

December 12, 2025

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

Re: Hillcamp Development—Application for Preliminary Plan—Project Narrative

Dear Community Development Department:

Our firm represents BC-RG Mesa Tops JV LLC c/o Brookfield Residential and its affiliates (“Applicant”) in connection with their application for approval of a Preliminary Plan (the “Application”) for certain real property (the “Property”) in the City of Lone Tree (the “City”). The Applicant requests the City’s approval of the Application in order to allow the Applicant to develop a residential community, anticipated to be called “Hillcamp,” (the “Project”) with approximately 343 single family detached lots and 59 tracts, a 2.81-acre amenity center and associated public rights of way, utility and drainage improvements, amenities and open space as further described herein. We are providing this written narrative as required by Section 17-3-50.6 of the City of the Lone Tree Municipal Code.

Project Team

Applicant

BC-RG Mesa Tops JV LLC
c/o Brookfield Residential
6465 Greenwood Plaza Blvd, Ste 700
Centennial, CO 80111

Civil Engineer

JR Engineering, LLC
7200 S Alton Way, Ste C400
Centennial, CO 80112
P: (303) 267-6262

Planner/Landscape Architect

DTJ Design
2401 15th St, Ste 350
Denver, CO 80202
P: (303) 443-7533

Overview

The Project is anticipated to consist of a residential community with associated amenities and open space. The Project is anticipated to include solely single-family detached dwelling units with a variety of lot and housing sizes. The Application proposes a lot count of 343 single family detached lots and 59 tracts. In addition to the foregoing uses, the Project will also include ample amenities and open spaces. The Applicant anticipates constructing one central community amenity center to serve residents of the Project as well as dedicating approximately 195.62 acres of land for community open space. The Application abides by the park and open space requirements established pursuant to the applicable zoning designation for the Property (the RidgeGate Planned Development District, 7th Amendment, approved by the City on 6/7/2024 and the Southridge Preserve Planned Development District, dated 4/2/2004).

Required Submittal Information

We are providing the following information as required by Section 17-3-60.6 of the City of Lone Tree Code:

- Total land area to be included in the RidgeGate Preliminary Plan: 221.34 acres.
- Total number of lots and proposed use in the RidgeGate Preliminary Plan:
 - 261 single-family detached lots.
 - 36 tracts.
 - Total single family detached area: 92.24 acres.

- Total land area to be included in the Southridge Preliminary Plan: 170.86 acres.
- Total number of lots and proposed use in the Southridge Preliminary Plan:
 - 82 single-family detached lots.
 - 23 tracts.
 - Total single family detached area: 38.05 acres.
- *Roads, tracts, and easements:* Roads, tracts, and easements are as shown on the Preliminary Plan set included with this submittal. The site is bound by the Douglas County East-West Trail to the East and existing North Heather Drive to the South, with close proximity to the I-25 corridor to the East. Total acreage to be dedicated as public right of way is 33.93 acres in the RidgeGate Preliminary Plan area (15.33% of RidgeGate site area) and 9.18 acres in the Southridge Preliminary Plan area (5.37% of Southridge site area).

One collector road is proposed. Hillcamp Trail is the primary entry point into the site. It is located in the east portion of the site and terminates at the primary community amenity. Local roads are also proposed throughout the site, providing access to the various residential lots throughout the site. Emergency Vehicle Access will be provided to both the Surrey Ridge and McArthur Ranch areas. Intersection geometry has been analyzed and is in alignment with the Traffic Study provided with this submittal.

Water, sanitary sewer and storm sewer will be located within public Rights of Way or within utility easements. Stormwater detention and permanent water quality will be provided by 11 detention ponds located around the periphery of the development, in accordance with the Master Drainage Study.

- *Land dedications:* Land dedications will include open space, trails, and public parks, and consider previous dedications for both the RidgeGate and Southridge PDDs. Acreages and benefitting entities (i.e. City of Lone Tree, HOA, or District) will be finally calculated as land or fee-in-lieu at time of preliminary plan approval.
- *Provision of water and sewer services:* With the Application, a will-serve letter has been provided from the Parker Water and Sanitation District. Additional information regarding the proposed water and sewer improvements is included with the Water and Sanitary Sewer Report provided with this submittal.
- *Phasing of the Project / Project Timing:* Development is anticipated to be constructed in 5 phases. Phase 1 (79.21 acres in RidgeGate Preliminary Plan area, 3.12 acres in Southridge Preliminary Plan area) is located in the east portion of the site and includes public rights of way, residential development, the amenity center, and open space. Phase 2 (63.74 acres in RidgeGate Preliminary Plan area, 5.37 acres in Southridge Preliminary Plan area) is located in the southeast portion of the site and includes public rights of way, residential development, and open space. Phase 3 (26.72 acres in RidgeGate Preliminary Plan area, 95.34 acres in Southridge Preliminary Plan area) is located in the north portion of the site and includes public rights of way, residential development, and open space. Phase 4 (50.36 acres in RidgeGate Preliminary Plan area, 25.82 acres in Southridge Preliminary Plan area) is located in the west portion of the site and includes public rights of way, residential development, and open space. Phase 5 (1.31 acres in RidgeGate Preliminary Plan area, 32.18 acres in Southridge Preliminary Plan area) is located in the southwest

portion of the site and includes public rights of way, residential development, and open space.

- *Site Features:* The Douglas County East-West Trail is located along the East and North boundaries of the site. Trails are proposed through the open space and parks in all phases of the site, which will provide pedestrian access between this development and the Douglas County East-West Trail. The trail network throughout the site will also provide trail connectivity for the Surrey Ridge and McArthur Ranch neighborhoods to the East-West Trail.

The Douglas County East-West Trail is located along the east and north boundaries of the site. Trails are proposed throughout the open space in all phases of the development, providing pedestrian access between this community and the East-West Trail. The internal trail network will also offer connectivity for the Surrey Ridge and McArthur Ranch neighborhoods.

Multiple types of trails will be included, ranging from natural single-track paths to paved multi-use trails, offering flexible opportunities for a variety of users including walkers, runners, cyclists, and families. This diverse trail system is designed to enhance accessibility and recreational experiences for all.

- *Site Resources and Wildlife Habitats:* The site has been analyzed for the presence of jurisdictional wetlands, threatened or endangered species, endangered or threatened species critical habitat, and registered archeological and/or historic sites. The Biological Assessment Mesa Top, prepared by CTL Thompson, dated September 26, 2023 has been included with this submittal.
 - FEMA Floodplains: The CTL Thompson report researched FEMA National Flood Hazard Layer (NFHL) mapping for floodplains within the site. The FEMA NFHL indicated no floodplains on or adjacent to the site.
 - Aquatic Resources: There are no aquatic resources on the Site.
 - Biological Resources: The CTL Report assessed the project area for potential habitat for state and federally threatened and endangered species. The project team will coordinate with the US Fish and Wildlife Service to resolve any potential Biological Resource issues that exist onsite.
- *Conclusion:* We appreciate the opportunity to provide this information to the City. Please do not hesitate to contact us if you require further information regarding the Application.

On behalf of the Applicant, we respectfully request the City's approval of the Application.

Sincerely,



Kevin J. Rohrbough
JR Engineering

