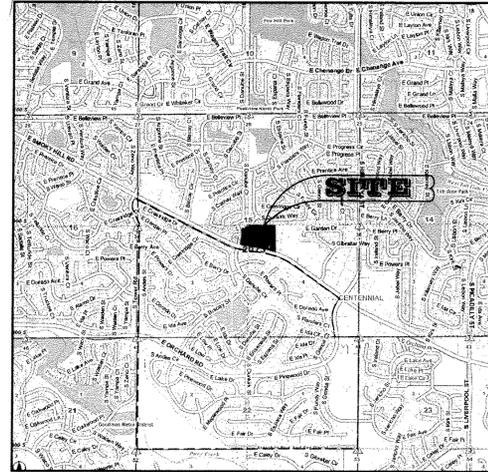


# ALPINE PAVILION

## SECOND AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN FOR JACKSON PROPERTY

PART OF THE SE 1/4 OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO  
LOCATED AT 19315 EAST SMOKY HILL ROAD



**VICINITY MAP**

SCALE: 1" = 2000'  
2000' 0 1000' 2000'

**STANDARD NOTES**

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE PRELIMINARY DEVELOPMENT PLAN KNOWN AS LU-0712-004, ALPINE PAVILION, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

**DRAINAGE MAINTENANCE**

THE PROPERTY OWNER OF ALPINE PAVILION, UNTIL SUCH TIME AS THE CHURCH/DAYCARE PARCEL DEVELOPS ITS PROPERTY, AND THEN IN PROPORTION TO THE USES AGREED UPON BETWEEN THE TWO PARCEL OWNERS IN A SEPARATE RECORDED DOCUMENT, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENTS WITH THE CITY OF CENTENNIAL AND ITS DESIGNEES. 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.

**EMERGENCY ACCESS NOTE**

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

**LANDSCAPE MAINTENANCE**

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

**BENCHMARK**

BENCHMARK: THE CENTER QUARTER CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M. MARKED BY A 3/4" ALUMINUM CAP STAMPED APPROPRIATELY IN CONCRETE BY RLS 10377 AND STAMPED ELEV = 5902.06.

**BASIS OF ELEVATIONS**

NAVD 29 BASED UPON ARAPAHOE COUNTY GPS SURVEY WITH THE PRECISE ELEVATION AS STAMPED ON THE CENTER 1/4 MONUMENT.

**LEGAL DESCRIPTION**

A PARCEL OF LAND IN THE SOUTH HALF OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: TRACT C, JACKSON FARM SUBDIVISION FILING NO. 1, EXCEPT ANY PORTION THEREOF, WHICH MAY LIE WITHIN SIGNAGE TRACT AS SHOWN ON THE RECORDED PLAT AND AS CONVEYED IN INSTRUMENT RECORDED NOVEMBER 20, 1987 IN BOOK 5315 AT PAGE 357, COUNTY OF ARAPAHOE, STATE OF COLORADO, CONTAINING 6.713 ACRES MORE OR LESS.

**DEVELOPMENT STANDARDS**

PROPOSED PDP CASE NUMBER: LU 0712-004			
	CURRENT	PROPOSED	
ZONING	MU - PUD	MU - PUD	
GROSS LAND AREA	6.71 ACRES	6.71 ACRES	
LAND USE AREAS TOTAL AREA (%)		GENERAL OFFICE 1.46± ACRES (21.8%) (INCLUDES "JOINT USE PARKING")	CHURCH/DAYCARE 5.25± ACRES (78.2%)
PERMITTED USES:	CHURCH AND DAYCARE	ALL B1 USES, IN ADDITION TO: 1. DAY SPAS 2. YOGA/THERAPEUTIC MASSAGE STUDIO 3. SPECIALTY BAKERY, FOOD ALLERGY/INTOLERANCES	CHURCH AND DAYCARE
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET	35 FEET
MAXIMUM BUILDING COVERAGE	30%	30%	30%
MAXIMUM GROSS FLOOR AREA (GFA)	10,000 SF/AC	14,000 SF	52,000 SF
MINIMUM DISTANCE BETWEEN STRUCTURES		20 FT	20 FT
MINIMUM PARKING RATIO/SPACES	1 SP/250 SF RETAIL 1 SP/100 SF CHURCH	PER LAND DEVELOPMENT CODE	PER LAND DEVELOPMENT CODE
		(THE INTENT OF THIS PDP IS NOT TO CHANGE ANY CURRENT PARKING REQUIREMENTS FOR THE CHURCH / DAYCARE PARCEL UNTIL THE OWNER INCREASES ITS BUILDING SIZE.)	
MINIMUM BUILDING SETBACKS	FRONT: 25 FT SIDE INTERNAL LOT: 0 FT REAR: 10 FT SIDE CORNER LOT: 10 FT FROM RESIDENTIAL LOTS: 50 FT	FRONT: 25 FT SIDE INTERNAL LOT: 0 FT REAR: 10 FT SIDE CORNER LOT: 10 FT FROM RESIDENTIAL LOTS: 50 FT	FRONT: 25 FT SIDE INTERNAL LOT: 0 FT REAR: 10 FT SIDE CORNER LOT: 10 FT FROM RESIDENTIAL LOTS: 50 FT
MINIMUM PARKING SETBACKS		PUBLIC ROW: 10 FT FROM RESIDENTIAL LOTS: 20FT	PUBLIC ROW: 10 FT FROM RESIDENTIAL LOTS: 20FT
MINIMUM LANDSCAPED OPEN SPACE/SF	20% 58,457± SF	20% 12,719 ± SF	20% 45,738± SF
SIGNAGE		1. UP TO A MAXIMUM OF 6 SIGNS ALONG E. SMOKY HILL ROAD BUILDING ELEVATION SUBJECT TO APPROVAL IN THE FDP; NO SIGNS ON OTHER BUILDING ELEVATIONS. 2. 18" MAX SIGN LETTER HEIGHT 3. 90 SQ. FT. MAX SIGN AREA	PER CITY OF CENTENNIAL SIGN CODE  (THE INTENT OF THIS PDP IS NOT TO CHANGE ANY CURRENT SIGNAGE REQUIREMENTS FOR THE CHURCH / DAYCARE PARCEL UNTIL THE OWNER INCREASES ITS BUILDING SIZE.)
LIGHTING		PER CITY OF CENTENNIAL LAND DEVELOPMENT CODE - LIGHTING STANDARDS - MAX. HEIGHT OF 25'	PER CITY OF CENTENNIAL LAND DEVELOPMENT CODE - LIGHTING STANDARDS.  (THE INTENT OF THIS PDP IS NOT TO CHANGE ANY CURRENT LIGHTING REQUIREMENTS FOR THE CHURCH / DAYCARE PARCEL UNTIL THE OWNER INCREASES ITS BUILDING SIZE.)

**SHEET INDEX**

- 1 COVER SHEET
- 2 SITE PLAN

**AMENDMENT HISTORY**

THE SECOND AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN FOR JACKSON PROPERTY AMENDS THE ALLOWED USE TO INCLUDE ALL B-1 ADMINISTRATIVE AND PROFESSIONAL OFFICE USES. CHURCHES AND DAYCARE SHALL BE ALLOWED AS PRINCIPAL PERMITTED USE.

**PLANNING COMMISSION RECOMMENDATION**

NOT RECOMMENDED / RECOMMENDED BY THE CITY OF CENTENNIAL PLANNING AND ZONING COMMISSION,

THIS 11<sup>th</sup> DAY OF MAY, A.D. 2010

CHAIRPERSON: *[Signature]*

**CITY COUNCIL APPROVAL**

APPROVED BY CITY COUNCIL OF THE CITY OF CENTENNIAL, THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2010.

MAYOR: *[Signature]*  
ATTEST: *[Signature]*

**MORTGAGEE:**

STATE OF Pennsylvania S.S.  
COUNTY OF Montgomery

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30<sup>th</sup> DAY OF May, 2010 BY Hazel Davis AS Notary OF AMERICAN BAPTIST EXTENSION CORPORATION, A NEW YORK NON-PROFIT CORPORATION.

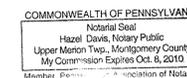
BY [Signature] WITNESS MY HAND AND SEAL  
NOTARY PUBLIC

MY COMMISSION EXPIRES 10/16/10  
SBB R. Gueph Rd  
ADDRESS

King of Prussia PA 19406  
CITY STATE ZIP CODE

EXECUTED THIS 30<sup>th</sup> DAY OF May A.D., 2010.

[Signature]  
**BENJAMIN GREENE, JR., Vice President**  
RECORDER'S CERTIFICATE



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

AT 8:51 (A.M.P.M.) ON THE 12<sup>th</sup> DAY OF May A.D., 2010

IN BOOK 405, PAGE 1-2, MAP \_\_\_\_\_

RECEPTION NO. D0045270

COUNTY CLERK AND RECORDER

[Signature]  
DEPUTY

**CERTIFICATE OF OWNERSHIP**

Charles Brown HEREBY AFFIRM THAT I AM THE AUTHORIZED AGENT FOR SMOKY HILL BAPTIST CHURCH, A COLORADO NON-PROFIT CORPORATION HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS LU-0712-004, ALPINE PAVILION.

NAME Charles Brown TITLE Board of Trustee Chairman  
SMOKY HILL BAPTIST CHURCH, A COLORADO NON-PROFIT CORPORATION

STATE OF Colorado S.S.  
COUNTY OF Arapahoe

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11<sup>th</sup> DAY OF May, 2010 BY Charles Brown

AS Board of Trustee Chairman OF Smoky Hill Baptist Church, AN AUTHORIZED SIGNATORY.  
BY [Signature] WITNESS MY HAND AND SEAL  
NOTARY PUBLIC

19325 E. Arapahoe Rd. MY COMMISSION EXPIRES April 7, 2013  
ADDRESS

Centennial Colorado 80112  
CITY STATE ZIP CODE



COVER SHEET

ALPINE PAVILION - SECOND AMENDMENT  
TO THE PRELIMINARY DEVELOPMENT PLAN FOR JACKSON PROPERTY  
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

**CERTIFICATION**

NO	REVISION RECORD	DATE	BY
1	CITY OF CENTENNIAL PDP	04/27/10	JKW
2	SITE NAME CHANGE	05/28/09	JAB
3	REVISIONS PER CITY COMMENTS	10/01/08	ASU
4	REVISIONS PER CITY COMMENTS	08/20/08	ASU
5	REVISIONS PER CITY COMMENTS	03/19/08	ASU
6	CITY OF CENTENNIAL PDP	12/14/07	ASU

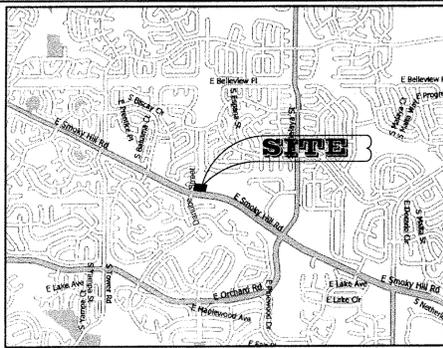
JOB NO.: 07096  
DRAWN: ASU  
CHECKED: BLG  
DESIGNER: ASU  
ISSUE DATE: 12/14/07  
SCALE: AS SHOWN

SHEET: **1**  
SHEET 1 OF 2

CASE NUMBER: LU-0712-004

405-1 10F2

**BorneENGINEERING™**  
Performance Reborn.  
1130 WEST 124TH AVENUE SUITE 100 WESTMINSTER, CO 80234  
TEL 303/426-1731 FAX 303/426-1732  
BORNEENGINEERING.COM

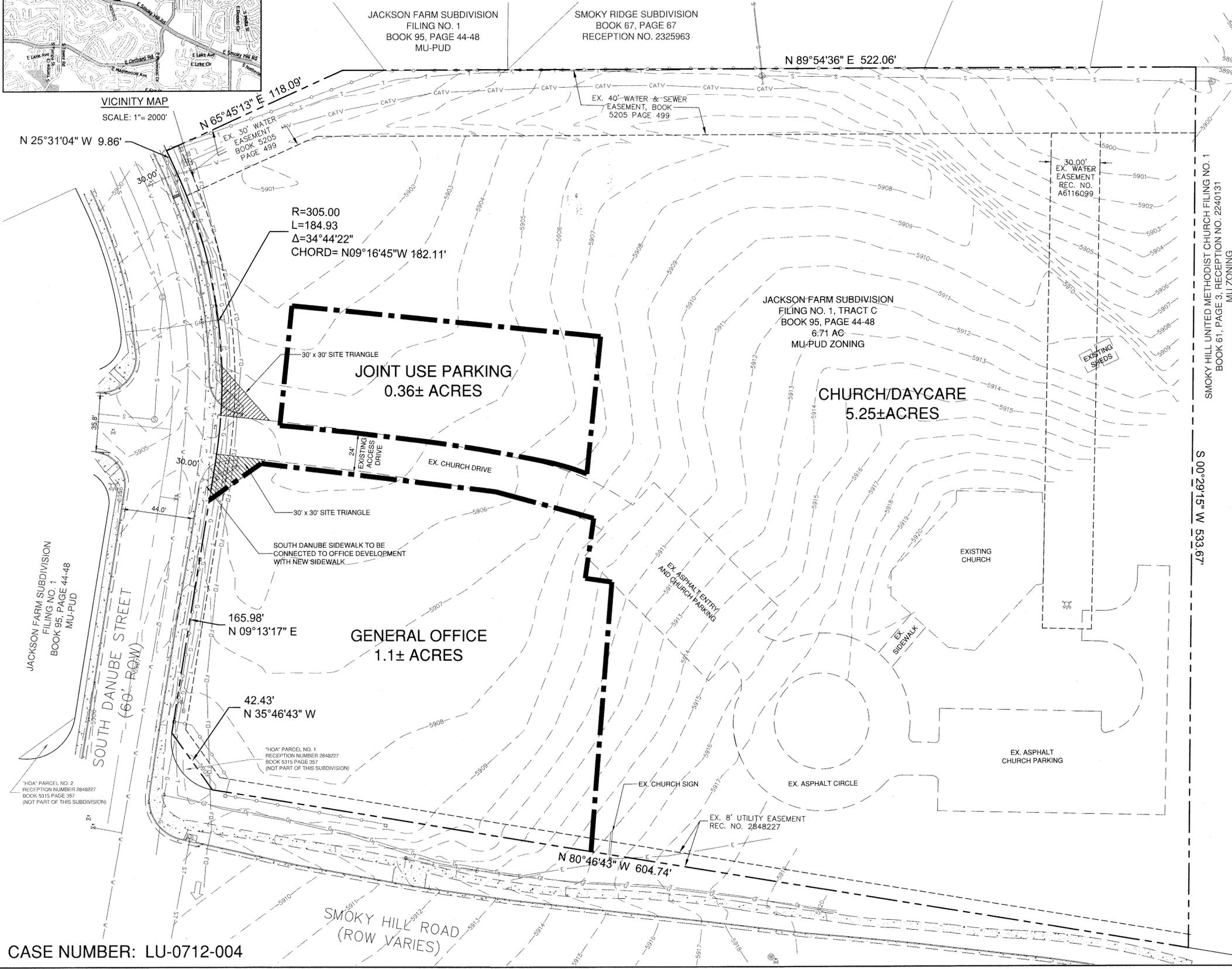
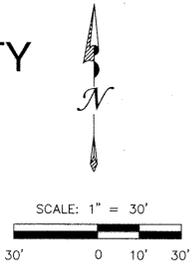


VICINITY MAP  
SCALE: 1" = 2000'

# ALPINE PAVILION

## SECOND AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN FOR JACKSON PROPERTY

PART OF THE SE 1/4 OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO  
LOCATED AT 19315 EAST SMOKY HILL ROAD



**GENERAL LEGEND**

- PROPERTY LINE
- USE BOUNDARY
- EASEMENT LINE
- EX. CONTOUR
- EX. ELECTRIC
- EX. TELEVISION
- EX. TELEPHONE
- EX. GAS
- EX. FIBER OPTIC CABLE
- EX. WATERLINE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WOOD FENCE
- EX. WATER VALVE
- EX. HYDRANT
- EX. SANITARY MANHOLE
- EX. STORM SEWER MANHOLE

**GENERAL ABBREVIATIONS**

- EXISTING ACRES
- NORTH
- SOUTH
- EAST
- WEST
- RIGHT-OF-WAY
- EX. AC
- N
- S
- E
- W
- ROW

**BENCHMARK**

BENCHMARK: THE CENTER QUARTER CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M. MARKED BY A 3/4" ALUMINUM CAP STAMPED APPROPRIATELY IN CONCRETE BY RLS 10377 AND STAMPED ELEV = 5902.06.

**BASIS OF ELEVATIONS**

NAVD 29 BASED UPON ARAPAHOE COUNTY GPS SURVEY WITH THE PRECISE ELEVATION AS STAMPED ON THE CENTER 1/4 MONUMENT.

**LEGAL DESCRIPTION**

BEING A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
TRACT C, JACKSON FARM SUBDIVISION FILING NO. 1, AS RECORDED ON JUNE 9TH, 1987 IN PLAT BOOK 95 AT PAGES 44-48 AS RECEPTION NO. 2848227 AND CONTAINING 6.713 ACRES, MORE OR LESS.

**DEVELOPER / OWNER**

ANDAMAN REALTY LLC  
5277 SOUTH BOSTON STREET  
ENGLEWOOD, CO 80111  
PH: (303) 520-3607 FAX: (720) 488-3980

**CIVIL ENGINEER**

BORNENGINEERING  
1130 WEST 124TH AVENUE, SUITE 100  
WESTMINSTER, CO 80234  
PH: (303) 426-1731 FAX: (303) 426-1732

**ARCHITECT**

ARCHITECTURAL WORKSHOP  
280 SOUTH PENNSYLVANIA STREET  
DENVER, CO 80209  
PH: (303) 788-1717 FAX: (303) 788-1964

**BornENGINEERING™**  
Performance Reborn.  
1130 WEST 124TH AVENUE SUITE 100 WESTMINSTER, CO 80234  
TEL 303/426 1731 FAX 303/426 1732  
BORNENGINEERING.COM

**SITE PLAN**  
ALPINE PAVILION - SECOND AMENDMENT  
TO THE PRELIMINARY DEVELOPMENT PLAN FOR JACKSON PROPERTY  
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

**CERTIFICATION**

NAV D 29 BASED UPON ARAPAHOE COUNTY GPS SURVEY WITH THE PRECISE ELEVATION AS STAMPED ON THE CENTER 1/4 MONUMENT.

**LEGAL DESCRIPTION**

BEING A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
TRACT C, JACKSON FARM SUBDIVISION FILING NO. 1, AS RECORDED ON JUNE 9TH, 1987 IN PLAT BOOK 95 AT PAGES 44-48 AS RECEPTION NO. 2848227 AND CONTAINING 6.713 ACRES, MORE OR LESS.

**DEVELOPER / OWNER**

ANDAMAN REALTY LLC  
5277 SOUTH BOSTON STREET  
ENGLEWOOD, CO 80111  
PH: (303) 520-3607 FAX: (720) 488-3980

**CIVIL ENGINEER**

BORNENGINEERING  
1130 WEST 124TH AVENUE, SUITE 100  
WESTMINSTER, CO 80234  
PH: (303) 426-1731 FAX: (303) 426-1732

**ARCHITECT**

ARCHITECTURAL WORKSHOP  
280 SOUTH PENNSYLVANIA STREET  
DENVER, CO 80209  
PH: (303) 788-1717 FAX: (303) 788-1964

CASE NUMBER: LU-0712-004

405-2 2012