

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO, RECOMMENDING TO CITY COUNCIL APPROVAL OF THE MOUNTAIN VIEW ESTATES PLANNED DEVELOPMENT FOR AN APPROXIMATELY 165.7 ACRE PROPERTY, GENERALLY LOCATED IN A PORTION OF THE WEST HALF OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

WHEREAS, AMREPCO, INC. (the “Owner,”) is the owner of approximately 165.7 acres of property, generally located to the north of Bridge St., south of Baseline Rd., west of Telluride St., and east of the Brighton Lateral Ditch, and more specifically described in EXHIBIT A and shown in EXHIBIT B, attached hereto (the “Property”); and

WHEREAS, Josie Kohnert of Redland on behalf of Owner (the “Applicant,”) has requested approval of the Mountain View Estates Planned Development (the “PD”), attached hereto as EXHIBIT B and incorporated herein; and

WHEREAS, the Planning Commission finds it appropriate to allow a PD as outlined in the adopted *Land Use and Development Code* (the “LUDC”) in place for the Property and to use the criteria outlined for a Planned Development in the LUDC for its review and procedures related to the application; and

WHEREAS, the Planning Commission conducted a public hearing to review and consider the zone change pursuant to the applicable provisions and criteria set forth in the LUDC; and

WHEREAS, in accordance with the public notice requirements of the LUDC, a notice of public hearing was mailed to all property owners within 1,000 feet of the Properties, a public notice was published on the City’s website, and a sign was posted on the Property, all for no less than fifteen (15) days prior to the Planning Commission public hearing; and

WHEREAS, at the public hearing, the Planning Commission received and considered all relevant evidence and testimony from City staff, the Applicant, Owner, and other interested parties, including the public at large.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Brighton, Colorado, as follows:

Section 1. Findings. The Planning Commission finds and determines that the proposed PD is generally consistent with the Comprehensive Plan and will better implement said plan beyond what could be accomplished under application of a general zoning district and development standards; provides benefits from any flexibility that promotes general public health, safety, and welfare of the community, and that said flexibility is not strictly to benefit the Applicant or a single project; the flexibility provided allows future projects on the Property to better meet or exceed the intent of the base zoning district; the proposed adjustments to the standards do not undermine the

intent or design objects of those standards when applied to the Property; reflects generally accepted and sound planning and urban design principles with respect to applying the goals and objects of the Comprehensive Plan; meets all of the review criteria for a zoning map amendment; and is scheduled to be reviewed by the City Council in a timely manner.

Section 2. Recommendation. The Planning Commission hereby recommends to City Council the approval of the Mountain View Estates PD.

RESOLVED, 13th day of January, 2022.

CITY OF BRIGHTON, COLORADO
PLANNING COMMISSION

Chris Maslanik, Chairperson

ATTEST:

Kate Lesser, Secretary

EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION

LEGAL DESCRIPTION AND DEDICATION FILING NO. 1:
KNOW ALL MEN BY THESE PRESENTS THAT AMREPCO INC., BEING THE OWNER OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 4, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 4 BEARS SOUTH 00°20'24" WEST A DISTANCE OF 2630.18 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION: THENCE SOUTH 00°20'24" WEST ALONG THE WESTERLY LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 100.51 FEET; THENCE NORTH 89°39'39" WEST A DISTANCE OF 89.50 FEET TO THE WESTERLY LINE OF TELLURIDE STREET AND THE POINT OF BEGINNING, THENCE ALONG SAID WESTERLY LINE OF TELLURIDE STREET THE FOLLOWING EIGHT (8) COURSES:
1. SOUTH 00°20'24" WEST ALONG A LINE TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 923.55 FEET;
2. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°18'00", A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 47.12 FEET, AND A CHORD BEARING SOUTH 44°20'24" WEST A DISTANCE OF 42.43 FEET;
3. THENCE SOUTH 00°20'24" WEST ALONG A LINE RADIAL TO THE PREVIOUSLY AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 73.90 FEET;
4. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 47.12 FEET, AND A CHORD BEARING SOUTH 44°39'39" EAST A DISTANCE OF 42.43 FEET;
5. THENCE SOUTH 00°20'24" WEST ALONG A LINE TANGENT WITH THE PREVIOUSLY AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 713.85 FEET;
6. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 120°51'44", A RADIUS OF 378 FEET, AN ARC DISTANCE OF 80.07 FEET, AND A CHORD BEARING SOUTH 05°45'43" EAST A DISTANCE OF 79.92 FEET TO A POINT OF REVERSE CURVE;
7. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°43'44", A RADIUS OF 33.00 FEET, AN ARC DISTANCE OF 61.59 FEET, AND A CHORD BEARING SOUTH 33°04'03" WEST A DISTANCE OF 46.36 FEET;
8. THENCE SOUTH 12°33'46" EAST A DISTANCE OF 50.00 FEET;
9. THENCE SOUTH 00°20'24" WEST A DISTANCE OF 151.84 FEET;
10. THENCE NORTH 89°28'39" WEST A DISTANCE OF 701.88 FEET TO THE CENTERLINE OF THE BRIGHTON LATERAL DITCH;
THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE (3) COURSES:
1. NORTH 27°54'50" WEST A DISTANCE OF 243.51 FEET;
2. THENCE NORTH 15°22'15" WEST ALONG A LINE TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 60.20 FEET;
3. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°59'31", A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 33.30 FEET, AND A CHORD BEARING NORTH 13°24'31" WEST A DISTANCE OF 33.24 FEET;
THENCE NORTH 07°39' 48" WEST A DISTANCE OF 872.43 FEET TO SAID CENTERLINE OF THE BRIGHTON LATERAL DITCH;
THENCE ALONG SAID CENTERLINE THE FOLLOWING TWENTY (20) COURSES:
1. NORTH 58°29'15" WEST ALONG A LINE TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 236.35 FEET;
2. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 47°16'24", A RADIUS OF 156.90 FEET, AN ARC DISTANCE OF 123.78 FEET, A CHORD BEARING NORTH 80°07'21" WEST A DISTANCE OF 120.28 FEET TO A POINT OF REVERSE CURVE;
3. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 15°04'38", A RADIUS OF 464.27 FEET, AN ARC DISTANCE OF 122.08 FEET, A CHORD BEARING SOUTH 84°06'40" WEST A DISTANCE OF 121.69 FEET;
4. THENCE NORTH 89°01'10" WEST ALONG A LINE TANGENT WITH THE PREVIOUSLY DESCRIBED CURVE A DISTANCE OF 78.14 FEET;
5. THENCE SOUTH 89°22'40" WEST ALONG A LINE TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 79.80 FEET;
6. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18°18'58", A RADIUS OF 155.00 FEET, AN ARC DISTANCE OF 46.55 FEET, A CHORD BEARING NORTH 87°27'44" WEST A DISTANCE OF 49.34 FEET;
7. THENCE NORTH 72°18'15" WEST ALONG A LINE TANGENT WITH THE PREVIOUSLY AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 79.58 FEET;
8. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 34°14'42", A RADIUS OF 210.00 FEET, AN ARC DISTANCE OF 88.88 FEET, A CHORD BEARING NORTH 84°25'30" WEST A DISTANCE OF 85.20 FEET;
9. THENCE SOUTH 82°27'50" WEST ALONG A LINE TANGENT WITH THE PREVIOUSLY DESCRIBED CURVE A DISTANCE OF 262.77 FEET;
10. THENCE NORTH 88°02'11" WEST ALONG A LINE TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 60.80 FEET;
11. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 98°39'30", A RADIUS OF 36.00 FEET, AN ARC DISTANCE OF 93.92 FEET, A CHORD BEARING NORTH 39°50'06" WEST A DISTANCE 90.34 FEET;
12. THENCE NORTH 31° 30'31" WEST ALONG A LINE TANGENT WITH THE PREVIOUSLY AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 86.84 FEET;
13. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17°34'48", A RADIUS OF 289.00 FEET, AN ARC DISTANCE OF 79.79 FEET, A CHORD BEARING NORTH 49°15'15" WEST A DISTANCE OF 79.46 FEET;
14. THENCE NORTH 49°05'39" WEST ALONG A LINE TANGENT WITH THE PREVIOUSLY AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 187.78 FEET;
15. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43°12'30", A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 143.29 FEET, A CHORD BEARING NORTH 37°29'29" WEST A DISTANCE OF 139.92 FEET;
16. THENCE NORTH 05°33'02" WEST ALONG A LINE TANGENT WITH THE PREVIOUSLY AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 64.15 FEET;
17. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 101°12'17", A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 80.88 FEET, A CHORD BEARING NORTH 10°58'38" WEST A DISTANCE OF 39.85 FEET;
18. THENCE NORTH 18°04'14" WEST ALONG A LINE TANGENT WITH THE PREVIOUSLY AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 99.97 FEET;
19. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 83°30'27", A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 40.14 FEET, A CHORD BEARING NORTH 18°52'34" WEST A DISTANCE OF 42.12 FEET;
20. THENCE NORTH 21°40'46" WEST ALONG A LINE TANGENT WITH THE PREVIOUSLY DESCRIBED CURVE A DISTANCE OF 50. 39 FEET;
THENCE NORTH 00°27'30" EAST ALONG A LINE TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 41.70 FEET TO THE SOUTHERLY LINE OF EAST LONGS PEAK STREET; THENCE ALONG SAID SOUTHERLY LINE OF EAST LONGS PEAK STREET THE FOLLOWING ELEVEN (11) COURSES:
1. ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°37'17", A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 47.58 FEET, AND A CHORD BEARING NORTH 45°29' 48" EAST A DISTANCE OF 42.38 FEET;
2. THENCE SOUTH 89°40'04" EAST ALONG A LINE TANGENT WITH THE PREVIOUSLY AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 537.20 FEET;
3. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 47.12 FEET, AND A CHORD BEARING SOUTH 44°00'04" EAST A DISTANCE OF 42.43 FEET;
4. THENCE SOUTH 89°40'04" EAST ALONG A LINE RADIAL TO THE PREVIOUSLY AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 50. 00 FEET;

LEGAL DESCRIPTION CONTINUED

5. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 47. 12 FEET, AND A CHORD BEARING NORTH 45°19'58" EAST A DISTANCE OF 42.43 FEET;
6. THENCE SOUTH 89°40'04" EAST ALONG A LINE TANGENT WITH THE PREVIOUSLY AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 1092.14 FEET;
7. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 47. 12 FEET, AND A CHORD BEARING SOUTH 44°00'04" EAST A DISTANCE OF 42.43 FEET;
8. THENCE SOUTH 89°40'04" EAST ALONG A LINE RADIAL TO THE PREVIOUSLY AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 73.90 FEET;
9. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 47. 12 FEET, AND A CHORD BEARING NORTH 45°19'58" EAST A DISTANCE OF 42.43 FEET;
10. THENCE SOUTH 89°40'04" EAST ALONG A LINE TANGENT WITH THE PREVIOUSLY AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 572.90 FEET;
11. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 47. 13 FEET, AND A CHORD BEARING SOUTH 44°08'50" EAST A DISTANCE OF 42.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.045236 SQUARE FEET OR 69.999 ACRES.

LEGAL DESCRIPTION AND DEDICATION FILING NO. 2:

KNOW ALL MEN BY THESE PRESENTS THAT AMREPCO INC., BEING THE OWNER OF THAT PART OF THE WEST HALF OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 4, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 4 BEARS SOUTH 00°20'24" WEST A DISTANCE OF 2630.18 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION:
THENCE SOUTH 00°20'24" WEST ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4 A DISTANCE OF 2190.18 FEET;
THENCE SOUTH 89°31'18" EAST A DISTANCE OF 80.81 FEET;
THENCE SOUTH 00°17'11" WEST A DISTANCE OF 490.00 FEET TO THE NORTHERLY LINE OF BRIDGE STREET;
THENCE NORTH 89°31'18" WEST ALONG SAID NORTHERLY LINE OF BRIDGE STREET A DISTANCE OF 91.18 FEET;
THENCE NORTH 89°30'59" WEST CONTINUING ALONG SAID NORTHERLY LINE OF BRIDGE STREET A DISTANCE OF 60.00 FEET;
THENCE NORTH 89°20'24" EAST A DISTANCE OF 96.91 FEET;
THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 88°06'28", A RADIUS OF 235.90 FEET, AN ARC LENGTH OF 33.25 FEET, AND A CHORD BEARING NORTH 04°27'39" EAST A DISTANCE OF 33.23 FEET;
THENCE NORTH 68°23'18" EAST A DISTANCE OF 150.00 FEET;
THENCE ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08°06'22", A RADIUS OF 185.00 FEET, AN ARC LENGTH OF 23.35 FEET, AND A CHORD BEARING NORTH 04°27'39" EAST A DISTANCE OF 23.33 FEET;
THENCE NORTH 89°20'24" EAST A DISTANCE OF 84.96 FEET;
THENCE NORTH 89°39'39" WEST A DISTANCE OF 45.46 FEET;
THENCE NORTH 89°20'24" EAST A DISTANCE OF 151.84 FEET;
THENCE NORTH 12°03'46" WEST A DISTANCE OF 30.00 FEET;
THENCE ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 60°43'44", A RADIUS OF 33.00 FEET, AN ARC LENGTH OF 61.68 FEET, AND A CHORD BEARING NORTH 33°04'03" EAST A DISTANCE OF 46.36 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12°08'14", A RADIUS OF 378.00 FEET, AN ARC LENGTH OF 80.07 FEET, AND A CHORD BEARING NORTH 05°45'43" WEST A DISTANCE OF 79.92 FEET;
THENCE NORTH 89°20'24" EAST A DISTANCE OF 713.85 FEET;
THENCE ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.12 FEET, AND A CHORD BEARING NORTH 44°39'39" WEST A DISTANCE OF 42.43 FEET;
THENCE NORTH 89°20'24" EAST A DISTANCE OF 73.90 FEET;
THENCE ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.12 FEET, AND A CHORD BEARING NORTH 45°20'24" EAST A DISTANCE OF 42.43 FEET;
THENCE NORTH 89°20'24" EAST A DISTANCE OF 923.55 FEET;
THENCE ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.13 FEET, AND A CHORD BEARING NORTH 44°39'39" WEST A DISTANCE OF 42.43 FEET;
THENCE NORTH 89°40'04" WEST A DISTANCE OF 572.90 FEET;
THENCE ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.12 FEET, AND A CHORD BEARING SOUTH 45°19'58" WEST A DISTANCE OF 42.43 FEET;
(LEGAL DESCRIPTION CONTINUED ON SHEET 2)

EXHIBIT B

PLANNED DEVELOPMENT AS PROPOSED BY APPLICANT

LEGAL DESCRIPTION CONT.

LEGAL DESCRIPTION AND COORDINATION CONTAINED HEREIN... TRACT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Table with columns: TRACT, AREA, COMMENTS, MAINTAINED BY, etc. for Mountain View Estates Subdivision, Tract No. 1.

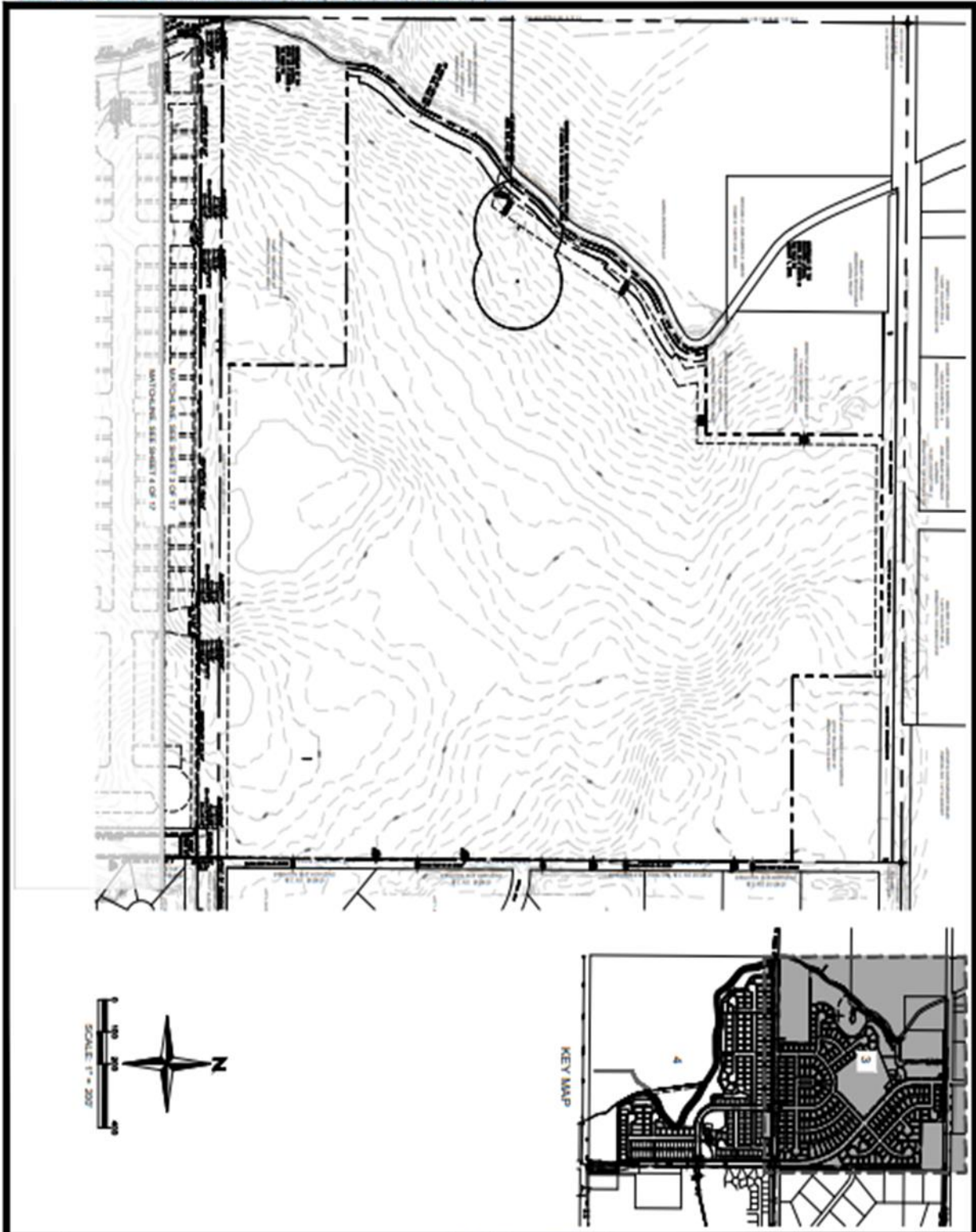
Table with columns: TRACT, AREA, COMMENTS, MAINTAINED BY, etc. for Mountain View Estates Subdivision, Tract No. 2.

Table with columns: TRACT, AREA, COMMENTS, MAINTAINED BY, etc. for Mountain View Estates Subdivision, Tract No. 3.

NOTES:

1. ANY TRACT LISTED AS "MAINTAINED BY N/A" MAY ALSO BE MAINTAINED BY A MEMTO DOMESTIC OR CORP. AS FORMED AT A LATER DATE.



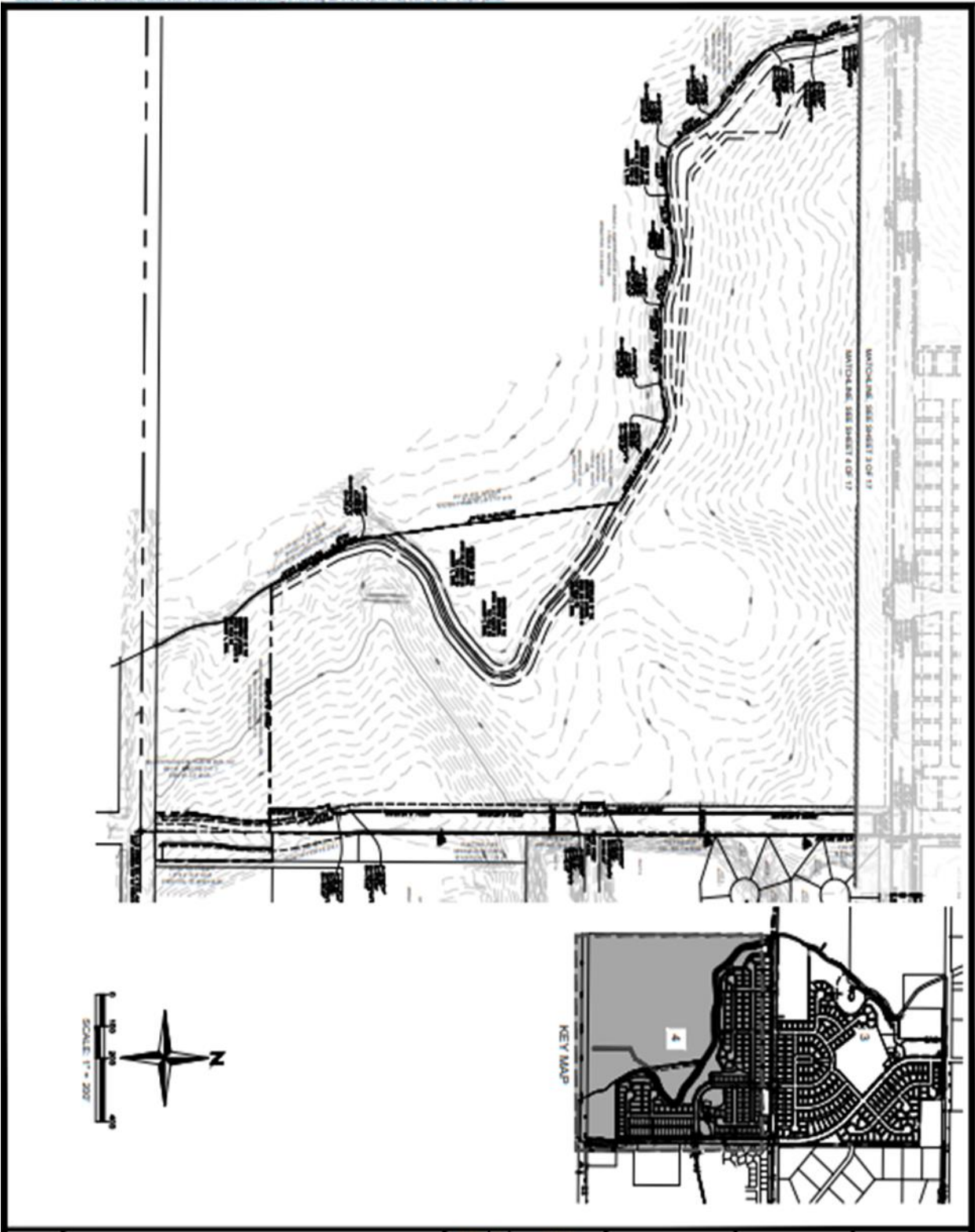


3 OF 21

MOUNTAIN VIEW ESTATES
PLANNED DEVELOPMENT
EXISTING CONDITIONS

CHK NO	DATE	BY	DESCRIPTION	DATE	DESCRIPTION
04-27-2021	1	JM	1st 3 submittal	04-27-2021	JM
07-13-2021	1	JM	2nd 3 submittal	07-13-2021	JM
08-24-2021	1	JM	3rd submittal	08-24-2021	JM
08-30-2021	1	JM	3rd submittal	08-30-2021	JM
11-18-2021	1	JM	3rd submittal	11-18-2021	JM
12-03-2021	1	JM	3rd submittal	12-03-2021	JM





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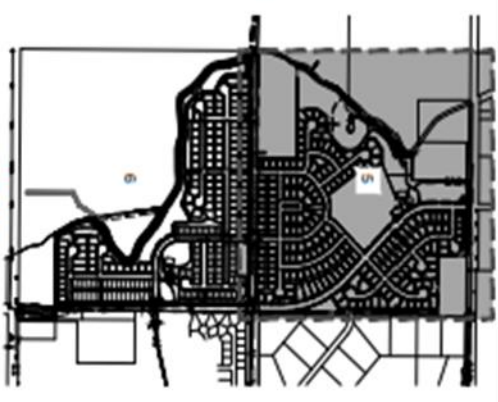
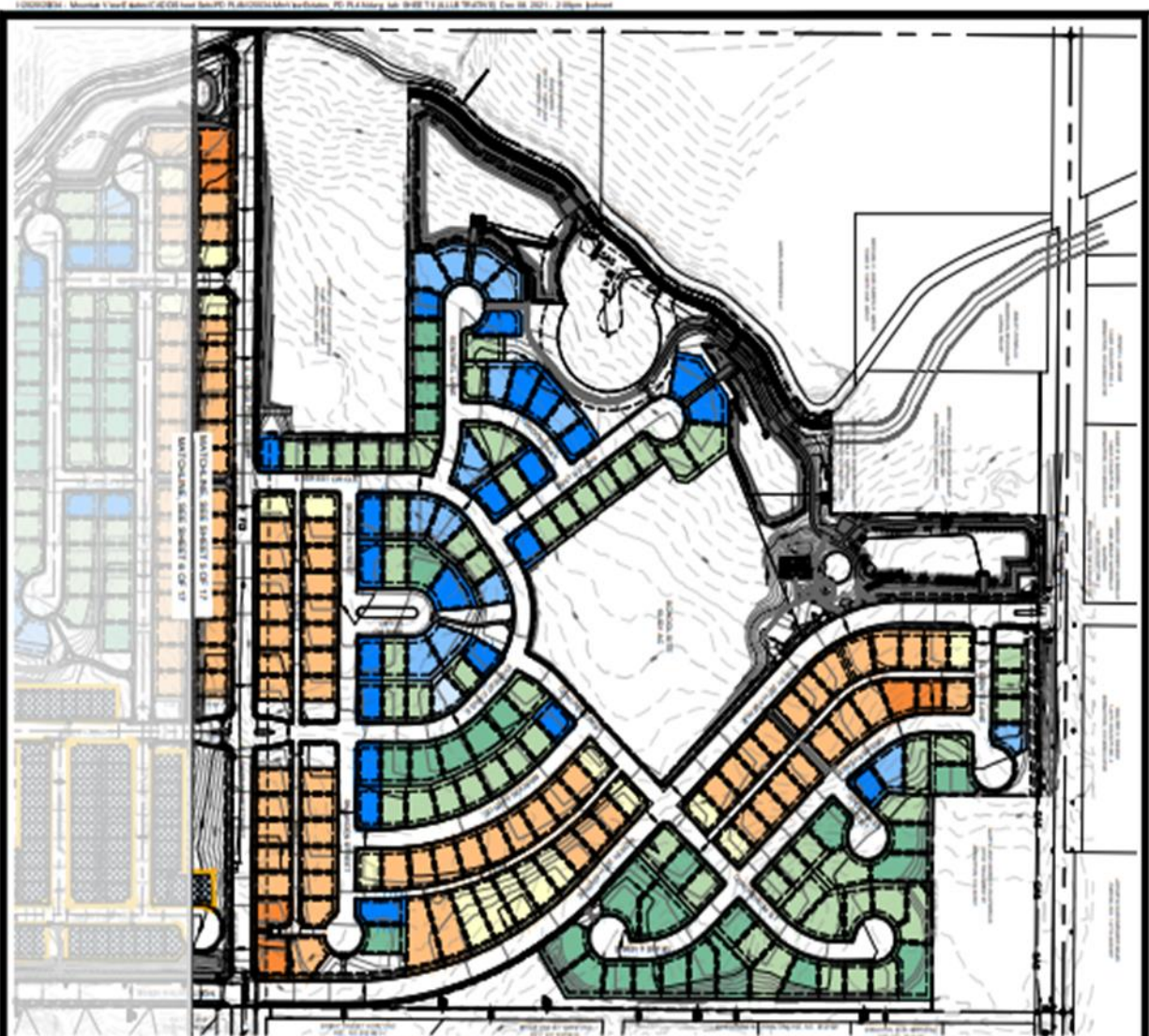
MOUNTAIN VIEW ESTATES
PLANNED DEVELOPMENT
 EXISTING CONDITIONS

DATE	NO.	BY	REVISION
04.27.2021	1	ME	1st Submittal
07.13.2021	2	ME	2nd Submittal
08.24.2021	3	ME	3rd Submittal
09.17.2021	4	ME	4th Submittal
11.19.2021	5	ME	5th Submittal
12.03.2021	6	ME	6th Submittal

DATE	BY	REVISION
04/27/2021	ME	1st Submittal
07/13/2021	ME	2nd Submittal
08/24/2021	ME	3rd Submittal
09/17/2021	ME	4th Submittal
11/19/2021	ME	5th Submittal
12/03/2021	ME	6th Submittal

CAD	DAVIDSON
CAD APP	JMK
CAD CRD	SMP
APP CRD	SMP
PROJECT NO.	20210
SCALE	-
SCALE	-





KEY MAP


LOT TYPE LEGEND

COLOR	LOT TYPE	LENGTH	WIDTH	TOTAL
Blue	RES	12'	45'	540
Orange	TH	12'	45'	540
Green	CA	12'	45'	540
Yellow	ST	12'	45'	540
Purple	BL	12'	45'	540
Red	PL	12'	45'	540
Grey	DR	12'	45'	540
Light Blue	SW	12'	45'	540
Light Green	SE	12'	45'	540
Light Orange	NE	12'	45'	540
Light Purple	NW	12'	45'	540
Light Red	EA	12'	45'	540
Light Grey	WR	12'	45'	540
Light Light Blue	SO	12'	45'	540
Light Light Green	NO	12'	45'	540
Light Light Orange	NE	12'	45'	540
Light Light Purple	NW	12'	45'	540
Light Light Red	EA	12'	45'	540
Light Light Grey	WR	12'	45'	540
Light Light Light Blue	SO	12'	45'	540
Light Light Light Green	NO	12'	45'	540
Light Light Light Orange	NE	12'	45'	540
Light Light Light Purple	NW	12'	45'	540
Light Light Light Red	EA	12'	45'	540
Light Light Light Grey	WR	12'	45'	540

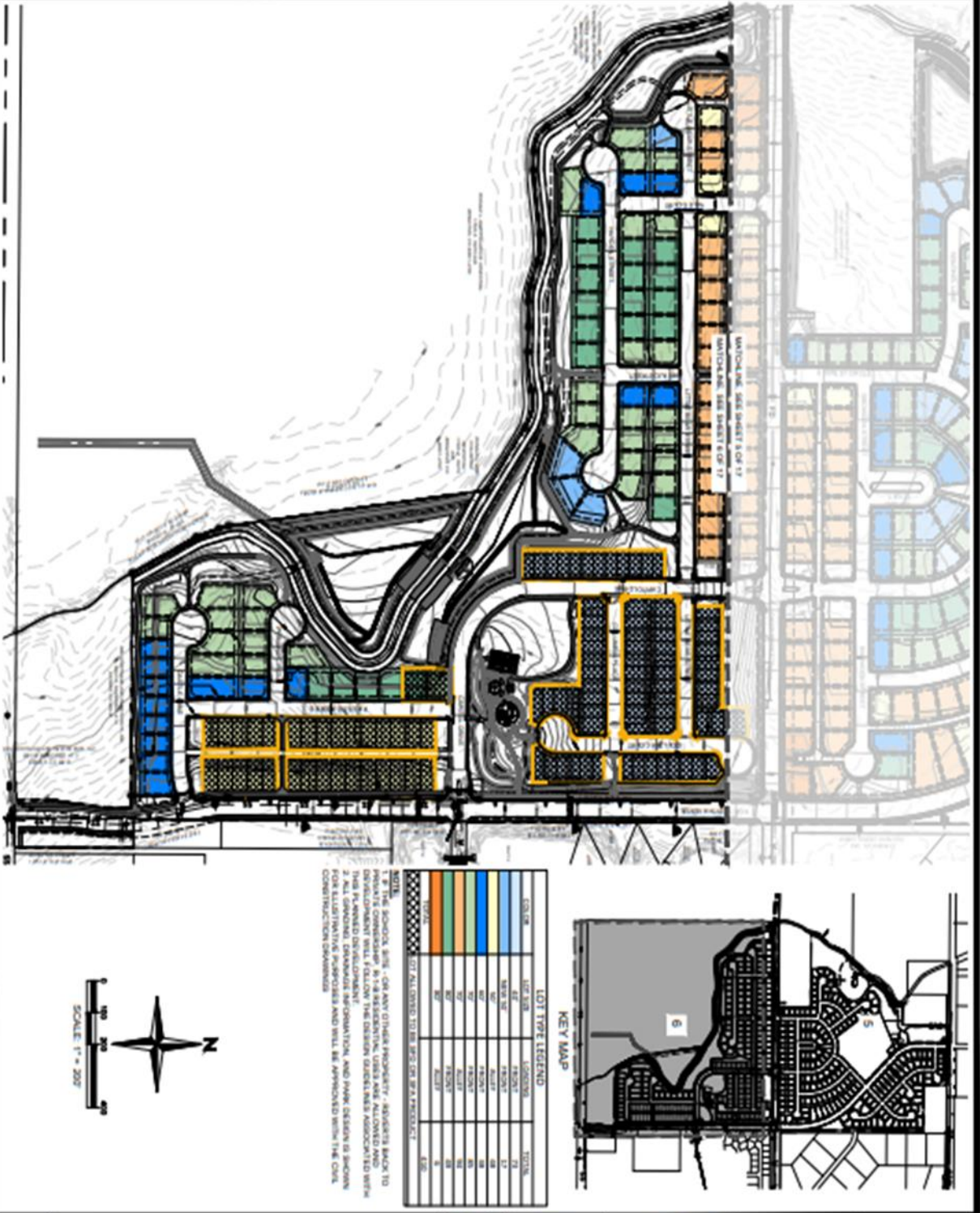
NOTE:
 1. IF THE SCHOOL BUS - OR ANY OTHER PROHIBITED - REQUESTS BACK TO PRIVATE COMPOUND, IN A RESIDENTIAL USES ARE ALLOWED AND TO DEVELOPMENT WILL FOLLOW THE DESIGN GUIDELINES APPROVED WITH THE PLANNED DEVELOPMENT. THE DESIGN GUIDELINES APPROVED WITH THE PLANNED DEVELOPMENT AND PARK DESIGN IS SHOWN FOR EXISTING PURCHASERS AND WILL BE APPROVED WITH THE CIVIL CONSTRUCTION DIVISION.



5 OF 21	MOUNTAIN VIEW ESTATES		DATE:	PROJECT:
	PLANNED DEVELOPMENT		DRAWN BY:	JR
	ILLUSTRATIVE & CONCEPTUAL DEVELOPMENT PLAN		CHECKED BY:	SMP
			APPROVED BY:	SMP
			PROJECT NO.:	20004
		PROJECT NAME:	HEWLETT HILLS	LOT SIZE:
		CLIENT:	WORTHINGTON	DATE:
		DATE:	12/15/2014	PROJECT NO.:
		DATE:	12/15/2014	PROJECT NO.:
		DATE:	12/15/2014	PROJECT NO.:
		DATE:	12/15/2014	PROJECT NO.:
		DATE:	12/15/2014	PROJECT NO.:



Redland
WORTHINGTON PLANNING



NOTES:

1. ALL THE SPACING, SETTING, OR ANY OTHER REQUIREMENTS, REFERRED BACK TO PREVIOUS CONCEPTS, MUST BE MAINTAINED. ANY CHANGES TO THESE REQUIREMENTS MUST BE APPROVED BY THE DESIGN REVIEW BOARD. ANY CHANGES TO THESE REQUIREMENTS MUST BE APPROVED BY THE DESIGN REVIEW BOARD.

2. ALL GENERAL DRAINAGE INFORMATION AND PARK DESIGN IS SHOWN FOR ILLUSTRATIVE PURPOSES AND WILL BE APPROVED WITH THE CIVIL CONSTRUCTION DIVISION.

LOT TYPE LEGEND:

LOT TYPE	DESCRIPTION	QUANTITY	TOTAL AREA (SQ FT)
Single	Single	75	1,050,000
Two	Two	15	450,000
Three	Three	10	300,000
Four	Four	5	150,000
Five	Five	3	90,000
Six	Six	2	60,000
Seven	Seven	1	30,000
Eight	Eight	1	30,000
TOTAL		112	1,510,000



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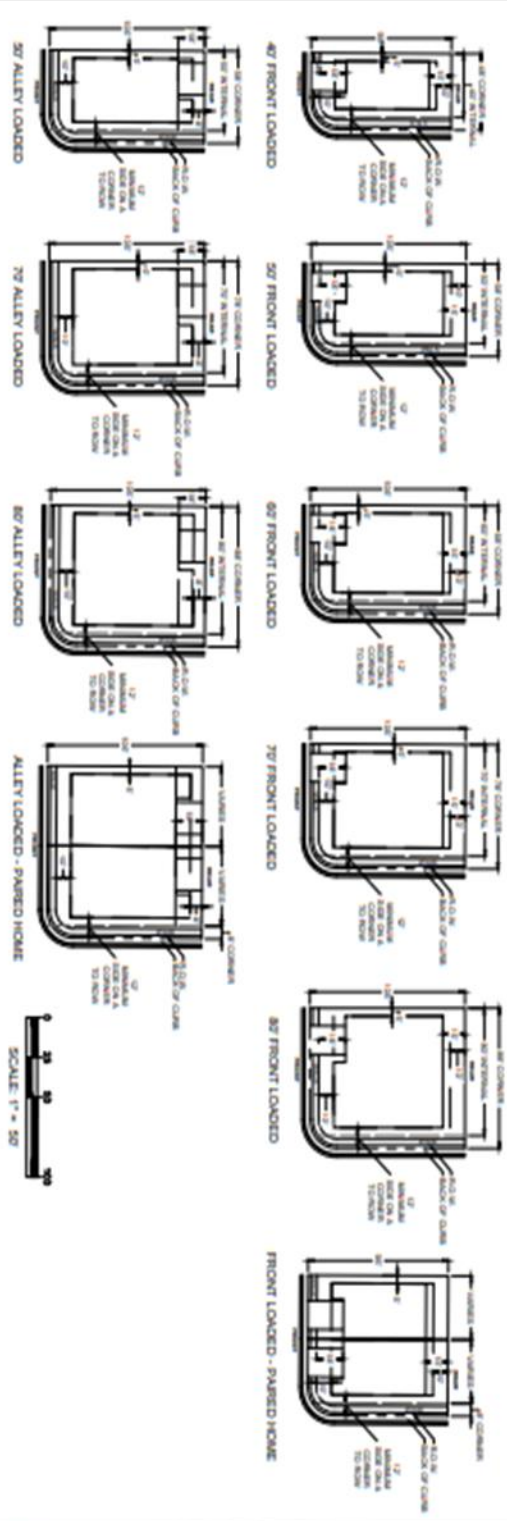
MOUNTAIN VIEW ESTATES
PLANNED DEVELOPMENT
 ILLUSTRATIVE & CONCEPTUAL DEVELOPMENT PLAN

DATE	BY	DESCRIPTION
06.27.2007	JWS	Initial Submittal
07.10.2007	JWS	Initial Submittal
08.24.2007	JWS	Initial Submittal
08.24.2007	JWS	Initial Submittal
11.28.2007	JWS	Initial Submittal
12.03.2007	JWS	Initial Submittal

DATE	BY	DESCRIPTION
06.27.2007	JWS	Initial Submittal
07.10.2007	JWS	Initial Submittal
08.24.2007	JWS	Initial Submittal
08.24.2007	JWS	Initial Submittal
11.28.2007	JWS	Initial Submittal
12.03.2007	JWS	Initial Submittal



LOT TYPICALS



LOT DEVELOPMENT STANDARDS

PD	Minimum Lot Size	Minimum Lot Width *	Minimum Lot Open Space	Front Yard Setback to Front or Side Yard **	Front Yard Setback to Garage **	Side Yard Setback (Min.)	Rear Setback (Min.)	Building Height (Max.)	Encroachments
Single Family Detached	3,000 SF	40 FT minimum Corner Lot = 5 FT	400 SF	20 FT Accessory Bldg. Max. Allowed	18 FT	Intersect Principal Bldg. 5 FT Corner Principal Bldg. to ROW 12 FT Accessory Bldg. 5 FT	Principal Bldg. 15 FT Accessory Bldg. 20 FT	Principal Bldg. 25 FT Accessory Bldg. 16 FT	A. Encroachments into setbacks, easements, streets, fire lanes, utility easements, or other architectural features are allowed to project into setbacks if they are required by a local law and are required to provide an additional setback required setback. B. Unexcused and un-enclosed deck or patio or other structure may be erected on the first floor of a building if the structure is not more than 18 inches from any lot line.
Accessory Garage Loaded Lots	5,200 FT	50 FT minimum Corner Lot = 5 FT	400 SF	20 FT Accessory Bldg. Max. Allowed	N/A	Intersect Principal Bldg. 5 FT Corner Principal Bldg. to ROW 12 FT Accessory Bldg. 5 FT	Principal Bldg. 15 FT Accessory Bldg. 20 FT	Principal Bldg. 25 FT Accessory Bldg. 16 FT	A. Encroachments into setbacks, easements, streets, fire lanes, utility easements, or other architectural features are allowed to project into setbacks if they are required by a local law and are required to provide an additional setback required setback. B. Unexcused and un-enclosed deck or patio or other structure may be erected on the first floor of a building if the structure is not more than 18 inches from any lot line.
PD	Minimum Lot Size	Minimum Lot Width *	Minimum Lot Open Space	Front Yard Setback to Front or Side Yard **	Front Yard Setback to Garage **	Side Yard Setback (Min.)	Rear Setback (Min.)	Building Height (Max.)	Encroachments
Single Family Attached	3,000 FT	40 FT minimum Corner Lot = 5 FT	400 SF	20 FT Accessory Bldg. Max. Allowed	18 FT	Intersect Principal Bldg. 5 FT Corner Principal Bldg. to ROW 12 FT Accessory Bldg. 5 FT	Principal Bldg. 15 FT Accessory Bldg. 20 FT	Principal Bldg. 25 FT Accessory Bldg. 16 FT	A. Encroachments into setbacks, easements, streets, fire lanes, utility easements, or other architectural features are allowed to project into setbacks if they are required by a local law and are required to provide an additional setback required setback. B. Unexcused and un-enclosed deck or patio or other structure may be erected on the first floor of a building if the structure is not more than 18 inches from any lot line.
Accessory Garage Loaded Lots	5,200 FT	50 FT minimum Corner Lot = 5 FT	400 SF	20 FT Accessory Bldg. Max. Allowed	N/A	Intersect Principal Bldg. 5 FT Corner Principal Bldg. to ROW 12 FT Accessory Bldg. 5 FT	Principal Bldg. 15 FT Accessory Bldg. 20 FT	Principal Bldg. 25 FT Accessory Bldg. 16 FT	A. Encroachments into setbacks, easements, streets, fire lanes, utility easements, or other architectural features are allowed to project into setbacks if they are required by a local law and are required to provide an additional setback required setback. B. Unexcused and un-enclosed deck or patio or other structure may be erected on the first floor of a building if the structure is not more than 18 inches from any lot line.

NOTES:

- *Minimum Lot Width Measured at Front Setback Line
- **Front and Side or a corner setback measured from back of work, and ROW in view shown.
1. This Appendix No. 1 is for standard lots of Single-Family Lots and Development Standards.
2. A minimum of 20 FT driveway apron and with 7' car and 20 FT driveway apron with for 3 car garages could be allowed. Lot access with road.
3. Values are minimum apron width and set back to road.
4. Unexcused and un-enclosed deck or patio or other structure may be erected on the first floor of a building if the structure is not more than 18 inches from any lot line.
5. Changes have been made to a minimum of 18 FT measured to back of work.
6. Single-Family Lots are defined as single detached, two-story detached, or townhouses. These include frontage lots, and additional setbacks to be required with the acquisition of lots along the existing main street.
7. Double-Family Lots are defined by the presence of a public street on both the front and back of the lot.
8. Lots back on Yulecreek and N 20th Ave that are required by a local law and are required to provide an additional setback.
9. Min. 50' for front garage loaded lots accessory buildings to be taller and for they change loaded lots to be 60' 50'.

MOUNTAIN VIEW ESTATES

PLANNED DEVELOPMENT

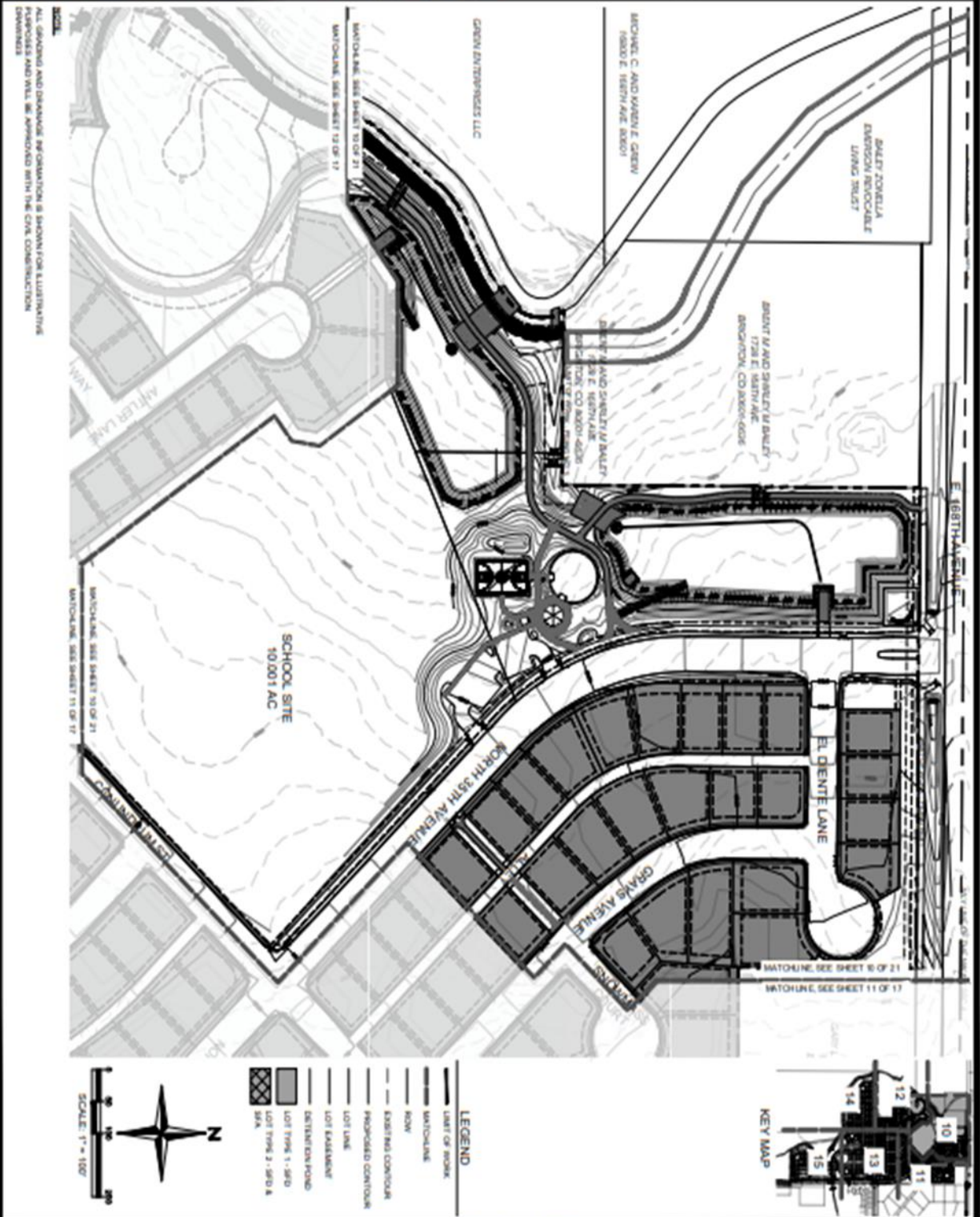
REGULATING PLAN

Redland
SHEET 08 OF 21

NO.	DATE	DESCRIPTION
1	10/12/2021	1st Submittal
2	10/27/2021	2nd Submittal
3	11/02/2021	3rd Submittal
4	11/09/2021	4th Submittal
5	11/16/2021	5th Submittal
6	11/23/2021	6th Submittal
7	11/30/2021	7th Submittal
8	12/07/2021	8th Submittal
9	12/14/2021	9th Submittal
10	12/21/2021	10th Submittal

NO.	DATE	DESCRIPTION
1	10/12/2021	1st Submittal
2	10/27/2021	2nd Submittal
3	11/02/2021	3rd Submittal
4	11/09/2021	4th Submittal
5	11/16/2021	5th Submittal
6	11/23/2021	6th Submittal
7	11/30/2021	7th Submittal
8	12/07/2021	8th Submittal
9	12/14/2021	9th Submittal
10	12/21/2021	10th Submittal

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ALL GRADING AND DRAINAGE INFORMATION IS SHOWN FOR ILLUSTRATIVE PURPOSES AND WILL BE APPROVED WITH THE CIVIL CONSTRUCTION DIVISION.



LEGEND

- LOT LINE
- MATCHLINE
- ROW
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LOT LINE
- LOT EASEMENT
- DRAINAGE POND
- LOT TYPE 1 - SFD
- LOT TYPE 2 - SFD & SPA



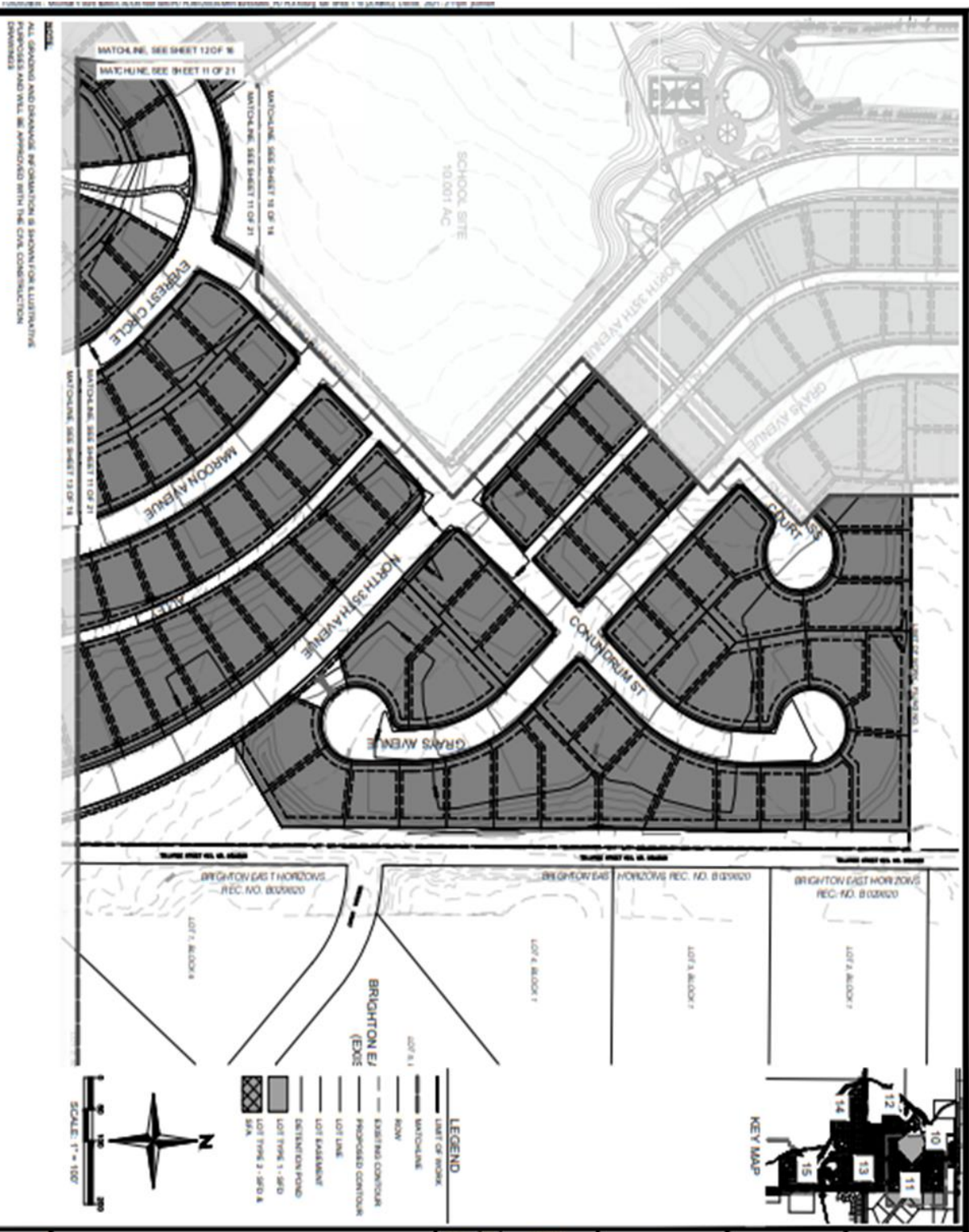
10 OF 21

**MOUNTAIN VIEW ESTATES
PLANNED DEVELOPMENT
REGULATING & DETAIL PLANS**

DATE	BY	REVISION
04/27/2021	JM	1st Submittal
05/12/2021	JM	2nd Submittal
06/24/2021	JM	3rd Submittal
08/02/2021	JM	4th Submittal
11/16/2021	JM	5th Submittal
03/03/2022	JM	6th Submittal

DATE	BY	DESCRIPTION
04/27/2021	JM	PRELIMINARY
05/12/2021	JM	REVISED
06/24/2021	JM	REVISED
08/02/2021	JM	REVISED
11/16/2021	JM	REVISED
03/03/2022	JM	REVISED





ALL GRADING AND DRAINAGE INFORMATION IS SHOWN FOR ILLUSTRATIVE PURPOSES AND WILL BE APPROVED WITH THE CIVIL CONSTRUCTION DRAWINGS

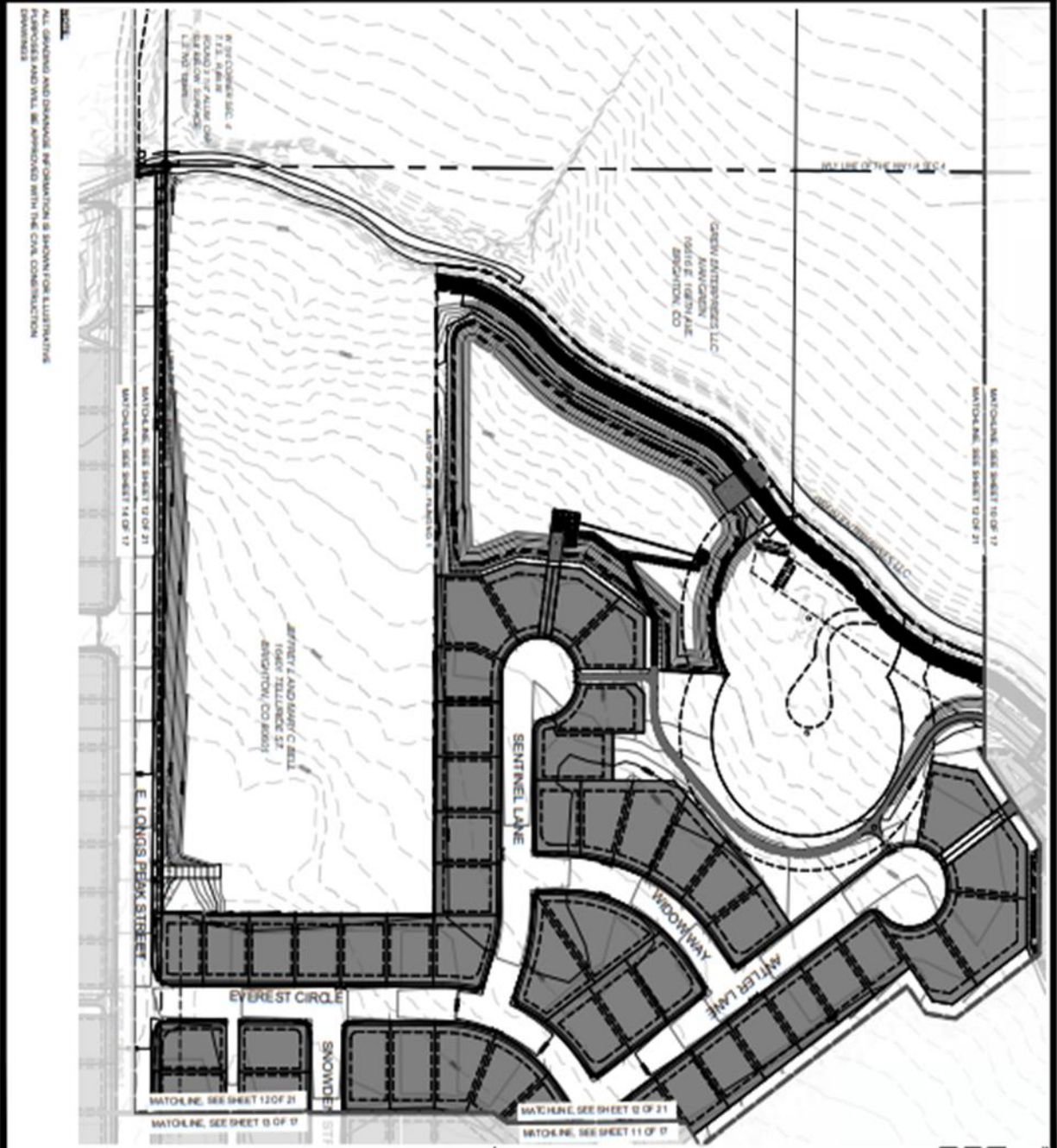
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**MOUNTAIN VIEW ESTATES
PLANNED DEVELOPMENT
REGULATING & DETAIL PLANS**

DATE	BY	REVISION
04.27.2021	JAE	1st Submittal
07.13.2021	JAE	2nd Submittal
08.24.2021	JAE	3rd Submittal
09.10.2021	JAE	4th Submittal
11.19.2021	JAE	5th Submittal
02.03.2022	JAE	6th Submittal

DATE	BY	REVISION
04.27.2021	JAE	1st Submittal
07.13.2021	JAE	2nd Submittal
08.24.2021	JAE	3rd Submittal
09.10.2021	JAE	4th Submittal
11.19.2021	JAE	5th Submittal
02.03.2022	JAE	6th Submittal





LEGEND

- LIGHT GRASS
- WATCHLINE
- ROW
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LOT LINE
- LOT EASEMENT
- DETENTION POND
- LOT TYPE 1 - 1-10D
- LOT TYPE 2 - 1-10D & 1-10E

KEY MAP

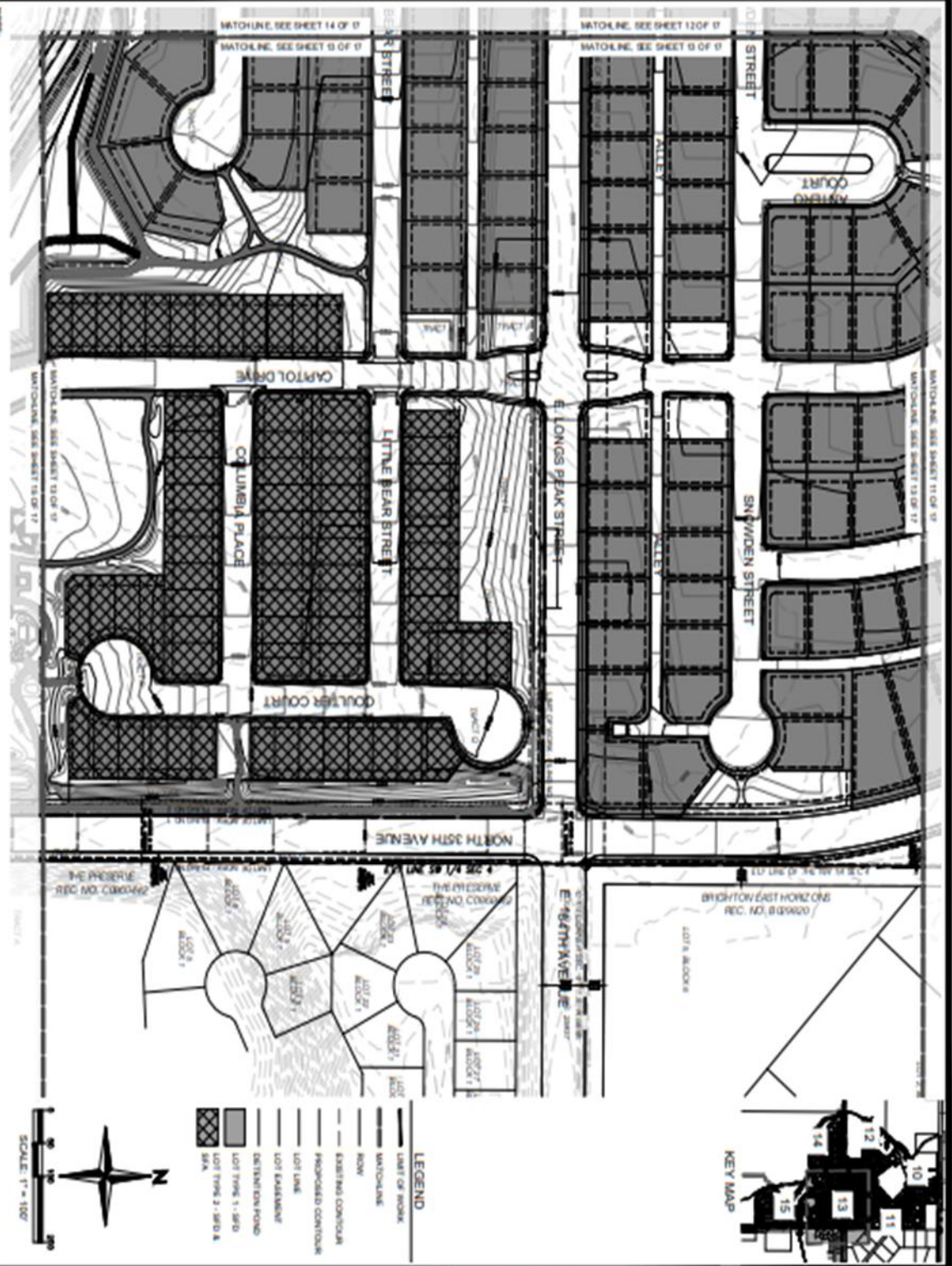
12 OF 21

**MOUNTAIN VIEW ESTATES
PLANNED DEVELOPMENT
REGULATING & DETAIL PLANS**

DATE	NO.	REVISION	BY	APPROVED BY
04.27.2021	1	1st Submittal	JAW	
07.13.2021	2	2nd Submittal	JAW	
08.24.2021	3	3rd Submittal	JAW	
10.12.2021	4	4th Submittal	JAW	
11.18.2021	5	5th Submittal	JAW	
12.03.2021	6	6th Submittal	JAW	



ALL GRADING AND DRAINAGE INFORMATION IS SHOWN FOR ESTIMATING PURPOSES AND WILL BE APPROVED WITH THE CIVIL CONSTRUCTION DRAWINGS.



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MOUNTAIN VIEW ESTATES

PLANNED DEVELOPMENT REGULATING & DETAIL PLANS

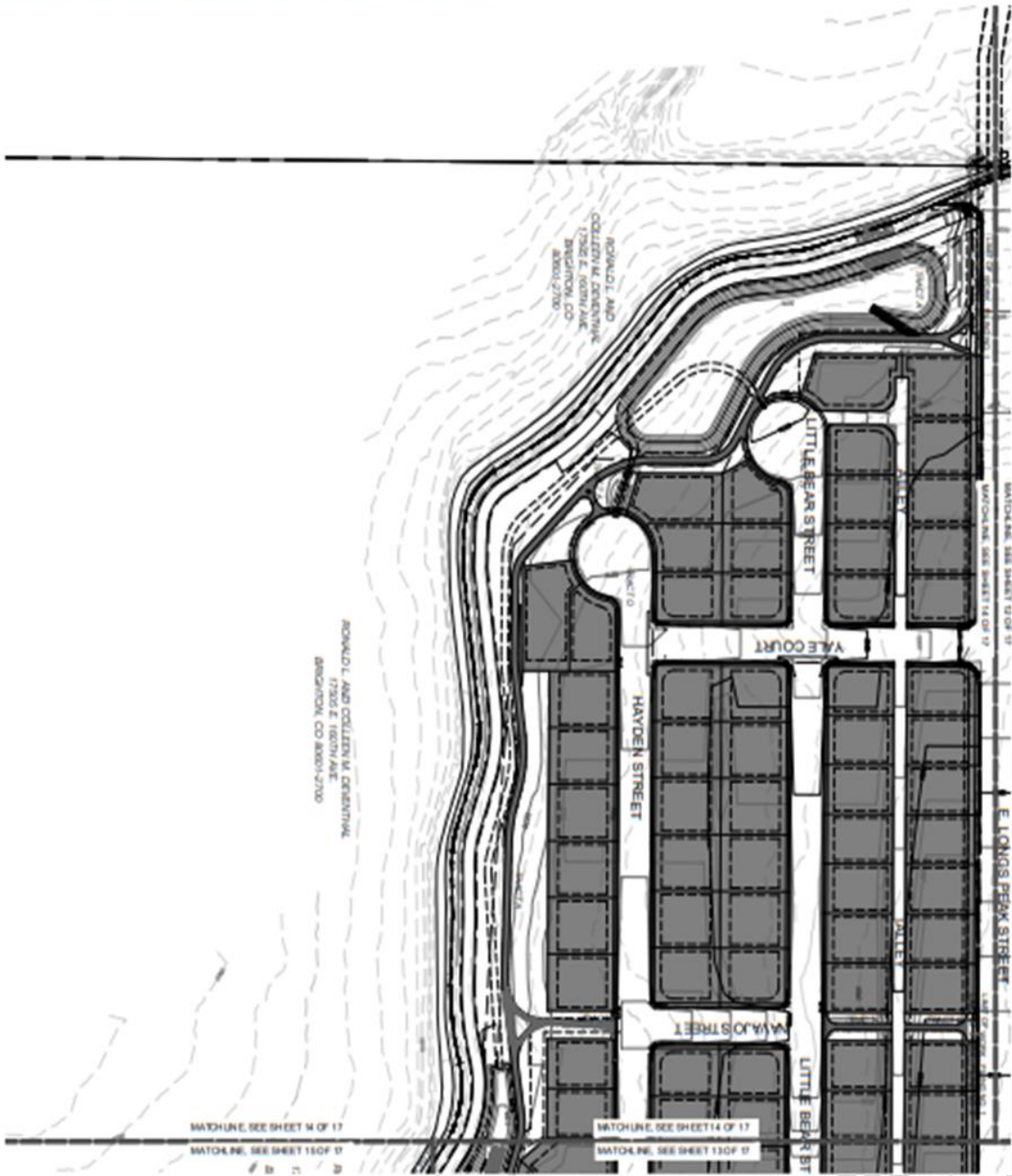
NO.	DATE	BY	DESCRIPTION
01	04/27/2023	JMR	PRELIMINARY
02	06/14/2023	JMR	REVISED
03	08/24/2023	JMR	REVISED
04	09/12/2023	JMR	REVISED
05	11/08/2023	JMR	REVISED
06	01/24/2024	JMR	REVISED

DATE	DESCRIPTION
04/27/2023	PRELIMINARY
06/14/2023	REVISED
08/24/2023	REVISED
09/12/2023	REVISED
11/08/2023	REVISED
01/24/2024	REVISED

DATE	DESCRIPTION
04/27/2023	PRELIMINARY
06/14/2023	REVISED
08/24/2023	REVISED
09/12/2023	REVISED
11/08/2023	REVISED
01/24/2024	REVISED



ALL GRADING AND DRAINAGE INFORMATION IS SHOWN FOR ILLUSTRATIVE PURPOSES AND WILL BE APPROVED WITH THE CIVIL CONSTRUCTION DRAWINGS



- LEGEND**
- LIGHT GRADING
 - WATCHLINE
 - ROAD
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - LOT LINE
 - LOT EASEMENT
 - DETENTION POND
 - LOT TYPE 1 - SF1D
 - LOT TYPE 2 - SF1D & SF1A



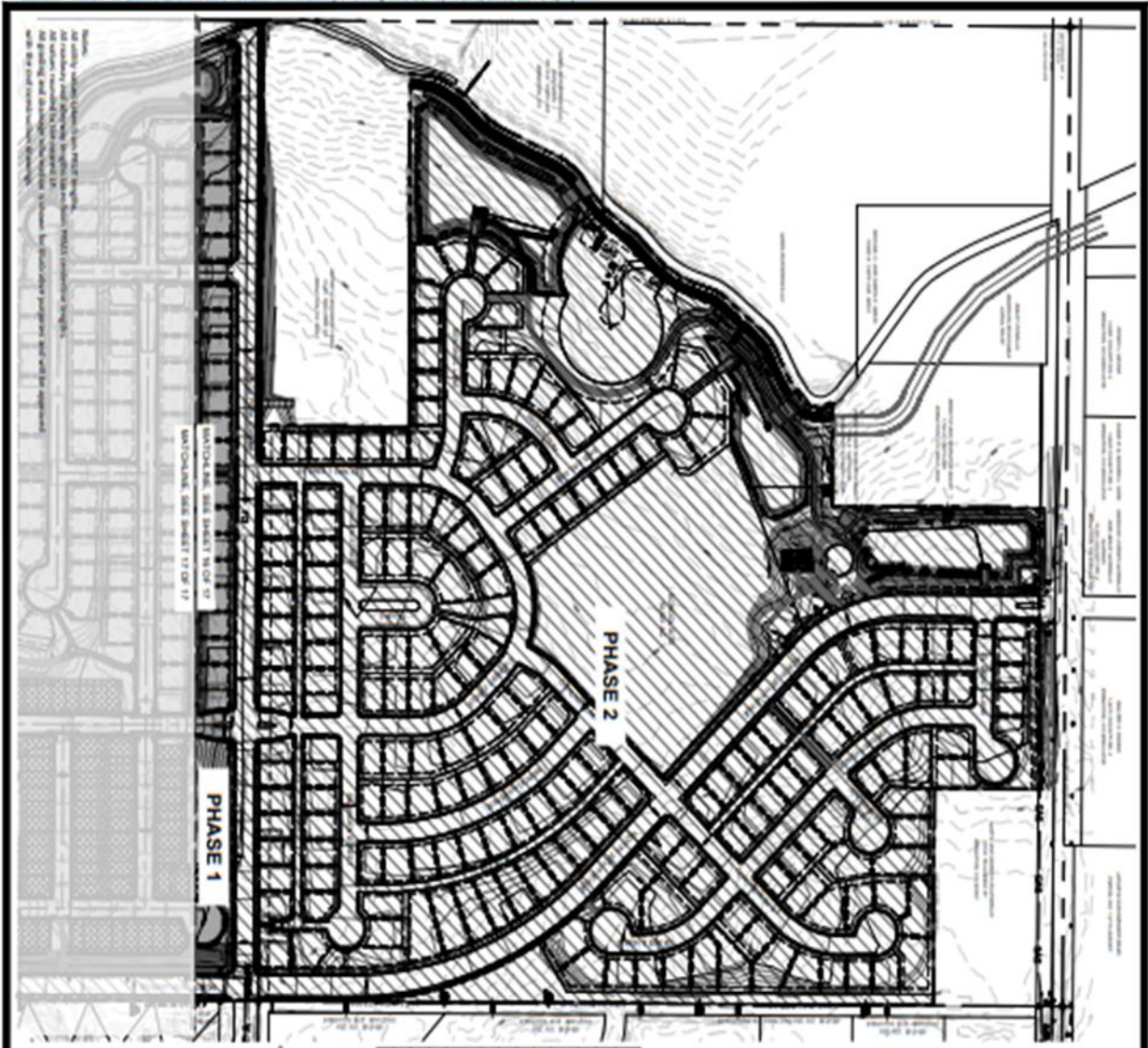
14 OF 21

MOUNTAIN VIEW ESTATES
PLANNED DEVELOPMENT
REGULATING & DETAIL PLANS

DATE	NO.	REVISION	BY	APP'D
04.27.2021	1	1st Submittal	CRW/NO	JMB
07.10.2021	2	2nd Submittal	CRW/NO	JMB
08.24.2021	3	3rd Submittal	CRW/NO	JMB
09.12.2021	4	4th Submittal	CRW/NO	JMB
11.18.2021	5	5th Submittal	CRW/NO	JMB
12.03.2021	6	6th Submittal	CRW/NO	JMB

Redland
BUILT BETTER PLACES BUILT

10000 E. 160th Ave., Suite 100
Bengton, CO 80801
Tel: 719.338.8800
www.redlandinc.com



Mountain View Estates - Phasing Chart

ADDRESS	PHASE 1		PHASE 2	
	LOT	ACRES	LOT	ACRES
LOT 1 & 2 (CONCRETE)	218	1.18	219	1.18
PUBLIC IMPROVEMENTS (S)	1	0.00	2	0.00
ALLEYWAY	1	0.00	1	0.00
WATER PAVEMENT	1	0.00	1	0.00
LANDSCAPE IN OPEN PAVEMENT	1	0.00	1	0.00
STREET LIGHTS & PAVEMENT	1	0.00	1	0.00
PERMANENT IMPROVEMENTS (S)	1	0.00	1	0.00
LANDSCAPE (S)	1	0.00	1	0.00

UTILITY LEGEND

- Water
- Sewer
- Gas
- Electric
- Telephone
- Cable TV
- Fire
- Storm
- Sanitary
- Other

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	11/10/2014	JAN	ISSUED FOR PERMITS
2	11/10/2014	JAN	ISSUED FOR PERMITS
3	11/10/2014	JAN	ISSUED FOR PERMITS
4	11/10/2014	JAN	ISSUED FOR PERMITS
5	11/10/2014	JAN	ISSUED FOR PERMITS
6	11/10/2014	JAN	ISSUED FOR PERMITS
7	11/10/2014	JAN	ISSUED FOR PERMITS
8	11/10/2014	JAN	ISSUED FOR PERMITS
9	11/10/2014	JAN	ISSUED FOR PERMITS
10	11/10/2014	JAN	ISSUED FOR PERMITS

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MOUNTAIN VIEW ESTATES
PLANNED DEVELOPMENT
PHASING PLAN

OVERSTORY PLANT LIST

IN THE INTEREST OF FURTHERING THE PROJECT'S SUSTAINABILITY GOALS, THIS ADDENDUM TO THE PLANNED DEVELOPMENT PLAN FOR MOUNTAIN VIEW ESTATES PLANNING NO. 1 & 2 DATED 04-27-2021 DOCUMENTS THE PROPOSED XERIC PLANT LIST FOR ON-LOT PLANTING. PLANT MATERIAL OR SUBSTITUTIONS PROPOSED AT THE TIME OF CONSTRUCTION OR NOT INSTALLED SHALL BE APPROVED THROUGH AN OUTSIDE REVIEW PROCESS PRIOR TO INSTALLATION. PLEASE REFER TO THE PLANNED DEVELOPMENT PLAN SHEETS FOR ADDITIONAL PLANTING REQUIREMENTS AND DESIGN STANDARDS.

Native Name	Overstory Name	Water Requirement	Zone	Region Approved
<i>Quercus agrifolia</i>	California Live Oak	None	Zone 3	Yes All
<i>Quercus engelmannii</i>	California Live Oak	None	Zone 3	Yes All
<i>Quercus dumicola</i>	California Live Oak	None	Zone 3	Yes All
<i>Quercus laevis</i>	Live Oak	None	Zone 3	Yes All
<i>Quercus macrocarpa</i>	Live Oak	None	Zone 3	Yes All
<i>Quercus agrifolia</i>	California Live Oak	None	Zone 3	Yes All
<i>Quercus agrifolia</i>	California Live Oak	None	Zone 3	Yes All
<i>Quercus agrifolia</i>	California Live Oak	None	Zone 3	Yes All
<i>Quercus agrifolia</i>	California Live Oak	None	Zone 3	Yes All



Native Name	Overstory Name	Water Requirement	Zone	Region Approved
<i>Azadirachta indica</i>	Neem Tree	None	Zone 3	Yes All
<i>Albizia leonensis</i>	Silk Tree	None	Zone 3	Yes All
<i>Prosopis juliflora</i>	Acacia	None	Zone 3	Yes All
<i>Prosopis juliflora</i>	Acacia	None	Zone 3	Yes All
<i>Prosopis juliflora</i>	Acacia	None	Zone 3	Yes All
<i>Prosopis juliflora</i>	Acacia	None	Zone 3	Yes All
<i>Prosopis juliflora</i>	Acacia	None	Zone 3	Yes All
<i>Prosopis juliflora</i>	Acacia	None	Zone 3	Yes All
<i>Prosopis juliflora</i>	Acacia	None	Zone 3	Yes All

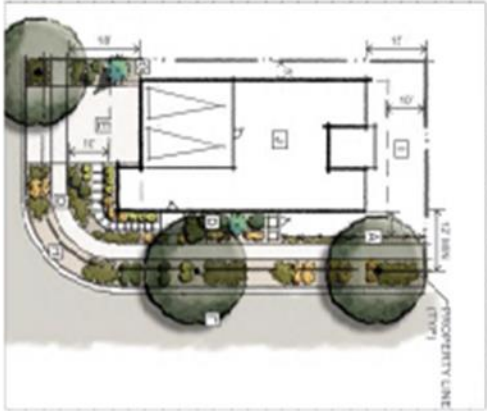


Native Name	Overstory Name	Water Requirement	Zone	Region Approved
<i>Azadirachta indica</i>	Neem Tree	None	Zone 3	Yes All
<i>Albizia leonensis</i>	Silk Tree	None	Zone 3	Yes All
<i>Prosopis juliflora</i>	Acacia	None	Zone 3	Yes All
<i>Prosopis juliflora</i>	Acacia	None	Zone 3	Yes All
<i>Prosopis juliflora</i>	Acacia	None	Zone 3	Yes All
<i>Prosopis juliflora</i>	Acacia	None	Zone 3	Yes All
<i>Prosopis juliflora</i>	Acacia	None	Zone 3	Yes All
<i>Prosopis juliflora</i>	Acacia	None	Zone 3	Yes All
<i>Prosopis juliflora</i>	Acacia	None	Zone 3	Yes All



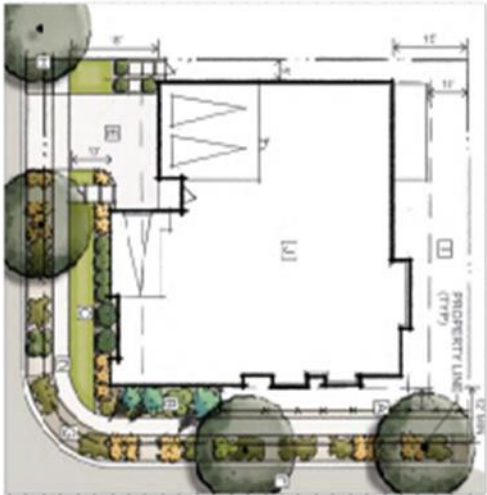
DATE	BY	REVISION
04-27-2021	EA	Initial Submittal
07-19-2021	EA	Final Submittal
08-24-2021	EA	03-01-2022
08-24-2021	EA	03-01-2022
08-24-2021	EA	03-01-2022
08-24-2021	EA	03-01-2022
08-24-2021	EA	03-01-2022
08-24-2021	EA	03-01-2022

SINGLE FAMILY FRONT LOADED SMALL LOT

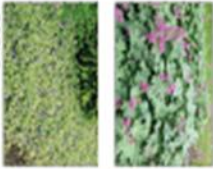


LANDSCAPE COVERAGE - SMALL LOT			
ITEM	SE	TOTAL SE	PERCENT
IRRIGATED TURF	0	0	0%
ROCK MULCH	575	1,190	42.4%
SHRUB COVERAGE	918	1,199	77.2%

SINGLE FAMILY FRONT LOADED MED-LARGE LOT



LANDSCAPE COVERAGE - MED-LARGE LOT			
ITEM	SE	TOTAL SE	PERCENT
IRRIGATED TURF	427	1,504	22.4%
ROCK MULCH	650	1,504	43.9%
SHRUB COVERAGE	1,098	1,504	57.8%

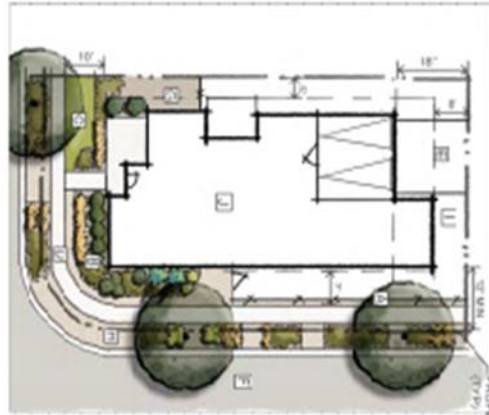


- LEGEND**
- Grass Bed
 - Irrigated Turf
 - Mulch
 - Driveway Apron
 - Public Street
 - Wood Mulch
 - Decorative Rock Mulch
 - River and Stone Veneer (Not Included)
 - Building Footprint (provided by Architect)
designer and provide
- NOTES**
 ALL BUILDINGS TO SUBMIT FINAL RESIDENTIAL UTILITY LANDSCAPE PLANS WITH APPLICATION TO ROS FOR APPROVAL PRIOR TO CONSTRUCTION.

DATE	BY	DESCRIPTION
04/27/2021	JAN	REV 1 - Initial
05/10/2021	JAN	REV 2 - Amend
08/24/2021	JAN	REV 3 - Amend
08/30/2021	JAN	REV 4 - Amend
11/16/2021	JAN	REV 5 - Amend
02/03/2022	JAN	REV 6 - Amend

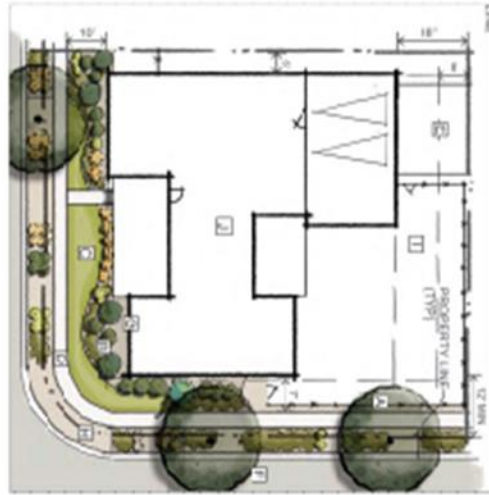


SINGLE FAMILY ALLEY LOADED SMALL LOT



ITEM	SE	TOTAL SE	PERCENT
IRRIGATED TURF	126	1,796	7%
ROCK MULCH	699	1,796	39.6%
SHRUB COVERAGE	1,005	1,796	56%

SINGLE FAMILY ALLEY LOADED MED-LARGE LOT



ITEM	SE	TOTAL SE	PERCENT
IRRIGATED TURF	472	2,192	21.5%
ROCK MULCH	970	2,192	44.3%
SHRUB COVERAGE	1,295	2,192	59.1%



- LEGEND**
- [1] Fencing
 - [2] Shade Bed
 - [3] Irrigated Turf
 - [4] Walk
 - [5] Overway Area
 - [6] Public Street
 - [7] Mulch Mulch
 - [8] Decorative Rock Mulch
 - [9] Paper and Glass Vines (Not Included)
 - [10] Building Footprint (included for reference purposes only, final footprints to vary based on developer and process)
- NOTES**
- ALL BUILDINGS TO SUBMIT FINAL ARCHITECTURAL UNITS/LANDSCAPE PLANS (WITH ILLUSTRATIONS) TO MOS FOR APPROVAL PRIOR TO CONSTRUCTION.

DATE	DESCRIPTION
08/27/2024	Final Review
08/27/2024	Final Review
08/27/2024	Final Review
08/27/2024	Final Review
08/27/2024	Final Review
08/27/2024	Final Review
08/27/2024	Final Review
08/27/2024	Final Review
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08/27/2024	Final Review
08/27/2024	Final Review

