

**Second Amendment to the PRELIMINARY DEVELOPMENT PLAN for
JACKSON PROPERTY
Part of the Northeast 1/4, Section 15, T. 5 S., R. 66 W.,
of the 6th P.M., County of Arapahoe, State of Colorado**

SHEET 1 OF 3

ZONING
TOTAL LAND AREA 79.4 ACRES (ORIGINAL JACKSON PROPERTY)
EXISTING ZONING MU - MIXED USE
PROPOSED ZONING MU - MIXED USE (AMENDED)

LAND USE SUMMARY

LAND USE	ACRES TOTAL	% OF (UNITS/ACRE)	FIRST AMENDMENT JACKSON PROPERTY GROSS DENSITY		SECOND AMENDMENT CHANGING 1.5 ACRE SINGLE FAMILY TO COMMERCIAL			
			UNITS	TOTAL	ACRES	DENSITY	UNITS	
SINGLE FAMILY	53.7	67.6%	4.2 *	284	52.2	65.7%	4.2 *	281
OPEN SPACE	8.0	10.1%			8.0	10.1%		
CHURCH/DAY CARE	6.7	8.4%			6.7	8.4%		
COMMERCIAL	11.0	13.9%			12.5	15.7%		
TOTAL	79.4	100.0%			79.4	100.0%		

* INCLUDES RIGHT-OF-WAY, OPEN SPACE, CHURCH/DAY CARE SITE AND JACKSON FARM FILING NO. 1

PERMITTED LAND USES

- RESIDENTIAL**
1. SINGLE FAMILY DWELLING UNITS (DETACHED)
2. CHURCH, LIBRARY, DAY CARE
3. BUILDING AND USES CUSTOMARY APPURTENANT TO THE PERMITTED USES.

- COMMERCIAL**
1. ALL USES AS SET FORTH IN B-3 DISTRICT REGULATIONS.
2. THE RIGHT TO THE FOLLOWING USES IS WAIVED
A. AUTO SALES, REPAIR, AND BODY SHOPS (GAS, TIRE, LUBE, MUFFLER, ETC. AND SERVICE FACILITIES ARE PERMITTED)
B. OUTDOOR STORAGE
C. OUTDOOR RECREATION FOR PROFIT (INCLUDING OUTDOOR THEATRES)
D. COMMERCIAL AUTOMOBILE PARKING LOT (FOR PROFIT)
E. BILLBOARDS
F. ADULT ENTERTAINMENT FACILITIES (INCLUDING MASSAGE PARLORS)

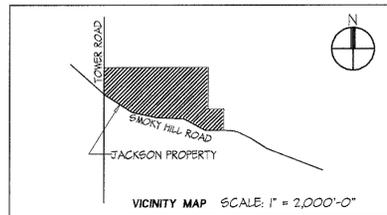
DEVELOPMENT STANDARDS

GENERAL
THIS PDP IDENTIFIES PROPOSED LAND USE, VEHICULAR ACCESS, AND DEVELOPMENT CRITERIA FROM WHICH INDIVIDUAL FDPs ARE TO BE REVIEWED. CERTAIN INFORMATION WILL BE PROVIDED WITH THE FIRST FDP RELATING TO THE DEVELOPMENT OF THE ENTIRE SITE, INCLUDING IN THIS INFORMATION WILL BE AN OVERALL LANDSCAPE PLAN, DETAILED LANDSCAPE PLAN, SHOPPING CENTER MONUMENT SIGN LOCATION AND DETAILS, ESTABLISHMENT OF A SIGNAGE CHART IDENTIFYING THE DIMENSIONS, LOCATIONS, AND TYPE OF ALL PROPOSED SIGNAGE, FLOOR AREA RATIO/BUILDING SQUARE FOOTAGE TABULATION CHART, LOCATION OF SITE DRAINAGE FACILITIES, LOCATION OF ALL MAJOR INTERIOR DRIVES, PROPERTY DESCRIPTION OF THE ENTIRE SITE, CONFIGURATION OF ALL LOTS TO BE CONTAINED WITHIN THE DEVELOPMENT, AND A GRAPHIC ILLUSTRATION OF ALL EASEMENTS ASSOCIATED WITH THIS SITE. ALL INDIVIDUAL FDPs ARE TO INCORPORATE THIS INFORMATION DEMONSTRATING HOW EACH PROPOSAL TIES IN WITH EXISTING AND FUTURE SITE DEVELOPMENT.

YARD REQUIREMENTS

	SINGLE FAMILY DETACHED	COMMERCIAL PROPOSED		COMMERCIAL EXISTING
	(HAVE NOT BEEN MODIFIED)	BUILDING	BUILDING	PARKING
MINIMUM SET BACKS				
FRONT	18'-0" Ⓢ	0'-0"	0'-0"	25'-0"
REAR	15'-0" Ⓢ	0'-0"	0'-0"	10'-0"
SIDE INTERIOR LOT	0'-0"	0'-0"	0'-0"	0'-0"
SIDE CORNER LOT	10'-0" Ⓢ	0'-0"	0'-0"	10'-0"
FROM RESIDENTIAL PROPERTY	N/A	50'-0"	25'-0"	50'-0"
FROM RIGHT-OF-WAY	N/A	25'-0"	10'-0"	0'-0"
INTERIOR LOT	N/A	5'-0"	0'-0"	0'-0"
MINIMUM DISTANCE BETWEEN STRUCTURES	10'-0"	20'-0"		20'-0"
MINIMUM OFF-STREET PARKING SPACES	2 SPACES/UNIT	GENERAL RETAIL USE: 4/1,000 SQ. FT. FREE STANDING RESTAURANTS: 8/1,000 SQ. FT. OFFICE: 3/1,000 SQ. FT.		1 / 250 SQ. FT.
UNOBSTRUCTED OPEN SPACE	N/A	20% PER LOT		N/A
MAXIMUM BUILDING HEIGHT	35'-0"	35'-0"		35'-0"
MAXIMUM BUILDING AND PARKING COVERAGE	N/A	80% Ⓢ		80%
MINIMUM LOT AREA	3,680 S.F. FILING NO. 1 5,000 S.F. REMAINDER OF P.U.D.	N/A		N/A
MINIMUM LOT WIDTH (AT FRONT BLDG. LINE)	35'-0"	N/A		N/A
MAXIMUM DENSITY	REFER TO LAND USE SUMMARY	SEE NOTE 2		10,000 S.F. GROSS ACRE

- Ⓢ COVERED PATIOS, DECKS, AND OTHER ANCILLARY STRUCTURES MAY BE LOCATED WITHIN THIS REAR BUILDING SETBACK, SO LONG AS THEY ARE NO CLOSER THAN 10' FROM THE REAR PROPERTY LINE.
Ⓢ MAXIMUM BUILDING COVERAGE: NO SITE SHALL EXCEED AN F.A.R. OF .31 AND THE AGGREGATE BUILDING AREA FOR THE ENTIRE 12.5 ACRE COMMERCIAL PARCEL SHALL NOT EXCEED 119,790 SQ. FT. OR AN F.A.R. OF .221.
Ⓢ NOT USED
Ⓢ CANTILEVERS, PATIOS, DECKS, AND OTHER ANCILLARY STRUCTURES MAY ENCRoACH 30" INTO FRONT AND SIDE SETBACKS.
Ⓢ IN THE CASE OF SIDE-LOADED GARAGES, THE SIDE CORNER LOT SETBACK WILL BE 18' TO ACCOMMODATE ADEQUATE DRIVEWAYS.



ARCHITECTURAL DEVELOPMENT

THE BOARD OF COUNTY COMMISSIONERS RESERVES THE RIGHT TO ENSURE THAT ALL BUILDINGS WITHIN THIS DEVELOPMENT SHALL HAVE "COMPATIBLE ARCHITECTURAL TREATMENT" AS DEFINED BELOW:

COMPATIBLE ARCHITECTURAL TREATMENT: THE USE OF COLORS, MATERIALS AND GENERAL ARCHITECTURE IN THE EXTERIOR DESIGN OF STRUCTURES, TO ENSURE THAT SAID STRUCTURES ARE SUITABLE, HARMONIOUS AND IN KEEPING WITH THE GENERAL APPEARANCE AND/OR STYLE OF EXISTING ADJACENT DEVELOPMENT.

MATERIALS:
BUILDING MATERIALS MAY VARY, BUT DESIGNS SHOULD BORROW ELEMENTS FROM OTHER DEVELOPMENT WITHIN THE P.D.P. LIMITS. THE USE OF MASONRY IS ENCOURAGED, WITH ARCHITECTURAL CONCRETE BLOCK AND THE USE OF BRICK AS AN ACCENT MATERIAL PROVIDING A COMMON ARCHITECTURAL THEME THROUGHOUT THE DEVELOPMENT. COLORS SHOULD BE COMPATIBLE BUT NEED NOT MATCH. PULLING COLOR OR MATERIALS FROM ONE BUILDING AND USING IN ANOTHER IN A DIFFERENT WAY IS ENCOURAGED TO PROVIDE A VARIETY OF DESIGNS STEMMING FROM COMMON MATERIALS OR COLOR PALETTE. ACCEPTABLE BASE BUILDING MATERIALS ARE BRICK, ARCHITECTURAL CONCRETE BLOCK, SYNTHETIC STUCCO, GLASS AND ALUMINUM GLAZING SYSTEMS AND WOOD OR METAL CLADDING. ACCEPTABLE ACCENT MATERIALS ARE ANY BASE MATERIALS AS WELL AS TILE, STONE, METAL (CORRUGATED OR SMOOTH), OR CONCRETE. ROOF AND PARAPET LINES SHOULD VARY TO CREATE INDIVIDUAL IDENTITY AND AVOID MONOTONY. COLORS ARE ENCOURAGED TO GENERALLY BE OF EARTH TONE, BUT ACCENTS OF STRONG COLOR ARE ACCEPTABLE TO ADD VISUAL INTEREST. BUILDING LIGHTING SHOULD INTERGRATE INTO THE BUILDING DESIGN. SPOT-LIGHTING IS ACCEPTABLE. TRASH AREAS AND MECHANICAL EQUIPMENT SHALL BE SCREENED FROM GROUND VIEW, WITH MATERIALS COMPATIBLE WITH THE BUILDING MATERIALS.

STREET STANDARDS

STREET	ROW	FLOWLINE TO FLOWLINE WIDTH
SMOKY HILL ROAD	120'	84'
TOWER ROAD	100'	68'
MINOR COLLECTOR	60'	44'
LOCAL	60'	36'
CUL-DE-SAC BULB	90' DIAMETER	76'

NOTES:
THE ABOVE STANDARDS REFLECT THE CURRENT ARAPAHOE COUNTY STREET STANDARDS. ACTUAL REQUIREMENTS WILL BE DETERMINED AT PLATTING. DEVELOPER RESERVES THE RIGHT TO REQUEST A VARIANCE AT SUCH TIME.

SITE DEVELOPMENT

LIGHTING
THE GOAL OF THE AREA LIGHTING SCHEME SHALL BE TO MAINTAIN AN ADEQUATE BUT CONTROLLED LIGHT LEVEL FOR AESTHETIC, SAFETY, AND SECURITY PURPOSES. TO ACCOMPLISH THIS GOAL, LIGHT FIXTURE TYPES TO BE CONSIDERED SHALL INCLUDE:

- HIGH PRESSURE METAL HALIDE FIXTURES THAT PROVIDE SHARP LIGHT PATTERN CUT-OFFS FOR AREA LIGHTING
 - LOW INTENSITY AND LOW PROFILE LIGHTS TO PROVIDE GENERAL ILLUMINATION ALONG PEDESTRIAN AND VEHICULAR AREAS
 - DECORATIVE LIGHT FIXTURES, MOUNTED ON POLES OR MASTS, THAT EMIT LOW INTENSITY LIGHT FOR DECORATIVE LIGHTING AND LIGHTING OF VARIOUS LANDSCAPE FEATURES.
- GROUND AND BUILDING LIGHTING SHALL BE DOWNWARD CAST AND BE CONFINED TO THE PROPERTY AND SHALL NOT CAUSE DIRECT GLARE ON ADJACENT PROPERTIES. OUTDOOR LIGHTING WITHIN 100' OF A CURRENTLY EXISTING RESIDENTIAL PROPERTY LINE, EXCEPT FOR SECURITY PURPOSES, SHALL BE TURNED OFF BY 11:00 P.M.
MAXIMUM POLE HEIGHT SHALL BE 24' HIGH WHEN WITHIN 100' OF A CURRENTLY EXISTING RESIDENTIAL PROPERTY LINE.
35' HIGH WHEN FARTHER THAN 100' FROM A CURRENTLY EXISTING RESIDENTIAL PROPERTY LINE.
ALL PARKING LOT LIGHT FIXTURES SHALL MATCH ACCENT FIXTURES MAY VARY FROM USE TO USE.

SERVICE ACCESS:

NOISE GENERATION AND USE PATTERNS ASSOCIATED WITH SERVICE ACCESS DRIVES ARE RECOGNIZED AS POTENTIALLY NEGATIVE IMPACTS OF SAID DRIVES ON ADJACENT RESIDENTIAL USES AND ARE TO BE MITIGATED THROUGH APPROPRIATE MEASURES WITH EACH FINAL DEVELOPMENT PLAN.

FURTHER, SERVICE DRIVES SHALL BE EXTENSIVELY DESIGNED AND DESCRIBED TO MINIMIZE CAR IMPACT ON THE JACKSON FARM FILING 8 PROPERTY ADJACENT TO THE NORTH.

PEDESTRIAN CIRCULATION:

IT IS THE INTENT OF THIS COMMERCIAL SITE TO PROVIDE FOR AMPLE PEDESTRIAN CIRCULATION, INCLUDING THE INCORPORATION OF THE PEDESTRIAN ACCESSSES IN A SAFE, EFFICIENT, AND AESTHETICALLY PLEASANT MANNER.

OPEN SPACE:

OPENSACE AREAS ARE TO BE LOCATED BOTH AT THE PERIMETER AND INTERIOR OF THE SITE, FOR THE PURPOSE OF NOISE ATTENUATION, SHADING, SCREENING AND AESTHETICS.

ISSUES ADDRESSED AT FINAL DEVELOPMENT PLAN:

NEON ACCENTS, 360 DEGREE ARCHITECTURAL TREATMENTS, TIMES OF DELIVERIES AND HOURS OF OPERATIONS WILL BE ADDRESSED WITH THE FINAL DEVELOPMENT PLAN.

STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE PRELIMINARY DEVELOPMENT PLAN KNOWN AS JACKSON PROPERTY, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:
DRAINAGE MAINTENANCE:

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENTS. 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 & EMERGENCY VEHICLES.

LANDSCAPE MAINTENANCE:

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNERS, HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/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 (3) FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

MAINTENANCE EASEMENT:

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

AMENDMENT HISTORY

THE ORIGINAL PRELIMINARY DEVELOPMENT PLAN FOR THE JACKSON PROPERTY WAS AS FOLLOWS:

- DATE OF ORIGINAL PDP APPROVAL - JULY 17, 1984. CASE NO. 284-9

THE FIRST AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN FOR THE JACKSON PROPERTY SETS FORTH THE FOLLOWING CHANGES AS DESCRIBED:

- INCREASED COMMERCIAL LAND USE FROM A MAXIMUM OF 10.0 GROSS ACRES TO 11.0 GROSS ACRES.
- INCREASE SINGLE FAMILY UNITS FROM A DENSITY OF 3.5 DU/ACRES TO 4.2 DU/ACRES.
- DATE OF FIRST AMENDMENT PDP APPROVAL - DECEMBER 22, 1986. CASE NO. 286-20

THE SECOND AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN FOR THE JACKSON PROPERTY SETS FORTH THE FOLLOWING CHANGES AS DESCRIBED: CASE NO. 294-22

- CONVERT A 1.5 ACRE PARCEL WITHIN TRACTS "A" & "B" OF JACKSON FARM SUBDIVISION FILING NO. 5 FROM SINGLE FAMILY TO COMMERCIAL LAND USE.
- REVISE CONCEPTUAL ACCESS PLAN TO INCLUDE TWO ACCESS POINTS ON SMOKY HILL AND TWO ON TOWER ROAD ACCESS TO BE IN CONFORMANCE WITH TRAFFIC STUDY ACCOMPANYING THIS AMENDMENT.
- PARKING SETBACKS AND STANDARDS ARE ESTABLISHED.
- NOTES HAVE BEEN ADDED OR MODIFIED TO REFLECT A) CURRENT COUNTY PDP REQUIREMENTS, AND B) THE NEED TO CREATE A UNIFIED DEVELOPMENT.

PLANNING COMMISSION RECOMMENDATION

THIS SECOND AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN FOR THE JACKSON PROPERTY RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION ON THIS 21ST

DAY OF FEBRUARY AD., 1995

CHAIRMAN: PRO T.C.M. *Paul White*

BOARD OF COUNTY COMMISSIONERS

THIS SECOND AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN FOR THE JACKSON PROPERTY APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON THIS 2ND

DAY OF MAY AD., 1995

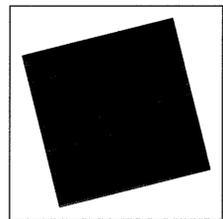
CHAIRMAN: *Thomas Eggert*

ATTEST: *Donella Jackson*
OWNERS/APPLICANT (PARCELS A AND B)

SMOKY HILL LLC
1860 BLAKE STREET
BLAKE STREET TERRACE, SUITE 530
DENVER, CO. 80202

APPLICANT'S REPRESENTATIVE:

SEM ARCHITECTS, INC.
7935 E. PRENTICE AVE.
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**JACKSON PROPERTY
ARAPAHOE COUNTY**

Date	11/21/94
Proj No	94210.00
Drawn	KG
Checked	DS
Issued/Revised	Date
SUBMITTED	12/30/94
RESUBMIT	2/9/95
RESUBMITTED	03/07/95
RESUBMITTED	03/14/95
RESUBMITTED	06/06/95
SUBMIT FOR SIGNATURES	6/8/95

Drawing Title

PLOT DATE: Tue Jun 20 09:12:48 MDT 1995 USER NAME: /home5/lserra/masarin DRAWING NAME: dbjackson3 PROJECT NUMBER: 94210.00 PLOTTED BY: kg

**Second Amendment to the PRELIMINARY DEVELOPMENT PLAN for
JACKSON PROPERTY
Part of the Northeast 1/4, Section 15, T. 5 S., R. 66 W.,
of the 6th P.M., County of Arapahoe, State of Colorado**

SHEET 2 OF 3

SPECIFIC NOTES:

DRAINAGE MASTER PLAN NOTE:

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

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

B) 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.

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

NOTES

- UTILITIES FOR THE PURPOSE OF THIS PLAN SHALL INCLUDE WATER, DRAINAGE, SEWERAGE, ELECTRICAL POWER, GAS, COMMUNICATIONS SYSTEM, CABLE TELEVISION AND IRRIGATION.
- THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT. ANY STRUCTURE INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- SURFACE ACCESS ROADWAYS WILL BE CONSTRUCTED CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS, AND ALL REQUIRED FIRE HYDRANTS SHALL BE MADE SERVICEABLE PRIOR TO AND DURING ANY COMBUSTIBLE CONSTRUCTION.
- THIS PARCEL IS IN AN AREA OF HIGH SWELL POTENTIAL SOILS TYPICAL TO THIS REGION. ALL STRUCTURES FOR HUMAN OCCUPANCY WILL BE DESIGNED BY QUALIFIED PROFESSIONALS TO REFLECT THESE CONDITIONS AS REQUIRED BY THE COUNTY BUILDING DEPARTMENT.
- ALL RESIDENTIAL STREET LIGHTING WILL BE IEA STANDARD FIXTURES (COLONIAL HEAD)
- JACKSON PROPERTY IS INCLUDED IN THE EAST CHERRY CREEK WATER AND SANITATION DISTRICT (THE "DISTRICT") AND AS A CONDITION TO DEVELOPMENT OF ITS LAND REQUIRED TO PROVIDE STORM DRAINAGE IN ACCORDANCE WITH AN INTERGOVERNMENTAL AGREEMENT ENTERED INTO ON MARCH 24, 1985, (THE "INTERGOVERNMENTAL AGREEMENT") BETWEEN THE COUNTY OF ARAPAHOE ("COUNTY") AND THE DISTRICT IN ACCORDANCE WITH THE STANDARDS PRESCRIBED BY THE DISTRICT AND COUNTY PURSUANT TO THE INTERGOVERNMENTAL AGREEMENT, THE DISTRICT IS RESPONSIBLE FOR LOCAL STORM DRAINAGE. THE SYSTEM'S DEVELOPMENT COSTS OF THE WEST GATE CREEK BASIN (THE "BASIN") AS PROVIDED IN THE RATE STUDY FOR STORM DRAINAGE UTILITY AND THE MASTER DRAINAGE STUDY HAVE BEEN ALLOCATED THROUGHOUT THE BASIN AND THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO PARTICIPATE IN THE SYSTEM'S DEVELOPMENT COST OF THE BASIN THROUGH THE PAYMENT OF SYSTEM DEVELOPMENT FEES.
- WITHIN THE RESIDENTIAL AREA EIGHT FOOT WIDE EASEMENTS ARE HEREBY GRANTED FOR THE EXCLUSIVE USE OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION AND POSTAL FACILITIES THESE EASEMENTS ARE LOCATED ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO BOTH SIDES OF ALL PLATTED ROADWAYS AND ON REAR LINES OF ALL PLATTED LOTS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL ANY WATER METERS, OTHER STRUCTURES, TREES OR SHRUBS BE ALLOWED IN THE ABOVE DESCRIBED AREAS CONCRETE DRIVEWAYS AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED TWENTY-SIX FEET IN WIDTH.
- NO ACCESS TO RESIDENTIAL LOTS SHALL BE PERMITTED FROM ARTERIAL STREETS.
- DRIVEWAYS FOR CORNER RESIDENTIAL LOTS ARE TO BE LOCATED ON THE LOWEST CLASSIFIED STREET AND ARE TO BE SET BACK A MINIMUM OF 25 FEET FROM THE INTERSECTION OF THE PROPERTY LINES.
- COMPLETE SPECIFICATIONS AND CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO ANY CONSTRUCTION OCCURRING.
- OWNERS, DEVELOPERS AND/OR SUBDIVIDERS AGREE TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATING IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL DEVELOPMENT PLANS, TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR SPECIAL DISTRICT IN OFF-SITE ROADWAY AND OPEN SPACES IMPROVEMENTS AS NECESSITATED BY DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE COUNTY COMMISSIONERS, AND INCLUDE SAID DEVELOPMENT IN THE MASTER DRAINAGE IMPROVEMENTS DISTRICT IF SUCH A DISTRICT IS FORMED.
- ALL FREESTANDING AND BUILDING FACIA SIGNS WILL BE IN CONFORMANCE WITH THE ARAPAHOE COUNTY SIGN REGULATIONS.
- ACCESS SHOWN ON THIS PLAN IS CONCEPTUAL. FINAL NUMBER, TYPE AND LOCATION OF ACCESS POINTS SHALL BE DETERMINED WITH THE FINAL PLAT OR INDIVIDUAL FINAL DEVELOPMENT PLAN APPLICATIONS. ADDITIONAL TRAFFIC ANALYSIS WILL BE REQUIRED WITH FINAL PLAT/FINAL DEVELOPMENT PLAN APPLICATIONS PRIOR TO FINALIZATION OF ACCESS POINTS.

PROPERTY DESCRIPTION

ENTIRE PRELIMINARY DEVELOPMENT PLAN PARCEL

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 16 AND SECTION 15, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 15

THENCE 600°29'43"W ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER A DISTANCE OF 1348.03 FEET TO THE POINT OF BEGINNING ON A LINE 30.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID NORTHWEST ONE-QUARTER

THENCE N89°54'42"E ALONG SAID PARALLEL LINE A DISTANCE OF 2,651.36 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST ONE-QUARTER

THENCE 600°29'15"W ALONG SAID EAST LINE A DISTANCE OF 1,287.95 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 15

THENCE N89°54'36"E ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER A DISTANCE OF 420.99 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 3493 AT PAGE 14, ARAPAHOE COUNTY RECORDS

THENCE 600°29'15"W ALONG THE EAST LINE OF SAID PARCEL OF LAND A DISTANCE OF 564.02 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SMOKY HILL ROAD

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES

- N80°46'43"W ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND A DISTANCE OF 425.91 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 3493 AT PAGE 9, ARAPAHOE COUNTY RECORDS
- CONTINUING N80°46'43"W ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND A DISTANCE OF 343.15 FEET TO AN ANGLE POINT THEREIN
- N63°04'49"W CONTINUING ALONG THE SOUTHERLY LINE OF SAID PARCEL A DISTANCE OF 139.81 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 3492 AT PAGE 798, ARAPAHOE COUNTY RECORDS
- CONTINUING N63°04'49"W ALONG THE SOUTHERLY LINE OF SAID PARCEL A DISTANCE OF 650.75 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 1959 AT PAGE 543, ARAPAHOE COUNTY RECORDS
- CONTINUING N63°04'49"W ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND AND SAID LINE EXTENDED A DISTANCE OF 1,716.49 FEET TO AN ANGLE POINT
- N62°04'54"W A DISTANCE OF 15.06 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 15

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF SMOKY HILL ROAD N00°29'43"E ALONG SAID WEST LINE A DISTANCE OF 33.62 FEET TO THE SOUTHEAST CORNER OF TRACT B, SMOKY HILL 400 FILING II, ARAPAHOE COUNTY RECORDS

THENCE ALONG THE SOUTHERLY AND WESTERLY BOUNDARY LINES OF SAID TRACT B THE FOLLOWING FOUR (4) COURSES:

- N62°40'54"W A DISTANCE OF 24.66 FEET TO THE POINT OF CURVE
- ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 15.00 FEET, A DISTANCE OF 23.56 FEET TO THE POINT OF TANGENT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH TOWER ROAD
- N27°19'06"E ALONG SAID TANGENT RIGHT-OF-WAY LINE A DISTANCE OF 23.32 FEET TO THE POINT OF CURVE
- ALONG THE ARC OF SAID RIGHT-OF-WAY LINE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°36'53" AND A RADIUS OF 540.00 FEET, A DISTANCE OF 43.65 FEET TO THE MOST NORTHERLY CORNER OF SAID TRACT B ON SAID WEST LINE OF THE NORTHWEST ONE-QUARTER

THENCE DEPARTING SAID BOUNDARY LINE N00°29'43"E ALONG SAID WEST LINE OF THE NORTHWEST ONE-QUARTER A DISTANCE OF 429.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,458,457 SQUARE FEET OR 79.3952 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION

PARCEL A

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 66 WEST, OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF SAID SECTION 15 THENCE S 00°29'43" W, ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 1367.41 FEET

THENCE S 89°30'17" E, A DISTANCE OF 51.02 FEET TO THE POINT OF BEGINNING

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF TRACT "B" OF JACKSON FARM SUBDIVISION FILING NO. 5, A SUBDIVISION PLAT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY UNDER RECEPTION NO. 93-135018, THE FOLLOWING SIX (6) COURSES

- S 89°30'17" E, A DISTANCE OF 228.97 FEET
- S 64°53'34" E, A DISTANCE OF 370.66 FEET
- S 73°56'32" E, A DISTANCE OF 200.00 FEET
- S 07°5'14" W, A DISTANCE OF 170.00 FEET
- S 10°22'22" E, A DISTANCE OF 264.81 FEET
- S 26°55'12" W, A DISTANCE OF 252.21 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SMOKY HILL ROAD

THENCE N 63°04'48" W, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 779.75 FEET TO A POINT OF CURVE

THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET A CENTRAL ANGLE OF 89°18'04", AN ARC DISTANCE OF 77.93 FEET TO A POINT OF REVERSE CURVE, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF TOWER ROAD

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 560.00 FEET A CENTRAL ANGLE OF 28°23'28", AN ARC DISTANCE OF 277.49 FEET TO POINT OF TANGENT THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N 02°10'12" W, ALONG SAID TANGENT A DISTANCE OF 180.19 FEET TO THE POINT OF BEGINNING

CONTAINING 10.96 ACRES, MORE OR LESS.

PARCEL B

A PARCEL OF LAND LYING WITHIN A PART OF TRACT "A" & "B" OF JACKSON FARM SUBDIVISION FILING NO. 5, A PLAT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY UNDER RECEPTION NO. 93-135018, AND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 66 WEST, OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT "A", OF SAID JACKSON FARM SUBDIVISION FILING NO. 5, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SMOKY HILL ROAD

THENCE N 26°55'12" E, ALONG THE WESTERLY LINE OF SAID TRACT "B" A DISTANCE OF 252.21 FEET

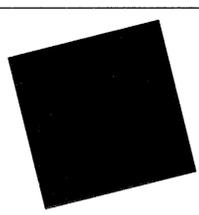
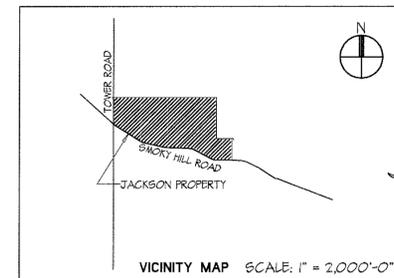
THENCE N 10°22'22" W, CONTINUING ALONG SAID WESTERLY LINE A DISTANCE OF 180.83 FEET

THENCE N 90°00'00" E, A DISTANCE OF 210.97 FEET TO A POINT ON THE WESTERLY LINE OF BLOCK 1 OF SAID JACKSON FARM SUBDIVISION FILING NO. 5

THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 1 THE FOLLOWING FOUR (4) COURSES:

- S 13°50'00" W, A DISTANCE OF 220.00 FEET
- S 33°55'52" W, A DISTANCE OF 72.41 FEET
- S 29°22'40" W, A DISTANCE OF 99.39 FEET
- S 28°05'38" W, A DISTANCE OF 106.16 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID SMOKY HILL ROAD THENCE N 63°04'48" W, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 113.08 FEET TO THE POINT OF BEGINNING

CONTAINING 1.47 ACRES, MORE OR LESS.



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**JACKSON PROPERTY
ARAPAHOE COUNTY**

Date	= 11/21/94
Proj No	= 94210.00
Drawn	= KG
Checked	= DS
Issued/Revised	Date
SUBMITTED	12/30/94
RESUBMITTED	02/09/95
RESUBMITTED	03/07/95
RESUBMITTED	03/14/95
RESUBMITTED	06/06/95
SUBMIT FOR SIGNATURES	6/8/95

Drawing Title =

SHEET 2 OF 3

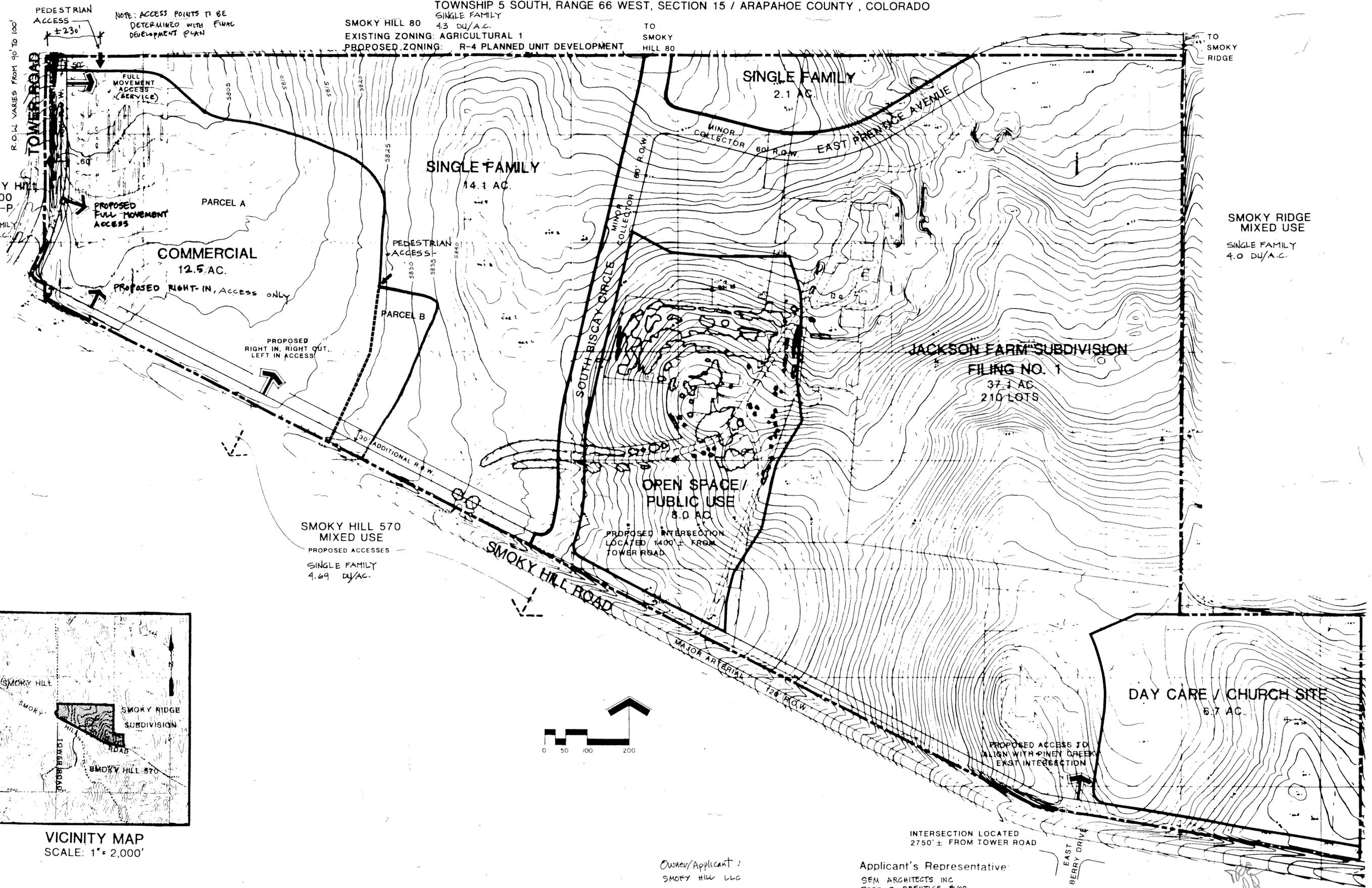
PLOT DATE: Thu Jun 8 09:34:32 MDT 1995 USER NAME: /home5/lsarna/miscante DBASE NAME: dbj_0482_3 DRAWING NAME: dr_mastdr PROJECT NUMBER: 94210.00 PLOTTED BY: kg

SECOND AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN FOR JACKSON PROPERTY

TOWNSHIP 5 SOUTH, RANGE 66 WEST, SECTION 15 / ARAPAHOE COUNTY, COLORADO

SMOKY HILL 80
 EXISTING ZONING: AGRICULTURAL 1
 PROPOSED ZONING: R-4 PLANNED UNIT DEVELOPMENT

TO SMOKY HILL 80



NOTE: ACCESS POINTS TO BE DETERMINED WITH FINAL DEVELOPMENT PLAN

SMOKY HILL 400 R-P SINGLE FAMILY 3.5 DU/AC.

COMMERCIAL 12.5 AC.

SINGLE FAMILY 14.1 AC.

SINGLE FAMILY 2.1 AC.

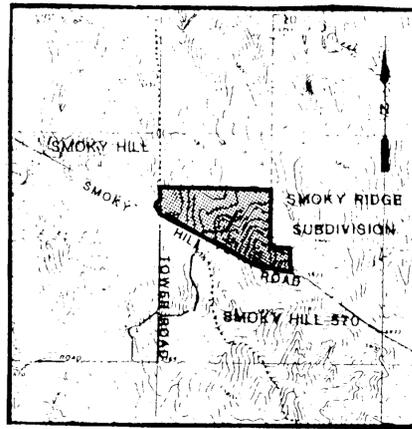
OPEN SPACE / PUBLIC USE 8.0 AC.

SMOKY HILL 570 MIXED USE PROPOSED ACCESSES SINGLE FAMILY 4.69 DU/AC.

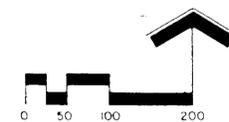
SMOKY RIDGE MIXED USE SINGLE FAMILY 4.0 DU/AC.

JACKSON FARM SUBDIVISION FILING NO. 1 37.3 AC. 210 LOTS

DAY CARE / CHURCH SITE 6.7 AC.



VICINITY MAP SCALE: 1" = 2,000'



Owner/Applicant:
 SMOKY HILL LLC
 1860 BLAKE STREET
 BLAKE STREET TERRACE #530
 DENVER, CO 80202

Applicant's Representative:
 SFM ARCHITECTS INC.
 7935 E. PRENTICE #102
 ENGLEWOOD, CO. 80111
 12-30-94
 2-9-95 3/7/95 3/14/95 6/6/95 6/8/95

INTERSECTION LOCATED 2750' ± FROM TOWER ROAD