## PLANNED DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF SECTIONS 1, 2, 3, 10, 11, 12, 13, 14, 15, 24, & 25 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF CASTLE PINES NORTH, DOUGLAS COUNTY, COLORADO, 3,342.4 ACRES ± ZR09 - 001

Section Boundary

Parcel Boundary

Planned Developmen

incorporated Towns

Suburban Residental

Zoned Open Space Co

Uman Planned Development

Business

### 1. General Provisions

. <u>Authority</u>
This Development Plan is authorized by Section 15 - Planned Development District of the City of Castle Pines North (City) Zoning Ordinance adopted pursuant to the Colorado Planned Unit Development Act 1972, as amended.

1.2. Applicability
The provisions of this Development Plan shall run with the land. The Owner, its successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved in accordance with the Zoning Ordinance.

1.3. Adoption
The adoption of this Development Plan shall evidence the findings and decision of the City that this
The adoption of this Development Plan shall evidence the findings and decision of the City that this
Adoption Plan for the Brogerty is in general conformity with the Calle Plan North Comprehensive
Master Plan is authorized by the provision of Section 15 of the Zoning Ordinance and this subcritor
15 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as

1.4. Relationship to City Regulations
The provisions of this Development Plan shall prevail and govern the development of the Property, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the Zoning Ordinance, or any other applicable resolutions or regulations of the City, shall be applicable.

1.5. Enforcement

To further the mutual interest of the residents, occupants, and owner of the Planned Development and of the public in the preservation of the integrity of the Plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of the City and shall be enforceable at law or in equity by the City without limitation on any power or regulation otherwise granted by law.

1.6. 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 City Manager or his/her designee.

1.7. Maximum Level of Development. The total commercial, business, or industrial intensity approved for development within the Planning Areas is the maximum development requested for platting or construction per the Land Use Table on sheet 7 of 8. The actual number of dwellop or level of development for commercial, business, or industrial properties may be less diet to subdivision or ste improvement plan requirements, and carring depactor, or other requirements of his City. Notwithstanding the forgology, the total number of dwellings shall not be more than 2500.

1.8. Third Party Beneficiaries

Except for Owner, City, and their respective successors and/or assigns, there are no third party beneficiaries to this Development Plan.

1.9. 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 City, in order to assure maximum development limits are not

### 2. Statement of Commitments

The certain specific commitments set forth below and in the Amexation and Development Agreement approved concurrently with this Development and provided concurrently with this Development of the land rollectively define the extent of Owner's soligiations with respect to the development of the land in this Development Plan. All references to "Owner" as specified herein shall mean the entity which, at any given time, is the party to the Annexation and Development Agreement, as successor to Canyonis Novel. LIVEr right and obligations thereunder. Commitments set forth herein are the responsibility of the Owner, however, other appropriate entities, including Special Districts, may assume the responsibility of commitments.

All public land dedications to the City shall be made by the respective Final Plat containing such land, unless otherwise agreed to by the City and Owner, and the City agrees that the appropriate entity managing facilities on the dedicated land will be required to maintain the facilities to a quality level consistent with the quality envisioned for the Property as reflected in City and project development standards.

All conveyances and dedications will occur at Final Plat approval to allow flexibility to refine locations as appropriate and shall be located in areas designated in the Development Plan as Open Space Limited and Open Space Active. School dedications shall be in areas designated for that use in the Development Plan Co-location will be considered in order to share public resources and more efficiently utilize land based on approval by the City.

### 2.1 Dedications

rains The Owner shall dedicate a total of 112.5 acres of land to the City for Park uses within Open Space Limited and Open Space Active planning areas. Final locations and acreages shall be determined and phased through the subdivision process. Refer to the Park Land Dedicatior Table on sheet 2 of 8 for conceptual locations and acreages.

2.1.2 Open Space
 The Owner shall dedicate the open space as shown on the Development Plan to the City, special district, or homeowners' association for open space uses. Locations and acreages shall be determined and phased through the subdivision process.

Screens
The Owner shall dedicate land suitable for the development of schools as set forth in the development agreement. Final locations shall be determined and phased through the subdivision process. Owners may pay cash in lieu of the dedication to fulfill the requirements. The City shall own and maintain the land until conveyance.

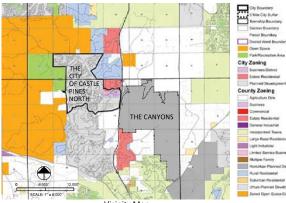
2.1.4 Transit

Transit.
The Owner shall dedicate land suitable for the development of a mass transit station as set forth in the development agreement. Final locations shall be determined and phased through the subdivision process. The City shall own and maintain the land until conveyance.

2.1.5 Civic/Community Land

Liver\_Community (and
 The Owner shall dedicate a total of 20.0 acres of land to the City for municipal or civic uses.
 Locations and acreages shall be determined and phased through the subdivision process.

2.1.6 Fire Station
The Owner shall dedicate 1.5 acres of land to the City for a new fire station. The location shall be determined and phased through the subdivision process, and such dedication shall be made at the time of approval of the final plat containing the land.



### Vicinity Map

### 2. Statement of Commitments Cont'd

2.1.7 Owner Reserved Rights

Owner reservee right in making the dedications as provided above, the Owner shall have the right to reserve to themselves, their successors and assigns, at the time of Final Plat, specified easements to use portions of the dedicated lands for Water Facilities, Wateswater Facilities, Utility Services Facilities and Drainage Facilities and including any other easements required for development, in

### 2.2 On- or Off-Site Improvements

Conceptual locations of multi-use trails (dirt and improved) are shown on the Plan Exhibit. Final alignments shall be determined at the time of Final Plat approval for the land containing any portion of such multi-use trails. Each portion of the trails shall be constructed concurrently with portion of such multi-use trails. Each portion of the trails shall be constructed concurrently with the associated subdivision infrastructure. Trails, including the related tracts and/or esaments, shall be dedicated by Final Plat, to the City, a special district, or homeowners' association at the Owner's discretion. Trail uses include, but are not limited to: equestrian, pedestrian, bicycle, and alternative vehicles.

2.2.3 Water and Sanitation

PWSD Inclusion Agreement - Pursuant to that certain Real Property Inclusion Agreement dated February 27, 2003 and that certain Menorand model in Property Inclusion Agreement dated February 27, 2003 and that certain Menorand mod for Menoranding, dated February 27, 2003, February 27, 2004, February 27, 2003, February 27, 2004, February 27, February 27

### 2.2.4 Drainage, Water Quality and Detention

The Owner will comply with the regional efforts to maintain nature quality within the Property of Deringer, water quality and the embron facilities will be designed and controved are amplicable. City regulations and Urban Drainage Flood Control District (UDFCI) intenia, and will comply when the best management practices adopted by the Cherry Creek Basin Water Quality Authority. Such facilities will also be designed based upon the principles of Low Impact Development (UI and Milminizing Directly Connected thempersions Areas (MODE).

### 2.2.5 Overlot Grading

All grading and building permit applications made to the City shall be consistent with the CPN Grading, Erosion, and Sediment Control criteria, or applicable standards adopted by the City at the time of such application

# 2.3 Wildlife and Wetlands Preservation Plan

The Owner shall cooperate with the City and the State Division of Wildlife in the development of wildlife and wetland management programs for the Property when associated with the applicable Final Plat.

The Owner agrees to minimize the effect on services and cooperate with the City to identify project

# 2. Statement of Commitments Cont'd

2.5 Fire Protection

The Property is located within the boundaries of the South Metro Fire Rescue Authority and the Castle Rock Fire Department. The portions of the Property within the South Metro Fire Rescue Authority or Castle Rock Fire Department will be served under an automatic aid agreement between these two districts

112.5 Ac

20.0 Acre

Per relopme Plan

4.0 Acre

1.5 Acres

### 2.6 Payment of Taxes on Land to be Dedicated for Public Use

Dedication

Civic/

Transit

Fire Station

All taxes on land to be dedicated for public use shall be paid in full prior to dedication, unless at the time of dedication such taxes are subject to a protest. In such event, the Owners shall remain liable following dedications to pay any property taxes due on the dedicated property up to the date of

APPROVAL OF THIS PLANNED DEVELOPMENT CONSTITUTES APPROVAL OF A

SITE SPECIFIC DEVELOPMENT PLAN THAT CREATES VESTED PROPERTY RIGHTS THAT EXTEND THE TERM OF THE VESTED PROPERTY RIGHTS FOR A PERIOD OF TIME OF MORE THAN THREE YEARS, PURSUANT TO ARTICLE 88, TITLE 24, C.R.S.,

Commitments Matrix

City

City, Heir or Assigns

City

City, DCSD

City

City, Heir o

City, Heir or Assigns

City, DCSD

City

ity, HOA

City, Heir or Assigns

City, Heir or Assigns

### 2.7 Water Conservation

The Owner commits to water conservation in this community. The owners shall consider potable use measures which identify high-performance plumbing fixures and accessories that reduce water use, such as the "Watersense" (or a negulvalent) program sponsored by the ISE. Environmental Protection Agency, Water conservation shall also include the use of native and drought resistant plant material where practical, efficient irrigation systems, and best management practices for constructed environment

### 2.8 Homeowner's Association Agreement

Owner, Happy Canyon Homeowner's Association, Inc., and The Pinery Homeowner's Association, Inc., entered into that certain agreement, dated August 31, 2000, and which was recorded in the opporter procros of Douglas County, Glorado, on September 1, 2000, at Reception No. 00061774, in Book 1809 at Page 59 (the "Agreement"). The City acknowledges that the Owners Intend to reministed or amend the Agreement or benefit the maximum development contempleted by this Development Pfarp provided, however, that unless and until such amendment or termination has the terms of the Agreement Council with the terms of the Agreement will confidence with the provided of the Agreement will confidence the terms of the Agreement will confidence that the confidence of the confid

## 2.9 Viewshed

The Owners agree to utilize berms, landscaping, or similar techniques to mitigate the visual impacts of improvements as determined by the architectural review committee. For buildings visible from The Pinner, restrictive covenants shall require each homeowner to: 1) plant a minimum of two live 6 to 8 foot evergreen trees and two deciduous trees, 2 ½ " caliper, on each lot; 2) use of earth-tone colors and low reflective materials on all buildings; and 3) use downward directed exterior lighting.

### 2.10 Supplemental Development Standards

In addition to the standards, contained in section 4 of this Development Plan, the Owners will prepare Supplemental Development Standards for the Property prior to or consumers with the approval of the first Preliminary Plat containing any portion of the Proceety (the "Development Standards"). The Development Standards shall be subject to City review and approval. Amendments to the standards contained in section 4 of the Development Plan or the Development Standards shall be approved administratively in accordance with the Zonig Ordinance.

ie supplemental Developmental Stand	lards content shall include at a minimu
Sustainability	Sheet Index
Mixed Use Design Criteria	
City Dispersion Colemnia	General Provisions

Lighting Criteria
 Signage Criteria

Sheet Index	
General Provisions/Requirements	1
Development Plan	2
Site Analysis	3
Land Use Standards	4
Development Standards	5 -
Legal Description	8
Land Use Standards Development Standards	-

Ownership Certification

Land Title Guarantee Company, a qualified title company, duly 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 North Cangnons, LLIP and Judge Inc., at the time of this zoning application.

IND THE GUARANTEE	COMPANY	
:	Date:	
ATE OF COLORADO	)	
OUNTY OF	)	) ss.

The foregoing instrument was acknowledged before me this \_\_\_\_day of \_\_\_\_\_\_, 2s \_\_\_\_\_\_of Land Title Guarantee Company.

Witness my hand and official seal.

Required

No

No

No

My commission expires Notary Public

# Owner Signature NORTH CANYONS, LLLP, a Colorado Limited Liability Limited Partnership

BY: Alpert Canyons, LLC, a Colorado Limited Liability

By:	
Name: Title: Manager	
STATE OF	ب
COUNTY OF	) ss. _)

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_\_, as General Partner of North Canyons, LLIP, a Colorado Limite Partnership, as Manager of Alpert Canyons, LLC, a Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expire	
Notary Public	
Owner Signature	

By:	
Name:	
Title:	

COUNTY OF The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_

Colorado Corporation Witness my hand and official seal.

My commission expires

### City Certification

Mayor, City of Castle Pines North	(Date
Director of Community Development	(Date

STATE OF COLORADO	1	
	) ss.	
COUNTY OF	)	
( because a service above while	plan was filed in my office on this of	. 2009 A.D. at
	ecorded per Reception No.	, 2005 A.D. at
o diodii dii y piii dii di ii di ii	accounted but trees broat trees	

Douglas County Clerk and Recorder

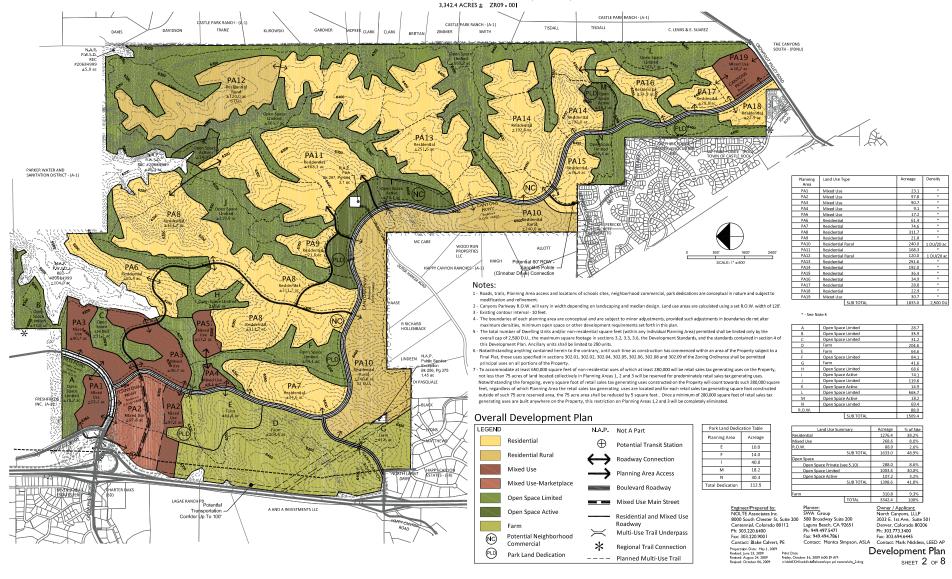
gineer/Prepared by:	Planner:		
OLTE Associates Inc.	SWA Group		
00 South Chester St, Suite 200	580 Broadway Suite 20		
entennial, Colorado 80112	Laguna Beach, CA 9265		
: 303.220.6400	Ph: 949.497.5471		
x: 303.220.9001	Fax: 949.494.7861		
ontact: Blake Calvert, PE	Contact: Monfca Simps		
eration Date: May I, 2009			
sed: June 23, 2009 Print Date:			

Owner / Applicant: North Canyons, LLLP 3033 E. 1st Ave, Suite 501 Denver, Colorado 80206 Ph: 303.773.3400 Fax: 303.694.6445 A IZA nos Contact: Mark Nickless. LEED AF

Cover Sheet SHEET 1 OF 8

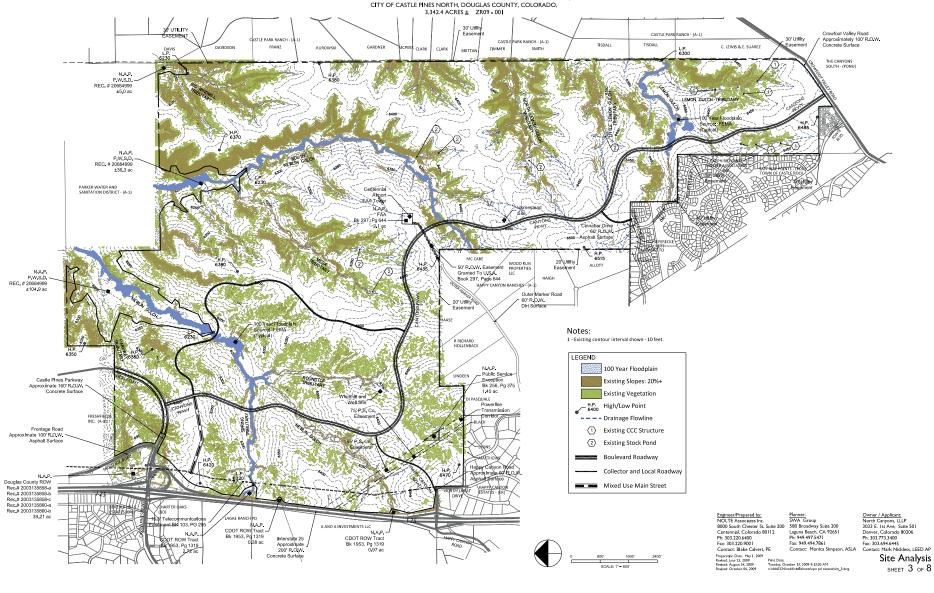
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## PLANNED DEVELOPMENT

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3. Permitted Uses Cont'd

3.3.2 Accessory Uses

3.4 Farm D, E, and G

16) Post office 17) Recreation facility - indoor/outdoor

Gardens, water features and fountains (private)

Storm shelters (below ground) Swimming pools, tennis courts, barbecue pits

3.3.3 Permitted Uses by Special Review
 a. The following uses are permitted throughout Mixed Use, upon approval by the City in accordance with the Zoning Ordinance .
 11 Alternative energy solar and wind systems which are not a part of a primary.

Farm is intended to be primarily used for agricultural uses, providing limited park and picnic facilities Drainage Facilities, water and wastewater facilities, trails, and primarily native landscaping.

The following shall be allowed only when a principal use has been established on the lot:

Alternative energy systems including wind and solar when part of and clearly consistent with the design of the primary structure.

3.4.3 Permitted Uses by Special Review
a. The following uses are permitted upon approval by the City in accordance with the Zoning

Other uses of similar character and impact as determined by the City

□ per space: Limited A, B, C, F, H, J, L, and N
Oper Space Limited is intended to be primarily maintained in its natural character, providing passive recreational activities, Drainage Facilities, water and wastewater facilities, trails, and primarily native landscaping.

Cemetery
Equestrian center and equestrian related facilities limited to:

a) Pro shops
 b) Restaurants located within the clubhouse building

Alternative energy solar and wind systems which are not a part of a primary

Utility - major facility and service facility only when located in Planning Areas D or G

Gazebo, kiosk, or similar facilities/improvements.
Golf courses, driving ranges and related facilities for up to 27 holes of golf within the
PD. Golf course dubhouses and clubhouse related facilities include, without

Separate concession stands and restroom facilities not exceeding 800 square feet in size.

3.4. Principal Uses

1. Community Uses

2. Agriculture including community supported agriculture and farm sales.

2. Artificial waterways and ponds.

3. Ecuserarun center an eleverarian related facilities limited to:

3. Acress

3. Acress

3. Acress

3. Stables

4. Acress

5. Stables

6. Stables

7. Stables

c) Stables
Fish hatchery
Gazebo, kiosk, or similar facilities/improvements
Minor Utility Facilities
Multi-use trails and trailheads
Native and ornamental landscaping
Nursery

Parking lots

School - K-8

3.5.1 Principal Uses a. Community Uses

3.5 Open Space- Limited A, B, C, F, H, J, L, and N

Artificial waterways and ponds

b) Pasture areas

Minor Utility Facilities Multi-use trails and trailheads

The following shall be allowed only when a principal use has been established on the lot:

Alternative energy systems including wind and solar when part of and clearly consistent with the design of the primary structure

Parking (including structured) - public or private Play structures not exceeding an area of 400 square feet and height of 15 feet

| Alternative energy solar and wind systems which are not a pan, un a primory structure
| Automobile filling station, which may offer repair
| Car wash |
| Churches, synagogues, places of worship totaling 350 seats or more
| Equipment retral - small |
| Mini warehouse or self-acorage - no storage of dangerous/flammable materials, and no sales or services from any unit |
| Motorized vehicle - sales are rental with associated service, limited to automobiles and smaller vehicles |
| Open space active uses - see sections 3.6.1 and 3.6.2 |
| School - 16.9 |
| School - 16.9 |
| Open space active uses - see sections 3.6.1 and 3.6.2 |
| Other - 10.5 |

Ancillary Unit - 1 per lot (Single Family)

Detached garages - private, limited to a maximum size of 2 cars per Dwelling Unit

18) Sheriff/police substation

Geothermal energy systems

# 3,342.4 ACRES ± ZR09 - 00 I

# 3. Permitted Uses

### 3.1 Residential - Rural PA 10 and 12

Residential - Rural is intended to be primarily residential in character, providing detached single family homes with a minimum density of 1 Dwelling Unit per 20 acres, with a minimum lot size of 20 acres.

- Residential

  1 single family Dwelling Unit per lot (excluding mobile home)
  Community Uses

  1) Agricultural

  2) Artificial waterways and ponds
- Equestrian center and equestrian related facilities limited to

- b) Pasture areas c) Stables
- Guardhouses and/or gates at entries, exits, ingress/egress points Minor Utility Facilities
- Multi-use trails and trailheads
   Geothermal energy systems

- The following shall be allowed within the Building Envelope only when a principal use has been established on the lot:
  - established on the lot:

    1) Alternative energy systems including wind and solar when part of and clearly consistent with the design of the primary structure

  - the design or me primary structure

    A notifiely their 1 per lot

    Design and the primary structure

    Design an

  - Oblineaux animals including only, up to a fund or 4 per lot.
    a) Chickens (8x (6) hers and one (1) rooster)
    b) Turkeys (8x (6) hers and one (1) rooster)
    c) Ducks (8x (6) hers and one (1) drake)
    Play structures not exceeding an area of 400 square feet and height of 15 feet
    Private gardens, water features and fountains

  - 1 reviewe gardens, water features and fountains
    Secondary structures (excluding effective grapes and play structures) not exceeding the
    size limitations set forth below, including only one per lot and no more than 3 total per lot of
    the following:

    a) Guest house (1200 sfilecturing mobile home [jeer 5 acres of lot area)
    b) Curretter residence (1200 sfilecturing mobile home)[ger 5 acres of lot area)

  - (1200 sf)(excluding mobile home.)(per 5 acres of lot area) (1200 sf)(excluding mobile home)(per 5 acres of lot area) (1500 sf) (500 sf)

- 3.1.3 Permitted Uses by Special Review

  a. The following uses are permitted throughout Resciential Rural, upon approval by the City in

  1.1. Moreover the second of the City of the Cit

### 3.2 Residential PA 6, 7, 8, 9, 11, 13, 14, 15, 16, 17, and 18

Residential is intended to be primarily residential in character, providing detached single family, attached single family, clustered single family, and multi family Dwelling Units.

- Residential

  1 single family Dwelling Unit per lot (excluding mobile home)

  2) Multifamily apartment, condominium

  Community Uses

- Community and ponds
  Activated waterways and ponds
  Activated waterways and ponds
  Activated waterways and ponds
  Community Facilities
  Community Facilities
  Activated waterways and ponds
  Activated waterways and expected facilities limited to:
  Activated waterways and expected facilities for up to 27 boles of golf wathin the PD.
  Golf Course clubhouses and clubhouse related facilities include, without limitation:
  A prox shope
  Bestaurants located within the clubhouse building
  Community facilities
  Activated within the clubhouse building
  Community facilities
  Activated within the clubhouse facilities not exceeding 800 square feet in size
  Community facilities
  Activated waterways facilities waterways facilities and concepting facilities and concepting facilities
  Activated waterways facilities
  Activated water

- czessory Uses
  The following yall be allowed only when a principal use has been established on the lot:

  1) Alternative energy systems including wind and solar when part of and clearly consistent with the design of the prinary structure;

  2) Andilary Unit 1 per lot:

  3) Chickent 1 per lot:

  4) Detached Barrages private, a sfollows:

  3) Lotical and a single with a structure of the single with a single

  - Gardens, water features and tourntains (private)
    Horses One horse per 2.5 acres
    Play structures not exceeding an area of 400 square feet and height of 1.5 feet
    Secondary structures (excluding detached garages and play structures) not exceeding the
    size limitations set forth below. Secondary structures include one each of (no more than 2 total) the following:
  - a) Shed b) Gazebo
  - Green house (private)

### 3. Permitted Uses Cont'd

- Storm shelters (below ground)
   Swimming pool, tennis court, barbecue pit (one each)
- 3.2.3 Permitted Uses by Special Review

  a. The following uses are permitted throughout Residential, upon approval by the City in accordance with the Zening Ordinance.

  1) Alternative energy solar and wind systems which are not a part of a primary structure

  2) Churches, syntagogues, befaces of worship totaling less than 380 seats

  - Fire station
  - Library Neighborhood Library Megiborhood commercial center - only when located in Planning Areas 8 and 14, having a maximum F.A.R. of 1.0 up to 30,000 square feet, consisting of neighborhood resaurants, crafes (excluding richer-brough) and retail and support services, when in a location having sufficient access are appropriate buffering from adjacent residential uses Open space active uses - see exclose 1.5 and 3.6.2 Schools - 4.4 only footbe in Famining Areas 8, 14, 18 UIII y-mayin Fadiga and service facility.

3.3 Mixed Use PA 1, 2, 3, 4, 5, and 19 Mixed Use is intended to allow for a variety of uses, including a range of residential densities and housing types. Up to 2.1 million square feet of non-residential uses are permitted in the Mixed Use areas. Subject to the Development Standards a spurpowed by the

The Marketplace will be an urban concentration of development and density, sited adjacent to major regional roadways (E25 and Hess Road) and a potential RTD transit stop. As a mixed use development, the Marketplace will allow for a variety of uses, positioned and scaled to create a functional, walkable, pedestrian-friendly urban environment. The mix of uses will occur vertically and horizontally, where uses could be combined in the same building in a stacked configuration, or mixed between adjacent parcels

Principal uses in the Marketplace are the same as those in the Mixed Use planning areas, except excluding the following: Single-family cleached (including mobile homes), Car wash (stand-slone), Equipment rental -ansili, Mini warehouse or self-storage, Motorrized vehicle -sales and rental with more than 20 surface parking spaces, Repair rental service (small), Equestrian, Golf courses, Griving ranges and related facilities.

- a. Residential
  - 1) Multifamily anartment condominium
- Multifamily apartment, concominium
   Single family detached or attached residential (excluding mobile home
   Non-Residential
   Amusement arcade and center (excluding Sexually Oriented Businesses)
- Art studio and gallery
  Auditorium, theater indoor/outdoo
- Bank/financial institution 5) Bar/lounge/club/brew pub (excluding adult oriented)
- Bed and Breakfast
- 7) Daycare small or large
- 8) Hotel/motel, including conference or convention facilities located within the principal
- 9) Laundry, coin-operated and dry cleaner collection station

- 12) Parking lot (including structured) public or private
- 13) Personal service shops including spa, barber and beauty parlor
- 14) Personal wireless service facility (including telecommunications, cellular, radio and television antennas) 15) Pharmacy
- 16) Printing/copy shop
- 17) Repair or rental service (small)
   18) Restaurant, cafe and other places serving food and beverages, including drive-through with indoor/outdoor dining areas and related facilities
- 19) Retail/service business indoor/outdoor 20) Senior housing, retirement, nursing, or convalescent home and other extended care facilities
- Studio, including television and radio broadcasting station with roof mounted antennas and microwave dishes, but excluding free standing antenna towers and microwave dishes
   Transit terminal/park and ride facility
- 23) Veterinary clinic/hospital/small animal daycare/short term boarding facility animals shall be confined in an enclosed building which is part of the principal structur
- 24) Other uses of similar character and impact as determined by the City
- Community Uses

  1) Agriculture
- 2) Equestrian
- Artificial waterways and nonds
- Churches, synagogues, places of worship totaling less than 350 seats Community Facilities

8) Higher Education - including college or university and related facilities

- 6) Fire station
- Golf courses, driving ranges and related facilities for up to 27 holes of golf within the PD, when located in Planning Areas 4 and 5 only. Golf course clubhouses and clubhouse related facilities include, without limitation:
- a) Pro shops
  b) Restaurants located within the clubhouse building c) Separate concession stands and restroom facilities not exceeding 800 square feet in size
- 9) Hospital 10) Library
- 11) Minor Utility Facilities
- 12) Multi-use trails and trailheads Museum/civic institution
   Outdoor entertainment facilities, including amphitheaters

### 3. Permitted Uses Cont'd

- Picnic and barbecue areas
   Restroom facilities
- View overlooks Geothermal energy systems

- 3.5.2 Accessory lucs
  3. The following shall be allowed only when a principal use has been established on the lot.
  1. The following shall be allowed only when a principal use has been established on the lot.
  2. Accessing the principal unit of the design of the principal variety of and clearly consisted with the design of the principal variety.
  2. Parking bots
  3. Storage structures 500 of maximum.

## 3 5 3 Permitted Uses by Special Review

- is by Special Review Wing uses are permitted upon approval by the City in accordance with the Zoning
- Ordinance.

  1) Alternative energy solar and wind systems which are not a part of a primary structure
- Parks/Playgrounds
- Sports Fields when located in Planning Area N only
   Utility major facility and service facility
   Other uses of similar character and impact as determined by the City

### 3.6 Open Space- Active I, K, and M

Upen Space - ACTIVE I, K, and M

Open Space Active is intended to provide both passive and active recreational opportunities, organized recreation facilities, Drainage Facilities, Community Facilities, water and wastewater facilities, limited or active and the second of the second facilities and the second or consistent with use of thereing permitted in these Planniag Areas, trails, and native and ornamental lanckacping. The maximum permitted non-residential square feets per harining plans is calculated as officions. 020 multiplied by the total Planning fines acreage. feet per Planning Area to calculate a consistent with uses otherwise permitted in these Planning Area to calculate a consistent with uses otherwise permitted in these Planning Area to calculate a colorous. Our unliquided by the total Planning Area scrauge.

3.6.1 Principal Uses

3. Community Uses

3. Agriculate in Indiana community supported agriculture and farm sales

3. Area total or and gallery

4. Artificial vaterways and ponds

5. Cometery

6. Children's play eculpment

7. Areas

8. Same and equipment

9. Stables

9. Stables

10. Stables

11. Stables

12. Stables

13. Gazze of Course Culbedouse and challender facilities limited to:

14. Areas

15. Stables

16. Stables

17. Statura areas

18. Gazze of Course Culbedouse and challender facilities from to 0.2 holes of golf within the PD.

18. Golf course Culbedouses and challender facilities from to 0.2 holes of golf within the PD.

18. Separate concession stances are restroom facilities not exceeding 800 square feet in 10.1 Minor Utility Facility

11. Multi-use trails and traillieud.

- size

  10 Minor Utility Facility
  11 Mind-Less trails and strailshoads
  11 Mind-Less trails and strailshoads
  12 Mind-Less trails and strailshoads
  13 Native and ornamental landscaping
  14 Park / playground
  15 Picric and barbecue areas
  16 Recreation facility indoor/outdoor
  17 Restaurants, rates and other places (excluding fast food) serving food and bevera inducing indoor/outdoor enime areas and related facilities only when located in 18 Restroom facilities
  19 Sport fields with limited lighting, when located in Planning Areal only
  20 View overdoors
  20 View overdoors
  30 View overdoors
  3

The following shall be allowed only when a principal use has been established on the lot-

(500 sf maximum)

- Alternative energy systems including wind and solar when part of and clearly of with the design of the primary structure
- Gazeho Green house
  - Open air pavilion
     Parking lot
  - (excluding mobile home) (500 sf maximum)

### 8) Storage structure 3.6.3 Permitted Uses by Special Review

- The following uses are permitted upon approval by the City in accordance with the Zoning Ordinance, as amended.
- Neighborhood commercial center only when located in Planning Area I having a maximum F.A.R. of 1.0 up to 30,000 square feet, consisting of neighborhood restaurants (excluding drive-through) and retail and support services; when in a location having sufficient access and appropriate buffering from adjacent residential uses

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SHEET 4 OF 8

 Utility - major facility 5) Other uses of similar character and impact as determined by the City Engineer/Prepared by.

NOLTE Assochtes Inc.

SWA Group

800 South Chester St, Sulte 200

S80 Broadway Suite 200

Centennil, Colorado 80112

Phy: 303.220.48001

Fax: 303.220.9001

Fax: 949.494.7861 Owner / Applicant: North Canyons, LLLP 3033 E. 1st Ave, Suite 501 Denver, Colorado 80206 Ph: 303.773.3400

Fax: 303.694.6445 Contact: Mark Nickless, LEED AP Contact: Monica Simpson, ASLA Contact: Blake Calvert, PE Preparation Date: May I, 2009 Revised: June 23, 2009 Revised: August 24, 2009 Land Use Standards

## PLANNED DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF SECTIONS 1, 2, 3, 10, 11, 12, 13, 14, 15, 24, & 25 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF CASTLE PINES NORTH, DOUGLAS COUNTY, COLORADO,

### 3,342.4 ACRES ± ZR09 - 001

## 4. Development Standards

### 4.1 Planning Concept / Vision

Providing a break from the status quo, the Canyons will offer a more thoughtful, more health-conscious, more earth-conscious, more enjoyable way of life. The Canyons will provide large open spaces, include a multi-use network of trails, and provide a community with places for homes, shops, restaurants, workplaces, cultural facilities, and gathering places.

The Canyons is named for the property's deep natural ravines and rolling terrain, the most distinctive and outstanding characteristics of the site. The Canyons Development Plan respects the natural landscape and wildlife habitats and celebrates the rugged topography and mature vegetation on the

creating a community based on integrated sustainability principals is fundamental to the Caryoran. Development at the Carryor will be encouraged to consense natural resources such as wind fossil fuels, utilize renewable energy sources such as wind, solar, and geothermal, and reduce overall energy community in magat on the Caryons are to minimize the community is impact on the rand that has tural resources, to promote personal health and well-being, to ensure the core economic vitality of the community and to create a place of Institute relevance and enduring value.

- Transportation provide a system that reduces greenhouse gas emissions as compared to a traditional community and fosters access and connectivity between destination points;
- . Ecology establish healthy ecosystems and an appealing open space system for recreational use
- Water reduce potable water use as compared to a traditional community; and
- . Energy reduce energy use as compared to a traditional community.

### 4.2 Roadways

The following subsections replace sections from the Douglas County Roadway Design and Construction Standards (DCRDCS), 1994 as adopted and amended by the City.

4.2.1 Vision

(Ticulation and streetscape design is perhaps the most critical factor for building a livable and healthy community. The roadway standards provided herein are intended to provide the Property the flexibility to design, construct, and maintain a livable, sensitive roadway rehow that promotes effective pedestrian, bicycling, and other non-motorized uses along with regional mobility and local accession.

Walkable, bike-friendly neighborhoods and multi-use trails will be integrated and highly connected with parks, open space, community amenities and neighborhood commercial centers to eliminate many of the non-essential motorized trips.

The Canyons shall utilize pedestrian friendly, green streets throughout the community. Street designs will incorporate traffic calming features, tree canopies, swales, drought tolerant landscaping, and less impervious surface to reduce runoff and water quality impacts.

### Canyons Roadway Principles:

- Roadway classifications and designs shall be context sensitive by incorporating the project vision and priorities, local objectives, and adjacent land uses or activities.
- . Roadway design standards should permit flexibility in community design. They should allow street alignments to follow natural contours and preserve natural features when poss
- Street planning should relate to overall community planning, placing a high priority on pedestrian
- Street networks in residential areas should be planned to reduce traffic volumes, congestion, and
- . Streets are an important component of overall residential community design. Properly designed and scaled streets can create more attractive communities and can contribute to a clearly defined
- The over design of streets shall be avoided. Excessive widths encourage greater vehicle speeds and threaten pedestrian and cyclist safety.
- Wherever possible, street pavement should be minimized to reduce storm water runoff.
- · Where appropriate, conveyance of storm water runoff in landscaped roadway swales within rights-of-way or easements
- Permit longer cul-de-sac lengths to lessen the need for excessive roadways and impervious area.

Each street type includes flexible design standards that will enable roadway designs to change with the development patterns and landscape of the Property and create a network of streets that car respond the Canyons Roadway Principles.

The Canyons street classifications are defined follows:

- Boulevard Boulevard streets permit efficient and relatively unimpeded traffic movements throughout the community at madium speeds as Soutevaid: Boulevaid streets permit efficient and relatively unimposed traffic movements in Throughout the community of medium speeds, connecting neighborhoods, passive, so from neighborhoods to commercial areas and to other major destinations, Boulevard streets shall provide a arise and welcoming environment for motorized and non-motorized uses. Commuter bike lanes will be provided in addition to detached multi-use trails, primarily for pedestrians and casual cyclists. Where possible, the multi-use trails hall have significant buffering from the roadway travel lanes. Traffic calming will be limited primarily to wide landscapped median, possible in condibious and intersection treatment.
- Collector Collector streets collect and distribute traffic between Boulevard and Residential streets serving as main connectors within communities, living one neighborhood to another. Traffic carried by collector arrests should have slow speeds and religiblory of the control of the con
- Residential Streets Residential streets represent the majority of the roadways within the Property and will provide access primarily to single-family residential neighborhoods. Residential Streets shall have slow speeds, low motor vehicle traffic, and provide a comfortable environment for non-motorized users. On-street parking will be permitted Where practical, Type S Residential Streets are highly encouraged to provide infiltration, water quality, and attractive landscape buffers. Traffic calming measures are encouraged

### 4. Development Standards Cont'd

### 4.2 Roadways Cont'd

- da Mixed Use Main Street Mixed Use Main Street provides primary access and frontage for higher density residential, shops, restaurants, office, civic, light rail, etc. located in the Canyons Mixed Use areas. Mixed Use Main Streets shall have diagonal or parallel parking custised of the main travel lanes. Slow speeds, wide sidewalks, and attractive landscaping are required. Bits lanes and textured correct levien appropriate at pedestrain crossingly are enorginged. Medians will be limited, however to pormote safe pedestrain movement and cain traffic, bull-outs and curb exeminous milab le provided at interaction and male block crossings.
- exemsions shall be growned an intersections and mis-dock crossings. Mixed Use Avenue—Mixed Use Avenues provide secondary axcess and frontage for higher density residential, shops, restaurants, office, civic, light rall, etc. located in the Canyons Mixed Use arrass. Mixed Live Avenues shall have parallel or diagonal parking outside of the maint travel lanes. Slow speeds, sidewalks and attractive landscaping are required, and bliet lanes are encouraged. Median and other traffic canling features are encouraged by monote safe pedestran movement. Bulb-outs and curb extensions shall be provided at intersections and mid-block crossing.
- Mixed Use Lane Mixed Use Lanes provide access to primarily medium density residential areas located in the Canyons Mixed Use areas. Slow speeds, shorter block lengths, wide sidewalks and attractive landscaping are required, and blue lanes are encouraged. Lanes shall have parallel parking outside of the main travel lanes. Bulb-outs and curb extensions shall be provided at intersections and mid-block crossing.

- 4.2.3 Roadway Design and Technical Criteria
  a. See Table 4.2 Roadway Design and Technical Criteria
  b. Permitted Roadway sections, see sheet 6 of 8.

- 4.2.4 Sidewalks, Lords and distiller, and Driveways and Jacobs to Mixed Use and Residential and uses must be constructed on both video of along readways adjacent to Mixed Use and Residential and uses must be constructed on both video of add readways.

  5. Sidewalks and multitud set rails located along readways adjacents to Open Space Active, Open Space Limited, and Residential Rural land uses may be constructed on one side of said roadways.

  All sidewalks and multitud set rails located along read efectual roadways shall have a minimum width
- All sidewalks and multi use trails located along boulevards, collectors, and mixed use roadways
- All slowaliss and inform use trains located using source to do, so
- Curb, gutter sidewalk, and driveway standards are per the DCRDCS and Douglas County Storm Design and Technical Criteria Manual (DCSDDTCM

### 4.2.5 Drainage

The minor and major storm drainage systems shall be designed in accordance with the DCSDDTCM, 2008 as adopted and amended by the City.

- SUDICIA, 2008 as adopted and amended by the City. Except at intersections, where superievation is required or roadside swale conditions, roadways shall be level from top of curb to top of curb (or flowline to flowline) and shall have a 2% crown. At own within the "1" distance shown in Figure 4.4 of the CRDEX, the maximum elevation difference between flowlines is that dictated by the allowable intersection grade (See Figure 4.4 of the CRDEX)s and the actual distance between flowlines.
- Figure 4. of the DCRDCS) and the actual distance between flowlines.

  Stotled curbs shill be allowed in lieu of standard inlest in roadways with swales, where practical.

  In conditions where a roadside swale is located along one side of the roadway, the crown may be removed to allow for a continuous 25° cross slope from flowline. Glowline.

  Storm water from concentrated points of discharge shall not be allowed to flow over one shall not be located within the roth cut or divewes, Hydraulic design shall be in accordance with the DCSDTCM. Sidewalk chases will only be allowed in special situations, on a acset-by-case basis, as determined by the design engineer. Sidewalk chases, when permitted, are to be used to allow surface drainage to enter into the street gatter or permitted, are to be used to allow surface drainage to enter into the street gatter or sections are not to be constructed in a conducted with the Dosglas County Standard Details found in Appendix A of the DCRDCS.

- Sections . See Table 4.2 Roadway Design and Technical Criteria Only collectors, entry streets, mixed use main streets, and mixed use avenues may intersect with boulevard or arterial streets.
- booleward or arterial streets. The grade of the trough street shall take precedence at intersections. At intersections of roadways with the same classification, the more important roadways, and determined by the design engineer; and labe with precedence. The design should warp sides streets in match All sight distances shall be maintained per the DCDCS.

  Our Beturns-Final curb return radial involude be based upon the appropriate design context of
- Curb Returns Final curb return radii should be based upon the appropriate design context. If the Returns Final curb return radii should be based upon the primary design genter. If arge trucks je excluding buses and gara yeu service je propriate to present propriate to the p
- bike and/or parking lanes and no curb extensions, an effective return radius shall be calculated by the design engineer to permit a reduced curb return radius sift lowline. 
  Curb Return Profiles Curb return profiles are required on all curb returns located with hip policy right-of-way. Curb return design shall be set in accordance with the following design procedure. 
  General standards for flowline control and profiles within the curb returns shall be as follows.

  1. Design the flowline of the curb return such that the maximum slope of the flowline does not exceed 10%. Grade breaks at the PCK's will not exceed 25% for local and collector streets and 15% or atrainsi. Manimum vertical curves will requal the rate (eight of the curb out in the profile. Warp of the side streets shall match across the spreet within the "1".

  2. Scale for the curb return profile is 1" = 50" horizontally and 1" = 5" vertically.

- Permanent structures (planters, beds, rocks, etc.) may be placed within 1.5' of the traveled lane, when sight distances are maintained. However, trees shall be placed at least 3' from of the
- when sight distances are maintained. However, trees shall be placed latest 3" from of the more strategied and control of the strategies of the strategies of the strategies of the strategies of 16" may be permitted on both sides of median islands, including a 11" travel lane and a 5" bits lane. On residential streets, a minimum roadway surface flowing feoliment of 12" may be permitted on both sides of median islands. Roadway widths greazer than 10" shall only be minimum at 10" and the street of the

### 4. Development Standards Cont'd

Table 4.2 Roadway Design and Technical Criteria

	Boulevard (8)	Collector	Residential Street Type "A"	Residential Street. Type 'N'	Residental Street Type "R"	Residential Street Type "S"	Avenue	Mixed Use Main Street	Mixed Use Lene
Planning area Use		All	PA 6-18	PA 2/18	PAS-18	FA 4-18	PA 1, 2, 3, 4, 5, 19	Pt. 1. 2. 3. 4.5. 19	PA 1.2.3.4.5.1
Design Speed (MPH)	00	30	15	25	15	25	25	25	25
Powted Speed (MPH)	35-40	25-30	20 - 25	20 - 25	20-25	19-25		16	. 25
Traffic Volum e.s.	>12,000 vpd	3,500-12,000 tpd	+3.500 rpd	<500 year	+8.549 vad	<3.500 vpd	142 000 vpd	112:000 vpd	+3.505 vpd
Right Of Way Maxim on	120°5/N (9)	80° MN (91	12"	80	67	79	67 (fr)	44' (8)	52
Moving Lines	4 (9)	2 (9)					2 (9)	2(9)	
Street VAID	29 Ft T0 Ft x 2	32° FL 10 FL	28°FL 10FL	22°FL 10 FL	24" FLTO FL	28'FL10'FL	SUFFICTOR.	30 FL TO FL	22" FL 10 FL
			28 75 1075	22 10 10 15	24.111075	20101010	61'mi Parting	£Ew / Paning	22 76 1076
Lane VMdM-Naximum	15'	11'		-			107	101	
Shoulder (Mcth (w/reedwide swales)	67	E'	and the same of		E	2		10/4	· · · · · · · · · · · · · · · · · · ·
On StreetParking	None	Parafiel will add? 6' Lanes or Shokler	Paralet Both Sides	Planetel Betr Sides	Rase or Add! if Laws shoulder	Paratel Both Sides	Parallel or Diagonal Both Sides	Planater Both Sales	Plansiel Both Sides
Driveways Permitted-Single family	No .	wiCity Approval	Yes	Yes	Ves.	Yes, wi trench-drain	w-City Apprecial	749	Yes
Cross Sign (N/A @ Intersections)	Std Crown	Std. Crow s	Dd Owen	Stranget or Crew is	St. Open	Straight of Crown	Std. Crown	Std. Crow-in	Shaight or Crown
Stope to FL or Swale	2%	2%	2%	25	2%	25	2%	2%	25
Curb and Gutter Type	6" Vertical or	6" Vert. 5" Mountries.	5" Mountain	3" Mountable	5" Mortable	Edger Station	6" Vertical	8" Vertexi	ill' Vertical
	or Edger Ribbon	or Edger/Ribbon	2 september	pr 6" Veta M	or Edger Richten	5" Desetable to Frants		100000000000000000000000000000000000000	
Roadside Swales Permitted	Urban or Dtch	Urban or Oth			Unbeyor Drich:	Urban	Utter Planters	Urban Planters	Urban Planters
Bine Lane Wigth	6'	510	Shared	Shand	Siwet	Stored		5	37sa/ed
Sidewalk Multi Use Trail- Minimum	B' Detached	E Detached	Detached	Detected	Descript	5' Distached	E . Attached or Detached	12" Attached or Detached	B' Attached or Detachs
Medians Is lands								Print Ten of Detailing	
	Yes	Optional	Optional	Optional	Operal	Optional	Optional		Optenut
Width FPL	20' - 90'	6.30	67.167	81-15	0.10	6.16,	1-12		9-12
FL-FL Vidth per Readway Side-Maximum	Per section	167	16"	10	6.	36	167		10'
Min. Char Width per Roadway Side		20	39	30	307	29	30		20
Built Oute Permitted		Yes, @ ped crossings	Yes	Yes	W	Yes.	Yes	Yes	Yes
Locations (I-Intersections .II-M idblock)	18.M	14 M	16.52	14.51	151	1432	18.54	1850	18.66
intersection Spacing - Ill inimum			187	1.00			177	777 - 13	1000
Collector, Entry Street, Mixed Use	(10)	Ct. TO Ct. 167							
Local Street		CL TO CL 2007	Q. TD Q. 1507	CL 10 CL 150*	CL TRICL 1507	CL 70 CL 150°	(10)	(10)	(10)
Block Leigth- Maximum			1390	600		1210	6007	6007	607
Side Sloges Vaximum	_		7070			76.70	100		
Cut - Bell	3:1(0)	3.1 (0)	3:1641	3101	31(0)	11(4)	3.1	3.1	31
Fit - Sol	3:1	3.1	31	31	31	31	41	41	41
Horizonta Alignm est	30				- 4	- 31		4.1	- 4.1
Min. Curve Redius	470	175	129	1700	1001	1281	1017	109	129
	9.6	1/5	129	125	10.1	127	27	32.7	127
Max. Degree of Curve (Degrees)	9.0	14.3	12.1	32.1	10.1	32.1	32.7	32.7	301
Pertical Alignment			Cooper 1	250000	100		Given 1	539	0.50
Min. Vert.Corve Len. (1)	50	50	50'(6)	50'(3)	201	29	20	207	20
Max. Grode at CL	6%	7% (3)	25 (3)	1% (I)	85 (3)	8%	6%	- 6%	65.
Min. Grade at Flow line	2%	116	1%	15	7%	.1%	3%	1%	1%
Min. Curb Return Grede at Rowline	1%	1%	1%	19	- %	1%	194	1%	1%
K Value Crest Minimum	55	25	20	20	19	20	20	20	20
KValue Sec Minimum	55	30	10	20	.00	20	30	20	20
Max. Grade Breek.	0.50%	0.50%	0.50%	0.50%	0.0%	8.50%	0.50%	0.50%	0.50%
Min. Tangani Length	-								
Between Horizontal Curves	1007	50	w	10	0	19	107	101	10"
Between Vertical Curves	1007	507					-	-	
Approach Centerline	100	- 20							-
Grade to Intersection (18	1								1
m/Arterial@oulevand	200 A 20	2007 (0) 3%	10	85	1 6		100 (0.1%	2007 (D.2%)	200 (8.2%
	200' @ 3%		- miles	1000	- main as	200 0 00			
u/Collector/Avenue Main Street		200" @ 3%	100' (2-4%	100° (II 4%	100'@ 4%	100° @ 4%	107 (0.4%	100° @ 4%	100'0 4%
w/ResidentialMixed Use Lane		200' (0:3%	100' @-14	107 g 4%	100'@ 4%	100' @-4%	1001-@14%	100' (8 4%	100'-@ 4%
Cut-de-Sare			5,9%,9119	-025 W/207	32.05 Sub-				20000100
Max FL Rediue			38'5M((I):	36 MB (7)	38°M(-(7)	38'8WL (7)		+	38 MR (E)
Min. FL Grade		- 1	1%	119	15	1%	1.6	361	1%
Max. Grade at CL			5%	55	15	3%	74	- 4	4%
Max. Number of Dwalling Units			25	25		.25	17	190	. 25
Max Length (2)			6007	300	1,00	6001	-	-	307
Max. FLFL Width with Median			24'	24'	20'	29	7.4	7	28'
Min. Hedien FL Radius		-	257	25	27	29			261
Curls Return Radius (at flow line) + (11)									
w/Arterial@outevand	25-35"	22-30	10				29-25	22.29	
u/Collector Avenue Main Street	22-30	22-25	22.29	32.29	20.25	22.25	22 - 25	22-29	22.35
	0.00				13.20	17-30/			12-39
w/ResdentialMixed Use Lane		22-25	17-20	17-20	13-20	11-30	12.20	17-20° Final radii yatues as dub	11:20
			(6 s 20' minutument all intern						
(1) Measured from New Ine of through road. (2) Measured from New Ide of through street to back i			(T) A Flow ire Radus -				graph and a second congress.	fective curb return radio	

Intersection Control/Traffic Calming Measures	Boulevard	Collector	Residental Type "A"	Residential Type W	Residential Type TRT	Residential Type "5"	Mixed Use Avenue	Mixed Use Main Street	Mixed Use Lane
Roundatouts	Yes	Yes	Yes	Yes	Yes.	Yes	Yes	Yes.	Yes
Traffic Circle s	No	No.	Yes	Yes	Yes	Yes	.50	166	746
Reland Cross walks	No	Yes	Yes	Yes	Ves	Yes	Yes	Yes	Yes
Curb Etensions	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
Parking Bays	No .	Yes	162	Vas.	Ves.	No	Yes	Yes	Yes
Reland Redians (Islands)	Yes	Yes	Yes	Yes	Yes.	Yes:	Yes	Yes	Yes
Textured Pavement	Yes	Yes	Yes	Ves	Vers.	Yes	Yes	Yes	Yes
Enhanced Landecaping	Yes	Yes	Yes	Ves	Ves	Yes.	Yes	Yes	Yes
Mid Mach sachdaway	No	Vac	Van	Van	No.	V	Van	Was.	

### 4.2.8 Number of Dwelling Units with Single Access

Roadways which provide access to residential subdivisions with greater than 70 dwelling units, and commercial complexes exceeding 200 occupants shall be served by at least 2 separate access points

"Entry Streets" are generally short (160" minimum, one block or first interaction max) streets with no driveway access, that are designed to allow a reduction in the separation between a notionwest street and the first local street interaction, or to allow more than 70 designed under with a single access. Entry minimum 25" flowline fowline indementation, consisting of a 20" median (minimum and 6" flowline flowline indementation, consisting of a 20" median (minimum and 6" flowline flowline indementation, consisting of a 20" median (minimum and 6" flowline flowline indementation, consisting of a 20" median (minimum and 6" flowline flowline indementation, consisting of a 20" median (minimum and 6" flowline flowline indementation in the simple street in the s

The City will maintain the public roadways located within the Property. These roads include Boulevards, Collectors, Residential Streets, and Mixed Use Streets. Maintenance for private roadways which do not conform to DCRDCS standards or the standards herein shall be maintained by an home owners association or special district.

Engineer/Prepared by:	Planner:	Owner / Applicant:
NOLTE Associates Inc.	SWA Group	North Canyons, LLLP
8000 South Chester St, Suite 200	580 Broadway Suite 200	3033 E. Ist Ave, Suite 501
Centennial, Colorado 80112	Laguna Beach, CA 92651	Denver, Colorado 80206
Ph: 303.220.6400	Ph: 949.497.5471	Ph: 303.773.3400
Fax: 303.220.9001	Fax: 949.494.7861	Fax: 303.694.6445
Contact: Blake Calvert, PE	Contact: MonIca Simpson, ASLA	Contact: Mark Nickless, LEED Al
Preparation Date: May I, 2009 Revised: June 23, 2009 Print Date:	Develo	pment Standards

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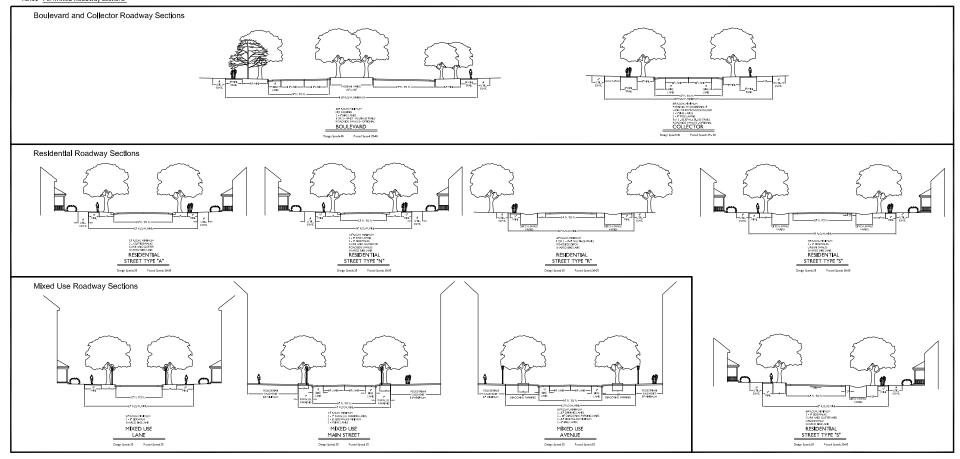
SHEET 5 OF 8

# PLANNED DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF SECTIONS 1, 2, 3, 10, 11, 12, 13, 14, 15, 24, & 25 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE PINES NORTH, DOUGLAS COUNTY, COLORADO, 3,342.4 ACRES ± ZR09 - 001

### 4. Development Standards Cont'd

4.2.11 Permitted Roadway Sections



 Engineen/Prepared by:
 Planner
 Owner / Applicant:

 NOLTE Associates Inc.
 SVA Group
 Not Group Sites 200
 303 E. It Ave., Sine 501

 Centronal, Colorado 80112
 Lagens Beach, CK 92651
 Denver. Colorado 80206
 Ph. 93/3220460

 Pas: 303.2204600
 Ph. 94/94/73/71
 Ph. 303.773.3400
 Ph. 307.733.030

 Foace Size Calvert, PE
 Contact Blade Calvert, PE
 Account Size Points Simpson. ASIA.
 Contact Planks Size Points Siz

Development Standards

SHEET 6 OF 8

## PLANNED DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF SECTIONS 1, 2, 3, 10, 11, 12, 13, 14, 15, 24, & 25 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN. CITY OF CASTLE PINES NORTH, DOUGLAS COUNTY, COLORADO,

### 3,342.4 ACRES ± ZR09 - 001

### 4. Development Standards Cont'd.

### 4.2 Roadways Cont'd

- races
  The design of all pavement sections shall comply with the requirements in Chapter 5 of the 
  DCBDCs or current Cip, standards.
  Concrete and asphalt are permitted throughout the Property with Cipy approval. 
  Pervious concrete or asphalt shall be permitted in on- or off-street parking areas where

- appropriate.

  Gravel shall be a permitted surface on private roadways, parking lots, and Type "R"
- d. Gravel shall be a pretrible as a second and shall be limited to pedestrian crossings and intersections.

  e. Pavers are shall be permitted in public streets, however locations shall be limited to pedestrian crossings and intersections.

- 4.2.13 Private Roadways

  a. Alleys in residential and commercial areas shall have a minimum paved width of 12'.

  - May serve a maximum of 4 residential units
  - Shall have a maximum length of 300 feet. If length exceeds 150', a turn around with appropriate Fire Code dimensions shall be provided

### 4.3 Water and Sewer Facilities

The following standards shall apply to the water storage or water and wastewater

- The design of all buildings, facilities, vents, heating/cooling devices and other appurtenances shall be reasonably colored or visually screened to be compatible with the
- architecture and surroundings.
  b. All lighting shall be scaled and limited in illumination intensity so as to minimize impact on adjacent residents, pedestrians or motorists.
- c. All fences, barrier devices, and retaining structures shall be considered as
- architectural elements. Such elements may be used for privacy and screening purposes and shall comply with the following restrictions:

  1. All fences, walks and barrier devices shall be of materials and coloration
- All fences, walls and barrier devices shall be of materials and coloration compatible and in keeping with the architectural character established for the structures within Natural character landscaping shall be incorporated into the overall design to break
- up linear appearance. Retaining walls: Exterior surfaces of retaining walls shall be of materials
- indigenous to the site or similar enough in surface texture and coloration so as to appear compatible with its surroundings.

# 4.4 Drainage

### 4.4.1 Low Impact Development Practices

The Owners shall comply with the principles of Low Impact Development (LID) for managing stormwater quality within the Property. LID principles are intended to create attractive facilities that add value to a site and are integrated into the landscape and natural terrain. The following that add value or a site and are integrated into the landscape and natural terrain. The following the control of the con design and stormwater quality principles provide a foundation for developing a stormwater

- Consider the stormwater quality needs early in the design process
- Take advantage of the entire site when planning for stormwater quality treatment. Reduce runoff rates and volumes to more closely match natural conditions, which include:
- Placing stormwater in contact with the landscape and soil
- Apply the Urban Drainage principles of MDCIA Reduce the total amount of impervious area on a site
- 3) Reduce the total amount or impervious area on a site
  4) Select treatment areas that promote greater infiltration
  d. Integrate stormwater quality management and flood control
  Develop stormwater facilities that enhance roadways, the site, the community, and the
- 4.4.2 Urban roadside swales, driveway trench drains, Denver type 13 inlets, vane grate inlets, Denver type 16 inlets, and unlined low flow channels shall be permitted throughout the Property when designed in accordance with Urban Drainage and Flood Control District and/or DCSDTCM
- 4.4.3 Emergency overflow swales shall utilize soil riprap and be revegetated with native grasses at a minimum. Use of exposed rip-rap or rock shall be minimized.
- 4.4.4 Outside of frequent flow areas in drainageways, grouted boulders shall be buried with topsoil and revegetated with native grasses. Additional shrubs are encouraged depending on desired channel characteristics.

- 4.5.1 Unless otherwise provided in the Supplemental Development Standards, multi-use trail design

  - hall be as follows:

    a. Multi-use trails designated for single track use are intended to be dirt and 2-3 feet wide.
    b. Improved multi-use trails shall be constructed with a crusher fines, asphalt, concrete, pervious surface or recycled material and shall be from 5 to 12 feet wide.
- 4.5.2 Trails shall be constructed in accordance with the terms of the applicable Final Plat and associated Subdivision Improvement Agreement.

## 4.6 Overlot Grading

- 4.6.1 Where reasonably possible, grading on the Property shall be minimized to reduce the impact to the existing topography, drainageways, and vegetation.
- 4.6.2 If the City determines grading applications incorporate sufficient erosion control BMPs, GESC permits (or equivalent) up to 140 acres may be authorized.
- 4.6.3 Stand-alone GESC permits (or equivalent) shall be permitted when the activities subject to the clated with an active site impr

### 4. Development Standards Cont'd.

### 4.7 Landscaping

- 4.7.1 The Supplemental Development Standards and/or Design Guidelines shall establish standards for landscaping within the Property.
- 4.7 The Supplemental Development Standards and/or Design Guidelines shall contain requirements that provide for a variety of landscape treatments obe utilized to supplement natural screening or bifuring and shall include a least one or any combination of the following treatments.

  b. Vegetathe planting.

  c. The workshall contained the standard of the standard screening of the standard screening buffering recessary for different conditions. Plant material selected for visual-screening buffering recessary for different conditions. Plant material selected for visual-screening buffering releases yet of the standard screening buffering that have a vajar conner different conditions.

  Ret natural selected for visual-screening buffering that have a vajar contained estimated design criteria will be addressed within the Design Guidelines for the Property

  Ret aling walls may be utilized where appropriate to reduce slope grades. The Design Guidelines shall establish standards for the design of treatning walls for the Property

  The Design Guidelines shall actablish standards for the design of retaining walls for the Property

  The Design Guidelines shall actablish standards for the design of retaining walls for the Property

  The Design Guidelines was all actablish standards for the design of retaining walls for the Property

4.7.3 Drainage Facility Landscaping
Where appropriate, Drainage Facilities shall incorporate trees, shrubs, and perennials to contribute to improved water quality and enhance the site and communit

- 4.7.4 Water Consortion Water Conservation measures shall include the use of native and resigns related plant measures in the particular (lifetime ringular or paints must be an imagement practices for constructed environments, and household conservation practices. a. Limitations on Irrigated Time of the Conservation of the Conservation practices of the Conservation of the Conserv

- restrictions that will limit the amount of irrigation u.m.

  Areticape Principle proposed will incorporate verificacy principles into the

  Planting width the Proposed will incorporate verificacy principles into the

  Planting width the Proposed principles of the principles into the

  non-pubble very where possible.

  Areticape Demonstration Garden

  The Owners may exceed pa verificacy endomstration garden and a program to

  educate branchevers about servicacy particular,

  Irrigation systems abilic consider controls which prevent overwatering Controls may

  include those which regulate the irrigation of lanckcape based upon current weather

  conclinions.

Except for the exceptions within the Supplemental Development Standards , the Property shall be governed by the lighting regulations found in Section 30 of the City of Castle Pines North Zoning Ordinance or other applicable parking regulations adopted by the City.

Except for the exceptions within the Supplemental Development Standards , the Property shall be governed by the signage regulations found in Section 29 of the City of Castle Pines North Zoning Ordinance or other applicable parking regulations adopted by the City.

### 4.10 Parking

- 4.10.1 Parking concents may include:

  - Parking concepts may include:
     On street parking, parallel or diagonal
     Shared parking concepts
     Carpool options
     Car and van pool parking in the most convenient locations
     Ample bicycle parking/storage

### 4.10.2 Parking Standards

- Except for the exceptions below, the Property shall be governed by the parking regulations found in Section 28 of the City of Castle Plines North Zoning Ordinance or other applicable parking regulations adopted by the City.
- xed Use Parking Reduction
- witten use Parking Reduction
  Within the all Planning Areas, an area-wide 25% reduction in the number of required parking spaces shall be granted from the requirements of Section 28 of the Zoning Ordinance.
- Reductions of 26% to 50%. In order to obtain a reduction in the number of required 2) Nesticution of 26% to 50%. If order to formation supporting spaces of 26% to 50%, increase of the parking spaces of 26% to 50%, increase of the spaces of 26% to 50%, increase of 26% to 50% to 50
- be reduced.

  c. The maximum number of Residential-Attached off-street parking spaces required as listed

- b) 0.25 guest space per Overling Unit
  3) 1.25 spaces per one bedroom unit
  b) 1.25 spaces per one bedroom unit
  b) 1.25 spaces for two and three bedroom units
  b) 1.25 spaces for two and three bedroom units
  c) 0.25 guest space per unit
  Compact car are Affermative Which Early and the Compact car parking areas or spaces shall be clearly is belied or otherwise distinguished
  Compact car parking areas or spaces, Compact car parking areas shall be integrated into full stace parking areas. A maximum of 70% of the of the total required spaces my be
  designated as compact car parking spaces.

deliginates as completed in the property of th

### 4. Development Standards Cont'd.

### 4.11 Building Envelopes

- 4.11.1 On all lots five acres or larger, Building Envelopes (as provided below) will be established to ensure that a portion of each such lot is preserved as open space, in order to reasonably:

  a. Protect the visual character of the site;
- . Provide open space; . Maintain wildlife corridors;
- d. Preserve steep slopes, rock outcroppings, drainageways and other sensitive areas; and e. Control private lot fencing

- 4.11.2 Building Envelopes shall be established on all lots five acres or larger as follows:
  a. A cortiguous portion of each such lot, being a maximum of 20% of the lot area, shall be designated as a Building frushope on the firal Play for the lot area, shall be designated as a "pracing funding of any fire and the play of the lot area, shall be designated as a "pracing funding" of maximum of 50% and contain the entire
  - a "Ferning Envelope" on the Half Hat, the renormy average and with such lost located outside of building Envelope all contain a restriction that the area within such lost located outside of identified Ferning Envelopes shall be left in its natural state. No improvements (other than driveways skewalse, multi-locate trails, mailbooks, Minor Utility Foldities, open rail fencing along driveways shall occur outside of the Ferning Envelope. On the Within the Ferning Envelope, fernos shall be open in Autoreace and shall comply with wildlife Ferning Contain State (see Saller Sal

4.12 Summary of Minimum Setbacks All Uses
As specified in each of the Land Use Types set forth below, the following minimum setbacks shall (subject to any exceptions specified in the Land Use Types below) apply to structures

### 4.12.1 Minimum Setback Table

	Minimum	Setbacks Principal	and Accessory Stri	uctures	
		Principal Structure			Accessory Structure
Land Use Type	Lot Size	Front	Side	Rear	All
Mixed Use - Non Residential	All	0,	0'	0,	0'
All SF Residential Detached	5 Acres and Larger	N/A Sec 4.11	N/A See 4.11	N/A See 4.11	O'
	2.0 Acres - 4.99 Acres	25'	30'	25'	O"
	1 Acre - 1.99 Acres	25'	25'	25'	0'
	0.5 Acre - 0.99 Acre	20'	10'	25'	0'
	10,000 sq. ft 0.49 Acre	15'*	5'	20'	or
	5,000 sq. ft 9,999 sq. ft.	15'**	5'	15'***	0,
	1,500 sq. ft 4,999 sq. ft.	6	0'	6'	or
All Residential Attached	All	or or	0'	or or	or or
Neighborhood Commercial	500 sq.ft. Minimum	0'	0'	7'	T
Community Facilities	All	20'	30'	30'	D'
Open Space	All	20'	30'	30'	0"
Golf Course	All	20'	20'	20'	o.
Equestrian Facility	All	20'	20'	20'	0'
Parks	All	20'	30'	30'	0"
School	All	20'	75'	75'	0"

The setback is measured from the lot line to the foundation wall of the structure horizontally and perpendicular to the lot line. The setback from the power line is measured from the closest edge of perpensicular to the lot line. The setback from the power line is measured from the closest edge of the easement to the structure. Building separations must meet current fire code standards. Between planning areas 5 and 8, and planning areas 17 and 19, a residential/non-residential horizontal building separation must be maintained between structures equal to the highest calculated building height between the two structures.

- 15 feet minimum front setback for residences with side entry garages.
   5 feet minimum from alley or court; 10 feet minimum front setback for residences with
- side entry garages.

  \*\*\* 5 feet minimum for garage located near rear property line.

### 4 12.2 Encroachments

- a. A bay window, cornice, canopy, cantilevers, chimney, eaves, fireplace, wing wall or similar architectural feature may extend 3' into a required setback. Fire escapes may extend 6' into a required setback.

- Into a required setback.

  A nopen, unerboased, uncovered deck/porch less than 5' in height may extend 6' into a front or rear setback, 3' for a side setback.

  A building permit shall not be issued for any structure which is to be located within an easement unless written approval, by the easement holder(s), is provided.

  A Utility clarishoon lines and related equipment commonly located along property lines may be located within a required setback. A reighborhood substation, or gas regulator/invest sation shall meet he required setback.

- Sign Setabols. Commercial signs in mixed use areas may have a zero setback considert with the F0 Land Use section, and may be allowed to overhang a scienalization the right with the F0 Land Use section, and may be allowed to overhang a scienalization that by Redisortals-Signs in redisortal areas may be located within public rights of way, including medians, provided they meet noakway design sight distance criteria, and a license agreement has been recented with the City.

### 4. Development Standards Cont'd.

### 4.13 Height Limitations

Maximum Permitted Building Heights				
Use	Height (in feet)			
Rural Residential	35			
Residential (Single Family/Multifamily)	35/45			
Mixed Use (PA 1, 2, 3)	180			
Mixed Use (PA 4, 5, 19)	60			
Open Space - All	35			
Neighborhood Commercial	45			
Farm	35			



- 4.13.1 Building Height Height is measured from the average proposed finished ground elevation at 'the front of the structure to the lowest point of the coping on a flat roof, to the average height of the highest gable of a pitched or hipped roof, or to the deck line of a mansard roof
- 4.13.2 The maximum building height shall not apply to belfries, cupolas, mechanical penthouses or the maximum dulling neight shall not sply to bernies, cyboas, mechanical pertitiouss or domes not used for human occupancy, roof-mounted church spires, chimerey, skylights, ventilators, water tanks, silos, parapet walls, corrices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level. These may exceed the maximum height limitations by no more than 20'.

### 5. Definitions

All terms not defined in this Development Plan shall have the meanings ascribed to them in the Zoning Ordinance. Where terms are defined in both this Development Plan and the Zoning Ordinance, the definitions contained in this Development Plan shall control.

- 5.1 Agriculture United agricultural activities, including small dairies, poultry and egg production facilities, grazing of livestock, crop production, fruit and nut tree orchards, excluding, however, feed lots and hog farms.
- 5.2 Ancillary Unit A one-bedroom dwelling not greater than 1,000 square feet in size located on the same lot and detached from the principal dwelling, and which may be held out for lease or rent by principal owner.
- 5.3 Bed and Breakfast A dwelling where overnight or otherwise short-term temporary lodging for the general public is provided with or without meals, in which there are no more than 10 guest rooms/ suites and 8 accessory units. The operator of the facility may like in the dwelling.
- 5.4 Community Facilities Structures, which may contain outdoor elements, intended for recreational and cultural activities. Use of such facilities may be restricted to persons living in a specific geographical area, but shall not be based upon race or creed. Any fees assessed shall apply equally to all users.
- 5.5 Community Uses Recreational and cultural uses intended for the general public. Such uses may be restricted to persons living in specific geographical area, provided such restriction is not based upon race or creed. Any fees assessed shall apply equally to all users.
- 5.6 Drainage Facilities Drainageways and stormwater structures, conveyances, retention and detention areas and facilities, and easements for any of the foregoing.
- 5.7 Dwelling Unit Any single family residential unit permitted as a principal use but specifically xcluding guest houses, Ancillary Units, and caretaker u 5.8 Minor Utility Facility - Above-grade utilities of less than ten-thousand (10,000) square feet of gross
  - Minor Utility Facility Above-grade utilities of less than tex-thousand (10,000) square feet of gross local reat bits have a local latel impact on surrounding properties and are necessity to provide essential services, including the following:

    Electric exclusion and the second of the second of

Preparation Date: May I, 2009 Revised: June 23, 2009 Revised: August 24, 2009

- 5.9 Owner Owner is defined as "Developer, Owners, Successor, and/or Assigns" as to their respective
- 5.10 Private Open Space Within Residential Rural, the portion of private land located outside of the

5.11 Utility Service Facilities - Any electric distribution line, natural gas distribution pipeline telegraph/Relephone line, cable television line, neighborhood substation, gas regulator/motor station, cell site, or water storage/treatment, or wastewater treatment facility, and any similar or related structures, facilities and equipment, and easements for any of the foregoing.

Engineer/Prepared by:
NOLTE Associates Inc.
SWA Group
800 South Chester \$5, Suite 200
580 Broadway Suite 200
Centennial, Colorado 80112
Pix 303.220.4601
Fax: 303.220.4601
Fox: 303.220.4601
Fox Owner / Applicant: North Canyons, LLLP 3033 E. Ist Ave, Suite 501 Denver, Colorado 80206 Fax: 949.494.7861 Fax: 303.694.6445
Contact: Monica Simpson, ASLA Contact: Mark Nickless, LEED AP Contact: Blake Calvert, PE

Development Standards Print Date: Friday, October 16, 2009 6:36:29 AM SHEET 7 OF 8

## PLANNED DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF SECTIONS 1, 2, 3, 10, 11, 12, 13, 14, 15, 24, & 25 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN. CITY OF CASTLE PINES NORTH, DOUGLAS COUNTY, COLORADO,

3,342.4 ACRES ± ZR09 - 001

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A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 1, 2, 3, 10, 11, 12, 13, 14, 15, 24 and 25, TOWNENP 7 SOUTH, 
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THE RECORDES OF THE CONTROL OF THE CONT
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3. $22°42'21"E, A DISTANCE OF 180.00 FEET
4. $39°20'25"W, A DISTANCE OF 100.00 FEET
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              4. 337 20725 W, A DISTANCE OF 180.00 FEET, 
5. N315'05'22" W, A DISTANCE OF 185.00 FEET, 
6. N86'43'27" W, A DISTANCE OF 350.00 FEET, 
8. N34'1440" W, A DISTANCE OF 100.00 FEET, 
9. N67'07'22" W, A DISTANCE OF 200.00 FEET, 
10. S64'32'16" W, A DISTANCE OF 270.00 FEET, 
11. S17'27'33" E, A DISTANCE OF 275.00 FEET, 
11. S17'27'33" E, A DISTANCE OF 275.00 FEET,
              STAMPED "RMC, T7S, R67W, S112/512/514/513, 2002, PE23315" WITH THE LINE CONDENSE TO BEAR ROOMS (THE PRODUCT OF THE PRODUCT OF 
                        NERIDIAN;
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14. 585"32'06"W, A DISTANCE OF 262.45 FEET

15. 571"09'56"W, A DISTANCE OF 135.00 FEET

16. N78"50'43"W, A DISTANCE OF 140.00 FEET
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18. S49°49'00"W, A DISTANCE OF 170.00 FEET

19. S68°30'42"W, A DISTANCE OF 86.02 FEET;

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                   THENCE N89°20'06"W ALONG SAID NORTHERLY BOUNDARY LINE OF HAPPY CANYON FILING NO. 3, AND ALONG THE SOUTH
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              29. S12*311*W, A DISTANCE OF 310.00 FEET, S18 S02*42275*L S DISTANCE OF 220.00 FEET, S18 S18*274*W, A DISTANCE OF 220.00 FEET, S18 S18*274*W, A DISTANCE OF 220.00 FEET, S18 S02*513*W, A DISTANCE OF 220.00 FEET, S18 S02*513*W, A DISTANCE OF 100.00 FEET, S18*2713*W, A DISTANCE OF 100.00 FEET, S18*2713*W, A DISTANCE OF 100.00 FEET, S18*2713*W, A DISTANCE OF 270.10 FEET, S18*2713*W, A DISTANCE OF 10.00 FEET, S
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                                      TERSTATE No. 25 CORRIDOR:

1. N02"06"30"E, A DISTANCE OF 89.03 FEET;

2. N87"53"30"W, A DISTANCE OF 200.00 FEET

3. N80"46"00"W, A DISTANCE OF 403.10 FEET

4. N12"22"00"W, A DISTANCE OF 694.62 FEET
                                 4 NUZYZOWW, A DISTANCE OF GRACE PIET;
SI SIN 24/25/2, A DATACKE OF 28/A-8/ET;
SI SIN 24/25/2, A DATACKE OF 28/A-8/ET;
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7. N52'50'09"W, A DISTANCE OF 150.00 FEET;
8. N37"45'39"E, A DISTANCE OF 470.00 FEET;
9. S81"39'48"E, A DISTANCE OF 150.00 FEET;
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  50. N22'03'27"E, A DISTANCE OF 520.00 FEET;

51. N35"41'01"E, A DISTANCE OF 315.00 FEET;

52. N22"11'16"E, A DISTANCE OF 305.00 FEET;

53. N57"52'06"E, A DISTANCE OF 325.00 FEET;

    N36*16'28"E, A DISTANCE OF 78.57 FEET;
    N75*42'58"E, A DISTANCE OF 52.95 FEET;
    N36*27'09"E, A DISTANCE OF 78.12 FEET;
    N36*39'22"W, A DISTANCE OF 38.26 FEET
    N60*30'11"W, A DISTANCE OF 62.80 FEET

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55. 10617/37015, A DISTANCE OF 157.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTH ONE-HALF OF THE

56. 10617/37015, A DISTANCE OF 157.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTH ONE-HALF OF THE

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HENCE A 1987 "327" A LONGE THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 1, A DISTANCE OF 1.094 6.7 FEET TO A POINT ON "PARCEL 3 REVISEO" AS SHOWN ON THE "CROBER FOR SIMBLED DATE FOXESSION", CISTRICT COUNT, DISTANCE COUNTY, STATE OF COLORADO CASE INJURIES ROSE. "CHASSO OF RECORDS AT RECEPTION NUMBER OF COUNTS, DISTANCE AND THE COUNTS OF COUNTS 
                                                     0. Med 50 0.0 °C, A OSTAINACCO LIBOURIES.
II. REF3882°M, A DISTAINAC OF 293.60 FEET;
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S. NOT'0830°C, A DISTAINC OF 482.14 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL 1 OF RECORD AT RECEPTION
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THERECT THE FOLLOWING FORTY-TWO (A2) COURSES ALONG THE WISTERINY, SOUTHERLY AND EASTERLY BOUNDARY LINES 
F-SALD "PAGEL 13 REVISED" OF RECORD AT SECEPTION NO. 2000057054.

1. SOE "1400"F. A DEFAULE OF REATHER!

2. SOE "325"F. A DOSTANCE OF REATHER!

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                   THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE EASTERLY ROUNDARY LINE OF SAID PARCEL LOF RECORD AT
              I FINICE I HE FULLOWING FOUR (I) COURSES ALONG INE EAS HER SEQUIDATE THE RECIPION NO. 2005 THE FULL OF THE FULL OF
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  5. 564-62 21"W, A DISTANCE OF 92.581EE;
6. NT/11/23"0"W, A DISTANCE OF 96.075 FEET;
7. S60"16"11"W, A DISTANCE OF 27.19 FEET;
9. S20"18"29"W, A DISTANCE OF 31.41 FEET;
10. S54"40"50"W, A DISTANCE OF 39.61 FEET
11. S20"27"19"W, A DISTANCE OF 184.05 FEET;
12. S34"55"08"E, A DISTANCE OF 184.05 FEET;
                   THENCE IN 31°53'34°E ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL 2 A DISTANCE OF 399.07 FEET TO A POINT ON A NON-TANGENT CURVE AT THE SOUTHWESTERLY CORNER OF PARCEL 2B OF RECORD AT RECEPTION NUMBER
                            200135858;

HEIGET THE FOLLOWING TWO (2) COURSES ALONG THE SOUTHERPY BOUNDAMP UNE OF SAID. PARCEL2R:

1. ALONG THE ARC OF A NON-TANGENT CURN'E TO THE RIGHT WHOSE CENTER BRANS 521°27'40"W, HANING A RADIUS OF

1592,00°1 FET, A CHITRAL ARGLE OF 05°533"S, A DISTANCE OF 197.6FETT TO APONIO THA ARGERICY;

25°538"S"A"T, A DISTANCE OF 11.27 FETT OTHE SOUTHWESTERN CORNING OF PARCELLA OF RECORDANT RECEPTION

    $63°38'16"E, A DISTANCE OF 197.44 FEET;
    $18°22'50"E, A DISTANCE OF 324.38 FEET;
    $33°50'19"W, A DISTANCE OF 270.57 FEET;
    $03°46'27"W, A DISTANCE OF 54.35 FEET;

                                           NUMBER 2003135860;
RICCF THE FOLOWING TWO (2) COURSES ALONG THE SOUTHERLY AND EASTERLY BOUNDARY LINE OF SAID PARCEL I.A:
L S62"38"47"E, A DISTANCE OF 191.88 FEET;
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1. SO/TSE 47.1, A DISTANCE OF 10.8 HER!

SO/TSE 47.1, A DISTANCE OF 10.8 HER!

SO/TSE 47.1, A DISTANCE OF 10.8 HER!

SO/TSE 47.1 HER ADDRESS OF 18.0 HER OF 18.0 H

NORTHEAST ONE-QUARTER OF SAID SECTION 3;
THERECESS9"6620"E A QUARTER OF SAID SECTION 3;
THERECESS9"6620"E A QUARTER OF SAID SECTION 3;
THERECESS9"6620"E A QUARTER OF SAID SECTION 3;
A DISTANCE OF 422.92 FEET TO THE MORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE MORTHEAST. A DISTANCE OF 427.29 FEET TO THE MORTH-LAST CORNING OF THE SOUTH-LAST ONE-QUARTER OF THE MORTH-LAST ONE-QUARTER OF SUBJOCKCION 3, THE INCE RESPONSE A CHOICE THE MORTH-LINE OF THE SOUTH CRUE-HALF OF THE MORTH-WISTS ONE-QUARTER OF SAID SECTION 2, AD ISSUE OF 267.43 SHEET TO THE SOUTH-LAST CORNING OF COMMINDRIFY OF SAID MORTH-WISTS ONE-QUARTER OF SECTION 2.

THE NEW MOYON 277 WA CHOICE THE EAST LINE OF SAID GOVERNMENT LOT 20 THE MORTH-WIST ONE-QUARTER OF SECTION

2, A DISTANCE OF 1314-50 PET IT O THE NORTH ONE-QUARTIE CORNIER OF SAID SECTION 2.

THENCE NOR "12'07 & ALONG THE NORTH LINE OF GOVERNMENT LID TO THE MORTH-SAT ONE-QUARTIES OF SAID SECTION 2.

A DISTANCE OF 2250-99 FET IT OA POINT ON "PARCEL I REVISEO" AS SHOWN ON THE "ORDER FOR INMEEDITE POSSESSIOM", ORISTRICT COURT, DOUGLAS COLUMN; STATE OF COLONAGO ASS HUMBER FOR CAVIGING OF RECORD AT

RECLEFTION INVINIER AUSBID 7654; THENCE THE FOLLOWING FIFTY-FIVE [55] COURSES ALONG THE WESTERLY, SOUTHERLY AND EASTERLY BOUNDARY LINES OF SAID "PARCEL 1 REVISED" OF RECORD AT RECEPTION NO. 2008057654;

RECEPTION NUMBER 2008057654

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THENCE RISP 15'37'E ALONG SAID NORTH LINE OF THE SOUTHWAST ONE-QUARTER OF SAID SECTION 1, A RISTANCE OF 25-50.7 RETIT TO THE CRITER ONE-QUARTER CORNER OF SAID SECTION 1, A DISTANCE OF 25-50.7 RETIT TO THE CRITER OF SAID SECTION 1.4 DISTANCE OF THEMEL RISP 15'35' PLACE OF THE OWNER OF THE OWNER OF THE SAID SECTION 1.4 DISTANCE OF THEMEL RISP 15'S THE OWNER OWNER OF THE OWNER O
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            THENCE THE FOLLOWING FIFTY-SEVEN ($7) COURSES ALONG SAID OCCUPATION LIMITS OF LOT 1: 1. NO2"9621"E, A DISTAINCE OF 10.07 FEET; 2. NO2"54'S8"E, A DISTAINCE OF 33.75 FEET; 3. NO2"0123"E, A DISTAINCE OF 33.35 FEET;
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 4. N00°07'38"E, A DISTANCE OF 33.15 FEFT;
5. N00°00'50"E, A DISTANCE OF 33.20 FEET;
5. N00°30'10"W, A DISTANCE OF 44.93 FEET
7. N00°23'11"W, A DISTANCE OF 26.55 FEET
     RECEPTION NUMBER 2008(8):7654;
THENCE THE FOLLOWING SIX (6) COURSES ALONG THE WESTERLY AND SOUTHERLY BOUNDARY LINES OF SAID "EXCHANGE PARCELS" OF RECORD AT RECEPTION NO. 2008057654:
                    1. 508°50'56"W, A DISTANCE OF 54.98 FEET;
2. S16"27'41"E, A DISTANCE OF 275.00 FEET;
3. 534°16'19"W, A DISTANCE OF 180.00 FEET
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              8. N00°11'03"W, A DISTANCE OF 37.48 FEET;
9. N00°33'29"W, A DISTANCE OF 41.35 FEET;
10. N01°07'23"W, A DISTANCE OF 25.03 FEET;
11. N00°10'08"W, A DISTANCE OF 28.90 FEET;
     5. NB41557/É, A DESTANCE O ISABORET.
6. NB41857/É, A DESTANCE O ISABORET.
7. NB41857/É, A DESTANCE O ZEZE ELETO A PORT THE EAST URE OF SMOSOUTHARST ORE-QUARTER OF SECTION 1, A DESTANCE OF SWOT, THE THE SWOT OF SECTION 1, A DESTANCE OF SWOT, THE THE SWOT OF SWOT OF SECTION 1, A DESTANCE OF SWOT OF SWOT OF THE MORTH AND THE ORGANIZET OF SWOT 
                          5. N84"35"57"E. A DISTANCE OF 165.00 FEET
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    2. N00*15'37"W. A DISTANCE OF 31.09 FEET
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           12. NOU 15 37 W, A DISTANCE OF 35.13 FEET;
13. NOU 19 34 FE, A DISTANCE OF 45.17 FEET;
14. NOU 19 34 FE, A DISTANCE OF 35.89 FEET;
15. NOU 58 31 W, A DISTANCE OF 38.98 FEET;
16. NOU 06 41 W, A DISTANCE OF 20.35 FEET;
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    7. NOO*06*08*E, A DISTANCE OF 46.65 FEET;
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     N00*22*21*W, A DISTANCE OF 39.92 FE
N00*25*40*E, A DISTANCE OF 37.99 FE
     264.03 FEET TO THE SOUTHEAST COMERG OF SADDSCENDING.
THENERS SOUTJEAST ACROIGN THE AST USE OF THE NORTHEAST OIR-CQUARTER OF SADD SECTION 13, A DISTANCE OF
2640.05 FEET TO THE BAST OIR-CQUARTER COMERG OF SADD SECTION 13.
THENES, SOUTJEAST CARGING THE AST USE OIR THE SOUTHEAST OIR-CQUARTER OF SADD SECTION 13, A DISTANCE OF
THENES, SOUTJEAST CARGING THE AST USE OIT THE NORTHEAST OIR-CQUARTER OF SADD SECTION 14, A DISTANCE OF
THENES SOUTJEAST CANDIG THE AST USE OIT THE NORTHEAST OIR-CQUARTER OF SADD SECTION 24, A DISTANCE OF
THENES SOUTJEAST CANDIG THE AST USE OF THE NORTHEAST OIR-CQUARTER OF SADD SECTION 24, A DISTANCE OF
THENES SOUTJEAST CANDIG THE AST USE OF THE NORTHEAST OIR-CQUARTER OF SADD SECTION 24, A DISTANCE OF
THE NORTHEAST OIR COMPARTERS AND THE NORTHEAST OIR-CQUARTER OF SADD SECTION 24, A DISTANCE OF
THE NORTHEAST OIR COMPARTERS AND THE NORTHEAST OIR-CQUARTER OF SADD SECTION 24, A DISTANCE OF
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              19. N00'25'40'E, A DISTANCE OF 37'99 FEET: 
20. N00'44'19"W, A DISTANCE OF 52.4 FFEET: 
21. N00'36'09"E, A DISTANCE OF 19.51 FEET: 
22. N02'44'35"E, A DISTANCE OF 37.90 FEET: 
23. N03'45'59"W, A DISTANCE OF 37.90 FEET: 
24. N07'40'74"W, A DISTANCE OF 11.21 FEET: 
25. N03'30'32"W, A DISTANCE OF 20.06 FEET: 
26. N02'5'10'3"E, A DISTANCE OF 20.06 FEET: 
27. N02'27'29"W, A DISTANCE OF 38.15 FEET: 
27. N02'27'27'29"W, A DISTANCE OF 38.15 FEET: 
27. N02'27'27'27'2
        AT PAGE 2195 AND A POINT ON A NON-TANGENT CURVE
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 88. N007-39-10"W, A DISTANCE OF 3.19.5 FEFT;
29. N007-24-38-F. A DISTANCE OF 42.00 FEET;
30. N007-07-34"W, A DISTANCE OF 42.07 FEET;
31. N007-03-14"W, A DISTANCE OF 41.23 FEET;
32. N017-31-07"W, A DISTANCE OF 41.23 FEET;
44. N007-06-11"W, A DISTANCE OF 18.31 FEET;
53. N005-23-07-07-08 DISTANCE OF 18.31 FEET;
55. N005-23-20-5-0. DISTANCE OF 41.34 FEET;
66. N017-107-28"E, A DISTANCE OF 21.39 FEET;
77. N007-08-07-4. DISTANCE OF 32.32 FEET;
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              36. ND1*10'28"E, A DISTANCE OF 21.99 FEET;
37. ND0'09'04"E, A DISTANCE OF 31.72 FEET;
38. ND0'33'37"E, A DISTANCE OF 31.73 FEET;
39. ND1'22'58"W, A DISTANCE OF 28.26 FEET;
40. ND1"14'40"W, A DISTANCE OF 28.06 FEET;
SECTION 25.

THERE'S SEN'S 73.5" WALDING THE SOUTH LINE OF SAID SOUTH-SAT ONE-QUARTER OF SECTION 24, A DISTANCE OF 1822.28
FEET TO THE SOUTH ONE-QUARTER CORRER OF SAID SECTION 24.
FEET TO THE SOUTH ONE-QUARTER CORRER OF SECTION 24.
FEET TO THE CONTECURATE CORRER OF SECTION 24.
FEET TO THE CENTER ONE-QUARTER CORRER OF SECTION 24.
FEET TO THE CENTER ONE-QUARTER CORRER OF SECTION 24.
FEHEL TO THE CENTER ONE-QUARTER CORRER OF SECTION 24.
SAID SECTION 24. A DUSTANCE OF 1822.22 FEET TO THE SAID SECTION 24.
SAID SECTION 24. A DUSTANCE OF 1822.22 FEET TO THE SAID ONE-QUARTER CORRER OF THE NORTH-WEST ONE-QUARTER OF SAID SECTION 24.
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              41. N00'39'24"E, A DISTANCE OF 36.44 FEET;
42. N03'38'35"W, A DISTANCE OF 35.40 FEET;
43. N00'18'31"W, A DISTANCE OF 30.50 FEET;
44. N00'49'02"E, A DISTANCE OF 44.68 FEET;
           THENCE MSYSSTILL ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF 
SAID SECTION 24, A DISTANCE OF 1320.59 FEET TO THE CENTER ONE-QUARTER CORNER OF THE NORTHWEST ONE-QUARTER
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 45. N00*21*55*E, A DISTANCE OF 30.19 FEET
        OF SAID SECTION 24;
THENCE NOT 19'49" WILLONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF
SAID SECTION 24, A DISTANCE OF 1316-50 FEET TO THE NORTH ONE-QUARTER CORNER OF THE NORTHWEST ONE-QUARTER
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 49. N00*05*16*E. A DISTANCE OF 45.50 FEET
     OF SAID SECTION 24:
THENCE R89"42"37"W ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13:
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 50. ND1*19*53*W, A DISTANCE OF 29.31 FEET
51. NO0*18*30*W, A DISTANCE OF 29.59 FEET
52. ND0*53*24*W, A DISTANCE OF 44.59 FEET
        SAID SECTION 24, A DISTANCE OF 1320.18 FEET TO THE SOUTHWAST COMERGE OF SAID SECTION 13, A DISTANCE OF 
THENCE MODIFIES WAY AGOING THE WEST LINE OF THE SOUTHWAST COMERGE OF SAID SECTION 13, A DISTANCE OF 
2674 AS FEET TO THE WEST ON HE-QUARTIES CORNERO FAID SECTION 13. THE WEST ON HE-QUARTIES OF SAID SECTION 13, A DISTANCE OF 
593-96 FEET TO A POINT ON THE ASSTERLY FACE OF A FENCE LINE ON THE ASSTERS VISE OT 11, MAPPY CAMPON 
RANCHES, OR RECORD AT RECEPTION 25223, DELINEATING THE COLUMNISM UNITIES OF SAID OT 11, THE PROFILE OF THE PROFILE O
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    3. N00*48*41*W. A DISTANCE OF 29.94 FEET
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         25. NOV 94-1 W, A DISTANCE OF 259-1EL!;

55. NOV14-05 W, A DISTANCE OF 451-1EL!;

55. NOV14-05 W, A DISTANCE OF 451-1EL!;

56. NOV12-20 W, A DISTANCE OF 351-1EL!;

57. NYS-30-25 W, A DISTANCE OF 357-1EL! TO INTO BEGINNING.

57. NYS-30-25 W, A DISTANCE OF 357-1EL! TO INTO BEGINNING.

50. CONTAINING A COLOURITE DROSS DATE OF 1457-166,397-5QUARE FEET OR 3,345-877-ACRES, MORE OR LESS.
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            EXCEPTING THEREFROM. THAT PARCEL OF RECORD IN BOOK 297 AT PAGE 644 BEING FURTHER DESCRIPTION
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            EXCEPTION THEREFORM THAT PRACEL OR RECORD IN BOOK 227 AP PAGE 64-8, BRING SMITHER DESCRIBEDAS FOLLOWS:

COMMERCING A TRADE DORTHWIST COMER OR OF SECTION 3, 10 (MONEPLY SOUTH, BAMAGE OWERS) OTHER OFF PRINCIPAL
MERDIAGE, THE RESEARCH SECTION AS A CARGOS THE SOUTHWAST ONE-QUARTER OF SAID SECTION 12 A DISTANCE OF 1,003.17
THEN ETH FOLLOWING FOR DEGENRING;
THEN ETH FOLLOWING FOR SECTION 12 A DISTANCE OF 1,003.17
THEN ETH FOLLOWING FOR SECTION 14 DISTANCE OF 1,003.17
THEN ETH FOLLOWING FOR SECTION 14 DISTANCE OF 1,003.17
THEN ETH FOLLOWING FOR SECTION 14 DISTANCE OF 1,003.17
THE SOT SAID PARKEL OF RECORD IN BOOK 227 AT PAGE 644.
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         UNES OF SAID PARCEL OF RECORD IN BOOK 297 AT PAGE 644:

1. NO1273-175 - O DISTANCE OF 3000.0FEF;

2. S893-14-3f - A OISTANCE OF 3000.0FEF;

3. S0127-3f - W O DISTANCE OF 3000.0FEF;

4. NS94-14-3f - W O DISTANCE OF 3000.0FEF;

CONTAINING A CALCULATED AREA OF 0, 90,000 SQUARE FRET OR 2.066 ACRES, MORE OR LESS.
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               ALSO EXCEPTING THEREFROM. THAT PARCEL OF RECORD IN BOOK 157 AT PAGE 30, BEING FURTHER DESCRIBED AS EAST OWNER.
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 1.1;
THENCE NOO"14"30"W ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 1.1 A DISTANCE OF
```

CALCULATED TOTAL NET AREA FOR THIS LEGAL DESCRIPTION: 145.593.166 SQUARE FEET OR 3.342.359 ACRES, MORE OR LESS.

Fax: 303.220.9001

138.50 FEET; FHENCE LEAVING SAID WEST LINE, S33°31'38"E A DISTANCE OF 825.50 FEET TO THE SOUTH LINE OF SAID SOUTHWEST. ONE-QUARTER OF SECTION 11; THENCE S89°45'53"W ALONG SAID SOUTH LINE A DISTANCE OF 288.40 FEET TO THE POINT OF BEGINNING. CONTAINING A CALCULATED AREA OF 63,231 SQUARE FEET OR 1.452 ACRES, MORE OR LESS.

Contact: Blake Calvert, PE Preparation Date: May I, 2009 Revised: June 23, 2009 Revised: August 24, 2009

Fax: 949.494.786

Owner / Applicant: North Canyons, LLLP 3033 E. Ist Ave, Suite 501 Denver, Colorado 80206 Fax: 303.694.6445 Contact: Monica Simpson, ASLA Contact: Mark Nickless, LEED AF Legal Description

SHEET 8 OF 8

38. NOZ-39 34°T, A UDS IARCE UZ ZUJUTELT; 39. NOT-560°9" A DISTANCE OF HOUGHET; 40. NOT-6017" W, A DISTANCE OF HOUGHET; 42. NOT-3934" K, A DISTANCE OF 150.03 FEET TO A POINT ON SAID NORTH UNE OF THE SOUTHWEST ONE-QUARTER OF 42. NOT-3934" K, A DISTANCE OF 150.73 FEET TO A POINT ON SAID NORTH UNE OF THE SOUTHWEST ONE-QUARTER OF

18. N88\*42'25'E, A DISTANCE OF 318.12 FEET; 19. S04\*58'23"W, A DISTANCE OF 195.15 FEET 20. S18\*07'17"E, A DISTANCE OF 196.02 FEET; 21. S23\*40'10"W, A DISTANCE OF 63.75 FEET;

21. \$23\*40\*10\*\*W, A DISTANCE OF 63:75 FEET; 22. \$12\*57\*5°E, A DISTANCE OF 284.56\*FEET; 23. \$34\*31\*45°E, A DISTANCE OF 185.55 FEET; 24. \$50\*32\*0\*4"W, A DISTANCE OF 185.55 FEET; 25. \$59\*03\*06°E, A DISTANCE OF 84.75 FEET; 25. \$59\*03\*06°E, A DISTANCE OF 84.75 FEET; 27. \$45\*46\*02\*\*E, A DISTANCE OF 21.15\*6\*FEET; 27. \$45\*46\*02\*\*E, A DISTANCE OF 20.25\*6\*FEET; 29. \$66\*18\*35\*\*E, A DISTANCE OF 36.81 FEET; 29. \$46\*18\*35\*\*E, A DISTANCE OF 36.11 FEET; 29. \$46\*18\*\*E, 20\*18\*\*E, 20\*18

 N35\*47'25\*W. A DISTANCE OF 360. 31. N03\*11\*24\*E, A DISTANCE OF 476.66 FEET 32. N78\*08\*52\*E, A DISTANCE OF 164.52 FEET 33. N21\*10\*36\*E, A DISTANCE OF 230.00 FEET 33. N21\*10'36'E, A DISTANCE OF 230.00 FEET; 34. N05\*44'33"W, A DISTANCE OF 150.00 FEET 35. N30'52'07"W, A DISTANCE OF 220.00 FEET 36. N15\*53'23"W, A DISTANCE OF 380.00 FEET; 37. N13\*00'17"E, A DISTANCE OF 150.00 FEET;