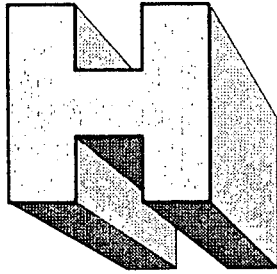


**ROXBOROUGH VILLAGE  
METROPOLITAN DISTRICT**

**SERVICE PLAN**

**DOUGLAS COUNTY, COLORADO**

**MARCH**



## ROXBOROUGH VILLAGE METROPOLITAN DISTRICT

The purpose of this letter is to address the creation of the Roxborough Village Metropolitan District. Originally the Developer, Willow Creek Ranch Joint Venture, obtained the enthusiastic approval of the Douglas County Commissioners to create a Local Improvement District to provide improvements to off-site access roads serving Roxborough Village.

In addition to these improvements, the Developer realized the need to establish a district to provide park and recreation and drainage improvements as well as the maintenance of these facilities. It was pointed out by our engineering and bonding attorney consultants, that a park and recreation district would not be eligible for Urban Drainage maintenance grants, nor with present mill levy limitations for park and recreation districts, would there be adequate income to assure proper maintenance. Our bond council then researched the feasibility of a Metropolitan District with service area boundaries overlapping Roxborough Park Metropolitan District and concluded that with a clear separation of powers, this posed no problems for either district.

The Roxborough Village Metropolitan District would have three powers of jurisdiction; street improvements, park and recreation improvements and drainage improvements. The Service Plan for Roxborough Village Metropolitan District identifies more specifically the improvements to be provided by the District. It also addresses operation and maintenance responsibilities and presents the financial overview for the District.

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## I. INTRODUCTION

This Service Plan has been prepared in accordance with the requirements of Title 32, Colorado Revised Statutes 1973, as amended, in order to organize the Roxborough Village Metropolitan District. This Service Plan has been developed from preliminary engineering and landscape architectural design in order to determine the construction phasing and costs to be incurred. A financial analysis has been included to describe the financial program to be initiated by the District.

### A. Purpose

The Roxborough Village Metropolitan District is being created to provide for the economical, timely and well-planned development of recreational and drainage facilities, access roads outside of the district and roads within Roxborough Village. The services and facilities to be provided by the District include parks, tot lots, athletic facilities, trails, landscaping, drainage, storm detention and storm facilities and street improvements.

Presently there are no other districts in this area which provide similar services. However, the existing Roxborough Park Metropolitan District provides sewer, water and fire protection services to the proposed District area.

## B. Background

Roxborough Village is a 695.9 acre Planned Development located in Douglas County. The development is projected to contain 2,748 residential dwelling units at project build-out with a projected population of approximately 7,500 persons and a 20-acre neighborhood commercial center. The development includes two elementary school sites, and an 18-acre recreational area park. The Dakota Hogback bounds the western edge of the project and a portion of the Hogback is dedicated as open space within the development. The Little Willow Creek drainage passes through the site. It is planned to upgrade this drainageway as necessary to provide more useable park area in the flood plain and provide for the storm drainage requirements of the development. A 100' - 300' strip of public use area is provided along the drainageway to provide for passive recreational uses, plus bike and jogging paths.

## II. SERVICE AREA

### A. Project Area

Roxborough Village is located in northwest Douglas County approximately 1 1/2 miles south of Chatfield Lake Recreation

Area along the eastern face of the Dakota Hogback, and 1 mile east of Pike National Forest. The nearest major city is Littleton approximately 6 miles northeast of the site.

County Road 5 crosses through the project and will provide primary access. Access from the north will be from State Highway 75 and C-470 to County Road 7 which intersects County Road 5. Access from the east is from Highway 85 and Titan Road which turns into County Road 7. A vicinity map for the project is included as Appendix D.

An existing development, Roxborough Park, lies on the west side of the Hogback. It will not be served by this District; however, it is served by Roxborough Park Metropolitan District for water, sewer and fire protection.

A Development Plan for the project is included as Appendix E. This plan illustrates relationships of land uses projected for the development and the service area of the Roxborough Village Metropolitan District. Appendix F shows the offsite access roads to be improved by this District.

### III. PARKS AND RECREATION

#### A. Recreational Area Park

An 18-acre park site will be developed and maintained by the District to provide for the recreational needs of the community. This park is located adjacent to the proposed elementary school site to allow the compatible usage of the park facilities by the school district.

Facilities proposed for the park include a minimum 1-acre parking area, two tennis courts, a full size basketball court, one horseshoe pit, one tot lot, one hard surface area for shuffleboard, etc., a picnicking area with tables and outdoor grill facilities, a softball field, a joint use athletic field for soccer, football, etc., and a volleyball court. The design and construction of these facilities will be coordinated with the Douglas County Parks and Recreation Department to complement existing or planned facilities.

#### B. Trail System

The District will also finance the construction of a trail system throughout the project for pedestrians and biking, complete with exercise stations. The trail system will



connect public use areas with development parcels and will meander within the right-of-way of the collector road system.

C. Pocket Parks

Pocket parks will be created on the east side of County Road 5 to supplement the park and recreational area on the west side of the road. These parks will be a minimum of 5,000 square feet in size and will include a tot lot and play facilities for children. One pocket park will be provided for every 400 units.

D. Passive Recreational Public Use Area

The District will also improve and maintain the public use area provided along the drainageway of Little Willow Creek for passive recreational use and storm drainage for the development.

E. Landscaping

The District will install landscaping improvements and beautification to enhance collector and arterial street R.O.W.

#### IV. DRAINAGE IMPROVEMENTS

##### A. Criteria

Storm drainage improvements provided by the Roxborough Village Metropolitan District consist of the Willow Creek Channel Improvements and a regional detention pond located south of and adjacent to the proposed west collector which will also have recreational and wildlife uses.

Planning of storm drainage improvements is based on the procedures set forth in the "Urban Drainage and Flood Control District" Drainage Manual. All open channel design will conform to the Douglas County "Storm Drainage and Technical Criteria" Manual.

##### B. Willow Creek Channel Improvements

Willow Creek Channel will be improved from the west side of Rampart Road to the north property line of Roxborough Village. The improvements will consist of a grass-lined channel with an access maintenance road along the channel. The maintenance road will also be a part of the trail system, connecting development parcels to public use areas. A double barreled box culvert will be constructed under the

collector road as well as several drop structures within the channel. A regional detention pond will be constructed south of and adjacent to the collector road.

V. STREET IMPROVEMENTS

A. Criteria

Street improvements to be provided by the Roxborough Village Metropolitan District include such items as construction and installation of curbs, gutters, culverts and other drainage facilities, sidewalks, bridges, parking facilities, paving, lighting, grading and landscaping.

B. Improvements to Existing Access Roads

Improvements to several offsite roads will be required in order to provide Roxborough Village residents with safe access to their homes. These improvements are shown on Appendix F and specifically include Douglas County Road 7 (Waterton Road) which will be re-aligned from the South Platte River Bridge to the Highline Canal Bridge, resurfacing over the Highline Canal Bridge, construction of approximately 1,800 linear feet of a new aligned section of 2-lane asphalt and gravel shoulder until it ties into the

existing road. The remaining 4,200 feet of road to the intersection of County Road 5 will be improved to ensure the 24 foot wide asphalt surface road with 6 feet of gravel shoulder on each side.

Improvements will also be made to a portion of County Road 7 East (Titan Road) commencing at the intersection of County Road 7 and County Road 5 and extending northerly along County Road 7 East approximately 6,000 feet to the existing pavement. Such improvements will consist of fill, grading, appropriate drainage and a 24 foot asphalt surface with 6 foot shoulders, resulting in a 2-lane road built to Douglas County specifications.

Also included will be the installation of a stop light at the intersection of Titan Road and Highway 85.

C. Improvements to Existing Arterial

Improvements will be made to existing Douglas County Road 5 (Rampart Range Road) which crosses through Roxborough Village. These improvements will commence at the southeast corner of the NE 1/4 of Section 11, Township 7 South, Range 69 West of the Sixth Principal Meridian, Douglas County,

Colorado, and extend northerly along County Road 5 approximately 9,297 feet to the northeast corner of the S 1/2 of the SE 1/4 of Section 35, Township 6 South, Range 69 West of the Sixth Principal Meridian, Douglas County, Colorado. The improvements will consist of the enlargement of the existing 80 foot right-of-way to a 100 foot right-of-way with a 25 foot transportation easement on either side reserved for potential future expansion, except those portions fronting on land owned by the State of Colorado and the Denver Water Board. On these frontage areas, the right-of-way will be 90 feet and the 25 foot easement will be limited to the west side of the road.

The road will consist of vertical curb and gutter on either side with a 62 foot wide blacktop surface for its entire length except the 1,250 feet north and 1,500 feet south of the intersection of Rampart Range Road and the north intersection of the loops and the north 750 feet fronting the proposed commercial area. The 62 feet will consist of 2 - 12 foot driving lanes going north. In addition, a right lane turn lane and an acceleration lane will be built as recommended by traffic engineers.

On the 2,750 feet north and south of the main intersection of the loops with Rampart Range Road, a median defined by 6 inch vertical curb and gutter with a landscaped median varying in width from 6 feet to 39 feet will be built.

D. Collector Road Improvements

The street improvements to be made within Roxborough Village are for the loop collector road system shown on Appendix E. These improvements fall within the 60' R.O.W. of the collector road and shall incorporate the R.O.W. landscaping, trail and fencing. Also included is the paving of the parking lot for the recreational park. The street improvements will be phased according to the development of subdivisions within the planned development.

VI. OPERATION & MAINTENANCE

A. Maintenance Area

The areas of maintenance will include Roxborough Village Park, landscaping within the median of Rampart Road, Willow Creek passive park and trail area, landscaping within dedicated right-of-ways and any designated open space or public use lands. Open space areas will be maintained in their present condition. Public use areas, such as the

passive park and trail area, will be maintained as necessary to provide proper grass height and growth adjacent to the trails. The Roxborough Village 18-acre park will be maintained on a weekly basis to achieve generally accepted park standards.

The landscaped areas within public right-of-way will be of native plant materials in accordance with County Highway Department requests for minimal watering requirements. These areas will be maintained to a proper height as required.

**B. Equipment & Buildings**

The initial capital investment for district maintenance vehicles and a storage and maintenance building has been included in the original capital investments fund to be financed by the proposed bond issue.

**C. Administrative**

The administrative duties of operating the District will include, legal, accounting, billings, insurance, office equipment and materials. These services will be provided by the Developer for four years and then will be transferred to an employee of the District.

D. Physical Operation and Maintenance

One full-time year-round operator will be employed by the District to maintain parks, open space, equipment, etc. During the busy summer months, two additional employees will be added to assist with mowing, watering, fertilizing, pruning, etc.

An amount of \$10,000.00 has been budgeted in the capital investments fund for the first year administrative, physical operation and maintenance costs. Additional expenditures incurred during the year will be financed by the Developer. After the third year of operation, \$25,000.00 has been apportioned for maintenance costs to be paid for using ad valorem income. (Refer to Financing Overview - Section VIII.)

E. R.O.W. Dedication

After the construction of said street improvements, the R.O.W. of the collector roads and arterial will be deeded to Douglas County.



VII. COST ESTIMATES

A. Development of Park	\$ 484,155.00
B. Willow Creek Channel Improvement	994,500.00
C. Detention Ponds	70,000.00
D. Engineering - Surveying	600,000.00
E. East Collector Road	738,000.00
F. West Collector Road	984,000.00
G. County Road 5 (Rampart Range Road)	1,665,000.00
H. County Road 7 East (Titan Road)	716,000.00
I. Waterton Road	333,000.00
J. Landscaping and Retaining Walls	933,600.00
K. Trail System	162,000.00
L. Pocket Parks	<u>36,000.00</u>

\$7,716,255.00

ROXBOROUGH VILLAGE METROPOLITAN DISTRICT  
DOUGLAS COUNTY, COLORADO

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Roxborough Metropolitan District  
Douglas County, Colorado

Financing Overview

After consultation with the engineering firm of Holland Corporation, Englewood, Colorado, and the investment banking firm of Hanifen, Imhoff Inc., Denver, Colorado, it has been determined that the construction of various capital improvements, as provided in the Service Plan for the Roxborough Metropolitan District shall be financed with funds received by the District from the sale of general obligation bonds, such bonds to be authorized and issued in accordance with the authorizing Special District Control Act for the State of Colorado.

It is estimated that the general obligation bonds of the District, when issued, will mature within a time period not to exceed twenty (20) years from the date of issuance and have a first principal maturity date not later than three (3) years from the date of issuance, as required by Colorado statute. It is contemplated that three (3) series of bonds will be authorized and issued by the District. (See Table IIA). The proposed maximum interest rate for the bonds will be 15%, and the maximum discount will not exceed 5.0%. The interest rate is currently estimated to be 8.0% with a 3.0% underwriting discount as illustrated in Table IIA of the Financing Plan. The exact interest rate and discount will be determined at the time of bond authorization and sale by the Metropolitan District, and will reflect market conditions at such time.

It is proposed that a total of \$12,000,000 general obligation bonds will be submitted to the qualified electors of the District for approval to fund the public improvements. The Financing Plan, Tables IA - IIB, demonstrates the issuance of \$10,660,000 general obligation bonds, such amount anticipated to be sufficient to provide for the completion of the public improvements contemplated by the Service Plan. The additional bond authorization is not intended to be utilized by the District; however, debt restructuring, construction cost increases and higher interest rates may necessitate an increased issue size.

Inasmuch as the proposed District debt financing represents a substantial debt obligation for the current undeveloped area, it will be necessary for the proponents of this District to ensure adequate security for the purchasers of the District obligations and the future residents of the District who will be responsible for debt repayment. Following consultation with Hanifen, Imhoff Inc., it has been determined that the first phase debt issuance will be secured by a credit enhancement(s) in an amount equal to the outstanding balance

Hanifen, Imhoff Inc.  
Investment Bankers

of the issued obligations. Such enhancement may be in the form of letters of credit, developer advances or contribution, developer agreements, reserve funds, or other such security instruments sufficient to allow for the obligation to be investment quality to investors. In accordance with this provision, Douglas County shall be advised of the security structure utilized for the financing and will receive written advisement from Hanifen, Imhoff Inc. that the obligations are of the quality that will provide adequate protection for future bondholders and District residents.

WINDBOROUGH VILLAGE RETROFIT-A DISTRICT  
DOUGLAS COUNTY, COLORADO  
CALCULATION OF ASSESSED VALUATION

TABLE I

CONSTRUCTION YEAR	ASSESSMENT YEAR	COLLECTION YEAR	BUILDER 1		BUILDER 2		BUILDER 3		BUILDER 4		BUILDER 5		OTHER BUILDERS	OTHER BUILDERS		COMMERCIAL BUILDING MARKET VALUE	RESIDENTIAL ASSESSED VALUATION \$ 111	COMMERCIAL ASSESSED VALUATION \$ 1A3	ASSESSED VALUATION ADDED PER YEAR	CUMULATIVE ASSESSED VALUATION	CONSTRUCTION YEAR
			NUMBER OF UNITS	MARKET VALUE \$ 125,000 PER UNIT	NUMBER OF UNITS	MARKET VALUE \$ 110,000 PER UNIT	NUMBER OF UNITS	MARKET VALUE \$ 100,000 PER UNIT	NUMBER OF UNITS	MARKET VALUE \$ 95,000 PER UNIT	NUMBER OF UNITS	MARKET VALUE \$ 90,000 PER UNIT		MARKET VALUE \$ 1100,000 PER UNIT	MARKET VALUE						
1985	1986	1987	25	83,125,000	54	83,940,000	29	82,320,000	25	82,375,000	100	89,000,000	270	827,000,000		85,473,600		85,473,600	85,473,600	1985	
1986	1987	1988	30	8,250,000	109	11,990,000	38	4,640,000	61	3,795,000	223	20,250,000	462	46,200,000		10,463,750		10,463,750	15,937,350	1986	
1987	1988	1989	31	8,375,000	109	11,990,000	39	4,720,000	72	6,840,000	275	24,750,000	193	19,300,000	83,850,600	0,137,250	8488.0%	0,625,346	20,562,696	1987	
1988	1989	1990	34	6,750,000	33	6,850,000	39	4,720,000	61	3,795,000	150	13,500,000				4,049,650		4,049,650	28,612,346	1988	
1989	1990	1991	27	3,375,000			30	2,400,000	26	2,470,000						1,162,150		1,162,150	29,774,496	1989	
																264,000		264,000	30,038,496	1990	
			207	823,875,000	327	833,970,000	296	823,320,000	243	823,275,000	730	867,300,000	923	872,300,000	83,850,600	829,350,400	8488.0%	830,630,496			

Roxborough Metropolitan District  
Douglas County, Colorado

Financing Plan

TABLE II-A

Estimated Use of Funds

Project Cost:		\$ 7,716,225.00
Park Development	\$ 484,155	
Channel Improvement	994,500	
Detention Ponds	70,000	
Engineering/Survey	600,000	
East Collector Road	738,000	
West Collector Road	984,000	
County Road 5 (Rampart Range Rd)	1,665,000	
County Road 7 East (Titan Road)	716,000	
Waterton Road	333,000	
R.O.W. Landscaping and Fencing	933,600	
Trail System	162,000	
Pocket Parks	36,000	
Capitalized Interest (3 years @ 8%)		\$ 2,571,600.00
Cost of Issuance		105,695.00
Underwriting Discount @ 3.0%		<u>321,450.00</u>
Total Use of Funds		\$10,715,000.00

TABLE IIA

COLLECTION YEAR	85,490,000 6-1-1985			82,475,000 11-1-1986			82,495,000 11-1-1987			ANNUAL PAYMENT	TOTAL DEBT	COLLECTION YEAR	
	PRINCIPAL	COUPON	INTEREST	PRINCIPAL	COUPON	INTEREST	PRINCIPAL	COUPON	INTEREST				
1985			\$219,600	\$219,600							\$219,600	1985	
1986			439,200	439,200		\$16,500	\$16,500				455,700	1986	
1987	\$145,000	8.00%	439,200	564,200		198,000	198,000			\$17,967	600,167	1987	
1988	160,000	8.00%	427,600	584,600	\$65,000	198,000	263,000			215,600	1,066,200	1988	
1989	170,000	8.00%	414,200	584,800	70,000	192,800	262,800	\$70,000	8.00%	215,600	1,133,200	1989	
1990	185,000	8.00%	401,200	566,200	75,000	187,200	262,200	80,000	8.00%	210,000	1,138,400	1990	
1991	200,000	8.00%	386,400	566,400	85,000	181,200	266,200	85,000	8.00%	203,600	1,141,200	1991	
1992	215,000	8.00%	370,400	565,400	90,000	174,400	264,400	90,000	8.00%	196,800	1,126,600	1992	
1993	235,000	8.00%	353,200	568,200	95,000	167,200	262,200	100,000	8.00%	189,600	1,140,600	1993	
1994	250,000	8.00%	334,400	564,400	105,000	159,600	264,600	105,000	8.00%	181,600	1,135,600	1994	
1995	270,000	8.00%	314,400	564,400	115,000	151,200	266,200	115,000	8.00%	173,200	1,129,600	1995	
1996	295,000	8.00%	292,800	567,800	125,000	142,000	267,000	125,000	8.00%	164,800	1,143,800	1996	
1997	315,000	8.00%	269,200	564,200	130,000	132,000	267,000	135,000	8.00%	154,000	1,135,200	1997	
1998	340,000	8.00%	244,000	564,000	145,000	121,600	266,600	145,000	8.00%	143,200	1,120,800	1998	
1999	370,000	8.00%	216,800	566,800	155,000	110,000	265,000	155,000	8.00%	131,600	1,128,400	1999	
2000	400,000	8.00%	187,200	567,200	165,000	97,600	262,600	165,000	8.00%	119,200	1,134,000	2000	
2001	430,000	8.00%	155,200	565,200	180,000	84,400	264,400	180,000	8.00%	106,800	1,139,600	2001	
2002	465,000	8.00%	129,800	565,800	195,000	70,000	265,000	195,000	8.00%	91,600	1,137,400	2002	
2003	500,000	8.00%	83,600	567,600	210,000	54,400	264,400	210,000	9.00%	76,600	1,134,000	2003	
2004	545,000	8.00%	43,600	568,600	225,000	37,600	262,600	230,000	8.00%	59,200	1,140,400	2004	
2005					245,000	19,600	264,600	245,000	8.00%	40,800	550,400	2005	
2006								265,000	8.00%	21,200	286,200	2006	
			\$5,713,600	\$11,203,600	\$2,475,000		\$2,495,000	\$4,970,300	\$2,695,000		\$2,710,767	\$5,405,767	\$21,579,667

ESTIMATED USE OF BOND PROCEEDS:

DATED JUNE 1, 1985

CONSTRUCTION & ENGINEERING	\$3,933,000
CAPITALIZED INTEREST (3%RS. @ 8%)	1,317,600
UNDERWRITING DISCOUNT	164,700
OTHER ISSUING EXPENSES	74,700
	<hr/>
	\$5,490,000

DATED NOVEMBER 1, 1986

CONSTRUCTION & ENGINEERING	\$1,776,000
CAPITALIZED INTEREST (3%RS. @ 8%)	594,000
UNDERWRITING DISCOUNT	74,250
OTHER ISSUING EXPENSES	28,750
	<hr/>
	\$2,475,000

DATED NOVEMBER 1, 1987

CONSTRUCTION & ENGINEERING	\$1,339,600
CAPITALIZED INTEREST (3%RS. @ 8%)	646,800
UNDERWRITING DISCOUNT	30,250
OTHER ISSUING EXPENSES	27,750
	<hr/>
	\$2,675,000

ROXBOROUGH VILLAGE METROPOLITAN DISTRICT  
ESTIMATED FINANCING PLAN

ALTERNATE I - TABLE IIB

COLLECTION YEAR	ASSESSED VALUATION	MILL LEVY	TAX REVENUE	CAPITALIZED INTEREST	BUILDERS CONTRIBUTION	TOTAL REVENUES AVAILABLE	OPERATIONS & MAINTENANCE	ANNUAL DEBT SERVICE	ANNUAL SURPLUS	CUMULATIVE SURPLUS	COLLECTION YEAR
1985				\$1,317,600		\$1,317,600		\$219,600	\$1,098,000	\$1,098,000	1985
1986				594,000		594,000	\$10,000	455,700	128,300	1,226,300	1986
1987	\$5,473,600	5	\$27,368	646,800		674,168	15,000	800,167	(140,999)	1,085,301	1987
1988	15,937,350	5	79,687			79,687	20,000	1,066,200	(1,006,513)	78,788	1988
1989	24,562,696	15	366,440		\$735,000	1,103,440	25,000	1,133,200	(54,760)	24,029	1989
1990	26,612,046	25	715,309		445,000	1,160,309	25,000	1,138,400	(3,091)	20,937	1990
1991	29,774,496	35	1,042,107		125,000	1,167,107	25,000	1,141,200	907	21,845	1991
1992	30,038,496	35	1,051,347		110,000	1,161,347	25,000	1,136,600	(253)	21,592	1992
1993	30,038,496	35	1,051,347		115,000	1,166,347	25,000	1,140,000	1,347	22,939	1993
1994	30,038,496	35	1,051,347		110,000	1,161,347	25,000	1,135,600	747	23,687	1994
1995	30,038,496	35	1,051,347		110,000	1,161,347	25,000	1,138,800	(2,453)	21,234	1995
1996	30,038,496	35	1,051,347		120,000	1,171,347	25,000	1,143,800	2,547	23,781	1996
1997	30,038,496	35	1,051,347		110,000	1,161,347	25,000	1,135,200	1,147	24,929	1997
1998	30,038,496	35	1,051,347		110,000	1,161,347	25,000	1,138,800	(2,453)	22,476	1998
1999	30,038,496	35	1,051,347		110,000	1,161,347	25,000	1,138,400	(2,053)	20,423	1999
2000	30,038,496	35	1,051,347		110,000	1,161,347	25,000	1,134,000	2,347	22,771	2000
2001	30,038,496	35	1,051,347		110,000	1,161,347	25,000	1,135,600	747	23,518	2001
2002	30,038,496	35	1,051,347		110,000	1,161,347	25,000	1,137,400	(1,053)	22,465	2002
2003	30,038,496	35	1,051,347		110,000	1,161,347	25,000	1,134,000	2,347	24,813	2003
2004	30,038,496	35	1,051,347		110,000	1,161,347	25,000	1,140,400	(4,053)	20,760	2004
2005	30,038,496	18	540,693		35,000	575,693	25,000	550,400	293	21,053	2005
2006	30,038,496	10	300,385		10,000	310,385	25,000	286,200	(815)	20,238	2006
				\$16,741,505	\$2,558,400	\$2,795,000	\$22,094,905	\$495,000	\$21,579,667		



ROXBOROUGH VILLAGE METROPOLITAN DISTRICT  
ESTIMATED FINANCING PLAN

ALTERNATE II - TABLE IIB

COLLECTION YEAR	ASSESSED VALUATION	MILL LEVY	TAX REVENUE	CAPITALIZED INTEREST	BUILDERS CONTRIBUTION	TOTAL REVENUES AVAILABLE	ANNUAL DEBT SERVICE	ANNUAL SURPLUS	CUMULATIVE SURPLUS	COLLECTION YEAR
1985				\$1,317,600		\$1,317,600	\$219,600	\$1,098,000	\$1,098,000	1985
1986				594,000		594,000	455,700	138,300	1,236,300	1986
1987	\$5,473,600	5	\$27,368	646,800		674,168	800,167	(125,999)	1,110,301	1987
1988	15,937,350	5	79,687			79,687	1,066,200	(986,513)	123,788	1988
1989	24,562,696	42	1,031,633			1,031,633	1,133,200	(101,567)	22,221	1989
1990	28,612,346	40	1,144,494			1,144,494	1,138,400	6,094	28,315	1990
1991	29,774,496	38	1,131,431			1,131,431	1,141,200	(9,769)	18,546	1991
1992	30,038,496	38	1,141,463			1,141,463	1,136,600	4,863	23,409	1992
1993	30,038,496	38	1,141,463			1,141,463	1,140,000	1,463	24,872	1993
1994	30,038,496	38	1,141,463			1,141,463	1,135,600	5,863	30,735	1994
1995	30,038,496	38	1,141,463			1,141,463	1,138,800	2,663	33,397	1995
1996	30,038,496	38	1,141,463			1,141,463	1,143,800	(2,337)	31,060	1996
1997	30,038,496	38	1,141,463			1,141,463	1,135,200	6,263	37,323	1997
1998	30,038,496	38	1,141,463			1,141,463	1,138,800	2,663	39,986	1998
1999	30,038,496	38	1,141,463			1,141,463	1,138,400	3,063	43,049	1999
2000	30,038,496	38	1,141,463			1,141,463	1,134,000	7,463	50,512	2000
2001	30,038,496	38	1,141,463			1,141,463	1,135,600	5,863	56,374	2001
2002	30,038,496	38	1,141,463			1,141,463	1,137,400	4,063	60,437	2002
2003	30,038,496	38	1,141,463			1,141,463	1,134,000	7,463	67,900	2003
2004	30,038,496	38	1,141,463			1,141,463	1,140,400	1,063	68,963	2004
2005	30,038,496	18	540,693			540,693	550,400	(9,707)	59,256	2005
2006	30,038,496	9	270,346			270,346	286,200	(15,854)	43,402	2006
				\$19,064,669	\$2,558,400	\$0	\$21,623,069	\$21,579,667		

ROXBOROUGH VILLAGE METROPOLITAN DISTRICT  
ESTIMATED FINANCING PLAN

ALTERNATE III - TABLE IIB

COLLECTION YEAR	ASSESSED VALUATION	MILL LEVY	TAX REVENUE	CAPITALIZED INTEREST	BUILDERS CONTRIBUTION	TOTAL REVENUES AVAILABLE	OPERATIONS & MAINTENANCE	ANNUAL DEBT SERVICE	ANNUAL SURPLUS	CUMULATIVE SURPLUS	COLLECTION YEAR
1985				\$1,317,600		\$1,317,600		\$219,600	\$1,098,000	\$1,098,000	1985
1986				594,000		594,000	\$10,000	455,700	128,300	1,226,300	1986
1987	45,473,200	5	\$27,328	646,800		674,128	15,000	800,167	(140,999)	1,085,301	1987
1988	45,937,250	5	79,667			79,667	20,000	1,066,200	(1,006,513)	78,788	1988
1989	46,507,295	29	712,318		\$400,000	1,112,318	25,000	1,133,200	(45,882)	32,906	1989
1990	46,812,345	26	743,951		400,000	1,143,921	25,000	1,138,400	(19,479)	13,427	1990
1991	47,374,495	40	1,190,980			1,190,980	25,000	1,141,200	24,780	38,207	1991
1992	48,038,495	39	1,171,501			1,171,501	25,000	1,136,600	9,901	48,108	1992
1993	48,038,495	39	1,171,501			1,171,501	25,000	1,140,000	6,501	54,610	1993
1994	48,038,495	39	1,171,501			1,171,501	25,000	1,135,600	10,901	65,511	1994
1995	48,038,495	39	1,171,501			1,171,501	25,000	1,138,800	7,701	73,212	1995
1996	48,038,495	39	1,171,501			1,171,501	25,000	1,143,800	2,701	75,914	1996
1997	48,038,495	39	1,171,501			1,171,501	25,000	1,135,200	11,301	87,215	1997
1998	48,038,495	39	1,171,501			1,171,501	25,000	1,138,800	7,701	94,917	1998
1999	48,038,495	39	1,171,501			1,171,501	25,000	1,138,400	8,101	103,018	1999
2000	48,038,495	36	1,141,463			1,141,463	25,000	1,134,000	(17,537)	85,481	2000
2001	48,038,495	36	1,141,463			1,141,463	25,000	1,135,600	(19,137)	66,344	2001
2002	48,038,495	36	1,141,463			1,141,463	25,000	1,137,400	(20,937)	45,406	2002
2003	48,038,495	36	1,141,463			1,141,463	25,000	1,134,000	(17,537)	27,869	2003
2004	48,038,495	36	1,141,463			1,141,463	25,000	1,140,400	(23,937)	3,932	2004
2005	48,038,495	26	600,770			600,770	25,000	550,400	25,370	29,302	2005
2006	48,038,495	11	330,423			330,423	25,000	286,200	19,223	48,525	2006
				\$18,764,792	\$2,552,400	\$800,000	\$22,123,192	\$495,000	\$21,579,667		

APPENDIX A

300.-CERTIFIED COPY OF ORDER. - THE C. F. HENCKEL BLANK BOOK & LITHO. CO., DENVER, COLO.

STATE OF COLORADO, }  
COUNTY OF Douglas } ss. At a regular meeting of the  
Board of County Commissioners for Douglas County, Colorado, held at the 301 Wilcox Street,  
Name in Castle Rock, Colorado on Monday the 27th  
day of August, A. D. 1984, there were present:

- Sonya B. Blackstock, Chairman,
- W. G. Duncan, Commissioner,
- Francis W. McCurdy, Commissioner,
- James K. Kreutz, County Attorney,
- Reta A. Crain, Clerk,
- Wanda W. Bailey, Deputy,

when the following proceedings, among others, were had and done, to-wit:

Motion Number M-984-282. It was moved by Commissioner Duncan to adopt the following Motion:

WHEREAS, Princeville Development Corporation wishes a Development Guide and Plan for Roxborough Park East separate from the Roxborough Master Plan; and

WHEREAS, the application has been found to be in compliance with the Douglas County Zoning Resolution; and

WHEREAS, minor adjustments were made to the Development Guide on the recommendation of James Kreutz, County Attorney;

NOW, THEREFORE, BE IT MOVED by the Board of County Commissioners of Douglas County to approve the Development Guide as amended.

Upon roll call the vote was:

Commissioner Blackstock, aye; Commissioner Duncan, aye; Commissioner McCurdy, aye.

The Chairman declared the motion carried and so ordered.

APPENDIX C

ROXBOROUGH VILLAGE  
LEGAL DESCRIPTION

THREE TRACTS OF LAND LYING WITHIN THE S1/2 SE1/4 OF SECTION 35, TOWNSHIP 6 SOUTH, THE NW1/4 AND PART OF THE SW1/4 OF SECTION 1, THE E1/2 OF SECTION 2 AND THE E1/2 OF SECTION 11, TOWNSHIP 7 SOUTH, ALL IN RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT NO. 1

BEGINNING AT THE N1/4 CORNER OF SAID SECTION 1;

THENCE S00°27'04"E A DISTANCE OF 2645.51 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 1 TO THE CENTER OF SAID SECTION 1;

THENCE S88°30'23"W A DISTANCE OF 2609.54 FEET ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 1 TO A POINT ON THE EASTERLY R.O.W. LINE OF DOUGLAS COUNTY ROAD NO. 5 (RAMPART ROAD). SAID POINT BEING N88°30'23"E A DISTANCE OF 18.56 FEET FROM THE W1/4 CORNER OF SAID SECTION 1;

THENCE N00°34'12"W A DISTANCE OF 2697.45 FEET ALONG THE SAID EASTERLY R.O.W. LINE TO A POINT ON THE NORTH LINE OF THE SAID NW1/4 OF SECTION 1, SAID POINT BEING N89°38'47"E A DISTANCE OF 27.05 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 1;

THENCE N89°38'47"E A DISTANCE OF 2614.71 FEET ALONG THE SAID NORTH LINE TO THE POINT OF BEGINNING, CONTAINING 160.186 ACRES, MORE OR LESS.

TRACT NO. 2

BEGINNING AT THE CENTER OF SAID SECTION 2;

THENCE N00°56'44"W A DISTANCE OF 2697.17 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 2 TO THE N1/4 CORNER OF SAID SECTION 2;

THENCE N00°32'00"W A DISTANCE OF 1326.32 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 35 TO THE NORTHWEST CORNER OF THE SAID S1/2 SE1/4 OF SAID SECTION 35;

THENCE N89°27'31"E A DISTANCE OF 2595.70 FEET ALONG THE NORTH LINE OF SAID S1/2 SE1/4 TO A POINT ON THE WESTERLY R.O.W. LINE OF DOUGLAS COUNTY ROAD NO. 5 (RAMPART ROAD). SAID POINT BEING S89°27'31"W A DISTANCE OF 50.32 FEET FROM THE NORTHEAST CORNER OF THE SAID S1/2 SE1/4;

THENCE ALONG THE SAID WESTERLY R.O.W. LINE FOR THE FOLLOWING FIVE (5) COURSES:

1. THENCE S00°16'40"E A DISTANCE OF 1334.24 FEET TO A POINT ON THE NORTH LINE OF THE SAID E1/2 OF SAID SECTION 2, SAID POINT BEING S89°38'01"W A DISTANCE OF 52.95 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 2;

2. THENCE  $S00^{\circ}34'12''E$  A DISTANCE OF 2697.80 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 2, SAID POINT BEING  $S89^{\circ}39'02''W$  A DISTANCE OF 61.44 FEET FROM THE E1/4 CORNER OF SAID SECTION 2;
3. THENCE  $S00^{\circ}47'38''E$  A DISTANCE OF 2632.44 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 11, SAID POINT BEING  $S89^{\circ}42'25''W$  A DISTANCE OF 30.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 11;
4. THENCE  $S01^{\circ}01'14''E$  A DISTANCE OF 2559.75 FEET TO A POINT;
5. THENCE  $S15^{\circ}18'29''E$  A DISTANCE OF 75.08 FEET TO THE E1/4 CORNER OF SAID SECTION 11;

THENCE  $S00^{\circ}15'09''E$  A DISTANCE OF 1314.90 FEET ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 11 TO THE SOUTHEAST CORNER OF THE NE1/4 SE1/4 OF SAID SECTION 11;

THENCE  $S89^{\circ}40'18''W$  A DISTANCE 332.01 FEET ALONG THE SOUTH LINE OF THE SAID NE1/4 SE1/4 TO A POINT;

THENCE  $N21^{\circ}58'00''W$  A DISTANCE OF 503.96 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF ROXBOROUGH DOWNS AS RECORDED IN DOUGLAS COUNTY RECORDS UNDER RECEPTION NUMBER 141761;

THENCE ALONG THE SAID EASTERLY BOUNDARY LINE FOR THE FOLLOWING FIFTEEN (15) COURSES;

1. THENCE  $N09^{\circ}18'00''W$  A DISTANCE OF 34.88 FEET TO A POINT;
2. THENCE  $N16^{\circ}14'00''E$  A DISTANCE OF 583.00 FEET TO A POINT;
3. THENCE  $N22^{\circ}30'00''W$  A DISTANCE OF 395.00 FEET TO A POINT;
4. THENCE  $N82^{\circ}15'00''W$  A DISTANCE OF 307.00 FEET TO A POINT;
5. THENCE  $N21^{\circ}48'00''W$  A DISTANCE OF 570.00 FEET TO A POINT;
6. THENCE  $N07^{\circ}42'00''W$  A DISTANCE OF 335.00 FEET TO A POINT;
7. THENCE  $N22^{\circ}16'00''W$  A DISTANCE OF 145.00 FEET TO A POINT;
8. THENCE  $N31^{\circ}00'00''W$  A DISTANCE OF 412.00 FEET TO A POINT;
9. THENCE  $N12^{\circ}52'00''W$  A DISTANCE OF 476.00 FEET TO A POINT;
10. THENCE  $N40^{\circ}26'00''W$  A DISTANCE OF 238.00 FEET TO A POINT;
11. THENCE  $N47^{\circ}40'00''W$  A DISTANCE OF 346.00 FEET TO A POINT;
12. THENCE  $N00^{\circ}00'00''E$  A DISTANCE OF 460.00 FEET TO A POINT;

13. THENCE N29°18'00"W A DISTANCE OF 496.00 FEET TO A POINT;
14. THENCE N14°42'00"W A DISTANCE OF 2045.16 FEET TO A POINT ON THE SAID EAST-WEST CENTERLINE OF SAID SECTION 2;
15. THENCE S89°39'02"W A DISTANCE OF 59.63 FEET ALONG THE SAID EAST-WEST CENTERLINE TO THE POINT OF BEGINNING, CONTAINING 455.742 ACRES, MORE OR LESS.

TRACT NO. 3

THE NORTH 1/2 OF THE NORTH 1/2 OF THE SW1/4, SECTION 1, TOWNSHIP 7 SOUTH RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN.

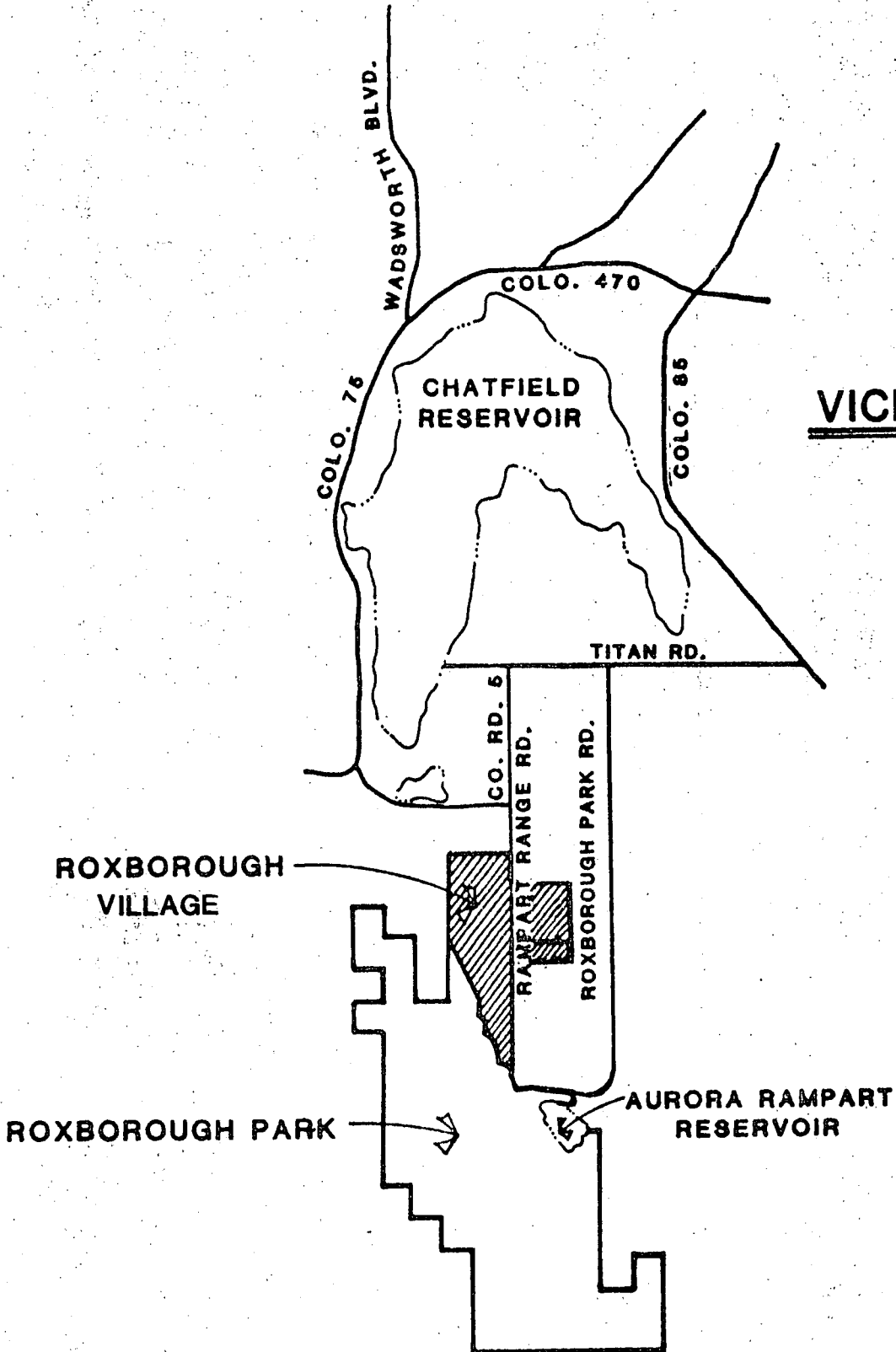
TRACT NO. 4

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW1/4, SECTION 1, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN.

APPENDIX D



VICINITY MAP



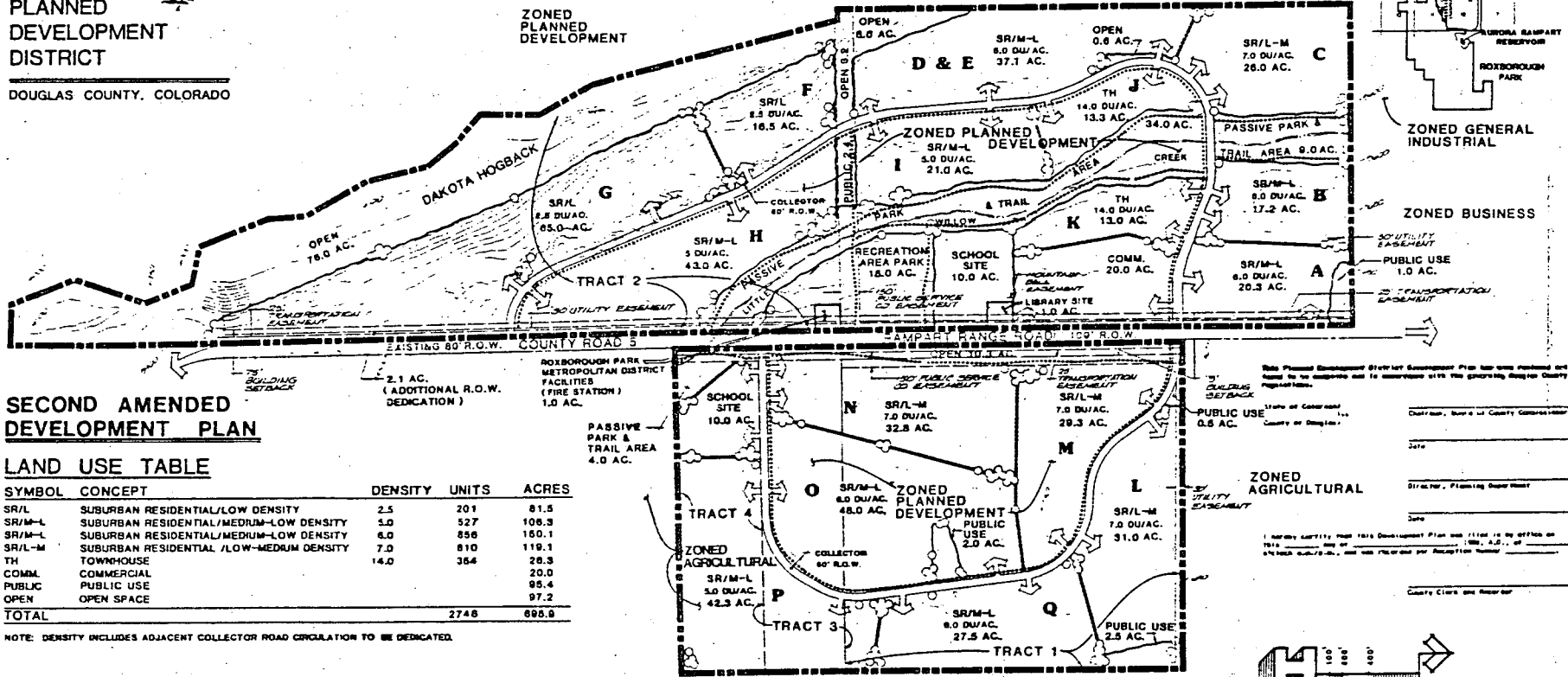
# ROXBOROUGH VILLAGE METROPOLITAN DISTRICT

**ROXBOROUGH  
PARK  
EAST**



**PLANNED  
DEVELOPMENT  
DISTRICT**

DOUGLAS COUNTY, COLORADO



**SECOND AMENDED  
DEVELOPMENT PLAN**

**LAND USE TABLE**

SYMBOL	CONCEPT	DENSITY	UNITS	ACRES
SR/L	SUBURBAN RESIDENTIAL/LOW DENSITY	2.5	201	81.5
SR/M-L	SUBURBAN RESIDENTIAL/MEDIUM-LOW DENSITY	5.0	527	106.3
SR/M	SUBURBAN RESIDENTIAL/MEDIUM-LOW DENSITY	6.0	856	160.1
SR/L-M	SUBURBAN RESIDENTIAL /LOW-MEDIUM DENSITY	7.0	810	119.1
TH	TOWNHOUSE	14.0	354	26.3
COMM.	COMMERCIAL			20.0
PUBLIC USE	PUBLIC USE			95.4
OPEN	OPEN SPACE			97.2
<b>TOTAL</b>			<b>2746</b>	<b>695.0</b>

NOTE: DENSITY INCLUDES ADJACENT COLLECTOR ROAD CIRCULATION TO BE DEDICATED.

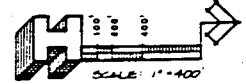
This Planned Development District Development Plan has been reviewed and found to be complete and to conform with the governing Douglas County Regulations.

\_\_\_\_\_  
Chairman, Board of County Commissioners  
Date: \_\_\_\_\_

\_\_\_\_\_  
Director, Planning Department  
Date: \_\_\_\_\_

\_\_\_\_\_  
County Clerk and Recorder  
Date: \_\_\_\_\_

I hereby certify that this Development Plan was filed in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 1988, A.D., of 1988-02-19-88, and was filed under the following number: \_\_\_\_\_



**DEVELOPER:**  
WILLOW CREEK RANCH  
JOINT VENTURE  
6666 S. GAYLORD ST., SUITE 2000  
DENVER, CO. 80221

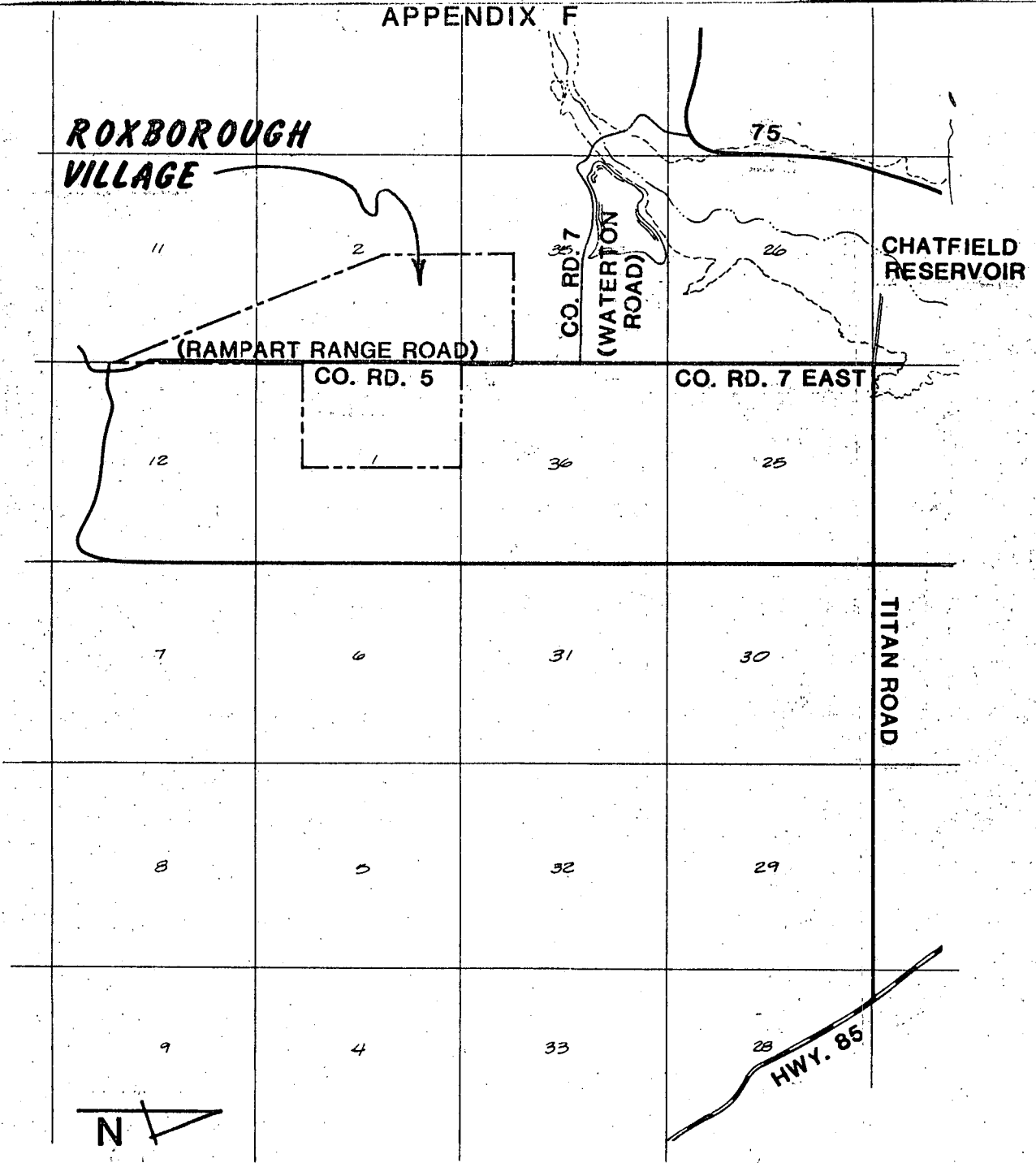
**ENGINEER/PLANNER:**  
HOLLAND CORPORATION  
6666 S. GAYLORD ST., SUITE 2000  
DENVER, CO. 80221

SECOND AMENDMENT FEBRUARY 1, 1988

APPENDIX E



APPENDIX F



OFFSITE ACCESS ROADS  
and ARTERIAL ROAD

## APPENDIX G

### PHASING SCHEDULE

#### PHASE I

- A) Grading and all drainage structures within the Little Willow Creek Channel.
- B) Development of the 18 acre park site. Including the parking lot, tennis court, basketball court, horseshoe pit, tot lot, picnicking area with tables and outdoor cooking facilities, softball field and joint use athletic field.
- C) Street improvements to offsite access roads and arterial.
- D) Construction of initial phase of the collector street system.
- E) Landscaping improvements within the right-of-way of the arterial street and the initial collector streets constructed.

#### PHASE II

- A) The trail system throughout the project including the exercise stations.
- B) Landscaping within the remaining public use areas.
- C) Construction of remaining collector streets.
- D) Landscaping the remaining collector street right-of-ways.
- E) Construction of pocket parks.

# APPENDIX H

## SCHEDULE OF DEVELOPMENT

This chart is intended to illustrate the projected number of lots built per year and the resulting population.

<u>Year</u>	<u>No. of Units</u>	Average No. Persons Per <u>Units</u>	<u>Population</u>
1985	100	(2.7)	270
1986	367	(2.7)	991
1987	540	(2.7)	1458
1988	593	(2.7)	1601
1989	703	(2.7)	1898
1990	<u>445</u>	(2.7)	<u>1202</u>
TOTAL	2748		7420

APPENDIX II:

Standards of Construction

All parks and recreation construction shall conform to generally accepted metropolitan parks standards with play areas meeting or exceeding minimum school playground construction standards.

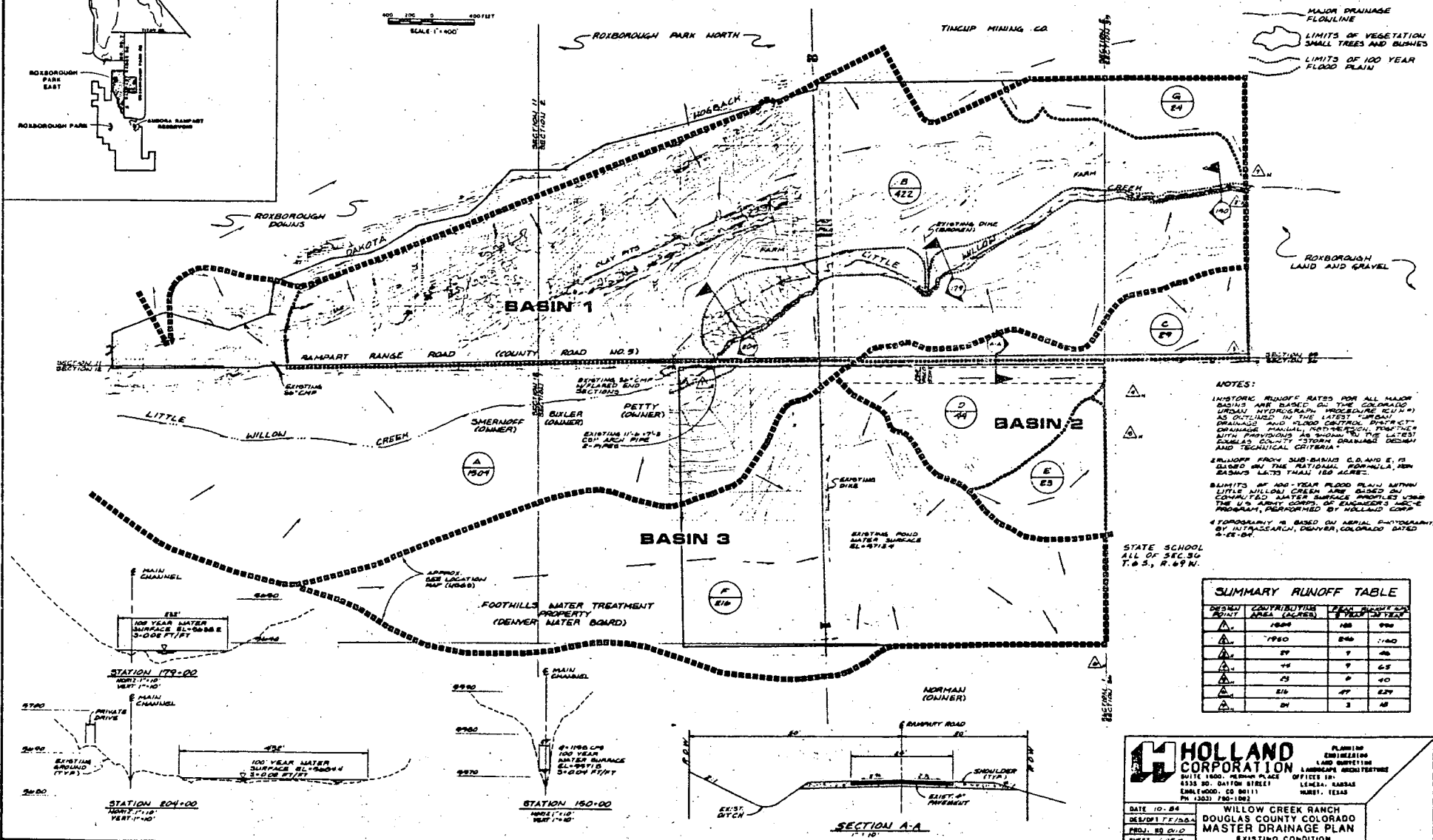
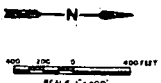
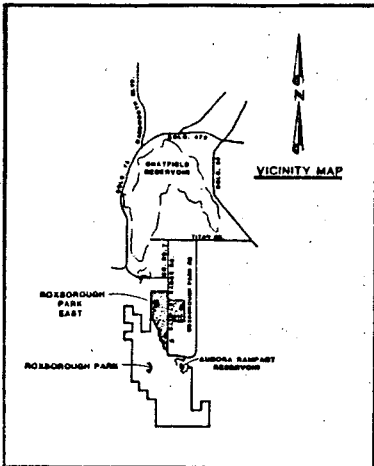
All drainage open channel construction shall conform to Douglas County Standards of Construction and/or Urban Drainage and Flood Control District.

All street improvement construction will conform to Douglas County Department of Highways standards.

**MASTER DRAINAGE PLAN  
FOR  
WILLOW CREEK RANCH  
LOCATED AT  
ROXBOROUGH PARK EAST  
DOUGLAS COUNTY COLORADO**

**LEGEND:**

- MAJOR BASIN BOUNDARY
- SUB-BASIN BOUNDARY
- (A) BASIN DESIGNATION
- (1504) BASIN AREA IN ACRES
- EXISTING DRAINAGE PATTERNS
- MAJOR DRAINAGE FLOWLINE
- LIMITS OF VEGETATION SMALL TREES AND BUSHES
- LIMITS OF 100 YEAR FLOOD PLAIN



**NOTES:**

1. HISTORIC RUNOFF RATES FOR ALL MAJOR BASINS ARE BASED ON THE COLORADO URBAN HYDROLOGIC PROCEDURE (CUH-4) AS OUTLINED IN THE LATEST PUBLISHED DRAINAGE MANUAL, REGIONAL DISTRICT WITH PROVISIONS FOR DESIGN TO THE LATEST DRAINAGE COUNTY STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA.

2. WILLOW CREEK SUB-BASINS C, D AND E IS BASED ON THE NATIONAL FORMULA, FOR BASINS LARGER THAN 100 ACRES.

3. LIMITS OF 100-YEAR FLOOD PLAIN WITHIN LITTLE WILLOW CREEK ARE BASED ON COMPUTED WATER SURFACE PROFILES USING THE U.S. ARMY CORPS OF ENGINEERS' HEC-2 PROGRAM, PERFORMED BY HOLLAND CORP.

4. TOPOGRAPHY IS BASED ON AERIAL PHOTOGRAPHS BY INTERSEARCH, DENVER, COLORADO DATED 8-28-84.

STATE SCHOOL ALL OF SEC. 36 T.2.S., R. 67.N.

**SUMMARY RUNOFF TABLE**

DESIGN POINT	CONTRIBUTING AREA (ACRES)	AREA DRAINAGE COEFFICIENT	PEAK RUNOFF (CFS)
1504	1504	1.00	1740
27	27	0.46	46
44	44	0.65	65
25	25	0.40	40
216	216	0.27	227
21	21	0.42	42

**HOLLAND CORPORATION**

PLANNING  
ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE

4535 SO. DAYTON STREET  
ENGLEWOOD, CO 80111  
PH (303) 780-1882

LENER, KANSAS  
WURST, TEXAS

DATE 10-84  
DESIGNER T.F./S.A.  
PROJ. NO. 010  
SHEET 1 OF 4

WILLOW CREEK RANCH  
DOUGLAS COUNTY COLORADO  
MASTER DRAINAGE PLAN  
EXISTING CONDITION

APPENDIX III



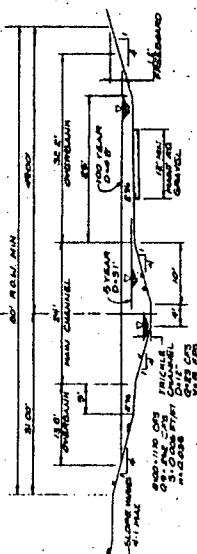
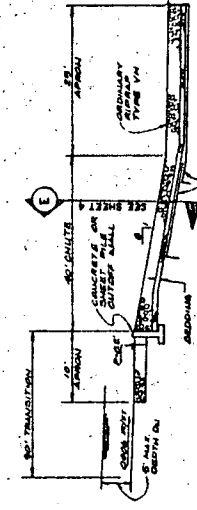
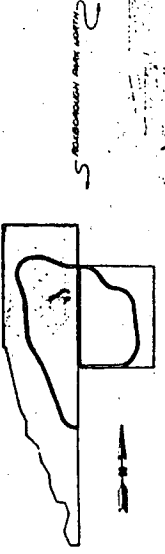
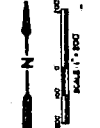
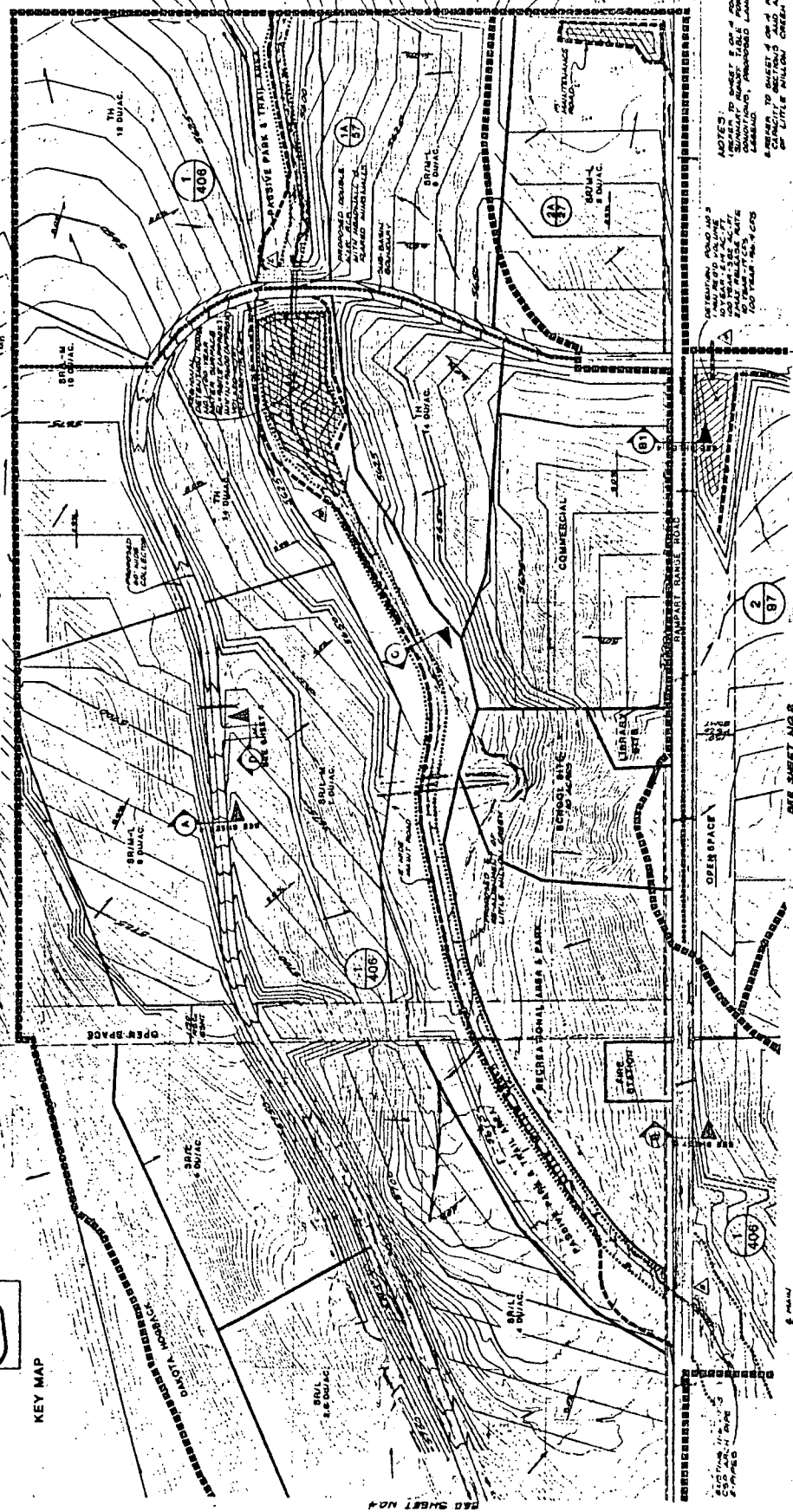
# APPENDIX III



**HOLLAND CORPORATION**  
 PUBLIC ENGINEERS  
 LAND SURVEYING  
 4111 W. 130th Street  
 Overland Park, Kansas 66204  
 PHONE: (913) 641-1111  
 FAX: (913) 641-1111

YELLOW CREEK BRANCH  
 DONALD COUNTY, COLORADO  
 MASTER DRAINAGE PLAN  
 DEVELOPED CONDITION

**NOTES:**  
 1. REFER TO SHEET 2 OF 2 FOR GENERAL NOTES.  
 2. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN FEET AND INCHES.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.  
 4. SEE SHEET 1 FOR ADDITIONAL DETAILS OF LITTLE WILLOW CREEK CHANNEL, INTERSECTIONS.



TRUCKS MAINTAIN CO. 2

RECREATION PARK AUTHORITY

KEY MAP

SCALE 1" = 2'-0"

SCALE 1" = 2'-0"

TRUCKS MAINTAIN CO. 2

RECREATION PARK AUTHORITY

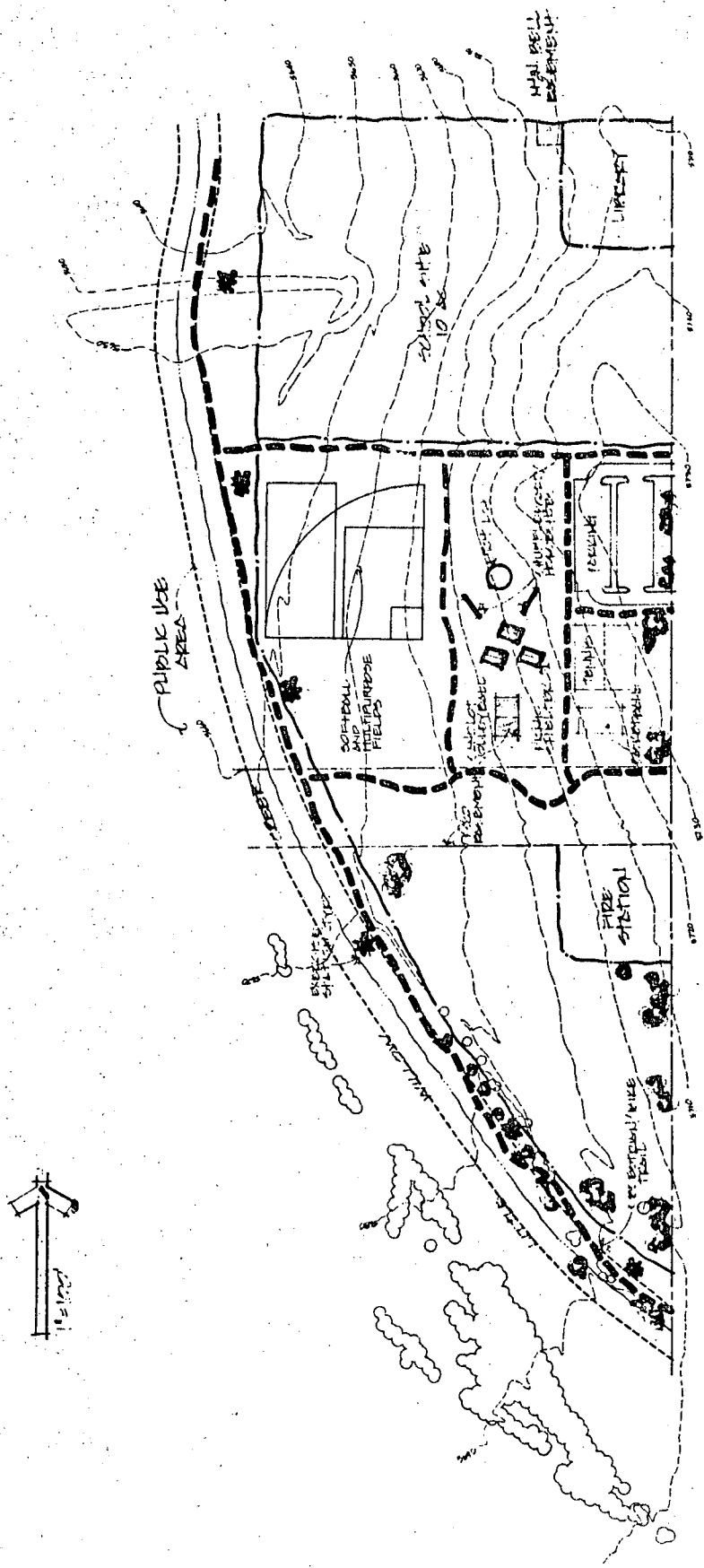
KEY MAP

SCALE 1" = 2'-0"


SCALE 1" = 2'-0"







# SCHEMATIC PARK PLAN

	PLANNING ENGINEERING LAND SURVEYING LANDS ACQUISITION	
	OFFICES IN 8332 W. MAYFIELD STREET GERRARD, CANADA TORONTO, ONT. M3J 1K2	
DATE: 1-4-85 DRAWN BY: JH	ROXBOROUGH VILLAGE SCHEMATIC PARK PLAN	
PROJ. NO. 205	SHEET	