

**LEGAL DESCRIPTION:**

KNOW ALL MEN BY THESE PRESENTS THAT THE CLAYTON FARMS PROPERTY, BEING THE OWNERS OF CERTAIN LANDS IN THE CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

**PARCEL A:**

A PARCEL OF LAND IN TRACT NUMBERED 12 OF WALTER A. BOWLES GARDENS, DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT A POINT ON THE SOUTH LINE OF BOWLES AVENUE, WHENCE THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS SOUTH 65 DEGREES 30 MINUTES WEST 1388 FEET, 6 INCHES, WHICH POINT IS THE NORTHWEST CORNER OF SAID TRACT NUMBERED 12; THENCE SOUTH 26 DEGREES 10 MINUTES EAST 125 FEET TO A POINT; THENCE SOUTH 63 DEGREES 50 MINUTES WEST 50 FEET TO A POINT ON THE WEST LINE OF SAID TRACT NUMBERED 12; THENCE SOUTH 26 DEGREES 10 MINUTES EAST ALONG THE WEST LINE OF SAID TRACT NUMBERED 12, 46 FEET 8 INCHES TO A POINT; THENCE NORTH 63 DEGREES 50 MINUTES EAST 290 FEET TO A POINT; THENCE NORTH 26 DEGREES 10 MINUTES WEST 171 FEET 8 INCHES TO A POINT ON THE NORTH LINE OF SAID TRACT NUMBERED 12; THENCE SOUTH 63 DEGREES 50 MINUTES WEST ALONG THE NORTH LINE OF SAID TRACT NUMBERED 12, 240 FEET TO A POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL CONTAINS 49733 SF (1.14 ACRES) MORE OR LESS.

**PARCEL B:**

ALL OF TRACT 12, WALTER A. BOWLES GARDENS, EXCEPT THAT PORTION THEREOF AS DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 29, 1941 IN BOOK 455 AT PAGE 530, ARAPAHOE COUNTY RECORDS, AND EXCEPT THAT PORTION CONVEYED TO THE STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF COLORADO, BY THE DEED RECORDED JULY 20, 1987 IN BOOK 5212 AT PAGE 248, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL CONTAINS 134390 SF (3.08 ACRES) MORE OR LESS.

**CERTIFICATION OF OWNERSHIP:**

I, \_\_\_\_\_ OWNER, OR DESIGNATED AGENT THERETO, DOES HEREBY AGREE TO DEVELOP THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE USE, RESTRICTIONS, AND CONDITIONS CONTAINED HEREIN, AND CURRENT ORDINANCES, RESOLUTIONS, AND STANDARDS OF THE CITY OF LITTLETON, COLORADO.

SIGNATURE OF OWNER AND/OR AGENT \_\_\_\_\_

ADDRESS \_\_\_\_\_

**ACKNOWLEDGEMENT:**

STATE OF \_\_\_\_\_

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ AS \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**CITY ATTORNEY APPROVAL:**

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

LITTLETON CITY ATTORNEY \_\_\_\_\_

**CITY PLANNING COMMISSION:**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE PLANNING COMMISSION

CHAIR \_\_\_\_\_

ATTEST: RECORDING SECRETARY \_\_\_\_\_

**BENCHMARK:**

A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE BENCHMARK 50 FEET WEST OF THE NORTHWEST CORNER OF TRACT 12 OF WALTER A. BOWLES GARDEN, BEING A NO. 5 REBAR WITH RED PLASTIC CAP, MARKED "COLO ENGN AND SURVEY, LS 26958" ELEVATION OF 5325.29 FEET (NAVD88 DATUM).

**DATUM:**

THE ORIGINAL 2008 CONDITIONAL LETTER OF MAP REVISION (CLOMR) FOR DRAINAGEWAY D UTILIZED VERTICAL DATUM NAVD 29. HOWEVER, THESE PLANS UTILIZE VERTICAL DATUM NAVD 88. ADD 3.01' TO ALL NAVD 29 ELEVATIONS TO CONVERT THEM TO NAVD 88 ELEVATIONS.

**VOLUME:**

CUT: 149 CU. YD.  
FILL: 17,253 CU. YD.

**NOTES:**

- ALL STRUCTURES TO BE DEMOLISHED PRIOR TO GRADING ACTIVITIES
- EX. 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 08005C0432K, DATED DEC. 17, 2010.
- THE APPROVAL OF THIS USE BY SPECIAL EXCEPTION APPLIES ONLY TO THE DEVELOPMENT OF 6 SINGLE FAMILY RESIDENCES WITH A MINIMUM LOT SIZE OF 26,500 SQUARE FEET AND BUILDING SETBACKS AS FOLLOWS: FRONT: 25 FEET; REAR: 20 FEET; SIDE: NORTH/WEST: 5 FEET AND SOUTH/EAST: 10 FEET AND CORNER LOTS, STREET SIDE: 10 FEET.
- BASED ON LOT SIZE, SETBACKS AND PROPOSED GRADING WITHIN THE LOTS, THE BUILDING ENVELOPE (EXCLUSIVE OF THE DRIVEWAY) WILL RANGE FROM 5,000 SQUARE FEET TO 6,100 SQUARE FEET.
- ALL ROAD LOCATIONS AND ALIGNMENTS ARE CONCEPTUAL FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LOCATIONS AND ALIGNMENTS WILL BE DETERMINED THROUGH PRELIMINARY AND FINAL PLATS.
- NO STRUCTURES SHALL BE PLACED WITHIN THE FLOODPLAIN AS DETERMINED BY THE USE BY SPECIAL EXCEPTION PERMIT, CASE NO. ENG17-0004. IF ANY ADDITIONAL MODIFICATIONS OF THE FLOODPLAIN ARE PROPOSED, A NEW USE BY SPECIAL EXCEPTION PERMIT MUST BE SUBMITTED, REVIEWED, AND APPROVED PRIOR TO ALLOWING ANY STRUCTURES TO BE PLACED WITHIN THE FLOODPLAIN.
- ALL IMPROVEMENTS LABELED "FUTURE" SHALL BE APPROVED THROUGH PRELIMINARY AND FINAL PLAT, OR ANY OTHER APPLICABLE APPLICATION.
- PROPOSED UTILITIES SHALL BE EXTENDED FROM EXISTING SERVICES
- THE PROPOSED CONTOUR SURFACE AND LINWORK WILL BE PROVIDED ELECTRONICALLY TO THE CONTRACTOR FOR CONSTRUCTION.
- THE ALLOWABLE DENSITY OF 1.47 DU/AC IS BASED ON 6 PROPOSED DWELLING UNITS.

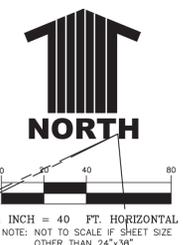
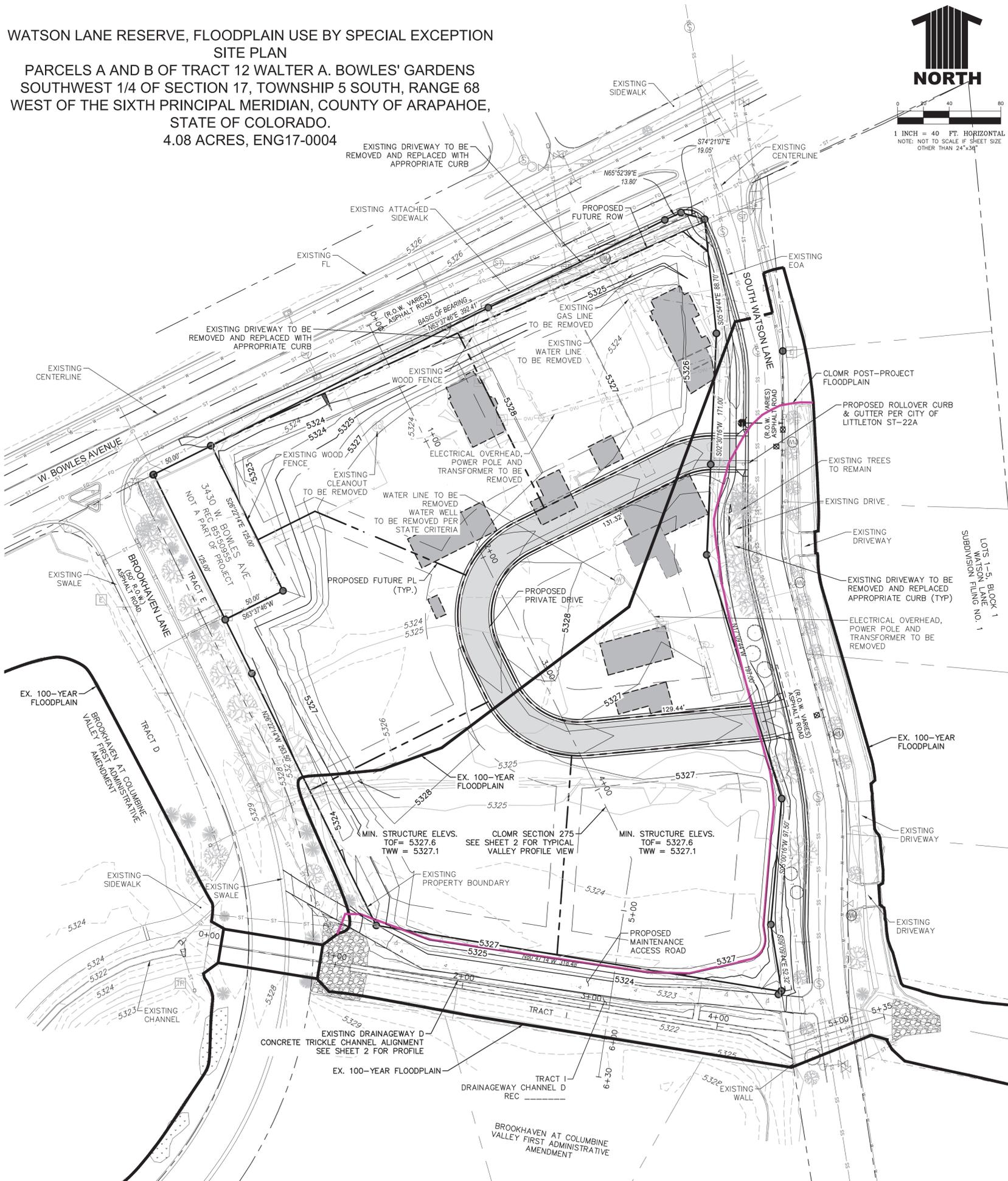
**ZONING:**

SUBDIVISION OF APPROXIMATELY 4 ACRES FOR 6 SINGLE FAMILY LOTS IN ZONE R-E.

WATSON LANE RESERVE, FLOODPLAIN USE BY SPECIAL EXCEPTION  
 SITE PLAN  
 PARCELS A AND B OF TRACT 12 WALTER A. BOWLES' GARDENS  
 SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68  
 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE,  
 STATE OF COLORADO.  
 4.08 ACRES, ENG17-0004

**LEGEND:**

- 5324 EXISTING CONTOURS
- 5324 PROPOSED CONTOURS
- EXISTING BOUNDARY LINE
- EXISTING CENTERLINE
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- EXISTING EASEMENT LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED MOUNTABLE CURB
- EXISTING FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING STREET SIGN
- EXISTING WATER LINE W/FIRE HYDRANT
- EXISTING WATER METER
- EXISTING STORM SEWER WITH MANHOLE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING TELEPHONE
- EXISTING ELECTRIC
- EXISTING ELECTRIC TRANSFORMER
- EXISTING UTILITY POLE
- EXISTING OVERHEAD UTILITIES
- EXISTING FIBER OPTIC
- EXISTING GAS LINE
- EXISTING LIGHT POLE
- APPROXIMATE 100-YEAR FLOODPLAIN FROM THE NATIONAL FLOOD INSURANCE PROGRAM, FEMA FIRM NO. 08005C0432K, DECEMBER 17, 2010.
- CLOMR POST-PROJECT FLOODPLAIN PER CLOMR CASE NO. 08-08-0842R, APPROVED OCTOBER 29, 2008
- TREES TO PROTECT AND REMAIN
- EX. STRUCTURE TO BE REMOVED
- TOF= TOP OF FOUNDATION ELEVATION
- TWW= TOP OF WINDOW WELL ELEVATION



NO.	REVISIONS	DATE
1	PER CITY COMMENTS	8/18/2017 JOA
2	PER CITY COMMENTS	10/11/2017 JOA
3	PER CITY COMMENTS	10/31/2017 FGF
4	PER CITY COMMENTS	12/07/2017 JOA

**PHELPS ENGINEERING**  
 7200 E Hampden Ave, Suite 300 Denver, CO 80231 303.256.4944



SCALE:	AS SHOWN
DESIGNED BY:	FGF
DRAWN BY:	JOA
CHECKED BY:	LEP

PRELIMINARY GRADING AND SITE PLAN FOR WATSON LANE RESERVE WEST BOWLES AVE & SOUTH WATSON LANE USE BY SPECIAL EXCEPTION

WATSON LANE RESERVE WEST BOWLES AVE & SOUTH WATSON LANE

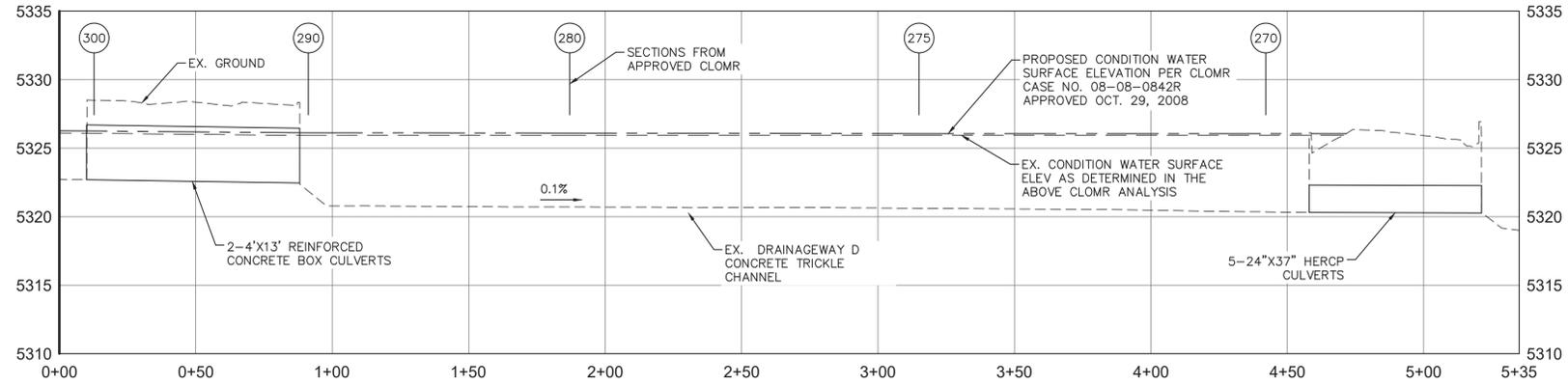
DATE 10/11/2017  
 PROJECT NO. 16165

1 of 2

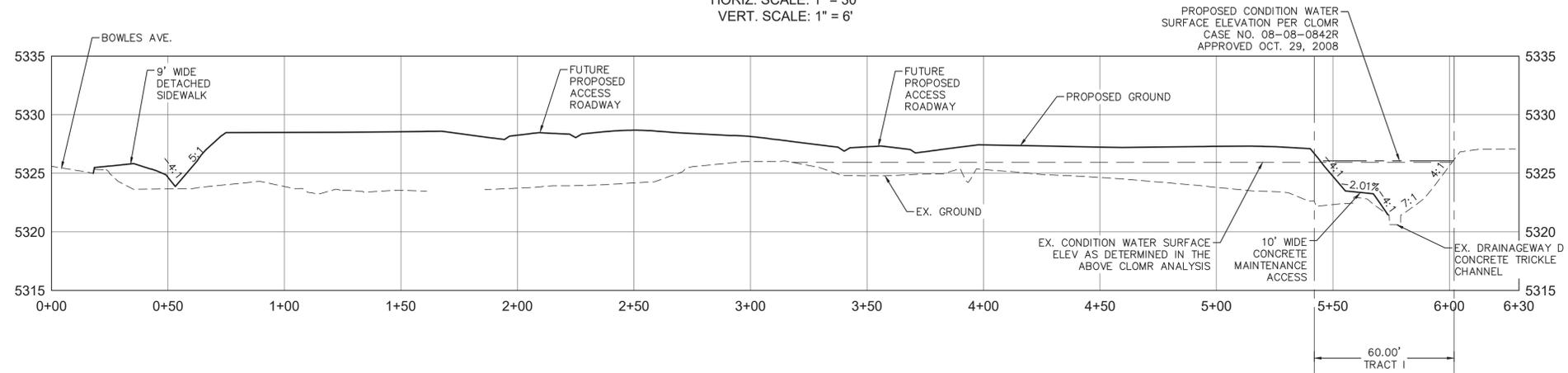
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WATSON LANE RESERVE, FLOODPLAIN USE BY SPECIAL EXCEPTION  
 SITE PLAN  
 PARCELS A AND B OF TRACT 12 WALTER A. BOWLES' GARDENS  
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EXISTING DRAINAGEWAY D CHANNEL CL PROFILE  
 HORIZ. SCALE: 1" = 30'  
 VERT. SCALE: 1" = 6'



TYPICAL VALLEY SECTION VIEW  
 CLOMR SECTION 275 LOOKING DOWNSTREAM  
 HORIZ. SCALE: 1" = 30'  
 VERT. SCALE: 1" = 6'



**NOTE:**  
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SCALE: AS SHOWN
DESIGNED BY: FGF
DRAWN BY: JOA
CHECKED BY: LEP

PRELIMINARY GRADING  
 AND SITE PLAN FOR  
 USE BY SPECIAL  
 EXCEPTION

WATSON LANE RESERVE  
 WEST BOWLES AVE  
 & SOUTH WATSON LANE

DATE	10/11/2017
PROJECT NO.	16165