



# HUNTINGTON-SMOKY HILL

## 11TH AMENDED PRELIMINARY DEVELOPMENT PLAN

### AN M.U. (MIXED USE) AND F. (FLOODPLAIN) PLANNED UNIT DEVELOPMENT

TOWNSHIP 5 S., RANGE 66 W., PART OF SECTIONS 13, 14, 15, 23, AND 24  
ARAPAHOE COUNTY, STATE OF COLORADO  
SHEET 2 OF 6

#### GENERAL NOTES

THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS OF THE DEVELOPMENT KNOWN AS HUNTINGTON - SMOKY HILL P.U.D. AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING:

1. ACCESS TO COMMERCIAL SITES -- ACCESS TO COMMERCIAL SITES AND CURB CUT LOCATIONS ARE SHOWN ON THE CONCEPTUAL ACCESS PLANS AS CONTAINED IN THE TRAFFIC STUDY ACCOMPANYING THIS AMENDMENT, AND SHALL BE DESIGNED AT THE TIME OF PLATTING AND FINAL DEVELOPMENT PLANS.
2. FENCING, LIGHTING, AND SIGNAGE STANDARDS -- ALL FENCING, LIGHTING, AND SIGNAGE IS SUBJECT TO APPROVAL BY ARAPAHOE COUNTY AT THE TIME OF PLATTING AND FINAL DEVELOPMENT PLANS, IN ORDER TO ENSURE THAT NO UNDESIRABLE EFFECTS ON NEIGHBORING PROPERTIES SHALL OCCUR.
3. DEVELOPMENT PHASING:
  - A. PARKVIEW DEVELOPMENT CORPORATION
 

NOT MORE THAN 324 DWELLING UNITS SHALL BE OCCUPIED IN ANY GIVEN YEAR; EXCEPT THAT UNITS ACCUMULATED BY THE PREVIOUS PHASED DEVELOPMENT PROCEDURE UNTIL JANUARY 15, 1984 (1,294 UNITS) LESS THE UNITS OCCUPIED AS OF JANUARY 15, 1984 (500 UNITS AS ESTIMATED AND AGREED TO BY THE COUNTY AND DEVELOPER). FOR A TOTAL OF 794 UNITS, SHALL BE ALLOCABLE TO ANY GIVEN YEAR'S TOTAL UNTIL EXPENDED.
  - B. SMOKY HILL LAND COMPANY
 

NOT MORE THAN 384 DWELLING UNITS SHALL BE OCCUPIED IN ANY GIVEN YEAR. UNITS ACCUMULATED BY THE PREVIOUS PHASED DEVELOPMENT PROCEDURE UNTIL JANUARY 15, 1984 (1,536 UNITS) SHALL BE ALLOCABLE TO ANY GIVEN YEAR'S TOTAL UNTIL EXPENDED.
4. WEST TOLLGATE CREEK BASIN -- TO FINANCIALLY PARTICIPATE IN AN AREA - WIDE DRAINAGE STUDY AND MASTER PLAN FOR THE EAST AND WEST TOLLGATE CREEK AND NO NAME CREEK BASINS, AN AREA BOUNDED BY HAMPDEN AVENUE ON THE NORTH, GUN CLUB ROAD ON THE EAST, SMOKY HILL ROAD ON THE SOUTH, AND PARKER ROAD ON THE WEST. THE PURPOSE OF THIS DRAINAGE STUDY AND MASTER PLAN IS TO COMPLETE AND VERIFY DELINEATION OF THE 100 - YEAR FLOODPLAIN; TO DEVELOP THE OVERALL APPROACH FOR STORMWATER MANAGEMENT IN THE BASIN; AND TO RECOMMEND SPECIFIC CAPITAL IMPROVEMENTS TO THE BASIN FLOODPLAIN, MAJOR TRIBUTARIES, AND/OR SPECIFIC SITES. TO PARTICIPATE IN THE BASIN WIDE CAPITAL IMPROVEMENTS RECOMMENDED BY THE DRAINAGE MASTER PLAN IN AN EQUITABLE PROPORTION, AT A TIME WHEN AN IMPROVEMENT DISTRICT OR OTHER GOVERNMENTAL JURISDICTION ASSUMES THE RESPONSIBILITY OF MAKING THOSE IMPROVEMENTS.
5. PEDESTRIAN ACCESS -- PEDESTRIAN ACCESS SHALL BE PROVIDED FROM ALL NEIGHBORHOODS TO PARK AND SCHOOL SITES TO THE EXTENT PRACTICABLE. LOCATION AND DESIGN SHALL BE DETERMINED AT TIME OF FINAL DEVELOPMENT PLAN AND PLATTING.
6. SMOKY HILL ROAD REALIGNMENT -- TO PARTICIPATE WITH OTHER PROPERTY OWNERS AND ARAPAHOE COUNTY IN A FEASIBILITY STUDY FOR HORIZONTAL AND VERTICAL READJUSTMENTS TO SMOKY HILL ROAD BETWEEN SOUTH LIVERPOOL STREET AND GUN CLUB ROAD.
7. ADJACENT ARTERIAL STREETS -- THE ACTUAL ACCESS POINT LOCATIONS SHALL BE DETERMINED AT TIME OF SUBMITTAL OF PRELIMINARY PLAT. DEVELOPMENT SHALL BE PHASED ACCORDING TO THE PROPER FUNCTIONING OF ARTERIAL ROADWAYS AND CONSTRUCTION OF NECESSARY ROADWAY IMPROVEMENTS. WITH EACH PHASE OF DEVELOPMENT, SITE ADJACENT IMPROVEMENTS TO SMOKY HILL ROAD, HIMALAYA ROAD, BELLEVIEW AVENUE, AND GUN CLUB ROAD SHALL BE THE RESPONSIBILITY OF THE APPLICANT UNLESS/UNTIL A SPECIAL DISTRICT IS FORMED FOR CONSTRUCTION OF NECESSARY IMPROVEMENTS. TRAFFIC INFORMATION WILL BE PROVIDED WITH EACH PHASE OF DEVELOPMENT IN ORDER TO VERIFY THAT PROPER FUNCTIONING OF ARTERIAL STREETS SHALL OCCUR.
8. UNCONSTRUCTED ROADWAY ALIGNMENTS -- UNCONSTRUCTED ROADWAY ALIGNMENTS AND ACCESS POINTS ARE CONCEPTUAL. DETERMINATION OF LOCATIONS AND CLASSIFICATIONS SHALL BE MADE AT THE TIME OF PRELIMINARY PLAT.
9. GUN CLUB ROAD REALIGNMENT -- AREAS DETERMINED TO BE IMPACTED BY A POSSIBLE GUN CLUB ROAD REALIGNMENT SHALL NOT BE PLATTED UNTIL THE ALIGNMENT OF GUN CLUB ROAD IS FINALIZED.
10. PUBLIC USE SITES -- PROPOSED USES FOR PUBLIC LAND DEDICATION SITES, WITH THE EXCEPTION OF THE TIMBERLINE ELEMENTARY SCHOOL AND EAGLE CREST HIGH SCHOOL SITES, ARE CONCEPTUAL ONLY, AND ARE SUBJECT TO FINAL DETERMINATION BY THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS AT THE TIME OF FINAL PLATTING.
11. RIVIERA STREET DETENTION POND -- NO GREATER THAN 50% OF THE TOTAL NUMBER OF DWELLING UNITS PERMITTED BY THE PDP SHALL BE DEVELOPED PRIOR TO THE CONSTRUCTION OF THE REGIONAL DETENTION FACILITY AT SOUTH RIVIERA WAY.
12. SIGNAGE -- FINAL SIGNAGE CRITERIA SHALL BE REVIEWED AND APPROVED AT TIME OF FINAL DEVELOPMENT PLAN.
13. PUBLIC USE SITES -- THE PUBLIC SITES, AS DESIGNATED AND SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN, ARE ACCEPTABLE AT THIS TIME; HOWEVER, ULTIMATE DESIGNATION AND APPROVAL OF ANY AND ALL PUBLIC SITES WILL BE RESOLVED, APPROVED AND DESIGNATED AT TIME OF FINAL PLATTING BY THE BOARD OF COUNTY COMMISSIONERS.
14. STREET MAINTENANCE -- IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PDP WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS AN 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.
15. 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.
16. DRAINAGE LIABILITY -- IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNATED AND/OR CERTIFIED BY DEVELOPER ENGINEER. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF DEVELOPER, GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE DEVELOPER AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND/OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF DEVELOPERS ENGINEERS DRAINAGE DESIGN.
17. LANDSCAPE MAINTENANCE -- THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER (S), HOMEOWNERS ASSOCIATION, OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/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.
18. EMERGENCY ACCESS NOTE -- EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.
19. 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.
20. DRAINAGE MASTER PLAN -- THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:
  1. DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
  2. DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE, TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEMS.
  3. EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.3.2 OF THE ARAPAHOE DRAINAGE CRITERIA MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.
21. PRIVATE OPEN SPACE --
  - A. THE PRIVATE PARK SITE AS SHOWN ON THIS PLAT/PLAN SHALL BE MAINTAINED IN PERPETUITY BY THE OWNERS ASSOCIATION, AND/OR ENTITY OTHER THAN ARAPAHOE COUNTY.
  - B. BUILDING PERMITS WILL BE ISSUED FOR ONLY ONE-HALF OF THE LOTS IN THIS SUBDIVISION UNTIL THE PARK FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN.
22. E-470 NOISE MITIGATION -- RESIDENTIAL LOTS SHALL BE PERMITTED OUTSIDE THE 65 DBA LEQ NOISE CONTOUR OF E-470 BASED ON 2000 VEHICLES PER HOUR PER LANE TRAVELING AT 70 MPH (PEAK TRAFFIC HOUR, LEQ, DBA). LOTS WITHIN THE 65 DBA LEQ NOISE CONTOUR SHALL BE ALLOWED PROVIDED THAT APPROPRIATE MITIGATION MEASURES ARE PROVIDED TO REMOVE THE 65 DBA NOISE CONTOUR FROM THE LOT. THESE MITIGATION MEASURES WILL BE CONSIDERED AT THE TIME OF THE FINAL DEVELOPMENT PLAN AS APPROVED BY ARAPAHOE COUNTY ENGINEERING DIVISION.
23. 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 OWNER'S USE OF THIS MAINTENANCE EASEMENT, AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.

#### DEVELOPMENT STANDARDS

	Detached	Single Family Duplexes	Multi-Family/Office	Multi-Family 28.3 ac.	Shopping Center/Commercial	Office
MINIMUM LOT AREA 1 (MIN. SQ. FT.)	5,000	3,000	N/A	N/A	N/A	N/A
MINIMUM LOT WIDTH (AT FRONT BUILDING LINE)	45 FT	N/A	N/A	N/A	N/A	N/A
MINIMUM SETBACKS 2-7						
FRONT	2,3,4,15	18 FT	18 FT	20 FT	20 FT	25 FT
REAR	2,5	20 FT	20 FT	20 FT	20 FT	10 FT
SIDE	6,7	0 FT	0 FT	0 FT	0 FT	0 FT
MAXIMUM BUILDING HEIGHT 4	35 FT	35 FT	35 FT	45 FT	35 FT	35 FT
MINIMUM DISTANCE BETWEEN STRUCTURES	10 FT	10 FT	20 FT	20 FT	20 FT	20 FT
MINIMUM OFF-STREET PARKING 8	2/UNIT	2/UNIT	1.5/UNIT	1.5/UNIT	1/250 GLA	1/300 GLA
MINIMUM OPEN SPACE	N/A	N/A	20%	20%	15%	20%
MAXIMUM BUILDING COVERAGE 8	N/A	N/A	N/A	N/A	0.2 FAR	0.3 FAR
MAXIMUM GROSS FLOOR AREA	N/A	N/A	N/A	N/A	460,000	140,000

NOTE: Definition of Single Family Duplexes -- A single detached structure structurally divided into two (2) separate, independent dwelling units, each dwelling unit having its situs upon the ground. Minimum Lot Area for each dwelling unit is 3,000 Sq. Ft.

#### FOOTNOTES TO DEVELOPMENT STANDARDS:

1. SINGLE FAMILY MINIMUM LOT SIZE:
  - Detached : 5,000 Square Feet (6,000 Sq. Ft. Min. for Area "G" - 51.48 Acres)
  - Duplexes : 3,000 Square Feet (for 32.15 Acre Parcel, as shown.)
2. THE MINIMUM REAR SETBACK FOR SINGLE FAMILY DUPLEX USES MAY BE VARIED UP TO 5.0 FT. WITH THE MIN. FRONT BEING 18 FT
3. COMMERCIAL/OFFICE STRUCTURES SHALL REQUIRE A MINIMUM SETBACK OF 40 FEET FROM EXISTING OR PROPOSED RESIDENTIAL USES (PROPERTY LINE).
4. GARAGES MAY BE LOCATED WITHIN THE FRONT SETBACK AREA AS LONG AS THEY ARE NO CLOSER THAN 15 FEET FROM THE PROPERTY LINE TO FACE OF GARAGE DOOR.
5. COVERED PATIOS, DECKS, AND OTHER ANCILLARY STRUCTURES MAY BE LOCATED WITHIN THIS AREA SETBACK AS LONG AS THEY ARE NO CLOSER THAN 10 FEET FROM THE REAR PROPERTY LINE.
6. ROOF OVERHANGS, BAY OR BOX WINDOWS, FIREPLACES, AND OTHER ARCHITECTURAL FEATURES MAY BE LOCATED WITHIN SIDE SETBACKS, PROVIDED THAT ENCROACHMENT DOES NOT EXCEED 30 INCHES.
7. CORNER LOTS SHALL HAVE A MINIMUM BUILDING SETBACK OF 10 FEET ON SIDE YARDS ADJACENT TO STREETS.
8. PARKING REQUIREMENTS FOR INDIVIDUAL USES MAY VARY SUBJECT TO APPROVAL AT TIME OF FINAL DEVELOPMENT PLAN.
9. MAXIMUM BUILDING COVERAGE SHALL BE BASED UPON NET AREAS, DEFINED AS GROSS AREA LESS PERIMETER ROAD ROW.
10. PUBLIC STREETS WHICH ARE 32' IN WIDTH SHALL BE POSTED "NO PARKING, TOW AWAY ZONE" ON ONE SIDE. PRIVATE STREETS OR LANES WILL BE POSTED "NO PARKING, FIRE LANE, TOW AWAY ZONE". A HOMEOWNERS ASSOCIATION (THE ASSOCIATION) WILL ENTER INTO AND MAINTAIN A MANAGEMENT AGREEMENT WITH AN INDEPENDENT MANAGEMENT COMPANY (THE COMPANY) AT ALL TIMES. THE ASSOCIATION WILL OBLIGATE THE COMPANY TO PERIODICALLY PATROL ALL PUBLIC AND PRIVATE STREETS WITHIN THE BOUNDARIES OF TRAIL RIDGE SUBDIVISION FILING NO. 3 (THE 32.15 ACRE PARCEL) TO CONFIRM THAT NO PARKING IS OCCURRING ON ANY PORTION OF SAID STREETS OR LANES WHICH ARE POSTED "NO PARKING" OR "NO PARKING, FIRE LANE". THE COMPANY WILL BE AUTHORIZED TO CALL A TOWING COMPANY TO CAUSE THE OFFENDING VEHICLE TO BE TOWED AWAY. PUBLIC LAW ENFORCEMENT AUTHORITIES RETAIN THE RIGHT TO TICKET AND TOW VEHICLES IMPROPERLY PARKED. THE ASSOCIATION WILL BE JOINTLY LIABLE WITH ANY OWNER FOR ANY PARKING VIOLATIONS CITED, TOWING COSTS, ENFORCEMENT COSTS, & REASONABLE ATTORNEYS FEES INCURRED BY ARAPAHOE COUNTY, CUNNINGHAM FIRE PROTECTION DISTRICT OR ANY OTHER LOCAL GOVERNMENT WITH JURISDICTION. ALL FIRE LANES MUST BE CLEARLY MARKED IN ACCORDANCE WITH CRS 42-1-102(51) AND INCLUDED INTO THE ARAPAHOE COUNTY FIRE LANE PROGRAM FOR ENFORCEMENT.
11. ADJACENT SETBACKS: IN DUPLEX AND SINGLE FAMILY ATTACHED RESIDENTIAL SUBDIVISIONS APPROVED AFTER THE EFFECTIVE DATE OF THE 9TH AMENDMENT TO THE PDP, NO TWO BUILDINGS ADJACENT TO ONE ANOTHER SHALL HAVE THE SAME FRONT YARD SETBACK. ADJACENT SETBACKS SHALL VARY BY A MINIMUM OF 3 FEET. AN EXCEPTION TO THIS PROHIBITION SHALL BE GRANTED IN CIRCUMSTANCES WHERE AN INFILL BUILDING CANNOT COMPLY WITH THE ESTABLISHED SETBACKS OF EXISTING ADJACENT STRUCTURES BECAUSE OF LOT DEPTH OR REAR SETBACK REQUIREMENT. IN SUCH CASES, THE MINIMUM SETBACK FOR THE INFILL BUILDING SHALL BE AN AVERAGE OF THE SETBACKS OF THE TWO ADJACENT EXISTING BUILDINGS.
12. THE DEVELOPERS OF THE DUPLEX PARCEL AND PARCEL "G" SHALL JOINTLY PROVIDE A 6' CONCRETE TRAIL SYSTEM WITHIN OR ADJACENT TO THE PHILLIPS PETROLEUM EASEMENT. (AN ADJACENT TRAIL WILL BE BUILT ONLY IF THE EASEMENT IS NOT GRANTED BY PHILLIPS.) THE DEVELOPERS OF PARCEL "G" WILL ALSO PARTICIPATE IN CONSTRUCTION AND/OR FUNDING OF A 6' x 8' CONCRETE TRAIL SYSTEM WITHIN THE DRAINAGE AREA LYING EASTERLY OF PARCEL "G" FROM THE ELEMENTARY SCHOOL NO. 33 NORTHWESTERLY TO THE EAGLE CREST HIGH SCHOOL SITE (AS SHOWN).
13. ALL ROADWAY ALIGNMENTS ARE CONCEPTUAL.
14. TRAIL CONNECTIONS TO THE TRAIL SYSTEM WITHIN OR ADJACENT TO THE PHILLIPS PETROLEUM EASEMENT SHALL BE PROVIDED AT THE END OF EACH PRIVATE STREET IN THE 32.15 ACRE DUPLEX PARCEL.
15. THE BUILDING SETBACK FOR PRINCIPAL BUILDINGS IN THE 28.3 ACRE MULTI-FAMILY AREA SHALL BE 45 FEET TO SOUTH VERSAILLES PARKWAY. THE BUILDING SETBACK FOR PARKING GARAGES AND OTHER ACCESSORY BUILDINGS SHALL BE 20 FEET TO SOUTH VERSAILLES PARKWAY. ALL OTHER SETBACKS SHALL BE PER THE TABLE AS SHOWN.
16. OVERLOT GRADING FOR THE 28.3 ACRE MULTI-FAMILY PARCEL SHALL BE GENERALLY IN CONFORMANCE TO SHEET 6 OF THIS DOCUMENT. THE FINAL GRADING PLAN SHALL BE IN ACCORDANCE TO THE FINAL DEVELOPMENT PLAN FOR THE MULTI-FAMILY SITE.

#### PERMITTED USES--

- ##### SINGLE FAMILY RESIDENTIAL
1. SINGLE FAMILY DETACHED DWELLING UNITS.
  2. SINGLE FAMILY ATTACHED CLUSTERS OR TOWN HOMES
  3. ZERO LOT LINE DWELLINGS (ATTACHED OR DETACHED).
  4. CHURCH, FIRE STATION, LIBRARY.
  5. CHILD CARE CENTER, SUBJECT TO THE FOLLOWING CONDITIONS:
    - a. USE SHALL BE PERMITTED ONLY IN THE 5.8-ACRE SINGLE FAMILY AREA AND 10.8-ACRE SINGLE FAMILY AREA LOCATED ON SMOKY HILL ROAD.
    - b. MINIMUM SITE AREA 40,000 SF
    - c. MINIMUM SETBACKS 25 FEET FRONT, 20 FEET REAR, 20 FEET SIDE.
    - d. MINIMUM OFF-STREET PARKING -- 1 SPACE PER 350 SF BUILDING AREA.
    - e. MAXIMUM BUILDING HEIGHT -- 35 FEET
    - f. MINIMUM OPEN SPACE --- 20%.
    - g. ACCESS -- ACCESS TO SITES SHALL BE LOCATED SO THAT THEY WILL NOT CONSTITUTE A HAZARD TO ADJOINING PROPERTIES, AND SHALL BE DESIGNED AT TIME OF PLATTING AND FINAL DEVELOPMENT PLAN.
  6. BUILDINGS AND USES CUSTOMARILY APPURTENANT TO PRIMARY PERMITTED USES.
- ##### MULTI-FAMILY RESIDENTIAL
1. ATTACHED APARTMENTS
  2. ATTACHED TOWN HOMES AND CONDOMINIUMS
  3. ZERO LOT LINE DWELLINGS (ATTACHED OR DETACHED).
  4. SENIOR CITIZEN HOUSING.
  5. SINGLE FAMILY DETACHED DWELLINGS.
  6. CHURCH, FIRE STATION, LIBRARY.
  7. DAY CARE CENTER, NURSERY SCHOOL.
  8. BUILDINGS AND USES CUSTOMARILY APPURTENANT TO PRIMARY PERMITTED USES.
- ##### OFFICE OR MULTI-FAMILY
1. OFFICES
  2. ATTACHED APARTMENTS.
  3. ATTACHED TOWN HOMES OR CONDOMINIUMS.
  4. SENIOR CITIZEN HOUSING.
  5. SINGLE FAMILY DETACHED DWELLINGS.
  6. ZERO LOT LINE DWELLINGS.
  7. CHURCH, FIRE STATION, LIBRARY.
  8. DAY CARE CENTER, NURSERY SCHOOL.
  9. BUILDINGS AND USES CUSTOMARILY APPURTENANT TO PRIMARY PERMITTED USES.
- ##### SHOPPING CENTER/COMMERCIAL
1. FIRE STATION, LIBRARY, CHURCH.
  2. ALL USES AS SET FORTH IN THE ZONING REGULATIONS OF ARAPAHOE COUNTY B-3 DISTRICT REGULATIONS DATED NOVEMBER, 1995 WITH THE EXCEPTION THAT THE FOLLOWING USES ARE NOT PERMITTED:
    - AUTO SALES OR BODY SHOPS
    - OUTDOOR STORAGE, EXCEPT AS AN ACCESSORY USE
    - OUTDOOR RECREATION (INCLUDING OUTDOOR THEATER)
    - COMMERCIAL AUTOMOBILE PARKING LOT
  3. THE FOLLOWING USES ARE WAIVED IN THE 5.0-ACRE COMMERCIAL PARCEL ON PICADILLY ROAD AT THE NORTHERN PROPERTY BOUNDARY:
    - CAR WASH
    - VIDEO ARCADE
    - 3.2 BEER AND LIQUOR SALES
  4. RTD PARK-N-RIDE FACILITY. PERMITTED ON THE 9.3-ACRE AND 25.0-ACRE COMMERCIAL PARCELS ON SMOKY HILL ROAD AND HIMALAYA ROAD ONLY.

#### USES PERMITTED UNDER ALL LAND USE CATEGORIES

- A. PARKS AND RECREATION FACILITIES WILL BE ALLOWED IN ALL RESIDENTIAL DISTRICTS. SUCH AREAS MAY CONTAIN BUILDINGS AND USES CUSTOMARILY APPURTENANT TO THE PERMITTED USE. IN ADDITION, LAKE AND WATER STORAGE AREAS ARE PERMITTED IN PARK AREAS.
- B. EAST CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT SITES
  1. WATER STORAGE TANKS
  2. WATER PUMP STATION AND TREATMENT FACILITIES
  3. WELLS
  4. STRUCTURES AND USES CUSTOMARILY APPURTENANT TO PERMITTED USES
- C. AGRICULTURAL -- GRAZING OF LIVESTOCK FOR COMMERCIAL PURPOSES ON UNSUBDIVIDED PROPERTY OF NOT LESS THAN 40 ACRES, INCLUDING RESTORATION OF SAID PROPERTY THROUGH CONSERVATION PRACTICES. THE EFFECTIVE DATE OF THIS PARAGRAPH SHALL BE JANUARY 15, 1980.

THIS USE SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:

1. MINIMUM SITE AREA -- 40 ACRES.
2. MINIMUM SETBACK -- 200 FEET FROM PLATTED RESIDENTIAL SITES.
3. USES PROHIBITED: ANIMAL FEED YARD, ANIMAL SALES YARD, RIDING ACADEMY, OR PUBLIC STABLES
4. THE MAXIMUM NUMBER OF PERMITTED GRAZING ANIMALS SHALL BE LIMITED TO ONE PER 5 ACRES.
5. GRAZING AREAS SHALL BE LOCATED AND OPERATED SO THAT THEY WILL NOT CONSTITUTE A HAZARD OR NUISANCE TO ADJOINING PROPERTIES.

# HUNTINGTON-SMOKY HILL

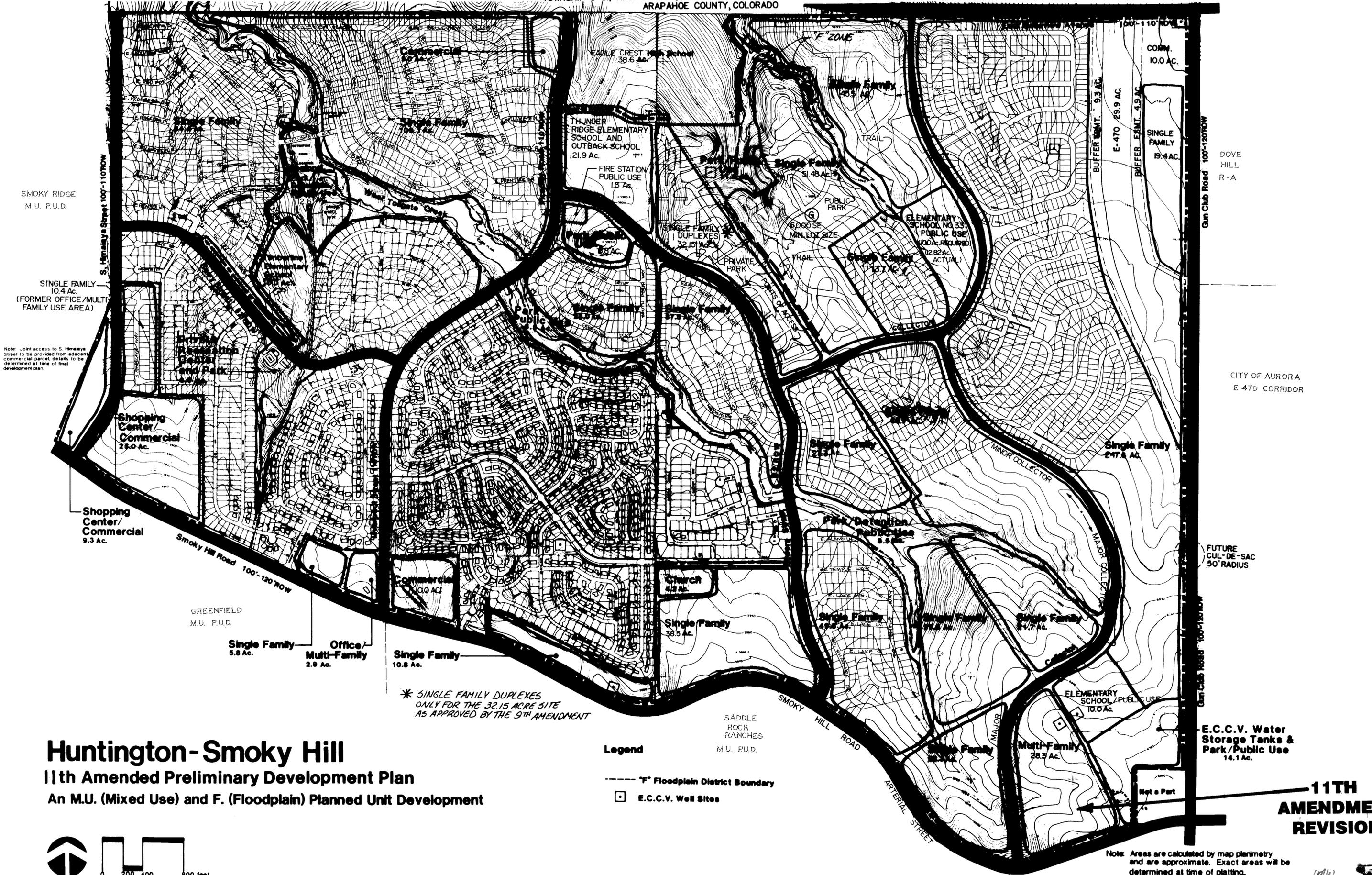
## 11th AMENDED PRELIMINARY DEVELOPMENT PLAN

### AN M.U. (MIXED USE) AND F. (FLOODPLAIN) PLANNED UNIT DEVELOPMENT

QUINCY RIVER ASSOCIATES  
M.U. P.U.D.

QUINCY HIGHLANDS  
M.U. P.U.D.

TOWNSHIP 5 S., RANGE 66 W., PART OF SECTIONS 13, 14, 15, 23, AND 24  
ARAPAHOE COUNTY, COLORADO



SMOKY RIDGE  
M.U. P.U.D.

SINGLE FAMILY  
10.4 Ac.  
(FORMER OFFICE/MULTI-FAMILY USE AREA)

Note: Joint access to S. Himalaya Street to be provided from adjacent commercial parcel, details to be determined at time of final development plan.

Shopping Center/Commercial  
29.0 Ac.

Shopping Center/Commercial  
9.3 Ac.

GREENFIELD  
M.U. P.U.D.

Single Family  
5.8 Ac.

Office/Multi-Family  
2.9 Ac.

Single Family  
10.8 Ac.

\* SINGLE FAMILY DUPLEXES ONLY FOR THE 32.15 ACRE SITE AS APPROVED BY THE 9TH AMENDMENT

SADDLE ROCK RANCHES  
M.U. P.U.D.

- Legend**
- F' Floodplain District Boundary
  - E.C.C.V. Well Sites

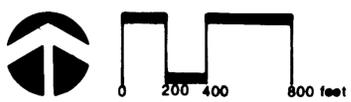
Can Club Road 100'-120' ROW

Can Club Road 100'-120' ROW

E.C.C.V. Water Storage Tanks & Park/Public Use  
14.1 Ac.

**11TH AMENDMENT REVISION**

Note: Areas are calculated by map planimetry and are approximate. Exact areas will be determined at time of platting.



CASE NO. Z99-010

REVISED: 11/8/99

PREPARED DATE: APRIL 21, 1999

SHEET 3 OF 6

1999

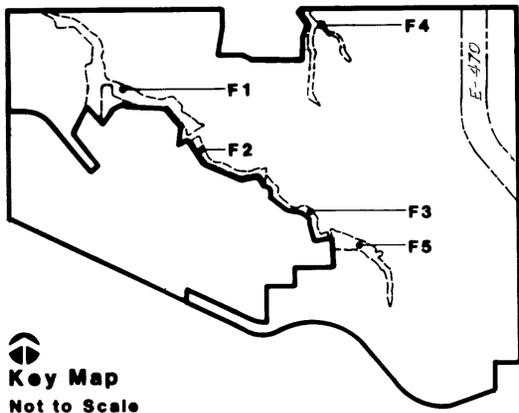
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## 11th AMENDED PRELIMINARY DEVELOPMENT PLAN

### AN M.U. (MIXED USE) AND F. (FLOODPLAIN) PLANNED UNIT DEVELOPMENT

TOWNSHIP 5 S., RANGE 66 W., PART OF SECTIONS 13, 14, 15, 23, AND 24  
ARAPAHOE COUNTY COLORADO

SHEET 4 OF 6



Key Map  
Not to Scale

**LEGAL DESCRIPTION - F-2006 NO. 1**

A parcel of land located in Section 14, 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 said Section 14;

thence S89°46'05" along the North line of said Section 14, 690.00 feet to the Point of Beginning;

thence S27°53'29"E, 122.00 feet;

thence S60°11'59"E, 248.50 feet;

thence S18°23'35"E, 123.39 feet;

thence S50°25'49"E, 35.70 feet;

thence S88°55'39"E, 123.05 feet;

thence S62°32'31"E, 183.27 feet;

thence S46°02'29"E, 392.43 feet;

thence S08°53'26"W, 345.15 feet;

thence S24°00'53"W, 114.94 feet;

thence S10°44'09"E, 340.15 feet;

thence S26°19'18"E, 155.00 feet;

thence S03°17'41"E, 245.53 feet;

thence S24°25'16"E, 215.84 feet;

thence S02°11'56"W, 217.12 feet;

thence S23°58'26"E, 228.70 feet;

thence S09°59'39"E, 87.00 feet;

thence S48°53'38"E, 73.00 feet;

thence S29°56'56"E, 69.64 feet;

thence S61°05'42"E, 51.30 feet;

thence S67°15'21"E, 285.31 feet;

thence S74°06'32"E, 151.79 feet;

thence S03°53'02"W, 30.00 feet to the Northwest corner of Lot 28, Block 2 of Parkway Terrace, a recorded subdivision plat, filed in Book 81 at Page 38 through 30 of the Arapahoe County Records, said point also being a point on the northerly line of said Parkway Terrace;

thence S88°06'58"E along the northerly line of said Parkway Terrace and the westerly extension thereof, 181.87 feet;

thence S40°56'55"E, 623.07 feet;

thence S21°09'36"E, 156.14 feet to a point on the westerly right-of-way line of South Liverpool Street;

thence S57°53'33"E along the westerly right-of-way line of said South Liverpool Street, 314.52 feet to a point of curve;

thence along the westerly right-of-way line of said South Liverpool Street on a curve to the left having a radius of 645.00 feet, a central angle of 07°33'20", 85.06 feet;

thence S83°56'17"W, 22.37 feet;

thence S87°27'54"E, 69.66 feet;

thence S28°17'57"W, 75.37 feet;

thence S56°27'17"W, 142.25 feet;

thence S05°06'58"E, 172.05 feet;

thence S27°50'57"W, 115.62 feet;

thence S05°17'37"W, 32.60 feet;

thence S29°58'32"E, 304.26 feet;

thence S04°52'46"W, 73.64 feet;

thence S70°30'29"W, 170.85 feet;

thence S79°30'57"E, 125.00 feet;

thence S61°31'33"W, 339.35 feet;

thence S67°43'07"W, 407.89 feet;

thence S60°11'59"E, 213.61 feet;

thence S07°15'18"W, 294.50 feet;

thence S00°56'30"E, 239.65 feet;

thence S10°23'49"E, 159.24 feet;

thence S01°36'31"W, 146.35 feet;

thence S28°11'59"W, 105.00 feet;

thence S48°00'04"E, 370.18 feet;

thence S09°56'31"W, 187.69 feet;

thence S09°51'39"W, 118.37 feet;

thence S74°21'21"E, 307.94 feet;

thence S28°16'48"W, 74.95 feet to a point on the North line of said Section 14;

thence S89°46'05" along the North line of said Section 14, 180.00 feet to the Point of Beginning, containing 34.09 acres.



Prepared by: *Lawrence R. McDonald*

**LEGAL DESCRIPTION - F-2006 NO. 3**

A parcel of land located in the Southwest quarter of Section 13, 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 Southwest corner of said Section 13;

thence S00°11'15" along the West line of the Southwest quarter of said Section 13 and along the West line of Trail Ridge Subdivision Filing No. 1, a recorded subdivision plat filed in Book 78 at Page 78 and 79 of the Arapahoe County Records, 1693.96 feet to the Point of Beginning;

thence S54°17'54"E, 217.13 feet;

thence S01°31'40"E, 191.85 feet to a point on the northerly line of said Trail Ridge Subdivision Filing No. 1;

thence S48°30'00"E along said northerly line, 376.43 feet;

thence S7°00'34"E along said northerly line, 389.86 feet;

thence S40°52'53"E along said northerly line, 78.00 feet;

thence S07°23'12"E, 137.28 feet;

thence S01°28'44"E, 122.94 feet;

thence S15°15'08"E, 126.87 feet;

thence S21°48'44"E, 149.88 feet;

thence S03°20'32"E, 31.32 feet to a point on the northerly line of said Trail Ridge Subdivision Filing No. 1;

thence S80°09'46"E along said northerly line, 117.79 feet;

thence S7°04'10"E along said northerly line, 132.40 feet to a point on the northerly extension of the westerly right-of-way line of South Riverton Way as shown and platted in said Trail Ridge Subdivision Filing No. 1;

thence S89°42'59"W along the northerly extension of the westerly right-of-way line of said South Riverton Way, 101.51 feet;

thence S79°38'17"W, 180.04 feet;

thence S22°18'18"W, 184.75 feet;

thence S04°07'18"E, 170.69 feet;

thence S07°11'39"W, 229.90 feet;

thence S46°07'53"W, 113.62 feet;

thence S89°27'58"W, 92.07 feet;

thence S46°06'37"W, 57.75 feet;

thence S75°30'21"W, 144.04 feet;

thence S67°15'21"E, 346.11 feet;

thence S00°53'09"E, 158.83 feet;

thence S67°43'07"W, 360.94 feet;

thence S64°42'16"W, 96.40 feet to a point on the West line of the Southwest quarter of said Section 13;

thence S00°11'15" along the West line of the Southwest quarter of said Section 13, 130.00 feet to the Point of Beginning, containing 4.47 acres, more or less.



Prepared by: *Lawrence R. McDonald*

**LEGAL DESCRIPTION - F-2006 NO. 2**

A parcel of land located in Section 14, 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 Southwest corner of said Section 14;

thence S81°33'37"E along the West line of said Section 14 and along the West line of Parkborough Subdivision Filing No. 3, a recorded subdivision plat, filed in Book 65 at Page 39 and 40 of the Arapahoe County Records, 1693.96 feet to the Point of Beginning;

thence continuing S89°21'53"E along the West line of said Section 14, 294.07 feet;

thence S87°50'57"W, 219.75 feet;

thence S05°17'37"W, 32.60 feet;

thence S29°58'32"E, 304.26 feet;

thence S04°52'46"W, 73.64 feet;

thence S70°30'29"W, 170.85 feet;

thence S79°30'57"E, 125.00 feet;

thence S61°31'33"W, 339.35 feet to a point on the easterly right-of-way line of South Liverpool Street;

thence S87°50'57"W along the easterly right-of-way line of said South Liverpool Street, 517.37 feet to the northerly line of Parkborough Subdivision Filing No. 3;

thence S81°00'00"E along the northerly line of said Parkborough Subdivision Filing No. 3 and Parkborough Subdivision Filing No. 2, 433.88 feet;

thence S89°09'50"E, 30.89 feet;

thence S11°50'11"E, 115.18 feet;

thence S28°50'40"E, 304.00 feet;

thence S01°36'31"W, 146.35 feet;

thence S28°11'59"W, 105.00 feet;

thence S48°00'04"E, 370.18 feet;

thence S09°56'31"W, 187.69 feet;

thence S09°51'39"W, 118.37 feet;

thence S74°21'21"E, 307.94 feet;

thence S28°16'48"W, 74.95 feet to the Point of Beginning, containing 6.778 acres, more or less.



Prepared by: *Lawrence R. McDonald*

**LEGAL DESCRIPTION - E-470 BUFFER EASEMENT (LEFT SIDE)**

A parcel of land No. MU-651T of the E-470 Public Highway Authority, being a part of Section 13, Township 5 South, Range 65 West, of the Sixth Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

NOTE: For the purpose of this description the bearings are based on the City of Aurora state plane coordinate points, "Jog" and "Elway" being North 78°54'09" East.

Commencing at the East Quarter Corner of said Section 13;

Thence South 89°43'12" West, 40.00 feet, along the East-West Centerline of said Section 13 to a point on the westerly right-of-way line;

Thence South 00°00'04" East, 1488.82 feet, along said westerly right-of-way line to the TRUE POINT OF BEGINNING;

Thence North 24°04'13" West, 1307.31 feet, to a point;

Thence North 21°49'13" West, 102.96 feet, to a point of tangency;

Thence along the arc of a curve to the right, whose center bears North 88°10'47" East, 3969.72 feet, thru a central angle of 20°44'03", an arc length of 1436.56 feet, whose chord bears North 11°27'12" West, 1428.74 feet, to a point of non-tangency;

Thence North 01°05'10" West, 102.96 feet, to a point;

Thence North 01°09'50" East, 1324.77 feet, to a point on the northerly line of said Section 13;

Thence South 89°29'35" West, 100.04 feet, along said northerly line, 50' a point;

Thence South 01°09'50" West, 1333.82 feet, to a point;

Thence South 01°05'10" East, 104.92 feet, to a point of tangency;

Thence along the arc of a curve to the left, whose center bears North 88°54'56" East, 4089.72 feet, thru a central angle of 20°44'03", an arc length of 1472.75 feet, whose chord bears South 11°27'12" East, 1444.73 feet, to a point of tangency;

Thence South 21°49'13" East, 104.43 feet, to a point;

Thence South 38°32'11" East, 100.00 feet, to a point;

Thence South 24°04'13" East, 1280.84 feet, to a point on the westerly right-of-way line of Gun Club Road;

Thence North 00°00'04" East, 183.90 feet, along said westerly right-of-way line to the Point of Beginning.

Containing 9.3038 acres, or 405279 square feet, more or less.



I hereby certify that the attached legal description was prepared under my direct supervision.

**LEGAL DESCRIPTION - E-470**

A parcel of land No. TK-45 of the E-470 Public Highway Authority, being a part of Section 13, Township 5 South, Range 65 West, of the Sixth Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

NOTE: For the purpose of this description the bearings are based on the City of Aurora state plane coordinate points, "Jog" and "Elway" being North 78°54'09" East.

Commencing at the East Quarter Corner of said Section 13;

Thence South 89°43'12" West, 40.00 feet, along the East-West Centerline of said Section 13 to a point on the westerly right-of-way line of Gun Club Road;

Thence South 00°00'04" East, 1488.82 feet, along said westerly right-of-way line to the TRUE POINT OF BEGINNING;

Thence continuing South 00°00'04" East, 1089.57 feet, along said westerly right-of-way line;

Thence North 24°04'13" West, 1307.31 feet, to a point;

Thence North 21°49'13" West, 102.96 feet, to a point of tangency;

Thence along the arc of a curve to the right, whose center bears North 88°10'47" East, 3969.72 feet, thru a central angle of 20°44'03", an arc length of 1436.56 feet, whose chord bears North 11°27'12" West, 1428.74 feet, to a point of non-tangency;

Thence North 01°05'10" West, 102.96 feet, to a point;

Thence North 01°09'50" East, 1324.77 feet, to a point on the northerly line of said Section 13;

Thence North 89°29'35" East, 100.13 feet, along said northerly line;

Thence South 01°09'50" West, 1337.63 feet, to a point;

Thence South 01°05'10" East, 97.07 feet, to a point of tangency;

Thence along the arc of a curve to the left, whose center bears North 88°54'56" East, 3669.72 feet, thru a central angle of 15°55'16", an arc length of 1019.73 feet, whose chord bears South 09°02'48" East, 1016.46 feet, to a point of non-tangency;

Thence South 00°53'38" East, 377.66 feet, to a point;

Thence South 00°47'04" East, 245.80 feet, to a point;

Thence North 20°47'04" East, 184.30 feet, to a point on the westerly right-of-way line of Gun Club Road and the Point of Beginning.

Containing 29.8759 acres, or 1301294 square feet, more or less.

I hereby certify that the attached legal description was prepared under my direct supervision.



**LEGAL DESCRIPTION - E-470 BUFFER EASEMENT (RIGHT SIDE)**

A parcel of land No. MU-65RT of the E-470 Public Highway Authority, being a part of Section 13, Township 5 South, Range 65 West, of the Sixth Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

NOTE: For the purpose of this description the bearings are based on the City of Aurora state plane coordinate points, "Jog" and "Elway" being North 78°54'09" East.

Commencing at the Northeast Corner of said Section 13;

Thence South 89°29'35" West, 494.40 feet, along the northerly line of said Section 13 to the TRUE POINT OF BEGINNING;

Thence continuing South 89°29'35" West, 75.03 feet, along said northerly line;

Thence South 01°09'50" West, 1337.63 feet, to a point;

Thence South 01°05'10" East, 97.07 feet, to a point of tangency;

Thence along the arc of a curve to the left, whose center bears North 88°54'56" East, 3669.72 feet, thru a central angle of 15°55'16", an arc length of 1019.73 feet, whose chord bears South 09°02'48" East, 1016.46 feet, to a point of non-tangency;

Thence South 00°53'38" East, 416.74 feet, to a point on the East-West Centerline of said Section 13;

Thence North 89°43'12" East, 31.24 feet, along said East-West Centerline to a point on the westerly right-of-way line of Gun Club Road;

Thence North 00°00'04" East, 11.07 feet, along said westerly line;

Thence North 80°53'38" East, 334.06 feet, to a point of non-tangency;

Thence along the arc of a curve to the right, whose center bears North 75°05'52" East, 3579.72 feet, thru a central angle of 16°50'58", an arc length of 1052.72 feet, whose chord bears North 09°30'39" West, 1046.93 feet, to a point of tangency;

Thence North 01°05'10" West, 95.30 feet, to a point;

Thence North 01°09'50" East, 1239.19 feet, to a point on the northerly line of said Section 13 and the Point of Beginning.

Containing 4.8798 acres, or 212564 square feet, more or less.

I hereby certify that the attached legal description was prepared under my direct supervision.



**LEGAL DESCRIPTION - F-2006 NO. 4**

A parcel of land located in the Northwest quarter of Section 13, 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 said Section 13;

thence S80°54'30"E along the North line of the Northwest quarter of said Section 13, 750.00 feet to the Point of Beginning;

thence S80°53'34"E, 169.34 feet;

thence S41°51'57"E, 153.34 feet;

thence S19°15'59"E, 156.36 feet;

thence S13°51'13"W, 300.46 feet;

thence S84°48'09"E, 247.85 feet;

thence S23°17'48"E, 64.52 feet;

thence S10°53'39"W, 117.06 feet;

thence S88°07'18"W, 440.41 feet;

thence S89°13'09"E, 82.13 feet;

thence S77°46'37"E, 34.47 feet;

thence S23°59'48"E, 154.23 feet;

thence S41°07'48"E, 95.48 feet;

thence S44°25'59"E, 190.43 feet;

thence S85°04'19"E, 143.21 feet;

thence S88°53'27"E, 30.36 feet;

thence S89°06'09"E, 118.08 feet;

thence S41°11'59"E, 51.36 feet;

thence S89°08'56"E, 176.34 feet;

thence S84°01'06"E, 161.38 feet;

thence S89°02'19"E, 168.87 feet;

thence S84°00'14"E, 34.87 feet;

thence S75°46'53"E, 45.46 feet;

thence S73°00'57"E, 11.28 feet;

thence S85°53'37"E, 160.73 feet;

thence S88°53'39"E, 177.51 feet;

thence S40°11'59"E, 117.54 feet;

thence S23°11'30"E, 170.17 feet;

thence S88°53'39"E, 156.83 feet;

thence S89°06'09"E, 168.08 feet;

thence S40°58'09"E, 69.58 feet;

thence S75°14'37"E, 66.34 feet;

thence S81°12'12"E, 117.54 feet;

thence S81°44'33"E, 154.90 feet;

thence S89°04'42"E, 159.80 feet;

thence S81°12'12"E, 68.55 feet;

thence S85°48'01"E, 91.94 feet;

thence S77°19'06"E, 177.23 feet;

thence S81°12'12"E, 78.14 feet;

thence S81°06'58"E, 96.66 feet;

thence S75°21'59"E, 127.88 feet;

thence S88°53'41"E, 27.82 feet;

thence S84°03'09"E, 330.93 feet;

thence S87°00'01"E, 147.39 feet to a point on the North line of the Northwest quarter of said Section 13;

thence S89°54'30"E along the North line of the Northwest quarter of said Section 13, 121.05 feet to the Point of Beginning, containing 3.88 acres, more or less.

Prepared by: *Lawrence R. McDonald*



**LEGAL DESCRIPTION - F-2006 NO. 5**

A parcel of land located in the South half of Section 13 and the North half of Section 24, 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 Southwest corner of said Section 13 and considering the West line of the Southwest quarter of said Section 13, to bear S89°21'53"E;

thence S79°54'00"E, 1468.28 feet to the Point of Beginning, said Point of Beginning being a point on the easterly right-of-way of South Riverton Way, as shown and platted by Trail Ridge Subdivision Filing No. 1, a recorded subdivision plat filed in Book 78 at Page 78 and 79 of the Arapahoe County Records;

thence S89°42'59"W along the easterly right-of-way line of said South Riverton Way and the northerly extension thereof, 100.00 feet;

thence S79°54'00"E, 489.20 feet;

thence S89°53'54"E, 389.30 feet;

thence S88°50'57"E, 382.94 feet;

thence S81°07'48"E, 144.32 feet;

thence S17°13'17"W, 56.00 feet;

thence S88°50'57"E, 382.94 feet;

thence S89°13'46"E, 30.00 feet;

thence S88°06'49"E, 304.00 feet;

thence S84°00'14"E, 100.36 feet;

thence S84°00'14"E, 100.36 feet;

thence S14°16'30"E, 173.76 feet;

thence S88°50'57"E, 382.94 feet;

thence S89°53'54"E, 389.30 feet;

thence S88°50'57"E, 382.94 feet;

thence S89°20'27"E, 89.30 feet;

thence S88°06'49"E, 100.04 feet;

thence S84°19'30"E, 96.64 feet;

thence S82°54'37"E, 57.37 feet;

thence S81°12'12"E, 78.14 feet;

thence S81°56'19"W, 37.00 feet;

thence S83°08'04"E, 277.61 feet;

thence S82°08'10"E, 160.58 feet;

thence S81°07'11"W, 69.92 feet;

thence S84°06'37"E, 382.38 feet;

thence S79°54'00"E, 72.81 feet;

thence S84°16'30"E, 199.71 feet to the Point of Beginning, containing 3.143 acres, more or less.

Prepared by: *Lawrence R. McDonald*



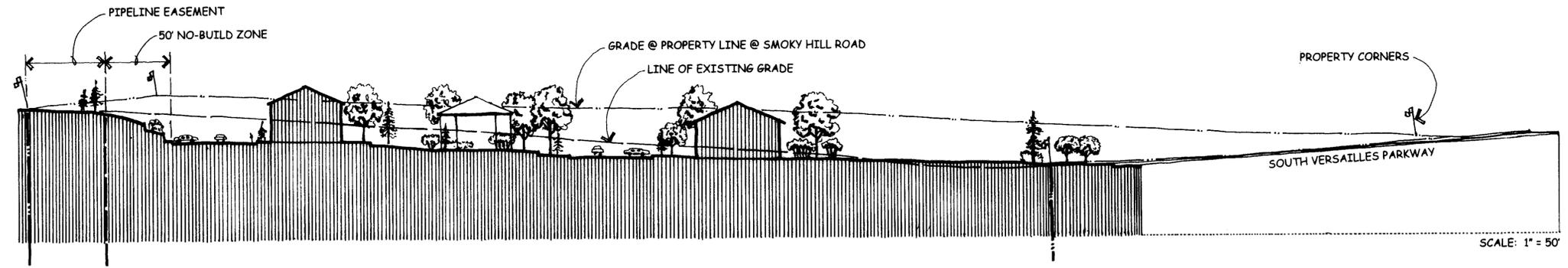
**EDAW**  
Engineering & Design Associates, Inc.  
11th Amended PDP  
Huntington-Smoky Hill  
Legal Descriptions  
1988 APRIL 21, 1989  
M/W

# HUNTINGTON-SMOKY HILL

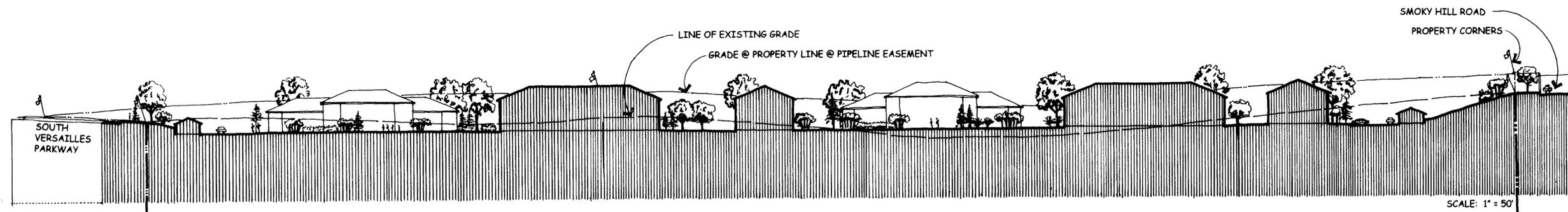
## 11TH AMENDED PRELIMINARY DEVELOPMENT PLAN

### AN M.U. (MIXED USE) AND F. (FLOODPLAIN) PLANNED UNIT DEVELOPMENT

TOWNSHIP 5 S., RANGE 66 W., PART OF SECTIONS 13, 14, 15, 23, AND 24  
ARAPAHOE COUNTY, STATE OF COLORADO  
SHEET 5 OF 6



**SITE SECTION LOOKING SOUTH**  
(TOWARD SMOKY HILL ROAD)



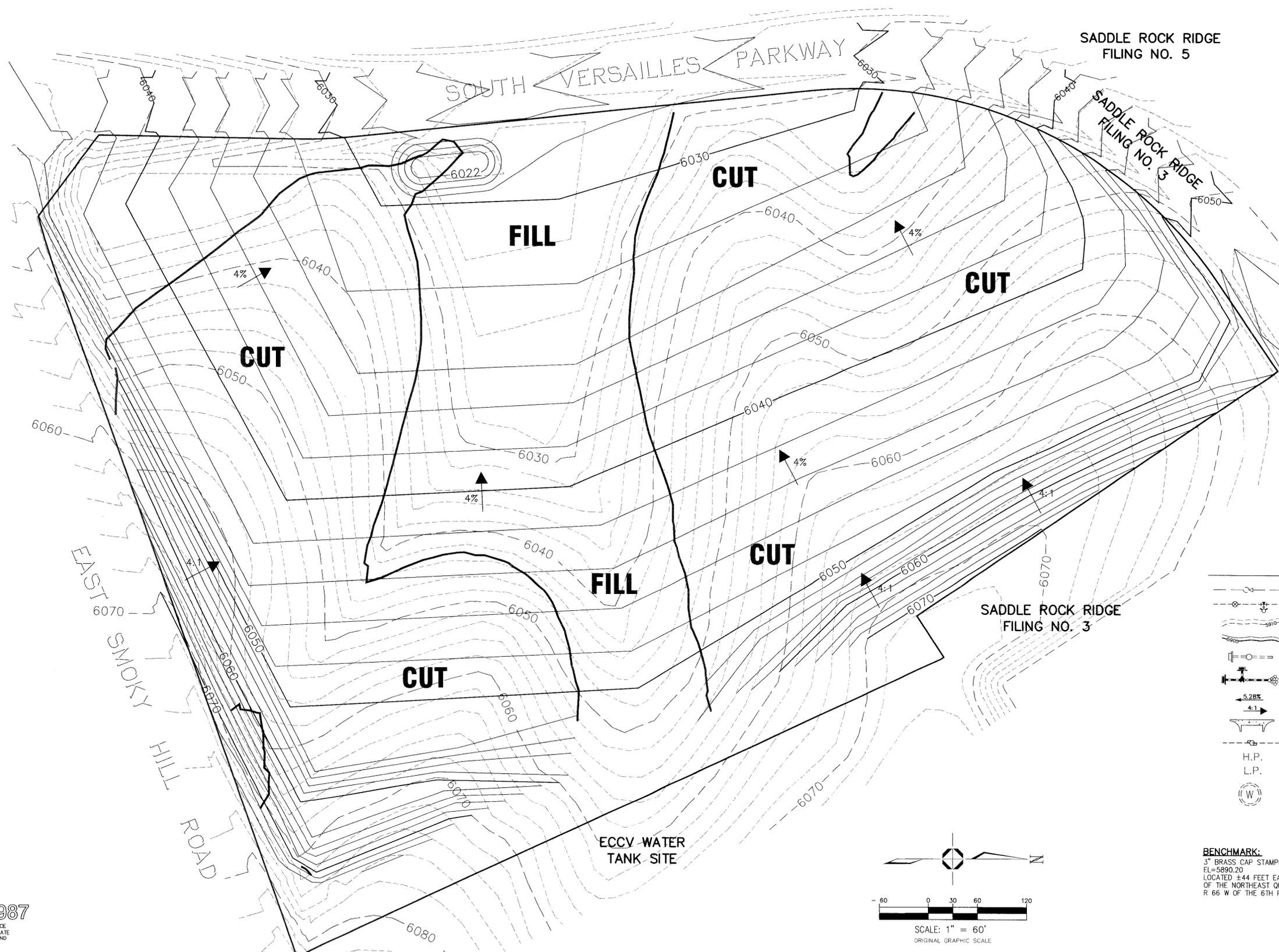
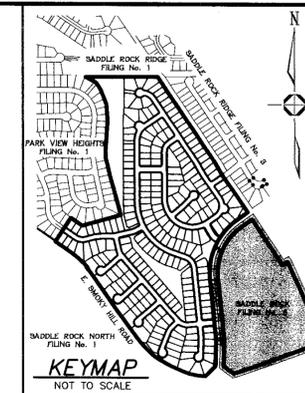
**SITE SECTION LOOKING EAST**  
(TOWARD ECCV DISTRICT PROPERTY)

# HUNTINGTON-SMOKY HILL

## 11TH AMENDED PRELIMINARY DEVELOPMENT PLAN

### AN M.U. (MIXED USE) AND F. (FLOODPLAIN) PLANNED UNIT DEVELOPMENT

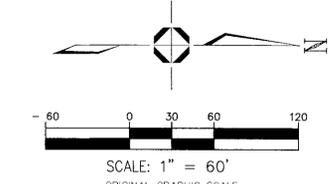
TOWNSHIP 5 S., RANGE 66 W., PART OF SECTIONS 13, 14, 15, 23, AND 24  
ARAPAHOE COUNTY, STATE OF COLORADO  
SHEET 6 OF 6



**LEGEND**

	EXISTING SANITARY SEWER AND MANHOLE
	EXISTING WATER GATE VALVE, TEE, KICK BLOCK, AND FIRE HYDRANT ASSEMBLY
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING STORM SEWER, TYPE 'R' INLET, AND MANHOLE
	PROPOSED STORM SEWER, TYPE 'R' INLET, MANHOLE, AND F.E.S. WITH RIPRAP
	APPROXIMATE STREET SLOPE
	FLOW DIRECTION (EMBANKMENT SLOPE)
	CROSS PAN
	EXISTING UTILITY POLE
	H.P.
	L.P.
	EXISTING WELL

**BENCHMARK:**  
3" BRASS CAP STAMPED "BENCHMARK C.O.A. #19-110"  
EL=5890.20  
LOCATED ±44 FEET EAST OF THE NORTHEAST CORNER  
OF THE NORTHEAST QUARTER OF SECTION 13, T 5 S,  
R 66 W OF THE 6TH P.M.



CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**1-800-922-1987**  
CALL 2 BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

**NOTES:**  
1. MAX. SLOPE = 4:1

