WAL★MART AT WATERPARK
PRELIMINARY DEVELOPMENT PLAN

LOT 1 AND LOT 2, BLOCK 1, TRACT A. AND TRACT B, WAL★MART AT WATERPARK FILING NO. 1
A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 67
WEST OF THE 6TH P.M., THE CITY, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 26;
THENCE SOUTH 89°28'29" WEST, 1641.79 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, TO THE WEST LINE OF THE EAST HALF, EAST HALF, WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 26, SAID LINE ALSO BEING THE EAST LINE OF SOUTHSHORE SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 92-72915 OF THE THE CITY RECORDS;
THENCE NORTH 00°17'19" WEST, 708.17 FEET, ALONG SAID WEST SECTION LINE AND EAST SUBDIVISION LINE TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00°17'19" WEST, 1,327.15 FEET, ALONG SAID WEST SECTION LINE AND EAST SUBDIVISION LINE TO THE SOUTH RIGHT-OF-WAY LINE OF EAST BRIARWOOD AVENUE AS RECORDED IN BOOK 5015 AT PAGE 602 OF THE THE CITY RECORDS;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES;

1. NORTH 89°42'52" EAST, 114.52 FEET, TO A POINT OF TANGENT CURVATURE;
2. EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS SOUTH 00°17'08" EAST A RADIUS OF 280.00 FEET, THRU A CENTRAL ANGLE OF 29°43'36", AN ARC LENGTH OF 145.27 FEET, WHOSE CHORD BEARS SOUTH 75°25'20" EAST A LENGTH OF 143.65 FEET;
3. SOUTH 60°33'32" EAST, 346.97 FEET, TO A POINT OF TANGENT CURVATURE;
4. EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, THE RADIAL LINE TO THE CENTER POINT BEARS NORTH 29°28'04" EAST, A RADIUS OF 370.00 FEET, THRU A CENTRAL ANGLE OF 29°55'32", AN ARC LENGTH OF 193.25 FEET, WHOSE CHORD BEARS SOUTH 75°31'18" EAST A LENGTH OF 191.06 FEET;
5. NORTH 89°30'56" EAST, 204.92 FEET;

THENCE SOUTH 00°29'04" EAST, 448.46 FEET, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, TO A POINT OF TANGENT CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, THE RADIAL LINE TO THE CENTER POINT BEARS NORTH 89°30'56" EAST A RADIUS OF 220.00 FEET, THRU A CENTRAL ANGLE OF 47°17'39", AN ARC LENGTH OF 181.60 FEET, WHOSE CHORD BEARS SOUTH 24°07'53" EAST A LENGTH OF 176.48 FEET, TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS SOUTH 42°13'17" WEST A RADIUS OF 280.00 FEET, THRU A CENTRAL ANGLE OF 47°17'39", AN ARC LENGTH OF 231.12 FEET, WHOSE CHORD BEARS SOUTH 24°07'53" EAST A LENGTH OF 224.62 FEET; THENCE SOUTH 00°29'04" EAST, 250.52 FEET;

THENCE SOUTH 89°29'07" WEST, 1,108.86 FEET, TO THE TRUE POINT OF BEGINNING.
CONTAINING 1,188,567 SQUARE FEET OR 27.2857 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, BEARING SOUTH 89°28'29" WEST, MONUMENTED BY A 3-1/4" ALUMINUM CAP ON #6 REBAR IN RANGE BOX, STAMPED "KMA LS 19003" AT THE WEST QUARTER CORNER AND A 3-1/4;" ALUMINUM CAP STAMPED "LS 19003" IN MONUMENT BOX AT THE CENTER QUARTER CORNER.

BENCHMARK AND DATUM:

THIS SURVEY IS REFERENCED TO THE EAST 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN. A 3 1/4 ALUMINUM CAP STAMPED "RLS 19003" SET IN RANGE BOX. ELEVATION: 5713.3 (NGVD 29).

STATEMENT OF INTENT:

THIS WAL-MART AT WATERPARK PRELIMINARY DEVELOPMENT PLAN (PDP) IS PREPARED IN ACCORDANCE WITH THE CITY LAND DEVELOPMENT CODE ("LAND DEVELOPMENT CODE"). THIS PDP SUPERSEDES ALL PRELIMINARY DEVELOPMENT PLANS APPROVED BY THE CITY PRIOR TO THE CITY ("THE CITY") ANNEXATION OF THE PROPERTY. THIS PDP SHALL BECOME THE GOVERNING ZONING DOCUMENT FOR THE PROPERTY.

SPECIFIC NOTES:

AIRPORT INFLUENCE AREA NOTE (OFF-SITE IMPROVEMENTS)

TO CARRY OUT ONE OR MORE OF THE FOLLOWING AS MAY BE REQUIRED BY THE CITY COUNCIL:

1. TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATION IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL DEVELOPMENT PLANS.
2. TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR OTHER SPECIAL DISTRICTS IN OFF-SITE ROADWAY IMPROVEMENTS AS NECESSITATED BY THE DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE CITY COUNCIL.
3. TO COMPLETE SUCH OTHER IMPROVEMENTS TO PUBLIC ROADWAYS BROUGHT ABOUT OR IMPACTED BY THIS DEVELOPMENT AS MAY BE DETERMINED BY THE CITY COUNCIL.
4. TO PARTICIPATE AND COOPERATE IN ANY TRANSPORTATION MANAGEMENT PROGRAM AS SPECIFIED IN THE AIRPORT INFLUENCE AREA TRANSPORTATION STUDY, IF SUCH A PROGRAM IS APPROVED AND/OR ADOPTED BY THE CITY COUNCIL.

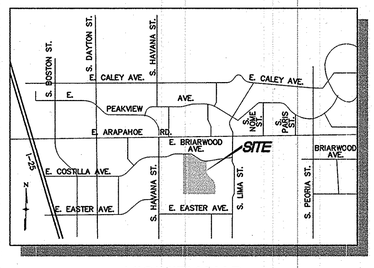
AIRPORT INFLUENCE AREA NOTE (EASEMENT/HAZARD EASEMENT)

AN AVIGATION AND HAZARD EASEMENT AFFECTING ALL PROPERTY CONTAINED WITHIN THIS PDP HAS BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENT CAN BE FOUND IN BOOK _____, PAGE _____, OF THE RECORDS OF THE THE CITY 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 WITHIN THIS PDP SHALL COMPLY WITH F.A.R. PART 77, "HEIGHT AND OBSTRUCTIONS CRITERIA".

CASE NO. LU-0309-009



VICINITY MAP
1" = 2000'

STANDARD NOTES:

THE PROPERTY OWNER(S), DEVELOPER(S) AND OR SUBDIVIDER(S) OF THE PDP KNOW AS WAL-MART AT WATERPARK, THEIR RESPECTIVE SUCCESSORS, HEIRS AND /OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE
IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/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 PROPERTY 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.

DRAINAGE MAINTENANCE
THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENTS. 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 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.

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

LANDSCAPE MAINTENANCE
THE PROPERTY OWNERS OF THIS PDP, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN THE CITY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.

THE PROPERTY OWNERS OF THIS PDP, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN THE CITY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

SIGHT TRIANGLE MAINTENANCE
THE PROPERTY 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.

PUBLIC IMPROVEMENTS NOTE
AFTER FINAL DEVELOPMENT PLAN/FINAL PLAT APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATIONS AND/OR CONDITIONS PRECEDENT, WHICH PROPERTY OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE FINAL DEVELOPMENT PLAN AND/OR FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE PROPERTY OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE CITY COUNCIL PURSUANT TO STATE STATUTE.

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.
2. DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE CITY 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 DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.3.2 OF THE ARAPAHOE DRAINAGE CRITERIA MANUAL) OR AS REQUIRED BY THE CITY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

GENERAL NOTES:

PARKING
PARKING SHALL COMPLY WITH SECTION 1-4600 OF THE THE CITY LAND DEVELOPMENT CODE.

LANDSCAPING
IN ACCORDANCE WITH SECTION 1-4802, THIS PDP DEFINES THE LANDSCAPING REQUIREMENTS FOR THE PROPERTY SUBJECT TO THIS PDP. ALL FINAL DEVELOPMENT PLANS SUBJECT TO THIS PDP WILL COMPLY WITH SECTION 1-4800 OF THE CENTENNIAL LAND DEVELOPMENT CODE. THE DETENTION POND ON THE WAL-MART AT WATERPARK WILL BE CONSIDERED A LANDSCAPED AREA AND WILL COUNT TOWARDS THE MINIMUM OPEN SPACE REQUIREMENTS FOR THE WAL-MART AT WATERPARK FINAL DEVELOPMENT PLAN PROVIDED SUCH AREA IS INCLUDED WITH THE LANDSCAPE PLAN AND PLANTED ACCORDING TO CODE.

SIGNAGE, LIGHTING AND FENCING
ALL SIGNAGE, LIGHTING AND FENCING SHALL BE AS DEFINED IN THE APPROPRIATE DATA CHART SET FORTH ON THIS PDP. A SIGNAGE, LIGHTING AND FENCING PLAN WILL BE COMPLETED FOR EVERY FDP.

PERMITTED USES

A) RETAIL SALES
B) AUTO SERVICE (PERMITTED AUTO SERVICE USES FOR LOT 1 TO INCLUDE TIRE AND OIL CHANGE SERVICES)
C) OUTDOOR STORAGE (LIMITED TO INCLUDE BALE AND PALLET AND TRAILER STORAGE). OUTDOOR STORAGE WILL BE VISUALLY SCREENED FROM ADJACENT LOTS & PARCELS BY UTILIZING ONE OR A COMBINATION OF THE FOLLOWING TECHNIQUES, TO BE DETAILED ON FINAL DEVELOPMENT PLANS: FENCING, BERMING, LANDSCAPING, BUILDINGS, OR STRUCTURES.
D) TWENTY FOUR HOUR OPERATION
E) OUTDOOR/SEASONAL SALES WITH NO LIMITATION ON THE NUMBER OF DAYS PER CALENDAR YEAR
F) DRIVE THROUGH FACILITIES FOR PHARMACY OPERATION
G) RESTAURANT
H) OFFICE
I) USES NOT SPECIFICALLY LISTED ABOVE MAY BE PERMITTED IF, IN THE OPINION OF THE DIRECTOR OF LAND USE SERVICES DEPARTMENT, THEY:
   1) ARE SIMILAR IN CHARACTER TO THE PERMITTED USES ALLOWED BY THIS PDP; AND
   2) ARE IN CONFORMANCE WITH THE INTENT OF THIS PDP.

PROHIBITED USES
A) AUTO SALES
B) ANY ADULT ENTERTAINMENT USE, INCLUDING ANY COMMERCIAL OR BUSINESS ENTERPRISE THAT IS IN WHOLE OR IN PART A SEXUAL ENCOUNTER ESTABLISHMENT, SEXUALLY-ORIENTED BUSINESS, ADULT ARCADE, ADULT CABARET, ADULT MOTEL, ADULT MOTION PICTURE THEATER, ADULT THEATER, NUDE MODEL STUDIO, ADULT BOOKSTORE, ADULT NOVELTY STORE, ADULT VIDEO STORE, AND ANY OTHER USE DEFINED BY LAW, ORDINANCE, OR REGULATION OF THE CITY OF CENTENNIAL AS AN ADULT ENTERTAINMENT USE, ADULT BUSINESS USE, OR SEXUALLY ORIENTED BUSINESS.
C) TIRE AND OIL CHANGE SERVICES ON LOT 2
D) OUTDOOR STORAGE OF ANY KIND ON LOT 2

SHEET INDEX

1 PDP COVER SHEET
2 PDP SITE PLAN

PLANNING AND ZONING COMMISSION RECOMMENDATION

RECOMMENDED BY THE THE CITY PLANNING AND ZONING COMMISSION
THIS 25TH DAY OF NOVEMBER A.D, 2003.

CHAIR: _____

CITY COUNCIL APPROVAL

APPROVED BY THE THE CITY CITY COUNCIL
THIS 18TH DAY OF [illegible] A.D, 2003.

MAYOR: _____

ATTEST: Patricia Reed

RECORDER'S CERTIFICATE

THIS PLAN OR PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF THE CITY AT _____ (A.M./P.M.)
ON THE _____ DAY OF _____ A.D., 20____ IN

BOOK _____, PAGE _____, MAP _____, RECEPTION NO._____

COUNTY CLERK AND RECORDER

_____

BY _____
DEPUTY

CERTIFICATE OF OWNERSHIP

Harvey Philpott HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOW AS WAL*MART AT WATERPARK FILING NO. 1.

OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF Colorado)
S.S.
COUNTY OF Denver)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd
DAY OF APRIL, 2004
BY Harvey Philpott, General Partner AUTHORIZED SIGNATORY.

BY Callie Lofstedt WITNESS MY HAND AND SEAL
NOTARY PUBLIC

10-4-07 MY COMMISSION EXPIRES
3515 S. Tamarac Dr #300
ADDRESS
Denver Co 80237
CITY STATE ZIP CODE

CALLIE LOFSTEDT NOTARY PUBLIC STATE OF COLORADO

CERTIFICATE OF OWNERSHIP

[illegible] HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOW AS WAL*MART AT WATERPARK FILING NO. 1.

OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF Colorado)
S.S.
COUNTY OF Denver)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd
DAY OF APRIL, 2004
BY Bernard Springer, General Partner AUTHORIZED SIGNATORY.

BY Callie Lofstedt WITNESS MY HAND AND SEAL
NOTARY PUBLIC

10-4-07 MY COMMISSION EXPIRES
3515 S. Tamarac Dr #300
ADDRESS
Denver Co 80237
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CALLIE LOFSTEDT NOTARY PUBLIC STATE OF COLORADO

Kimley-Horn and Associates, Inc.
2004 KIMLEY-HORN AND ASSOCIATES, INC.
Engineering, Planning, and Environmental Consultants
950 Seventeenth Street, Suite 1050
Denver, Colorado 80202 (303) 228-2300

WAL★MART SUPERCENTER
STORE No. 3313-00,NewSC
C-195-SGL-OL
ARAPAHOE ROAD SITE

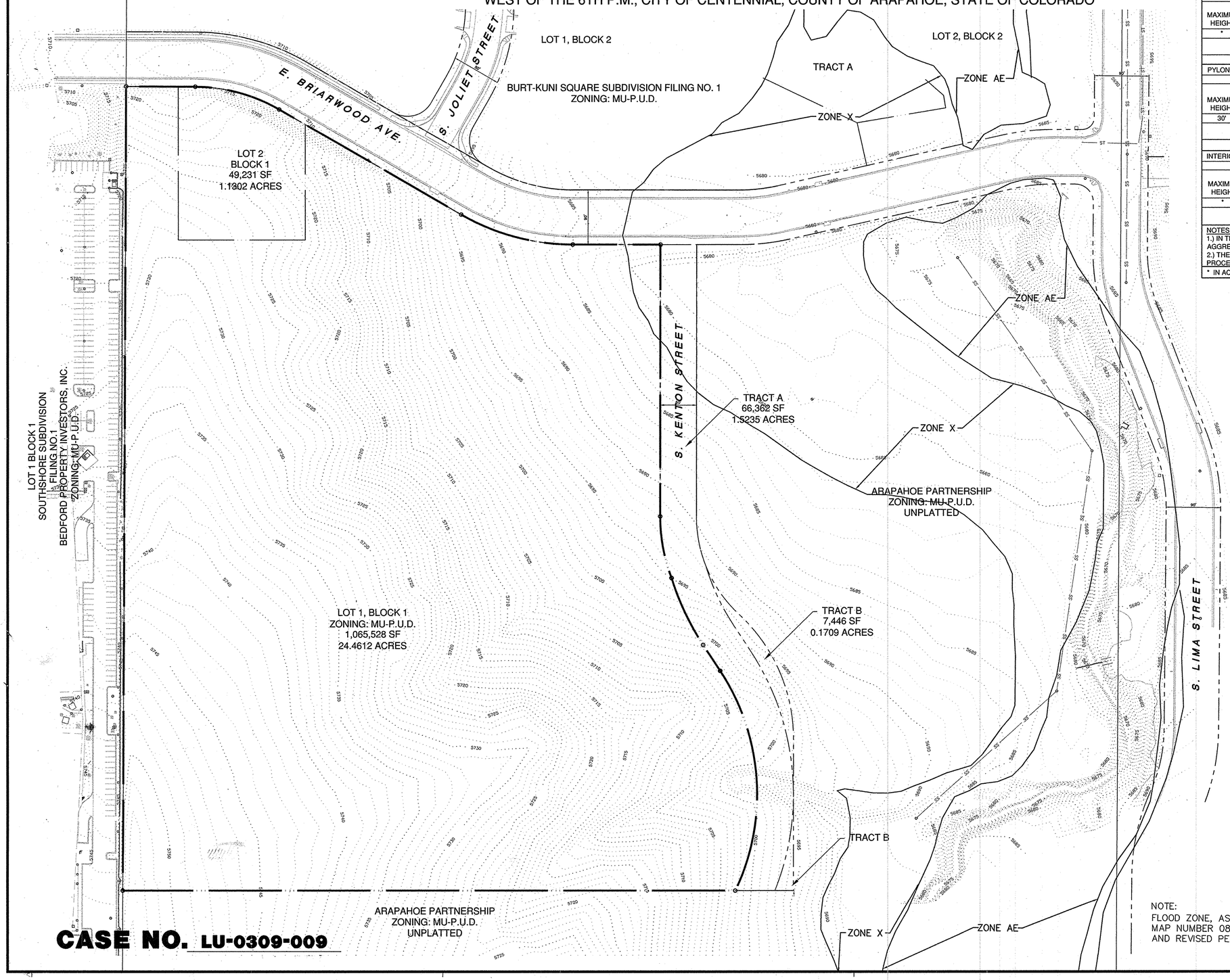
PDP COVER SHEET

PROJECT NO.	067811017
DRAWING NAME	30Cov.dwg
SCALE (H):	N/A
SCALE (V):	N/A
DRAWN BY:	SRH
DESIGNED BY:	N/A
CHECKED BY:	FRB
DATE:	03/11/04

Mar 31, 2004 - 7:46pm - USER hwy:tran
Q:\Land_Dev\6781017_Wal-Mart_Centennial (Lima)\Dwg\Final Plans\30Cov.dwg
XREF: apdptblk;xvicmap;xwmtblk;xdptblk;xswtblk;xdstblk;xctlyblk

WAL★MART AT WATERPARK
PRELIMINARY DEVELOPMENT PLAN

LOT 1 AND LOT 2, BLOCK 1, AND TRACT A, WAL*MART AT WATERPARK FILING NO. 1
A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 67
WEST OF THE 6TH P.M., CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO



CASE NO. LU-0309-009

SIGNAGE DATA CHART						
FASCIA		LOT 1	LOT 2	LOT 1	LOT 2	
	SINGLE SIGN	TOTAL				
LETTER HEIGHT	MAXIMUM SQUARE FOOTAGE - ANY SIGN (SQUARE FEET)	MAXIMUM SQUARE FOOTAGE - ALL SIGNS (SQUARE FEET)		ALLOWABLE NUMBER OF SIGNS		ALLOWABLE COLORS
12" - 24"	40	275	100	25	2	*
25" - 36"	70	450	100	10	1	*
37" - 60"	200	200	N/A	1	N/A	*
61" - 120"	190	350	N/A	2	N/A	ALL
MONUMENT		LOT 1	LOT 2	LOT 1	LOT 2	
	SINGLE SIGN	TOTAL				
MAXIMUM HEIGHT	MAXIMUM SQUARE FOOTAGE - ANY SIGN (SQUARE FEET)	MAXIMUM SQUARE FOOTAGE - ALL SIGNS (SQUARE FEET)		ALLOWABLE NUMBER OF MONUMENTS		ALLOWABLE COLORS
*	*	N/A	*	N/A	1	*
	(INCLUDES FRONT AND BACK FACE)	(INCLUDES FRONT AND BACK FACE)				
PYLON		LOT 1	LOT 2	LOT 1	LOT 2	
	SINGLE SIGN	TOTAL				
MAXIMUM HEIGHT	MAXIMUM SQUARE FOOTAGE - ANY SIGN (SQUARE FEET)	MAXIMUM SQUARE FOOTAGE - ALL SIGNS (SQUARE FEET)		ALLOWABLE NUMBER OF PYLONS		ALLOWABLE COLORS
30'	220	220	N/A	1	N/A	*
	(INCLUDES FRONT AND BACK FACE)	(INCLUDES FRONT AND BACK FACE)				
INTERIOR DIRECTIONAL SIGNAGE		LOT 1	LOT 2	LOT 1	LOT 2	
	SINGLE SIGN	TOTAL				
MAXIMUM HEIGHT	MAXIMUM SQUARE FOOTAGE - ANY SIGN (SQUARE FEET)	MAXIMUM SQUARE FOOTAGE - ALL SIGNS (SQUARE FEET)		ALLOWABLE NUMBER OF LOCATIONS		ALLOWABLE COLORS
*	*	*	N/A	1	N/A	*
	(INCLUDES FRONT AND BACK FACE)	(INCLUDES FRONT AND BACK FACE)				

NOTES:
1.) IN THE CASE OF "STACKED" SIGNS, LETTER HEIGHT IS MEASURED INDIVIDUALLY AND IS NOT AN AGGREGATION OF STACKED LETTERS.
2.) THE PDP DOES NOT GUARANTEE SIGNAGE. ALL SIGNAGE IS TO BE APPROVED AT THE FDP PROCESS.
* IN ACCORDANCE WITH LAND DEVELOPMENT CODE SECTION 1-3700.

SITE DATA CHART	LOT 1	LOT 2
DESCRIPTION		
GROSS LAND AREA	24.4604 AC.	1.1309 AC.
ZONING	MU-PUD	MU-PUD
PROPOSED USE(S)	SEE GENERAL NOTES SHEET 1 0F 2	SEE GENERAL NOTES SHEET 1 0F 2
MAXIMUM DENSITY	1.0 FAR	1.0 FAR
MINIMUM LOT SIZE	N/A	N/A
MAXIMUM BUILDING HEIGHT (FT)	50'	50'
MINIMUM BUILDING SETBACKS		
FRONT	25'	25'
REAR	25'	25'
SIDE	25'	25'
BETWEEN BUILDINGS	20'	20'
MINIMUM OFF-STREET PARKING	SEE GENERAL NOTES SHEET 1 0F 2	SEE GENERAL NOTES SHEET 1 0F 2
MINIMUM OPEN SPACE %	20% *	20% *
MAXIMUM LOT COVERAGE %	80%	80%

* OPEN SPACE SHALL BE LIMITED TO AREAS DEFINED IN THE LANDSCAPING NOTE ON THE COVER OF THIS PDP.

RETAINING/SCREEN WALL DATA CHART		
MAXIMUM HEIGHT (SINGLE WALL)	SETBACK	BUILDING MATERIALS
15' *	5'	HIGH QUALITY WITH FINISH TO BE IN CONCERT WITH BUILDING ACCENTS

* WALLS OVER 4' IN HEIGHT SHALL BE DESIGNED AND CERTIFIED BY A PROFESSIONAL ENGINEER.
* MULTIPLE WALLS MAY BE USED IN PARALLEL, AS REQUIRED FOR GRADING, WITH A MINIMUM HORIZONTAL SEPARATION OF 10 FEET FROM FACE TO FACE.

FENCING DATA CHART		
MAXIMUM HEIGHT	SETBACK	BUILDING MATERIALS
10' *	5'	CHAIN LINK FENCE WITH SHADE CLOTH SCREENING MATERIAL

TRACT DESIGNATION TABLE			
TRACT	USE	FINAL OWNERSHIP	MAINTENANCE
TRACT A	STREET RIGHT OF WAY	CITY OF CENTENNIAL	CITY OF CENTENNIAL
TRACT B	SLOPE EASEMENT	ARAPAHOE PARTNERSHIP	ARAPAHOE PARTNERSHIP*
* OR CURRENT OWNER			

NOTE:
FLOOD ZONE, AS SHOWN, TAKEN FROM FIRM MAP.
MAP NUMBER 08005C0480 J, DATED AUGUST 16, 1995
AND REVISED PER LOMR DATED AUGUST 26, 1999.

NOTE:
ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES

SCALE: 1" = 80'

Kimley-Horn and Associates, Inc.
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WAL★MART SUPERCENTER
STORE No. 3313-00,NewSC
C-195- SQL-01
ARAPAHOE ROAD SITE

PDP SITE PLAN

PROJECT NO. 067811017
DRAWING NAME 30Site.dwg
SCALE (H): 1"=80'
SCALE (V): N/A
DRAWN BY: SRH
DESIGNED BY: N/A
CHECKED BY: FRB
DATE: 03/11/04

Mar 31, 2004 – 10:00pm – USER hsy:tron
G:\Land_Dev\67811017_Wal-Mart_Centennial (Lima)\Dwg\Final Plans\30Site.dwg
XREF: xwmtbls;xhatch;xmarking;x195;xvicmap;xpdptbls;xfdptbls;xlighting;xcltytbls;xsurvey;xstm;xutil;xgrd;xsite;xroad