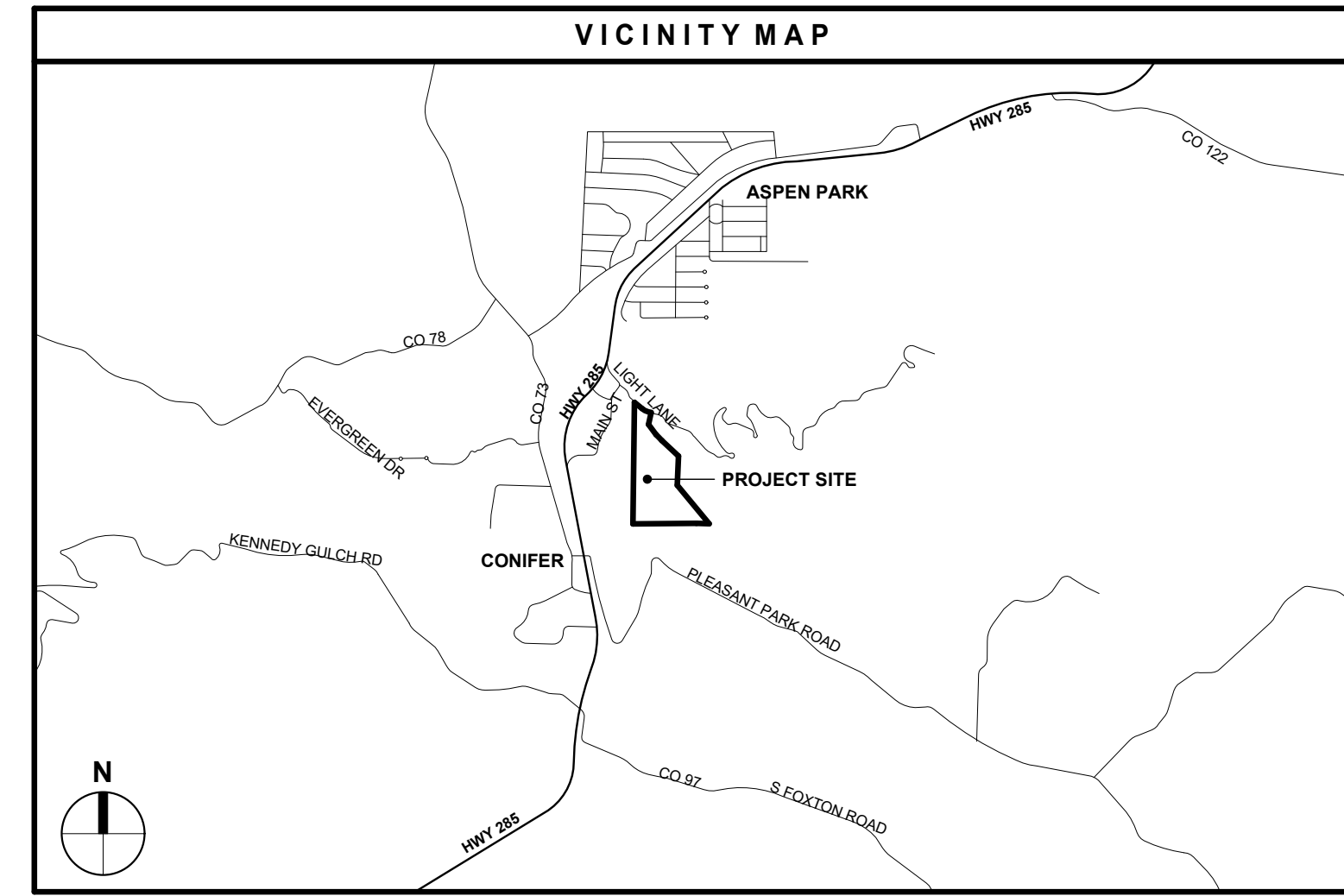
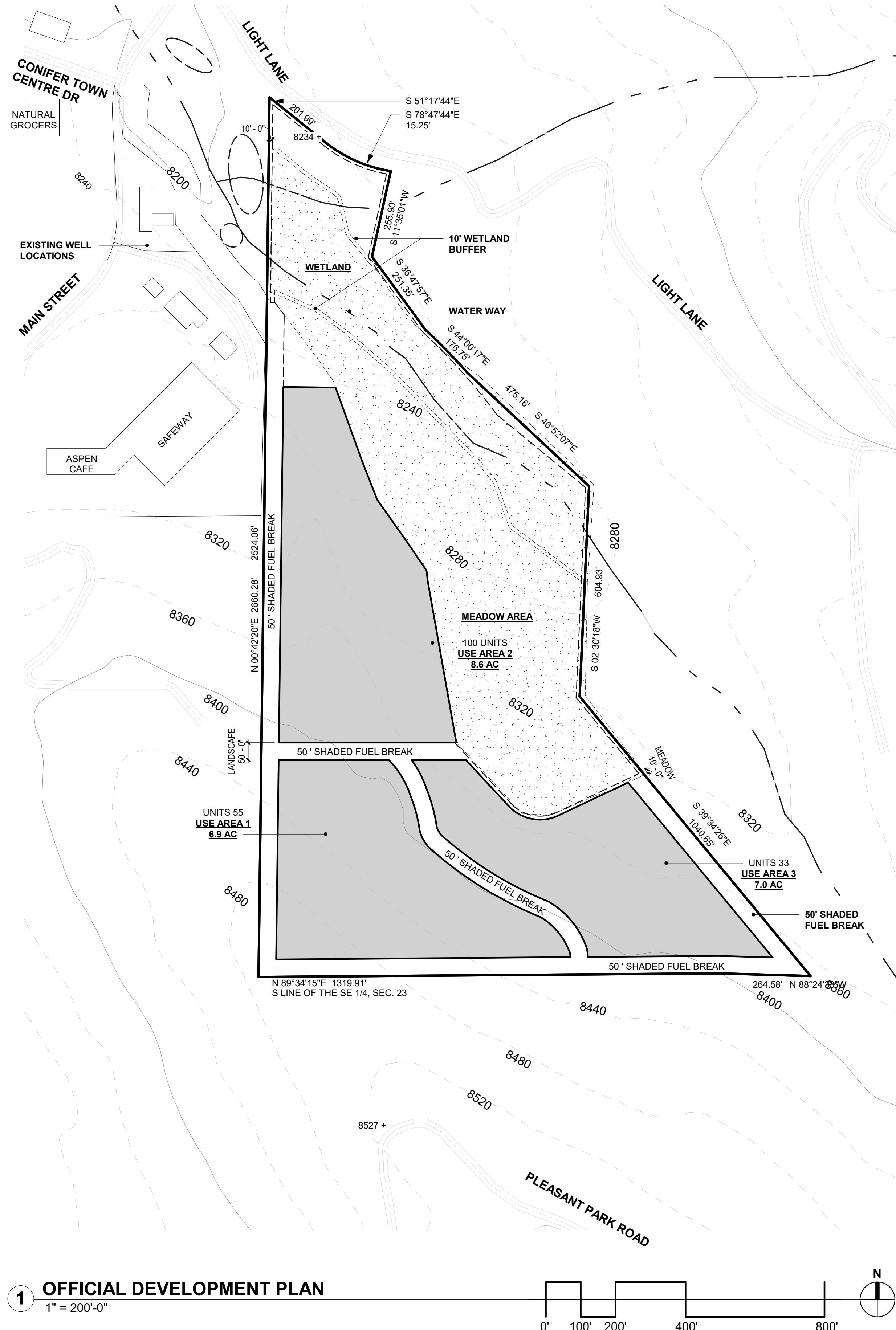


CONIFER CENTER OFFICIAL DEVELOPMENT PLAN

SW OF SECTION 13 AND SE OF SECTION 14, TOWNSHIP 06 SOUTH, RANGE 71 WEST
OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO
CONTAINING 47.1 ACRES



LEGAL DESCRIPTION :

A TRACT OF LAND IN THE SOUTHWEST 1/4 OF SECTION 13 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS :

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE S87° 03'54" WEST, 1319.91 FEET ALONG THE SOUTH LINE OF SAID EAST 1/2 SOUTHEAST 1/4 TO THE SOUTHWEST CORNER OF SAID EAST 1/2 SOUTHEAST 1/4 OF SECTION 14; THENCE N01°47'58" WEST, 2524.06 FEET ALONG THE WEST LINE OF SAID EAST 1/2 SOUTHEAST 1/4 OF SECTION 14 TO A POINT ON THE SOUTHERLY R.O.W. LINE OF AN EXISTING 50 FOOT WIDE ROAD; THENCE ALONG SAID SOUTHERLY R.O.W. LINE FOR THE FOLLOWING THREE COURSES : THENCE S53°48'02" EAST, 201.99 FEET TO A POINT OF CURVE; THENCE 195.35 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 27°30' AND A RADIUS OF 407.00 FEET TO A POINT OF TANGENCY; THENCE S81°18'02" EAST 15.25 FEET; THENCE S09°04'43" WEST, 255.90 FEET TO AN EXISTING FENCE CORNER; THENCE ALONG AN EXISTING FENCE LINE FOR THE FOLLOWING THREE COURSES : THENCE S39°18'15" EAST, 251.35 FEET; THENCE S46°30'35" EAST, 176.75 FEET; THENCE S49°22'25" EAST, 475.16 FEET; THENCE S00°00'00" EAST, 604.93 FEET; THENCE S42°04'44" EAST, 1040.65 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 13; THENCE S89°05'09" WEST, 264.58 FEET ALONG SAID SOUTHLINE TO THE POINT OF BEGINNING.

COUNTY OF JEFFERSON,
STATE OF COLORADO.

ODP PLAN LEGEND	
	MEADOW AREA BOUNDARY
	PROPERTY LINE
	WATER WAYS
	LANDSCAPE SETBACK
	LOT LINES
	USE AREA 1, 2 + 3
	USE AREA 4 (MEADOW)
	USE AREA 4 (WETLAND)

COUNTY COMMISSIONER'S CERTIFICATE

APPROVED FOR RECORDING :
THIS OFFICIAL DEVELOPMENT PLAN, TITLED CONIFER COMMONS, WAS APPROVED THE
DAY OF _____, 2021, AND IS ACCEPTED BY THE BOARD OF COUNTY
COMMISSIONERS, OF THE COUNTY OF JEFFERSON, STATE OF COLORADO AND IS
APPROVED FOR RECORDING.

THE OWNER OF THE PROPERTY, AT THE TIME OF APPROVAL WAS :
FOOTHILLS HOUSING 1, LLC.
BY : JEFFERSON COUNTY PLANNING AND ZONING DIRECTOR.

SIGNATURE _____
DATE _____

APPLICABILITY STATEMENT

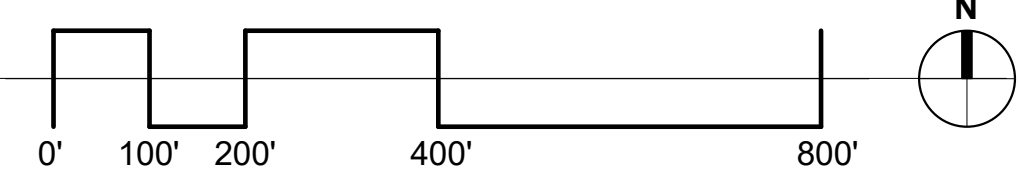
EXCEPT AS EXPRESSLY PROVIDED OTHERWISE IN THE OFFICIAL DEVELOPMENT PLAN, DEVELOPMENT OF THE PROPERTY SHALL CONFORM TO THE JEFFERSON COUNTY ZONING RESOLUTION IN EFFECT AT THE TIME OF PLATTING AND BUILDING PERMIT APPLICATION.

STANDARD FLEXIBILITY STATEMENT

THE GRAPHIC DRAWINGS CONTAINED WITHIN THIS OFFICIAL DEVELOPMENT PLAN ARE INTENDED TO DEPICT GENERAL LOCATIONS AND ILLUSTRATIVE CONCEPTS OF THE TEXTUAL PROVISIONS OF THE OFFICIAL DEVELOPMENT PLAN. DURING THE SITE DEVELOPMENT PLAN PROCESS THE PLANNING AND ZONING DIRECTOR MAY ALLOW MINOR VARIATIONS FOR THE PURPOSE OF ESTABLISHING :

- A. FINAL ROAD ADJUSTMENTS
- B. FINAL CONSTRUCTION OF IMPROVEMENTS
- C. FINAL BUILDING ENVELOPES
- D. FINAL ACCESS AND BUILDING LOCATIONS
- E. LANDSCAPE ADJUSTMENTS

1 OFFICIAL DEVELOPMENT PLAN
1" = 200'-0"



SITE PLAN

SHEET
1 OF 2

DATE PREPARED: 3-30-2021
PLANS PREPARED FOR:
FOOTHILLS HOUSING 1, LLC.
3900 E. MEXICO AVENUE #300
DENVER, CO 80210

PWN
Architects & Planners, Inc.
4949 S. Syracuse St. | Suite 320
Denver, CO 80237
voice.303.649.9880 fax.303.649.9870
pwnarchitects.com

CONIFER CENTER OFFICIAL DEVELOPMENT PLAN

SW OF SECTION 13 AND SE OF SECTION 14, TOWNSHIP 06 SOUTH, RANGE 71 WEST
OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO
CONTAINING 47.1 ACRES

WRITTEN RESTRICTIONS

1. STATEMENT OF INTENT

1.1 THIS OFFICIAL DEVELOPMENT PLAN IS INTENDED TO ESTABLISH STANDARDS FOR THE DEVELOPMENT OF A 47.1-ACRE SITE WITHIN THE CONIFER 285 CORRIDOR MASTER PLAN LOCATED IN JEFFERSON COUNTY, STATE OF COLORADO. THESE STANDARDS ARE INTENDED TO CREATE A HIGH QUALITY, RESIDENTIAL DEVELOPMENT.

2. PERMITTED USES

- 2.1 USE AREA 1 : RESIDENTIAL DISTRICT 6.9 ACRES
 - 2.1.1 TOWNHOME (55 UNITS MAXIMUM)
 - 2.1.2 COMMUNITY GARDENS
- 2.2 USE AREA 2 : RESIDENTIAL DISTRICT 8.6 ACRES
 - 2.2.1 MULTI-FAMILY DWELLING (100 UNITS MAXIMUM)
 - 2.2.2 COMMUNITY GARDENS
- 2.3 USE AREA 3 : RESIDENTIAL DISTRICT 7.0 ACRES
 - 2.3.1 ATTACHED AND DETACHED SINGLE FAMILY DWELLING (33 UNITS MAXIMUM)
 - 2.3.2 COMMUNITY GARDENS
- 2.4 USE AREA 4 : MEADOW AND WETLANDS 17.44 ACRES
 - 2.4.1 CONNECTIVITY USES: TRAILS FOR PEDESTRIAN, BICYCLE AND EQUESTRIAN
 - 2.4.2 AN ACCESS ROAD MAY BE CONSTRUCTED OVER THE MEADOW AREA. THE IMPACT TO THE MEADOW AND WETLAND FOR THE ACCESS ROAD SHALL BE LESS THAN 5% OF THE MEADOW AREA.
- 2.5 ACCESSORY USES
 - 2.5.1 ALL ACCESSORY USES UNDER THE RESIDENTIAL - THREE ZONED DISTRICTS OF THE ZONING RESOLUTION SHALL BE PERMITTED FOR USE AREAS 1, 2 AND 3 HEREIN AND SHALL INCLUDE GREENHOUSES AND WATER INFILTRATION GALLERY.

3. LOT AND BUILDING STANDARDS

- 3.1 SINGLE-FAMILY DETACHED DWELLING
 - 3.1.1 FRONT AND REAR SETBACK: 20 FT.
 - 3.1.2 SIDE SETBACK: 15 FT.
 - 3.1.3 MAXIMUM BUILDING HEIGHT: 35 FT., MAXIMUM TWO STORY
 - 3.1.4 MINIMUM LOT SIZE: 9000 SF
- 3.2 SINGLE-FAMILY ATTACHED DWELLING OR TOWNHOME
 - 3.2.1 FRONT AND REAR SETBACK: 20 FT.
 - 3.2.2 SIDE SETBACK: 15 FT.
 - 3.1.3 MAXIMUM BUILDING HEIGHT: 35 FT., MAXIMUM TWO STORIES
 - 3.1.4 MINIMUM LOT SIZE TO BE: 12,500 SF MINIMUM DEVELOPMENT AREA AND 2,000 SF MINIMUM LOT AREA PER UNIT
- 3.3 MULTI-FAMILY DWELLING
 - 3.3.1 FRONT AND REAR SETBACK: 20 FT. MINIMUM
 - 3.3.2 SIDE SETBACK: 15 FT.
 - 3.3.3 MAXIMUM BUILDING HEIGHT: 45 FT., MAXIMUM THREE STORIES
 - 3.3.4 MINIMUM LOT SIZE TO BE: 12,500 SF MINIMUM DEVELOPMENT AREA AND 2,000 SF MINIMUM LOT AREA PER UNIT
 - 3.3.5 MAXIMUM BUILDING AREA PER BUILDING: 55,000 SF

4. PARKING STANDARDS

- 4.1 ALL PARKING AREAS WITHIN THE PLANNED DEVELOPMENT SHALL CONFORM TO THE REQUIREMENTS OF THE "OFF-STREET PARKING AND LOADING" OF THE JEFFERSON COUNTY ZONING RESOLUTION, EXCEPT AS SUPPLEMENTED OR MODIFIED BELOW.
- 4.2 ALL PARKING SPACES SHALL BE LOCATED WITHIN USE AREAS 1, 2 OR 3.

5. FENCES AND RETAINING WALLS

- 5.1 FENCING THROUGHOUT THE DEVELOPMENT SHALL BE DESIGNED TO ALLOW FOR THE FREE MOVEMENT OF WILDLIFE. FENCING SHALL BE OPEN STYLE, NO MORE THAN FORTY-TWO (42) INCHES IN HEIGHT UNLESS USED FOR SCREENING PURPOSES AROUND GROUND-MOUNTED MECHANICAL EQUIPMENT, OR SIMILAR. IN SUCH INSTANCES FENCING SHALL BE LIMITED TO THE AREA SURROUNDING THE ITEM TO BE SCREENED, NO MORE THAN SIX (6) FEET IN HEIGHT.
 - 5.1.1 MATERIALS USED FOR SCREENING SHALL COMPLIMENT OR MATCH THE MATERIALS USED ON THE RESIDENTIAL STRUCTURES (E.G., STONE VENEER & WOOD). MATERIALS USED IN THE CONSTRUCTION WALLS OR FENCES SHOULD BE MOUNTAIN APPROPRIATE.
- 5.2 CONTINUOUS FENCING AROUND THE PERIMETER OF THE PLANNED DEVELOPMENT BOUNDARY SHALL NOT BE PERMITTED.
- 5.3 NO BARBED WIRE OR CHAIN LINK FENCING IS PERMITTED.
- 5.4 UTILIZE LANDSCAPING FOR SCREENING WHEREVER POSSIBLE.

6. LIGHTING

- 6.1 ALL LIGHTING WITHIN THIS PLANNED DEVELOPMENT SHALL CONFORM TO LIGHTING SECTION OF THE JEFFERSON COUNTY ZONING RESOLUTION (SPECIFICALLY, THE "MOUNTAINS AREA" REQUIREMENTS WITHIN THAT SECTION), EXCEPT AS SUPPLEMENTED OR MODIFIED BELOW.
- 6.2 POLE LIGHTS, IF UTILIZED, SHALL BE DOWNCAST, FULL CUT-OFF AND/OR SHIELDED TYPE FIXTURES, NOT TO EXCEED TWELVE (12) FEET IN HEIGHT. THESE POLE LIGHTS MAY BE UTILIZED IN TRAILS, SIDEWALKS, PRIVATE/PUBLIC ROADWAYS AND PARKING AREAS WHERE NECESSARY FOR SECURITY/SAFETY PURPOSES. TRAIL LIGHTING IS NOT ALLOWED IN USE AREA 4.
- 6.3 ALL LAMPS SHALL BE FULLY SHIELDED BY BAFFLES EXTENDING AT LEAST TWO (2) INCHES BELOW THE BULB OR PROTECTIVE LENS. SHIELDING SHALL BE REQUIRED FOR LAMPS WITH ACCENT ENTRY WAYS, PATHWAY LIGHTING, BOLLARDS, OR, OTHER PEDESTRIAN OR TRAIL CIRCULATION.

7. SIGNS

- 7.1 SIGNS WITHIN THIS PLANNED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE JEFFERSON COUNTY ZONING RESOLUTION.
 - 7.1.1 SIGNS ARE TO BE KEPT TO A MINIMUM, ONE MONUMENT SIGN FOR USE AREA 1 AND ONE MONUMENT SIGN PER BUILDING IN USE AREA 2.
 - 7.1.2 MONUMENT SIGNS SHALL COMPLIMENT OR MATCH THE MATERIALS USED ON TH RESIDENTIAL STRUCTURES. WALL SIGNS ARE LIMITED TO 3 FEET IN HEIGHT AND 4 FEET IN WIDTH. DESIGN AND CONSTRUCTION SIGNS ARE LIMITED TO 6 FEET IN HEIGHT.
 - 7.1.3 SIGNS SHOULD BE DESIGNED TO MINIMIZE IMPACT TO ADJACENT AREAS. SIGNS ARE TO BE NO CLOSER THAN 50 FROM ADJACENT NEIGHBORS. PROJECT SIGNS AND TEMPORARY SIGNS SHALL BE LIMITED TO 64 SQUARE FEET.
 - 7.1.4 ALL DIRECTIONAL SIGNAGE ON THE SITE TO COMPLY WITH STANDARDS OF CONSTRUCTION FOR ROAD SIGNS DESCRIBED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

8. LANDSCAPING / OPEN SPACE REQUIREMENTS

- 8.1 LANDSCAPING WITHIN THIS PLANNED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE JEFFERSON COUNTY ZONING RESOLUTION, EXCEPT AS SUPPLEMENTED OR MODIFIED BELOW.
- 8.2 A MINIMUM OF FORTY-TWO (42) PERCENT OF THE ENTIRE PLANNED DEVELOPMENT SHALL BE LANDSCAPED OR PRESERVED IN ITS NATURAL STATE.
- 8.3 A MINIMUM OF SIXTY-FIVE (65) PERCENT OF TREES ON THE SITE SHALL BE EVERGREEN TREES AND SHRUBS, IN KEEPING WITH THE MOUNTAIN ENVIRONMENT.
- 8.4 PLANT MATERIALS SHALL BE SELECTED FOR THEIR PROVEN HARDINESS, DROUGHT TOLERANCE AND ABILITY TO WITHSTAND SNOW LOADING. USE OF XERISCAPE LANDSCAPING TECHNIQUES, INCLUDING BUT NOT LIMITED TO: THE USE OF WATER CONSERVING PLANT MATERIAL, SUCH AS NATIVE AND DROUGHT TOLERANT TREES AND SHRUBS; ROCKS AND STONES FOR GROUND COVER IS REQUIRED.
- 8.5 A FIFTY (50) FOOT WIDE SHADED FUEL BREAK SHALL BE PLACED ALONG THE PERIMETER OF THE SITE. NATIVE GROUND COVER SHALL BE MAINTAINED WITH TREES THINNED TO PROVIDE A FUEL BREAK PER THE WILDFIRE MITIGATION PLAN.
- 8.6 ALL NATIVE LANDSCAPING AREAS SHALL BE DESIGNED, INSTALLED AND MAINTAINED TO IMITATE THE NATURAL TOPOGRAPHY AND LANDSCAPING. THE ESTABLISHMENT OF LANDSCAPING WILL BE ACHIEVED BY A WATER DELIVERY SYSTEM TO FACILITATE INITIAL AND DROUGHT-PERIOD IRRIGATION OF NEW LANDSCAPING MATERIALS.
- 8.7 TREE REMOVAL SHALL BE ALLOWED ONLY FOR BUILDING STRUCTURES, ROAD CONSTRUCTION, UTILITY CROSSINGS, DRAINAGE IMPROVEMENTS, TRAIL CONSTRUCTION, OR THINNING OF TREES AT FUEL BREAKS OR FOREST MANAGEMENT.
- 8.8 PROPERTIES SHALL BE MAINTAINED IN A SAFE AND NEAT CONDITION FREE OF TRASH, WEEDS, BLOWN SAND AND DEBRIS. NATIVE GRASS AREAS SHALL BE PERIODICALLY ADDRESSED TO MITIGATE INFESTATIONS OF NOXIOUS WEEDS. ROADS AND PAVEMENT SHALL BE KEPT IN GOOD REPAIR; DRAINAGE DITCHES SHALL BE KEPT CLEAN AND FREE OF NOXIOUS WEEDS, SEDIMENT AND ANY OBSTACLES.
- 8.9 MINIMUM WIDTH OF LANDSCAPE STRIP SEPARATING PARKING CLUSTERS SHALL BE 15' ON SIMILAR GRADES. BERMS OR UNDERSTORY VEGETATION SHALL SCREEN TO A HEIGHT OF 3'-6". LANDSCAPING SHALL BE INCLUDED IN PARKING AREAS TO BREAK THEM UP. MINIMIZE PARKING AREAS TO WHAT IS REQUIRED BY USE.
- 8.10 SCREEN OR OBSCURE VIEWS OF PARKING LOTS FROM ADJACENT PUBLIC AREAS OR UNRELATED LAND USES AND ONSITE USERS WITH LANDSCAPING OR LANDSCAPE ELEMENTS.

9. ARCHITECTURAL STANDARDS

- 9.1 ARCHITECTURAL STANDARDS WITHIN THIS PLANNED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE JEFFERSON COUNTY ZONING RESOLUTION, EXCEPT AS SUPPLEMENTED OR MODIFIED BELOW. BUILDINGS, STRUCTURES, AND STREETScape WITHIN THIS PLANNED DEVELOPMENT SHALL MAINTAIN A SIMILAR STYLE AND DESIGN OF ARCHITECTURAL THEME, INCLUDING, BUT NOT LIMITED TO: BUILDING CONSTRUCTION MATERIALS, COLORS, FORMS, ROOF STYLE AND TYPE, AND ARCHITECTURAL DETAILS.
- 9.2 NO PORTION OF A BUILDING FAÇADE CAN EXCEED THIRTY-SIX (36) VERTICAL OR HORIZONTAL FEET WITHOUT A CHANGE OF SURFACE MATERIAL AND SURFACE PLANE. THE CHANGE IN THE HORIZONTAL BUILDING FAÇADE SHALL BE A MINIMUM OF TWO (2) FEET. EXTERIOR WALL FINISH MATERIALS SHALL INCLUDE AT LEAST TWO (2) TYPES OF MATERIALS AS PART OF THE BUILDING FAÇADE INCLUDING BUT NOT LIMITED TO CULTURED STONE, NATURAL STONE, STUCCO, BRICK, WOOD, TEXTURED BLOCK, OR TEXTURED CONCRETE. EXTERIOR BUILDING MATERIALS SHALL BE FIRE RESISTANT LOW-REFLECTIVE, NEUTRAL OR DARK EARTH-TONE IN COLOR. MINIMIZE NEGATIVE IMPACT OF EXPOSED FOUNDATIONS BY CLADDING THEM WITH FINISH MATERIAL LISTED ABOVE AND ENCLOSE AREA UNDER DECKS TO MINIMIZE POTENTIAL WILDFIRE SPREAD.
- 9.3. EXTERIOR MATERIALS: ALL EXTERIOR MATERIALS INCLUDING VERTICAL CLADDING AND DECKING SHALL BE SPECIFIED AS FIRE RESISTANT CONCRETE SHINGLE (TO MIMIC WOOD SHAKE SHINGLE) OR OTHER FIRE RESISTANT ROOFING SHALL BE A DARK GREEN, BROWN OR OTHER MOUNTAIN APPROPRIATE DARK EARTH TONED COLOR.
- 9.4 THIS PLANNED DEVELOPMENT SHALL INCORPORATE MOUNTAIN APPROPRIATE DESIGN ELEMENTS INTO THE BUILDINGS, INCLUDING, BUT NOT LIMITED TO, EXPOSED HEAVY TIMBER BEAMS AS ACCENT ELEMENTS OR ENTRY FEATURES, STUCCO, FIRE RESISTANT SIDING, STONE, FAUX STONE OR CULTURED QUANTITIES ON BUILDING FAÇADES, BUT SHALL BE DARKER EARTH - TONE IN COLOR (E.G. DARK BEIGE, DARK TAN, BROWN, OR GRAY).
- 9.5 BUILDING MATERIALS FOR THE SIDES AND REAR WALLS OF ALL BUILDINGS THAT ARE ABOVE GRADE, SHALL BE CONSTRUCTED OF SIMILAR BUILDING MATERIALS AND SHALL INCORPORATE SIMILAR ARCHITECTURAL TREATMENT AS FRONT OF THE BUILDING.
- 9.6. GROUND-LEVEL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE SCREENED WITH LANDSCAPING, FENCING, OR WALLS THAT ARE TALLER THAN THE MECHANICAL OR ELECTRICAL EQUIPMENT BEING SCREENED.
- 9.7 ROOF - TOP MECHANICAL AND ELECTRICAL EQUIPMENT FOR MULTI-FAMILY BUILDINGS, EXCLUDING ROOF VENTS AND EXHAUST FANS, SHALL BE SCREENED FROM PUBLIC VIEW BY PITCHED ROOF FORMS WHEN VIEWED FROM GRADE LEVEL.
- 9.8 PITCHED ROOFS SHALL BE UTILIZED ON ALL BUILDINGS AND STRUCTURES.
- 9.9 UTILITY SERVICE LINES THAT ARE UNATTACHED TO BUILDINGS, SHALL BE PLACED UNDERGROUND OR BELOW RIDGELINES AND, WHERE REASONABLY SUITABLE, PARALLEL TO TOPOGRAPHIC CONTOUR LINES.

10. WATER & WASTEWATER

- 10. THE FOLLOWING SHALL BE COMPLETED PRIOR TO THE APPLICATION FOR A PRELIMINARY AND FINAL PLAT OR SITE DEVELOPMENT PLAN, WHICHEVER COMES FIRST, IN ACCORDANCE WITH THE STANDARDS SET FORTH BELOW. THE RESULTS SHALL BE SUBMITTED AND REQUIRED AS PART OF THAT SPECIFIC APPLICATION PROCESS ONLY.
 - 10.1 AQUIFER TESTS, INFILTRATION GALLERY TESTS AND THE ASSOCIATED ANALYSES.
 - 10.1.1 THE NUMBER OF DWELLING UNITS TO BE CONSTRUCTED SHALL BE LIMITED BY HOW MANY CAN BE SUPPORTED BASED ON DATA FROM THE AQUIFER TESTS, INFILTRATION GALLERY TESTS AND ASSOCIATED ANALYSES. THE ANALYSES WILL EVALUATE THE HYDROGEOLOGIC CHARACTERISTICS OF THE SITE AND ESTIMATE THE LONG-TERM AQUIFER SUSTAINABILITY COMPARED TO THE PROPOSED WELL PUMPING AND INFILTRATION OF RETURN FLOWS.
 - 10.1.2 AT A MINIMUM THE AQUIFER TESTS SHALL INCLUDE:
 - A. ALL WELLS, WITHIN ONE-THOUSAND FEET (1,000') OF THE PROPERTY BOUNDARY, WILL BE IDENTIFIED PRIOR TO THE BEGINNING OF THE AQUIFER TEST.
 - B. OFF-SITE WELLS SHALL BE EVALUATED TO DETERMINE IF THEY CAN PROVIDE INFORMATION PERTAINING TO OFF-SITE IMPACTS DURING THE AQUIFER TESTS. A REASONABLE EFFORT SHALL BE MADE TO RECEIVE PERMISSION TO ACCESS THE IDENTIFIED OFFSITE WELLS. WITH PERMISSION OF THE WELL OWNER, THE WATER LEVELS SHALL BE MEASURED DURING THE AQUIFER TESTS, INCLUDING THE PUMPING AND RECOVERY PHASES OF THE AQUIFER TEST.
 - C. ALL AQUIFER TESTS SHALL BE CONDUCTED IN CONFORMANCE WITH THE APPROPRIATE ASTM STANDARDS OR EQUIVALENT TEST METHODS.
 - D. AQUIFER TESTS SHALL BE COMPLETED ON AT LEAST TWO (2) ON-SITE PRODUCTION WELLS AND ON ONE (1) OBSERVATION WELL.
 - E. CONSTANT RATE PUMPING AQUIFER TESTS FOR AT LEAST SEVENTY-TWO (72) HOURS. THE PUMPING RATE MAY BE LIMITED BY THE HYDROGEOLOGIC CHARACTERISTICS. THE CONSTANT RATE SHALL EXCEED THE ESTIMATED DESIGN RATE.
 - F. STEP DRAWDOWN AQUIFER TESTS FOR SEVENTY-TWO (72) HOURS.
 - G. RECOVERY TEST FOR EACH AQUIFER TEST. THE RECOVERY OF THE WATER LEVELS IN THE PRODUCTION AND OBSERVATION WELL NETWORK WILL BE MEASURED FOR A PERIOD OF TIME EQUAL TO OR GREATER THAN THE PUMPING PORTION OF THE AQUIFER TEST, OR UNTIL WATER LEVELS HAVE STABILIZED TO AT LEAST 90%.
 - 10.1.3 INFILTRATION GALLERY TESTING AND DESIGN DETAILS WILL BE DEPENDENT ON THE LOCATION OF THE GALLERIES. LOCATION SPECIFIC INFILTRATION DATA SHALL BE REQUIRED WITH THE DESIGN OF THE INFILTRATION GALLERY.
 - 10.1.4 WATER LINES SHALL BE REQUIRED FOR FIRE SUPPRESSION TO MEET THE INTERNATIONAL FIRE CODE FIRE FLOW REQUIREMENTS. ALL STRUCTURES ARE REQUIRED TO HAVE SPRINKLER SYSTEMS. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS SHALL BE AS FOLLOWS: USE AREAS 1, 2 AND 3 TO HAVE A MINIMUM OF NFPA 13R.13, OR NFPA 13D SPRINKLER SYSTEM AS APPLICABLE. ALL BUILDINGS TO MEET LIFE SAFETY CODE NFPA 101-2018, AS AMENDED. THE APPROPRIATE FIRE DISTRICT SHALL BE THE GOVERNING ENTITY TO REVIEW THE SPRINKLER SYSTEM REQUIRED WITHIN.

10.2 MEASUREMENT AND DETERMINATION OF CONSUMPTIVE USE

- 10.2.1 THE APPLICANT SHALL INSTALL TOTALIZING FLOW METERS AT THE PRODUCTION WELL NETWORK, TO MEASURE THE TOTAL AMOUNT OF WATER WITHDRAWN FROM THE WELL SYSTEM.
- 10.2.2 APPLICANT SHALL INSTALL TOTALIZING FLOW METERS AT THE WASTEWATER TREATMENT PLANT INFILTRATION GALLERY TO MEASURE THE AMOUNT OF WATER DELIVERED TO THE EXFILTRATION BED.
- 10.2.3 THE FLOW METERS SHALL BE READ AND RECORDED MONTHLY. THE APPLICANT SHALL PROVIDE JEFFERSON COUNTY PUBLIC HEALTH DEPARTMENT AND THE LOCAL WATER COMMISSIONER WITH A QUARTERLY REPORT FOR THE FIRST FIVE (5) YEARS FOLLOWED BY AN ANNUAL REPORT THEREAFTER. THE REPORTS SHALL BE A CALCULATION OF THE AMOUNT OF WATER (ACRE-FEET) WITHDRAWN FROM THE AQUIFER AND THE AMOUNT OF WASTEWATER EFFLUENT (ACRE- FEET) DISCHARGED TO THE INFILTRATION GALLERY.
- 10.3 INFILTRATION / INJECTION OF WASTEWATER TREATMENT PLANT EFFLUENTS
 - 10.3.1 APPLICANT SHALL DEVELOP A PLAN, IN COMPLIANCE WITH THE DECREED AUGMENTATION PLAN, TO INFILTRATE THE WASTEWATER TREATMENT PLANT EFFLUENT INTO AN INFILTRATION GALLERY CONSTRUCTED IN USE AREAS 1, 2, OR 3 OF THIS DEVELOPMENT. THE PURPOSE OF THIS IS TO MINIMIZE THE SIZE OF THE CONE OF DEPRESSION RESULTING FROM THE WATER SUPPLY PRODUCTION WELLS.

11. WILDFIRE MITIGATION & FOREST HEALTH

11.1 THE PROPERTY OWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING DEFENSIBLE SPACE AND ASSOCIATED FUEL BREAKS AND TREE THINNING, AND FOR MONITORING THE GENERAL HEALTH OF THE REMAINING TREES ON SITE AND FOR TAKING CORRECTIVE MEASURES SHOULD THE FOREST BECOME INFESTED WITH PINE BEETLE OR OTHER FOREST DAMAGING PESTS. THE PROPOSED WILDFIRE MITIGATION REPORT CONTAINS AN IMPLEMENTATION SCHEDULE TO BE TRIGGERED UPON APPROVAL OF THE PRELIMINARY AND FINAL PLAT.

12. CIRCULATION

- 12.1 MINIMIZE THE SCARRING OF ROAD CUTS AND DISRUPTION OF MEADOWS AND WETLANDS. AN ACCESS ROAD WILL BE REQUIRED TO CONNECT LIGHT LANE TO THE DEVELOPMENT OVER THE MEADOW AND WETLAND. THE ACCESS ROAD SHOULD CREATE THE LEAST IMPACT TO THE MEADOW AND WETLAND AREA AS POSSIBLE. A BRIDGE WILL BE REQUIRED TO NOT IMPACT THE PATH OF STREAM.
- 12.2 PRESERVE OR CREATE A RURAL IMAGE IN CONSTRUCTION OF ROADS AND MAINTAIN A MINIMUM SHADED FUEL BREAK OF 25'.
- 12.3 SEPARATE VEHICLE/PEDESTRIAN/EQUESTRIAN/BIKE CIRCULATION WHEN POSSIBLE.
- 12.4 CONNECTIVITY OF THE SITE IS A REQUIREMENT OF THE DEVELOPMENT THROUGH PEDESTRIAN SCALED MULTI-USE TRAILS. PEDESTRIAN CIRCULATION IS REQUIRED TO CONNECT DWELLINGS WITH COMMUNAL AMENITIES AND ADJACENT PEDESTRIAN OR MULTI-USE CONNECTIONS.

13. GENERAL STANDARDS

- 13.1 NO SWIMMING POOLS OR HOSE BIBS SHALL BE PERMITTED WITHIN THIS OFFICIAL DEVELOPMENT PLAN. LANDSCAPED AREAS MAY BE IRRIGATED TO SERVE NATIVE AND XERISCAPED DESIGNS.
- 13.2 MAJOR ROADWAYS ARE TO BE PLACED AT LEAST 50' FROM RESIDENTIAL BUILDINGS IN USE AREAS 1 AND 2.
- 13.3 RECREATIONAL FACILITIES ARE REQUIRED TO BE 100' FROM HOUSING.
- 13.4 DEVELOPMENT SHALL BE ORIENTED TO THE SITE AMENITIES OF THE MOUNTAIN MEADOW AND VALLEY VIEW WHERE POSSIBLE.
- 13.5 ALL TRASH ENCLOSURES OR CONTAINERS TO BE BEAR PROOF CONSTRUCTION
- 13.6 A COMMUNITY GARDEN IS DEFINED AS A FACILITY FOR CULTIVATION OF FRUITS, FLOWERS, OR ORNAMENTAL PLANTS BY MORE THAN ONE PERSON OR FAMILY WHO LIVES WITHIN THE CONIFER CENTER DEVELOPMENT.

WRITTEN RESTRICTIONS

SHEET
2 OF 2



DATE PREPARED: 3-30-2021
PLANS PREPARED FOR:
FOOTHILLS HOUSING 1, LLC.
3900 E. MEXICO AVENUE #300
DENVER, CO 80210