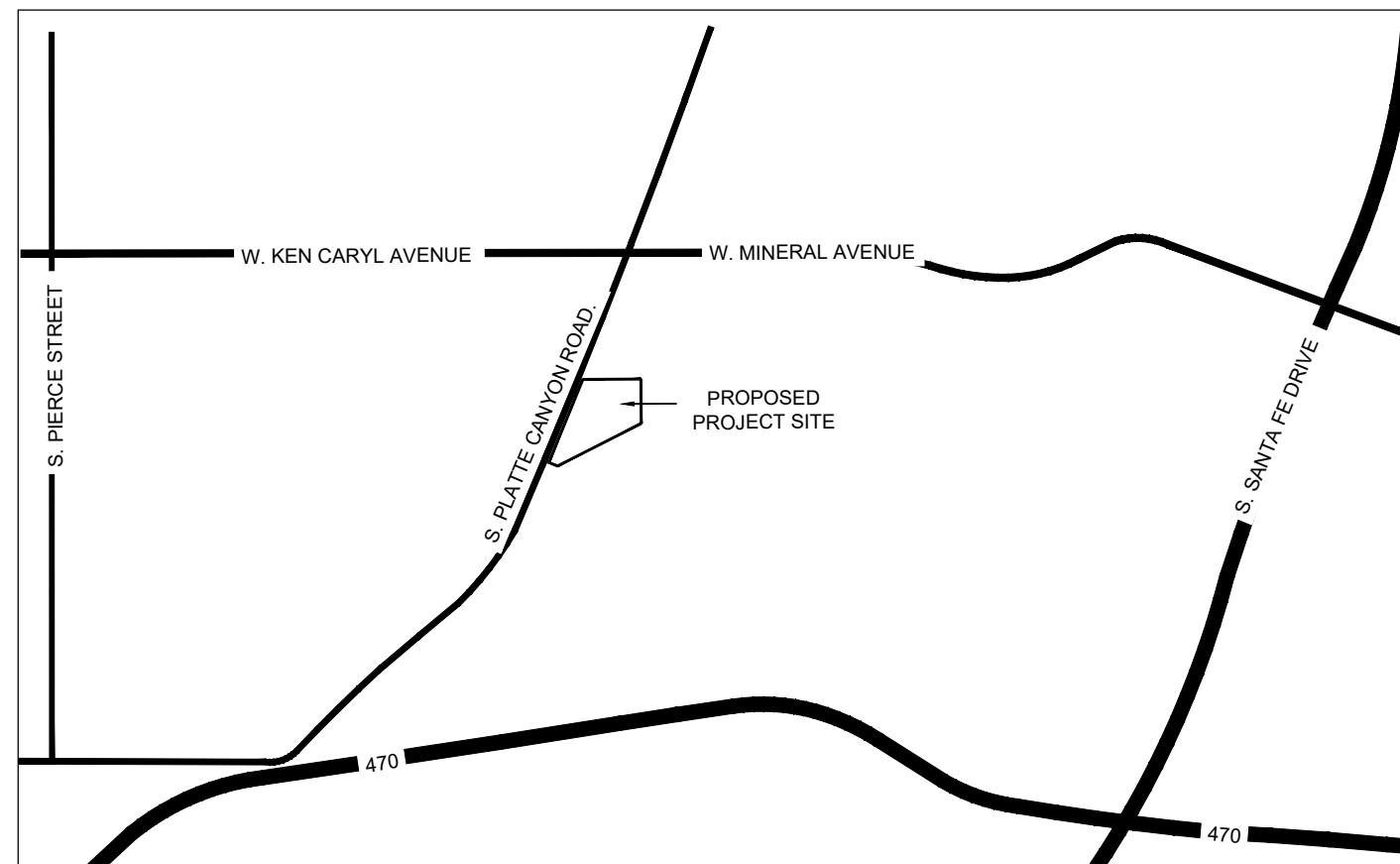


RESIDENCES AT PLATTE CANYON GENERAL DEVELOPMENT PLAN

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 31, T5S, R68W OF THE 6TH P.M. ARAPAHOE COUNTY AND

NE $\frac{1}{4}$ OF SECTION 36, T5S, R69W OF THE 6TH P.M. JEFFERSON COUNTY
STATE OF COLORADO



VICINITY MAP
THIS PROPERTY IS CURRENTLY ZONED MU ,
R-1-A, & OS

DEVELOPER
HIGHLAND DEVELOPMENT COMPANY
2100 N. DOWNING STREET
DENVER, CO 80205

LANDSCAPE ARCHITECT
PCS GROUP
200 KALAMATH STREET
DENVER, CO 80223

SURVEY
ENGINEERING SERVICE COMPANY (ESC)
14190 E. EVANS AVENUE
AURORA, CO 80014

ARCHITECTURE AND PLANNING
RHAP ARCHITECTURE + PLANNING
1301 WALNUT STREET, SUITE 101
BOULDER, CO 80302

CIVIL ENGINEER
BRIGHTLIGHTER ENGINEERING LLC
1 BROADWAY - A225
DENVER, CO 80203

CERTIFICATE OF OWNERSHIP

I _____ HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS RESIDENCES AT PLATTE CANYON CASE NO. GDP25-003.

OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF _____ }
COUNTY OF: _____ } S.S

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 2026,

BY _____ AS

OF _____ AS AN AUTHORIZED SIGNATORY.

BY _____ WITNESS MY HAND AND SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NOTARY I.D. NUMBER _____

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION,
THIS _____ DAY OF _____ A.D., 2026

CHAIR: _____

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS,
THIS _____ DAY OF _____ A.D., 2026.

CHAIR: _____

ATTEST: _____

PROPERTY DEVELOPER:
HIGHLAND DEVELOPMENT COMPANY
2100 N. DOWNING STREET
DENVER, CO 80205
303-945-9867

PREPARED BY:

PLANNING /
LANDSCAPE ARCHITECTURE
PCS GROUP
240 KALAMATH ST.
DENVER, CO 80223

PLANNING /
ARCHITECTURE
RHAP ARCHITECTURE + PLANNING
1301 WALNUT ST.
BOULDER, CO 80302
303-993-6277

CIVIL ENGINEER:
BRIGHTLIGHTER ENGINEERING
1 NORTH BROADWAY - A225
DENVER, CO 80203
720-504-8629

RESIDENCES AT PLATTE CANYON
GENERAL DEVELOPMENT PLAN
ARAPAHOE COUNTY , COLORADO

COVER SHEET

SHEET
01 OF 02

GENERAL DEVELOPMENT PLAN

JANUARY 27, 2026

LEGAL DESCRIPTION

PARCEL A:

A TRACT OF LAND IN THE SW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS: BEGINNING 817 FEET EAST AND 901 FEET NORTH OF THE SOUTHWEST CORNER OF THE NW $\frac{1}{4}$ OF SAID SECTION 31; THENCE WEST 709.33 FEET TO THE EAST LINE OF COLORADO & SOUTHERN RAILWAY RIGHT-OF-WAY LINE; THENCE SOUTH 21 DEGREES 20 MINUTES WEST ALONG SAID RIGHT-OF-WAY LINE 259.26 FEET; THENCE EAST 805 FEET TO A POINT 241 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 241 FEET TO THE POINT OF BEGINNING;

AND ALSO THAT PART OF THE SW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN LYING IN ARAPAHOE COUNTY, AND THAT PART OF THE SE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN LYING IN JEFFERSON COUNTY, DESCRIBED AS: BEGINNING AT A POINT 660 FEET NORTH AND 12 FEET EAST OF THE SOUTHWEST CORNER OF THE NW $\frac{1}{4}$ OF SAID SECTION 31; THENCE WEST 53.68 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD; THENCE NORTH 21 DEGREES 20 MINUTES EAST ALONG SAID RIGHT-OF-WAY LINE 259.26 FEET; THENCE EAST 53.68 FEET; THENCE SOUTH 21 DEGREES 20 MINUTES WEST 259.26 FEET TO POINT OF BEGINNING, COUNTIES OF ARAPAHOE AND JEFFERSON, STATE OF COLORADO.

EXCEPTING FROM THE ABOVE PARCELS THOSE PORTIONS AS CONVEYED IN SPECIAL WARRANTY DEED RECORDED MAY 8, 2000 UNDER RECEPTION NO. 80054876 (ARAPAHOE COUNTY RECORDS) AND IN FINAL JUDGMENT RULE AND ORDER RECORDED JANUARY 30, 1998 UNDER RECEPTION NO. F0547969 (JEFFERSON COUNTY RECORDS).

PARCEL B:

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, AND IN THE NORTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 31 WHENCE THE NORTHWEST CORNER OF SAID SECTION 31 BEARS NORTH 00 DEGREES 12 MINUTES 40 SECONDS EAST A DISTANCE OF 2645.80 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE NORTH 29 DEGREES 12 MINUTES 23 SECONDS EAST A DISTANCE OF 757.04 FEET TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN INSTRUMENT RECORDED DECEMBER 26, 1990 IN BOOK 6069 PAGE 666 OF THE ARAPAHOE COUNTY RECORDS AND THE TRUE POINT OF BEGINNING, THENCE SOUTH 63 DEGREES 11 MINUTES 55 SECONDS WEST A DISTANCE OF 411.90 FEET TO THE WESTERLY LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 31; THENCE CONTINUING SOUTH 63 DEGREES 11 MINUTES 55 SECONDS WEST A DISTANCE OF 181.15 FEET TO THE EASTERLY RIGHT OF WAY OF SOUTH PLATTE CANYON ROAD; THENCE NORTH 22 DEGREES 24 MINUTES 44 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY A DISTANCE OF 288.39 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 45 SECONDS EAST ALONG SAID SOUTHERLY LINE AS DESCRIBED IN INSTRUMENT RECORDED DECEMBER 26, 1990 IN BOOK 6069 PAGE 666. A DISTANCE OF 52.39 FEET TO A POINT 660 FEET, MORE OR LESS, NORTH OF THE WEST ONE-QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 89 DEGREES 52 MINUTES 28 SECONDS EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 367.00 FEET TO THE TRUE POINT OF BEGINNING, COUNTIES OF ARAPAHOE AND JEFFERSON, STATE OF COLORADO.

EXCEPTIONS

10. AN EASEMENT FOR ELECTRIC/GAS LINES AND INCIDENTAL PURPOSES GRANTED TO THE PUBLIC SERVICE COMPANY OF COLORADO, BY THE INSTRUMENT RECORDED ON SEPTEMBER 01, 1981 AT RECEPTION NO. 2101938 BOOK 3482 PAGE 421.

11. ANY LOSS OR DAMAGE DUE TO LACK OF PROPER ASSESSMENT AND TAXATION OF THAT PORTION OF THE LAND LYING WITHIN THE COUNTY OF JEFFERSON, STATE OF COLORADO.

12. ANY LOSS OR DAMAGE DUE TO ACCESS ISSUES ALONG SOUTH PLATTE CANYON DRIVE (US HIGHWAY 75).

13. CONFLICTS OR SHORTAGES IN AREA AND BOUNDARY LINES AS DISCLOSED BY THE PROPERTY DESCRIPTIONS SET FORTH IN FINAL JUDGEMENT AND RULE AND ORDER RECORDED JANUARY 30, 1998 AT RECEPTION NO. F0547969.

LEGAL DESCRIPTION: 7850 SOUTH PLATTE CANYON ROAD
TITLE COMMITMENT NO. 100-00101333-200-1Y1

PARCEL I:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 817 FEET EAST AND 901 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, SAID POINT BEING THE STARTING POINT FOR THE TRACT DESCRIBED IN THAT CERTAIN DEED RECORDED IN BOOK 666 AT PAGE 503, ARAPAHOE COUNTY RECORDS; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT, 419 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT, 332.68 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID TRACT AND SAID NORTH LINE EXTENDED WEST 264 FEET, MORE OR LESS, TO THE EAST RIGHT OF WAY LINE OF THE COUNTY ROAD; THENCE SOUTH 21 DEGREES 20 MINUTES WEST ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE WITH A LINE PARALLEL TO THE NORTH LINE OF THE TRACT HEREIN DESCRIBED AND 165 FEET SOUTH THEREOF MEASURED AT RIGHT ANGLES; THENCE EAST ALONG SAID PARALLEL LINE 264 FEET; THENCE NORTH 21 DEGREES 20 MINUTES EAST TO THE TRUE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL II:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 817 FEET EAST AND 901 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, SAID POINT BEING THE STARTING POINT FOR THE TRACT DESCRIBED IN THAT CERTAIN DEED RECORDED AT BOOK 666 AT PAGE 503, ARAPAHOE COUNTY RECORDS; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 419 FEET TO THE NORTHEAST CORNER OF SAID TRACT, THE TRUE POINT OF BEGINNING; THENCE WESTERLY ALONG THE NORTH LINE OF SAID TRACT 332.68 FEET TO THE NORTHEAST CORNER OF THE TRACT CONVEYED BY DEED RECORDED IN BOOK 1372 AT PAGE 287, ARAPAHOE COUNTY RECORDS; THENCE SOUTH 21 DEGREES 20 MINUTES WEST ALONG THE EASTERLY LINE OF THE TRACT LAST MENTIONED TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE EASTERLY ALONG A LINE PARALLEL TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE EASTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF THE TRACT DESCRIBED IN DEED RECORDED AT BOOK 666 AT PAGE 503, ARAPAHOE COUNTY RECORDS AND 165 FEET SOUTH THEREOF, MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID TRACT; THENCE NORTHERLY ALONG SAID EAST LINE 165 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

EXCEPT ANY PORTION OF THE ABOVE DESCRIBED LEGAL DESCRIPTION CONVEYED IN WARRANTY DEED RECORDED JUNE 27, 1993 IN BOOK 3897 AT PAGE 787

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND CONTAINED IN WARRANTY DEED RECORDED ON AUGUST 4, 2014 AT RECEPTION NUMBER D4069929 IN ARAPAHOE COUNTY, COLORADO.

LEGAL DESCRIPTION: 7852 SOUTH PLATTE CANYON ROAD
TITLE COMMITMENT NO. 100-00101331-200-1Y1

PARCEL A:

THAT PORTION OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES 817 FEET EAST AND 1320 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST ONEQUARTER, SAID POINT ALSO BEING THE NORTHEAST

CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED APRIL 20, 1977 IN BOOK 2576 AT PAGE 346, AND THE TRUE POINT OF BEGINNING; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 264 FEET; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF SAID PARCEL, A DISTANCE OF 165 FEET TO A POINT ON THE SOUTH LINE THEREOF; THENCE EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 264 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTHERLY, ALONG THE EASTERLY LINE THEREOF, A DISTANCE OF 165 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND INSTALLATION AND MAINTENANCE OF UTILITIES UNDER AND ACROSS THAT PORTION OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST, DESCRIBED IN DEED RECORDED JUNE 27, 1983 IN BOOK 3897 AT PAGE 758.

PARCEL C:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND INSTALLATION AND MAINTENANCE OF UTILITIES UNDER AND ACROSS THAT PORTION OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST DESCRIBED IN DEED RECORDED JUNE 27, 1983 IN BOOK 3897 AT PAGE 760.

PARCEL D:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND INSTALLATION AND MAINTENANCE OF UTILITIES UNDER AND ACROSS THE EXISTING ROADS AND DRIVEWAYS DESCRIBED IN THE DEED RECORDED JUNE 27, 1983 IN BOOK 3897 AT PAGE 762.

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND CONTAINED IN WARRANTY DEED RECORDED ON AUGUST 4, 2014 AT RECEPTION NUMBER D4069929 IN ARAPAHOE COUNTY, COLORADO.

LEGAL DESCRIPTION: 7860 SOUTH PLATTE CANYON ROAD
TITLE COMMITMENT NO. 100-00101334-200-1Y1-ME3

PARCEL 1:

A PARCEL OF LAND LOCATED WITHIN THE N.W. $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 817 FEET EAST AND 901 FEET NORTH OF THE SOUTHWEST CORNER OF SAID N.W. $\frac{1}{4}$, SAID POINT BEING THE STARTING POINT FOR THAT TRACT DESCRIBED IN DEED RECORDED MARCH 6, 1950 IN BOOK 666 AT PAGE 503, OF THE ARAPAHOE COUNTY RECORDS; THENCE S 88°44'48" W ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 666 AT PAGE 503, A DISTANCE OF 285.00 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING S88°44'48" W, ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 666 AT PAGE 503, A DISTANCE OF 249.40 FEET, TO A POINT BEING 240.00 FEET, N 88°44'48" E, FROM A POINT WHICH IS THE INTERSECTION OF THE EASTERLY R.O.W. LINE OF THE COUNTY ROAD AND THE EXTENDED SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 666 AT PAGE 503; THENCE N 20°14'53" E, A DISTANCE OF 112.00 FEET; THENCE N 58°28'44" W, A DISTANCE OF 222.99 FEET, TO A POINT ON THE EASTERLY R.O.W. LINE OF THE COUNTY ROAD; THENCE N 21°20'00" E, ALONG SAID EASTERLY R.O.W. LINE, A DISTANCE OF 39.98 FEET, TO THE SOUTHWESTERLY CORNER OF A TRACT OF LAND DESCRIBED IN DEED RECORDED SEPTEMBER 18, 1962 IN BOOK 1372 AT PAGE 287; THENCE N 89°25'43" E, ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 1372 AT PAGE 287, A DISTANCE OF 264.52 FEET, TO THE SOUTHEASTERLY CORNER OF SAID TRACT DESCRIBED IN BOOK 1372 AT PAGE 287; THENCE S 77°21'46" E, A DISTANCE OF 119.46 FEET, TO A POINT WHICH IS 230.00 FEET NORTHERLY OF THE TRUE POINT OF BEGINNING, AS MEASURED ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 666 AT PAGE 503; THENCE S 1°15'22" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 230.00 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO

PARCEL 2:

THE PARCEL OF LAND IN THE NW $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED IN DEED RECORDED MARCH 8, 1950 IN BOOK 866 AT PAGE 503 (INCLUDING THEREIN THE ABANDONED RIGHT OF WAY OF THE COLORADO AND SOUTHERN RAILWAY COMPANY ALONG THE WESTERLY SIDE) EXCEPTING THOSE PARCELS PREVIOUSLY CONVEYED BY DEEDS RECORDED AS FOLLOWS:
SEPTEMBER 18, 1962 IN BOOK 1372 AT PAGE 287;
OCTOBER 17, 1969 IN BOOK 1837 AT PAGE 585;
JUNE 11, 1970 IN BOOK 1888 AT PAGE 531;
MAY 17, 1973 IN BOOK 2128 AT PAGE 754.
COUNTY OF ARAPAHOE, STATE OF COLORADO.

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND CONTAINED IN WARRANTY DEED RECORDED ON APRIL 8, 2021 AT RECEPTION NUMBER E1058092 IN ARAPAHOE COUNTY, COLORADO.

LEGAL DESCRIPTION: 7862 SOUTH PLATIE CANYON ROAD
TITLE COMMITMENT NO. 100-00101332-200-1Y1-ME3

A PARCEL OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 817 FEET EAST AND 901 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, SAID POINT BEING THE STARTING POINT FOR THAT TRACT DESCRIBED IN BOOK 666 AT PAGE 503, OF THE ARAPAHOE COUNTY RECORDS; THENCE SOUTH 88 DEGREES 44 MINUTES 48 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 666 AT PAGE 503, AND ALONG SAID SOUTH LINE EXTENDED, A DISTANCE OF 774.40 FEET TO THE EASTERLY RIGHT OF WAY OF THE COUNTY ROAD, SAID POINT BEING TRUE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 44 MINUTES 48 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 666 AT PAGE 503, A DISTANCE OF 240.00 FEET; THENCE NORTH 20 DEGREES 14 MINUTES 53 SECONDS EAST, A DISTANCE OF 112.00 FEET; THENCE NORTH 58 DEGREES 28 MINUTES 44 SECONDS WEST, A DISTANCE OF 222.99 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD; THENCE SOUTH 21 DEGREES 20 MINUTES 00 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY OF THE COUNTY ROAD, A DISTANCE OF 243.60 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND CONTAINED IN WARRANTY DEED RECORDED ON OCTOBER 17, 2012 IN BOOK D211 AT PAGE 9646 IN ARAPAHOE COUNTY, COLORADO.

GENERAL NOTES

- DEVELOPMENT WILL COMPLY WITH THE DESIGN STANDARDS AS WRITTEN IN THIS GDP.
- THIS GDP PERMITS DENSITIES AND NUMBER OF UNITS WITHIN THE ALLOWING AREA TO VARY FROM THOSE SHOWN, PROVIDED THE MAXIMUM ALLOWABLE UNITS FOR THE PROJECT AS STATED IN THIS GDP IS NOT EXCEEDED.
- RESIDENCES AT PLATTE CANYON IS DESIGNED TO PROMOTE MARKET-RATE AFFORDABILITY IN SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, & TOWNHOME RESIDENTIAL CATEGORIES.
- THIS PROJECT IS EXPECTED TO DEVELOP IN ONE PHASE.
- MOBILE HOMES, MODULAR HOMES AND MANUFACTURED HOMES (FULLY ASSEMBLED OFF-SITE FOR THE PURPOSE OF RE-ASSEMBLING ON-SITE) ARE PROHIBITED.
- ALL PROPERTY WITHIN THIS GENERAL DEVELOPMENT PLAN MAY REMAIN AS IS (UNUSED OR EXISTING SINGLE FAMILY HOMES) UNTIL APPROVED FOR CONSTRUCTION.
- EXACT TRAIL LOCATIONS, TRAIL WIDTHS, TRACT WIDTHS AND MATERIALS OF THE TRAILS SHALL BE DETERMINED BY THE COUNTY AND DEVELOPER AT THE TIME OF ADMINISTRATIVE SITE PLAN.
- RESIDENCES AT PLATTE CANYON WILL BE LOCATED WITHIN THE FOLLOWING DISTRICTS:
WATER - SOUTH PLATTE WATER RENEWAL PARTNERS & SOUTHWEST METRO AND SANITATION DISTRICT
SEWER - SOUTHWEST METRO AND SANITATION DISTRICT
LAW ENFORCEMENT - LITTLETON POLICE DEPARTMENT
FIRE - SOUTH METRO FIRE RESCUE DISTRICT
SCHOOLS - LITTLETON SCHOOL DISTRICT
- THE RESIDENCES AT PLATTE CANYON DEVELOPMENT IS ALLOWED TO CONSTRUCT UP TO 8 DU/AC. FOR SINGLE FAMILY DETACHED HOUSING AND HAS A REQUIRED DENSITY RANGE OF 8-16 DU/AC FOR SINGLE FAMILY ATTACHED HOUSING.
- THE APPLICANT WILL PROVIDE DETAILED WATER SUPPLY AND DEMAND INFORMATION AT THE PRELIMINARY PLAT STAGE OF THE DEVELOPMENT PROCESS AND IN APPROVING THIS PRELIMINARY PLAT, THE BOARD IS NOT MAKING THE DETERMINATION UNDER SECTIONS 29-20-303, 29-20-304, AND 30-28-133, COLORADO REVISED STATUTES, AS TO THE ADEQUACY OF THE WATER SUPPLY FOR THE RESIDENCES AT PLATTE CANYON AND INSTEAD WILL MAKE THAT DETERMINATION SEPARATELY AT THE TIME OF FINAL PLAT APPROVAL FOR THE DEVELOPMENT; AND ALL DEVELOPMENT IN THE AREAS COVERED BY THE RESIDENCES AT PLATTE CANYON GENERAL DEVELOPMENT PLAN IS CONTINGENT UPON THE BOARD OF COUNTY COMMISSIONERS' APPROVAL OF THE WATER SUPPLY AS ADEQUATE FOR THE DEVELOPMENT.
- THE RESIDENCES AT PLATTE CANYON IS AN APPROXIMATELY 11.17 ACRE PLANNED UNIT DEVELOPMENT COMMUNITY THAT WILL DEVELOP OVER ONE PHASE. APPLICANT WILL MEET THE REQUIRED PUBLIC LAND DEDICATION FOR PUBLIC PARKS, OPEN SPACES, PUBLIC SCHOOLS AND OTHER PUBLIC PURPOSES ON THE RESIDENCES AT PLATTE CANYON THROUGH THIS SINGLE PHASE EITHER THROUGH LAND DEDICATION OR CASH-IN-LIEU.

STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE GENERAL DEVELOPMENT PLAN KNOWN AS THE RESIDENCES AT PLATTE CANYON, 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 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, 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 MANAGMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

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.

SHEET INDEX

SHEET 1: COVER SHEET
SHEET 2: ZONING NARRATIVE, OVERALL GENERAL DEVELOPMENT PLAN & STANDARDS

ARAPAHOE COUNTY CASE NO. GDP25-003

RESIDENCES AT PLATTE CANYON GENERAL DEVELOPMENT PLAN

LOCATED IN THE NW ¼ OF SECTION 31, T5S, R68W OF THE 6TH P.M. ARAPAHOE COUNTY AND
NE ¼ OF SECTION 36, T5S, R69W OF THE 6TH P.M. JEFFERSON COUNTY
STATE OF COLORADO

ZONING NARRATIVE

1. INTRODUCTION

THE PURPOSE OF THIS SECTION IS TO ESTABLISH GENERAL PROVISIONS AND CLARIFY STANDARDS AND REQUIREMENTS FOR DEVELOPMENT WITHIN THE RESIDENCES AT PLATTE CANYON GENERAL DEVELOPMENT PLAN (GDP). ARAPAHOE COUNTY LONG RANGE PLANNING WOULD ALLOW FOR A MAXIMUM DENSITY OF 8 DU/AC. FOR SINGLE FAMILY DETACHED HOMES AND A REQUIRED RANGE OF 8-16 DU/AC. FOR SINGLE FAMILY ATTACHED HOMES ON THIS SITE. IN HAVING DENSITY FLEXIBILITY, THIS WILL ALLOW FOR DIVERSE HOUSING PRODUCT, LAND PLANNING, MARKET AND TECHNOLOGICAL CHANGES INTO THE FUTURE AS MARKET CONDITIONS CHANGE. ALLOWABLE USES ON SITE INCLUDE SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, DUPLEX/PAIRED HOMES, AND TOWNHOUSE.

2. PLAN ORGANIZATION AND GENERAL DEVELOPMENT PLAN CAPS

THIS GENERAL DEVELOPMENT PLAN EXHIBIT SHOWS THE CONSOLIDATION OF EIGHT (8) EXISTING PARCELS OF LAND INTO ONE (1) PLANNED UNIT DEVELOPMENT OF APPROXIMATELY 11.17 ACRES.

3. PUBLIC LAND DEDICATION AND OPEN SPACE DEDICATION

RESIDENCES AT PLATTE CANYON IS AN APPROXIMATELY 11.17 ACRE PLANNED UNIT DEVELOPMENT THAT WILL DEVELOP IN ONE PHASE. APPLICANT WILL MEET THE REQUIRED PUBLIC LAND DEDICATION AS SET FORTH IN THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE FOR PARKS, SCHOOLS AND OTHER PUBLIC FACILITIES AND FOR UNOBSTRUCTED OPEN SPACE AT THE RESIDENCES AT PLATTE CANYON EITHER THROUGH ON-SITE DEDICATION OR CASH-IN-LIEU. FINAL DENSITY AND REQUIRED PUBLIC LAND DEDICATION TO BE DETERMINED DURING THE SITE DEVELOPMENT PLAN (SDP) AND ADMINISTRATIVE SITE PLAN (ASP) PROCESS.

4. PUBLIC PARK LAND DEDICATION

OWNERS WILL SATISFY THE PUBLIC PARKS DEDICATION REQUIREMENTS THROUGH THE DEDICATION OF SUITABLE PARCELS OF LAND OR VIA CASH-IN-LIEU PAYMENTS. A GENERAL OPEN SPACE/ AMENITY SPACE LOCATION IS DEPICTED ON THE GENERAL DEVELOPMENT PLAN, WITH THE SPECIFIC LOCATION AND SIZE TO BE FINALIZED THROUGH THE PROJECT'S ADMINISTRATIVE SITE PLANS, BASED UPON THE ACTUAL NUMBER OF UNITS PROPOSED.

5. OTHER PUBLIC PURPOSES DEDICATION AND FEES

IN ADDITION TO THE PUBLIC PARK LAND DEDICATION COMMITMENT, OWNER WILL DEDICATE AN ADDITIONAL 0.25 ACRES OF LAND / 1,000 POPULATION FOR PUBLIC PURPOSES AND SUCH ADDITIONAL LAND AND/OR CASH-IN-LIEU AS DETERMINED AT THE TIME OF PROJECT PLAT APPROVAL TO SATISFY THIS REQUIREMENT.

6. UNOBSTRUCTED OPEN SPACE

IN ADDITION TO THE PUBLIC LAND DEDICATION AND FEES COMMITMENT, OWNER SHALL MEET THE REQUIREMENT OF THE UNOBSTRUCTED OPEN SPACE PER LAND USE TYPE PURSUANT TO THE REQUIREMENTS INCLUDED WITHIN THIS PUD.

7. SCHOOL SITES AND FEES

OWNERS WILL SATISFY THE SCHOOL LAND DEDICATION REQUIREMENTS THROUGH THE PAYMENT OF CASH-IN-LIEU OF LAND DEDICATION - AS PROVIDED IN THE COUNTY'S LAND DEVELOPMENT CODE AND LOCAL SCHOOL DISTRICT OR AS OTHERWISE APPROVED AS PART OF THE LAND DEVELOPMENT APPROVAL AND PLATTING PROCESSES.

8. DEVELOPMENT PHASING

PHASING WILL OCCUR IN A LOGICAL AND COST EFFECTIVE MANNER BASED ON INFRASTRUCTURE EXTENSION, AVAILABILITY OF UTILITY SERVICE AND MARKET CONDITIONS. THE PROJECT WILL BE BUILT IN ONE PHASE, AS CONDITIONS DICTATE.

9. ZONING NOTES

- LIGHTING WILL CONFORM TO ARAPAHOE COUNTY LAND DEVELOPMENT CODE.
- HOME OCCUPATIONS WILL CONFORM TO ARAPAHOE COUNTY LAND DEVELOPMENT CODE.
- ANY ENTRY MONUMENTS OR ENTRY SIGNAGE WILL CONFORM TO THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE.

CONCEPTUAL LAND USE SUMMARY	Acres	Percent %
RESIDENTIAL USE	±7.59 AC.	68%
OPEN SPACE, DETENTION, BUFFERS	±1.5 AC.	*13%
DOUGLAS COUNTY PARCEL	±0.58 AC.	6%
RIGHT-OF-WAY (R.O.W.)	±1.5 AC.	13%
Total	11.17 AC.	100%

* FINAL REQUIRED UNOBSTRUCTED OPEN SPACE PERCENTAGE WILL BE DETERMINED DURING THE SDP AND ASP APPLICATIONS FOR THIS PROJECT ONCE FINAL DENSITY IS DETERMINED.

ARAPAHOE COUNTY UNOBSTRUCTED OPEN SPACE REQUIREMENTS

LAND USE / DENSITY (CALCULATED ON A GROSS BASIS)	MINIMUM AMOUNT OF UNOBSTRUCTED OPEN SPACE (PERCENTAGE OF NET SITE AREA)
RESIDENTIAL - UP TO 4 DU/AC	10.00%
RESIDENTIAL - 4.1 TO 10.9 DU/AC	30.00%
RESIDENTIAL - 11 DU/AC AND HIGHER	35.00%

ALLOWABLE USES

SINGLE FAMILY DETACHED HOMES - MAXIMUM 8.0 DU/ACRE
SINGLE FAMILY ATTACHED HOMES (DUPLEX & PAIRED HOMES) - REQUIRED DENSITY OF 8-16 DU/ACRE
TOWNHOMES - REQUIRED DENSITY OF 8-16 DU/ACRE

SINGLE FAMILY DETACHED RESIDENTIAL LAND USE STANDARDS

GENERAL STANDARDS	
MINIMUM LOT SIZE	3,600
MINIMUM LOT FRONTAGE	40'
PARKING REQUIREMENT	MIN. 2 SPACES
MAXIMUM HEIGHT	35'
MAXIMUM DENSITY	8 DU/AC.
SETBACKS	
MINIMUM FRONT SETBACK TO PORCH	10'
MINIMUM FRONT SETBACK TO LIVING SPACE	15'
MINIMUM FRONT SETBACK TO GARAGE (FRONT LOADED)	18'
MINIMUM SIDE SETBACK	5'
MINIMUM SIDE SETBACK - SIDE LOAD GARAGE	10'
MINIMUM BUILDING SEPARATION	10'
MINIMUM REAR SETBACK	10'
MINIMUM SIDE (CORNER) SETBACK	15'
ACCESSORY STRUCTURE	
MAXIMUM HEIGHT	15'
MINIMUM FRONT SETBACK	20'
MINIMUM SIDE SETBACK	3'
MINIMUM REAR SETBACK	10'
MINIMUM SIDE (CORNER) SETBACK	

SINGLE FAMILY ATTACHED RESIDENTIAL LAND USE STANDARDS

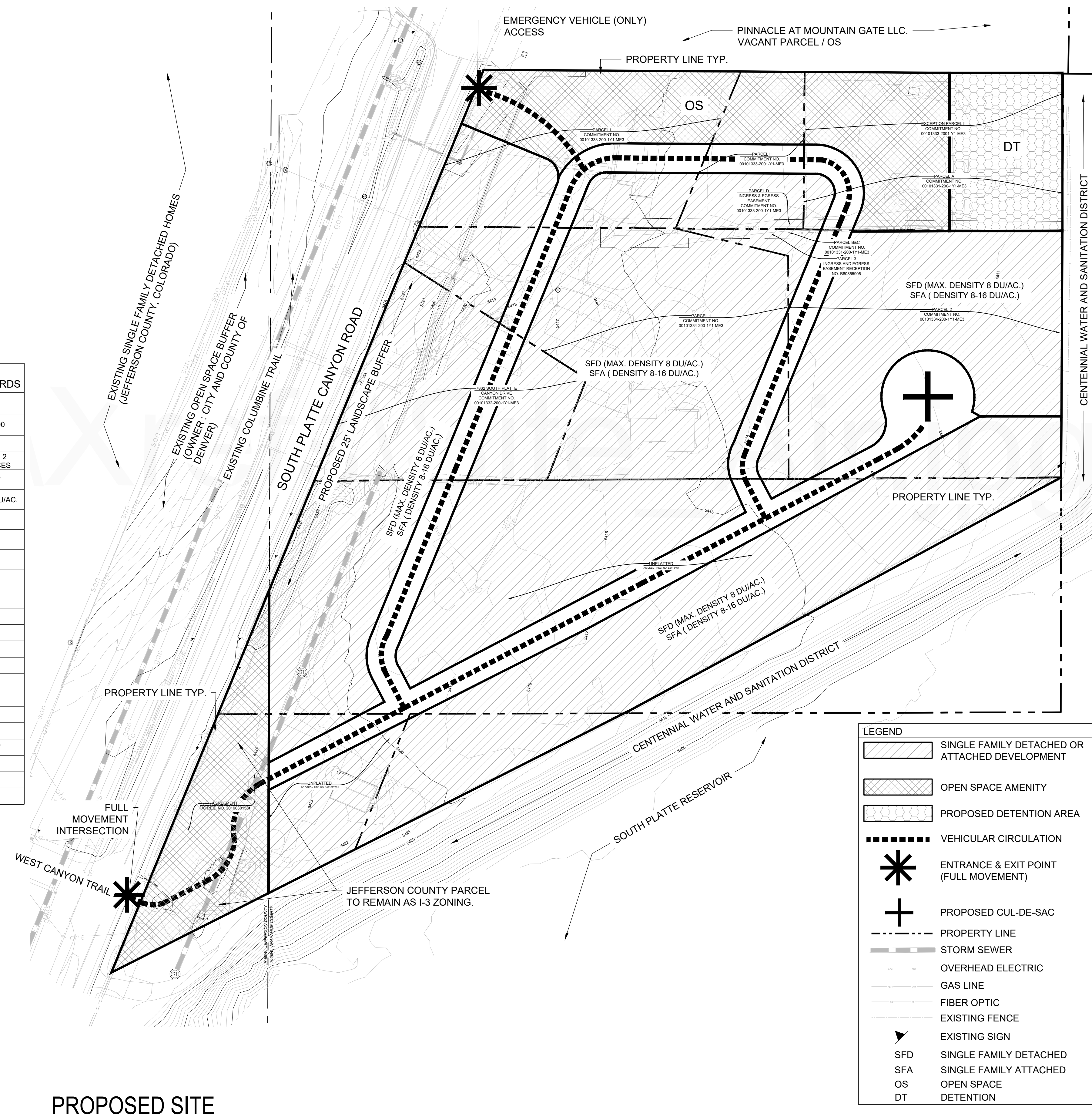
GENERAL STANDARDS (1)	
MINIMUM LOT SIZE	1,600
MINIMUM LOT FRONTAGE	18'
PARKING REQUIREMENT	MIN. 2 SPACES
MAXIMUM HEIGHT	35'
REQUIRED DENSITY RANGE	8-16 DU/AC.
SETBACKS	
MINIMUM FRONT SETBACK TO PORCH	10'
MINIMUM FRONT SETBACK TO LIVING SPACE	15'
MINIMUM FRONT SETBACK TO GARAGE (FRONT LOADED)	18'
MINIMUM SIDE SETBACK	5'
MINIMUM BUILDING SEPARATION	10'
MINIMUM REAR SETBACK	10'
MINIMUM REAR SETBACK TO ALLEY	5'
MINIMUM SIDE (CORNER) SETBACK	15'
ACCESSORY STRUCTURE	
MAXIMUM HEIGHT	15'
MINIMUM FRONT SETBACK	20'
MINIMUM SIDE SETBACK	3'
MINIMUM REAR SETBACK	10'
MINIMUM SIDE (CORNER) SETBACK	

STANDARDS NOTES:

- CONDITION OF APPROVAL: ALL APPLICABLE RESIDENTIAL AND SMALL LOT RESIDENTIAL (OVER 8 DU/AC.) DEVELOPMENT DESIGN GUIDELINES AND STANDARDS AS ESTABLISHED IN CHAPTER 4, DEVELOPMENT GUIDELINES AND STANDARDS, OF THE LAND DEVELOPMENT CODE WILL BE ADHERED TO WITH THE SPECIFIC DEVELOPMENT PLAN, PRELIMINARY PLAT, ADMINISTRATIVE SITE PLAN, AND FINAL PLAT.

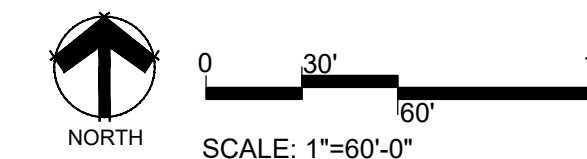
ADDITIONAL NOTES:

- THIS A PROJECT WILL DEVELOP IN ONE PHASE
- SINGLE FAMILY DETACHED HOMES HAVE A MAXIMUM DENSITY OF 8 DU/ACRE. SINGLE FAMILY ATTACHED HOMES HAVE A REQUIRED DENSITY RANGE OF 8-16 DU/ACRE.
- THERE WILL BE A DESIGNATED OPEN SPACE / PARK SPACE FOR THE COMMUNITY- SIZE AND AMENITY PROGRAM TO BE DETERMINED THROUGH THE SDP AND ASP PROCESS.
- THE DESIGN INTENT IS TO PROVIDE PEDESTRIAN CIRCULATION AND CONNECTIVITY THROUGHOUT THE RESIDENCES AT PLATTE CANYON COMMUNITY. FINAL PEDESTRIAN CIRCULATION AND DETAILS (WIDTH AND MATERIAL) WILL DETERMINED THROUGH THE SDP AND ASP PROCESS. A SAFE PEDESTRIAN CROSSING SHALL BE PROVIDED ACROSS SOUTH PLATTE CANYON ROAD TO PROVIDE CONNECTIVITY TO THE EXISTING COLUMBINE TRAIL.



PROPOSED SITE

LEGEND	
	SINGLE FAMILY DETACHED OR ATTACHED DEVELOPMENT
	OPEN SPACE AMENITY
	PROPOSED DETENTION AREA
	VEHICULAR CIRCULATION
	ENTRANCE & EXIT POINT (FULL MOVEMENT)
	PROPOSED CUL-DE-SAC
	PROPERTY LINE
	STORM SEWER
	OVERHEAD ELECTRIC
	GAS LINE
	FIBER OPTIC
	EXISTING FENCE
	EXISTING SIGN
	SFD SINGLE FAMILY DETACHED
	SFA SINGLE FAMILY ATTACHED
	OS OPEN SPACE
	DT DETENTION



PROPERTY DEVELOPER:
HIGHLAND DEVELOPMENT COMPANY
2100 N. DOWNING STREET
DENVER, CO 80205
303-945-9867

PREPARED BY:

PLANNING /
LANDSCAPE ARCHITECTURE
PCS GROUP
240 KALAMATH ST.
DENVER, CO 80223

PLANNING /
ARCHITECTURE
RHAP ARCHITECTURE + PLANNING
1301 WALNUT ST.
BOULDER, CO 80302
303-993-6277

CIVIL ENGINEER:
BRIGHTLIGHTER ENGINEERING
1 NORTH BROADWAY - A225
DENVER, CO 80203
720-504-8629

RESIDENCES AT PLATTE CANYON
GENERAL DEVELOPMENT PLAN

ARAPAHOE COUNTY, COLORADO

ZONING NARRATIVE, OVERALL
GENERAL DEVELOPMENT PLAN
& STANDARDS

SHEET
2 OF 02

GENERAL DEVELOPMENT PLAN

JANUARY 27, 2026

ARAPAHOE COUNTY CASE NO. GDP25-003