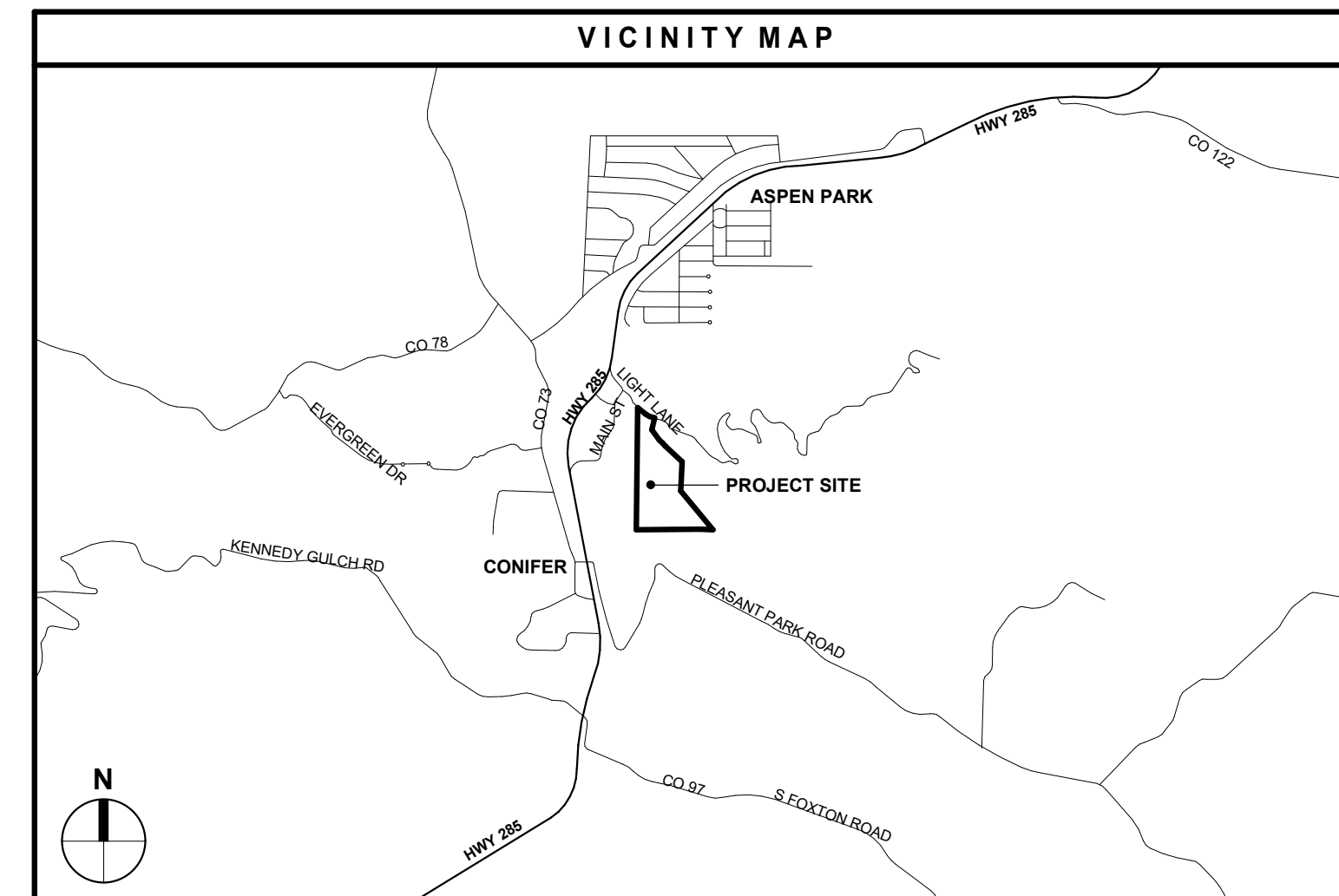
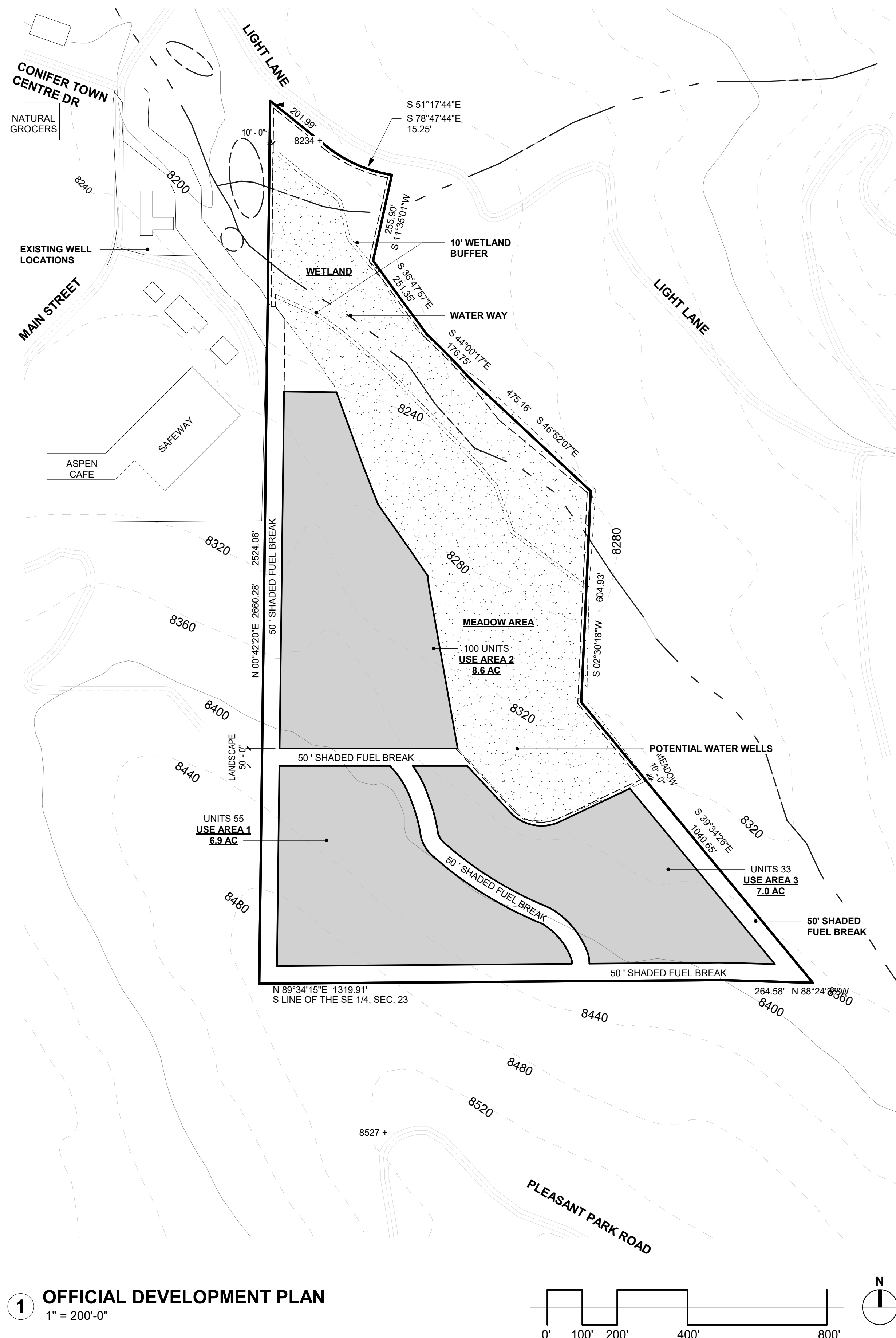


CONIFER CENTER OFFICIAL DEVELOPMENT PLAN

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

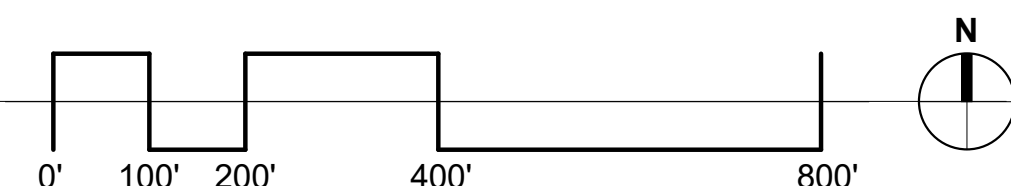
EXCEPT AS EXPRESSLY PROVIDED OTHERWISE IN THE OFFICIAL DEVELOPMENT PLAN, DEVELOPMENT OF THE PROPERTY SHALL CONFORM TO THE JEFFERSON COUNTY ZONING RESOLUTION IN EFFECT AT THE TIME OF PLATTING AND BUILDING PERMIT APPLICATION.

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: 2-1-2021
PLANS PREPARED FOR:
FOOTHILLS HOUSING 1, LLC.
3900 E. MEXICO AVENUE #300
DENVER, CO 80210

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. TITLE & NAMES

1.1 OFFICIAL DEVELOPMENT PLAN TITLE : CONIFER CENTER OFFICIAL DEVELOPMENT PLAN
1.2 DATE PREPARED : DECEMBER 18, 2020
REVISION DATES : N/A

1.3 ODP PREPARED BY : PWN ARCHITECTS & PLANNERS, INC.
4949 S. SYRACUSE ST., #320
DENVER, CO. 80237
(303) 649.9880

1.4 OWNER : Foothills Housing 1, LLC.
3900 E. MEXICO AVE., #200
DENVER, CO. 80210
(720) 276.0060

2. STATEMENT OF INTENT

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.

3. PERMITTED USES

3.1 USE AREA 1 : RESIDENTIAL DISTRICT 6.9 ACRES
3.1.1 TOWNHOME (55 UNITS MAXIMUM)
3.1.2 COMMUNITY GARDENS

3.2 USE AREA 2 : RESIDENTIAL DISTRICT 8.6 ACRES
3.2.1 MULTI-FAMILY DWELLING (100 UNITS MAXIMUM)
3.2.2 COMMUNITY GARDENS

3.3 USE AREA 3 : RESIDENTIAL DISTRICT 7.0 ACRES
3.3.1 ATTACHED AND DETACHED SINGLE FAMILY DWELLING (33 UNITS MAXIMUM)
3.3.2 COMMUNITY GARDENS

3.4 USE AREA 4 : MEADOW AND WETLANDS 17.44 ACRES
3.4.1 CONNECTIVITY USES: TRAILS FOR PEDESTRIAN, BICYCLE AND EQUESTRIAN
3.4.1.A NO DEVELOPMENT CAN OCCUR IN WETLANDS AREA OR WETLANDS 10 FOOT BUFFER EXCEPT AN ACCESS ROAD BETWEEN LIGHT LANE AND THE SITE
3.4.4 AN ACCESS ROAD MAY BE CONSTRUCTED OVER THE MEADOW AREA AND WETLAND AREA BUT MUST HAVE THE LEAST IMPACT POSSIBLE TO SERVE THE DEVELOPMENT IN ORDER TO PRESERVE MEADOW AND WETLAND IN ITS' NATURAL STATE. THE IMPACT TO THE MEADOW AND WETLAND FOR THE ACCESS ROAD IS EXPECTED TO BE LESS THAN 5% OF THE MEADOW AREA.

3.5 ACCESSORY USES
3.4.1 ALL ACCESSORY USES UNDER THE RESIDENTIAL ZONED DISTRICTS PERMITTED ZONING RESOLUTION USES ARE ALLOWED FOR USE AREA 1 RESIDENTIAL DISTRICT, USE AREA 2 RESIDENTIAL DISTRICT, USE AREA 3 RESIDENTIAL DISTRICT, AND USE AREA 4 MEADOW AND WETLANDS.

4. LOT AND BUILDING STANDARDS

4.1 4.1.1 SINGLE-FAMILY DETACHED DWELLING
4.1.2 FRONT AND REAR SETBACK: 20 FT.
4.1.3 SIDE SETBACK: 15 FT.
4.1.4 MAXIMUM BUILDING HEIGHT: 35 FT., MAXIMUM TWO STORY
4.1.5 MINIMUM LOT SIZE: 9000 SF
4.2 4.2.1 SINGLE-FAMILY ATTACHED DWELLING OR DUPLEX
4.2.2 FRONT AND REAR SETBACK: 20 FT.
4.2.3 SIDE SETBACK: 15 FT.
4.2.4 MAXIMUM BUILDING HEIGHT: 35 FT., MAXIMUM TWO STORIES
4.2.5 MINIMUM LOT SIZE TO BE: 12,500 SF MINIMUM DEVELOPMENT AREA AND 2,000 SF MINIMUM LOT AREA PER UNIT
4.3 4.3.1 MULTI-FAMILY DWELLING
4.3.2 FRONT AND REAR SETBACK: 20 FT. MINIMUM
4.3.3 SIDE SETBACK: 15 FT.
4.3.4 MAXIMUM BUILDING HEIGHT: 45 FT., MAXIMUM THREE STORIES
4.3.5 MINIMUM LOT SIZE TO BE: 12,500 SF MINIMUM DEVELOPMENT AREA AND 2,000 SF MINIMUM LOT AREA PER UNIT
4.3.6 MAXIMUM BUILDING AREA: 50,000 SF

5. PARKING STANDARDS

5.1 ALL PARKING AREAS WITHIN THIS OFFICIAL DEVELOPMENT PLAN SHALL CONFORM TO THE REQUIREMENTS OF THE "OFF-STREET PARKING AND LOADING" OF THE JEFFERSON COUNTY ZONING RESOLUTION, EXCEPT AS SUPPLEMENTED OR MODIFIED BELOW.

5.2 ALL PARKING SPACES SHALL BE LOCATED WITHIN USE AREAS 1, 2 OR 3.

5.3 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.

5.4 SCREEN OR OBSCURE VIEWS OF PARKING LOTS FROM ADJACENT PUBLIC AREAS OR UNRELATED LAND USES AND ONSITE USERS WITH LANDSCAPING OR LANDSCAPE ELEMENTS.

6. FENCES AND RETAINING WALLS

6.1 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.

6.1.1 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.

6.2 CONTINUOUS FENCING AROUND THE PERIMETER OF THE PLANNED DEVELOPMENT BOUNDARY SHALL NOT BE PERMITTED.

6.3 NO BARBED WIRE OR CHAIN LINK FENCING IS PERMITTED.

6.4 UTILIZE LANDSCAPING FOR SCREENING WHERE EVER POSSIBLE.

7. LIGHTING

7.1 ALL LIGHTING WITHIN THIS PLANNED DEVELOPMENT SHALL CONFORM TO LIGHTING SECTION OF THE JEFFERSON COUNTY ZONING RESOLUTION (SPECIFICALLY, THE "MOUNTAINOUS AREA" REQUIREMENTS WITHIN THAT SECTION), EXCEPT AS SUPPLEMENTED OR MODIFIED BELOW.

7.2 POLE LIGHTS, IF UTILIZED, SHALL BE DOWNCAST, FULL CUT-OFF AND/OR SHIELDED TYPE FIXTURES, NOT TO EXCEED THIRTY (30) FEET IN HEIGHT. THESE POLE LIGHTS MAY BE UTILIZED IN PEDESTRIAN WALKWAY AREAS, PRIVATE/PUBLIC ROADWAYS AND PARKING AREAS WHERE NECESSARY FOR SECURITY/SAFETY PURPOSES.

7.3 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.

8. SIGNS

8.1 SIGNS WITHIN THIS PLANNED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE JEFFERSON COUNTY ZONING RESOLUTION.
8.1.1 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.
8.1.2 MONUMENT SIGNS ARE TO BE INTEGRATED INTO OVERALL LANDSCAPE AND BUILDING CARRY OUT A CONSISTENT THEME. 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.
8.1.3 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.
8.1.4 ALL DIRECTIONAL SIGNAGE ON THE SITE TO COMPLY WITH STANDARDS OF CONSTRUCTION FOR ROAD SIGNS DESCRIBED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

9. LANDSCAPING / OPEN SPACE REQUIREMENTS

9.1 LANDSCAPING WITHIN THIS PLANNED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE JEFFERSON COUNTY ZONING RESOLUTION, EXCEPT AS SUPPLEMENTED OR MODIFIED BELOW.

9.2 A MINIMUM OF FORTY-TWO (42) PERCENT OF THE ENTIRE PLANNED DEVELOPMENT SHALL BE LANDSCAPED OR PRESERVED IN ITS NATURAL STATE.

9.3 A MINIMUM OF SIXTY-FIVE (65) PERCENT OF TREES ON THE SITE SHALL BE EVERGREEN TREES AND SHRUBS, IN KEEPING WITH THE MOUNTAIN ENVIRONMENT.

9.4 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.

9.5 A FIFTY (50) FOOT WIDE SETBACK 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.

9.6 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.

9.7 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.

9.8 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.

10. ARCHITECTURAL STANDARDS

10.1 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 OFFICIAL DEVELOPMENT PLAN 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.

10.2 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 OF POTENTIAL WILDFIRE SPREAD.

10.3 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.

10.4 THIS 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).

10.5 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.

10.6 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.

10.7 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.

10.8 PITCHED ROOFS SHALL BE UTILIZED ON ALL BUILDINGS AND STRUCTURES.

10.9 UTILITY SERVICE LINES THAT ARE UNATTACHED TO BUILDINGS, SHALL BE PLACED UNDERGROUND OR BELOW RIDGELINES AND, WHERE REASONABLY SUITABLE, PARALLEL TO TOPOGRAPHIC CONTOUR LINES.

11. WATER & WASTEWATER

11.1 WATER SUPPLY FEASIBILITY STUDY AND PILOT SCALE AQUIFER PRODUCTION AND RECHARGE DEMONSTRATION PROJECT WILL BE EXECUTED AT THE TIME OF PRELIMINARY AND FINAL PLAT OR SITE DEVELOPMENT PLAN.

11.1.1 THE NUMBER OF DWELLING UNITS THAT WILL BE CONSTRUCTED SHALL BE LIMITED TO HOW MANY CAN BE SUPPORTED BY THE PROVEN AND SUSTAINABLE WATER SUPPLY FEASIBILITY STUDY AND PILOT SCALE AQUIFER PRODUCTION AND RE-CHARGE DEMONSTRATION PROJECT AND DESIGN OF THE FEASIBILITY STUDY AND DEMONSTRATION PROJECT WILL BE TO EVALUATE THE HYDRO-GEOLOGIC CHARACTERISTICS OF THE SITE AND TO ESTIMATE THE LONG-TERM AQUIFER RESPONSE TO WELL RESPONSE TO WELL PRODUCTION AND INFILTRATION GALLERY RECHARGE. ALL AQUIFER TEST, INCLUDING PRODUCTION AND RE-CHARGE TESTS WILL BE CONDUCTED IN CONFORMANCE WITH THE APPROPRIATE AMERICAN SOCIETY OF TESTING MATERIALS STANDARD OR EQUIVALENT TEST METHOD. AN ADDITIONAL STUDY WILL BE CONSTRUCTED TO EVALUATE THE LOSS OF WATER IN THE ENTIRE WATER SYSTEM FROM THE POINT OF ORIGIN FROM THE AQUIFER (THE WELL HEAD) TO THE POINT OF RETURN TO THE AQUIFER (THE INFILTRATION GALLERY) AND WILL INCLUDE AN EVALUATION OF ALL POTENTIAL LOSS OF WATER LIKELY TO OCCUR THROUGHOUT THE WATER SYSTEM, INCLUDING, BUT NOT LIMITED TO : LINE LOSSES, CONSUMPTIVE USE IN THE DWELLING UNITS, LOSS AT THE TREATMENT PLANT, AND THE LIKE.

11.1.2 AT A MINIMUM, THE HYDRO-GEOLOGIC CHARACTERIZATION OF THE SITE WILL INCLUDE THE ANALYSIS OF DATA FROM A COMBINED TOTAL OF THREE (3) ON-SITE PRODUCTION AND / OR OBSERVATION WELLS. A TEST OF THE WATER PRODUCTION SYSTEM (INCLUDING ALL INSTALLED PRODUCTION WELLS) WILL BE CONDUCTED FOR AT LEAST SEVENTY-TWO (72) HOURS AT A CONSTANT PUMPING RATE OF FIFTEEN (15) GALLONS PER MINUTE. IN ADDITION TO THE CONSTANT RATE AQUIFER PUMP TEST, A SEVENTY-TWO (72) HOUR STEP-RATE AQUIFER PUMP TEST SHALL BE CONDUCTED.

11.1.3 ALL WELLS, WITHIN ONE-THOUSAND FEET (1,000') OF THE PROPERTY BOUNDARY, WILL BE IDENTIFIED PRIOR TO THE BEGINNING OF THE AQUIFER TEST. THE OFF-SITE WELLS WILL BE EVALUATED TO DETERMINE IF THEY CAN PROVIDE IMPORTANT INFORMATION PERTAINING TO OFF-SITE IMPACTS OF AQUIFER PUMPING. A REASONABLE EFFORT WILL BE MADE TO RECEIVE PERMISSION TO ACCESS THE RELEVANT OFF-SITE WELLS. WITH PERMISSION OF THE WELL OWNER, THE WATER LEVELS WILL BE MEASURED DURING THE AQUIFER AND RE-CHARGE TEST. AT THE COMPLETION OF THE AQUIFER TEST, THE WATER LEVEL RECOVERY 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.

11.1.4 THE RESULTS OF THE WATER SUPPLY FEASIBILITY STUDY AND PILOT SCALE AQUIFER PRODUCTION AND RE-CHARGE DEMONSTRATION PROJECT SHALL BE SUBMITTED TO THE PLANNING AND ZONING DEPARTMENT, THE JEFFERSON COUNTY PUBLIC HEALTH, AND THE LOCAL WATER COMMISSIONER FOR REVIEW AND APPROVAL IN ACCORDANCE WITH THE STANDARDS ESTABLISHED HEREIN.

11.1.5 WATER LINES WILL BE REQUIRED FOR FIRE SUPPRESSION TO MEET LATEST VERSION OF THE INTERNATIONAL FIRE CODE FIRE FLOW REQUIREMENTS. BUILDING USE AND CONSTRUCTION TYPE WILL DICTATE IFC REQUIREMENTS. BUILDINGS ARE REQUIRED TO HAVE SERVICE FROM HYDRANTS AND FIRE DEPARTMENT CONNECTIONS BASED ON BUILDING USE TYPE AS REQUIRED BY IFC AND NFPA. ALL STRUCTURES ARE REQUIRED TO HAVE SPRINKLER SYSTEMS. USE AREA 1 AND 2 TO HAVE A MINIMUM OF NFPA 13R OR 13 SYSTEM AND USE AREAS 3 MAY BE SERVED BY AN NFPA 13D SPRINKLER SYSTEM. ALL BUILDINGS TO MEET LIFE SAFETY CODE NFPA 101-2018 OR LATEST VERSION.

11.2 MEASUREMENT AND DETERMINATION OF CONSUMPTIVE USE

11.2.1 AT THE TIME OF SITE DEVELOPMENT, THE APPLICANT SHALL INSTALL TOTALIZING FLOW METERS AT THE PRODUCTION WELL NETWORK, TO MEASURE THE TOTAL AMOUNT OF WATER WITHDRAWN FROM THE WELL SYSTEM.

11.2.2 AT THE TIME OF SITE DEVELOPMENT THE APPLICANT SHALL INSTALL TOTALIZING FLOW METERS AT THE WASTEWATER TREATMENT PLANT EX-FILTRATION GALLERY TO MEASURE THE AMOUNT OF WATER DELIVERED TO THE EX-FILTRATION BED.

11.2.3 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 EX-FILTRATION BED. THE DIFFERENCE BETWEEN THE AMOUNT OF WATER WITHDRAWN FROM THE AQUIFER AND THE AMOUNT OF TREATED WASTEWATER EFFLUENT DISCHARGED TO THE EX-FILTRATION BED SHALL BE CALLED THE MEASURED CONSUMPTIVE USE.

11.3 INFILTRATION / INJECTION OF WASTEWATER TREATMENT PLANT EFFLUENTS

11.3.1 PRIOR TO THE APPROVAL OF THE FINAL PLAT, THE APPLICANT SHALL DEVELOP A PLAN, IN COMPLIANCE WITH THE DECREED AUGMENTATION PLAN, TO INFILTRATE THE WASTEWATER TREATMENT PLANT EFFLUENT INTO THE CONIFER METROPOLITAN DISTRICT INFILTRATION GALLERY, OR 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. THE APPLICANT HAS ESTIMATED THE AMOUNT OF WASTEWATER TREATMENT PLANT EFFLUENT THAT WILL BE INFILTRATED INTO THE BEDROCK AQUIFER IS 95% OF THE AMOUNT WITHDRAWN FROM THE AQUIFER BY THE WATER SUPPLY WELLS. THE PLAN SHALL BE IMPLEMENTED PRIOR TO BUILDING PERMIT ISSUANCE.

12. WILDFIRE MITIGATION & FOREST HEALTH

12.1 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 WILDLIFE MITIGATION REPORT CONTAINS AN IMPLEMENTATION SCHEDULE TO BE ENFORCED AT THE TIME OF PRELIMINARY AND FINAL PLAT.

13. CIRCULATION

13.1 MINIMIZE THE SCARRING OF ROAD CUTS AND DISRUPTION OF SCENIC AREAS. 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 AREAS POSSIBLE. A BRIDGE WILL BE REQUIRED TO NOT IMPACT THE PATH OF STREAM.

13.2 PRESERVE OR CREATE A RURAL IMAGE IN CONSTRUCTION OF ROADS AND MAINTAIN A MINIMUM SHADED FUEL BREAK OF 25'.

13.3 SEPARATE VEHICLE/PEDESTRIAN/EQUIESTRIAN/BIKE CIRCULATION WHEN POSSIBLE.

13.4 CONNECTIVITY OF THE SITE IS A REQUIREMENT OF DEVELOPMENT THROUGH PEDESTRIAN SCALED MULTI-USE TRAILS. PEDESTRIAN CIRCULATION IS REQUIRED TO CONNECT DWELLINGS WITH COMMUNAL AMENITIES AND ADJACENT PEDESTRIAN OR MULTI-USE CONNECTIONS.

14. GENERAL STANDARDS

14.1 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.

14.2 MAJOR ROADWAYS ARE TO BE PLACED AT LEAST 50' FROM RESIDENTIAL BUILDINGS IN USE AREAS 1 AND 2.

14.3 RECREATIONAL FACILITIES ARE REQUIRED TO BE 100' FROM HOUSING.

14.4 DEVELOPMENT SHALL BE ORIENTED TO THE SITE AMENITIES OF THE MOUNTAIN MEADOW AND VALLEY VIEW WHERE POSSIBLE.

14.5 ALL TEMPORARY STOCKPILED MATERIALS ARE TO BE REMOVED PRIOR TO APPROVAL OF ANY DEVELOPMENT OF THE SITE.

WRITTEN RESTRICTIONS

SHEET
2 OF 2

DATE PREPARED: 2-1-2021

PLANS PREPARED FOR:

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