

**CENTURY HIGHLAND PARK  
PRELIMINARY DEVELOPMENT PLAN - AMENDMENT NO. 1  
A PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 5 SOUTH,  
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
THE ENTIRETY OF BLOCKS 5 & 6, OF CENTURY HIGHLAND PARK SUBDIVISION FILING NO. 1,  
CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 1 OF 3**

**LEGAL DESCRIPTION**

TRACTS A, B, C AND M, BLOCK 5, AND LOTS 1 THROUGH 39, BLOCK 6, AND TRACTS D, E AND F, CENTURY HIGHLAND PARK SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

**CERTIFICATE OF OWNERSHIP**

WE High Pointe Estates, LLC, HEREBY AFFIRM THAT WE ARE THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS THE ENTIRETY OF CENTURY HIGHLAND PARK SUBDIVISION FILING NO. 1, IN THE CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO PER PLAT RECORDED AT RECEPTION NO. B6073410 IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, LYING WITHIN THE SOUTH WEST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS A, B, C AND M, BLOCK 5, AND LOTS 1 THROUGH 39, BLOCK 6, AND TRACTS D, E AND F, CENTURY HIGHLAND PARK SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

HIGH POINTE ESTATES, LLC, A COLORADO LIMITED LIABILITY COMPANY.

TITLE: Manager

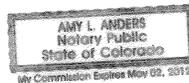
STATE OF Colorado S.S.  
COUNTY OF Denver

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18<sup>th</sup> DAY OF January, 2011,  
BY Dale Francescon AS Manager  
OF High Pointe Estates, LLC AN AUTHORIZED SIGNATORY.

BY Amy L. Anders NOTARY PUBLIC WITNESS MY HAND AND SEAL

4949 S. Syracuse St. #320 MY COMMISSION EXPIRES 5/2/2012  
ADDRESS

Denver CO 80237  
CITY STATE ZIP CODE



VILLAS AT HIGHLAND PARK LLC, A COLORADO LIMITED LIABILITY COMPANY

TITLE: CO-CEO

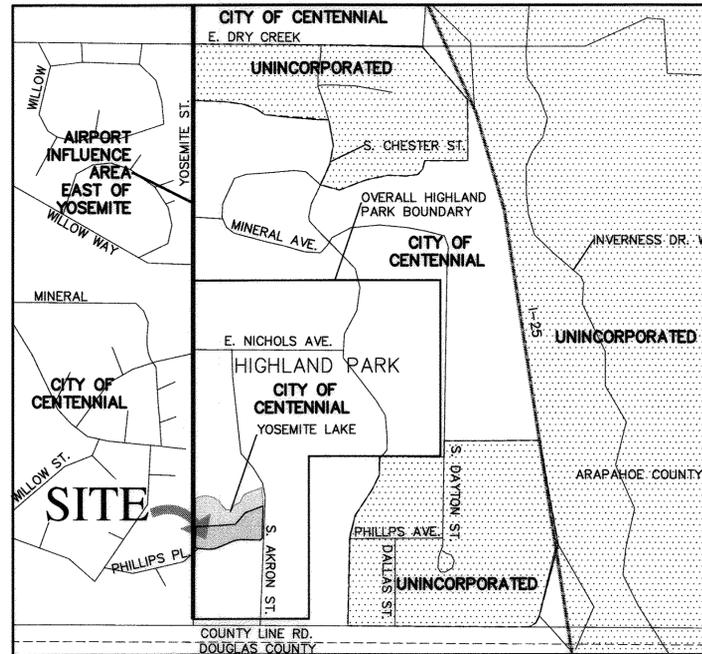
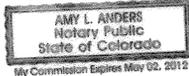
STATE OF Colorado S.S.  
COUNTY OF Denver

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18<sup>th</sup> DAY OF January, 2011,  
BY Dale Francescon AS CO-CEO  
OF Villas at Highland Park, LLC AN AUTHORIZED SIGNATORY.

BY Amy L. Anders NOTARY PUBLIC WITNESS MY HAND AND SEAL

4949 S. Syracuse St. #320 MY COMMISSION EXPIRES 5/2/2012  
ADDRESS

Denver CO 80237  
CITY STATE ZIP CODE



VICINITY MAP

1"=900'

**SHEET INDEX**

1. COVER SHEET
2. SITE PLAN
3. EXISTING EASEMENTS

**STANDARD NOTES**

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE PRELIMINARY DEVELOPMENT PLAN KNOWN AS CENTURY HIGHLAND PARK PRELIMINARY DEVELOPMENT PLAN, AMENDMENT NO. 1, 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, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE CITY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

**DRAINAGE MAINTENANCE**

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENTS. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. CITY OF CENTENNIAL AND ITS DESIGNEES SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE CITY OF CENTENNIAL AND ITS DESIGNEES 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, 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 LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE 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.

**SPECIFIC NOTES:**

**AIRPORT INFLUENCE AREA NOTE (OFF-SITE IMPROVEMENTS)**

TO CARRY OUT ONE OR MORE OF THE FOLLOWING AS MAY BE REQUIRED BY THE CITY 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 OF CENTENNIAL 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 OF CENTENNIAL CITY COUNCIL.
4. TO PARTICIPATE AND COOPERATE IN ANY TRANSPORTATION MANAGEMENT PROGRAM AS SPECIFIED IN THE ARAPAHOE AIRPORT INFLUENCE AREA TRANSPORTATION STUDY IF SUCH A PROGRAM IS APPROVED AND/OR ADOPTED BY THE CITY OF CENTENNIAL CITY COUNCIL.

**AIRPORT INFLUENCE AREA NOTE (EASEMENT/HAZARD EASEMENT)**

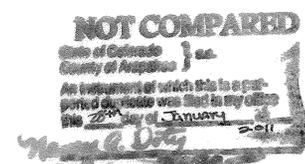
AN AVIGATION AND HAZARD EASEMENT AFFECTING ALL PROPERTY CONTAINED WITH THIS PRELIMINARY DEVELOPMENT PLAN HAS BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENT CAN BE FOUND IN BOOK 3612, PAGE 639 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER.

THE LANDS CONTAINED WITHIN THIS PRELIMINARY DEVELOPMENT PLAN LIE WITHIN THE AIRPORT INFLUENCE AREA, AN AREA WHICH IS LIKELY TO BE AFFECTED BY AIRPORT 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 THE PRELIMINARY DEVELOPMENT PLAN SHALL COMPLY WITH F.A.R., "HEIGHT AND OBSTRUCTIONS CRITERIA."

**NOTES:**

1. ALL OTHER ORIGINAL TERMS, CONDITIONS, AND NOTES OF THE PDP APPROVED ON NOVEMBER 7, 2005 WILL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY EXECUTED BY OWNER AND THE CITY OF CENTENNIAL.



**CITY COUNCIL APPROVAL**

APPROVED BY THE CITY OF CENTENNIAL CITY COUNCIL,  
THIS 28<sup>th</sup> DAY OF January A.D., 2011.

MAYOR: Cathy A. Noon

ATTEST: [Signature]

**PLANNING AND ZONING COMMISSION RECOMMENDATION**

RECOMMENDED/NOT RECOMMENDED BY THE CITY OF CENTENNIAL PLANNING AND ZONING COMMISSION, THIS 26<sup>th</sup> DAY OF January A.D., 2011.

CHAIRPERSON: [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 12:56 (A.M./P.M.) ON THE 28<sup>th</sup> DAY OF January A.D., 2011 IN

BOOK 411, PAGE 6265, MAP         , RECEPTION NO. D10 10496

**COUNTY CLERK AND RECORDER**

BY [Signature]

DEPUTY

**AMENDMENT HISTORY**

- AMENDMENT NO. 1
- A. REMOVE MINIMUM RETAIL OF 24,133 SF. AS A REQUIREMENT TO ALLOW FOR INCREASED RESIDENTIAL DENSITY; AND
  - B. INCREASE RESIDENTIAL DENSITY FROM 39 TOWNHOMES TO A MAXIMUM OF 76 TOWNHOMES

NO.	REVISION	DATE	BY
1	PER CITY COMMENTS	07/19/10	RD
2	PER CITY COMMENTS	08/24/10	RD
3	PER CLIENT COMMENTS	01/12/11	RD

**CENTURY HIGHLAND PARK  
PRELIMINARY DEVELOPMENT PLAN  
AMENDMENT NO. 1  
COVER SHEET**

**DEVELOPER**  
CENTURY COMMUNITIES  
4949 S. SYRACUSE STREET  
SUITE 320  
DENVER, CO 80237  
303-770-8300  
303-770-8320 fax  
CONTACT: JOHN HEALY

**Peak**  
Civil Consultants  
200 W. HAMPDEN AVE., SUITE 200  
ENGLEWOOD, COLORADO 80110  
PH: 720.855.3859  
FAX: 720.855.3860  
CONTACT: JEFF FRENCH

**Century Communities**  
4949 S. SYRACUSE STREET  
DENVER, COLORADO 80237  
303.770.8300 (Phone)  
303.770.8320 (Fax)

**CENTURY HIGHLAND PARK  
PRELIMINARY DEVELOPMENT PLAN  
AMENDMENT NO. 1**

**BENCHMARK:**  
LOCAL BENCHMARK: IS ARAPAHOE COUNTY BM-188, A 2" BRASS CAP IN THE TOP OF THE NORTHWEST WING WALL OF CULVERT UNDER AKRON STREET. ELEVATION=5780.32 FEET (1929 DATUM.)

DATE: 02/19/10  
JOB NO: 09.35  
DRAWN BY: RD  
APPROVED:  
CADD FILE: 09.35.../0935-PDP  
411-63  
SHEET 1 OF 3

# CENTURY HIGHLAND PARK

## PRELIMINARY DEVELOPMENT PLAN - AMENDMENT NO. 1

### A PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, THE ENTIRETY OF BLOCKS 5 & 6, OF CENTURY HIGHLAND PARK SUBDIVISION FILING NO. 1, CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

#### SHEET 2 OF 3

**CURRENT PRELIMINARY DEVELOPMENT PLAN DEVELOPMENT STANDARDS**

ZONING IS MU-PUD (MIXED USE PLANNED UNIT DEVELOPMENT) STANDARDS ARE FOR PLANNING AREAS A, B AND C UNLESS OTHERWISE SPECIFIED.

**I. PRINCIPLE PERMITTED USES:**

A. PLANNING AREA A  
SINGLE FAMILY ATTACHED DWELLING UNIT INCLUDING: TOWNHOME, CLUSTER DEVELOPMENT, PATIO HOME.

B. PLANNING AREA B  
GENERAL OFFICE, ADMINISTRATIVE AND EXECUTIVE OFFICES, CONSULTING SERVICE OFFICES (BUSINESS AND PROFESSIONAL), DESIGN PROFESSIONS (ARCHITECT, PLANNER, ETC.), FINANCIAL INSTITUTIONS (WITHOUT DRIVE-THROUGH FACILITIES), MEDICAL, DENTAL, AND VETERINARY OFFICES, INSURANCE AND INVESTMENT OFFICES, ETC.; PUBLIC OR PRIVATE MEETING HALL, NURSERY SCHOOL, DAY CARE CENTER, RETAIL RESTAURANT, AND FAST FOOD RESTAURANT (WITHOUT DRIVE-THROUGH FACILITIES). USES NOT SPECIFICALLY LISTED ABOVE MAY BE PERMITTED IF, IN THE OPINION OF THE ZONING ADMINISTRATOR, THEY ARE SIMILAR IN CHARACTER TO PERMITTED USES IN THIS DISTRICT, AND ARE IN CONFORMANCE WITH THE INTENT OF THIS DISTRICT.

C. PLANNING AREA C  
SINGLE FAMILY ATTACHED DWELLING UNIT INCLUDING: TOWNHOME, CLUSTER DEVELOPMENT, PATIO HOME.

**USES NOT PERMITTED**

- AUTO SALES OR REPAIR, RENTAL.
- AUTO WASHING OR POLISHING.
- SERVICE STATION AND/OR GAS STATION.
- BILLIARD PARLOR AND/OR POOL HALL.
- BOWLING ALLEY.
- CONTRACTOR, GENERAL OR SPECIAL TRADE, WITH ON SITE CONSTRUCTION AND ASSEMBLY (EXCLUSIVE OF SPECIAL INTEREST, HOBBY OR GIFT SHOPS.)
- FOOD LOCKER PLANT.
- HOTEL, MOTEL.
- MORTUARY.
- OUTDOOR THEATER.
- NIGHT CLUB, TAVERNS WITHOUT FOOD SERVICE AND FOR THE SOLE PURPOSE OF ENTERTAINMENT.
- THEATERS.
- AMUSEMENT/GAME PARLORS.
- ANIMAL HOSPITAL/VETERINARY CLINICS.
- SEXUALLY ORIENTED BUSINESSES.
- LAUNDRY/SELF SERVICE LAUNDROMATS.
- OUTDOOR RECREATION CLUB.
- AMBULANCE SERVICE.
- TV/RADIO BROADCASTING STATION.
- LABORATORY.
- BUILDING MATERIAL SALES (HARDWARE STORE ALLOWED.)
- BUS DEPOT.
- CAFETERIA (DETACHED.)
- SELF-STORAGE.
- CONVENIENCE STORE WITH GAS PUMPS.
- FAST FOOD RESTAURANTS WITH DRIVE-THROUGH.
- FINANCIAL INSTITUTIONS WITH DRIVE-THROUGH.

**II. PERMITTED ACCESSORY USES:**

A. PLANNING AREA A  
BUILDING AND USE APPURTENANT TO THE PERMITTED USE; HOME OCCUPATION.

B. PLANNING AREA B  
BUILDING AND USE APPURTENANT TO THE PERMITTED USE.

C. PLANNING AREA C  
BUILDING AND USE APPURTENANT TO THE PERMITTED USE; HOME OCCUPATION.

**III. PLANNING DESIGN STANDARDS**

A. MINIMUM BUILDING SET BACKS

1. ALONG S. YOSEMITE STREET	20'
2. ALONG E. PHILLIPS PLACE	10'
3. ALONG S. AKRON STREET	10'
4. ALONG TRACT J	5'
5. BETWEEN STRUCTURES (INTERNAL)	10'
6. N. PROPERTY LINE ALONG PLANNING AREA A	5'

B. TOTAL LAND AREA

1. PLANNING AREA A: 240,576 S.F. (5.52 AC.)
2. PLANNING AREA B: 75,414 S.F. (1.73 AC.)
3. PLANNING AREA C: 102,223 S.F. (2.35 AC.)

C. MINIMUM LOT AREA

1. PLANNING AREA A: 1,000 S.F.
2. PLANNING AREA B: N/A
3. PLANNING AREA C: 1,000 S.F.

D. MAXIMUM BUILDING HEIGHT

- 35'-AN INCREASE OF 5' FOR MECHANICAL APPURTENANCES, ARCHITECTURAL PROJECTIONS AND ENCLOSURES IS ALLOWED.

E. MAXIMUM GROSS DENSITY/F.A.R.

1. PLANNING AREA A: 16.67 DU/AC.
2. PLANNING AREA B: 0.32 F.A.R.
3. PLANNING AREA C: 16.59 DU/AC.

F. MAXIMUM BUILDING COVERAGE

1. PLANNING AREA A: 80%
2. PLANNING AREA B: 80%
3. PLANNING AREA C: 80%

**IV. MINIMUM PARKING REQUIREMENTS**

1. PLANNING AREA A: 2.25 SPACES PER DWELLING UNIT INCLUDING GUEST PARKING
2. PLANNING AREA B: 3.5 SPACES/1,000 S.F.
3. PLANNING AREA C: 2.25 SPACE PER DWELLING UNIT INCLUDING GUEST PARKING

ON STREET PARKING ADJACENT TO THE APPROPRIATE USE MAY BE USED TO MEET THIS REQUIREMENT. SPACE AND AISLE DIMENSIONS DETERMINED BY CURRENT CODE. EXCEPT IN RETAIL AREA WHERE PARKING SPACE MAY BE REDUCED BY 2' IN DEPTH IF THERE IS A 2' OVERHANG.

**V. ARCHITECTURAL/SITE DESIGN REQUIREMENTS**

A. LIGHTING - PARKING LOT FIXTURES SHALL NOT EXCEED 20' IN HEIGHT. THE LUMINARIES SHALL BE SHARP CUT-OFF TO MINIMIZE GLARE ON ADJACENT PROPERTY.

B. ROOF TOP MECHANICAL - EQUIPMENT ASSOCIATED WITH THE BUILDING SHALL BE SCREENED FROM VIEW WITH A SCREENING WALL FABRICATED FROM MATERIALS CONSISTENT WITH THE BUILDING EXTERIOR. MECHANICAL APPURTENANCES AND ASSOCIATED ENCLOSURE WALLS SHALL BE ALLOWED UP TO 5' MAXIMUM ABOVE THE BUILDING PARAPET.

C. TRASH ENCLOSURES - TRASH ENCLOSURES SHALL BE SCREENED BY MATERIAL CONSISTENT WITH THE BUILDING EXTERIOR. TRASH ENCLOSURES ARE ALLOWED TO ENCR OACH INTO SETBACKS.

D. SIGNAGE - SIGNAGE SHALL COMPLY WITH CITY OF CENTENNIAL'S SIGN REGULATIONS EXCEPT FOR THE RETAIL MONUMENT SIGN WHICH SHALL NOT EXCEED 13' IN HEIGHT. SIGNS LOCATED ON YOSEMITE SHALL BE DIMMED AFTER 10 P.M. ANY SIGNS THAT HAVE A WESTERN EXPOSURE TO YOSEMITE SHALL BE DIMMED AFTER 10 P.M. MAX LETTER HEIGHT FOR FASCIA SHALL BE 36"

E. SOUND WALLS IN PLANNING AREA A ALONG YOSEMITE SHALL NOT EXCEED 6' IN HEIGHT WITH 7"-6" PILLARS.

**VI. OPEN SPACE/LANDSCAPING**

A. MINIMUM OPEN SPACE 20%.

B. ALL LANDSCAPING SHALL MEET CITY OF CENTENNIAL CODE REQUIREMENTS.

**PROPOSED PRELIMINARY DEVELOPMENT PLAN DEVELOPMENT STANDARDS**

(NOTE: PLANNING AREA A IS ALREADY DEVELOPED AND IS NOT PROPOSED TO CHANGE. PLANNING AREAS B & C HAVE BEEN COMBINED AND NOW ARE REFERRED TO PLANNING AREA B.)

ZONING IS MU-PUD (MIXED USE PLANNED UNIT DEVELOPMENT) STANDARDS ARE FOR PLANNING AREA B UNLESS OTHERWISE SPECIFIED.

**I. PRINCIPLE PERMITTED USES:**

A. PLANNING AREA B  
SINGLE FAMILY ATTACHED DWELLING UNIT INCLUDING: TOWNHOME, CLUSTER DEVELOPMENT, PATIO HOME.

**II. PERMITTED ACCESSORY USES:**

B. PLANNING AREA B  
BUILDING AND USE APPURTENANT TO THE PERMITTED USE; HOME OCCUPATION.

**III. PLANNING DESIGN STANDARDS**

A. MINIMUM BUILDING SET BACKS

1. ALONG S. YOSEMITE STREET	20'
2. ALONG E. PHILLIPS PLACE	10'
3. ALONG S. AKRON STREET	10'
4. ALONG TRACT J	5'
5. BETWEEN STRUCTURES (INTERNAL)	10'

B. TOTAL LAND AREA

1. PLANNING AREA B: 177,637 S.F. (4.08 AC.)
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C. MINIMUM LOT AREA

1. PLANNING AREA B: 1,000 S.F.
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D. MAXIMUM BUILDING HEIGHT

- 35'-AN INCREASE OF 5' FOR MECHANICAL APPURTENANCES, ARCHITECTURAL PROJECTIONS AND ENCLOSURES IS ALLOWED.

E. MAXIMUM GROSS DENSITY/F.A.R.

1. PLANNING AREA B: 18.6 UNITS/ACRE
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F. MAXIMUM BUILDING COVERAGE

1. PLANNING AREA B: 80%
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**IV. MINIMUM PARKING REQUIREMENTS**

1. PLANNING AREA B: 2.25 SPACES PER DWELLING UNIT INCLUDING GUEST PARKING
---

**V. ARCHITECTURAL/SITE DESIGN REQUIREMENTS**

A. LIGHTING - PARKING LOT FIXTURES SHALL NOT EXCEED 20' IN HEIGHT. THE LUMINARIES SHALL BE SHARP CUT-OFF TO MINIMIZE GLARE ON ADJACENT PROPERTY.

B. ROOF TOP MECHANICAL - EQUIPMENT ASSOCIATED WITH THE BUILDING SHALL BE SCREENED FROM VIEW WITH A SCREENING WALL FABRICATED FROM MATERIALS CONSISTENT WITH THE BUILDING EXTERIOR. MECHANICAL APPURTENANCES AND ASSOCIATED ENCLOSURE WALLS SHALL BE ALLOWED UP TO 5' MAXIMUM ABOVE THE BUILDING PARAPET.

C. TRASH ENCLOSURES - TRASH ENCLOSURES SHALL BE SCREENED BY MATERIAL CONSISTENT WITH THE BUILDING EXTERIOR. TRASH ENCLOSURES ARE ALLOWED TO ENCR OACH INTO SETBACKS.

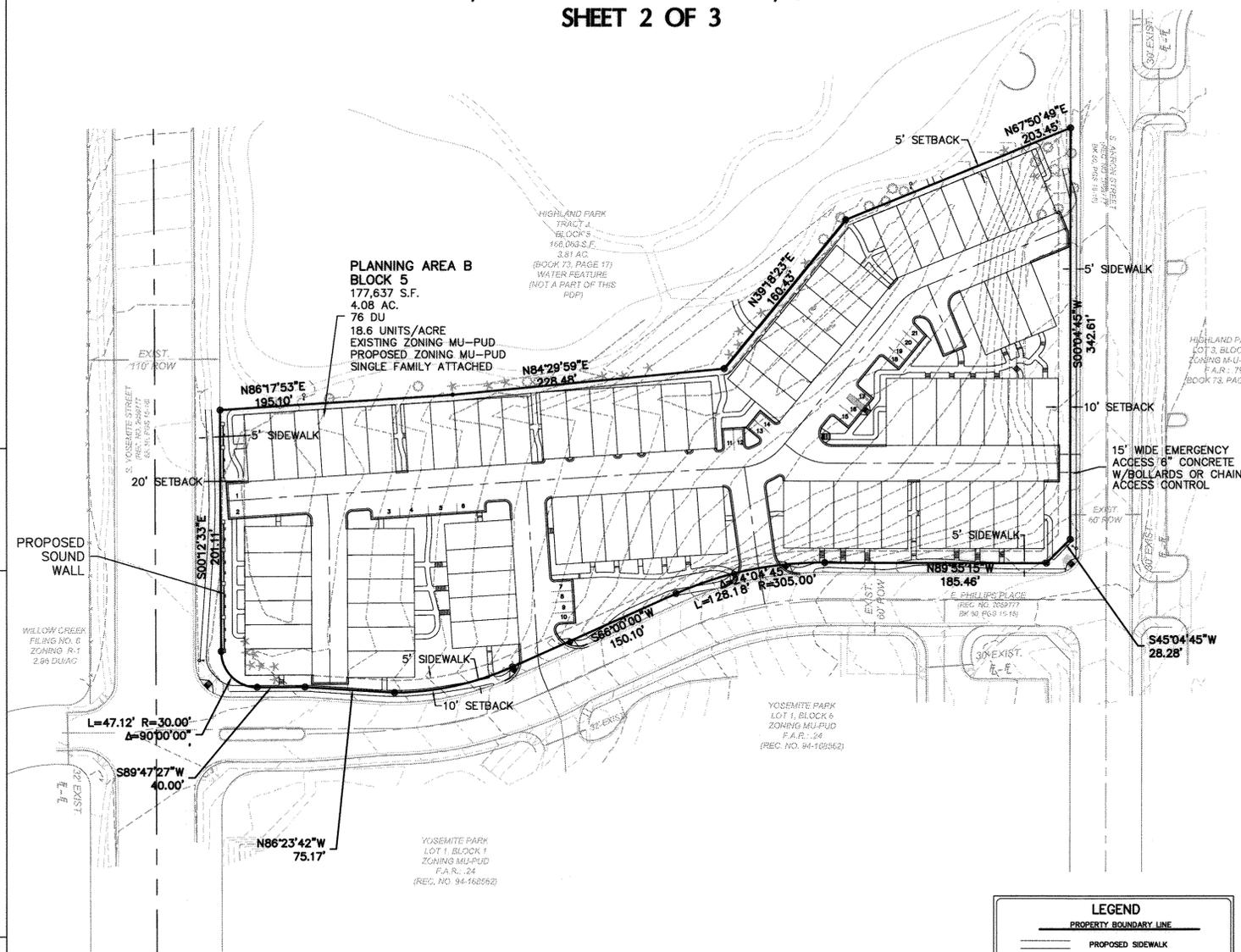
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E. WALL IN PLANNING AREA B ALONG YOSEMITE SHALL NOT EXCEED 6' IN HEIGHT WITH 7"-6" PILLARS. WALL SHALL BE A MASONRY WALL OR MANUFACTURED STONE SIMILAR IN QUALITY TO THE SOUND WALL CONSTRUCTED AS PART OF THE DEVELOPMENT OF PLANNING AREA A, BLOCKS 1-4, CENTURY HIGHLAND PARK SUBDIVISION FILING NO. 1.

**VI. OPEN SPACE/LANDSCAPING**

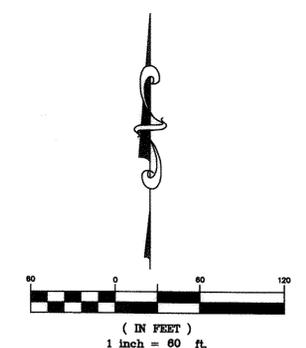
A. MINIMUM OPEN SPACE 20%.

B. ALL LANDSCAPING SHALL MEET CITY OF CENTENNIAL CODE REQUIREMENTS.



**SITE DATA INFORMATION**

SITE AREA	4.08 ACRES
PROPOSED RESIDENTIAL UNITS	76 TOTAL UNITS
RESIDENTIAL DENSITY	18.6 UNITS/ACRE
PROPOSED SETBACKS	20' ALONG S. YOSEMITE ST. 10' ALONG E. PHILLIPS PL. 10' ALONG S. AKRON PL.
MAXIMUM BUILDING HEIGHT	35'
PROPOSED TOTAL OPEN SPACE	48,408.96 S.F.
PERCENTAGE OF OPEN SPACE/SITE AREA	27.3%
PARKING REQUIRED	PARKING PROVIDED
2.25 SPACES PER DWELLING UNIT INCLUDING GUEST PARKING	RESIDENTIAL (SURFACE) - 21 GARAGE - 152 TOTAL PARKING PROVIDED - 173
TOTAL PARKING REQUIRED = 171	



**LEGEND**

	PROPERTY BOUNDARY LINE
	PROPOSED SIDEWALK
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	EXISTING GRADE CONTOURS (1')
	EXISTING GRADE CONTOURS (5')
	EXISTING SIDEWALK
	SIDEWALK W/STAIRS
	SCORED CONCRETE
	EXISTING TREE

NO.	REVISION	DATE	BY
1	PER CITY COMMENTS	07/19/10	RD
2	PER CITY COMMENTS	08/24/10	RD
3	PER CLIENT COMMENTS	01/12/11	RD

## CENTURY HIGHLAND PARK

### PRELIMINARY DEVELOPMENT PLAN AMENDMENT NO. 1 SITE PLAN

**DEVELOPER**  
CENTURY COMMUNITIES  
4949 S. SYRACUSE STREET  
SUITE 320  
DENVER, CO 80237  
303-770-8300  
303-770-8320 fax  
CONTACT: JOHN HEALY

**Peak**  
Civil Consultants  
200 W. HAMPDEN AVE., SUITE 200  
ENGLEWOOD, COLORADO 80110  
PH: 720.855.3859  
FAX: 720.855.3860  
CONTACT: JEFF FRENCH

DATE: 02/19/10  
JOB NO: 09.35  
DRAWN BY: RD  
APPROVED:  
CADD FILE: 09.35/./0935-PDP  
411-04  
SHEET 2 OF 3

**Century Communities**  
4949 S. SYRACUSE STREET  
DENVER, COLORADO 80237  
303.770.8300 (Phone)  
303.770.8320 (Fax)

**CENTURY HIGHLAND PARK  
PRELIMINARY DEVELOPMENT PLAN  
AMENDMENT NO. 1**

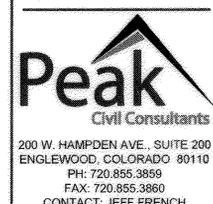
**BENCHMARK:**  
LOCAL BENCHMARK: IS ARAPAHOE COUNTY  
BM-188, A 2" BRASS CAP IN THE TOP OF THE  
NORTHWEST WING WALL OF CULVERT UNDER  
AKRON STREET. ELEVATION=5780.32 FEET (1929  
DATUM.)

**CENTURY HIGHLAND PARK**  
**PRELIMINARY DEVELOPMENT PLAN - AMENDMENT NO. 1**  
 A PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 5 SOUTH,  
 RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 THE ENTIRETY OF BLOCKS 5 & 6, OF CENTURY HIGHLAND PARK SUBDIVISION FILING NO. 1,  
 CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO  
**SHEET 3 OF 3**

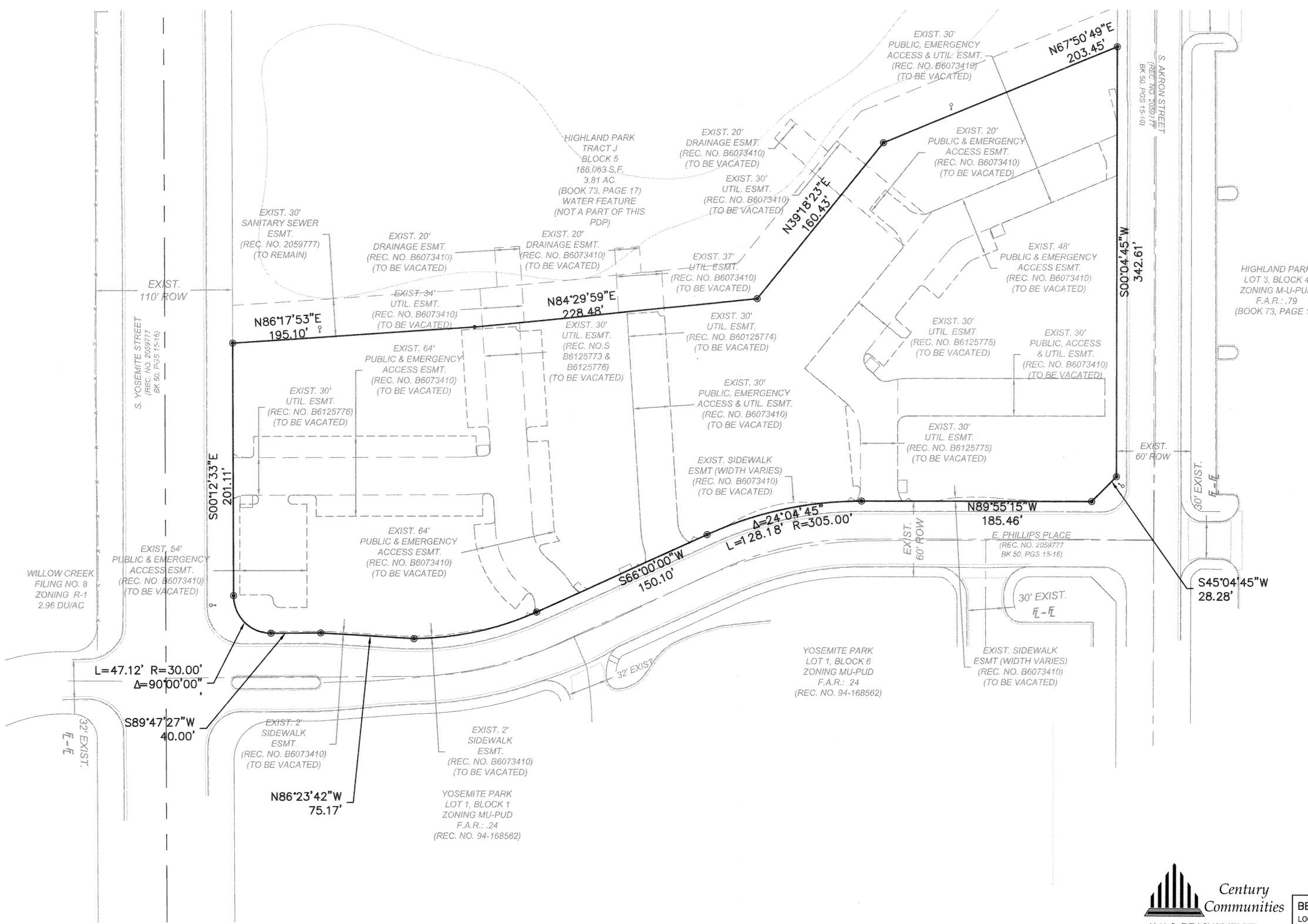
NO.	REVISION	DATE	BY
1	PER CITY COMMENTS	07/19/10	RD
2	PER CITY COMMENTS	08/24/10	RD

**CENTURY HIGHLAND PARK**  
 PRELIMINARY DEVELOPMENT PLAN  
 AMENDMENT NO. 1  
 SITE PLAN

**DEVELOPER**  
 CENTURY COMMUNITIES  
 4949 S. SYRACUSE STREET  
 SUITE 320  
 DENVER, CO 80237  
 303-770-8300  
 303-770-8320 fax  
 CONTACT: JOHN HEALY



DATE: 02/19/10  
 JOB NO: 09.35  
 DRAWN BY: RD  
 APPROVED:  
 CADD FILE: 09.35/.../0935-PDP  
 411-65  
 SHEET 3 OF 3



**Century Communities**  
 4949 S. SYRACUSE STREET  
 DENVER, COLORADO 80237  
 303.770.8300 (Phone)  
 303.770.8320 (Fax)

**CENTURY HIGHLAND PARK**  
 PRELIMINARY DEVELOPMENT PLAN  
 AMENDMENT NO. 1  
 BENCHMARK:  
 LOCAL BENCHMARK: IS ARAPAHOE COUNTY  
 BM-188, A 2" BRASS CAP IN THE TOP OF THE  
 NORTHWEST WING WALL OF CULVERT UNDER  
 AKRON STREET. ELEVATION=5780.32 FEET (1929  
 DATUM.)