CHERRY CREEK CENTRE

PRELIMINARY DEVELOPMENT PLAN

PART OF THE EAST HALF OF SECTION 24, TOWNSHIP 5 SOUTH,RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

PATH: J:\JOB\266\CADD\Annotation\CDM\
DRAWING NAME: PDP1.DWG
PLOTTING VIEW: NONE
DESIGNER: NONE PROJ. MGR: NONE

LEGAL DESCRIPTION

PART OF THE EAST HALF OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: CONSIDERING THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER OF SECTION 24 AS BEARING N00°04'52"E AS MONUMENTED ON THE NORTH BY A 2 1/2" CAPPED MONUMENT STAMPED "AE&S, SEC 24, C 1/4, T5S, R67W, 6TH P.M. 1998, LS 14108" AND ON THE SOUTH BY A 3 1/2" ALUMINUM CAPPED MONUMENT IN RANGE BOX. CAP IS UNREADABLE, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SECTION 24, THENCE N00°04'52"E ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 24, A DISTANCE OF 71.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF ARAPAHOE ROAD AS RECORDED AT RECEPTION NO. A9084189; THENCE N00°04'52"E AND CONTINUING ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER OF SECTION 24, A DISTANCE OF 1246.67 FEET; THENCE LEAVING SAID WEST LINE THE FOLLOWING FOUR (4) COURSES:

1. S89°55'08"E, A DISTANCE OF 228.47 FEET;
2. N33°30'52"E, A DISTANCE OF 278.54 FEET;
3. N02°28'51"W, A DISTANCE OF 404.27 FEET;
4. N17°51'17"E, A DISTANCE OF 356.18 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST CALEY AVENUE;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, THE FOLLOWING THIRTEEN (13) COURSES:

1. S89°55'08"E, A DISTANCE OF 204.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE;
2. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N00°20'22"E, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 40°28'16", A DISTANCE OF 423.81 FEET;
3. N49°52'06"E, A DISTANCE OF 101.46 FEET TO THE BEGINNING OF A TANGENT CURVE;
4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 39°51'40", A DISTANCE OF 295.68 FEET;
5. N89°43'47"E, A DISTANCE OF 79.09 FEET;
6. N04°49'08"E, A DISTANCE OF 6.21 FEET TO THE BEGINNING OF A NON-TANGENT CURVE,
7. ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS S04°49'08"W, HAVING A RADIUS OF 537.68 FEET, A CENTRAL ANGLE OF 03°32'04", A DISTANCE OF 33.17 FEET;
8. N89°43'30"E, A DISTANCE OF 379.35 FEET;
9. S89°27'42"E, A DISTANCE OF 196.56 FEET TO THE BEGINNING OF A NON-TANGENT CURVE,
10. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N01°01'30"W, HAVING A RADIUS OF 620.00 FEET, A CENTRAL ANGLE OF 17°41'34", A DISTANCE OF 191.45 FEET;
11. N71°59'08"E, A DISTANCE OF 82.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE,
12. ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S17°09'51"E, HAVING A RADIUS OF 552.26 FEET, A CENTRAL ANGLE OF 17°18'18", A DISTANCE OF 166.80 FEET;
13. N89°43'30"E, A DISTANCE OF 93.00 FEET;

THENCE S00°06'07"W, A DISTANCE OF 262.15 FEET;
THENCE S89°51'29"E, A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 24;
THENCE S00°06'01"W ALONG SAID EAST LINE, A DISTANCE OF 2341.76 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ARAPAHOE ROAD;
THENCE S89°47'07"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1235.42 FEET TO A PARCEL OF LAND RECORDED AT BOOK 1737, PAGE 330 OF THE ARAPAHOE COUNTY RECORDS;
THENCE ALONG THE EAST, NORTH, AND WEST LINES OF SAID PARCEL OF LAND, THE FOLLOWING THREE (3) COURSES:

1. N00°12'46"W, A DISTANCE OF 108.01 FEET;
2. S89°47'08"W, A DISTANCE OF 150.00 FEET;
3. S00°12'46"E, A DISTANCE OF 108.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ARAPAHOE ROAD;

THENCE S89°47'07"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1272.83 FEET TO THE POINT OF BEGINNING,

EXCEPT THE RIGHT-OF-WAY FOR SOUTH POTOMAC STREET, PREVIOUSLY INCLUDED WITHIN THE BOUNDARY OF THE CITY OF CENTENNIAL,

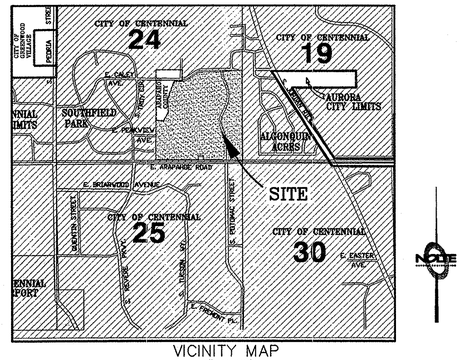
CONTAINING A CALCULATED AREA OF 132.138 ACRES. (GROSS AREA OF 138.275 ACRES INCLUDING POTOMAC STREET.) (THE "PROPERTY")

BASIS OF BEARINGS:

BASED ON ARAPAHOE COUNTY HORIZONTAL CONTROL NETWORK AND CONSIDERING THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 24 AS BEARING N00 °04'52"E AS MONUMENTED ON THE NORTH BY A 2 1/2" CAPPED MONUMENT STAMPED "AE&S, SEC 24, C 1/4, T5S, R67W, 6TH P.M. 1998, LS 14108" AND ON THE SOUTH BY A 3 1/2" ALUMINUM CAPPED MONUMENT IN RANGE BOX. CAP IS UNREADABLE, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BENCHMARK:

A 3-1/2" BRASS CAP SET IN THE TOP OF A CONCRETE POST, APPROXIMATELY 400 FEET SOUTH OF THE NORTH LINE OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 66 WEST OFF OF JORDAN ROAD, ARAPAHOE COUNTY, COLORADO. ELEVATION = 5700.23 NGVD 1929. BENCHMARK IDENTIFIER: J54, 1934 USC&GS.



VICINITY MAP
1"=2000'

NOTE

SIGNATURE OF LANDOWNER:

STONE RIDGE CAPITAL, L.L.C.
A DELAWARE LIMITED LIABILITY COMPANY
MAILING ADDRESS OF THE COMPANY:
27500 SOUTH COW CREEK ROAD
MILLVILLE, CA 96062

BY: Steven P. Tetrick
NAME: STEVEN P. TETRICK
TITLE: MANAGING MEMBER

SIGNATURE OF LANDOWNER:

CASTLE-PRIM, L.L.C.
A DELAWARE LIMITED LIABILITY COMPANY
MAILING ADDRESS OF THE COMPANY:
P.O. BOX 12219
ZEPHYR COVE, NV 89448

BY: Steven P. Tetrick
NAME: STEVEN P. TETRICK
TITLE: AUTHORIZED AGENT

SIGNATURE OF LANDOWNER:

STEVEN P. TETRICK
MAILING ADDRESS:
27500 SOUTH COW CREEK ROAD
MILLVILLE, CA 96062

BY: Steven P. Tetrick
NAME: STEVEN P. TETRICK
TITLE: MANAGING MEMBER

SIGNATURE OF LANDOWNER:

PRIMARY LEARNING, LLC
A COLORADO LIMITED LIABILITY COMPANY
MAILING ADDRESS OF THE COMPANY:
13331 E. EUCLID PLACE
CENTENNIAL, CO 80111

PHYSICAL ADDRESS OF THE PROPERTY:
13331 E. EUCLID PLACE
CENTENNIAL, CO 80111

BY: Robert C. Tagliani
NAME: BOB TAGLIANI
TITLE: MANAGING MEMBER

SIGNATURE OF LANDOWNER:

SAFEWAY ROCKY MOUNTAIN FEDERAL CREDIT UNION
A FEDERALLY CHARTERED CREDIT UNION COMPANY
MAILING ADDRESS OF THE COMPANY:
13133 E. ARAPAHOE ROAD
CENTENNIAL, CO 80112

PHYSICAL ADDRESS OF THE PROPERTY:
13133 E. ARAPAHOE ROAD
CENTENNIAL, CO 80112

BY: Denise Hall
NAME: DENISE HALL
TITLE: VICE PRESIDENT, OPERATIONS

CERTIFICATE OF OWNERSHIP

I Steve Tetrick HEREBY AFFIRM THAT I, TOGETHER WITH THE OTHER OWNERS IDENTIFIED ON THIS PDP, AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS CHERRY CREEK CENTRE, CASE # LU-0204-004

Steven P. Tetrick
OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF COLORADO
S.S.
COUNTY OF DENVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF January, 2003 BY Steven P. Tetrick (NAME) AS owner of ~~(TITLE) OF~~ record AN AUTHORIZED SIGNATORY.

BY Carla J. Jones
NOTARY PUBLIC

WITNESS MY HAND AND SEAL

950 17th St. Ste. 1600
ADDRESS

MY COMMISSION EXPIRES 10-18-06

Denver CO 80202
CITY STATE ZIP CODE

CITY OF CENTENNIAL CITY COUNCIL

APPROVED BY THE CITY OF CENTENNIAL CITY COUNCIL THIS 15TH DAY OF AUGUST A.D. 2002

MAYOR: [signature]

ATTEST: Patricia Reed

PLANNING AND ZONING COMMISSION RECOMMENDATION

NOT [redacted]/RECOMMENDED BY THE CITY OF CENTENNIAL PLANNING AND ZONING COMMISSION, THIS 25TH DAY OF June A.D. 2002

CHAIR: [signature]

THIS PLAN OR PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT 1:37 (A.M./P.M.) ON THE 17th DAY OF November A.D., 2003 IN BOOK 252, PAGE 71-73, MAP _____, RECEPTION NO. B3246402

COUNTY CLERK AND RECORDER
Nancy K Bakes
BY Rita Shaw
DEPUTY

NOT COMPARED
State of Colorado } s.s.
County of Arapahoe
An instrument of which this is a purported duplicate was filed in my office this 14th day of Nov. 2003
Nancy K Bakes
County Clerk

NO.	BY	DATE	REVISIONS:
1	MWB	4/22/02	SUBMITTED
2	MWB	5/17/02	ADDRESS REFERRAL COMMENTS
3	MWB	6/5/02	ADD GROSS AREA/OPEN SPACE
4	MWB	6/13/02	DELETE DESIGN GUIDELINE REF.
5	MWB	7/24/02	ADDRESS STAFF & ATTY COMMENTS.
6	MWB	8/19/02	DENSITY REVISIONS PER COUNCIL COMMENTS.

NOLTE
BEYOND ENGINEERING
7000 SOUTH YOSEMITE ST., SUITE 200, ENGLEWOOD, CO. 80112
303.220.1001 TEL 303.220.9001 FAX WWW.NOLTE.COM

SHEET NUMBER 1 OF 3

JOB NUMBER DV1266

PROJECT NO. LU-0204-004

XREF:BOP7B

CHERRY CREEK CENTRE

PRELIMINARY DEVELOPMENT PLAN

PART OF THE EAST HALF OF SECTION 24, TOWNSHIP 5 SOUTH,RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

SERVER: NONE SERVICE: NONE
PATH: N:\dv1266\CADD\Annexation\CIVIL\
DRAWING NAME: PDP2.DWG
PLOTTING VIEW: NONE
DESIGNER: NONE PROJ. MGR: NONE

STATEMENT OF INTENT

THIS PRELIMINARY DEVELOPMENT PLAN (PDP) IS PREPARED IN ACCORDANCE WITH THE CITY OF CENTENNIAL ZONING REGULATIONS.
THIS PDP WILL SUPERSEDE AND/OR INCORPORATE HEREIN THE PRELIMINARY DEVELOPMENT PLAN AND FINAL DEVELOPMENT PLANS PREVIOUSLY APPROVED BY ARAPAHOE COUNTY PRIOR TO THE ANNEXATION OF THE PROPERTY GOVERNED BY THIS PDP. ONCE APPROVED BY THE CITY OF CENTENNIAL, THIS PDP SHALL BECOME THE GOVERNING ZONING DOCUMENT WHICH SUPERSEDES THE FOLLOWING PDP AND FINAL DEVELOPMENT PLAN PREVIOUSLY GOVERNING THIS AREA :

CASTLEWOOD PRELIMINARY DEVELOPMENT PLAN (ARAPAHOE COUNTY FILE NO. A81-029)
CASTLEWOOD FILING 1 FINAL DEVELOPMENT PLAN (ARAPAHOE COUNTY FILE NO. P81-054)

THE FOLLOWING APPROVED FINAL DEVELOPMENT PLANS SHALL REMAIN IN FULL FORCE AND EFFECT AND INCORPORATED WITHIN THIS PDP. BY APPROVAL OF THIS PDP, THE CITY OF CENTENNIAL APPROVES THE FOLLOWING FINAL DEVELOPMENT PLANS.

LOT 2, BLOCK 4 CASTLEWOOD FILING NO. 5 (ARAPAHOE COUNTY FILE NO. P98-176)
CASTLEWOOD FILING NO. 6, LOTS 2, 3, 4, 6 (ARAPAHOE COUNTY FILE NO. P99-093)
CASTLEWOOD FILING NO. 7 - ARAPAHOE TECH CENTER (ARAPAHOE COUNTY FILE NO. A01-015)
CASTLEWOOD FILING NO. 9/PRIMROSE SCHOOL (ARAPAHOE COUNTY FILE NO. P00-188)

IN THE EVENT THERE IS A CONFLICT IN DEVELOPMENT STANDARDS BETWEEN THE APPROVED FINAL DEVELOPMENT PLANS AND THIS PDP, THE APPROVED FINAL DEVELOPMENT PLANS SHALL CONTROL FOR THEIR APPLICABLE AREA.

COMMUNITY VISION FOR CHERRY CREEK CENTRE

THE GOAL OF CHERRY CREEK CENTRE IS TO CREATE AN INTEGRATED COMMUNITY WITH HOUSING, WORKPLACES, SHOPPING AND RECREATION USES. CHERRY CREEK CENTRE ASPIRES TO BE A COHESIVE COMMUNITY WHERE A MIX OF USES ARE ALLOWED IN ALL DISTRICTS EXCEPT FOR THE NEIGHBORHOOD EDGE DISTRICT, WHICH IS LIMITED TO SINGLE FAMILY DETACHED HOMES, AND THE OPEN SPACE DISTRICT, WHICH DOES NOT INCLUDE HABITABLE BUILDINGS. CHERRY CREEK CENTRE WILL BE A TRUE NEIGHBORHOOD COMMUNITY ACCOMMODATING A RANGE OF BUILDING TYPES AND USES, AND CAPABLE OF EVOLVING AS NEW USES AND PATTERNS OF LIVING EMERGE.

GUIDING COMMUNITY PRINCIPLES INCLUDE:
COMPACT STREET DESIGN
PEDESTRIAN-ORIENTATION
INTERCONNECTED STREETS AND LANES
PROVISION FOR PUBLIC TRANSIT
A DIVERSE MIX OF ACTIVITIES AND USES: RESIDENCES, CIVIC USES, SHOPS, WORKPLACES AND PARKS
POSSIBLE CIVIC BUILDING/S, SUCH AS FOR CENTENNIAL, SITED IN A PROMINENT LOCATION
OPEN SPACES, PARKS, PLAYGROUNDS, PLAZAS, SQUARES, AND NATURAL CORRIDORS THROUGHOUT
CREATION OF A SENSE OF PLACE THROUGH THE USE OF A SELECTIVE PALETTE OF MATERIALS, COLORS AND FORMS, WHILE ALLOWING SOME FREEDOM IN INDIVIDUAL SENSE OF DESIGN

NOTES:

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE PDP KNOWN AS CHERRY CREEK CENTRE, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

1. AIRPORT INFLUENCE AREA NOTE (EASEMENT/HAZARD EASEMENT)

AN AVIGATION AND HAZARD EASEMENT AFFECTING ALL PROPERTY CONTAINED WITHIN THIS PRELIMINARY DEVELOPMENT PLAN HAS BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENT CAN BE FOUND IN BOOK ____, PAGE ___, OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER.

THE LANDS CONTAINED WITHIN THIS PDP LIE WITHIN THE AIRPORT INFLUENCE AREA, AN AREA WHICH IS LIKELY TO BE AFFECTED BY AIRCRAFT OPERATIONS AND THEIR POTENTIAL NOISE AND/OR CRASH HAZARDS TO A GREATER DEGREE THAN LANDS SITUATED OUTSIDE OF THE INFLUENCE AREA.

ALL LANDS CONTAINED WITH THIS PDP SHALL COMPLY WITH F.A.R. PART 77, "HEIGHT AND OBSTRUCTIONS CRITERIA".

2. NOISE ATTENUATION MEASURES

CHERRY CREEK CENTRE IS LOCATED WITHIN THE BUFFER ZONE BUT OUTSIDE THE 55 LDN. ALL RESIDENTIAL UNITS WITHIN CHERRY CREEK CENTRE MUST ACHIEVE AN INTERIOR NOISE LEVEL OF 45 LDN THROUGH NOISE ATTENUATION MEASURES. AT A MINIMUM, NOISE ATTENUATION MEASURES FOR ALL RESIDENTIAL UNITS SHALL INCLUDE DOUBLE PANE WINDOWS, AIR CONDITIONING UNITS, AND INSULATION AT A RATING TYPICALLY EMPLOYED TO REDUCE NOISE.

3. DRAINAGE MASTER PLAN NOTE

THE POLICY OF THE CITY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

1) DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN COMPLETED BY FARNSWORTH AND POLK, DATED JUNE 26, 1998, LATEST REVISION NOVEMBER 3, 1999.

2) DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGE WAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUT FALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGE WAY. THE CITY OF CENTENNIAL WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFF SITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE CITY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE CITY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.

3) EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGE WAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGE WAY PLANS (SECTION 3.3.2 OF THE CENTENNIAL DRAINAGE CRITERIA MANUAL) OR AS REQUIRED BY THE CITY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

4. DRAINAGE MAINTENANCE

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION IMPROVEMENTS AGREEMENT(S). REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. THE CITY OF CENTENNIAL SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE CITY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

5. EMERGENCY ACCESS

EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

6. LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PROPERTY, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN THE CITY OF CENTENNIAL IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED STREET ISLANDS, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN THE CITY OF CENTENNIAL, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

7. SIGHT TRIANGLE MAINTENANCE

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

8. STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAN WILL NOT BE MAINTAINED BY THE CITY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE CITY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE. CITY MAINTENANCE SHALL NOT BE EXTENDED TO LANDSCAPED STREET ISLANDS.

9. MAINTENANCE EASEMENT

A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS IF ONE STRUCTURE IS BUILT ON THE LOT LINE. IN ORDER TO MAINTAIN STRUCTURE WITH THE ZERO SIDE SETBACK, A MAINTENANCE EASEMENT MAY BE REQUIRED ON THE ADJACENT LOT TO ENABLE MAINTENANCE TO BE PERFORMED ON SAID STRUCTURE FROM THE ADJOINING PROPERTY. EACH LOT OWNER AGREES TO ALLOW ADJACENT LOT OWNERS ACCESS ACROSS THEIR LOT; WITHIN FIVE FEET OF THE COMMON LOT LINE, AS MAY BE NEEDED TO MAINTAIN AND REPAIR THE ADJACENT OWNER'S PRINCIPAL STRUCTURE. EACH ADJACENT OWNER AGREES TO REPAIR ANY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNER'S PROPERTY FROM THE ADJACENT OWNERS USE OF THIS MAINTENANCE EASEMENT, AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.

10. PARKING REQUIREMENTS

PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1-4600 OF THE CITY OF CENTENNIAL LAND DEVELOPMENT CODE ("LAND DEVELOPMENT CODE"). SHARED PARKING MAY BE ALLOWED SUBJECT TO APPROVAL OF THE DIRECTOR OF LAND USE SERVICES DEPARTMENT.

11. LANDSCAPING

WITHIN CHERRY CREEK CENTRE, WATER CONSERVATION, XERISCAPE AND NATIVE PLANT MATERIALS ARE STRONGLY ENCOURAGED. LANDSCAPING WITHIN CHERRY CREEK CENTRE WILL BE IN TWO GENERAL LANDSCAPING ZONES:

1) THE INFORMAL NATIVE LANDSCAPING ZONES WILL BE PLANNED FOR ENVIRONMENTAL AREAS SUCH AS DRAINAGE OR AREAS THAT WILL OTHERWISE BE LEFT UNDEVELOPED. NATIVE LANDSCAPING MAY BE USED WHERE SUCH AREAS EXCEED 50 FEET IN DEPTH AND WHERE THE USE OF NATIVE PLANTS WILL ENHANCE THE CHARACTER OF ADJACENT PARCELS. SUCH LANDSCAPING SHOULD BE DESIGNED TO MAKE A SMOOTH TRANSITION INTO MORE FORMAL PLANTINGS.

2) THE FORMAL LANDSCAPING ZONES WILL BE REQUIRED NEAR AND AROUND BUILDINGS AND PARKING AREAS. NATIVE AND ADAPTED PLANT MATERIALS, SUCH AS ORNAMENTAL GRASSES, ARE ALSO ENCOURAGED IN THE FORMAL LANDSCAPE, BUT A MORE MANICURED LANDSCAPE CHARACTER SHOULD BE MAINTAINED IN THIS ZONE.

IN ACCORDANCE WITH SECTION 1-4800 OF THE LAND DEVELOPMENT CODE, A LANDSCAPING PLAN SHALL BE COMPLETED FOR EVERY FINAL DEVELOPMENT PLAN.

12. LIGHTING, SIGNAGE AND FENCING

THERE WILL BE A COORDINATED APPROACH TO LIGHTING, SIGNAGE AND FENCING WITHIN CHERRY CREEK CENTRE THROUGH RECOGNITION OF THE DIFFERENT LAND USE DISTRICTS.

ALL LIGHTING SHALL COMPLY WITH SECTION 1-4700 OF THE LAND DEVELOPMENT CODE. ALL SIGNAGE SHALL COMPLY WITH SECTION 1-3700 OF THE LAND DEVELOPMENT CODE. ALL FENCING SHALL COMPLY WITH SECTION 1-4200 OF THE LAND DEVELOPMENT CODE. EVERY FINAL DEVELOPMENT PLAN WILL INCLUDE LIGHTING, SIGNAGE AND FENCING PLANS AND DETAILS.

13. PUBLIC LAND DEDICATION FOR PARK PURPOSES:

THE CALCULATED PARK DEDICATION REQUIREMENT WILL BE DETERMINED AND BE REQUIRED FOR ALL APPLICABLE FINAL PLAT(S) IN ACCORDANCE WITH SECTION 2-100. THE PUBLIC LAND DEDICATION REQUIREMENT MAY BE SATISFIED BY ONE OR MORE OF THE FOLLOWING:

1) DEDICATION OF PUBLIC LAND TO AN APPROPRIATE PUBLIC ENTITY;
2) DEDICATION OF PRIVATE LAND TO THE HOMEOWNER'S ASSOCIATION FOR CHERRY CREEK CENTRE; OR
3) PAYMENT TO THE CITY FOR CASH-IN-LIEU OF THE PUBLIC PARK DEDICATION REQUIREMENT.

14. EAST CALEY AVENUE.

THE FUTURE TREATMENT OF EAST CALEY AVENUE, EAST OF SOUTH POTOMAC STREET INCLUDING RIGHTS-OF-WAY AND/OR EASEMENTS SHALL COMPLY WITH THE CITY OF CENTENNIAL'S ROADWAY DESIGN STANDARDS AND MASTER THOROUGHFARE PLAN.

15. USE STANDARDS

TOWN CENTRE DISTRICT:
THIS IS THE HEART OF CHERRY CREEK CENTRE; THE DENSEST, MOST FULLY MIXED-USE PART OF THE COMMUNITY. NO PART OF CHERRY CREEK CENTRE IS FURTHER THAN 1/3 MILE FROM THE TOWN CENTRE, AND MOST OF IT IS WITHIN ¼ MILE. LAND USES INCLUDE RETAIL, RESTAURANTS, AUTOMOBILE SERVICE FACILITIES, AND OFFICES. CENTENNIAL CIVIC USES, SUCH AS THE CITY HALL OR CITY RECREATION CENTER WOULD BE A WELCOME ADDITION TO THE TOWN CENTRE.

WORKPLACE DISTRICT:
THIS DISTRICT PRIMARILY CONSISTS OF WORKPLACE USES, INCLUDING OFFICES, SCIENTIFIC RESEARCH AND DEVELOPMENT FACILITIES, MEDICAL OFFICES AND RELATED USES SUCH AS DINING AREAS AND HEALTH AND RECREATIONAL FACILITIES. EXISTING DEVELOPMENT WITHIN THE DISTRICT INCLUDES FLEX OFFICE BUILDINGS.

A. TOWN CENTRE - RETAIL/MIXED USE DISTRICTAND WORKPLACE DISTRICT
USES PERMITTED BY RIGHT

ACCESSORY AND SUPPORT USES AND BUILDINGS;
ADMINISTRATIVE AND EXECUTIVE OFFICES;
BANKS, FINANCIAL INSTITUTIONS AND SERVICES, WITH OR WITHOUT DRIVE-UP FACILITIES;
CONSULTING SERVICE OFFICES (BUSINESS AND PROFESSIONAL);
DESIGN PROFESSIONS (ARCHITECT, PLANNER, ETC.);
EDUCATION AND RELATED FACILITIES;
INDOOR EDUCATIONAL TRAINING FACILITIES (FOR WORKPLACE);
INSURANCE AND INVESTMENT OFFICES, ETC.;
MEDICAL AND DENTAL OFFICES;
NURSERY SCHOOLS AND DAY CARE CENTERS;
OPEN SPACE, PARKS, PLAYGROUNDS, AND SIMILAR FACILITIES;
PARKING LOTS AND PARKING STRUCTURES;
PRIVATE CLUBS, HEALTH AND ATHLETIC CLUBS;
PUBLIC AND PRIVATE RECREATIONAL AREAS AND USES;
PUBLIC AND PRIVATE TRANSPORTATION FACILITIES;
PUBLIC AND PRIVATE UTILITIES;
RESTAURANTS AND OTHER EATING AND DRINKING ESTABLISHMENTS, WITH OR WITHOUT DRIVE UP FACILITIES;
RECREATIONAL FACILITIES INCLUDING: TENNIS CLUB, SKATING FACILITY INCLUDING ROLLER SKATING, SKATE BOARDING, AND ICE SKATING; RACQUET SPORTS FACILITY (INCLUDING HANDBALL OR RACQUETBALL COURT);
SCIENTIFIC AND TECHNICAL RESEARCH AND DEVELOPMENT FACILITIES;

A1. TOWN CENTRE - RETAIL/MIXED USE DISTRICT ONLY
USES PERMITTED BY RIGHT

ALL USES SHOWN IN SECTION A ABOVE PLUS:
AUTOMOBILE SERVICE STATIONS WITH GASOLINE PUMPS (NOT INCLUDING BODY WORK);
BEAUTY SALON/BARBER SHOP;
CHURCHES AND CHURCH SCHOOLS;
MOTELS AND HOTELS, WITH CONVENTION OR BANQUET FACILITIES;
RETAIL SALES;
SHOPPING CENTERS;
SUPERMARKETS AND SPECIALTY FOOD STORES;
THEATERS, INDOOR
VETERINARY CLINICS AND HOSPITALS;

USES NOT SPECIFICALLY LISTED ABOVE MAY BE PERMITTED IF, IN THE OPINION OF THE CITY'S DIRECTOR OF THE LAND USE SERVICES DEPARTMENT, THEY:
1) ARE SIMILAR IN CHARACTER TO THE PERMITTED USES IN THESE DISTRICT; AND
2) ARE IN CONFORMANCE WITH THE INTENT OF THESE DISTRICTS.

A2. WORKPLACE DISTRICT ONLY
USES PERMITTED BY RIGHT

ALL USES SHOWN IN SECTION A ABOVE, PLUS:
PRODUCT DISTRIBUTION AND STORAGE FACILITIES;

USES NOT SPECIFICALLY LISTED ABOVE MAY BE PERMITTED IF, IN THE OPINION OF THE CITY'S DIRECTOR OF THE LAND USE SERVICES DEPARTMENT, THEY:
1) ARE SIMILAR IN CHARACTER TO THE PERMITTED USES IN THESE DISTRICT; AND
2) ARE IN CONFORMANCE WITH THE INTENT OF THESE DISTRICTS.

B. TOWN CENTRE - RETAIL/MIXED USE DISTRICT
AND WORKPLACE DISTRICT
PROHIBITED USES

THE FOLLOWING USES ARE PROHIBITED:
AMBULANCE SERVICES;
HEAVY EQUIPMENT RENTAL;
BULK FUEL SALES;
BINGO ESTABLISHMENTS, SOCIAL GAMING OUTLETS;
CHECK CASHING SERVICES (AS A PRIMARY USE);
FUNERAL HOMES/MORTUARIES;
MOTOR VEHICLES, RECREATIONAL VEHICLE DEALERS - INCLUDING AUTOMOBILES, AIRCRAFT, BOATS, CAMPERS, MOBILE HOMES, TRUCKS, TRAILERS, HEAVY EQUIPMENT, CONSTRUCTION EQUIPMENT, AND FARM IMPLEMENTS;
PAWN SHOPS AND USED MERCHANDISE -- ALL TYPES;
WHOLESALE AND COMMERCIAL HEATING, PLUMBING, ELECTRICAL, LUMBER AND BUILDING EQUIPMENT AND MATERIALS DEALERS;
RACE TRACK;
ADULT BOOKSTORE;
ADULT ENTERTAINMENT FACILITY

RESIDENTIAL DISTRICT 1:
THIS DISTRICT CONSISTS PRINCIPALLY OF SINGLE-FAMILY DETACHED HOUSES AND ATTACHED TOWNHOUSES WITHIN OUTBUILDINGS PERMITTED. TOWNHOUSES COULD BE LOCATED ALONG POTOMAC STREET, AWAY FROM THE ALGONQUIN NEIGHBORHOOD. CARRIAGE HOUSES (SITUATED ABOVE DETACHED GARAGES) MAY BE BUILT TO PROVIDE EXTRA SPACE FOR THE MAIN HOUSE. FRONTAGES MAY INCLUDE PORCHES, LOW FENCES AND SMALL LAWNS.

C. RESIDENTIAL DISTRICT 1
PERMITTED USES

SINGLE-FAMILY ATTACHED DWELLING UNIT;
SINGLE-FAMILY DETACHED DWELLING UNIT;
ANY COMBINATION OF THE ABOVE

RESIDENTIAL DISTRICT 2:
THIS DISTRICT MAY INCLUDE APARTMENTS/CONDOMINIUMS, ATTACHED TOWNHOUSE, AND/OR SINGLE FAMILY DETACHED HOUSES. IF APARTMENTS/CONDOMINIUMS ARE CONSTRUCTED, THEY SHOULD BE LOCATED TOWARDS THE SOUTHERN PORTION OF THE DISTRICT, TO PROVIDE A BUFFER BETWEEN VALLEY COUNTRY CLUB ESTATES RESIDENTS TO THE NORTH.

D. RESIDENTIAL DISTRICT 2
PERMITTED USES

SINGLE-FAMILY ATTACHED DWELLING UNIT;
SINGLE-FAMILY DETACHED DWELLING UNIT;
MULTI FAMILY ATTACHED DWELLING UNIT;
PRIVATE RECREATIONAL FACILITY;
ANY COMBINATION OF THE ABOVE

NEIGHBORHOOD EDGE DISTRICT:
THE NEIGHBORHOOD EDGE DISTRICT IS INTENDED TO PROVIDE A TRANSITION TO THE EXISTING ALGONQUIN RESIDENTIAL NEIGHBORHOOD. ONLY SINGLE FAMILY DETACHED HOMES WILL BE ALLOWED, LOTS WILL BE LARGER THAN THE RESIDENTIAL DISTRICT 1. THE NEIGHBORHOOD EDGE DISTRICT INCLUDES THE EXISTING DRAINAGE EASEMENT RUNNING FROM THE SOUTHEAST CORNER OF THE SITE NORTH AND THEN WEST TO THE DETENTION BASIN AT THE SOUTHWEST CORNER OF EAST CALEY AVENUE AND SOUTH POTOMAC STREET.

E. NEIGHBORHOOD EDGE DISTRICT
PERMITTED USES

SINGLE-FAMILY DETACHED DWELLING UNIT

EXISTING ZONING: MU - PUD

PROPOSED ZONING: MU - PUD -- ALL DISTRICTS

PROJECT NO. LU-0204-004

XREF:PDPTB

NO.	BY	DATE	REVISIONS:
1	MWB	4/22/02	SUBMITTED
2	MWB	5/17/02	ADDRESS REFERRAL COMMENTS
3	MWB	6/5/02	ADD GROSS AREA/OPEN SPACE
4	MWB	6/13/02	DELETE DESIGN GUIDELINE REF.
5	MWB	7/24/02	ADDRESS STAFF & ATTY COMMENTS.
6	MWB	8/19/02	DENSITY REVISIONS PER COUNCIL COMMENTS.

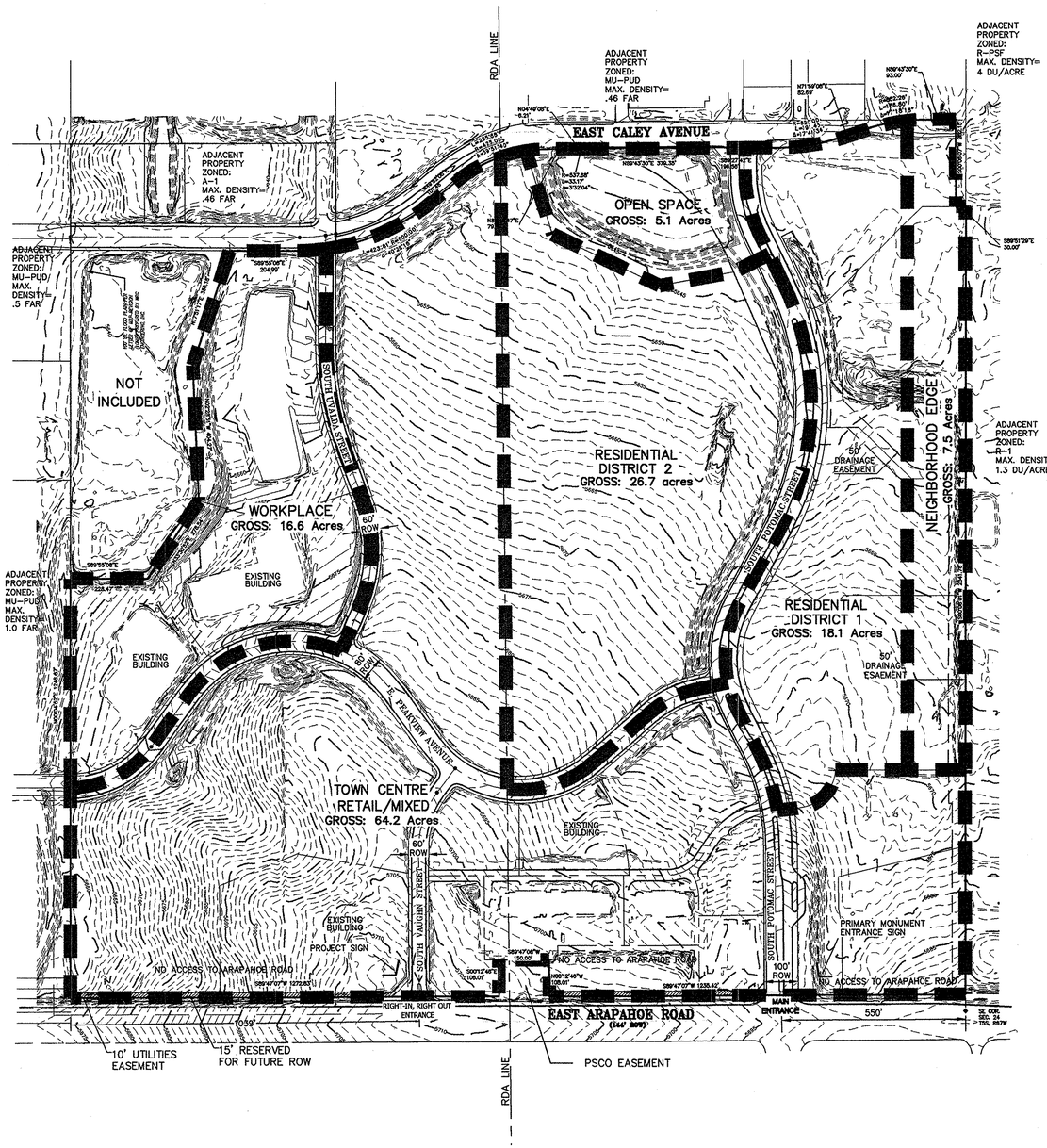
NOLTE
BEYOND ENGINEERING
7000 SOUTH YOSEMITE ST., SUITE 200, ENGLEWOOD, CO. 80112
303.220.1001 TEL 303.220.9001 FAX WWW.NOLTE.COM

JOB NUMBER DV1266

CHERRY CREEK CENTRE

PRELIMINARY DEVELOPMENT PLAN

PART OF THE EAST HALF OF SECTION 24, TOWNSHIP 5 SOUTH,RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO



SITE DATA
DESIGN PRINCIPLES FOR ALL DISTRICTS:

1. VIEW CORRIDORS TO THE WESTERN FOOTHILLS SHOULD BE PRESERVED WHEN POSSIBLE
2. SITE BUILDINGS TO RESPECT THE CHARACTER OF LAND FORMS
3. ON SLOPING SITES, LARGE BUILDINGS SHOULD STEP DOWN WITH THE CONTOURS
4. RETAINING WALLS SHOULD BE UNDER FOUR FEET IN HEIGHT
5. CLUSTER BUILDINGS TO CREATE PEDESTRIAN-ORIENTED SPACES
6. CONSIDER CLIMATIC CONDITIONS SUCH THAT:
   A. BUILDINGS SHOULD BE PLACED TO MINIMIZE SHADING ON NEIGHBORING PROPERTIES
   B. AVOID NORTH-FACING FRONT DOORS
   C. LOADING DOCKS ON THE NORTH SIDE OF BUILDINGS SHOULD BE DISCOURAGED

SITE DATA CHART

	NEIGHBORHOOD EDGE	RESIDENTIAL DISTRICT 1	RESIDENTIAL DISTRICT 2	TOWN CENTRE RETAIL/MIXED	WORKPLACE	OPEN SPACE PARCEL
GROSS LAND AREA (percent of total)	7.5 ACRE (5.4%)	18.1 ACRE (13.1%)	26.7 ACRE (19.3%)	64.2 ACRE (46.5%)	16.6 ACRE (12.0%)	5.1 ACRE (3.7%)
ZONING	MU-PUD	MU-PUD	MU-PUD	MU-PUD	MU-PUD	MU-PUD
PROPOSED USE(S)	SEE NOTE #15	SEE NOTE #15	SEE NOTE #15	SEE NOTE #15	SEE NOTE #15	OPEN SPACE
MAX. DENSITY	3 DU/ACRE	5 DU/ACRE	25 DU/ACRE-FOR MULTI FAMILY 300 UNITS MAXIMUM 10 DU/ACRE - FOR SINGLE FAMILY ATTACHED 5 DU/ACRE - FOR SINGLE FAMILY DETACHED	1.5 FAR	0.5 FAR	N/A
MINIMUM LOT SIZE	10,000 S.F.	5000 S.F.	N/A	N/A	N/A	N/A
MAX. BUILDING HEIGHT (FEET)	35'	35'	50' FOR MULTI-FAMILY STRUCTURES 35' FOR SINGLE FAMILY STRUCTURES	65' *4, *5	50'	N/A
MIN. BUILDING SETBACKS						N/A
FRONT	25'	20' *2	10' *2	10' *3	10'	
REAR	20'	10' *2	10' *2	10'	10'	
REAR ALLEY	0'	4'	4'	4'	4'	
SIDE	10'	10' *2	10' *2	10' *3	10'	
FROM ARAPAHOE ROAD	N/A	N/A	N/A	35'	N/A	
MIN. PARKING SETBACKS						N/A
STREET R.O.W.	10'	10'	10'	10'	10'	
INTERNAL SIDE	8'	8'	8'	8'	8'	
REAR	8'	8'	8'	8'	8'	
MIN. OFF-STREET PARKING	SEE NOTE #10	SEE NOTE #10	SEE NOTE #10	SEE NOTE #10	SEE NOTE #10	N/A
MIN. OPEN SPACE %	20%	20%	20%	20% *1	20%	100%

*1 OPEN SPACE IN THE TOWN CENTRE DISTRICT MAY INCLUDE HARDSCAPE (PLAZAS, SQUARES) AND SOFTSCAPE (LANDSCAPED) SURFACES AND MAY BE COMBINED WITH ADJACENT LOTS

*2 FOR ATTACHED UNITS WITHIN THE RESIDENTIAL DISTRICTS, ZERO FRONT, REAR AND SIDE SETBACKS ARE PERMITTED

*3 FOR THE TOWN CENTRE DISTRICT, ZERO FRONT AND SIDE SETBACKS MAY BE ALLOWED DEPENDING ON LOT CONFIGURATION

*4 FOR THE PARCEL BOUNDED BY SOUTH POTOMAC STREET, RESIDENTIAL DISTRICT 1, NEIGHBORHOOD EDGE DISTRICT, AND EAST ARAPAHOE ROAD, THE MAXIMUM HEIGHT WILL BE 35'

*5 FOR THE PARCEL BOUNDED BY THE WORKPLACE DISTRICT, EAST CALEY AVENUE, RESIDENTIAL DISTRICT #2 AND PEAKVIEW AVENUE, THE MAXIMUM HEIGHT WILL BE 50'

PROJECT NO. LU-0204-004

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303.220.1001 TEL 303.220.9001 FAX WWW.NOLTE.COM

SHEET NUMBER 3

Dv1266

SERVER: NONE SERVICE: NONE
PATH: J:\DV1266\CADD\Annexation\CIVIL\
DRAWING NAME: PDP3.DWG
PLOTTING VIEW: NONE
DESIGNER: NONE PROJ. MGR: NONE

XREFS: PDPTB, exma31102-A, exm, exfo