

VERONA ESTATES

Preliminary Development Plan

City of Centennial, County of Arapahoe

A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SHEET 1 OF 3

LEGAL DESCRIPTION (PER FIELD MEASUREMENTS)

A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20;
 THENCE SOUTH 00°08'04" EAST ALONG THE WEST LINE OF SAID WEST HALF, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST ORCHARD ROAD AND THE POINT OF BEGINNING.
 THENCE NORTH 89°41'43" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 659.75 FEET TO THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20;
 THENCE SOUTH 00°08'51" EAST ALONG SAID EAST LINE, A DISTANCE OF 1293.36 FEET TO THE SOUTH LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20;
 THENCE SOUTH 89°42'44" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 660.05 FEET TO THE WEST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20;
 THENCE NORTH 00°08'04" WEST ALONG SAID WEST LINE, A DISTANCE OF 1293.17 FEET TO THE POINT OF BEGINNING.
 CONTAINING 19.59 ACRES, MORE OR LESS.

REZONING REQUEST STATEMENT

THE SUBJECT PROPERTY IS CURRENTLY ZONED A-1. UNDER THIS SUBMITTAL A REZONE TO RESIDENTIAL P.U.D. SINGLE-FAMILY (R-PSF) IS REQUESTED. THE REZONING REQUEST IS CONSISTENT WITH THE EXISTING SURROUNDING LAND USE: RESIDENTIAL NEIGHBORHOOD.

DESIGN CONCEPT

VERONA ESTATES WILL BE A UNIQUE HIGH QUALITY COMMUNITY WITH 76 SINGLE FAMILY DETACHED LOTS. THE COMMUNITY FEATURES PRESERVATION AND ENHANCEMENT OF GREENWOOD GULCH, LARGE AREAS OF OPEN SPACE, STONE WALLS ALONG EAST ORCHARD ROAD AND ENHANCED LANDSCAPE TREATMENT AT THE COMMUNITY ENTRANCE. THE 19.59 ACRE PARCEL IS LOCATED ADJACENT TO EXISTING RESIDENTIAL HOMES ON THE WEST AND SOUTH. OFFICE BUILDINGS ARE LOCATED TO THE EAST OF THE SITE. AT BUILD OUT, A TOTAL OF 76 UNITS WILL BE DEVELOPED AT A MAXIMUM GROSS DENSITY OF 3.99 D.U./ACRE.

LAND USE BREAKDOWN

LAND USE	ACREAGE	D.U.	GROSS DENSITY	PERCENT OF ALL UNITS
Single Family	10.63 Ac.	up to 76 d.u.	3.99 d.u./ac.	54%
Open Space	4.69 Ac.	N/A	N/A	24%
Roadways	3.91 Ac.	N/A	N/A	20%
Additional R.O.W. **	0.36 Ac.	N/A	N/A	2%
TOTAL	19.59 Ac.	76 d.u.	3.99 d.u./ac. MAX.	100.0%

** for E. Orchard Road only

STANDARD NOTES

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

STREET MAINTENANCE

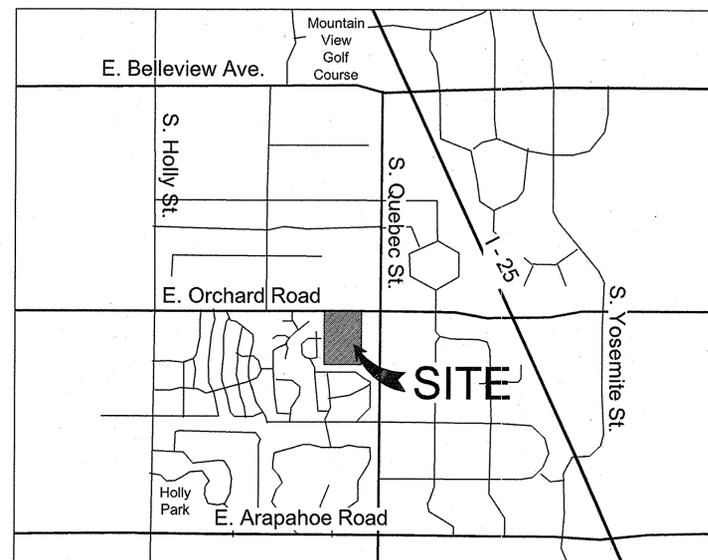
IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAN WILL NOT BE MAINTAINED BY THE CITY OF CENTENNIAL UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THE 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

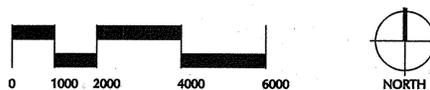
THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENTS. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. 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.

EMERGENCY ACCESS NOTE

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



Vicinity Map



Scale: 1" = 2000'

LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAN, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S 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.

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.

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:

- DESIGN AND CONSTRUCT THE ONSITE DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
- 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 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 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.
- 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.

NOT COMPARED
 State of Colorado
 County of Arapahoe
 An instrument of which this is a purported duplicate was filed in my office this 4th day of June 20 05
 Nancy Doty
 County Clerk

CERTIFICATE OF OWNERSHIP

I, THE SHWARTZ ALLIED FAMILY ENTERPRISES, LLP, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS VERONA ESTATES.

Jon Shwartz
 OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF Colorado)
 COUNTY OF Denver) S.S.
 LOURDES CHOATE
 NOTARY PUBLIC
 STATE OF COLORADO
 My Commission Expires 06/14/2008

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF June, 2005, BY Jon Shwartz AS GENERAL MANAGER OF SHWARTZ ALLIED FAMILY ENT. LLP AN AUTHORIZED SIGNATORY.

BY Loures Choate WITNESS MY HAND AND SEAL
 NOTARY PUBLIC

MY COMMISSION EXPIRES 6/14/08
4949 S. Syracuse St., Suite 320
 ADDRESS
Denver CO 80237
 CITY STATE ZIP CODE

PLANNING AND ZONING COMMISSION RECOMMENDATION

RECOMMENDED BY THE CITY OF CENTENNIAL PLANNING COMMISSION, THIS 23 DAY OF MARCH A.D., 2005

CHAIR: *[Signature]*

CITY COUNCIL APPROVAL

APPROVED BY THE CITY OF CENTENNIAL CITY COUNCIL, THIS 16th DAY OF MAY A.D., 2005

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 2:59 (A.M./P.M.) ON THE 24th DAY OF June A.D., 2005 IN

BOOK 294, PAGE 22-24, MAP _____, RECEPTION NO. 725093451

COUNTY CLERK AND RECORDER

Nancy Doty
 BY *Lita Shaw*
 DEPUTY

APPROVAL OF THIS PRELIMINARY DEVELOPMENT PLAN (PDP) IS SUBJECT TO THE TERMS AND CONDITIONS OF APPROVAL AS SET FORTH IN ORDINANCE 2005-0-18 AND THE MOTION APPROVING THE ORDINANCE BY THE CITY OF CENTENNIAL CITY COUNCIL.

SHEET INDEX

- 1 OF 3 COVER SHEET
- 2 OF 3 PDP DESIGN CRITERIA
- 3 OF 3 EXISTING CONDITIONS

APPLICANT:

Century Communities
 4949 S. SYRACUSE STREET
 SUITE 320
 DENVER, COLORADO 80237
 303.770.8300 Voice
 303.770.8320 Fax

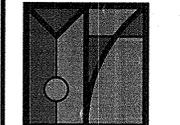
CONSULTANTS:

NUSZER KOPATZ
 urban design associates
 1117 CHEROKEE STREET
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 303.534.3881 Voice
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KIRKHAM MICHAEL
 CONSULTING ENGINEERS

5600 S. Quebec St., Ste. 200D
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 303.694.2822 (FAX)

MATTHEWS & ASSOCIATES



ARCHITECTURE & PLANNING
 6093 SOUTH QUEBEC
 STREET SUITE 100
 ENGLEWOOD, CO 80111
 TEL 303 771 2744
 FAX 303 771 7524

Verona Estates
 Preliminary Development Plan
 Centennial, Colorado

PROJECT: 041040
 DRAWN BY: DWB/LKS
 CHECK BY: FRD/IMAN
 ISSUE DATE: 08.27.04
 REVISIONS: 10.29.04
01.14.05
02.22.05
04.15.05
 REVISIONS: 06.10.05

SHEET TITLE

Cover Sheet

SHEET NUMBER

1 of 3

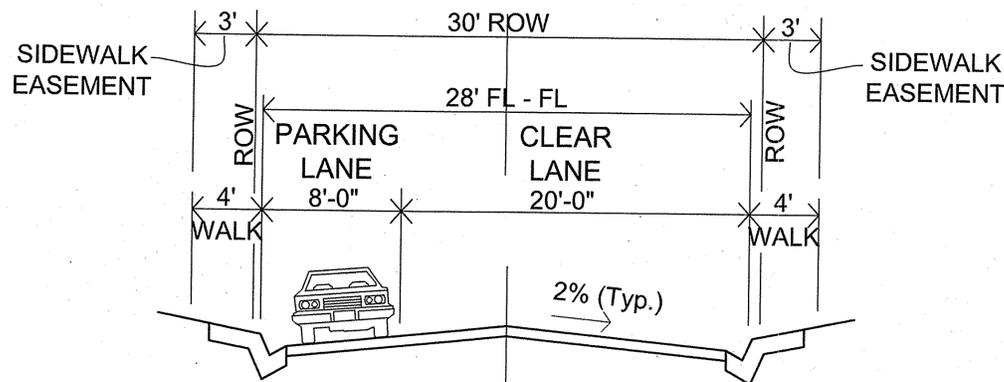
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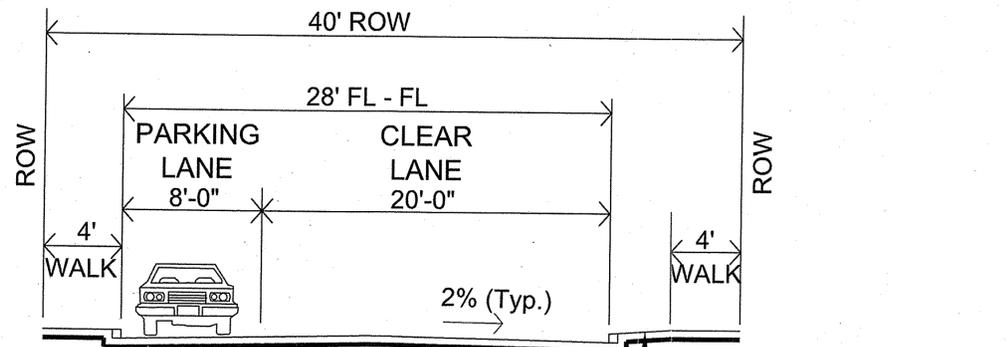
SHEET 2 OF 3



NOTES: ATTACHED WALK ON BOTH SIDES.

Private Street Section

N.T.S.



NOTES: ATTACHED WALK ON ONE SIDE ONLY.

Public Street Section

N.T.S.

PDP DESIGN CRITERIA

ZONING	EXISTING	PROPOSED LU-0409-001	
	A-1	R-PSF	
ALLOWED USES	Agricultural or Ranch Single Family Dwelling Manufactured Home Riding Stable or Academy Small Wind Energy Conversion System Type A Group Home	Single Family Detached Single Family Attached, including: Townhome, Cluster Development, Patio Home, Any Combination of the above Type A Group Home	
DENSITY* (* 4.0 du/ac. max. allowed in R-PSF Zone)	1 du/19 acres	3.99 du/ac. gross MAX.	
UNOBSTRUCTED OPEN SPACE	N/A	10% Min. (per PUD 1-4902.11)	
SETBACKS (At Property Boundary)			
Buildings			
Building setback from West Property Boundary	N/A	80' Min.	
Building setback from South Property Boundary	N/A	10' Min.	
Building setback from East Property Boundary	N/A	5' Min.	
Building setback from E. Orchard R.O.W.	100' Min. Front Yard; 50' Min. Side Yard	25' Min.	
SETBACKS (Internal to Site at Property Boundary or R.O.W.)			
Building Setback from Streets (From R.O.W. to foundation wall)	N/A	PUBLIC	PRIVATE
Front Loaded Garage Door	N/A	18'	22'
Front to Living Area	N/A	10'	10'
Front to Side-Loaded Garage	N/A	10'	10'
Side Yard Setback	N/A	5'	5'
Side Yard Setback (Corner Lots)	N/A	10'	10'
Rear Yard Setback	N/A	2'	2'
Setback encroachments for architectural elements such as eaves, overhangs, bay windows, fireplaces, etc.	N/A		
MINIMUM LOT AREA	19 ACRES	5,000 Square Feet	
BUILDING HEIGHT	50' Max.	35' Height Max.	
PARKING			
Single-Family	N/A	2 Spaces Per Dwelling Unit	
SIGNAGE	N/A		
LIGHTING	ALL LIGHTING PROVISIONS SHALL MEET SECTION 1-4700 OF THE CITY OF CENTENNIAL ZONING REGULATIONS. ALL LIGHTING PROVISIONS SHALL BE DETERMINED UPON ADOPTION OF THE FINAL DEVELOPMENT PLAN.		
FENCING	ALL FENCING PROVISIONS SHALL MEET SECTION 1-4200 OF THE CITY OF CENTENNIAL ZONING REGULATIONS. ALL FENCING PROVISIONS SHALL BE DETERMINED UPON ADOPTION OF THE FINAL DEVELOPMENT PLAN.		
	THE FOLLOWING ARE PERMITTED TYPES OF FENCES AND WALLS: A. MASONRY FENCE OR WALL B. ORNAMENTAL IRON FENCE C. WOOD PICKET FENCE D. SOLID FENCE ORNAMENTAL IRON FENCING, WOOD PICKET, AND SOLID WOOD PICKET FENCE SHALL NOT EXCEED A HEIGHT OF SIX (6) FEET.		
LANDSCAPING	ALL LANDSCAPE PROVISIONS SHALL MEET SECTION 1-4800 OF THE CITY OF CENTENNIAL ZONING REGULATIONS. ALL LANDSCAPING PROVISIONS SHALL BE DETERMINED UPON ADOPTION OF THE FINAL DEVELOPMENT PLAN.		

APPLICANT:



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CONSULTANTS:



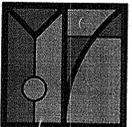
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PDP
Design Criteria

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2 of 3

Case No. LU-0409-001

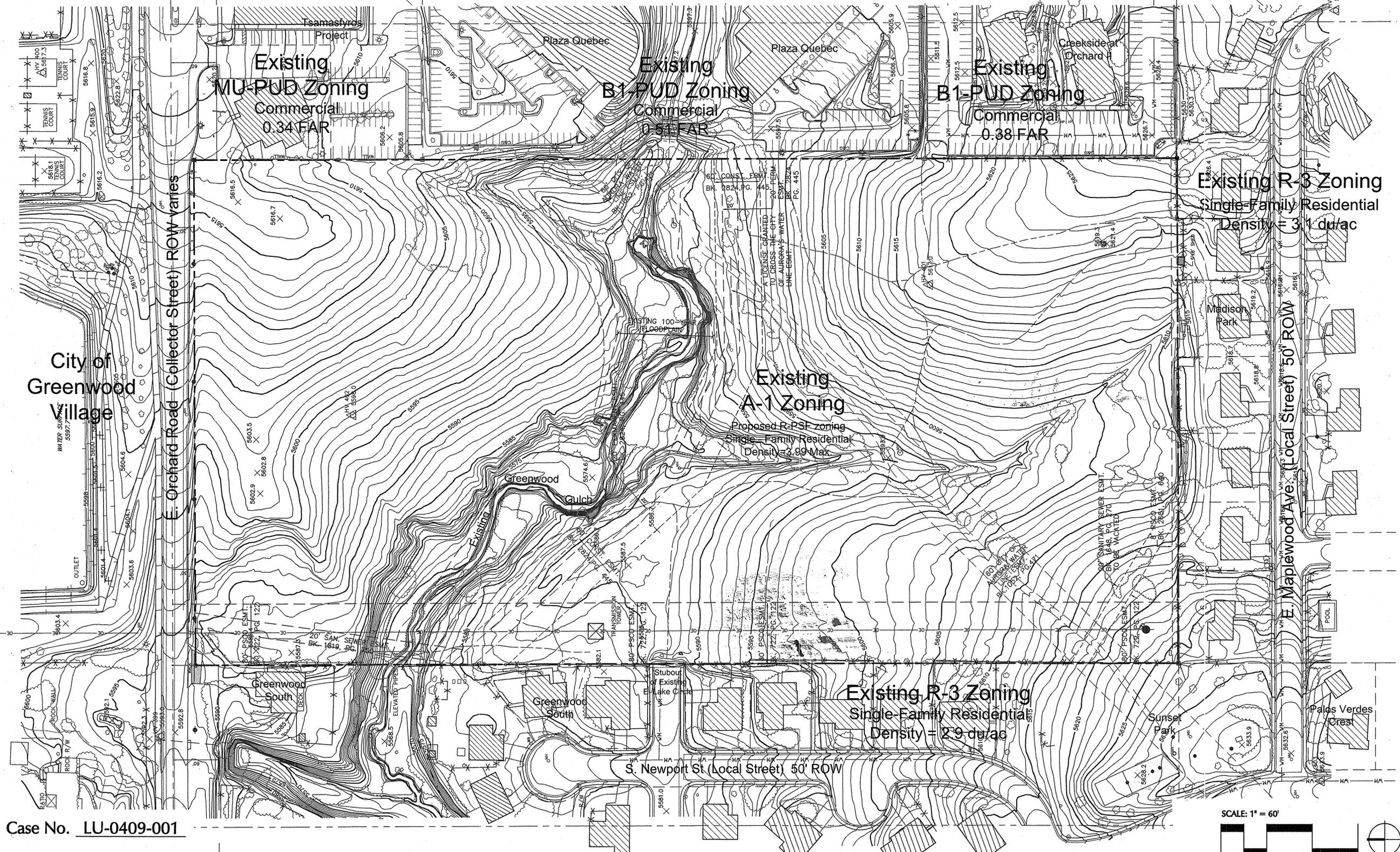
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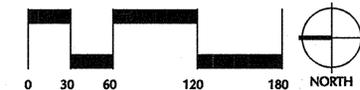
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SHEET 3 OF 3



Case No. LU-0409-001

SCALE: 1" = 60'



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Existing
Conditions

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3 of 3