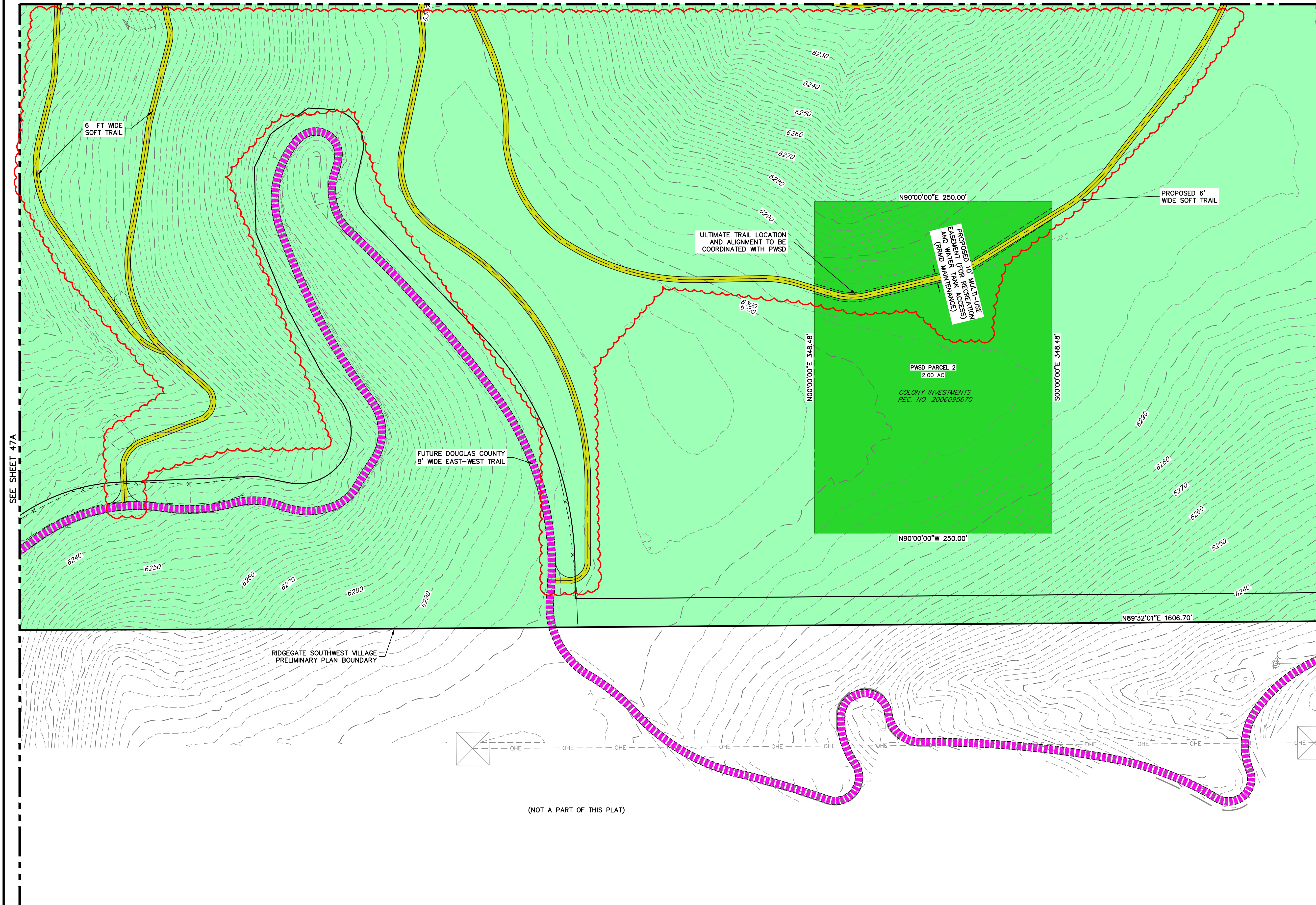
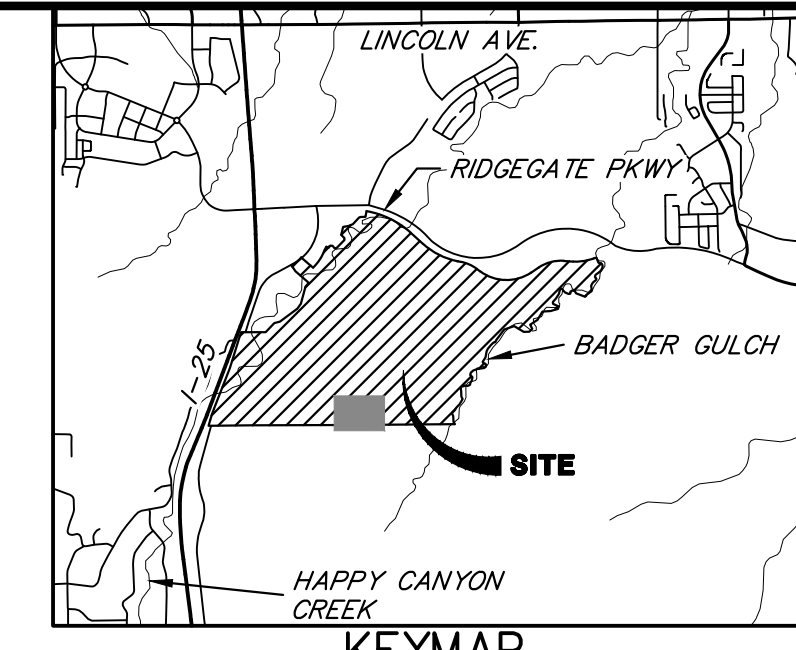
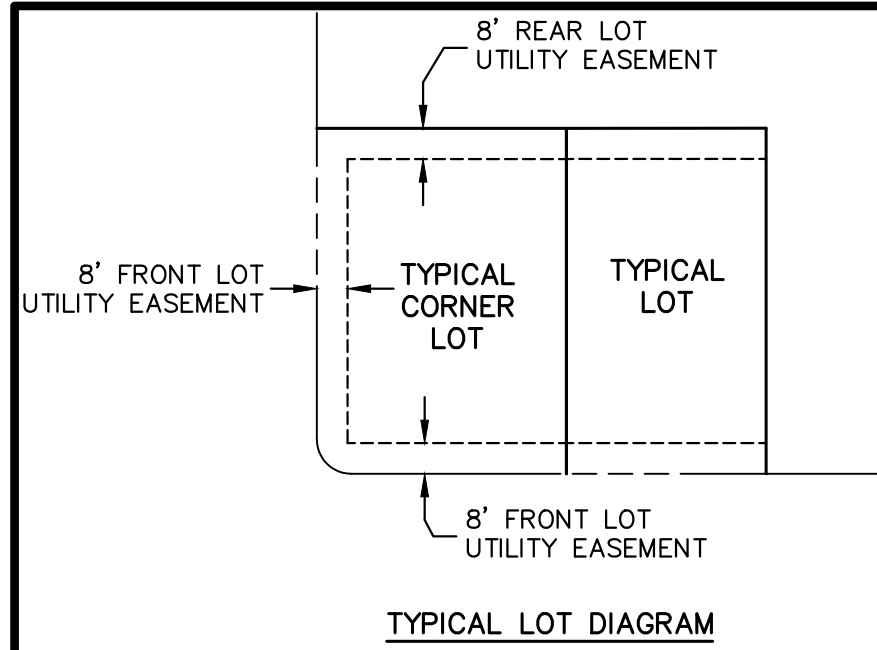
 A Westrian Company
 PREPARED FOR:

 SUBMITTAL DATE: 12/29/2023

SHEET 47A OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R

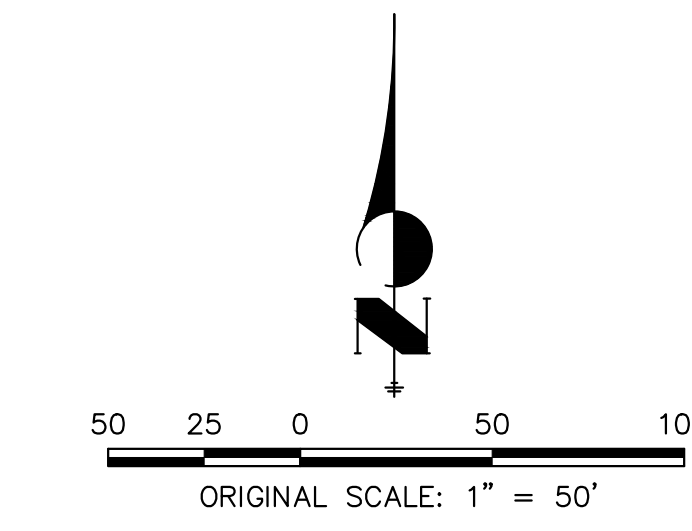


- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

[Yellow]	HOA ENHANCED LANDSCAPE AREA
[Light Green]	HOA LANDSCAPE AREA
[Light Blue]	OPEN SPACE (PUBLIC)
[Light Purple]	REGIONAL PARK
[Pink]	NEIGHBORHOOD PARK
[Red]	COMMERCIAL
[Light Blue]	S.F.A.
[Blue]	INSTITUTIONAL (SCHOOL)
[Grey]	PRIVATE ALLEY
[Brown]	VILLAGE RECREATION AND AMENITY CENTER (HOA)
[Green]	UTILITY / INFRASTRUCTURE

SUMMARY OF REVISIONS WITH THIS AMENDMENT:
 - REVISIONS TO TRAIL LAYOUT, MATERIAL, MAINTENANCE, RESPONSIBILITIES, AND QUANTITIES TRACT A



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

 SUBMITTAL DATE: 12/29/2023

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

PREPARED FOR
Shea Homes
 9380 STATION STREET
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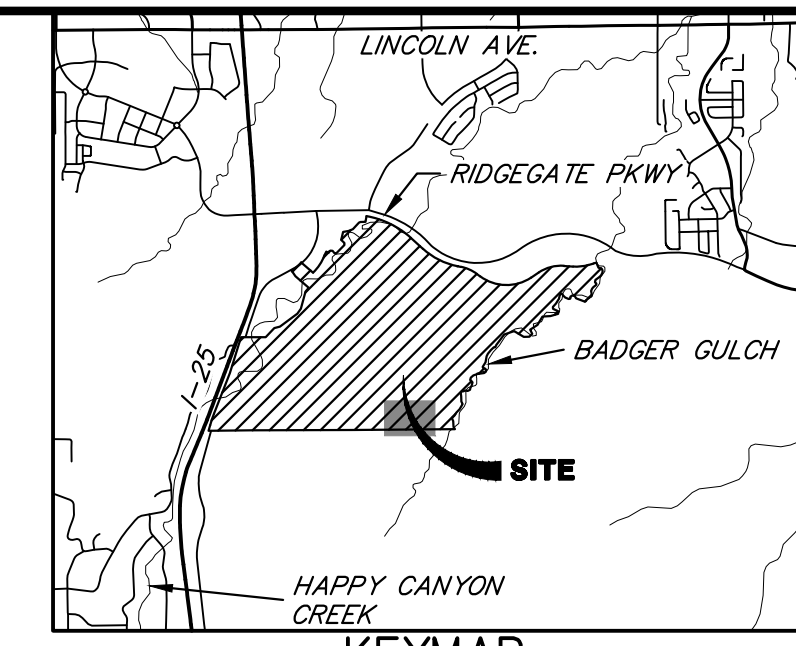
BY	DATE	No.	REVISION
JCS	7/13/20	1	1ST SUBMITTAL
JCS	8/27/20	2	2ND SUBMITTAL
JCS	10/28/20	3	3RD SUBMITTAL
JCS	11/3/20	4	4TH SUBMITTAL
EDF	12/29/23	5	PRELIMINARY PLAN AMENDMENT

RIDGEGATE SOUTHWEST VILLAGE
 PRELIMINARY PLAN
 SITE PLAN
 SHEET 48A OF 57
 JOB NO. 15950.00

(NOT A PART OF THIS PLAT)

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

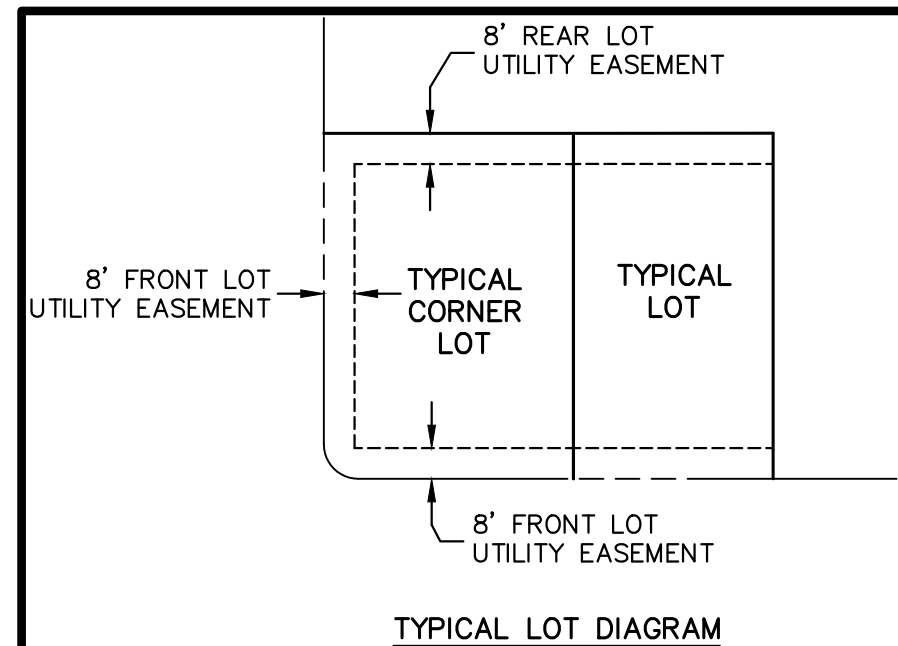
A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
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PREPARED FOR
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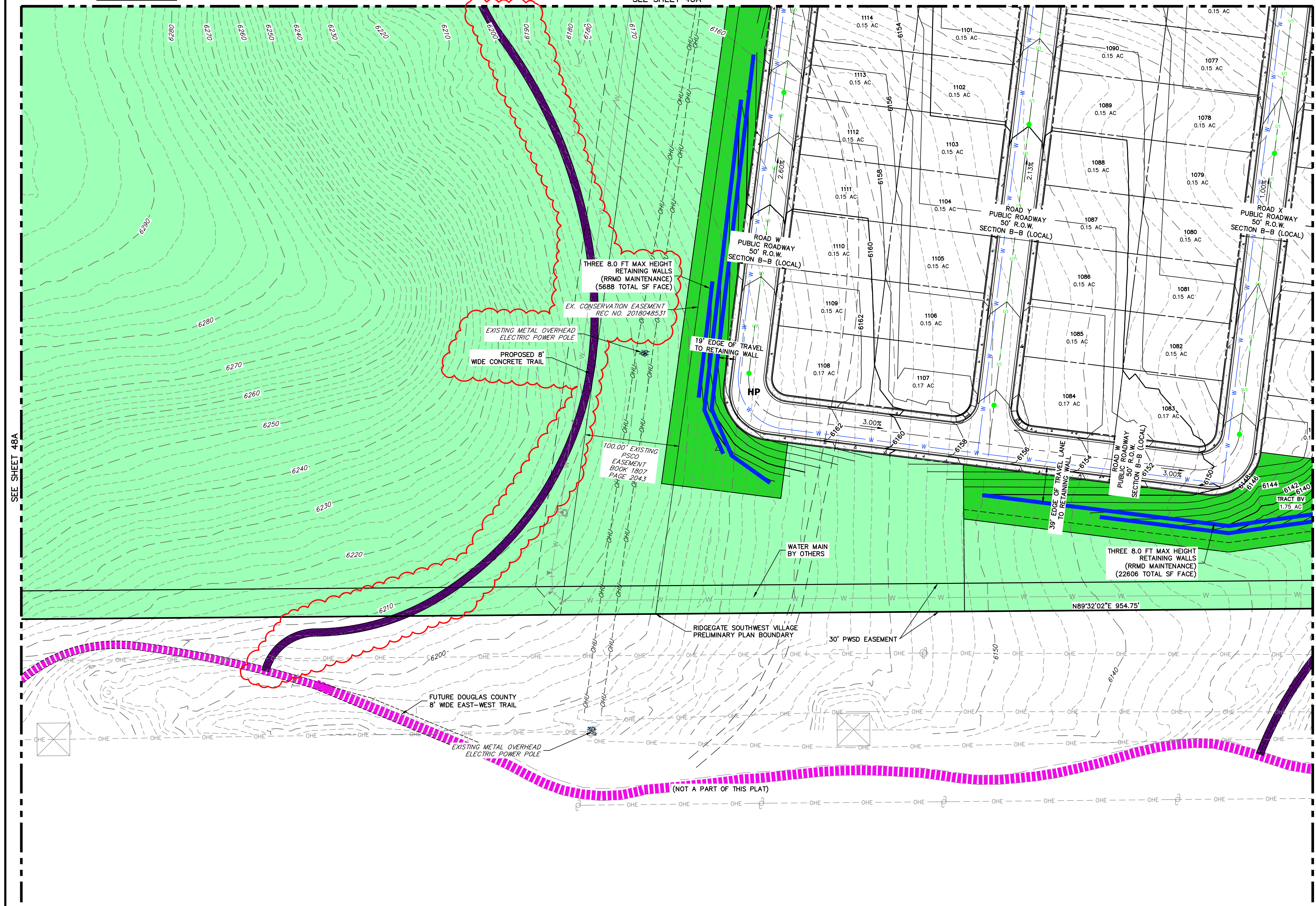


- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND

TRACT LEGEND

[Light Green Box]	HOA ENHANCED LANDSCAPE AREA
[Dark Green Box]	HOA LANDSCAPE AREA
[Light Blue Box]	OPEN SPACE (PUBLIC)
[Orange Box]	REGIONAL PARK
[Purple Box]	NEIGHBORHOOD PARK
[Red Box]	COMMERCIAL
[Cyan Box]	S.F.A.
[Blue Box]	INSTITUTIONAL (SCHOOL)
[Grey Box]	PRIVATE ALLEY
[Brown Box]	VILLAGE RECREATION AND AMENITY CENTER (HOA)
[Dark Green Box]	UTILITY / INFRASTRUCTURE

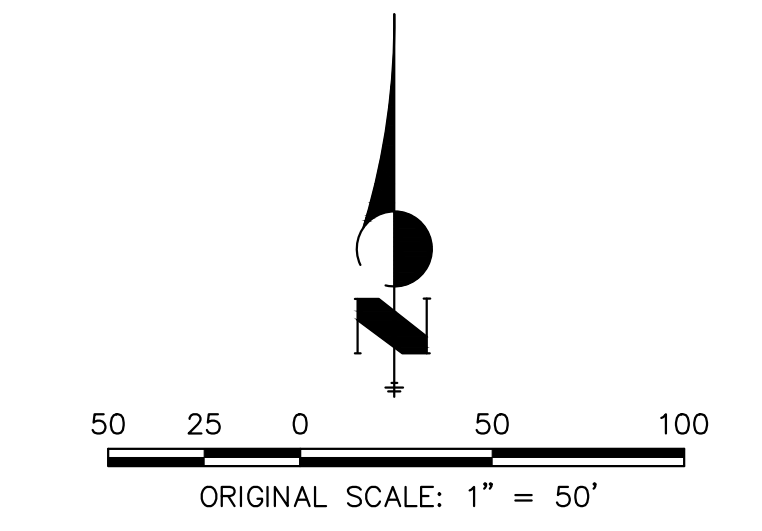
SUMMARY OF REVISIONS WITH THIS AMENDMENT:
 - REVISIONS TO TRAIL LAYOUT, MATERIAL, MAINTENANCE, RESPONSIBILITIES, AND QUANTITIES, TRACT A



SEE SHEET 48A

SEE SHEET 43A

SEE SHEET 50A



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

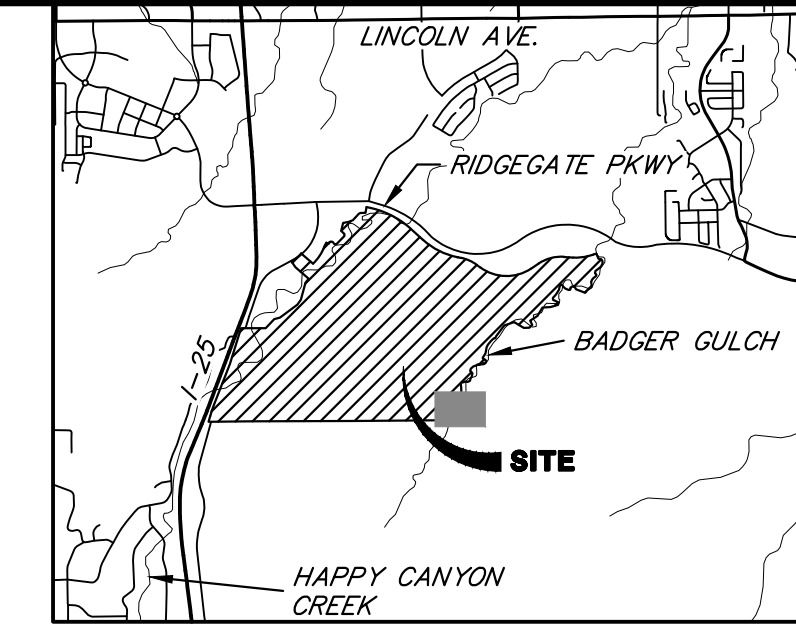
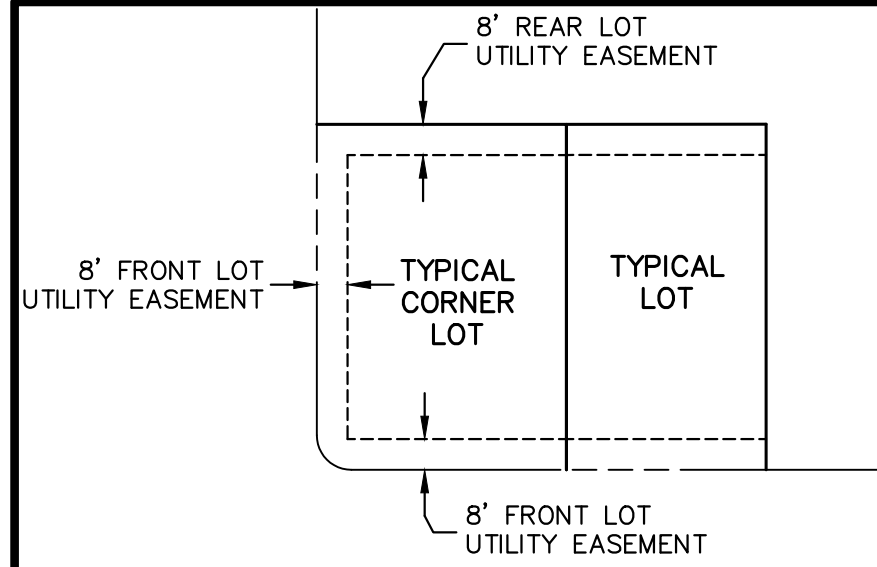
 SUBMITTAL DATE: 12/29/2023

BY	DATE	REVISION
JCS	7/13/20	1ST SUBMITTAL
JCS	8/27/20	2ND SUBMITTAL
JCS	10/28/20	3RD SUBMITTAL
JCS	11/3/20	4TH SUBMITTAL
EDF	12/29/23	PRELIMINARY PLAN AMENDMENT

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
 SITE PLAN
 SHEET 49A OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R



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

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

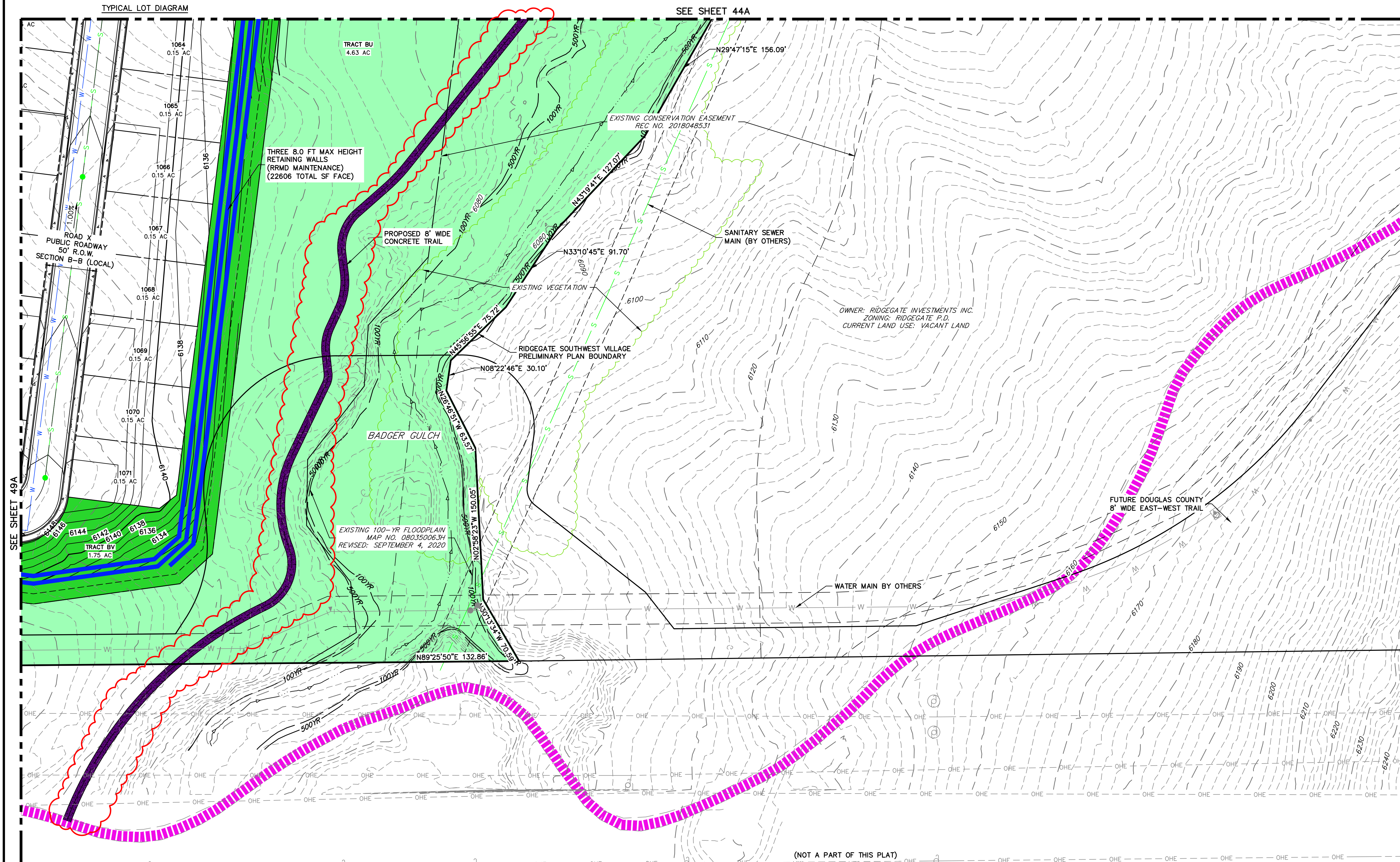
NOTES

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

TRACT LEGEND

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

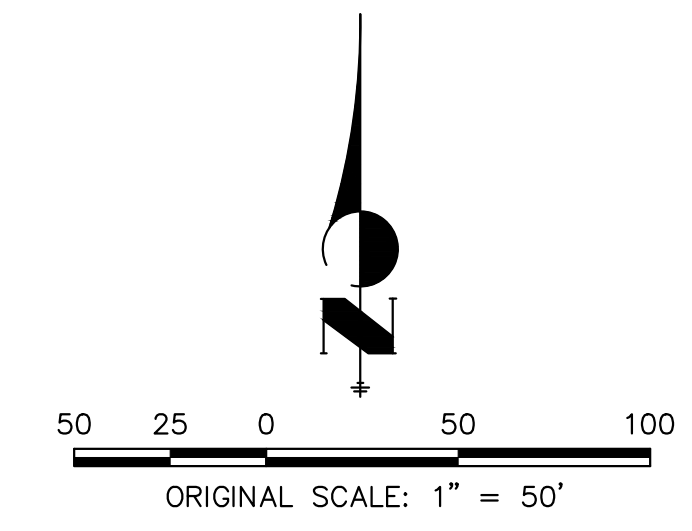
SUMMARY OF REVISIONS WITH THIS AMENDMENT:
 - REVISIONS TO TRAIL LAYOUT, MATERIAL, MAINTENANCE, RESPONSIBILITIES, AND QUANTITIES TRACT BU



SEE SHEET 49A

SEE SHEET 44A

(NOT A PART OF THIS PLAN)



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

 SUBMITTAL DATE: 12/29/2023

J-R ENGINEERING
 A Westrian Company
 Centennial 300-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

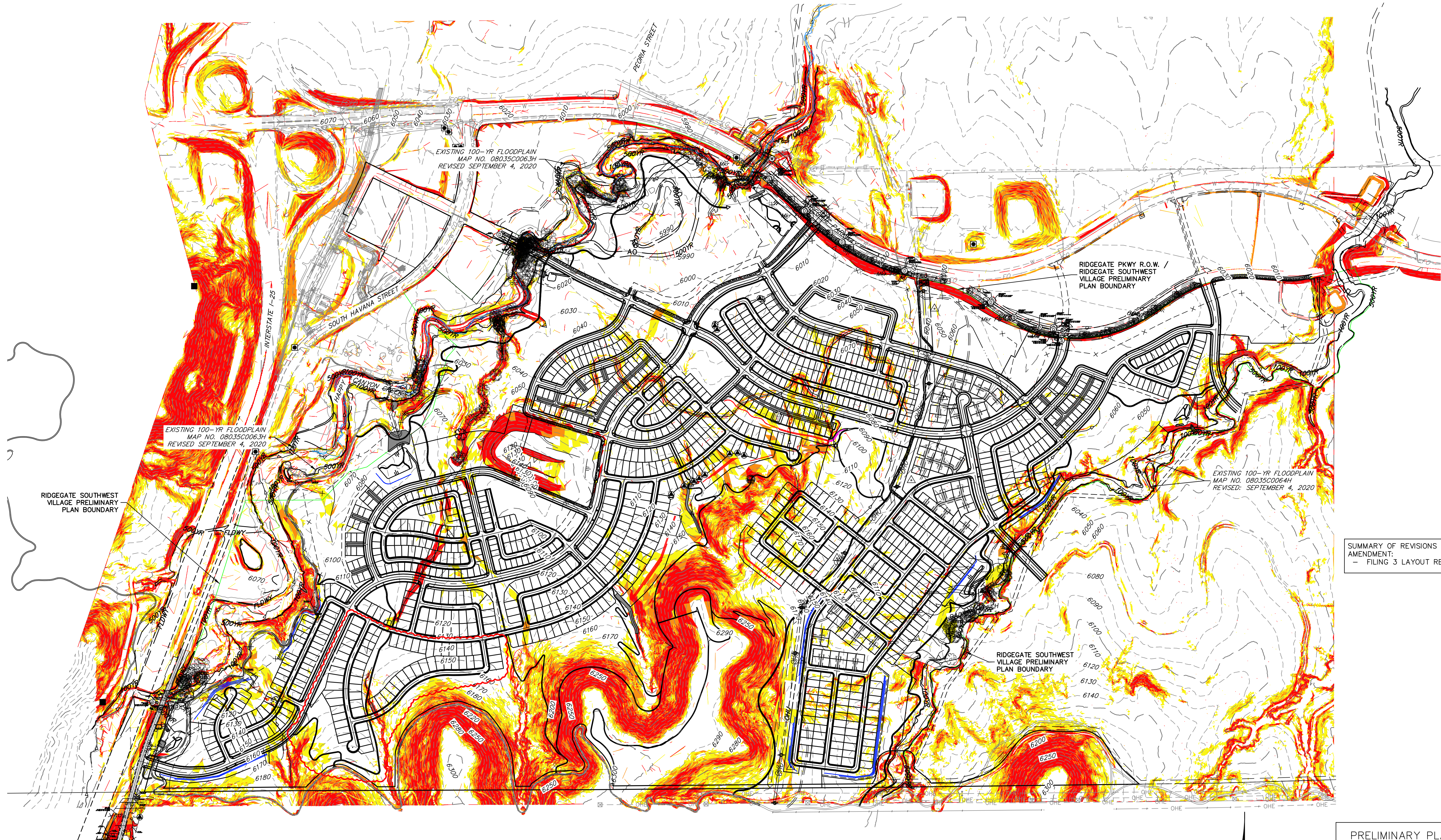
BY	DATE	REVISION
JCS	7/13/20	1ST SUBMITTAL
JCS	8/27/20	2ND SUBMITTAL
JCS	10/28/20	3RD SUBMITTAL
JCS	11/3/20	4TH SUBMITTAL
EDF	12/29/23	PRELIMINARY PLAN AMENDMENT

RIDGEGATE SOUTHWEST VILLAGE
 PRELIMINARY PLAN
 SITE PLAN
 SHEET 50A OF 57
 JOB NO. 15950.00

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

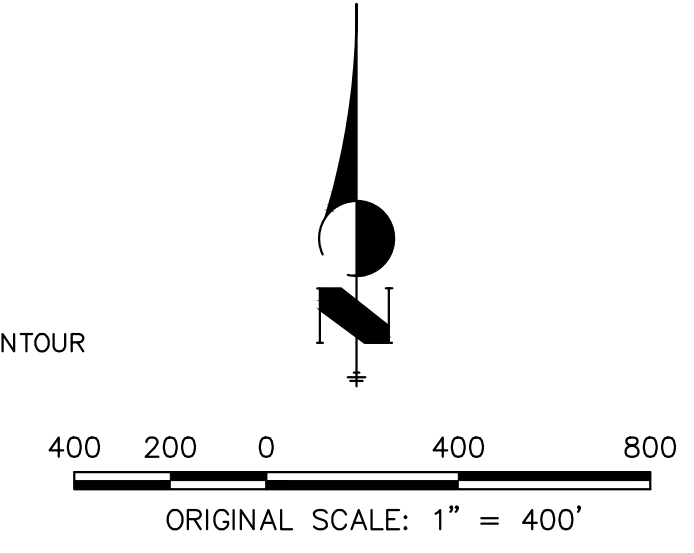
A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
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 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R

EXISTING SLOPE
 ANALYSIS



LEGEND

- | | | |
|----------------|-----------------|--------------------------|
| SLOPE ANALYSIS | | EX. INDEX CONTOUR |
| | 0% TO 15% | |
| | 15% TO 20% | EX. INTERMEDIATE CONTOUR |
| | 20% TO 25% | |
| | 25% AND GREATER | |



SUMMARY OF REVISIONS WITH THIS AMENDMENT:
 - FILING 3 LAYOUT REVISED

PRELIMINARY PLAN
 RIDGEGATE SOUTHWEST VILLAGE
 PREPARED BY:

 A Westrian Company
 PREPARED FOR:

 SUBMITTAL DATE: 12/29/2023

NO.	REVISION	DATE	BY
1	1ST SUBMITTAL	7/13/20	JGS
2	2ND SUBMITTAL	8/27/20	JGS
3	3RD SUBMITTAL	10/28/20	JGS
4	4TH SUBMITTAL	11/3/20	JGS
5	PRELIMINARY PLAN AMENDMENT	12/29/23	EDF

RIDGEGATE SOUTHWEST VILLAGE
 PRELIMINARY PLAN
 EXISTING SLOPE ANALYSIS
 SHEET 51A OF 57
 JOB NO. 15950.00

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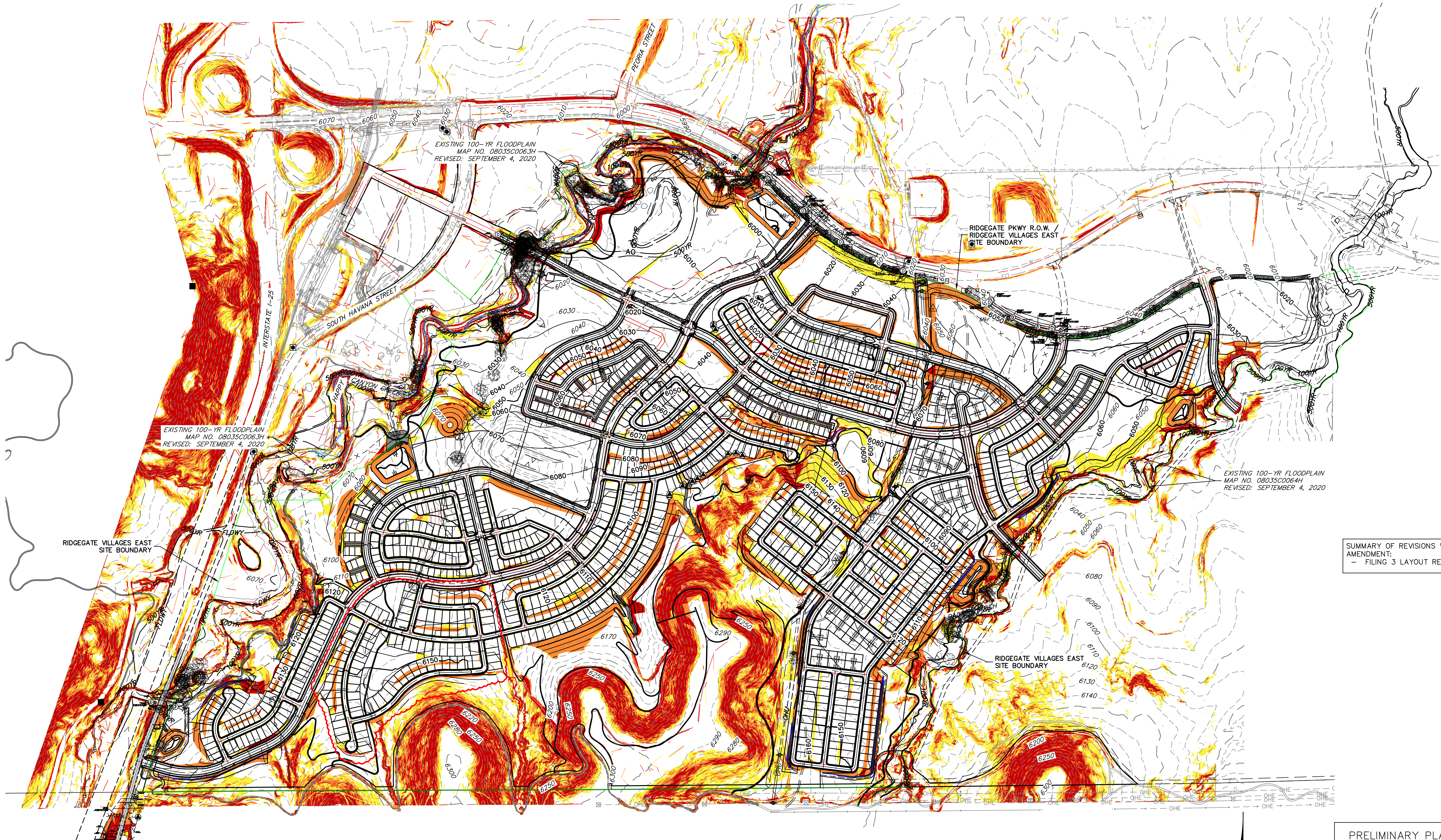
PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
 (303) 791-8180

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

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 698.82 ACRES - 1,220 RESIDENTIAL S.F.D. LOTS AND 107 TRACTS- PP20-37R

PROPOSED SLOPE
 ANALYSIS

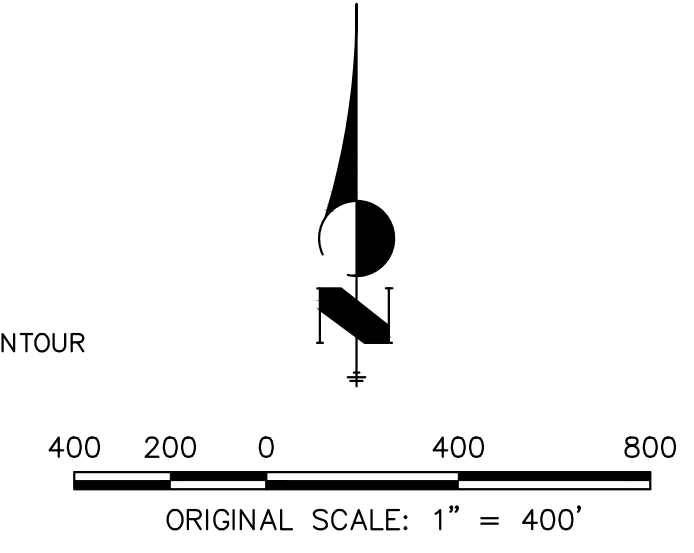


SUMMARY OF REVISIONS WITH THIS AMENDMENT:
 - FILING 3 LAYOUT REVISED

LEGEND

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

	EX. INDEX CONTOUR
	EX. INTERMEDIATE CONTOUR



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

 SUBMITTAL DATE: 12/29/2023

NO.	REVISION	DATE	BY
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4	4TH SUBMITTAL	11/3/20	JGS
5	PRELIMINARY PLAN AMENDMENT	12/29/23	EDF

RIDGEGATE SOUTHWEST VILLAGE
 PRELIMINARY PLAN
 PROPOSED SLOPE ANALYSIS
 SHEET 52A OF 57
 JOB NO. 15950.00

PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
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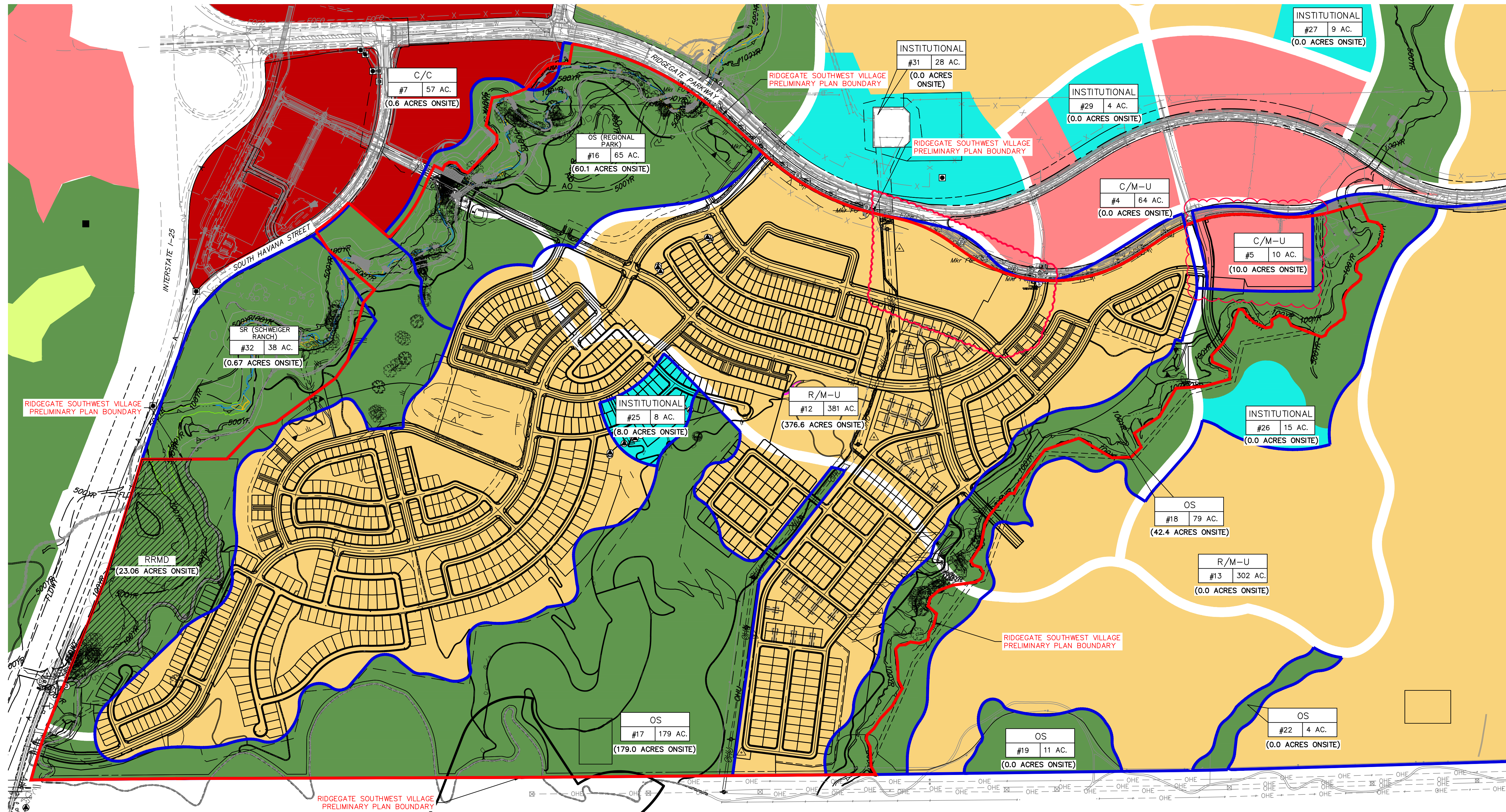
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RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
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SUMMARY OF REVISIONS WITH THIS AMENDMENT:
 - CHANGES IN LAND USE- R/M-U #12 AND C/M-U #5
 - INSTITUTIONAL PLANNING AREAS #27 AND #29 NOW SHOWN

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

PREPARED FOR
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BY	DATE	REVISION
JCS	7/13/20	1 1ST SUBMITTAL
JCS	8/27/20	2 2ND SUBMITTAL
JCS	10/28/20	3 3RD SUBMITTAL
JCS	11/3/20	4 4TH SUBMITTAL
EDF	12/29/23	5 PRELIMINARY PLAN AMENDMENT

RIDGEGATE SOUTHWEST VILLAGE
 PRELIMINARY PLAN
 PDD AND OPEN SPACE
 COMPLIANCE PLAN

SHEET 55A OF 57
 JOB NO. 15950.00

PLANNING AREAS AND PLANNING AREA DESIGNATIONS ARE PER THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT 7TH AMENDMENT, PREPARED FOR COVENTRY DEVELOPMENT CORP., DATED 3/23/2023

PLANNING AREA LEGEND

	RESIDENTIAL MIXED USE (R/M-U)	PLANNING AREA DESIGNATION
	COMMERCIAL MIXED USE (C/M-U)	PARCEL #
	CITY CENTER (C/C)	GROSS ACREAGE
	OPEN SPACE (OS)	
	INSTITUTIONAL	
	PUBLIC R.O.W.	

ONSITE PLANNING AREA SUMMARY

PLANNING AREA	TOTAL AREA WITHIN RIDGEGATE SOUTHWEST VILLAGE BOUNDARY
RESIDENTIAL MIXED USE (R/M-U)	376.60 ACRES
COMMERCIAL MIXED USE (C/M-U)	10.00 ACRES
CITY CENTER (C/C)	0.60 ACRES
OPEN SPACE (OS)	281.50 ACRES
INSTITUTIONAL	8.00 ACRES
PUBLIC R.O.W.	21.45 ACRES
SCHWEIGER RANCH	0.67 ACRES
TOTAL ONSITE	698.82 ACRES

811
 Know what's below.
 Call before you dig.

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

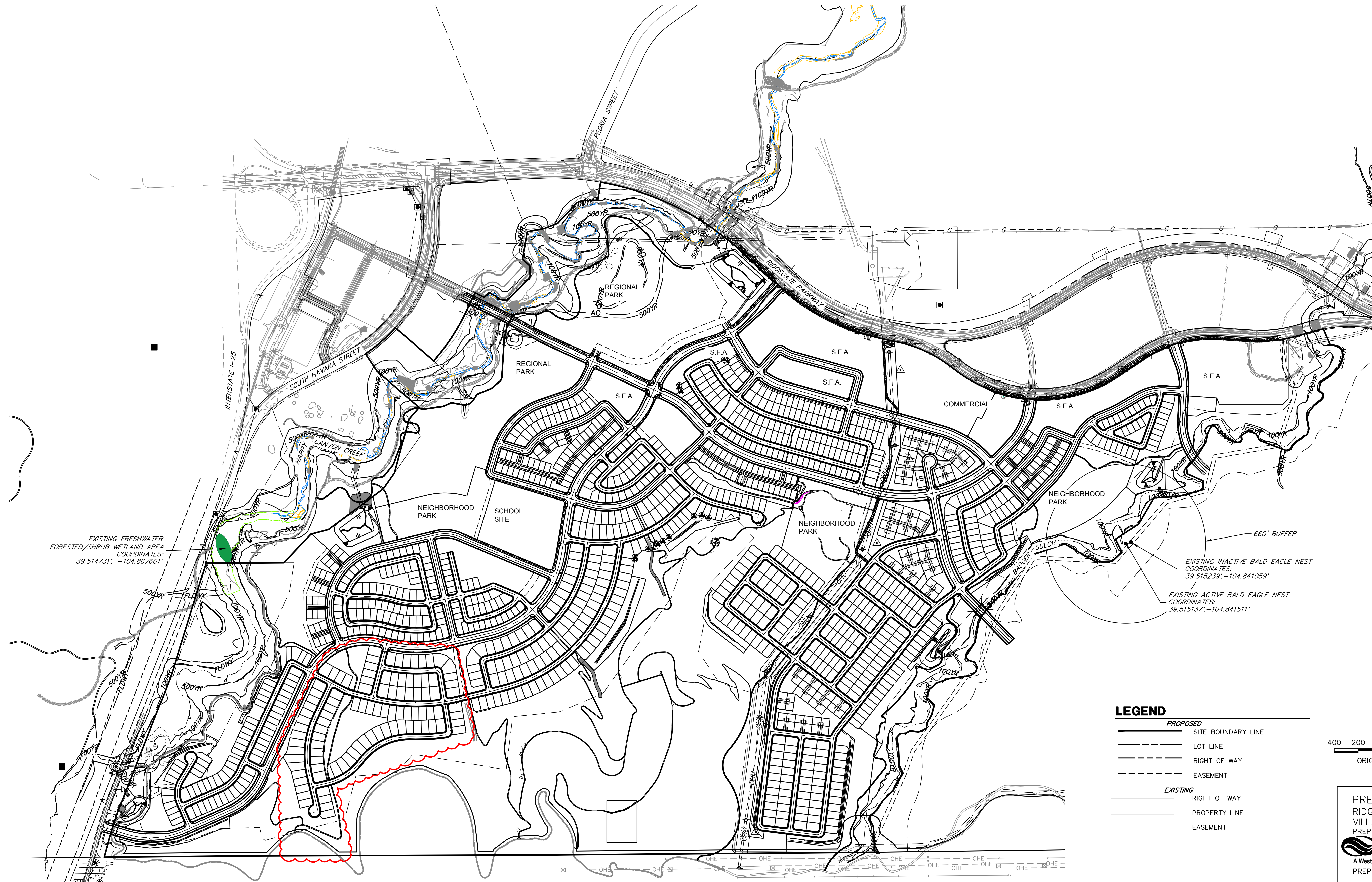
 SUBMITTAL DATE: 12/29/2023

400 200 0 400 800
 ORIGINAL SCALE: 1" = 400'

RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

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SUMMARY OF REVISIONS WITH THIS AMENDMENT:
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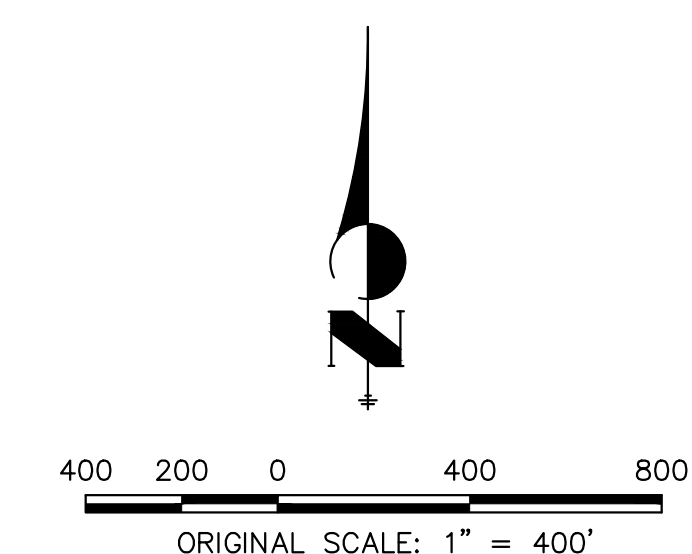


EXISTING FRESHWATER FORESTED/SHRUB WETLAND AREA COORDINATES: 39.514731', -104.867601'

EXISTING INACTIVE BALD EAGLE NEST COORDINATES: 39.515239', -104.841059'
 EXISTING ACTIVE BALD EAGLE NEST COORDINATES: 39.515137', -104.841511'

LEGEND

- PROPOSED**
- SITE BOUNDARY LINE
 - LOT LINE
 - RIGHT OF WAY
 - - - EASEMENT
- EXISTING**
- RIGHT OF WAY
 - PROPERTY LINE
 - - - EASEMENT



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

 SUBMITTAL DATE: 12/29/2023

NO.	REVISION	DATE
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3	3RD SUBMITTAL	JCS 10/28/20
4	4TH SUBMITTAL	JCS 11/3/20
5	PRELIMINARY PLAN AMENDMENT	EDF 12/29/23

RIDGEGATE SOUTHWEST VILLAGE
 PRELIMINARY PLAN
 ENVIRONMENTAL MAP

SHEET 56A OF 57
 JOB NO. 15950.00

PREPARED FOR
SHEA HOMES
 9380 STATION STREET
 SUITE 600
 LONE TREE, CO 80124
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