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 FAI	MILY AN	ID ACCE	SSORY 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.

1. ALL SETBACKS MEASURED FROM PROPERTY LINE TO THE PRIMARY STRUCTURE

2. 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

1. 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.

2. RETAINING WALL COLOR AND MATERIAL WILL BE DETERMINED DURING FINAL DESIGN/PLATTING, RETAINING WALL HEIGH 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.

3. THE BOUNDARIES SHOWN HEREIN FURTHER REFINE THE PLANNING AREA BOUNDARIES OF THE RIDGEGATE PLANNED DEVELOPMENT, 6TH AMENDMENT, AND THE EAST VILLAGES SUB-AREA PLAN.

4. 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.

5. 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.

6. 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.

7. 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.

8. A PORTION OF THE PROPERTY IS SUBJECT TO A CONSERVATION FASEMENT 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.

9. 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

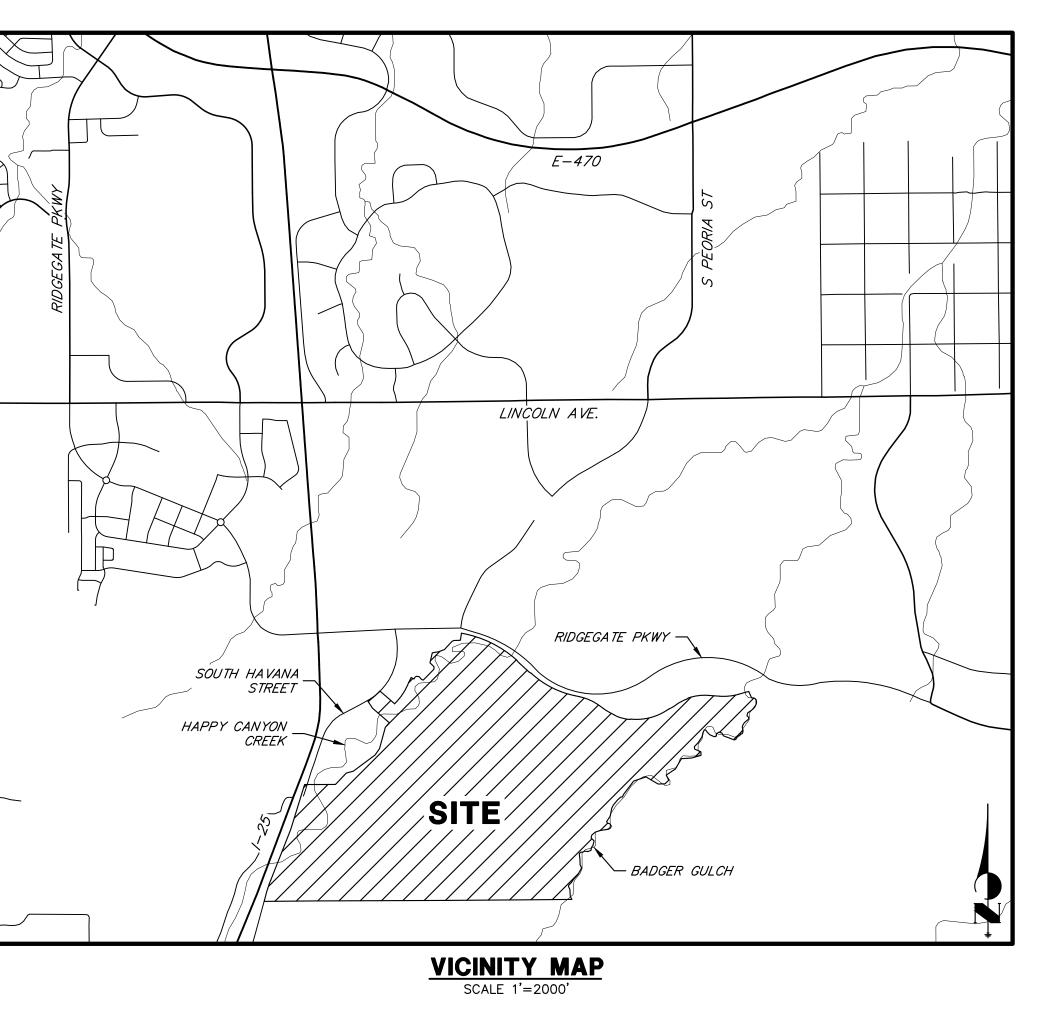
ALL PRESENT AND FUTURE OWNERS AND OCCUPANTS OF LAND HEREBY SUBDIVIDED OR SUBJECT TO A SITE IMPROVEMENT PLAN ARE HEREBY NOTIFIED THAT THE PROPERTY IS LOCATED WITHIN PROXIMITY TO CENTENNIAL AIRPORT AND IS SUBJECT TO THE TERMS OF THAT CERTAIN AVIGATION NOTICES RECORDED AT RECEPTION NO 2020016188 ON MARCH 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 GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, 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



SHEET INDEX

1	COVER SHEET
2	PROJECT LEGAL DESCRIPTION
3	LINETYPE AND SYMBOL LEGEND
4	OVERALL SITE PLAN
5	TRACT DATA TABLE
6	ROADWAY DESIGNATION PLAN
7–8	TYPICAL ROAD CROSS SECTIONS
9	SITE PLAN INDEX
10-50	SITE PLAN
51	EXISTING SLOPE ANALYSIS
52	PROPOSED SLOPE ANALYSIS
53	PHASING PLAN
54	TRAILS, BICYCLE AND PEDESTRIAN MOBILITY PLAN
55	PLANNED DEVELOPEMENT DISTRICT COMPLIANCE PLAN
56	ENVIRONMENTAL MAP
57	NEW SETBACK AREAS PLAN

TOTAL SHEETS 57

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

- NECESSARY.



1. CULTURAL RESOURCES: DURING CONSTRUCTION ACTIVITY WITHIN THE DEVELOPMENT, THE APPLICANT, ITS SUCCESSORS ASSIGNS SHALL TAKE ALL REASONABLE CARE TO WATCH FOR HISTORIC RESOURCES, PALEONTOLOGICAL RESOURCES, AND CULTURAL HISTORY RESOURCES AND SHALL IMMEDIATELY NOTIFY CITY OF LONE TREE AND COMPLETE APPROPRIATE COLO OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION DATA MANAGEMENT FORMS IN THE EVENT OF SUCH DISCOVERY.

2. BURROWING OWL: CONSTRUCTION DISTURBANCE OF A PARTICULAR AREAS VEGETATION THAT OCCURS BETWEEN MARCH THROUGH OCTOBER 31ST WILL REQUIRE A BURROWING OWL SURVEY TO ENSURE THE OWLS ARE NOT NESTING IN THE IMP AREA WITHIN THE PRAIRIE DOG BURROWS. NO CONSTRUCTION ACTIVITY CAN PROCEED IN THE PARTICULAR AREA UNTIL CONCURRENCE HAS BEEN PROVIDED BY THE ENVIRONMENTAL CONSULTANT PREPARING THE SURVEY THAT THE AREA IS BURROWING OWLS, OR AS OTHERWISE DIRECTED BY THE ENVIRONMENTAL CONSULTANT. CONSTRUCTION DISTURBANCE OF CAN OCCUR FROM NOVEMBER 1ST – MARCH 14TH WITH NO BURROWING OWL SURVEY.

3. 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 PROTECTI BUFFERS AND EAGLE NEST MONITORING REQUIREMENTS WITH THE U.S. FISH AND WILDLIFE SERVICE AND THE COLORADO DIVISION OF FOR THE DURATION OF ALL PHASES OF DEVELOPMENT, OR UNTIL THE COLORADO DIVISION OF WILDLIFE DEEMS MONITORING IS NO LON

4. JURISDICTIONAL WATERS OF THE UNITED STATES: RIDGEGATE INVESTMENTS, INC., THEIR SUCCESSORS AND ASSIGNS SHALL BE RESPO FOR MAINTAINING CURRENT JURISDICTIONAL DETERMINATIONS FROM THE U.S. ARMY CORPS OF ENGINEERS FOR ALL WATERWAYS AND IN THE PROJECT AREA. RIDGEGATE INVESTMENTS, INC., AND THEIR SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR PROVIDI UPDATED VERIFICATIONS TO THE CITY FOLLOWING EXPIRATION OF CURRENT DETERMINATIONS.

5. RADON: RADON GAS IS A NATURALLY OCCURING 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 FEDE STATE GUIDELINES HAVE BEEN FOUND IN BUILDINGS IN COLORADO. ADDITIONAL INFORMATION REGARDING RADON AND RADON TESTIN OBTAINED FROM THE COUNTY HEALTH DEPARTMENT.

J·R ENGIN

SUBMITTAL DATE: 12/29/2023

Shea

	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
	PREPARED FOR SHEA HOMES 9380 STATION STREET SUITE 600 LONE TREE, CO 80124 (303) 791-8180
	PREPARED BY J-R ENGINHERING A Westrian Company Centennial 303–740–9393 • Colorado Springs 719–593–2593 Fort Collins 970–491–9888 • wwwjrengineering.com
PLICANT, ITS SUCCESSORS AND TOLOGICAL RESOURCES, AND OTHER	BY DATE JGS 7/13/20 JGS 8/27/20 JGS 10/28/20 JGS 11/3/20 JGS 12/29/23
OMPLETE APPROPRIATE COLORADO VENT OF SUCH DISCOVERY. OCCURS BETWEEN MARCH 15 TH RE NOT NESTING IN THE IMPACTED E PARTICULAR AREA UNTIL WRITTEN URVEY THAT THE AREA IS CLEAR OF STRUCTION DISTURBANCE OF THE SITE REQUIRED ON THE RIDGEGATE E SHALL COORDINATE PROTECTIVE D THE COLORADO DIVISION OF WILDLIFE E DEEMS MONITORING IS NO LONGER AND ASSIGNS SHALL BE RESPONSIBLE RS FOR ALL WATERWAYS AND DRAINAGES BE RESPONSIBLE FOR PROVIDING D IN A BUILDING IN SUFFICIENT OF RADON THAT EXCEED FEDERAL AND ING RADON AND RADON TESTING MAY BE	H-SCALEN/ANo.REVISIONV-SCALEN/A11ST SUBMITTALV-SCALEN/A22ND SUBMITTALDATE12/29/2333RD SUBMITTALDESIGNED BYJGS44TH SUBMITTALDRAWN BYCGM5PRELIMINARY PLAN AMENDMENTCHECKED BYJGS4
PRELIMINARY PLAN RIDGEGATE SOUTHWEST VILLAGE PREPARED BY: DR ENGINEERING A Westrian Company PREPARED FOR:	RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN COVER SHEET
Shea	SHEET 1A OF 57

JOB NO. 15950.00

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

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

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

RETAINING WALL IFGEND

	MAINIENANCE
RRMD MAINTAINED RETAINING WALL	RAMPART RANGE METRO DIS
MASTER HOA MAINTAINED RETAINING WALL	МНОА
SOUTH SUBURBAN PARKS AND RECREATION MAINTAINED RETAINING WALL	SSPRD

LEGEND

PWSD = PARKER WATER AND SANITATION DISTRICT RRMD = RAMPART RANGE METRO DISTRICT

CoLT = CITY OF LONE TREEDCSD = DOUGLAS COUNTY SCHOOL DISTRICT

RGI = RIDGEGATE INVESTMENTS, INC., AND THEIR SUCCESSORS AND ASSIGNS

HOA = HOMEOWNERS ASSOCIATIONMHOA = MASTER HOMEOWNERS ASSOCIATION

VRAC = VILLAGE RECREATION AND AMENITY CENTER

SSPRD = SOUTH SUBURBAN PARKS AND RECREATION DEPARTMENT

MAINTENANCE RESPONSIBILITY

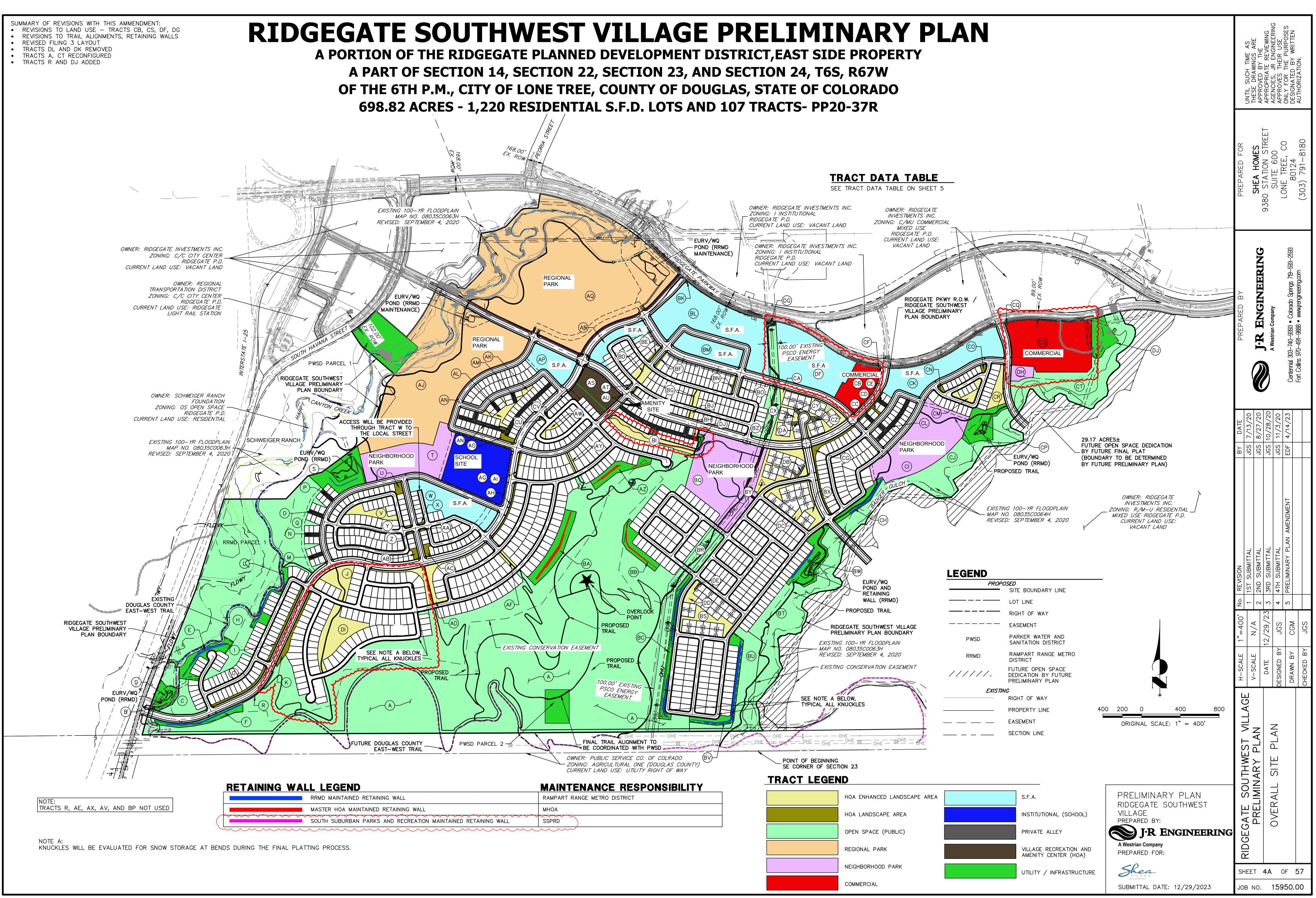
RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERT 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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		RIDGEGATE SOUTHWEST VILLAGE PREPARED BY:	SOUTHWEST VILLAGE H- LIMINARY PLAN V- S BICYCLE AND IAN MOBILITY PLAN DESICIAN
		RIDGEGATE SOUTHWEST VILLAGE PREPARED BY: J·R ENGINEERING	SOUTHWEST VILLAGE LIMINARY PLAN S BICYCLE AND IAN MOBILITY PLAN CHEO
		RIDGEGATE SOUTHWEST VILLAGE PREPARED BY: J·R ENGINEERING A Westrian Company	SOUTHWEST VILLAGE H- LIMINARY PLAN V- S BICYCLE AND IAN MOBILITY PLAN DESICIAN
		RIDGEGATE SOUTHWEST VILLAGE PREPARED BY: J·R ENGINEERING	GEGATE SOUTHWEST VILLAGE H- BRELIMINARY PLAN TRAILS BICYCLE AND EDESTRIAN MOBILITY PLAN CHEO
		RIDGEGATE SOUTHWEST VILLAGE PREPARED BY: J·R ENGINEERING A Westrian Company	SOUTHWEST VILLAGE LIMINARY PLAN S BICYCLE AND IAN MOBILITY PLAN CHEO



COMMERCIAL

SUMMARY OF REVISIONS WITH THIS AMMENDMENT: • REVISIONS TO LAND USE - TRACTS J, CB, CS

- ADDED TRACTS R, DF, DG, DH, DI, DJ
- REVISIONS TO TRACT ACREAGE PER SITE PLAN AND LAND USE CHANGES
- OPEN SPACE AND PARK CALCULATIONS REVISED PER NEW LAND USE AND SITE LAYOUT
- REVISIONS TO OWNERSHIP AND MAINTENANCE OF TRACT DH
- TRACTS DL AND DK REMOVED • TRACTS A, CT RECONFIGURED

TRACT DATA TABLE

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AK 0.17 HOA PRIVATE ALEY 22 23 101 <t< td=""><td>AI</td><td>0.08</td><td>HOA</td><td>HOA</td><td>HOA LANDSCAPE AREA</td><td></td><td>.08</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	AI	0.08	HOA	HOA	HOA LANDSCAPE AREA		.08									
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BC 1.75 RRMD UTILITY/INFRASTRUCTURE <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>2.41</td></th<>																2.41
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BH 1.06 HOA HOA PRIVATE ALLEY			HOA		HOA LANDSCAPE AREA		.07									
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LEGEND

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

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

*NOTE: REQUIRED PUBLIC OPEN SPACE CALCULATIONS ARE BASED ON THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT 7TH AMENDMENT, PREPARED FOR COVENTRY DEVELOPMENT CORP., DATED 3/23/2023.

REFER TO THE "PDD AND OPEN SPACE COMPLIANCE PLAN", PROVIDED AS A SUPPLEMENTAL EXHIBIT WITH THIS SUBMITTAL, FOR DEPICTION OF THE ACREAGE OF THE VARIOUS PDD PLANNING AREA DESIGNATIONS THAT ARE WITHIN THE RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN BOUNDARY.

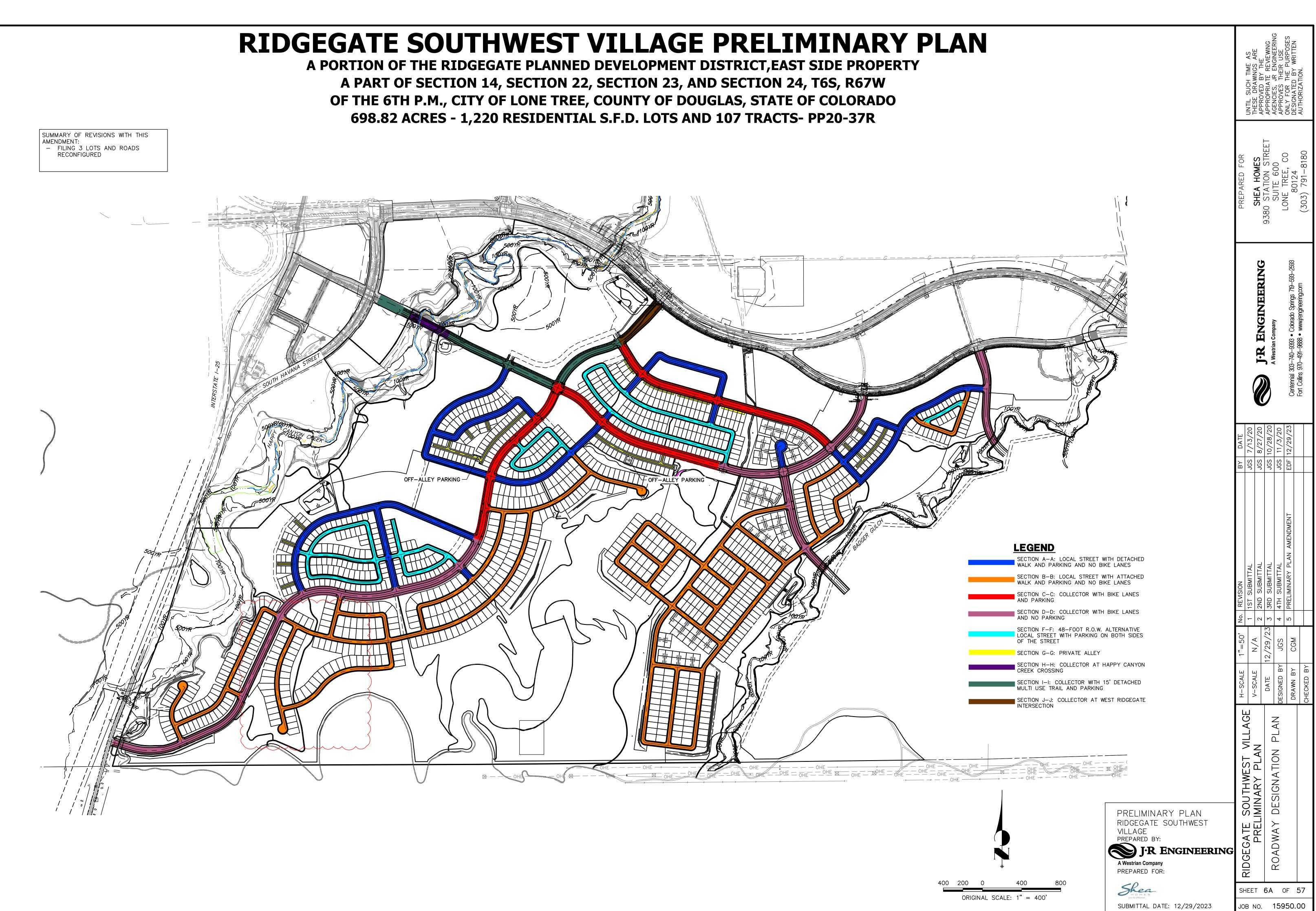
PARK AREA CALCULATIONS PER RIDGEGATE EAST SUB AREA PLAN SECTION 2.7.3 – PARK MASTER PLANS PARK DEDICATION REQUIRED – 5 ACRES/1,000 PEOPLE • 2.0 PEOPLE / S.F.A. UNIT • 2.8 PEOPLE / S.F.D. LOT • S.F.A. (TRACTS W, AP, AR, BL, BM, CK, DF) - 876 UNITS X 2.0 = 1,752 PEOPLE / 1,000 = 1.752 X 5.0 = 8.76 ACRES • S.F.D. LOTS • TOTAL PARK TOTAL PARK LA •• NEIGHBOI •• *25% PA AMENI TOTAL PARK OPEN SPACE C PLANNING AREA DESIGNATION PER RIDGEGATE PLANN DEVELOPMENT DIS 7TH AMENDMENT, 3/23/2023 #16 – OS (REGIONAL | #17 – ÒS #18 − OS #32 – SR (SCHW RANCE

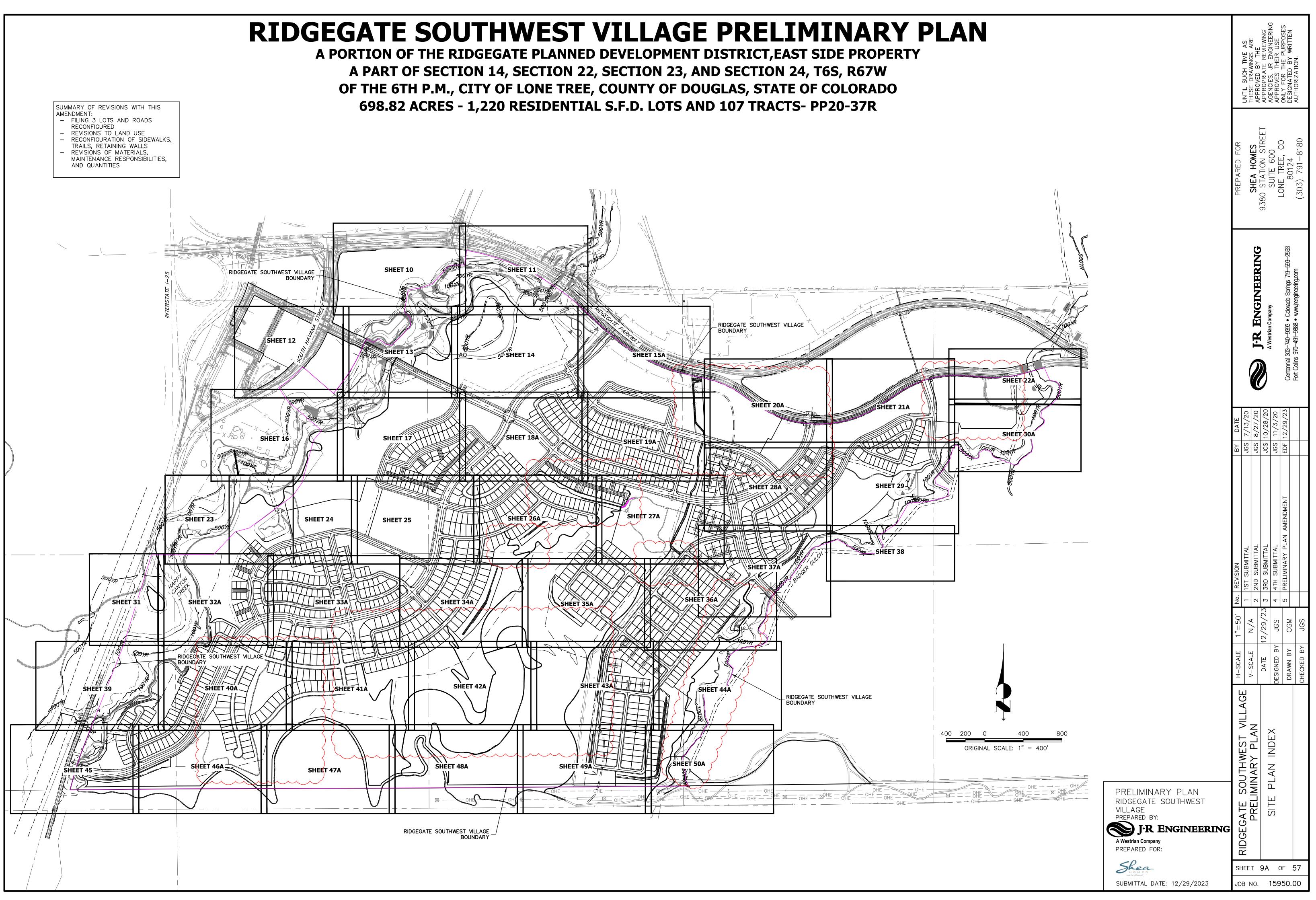
RIDGEGATE SOUTHWEST VI A PORTION OF THE RIDGEGATE PLANNED DEV A PART OF SECTION 14, SECTION 22, SEC OF THE 6TH P.M., CITY OF LONE TREE, COU 698.82 ACRES - 1,220 RESIDENTIAL S.F.

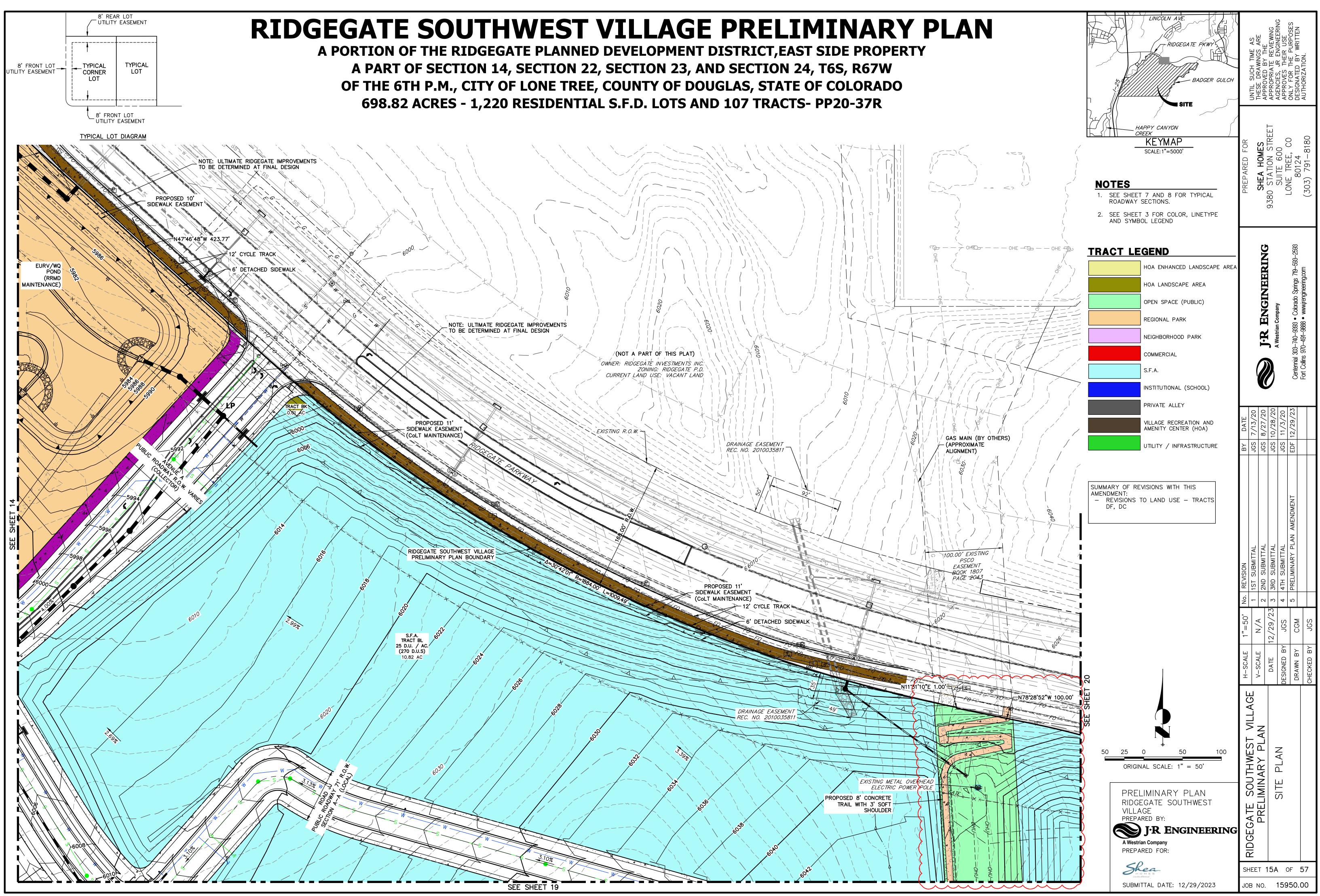
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	CoLT Col RGI RG HOA HO	LT	OPEN SPACE (PUBLIC) S.F.A. PRIVATE ALLEY			9.57		 7.02		 .57			С.	9380		
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0.16	HOA HO HOA HO HOA HO	A HOA	PRIVATE ALLEY A ENHANCED LANDSCAPE AREA A ENHANCED LANDSCAPE AREA	 .16 .44		 		 		.09 			EPAR	ENG		
8.68 1.36	HOA HC RGI RC CoLT Col	ji LT	PRIVATE ALLEY S.F.A. OPEN SPACE (PUBLIC)					 8.68		.04 			РК		A Westria	303-740-9393
2 25	COLT BRN HOIA HO BRMD RBN	HO/	NEIGHBORHOOD PABK								1.81					nnial 300
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* THE NEIGHE COMPONEN REQUIREMEN PARK IDEN	PWSD PW PWSD PW CoLT Col CoLT Col BORHOOD PA T OR OBLIGA NTS FOR THE TIFIED AS TR IREMENTS OF	RK IDEN TOT	L	IS NOT PARK EIGHBORHOOI OBLIGATIONS				ORHOOD ARK         COMMERCIAL 29.63         S.F.A.           29.63         13.2         38.47	  INSTITUTIONAL (SCHOOL) 8	ALLEY (HOA)	5.04 2.00  UTILITY/ NFRASTRUCTURE 31.51		BY DATE LIGS 77137/20	/15/ /27/ /28,	11/3/20	CZ/6Z/ZI
* THE NEIGHE COMPONEN REQUIREMEN PARK IDEN AND REQUIF	PWSD PW PWSD PW Colt Col ColT Col BORHOOD PA T OR OBLIGA T OR OBLIGA INTS FOR THE TIFIED AS TR REMENTS OF STER PLAN PDD COMPL PLANNING AR	RK IDEN TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT	UTILITY/INFRASTRUCTURE OPEN SPACE (PUBLIC)	 HOA ENHANCED ANDSCAPE AREA 18.55 IS NOT PARK EIGHBORHOOI OBLIGATIONS ET DISTRICT	 HOA LANDSCAPE AREA 3.59	23.06	Contemporary Co	 ORHOOD ARK 29.63 COMMERCIAL S.F.A. 29.63 13.2 38.47 PDD COMPLIANCE PLANNING AREA	 INSTITUTIONAL (SCHOOL) 8	PRIVATE     VRAC (HOA)       4.99     3.21       0NS     (CONTINU ONSITE	2.00  UTILITY/ NFRASTRUCTURE 31.51 JED) TOTAL ACREAGE P		DATE	//13/ 8/27/ 10/28	T EDF 12/20/20	I EUF 12/29/20
THE NEIGHE CCEL 1 23.06 CCEL 1 23.06 COMPONEN REQUIREMEN PARK IDEN AND REQUIF	PWSD PW PWSD PW CoLT Col CoLT Col BORHOOD PA T OR OBLIGA INTS FOR THE TIFIED AS TR REMENTS OF STER PLAN PDD COMPL	RK IDEN TOT, TOT, TOT, SOUTH ACT DH THE RIE IANCE C EA PER THE LANNED T DISTRICT	UTILITY/INFRASTRUCTURE OPEN SPACE (PUBLIC)	 HOA ENHANCED ANDSCAPE AREA 18.55 IS NOT PARK IEIGHBORHOOI OBLIGATIONS ET DISTRICT AGE TOTAL ACF SOUTHWES	 HOA LANDSCAPE AREA 3.59 D REAGE PROVIDE ST VILLAGE PREI	23.06      23.06      CPEN SPACE (PUBLIC)      215.55      CD PER RIDGE LIMINARY PLA			 INSTITUTIONAL (SCHOOL) 8 8 CALCULATIO	PRIVATE     VRAC (HOA)       4.99     3.21       4.99     3.21	2.00  UTILITY/ NFRASTRUCTURE 31.51 JED) E TOTAL ACREAGE P SOUTHWEST VILLAG	E PRELIMINARY PLAN	BY DATE	JGS //13/ JGS 8/27/ JGS 10/28	AN AMENIDMENT FDF 12 /29 /23	-AN AMENUMENI EUF 12/29/23
THE NEIGHE CEL 1 23.06 CEL 1 23.06 COMPONEN REQUIREMEN PARK IDEN AND REQUI	PWSD PW PWSD PW ColT Col ColT Col ColT Col PWSD PW Col Col Col Col Col Col Col Col	SD SD SD SD SD SD SD SD TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT, TOT,	UTILITY/INFRASTRUCTURE OPEN SPACE (PUBLIC)	 HOA ENHANCED ANDSCAPE AREA 18.55 IS NOT PARK EIGHBORHOOI OBLIGATIONS ET DISTRICT NT AGE TOTAL ACF SOUTHWES NT <u>PROPOSED</u> TRACT CS TOTAL PRO	 HOA LANDSCAPE AREA 3.59 D REAGE PROVIDED ST VILLAGE PRED	D PER RIDGE LIMINARY PLA		ORHOOD ARK     COMMERCIAL     S.F.A.       29.63     13.2     38.47       29.63     13.2     38.47       PDD     COMPLIANCE       PLANNING     AREA       DESIGNATION     PER       RIDGEGATE     PLANNED       DEVELOPMENT     DISTRIC       7TH     AMENDMENT,	 INSTITUTIONAL (SCHOOL) 8 CALCULATIO PER TH PLANNE DISTRIC AMENDA	PRIVATE     VRAC (HOA)       4.99     3.21       4.99     3.21	2.00  UTILITY/ NFRASTRUCTURE 31.51 JED) E TOTAL ACREAGE P SOUTHWEST VILLAC PROPOSED TRACT. PWSD PARCEL 1 PWSD PARCEL 2 TRACT D	E PRELIMINARY PLAN PROPOSED ACREAGE 5.04 ACRES 2.00 ACRES 1.28 ACRES	BY DATE	JGS //13/ JGS 8/27/ JGS 10/28	AN AMENIDMENT FDF 12 /29 /23	-AN AMENUMENI EUF 12/29/23
THE NEIGHE CEL 1 23.06 CEL 1 23.06 COMPONEN REQUIREMEN PARK IDEN AND REQUI	PWSD PW PWSD PW ColT Col ColT Col ColT Col Col Col Col Col Col Col Col	SD SD SD SD SD SD SD SD SD SD	UTILITY/INFRASTRUCTURE OPEN SPACE (PUBLIC)	 HOA ENHANCED ANDSCAPE AREA IS NOT PARK EIGHBORHOOI OBLIGATIONS ET DISTRICT AGE TOTAL ACF SOUTHWES NT PROPOSED  TOTAL PRO PROPOSED  TOTAL PRO	HOA LANDSCAPE AREA 3.59 D REAGE PROVIDEI TRACT OVIDED: TRACT OVIDED:	23.06         223.06       215.55         215.55       215.55         215.55       215.55         215.55       215.55         D PER RIDGE       10.02         LIMINARY PLA       10.02         ACRES       10.02         PROPOSED       A         0.0       ACRES         0.0       ACRES	O EGIONAL PARK NEIGHBA 78.53 78.53 78.53 78.53 ACREAGE S ACREAGE S ACREAGE	ORHOOD ARK       COMMERCIAL       S.F.A.         29.63       13.2       38.47         29.63       13.2       38.47         PDD       COMPLIANCE         PLANNING       AREA         DESIGNATION       PER         RIDGEGATE       PLANNED         DEVELOPMENT       DISTRIC         7TH       AMENDMENT,         3/23/2023       (ONSITE         (ONSITE       UTILITY/         INFRASTRUCTURE       TRA	 INSTITUTIONAL (SCHOOL) B CALCULATIO FOR TH PLANNE DISTRIC AMENDM 3/23/2 CTS	PRIVATE     VRAC (HOA)       4.99     3.21       4.99     3.21	2.00  UTILITY/ NFRASTRUCTURE 31.51 JED) E TOTAL ACREAGE P SOUTHWEST VILLAG PROPOSED TRACT. PWSD PARCEL 1 PWSD PARCEL 1 PWSD PARCEL 2 TRACT D TRACT D TRACT E TRACT F TRACT L TRACT L TRACT S	PROPOSED ACREAGE 5.04 ACRES 2.00 ACRES 1.28 ACRES 1.56 ACRES 1.18 ACRES 0.04 ACRES	. REVISION 15T SLIRMITTAL	JGS //13/ JGS 8/27/ JGS 10/28	SUBMITTAL JGS 11/3/20 IMINARY PLAN AMENIDMENT FDF 12 /29 /23	-IMINARY PLAN AMENDMENI EUF 12/29/20
* THE NEIGHE COMPONEN REQUIREMEN PARK IDEN AND REQUIF	PWSD PW PWSD PW CoLT Col CoLT Col CoLT Col PDD COMPL PLANNING AR DESIGNATION RIDGEGATE P DEVELOPMENT 7TH AMENDM 3/23/2023 #5 - C/MU MIXED #7 - C/C (C #12 - R/M- (RESIL	SD SD SD SD SD SD SD SD SD SD	UTILITY/INFRASTRUCTURE OPEN SPACE (PUBLIC)	HOA ENHANCED ANDSCAPE AREA IS NOT PARK EIGHBORHOOI OBLIGATIONS ET DISTRICT AGE TOTAL ACF SOUTHWES NT PROPOSED TRACT CS TOTAL PRO PROPOSED ONSITE LO TRACTS (S SFD USE) TRACT CB	HOA LANDSCAPE AREA 3.59 D C REAGE PROVIDED TRACT OVIDED: D	The second	Image: Constraint of the second	ORHOOD ARK       COMMERCIAL       S.F.A.         29.63       13.2       38.47         29.63       13.2       38.47         PDD       COMPLIANCE         PLANNING       AREA         DESIGNATION       PER         RIDGEGATE       PLANNED         DEVELOPMENT       DISTRIC         7TH       AMENDMENT,         3/23/2023       (ONSITE	 INSTITUTIONAL (SCHOOL) B CALCULATIO FOR TH PLANNE DISTRIC AMENDM 3/23/2 CTS	PRIVATE     VRAC (HOA)       4.99     3.21       4.99     3.21	2.00  UTILITY/ NFRASTRUCTURE 31.51 2.00 UTILITY/ NFRASTRUCTURE 31.51 2.00 UTILITY/ NFRASTRUCTURE 31.51 2.00 UTILITY/ NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 2.00 NFRASTRUCTURE 31.51 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NFRASTRUCTURE 3.00 NF	PROPOSED ACREAGE 5.04 ACRES 2.00 ACRES 1.28 ACRES 1.56 ACRES 1.18 ACRES 0.04 ACRES	A No. REVISION 1 15T SUBMITTAL	1         151 SUBMITTAL         JGS         //13/           2         2ND SUBMITTAL         JGS         8/27/           /23         3         3RD SUBMITTAL         JGS         10/28	5     PRF1 IMINARY PLAN     JGS     11/3/20       5     PRF1 IMINARY PLAN     AMENIAMENT     FDF     12 / 20 / 23	D PRELIMINARY PLAN AMENUMENI
THE NEIGHE COMPONEN REQUIREMEN PARK IDEN AND REQUIR	PWSD       PW         PWSD       PW         CoLT       Col         CoLT       Col         BORHOOD       PA         T       OR         DEVELOPMENTS       OF         STER       PLANNING         PDD       COMPL         PLANNING       AR         DESIGNATION       RIDGEGATE         DEVELOPMENT       7TH         7TH       AMENDM         3/23/2023       #5         #7       -         #12       -         MIXED       MIXED         #16       -	RK IDEN TOT, RK IDEN TOT, RK IDEN TOT, RK IDEN TOT, SOUTH ACT DH THE RIE IANCE C EA PER THE LANNED F DISTRICT ENT, (COMMERC USE) CITY CENTE	UTILITY/INFRASTRUCTURE OPEN SPACE (PUBLIC)	 HOA ENHANCED ANDSCAPE AREA IS NOT PARK EIGHBORHOOI OBLIGATIONS ET DISTRICT AGE TOTAL ACF SOUTHWES NT PROPOSED TRACT CS TOTAL PRO PROPOSED ONSITE LO TRACTS (S SFD USE) TRACT CB TOTAL PRO ONSITE LO TRACT CB TOTAL PRO PROPOSED ONSITE LO TRACT CB TOTAL PRO PROPOSED ONSITE LO TRACT CB TOTAL PRO PROPOSED ONSITE LO TRACT CB TOTAL PRO	  HOA LANDSCAPE AREA 3.59 D REAGE PROVIDE ST VILLAGE PREL D TRACT OVIDED: D TRACT OVIDED: D TRACT OVIDED: D TRACT OVIDED: D TRACT OVIDED: D TRACT OVIDED: D TRACT	23.06         223.06       23.06         DPEN SPACE (PUBLIC)       215.55         215.55       215.55         D PER RIDGE LIMINARY PLA         D PER RIDGE LIMINARY PLA         0.0 ACRES         PROPOSED A         0.0 ACRES         PROPOSED A         0.0 ACRES         PROPOSED A         249.93 ACF         3.18 ACRES         253.11 ACR         PROPOSED A         49.73 ACRE         28.80 ACRE	I I I I I I I I I I I I I I I I I I	ORHOOD ARK       COMMERCIAL       S.F.A.         29.63       13.2       38.47         29.63       13.2       38.47         PDD       COMPLIANCE         PLANNING AREA       DESIGNATION PER THIRIDGEGATE PLANNED         DEVELOPMENT DISTRIC         7TH       AMENDMENT,         3/23/2023         (ONSITE UTILITY/         (ONSITE UTILITY/         INFRASTRUCTURE TRANOT COUNTED TOWAF	 INSTITUTIONAL (SCHOOL) B CALCULATIO FOR TH PLANNE DISTRIC AMENDM 3/23/2 CTS	PRIVATE     VRAC (HOA)       4.99     3.21       4.99     3.21	2.00  UTILITY/ NFRASTRUCTURE 31.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21.51 21	PROPOSED ACREAGE 5.04 ACRES 2.00 ACRES 1.28 ACRES 1.28 ACRES 1.56 ACRES 1.18 ACRES 0.81 ACRES 0.81 ACRES 3.26 ACRES 1.35 ACRES 1.35 ACRES 1.37 ACRES 1.37 ACRES 1.37 ACRES 1.37 ACRES 1.37 ACRES 1.37 ACRES 1.37 ACRES 1.37 ACRES 1.35 ACRES 1.75 ACRES 1.75 ACRES 1.75 ACRES 1.04 ACRES 2.35 ACRES 1.81 ACRES	A No. REVISION 1 15T SUBMITTAL	1         151         SUBMITTAL         JGS         //13/           2         2ND         SUBMITTAL         JGS         8/27/           '23         3         3RD         SUBMITTAL         JGS         10/28	BY JGS 4 4TH SUBMITTAL JGS 11/3/20 5 PRFIIMINARY PLAN AMENIMENT FDF 12 /29 /23	D PRELIMINARY PLAN AMENUMENI EUF 12/29/20
* THE NEIGHE COMPONEN REQUIREMEN PARK IDEN AND REQUIF	PWSD       PW         PWSD       PW         CoLT       Col         CoLT       Col         BORHOOD       PA         T       OR         DEVELOPMENTS       OF         STER       PLANNING         PDD       COMPL         PLANNING       AR         DESIGNATION       RIDGEGATE         DEVELOPMENT       7TH         7TH       AMENDM         3/23/2023       #5         #7       -         #12       -         MIXED       MIXED         #16       -	SD SD SD SD SD SD SD SD SD SD	UTILITY/INFRASTRUCTURE OPEN SPACE (PUBLIC)	HOA ENHANCED ANDSCAPE AREA IS NOT PARK EIGHBORHOOI OBLIGATIONS ET DISTRICT  AGE TOTAL ACF SOUTHWES INT PROPOSED TRACT CS TOTAL PRO PROPOSED F TOTAL PRO PROPOSED F TOTAL PRO PROPOSED F TOTAL PRO PROPOSED TRACT CB TOTAL PRO PROPOSED TRACT CB TOTAL PRO PROPOSED TRACT CB TOTAL PRO PROPOSED F TOTAL PRO PROPOSED F TOTAL PRO PROPOSED TRACT AQ TRACT AD TOTAL PRO PROPOSED F TOTAL PRO PROPOSED F TOTAL PRO PROPOSED TRACT AD TOTAL PRO F T T T T	  HOA LANDSCAPE AREA 3.59 AREA 3.59 AREA 3.59 AREA 3.59 AREA 3.59 AREA 3.59 AREA 3.59 AREA COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL	 23.06 PEN SPACE (PUBLIC) 215.55 215.55 215.55 215.55 215.55 PROPOSED A 10.02 ACRES PROPOSED A 10.02 ACRES PROPOSED A 249.93 ACRES PROPOSED A 249.93 ACRES PROPOSED A 249.93 ACRES PROPOSED A 249.93 ACRES PROPOSED A 249.93 ACRES PROPOSED A 249.73 ACRES 28.80 ACRES PROPOSED A 23.06 ACRES	I I I I I I I I I I I I I I I I I I	ORHOOD ARK       COMMERCIAL       S.F.A.         29.63       13.2       38.47         29.63       13.2       38.47         PDD       COMPLIANCE         PLANNING AREA       DESIGNATION PER THIRIDGEGATE PLANNED         DEVELOPMENT DISTRIC         7TH       AMENDMENT,         3/23/2023         (ONSITE UTILITY/         (ONSITE UTILITY/         INFRASTRUCTURE TRANOT COUNTED TOWAF	 INSTITUTIONAL (SCHOOL) B CALCULATIO FOR TH PLANNE DISTRIC AMENDM 3/23/2 CTS	PRIVATE     VRAC (HOA)       4.99     3.21       4.99     3.21	2.00  UTILITY/ NFRASTRUCTURE 31.51 SIL51 TOTAL ACREAGE P SOUTHWEST VILLAG PROPOSED TRACT. PWSD PARCEL 1 PWSD PARCEL 1 PWSD PARCEL 2 TRACT D TRACT D TRACT E TRACT F TRACT L TRACT E TRACT BA TRACT BB TRACT BC TRACT BC TRACT BW TRACT BW TRACT CH TRACT CH TRACT CH TRACT CH TRACT CH TRACT CH TRACT CH TRACT CH TRACT DJ TOTAL PROVIDED: PROPOSED R.O.W. PUBLIC R.O.W.	PROPOSED ACREAGE           5.04 ACRES           2.00 ACRES           1.28 ACRES           1.56 ACRES           1.56 ACRES           1.18 ACRES           0.81 ACRES           3.26 ACRES           1.35 ACRES           2.41 ACRES           1.75 ACRES           1.75 ACRES           1.75 ACRES           1.75 ACRES           1.75 ACRES           1.81 ACRES	ALE N/A No. REVISION 1 1ST SLIBMITTAL	N/A         1         151         SUBMITIAL         JGS         //13/           /29/23         3         3RD         SUBMITTAL         JGS         8/27/	BY JGS 4 4TH SUBMITTAL JGS 11/3/20 5 PRFIIMINARY PLAN AMENIMENT FDF 12 /29 /23	RAWN BY CGM DIPRELIMINARY PLAN AMENUMENI
<ul> <li>* THE NEIGHE COMPONEN REQUIREMEN PARK IDEN AND REQUIF</li> </ul>	PWSD       PW         PWSD       PW         CoLT       Col         CoLT       Col         BORHOOD       PA         T       OR         DEVELOPMENTS       OF         STER       PLANNING         PDD       COMPL         PLANNING       AR         DESIGNATION       RIDGEGATE         DEVELOPMENT       7TH         7TH       AMENDM         3/23/2023       #5         #7       -         #12       -         MIXED       MIXED         #16       -	SD SD SD SD SD SD SD SD SD SD	UTILITY/INFRASTRUCTURE OPEN SPACE (PUBLIC)	 HOA ENHANCED ANDSCAPE AREA IS NOT PARK EIGHBORHOOI OBLIGATIONS ET DISTRICT AGE TOTAL ACF SOUTHWES NT PROPOSED TRACT CS TOTAL PRO PROPOSED ONSITE LO ONSITE DO TRACT AB TRACT AB TRACT AD TRACT	 HOA LANDSCAPE AREA 3.59 D D REAGE PROVIDED TRACT OVIDED: D TRACT OVIDED: D TRACT OVIDED: D TRACT OVIDED: D TRACT OVIDED: D TRACT OVIDED: D TRACT OVIDED: D TRACT OVIDED: D TRACT OVIDED: D TRACT REAGE OVIDED: D TRACT OVIDED: D TRACT OVIDED: D TRACT	 23.06 PEN SPACE (PUBLIC) 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55 215.55	Image: Constraint of the second state of the second	ORHOOD ARK       COMMERCIAL       S.F.A.         29.63       13.2       38.47         PDD       COMPLIANCE         PLANNING AREA DESIGNATION PER THE RIDGEGATE PLANNED DEVELOPMENT DISTRIC 7TH AMENDMENT, 3/23/2023         (ONSITE UTILITY/ INFRASTRUCTURE TRA NOT COUNTED TOWAR OPEN SPACE)	 INSTITUTIONAL (SCHOOL) 8 CALCULATIO TOTAL ( PER TH PLANNE DISTRIC AMENDM 3/23/2 CTS 	 PRIVATE ALLEY 4.99 3.21 VNS (CONTINU ONSITE ACREAG E RIDGEGATE D DEVELOPMENT T, 7TH AENT, 2023*	2.00  UTILITY/ NFRASTRUCTURE 31.51 SILSI IED) TOTAL ACREAGE P SOUTHWEST VILLAG PROPOSED TRACT. PWSD PARCEL 1 PWSD PARCEL 1 PWSD PARCEL 1 PWSD PARCEL 2 TRACT D TRACT E TRACT E TRACT F TRACT L TRACT BA TRACT BA TRACT BB TRACT BC TRACT BW TRACT BW TRACT CH TRACT CH TRACT CH TRACT CH TRACT CH TRACT CH TRACT CH TRACT DJ TOTAL PROVIDED: PROPOSED R.O.W.	PROPOSED ACREAGE           5.04 ACRES           2.00 ACRES           1.28 ACRES           1.56 ACRES           1.18 ACRES           1.18 ACRES           1.35 ACRES           1.35 ACRES           1.35 ACRES           1.35 ACRES           1.35 ACRES           1.35 ACRES           2.41 ACRES           1.75 ACRES           1.75 ACRES           1.75 ACRES           1.04 ACRES           2.35 ACRES           1.81 ACRES           31.51 ACRES           PROPOSED ACREAGE	ALE N/A No. REVISION 1 1ST SLIBMITTAL	V-SCALE         N/A         1         151         SUBMITTAL         JGS         //13/           DATE         12/29/23         3         3RD         SUBMITTAL         JGS         8/27/	SIGNED BY JGS 4 4TH SUBMITTAL JGS 11/3/20 5 PRFI IMINARY PI AN AMENIMMENT FDF 12 /29 /23	Y CGM D PRELIMINARY PLAN AMENUMENI
* THE NEIGHE COMPONEN REQUIREMEN PARK IDEN AND REQUIR	PWSD       PW         PWSD       PW         CoLT       Col         CoLT       Col         BORHOOD       PA         T       CO         AT       OR         OR       OBLIGA         INTS       FOR         TIFIED       AS         IREMENTS       OF         STER       PLAN         PDD       COMPL         PLANNING       AR         DESIGNATION       RIDGEGATE         RIDGEGATE       P         DEVELOPMENT       7TH         7TH       AMENDM         3/23/2023       #5         #7       C/C         #12       R/M-         (RESID         #16       OS         (REGID	SD SD SD SD SD SD SD SD SD SD	UTILITY/INFRASTRUCTURE OPEN SPACE (PUBLIC)	 HOA ENHANCED ANDSCAPE AREA IS NOT PARK EIGHBORHOOI OBLIGATIONS ET DISTRICT AGE TOTAL ACF SOUTHWES NT PROPOSED TRACT CS TOTAL PRO PROPOSED ONSITE LO ONSITE LO TRACT CB TOTAL PRO PROPOSED RRMD PAR TRACT AQ TRACT AQ TRACT AQ TRACT AC PROPOSED RRMD PAR TRACT CB TRACT CB T	 HOA LANDSCAPE AREA 3.59 AREA BREAGE PROVIDED D REAGE PROVIDED TRACT OVIDED: D TRACT OVIDED: D TRACT OVIDED: D TRACT OVIDED: D TRACT OVIDED: D TRACT OVIDED: D TRACT OVIDED: D TRACT RCEL 1	23.06         223.06       23.06         PEN SPACE (PUBLIC)       215.55         215.55       215.55         215.55       215.55         215.55       215.55         215.55       215.55         215.55       215.55         215.55       215.55         215.55       215.55         215.55       215.55         215.55       215.55         215.55       215.55         215.55       215.55         215.55       215.55         215.55       215.55         215.55       215.55         215.55       215.55         215.55       215.55         215.55       215.55         215.55       215.55         215.55       215.55         215.55       215.55         210.02       ACRES         PROPOSED       A         249.93       ACRE         3.18       ACRES         PROPOSED       A         23.06       ACRE         23.06       ACRE         23.06       ACRE         23.06       ACRE         3.10	I I I I I I I I I I I I I I I I I I	PDD COMPLIANCE PLANNING AREA DESIGNATION PER THI RIDGEGATE PLANNED DEVELOPMENT DISTRIC 7TH AMENDMENT, 3/23/2023 (ONSITE UTILITY/ INFRASTRUCTURE TRA NOT COUNTED TOWAF OPEN SPACE) PUBLIC R.O.W.	 INSTITUTIONAL (SCHOOL) 8 CALCULATIO ADDATE PER TH PLANNE DISTRIC AMENDA 3/23/2 CTS  21.45 A	 PRIVATE ALLEY 4.99 3.21 VNS (CONTINU ONSITE ACREAG E RIDGEGATE D DEVELOPMENT T, 7TH AENT, 2023*	2.00  UTILITY/ NFRASTRUCTURE 31.51 TOTAL ACREAGE P SOUTHWEST VILLAG PROPOSED TRACT. PWSD PARCEL 1 PWSD PARCEL 1 PWSD PARCEL 2 TRACT D TRACT E TRACT F TRACT L TRACT E TRACT BA TRACT BA TRACT BB TRACT BC TRACT BC TRACT BW TRACT CH TRACT CH TRACT CH TRACT CH TRACT CH TRACT CH TRACT CH TRACT CH TRACT CH TRACT DJ TOTAL PROVIDED: PROPOSED R.O.W. PUBLIC R.O.W.	PROPOSED ACREAGE           5.04 ACRES           2.00 ACRES           1.28 ACRES           1.56 ACRES           1.18 ACRES           0.81 ACRES           3.26 ACRES           1.35 ACRES           1.35 ACRES           1.37 ACRES           1.75 ACRES           1.75 ACRES           1.75 ACRES           1.75 ACRES           1.75 ACRES           1.81 ACRES	H-SCALE N/A No. REVISION 1 15T SLIBMITTAI	V         V         SCALE         N/A         1         151 SUBMITTAL         JGS         //13/           V         V         SCALE         N/A         2         ZND         SUBMITTAL         JGS         8/27/           DATE         12/29/23         3         3RD         SUBMITTAL         JGS         10/28	LE DESIGNED BY JGS 4 4TH SUBMITTAL JGS 11/3/20 5 PRFI MINARY PI AN AMENIMENT FDF 12 /29 /23	RAWN BY CGM DEPENDENT PLAN AMENUMENT EUR 12/29/20
CEL 1       5.04         CEL 2       2.00         CEL 1       23.06         CEL 1       23.06         COMPONENT         REQUIREMENT         PARK       IDENT         AND       REQUIRE	PWSD       PW         PWSD       PW         ColT       Col         ColT       Col         BORHOOD PA	SD SD SD SD SD SD SD SD SD SD	UTILITY/INFRASTRUCTURE OPEN SPACE (PUBLIC) TIFIED AS TRACT DH THE NEIGHBORHOOD WEST VILLAGE. THE N IS SUBJECT TO THE DGEGATE EAST COUPLI CALCULATIONS TOTAL ONSITE ACREA PER THE RIDGEGATE PLANNED DEVELOPME T, DISTRICT, 7TH AMENDMENT, 3/23/2023* CIAL 10.00 ACRES ER) 0.60 ACRES ER) 0.60 ACRES () 60.1 ACRES () 179.0 ACRES	 HOA ENHANCED ANDSCAPE AREA IS NOT PARK EIGHBORHOOI OBLIGATIONS ET DISTRICT AGE TOTAL ACF SOUTHWES NT PROPOSED TRACT CS TOTAL PRO PROPOSED TOTAL PRO PROPOSED TRACT CB TOTAL PRO PROPOSED TRACT CB TOTAL PRO PROPOSED TRACT CB TOTAL PRO PROPOSED TRACT CB TOTAL PRO PROPOSED TRACT CB TOTAL PRO PROPOSED TRACT AU TRACT AU TRA	  HOA LANDSCAPE AREA 3.59 REAGE PROVIDED TVILLAGE PRED D TRACT OVIDED: D TRACT	23.06         23.06          23.06          23.06          PEN SPACE (PUBLIC)          215.55          215.55          215.55          D PER RIDGE LIMINARY PLA         PROPOSED A         10.02 ACRES         PROPOSED A         0.0 ACRES         PROPOSED A         249.93 ACRE         PROPOSED A         23.06 ACRES         PROPOSED A         23.06 ACRES         PROPOSED A         23.06 ACRES         PROPOSED A         23.06 ACRE         3.18 ACRES         PROPOSED A         23.06 ACRE         138.93 ACRE         2.45 ACRE         3.10 ACRE         1.36 ACRE         1.36 ACRE         PROPOSED A         1.37 ACRE         9.57 ACRE		PDD COMPLIANCE PLANNING AREA DESIGNATION PER THI RIDGEGATE PLANNED DEVELOPMENT DISTRIC 7TH AMENDMENT, 3/23/2023 (ONSITE UTILITY/ INFRASTRUCTURE TRA NOT COUNTED TOWAF OPEN SPACE) PUBLIC R.O.W.	 INSTITUTIONAL (SCHOOL) 8 CALCULATIO ADDATE PER TH PLANNE DISTRIC AMENDA 3/23/2 CTS  21.45 A	 PRIVATE ALLEY 4.99 3.21 VNS (CONTINU ONSITE ACREAG E RIDGEGATE D DEVELOPMENT T, 7TH AENT, 2023*	2.00  UTILITY/ NFRASTRUCTURE 31.51 TOTAL ACREAGE P SOUTHWEST VILLAG PROPOSED TRACT. PWSD PARCEL 1 PWSD PARCEL 1 PWSD PARCEL 2 TRACT D TRACT E TRACT F TRACT L TRACT E TRACT BA TRACT BA TRACT BB TRACT BC TRACT BC TRACT BW TRACT CH TRACT CH TRACT CH TRACT CH TRACT CH TRACT CH TRACT CH TRACT CH TRACT CH TRACT DJ TOTAL PROVIDED: PROPOSED R.O.W. PUBLIC R.O.W.	PROPOSED ACREAGE           5.04 ACRES           2.00 ACRES           1.28 ACRES           1.56 ACRES           1.18 ACRES           0.81 ACRES           3.26 ACRES           1.35 ACRES           1.35 ACRES           1.37 ACRES           1.75 ACRES           1.75 ACRES           1.75 ACRES           1.75 ACRES           1.75 ACRES           1.81 ACRES	LLAGE H-SCALE N/A No. REVISION 1 15T SLIRMITTAL	PLAN         V-SCALE         N/A         1         151 SUBMITTAL         JGS         //13/           PLAN         V-SCALE         N/A         2         2ND SUBMITTAL         JGS         8/27/           DATE         12/29/23         3         3RD SUBMITTAL         JGS         10/28	DESIGNED BY JGS 4 4TH SUBMITTAL JGS 11/3/20 F PRFI IMINARY PI AN AMENIMENT FDF 12 /29 /23	RAWN BY CGM DEPENDENT PLAN AMENUMENT EUR 12/29/20
** THE NEIGHE COMPONEN REQUIREMEN PARK IDEN AND REQUIF	PWSD       PW         PWSD       PW         CoLT       Col         ColT       Col         BORHOOD PA       A         TOR OBLIGA       A         IT OR OBLIGA       A         NTS FOR THE       TIFIED AS TR         REMENTS OF       STER PLAN         PDD COMPL       PLANNING AR         DESIGNATION       RIDGEGATE P         DEVELOPMEN'       7TH AMENDM         3/23/2023       #5 - C/MU         #12 - R/M-       (RESID         #16 - OS       (REGID)         #17 - OS       #18 - OS	SD SD SD SD SD SD SD SD SD SD	UTILITY/INFRASTRUCTURE OPEN SPACE (PUBLIC) THE SPACE (PUBLIC) AL TIFIED AS TRACT DH THE NEIGHBORHOOD IWEST VILLAGE. THE N IS SUBJECT TO THE DOGEGATE EAST COUPLI CALCULATIONS TOTAL ONSITE ACREA PER THE RIDGEGATE PLANNED DEVELOPME DISTRICT, 7TH AMENDMENT, 3/23/2023* CIAL 10.00 ACRES ER) 0.60 ACRES ER) 0.60 ACRES () 60.1 ACRES () 179.0 ACRES 8.0 ACRES	 HOA ENHANCED ANDSCAPE AREA IS NOT PARK EIGHBORHOOI OBLIGATIONS ET DISTRICT AGE TOTAL ACF SOUTHWES NT PROPOSED TRACT CS TOTAL PRO PROPOSED C TOTAL PRO PROPOSED TRACT CB TOTAL PRO ONSITE LO TRACT CB TOTAL PRO PROPOSED C TRACT CB TOTAL PRO PROPOSED TRACT AQ TRACT A	  HOA LANDSCAPE AREA AREA 3.59 3.59 AREAGE PROVIDED D REAGE PROVIDED TRACT OVIDED: D TRACT OVIDED: D TRACT O TRACT O TRACT O TRACT O T O TRACT O T O TRACT O T O T O TRACT O T O T O T O T O T O T O T O	23.06         23.06          23.06          23.06          PEN SPACE (PUBLIC)          215.55          215.55          215.55          D PER RIDGE LIMINARY PLA         PROPOSED A         10.02 ACRES         PROPOSED A         0.0 ACRES         PROPOSED A         249.93 ACRE         PROPOSED A         23.06 ACRES         PROPOSED A         23.06 ACRES         PROPOSED A         23.06 ACRES         PROPOSED A         23.06 ACRE         3.18 ACRES         PROPOSED A         23.06 ACRE         138.93 ACRE         2.45 ACRE         3.10 ACRE         1.36 ACRE         1.36 ACRE         PROPOSED A         1.37 ACRE         9.57 ACRE		PDD COMPLIANCE PLANNING AREA DESIGNATION PER THI RIDGEGATE PLANNED DEVELOPMENT DISTRIC 7TH AMENDMENT, 3/23/2023 (ONSITE UTILITY/ INFRASTRUCTURE TRA NOT COUNTED TOWAF OPEN SPACE) PUBLIC R.O.W.	 INSTITUTIONAL (SCHOOL) 8 CALCULATIO ADDATE PER TH PLANNE DISTRIC AMENDA 3/23/2 CTS  21.45 A	 PRIVATE ALLEY 4.99 3.21 VNS (CONTINU ONSITE ACREAG E RIDGEGATE D DEVELOPMENT T, 7TH AENT, 2023*	2.00  UTILITY/ NFRASTRUCTURE 31.51 TOTAL ACREAGE P SOUTHWEST VILLAC PROPOSED TRACT. PWSD PARCEL 1 PWSD PARCEL 1 PWSD PARCEL 2 TRACT D TRACT E TRACT F TRACT L TRACT S TRACT AZ TRACT BB TRACT BB TRACT BC TRACT BW TRACT CH TRACT DJ	PROPOSED ACREAGE           5.04 ACRES           2.00 ACRES           1.28 ACRES           1.56 ACRES           1.18 ACRES           0.81 ACRES           3.26 ACRES           1.35 ACRES           1.35 ACRES           1.37 ACRES           1.75 ACRES           1.75 ACRES           1.75 ACRES           1.75 ACRES           1.75 ACRES           1.81 ACRES	ST VILLAGE H-SCALE N/A No. REVISION 1 15T SLIBMITTAL	INARY PLAN         V-SCALE         N/A         1         151 SUBMITTAL         JGS         //13/           INARY PLAN         V-SCALE         N/A         2         2ND SUBMITTAL         JGS         JGS	TABLE DESIGNED BY JGS 4 4TH SUBMITTAL JGS 11/3/20 5 PRFI MINARY PI AN AMENIMENT FDF 12 /29 /23	RAWN BY CGM DIPRELIMINARY PLAN AMENUMENI

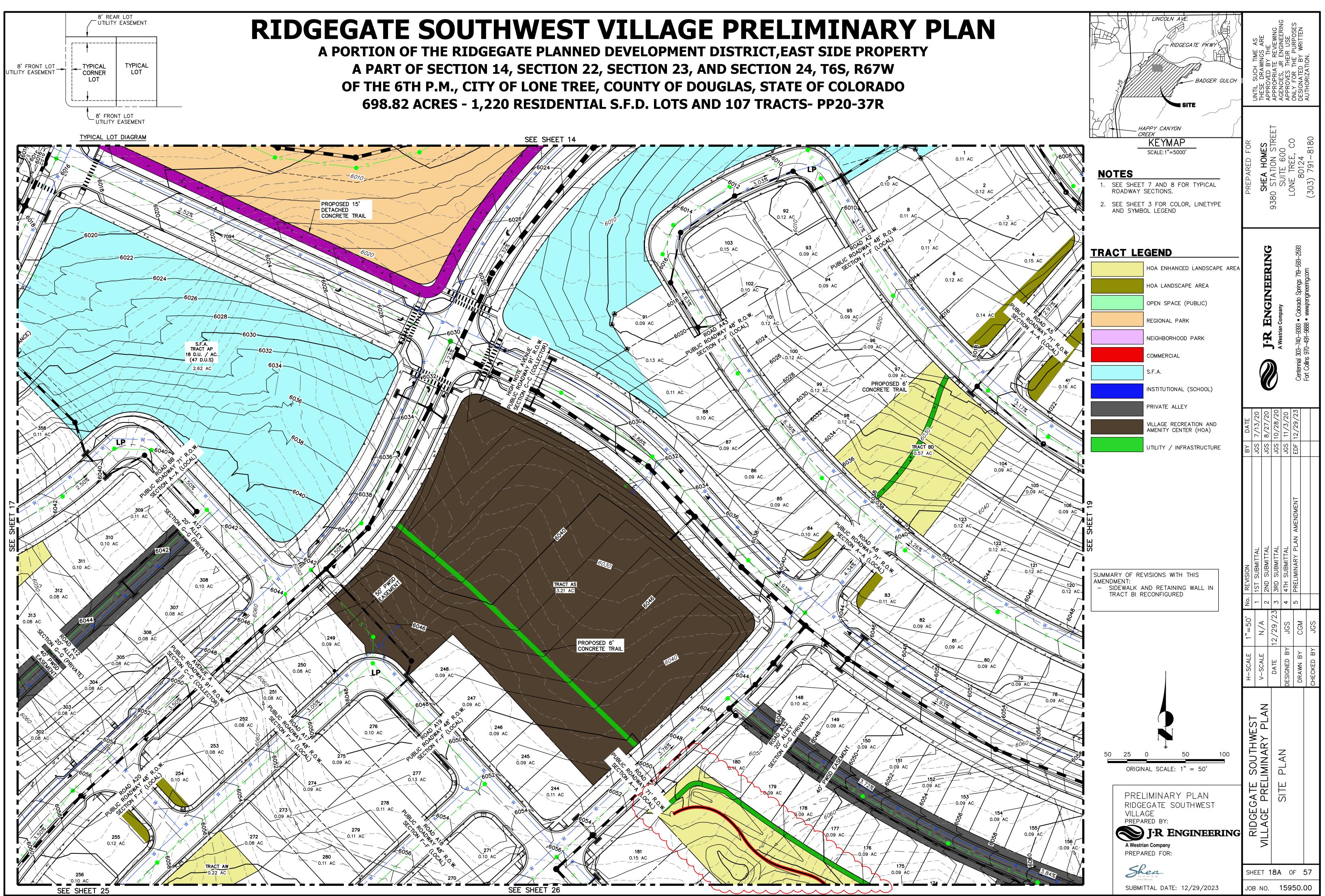
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Colt Colt IOIA RMD	CoLT BRMD HQA RRMD	NEIG HOA ENHA	N SPACE (PUBLIC) HBORHOOD PABK NCED LANDSCAPE AREA Y/INFRASTRUCTURE	  325		1.36 		.75				 		  1.81					6		ا ک	56
NSD NSD oLT	PWSD PWSD CoLT		Y/INFRASTRUCTURE Y/INFRASTRUCTURE N SPACE (PUBLIC)			  23.06							_	5.04 2.00 							Cantar	Centennial Colline
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OR C ITS FC IFIED EMEN TER P PDD ( PLANN DESIGI RIDGE DEVEL 7TH A 3/23/ #5 - #7 -	BLIGATION R THE SO AS TRACT S OF THE AN OMPLIANC ING AREA IATION PER EATE PLANNE DPMENT DIST MENDMENT, 2023 C/MU (COMM MIXED USE)	OF THE UTHWEST DH IS S RIDGEG/ EE CALCU THE F IRICT, F WERCIAL 1 CENTER) (C AL	NEIGHBORHOOD VILLAGE. THE N SUBJECT TO THE ATE EAST COUPL ULATIONS TOTAL ONSITE ACRE/ PER THE RIDGEGATE PLANNED DEVELOPME DISTRICT, 7TH AMENDMENT, 3/23/2023* 10.00 ACRES	IS NOT PARK IEIGHBORHOO OBLIGATIONS ET DISTRICT AGE TOTAL AG SOUTHWE TRACT CS TOTAL PF PROPOSE TOTAL PF PROPOSE ONSITE L	OD S CREAGE PRO ED TRACT S ROVIDED: ED TRACT ROVIDED: ED LOT/TRAC OTS AND (SFA AND	VIDED PER R PRELIMINARY 10.02 A 10.02 A PROPOS 0.0 ACR 0.0 ACR	ED ACREA CRES CRES ED ACREA ES ED ACREA	PD PI Di Ri Di 7' 3, GE GE (( IN RE	D COMPLIA ANNING AREA ESIGNATION P DGEGATE PLA EVELOPMENT ITH AMENDMEN /23/2023	NCE CAL A ER THE NNED DISTRICT, IT, Y/ RE TRACTS	_CULATIO TOTAL PER TH PLANN DISTRIO AMEND 3/23/	ONS (CONTI ONSITE ACRE HE RIDGEGATE ED DEVELOPMI CT, 7TH MENT,	NUED) AGE TO SO ENT F F F F T T T T T T T T T T T T T	31.51 TAL ACREAGE DTAL ACREAGE DUTHWEST VILL OPOSED TRAC WSD PARCEL 1 WSD PARCEL 1 WSD PARCEL 2 RACT D RACT E RACT E RACT F RACT F RACT S RACT S RACT BA RACT BB RACT BB RACT BC	AGE PREL	IMINARY PLAN PROPOSED ACREAG 5.04 ACRES 2.00 ACRES 1.28 ACRES 1.28 ACRES 1.36 ACRES 1.18 ACRES 1.31 ACRES 1.35 ACRES 2.41 ACRES 2.41 ACRES 1.37 ACRES		No. REVISION 1 OT CLIMITTY	1         151         SUBMITTAL         JGS         7/           2         2ND         SUBMITTAL         JGS         8/	23 3 3RD SUBMITTAL JGS 10/	4     4 TH SUBMITTAL     JGS 11/       5     PRELIMINARY PLAN AMENDMENT     EDF 12/	
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OR C TS FC FIED ER P DD ( PLANN DESIGE DEVEL 3/23/ #5 - #12 - #12 - #14 - #18 - #18 - #25 -	BLIGATION R THE SO AS TRACT S OF THE AN OMPLIANC ING AREA ATION PER ATE PLANNE OPMENT DIST MENDMENT, 2023 C/MU (COMM MIXED USE) C/C (CITY C R/M-U (RESIDENTI/ MIXED USE) OS (REGIONAL OS OS	OF THE UTHWEST DH IS S RIDGEG EE CALCU THE ED TRICT, [] ( AL PARK) PARK) ( AL ( AL ( AL ( AL ( AL) ( AL ( AL) ( AL ( AL	E NEIGHBORHOOD T VILLAGE. THE N SUBJECT TO THE ATE EAST COUPL USTRICT, TOTAL ONSITE ACREA PER THE RIDGEGATE PLANNED DEVELOPME DISTRICT, 7TH AMENDMENT, 3/23/2023* 10.00 ACRES 0.60 ACRES 376.6 ACRES 60.1 ACRES 60.1 ACRES 179.0 ACRES 42.4 ACRES 8.0 ACRES	IS NOT PARK IEIGHBORHOO OBLIGATIONS ET DISTRICT AGE TOTAL AC SOUTHWE INT PROPOSE TRACT CS TOTAL PF PROPOSE ONSITE L TRACT CI TOTAL PF PROPOSE ONSITE L TRACT CI TOTAL PF PROPOSE RRMD PA TRACT A TRACT	OD S CREAGE PRO ED TRACT S ROVIDED: ED TRACT ROVIDED: ED TRACT ROVIDED: ED TRACT ROVIDED: ED TRACT S ROVIDED: ED TRACT ARCEL 1 S ROVIDED: ED TRACT ARCEL 1 S ROVIDED: ED TRACT S ROVIDED: ED TRACT	VIDED PER R PRELIMINARY PRELIMINARY 10.02 A 10.02 A 10.02 A PROPOS 0.0 ACR 0.0 ACR 0.0 ACR 10.02 A PROPOS 0.0 ACR 0.0	ED ACREA ED ACREA CRES ED ACREA ED ACREA ED ACREA ED ACREA ACRES ED ACREA ACRES ED ACREA ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES ACRES	PD PI DI RI DI 7' 3, GE GE GE GE GE GE GE GE GE GE GE GE GE	D COMPLIA ANNING AREA ESIGNATION P DGEGATE PLA EVELOPMENT ITH AMENDMEN /23/2023 DNSITE UTILIT IFRASTRUCTUI OT COUNTED PEN SPACE) JBLIC R.O.W.	NCE CAL A ER THE NNED DISTRICT, IT, Y/ RE TRACTS TOWARDS	_CULATIO	ONS (CONTI ONSITE ACRE HE RIDGEGATE ED DEVELOPMI CT, 7TH MENT, 2023*	NUED) AGE TC ENT PF F F F F T T T T T T T T T T T T T T T	31.51 TAL ACREAGE DTAL ACREAGE DTAL ACREAGE DUTHWEST VILL OPOSED TRAC WSD PARCEL 1 WSD PARCEL 1 WSD PARCEL 1 WSD PARCEL 1 RACT D RACT D RACT E RACT E RACT F RACT F RACT F RACT S RACT AZ RACT BA RACT BB RACT BB RACT BB RACT BB RACT BB RACT BB RACT BW RACT CH RACT	AGE PREL	IMINARY PLAN PROPOSED ACREAG 5.04 ACRES 2.00 ACRES 1.28 ACRES 1.28 ACRES 1.35 ACRES 1.35 ACRES 1.35 ACRES 1.37 ACRES 1.37 ACRES 1.37 ACRES 1.35 ACRES 1.31 ACRES 1.31 ACRES 1.31 ACRES 1.31 ACRES	_	VILLAGE H-SCALE N/A No. REVISION 2 101 2 11 100	AN V-SCALE N/A 2 2ND SUBMITTAL JGS 8/	I F DATE 12/29/23 3 3RD SUBMITTAL JGS 10/	DESIGNED BY JGS 4 4TH SUBMITTAL	BY CGM CGM
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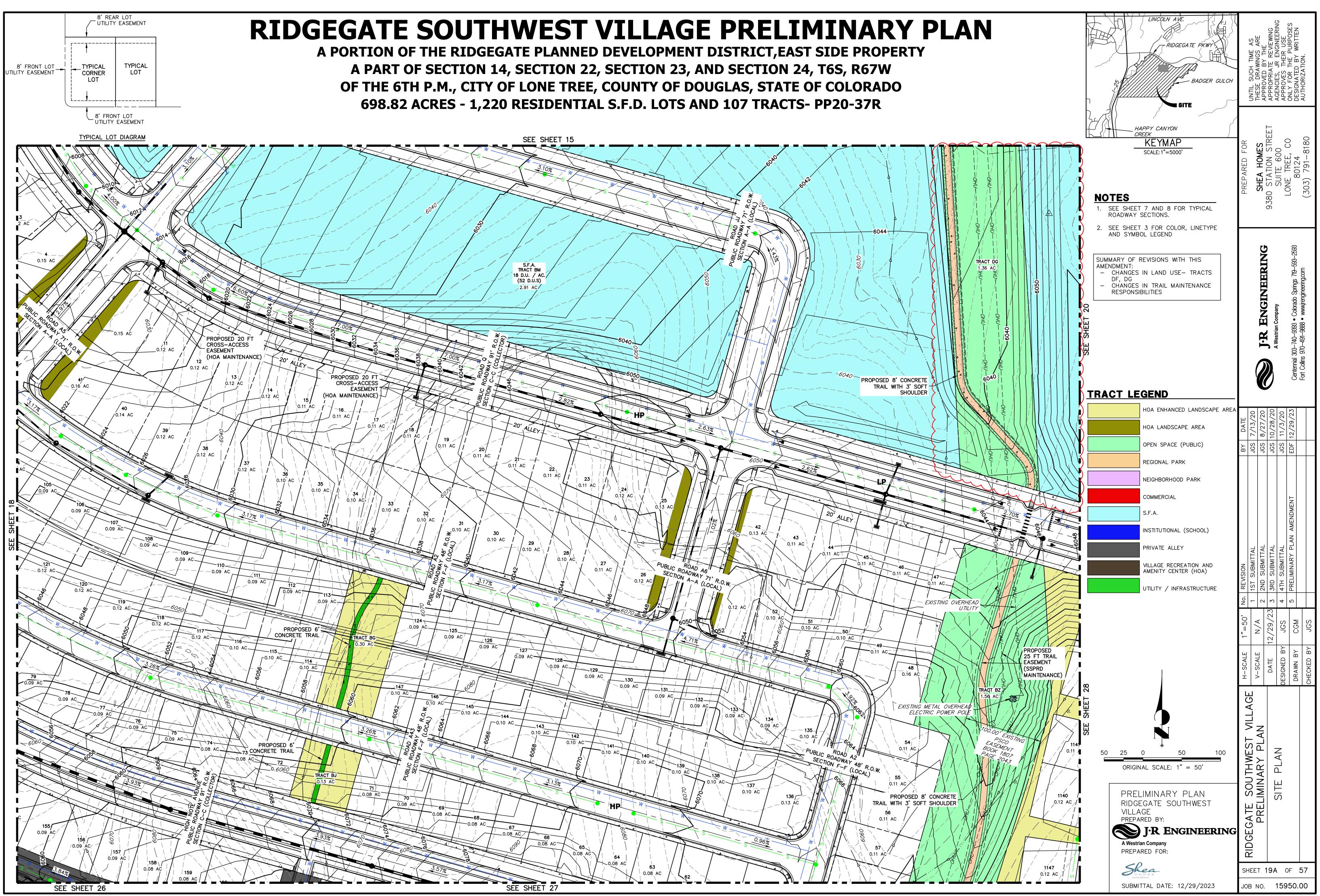
5 - 1,220	= 8.76 ACRES LOTS X 2.8 = 3,416 PI EDICATION REQUIRED: +	EOPLE / 1,000 = 3.42 /- 25.84 ACRES	X 5.0=17.08 ACRES
ORHOOD P PARK ACRE NITY CENTE	ATION PROVIDED: ARKS: 7.09+12.05+9.56 AGE CREDIT APPLIED TO <u>R (3.21 AC. X 25% =</u> ON PROVIDED: 29.50 A	) THE PRIVATE VILLAGE 0.80 AC.)	RECREATION AND
CALCULA	TIONS		
ER THE NNED DISTRICT, T,	TOTAL ONSITE ACREAGE REQUIRED PER THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT, 3/23/2023*	TOTAL ACREAGE PROVIDI SOUTHWEST VILLAGE PRE	
AL PARK) IWEIGER CH) ONSITE	60.1 ACRES 179.0 ACRES 42.4 ACRES 0.67 ACRES <b>282.17 ACRES TOTAL</b>	TRACT BU TRACT BZ TRACT CJ TRACT CT TRACT DG	PROPOSED ACREAGE           49.73 ACRES           28.80 ACRES           23.06 ACRES           138.93 ACRES           2.45 ACRES           3.10 ACRES           3.10 ACRES           7.81 ACRES           1.90 ACRES           11.76 ACRES           4.63 ACRES           9.57 ACRES           9.37 ACRES           1.36 ACRES           292.08 ACRES

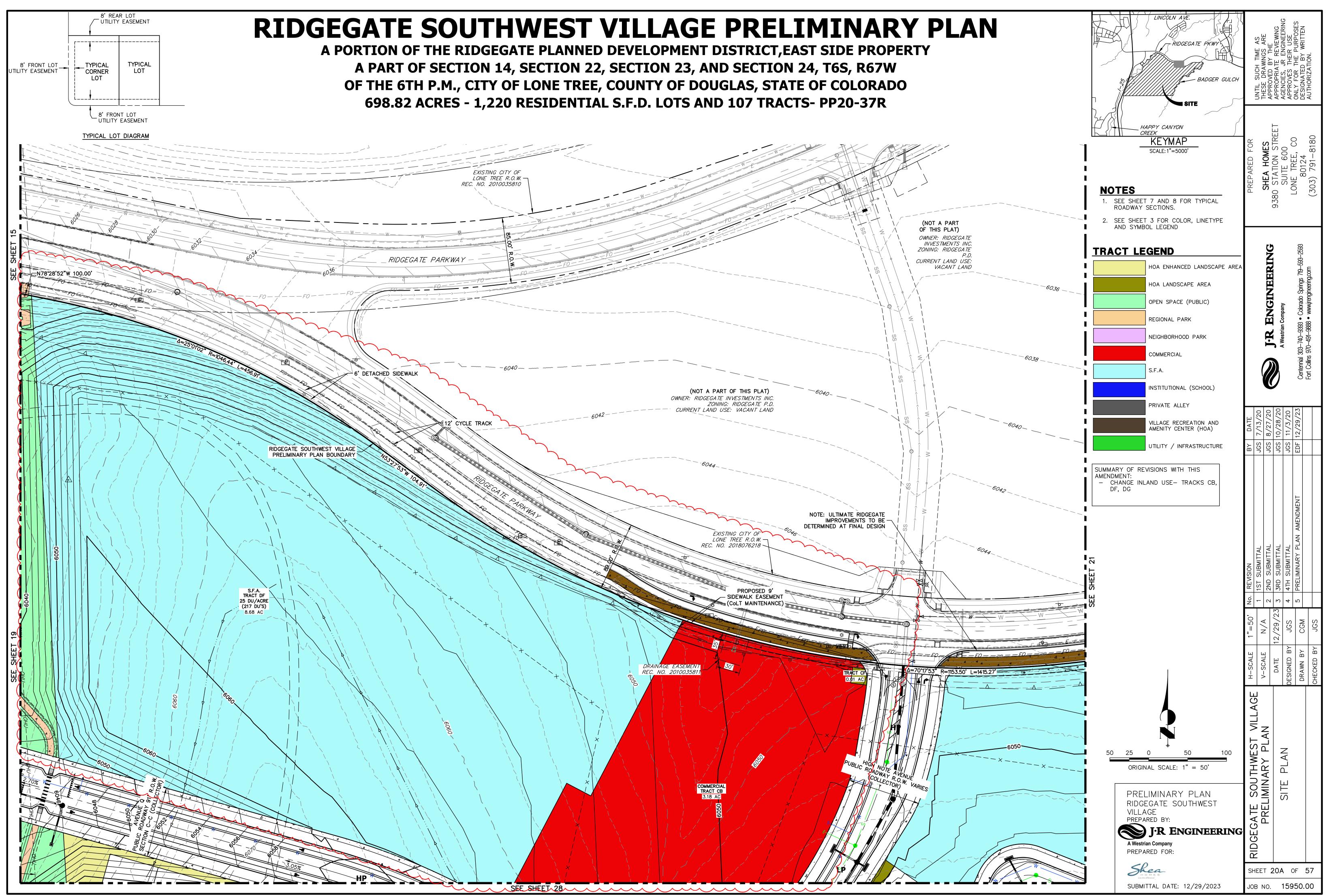


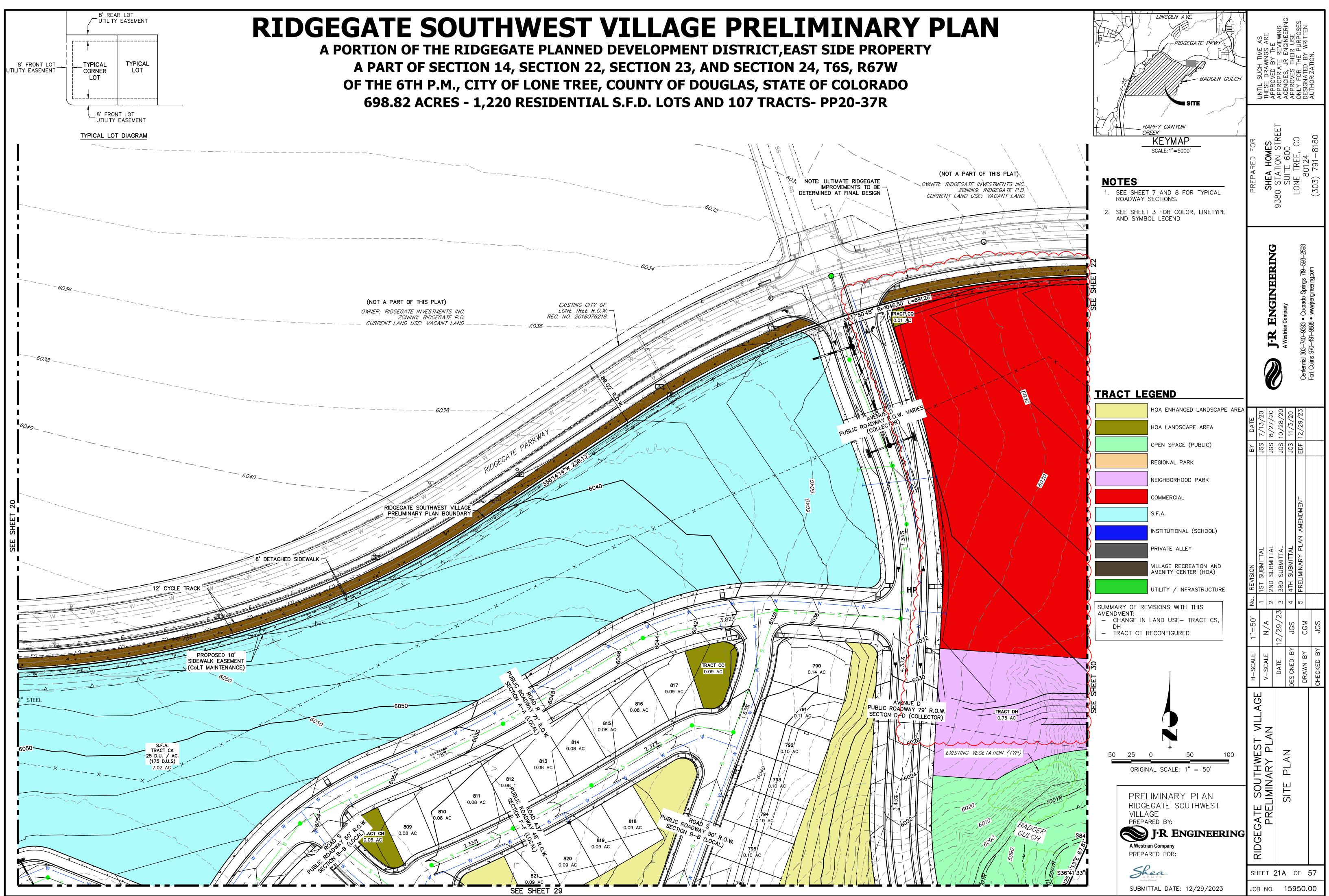


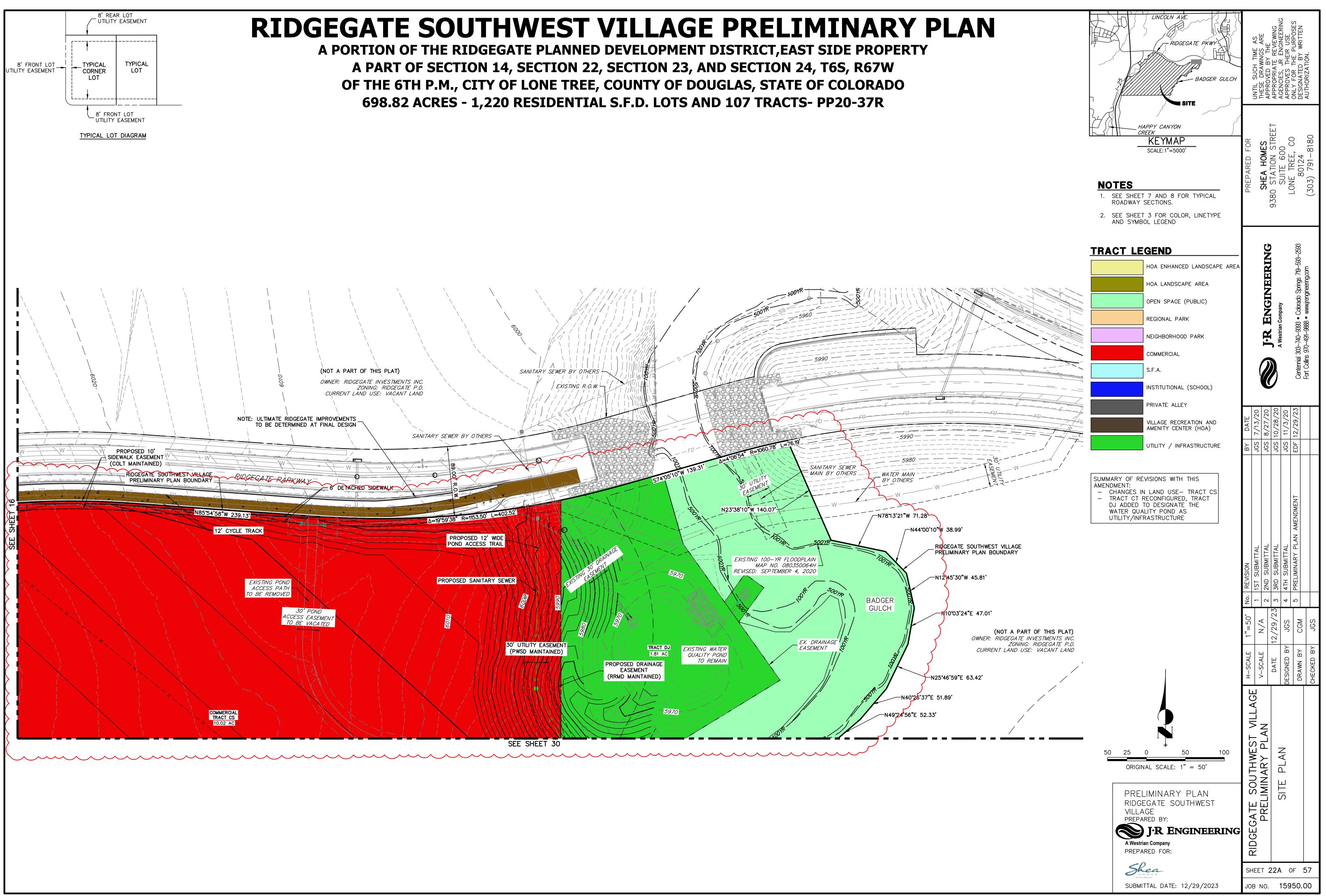


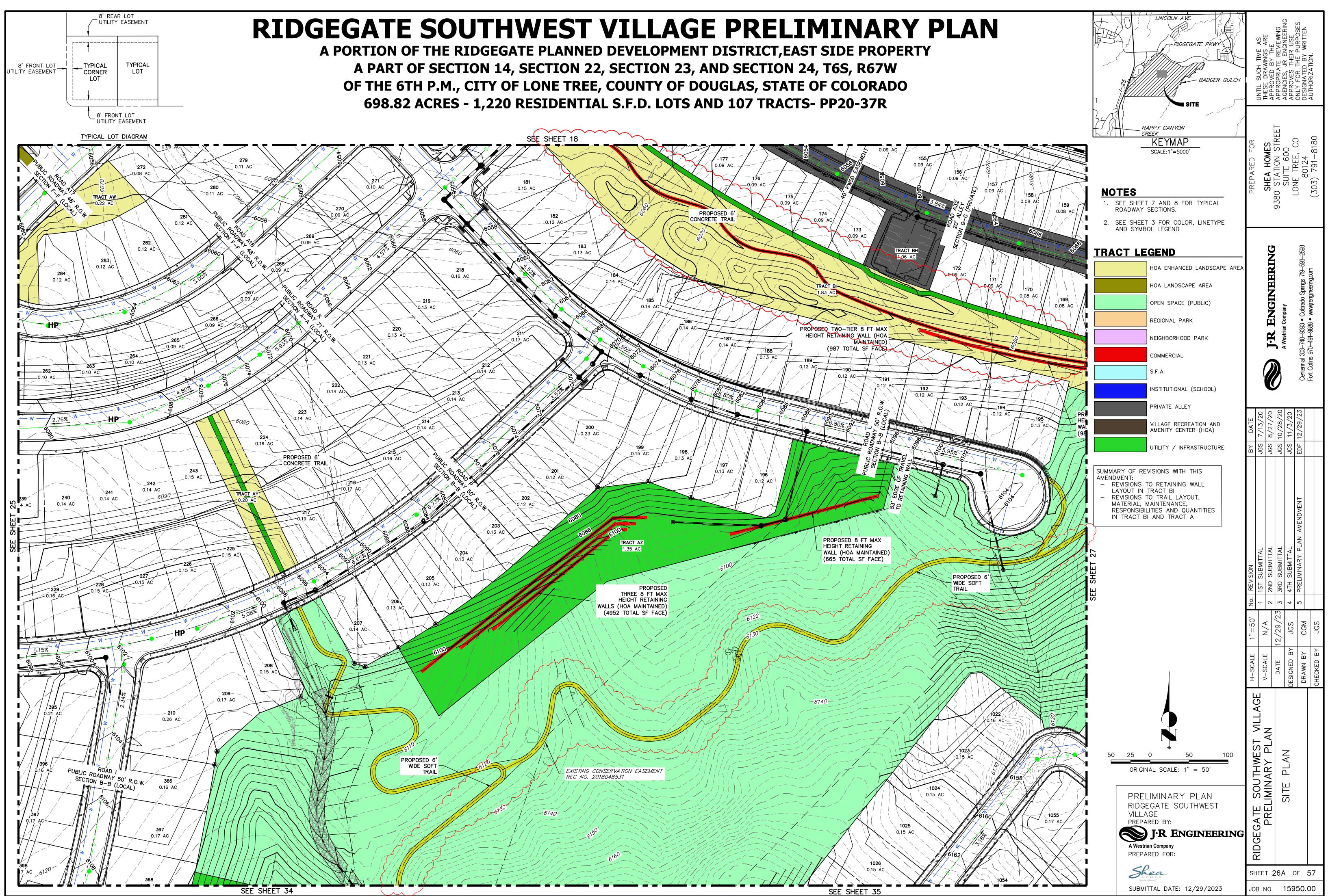


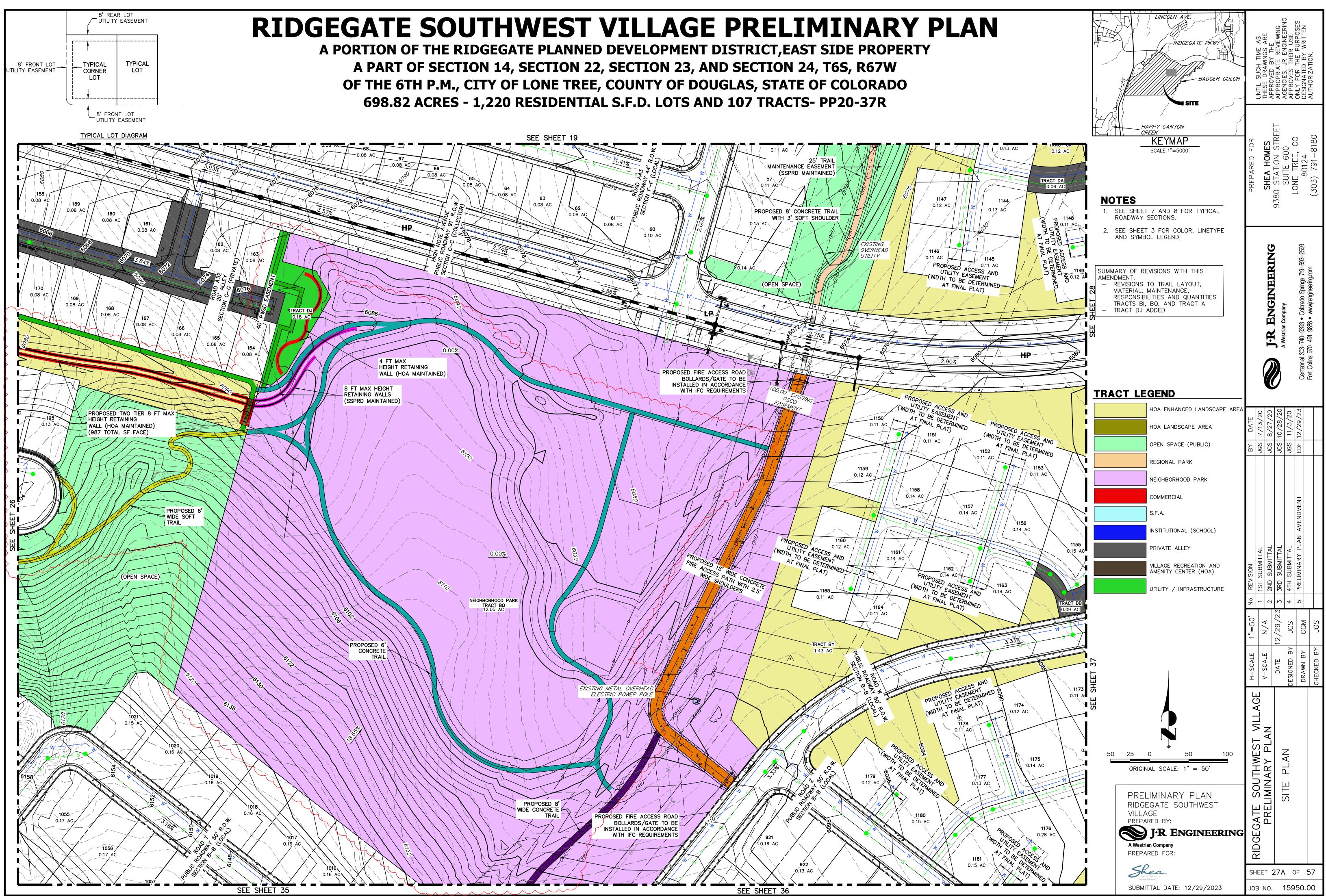


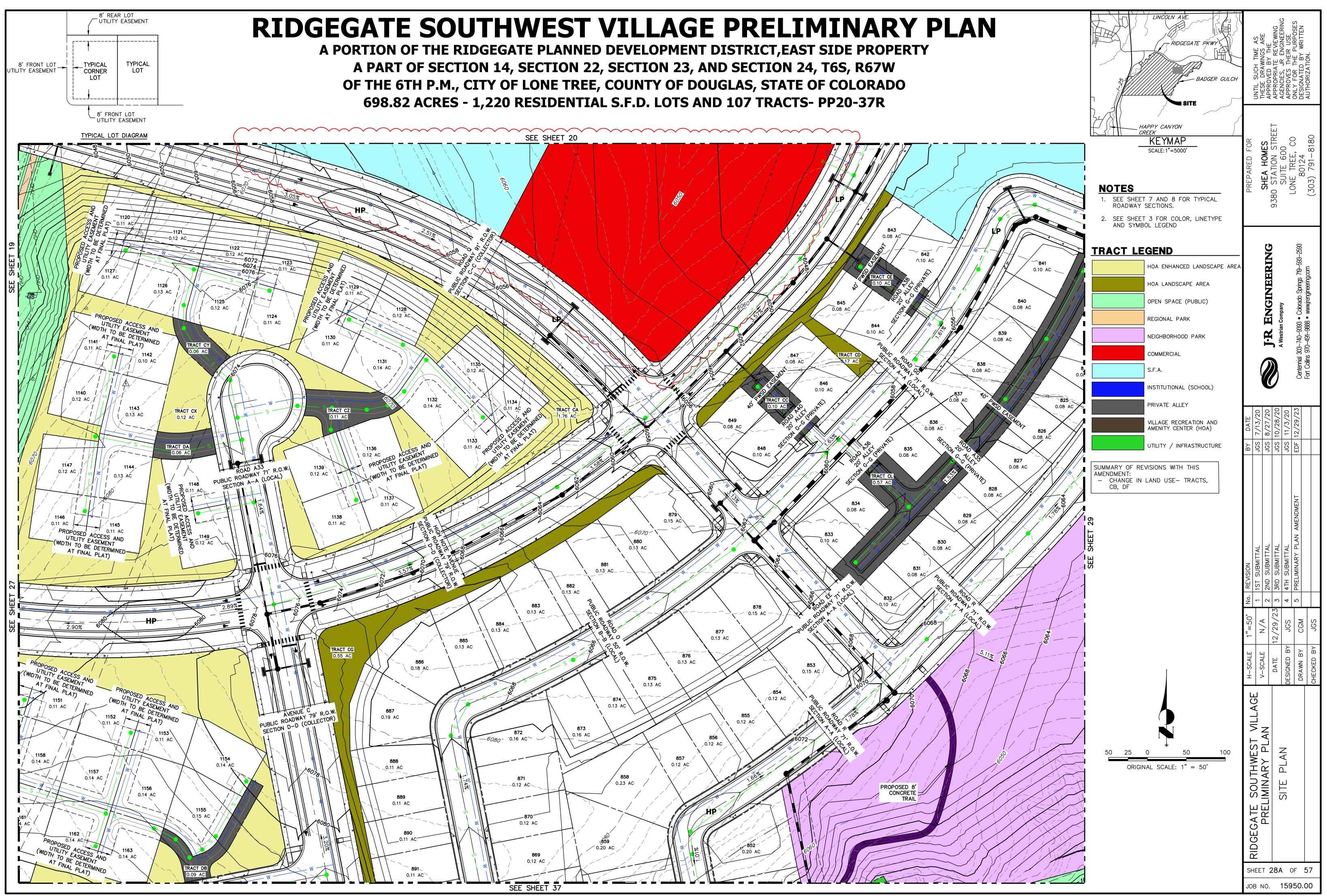


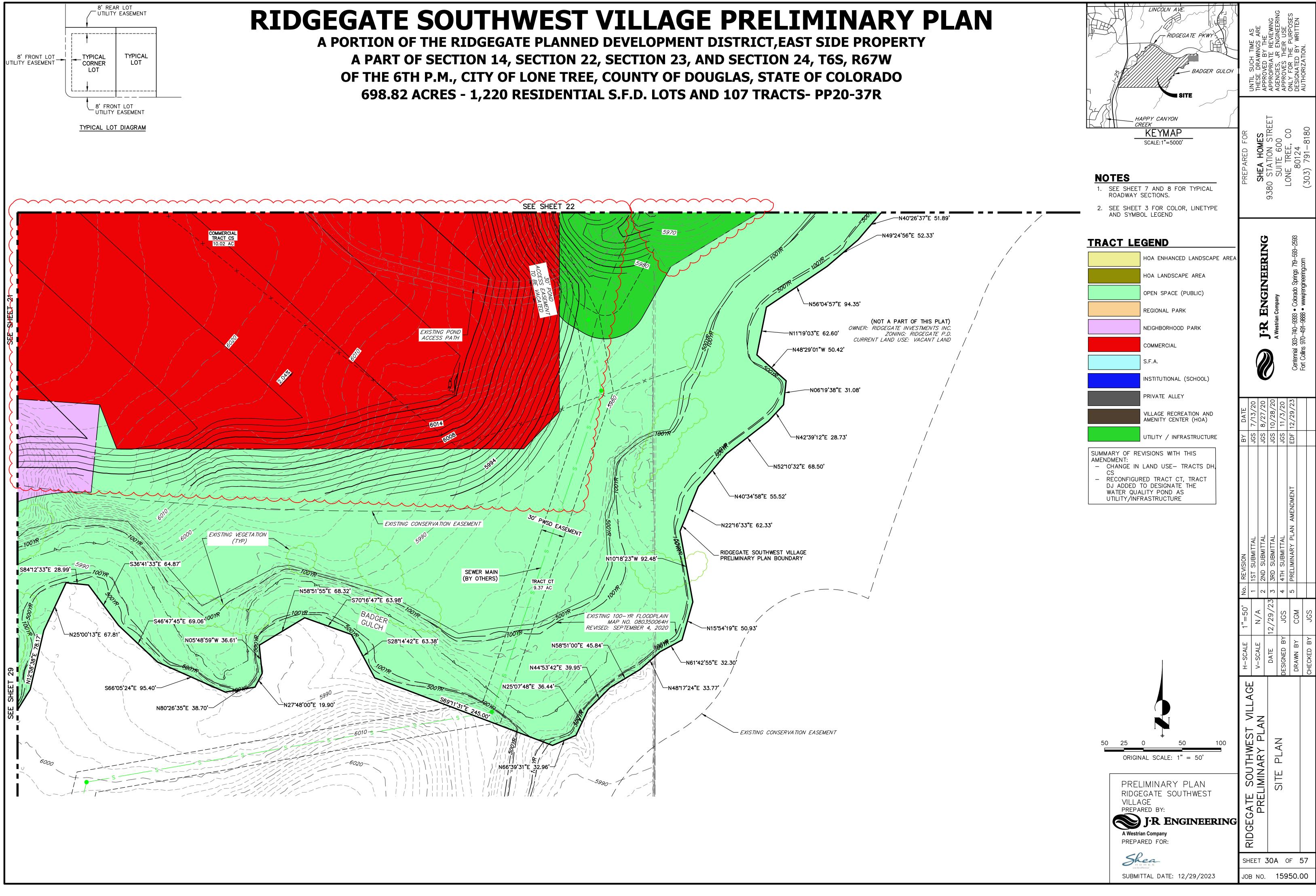


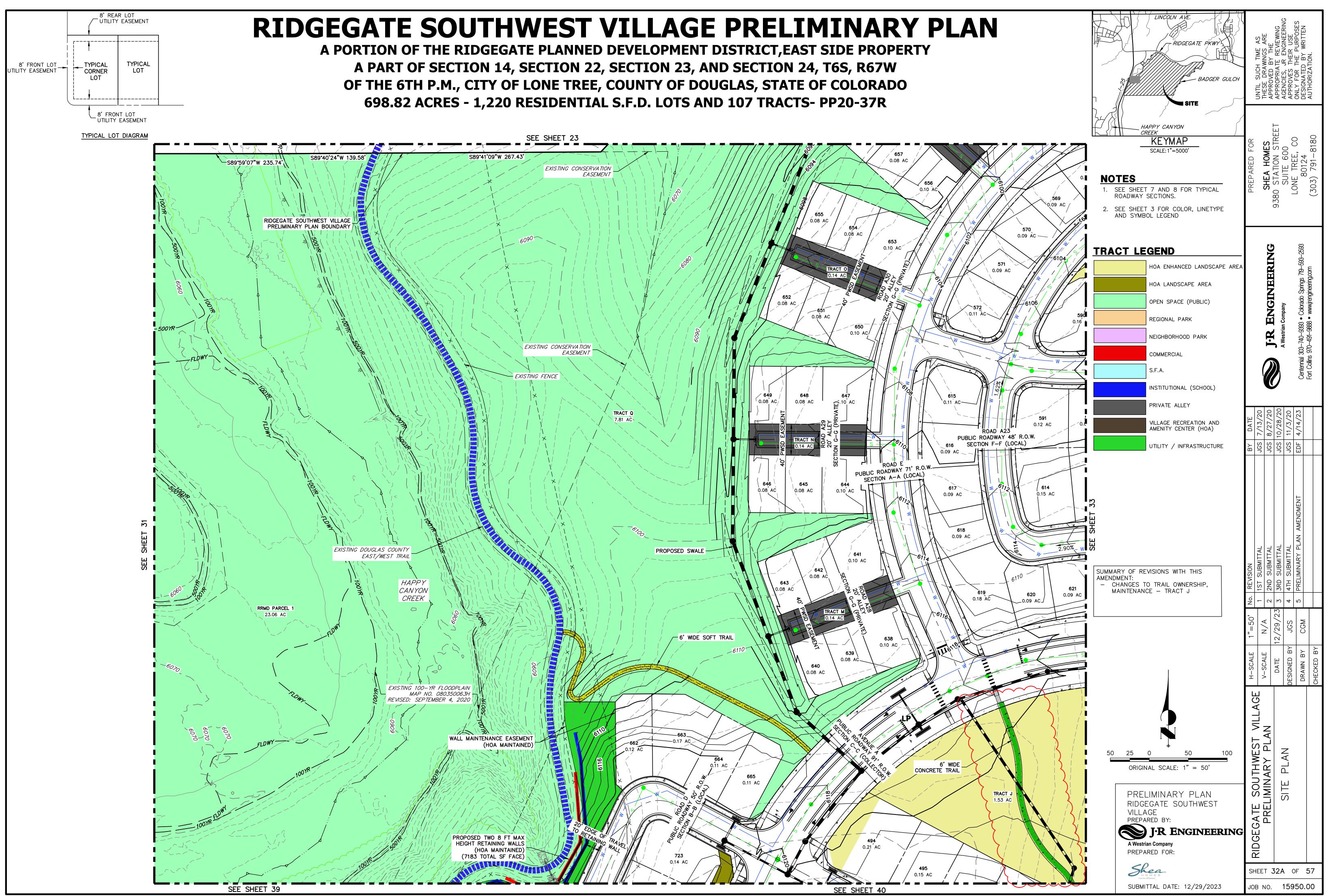


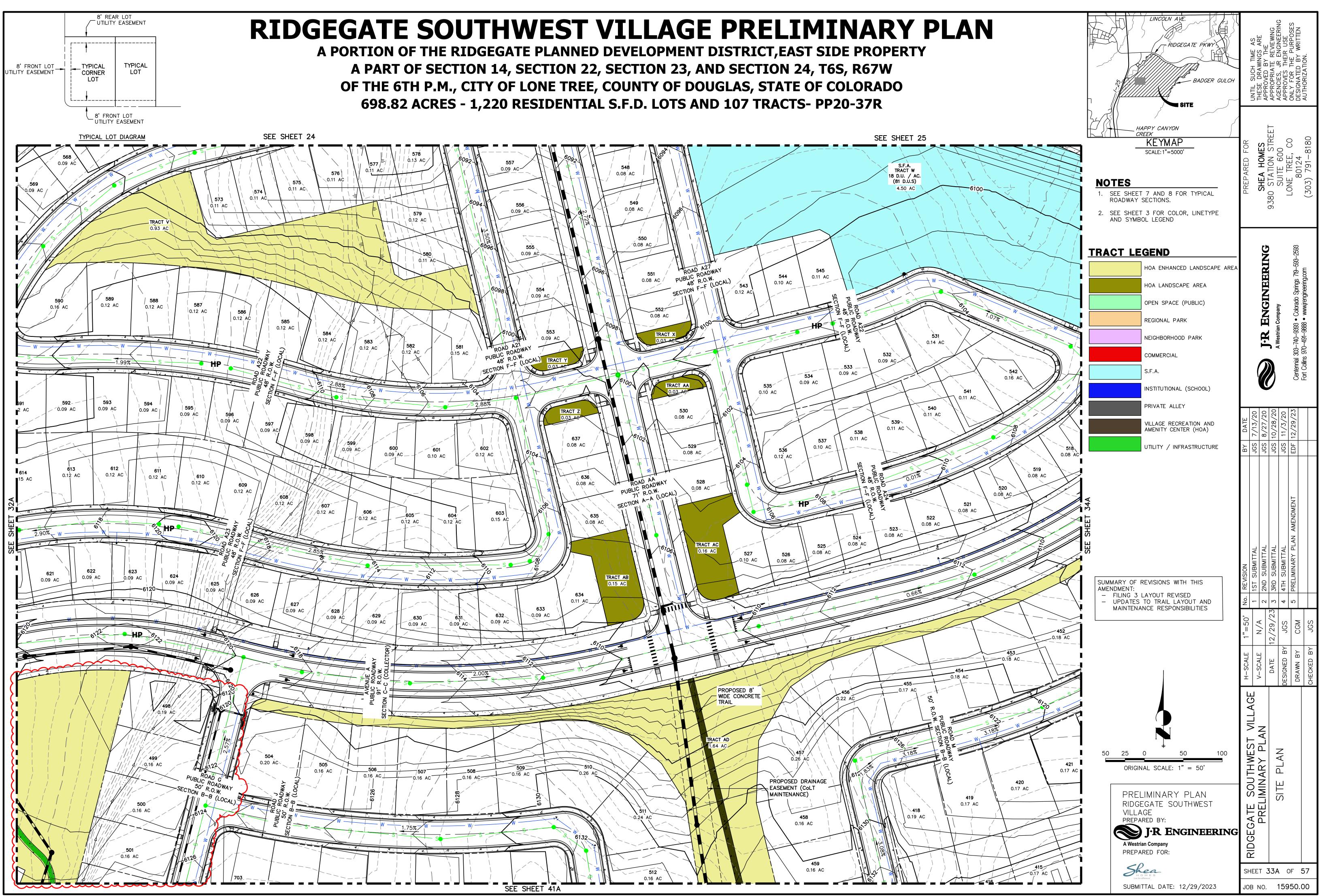


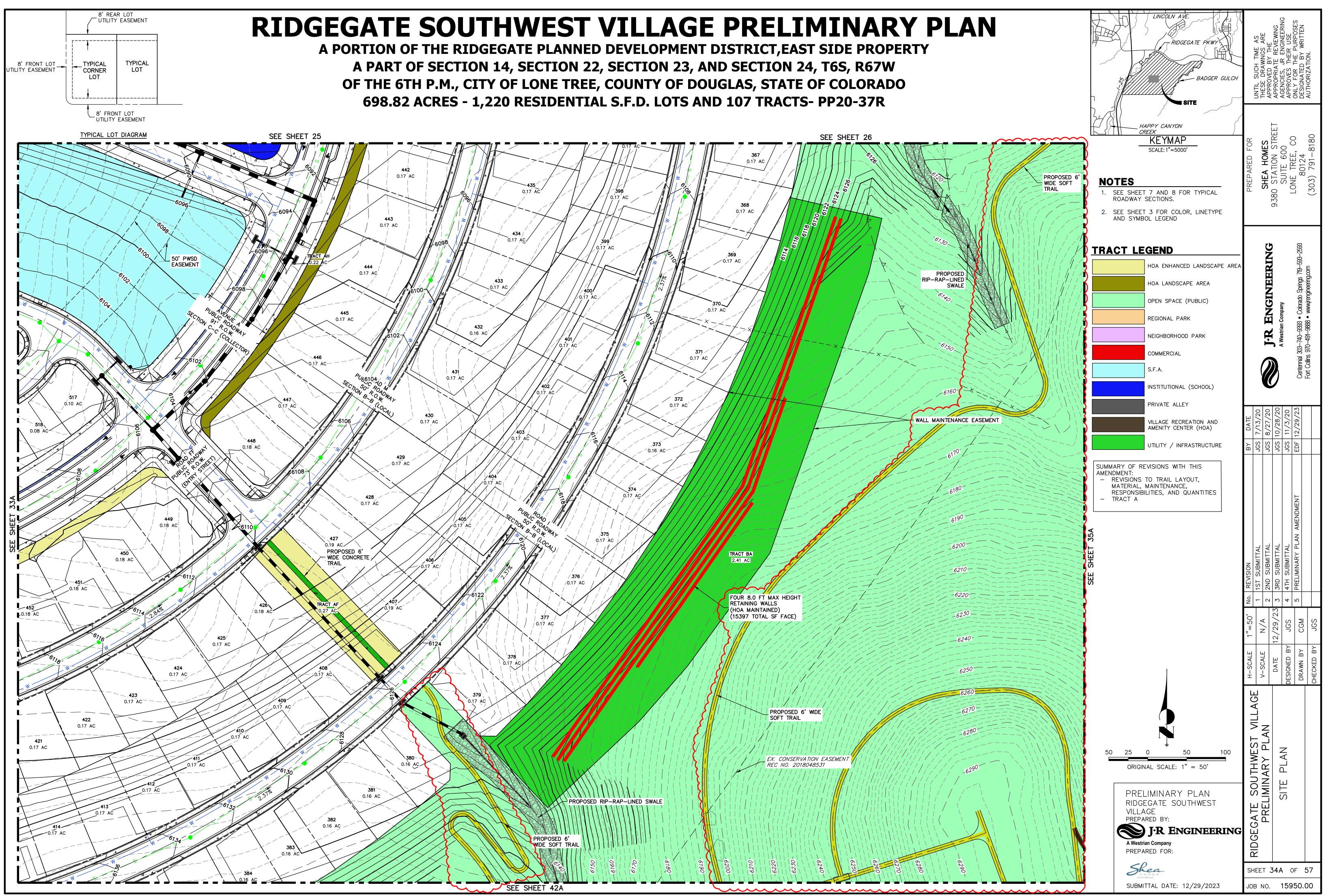


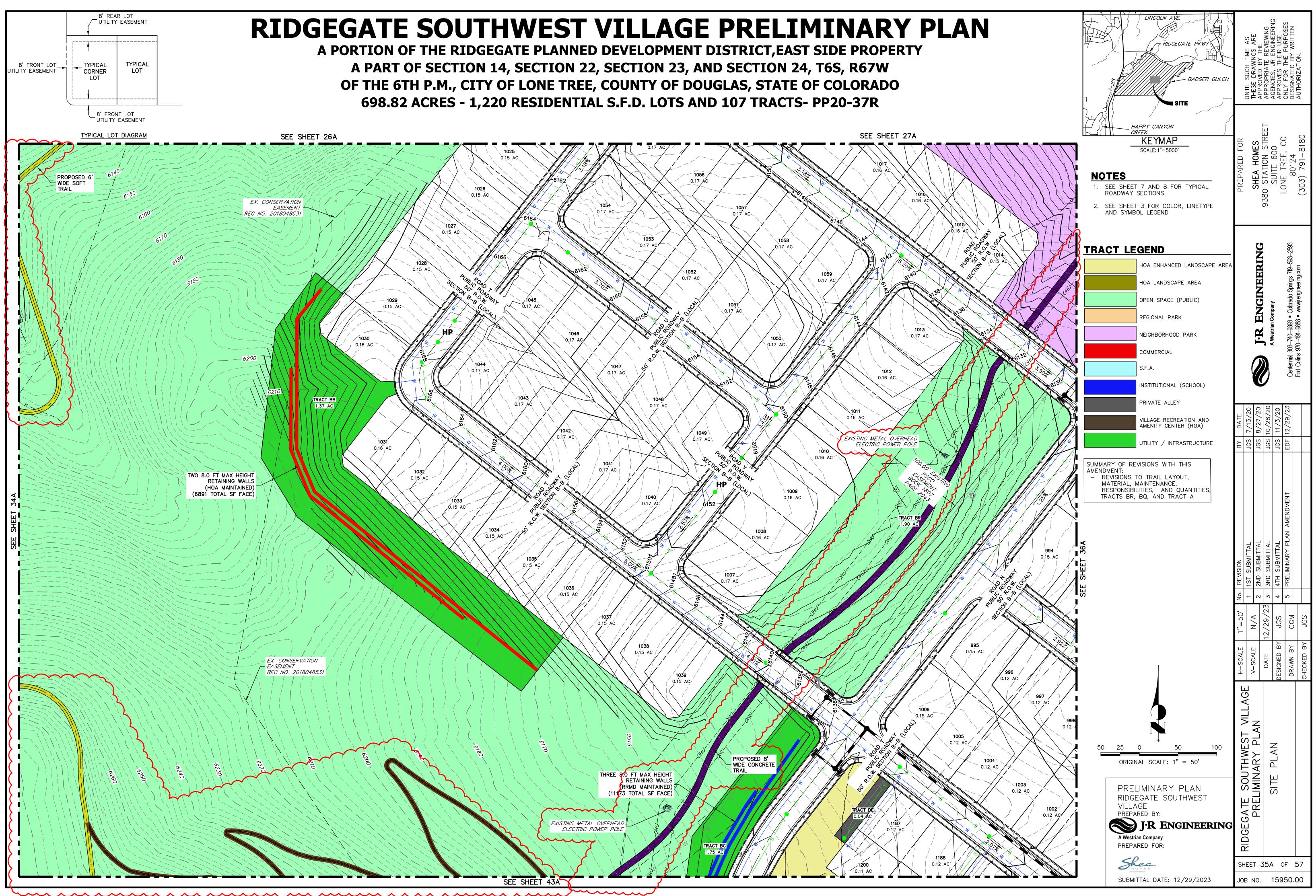


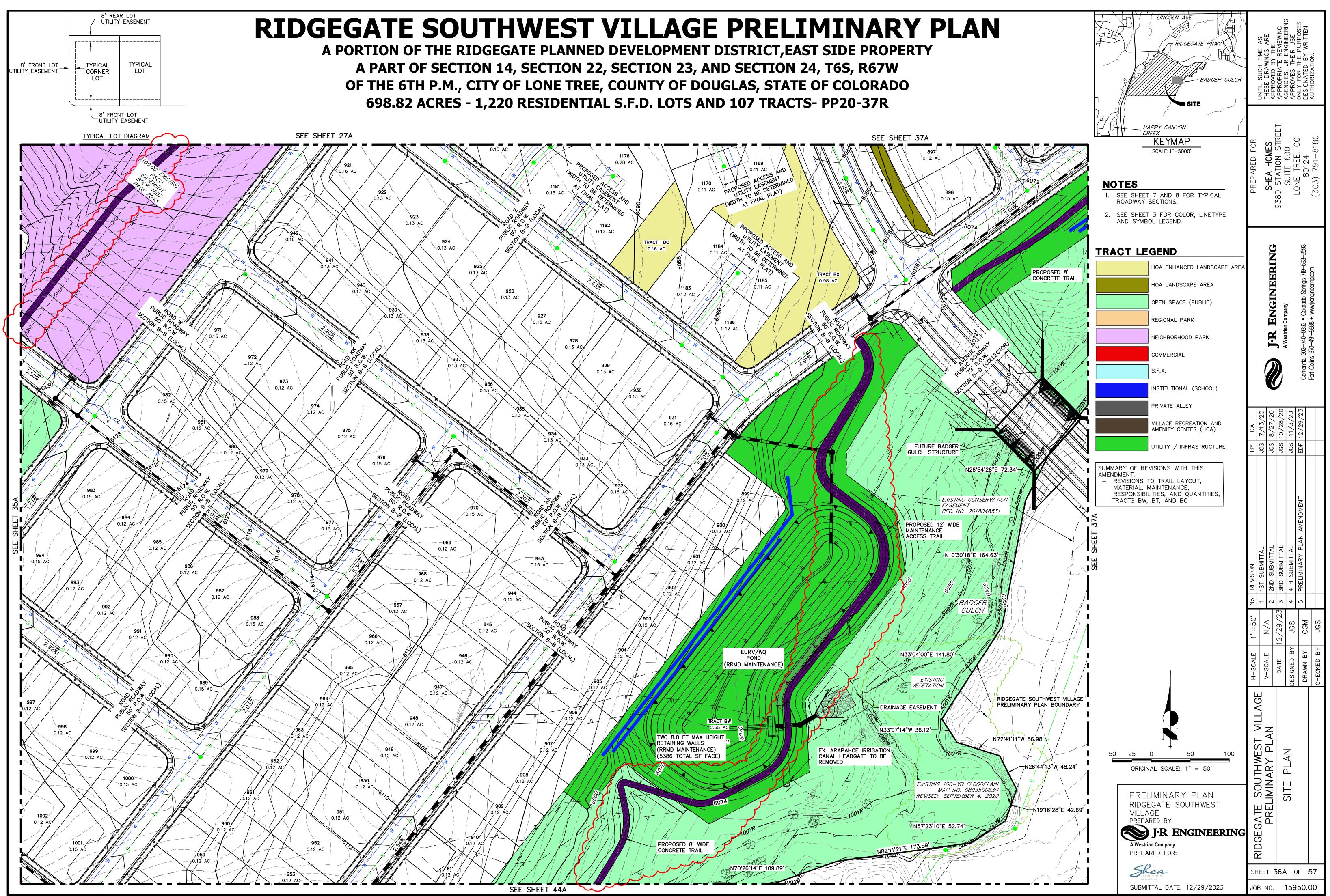


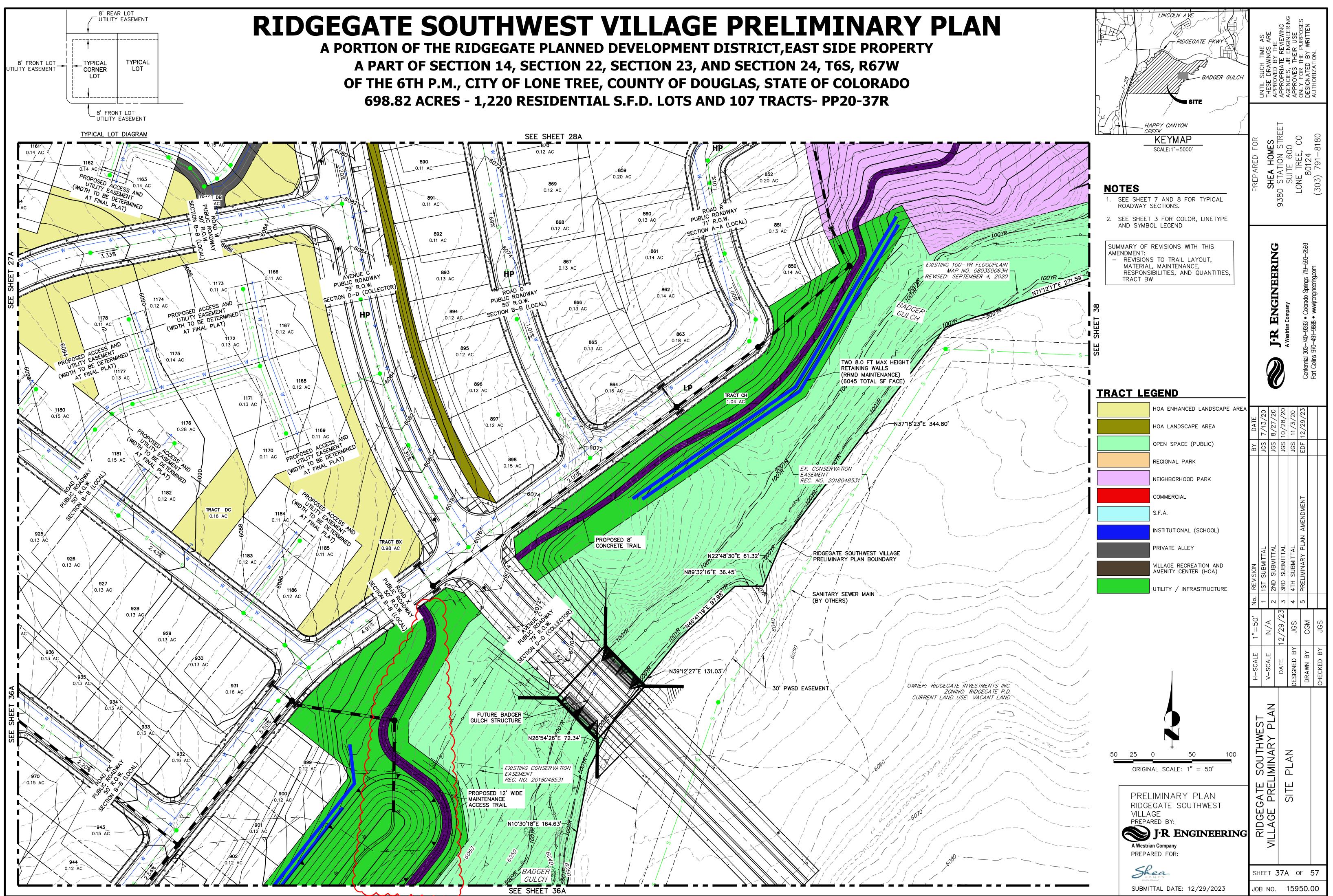


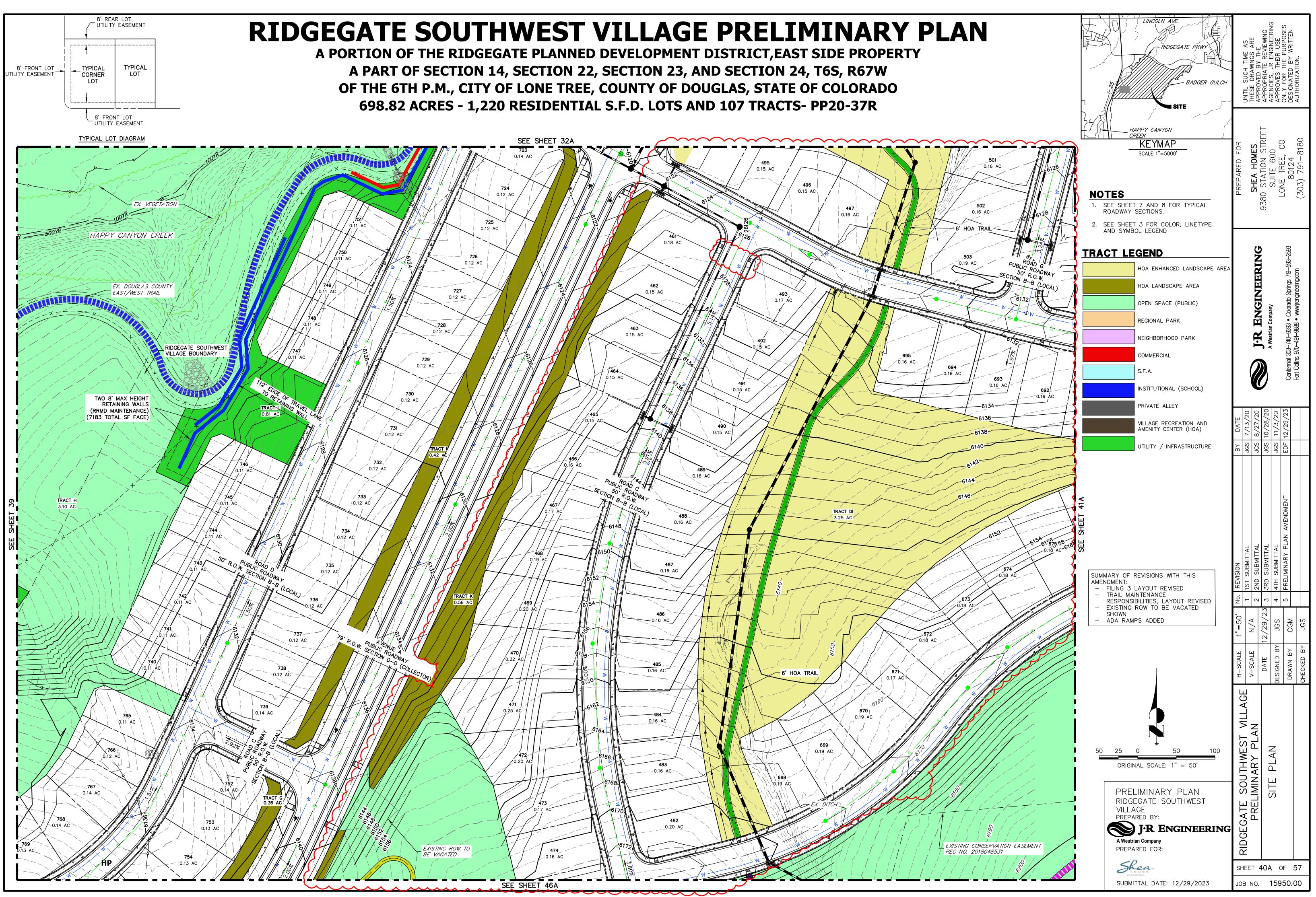


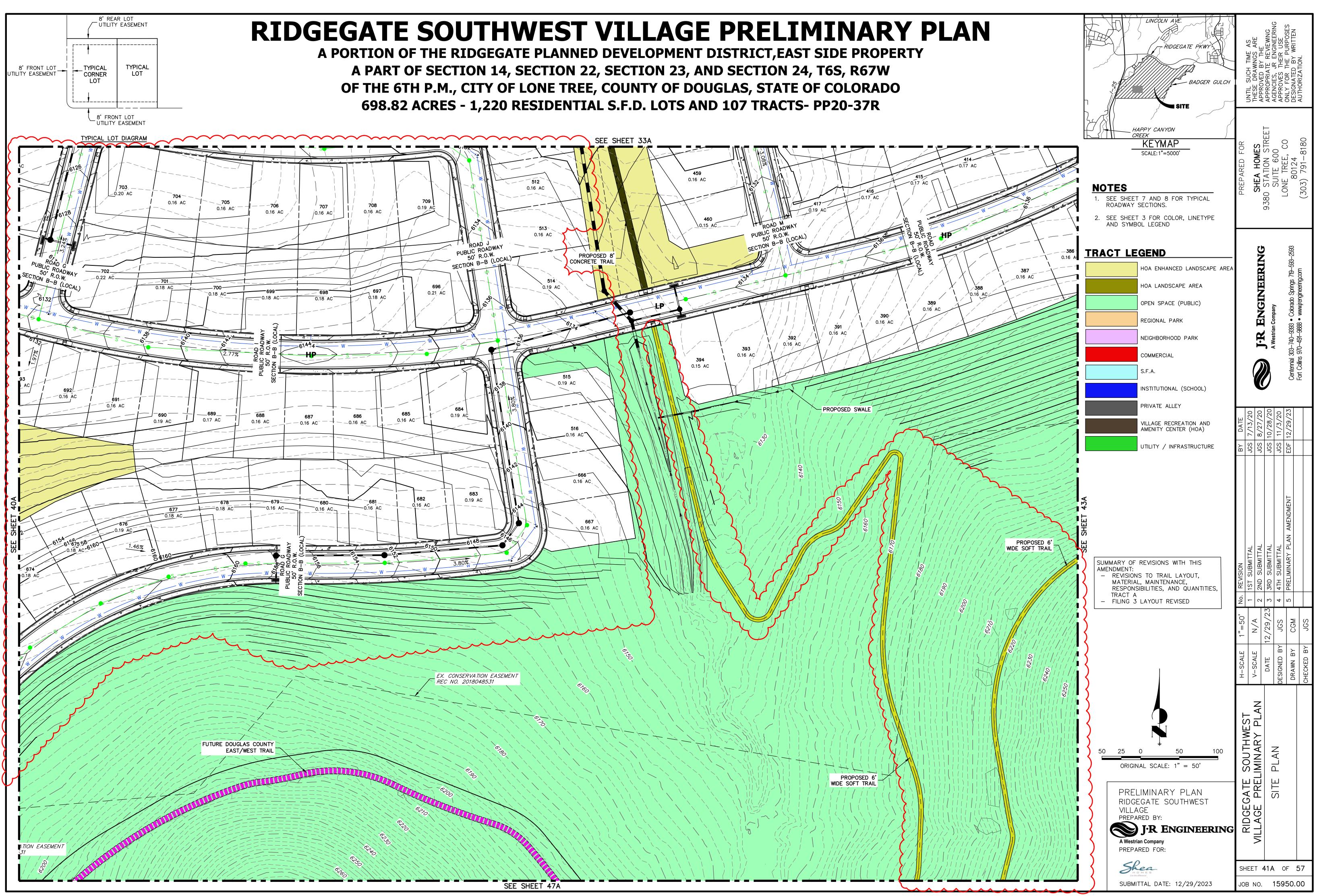


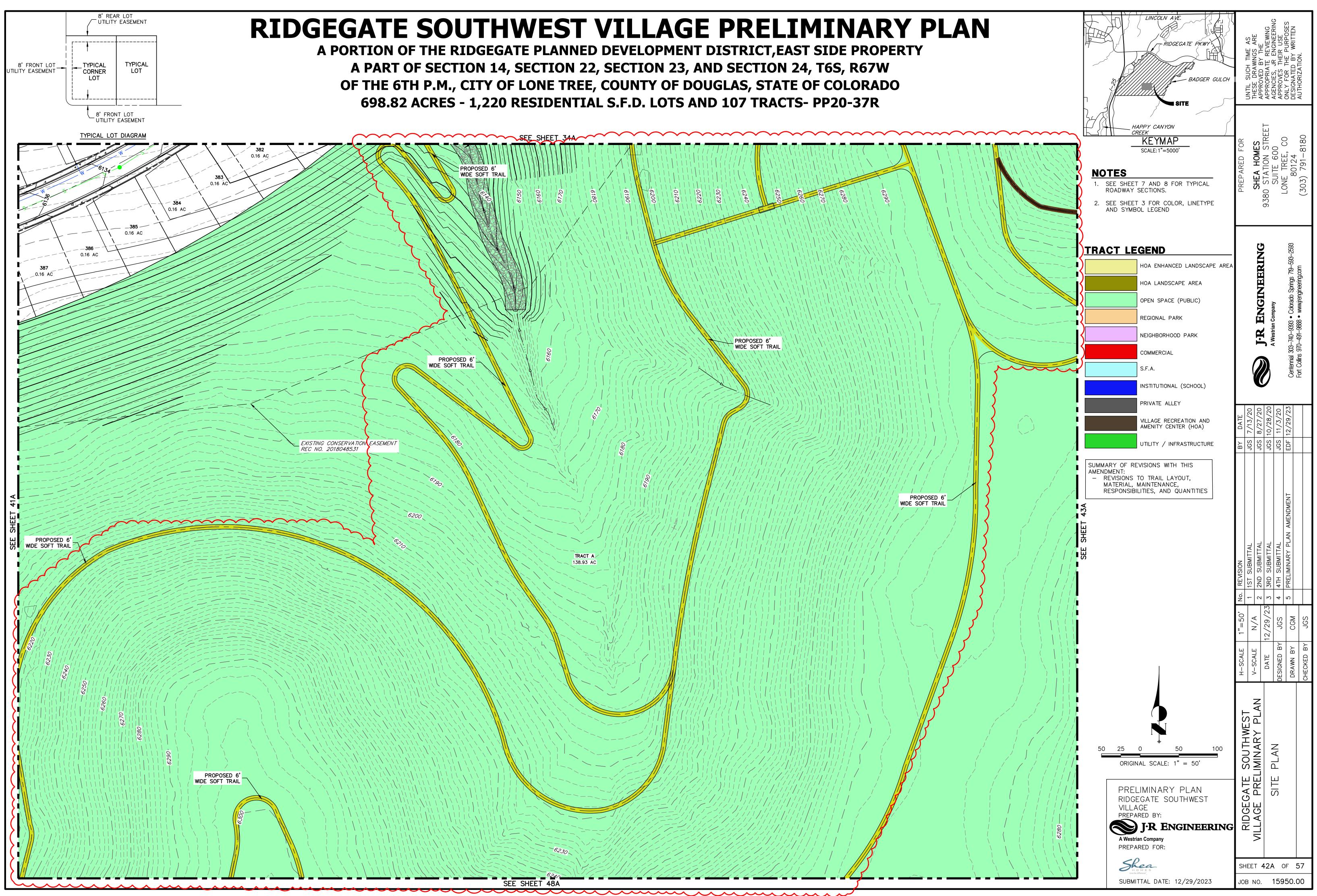


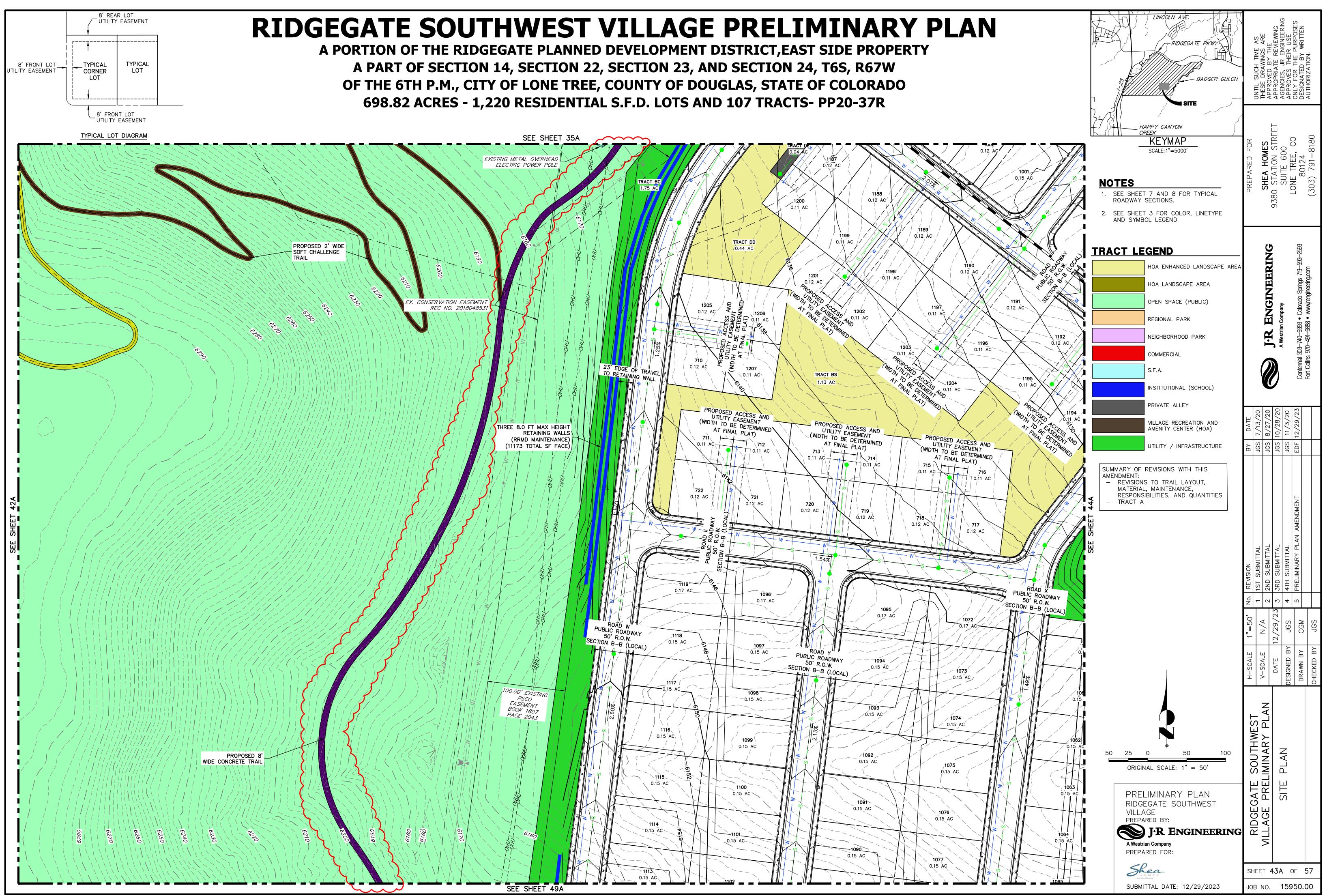


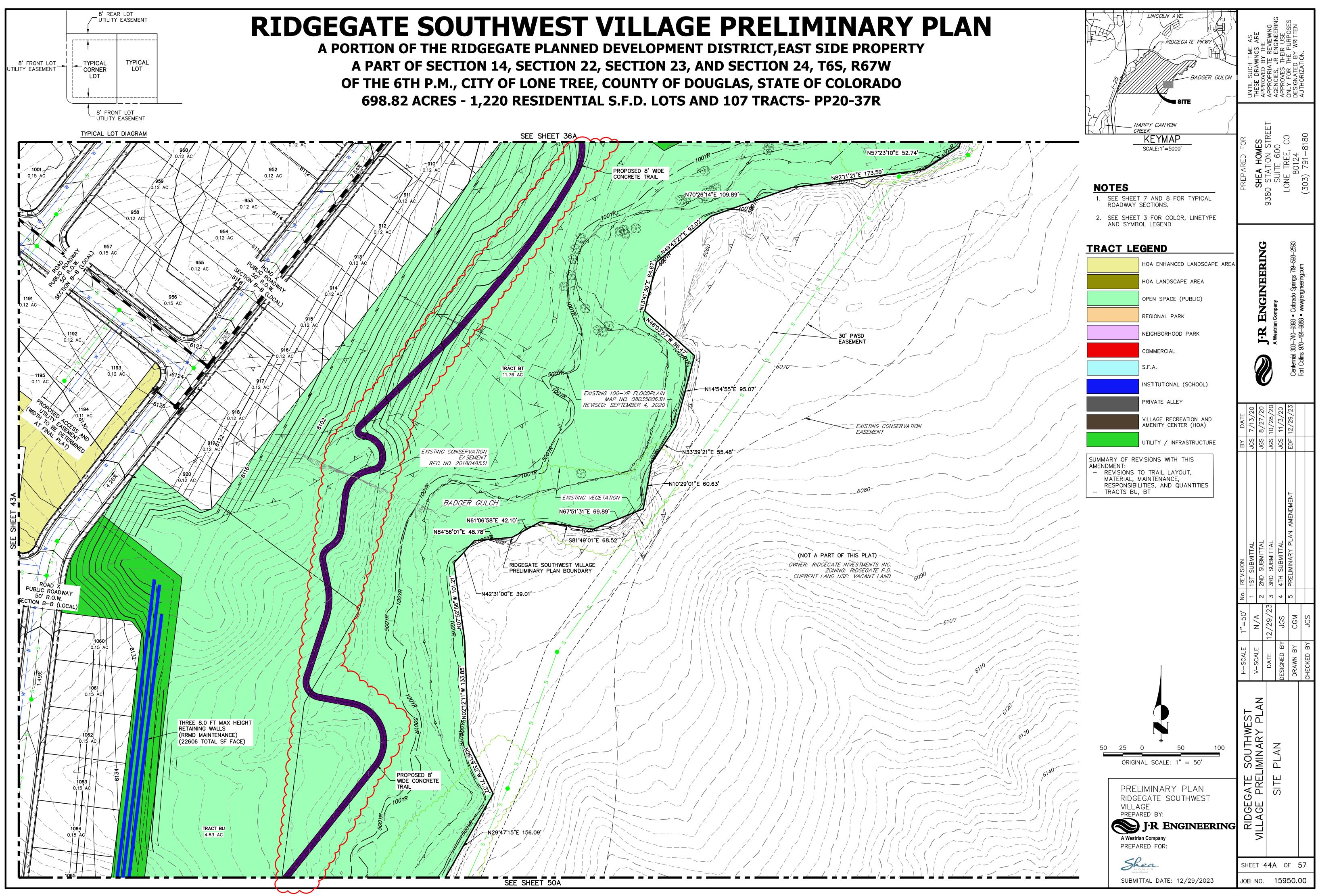


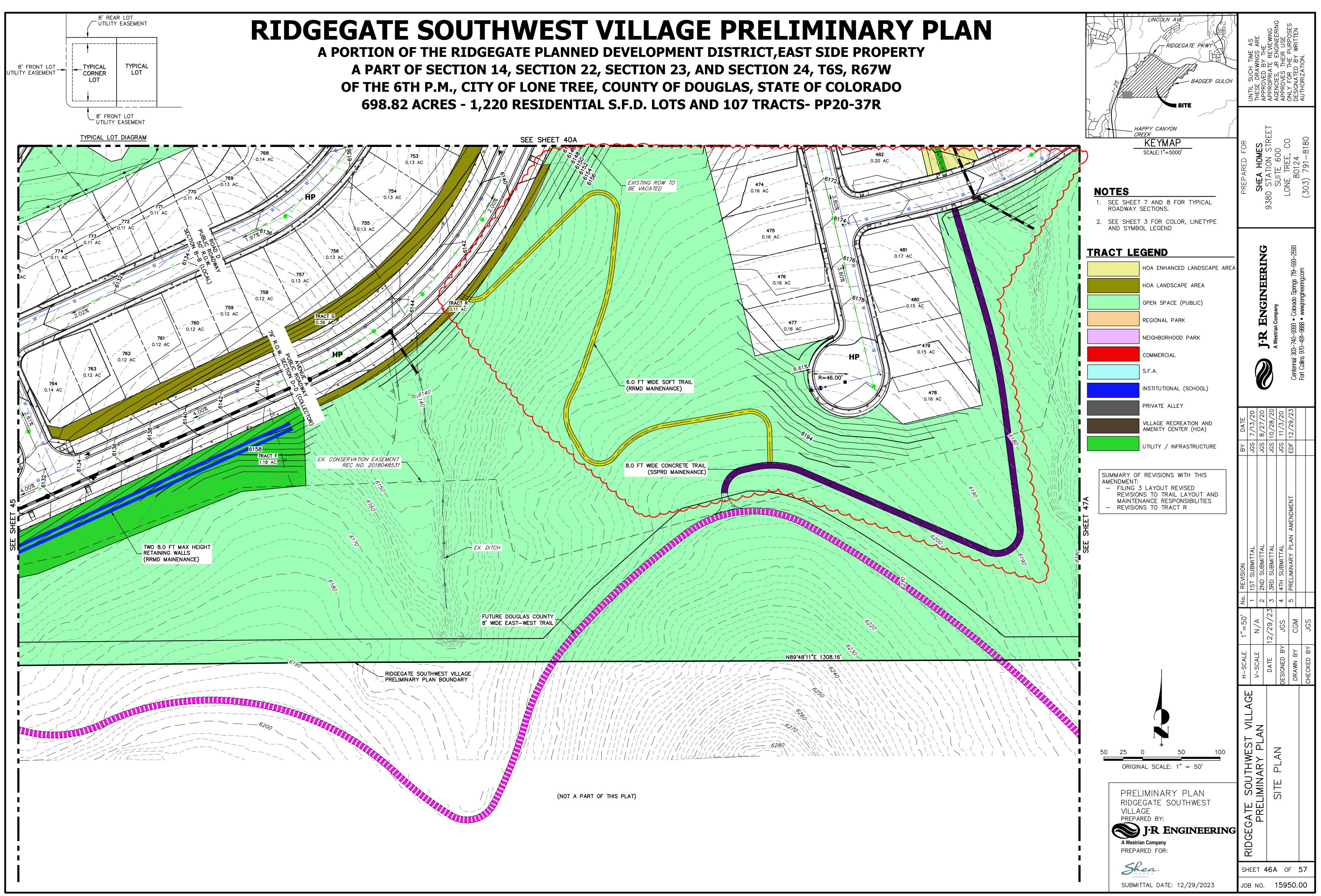


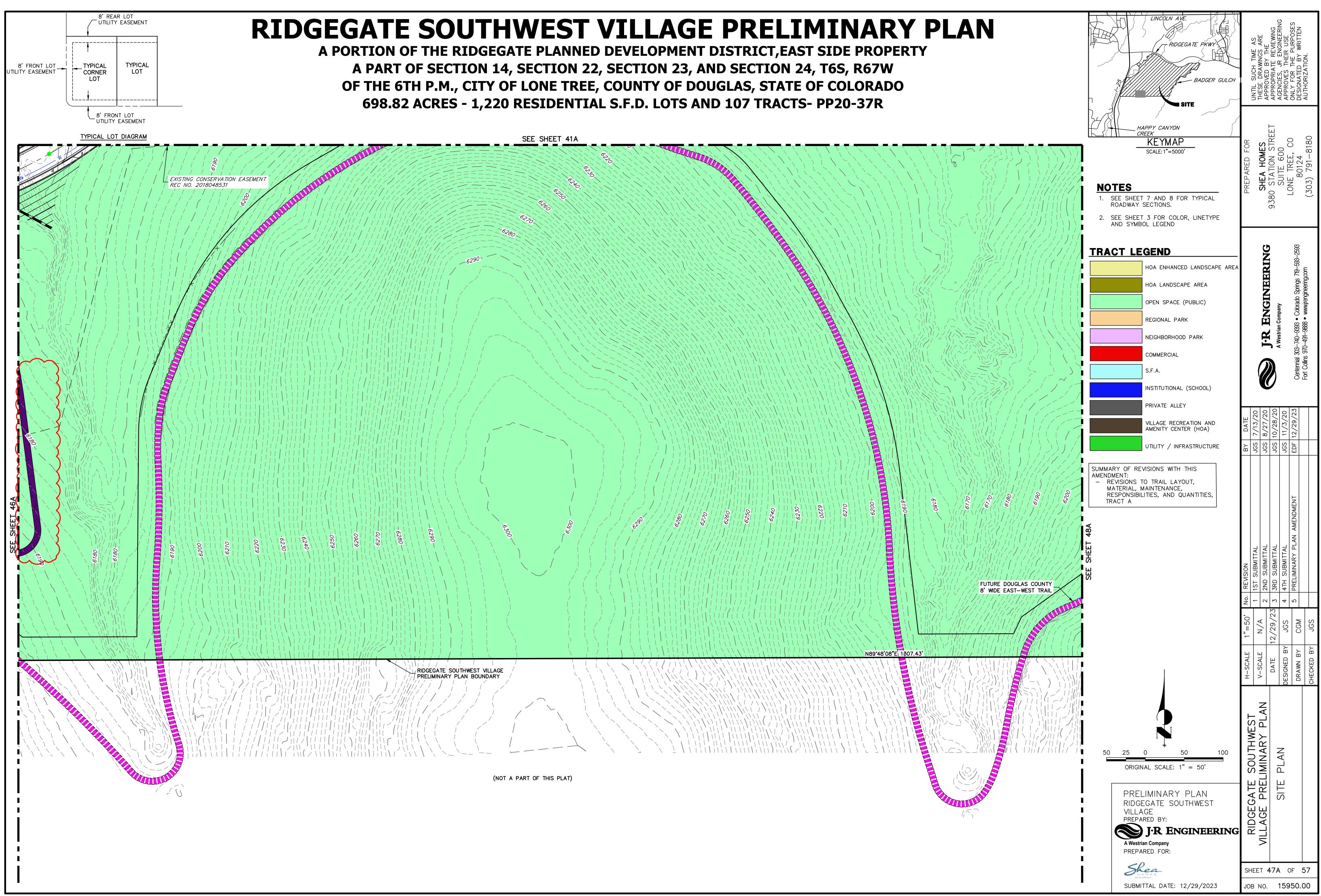


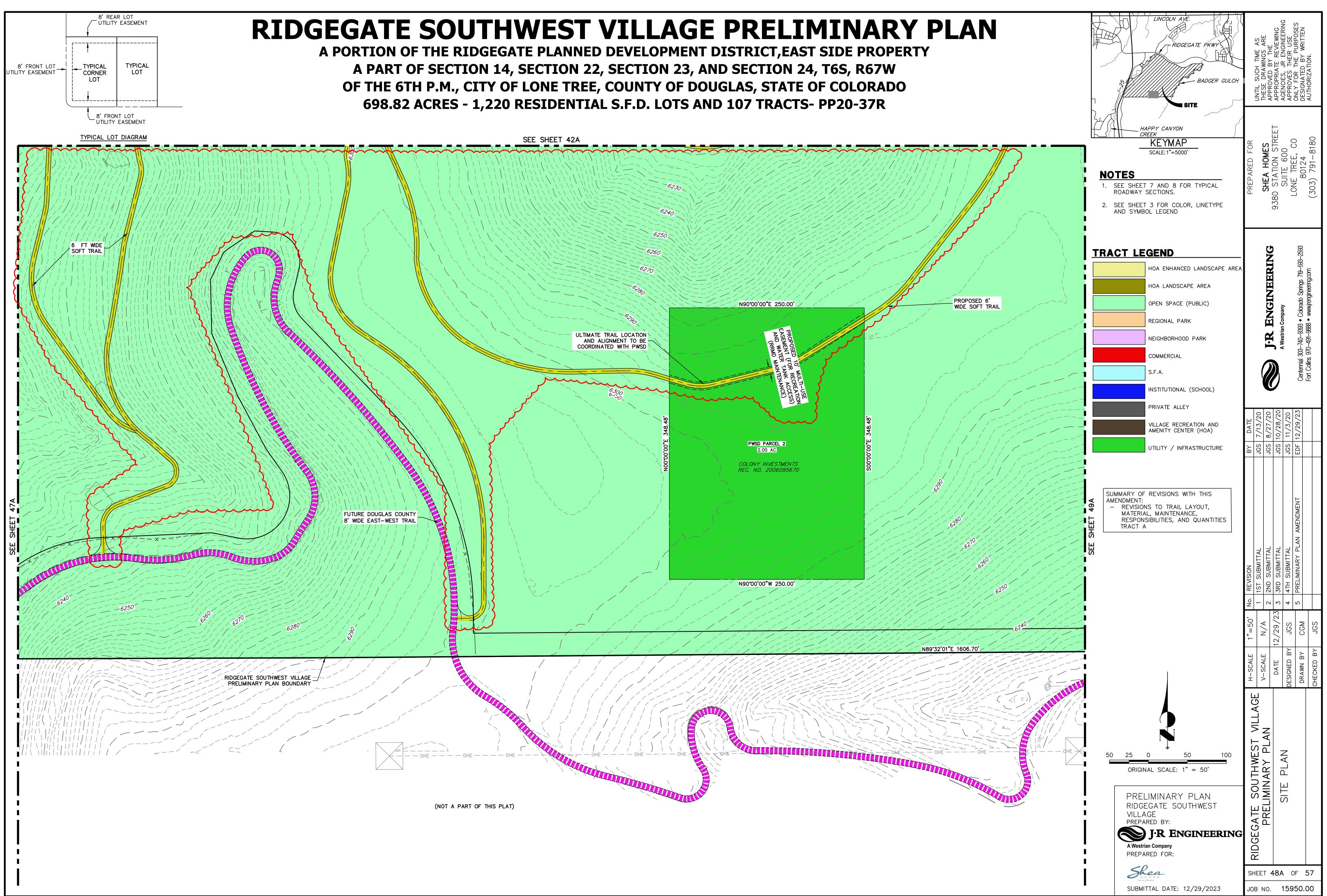


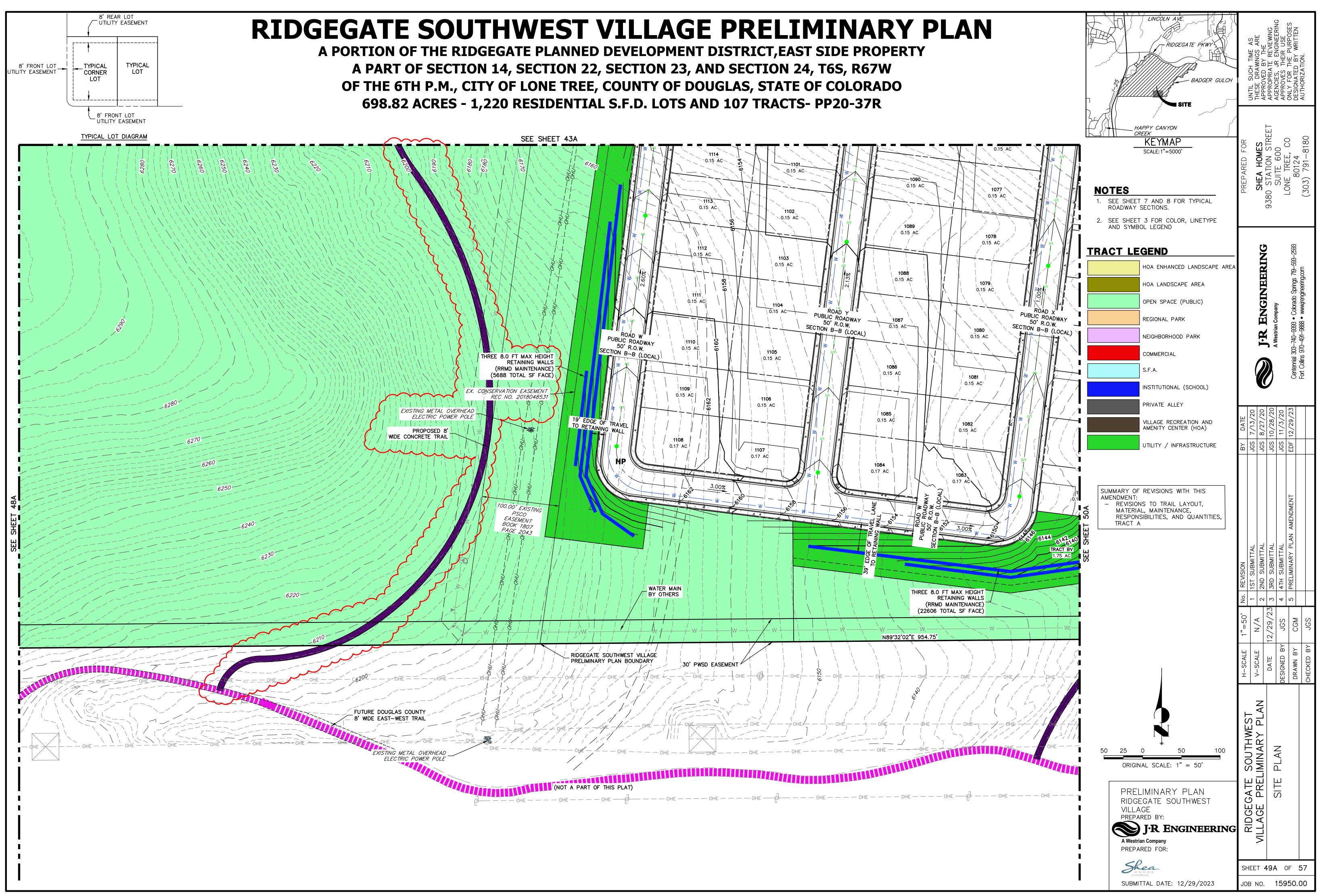


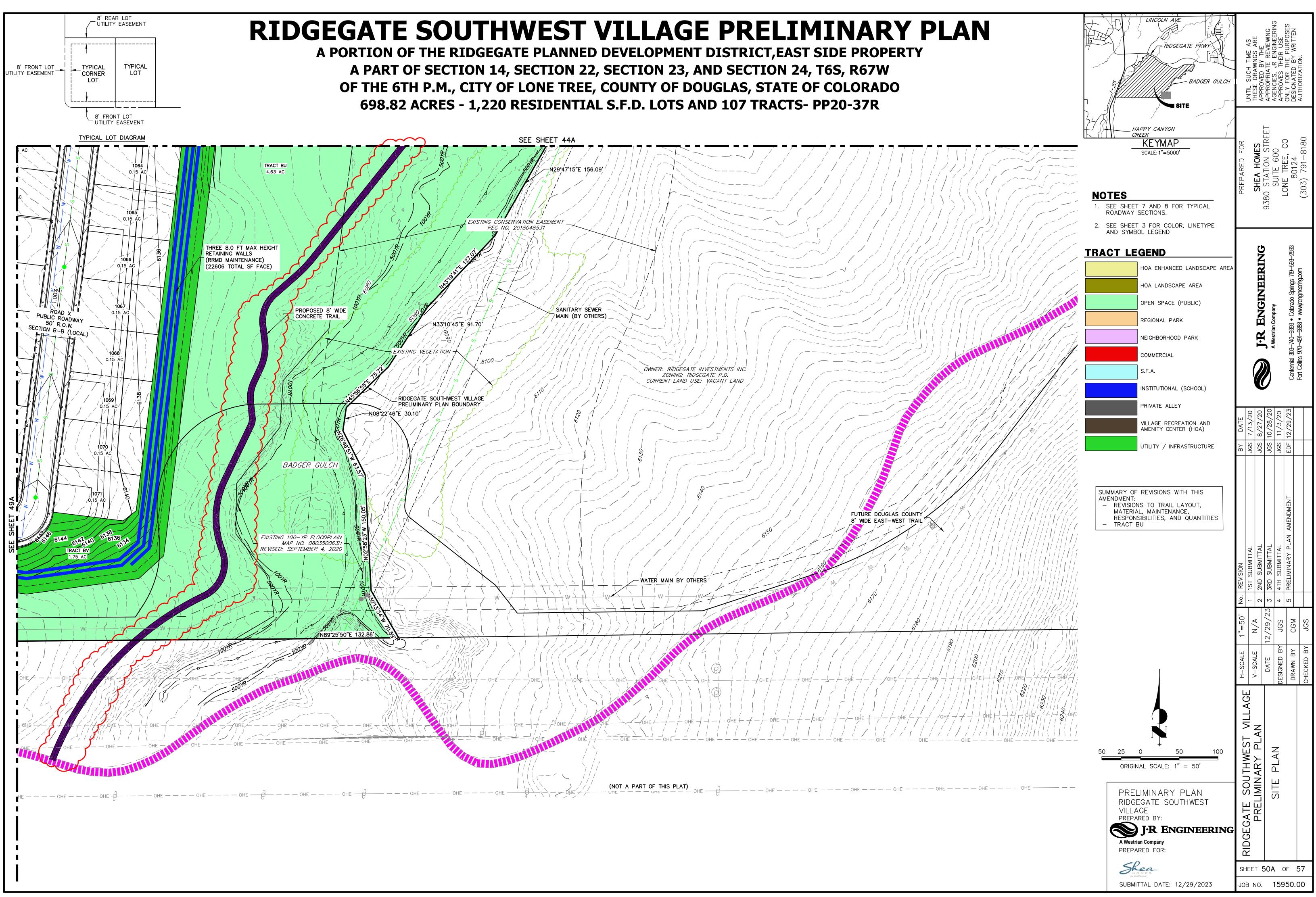




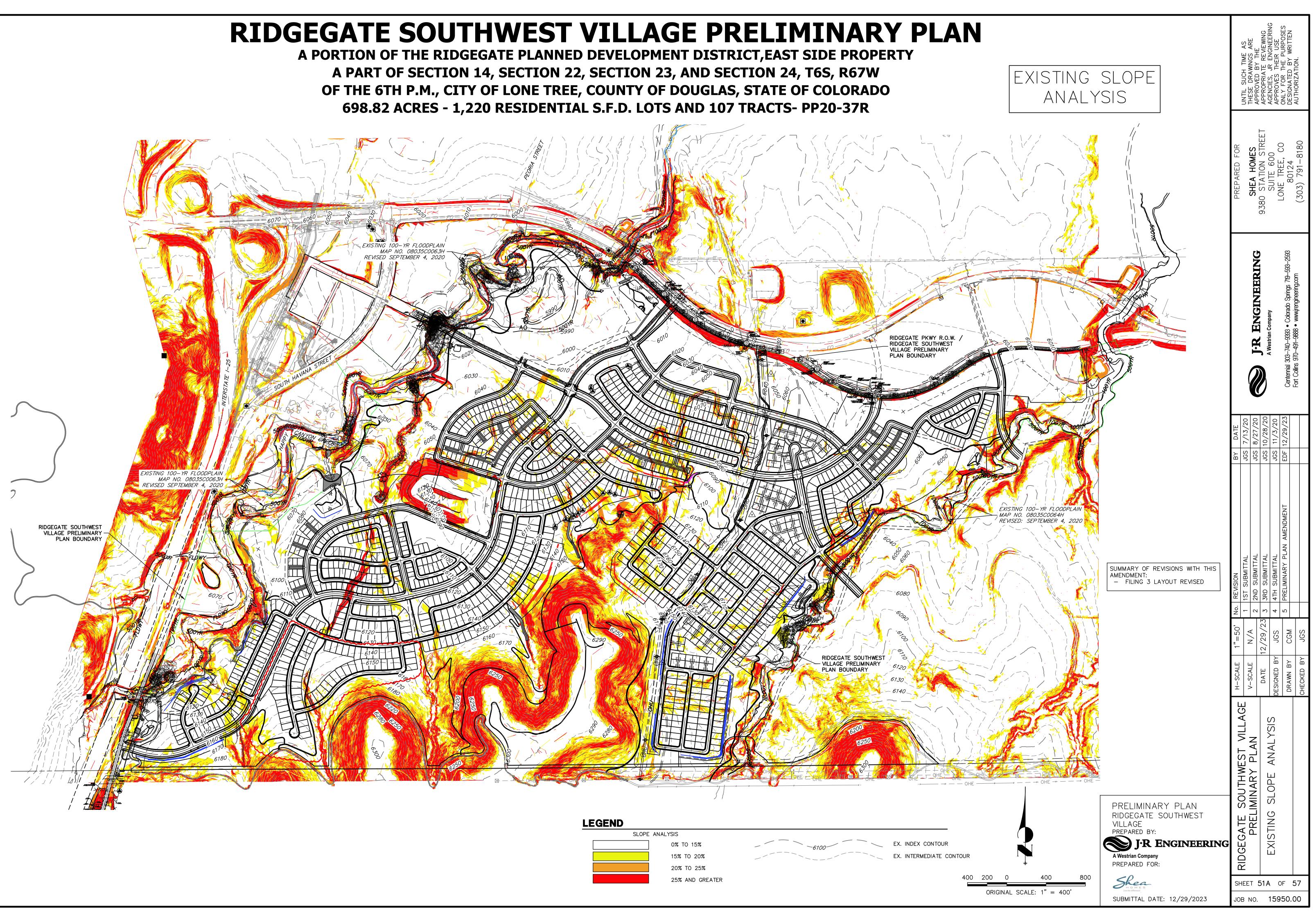






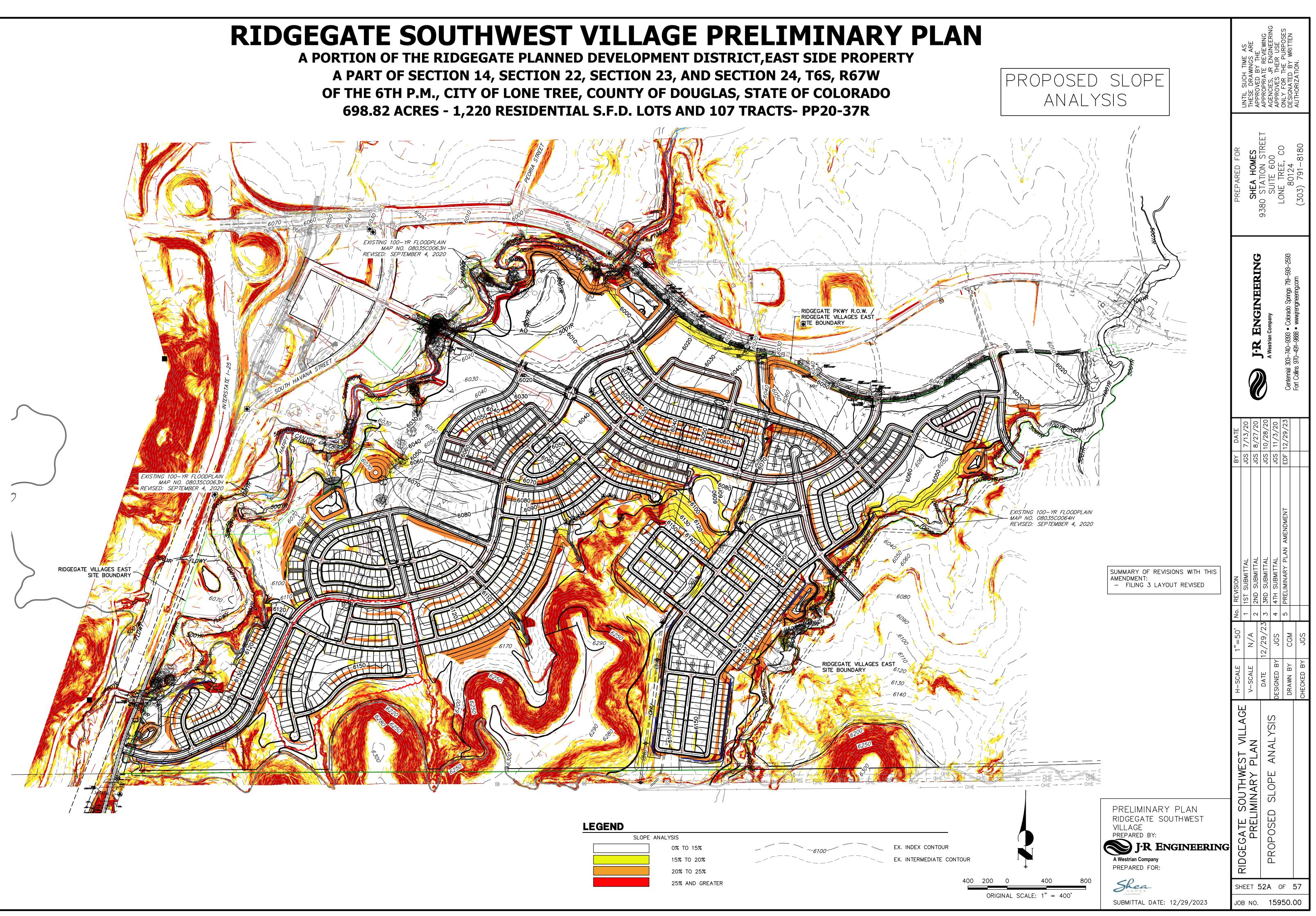


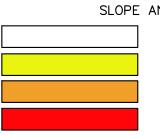
# A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, T6S, R67W OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO



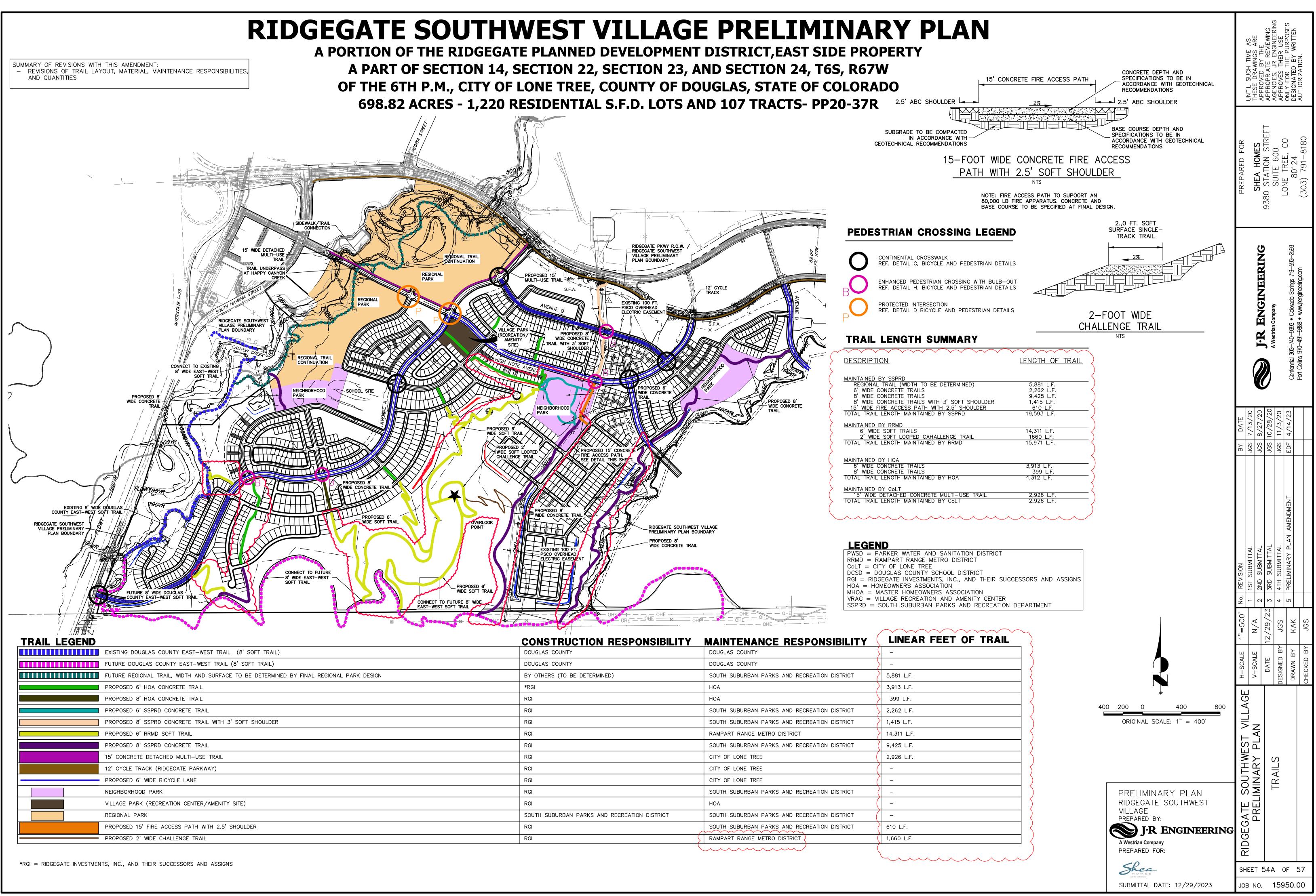


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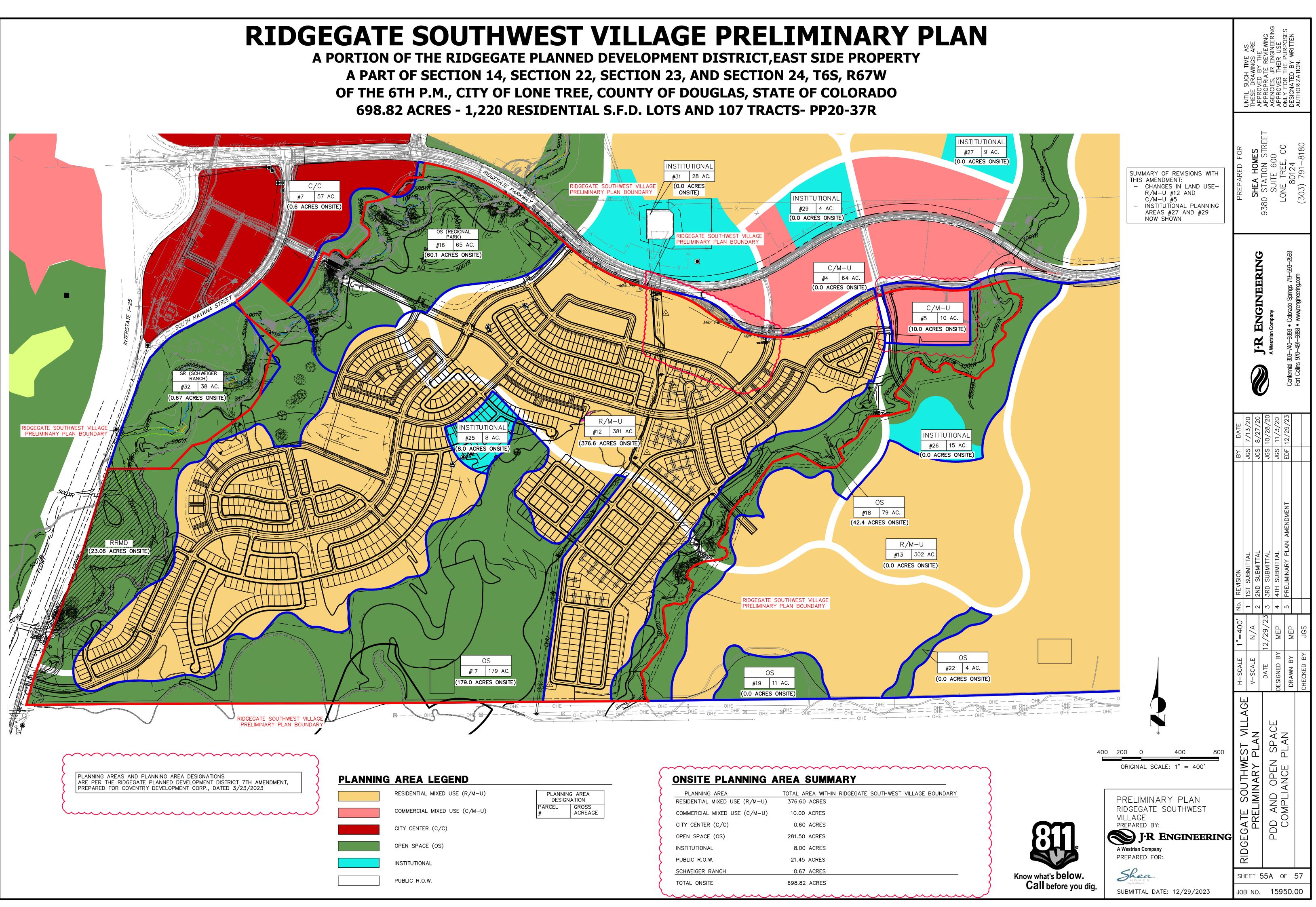




 EX.
EX.



CONSTRUCTION RESPONSIBILITY	MAINTENANCE RESPONSIBILITY	
DOUGLAS COUNTY	DOUGLAS COUNTY	-
DOUGLAS COUNTY	DOUGLAS COUNTY	> -
BY OTHERS (TO BE DETERMINED)	SOUTH SUBURBAN PARKS AND RECREATION DISTRICT	5,881 L.F.
*RGI	НОА	3,913 L.F.
RGI	НОА	399 L.F.
RGI	SOUTH SUBURBAN PARKS AND RECREATION DISTRICT	2,262 L.F.
RGI	SOUTH SUBURBAN PARKS AND RECREATION DISTRICT	1,415 L.F.
RGI	RAMPART RANGE METRO DISTRICT	14,311 L.F.
RGI	SOUTH SUBURBAN PARKS AND RECREATION DISTRICT	9,425 L.F.
RGI	CITY OF LONE TREE	2,926 L.F.
RGI	CITY OF LONE TREE	-
RGI	CITY OF LONE TREE	-
RGI	SOUTH SUBURBAN PARKS AND RECREATION DISTRICT	<u> </u>
RGI	НОА	( –
SOUTH SUBURBAN PARKS AND RECREATION DISTRICT	SOUTH SUBURBAN PARKS AND RECREATION DISTRICT	( -
RGI	SOUTH SUBURBAN PARKS AND RECREATION DISTRICT	610 L.F.
RGI	RAMPART RANGE METRO DISTRICT	( 1,660 L.F.
	(	



ONSITE PLANNING	AREA	SUMM	ARY	~~~~	
PLANNING AREA				SOUTHWEST	VIL
RESIDENTIAL MIXED USE (R/M-U)	376.60	O ACRES			
COMMERCIAL MIXED USE (C/M-U)	10.00	) ACRES			
CITY CENTER (C/C)	0.60	D ACRES			
OPEN SPACE (OS)	281.50	) ACRES			
INSTITUTIONAL	8.00	D ACRES			
PUBLIC R.O.W.	21.45	5 ACRES			
SCHWEIGER RANCH	0.67	7 ACRES			
TOTAL ONSITE	698.82	2 ACRES			
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