STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP AND LEGAL DESCRIPTION

I, DAVID J. GOLDBERG AUTHORIZED AGENT, AS THE MANAGER OF ALBERTA DEVELOPMENT PARTNERS, LLC, HEREBY AFFIRM THAT ALBERTA DEVELOPMENT PARTNERS, LLC IS THE AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN PARCELS A, B, C, D, E AND F AS DESCRIBED HEREIN, KNOWN AS THE STREETS OF SOUTHGLENN CASE LU-0512-001

PARCEL A

ALL OF LOT 2,
BLOCK 47,
1st REPLAT OF SOUTHGLENN - SIXTH FILING
COUNTY OF ARAPAHOE, STATE OF COLORADO.

1,224,401 SQ. FT.
28.1083 ACRES

PARCEL B

ALL OF BLOCK 47,
SOUTHGLENN - SIXTH FILING,

EXCEPTING THEREFROM THAT LAND WHICH WAS REPLATTED AS 1ST ADMINISTRATIVE REPLAT OF SOUTHGLENN - SIXTH FILING, AND EXCEPTING THAT LAND WHICH WAS REPLATTED AS SOUTHGLENN - ELEVENTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

458,862 SQ. FT. (10.5340 ACRES)

PARCEL C

PARCELS A AND B OF LOT 1,
BLOCK 1,
SOUTHGLENN - ELEVENTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

AND LOT 1, BLOCK 1,
SOUTHGLENN - TWELFTH FILING,
COUNTY OF ARAPAHOE,
STATE OF COLORADO.

106,360 SQ. FT. (2.4417 ACRES)

PARCEL D

ALL OF TRACT A,
BLOCK 50,
SOUTHGLENN - SEVENTH FILING,

EXCEPTING THEREFROM THAT LAND WHICH WAS REPLATTED AS SOUTHGLENN - TWELFTH FILING AND THAT LAND WHICH WAS REPLATTED AS SEARS SOUTHGLENN ADMINISTRATIVE REPLAT, COUNTY OF ARAPAHOE, STATE OF COLORADO.

562,448 SQ. FT.
12.9120 ACRES

PARCEL E

LOT 1, BLOCK 1, SEARS SOUTHGLENN ADMINISTRATIVE REPLAT RECORDED AT RECEPTION NO. 16659 AND AS AMENDED BY AFFIDAVIT OF CORRECTION RECORDED IN BOOK 7959 AT PAGE 62 EXCEPT THAT PORTION AS DESCRIBED IN THE DEED RECORDED IN BOOK 8036 AT PAGE 70 IN THE OFFICE OF THE CLERK AND RECORDER FOR ARAPAHOE COUNTY, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF SOUTH RACE STREET, AND CONSIDERING THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 26 TO BEAR SOUTH 00 DEGREES 14 MINUTES 30 SECONDS WEST WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID LOT 1, BLOCK 1:

1) SOUTH 89 DEGREES 45 MINUTES 30 SECONDS EAST, A DISTANCE OF 349.49 FEE;
2) NORTH 00 DEGREES 14 MINUTES 30 SECONDS EAST, A DISTANCE OF 130.00 FEET;
3) SOUTH 89 DEGREES 45 MINUTES 30 SECONDS EAST, A DISTANCE OF 735.10 FEET TO THE NORTHWEST CORNER OF SAID DEED RECORDED IN BOOK 8036 AT PAGE 70;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID DEED:

1) SOUTH 00 DEGREES 14 MINUTES 30 SECONDS WEST, A DISTANCE OF 115.50 FEET;
2) SOUTH 89 DEGREES 45 MINUTES 30 SECONDS EAST, A DISTANCE OF 4.50 FEET;
3) SOUTH 00 DEGREES 14 MINUTES 30 SECONDS WEST, A DISTANCE OF 394.50 FEET TO THE SOUTHWEST CORNER OF SAID DEED, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF EAST EASTER AVENUE AND THE SOUTH LINE OF SAID LOT 1, BLOCK 1;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID LOT 1, BLOCK 1 AND TWO (2) COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE:

1) NORTH 89 DEGREES 45 MINUTES 30 SECONDS WEST, A DISTANCE OF 1,074.09 FEET;
2) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AN ARC DISTANCE OF 23.56 FEET AND HAVING A CHORD WHICH BEARS NORTH 44 DEGREES 45 MINUTES 29 SECONDS WEST, A DISTANCE OF 21.21 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH RACE STREET;
3) NORTH 00 DEGREES 14 MINUTES 30 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 365.00 FEET TO THE POINT OF BEGINNING.

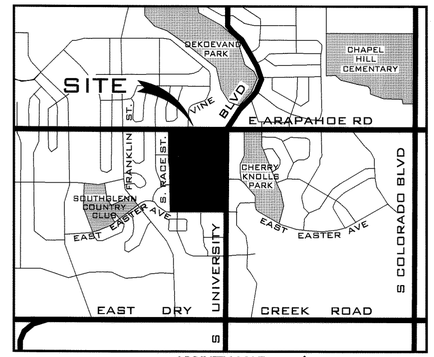
CONTAINING 509,434 SQUARE FEET OR 11.6949 ACRES, MORE OR LESS.

PARCEL F

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1, SEARS SOUTHGLENN ADMINISTRATIVE REPLAT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST AND SOUTH LINES OF SAID LOT 1 THE FOLLOWING FOUR (4) COURSES;
1) THENCE SOUTH 01 DEGREES 32 MINUTES 39 SECONDS EAST, A DISTANCE OF 175.00 FEET;
2) THENCE SOUTH 88 DEGREES 37 MINUTES 21 SECONDS WEST, A DISTANCE OF 175.00 FEET;
3) THENCE SOUTH 01 DEGREES 22 MINUTES 39 SECONDS EAST, A DISTANCE OF 335.00 FEET
4) THENCE SOUTH 88 DEGREES 37 MINUTES 21 SECONDS WEST, A DISTANCE OF 175.40 FEET;
THENCE NORTH 01 DEGREES 22 MINUTES 39 SECONDS WEST, A DISTANCE OF 394.50 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES 21 SECONDS WEST, A DISTANCE OF 4.50 FEET; THENCE NORTH 01 DEGREES 22 MINUTES 39 SECONDS WEST, A DISTANCE OF 115.00 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 88 DEGREES 37 MINUTES 21 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 354.90 FEET TO THE POINT OF BEGINNING.

120,971 SQ. FT. (2.7771 ACRES)

Unofficial Copy



VICINITY MAP
1" = 2000'
NORTH

CERTIFICATE OF OWNERSHIP

OWNER OF RECORD OR AUTHORIZED AGENT
ALBERTA DEVELOPMENT PARTNERS, LLC
A COLORADO LIMITED LIABILITY COMPANY.

STATE OF Colorado)
)SS
COUNTY OF Arapahoe)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF May 2007
BY David J. Goldberg AS Authorized Agent OF Alberta Development Partners AN AUTHORIZED SIGNATORY.

BY Megan Fisher
NOTARY PUBLIC

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES 01/18/2011

5460 S. Quebec Street, Suite 100
ADDRESS

Greenwood Village CO 80111
CITY STATE ZIP

Greenwood Village CO 80111
CITY STATE ZIP

MEGAN FISHER NOTARY PUBLIC STATE OF COLORADO
My Commission Expires 01/18/2011

CITY COUNCIL APPROVAL

APPROVED BY THE CITY OF CENTENNIAL CITY COUNCIL
ON THIS 5th DAY OF June A.D., 2007

MAYOR:

ATTEST: Brenda J. Castle, Deputy City Clerk

PLANNING & ZONING COMMISSION RECOMMENDATION

RECOMMENDED BY THE CITY OF CENTENNIAL PLANNING AND ZONING COMMISSION, THIS 2 DAY OF May A.D., 2007

CHAIRMAN:

ATTEST: Brenda J. Castle

RECORDER'S CATEGORY

THIS PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT 12:46 (A.M./P.M.) ON THE 14th DAY OF June A.D., 2007 IN

BOOK 342, PAGE 33-67 MAP _____, RECEPTION NO. B7076398

ARAPAHOE COUNTY CLERK AND RECORDER

Nancy Doty

BY: Rita Shah
DEPUTY

DEVELOPMENT TEAM

DEVELOPER

ALBERTA DEVELOPMENT PARTNERS, LLC
5460 S. QUEBEC ST. STE 100
GREENWOOD VILLAGE, CO 80111
303.771.4004
CONTACT: BRYAN MCFARLAND

DESIGN ARCHITECT

CALLISON ARCHITECTURE
1420 FIFTH AVE #2400
SEATTLE, WA 98101
206.623.4646
CONTACT: TODD ENOKI, AIA

RESIDENTIAL ARCHITECT

SHOOK KELLEY CONSULTANTS
2151 HAWKINS STREET #400
CHARLOTTE, NC 28203
704.377.0953
CONTACT: TERRY SHOOK

RETAIL ARCHITECT

SEM ARCHITECTS
677 S. COLORADO BLVD, STE 200
DENVER, CO. 80246
303.220.8900
CONTACT: BRUCE McCLENNAN

CIVIL ENGINEER

CLC ASSOCIATES
8480 E. ORCHARD RD., STE 2000
GREENWOOD VILLAGE, CO 80111
303.770.5600
CONTACT: KURT D. MAHNKEN, P.E.

LANDSCAPE ARCHITECT

EDAW
1809 BLAKE STREET #200
DENVER, CO 80202
CONTACT: CRAIG CORONATO, ASLA

GRAPHIC ARTS

COMMUNICATION ARTS
1112 PEARL ST.
BOULDER, CO 80302
303.447.82808
CONTACT: MICHELE WHITTED

LIGHTING CONSULTANT

JK DESIGN GROUP
11300 SHOSHONE AVE
GRANADA HILLS, CA 91344
818.785.0800
CONTACT: JAY WINTERS

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SHEET 5	SITE AND UTILITY PLAN
SHEET 6	GRADING AND DRAINAGE PLAN
SHEET 7	PROPOSED LOTTING PLAN
SHEET 8	LANDSCAPE GUIDELINES
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SHEET 22	FIREPLACE CONCEPTUAL PLAN
SHEET 23	COMMONS AMENITIES 1
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SHEET 34	LIGHTING CUT SHEET
SHEET 35	SITE LIGHTING LAYOUT

CITY SUBMITTAL MAY, 2007

CASE NUMBER: LU-0512-001

REVISIONS

BY	DATE	DESCRIPTION
KDM	12/08/05	INITIAL CITY SUBMITTAL
KDM	02/01/06	1st RESUBMITTAL
KDM	3/24/06	2nd RESUBMITTAL
KDM	4/13/06	3rd RESUBMITTAL
KDM	5/12/06	MINOR REVISIONS FOR CITY COUNCIL HEARING
KDM	7/3/06	FINAL APPROVAL

DRAWN BY KDM
CHECKED BY KDM
DESIGNED BY KDM
FILENAME SHEET 1.DWG

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN

COVER SHEET

CLC ASSOCIATES
8480 E. ORCHARD RD.
SUITE 2000
GREENWOOD VILLAGE
COLORADO 80111
P 303 770 5600
F 303 770 2349
CLCASSOC.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

JOB NO.: 05.0199
SCALE:
DATE: DEC. 8, 2005
SHEET: 1 OF 35

342-33

STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

Working Copy

VESTING

APPROVAL OF THIS MASTER DEVELOPMENT PLAN (MDP) CREATES A VESTED PROPERTY RIGHT SUBJECT TO ALL CONDITIONS OF APPROVAL PURSUANT TO COLORADO REVISED STATUTES §24-68-103. THE EFFECTIVE DATE IS JUNE 15, 2006.

STATEMENT OF INTENT

THE INTENT OF THIS MASTER DEVELOPMENT PLAN (MDP) IS TO ESTABLISH THE GENERAL GUIDELINES FOR THE REDEVELOPMENT OF SOUTHGLENN MALL INTO A MIXED USE PROJECT CONSISTING OF COMMERCIAL, RETAIL, OFFICE, AND RESIDENTIAL USES. THE MDP WILL PROVIDE THE FRAMEWORK AND CONDITIONS FOR APPROVAL OF SUBSEQUENT ADMINISTRATIVE SITE PLANS (ASP) DEPICTING SPECIFIC BUILDING ARCHITECTURE, LANDSCAPING, LIGHTING, AND SITE DESIGN DETAILS.

THE STREETS OF SOUTHGLENN IS ENVISIONED AS A REDEVELOPMENT THAT IS AN UPSCALE URBAN MIXED-USE LIFESTYLE VILLAGE DESIGNED FOR THE PEDESTRIAN. THE CHARACTER OF THE STREETS THROUGH WHICH THE VILLAGE IS EXPERIENCED IS TO BE DESIGNED WITH INTENTION TO CREATE A UNIQUE AND SOPHISTICATED ENVIRONMENT THAT IS APPEALING TO THE RESIDENTS WHO LIVE THERE AND TO ALL WHO WORK, SHOP AND ENJOY THE AMENITIES OF THE PROJECT.

IN ADDITION TO THE 35 PLAN SHEETS CONTAINED HEREIN, THE ARCHITECTURAL DESIGN GUIDELINES, DATED APRIL 12, 2006, AND THE TENANT SIGN CRITERIA, DATED APRIL 13, 2006 PREPARED FOR THE STREETS AT SOUTHGLENN OR LATEST AMENDMENT THEREOF ARE CONSIDERED TO BE INTEGRAL TO AND A PART OF THE MASTER DEVELOPMENT PLAN.

PROPOSED USE:

MIXED USE - PLANNED UNIT DEVELOPMENT

USE STANDARDS

ALLOWED USES

GENERAL OFFICE USES:

GENERAL OFFICE USES INCLUDE GENERAL OFFICE SPACE THAT IS USED FOR A VARIETY OF SERVICES, INCLUDING, BUT NOT LIMITED TO:

- ADMINISTRATIVE AND EXECUTIVE OFFICES
- BANKS OR FINANCIAL INSTITUTIONS WITH OR WITHOUT DRIVE-THROUGH FACILITIES
- COLLEGES OR UNIVERSITIES
- COMMUNITY MEETING FACILITY
- CONSULTING SERVICES OFFICES (BUSINESS AND PROFESSIONAL)
- DESIGN PROFESSIONALS
- INSURANCE AND INVESTMENT OFFICES
- MEDICAL/HEALTH CARE, AND DENTAL
- NURSERY SCHOOL OR DAYCARE CENTER

COMMUNITY BUSINESS USES:

COMMUNITY BUSINESS USES INCLUDE RETAIL SALES AND SERVICES THAT MEET THE NEED OF THE COMMUNITY, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

- APPLIANCE STORE
- AUTOMOBILE REPAIR (RESTRICTED TO EXISTING SEARS AUTOMOTIVE)
- AUTOMOBILE PARKING LOT
- BEAUTY SALON OR BARBER SHOP
- BILLIARD PARLOR OR POOL HALL
- BOOKSELLER
- BAKERIES, CATERING SERVICES, CONFECTION SHOPS ETC.
- BOWLING ALLEY, TENNIS CLUB, SKATING RINK, HEALTH CLUB, SWIM CLUB OR SIMILAR RECREATIONAL
- CONVENIENCE STORE WITH OR WITHOUT GAS PUMPS
- DEPARTMENT STORE
- DRY GOOD STORE
- ENTERTAINMENT CENTER OR AMUSEMENT ARCADE
- FITNESS CLUB
- FLOWER SHOP OR PLANT STORE
- FURNITURE STORE
- GROCERY OR MARKET
- HARDWARE SALES
- HOME OR CONSUMER ELECTRONICS STORE
- HOME FURNISHINGS OR ACCESSORIES
- KIOSK RELATED RETAIL SALES
- LAUNDRY AND DRY-CLEANING PICK-UP SERVICES (NO DRY-CLEANING PLANT)
- LIQUOR AND WINE SALES
- NIGHT CLUB, PUBS, BARS OR TAVERNS WITH OR WITHOUT LIVE ENTERTAINMENT/DANCING
- OFFICE SUPPLY STORE
- PARKING STRUCTURES OR FACILITIES
- PET STORE AND ASSOCIATED SERVICES
- PHARMACY AND DRUG STORES
- QUASI-PUBLIC AGENCIES
- REPAIR OR RENTAL SERVICES (SHOE REPAIR, BICYCLE OR SKI EQUIPMENT RENTALS, ETC)
- RESTAURANTS CAFES OR BISTROS WITH OR WITHOUT DRIVE THROUGH FACILITIES OR WITH OR WITHOUT SIDEWALK SEATING AREAS AND WITH OR WITHOUT LIQUOR SALES
- RETAIL SALES
- SCHOOLS, PRIVATE OR PUBLIC
- SECURITY, POLICE OR MANAGEMENT OFFICES
- SPORTING GOODS STORE
- STUDIOS (PHOTOGRAPHIC, DANCE, ART, RADIO/TV, ETC)
- THEATER/CINEMA
- THERAPEUTIC MASSAGE, DAY SPA OR SIMILAR HEALTH-RELATED USES
- TRANSIT STOP FACILITY
- WOMEN'S OR MEN'S APPAREL, CLOTHING, SHOE AND ACCESSORY STORES

HOTEL (LUXURY OR BUSINESS CLASS)

A LUXURY OR BUSINESS CLASS HOTEL IS A HOTEL ORIENTED TO BUSINESS TRAVELERS THAT OFFERS GUEST SERVICES AND FACILITIES, WHICH INCLUDE ANY COMBINATION OF, BUT ARE NOT LIMITED TO, CONCIERGE, VALET, SHUTTLE, RESTAURANT (OPERATED BY OR INTEGRATED WITH THE HOTEL), DRY CLEANING AND LAUNDRY, AND WHERE GUEST ROOMS ARE APPOINTED WITH UPSCALE FURNISHINGS AND AMENITIES.

CMRS FACILITY

CMRS FACILITIES WHEN LOCATED ON ROOF TOPS AND ABOVE PARAPET WALLS WILL BE SCREENED WITH SEMI-OPAQUE MATERIALS TO PROVIDE VISUAL SCREENING, YET ALLOW FOR THE PROPER FUNCTIONING OF EQUIPMENT. CMRS FACILIITES WHEN LOCATED ON VERTICAL ARCRCHITECTURAL ELEMENTS, SUCH AS A TOWER, WILL BE INCORPORATED INTO THE DESIGN OF THE TOWER ELEMENT AND PAINTED TO MATCH THE ADJACENT WALL MATERIAL TO DIMINISH THE VISUAL APPEARANCE OF THE EQUIPMENT.

PERMITTED ACCESSORY USE:

CAR WASH/AUTO DETAILING FACILITIES WILL BE ALLOWED ONLY WITHIN A PARKING STRUCTURE (ABOVE OR BELOW-GROUND) AS A SECONDARY AND INCIDENTAL USE TO THE PARKING STRUCTURE FOR THE USE OF RESIDENTIAL OWNERS OR THE SHOPPING PUBLIC. NO SUCH CAR WASH/AUTO DETAILING FACILITY, INCLUDING SIGNAGE, SHALL BE VISIBLE FROM THE PUBLIC RIGHTS-OF-WAY.

CIVIC USES:

- COMMUNITY MEETING ROOM
- LIBRARY
- POLICE SUBSTATION

RESIDENTIAL USES:

- SINGLE FAMILY ATTACHED DWELLING UNIT, APARTMENT OR CONDOMINIUM
- MULTI-FAMILY DWELLING UNIT, APARTMENT OR CONDOMINIUM
- MOTHER IN-LAW APARTMENT/DWELLING UNIT
- RESIDENCE REQUIRED FOR CARETAKER OR NIGHT WATCHMAN
- HOME OCCUPATION

TEMPORARY USES:

- SIDEWALK OR TENT SALES
- FAIR, FESTIVAL OR CARNIVAL
- FRUIT STANDS OR FARMER'S MARKET, FOOD SALES AND LIQUOR SALES
- RESIDENTIAL SALES OFFICES*
- PHARMACY SALES*
- CONSTRUCTION OFFICES*

ALL OTHER USES NOT SPECIFICALLY LISTED ABOVE SHALL BE CONSIDER AS AN ALLOWED USE 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.

* TEMPORARY USES ASSOCIATED WITH CONSTRUCTION OF THE PROJECT SHALL BE PERMITTED IN ACCORDANCE WITH ORDINANCE NO. 2006-0-03 AND PURSUANT TO THE TERMS OF MASTER DEVELOPMENT AGREEMENT WITH THE CITY OF CENTENNIAL.

PROHIBITED USES:

- ANIMAL HOSPITAL/KENNEL
- AUTOMOBILE SERVICE STATION AND REPAIR EXCLUSIVE OF EXISTING AUTOMOTIVE SERVICE ON SEARS PROPERTY (LOT 1 AS SHOWN ON SHEET 7)
- AUTOMOBILE, TRUCK, TRAILER OR BOAT STORAGE
- AUTOMOBILE SALES AND AUTO BODY REPAIRS
- BUILDING MATERIAL SALES
- MANUFACTURING FACILITIES OR SHOPS
- MINI-STORAGE OR SELF STORAGE FACILITIES (INDOOR OR OUTDOOR)
- OUTDOOR STORAGE FACILITIES
- SEXUALLY ORIENTED BUSINESS
- SPECIAL TRADE CONTRACTORS

GROSS FLOOR AREA

TOTAL SITE AREA	65.66 AC.
MAXIMUM PERMITTED NON-RESIDENTIAL DEVELOPMENT	2,000,000 SF
MAXIMUM RESIDENTIAL UNITS	350
MINIMUM RETAIL AREA	909,815 SF

A MDP AMENDMENT WILL BE REQUIRED IF THE PROJECT CHANGES IN TERMS OF AN INCREASE IN RESIDENTIAL UNITS OR A DECREASE IN RETAIL SQUARE FOOTAGE.

BUILDING HEIGHT

NO BUILDING HEIGHTS SHALL EXCEED 100 FEET AND SHALL BE RESTRICTED TO SPECIFIC LOTS AS SHOWN ON SHEET 7 AS FOLLOWS:

LOTS 1, 2, 3, 4, 11, 12, 13, AND 14	MAXIMUM BUILDING HEIGHT = 50 FEET
LOTS 5, 6, 7, 8, 9, AND 10	MAXIMUM BUILDING HEIGHT = 100 FEET

*THE PARKING STRUCTURE AND THE SIGN MARQUEE FOR THE THEATER WITHIN LOT 3, SHALL BE PERMITTED TO HAVE A MAXIMUM HEIGHT OF 75 FEET

SETBACKS

	OPEN PARKING SETBACK ABUTTING PUBLIC ROW	BUILDING SETBACK
A) EAST EASTER AVENUE	10'	25'
B) UNIVERSITY BOULEVARD	10'	25'
C) ARAPAHOE ROAD	8'	25'
D) RACE STREET	10'	25'
E) WITHIN PROPERTY		0'

PARKING REQUIREMENTS

PARKING SPACES SHALL BE PROVIDED ON SITE IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

RETAIL:	4 SPACES PER 1000 GFA (4/1000)
RESIDENTIAL:	1 SPACE PER BEDROOM
OFFICE:	3 SPACES PER 1000 GFA (3/1000)
SIT DOWN RESTAURANT:	10 SPACES PER 1000 GFA (10/1000)
ALL OTHER USES:	2 SPACES PER 1000 GFA (2/1000)

A. PARKING LOTS SHOULD BE DESIGNED TO PROVIDE FOR DROP-OFF AREAS AND CONVENIENCE LOADING AREAS, IF REQUIRED, OUTSIDE OF DRIVE LANES AND AISLES WHERE APPROPRIATE.
B. SHARED PARKING BETWEEN COMPATIBLE USES IS ENCOURAGED. A MITIGATION PLAN IS REQUIRED TO ILLUSTRATE HOW ADDITIONAL PARKING CAN BE ACCOMODATED IN THE EVENT A USE CHANGES AND THEY BECOME INCOMPATIBLE.
C. PARKING STALL SIZE SHALL BE A MINIMUM OF 8'-6" WIDE BE 18'-0" LONG. THE STALL LENGTH MAY BE REDUCED TO 16'-0" FOR THOSE STALLS OVERHANGING PERIMETER LANDSCAPE AREAS.

OPEN SPACE

OPEN SPACE WITHIN THIS MDP SHALL BE A MINIMUM OF TEN PERCENT (10%) OF THE NET LAND AREA (EXCLUDING R.O.W.). OPEN SPACE SHALL INCLUDE ALL LANDSCAPE AREAS AND HARDSCAPE AREAS FOR PEDESTRIAN USE SUCH AS SIDEWALKS, PLAZAS, COURTYARDS AND AREAS OF DECORATIVE PAVING. OPEN SPACE DOES NOT INCLUDE PARKING AREAS AND OTHER VEHICLE ORIENTED SPACE.

NUMBER, SIZE AND LOCATIONS OF BUILDINGS

ADMINISTRATIVE SITE PLANS SHALL SUBSTANTIALLY CONFORM, IN TERMS OF LAY-OUT, TO THE SITE AND UTILITY PLAN DEPICTED ON SHEET 5 OF THIS MDP. FOR PURPOSES OF INTERPRETING THE VESTED RIGHT GRANTED WITH THIS MDP, MINOR VARIATIONS IN SITE LAYOUT WHICH DO NOT SUBSTANTIALLY DEVIATE IN TERMS OF BUILDING FOOTPRINT OR STREET LOCATION WILL BE CONSIDERED TO BE IN SUBSTANTIAL CONFORMANCE.

SIDEWALKS

SIDEWALKS SHALL BE PROVIDED ALONG ALL PUBLIC RIGHTS OF WAY AND ALONG ALL SOUTHGLENN METROPOLITAN DISTRICT OWNED AND MAINTAINED RIGHTS OF WAY ACCORDING TO CITY STANDARDS AND SHALL BE CONNECTED TO THE PRIMARY ENTRANCE OF EACH BUILDING IN A MANNER COMPLIANT WITH THE AMERICAN'S WITH DISABILITIES ACT (ADA) STANDARDS.

WINTER SOLAR SHADING

ASP SUBMITTALS SHALL COMPLY WITH THE CITY REGULATIONS REGARDING WINTER SOLAR SHADING IN EFFECT AT THE TIME OF ASP APPLICATION. BUILDINGS SHALL BE DESIGNED OF A HEIGHT AND PLACED ON THE SITE IN A MANNER WHICH MINIMIZES THE PERMANENT FULL DAY SHADING ON TO PAVED SURFACES WITHIN ADJACENT RIGHT-OF-WAY A DISTANCE EQUAL TO ITS HEIGHT (1:1 RATIO OF HEIGHT TO SETBACK)

SCREENING OF MECHANICAL EQUIPMENT, TRASH FACILITES AND OFF-STREET LOADING

ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW AT GROUND LEVEL AND GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED WITH FENCING OR LANDSCAPING. TRASH FACILITIES SHALL BE SCREENED AND SHALL BE PLACED IN SUCH A MANNER TO MINIMIZE THE AESTHETIC IMPACT ON ADJACENT PUBLIC AREAS. SCREENING OF OFF-STREET LOADING SHALL BE PROVIDED THROUGH USE OF WALLS FINISHED WITH MATERIAL AND COLORS COMPATIBLE WITH THE BUILDING AND SHALL BE SUBJECT TO STAFF APPROVAL IN THE ASP PROCESS.

DISCREPANCIES

IF THERE ARE DIFFERENCES OR DISCREPANCIES IN THE DEVELOPMENT CRITERIA AMONG THE TERMS OF THIS PLAN OR AN EXECUTED DEVELOPMENT AGREEMENT IT SHALL BE RESOLVED BY ADHERING TO THE STRICTER STANDARD.

OWNER/DEVELOPER AUTHORIZATION OF AMENDMENTS

APPLICATION FOR AMENDMENTS TO THIS MDP SHALL BE ACCEPTED FOR PROCESSING BY THE CITY, AND SHALL BE TREATED AS AUTHORIZATION BY THE OWNERS AND DEVELOPERS OF THIS MDP SO LONG AS THE APPLICATIONS ARE SIGNED BY THE RECORD OWNERSHIP OF THE SITE UPON WHICH THE AMENDMENT WILL APPLY, WITHOUT REGARD TO WHETHER THE AMENDMENT HAS BEEN AUTHORIZED OR APPROVED BY THE OWNERS ASSOCIATION (IF ANY), TENANTS, MORTGAGEES, OR ADJACENT OWNERS WITHIN THE MDP.

EMERGENCY ACCESS

EXCEPTING PARKING STRUCTURES, DRIVE AISLES FOR EMERGENCY VEHICLE ACCESS SHALL BE A MINIMUM OF 24 FEET (24') WIDE WITH INSIDE TURNING DIMENSION OF TWENTY-ONE FEET INSIDE RADIUS (21'IR) AND FORTY-FIVE FEET OUTSIDE RADIUS (45'OR).

STREET NAMING

STREET NAMES, EXCLUDING ALL PUBLIC RIGHTS OF WAY OWNED AND MAINTAINED BY THE CITY, SHALL BE AS SHOWN ON THE MASTER DEVELOPMENT PLAN.

INFRASTRUCTURE AND COLLATERAL

COLLATERAL SHALL BE AS PROVIDED IN A MASTER DEVELOPMENT AGREEMENT EXECUTED IN CONNECTION WITH THIS MDP, AND AS MAY BE FURTHER DETAILED IN AMENDMENTS THERETO AT THE TIME OF ASP SUBMITTAL.

REQUIRED UPDATES TO TRAFFIC AND DRAINAGE PROJECTION

ALL ASP APPLICATIONS MUST COMPLY WITH THE ASSUMPTIONS AND LIMITATIONS OF THE MASTER DRAINAGE PLANS AND THE MASTER TRAFFIC STUDY, AND THE PERIODIC UPDATES TO SUCH DOCUMENTS IN THE CASE OF THE PROJECT MDP. THE CITY MAY DENY ANY ASP APPLICATION THAT DOES NOT COMPLY WITH SUCH REQUIREMENTS. EXCEPT TO THE EXTENT SUCH REQUIREMENTS ARE SUSPENDED IN WRITING BY THE CITY'S ENGINEERING DIVISION THE UPDATES SHALL CONTAIN THE FOLLOWING INFORMATION . FAILURE TO INCLUDE THE REQUIRED DOCUMENTATION WITH CONTENT CONFORMING TO THIS REQUIREMENT WILL RESULT IN THE REJECTION OF THE APPLICATION.

(A) MASTER TRAFFIC STUDY UPDATES AND ASP TRAFFIC SUBMITTAL REQUIREMENTS

WITH EACH ASP APPLICATION THE APPLICANT SHALL SUBMIT A LETTER OF COMPLIANCE DOCUMENTING THAT THE CONDITIONS WITHIN THE ASP HAVE DEVELOPED IN A PATTERN CONSISTENT WITH THE MASTER TIA , AND THAT THE TRAFFIC IMPACTS OF THE ASP WILL CONFORM TO THE ASSUMPTIONS AND LIMITATIONS OF THE MASTER TIA. IF THE CODE REQUIREMENTS RELATING TO TRAFFIC STUDIES ARE AMENDED AFTER THE APPROVAL OF THE MASTER TIA, THE UPDATES MUST ANALYZE THE INFRASTRUCTURE REQUIREMENTS AND RESTRICTIONS REQUIRED BY THE CODE AND PROVIDE A MEANS ACCEPTABLE TO THE CITY FOR COMPLYING WITH SUCH NEW REQUIREMENTS.

(B) DRAINAGE PLAN ASP SUBMITTAL REQUIREMENT

WITH EACH ASP APPLICATION, THE APPLICANT MUST SUBMIT A DRAINAGE REPORT UPDATE COMPLYING WITH THE CITY'S CONTENT AND CERTIFICATION REQUIREMENTS FOR PHASE III DRAINAGE REPORTS THAT DEMONSTRATE THAT THE SITE PLAN DRAINAGE, AND INFRASTRUCTURE WILL COMPLY WITH THE MASTER DRAINAGE PLAN.

STANDARD NOTES

THE OWNER(S) DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE MASTER DEVELOPMENT PLAN KNOWN AS THE STREETS AT SOUTHGLENN THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS, AGREE TO THE FOLLOWING NOTES.

PRIVATE STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAYS 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 SOUTHGLENN METROPOLITAN DISTRICT 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 SOUTHGLENN METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR MAINTAINING AND INSPECTING BOTH DETENTION VOLUMES AND WATER QUALITY FACILITIES. 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

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

DRIVES, PARKING AREAS, AND UTILITY EASMENTS MAINTENANCE

THE OWNERS OF THIS PLAN, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNERS(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN THE CITY OF CENTENNIAL IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AN ALL DRIVES, PARKING AREAS, AND EASEMENTS, I.E. CROSS ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

DRAINAGE LIABILITY

IT IS THE POLICY OF THE CITY OF CENTENNIAL THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY CLC ASSOCIATES. THE CITY OF CENTENNIAL REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUES TITLE 31, ARTICLE 23 BUT CANNOT, ON BEHALF OF THE OWNERS WITHIN THE MDP AREA, GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE THE OWNERS, AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF THE CITY THAT APPROVAL OF THE MASTER DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF THE DRAINAGE DESIGN OF CLC ASSOCIATES.

LANDSCAPE MAINTENANCE

THE SOUTHGLENN METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCELINE/PROPERTY LINE AND ANY PAVED ROADWAYS.

THE SOUTHGLENN METROPOLITAN DISTRICT IS RESPONSIBLE FOR 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.

PUBLIC IMPROVEMENTS NOTE

AFTER ADMINISTRATIVE SITE PLAN APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATION AND/OR CONDITIONS PRECEDENT, WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE ADMINISTRATIVE SITE PLAN. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE THE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE CITY COUNCIL PURSUANT TO THE MASTER DEVELOPMENT AGREEMENT

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

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.

1. DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE I DRAINAGE REPORT FOR THE STREETS AT SOUTHGLENN.
2. 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 MAJOR DRAINAGEWAY. THE CITY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFF SITE 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.
3. EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PANS (SECTION 3.3.2 OF ARAPAHOE COUNTY STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL) OR AS REQUIRED BY THE CITY AND DESIGNATED IN THE PHASE I DRAINAGE REPORT.

METROPOLITAN DISTRICT OBLIGATIONS AND MAINTENANCE RESPONSIBILITIES

WITHIN THE PROPERTY BOUNDARY OF THE STREETS OF SOUTHGLENN, THE SOUTHGLENN METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, CONSTRUCTION, OPERATION, AND MAINTENANCE OF: PRIVATE ROADWAYS; COMMON AREA LANDSCAPING; PUBLIC PLAZAS; PUBLIC PARK AREAS; PUBLIC PARKING STRUCTURES; OUTDOOR PEDESTRIAN LIGHTING; PARKING LOT LIGHTING; GROUND SIGNAGE; ONSITE STORM SEWER LINES AND APPURTENANCES; UNDERGROUND DETENTION STRUCTURES; WATER QUALITY STRUCTURES; WATERLINES AND APPURTENANCES; AND SANITARY SEWER LINES AND APPURTENANCES.

CASE NUMBER: LU-0512-001

REVISIONS			
BY	DATE	DESCRIPTION	
KDM	12/06/05	INITIAL CITY SUBMITTAL	
KDM	2/1/06	1ST RESUBMITTAL	
KDM	3/24/06	2nd RESUBMITTAL	
KDM	4/13/06	3rd RESUBMITTAL	
KDM	5/12/06	MINOR REVISIONS FOR CITY COUNCIL HEARING	
KDM	7/3/06	FINAL APPROVAL	
KDM	7/13/06	TECHNICAL CORRECTIONS	

DRAWN BY KDM

CHECKED BY KDM

DESIGNED BY KDM

FILENAME SHEET 2. DWG

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN

DEVELOPMENT STANDARDS AND STANDARD NOTES

CLC ASSOCIATES
8480 E. ORCHARD RD.
SUITE 2000
GREENWOOD VILLAGE
COLORADO 80111
P 303 770 5601
F 303 770 2349
CLCASSOC.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

CLC JOB NO.: 05.0199

SCALE: NONE

DATE: DEC. 8, 2005

SHEET: 2 OF 35

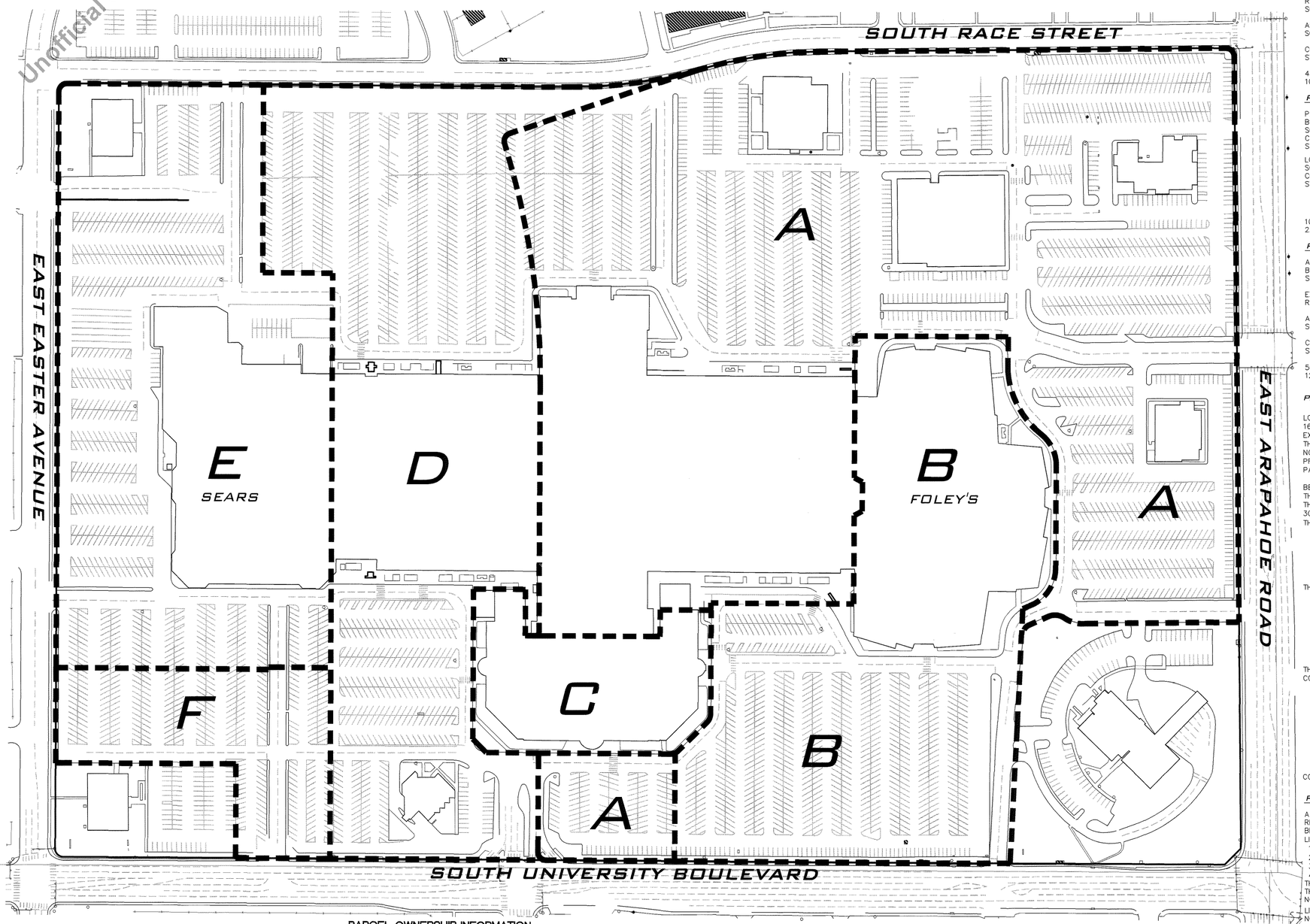
342-34

STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

Unofficial Copy



ALL OF THE PARCELS AS DESCRIBED:

PARCEL A

ALL OF LOT 2,
BLOCK 47,
1ST REPLAT OF SOUTHGLENN – SIXTH FILING,
COUNTY OF ARAPAHOE,
STATE OF COLORADO.

1,224,401 SQ. FT.
28.1083 ACRES

PARCEL B

ALL OF BLOCK 47,
SOUTHGLENN – SIXTH FILING,

EXCEPTING THEREFROM THAT LAND WHICH WAS REPLATTED AS 1ST ADMINISTRATIVE REPLAT OF SOUTHGLENN – SIXTH FILING,

AND EXCEPTING THAT LAND WHICH WAS REPLATTED AS SOUTHGLENN – ELEVENTH FILING,

COUNTY OF ARAPAHOE,
STATE OF COLORADO.

458,862 SQ. FT.
10.5340 ACRES

PARCEL C

PARCELS A AND B OF LOT 1,
BLOCK 1,
SOUTHGLENN – ELEVENTH FILING,
COUNTY OF ARAPAHOE,
STATE OF COLORADO.

LOT 1, BLOCK 1,
SOUTHGLENN – TWELFTH FILING,
COUNTY OF ARAPAHOE,
STATE OF COLORADO.

106,360 SQ. FT.
2.4417 ACRES

PARCEL D

ALL OF TRACT A,
BLOCK 50,
SOUTHGLENN – SEVENTH FILING,

EXCEPTING THEREFROM THAT LAND WHICH WAS REPLATTED AS SOUTHGLENN – TWELVTH FILING

AND THAT LAND WHICH WAS REPLATTED AS SEARS SOUTHGLENN ADMINISTRATIVE REPLAT,

COUNTY OF ARAPAHOE,
STATE OF COLORADO.

562,448 SQ. FT.
12.9120 ACRES

PARCEL E

LOT 1, BLOCK 1, SEARS SOUTHGLENN ADMINISTRATIVE REPLAT RECORDED AT RECEPTION NO. 16659 AND AS AMENDED BY AFFIDAVIT OF CORRECTION RECORDED IN BOOK 7959 AT PAGE 62 EXCEPT THAT PORTION AS DESCRIBED IN THE DEED RECORDED IN BOOK 8036 AT PAGE 70 IN THE OFFICE OF THE CLERK AND RECORDER FOR ARAPAHOE COUNTY, SITUATED IN THE NORTHEAST ONE–QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, SAID POINT ALSO BEING ON THE EAST RIGHT–OF–WAY LINE OF SOUTH RACE STREET, AND CONSIDERING THE EAST LINE OF THE NORTHEAST ONE–QUARTER OF SAID SECTION 26 TO BEAR SOUTH 00 DEGREES 14 MINUTES 30 SECONDS WEST WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID LOT 1, BLOCK 1:

1) SOUTH 89 DEGREES 45 MINUTES 30 SECONDS EAST, A DISTANCE OF 349.49 FEET;
2) NORTH 00 DEGREES 14 MINUTES 30 SECONDS EAST, A DISTANCE OF 130.00 FEET;
3) SOUTH 89 DEGREES 45 MINUTES 30 SECONDS EAST, A DISTANCE OF 735.10 FEET TO THE NORTHWEST CORNER OF SAID DEED RECORDED IN BOOK 8036 AT PAGE 70;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID DEED:

1) SOUTH 00 DEGREES 14 MINUTES 30 SECONDS WEST, A DISTANCE OF 115.50 FEET;
2) SOUTH 89 DEGREES 45 MINUTES 30 SECONDS EAST, A DISTANCE OF 4.50 FEET;
3) SOUTH 00 DEGREES 14 MINUTES 30 SECONDS WEST, A DISTANCE OF 394.50 FEET TO THE SOUTHWEST CORNER OF SAID DEED, SAID POINT ALSO BEING ON THE NORTH RIGHT–OF–WAY LINE OF EAST EASTER AVENUE AND THE SOUTH LINE OF SAID LOT 1, BLOCK 1;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID LOT 1, BLOCK 1 AND TWO (2) COURSES ALONG SAID NORTH RIGHT–OF–WAY LINE:

1) NORTH 89 DEGREES 45 MINUTES 30 SECONDS WEST, A DISTANCE OF 1,074.09 FEET;
2) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AN ARC DISTANCE OF 23.56 FEET AND HAVING A CHORD WHICH BEARS NORTH 44 DEGREES 45 MINUTES 29 SECONDS WEST, A DISTANCE OF 21.21 FEET TO A POINT ON THE EAST RIGHT–OF–WAY LINE OF SAID SOUTH RACE STREET;
3) NORTH 00 DEGREES 14 MINUTES 30 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 365.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 509,434 SQUARE FEET OR 11.6949 ACRES, MORE OR LESS.

PARCEL F

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1, SEARS SOUTHGLENN ADMINISTRATIVE REPLAT DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST AND SOUTH LINES OF SAID LOT 1 THE FOLLOWING FOUR (4) COURSES;
1) THENCE SOUTH 01 DEGREES 32 MINUTES 29 SECONDS EAST, A DISTANCE OF 175.00 FEET;
2) THENCE SOUTH 88 DEGREES 37 MINUTES 21 SECONDS WEST, A DISTANCE OF 175.00 FEET;
3) THENCE SOUTH 01 DEGREES 22 MINUTES 39 SECONDS EAST, A DISTANCE OF 335.00 FEET
4) THENCE SOUTH 88 DEGREES 37 MINUTES 21 SECONDS WEST, A DISTANCE OF 175.40 FEET;
THENCE NORTH 01 DEGREES 22 MINUTES 39 SECONDS WEST, A DISTANCE OF 394.50 FEET;
THENCE SOUTH 88 DEGREES 37 MINUTES 21 SECONDS WEST, A DISTANCE OF 4.50 FEET; THENCE NORTH 01 DEGREES 22 MINUTES 39 SECONDS WEST, A DISTANCE OF 115.00 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 88 DEGREES 37 MINUTES 21 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 354.90 FEET TO THE POINT OF BEGINNING.

120,971 SQ. FT.
2.7771 ACRES

NORTH 100 0 50 100
SCALE: 1" = 100'

PARCEL OWNERSHIP INFORMATION

PARCEL A: AW SOUTHGLENN, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY.

PARCEL B: FEDERATED RETAIL HOLDINGS, INC., A NEW YORK CORPORATION, FORMERLY KNOWN AS THE MAY DEPARTMENT STORES COMPANY, A NEW YORK CORPORATION.

PARCEL C: AW SOUTHGLENN, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY.

PARCEL D: AW SOUTHGLENN, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY.

PARCEL E: SEARS, ROEBUCK AND CO., A NEW YORK CORPORATION.

PARCEL F: AW SOUTHGLENN, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY.

CASE NUMBER: LU-0512-001

REVISIONS			
BY	DATE	DESCRIPTION	
KDM	12/08/05	INITIAL CITY SUBMITTAL	
KDM	2/1/06	INITIAL CITY SUBMITTAL	
KDM	3/24/06	2nd RESUBMITTAL	
KDM	4/13/06	3rd RESUBMITTAL	
KDM	5/12/06	MINOR REVISIONS FOR CITY COUNCIL HEARING	
KDM	7/12/06	FINAL APPROVAL	

DRAWN BY: KDM
CHECKED BY: KDM
DESIGNED BY: KDM
FILENAME: SHEET 3.DWG

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN

OWNERSHIP PARCELS

CLC ASSOCIATES
8480 E. ORCHARD RD.
SUITE 2000
GREENWOOD VILLAGE
COLORADO 80111
P 303 770 5600
F 303 770 2349
CLCAS800.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

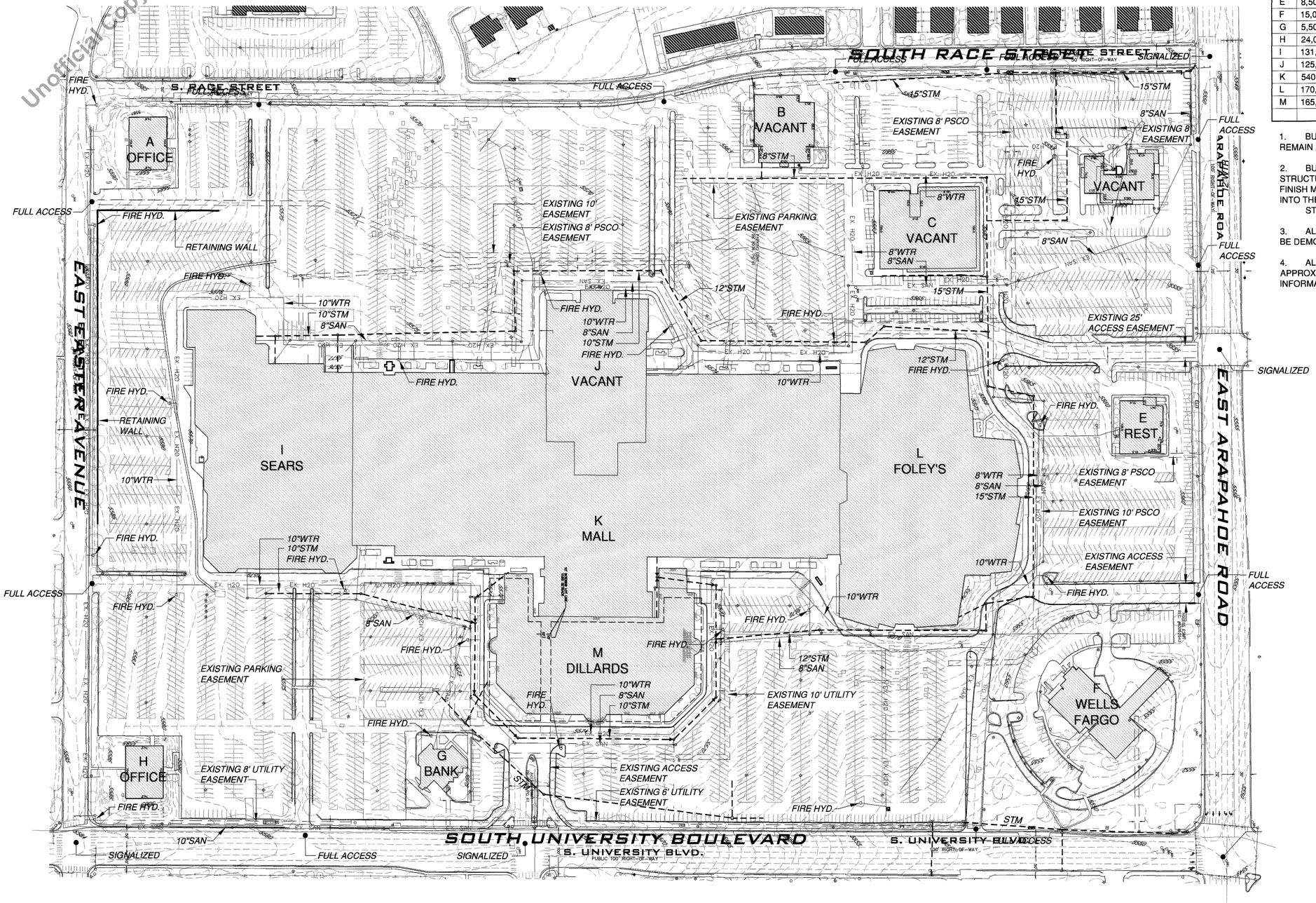
JOB NO.: 05.0199
SCALE: 1"=100'
DATE: DEC. 8, 2005
SHEET: 3 OF 35

342-35

STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO



EXISTING STRUCTURE DATA				
	G.F.A.	HEIGHT	STORIES	STATUS
A	23,751 SF	35'	THREE	TO REMAIN
B	15,000 SF	22'	ONE	DEMOLISH
C	28,000 SF	20'	ONE	DEMOLISH
D	10,000 SF	15'	ONE	DEMOLISH
E	8,500 SF	15'	ONE	DEMOLISH
F	15,000 SF	26'	ONE	TO REMAIN
G	5,500 SF	18'	ONE	DEMOLISH
H	24,000 SF.	35'	THREE	TO REMAIN
I	131,201 SF	25'	ONE	TO REMAIN
J	125,000 SF	45'	TWO	DEMOLISH
K	540,000 SF	25'/40'	ONE/TWO	DEMOLISH
L	170,000 SF	25'	HEIGHT	TO REMAIN
M	165,000 SF	45'	TWO	DEMOLISH

1. BUILDING A, F AND H ARE EXISTING STRUCTURES TO REMAIN AND ARE NOT A PART OF THE MDP SUBMITTAL.

2. BUILDINGS I (SEARS) AND L (FOLEY'S) ARE EXISTING STRUCTURES THAT WILL REMAIN. EACH WILL HAVE EXTERIOR FINISH MODIFICATIONS/UPGRADES AND WILL BE INTEGRATED INTO THE OVERALL DESIGN FOR THE STREETS AT SOUTHGLENN.

3. ALL OTHER BUILDINGS IDENTIFIED ON THE SITE ARE TO BE DEMOLISHED.

4. ALL EXISTING BUILDING HEIGHT AND AREAS ARE APPROXIMATE AND BASED ON AERIAL SURVEY MAPPING INFORMATION.

NORTH 100 0 50 100
SCALE: 1" = 100'

CASE NUMBER: LU-0512-001

REVISIONS			
	DATE	BY	DESCRIPTION
	12/08/05	KDM	INITIAL CITY SUBMITTAL
	2/1/06	KDM	INITIAL CITY SUBMITTAL
	3/24/06	KDM	2nd RESUBMITTAL
	4/13/06	KDM	3rd RESUBMITTAL
	7/3/06	KDM	FINAL APPROVAL

DRAWN BY KDM
CHECKED BY KDM
DESIGNED BY KDM
FILENAME SHEET 4.DWG

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN
DEMOLITION PLAN

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F 303 770 2349
CLCASSOC.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

JOB NO.: 05.0199
SCALE: 1"=100'
DATE: DEC. 8, 2005
SHEET: 4 OF 35

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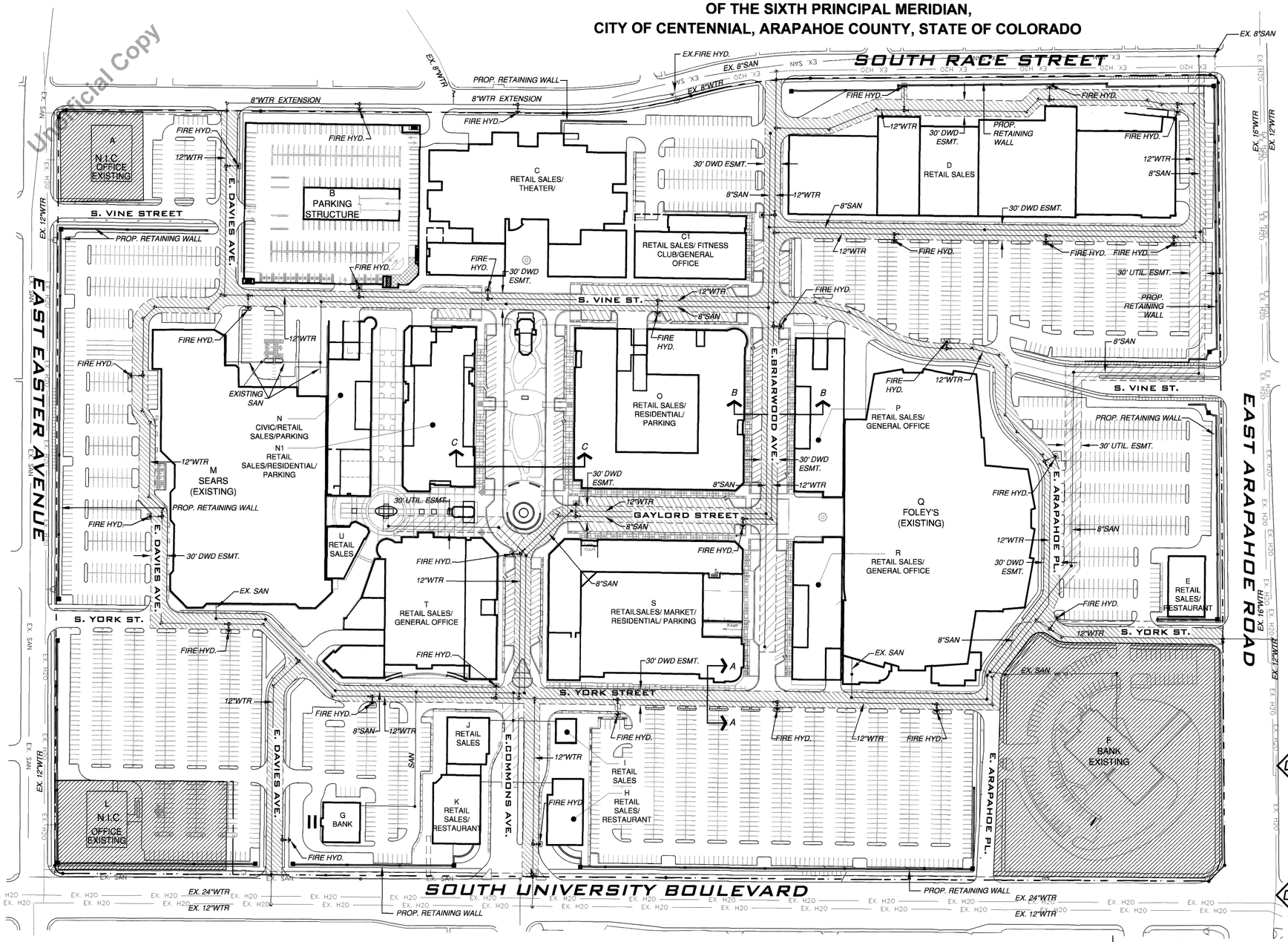
STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO



PROPOSED STRUCTURE DATA

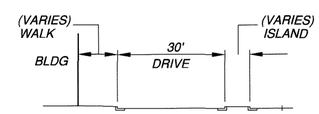
	OFFICE	RETAIL	RES.	STORIES
A	24,000 SF*			THREE
B	497,410*SF (PARKING GARAGE)			FIVE
C		80,844 SF		ONE
C1	25,200 SF	25,200 SF		TWO
D		125,391 SF		ONE
E		8,000 SF		ONE
F	15,000 SF*			ONE
G	5,200 SF			ONE
H		7,000 SF		ONE
I		1,800 SF		ONE
J		3,400 SF		ONE
K		7,300 SF		ONE
L	24,000 SF*			THREE
M		150,000 SF		ONE
N	25,325 SF	25,325 SF		TWO
N1		40,225 SF	201,125 SF	SIX
O		69,516 SF	347,580 SF	SIX
P	27,246 SF	27,246 SF		TWO
Q		170,000 SF		ONE
R	24,700 SF	24,700 SF		TWO
S		92,112 SF	174,600 SF	SIX
T	17,250 SF	66,832 SF		TWO
U		5,900 SF		ONE
TOTAL	124,921 SF	930,791 SF	723,305 SF	

* NOT INCLUDED IN ABOVE TOTAL AREA.

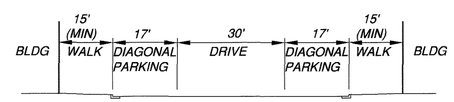
1. BUILDING A, F, AND L ARE EXISTING STRUCTURES THAT WILL REMAIN AND ARE NOT A PART OF THIS MDP.
2. BUILDINGS M AND Q ARE EXISTING STRUCTURES TO REMAIN AS A PART OF THIS MDP. THE BUILDINGS WILL HAVE EXTERIOR FINISH MODIFICATIONS TO INTEGRATE THEM WITH THE ARCHITECTURE OF THE PROPOSED BUILDINGS.
3. ALL OTHER BUILDINGS INDICATED ARE PROPOSED.
4. ALL MULTI-STORY BUILDINGS ARE GENERALLY GROUND LEVEL RETAIL WITH OFFICE OR RESIDENTIAL USES ABOVE.
5. AREAS OF EXISTING BUILDINGS ARE APPROXIMATE BASED UPON AERIAL MAPPING.

LEGEND

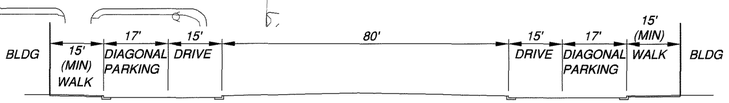
12"WTR	PROPOSED WATERLINE W/ HYDRANT
EX12"WTR	EXISTING WATERLINE
8"SAN	PROPOSED SANITARY SEWER
EX SAN	EXISTING SANITARY SEWER
	DENVER WATER DEPARTMENT NON-EXCLUSIVE EASEMENT
	PROPERTY LINE



02 SECTION A-A
(TYP. 30' DWD ESMT. AND EMERGENCY ACCESS DRIVE)
SCALE: 1" = 30'



03 SECTION B-B
(TYP. 30' DWD ESMT. AND EMERGENCY ACCESS DRIVE)
SCALE: 1" = 30'



04 SECTION C-C
(TYP. 30' DWD ESMT. AND EMERGENCY ACCESS DRIVE)
SCALE: 1" = 30'

REVISIONS			
BY	DATE	DESCRIPTION
KDM	12/09/05	INITIAL CITY SUBMITTAL
KDM	2/1/06	INITIAL CITY SUBMITTAL
KDM	3/24/06	2nd RESUBMITTAL
KDM	4/13/06	3rd RESUBMITTAL
KDM	5/12/06	MINOR REVISIONS FOR CITY COUNCIL HEARING
KDM	7/3/06	FINAL APPROVAL
KDM	7/31/06	TECHNICAL REVISIONS

DRAWN BY: KDM
CHECKED BY: KDM
DESIGNED BY: KDM
FILENAME: SHEET 5.DWG

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN

SITE AND UTILITY PLAN

CLC ASSOCIATES
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SUITE 2000
GREENWOOD VILLAGE
COLORADO 80111
P 303 770 5600
F 303 770 2349
CLCAS800.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

JOB NO.: 05.0199
SCALE: 1"= 100'
DATE: FEB. 3, 2006
SHEET: 5 OF 35

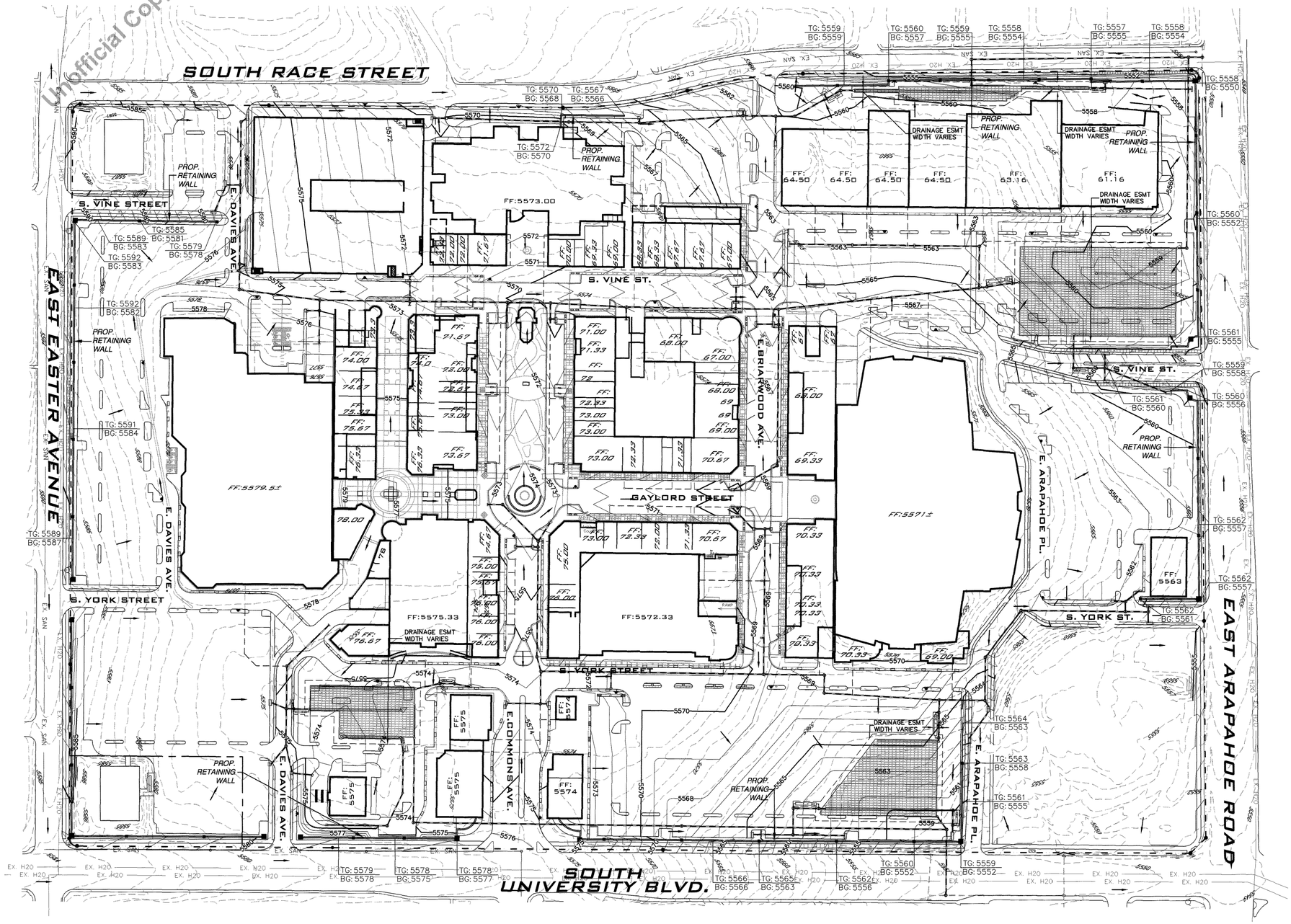
CASE NUMBER: LU-0512-001

342-37

STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO



LEGEND

	PROPOSED STORM DRAIN
	EXISTING STORM DRAIN
	PROPOSED UNDERGROUND DETENTION
	FLOW ARROW
5560	PROPOSED CONTOUR W/ LABEL
5560	EXISTING CONTOUR W/ LABEL
FF: 5556	BUILDING FINISHED FLOOR ELEVATION
TG: 5556	TOP OF GRADE ELEVATION
BG: 5550	BOTTOM OF GRADE ELEVATION
	PROPERTY LINE

NORTH 100 0 50 100
SCALE: 1" = 100'

CASE NUMBER: LU-0512-001

REVISIONS

BY	DATE	DESCRIPTION
KDM	12/08/05	INITIAL CITY SUBMITTAL
KDM	2/3/06	1ST RESUBMITTAL
KDM	3/24/06	2nd RESUBMITTAL
KDM	4/13/06	3rd RESUBMITTAL
KDM	7/13/06	FINAL APPROVAL
KDM	7/13/06	TECHNICAL CORRECTIONS

DRAWN BY KDM
CHECKED BY KDM
DESIGNED BY KDM
FILENAME SHEET 6.DWG

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN

GRADING AND DRAINAGE PLAN

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ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

JOB NO.: 05.0199
SCALE: 1"= 100'
DATE: DEC. 8, 2005
SHEET: 6 OF 35

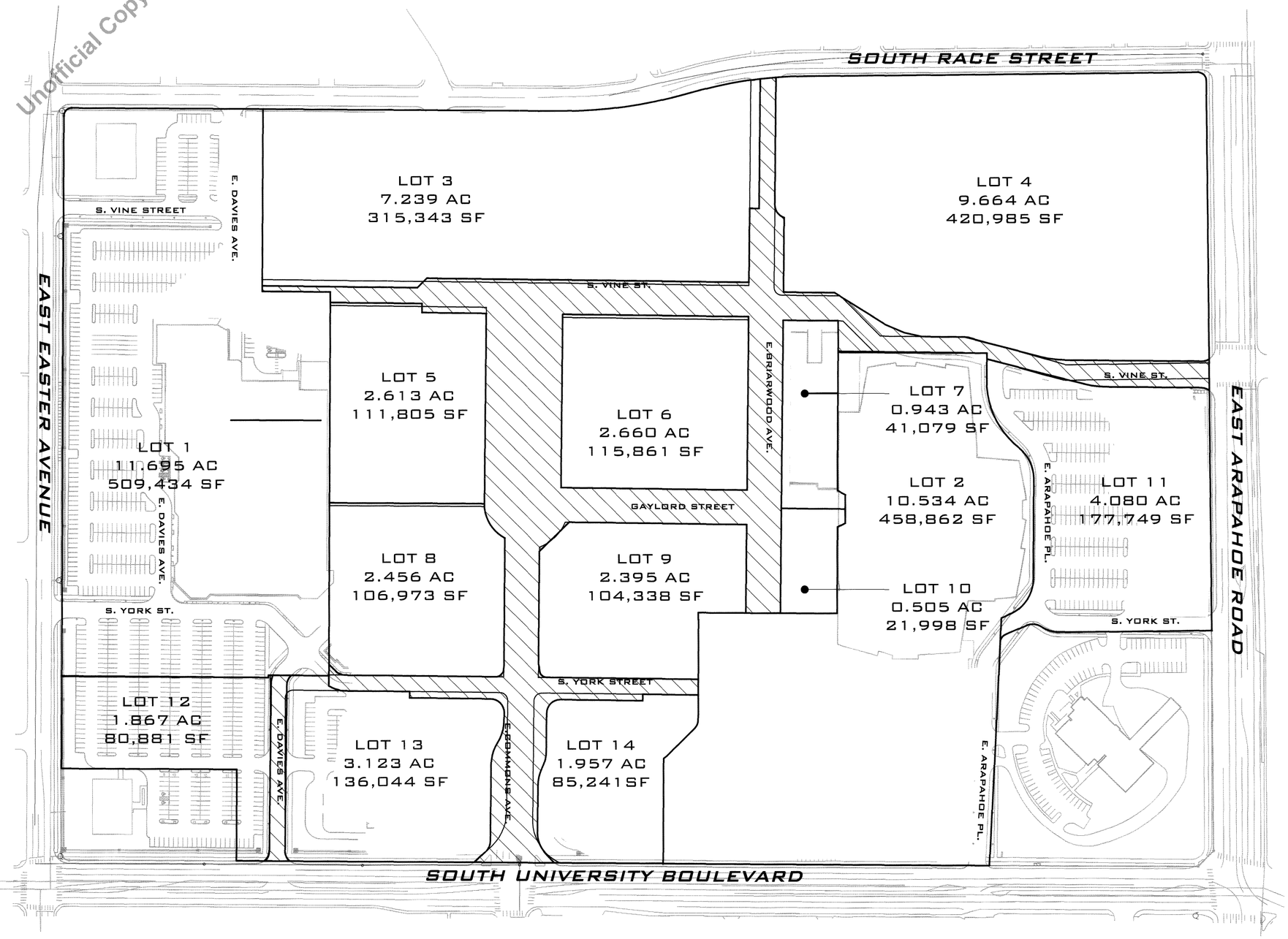
342-38

STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

Unofficial Copy



CASE NUMBER: LU-0512-001

REVISIONS		
BY	DATE	DESCRIPTION
KDM	12/08/05	INITIAL CITY SUBMITTAL
KDM	2/3/06	1ST RESUBMITTAL
KDM	3/24/06	2nd RESUBMITTAL
KDM	4/13/06	3rd RESUBMITTAL
KDM	7/3/06	FINAL APPROVAL

DRAWN BY: KDM
CHECKED BY: KDM
DESIGNED BY: KDM
FILENAME: SHEET 7.DWG

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN

PROPOSED LOTTING PLAN

CLC ASSOCIATES
8480 E. ORCHARD RD.
SUITE 2000
GREENWOOD VILLAGE
COLORADO 80111
P 303 770 5600
F 303 770 2349
CLCASSOC.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

JOB NO.: 05.0199
SCALE: 1" = 100'
DATE: DEC. 8, 2005
SHEET: 7 OF 35

342-39

STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

Unofficial Copy

LANDSCAPING

LANDSCAPE DESIGN PRINCIPLES
THE LANDSCAPE FRAMEWORK FOR THE STREETS AT SOUTHGLENN SUPPORTS THE CONCEPT OF A TRADITIONAL URBAN NEIGHBORHOOD WITH MODERN DETAILS. LANDSCAPE IS APPROACHED AT SEVERAL DIFFERENT LEVELS PRIMARILY CONSISTING OF:

A. STREETSCAPE: PEDESTRIAN FRIENDLY TREE-LINED CONNECTORS, UTILIZING TRADITIONAL TREE LAWNS AND SITE AMENITIES TO DEFINE AN URBAN NEIGHBORHOOD. THIS APPROACH IS REFLECTED IN THE DEVELOPMENT OF INTERNAL AS WELL AS PERIMETER STREETS.
B. GARDEN: THE LANDSCAPE DESIGN APPROACH GENERALLY USES TRADITIONAL LANDSCAPE PROTOTYPES TO INFORM THE DESIGN OF PUBLIC PLACES AT SOUTHGLENN. THE LANDSCAPE MATERIALS USED TO ESTABLISH THESE FORMS ARE UNIQUE TO COLORADO.
C. URBAN PARK: PARKING AREAS AND DRIVE LANES ARE DELINEATED BY THE USE OF ISLANDS AND MEDIANS THAT UTILIZE POSSIBLE COMBINATIONS OF ARCHITECTURAL ELEMENTS, LIGHTING AND SPECIAL PAVING AND/OR LANDSCAPING TO ADD COLOR AND INTEREST SPECIFIC TO THE DESIGN VOCABULARY OF THE PROJECT.
D. PLAZA: PEOPLE PLACES COMPLEMENT AND CONTRAST ADJACENT BUILDING ARCHITECTURE TO CREATE COMFORTABLE PLACES THAT ARE INTERESTING AND MEMORABLE.

GENERAL LANDSCAPE REQUIREMENTS
THE LANDSCAPE FRAMEWORK FOR THE STREETS AT SOUTHGLENN SUGGESTS AN URBAN NETWORK OF INTERCONNECTED STREETS. THERE ARE PRIMARILY TWO TYPES OF STREETSCAPES INDICATED: THOSE LINKING THE PERIMETER AND CORE AREAS - MOSTLY WITHOUT BUILDING EDGES, AND THE INTERNAL STREETS BOUNDED BY BUILDINGS. WHERE APPROPRIATE THE STREETS ARE LINED WITH SIDEWALKS AND STREET TREES FORMING A PEDESTRIAN STREETSCAPE. CAREFUL COORDINATION OF TRAFFIC, PARKING, LIGHTING, EMERGENCY ACCESS AND EGRESS AND UTILITY REQUIREMENTS WILL RESULT IN STREETS THAT ARE ATTRACTIVE AND ACCESSIBLE FOR BOTH PEDESTRIAN AND VEHICULAR USERS.

LANDSCAPE REQUIREMENTS SHALL CONFORM TO THE CITY OF CENTENNIAL'S LAND DEVELOPMENT CODE EXCEPT AS OTHERWISE SPECIFIED. TREES, SHRUBS AND OTHER PLANT MATERIALS SHALL BE SELECTED FROM AN APPROVED LIST. THE CITY'S LIST OF RECOMMENDED PLANT MATERIALS IS REFERENCED, BUT NOT CONSIDERED ALL INCLUSIVE. THE PROJECT MAY USE ANY LANDSCAPE PLANT MATERIAL THAT IS NOT PROHIBITED BY STATE OR LOCAL LAW. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A CENTRAL CONTROL MECHANISM. ONLY TURFGRASS, GROUNDCOVER AND ANNUAL PLANTING AREAS SHOULD BE SPRAY IRRIGATED. ALL OTHER AREAS SHOULD BE PROVIDED WITH DRIP OR SUBSURFACE IRRIGATION.
ALL PLANT BED AREAS SHALL RECEIVE MULCH COVERING INCLUDING, BUT NOT LIMITED TO, GRAVEL, COBBLE, WOOD AND BARK MULCH. HARDSCAPES MAY INCLUDE ROCKS, BOULDERS, NATURAL AND CULTURED STONE, CEMENT CONCRETE, UNIT PAVERS, SITE AMENITIES SUCH AS BENCHES TRASH, TRASH RECEPTACLES, BOLLARDS, BIKE RACKS AND OTHER ELEMENTS DEEMED APPROPRIATE.

ALL LANDSCAPE AREAS SHALL BE MAINTAINED IN A HEALTHY AND NEAT CONDITION - INCLUDING WEEKLY MOWING AND TRASH REMOVAL, PERIODIC FERTILIZING AND MULCHING AND ANNUAL PRUNING AND REPLACEMENT OF DEAD MATERIALS.

STREETSCAPES
THERE ARE THREE GENERAL TYPES OF STREETS AT THE STREETS AT SOUTHGLENN. AS EACH HAS A DISTINCT URBAN CHARACTER, EACH SHOULD HAVE A DISTINCT LANDSCAPE CHARACTER.

URBAN STREETS ARE STREETS THAT ARE CHARACTERIZED BY BUILDINGS ON BOTH SIDES PROVIDING SPATIAL CONTAINMENT. THE STREETSCAPES ARE PRIMARILY DEFINED BY THE ARCHITECTURAL CHARACTER OF THE ADJACENT BUILDINGS. LANDSCAPING ON THESE STREETS REINFORCES THE ARCHITECTURAL CHARACTER AND PROVIDES SEPARATION OF THE PEDESTRIAN FROM VEHICULAR TRAFFIC AS WELL AS SHADE, VISUAL INTEREST AND DEFINITION FOR AREAS OF ACTIVITY AND USE. URBAN STREETS SIDEWALKS SHALL HAVE EVENLY SPACED STREET TREES AT THE BACK OF THE CURB IN TREE GRATES OR PLANT PITS. ORNAMENTAL TREES, SHRUBS, GROUNDCOVERS, PERENNIALS AND ANNUALS PLANTING SHOULD BE IN POTS, PLANTERS OR CONTAINED PLANTING AREAS.

PERIMETER STREETS ARE CHARACTERIZED BY BUILDINGS ON ONE SIDE ONLY AND WITH CIRCULATION AND/OR LANDSCAPE BUFFERS ON THE OPPOSITE SIDE. LANDSCAPING OF THESE AREAS VARIES WITH PROXIMITY TO ADJACENT USE. PROVIDE LANDSCAPING IN PERIMETER STREETS SUBJECT TO THE REQUIREMENTS OF PARKING AREA AND BUILDING AREA LANDSCAPING AS DEFINED BELOW.

APPROACH STREETS ARE NOT DEFINED ON EITHER SIDE BY A BUILDING. THEY ARE DEFINED IN MOST CASES BY LANDSCAPED AREAS, ISLANDS OR MEDIANS. PROVIDE LANDSCAPING IN APPROACH STREETS SUBJECT TO THE REQUIREMENTS OF PARKING AREA LANDSCAPING AS DEFINED BELOW.

PERIMETER AREA LANDSCAPING
LANDSCAPING SHOULD HELP PROVIDE COMPATIBILITY WITH ADJACENT LAND USES BY PROVIDING AN EDGE CONDITION THAT RESPECTS THOSE USES. COMPATIBLE USES SHOULD BE OPEN AND VISIBLE. INCOMPATIBLE USES SHOULD BE SCREENED. LANDSCAPING SHOULD PROVIDE VISUAL CUES TO THE LOCATION OF SITE ENTRIES AND PEDESTRIAN CONNECTIONS.

A. PERIMETER LANDSCAPE BUFFERS, WHERE REQUIRED, SHALL BE A MINIMUM OF FIVE (5) FEET WIDE.
B. PROVIDE SOD TREE LAWNS BETWEEN CURB AND SIDEWALK WHERE POSSIBLE. AVOID TREE LAWNS THAT ARE LESS THAN SIX (6) FEET IN WIDTH. SAVE EXISTING TREES WHERE PRACTICAL. EXISTING TREES SHALL NOT BE REQUIRED TO BE SAVED OR MAINTAINED ON THE PROPERTY GIVEN THE REQUIREMENTS OF THE PROPOSED PLAN.
C. PROVIDE STREET TREES FROM APPROVED LIST AT A MINIMUM OF 40 FT ON CENTER.
D. WHERE PARKING IS ADJACENT TO PUBLIC STREET RIGHT OF WAY PROVIDE A CONTINUOUS SHRUB HEDGE OR LOW DECORATIVE SCREEN WALL AVERAGING 30 INCHES IN HEIGHT.
E. WHERE SERVICE AND LOADING OPERATIONS ARE ADJACENT TO A PUBLIC RIGHT OF WAY PROVIDE A MINIMUM EIGHT (8) FEET HIGH DECORATIVE SCREEN WALL SET BACK A MINIMUM OF 5 FEET FROM THE RIGHT OF WAY WITH HEDGE OR EVERGREEN SHRUB LANDSCAPE SCREEN PLANTED AT A MAXIMUM OF 10 FEET ON CENTER.

PARKING AREA LANDSCAPING

LANDSCAPING IS AN IMPORTANT ENHANCEMENT FOR THE LARGE PARKING AREAS REQUIRED AT A MIXED USE DEVELOPMENT. LANDSCAPED MEDIANS AND ISLANDS PROVIDE A MEANS OF ORGANIZING PARKING MODULES, ASSISTING WITH VEHICULAR AND PEDESTRIAN MOVEMENT, PROVIDING VISUAL SCREENING WHERE APPROPRIATE, ADDING ENVIRONMENTAL PROTECTIONS SUCH AS SHADE AND WINDBREAK AND REDUCING THE SIZE OF CONTIGUOUS IMPERVIOUS SURFACES.

A. PARKING LOT LANDSCAPING SHALL BE PROVIDED AT THE PERIMETER OF THE PARKING AREAS. INTERNAL LANDSCAPED ISLANDS SHALL NOT BE REQUIRED.
B. PROVIDE LANDSCAPE AREAS IN PARKING LOTS THAT ARE EQUIVALENT TO FIVE (5) SQUARE FEET PER PARKING STALL. ISLANDS SHALL NOT BE LESS THAN 200 SQ FT. IN SIZE FOR A DOUBLE LOADED ROW OF PARKING.
C. PROVIDE AT LEAST ONE TREE AND FIVE (5) SHRUBS IN EACH LANDSCAPED ISLAND EXCEPT WHERE RESTRICTED BY UTILITY EASEMENTS. AVOID PLACING UTILITY EASEMENTS IN LANDSCAPED ISLANDS.
D. WHERE LINE OF SIGHT IS REQUIRED, SHRUBS SHALL BE A MAXIMUM OF 36" MATURE HEIGHT.
E. LANDSCAPING OF ISLANDS MAY INCLUDE DECORATIVE PAVERS, LIGHTING AND SITE AMENITIES SUCH AS RAISED PLANTERS OR BOLLARDS.

BUILDING AREA LANDSCAPING
WHERE LANDSCAPING IS PROVIDED ADJACENT TO BUILDINGS IT SHALL ACCENT BUILDING ENTRANCES AND COMPLEMENT BUILDING ARCHITECTURE. LANDSCAPING MAY INCLUDE DECORATIVE PAVEMENTS, PLANTERS AND SITE FURNISHINGS AS APPROPRIATE.

A. IRRIGATED PLANT MATERIAL SHALL NOT BE PLACED WITHIN FIVE (5) FT OF BUILDING FOUNDATIONS.
B. SODDED AREAS ARE DISCOURAGED WHERE THEY ARE LESS THAN SIX FT IN WIDTH AND/OR LESS THAN 200 SQ FT IN TOTAL SIZE.
C. PLANTING AREAS LARGER THAN 200 SQ FT IN SIZE SHOULD BE LOCATED IN AREAS THAT DO NOT ATTRACT PEDESTRIAN TRAFFIC OR SHOULD BE BERMED TO DISCOURAGE CROSS-CUTTING.
D. PROVIDE ONE TREE AND 6 SHRUBS MINIMUM PER EACH 1000 SQ FEET OF SHRUB BED AREA.

RESIDENTIAL LANDSCAPE
RESIDENTIAL AREAS SHALL MEET THE REQUIREMENTS OF THE MDP FOR URBAN STREETS.

COMMERCIAL LANDSCAPE
MOST OF THE COMMERCIAL PROPERTIES AT THE STREETS AT SOUTHGLENN ARE LOCATED ON URBAN STREETS OR PLAZAS. OTHERS ARE LOCATED ON PERIMETER OR APPROACH STREETS.

COMMERCIAL AREAS SHALL MEET THE REQUIREMENTS OF THE MDP FOR THE TYPE OF STREET (AS DEFINED ABOVE) THAT THEY ARE ADJACENT TO.

SURFACE PARKING LOTS
PARKING LOTS SHOULD BE DESIGNED TO BE SAFE, EFFICIENT, CONVENIENT AND ATTRACTIVE. THEY SHALL TAKE INTO CONSIDERATION ALL TYPES OF TRANSPORTATION MODES WHICH THEY WILL ACCOMMODATE, SUCH AS AUTOMOBILES, TRUCKS, EMERGENCY VEHICLES, BICYCLES, AND PEDESTRIANS.

LANDSCAPED ISLANDS ARE REQUIRED IN PARKING AREAS AS IDENTIFIED HEREIN. ISLANDS WHICH ARE SURFACED WITH DECORATIVE PAVING AND WHICH INCLUDE TREES, BOLLARDS OR OTHER URBAN ELEMENTS MAY BE CONSIDERED LANDSCAPED.

LANDSCAPE PLANT MATERIAL
REFER TO SHEET 9 OF 35 FOR THE GENERAL PALLETTE OF PLANT MATERIAL.

RUSSIAN OLIVE OR COTTONWOOD TREES SHALL NOT BE ALLOWED TO BE PLANTED WITHIN THE PROJECT.

CASE NUMBER: LU-0512-001

REVISIONS

BY	DATE	DESCRIPTION
KDM	12/06/05	INITIAL CITY SUBMITTAL
KDM	2/1/06	1ST RESUBMITTAL
KDM	3/24/06	2nd RESUBMITTAL
KDM	4/13/06	3rd RESUBMITTAL
KDM	7/3/06	FINAL APPROVAL

DRAWN BY KDM
CHECKED BY KDM
DESIGNED BY CC
FILENAME SHEET 8. DWG

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN

LANDSCAPE PLAN AND GUIDELINES

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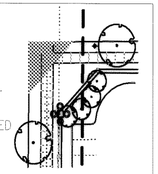
ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

JOB NO.: 05.0199
SCALE: NONE
DATE: DEC. 8, 2005
SHEET: 8 OF 35

342-40

NOTES:
1. TREES SHOULD NOT BE PLANTED CLOSER THAN 30 FEET FROM THE CURB FACE AT INTERSECTIONS AND STREET CORNERS WITHIN THE SITE TRIANGLE.
2. WITHIN THE SITE TRIANGLE NO NON-PLANT MATERIALS OVER 32 INCHES OR PLANT MATERIAL OVER 6 INCHES HIGH ARE PERMITTED EXCEPT FOR DECIDUOUS TREES, TRAFFIC CONTROL AND LIGHTING DEVICES.

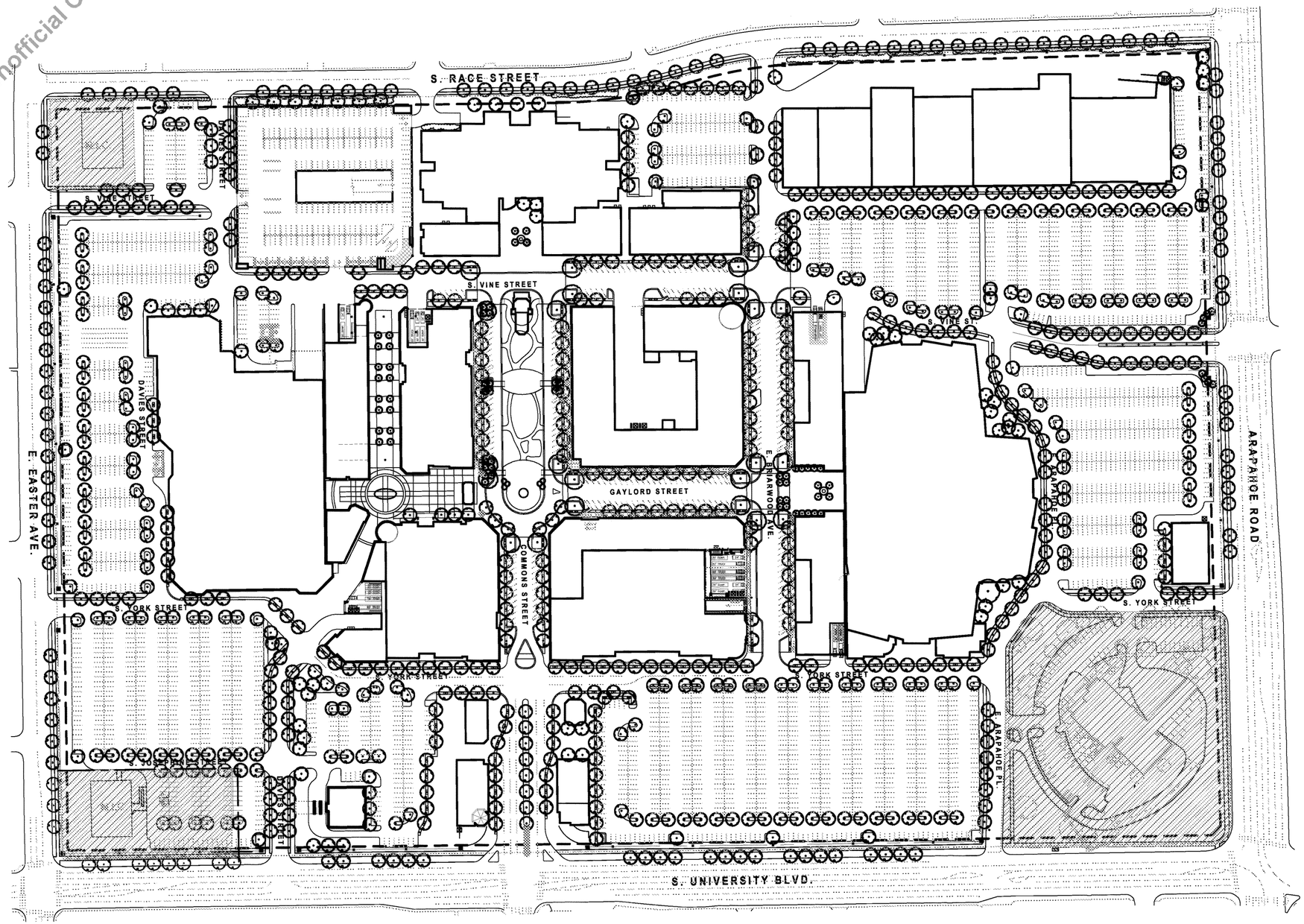


STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

Unofficial Copy



Plant Schedule

Botanical Name	*Common Name*
Deciduous Trees	
Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple
Carpinus betulis	Pyramidal Hombeam
Celtis occidentalis	Western Hackberry
Fraxinus nigra 'Fall Gold'	Fall Gold Ash
Fraxinus pennsylvanica spp	Summit or Patmore Ash
Quercus bicolor	Swamp White Oak
Quercus macrocarpa	Bur Oak
Quercus rubra	Northern Red Oak
Quercus robur spp	English Oak
Robinia pseudoacacia	Purple Robe Locust
Sophora japonica	Japanese Pagodatree
Tilia americana	American Linden
Tilia cordata	Littleleaf Linden
Evergreen Trees	
Picea pungens	Colorado Spruce
Pinus cembra	Swiss Stone Pine
Pinus nigra	Austrian Pine
Pinus ponderosa	Ponderosa Pine
Pseutotsuga menziesii	Douglas Fir
Ornamental Trees	
Acer ginnala 'Flame'	Flame Amur Maple
Amelanchier canadensis	Serviceberry
Crataegus crus-galli 'inermis'	Thornless Cockspur Hawthorn
Crataegus phaenopyrum	Washington Hawthorn
Koelreuteria paniculata	Goldenrain Tree
Malus sp.	Crabapple (variety)
Prunus cerasifera 'Newport'	Newport Plum
Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Pear
Pyrus calleryana 'Chanticleer'	Chanticleer Pear
Robinia pseudoacacia 'Purple Robe'	Purple Robe Locust
Sorbus aucuparia	European Mountain Ash
Syringa reticulata	Japanese Tree Lilac
Deciduous Shrubs	
Alnus tenuifolia	Thinleaf Alder
Berberis thunbergii	Japanese Barberry
Buddleja davidii nanhoensis	Compact Lavender Butterfly Bush
Buxus microphylla insularis 'Winter Gem'	Winter Gem Boxwood
Caryopteris x clandonensis 'Blue Mist'	Blue Mist Spirea
Cercocarpus montanus	Mountain Mahogany
Cornus stolonifera	Yellow Twig Dogwood
Cornus sericea	Red Twig Dogwood
Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster
Cytisus purgans 'Spanish Gold'	Spanish Gold Broom
Cytisus x 'Lena'	Lena Broom
Daphne x burkwoodi 'Carol Mackie'	Carol Mackie Daphne
Euonymus alatus	Burning Bush
Hesperaloe parviflora	Red Yucca
Ilex glabra 'Compacta'	Compact Inkberry Holly
Ligustrum vulgare 'Lodense'	Lodense Privet
Mahonia aquifolium compacta	Compact Oregon Grape Holly
Perovskia atriplicifolia	Russian Sage
Philadelphus sp.	Mockorange
Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla
Prunus besseyi	Western Sand Cherry
Prunus x cistena	Purple Leaf Plum
Pyracantha angustifolia	Firethorn
Rhododendron x 'P.J.M.'	PJM Rhododendron
Rhus aromatica 'Gro-Low'	Dwarf Fragrant Sumac
Ribes alpinum	Alpine Currant
Rhus glabra	Smooth Sumac
Rosa x spp	Shrub Rose
Salix purpurea nana	Dwarf Arctic Willow
Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spirea
Symphoricarpos albus	White Snowberry
Symphoricarpos x chenault 'Hancock'	Hancock Coralberry
Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac
Syringa vulgaris	Common Lilac
Viburnum lantana	Nannyberry
Evergreen Shrubs	
Picea abies	Norway Spruce
Picea glauca	Dwarf Alberta Spruce
Pinus mugo	Mugho Pine
Taxus media	Yew
Thuja occidentalis emerald	Emerald Arborvitae
Groundcover & Ornamental Grasses	
Arctostaphylos uva-ursi	Kinnikinnick
Aster spp	Aster
Calamagrostis acut. sp.	Feather Reed Grass
Cerastium tomentosum	Snow-in-Summer
Dianthus spp	Pinks
Erianthus ravennae	Hardy Pampas Grass
Euonymus fortunei	Purpleleaf Wintercreeper
Festuca glauca	Fescue Grass
Gazania	Hardy Gazania
Hemerocallis spp	Daylilly
Imperata cylindrica 'Red Baron'	Japanese Blood Grass
Iris spp	Iris
Leucanthemum spp	Daisy
Mahonia repens	Creeping Oregon Grape Holly
Miscanthus sinensis sp.	Maiden Grass
Parthenocissus quinquefolis engelmannii	Virginia Creeper
Pennisetum sp.	Fountain Grass
Phalaris	Ribbon Grass
Phlox subulata	Creeping Phlox
Rudbeckia	Black Eyed Susan
Salvia May Night	May Night Salvia
Sedum spp	Sedum
Vinca Minor 'Bowles'	Periwinkle
Yucca filamentosa	Adam's Needle

NOTE: THESE PLANT MATERIALS REPRESENT THE GENERAL PALETTE INTENDED FOR THE STREETS AT SOUTHGLENN PROJECT. DUE TO THE WIDE VARIETY OF SHRUBS, GROUNDCOVERS, PERENNIALS AND ANNUALS AVAILABLE FOR USE, THIS IS NOT INTENDED TO BE A COMPLETE LIST OF MATERIALS THAT WILL BE USED AT THIS SITE.

NORTH 100 0 50 100
SCALE: 1" = 100'-0"

CASE NUMBER: LU-0512-001

REVISIONS	BY	DATE	DESCRIPTION
	KDM	12/08/05	INITIAL CITY SUBMITTAL
	KDM	2/1/06	1ST RESUBMITTAL
	KDM	3/24/06	2nd RESUBMITTAL
	KDM	4/13/06	3rd RESUBMITTAL
	KDM	7/3/06	FINAL APPROVAL

DRAWN BY: PS
CHECKED BY: CC
DESIGNED BY: CC, DA, PS
FILENAME: SHT. 09.DWG

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN
LANDSCAPE DEVELOPMENT PLAN

EDAW
1809 BLAKE STREET
SUITE 200
DENVER, CO 80202
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FAX 303.595.4434
www.edaw.com

JOB NO.: 05180131.01
SCALE: 1" = 100'-0"
DATE: DEC. 8, 2005
SHEET: 9 OF 35

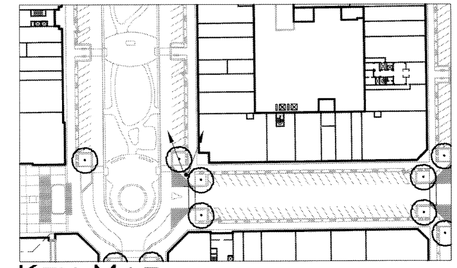
342-41

STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN

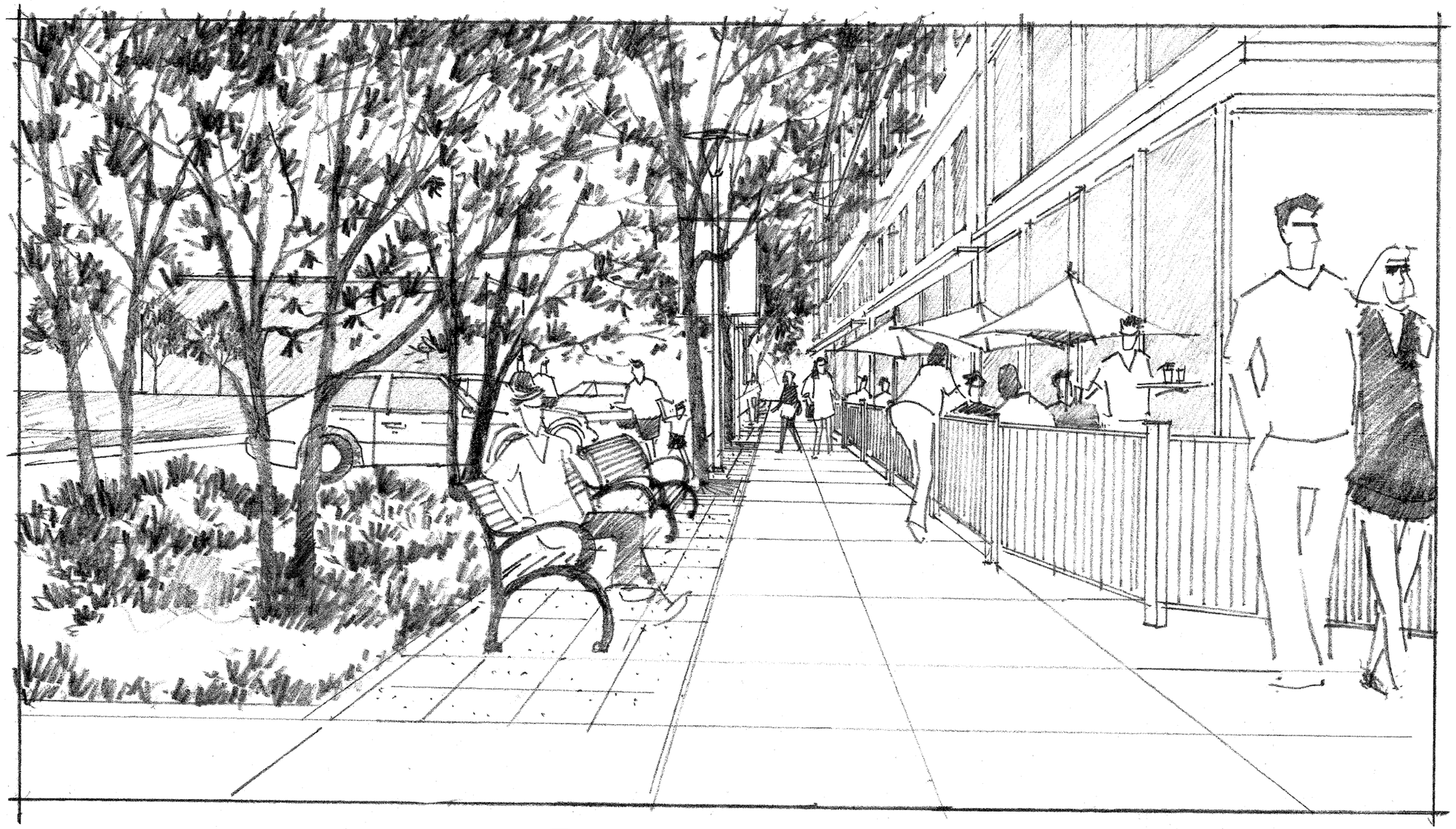
PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

Unofficial Copy



KEY MAP SCALE: 1:100

NORTH



COMMONS STREET

CASE NUMBER: LU-0512-001

REVISIONS	BY	DATE	DESCRIPTION
	KDM	12/09/05	INITIAL CITY SUBMITTAL
	KDM	2/1/06	1ST RESUBMITTAL
	KDM	3/24/06	2nd RESUBMITTAL
	KDM	4/11/06	3rd RESUBMITTAL

DRAWN BY: PS

CHECKED BY: CC

DESIGNED BY: CC, DA, PS

FILENAME: SHT. 10.DWG

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN

LANDSCAPE PERSPECTIVE SKETCH

EDAW

1809 BLAKE STREET
SUITE 200
DENVER, CO 80202
TEL 303.595.4522
FAX 303.595.4434
www.edaw.com

JOB NO.: 05180131.01

SCALE:

DATE: DEC. 8, 2005

SHEET: 10 OF 35

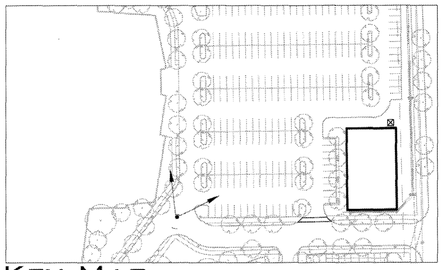
342-42

STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN

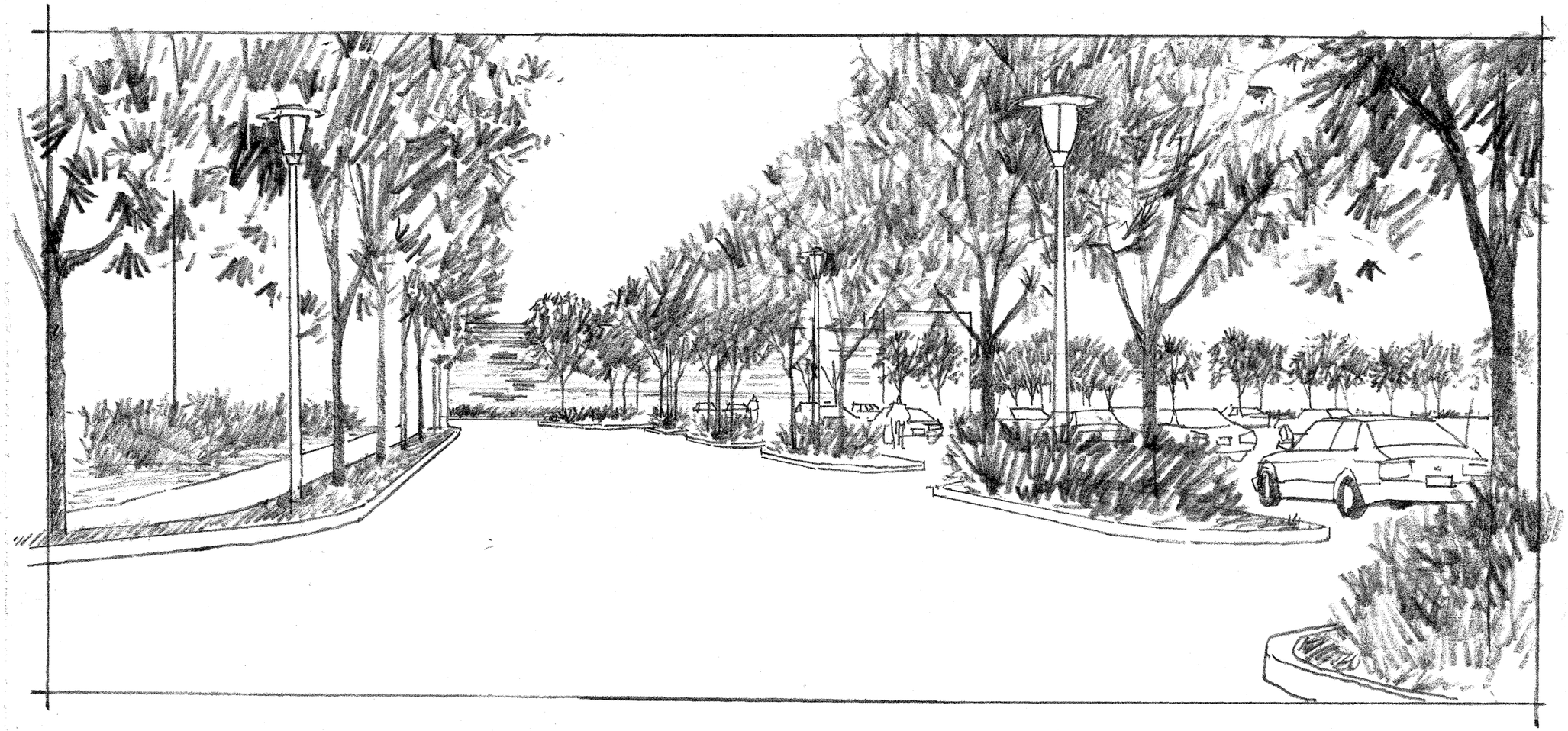
PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

Unofficial Copy



KEY MAP SCALE: 1:100

NORTH



FOLEY'S NORTH PARKING

CASE NUMBER: LU-0512-001

REVISIONS			
BY	DATE	DESCRIPTION
KDM	12/08/05	INITIAL CITY SUBMITTAL
KDM	2/1/06	1ST RESUBMITTAL
KDM	3/24/06	2nd RESUBMITTAL
KDM	4/13/06	3rd RESUBMITTAL

DRAWN BY: PS

CHECKED BY: CC

DESIGNED BY: CC, DA, PS

FILENAME: SHT. 11.DWG

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN

LANDSCAPE PERSPECTIVE SKETCH

EDAW
1809 BLAKE STREET
SUITE 200
DENVER, CO 80202
TEL 303.595.4522
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JOB NO.: 05180131.01

SCALE:

DATE: DEC. 8, 2005

SHEET: 11 OF 35

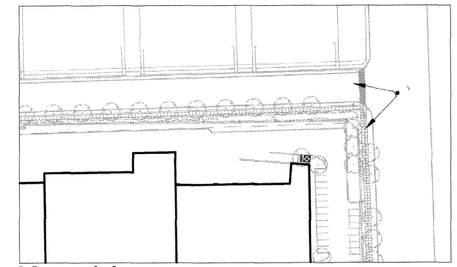
342.43

STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

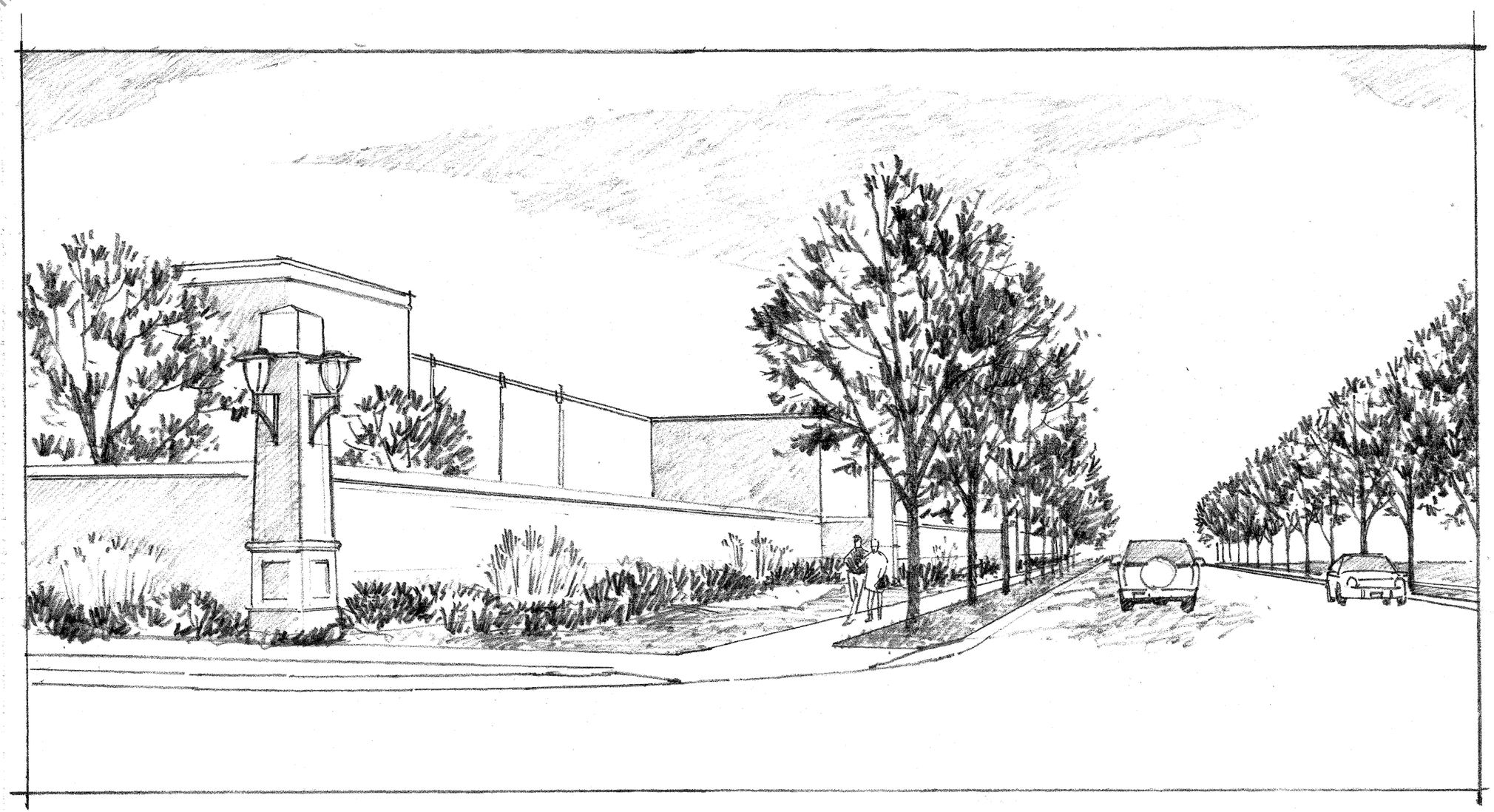
Unofficial Copy



KEY MAP

SCALE: 1:100

NORTH



S. RACE STREET & ARAPAHOE

CASE NUMBER: LU-0512-001

REVISIONS			
BY	DATE	DESCRIPTION
KDM	12/06/05	INITIAL CITY SUBMITTAL
KDM	2/1/06	1ST RESUBMITTAL
KDM	3/24/06	2nd RESUBMITTAL
KDM	4/13/06	3rd RESUBMITTAL

DRAWN BY: PS

CHECKED BY: CC

DESIGNED BY: CC, DA, PS

FILENAME: SHT. 12.DWG

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN

LANDSCAPE PERSPECTIVE SKETCH

EDAW

1809 BLAKE STREET
SUITE 200
DENVER, CO 80202
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FAX 303.595.4434
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JOB NO.: 05180131.01

SCALE:

DATE: DEC. 8, 2005

SHEET: 12 OF 35

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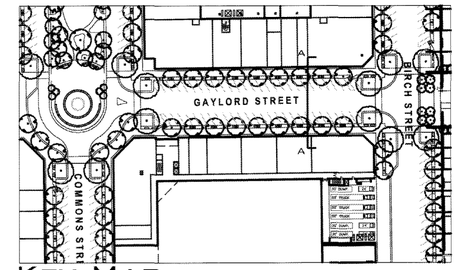
STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

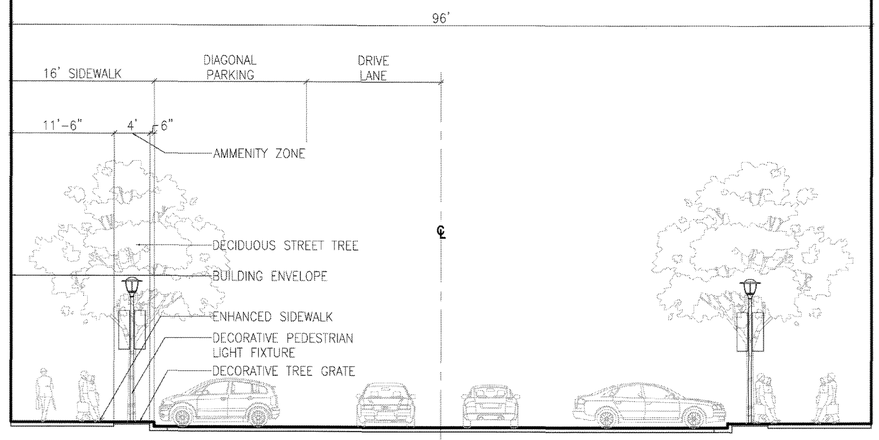
Unofficial Copy



KEY MAP

SCALE: 1:100

NORTH



TYPICAL SECTION

PARTIAL PLAN

(A) URBAN STREET

SCALE: 1/8"=1'-0"

REVISIONS			
BY	DATE	DESCRIPTION
KSM	12/09/05	INITIAL CITY SUBMITTAL
KSM	2/1/06	1ST RESUBMITTAL
KSM	3/24/06	2nd RESUBMITTAL
KSM	4/11/06	3rd RESUBMITTAL

DRAWN BY: PS

CHECKED BY: CC

DESIGNED BY: CC, DA, PS

FILENAME: SHT. 13.DWG

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN

LANDSCAPE STREET SECTIONS

EDAW
1809 BLAKE STREET
SUITE 200
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TEL 303.595.4522
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JOB NO.: 05180131.01

SCALE:

DATE: DEC. 8, 2005

SHEET: 13 OF 35

CASE NUMBER: LU-0512-001

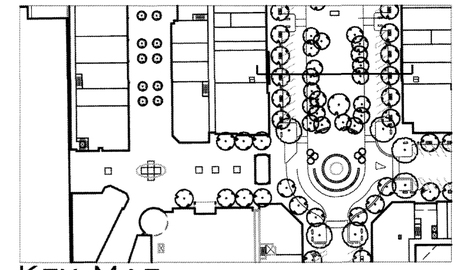
342-45

STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN

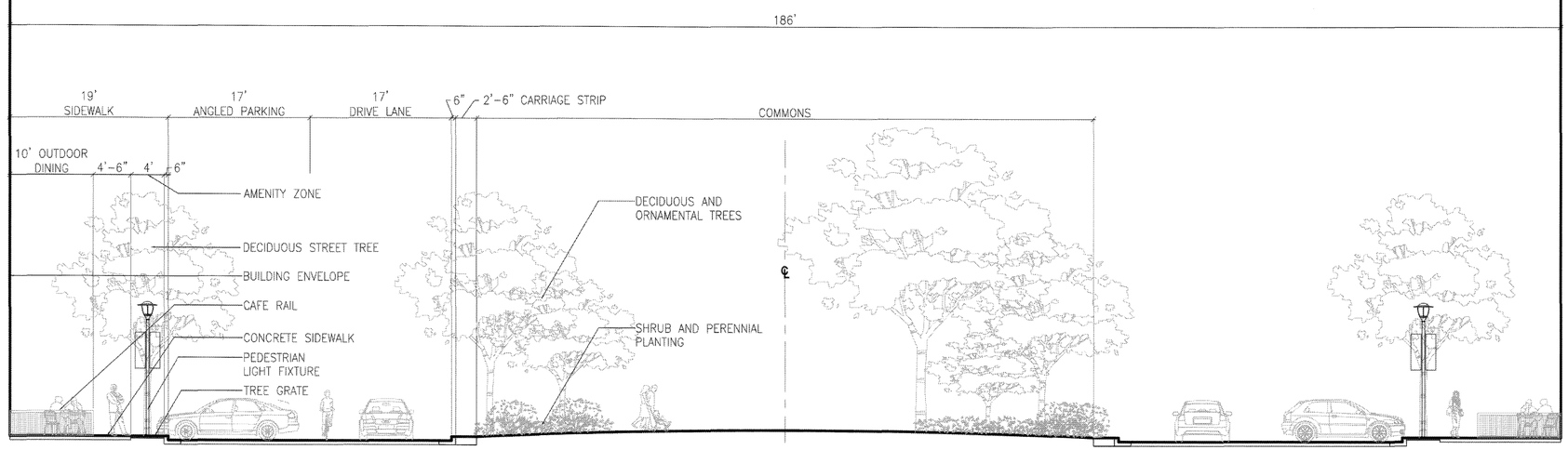
PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

Unofficial Copy

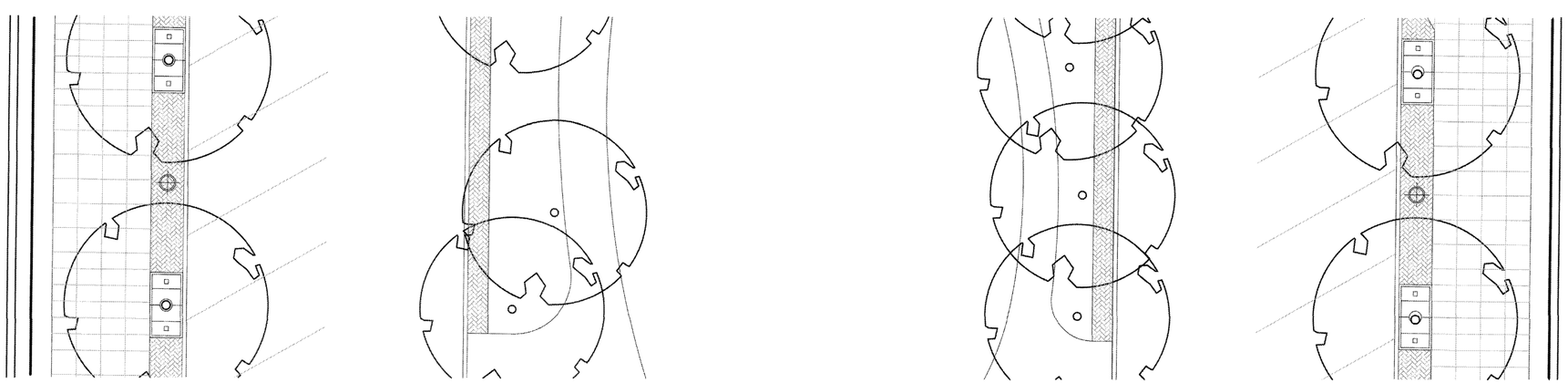


KEY MAP SCALE: 1:100

NORTH



TYPICAL SECTION



PARTIAL PLAN

(B) URBAN STREET-COMMONS

SCALE: 1/8"=1'-0"

CASE NUMBER: LU-0512-001

REVISIONS		
BY	DATE	DESCRIPTION
KDM	12/08/05	INITIAL CITY SUBMITTAL
KDM	2/1/06	1ST RESUBMITTAL
KDM	3/24/06	2nd RESUBMITTAL
KDM	4/13/06	3rd RESUBMITTAL

DRAWN BY: PS

CHECKED BY: CC

DESIGNED BY: CC, DA, PS

FILENAME: SHT. 14.DWG

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN

LANDSCAPE STREET SECTIONS

EDAW
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SUITE 200
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FAX 303.595.4434
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JOB NO.: 05180131.01

SCALE:

DATE: DEC. 8, 2005

SHEET: 14 OF 35

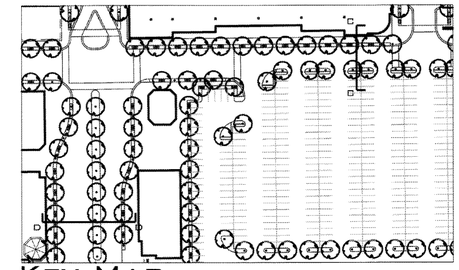
342-46

STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

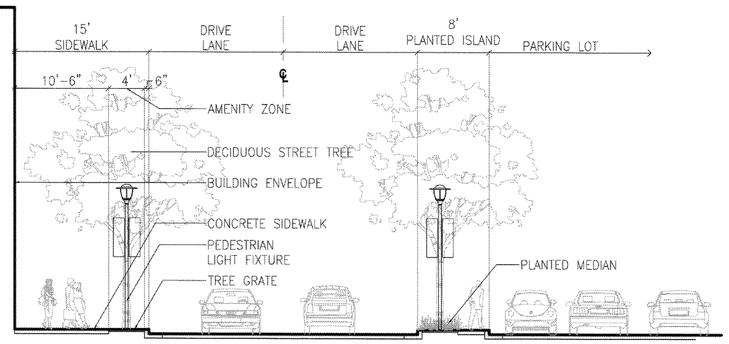
Unofficial Copy



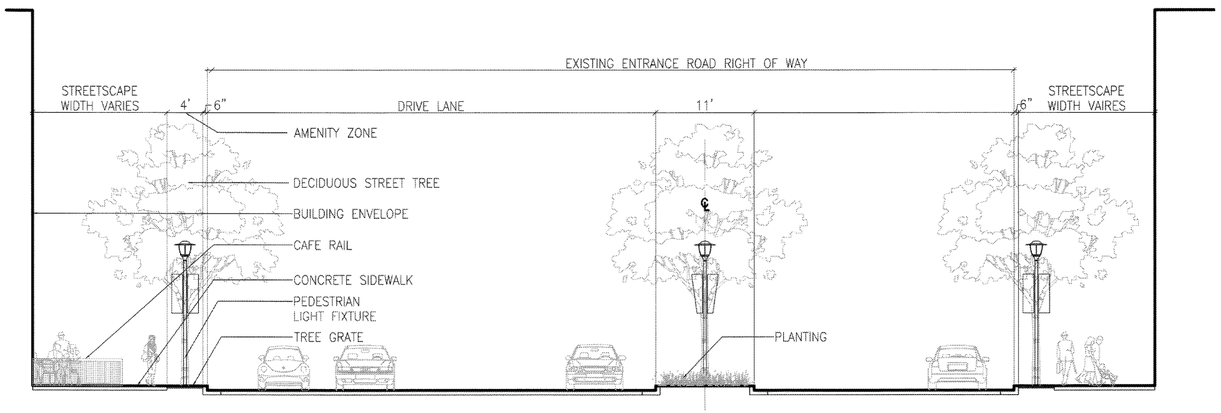
KEY MAP

SCALE: 1:100

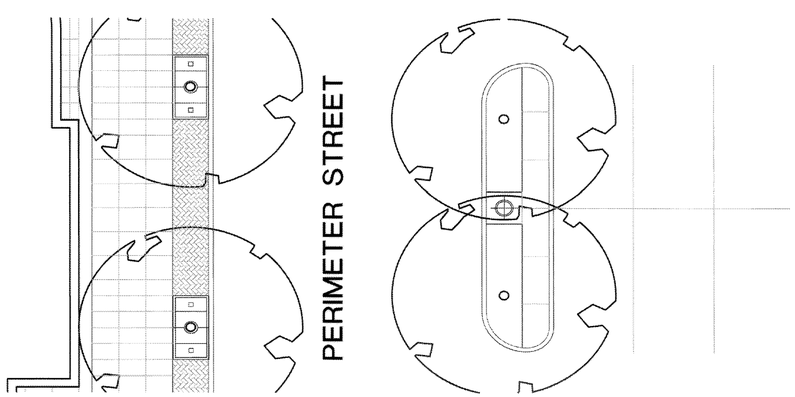
NORTH



TYPICAL SECTION



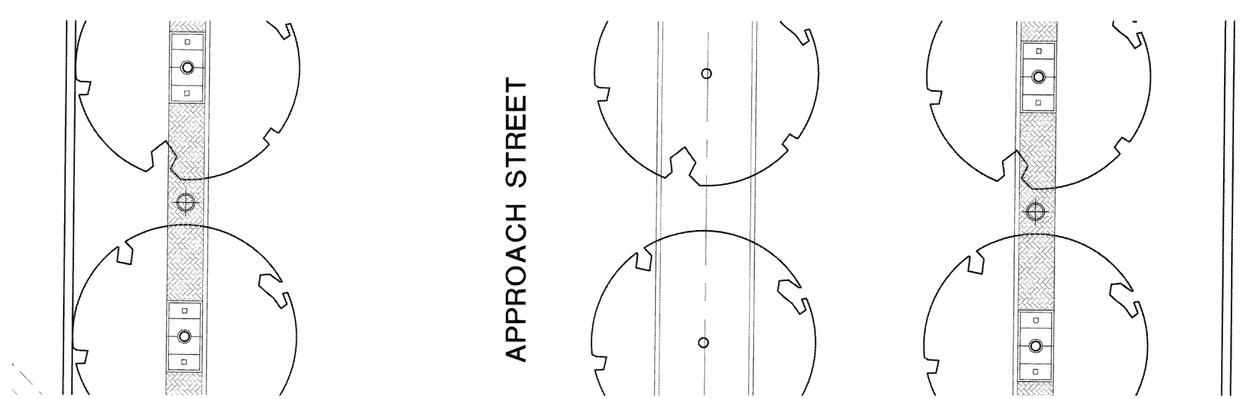
TYPICAL SECTION



PARTIAL PLAN

C PERIMETER STREET

SCALE: 1/8"=1'-0"



PARTIAL PLAN

D APPROACH STREET-COMMONS STREET

SCALE: 1/8"=1'-0"

CASE NUMBER: LU-0512-001

REVISIONS			
BY	DATE	DESCRIPTION
KGM	12/28/05	INITIAL CITY SUBMITTAL
KGM	2/1/06	1ST RESUBMITTAL
KGM	3/24/06	2nd RESUBMITTAL
KGM	4/13/06	3rd RESUBMITTAL

DRAWN BY: PS

CHECKED BY: CC

DESIGNED BY: CC, DA, PS

FILENAME: SHT. 15.DWG

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN

LANDSCAPE STREET SECTIONS

EDAW
1809 BLAKE STREET
SUITE 200
DENVER, CO 80202
TEL 303.595.4522
FAX 303.595.4434
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JOB NO.: 05180131.01

SCALE:

DATE: DEC. 8, 2005

SHEET: 15 OF 35

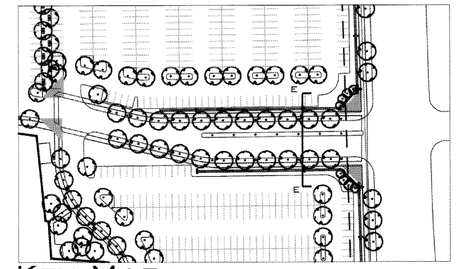
342-47

STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

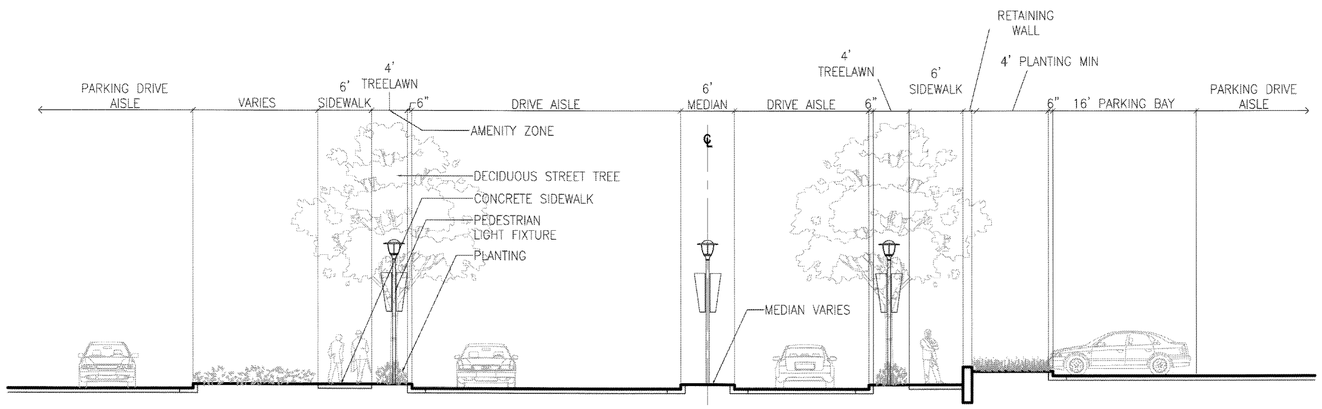
Unofficial Copy



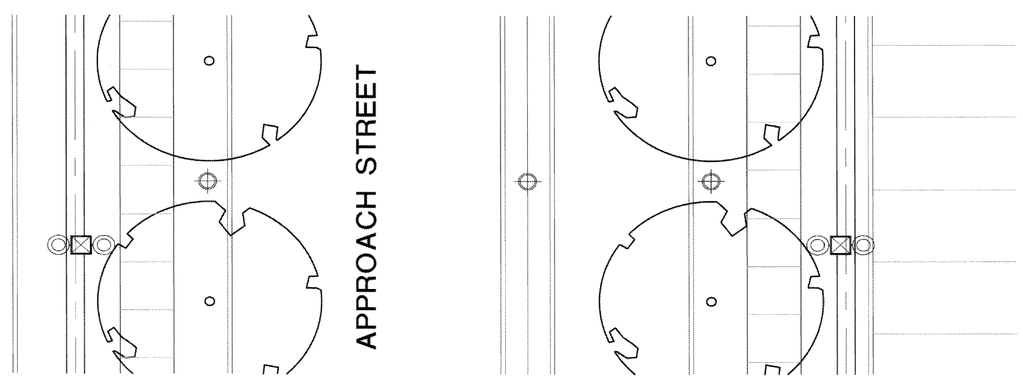
KEY MAP

SCALE: 1:100

NORTH



TYPICAL SECTION



PARTIAL PLAN

(E) APPROACH STREET

SCALE: 1/8"=1'-0"

CASE NUMBER: LU-0512-001

REVISIONS			
BY	DATE	DESCRIPTION	
KBW	12/08/05	INITIAL CITY SUBMITTAL	
KBW	2/1/06	1ST RESUBMITTAL	
KBW	5/24/06	2ND RESUBMITTAL	
KBW	4/13/06	3RD RESUBMITTAL	

DRAWN BY: PS

CHECKED BY: CC

DESIGNED BY: CC, DA, PS

FILENAME: SHT. 16.DWG

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN

LANDSCAPE STREET SECTIONS

EDAW

1809 BLAKE STREET
SUITE 200
DENVER, CO 80202
TEL 303.595.4522
FAX 303.595.4434
www.edaw.com

JOB NO.: 05180131.01

SCALE:

DATE: DEC. 8, 2005

SHEET: 16 OF 35

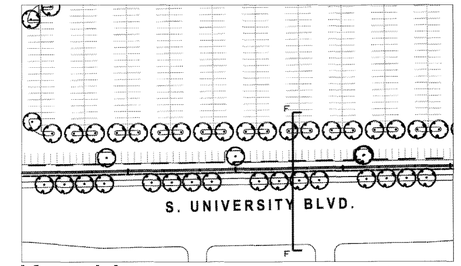
342-48

STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN

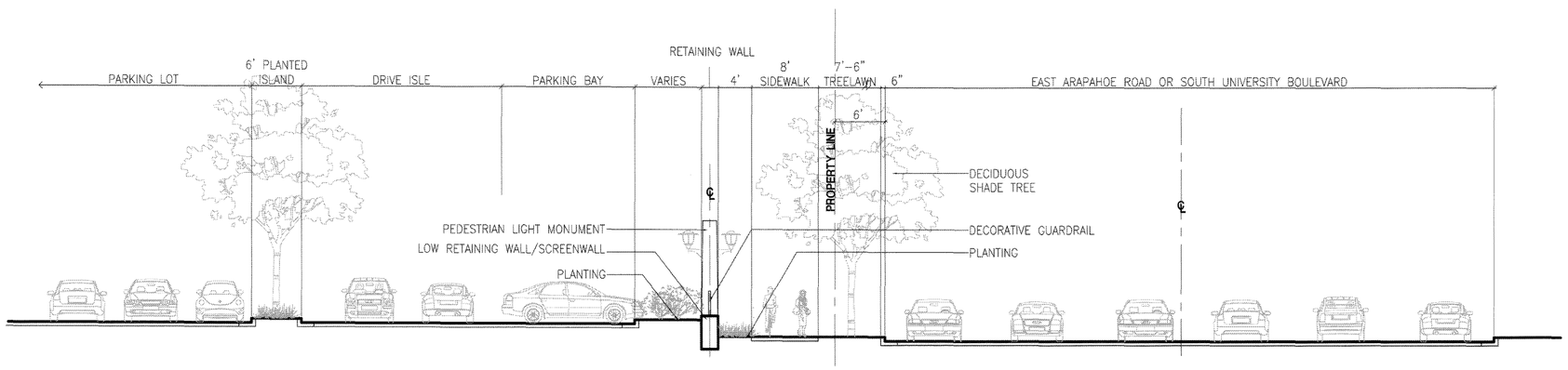
PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

Unofficial Copy

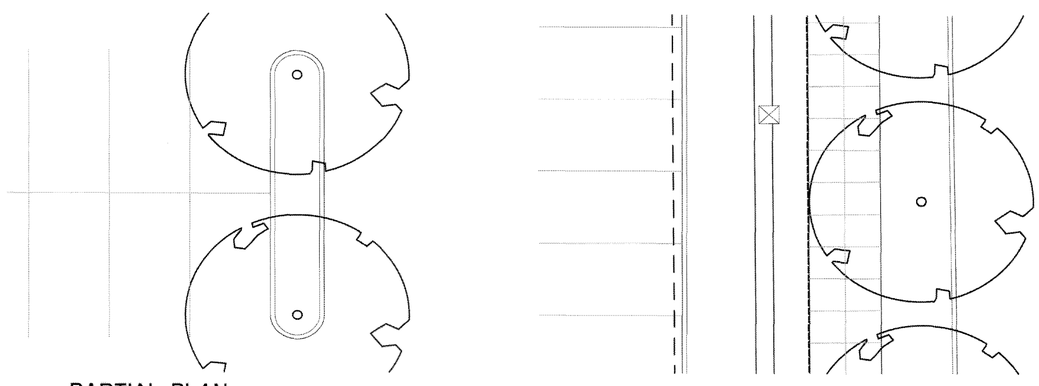


KEY MAP SCALE: 1:100

NORTH



TYPICAL SECTION



PARTIAL PLAN

SUBURBAN STREET

(F) SUBURBAN STREET-ARAPAHOE AND UNIVERSITY

SCALE: 1/8"=1'-0"

CASE NUMBER: LU-0512-001

REVISIONS			
BY	DATE	DESCRIPTION	
KDM	12/08/05	INITIAL CITY SUBMITTAL	
KDM	2/7/06	1ST RESUBMITTAL	
KDM	3/24/06	2nd RESUBMITTAL	
KDM	4/13/06	3rd RESUBMITTAL	

DRAWN BY: PS

CHECKED BY: CC

DESIGNED BY: CC, DA, PS

FILENAME: SHT. 17.DWG

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN

LANDSCAPE STREET SECTIONS

EDAW
1809 BLAKE STREET
SUITE 200
DENVER, CO 80202
TEL 303.595.4522
FAX 303.595.4434
www.edaw.com

JOB NO.: 05180131.01

SCALE:

DATE: DEC. 8, 2005

SHEET: 17 OF 35

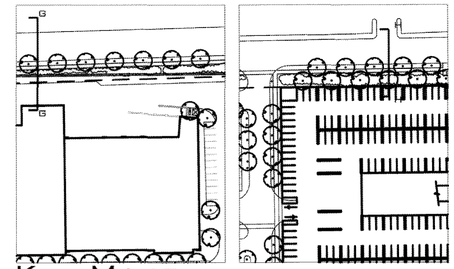
342.49

STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

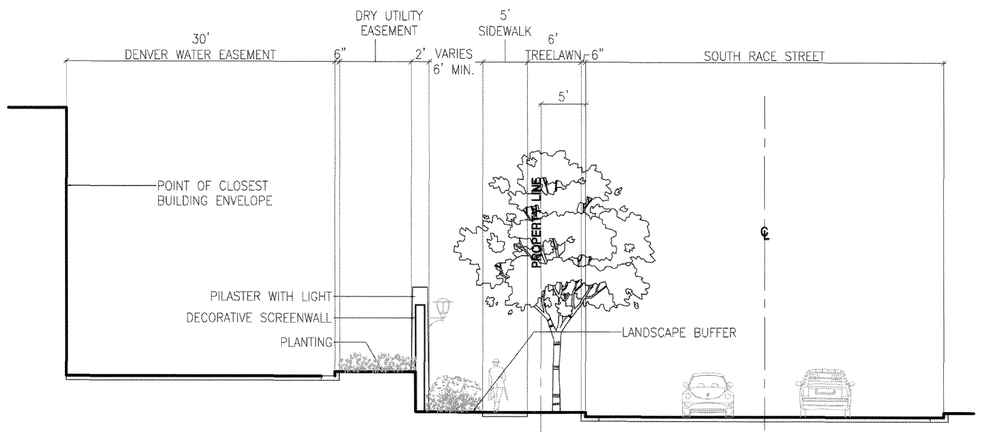
Unofficial Copy



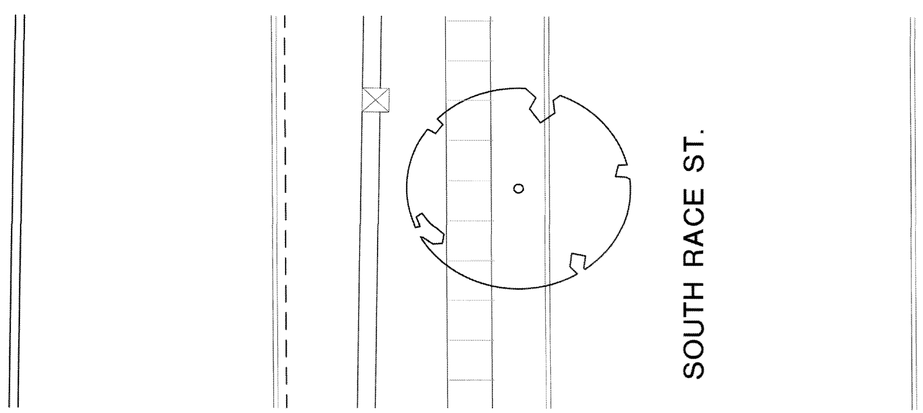
KEY MAPS

SCALE: 1:100

NORTH



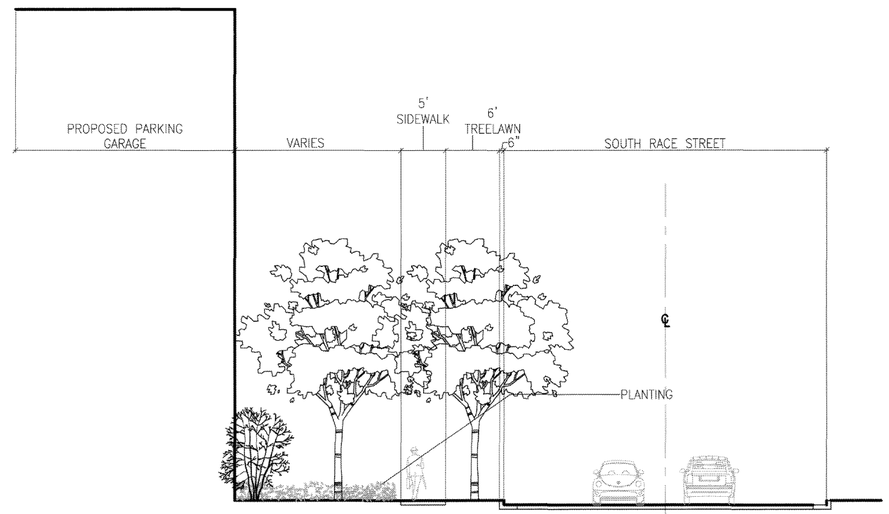
TYPICAL SECTION



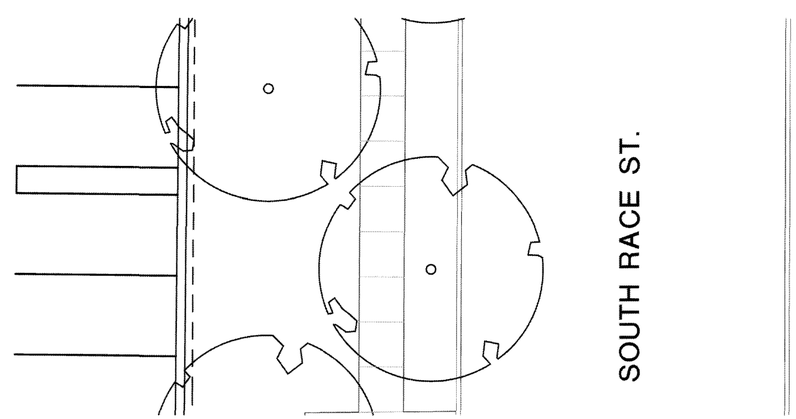
PARTIAL PLAN

(G) SUBURBAN STREET-RACE STREET NORTH

SCALE: 1/8"=1'-0"



TYPICAL SECTION



PARTIAL PLAN

(H) SUBURBAN STREET-RACE STREET SOUTH

SCALE: 1/8"=1'-0"

CASE NUMBER: LU-0512-001

REVISIONS			
BY	DATE	DESCRIPTION	
KRM	12/08/05	INITIAL CITY SUBMITTAL	
KRM	2/17/06	1ST RESUBMITTAL	
KRM	3/24/06	2nd RESUBMITTAL	
KRM	4/13/06	3rd RESUBMITTAL	

DRAWN BY: PS

CHECKED BY: CC

DESIGNED BY: CC, DA, PS

FILENAME: SHT. 18.DWG

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN

LANDSCAPE STREET SECTIONS

EDAW
1809 BLAKE STREET
SUITE 200
DENVER, CO 80202
TEL 303.595.4522
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www.edaw.com

JOB NO.: 05180131.01

SCALE:

DATE: DEC. 8, 2005

SHEET: 18 OF 35

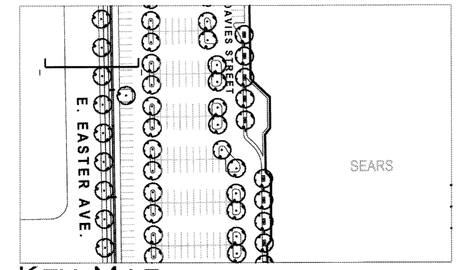
342-50

STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

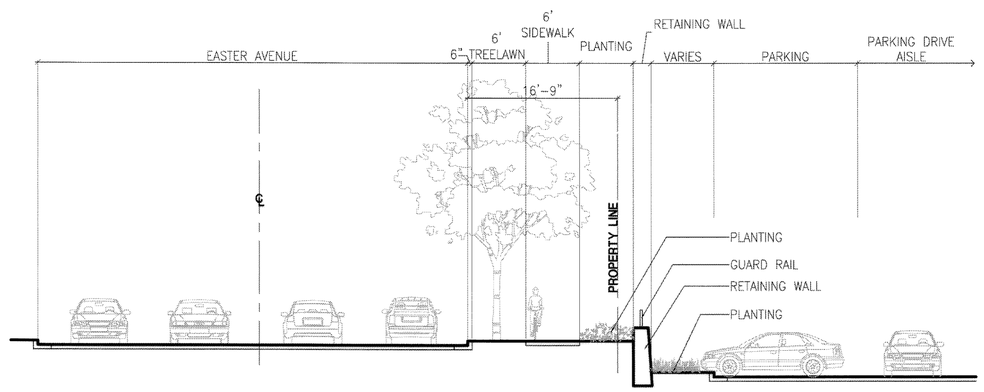
Unofficial Copy



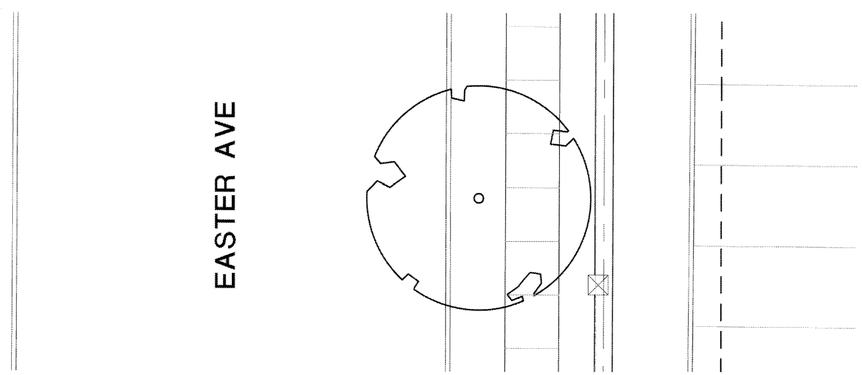
KEY MAP

SCALE: 1:100

NORTH



TYPICAL SECTION



PARTIAL PLAN

(1) **PERIMETER STREET- EASTER AVENUE**

SCALE: 1/8"=1'-0"

CASE NUMBER: LU-0512-001

REVISIONS			
	BY	DATE	DESCRIPTION
	KDM	12/28/05	INITIAL CITY SUBMITTAL
	KDM	2/1/06	1ST RESUBMITTAL
	KDM	3/24/06	2nd RESUBMITTAL
	KDM	4/13/06	3rd RESUBMITTAL

DRAWN BY: PS

CHECKED BY: CC

DESIGNED BY: CC, DA, PS

FILENAME: SHT. 19.DWG

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN

LANDSCAPE STREET SECTIONS

EDAW

1809 BLAKE STREET
SUITE 200
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TEL 303.595.4522
FAX 303.595.4434
www.edaw.com

JOB NO: 05180131.01

SCALE:

DATE: DEC. 8, 2005

SHEET: 19 OF 35

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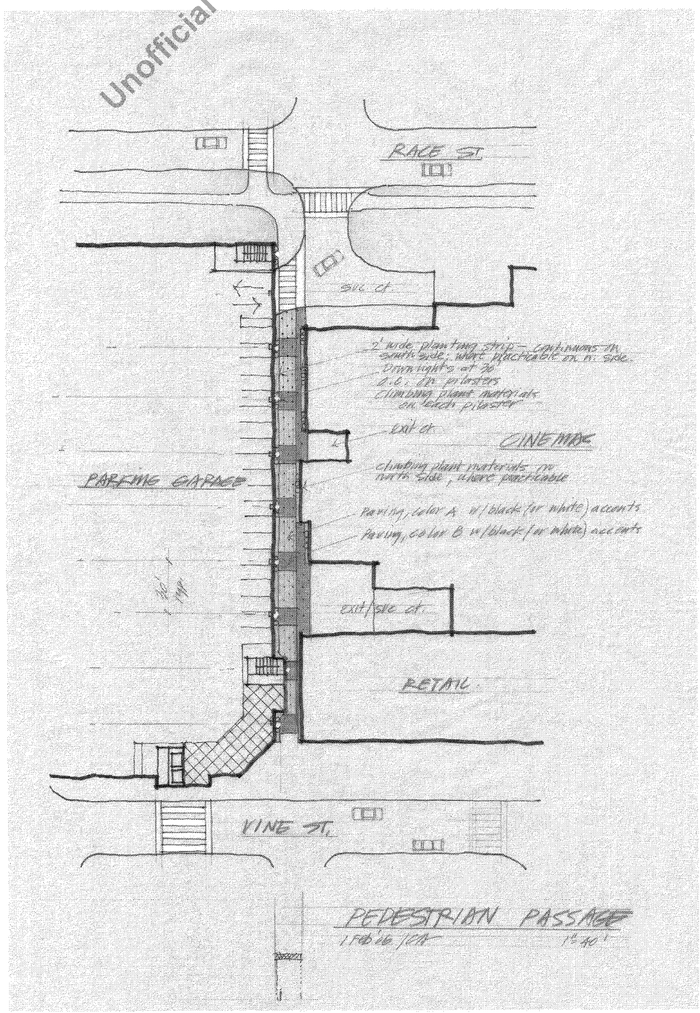
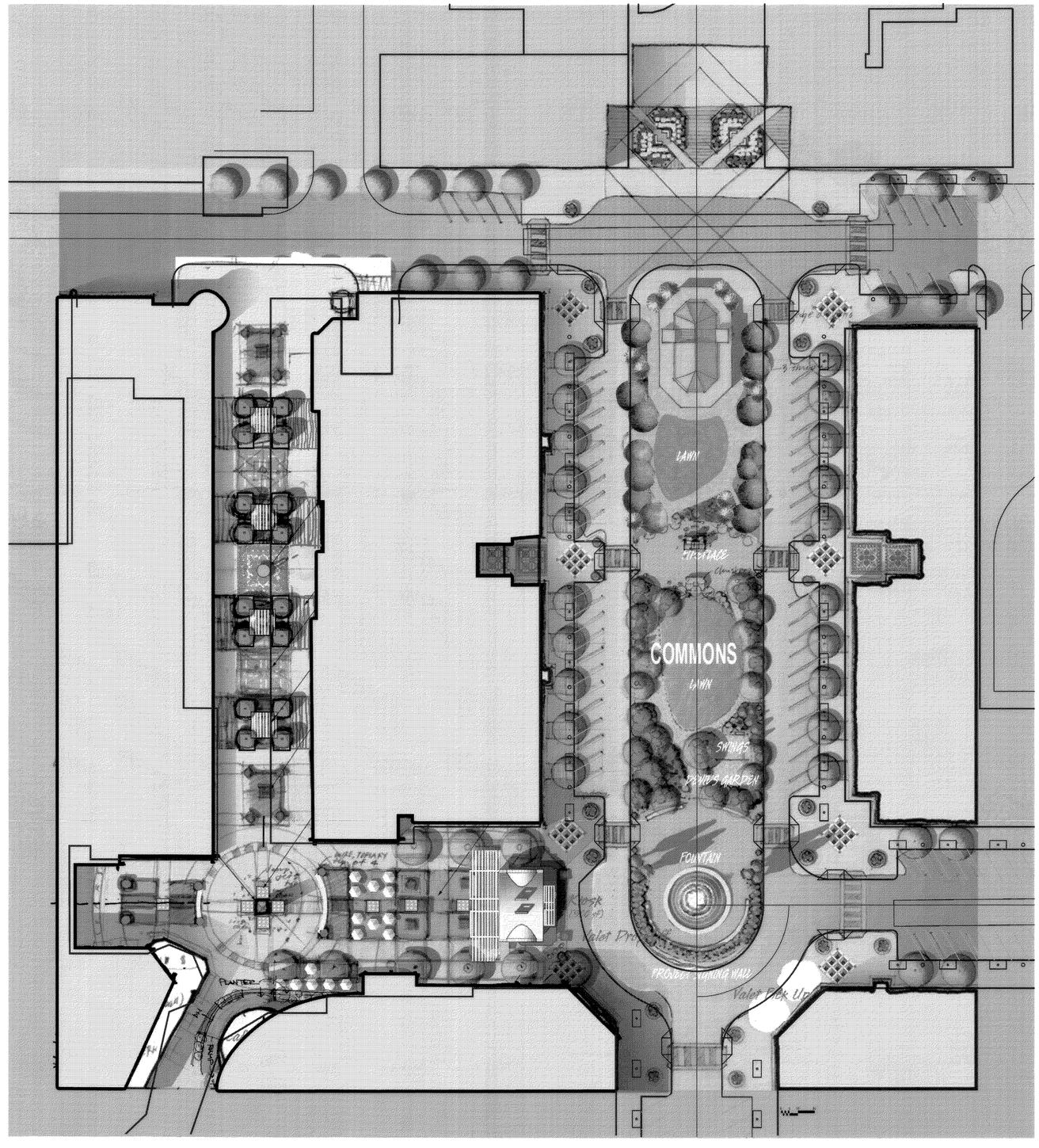
STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

Unofficial Copy





342-52

NORTH 40 0 20 40

REVISIONS		
BY	DATE	
	02-03-2006	For Rev. Potential
	03-24-2006	Second Rev. Potential
	04-13-2006	Final Re-submittal

DRAWN BY: KS
CHECKED BY: CG
DESIGNED BY: MD
FILENAME: Sheet 20.DWG

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN
COMMONS PARK SITE PLAN

@ commarts

20 OF 35

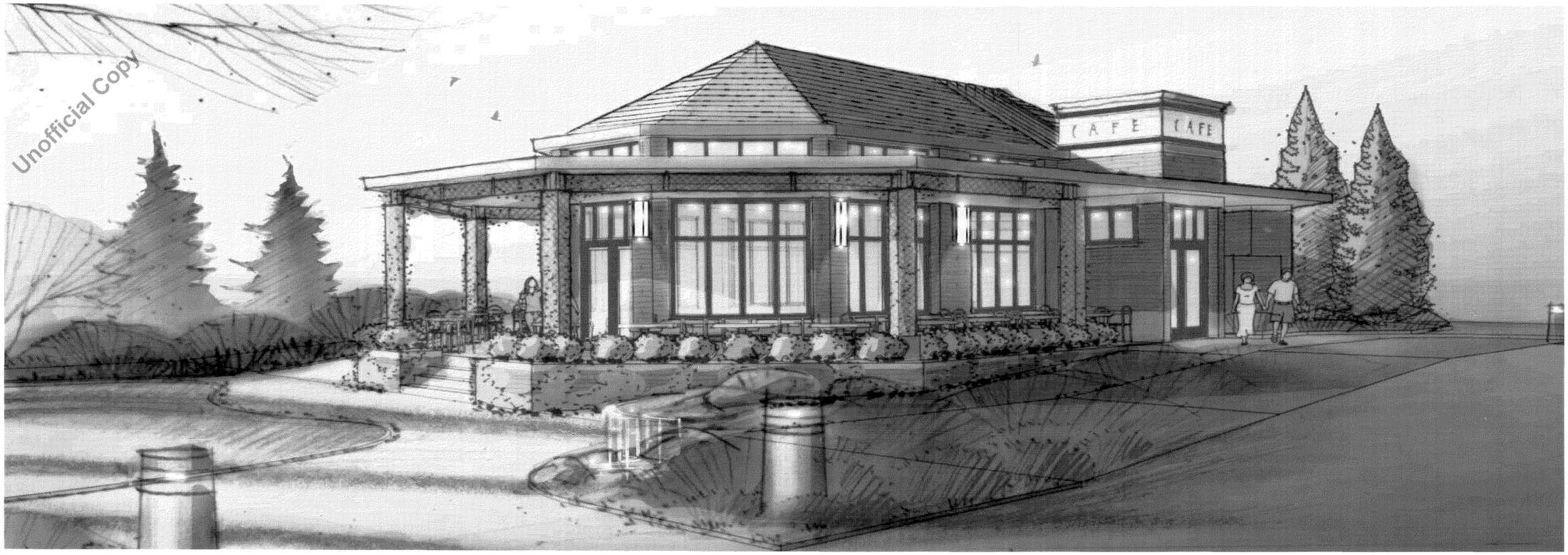
JOB NO.: 05.0199
SCALE: NONE
DATE: DEC 08, 2005
SHEET: 20 of 35

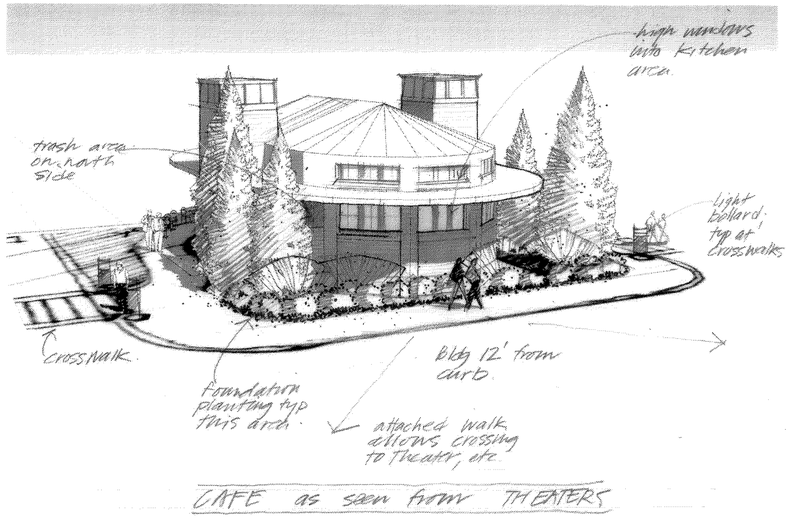
CASE NUMBER: LU-0512-001

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN

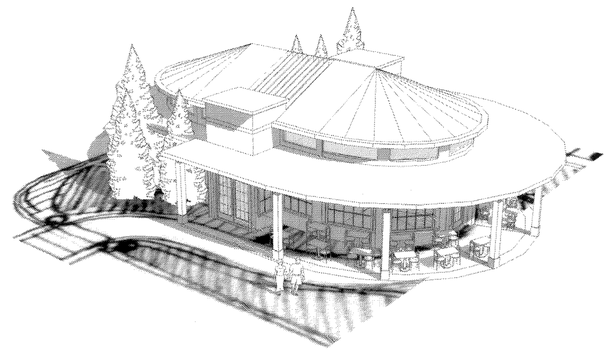
PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

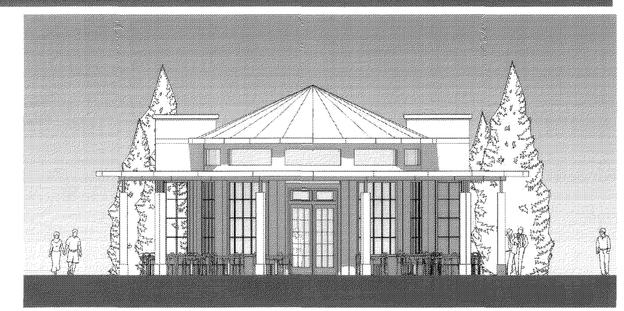
Unofficial Copy

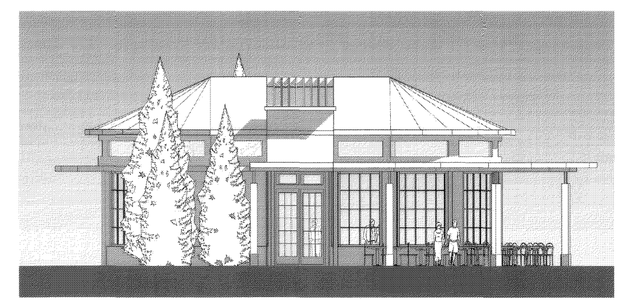




CAFE as seen from THEATERS







REVISIONS		
BY	DATE	
	02-03-2006	First Re-submittal
	05-24-2006	Second Re-submittal
	06-19-2006	Third Re-submittal

DRAWN BY: KS
CHECKED BY: CG
DESIGNED BY: MD
FILENAME: Sheet 21.DWG

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN
CAFE BUILDING CONCEPTUAL ELEVATIONS

@ commarts

JOB NO.: 05.0199
SCALE: NONE
DATE: DEC 08, 2005
SHEET: 21 of 35

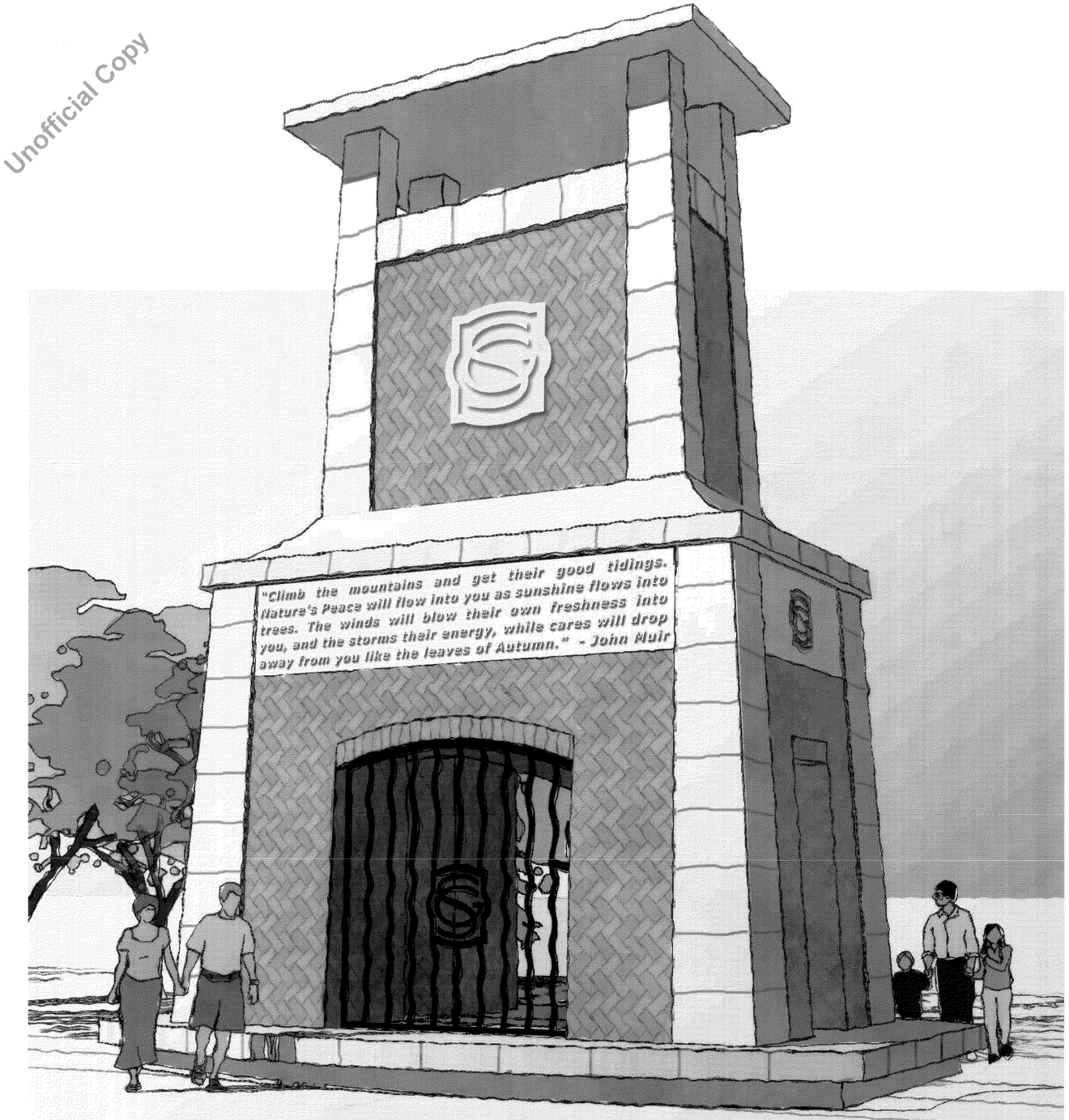
CASE NUMBER: LU-0512-001

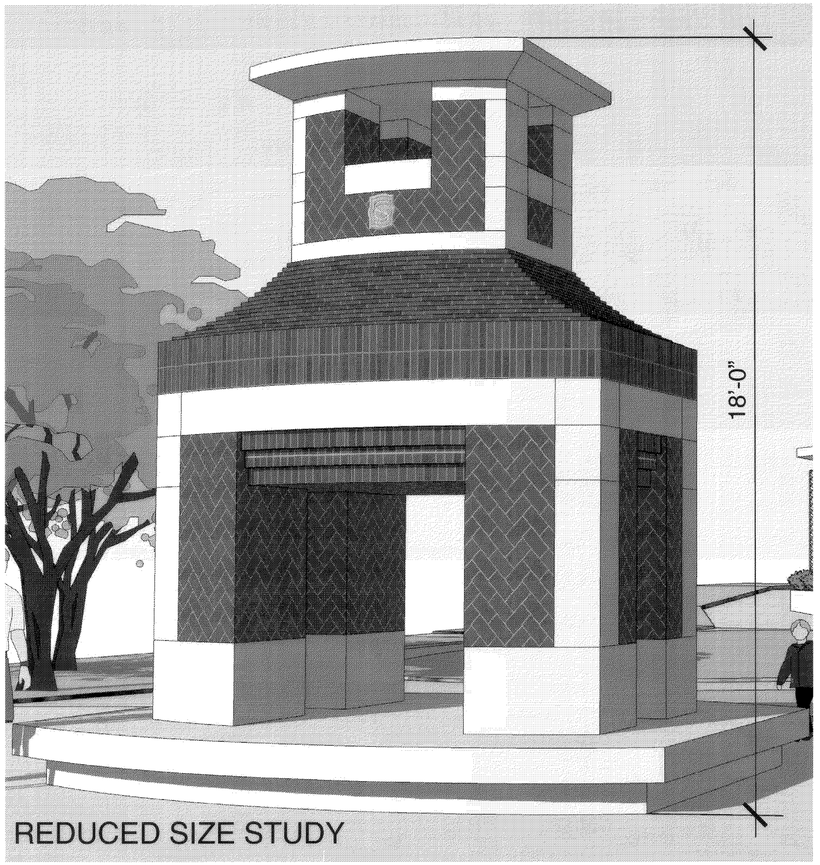
342-53

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

Unofficial Copy





REVISIONS	BY	DATE	
		02-09-2006	First Re-submittal
		03-20-2006	Second Re-submittal
		Jun-13-2006	Third Re-submittal

DRAWN BY KS
CHECKED BY CG
DESIGNED BY MD
FILENAME Sheet 22.DWG

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN
FIREPLACE CONCEPTUAL ELEVATION

@ commarts

JOB NO.: 05.0199
SCALE: NONE
DATE: DEC 08, 2005
SHEET: 22 of 35

342-54

CASE NUMBER: LU-0512-001

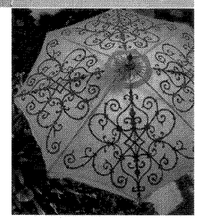
STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

Unofficial Copy

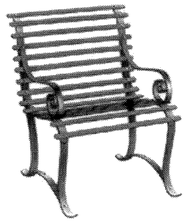
commons

Gramercy Park
Urban Park
Sophisticated, Gracious Good Life
Classic, Rich, Great Place

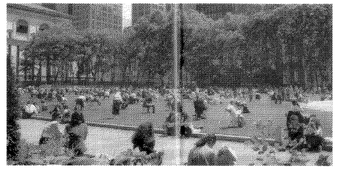


c

Outdoor Fireplace

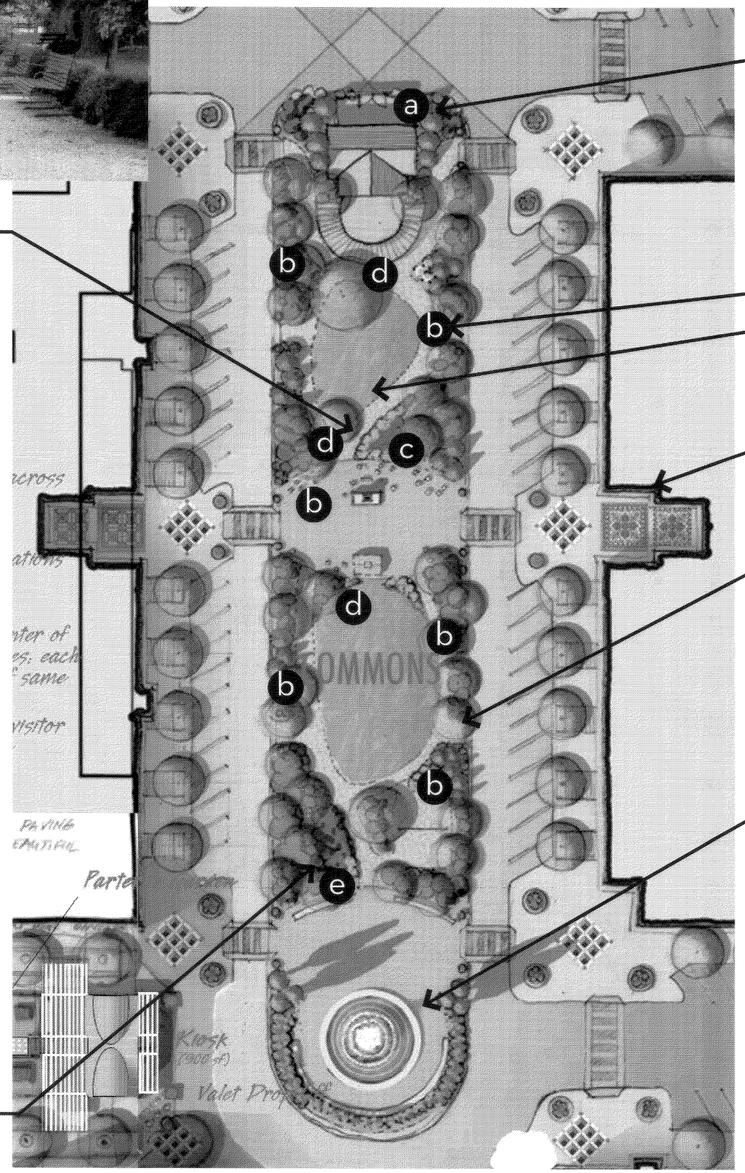


c



Folding Lawn Chairs

d



1,500sf cafe w/ tables & chairs

a

Curved Pathways w/ benches

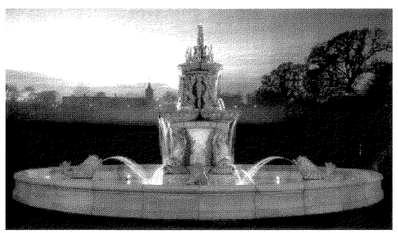
b

Lush Trees & Lawn Areas

Typical Residential Lobby Court

Traditional "Central Park" Playground

Signature, European, Grand Fountain



e Stone Benches

CASE NUMBER: LU-0512-001

342-55

REVISIONS		
BY	DATE	
	02-08-2006	First Re-submittal
	02-24-2006	Second Re-submittal
	Jun-13-2006	Third Re-submittal

DRAWN BY: KS
CHECKED BY: CG
DESIGNED BY: MD
FILENAME: Sheet 23.DWG

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN
COMMONS AMENITIES 1

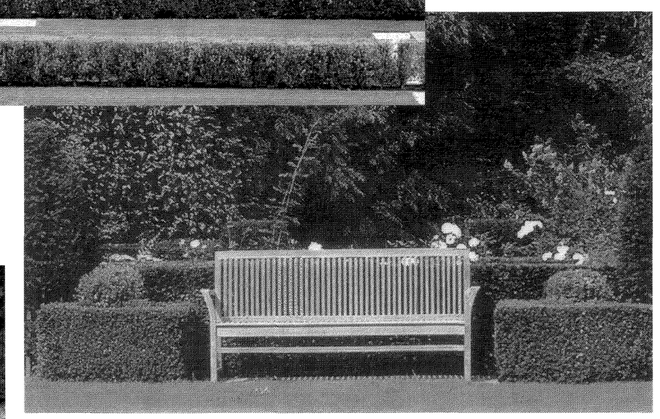
@ commarts

JOB NO.: 05.0199
SCALE: NONE
DATE: DEC 08, 2005
SHEET: 23 of 35

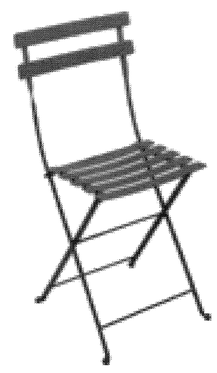
STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

Unofficial Copy



Benches



Folding Chairs

Planters

Cafe Seating

342-56

CASE NUMBER: LU-0512-001

REVISIONS

BY	DATE	
	05-09-2006	First Re-submittal
	06-13-2006	Second Re-submittal
	06-13-2006	Third Re-submittal

DRAWN BY: KS
CHECKED BY: CG
DESIGNED BY: MD
FILENAME: Sheet 24.DWG

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN
COMMONS AMENITIES 2

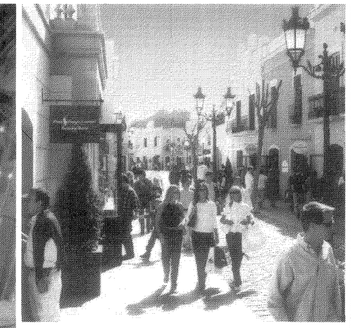
@ commarts

JOB NO.: 05.0199
SCALE: NONE
DATE: DEC 08, 2005
SHEET: 24 of 35

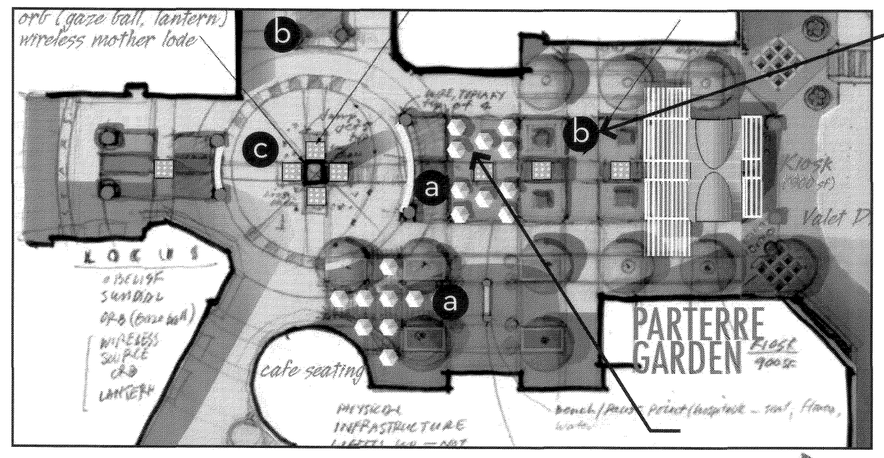
STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

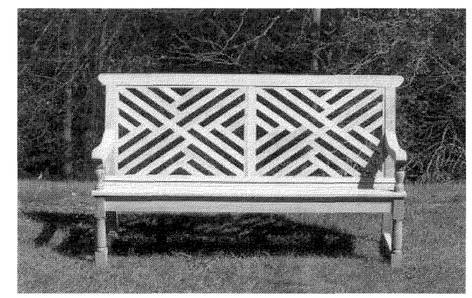
Unofficial Copy

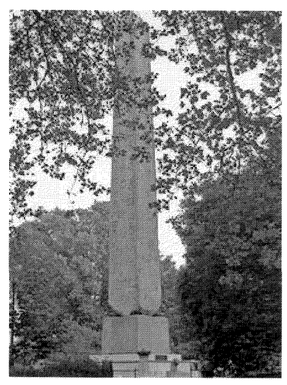


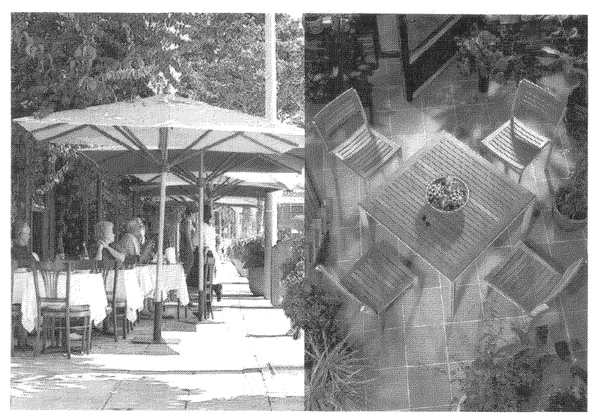
c folding chairs



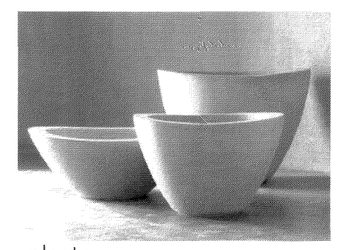
benches b







a cafe seating



planters

promenade

Formal Garden with great grace
"Low to the ground", beds and paths form a pattern
Clipped hedge Beds, Year-round Color

342.57

CASE NUMBER: LU-0512-001

REVISIONS	BY	DATE	
		02-02-2006	First Plan Submittal
		03-13-2006	Second Plan Submittal
		05-13-2006	Third Plan Submittal

DRAWN BY: KS
CHECKED BY: CG
DESIGNED BY: MD
FILENAME: Sheet 25.DWG

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN
PROMENADE AMENITIES 1

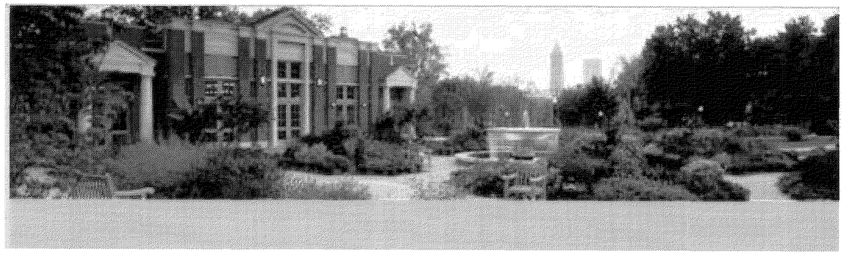
@ commarts

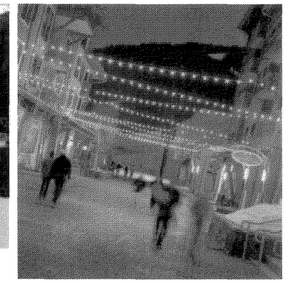
JOB NO: 05.0199
SCALE: NONE
DATE: DEC 08, 2005
SHEET: 25 of 35

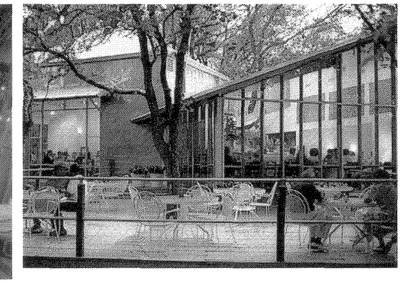
STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN

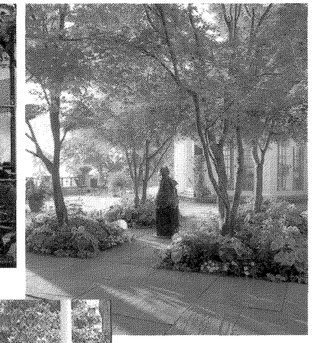
PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

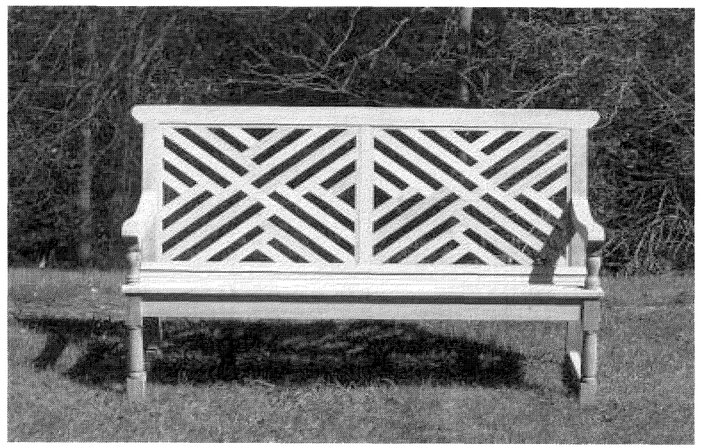
Unofficial Copy





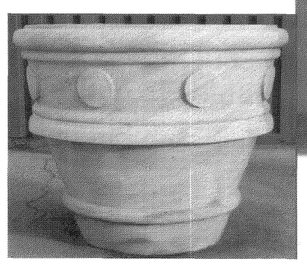






Benches

Cafe Seating



Planters

promenade

Formal Garden with great grace
"Low to the ground", beds and paths form a pattern
Clipped hedge Beds, Year-round Color

342-58

REVISIONS

BY	DATE	
	02-03-2006	First Re-submittal
	07-3-2006	Second Re-submittal
	Jan-13-2006	Third Re-submittal

DRAWN BY: KS
CHECKED BY: CG
DESIGNED BY: MD
FILENAME: Sheet 26.DWG

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN
PROMENADE AMENITIES 2

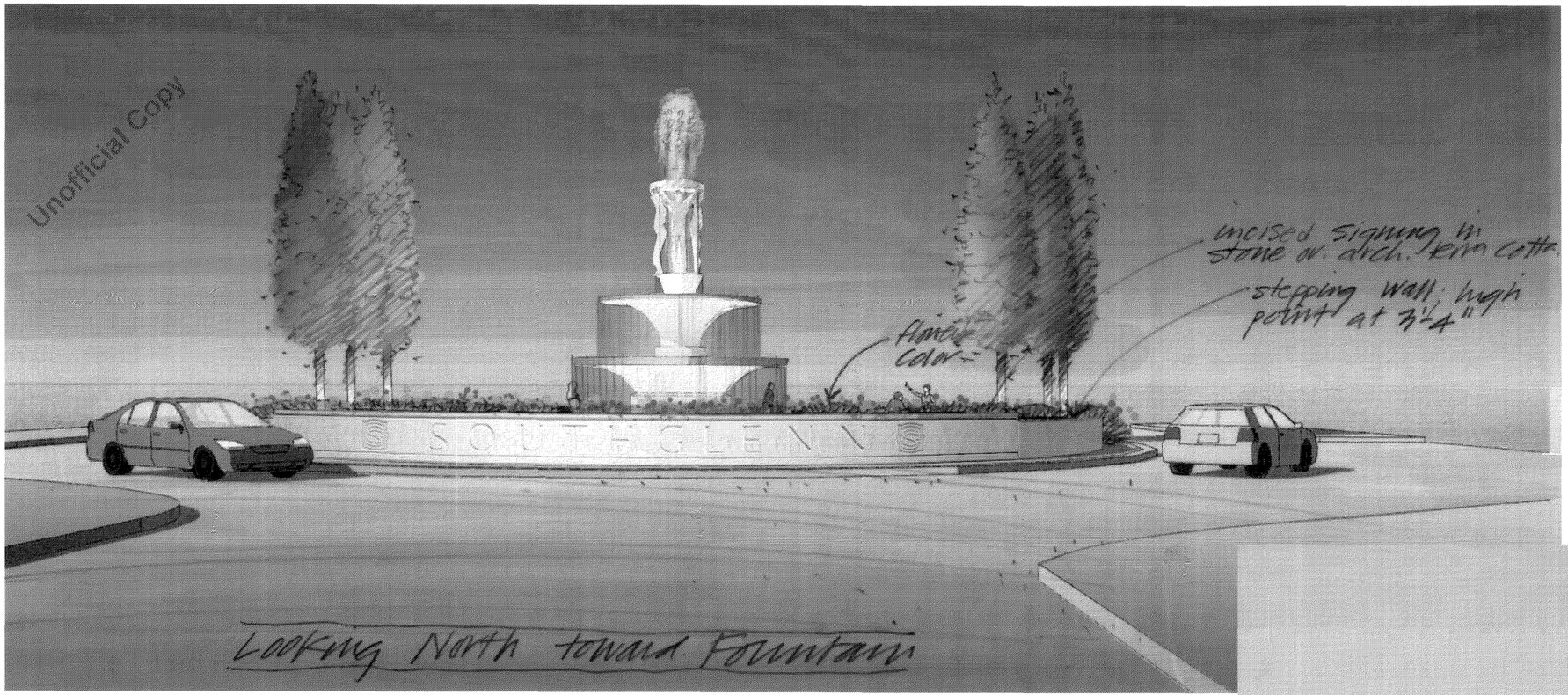
@ commarts

JOB NO: 05.0199
SCALE: NONE
DATE: DEC 08, 2005
SHEET: 26 of 35

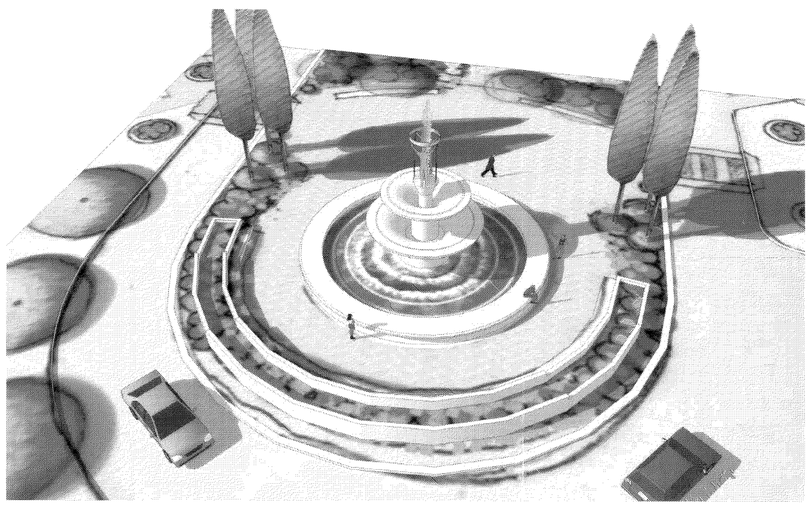
CASE NUMBER: LU-0512-001

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN

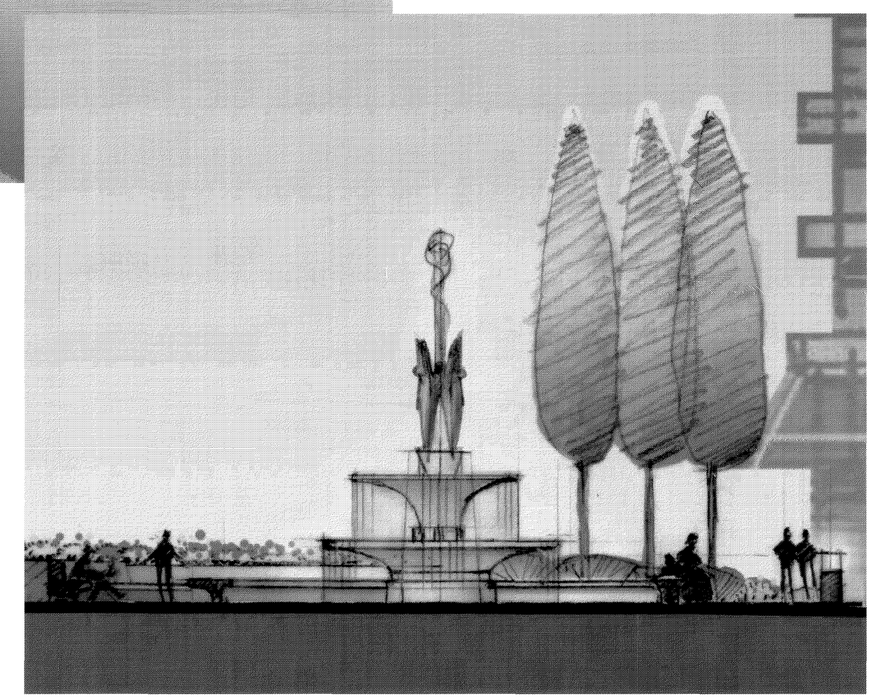
PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO



Looking North toward Fountain



Bird's Eye View



Section Through Fountain

0 5 10 20

REVISIONS	BY	DATE
First Re-submittal		02-03-2006
Second Re-submittal		03-24-2006
Third Re-submittal		Jun-13-2006

DRAWN BY KS
CHECKED BY CG
DESIGNED BY MD
FILENAME Sheet 27.DWG

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN
FOUNTAIN CONCEPTUAL ELEVATIONS

@ commarts

JOB NO. 05.0199
SCALE: NONE
DATE: DEC 08, 2005
SHEET: 27 of 35

CASE NUMBER: LU-0512-001

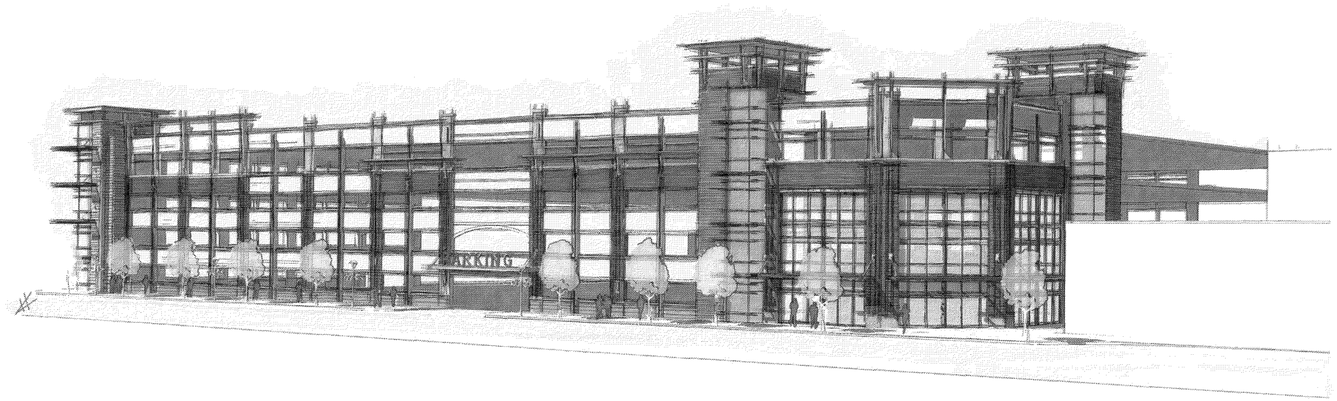
342-59

STREETS AT SOUTHGLENN

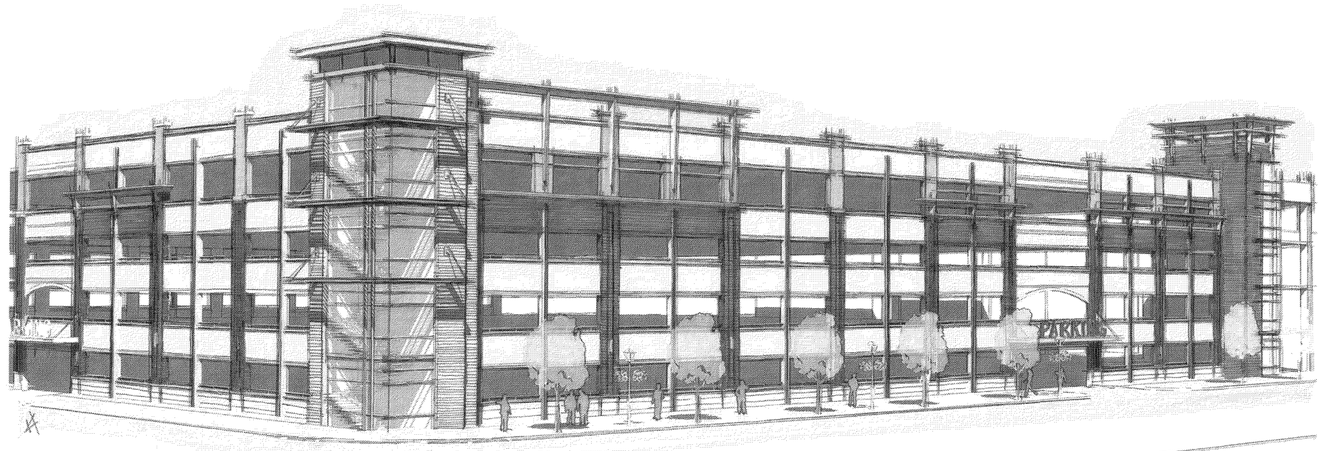
MASTER DEVELOPMENT PLAN

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

Unofficial Copy



PERSPECTIVE



PERSPECTIVE

CASE NUMBER: LU-0512-001

342-60

REVISIONS

BY	DATE	DESCRIPTION
KDM	12/08/05	INITIAL CITY SUBMITTAL
KDM	2/1/06	1ST RESUBMITTAL
KDM	3/24/06	2nd RESUBMITTAL
KDM	4/13/06	3rd RESUBMITTAL

DRAWN BY KDM

CHECKED BY KDM

DESIGNED BY KDM

FILENAME SHEET 28. DWG

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN

PARKING GARAGE
CONCEPTUAL ELEVATIONS

CLC ASSOCIATES
8480 E. ORCHARD RD.
SUITE 3000
GREENWOOD VILLAGE
COLORADO 80111
P 303 770 5600
F 303 770 2349
CLCASSOC.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

CLC JOB NO.: 05.0199

SCALE: NONE

DATE: DEC. 8, 2005

SHEET: 28 OF 35

STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

Unofficial Copy

PERSPECTIVE LOOKING SOUTH

PERSPECTIVE LOOKING NORTH

PERSPECTIVE OF OFFICE DEPOT

EAST ELEVATION

CASE NUMBER: LU-0512-001

342.61

REVISIONS

BY	DATE	DESCRIPTION
KDM	12/08/05	INITIAL CITY SUBMITTAL
KDM	2/1/06	1ST RESUBMITTAL
KDM	3/24/06	2nd RESUBMITTAL
KDM	4/13/06	3rd RESUBMITTAL

DRAWN BY: KDM
CHECKED BY: KDM
DESIGNED BY: KDM
FILENAME: SHEET 29. DWG

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN

RETAIL BUILDING
CONCEPTUAL ELEVATIONS

CLC ASSOCIATES
8480 E. ORCHARD RD.
SUITE 2000
GREENWOOD VILLAGE
COLORADO 80111
P 303 770 5600
F 303 770 2349
CLCASSOC.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

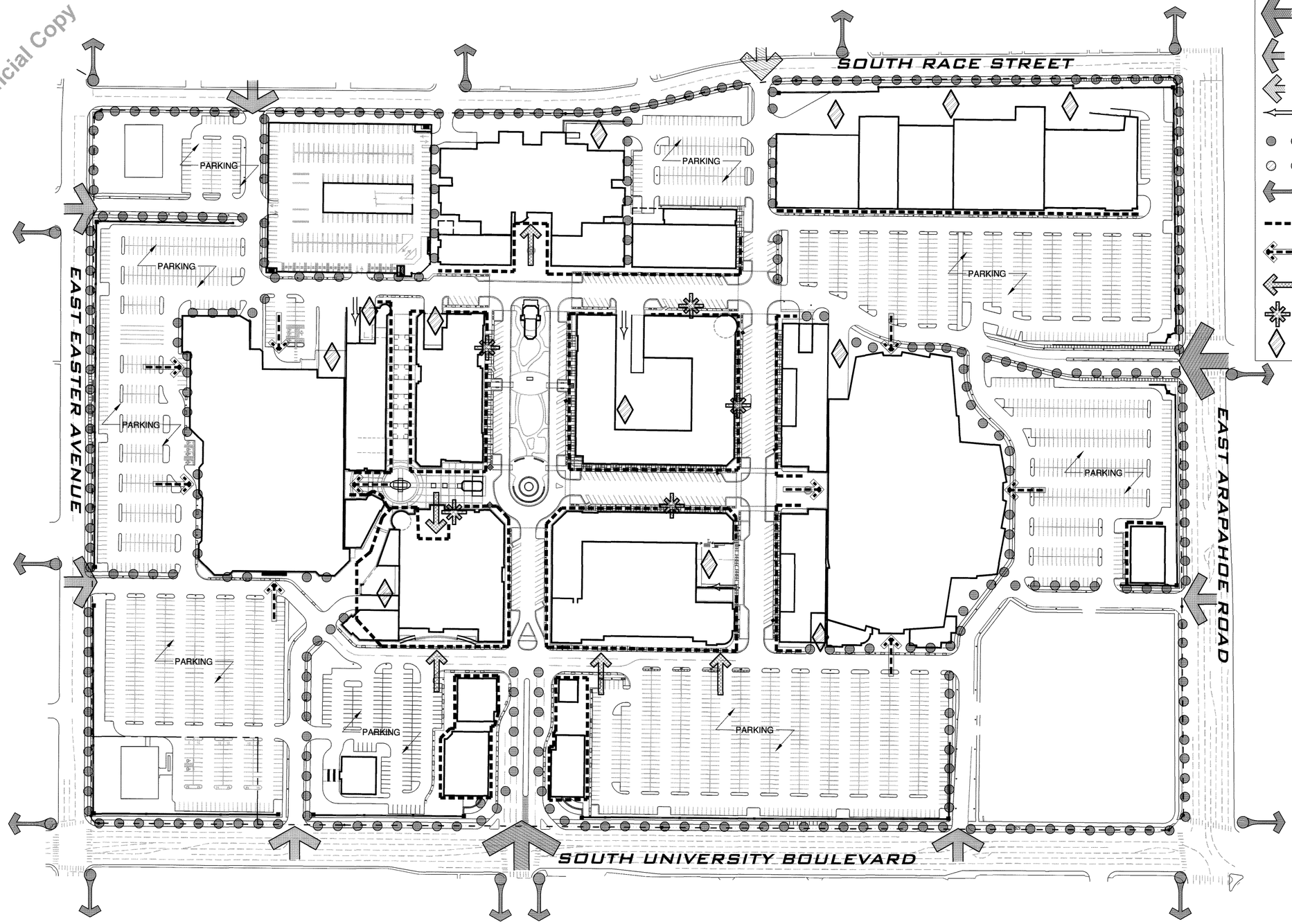
CLC JOB NO.: 05.0199
SCALE: NONE
DATE: DEC. 8, 2005
SHEET: 29 OF 35

STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

Unofficial Copy



LEGEND

- PRIMARY EXISTING SITE ACCESS TO REMAIN
- SECONDARY EXISTING SITE ACCESS TO REMAIN
- PROPOSED SITE ACCESS
- PROPOSED ENTRY TO LOWER LEVEL PARKING
- PROPOSED PEDESTRIAN CONNECTION
- OPTIONAL PEDESTRIAN CONNECTION
- EXISTING PEDESTRIAN CONNECTION TO ADJACENT NEIGHBORHOOD
- PROPOSED RETAIL ENTRANCES
- ENTRANCE OF EXISTING RETAIL ANCHOR
- PROPOSED ENTRANCE OF NEW ANCHOR
- RESIDENTIAL ENTRY
- SERVICE AREA

NORTH 100 0 50 100
SCALE: 1" = 100'

CASE NUMBER: LU-0512-001

REVISIONS			DESCRIPTION
BY	DATE		
KDM	12/08/05		INITIAL CITY SUBMITTAL
KDM	2/1/06		INITIAL CITY SUBMITTAL
KDM	3/24/06		2nd RESUBMITTAL
KDM	4/13/06		3rd RESUBMITTAL
KDM	7/3/06		FINAL APPROVAL

DRAWN BY: KDM
CHECKED BY: KDM
DESIGNED BY: KDM
FILENAME: SHEET 30.DWG

STREETS AT SOUTHGLENN
MASTER DEVELOPMENT PLAN

CONNECTIVITY PLAN

CLC ASSOCIATES
8480 E. ORCHARD RD.
SUITE 2000
GREENWOOD VILLAGE
COLORADO 80111
P 303 770 5600
F 303 770 2349
CLCA980.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

JOB NO.: 05.0199
SCALE: 1"=100'
DATE: DEC. 8, 2005
SHEET: 30 OF 35

342-62