

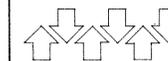
THE HIGHLANDS 460

10TH AMENDED PRELIMINARY DEVELOPMENT PLAN

A PORTION OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF ARAPAHOE, STATE OF COLORADO

DATE
APRIL 30, 1996
REV. NO.
1
DATE
9/96
12/96

LANDAIDE, INC.
DONALD W. PAUL
6865 S. DE LAWARE ST.
LITTLETON, CO. 80120
(303) 744-8072



THENCE S09°00'00"E, A DISTANCE OF 248 FEET; THENCE S56°00'00"E, A DISTANCE OF 360 FEET; THENCE S40°00'00"E, A DISTANCE OF 146 FEET; THENCE S20°00'00"E, A DISTANCE OF 250 FEET; THENCE S37°00'00"E, A DISTANCE OF 350 FEET; THENCE S09°00'00"E, A DISTANCE OF 273 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 36; THENCE S89°57'33"E, ALONG SAID SOUTH LINE, A DISTANCE OF 100 FEET; THENCE N09°30'00"W, A DISTANCE OF 228 FEET; THENCE N20°00'00"W, A DISTANCE OF 140 FEET; THENCE N37°00'00"W, A DISTANCE OF 275 FEET; THENCE N21°00'00"W, A DISTANCE OF 304 FEET; THENCE N38°00'00"W, A DISTANCE OF 154 FEET; THENCE N55°30'00"W, A DISTANCE OF 338 FEET; THENCE N10°00'00"W, A DISTANCE OF 256 FEET; THENCE N32°30'00"W, A DISTANCE OF 479 FEET; THENCE N59°30'00"W, A DISTANCE OF 240 FEET; THENCE N22°30'00"W, A DISTANCE OF 140 FEET; THENCE N26°00'00"E, A DISTANCE OF 198 FEET; THENCE N02°00'00"W, A DISTANCE OF 580 FEET; THENCE N22°00'00"E, A DISTANCE OF 200 FEET; THENCE N13°30'00"E, A DISTANCE OF 1,380 FEET; THENCE N10°00'00"W, A DISTANCE OF 114 FEET; THENCE N26°00'00"W, A DISTANCE OF 428 FEET; THENCE N00°00'17"E, A DISTANCE OF 499.82 FEET TO THE POINT OF BEGINNING, CONTAINING 15.59 ACRES, MORE OR LESS.

CONTAINING 430.75 ACRES, MORE OR LESS (MU MIXED USE AREA)

"F" FLOOD PLAIN 35.67 ACRES

A TRACT OF LAND LOCATED IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1) COMMENCING AT THE NE CORNER OF SAID NE 1/4; THENCE S00°06'33"W, ALONG THE EAST LINE OF SAID NE 1/4, A DISTANCE OF 1,728 FEET, TO THE POINT OF BEGINNING; THENCE N89°59'43"W, A DISTANCE OF 48 FEET; THENCE N15°44'43"W, A DISTANCE OF 445 FEET; THENCE N31°14'43"W, A DISTANCE OF 385 FEET; THENCE N02°44'43"W, A DISTANCE OF 128 FEET; THENCE N27°44'43"W, A DISTANCE OF 230 FEET; THENCE N74°05'58"W, A DISTANCE OF 130.54 FEET; THENCE S87°30'17"W, A DISTANCE OF 148 FEET; THENCE N38°59'43"W, A DISTANCE OF 245 FEET; THENCE N29°12'09"W, A DISTANCE OF 217.06 FEET; THENCE N00°06'33"E, A DISTANCE OF 230 FEET TO A POINT ON THE NORTH LINE OF SAID NE 1/4; THENCE N89°59'43"W, ALONG SAID NORTH LINE, A DISTANCE OF 545 FEET; THENCE S34°01'20"E, A DISTANCE OF 200.59 FEET; THENCE S31°44'42"E, A DISTANCE OF 240 FEET; THENCE S44°29'42"E, A DISTANCE OF 310 FEET; THENCE S47°59'42"E, A DISTANCE OF 355 FEET; THENCE S73°01'54"E, A DISTANCE OF 277.47 FEET; THENCE S15°14'42"E, A DISTANCE OF 227 FEET; THENCE S43°14'42"E, A DISTANCE OF 150 FEET; THENCE S28°14'42"E, A DISTANCE OF 125 FEET; THENCE S03°14'42"E, A DISTANCE OF 373 FEET; THENCE S18°59'42"E, A DISTANCE OF 72 FEET; THENCE S32°59'42"E, A DISTANCE OF 244 FEET; THENCE S20°29'43"E, A DISTANCE OF 370 FEET; THENCE S89°59'43"E, A DISTANCE OF 45 FEET TO A POINT ON THE EAST LINE OF SAID NE 1/4; THENCE N00°06'33"E, ALONG SAID EAST LINE, A DISTANCE OF 612 FEET TO THE POINT OF BEGINNING, CONTAINING 15.59 ACRES, MORE OR LESS.

2) COMMENCING AT THE NW CORNER OF SAID SW 1/4; THENCE S00°04'09"W, ALONG THE WEST LINE OF SAID SW 1/4, A DISTANCE OF 484 FEET TO THE POINT OF BEGINNING; THENCE S00°04'09"W, ALONG SAID WEST LINE, A DISTANCE OF 300 FEET; THENCE S89°58'29"E, A DISTANCE OF 88 FEET; THENCE N57°01'31"E, A DISTANCE OF 150 FEET; THENCE N45°31'31"E, A DISTANCE OF 322 FEET; THENCE N31°01'31"E, A DISTANCE OF 148 FEET; THENCE N17°31'31"E, A DISTANCE OF 108 FEET; THENCE N00°07'32"E, A DISTANCE OF 246.74 FEET TO A POINT ON THE NORTH LINE OF SAID SW 1/4; THENCE N89°58'29"W, ALONG SAID NORTH LINE, A DISTANCE OF 200 FEET; THENCE S10°10'17"E, A DISTANCE OF 187.06 FEET; THENCE S46°01'31"W, A DISTANCE OF 140 FEET; THENCE S33°31'31"W, A DISTANCE OF 180 FEET; THENCE S59°01'31"W, A DISTANCE OF 102 FEET; THENCE N89°58'29"W, A DISTANCE OF 98 FEET TO THE POINT OF BEGINNING, CONTAINING 4.49 ACRES MORE OR LESS.

3) COMMENCING AT THE NE CORNER OF SAID SECTION 36; THENCE N89°59'43"W, ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 2371.34 FEET TO THE POINT OF BEGINNING; THENCE N89°59'43"W, ALONG SAID NORTH LINE, A DISTANCE OF 137.03 FEET; THENCE S02°34'44"E, A DISTANCE OF 631.31 FEET; THENCE S42°04'51"E, A DISTANCE OF 266 FEET; THENCE S12°04'51"E, A DISTANCE OF 173 FEET; THENCE S31°30'00"W, A DISTANCE OF 175 FEET; THENCE S01°34'51"E, A DISTANCE OF 396 FEET; THENCE S33°00'00"W, A DISTANCE OF 298 FEET; THENCE S05°30'00"W, A DISTANCE OF 120 FEET; THENCE S49°00'00"E, A DISTANCE OF 105 FEET; THENCE S26°30'00"W, A DISTANCE OF 447 FEET, TO A POINT ON THE WEST LINE OF THE NE 1/4 OF SAID SECTION 36; THENCE S00°04'51"E, ALONG SAID WEST LINE, A DISTANCE OF 260 FEET TO THE NE CORNER OF THE SW 1/4, A DISTANCE OF 62 FEET; THENCE S05°31'21"W, ALONG THE NORTH LINE OF SAID SW 1/4, A DISTANCE OF 62 FEET; THENCE S05°31'21"W, A DISTANCE OF 688.39 FEET; THENCE S52°00'00"E, A DISTANCE OF 435 FEET; THENCE S32°30'00"E, A DISTANCE OF 410 FEET; THENCE S09°00'00"E, A DISTANCE OF 248 FEET; THENCE S56°00'00"E, A DISTANCE OF 360 FEET; THENCE S40°00'00"E, A DISTANCE OF 146 FEET; THENCE S20°00'00"E, A DISTANCE OF 250 FEET; THENCE S37°00'00"E, A DISTANCE OF 350 FEET; THENCE S09°00'00"E, A DISTANCE OF 273 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 36; THENCE S89°57'33"E, ALONG SAID SOUTH LINE, A DISTANCE OF 100 FEET; THENCE N09°30'00"W, A DISTANCE OF 228 FEET; THENCE N20°00'00"W, A DISTANCE OF 140 FEET; THENCE N37°00'00"W, A DISTANCE OF 275 FEET; THENCE N21°00'00"W, A DISTANCE OF 304 FEET; THENCE N38°00'00"W, A DISTANCE OF 154 FEET; THENCE N55°30'00"W, A DISTANCE OF 338 FEET; THENCE N10°00'00"W, A DISTANCE OF 256 FEET; THENCE N32°30'00"W, A DISTANCE OF 479 FEET; THENCE N59°30'00"W, A DISTANCE OF 240 FEET; THENCE N22°30'00"W, A DISTANCE OF 140 FEET; THENCE N26°00'00"E, A DISTANCE OF 198 FEET; THENCE N02°00'00"W, A DISTANCE OF 580 FEET; THENCE N22°00'00"E, A DISTANCE OF 200 FEET; THENCE N13°30'00"E, A DISTANCE OF 1,380 FEET; THENCE N10°00'00"W, A DISTANCE OF 114 FEET; THENCE N26°00'00"W, A DISTANCE OF 428 FEET; THENCE N00°00'17"E, A DISTANCE OF 499.82 FEET TO THE POINT OF BEGINNING, CONTAINING 15.59 ACRES MORE OR LESS.

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS THIS 10TH DAY OF ~~DECEMBER~~ 1996.

CHAIRMAN: *[Signature]*
ATTEST: *[Signature]*

APPLICANT:

ASSOCIATED INVESTMENTS I
4901 E. DRY CREEK ROAD, NO. 200
LITTLETON, COLORADO 80122

[Signature]
AUDLEY SCHAAP, GENERAL PARTNER

THE HIGHLANDS 460
10TH AMENDED PRELIMINARY DEVELOPMENT PLAN

JOB NO. 95IODP

PAGE 1 OF 2

AMENDMENT HISTORY

THIS 10TH AMENDED PRELIMINARY DEVELOPMENT PLAN FOR THE HIGHLANDS 460 SETS FORTH THE FOLLOWING CHANGES AS DESCRIBED:

CLARIFIES THE DEVELOPMENT STIPULATIONS FOR A 2.7 ACRE PARCEL OF OFFICE LAND LOCATED ALONG SOUTH UNIVERSITY AS SHOWN ON THIS PLAN (AREA 2). IT SHOULD BE UNDERSTOOD THAT THE DEVELOPMENT STIPULATIONS APPROVED WITH THE 6TH AMENDED PDF CHANGED THE USE FROM MULTI-FAMILY TO OFFICE. THAT CHANGE WAS INADVERTENTLY LEFT OFF OF SUBSEQUENT AMENDMENTS. THIS 10TH AMENDMENT REITERATES THAT USE FOR THIS SITE. THE PREVIOUSLY APPROVED AMENDMENTS RELATED TO THE PRELIMINARY DEVELOPMENT PLAN FOR THE HIGHLANDS 460 ARE AS FOLLOWS:

AMENDMENT NO. 1 - INFORMATION NOT AVAILABLE

AMENDMENT NO. 2 - CHANGE BUILDING HEIGHT RESTRICTION FROM 25' MAXIMUM TO 35'

AMENDMENT NO. 3 - INFORMATION NOT AVAILABLE

AMENDMENT NO. 4 - CHANGE AREA 1, 2, AND 3 FROM TOWNHOUSE CLUSTERS TO MULTI-FAMILY USE; CHANGE AREAS 4 AND 5 FROM CONDO/APARTMENT TO MULTI-FAMILY

AMENDMENT NO. 5 - INCREASE BUILDING HEIGHT IN 18-ACRE COMMERCIAL SITE TO 70' (FOR OFFICE USES ONLY). REDUCE RETAIL SQUARE FOOTAGE TO 130,000, INCREASE OFFICE SQUARE FOOTAGE TO 200,000. INCREASE OPEN SPACE REQUIREMENT AND COMMERCIAL PIECE TO 30%.

AMENDMENT NO. 6 - CHANGE AREA 2 FROM MULTI-FAMILY TO OFFICE USE (2.6 ACRE PARCEL ALONG UNIVERSITY); INCREASE TOTAL DENSITY OF MULTI-FAMILY AREAS 3, 4 AND 5 TO 20 DU'S PER ACRE. REDUCE TOTAL NUMBER OF SINGLE FAMILY UNITS TO 977. INCREASE TOTAL RESIDENTIAL DENSITY TO 3.91 DU'S PER ACRE. ADD NURSERY SCHOOL/PRE-SCHOOL/DAY-CARE CENTER AS PERMITTED USE IN MULTI-FAMILY AREAS.

AMENDMENT NO. 7 - REDUCE COMMERCIAL/RETAIL SQUARE FOOTAGE IN AREAS A AND B TO 280,800 GROSS SQUARE FEET.

AMENDMENT NO. 8 - REDUCE COMMERCIAL/RETAIL MAXIMUM SQUARE FOOTAGE IN AREAS A AND B TO 248,000 SQUARE FEET RETAIL SPACE WITH 0 SQUARE FEET OF OFFICE. REDUCE ZONE B BUILDING HEIGHT TO 35'. REDUCE BUILDING FOOTPRINT IN ZONE B TO 26,000 SQUARE FEET.

AMENDMENT NO. 9 - PROVIDE FOR A 0.4 ACRE PRIVATE RECREATION CENTER ON LOTS 8 AND 9, BLOCK 3 OF FILING 6 FOR THE EXCLUSIVE USE OF RESIDENTS THEREIN.

STANDARD NOTES

THE OWNERS, DEVELOPERS AND/OR SUBDIVIDER(S) OF THE PRELIMINARY DEVELOPMENT PLAN KNOWN AS THE HIGHLANDS 460, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

DRAINAGE MAINTENANCE

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

LANDSCAPE MAINTENANCE

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE AND ANY PAVED ROADWAYS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE ASSOCIATED WITH THIS DEVELOPMENT.

MAINTENANCE EASEMENT

A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENT WITH ZERO SIDE SETBACKS IF ONE STRUCTURE IS BUILT ON THE LOT LINE. IN ORDER TO MAINTAIN STRUCTURE WITH THE ZERO SIDE SETBACK, A MAINTENANCE EASEMENT MAY BE REQUIRED ON THE ADJACENT LOT TO ENABLE MAINTENANCE TO BE PERFORMED ON SAID STRUCTURE FROM THE ADJOINING PROPERTY. EACH LOT OWNER AGREES TO ALLOW ADJACENT LOT OWNERS ACCESS ACROSS THEIR LOT, WITHIN FIVE FEET OF THE COMMON LOT LINE, AS MAY BE NEEDED TO MAINTAIN AND REPAIR THE ADJACENT OWNER'S PRINCIPAL STRUCTURE. EACH ADJACENT OWNER AGREES TO REPAIR ANY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNER'S PROPERTY FROM THE ADJACENT OWNERS USE OF THIS MAINTENANCE EASEMENT, AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.

DRAINAGE MASTER PLAN

THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

1. DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.

2. DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.

3. EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.3.2 OF THE ARAPAHOE DRAINAGE CRITERIA MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

SIGHT TRIANGLE MAINTENANCE

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SITE TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

EMERGENCY ACCESS

EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

LEGAL DESCRIPTIONS

MU MIXED USE 430.75 ACRES

A TRACT OF LAND LOCATED IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE S00°06'33"W, ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 2641.02 FEET; THENCE S00°06'18"W, ALONG SAID EAST LINE, A DISTANCE OF 2641.38 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE N89°57'33"W, ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 4076.93 FEET; THENCE N00°04'09"E, PARALLEL TO THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 930 FEET; THENCE N89°57'33"W, PARALLEL TO THE SOUTH LINE OF SECTION 36, A DISTANCE OF 660 FEET; THENCE S00°04'09"W, PARALLEL TO THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 930 FEET TO THE SOUTH LINE OF SAID SECTION 36; THENCE N89°57'33"W, ALONG SAID SOUTH LINE, A DISTANCE OF 546 FEET TO THE SOUTH WEST CORNER OF SAID SECTION 36; THENCE N00°04'09"E, ALONG THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 2639.38 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 36; THENCE S89°58'29"E, A DISTANCE OF 2642.53 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE N00°04'51"E, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2640.64 FEET TO THE NORTH LINE OF SAID SECTION 36; THENCE S89°59'43"E, ALONG SAID NORTH LINE, A DISTANCE OF 2643.37 FEET TO THE POINT OF BEGINNING. EXCEPT THE FOLLOWING THREE TRACTS OF LAND:

1) COMMENCING AT THE NE CORNER OF SAID NE 1/4, THENCE S00°06'33"W, ALONG THE EAST LINE OF SAID NE 1/4, A DISTANCE OF 1,728 FEET, TO THE POINT OF BEGINNING; THENCE N89°59'43"W, A DISTANCE OF 48 FEET; THENCE N15°44'43"W, A DISTANCE OF 445 FEET; THENCE N31°14'43"W, A DISTANCE OF 385 FEET; THENCE N02°44'43"W, A DISTANCE OF 128 FEET; THENCE N27°44'43"W, A DISTANCE OF 230 FEET; THENCE N74°05'58"W, A DISTANCE OF 130.54 FEET; THENCE S87°30'17"W, A DISTANCE OF 148 FEET; THENCE N38°59'43"W, A DISTANCE OF 245 FEET; THENCE N29°12'09"W, A DISTANCE OF 217.06 FEET; THENCE N00°06'33"E, A DISTANCE OF 230 FEET TO A POINT ON THE NORTH LINE OF SAID NE 1/4; THENCE N89°59'43"W, ALONG SAID NORTH LINE, A DISTANCE OF 545 FEET; THENCE S34°01'20"E, A DISTANCE OF 200.59 FEET; THENCE S31°44'42"E, A DISTANCE OF 240 FEET; THENCE S44°29'42"E, A DISTANCE OF 310 FEET; THENCE S47°59'42"E, A DISTANCE OF 355 FEET; THENCE S73°01'54"E, A DISTANCE OF 277.47 FEET; THENCE S15°14'42"E, A DISTANCE OF 227 FEET; THENCE S43°14'42"E, A DISTANCE OF 150 FEET; THENCE S28°14'42"E, A DISTANCE OF 125 FEET; THENCE S03°14'42"E, A DISTANCE OF 373 FEET; THENCE S18°59'42"E, A DISTANCE OF 72 FEET; THENCE S32°59'42"E, A DISTANCE OF 244 FEET; THENCE S20°29'43"E, A DISTANCE OF 370 FEET; THENCE S89°59'43"E, A DISTANCE OF 45 FEET TO A POINT ON THE EAST LINE OF SAID NE 1/4; THENCE N00°06'33"E, ALONG SAID EAST LINE, A DISTANCE OF 612 FEET TO THE POINT OF BEGINNING, CONTAINING 15.59 ACRES, MORE OR LESS.

2) COMMENCING AT THE NW CORNER OF SAID SW 1/4; THENCE S00°04'09"W, ALONG THE WEST LINE OF SAID SW 1/4, A DISTANCE OF 484 FEET TO THE POINT OF BEGINNING; THENCE S00°04'09"W, ALONG SAID WEST LINE, A DISTANCE OF 300 FEET; THENCE S89°58'29"E, A DISTANCE OF 88 FEET; THENCE N57°01'31"E, A DISTANCE OF 150 FEET; THENCE N45°31'31"E, A DISTANCE OF 322 FEET; THENCE N31°01'31"E, A DISTANCE OF 148 FEET; THENCE N17°31'31"E, A DISTANCE OF 108 FEET; THENCE N00°07'32"E, A DISTANCE OF 246.74 FEET TO A POINT ON THE NORTH LINE OF SAID SW 1/4; THENCE N89°58'29"W, ALONG SAID NORTH LINE, A DISTANCE OF 200 FEET; THENCE S10°10'17"E, A DISTANCE OF 187.06 FEET; THENCE S46°01'31"W, A DISTANCE OF 140 FEET; THENCE S33°31'31"W, A DISTANCE OF 180 FEET; THENCE S59°01'31"W, A DISTANCE OF 102 FEET; THENCE N89°58'29"W, A DISTANCE OF 98 FEET TO THE POINT OF BEGINNING, CONTAINING 4.49 ACRES, MORE OR LESS.

3) COMMENCING AT THE NE CORNER OF SAID SECTION 36; THENCE N89°59'43"W, ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 2371.34 FEET; TO THE POINT OF BEGINNING; THENCE N89°59'43"W, ALONG SAID NORTH LINE, A DISTANCE OF 137.03 FEET; THENCE S02°34'44"E, A DISTANCE OF 631.31 FEET; THENCE S42°04'51"E, A DISTANCE OF 266 FEET; THENCE S12°04'51"E, A DISTANCE OF 173 FEET; THENCE S31°30'00"W, A DISTANCE OF 175 FEET; THENCE S01°34'51"E, A DISTANCE OF 396 FEET; THENCE S33°00'00"W, A DISTANCE OF 298 FEET; THENCE S05°30'00"W, A DISTANCE OF 120 FEET; THENCE S49°00'00"E, A DISTANCE OF 105 FEET; THENCE S26°30'00"W, A DISTANCE OF 447 FEET, TO A POINT ON THE WEST LINE OF THE NE 1/4 OF SAID SECTION 36; THENCE S00°04'51"E, ALONG SAID WEST LINE, A DISTANCE OF 260 FEET TO THE NE CORNER OF THE SW 1/4, A DISTANCE OF 62 FEET; THENCE S05°31'21"W, ALONG THE NORTH LINE OF SAID SW 1/4, A DISTANCE OF 62 FEET; THENCE S05°31'21"W, A DISTANCE OF 688.39 FEET; THENCE S52°00'00"E, A DISTANCE OF 435 FEET; THENCE S32°30'00"E, A DISTANCE OF 410 FEET;



1" = 400'



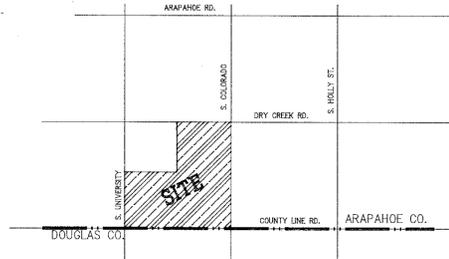
THE HIGHLANDS 460

10TH AMENDED PRELIMINARY DEVELOPMENT PLAN

A PORTION OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 68 WEST
OF THE 6TH P.M. COUNTY OF ARAPAHOE, STATE OF COLORADO

VICINITY MAP

1"=400'



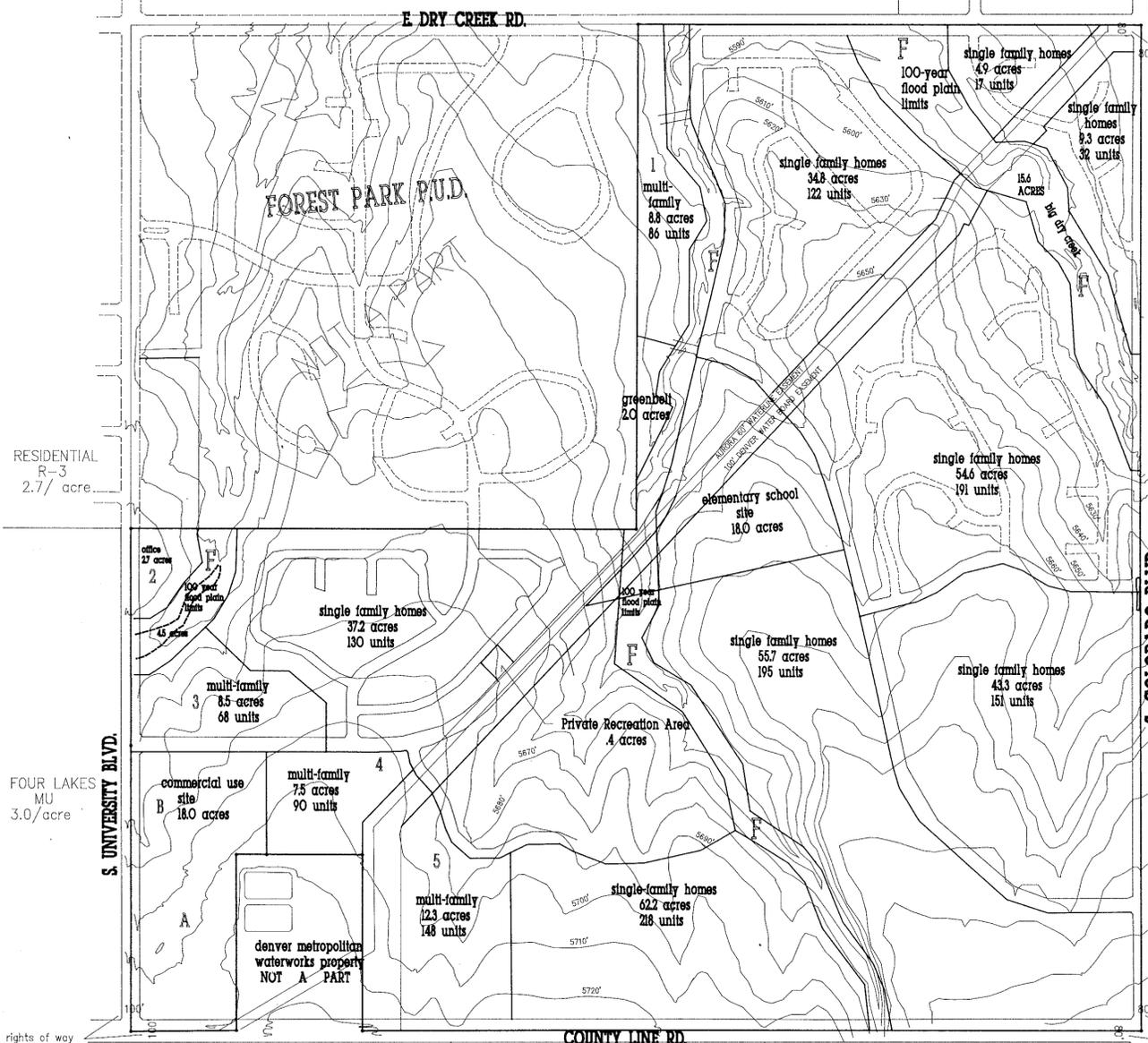
LEGEND

USE AREA NUMBER 2
USE AREA BOUNDARY

THE KNOLLS SOUTH
RP
3.5/ acre

THE KNOLLS
RP
3.5/ acre

B-3
commercial



PETROLEUM INFORMATION
I-1
light industrial

HERITAGE
GREENS
MU
3.2/ acre

SOUTH SUBURBAN
GOLF COURSE
I-1

THE FAIRWAYS OF
SOUTH SUBURBAN
MU
10 du/acre residential
.25 FAR commercial

SITE DATA

LAND AREA TO BE ZONED/AMENDED:

F (FLOOD PLAIN)	35.67 ACRES
MU (MIXED USE)	430.75 ACRES
TOTAL	466.42 ACRES

EXISTING ZONING: MU-MIXED USE PLANNED UNIT DEVELOPMENT

LAND USE DESIGNATIONS:

land use	net acres/sq.ft.	%	average du's Per net acre	total du's
SINGLE FAMILY DETACHED	301.6 acres 13,155,120 sqft.	64.7	3.24	979
PRIVATE RECREATION CENTER	.4 acres			
MULTI-FAMILY	37.0 1,616,076 sqft.	7.9	12.34*	457
COMMERCIAL SITE (COUNTY LINE RD)	18.0 784,080	3.9		
OFFICE SITE (UNIVERSITY)	2.7 117,612	0.1		
ELEMENTARY SCHOOL SITE	18.0 784,080	3.9		
PUBLIC GREEN BELTS**	54.6 2,378,376	12.1		
74' INTERIOR COLLECTOR STREETS	16.8 731,808	3.7		
EXTERIOR STREET R.O.W.	17.32 754,459	3.7		
TOTAL	466.42 20,317,255	100.0		1,436

*individual areas may be higher or lower
** includes flood plain and major easement areas

RESIDENTIAL DENSITY CALCULATIONS

466.42 acres
-9.25 acres of dedicated r.o.w.
456.57 acres of development
-21.5 acres commercial site and adjacent r.o.w.
435.07 acres
gross density = 1,436 du's/ 435.07 acres = 3.30 du's/acre

STREETS

STREETS	R.O.W.	FL.-FL. PAVING
major arterial	120'	84'
arterial	100' - 110'	68'
major collector	80'	52'
collector	74'	44'
local	50' - 60'	36' - 40'
cul-de-sac	90' diam.	74' diam.

MINIMUM LOT AND YARD REQUIREMENTS

	SINGLE FAMILY	MULTI-FAMILY
minimum lot area	7500 sq.ft.	Avg. Density = 12.34 du/acre
minimum lot width	70'	
minimum setbacks:		
Front	20'	20'
rear	20'	20'
side	5'(10' on street)	0'(10' on street)
maximum building height	35'	35'
min. distance between struc.	10'	10'
min. off-street parking	2 spaces/du	2 spaces/du (townhomes) 1.5 spaces/du (apts.- Condos)

COMMERCIAL SITES

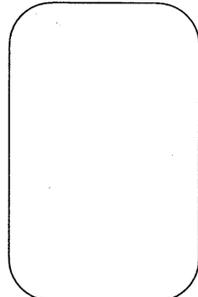
All uses and requirements as set forth in B-3 district regulations, as well as the following additional requirements:
1) maximum height of all buildings not to exceed 35'
2) the right to the following uses is waived by the developer: auto sales or repair; outdoor storage; outdoor recreation (including outdoor theater); automobile parking lot
3) the commercial retail max. sq. footage gross floor area = 160,000 sq.ft. office; max. sq. footage gross floor area = 154,000 sq.ft., 54,000 sqft. of which is specific to the 2.7 acre site described as area 2.
4) Appurtenant retail uses within office development are not permitted any exterior signage (window, fascia, freestanding, or other).

PUBLIC LAND

school site	18.0 acres
greenbelt open space	54.6 acres
Total	72.6 acres (15.6 % of total zoned land)

DATE	APRIL 20, 1996
DATE	9/96
DATE	10/96
DATE	12/96
REV. NO.	1
REV. NO.	2
REV. NO.	3
REV. NO.	4

LANDADE, INC.
DONALD W. PAUL
5655 S. DELAWARE ST.
LITTLETON, CO. 80120
(303) 794-8872



THE HIGHLANDS 460
10TH AMENDED PRELIMINARY DEVELOPMENT PLAN

JOB NO. 9510DP

PAGE 2 OF 2

CASE #: A96-028

DOUGLAS COUNTY
COMMERCIAL PD
.23 TO 1.0 FAR

DOUGLAS COUNTY
RESIDENTIAL PD
21 DU'S/ ACRE

DOUGLAS COUNTY
PD
MULTI-FAMILY
24 DU'S/ACRE