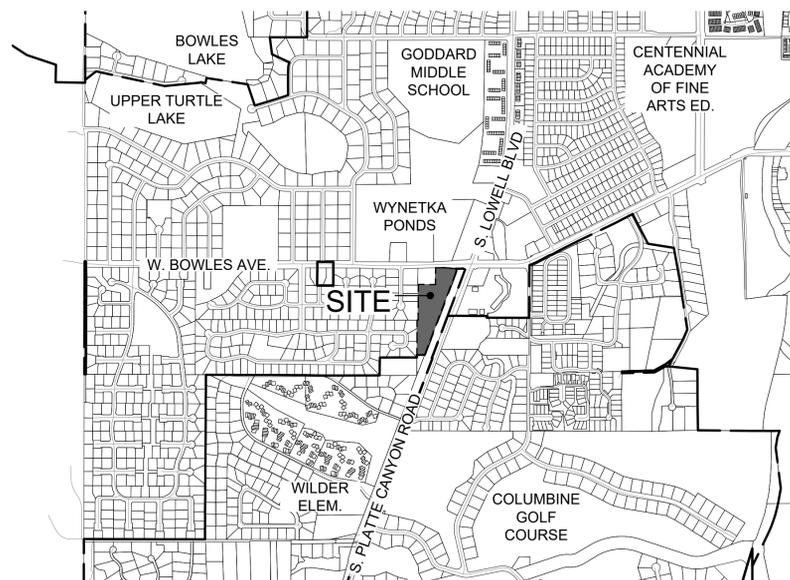


# PRELIMINARY DEVELOPMENT PLAN PLATTE CANYON VILLAS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 W OF THE 6TH P.M.  
COUNTY OF ARAPAHOE, STATE OF COLORADO



**A** VICINITY MAP  
1" = 2,000'

**LEGAL DESCRIPTION**

A TRACT OF LAND IN THE NE 1/4 NE 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID NE 1/4 NE 1/4 WHICH IS 268.7 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NE 1/4 NE 1/4;

THENCE EAST PARALLEL TO THE NORTH LINE OF SAID NE 1/4 NE 1/4, 208.7 FEET, THENCE NORTH PARALLEL TO THE WEST LINE OF SAID NE 1/4 NE 1/4, 208.7 FEET TO THE SOUTH LINE OF WEST BOWLES AVENUE;

THENCE EAST PARALLEL TO THE NORTH LINE OF SAID NE 1/4 NE 1/4, 271.43 FEET TO THE WEST LINE OF THE RIGHT-OF WAY OF THE CITY AND COUNTY OF DENVER, AND THE BOARD OF WATER COMMISSIONER OF THE CITY AND COUNTY OF DENVER;

THENCE ON AN ANGLE OF 110 DEG. 49 MIN. 15 SEC. TO THE RIGHT (SOUTH 21 DEG. 15 MIN. WEST), ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, FOR A DISTANCE OF 1105.45 FEET;

THENCE NORTH 89 DEG. 27 MIN. 30 SEC. WEST, 89.1 FEET TO A POINT ON THE WEST LINE OF SAID NE 1/4 NE 1/4;

THENCE NORTH ALONG SAID WEST LINE 824.0 FEET TO THE POINT OF BEGINNING;

EXCEPT THOSE PORTIONS CONVEYED IN DEEDS RECORDED AUGUST 7, 1968 IN BOOK 1770 AT PAGE 634; JANUARY 19, 1972 IN BOOK 1988 AT PAGE 385; JUNE 18, 1982 IN BOOK 3645 AT PAGE 187; MAY 4, 1987 IN BOOK 5135 AT PAGE 465; JUNE 15, 1987 IN BOOK 5180 AT PAGE 90 AND ANY PORTION OF SUBJECT PROPERTY INCLUDED IN THE DEED RECORDED MARCH 23, 1989 IN BOOK 5656 AT PAGE 9, COUNTY OF ARAPAHOE, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 246,089 SQUARE FEET, OR 5.6494 ACRES.

**STANDARD NOTES**

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE PRELIMINARY DEVELOPMENT PLAN KNOWN AS **PLATTE CANYON VILLAS**, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

**STREET MAINTENANCE**

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

**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.

**EMERGENCY ACCESS**

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

**LANDSCAPE MAINTENANCE**

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S 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/PROPERTY 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 AREAS ASSOCIATED WITH THIS DEVELOPMENT.

**SIGHT TRIANGLE MAINTENANCE**

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT 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.

**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:

- DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
- 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.
- EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

**MAINTENANCE OF COMMON AREAS**

THE PUBLIC RIGHT-OF-WAY (ALONG WEST BOWLES AVENUE), THE DETENTION/WATER QUALITY POND(S), THE PRIVATE ROADWAY AND COMMON OPEN SPACE INCLUDING THE COMMON GREENSPACE, PROPERTY LINE BUFFERS AND ALL 'NON-ENCLOSED' PRIVATE SIDE YARDS SHALL BE MAINTAINED BY A COMMON HOA.

**LANDSCAPE DEVELOPMENT**

FRONT AND REAR YARDS VISIBLE FROM THE COMMON AREAS OUTSIDE OF A FENCED AREA AND ADJACENT TO PUBLIC RIGHT OF WAY SHALL BE LANDSCAPED BY THE BUILDER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY IN ACCORDANCE WITH THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE. RIGHT-OF-WAY FRONTAGES AND PERIMETER BUFFERS SHALL BE LANDSCAPED BY THE DEVELOPER IN ACCORDANCE WITH THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE PRIOR TO 80% COMPLETION OF THE PROJECT. ENHANCED LANDSCAPE SCREENING/BUFFERING AND/OR FENCING SHALL BE PROVIDED ADJACENT TO THE SINGLE FAMILY PARCELS, LOCATED ADJACENT TO THE WESTERN BOUNDARY OF THE PROPERTY.

**LANDSCAPE BUFFER AREAS**

WITHIN THE DENOTED LANDSCAPE BUFFER AREAS, LANDSCAPE SHALL BE SUPPLEMENTED WITH LARGE DECIDUOUS SHADE TREE SPECIES AND LARGE EVERGREEN TREE SPECIES. AT LEAST 50 PERCENT OF REQUIRED TREES SHALL BE EVERGREEN SPECIES, AND SHRUBS MAY CONSIST OF TALL DECIDUOUS SPECIES AND EVERGREEN SPECIES PLANTED IN NATURALISTIC MASSES TO OBSTRUCT VIEWS OF DEVELOPMENT FROM EXISTING ADJACENT PROPERTIES.

**SIGNAGE**

ALL PROPOSED MONUMENTATION AND SIGNAGE FOR THE DEVELOPMENT SHALL CONFORM TO THE ARAPAHOE COUNTY SIGN CODE FOR TYPES, LOCATIONS, MAXIMUM DIMENSIONS, ETC.

**BOARD OF COUNTY COMMISSIONERS APPROVAL**

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_\_.

CHAIR: \_\_\_\_\_

ATTEST: \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

NOT RECOMMENDED/RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_\_.

CHAIR: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP**

\_\_\_\_\_ HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS **PLATTE CANYON VILLAS**, CASE NO. **Z16-001**.

OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF \_\_\_\_\_ }  
S.S.

COUNTY OF \_\_\_\_\_ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY \_\_\_\_\_

AS \_\_\_\_\_ OF \_\_\_\_\_ AN AUTHORIZED SIGNATORY.

BY \_\_\_\_\_ WITNESS MY HAND AND SEAL  
NOTARY PUBLIC

\_\_\_\_\_  
ADDRESS MY COMMISSION EXPIRES \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

**PERFORMANCE STANDARDS:**

THE SITE OF THE **PLATTE CANYON VILLAS** APPLICATION IS AN INFILL DEVELOPMENT AND DESIGNED TO ACT AS A USE AND DENSITY BUFFER FROM THE ADJACENT COMMERCIAL/RETAIL DEVELOPMENT EAST, FROM THE LARGE LOT RESIDENTIAL HOMES TO THE WEST. ALONG WITH PROVIDING THIS DENSITY BUFFER FROM THE COMMERCIAL AND ROADWAY, THIS SITE SHALL ALSO PROVIDE A GENEROUS BUFFER FROM THE EXISTING ADJACENT SINGLE FAMILY PROPERTY LINES. TO AID IN THE BUFFER, GRADING ON SITE SHALL BE PROVIDED TO LOWER THE PROPOSED HOMES AND THE OVERALL HEIGHT OF PROPOSED STRUCTURES SHALL BE COMPARABLE TO THE ADJACENT RESIDENCES TO MINIMIZE ANY OBSTRUCTION OF VIEWS.

THIS APPLICATION SHALL ALSO ADDRESS MANY GOALS AND OBJECTIVES OF THE CURRENT ARAPAHOE COUNTY COMPREHENSIVE PLAN BY PROMOTING A COMPACT GROWTH PATTERN WHICH USES 'CLUSTER STYLE' DEVELOPMENT THAT LIMITS INFRASTRUCTURE, MAXIMIZES OPEN SPACE AND UTILIZES EXISTING UTILITIES. THE APPLICATION SHALL PROVIDE A COMPACT GROWTH PATTERN WITHIN THE COUNTIES DEFINED URBAN SERVICE AREA. PROVIDE A NEW COMMUNITY WITH A DIVERSIFIED HOUSING STYLE AND PRICE POINT TO ENCOURAGE ADDITIONAL DEMOGRAPHICS THE OPPORTUNITY TO LIVE AND WORK WITHIN THE COMMUNITY AND REGION.

**ARCHITECTURAL DESIGN GUIDELINES:**

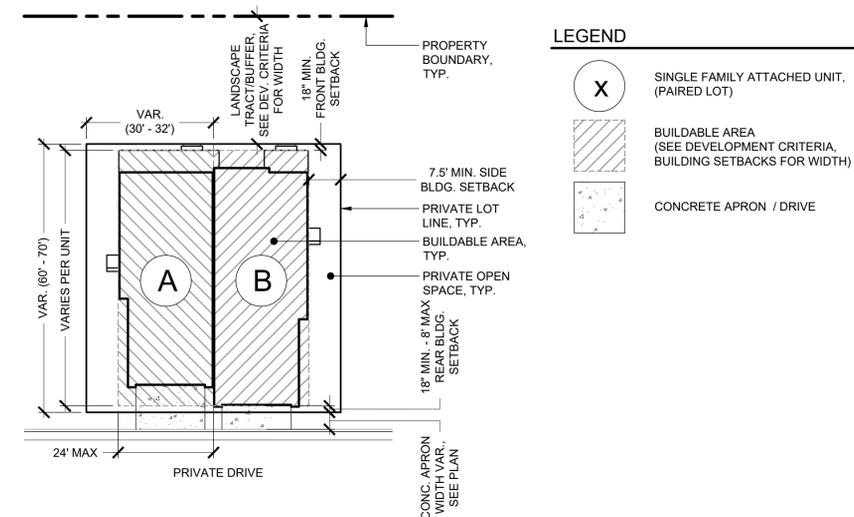
THE TWO (2) STORY SINGLE-FAMILY ATTACHED HOMES PROPOSED WITHIN THE PROJECT SHALL BE COMPRISED OF A UNIFIED ARCHITECTURAL THEME THAT INCLUDES CONSIDERATION OF BUILDING FORM, COLORS, MATERIALS, DOOR/WINDOW PROPORTIONS AND OTHER BUILDING ELEMENTS THAT WILL INCLUDE:

- PITCHED ROOFS SHALL BE UTILIZED.
- ROOF MATERIALS SHALL BE CONSISTENT THROUGHOUT THE PROJECT AND WILL BE CONSTRUCTED OF ARCHITECTURAL DIMENSIONED COMPOSITE SHINGLES. COLOR'S TO VARY ACCORDING TO FINISH OPTIONS SELECTED BY DEVELOPER/BUILDER.
- THE PALETTE OF MATERIALS SHALL CONSIST OF ANY OF THE FOLLOWING: MASONRY (BRICK OR TEXTURED CONCRETE STONE VENEER), CEMENTIOUS LAP SIDING, METAL, LUMBER OR GLASS AS A MAJOR VISUAL ELEMENT OF THE STRUCTURES.
- COLOR PALETTE SHALL BE A COMBINATION OF PRESELECTED COMPLEMENTARY COLORS AS DETERMINED BY THE DEVELOPER/BUILDER.
- ALL SINGLE-FAMILY ATTACHED STRUCTURES SHALL UTILIZE A COMBINATION OF MATERIALS AS IDENTIFIED IN THE PALETTE ABOVE.
- VISUAL INTEREST SHALL BE PROVIDED BY HORIZONTALLY STAGGERING FACADES OR BY VARYING THE MATERIAL, COLOR, TEXTURE.
- CORNER OR EDGE LOTS WITH HOME SIDE FACADES DIRECTLY ADJACENT TO EXISTING PUBLIC R.O.W. AND EXISTING RESIDENTIAL DEVELOPMENTS SHALL UTILIZE ENHANCED ARCHITECTURAL DETAILS TRIM AND DETAILS TO PROVIDE VISUAL INTEREST AND RELIEF.

**SITE PLANNING AND BUILDING ORIENTATION:**

THIS SECTION IS TO ENCOURAGE BUILDING ORIENTATION AND PRIMARY ENTRANCES TOWARDS THE ADJACENT STREET/PEDESTRIAN ROUTES, PROVIDING FOR SAFER AND MORE DIRECT ACCESS FOR PEDESTRIANS TO AND FROM COMMON SIDEWALKS AND ADJACENT PUBLIC SIDEWALK NETWORKS.

- BUILDINGS SHOULD BE ARRANGED WITHIN THE BUILDING ENVELOPE TO HAVE THEIR PRIMARY ENTRANCES FACE AN ABUTTING STREET OR COMMON OPENSAPCE/PEDESTRIAN CORRIDORS.
- PRIVATE DRIVEWAYS AND GARAGES SHOULD ALL BE ACCESSED VIA THE PROPOSED PRIVATE DRIVE.
- PRIVATE SIDEWALK SHALL BE ARRANGED SO AS TO NOT PRECLUDE CONNECTIVITY TO ADJACENT SUBDIVISIONS.



**B** PAIRED HOME LOT DETAIL  
1" = 20'-0"



<b>PLATTE CANYON VILLAS</b> ARAPAHOE COUNTY, COLORADO	
Submittal Date:	March 11, 2016
Project #:	14-073
Revisions:	
Phase II Submittal	05/11/2016
Planning Commission Hearing Set	07/21/2016
Revised Phase II Submittal	09/23/2016
2nd P.C. HEARING SET	02/02/2017

Plans Prepared For:



7807 E. PEAKVIEW AVENUE  
SUITE 300  
CENTENNIAL, COLORADO 80111

PHONE:  
303-323-1130

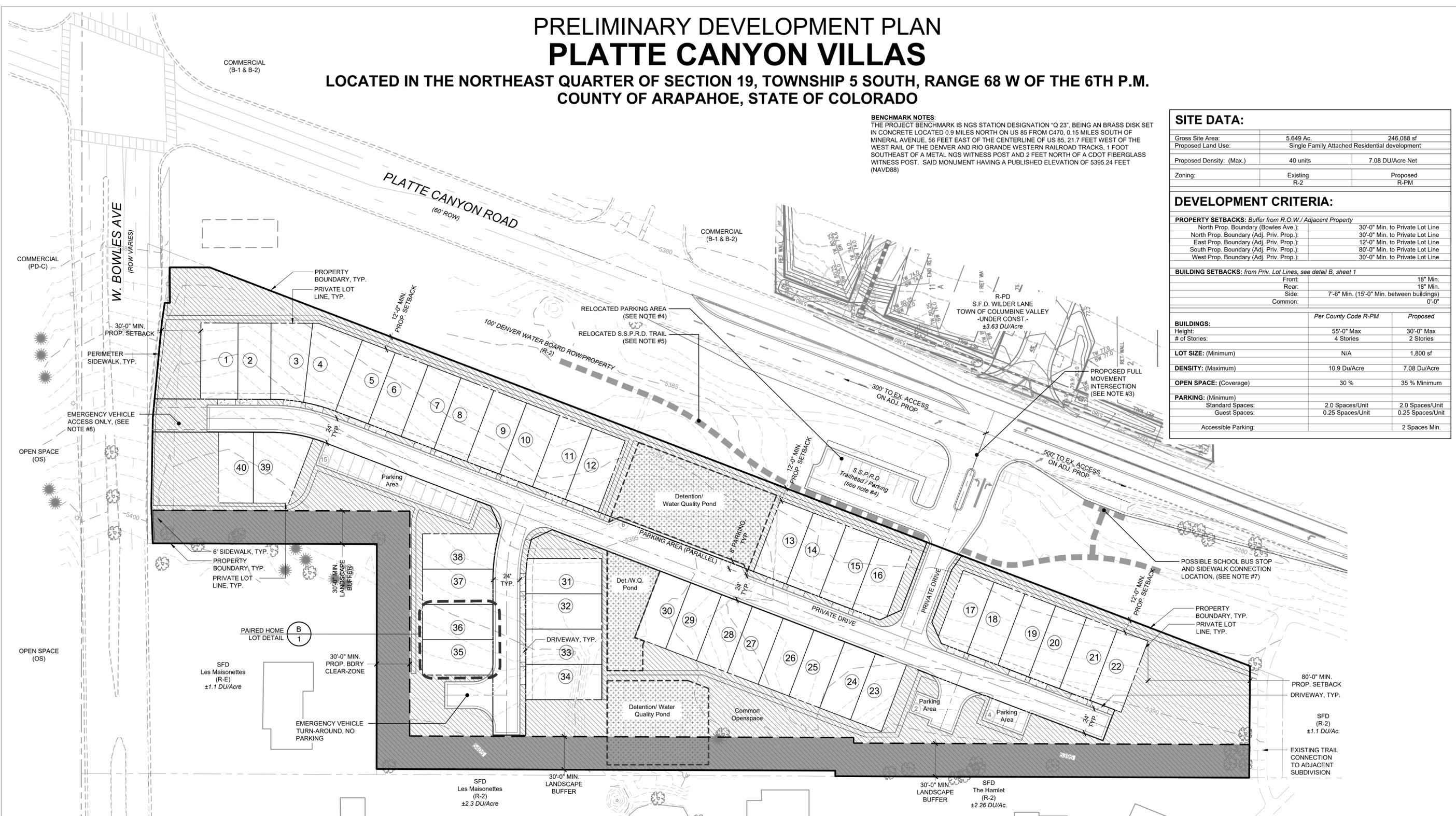
SHEET  
1 of 2

# PRELIMINARY DEVELOPMENT PLAN PLATTE CANYON VILLAS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 W OF THE 6TH P.M.  
COUNTY OF ARAPAHOE, STATE OF COLORADO

**BENCHMARK NOTES:**  
THE PROJECT BENCHMARK IS NGS STATION DESIGNATION "Q 23", BEING AN BRASS DISK SET IN CONCRETE LOCATED 0.9 MILES NORTH ON US 85 FROM C470, 0.15 MILES SOUTH OF MINERAL AVENUE, 56 FEET EAST OF THE CENTERLINE OF US 85, 21.7 FEET WEST OF THE WEST RAIL OF THE DENVER AND RIO GRANDE WESTERN RAILROAD TRACKS, 1 FOOT SOUTHWEST OF A METAL NGS WITNESS POST AND 2 FEET NORTH OF A CDOT FIBERGLASS WITNESS POST. SAID MONUMENT HAVING A PUBLISHED ELEVATION OF 5395.24 FEET (NAVD88)

SITE DATA:		
Gross Site Area:	5,649 Ac.	246,088 sf
Proposed Land Use:	Single Family Attached Residential development	
Proposed Density: (Max.)	40 units	7.08 DU/Acre Net
Zoning:	Existing R-2	Proposed R-PM
DEVELOPMENT CRITERIA:		
<b>PROPERTY SETBACKS:</b> Buffer from R.O.W./ Adjacent Property		
North Prop. Boundary (Bowles Ave.):	30'-0" Min. to Private Lot Line	
North Prop. Boundary (Adj. Priv. Prop.):	30'-0" Min. to Private Lot Line	
East Prop. Boundary (Adj. Priv. Prop.):	12'-0" Min. to Private Lot Line	
South Prop. Boundary (Adj. Priv. Prop.):	80'-0" Min. to Private Lot Line	
West Prop. Boundary (Adj. Priv. Prop.):	30'-0" Min. to Private Lot Line	
<b>BUILDING SETBACKS:</b> from Priv. Lot Lines, see detail B, sheet 1		
Front:	18" Min.	
Rear:	18" Min.	
Side:	7'-6" Min. (15'-0" Min. between buildings)	
Common:	0'-0"	
<b>BUILDINGS:</b> Per County Code R-PM Proposed		
Height:	55'-0" Max	30'-0" Max
# of Stories:	4 Stories	2 Stories
LOT SIZE: (Minimum)	N/A	1,800 sf
DENSITY: (Maximum)	10.9 DU/Acre	7.08 DU/Acre
OPEN SPACE: (Coverage)	30 %	35 % Minimum
<b>PARKING:</b> (Minimum)		
Standard Spaces:	2.0 Spaces/Unit	2.0 Spaces/Unit
Guest Spaces:	0.25 Spaces/Unit	0.25 Spaces/Unit
Accessible Parking:	2 Spaces Min.	

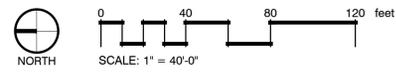


**A PRELIMINARY DEVELOPMENT PLAN**

**PLAN LEGEND:**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Hatched Box]	COMMON OPEN SPACE	[Dotted Box]	CONCRETE APRON/ DRIVEWAY	[Solid Line]	PROPERTY BOUNDARY	[Dashed Line]	POTENTIAL SIDEWALK (INTERNAL)	[Dashed Line]	MAJOR EXISTING CONTOUR
[Stippled Box]	DETENTION & WATER QUALITY POND	[Shaded Box]	LANDSCAPE BUFFER AREA, SEE NOTE #6.	[Thin Solid Line]	PROPERTY LINE	[Dotted Line]	CENTER LINE	[Dashed Line]	MINOR EXISTING CONTOUR
[None]		[None]		[Double Line]	CURB/GUTTER	[Square]	EXISTING STRUCTURE (ADJ.)	[Dashed Line]	POSSIBLE TRAIL ROUTING

- NOTES:**
- BUILDING ENVELOPES AND PRIVATE OPEN SPACE AREAS DELINEATED ON PLAN ARE NOT INCLUDED OR APPLIED TO THE COMMON OPEN SPACE CALCULATION SHOWN IN THE SITE DATA TABLE, SEE PLAN AND DETAIL FOR DETAILED DELINEATION OF AREAS.
  - CONCRETE DRIVEWAYS ARE NOT INCLUDED IN THE COMMON OPEN SPACE QUANTITY.
  - FULL DESIGN OF PROPOSED FULL MOTION INTERSECTION AND RIGHT-IN INTERSECTION INCLUDING DIMENSIONS AND FINAL LOCATION SHALL BE PROVIDED AT THE TIME OF THE FINAL DEVELOPMENT PLAN (FDP) SUBMITTAL.
  - SOUTH SUBURBAN PARKS AND RECREATION DISTRICT (S.S.P.R.D.) TRAIL HEAD AMENITIES AND PARKING SHALL BE RELOCATED AS PART OF THIS DEVELOPMENT. FINAL DESIGN, LOCATION AND FEATURES SHALL BE COORDINATED AND APPROVED BY S.S.P.R.D. AND PROVIDED FOR REVIEW AND ACCEPTANCE BY THE COUNTY AT THE TIME OF THE FINAL DEVELOPMENT PLAN (FDP) SUBMITTAL.
  - S.S.P.R.D. TRAIL SHALL BE COORDINATED AND RELOCATED AS PART OF THIS DEVELOPMENT. FINAL LOCATION AND ALIGNMENT OF TRAIL SHALL BE COORDINATED AND PROVIDED AS PART OF THE FINAL DEVELOPMENT PLAN (FDP) SUBMITTAL.
  - LANDSCAPE BUFFER AREA AS DENOTED ON PRELIMINARY DEVELOPMENT PLAN SHALL CONTAIN LANDSCAPE SCREENING, FENCES AND RETAINING WALLS AS REQUIRED TO ADEQUATELY BUFFER ADJACENT PROPERTIES. LANDSCAPE BUFFER AREA SHALL BE FREE OF ALL BUILDINGS, STRUCTURES, SIDEWALKS, ROADWAYS OR PARKING AREAS.
  - PROPOSED SCHOOL DISTRICT BUS STOP TO SERVE PROPOSED COMMUNITY. FINAL DESIGN, AND LAYOUT OF LANE TAPERS SHALL BE COORDINATED WITH FUTURE FINAL DEVELOPMENT PLAN (FDP) PROCESS TO ENSURE TAPER LENGTHS AND ALIGNMENTS MEET ALL APPLICABLE REQUIREMENTS.
  - BOWLES AVE. ACCESS SHALL BE RESTRICTED TO EMERGENCY VEHICLES ONLY WITH NO PUBLIC ACCESS. FINAL DESIGN OF ACCESS AND MEANS OF RESTRICTION SHALL BE PROVIDED WITH FUTURE DESIGN PHASE (FDP).



**J-R ENGINEERING**  
A Westrian Company

**VALERIAN**  
Landscape Architecture | Urban Design  
Irrigation Design | Planning

3001 Brighton Boulevard | Suite 643 | Denver, CO 80216

**PLATTE CANYON VILLAS**  
ARAPAHOE COUNTY, COLORADO

Submitted Date: March 11, 2016  
Project #: 14-073

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Plans Prepared For:

**KBHOME**

7807 E. PEAKVIEW AVENUE  
SUITE 300  
CENTENNIAL, COLORADO 80111

PHONE:  
303-323-1130

**CASE # Z16-001**

**SHEET**  
**2 of 2**