Sanitary and Water

For the purposes of the proposed development, the sanitary and water systems shall be designed and constructed to meet the requirements of the City and County of Denver, Colorado, and the State of Colorado.

1. The sanitary sewer system shall be designed to accommodate the anticipated future development of the site.
2. The water supply system shall be designed to meet the water demands of the proposed development.
3. The sanitary sewer system shall be designed to accommodate the anticipated future development of the site.
4. The water supply system shall be designed to meet the water demands of the proposed development.

HARRIS KOCHE R SMITH

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SANITARY AND WATER
OPEN SPACE CONCEPTS: continued

A. Open Space Management

The open space in the development is intended to be used by members of the public for recreation and enjoyment. The open space is designed to provide a variety of recreational opportunities, including hiking trails, picnic areas, and open grassy spaces for outdoor activities.

B. Open Space Planning

The open space in the development is to be planned and managed to ensure that it is used effectively and efficiently. The open space is designed to accommodate the needs of the community and to provide a place for residents to relax and enjoy nature.

C. Open Space Protection

The open space in the development is to be protected and preserved for future generations. The open space is designed to be accessible to the public, and to provide a place for education and recreational activities.

D. Open Space Management

The open space in the development is to be managed by a management plan that is approved by the City of Denver. The management plan is designed to ensure that the open space is used in an appropriate manner, and to protect the natural resources of the area.

E. Open Space Maintenance

The open space in the development is to be maintained by the City of Denver. The maintenance is designed to keep the open space in good condition, and to ensure that it is usable for the public.

F. Open Space Access

The open space in the development is to be accessible to the public. The access is designed to provide safe and convenient entry to the open space, and to ensure that it is usable for all members of the community.
### DEVELOPMENT CONCEPTS: LAND USE BREAKDOWN

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>50.1%</td>
</tr>
<tr>
<td>Commercial</td>
<td>25.0%</td>
</tr>
<tr>
<td>Industrial</td>
<td>14.5%</td>
</tr>
<tr>
<td>Institutional</td>
<td>3.5%</td>
</tr>
<tr>
<td>Public</td>
<td>7.3%</td>
</tr>
</tbody>
</table>

#### Sources

- [Lowry Vista General Development Plan](Link)
- [Project 2007-0463](Link)
- [Intersection of East Alameda Avenue at Xenia Street, Clinton and Dayton Street](Link)
- [Located in the SE QTR of Sect 9, SW QTR of Sect 10, NW QTR of Sect 15, NE QTR of Sect 15, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado](Link)

#### Notes

- Development concepts forLowry Vista General Development Plan, Project 2007-0463, Intersection of East Alameda Avenue at Xenia Street, Clinton and Dayton Street, located in the SE QTR of Sect 9, SW QTR of Sect 10, NW QTR of Sect 15, NE QTR of Sect 15, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.
- Development concepts are for Lowry Vista General Development Plan, Project 2007-0463, Intersection of East Alameda Avenue at Xenia Street, Clinton and Dayton Street, located in the SE QTR of Sect 9, SW QTR of Sect 10, NW QTR of Sect 15, NE QTR of Sect 15, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

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**DEVELOPMENT CONCEPTS, continued**
LEGEND

PROPERTY LINE

EXISTING FLOWAGE EASEMENT

MAJOR ARTERIAL STREET

COLLECTOR STREET

ZONE DISTRICT BOUNDARY

EXISTING RTD BUS STOPS

EXISTING RTD BUS ROUTES

EXISTING CONDITIONS, CONTINUED

LOWRY VISTA GENERAL DEVELOPMENT PLAN, PROJECT 2007-0483, INTERSECTION OF EAST ALAMEDA AVENUE AT XENIA STREET, CLINTON AND DAYTON STREET LOCATED IN THE NE QTR OF SECT 9, SW QTR OF SECT 10, NW QTR OF SECT 15, NE QTR OF SECT 16, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

CITY AND COUNTY OF DENVER, STATE OF COLORADO
PHASING AND IMPLEMENTATION

The land use of the development will be determined and constructed in the following order in any phase:

1. Improvements and actions
2. Infrastructure
3. Environmental assessment
4. Construction
5. Development

There are six phases that will comprise the project, each with its own distinct purposes and actions.

**Phase 1:**
- 0-2 years: Infrastructure - West Parcel
- 2-3 years: Environmental evaluation
- 3-4 years: Environmental review
- 4-5 years: Infrastructure - East Parcel

**Phase 2:**
- 5-10 years: Environmental assessment
- 10-15 years: Development and construction

The development plan includes a comprehensive process designed to ensure the orderly and efficient development of the area.

**LEGEND**
- Property Line
- Proposed Roads
- Existing Fawnage Easement
- Proposed Fawnage Easement

**PHASING PLAN**

**LOWRY VISTA**

LOWRY VISTA GENERAL DEVELOPMENT PLAN, PROJECT 2007-0483, INTERSECTION OF EAST ALAMEDA AVENUE AT XENIA STREET, CLINTON AND DAYTON STREET LOCATED IN THE SE QTR OF SECT 9, SW QTR OF SECT 10, NW QTR OF SECT 15, NE QTR OF SECT 16, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO