

LONE TREE TOWN CENTER PLANNED DEVELOPMENT First Amendment

A PART of the S/2 of SECTIONS 4 and 5 / TOWNSHIP 6 / RANGE 66 WEST of the 6TH P.M. / CITY of LONE TREE / COUNTY of DOUGLAS / COLORADO / 28.2714 Acres - 11 Commercial Lots

GENERAL PROVISIONS.

AUTHORITY

THIS DEVELOPMENT PLAN IS AUTHORIZED BY SECTION 15 - PLANNED DEVELOPMENT DISTRICT OF THE 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 PLANNING 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 LONE TREE TOWN CENTER IS IN GENERAL CONFORMITY WITH THE CITY OF LONE TREE COMPREHENSIVE PLAN, IS AUTHORIZED BY THE PROVISIONS 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 LONE TREE TOWN CENTER DEVELOPMENT, 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 ORDINANCES OR REGULATIONS OF THE CITY OF LONE TREE, SHALL BE APPLICABLE.

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 THIS PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF THE 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 WITHOUT 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 OF PLANNING AND DEVELOPMENT.

MAXIMUM LEVEL OF DEVELOPMENT

THE TOTAL NUMBER OF DWELLINGS OR THE TOTAL COMMERCIAL, BUSINESS, OR INDUSTRIAL INTENSITY APPROVED FOR DEVELOPMENT WITHIN THE PLANNING AREAS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS APPROVED DENSITY TRANSFERS, IF ANY). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT FOR COMMERCIAL, BUSINESS, OR INDUSTRIAL PROPERTIES MAY BE LESS DUE TO SUBDIVISION OR SITE IMPROVEMENT PLAN REQUIREMENTS OR OTHER REQUIREMENTS OF THE CITY COUNCIL.

PROJECT TRACKING

AT THE TIME OF SUBDIVISION FINAL PLAT, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT, TO DATE, ALONG WITH THE FINAL PLAT SUBMITTAL TO THE PLANNING DIVISION, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

STATEMENT OF COMMITMENTS

THE DEVELOPER AND/OR HIS HEIRS, SUCCESSORS, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE FOLLOWING DEVELOPMENT COMMITMENTS:

- DEDICATION
ALL PUBLIC DEDICATIONS HAVE BEEN SATISFIED BY PREVIOUS PLAT APPROVAL.
- ON- OR OFF-SITE IMPROVEMENTS
THIS DEVELOPMENT MAY BE REQUIRED TO PARTICIPATE IN THE FOLLOWING PUBLIC IMPROVEMENTS, AS DETERMINED BY THE CITY OF LONE TREE:

A. INTERSECTION OF PARK MEADOWS DRIVE AND ACRES GREEN DRIVE (SIGNAL AND INTERSECTION RECONSTRUCTION.) THE DEVELOPER MUST PROVIDE TO THE CITY, TO BE PLACED IN ESCROW, TO BE DETERMINED PRO RATA SHARE FOR THE RECONSTRUCTION IMPROVEMENTS OF THE PARK MEADOWS DRIVE/ACRES GREEN DRIVE INTERSECTION, AS DETERMINED BY THE CITY OR OTHERWISE AGREED UPON.

B. MEDIAN IMPROVEMENTS IN QUEBEC (FROM PROPOSED FULL INTERSECTION W/ SIGNAL IN QUEBEC STREET TO PARK MEADOWS DRIVE.) THE DEVELOPER MUST FUND AND CONSTRUCT ITS PRO RATA SHARE OF ALL REQUIRED ROADWAY AND ANCILLARY IMPROVEMENTS ALONG QUEBEC STREET PRIOR TO ISSUANCE OF A SITE IMPROVEMENT PLAN CERTIFICATE OF OCCUPANCY FOR ANY FACILITY REQUIRING ACCESS FROM QUEBEC STREET, AS REQUIRED BY THE CITY IN COORDINATION WITH DOUGLAS COUNTY, INCLUDING SURETY AND PERFORMANCE AGREEMENTS.

C. MEDIAN IMPROVEMENTS IN PARK MEADOWS DRIVE (FROM QUEBEC TO WESTERN-MOST RIGHT-IN/RIGHT-OUT.) THE DEVELOPER MUST FUND AND CONSTRUCT ALL REQUIRED ROADWAY INCLUDING THE FULL COST OF PROVIDING SIGNALIZATION FOR THE FIRST FULL TURN MOVEMENT EAST OF QUEBEC STREET ON PARK MEADOWS DRIVE AND ANCILLARY IMPROVEMENTS ALONG PARK MEADOWS DRIVE PRIOR TO ISSUANCE OF A SITE IMPROVEMENT PLAN CERTIFICATE OF OCCUPANCY FOR THE SECOND FACILITY REQUIRING ACCESS FROM PARK MEADOWS DRIVE, OR OTHERWISE AGREED UPON.

D. A 6' HIGH WROUGHT-IRON OR WOOD FENCE TO BE BUILT ALONG THE SEVEN ACRES GREEN HOMES THAT BACK TO P.A. THREE.

EACH LOT DEVELOPER WILL BE RESPONSIBLE TO PROVIDE THE IMPROVEMENTS NECESSARY TO SUPPORT ITS RESPECTIVE DEVELOPMENT. THE FOLLOWING INFORMATION WILL BE SUBMITTED WITH EACH SITE PLAN:

- PHASE III DRAINING STUDY/GRADING PLAN.
- UTILITY PLANS.
- PUBLIC IMPROVEMENT DOCUMENTS.

- NO SIGNIFICANT WILDLIFE EXISTS ON THE PROPERTY TO WARRANT A WILDLIFE PRESERVATION PLAN.
- NO WETLANDS/RIPARIAN LAND AREAS EXIST THAT WILL WARRANT A WETLANDS/RIPARIAN PRESERVATION PLAN.
- THE PROJECT MAY BE CONSTRUCTED IN PHASES BASED UPON MARKET CONDITIONS.
- FIRE PROTECTION IS PROVIDED BY AND IN ACCORDANCE WITH CASTLEWOOD FIRE PROTECTION DISTRICT STANDARDS.
- ANY SITE PLAN APPLICANT MUST NOTIFY ADJACENT ACRES GREEN PROPERTY OWNERS BY FIRST CLASS MAIL AT THE START OF THE PROJECT'S REFERRAL PROCESS THAT THEIR PROJECT IS IN PROCESS WITH THE CITY OF LONE TREE.
- CONSTRUCTION PARKING IS REQUIRED ON THE SITE ON AN ALL WEATHER SURFACE; I.E. CONSTRUCTION VEHICLES AND CONSTRUCTION WORKER VEHICLES WILL NOT BE ALLOWED TO PARK ON THE STREET; AND ANY MUD AND GRAVEL TRACKED ONTO THE STREET WILL BE PROMPTLY REMOVED.
- PRIOR TO ANY SITE PLAN APPROVAL, THE APPLICANT WILL PRESENT TITLE INSURANCE DOCUMENTS WHICH DEMONSTRATE THE ARCHITECTURAL CONTROL COVENANTS HAVE BEEN RECORDED.
- EXTERIOR CONSTRUCTION ON BUILDING SHELLS AND SITE WORK IS LIMITED TO 7:00 A.M. TO 7:00 P.M. SEVEN DAYS A WEEK.
- THE DEVELOPER, OR ANY STORE OWNER, SHALL PROVIDE PRIVATE SECURITY UPON REQUEST OF THE CITY TO DEAL WITH SUCH PROBLEMS AS LOITERING AND UNRULY ACTIVITY UNTIL SAID PROBLEMS ARE MITIGATED TO THE SATISFACTION OF THE CITY.
- ALL RESTAURANTS MUST EMPLOY ODOR MITIGATION MEASURES, INCLUDING SPECIFIC EQUIPMENT TO AVOID OFF-SITE ODOR IMPACTS SUCH AS THOSE ASSOCIATED WITH BARBECUE-TYPE RESTAURANTS. SUCH MEASURES SHALL BE REVIEWED BY TRI-COUNTY HEALTH PRIOR TO CITY SITE PLAN APPROVAL.
- ALL PERMITTED USES MUST STRICTLY COMPLY WITH TRI-COUNTY HEALTH DEPARTMENT AND CITY OF LONE TREE CODES AND REGULATIONS REGARDING TRASH STORAGE AND DISPOSAL. ANY VIOLATIONS WHICH OCCUR MAY RESULT IN THE CLOSURE OF A FACILITY AND POSSIBLE FINES.
- ALL SITE IMPROVEMENT PLANS PRIOR TO CITY SUBMITTAL MUST HAVE ARCHITECTURAL CONTROL COMMITTEE APPROVAL.
- ALL DELIVERIES, TRASH PICK-UP, AND STREET SWEEPING, EXCEPT GROCERY STORE DELIVERIES, SHALL BE PROHIBITED FROM 10 P.M. TO 6 A.M. THE GROCERY STORE RESTRICTIONS ARE FROM MIDNIGHT TO 6 A.M.

OWNERSHIP CERTIFICATION

OWNERS: PARKWAY REALTY PARTNERS, L.L.C. / COLORADO, L.L.C. & DOK PROPERTIES, L.L.C.

PARKWAY REALTY PARTNERS, L.L.C.
BY PARKWAY MANAGEMENT, L.L.C.

BY: *[Signature]*
ITS DULY AUTHORIZED AGENT

NOTARY: *[Signature]* 11/26/97
(DATE)

DOK PROPERTIES, L.L.C.

BY: *[Signature]*
ITS MANAGER

NOTARY: *[Signature]* 11/17/97
(DATE)

NOTARY EXPIRES APR 30 2000

NATIONAL TITLE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DULY QUALIFIED, INSURED, OR LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AND DESCRIBED HEREON AND THAT TITLE TO SUCH LAND IS OWNED IN FEE SIMPLE BY PARKWAY REALTY PARTNERS, L.L.C. AND DOK PROPERTIES, L.L.C. AT THE TIME OF THIS APPLICATION.

[Signature] 11/17/97
NAME OF AUTHORIZED OFFICIAL William D. Bouding (DATE)
NATIONAL TITLE COMPANY - General Counsel

NOTARY: *[Signature]* 11/17/97
(DATE)

CITY CERTIFICATION

"THIS REZONING REQUEST TO PLANNED DEVELOPMENT HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE CITY COUNCIL ORDINANCE NUMBER 97-8 DATED 10/31/97 APPROVING THE PLANNED DEVELOPMENT AND ALL APPLICABLE CITY OF LONE TREE REGULATIONS."

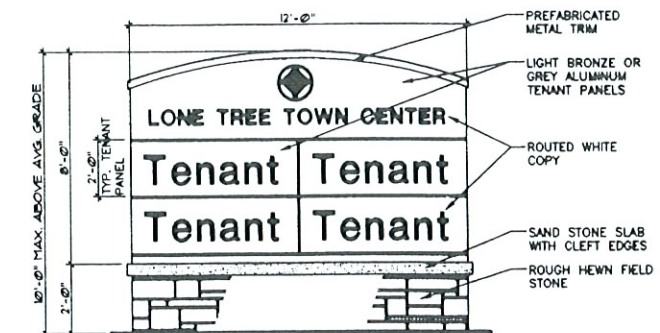
[Signature] 11/18/97
MAYOR

[Signature] 11/18/97
DIRECTOR, PLANNING/COMMUNITY DEVELOPMENT



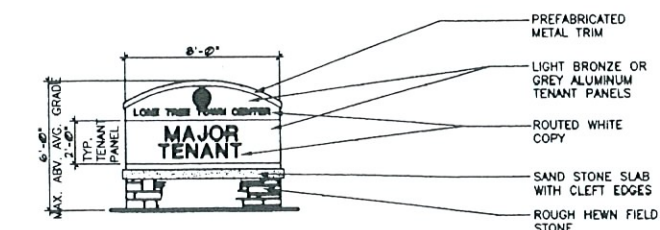
SIGN 'A' ELEVATION DETAIL

N.T.S.



SIGN 'B' ELEVATION DETAIL

N.T.S.



SIGN 'C' ELEVATION DETAIL

N.T.S.

Planned Development Amendment Narrative:

This Amendment to the Lone Tree Town Center Planned Development is solely to make updates to Permitted Uses in Planning Area 3 allowing stand alone restaurants with a drive through. This is an amendment to the Permitted Uses in Planning Area 3 to accommodate a drive through use. Planning Area 1, 2, and 4 are not amended by this First Amendment.

Planning Area 3 Legal Description:

A parcel of land being all of Lot 1 Lone Tree Town Center - Second Amendment, Lot 3 Lone Tree Town Center - First Amendment, and Lots 5 and 7 Lone Tree Town Center.

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 24 TH of DECEMBER 19 97 A.D. at O'CLOCK A.M./P.M. AND WAS RECORDED PER RECEPTION No. 9773903

CLERK AND RECORDER (DATE)

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| SHEET 3 | DEVELOPMENT PLAN |

City Certification

This rezoning request to Planned Development has been reviewed and found to be complete and accordance with the _____ approving the Planned Development and all applicable City Regulations.

Signature
Marissa Harmon, Mayor, City of Lone Tree

Signature
Director of Community Development

Core States Group
18215 72ND AVE S,
KENT WA, 98032

ISSUED: 04/15/2026

SEM Architects Inc

2000 E. BROADWAY AVE. SUITE 100
BENEFITWOOD COLORADO 80015

SHEET 1 OF 5

ISSUED: 3/18/97

ISSUED: 7/25/97

ISSUED: 9/29/97

LONE TREE TOWN CENTER

DRAWING PATH: T:\96113.00 Lone Tree Town Center\10-28-97\PKWAY-GPROVS.DWG
DRAWING NAME: T:\96113.00 Lone Tree Town Center\10-28-97\PKWAY-GPROVS.DWG

PLOT DATE: Nov 12 11:41:53 MST 1997 PLOTTED BY: TC

CASE# XXX-XXX

LONE TREE CENTER PLANNED DEVELOPMENT - FIRST AMENDMENT

A PART of the S/2 of SECTIONS 4 and 5 / TOWNSHIP 6 / RANGE 66 WEST of the 6th P.M. / CITY of LONE TREE / COUNTY of DOUGLAS / 28.2714 Acres - 11 Commercial Lots

Ownership Certification: **Planning Area 3 Property Owner**

Name of Landowner: _____

(Landowner's Signature)

STATE OF _____)
) SS
COUNTY OF _____)

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2026, BY _____, AS
_____, A _____.

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

I/we _____, a _____, duly qualified, insured or licensed by the
State of Colorado, do hereby certify that I/we have examined the title of all lands depicted hereon and that title to such land is
owned in fee simple by _____ at the time of application.

STATE OF)
) SS.
COUNTY OF)

SSUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2026, BY _____, AS
_____, A _____.

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Ownership Certification: **Planning Area 3 Property Owner**

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(Landowner's Signature)

STATE OF _____)
) SS
COUNTY OF _____)

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2026, BY _____, AS
_____, A _____.

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

I/we _____, a _____, duly qualified, insured or licensed by the
State of Colorado, do hereby certify that I/we have examined the title of all lands depicted hereon and that title to such land is
owned in fee simple by _____ at the time of application.

STATE OF)
) SS.
COUNTY OF)

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2026, BY _____, AS
_____, A _____.

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Core States Group
18215 72ND AVE S,
KENT WA, 98032

SHEET 2 OF 5

ISSUED: 04/15/2026

LONE TREE CENTER PLANNED DEVELOPMENT - FIRST AMENDMENT

A PART of the S/2 of SECTIONS 4 and 5 / TOWNSHIP 6 / RANGE 66 WEST of the 6th P.M. / CITY of LONE TREE / COUNTY of DOUGLAS / 28.2714 Acres - 11 Commercial Lots

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COUNTY OF _____)

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STATE OF)
) SS.
COUNTY OF)

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_____, A _____.

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NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Ownership Certification: Planning Area 3 Property Owner

Name of Landowner: _____

(Landowner's Signature)

STATE OF _____)
)SS
COUNTY OF _____)

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2026, BY _____, AS
_____, A _____.

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

I/we _____, a _____, duly qualified, insured or licensed by the
State of Colorado, do hereby certify that I/we have examined the title of all lands depicted hereon and that title to such land is
owned in fee simple by _____ at the time of application.

STATE OF)
) SS.
COUNTY OF)

SSUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2026, BY _____, AS
_____, A _____.

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Core States Group
18215 72ND AVE S,
KENT WA, 98032

SHEET 3 OF 5

ISSUED: 04/15/2026

LONE TREE TOWN CENTER PLANNED DEVELOPMENT

A PART of the S/2 of SECTIONS 4 and 5 / TOWNSHIP 6 / RANGE 66 WEST of the 6TH P.M. / CITY of LONE TREE / COUNTY of DOUGLAS / COLORADO / 28.2714 Acres - 11 Commercial Lots

First Amendment

DEVELOPMENT STANDARDS:

PRINCIPAL USES:

A. PERMITTED USES: P.A. ONE (ENTIRE SITE)

- GENERAL, PROFESSIONAL AND ADMINISTRATIVE OFFICE; OFFICE/SHOWROOM, INCLUDING SALE AT WHOLESALE OR RETAIL AS AN ACCESSORY USE; MEDICAL, DENTAL OFFICE AND LAB FACILITIES.
- RESEARCH AND DEVELOPMENT FACILITIES, INCLUDING LIGHT ASSEMBLY BUT EXCLUDING HEAVY MANUFACTURING. LIGHT ASSEMBLY USES SHALL ONLY BE PERMITTED UPON REVIEW AND APPROVAL OF THE PLANNING DIRECTOR AND CITY COUNCIL AFTER CONSIDERING THE FOLLOWING CRITERIA:
 - THE USE WILL NOT CAUSE SIGNIFICANT AIR, WATER OR NOISE POLLUTION.
 - THE USE WILL BE ADEQUATELY LANDSCAPED, BUFFERED, AND SCREENED.
 - THE USE WILL NOT OTHERWISE BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF ADJACENT RESIDENTIAL AREAS.
 - USE MUST BE COMPATIBLE WITH EXISTING USES IN THE SURROUNDING AREA.
- PRIVATE RECREATIONAL FACILITIES, EXCLUDING BOWLING ALLEYS, FIRING RANGES, INDOOR TENNIS CLUBS OR OTHER SIMILAR LARGE, ENCLOSED COMMERCIAL RECREATION.
- BANKS AND FINANCIAL INSTITUTIONS, INCLUDING DRIVE-IN FACILITIES WITH UP TO 3 DRIVE-UP BAYS WITH OR WITHOUT AUTOMATIC TELLER MACHINES WHEN SET BACK 80' FROM ADJACENT RESIDENTIAL AREAS.
- RESTAURANT OR CAFETERIA, IF COMPLETELY ENCLOSED WITHIN A BUILDING WHOSE PRIMARY USE IS OFFICE (NO DRIVE-IN).
- PUBLIC UTILITY FACILITIES.
- PUBLIC AND QUASI-PUBLIC FACILITIES INCLUDING POLICE AND FIRE STATIONS, LIBRARIES, SCHOOLS, CHURCHES AND CHURCH SCHOOLS, DAY CARE CENTERS, ETC.
- TEMPORARY SALES OR CONSTRUCTION OFFICE.
- ELDERLY CONGREGATE CARE FACILITIES.
- WAREHOUSE/DISTRIBUTION FACILITIES SUBJECT TO THE FOLLOWING PROVISIONS:
 - ANY WAREHOUSE/DISTRIBUTION STRUCTURE WITH MORE THAN FOUR LOADING DOCK BAYS FACING ACRES GREEN SINGLE FAMILY LOTS SHALL BE SET BACK A MINIMUM OF 100 FEET FROM THE ACRES GREEN SINGLE FAMILY LOTS. THE LOADING DOCK AREAS OF SUCH STRUCTURES SHALL BE SET BACK A MINIMUM OF 200 FEET FROM THE ACRES GREEN SINGLE FAMILY LOTS.
 - WAREHOUSE/DISTRIBUTION FACILITIES FOR TOXIC CHEMICAL STORAGE, HEAVY EQUIPMENT (SUCH AS CRANES, EARTH-MOVING EQUIPMENT, ETC.), CONCRETE OR ASPHALT-BATCHING PLANTS AND DISTRIBUTION, OR SIMILAR INTENSIVE USES ARE PROHIBITED.
 - ANY WAREHOUSE/DISTRIBUTION FACILITY WITH MORE THAN 12 LOADING DOCK BAYS OR MORE THAN 50 TRUCKS OWNED AND OPERATED AT THIS SITE IS PROHIBITED.
 - PRIVATE COVENANTS AND ARCHITECTURAL CONTROL SHALL ALSO INSURE COMPLIANCE WITH THE ABOVE PROVISIONS.
 - NO ACCESS SHALL BE PERMITTED OFF ACRES GREEN DRIVE FOR ANY WAREHOUSE OR DISTRIBUTION FACILITY.

NOTE: LOADING DOCK SHALL BE DEFINED AS A DOOR USED FOR LOADING OR UNLOADING WITH GRADE AT 4'-0" OR MORE BELOW THE ADJACENT FINISH FLOOR ELEVATION OF THE BUILDING. DRIVE-IN LOADING DOORS ARE DOORS AT THE SAME FINISH FLOOR ELEVATION AS THE BUILDING AND SHALL NOT BE RESTRICTED.

B. PERMITTED USES: P.A. TWO

- LIMITED SERVICE OR EXTENDED STAY HOTEL, (WHICH MAY HAVE INDIVIDUAL COOKING FACILITIES IN THE UNITS), WITHOUT FULL SERVICE FOOD OR BEVERAGE, WITH PRIMARY ACCESS THROUGH A COMMON LOBBY AND INTERIOR CORRIDORS, SECONDARY ACCESSES AVAILABLE TO REGISTERED GUESTS AND EMERGENCY EXITS AS REQUIRED. LIMITED TO 2 WITHIN THE P.A.

HOTELS WHICH ARE AN EXTENDED STAY FACILITY MAY HAVE MULTIPLE EXTERIOR ENTRANCES IF THE BUILDING IS DESIGNED IN APPEARANCE AS A SERIES OF 'TOWNHOMES' WITH VARYING ROOPLINES AND ARCHITECTURAL FEATURES WHICH REDUCE THE BUILDING'S MASS. SUCH DETERMINATION SHALL BE MADE BY THE DIRECTOR BASED UPON CONCEPT DRAWINGS PRIOR TO FORMAL SITE PLAN SUBMITTAL.
- FREE STANDING RESTAURANT WITHOUT DRIVE-THROUGH, TO BE LIMITED TO 1 SITE TOTAL WITHIN THE PLANNING AREA AND NO CLOSER THAN 200' FROM ACRES GREEN SINGLE FAMILY LOTS. NO RESTAURANT SHALL HAVE MORE THAN 1500 S.F. OF BAR AREA AND LIQUOR SALES SHALL BE LESS THAN 30% OF GROSS SALES. HOURS 5 A.M. TO MIDNIGHT.

C. PERMITTED USES: P.A. THREE

- RESTAURANT OR CAFETERIA, IF COMPLETELY ENCLOSED WITHIN A BUILDING WHOSE PRIMARY USE IS RETAIL.
- RETAIL SALES AND SERVICES WITH THE FOLLOWING CONDITIONS:
 - NO OUTDOOR STORAGE/SALES.
 - NO SINGLE STORE OVER 75,000 SQUARE FEET.
 - NO LOADING OR SERVICE FACING RESIDENTIAL.
 - NO SIGNAGE FACING RESIDENTIAL.
 - NO LIGHTING FACING RESIDENTIAL.
 - NO ADULT ORIENTED STORES OR ENTERTAINMENT.
 - NO AUTO SALES.
 - NO OUTDOOR SPEAKER SYSTEM WITH A RANGE GREATER THAN 25'.
- LIMITED SERVICE OR EXTENDED STAY HOTEL, (WHICH MAY HAVE INDIVIDUAL COOKING FACILITIES IN THE UNITS), WITHOUT FULL SERVICE FOOD OR BEVERAGE, WITH PRIMARY ACCESS THROUGH A COMMON LOBBY AND INTERIOR CORRIDORS, SECONDARY ACCESSES AVAILABLE TO REGISTERED GUESTS AND EMERGENCY EXITS AS REQUIRED. LIMITED TO 1 WITHIN THE P.A.

HOTELS WHICH ARE AN EXTENDED STAY FACILITY MAY HAVE MULTIPLE EXTERIOR ENTRANCES IF THE BUILDING IS DESIGNED IN APPEARANCE AS A SERIES OF 'TOWNHOMES' WITH VARYING ROOPLINES AND ARCHITECTURAL FEATURES WHICH REDUCE THE BUILDING'S MASS. SUCH DETERMINATION SHALL BE MADE BY THE DIRECTOR BASED UPON CONCEPT DRAWINGS PRIOR TO FORMAL SITE PLAN SUBMITTAL.
- FREE STANDING RESTAURANT WITH OR WITHOUT A DRIVE THROUGH TO BE LIMITED TO 2 SITES TOTAL AND RESTAURANT BUILDING NO CLOSER THAN 200 FEET FROM ACRES GREEN SINGLE FAMILY LOTS. NO RESTAURANT SHALL HAVE MORE THAN 1500 S.F. OF BAR AREA AND LIQUOR SALES SHALL BE LESS THAN 30% OF GROSS SALES. HOURS 5 A.M. TO MIDNIGHT.

D. PERMITTED USES: P.A. FOUR

- GAS WITH CONVENIENCE STORE NOT TO EXCEED 4500 S.F., WITH SINGLE BAY, AUTOMATIC CARWASH, NOT TO EXCEED ONE, AND NO CLOSER THAN 200' FROM ACRES GREEN SINGLE FAMILY LOTS. HOURS OF OPERATION ARE LIMITED TO 5 A.M. TO MIDNIGHT.

ACCESSORY USES/STRUCTURES:

ANY USE THAT OCCUPIES LESS THAN 10% OF A PRINCIPAL PERMITTED USE SHALL BE DEEMED AN ACCESSORY USE. ANY STRUCTURE CONTAINED WITHIN THE SAME STRUCTURE AS THE PERMITTED USE AND SHALL BE ALLOWED AS PART OF THE PRINCIPAL PERMITTED USE.

STANDARDS FOR PRINCIPAL and ACCESSORY USES:

- MINIMUM LOT AREA: NONE.
- MINIMUM FRONT, SIDE and REAR SETBACKS:

THE FOLLOWING STANDARDS SHALL APPLY TO ALL BUILDINGS WITHIN THE DEVELOPMENT:

SETBACKS TO BUILDING:
FROM PUBLIC RIGHT-OF-WAY: 20'
FROM RESIDENTIAL: 75'
FROM OTHER LOT LINE: 0' FOR ATTACHED, 10' FOR DETACHED.

NOTE:

- SCREEN WALLS, TRASH ENCLOSURES OR OTHER SIMILAR ACCESSORY STRUCTURES MAY PENETRATE INTO ONE HALF THE DISTANCE OF THE SETBACK, NOT TO EXCEED 10', AND ONLY ALLOWED IN REAR AND SIDE SETBACKS.
- BUILDING SETBACK FOR FREE-STANDING RESTAURANT, GAS WITH CONVENIENCE STORE AND DRIVE-THROUGH RESTAURANT WILL BE 200' FROM ACRES GREEN SINGLE FAMILY LOTS.
- MAXIMUM BUILDING HEIGHTS:

THE FOLLOWING STANDARDS SHALL APPLY TO ALL BUILDINGS WITHIN THE DEVELOPMENT:

 - MAXIMUM BUILDING HEIGHT TO BE 35' AND THE MAXIMUM BUILDING HEIGHT SHALL NOT APPLY TO MECHANICAL EQUIPMENT SCREENING.
 - P.A. THREE, 1-4, AND P.A. FOUR, 1 & 2 USES SHALL NOT EXCEED 28'.
- ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FOR VISUAL AND NOISE MITIGATION AS REQUIRED BY THE CITY OF LONE TREE DURING THE SITE IMPROVEMENT PLAN REVIEW PROCESS.

ARCHITECTURAL DEVELOPMENT:

THE GOAL OF THIS DOCUMENT ALSO IS TO ENSURE THAT ALL BUILDINGS WITHIN THIS DEVELOPMENT SHALL CONFORM TO THE CITY OF LONE TREE DESIGN GUIDELINES AND SHALL HAVE "COMPATIBLE ARCHITECTURAL TREATMENT" AS DEFINED BELOW:

COMPATIBLE ARCHITECTURAL TREATMENT: THE USE OF COLORS, MATERIALS, AND GENERAL ARCHITECTURE IN THE EXTERIOR DESIGN OF STRUCTURES, TO ENSURE THAT SAID STRUCTURES ARE SUITABLE, HARMONIOUS AND IN KEEPING WITH THE GENERAL INTENT OF THE CITY OF LONE TREE DESIGN GUIDELINES.

A 360 DEGREE ARCHITECTURAL TREATMENT WILL BE REQUIRED THROUGHOUT THE ENTIRE COMMERCIAL DEVELOPMENT. TRASH AREAS AND MECHANICAL EQUIPMENT SHALL BE SCREENED FROM GROUND VIEW, WITH MATERIALS THAT ARE COMPATIBLE WITH THE BUILDING MATERIALS.

IT IS THE INTENT OF THE DEVELOPMENT THAT THE PRIMARY COLOR AND MATERIALS PALETTE SHALL BE:

GENERALLY EARTH AND SOFT TONES IN MUTED COLORS IN BRICK, SPILT FACE, GROUND FACE OR ARCHITECTURAL BLOCK, STONE AND OR SANDSTONE, PRE-CAST/TEXTURED CONCRETE, SITE CAST CONCRETE AND SYNTHETIC STUCCO, ACCENTS OF TILE, METAL, FABRIC AWNINGS OR SIMILAR MATERIALS WILL BE ALLOWED AND ENCOURAGED.

THE BUILDINGS SHALL BE COMMERCIAL IN CONTEXT, WHICH IS TO SAY GENERALLY THAT THEY WILL INCORPORATE FLAT ROOFS WITH STAGGERED PARAPET WALLS, ROOF-LIKE SHAPES MAY BE APPLIED TO THIS BASIC FRAMEWORK IN THE FORM OF CANOPIES, AWNINGS, DORMERS, OR GABLE STYLE ROOFS, BUT ARE NOT REQUIRED.

NOTHING HEREIN IS TO IMPLY THAT A BUILDING NOT MEETING ALL OF THESE GUIDELINES SHALL BE DEEMED TO BE INCOMPATIBLE, BUT THESE GUIDELINES SHALL BE USED TO ESTABLISH A CENTRAL THEME AND TO EVALUATE THE EXTENT OF A DEVIATION FROM THAT THEME.

THE DEVELOPER, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST WILL PROVIDE A LETTER EVIDENCING ARCHITECTURAL DESIGN COMPATIBILITY FOR ANY SITE PLAN FOR EACH LOT GOVERNED BY THIS MASTER DEVELOPMENT STANDARDS DOCUMENT. LETTERS WILL INDICATE APPROVAL OF THE DESIGN SUBMITTED TO THE CITY OF LONE TREE WITH FORMAL SITE PLAN APPLICATIONS.

NOTE:

- THE ATTACHED CONCEPTUAL ARCHITECTURAL DESIGN DRAWINGS SUBMITTED IN SUPPORT OF THESE DOCUMENTS SHALL GUIDE DEVELOPMENT OF THE PLANNED DEVELOPMENT UNLESS OTHERWISE APPROVED BY THE CITY OF LONE TREE. IT SHOULD BE NOTED THAT THE ATTACHED ARCHITECTURAL DESIGN DRAWINGS ARE CONCEPTUAL IN NATURE AND ACTUAL DESIGN MAY VARY.
- THE PLANNED DEVELOPMENT RETAIL USE IS TO BE SENSITIVE TO VIEW CORRIDOR FROM ACRES GREEN SINGLE FAMILY LOTS.

PARKING:

PARKING STANDARDS TO COMPLY WITH THE CITY OF LONE TREE ZONING ORDINANCES

LIGHTING:

THE GOAL OF THE AREA LIGHTING SCHEME SHALL BE TO MAINTAIN AN ADEQUATE BUT CONTROLLED LIGHT LEVEL FOR AESTHETIC, GLARE, SAFETY, AND SECURITY PURPOSES TO ACCOMPLISH THIS GOAL, LIGHT FIXTURE TYPES TO BE CONSIDERED SHALL INCLUDE:

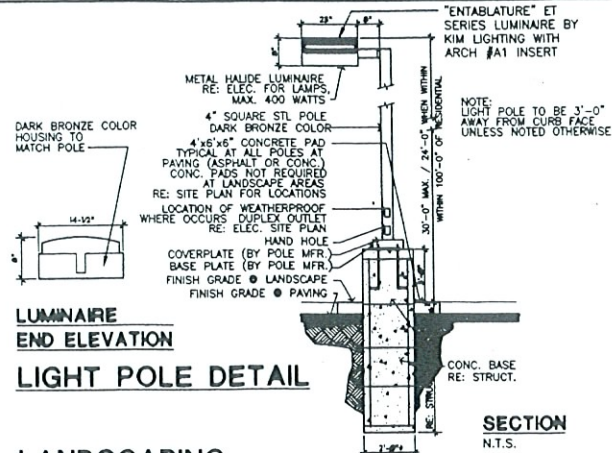
- METAL HALIDE FIXTURES THAT PROVIDE SHARP LIGHT PATTERN CUT-OFFS FOR AREA LIGHTING.
- LOW INTENSITY AND LOW PROFILE LIGHTS TO PROVIDE GENERAL ILLUMINATION ALONG PEDESTRIAN AND VEHICULAR AREAS.
- DECORATIVE LIGHT FIXTURES, MOUNTED ON POLES OR MASTS, THAT EMIT LOW INTENSITY LIGHT FOR DECORATIVE LIGHTING AND LIGHTING OF VARIOUS LANDSCAPE FEATURES.
- THE USE OF HORIZONTALLY MOUNTED METAL HALIDE LAMPS IN LIGHT FIXTURES THAT PROVIDE SHARP CUTOFF AND GLARE CONTROL ARE PER ILLUMINATING ENGINEERING SOCIETY PRACTICES.
- ALL POLE MOUNTED AREA LIGHTING FIXTURES LOCATED WITHIN 100' OF AN EXISTING PROPERTY LINE MUST BE SUPPLIED WITH INTERNAL (HOUSE SIDE) SHIELDS TO REDUCE LIGHT PATTERNS BEHIND THE POLE.
- GAS STATION WITH CONVENIENCE STORE TO HAVE NO EXPOSED BULBS AND THE PUMP BAYS ARE TO BE ORIENTED TO THE STREET, WITH PRE-DOMINATELY CONIFER LANDSCAPING TO SCREEN ACRES GREEN SINGLE FAMILY LOTS FROM LIGHTING GLARE.

GROUND AND BUILDING LIGHTING SHALL BE CONFINED TO THE PROPERTY AND EVERY EFFORT SHALL BE MADE TO MINIMIZE DIRECT GLARE ON ACRES GREEN SINGLE FAMILY LOTS. LIGHTING SHALL BE DOWNCAST, SHIELDED FROM ACRES GREEN SINGLE FAMILY LOT VIEWS AND THE OVERALL GOAL IS TO MINIMIZE THE OFF-SITE IMPACT.

NOTE: FOOTCANDLES SHALL NOT EXCEED AN AVERAGE OF THREE.

MAXIMUM POLE HEIGHT SHALL BE 24' HIGH WHEN WITHIN 100' OF A CURRENTLY EXISTING ACRES GREEN SINGLE FAMILY LOT PROPERTY LINE, 30' HIGH WHEN FARTHER THAN 100' FROM AN EXISTING ACRES GREEN SINGLE FAMILY LOT PROPERTY LINE.

ALL PARKING LOT LIGHT FIXTURES SHALL BE AS SET FORTH BELOW. ACCENT FIXTURES MAY VARY FROM USE TO USE.



LANDSCAPING:

THE INTENT OF LANDSCAPE BUFFERING IS TO MODERATE THE IMPACT OF NOISE, ODOR, LIGHT, PARKING AND TRAFFIC, AND TO ENHANCE THE AESTHETICS OF COMMERCIAL DEVELOPMENT.

PERIMETER LANDSCAPING ADJACENT TO PUBLIC RIGHT-OF-WAY IS SHOWN FOR PURPOSES OF ESTABLISHING STREET EDGE TREATMENT. AN OVERALL LANDSCAPING PALETTE IS INCLUDED DESCRIBING THE TYPE AND MINIMUM SIZE OF PLANT MATERIALS. ALL LANDSCAPING IS TO CONFORM TO THE PROVISIONS OF THIS DOCUMENT AND IS TO BE INSTALLED IN CONFORMANCE WITH APPROVED SITE PLANS FOR EACH LOT. THE OWNER(S) OF LOTS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE RESPONSIBLE FOR THE INSTALLATION OF LANDSCAPING ADJACENT TO PUBLIC RIGHT-OF-WAY AT THE TIME OF DEVELOPMENT.

A MINIMUM 50' WIDE LANDSCAPED SETBACK, WHICH SHALL BE INCLUDED IN THE REQUIRED 35 PER CENT OPEN SPACE STANDARD, SHALL BE INSTALLED BETWEEN THE SINGLE FAMILY LOTS AND ANY PARKING LOT. THE ONLY ALLOWABLE USE FOR THIS BUFFER AREA SHALL BE LANDSCAPING AND PUBLIC UTILITIES, AND ALL UTILITY LINES, IF ANY, SHALL BE UNDERGROUND. INSTALLATION OF LANDSCAPING SHALL BE MADE CONCURRENT WITH CONSTRUCTION FOR ANY LOT OR BUILDING GROUP ADJACENT THERETO, OR IN THE FIRST POSSIBLE PLANTING SEASON THEREAFTER.

THE SKETCH BELOW AND LANDSCAPING SHOWN ON SHEET 3 OF 3, ARE A STATEMENT OF INTENT; THE LANDSCAPE BUFFER ALONG ADJACENT RESIDENTIAL AREAS SHALL BE PLANTED AT LEAST AS INTENSIVELY AS SHOWN THEREON, SHALL BE IRRIGATED, AND SHALL PROVIDE A BALANCED DESIGN OF EVERGREEN TREES, ORNAMENTAL FLOWERING TREES, AND DECIDUOUS CANOPY TREES. A 'BARRIER PLANTING' IMMEDIATELY ADJACENT TO THE PROPERTY LINE SHALL BE AVOIDED. ALL DESIGN, PLANT MATERIAL AND INSTALLATION SHALL BE PROFESSIONAL AND OF FIRST QUALITY.

LANDSCAPING AND OPEN SPACE SHALL INCLUDE ALL OPEN SPACE AREAS AND SHALL BE CALCULATED AS EVERYTHING EXCEPT BUILDING AND PAVEMENT.

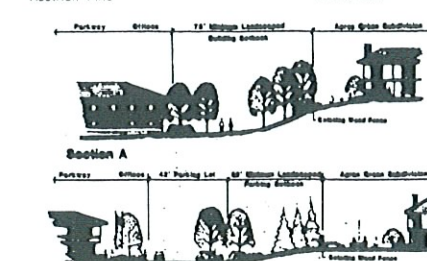
ALL PARKING SHALL BE SCREENED BY ONE OF THE FOLLOWING:

- 2'-6" HIGH EARTHEN BERM WHERE PRACTICAL.
- A LANDSCAPE HEDGE 2'-6" IN HEIGHT.

NOTE: ALL AREAS BETWEEN PARKING SETBACK AND CURB WILL BE SOO UNLESS OTHERWISE NOTED.

PLANT MATERIALS:

LARGE DECIDUOUS TREES:		DECIDUOUS ORNAMENTAL TREES:	
Greenspire Linden	2' cal.	Washington Hawthorn	1 1/2" cal.
Autumn Purple Ash	2' cal.	Radiant Crabapple	1 1/2" cal.
Marshall Seedless Ash	2' cal.	Newport Plum	1 1/2" cal.
Summit Ash	2' cal.		
Northern Red Oak	2' cal.		
Schweidler Maple	2' cal.		
Autumn Blaze	2' cal.		
Skyline Honeylocust	2' cal.		
LARGE DECIDUOUS SHRUB:			
Burning Bush	5 gal. cont. / 30" ht.	4 cane min.	
Alpine Currant	5 gal. cont. / 30" ht.	4 cane min.	
Firethorn	5 gal. cont. / 30" ht.	4 cane min.	
Redtwig Dogwood	5 gal. cont. / 30" ht.	4 cane min.	
Mountain Mahogany	5 gal. cont. / 30" ht.	4 cane min.	
SMALL DECIDUOUS SHRUB:			
Red-Leaf Barberry	5 gal. cont. / 25" ht.	3 cane min.	
Japanese Green-Leaf Barberry	5 gal. cont. / 25" ht.	3 cane min.	
Japanese Barberry	5 gal. cont. / 25" ht.	3 cane min.	
Snowbound Spirea	5 gal. cont. / 25" ht.	3 cane min.	
Crimson Pygmy Barberry	5 gal. cont. / 25" ht.	3 cane min.	
Cranberry Cotoneaster	5 gal. cont. / 25" ht.	3 cane min.	
Pink Grootendorst	5 gal. cont. / 25" ht.	3 cane min.	
LOW EVERGREEN SHRUB:			
Arcadia Juniper	5 gal. cont. / 28" min. spacing		
Blue Chip Juniper	5 gal. cont. / 28" min. spacing		
Buffalo Juniper	5 gal. cont. / 28" min. spacing		
Calgary Carpet Juniper	5 gal. cont. / 28" min. spacing		
Wilton Carpet Juniper	5 gal. cont. / 28" min. spacing		
EVERGREEN TREES:			
Ponderosa Pine	6" ht. min.		
Colorado Blue Spruce	6" ht. min.		
Colorado Green Spruce	6" ht. min.		
Austrian Pine	6" ht. min.		



- NOTE:
- ALL PLANTED AREAS WILL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
 - ADDITIONAL MATERIALS MAY BE USED WHERE THEY ARE CONSIDERED TO BE COMPATIBLE WITH OTHER PLANT MATERIALS PROPOSED.
 - ALL PLANTING BEDS ARE TO BE MULCHED WITH NATIVE COBBLE (2" DIA.) TO A DEPTH OF 3" OVER A GEOTEXTILE MATERIAL.
 - LANDSCAPING LOCATED IN THE 50' LANDSCAPING SETBACK, BACKING ACRES GREEN SINGLE FAMILY LOTS IS TO BE INCREASED TO 2 1/2" TO 3" CALIPER FOR LARGE DECIDUOUS TREES AND 10" TO 12" HEIGHT MINIMUM FOR EVERGREEN TREES.
 - LANDSCAPING NEXT TO ACRES GREEN SINGLE FAMILY LOTS SHALL BE DESIGNED TO MINIMIZE OBSTRUCTION OF MOUNTAIN VIEWS AND MAXIMIZE SCREENING OF BUILDINGS AND PARKING LOTS.

DENSITY AND OPEN SPACE:

- MAXIMUM FLOOR AREA RATIO (F.A.R.), BASED OF GROSS LEASABLE AREA, SHALL BE LIMITED TO 0.30:1. DENSITY ON INDIVIDUAL TRACTS OR LOTS MAY VARY, BUT IN NO CASE SHALL THE OVERALL F.A.R. OF 0.30:1 BE EXCEEDED. THIS EQUATES TO A MAXIMUM OF 369,432 SQUARE FEET GROSS LEASABLE AREA.
- A MINIMUM OF 35% OF THE TOTAL SITE SHALL BE MAINTAINED AS OPEN SPACE. LANDSCAPE AMENITIES, PEDESTRIAN WALKWAYS OR PLAZAS SHALL BE ALLOWED AS OPEN SPACE. MINIMUM OPEN SPACE ON INDIVIDUAL LOTS MAY VARY, BUT IN NO CASE SHALL AN INDIVIDUAL LOT CONTAIN LESS THAN 25% OPEN SPACE NOR SHALL THE OVERALL OPEN SPACE BE LESS THAN 35%.
- SPECIAL ATTENTION SHALL BE DEVOTED TO AN EXCLUSIVE LANDSCAPE BUFFER ALONG THE ACRES GREEN SUBDIVISION OF THESE PARCELS. THIS DEVELOPMENT GUIDE REQUIRES A MINIMUM LANDSCAPED SETBACK OF AT LEAST 50 FEET TO A PARKING LOT.
- THE PLANNED DEVELOPMENT RETAIL USE FOR P.A. THREE AND P.A. FOUR, F.A.R. WILL NOT EXCEED 25%.

OPEN SPACE AREAS ARE TO BE LOCATED BOTH AT THE PERIMETER AND INTERIOR OF THE SITE, FOR THE PURPOSE OF NOISE ATTENUATION, SHADING, SCREENING AND AESTHETICS.

SERVICE ACCESS & LOADING AREAS:

NOISE GENERATION AND USE PATTERNS ASSOCIATED WITH SERVICE ACCESS DRIVES AND LOADING ACCESS AREAS FOR USES ALLOWED UNDER P.A. THREE AND P.A. FOUR ARE RECOGNIZED AS POTENTIALLY NEGATIVE IMPACTS ON ADJACENT RESIDENTIAL USES. SERVICE DRIVES AND LOADING ACCESS AREAS SHALL BE LOCATED AWAY FROM RESIDENTIAL AREAS BY USES ALLOWED UNDER P.A. THREE, 1-4, AND P.A. FOUR, 1 & 2.

PEDESTRIAN CIRCULATION:

IT IS THE INTENT OF THIS COMMERCIAL SITE TO PROVIDE FOR AMPLE PEDESTRIAN CIRCULATION, INCLUDING THE INCORPORATION OF THE PEDESTRIAN ACCESS POINTS FROM THE PUBLIC RIGHT-OF-WAY IN A SAFE, EFFICIENT, AND AESTHETICALLY PLEASANT MANNER.

- ALL SIDEWALK SHALL BE AT LEAST 5' WIDE.
- SIDEWALK ALONG QUEBEC STREET TO BE DETACHED AND SHOULD MEANDER.
- SIDEWALK ALONG PARK MEADOWS DRIVE MAY BE ATTACHED.
- A NORTH-SOUTH ORIENTATED PEDESTRIAN CORRIDOR SHALL BE DEVELOPED IN P.A. THREE.

HOURS OF OPERATION:

ALL DELIVERIES, TRASH PICKUPS, AND STREET SWEEPING, EXCEPT GROCERY STORE DELIVERIES, SHALL BE PROHIBITED FROM 10 P.M. TO 6 A.M. THE GROCERY STORE RESTRICTIONS ARE FROM MIDNIGHT TO 8 A.M.

SIGNS:

ALL SIGNS IN THE LONE TREE TOWN CENTER WILL BE IN CONFORMANCE WITH THE PRINCIPLES ESTABLISHED IN THIS DOCUMENT. ALL MONUMENT SIGNS WILL CONFORM TO THE DIMENSIONS ESTABLISHED BY THE UNIFORM SIGN PROGRAM AS OUTLINED BELOW. A 10'-0" SIGN SETBACK FROM ALL PROPERTY LINES AND ROAD RIGHT OF WAYS WILL BE REQUIRED.

SIGN TYPES:

- PROJECT IDENTIFICATION (SIGN TYPE "A"): LONE TREE TOWN CENTER SHALL BE ALLOWED A FREE STANDING GROUND SIGN FOR THE PURPOSE OF IDENTIFYING ONLY THE PROJECT IN TWO LOCATIONS. SIGNS SHALL FOLLOW THE DESIGN AND SIZE AS INDICATED ON SHEET 1 OF 3.
- JOINT I.D. SIGNS (SIGN TYPE "B"): LOT 1, 2 AND 4 SHALL BE ALLOWED A JOINT I.D. SIGN IN ACCORDANCE WITH THE DETAILS INDICATED ON SHEET 1 OF 3. LOTS 1, 2 & 4 SHALL HAVE NO RESTRICTIONS REGARDING THE NUMBER OF USERS IDENTIFIED ON THESE SIGNS SO LONG AS THE SIZE DOES NOT INCREASE OVER WHAT IS INDICATED ON THE DETAIL ON SHEET 1 OF 3.
- MONUMENT SIGN (SIGN TYPE "C"): A MONUMENT SIGN IN ACCORDANCE WITH THE DETAILS INDICATED ON SHEET 1 OF 3 SHALL BE ALLOWED FOR ANY SINGLE USE BUILDING ON A LOT. SIGN SHALL BE LOCATED AT THE PERIMETER OF THE LOT, DETERMINED AT TIME OF SITE IMPROVEMENT PLAN.
- WALL SIGNS: WALL SIGNS SHALL BE ALLOWED FOR ANY SINGLE USE, WHETHER LOCATED IN A SINGLE OR MULTI-TENANT BUILDING. EACH USE SHALL BE ALLOWED A WALL SIGN ON ANY WALL FRONTAGE OCCUPIED BY SUCH USE IN ACCORDANCE WITH THE FOLLOWING FORMULA:
 - ONE SQUARE FOOT OF SIGN FOR EVERY 1.0 LINEAR FOOT OF WALL FRONTAGE.
 - MINIMUM SIZE ALLOWED REGARDLESS OF FRONTAGE: 50 SQ. FT.
- INFORMATIONAL SIGNS: INFORMATIONAL SIGNS ARE THESE SUCH AS MENU BOARDS FOR DRIVE-THROUGH RESTAURANTS, PRICING SIGNS FOR GAS STATIONS, OR SIMILAR SIGNS NECESSARY TO SUPPORT THE USE OF THE PROPERTY.

SUCH SIGNS SHALL BE ALLOWED SUBJECT TO SPECIAL REVIEW BY THE ARCHITECTURAL CONTROL COMMITTEE (ACC). SUCH SIGNS SHALL BE DESIGNED TO BE COMPATIBLE WITH THE BUILDING ARCHITECTURE, AND MADE TO BLEND WITH THE BUILT ENVIRONMENT TO THE EXTENT POSSIBLE.

NOTE: IN GENERAL, NO SIGN REQUIRING A SIGN PERMIT, EITHER TEMPORARY OR PERMANENT, SHALL BE ORIENTED OR SHALL BE INTENDED TO BE READ FROM ACRES GREEN SINGLE FAMILY LOTS UNLESS APPROVED BY THE DIRECTOR OF PLANNING, CITY OF LONE TREE.

LEGAL DESCRIPTION:

LOTS 1-11 A REPLAT OF LOT 1, BLOCK 3, PARKWAY SUBDIVISION FILING NO. 2 PART OF SECTION 4 & 5, T. 6 S., R. 66 W. OF THE 6TH P.M. CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO 28.27 ACRES.

Core States Group
18215 72ND AVE S.
KENT WA, 98032

SEM Architects Inc
18215 72ND AVE S.
KENT WA, 98032
SHEET 4 OF 5
ISSUED 4/18/97
ISSUED 7/25/97
ISSUED 9/29/97

LONE TREE TOWN CENTER

DRAWING PATH: I:\96113.00 Lone Tree Town Center\10-28-97\PKWAY-DEVSTD.DWG
DRAWING NAME: I:\96113.00 Lone Tree Town Center\10-28-97\PKWAY-DEVSTD.DWG

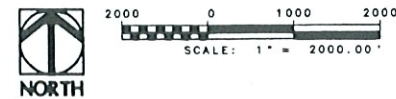
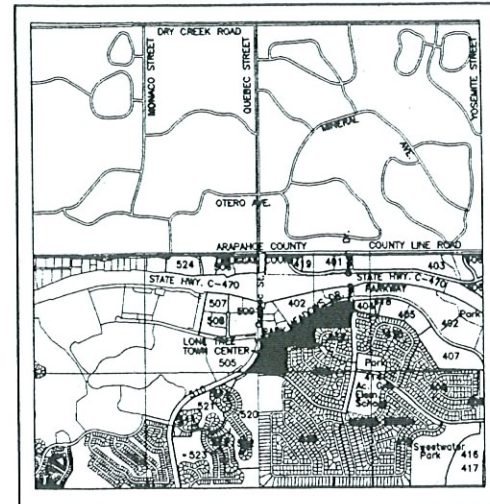
PLOT DATE: Nov 12 11:39:42 MST 1997
PLOT BY: TCC

CASE# XXX-XXX

LONE TREE TOWN CENTER PLANNED DEVELOPMENT First Amendment

A PART of the S/2 of SECTIONS 4 and 5 / TOWNSHIP 8 / RANGE 66 WEST of the 6TH P.M. / CITY of LONE TREE / COUNTY of DOUGLAS / COLORADO / 28.2714 Acres - 1A Commercial Lots

VICINITY MAP



VICINITY MAP LEGEND

ID#	SUBDIVISION FILING	ID#	SUBDIVISION FILING
402	PARKWAY 12	411	PARK MEADOWS 9
403	PARKWAY 1	418	PARKWAY 12 REPLAT LOT 1 BLOCK 4
404	PARKWAY 12 3RD AMEND.	505	HIGHLANDS RANCH 98A 4TH AMEND.
405	PARKWAY 12 REPLAT LOT 2 BLOCK 3	506	HIGHLANDS RANCH 98A
406	PARKWAY 12	507	HIGHLANDS RANCH 98A 2ND AMEND.
407	PARKWAY 12 REPLAT LOT 1 BLOCK 4	508	HIGHLANDS RANCH 98B
408	ACRES GREEN 34 1ST AMEND.	509	HIGHLANDS RANCH 98B
409	ACRES GREEN 44	510	HIGHLANDS RANCH 98B
410	ACRES GREEN 1	511	HIGHLANDS RANCH 98B
411	ACRES GREEN 2	512	HIGHLANDS RANCH 98B
412	ACRES GREEN 3	513	HIGHLANDS RANCH 98C
413	ACRES GREEN 5 REPLAT TRACT F	514	HIGHLANDS RANCH 98C 1ST AMEND.
414	ACRES GREEN 5 REPLAT TRACT F	515	HIGHLANDS RANCH 98C 2ND AMEND.
415	ACRES GREEN 5	516	HIGHLANDS RANCH 98A
416	NOT SUBDIVIDED		

MASTER PLAN LEGEND

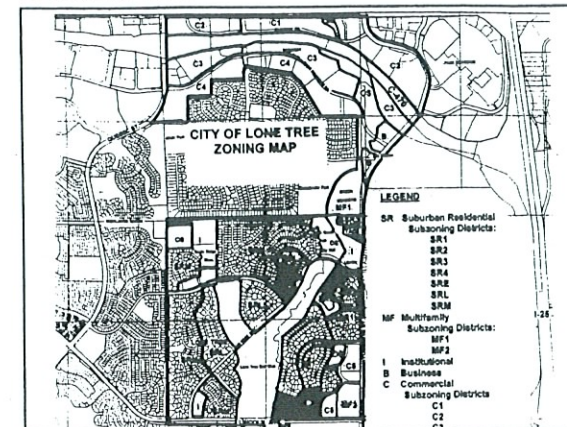
	5' CONTOUR INTERVALS
	20% OR GREATER SLOPE
	CURB LINE
	PROPERTY LINE
	PARKING SETBACK LINE
	FENCE
	BUILDING SETBACK LINE
	RESTAURANT SETBACK LINE
	EASEMENT LINE
	ROADWAY CENTER LINE
	SITE ACCESS / CURB CUT
	F = ALL TURNS
	R = RIGHT TURNS ONLY
	LIGHT POLE
	EXISTING TREES
	EXISTING SHRUBS
	LARGE DECIDUOUS TREES
	LARGE CONIFEROUS TREES

PLANNING AREAS

P.A. ONE	28.21 ACRES (SEE SHEET 2 OF 3 FOR LAND USE DESCRIPTION) MAX. FAR = 30%
P.A. TWO	19.25 ACRES (SEE SHEET 2 OF 3 FOR LAND USE DESCRIPTION) MAX. FAR = 30%
P.A. THREE	13.07 ACRES (SEE SHEET 2 OF 3 FOR LAND USE DESCRIPTION) MAX. FAR = 25%
P.A. FOUR	5.13 ACRES (SEE SHEET 2 OF 3 FOR LAND USE DESCRIPTION) MAX. FAR = 25%

NOTE: P.A.'S ARE NOT TRANSFERABLE FROM ONE P.A. TO ANOTHER

ZONING MAP



PARKWAY SUBDIVISION FILING NO. 2 - 4TH AMENDMENT, PARCEL D CITY OF LONE TREE / DOUGLAS COUNTY ZONE C-3
(PREVIOUSLY PARKWAY SUBDIVISION FILING NO. 2 - 4TH AMENDMENT, PARCEL D UNINCORPORATED DOUGLAS COUNTY)

F.A.R. TRACKING CHART

LOT NUMBER	LOT SIZE	ACTUAL BUILDING AREA	ALLOWABLE F.A.R.	ACTUAL F.A.R.	MINIMUM OPEN SPACE	ACTUAL OPEN SPACE	REMAINING BUILDING AREA	REMAINING OPEN SPACE
LOT 1								
LOT 2								
LOT 3								
LOT 4								
LOT 5								
LOT 6								
LOT 7								
LOT 8								
LOT 9								
LOT 10								
LOT 11								

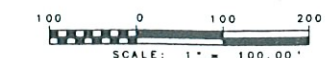
NOTES

1. SIGN TYPES "A", "B", "C" FOR ALL LOTS TO BE LOCATED AT THE OF SITE IMPROVEMENT PLANS.
2. ALL INTERNAL ACCESS, UTILITY, SIGNAGE, AND DRAINAGE EASEMENTS ARE PRIVATE.
3. WHERE FULL MOVEMENT INTERSECTIONS ARE LOCATED, INTERSECTIONS SHALL ALIGN.
4. THE FOLLOWING INFORMATION SHALL BE ADDED TO THIS DOCUMENT WITH EACH SITE IMPROVEMENT PLAN SUBMITTAL FOR THE LOT IT IS REPRESENTING:
 - BUILDING FOOTPRINT
 - PARKING LOT LAYOUT (ILLUSTRATE STALLS)
 - LANDSCAPING
 - SIDEWALK LOCATIONS
 - OTHER DETAILS AS REQUESTED BY THE CITY OF LONE TREE.

LINE	DISTANCE	BEARING	CURVE	DELTA	RADIUS	ARC LENGTH
L1	187.95'	N88°43'31"W	C1	24°20'16"	1046.00'	489.26'
L2	10.36'	S80°31'26"E	C2	2°33'41"	1046.00'	47.42'
L3	141.00'	N93°28'34"E	C3	10°44'25"	1000.00'	196.85'
L4	82.50'	N00°31'26"W	C4	1°20'54"	1000.00'	207.91'
L5	40.51'	N00°11'11"W	C5	6°53'33"	500.00'	100.21'
L6	9.05'	N00°31'26"W	C6	2°31'40"	500.00'	36.43'
L7	193.71'	S35°33'07"E	C7	6°51'28"	500.00'	109.28'
L8	140.60'	S00°31'26"W	C8	2°30'51"	725.41'	31.01'
L9	35.00'	S00°31'26"W	C9	31°00'31"	725.41'	40.145'
L10	18.85'	S00°31'26"E	C10	1°48'51"	48.00'	8.53'

LAND USE TABLE

SYMBOL	LAND USE	DENSITY	ACRES	%
	PLANNED DEVELOPMENT (Mixed Use)	369,432 Sq. Ft. (Gross Leasable Area)	28.27 Acres (1,231,441.2 Sq. Ft.)	30%



Core States Group
18215 72ND AVE S.
KENT WA, 98032

ISSUED: 04/15/2026

SEM Architects Inc
7000 E. FRONTIER AVE. SUITE 100
DENVER, COLORADO 80011

SHEET 5 OF 5

ISSUED: 4/11/87
ISSUED: 7/25/87
ISSUED: 9/29/87

LONE TREE TOWN CENTER

DRAWING PATH: T:\96113.00 Lone Tree Town Center\10-28-97\

DRAWING NAME: T:\96113.00 Lone Tree Town Center\10-28-97\PKWAY.DWG
PLOT DATE: Nov 12 11:32:09 MST 1997
PLOT BY: T06-

CASE# XXX-XXX