

Reception # 2008066088

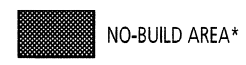
Lyons Ridge

Official Development Plan

Sheet 2 of 9

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

LEGEND

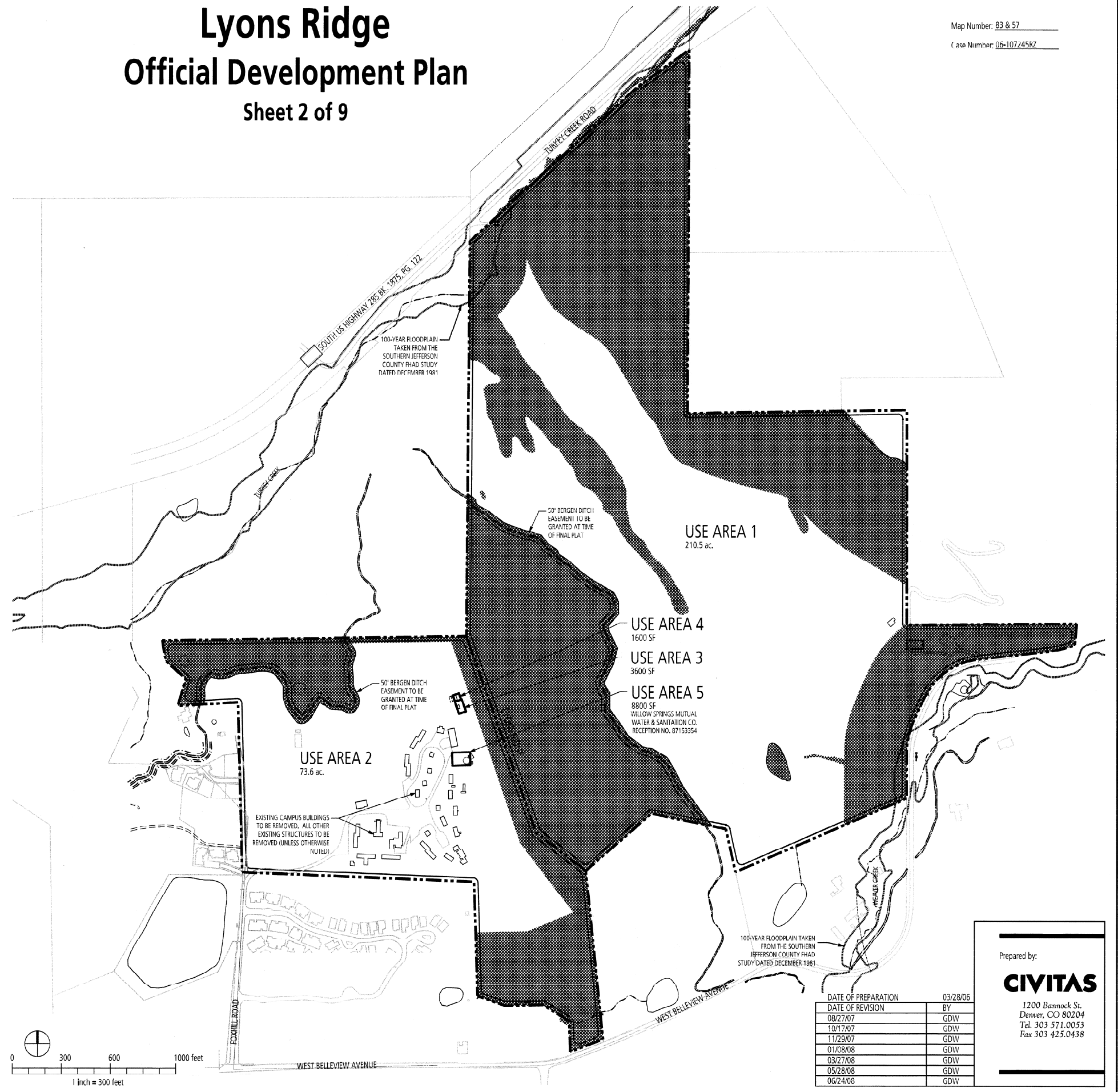


* See the Written Restrictions and sheet 3 of this ODP for definitions and exceptions for No-Disturbance and No-Build areas. All No-Disturbance and No-Build areas shall be considered, by default, open area. Open area is defined as land that will not contain buildings or fences, but may fall within private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

LAND USE SUMMARY

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

* PRE-EXISTING USE



DATE OF PREPARATION	03/28/06
DATE OF REVISION	BY
08/27/07	GDW
10/17/07	GDW
11/29/07	GDW
01/08/08	GDW
03/27/08	GDW
05/28/08	GDW
06/24/08	GDW

Prepared by:

CIVITAS

1200 Bannock St.
 Denver, CO 80204
 Tel. 303 571.0053
 Fax 303 425.0438

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LEGEND

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

¹ Wetlands shall be considered a No-Disturbance area. Locations shown in this ODP are preliminary. Final wetland locations to be studied and delineated at time of plat.
² See below for definitions and exceptions for No-Disturbance and No-Build areas. All No-Disturbance and No-Build areas shall be considered, by default, open area. Open area is defined as land that will not contain buildings or fences, but may fall within private ownership.
³ Areas on the property that shall allow for public access through the use of trails and/or publicly designated open areas. Such areas shall be used for passive recreational activities such as walking, hiking and observing natural features on the property. This designation does not mean that such areas will be dedicated to Jefferson County for maintenance, operation or ownership related to the county's open space program. However, such areas shown on the map will remain open and accessible to the general public and shall not be used for the purpose of future development. At the time of platting these areas may be further designated through tracts and/or easements.

LAND USE SUMMARY

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

* PRE-EXISTING USE

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

No-Build Area Restrictions

- Areas in which the placement of buildings and accessory structures, including detached buildings and fences, shall be prohibited. These areas allow for the placement of trails, utility and drainage systems, signage, lighting, and vehicular systems.
- No buildings or fences shall be allowed within the following areas:
 - 100-year floodplain unless a floodplain permit pursuant to the Jefferson County Zoning Resolution is first obtained.
 - Within 200' of Turkey Creek. (see Figure 3)
 - All area northwest of the Bergen Ditch in Use Area 2, including the ditch.
 - All area between Lyons Ridge and Bergen Ditch in Use Area 1.
 - All areas within 400' of Bellevue Avenue in Use Area 1. (see Figure 3)
 - All areas within 800' of Bellevue Avenue in Use Area 2. (see Figure 3)
 - All areas within 30' of the northern property line of Use Area 2.

No-Disturbance Area Restrictions

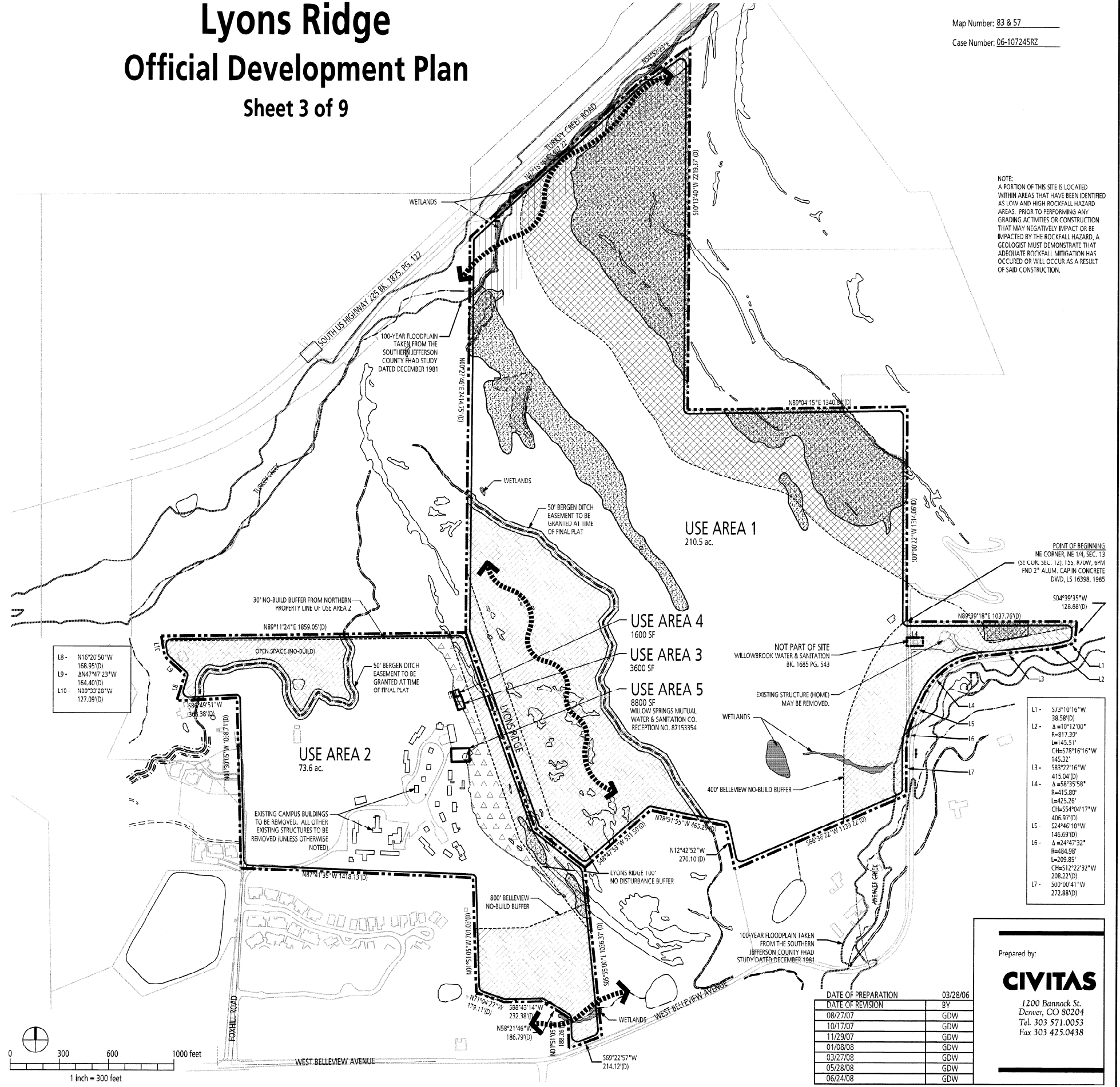
- Areas in which development or disturbance of any type shall be prohibited, except as allowed herein. Areas shall be kept in natural and native state with no impact to topography, vegetation, or natural features.
- No disturbance shall be allowed within the following areas:
 - Existing slopes greater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

Lyons Ridge

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Sheet 3 of 9

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



NOTE: A PORTION OF THIS SITE IS LOCATED WITHIN AREAS THAT HAVE BEEN IDENTIFIED AS LOW AND HIGH ROCKFALL HAZARD AREAS. PRIOR TO PERFORMING ANY GRADING ACTIVITIES OR CONSTRUCTION THAT MAY NEGATIVELY IMPACT OR BE IMPACTED BY THE ROCKFALL HAZARD, A GEOLOGIST MUST DEMONSTRATE THAT ADEQUATE ROCKFALL MITIGATION HAS OCCURRED OR WILL OCCUR AS A RESULT OF SAID CONSTRUCTION.

- L1 - 573°10'16"W 38.58'(D)
- L2 - Δ=10°12'00" R=17.39' L=145.51' CH=578°16'16"W 145.32' Δ=58°35'58" R=415.80' L=25.25' CH=554°04'17"W 406.97'(D)
- L3 - 583°22'16"W 415.04'(D)
- L4 - Δ=58°35'58" R=415.80' L=25.25' CH=554°04'17"W 406.97'(D)
- L5 - 524°46'10"W 146.69'(D)
- L6 - Δ=24°47'32" R=484.98' L=209.85' CH=512°22'32"W 208.22'(D)
- L7 - 500°00'41"W 272.88'(D)

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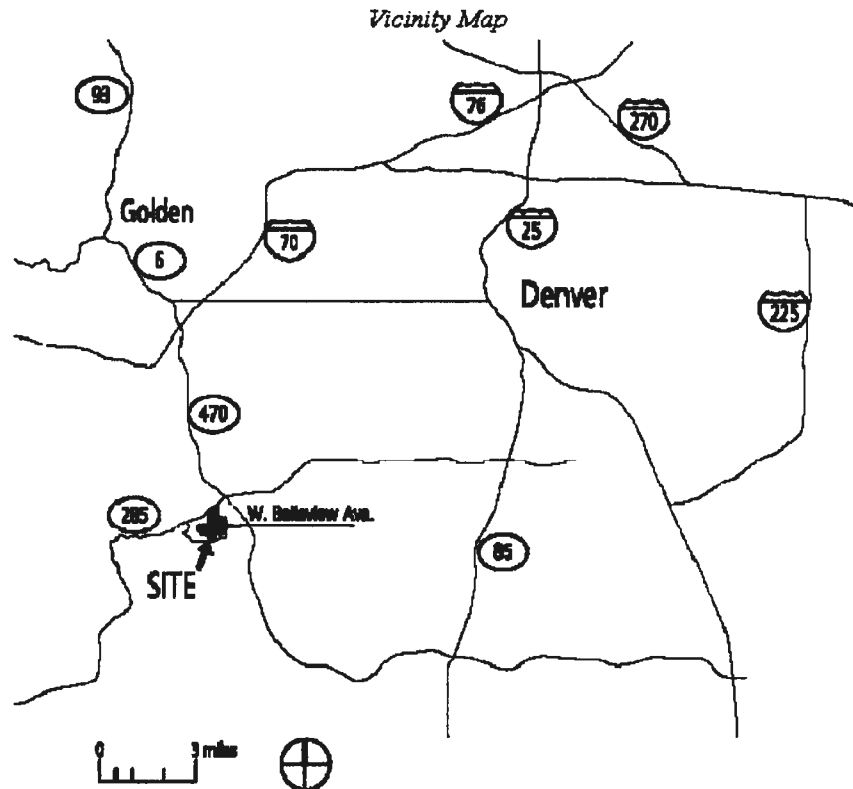
1200 Barnock St.
 Denver, CO 80204
 Tel. 303 571.0053
 Fax 303 425.0438

Lyons Ridge Official Development Plan Written Restrictions

6/18/2008

I. Title and Names

- A. ODP Prepared by: Civitas, Inc.
1200 Bannock Street
Denver, Colorado 80204
- B. Date Prepared: June 18, 2008
- C. ODP Title: Lyons Ridge



II. Statement of Intent

The intent of this Official Development Plan (O.D.P.) is to rezone approximately 284.4 acres of land from the present A-2 and PD zoning classifications to Planned Development (PD) allowing for a maximum of 230 lots. The new Planned Development will consist of:

Use Area	Area	Use	Max Units
1	210.5 ac	SFD	100
2	73.6 ac	SFD	130
3	3600 sf	Telecom	0
4	1600 sf	Telecom	0
5	8800 sf	Telecom	0
Total	284.4 ac		230

Issues not specifically addressed herein shall be addressed by those standards in the Jefferson County Zoning Resolution in effect at the time of platting.

Lyons Ridge Official Development Plan

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III. Permitted Uses

A. Use Areas 1 & 2

1. Single family homes

B. Use Areas 3, 4, & 5

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

1. Use Area 3 (3600 sf)

a. Allowed uses:

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

b. Height:

- 1) Pole: maximum 20' from ground level
- 2) Antenna: maximum 31' from ground level
- 3) Building: 24' from ground level

c. Building Standards:

- 1) Maximum Gross Floor Area: 350 sf
- 2) Setback from property line: 5'
- 3) Deck: 80 sf
- 4) Pole:
 - a. Height: see above
 - b. Maximum number: one (1)
 - c. Setback from property line: 5'
- 5) Antennas:
 - a. Maximum number: three (3)
 - b. Setback from property line: 5'
 - c. Height: see above

d. Fencing: 6' chain link

e. Retaining wall: 8' tall, concrete

f. All uses currently existing within the Use Area

2. Use Area 4 (1600 sf)

a. Allowed uses:

- 1) Low power self-supporting telecommunication antennas
- 2) Low power telecommunication facility accessory building
- 3) Open space

b. Height:

- 1) Top of whips: maximum 35' from ground level
- 2) Top of panels: maximum 27' from ground level
- 3) Center of microwave dishes: maximum 20' from ground level
- 4) Top of monopole: maximum 25' from ground level
- 5) Building: 10' from ground level

c. Building Standards:

- 1) Maximum Gross Floor Area: 350 sf
- 2) Setback from property line: 0'
- 3) Pole:
 - a. Height: see above
 - b. Maximum number: one (1)
 - c. Setback from property line: 5'

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- 4) Antennas:
 - a. Maximum number: two (2)
 - b. Setback from property line: 5'
 - d. All uses currently existing within the Use Area
3. Use Area 5 (8800 sf)
- a. Allowed uses:
 - 1) Telecommunication antenna
 - 2) Low power telecommunication facility accessory building
 - 3) Water Tank: with antennas attached to be removed and any replacement support structure must meet highest design standards in accordance with the Jefferson County Zoning Resolution.
 - 4) Open space
 - b. Height:
 - 1) Support structures and antennas: maximum 50' from ground level, 36" diameter
 - 2) height allowance: 20' from ground level
 - c. Building Standards:
 - 1) Maximum Gross Floor Area: 350 sf
 - 2) Setback from property line: 0'
 - 3) Antennas:
 - a. Type: Panel antenna attached to existing water tank
 - b. Size: 6" wide by 36" tall
 - c. Setbacks: attached to existing water tank
 - d. Number: six (6) – maximum of two (2) groupings consisting of three antennas each
 - d. Fencing: 6' wooden privacy
 - e. All uses currently existing within the Use Area
 - f. Equipment and associated devices may be relocated into Use Area 3 and/or 4. Separate telecommunication permits must be obtained from the County. If telecommunications devices are relocated, remaining structures shall be removed.

IV. Accessory Uses

- A. Use Areas 1 & 2
 - 1. Private garage
 - 2. One mini structure per the Accessory Uses section of the Jefferson County Zoning Resolution
 - 3. Storage shed
 - 4. Common open space (including uses accessory to open space i.e. benches, viewing deck, shelter, etc.)
 - 5. Off-street parking
 - 6. Utilities
 - 7. Ponds
 - 8. Restrooms
 - 9. Temporary sales and/or leasing facilities such as trailers, modular structures, etc., shall be permitted during the sales and leasing phases of the project, and may remain for a period not to exceed two years on any one request, per the Accessory Uses section of the Jefferson County Zoning Resolution

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

B. Use Areas 3, 4, & 5

In addition to all accessory uses addressed in the Jefferson County Zoning Resolution, accessory structures and land uses to support the development and surrounding area shall be permitted such as, but not limited to:

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

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

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

¹ Architectural projections including but not limited to eaves, cantilevers, pot shelves, and fireplaces may encroach into required setbacks up to a maximum of twenty-four (24) inches.

² Areas on the property that shall allow for public access through the use of trails and/or publicly designated open areas. Such areas shall be used for passive recreational activities such as walking, hiking and observing natural features on the property. This designation does not mean that such areas will be dedicated to Jefferson County for maintenance, operation or ownership related to the county's open space program. However, such areas shown on the map will remain open and accessible to the general public and shall not be used for the purpose of future development. At the time of platting these areas may be further designated through tracts and/or easements.

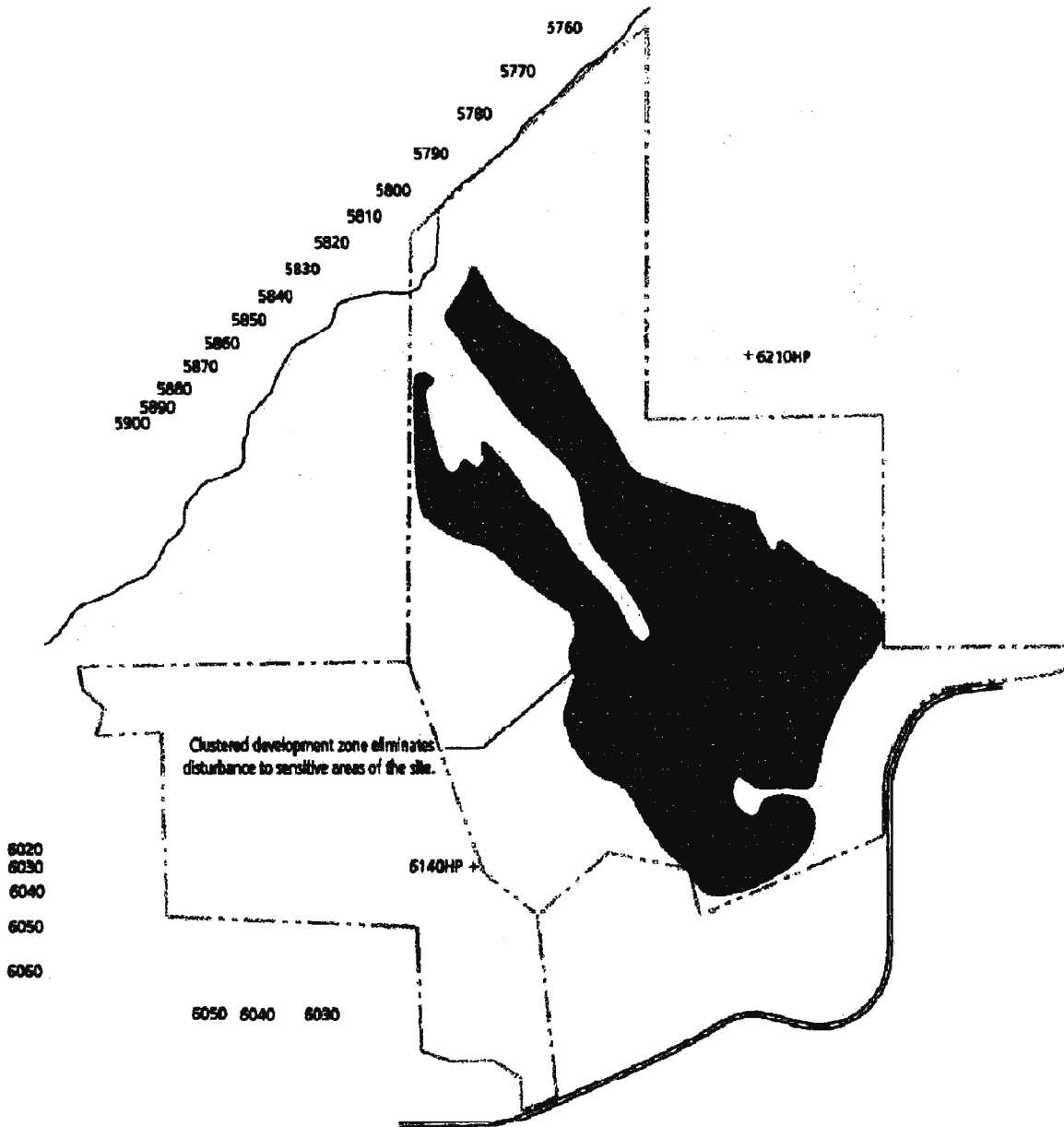
³ Open area may include areas of lots that are designated as no-build or no-disturbance areas and public open space which may include ridgelines, slope areas, trails, wildlife corridors, etc.

⁴ As calculated per the Jefferson County guidelines.

⁵ See Figure 1 for Cluster Diagram

Lyons Ridge Official Development Plan Written Restrictions

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Development will be clustered to avoid disturbing sensitive areas of the site. Actual delineation of lot boundaries shall be provided at time of platting.

Figure 1

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VI. Use Area 2 Lot and Building Standards (73.6 acres)

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

¹ The Urban Growth Boundary (UGB) that applies to this case is the boundary that is in effect when the applicant submits a formal application for a subdivision plat.

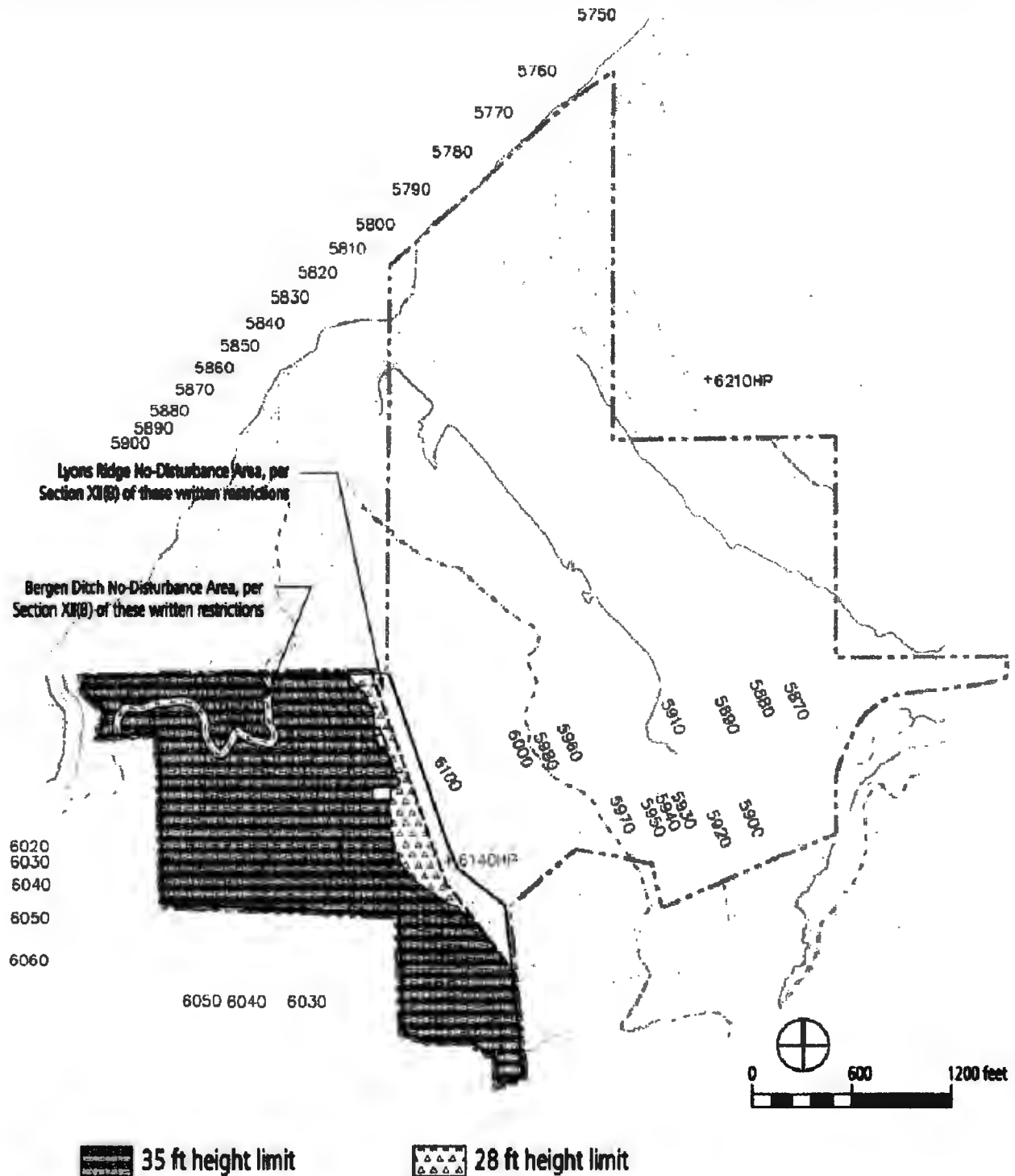
² Architectural projections including but not limited to eaves, cantilevers, pot shelves, and fireplaces may encroach into required setbacks up to a maximum of twenty-four (24) inches.

³ Areas on the property that shall allow for public access through the use of trails and/or publicly designated open areas. Such areas shall be used for passive recreational activities such as walking, hiking and observing natural features on the property. This designation does not mean that such areas will be dedicated to Jefferson County for maintenance, operation or ownership related to the county's open space program. However, such areas shown on the map will remain open and accessible to the general public and shall not be used for the purpose of future development. At the time of platting these areas may be further designated through tracts and/or easements.

⁴ As calculated per the Jefferson County guidelines. Building height limited to 35 feet for all lots with the exception of 28 feet height for structures within 100' of the Lyons Ridge ridgeline or with an FFE above 6090' elevation. (ODP Sheet 2 and Figure 2)

Lyons Ridge Official Development Plan Written Restrictions

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This figure is for illustrative purposes only. Actual delineation of height limit areas and No-Build areas shall be provided at the time of Subdivision Plat and shall be based on the requirements of these Written Restrictions.

Figure 2

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VII. Landscaping

A. Landscape and Open Space Areas

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

1. Open Space includes:

- a. **Undisturbed Natural Area:** Any land area, water body or water course which is primarily left in its undisturbed natural condition.
- b. **Naturalized Area:** Any land area which remains primarily open but upon which minimal structures such as, but not limited to, restrooms, open pavilions, walking trails, picnic areas, sitting and walking areas, drainage facilities, directional signs or hazard mitigation may be located. Such land areas incorporate natural areas or altered land areas re-vegetated to provide transition to the natural landscape. These land areas are intended to serve as buffers or transitions between land uses, to serve as areas for drainage and erosion control, to serve as areas for hazard mitigation, to serve as areas for experiencing nature, and/or to create and/or preserve views and vistas.
- c. **Landscape Area:** Any land area, water body or water course which in whole or part is altered for active or passive uses such as, but not limited to, trail corridors, picnic areas, sitting and walking areas, plazas and hardscape areas, planting areas, parking area landscaping, fountains, sculpture/art areas, entries, drainage swales and ponds, ball fields, or multi-use private recreational areas such as playgrounds.
- d. **Public Park:** A minimum of two public parks will be incorporated in this development, one in Use Area 1 and another in Use Area 2. These public parks will contain at least one of the following amenities: playground equipment, picnic shelter, exercise station, or gazebo. Location and size of usable public park space (areas not within steep slope or rockfall hazard zones) will be delineated at time of platting.

2. Minimum of 40% of Use Area 1, excluding any portion of individual lots, will be a combination of landscape and dedicated open space.

3. Minimum of 50% of Use Area 2, excluding any portion of individual lots, will be a combination of landscape and dedicated open space.

4. Minimum of 15% of Use Areas 3, 4, and 5 will be a combination of landscape and open space.

B. Landscape Standards

1. General:

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

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- b. Landscaping shall provide a natural transition to the existing landscape, with an emphasis on native grasses and forbs in the valley bottoms transitioning to native shrubs and trees on the uplifts.
- c. Landscape design and maintenance shall be based on Colorado State Forest Service and CSU Cooperative Extension Service guidelines for *FireWise* landscaping and defensible space.
- d. All disturbed areas shall, at a minimum, be seeded with a native grass and wildflower mix within one growing season.
- e. Development entries will be delineated with enhanced landscape treatment, which could include increased tree and shrub sizes or quantities. Entries to remain in keeping with natural, open character of site.
- f. Along arterial and collector streets, trees shall not be formally massed to produce discernible rhythm or row – trees shall be clustered to provide naturalistic groups of trees.

2. Protection and Replacement of Existing Trees

The following restrictions apply to common areas (not to private lots):

- a. Existing trees within the 50' easement for the Bergen Ditch current historical location or location if relocated, and the proposed adjacent open space, shall be preserved and protected during construction to the maximum extent feasible. Bergen Ditch Company has authorization to remove any trees within the Bergen Ditch easement that they see fit. A 50' easement for the Bergen Ditch shall be granted at the time of Final Plat recordation.
- b. In the event of ditch relocation (as mutually agreed by developer and the Bergen Ditch Company) existing trees may be removed.
- c. Except as provided in part 2e. below, the following shall be preserved and protected where practicable, unless preservation or protection conflicts with floodplain, dipping bedrock, wildfire regulations or other County, State or Federal requirements.
 - 1) Healthy trees over 6" in caliper in the Plains and 8" in caliper in the Mountains, measured 4.5 feet above finished grade.
 - 2) Trees associated with a historic event, place, person or which are unusual, rare or significant as determined by the County or Forest Service.
 - 3) Vegetation, not including trees, over 8 feet in height.
 - 4) Mature clusters or stands of healthy trees or shrubs.
 - 5) Riparian, wetland and critical wildlife areas.
- d. Each existing preserved tree meeting the above criteria shall count triple towards meeting the tree quantity requirements of this Section. (orig. 7-23-02)
- e. Any tree meeting the preservation and protection criteria above which cannot be protected or preserved shall be replaced with 3 trees meeting the size and quality standards in this Section. (orig. 7-23-02)
- f. Prior to commencement of and during any construction activity (except for utility line installation), a temporary barrier shall be erected at the drip line around existing trees that are slated for protection. This barrier shall consist of bright plastic fencing a minimum of 4 feet in height, secured with metal t-posts. (orig. 7-23-02)

Lyons Ridge Official Development Plan Written Restrictions

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

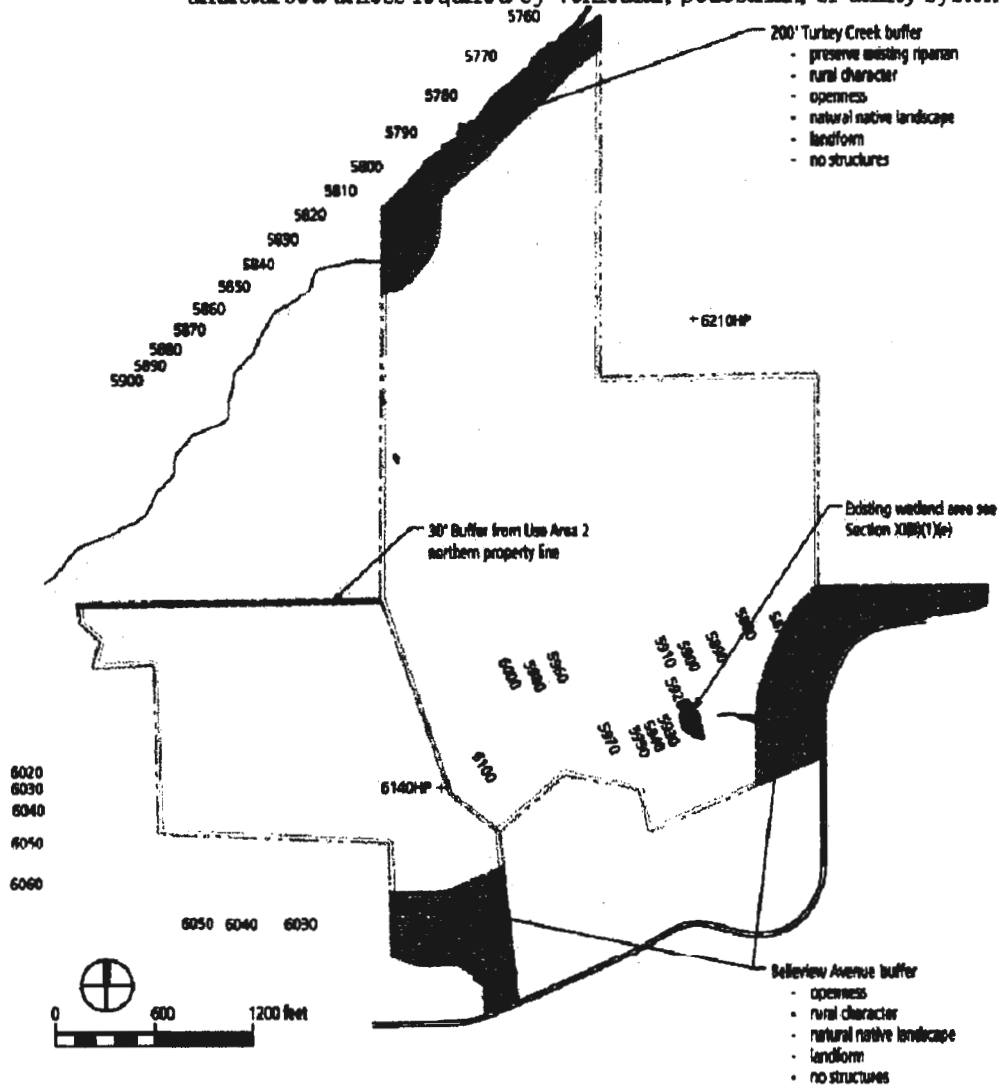


Figure 3

Lyons Ridge Official Development Plan

Written Restrictions

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4. Minimum Requirements for Planting of Trees, Shrubs, and Perennials

a. Minimum sizes:

- | | |
|---|------------|
| 1) Evergreen Trees (no more than 45% of tree mix) | 6' height |
| 2) Deciduous and Ornamental Trees | 2" caliper |
| 3) Shrubs | 5 gallon |
| 4) Perennials/Ground Covers/ Ornamental Grasses | 1 gallon |

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

c. Recommended Plants

- 1) The majority of introduced species shall be native and/or drought tolerant, and shall be listed as *FireWise* by the CSU Cooperative Extension Service.
- 2) The available water of any location will be the primary determinant in plant selection for that location.
- 3) Introduced landscaping should be placed in groupings that emulate the natural environment or enhance the natural environment and to minimize irrigation requirements.
- 4) In rockfall hazard areas, permanent irrigation is prohibited (no water-intensive landscaping shall be used).

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

C. Maintenance

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

VIII. Lighting

- A. If lit, landscape and signage lighting at the development entries may be down-lit, but shall be shielded and positioned so as not to cast glare on any adjacent properties, access easements, rights-of-way, no-build areas or the night sky.
- B. Lighting fixtures shall be designed to not be visually obtrusive, and consist of materials that blend with the natural/rural character of the landscape. All lighting, except for individual residences, shall be full cut-off and downcast with a maximum height of 20 feet.
- C. Lighting in no-build areas shall be limited to that required for safety by Jefferson County.

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IX. Fencing, Retaining Walls, and Grading

- A. No fences or screening walls shall be allowed in the front setback of residential units.
- B. All fencing shall be open rail in character and no more than forty-two (42) inches in height.
- C. No fences or walls shall obstruct vision clearance triangles at the intersections of private streets, driveways or combinations thereof.
- D. No barbed wire, electric, or chain link fence shall be permitted in this planned development.
- F. No fences shall be allowed within the No-Build or No-Disturbance areas defined in Section XII(A) and Section XII(B) of these Written Restrictions.
- F. Retaining walls must:
 1. Be complementary to the visual character of the development and the buildings they are near;
 2. If multiple stair-stepped walls, have a minimum five (5) foot horizontal distance between walls, planted with a wildflower seed mix;
 3. Be designed and constructed in accordance with the Land Disturbance Section of the Zoning Resolution; and
 4. Utilize native, comparable rock or other compatible masonry material in areas visible from adjacent properties or rights of way. Shotcrete, cast-in-place concrete, concrete masonry unit, and large boulder retaining walls are allowed in areas that are not visible from residences, public rights of way, open spaces, or parks.
- G. Fence design and materials shall compliment the visual character of the development and the natural/rural character of the landscape.
- H. To prevent a long continuous walled effect, any fence that is visible from the highway corridor should vary the alignment or change the surface material of the fence. No opaque fencing should be allowed in the designated visual buffer.
- I. The Bergen Ditch company may install a wire type fence within the Bergen Ditch easement that shall be granted at the time of Final Plat recordation.

X. Signs

- A. Permanent Signage (Monumentation)
 1. One (1) permanent entry monument shall be permitted for each entry into the development. The size of these permanent signs will not exceed 25 square feet per face and will not exceed a height of 8 feet. No internally lit box signs will be allowed.
 2. Permanent signage to be constructed of natural materials such as stone and wood and remain in keeping with the natural character of the site.
 3. All lighting of signage shall be downcast and shielded.
 4. All signs shall be set back 10 feet from the lot line.

XI. Architectural Requirements

- A. The architectural design shall consider the unique characteristics of the area in terms of scale, massing, architectural detail, building materials, color, and design motif. To accomplish this goal, architectural standards shall be detailed in the Homeowner's Association covenants and shall include, at a minimum:
 - 1) No more than 20% of the building may use reflective materials such as glass or metal
 - 2) Building materials shall include natural, earth-tone features such as brick, stone, masonry, wood timbers, ceramic roof tiles, and asphalt (high dimensional roof shingles).
 - 3) Earth-tone colors shall include materials composed of greens, browns, tans, and similar natural colors.
 - 4) These material standards shall apply to all sides and faces of the building.

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XII. General Requirements

A. No-Build Area Restrictions (see ODP graphic and Figure 5)

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

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

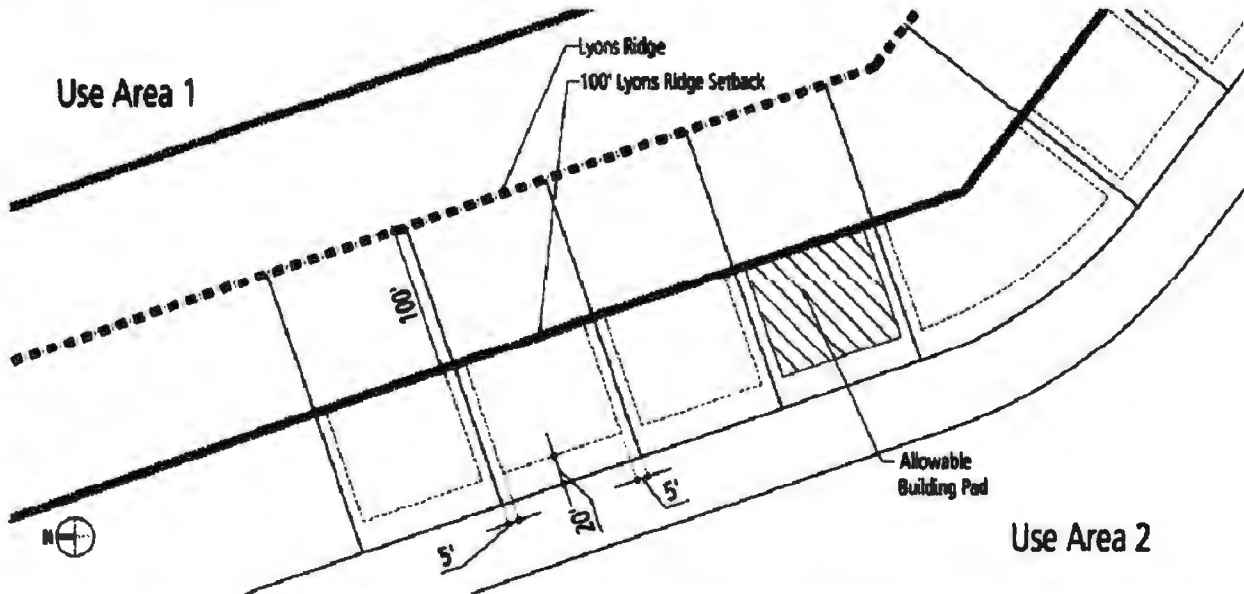
B. No-Disturbance Area Restrictions (see ODP graphic and Figure 5)

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

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

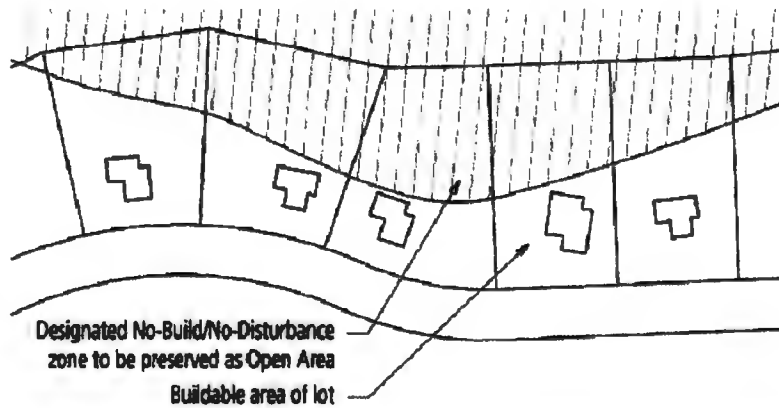
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This figure is for illustrative purposes only. Actual delineation of lot boundaries shall be provided at time of platting.

Figure 4



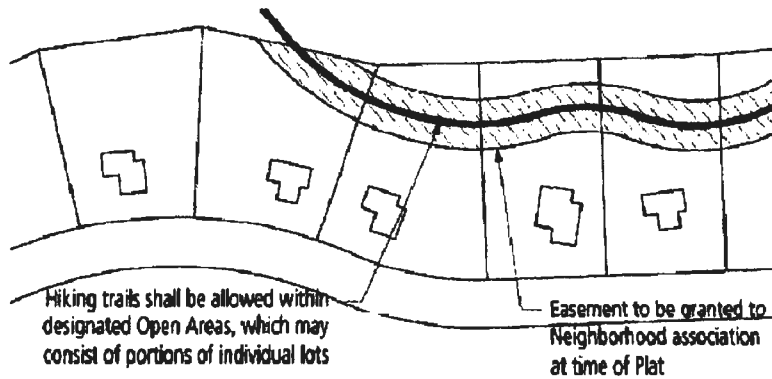
Portions of lots covered by No-Build or No-Disturbance zones will be considered Open Area and shall not be built upon.

Figure 5

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

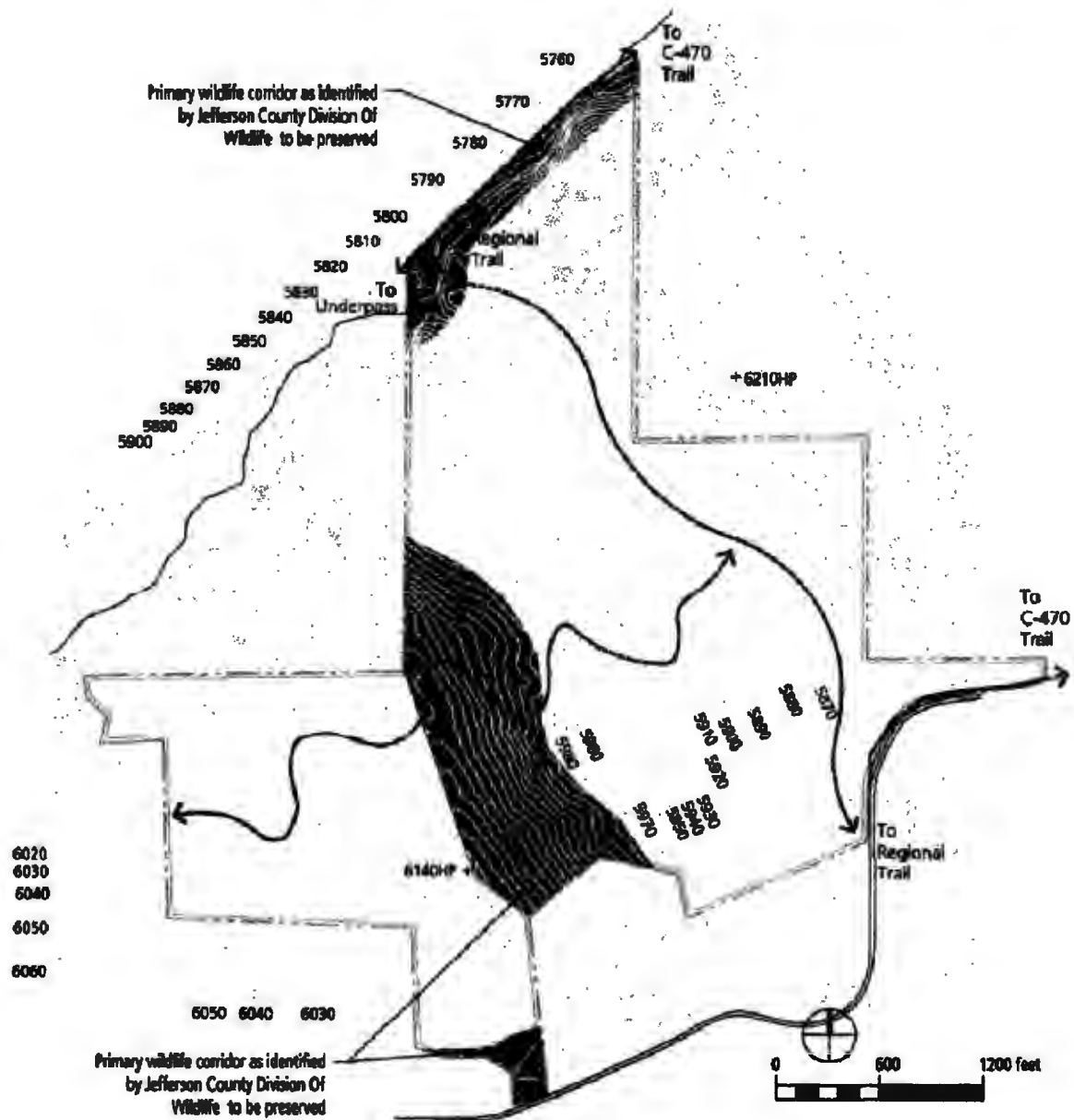
Figure 6

C. Pedestrian and Bicycle Circulation

1. Trail and path linkages shall be provided to promote public health and connect the site to regional trails. These trails will be designed to be safe, to be efficient, and to minimize impacts from development, traffic, and hazards. (See Figure 6 & 7)
2. A north-south trail shall be provided within the site as a segment of the hogback regional trail proposed in the Jefferson County Open Space Master Plan. Alignment to be determined at the time of platting. This will be a 6' wide path.
3. A concrete path shall be provided along the northern property line, adjacent to Turkey Creek Road if feasible, to facilitate a connection to the C-470 bike trail. This will be an 8' wide detached path or attached sidewalk.
4. A concrete path shall be provided along the southeast property line of Use Area 1, adjacent to W. Belleview Avenue, to facilitate a connection to the C-470 bike trail. This will be an 8' wide detached path or attached sidewalk.
5. An east-west connection shall be provided from Use Area 2 to the hogback regional trail, to connect the use areas and the regional trail system. Alignment and feasibility of this section of trail shall be determined at the time of platting, due to the slope and fragile environment that this trail may impact. This will be a 6' wide path.
6. Internal trail connections will be explored at the time of subdivision plat to further connect homes to open spaces and regional trails.
7. The trails specified in this subsection shall be public and maintained by the HOA.

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

Figure 7

D. Traffic Improvements

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

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E. Drainage Improvements

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

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

F. Vehicular Circulation

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

G. Protection of Existing Rock Outcroppings

1. Grading plans submitted for review and approval during the platting process will include a detailed field survey showing locations and sizes of all rock outcroppings exposed above ground for the respective phase of development. General locations shown on ODP graphic.
2. To the greatest extent possible, existing rock outcroppings shall be preserved and all development shall be located to avoid removal of rock outcroppings.
3. If development is to occur in these areas, identification and tagging of unstable rock and recommended mitigation measures shall be provided by a professional geologist or engineer at the time of platting.
4. Rock disturbed during construction may be moved to another location on site and placed in a natural-like setting, utilized on site at the owner's discretion, or be removed from site.

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H. Mitigation of Rockfall Hazards

1. Rockfall hazard mitigation measures, if necessary, shall be employed for any prolonged human activity within the delineated rockfall hazard zone (as indicated on the ODP graphic).
2. Rockfall hazard mitigation measures shall be visually integrated into the landscape and the design of the overall development, in part through the use of complimentary form and materials.
3. Cut and fill slopes shall be a maximum of 3 horizontal to 1 vertical to facilitate vegetation and soil retention, excepting conditions where emulating or restoring natural conditions. Certain areas of the site's existing topography exceed a 3:1 slope and contribute to the site's visual character. Any grading in these areas should emulate/restore the surrounding topographic character. The design, construction and retention of slopes greater than 3:1 will be contingent on additional geologic and engineering studies, and be prepared by a professional engineer.
4. A minimum 10' wide capture zone upslope of barriers shall be maintained for the purpose of maintenance equipment access.
5. Construction within the rockfall hazard zone shall be contingent on additional geological and engineering studies to determine specific rockfall hazards. The design of any mitigation measures shall be based upon the results of this additional study and prepared by a professional engineer.

I. Existing Buildings

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

J. Wildlife Corridors

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

K. Outdoor Storage

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

L. Clustered Design

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