

OWNER:
WILLIAM E. MYRICK
1045 LINCOLN STREET, SUITE 200
DENVER CO 80203

SOUTHRIDGE PRESERVE

A PART OF SECTIONS 20 AND 21, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6 P.M., DOUGLAS COUNTY, COLORADO
CITY OF LONE TREE, STATE OF COLORADO, TOTAL ACREAGE 222.18 ACRES, NOT TO EXCEED 85 UNITS

REPRESENTATIVE:
WENK ASSOCIATES
1035 CHEROKEE STREET
DENVER CO 80204
PHONE: 303.628.0003

PLANNED DEVELOPMENT DISTRICT

GENERAL PROVISIONS

Authority

This Development Plan is authorized by Section 15 - Planned Development District of the City of Lone Tree Zoning Ordinance adopted pursuant to the Colorado Planned Unit Development Act of 1972.

Applicability

The provisions of this Development Plan shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Director of Community Development (the Director) or City Council.

Adoption

The adoption of this Development Plan shall evidence the findings and decision of the City of Lone Tree City Council that this Development Plan for Southridge Preserve is in general conformity with the City of Lone Tree Comprehensive Plan, as authorized by the provision of Section 15 of the City of Lone Tree Zoning Ordinance, and that such Section 15 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

Relationship to City Regulations

The provisions of this Development Plan shall prevail and govern the development of Southridge Preserve, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the City of Lone Tree Zoning Ordinance, as amended, or any other applicable ordinance or regulations of the City of Lone Tree, shall be applicable.

In addition to this Development Plan and the Annexation and Development Agreement, the subsequent Design Guidelines, subdivision plat, and approved site plans, shall guide the development of Southridge Preserve, provided, however, that where the provisions do not address a particular subject, the relevant provision of the City of Lone Tree Zoning Ordinance, as amended, or any other applicable ordinance or regulations of the City of Lone Tree shall be applicable. In the event that provision of this PDD, the Annexation and Development Agreement shall be the governing document.

Due to the long-term nature of the development, it is possible that the provision of this PDD may not address every subject. The Director shall have the authority to interpret future Development Plans and Design Guidelines, and to interpret certain City regulations and standards for consistency with the planning concepts and objectives of the PDD, the Annexation and Development Agreement, and the Design Guidelines provided that such interpretations do not conflict with the City of Lone Tree's Comprehensive Plan, as reasonably determined by the Director in consultation with the City Council.

Enforcement

To further the mutual interest of the residents, occupants, and owners of the Planned Development and of the public in the preservation of the integrity of the Plan, the provisions of this Plan relating to the use of land and the location of common open space shall run in favor of the City of Lone Tree and shall be enforceable at law or in equity by the City within limitation on any power or regulation otherwise granted by law.

Conflict

Where there is more than one provision within the Development Plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the Director.

Maximum Level of Development

The actual density of dwellings approved by the City in the PD may be less than shown on the plan due to subdivision or site improvement plan requirements or other requirements of the City such as park/school land dedication.

The total number of dwellings or density approved for development within the Planning Area is the maximum development requested for platting or construction (plus approved density transfers, if any). The actual number of dwellings may be less due to subdivision or site improvement plan requirements or other requirements of the City Council.

Except for Parcel One, lots should not exceed one-half acre in size, and smaller lots may be required along with a clustered development pattern during the platting process.

Project Tracking

At the time of each planning area's final plat, the applicant shall provide a summary of the development, to date, along with the final plat submitted to the Planning Division, in order to assure maximum development limits are not exceeded.

STATEMENT OF COMMITMENTS

All references to the "Owner" as specified herein shall mean the owner(s) of the Southridge Preserve property, its successors, heirs or assigns. Commitments set forth herein are the responsibility of the Owner(s), however, other appropriate entities, including Special Districts, may assume the responsibility of commitments.

All land dedications shall be made by the respective plat, to the City of Lone Tree, unless otherwise agreed to by the City and the City agrees that the appropriate entity managing facilities on the dedicated land will be required to maintain the facilities to a quality level that is consistent with the quality envisioned for Southridge Preserve as reflected in City and project development standards.

All conveyances and dedications of public land shall be accomplished, in order to further the development and obtain project approvals and City commitments. All conveyances and dedications will occur at an appropriate time prior to construction to allow flexibility to refine locations as appropriate. (see Annexation and Development Agreement)

I. Intent Statement

The development concept for Southridge Preserve recognizes the importance of the bluffs as important natural landmarks that contribute to the geographical uniqueness of Lone Tree and the South Denver Metropolitan Area. The guiding principles and objectives of this plan are intended to protect ridgelines from development; preserve sensitive view corridors - primarily from the north and east; provide a visually and functionally compatible relationship with the neighboring RidgeGate Planned Development; preserve open space with public trail access, and respect wildlife habitat and movement corridors. The project achieves these objectives through specific measures including:

- Clustered development patterns that limit the extent of development to designated areas, maximum lot sizes, and building envelopes;
- Preservation of approximately 70% of the project as open space in perpetuity;
- Minimum 200' setbacks from ridgelines and 300' setbacks from clifflines as designated;
- Development restrictions including 20' height limitations and no development on slopes exceeding 20%;
- Design Guidelines and an established review and approval process for all homes to guide color, materials, fencing, lighting, landscaping, etc., to ensure that homes are visually integrated with the landscape.

The project is also intended to provide logical infrastructure extensions and minimize servicing costs through paved roads and central water and sanitation facilities for the majority of the project, as well as mitigation measure to off-set costs to the City.

II. Road Construction

- The Owner shall submit recommendations to the City at the preliminary plan stage for each phase of the project, to determine the specific location, rights-of-way and construction requirements for roadways. Specifically, at the subdivision stage, detailed site specific planning and engineering will be completed, addressing issues including, but not limited to grades, rights-of-way, drainage ways, and earth movement, in accordance with City standards and requirements.
- With the exception of Parcels One, Two and Three, development of this project is contingent upon completion of a paved arterial road system and extension of associated utilities connecting with the eastern boundary of the Southridge Preserve project area. Approval of plats and subsequent improvements may not commence until said access and central utilities are deemed to be secured and adequate, as determined by the City.
- Soil and slope conditions as well as the general character of the area have guided the conceptual road alignments. The Owner shall work with the City of Lone Tree to develop alternative road standards that will serve to minimize the environmental and visual impacts of development within the PDD. Alternative roadway standards for this PDD shall be approved by the City of Lone Tree, prior to platting as indicated below.
- With the exception of Parcel One, all internal roads will be paved and designed in accordance with City of Lone Tree and South Metro Fire District road standards.
- All roads will be narrow, rural in character and designed to minimize their impact on the topography, air quality and visibility from major view corridors.

III. Drainage of stormwater from street rights-of-way will be conveyed in natural landscape swales.

iv. McArthur Drive shall function as a gated, restricted use road limited to access for emergency purposes and use by the City only. The Owner will be responsible for constructing and maintaining a secure gate.

v. Parcels One, Two and Three primarily consist of open space and a restricted number of lots. These three parcels will utilize existing access from Valley Road and South Oneida Streets.

vi. Unless the City approves an alternative access method, access across the ravine to Parcel 4 shall be afforded from a bridge, designed and constructed by the applicant based on alternative road standards as approved by the City. The access bridge shall incorporate natural materials and colors to minimize visual impacts. Construction of the bridge shall minimize site disturbance, and shall provide for site reclamation, and maintain provisions for wildlife movement.

Platting of units on Parcel 4 is contingent upon City approval of the bridge or alternative access. The City shall determine final design and approval of said bridge at the platting stage. Should the City determine that access to Parcel Four is not feasible, the 13 dwelling units zoned for Parcel Four may be transferred to designated development pods within Parcel 5, upon approval by the City.

vii. The internal and necessary off-site connection roads that serve parcels Four and Five shall be private, to be maintained by a (South Ridge) Special District. The Special District as approved by the City shall be created and in place prior to or concurrent with the first plat in Parcel Four or Parcel Five.

viii. The access road(s) on Parcel One and the road between Parcel One and Monoco Street may remain unpaved as long as no more than three additional residences are constructed on Parcel One. Development of more than three additional homes on Parcel One will require paving of the internal road(s) on Parcel One.

ix. If and when the County requires paving of their existing gravel roads, the Owner agrees to participate on a fair-share, pro-rata basis with proportionate costs associated with paving of these gravel roads.

x. If and when McArthur Drive is paved, the emergency restricted access proposed at this time would convert automatically to a full access providing a connection between the two projects.

III. Wildlife Preservation Plan

The Owners agree to cooperate with the City and the State Division of Wildlife in the development of wildlife management programs. Commitments include the following points:

- Preserve existing native vegetation on slopes exceeding 20 percent.
- Maintain the quality of healthy native woody vegetation species and grasslands (i.e., trees, shrubs, groundcover) for bank stabilization in eroded areas and for wildlife habitat.
- Provide a 200' wide wildlife movement corridor along the west edge of Parcel Five.
- Provide a 300' wildlife habitat setback from the cliffline on Parcels One and Four. The cliffline is measured from the top of the cliff on each parcel.
- Provide for building envelopes, wildlife compatible fencing, proper trash containment and pet control in private design guidelines and covenants.
- Notify potential residents that Southridge Preserve is located in a significant wildlife habitat area.
- Work cooperatively during specific development phasing with the entity managing the designated open space areas on the Development Plan, and in conjunction with the City and RidgeGate, with the intent of conserving/preserving native areas for wildlife habitat, where appropriate. Such management planning may include selective closing of certain portions of drainages to specific uses and supplemental vegetation of open space areas with desired native vegetative species in order to provide a more desirable habitat, where appropriate.

h. Work cooperatively with the State Division of Wildlife to allow for reasonable management opportunities that achieve the above described objectives.

IV. Public Dedications and Conveyances

a. Parks, Trails, and Open Space

I. The Owner agrees to dedicate Parcel Two and Parcel Three in their entirety, a total of 14.94 acres, to the City. Dedication of the land shall be made either prior to, or concurrent with, the platting of adjacent parcel(s) as agreed to by the Owner and the City. The City may further convey the land to the appropriate agency, unless otherwise specified by Council.

II. With the exception of Parcels Two and Three, open space will be owned either by the City, a public entity designated by the City, or held by a conservation easement. Ownership and maintenance responsibilities shall be in place within three years following recordation of the PD zoning, or prior to or concurrent with platting within each Parcel.

III. With the exception of open space Parcels 2 and 3 that are being dedicated to the City as open space, all open space areas shall be preserved as open space in perpetuity. The exact mechanism for conservation will be determined by the City prior to or concurrent with platting.

IV. The Owner shall provide blanket easements in order to construct local trails and regional trails and trail connections in this project, with trail locations to be determined by the City, in consultation with the applicant, South Suburban Parks and Recreation District, Douglas County, and RidgeGate.

v. Regional park dedication requirements have been met. Outstanding local park dedication shall be made with a cash-in-lieu of land payment equal to the full market value of 1.32 acres, to be paid in accordance with the City's Subdivision requirements at the time of platting Parcels Four and Five. The City will determine the fair market value and assess the fee on a pro-rata, per unit basis at the time of platting.

b. Schools

I. This project is subject to payment of a cash-in-lieu amount to be determined at the time of platting. In the interim, if the School District develops a countywide program for implementation of additional fees or other consistently applied programs, the applicant agrees to participate in said program.

V. Districts

a. Within one year following zoning approval, the applicant shall petition the South Suburban Parks and Recreation District for inclusion in that District.

b. McArthur Ranch Recreation District Residents of Southridge Preserve may withdraw from the McArthur Ranch Recreation District.

c. Special Districts Special Districts may be implemented to provide for water and sewer service, roads, drainage, parks and related community improvements. (see Annexation and Development Agreement)

VI. Project Phasing Restrictions

a. Development of Parcel 1 is contemplated to begin upon annexation and plat approval. Development on Parcel Four and Parcel Five shall not commence until the extension of roads and municipal services into RidgeGate at either the eastern or southern boundary of Southridge Preserve.

b. Unless otherwise stated, the commitments and provisions of this Planned Development zoning are effectuated at the time of final approval of the zoning, by the City.

VII. Fire Protection and Law Enforcement

South Metro Fire District will provide fire protection and will require covenants specifying the use of in-house sprinkler systems for dwellings constructed on Parcel 4. The City of Lone Tree will provide law enforcement services. Impacts or existing services are anticipated to be minimal due to the low density of the proposed project.

VIII. Water Rights

The Owner(s) have adjudicated water rights, with reuse potential of return flows for irrigation and augmentation purposes. The City shall retain the right to reasonably determine whether adequate water and wastewater facilities and adequate water rights are available for a particular development parcel at the time of platting that development, and the right not to approve said plat if the adequacy of such water facilities/rights are not established.

IX. Municipal Services

a. Due to limited access and land area, Parcels One, Two and Three will require Tri-County Health approved private well and septic systems.

b. Development of Parcels Four and Five shall not commence until it is feasible to tie into RidgeGate Special District facilities for provision of water and wastewater services, or alternatively, if these parcels are included in a Special District.

c. Municipal services will be financed either at the expense of the future developer(s) or through bonding.

d. The owner agrees that no City trash collection service is to be provided to Parcel One with access through unpaved roads. City trash collection service may be provided to homes only when accessed by fully paved roads.

X. Cost Recovery Mitigation Fee

The owner commits to submit a one-time cost recovery mitigation fee currently estimated in the amount of \$10,586.07 per unit for Parcels Four and Five, and \$5,000 per unit for Parcel One, to help offset the City's expenditures to service this project over time. Said fee would be collected at building permit.

The figures of \$10,586.07 for Parcels Four and Five, and \$5,000 for Parcel One are for illustrative purposes at the time of zoning approval. The actual fee will be recalculated at the time of platting utilizing revised, updated cost/revenue data assumptions at the time of platting. The mitigation execution fee shall be collected at time of building permit for each housing unit.

XI. Watershed Management

The Owner commits to necessary measures for proper watershed management as determined by the City, consistent with the standard practices of the area, and in consultation with Urban Drainage and Flood Control District.

XII. Miscellaneous Provisions

a. Zoning of Parcel One shall be limited to three homes. Placement of said homes shall be restricted to the southerly one third portion of the Parcel One so as to minimize visibility generally from the north, unless it can be demonstrated that due to topography, vegetation and other factors, visibility of homes located elsewhere are satisfactorily mitigated, as determined by the City.

b. Measurement of setbacks relative to ridgelines and clifflines shall be determined by the City, as part of the platting and design review processes.

c. All site improvements including construction of principal and accessory units, fencing, irrigation, and lighting shall be confined within a designated building envelope, to be a maximum of 25% of each lot, with an additional 10% that may be granted based on site plan analysis. Up to 40% additional area may be allowed for irrigation if groundwater is available. Said limitations shall be identified and designated at the platting stage.

d. A mandatory Home Owners Association shall be created in place prior to or concurrent with the first plat in Parcel Four or Parcel Five. A separate mandatory Home Owners Association shall be created and in place prior to or concurrent with the first plat in Parcel One with specific provisions to ensure the on-going maintenance of the internal and necessary off site connection private roads that serve Parcel One.

e. The applicant shall cause an archeological assessment to be done of Parcel Four or Five, to be conducted prior to or concurrent with platting of Parcel Four or Five, and an archeological assessment within the development pod established on Parcel One shall be conducted prior to or concurrent with platting of Parcel One.

OWNERSHIP CERTIFICATION

McArthur Ranch Associates

By William E. Myrick Date 4/2 2004
William E. Myrick, General Partner

By William E. Myrick Date 4/2 2004
William E. Myrick, Individually

By William E. Myrick Date 4/2 2004
William E. Myrick, EBA

By Kathryn Schneider, William C. Myrick, Susan Smith, and Patricia Kohler

By David Kohler Date 4/2 2004
David Kohler

STATE OF COLORADO)
CITY & COUNTY OF DENVER) SS:

SUBSCRIBED AND SWORN to before me this 2nd day of April, 2004, by David Kohler, and William E. Myrick, individually, as General Partner for McArthur Ranch Associates, and POA, Kathryn Schneider, William C. Myrick, Susan Smith, and Patricia Kohler, personally appearing before me.

Witness my hand and official seal.
JACKIE GORAN
NOTARY PUBLIC
STATE OF COLORADO
My commission expires: July 6, 2007

I, William E. Myrick, attorney at law, duly qualified, insured or licensed by the State of Colorado, do hereby certify that I have examined the title of all lands depicted and described herein and that title to such land is owned in fee simple by McArthur Ranch Associates, William E. Myrick, William C. Myrick, Kathryn Schneider, Susan Smith, and David and Patricia Kohler.

By William E. Myrick Date 4/2 2004
William E. Myrick, #2763

CITY CERTIFICATION

This rezoning request to Planned Development has been reviewed and found to be complete and in accordance with the Council approval on Nov. 18, 2003, approving the Planned Development and all applicable City Regulations.

By Mark E. Soto Date 4/20/04
Signature (Mayor, City Council) (Date)
By John W. Parker Date 4/20/04
Signature (Director) (Date)

CLERK AND RECORDER CERTIFICATION

State of Colorado)
City of Lone Tree) ss.
Douglas County

I hereby certify that this Plan was filed in my office on this 21st (day) of (month) May, 2004, A.D. at 2:11 p.m. o'clock (A.M./P.M.) and was recorded per 2004046827.
Reception No. 2004046827.

Signature (Clerk and Recorder) _____
(Date) _____

Sheet Index:

- Sheet 1 - Project Information
- Sheet 2 - Slope/Vegetation/Land Use Tables
- Sheet 3 - Design Guidelines
- Sheet 4 - PPD Land Use Plan
- Sheet 5 - PPD Land Use Plan

PROJECT INFORMATION

DATE: 3/29/2004 SHEET #1 OF 5

OWNER:
WILLIAM E. MYRICK
1045 LINCOLN STREET, SUITE 200
DENVER, CO 80203

SOUTHRIDGE PRESERVE

A PART OF SECTIONS 20 AND 21, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6 P.M., DOUGLAS COUNTY, COLORADO
CITY OF LONE TREE, STATE OF COLORADO, TOTAL ACREAGE 222.18 ACRES, NOT TO EXCEED 85 UNITS

REPRESENTATIVE:
WENK ASSOCIATES
1035 CHEROKEE STREET
DENVER CO 80204
PHONE: 303.628.0003

LEGAL PROPERTY DESCRIPTIONS

All property descriptions were prepared under the direct supervision of David E. Archer (P.L.S. 6936), 105 Wilcox Street, Castle Rock, CO 80104.

PARCEL 1

A tract of land situated in the East 1/2 of the Southeast 1/4 of Section 20 and in the Northeast 1/4 of the Northeast 1/4 of Section 29, all in Township 6 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Beginning at the Southwest corner of the East 1/2 of the Southeast 1/4 of Section 20 and considering the West line of the East 1/2 of the Southeast 1/4 of Section 20 to bear N 00°09'45"E with all bearings contained herein relative thereto;

Thence N 00°09'45"E along said West line a distance of 1540.24 feet;
Thence S 89°36'24"E a distance of 472.33 feet;
Thence S 00°23'36"W a distance of 175.00 feet;
Thence S 89°36'24"E a distance of 60.00 feet;
Thence N 00°18'23"E a distance of 64.77 feet to a point on the West line of Tract 36, McArthur Ranch, Filing Number Three;
Thence S 40°01'21"E a distance of 344.59 feet to the Southwest corner of said Tract 36;
Thence S 33°51'11"E a distance of 552.02 feet to the Northwest corner of Tract 38, McArthur Ranch Filing Number Three;

Thence S 17°24'55"W a distance of 734.55 feet to the Southwest corner of said Tract 38;
Thence N 89°47'11"E along the South line of the Southeast 1/4 of Section 20 a distance of 50.00 feet;
Thence S 38°51'07"W a distance of 265.20 feet;
Thence N 87°37'52"W a distance of 447.92 feet;
Thence N 83°55'32"W a distance of 40.86 feet;
Thence N 81°34'41"W a distance of 84.90 feet;
Thence N 29°23'20"W a distance of 192.99 feet to said South line;
Thence S 89°47'11"W a distance of 61.97 feet to the point of beginning;

Containing 33.07 acres, more or less.

PARCEL 2

Tract 38, McArthur Ranch, Filing Number Three, Douglas County, Colorado.

Containing 4.61 acres, more or less.

PARCEL 3

A tract of land situated in the East 1/2 of the Southeast 1/4 of Section 20 and in the Southwest 1/4 of Section 21, all in Township 6 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Beginning at the Southeast corner of Section 20 and considering the South line of the East 1/2 of the Southeast 1/4 of Section 20 to bear S 89°47'11"W with all bearings contained herein relative thereto;

Thence S 89°47'11"W along said South line a distance of 50.00 feet to the East Right of Way line of South Oneida Street;
Thence along said East Right of Way line for the next four (4) courses;

1. Thence Northeasterly along the arc of a curve to the left a distance of 173.04 feet, said curve has a radius of 65.00 feet, a central angle of 152°30'49" and a chord that bears N 13°57'11"E a distance of 126.28 feet;
2. Thence N 00°12'36"E a distance of 386.92 feet to a point of curve;
3. Thence Northeasterly along the arc of a curve to the right a distance of 50.59 feet, said curve has a radius of 70.00 feet and a central angle of 41°24'42" to a point of reverse curve;
4. Thence Northeasterly along the arc of a curve to the left a distance of 79.59 feet, said curve has a radius of 130.00 feet and a central angle of 35°04'47" to the South line of Lot 44, McArthur Ranch Filing Number Three;
Thence N 85°35'14"W a distance of 388.23 feet;
Thence N 84°54'26"W a distance of 355.81 feet;
Thence N 80°22'41"W a distance of 123.14 feet;
Thence N 82°17'07"W a distance of 149.47 feet;
Thence N 85°52'29"W a distance of 135.57 feet;
Thence N 84°25'07"W a distance of 178.57 feet to the South line of the Southwest 1/4 of Section 21;
Thence S 88°49'54"W a distance of 680.00 feet to the point of beginning.

Containing 9.50 acres, more or less;

PARCEL 4

A tract of land situated in the Southwest 1/4 of Section 21 and in the Northwest 1/4 of Section 28, all in Township 6 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Beginning at the Southeast corner of the Southwest 1/4 of Section 21 and considering the South line of the Southwest 1/4 of Section 21 to bear N 88°49'54"W with all bearings contained herein relative thereto;

Thence S 00°16'49"W a distance of 85.26 feet;
Thence S 89°17'01"W a distance of 869.90 feet;
Thence N 89°14'40"W a distance of 35.14 feet;
Thence N 88°38'41"W a distance of 390.02 feet;
Thence N 85°35'14"W a distance of 388.23 feet;
Thence N 84°54'26"W a distance of 355.81 feet;
Thence N 80°22'41"W a distance of 123.14 feet;
Thence N 82°17'07"W a distance of 149.47 feet;
Thence N 85°52'29"W a distance of 135.57 feet;
Thence N 84°25'07"W a distance of 178.57 feet to the South line of the Southwest 1/4 of Section 21;
Thence S 88°49'54"W along said South line a distance of 650.00 feet;
Thence N 14°39'23"E a distance of 467.51 feet to the Southern most point of Tract 46, McArthur Ranch Filing Number Three;

Thence Easterly along the boundary of Tracts 46 thru 75, McArthur Ranch Filing Number Three for the next six (6) courses:

1. Thence N 56°50'00"E a distance of 259.00 feet;
2. Thence N 84°49'26"E a distance of 303.31 feet;
3. Thence N 79°29'00"E a distance of 545.00 feet;
4. Thence S 20°47'18"E a distance of 80.00 feet;
5. Thence N 87°44'06"E a distance of 237.00 feet;
6. Thence S 82°33'22"E a distance of 487.42 feet to the Southeast corner of Tract 75;
Thence S 01°18'00"E a distance of 632.33 feet to the point of beginning;

Containing 32.22 acres, more or less;

PARCEL 5

A tract of land situated in Section 21, Township 6 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

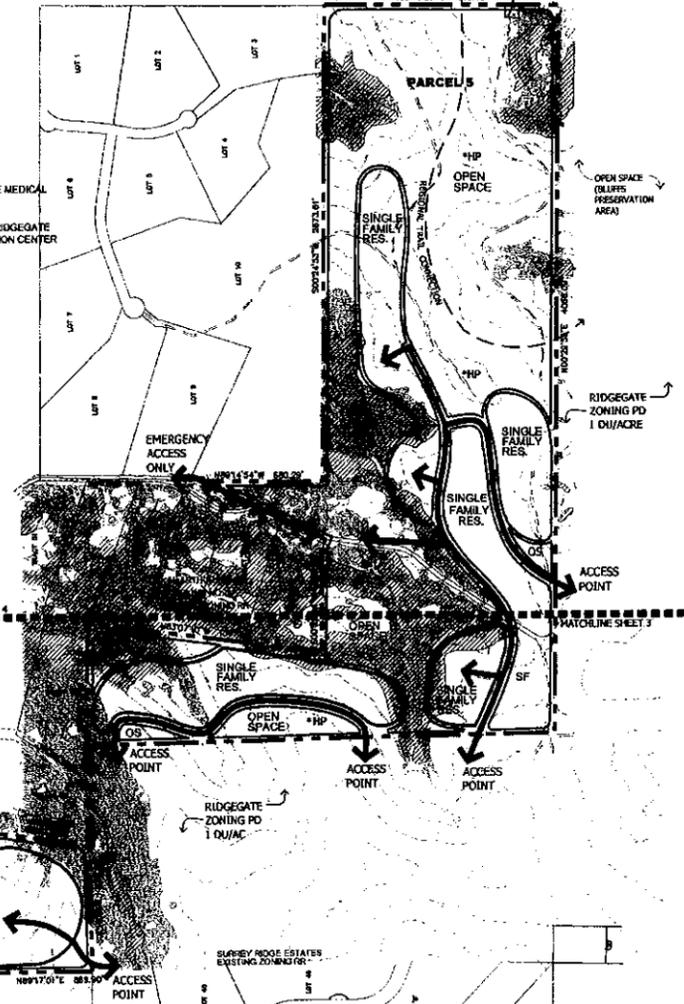
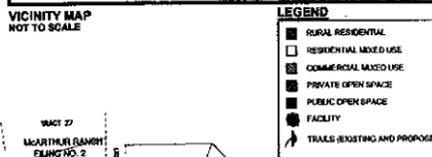
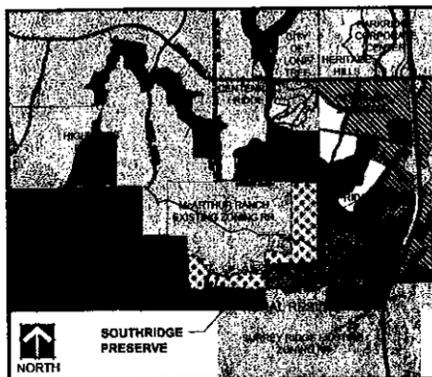
Beginning at the Northeast corner of said Section 21 and considering the East line of Section 21 to bear S 00°29'35"W with all bearings contained herein relative thereto;

Thence N 14°39'23"E a distance of 467.51 feet to the Southern most point of Tract 46, McArthur Ranch Filing Number Three;

Thence S 00°29'35"W along the East line of said Section 21 a distance of 4060.09 feet to the Northeast corner of that tract of land described in Book 370 at Page 227 of the Douglas County Records;

Thence S 88°44'40"W a distance of 2645.22 feet to a point on the East line of Tract 58, McArthur Ranch Filing Number Three;
Thence N 00°20'42"E a distance of 676.61 feet to the Northeast corner of said Tract 58;
Thence S 93°07'10"E along said McArthur Ranch Filing Number Three a distance of 1341.21 feet to the Southeast corner of Tract 56, McArthur Ranch Filing Number Three;
Thence N 00°32'04"E a distance of 567.11 feet to the Northeast corner of said Tract 56;
Thence along the Right of Way of McArthur Drive, a temporary cul-de-sac easement along the arc of a curve to the left a distance of 346.04 feet, said curve has a radius of 65.00 feet, a central angle of 305°01'38" and a chord that bears N 24°44'36"E a distance of 60.00 feet;
Thence N 65°15'24"W along the North Right of Way line of McArthur Drive a distance of 772.37 feet to the South line of the Northeast 1/4 of said Section 21;
Thence S 89°14'54"E a distance of 680.29 feet to the Southwest corner of the East 1/2 of the Northeast 1/4 of said Section 21;
Thence N 00°24'53"E a distance of 2873.51 feet to the Northwest corner of said East 1/2 of the Northeast 1/4;
Thence S 89°40'26"E a distance of 1315.40 feet to the point of beginning;

Containing 142.78 acres, more or less;



PERMITTED BUILDING HEIGHTS	
*Excludes mechanical equipment, chimneys, cupolas, bellies, parapets and other special features which may exceed those height limits upon special review.	
PLANNING AREA	HEIGHT (IN FEET)
SF SINGLE FAMILY RESIDENTIAL	20'
OS OPEN SPACE	20'

NOTES:

HEIGHT IS MEASURED FROM THE HIGHEST POINT OF NATURAL GRADE TO THE HIGHEST POINT OF THE CORNER OF A FLAT ROOF, OR TO THE AVERAGE HEIGHT OF THE HIGHEST GABLE, OR PITCHED, OR HIPPED ROOF, NOT TO EXCEED 25'.

THE MAXIMUM HEIGHT OF DWELLING UNITS MAY BE FURTHER LIMITED AS REQUIRED BY THE CITY IN ACCORDANCE WITH THE STANDARDS OUTLINED IN THE SOUTHRIDGE PRESERVE DESIGN GUIDELINES.

BUILDING HEIGHTS MAY BE INCREASED TO A HEIGHT OF 35 UPON GRANTING OF AN ADMINISTRATIVE VARIANCE BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

PRINCIPAL USES/ PLANNING AREA		
USE	SF	OS
SINGLE FAMILY DWELLING (DETACHED)	A	
SINGLE FAMILY DWELLING (ATTACHED)		
MULTI-FAMILY DWELLING		
CONSTRUCTION OFFICE-TEMPORARY	A	
RECREATIONAL FACILITY - COMMUNITY (PUBLIC)		A
RECREATIONAL FACILITY - COMMUNITY (PRIVATE)	SR	SR
OPEN SPACE/TRAILS	A	A
UTILITY SERVICE & TELECOMMUNICATION *	SR	SR
ACCESSORY STRUCTURES	A	
HOME OCCUPATION	A	

USE LEGEND

BLANK = PROHIBITED
A = PERMITTED
SR = SPECIAL REVIEW

PLANNING AREA LEGEND

SF = SINGLE FAMILY
OS = OPEN SPACE

NOTES:

*UTILITY SERVICE & TELECOMMUNICATION FACILITIES MUST BE CONSISTENT WITH CITY REQUIREMENTS FOR VISUAL MITIGATION.

BUILDING SETBACKS WILL BE ESTABLISHED THROUGH SUBSEQUENT REVIEW AND DESIGN GUIDELINES OR ESTABLISHED ON A CASE BY CASE BASIS AT THE TIME OF FINAL PLATTING. SETBACKS WILL BE CONSISTENT WITH THEIR ASSOCIATED LAND USE.

USE DEFINITIONS ARE PER LONE TREE ZONING ORDINANCE.

NOTES:

*SEE LAND USE CHART FOR SPECIFIC PERMITTED USES, USES BY SPECIAL REVIEW AND ACCESSORY USES.

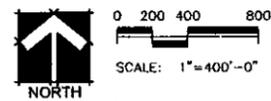
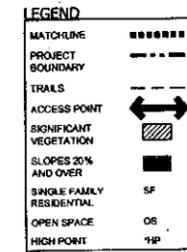
MAXIMUM RESIDENTIAL LOT SIZE IS 0.5 ACRES ON PARCELS 4 AND 5.

LOT SIZES ON PARCEL 1 MUST MEET TRI-COUNTY HEALTH CRITERIA FOR WELL AND SEPTIC SYSTEMS.

LOCATION OF EACH LOT'S BUILDING ENVELOPE WILL REQUIRE SITE SPECIFIC REVIEW. ACREAGE CALCULATIONS FOR SINGLE FAMILY RESIDENTIAL ARE APPROXIMATE.

LOTS IN PARCEL 1 MAY BE SIZED UP TO 2.5 ACRES EACH TO MEET TRI-COUNTY HEALTH REQUIREMENTS REGARDING WELL AND SEPTIC SYSTEMS WITH SPECIFIC LOT SIZES AND BUILDING ENVELOPES OF APPROXIMATELY ONE HALF ACRE ESTABLISHED AT THE TIME OF PLATTING. WELL AND SEPTIC SYSTEMS MAY EXTEND BEYOND THE DESIGNATED DEVELOPMENT FOOT AND BUILDING ENVELOPES. ALL AREAS OUTSIDE THE BUILDING ENVELOPES AND WITHIN SAID LOTS SHALL HAVE BLANKET TRAIL EASEMENTS FOR PUBLIC USE AND ACCESS.

LAND USE SUMMARY						
PARCEL	SYMBOL	LAND USE	# OF UNITS	GROSS ACRES/USE	% OF PARCEL	TOTAL ACRES
1	SF	SINGLE FAMILY	3	7.04	24%	33.07
	OS	OPEN SPACE & TRAILS		25.13	86%	
2	OS	OPEN SPACE & TRAILS	0	4.61	100%	4.61
3	OS	OPEN SPACE & TRAILS	0		100%	9.5
4	SF	SINGLE FAMILY	13	13.21	41%	32.22
	OS	OPEN SPACE & TRAILS		19.01	69%	
5	SF	SINGLE FAMILY	68	38.98	28%	142.78
	OS	OPEN SPACE & TRAILS		102.80	72%	
TOTAL			84			222.18



SLOPE/VEGETATION/ LAND USE TABLES
DATE: 3/29/2004 SHEET #2 OF 5

SOUTHRIDGE PRESERVE

A PART OF SECTIONS 20 AND 21, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6 P.M., DOUGLAS COUNTY, COLORADO
CITY OF LONE TREE, STATE OF COLORADO, TOTAL ACREAGE 222.18 ACRES, NOT TO EXCEED 85 UNITS

PLANNED DEVELOPMENT DISTRICT

The following Southridge Preserve Design Guidelines are preliminary in nature and are intended to be augmented by and consistent with future design guidelines established by the RidgeGate PDD for the adjacent Rural Residential Planning Area of RidgeGate, to be determined and approved by the City through a future RidgeGate Subarea Plan process. Upon approval of said RidgeGate Rural Residential Planning Area Design Guidelines, and prior to or concurrent with platting of Parcels Four or Five in Southridge Preserve, the Southridge Preserve PD shall be amended to include the additional provisions, through an administrative PD amendment process, as determined by the Director. At minimum, development within Parcel One shall be held to the preliminary design guidelines established herein.

Because development within Parcels Four and Five of Southridge Preserve is contingent upon completion of a paved roadway system through RidgeGate and other associated infrastructure improvements in any event, the above mentioned deferral of complete design guidelines for Southridge Preserve as it relates to the RidgeGate Rural Residential Planning Area will not incur delays to development of Southridge Preserve.

Overview

This project acknowledges that the bluffs, mesas and vegetated drainages of Southridge Preserve are important natural landforms that contribute to the geographical uniqueness of this portion of the south metro area. One of the objectives of the compact development proposed for this project is to preserve these regional landmarks, major visual corridors, and sensitive habitats while making important contributions to the regional trail and open space system in the increasingly populated metropolitan Denver area. This new residential community will be designed to remain sensitive to the visual and natural attributes of the landscape. The homes, which will generally be clustered among the least visually accessible portions of the property, will also expand the range of housing opportunities located within the City of Lone Tree.

Guiding principles which will help achieve this objective are:

1. Preserve natural vegetation and all areas with slopes above 20% in the existing vegetated condition.
2. Respect areas of the mesa identified as most visually sensitive from key viewpoints.
3. Maintain the open space character.

I. SITE PLANNING GUIDELINES

a. Density/Building Patterns:

- I. Residential construction will only occur in designated Residential Planning Areas.
- II. All structures shall be set back a minimum of 200 feet from edges of all ridgetops.
- III. All lotlines shall be set back a minimum of 300 feet from cliff lines on Parcel One and Parcel Four.
- IV. On Parcels Four and Five, all residential lots will be a maximum of 0.5 acres for single family residential use.
- v. Building envelopes will be identified on each lot during the platting process.
- VI. Precise house location, design and configuration will be subject to special review by the City during the site planning process.

b. Road Guidelines:

- I. Roads will be designed to minimize disturbance and erosion of the natural topography and vegetation and to reduce visual impacts.
- II. Variable centerline gradients will be considered in order to minimize environmental impacts.
- III. All roads in Parcels Four and Five will be narrow (maximum of 24' width) and paved.
- IV. No on-street parking will be allowed to ensure emergency vehicle access at all times.
- v. Drainage of storm water in rights-of-way will be conveyed in natural or improved landscape swales.
- VI. Shared drives may be considered to minimize paved surfaces.

vii. Sidewalks may be eliminated and replaced with trails to minimize paved surfaces and retain a more naturalistic environment.

viii. Road alignments will maintain or take advantage of significant view corridors.

ix. Native or drought-tolerant landscaping will be used in the public rights-of-way.

x. Above grade utility structures will be screened from view.

Note: The Owner will work with the City in order to implement these road guidelines. While utilizing these road guidelines are highly recommended, ultimately all road construction will be designed and constructed to meet City standards.

c. Grading/Drainage Guidelines

I. Cut and fill areas and disturbance to native vegetation will be minimized.

II. Disturbance and impact to existing drainage pattern and natural systems will be minimized.

d. Lot Access/Utility Standards

I. Utility corridors will be placed under roads or driveways.

II. Above grade utility structures shall be screened or placed away from public view.

II. CONSTRUCTION PRACTICES

a. Minimize Disturbance Or Impacts To The Site During Construction

- i. Preserve natural features and vegetation by providing construction fencing or barricades.
- ii. Limit impact of construction and disturbance to areas immediately surrounding the primary structures or site improvements.
- iii. Maintain existing grade where possible, or restore it after construction is complete.

b. Drainage/Erosion

- I. Control excess drainage, soil erosion and sedimentation during and after construction using approved erosion control techniques.
- II. Provide on-site detention to avoid storm water flows onto unprotected or unstable slopes.
- III. Include temporary drainage improvements as necessary.
- IV. Establish adequate setbacks from existing drainage channels or other drainage structures.
- v. Re-vegetate disturbed areas with native or drought tolerant landscape materials for erosion control purposes.
- VI. Minimize impervious cover and excessive paved areas.

c. Fire Prevention Measures

- I. Provide adequate emergency access and water supply to the site.
- II. Installation of fire sprinklers is recommended inside all homes. Fire sprinklers are required in all homes constructed on Parcel Four.
- III. Safely store all flammable construction materials as necessary. Keep all trash or debris in trash bins or containers.
- IV. Clear and remove dead or dying vegetation within the construction zone.
- v. Selectively remove natural vegetation within a safety zone (as determined by the South Metro Fire District, and as approved by the City), to protect structures from wildfire.

III. LANDSCAPE GUIDELINES

a. Compatibility with Existing Environment

i. Design dwelling units to fit the topography of the individual building sites.

ii. Integrate dwelling units with the surrounding natural environment by preserving existing landforms, natural conditions, vegetation and view corridors.

iii. Removal of native vegetation shall be discouraged and be subject to special review.

b. Planting/Revegetation

i. Use existing vegetation and place new vegetation to screen and soften the mass of the structure(s) from off site views. Select plant materials appropriate to the site and region with an emphasis on low water use. Use layers of vegetation to conceal and provide visual interest.

ii. Determine desirable height limits of landscape elements and introduced vegetation on mesa edges.

c. Site Lighting

i. Limit street lighting to key intersections with fixtures that do not exceed 20' in height.

ii. Minimize the impact of site lighting, including neighborhood and individual site lighting, upon surrounding areas through fixture selection, source, height and location.

d. Irrigation

I. Use of irrigation will be used in natural open space areas only on a temporary basis during the establishment period for new vegetation and revegetation.

II. Permanent irrigation and associated runoff are not permitted within areas that are identified as geologically unstable.

III. Residential lots will be graded in a manner that restricts on-site irrigation water from flowing toward edges of the mesas or areas of native vegetation.

e. Fencing

i. Limit site fencing to building envelope areas (i.e. not along property lines).

ii. Select fence materials and colors that will blend with the surrounding landscape.

iii. Privacy fencing is not permitted.

iv. Fencing must be open, not opaque and not exceed a maximum height of 42" to facilitate wildlife movement and control pet movement.

IV. ARCHITECTURAL GUIDELINES

a. Building Orientation

I. Orient buildings to maximize views and solar access while minimizing impacts to the natural terrain, vegetation and views.

b. Building Heights

I. Permitted building height is measured from the highest point of natural grade to the highest point of the coping of a flat roof, or to the average height of the highest gable, or pitched, or hipped roof, not to exceed 25'. Measurement excludes mechanical equipment, chimneys, cupolas, bellies, parapets and other special features which may exceed these height limits upon special review.

- | | |
|----------------------|-----|
| a. Residential Areas | 20' |
| b. Open Space Areas | 20' |

II. Any structures designed to exceed designated height restrictions, up to a maximum height of 35', must receive an administrative variance from the Director of Community Development upon determination that a height increase will not have a significant visual impact in accordance with Southridge Preserve Design Criteria and Standards and applicable City regulations.

III. In all Residential Planning Areas, 'storypopping' is recommended to verify non-visibility of structures.

IV. The maximum height allowable for residential structures may be further limited as required by the City in accordance with the standards set forth in the Southridge Preserve Design Guidelines.

v. Buildings shall be placed where natural landforms and vegetation provide as much buffering and screening, as possible.

c. Building Materials/Color/Detailing

i. Use building materials with surface colors that complement the surrounding natural environment.

ii. The following building materials are encouraged: wood siding, stucco, exposed wood structural members, bricks, and natural stone masonry.

iii. Roof shingles or tiles consisting of natural colored metals, class C or better wood shakes, slate, concrete, fiberglass, asphalt or clay. Dark, muted or earth tone colors are encouraged for roofing that blend with the colors of the surrounding landscape.

iv. Vary roofing color within clusters of residential units.

v. Minimize large expanses of glass to reduce reflective surfaces that are visible external to the site.

vi. Avoid exterior plastic vinyl siding or any reflective or shiny polished materials in potentially visible areas.

vii. Avoid high contrast or bright colors.

d. Building Form/Mass

i. Buildings that are physically integrated into the site's natural topography are encouraged and can be accomplished by using techniques such as split level designs and stepped foundations that mimic existing landforms.

ii. Use of varied and contrasting horizontal and vertical building planes to create various light, shade and shadow patterns are encouraged.

iii. Avoid large wall expanses in a single plane on downhill elevations.

iv. Detached garages are encouraged to reduce overall mass.

v. Avoid the use of overhanging decks or decks elevated on high poles, especially on downhill elevations.

vi. Dwelling unit walls shall be articulated with windows and other appropriate detailing.

e. Roof Line

i. The use of continuous rooflines should be avoided. Roofs broken into smaller components to reflect the natural topographic patterns are encouraged.

ii. Roof pitches and planes that follow the natural slope characteristics of the site are encouraged.

f. Signage Criteria

Design (height, color, configuration) of all neighborhood signage shall be compatible with the natural landscape and is subject to Design Review.

Note: Elements depicted on the PDD Land Use Plan are for illustrative purposes and are subject to refinement and modification at subsequent review stages.

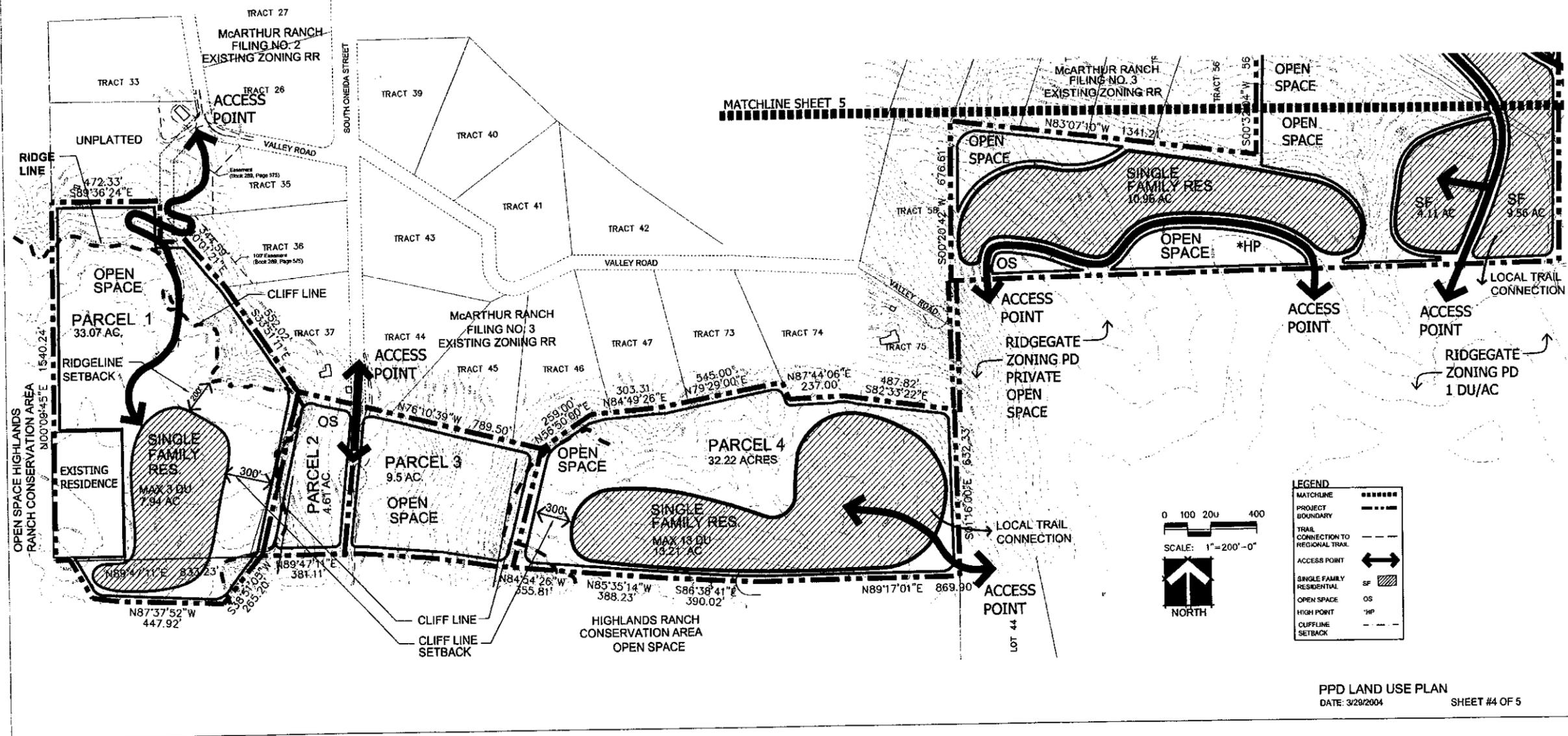
OWNER:
WILLIAM E. MYRICK
1045 LINCOLN STREET, SUITE 200
DENVER, CO 80203

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REPRESENTATIVE:
WENK ASSOCIATES
1035 CHEROKEE STREET
DENVER CO 80204
PHONE: 303.628.0003

PLANNED DEVELOPMENT DISTRICT



OWNER:
WILLIAM E. MYRICK
1045 LINCOLN STREET, SUITE 200
DENVER, CO 80203

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