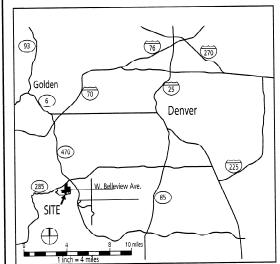
Official Development Plan

Sheet 1 of 9

VICINITY MAP



PROJECT LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12 AND THE NORTH HALF OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 70 WEST OF THE SORTH PRINCIPAL MERIDIAN AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 99 WEST OF THE SOTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12, SAID POINT BEING THE POINT O COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12, SAID POINT BEING THE POINT OF BEGINNING; THENCE NEWSPHY IN EACH ALONG THE NORTHEIR! UNLING SAID MORTHWEST GUILBITE OF SECTION 18, A DISTANCE OF 1037.76 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF A PUBLIC SERVICE TRACT RECORDED IN BOOK 1607 AT PAGE 10; THENCE SOME'SP3"S"W ALONG SAID WESTERLY KOHLI-OF-WAY A DISTANCE OF 125.85 FEET TO A POINT ON THE NORTHEIRLY RIGHT-OF-WAY LINE OF WEST BELLEVIEW AVERIUE AS RECORDED IN BOOK 1831 AT PAGE 165; THENCE ALONG SAID WORTHEIRL OF MORTH OF THE MIGHT-OF-WAY UND THE POINT OF COURSES, 1737-1016"WA DISTANCE OF 33.55 EET TO A POINT OF TANGENCY; 2) THENCE 145.51 EET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 145.39 EET, A CHATTAL ANGLE OF 1017-200" AND A CHORD WHICH BEARS 5781*161"S" A DISTANCE OF 145.39 EET A CHATTAL ANGLE OF 1017-200" AND A CHORD WHICH BEARS 5781*161"S" A DISTANCE OF 145.39 EET A CHATTAL ANGLE OF 1017-200" AND A CHORD WHICH BEARS 5781*161"S" A DISTANCE OF 145.30 EET TO A POINT OF TANGENCY; 2) THENCE 53.722"16"WA DISTANCE OF 415.04 EET TO A POINT OF LINEAR STATE AND A THENCE AS A PERT ALONG THE ARC OF A CURVE TO THE LITER AND A PAGINSO OF A POINT OF THE LITER AND A PROVINCE OF THE ALONG THE ARC OF A CURVE TO THE LITER AND A PAGINSO OF A PROVINCE AND A PROVINCE A PROVINCE AND A PROVIN OF CURVATURE; 4) THENCE 425.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A PADIUS OF 415.80 FEET, A CENTRAL ANGLE OF 58°35'58" AND A CHORD WHICH BEARS 554°04'17"W A DISTANCE OF 406 97 FEFT TO A POINT OF TANGENCY: 5) THENCE \$24°46'18"W A DISTANCE OF 146.69 FEET TO A POIN FEET, THENCE S66°49511WA DISTANCE OF 1616.319°ET, THENCE 1019'20'50'E A DISTANCE OF 168.95 FEET THENCE NAP*47'23"WA DISTANCE OF 164.60 FEET, THENCE NO99'32'28"WA DISTANCE OF 127.09 FEET TO A PUNIT ON IN HE NORTHEN'L THE OF 1164 NORTHINEST QUARTER OF SAID SECTION 13, TIENCE NO99'11'24" POINT ON THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, THENCE NB9°11'24"E ONG SAID MORTHERLY LINE A DISTANCE OF 1859.05 FEET TO THE SOUTH QUARTER CORNER OF SAID ALONG SAID MORTHERLY UNE A DISTANCE OF 1859 OS FEET TO THE SOUTH QUARTER CORNER OF SAUD SECTION 12; THENCE MOD'27 46°E ALONG THE WESTERLY LINE ON THE NORTH HALF OF SAID SECTION 12, A DISTANCE OF 24.475 FEET TO THE SOUTHERY RIGHT-ON-WAY OF US HIGHWAY 285; THENCE ALONG SAID SOUTHERLY RIGHT-ON-WAY THE FOLLOWING 2 COURSES: 1) NAT'19 49°E A DISTANCE OF 1407.22 FEET; 2) THENCE SAIS-223°E A DISTANCE OF 734.92 FEET TO A POINT ON THE WESTERLY LINE OF THE ASIT HALF OF SAID SECTION 12; THENCE SOOT 340°W ALONG SAID WESTERN; LINE, O HE ASIT HALF OF SAID SECTION 12; THENCE CORNER OF THE SOUTHEAST OLMATER OF SAID SECTION 12; THENCE CORNER OF THE SOUTHEAST OLMATER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE M99'0415°F ALONG THE NORTHERS UNE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, THENCE THE SOUTHEAST OLMATER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, THENCE SOOTOO'22'W ALONG THE THE SOUTHEAST QUARTER OF SAID SECTION 12, THENCE SOOTOO'22'W ALONG THE FASTERLY LINE OF SAID SECTION 12, THENCE SOOTOO'22'W ALONG THE FASTERLY LINE OF SAID SECTION 12, THENCE SOOTOO'22'W ALONG THE FASTERLY LINE OF SAID SECTION 12, A DISTANCE OF 134.05 FEET TO THE POINT OF SEGNINING.

EXCEPT THAT PORTION CONVEYED TO THE WILLOW BROOK WATER AND SANITATION DISTRICT IN BOOK

SAID PARCEL LESS EXCEPTIONS CONTAINS 284.408 ACRES MORE OR LESS

BEARINGS ARE BASED ON AN ASSUMED BEARING OF N88°27'11"E ALDNG THE SOUTHERLY LINE UP THE SOUTHERST QUARTER OF SECTION 12 SEING MONUMENTS BY FOUND 2" ALUMINIUM CAP PLS # 17488 AT THE SOUTH QUARTER CORNER AND A FOUND 2 12" ALUMINUM CAP SET IN CONCRETE PLS NUMBER 16398

PREPARED BY RICHARD A NOBBE PLS. FOR AND ON BEHALF OF MARTIN/MARTIN INC. 12499 W. COLFAX AVE LAKEWOOD, CO, 8021 (303) 431-6100

GEO-HAZARD LEGAL DESCRIPTIONS

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 5 SOUTH,

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12, THENCE N00°00'22." COMMINION AT THE SOUTHEAST CUARTER OF SAID SECTION 1, 2 A DISTANCE OF 24.12 FEET TO THE POINT OF BEGINNING: THENCE DEPARTING SAID SECTION 1 2 A DISTANCE OF 24.1.2 FEET TO THE POINT OF BEGINNING: THENCE DEPARTING SAID EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, NS9*1104*W, A DISTANCE OF 49.55 FEET; THENCE NS9*16*02*W, A DISTANCE OF 49.65.22 FEET; THENCE NS9*16*02*W, A DISTANCE OF 166.32 FEET; THENCE NS9*16*W, A DISTANCE OF 166.32 FEET; HE SOUTHERS (QUARTER S AND SET LANCE OF 16.6.2 FEET, THENCE NO 95-16.02*W, A DISTANCE OF 19.3.2.5 FEET, THENCE NO 95-16.02*W, A DISTANCE OF 19.3.6 FEET, THENCE NO 95-16.02*W, A DISTANCE OF 18.3.6 FEET, THENCE NO 95-16.02*W, A DISTANCE OF 19.3.6 FEET, THENCE NO 95-16.02*W, A DISTANCE OF 18.3.6 FEET, THENCE NO 95-16.00*W, A DISTANCE OF 18.3.6 FEET, THENCE SON 95-16.00*W, A DISTANCE OF 18.2.6 FEET, THENCE SO FEET: THENCE SO9°16'51"W, A DISTANCE OF 53.32 FEET; THENCE SO9°00'59"E A DISTANCE OF 89.16 FEET; THENCE \$15°26'57"E, A DISTANCE OF 149.30 FEET; THENCE \$24°37'49"F, A DISTANCE OF 106.04 FEET; THENCE \$28°31'58"E, A DISTANCE OF 99.01 FEET; THENCE \$49°12'37"E, A DISTANCE OF 62.47 FEET; THENCE \$65°11'57"E, A DISTANCE OF 94.73 FEET; THENCE S50°41'44" E, A DISTANCE OF 215.31 FEET; THENCE 541°41'49" E, A DISTANCE OF 175.05 FEET; THENCE S35°17'24" E, A DISTANCE OF 184.19 S4194149°E, A DISTANCE OF 175.05 FEET, THENCE S3971724°E, A DISTANCE OF 184.19
FEET, THENCE S3191604°E, A DISTANCE OF 80.02 SEET, THENCE S27952°E, A
DISTANCE OF 114.27 FEET, THENCE S37902'07°E, A DISTANCE OF 87.44 FEET, THENCE S
352°3921°E, A DISTANCE OF 73.69 FEET, THENCE S694°37°0 °E, A DISTANCE OF 20.02
FEET, THENCE S575°5013°E, A DISTANCE OF 215.05 FEET, THENCE S383°25'26°E, A
DISTANCE OF 112.55 FEET, THENCE N72°4800°E, A DISTANCE OF 79.55 FEET, THENCE
N64°1543°E, B DISTANCE OF 10.05 FEET, THENCE N59°391°E, A DISTANCE OF
177.04 FEET, THENCE N65°45'05°E, A DISTANCE OF 138.34 FEET, THENCE M69°35'S1°E, A
DISTANCE OF 31.14 FEFT, THENCE N69°45'05°E, A DISTANCE OF 138.34 FEET, THENCE M69°35'S1°E, A
DISTANCE OF 31.14 FEFT, THENCE N69°15'S1°E, A DISTANCE OF 32.31°C A POINT
ON THE 2AST LINE OF THE SOUTHLAST QUARTER OF SAID SECTION 12, THENCE ALONG
SAID EAST LINE SOUP0D'22"W, A DISTANCE OF 127.44 FEET 10 THE POINT OF

SAID PARCEL CONTAINS 619,005 SOUARE FEET (14,210 ACRES) MORE OR LESS

BEARINGS ARE BASED ON AN ASSUMED BEARING N88°27'06"E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12 BEING MONUMENTS BY FOUND 2*
ALLIMINUM CAP PLS # 17488 AT THE SOUTH QUARTER CORNER AND A FOUND 2 1/5* ALUMINUM CAP SET IN CONCRETE PLS # 16398 AT THE SOUTHEAST CORNER.

PREPARED BY JEFF GOODELL AND REVIEWED BY RICHARD F. NORBE. PLS FOR AND ON BEHALF OF MARTIN/MARTIN INC. 12499 W. COLFAX AVENUE LAKEWOOD, CO 80215 PROJECT NO. 18373.C.01

LEGAL DESCRIPTION LOW HAZARD ROCKFALL ZONE PARCEL 2

A PARCEL OF LAND LOCATED IN THE NORTHWEST OLIARTER OF SECTION 18, TOWNSHIP S SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18 THENCE COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18, THENCE N89993118* LOUNG THE NORTH HINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 403.25 FEET TO THE POINT OF BEGINNING: THENCE CONTINUING N89993118* LOUNG SAID NORTH HINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 634.50 FEET; THENCE FOR PROBRING CAD IN NORTH HINE OF SAID SECTION 18, SECTI THENCE N33°35'49"W. A DISTANCE OF 132.00 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS 49.451 SQUARE FEET (1.135 ACRES) MORE OR LESS.

REARINGS ARE BASED ON AN ASSUMED BEARING N88°27'03"E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12 BEING MONUMENTS BY FOUND 2* ALUMINUM CAP SET IN CONCRETE PLS # 16398 AT THE SOUTHEAST CORNER.

PREPARED BY DEBORAH A. FISHER AND REVIEWED BY RICHARD E. NOBBE, PLS FOR AND ON BEHALF OF 12499 W. COLFAX AVENUE LAKEWOOD, CO 80215 PROJECT NO. 18373.C.01 MARCH 27, 2006

MODERATE HAZARD ROCKFALL ZONE PARCEL 1

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COLINTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 12 COMMENON AT THE SOUTH QUARTIES CONFIRM OF SAID SET ION IT, THENCE NOW 2746°E ALONG THE NORTH-SOUTH CENTENLE OF SAID SECTION A DISTANCE OF 2036.32 FEET TO THE POINT OF BEGINNING: THENCE DEPARTING SAID SECTION CONTENUEN NOW 2755'E A DISTANCE OF 107.81 FEET, THENCE SAIGHSTANCE OF 107.48 FEET, THENCE CS 4752'B THENCE OF 107.69 FEET, THENCE SAIGHSTANCE OF 107.69 FEET THENCE SAIGHTANCE OF 10 THENCE NO0°27'46"E ALONG SAID SECTION CENTERLINE A DISTANCE OF 293.53 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 39.861 SQUARE FEET (0.915 ACRES) MORE OR

BEARINGS ARE BASED ON AN ASSUMED BEARING N88°27'06"E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12 BEING MONUMENTS BY FOUND 2" ALUMINUM CAP PLS # 17488 AT THE SOUTH OUARTER CORNER AND A FOUND 2 ½" ALUMINUM CAP SET IN CONCRETE PLS # 16398 AT THE SOUTHEAST CORNER.

PREPARED BY JEFF GOODELL AND REVIEWED BY RICHARD E. NOBBE, PLS FOR AND ON BELIALT OF MARTIN/MARTIN INC.

MODERATE HAZARD ROCKFALL ZONE PARCEL 2

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP S SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 12, THENCE NO0°27'45"E, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION A DISTANCE OF 1534.31 FEET; THENCE DEPARTING SAID GENTERLIN A DISTANCE OF 1359-31 FEET, THEMSE DEFARING 3-906 CENTERLINE NB125'45'E A DISTANCE OF 147.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID BEARING NB1'25'45"E A DISTANCE OF 256.18 FEET; THENCE S10°38'06'W A DISTANCE OF 249.90 FEET: THENCE \$12°47'30"E A DISTANCE OF 157.02 FEET; THENCE 507°00'23"W & DISTANCE OF 43.32 FFFT: THENCE N50°18'32"W A DISTANCE OF 173 63 FEET: THENCE NO7°09'10"E A DISTANCE OF 211.35 TE NR6º23'07" W A DISTANCE OF 129 64 FEFT: THENCE NOO°00 OF A DISTANCE OF 74.78 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 52,655 SQUARE FEET (1.209 ACRES) MORE OR

BEARINGS ARE BASED ON AN ASSUMED BEARING N88°27'06"E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12 BEING MONUMENTS BY FOUND 2" ALUMINUM CAP PLS # 17488 AT THE SOUTH QUARTER CORNER AND A FOUND 2 15." ALUMINUM CAP SET IN CONCRETE PLS # 16398 AT THE SOUTHEAST CORNER.

PREPARED BY IEFE GOODELI AND REVIEWED BY RICHARD E. NOBBE, PLS FOR AND ON REHALF OF FOR AND ON BEHALF OF MARTIN/MARTIN INC. 12499 W. COLFAX AVENUE LAKEWOOD, CO 80215 PROIFCT NO. 18373.C.01 JULY 17, 2007

HIGH HAZARD ROCKFALL ZONE

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 5 SOUTH, A PARCE OF DUEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12, THENCE N00°00'22"E COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12, THENCE MOPPONYD* FALONG THE EAST HINE OF THE SOUTHEAST CORNER OF SAID SECTION 12.4 DISTANCE OF 314.06 FEET, THENCE DEPARTING SAID EAST LINE S89°04"15"W, A DISTANCE OF 374.81 FEET TO THE FORTO' OF BEGINNING, THENCE 545"16"11"1, A DISTANCE OF 183.39 FEET, THENCE 545"35"3"3"1"W, A DISTANCE OF 113.74 SETS THENCE 555"39"31"W, A DISTANCE OF 177.04 FEET, THENCE 555"39"31"W, A DISTANCE OF 177.04 FEET, THENCE 555"39"31"W, A DISTANCE OF 175.05 FEET, THENCE MOST STORY OF THE S OF 07.44 FEET, INDIVIDE 1782.5 39-32. W. A DISTANCE OF 114.27 FEET; THENNEE N31116'04"W, A DISTANCE OF 300.28 FEET; THENCE N35917'24"W, A DISTANCE OF 184.10 FFET; THENCE N3114'129"W. A DISTANCE OF 175.05 FEET; HENCE N50°41'44"W, A DISTANCE OF 215.31 FEET; THENCE N65°11'57"W, A DISTANCE OF NSO*414-W, A DISTANCE OF 215.31 FEET, THENCE NSS*1157-W, A DISTANCE OF 94.73 FEET, THENCE NAS*1157-W, A DISTANCE OF 94.73 FEET, THENCE NAS*31*38*W, A DISTANCE OF 90.01 FEET, THENCE NAS*37*49-W, A DISTANCE OF 108.04 FEET, THENCE NSS*37*59-W, A DISTANCE OF 108.04 FEET, THENCE NSS*26557-W, A DISTANCE OF 10.30 FEET, THENCE NSS*26557-W, A DISTANCE OF 10.30 FEET, THENCE NSS*26557-W, A DISTANCE OF 10.30 FEET, THENCE NSS*2655-W, A DISTANCE OF 10.30 FEET, THENCE NSS*3655-W, A NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 890.63 FEET; THENCE
SOOT13"34"W ALONG THE FAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SALD SECTION 12, A DISTANCE OF 1328.74 FEET, THENCE N89°04'15'E
ALONG THE NORTH LINF OF THE SOLITHEAST QUARTER OF THE SOLITHEAST QUARTER OF
SAID SECTION 12, A DISTANCE OF 966.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,684,426 SQUARE FEET (38.669 ACRES) MORE OR LESS.

BEARINGS ARE BASED ON AN ASSUMED BEARING N88°27'06"E ALONG THE SOUTH LINE BEANINGS ARE BASED ON AN ASSOMED BEARING MOST 27 OF EACH THE SOUTH OF THE SOUTHEAST QUARRIER OF SECTION 12 BEING MONUMENTS BY FOUND 2* ALUMINUM CAP PLS # 17.488 AT THE SOUTH QUARTER CORNER AND A FOUND 2 ½.* ALUMINUM CAP SET IN CONCRETE PLS # 16398 AT THE SOUTHEAST CORNER.

PREPARED BY JEFF GOODEI AND REVIEWED BY RICHARD E. NOBBE, PLS FOR AND ON BEHALF OF MARTIN/MARTIN INC 12499 W. COLFAX AVENUE LAKEWOOD CO 80215 PROJECT NO. 18373.C.01 MARCH 27, 2006

CERTIFICATES:

COUNTY COMMISSIONER'S CERTIFICATE: This Official Development Plan, titled LYONS RIDGE OFFICIAL DEVELOPMENT PLAN was approved the day of June 20 08, and is accepted by the Board of County Commissioners this day of Juy , 2008

BOARD OF COUNTY COMMISSIONERS.

Jebbre Vuin

CLERK AND RECORDER'S CERTIFICATE:

at //:/7:03 o'clock A .m

Pam anderson By Melanie Jacine

STANDARD FLEXIBILITY STATEMENT:

The graphic drawings contained within this Official Development Plan are intended to depict general locations and illustrate concepts of the textual provisions of this Offial Development Plan. During the platting process the Planning and Zoning Director may allow minor variations for the purpose of

Map Number: 83 & 57 Case Number: 06-107245RZ

a. Final road alignments

b. Final configuration of lot and tract sizes and shapes

: Final building envelopes

d. Final access and parking locations e. Landscaping adjustments

Except as expressly provided otherwise in this Official Development Plan. development of this property shall conform to the Jefferson County Zoning Resolution in effect at the time of platting and building permit application.

Colorado Christian University, as owner of the land affected by this Planned Development, accept and approve all conditions set forth herein

Date: 7/7/08 William T. Bissell Date: 7/7/08

County of ARAPAHOE

OWNER'S CERTIFICATE:

State of COLORADO

The foregoing instrument was acknowledged before me by William L. ARMSTROMG (Name pr.

WITNESS my hand and otticial seal
My commission expires: 4/3/99

Marcy Carbonatoria

County of ARAPAHOE State of COLORADO

The foregoing instrument was acknowledged before me this Thay of July 00%, by Brian T. BISSELL (Name printed) WITNESS my hand and official seal

My commission expires: 4/3/2009 Marey Chice

OWNER'S CERTIFICATE:

Willow Springs Mutual Water & Sanitation Co., as owner of the land affected by this Planned Development, accept and approve all conditions set forth herein.

Stenden Harwood as President of Willow Springs Mutual Water & Sanitation Co.

NOTARY PUBLIC County of ARAPA HOE

State of Cohorado The foregoing instrument was acknowledged before me this 7th ay of July 20 08.

by STANLEY HAKWOOD WITNESS my hand and official seal
My commission expires: 4/3/2007 MARCH C Rice





CIVITAS

DATE OF PREPARATION 01/08/0 03/27/08 05/28/08

Tel 303 571,0053 Fax 303 425.0438

LEGEND



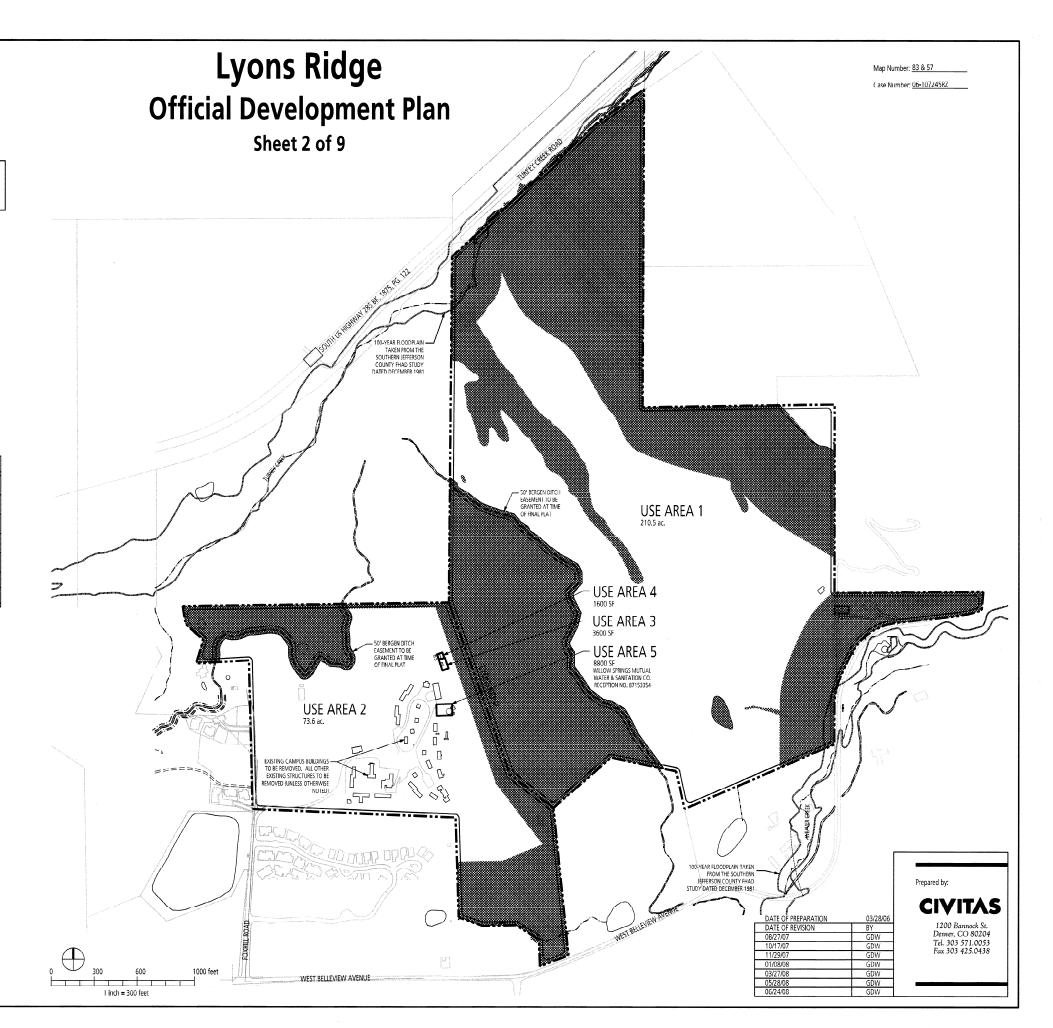
NO-BUILD AREA*

*See the Written Restrictions and sheet 3 of this ODP for definitions and exceptions for No-Disturbance and No-Build areas. All No-Disturbance and No-Build areas shall be considered, by default, open area. Open area is defined as land that will not contain buildings or fences, but may fall within private ownership.

LAND USE SUMMARY

| EARD OSE SOMMAN | | | | |
|-----------------|---|-------------|------|----------------|
| AREA | USE | ACREAGE | LOTS | DENSITY |
| USE AREA 1 | SF RESIDENTIAL | 210.5 ACRES | 100 | 1 DU / 2.10 AC |
| USE AREA 2 | SF RESIDENTIAL | 73.6 ACRES | 130 | 1 DU / 0.56 AC |
| USE AREA 3 | TELECOMMUNICATION FACILITIES* | 0.06 ACRES | - | - |
| USE AREA 4 | TELECOMMUNICATION FACILITIES* | 0.04 ACRES | | - |
| USE AREA 5 | TELECOMMUNICATION FACILITIES AND WATER STORAGE* | 0.2 ACRES | • | - |
| | | | | |
| TOTAL ACREAGE = | | 284.4 ACRES | 230 | 1 DU / 1.23 AC |

* PRE-EXISTING USE



| LEGEND | | |
|---------|------------------------------------|--------------------------------|
| | USE AREAS | PROPERTY LINE |
| ~ ; · · | EXISTING ROCK OUTCROPPINGS | RIGHT-OF-WAY |
| 90,0 | | DITCH |
| | LAKES/PONDS | WILDLIFE CORRIDOR |
| | ROCK FALL HAZARD ZONE ² | NO-BUILD AREA ² |
| | STEEP SLOPE (>30%) ² | MAX. BUILDING HEIGHT 28' |
| | EXISTING WETLANDS ¹ | PUBLIC OPEN SPACE ³ |

- Wetlands shall be considered a No-Disturbance area. Locations shown in this ODP are preliminary. Final wetland locations to be
- ² See below for definitions and exceptions for No-Disturbance and No-Build areas. All No-Disturbance and No-Build areas shall be considered, by default, open area. Open area is defined as land that will not contain buildings or fences, but may fall within private
- Areas on the property that shall allow for public access through the use of trails and/or publicly designated open areas. Such areas shall be used for passive recreational activities such as walking, hiking and observing natural features on the property. This designation does not mean that such areas will be dedicated to Jefferson County for maintenance, operation or ownership related to the county's open space program. However, such areas shown on the map will remain open and accessible to the general public and shall not be used for the purpose of future development. At the time of platting these areas may be further designated through tracts and/or

LAND USE SUMMARY

| | 7 | | | |
|-----------------|---|-------------|------|----------------|
| AREA | USE | ACREAGE | LOTS | DENSITY |
| USE AREA 1 | SF RESIDENTIAL | 210.5 ACRES | 100 | 1 DU / 2.10 AC |
| USE AREA 2 | SF RESIDENTIAL | 73.6 ACRES | 130 | 1 DU / 0.56 AC |
| USE AREA 3 | TELECOMMUNICATION FACILITIES* | 0.06 ACRES | - | - |
| USE AREA 4 | TELECOMMUNICATION FACILITIES* | 0.04 ACRES | - | - |
| USE AREA 5 | TELECOMMUNICATION FACILITIES AND WATER STORAGE* | 0.2 ACRES | - | - |
| | | | | |
| TOTAL ACREAGE = | | 284.4 ACRES | 230 | 1 DU / 1.23 AC |
| | | | | |

^{*} PRE-EXISTING USE

| GEO-HAZARD ZONES | ACREAGE |
|-----------------------------------|-------------|
| LOW HAZARD ROCK FALL ZONE | 15.35 ACRES |
| MODERATE HAZARD ROCK FALL ZONE | 2.12 ACRES |
| HIGH HAZARD ROCK FALL ZONE | 38.67 ACRES |

No-Build Area Restrictions

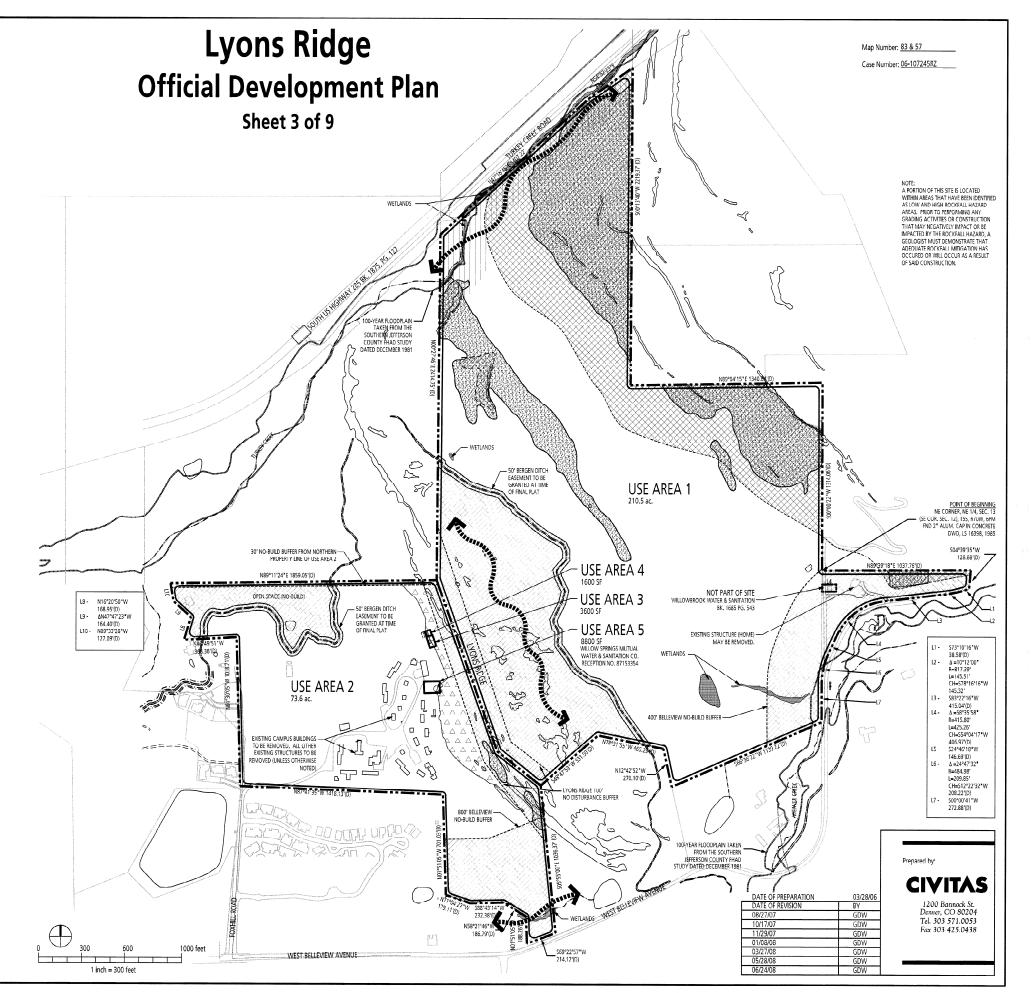
Areas in which the placement of buildings and accessory structures, including detached buildings and fences, shall be prohibited. These areas allow for the placement of trails, utility and drainage systems, signage, lighting, and vehicular systems.

- 1. No buildings or fences shall be allowed within the following areas:
- a. 100-year floodplain unless a floodplain permit pursuant to the Jefferson County Zoning Resolution is first obtained.
 b. Within 200' of Turkey Creek, (see Figure 3)
- c. All area northwest of the Bergen Ditch in Use Area 2, including the ditch.
- d. All area between Lyons Ridge and Bergen Ditch in Use Area 1.
- e. All areas within 400' of Belleview Avenue in Use Area 1. (see Figure 3) f. All areas within 800' of Belleview Avenue in Use Area 2. (see Figure 3)
- g. All areas within 30' of the northern property line of Use Area 2.

No-Disturbance Area Restrictions

Areas in which development or disturbance of any type shall be prohibited, except as allowed herein. Areas shall be kept in natural and native state with no impact to topography, vegetation, or natural features.

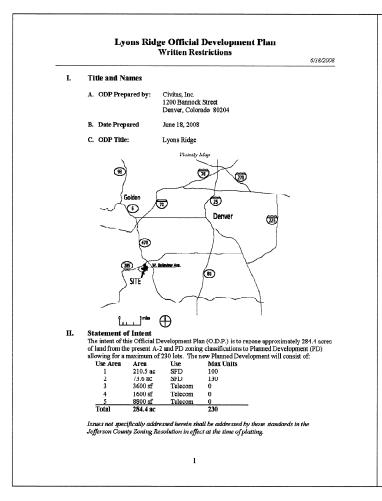
- 1. No disturbance shall be allowed within the following areas:
- a. Existing slopes greater than 30%, except for rockfall mitigation, utility systems, and passive uses with minimal disturbance. Slopes
- b. 50' Bergen Ditch easement, except for community pedestrian and maintenance systems. No private pedestrian systems or bridges c. Areas where rockfall hazard areas overlap slopes greater than 30%, except for rockfall mitigation, utility systems, and passive uses
- d. Rockfall hazard areas, except for vehicular and pedestrian systems, utility systems, and rockfall mitigation measures. Further geological and engineering studies will be performed at a later date in the event that infrastructure improvements extend into rockfall hazard zones. Any necessary mitigation measures to remove the rockfall hazard from the area of infrastructure development will be approved by Jefferson County. Rockfall mitigation is intended to remain below 5950 feet in elevation. Water-intensive landscape measures shall not be allowed within rockfall hazard areas.
- e. Within existing natural wetlands. Wetland locations shown in these Written Restrictions and the ODP are preliminary. Final wetland locations to be studied and delineated at time of plat.
- f. Within the Lyons Ridge 100' no-build buffer as shown on this ODP, except for vehicular and pedestrian systems (see Figure 4).
- g. Portions of lots covered by No-Build or No-Disturbance areas will be considered Open Area and shall not be built upon.



Lyons Ridge Official Development Plan

Sheet 4 of 9

Map Number: 83 & 57 Case Number: <u>06-107245RZ</u>



Lyons Ridge Official Development Plan Written Restrictions

6/18/2008

B. Use Areas 3, 4, & 5
The intent of Use Area 3, 4, & 5 is to allow the continued operation of low power telecommunication facilities and a water storage tank. The I yone Ridge Official Development Plan intends to preserve these rights by separating the residential Use Areas 1 & 2 from the existing uses and rights in Use Areas 3, 4 & 5. The following sections describe the existing low power telecommunication facilities within Use Areas 3, 4 and 5.

1. Use Area 3 (3600 sf) a. Allowed uses:

1) Low power telecommunication antennas
2) Low power telecommunication facility accessory building
3) Open Space

3) Open space

b. Height:

1) Pole: maximum 20'from ground level

2) Antenna: maximum 31' from ground level

3) Building: 24' from ground level

6) Building Standards:

1) Maximum Gross Floor Area: 350 sf

9) Setback from property line: 5'

3) Deck: 80 sf

4) Pole:

c. Setback from property inne: 5

5) Antennas:

a. Maximum number: three (3)

b. Setback from property line: 5

c. Height: see above
Fencing: 6° chain link
Retaining wall: 8' tall, concrete

All uses currently existing within the Use Area

Use Area 4 (1600 st)
 Allowed uses:
 1 Low power self-supporting telecommunication antennas
 2 Low power telecommunication facility accessory building
 3). Open space

3) Open space
Height:
1) Top of whips: maximum 35' from ground level
2) Top of panels: maximum 27' from ground level
3) Center of microwave dishea: maximum 20' from ground level
4) Top of monopole: maximum 25' from ground level
5) Building: 10' from ground level
Building Standard:
1) Maximum Gross Floor Area: 350 sf
2) Setback from property line: 0'
3) Pole.
a. Height: see above
b. Maximum number: one (1)
c. Setback from property line: 5'

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4) Antennas:
a. Maximum number: two (2)
b. Setback from property line: 5'
d. All uses currently existing within the Use Area

3. Use Area 5 (8800 sf)

se Area 5 (8800) st)
Allowed uses:

1) Telecommunication antenna
2) Low power telecommunication facility accessory building
3) Water Tank: with antennas attached to be removed and any replacement support structure must meet highest design standards in accordance with the Jetterson County Zoning Resolution.

support structure must meet highest design standards in accordance with the Jetterson County Zoning Resolution.

4) Open space
Height:
1) Support structures and antennas: maximum 50' from ground level, 36" diameter
2) height allowance: 20' from ground level
C. Duilding Standards:
1) Maximum Gross Floor Area: 350 sf
2) Setback from property line: 0'
3) Antennas:
a. Type: Panel antenna attached to existing water tank
b. Size: 6" wide by 36" tall
c. Setbacks: attached to existing water tank
d. Number: six (6) — maximum of two (2) groupings consisting of three antennas each
d. Fencing: 6' wooden privacy
e. All uses currently existing within the Use Area
E. Equipment and associated devices may be relocated into Use Area 3 and/or 4. Separate telecommunication permits must be obtained from the County. If telecommunications devices are relocated, remaining structures shall be removed.

IV. Accessory Uses
A. Use Areas 1 & 2
1. Private garage
2. One min structure per the Accessory Uses section of the Jefferson County Zoning

2. One main structure per the Accessory Uses section of the Jetterson County Zoning Resolution
3. Storage shed
4. Common open space (including uses accessory to open space i.e. benches, viewing deck, shelter, etc.)
5. Off-street parking
6. Utilities
7. Ponds
8. P

Nestudons 1 Temporary sales and/or leasing facilities such as trailers, modular structures, etc., shall be permitted during the sales and leasing phases of the project, and may remain for a period not to exceed two years on any one request, per the Accessory Uses section of the Jefferson County Zoning Resolution

DATE OF PREPARATION

DATE OF REVISION 08/27/ 10/17/ 06/24/08

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Reception # 200806 6088

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10. Temporary construction facilities such as construction trailers, construction equipment and materials, loading zones, modular structures and/or accompanying security fences shall be permitted during construction, and may remain for a period not to exceed two years on any one request, per the Accessory Uses section of the Jefferson County Zoning Resolution
11. Home occupations as permitted in the Home Occupations section of the Jefferson County Zoning Resolution
12. Those accessory uses as permitted in the Accessory Uses section of the Jefferson County Zoning Resolution

B. Use Areas 3, 4, & 5
In addition to all accessory uses addressed in the Jefferson County Zoning Resolution, accessory structures and land uses to support the development and surrounding area shall be permitted such as, but not limited to:

1. off-street parking – no more than two (2) parking spaces per Use Area (20'x20' max)

2. utilities

V. Use Area 1 Lot and Building Standards (210.5 acres)

| Use Area 1 Lot and Dunding Stand | iarus (210.5 acres) |
|--|---------------------------|
| Maximum Gross Density | 1 DU / 2.10 AC |
| Maximum Lots (Units) | 100 |
| Average Lot Area | 1 acre minimum |
| Minimum Lot Area (Cluster) ⁵ | 20,000 sq. ft. |
| Minimum Front Setback 1 | 20 feet |
| Minimum Side Setback 1 | 15 feet |
| Minimum Rear Sethack 1 | 20 feet |
| Accessory Building Setback Minimum Side Setback Minimum Rear Setback Minimum Public Open Space 2 | 10 feet 10 feet 40% |
| Minimum Open Area 3 | 50% |
| Maximum Height ⁴ Principle Structure Accessory Structure | 35 feet 18 feet |
| Maximum Lot Coverage by Building(s) | 35% |
| Minimum Required Parking | 2 spaces per unit |

- Architectural projections including but not limited to eaves, cantilevers, pot shelves, and fireplaces may encroach into required sobucks up to a maximum of twenty-four (24) inches.

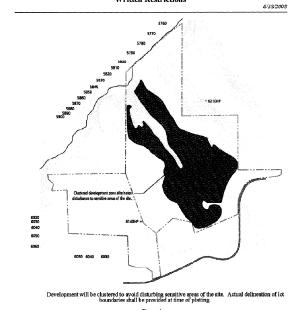
 A reas on the property that shall allow for public secess through the use of trails and/or publicly designated open areas. Such areas shall be used for passive recreational activities such as walking, liking and observing natural features on the property. This designation does not mean that such areas will be dedicated to lefterson County for maintenance, operation or ownership related to the county's open space program. However, such areas shown on the map will remain open and accessible to the general public and shall not be used for he purpose of future development. At the time of platting these areas may be further designated through tracks and/or easements.

 Open area may include areas of lots that are designated as no-build or no-disturbance areas and public open space which may include indeplines, slope areas, trails, wildlife corridors, etc.

 As calculated per the Jeffesson County guidelines.

 See Figure 1 for Closter Diagram

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| Maximum Gross Density | 1 DU / 0.56 AC |
|---|------------------------|
| Maximum Lots (Units) | 130 |
| Minimum Lot Area | 6000 sq. ft. |
| Minimum Average Lot Area Within Urban Growth Boundary ¹ Outside Urban Growth Boundary ¹ | 8000 sq. ft. 1 acre |
| Minimum Front Setback ² | 20 feet |
| Minimum Side Setback 2 | 5 feet |
| Minimum Rear Setback 2 | 20 feet |
| Accessory Building Setback Minimum Side Setback Minimum Rear Setback | 10 feet 10 feet |
| Minimum Public Open Space 3 | 50% |
| Maximum Height ⁴ Principle Structure Accessory Structure | 35 feet 18 feet |
| Maximum Lot Coverage by Building(s) Within Urban Growth Boundary Outside Urban Growth Boundary 1 | 50% 25% |
| Minimum Required Parking | 2 spaces per unit |

- The Urban Growth Boundary (UGB) that applies to this case is the boundary that is in effect when the applicant submits a formal application for a subdivision plat.

 Architectural projections including but not limited to eaves, cantilevers, pot shelves, and fireplaces may encroach into required sebasks up to a maximum of worthy four (24) inches. Areas on the property that shall allow for public access through the use of trails and/or publicly designated open areas. Such areas shall be used for passive recreational activities such as walking, liking and observing instant features on the property. This designation does not meen that such areas will be dedicated to Jefferson County for maintenance, operation or ownership related to the county's open spoce program. However, such areas shown on the map will remain open and accessible to the general public and shall not be used for the purpose of future development. At the time of platting these areas may be further designated through tracts and/or easements.

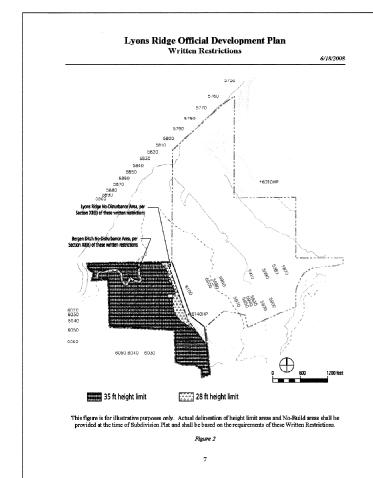
 As calculated per the Fefferson County guidelines. Building height limited to 35 feet for all lots with the exception of 28 feet height for succurres within 100 of the Lyons Ridge ridgeline or with an FFE above 6090' elevation. (ODP Sheet 2 and Figure 2)

| | | riepared by. |
|---------------------|----------|-------------------|
| DATE OF PREPARATION | 03/28/06 | CIVITAS |
| DATE OF REVISION | BY | 1200 Bannock St. |
| 08/27/07 | GDW | Denver, CO 80204 |
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| 01/08/08 | GDW | |
| 03/27/08 | GDW | |
| 05/28/08 | GDW | |
| 06/24/08 | GDW | |

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Lyons Ridge Official Development Plan Written Restrictions

VII. Landscaping
A. Landscape and Open Space Areas
The same area may fulfill more than one purpose or function. Development amenities which are accessible to the public and/or the residents of a development may be credited which are accessible to the public and/or the residents of a development may be credited which are accessible to the public and/or the residents of a development may be credited which are accessible to the public and/or the residents of the control of the designed and of the public and the designed and of the public and of the designed and of the public and o which are accessible to the public and/or the residents of a development may be credited toward any space requirement provided they fulfill the function and purpose of the required open space. All landscape and open space areas shall be designed and maintained based on Colvolatol State Fuers 18 crivious and CSU Coopetative Extension Service guidelines for FireWise landscaping and defensible space. Roadways and utility distribution and/or transmission lines may cross such areas. Parking spaces, parking area drive sisles and roads are not credited toward any required Landscape or Open Space

- drive asses and roads are not credited toward any required Landscape or Open Space area.

 1. Open Space includes:

 a. Undisturbed Natural Area: Any land area, water body or water course which is primarily left in its undisturbed natural condition.

 b. Naturalized Area: Any land area which remains primarily open but upon which minimal structures such as, but not limited to, restrooms, open pavillons, walking trails, picnic areas, sitting and walking areas, drainage facilities, directional signs or lazard mitigation may be located. Such land areas incorporate natural areas or altered land areas are-vegetated to provide transition between land uses, to serve as areas for drainage and erosion control, to serve as areas for hazard mitigation, to serve as areas for experiencing nature, and/or to create and/or preserve views and visitas.

 c. Landscape Area: Any land area, water body or water course which in whole or part is altered for active or passive uses such as, but not limited to, trail comidors.
 - part is altered for active or passive uses such as, but not limited to, trail corridors, picnic areas, sitting and walking areas, plazas and hardscape areas, planting areas, parking area landscapine, fountains, sculpture
- swales and ponds, ball bests, or must use proportions.

 d. Public Park: A minimum of two public parks will be incorporated in this development, one in Use Area 1 and another in Use Area 2. These public parks will contain at least one of the following amenities: playground equipment, picnic whetler, exercise station, or gazebo. Location and size of usable public park space (areas not within steep slope or rockfall hazard zones) will be delineated at time of platting.
- Minimum of 40% of Use Area 1, excluding any portion of individual lots, will be a combination of landscape and dedicated open space.
- 3. Minimum of 50% of Use Area 2, excluding any portion of individual lots, will be a
- 4. Minimum of 15% of Use Areas 3, 4, and 5 will be a combination of landscape and open space.

Issues not specifically addressed herein shall be addressed by those standards in the Landscape Section of the Jefferson County Zoning Resolution in effect at the time of platting or site development plan.

Lyons Ridge Official Development Plan Written Restrictions

- Landscaping shall provide a natural transition to the existing landscape, with an
 emphasis on native grasses and forbs in the valley bottoms transitioning to native

- emphasis on native grasses and forbs in the valley bottoms transitioning to native shrubs and treso on the uplifts.

 Landscape design and maintenance shall be based on Colorado State Forest Service and CSU Cooperative Extension Service guidelines for FireWisse landscaping and defensible space.

 d. All disturbed areas shall, at a minimum, be seeded with a native grass and wildflower mix within one growing season.

 e. Development entries will be delineated with enhanced landscape treatment, which could include increased tree and shrub sizes or quantities. Entries to remain in keeping with natural, open character of site.

 f. Along arterial and collector streets, trees shall not be formally massed to produce discernible rhythm or row trees shall be clustered to provide naturalistic groups of trees.

- Protection and Replacement of Existing Trees
 The following restinctions apply to common areas (not to private lots):
 a. Existing trees within the 50° easement for the Bergen Ditch current historical location or location if relocated, and the proposed adjacent open space, shall be preserved and protected during construction to the maximum extent feasible.
 Bergen Ditch Company has authorization to remove any trees within the Bergen. Ditch easement that they see fit. A 50' easement for the Bergen Ditch shall be
- granted at the time of Final Plat recordation.

 b. In the event of ditch relocation (as mutually agreed by developer and the Bergen

- granted at the time of Final Plat recordation.

 In the event of dich relocation (as mutually agreed by developer and the Bergen Ditch Company) existing trees may be removed.

 Except as provided in part 2e, below, the following shall be preserved and protected where practicable, unless preservation or protection conflicts with floodplain, dipping bedrock, wildfire regulations or other County, State or Federal requirements.

 1) Healthy trees over 6' in caliper in the Plains and 8" in caliper in the Mountains, measured 4.5 feet above finished grade.

 2) Trees associated with a historic event, place, person or which are unusual, tare or significant as determined by the County or Forest Service.

 3) Vegetation, not including trees, over 8 feet in height.

 4) Mature clusters or stands of healthy trees or shrubs.

 5) Riparian, wetland and critical wildlife areas.

 d. Each existing preserved tree meeting the above criteria shall count triple towards meeting the tree quantity requirements of this Section. (orig. 7-23-02)

 e. Any tree meeting the preservation and protection criteria above which cannot be protected or preserved shall be replaced with 3 trees meeting the size and quality standards in this Section. (orig. 7-23-02)

 Prior to commencement of and during any construction activity (except for utility line installation), a temporary barrier shall be restered at the drip line around existing trees that are slated for protection. This barrier shall consist of bright plastic fencing a minimum of 4 feet in height, secured with metal t-posts. (orig. 7-23-02)

11/29/07 01/08/08

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Lyons Ridge Official Development Plan Written Restrictions 6/18/2008 3. Landscape Buffers (Figure 3) a. All areas within 400 of Belleview Avenue in Use Area 1 and within 800 of Belleview Avenue in Use Area 2. 1) No structures shall be permitted within the buffer area. 2) Existing natural features, vegetation, and topography shall remain undisturbed unless required by vehicular, pedestrian, or utility systems. Non-native plants may be removed and replaced with appropriate native plants. b. All areas within 200' of Turkey Creek. 1) No structures shall be permitted within the buffer area. 2) Existing natural features, vegetation, and topography shall remain undisturbed unless required by vehicular, pedestrian, or utility systems. Existing riparian landscape shall be preserved. Non-netive plants may be removed and replaced with appropriate native plants. c. All areas within 30' of the north property line of Use Area 2. 1) No structures shall be permitted within the buffer area. 2) Existing natural features, vegetation, and topography shall remain undisturbed unless required by vehicular, pedestrian, or utility systems. 多黄素

Lyons Ridge Official Development Plan Written Restrictions

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Minimum Requirements for Planting of Trees. Shrubs, and Perennials
 Minimum sizes:

 1) Evergreen Trees (no more than 45% of tree mix)
 6' height

 2) Deciduous and Ornamental Trees
 2" calipor

 3) Shrubs
 5 gallon

 4) Perennials/Ground Covers/ Ornamental Grasses
 1 gallon

b. Planting Density –Disturbed areas shall be planted with a minimum of 1 tree and 25 shrubs per 5000 square feet, however at time of final design the applicant will complete a study to determine the ecologic zones present on site. All landscape will be designed to complement these existing ecologies and reflect the existing landscape character of the site.

Recommended Plants

1) The majority of introduced species shall be native and/or drought tolerant, and shall be listed as FireWise by the CSU Cooperative Extension Service.

2) The available water of any location will be the primary determinant in plant

selection for that location

3) Introduced landscaping should be placed in groupings that emulate the natural environment or enhance the natural environment and to minimize

irrigation requirements.

4) In rockfall hazard areas, permanent irrigation is prohibited (no water-intensive landscaping shall be used).

d. Native grass: High water consumption sod (bluegrass, etc.) shall be limited to the greatest extent feasible. Drought tolerant grasses, native to the area, shall be the predominant groundcover. Except for sports fields and other similar uses, high water consumption (bluegrass) turf areas shall comprise no more than 10% of the

Maintenance
1. All common landscaped areas, park facilities, open space, private streets, emergency access, private walks and trail connections shall be installed by the developer and maintained by a mandatory homeowners association. All required landscaping is to be provided with regular care and maintenance. Any dead, dying or diseased plant materials are to be replaced within one growing season.

- VIII. Lighting

 A. If lit, landscape and signage lighting at the development entries may be down-lit, but shall be shielded and positioned so as not to east glare on any adjacent properties, access
 - saan to striction and positiones as a not to East part on any aquaciem properties, access casements, rights-of-way, no-build areas or the night sky.

 B. Lighting fixtures shall be designed to not be visually obtrusive, and consist of materials that blend with the natural-turnel character of the landscape. All lighting, except for individual residences, shall be full cut-off and downcast with a maximum height of 20
 - C. Lighting in no-build areas shall be limited to that required for safety by Jefferson County

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Lyons Ridge Official Development Plan Written Restrictions

- Fencing, Retaining Walls, and Grading
 A. No fences or screening walls shall be allowed in the front setback of residential units.
 B. All fencing shall be open rail in character and no more than forty-two (42) inches in
 - height.
 C. No fences or walls shall obstruct vision clearance triangles at the intersections of private
 - streets, driveways or combinations thereof.

 D. No barbed wire, electric, or chain link fence shall be permitted in this planned
 - development.

 E. No fences shall be allowed within the No-Build or No-Disturbance areas defined in Section XII(A) and Section XII(B) of these Written Restrictions.

 F. Retaining walls must:

 1. Be complementary to the visual character of the development and the buildings they
- F. Retaining Walis muss:

 1 Be complementary to the visual character of the development and the buildings they are near;

 2. If multiple stair-stepped walls, have a minimum five (5) foot horizontal distance between walls, planted with a wildflower seed mix;

 3. Be designed and constructed in accordance with the Land Disturbance Section of the Zoning Resolution; and

 4. Utilize native, comparable rock or other compatible masonry material in areas visible from adjacent properties or rights of way. Shotterete, cast-in-place concrete, concrete masonry unit, and large boulder retaining walls are allowed in areas that are not visible from residences, public rights of way, open spaces, or parks.

 G. Fence design and materials shall compliment the visual character of the development and the natural/viral character of the landscape.

 To prevent a long continuous walled effect, any fence that is visible from the highway corridor should vary the alignment or change the surface material of the fence. No opaque forcing should be allowed in the designated visual buffer.

 1. The Bergen Ditch company may install a wire type fence within the Bergen Ditch easement that shall be granted at the time of Final Plat recordation.

- Signs

 A. Permanent Signage (Monumentation)

 1. One (1) permanent entry monument shall be permitted for each entry into the development. The size of these permanent signs will not exceed 25 square feet per face and will not exceed a height of 8 feet. No internally lit box signs will be allowed.
- allowed.

 2. Permanent signage to be constructed of natural materials such as stone and wood and remain in keeping with the natural character of the site.

 3. All lighting of signage shall be downcast and shielded.

 4. All signs shall be set back 10 feet from the lot line.

- XI. Architectural Requirements
 A. The architectural design shall consider the unique characteristics of the area in terms of scale, massing, architectural detail, building materials, color, and design motif. To accomplish this goal, architectural standards shall be detailed in the Homeowner's Association covenants and shall include, at a minimum:

 1) No more than 20% of the building may use reflective materials such as a glass or metal
 2) Building materials shall include natural, earth-one features such as brick, stone, masonry, wood timbers, ceramic roof tiles, and asphalt (high dimensional roof shineles).

 - shingles).

 3. Farth-tone colors shall include materials composed of greens, browns, tans, and similar natural colors.

 4) These material standards shall apply to all sides and faces of the building.

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Lyons Ridge Official Development Plan Written Restrictions

- XII. General Requirements

 A. No-Bulld Area Restrictions (see ODP graphic and Figure 5)
 Areas in which the placement of buildings and accessory structures, including detached buildings and fences, shall be prohibited. These areas allow for the placement of trails, untility and drainage systems, signage, lighting, and vehicular systems.

 1. No buildings or fences shall be allowed within the following areas:
 a. 100-year floodplain unless a floodplain permit pursuant to the Jefferson County Zoning Resolution is first obtained.
 b. Within 200' of Turkey Creek, (see Figure 3)
 c. All area northwest of the Bergen Ditch in Use Area 2, including the ditch.
 d. All areas within 400' of Belleview Avenue in Use Area 1. (see Figure 3)
 f. All areas within 800' of Belleview Avenue in Use Area 2. (see Figure 3)
 g. All areas within 30' of the northern property line of Use Area 2.

- No-Disturbance Area Restrictions (see ODP graphic and Figure 5)
 Areas in which development or disturbance of any type shall be prohibited, except as allowed herein. Areas shall be kept in natural and native state with no impact to topography, vegetation, or natural features.
 No disturbance shall be allowed within the following areas:
 Existing slopes greater than 30%, except for rockfall mitigation, utility systems, and passive uses with minimal disturbance. Slopes will be delineated at the time

 - and passive uses with minimal disturbance. Slopes will be delineated at the time of plat.

 b. 50¹ Bergen Ditch easement, except for community pedestrian and maintenance systems. No private pedestrian systems or bridges within the casement.

 c. Areas where rockfall hazard areas overlap slopes greater than 30%, except for rockfall mitigation, utility systems, and passive uses with minimal disturbance.

 Rockfall hazard areas, except for vehicular and pedestrian systems, utility systems, and rockfall mitigation measures. Further geological and engineering studies will be performed at a later date in the event that infrastructure improvements extend into rockfall hazard zones. Any necessary mitigation measures to remove the rockfall hazard from the area of infrastructure development will be acquired by the forest County. Rackfall mitigation is development will be approved by Jefferson County. Rockfall mitigation is intended to remain below 5950 feet in elevation. Water-intensive landscape
 - intended to remain below 5950 feet in elevation. Water-intensive landscape measures shall not be allowed within rockfall hazard areas.

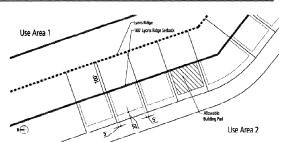
 e. Within existing natural wetlands. Wetland locations shown in these Written Restrictions and the ODP are preliminary. Final wetland locations to be studied and delineated at time of plat.

 f. Within the Lyons Ridge 100' no-build buffer as shown on this ODP, except for vehicular and pedestrian systems (see Figure 4).

 g. Portions of lots covered by No-Build or No-Disturbance areas will be considered Open Area and shall not be built upon.

Lyons Ridge Official Development Plan Written Restrictions

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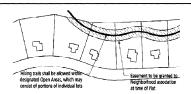


Portions of lots covered by No-Build or No-Disturbance zones will be considered Open Area and shall not be built upon.

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Lyons Ridge Official Development Plan Written Restrictions

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- C. Pedestrian and Bicycle Circulation

 1. Trail and path linkages shall be provided to promote public health and connect the site to regional trails. These trails will be designed to be safe, to be efficient, and to minimize impacts from development, traffic, and hazards. (See Figure 6 & 7)

 2. A north-south trail shall be provided within the site as a segment of the hogback regional trail proposed in the Jefferson County Open Space Master Plan. Alignment to be determined at the time of platting. This will be a 6' wide path.

 3. A concrete path shall be provided along the northern property line, adjacent to Turkey Creek Road if feasible, to facilitate a connection to the C-470 bike trail. This will be an 8' wide detached path or attached sidewalk.

 4. A concrete path shall be provided along the southeast property line of Use Area 1, adjacent to W. Belleview Avenue, to facilitate a connection to the C-470 bike trail. This will be an 8' wide detached path or attached sidewalk.

 5. An east-west connection shall be provided from Use Area 2 to the hogback regional trail, to connect the use areas and the regional trail system. Alignment and feasibility of this section of trail shall be determined at the time of platting, due to the slope and fragile environment that this trail may impact. This will be a 6' wide path.

 6. Internal trail connections will be captiored at the time of subdivision plat to further connect homes to open spaces and regional trails.

 7. The trails specified in this subsection shall be public and maintained by the HOA.

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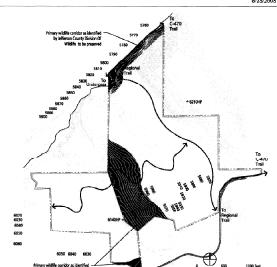
Lyons Ridge Official Development Plan

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This figure is for illustrative purposes only. Actual delineation of trails shall be provided at time of platting

- D. Traffic Improvements
 Any and all offsite traffic improvements as required by the Colorado Department of Transportation will be designed and constructed at the time of platting
 A full-time connection between Belleview Avenue and Turkey Creek Road shall be
- A full-time connection between Belleview Avenue and Turkey Creek Road shall be provided.
 If it is determined that this property impacts the intersection of Turkey Creek Road and Quancy Avenue the developer is required to provide up to 20% of the signalization costs. The actual percentage may be less if approved by Planning and Zoning.

Lyons Ridge Official Development Plan Written Restrictions

Drainage Improvements

Storm water management measures shall be implemented as proposed in the Drainage
Report Lyons Ridge prepared by Martin/Martin. Inc., dated January 20, 2006, revised
July 27, 2007. When soil conditions permit, the Final Development Plan shall investigate
some or all of the following low impact development techniques to reduce offsite
sedimentation and crosion: grass swale, grass buffer, porous pavement and/or porous
pavement detention, sand filter hasin, constructed welland basin, constructed welland
channel, prorus landscape detention. Drainage ways and storm water detention areas
shall be retained in their natural state or shall be constructed to emulate the natural

Drainage improvements shall follow Jefferson County storm water guidelines and shall be constructed so as not to impact the existing Bergen Ditch.

- Vehicular Circulation
 All streets shall be paved and shall be installed by the developer.
 Driveways from streets to residential units may be designed as shared driveways.
 Developer shall work with the Bergen Ditch Company to ensure access to the 50' Bergen Ditch easement. Actual access location to be determined at time of Final Plat.

- G. Protection of Existing Rock Outcroppings

 1. Grading plans submitted for review and approval during the platting process will include a detailed field survey showing locations and sizes of all rock outcroppings exposed above ground for the respective phase of development. General locations
- shown on ODP graphic.

 2. To the greatest extent possible, existing rock outcroppings shall be preserved and all development shall be located to avoid removal of rock outcroppings.

 3. If development is to occur in these areas, identification and tagging of unstable rock and recommended mitigation measures shall be provided by a professional geologist or engineer at the time of platting.

 4. Rock disturbed during construction may be moved to another location on site and placed in a natural-like setting, utilized on site at the owner's discretion, or be removed from site.

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- H. Mitigation of Rockfall Hazards

 1. Rockfall hazard mitigation measures, if necessary, shall be employed for any prolonged human activity within the delineated rockfall hazard zone (as indicated on the ODP graphic).

 2. Rockfall hazard mitigation measures shall be visually integrated into the landscape and the design of the overall development, in part through the use of complimentary form and materials.

 3. Cut and fill slopes shall be a maximum of 3 horizontal to 1 vertical to facilitate vegetation and early intention a vegetating conditions where employing or restoring the conditions.
- vegetation and soil retention, excepting conditions where emulating or restoring natural conditions. Certain areas of the site's existing topography exceed a 3:1 slope natural conditions. Certain areas of the site's existing topography exceed a 3:1 slope and contribute to the site's visual character. Any grading in these areas should emulate'restore the surrounding topographic character. The design, construction and retention of slopes greater than 3:1 will be contingent on additional geologic and engineering studies, and be prepared by a professional engineer.

 4. A minimum 10' wide capture zone upslope of barriers shall be maintained for the purpose of maintenance equipment access.

 5. Construction within the rockfall hazard zone shall be contingent on additional geological and engineering studies to determine specific rockfall hazards. The design of any mitigation measures shall be based upon the results of this additional study and prepared by a professional engineer.

I. Existing Buildings Existing Foothills Bible College campus buildings located in Use Area 2 shall be demolished no later than December 31, 2008. The applicant shall contract with a vendor teministration and including assession within existing structures in a manner consistent with Health Department guidelines. The applicant shall notify the County upon completion of demolition and removal for review and approval by County staff. Failure to complete demolition may result in appropriate legal action by the County.

J. Wildlife Corridors
Wildlife Corridors shall be provided on the site. Primary corridors as defined by the
Colorado Division of Wildlife are to be preserved (see OIP graphic and Figure 7).
Wildlife corridors are to be natural, open areas for wildlife movement and may include
dedicated open space as well as open area portions of individual lots as defined by the
No-Build and No-Disturbance areas defined in Section XI(A) and Section XI(B) of these

- K. Outdoor Storage
 1. Outdoor storage should not be visible from highway corridors.
 2. Recreational vehicle parking shall be limited to 14 days.

Clustered Design
 Clustering of residential home sites shall occur at the time of platting for Use Area 1
 The applicant will demonstrate clustering of home sites in Use Area 1 through lot layout, road design, and preservation of no-build areas.

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