

PRELIMINARY DEVELOPMENT PLAN

3RD AMENDMENT FOUR LAKES DEVELOPMENT

ARAPAHOE COUNTY, COLORADO SEBRING PROPERTIES INC. DEVELOPER

SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M. (A94-007)

STATEMENT OF INTENT:

Four Lake is intended to provide a quality residential living environment for a cross-section of life style desires by purchasers in south central Arapahoe County, Colorado. The development is to be served with an aesthetically designed interior collector greenway system, the emphasis of which is on landscaping, pedestrian service and safe automobile travel throughout this development.

Housing will occur in small groupings on quiet residential streets. Emphasis is placed on the visual contact with the collector green ways, and on the sensitive recognition of the mountain views to the west. All land uses will operate internally from the collector greenways and provide safe access to and from housing areas.

Public park expansion will be provided for adjacent to the existing park in the north part of the plan in order to respond to the greater public recreation needs over and above the homes association community facility to be built in this development. A small shopette and office area is planned on a 4.6 acre tract on the southeast corner of the project. A 6.8 acre tract 'D', in the center area of the project, is planned for public and semi-public use. Said tract 'D' shall remain separate and exempt from any homeowners association.

It is intended that the development start in 1979, and, subject to utilities availability, the development would be complete in seven years.

Existing Zoning: MU-PUD (Mixed Use - Planned Unit Development)
Proposed Zoning: MU - Planned Unit Development

Legal Description:

A Tract of land located in the Southeast One-Quarter of Section 35, Township 5 South, Range 68 West of the 6th P.M., County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the southeast corner of said Section 35; Thence westerly and along the South line of the Southeast one-quarter of said Section 35 a distance of 2,643.52 feet to the Southwest corner of said Southeast one-quarter; Thence on an angle to right of 90° 55' 18" and along the West line of the Southeast one-quarter of Section 35 a distance of 2,147.17 feet to the Northwest corner of said Southeast one-quarter; Thence on an angle to the right of 89° 14' 46" and along the North line of the Southeast one-quarter of Section 35 a distance of 426.12 feet; Thence on an angle to the right of 90° 00' 00" a distance of 330.00 feet; Thence on an angle to the left of 90° 00' 00" a distance of 660.00 feet; Thence of an angle to the left of 90° 00' 00" a distance of 180.00 feet; Thence of an angle to the right of 90° 00' 00" a distance of 50.00 feet; Thence of an angle to the left of 90° 00' 00" a distance of 150.00 feet to a point on the North line of the Southeast one-quarter of Section 35; Thence on an angle to the right of 90° 00' 00" and along the said North line of the Southeast one-quarter a distance of 1,501.51 feet to the Northeast corner of the Southeast one-quarter of Section 35; Thence on an angle to the right of 90° 38' 06" and along the East line of the Southeast one-quarter of Section 35 a distance of 2,639.36 feet to the POINT OF COMMENCEMENT.

Containing 6,754,183,879 Square Feet (155.50 Acres), more or less.

General Regulations:

Planned Unit Development
The Planned Unit Development Plan, as per the County Zoning Resolution, sets forth land use parcels, housing types and proposed densities in each category. All road patterns are relatively fixed subject to the Final Development Plans and the Record Plats. The overall densities are allocated; however, the aggregate combined densities of the single-family attached areas and the multi-family areas may be adjusted between these land use areas subject to the approval of the future final development plans as long as the total combined density as indicated is not exceeded. Minor changes in the single-family area street patterns will be allowed, subject to all final plats, as long as the overall density of the development does not exceed the maximum approved.

Open Space and Drainageways

Open space and drainageways as outlined on the Planned Unit Development Plan will be of three types: 1) public park area added to the existing park adjacent to this development, 2) public open space along the drainageway, which will be developed by the developer and maintained by the South Suburban Metropolitan Recreation and Park District, and 3) a private community club. The homeowners association will maintain the landscaped areas along the collector greenways. Within the single-family attached areas, other common open space shall be improved by the developer and maintained under a homeowners association apart from the balance of the development. The multi-family areas will have a perpetual management and maintenance provision in perpetuity for the benefit of dwellers in these areas.

Floodplain

The drainage area so designated has a small 100-year floodplain associated with it which through final engineering will be designated, and all adjacent development will be well away from said floodplain.

This channel will have one lake designed in the location shown on the plan, and specifications as to the hydrology will be approved access for maintenance of the green spaces and drainage facilities shall be granted to a public or private entity for such maintenance purposes.

Schools

A school site is not needed in this development, however, the developer will pay to the Arapahoe County School District No. 6, an agreed-upon sum of money as the cash-in-lieu of land dedication by proportionate amounts based upon impact and plats filed.

Streets

	R.O.W.	Paving Flowline
South University	100' existing	Installed
County Line Road	100'	Unknown
Interior Collector Greenway	63'	32'
Interior Collector Greenway, (1 1/2 front-on)	68'	36'
Interior Local Streets	50'	32'
Cul-de-sac	50'	32'
Cul-de-sac turnaround	90'	70'
Private Streets	As agreed upon	

Interior collector greenways will be landscaped by the developer and maintained by a public agency or a homes association.

Private streets will be coordinated with the County planning and engineering departments during the platting process.

MU Development Regulations

Single-Family development standards

Single-family, as used and illustrated here, is meant to include all housing types (ie., patio homes, cluster housing, zero lot line, standard single-family, duplexes and triplexes, four-plexes, etc.) But, depending on the parcel to be developed, current market conditions, and the housing type used, individual parcel densities may vary in density.

Minimum lot area (sq.ft.) (Single-family, detached)	4,500
Minimum width (Single-family, detached)	40'
Minimum side setback	0'
Minimum distance between structures	10'
Minimum front setback	16'
Minimum rear setback	15'
Minimum distance structure to public right-of-way	15'
Maximum building height	30'
Minimum off-street parking spaces/unit	2

Lots backing up to University and County Line Road will have a minimum depth of 140' from the proposed rights-of-way, and shall have a screen fence along these rights-of-way.

Additional public and semi-public uses, other than as shown (i.e. churches, libraries, stations, preschools, etc.), will be allowed in the single-family parcels, and will be accommodated in the platting

Commercial Standards

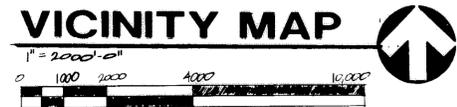
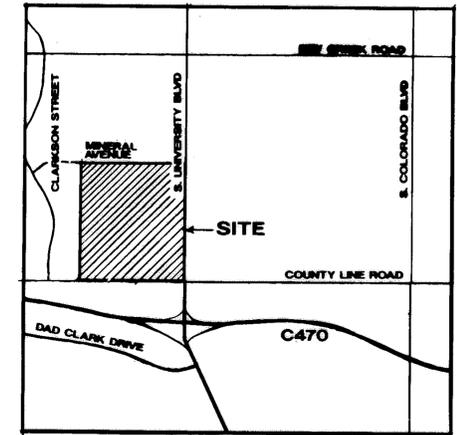
"Commercial", as used and illustrated here, is meant to include retail shopping, professional officing, public and semi-public uses, in addition to that specifically designated (ie., churches, libraries, stations, preschools, etc.), but not including auto; sales and repair or fast food retail outlets will be allowed in the commercial parcel subject to the platting process.

	EXISTING (Z 83-56)	PROPOSED (A 94-007)
Minimum distance between structures	15'	15'
Minimum distance - structure to County Line Road to South University Blvd. Interior Right-of-Way	50'	50'
	30'	30'
	15'	15'
Maximum building height	35'	35'
Maximum stories	2	2
Maximum building coverage	30%	33%
Minimum unobstructed open space	25%	25%
Minimum off-street parking		
Shopette	5 cars/1,000 sq.ft. GLA	5 cars/1,000 sq.ft. GLA
Offices	4 cars/1,000 sq.ft. GLA	4 cars/1,000 sq.ft. GLA

Public and Semi-public Standards

Public and semi-public uses, as shown here, will allow for, but not be limited to: churches, libraries, station, preschools, etc. The unobstructed open space will be landscaped and maintained by the developing public agency, community organization, or private corporation.

Minimum distance between structures	10'
Minimum distance - structure to public right-of-way	15'
Maximum building height (as measured from finished floor to parapet or ridge of roof) excluding spires, crosses of steeples	35'
Maximum stories	2
Maximum building coverage	35%
Minimum unobstructed open space	30%
Minimum off-street parking...5 cars/1,000 sq.ft. gross building area



AMENDMENT HISTORY

This 3rd amendment to the preliminary development plan for Four Lakes Development sets forth the following changes as described:

- Changes the maximum building coverage for commercial standards from 30% to 33%.

The previously approved amendments to the preliminary development plan for Four Lakes Development are as follows:

- Case # Z 78-008
Original PDP changed the zoning from Open Space (O) to Mixed Use (MU). Approval date 7/31/78.
- Case # Z 79-037
1st amendment to the PDP changed the street pattern and provided a secondary access to County Line Road. The multi-family ground was relocated away from University Boulevard. Approval date 8/27/79.
- Case # Z 83-056
2nd amendment to the PDP changed the land use of Block 5, Four Lakes Sub Filing #1 to allow SFA 4 & 6 plex units in place of SFD units. Approval date 8/14/84.

BOARD OF COUNTY COMMISSIONER APPROVAL

Approved by the Arapahoe County Board of Commissioners, this 31st day of MAY A.D., 1994.

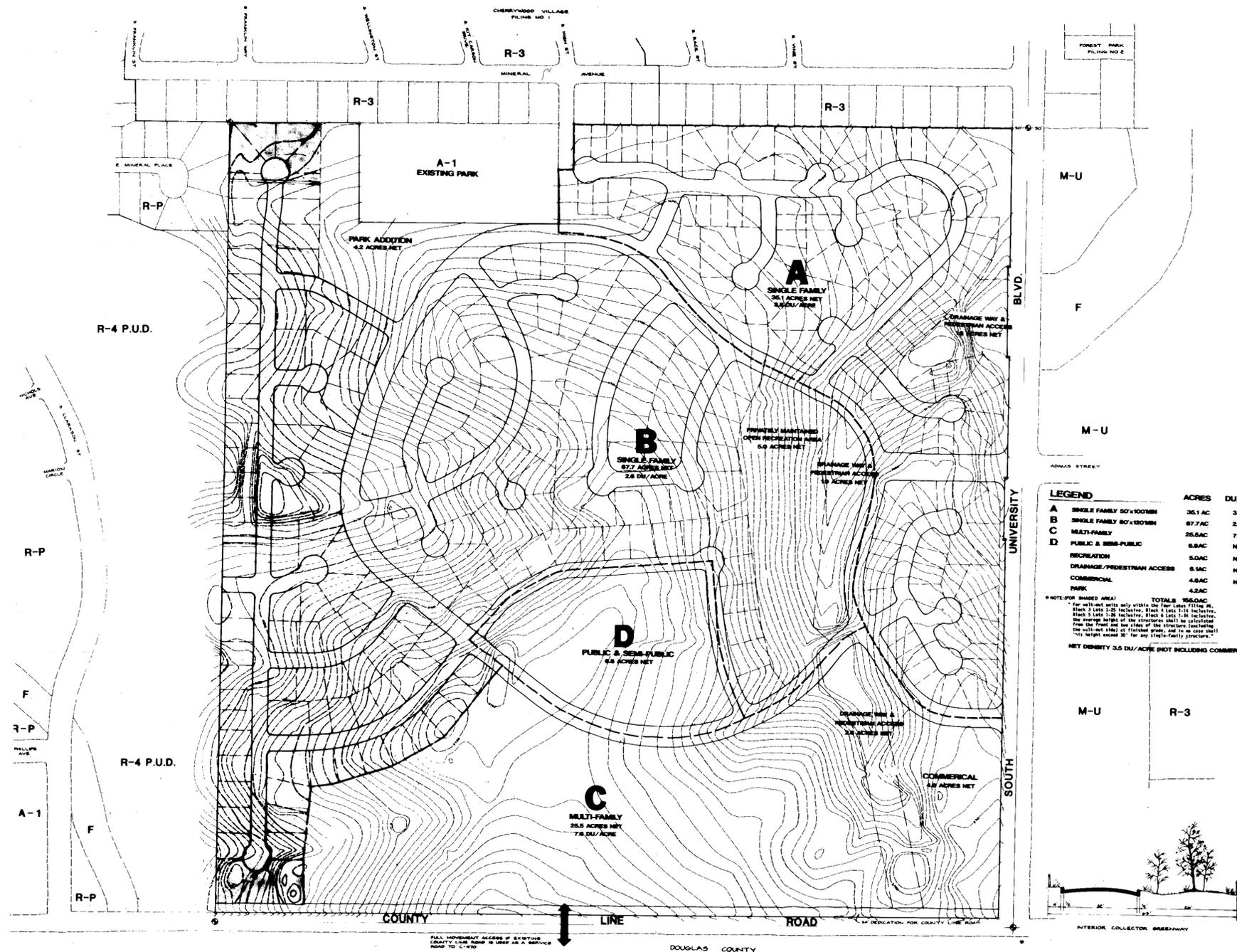
Chairman: *John J. Michael*
Attest: *Catherine E. Smith*
Deputy Clerk

94-3713

DATE	REVISIONS	SHEET
4-6-94	SUBMITTAL	1 of 2
5-18-94	REVIEW REVISIONS	
2696 S. COLO BLVD. SUITE 304 DENVER, CO 80222 FAX 758-8712 758-8877		

A94-007

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 SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 (A94-007)



LEGEND

	ACRES	DU/ACRE	%
A SINGLE FAMILY 50'x100' MIN	36.1 AC	3.8 AC	23.0%
B SINGLE FAMILY 80'x100' MIN	67.7 AC	2.6 AC	44.0%
C MULTI-FAMILY	25.5 AC	7.8 AC	16.0%
D PUBLIC & SEMI-PUBLIC	6.8 AC	NA	4.0%
RECREATION	5.0 AC	NA	3.0%
DRAINAGE/PEDESTRIAN ACCESS	6.5 AC	NA	4.0%
COMMERCIAL	4.8 AC	NA	3.0%
PARK	4.2 AC	NA	3.0%
TOTALS	168.0 AC		100.0%

* NOTE FOR SHADY AREA: TOTALS 168.0 AC. * For wetland areas only within the Four Lakes 7116 W. Block 3 lots 1-25 inclusive, Block 4 lots 1-16 inclusive, Block 5 lots 1-16 inclusive, Block 6 lots 1-16 inclusive. The average depth of the structures shall be calculated from the front and rear sides of the structure. The wetland shall be finished grade, and in no case shall the depth exceed 30' for any individual structure.

NET DENSITY 3.5 DU/ACRE (NOT INCLUDING COMMERCIAL)

SITE PLAN
 1" = 100'-0"
 0 100 200 300 400 500



A94-007

INTERGROUP Architects
 2696 S. COLO BLVD.
 SUITE 304
 DENVER, CO 80222
 FAX 758-8712
 758-8877

DATE	REVISIONS
4-6-94	SUBMITTAL
5-10-94	REVIEW REVISIONS

94-3710
 SHEET
2 OF 2