

VERMILION CREEK - PRELIMINARY DEVELOPMENT PLAN

A PORTION OF THE EAST 1/2 OF SECTION 32 AND THE WEST 1/2 OF SECTION 33 T5S, R66W OF THE 6th P.M., CITY OF CENTENNIAL, ARAPAHOE COUNTY, COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 32 AND THE WEST HALF OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SECTION 32, WHENCE THE CENTER ONE-QUARTER CORNER OF SAID SECTION 32 BEARS SOUTH 01°06'52" WEST A DISTANCE OF 2845.34 FEET SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 32 SOUTH 01°06'52" WEST 928.84 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED MARCH 1, 1989 IN BOOK 5641 AT PAGE 421 OF THE ARAPAHOE COUNTY RECORDS AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL ALSO BEING THE SOUTH LINE OF RIVER RUN II, A PLAT RECORDED APRIL 24, 2000 AT RECEPTION NO. B0047132 NORTH 89°48'52" EAST 2411.77 FEET TO THE WESTERLY RIGHT-OF-WAY OF COLORADO STATE HIGHWAY NO. 83 AS ESTABLISHED BY DEED RECORDED AUGUST 23, 1988 IN BOOK 5763 AT PAGE 148;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING 5 COURSES;

- 1) SOUTH 17°59'30" EAST 990.41 FEET;
 - 2) SOUTH 26°48'45" EAST 535.40 FEET;
 - 3) SOUTH 31°38'30" EAST 333.00 FEET;
 - 4) SOUTH 28°12'00" EAST 1285.50 FEET;
 - 5) SOUTH 25°24'15" EAST 204.09 FEET TO THE NORTHEAST CORNER OF ASHBROOKE EXECUTIVE PARK/17 MILE HOUSE SUBDIVISION EXEMPTION PLAT RECORDED DECEMBER 15, 2000 AT RECEPTION NO. B0162855;
- THENCE ALONG THE NORTH LINE OF SAID PLAT SOUTH 89°36'31" WEST 1224.81 FEET TO THE SOUTH ONE-SIXTEENTH CORNER OF SECTION 32 AND 33;
- THENCE ALONG THE NORTH AND EAST BOUNDARY LINES OF SOUTH CREEK SUBDIVISION FILING NO. 1, A PLAT RECORDED APRIL 21, 2000 AT RECEPTION NO. B0047116 THE FOLLOWING 3 COURSES;
- 1) ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32 SOUTH 89°38'20" WEST 2862.75 FEET TO THE SOUTH ONE-SIXTEENTH CORNER OF SECTION 32;
 - 2) ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 32 NORTH 01°07'40" EAST 1322.27 FEET TO THE CENTER ONE-QUARTER CORNER OF SAID SECTION 32;
 - 3) ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 32 NORTH 01°06'52" EAST 1716.50 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 214.775 ACRES, MORE OR LESS. (GROSS AREA)

EXCEPT A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 32 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

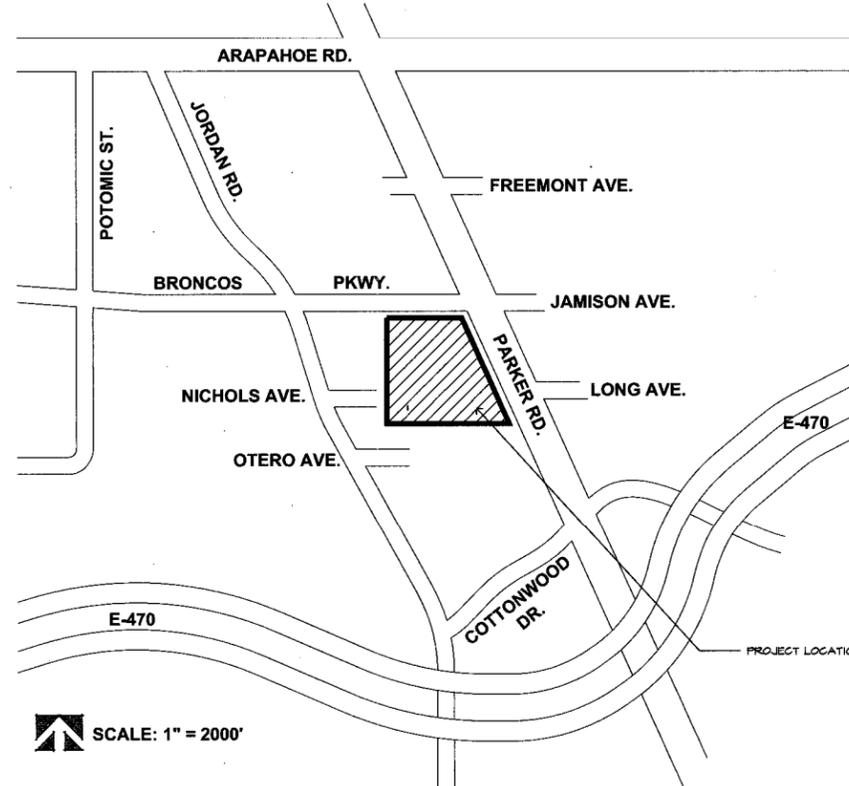
COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SECTION 32; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 32 SOUTH 01°06'52" WEST 928.84 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED MARCH 1, 1989 IN BOOK 5641 AT PAGE 421 OF THE ARAPAHOE COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID PARCEL ALSO BEING THE SOUTH LINE OF RIVER RUN II, A PLAT RECORDED APRIL 24, 2000 AT RECEPTION NO. B0047132 NORTH 89°48'52" EAST 1241.88 FEET; THENCE SOUTH 00°11'08" EAST 100.00 FEET TO THE TRUE POINT OF BEGINNING;

NORTH ALONG A LINE 100.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH LINE OF RIVER RUN II NORTH 89°48'52" EAST 660.00 FEET, THENCE SOUTH 00°11'08" EAST 660.00 FEET; THENCE SOUTH 89°48'52" WEST 660.00 FEET; THENCE NORTH 00°11'08" WEST 660.00 FEET TO THE TRUE POINT OF BEGINNING;

SAID EXCEPTION CONTAINING 10.000 ACRES, MORE OR LESS.

NET PARCEL CONTAINING 204.775 ACRES, MORE OR LESS.

VICINITY MAP:



CERTIFICATE OF OWNERSHIP:

I, JOANN DRANSFELDT FETTERS, HEREBY AFFIRM THAT MOUNTAIN-PLAINS INVESTMENT CORP., INC. IS THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS VERMILION CREEK CASE NO. LU-0404-009

MOUNTAIN-PLAINS INVESTMENT CORP., INC.
OWNER GROUP

Joann Dransfeldt Fetters
JOANN DRANSFELDT FETTERS - PRESIDENT

STATE OF COLORADO

COUNTY OF Douglas } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF Sept., 2006 BY JOANN DRANSFELDT FETTERS, AS MANAGING MEMBER OF MOUNTAIN-PLAINS INVESTMENT CORP., INC. AN AUTHORIZED SIGNATORY.

BY: *[Signature]* WITNESS MY HAND AND SEAL

17821 Cottonwood Dr. MY COMMISSION EXPIRES: 04/03/2007

Parker
CITY

CO
STATE

80134
ZIP CODE

PLANNING AND ZONING COMMISSION RECOMMENDATION

RECOMMENDED BY THE CITY OF CENTENNIAL PLANNING AND ZONING COMMISSION, THIS 10th DAY OF May, A.D. 2006

CHAIR: *[Signature]*

ATTEST: *[Signature]*

CITY COUNCIL APPROVAL

APPROVED BY THE CITY OF CENTENNIAL CITY COUNCIL, THIS 22nd DAY OF May, A.D. 2006

MAYOR: *[Signature]*

ATTEST: *[Signature]*

RECORDER'S CERTIFICATE

THIS PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT 3:13 (P.M.) ON THE 30 DAY OF October, A.D. 2006 IN

BOOK 329, PAGE 28-32 MAP --- RECEPTION NO. B6142050

COUNTY CLERK AND RECORDER *Nancy A. Doty*

BY *[Signature]*
DEPUTY

NOT COMPARED

State of Colorado }
County of Arapahoe } S.S.

An instrument of which this is a pur-
ported duplicate was filed in my office
this 3rd day of October, 2006

Nancy A. Doty by *[Signature]*
County Clerk

REVISION No.	DATE	REVISIONS	OWNER
1	4/25/06	SUBMITTED	
2	6/13/06	RESUBMITTED PER CITY COMMENTS	
3	9/13/06	RESUBMITTED PER CITY COMMENTS	
4	12/15/06	RESUBMITTED PER CITY COMMENTS	
5	3/31/06	RESUBMITTED PER CITY COMMENTS	
6	7/17/06	RESUBMITTED PER CITY COMMENTS	
7	9/15/06	FINAL SUBMITTAL	

Mountain-Plains
Investment Corp., Inc.
ATTN: Bob Fetters
7931 S. Parker Rd.
Centennial, CO 80016
Ph: 303-690-1165
Fx: 303-690-8850

DesignOne
CONSULTANTS, INC.
COMMUNITY DEVELOPMENT
CONSULTATION, SITE PLANNING, ARCHITECTURE,
LANDSCAPE ARCHITECTURE

427 W. 20th Street 4th Floor
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TETRA TECH RMC
1900 S. SUNSET ST., SUITE 1-F, LONGMONT, CO 80501
TEL: 303.772.5282 METRO 303.665.6283 FAX: 303.665.6289

SHEET SCALE: ISSUE DATE: 4/12/06 SHEET 1 OF 5

ISSUE DATE: APRIL 12, 2004

CASE No: LU-0404-009

VERMILION CREEK - PRELIMINARY DEVELOPMENT PLAN

A PORTION OF THE EAST 1/2 OF SECTION 32 AND THE WEST 1/2 OF SECTION 33 T5S,
R66W OF THE 6th P.M., CITY OF CENTENNIAL, ARAPAHOE COUNTY, COLORADO

EXISTING ZONING: MU-PUD

PROPOSED ZONING: MU-PUD - ALL DISTRICTS

STATEMENT OF INTENT

THIS PRELIMINARY DEVELOPMENT PLAN (PDP) IS PREPARED IN ACCORDANCE WITH THE CITY OF CENTENNIAL ZONING REGULATIONS. ONCE APPROVED BY THE CITY OF CENTENNIAL, THIS PDP SHALL BECOME THE GOVERNING ZONING DOCUMENT WHICH SUPERSEDES THE FOLLOWING PDP PREVIOUSLY GOVERNING THIS AREA:

QUADANSKA PRELIMINARY DEVELOPMENT PLAN - APPROVED MAY 16, 1983 - BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY, COLORADO.

STANDARD NOTES:

THE OWNER(S), DEVELOPER(S), AND/OR SUBDIVIDER(S) OF THE PRELIMINARY DEVELOPMENT PLAN KNOWN AS VERMILION CREEK, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS, AGREE TO THE FOLLOWING NOTES.

1. STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE CITY OF CENTENNIAL 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. CONSTRUCTION OF SAID ROADWAYS AND STREETS MAY BE UNDERTAKEN AND FINANCED BY A METROPOLITAN DISTRICT FORMED BY PETITION OF THE OWNERS OF THE PROPERTY WITHIN THE PRELIMINARY DEVELOPMENT PLAN PURSUANT TO TITLE 32, C.R.S. OR ITS SUCCESSOR STATUTES, AND PURSUANT TO A SERVICE PLAN APPROVED BY THE CITY COUNCIL OF THE CITY OF CENTENNIAL. STREET MAINTENANCE MAY ALSO BE PERFORMED BY THE METROPOLITAN DISTRICT PRIOR TO ACCEPTANCE BY THE CITY OF CENTENNIAL, AND ENHANCED MAINTENANCE MAY BE PERFORMED BY THE METROPOLITAN DISTRICT AFTER ACCEPTANCE BY THE CITY PURSUANT TO INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY AND THE METROPOLITAN DISTRICT.

2. DRAINAGE MAINTENANCE

THE PROPERTY OWNER AND/OR METROPOLITAN DISTRICT WITH JURISDICTION TO MAINTAIN DRAINAGE FACILITIES WITHIN THE PROPERTY SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENTS. INSTALLATION AND MAINTENANCE OF THE DRAINAGE FACILITIES MAY BE UNDERTAKEN BY A METROPOLITAN DISTRICT FORMED BY PETITION OF THE OWNERS OF THE PROPERTY WITHIN THE PRELIMINARY DEVELOPMENT PLAN PURSUANT TO TITLE 32, C.R.S. OR ITS SUCCESSOR STATUTES, AND PURSUANT TO A SERVICE PLAN APPROVED BY THE CITY COUNCIL OF THE CITY OF CENTENNIAL. REQUIREMENTS INCLUDE, BUT 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 COSTS TO THE OWNER OF THE PROPERTY AND/OR METROPOLITAN DISTRICT.

3. EMERGENCY ACCESS NOTE

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

4. LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAN, 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 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.

5. 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.

6. 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 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 ADJACENT OWNERS USE OF THIS MAINTENANCE EASEMENT, AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.

7. DRAINAGE MASTER PLAN NOTE

THE POLICY OF THE CITY OF CENTENNIAL 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 DRAINAGE WAY 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 OFFSITE FLOWS) LEAVING THE SPECIFIED DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE CITY ENCOURAGES ADJACENT DEVELOPERS 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 ARAPAHOE DRAINAGE CRITERIA MANUAL) OR AS REQUIRED BY THE CITY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

SPECIFIC NOTES:

1. AIRPORT INFLUENCE AREA NOTE (OFF-SITE IMPROVEMENTS)

TO CARRY OUT ONE OR MORE OF THE FOLLOWING AS MAY BE REQUIRED BY THE CITY OF CENTENNIAL 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.

2. 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 AT RECEPTION NO. B8117327, OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER.

THE LANDS CONTAINED WITHIN THE 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".

DEVELOPMENT STANDARDS:

A. INTENT

THE PROJECT AND DEVELOPMENT DESCRIBED IN THIS PRELIMINARY DEVELOPMENT PLAN (PDP) IS INTENDED TO BE A HIGH-QUALITY, COORDINATED, AND INTEGRATED MIXED-USE DEVELOPMENT BISected AND ENHANCED BY THE EXISTING CHERRY CREEK CORRIDOR. IN ORDER TO BEST ACHIEVE THIS INTENT, THESE DEVELOPMENT STANDARDS ARE TO BE APPLIED AND IMPLEMENTED TO THE GREATEST EXTENT POSSIBLE IN ALL LAND USE DECISIONS AFFECTING THIS PROJECT THAT ARE MADE BY THE CITY OF CENTENNIAL, ANY HOMEOWNERS ASSOCIATION, AND ANY SPECIAL DISTRICT; PROVIDED, HOWEVER, THAT THE APPLICABILITY OF THESE DEVELOPMENT STANDARDS ARE SUBJECT TO THE FOLLOWING REQUIREMENTS:

1. PROVISIONS OF THE VERMILION CREEK ANNEXATION AGREEMENT SHALL GOVERN AND CONTROL IN THE EVENT THAT SUCH PROVISIONS DIRECTLY CONFLICT WITH A REQUIREMENT OF THESE DEVELOPMENT STANDARDS.

2. IN THE EVENT THAT A PROVISION OF THESE DEVELOPMENT STANDARDS DIRECTLY CONFLICTS WITH A RULE, REGULATION, RESOLUTION, ORDINANCE, OR LAW OF THE CITY OF CENTENNIAL THE MORE STRINGENT OR RESTRICTIVE OF THE PROVISIONS SHALL GOVERN AND CONTROL.

PROPERTY WEST OF THE CHERRY CREEK CORRIDOR WILL BE A MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH A VARIETY OF TOWN HOMES AND CONDOMINIUM UNITS. THIS AREA MAY INCLUDE ONE OR MORE NON-RESIDENTIAL USES SUCH AS A COMMUNITY BUILDING OR CLUBHOUSE PROVIDED THAT SUCH USE(S) ARE INTEGRATED INTO AND SERVE THE PREDOMINANT RESIDENTIAL USE.

PROPERTY EAST OF THE CHERRY CREEK CORRIDOR WILL BE A MIXED-USE COMMUNITY COMBINING TRADITIONAL STYLE SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL HOUSING UNITS, NEIGHBORHOOD RETAIL, OFFICE AND COMMUNITY ORIENTED COMMERCIAL SPACE. THE COMMERCIAL AND RETAIL SPACE WILL PROVIDE A RANGE OF SMALL BOX RETAILERS, MAIN STREET RETAIL, AND OFFICE USES. LIVE-WORK OPTIONS, AND CONVENTIONAL ONE, TWO AND THREE STORY OFFICE USES ALL PROMOTING A SENSE OF A PLANNED COMMUNITY IN WHICH THE VARIOUS ACTIVITIES ARE INTEGRATED AND INTERDEPEND UPON ONE ANOTHER. ALL THE USES WILL BE FOCUSED AROUND A MAIN STREET CORRIDOR AND CIVIC ORIENTED CENTRAL PARK TO PROMOTE AND NURTURE AN URBAN, DIVERSE FABRIC. THE RESIDENTIAL DISTRICTS EAST OF THE CHERRY CREEK CORRIDOR WILL INCLUDE A COMBINATION OF SINGLE-FAMILY HOUSING, URBAN ROW HOUSE AND PATIO HOMES ALL SERVED WITH ALLEYS. THE ENTIRE DEVELOPMENT IS DESIGNED IN THE SPIRIT OF NEW-URBANISM WITH SYSTEMS OF PEDESTRIAN AND VEHICULAR FRIENDLY ROADS AND WALKS.

FOR ALL AREAS OF VERMILION CREEK, ALL BUILDINGS, STRUCTURES, AND IMPROVEMENTS SHALL BE DESIGNED TO BE CONSISTENT IN CHARACTER AND COMPATIBLE WITH OTHER BUILDINGS, STRUCTURES, AND IMPROVEMENTS WITHIN THE DEVELOPMENT. RESIDENTIAL STYLE IS TO BE TRADITIONAL IN NATURE, EMPHASIZING VARIOUS ROOF DETAILS INCLUDING GABLES AND DUTCH HIPPED ROOFS, FRONT PORCHES, BOARD AND BATTEN SIDING AND BRICK OR STONE VENEER.

COMMUNITY AMENITIES INCLUDE A NEIGHBORHOOD CLUBHOUSE AND PARK ON THE WEST. ON THE EAST SIDE ARE AREAS DESIGNATED FOR A CULTURAL CENTER AND/OR HISTORICAL PARK. THE CHERRY CREEK CORRIDOR WILL BE ACCESSIBLE TO BOTH SIDES BY A SYSTEM OF PUBLIC AND PRIVATE TRAILS. THE CHERRY CREEK AND ADJACENT RIPARIAN HABITAT IN ITSELF IS AN EXTRAORDINARY AMENITY TO THIS DEVELOPMENT. GREAT CARE AND PLANNING OF THIS OPEN SPACE WILL BE TAKEN SO THAT BOTH THE COMMUNITY AND THE ECOSYSTEMS WILL BENEFIT FROM THIS DEVELOPMENT.

B. ARCHITECTURE AND URBAN DESIGN

B.1 GENERAL ARCHITECTURE AND URBAN DESIGN (APPLICABLE TO ALL AREAS OF VERMILION CREEK)

- VIEW CORRIDORS TO CHERRY CREEK FROM DEVELOPMENT ON THE WEST AND EAST SIDES OF THE CHERRY CREEK CORRIDOR SHOULD BE PRESERVED WHEN POSSIBLE.
- BUILDINGS, PUBLIC PLAZAS, AND ACCESS POINTS SHOULD BE ORIENTED TO COMPLEMENT AND CONFORM TO EXISTING GRADES SUCH THAT DEVELOPMENT MAXIMIZES SOLAR BENEFITS AND VIEWS OF THE FRONT RANGE AND CHERRY CREEK CORRIDOR.
- SITE, STREET, AND BUILDING LAYOUT SHALL PROMOTE PEDESTRIAN TRAFFIC/CIRCULATION. SITE LAYOUT SHALL PROVIDE PEDESTRIAN CONNECTIONS TO PROMINENT POINTS WITHIN AND OUTSIDE THE DEVELOPMENT.
- WHEREVER POSSIBLE, EVERY PARK, PLAZA, POCKET PARK, PUBLIC COURTYARD, AND OPEN SPACE AREA SHOULD BE ARRANGED IN ORDER THAT A VIEW IS MAINTAINED TO AT LEAST ONE OTHER PARK, PLAZA, POCKET PARK, PUBLIC COURTYARD, AND OPEN SPACE AREA TO ENCOURAGE PEDESTRIAN MOVEMENT.
- IN ALL AREAS, BUILDINGS SHOULD BE ORIENTED TO FACE THE MAJOR STREETS AND PROVIDE VIEWS OF AND/OR ACCESS TO OPEN SPACES WHEN POSSIBLE.
- BUILDINGS AND STRUCTURES SHALL BE DESIGNED TO BE CONSISTENT IN CHARACTER AND COMPATIBLE WITH OTHER BUILDINGS/STRUCTURES WITHIN THE DEVELOPMENT.
- COMPATIBILITY BETWEEN AREAS OF DIFFERENT USES AND VISUAL CHARACTER SHALL BE ACHIEVED THROUGH THE USE OF SIMILAR AND/OR IDENTICAL FORMS, COLORS, MATERIALS AND AMENITIES/FIXTURES.
- ARCHITECTURAL DETAILING ON ALL SIDES OF A STRUCTURE IS REQUIRED.
- TO MINIMIZE LARGE EXPANSIONS OF FLAT PLANES, LARGE UNIDIVERSIFIED PLANES OF ANY ELEVATION, INCLUDING ROOF, SHALL BE PROHIBITED.
- WINDOWS IN SIDE ELEVATIONS ARE STRONGLY ENCOURAGED.
- PARKING LOTS SHALL CONTAIN SUFFICIENT LANDSCAPING AT LOT PERIMETER, WITHIN INTERIOR ISLANDS, AND AROUND BUILDING ENVELOPES TO SCREEN OR OBSCURE VIEWS OF PARKING LOTS FROM ADJACENT AREAS AND ROADS.

B.2 MIXED-USE ARCHITECTURE AND URBAN DESIGN (TOWN CENTER, LIFESTYLE CENTER, TRANSITION 'A' AND TRANSITION 'B' DISTRICTS)

- THE TOWN CENTER AND TRANSITION 'A' DISTRICTS ARE CHARACTERIZED BY A PEDESTRIAN-SCALE ENVIRONMENT FOR SERVICES, CONVENIENCE SHOPPING, OFFICES, AND COMMUNITY ACTIVITIES. ARCHITECTURE SHALL INCLUDE FACADES OF MASONRY, BRICK, ROCK, STUCCO, OR OTHER SIMILAR MATERIALS.
- THE LIFESTYLE CENTER AND TRANSITION 'B' DISTRICTS ARE CHARACTERIZED BY A PEDESTRIAN-SCALE ENVIRONMENT FOR SERVICES, CONVENIENCE SHOPPING, AND OFFICES. ARCHITECTURE SHALL INCLUDE FACADES OF MASONRY, BRICK, ROCK, STUCCO, OR OTHER SIMILAR MATERIALS.
- THE USE OF ARCADES, AWNINGS, PATIOS OR LANDSCAPED SHELTERED WALKWAYS ACROSS THE FRONT OF STORES AS A PHYSICAL AND VISUAL LINKAGE IS ENCOURAGED.
- BUILDINGS SHALL BE DESIGNED PRIMARILY AS SIMPLE, RECTANGULAR VOLUMES OR A COMBINATION OF RECTANGULAR FORMS.
- BUILDINGS SHOULD HAVE DISTINCT ROOF PROFILES AND COLORS, SUCH AS BOW TRUSSES, METAL PITCHED OR FLAT ROOFS.
- THE USE OF BRICK FACADES THAT ARE PLANAR WITH WINDOWS APPEARING TO BE CUT OUT OF THE PLANES OF BRICK ARE ENCOURAGED.
- THE ARRANGEMENT OF WINDOWS, DOOR AND OTHER OPENINGS, AND OTHER BUILDINGS ELEMENTS SHOULD BE REPETITIVE ON THE FACADES OF BUILDINGS.
- ROOFTOP BUILDING MECHANICAL EQUIPMENT (I.E. AIR CONDITIONERS, TRANSFORMERS, VENTS, ETC.) WILL BE SCREENED.
- SITE LAYOUT SHOULD REINFORCE STREET EDGES AND CREATE PEDESTRIAN SCALED SPACES WHEN POSSIBLE.
- BUILDINGS SHALL BE SITED PERPENDICULAR AND PARALLEL TO STREETS WHEN POSSIBLE.
- BUILDING FRONTS AND ENTRIES SHALL BE ORIENTED TOWARD STREETS, AND BUILDINGS SHOULD BE DESIGNED TO CREATE COURTYARDS AND OTHER HUMAN SCALED SPACES WHEN POSSIBLE.

B.3 RESIDENTIAL ARCHITECTURE AND URBAN DESIGN (RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL DISTRICTS)

- RESIDENTIAL BUILDING HEIGHTS SHALL NOT EXCEED 45 FEET.
- ALL RESIDENTIAL ARCHITECTURE SHALL PROVIDE TRANSITIONS IN SCALE, MASS, BULK AND HEIGHT.
- ELEVATIONS SHALL VARY WITHIN THE RESIDENTIAL DEVELOPMENTS, SO THAT NO ONE ELEVATION SHALL BE ADJACENT OR DIRECTLY ACROSS TO THE SAME ELEVATION WITHOUT THE COMBINATION OF CHANGES IN COLOR, MATERIALS, ROOFLINES, AND VARIATION IN ELEVATION PLANE.
- A VARIETY OF DESIGN ELEMENTS SHALL BE INCORPORATED INTO THE OVERALL CHARACTER OF THE RESIDENTIAL DEVELOPMENT, INCLUDING BUT NOT LIMITED TO COLOR, MIXTURE OF FACADE MATERIALS, VARIATION OF ELEVATION PLANE, FRONT ENTRY/PORCH AND ALTERNATING GARAGE ACCESS.
- MULTI-FAMILY BUILDINGS SHALL HAVE CLEARLY DEFINED ENTRANCES FEATURING, BUT NOT LIMITED TO, A COMBINATION OF COLUMNS, OVERHANGS, RECESSES, ARCHES, PROJECTIONS AND PEAKED ROOFS.
- RESIDENTIAL STYLE IS TO BE TRADITIONAL IN NATURE, EMPHASIZING VARIOUS ROOF DETAILS INCLUDING GABLES AND DUTCH HIPPED ROOFS, FRONT PORCHES, BOARD AND BATTEN SIDING AND BRICK OR STONE VENEER.
- SINGLE-FAMILY HOMES ARE ENVISIONED AS CLASSIC TRADITIONAL EARLY 20TH CENTURY AMERICAN ARCHITECTURE - BUNGALOW, VICTORIAN, CRAFTSMAN, FOUR-SQUARE, ETC.
- ROW HOUSES ARE ENVISIONED AS URBAN-STYLE TRADITIONAL EARLY 20TH CENTURY AMERICAN ARCHITECTURE - BROWNSTONES, 2-3 STORIES, MOSTLY MASONRY.
- HIGH QUALITY, LOW MAINTENANCE EXTERIOR MATERIALS ARE HIGHLY ENCOURAGED.
- MATERIALS AND COLORS SHALL BE COMPATIBLE TO CREATE A COHESIVE LOOK THROUGHOUT THE DEVELOPMENT.
- SIDING CAN BE EITHER NATURAL WOOD OR SYNTHETIC PRESSED BOARD MATERIAL.
- MASONRY SHALL BE STONE VENEER, BRICK, OR STUCCO.
- CLAY TILE, CONCRETE TILE OR HEAVY TEXTURED ASPHALT SHINGLES (MIN 30YRS./330 LBS.) WITH INTEGRAL COLOR ARE ACCEPTABLE. ASPHALT SHINGLES LESS THAN 30YRS./330 LBS AND WOOD SHAKE SHINGLES ARE PROHIBITED.
- THE COLOR PALETTE WILL ENCOURAGE INDIVIDUALITY AND DIVERSITY, AS WELL AS REFLECT THE HISTORICAL COLOR OF THE ARCHITECTURE OF THE EARLY 20TH CENTURY.
- COLORS FOR SINGLE-FAMILY HOUSES, MULTI-FAMILY BUILDINGS AND MIXED-USE BUILDINGS SHALL BE VARIED WITHIN THE DEVELOPMENTS WITH A BALANCE OF EARTH TONES ACCENTED WITH MORE RICHLY HUED COLORS. HOMES/BUILDINGS SHALL HAVE A MINIMUM OF TWO COLORS REPRESENTED.
- RETAINING WALLS SHALL BE CONSTRUCTED OF BRICK, STONE, STONE VENEER, OR MANUFACTURED BLOCK MATERIAL. CREOSOTE TIMBERS OR EXPOSED CONCRETE ARE PROHIBITED.

DEVELOPMENT STANDARDS (CONT.):

B. ARCHITECTURE AND URBAN DESIGN (CONT.)

B.4 CULTURAL DISTRICT ARCHITECTURE AND URBAN DESIGN

- SITE LAYOUT SHOULD REINFORCE STREET EDGES AND CREATE PEDESTRIAN SCALED SPACES.
- BUILDINGS SHALL BE SITED PERPENDICULAR AND PARALLEL TO STREETS.
- BUILDING FRONTS AND ENTRIES SHALL BE ORIENTED TOWARD STREETS, AND BUILDINGS SHOULD BE DESIGNED TO CREATE COURTYARDS AND OTHER HUMAN-SCALED SPACES.
- ROOFTOP BUILDING MECHANICAL EQUIPMENT (I.E. AIR CONDITIONERS, TRANSFORMERS, VENTS, ETC.) WILL BE SCREENED.
- ARCHITECTURE WILL COORDINATE WITH THE EXISTING BARN AND FARMHOUSES, WHICH ARE MAINLY CLAPBOARD SIDED OR CONCRETE BLOCK, PAINTED WHITE WITH GREEN ROOFS.
- SMALLER-MASSSED BUILDINGS MAY HAVE COMPONENTS OF TRADITIONAL EARLY 20TH CENTURY AMERICAN RESIDENTIAL ARCHITECTURE.

B.5 OPEN SPACE DISTRICT ARCHITECTURE AND URBAN DESIGN

- THERE WILL BE VERY FEW STRUCTURES IN THE OPEN SPACE PARCEL (RESTROOMS, SMALL MAINTENANCE BUILDINGS, ETC.)
- ARCHITECTURE WILL COORDINATE WITH THE EXISTING BARN AND FARMHOUSES, WHICH ARE MAINLY CLAPBOARD SIDED OR CONCRETE BLOCK, PAINTED WHITE WITH GREEN ROOFS.
- SMALLER-MASSSED BUILDINGS MAY HAVE COMPONENTS OF TRADITIONAL EARLY 20TH CENTURY AMERICAN ARCHITECTURE.

C. LANDSCAPING

C.1 LANDSCAPE PLANS

- A LANDSCAPING PLAN FOR THE SITE SHALL BE COMPLETED PRIOR TO APPROVAL OF THE FINAL STEP OR APPLICATION FOR DEVELOPMENT APPROVAL IF SUCH A PLAN IS NOT OTHERWISE REQUIRED BY THE APPLICABLE LAND USE APPROVAL PROCESS.
- PLANS SHALL MAXIMIZE AND INCORPORATE THE USE OF EXISTING MATURE AND HEALTHY VEGETATION AND EXISTING LANDFORMS SUCH AS ROCK OUT-CROPPINGS AND/OR SHRUB AND TREE THICKETS.
- PLANS SHALL PROTECT CORRIDORS USED FOR WILDLIFE MOVEMENT AND SHALL PRESERVE THE SIZE, LOCATION AND CHARACTER OF EXISTING CORRIDORS IN ORDER TO ENCOURAGE THEIR CONTINUAL USE.
- INFUSION PONDS, WEIRS, AND CHANNELS ARE ENCOURAGED AS ENHANCEMENTS TO, AND IF POSSIBLE AS SUBSTITUTES FOR ENGINEERED DETENTION FUNDUS AS A MEANS OF DRAINAGE CONTROL. WATER QUALITY FACILITIES MUST MEET OR EXCEED THE MINIMUM PERFORMANCE STANDARDS AND CRITERIA PRESENTED IN VOLUME 3 OF THE URBAN STORM DRAINAGE CRITERIA MANUAL. WHEREVER POSSIBLE, STORM WATER FACILITIES ARE TO BE DESIGNED, CONSTRUCTED, AND MAINTAINED WITH THE INTENT OF CREATING A VISUAL AND AESTHETIC AMENITY TO THE DEVELOPMENT IN ADDITION TO PROVIDING FOR THE MANAGEMENT OF SURFACE DRAINAGE.
- LANDSCAPING SHALL BE USED TO MARK PROMINENT AREAS, ENTRANCE POINTS AND PARKING AREAS, TO SCREEN SERVICE AND MECHANICAL EQUIPMENT AREAS, AND TO ENHANCE BUILDING SCALE AND FORM.
- ALL LANDSCAPED AREAS IN NON-RESIDENTIAL AREAS SHOULD BE AT LEAST 10% HERBACEOUS; THE REMAINDER MAY BE HARDSCAPED.
- SCULPTURE, MONUMENTS, AND OTHER ARTWORKS ARE ENCOURAGED IN ALL AREAS.

C.2 WATER CONSERVATION

- PUBLIC WATER FEATURES SHOULD BE DESIGNED TO MAXIMIZE CONSERVATION, AND MINIMIZE EVAPORATION AND WATER LOSS.
- PLANTING CONCEPTS, PLANT VARIETIES AND IRRIGATION TECHNIQUES THAT MINIMIZE WATER CONSUMPTION AND PROMOTE CONSERVATION ARE ENCOURAGED.
- ALL LANDSCAPED AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH RAIN GAUGE AND SENSOR.

C.3 STREETScape

- LANDSCAPING OF THE ROADWAYS WITHIN THE DEVELOPMENT WILL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM AND INCLUDE AREAS OF TURF GRASSES, NATIVE GRASSES, SHRUB BEDS, STONE, PAVERS, STAMPED AND COLORED CONCRETE, SCULPTURE/ART AND STREETScape AMENITIES WILL BE ALLOWED AND ENCOURAGED. LANDSCAPING, IRRIGATION SYSTEMS, AND IMPROVEMENTS WITHIN AND ADJACENT TO ROADWAYS WHICH CREATE A HAZARDOUS CONDITION ARE PROHIBITED.
- DETACHED SIDEWALKS ARE REQUIRED IN THE CULTURAL DISTRICT AND THE RESIDENTIAL DISTRICT AND ARE STRONGLY ENCOURAGED IN ALL OTHER DISTRICTS. DETACHED SIDEWALKS SHALL HAVE TURF BETWEEN STREET AND SIDEWALK, STREET TREES ON 30 FOOT TO 50 FOOT CENTERS, AND ACCENTED WITH SHRUB BEDS AND/OR NATIVE GRASS, SCULPTURE OR PLAZA AREAS AT PROMINENT OR ACCENT POINTS.

C.4 LANDSCAPE MAINTENANCE

- DEVELOPER-CONTROLLED OR OWNER ASSOCIATION-CONTROLLED PROPERTIES ARE REQUIRED TO HAVE LANDSCAPING AND IRRIGATION SYSTEM INSTALLED AND MAINTAINED IN PERPETUITY BY THAT DEVELOPER OR OWNER ASSOCIATION.
- PRIVATE PROPERTY AND SINGLE-FAMILY HOMES ARE REQUIRED TO HAVE LANDSCAPING AND AN IRRIGATION SYSTEM INSTALLED AND MAINTAINED BY THE OWNER.
- ALL LANDSCAPING WILL BE MAINTAINED REGULARLY, AND REPAIRED PROMPTLY BY THE OWNER, GOVERNING ENTITY OR METRO DISTRICT.

C.5 PLANT MATERIALS

- A COMBINATION OF DROUGHT TOLERANT, NATIVE AND ORNAMENTAL PLANT MATERIALS SHALL BE USED WITHIN THE DEVELOPMENTS WITH AN EMPHASIS ON WATER CONSERVATION AND DROUGHT TOLERANCE.
- PLANT COUNT REQUIREMENTS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS IMPOSED BY THE CITY OF CENTENNIAL.
- THE LANDSCAPING FOR SINGLE-FAMILY HOMES WILL INCLUDE A MINIMUM OF TWO (2) SHADE TREES, ONE (1) ORNAMENTAL TREE AND FIFTEEN (15) SHRUBS, AND AN AUTOMATIC IRRIGATION SYSTEM. ONE ORNAMENTAL TREE MAY BE SUBSTITUTED FOR FIVE (5) SHRUBS.
- THE LANDSCAPING FOR MULTI-FAMILY HOUSING WILL INCLUDE A MINIMUM OF ONE (1) DECIDUOUS SHADE TREE AND TEN (10) SHRUBS FOR EVERY 1,000 SQUARE FEET OF LANDSCAPED AREA (EXCLUDING RIGHT-OF-WAYS).
- PLANTS WITH POISONOUS BERRIES OR LEAVES ARE PROHIBITED.
- SHADE OR STREET TREES SHALL BE MINIMUM 2 INCH CALIPER BALLED AND BURLAPED.
- ORNAMENTAL TREES SHALL BE MINIMUM 1.5 INCH CALIPER OR MINIMUM 6 FEET CLUMP BALLED AND BURLAPED.
- EVERGREEN TREES SHALL BE MINIMUM 6 FEET BALLED AND BURLAPED.
- SHRUBS SHALL BE 5-GALLON CONTAINER GROWN.
- GROUND COVERS CAN INCLUDE MULCH OF NATIVE COBBLE 4 INCH TO 6 INCH IN SIZE OR SHREDDED WOOD.
- ALL SHRUB AND GROUND COVER BEDS SHALL HAVE HIGH QUALITY WEED BARRIER INSTALLED WITH 4 INCH STAPLES.
- EDGING MATERIAL TO BE HEAVY-DUTY 3/4 INCH W/ PRE ROLLED EDGE.

C.6 OPEN SPACE DISTRICT LANDSCAPING

- THE NATIVE AREAS OF THE OPEN SPACE DISTRICT SHOULD BE MANAGED CAREFULLY TO MAINTAIN THEIR ECOLOGICAL BALANCE. NON-NATIVE PLANTS ARE DISCOURAGED.
- IN THE OPEN SPACE DISTRICT, DEAD OR DAMAGED TREES NEED NOT BE REPLACED THROUGH MANUAL PLANTINGS, EXCEPT IN THE CASE OF MASSIVE TREE LOSS THROUGH FIRE, DISEASE, STORM, ETC. TREES MAY BE PRUNED, STABILIZED, OR REMOVED AS NECESSARY TO PROTECT PUBLIC SAFETY.

REVISION NO.	DATE	REVISIONS	OWNER
1	4/25/05	SUBMITTED	Mountain-Plains Investment Corp., Inc. ATTN: Bob Fetters 7931 S. Parker Rd. Centennial, CO 80016 Ph: 303-690-1165 Fx: 303-690-8850
2	4/13/05	RESUBMITTED PER CITY COMMENTS	
3	5/13/05	RESUBMITTED PER CITY COMMENTS	
4	5/15/06	RESUBMITTED PER CITY COMMENTS	
5	3/11/06	RESUBMITTED PER CITY COMMENTS	
6	7/17/06	RESUBMITTED PER CITY COMMENTS	
7	9/1/06	FINAL SUBMITAL	



4637 W. 130th Street, Suite 101, Centennial, Colorado 80015
Ph: 303-992-2614
Fax: 303-992-8619



TETRA TECH RMC
 1900 S. SUNSET ST., SUITE 1-F, LONGMONT, CO 80501
 TEL: 303-772-5282 METRO 303-685-6283 FAX: 303-685-6959

SHEET SCALE:	ISSUE DATE:	4/12/04	SHEET	2	OF	5
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VERMILION CREEK - PRELIMINARY DEVELOPMENT PLAN

A PORTION OF THE EAST 1/2 OF SECTION 32 AND THE WEST 1/2 OF SECTION 33 T5S,
R66W OF THE 6th P.M., CITY OF CENTENNIAL, ARAPAHOE COUNTY, COLORADO

DEVELOPMENT STANDARDS (CONT.):

D. PARKING

D.1 PARKING REQUIREMENTS

- PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE CITY OF CENTENNIAL LAND DEVELOPMENT CODE ("LAND DEVELOPMENT CODE"), AS SUCH MAY BE AMENDED. WITHIN THE ENTIRE DEVELOPMENT, SHARED PARKING, PARKING VARIANCES AND ON-STREET PARKING MAY ALLOW FOR ADJUSTMENTS TO THE PARKING REQUIREMENTS SUBJECT TO APPROVAL OF THE CITY IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE.
- THE SHARING OF PARKING AREAS AND PARKING COUNTS FOR TWO (2) OR MORE USES IS ENCOURAGED AND HIGHLY RECOMMENDED IF IT CAN BE DEMONSTRATED THAT THE HEIGHT OF DEMAND FOR PARKING FOR EACH USE OCCURS AT ALTERNATING PERIODS OF TIME AND THAT THE PEAK DEMAND FOR PARKING FOR EACH USE WILL BE ACCOMMODATED.

D.2 SURFACE PARKING

- WITH THE EXCEPTION OF THE OPEN SPACE DISTRICT, ALL PARKING AREAS WILL BE PAVED. BRICK PAVERS, CONCRETE UNIT PAVERS, COLORED CONCRETE WITH SPECIAL FINISHES OR SIMILAR ARE HIGHLY ENCOURAGED FOR ENTRY DRIVES, DROP-OFFS AREAS, SIDEWALKS, CROSSWALK, OR SIMILAR PEDESTRIAN AREAS. IN THE OPEN SPACE DISTRICT, OPEN PARKING LOTS MAY BE GRAVEL, PROVIDED THEY ARE NOT MORE THAN 50 SPACES.
- ALL PARKING AREAS SHALL BE DESIGNED TO INCLUDE CLEARLY DEFINED WALKWAYS AND CROSSINGS OF VEHICULAR ROUTES FOR THE MOVEMENTS OF PEDESTRIANS TO THE ADJACENT BUILDINGS. BRICK PAVERS, CONCRETE UNIT PAVERS, COLORED CONCRETE WITH SPECIAL FINISHES OR SIMILAR ARE HIGHLY ENCOURAGED.
- PARKING AREAS WILL BE SCREENED WITH VEGETATION TO MINIMIZE THE GROUND LEVEL VIEW OF AUTOMOBILES. SHADE TREES WILL ALSO BE PLANTED IN PARKING ISLANDS AND ALONG PARKING AREA BOUNDARIES TO PROVIDE SHADE FOR PARKED VEHICLES.
- THE MAXIMUM NUMBER OF PARKING SPACES BETWEEN ANY TWO (2) LANDSCAPE ISLANDS SHALL BE NINE (9).
- IN THE TRANSITION 'A', TRANSITION 'B', AND CULTURAL DISTRICTS, PARKING LOTS GREATER THAN 50 CARS IN SIZE SHALL BE DESIGNED SO THAT NO MORE THAN 50 CARS ARE WITHIN ANY INDIVIDUAL AREA; ADJACENT PARKING AREAS SHALL BE SEPARATED WITH A 10 FOOT LANDSCAPED BUFFER.
- CONCRETE CURBS OR FORMAL EDGE TREATMENTS SHALL BE INSTALLED AROUND PERIMETER OF ALL LANDSCAPE ISLANDS AND AT THE EDGES OF ALL PARKING AREAS.

D.3 PARKING STRUCTURES

- THE USE OF PLANTERS AND VEGETATION IN PARKING STRUCTURES IS ENCOURAGED.
- PARKING STRUCTURES WILL HAVE ARCHITECTURAL DETAILING THAT REFLECTS OTHER STRUCTURES IN PROXIMITY.
- THE DESIGN OF THE PARKING STRUCTURE SHOULD CONSIDER INCORPORATION OF OTHER USES WHEN ADJACENT TO PEDESTRIAN AREAS.
- SHARED PARKING STRUCTURES ACCESSIBLE FROM TWO (2) OR MORE BUILDINGS ARE ENCOURAGED.

D.4 VEHICLE STORAGE

- PARKING AREAS WITHIN NON-RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL DEVELOPMENTS SHALL NOT BE USED FOR PERMANENT OR OVERNIGHT STORAGE OF TRUCKS, TRAILERS, BUSES OR OTHER SIMILAR EQUIPMENT.
- WITHIN NON-RESIDENTIAL DEVELOPMENTS, THE PARKING OR TEMPORARY STORAGE OF MAINTENANCE VEHICLES, EQUIPMENT, OR OTHER ITEMS ON A REGULAR BASIS AS PART OF THE OPERATIONS OF THE OWNER OR LESSEE OF THE PROPERTY MAY BE PERMITTED PROVIDED THAT SUCH PARKING OR TEMPORARY STORAGE IS SCREENED FROM VIEW FROM ADJACENT LOTS, STREETS, OR COMMON AREAS.
- EXCEPT FOR THE PERMANENT RESIDENTIAL STRUCTURES CONSTRUCTED ON A LOT, NO OTHER FACILITY OR VEHICLES, INCLUDING BUT NOT LIMITED TO GARAGES, TRAILERS, MOBILE HOMES, TENTS, CAMPER, RECREATIONAL VEHICLES, MOTOR HOMES, OR THE LIKE, MAYBE USED ON A LOT FOR HABITATION ON EITHER A TEMPORARY OR PERMANENT BASIS.
- NO TRAILER, MOBILE HOME, MOTOR HOME, BUS, CAMPER, RECREATIONAL VEHICLE, BOAT, BOAT TRAILER SHALL BE KEPT, STORED, OR MAINTAINED ANYWHERE EXCEPT WITHIN AN ENCLOSED GARAGE OR FULLY SCREENED AREA WHICH PREVENTS THE VIEW THEREOF FROM ADJACENT LOTS, STREETS, OR COMMON AREAS. A TRAILER, MOBILE HOME, MOTOR HOME, BUS, CAMPER, RECREATIONAL VEHICLE, BOAT, BOAT TRAILER MAY BE PARKED FOR A PERIOD NOT TO EXCEED 24 HOURS DURING ANY 7 DAY PERIOD FOR THE PURPOSE OF PREPARING AND LOADING SUCH VEHICLE OR BOAT FOR TRAVEL.
- NO STRIPPED DOWN, WRECKED, JUNKED, UNLICENSED, OR INOPERABLE MOTOR VEHICLE SHALL BE KEPT, PARKED, STORED, MAINTAINED, DISMANTLED, OR ASSEMBLED IN ANY LOT OTHER THAN WITHIN AN ENCLOSED GARAGE.

D.5 RESIDENTIAL DISTRICT PARKING

- GARAGES WILL BE PRIMARILY REAR-LOADING FROM AN ALLEY, AND MAY BE DETACHED IF REAR-LOADING
- ON STREET PARALLEL PARKING IS ENCOURAGED.
- DRIVEWAYS IN SINGLE-FAMILY HOMES MAY BE TWO STRIPS OF CONCRETE WITH A GRASS MEDIAN, CONCRETE, COBBLES, BRICK, OR TEXTURED CONCRETE.

D.6 OPEN SPACE DISTRICT PARKING

- A LARGE AMOUNT OF PARKING FOR THE OPEN SPACE DISTRICT IS NOT ANTICIPATED. IT IS POSSIBLE THAT THERE MAY BE LIMITED PARKING FACILITIES AS PART OF A TRAILHEAD, PARK, AMPHITHEATER, OR CULTURAL GATHERING.
- PARKING LOTS GREATER THAN 25 CARS IN SIZE SHALL BE DESIGNED SO THAT NO MORE THAN 25 CARS ARE WITHIN ANY INDIVIDUAL AREA; ADJACENT PARKING AREAS SHALL BE SEPARATED WITH A 10 FOOT LANDSCAPED BUFFER.
- IDEALLY, PARKING AREAS WOULD BE GRAVEL OR GRASS, AND TEMPORARY IN NATURE. HOWEVER, PARKING AREAS SHALL BE DESIGNED, CONSTRUCTED AND OPERATED IN SUCH A MANNER AS TO MEET THE WATER QUALITY CRITERIA CONTAINED IN VOLUME 3 OF THE URBAN STORM DRAINAGE CRITERIA MANUAL (URBAN DRAINAGE AND FLOOD CONTROL DISTRICT).

DEVELOPMENT STANDARDS (CONT.):

E. WALLS AND FENCING

E.1 GENERAL FENCING REQUIREMENTS (APPLICABLE TO ALL AREAS)

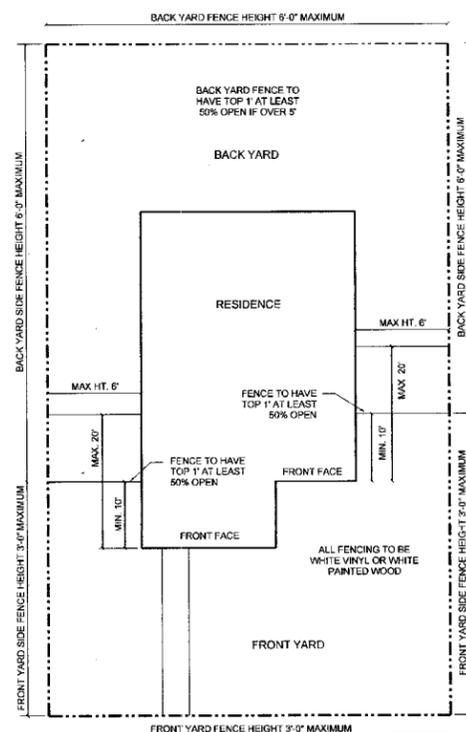
- A FENCING PLAN FOR THE SITE SHALL BE COMPLETED PRIOR TO APPROVAL OF THE FINAL STEP OR FINAL APPLICATION FOR DEVELOPMENT APPROVAL IF SUCH A PLAN IS NOT OTHERWISE REQUIRED BY THE APPLICABLE LAND USE APPROVAL PROCESS.
- FENCING PERMITS WILL BE REQUIRED ACCORDING TO STANDARD CITY PROCEDURES.
- FENCING THROUGHOUT AND WITHIN EACH DISTRICT WILL BE CONSISTENT IN DESIGN AND MATERIALS DEPENDENT UPON THE INTENDED USE; HOWEVER, WALLS MADE OF TIMBERS OR EXPOSED CONCRETE ARE NOT PERMITTED.
- ALL RETAINING OR WING WALLS SHALL BE CONSTRUCTED OF BRICK, STONE, PRE-ENGINEERED BLOCK OR SIMILAR MATERIALS OF AN APPEARANCE COMPATIBLE WITH THE PRIMARY BUILDING ON THE PROPERTY.
- FENCING INTENDED FOR SAFETY REASONS SHALL BE NO GREATER IN HEIGHT THAN 72 INCHES ABOVE AND PARALLEL WITH THE GRADE. SUCH FENCING SHALL BE CONSTRUCTED OF MASONRY BLOCK OR WROUGHT IRON.
- LANDSCAPING TO SOFTEN THE VISUAL IMPACT OF FENCES IS STRONGLY ENCOURAGED.
- CHAIN LINK OR METAL FENCING (OTHER THAN WROUGHT IRON AND LIVESTOCK SPECIFIC) IS PROHIBITED THROUGHOUT THE VERMILION CREEK DEVELOPMENT WITH THE EXCEPTION OF FENCING TO ENCLOSE ATHLETIC FIELDS USED FOR BASEBALL, SOFTBALL, OR OTHER SIMILAR SPORTS THAT CUSTOMARILY REQUIRE SUCH AN ENCLOSURE. WHEN USED, CHAIN LINK FENCING AROUND SUCH ATHLETIC FIELDS SHALL BE BLACK VINYL COATED WITH BLACK POWDER COAT FINISH FOR ALL POSTS AND HARDWARE.
- BARBED WIRE OF ANY TYPE OR KIND IS PROHIBITED WITHIN THE VERMILION CREEK DEVELOPMENT.

E.2 MIXED USE FENCING (TOWN CENTER, LIFESTYLE CENTER, TRANSITION 'A', AND TRANSITION 'B' DISTRICTS)

- GENERAL FENCING AROUND AND ATTACHED TO BUILDINGS WILL BE DECORATIVE IN USE AND SHALL BE WROUGHT IRON NO GREATER THAN 42 INCHES IN HEIGHT ABOVE AND PARALLEL WITH THE GRADE.
- SEAT WALLS MAY BE CONSTRUCTED OF CONCRETE WITH MASONRY ACCENTS.
- PRIVACY FENCING IS PERMITTED WHEN CONSTRUCTED OF WHITE VINYL NO TALLER THAN 6 FEET IN HEIGHT, LOCATED IN THE BACK OR REAR OF THE PROPERTY OR BUILDING.

E.3 RESIDENTIAL FENCING (TRANSITION 'A', TRANSITION 'B', AND RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, AND CULTURAL DISTRICTS)

- ALL PERIMETER FENCING CONSTRUCTED ADJACENT TO STREETS OR SUBDIVISION(S) BOUNDARIES SHALL BE A MINIMUM OF 6 FEET AND A MAXIMUM 8 FEET IN HEIGHT AND CONSTRUCTED OF SOLID WOOD, MASONRY BLOCK, OR WROUGHT IRON. ALL SUCH FENCING SHALL HAVE MASONRY BLOCK COLUMNS LOCATED AT A MINIMUM 80 FEET ON CENTER.
- ALL FENCING MATERIAL FOR RESIDENTIAL PROPERTIES WILL BE WHITE VINYL OR WHITE PAINTED WOOD.
- FRONT YARD FENCING - LIMITED TO WHITE PICKET OR WHITE RAIL FENCE NO TALLER THAN 3 FEET.
- FRONT SECTION OF SIDE YARD FENCING - LIMITED IN LOCATION TO A MINIMUM OF 10' AND MAXIMUM MAXIMUM OF 20' FROM ADJOINING FRONT FACE OF STRUCTURE TOWARDS THE BACK AND SHALL BE WHITE PICKET OR WHITE RAIL FENCE NO TALLER THAN 3 FEET.
- BACK HALF OF SIDE YARD - STARTING POINT MINIMUM 10 FEET AND MAXIMUM 20 FEET FROM ADJOINING FRONT FACE OF STRUCTURE TOWARDS THE BACK AND SHALL BE WHITE PRIVACY FENCE NO TALLER THAN 6 FEET WITH A MINIMUM 1 FOOT OF TOP PORTION TO BE 50% OPEN IF OVER 5' IN HEIGHT.
- BACK YARD FENCING - LIMITED TO WHITE PRIVACY FENCE NO TALLER THAN 6 FEET WITH A MINIMUM 1 FOOT OF TOP PORTION TO BE AT LEAST 50% OPEN IF OVER 5' IN HEIGHT.
- FENCE DIVIDING FRONT AND BACK YARDS NO TALLER THAN 6 FEET WITH MINIMUM 1 FOOT OF TOP PORTION TO BE AT LEAST 50% OPEN IF OVER 5' IN HEIGHT.



E.4 CULTURAL DISTRICT FENCING

- GENERAL FENCING WILL BE DECORATIVE IN USE AND SHALL BE WOOD OR WROUGHT IRON NO GREATER THAN 42 INCHES ABOVE AND EVEN WITH GRADE, EXCEPT FOR LIVESTOCK-SPECIFIC FENCING (I.E., CHICKEN WIRE OR OTHER TIGHT MESH TO ENCLOSE A CHICKEN COOP, ETC.).
- SEAT WALLS MAY BE CONSTRUCTED OF CONCRETE WITH MASONRY ACCENTS.
- PRIVACY FENCING IS PERMITTED WHEN CONSTRUCTED OF WHITE VINYL NO TALLER THAN 6 FEET IN HEIGHT, LOCATED IN THE BACK OF THE PROPERTY OR BUILDING.

E.5 OPEN SPACE DISTRICT FENCING

- FENCING WILL BE POST AND RAIL ALONG THE TRAIL.
- SMOOTH WIRE OR METAL PIPE PANEL FENCING IS PERMITTED FOR THE PURPOSES OF TEMPORARY LIVESTOCK CONTAINMENT.

DEVELOPMENT STANDARDS (CONT.):

F. SIGNAGE

F.1 SIGNAGE REQUIREMENTS

- A SIGNAGE PLAN FOR THE SITE SHALL BE COMPLETED PRIOR TO APPROVAL OF THE FINAL STEP OR FINAL APPLICATION FOR DEVELOPMENT APPROVAL IF SUCH A PLAN IS NOT OTHERWISE REQUIRED BY THE APPLICABLE LAND USE APPROVAL PROCESS.
- SIGN PERMITS WILL BE REQUIRED ACCORDING TO STANDARD CITY PROCEDURES.
- IT IS THE INTENT TO REGULATE THE USE AND DISPLAY OF SIGNAGE TO PROMOTE AUTOMOBILE AND PEDESTRIAN TRAFFIC SAFETY, AESTHETICS, SUCCESSFUL WAY FINDING AND ENSURE AN ORDERLY AND CONSISTENT APPEARANCE FOR ALL PROPERTIES WITHIN THE VERMILION CREEK DEVELOPMENT.
- SIGNS PERPENDICULAR TO THE BUILDING FAÇADE MAY NOT BE BACKLIT.
- FABRIC ONLY FLAGS OR BANNERS MOUNTED FROM BUILDING FAÇADES OR POSTS NO TALLER THAN 16 FEET IN HEIGHT MAY BE PERMITTED. PERMANENT FLAGS OR BANNERS ARE NOT TO CONTAIN ANY ADVERTISING, TRADEMARKS, REGISTERED LOGOS OR SLOGANS.
- NEON SIGNS MAY BE PERMITTED.
- BACKLIT OR I.E.D. ELECTRONIC MARQUEE SIGNS ARE PERMITTED THAT ARE ARCHITECTURALLY SIMILAR TO THE DEVELOPMENT THAT THEY ARE ASSOCIATED WITH AND NOT PYLON OR GATEWAY MOUNTED.
- ALL RESIDENCES, OFFICES, AND RETAIL STORES MAY FLY THEIR OWN FLAG AS PART OF THE SIGNAGE PLAN. SIZE OF FLAG(S) MUST BE CONSISTENT TO THE SCALE OF THE BUILDING OR PROPERTY.
- VACUUM-FORMED PLASTIC SIGNS ARE NOT PERMITTED.
- SIGNS THAT BLINK, STROBE, OR ARE ANIMATED OR AUDIBLE ARE NOT PERMITTED.
- OFFSITE SIGNS (SIGNS IDENTIFYING A PRODUCT, SERVICE, OR ACTIVITY NOT CONDUCTED ON THE SAME PROPERTY WHERE THE SIGN IS LOCATED) ARE PROHIBITED.
- TRAFFIC / STREET SIGNPOSTS WILL BE ORNAMENTAL IN STYLE AND DETAIL WHILE MAINTAINING A SIMILARITY IN THE STYLE AND MATERIALS WITHIN THE ENTIRE DISTRICT. THESE WILL BE PAID FOR BY THE DEVELOPER AS PART OF THEIR PUBLIC IMPROVEMENTS
- TEMPORARY SIGNS SHALL CONFORM TO THE CITY OF CENTENNIAL SIGN STANDARDS FOR TEMPORARY SIGNAGE.

F.2 SIGNAGE SPECIFICATIONS

- ALL MONUMENT SIGNS SHALL BE ILLUMINATED BY CONCEALED ACCENT LIGHTS OR FLOODLIGHTS FROM GROUND LEVEL.
- LOCATIONS, NUMBER AND DESIGN OF ALL SIGNS WILL BE APPROVED WITH THE FINAL DEVELOPMENT PLAN(S). TYPICALLY THERE WILL BE ONE PRIMARY AND NO MORE THAN 2 SECONDARY MONUMENT SIGNS PER DISTRICT.
- PRIMARY MONUMENT SIGNS.
 - AREA - MAY NOT EXCEED 72 SQUARE FEET IN AREA PER SIGN FACE.
 - HEIGHT - SHALL NOT PROJECT HIGHER THAN 7 FEET IN HEIGHT FROM FINISHED GRADE.
 - WIDTH - SHALL NOT EXCEED A MAXIMUM OF 12 FEET IN WIDTH
- SECONDARY MONUMENT SIGNS.
 - SIGNS SHALL BE SMALLER IN SIZE THAN THE PRIMARY SIGN ON THE PROPERTY.
 - AREA - MAY NOT EXCEED 32 SQUARE FEET IN AREA PER SIGN FACE.
 - HEIGHT - SHALL NOT PROJECT HIGHER THAN 4 FEET IN HEIGHT FROM FINISHED GRADE.
 - WIDTH - SHALL NOT EXCEED A MAXIMUM OF 8 FEET IN WIDTH.
- FASCIA SIGNS.
 - SIGNS MAY BE MOUNTED PERPENDICULAR, PARALLEL OR FLUSH TO BUILDING FAÇADE.
 - AREA - PER THE CITY OF CENTENNIAL LAND DEVELOPMENT CODE.
 - LOCATION AND NUMBER OF SIGNS PER THE CITY OF CENTENNIAL LAND DEVELOPMENT CODE.
- DIRECTIONAL / INFORMATIONAL SIGNS.
 - SIGNS SHALL BE MOUNTED ON THE STERNBERG BIRMINGHAM SERIES POLE AND BASE
 - AREA - MAY NOT EXCEED 15 SQUARE FEET IN AREA PER SIGN FACE.
 - HEIGHT - SHALL NOT PROJECT HIGHER THAN 7 FEET IN HEIGHT FROM FINISHED GRADE.

F.3 RESIDENTIAL DISTRICT SIGNAGE

- SIGNS MUST BE MOUNTED FLUSH TO BUILDING FAÇADE AND MAY HAVE A MAXIMUM SURFACE AREA OF TWO (2) SQUARE FEET.
- SIGNS ARE LIMITED TO THE FIRST FLOOR AND MAY ONLY INCLUDE ADDRESS AND/OR FAMILY NAME.
- BACKLIT SIGNS ARE NOT PERMITTED.
- RESIDENTIAL ADDRESS NUMBERS WILL BE LOCATED AT SIMILAR LOCATIONS ON EACH BUILDING.

F.4 CULTURAL DISTRICT SIGNAGE

- SIGNS OR MURALS PAINTED DIRECTLY ON BUILDINGS MAY BE PERMITTED.
- LANDMARK SIGNAGE MAY BE PERMITTED, SUBJECT TO REVIEW AND APPROVAL WITH A FINAL DEVELOPMENT PLAN DETAILING THE DESIGN, SIZE, LOCATION AND DIMENSIONS. AN EXAMPLE OF THIS TYPE OF SIGNAGE WOULD BE A FULL SIZE WORKING WATER TOWER.

F.5 OPEN SPACE DISTRICT SIGNAGE

- SIGNAGE IS PERMITTED MAINLY FOR INTERPRETIVE AND INFORMATIONAL PURPOSES.
- SIGNS IN THE OPEN SPACE DISTRICT WILL HAVE A LIMITED EARTH-TONED COLOR PALETTE.
- DIRECTIONAL OR INFORMATIONAL SIGNS SIX SQUARE FEET OR LESS, MAY BE MOUNTED ON FENCES, FLUSH WITH STRUCTURE FACES, MASONRY PEDESTALS, OR TREATED WOODEN POSTS.
- DIRECTIONAL AND INFORMATIONAL SIGNS GREATER THAN 6 SQUARE FEET SHALL NOT EXCEED 7 FEET IN HEIGHT AND NOT EXCEED 30 SQUARE FEET IN SURFACE AREA. THESE SIGNS SHALL BE FRAMED AND PEDESTAL MOUNTED COMPATIBLE WITH THE ARCHITECTURE STYLE OF THE VERMILION CREEK STREET SIGNAGE.

G. LIGHTING

- EVERY FINAL DEVELOPMENT PLAN WILL INCLUDE LIGHTING PLAN(S) AND DETAILS.
- LIGHTING ON-SITE SHALL BE DESIGNED TO PROVIDE FOR SAFETY AND SECURITY, AND TO HIGHLIGHT ARCHITECTURAL OR LANDSCAPE FEATURES. PROVISIONS SHALL BE MADE TO ELIMINATE UNNECESSARY LIGHTING AND THE SPREAD OF LIGHT/GLARE OFF-SITE. LIGHTING PLANS SHOULD PROVIDE FOR EVEN ILLUMINATION ACROSS THE AREAS TO BE LIGHTED, GLARE AND "HOT SPOTS" ARE TO BE AVOIDED.
- LIGHT LEVELS IN NON-RESIDENTIAL DEVELOPMENTS SHOULD BE REDUCED AFTER BUSINESS HOURS TO MINIMIZE IMPACT ON SURROUNDING DEVELOPMENTS AND/OR NEIGHBORHOODS AND TO CONSERVE ENERGY BUT STILL PROVIDE THE NECESSARY LIGHT LEVELS FOR SAFETY.
- LIGHT FIXTURES, PEDESTALS, AND POSTS, DEPENDING ON THE INTENDED USE, WILL BE ORNAMENTAL. IN STYLE AND DETAIL WHILE MAINTAINING A SIMILARITY TO THE STYLE AND MATERIALS WITHIN EACH DISTRICT.
- STREET LIGHTING WILL BE ALIGNED WITH STREETS AND UNIFORMLY SPACED ALTERNATING FROM ONE SIDE OF THE STREET TO THE OTHER. ADJUSTMENTS MAY BE MADE DEPENDING ON THE LOCATIONS OF DRIVEWAYS, STREETS, ALLEYS, SIGNS, UTILITIES OR OTHER SIMILAR OBSTACLES.
- FIXTURES ALONG DRIVEWAYS AND PARKING LOTS SHALL NOT EXCEED 28 FEET IN HEIGHT (24 FEET IN HEIGHT IN THE RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL DISTRICTS) AND NOT TO BE ATTACHED TO ANY BUILDINGS.
- PEDESTRIAN STREET LIGHTS WILL BE NO TALLER THAN 14 FEET.
- ACCENT LIGHTING AROUND BUILDINGS, PLAZAS, LANDSCAPING AND OTHER FEATURES IS ENCOURAGED.
- PRIMARY BUILDINGS SHALL EMPLOY ACCENT LIGHTING OF THEIR ENTRANCES AND FAÇADES FACING ANY STREET.
- FLOOD LIGHTING IS PROHIBITED.
- ALL WIRING, TRANSFORMERS, METERS AND OTHER RELATED EQUIPMENT SHALL BE BELOW GROUND OR SCREENED FROM VIEW.
- NO PERMANENT LIGHTING WILL BE ALLOWED IN THE OPEN SPACE DISTRICT EXCEPT TO PROVIDE FOR SAFETY OR SECURITY NEAR THE TRAIL PERIMETER, SPECIAL PARK AREAS, RESTROOMS, AND OTHER UTILITY BUILDINGS. LIGHTING WILL BE DESIGNED TO MINIMIZE LIGHT POLLUTION, ESPECIALLY TO THE NATIVE AREAS OF THE OPEN SPACE.
- ALL STREET, PLAZA AND PEDESTRIAN LIGHTING SHALL BE ORNAMENTAL IN STYLE AND DETAIL WHILE MAINTAINING A SIMILARITY TO THE STYLE AND MATERIALS WITHIN EACH DISTRICT.

REVISION NO.	DATE	REVISIONS	OWNER
1	4/25/05	SUBMITTED	
2	4/13/05	RESUBMITTED PER CITY COMMENTS	
3	9/13/05	RESUBMITTED PER CITY COMMENTS	
4	3/15/06	RESUBMITTED PER CITY COMMENTS	
5	3/21/06	RESUBMITTED PER CITY COMMENTS	
6	7/17/06	RESUBMITTED PER CITY COMMENTS	
7	9/1/06	FINAL SUBMITTAL	

Mountain-Plains
Investment Corp., Inc.
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SHEET SCALE: ISSUE DATE: 4/12/04 SHEET 3 OF 5

VERMILION CREEK - PRELIMINARY DEVELOPMENT PLAN

A PORTION OF THE EAST 1/2 OF SECTION 32 AND THE WEST 1/2 OF SECTION 33 T5S,
R66W OF THE 6th P.M., CITY OF CENTENNIAL, ARAPAHOE COUNTY, COLORADO

PDP DEVELOPMENT DISTRICT USE NOTES :

USES NOT SPECIFICALLY LISTED ON THE PDP DEVELOPMENT DISTRICT USE CHART MAY BE RECOMMENDED FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION AND MAY BE ADMINISTRATIVELY APPROVED BY THE CITY COUNCIL BY THE PLANNING AND ZONING COMMISSION AND THE CITY COUNCIL, IF THE USES ARE DETERMINED TO BE SIMILAR IN CHARACTER TO PERMITTED USES IN THE DISTRICT, ARE IN CONFORMANCE WITH THE INTENT OF THE DISTRICT, AND OTHERWISE PROMOTE THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY. ADMINISTRATIVE REVIEW OF SUCH USES BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL SHALL BE DURING A PUBLIC MEETING BUT SHALL NOT REQUIRE A NOTICED PUBLIC HEARING.

1. PROHIBITED USES IN ALL DISTRICTS

- HEAVY EQUIPMENT RENTALS
- BULK FUEL SALES, NOT INCLUDING PROPANE OR FIREWOOD
- BINGO ESTABLISHMENTS, SOCIAL GAMING OUTLETS
- CHECK CASHING / PAYDAY SERVICES (AS PRIMARY USE/SERVICE)
- FUNERAL HOME / MORTUARIES
- MOTOR/RECREATIONAL VEHICLE DEALERSHIPS (INCLUDING AUTOMOBILE) OVER 50,000 SF OF TOTAL BUILDING SPACE*
- THE SALE OF AIRCRAFT, BUSES, BOATS, CAMPERS, MOBILE HOMES, TRUCKS, TRAILERS, HEAVY EQUIPMENT, CONSTRUCTION EQUIPMENT AND FARM IMPLEMENTS*
- PAWN SHOPS - ALL TYPES
- WHOLESALE AND COMMERCIAL HEATING, PLUMBING, ELECTRICAL, LUMBER AND BUILDING EQUIPMENT AND MATERIALS DEALERS
- RACE TRACK - ALL TYPES (EXCLUDING GO-CARTS)
- ALL SEXUALLY ORIENTED BUSINESSES DEFINED IN THE LAND DEVELOPMENT CODE
- SELF-STORAGE FACILITIES

* THE PLANNING AND ZONING COMMISSION MAY RECOMMEND AND THE CITY COUNCIL MAY ADMINISTRATIVELY APPROVE EXCEPTIONS FOR THESE PROHIBITED USES IF THE USES ARE DETERMINED BY THE CITY TO BE SIMILAR IN CHARACTER TO PERMITTED USES IN THE DISTRICT, ARE IN CONFORMANCE WITH THE INTENT OF THE DISTRICT, AND OTHERWISE PROMOTE THE HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY. THE CITY COUNCIL MAY APPROVE CONDITIONS AND RESTRICTIONS ON SUCH USES TO ENSURE THAT THE USE, IF APPROVED, DOES NOT ADVERSELY IMPACT OTHER PROPERTIES. SUCH USES WILL BE PRESUMED TO BE PROHIBITED. ADMINISTRATIVE REVIEW OF SUCH USES BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL SHALL BE DURING A PUBLIC MEETING BUT SHALL NOT REQUIRE A NOTICED PUBLIC HEARING.

2. PRIOR USES AND ADDITIONAL INTERIM USES

A. PRIOR USES, SUBJECT TO THE TERMS OF THE CITY OF CENTENNIAL/FETTERS ANNEXATION AND DEVELOPMENT AGREEMENT DATED JUNE 19, 2006, RECORDED IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE AT REC. NO. 20122112, THE FOLLOWING HISTORICAL AND PRE-ANNEXATION USES OF THE PROPERTY, AS MORE PARTICULARLY DESCRIBED IN THE ANNEXATION AND DEVELOPMENT AGREEMENT ARE DEEMED PERMITTED "PRIOR USES" AND, AS SUCH, MAY BE CONTINUED OR RESUMED UNTIL AND AFTER FINAL APPROVAL OF AN FDP FOR A PARTICULAR PARCEL AND MUST BE DISCONTINUED ONLY WHEN ACTUAL CONSTRUCTION UNDER THE APPROVED FDP FOR ALL OR ANY PORTION OF THAT PARTICULAR PARCEL BEGINS.

(1) AGRICULTURE AND RANCHING: THE PROPERTY HAS BEEN USED FOR VARIOUS AGRICULTURAL PURPOSES CONTINUOUSLY SINCE IT WAS FIRST HOMESTEADED DURING THE 19TH CENTURY. THE CURRENT USES ARE RAISING CROPS, LIVESTOCK GRAZING, CHICKEN EGGS PRODUCTION, AND HONEYBEE HIVES. AT TIMES IN THE PAST, THE PROPERTY HAS ALSO BEEN USED TO BOARD HORSES AND PREPARE HORSES FOR SHOWING. THE ENTIRE PROPERTY IS CURRENTLY BEING USED FOR SOME PURPOSE RELATED TO AGRICULTURE OR RANCHING.

(2) LANDSCAPE MATERIALS SALES & STORAGE: THERE IS AN EXISTING TENANT WHO OCCUPIES APPROXIMATELY 4 ACRES OF THE PROPERTY WITH A BUSINESS FOR THE OUTDOOR SALE AND STORAGE OF LANDSCAPING SAND AND GRAVEL.

(3) OUTDOOR RECREATION: THERE IS AN EXISTING TENANT WITH A PAINTBALL FIELD OF APPROXIMATELY 4 ACRES. THE FETTERS FAMILY HAS ALSO PARTICIPATED IN RIDING ATVS ON THE PROPERTY AND HORSEBACK RIDING. AS PART OF THE AGRICULTURAL AND RANCHING NATURE OF THE HISTORIC USE, THE FETTERS FAMILY HAS USED FIREARMS AND BOW AND ARROW FOR RECREATION AND TO PROTECT FARM ANIMALS AND PROPERTY ON LARGER EXPANSES OF THEIR LAND EXCEEDING 80 ACRES IN SIZE.

(4) OUTDOOR CONSTRUCTION EQUIPMENT STORAGE & PARKING: THERE ARE EXISTING TENANTS USING APPROXIMATELY 2 ACRES FOR THE PARKING OF TRUCKS, AND OUTDOOR STORAGE OF SCAFFOLDING, OTHER CONSTRUCTION TOOLS AND EQUIPMENT, AND STOCKS OF CONSTRUCTION MATERIALS.

(5) OUTDOOR LANDSCAPING EQUIPMENT STORAGE AND PARKING: THERE IS AN EXISTING TENANT WHO OCCUPIES A SITE OF APPROXIMATELY ONE ACRE FOR OUTDOOR STORAGE OF TRUCKS AND STORAGE OF LANDSCAPING TOOLS AND EQUIPMENT AS WELL AS SMALL STOCKS OF LANDSCAPING MATERIALS.

(6) COMMERCIAL OFFICES: AN EXISTING STRUCTURE BUILT BEFORE 1900 AND MOVED TO THE SITE MANY YEARS AGO IS BEING USED AS THE OFFICES OF MOUNTAIN PLAINS INVESTMENT CO., INC. THESE OFFICES MAY BE RELOCATED IN THE FUTURE TO ANOTHER PREEXISTING STRUCTURE ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO THE OLD BANK OF THE WEST BUILDING FORMERLY LOCATED IN PARKER, COLORADO.

(7) WORKSHOPS: SEVERAL BUILDINGS ON THE PROPERTY ARE USED FOR PRIVATE SILVERSMITHING, ARROW ASSEMBLY AND BOW TUNING, WOODWORKING, AND OTHER CRAFT WORKSHOPS.

(8) RESIDENCES: THERE ARE THREE EXISTING RESIDENCES ON THE PROPERTY, ALL USED CONTINUOUSLY SINCE 1956.

(9) AUTOMOBILE SALES AND REPAIR SHOP: THIS HAS BEEN A PREEXISTING USE SINCE 1985 AND IS A LICENSED DEALERSHIP. APPROXIMATELY 3 ACRES ARE OCCUPIED BY THIS USE.

(10) CONSTRUCTION MATERIAL STORAGE: THERE IS EXISTING STORAGE OF DIRT, FENCING MATERIALS, BLOCK AND BRICK, LUMBER, MATERIALS USED TO STABILIZE CHERRY CREEK, AND ROAD WAY MATERIALS. THIS ACTIVITY TAKES PLACE AT VARIOUS PLACES THROUGHOUT THE PROPERTY BUT DOES NOT EXCEED 2 ACRES OF TOTAL LAND AREA.

(11) OTHER OUTDOOR STORAGE: THERE IS EXISTING STORAGE OF FARM EQUIPMENT, IMPLEMENTS AND VEHICLES, PERSONAL AUTOMOBILES AND RECREATIONAL VEHICLES AS WELL AS TRAILERS. ALL OF THESE ITEMS ARE THE FETTERS' PERSONAL PROPERTY OR ARE OWNED BY THEIR CLOSELY HELD FAMILY CORPORATION, MOUNTAIN PLAINS INVESTMENT COMPANY, INC., OR ANOTHER FAMILY OWNED CORPORATION, QUADANSKA, LTD. FUTURE USE FOR THE STORAGE OF THESE ITEMS WILL BE RESTRICTED TO PERSONAL PROPERTY OWNED BY THE FETTERS FAMILY AND MOUNTAIN PLAINS INVESTMENT CO., INC. AND NO COMMERCIAL OPERATIONS FOR THE STORAGE OF RECREATIONAL VEHICLES WILL BE ALLOWED ON THE PROPERTY.

A PRIOR USE THAT IS NOT CURRENTLY ONGOING AS OF JUNE 19, 2006 MAY BE RESUMED BY THE FETTERS FAMILY AT THE HISTORIC LOCATION (AS SHOWN AND DESIGNATED IN EXHIBIT E OF THE ANNEXATION AND DEVELOPMENT AGREEMENT) AND TO THE EXTENT DESCRIBED IN (A) ABOVE, AT ANY TIME PRIOR TO THE ACTUAL COMMENCEMENT OF CONSTRUCTION ON THE SITE PURSUANT TO AN APPROVED FDP. AFTER COMMENCEMENT OF CONSTRUCTION ON A PARCEL PURSUANT TO AN APPROVED FDP, THE PRIOR USES IN PLACE ON THAT PARCEL SHALL EITHER: (1) BE TERMINATED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY STRUCTURE WITHIN THE FDP; OR (2) MAY BE RELOCATED TO ANOTHER PART OF THE PROPERTY UNTIL THE COMMENCEMENT OF CONSTRUCTION ON THAT SITE PURSUANT TO THE PERMIT PROCESS DESCRIBED IN (C) OF THIS NOTE.

B. ADDITIONAL INTERIM USES, IN ACCORDANCE WITH THE TERMS OF THE ANNEXATION AND DEVELOPMENT AGREEMENT AND THE CENTENNIAL MUNICIPAL CODE, AND SUBJECT TO THE PERMIT PROCESS DESCRIBED IN (C) OF THIS NOTE, THE FOLLOWING ADDITIONAL INTERIM USES ("ADDITIONAL INTERIM USES") MAY BE PERMITTED IN AREAS OF THE PROPERTY THAT HAVE NOT YET BEEN DEVELOPED:

(1) TEMPORARY SPORTING EVENTS OR TOURNAMENTS, SUCH AS ARCHERY, CULTURAL SPORTING EVENTS (HIGHLAND GAMES, LUMBERJACK TOURNAMENTS AND THE LIKE), DOG TRIALS, TRACTOR PULLS, HORSE SHOWS AND CLINICS;

(2) TEMPORARY FESTIVALS OR FAIRS, YOUTH ACTIVITIES, AND PUBLIC GATHERINGS SUCH AS CONCERTS;

(3) FARMER'S MARKETS AND PRODUCE SALES AS A TEMPORARY SEASONAL USE;

(4) THE CONSTRUCTION OF TEMPORARY STORAGE BUILDINGS AND/OR LIVESTOCK SHEDS FOR THE FETTERS FAMILY'S PERSONAL USE OR FOR THE FETTERS FAMILY'S EXISTING AGRICULTURAL OPERATIONS, INCLUDING CHICKEN COOPS, SMALL HORSE BARNS AND SHEDS, DOGHOUSES, FARM EQUIPMENT STORAGE SHEDS OR GARAGES. NO TEMPORARY BUILDING OR SHED SHALL EXCEED 6,000 SQUARE FEET IN FLOOR AREA;

(5) THE PARKING OF AUTOMOBILES RELATED TO ANY OF THE AGREED UPON ADDITIONAL INTERIM USES.

PDP DEVELOPMENT DISTRICT USE NOTES (CONT.) :

C. PERMIT PROCESS FOR PRIOR USE RELOCATION AND ADDITIONAL INTERIM USE: PRIOR TO THE RELOCATION OF ANY PRIOR USE OR TO COMMENCING ANY ADDITIONAL INTERIM USE, AS MAY BE PERMITTED BY THE ANNEXATION AND DEVELOPMENT AGREEMENT, THE DEVELOPER SHALL SUBMIT AN APPLICATION TO CENTENNIAL. THE DEVELOPER SHALL NOT RELOCATE A PRIOR USE OR CONDUCT OR ALLOW TO BE CONDUCTED ANY ADDITIONAL INTERIM USE UNLESS FIRST PERMITTED BY CENTENNIAL. SUCH APPLICATION SHALL INCLUDE THE FOLLOWING:

A. A LETTER OR OTHER WRITTEN STATEMENT REQUESTING APPROVAL OF THE PRIOR USE RELOCATION OR ADDITIONAL INTERIM USE AND DESCRIBING THE PARTICULAR USE, THE OPERATOR OF THE USE, THE DURATION OF THE USE, AND PROPOSED MEASURES TO MITIGATE ANY ANTICIPATED ADVERSE IMPACTS OF THE USE INCLUDING, BUT NOT LIMITED TO, IMPACTS RESULTING FROM NOISE, LIGHTING, DUST, EROSION, AND VIEWS FROM PARKER ROAD AND BRONCOS PARKWAY.

B. A GRAPHIC ILLUSTRATION (SCALED TO APPROXIMATELY NOT LESS THAN 1 INCH = 200 FEET OR AT A SCALE OTHERWISE DEEMED ACCEPTABLE TO CENTENNIAL) SHOWING THE LOCATION OF THE USE, STRUCTURES, ACCESS POINTS, STREETS AND DRIVEWAYS, LOADING AREAS, SANITARY FACILITIES, PARKING AREAS AND NUMBER OF PARKING SPACES, AND LOCATION OF SIGNS AND LIGHTING.

C. PAYMENT OF AN APPLICATION FEE NOT TO EXCEED \$1,250.00 FOR PROCESSING OF THE APPLICATION.

CENTENNIAL SHALL ACCEPT THE APPLICATION WHEN COMPLETE AND SEEK WITHOUT UNDUE DELAY (TYPICALLY WITHIN 20 DAYS OF RECEIPT OF A COMPLETED APPLICATION) A RECOMMENDATION FROM THE PLANNING & ZONING COMMISSION TO THE CITY COUNCIL OF THE APPROVAL OR CONDITIONAL APPROVAL OF THE APPLICATION. CENTENNIAL SHALL THEN SUBMIT THE APPLICATION AND PLANNING & ZONING COMMISSION RECOMMENDATION TO THE CITY COUNCIL WHICH SHALL REVIEW AND RENDER A FINAL DECISION TO APPROVE, CONDITIONALLY APPROVE, OR REJECT THE APPLICATION. ALTHOUGH THE PROVISIONS AND REQUIREMENTS OF THE CENTENNIAL MUNICIPAL CODE SHALL REMAIN APPLICABLE TO THE APPLICATION AND GUIDE THE DECISION CONCERNING APPROVAL, CONDITIONAL APPROVAL, OR REJECTION, THE PRIMARY CRITERIA FOR REVIEW SHALL BE ADEQUACY OF ACCESS AND PARKING, SANITATION, APPROPRIATE AND REASONABLE MITIGATION OF ADVERSE IMPACTS, AND MITIGATION OF VISIBILITY AND/OR AESTHETICS OF THE SITE AND USE FROM PARKER ROAD AND BRONCOS PARKWAY. IN THE EVENT OF REJECTION OF AN APPLICATION, CENTENNIAL SHALL PROVIDE THE DEVELOPER WITH SPECIFIC MODIFICATIONS OR CHANGES TO THE APPLICATION THAT, IF MADE, WOULD SECURE A RECOMMENDATION OF APPROVAL BY THE ADMINISTRATIVE STAFF OF CENTENNIAL. CENTENNIAL'S REVIEW OF AN APPLICATION IN ACCORDANCE WITH THIS SECTION SHALL BE UNDERTAKEN AS AN ADMINISTRATIVE PROCESS WITHOUT OBLIGATION BY CENTENNIAL TO CONDUCT A PUBLIC HEARING; PROVIDED, HOWEVER, THAT CENTENNIAL MAY PROVIDE AT ITS COST AND EXPENSE PUBLICATION, POSTING, AND/OR MAILING OF NOTICE OF THE APPLICATION AND CITY CONSIDERATION AND TAKE PUBLIC TESTIMONY CONCERNING THE PROPOSAL IN RENDERING A DECISION.

D. REPAIR OF PRIOR USE, NOTWITHSTANDING THE FOREGOING, THE EXISTING STRUCTURES ON THE PROPERTY UPON THE EFFECTIVE DATE MAY BE REPAIRED, REFURBISHED, MAINTAINED, EXPANDED, AND IMPROVED FOR THE PURPOSE OF CONDUCTING OR CONTINUING A PRIOR USE OR A USE PERMITTED BY THE PDP. SUCH WORK INCLUDES, BUT IS NOT LIMITED TO: ROOFING, WINDOW REPLACEMENT, STABILIZATION AND STRUCTURAL WORK, PLUMBING AND ELECTRICAL WORK, HVAC INSTALLATION AND UPGRADING, NATURAL GAS SERVICE INSTALLATION, CONCRETE WORK, ASPHALT, LANDSCAPING AND MINOR GRADING, THE CONSTRUCTION OF SMALL GREENHOUSES, HOT TUB STRUCTURES, GAZEBOS, PATIOS, AND SHADE STRUCTURES, TRELLISES, OUTDOOR KITCHENS, AND FIRE PITS OR OTHER INDOOR OR OUTDOOR WOOD BURNING STRUCTURES. ALL WORK WILL BE CONDUCTED PURSUANT TO CENTENNIAL'S ESTABLISHED LAND USE, BUILDING AND SAFETY CODE PERMITTING PROCESSES.

3. CONCRETE BATCH PLANT

ONE (1) TEMPORARY CONCRETE BATCH PLANT AND AREAS FOR THE STORAGE OF CONSTRUCTION EQUIPMENT AND CONSTRUCTION MOBILIZATION SHALL BE PERMITTED ON THE PROPERTY SOLELY FOR SUPPORT OF CONSTRUCTION ACTIVITIES ON THE PROPERTY. A BATCH PLANT MAY NOT BE OPERATED FOR THE SALE OR DELIVERY OF PRODUCT TO OTHER PROPERTY OR PROJECTS NOT WITHIN THE PROPERTY. STORAGE OF CONSTRUCTION EQUIPMENT AND CONSTRUCTION MOBILIZATION AREAS SHALL NOT BE PROVIDED IN SUPPORT OF OTHER PROPERTY OR PROJECTS NOT WITHIN THE PROPERTY. SPECIFIC AREAS THAT WILL BE USED FOR THESE PURPOSES SHALL BE IDENTIFIED DURING THE PROCESS OF OBTAINING APPROVAL FOR AN FDP, AND BEST EFFORTS WILL BE USED TO LOCATE THE BATCH PLANT SO AS TO MINIMIZE ADVERSE IMPACTS ON VIEWS. SUCH BATCH PLANT AND CONSTRUCTION STORAGE AND MOBILIZATION AREAS SHALL BE INSTALLED NO MORE THAN THIRTY DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AND WILL BE REMOVED NO LATER THAN THIRTY DAYS AFTER COMPLETION OF CONSTRUCTION. THE BATCH PLANT SHALL BE OPERATED ONLY FROM THE HOURS OF 7:00 A.M. UNTIL 7:00 P.M., MONDAY THROUGH SATURDAY, IF THE SITE OF THE BATCH PLANT OR MOBILIZATION ACTIVITY IS NOT ITSELF PART OF THE SITE FOR WHICH FDP APPROVAL WAS OBTAINED, THE GROUND SHALL BE RESTORED BY THE CONSTRUCTION CONTRACTOR TO ITS ORIGINAL CONTOUR AND SEEDED WITH NATIVE GRASSES OR CROPS DURING THE THIRTY DAYS FOLLOWING THE COMPLETION OF CONSTRUCTION. THE SITE MAY THEN BE USED FOR ANY OF THE PRIOR USES AND ADDITIONAL INTERIM USES SPECIFIED IN THE ANNEXATION AND DEVELOPMENT AGREEMENT.

4. PUBLIC LAND DEDICATION FOR PARK PURPOSES

THE DEDICATION OF THE OPEN SPACE PARCEL TO THE DESIGNATED METROPOLITAN DISTRICT SUBJECT TO A COVENANT THAT THE OPEN SPACE BE PERMANENTLY RESERVED AND MAINTAINED FOR PUBLIC OPEN SPACE PURPOSES WILL SATISFY ALL PARK LAND DEDICATION REQUIREMENTS BY THE CITY FOR ALL DEVELOPMENTS WITHIN VERMILION CREEK. REFER TO THE ANNEXATION AGREEMENT BETWEEN THE ORIGINAL OWNER OF THIS PROPERTY AND THE CITY OF CENTENNIAL FOR MORE INFORMATION.

5. PDP AMENDMENT NOTE

AMENDMENTS TO THIS PDP SHALL ATTEMPT TO ACQUIRE SIGNATURES OF ALL OWNERS OF PROPERTIES WITHIN THE PDP AFFECTED BY THE PROPOSED AMENDMENT. SIGNATURES OF TENANTS, LESSEES OR MORTGAGE HOLDERS WILL NOT BE REQUIRED. IF, FOR ANY REASON, THE SIGNATURE OF AN OWNER OR OWNERS CANNOT BE OBTAINED, A CERTIFIED LETTER SHALL BE SENT TO THE SAID OWNER AT HIS/HER LAST KNOWN ADDRESS ADVISING HIM/HER OF THE PROPOSED AMENDMENT AND EXPLAINING THE CONTENT OF THE PROPOSED AMENDMENT.

PDP DEVELOPMENT DISTRICT USE CHART :

USES PERMITTED BY RIGHT (see Note 1)	TOWN CENTER DISTRICT (see Note 2)	LIFESTYLE CENTER DISTRICT	TRANSITION 'A' DISTRICT	TRANSITION 'B' DISTRICT	RESIDENTIAL DISTRICT	MULTI-FAMILY RESIDENTIAL DISTRICT	CULTURAL DISTRICT	OPEN SPACE DISTRICT
Administrative and Executive Offices	o	o	o	o			o	
Automobile/Motor/Recreational Vehicle Dealerships (indoor only, 50,000 SF max., with no outdoor vehicle storage and/or displays)	o	o		o				
Automobile Parts/Service Stations (max. 4 bays) with Gasoline Pumps (max. 8 pumps), Convenience Store, and/or Car Wash (max. 1 automatic or self-serve wash bay)		o		o				
Banks, Financial Institutions and Services (no drive-thru)	o		o					
Banks, Financial Institutions and Services (drive-thru allowed)		o		o				
Bakeries, Fruit/Vegetable and Butcher Shops	o	o	o	o			o	
Beauty Salon/Barber Shops	o	o	o	o			o	
Churches/Religious Centers (primary use must be facilities for worship purposes; ancillary uses must be clearly secondary and customarily offered by other similar churches or religious centers)	o				o	o	o	
Civic Uses (includes only government or quasi-governmental owned facilities and uses)	o	o	o	o			o	
Consulting Services	o	o	o	o			o	
Day Care/Nursery Facilities	o	o	o	o	o	o	o	
Design Professionals (Architect, Planner, Designer, etc.)	o	o	o	o			o	
Education/Class Facilities	o	o	o	o	o	o	o	
Hardware, Home Improvement, Furniture, and Design Centers or Galleries (60,000 SF max.)	o	o		o				
Health and Athletic Clubs	o	o	o	o			o	
Hotel/Bed & Breakfast								o
Insurance and Investment Offices, etc.	o	o	o	o				
Libraries (includes only government or quasi-governmental owned facilities and uses)	o		o	o			o	
Medical and/or Dental Offices	o	o	o	o			o	
Museums/Art Galleries	o	o	o	o			o	
Open Space, Parks	o	o	o	o	o	o	o	o
Parking Lots/Structures - Public	o	o	o	o	o	o	o	o
Playgrounds	o	o	o	o	o	o	o	o
Recreation/Community Center	o	o	o	o	o	o	o	o
Recreation/Entertainment (outdoor/indoor) - Skating Facility, Racquet Sports Facility, Mini Golf, Go-Carts, etc.				o				
Recreation - Outdoor Active: Play Fields, etc.	o	o	o	o	o	o	o	o
Recreation - Outdoor Passive: Trails, Bird/Wildlife Viewing, etc.								o
Residential - Single-Family Attached	o	o	o	o	o	o	o	
Residential - Single-Family Detached					o			
Residential - Multi-Family Attached	o	o	o	o	o	o	o	
Residential - Live/Work (residential units with attached retail/storefront operations on the first floor)			o					
Restaurants and other Eating and Drinking Establishments - no drive-thru	o		o				o	
Restaurants and other Eating and Drinking Establishments - drive-thru allowed		o		o				
Restrooms (stand-alone, public facilities)								o
Retail Stores, Boutiques, and Galleries (40,000 SF max.)	o	o	o	o				
Retail Stores, Boutiques, Commercial Galleries, and Offices (5,000 SF max.)					o		o	
Scientific/Technical Research & Development Facilities (without outdoor storage)				o				
Supermarket and Specialty Food Stores (55,000 SF max.)	o	o		o				
Temporary Kiosks (mobile bulkcart-type facilities)								o
Theaters/Cinemas (indoor, with 4 movie screens max.)		o		o				
Theaters/Performing Arts Complex (indoor, with a performance stage and 500 seats max.)	o		o					
Theater/Amphitheater (outdoor, with a performance stage and 500 seats max.)							o	o
Veterinary Clinics and Animal Hospitals (kennel permitted for patients as secondary use)	o	o		o				
Wellness Spas	o	o	o	o			o	

Columns marked with an "o" is an approved use for that district. Uses without a mark are not permitted.

ISSUE DATE: APRIL 12, 2004

CASE No: LU-0404-009

REVISION No.	DATE	REVISIONS	OWNER
1	4/25/05	SUBMITTED	
2	6/13/05	RESUBMITTED PER CITY COMMENTS	Mountain-Plains Investment Corp., Inc. ATTN: Bob Fetters 7931 S. Parker Rd. Centennial, CO 80016 Ph: 303-690-1165 F: 303-690-8850
3	9/13/05	RESUBMITTED PER CITY COMMENTS	
4	3/15/06	RESUBMITTED PER CITY COMMENTS	
5	3/31/06	RESUBMITTED PER CITY COMMENTS	
6	7/17/06	RESUBMITTED PER CITY COMMENTS	
7	9/1/06	FINAL SUBMITTAL	



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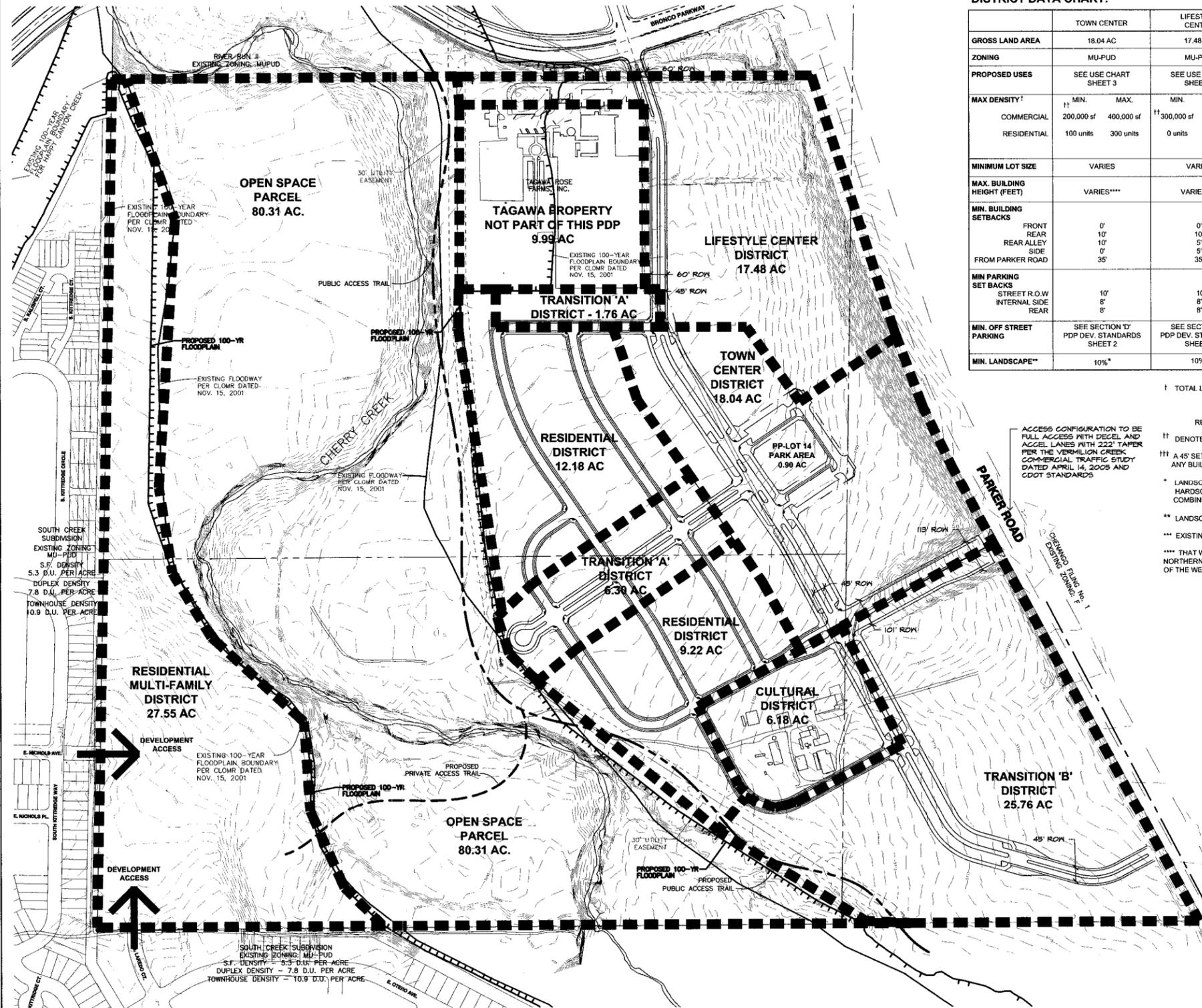
TETRA TECH RMC
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CONSULTATION SITE PLANNING-ARCHITECTURE- LANDSCAPE ARCHITECTURE

SHEET SCALE: ISSUE DATE: 4/12/04 SHEET 4 OF 5

VERMILION CREEK - PRELIMINARY DEVELOPMENT PLAN

A PORTION OF THE EAST 1/2 OF SECTION 32 AND THE WEST 1/2 OF SECTION 33 T5S,
R66W OF THE 6th P.M., CITY OF CENTENNIAL, ARAPAHOE COUNTY, COLORADO



DISTRICT DATA CHART:

	TOWN CENTER	LIFESTYLE CENTER	TRANSITION DISTRICT 'A'	TRANSITION DISTRICT 'B'	RESIDENTIAL	RESIDENTIAL MULTI-FAMILY	CULTURAL	OPEN SPACE PARCEL
GROSS LAND AREA	18.04 AC	17.48 AC	8.06 AC	25.76 AC	21.40 AC	27.55 AC	6.18 AC	80.31 AC
ZONING	MU-PUD	MU-PUD	MU-PUD	MU-PUD	MU-PUD	MU-PUD	MU-PUD	MU-PUD
PROPOSED USES	SEE USE CHART SHEET 3	SEE USE CHART SHEET 3	SEE USE CHART SHEET 3	SEE USE CHART SHEET 3	SEE USE CHART SHEET 3	SEE USE CHART SHEET 3	SEE USE CHART SHEET 3	OPEN SPACE
MAX DENSITY†	MIN. MAX.	MIN. MAX.	MIN. MAX.	MIN. MAX.	MIN. MAX.	MIN. MAX.	MIN. MAX.	
COMMERCIAL	200,000 sf 400,000 sf	300,000 sf 450,000 sf	20,000 sf 160,000 sf	175,000 sf 675,000 sf	0 sf 80,000 sf	0 sf 0 sf	50,000 sf 150,000 sf	N/A
RESIDENTIAL	100 units 300 units	0 units 100 units	50 units 150 units	0 units 400 units	90 units 140 units	220 units 226 units	30 units 50 units	
MINIMUM LOT SIZE	VARIES	VARIES	VARIES	VARIES	3800 SF	10,500 SF	2800 SF (RESIDENTIAL)	N/A
MAX. BUILDING HEIGHT (FEET)	VARIES***	VARIES***	55'	VARIES***	35'	45'	35'	N/A
MIN. BUILDING SETBACKS	FRONT 0' REAR 10' REAR ALLEY 10' SIDE 0' FROM PARKER ROAD 35'	FRONT 0' REAR 10' REAR ALLEY 5' SIDE 5' FROM PARKER ROAD 35'	FRONT 0' REAR 10' REAR ALLEY 5' SIDE 5' FROM PARKER ROAD N/A	FRONT 0' REAR 10' REAR ALLEY 5' SIDE 5' FROM PARKER ROAD 35'	FRONT 10' REAR 10' REAR ALLEY 5' SIDE 5' FROM PARKER ROAD N/A	FRONT 15' REAR 10' REAR ALLEY 5' SIDE 5' FROM PARKER ROAD N/A	FRONT 10' REAR 10' REAR ALLEY 5' SIDE 5' FROM PARKER ROAD N/A	
MIN PARKING SET BACKS	STREET R.O.W 10' INTERNAL SIDE 8'REAR 8'	STREET R.O.W 10' INTERNAL SIDE 8' REAR 8'	STREET R.O.W 10' INTERNAL SIDE 8' REAR 8'	STREET R.O.W 10' INTERNAL SIDE 8' REAR 8'	STREET R.O.W 10' INTERNAL SIDE 8' REAR 8'	STREET R.O.W 10' INTERNAL SIDE 8' REAR 8'	STREET R.O.W 10' INTERNAL SIDE 8' REAR 8'	
MIN. OFF STREET PARKING	SEE SECTION 'D' PDP DEV. STANDARDS SHEET 2	SEE SECTION 'D' PDP DEV. STANDARDS SHEET 2	SEE SECTION 'D' PDP DEV. STANDARDS SHEET 2	SEE SECTION 'D' PDP DEV. STANDARDS SHEET 2	SEE SECTION 'D' PDP DEV. STANDARDS SHEET 2	SEE SECTION 'D' PDP DEV. STANDARDS SHEET 2	SEE SECTION 'D' PDP DEV. STANDARDS SHEET 2	SEE SECTION 'D' PDP DEV. STANDARDS SHEET 2
MIN. LANDSCAPE**	10%*	10%*	10%*	10%*	10%	10%	10%	90%

† TOTAL LAND USE FOR EACH DISTRICT CATEGORY WITHIN THE ENTIRE DEVELOPMENT:

	MIN.	MAX.
COMMERCIAL -	745,000 sf	1,925,000 sf
RESIDENTIAL UNITS -	490 units	1,366 units

†† DENOTES PRIMARY USE FOR THAT DISTRICT.

*** A 45' SETBACK IS ESTABLISHED FROM THE WESTERN AND SOUTHERN BOUNDARY LINE OF THE RESIDENTIAL MULTI-FAMILY DISTRICT TO THE EDGE OF ANY BUILDINGS WITHIN THE DISTRICT.

* LANDSCAPE IN TOWN CENTER, LIFESTYLE, TRANSITION 'A' AND 'B' DISTRICTS MAY INCLUDE HARDSCAPE (PLAZAS, SQUARES) AND SOFTSCAPE (LANDSCAPED) SURFACES AND MAY BE COMBINED WITH ADJACENT LOTS.

** LANDSCAPE REQUIREMENTS FOR EACH DISTRICT MAY BE SATISFIED ON AN AGGREGATED BASIS.

*** EXISTING SILO AND PROPOSED WATER TOWER ARE EXCLUDED FROM THE 35' HEIGHT RESTRICTION BUT RESTRICTED TO 65' MAXIMUM HEIGHT.

**** THAT WITHIN 200' FEET OF THE WESTERN RIGHT OF WAY OF PARKER ROAD EXTENDING WESTERLY FROM THE SOUTHERN BOUNDARY TO THE NORTHERN BOUNDARY OF THE PROPERTY, THAT ALL BUILDINGS WILL BE RESTRICTED TO A HEIGHT OF NO MORE THAN 25' ABOVE THE CURRENT GRADE OF THE WESTERN RIGHT OF WAY OF PARKER ROAD OR 55', WHICHEVER IS LOWER.

NOTES:

- ACCESS TYPE AND LOCATIONS ARE CONCEPTUAL IN NATURE. FINAL ACCESS WILL BE GRANTED DURING FDP PROCESS.
- FINAL ACCESS LAYOUTS TO PARKER ROAD WILL BE PROPOSED THROUGH THE FDP PROCESS.
- FINAL TRAIL ALIGNMENTS FOR BOTH THE PUBLIC AND PRIVATE TRAILS WILL BE PROPOSED THROUGH THE FDP PROCESS.
- NO RESIDENTIAL FINISHED FLOOR GRADE SHALL BE ANY LOWER THAN 1' ABOVE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NFIP MAPS.
- THE APPLICANT SHALL OBTAIN "WILL SERVE" LETTERS FROM WATER AND SANITARY SEWER SERVICE PROVIDERS PRIOR TO SUBMISSION OF FINAL PLAT APPLICATION(S).
- CONCURRENT WITH FINAL PLAT APPLICATION(S), THE APPLICANT SHALL COMPLETE THE CONDITIONAL LETTER OF MAP REVISION (CLOMR) PROCESS IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY STANDARDS; AND
- CONCURRENT WITH FINAL PLAT APPLICATION(S), THE APPLICANT SHALL SUBMIT A PHASE III DRAINAGE REPORT AND PLAN THAT PROVIDE AN ADEQUATE DESIGN FOR CONVEYANCE OF OFFSITE FLOWS TO CHERRY CREEK. IMPROVEMENTS TO CHERRY CREEK SHALL BE IN CONFORMANCE WITH APPLICABLE CHERRY CREEK REGIONAL MASTER PLANS AND ALL CITY CRITERIA AND STANDARDS.
- CONCURRENT WITH FINAL PLAT APPLICATION(S), THE APPLICANT SHALL APPLY FOR A SECTION 404 PERMIT FROM THE UNITED STATES ARMY CORPS OF ENGINEERS AND SHALL COMPLY WITH ALL APPLICABLE PERMIT REQUIREMENTS.
- CONCURRENT WITH FINAL PLAT APPLICATION(S), THE APPLICANT SHALL COORDINATE WITH ALL OTHER APPLICABLE LOCAL, STATE, AND FEDERAL AGENCIES AND JURISDICTIONS FOR NECESSARY APPROVALS.

REVISION No.	DATE	REVISIONS
1	4/25/05	SUBMITTED
2	6/13/05	RESUBMITTED PER CITY COMMENTS
3	9/13/05	RESUBMITTED PER CITY COMMENTS
4	2/15/06	RESUBMITTED PER CITY COMMENTS
5	3/21/06	RESUBMITTED PER CITY COMMENTS
6	7/17/06	RESUBMITTED PER CITY COMMENTS
7	9/1/06	FINAL SUBMITTAL

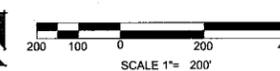
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ISSUE DATE: APRIL 12, 2004

CASE No: LU-0404-009



LEGEND:

- PROPOSED PUBLIC ACCESS TRAIL
- PROPOSED PRIVATE ACCESS TRAIL
- DISTRICT BOUNDARIES
- EXISTING TOPOGRAPHY
- SECTION LINES
- PROPOSED 100 YR FLOOD PLAIN
- EXISTING FLOODWAY