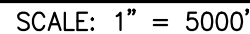


170.86 ACRES - 82 RESIDENTIAL S.F.D. LOTS - SB25-0009



- TOTAL LAND AREA TO BE SUBDIVIDED: 170.86 ACRES
- PURPOSE, OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR ALL TRACTS: SEE SHEET 5
- LAND AREA OF PROPOSED PUBLIC ROW: 0 ACRES (0.0% OF SITE)
- TOTAL NUMBER OF TRACTS: 21 TRACTS
- TOTAL NUMBER OF LOTS: 82 RESIDENTIAL SFD LOTS (37.83 ACRES, 22.1% OF SITE, AVG. 0.5 DU/AC)

- 1 COVER SHEET
- 2 PROJECT LEGAL DESCRIPTION
- 3 LINE/TYPE AND SYMBOL LEGEND
- 4 OVERALL SITE PLAN
- 5 TRACT DATA TABLE
- 6 ROADWAY DESIGNATION PLAN
- 7 TYPICAL ROAD CROSS SECTIONS
- 8 SITE PLAN INDEX
- 9-17 SITE PLAN
- 18 EXISTING SLOPE ANALYSIS
- 19 PROPOSED SLOPE ANALYSIS
- 20 FLOODING PLAN
- 21 TRAIL PLAN
- 22 PROPOSED PDO COMPLIANCE PLAN
- 23 OPEN SPACE COMPLIANCE PLAN
- 24 ENVIRONMENTAL MAP
- 25 FIRE MITIGATION PLAN
- 26 FIRE MITIGATION PLAN NOTES

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

JOB NO. 15950.12

SUBMITTAL DATE: 3/27/2026

170.86 ACRES - 82 RESIDENTIAL S.F.D. LOTS - SB25-0009

CONTAINING A CALCULATED AREA OF 6,038,963 SQUARE FEET OR 138.6355 ACRES.

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SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN	PROJECT LEGAL DESCRIPTION

SUBMITTAL DATE: 3/27/2026

JOB NO. 15950.12

SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN

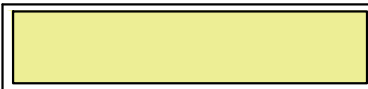
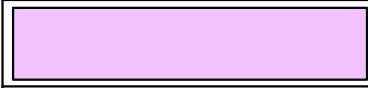
PARCELS 4 & 5 OF THE SOUTHRIDGE PRESERVE PLANNED DEVELOPMENT DISTRICT

A PART OF SECTION 21 AND SECTION 28, T6S, R67W OF THE 6TH P.M.,

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

170.86 ACRES - 82 RESIDENTIAL S.F.D. LOTS - SB25-0009

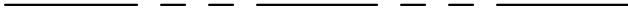
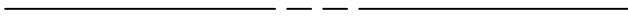
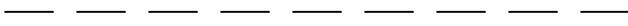
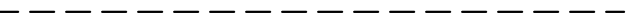
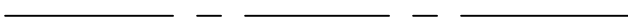
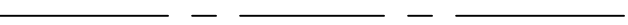
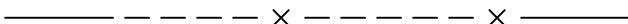
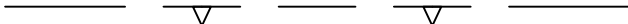
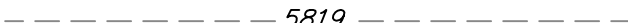
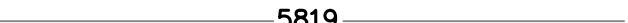
TRACT LEGEND

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

LEGEND

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

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		
OVERHEAD ELECTRIC POWER POLE		
HIGH POINT		HP
LOW POINT		LP

LANDSCAPE LEGEND

EXISTING TREE - CONIFEROUS

EXISTING TREE - DECIDUOUS

EXISTING SHRUB/BUSH

EXISTING SHRUBS AND BUSHES

PRELIMINARY PLAN
HILLCAMP SOUTHRIDGE
PRESERVE PARCELS 4 & 5
PREPARED BY:
J-R ENGINEERING
A Westrian Company
PREPARED FOR:
BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 3/27/2026

UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
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APPROVES THEIR USE,
THESE DRAWINGS ARE
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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
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BY	DATE	No.	REVISION	H-SCALE	N/A	DESIGNED BY	DRAWN BY	CHECKED BY
KJR	3/18/25	1	1ST PP SUBMITTAL	N/A	N/A	3/27/26	N/A	JU
KJR	3/30/25	2	1ST PP RE-SUBMITTAL	N/A	N/A			
KJR	10/16/25	3	2ND PP SUBMITTAL					
KJR	12/12/25	4	3RD PP SUBMITTAL					
KJR	3/27/26	5	4TH PP SUBMITTAL					

SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN	LINETYPE AND SYMBOL LEGEND
---	-------------------------------

SHEET 3 OF 26

JOB NO. 15950.12

SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN

PARCELS 4 & 5 OF THE SOUTHRIDGE PRESERVE PLANNED DEVELOPMENT DISTRICT

A PART OF SECTION 21 AND SECTION 28, T6S, R67W OF THE 6TH P.M.,

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

170.86 ACRES - 82 RESIDENTIAL S.F.D. LOTS - SB25-0009

TRACT TABLE

TRACTS	ACREAGE	OWNERSHIP	MAINTENANCE	USE	LANDSCAPE AREA	RESTORED NATIVE	OPEN SPACE	AMENITY CENTER	UTILITY/ROADWAY INFRASTRUCTURE
A	5.72	CoLT	CoLT	OPEN SPACE	--	--	5.72	--	--
B	2.54	CoLT	CoLT	OPEN SPACE	--	--	2.54	--	--
C	55.85	CoLT	CoLT	OPEN SPACE	--	--	55.85	--	--
D	0.37	PWSD	PWSD	UTILITY/ROADWAY INFRASTRUCTURE	--	--	--	--	0.37
E	0.21	HOA/RRMD	HOA/RRMD	RESTORED NATIVE	--	0.21	--	--	--
F	1.05	RRMD	RRMD	UTILITY/ROADWAY INFRASTRUCTURE	--	--	--	--	1.05
G	5.32	RRMD	RRMD	UTILITY/ROADWAY INFRASTRUCTURE	--	--	--	--	5.32
H	0.39	RRMD	RRMD	UTILITY/ROADWAY INFRASTRUCTURE	--	--	--	--	0.39
J	1.19	RRMD	RRMD	UTILITY/ROADWAY INFRASTRUCTURE	--	--	--	--	1.19
K	1.95	RRMD	RRMD	UTILITY/ROADWAY INFRASTRUCTURE	--	--	--	--	1.95
L	0.37	RRMD	RRMD	UTILITY/ROADWAY INFRASTRUCTURE	--	--	--	--	0.37
M	0.13	PWSD	PWSD	UTILITY/ROADWAY INFRASTRUCTURE	--	--	--	--	0.13
N	23.44	CoLT	CoLT	OPEN SPACE	--	--	23.44	--	--
P	1.39	HOA/RRMD	HOA/RRMD	OPEN SPACE	--	--	1.39	--	--
Q	1.96	HOA	HOA	AMENITY CENTER	--	--	--	1.96	--
R	0.58	HOA	HOA	LANDSCAPE AREA	0.58	--	--	--	--
S	0.52	RRMD	RRMD	UTILITY/ROADWAY INFRASTRUCTURE	--	--	--	--	0.52
T	0.40	RRMD	RRMD	UTILITY/ROADWAY INFRASTRUCTURE	--	--	--	--	0.40
U	0.44	RRMD	RRMD	UTILITY/ROADWAY INFRASTRUCTURE	--	--	--	--	0.44
V	0.75	RRMD	RRMD	UTILITY/ROADWAY INFRASTRUCTURE	--	--	--	--	0.75
AA	28.05	CoLT	CoLT	OPEN SPACE	--	--	28.05	--	--

	LANDSCAPE AREA	RESTORED NATIVE	OPEN SPACE	AMENITY CENTER	UTILITY/ROADWAY INFRASTRUCTURE
TOTAL	0.58	0.21	116.99	1.96	12.89

HILLCAMP RG PP OPEN SPACE CALCULATIONS

PROPOSED TRACT	PROPOSED ACERAGE
A	5.72
B	2.54
C	55.85
N	23.44
P	1.39
AA	28.05
TOTAL AC:	116.99

SITE DATA TABLE

TOTAL AREAS		
LOTS	38.23	AC
TRACTS	132.63	AC
R.O.W.	0.00	AC
TOTAL AREA	170.86	AC

RIDGEGATE PDD PA #20 OPEN SPACE CALCULATIONS

PLANNING AREA DESIGNATION	TOTAL ACERAGE REQUIRED	TOTAL ACERAGE	
PARCEL 4	19.01 AC	ONSITE TRACTS	PROPOSED ACERAGE
		TRACT N	23.44
		TOTAL PROVIDED AC:	23.44
PARCEL 5	102.80 AC	ON-SITE TRACTS	PROPOSED ACERAGE
		TRACCT A	5.72
		TRACT B	2.54
		TRACT C	55.85
		TRACT P	1.39
		TRACT AA	28.05
		TOTAL PROVIDED AC:	93.55
		OFF-SITE	RECORDED ACERAGE
		REC. No. 2012051452	4.19
		TOTAL AC:	4.19
		PERCENTAGE OF OPEN SPACE	70.92%
		TOTAL ONSITE AREA	116.99
		TOATL OFFSITE AREA	4.19
		TOTAL AREA (PARCEL 4 AND 5)	121.81
		TOATL AREA	121.18

*NOTE: REQUIRED PUBLIC OPEN SPACE CALCULATIONS ARE BASED ON THE SOUTHRIDGE PRESERVE PLANNED DEVELOPMENT DISTRICT, PREPARED FOR MCARTHUR RANCH ASSOCIATES, APPROVED 5/7/2004.

LOT TABLES

LOT	ACREAGE
1	0.50
2	0.44
3	0.44
4	0.45
5	0.43
6	0.42
7	0.44
8	0.48
9	0.50
10	0.49
11	0.46
12	0.47
13	0.47
14	0.37
15	0.38
16	0.39
17	0.40
18	0.48
19	0.49
20	0.41
21	0.44
22	0.46
23	0.50
24	0.44
25	0.50
26	0.50
27	0.50
28	0.50
29	0.39
30	0.42
31	0.44
32	0.44
33	0.47
34	0.46
35	0.43
36	0.43
37	0.49
38	0.49
39	0.50
40	0.50
41	0.50
42	0.50

LOT	ACREAGE
43	0.50
44	0.50
45	0.50
46	0.44
47	0.38
48	0.49
49	0.48
50	0.50
51	0.50
52	0.50
53	0.50
54	0.49
55	0.48
56	0.49
57	0.50
58	0.48
59	0.46
60	0.45
61	0.47
62	0.41
63	0.41
64	0.42
65	0.43
66	0.44
67	0.49
68	0.48
69	0.47
70	0.50
71	0.49
72	0.47
73	0.49
74	0.48
75	0.48
76	0.49
77	0.49
78	0.50
79	0.48
80	0.48
81	0.50
82	0.50
TOTAL	38.23

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

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

SOUTHRIDGE PRESERVE PARCELS
4 & 5 PRELIMINARY PLAN

TRACT DATA TABLE

SHEET 5 OF 26

JOB NO. 15950.12

NOTE

1. LOT ACREAGES ARE APPROXIMATE AND CONCEPTUAL IN NATURE. FINAL LOT ACREAGES WILL BE DETERMINED DURING PLATTING. LOTS SHALL BE A MAXIMUM OF 0.50 ACRES PER THE SRP PD.
2. SEE OPEN SPACE COMPLIANCE PLAN ON SHEET 23 FOR LOCATIONS OF OPEN SPACE TRACTS.

SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN

PARCELS 4 & 5 OF THE SOUTHRIDGE PRESERVE PLANNED DEVELOPMENT DISTRICT

A PART OF SECTION 21 AND SECTION 28, T6S, R67W OF THE 6TH P.M.,

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

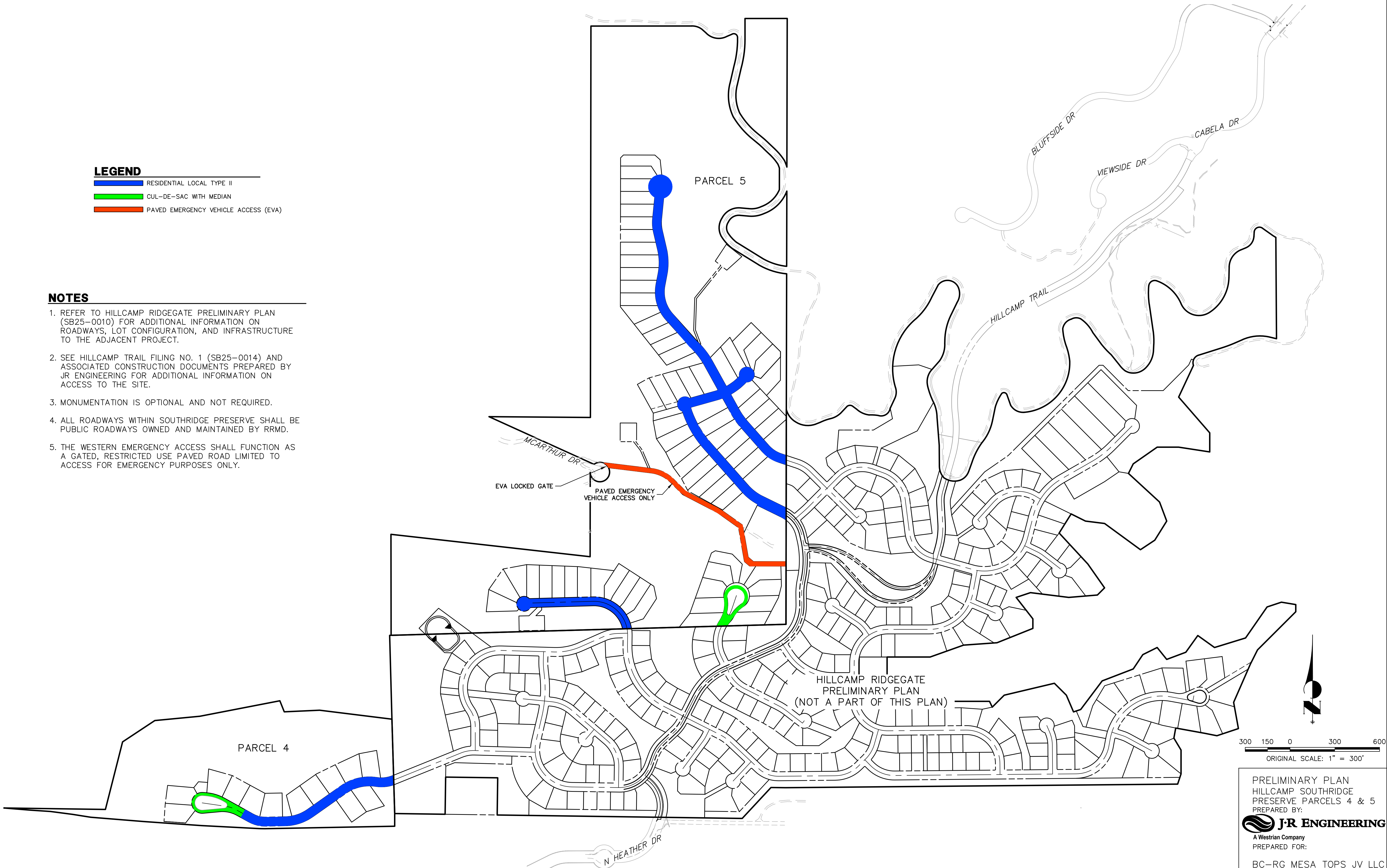
170.86 ACRES - 82 RESIDENTIAL S.F.D. LOTS - SB25-0009

LEGEND

- RESIDENTIAL LOCAL TYPE II
- CUL-DE-SAC WITH MEDIAN
- PAVED EMERGENCY VEHICLE ACCESS (EVA)

NOTES

- REFER TO HILLCAMP RIDGEGATE PRELIMINARY PLAN (SB25-0010) FOR ADDITIONAL INFORMATION ON ROADWAYS, LOT CONFIGURATION, AND INFRASTRUCTURE TO 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.
- MONUMENTATION IS OPTIONAL AND NOT REQUIRED.
- ALL ROADWAYS WITHIN SOUTHRIDGE PRESERVE SHALL BE PUBLIC ROADWAYS OWNED AND MAINTAINED BY RRMD.
- THE WESTERN EMERGENCY ACCESS SHALL FUNCTION AS A GATED, RESTRICTED USE PAVED ROAD LIMITED TO ACCESS FOR EMERGENCY PURPOSES ONLY.



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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No.	REVISION	BY	DATE
1	1ST PP SUBMITTAL	KJR	3/18/25
2	1ST PP RE-SUBMITTAL	KJR	3/30/25
3	2ND PP SUBMITTAL	KJR	10/16/25
4	3RD PP SUBMITTAL	KJR	12/12/25
5	4TH PP SUBMITTAL	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

SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN	SHEET 6 OF 26
ROADWAY DESIGNATION PLAN	JOB NO. 15950.12

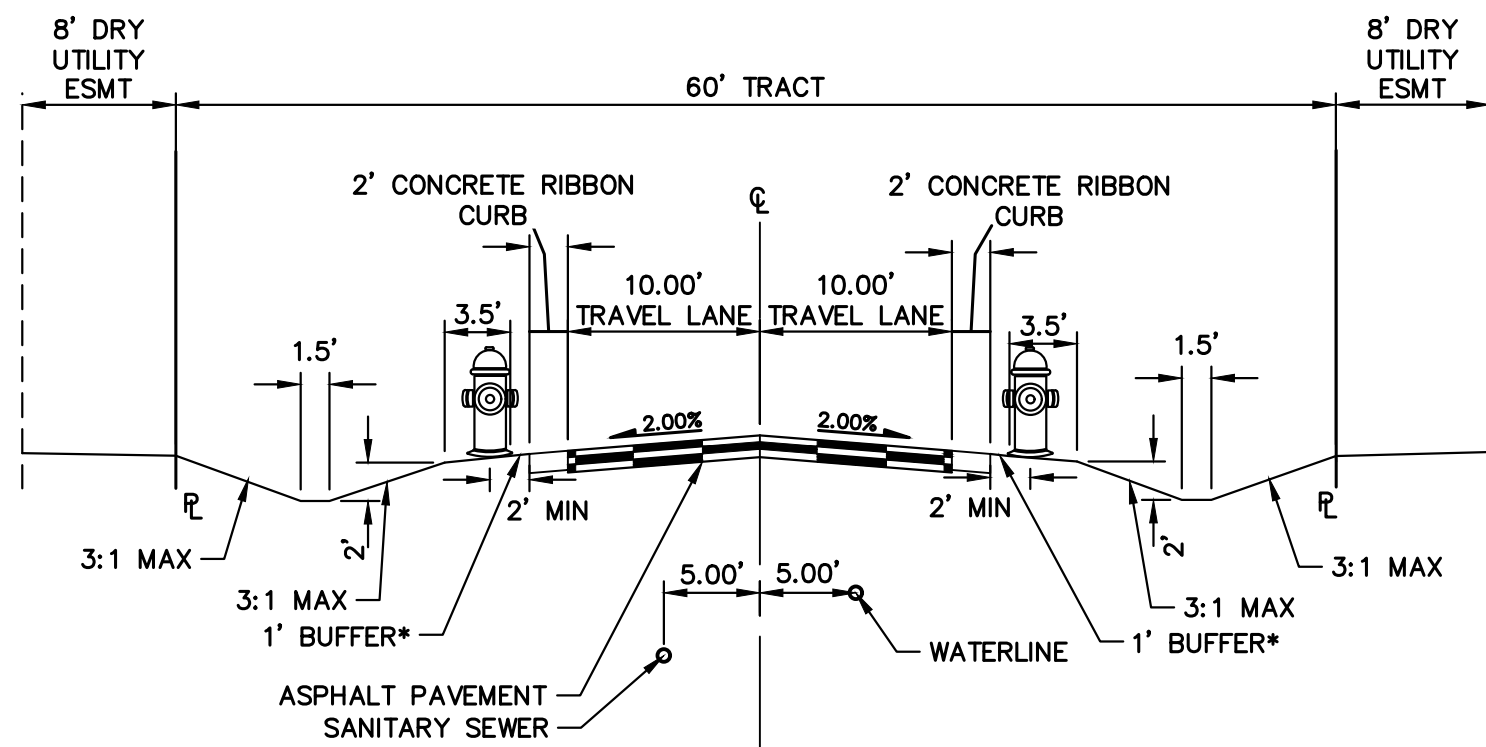
SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN

PARCELS 4 & 5 OF THE SOUTHRIDGE PRESERVE PLANNED DEVELOPMENT DISTRICT

A PART OF SECTION 21 AND SECTION 28, T6S, R67W OF THE 6TH P.M.,

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

170.86 ACRES - 82 RESIDENTIAL S.F.D. LOTS - SB25-0009

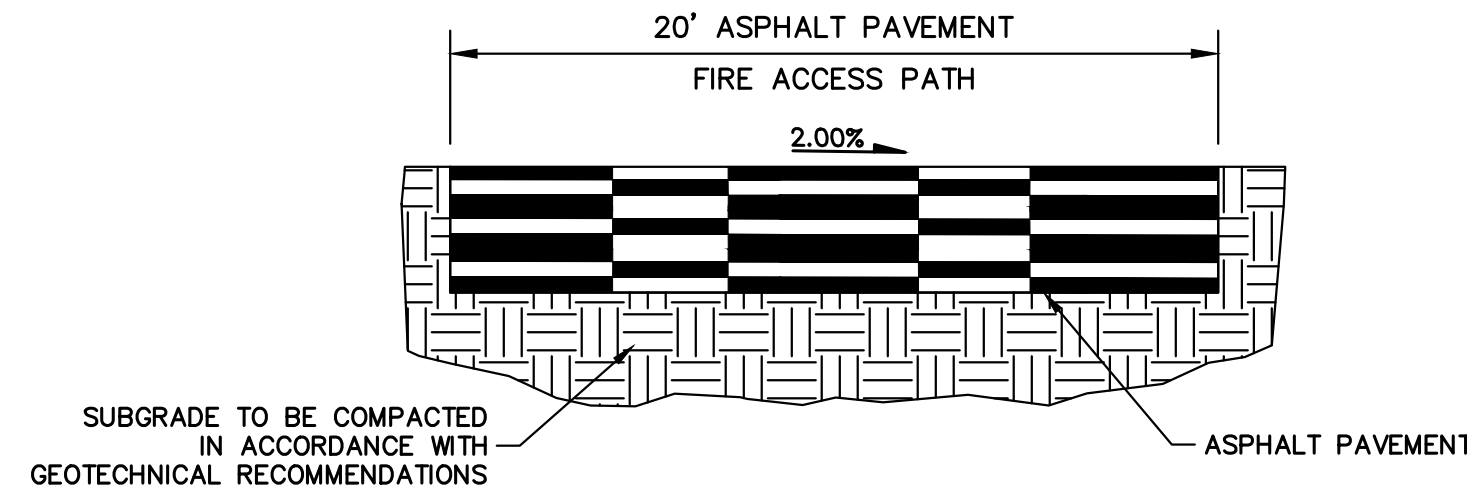


RESIDENTIAL LOCAL TYPE II

*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



EMERGENCY VEHICLE ACCESS (EVA)

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.

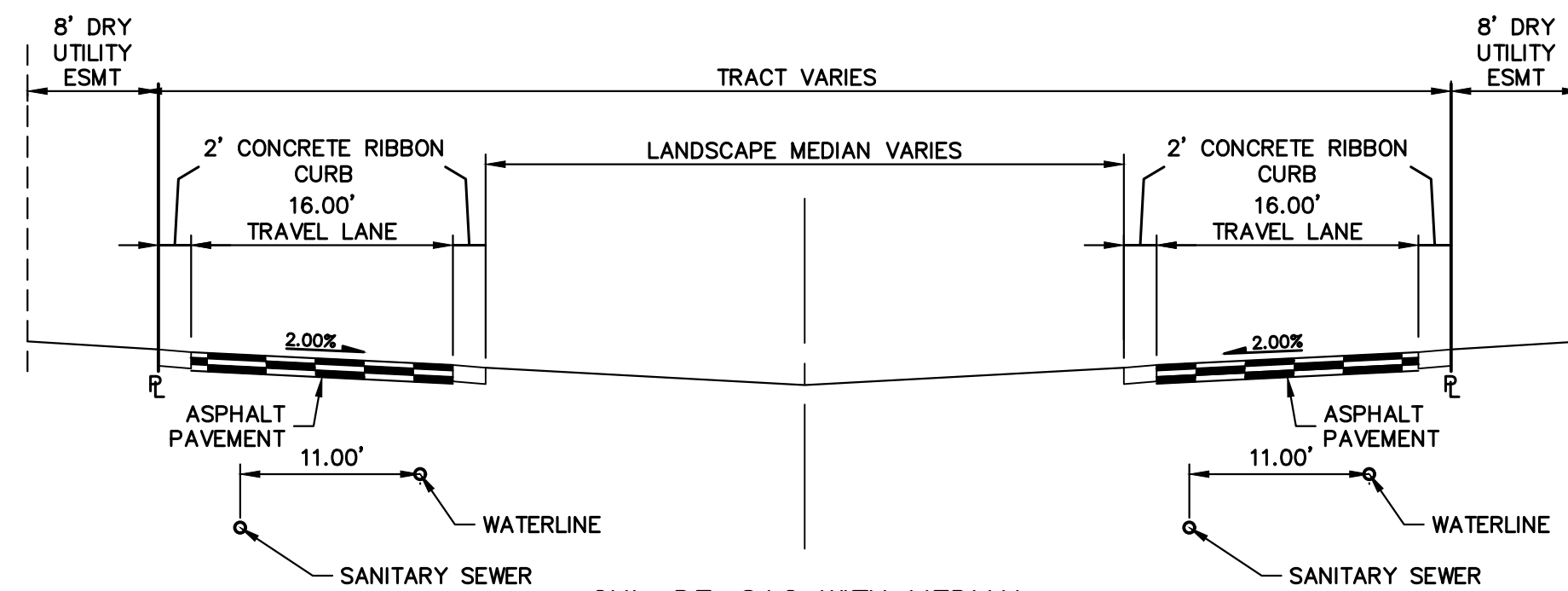
* EMERGENCY VEHICLE ACCESS SHALL BE DESIGNED IN CONFORMANCE WITH CURRENT SOUTH METRO FIRE DEPARTMENT REGULATIONS INCLUDING BUT NOT LIMITED TO WIDTH, MAXIMUM GRADIENT, DRAINAGE, AND MATERIALS TO ACCOMMODATE FIRE TRUCK LOADING.

*ALL EVA ROADWAYS WILL BE MAINTAINED BY RRMD

REFER TO ROADWAY DESIGNATION PLAN

SOUTHRIDGE PRESERVE PARCELS 4&5 - ROADWAY STANDARDS	
ROADWAY TECHNICAL CRITERIA	RESIDENTIAL LOCAL TYPE II
POSTED SPEED LIMIT	25 MPH
DESIGN SPEED LIMIT	30 MPH
TRAFFIC VOLUMES	1850
RIGHT-OF-WAY	PUBLIC ROADWAY (TRACT)
TRAFFIC CONTROL	SIGNAGE AND PAVEMENT MARKINGS PER MUTCD AND DOUGLAS COUNTY SIGNAGE AND STRIPING STANDARDS AS AMENDED
WILDLIFE XING SIGNS	YES
NO PARKING SIGNS	YES
NUMBER OF TRAVEL LANES	2
LANE WIDTH	10'
TYPE OF CURB, GUTTER, & WALK	2' PAVED RIBBON CURB
STREET SECTION	26**
STREET GRADES	1%-6%
MINIMUM CENTERLINE CURVE RADII	170'
CURB RETURN RADII	25'
K-VALUE CREST	15
K-VALUE SAG	37
MINIMUM VCL CREST	50'
MINIMUM VCL SAG	50'

1) EMERGENCY VEHICLE ACCESS SHALL BE DESIGNED IN CONFORMANCE WITH CURRENT SOUTH METRO FIRE DEPARTMENT



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

PRELIMINARY PLAN
HILLCAMP SOUTHRIDGE
PRESERVE PARCELS 4 & 5
PREPARED BY:
J-R ENGINEERING
A Westrian Company
PREPARED FOR:
BC-RG MESA TOPS JV LLC
SUBMITTAL DATE: 3/27/2026

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

No.	REVISION
1	1ST PP SUBMITTAL
2	1ST PP RE-SUBMITTAL
3	2ND PP SUBMITTAL
4	3RD PP SUBMITTAL
5	4TH PP SUBMITTAL

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

SHEET	7	OF	26
JOB NO.	15950.12		

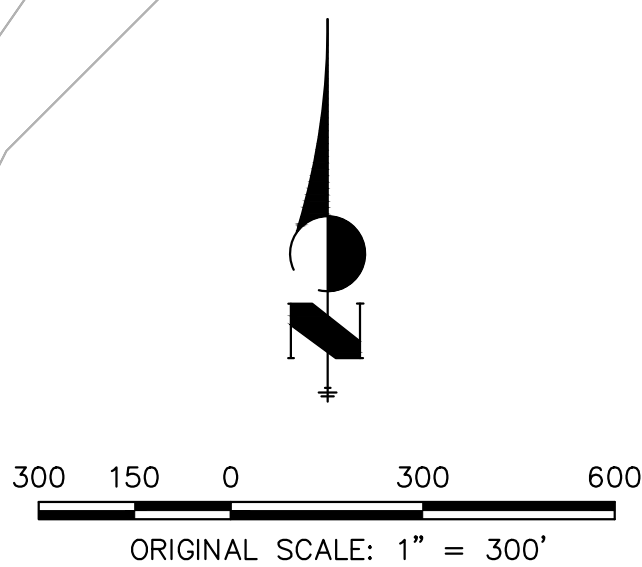
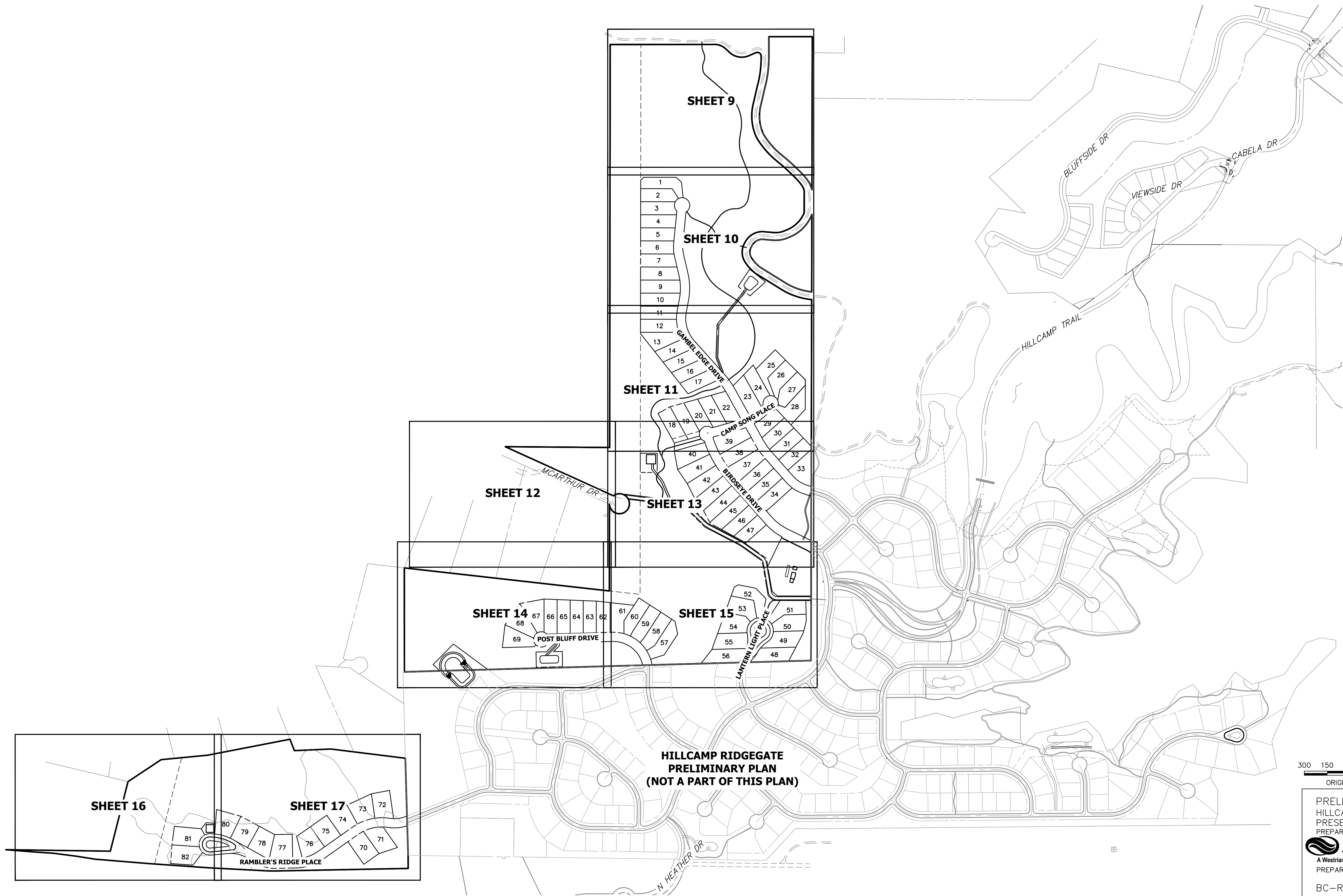
SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN

PARCELS 4 & 5 OF THE SOUTHRIDGE PRESERVE PLANNED DEVELOPMENT DISTRICT

A PART OF SECTION 21 AND SECTION 28, T6S, R67W OF THE 6TH P.M.,

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

170.86 ACRES - 82 RESIDENTIAL S.F.D. LOTS - SB25-0009



PRELIMINARY PLAN
HILLCAMP SOUTHRIDGE
PRESERVE PARCELS 4 & 5
PREPARED BY:
J-R ENGINEERING
A Westrian Company
PREPARED FOR:
BC-RG MESA TOPS JV LLC
SUBMITTAL DATE: 3/27/2026

SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN				SHEET 8 OF 26				JOB NO. 15950.12					
SITE PLAN INDEX				1"= 300'				1"= 300'					
				H-SCALE		N/A		No.		REVISION			
				V-SCALE		DATE		BY		DATE			
				DESIGNED BY		KAC		KJR		3/18/25			
				DRAWN BY		KAC		KJR		3/30/25			
				CHECKED BY		KJR		KJR		10/16/25			
								KJR		12/12/25			
						KJR		3/27/26					

TRACT LEGEND

- LANDSCAPE AREA
OPEN SPACE
AMENITY CENTER
UTILITY / INFRASTRUCTURE / ROADWAY

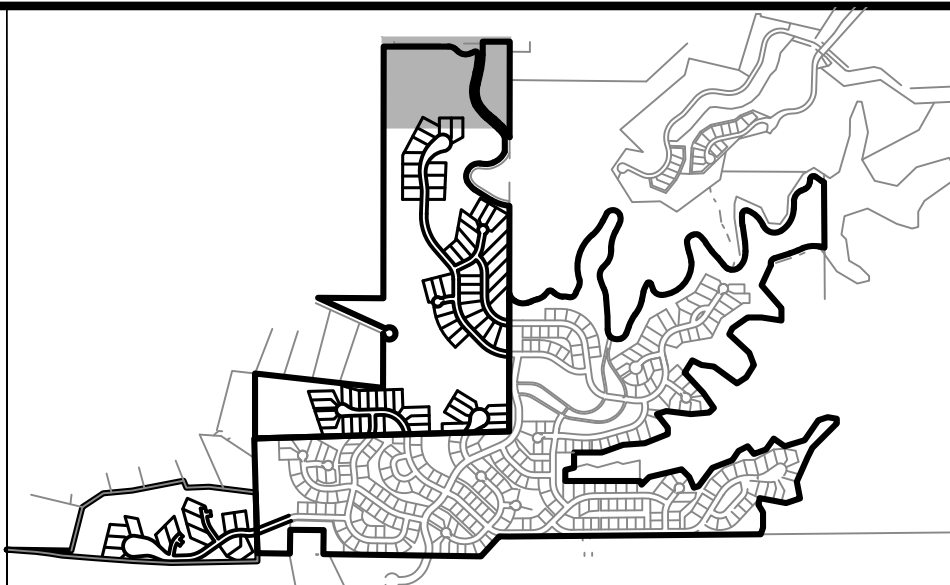
SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN

PARCELS 4 & 5 OF THE SOUTHRIDGE PRESERVE PLANNED DEVELOPMENT DISTRICT

A PART OF SECTION 21 AND SECTION 28, T6S, R67W OF THE 6TH P.M.,

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

170.86 ACRES - 82 RESIDENTIAL S.F.D. LOTS - SB25-0009



KEYMAP
SCALE: 1" = 2000'

NOTES

- SEE SHEET 7 FOR TYPICAL ROADWAY SECTIONS.
- SEE SHEET 3 FOR COLOR, LINETYPE AND SYMBOL LEGEND.
- PLATTING OF UNITS ON PARCEL 4 IS CONTINGENT UPON CITY APPROVAL OF A BRIDGE OR ALTERNATIVE ACCESS TO PARCEL 4 DURING THE PLATTING STAGE, PER SECTION II(C)(VI) ON SHEET 1 OF THE SOUTHRIDGE PRESERVE PLANNED DEVELOPMENT DISTRICT PLAN (RECEPTION NUMBER 2004046827). SHOULD THE CITY AND/OR DEVELOPER DETERMINE THAT ACCESS TO PARCEL 4 IS NOT FEASIBLE, THE 13 LOTS IDENTIFIED ON PARCEL 4 MAY BE TRANSFERRED TO DESIGNATED DEVELOPMENT PODS WITHIN PARCEL 5, UPON APPROVAL OF A PRELIMINARY PLAN AMENDMENT BY THE CITY FOLLOWING ANALYSIS AND A DETERMINATION THAT THE DEVELOPMENT OF THOSE ADDITIONAL 13 LOTS WITHIN PARCEL 5 CAN OCCUR WHILE ACHIEVING ALL APPLICABLE DEVELOPMENT OBLIGATIONS OF THE SOUTHRIDGE PRESERVE PLANNED DEVELOPMENT DISTRICT.
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- 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.

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 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

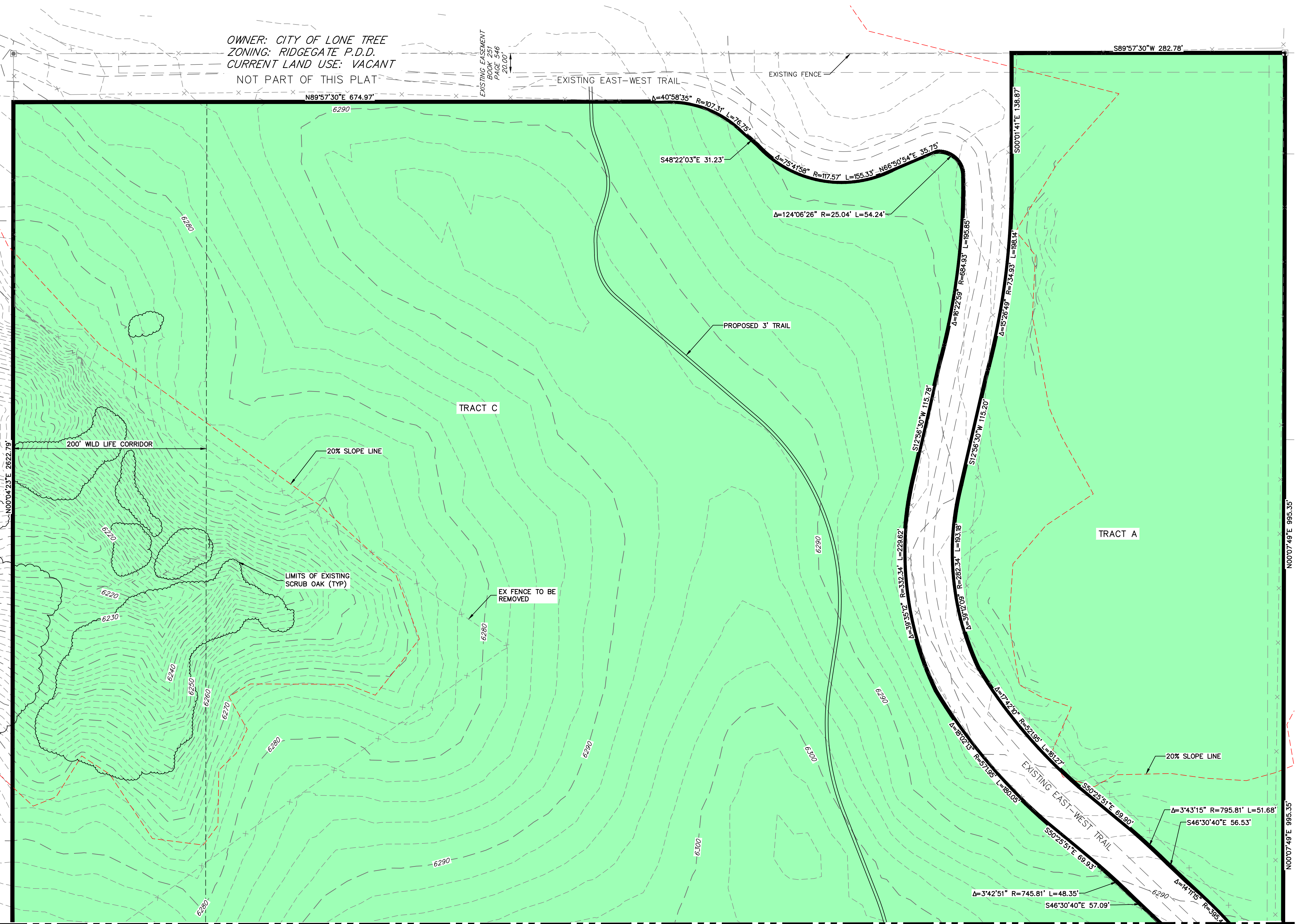
BY	DATE	No.	REVISION	1"=50'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
KJR	3/18/25	1	1ST PP SUBMITTAL	N/A			3/27/26	KAC	KAC	KJR
KJR	3/30/25	2	1ST PP RE-SUBMITTAL							
KJR	10/16/25	3	2ND PP SUBMITTAL							
KJR	12/12/25	4	3RD PP SUBMITTAL							
KJR	3/27/26	5	4TH PP SUBMITTAL							

SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN	SITE PLAN
SHEET 9 OF 26	JOB NO. 15950.12

PRELIMINARY PLAN
HILLCAMP SOUTHRIDGE
PRESERVE PARCELS 4 & 5
PREPARED BY:
J-R ENGINEERING
A Westrian Company
PREPARED FOR:

BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 3/27/2026



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

SEE SHEET 10

TRACT LEGEND

- LANDSCAPE AREA
OPEN SPACE
AMENITY CENTER
UTILITY / INFRASTRUCTURE / ROADWAY

SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN

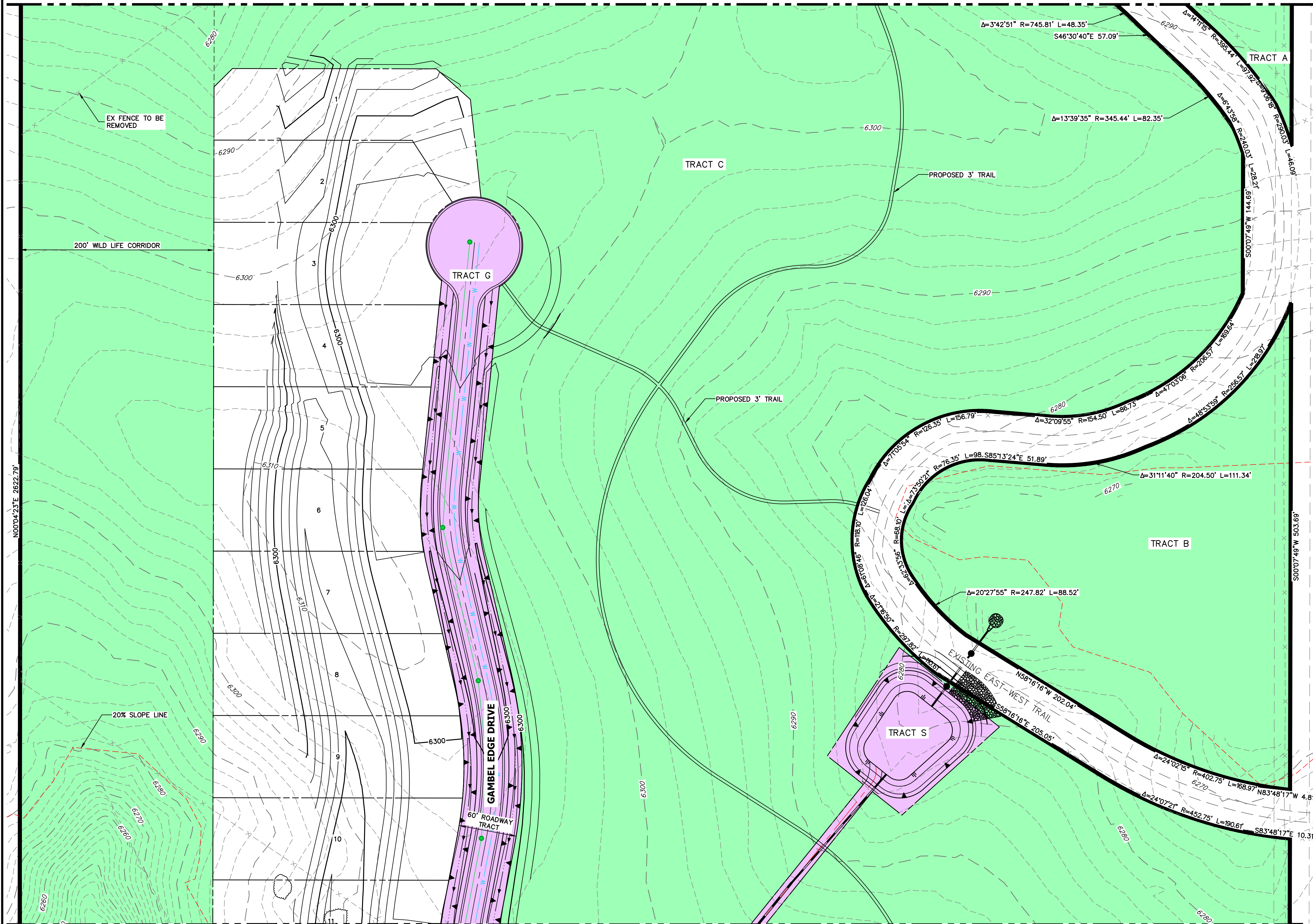
PARCELS 4 & 5 OF THE SOUTHRIDGE PRESERVE PLANNED DEVELOPMENT DISTRICT

A PART OF SECTION 21 AND SECTION 28, T6S, R67W OF THE 6TH P.M.,

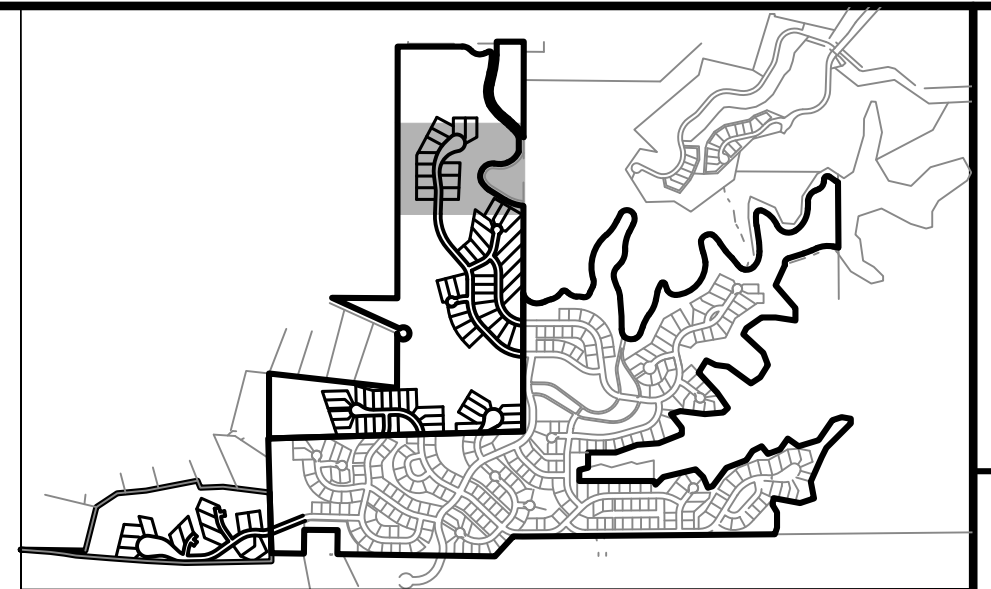
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO

170.86 ACRES - 82 RESIDENTIAL S.F.D. LOTS - SB25-0009

SEE SHEET 9



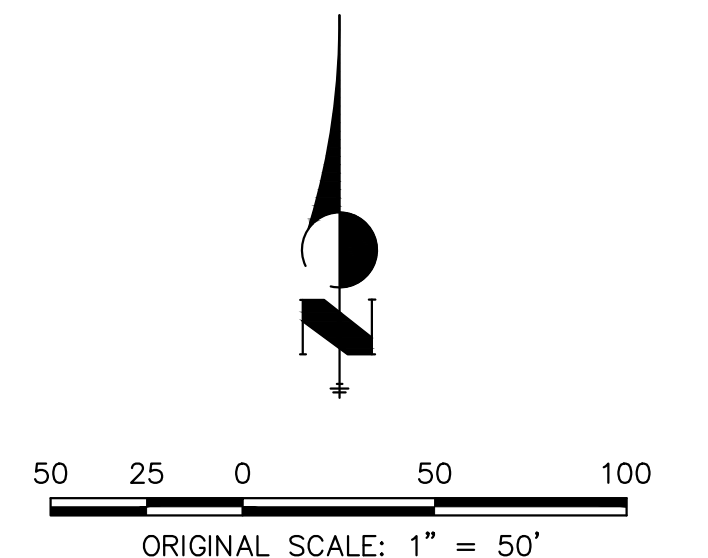
SEE SHEET 11



KEYMAP
SCALE: 1" = 2000'

NOTES

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PRELIMINARY PLAN
HILLCAMP SOUTHRIDGE
PRESERVE PARCELS 4 & 5
PREPARED BY:
J-R ENGINEERING
A Westrian Company
PREPARED FOR:

BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 3/27/2026

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 303-740-9888 • Colorado Springs 719-583-2583
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
KJR	3/18/25	1	1ST PP SUBMITTAL	N/A			3/27/26	KAC	KAC	KJR
KJR	3/30/25	2	1ST PP RE-SUBMITTAL							
KJR	10/16/25	3	2ND PP SUBMITTAL							
KJR	12/12/25	4	3RD PP SUBMITTAL							
KJR	3/27/26	5	4TH PP SUBMITTAL							

SOUTHRIDGE PRESERVE PARCELS
4 & 5 PRELIMINARY PLAN
SITE PLAN

SHEET 10 OF 26

JOB NO. 15950.12

TRACT LEGEND

- LANDSCAPE AREA
OPEN SPACE
AMENITY CENTER
UTILITY / INFRASTRUCTURE / ROADWAY

SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN

PARCELS 4 & 5 OF THE SOUTHRIDGE PRESERVE PLANNED DEVELOPMENT DISTRICT

A PART OF SECTION 21 AND SECTION 28, T6S, R67W OF THE 6TH P.M.,

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

170.86 ACRES - 82 RESIDENTIAL S.F.D. LOTS - SB25-0009



KEYMAP
SCALE: 1" = 2000'

NOTES

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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

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

SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN	SITE PLAN
SHEET 11 OF 26	JOB NO. 15950.12

PRELIMINARY PLAN
HILLCAMP SOUTHRIDGE
PRESERVE PARCELS 4 & 5
PREPARED BY:

J-R ENGINEERING

A Westrian Company
PREPARED FOR:

BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 3/27/2026

TRACT LEGEND

- LANDSCAPE AREA
- OPEN SPACE
- AMENITY CENTER
- UTILITY / INFRASTRUCTURE / ROADWAY

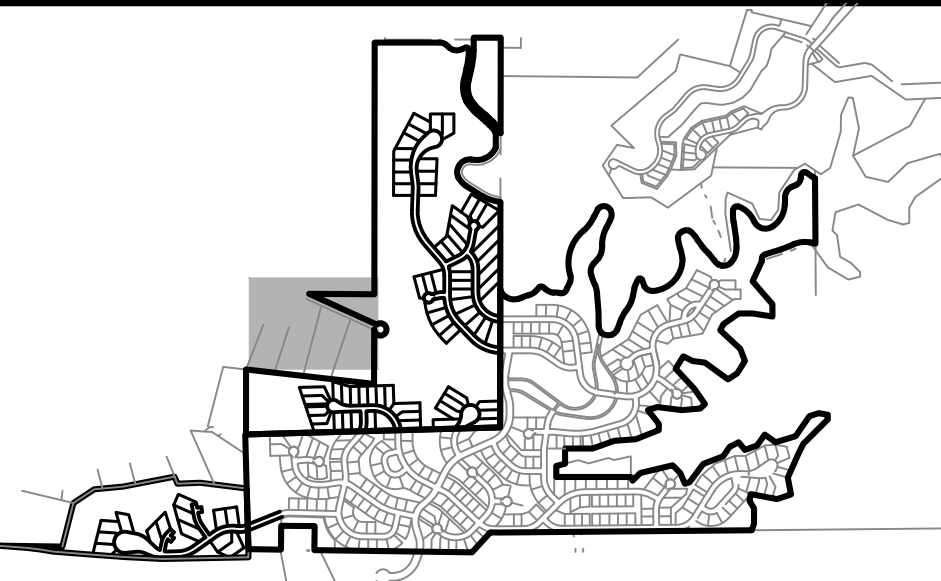
SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN

PARCELS 4 & 5 OF THE SOUTHRIDGE PRESERVE PLANNED DEVELOPMENT DISTRICT

A PART OF SECTION 21 AND SECTION 28, T6S, R67W OF THE 6TH P.M.,

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

170.86 ACRES - 82 RESIDENTIAL S.F.D. LOTS - SB25-0009



KEYMAP

SCALE: 1" = 2000'

NOTES

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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



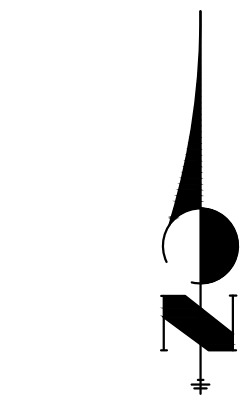
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Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION	H-SCALE	1"=50'	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
KJR	3/18/25	1	1ST PP SUBMITTAL	N/A	3/27/26	KAC	3/27/26	KAC		
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KJR	3/27/26	5	4TH PP SUBMITTAL							

SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN	SITE PLAN
---	-----------

SHEET 12 OF 26

JOB NO. 15950.12



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

PRELIMINARY PLAN
HILLCAMP SOUTHRIDGE
PRESERVE PARCELS 4 & 5
PREPARED BY:



A Westrian Company
PREPARED FOR:

BC-RG MESA TOPS JV LLC

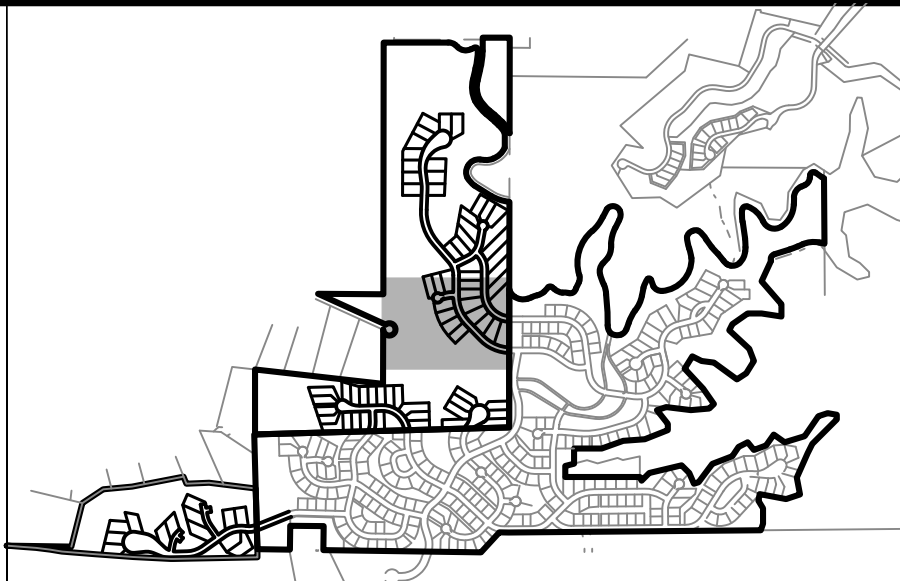
SUBMITTAL DATE: 3/27/2026

TRACT LEGEND

- LANDSCAPE AREA
- OPEN SPACE
- AMENITY CENTER
- UTILITY / INFRASTRUCTURE / ROADWAY

SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN

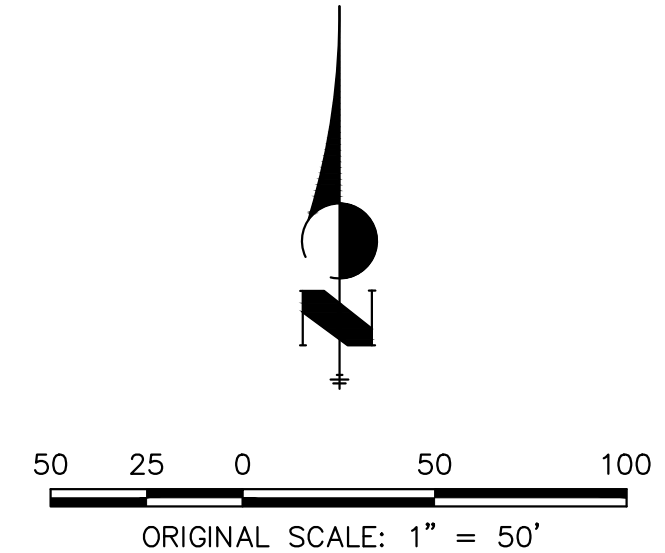
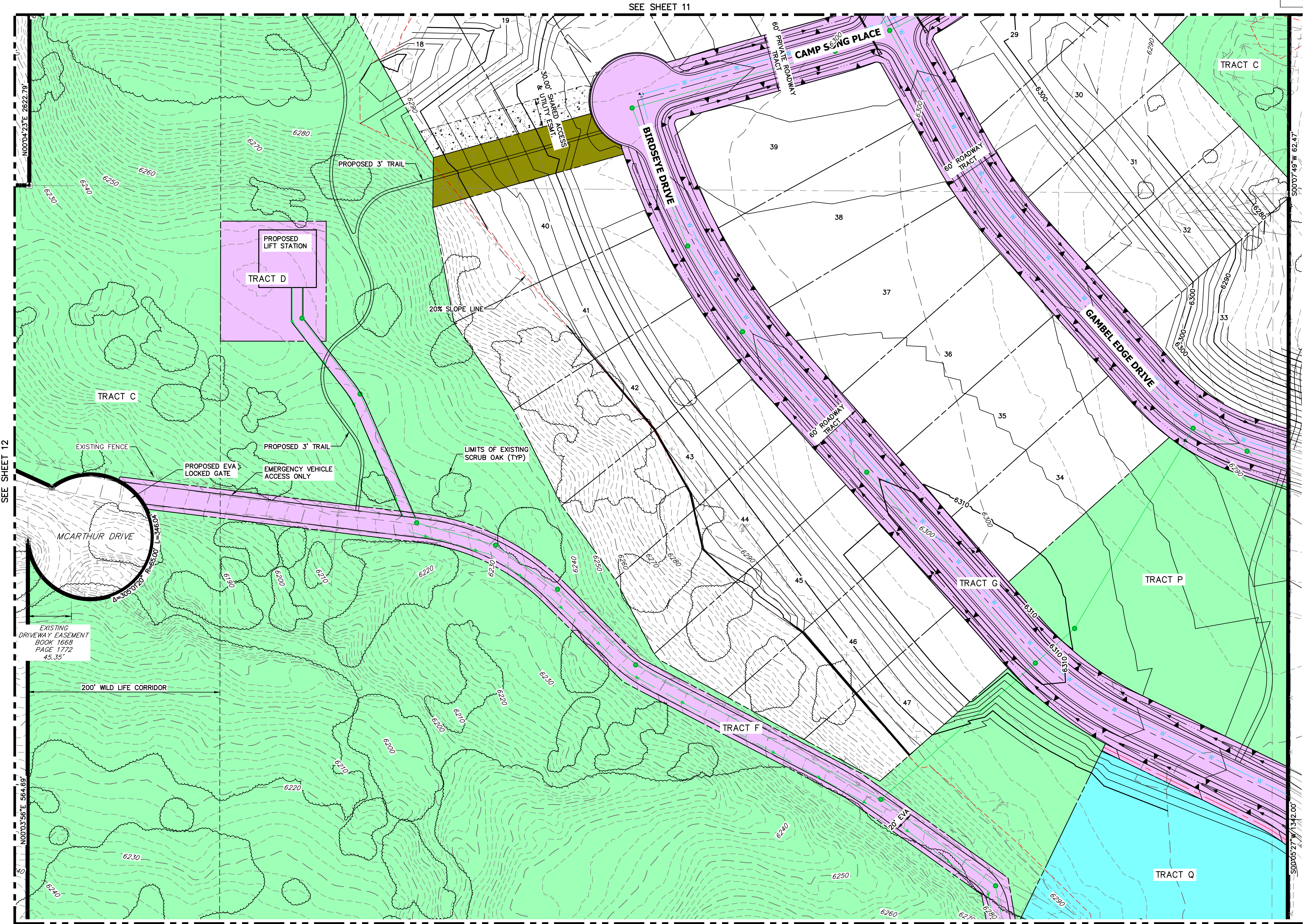
PARCELS 4 & 5 OF THE SOUTHRIDGE PRESERVE PLANNED DEVELOPMENT DISTRICT
A PART OF SECTION 21 AND SECTION 28, T6S, R67W OF THE 6TH P.M.,
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
170.86 ACRES - 82 RESIDENTIAL S.F.D. LOTS - SB25-0009



KEYMAP
SCALE: 1" = 2000'

NOTES

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PRELIMINARY PLAN
HILLCAMP SOUTHRIDGE
PRESERVE PARCELS 4 & 5
PREPARED BY:
J-R ENGINEERING
A Westrian Company
PREPARED FOR:

BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 3/27/2026

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
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BY	DATE	No.	REVISION	1"=50'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
KJR	3/18/25	1	1ST PP SUBMITTAL	N/A			3/27/26	KAC	KAC	KJR
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SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN	SITE PLAN
SHEET 13 OF 26	JOB NO. 15950.12

TRACT LEGEND

- LANDSCAPE AREA
OPEN SPACE
AMENITY CENTER
UTILITY / INFRASTRUCTURE / ROADWAY

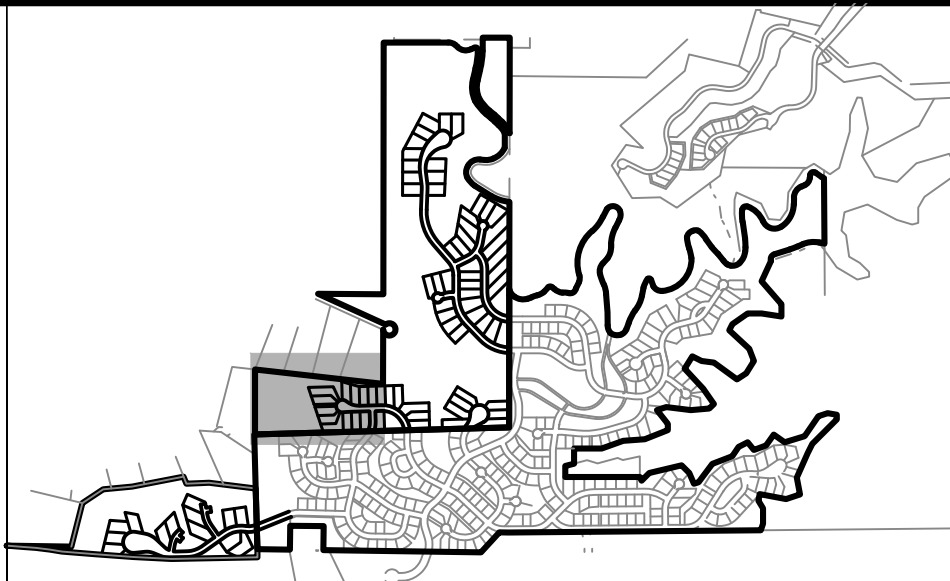
SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN

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

170.86 ACRES - 82 RESIDENTIAL S.F.D. LOTS - SB25-0009



KEYMAP

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PREPARED FOR

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6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
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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
KJR	3/18/25	1	1ST PP SUBMITTAL	N/A			3/27/26	KAC	KAC	KJR
KJR	3/30/25	2	1ST PP RE-SUBMITTAL							
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KJR	3/27/26	5	4TH PP SUBMITTAL							

SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN	SITE PLAN
---	-----------

SHEET 14 OF 26

JOB NO. 15950.12

PRELIMINARY PLAN

HILLCAMP SOUTHRIDGE

PRESERVE PARCELS 4 & 5

PREPARED BY:

J-R ENGINEERING

A Westrian Company

PREPARED FOR:

BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 3/27/2026

TRACT LEGEND

- LANDSCAPE AREA
- OPEN SPACE
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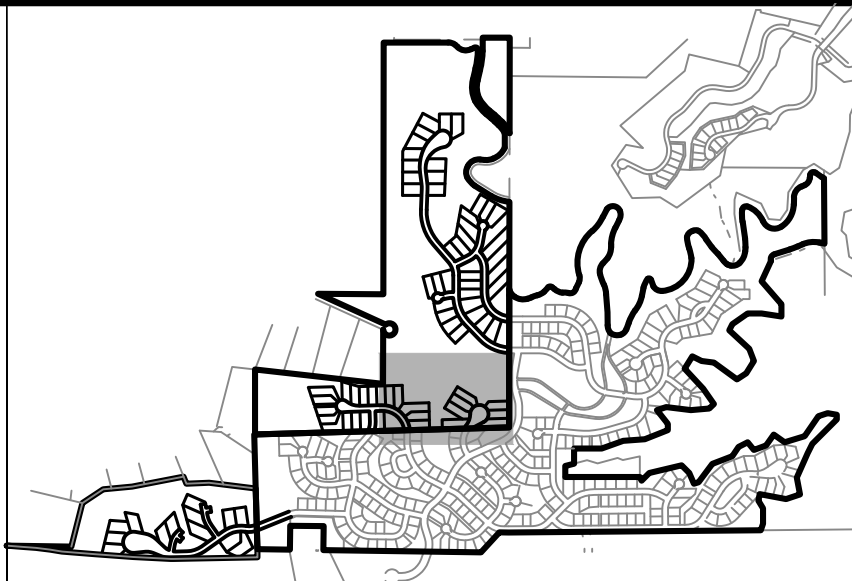
SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN

PARCELS 4 & 5 OF THE SOUTHRIDGE PRESERVE PLANNED DEVELOPMENT DISTRICT

A PART OF SECTION 21 AND SECTION 28, T6S, R67W OF THE 6TH P.M.,

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

170.86 ACRES - 82 RESIDENTIAL S.F.D. LOTS - SB25-0009



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- 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.

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
KJR	3/18/25	1	1ST PP SUBMITTAL
KJR	3/30/25	2	1ST PP RE-SUBMITTAL
KJR	10/16/25	3	2ND PP SUBMITTAL
KJR	12/12/25	4	3RD PP SUBMITTAL
KJR	3/27/26	5	4TH PP SUBMITTAL

H-SCALE	1"=50'	V-SCALE	N/A	DATE	3/27/26	DESIGNED BY	KAC	DRAWN BY	KAC	CHECKED BY	KJR
SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN											
SITE PLAN											

SHEET 15 OF 26

JOB NO. 15950.12

PRELIMINARY PLAN

HILLCAMP SOUTHRIDGE PRESERVE PARCELS 4 & 5

PREPARED BY:



A Westrian Company

PREPARED FOR:

BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 3/27/2026

TRACT LEGEND

- LANDSCAPE AREA
OPEN SPACE
AMENITY CENTER
UTILITY / INFRASTRUCTURE / ROADWAY

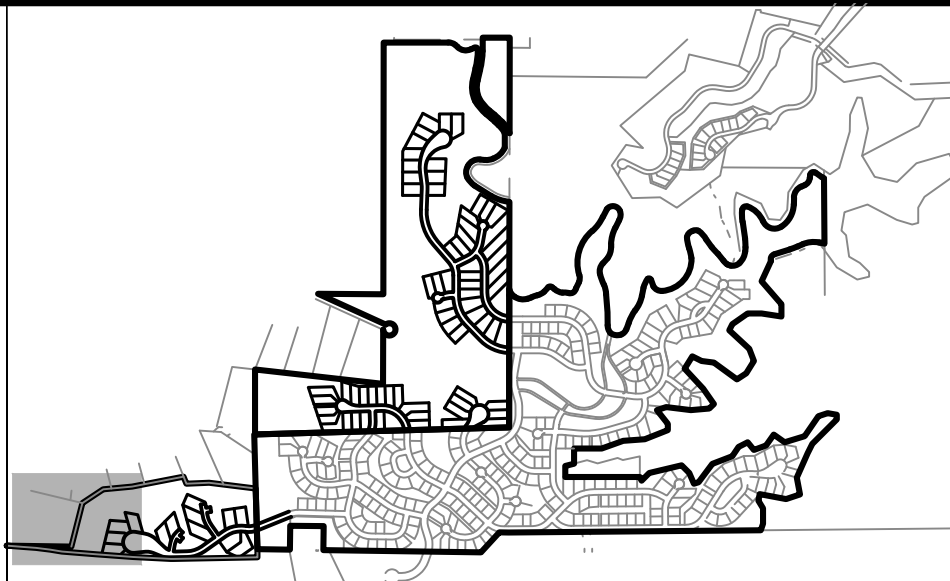
SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN

PARCELS 4 & 5 OF THE SOUTHRIDGE PRESERVE PLANNED DEVELOPMENT DISTRICT

A PART OF SECTION 21 AND SECTION 28, T6S, R67W OF THE 6TH P.M.,

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

170.86 ACRES - 82 RESIDENTIAL S.F.D. LOTS - SB25-0009



KEYMAP
SCALE: 1" = 2000'

NOTES

- SEE SHEET 7 FOR TYPICAL ROADWAY SECTIONS.
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PREPARED FOR

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

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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
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KJR	3/30/25	1ST PP RE-SUBMITTAL	2							
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KJR	12/12/25	3RD PP SUBMITTAL	4							
KJR	3/27/26	4TH PP SUBMITTAL	5							

SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN	SITE PLAN
SHEET 16 OF 26	JOB NO. 15950.12

PRELIMINARY PLAN
HILLCAMP SOUTHRIDGE
PRESERVE PARCELS 4 & 5
PREPARED BY:
J-R ENGINEERING
A Westrian Company
PREPARED FOR:
BC-RG MESA TOPS JV LLC
SUBMITTAL DATE: 3/27/2026

TRACT LEGEND

- LANDSCAPE AREA
OPEN SPACE
AMENITY CENTER
UTILITY / INFRASTRUCTURE / ROADWAY

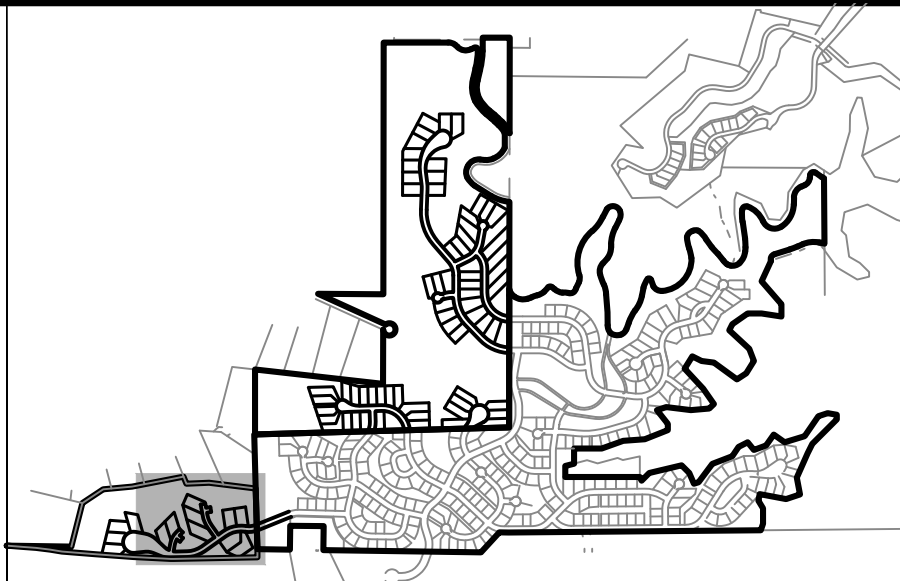
SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN

PARCELS 4 & 5 OF THE SOUTHRIDGE PRESERVE PLANNED DEVELOPMENT DISTRICT

A PART OF SECTION 21 AND SECTION 28, T6S, R67W OF THE 6TH P.M.,

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

170.86 ACRES - 82 RESIDENTIAL S.F.D. LOTS - SB25-0009



KEYMAP
SCALE: 1" = 2000'

NOTES

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PREPARED FOR

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KJR	12/12/25	4	3RD PP SUBMITTAL							
KJR	3/27/26	5	4TH PP SUBMITTAL							

SOUTHRIDGE PRESERVE PARCELS
4 & 5 PRELIMINARY PLAN

SITE PLAN

SHEET 17 OF 26

JOB NO. 15950.12

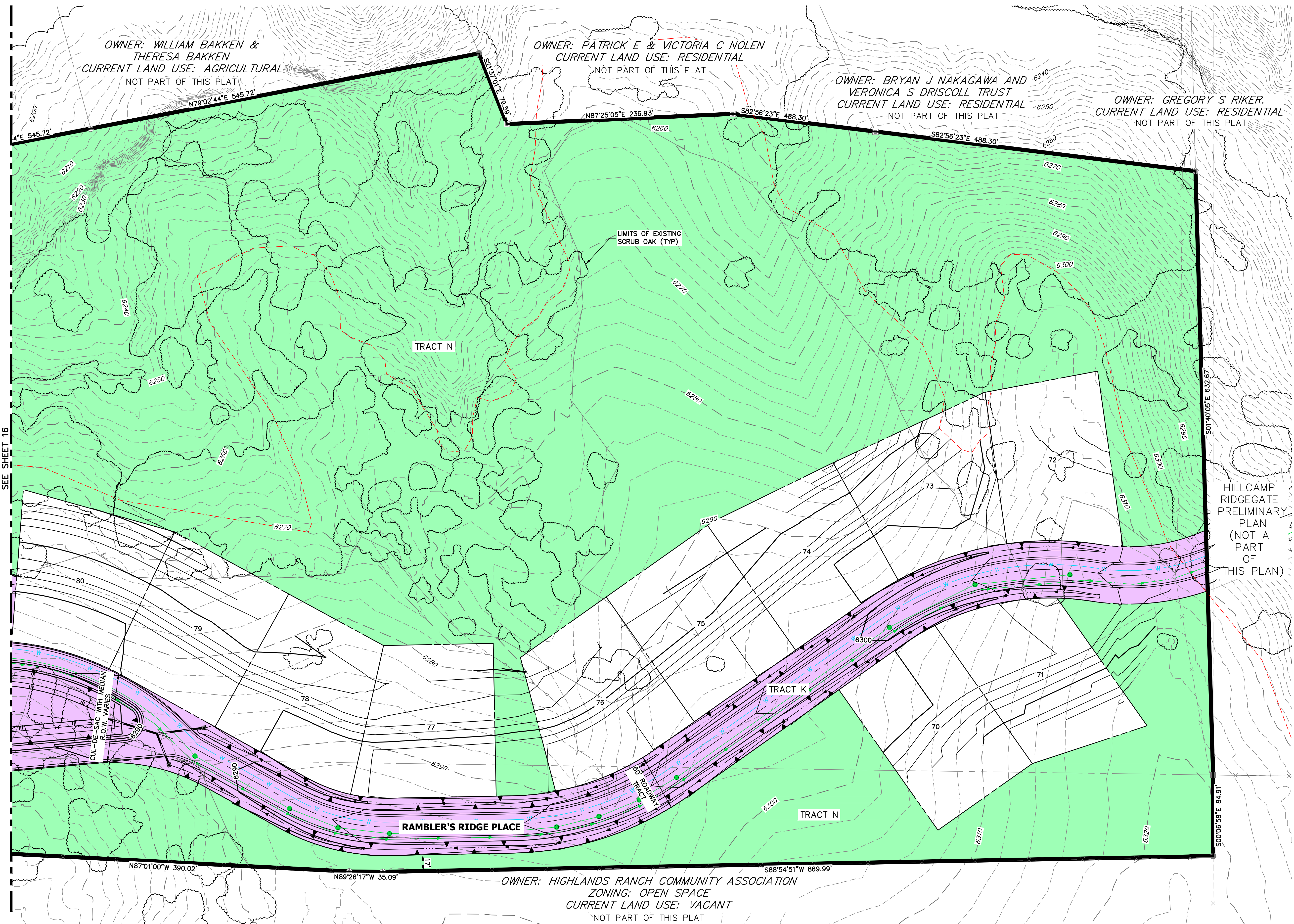
PRELIMINARY PLAN
HILLCAMP SOUTHRIDGE
PRESERVE PARCELS 4 & 5
PREPARED BY:

J-R ENGINEERING
A Westrian Company

PREPARED FOR:

BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 3/27/2026



SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN

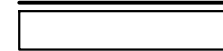
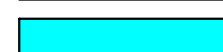
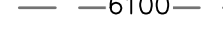
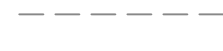
PARCELS 4 & 5 OF THE SOUTHRIDGE PRESERVE PLANNED DEVELOPMENT DISTRICT

A PART OF SECTION 21 AND SECTION 28, T6S, R67W OF THE 6TH P.M.,

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

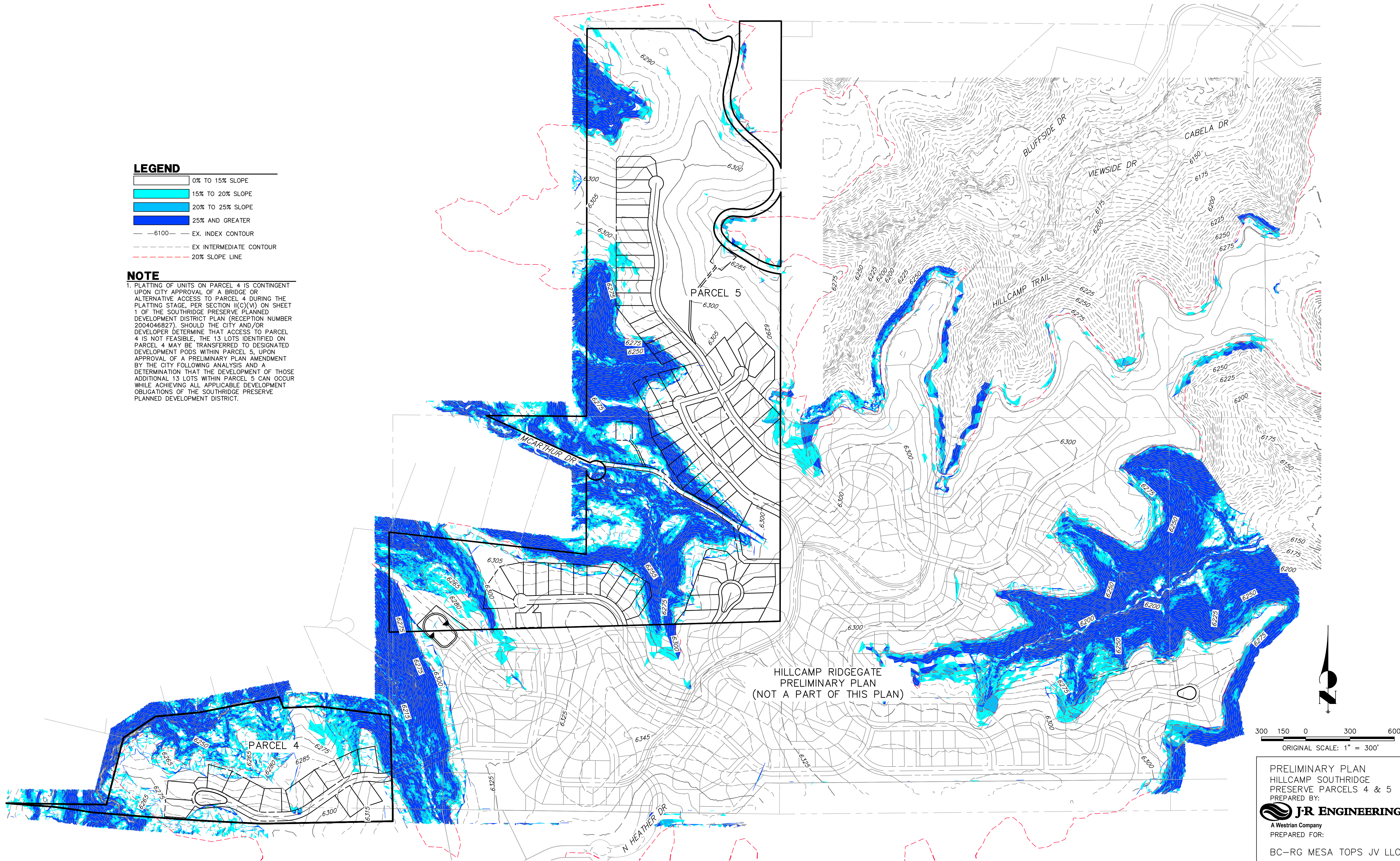
170.86 ACRES - 82 RESIDENTIAL S.F.D. LOTS - SB25-0009

LEGEND

	0% TO 15% SLOPE
	15% TO 20% SLOPE
	20% TO 25% SLOPE
	25% AND GREATER
	— 6100 — EX. INDEX CONTOUR
	--- EX INTERMEDIATE CONTOUR
	--- 20% SLOPE LINE

NOTE

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HILLCAMP RIDGEGATE
PRELIMINARY PLAN
(NOT A PART OF THIS PLAN)

300 150 0 300 600
ORIGINAL SCALE: 1" = 300'

PRELIMINARY PLAN
HILLCAMP SOUTHRIDGE
PRESERVE PARCELS 4 & 5
PREPARED BY:
J-R ENGINEERING
A Westrian Company
PREPARED FOR:
BC-RG MESA TOPS JV LLC
SUBMITTAL DATE: 3/27/2026

UNTIL SUCH TIME AS
THESE DRAWINGS ARE
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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	REVISION	No.	1"	H-SCALE	1"	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
KJR	3/18/25	1ST PP SUBMITTAL	1	N/A	3/27/26	KAC	3/27/26	KAC	KJR		
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KJR	12/12/25	3RD PP SUBMITTAL	4								
KJR	3/27/26	4TH PP SUBMITTAL	5								

SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN	EXISTING SLOPE ANALYSIS	SHEET 18 OF 26	JOB NO. 15950.12
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SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN

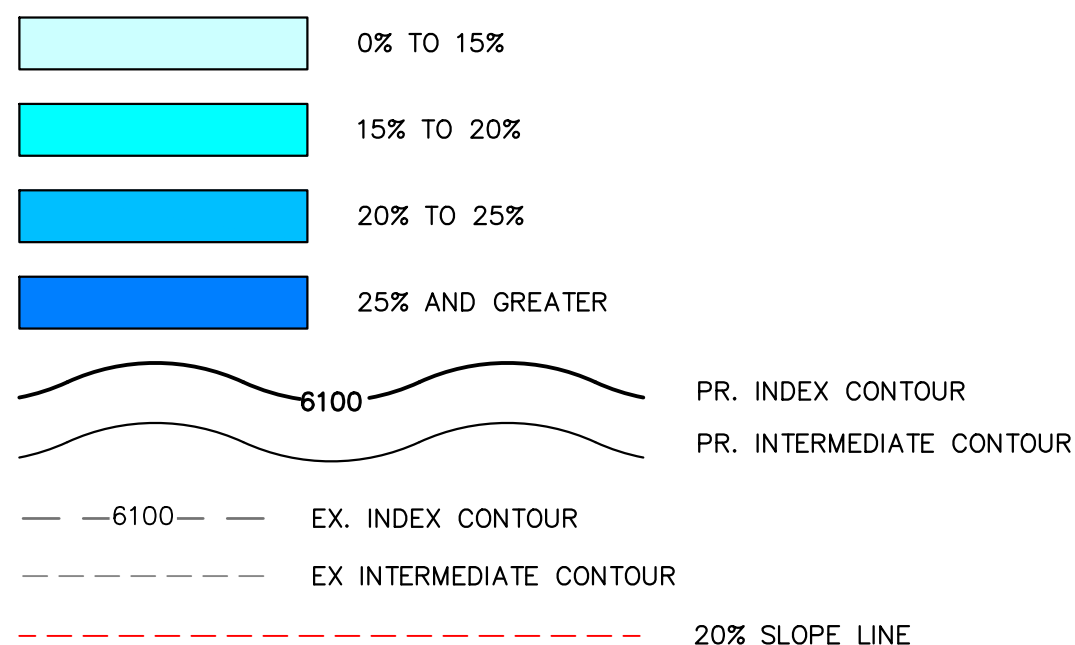
PARCELS 4 & 5 OF THE SOUTHRIDGE PRESERVE PLANNED DEVELOPMENT DISTRICT

A PART OF SECTION 21 AND SECTION 28, T6S, R67W OF THE 6TH P.M.,

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

170.86 ACRES - 82 RESIDENTIAL S.F.D. LOTS - SB25-0009

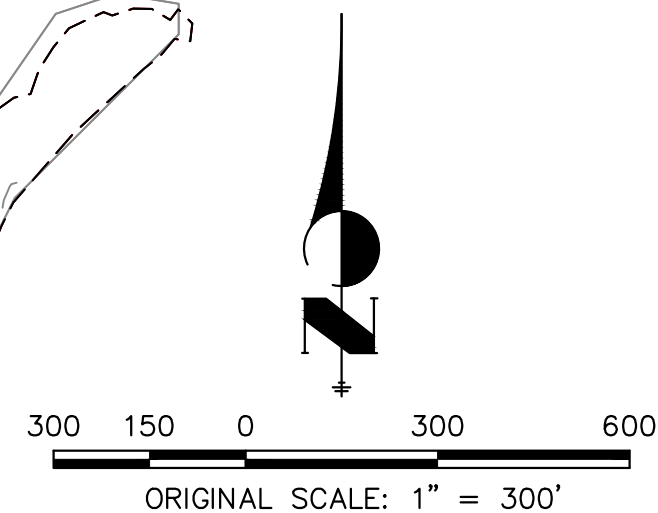
LEGEND



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2. SLOPES GREATER THAN 15% ADJACENT TO THE PROPOSED ROADS ARE DUE TO THE ROADSIDE DITCHES. FINAL DESIGN WILL INCLUDE CULVERTS AT EACH DRIVEWAY CROSSING.
3. 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 _____.
4. ANY NECESSARY RETAINING WALLS WILL BE DETERMINED AND DESIGNED AT THE TIME OF FINAL PLAT.

HILLCAMP RIDGEGATE
PRELIMINARY PLAN
(NOT A PART OF THIS PLAN)



PRELIMINARY PLAN
HILLCAMP SOUTHRIDGE
PRESERVE PARCELS 4 & 5
PREPARED BY:
J-R ENGINEERING
A Westrian Company
PREPARED FOR:
BC-RG MESA TOPS JV LLC
SUBMITTAL DATE: 3/27/2026

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APPROVES THEIR USE,
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A Westrian Company
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Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	1"=300'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
KJR	3/18/25	1 1ST PP SUBMITTAL	N/A			3/27/26	KAC	JU	KJR
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SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN	PROPOSED SLOPE ANALYSIS
SHEET 19 OF 26	JOB NO. 15950.12

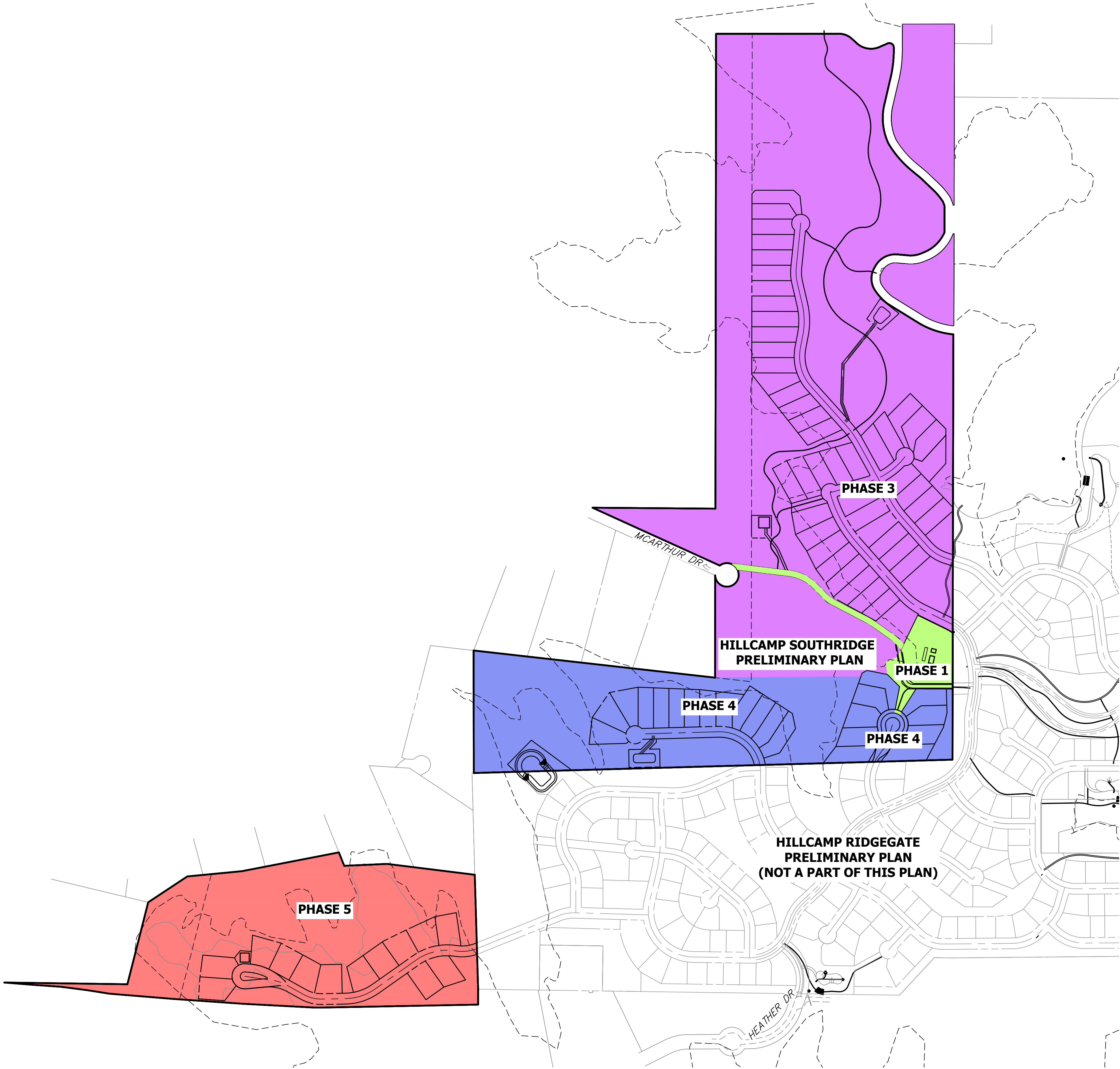
SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN

PARCELS 4 & 5 OF THE SOUTHRIDGE PRESERVE PLANNED DEVELOPMENT DISTRICT

A PART OF SECTION 21 AND SECTION 28, T6S, R67W OF THE 6TH P.M.,

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

170.86 ACRES - 82 RESIDENTIAL S.F.D. LOTS - SB25-0009

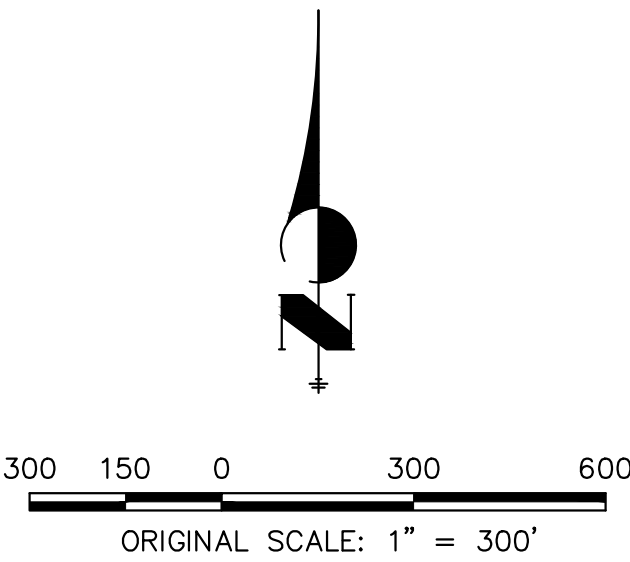


NOTES

1. PHASING LINES ARE APPROXIMATE AND MINOR ADJUSTMENTS TO PHASES MAY BE REQUIRED DURING FINAL DESIGN AND PLATTING OF THE SUBDIVISION.
2. SEE HILLCAMP RIDGEGATE PRELIMINARY PLAN FOR ADDITIONAL INFORMATION ON PHASING OF ADJACENT.
3. PLATTING OF UNITS ON PARCEL 4 IS CONTINGENT UPON CITY APPROVAL OF A BRIDGE OR ALTERNATIVE ACCESS TO PARCEL 4 DURING THE PLATTING STAGE, PER SECTION II(C)(V) ON SHEET 1 OF THE SOUTHRIDGE PRESERVE PLANNED DEVELOPMENT DISTRICT PLAN (RECEPTION NUMBER 2004046827). SHOULD THE CITY AND/OR DEVELOPER DETERMINE THAT ACCESS TO PARCEL 4 IS NOT FEASIBLE, THE 13 LOTS IDENTIFIED ON PARCEL 4 MAY BE TRANSFERRED TO DESIGNATED DEVELOPMENT PODS WITHIN PARCEL 5, UPON APPROVAL OF A PRELIMINARY PLAN AMENDMENT BY THE CITY FOLLOWING ANALYSIS AND A DETERMINATION THAT THE DEVELOPMENT OF THOSE ADDITIONAL 13 LOTS WITHIN PARCEL 5 CAN OCCUR WHILE ACHIEVING ALL APPLICABLE DEVELOPMENT OBLIGATIONS OF THE SOUTHRIDGE PRESERVE PLANNED DEVELOPMENT DISTRICT.

PHASING LEGEND

IMPROVEMENTS	ACREAGE	LOT COUNT
PHASE 1 (SEE HILLCAMP RIDGEGATE PRELIMINARY PLAN FOR CONTINUATION OF PHASE 1)	3.42 ACRES	0 LOTS
PHASE 3 (SEE HILLCAMP RIDGEGATE PRELIMINARY PLAN FOR CONTINUATION OF PHASE 3)	103.57 ACRES	47 LOTS
PHASE 4 (SEE HILLCAMP RIDGEGATE PRELIMINARY PLAN FOR CONTINUATION OF PHASE 4)	31.56 ACRES	22 LOTS
PHASE 5 (SEE HILLCAMP RIDGEGATE PRELIMINARY PLAN FOR CONTINUATION OF PHASE 5)	32.18 ACRES	13 LOTS



PRELIMINARY PLAN
HILLCAMP SOUTHRIDGE
PRESERVE PARCELS 4 & 5
PREPARED BY:

A Westrian Company
PREPARED FOR:
BC-RG MESA TOPS JV LLC
SUBMITTAL DATE: 3/27/2026

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SUITE 700
CENTENNIAL, CO 80111
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**J-R ENGINEERING**
A Westrian Company
Centennial 303-740-8888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE
KJR	3/18/25
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KJR	10/16/25
KJR	12/12/25
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3	2ND PP SUBMITTAL							
4	3RD PP SUBMITTAL							
5	4TH PP SUBMITTAL							

SOUTHRIDGE PRESERVE PARCELS
4 & 5 PRELIMINARY PLAN
PHASING PLAN

SHEET 20 OF 26
JOB NO. 15950.12

SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN

PARCELS 4 & 5 OF THE SOUTHRIDGE PRESERVE PLANNED DEVELOPMENT DISTRICT

A PART OF SECTION 21 AND SECTION 28, T6S, R67W OF THE 6TH P.M.,

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

170.86 ACRES - 82 RESIDENTIAL S.F.D. LOTS - SB25-0009

LEGEND

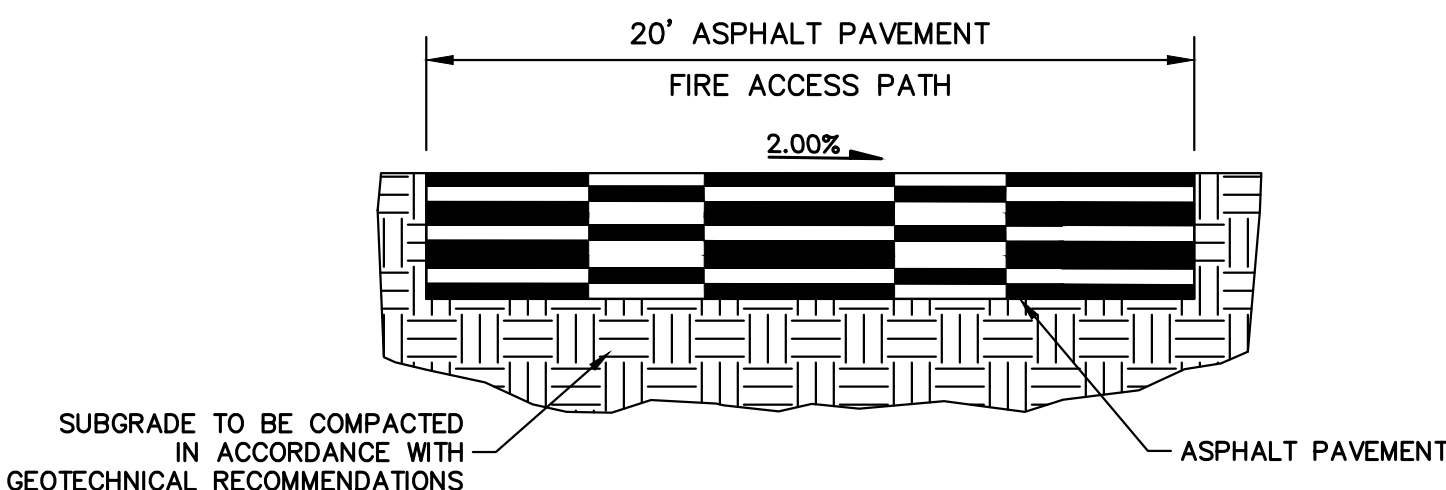
EXISTING DOUGLAS COUNTY EAST-WEST TRAIL (8' SOFT TRAIL)	
3' TRAIL	
12' UTILITY MAINTENANCE	
30' FIRE ACCESS PATH & MAINTENANCE	
HILLCAMP RIDGEGATE PRELIMINARY PLAN TRAILS	
POND	

TRAIL CONSTRUCTION & MAINTENANCE RESPONSIBILITY

TRAIL	CONSTRUCTION RESPONSIBILITY	MAINTENANCE RESPONSIBILITY	APPROXIMATE LINEAR FEET OF TRAIL	TRAIL USER RESTRICTIONS
EXISTING DOUGLAS COUNTY EAST-WEST TRAIL (8' SOFT TRAIL)	EXISTING	Douglas County	N/A	NONE
3' TRAIL	DEVELOPER	RRMD/HOA	4,920	NONE
12' UTILITY MAINTENANCE	DEVELOPER	RRMD/HOA	737	NONE
FIRE ACCESS PATH	DEVELOPER	RRMD/HOA	1,516	NONE

NOTES

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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

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

PRELIMINARY PLAN
HILLCAMP SOUTHRIDGE
PRESERVE PARCELS 4 & 5
PREPARED BY:
J-R ENGINEERING
A Westrian Company
PREPARED FOR:
BC-RG MESA TOPS JV LLC
SUBMITTAL DATE: 3/27/2026

SOUTHRIDGE PRESERVE PARCELS
4 & 5 PRELIMINARY PLAN
TRAIL PLAN
SHEET 21 OF 26
JOB NO. 15950.12

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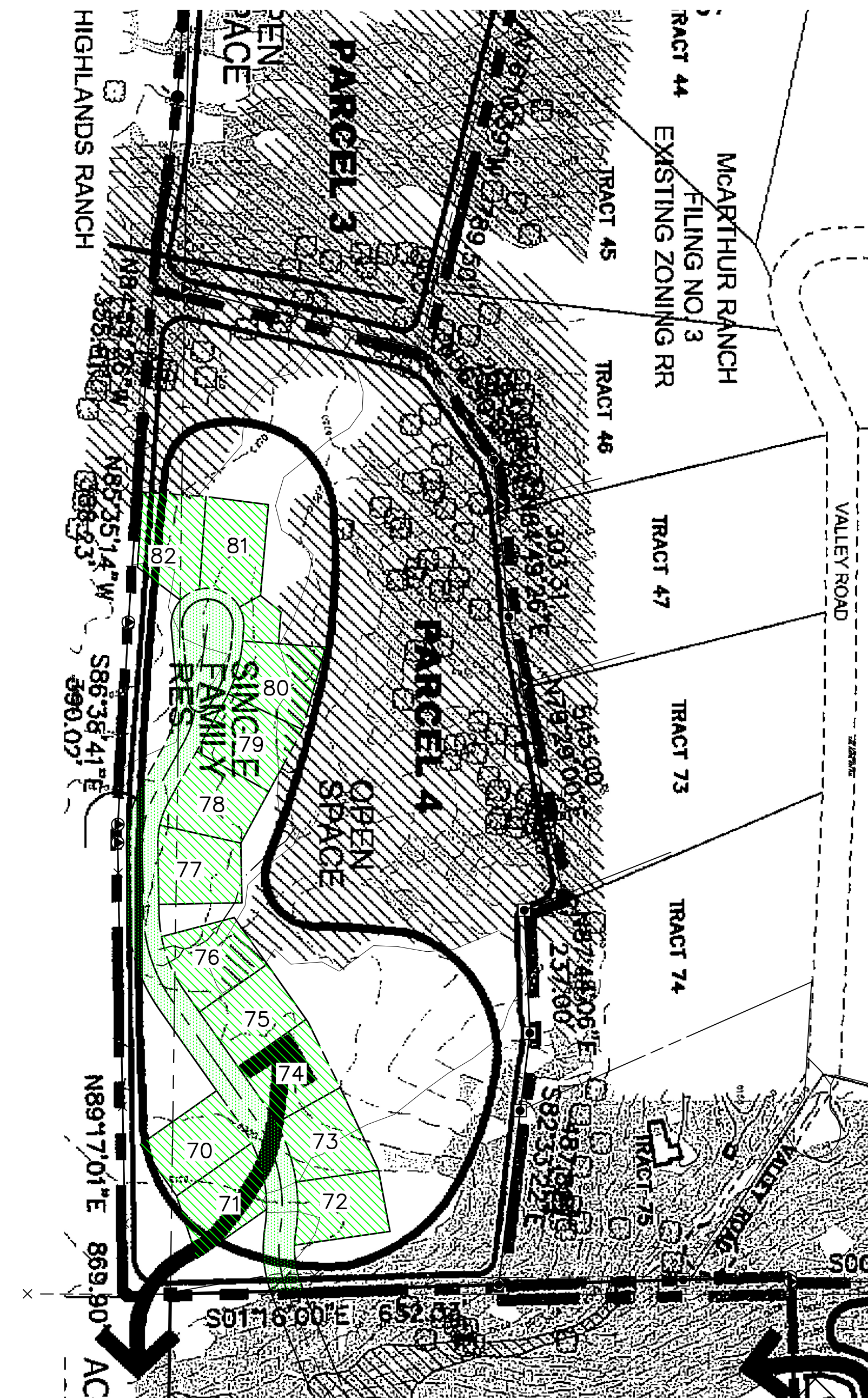
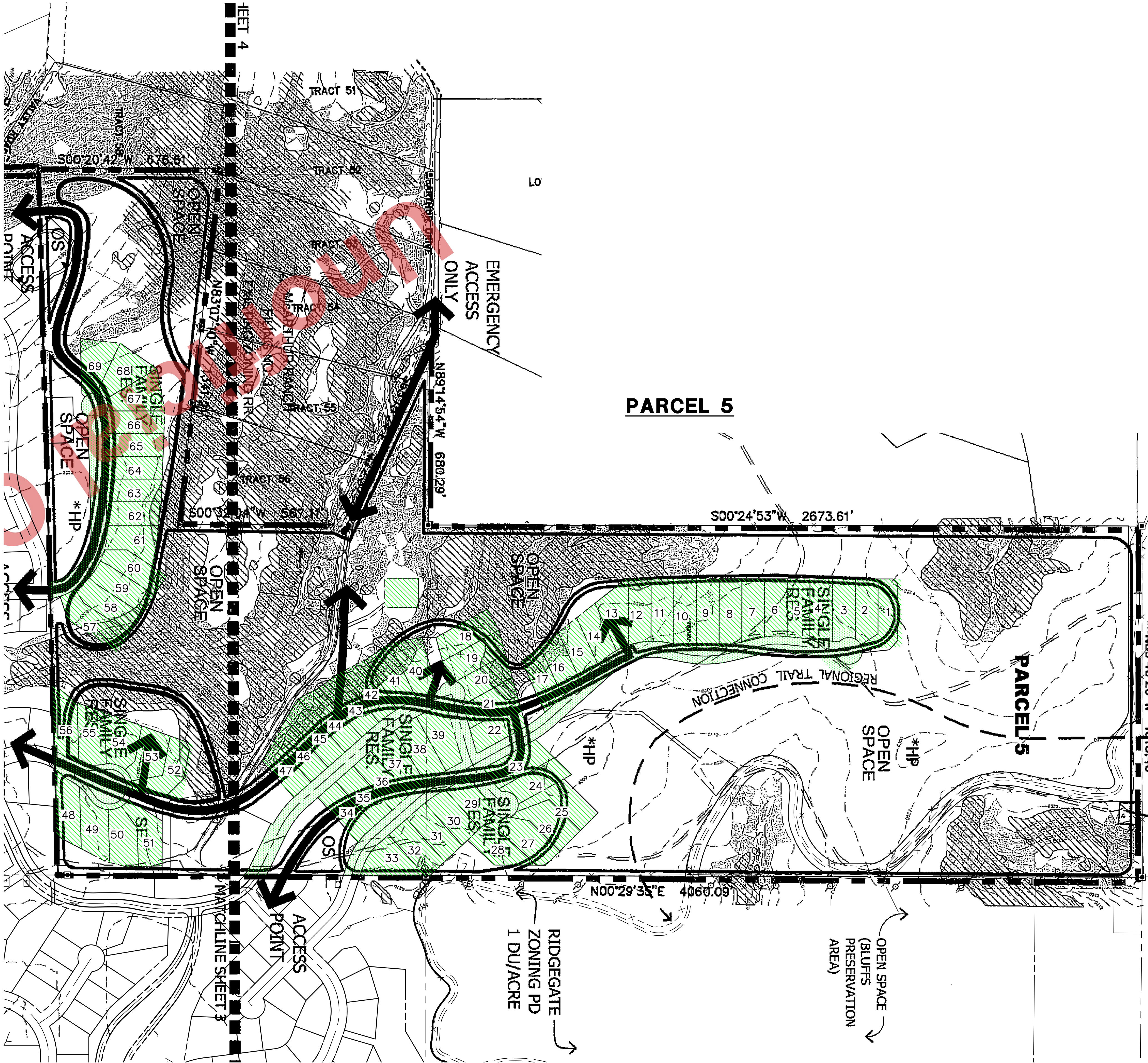
SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN

PARCELS 4 & 5 OF THE SOUTHRIDGE PRESERVE PLANNED DEVELOPMENT DISTRICT

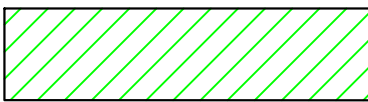
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CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO

170.86 ACRES - 82 RESIDENTIAL S.F.D. LOTS - SB25-0009



LEGEND



PROPOSED DEVELOPMENT



200 100 0 200 400
ORIGINAL SCALE: 1" = 200'

PRELIMINARY PLAN
HILLCAMP SOUTHRIDGE
PRESERVE PARCELS 4 & 5
PREPARED BY:



A Westrian Company
PREPARED FOR:

BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 3/27/2026

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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

BY	DATE	No.	REVISION
KJR	3/18/25	1	1ST PP SUBMITTAL
KJR	3/30/25	2	1ST PP RE-SUBMITTAL
KJR	10/16/25	3	2ND PP SUBMITTAL
KJR	12/12/25	4	3RD PP SUBMITTAL
KJR	3/27/26	5	4TH PP SUBMITTAL

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
N/A	N/A	3/27/26	N/A	N/A	KF

SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN	PROPOSED PDD COMPLIANCE PLAN
---	---------------------------------

SHEET 22 OF 26

JOB NO. 15950.12

SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN

PARCELS 4 & 5 OF THE SOUTHRIDGE PRESERVE PLANNED DEVELOPMENT DISTRICT

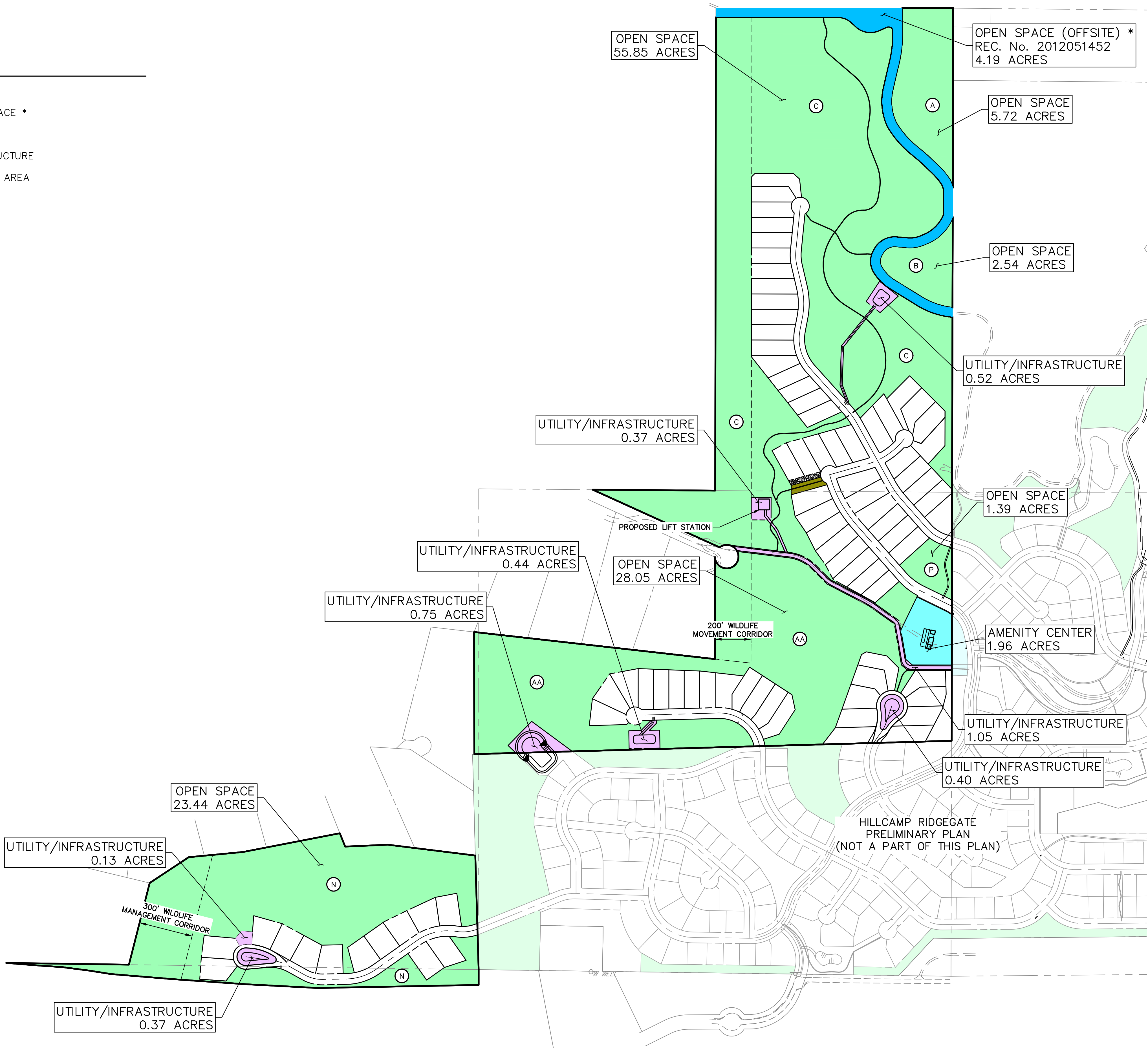
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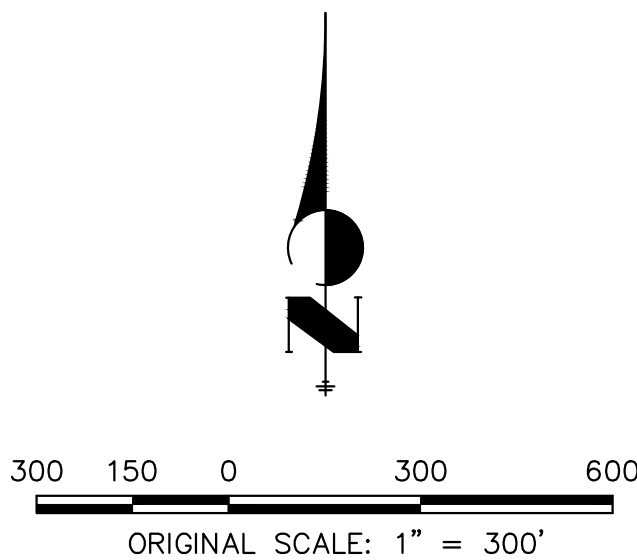
170.86 ACRES - 82 RESIDENTIAL S.F.D. LOTS - SB25-0009

TRACT LEGEND

	OPEN SPACE
	OFFSITE OPEN SPACE *
	AMENITY CENTER
	UTILITY/INFRASTRUCTURE
	RESTORED NATIVE AREA



NOTES
SEE SHEET 5 FOR OPEN SPACE CALCULATIONS AND PD COMPLIANCE TABLE.
* OFFSITE OPEN SPACE WITHIN SRP PARCEL 5 NOT A PART OF PRELIMINARY PLAN BOUNDARY. PREVIOUSLY DEDICATED TO RMD FOR EAST-WEST TRAIL



PRELIMINARY PLAN
HILLCAMP SOUTHRIDGE
PRESERVE PARCELS 4 & 5
PREPARED BY:
J-R ENGINEERING
A Westrian Company
PREPARED FOR:
BC-RG MESA TOPS JV LLC
SUBMITTAL DATE: 3/27/2026

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BY	DATE	REVISION	No.	1"	300'
KJR	3/18/25	1ST PP SUBMITTAL	1	N/A	
KJR	3/30/25	1ST PP RE-SUBMITTAL	2		
KJR	10/16/25	2ND PP SUBMITTAL	3	3/27/26	KAC
KJR	12/12/25	3RD PP SUBMITTAL	4		KAC
KJR	3/27/26	4TH PP SUBMITTAL	5		KJR

SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN	OPEN SPACE COMPLIANCE PLAN
SHEET 23 OF 26	JOB NO. 15950.12

SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN

PARCELS 4 & 5 OF THE SOUTHRIDGE PRESERVE PLANNED DEVELOPMENT DISTRICT

A PART OF SECTION 21 AND SECTION 28, T6S, R67W OF THE 6TH P.M.,

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

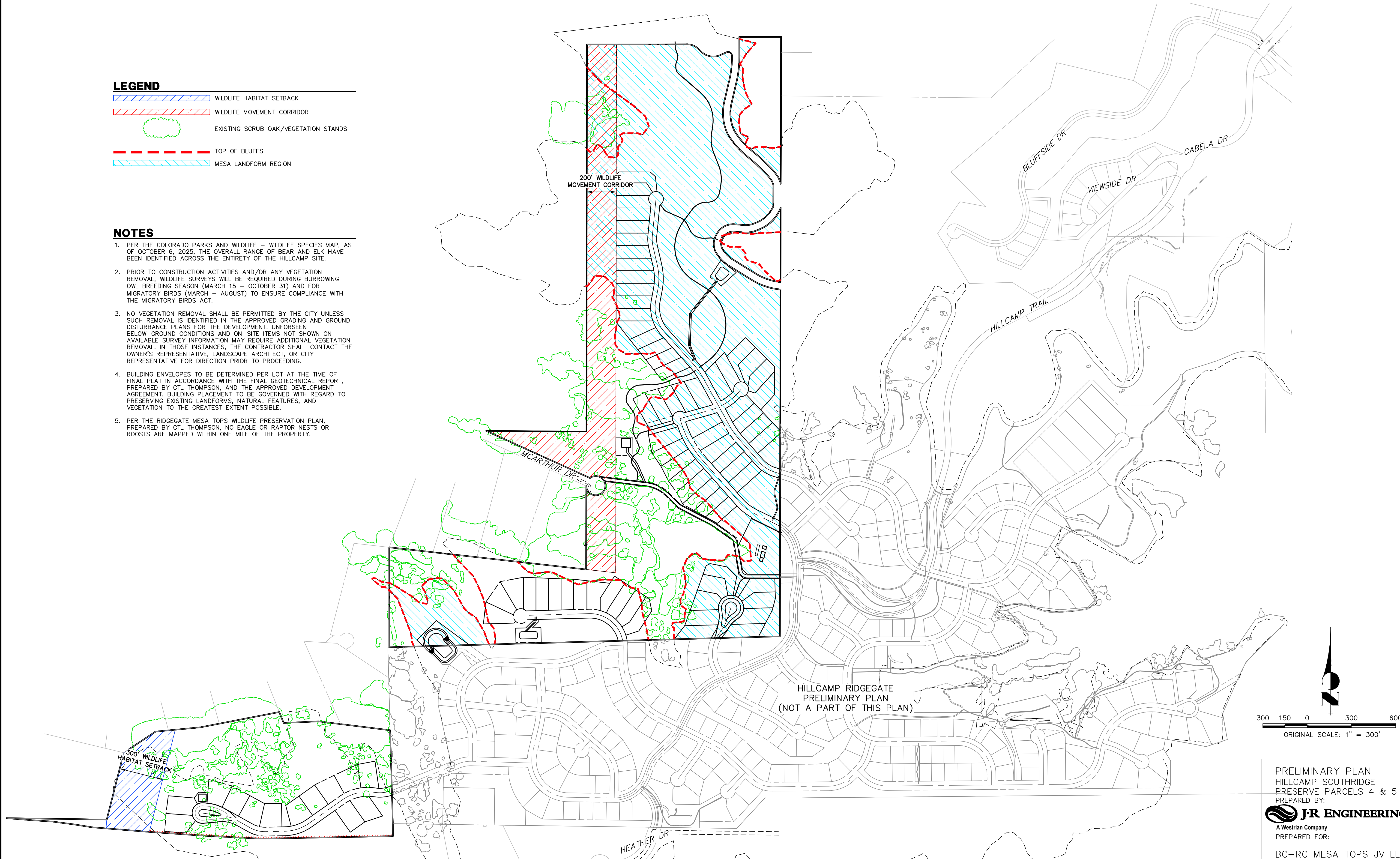
170.86 ACRES - 82 RESIDENTIAL S.F.D. LOTS - SB25-0009

LEGEND

-  WILDLIFE HABITAT SETBACK
-  WILDLIFE MOVEMENT CORRIDOR
-  EXISTING SCRUB OAK/VEGETATION STANDS
-  TOP OF BLUFFS
-  MESA LANDFORM REGION

NOTES

- PER THE COLORADO PARKS AND WILDLIFE - WILDLIFE SPECIES MAP, AS OF OCTOBER 6, 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, 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.



300 150 0 300 600
ORIGINAL SCALE: 1" = 300'

PRELIMINARY PLAN
HILLCAMP SOUTHRIDGE
PRESERVE PARCELS 4 & 5
PREPARED BY:
J-R ENGINEERING
A Westrian Company
PREPARED FOR:
BC-RG MESA TOPS JV LLC
SUBMITTAL DATE: 3/27/2026

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BY	DATE	No.	REVISION	1"=300'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
KJR	3/18/25	1	1ST PP SUBMITTAL	N/A			3/27/26	MEP		
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KJR	12/12/25	4	3RD PP SUBMITTAL							
KJR	3/27/26	5	4TH PP SUBMITTAL							

SOUTHRIDGE PRESERVE PARCELS
4 & 5 PRELIMINARY PLAN
ENVIRONMENTAL MAP
SHEET 24 OF 26
JOB NO. 15950.12

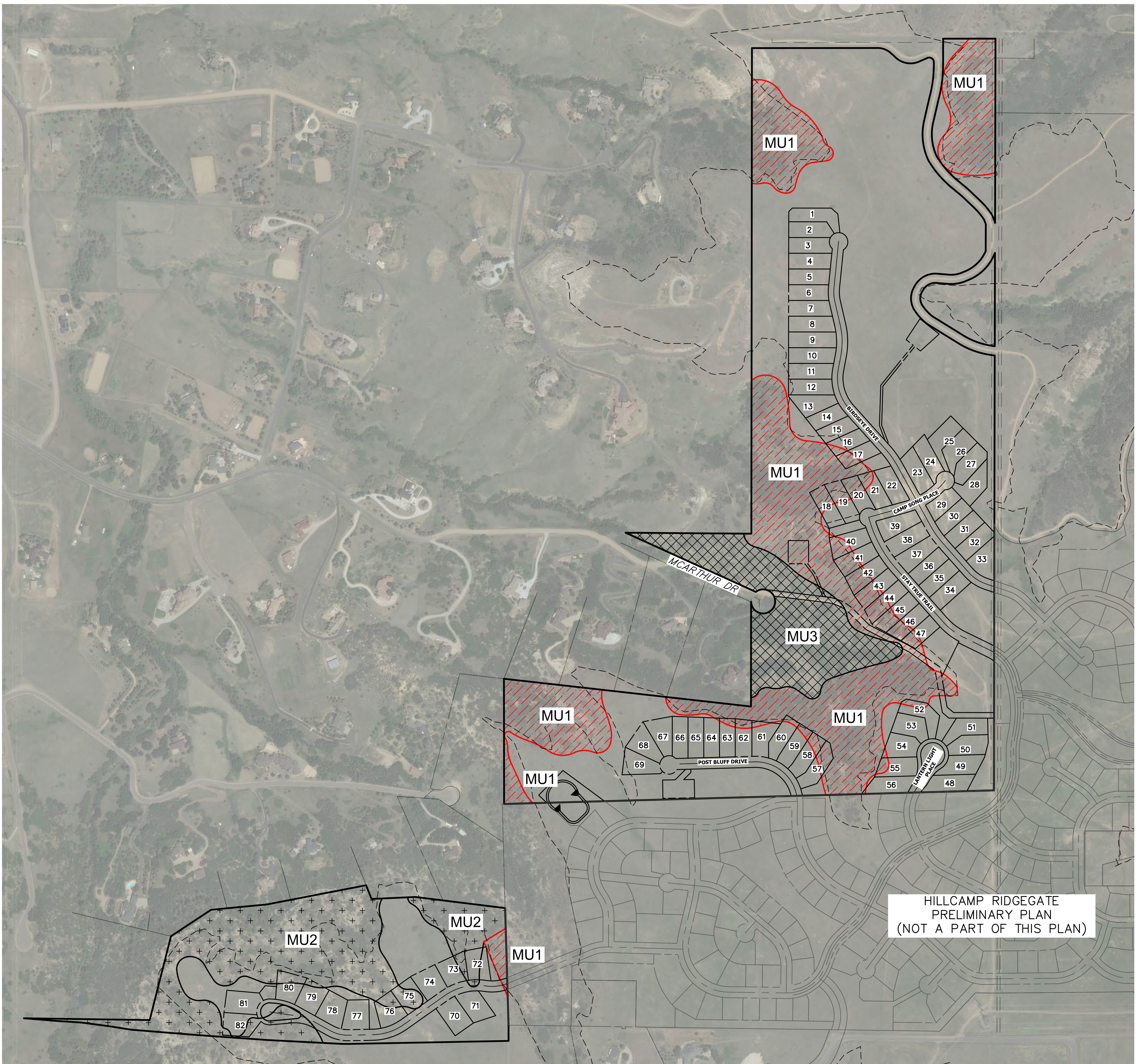
SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN

PARCELS 4 & 5 OF THE SOUTHRIDGE PRESERVE PLANNED DEVELOPMENT DISTRICT

A PART OF SECTION 21 AND SECTION 28, T6S, R67W OF THE 6TH P.M.,

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

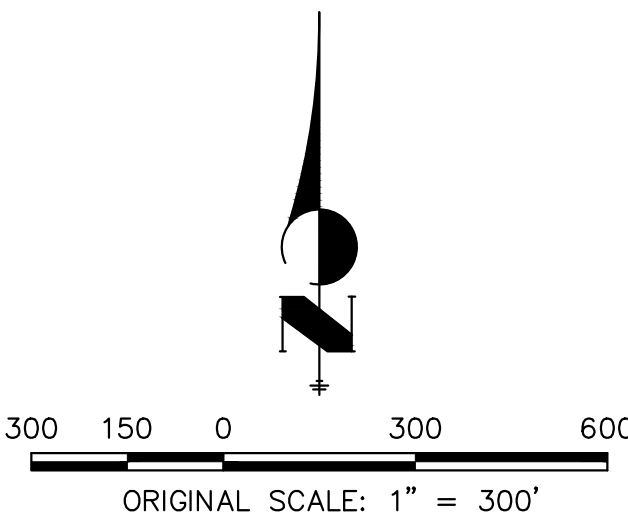
170.86 ACRES - 82 RESIDENTIAL S.F.D. LOTS - SB25-0009



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 SOUTHRIDGE
PRESERVE PARCELS 4 & 5
PREPARED BY:
J-R ENGINEERING
A Westrian Company
PREPARED FOR:
BC-RG MESA TOPS JV LLC
SUBMITTAL DATE: 3/27/2026

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KJR	3/27/26	5	4TH PP SUBMITTAL

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

SOUTHRIDGE PRESERVE PARCELS
4 & 5 PRELIMINARY PLAN
FIRE MITIGATION PLAN

SHEET 25 OF 26
JOB NO. 15950.12

SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN

PARCELS 4 & 5 OF THE SOUTHRIDGE PRESERVE PLANNED DEVELOPMENT DISTRICT

A PART OF SECTION 21 AND SECTION 28, T6S, R67W OF THE 6TH P.M.,

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

170.86 ACRES - 82 RESIDENTIAL S.F.D. LOTS - SB25-0009

FIRE MITIGATION PLAN NOTES

GENERAL NOTES

- 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.
- 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).
- 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.
- NO FLAMMABLE MATERIALS SUCH AS WOOD, PLASTICS, OR COMPOSITES WILL BE ALLOWED FOR FENCING IF CONNECTED TO THE HOUSE.
- CLASS-A FIRE RATED OR NON-COMBUSTIBLE ROOFS SHOULD BE REQUIRED.
- 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.
- WINDOWS SHOULD BE TO CODE WITH PROPER PANE DESIGN TO REDUCE RADIANT HEAT TRANSFER.
-

FIRE MITIGATION PLAN RECOMMENDATIONS

- 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.
- RECOMMENDATION -- MANAGEMENT UNIT 1 (MU1)
 - WHERE ABLE AND WITH CAUTION FOR SLOPE AND EROSION --
 - UTILIZE MECHANICAL MASTICATION TO REDUCE GAMBEL OAK AND MOUNTAIN MAHOGANY TO SLASH AROUND TOP OF PLATEAU.
 - SLASH PRODUCED FROM MASTICATION TO BE NO MORE THAN 4" IN HEIGHT.
 - SLASH MAY NEED TO BE SPREAD IN AREAS TO REDUCE OVERALL DENSITY AND DEPTH.
 - SLASH SHOULD BE RAN OVER WITH MASTICATOR AT LEAST TWICE TO REDUCE CHIP SIZE AS BEST POSSIBLE.
 - SLOPES GREATER THAN 18-20% OR WITH OPERATORS DISCRETION TO BE LEFT UNTOUCHED DUE TO EROSION CONCERNS WITH SANDY LOAM SOIL.
 - MAHOGANY AND OAK SHOULD BE MASTICATED FROM RED MU1 LINES DOWN TO 18-20% SLOPE OR PROPERTY LINE, WHICHEVER COMES FIRST.
 - 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.
 - 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.
- RECOMMENDATION -- MANAGEMENT UNIT 2 (MU2)
 - 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.
 - UTILIZE MECHANICAL MASTICATION TO REDUCE GAMBEL OAK AND MOUNTAIN MAHOGANY TO SLASH AROUND TOP OF PLATEAU.
 - SLASH PRODUCED FROM MASTICATION TO BE NO MORE THAN 4" IN HEIGHT.
 - SLASH MAY NEED TO BE SPREAD IN AREAS TO REDUCE OVERALL DENSITY AND DEPTH.
 - SLASH SHOULD BE RAN OVER WITH MASTICATOR AT LEAST TWICE TO REDUCE CHIP SIZE AS BEST POSSIBLE.
 - SLOPES GREATER THAN 18-20% OR WITH OPERATORS DISCRETION TO BE LEFT UNTOUCHED DUE TO EROSION CONCERNS WITH SANDY LOAM SOIL.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - MASTICATION SLASH AND CHIP PILES TO NOT EXCEED 4" IN DEPTH.
 - 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.
- RECOMMENDATION -- MANAGEMENT UNIT 3 (MU3)
 - 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.
- 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.
 - 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.
 - FUELS ALONG Ravine EDGE AS DESIGNATED WITH YELLOW TO BE LEFT TO STABILIZE Ravine. ENSURE PROPER SPACING AWAY FROM Ravine FUELS.
 - SLASH PRODUCED FROM MASTICATION TO BE NO MORE THAN 4" IN HEIGHT.
 - SLASH MAY NEED TO BE SPREAD IN AREAS TO REDUCE OVERALL DENSITY AND DEPTH.
 - SLASH SHOULD BE RAN OVER WITH MASTICATOR AT LEAST TWICE TO REDUCE CHIP SIZE AS BEST POSSIBLE.
 - SLOPES GREATER THAN 18-20% OR WITH OPERATORS DISCRETION TO BE LEFT UNTOUCHED DUE TO EROSION CONCERNS WITH SANDY LOAM SOIL.
 - 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.
 - 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.
 - 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.
 - RECOMMENDATION -- MANAGEMENT UNIT 4 (MU4)
 - 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.
 - 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.
 - WILD OR MANICURED GRASSES IN LANDSCAPED AREAS SHOULD BE TRIMMED TO A MAXIMUM HEIGHT OF 6" IN FALL WHEN GRASSES DRY OUT.
 - LANDSCAPED AREAS SHOULD REFERENCE HIZ AND THIS FMP FOR SPACING DIRECTIVES NEAR STRUCTURES AND HIGH-RISK AREAS.
 - LANDSCAPE DESIGN ELEMENTS SHOULD FOLLOW DIRECTIONS PROVIDED BY LONE TREE MUNICIPAL CODE FOR AESTHETIC APPEAL WHILE MAINTAINING FIRE HARDY SPECIES AND AWARENESS.

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

SOUTHRIDGE PRESERVE PARCELS 4 & 5 PRELIMINARY PLAN	FIRE MITIGATION PLAN	SHEET 26 OF 26

PRELIMINARY PLAN
HILLCAMP SOUTHRIDGE
PRESERVE PARCELS 4 & 5
PREPARED BY:


J-R ENGINEERING
A Westrian Company
PREPARED FOR:

BC-RG MESA TOPS JV LLC

SUBMITTAL DATE: 3/27/2026