

HILLCAMP RIDGEGATE PRELIMINARY PLAN
PLANNING AREA 20 OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT
A PART OF SECTION 21 AND SECTION 22, T6S, R67W OF THE 6TH P.M.,
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
221.34 ACRES - 261 RESIDENTIAL LOTS - SB25-0010

GENERAL NOTES

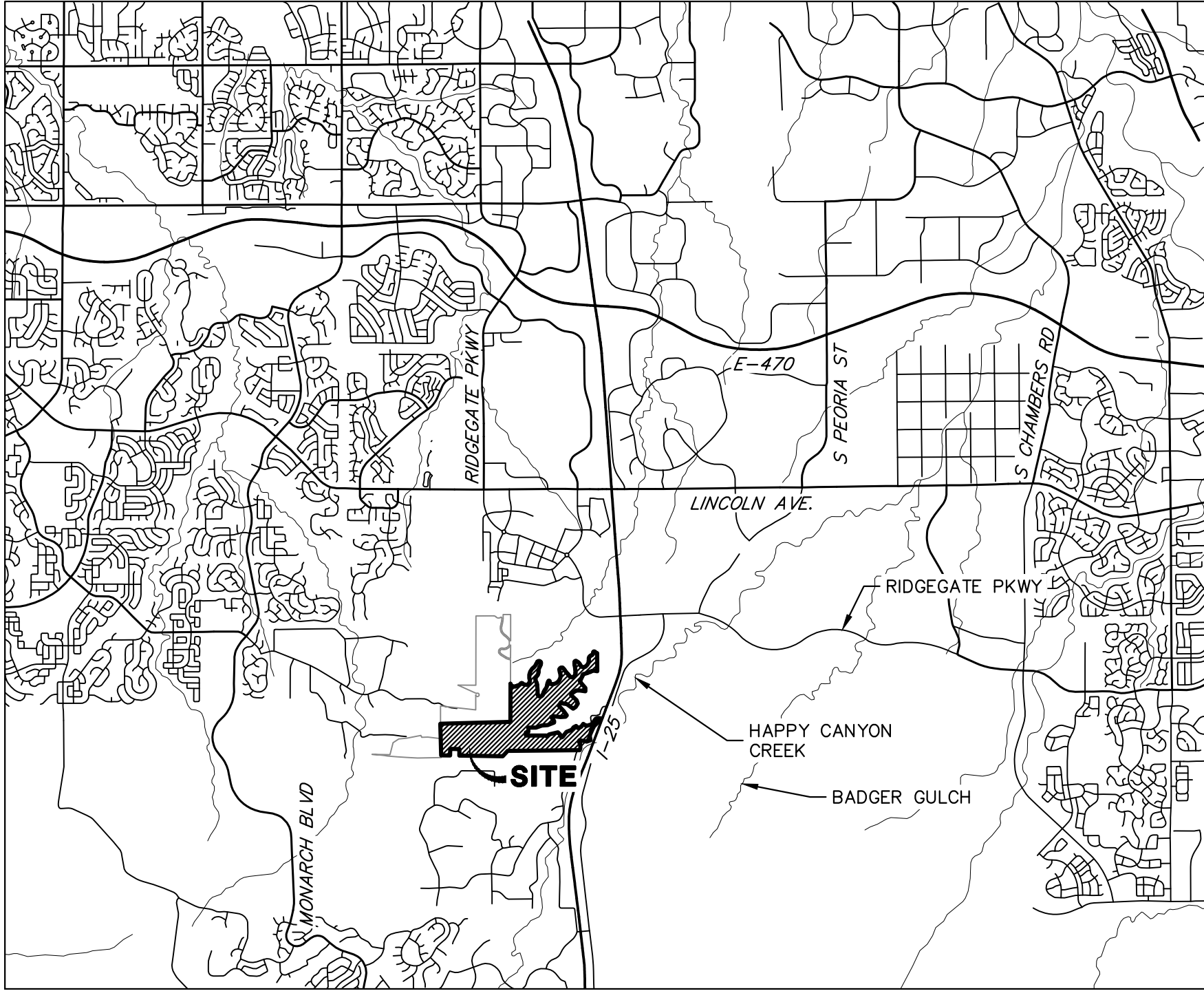
- ALL PROPOSED UTILITY EASEMENTS DEPICTED HEREON ARE FOR THE USE OF WATER, SANITARY SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TV AND COMMUNICATIONS AND WILL BE DEDICATED AT THE TIME OF FINAL PLAT.
- RETAINING WALL COLOR AND MATERIAL, LIGHTING, AND FENCING WILL BE DETERMINED DURING FINAL DESIGN/PLATTING. 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 HOA OR THE RAMPART RANGE METROPOLITAN DISTRICT NO. 1. A BUILDING PERMIT WILL BE REQUIRED FOR ALL RETAINING WALLS OVER 4 FEET IN HEIGHT.
- 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.
- BUILDING ENVELOPES TO BE DETERMINED PER LOT AT THE TIME OF FINAL PLAT IN ACCORDANCE WITH THE FINAL GEOTECHNICAL REPORT AND SHALL COMPLY WITH THE APPROVED DEVELOPMENT AGREEMENT, RECORDED AT _____.
- THE CITY WILL DETERMINE WHICH TRACTS AND RIGHTS-OF-WAY REQUIRE LANDSCAPE PLANS AT THE TIME OF FINAL PLAT AND/OR SIP REVIEW PROCESS, PER THE CITY'S DESIGN GUIDELINES AND STANDARDS FOR LANDSCAPING.
- FOR RESIDENTIAL LOTS, SEE THE APPROVED RG24-0007 HILLCAMP SUB-AREA PLAN FOR INFORMATION ON FENCING REQUIREMENTS.
- THE FINAL PLATS SHALL COMPLY WITH THE WILDFIRE MITIGATION PLAN, DATED _____, PREPARED FOR THE SITE.
- SITE IMPROVEMENTS AND PHASING SHALL COMPLY WITH THE APPROVED DEVELOPMENT AGREEMENT, RECORDED AT _____, ASSOCIATED WITH THE PRELIMINARY PLAN.

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.
- THERE ARE NO JURISDICTIONAL WATERS OF THE UNITED STATES ON THIS SITE.
- 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.
- PRIOR TO CONSTRUCTION ACTIVITIES AND/OR ANY VEGETATION REMOVAL, WILDFIRE SURVEYS WILL BE REQUIRED DURING BURROWING OWL BREEDING SEASON (MARCH 15 - OCTOBER 31) AND FOR MIGRATORY BIRDS (MARCH - AUGUST) TO ENSURE COMPLIANCE WITH THE MIGRATORY BIRDS ACT.
- NO VEGETATION REMOVAL SHALL BE PERMITTED BY THE CITY UNLESS SUCH REMOVAL IS IDENTIFIED IN THE APPROVED GRADING AND GROUND DISTURBANCE PLANS FOR THE DEVELOPMENT. UNFORSEEN BELOW-GROUND CONDITIONS AND ON-SITE ITEMS NOT SHOWN ON AVAILABLE SURVEY INFORMATION MAY REQUIRE ADDITIONAL VEGETATION REMOVAL. IN THOSE INSTANCES, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT, OR CITY REPRESENTATIVE FOR DIRECTION PRIOR TO PROCEEDING.

LAND SUMMARY

- TOTAL LAND AREA TO BE SUBDIVIDED: 221.34 ACRES
- PURPOSE, OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR ALL TRACTS: SEE SHEET 6
- LAND AREA OF PROPOSED PUBLIC ROW: 3.25 ACRES (1.5 % OF SITE)
- TOTAL NUMBER OF TRACTS: 45 TRACTS
- TOTAL NUMBER OF LOTS: 261 RESIDENTIAL SFD LOTS (95.22 ACRES, 43.0% OF SITE, AVG. 1.2 DU/AC)



VICINITY MAP
SCALE: 1" = 500'

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APPLICANT/OWNER/DEVELOPER

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6465 SOUTH GREENWOOD PLAZA BLVD
SUITE 700
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CIVIL ENGINEER/SURVEYOR

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PLANNER

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GEOTECHNICAL ENGINEER

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DENVER, CO 80204
P~303.825.0777



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

PREPARED FOR
BC-RG MESA TOPS JV LLC
6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
(303) 706-9451

J-R ENGINEERING
A Westrian Company



Centennial 303-740-9393 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	REVISION		BY	DATE
						No.			
N/A	N/A	3/27/26	KAC	KAC	KAC	1	1ST SUBMITTAL RIDGEGATE PP	KJR	3/18/25
						2	1ST RESUBMITTAL RIDGEGATE PP	KJR	5/30/25
						3	2ND SUBMITTAL RIDGEGATE PP	KJR	10/16/25
						4	3RD SUBMITTAL RIDGEGATE PP	KJR	12/12/25
						5	4TH SUBMITTAL RIDGEGATE PP	KJR	3/27/26

HILLCAMP RIDGEGATE
PRELIMINARY PLAN

COVER SHEET

PRELIMINARY PLAN
HILLCAMP RIDGEGATE

PREPARED BY:



A Westrian Company

PREPARED FOR:

BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 03/27/2026

SHEET 1 OF 34

JOB NO. 15950.12

HILLCAMP RIDGEGATE PRELIMINARY PLAN

PLANNING AREA 20 OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT

A PART OF SECTION 21 AND SECTION 22, T6S, R67W OF THE 6TH P.M.,

CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO

221.34 ACRES - 261 RESIDENTIAL LOTS - SB25-0010

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF SECTIONS 21, AND 22, ALL IN TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BASIS OF BEARINGS:THE EAST LINE OF THE NORTHEAST ¼ OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M. BEING MONUMENTED BY A 3–1/4" ALUMINUM CAP STAMPED "LS 6935" AT THE NORTHEAST CORNER AND A 3–1/4" ALUMINUM CAP STAMPED "LS 38367" AT THE EAST ¼ CORNER, SAID LINE BEARING S00°07'49"W AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE NAD(83)

BEGINNING AT THE EAST ¼ CORNER OF SAID SECTION 21;

THENCE ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, N00°07'49"E A DISTANCE OF 62.47 FEET TO A POINT OF NON–TANGENT CURVE;

THENCE DEPARTING SAID EAST LINE ON THE BOUNDARY OF THAT CITY OF LONE TREE PROPERTY RECORDED UNDER RECEPTION NO. 2020084530 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER THE FOLLOWING FIFTY (50) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S35°18'07"E A DISTANCE OF 97.83 FEET, HAVING A RADIUS OF 136.25 FEET, A CENTRAL ANGLE OF 42°04'43" AND AN ARC LENGTH OF 100.06 FEET, TO A POINT OF NON–TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S81°16'11"E A DISTANCE OF 136.05 FEET, HAVING A RADIUS OF 149.70 FEET, A CENTRAL ANGLE OF 54°03'21" AND AN ARC LENGTH OF 141.24 FEET, TO A POINT OF NON–TANGENT;
- N68°39'36"E A DISTANCE OF 39.67 FEET, TO A POINT OF NON–TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N69°55'42"E A DISTANCE OF 68.08 FEET, HAVING A RADIUS OF 539.95 FEET, A CENTRAL ANGLE OF 11°29'37" AND AN ARC LENGTH OF 68.19 FEET, TO A POINT OF NON–TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS N62°30'33"E A DISTANCE OF 80.30 FEET, HAVING A RADIUS OF 148.77 FEET, A CENTRAL ANGLE OF 31°18'50" AND AN ARC LENGTH OF 81.31 FEET, TO A POINT OF NON–TANGENT;
- N43°19'43"E A DISTANCE OF 62.10 FEET, TO A POINT OF NON–TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS S88°55'56"E A DISTANCE OF 42.25 FEET, HAVING A RADIUS OF 30.96 FEET, A CENTRAL ANGLE OF 86°03'08" AND AN ARC LENGTH OF 46.50 FEET, TO A POINT OF NON–TANGENT;
- S53°18'39"E A DISTANCE OF 29.70 FEET, TO A POINT OF NON–TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S65°28'28"E A DISTANCE OF 91.45 FEET, HAVING A RADIUS OF 150.85 FEET, A CENTRAL ANGLE OF 35°17'23" AND AN ARC LENGTH OF 92.91 FEET, TO A POINT OF NON–TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS S86°32'18"E A DISTANCE OF 61.26 FEET, HAVING A RADIUS OF 310.11 FEET, A CENTRAL ANGLE OF 11°20'13" AND AN ARC LENGTH OF 61.36 FEET, TO A POINT OF NON–TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N58°25'33"E A DISTANCE OF 93.44 FEET, HAVING A RADIUS OF 61.39 FEET, A CENTRAL ANGLE OF 99°06'40" AND AN ARC LENGTH OF 106.19 FEET, TO A POINT OF NON–TANGENT;
- N25°07'27"E A DISTANCE OF 72.21 FEET, TO A POINT OF NON–TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS N03°30'46"E A DISTANCE OF 74.10 FEET, HAVING A RADIUS OF 97.64 FEET, A CENTRAL ANGLE OF 44°36'00" AND AN ARC LENGTH OF 76.00 FEET, TO A POINT OF NON–TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N16°35'05"E A DISTANCE OF 479.61 FEET, HAVING A RADIUS OF 435.28 FEET, A CENTRAL ANGLE OF 66°51'38" AND AN ARC LENGTH OF 507.94 FEET, TO A POINT OF NON–TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS N36°13'12"E A DISTANCE OF 180.27 FEET, HAVING A RADIUS OF 434.53 FEET, A CENTRAL ANGLE OF 23°56'37" AND AN ARC LENGTH OF 181.59 FEET, TO A POINT OF NON–TANGENT;
- N27°39'13"E A DISTANCE OF 90.20 FEET, TO A POINT OF NON–TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS S82°58'08"E A DISTANCE OF 137.76 FEET, HAVING A RADIUS OF 79.02 FEET, A CENTRAL ANGLE OF 121°18'30" AND AN ARC LENGTH OF 167.30 FEET, TO A POINT OF NON–TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS S05°39'47"W A DISTANCE OF 100.53 FEET, HAVING A RADIUS OF 108.15 FEET, A CENTRAL ANGLE OF 55°23'27" AND AN ARC LENGTH OF 104.55 FEET, TO A POINT OF NON–TANGENT;
- THENCE S25°49'32"W A DISTANCE OF 85.16 FEET, TO A POINT OF NON–TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S14°38'40"W A DISTANCE OF 174.37 FEET, HAVING A RADIUS OF 401.90 FEET, A CENTRAL ANGLE OF 25°03'28" AND AN ARC LENGTH OF 175.77 FEET, TO A POINT OF NON–TANGENT;
- S01°11'23"W A DISTANCE OF 30.71 FEET, TO A POINT OF NON–TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS S17°16'10"W A DISTANCE OF 120.55 FEET, HAVING A RADIUS OF 186.50 FEET, A CENTRAL ANGLE OF 37°42'43" AND AN ARC LENGTH OF 122.75 FEET, TO A POINT OF NON–TANGENT;
- S41°19'14"W A DISTANCE OF 75.18 FEET, TO A POINT OF NON–TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S14°34'23"W A DISTANCE OF 115.48 FEET, HAVING A RADIUS OF 120.20 FEET, A CENTRAL ANGLE OF 57°25'07" AND AN ARC LENGTH OF 120.46 FEET, TO A POINT OF NON–TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S19°53'36"E A DISTANCE OF 115.49 FEET, HAVING A RADIUS OF 514.24 FEET, A CENTRAL ANGLE OF 12°53'42" AND AN ARC LENGTH OF 115.73 FEET, TO A POINT OF NON–TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS S13°08'32"E A DISTANCE OF 102.28 FEET, HAVING A RADIUS OF 243.26 FEET, A CENTRAL ANGLE OF 24°16'17" AND AN ARC LENGTH OF 103.05 FEET,

TO A POINT OF NON–TANGENT;

27. S04°31'37"E A DISTANCE OF 188.62 FEET;

28. S00°24'47"E A DISTANCE OF 136.29 FEET, TO A POINT OF NON–TANGENT CURVE;

29. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S19°57'02"E A DISTANCE OF 85.77 FEET, HAVING A RADIUS OF 116.36 FEET, A CENTRAL ANGLE OF 43°15'11" AND AN ARC LENGTH OF 87.84 FEET, TO A POINT OF NON–TANGENT CURVE;

30. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S80°59'01"E A DISTANCE OF 111.13 FEET, HAVING A RADIUS OF 119.54 FEET, A CENTRAL ANGLE OF 55°23'51" AND AN ARC LENGTH OF 115.58 FEET, TO A POINT OF NON–TANGENT CURVE;

31. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS N44°50'43"E A DISTANCE OF 80.19 FEET, HAVING A RADIUS OF 96.52 FEET, A CENTRAL ANGLE OF 49°05'23" AND AN ARC LENGTH OF 82.70 FEET, TO A POINT OF NON–TANGENT;

32. N19°48'59"E A DISTANCE OF 72.33 FEET, TO A POINT OF NON–TANGENT CURVE;

33. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N27°14'32"E A DISTANCE OF 143.06 FEET, HAVING A RADIUS OF 476.17 FEET, A CENTRAL ANGLE OF 17°16'45" AND AN ARC LENGTH OF 143.60 FEET, TO A POINT OF NON–TANGENT CURVE;

34. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS N24°55'32"E A DISTANCE OF 169.02 FEET, HAVING A RADIUS OF 334.28 FEET, A CENTRAL ANGLE OF 29°17'17" AND AN ARC LENGTH OF 170.87 FEET, TO A POINT OF NON–TANGENT;

35. N11°41'16"E A DISTANCE OF 84.50 FEET, TO A POINT OF NON–TANGENT CURVE;

36. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N25°19'14"E A DISTANCE OF 103.53 FEET, HAVING A RADIUS OF 302.64 FEET, A CENTRAL ANGLE OF 19°41'50" AND AN ARC LENGTH OF 104.04 FEET, TO A POINT OF NON–TANGENT CURVE;

37. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS S76°30'55"E A DISTANCE OF 34.90 FEET, HAVING A RADIUS OF 21.55 FEET, A CENTRAL ANGLE OF 108°08'31" AND AN ARC LENGTH OF 40.67 FEET, TO A POINT OF NON–TANGENT;

38. S19°29'42"E A DISTANCE OF 75.01 FEET, TO A POINT OF NON–TANGENT CURVE;

39. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S61°56'13"E A DISTANCE OF 102.11 FEET, HAVING A RADIUS OF 96.10 FEET, A CENTRAL ANGLE OF 64°10'57" AND AN ARC LENGTH OF 107.65 FEET, TO A POINT OF NON–TANGENT CURVE;

40. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS N41°44'19"E A DISTANCE OF 459.37 FEET, HAVING A RADIUS OF 331.92 FEET, A CENTRAL ANGLE OF 87°34'32" AND AN ARC LENGTH OF 507.33 FEET, TO A POINT OF NON–TANGENT CURVE;

41. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS N13°00'35"W A DISTANCE OF 104.54 FEET, HAVING A RADIUS OF 414.61 FEET, A CENTRAL ANGLE OF 14°29'06" AND AN ARC LENGTH OF 104.82 FEET, TO A POINT OF NON–TANGENT CURVE;

42. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N11°21'40"W A DISTANCE OF 117.99 FEET, HAVING A RADIUS OF 410.46 FEET, A CENTRAL ANGLE OF 16°31'39" AND AN ARC LENGTH OF 118.40 FEET, TO A POINT OF NON–TANGENT CURVE;

43. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N41°49'06"E A DISTANCE OF 86.37 FEET, HAVING A RADIUS OF 78.94 FEET, A CENTRAL ANGLE OF 66°19'52" AND AN ARC LENGTH OF 91.39 FEET, TO A POINT OF NON–TANGENT CURVE;

44. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N87°39'01"E A DISTANCE OF 61.75 FEET, HAVING A RADIUS OF 65.98 FEET, A CENTRAL ANGLE OF 55°48'07" AND AN ARC LENGTH OF 64.26 FEET, TO A POINT OF NON–TANGENT CURVE;

45. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS S41°35'48"E A DISTANCE OF 123.39 FEET, HAVING A RADIUS OF 251.02 FEET, A CENTRAL ANGLE OF 28°27'20" AND AN ARC LENGTH OF 124.67 FEET, TO A POINT OF NON–TANGENT;

46. S36°19'58"E A DISTANCE OF 94.73 FEET, TO A POINT OF NON–TANGENT CURVE;

47. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S42°50'42"E A DISTANCE OF 97.73 FEET, HAVING A RADIUS OF 549.87 FEET, A CENTRAL ANGLE OF 10°11'48" AND AN ARC LENGTH OF 97.86 FEET, TO A POINT OF NON–TANGENT;

48. THENCE S38°48'40"E A DISTANCE OF 91.02 FEET, TO A POINT OF NON–TANGENT CURVE;

49. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S44°43'25"E A DISTANCE OF 53.96 FEET, HAVING A RADIUS OF 162.67 FEET, A CENTRAL ANGLE OF 19°05'39" AND AN ARC LENGTH OF 54.21 FEET, TO A POINT OF NON–TANGENT CURVE;

50. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S63°24'10"E A DISTANCE OF 7.44 FEET, HAVING A RADIUS OF 41.21 FEET, A CENTRAL ANGLE OF 10°21'43" AND AN ARC LENGTH OF 7.45 FEET, TO A POINT OF NON–TANGENT CURVE ON THE BOUNDARY OF THAT RAMPART RANGE METRO DISTRICT NO. 1 BOUNDARY RECORDED UNDER RECEPTION NO. 202069124;

THENCE ON SAID BOUNDARY THE FOLLOWING NINETEEN (19) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S71°26'17"E A DISTANCE OF 30.42 FEET, HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 18°25'36" AND AN ARC LENGTH OF 30.55 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, WHOSE CHORD BEARS N73°36'49"E A DISTANCE OF 99.87 FEET, HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 51°28'11" AND AN ARC LENGTH OF 103.31 FEET TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, WHOSE CHORD BEARS N25°26'03"E A DISTANCE OF 133.63 FEET, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 44°53'22" AND AN ARC LENGTH OF 137.11 FEET, TO A POINT OF TANGENT;
- N02°59'22"E A DISTANCE OF 41.49 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, WHOSE CHORD BEARS N02°39'07"W A DISTANCE OF 91.42 FEET, HAVING A RADIUS OF 465.00 FEET, A CENTRAL ANGLE OF 11°16'59" AND AN ARC LENGTH OF 91.57 FEET, TO A POINT OF TANGENT;
- N08°17'37"W A DISTANCE OF 177.82 FEET; TO A POINT OF CURVE;

7. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N01°41'19"W A DISTANCE OF 124.69 FEET, HAVING A RADIUS OF 542.00 FEET, A CENTRAL ANGLE OF 13°12'36" AND AN ARC LENGTH OF 124.96 FEET, TO A POINT OF COMPOUND CURVE;

8. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N57°16'05"E A DISTANCE OF 63.34 FEET, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 104°42'12" AND AN ARC LENGTH OF 73.10 FEET, TO A POINT OF COMPOUND CURVE;

9. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS S46°46'54"E A DISTANCE OF 224.18 FEET, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 47°11'49" AND AN ARC LENGTH OF 230.65 FEET, TO A POINT OF REVERSE CURVE;

10. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S73°02'17"E A DISTANCE OF 198.75 FEET, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 99°42'35" AND AN ARC LENGTH OF 226.23 FEET, TO A POINT OF COMPOUND CURVE;

11. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS N29°15'51"E A DISTANCE OF 266.22 FEET, HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 55°41'09" AND AN ARC LENGTH OF 276.99 FEET, TO A POINT OF TANGENT;

12. N01°25'16"E A DISTANCE OF 72.80 FEET, TO A POINT OF CURVE;

13. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N34°30'38"E A DISTANCE OF 138.67 FEET, HAVING A RADIUS OF 127.00 FEET, A CENTRAL ANGLE OF 66°10'44" AND AN ARC LENGTH OF 146.69 FEET, TO A POINT OF TANGENT;

14. N67°36'00"E A DISTANCE OF 35.46 FEET, TO A POINT OF CURVE;

15. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS N35°33'09"E A DISTANCE OF 93.39 FEET, HAVING A RADIUS OF 88.00 FEET, A CENTRAL ANGLE OF 64°05'42" AND AN ARC LENGTH OF 98.44 FEET, TO A POINT OF TANGENT;

16. N03°30'18"E A DISTANCE OF 29.47 FEET, TO A POINT OF CURVE;

17. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N64°24'36"E A DISTANCE OF 61.17 FEET, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 121°48'36" AND AN ARC LENGTH OF 74.41 FEET, TO A POINT OF TANGENT;

18. S54°41'06"E A DISTANCE OF 79.27 FEET, TO A POINT OF CURVE;

19. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S57°54'02"E A DISTANCE OF 29.73 FEET, HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 06°25'52" AND AN ARC LENGTH OF 29.74 FEET, TO A POINT ON THE WESTERLY LINE OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 2016055021, SAID LINE BEING THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22;

PRELIMINARY PLAN
HILLCAMP RIDGEGATE

PREPARED BY:

**J-R ENGINEERING**
A Westrian Company

PREPARED FOR:

BC–RG MESA TOPS JV LLC

SUBMITTAL DATE: 03/27/2026

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 BC–RG MESA TOPS JV LLC 6465 S GREENWOOD PLZ BLVD SUITE 700 CENTENNIAL, CO 80111 (303) 706–9451	
 J-R ENGINEERING A Westrian Company Centennial 303–740–9888 • Colorado Springs 719–583–2583 Fort Collins 970–491–9888 • www.jrengineering.com		BY	DATE
HILLCAMP RIDGEGATE PRELIMINARY PLAN	PROJECT LEGAL DESCRIPTION	No.	REVISION
		1	1ST SUBMITTAL RIDGEGATE PP
		2	1ST RESUBMITTAL RIDGEGATE PP
		3	2ND SUBMITTAL RIDGEGATE PP
		4	3RD SUBMITTAL RIDGEGATE PP
SHEET 2 OF 34	JOB NO. 15950.12	H–SCALE	N/A
		V–SCALE	N/A
		DATE	3/27/26
		DESIGNED BY	N/A
		DRAWN BY	KAC
HILLCAMP RIDGEGATE PRELIMINARY PLAN	PROJECT LEGAL DESCRIPTION	1	1ST SUBMITTAL RIDGEGATE PP
		2	1ST RESUBMITTAL RIDGEGATE PP
		3	2ND SUBMITTAL RIDGEGATE PP
		4	3RD SUBMITTAL RIDGEGATE PP
		5	4TH SUBMITTAL RIDGEGATE PP
SHEET 2 OF 34	JOB NO. 15950.12	H–SCALE	N/A
		V–SCALE	N/A
		DATE	3/27/26
		DESIGNED BY	N/A
		DRAWN BY	KAC

HILLCAMP RIDGEGATE PRELIMINARY PLAN

PLANNING AREA 20 OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT
A PART OF SECTION 21 AND SECTION 22, T6S, R67W OF THE 6TH P.M.,
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
221.34 ACRES - 261 RESIDENTIAL LOTS - SB25-0010

LEGAL DESCRIPTION (CONT.):

THENCE ON SAID WEST LINE, S00°23'12"E A DISTANCE OF 679.15 FEET, TO A POINT ON THE BOUNDARY OF SAID RAMPART RANGE METRO DISTRICT NO. 1 BOUNDARY RECORDED UNDER RECEPTION NO. 2020069124;

THENCE ON SAID BOUNDARY AND THE BOUNDARY OF THE CITY OF LONE TREE PROPERTY RECORDED UNDER RECEPTION NO. 2020084530 THE FOLLOWING THIRTY-FOUR (34) COURSES:

1. N76°45'34"W A DISTANCE OF 46.41 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S84°46'48"W A DISTANCE OF 182.39 FEET, HAVING A RADIUS OF 288.00 FEET, A CENTRAL ANGLE OF 36°55'16" AND AN ARC LENGTH OF 185.59 FEET, TO A POINT OF TANGENT;
3. S66°19'10"W A DISTANCE OF 55.15 FEET, TO A POINT OF TANGENT CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS S69°23'17"W A DISTANCE OF 89.94 FEET, HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 06°08'15" AND AN ARC LENGTH OF 89.98 FEET, TO A POINT OF TANGENT;
5. S72°27'25"W A DISTANCE OF 168.61 FEET, TO A POINT OF TANGENT CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S26°29'10"W A DISTANCE OF 76.21 FEET, HAVING A RADIUS OF 53.00 FEET, A CENTRAL ANGLE OF 91°56'30" AND AN ARC LENGTH OF 85.05 FEET, TO A POINT OF NON-TANGENT;
7. S25°03'02"W A DISTANCE OF 234.47 FEET;
8. S40°57'28"E A DISTANCE OF 317.46 FEET;
9. S00°00'00"E A DISTANCE OF 127.86 FEET;
10. N81°16'01"W A DISTANCE OF 210.54 FEET;
11. N90°00'00"W A DISTANCE OF 144.07 FEET;
12. S55°02'59"W A DISTANCE OF 195.30 FEET;
13. S26°36'02"W A DISTANCE OF 71.50 FEET;
14. S47°20'05"E A DISTANCE OF 283.00 FEET;
15. S20°33'05"E A DISTANCE OF 136.58 FEET;
16. S32°02'41"W A DISTANCE OF 150.85 FEET;
17. S56°21'03"W A DISTANCE OF 115.38 FEET;
18. N53°47'19"W A DISTANCE OF 297.60 FEET;
19. N82°53'10"W A DISTANCE OF 129.05 FEET;
20. N63°28'13"W A DISTANCE OF 107.35 FEET;
21. S32°02'41"W A DISTANCE OF 150.85 FEET;
22. S42°45'13"E A DISTANCE OF 282.97 FEET;
23. S35°02'00"E A DISTANCE OF 195.19 FEET;
24. S45°02'36"W A DISTANCE OF 67.86 FEET;
25. S85°14'38"W A DISTANCE OF 192.75 FEET;
26. N82°53'09"W A DISTANCE OF 258.11 FEET;
27. S71°35'29"W A DISTANCE OF 101.22 FEET;
28. S37°55'04"E A DISTANCE OF 182.34 FEET;
29. S00°00'00"E A DISTANCE OF 63.93 FEET;
30. S68°13'45"W A DISTANCE OF 258.55 FEET;
31. S85°55'15"W A DISTANCE OF 224.67 FEET;
32. S70°22'26"W A DISTANCE OF 237.93 FEET;
33. N90°00'00"W A DISTANCE OF 288.14 FEET;
34. S00°00'00"E A DISTANCE OF 158.05 FEET, TO A POINT ON THE BOUNDARY OF THAT PARKER WATER AND SANITATION PROPERTY RECORDED UNDER RECEPTION NO. 2017055085;

THENCE ON THE BOUNDARY OF SAID PROPERTY THE FOLLOWING THREE (3) COURSES:

1. S75°22'18"W A DISTANCE OF 93.77 FEET;
2. S00°00'00"E A DISTANCE OF 115.07 FEET;
3. N90°00'00"E A DISTANCE OF 776.57 FEET, TO A POINT ON THE BOUNDARY OF SAID CITY OF LONE TREE PROPERTY;

THENCE ON SAID BOUNDARY THE FOLLOWING THIRTY (30) COURSES:

1. S25°27'52"E A DISTANCE OF 43.01 FEET;
2. N45°02'36"E A DISTANCE OF 113.10 FEET;
3. N76°37'39"E A DISTANCE OF 345.53 FEET;
4. S45°02'33"E A DISTANCE OF 113.10 FEET;
5. S23°13'53"E A DISTANCE OF 121.75 FEET;

6. N71°35'29"E A DISTANCE OF 50.61 FEET;
7. N36°54'46"E A DISTANCE OF 239.88 FEET;
8. N68°59'31"E A DISTANCE OF 222.91 FEET;
9. N33°43'53"E A DISTANCE OF 115.31 FEET;
10. N63°28'13"E A DISTANCE OF 107.35 FEET;
11. S38°42'12"E A DISTANCE OF 102.40 FEET;
12. N69°28'23"E A DISTANCE OF 136.74 FEET;
13. N35°34'48"E A DISTANCE OF 137.76 FEET;
14. S54°25'12"E A DISTANCE OF 137.63 FEET;
15. N72°55'20"E A DISTANCE OF 217.70 FEET;
16. N34°44'11"E A DISTANCE OF 252.84 FEET;
17. N71°35'29"E A DISTANCE OF 101.22 FEET;
18. S80°33'05"E A DISTANCE OF 97.37 FEET;
19. S00°00'00"E A DISTANCE OF 47.95 FEET;
20. S45°02'40"W A DISTANCE OF 361.93 FEET;
21. S26°35'59"W A DISTANCE OF 107.25 FEET;
22. S23°39'44"W A DISTANCE OF 279.20 FEET;
23. S10°19'14"E A DISTANCE OF 178.70 FEET;
24. S71°35'29"W A DISTANCE OF 151.84 FEET;
25. N78°42'27"W A DISTANCE OF 81.62 FEET;
26. N79°42'38"W A DISTANCE OF 199.04 FEET;
27. S10°17'22"W A DISTANCE OF 68.62 FEET;
28. S31°00'06"E A DISTANCE OF 93.23 FEET;
29. S00°00'00"E A DISTANCE OF 159.83 FEET;
30. S18°27'42"W A DISTANCE OF 72.16 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PUBLIC SERVICE COMPANY OF COLORADO PROPERTY RECORDED IN BOOK 127 AT PAGE 451;

THENCE ON THE NORTHERLY LINE OF SAID PROPERTY, THE FOLLOWING THREE (3) COURSES:

1. S89°28'32"W A DISTANCE OF 2626.82 FEET;
2. N89°11'41"W A DISTANCE OF 97.17 FEET;
3. S42°53'37"W A DISTANCE OF 282.98 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M.;

THENCE ON SAID SOUTH LINE, N89°11'41"W A DISTANCE OF 1641.55 FEET, TO A POINT ON THE BOUNDARY OF THAT PARKER WATER AND SANITATION PROPERTY RECORDED UNDER RECEPTION NO. 2007009356;

THENCE ON SAID BOUNDARY THE FOLLOWING THREE (3) COURSES:

1. N00°48'19"E A DISTANCE OF 249.08 FEET;
2. N89°11'40"W A DISTANCE OF 348.59 FEET;
3. S00°48'19"W A DISTANCE OF 249.08 FEET, TO POINT ON SAID SOUTH LINE;

THENCE ON SAID SOUTH LINE, N89°11'41"W A DISTANCE OF 337.98 FEET, TO THE SOUTH 1/4 CORNER OF SAID SECTION 21;

THENCE N01°40'05"W A DISTANCE OF 632.67 FEET TO THE SOUTHEASTERLY CORNER OF MCARTHUR RANCH FILING NO. 3, 3RD AMENDMENT RECORDED UNDER RECEPTION NO. 2020044827;

THENCE ON THE BOUNDARY OF SAID MCARTHUR RANCH FILING NO. 3, 3RD AMENDMENT THE FOLLOWING TWO (2) COURSES:

1. N01°32'34"W A DISTANCE OF 562.00 FEET;
2. N88°24'12"E A DISTANCE OF 9.56 FEET;

THENCE DEPARTING SAID BOUNDARY N88°24'12"E A DISTANCE OF 2646.03 FEET TO A POINT ON THE EAST LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 21;

THENCE ON SAID EAST LINE, N00°10'11"E A DISTANCE OF 35.50 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 21;

THENCE ON THE EAST LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 21, N00°05'27"E A DISTANCE OF 1342.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 9,641,671 SQUARE FEET OR 221.3423 ACRES.

PRELIMINARY PLAN
HILLCAMP RIDGEGATE

PREPARED BY:
 **J·R ENGINEERING**
 A Westrian Company
 PREPARED FOR:

BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 03/27/2026

PREPARED FOR

BC-RG MESA TOPS JV LLC
6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
(303) 706-9451

J·R ENGINEERING
A Westrian Company

 Centennial 303-740-9393 • Colorado Springs 719-593-2593
Eagle Creek 970-401-0000 • www.jrengineering.com

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERS APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

JOB NO.	SHEET	3	OF	34	HILLCAMP RIDGEGATE PRELIMINARY PLAN	H-SCALE	N/A	No.	REVISION	BY	DATE
						V-SCALE	N/A	1	1ST SUBMITTAL RIDGEGATE PP	KJR	3/18/25
PROJECT LEGAL DESCRIPTION	3	OF	34			DATE	3/27/26	2	1ST RESUBMITTAL RIDGEGATE PP	KJR	5/30/25
						DESIGNED BY	N/A	3	2ND SUBMITTAL RIDGEGATE PP	KJR	10/16/25
						DRAWN BY	KAC	4	3RD SUBMITTAL RIDGEGATE PP	KJR	12/12/25
						CHECKED BY	KJR	5	4TH SUBMITTAL RIDGEGATE PP	KJR	3/27/26

HILLCAMP RIDGEGATE PRELIMINARY PLAN
PLANNING AREA 20 OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT
A PART OF SECTION 21 AND SECTION 22, T6S, R67W OF THE 6TH P.M.,
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
221.34 ACRES - 261 RESIDENTIAL LOTS - SB25-0010

TRACT LEGEND

	RESTORED NATIVE	HOA	HOA
	LANDSCAPE AREA	HOA	HOA
	OPEN SPACE	CoLT/RRMD/HOA	CoLT/RRMD/HOA
	AMENITY CENTER	HOA	HOA
	PUBLIC PARK	CoLT	CoLT
	UTILITY/ INFRASTRUCTURE	HOA/RRMD/PWSD	HOA/RRMD/PWSD

LEGEND

PWSD = PARKER WATER AND SANITATION DISTRICT
RRMD = RAMPART RANGE METRO DISTRICT
CoLT = CITY OF LONE TREE
HOA = HOMEOWNER'S ASSOCIATION

SITE LIGHTING



PUREFORM P26 LED AREA
MEDIUM LIGHT
20' POLE HEIGHT

NOTES:
1. SEE LEFT FOR CONCEPTUAL LIGHTING DETAILS.
2. REFER TO SHEET 30 FOR STREET LIGHT LOCATIONS.

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		
SANITARY SEWER FORCE MAIN		
STORM DRAIN		
TELEPHONE		
WATER MAIN		
SWALE/WATERWAY FLOWLINE		
DIVERSION DITCH		
TOP OF SLOPE		
TOE OF SLOPE		
100 YEAR FLOODPLAIN		
CONTOUR		
INDEX CONTOUR		
20% SLOPE LINE		
AREA OF HIGHEST VISUAL SENSITIVITY		
OVERHEAD ELECTRIC POWER POLE		
HIGH POINT		HP
LOW POINT		LP
STREET LIGHT LOCATION		

LANDSCAPE LEGEND

EXISTING TREE - CONIFEROUS	
EXISTING TREE - DECIDUOUS	
EXISTING SHRUB/BUSH	
EXISTING SHRUBS AND BUSHES	
ARCHAEOLOGICAL CULTURAL RESOURCE AREA	
TOP OF BLUFFS	
MESA LANDFORM REGION	

PRELIMINARY PLAN
HILLCAMP RIDGEGATE

PREPARED BY:
J-R ENGINEERING
A Westrian Company

PREPARED FOR:
BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 03/27/2026

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

PREPARED FOR
BC-RG MESA TOPS JV LLC
6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
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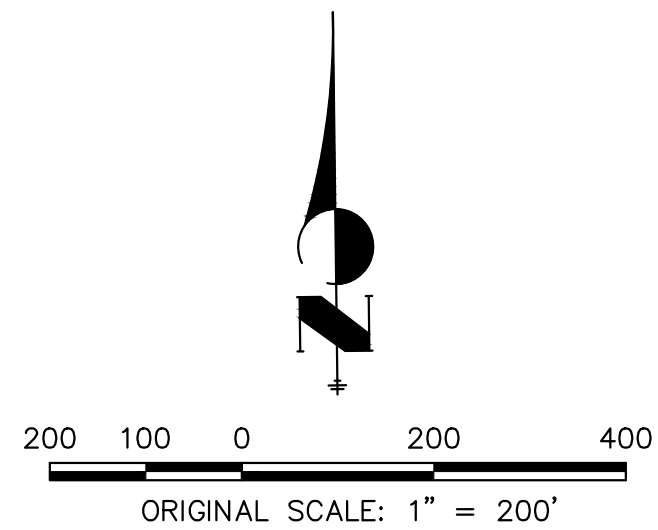
BY	DATE	REVISION	No.	H-SCALE	N/A	DESIGNED BY	DRAWN BY	CHECKED BY
KJR	3/18/25	1ST SUBMITTAL RIDGEGATE PP	1	N/A	N/A	3/27/26	N/A	JU
KJR	5/30/25	1ST RESUBMITTAL RIDGEGATE PP	2	N/A	N/A			
KJR	10/16/25	2ND SUBMITTAL RIDGEGATE PP	3					
KJR	12/12/25	3RD SUBMITTAL RIDGEGATE PP	4					
KJR	3/27/26	4TH SUBMITTAL RIDGEGATE PP	5					

HILLCAMP RIDGEGATE
PRELIMINARY PLAN
LINETYPE AND SYMBOL
LEGEND

SHEET 4 OF 34

JOB NO. 15950.12

HILLCAMP RIDGEGATE PRELIMINARY PLAN
PLANNING AREA 20 OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT
A PART OF SECTION 21 AND SECTION 22, T6S, R67W OF THE 6TH P.M.,
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
221.34 ACRES - 261 RESIDENTIAL LOTS - SB25-0010

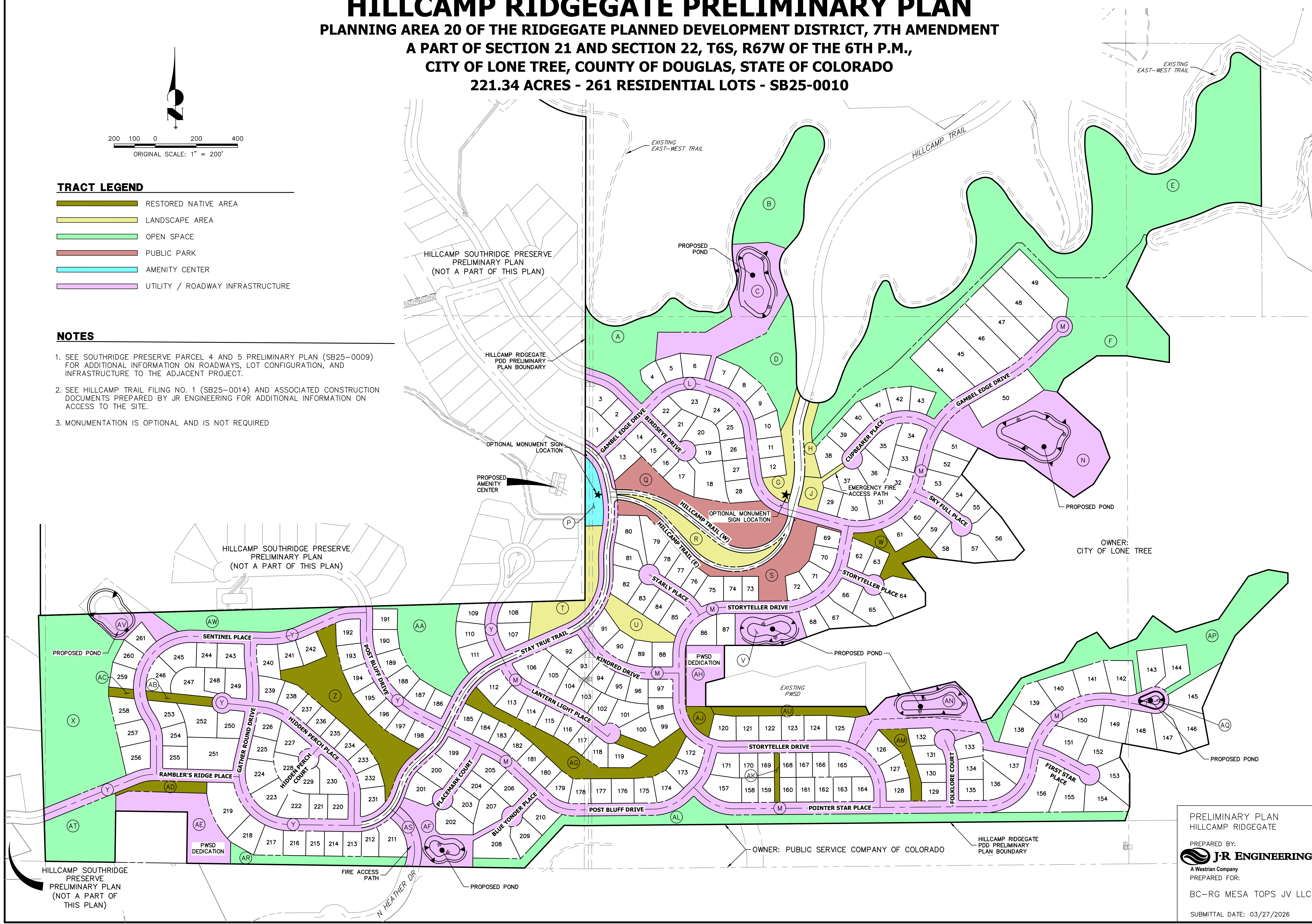


TRACT LEGEND

- RESTORED NATIVE AREA
- LANDSCAPE AREA
- OPEN SPACE
- PUBLIC PARK
- AMENITY CENTER
- UTILITY / ROADWAY INFRASTRUCTURE

NOTES

1. SEE SOUTHRIDGE PRESERVE PARCEL 4 AND 5 PRELIMINARY PLAN (SB25-0009) FOR ADDITIONAL INFORMATION ON ROADWAYS, LOT CONFIGURATION, AND INFRASTRUCTURE TO THE ADJACENT PROJECT.
2. SEE HILLCAMP TRAIL FILING NO. 1 (SB25-0014) AND ASSOCIATED CONSTRUCTION DOCUMENTS PREPARED BY JR ENGINEERING FOR ADDITIONAL INFORMATION ON ACCESS TO THE SITE.
3. MONUMENTATION IS OPTIONAL AND IS NOT REQUIRED



PRELIMINARY PLAN
HILLCAMP RIDGEGATE

PREPARED BY:
J-R ENGINEERING
A Westrian Company

PREPARED FOR:
BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 03/27/2026

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J-R ENGINEERING A Westrian Company		CENTENNIAL 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE	REVISION	
KJR	3/18/25	1	1ST SUBMITTAL RIDGEGATE PP
KJR	5/30/25	2	1ST RESUBMITTAL RIDGEGATE PP
KJR	10/16/25	3	2ND SUBMITTAL RIDGEGATE PP
KJR	12/12/25	4	3RD SUBMITTAL RIDGEGATE PP
KJR	3/27/26	5	4TH SUBMITTAL RIDGEGATE PP
H-SCALE 1"=200'		N/A	
V-SCALE DATE		3/27/26	
DESIGNED BY		KAC	
DRAWN BY		KJR	
CHECKED BY		KJR	
HILLCAMP RIDGEGATE PRELIMINARY PLAN		OVERALL SITE PLAN	
SHEET 5 OF 34		JOB NO. 15950.12	

HILLCAMP RIDGEGATE PRELIMINARY PLAN

PLANNING AREA 20 OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT

A PART OF SECTION 21 AND SECTION 22, T6S, R67W OF THE 6TH P.M.,

CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO

221.34 ACRES - 261 RESIDENTIAL LOTS - SB25-0010

TRACT TABLE

TRACTS	ACREAGE	OWNERSHIP	MAINTENANCE	USE	LANDSCAPE AREA	RESTORED NATIVE	OPEN SPACE	PUBLIC PARK	AMENITY CENTER	UTILITY/ROADWAY INFRASTRUCTURE
A	3.18	CoLT	CoLT	OPEN SPACE	--	--	3.18	--	--	--
B	3.17	CoLT	CoLT	OPEN SPACE	--	--	3.17	--	--	--
C	3.56	RRMD	RRMD	UTILITY/ROADWAY INFRASTRUCTURE	--	--	--	--	--	3.56
D	2.24	CoLT	CoLT	OPEN SPACE	--	--	2.24	--	--	--
E	16.38	CoLT	CoLT	OPEN SPACE	--	--	16.38	--	--	--
F	6.82	RRMD	RRMD	OPEN SPACE	--	--	6.82	--	--	--
G	0.71	HOA	HOA	LANDSCAPE AREA	0.71	--	--	--	--	--
H	0.43	HOA	HOA	LANDSCAPE AREA	0.43	--	--	--	--	--
J	0.40	HOA	HOA	LANDSCAPE AREA	0.40	--	--	--	--	--
L	2.97	RRMD	RRMD	UTILITY/ROADWAY INFRASTRUCTURE	--	--	--	--	--	2.97
M	18.38	RRMD	RRMD	UTILITY/ROADWAY INFRASTRUCTURE	--	--	--	--	--	18.38
N	4.81	RRMD	RRMD	UTILITY/ROADWAY INFRASTRUCTURE	--	--	--	--	--	4.81
P	0.54	HOA	HOA	AMENITY CENTER	--	--	--	--	0.54	--
Q	2.73	CoLT	CoLT	PUBLIC PARK	--	--	--	2.73	--	--
R	1.15	HOA	HOA	LANDSCAPE AREA	1.15	--	--	--	--	--
S	2.12	CoLT	CoLT	PUBLIC PARK	--	--	--	2.12	--	--
T	1.34	HOA	HOA	LANDSCAPE AREA	1.34	--	--	--	--	--
U	0.83	HOA	HOA	LANDSCAPE AREA	0.83	--	--	--	--	--
V	1.15	RRMD	RRMD	UTILITY/ROADWAY INFRASTRUCTURE	--	--	--	--	--	1.15
W	0.84	CoLT	CoLT	RESTORED NATIVE	--	0.84	--	--	--	--
X	7.09	CoLT	CoLT	OPEN SPACE	--	--	7.09	--	--	--
Y	9.75	RRMD	RRMD	UTILITY/ROADWAY INFRASTRUCTURE	--	--	--	--	--	9.75
Z	2.92	HOA/RRMD	HOA/RRMD	RESTORED NATIVE	--	2.92	--	--	--	--
AA	2.57	CoLT	CoLT	OPEN SPACE	--	--	2.57	--	--	--
AB	0.33	HOA/RRMD	HOA/RRMD	RESTORED NATIVE	--	0.33	--	--	--	--
AC	0.13	HOA/RRMD	HOA/RRMD	RESTORED NATIVE	--	0.13	--	--	--	--
AD	0.46	HOA/RRMD	HOA/RRMD	RESTORED NATIVE	--	0.46	--	--	--	--
AE	2.00	PWSD	PWSD	UTILITY/ROADWAY INFRASTRUCTURE	--	--	--	--	--	2.00
AF	1.46	RRMD	RRMD	UTILITY/ROADWAY INFRASTRUCTURE	--	--	--	--	--	1.46
AG	2.42	HOA/RRMD	HOA/RRMD	RESTORED NATIVE	--	2.42	--	--	--	--
AH	1.00	PWSD	PWSD	UTILITY/ROADWAY INFRASTRUCTURE	--	--	--	--	--	1.00
AJ	0.35	HOA/RRMD	HOA/RRMD	RESTORED NATIVE	--	0.35	--	--	--	--
AK	0.14	HOA/RRMD	HOA/RRMD	RESTORED NATIVE	--	0.14	--	--	--	--
AL	3.67	RRMD	RRMD	OPEN SPACE	--	--	3.67	--	--	--
AM	0.55	HOA	HOA	RESTORED NATIVE	--	0.55	--	--	--	--
AN	2.91	RRMD	RRMD	UTILITY/ROADWAY INFRASTRUCTURE	--	--	--	--	--	2.91
AP	4.36	RRMD	RRMD	OPEN SPACE	--	--	4.36	--	--	--
AQ	0.19	RRMD	RRMD	UTILITY/ROADWAY INFRASTRUCTURE	--	--	--	--	--	0.19
AR	0.96	RRMD	RRMD	OPEN SPACE	--	--	0.96	--	--	--
AS	0.47	CoLT	RRMD	UTILITY/ROADWAY INFRASTRUCTURE	--	--	--	--	--	0.47
AT	2.09	CoLT	CoLT	OPEN SPACE	--	--	2.09	--	--	--
AU	0.79	HOA/RRMD	HOA/RRMD	RESTORED NATIVE	--	0.79	--	--	--	--
AV	0.79	RRMD	RRMD	UTILITY/ROADWAY INFRASTRUCTURE	--	--	--	--	--	0.79
AW	1.71	CoLT	CoLT	OPEN SPACE	--	--	1.71	--	--	--

	LANDSCAPE AREA	RESTORED NATIVE	OPEN SPACE	PUBLIC PARK	AMENITY CENTER	UTILITY/ROADWAY INFRASTRUCTURE
TOTAL	4.86	8.93	54.24	4.85	0.54	49.44

HILLCAMP RG PP OPEN SPACE CALCULATIONS

PROPOSED TRACT	PROPOSED ACERAGE
A	3.18
B	3.17
D	2.24
E	16.38
F	6.82
X	7.09
AA	2.57
AL	3.67
AP	4.36
AR	0.96
AT	2.09
AW	1.71
TOTAL AC:	54.24

RIDGEGATE PDD PA #20 OPEN SPACE CALCULATIONS

PLANNING AREA DESIGNATION	TOTAL ACERAGE REQUIRED	TOTAL ACERAGE	
# 20 - RR	47 AC	DESCRIPTION	PROPOSED ACERAGE
		HILLCAMP RG PP	54.24
		REC. No. 2016055021	18.97
		REC. No. 2020069124	3.65
		TOTAL PROVIDED AC:	76.86
*NOTE: REQUIRED PUBLIC OPEN SPACE CALCULATIONS ARE BASED ON THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT 7TH AMENDMENT, PREPARED FOR COVENTRY DEVELOPMENT CORP., APPROVED 6/7/2024.			

SITE DATA TABLE

TOTAL AREAS		
LOTS	95.26	AC
TRACTS	122.86	AC
R.O.W.	3.22	AC

TOTAL AREA	221.34	AC
------------	--------	----

LOT TABLES

LOT	ACREAGE	LOT	ACREAGE	LOT	ACREAGE
1	0.40	91	0.34	181	0.25
2	0.28	92	0.38	182	0.27
3	0.38	93	0.26	183	0.23
4	0.26	94	0.29	184	0.25
5	0.28	95	0.26	185	0.27
6	0.34	96	0.27	186	0.25
7	0.31	97	0.25	187	0.29
8	0.33	98	0.25	188	0.30
9	0.31	99	0.27	189	0.30
10	0.30	100	0.41	190	0.30
11	0.26	101	0.37	191	0.28
12	0.26	102	0.29	192	0.32
13	0.40	103	0.27	193	0.30
14	0.26	104	0.29	194	0.30
15	0.25	105	0.37	195	0.30
16	0.22	106	0.43	196	0.27
17	0.40	107	0.38	197	0.27
18	0.67	108	0.36	198	0.27
19	0.26	109	0.30	199	0.34
20	0.39	110	0.35	200	0.38
21	0.30	111	0.36	201	0.39
22	0.26	112	0.37	202	0.44
23	0.38	113	0.31	203	0.33
24	0.30	114	0.28	204	0.27
25	0.32	115	0.28	205	0.32
26	0.28	116	0.26	206	0.37
27	0.28	117	0.23	207	0.49
28	0.34	118	0.29	208	0.61
29	0.28	119	0.35	209	0.38
30	0.37	120	0.34	210	0.39
31	0.38	121	0.30	211	0.49
32	0.35	122	0.30	212	0.25
33	0.30	123	0.30	213	0.25
34	0.32	124	0.30	214	0.25
35	0.46	125	0.34	215	0.25
36	0.41	126	0.35	216	0.30
37	0.49	127	0.29	217	0.36
38	0.42	128	0.28	218	0.43
39	0.30	129	0.25	219	0.81
40	0.30	130	0.27	220	0.27
41	0.31	131	0.30	221	0.25
42	0.28	132	0.25	222	0.38
43	0.28	133	0.31	223	0.45
44	0.88	134	0.29	224	0.44
45*	0.97	135	0.28	225	0.30
46*	1.06	136	0.43	226	0.32
47*	1.10	137	0.44	227	0.39
48*	1.09	138	0.57	228	0.38
49*	1.06	139	0.56	229	0.32
50*	1.02	140	0.51	230	0.44
51	0.41	141	0.50	231	0.33
52	0.37	142	0.51	232	0.25
53	0.35	143	0.50	233	0.25
54	0.34	144	0.51	234	0.26
55	0.30	145	0.64	235	0.25
56	0.81	146	0.63	236	0.25
57	0.41	147	0.51	237	0.25
58	0.39	148	0.50	238	0.30
59	0.33	149	0.51	239	0.30
60	0.33	150	0.50	240	0.39
61	0.36	151	0.50	241	0.30
62	0.31	152	0.51	242	0.34
63	0.25	153	0.52	243	0.37
64	0.72	154	0.50	244	0.28
65	0.49	155	0.59	245	0.42
66	0.37	156	0.87	246	0.40
67	0.48	157	0.45	247	0.49
68	0.31	158	0.22	248	0.27
69	0.24	159	0.22	249	0.33
70	0.29	160	0.22	250	0.37
71	0.28	161	0.25	251	0.84
72	0.28	162	0.25	252	0.57
73	0.22	163	0.25	253	0.35
74	0.25	164	0.29	254	0.28
75	0.35	165	0.42	255	0.30
76	0.23	166	0.22	256	0.41
77	0.27	167	0.22	257	0.38
78	0.26	168	0.22	258	0.36
79	0.44	169	0.22	259	0.29
80	0.49	170	0.25	260	0.28
81	0.31	171	0.33	261	0.28
82	0.44	172	0.27	TOTAL	95.26
83	0.29	173	0.30		
84	0.31	174	0.33		
85	0.33	175	0.29		
86	0.36	176	0.30		
87	0.32	177	0.28		
88	0.28	178	0.27		
89	0.29	179	0.29		
90	0.33	180	0.74		

DEFINITIONS

LANDSCAPE AREAS: AREAS TO BE IRRIGATED AND MAINTAINED.
RESTORED NATIVE AREAS: AREAS TO BE SEEDED WITH NATIVE GRASSES AND VEGETATION.
PWSD = PARKER WATER AND SANITATION DISTRICT
RRMD = RAMPART RANGE METRO DISTRICT
CoLT = CITY OF LONE TREE
HOA = HOMEOWNER'S ASSOCIATION

NOTES

1. LOT ACREAGES ARE APPROXIMATE AND CONCEPTUAL IN NATURE. FINAL LOT ACREAGES WILL BE DETERMINED DURING PLATTING.

2. LOTS WITHIN AREA OF "HIGHEST VISUAL SENSITIVITY" PER RIDGEGATE PD SHEET 7. LOTS TO BE DESIGNED TO FOLLOW ALL BASIC RURAL RESIDENTIAL PLANNING AREA CRITERIA.

3. SEE OPEN SPACE COMPLIANCE PLAN ON SHEET 31 FOR LOCATIONS OF OPEN SPACE TRACTS.

* – SEE NOTE 2

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) 706-9451

J.R. ENGINEERING
A Western Company



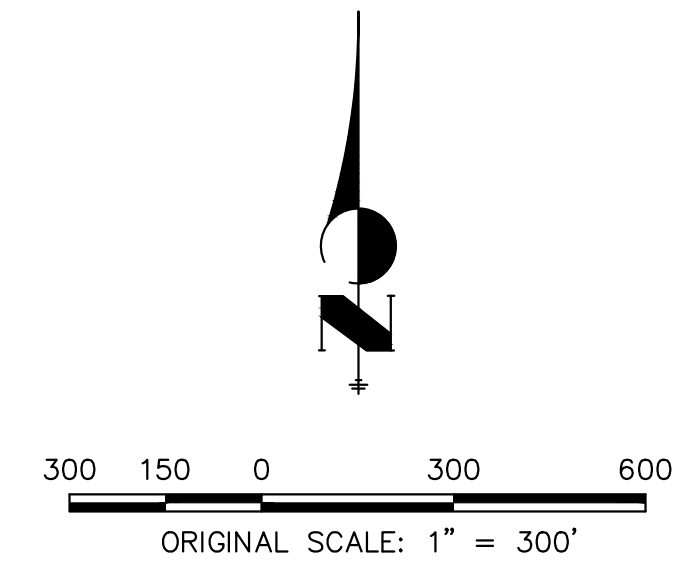
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Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	REVISION		BY	DATE
						No.			
N/A	N/A	3/27/26	KAC	KAC		1	1ST SUBMITTAL RIDGEGATE PP	KJR	3/18/25
						2	1ST RESUBMITTAL RIDGEGATE PP	KJR	5/30/25
						3	2ND SUBMITTAL RIDGEGATE PP	KJR	10/16/25
						4	3RD SUBMITTAL RIDGEGATE PP	KJR	12/12/25
						5	4TH SUBMITTAL RIDGEGATE PP	KJR	3/27/26

HILLCAMP RIDGEGATE
PRELIMINARY PLAN

TRACT DATA TABLE

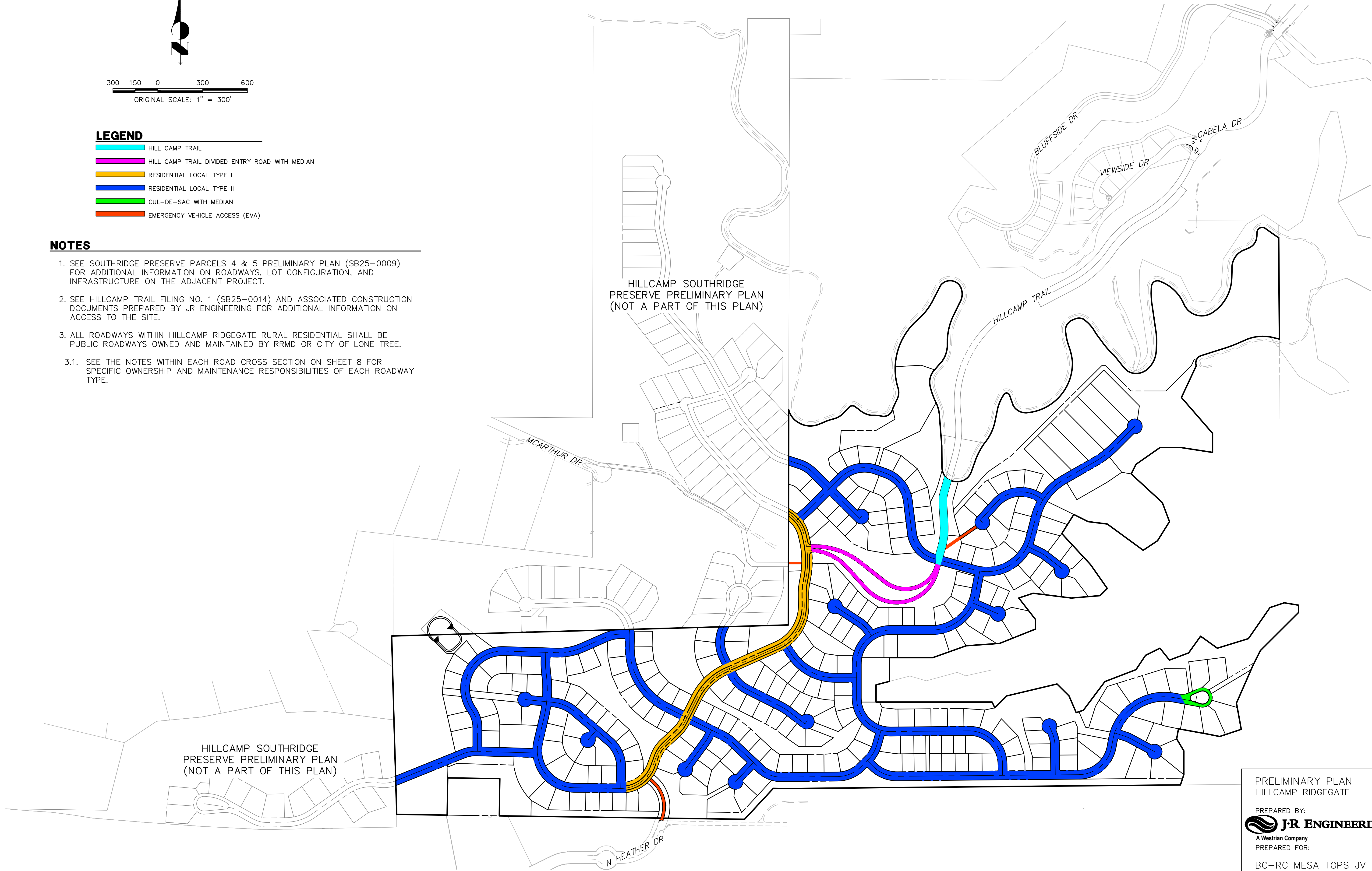
HILLCAMP RIDGEGATE PRELIMINARY PLAN
PLANNING AREA 20 OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT
A PART OF SECTION 21 AND SECTION 22, T6S, R67W OF THE 6TH P.M.,
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
221.34 ACRES - 261 RESIDENTIAL LOTS - SB25-0010



- LEGEND**
- HILLCAMP TRAIL
 - HILLCAMP TRAIL DIVIDED ENTRY ROAD WITH MEDIAN
 - RESIDENTIAL LOCAL TYPE I
 - RESIDENTIAL LOCAL TYPE II
 - CUL-DE-SAC WITH MEDIAN
 - EMERGENCY VEHICLE ACCESS (EVA)

NOTES

- SEE SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN (SB25-0009) FOR ADDITIONAL INFORMATION ON ROADWAYS, LOT CONFIGURATION, AND INFRASTRUCTURE ON THE ADJACENT PROJECT.
- SEE HILLCAMP TRAIL FILING NO. 1 (SB25-0014) AND ASSOCIATED CONSTRUCTION DOCUMENTS PREPARED BY JR ENGINEERING FOR ADDITIONAL INFORMATION ON ACCESS TO THE SITE.
- ALL ROADWAYS WITHIN HILLCAMP RIDGEGATE RURAL RESIDENTIAL SHALL BE PUBLIC ROADWAYS OWNED AND MAINTAINED BY RRMD OR CITY OF LONE TREE.
- SEE THE NOTES WITHIN EACH ROAD CROSS SECTION ON SHEET 8 FOR SPECIFIC OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF EACH ROADWAY TYPE.



PRELIMINARY PLAN
HILLCAMP RIDGEGATE

PREPARED BY:
J-R ENGINEERING
A Westrian Company

PREPARED FOR:
BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 03/27/2026

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

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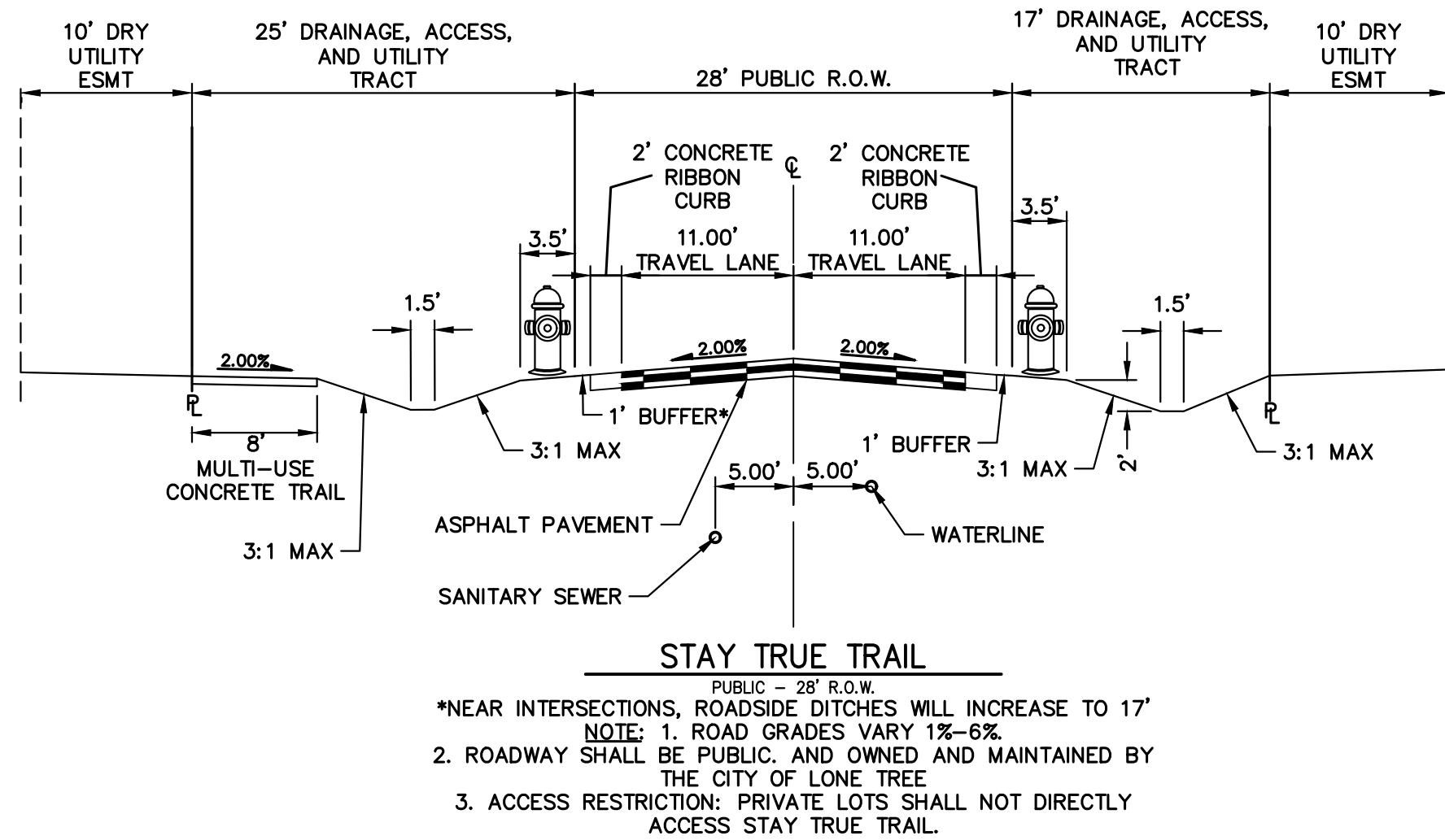
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No. REVISION					BY	DATE
						1	2	3	4	5		
1"=300'	N/A	3/27/26	KAC	KAC	KJR	1	1ST SUBMITTAL RIDGEGATE PP	KJR	3/18/25			
						2	1ST RESUBMITTAL RIDGEGATE PP	KJR	5/30/25			
						3	2ND SUBMITTAL RIDGEGATE PP	KJR	10/16/25			
						4	3RD SUBMITTAL RIDGEGATE PP	KJR	12/12/25			
						5	4TH SUBMITTAL RIDGEGATE PP	KJR	3/27/26			

HILLCAMP RIDGEGATE
PRESERVE PRELIMINARY PLAN
ROADWAY DESIGNATION PLAN

SHEET 7 OF 34

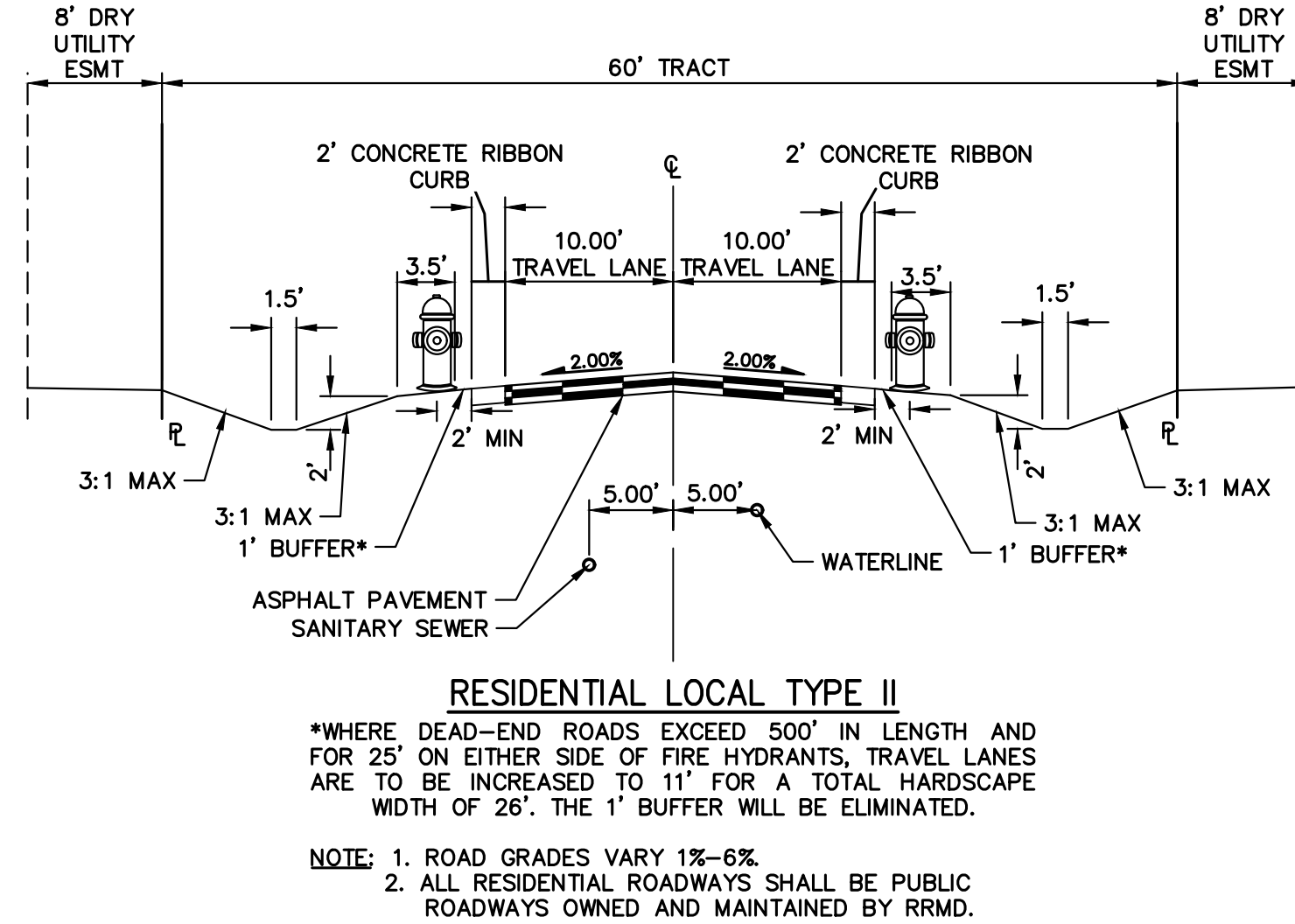
JOB NO. 15950.12

HILLCAMP RIDGEGATE PRELIMINARY PLAN
PLANNING AREA 20 OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT
A PART OF SECTION 21 AND SECTION 22, T6S, R67W OF THE 6TH P.M.,
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
221.34 ACRES - 261 RESIDENTIAL LOTS - SB25-0010



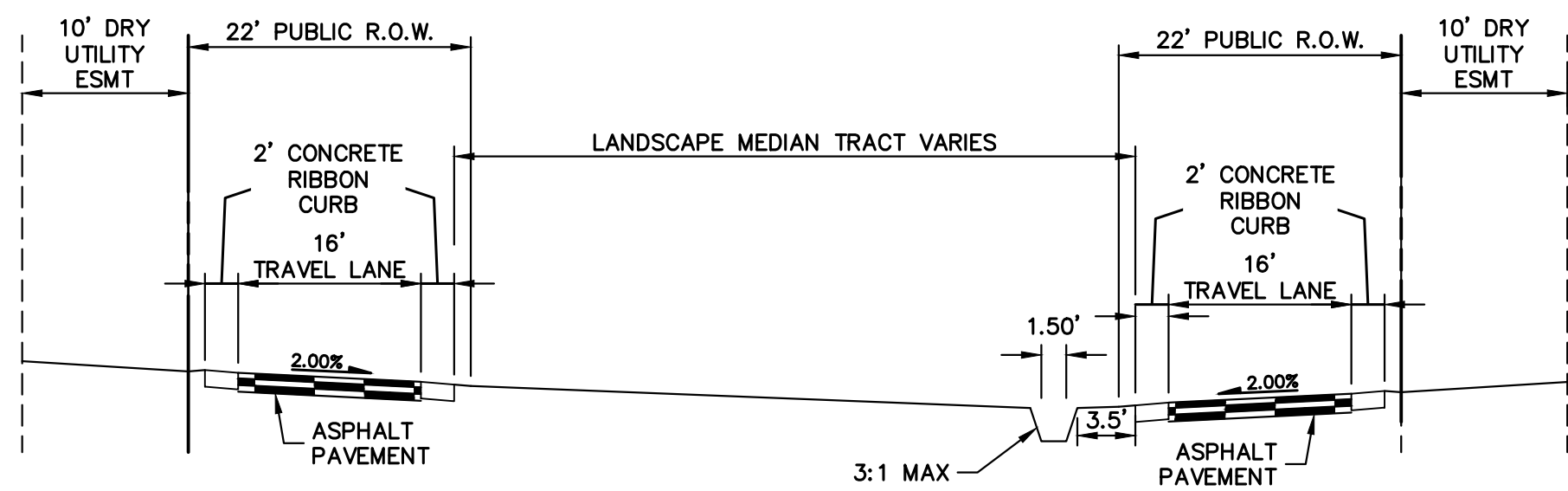
STAY TRUE TRAIL
PUBLIC - 28' R.O.W.
*NEAR INTERSECTIONS, ROADSIDE DITCHES WILL INCREASE TO 17'
NOTE: 1. ROAD GRADES VARY 1%-6%
2. ROADWAY SHALL BE PUBLIC AND OWNED AND MAINTAINED BY THE CITY OF LONE TREE
3. ACCESS RESTRICTION: PRIVATE LOTS SHALL NOT DIRECTLY ACCESS STAY TRUE TRAIL

REFER TO ROADWAY DESIGNATION PLAN



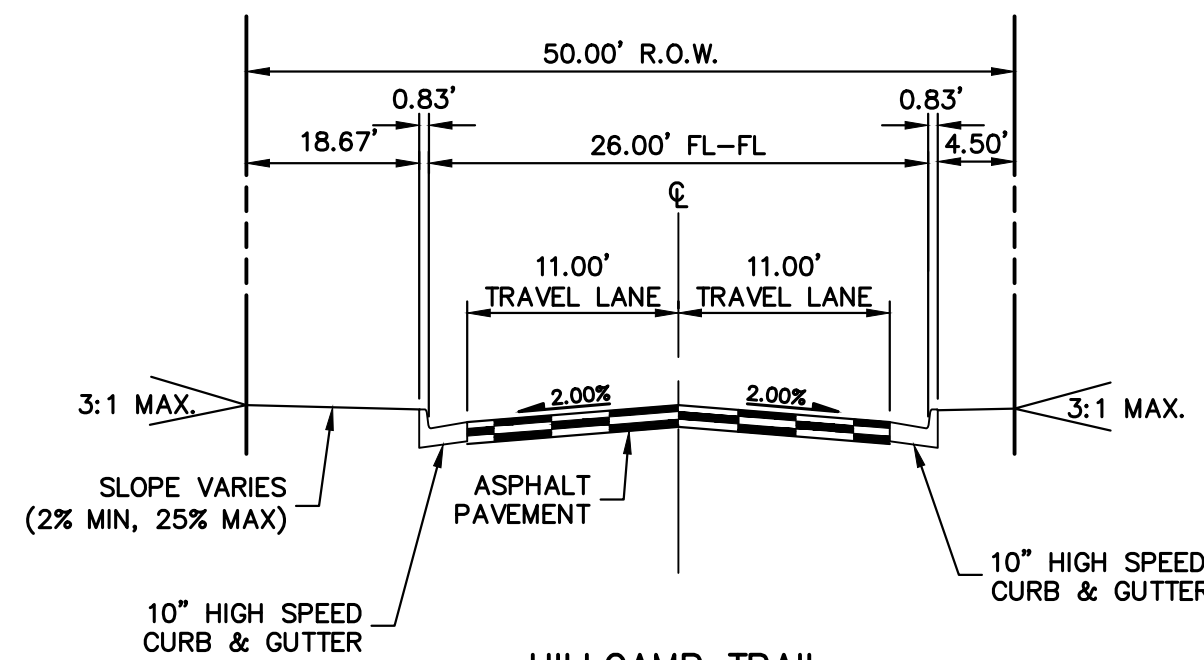
RESIDENTIAL LOCAL TYPE II
*WHERE DEAD-END ROADS EXCEED 500' IN LENGTH AND FOR 25' ON EITHER SIDE OF FIRE HYDRANTS, TRAVEL LANES ARE TO BE INCREASED TO 11' FOR A TOTAL HARDSCAPE WIDTH OF 26'. THE 1' BUFFER WILL BE ELIMINATED.
NOTE: 1. ROAD GRADES VARY 1%-6%
2. ALL RESIDENTIAL ROADWAYS SHALL BE PUBLIC ROADWAYS OWNED AND MAINTAINED BY RRMD.

REFER TO ROADWAY DESIGNATION PLAN



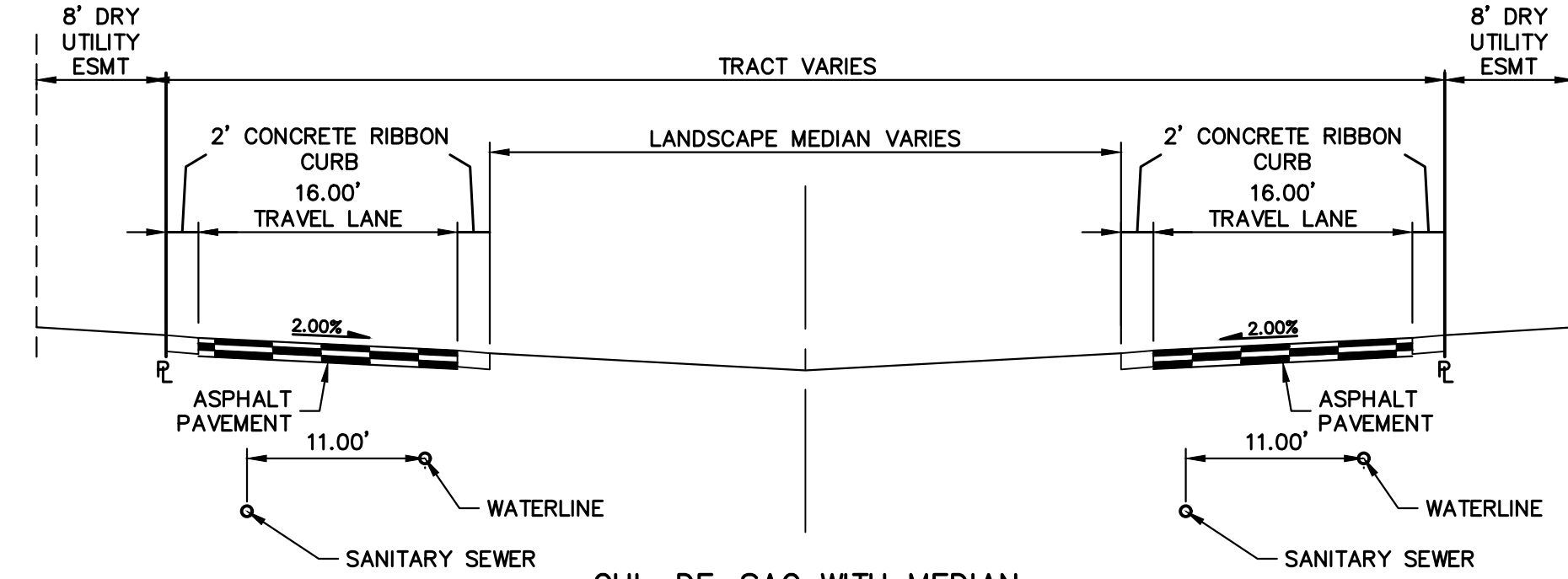
HILLCAMP TRAIL (BIFURCATED)
R.O.W. VARIES
NOTE: 1. ROAD GRADES VARY 1%-6%
2. ROADWAY SHALL BE PUBLIC AND OWNED AND MAINTAINED BY THE CITY OF LONE TREE.

REFER TO ROADWAY DESIGNATION PLAN



HILLCAMP TRAIL
ENTRY ROAD
NOTE: 1. ROAD GRADES VARY 1%-6%
2. ROADWAY SHALL BE PUBLIC AND OWNED AND MAINTAINED BY THE CITY OF LONE TREE.
3. ACCESS RESTRICTION: PRIVATE LOTS SHALL NOT DIRECTLY ACCESS HILLCAMP TRAIL.

REFER TO ROADWAY DESIGNATION PLAN

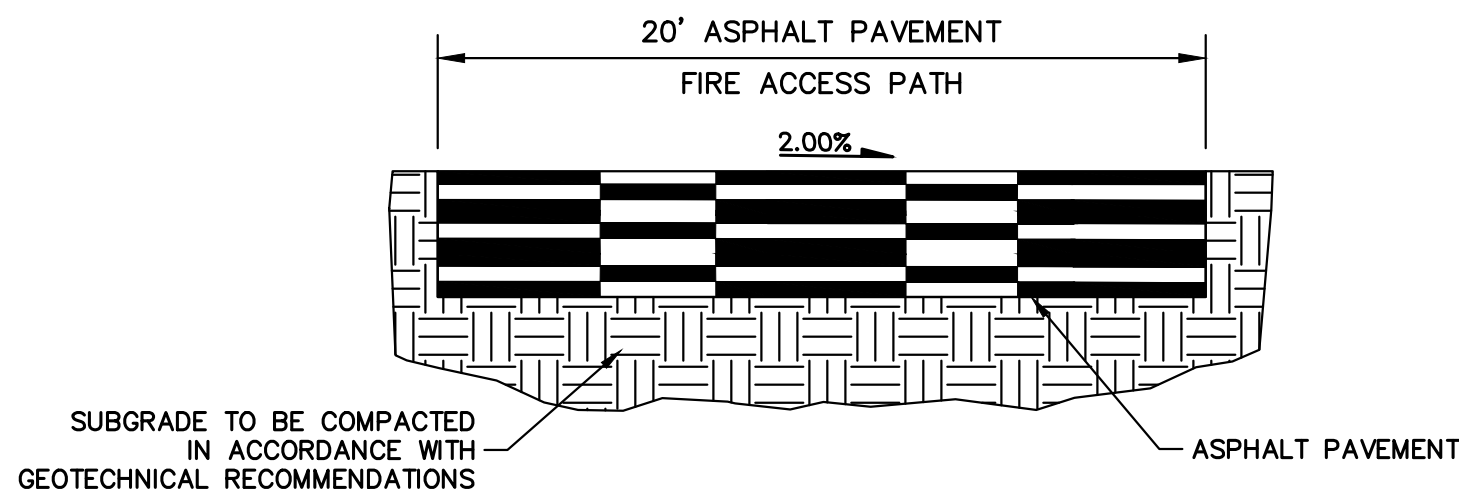


CUL-DE-SAC WITH MEDIAN
R.O.W. VARIES
NOTE: 1. ALL RESIDENTIAL ROADWAYS SHALL BE PUBLIC ROADWAYS OWNED AND MAINTAINED BY RRMD.

REFER TO ROADWAY DESIGNATION PLAN

ROADWAY TECHNICAL CRITERIA	DIVIDED ENTRY ROAD WITH MEDIAN (HILLCAMP DR - ON SITE)	DIVIDED ENTRY ROAD WITH MEDIAN (HILLCAMP DR - OFF SITE)	RESIDENTIAL LOCAL TYPE I (STAY TRUE TRAIL)	RESIDENTIAL LOCAL TYPE II
POSTED SPEED LIMIT	25 MPH	25 MPH	25 MPH	25 MPH
DESIGN SPEED LIMIT	30 MPH	30 MPH	30 MPH	30 MPH
TRAFFIC VOLUMES	3300 VPD	3300 VPD	1850	1850
RIGHT-OF-WAY	17' EACH WAY*	40'	28'	60' PUBLIC ROADWAY TRACT
TRAFFIC CONTROL	SIGNAGE AND PAVEMENT MARKINGS PER MUTCD AND DOUGLAS COUNTY SIGNAGE AND STRIPING STANDARDS AS AMENDED			
WILDLIFE XING SIGNS	NO	NO	YES	YES
NO PARKING SIGNS	NO	NO	YES	YES
NUMBER OF TRAVEL LANES	1 EACH WAY	1 EACH WAY	2	2
LANE WIDTH	11'	11'	11'	10'
TYPE OF CURB, GUTTER, & WALK	2' RIBBON CURB*	6" VERTICAL CURB AND GUTTER	2' RIBBON CURB W/ 8' MULTI-USE CONCRETE TRAIL*	2' RIBBON CURB
STREET SECTION	15' EACH WAY*	26' FL-FL, 22' PAVED WITH 6" VETICAL CURB AND GUTTER	26'	26'
STREET GRADES	1%-6%	1%-6%	1%-6%	1%-6%
MINIMUM CENTERLINE CURVE RADII	225'	225'	225'	170'
CURB RETURN RADII	25'	25'	25'	25'
K-VALUE CREST	29	29	19	15
K-VALUE SAG	49	49	37	37
MINIMUM VCL CREST	50'	50'	50'	50'
MINIMUM VCL SAG	50'	50'	50'	50'

NOTE: EMERGENCY VEHICLE ACCESS SHALL BE DESIGNED IN CONFORMANCE WITH CURRENT SOUTH METRO FIRE DEPARTMENT REGULATIONS INCLUDING BUT NOT LIMITED TO; WIDTH, MAXIMUM GRADE, DRAINAGE, AND MATERIALS TO ACCOMMODATE FIRE TRUCK LOADING
* SUBJECT TO CHANGE UPON FINAL DESIGN



EMERGENCY VEHICLE ACCESS (EVA)

NTS
NOTE: FIRE ACCESS PATH TO SUPPORT AN 80,000 LB FIRE APPARATUS.

* THE TRACT FOR THE EVA SHALL BE WIDE ENOUGH TO PROVIDE ADEQUATE WIDTH FOR ACCESS ROAD AND ASSOCIATED DRAINAGE.

* EMERGENCY VEHICLE ACCESS SHALL BE DESIGNED IN CONFORMANCE WITH CURRENT SOUTH METRO FIRE DEPARTMENT REGULATIONS INCLUDING BUT NOT LIMITED TO WIDTH, MAXIMUM GRADIENT, DRAINAGE, AND MATERIALS TO ACCOMMODATE FIRE TRUCK LOADING.

*ALL EVA ROADWAYS WILL BE MAINTAINED BY RRMD

REFER TO ROADWAY DESIGNATION PLAN

PRELIMINARY PLAN
HILLCAMP RIDGEGATE

PREPARED BY:
J-R ENGINEERING
A Westrian Company

PREPARED FOR:

BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 03/27/2026

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE NOT TO BE USED FOR ANY PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
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Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION
KJR	3/18/25	1ST SUBMITTAL RIDGEGATE PP
KJR	5/30/25	1ST SUBMITTAL RIDGEGATE PP
KJR	10/16/25	2ND SUBMITTAL RIDGEGATE PP
KJR	12/12/25	3RD SUBMITTAL RIDGEGATE PP
KJR	3/27/26	4TH SUBMITTAL RIDGEGATE PP

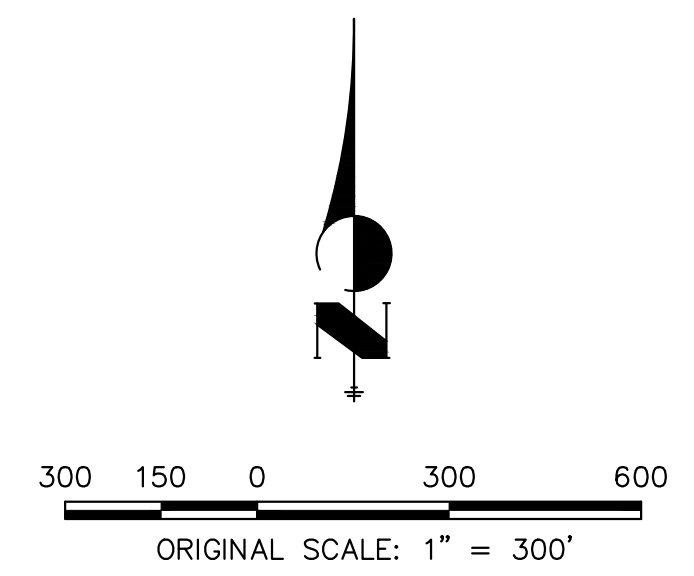
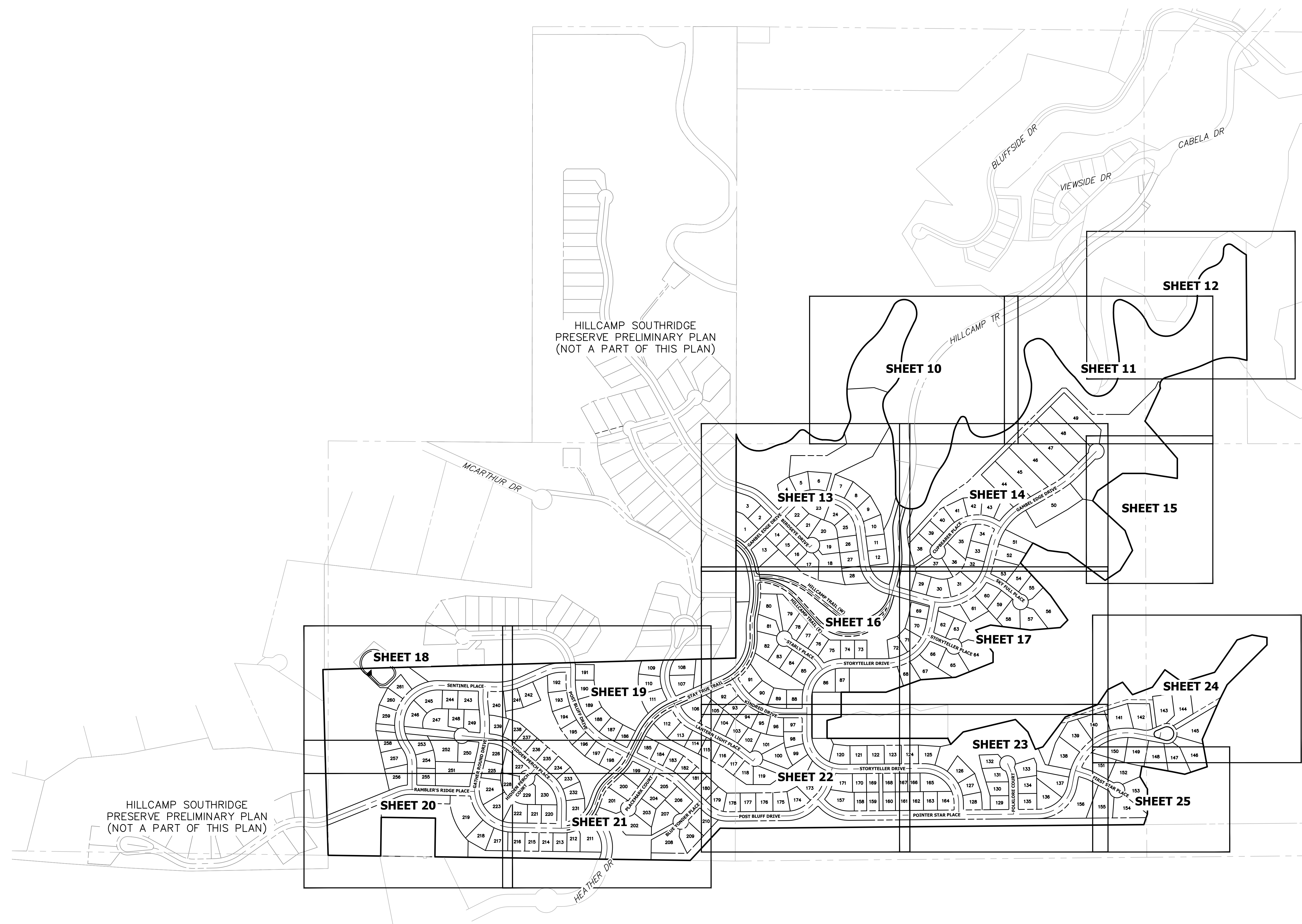
1"	10'
H-SCALE	N/A
V-SCALE	3/27/26
DATE	KAC
DESIGNED BY	KAC
DRAWN BY	KJR
CHECKED BY	KJR

HILLCAMP RIDGEGATE
PRELIMINARY PLAN
TYPICAL ROAD CROSS
SECTIONS

SHEET 8 OF 34

JOB NO. 15950.12

HILLCAMP RIDGEGATE PRELIMINARY PLAN
PLANNING AREA 20 OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT
A PART OF SECTION 21 AND SECTION 22, T6S, R67W OF THE 6TH P.M.,
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
221.34 ACRES - 261 RESIDENTIAL LOTS - SB25-0010



PRELIMINARY PLAN
HILLCAMP RIDGEGATE

PREPARED BY:
J-R ENGINEERING
A Westrian Company

PREPARED FOR:
BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 03/27/2026

REVISION	BY	DATE
No.		
1	KJR	3/18/25
2	KJR	5/30/25
3	KJR	10/16/25
4	KJR	12/12/25
5	KJR	3/27/26

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=300'	N/A	3/27/26	KAC	KAC	KJR

HILLCAMP RIDGEGATE
PRELIMINARY PLAN

SITE PLAN INDEX

SHEET 9 OF 34

JOB NO. 15950.12



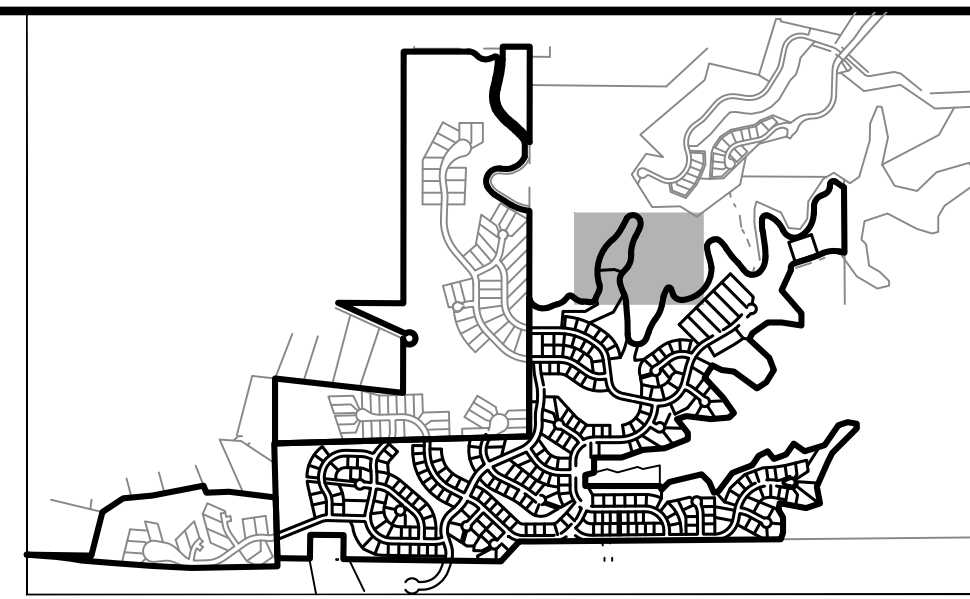
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PREPARED FOR

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SUITE 700
CENTENNIAL, CO 80111
(303) 706-9451

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AGENCIES, OR ENGINEERING
APPROVES THEIR USE,
THESE DRAWINGS ARE
DESIGNATED BY WRITTEN
AUTHORIZATION.

HILLCAMP RIDGEGATE PRELIMINARY PLAN
PLANNING AREA 20 OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT
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221.34 ACRES - 261 RESIDENTIAL LOTS - SB25-0010



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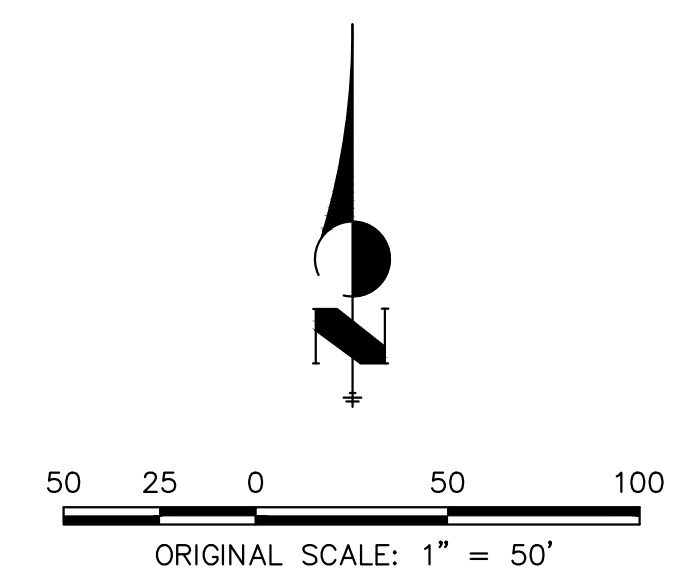
BY		DATE		REVISION		H-SCALE		V-SCALE		DATE		DESIGNED BY		DRAWN BY		CHECKED BY		HILLCAMP RIDGEGATE PRELIMINARY PLAN		SHEET 10 OF 34		JOB NO. 15950.12	
KJR		3/18/25		1		1"=50'		N/A		3/27/26		KAC		KAC		KJR							
KJR		5/30/25		2																			
KJR		10/16/25		3																			
KJR		12/12/25		4																			
KJR		3/27/26		5																			

KEYMAP
SCALE: 1" = 2000'

TRACT LEGEND

- RESTORED NATIVE AREA
- PUBLIC PARK
- OPEN SPACE (PUBLIC)
- AMENITY CENTER
- LANDSCAPE AREAS
- UTILITY / INFRASTRUCTURE
- AREA OF HIGHEST VISUAL SENSITIVITY
- 20% SLOPE LINE
- 150' MIN. BUILDING SETBACK PER RIDGEGATE PDD

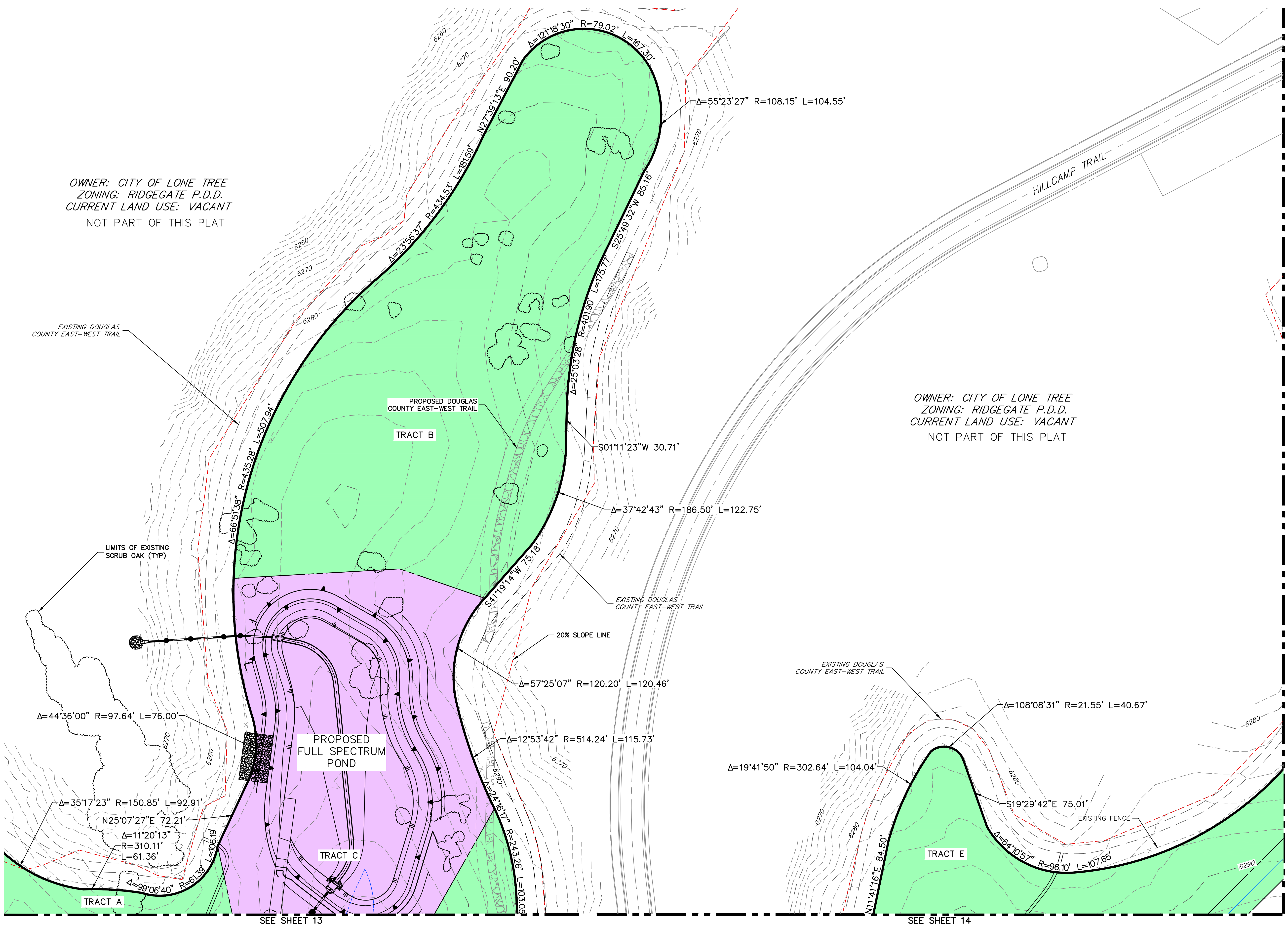
- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 4 FOR COLOR, LINETYPE AND SYMBOL LEGEND
 - BUILDING ENVELOPES TO BE DETERMINED PER LOT AT THE TIME OF FINAL PLAT IN ACCORDANCE WITH THE FINAL GEOTECHNICAL REPORT AND SHALL COMPLY WITH THE APPROVED DEVELOPMENT AGREEMENT, RECORDED AT _____
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 - REFER TO SHEET 32 FOR LIMITS/DEFINITIONS OF NATURAL LANDFORMS.
- SEE NOTE 5



PRELIMINARY PLAN
HILLCAMP RIDGEGATE

PREPARED BY:
J.R. ENGINEERING
A Westrian Company
PREPARED FOR:
BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 03/27/2026



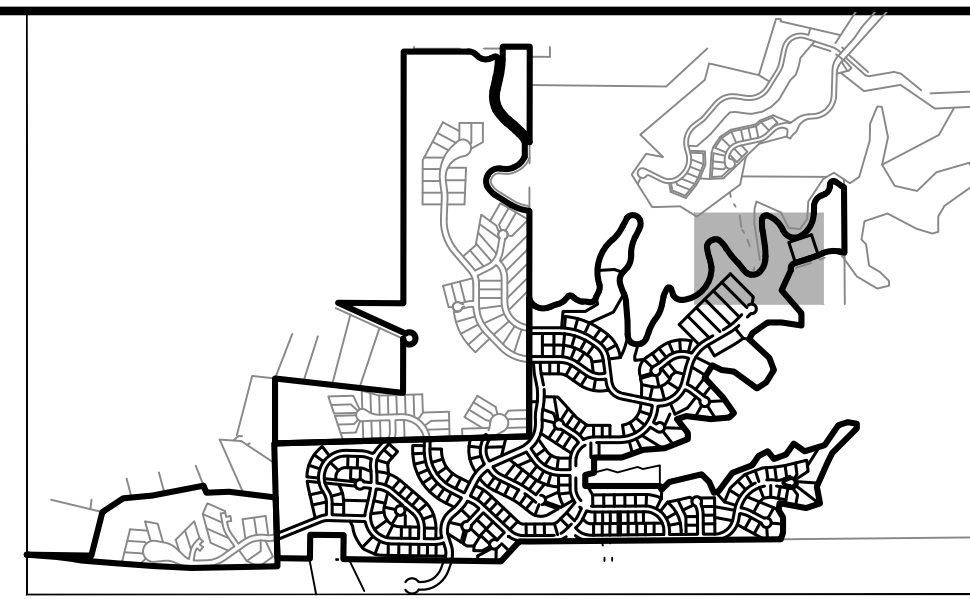
OWNER: CITY OF LONE TREE
ZONING: RIDGEGATE P.D.D.
CURRENT LAND USE: VACANT
NOT PART OF THIS PLAT

OWNER: CITY OF LONE TREE
ZONING: RIDGEGATE P.D.D.
CURRENT LAND USE: VACANT
NOT PART OF THIS PLAT

SEE SHEET 13

SEE SHEET 14

HILLCAMP RIDGEGATE PRELIMINARY PLAN
PLANNING AREA 20 OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT
A PART OF SECTION 21 AND SECTION 22, T6S, R67W OF THE 6TH P.M.,
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
221.34 ACRES - 261 RESIDENTIAL LOTS - SB25-0010



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AUTHORIZATION.

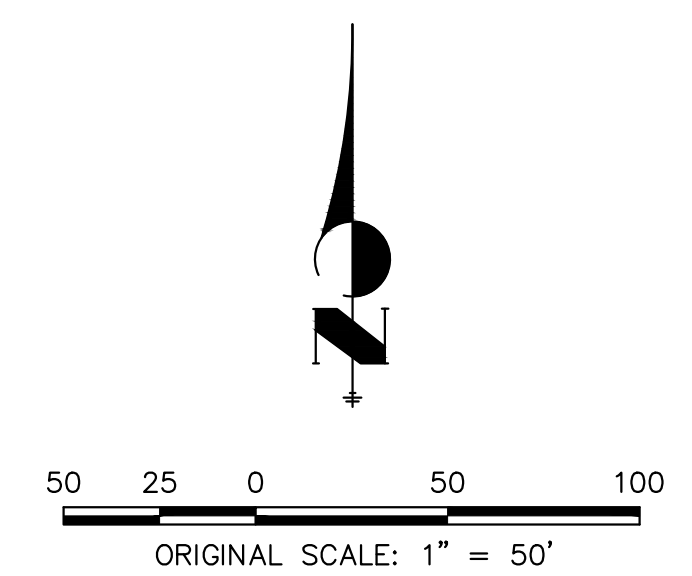
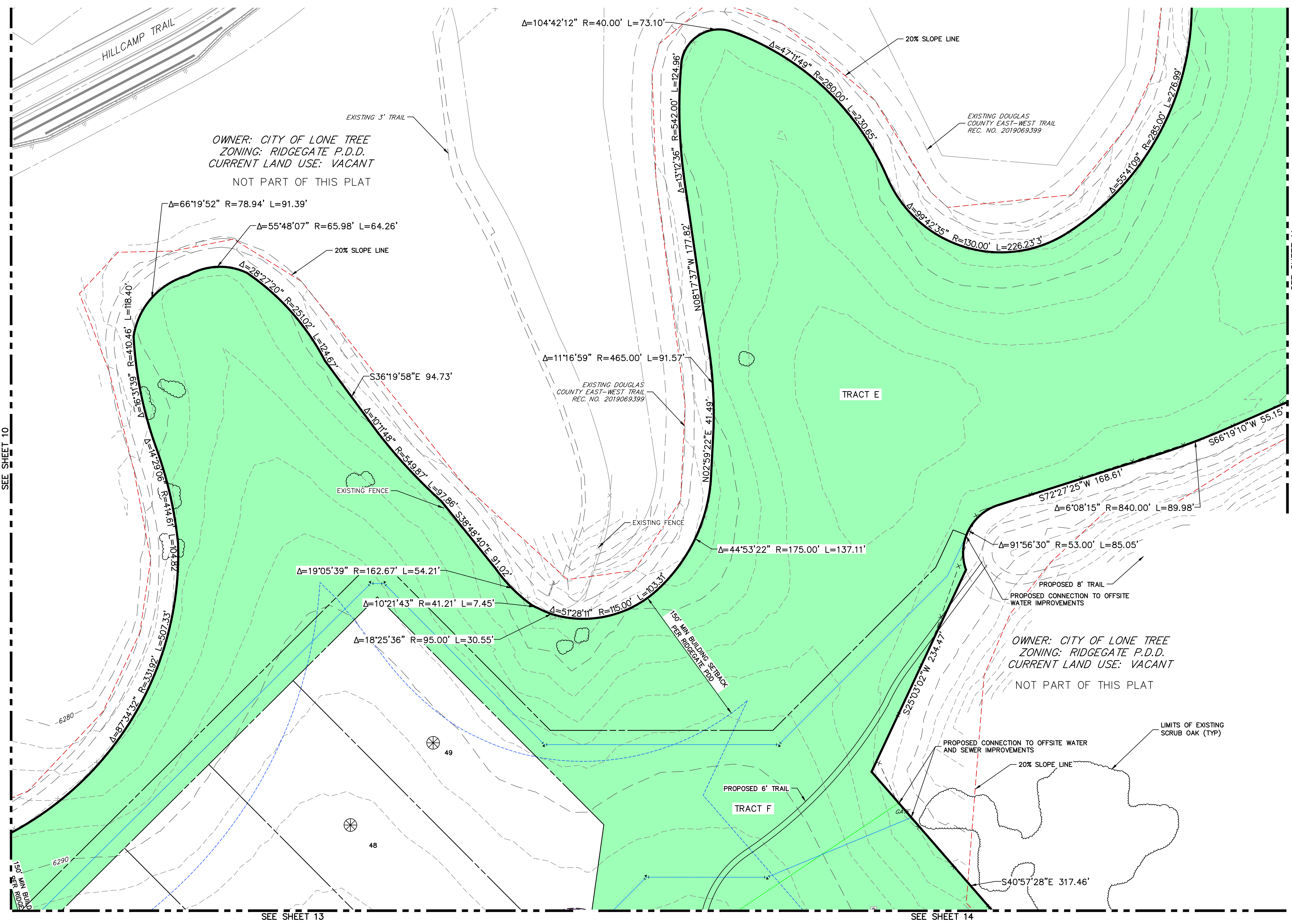
PREPARED FOR
BC-RG MESA TOPS JV LLC
6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
(303) 706-9451

J-R ENGINEERING
A Westrian Company
CENTENNIAL 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	1"=50'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
KJR	3/18/25	1	N/A	3/27/26	KAC	3/27/26	KAC	KAC	KJR
KJR	5/30/25	2							
KJR	10/16/25	3							
KJR	12/12/25	4							
KJR	3/27/26	5							

HILLCAMP RIDGEGATE PRELIMINARY PLAN	SITE PLAN	SHEET 11 OF 34	JOB NO. 15950.12
--	-----------	----------------	------------------

- KEYMAP**
SCALE: 1" = 2000'
- TRACT LEGEND**
- RESTORED NATIVE AREA
 - PUBLIC PARK
 - OPEN SPACE (PUBLIC)
 - AMENITY CENTER
 - LANDSCAPE AREAS
 - UTILITY / INFRASTRUCTURE
 - AREA OF HIGHEST VISUAL SENSITIVITY
 - 20% SLOPE LINE
 - 150' MIN. BUILDING SETBACK PER RIDGEGATE PDD
- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 4 FOR COLOR, LINETYPE AND SYMBOL LEGEND
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 - REFER TO SHEET 32 FOR LIMITS/DEFINITIONS OF NATURAL LANDFORMS.
- SEE NOTE 5



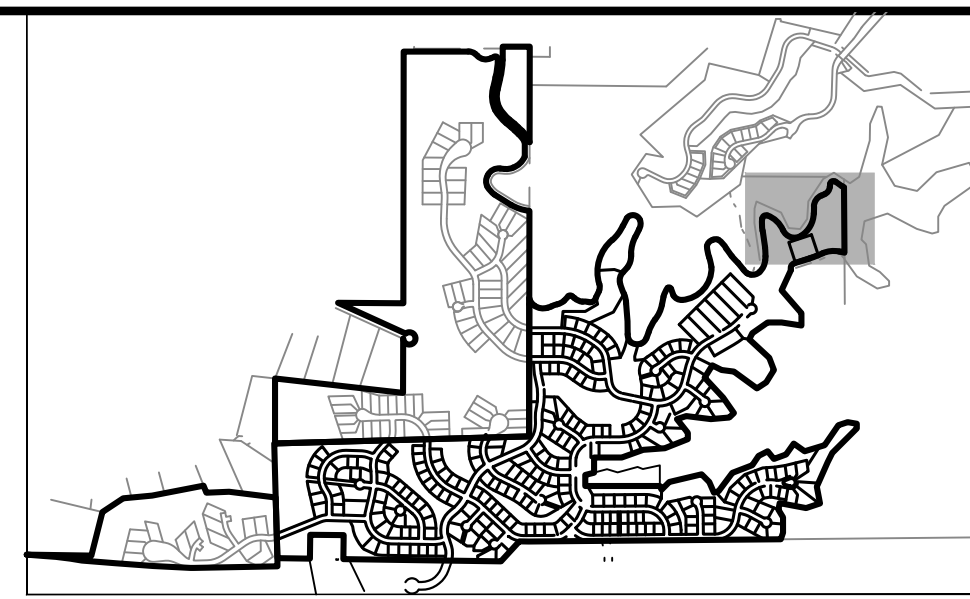
PRELIMINARY PLAN
HILLCAMP RIDGEGATE

PREPARED BY:
J-R ENGINEERING
A Westrian Company

PREPARED FOR:
BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 03/27/2026

HILLCAMP RIDGEGATE PRELIMINARY PLAN
PLANNING AREA 20 OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT
A PART OF SECTION 21 AND SECTION 22, T6S, R67W OF THE 6TH P.M.,
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
221.34 ACRES - 261 RESIDENTIAL LOTS - SB25-0010



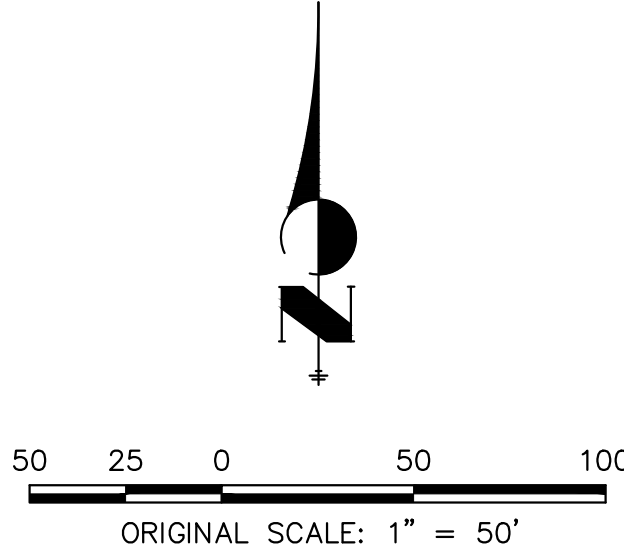
KEYMAP
SCALE: 1" = 2000'

TRACT LEGEND

- RESTORED NATIVE AREA
- PUBLIC PARK
- OPEN SPACE (PUBLIC)
- AMENITY CENTER
- LANDSCAPE AREAS
- UTILITY / INFRASTRUCTURE
- AREA OF HIGHEST VISUAL SENSITIVITY
- 20% SLOPE LINE
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NOTES

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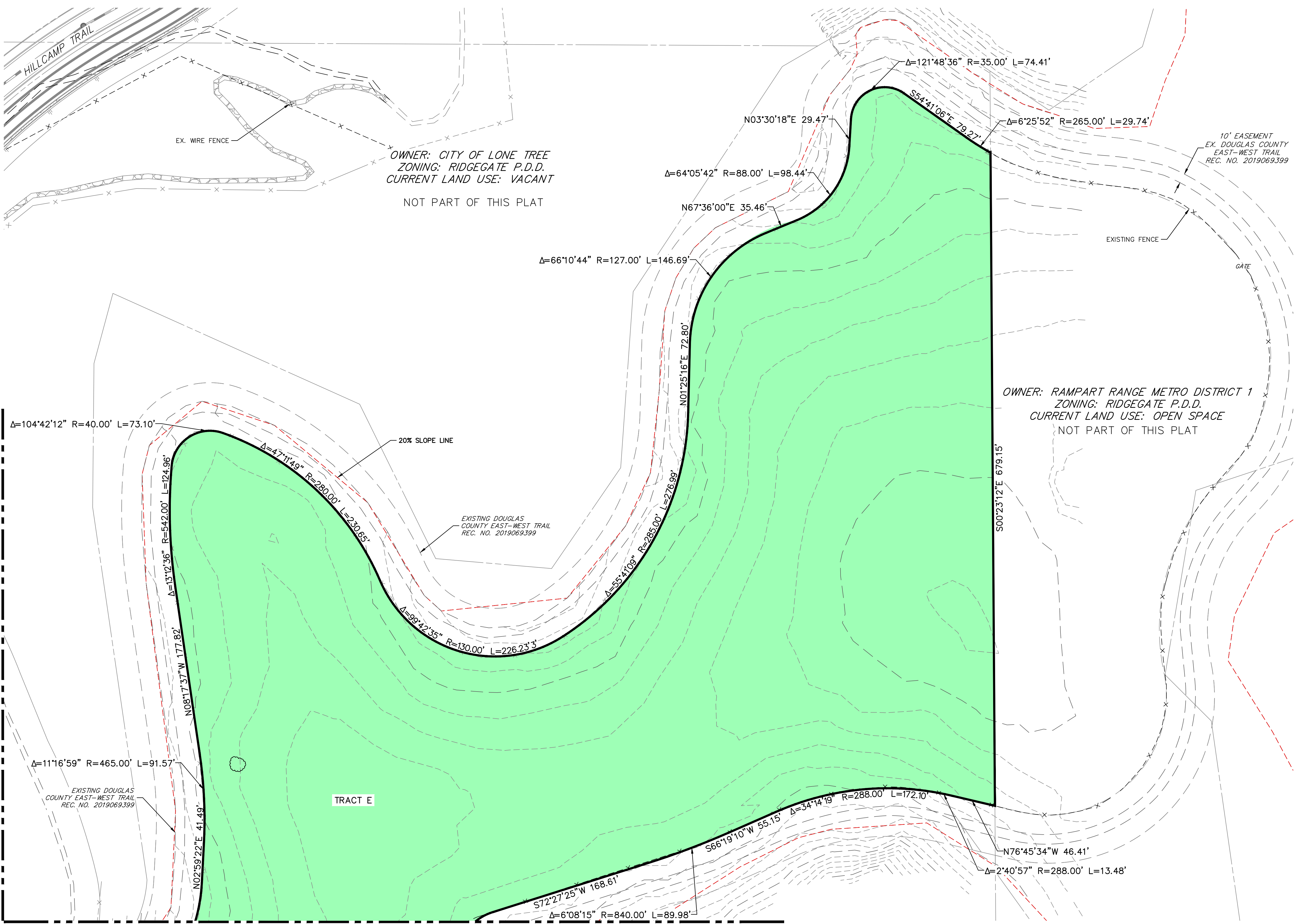
PRELIMINARY PLAN
HILLCAMP RIDGEGATE

PREPARED BY:
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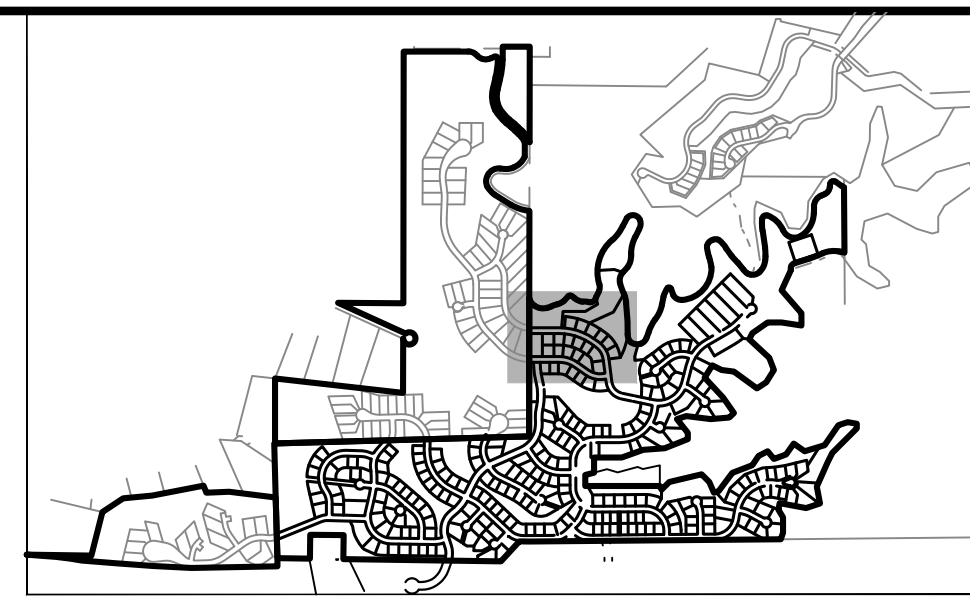
PREPARED FOR:
BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 03/27/2026

HILLCAMP RIDGEGATE PRELIMINARY PLAN		SHEET 12 OF 34		JOB NO. 15950.12	
SITE PLAN		H-SCALE	1"=50'	DESIGNED BY	
		V-SCALE	N/A	DRAWN BY	
		DATE	3/27/26	CHECKED BY	
		1ST SUBMITTAL RIDGEGATE PP		BY	
		2ND SUBMITTAL RIDGEGATE PP		DATE	
3		3RD SUBMITTAL RIDGEGATE PP		BY	
4		4TH SUBMITTAL RIDGEGATE PP		DATE	
5				BY	
				DATE	



HILLCAMP RIDGEGATE PRELIMINARY PLAN
PLANNING AREA 20 OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT
A PART OF SECTION 21 AND SECTION 22, T6S, R67W OF THE 6TH P.M.,
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
221.34 ACRES - 261 RESIDENTIAL LOTS - SB25-0010



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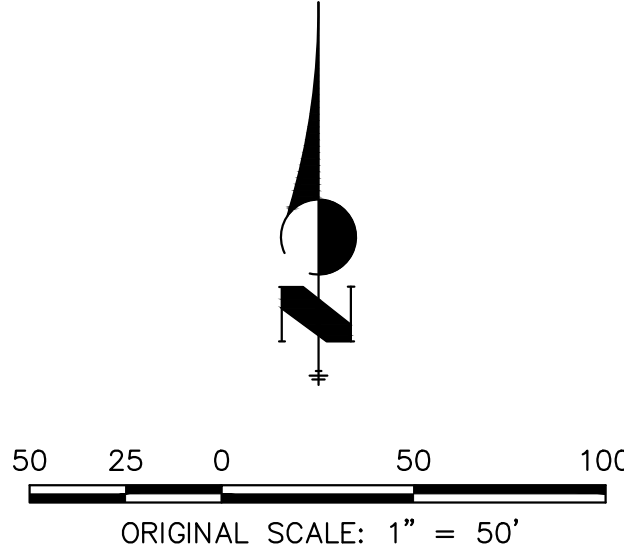
PREPARED FOR
BC-RG MESA TOPS JV LLC
6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
(303) 706-9451

J-R ENGINEERING
A Westrian Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE	1"=50'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1	1ST SUBMITTAL RIDGEGATE PP	KJR	3/18/25	N/A						
2	1ST RESUBMITTAL RIDGEGATE PP	KJR	5/30/25							
3	2ND SUBMITTAL RIDGEGATE PP	KJR	10/16/25	3/27/26	KAC					
4	3RD SUBMITTAL RIDGEGATE PP	KJR	12/12/25		KAC					
5	4TH SUBMITTAL RIDGEGATE PP	KJR	3/27/26		KAC					

HILLCAMP RIDGEGATE PRELIMINARY PLAN SITE PLAN	SHEET 13 OF 34	JOB NO. 15950.12

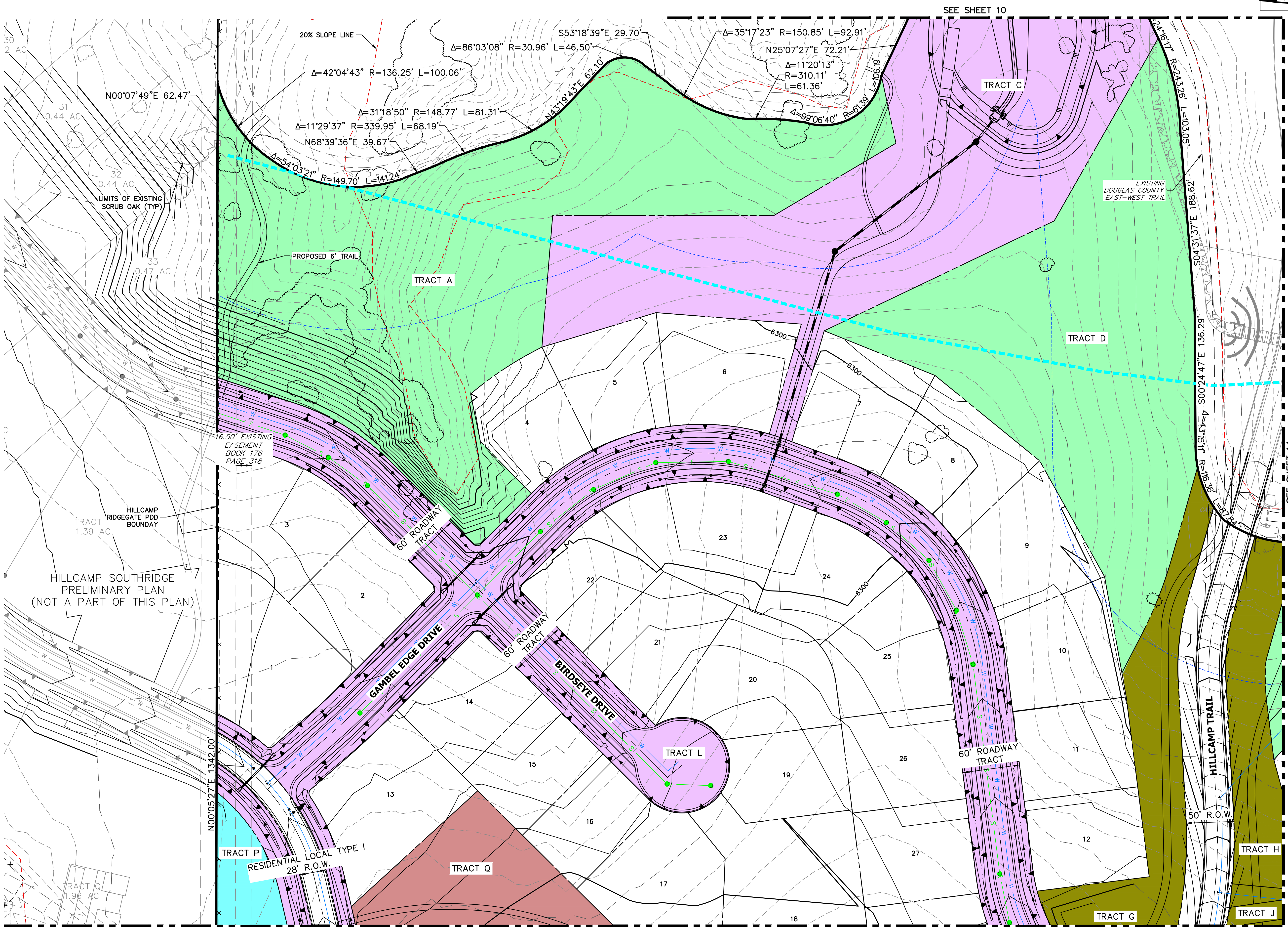
- TRACT LEGEND**
- RESTORED NATIVE AREA
 - PUBLIC PARK
 - OPEN SPACE (PUBLIC)
 - AMENITY CENTER
 - LANDSCAPE AREAS
 - UTILITY / INFRASTRUCTURE
 - AREA OF HIGHEST VISUAL SENSITIVITY
 - 20% SLOPE LINE
 - 150' MIN. BUILDING SETBACK PER RIDGEGATE PDD
- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 4 FOR COLOR, LINETYPE AND SYMBOL LEGEND
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- SEE NOTE 5



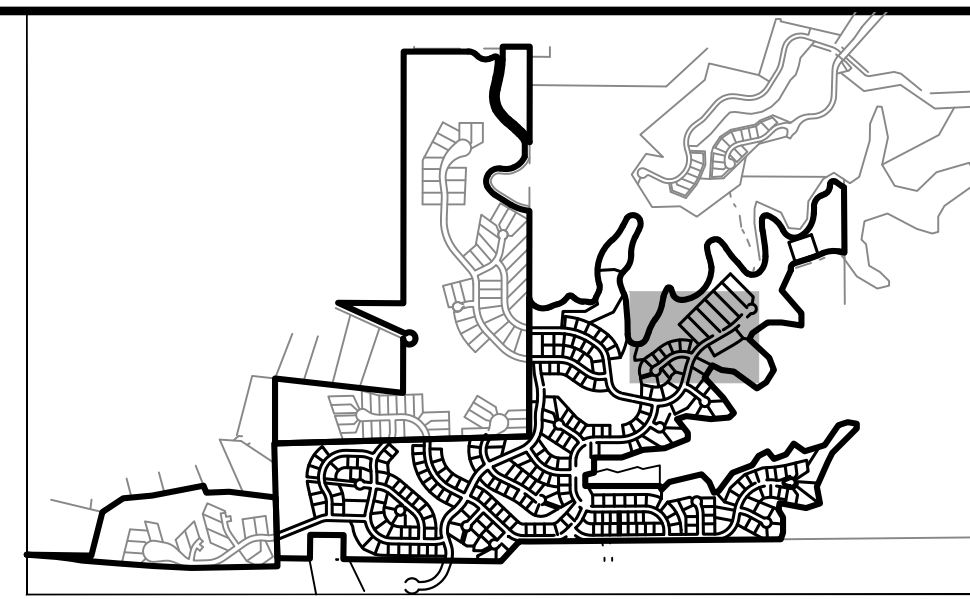
PRELIMINARY PLAN
HILLCAMP RIDGEGATE

PREPARED BY:
J-R ENGINEERING
A Westrian Company
PREPARED FOR:
BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 03/27/2026



HILLCAMP RIDGEGATE PRELIMINARY PLAN
PLANNING AREA 20 OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT
A PART OF SECTION 21 AND SECTION 22, T6S, R67W OF THE 6TH P.M.,
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221.34 ACRES - 261 RESIDENTIAL LOTS - SB25-0010

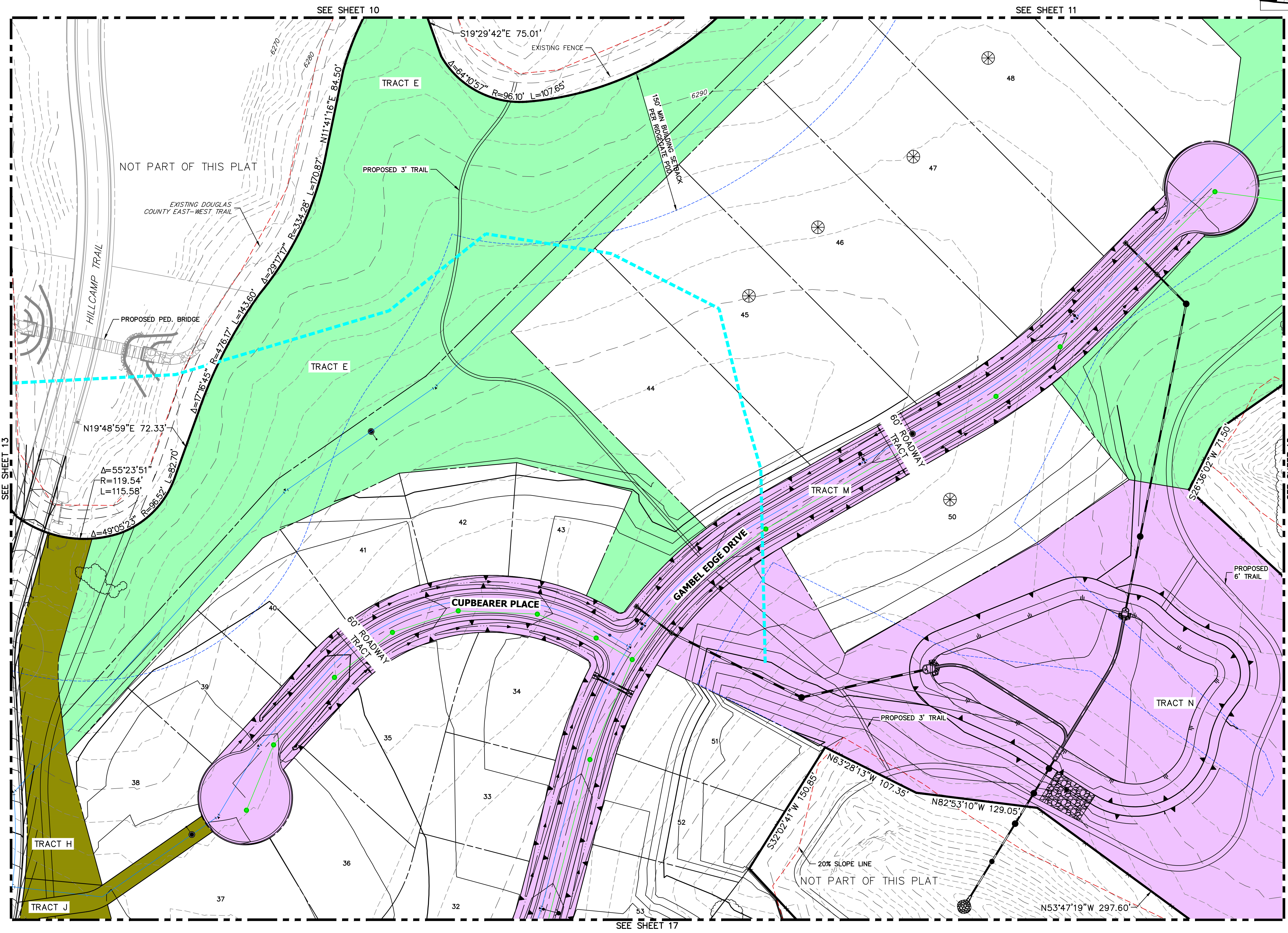


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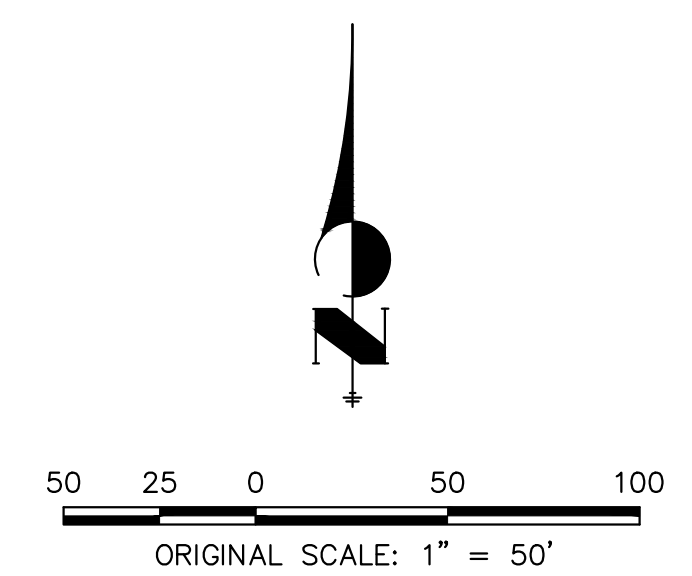
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Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION	1"=50'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	SHEET 14 OF 34	JOB NO. 15950.12
KJR	3/18/25	1	1ST SUBMITTAL RIDGEGATE PP	N/A			3/27/26	KAC	KAC	KJR		
KJR	5/30/25	2	1ST RESUBMITTAL RIDGEGATE PP									
KJR	10/16/25	3	2ND SUBMITTAL RIDGEGATE PP									
KJR	12/12/25	4	3RD SUBMITTAL RIDGEGATE PP									
KJR	3/27/26	5	4TH SUBMITTAL RIDGEGATE PP									



- KEYMAP**
SCALE: 1" = 2000'
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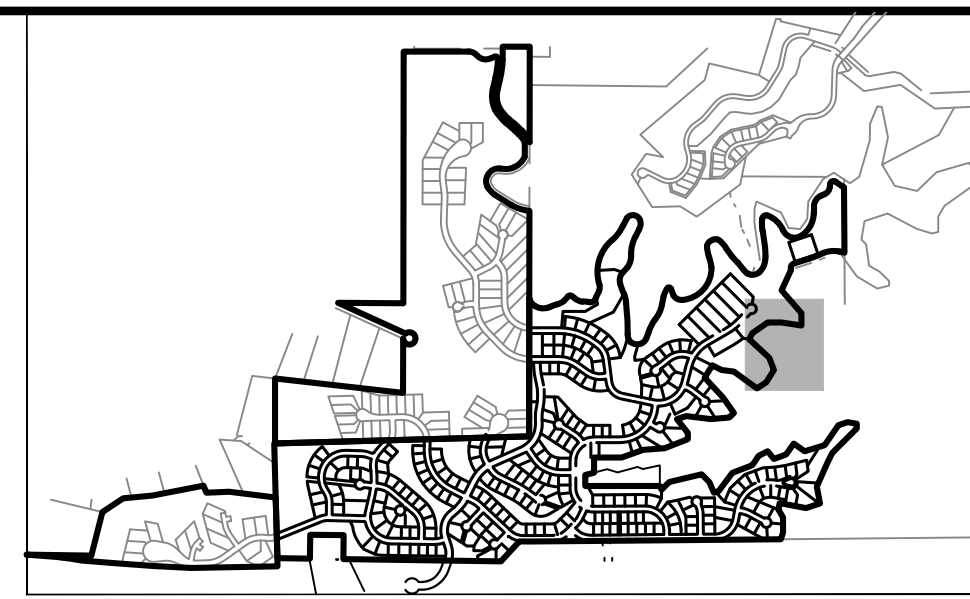
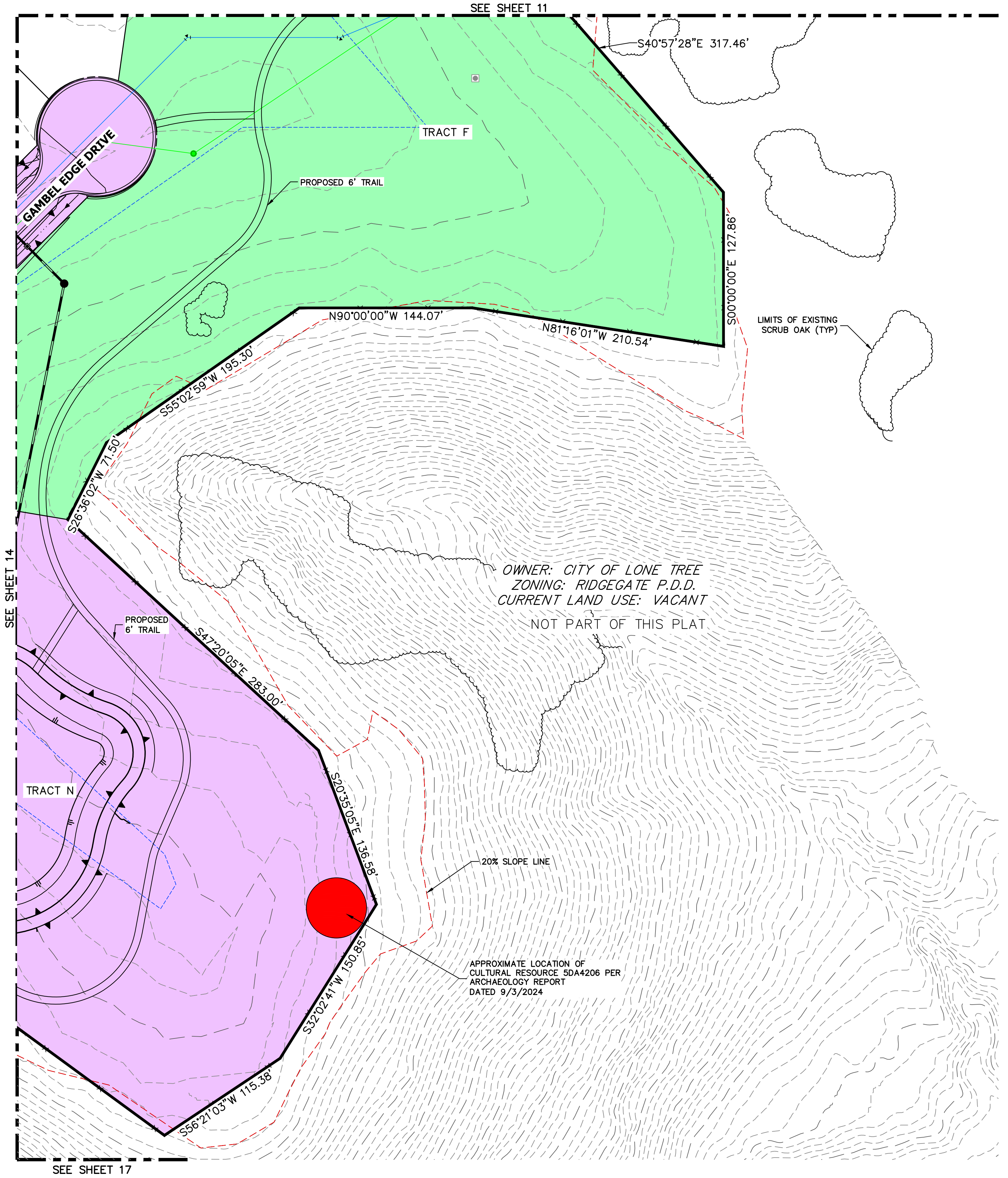
PRELIMINARY PLAN
HILLCAMP RIDGEGATE

PREPARED BY:
J-R ENGINEERING
A Westrian Company

PREPARED FOR:
BC-RG MESA TOPS JV LLC

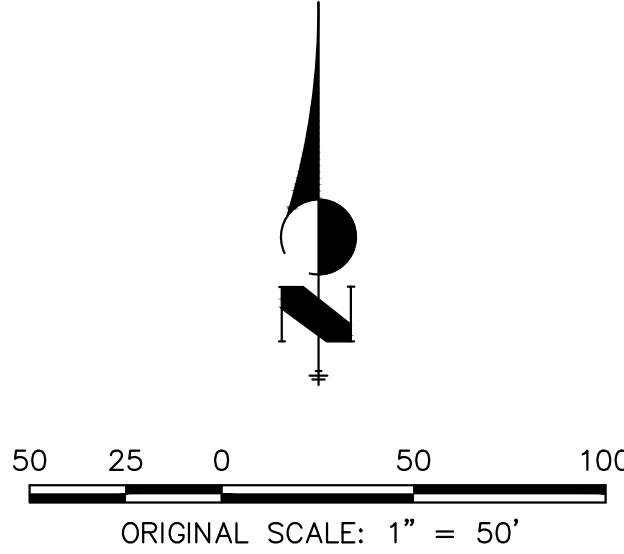
SUBMITTAL DATE: 03/27/2026

HILLCAMP RIDGEGATE PRELIMINARY PLAN
PLANNING AREA 20 OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT
A PART OF SECTION 21 AND SECTION 22, T6S, R67W OF THE 6TH P.M.,
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
221.34 ACRES - 261 RESIDENTIAL LOTS - SB25-0010



- TRACT LEGEND**
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SEE NOTE 5



PRELIMINARY PLAN
HILLCAMP RIDGEGATE

PREPARED BY:
J-R ENGINEERING
A Westrian Company

PREPARED FOR:
BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 03/27/2026

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PREPARED FOR
BC-RG MESA TOPS JV LLC
6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
(303) 706-9451

J-R ENGINEERING
A Westrian Company
Centennial 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE	1"=50'	
				H-SCALE	V-SCALE
1	1ST SUBMITTAL RIDGEGATE PP	KJR	3/18/25	N/A	
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3	2ND SUBMITTAL RIDGEGATE PP	KJR	10/16/25	KAC	
4	3RD SUBMITTAL RIDGEGATE PP	KJR	12/12/25	KAC	
5	4TH SUBMITTAL RIDGEGATE PP	KJR	3/27/26	KJR	

HILLCAMP RIDGEGATE
PRELIMINARY PLAN

SITE PLAN

SHEET 15 OF 34
JOB NO. 15950.12

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ONLY FOR THE PURPOSES
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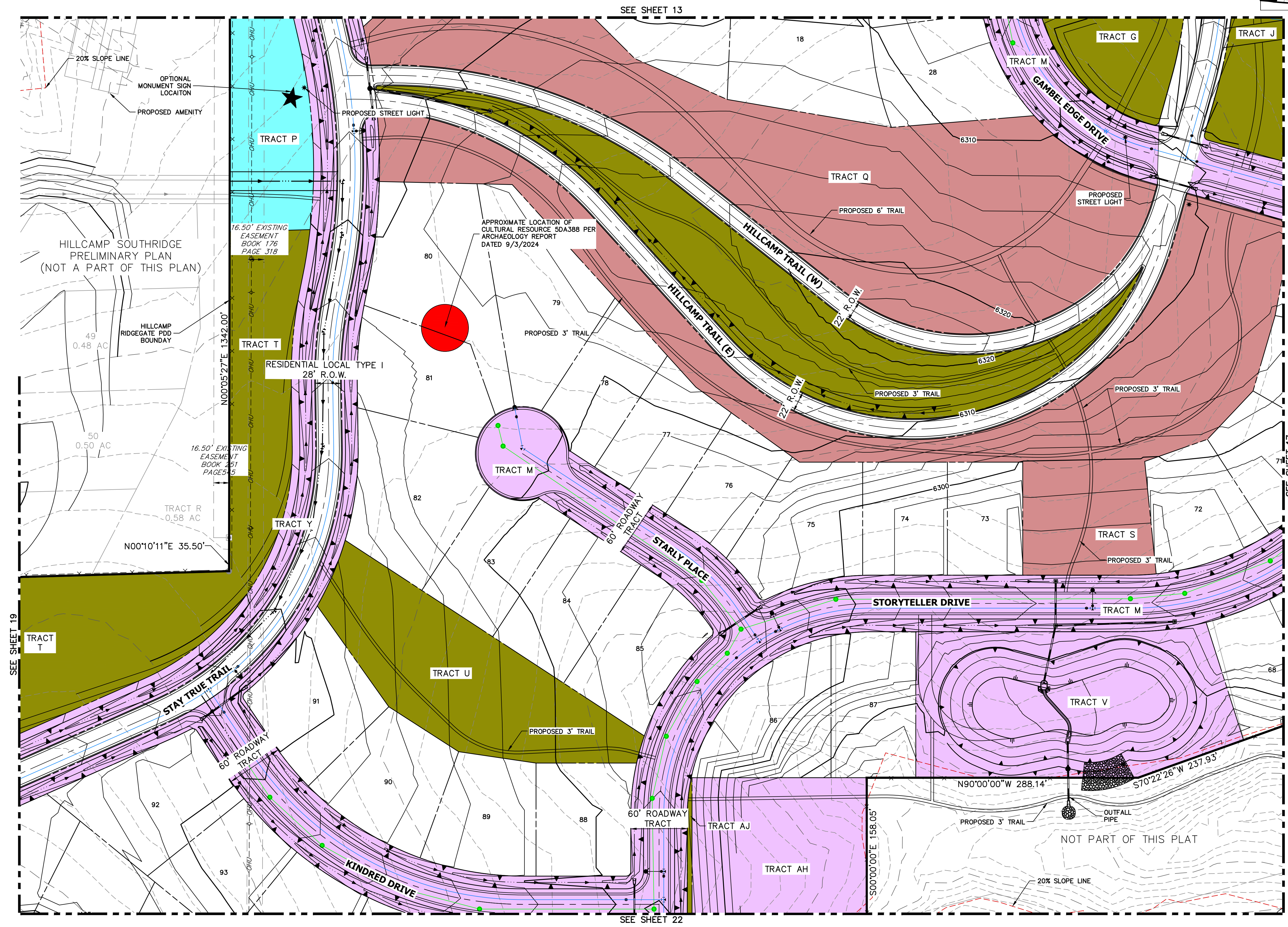
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 **J•R ENGINEERING**
A Westrian Company

Centennial 303-740-9983 • Colorado Springs 719-593-2589
Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE	1"=50'	No.	REVISION	BY	DATE
V-SCALE	N/A	1	1ST SUBMITTAL RIDEGATE PP	KJR	3/18/25
		2	1ST RESUBMITTAL RIDEGATE PP	KJR	5/30/25
DATE	3/21/26	3	2ND SUBMITTAL RIDEGATE PP	KJR	10/16/25
DESIGNED BY	KAC	4	3RD SUBMITTAL RIDEGATE PP	KJR	12/12/25
DRAWN BY	KAC	5	4TH SUBMITTAL RIDEGATE PP	KJR	3/21/26
CHECKED BY	KJR				

HILLCAMP RIDGEGATE PRELIMINARY PLAN		SITE PLAN
SHEET 16	OF 34	
JOB NO.	15950.12	



KEYMAP

SCALE: 1" = 2000'

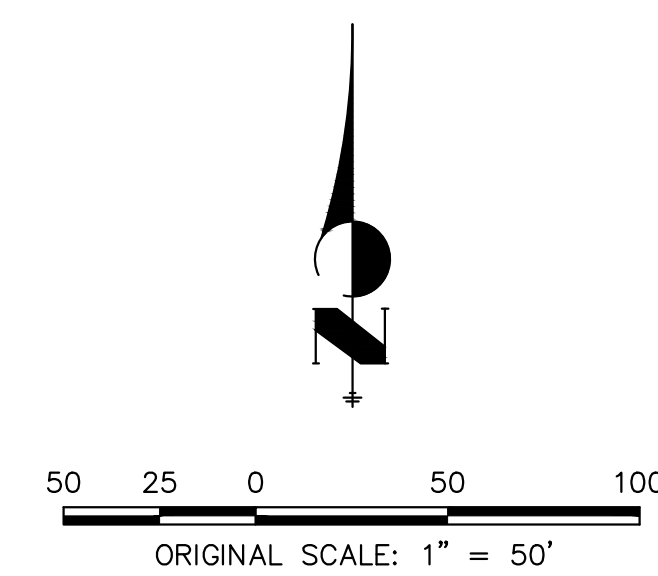
TRACT LEGEND

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- UTILITY / INFRASTRUCTURE
- AREA OF HIGHEST VISUAL SENSITIVITY
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 SEE NOTE 5



PRELIMINARY PLAN
HILLCAMP RIDGEGATE

PREPARED BY:

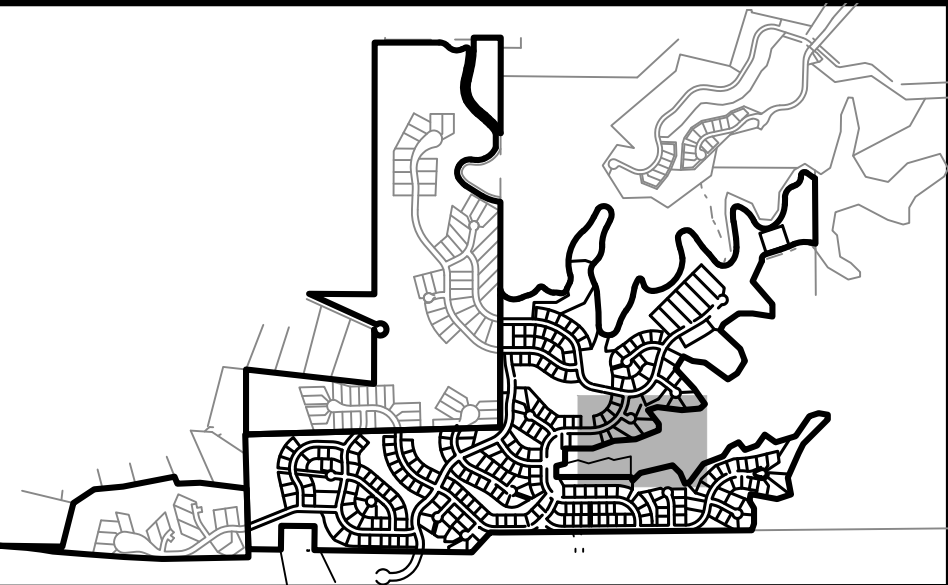
 **J&R ENGINEERING**
A Westrian Company

PREPARED FOR:

BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 03/27/2026

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PLANNING AREA 20 OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT
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221.34 ACRES - 261 RESIDENTIAL LOTS - SB25-0010



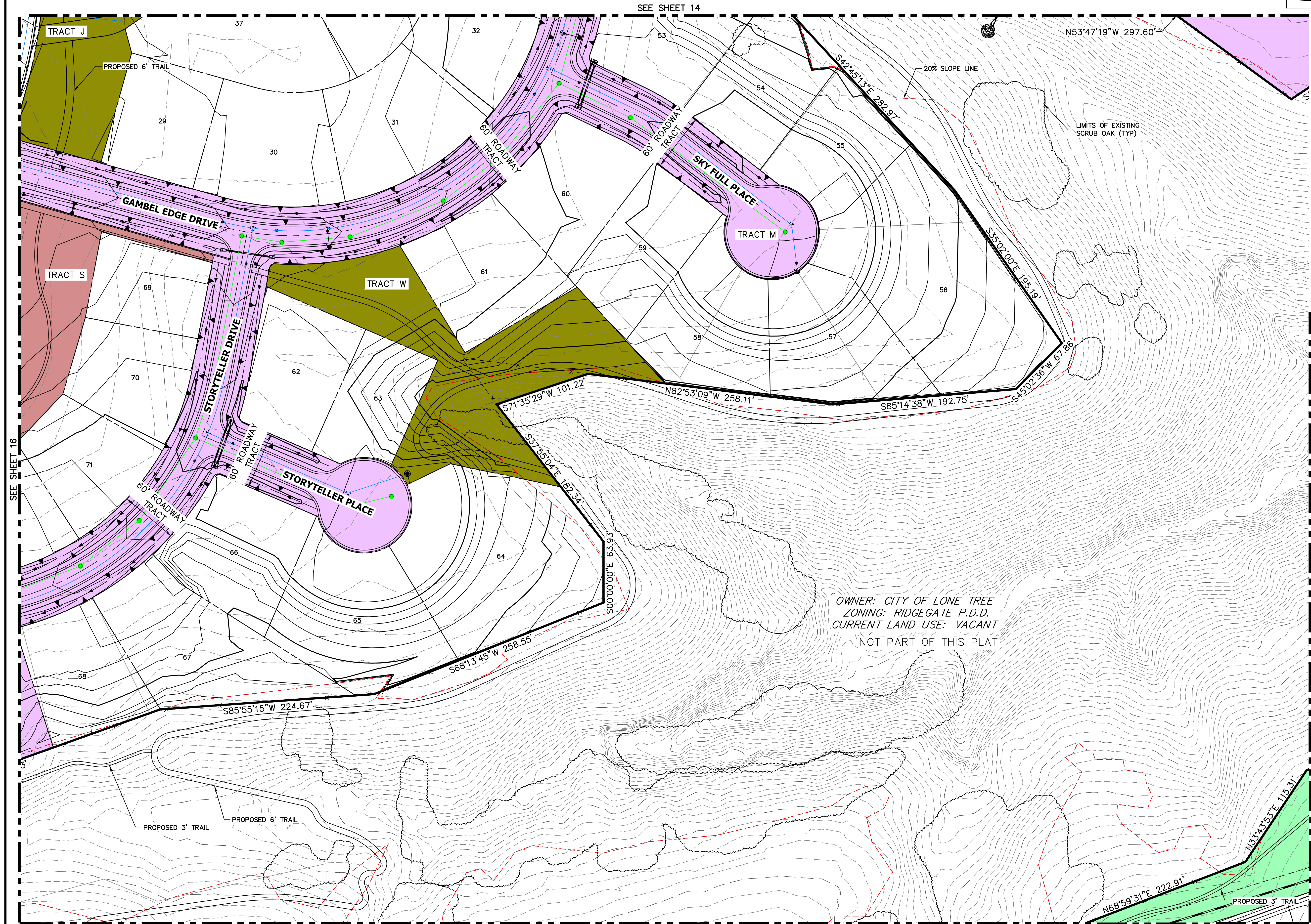
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SUITE 700
CENTENNIAL, CO 80111
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A Westrian Company
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BY	DATE	No.	REVISION
KJR	3/18/25	1	1ST SUBMITTAL RIDGEGATE PP
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KJR	3/27/26	5	4TH SUBMITTAL RIDGEGATE PP

HILLCAMP RIDGEGATE PRELIMINARY PLAN	SITE PLAN
SHEET 17 OF 34	JOB NO. 15950.12

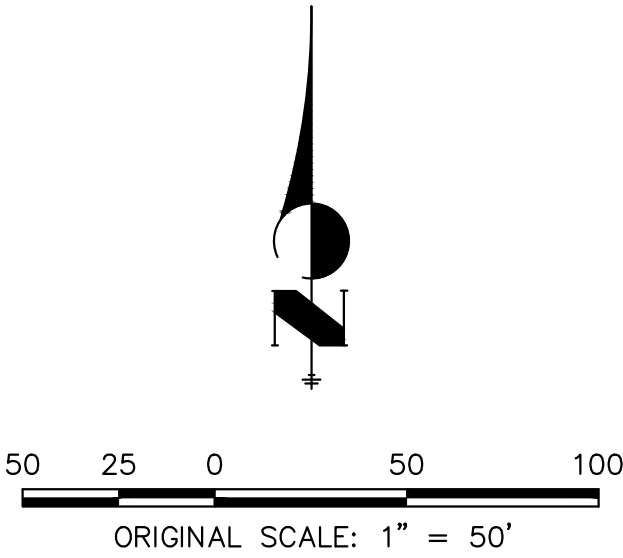


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- OPEN SPACE (PUBLIC)
- AMENITY CENTER
- LANDSCAPE AREAS
- UTILITY / INFRASTRUCTURE
- AREA OF HIGHEST VISUAL SENSITIVITY
- 20% SLOPE LINE
- 150' MIN. BUILDING SETBACK PER RIDGEGATE PDD

- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 4 FOR COLOR, LINETYPE AND SYMBOL LEGEND
 - BUILDING ENVELOPES TO BE DETERMINED PER LOT AT THE TIME OF FINAL PLAT IN ACCORDANCE WITH THE FINAL GEOTECHNICAL REPORT AND SHALL COMPLY WITH THE APPROVED DEVELOPMENT AGREEMENT, RECORDED AT _____
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 - REFER TO SHEET 32 FOR LIMITS/DEFINITIONS OF NATURAL LANDFORMS.
- SEE NOTE 5



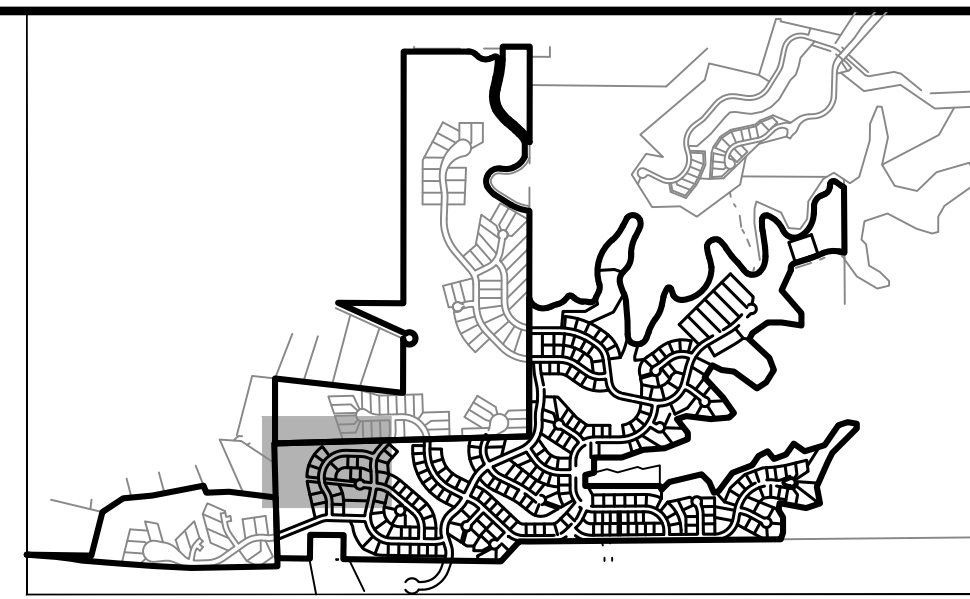
PRELIMINARY PLAN
HILLCAMP RIDGEGATE

PREPARED BY:
J.R. ENGINEERING
A Westrian Company
PREPARED FOR:
BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 03/27/2026

OWNER: CITY OF LONE TREE
ZONING: RIDGEGATE P.D.D.
CURRENT LAND USE: VACANT
NOT PART OF THIS PLAT

HILLCAMP RIDGEGATE PRELIMINARY PLAN
PLANNING AREA 20 OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT
A PART OF SECTION 21 AND SECTION 22, T6S, R67W OF THE 6TH P.M.,
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
221.34 ACRES - 261 RESIDENTIAL LOTS - SB25-0010



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AUTHORIZATION.

PREPARED FOR
BC-RG MESA TOPS JV LLC
6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
(303) 706-9451

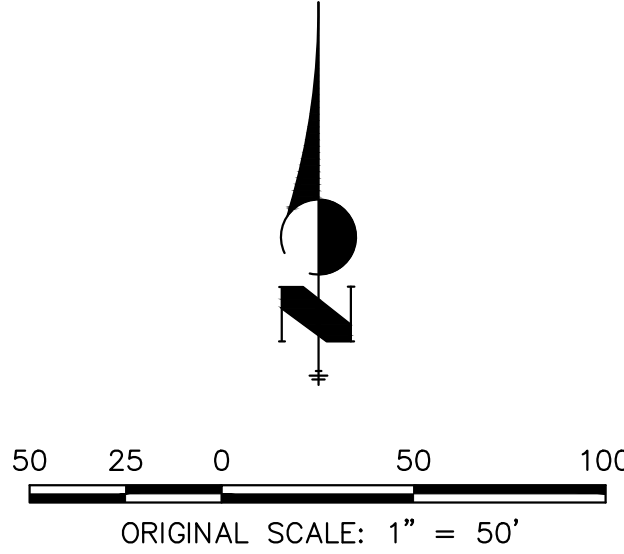
J.R. ENGINEERING
A Westrian Company
Centennial 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	1"=50'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
KJR	3/18/25	1	N/A			3/27/26	KAC	KAC	KJR
KJR	5/30/25	2							
KJR	10/16/25	3							
KJR	12/12/25	4							
KJR	3/27/26	5							

HILLCAMP RIDGEGATE PRELIMINARY PLAN	SITE PLAN
SHEET 18	OF 34
JOB NO.	15950.12

- KEYMAP**
SCALE: 1" = 2000'
- TRACT LEGEND**
- RESTORED NATIVE AREA
 - PUBLIC PARK
 - OPEN SPACE (PUBLIC)
 - AMENITY CENTER
 - LANDSCAPE AREAS
 - UTILITY / INFRASTRUCTURE
 - AREA OF HIGHEST VISUAL SENSITIVITY
 - 20% SLOPE LINE
 - 150' MIN. BUILDING SETBACK PER RIDGEGATE PDD

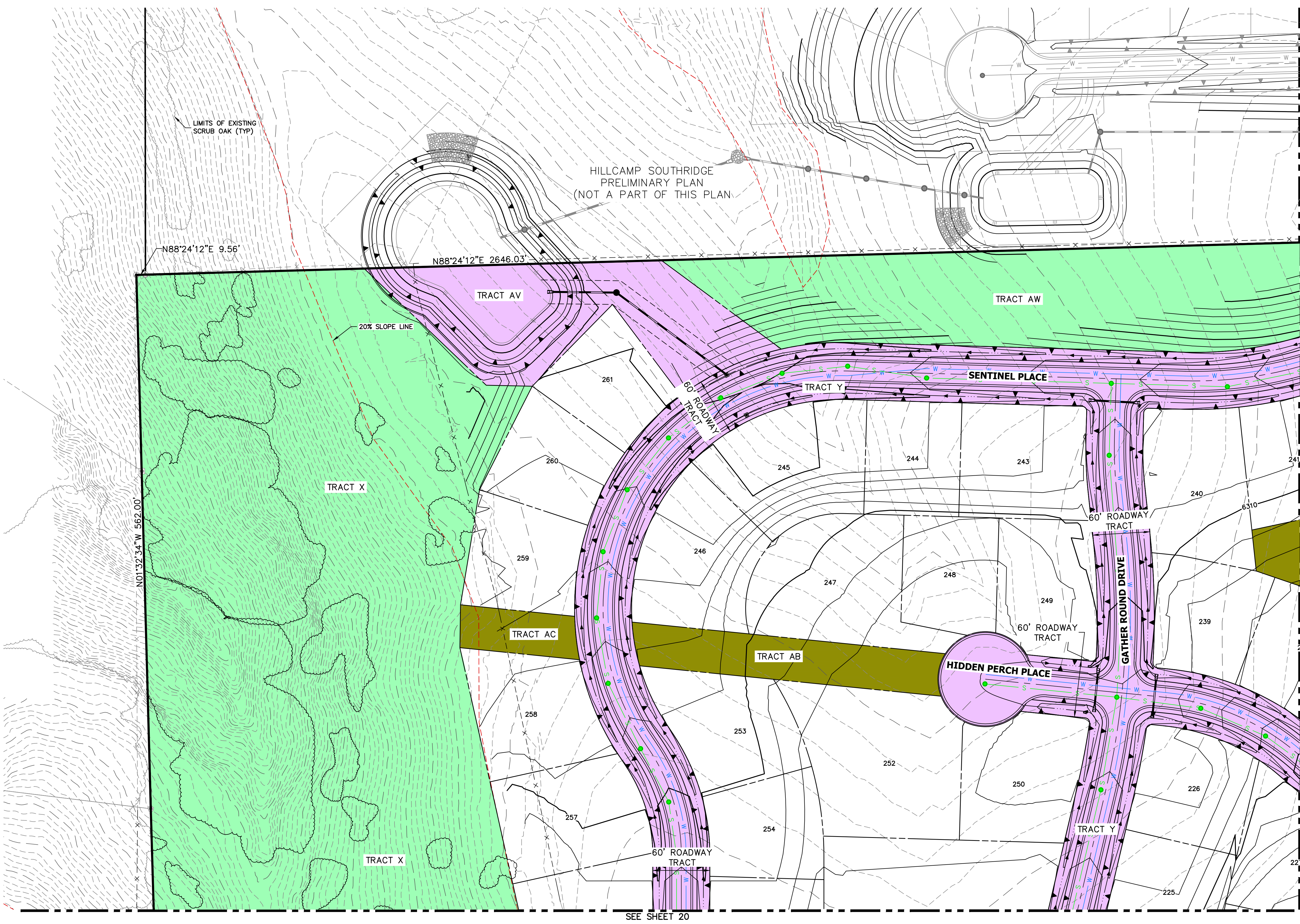
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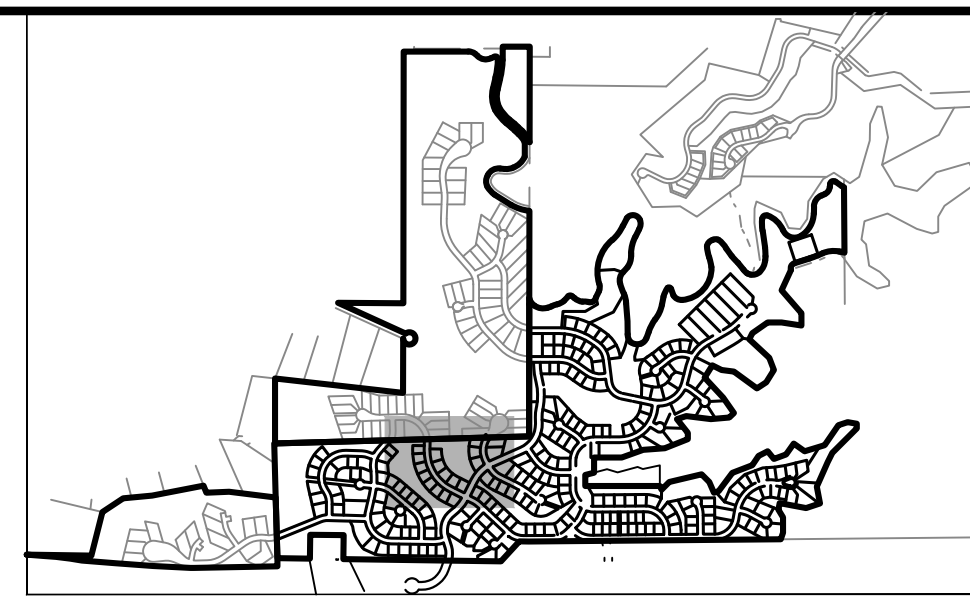
PRELIMINARY PLAN
HILLCAMP RIDGEGATE

PREPARED BY:
J.R. ENGINEERING
A Westrian Company
PREPARED FOR:
BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 03/27/2026



HILLCAMP RIDGEGATE PRELIMINARY PLAN
PLANNING AREA 20 OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT
A PART OF SECTION 21 AND SECTION 22, T6S, R67W OF THE 6TH P.M.,
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
221.34 ACRES - 261 RESIDENTIAL LOTS - SB25-0010



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BC-RG MESA TOPS JV LLC
6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
(303) 706-9451

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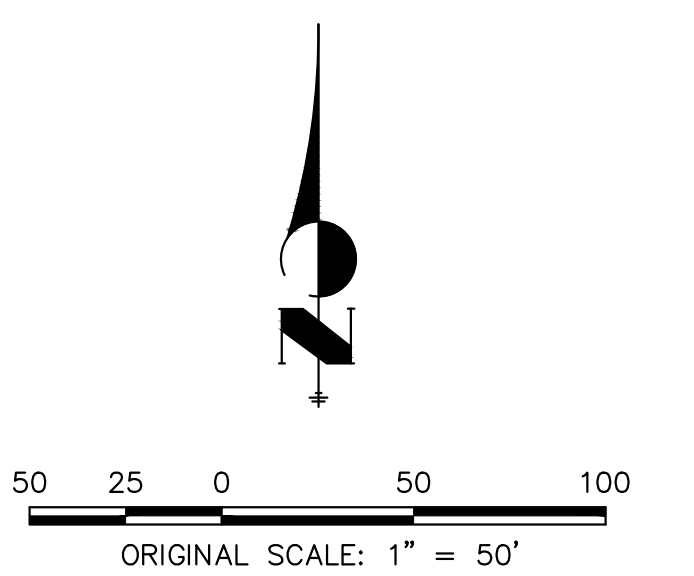
BY	DATE
KJR	3/18/25
KJR	5/30/25
KJR	10/16/25
KJR	12/12/25
KJR	3/27/26

No.	REVISION	1"=50'
1	1ST SUBMITTAL RIDGEGATE PP	N/A
2	1ST RESUBMITTAL RIDGEGATE PP	3/27/26
3	2ND SUBMITTAL RIDGEGATE PP	KAC
4	3RD SUBMITTAL RIDGEGATE PP	KAC
5	4TH SUBMITTAL RIDGEGATE PP	KJR

HILLCAMP RIDGEGATE PRELIMINARY PLAN	SITE PLAN
SHEET 19	OF 34
JOB NO.	15950.12

- KEYMAP**
SCALE: 1" = 2000'
- TRACT LEGEND**
- RESTORED NATIVE AREA
 - PUBLIC PARK
 - OPEN SPACE (PUBLIC)
 - AMENITY CENTER
 - LANDSCAPE AREAS
 - UTILITY / INFRASTRUCTURE
 - AREA OF HIGHEST VISUAL SENSITIVITY
 - 20% SLOPE LINE
 - 150' MIN. BUILDING SETBACK PER RIDGEGATE PDD

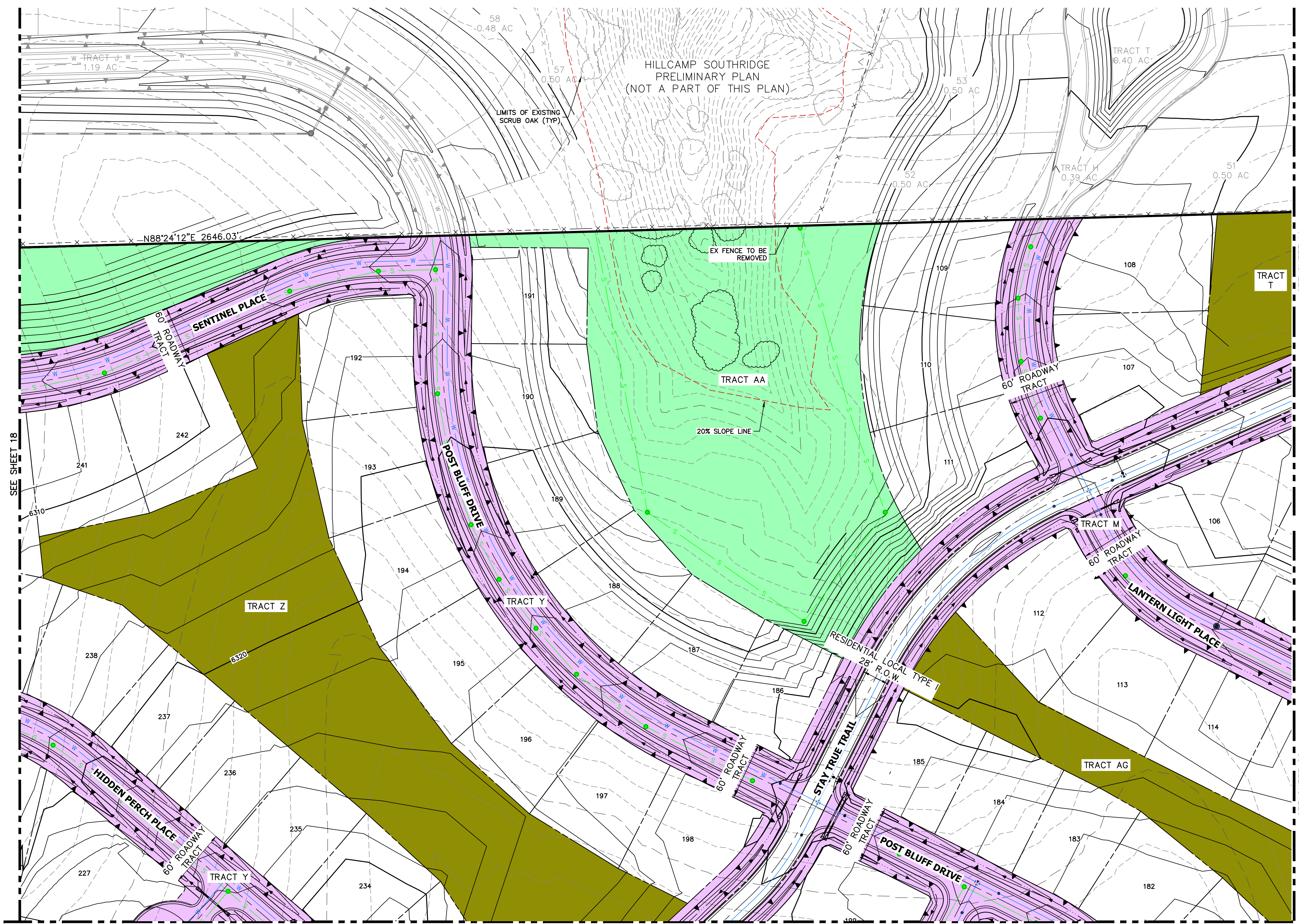
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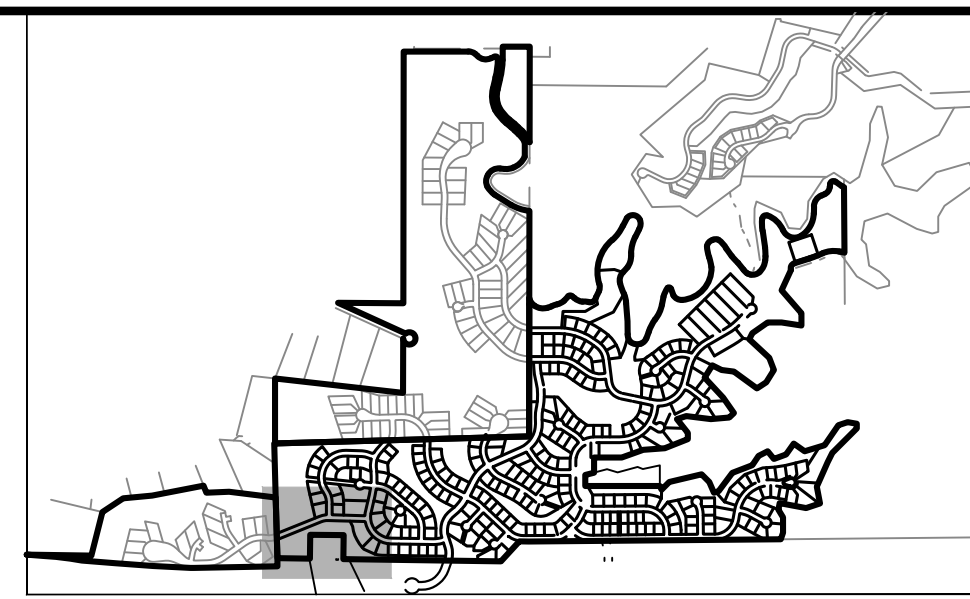
PRELIMINARY PLAN
HILLCAMP RIDGEGATE

PREPARED BY:
J-R ENGINEERING
A Westrian Company
PREPARED FOR:
BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 03/27/2026



HILLCAMP RIDGEGATE PRELIMINARY PLAN
PLANNING AREA 20 OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT
A PART OF SECTION 21 AND SECTION 22, T6S, R67W OF THE 6TH P.M.,
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
221.34 ACRES - 261 RESIDENTIAL LOTS - SB25-0010



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6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
(303) 706-9451

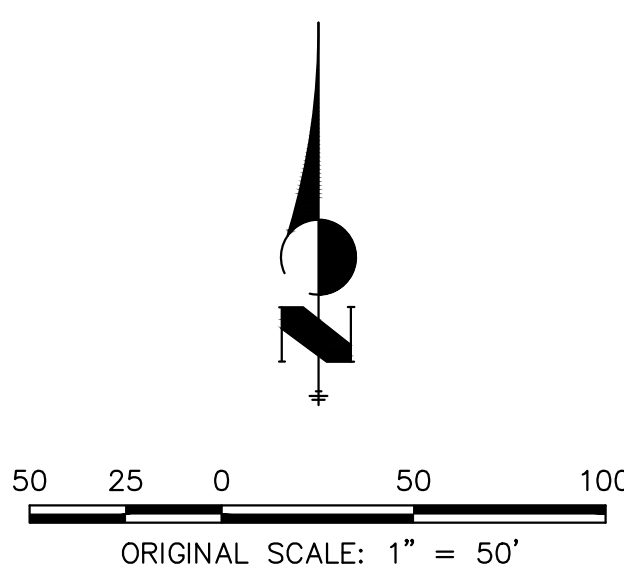
J-R ENGINEERING
A Westrian Company
CENTENNIAL 303-740-9883 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	No.	1"	50'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
KJR	3/18/25	1ST SUBMITTAL RIDGEGATE PP	1	N/A	3/27/26	KAC	KAC	KAC			
KJR	5/30/25	1ST RESUBMITTAL RIDGEGATE PP	2								
KJR	10/16/25	2ND SUBMITTAL RIDGEGATE PP	3								
KJR	12/12/25	3RD SUBMITTAL RIDGEGATE PP	4								
KJR	3/27/26	4TH SUBMITTAL RIDGEGATE PP	5								

HILLCAMP RIDGEGATE PRELIMINARY PLAN	SITE PLAN
SHEET 20 OF 34	JOB NO. 15950.12

- KEYMAP**
SCALE: 1" = 2000'
- TRACT LEGEND**
- RESTORED NATIVE AREA
 - PUBLIC PARK
 - OPEN SPACE (PUBLIC)
 - AMENITY CENTER
 - LANDSCAPE AREAS
 - UTILITY / INFRASTRUCTURE
 - AREA OF HIGHEST VISUAL SENSITIVITY
 - 20% SLOPE LINE
 - 150' MIN. BUILDING SETBACK PER RIDGEGATE PDD

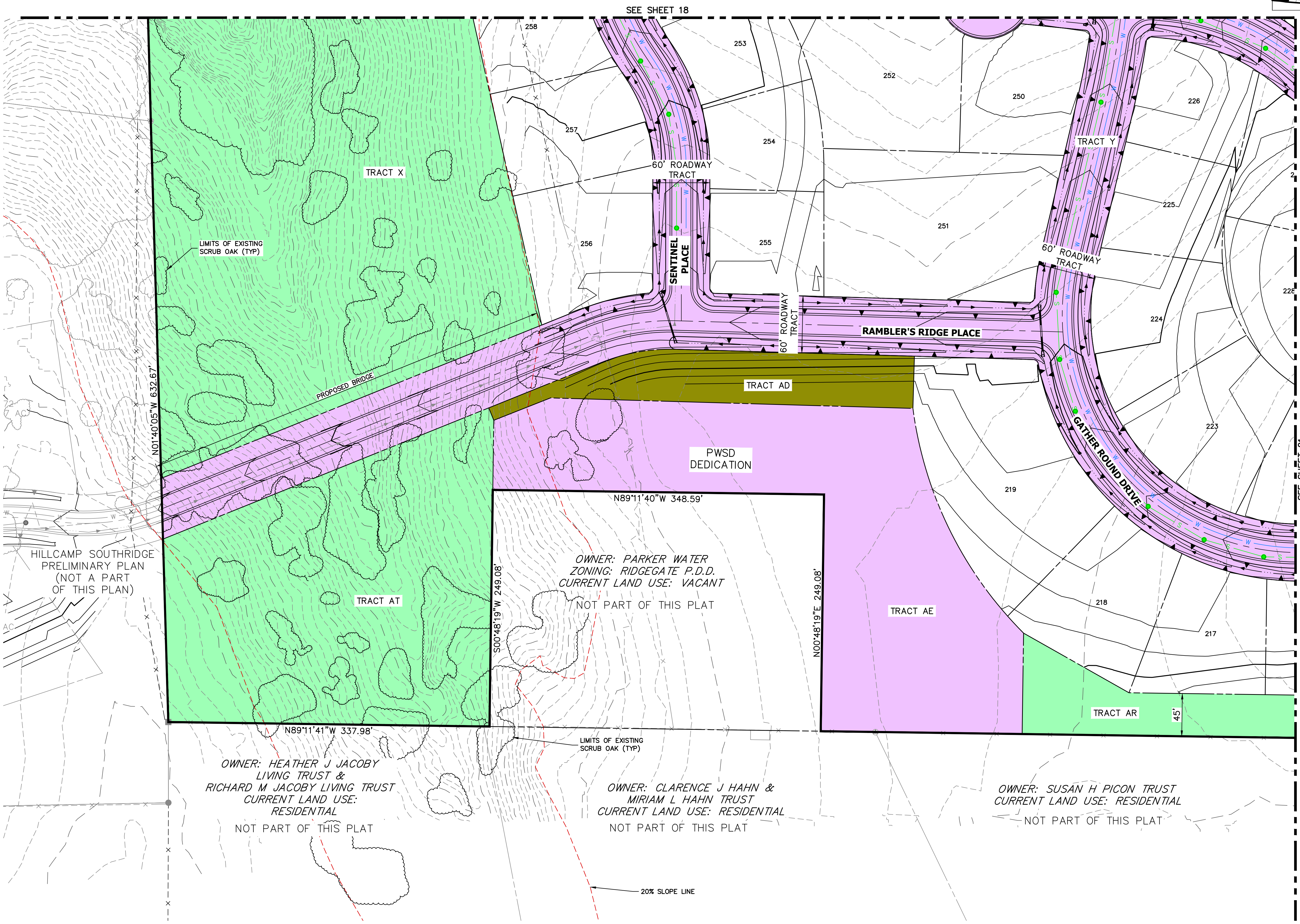
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- SEE NOTE 5



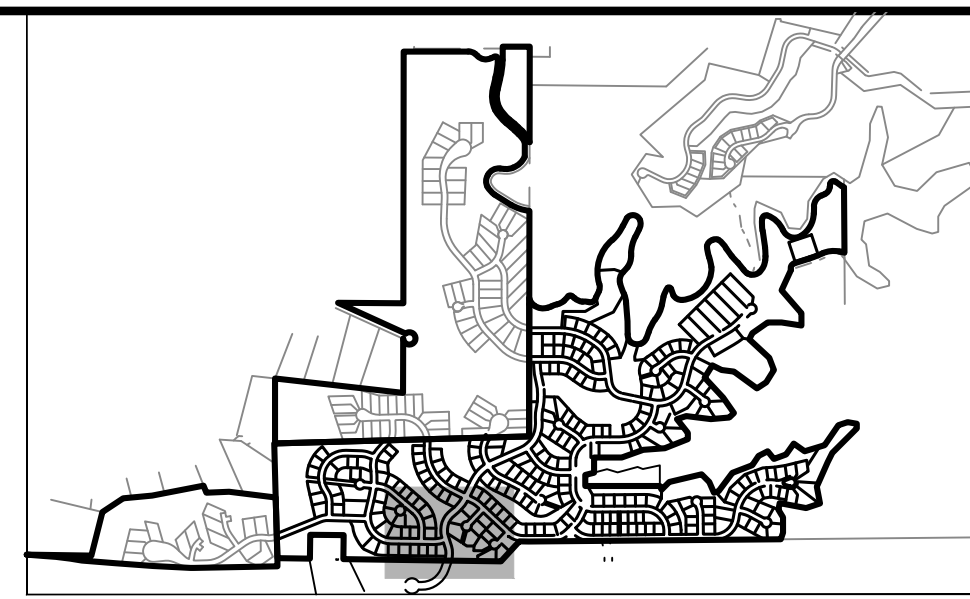
PRELIMINARY PLAN
HILLCAMP RIDGEGATE

PREPARED BY:
J-R ENGINEERING
A Westrian Company
PREPARED FOR:
BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 03/27/2026



HILLCAMP RIDGEGATE PRELIMINARY PLAN
PLANNING AREA 20 OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT
A PART OF SECTION 21 AND SECTION 22, T6S, R67W OF THE 6TH P.M.,
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
221.34 ACRES - 261 RESIDENTIAL LOTS - SB25-0010



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PREPARED FOR
BC-RG MESA TOPS JV LLC
6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
(303) 706-9451

J-R ENGINEERING
A Westrian Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE
KJR	3/18/25
KJR	5/30/25
KJR	10/16/25
KJR	12/12/25
KJR	3/27/26

No.	REVISION	1"=50'
1	1ST SUBMITTAL RIDGEGATE PP	N/A
2	1ST RESUBMITTAL RIDGEGATE PP	3/27/26
3	2ND SUBMITTAL RIDGEGATE PP	KAC
4	3RD SUBMITTAL RIDGEGATE PP	KAC
5	4TH SUBMITTAL RIDGEGATE PP	KAC

HILLCAMP RIDGEGATE PRELIMINARY PLAN	SITE PLAN
--	-----------

SHEET 21 OF 34
JOB NO. 15950.12

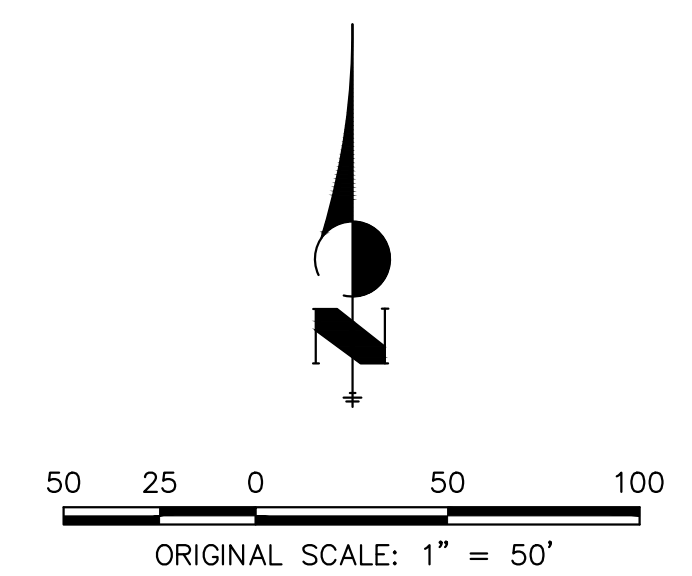
KEYMAP
SCALE: 1" = 2000'

TRACT LEGEND

- RESTORED NATIVE AREA
- PUBLIC PARK
- OPEN SPACE (PUBLIC)
- AMENITY CENTER
- LANDSCAPE AREAS
- UTILITY / INFRASTRUCTURE
- AREA OF HIGHEST VISUAL SENSITIVITY
- 20% SLOPE LINE
- 150' MIN. BUILDING SETBACK PER RIDGEGATE PDD

NOTES

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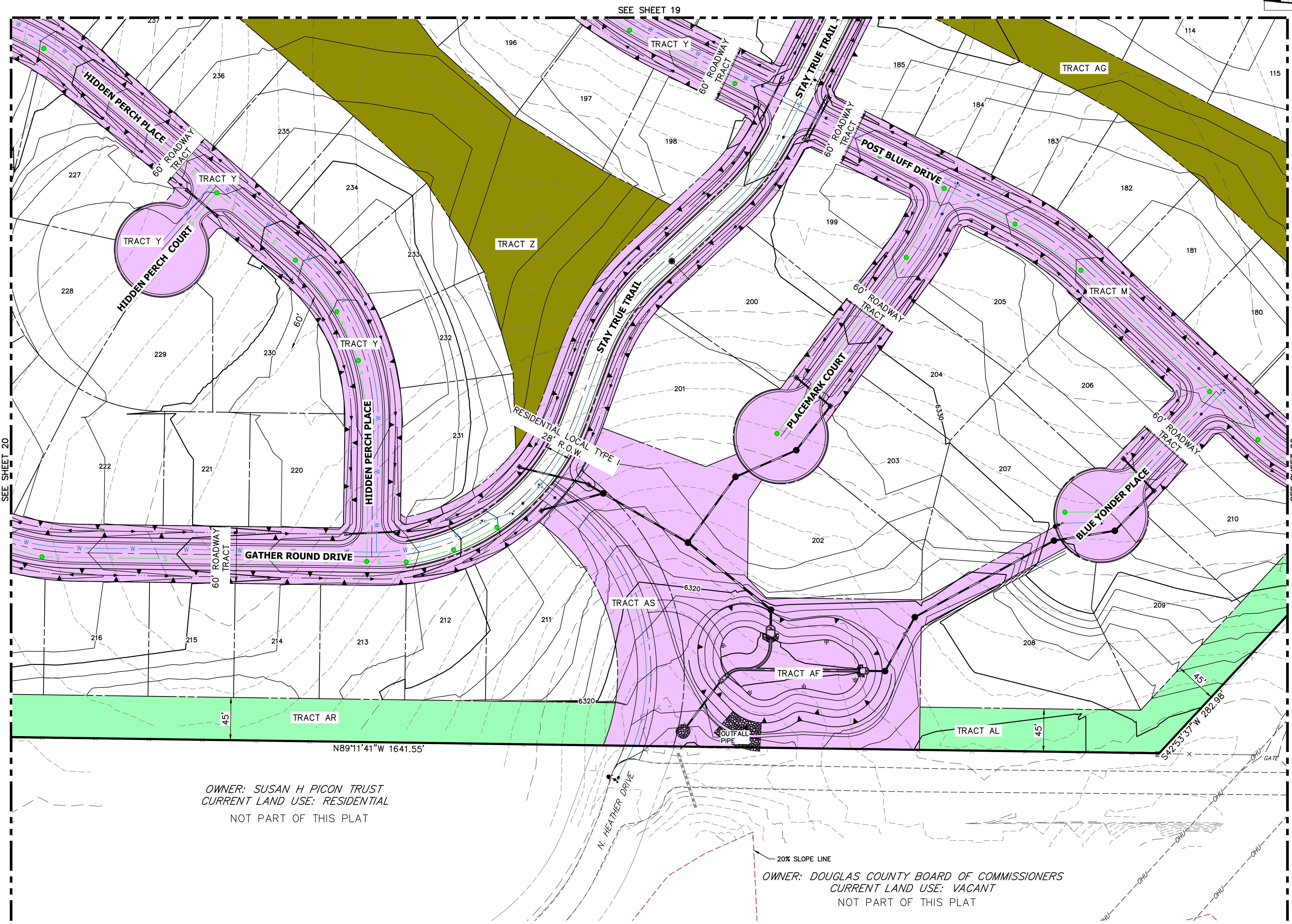


PRELIMINARY PLAN
HILLCAMP RIDGEGATE

PREPARED BY:
J-R ENGINEERING
A Westrian Company

PREPARED FOR:
BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 03/27/2026



OWNER: SUSAN H PICON TRUST
CURRENT LAND USE: RESIDENTIAL
NOT PART OF THIS PLAT

OWNER: DOUGLAS COUNTY BOARD OF COMMISSIONERS
CURRENT LAND USE: VACANT
NOT PART OF THIS PLAT

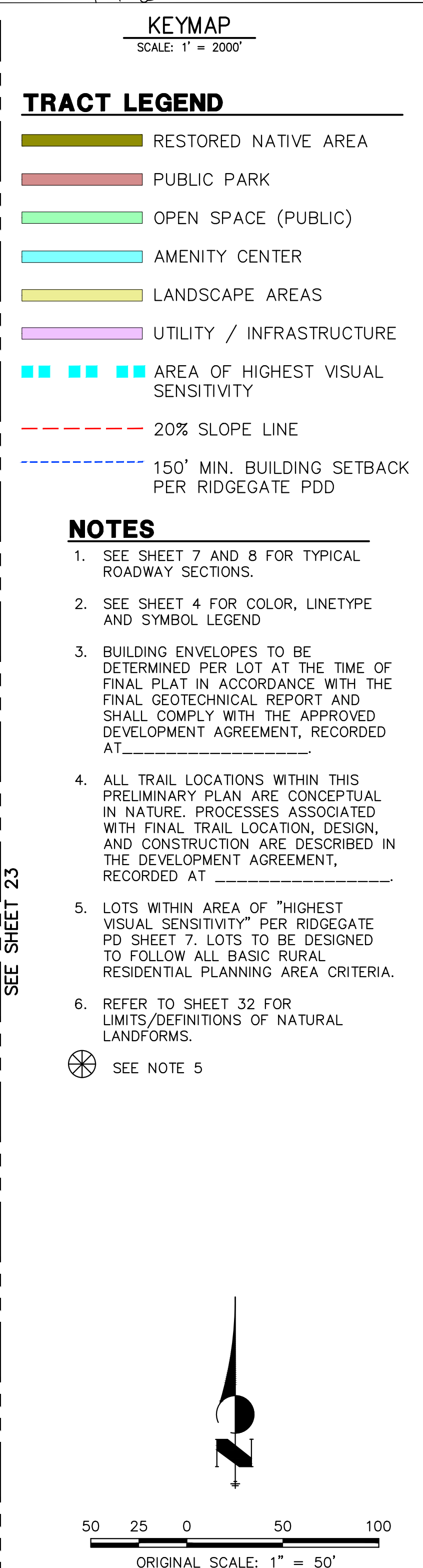
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
BC-RG MESA TOPS JV LLC
6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
(303) 706-9451

 **J·R ENGINEERING**
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-539-2593
Fort Collins 970-491-9888 • www.jrengineering.com

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PRELIMINARY PLAN
HILLCAMP RIDGEGATE

PREPARED BY:

 **J&R ENGINEERING**
A Westrian Company

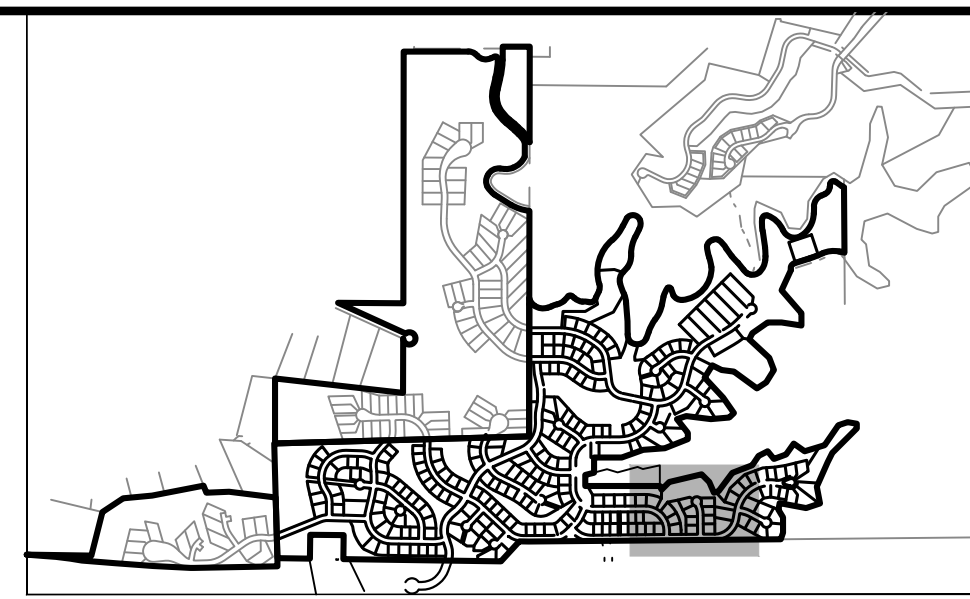
PREPARED FOR:

BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 03/27/2026

HILLCAMP RIDGEGATE PRELIMINARY PLAN	
SITE PLAN	
SHEET 22	OF 34
JOB NO.	15950.12

HILLCAMP RIDGEGATE PRELIMINARY PLAN
PLANNING AREA 20 OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT
A PART OF SECTION 21 AND SECTION 22, T6S, R67W OF THE 6TH P.M.,
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221.34 ACRES - 261 RESIDENTIAL LOTS - SB25-0010



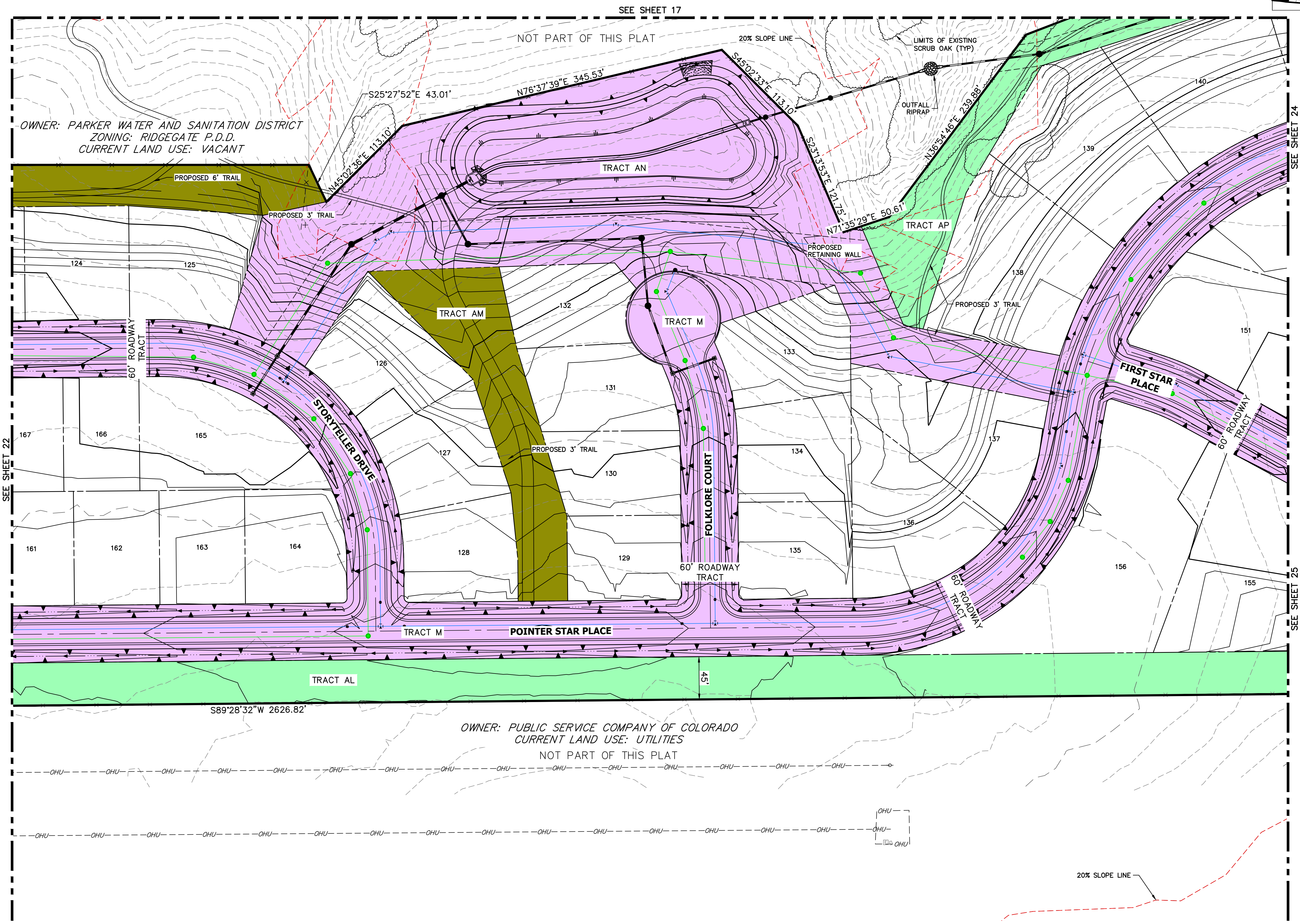
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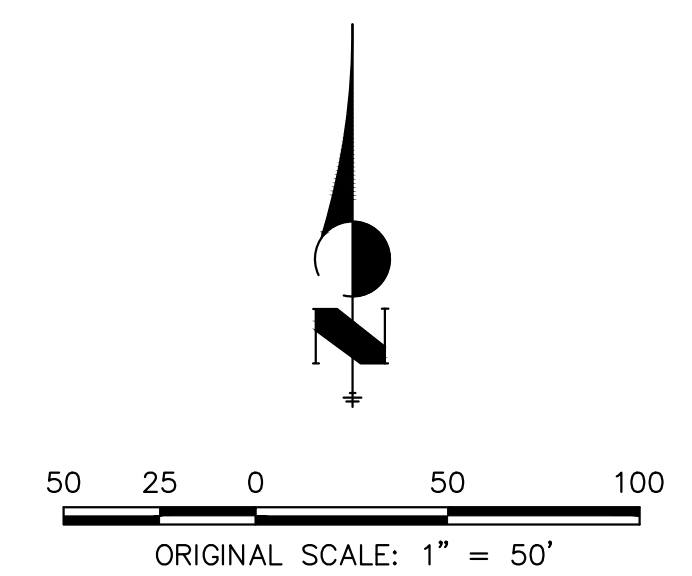
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Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	No.	1"	50'
KJR	3/18/25	1ST SUBMITTAL RIDGEGATE PP	1	N/A	
KJR	5/30/25	1ST RESUBMITTAL RIDGEGATE PP	2	3/27/26	
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KJR	12/12/25	3RD SUBMITTAL RIDGEGATE PP	4	KAC	
KJR	3/27/26	4TH SUBMITTAL RIDGEGATE PP	5	KAC	

HILLCAMP RIDGEGATE PRELIMINARY PLAN	SITE PLAN	SHEET 23 OF 34
JOB NO. 15950.12		



- TRACT LEGEND**
- RESTORED NATIVE AREA
 - PUBLIC PARK
 - OPEN SPACE (PUBLIC)
 - AMENITY CENTER
 - LANDSCAPE AREAS
 - UTILITY / INFRASTRUCTURE
 - AREA OF HIGHEST VISUAL SENSITIVITY
 - 20% SLOPE LINE
 - 150' MIN. BUILDING SETBACK PER RIDGEGATE PDD
- NOTES**
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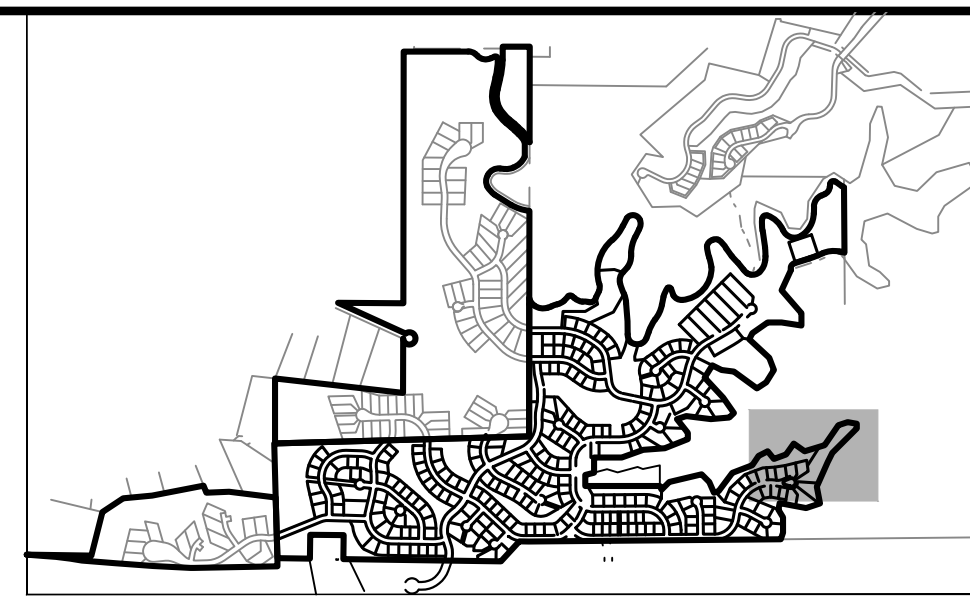
PRELIMINARY PLAN
HILLCAMP RIDGEGATE

PREPARED BY:
J-R ENGINEERING
A Westrian Company

PREPARED FOR:
BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 03/27/2026

HILLCAMP RIDGEGATE PRELIMINARY PLAN
PLANNING AREA 20 OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT
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221.34 ACRES - 261 RESIDENTIAL LOTS - SB25-0010



KEYMAP
SCALE: 1" = 2000'

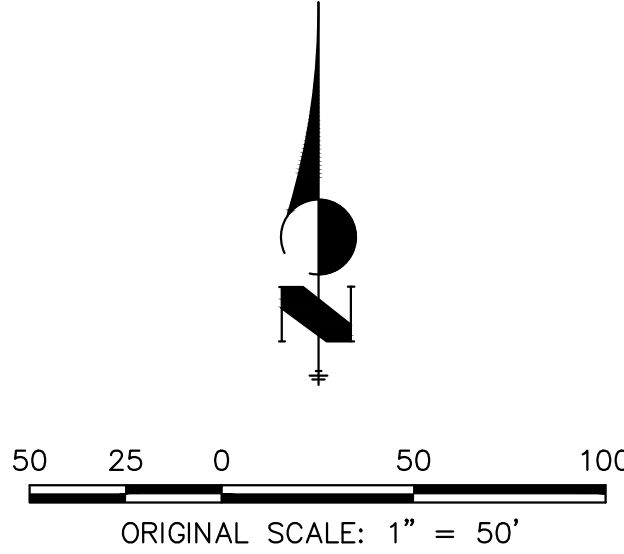
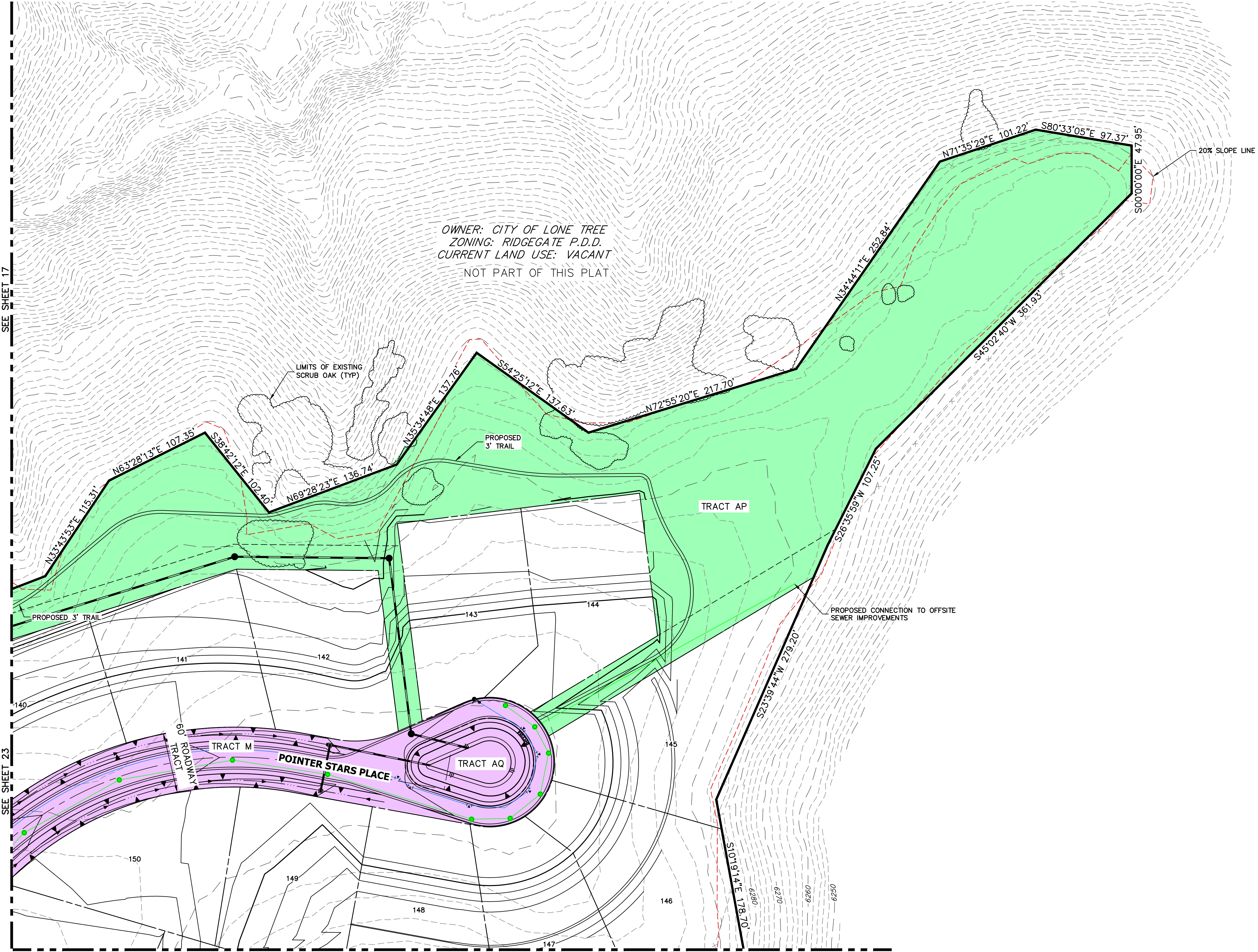
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 - PUBLIC PARK
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PREPARED FOR:
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CENTENNIAL, CO 80111
(303) 706-9451

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A Westrian Company
Centennial 303-740-9883 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE	H-SCALE 1"=50'	V-SCALE N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	SHEET 24 OF 34	JOB NO. 15950.12
1	1ST SUBMITTAL RIDGEGATE PP	KJR	3/18/25								
2	1ST RESUBMITTAL RIDGEGATE PP	KJR	5/30/25								
3	2ND SUBMITTAL RIDGEGATE PP	KJR	10/16/25								
4	3RD SUBMITTAL RIDGEGATE PP	KJR	12/12/25								
5	4TH SUBMITTAL RIDGEGATE PP	KJR	3/27/26								

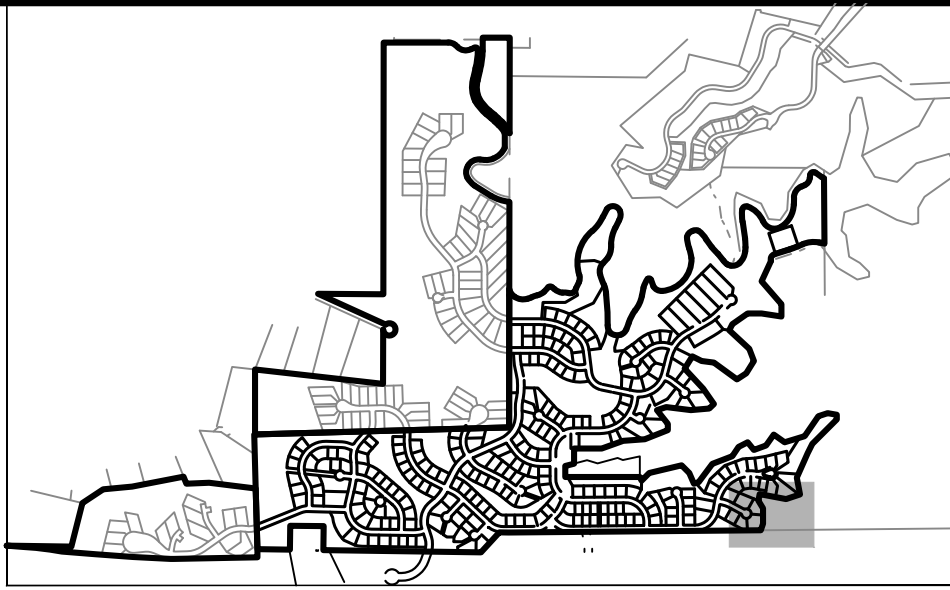


PRELIMINARY PLAN
HILLCAMP RIDGEGATE

PREPARED BY:
J.R. ENGINEERING
A Westrian Company
PREPARED FOR:
BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 03/27/2026

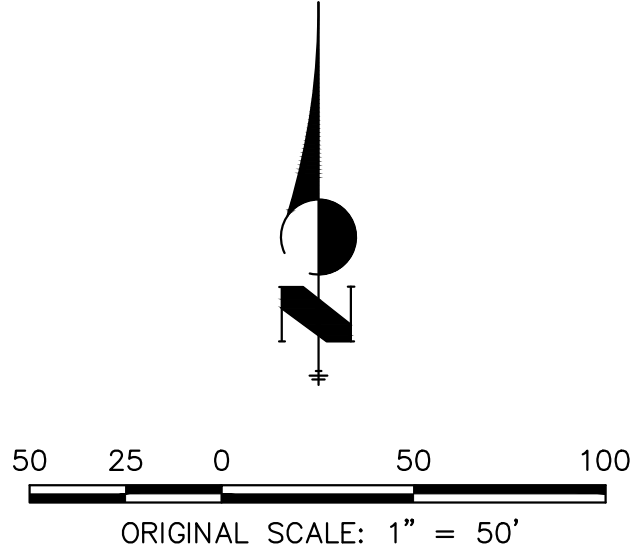
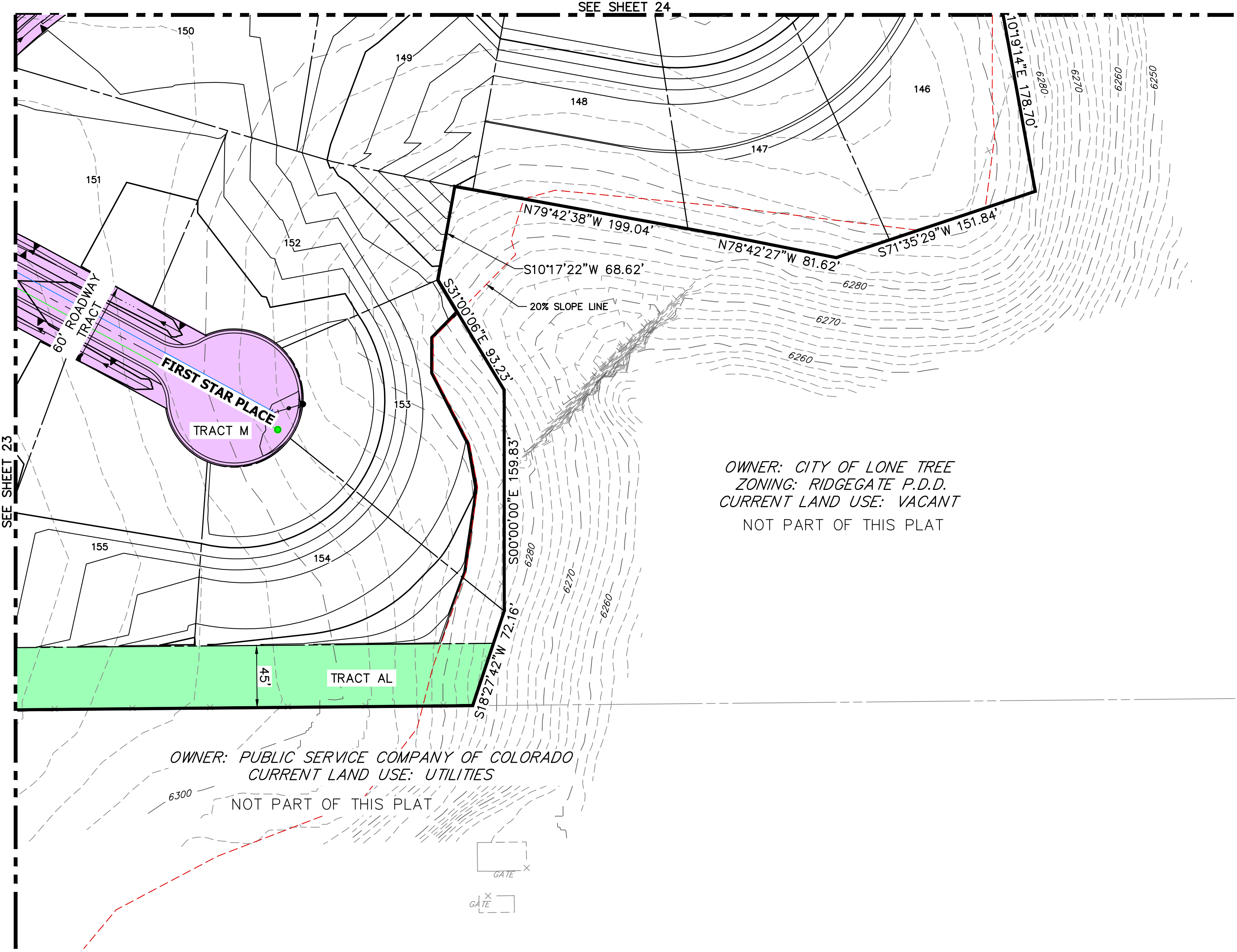
HILLCAMP RIDGEGATE PRELIMINARY PLAN
PLANNING AREA 20 OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT
A PART OF SECTION 21 AND SECTION 22, T6S, R67W OF THE 6TH P.M.,
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
221.34 ACRES - 261 RESIDENTIAL LOTS - SB25-0010



KEYMAP
SCALE: 1" = 2000'

- TRACT LEGEND**
- RESTORED NATIVE AREA
 - PUBLIC PARK
 - OPEN SPACE (PUBLIC)
 - AMENITY CENTER
 - LANDSCAPE AREAS
 - UTILITY / INFRASTRUCTURE
 - AREA OF HIGHEST VISUAL SENSITIVITY
 - 20% SLOPE LINE
 - 150' MIN. BUILDING SETBACK PER RIDGEGATE PDD

- NOTES**
- SEE SHEET 7 AND 8 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 4 FOR COLOR, LINETYPE AND SYMBOL LEGEND
 - BUILDING ENVELOPES TO BE DETERMINED PER LOT AT THE TIME OF FINAL PLAT IN ACCORDANCE WITH THE FINAL GEOTECHNICAL REPORT AND SHALL COMPLY WITH THE APPROVED DEVELOPMENT AGREEMENT, RECORDED AT _____.
 - ALL TRAIL LOCATIONS WITHIN THIS PRELIMINARY PLAN ARE CONCEPTUAL IN NATURE. PROCESSES ASSOCIATED WITH FINAL TRAIL LOCATION, DESIGN, AND CONSTRUCTION ARE DESCRIBED IN THE DEVELOPMENT AGREEMENT, RECORDED AT _____.
 - LOTS WITHIN AREA OF "HIGHEST VISUAL SENSITIVITY" PER RIDGEGATE PD SHEET 7. LOTS TO BE DESIGNED TO FOLLOW ALL BASIC RURAL RESIDENTIAL PLANNING AREA CRITERIA.
 - REFER TO SHEET 32 FOR LIMITS/DEFINITIONS OF NATURAL LANDFORMS.
- SEE NOTE 5



PRELIMINARY PLAN
HILLCAMP RIDGEGATE

PREPARED BY:
J-R ENGINEERING
A Westrian Company

PREPARED FOR:
BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 03/27/2026

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
BC-RG MESA TOPS JV LLC
6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
(303) 706-9451

J-R ENGINEERING
A Westrian Company

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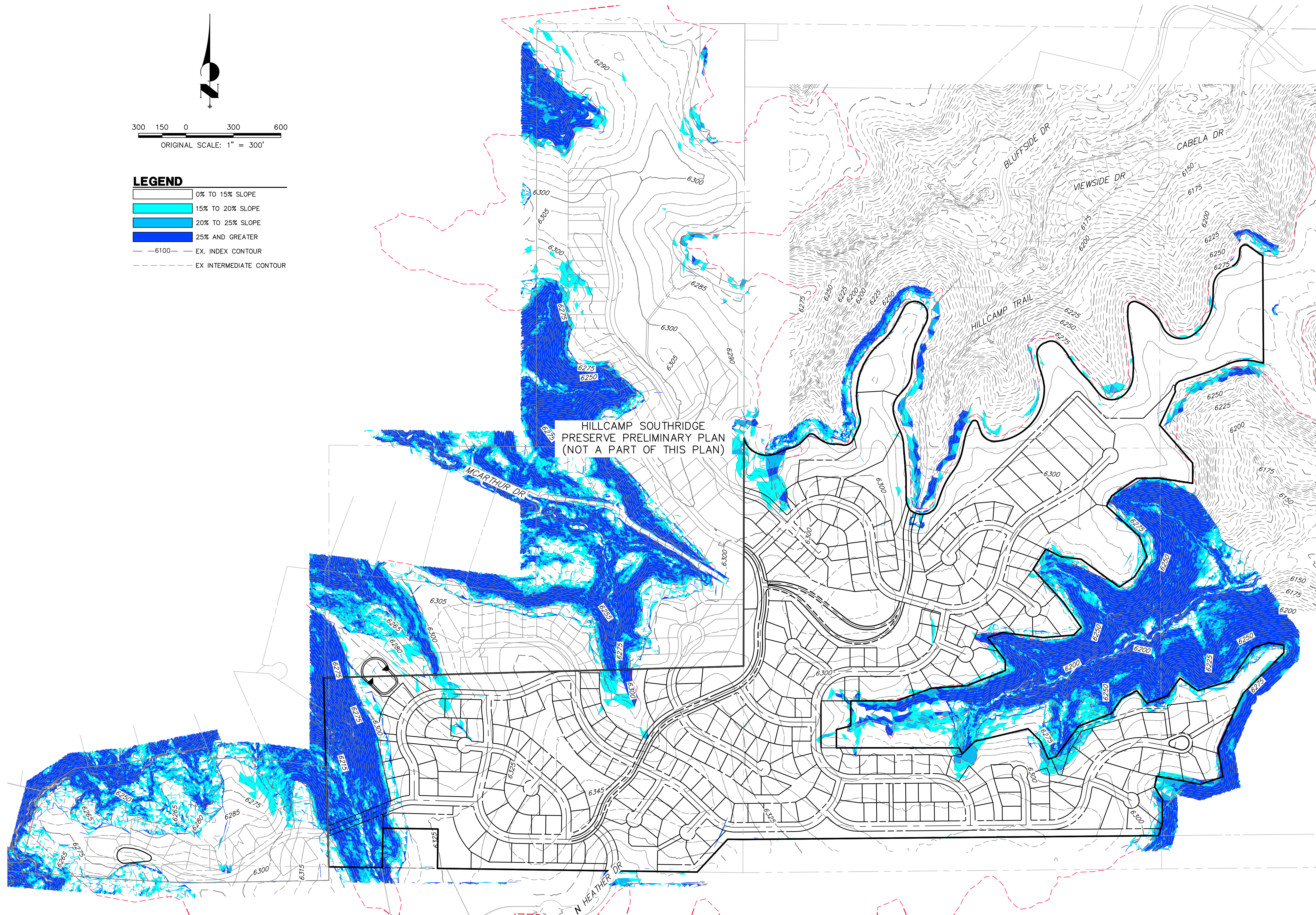
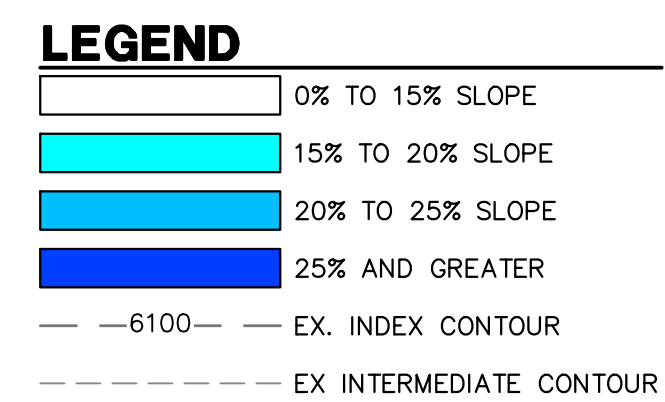
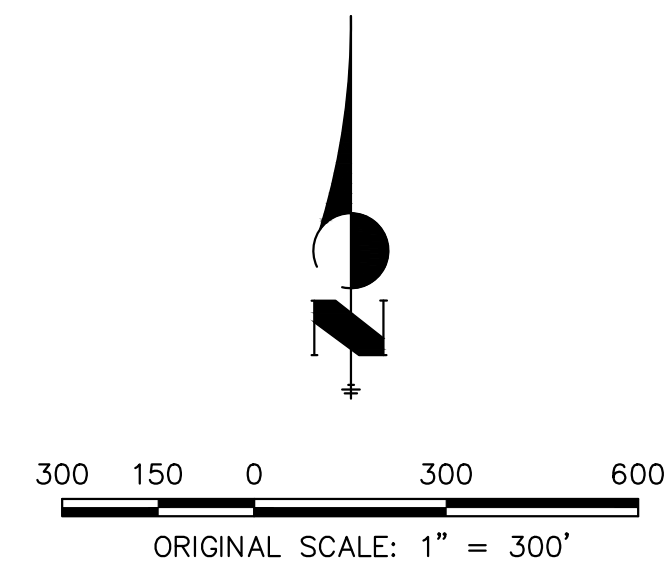
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE	HILLCAMP RIDGEGATE PRELIMINARY PLAN				
										1ST SUBMITTAL	2ND SUBMITTAL	3RD SUBMITTAL	4TH SUBMITTAL	
1"=50'	N/A	3/27/26	KAC	KAC	KJR	1	1ST SUBMITTAL RIDGEGATE PP	KJR	3/18/25					
						2	1ST RESUBMITTAL RIDGEGATE PP	KJR	5/30/25					
						3	2ND SUBMITTAL RIDGEGATE PP	KJR	10/16/25					
						4	3RD SUBMITTAL RIDGEGATE PP	KJR	12/12/25					
						5	4TH SUBMITTAL RIDGEGATE PP	KJR	3/27/26					

SHEET 25 OF 34

JOB NO. 15950.12

HILLCAMP RIDGEGATE PRELIMINARY PLAN

PLANNING AREA 20 OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT
A PART OF SECTION 21 AND SECTION 22, T6S, R67W OF THE 6TH P.M.,
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221.34 ACRES - 261 RESIDENTIAL LOTS - SB25-0010

PRELIMINARY PLAN
HILLCAMP RIDGEGATE

PREPARED BY:
 **J-R ENGINEERING**

PREPARED FOR:

BC-RG MESA TOPS JV LLC	SI
------------------------	----

SUBMITTAL DATE: 03/27/2026

HILLCAMP RIDGEGATE PRELIMINARY PLAN	EXISTING SLOPE ANALYSIS
-------------------------------------	-------------------------

H-SCALE	I"=300'	No.	REVISION	BY	DATE
V-SCALE	N/A	1	1ST SUBMITTAL RIDGEGATE PP	KJR	3/18/25
		2	1ST RESUBMITTAL RIDGEGATE PP	KJR	5/30/25
		3	2ND SUBMITTAL RIDGEGATE PP	KJR	10/16/25
DESIGNED BY	KAC	4	3RD SUBMITTAL RIDGEGATE PP	KJR	12/12/25
DRAWN BY	KAC	5	4TH SUBMITTAL RIDGEGATE PP	KJR	3/27/26
CHECKED BY	KJR				

 **J·R ENGINEERING**
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-589-2593
Fort Collins 970-491-9688 • www.jrengineering.com

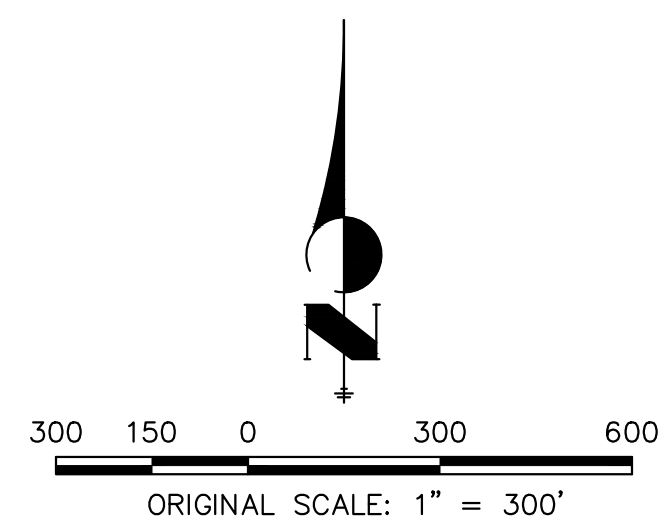
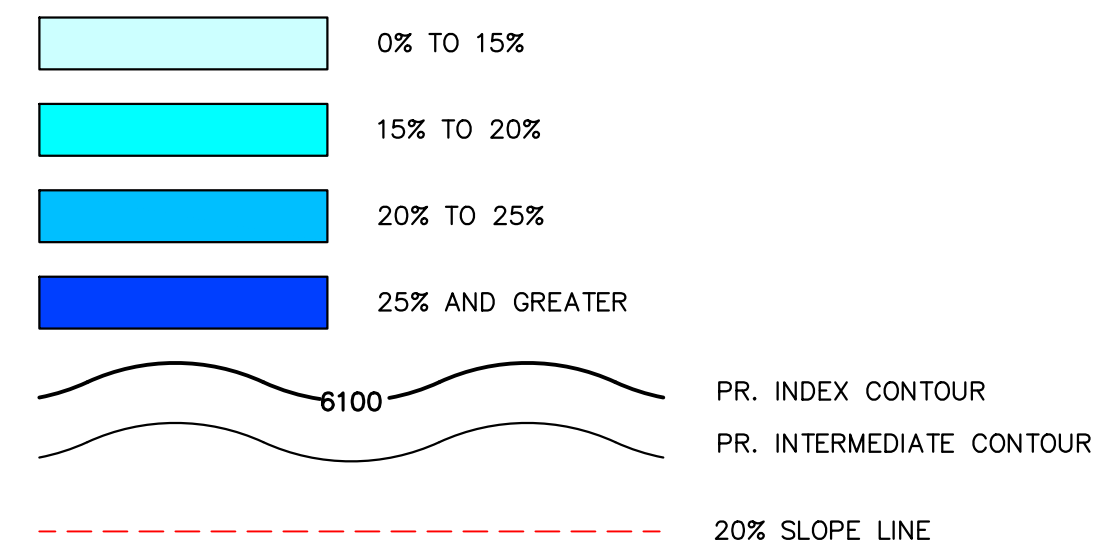
BC-RG MESA TOPS JV LLC
6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
(303) 706-9451

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THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, JR ENGINEERING
APPROVES THEIR USE
ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

HILLCAMP RIDGEGATE PRELIMINARY PLAN

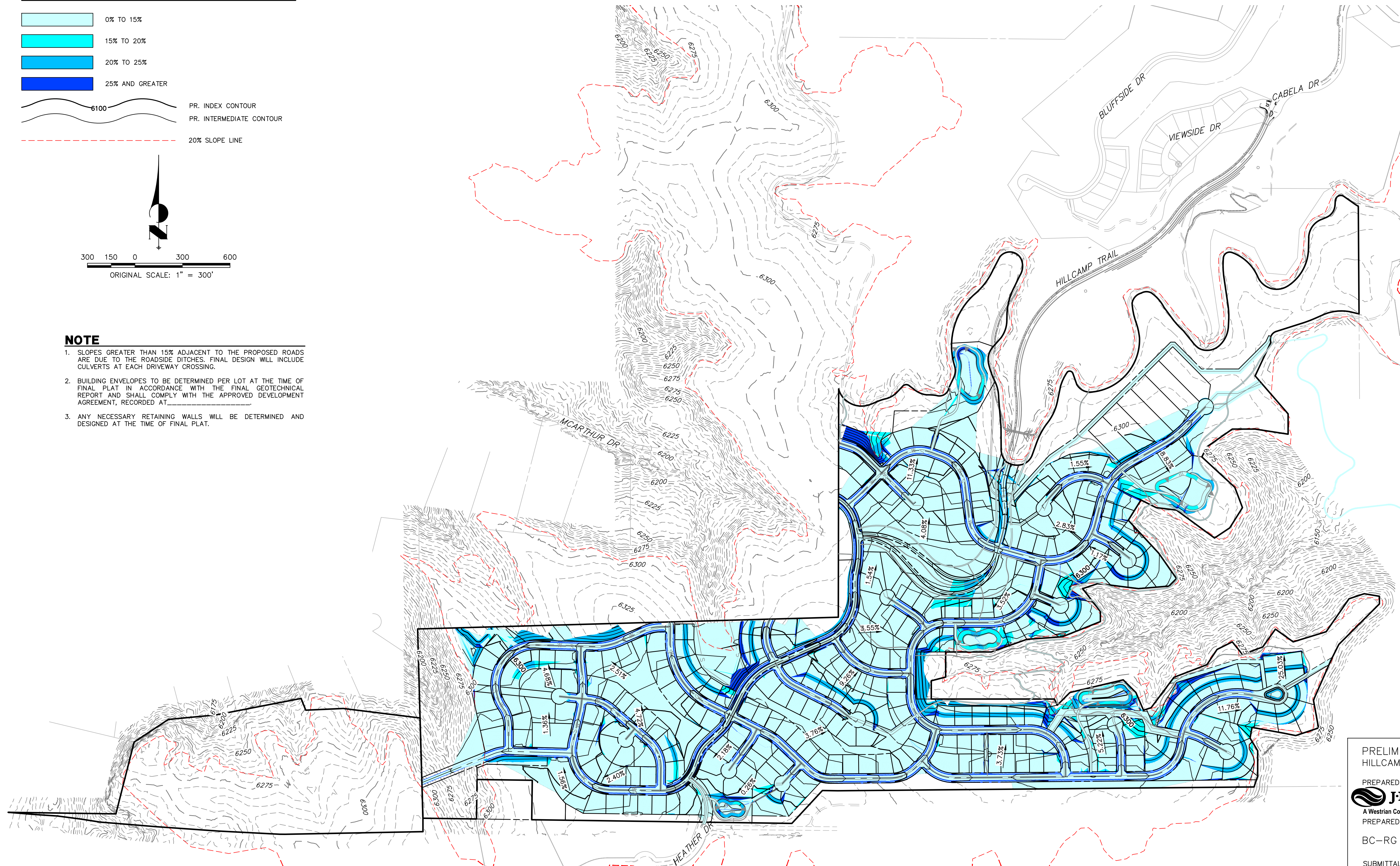
**PLANNING AREA 20 OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT
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CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
221.34 ACRES - 261 RESIDENTIAL LOTS - SB25-0010**

LEGEND



NOTE

1. SLOPES GREATER THAN 15% ADJACENT TO THE PROPOSED ROADS ARE DUE TO THE ROADSIDE DITCHES. FINAL DESIGN WILL INCLUDE CULVERTS AT EACH DRIVEWAY CROSSING.
2. BUILDING ENVELOPES TO BE DETERMINED PER LOT AT THE TIME OF FINAL PLAN IN ACCORDANCE WITH THE FINAL GEOTECHNICAL REPORT AND TO COMPLY WITH THE APPROVED DEVELOPMENT AGREEMENT, RECORDED AT _____.
3. ANY NECESSARY RETAINING WALLS WILL BE DETERMINED AND DESIGNED AT THE TIME OF FINAL PLAN.

PRELIMINARY PLAN
HILLCAMP RIDGEGATE

PREPARED BY:
 **J.R. ENGINEERING**

PREPARED FOR:

BC-RG MESA TOPS JV LLC	SI
------------------------	----

SUBMITTAL DATE: 03/27/2026

PREPARED FOR

BC-RG MESA TOPS JV LLC
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BY	DATE
✓ IP	3 / 19 / 25

KJK	5/18/25
KJR	5/30/25

--	--

op

BIDECATE BB

AL RIDGEGATE FF

REVISION
1ST SUBMITTAL

1ST SUBMITTAL

1ST RESUBMITTAL

1"=300'	No.
	1

N/A	2
	1

H-SCALE	
---------	--

V-SCALE

TE

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RIDGEGA

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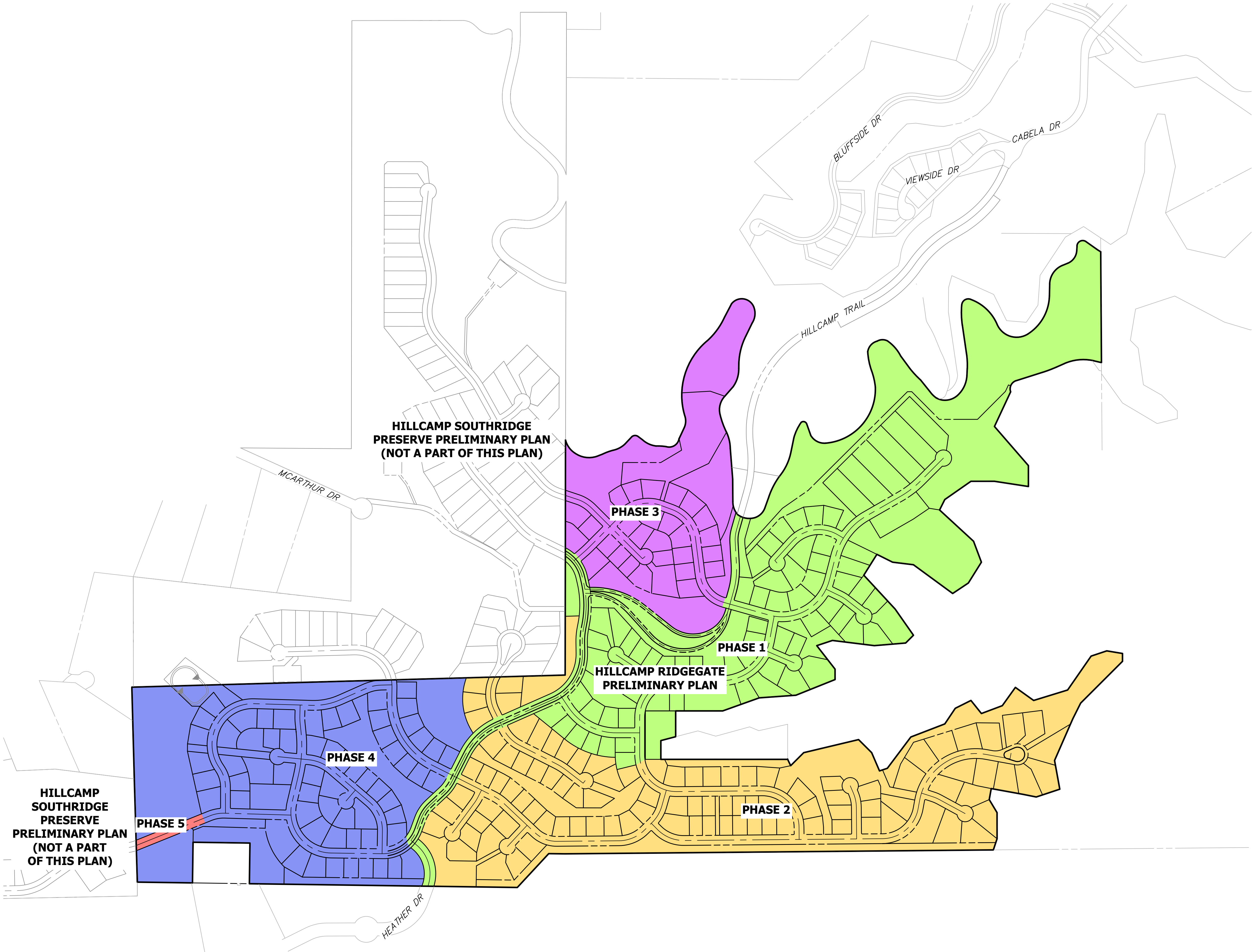
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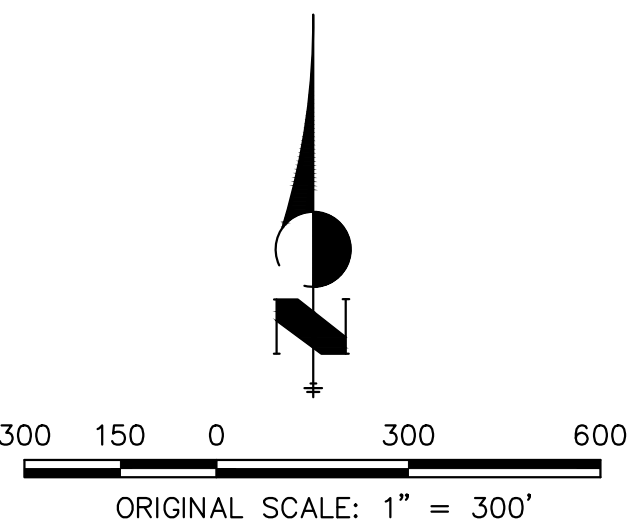
NO.

HILLCAMP RIDGEGATE PRELIMINARY PLAN
PLANNING AREA 20 OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT
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221.34 ACRES - 261 RESIDENTIAL LOTS - SB25-0010



- NOTES**
- PHASING LINES ARE APPROXIMATE AND MINOR ADJUSTMENTS TO PHASES MAY BE REQUIRED DURING FINAL DESIGN AND PLATTING OF THE SUBDIVISION.
 - SEE HILLCAMP SOUTHRIDGE PRELIMINARY PLAN FOR ADDITIONAL INFORMATION ON PHASING OF ADJACENT INFRASTRUCTURE.

IMPROVEMENTS		ACREAGE	LOT COUNT
PHASE 1	(Green)	78.66 ACRES	70 LOTS
(SEE HILLCAMP SOUTHRIDGE PRESERVE PRELIMINARY PLAN FOR CONTINUATION OF PHASE 1)			
PHASE 2	(Yellow)	60.65 ACRES	99 LOTS
(SEE HILLCAMP SOUTHRIDGE PRESERVE PRELIMINARY PLAN FOR CONTINUATION OF PHASE 2)			
PHASE 3	(Purple)	27.41 ACRES	28 LOTS
(SEE HILLCAMP SOUTHRIDGE PRESERVE PRELIMINARY PLAN FOR CONTINUATION OF PHASE 3)			
PHASE 4	(Blue)	50.53 ACRES	64 LOTS
(SEE HILLCAMP SOUTHRIDGE PRESERVE PRELIMINARY PLAN FOR CONTINUATION OF PHASE 4)			
PHASE 5	(Red)	0.61 ACRES	0 LOTS
(SEE HILLCAMP SOUTHRIDGE PRESERVE PRELIMINARY PLAN FOR CONTINUATION OF PHASE 5)			



PRELIMINARY PLAN
HILLCAMP RIDGEGATE

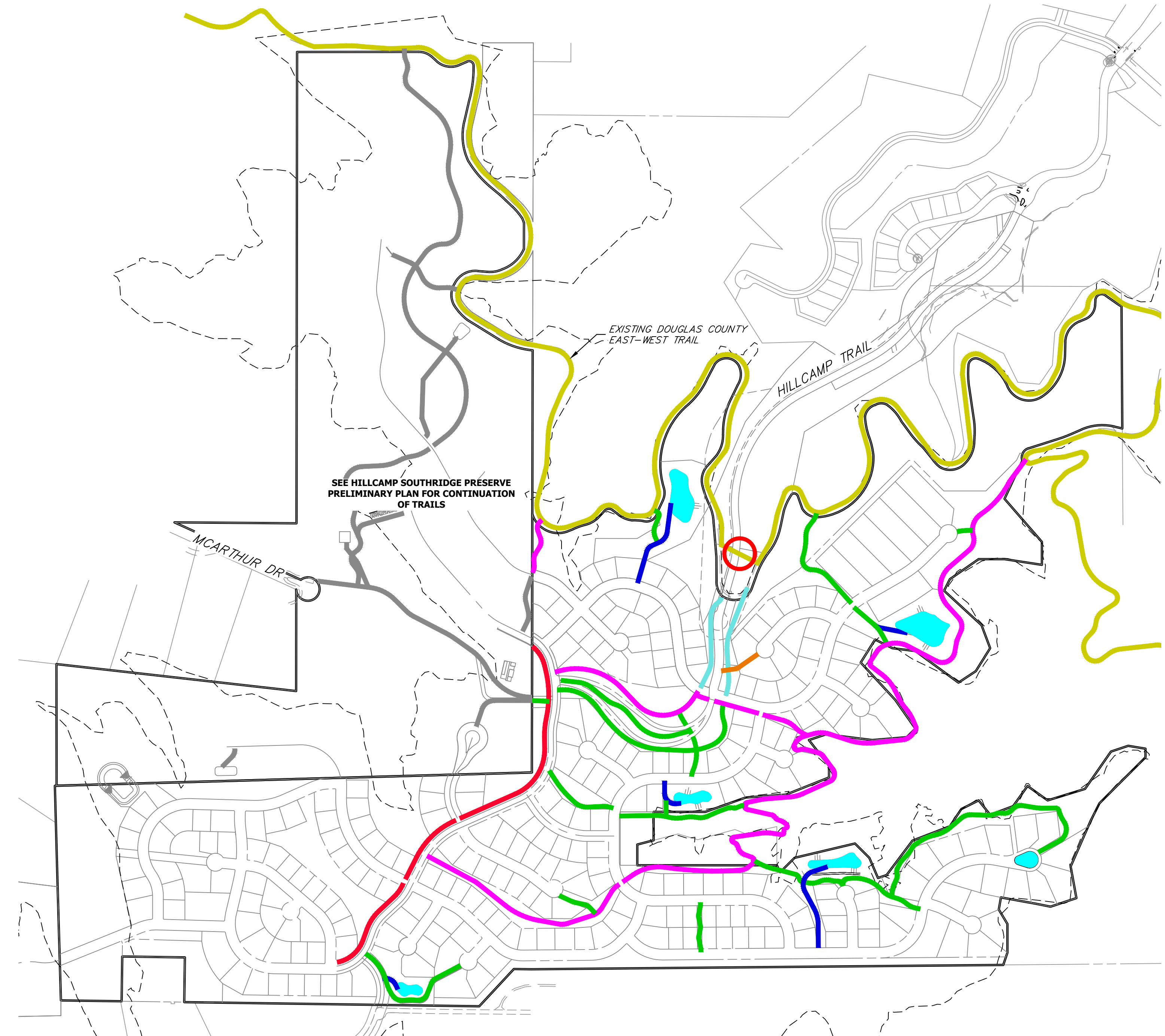
PREPARED BY:
J-R ENGINEERING
A Westrian Company

PREPARED FOR:
BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 03/27/2026

HILLCAMP RIDGEGATE PRELIMINARY PLAN		H-SCALE		1"=300'		No.		REVISION		BY		DATE		J-R ENGINEERING A Westrian Company Centennial 303-740-9888 • Colorado Springs 719-583-2588 Fort Collins 970-491-9888 • www.jrengineering.com		BC-RG MESA TOPS JV LLC 6465 S GREENWOOD PLZ BLVD SUITE 700 CENTENNIAL, CO 80111 (303) 706-9451		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.	
V-SCALE		N/A		1		1ST SUBMITTAL RIDGEGATE PP		KJR		3/18/25									
DATE		3/27/26		2		1ST SUBMITTAL RIDGEGATE PP		KJR		5/30/25									
DESIGNED BY		KAC		3		2ND SUBMITTAL RIDGEGATE PP		KJR		10/16/25									
DRAWN BY		KAC		4		3RD SUBMITTAL RIDGEGATE PP		KJR		12/12/25									
CHECKED BY				5		4TH SUBMITTAL RIDGEGATE PP		KJR		3/27/26									
PHASING PLAN																			
SHEET 28 OF 34																			
JOB NO. 15950.12																			

HILLCAMP RIDGEGATE PRELIMINARY PLAN
PLANNING AREA 20 OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT
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CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
221.34 ACRES - 261 RESIDENTIAL LOTS - SB25-0010



LEGEND

EXISTING DOUGLAS COUNTY EAST-WEST TRAIL (8' SOFT TRAIL)

3' TRAIL

6' TRAIL

8' MULTI USE CONCRETE TRAIL

8' MULTI USE GRAVEL TRAIL

12' UTILITY MAINTENANCE

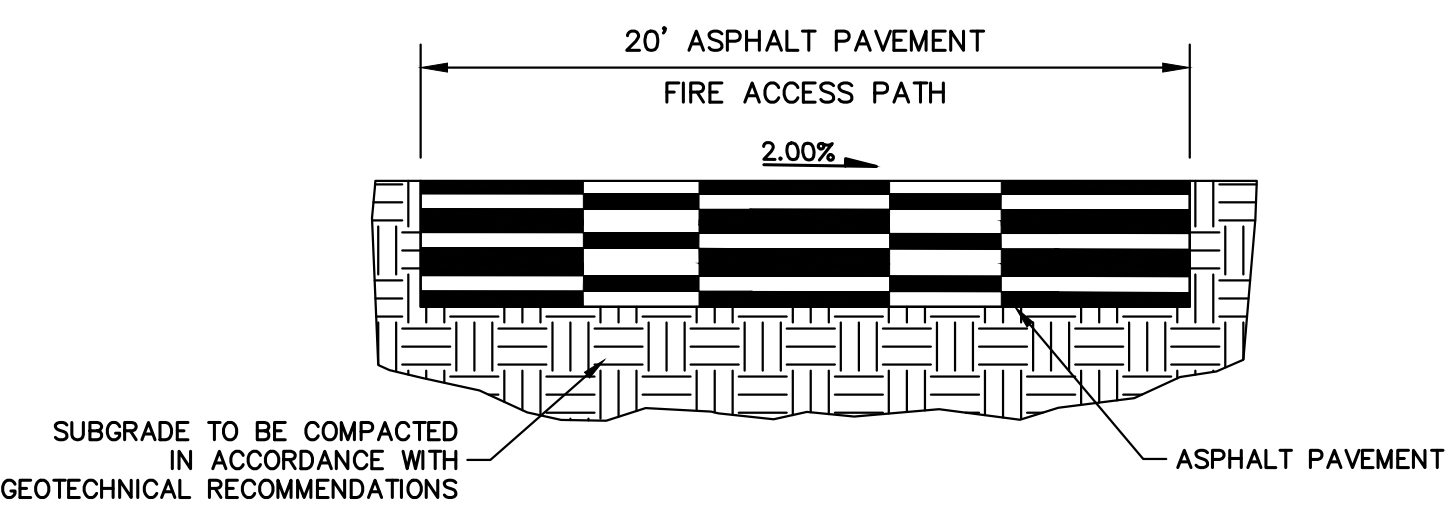
20' FIRE ACCESS PATH

HILLCAMP SOUTHRIDGE PRESERVE PRELIMINARY PLAN TRAILS

EAST-WEST TRAIL PEDESTRIAN BRIDGE

POND

TRAIL	CONSTRUCTION RESPONSIBILITY	MAINTENANCE RESPONSIBILITY	LINEAR FEET OF TRAIL	RESTRICTED USE
EXISTING DOUGLAS COUNTY EAST-WEST TRAIL(8' SOFT TRAIL)	EXISTING	DOUGLAS COUNTY	18,101	NONE
3' TRAIL	DEVELOPER	RRMD/HOA	9,661	NONE
6' TRAIL	DEVELOPER	RRMD/HOA	8,668	NONE
8' CONCRETE TRAIL	DEVELOPER	RRMD/HOA	2,287	NONE
8' GRAVEL TRAIL	DEVELOPER	RRMD/HOA	1,139	NONE
12' UTILITY MAINTENANCE	DEVELOPER	RRMD/HOA	1,558	NONE
FIRE ACCESS PATH	DEVELOPER	RRMD/HOA	230	NONE



NOTES

1. ALL TRAIL LOCATIONS WITHIN THIS PRELIMINARY PLAN ARE CONCEPTUAL IN NATURE. PROCESSES ASSOCIATED WITH FINAL TRAIL LOCATION, DESIGN AND CONSTRUCTION ARE DESCRIBED IN THE DEVELOPMENT AGREEMENT RECORDED AT _____

EMERGENCY VEHICLE ACCESS (EVA)

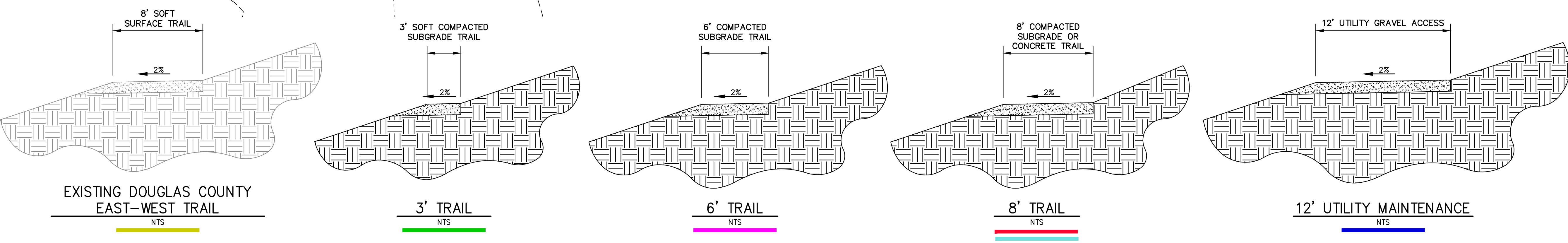
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NOTE: FIRE ACCESS PATH TO SUPPORT AN 80,000 LB FIRE APPARATUS.

* THE TRACT FOR THE EVA SHALL BE WIDE ENOUGH TO PROVIDE ADEQUATE WIDTH FOR ACCESS ROAD AND ASSOCIATED DRAINAGE.

* EMERGENCY VEHICLE ACCESS SHALL BE DESIGNED IN CONFORMANCE WITH CURRENT SOUTH METRO FIRE DEPARTMENT REGULATIONS INCLUDING BUT NOT LIMITED TO WIDTH, MAXIMUM GRADIENT, DRAINAGE, AND MATERIALS TO ACCOMMODATE FIRE TRUCK LOADING.

*ALL EVA ROADWAYS WILL BE MAINTAINED BY RRMD



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

PRELIMINARY PLAN
HILLCAMP RIDGEGATE

PREPARED BY:
J-R ENGINEERING
A Westrian Company
PREPARED FOR:
BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 03/27/2026

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

PREPARED FOR
BC-RG MESA TOPS JV LLC
6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
(303) 706-9451

J-R ENGINEERING
A Westrian Company

Centennial 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
KJR	3/18/25	1	1ST SUBMITTAL RIDGEGATE PP	1"=400'	N/A	3/27/26	KAC	KAC	KJR
KJR	5/30/25	2	1ST RESUBMITTAL RIDGEGATE PP						
KJR	10/16/25	3	2ND SUBMITTAL RIDGEGATE PP						
KJR	12/12/25	4	3RD SUBMITTAL RIDGEGATE PP						
KJR	3/27/26	5	4TH SUBMITTAL RIDGEGATE PP						

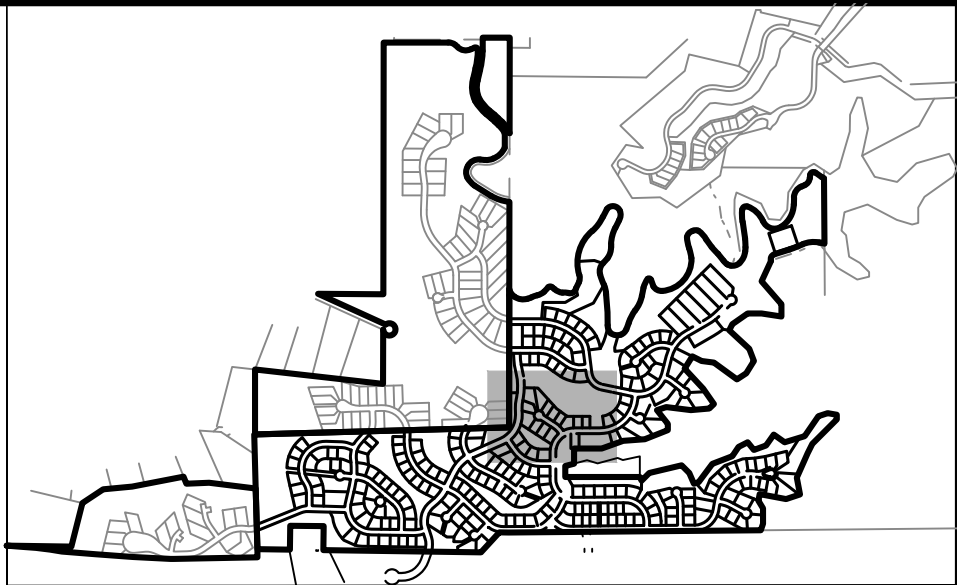
HILLCAMP RIDGEGATE
PRELIMINARY PLAN

TRAIL PLAN

SHEET 29 OF 34

JOB NO. 15950.12

HILLCAMP RIDGEGATE PRELIMINARY PLAN
PLANNING AREA 20 OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT
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221.34 ACRES - 261 RESIDENTIAL LOTS - SB25-0010



KEYMAP
SCALE: 1" = 2000'

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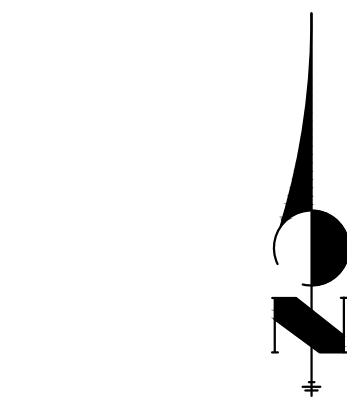
BY	DATE
KJR	3/18/25
KJR	5/30/25
KJR	10/16/25
KJR	12/12/25
KJR	3/27/26

No.	REVISION	1"=50'
1	1ST SUBMITTAL RIDGEGATE PP	N/A
2	1ST RESUBMITTAL RIDGEGATE PP	3/27/26
3	2ND SUBMITTAL RIDGEGATE PP	KAC
4	3RD SUBMITTAL RIDGEGATE PP	KAC
5	4TH SUBMITTAL RIDGEGATE PP	KAC

HILLCAMP RIDGEGATE PRELIMINARY PLAN	SHEET 30 OF 34
LIGHTING PLAN	JOB NO. 15950.12

LEGEND

STREET LIGHT LOCATION



50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

PRELIMINARY PLAN
HILLCAMP RIDGEGATE

PREPARED BY:
J.R. ENGINEERING
A Westrian Company

PREPARED FOR:
BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 03/27/2026

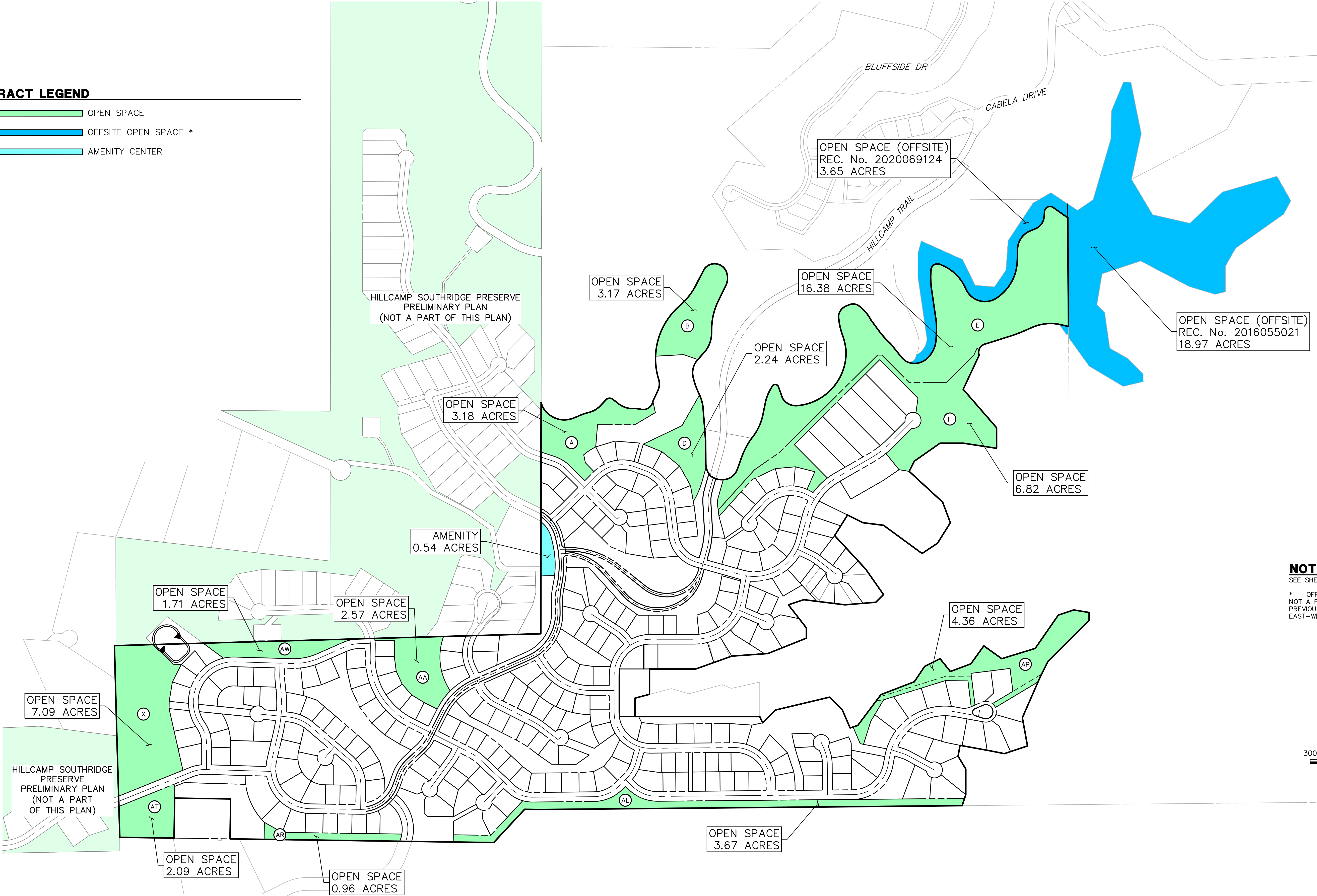


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58 AC

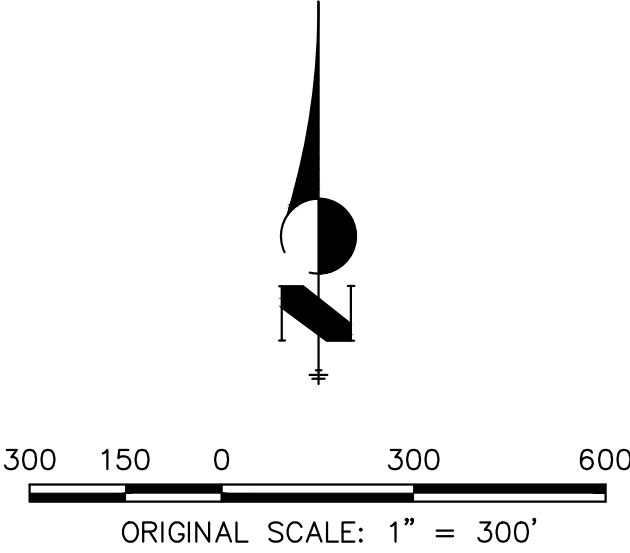
HILLCAMP RIDGEGATE PRELIMINARY PLAN
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221.34 ACRES - 261 RESIDENTIAL LOTS - SB25-0010

TRACT LEGEND

- OPEN SPACE
- OFFSITE OPEN SPACE *
- AMENITY CENTER



NOTE
SEE SHEET 6 FOR OPEN SPACE CALCULATIONS.
* OFFSITE OPEN SPACE WITHIN SRP PARCEL 5
NOT A PART OF PRELIMINARY PLAN BOUNDARY.
PREVIOUSLY DEDICATED TO RRMD FOR
EAST-WEST TRAIL



PRELIMINARY PLAN
HILLCAMP RIDGEGATE

PREPARED BY:
J-R ENGINEERING
A Westrian Company
PREPARED FOR:
BC-RG MESA TOPS JV LLC
SUBMITTAL DATE: 03/27/2026

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE FOR ANY OTHER PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.		PREPARED FOR BC-RG MESA TOPS JV LLC 6465 S GREENWOOD PLZ BLVD SUITE 700 CENTENNIAL, CO 80111 (303) 706-9451		J-R ENGINEERING A Westrian Company Centennial 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE	No.	REVISION	1"=300'	H-SCALE
KJR	3/18/25	1	1ST SUBMITTAL RIDGEGATE PP	N/A	V-SCALE
KJR	5/30/25	2	1ST RESUBMITTAL RIDGEGATE PP	3/27/26	DATE
KJR	10/16/25	3	2ND SUBMITTAL RIDGEGATE PP	KAC	DESIGNED BY
KJR	12/12/25	4	3RD SUBMITTAL RIDGEGATE PP	KAC	DRAWN BY
KJR	3/27/26	5	4TH SUBMITTAL RIDGEGATE PP	KJR	CHECKED BY
HILLCAMP RIDGEGATE PRELIMINARY PLAN		OPEN SPACE COMPLIANCE PLAN		SHEET 31 OF 34	
JOB NO. 15950.12					

HILLCAMP RIDGEGATE PRELIMINARY PLAN
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LEGEND

EXISTING SCRUB OAK/VEGETATION STANDS

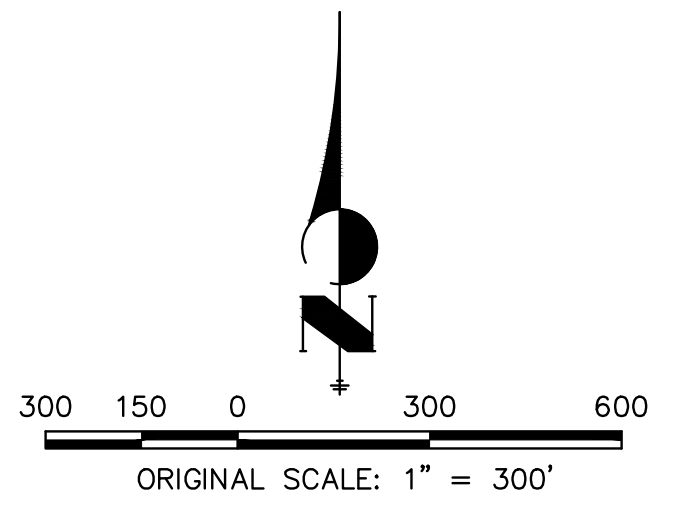
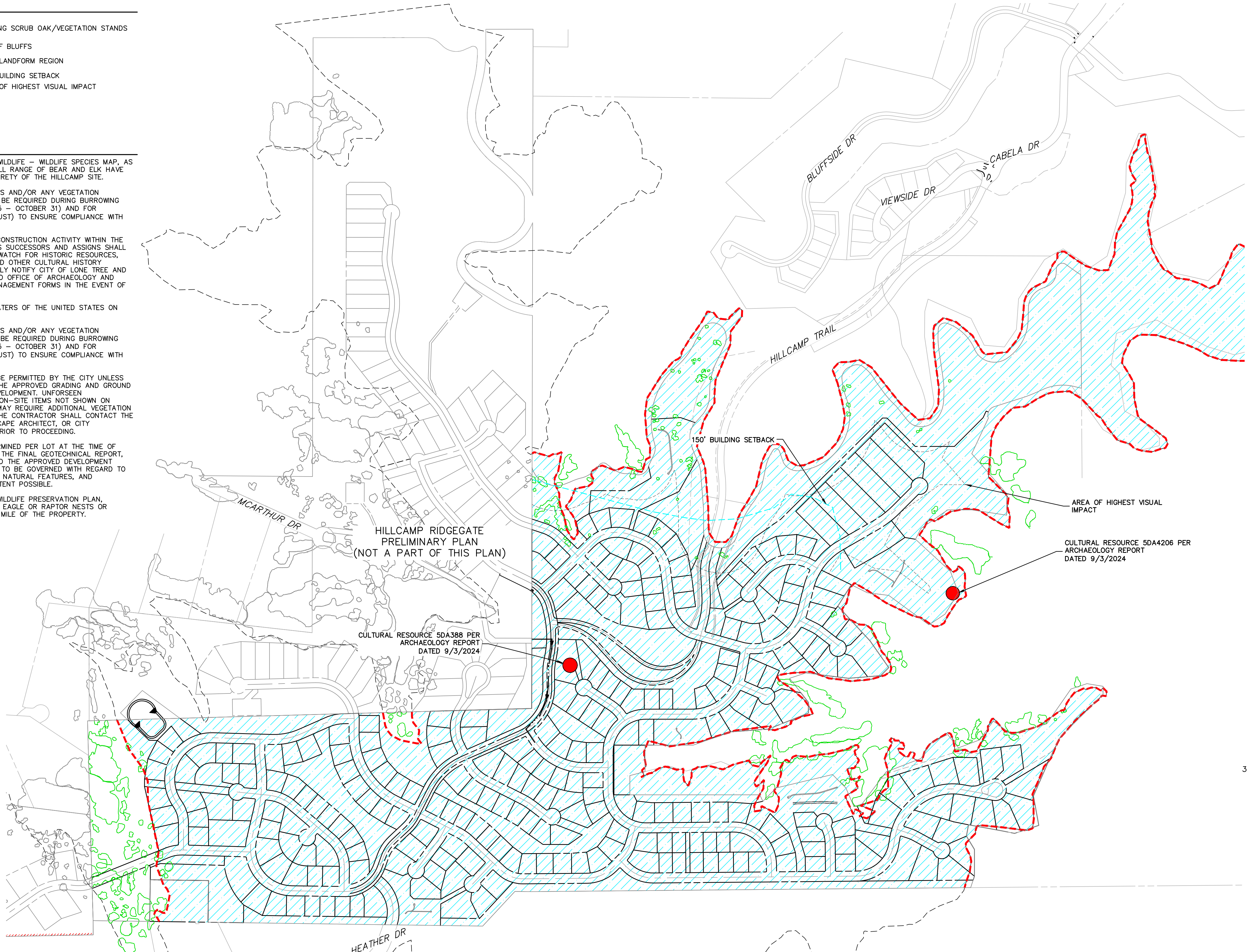
TOP OF BLUFFS

MESA LANDFORM REGION

150' BUILDING SETBACK

AREA OF HIGHEST VISUAL IMPACT

- NOTES**
- PER THE COLORADO PARKS AND WILDLIFE - WILDLIFE SPECIES MAP, AS OF OCTOBER 8, 2025, THE OVERALL RANGE OF BEAR AND ELK HAVE BEEN IDENTIFIED ACROSS THE ENTIRETY OF THE HILLCAMP SITE.
 - PRIOR TO CONSTRUCTION ACTIVITIES AND/OR ANY VEGETATION REMOVAL, WILDFIRE SURVEYS WILL BE REQUIRED DURING BURROWING OWL BREEDING SEASON (MARCH 15 - OCTOBER 31) AND FOR MIGRATORY BIRDS (MARCH - AUGUST) TO ENSURE COMPLIANCE WITH THE MIGRATORY BIRDS ACT.
 - 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.
 - THERE ARE NO JURISDICTIONAL WATERS OF THE UNITED STATES ON THIS SITE.
 - PRIOR TO CONSTRUCTION ACTIVITIES AND/OR ANY VEGETATION REMOVAL, WILDLIFE SURVEYS WILL BE REQUIRED DURING BURROWING OWL BREEDING SEASON (MARCH 15 - OCTOBER 31) AND FOR MIGRATORY BIRDS (MARCH - AUGUST) TO ENSURE COMPLIANCE WITH THE MIGRATORY BIRDS ACT.
 - NO VEGETATION REMOVAL SHALL BE PERMITTED BY THE CITY UNLESS SUCH REMOVAL IS IDENTIFIED IN THE APPROVED GRADING AND GROUND DISTURBANCE PLANS FOR THE DEVELOPMENT. UNFORSEEN BELOW-GROUND CONDITIONS AND ON-SITE ITEMS NOT SHOWN ON AVAILABLE SURVEY INFORMATION MAY REQUIRE ADDITIONAL VEGETATION REMOVAL. IN THOSE INSTANCES, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT, OR CITY REPRESENTATIVE FOR DIRECTION PRIOR TO PROCEEDING.
 - BUILDING ENVELOPES TO BE DETERMINED PER LOT AT THE TIME OF FINAL PLAT IN ACCORDANCE WITH THE FINAL GEOTECHNICAL REPORT, PREPARED BY CTL THOMPSON, AND THE APPROVED DEVELOPMENT AGREEMENT. BUILDING PLACEMENT TO BE GOVERNED WITH REGARD TO PRESERVING EXISTING LANDFORMS, NATURAL FEATURES, AND VEGETATION TO THE GREATEST EXTENT POSSIBLE.
 - PER THE RIDGEGATE MESA TOPS WILDLIFE PRESERVATION PLAN, PREPARED BY CTL THOMPSON, NO EAGLE OR RAPTOR NESTS OR ROOSTS ARE MAPPED WITHIN ONE MILE OF THE PROPERTY.



PRELIMINARY PLAN
HILLCAMP RIDGEGATE

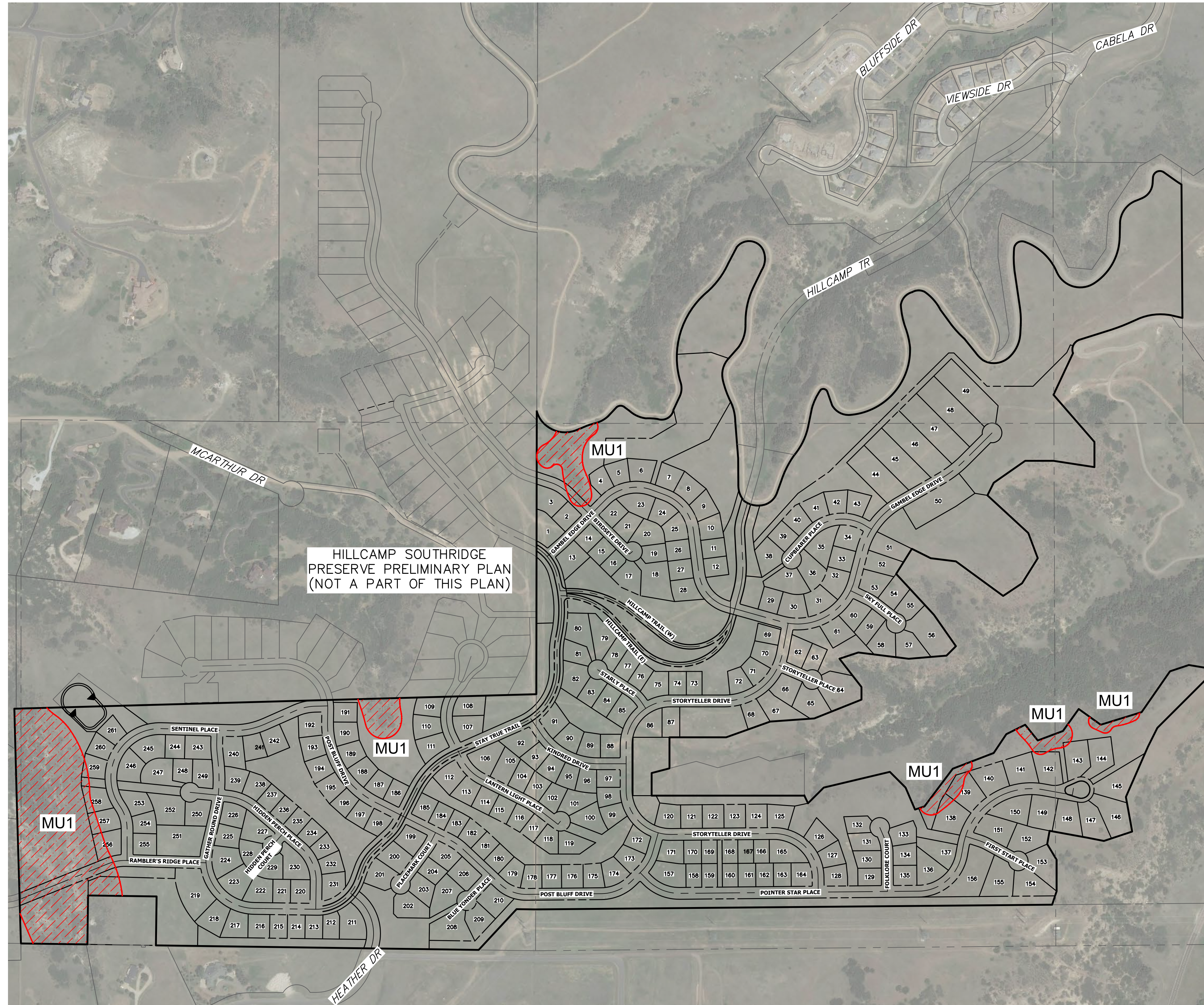
PREPARED BY:
J-R ENGINEERING
A Westrian Company
PREPARED FOR:
BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 03/27/2026

HILLCAMP RIDGEGATE PRELIMINARY PLAN		SHEET 32 OF 34		H-SCALE		1"=300'		No.		REVISION		BY		DATE		J-R ENGINEERING A Westrian Company		PREPARED FOR		UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THE USE OF THESE DRAWINGS IS ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	
ENVIRONMENTAL & ARCHAEOLOGICAL MAP		DESIGNED BY MEP		DRAWN BY MEP		CHECKED BY KJR		1		1ST SUBMITTAL RIDGEGATE PP		KJR		3/18/25		 CENTENNIAL 300-740-9383 • Colorado Springs 719-595-2538 Fort Collins 970-491-8888 • www.jrengineering.com		BC-RC MESA TOPS JV LLC 6465 S GREENWOOD PLZ BLVD SUITE 700 CENTENNIAL, CO 80111 (303) 706-9451			
								2		1ST RESUBMITTAL RIDGEGATE PP		KJR		5/30/25							
								3		2ND SUBMITTAL RIDGEGATE PP		KJR		10/16/25							
								4		3RD SUBMITTAL RIDGEGATE PP		KJR		12/12/25							
								5		4TH SUBMITTAL RIDGEGATE PP		KJR		3/27/26							
JOB NO. 15950.12																					

HILLCAMP RIDGEGATE PRELIMINARY PLAN

**PLANNING AREA 20 OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT
A PART OF SECTION 21 AND SECTION 22, T6S, R67W OF THE 6TH P.M.,
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
221.34 ACRES - 261 RESIDENTIAL LOTS - SB25-0010**



LEGEND

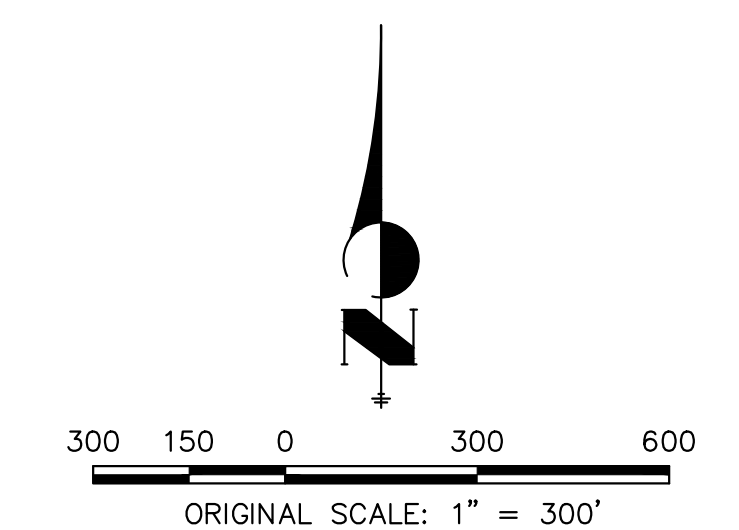
- MANAGEMENT UNIT 1 (MU1)

MANAGEMENT UNIT 2 (MU2)

MANAGEMENT UNIT 3 (MU3)

MANAGEMENT UNIT 4 (MU4)

*NOTE MU4 IS NOT HATCHED. IT ENCOMPASSES ALL AREAS WITHIN THE PROPERTY OUTSIDE OF MU1—MU3.



PRELIMINARY PLAN
HILLCAMP RIDGEGATE

PREPARED BY:
 **JR ENGINEERING**
A Westrian Company

PREPARED FOR:
BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 03/27/2026

C	SHEET 33 OF 34	HILLCAMP RIDGEGATE PRELIMINARY PLAN	H-SCALE	1" = 300'	No.	REVISION	BY	DATE
			V-SCALE	N/A	1	1ST SUBMITTAL RIDGEGATE PP	KJR	3/18/25
G		FIRE MITIGATION PLAN	DATE	3/27/26	2	1ST RESUBMITTAL RIDGEGATE PP	KJR	5/30/25
			DESIGNED BY	KAC	3	2ND SUBMITTAL RIDGEGATE PP	KJR	10/16/25
			DRAWN BY	KAC	4	3RD SUBMITTAL RIDGEGATE PP	KJR	12/12/25
			CHECKED BY	KJR	5	4TH SUBMITTAL RIDGEGATE PP	KJR	3/27/26



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DESIGNATED BY WRITTEN
AUTHORIZATION.

HILLCAMP RIDGEGATE PRELIMINARY PLAN

PLANNING AREA 20 OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, 7TH AMENDMENT

A PART OF SECTION 21 AND SECTION 22, T6S, R67W OF THE 6TH P.M.,

CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO

221.34 ACRES - 261 RESIDENTIAL LOTS - SB25-0010

FIRE MITIGATION PLAN NOTES

GENERAL NOTES

1.

ALL LOT ELECTRICAL UTILITIES WILL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 17-2-50 AND THE 2023 NATIONAL ELECTRICAL CODE (NEC) AS ADOPTED BY THE CITY OF LONE TREE. PER THE CITY'S ADOPTED FIRE CODE (IBC), TRANSFORMERS AND ELECTRICAL VAULTS WILL BE HOUSED IN RATED AND APPROVED IFC VAULTS AT INTERVALS SPECIFIED BY THE AMENDED INTERNATIONAL BUILDING CODE (IBC). VAULT CONSTRUCTION AND FIRE RATINGS WILL MEET APPLICABLE NEC, IFC, AND IBC REQUIREMENTS BASED ON PROXIMITY TO BUILDINGS, EXPOSURE DURATION, AND NEARBY HAZARDS. NATURAL GAS PIPING WILL BE INSTALLED UNDERGROUND USING APPROVED, RATED MATERIALS WITH PROPER PROTECTION AND BURIAL DEPTHS IN ACCORDANCE WITH THE 2021 INTERNATIONAL FUEL AND GAS CODE AS ADOPTED BY LONE TREE. ABOVE-GROUND VALVES, LINES, AND RELATED EQUIPMENT WILL BE PROTECTED FROM MECHANICAL AND PHYSICAL DAMAGE USING APPROVED ENCLOSURES. TANKS (ABOVE OR BELOW GROUND) WILL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND IFC STANDARDS FOR SETBACKS, VENTING, AND RELIEF VALVES. EXCESS-FLOW VALVES WILL BE INSTALLED AT EACH HOME SERVICE, AND MANUAL ONE-WAY VALVES PROVIDED AT TIE-INS PER LONE TREE AND SOUTH METRO FIRE GUIDANCE. THERMAL SHUTOFF VALVES ARE RECOMMENDED AT ALL TIE-INS TO PREVENT UNCONTROLLED FUEL FLOW DURING FIRE OR LINE BREACH. VEGETATION WITHIN 10 FEET OF ELECTRICAL OR GAS TIE-INS WILL BE CLEARED OR REPLACED WITH FIRE-RESISTANT SPECIES.
2.

BUILDERS AND HOMEOWNERS WILL NEED TO REFERENCE THE COLORADO STATE FOREST SERVICE (CSFS) HOME IGNITION ZONE CHECKLIST AND THE FIRE MITIGATION PLAN (FMP) TO ENSURE DEFENSIBLE SPACE WHILE PRESERVING THE NATURAL SETTING. THE FMP, HOME IGNITION ZONE (HIZ) DOCUMENTATION AND ALL OTHER PERTINENT FIRE HARDENING INFORMATION TO BE PROVIDED TO BUILDERS AND HOMEOWNERS BY THE DEVELOPER AND/OR HOME OWNERS ASSOCIATION (HOA).
3.

WITHIN THE FIRST 5 FEET OF A BUILDING, THE IMMEDIATE ZONE, VEGETATION SHOULD BE KEPT TO A MINIMUM AND REPLACED WITH NON-FLAMMABLE MATERIALS SUCH AS ROCK, GRAVEL, OR PAVERS. THIS AREA SHOULD BE FREE OF COMBUSTIBLE MATERIALS LIKE WOOD MULCH, DRIED LEAVES, AND OVERHANGING BRANCHES. FIREWOOD AND OTHER COMBUSTIBLE STORAGE SHOULD NOT BE PLACED IN THIS AREA, TO INCLUDE PLASTICS, COMPOSITES AND WOOD BUILT MATERIALS. THE INTERMEDIATE ZONE EXISTS FROM 5-30 FEET. IN THIS AREA, FIRE-RESISTANT PLANTS SHOULD BE USED, GRASSES KEPT MOWED, AND TREES OR SHRUBS SPACED TO REDUCE FUEL CONTINUITY. BEYOND THIRTY FEET, VEGETATION SHOULD BE THINNED AND BROKEN INTO CLUMPS TO SLOW THE SPREAD OF FIRE, ESPECIALLY ON SLOPES WHERE FIRE NATURALLY MOVES FASTER.
4.

NO FLAMMABLE MATERIALS SUCH AS WOOD, PLASTICS, OR COMPOSITES WILL BE ALLOWED FOR FENCING IF CONNECTED TO THE HOUSE.
5.

CLASS-A FIRE RATED OR NON-COMBUSTIBLE ROOFS SHOULD BE REQUIRED.
6.

USE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT EXTERIORS SUCH AS STUCCO, FIBER CEMENT, MASONRY OR METAL SHOULD BE INCLUDED AND PROTECTION OF ROOF INTERSECTIONS WITH CORROSION-RESISTANT METAL FLASHING.
7.

WINDOWS SHOULD BE TO CODE WITH PROPER PANE DESIGN TO REDUCE RADIANT HEAT TRANSFER.
8.

FIRE MITIGATION PLAN RECOMMENDATIONS

1.

PURPOSE: TO REDUCE FUEL CONTINUITY AND DENSITY ALONG PROPERTY BOUNDARIES WHERE DENSE CONTIGUOUS FUELS FROM OFF SITE CONTINUE ON OR NEAR TO PLATEAU OF HILLCAMP. REDUCTION OF CONTINUITY OF FUELS WHILE MAINTAINING PLANT LIFE FOR EROSION IS CRITICAL FOR STABILITY OF SLOPE AROUND HILLCAMP. THE GOAL IS TO REDUCE FUELS WITHOUT DESTABILIZING THE SLOPE.
2.

RECOMMENDATION – MANAGEMENT UNIT 1 (MU1)
- 2.1.

WHERE ABLE AND WITH CAUTION FOR SLOPE AND EROSION –
- 2.1.1.

UTILIZE MECHANICAL MASTICATION TO REDUCE GAMBEL OAK AND MOUNTAIN MAHOGANY TO SLASH AROUND TOP OF PLATEAU.
- 2.1.2.

SLASH PRODUCED FROM MASTICATION TO BE NO MORE THAN 4" IN HEIGHT.
- 2.1.3.

SLASH MAY NEED TO BE SPREAD IN AREAS TO REDUCE OVERALL DENSITY AND DEPTH.
- 2.1.4.

SLASH SHOULD BE RAN OVER WITH MASTICATOR AT LEAST TWICE TO REDUCE CHIP SIZE AS BEST POSSIBLE.
- 2.1.5.

SLOPES GREATER THAN 18-20% OR WITH OPERATORS DISCRETION TO BE LEFT UNTOUCHED DUE TO EROSION CONCERNS WITH SANDY LOAM SOIL.
- 2.1.6.

MAHOGANY AND OAK SHOULD BE MASTICATED FROM RED MU1 LINES DOWN TO 18-20% SLOPE OR PROPERTY LINE, WHICHEVER COMES FIRST.
- 2.1.7.

SLOPE, ROCK CONTENT AND SOIL SLIPPAGE ARE INDICATIVE OF SLOPE EROSION ISSUES. OPERATOR AND CONTRACTOR SHOULD GIVE PREFERENCE TO STABILIZING EROSION IF SLOPE IS IN QUESTION.
- 2.1.8.

MOW NATIVE GRASSES AT END OF GROWING SEASON TO 6" OR LESS WITHIN MU1 WHERE ABLE BASED ON SLOPE AND ACCESS TO REDUCE THE BUILDUP AND DENSITY OF FINE, SEASONED FUELS.
3.

RECOMMENDATION – MANAGEMENT UNIT 2 (MU2)
- 3.1.

MU2 INCLUDES MUCH OF THE SAME TREATMENT AS MU1. HOWEVER WITH THE ADDITION OF PONDEROSA PINE TREATMENT, WHERE ABLE, DUE TO TOPOGRAPHY, ROCKS AND ACCESS, TO CREATE A SHADED FUEL BREAK AND INCREASE DIVERSITY OF PLANT LIFE.
- 3.1.1.

UTILIZE MECHANICAL MASTICATION TO REDUCE GAMBEL OAK AND MOUNTAIN MAHOGANY TO SLASH AROUND TOP OF PLATEAU.
- 3.1.2.

SLASH PRODUCED FROM MASTICATION TO BE NO MORE THAN 4" IN HEIGHT.
- 3.1.3.

SLASH MAY NEED TO BE SPREAD IN AREAS TO REDUCE OVERALL DENSITY AND DEPTH.
- 3.1.4.

SLASH SHOULD BE RAN OVER WITH MASTICATOR AT LEAST TWICE TO REDUCE CHIP SIZE AS BEST POSSIBLE.
- 3.1.5.

SLOPES GREATER THAN 18-20% OR WITH OPERATORS DISCRETION TO BE LEFT UNTOUCHED DUE TO EROSION CONCERNS WITH SANDY LOAM SOIL.
- 3.1.6.

MAHOGANY AND OAK SHOULD BE MASTICATED FROM BLUE MU2 LINES DOWN TO 18-20% SLOPE OR PROPERTY LINE, WHICHEVER COMES FIRST. IT IS UNDERSTOOD THAT ROCK MAY HINDER EFFORTS, BEST EFFORT ADVISED.
- 3.1.7.

SLOPE, ROCK CONTENT AND SOIL SLIPPAGE ARE INDICATIVE OF SLOPE EROSION ISSUES. OPERATOR AND CONTRACTOR SHOULD GIVE PREFERENCE TO STABILIZING EROSION IF SLOPE IS IN QUESTION.
- 3.1.8.

REMOVAL OF ALL LADDER FUELS OVER 6" IN HEIGHT SUCH AS SMALLER SUPPRESSED TREES, SCRUB OAK, MOUNTAIN MAHOGANY, TALL GRASSES, GROUND LITTER, ETC. FROM BENEATH THE Drip Line OF ACCESSIBLE MATURE PONDEROSA PINES VIA MECHANICAL MASTICATION OR REMOVAL AND CHIPPING.
- 3.1.9.

OAK IN EXCESS OF 6" IN DIAMETER MAY BE INCORPORATED INTO MOSAIC CLUMPS IF HEALTHY AND ABLE TO BE ELEVATED AS REFERENCED IN POINT 14, BELOW, TO REDUCE CROWN FIRE RISK AT CONTRACTOR DISCRETION AND IN ACCORDANCE WITH RECOMMENDATIONS.
- 3.1.10.

CLUMPS OF PONDEROSA PINES AND OAK FOREST WHERE ACCESSIBLE IN MU2 DUE TO ROCK, TOPOGRAPHY, ETC., WILL BE THINNED TO REMOVE SUPPRESSED, POORLY FORMED, AND INSECT AND DISEASED TREES ALONG WITH ALL LADDER FUELS. SAPLING SIZED TREES (0-4" DBH) OUTSIDE THE DRIP LINE OF THE OVERSTORY TREES THAT ARE HEALTHY AND ARE AT A MINIMUM OF 15 FT. FROM THE MATURE TREES WILL BE RETAINED TO PROMOTE ALL AGE AND SIZE CLASSES.
- 3.1.11.

ENSURE TREE CROWN SPACING (DISTANCE BETWEEN TOPS OF CLUMPS) IS AT A MINIMUM OF 10FT APART THROUGHOUT ALL PINE FORESTED AREAS. CLUMPS SHOULD HAVE NO MORE THAN 2-5 MATURE TREES WITH PROPER SEPARATION FROM NEARBY CLUMPS.
- 3.1.12.

TREES SUFFERING FROM INSECT INFESTATION SUCH AS PINE, IPS OR RED TURPENTINE BEETLES SHOULD BE REMOVED, IF ACCESSIBLE. TREES TO BE REMOVED FROM SITE WITH HASTE OR CHIPPED/MASTICATED ON SITE TO REDUCE CHANCE OF BEETLE SPREAD.
- 3.1.13.

PONDEROSA PINES WHERE ACCESSIBLE ON TOP OF PLATEAU WILL BE PRUNED FROM THE GROUND LEVEL UP TO 10FT IN HEIGHT TO REDUCE THE RISK OF FIRES MOVING TO THE CROWNS OF THE TREES. NO MORE THAN 1/3RD OF BRANCHES WILL BE REMOVED.
- 3.1.14.

THROUGHOUT MU2 AND WHERE ACCESSIBLE VIA MECHANICAL MASTICATION, CLUMPS OF OAK BRUSH TO BE MECHANICALLY THINNED OR MASTICATED TO REDUCE FUEL LOADS. LARGE, CONTIGUOUS CLUMPS TO BE BROKEN UP INTO SMALLER, SEPARATED CLUMPS. SPACING BETWEEN CLUMPS TO BE AT LEAST 2.5X THE HEIGHT OF CLUMP. MAXIMUM CLUMP DIAMETER ACCEPTED AS 2X THE HEIGHT OF CLUMP PRIOR TO BUILDOUT. PREFERENCE ON OAK TREATMENT TO BE MADE ESPECIALLY NEAR PROPOSED PLAT BORDERS TO REDUCE CONTINUITY OF FUELS FROM NEARBY PROPERTIES. CLUMPS TO REMAIN ON TOP OF PLATEAU AND WHERE ABLE DUE TO ROCKS, TOPOGRAPHY, ETC. WITH AVERAGE OAK STEM DIAMETERS >6" SHOULD BE HAND PRUNED TO REMOVE DEAD AND DESICCANT OAK AND ELEVATE LOW OR DEAD LIMBS.
- 3.1.15.

POST SITE WIDE MITIGATION PROCESS, ADDITIONAL FIRE MITIGATION MAY BE TRIGGERED DUE TO IMPROPER CLUMP SPACING OF TREES NOT REMOVED FOR BUILDOUT BY BUILDERS. IN THIS CASE, BUILDERS SHOULD REFER BACK TO THIS PLAN, LONE TREE COMMUNITY WILDLIFE MITIGATION PLAN (CWMP) AND THE CSFS HIZ GUIDE TO ENSURE CROWN SPACING OF 20 FEET OR GREATER BETWEEN CLUMPS, AND 10 FEET OR GREATER CROWN SEPARATION WITHIN CLUMPS. HOME BUILDERS AND LOT OWNERS WILL BE REQUIRED TO FOLLOW CSFS HIZ AND BE ENCOURAGED TO UTILIZE REDUCED RISK BUILDING AND LANDSCAPING MATERIALS.
- 3.1.16.

MASTICATION SLASH AND CHIP PILES TO NOT EXCEED 4" IN DEPTH.
- 3.1.17.

MOW NATIVE GRASSES AT END OF GROWING SEASON TO 6" OR LESS WITHIN MU2 WHERE ABLE BASED ON SLOPE AND ACCESS TO REDUCE THE BUILDUP AND DENSITY OF FINE, SEASONED FUELS.
4.

RECOMMENDATION – MANAGEMENT UNIT 3 (MU3)
- 4.1.

MU3 IS THE WESTERN BASIN AT THE BASE OF THE PLATEAU WHERE MCARTHUR RD ENDS IN A CUL-DE-SAC. TO UTILIZE THIS AREA SAFELY FOR ENVIRONMENTAL VISUAL ASSESSMENT (EVA) ACCESS AND TO REDUCE FIRE RISK, THIS AREA IS RECOMMENDED TO BE TREATED. TREATMENT OF THIS AREA WILL REDUCE CONTINUITY OF DENSE FUELS FROM THE MCARTHUR RAVINE AND ALLOW SAFER INGRESS/EGRESS DURING EMERGENCIES. THE GOAL IS TO MAINTAIN THE APPEARANCE OF A TRAIL

- THROUGH THE VEGETATION WHILE INCREASING ROBUSTNESS OF FUEL BREAK. THIS MU3 SHOULD NOT LOOK LIKE A CLEAR CUT BUT INSTEAD A HEALTHY OAK PARK.
- 4.1.1.

THROUGHOUT MU3 AND WHERE ACCESSIBLE VIA MECHANICAL MASTICATION, CLUMPS OF OAK BRUSH TO BE MECHANICALLY THINNED OR MASTICATED TO REDUCE FUEL LOADS. LARGE, CONTIGUOUS CLUMPS TO BE BROKEN UP INTO SMALLER, SEPARATED CLUMPS. SPACING BETWEEN CLUMPS TO BE AT LEAST 2.5X THE HEIGHT OF CLUMP. MAXIMUM CLUMP DIAMETER ACCEPTED AS 2X THE HEIGHT OF CLUMP PRIOR TO BUILDOUT. CLUMPS TO REMAIN WITH AVERAGE OAK STEM DIAMETERS >6" SHOULD BE HAND PRUNED TO REMOVE DEAD AND DESICCANT OAK AND ELEVATE LOW OR DEAD LIMBS.
- 4.1.2.

ALONG AND WITHIN 50' FROM CENTERLINE OF ROAD, FUELS SHOULD BE REMOVED VIA MASTICATION OR HANDWORK TO ALLOW UNHINDERED EVA ACCESS. OAK AND MAHOGANY STABILIZING ROADWAY MAY BE LEFT IF LARGE ENOUGH SEPARATION FROM NEARBY CLUMPS IS ACHIEVABLE. IN THESE AREAS, NEXT NEAREST CLUMP SHOULD BE 2-3X THE CLUMP WIDTH AWAY FROM NEXT CLUMP TO REMAIN TO REDUCE FUEL LOAD. THE INTENTION IS NOT A CLEAR CUT, BUT RATHER A REDUCTION OF CONTIGUOUS FUELS AND TO "PUSH BACK" FUELS OVERGROWING ROADWAY LIMITS.
- 4.1.3.

FUELS ALONG RAVINE EDGE AS DESIGNATED WITH YELLOW TO BE LEFT TO STABILIZE RAVINE. ENSURE PROPER SPACING AWAY FROM RAVINE FUELS.
- 4.1.4.

SLASH PRODUCED FROM MASTICATION TO BE NO MORE THAN 4" IN HEIGHT.
- 4.1.5.

SLASH MAY NEED TO BE SPREAD IN AREAS TO REDUCE OVERALL DENSITY AND DEPTH.
- 4.1.6.

SLASH SHOULD BE RAN OVER WITH MASTICATOR AT LEAST TWICE TO REDUCE CHIP SIZE AS BEST POSSIBLE.
- 4.1.7.

SLOPES GREATER THAN 18-20% OR WITH OPERATORS DISCRETION TO BE LEFT UNTOUCHED DUE TO EROSION CONCERNS WITH SANDY LOAM SOIL.
- 4.1.8.

MAHOGANY BETWEEN OAK CLUMPS CREATING FUEL CONTINUITY SHOULD BE MASTICATED. THE AREA SHOULD LOOK LIKE AN OAK PARK POST-MITIGATION, STILL MAINTAINING CAUTION FOR SLOPE, RAVINE, ROAD STABILIZATION.
- 4.1.9.

MOW NATIVE GRASSES AT END OF GROWING SEASON TO 6" OR LESS WITHIN MU3 WHERE ABLE BASED ON SLOPE AND ACCESS TO REDUCE THE BUILDUP AND DENSITY OF FINE, SEASONED FUELS.
- 4.1.10.

ALL TREATMENTS IN THIS AREA TO GIVE PREFERENCE TO SLOPE STABILITY AND EROSION PREVENTION. THE SITE, WHERE SLOPE ALLOWS, SHOULD MAINTAIN THE APPEARANCE OF AN OAK-CLUMPED PARK.
5.

RECOMMENDATION – MANAGEMENT UNIT 4 (MU4)
- 5.1.

THE REMAINDER OF THE SITE IS TO BE CONSIDERED MU4 AND WILL REQUIRE TREATMENT AND ONGOING MAINTENANCE MOVING FORTH. AT CURRENT, GIVEN DROUGHT STATUS AND PRAIRIE DOG AND OVERGRAZING ISSUES, THE FINE GRASSES AND FUELS MAKING UP MU4 ARE SHORT AND PATCHY. LANDSCAPE DESIGN WILL ENGINEER FIRE HARDY AREAS TO REDUCE FIRE RISK IN CONJUNCTION WITH LONE TREE COMMUNITY WILDLIFE PROTECTION PLAN (CWPP) AND REQUIRED LANDSCAPE DESIGN ELEMENTS AS DICTATED BY MUNICIPAL CODE WHILE MAINTAINING LUXURY DESIGN AESTHETICS.
- 5.1.1.

MOW NATIVE GRASSES AT END OF GROWING SEASON TO 6" OR LESS WITHIN MU4 WHERE ABLE BASED ON SLOPE AND ACCESS TO REDUCE THE BUILDUP AND DENSITY OF FINE, SEASONED FUELS.
- 5.1.2.

WILD OR MANICURED GRASSES IN LANDSCAPED AREAS SHOULD BE TRIMMED TO A MAXIMUM HEIGHT OF 6" IN FALL WHEN GRASSES DRY OUT.
- 5.1.3.

LANDSCAPED AREAS SHOULD REFERENCE HIZ AND THIS FMP FOR SPACING DIRECTIVES NEAR STRUCTURES AND HIGH-RISK AREAS.
- 5.1.4.

LANDSCAPE DESIGN ELEMENTS SHOULD FOLLOW DIRECTIONS PROVIDED BY LONE TREE MUNICIPAL CODE FOR AESTHETIC APPEAL WHILE MAINTAINING FIRE HARDY SPECIES AND AWARENESS.

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