

LEGAL DESCRIPTION AND DEDICATION

THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND SITUATED IN SECTION 18, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ARAPAHOE COUNTY, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 18 (18), TOWNSHIP FIVE (5) SOUTH, RANGE SIXTY-EIGHT (68) WEST, THREE HUNDRED THIRTY (330) FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 18; THENCE NORTH AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION EIGHTEEN (18) SIX HUNDRED AND SIXTY (660) FEET; THENCE WEST AT RIGHT ANGLES AND PARALLEL TO THE SOUTH LINE OF SAID SECTION EIGHTEEN (18) SIX HUNDRED SIXTY (660) FEET; THENCE SOUTH AT RIGHT ANGLES SIX HUNDRED SIXTY (660) FEET; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION EIGHTEEN (18) SIX HUNDRED SIXTY (660) FEET TO THE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

EXCEPTING THEREFROM THE SOUTH TEN (10) FEET OF SAID PROPERTY, THIS PROPERTY WAS CONVEYED TO ARAPAHOE COUNTY PER DEED DATED APRIL 17, 1987 RECORDED IN ARAPAHOE COUNTY CLERK AND RECORDERS OFFICE LOCATED IN BOOK 5139 PAGE 663 AND AS SHOWN ON DENVER WATER DRAWING 402 NUMBER 925.

HAS LAID OUT, SUBDIVIDED AND PLATTED THE ABOVE-REFERENCED LAND, AND HEREBY DEDICATE AND CONVEY TO THE CITY OF LITTLETON, COLORADO IN FEE SIMPLE, AND WARRANTS TITLE TO THE SAME, SUCH EASEMENTS AS ARE CREATED HEREBY AND DEPICTED OR, BY NOTE, REFERENCED HEREON FOR THE USE OF THE PUBLIC, THE STREETS, AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, AND DO DEDICATE TO THE CITY OF LITTLETON, COLORADO, APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE PUBLIC EASEMENTS AS SHOWN HEREON FOR THE DESCRIBED USE:

- A. TRACT A IS DESIGNATED FOR WATER QUALITY AND DETENTION FACILITY PURPOSES.
- B. TRACT B IS DESIGNATED FOR PEDESTRIAN AND VEHICULAR TRAFFIC TO SERVICE THE NEEDS OF THE SUBDIVISION.
- C. RIGHTS-OF-WAY ALONG THE FRONTAGE OF W. BOWLES AVENUE IN FEE SIMPLE, FOR ITS USE AND THE USE OF THE PUBLIC IN PERPETUITY.
- D. UTILITY EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR REPLACEMENT FOR AND ACCESS TO ALL SERVICES INCLUDING, WITHOUT LIMITATION, ELECTRIC, GAS, TELEPHONE, AND TELECOMMUNICATION LINES, CABLES, WORKS, POLES, RELAYS AND SWITCHES; IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL IMPROVEMENTS SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER, AND SHALL REMAIN THE PROPERTY OF THE OWNER OF THE PUBLIC UTILITY, FRANCHISE OR PERMIT.
- E. DRAINAGE EASEMENTS FOR THE BENEFIT OF THE SUBDIVISION, TO CONTROL, CONTAIN AND DIRECT THE STORM WATER RUN-OFF THEREFROM AND TO ALLOW THE INSTALLATION OF DETENTION FACILITIES, CULVERTS, DITCHES, PIPELINES AND OTHER FLOOD CONTROL IMPROVEMENTS AND APPURTENANCES THERETO; IT IS EXPRESSLY UNDERSTOOD AND AGREED TO BY THE SUBDIVIDER THAT THE INSTALLATION AND MAINTENANCE OF ANY AND ALL DRAINAGE IMPROVEMENTS IS AND REMAINS FOREVER THE RESPONSIBILITY OF THE SUBDIVIDER, ITS HEIRS, SUCCESSORS, AND ASSIGNS AND WILL NOT BECOME THE PROPERTY OR MAINTENANCE RESPONSIBILITY OF THE CITY OF LITTLETON. THE CITY OF LITTLETON DOES NOT ASSUME ANY LIABILITY FOR DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY SUBDIVIDER. THE CITY OF LITTLETON REVIEWS DRAINAGE PLANS, BUT CANNOT, ON BEHALF OF THE SUBDIVIDER GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE SUBDIVIDER AND/OR THEIR SUCCESSORS, ASSIGNS, AND HEIRS OF FUTURE LIABILITY FOR IMPROPER DESIGN. CITY APPROVAL OF THE FINAL PLAT DOES NOT IMPLY APPROVAL OF DRAINAGE DESIGN.
- F. ALL RIGHTS TO NON-TRIBUTARY WATER UNDERLYING THE SITE ARE HEREBY GRANTED TO THE CITY OF LITTLETON. OWNER AGREES TO ALLOW THE CITY REASONABLE ACCESS TO THE SITE FOR PURPOSES OF DEVELOPING SAID WATER, VIA AN EASEMENT OR OTHER MUTUALLY ACCEPTABLE MEANS, PROVIDED THAT SUCH ACCESS SHALL NOT UNREASONABLY IMPAIR THE OWNER'S USE AND ENJOYMENT OF THE SITE AND OPERATION OF IMPROVEMENTS THEREON.

ACKNOWLEDGMENT

THE OWNER, DEVELOPER AND/OR SUBDIVIDER OF THE PLAT KNOWN AS THE GABLES - PRELIMINARY PLAT, THEIR RESPECTIVE SUCCESSORS, HEIRS, AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

- A. NOTICE: ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
- B. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- C. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LJA SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, LJA SURVEYING RELIED UPON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: ABC70830214 WITH A COMMITMENT DATE OF FEBRUARY 16, 2024 AT 5:00 P.M.
- D. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- E. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 89°54'01" WEST, BEING MONUMENTED ON THE WEST BY THE SOUTHWEST CORNER OF SAID SECTION 18 BY A 2.5" ALUMINUM CAP STAMPED "LS 18454" IN MONUMENT BOX, AND AT THE EAST BY THE SOUTH QUARTER CORNER OF SAID SECTION 18 BY A 2.5" ALUMINUM CAP STAMPED "RLS 18464" IN A MONUMENT BOX.
- F. BENCHMARK: CITY OF LITTLETON BENCHMARK "WYNETKA PONDS" BEING A 3 1/4" DIAMETER ALUMINUM CAP STAMPED "LITTLETON COLORADO C.P. WYNETKA PONDS PLS 33204 CONTROL POINT" IN A MONUMENT BOX IN THE CITY OF LITTLETON WYNETKA PONDS PARK. 470' MORE OR LESS WEST/SOUTHWEST OF THE INTERSECTION OF LOWELL WAY AND S. LOWELL BLVD. ELEVATION = 5406.29' (NAVD 88)
- G. FLOODPLAIN: THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBERS 08005CO431L WITH A MAP REVISED DATE OF APRIL 18, 2018. (TABLE A, ITEM NO. 3)
- H. THE OWNER OF THIS PROPERTY SHALL COMPLY WITH THE APPLICABLE UNIFIED LAND USE CODE REQUIREMENTS AS SET FORTH IN THE CITY OF LITTLETON, COLORADO MUNICIPAL CODE.

TRACT SUMMARY					
TRACT	USE	OWNED	MAINTAINED	SQ. FT.	ACRES
TRACT A	DRAINAGE, DETENTION	HOA	HOA	11,573	0.266
TRACT B	DRAINAGE, PEDESTRIAN & VEHICULAR ACCESS	HOA	HOA	66,209	1.520
TOTAL AREA				77,782	1.786

THE GABLES - PRELIMINARY PLAT

LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., ARAPAHOE COUNTY, STATE OF COLORADO
PROJECT MAJ24-0007

VICINITY MAP
SCALE: 1" = 400'



PROPERTY OWNER

ARAPAHOE COUNTY
5334 S. PRINCE STREET
LITTLETON, COLORADO 80120

APPLICANT

MILLER UNITED REAL ESTATE, LLC
A COLORADO LIMITED LIABILITY COMPANY
6900 E. BELLEVUE AVE, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111
303.996.6355
CONTACT: DAVID GOLDBERG

CIVIL ENGINEER

LJA ENGINEERING, INC
1765 WEST 121st AVENUE, SUITE 300
WESTMINSTER, COLORADO 80234
303.421.4224
CONTACT: KEVIN LOVELACE

PLANNER

NORRIS DESIGN
1101 BANNOCK STREET
DENVER, COLORADO 80204
303.892.1166
CONTACT: DIANA RAEL

SURVEYOR

LJA SURVEYING, INC
4700 S. SYRACUSE STREET, SUITE 500
DENVER, COLORADO 80237
303.531.6261
CONTACT: DEREK BROWN

PROPERTY OWNERS' ASSOCIATION OBLIGATIONS

THE COMMON MAINTENANCE OBLIGATIONS ASSOCIATED WITH THIS PLAT, INCLUDING BUT NOT LIMITED TO LANDSCAPE, DRAINAGE (TRACT A), OPEN SPACE, AND PRIVATE STREET (TRACT B) MAINTENANCE, SHALL BE ASSUMED BY A PROPERTY OWNERS' ASSOCIATION AND NOT THE CITY OF LITTLETON.

OWNER _____

TITLE _____

ACKNOWLEDGMENT:

STATE OF COLORADO
COUNTY OF ARAPAHOE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025
BY _____

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: _____ [SEAL]

NOTARY PUBLIC

LAND SUMMARY CHART		
TYPE	SQ. FT.	ACRES
LOTS (17)	341,318	7.836
TRACTS (2)	77,782	1.786
PUBLIC ROW	9,900	0.227
TOTALS	429,000	9.848
NET DENSITY		7.836
GROSS DENSITY		9.848

CITY APPROVAL

THIS PLAT, AND THE DEDICATION FOR THE PUBLIC'S USE OF THE STREETS, PUBLIC WAYS AND PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON, TO THE CITY OF LITTLETON, ARE HEREBY ACCEPTED AND APPROVED THIS _____ THE _____ DAY OF 2025.

CITY MANAGER

ATTEST: CITY CLERK (SEAL)

CLERK AND RECORDER CERTIFICATE

RECEPTION NO. _____ ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF _____ COUNTY ON THIS THE ____ DAY OF _____, 2025,
AT ____ O'CLOCK ____M.

CLERK AND RECORDER

BY: _____ (SEAL)
DEPUTY COURT CLERK

PLANNING COMMISSION

THIS FINAL PLAT WAS REVIEWED BY THE ARAPAHOE COUNTY PLANNING COMMISSION ON THE ____ DAY OF _____ A.D., 20__.

CHAIR, PLANING COMMISSION

COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20__.

DIRECTOR COMMUNITY DEVELOPMENT

PUBLIC WORKS DIRECTOR'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20__.

DIRECTOR OF PUBLIC WORKS

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20__.

CITY ATTORNEY

SURVEYOR'S CERTIFICATE

I, MARK A. HALL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREIN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXHIST, AND THE PLAT ACCURATELY REPRESENTS SAID SURVEY.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 202__.

MARK A. HALL, PLS NO. 36073
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF LJA SURVEYING, INC.

EASEMENT SUMMARY		
EASEMENT	OWNERSHIP	MAINTENANCE
DRAINAGE EASEMENT	HOA	HOA
UTILITY EASEMENT	CITY OF LITTLETON	OWNER

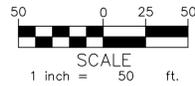
SHEET INDEX

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	PLAT DETAILS
3	P.C.W.S.D.E. DETAILS
4	UTILITIES & GRADING

****GENERAL NOTES****
CAN BE FOUND ON SHEET 3

4700 S. Syracuse Street
Suite 500
Denver, CO 80237
303-390-8510
www.lja.com

Date: 11/6/2025	Job No.: 1084-0004	Sheet: 1 of 4
-----------------	--------------------	---------------



THE GABLES - PRELIMINARY PLAT

LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 5 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.,
ARAPAHOE COUNTY, STATE OF COLORADO
PROJECT MAJ24-0007

HOUSING TYPE	LLR LOT AND BUILDING STANDARDS							MAXIMUM BUILDING COVERAGE	MAXIMUM UNITS PER ACRE	
	MINIMUM LOT ¹ AREA (SF.)	MINIMUM LOT ¹ WIDTH (FT.)	MAXIMUM HEIGHT FEET	STORIES	MINIMUM SETBACKS					
SINGLE-FAMILY DETACHED	20,000	85	30	3.0	FRONT (FT.) 25	CORNER (FT.) 10	SIDE ² (FT.) 5/10	REAR ³ (FT.) 20	0.33	1.85

NOTES

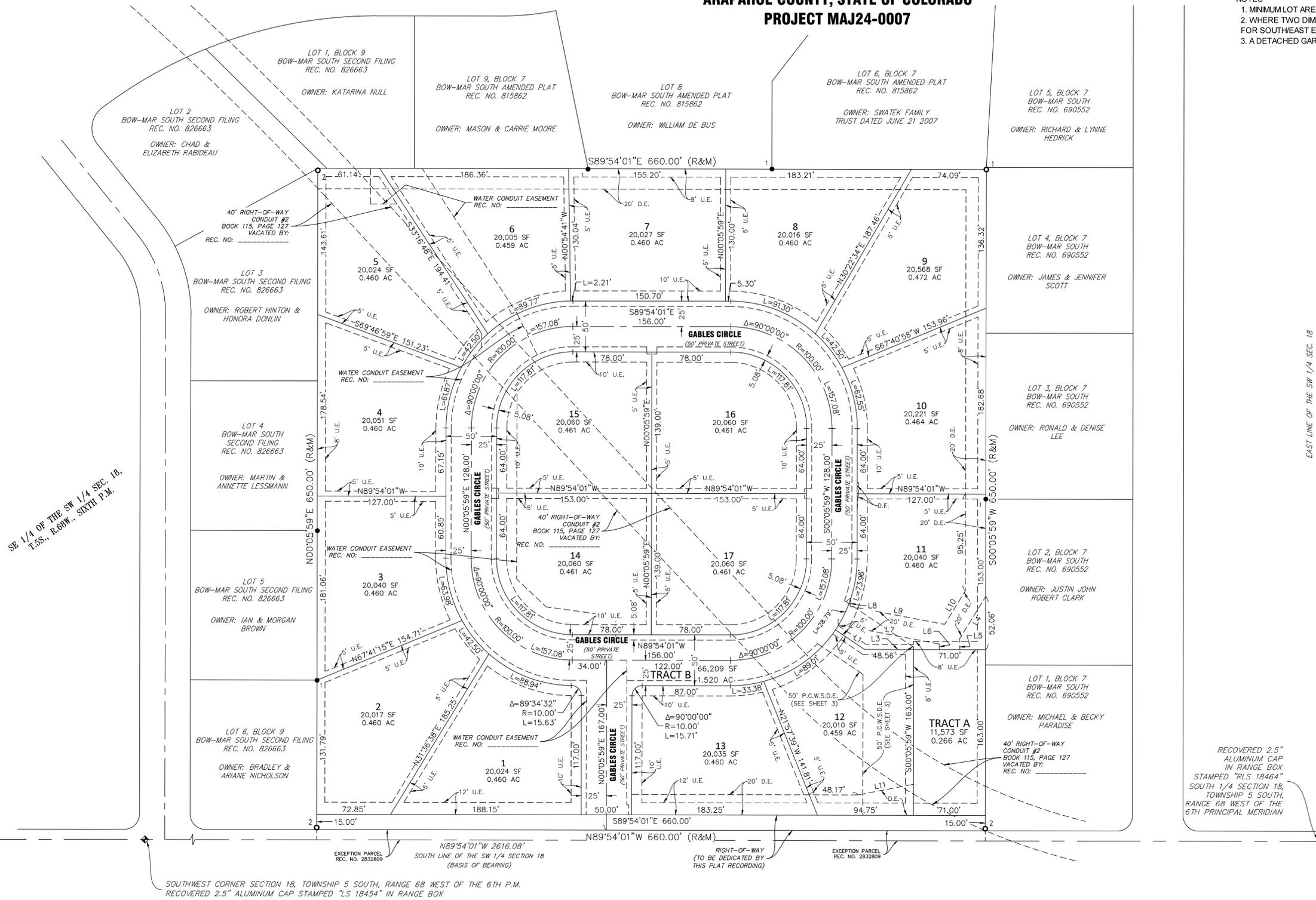
1. MINIMUM LOT AREA IS CALCULATED ON A PER DWELLING UNIT BASIS.
2. WHERE TWO DIMENSIONS ARE SHOWN, THE FIRST IS FOR NORTHWEST EXPOSURES AND THE SECOND IS FOR SOUTHEAST EXPOSURES. THERE IS NO SIDE SETBACK REQUIRED FOR COMMON WALLS.
3. A DETACHED GARAGE REQUIRES A MINIMUM SETBACK OF FIVE FEET.

MONUMENT SYMBOL LEGEND

- RECOVERED SECTION CORNER AS NOTED HEREON
-
-
- RECOVERED IRON ROD
- UTILITY EASEMENT HEREBY GRANTED
- PLATTE CANYON WATER & SANITARY DISTRICT EASEMENT HEREBY GRANTED
- DRAINAGE EASEMENT HEREBY GRANTED

LINE TABLE

LINE	BEARING	LENGTH
L1	N55°59'57"W	34.57'
L3	N89°54'01"W	119.56'
L4	S31°52'05"W	48.46'
L5	S00°00'00"E	10.86'
L6	S00°00'00"E	5.40'
L7	S79°14'11"E	101.38'
L8	N04°10'40"E	7.92'
L9	N79°14'11"W	94.95'
L10	S31°52'05"W	38.77'
L11	N79°14'29"E	55.69'



EAST LINE OF THE SW 1/4 SEC. 18

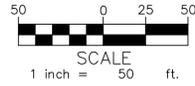
SE 1/4 OF THE SW 1/4 SEC. 18,
T.5S., R.68W., SIXTH P.M.

RECOVERED 2.5"
ALUMINUM CAP
IN RANGE BOX
STAMPED "RLS 18464"
SOUTH 1/4 SECTION 18,
TOWNSHIP 5 SOUTH,
RANGE 68 WEST OF THE
6TH PRINCIPAL MERIDIAN

I:\JOB FOLDERS\1084-0004\SURVEY\06 CAD\PRODUCTION FILES\ARCHIVE (FP)\1084-0004-GABLES - DETAILS PRINTED ON: 1/9/2026 10:22 AM

LES MAISONNETTES REC. NO. D1053904 OWNER: THE PROETT TRUST	LES MAISONNETTES REC. NO. D1053904 OWNER: THE PROETT TRUST	LOT 5, BLOCK 2 BELL FLOWER ESTATES REC. NO. E2060630 OWNER: RYAN & KELSEY LAWLESS	LOT 6, BLOCK 2 BELL FLOWER ESTATES REC. NO. D4081267 OWNER: WILLIAM & LYNN HAGELE	LOT 7, BLOCK 2 BELL FLOWER ESTATES REC. NO. D6121305 OWNERS: PHILLIP & ANNA GEIGLE DALE & JUDITH COLLINS	LOT 8, BLOCK 2 BELL FLOWER ESTATES REC. NO. A8211977 OWNER: DANIEL & SUSAN SCHULZE	LOT 9, BLOCK 2 BELL FLOWER ESTATES REC. NO. B804265 OWNER: ARNOLD & BARBARA MCDANIEL	LOT 10, BLOCK 2 BELL FLOWER ESTATES REC. NO. D4011761 OWNER: TIFFANY TEGELER RADEL REVOCABLE TRUST
--	--	--	--	---	---	---	---





THE GABLES - PRELIMINARY PLAT

LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 5 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.,
ARAPAHOE COUNTY, STATE OF COLORADO
PROJECT MAJ24-0007

LINE TABLE		
LINE	BEARING	LENGTH
L2	N89°54'01"W	17.34'

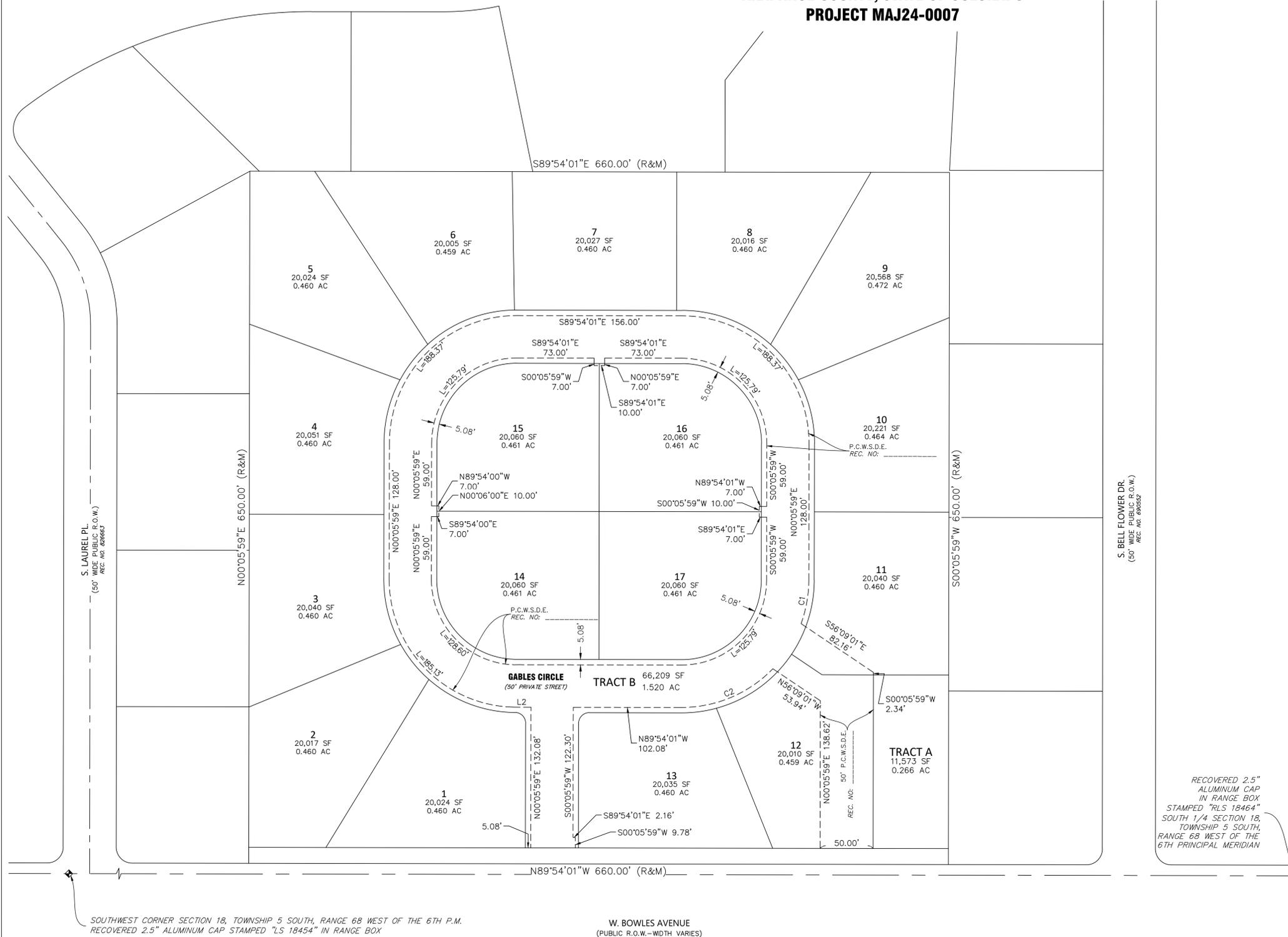
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	41.86'	119.92'	19°59'57"	S10° 05' 58"W	41.65
C2	96.12'	119.92'	45°55'27"	N67° 08' 15"E	93.57

GENERAL NOTES

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LJA SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, LJA SURVEYING RELIED UPON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: ABC70830214 WITH A COMMITMENT DATE OF FEBRUARY 16, 2024 AT 5:00 P.M.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 89°54'01" WEST, BEING MONUMENTED ON THE WEST BY THE SOUTHWEST CORNER OF SAID SECTION 18 BY A 2.5" ALUMINUM CAP STAMPED "LS 18454" IN MONUMENT BOX, AND AT THE EAST BY THE SOUTH QUARTER CORNER OF SAID SECTION 18 BY A 2.5" ALUMINUM CAP STAMPED "RLS 18464" IN A MONUMENT BOX.
- BENCHMARK: CITY OF LITTLETON BENCHMARK "WYNETKA PONDS" BEING A 3 1/4" DIAMETER ALUMINUM CAP STAMPED "LITTLETON COLORADO C.P. WYNETKA PONDS PLS 33204 CONTROL POINT" IN A MONUMENT BOX IN THE CITY OF LITTLETON WYNETKA PONDS PARK. 470' MORE OR LESS WEST/SOUTHWEST OF THE INTERSECTION OF LOWELL WAY AND S. LOWELL BLVD. ELEVATION = 5406.29' (NAVD 88)
- FLOODPLAIN: THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBERS 08005CO431L WITH A MAP REVISED DATE OF APRIL 18, 2018. [TABLE A, ITEM NO. 3]
- TEN-FOOT (10') WIDE UTILITY EASEMENTS ADJACENT TO TRACT B AND W. BOWLES AVENUE RIGHT-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES, WATER LINES, SANITARY SEWER LINES AND STORM DRAINAGE SYSTEMS.
- WATER AND SANITARY SEWER EASEMENTS AS SHOWN HEREON WILL BE DEDICATED TO PLATTE CANYON WATER & SANITATION DISTRICT BY SEPARATE INSTRUMENT PRIOR TO RECORDATION OF FINAL PLAT
- A NON-EXCLUSIVE 50-FOOT (50') WIDE ACCESS EASEMENT IS HEREBY GRANTED FOR PEDESTRIAN AND VEHICULAR ACCESS ACROSS TRACT B AS SHOWN HEREON.
- AN HOA DOCUMENT SHALL OUTLINE MAINTENANCE & ACCESS OF KEY FACILITIES THROUGHOUT THE PROJECT SITE UPON COMPLETION OF THE PROJECT DEVELOPMENT.
- AN HOA DOCUMENT WILL OUTLINE ACCESS TO EASEMENTS ON PRIVATE LOTS NEEDED IN ORDER TO MAINTAIN SUBDIVISION SIGNAGE ADDED TO FENCING.
- GABLES CIRCLE IS A PRIVATE STREET THAT IS OWNED AND MAINTAINED BY THE HOA.
- NO STRUCTURES ARE TO BE CONSTRUCTED WITHIN ANY EASEMENTS INCLUDED ON THIS PLAT.

DIRECTOR WAIVER: SUBSEC. 10-1-3.9B. VEHICULAR ACCESS AND CIRCULATION

- THIS PRELIMINARY PLAT PROVIDES SIDEWALK ALONG THE SITE'S WEST BOWLES AVENUE FRONTAGE AS WELL AS A PORTION OF THE BOW MAR SOUTH LOT 1 BLOCK 7, CONNECTING TO BELLFLOWER DRIVE VIA NEW SIDEWALK CONSTRUCTED WITH CITY PROJECT COL 20-12. THE WESTERN TERMINUS OF THE SIDEWALK IS 57' EAST OF THE WESTERN ROW BOUNDARY. TO AVOID A DANGEROUS PEDESTRIAN CONDITION AND PROVIDE SPACE FOR TRANSITION FROM DETACHED SIDEWALK TO A FUTURE ATTACHED SIDEWALK WEST OF THE SITE.



I:\JOB FOLDERS\1084-0004\SURVEY\06 CAD\PRODUCTION FILES\ARCHIVE (FP)\1084-0004-GABLES - DETAILS PRINTED ON: 1/9/2026 10:22 AM

SOUTHWEST CORNER SECTION 18, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
RECOVERED 2.5" ALUMINUM CAP STAMPED "LS 18454" IN RANGE BOX

W. BOWLES AVENUE
(PUBLIC R.O.W.—WIDTH VARIES)

BELL FLOWER DR.

4700 S. Syracuse Street
Suite 500
Denver, CO 80237
303-390-8510
www.lja.com

Date: 1/9/2026 Job No: 1084-0004 Sheet: 3 of 4

THE GABLES FILING NO. 1 - PRELIMINARY PLAT

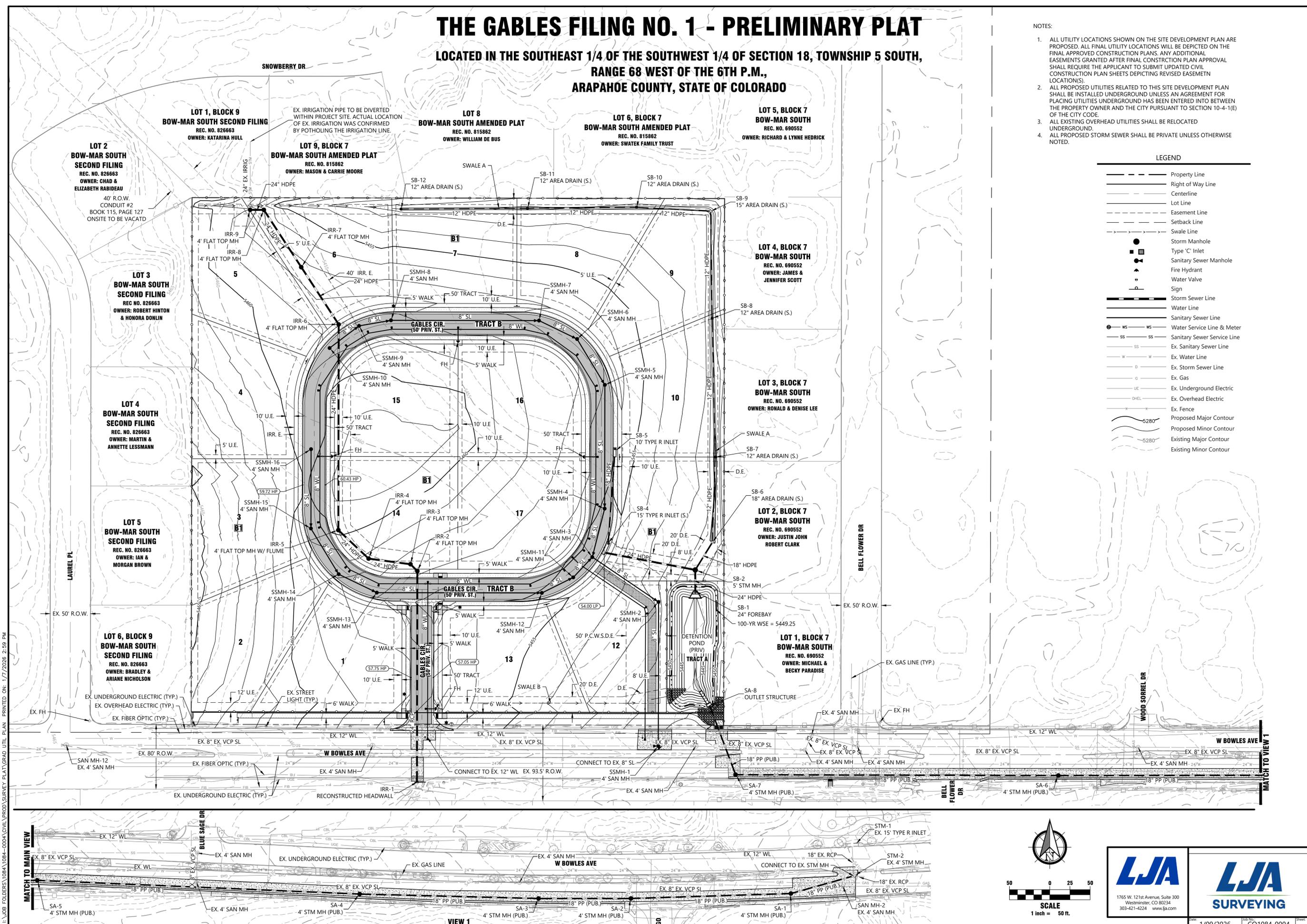
LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 5 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.,
ARAPAHOE COUNTY, STATE OF COLORADO

NOTES:

1. ALL UTILITY LOCATIONS SHOWN ON THE SITE DEVELOPMENT PLAN ARE PROPOSED. ALL FINAL UTILITY LOCATIONS WILL BE DEPICTED ON THE FINAL APPROVED CONSTRUCTION PLANS. ANY ADDITIONAL EASEMENTS GRANTED AFTER FINAL CONSTRUCTION PLAN APPROVAL SHALL REQUIRE THE APPLICANT TO SUBMIT UPDATED CIVIL CONSTRUCTION PLAN SHEETS DEPICTING REVISED EASEMENT LOCATIONS.
2. ALL PROPOSED UTILITIES RELATED TO THIS SITE DEVELOPMENT PLAN SHALL BE INSTALLED UNDERGROUND UNLESS AN AGREEMENT FOR PLACING UTILITIES UNDERGROUND HAS BEEN ENTERED INTO BETWEEN THE PROPERTY OWNER AND THE CITY PURSUANT TO SECTION 10-4-1(E) OF THE CITY CODE.
3. ALL EXISTING OVERHEAD UTILITIES SHALL BE RELOCATED UNDERGROUND.
4. ALL PROPOSED STORM SEWER SHALL BE PRIVATE UNLESS OTHERWISE NOTED.

LEGEND

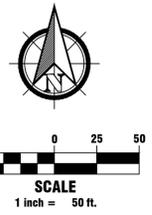
	Property Line
	Right of Way Line
	Centerline
	Lot Line
	Easement Line
	Setback Line
	Swale Line
	Storm Manhole
	Type C Inlet
	Sanitary Sewer Manhole
	Fire Hydrant
	Water Valve
	Sign
	Storm Sewer Line
	Water Line
	Sanitary Sewer Line
	Water Service Line & Meter
	Sanitary Sewer Service Line
	Ex. Sanitary Sewer Line
	Ex. Water Line
	Ex. Storm Sewer Line
	Ex. Gas
	Ex. Underground Electric
	Ex. Overhead Electric
	Ex. Fence
	Proposed Major Contour
	Proposed Minor Contour
	Existing Major Contour
	Existing Minor Contour



I:\JOB FOLDERS\08A\084-0004\CIVIL\PROJ\SURVEY PLAT\GRAD UTIL PLAN PRINTED ON: 1/7/2026 2:59 PM

MATCH TO MAIN VIEW

MATCH TO VIEW 1



1765 W. 121st Avenue, Suite 300
Westminster, CO 80234
303-421-4224 www.lja.com

7800 E. Union Avenue
Suite 575
Denver, CO 80237
303-390-8510
www.lja.com