

# FOX HILL

## 7th AMENDED PRELIMINARY DEVELOPMENT PLAN A PORTION OF THE NORTHEAST ONE-QUARTER SECTION 10, T.5S., R.66W., OF THE 6TH P.M. CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

**CCE** Colorado Civil Engineering, LLC  
 9781 S. Meridian Blvd., Suite 240  
 Englewood, CO 80112  
 303.954.4950  
 Fax: 720.367.5118

### STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE PRELIMINARY DEVELOPMENT PLAN KNOWN AS FOX HILL, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

#### STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAY AND/OR ACCESS EASEMENTS SHOWN ON THIS PLAN ARE NOT IN CONFORMANCE WITH CITY OF CENTENNIAL ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE CITY. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE.

#### 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 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.

#### LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, 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, AGREES TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

#### EMERGENCY ACCESS NOTE

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

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

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

### AMENDMENT HISTORY

THE PREVIOUSLY APPROVED AMENDMENTS RELATED TO THE PRELIMINARY DEVELOPMENT PLAN FOR FOX HILL ARE AS FOLLOWS:

- AMENDMENT NO. 7 (THIS ONE) CHANGES 5.27 ACRES OF MIXED USE DEVELOPMENT TO ALLOW COMMUNITY BUSINESS USES WITH NEW DEVELOPMENT STANDARDS.
- AMENDMENT NO. 6 ON DECEMBER 5, 2000 AS CASE NO. Z99-028 APPROVED CHANGE OF 5.27 ACRES OF THE MULTIFAMILY SITE TO MIXED USE INCLUDING OFFICES AND DORMITORIES.
- AMENDMENT NO. 5 ON DECEMBER 1, 1994 AS CASE NO. Z93-002 APPROVED CHANGE OF 18.1 ACRES OF THE MULTIFAMILY SITE TO CHURCH USE AND THE COMMERCIAL SITE DECREASE TO 12.6 ACRES.
- AMENDMENT NO. 4 ON MARCH 22, 1993 AS CASE NO. A93-001 APPROVED DECREASED REAR SETBACKS OF 40 FEET FOR SINGLE FAMILY RESIDENCES AND 10 FEET FOR THEIR DECKS.
- AMENDMENT NO. 3 ON OCTOBER 19, 1987 AS CASE NO. Z87-002 ADDS 17,000 SQ.FT. OF FLOOR SPACE TO THE COMMERCIAL AREA WITH AN AREA INCREASE TO 14.7 ACRES. IT ALSO INCLUDES AN INCREASE OF 56 SINGLE FAMILY DETACHED RESIDENCES.
- AMENDMENT NO. 2 ON JUNE 4, 1984 AS CASE NO. A84-21 REORGANIZED SOME OF THE SINGLE FAMILY DENSITIES WITHOUT ANY CHANGE TO THE NUMBER OF UNITS, AS A RESULT OF APPROVED FINAL PLATS. IT ALSO INCREASED THE PUBLIC LAND TO 38.7 ACRES INCLUDING INCREASING THE SCHOOL SITE TO 4.0 ACRES.
- AMENDMENT NO. 1 ON JULY 20, 1982 AS CASE NO. Z-81-12 ADDED A 4.7 ACRE DAY CARE/CHURCH SITE AND A 13.6 ACRE COMMERCIAL SITE. IT ALSO INCREASED THE PUBLIC LAND TO 35.9 ACRES.
- THE ORIGINAL FOX HILL PRELIMINARY P.U.D. WAS APPROVED ON JULY 20, 1981 AS CASE NO. Z-81-12 AND PROVIDED FOR 809 SINGLE FAMILY DETACHED AND 252 MULTI-FAMILY RESIDENCES AND 29.7 ACRES OF PUBLIC LAND DEDICATION, INCLUDING PARK, A FIRE STATION SITE AND A 3.0 ACRE SCHOOL SITE.

### LEGAL DESCRIPTION

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A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 10, BEING MONUMENTED AT THE NORTH 1/4 CORNER OF SAID SECTION 10 BY A RECOVERED 3-1/2 INCH CITY OF AURORA BRASS CAP STAMPED "L.S. NO. 13327" IN A RANGE BOX AND AT THE NORTHEAST CORNER OF SAID SECTION 10 BY A RECOVERED 3 INCH CITY OF AURORA BRASS CAP STAMPED "L.S. NO. 16419" IN A RANGE BOX, BEARING N 89°39'31" E, BEARINGS BASED ON THE ARAPAHOE COUNTY CONTROL NETWORK, PHASE 1 REVISED.

COMMENCING AT SAID NORTH ONE-QUARTER CORNER OF SECTION 10;

THENCE S 36°20'44" E ACROSS SAID NORTHEAST ONE-QUARTER OF SECTION 10 A DISTANCE OF 1317.17 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF EAST METRO COMMUNITY CHURCH SUBDIVISION FILING NO. 2 OF RECORD AT RECEPTION NUMBER A8168289, RECORDS OF THE RECORDER'S OFFICE, ARAPAHOE COUNTY, COLORADO, AND THE POINT OF BEGINNING.

THENCE N 89°39'31" E ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1 OF EAST METRO COMMUNITY CHURCH SUBDIVISION FILING NO. 2 A DISTANCE OF 474.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1 AND THE WEST RIGHT-OF-WAY OF SOUTH FLANDERS STREET (60 FOOT RIGHT-OF-WAY);

THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID WEST RIGHT-OF-WAY:

- S 00°20'29" E A DISTANCE OF 249.47 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 22°16'45" AND AN ARC LENGTH OF 143.87 FEET;
- S 21°56'15" W A DISTANCE OF 155.70 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'01" AND AN ARC LENGTH OF 47.12 FEET TO THE NORTH RIGHT-OF-WAY OF SOUTH RESERVOIR ROAD (110 FOOT RIGHT-OF-WAY);

THENCE N 88°03'44" W ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 436.60 FEET TO A SOUTHEASTERLY CORNER OF LOT 1, BLOCK 1 OF EAST METRO COMMUNITY CHURCH SUBDIVISION OF RECORD AT RECEPTION NUMBER A8010377;

THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE EASTERLY LINES OF SAID LOT 1, BLOCK 1 OF EAST METRO COMMUNITY CHURCH SUBDIVISION:

- N 22°42'09" E A DISTANCE OF 141.49 FEET;
- N 00°20'29" W A DISTANCE OF 254.48 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 5.27 ACRES (229,367 SQUARE FEET).

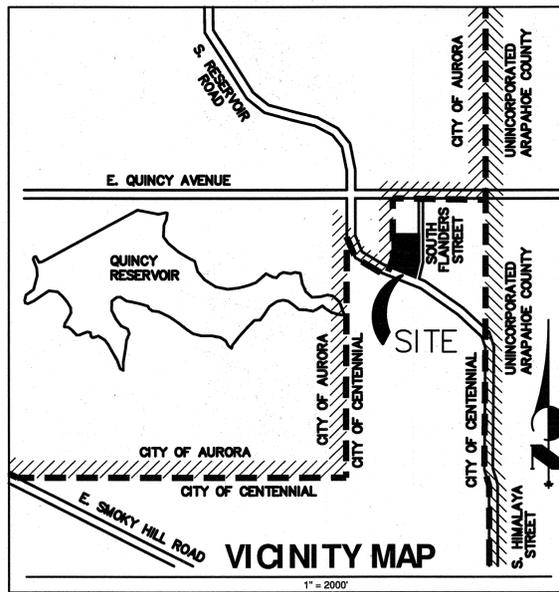
### STATEMENT OF INTENT

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THIS 7TH AMENDED PRELIMINARY DEVELOPMENT PLAN (PDP) IS PREPARED IN ACCORDANCE WITH THE CITY OF CENTENNIAL ZONING REGULATIONS.

THIS PDP WILL SUPERSEDE THE PRELIMINARY DEVELOPMENT PLAN AND FINAL DEVELOPMENT PLANS PREVIOUSLY APPROVED BY ARAPAHOE COUNTY (IF ANY) PRIOR TO THE INCORPORATION OF THE PROPERTY GOVERNED BY THIS PDP. ONCE APPROVED BY THE CITY OF CENTENNIAL, THIS PDP SHALL BECOME THE GOVERNING ZONING DOCUMENT.

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



### BENCHMARK & BASIS OF BEARING

#### BENCHMARK

RECOVERED CITY OF AURORA BENCHMARK # RV-102.4, BEING A 3 INCH BRASS CAP AT THE NORTH SIDE OF THE CURB INLET OPENING AT THE NORTHWEST CORNER OF THE INTERSECTION OF S. FLANDERS STREET AND S. RESERVOIR ROAD. ELEVATION = 5779.670 (NGVD 1929)

#### BASIS OF BEARING

BASED ON ARAPAHOE COUNTY HORIZONTAL CONTROL NETWORK PHASE 3 AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10 AS BEARING N 89°39'31" E AS MONUMENTED ON THE EAST BY A 3 INCH BRASS CAP IN RANGE BOX STAMPED "2005 T.S.S. 3/21/011, R. 66W., PLS 29288" AND ON THE WEST BY A 3 1/2 INCH BRASS CAP IN RANGE BOX. CAP IS UNREADABLE, WITH ALL BEARINGS CONTAINED RELATIVE THERETO.

### CONTACTS

| OWNER  | DEVELOPER   |
|--|---|
| FOX HILL PARTNERS, LLC<br>9781 S. MERIDIAN BLVD., SUITE 240<br>ENGLEWOOD, CO 80112<br>PH 303.954.4950<br>FAX 303.484.2793<br>CONTACT: JOHN EMIG        | WESTERN RETAIL PROPERTIES, LLC<br>9781 S. MERIDIAN BLVD., SUITE 240<br>ENGLEWOOD, CO 80112<br>PH 303.484.7731<br>CONTACT: MARK SCHULZ |
| CIVIL ENGINEER   | SURVEYOR  |
| COLORADO CIVIL ENGINEERING, LLC<br>9780 MT PYRAMID CT, SUITE 280<br>ENGLEWOOD, CO 80112<br>PH 303.708.1903<br>FAX 720.367.5118<br>CONTACT: OTTO BURDEN | SURVCON<br>7100 E. BELLEVUE BLVD.<br>SUITE G-12<br>GREENWOOD VILLAGE, CO 80111<br>PH: 303.858.0404<br>CONTACT: TODD BEERS             |

### APPROVAL CERTIFICATES

#### CITY COUNCIL APPROVAL

APPROVED BY THE CITY OF CENTENNIAL CITY COUNCIL

THIS 21 DAY OF FEBRUARY, A.D. 2007

MAYOR:

ATTEST: *Walter J. Hernandez*

#### PLANNING & ZONING COMMISSION RECOMMENDATION

NOT RECOMMENDED / RECOMMENDED BY THE CITY OF CENTENNIAL PLANNING & ZONING COMMISSION

THIS 24 DAY OF JANUARY, A.D. 2007

CHAIRMAN:

ATTEST: *William L. Hernandez*

#### RECORDER'S CERTIFICATE

THIS PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF

ARAPAHOE COUNTY AT 12:32 (A.M./P.M.) ON THE 6th DAY OF June

A.D. 2007

IN BOOK 342, PAGE 3, 4 & 5, MAP \_\_\_\_\_, RECEPTION NO.

B 7071705

COUNTY CLERK AND RECORDER

BY *Nancy Doty*

DEPUTY

**NOT COMPARED**

An instrument of which this is a pur-

ported duplicate was filed in my office

on the 6th day of June 20 07

#### CERTIFICATE OF OWNERSHIP

**Mark S. Schulz** HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS FOX HILL PRELIMINARY DEVELOPMENT PLAN, CASE NO. LU-0603-003

OWNER OF RECORD OR AUTHORIZED AGENT *Mark S. Schulz*

STATE OF Colorado

COUNTY OF Douglas

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF May

2007 BY: *Mark S. Schulz*

AS *Authorized Agent* OF *FOX HILL PARTNERS, LLC* AUTHORIZED SIGNATORY.

BY *Charles* WITNESS MY HAND AND SEAL

NOTARY PUBLIC

1-20-08 MY COMMISSION EXPIRES

9781 S Meridian Blvd

ADDRESS Englewood CO 80112

CITY STATE ZIP CODE

CHERYL R. SPRADLING  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires Jan. 26, 2008

FOX HILL  
 PRELIMINARY DEVELOPMENT PLAN

JOB NO. 1003  
DESIGN BY: AT  
DRAWN BY: AT  
CHECK BY: OB  
ISSUE DATE: 02/19/07

COVER SHEET

1

SHEET: 1 OF 3

# FOX HILL

## 7th AMENDED PRELIMINARY DEVELOPMENT PLAN A PORTION OF THE NORTHEAST ONE-QUARTER SECTION 10, T.5S., R.66W., OF THE 6TH P.M. CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

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### PDP COMPARISON CHART

| EXISTING (PDP Z99-028 6TH AMENDMENT)   | PROPOSED (CASE NO. LU-0603-003)   |
|--|---|
| <p><b>SITE (OVERALL):</b></p> <p>TOTAL SITE AREA: 229,362 SQ.FT. OR 5.27 ACRES<br/>           ZONING CLASSIFICATION: MU-PUD<br/>           MINIMUM OPEN SPACE (TOTAL OF PHASES I-IV): 37.0% OR 84,864 SQ.FT.<br/>           MINIMUM BUILDING SETBACK FROM PROPERTY LINE: 30'<br/>           MINIMUM BUILDING SETBACK FROM STREET: 30'<br/>           MINIMUM PARKING SETBACK FROM PROPERTY LINE: 10'<br/>           MINIMUM PARKING SETBACK FROM SOUTH FLANDERS STREET: 20'<br/>           MINIMUM PARKING SETBACK FROM SOUTH RESERVOIR ROAD: 20'</p>  | <p><b>SITE (OVERALL):</b></p> <p>TOTAL SITE AREA: 229,367 SQ.FT. OR 5.27 ACRES<br/>           ZONING CLASSIFICATION: MU-PUD<br/>           MINIMUM OPEN SPACE: 22.0% AVERAGE OR 45,873 SQ.FT.<br/>           MINIMUM BUILDING SETBACK FROM WEST/NORTH PROPERTY LINES: 30'<br/>           MINIMUM BUILDING SETBACK FROM SOUTH FLANDERS STREET: 25'<br/>           MINIMUM BUILDING SETBACK FROM SOUTH RESERVOIR ROAD: 25'<br/>           MINIMUM AUTOMOTIVE BUILDING SETBACK FROM SOUTH FLANDERS STREET: 40'<br/>           MINIMUM AUTOMOTIVE BUILDING SETBACK FROM SOUTH RESERVOIR ROAD: 40'<br/>           MINIMUM BUILDING SETBACK FROM INTERIOR LOT LINE: 0'<br/>           MINIMUM PARKING SETBACK FROM WEST/NORTH PROPERTY LINES: 10' LOT 4, 25' LOT 3<br/>           MINIMUM PARKING SETBACK FROM SOUTH FLANDERS STREET: 10'<br/>           MINIMUM PARKING SETBACK FROM SOUTH RESERVOIR ROAD: 10'<br/>           MINIMUM PARKING SETBACK FROM INTERIOR LOT LINES: 0'</p>  |
| <p><b>PHASE I (OFFICES):</b></p> <p>TOTAL PHASE AREA: 96,436 SQ.FT. OR 2.21 ACRES OR 42.0%<br/>           MAXIMUM BUILDING COVERAGE: 11,475 SQ.FT.<br/>           MAXIMUM G.F.A. (GROSS FLOOR AREA): 16,065 SQ.FT.<br/>           MAXIMUM BUILDING HEIGHT: 45'<br/>           REQUIRED PARKING: 4 SPACES PER 1,000 SQ.FT. OF G.L.F.A.: (64.26): 64 SPACES</p>  | <p><b>PERMITTED USES:</b></p> <p>A. GENERAL OFFICE, INCLUDING BUT NOT LIMITED TO:</p> <ul style="list-style-type: none"> <li>• ADMINISTRATIVE AND EXECUTIVE OFFICES;</li> <li>• CONSULTING SERVICE OFFICES (BUSINESS AND PROFESSIONAL);</li> <li>• DESIGN PROFESSIONS (ARCHITECT, PLANNER, ETC.);</li> <li>• FINANCIAL INSTITUTIONS (INCLUDING DRIVE-THRU FACILITIES);</li> <li>• MEDICAL, DENTAL AND VETERINARY OFFICES;</li> <li>• INSURANCE AND INVESTMENT OFFICES.</li> </ul> <p>B. PUBLIC OR PRIVATE MEETING HALL</p> <p>C. NURSERY SCHOOL, DAY CARE CENTER</p> <p>D. ALL GENERAL RETAIL USES, INCLUDING BUT NOT LIMITED TO:</p>   |
| <p><b>PHASE II (GAZEBO &amp; AMPHITHEATER):</b></p> <p>TOTAL PHASE AREA: 33,367 SQ.FT. OR 0.77 ACRES OR 14.6%<br/>           MAXIMUM BUILDING COVERAGE: 500 SQ.FT.<br/>           MAXIMUM BUILDING HEIGHT: 20'</p>   | <ul style="list-style-type: none"> <li>• APPLIANCE STORE</li> <li>• AUTOMOBILE PARTS STORE</li> <li>• BEAUTY SALON/BARBER SHOP</li> <li>• CAR WASH (ON LOTS 1 OR 2 ONLY - AUTOMATIC CAR WASH BAY DOORS TO BE CLOSED AND EXTERNAL VACUUM CLEANERS TO BE SHUT DOWN AT 10:00 P.M.)</li> <li>• CONVENIENCE STORE (WITH OR WITHOUT GAS PUMPS - LOTS 1 OR 2 ONLY)*</li> <li>• DEPARTMENT STORE</li> <li>• DRY GOODS STORE</li> <li>• FURNITURE STORE</li> <li>• GAS STATION (WITH OR WITHOUT CONVENIENCE STORE - LOTS 1 OR 2 ONLY)*</li> <li>• RESTAURANT (WITH OR WITHOUT DRIVE-THRU)</li> <li>• SPECIAL TRADE CONTRACTORS INCLUDING BUT NOT LIMITED TO PLUMBING, HEATING, AND ELECTRICAL.</li> <li>• USES NOT SPECIFICALLY LISTED ABOVE MAY BE PERMITTED IF THEY ARE SIMILAR IN CHARACTER TO PERMITTED USES IN THIS DISTRICT AND ARE IN CONFORMANCE WITH THE INTENT OF THESE STANDARDS</li> <li>• LOT 3 WILL NOT BE PERMITTED TO HAVE A CAR WASH, GAS STATION (WITH OR WITHOUT CONVENIENCE STORE), OR CONVENIENCE STORE (WITH OR WITHOUT GAS PUMPS)*</li> </ul> <p>* ANY PROPOSED FAST FOOD RESTAURANT, VEHICLE WASH FACILITY AND/OR GAS STATION/CONVENIENCE STORE SHALL COMPLY WITH THE GENERAL PURPOSE, DESIGN AND OPERATIONAL REQUIREMENTS OF § 11.1.4805, §11.1.4806, AND §11.1.4807 OF THE CITY'S LAND DEVELOPMENT CODE. MUSIC WILL NOT BE ALLOWED TO BE PLAYED AT ANY GAS PUMP.</p> |
| <p><b>PHASE III (DORMITORIES):</b></p> <p>TOTAL PHASE AREA: 68,066 SQ.FT. OR 1.56 ACRES OR 29.7%<br/>           MAXIMUM BUILDING COVERAGE: 19,200 SQ.FT.<br/>           MAXIMUM NUMBER OF DORM ROOMS: 60<br/>           MAXIMUM BUILDING HEIGHT: 45'<br/>           REQUIRED PARKING: 1 SPACE PER 3 DORM ROOMS + 1 SPACE PER EMPLOYEE (5): 25 SPACES</p>   | <p><b>OFF-STREET PARKING:</b></p> <p>OFF-STREET PARKING OF AT LEAST 5 SPACES/1000 SQUARE FEET OF GROSS BUILDING FLOOR AREA SHALL BE PROVIDED FOR LOT 4.</p>   |
| <p><b>PHASE IV (OFFICES):</b></p> <p>TOTAL PHASE AREA: 31,493 SQ.FT. OR 0.72 ACRES OR 13.7%<br/>           MAXIMUM BUILDING COVERAGE: 15,700 SQ.FT.<br/>           MAXIMUM G.F.A. (GROSS FLOOR AREA): 11,000 SQ.FT.<br/>           MAXIMUM BUILDING HEIGHT: 45'<br/>           REQUIRED PARKING SPACES PER 1,000 SQ.FT. OF G.F.A.: 44 SPACES</p>   | <p><b>EXTERIOR LIGHTING:</b></p> <p>WALK AND BUILDING ENTRY LIGHTING WILL NOT EXCEED 10' IN HEIGHT. LOW INTENSITY LIGHTING WILL BE USED SO AS TO MINIMIZE ITS IMPACT ON ADJACENT PROPERTIES. THIS LIGHTING WILL OCCUR AT ALL ENTRIES TO EACH BUILDING AND LANDSCAPE COURTS BETWEEN AND AROUND BUILDINGS, AND ALONG THE WALK BETWEEN THE BUILDINGS.</p> <p>PARKING LOT LIGHTING WILL NOT EXCEED 25' IN HEIGHT.</p>   |
| <p><b>ARCHITECTURAL:</b></p> <p>THE EXTENSIVE GRADE CHANGE IN THE PROPERTY SHOULD BE CONSIDERED AND UTILIZED IN THE PLACEMENT AND DESIGN OF ALL STRUCTURES, MINIMIZING VISUAL IMPACTS ON ADJACENT DEVELOPMENTS.</p> <p>ALL STRUCTURES SHALL BE DESIGNED WITH THE INTENT OF BEING COHESIVE WITH THE ADJACENT DEVELOPMENTS.</p> <p>ALL STRUCTURES SHALL NOT HAVE ROOF TOP EQUIPMENT WHICH IS DIRECTLY VISIBLE FROM ADJACENT STREETS OR DEVELOPMENTS.</p> <p>ALL STRUCTURES SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ARCHITECTURAL FEATURES: PITCHED ROOFS WITH A MINIMUM OF TWO (2) PLANES, FINISHES SUCH AS STUCCO, BRICK, STONE, LAP SIDING OR ANY COMBINATION THEREOF, A COLOR PALETTE WHICH IS NOT DISTRACTING OR OFFENSIVE.</p>  | <p><b>SCREENING OF MECHANICAL EQUIPMENT:</b></p> <p>DUMPSTERS AND OTHER SIMILAR ITEMS SHALL BE SCREENED AND LOCATED TO HAVE A MINIMUM AESTHETIC IMPACT ON THE DEVELOPMENT AND ITS NEIGHBORS. DUMPSTER LOCATIONS SHALL BE INDICATED ON THE FINAL DEVELOPMENT PLANS. GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM NORMAL VIEW WITH FENCING, TREES OR SHRUBS. ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED.</p> <p>ALL EXTERNAL AND/OR WALL MOUNTED MECHANICALS/EQUIPMENT PANELS/METERS SHALL BE APPROPRIATELY SCREENED AND SUCH SCREENS SHALL BE OF A COLOR AND MATERIAL MATCHING OR COMPATIBLE WITH THE DOMINANT COLORS AND MATERIALS FOUND ON THE FACADES OF THE PRIMARY BUILDING AND SHALL MATCH THE MATERIALS AND COLOR OF A PRIMARY FACADE OF THE BUILDING.</p>   |
| <p><b>SCREENING AND WALLS:</b></p> <p>SCREENS AND WALLS MAY BE USED TO ENCLOSE OUTDOOR SPACES AND/OR TO MASK SERVICE AND UTILITY AREAS AS WELL AS FACILITATE SITE NEEDS SUCH AS GRADING, SCREENS AND WALLS WILL BE OF MATERIALS AND COLORS WHICH COMPLEMENT THE ARCHITECTURAL FORMS, COLORS, AND MATERIALS OF THE PRIMARY STRUCTURES ON THE DEVELOPMENT.</p>   | <p><b>SIGNAGE:</b></p> <p>ALL SIGNAGE WILL COMPLY WITH CURRENT CITY OF CENTENNIAL SIGN CODE EXCEPT AS OTHERWISE AMENDED WITHIN THIS PDP AS DESCRIBED IN THE ATTACHED COMPREHENSIVE SIGN PROGRAM DATED OCTOBER 20, 2006</p>  |
| <p><b>LIGHTING:</b></p> <p>THE GOAL OF THE AREA LIGHTING SCHEME SHALL BE TO MAINTAIN AN ADEQUATE BUT CONTROLLED LIGHT LEVEL FOR AESTHETIC, SAFETY, AND SECURITY PURPOSES. TO ACCOMPLISH THIS GOAL, LIGHT FIXTURE TYPES TO BE CONSIDERED SHALL INCLUDE:</p> <ol style="list-style-type: none"> <li>1. HIGH PRESSURE METAL HALIDE OR SODIUM FIXTURES THAT PROVIDE SHARP LIGHT PATTERN CUT-OFF FOR AREA LIGHTING.</li> <li>2. LOW INTENSITY AND LOW PROFILE LIGHTS TO PROVIDE GENERAL ILLUMINATION ALONG PEDESTRIAN AND VEHICULAR AREAS.</li> <li>3. DECORATIVE LIGHT FIXTURES, MOUNTED ON POLES OR MASTS, THAT EMIT LOW INTENSITY LIGHT FOR DECORATIVE LIGHTING AND LIGHTING OF VARIOUS FEATURES.</li> </ol> <p>GROUND AND BUILDING LIGHTING SHALL BE CONFINED TO THE PROPERTY AND SHALL NOT CAUSE DIRECT GALTRE ON ADJACENT PROPERTIES.</p> | <p><b>MATERIALS:</b></p> <p>MATERIALS FOR FUTURE BUILDINGS SHALL BE GENERALLY CONSISTANT WITH AND COMPLEMENT THE APPROVED MATERIAL AND COLORS APPROVED FOR THE BUILDINGS SHOWN ON THE SHOPS AT FOX HILL FDP, CASE NO. LU-0605-002.</p>  |
| <p>POLE FIXTURE LOCATIONS SHALL ACCOMMODATE SNOW REMOVAL AND STORAGE, AND SHALL BE INTEGRATED WITH THE BUILDING AND LANDSCAPE DESIGN. ALL WIRING SHALL BE CONCEALED UNDERGROUND OR WITHIN STRUCTURES.</p> <p>MAXIMUM POLE HEIGHT SHALL BE : TWENTY-FIVE (25) FEET</p>  | <p><b>LOT 1:</b></p> <p>TOTAL AREA: 37,580 S.F. OR 0.86 ACRES<br/>           MAXIMUM BUILDING COVERAGE: 25% OR 9,397 S.F.<br/>           MAXIMUM HEIGHT: 45'<br/>           MIN OPEN SPACE: 15%/LOT 22% TOTAL</p>   |
| <p><b>SIGNAGE:</b></p> <p>SIGNAGE SHALL BE FOR THE PURPOSE OF IDENTIFICATION, LOCATION, SAFETY, AND CIRCULATION CONTROL, AND SHALL CONFORM TO THE ARAPAHOE COUNTY ZONING RESOLUTION OR AS MODIFIED HEREIN. SIGNS SHALL BE INTEGRATED INTO THE DESIGN OF THE PRIMARY STRUCTURES THROUGH THE USE OF MATERIALS, COLORS, AND PROPORTIONS. SIGNS SHALL BE ILLUMINATED FROM WITHIN OR BY EXTERNAL LIGHTS WITH MINIMAL CONTRIBUTION OF LIGHT LEVELS NEARBY. FLASHING OR ANIMATED TYPE SIGNS SHALL NOT BE PERMITTED. THERE SHALL BE NO ADVERTISING ON ANY BUILDING ROOF.</p>   | <p><b>LOT 2:</b></p> <p>TOTAL AREA: 42,551 S.F. OR .98 ACRES<br/>           MAXIMUM BUILDING COVERAGE: 25% OR 10,636 S.F.<br/>           MAXIMUM HEIGHT: 45'<br/>           MIN OPEN SPACE: 15%/LOT 22% TOTAL</p>   |
| <p><b>LANDSCAPING:</b></p> <p>SCREENING OF PARKING LOTS AND LOADING/SERVICE AREAS ALONG ALL PROPERTY LINES AND ADJACENT STREETS SHALL BE REQUIRED. TO ACCOMPLISH THIS, THE FOLLOWING ALTERNATIVES MAY BE USED: EXISTING TERRAIN, EARTH MOUNDING AND LANDSCAPING.</p> <p>LANDSCAPING IN THE PARKING AREAS SHALL CONFORM TO SECTION 803.03 AS SPECIFIED IN THE ARAPAHOE COUNTY ZONING RESOLUTION.</p> <p>LANDSCAPING OF THE REMAINDER OF THE DEVELOPMENT SHALL MEET OR EXCEED ANY REQUIREMENTS OR STANDARDS SET FORTH BY ARAPAHOE COUNTY.</p>  | <p><b>LOT 3:</b></p> <p>TOTAL AREA: 45,407 S.F. OR 1.04 ACRES<br/>           MAXIMUM BUILDING COVERAGE: 25% OR 11,352 S.F.<br/>           MAXIMUM HEIGHT: 45'<br/>           MIN OPEN SPACE: 15%/LOT 22% TOTAL</p>  |
| <p>AREAS NOT DEVELOPED ON THIS PROPERTY DUE TO PHASING SHALL BE COVERED WITH A SEED MIXTURE ACCEPTABLE TO ARAPAHOE COUNTY. THESE AREAS SHALL BE MAINTAINED BY THE OWNER.</p>   | <p><b>LOT 4:</b></p> <p>TOTAL AREA: 103,820 S.F. OR 2.38 ACRES<br/>           MAXIMUM BUILDING COVERAGE: 25% OR 25,957 S.F.<br/>           MAXIMUM HEIGHT: 45'<br/>           MIN OPEN SPACE: 15%/LOT 22% TOTAL</p>   |

**FOX HILL**  
 PRELIMINARY DEVELOPMENT PLAN

**FOX HILL**  
 PRELIMINARY DEVELOPMENT PLAN

JOB NO. 1003  
 DESIGN BY: OB  
 DRAWN BY: OB  
 CHECK BY: OB  
 ISSUE DATE: 02/19/07

COVER SHEET 2

2

SHEET: 2 OF 3

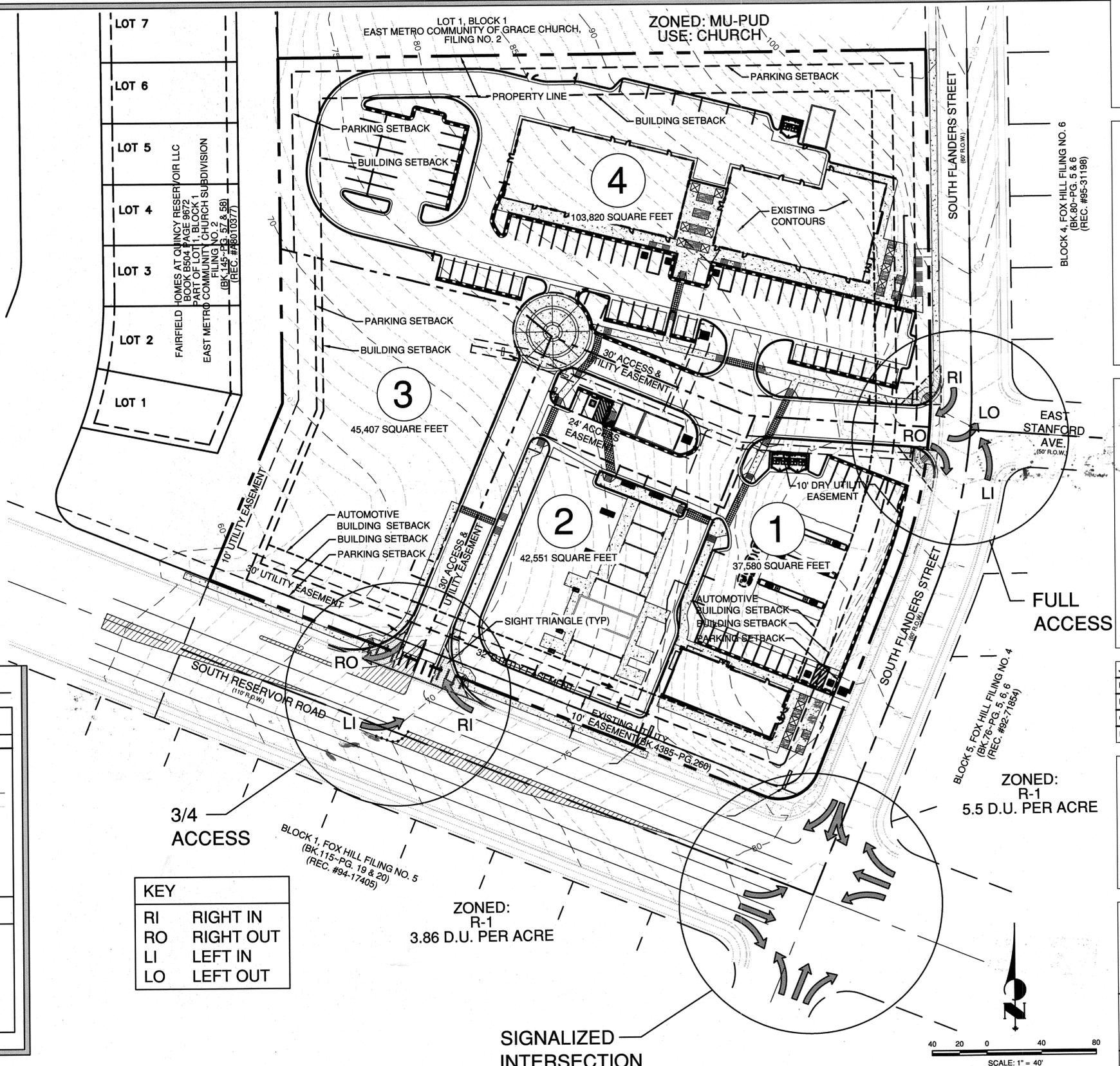
# FOX HILL

## 7th AMENDED PRELIMINARY DEVELOPMENT PLAN

### FOX HILL, A PORTION OF THE NORTHEAST ONE-QUARTER SECTION 10, T.5S., R.66W., OF THE 6TH P.M.

#### CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

**CCFE** Colorado Civil Engineering, LLC  
 9781 S. Meridian Blvd., Suite 240  
 Englewood, CO 80112  
 303-954-4949  
 Fax: 720-387-5118



### LEGEND

| SYMBOLS |     | LINETYPES |          |
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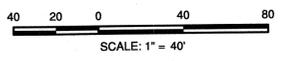
| KEY |           |
|-----|-----------|
| RI  | RIGHT IN  |
| RO  | RIGHT OUT |
| LI  | LEFT IN   |
| LO  | LEFT OUT  |

CASE NO. LU-0603-003

**FOX HILL**  
 PRELIMINARY DEVELOPMENT PLAN

JOB NO. 1003  
 DESIGN BY: AT  
 DRAWN BY: AT  
 CHECK BY: OB  
 ISSUE DATE: 02/19/07

**3**  
 SHEET: 3 OF 3



**SIGNALIZED INTERSECTION**