

REGULATING PLAN APPLICATION AMENDMENT NO. 2, THE JONES DISTRICT

URBAN CENTER DISTRICT REGULATING PLAN

CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

A PART OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 67, WEST OF THE 6TH P.M.


 SITE PLAN
 02/10/2020 02:10 PM RF: \$183.00 DF: \$0.00
 Arapahoe County Clerk, CO E0017420
 Page: 1 of 18 BK: 0560 PG: 0045 - 0060
 Joan Lopez, Clerk & Recorder



TRYBA ARCHITECTS

1620 Logan Street
 Denver Colorado 80203
 303.831.4010



12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
 MAIN 303.451.6100 MARTIN.MARTIN.COM

THE JONES DISTRICT

CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO
 A PART OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 67, WEST OF THE 6TH P.M.

LEGAL DESCRIPTION

PARCEL A-1: TRACT A, JONES BUSINESS PARK 2, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL A-2: LOT 1, BLOCK 1, JONES BUSINESS PARK 2, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL A-3: LOT 2, BLOCK 1, JONES BUSINESS PARK 2, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL B: THE SOUTH PARCEL OF THE PANORAMA SOUTH SUBDIVISION EXEMPTION, ACCORDING TO THE MAP RECORDED MAY 12, 1998 UNDER RECEPTION NO. A8070845, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PART OF LOTS 1 AND 2, BLOCK 1 OF PANORAMA OFFICE PARK II LOCATED IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 55 MINUTES 27 SECONDS EAST, 790.85 FEET, ALONG THE NORTHERLY LINE AND THE NORTHERLY LINE EXTENDED OF LOT 2 OF PANORAMA OFFICE PARK II; THENCE SOUTH 00 DEGREES 14 MINUTES 41 SECONDS EAST, 251.18 FEET, ALONG THE EASTERLY LINE OF SAID LOT 2 TO A POINT ON THE SOUTHERLY

RIGHT OF WAY LINE OF PROPOSED EAST PANORAMA CIRCLE AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 14 MINUTES 41 SECONDS EAST, 471.15 FEET, ALONG SAID EASTERLY LINE AND THE EASTERLY LINE OF LOT 1 OF PANORAMA OFFICE PARK II, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EAST MINERAL AVENUE; THENCE SOUTH 89 DEGREES 55 MINUTES 55 SECONDS WEST, 300.17 FEET, ALONG SAID NORTHERLY RIGHT OF WAY LINE TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS SOUTH 00 DEGREES 04 MINUTES 05 SECONDS EAST, 380.00 FEET, THRU A CENTRAL ANGLE OF 44 DEGREES 28 MINUTES 08 SECONDS, AN ARC LENGTH OF 294.93 FEET, WHOSE CHORD BEARS SOUTH 67 DEGREES 41 MINUTES 51 SECONDS WEST, 287.58 FEET,

CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE TO A POINT OF TANGENCY; THENCE SOUTH 45 DEGREES 27 MINUTES 47 SECONDS WEST, 80.74 FEET, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE; THENCE SOUTH 77 DEGREES 19 SECONDS 28 SECONDS WEST, 32.47 FEET, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH CHESTER STREET; THENCE NORTH 54 DEGREES 32 MINUTES 13 SECONDS WEST, 206.57 FEET, ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS NORTH 35 DEGREES 27 MINUTES 47 SECONDS EAST, 335.00 FEET, THRU A CENTRAL ANGLE OF 68 DEGREES 21 MINUTES 54 SECONDS, AN ARC LENGTH OF 399.72 FEET, WHOSE CHORD BEARS N 20 DEGREES 21 MINUTES 16 SECONDS WEST, 376.43 FEET, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PROPOSED EAST PANORAMA CIRCLE AND A POINT OF NON-TANGENCY; THENCE NORTH 78 DEGREES 14 MINUTES 58 SECONDS EAST, 33.52 FEET, ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 67 DEGREES 48 MINUTES 38 SECONDS EAST, 46.15 FEET, CONTINUING ALONG SAID

SOUTHERLY RIGHT OF WAY LINE TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS NORTH 22 DEGREES 11 MINUTES 22 SECONDS EAST, 280.00 FEET, THRU A CENTRAL ANGLE OF 34 DEGREES 13 MINUTES 53 SECONDS, AN ARC LENGTH OF 167.29 FEET, WHOSE CHORD BEARS SOUTH 84 DEGREES 55 MINUTES 34 SECONDS EAST, 164.81 FEET, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 57 MINUTES 29 SECONDS EAST, 52.51 FEET, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS SOUTH 12 DEGREES 02 MINUTES 31 SECONDS EAST, 750.00 FEET, THRU A CENTRAL ANGLE OF 09 DEGREES 06 MINUTES 49 SECONDS, AN ARC LENGTH OF 119.30 FEET, WHOSE CHORD BEARS NORTH 82 DEGREES 30 MINUTES 54 SECONDS EAST, 119.17 FEET, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO A POINT OF TANGENCY; NORTH 87 DEGREES 04 MINUTES 18 SECONDS EAST, 307.58 FEET, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS NORTH 02 DEGREES 55 MINUTES 42 SECONDS WEST, 280.00 FEET, THRU A CENTRAL ANGLE OF 60 DEGREES 33 MINUTES 03 SECONDS, AN ARC LENGTH OF 295.91 FEET, WHOSE CHORD BEARS NORTH 56 DEGREES 47 MINUTES 46 SECONDS EAST, 282.33 FEET, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

PARCEL C: LOT 1, BLOCK 1, PANORAMA OFFICE PARK II - FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL D-1: LOT 1, BLOCK 2, PANORAMA OFFICE PARK II, FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL D-2: TRACT A, PANORAMA OFFICE PARK II, FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL D-3: LOT 2 AND 3, BLOCK 2, PANORAMA OFFICE PARK II, FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL F: LOT 1, BLOCK 2, PANORAMA OFFICE PARK II, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL G: LOT 3, BLOCK 1, PANORAMA OFFICE PARK II - FILING NO. 2, EXCEPT FOR THAT PORTION CONVEYED IN BARGAIN AND SALE DEED RECORDED JANUARY 8, 2002 UNDER RECEPTION NO. B2005457, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL H: LOT 2, JONES INTERCABLE HEADQUARTERS, EXCEPT THAT PORTION CONVEYED IN BARGAIN AND SALE DEED RECORDED JANUARY 8, 2002 UNDER RECEPTION NO. B2005455, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL I: LOT 1, JONES INTERCABLE HEADQUARTERS, EXCEPT THAT PORTION CONVEYED IN BARGAIN AND SALE DEED RECORDED JANUARY 8, 2002 UNDER RECEPTION NO. B2005455, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL J1 & J2: TRACTS A AND B, JONES INTERCABLE HEADQUARTERS, EXCEPT THAT PORTION CONVEYED IN BARGAIN AND SALE DEED RECORDED JANUARY 8, 2002 UNDER RECEPTION NO. B2005455, COUNTY OF ARAPAHOE, STATE OF COLORADO.

STANDARD NOTES

THE OWNER(S) AND DEVELOPER(S) OF THE REGULATING PLAN KNOWN AS THE JONES DISTRICT THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

EMERGENCY ACCESS

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

PUBLIC IMPROVEMENT AGREEMENT

AFTER SITE PLAN APPROVAL, ISSUANCE OF DEVELOPMENT ORDERS OR PERMITS SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 12-14-207 OF THE LAND DEVELOPMENT CODE, AS AMENDED, INCLUDING THE GUARANTEE OF PUBLIC IMPROVEMENTS PURSUANT TO A PUBLIC IMPROVEMENT AGREEMENT IN A FORM APPROVED BY THE CITY ATTORNEY AND EXECUTED BY THE CITY MANAGER OR HIS OR HER DESIGNEE. ALL MORTGAGEES SHALL BE REQUIRED TO SUBORDINATE THEIR LIENS AND INTEREST IN THE PROPERTY TO THE COVENANTS AND THE RESTRICTIONS OF THE PUBLIC IMPROVEMENT AGREEMENT (PER 12-14-207(C)(1) OF THE LAND DEVELOPMENT CODE); PROVIDED, HOWEVER, NO MORTGAGEE SHALL BE REQUIRED TO SUBORDINATE THEIR LIENS AND INTEREST IN THE PROPERTY TO ANY LIEN OR OTHER ENCUMBRANCE THAT MAY GIVE RISE TO FORECLOSURE OR JUDICIAL SALE, THE INTENT OF THIS REQUIREMENT BEING TO REQUIRE SUCH A MORTGAGEE TO RECOGNIZE THE COVENANTS AND RESTRICTIONS SET FORTH IN THE APPLICABLE PUBLIC IMPROVEMENT AGREEMENT FOLLOWING SUCH MORTGAGEE OR ITS SUCCESSORS OR ASSIGNS TAKING TITLE TO THE APPLICABLE PROPERTY, AND NOT TO CREATE LIEN RIGHTS THAT ARE SUPERIOR TO SUCH MORTGAGEES.

MAINTENANCE GUARANTEE

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THIS PLAN, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, EITHER INDIVIDUALLY OR COLLECTIVELY THROUGH A PROPERTY/HOME OWNER'S ASSOCIATION, METROPOLITAN DISTRICT, OR POLITICAL SUBDIVISION WARRANT AND GUARANTEE TO THE CITY, FOR A PERIOD OF TWO YEARS FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE IMPROVEMENTS WARRANTED HEREUNDER, THE FULL AND COMPLETE MAINTENANCE AND REPAIR OF THE IMPROVEMENTS TO BE CONSTRUCTED IN CONNECTION WITH THE DEVELOPMENT WHICH IS THE SUBJECT OF THIS PLAN. THIS WARRANTY AND GUARANTEE IS MADE IN ACCORDANCE WITH THE CITY LAND DEVELOPMENT CODE AND THE PUBLIC IMPROVEMENT AGREEMENT RECORDED AGAINST THE PROPERTY. THIS GUARANTEE APPLIES TO THE STREETS AND ALL OTHER APPURTENANT STRUCTURES AND AMENITIES LYING WITHIN THE DEDICATED RIGHTS-OF-WAY, EASEMENTS AND OTHER PUBLIC PROPERTIES, INCLUDING, WITHOUT LIMITATION, ALL CURBING, SIDEWALKS, BIKE PATHS, DRAINAGE PIPES, CULVERTS, CATCH BASINS, DRAINAGE DITCHES AND LANDSCAPING. ANY MAINTENANCE AND REPAIR REQUIRED ON UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY PROVIDER.

THE OWNER(S), DEVELOPER(S), AND/OR SUBDIVIDER(S), THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, EITHER INDIVIDUALLY OR COLLECTIVELY THROUGH A PROPERTY/HOME OWNER'S ASSOCIATION, METROPOLITAN DISTRICT, OR POLITICAL SUBDIVISION SHALL MAINTAIN SAID IMPROVEMENTS IN A MANNER THAT WILL ASSURE COMPLIANCE ON A CONSISTENT BASIS WITH ALL CONSTRUCTION STANDARDS, SAFETY STANDARDS, AND ENVIRONMENTAL PROTECTION REQUIREMENTS OF THE CITY.

DRAINAGE LIABILITY & MAINTENANCE

NEITHER THE CITY OF CENTENNIAL NOR THE SOUTHEAST METRO STORMWATER AUTHORITY (SEMSWA) ASSUMES ANY LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY MARTIN AND MARTIN. THE CITY OF CENTENNIAL AND SEMSWA REVIEW DRAINAGE PLANS, BUT CANNOT, ON BEHALF

OF THE JONES DISTRICT L.L.C. GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE THE JONES DISTRICT L.L.C AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF THE CITY OF CENTENNIAL AND SEMSWA THAT APPROVAL OF THE SITE PLAN DOES NOT IMPLY APPROVAL OF MARTIN AND MARTIN'S DRAINAGE DESIGN.

THE OWNER(S), DEVELOPER(S), AND/OR SUBDIVIDER(S), THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, EITHER INDIVIDUALLY OR COLLECTIVELY THROUGH A PROPERTY/HOME OWNER'S ASSOCIATION, METROPOLITAN DISTRICT, OR POLITICAL SUBDIVISION SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL DRAINAGE FACILITIES REQUIRED TO BE INSTALLED PURSUANT TO THE CONTROLLING PUBLIC IMPROVEMENT AGREEMENT. MAINTENANCE REQUIREMENTS SHALL BE GOVERNED BY SEMSWA'S STORMWATER MANAGEMENT MANUAL AND THE OPERATION AND MAINTENANCE MANUAL AND AGREEMENT RECORDED AGAINST THIS PROPERTY.

PRIVATE STREET/DRIVES-MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE STREETS AND DRIVES SHOWN ON THIS PLAN WILL NOT BE MAINTAINED BY THE CITY BUT SHALL BE IN CONFORMANCE WITH THE CITY OF CENTENNIAL ROADWAY DESIGN AND CONSTRUCTION STANDARDS EXCEPT FOR THE MODIFICATIONS TO THE CROSS-SECTIONS AS SHOWN ON SHEET 12 OF THIS PLAN AND WHERE IN CONFLICT WITH PAVEMENT DESIGNS PREPARED BY A LICENSED GEOTECHNICAL ENGINEER. FOR PURPOSES OF THIS REGULATING PLAN, PRIVATE STREETS MEANS THOSE STREETS NOT DEDICATED TO THE CITY, AND THEY MAY BE CONSTRUCTED, OWNED AND MAINTAINED BY A METROPOLITAN DISTRICT OR ANY OTHER QUASI-GOVERNMENTAL ENTITY.

THE OWNER(S), DEVELOPER(S), AND/OR SUBDIVIDER(S), THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, EITHER INDIVIDUALLY OR COLLECTIVELY THROUGH A PROPERTY/HOME OWNER'S ASSOCIATION, METROPOLITAN DISTRICT, OR POLITICAL SUBDIVISION SHALL BE RESPONSIBLE FOR SUCH PRIVATE STREET MAINTENANCE, OPERATION AND RECONSTRUCTION.

LANDSCAPE MAINTENANCE

THE OWNER(S), DEVELOPER(S), AND/OR SUBDIVIDER(S), THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, EITHER INDIVIDUALLY OR COLLECTIVELY THROUGH A PROPERTY/HOME OWNER'S ASSOCIATION, METROPOLITAN DISTRICT, OR POLITICAL SUBDIVISION SHALL BE RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPING AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS IN ACCORDANCE WITH APPROVED LANDSCAPE PLANS, AS WELL AS ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT. THE CITY OF CENTENNIAL SHALL HAVE NO RESPONSIBILITY FOR SAID LANDSCAPE MAINTENANCE.

AIRPORT INFLUENCE AREA NOTE (EASEMENT/HAZARD EASEMENT AND NOISE DISCLOSURE) (PER 12-3-905(C)(1) OF LDC):

CENTENNIAL AIRPORT IS LOCATED ONE MILE EAST OF THE JONES DISTRICT. CENTENNIAL AIRPORT IS A BUSY AIRPORT USED BY PISTON AND JET AIRCRAFT AND BY HELICOPTERS, AND IS OPEN 24 HOURS A DAY, SEVEN DAYS A WEEK. ALL RESIDENTIAL PROPERTY LOCATED ON A PARCEL INCLUDED IN THE LEGAL DESCRIPTIONS ABOVE WILL BE REQUIRED TO ENTER INTO AN AVIGATION EASEMENT WITH CENTENNIAL AIRPORT. THE EASEMENT WILL REQUIRE THE RESIDENTIAL DEVELOPMENT TO CONSENT TO OVERFLYING AIRCRAFT AND IT PREVENTS PRESENT AND FUTURE OWNERS AND OCCUPANTS OF THE RESIDENTIAL PROPERTY FROM OBJECTING TO, OR SEEKING DAMAGES DUE TO, AIRCRAFT OPERATIONS. THE EASEMENT ALSO PREVENTS RESIDENTIAL PROPERTY OWNERS AND OCCUPANTS FROM INSTALLING STRUCTURES, TREES OR OTHER OBJECTS THAT COULD INTERFERE WITH FLIGHT OPERATIONS AT THE AIRPORT.

PRIVATE OPEN SPACE

THE PRIVATE PARK SITES AS SHOWN ON THIS REGULATING PLAN SHALL BE MAINTAINED IN PERPETUITY BY THE OWNER(S), DEVELOPER(S), AND/OR SUBDIVIDER(S), THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, EITHER INDIVIDUALLY OR COLLECTIVELY THROUGH A PROPERTY/HOME OWNER'S ASSOCIATION, METROPOLITAN DISTRICT, OR POLITICAL SUBDIVISION. THE CITY OF CENTENNIAL SHALL HAVE NO RESPONSIBILITY FOR SAID PRIVATE OPEN SPACE MAINTENANCE.

PUBLIC USE EASEMENT

ALL PUBLIC USE EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS REGULATING PLAN TO THE BENEFIT OF THE CITY OF CENTENNIAL AND ITS ASSIGNS, ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS, AND ARE GOVERNED BY ANY AND ALL TERMS AND CONDITIONS OF RECORD.

SIGHT TRIANGLE MAINTENANCE (Per Section 12-11-208)

IN ACCORDANCE WITH SECTION 12-11-208 OF THE CITY LAND DEVELOPMENT CODE, THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS BETWEEN A HEIGHT OF THREE FEET (3') AND EIGHT FEET (8') ABOVE THE ELEVATION OF THE STREET CENTERLINE WITHIN SAID SIGHT TRIANGLE.

MAINTENANCE EASEMENT - ZERO SIDE SETBACKS

A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS IF ONE STRUCTURE IS BUILT ON THE LOT LINE. IN ORDER TO MAINTAIN STRUCTURES 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 OWNER'S USE OF THIS MAINTENANCE EASEMENT, AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.

PARCEL 12 PUBLIC USE EASEMENT

DURING THE PLATTING PHASE, A PUBLIC USE EASEMENT SHALL BE DEDICATED TO THE CITY ACROSS PARCEL 12 (WHICH INCLUDES A PRIVATE STREET) BY SEPARATE RECORDED DOCUMENT. SUCH PUBLIC USE EASEMENT SHALL SET FORTH SPECIFIC OBLIGATIONS INCLUDING, BUT NOT LIMITED TO, (1) A PERPETUAL RIGHT OF PUBLIC USE INCLUDING UNOBSTRUCTED ACCESS ACROSS AND THROUGH PARCEL 12 BY THE PUBLIC EXCEPT WHEN LIMITED FOR SPECIAL EVENTS, CONSTRUCTION, MAINTENANCE AND RECONSTRUCTION, (2) PROHIBITIONS ON THE USE OF GATES, (3) MAINTENANCE STANDARDS, AND (4) OPERATIONS STANDARDS DESCRIBING WHEN AND HOW THE PLAZA, ROADWAY AND SIDEWALK ON PARCEL 12 MAY BE CLOSED TEMPORARILY TO THE PUBLIC FOR SPECIAL EVENTS.

DEVELOPMENT AGREEMENT

A DEVELOPMENT AGREEMENT GOVERNING THIS REGULATING PLAN IS RECORDED AT RECEPTION NUMBER E0006975 AND IS INCORPORATED HEREIN BY THIS REFERENCE.

AMENDMENT HISTORY

APPLICATION TYPE	CASE NUMBER	APPROVAL DATE
REZONING / REGULATING PLAN	LU-13-00047	OCTOBER 7, 2013
AMENDMENT NO. 1	LU-15-00070	MAY 18, 2015
AMENDMENT NO. 2	REGP-19-00001	

AMENDMENT NO. 2 SUMMARY

AMENDMENT NO. 2 PROPOSES THE FOLLOWING:

- INCREASE TO THE TOTAL DEVELOPABLE GROSS SQUARE FOOTAGE AND PERCENTAGE OF ALLOWABLE RESIDENTIAL
- RECONFIGURATION OF PUBLIC SPACE, INCLUDING A NEW PEDESTRIAN PLAZA.
- ADJUST URBAN CENTER SUBDISTRICT BOUNDARIES AND CORRESPONDING BLOCK DIMENSIONS, BUILDING, FRONTAGE AND PARKING TYPOLOGIES
- NEW ALTERNATE STREET TYPOLOGIES INCORPORATING ENHANCED BIKE AND PEDESTRIAN FACILITIES

VESTED PROPERTY RIGHTS

APPROVAL OF THIS PLAN OR AGREEMENT CONSTITUTES A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, C.R.S., AS AMENDED, AND SECTION 12-14-606 OF THE CENTENNIAL LAND DEVELOPMENT CODE AS AMENDED.

DRAWING SHEET INDEX

SHEET 1	COVER SHEET	FOR APPROVAL	09/27/2019
SHEET 2	PROJECT INFORMATION AND CERTIFICATIONS	RP Amendment Submittal	08/27/2019
SHEET 3	EXISTING PARCEL PLAN	RP Amendment Submittal	06/28/2019
SHEET 4	PARCEL PLAN AND SITE CALCULATIONS	RP Amendment Submittal	05/09/2019
SHEET 5	URBAN CENTER SUBDISTRICT BOUNDARIES	ISSUED FOR:	DATE:
SHEET 6	COMPOSITE SITE PLAN		
SHEET 7	CIRCULATION NETWORK		
SHEET 8	OPEN SPACE AND BLOCK STRUCTURE		
SHEET 9	PARCEL AND INFRASTRUCTURE PHASING NARRATIVE		
SHEET 10	PARCEL AND INFRASTRUCTURE PHASING NARRATIVE		
SHEET 11	STREET TYPES AND CROSS SECTIONS		
SHEET 12	STREET TYPES AND CROSS SECTIONS		
SHEET 13	STREET TYPES, CROSS SECTIONS AND ALTERNATE BUILDING TYPOLOGIES		
SHEET 14	MASTER GRADING PLAN		
SHEET 15	MASTER UTILITY PLAN		
SHEET 16	UTILITY INFRASTRUCTURE PHASING		
SHEET 17	ILLUSTRATIVE CONCEPT PLAN		
SHEET 18	GENERAL DESIGN SCHEME		

**The Jones District
 Regulating Plan
 Amendment No. 2
 REGP-19-00001**

COVER SHEET

1 OF 18

560-43 1/8

PROJECT INFORMATION

PROJECT NAME: THE JONES DISTRICT

PROJECT APPLICATION SUBMITTAL: REGULATING PLAN AMENDMENT NO. 2

PROJECT DESCRIPTION: THIS REZONING/REGULATING PLAN SUBMITTAL PACKAGE IS BEING SUBMITTED BY TRYBA ARCHITECTS ON BEHALF OF THE JONES DISTRICT L.L.C. THE INTENT OF THE PACKAGE IS TO AMEND THE EXISTING REGULATING PLAN BY INCREASING THE TOTAL DEVELOPMENT SQUARE FOOTAGE AND PERCENTAGE OF ALLOWABLE RESIDENTIAL AS WELL AS MODIFYING THE PUBLIC SPACE CONFIGURATION, SUBDISTRICT BOUNDARIES, BLOCK DIMENSIONS AND ADDITIONAL STREET TYPOLOGIES.

THE REGULATING PLAN AREA TOTALS 43.87 ACRES.

PROPERTY OWNER(S) AND ADDRESS:
THE JONES DISTRICT, L.L.C.
C/O BRUE BAUKOL CAPITAL PARTNERS
1555 BLAKE STREET, SUITE 210
DENVER, CO 80202

ENGINEER INFORMATION:
CIVIL ENGINEER
MARTIN/MARTIN, INC.
ROB FRANKENBERGER
12499 WEST COLFAX AVENUE
LAKEWOOD, CO 80215
(303) 431-6100
RFRANKENBERGER
@MARTINMARTIN.COM

APPLICANT/ CONTACT INFORMATION:
THE JONES DISTRICT, L.L.C.
C/O BRUE BAUKOL CAPITAL PARTNERS
DAN METZGER
1555 BLAKE STREET, SUITE 210
DENVER, CO 80202
720-907-1948
DANMETZGER@BRUEBAUKOL.COM

TRAFFIC ENGINEER:
KIMLEY-HORN
CURTIS ROWE, P.E., PTOE
4582 SOUTH ULSTER STREET,
SUITE 1500
DENVER, CO 80237
(303) 228-2304
CURTIS.ROWE@KIMLEY-HORN.COM

TRYBA ARCHITECTS
KATHLEEN FOGLER
1620 LOGAN STREET
DENVER, CO 80206
(303) 831-4010
KFOGLER@TRYBAARCHITECTS.COM

SITE INFORMATION

REGULATING PLAN
THE JONES DISTRICT

A PART OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 67,
WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

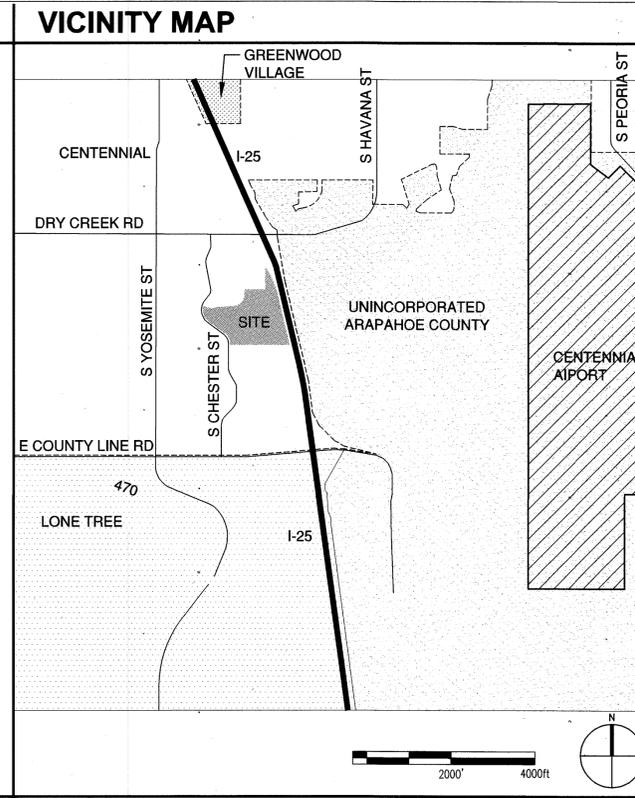
EXISTING SITE

CURRENT ZONING:
URBAN CENTER (UC)

PROPOSED ZONING:
URBAN CENTER (UC)

ASSESSOR'S PARCEL ID.:
2075-34-1-00-025 (LISTED AS TWO PARCELS ON THE ALTA SURVEY)
2075-34-2-26-003
2075-34-2-13-001
2075-34-2-14-001
2075-34-2-12-002
2075-34-2-10-001
2075-34-1-04-003
2075-34-1-05-007
2075-34-1-05-006
2075-34-1-05-004
2075-34-1-05-005

EXISTING LAND USE:
43.87 ACRES OF PRIMARILY VACANT LAND, WITH THE EXCEPTION OF ONE MULTIFAMILY BUILDING COMPRISING APPROXIMATELY 334,000 SF ALONG WITH AN ACCOMPANYING 168,000 SF PARKING STRUCTURE.



CERTIFICATIONS

CERTIFICATE OF OWNERSHIP

I, Chad A. Brue HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS THE JONES DISTRICT, CASE NUMBER REGP-19-00001.

OWNER OF RECORD OR AUTHORIZED AGENT
THE JONES DISTRICT, L.L.C.,
a Delaware limited liability company

By: BBCP Jones, LLC,
a Colorado limited liability company,
its Sole Member

By: GP BBCP Jones, LLC,
a Colorado limited liability company,
its Manager

By: BCP GP, LLC,
a Colorado limited liability company,
its Manager

By: Brue Capital Partners, LLC,
a Colorado limited liability company,
d/b/a Brue Baukol Capital Partners,
its Sole Member

By: Chad A. Brue
Name: Chad A. Brue
Title: Manager

STATE OF COLORADO
COUNTY OF Denver S.S.
ARAPAHOE

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF December, 2019

BY Chad Brue AS Owner
OF The Jones District AN AUTHORIZED SIGNATORY.

BY Cherise Y. Watson NOTARY PUBLIC
1555 Blake St.
ADDRESS
Denver CO 80202
CITY STATE ZIP CODE
MY COMMISSION EXPIRES 2.21.21

RECORDER'S CERTIFICATE

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

AT 2:10 (A.M./P.M.) ON THE 10th DAY OF February A.D., 2020

IN BOOK 560, PAGE 43-60, MAP ---

RECEPTION NO. E0017420

CLERK AND RECORDER
Open Lopez
BY Patricia Hernandez DEPUTY

CITY COUNCIL APPROVAL

APPROVED BY CITY COUNCIL OF THE CITY OF CENTENNIAL, THIS 15th DAY OF November A.D., 2019.

MAYOR: Steve Pihl
ATTEST: Gina J. Pajonik

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED / NOT RECOMMENDED BY THE CITY OF CENTENNIAL PLANNING AND ZONING COMMISSION, THIS 25th DAY OF October A.D., 2019.

BY CHAIR: Paul G. [Signature]



THE JONES DISTRICT

CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO
A PART OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 67, WEST OF THE 6TH P.M.

FOR APPROVAL	09/27/2019
RP Amendment Submittal	08/27/2019
RP Amendment Submittal	06/28/2019
RP Amendment Submittal	05/09/2019
ISSUED FOR:	DATE:

**The Jones District
Regulating Plan
Amendment No. 2
REGP-19-00001**

**PROJECT INFORMATION
AND CERTIFICATIONS**

2 OF 18

GENERAL NOTES

- THE REGULATING PLAN IS PROVIDED AS A SCHEMATIC DIAGRAM OF DEVELOPMENT SHOWING HOW THE FORM-BASED STANDARDS ARE APPLIED. DETAILS FOR EACH DEVELOPMENT WILL BE FINALIZED IN THE REQUIRED SITE PLAN SUBMITTAL (SEC. 12-14-602).
- THE JONES DISTRICT REGULATING PLAN INCLUDES A COMBINATION OF REQUIRED AND ILLUSTRATIVE ELEMENTS. THE REQUIRED ELEMENTS ESTABLISH THE FOLLOWING (1) SUBDISTRICT BOUNDARIES, (2) THE NETWORK AND TYPES OF STREETS IN THE DEVELOPMENT, (3) THE BUILDING TYPES AND FRONTAGE TYPES WITHIN EACH SUB-DISTRICT AND BLOCK, (4) THE BUILDING HEIGHT RANGES ON EACH BLOCK FACE, (5) THE NUMBER AND GENERAL LOCATION AND TYPE OF RESIDENTIAL UNITS INCLUDING A DEVELOPMENT PHASING PLAN TO PHASE THE CONSTRUCTION OF RESIDENTIAL USES TO COORDINATE AND COINCIDE WITH THE CONSTRUCTION OF NON-RESIDENTIAL USES TO ENSURE A MIXED-USE PROJECT, (6) THE DESIGNATION OF PUBLIC SPACES, AND (7) THE MAXIMUM GROSS FLOOR AREA FOR EACH OF THE SUBDISTRICTS. THESE ELEMENTS SHALL BE THE BASIS FOR APPROVAL OF SUBSEQUENT SITE PLANS. THE ILLUSTRATIVE ELEMENTS ARE INTENDED TO DEMONSTRATE THE MANNER IN WHICH THE REGULATING PLAN COULD DEVELOP, BUT ARE FOR ILLUSTRATIVE PURPOSES ONLY. IN ADDITION, THE ILLUSTRATIVE CONCEPT PLAN SHALL ONLY BE CONSIDERED AS ONE POTENTIAL DEVELOPMENT SCENARIO AND DOES NOT PROVIDE A BASIS FOR REGULATING PLAN OR SITE PLAN REVIEW CRITERIA. CHANGES TO A REQUIRED ELEMENT OF THE REGULATING PLAN SHALL REQUIRE AN AMENDMENT TO THE REGULATING PLAN IN ACCORDANCE WITH GENERAL NOTE 5 BELOW.
- THE FOLLOWING PORTIONS OF THIS REGULATING PLAN SHALL BE CONSIDERED ILLUSTRATIVE ELEMENTS:
 - PARCEL-BY-PARCEL GFA AS FURTHER DESCRIBED IN NOTE 2, SHEET 4
 - ANY STREET NOT DESIGNATED AS PRIMARY OR SECONDARY IS FOR ILLUSTRATIVE PURPOSES ONLY
 - THE INFRASTRUCTURE PHASING PLAN AS FURTHER DESCRIBED IN NOTE 1 SHEETS 9 AND 10
 - ALL STREETScape DIMENSIONS ON SHEETS 11, 12 AND 13 ARE ILLUSTRATIVE AND WILL BE VERIFIED DURING FINAL SITE PLANNING PROCESS.
 - ILLUSTRATIVE CONCEPT PLAN AS DESCRIBED ON SHEET 17
- ALL PREVIOUSLY APPROVED FINAL DEVELOPMENT PLANS, PRELIMINARY DEVELOPMENT PLANS, MASTER DEVELOPMENT PLANS, AND REGULATING PLANS WHICH HAVE NOT BEEN CONSTRUCTED SHALL BE DEEMED SUPERSEDED WITH THE APPROVAL OF THIS REZONING APPLICATION.
- MODIFICATIONS TO ANY REQUIRED ELEMENT OF THE REGULATING PLAN SHALL BE PROCESSED AS EITHER A MAJOR AMENDMENT OR A MINOR AMENDMENT IN ACCORDANCE WITH THE FOLLOWING PROCEDURES. AN APPLICATION FOR AN AMENDMENT TO THE REGULATING PLAN SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT AND PROCESSED IN ACCORDANCE WITH SECTION 12-14-402 OF THE LDC. PURSUANT TO 12-14-902 D(1), A MAJOR AMENDMENT TO THE REGULATING PLAN SHALL MEAN AND INCLUDE ANY OF THE FOLLOWING: A. A CHANGE TO THE SUBDISTRICT BOUNDARIES SHOWN ON THE REGULATING PLAN, TO EITHER INCLUDE ADDITIONAL PARCELS OF LAND AS PART OF THE UC ZONING DISTRICT OR TO MODIFY THE INTERNAL SUBDISTRICT BOUNDARY SHOWN ON THE REGULATING PLAN; B. AN AMENDMENT TO THE TYPES OF SUBDISTRICTS CONTAINED WITHIN THE REGULATING PLAN; C. AN AMENDMENT TO ADD ALTERNATIVE BUILDING, FRONTAGE, PARKING, AND STREET TYPOLOGIES AS PERMITTED IN SECTION 12-4-301(C), FLEXIBILITY; D. AN AMENDMENT TO MODIFY THE RANGES OF BUILDING HEIGHTS APPLICABLE TO A BLOCK FACE AS SHOWN ON THE REGULATING PLAN; E. AN AMENDMENT TO THE NUMBER, TYPE, AND LOCATION OF RESIDENTIAL USES SHOWN ON THE REGULATING PLAN, INCLUDING AN AMENDMENT TO THE DEVELOPMENT PHASING PLAN

ALLOWABLE LAND USES

REQUIRED PURSUANT TO SECTION 12-14-902(B)(5); F. A CHANGE TO THE STREET NETWORK THAT HAS THE EFFECT OF INCREASING THE PERIMETER BLOCK DIMENSIONS OF ANY BLOCK BY MORE THAN 10 PERCENT AS SHOWN ON THE REGULATING PLAN; G. ANY REDUCTION BY 30 PERCENT OR GREATER TO THE TOTAL AREA OF PUBLIC SPACE, THE RESULT OF WHICH REDUCTION IS NOT BELOW THE MINIMUM REQUIREMENTS SHOWN ON THE REGULATING PLAN; OR H. ANY MODIFICATION TO THE MAXIMUM GROSS FLOOR AREA FOR THE ENTIRE UC DISTRICT THAT RESULTS IN AN INCREASE OF 10 PERCENT OR GREATER, AS SHOWN ON THE REGULATING PLAN.

ANY PROPOSED MODIFICATION OR AMENDMENT OF A REQUIRED ELEMENT THAT IS NOT A MAJOR AMENDMENT AS DEFINED IN NUMBER 4 ABOVE IS DEEMED TO BE A MINOR AMENDMENT. AN APPLICATION FOR A MINOR AMENDMENT TO THE REGULATING PLAN SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT AND MAY BE APPROVED BY THE DIRECTOR IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE LDC, INCLUDING SECTION 12-14-309(C)(1); ADMINISTRATIVE REVIEW. THE INTENT OF THIS NOTE IS TO ALLOW THE OWNERS' FLEXIBILITY IN DEVELOPING THE PROPERTY CONSISTENT WITH THE REGULATING PLAN, AS MAY BE AMENDED, AND THE LDC. NOTHING HEREIN IS INTENDED TO ALLOW MODIFICATIONS TO THE REGULATING PLAN THAT ARE INCONSISTENT WITH OR EXCEED ANY STANDARDS OR REQUIREMENTS OF THE LDC.

- LANDSCAPING IS SHOWN FOR REFERENCE ONLY. DETAILED LANDSCAPE PLANS AND CALCULATIONS WILL BE PROVIDED WITH FUTURE REQUIRED SITE PLAN SUBMITTALS.
- ADJUSTMENTS TO THE INDIVIDUAL INTERIOR PARCEL/LOT LINES MAY BE MADE AT THE TIME EACH OF THE FINAL PLATS ARE SUBMITTED.
- PROPOSED MAXIMUM DEVELOPMENT GROSS FLOOR AREA (GFA): 4,000,000 GSF. SEE SITE CALCULATION SHEET 4 FOR GFA PROJECTED PER SUBDISTRICT.
- THE PROPERTY IS LOCATED IN THE CENTENNIAL AIRPORT INFLUENCE AREA AND WILL COMPLY WITH THE REQUIREMENTS OF THE IMAGINARY SURFACE ELEVATIONS AS DEFINED BY THE FEDERAL AVIATION REGULATION 14 C.F.R. PART 77 (FAR PART 77 SURFACES) AND ELEVATION 6,033' HEIGHT LIMITATION.
- THE MAXIMUM ALLOWABLE GROSS FLOOR AREA FOR RESIDENTIAL USES WITHIN THE JONES DISTRICT SHALL TOTAL 50% OF THE PROPOSED MAXIMUM DEVELOPMENT GROSS FLOOR AREA UNDER THIS REGULATING PLAN. SUCH RESIDENTIAL SQUARE FOOTAGE MAY BE AGGREGATED ON ONE OR MORE SITES WITHIN THE JONES DISTRICT.
- PURSUANT TO SECTION 12-14-902 OF THE LDC, REGULATING PLANS MUST INCLUDE A DEVELOPMENT PHASING PLAN TO PHASE THE CONSTRUCTION OF RESIDENTIAL USES TO COORDINATE AND COINCIDE WITH THE CONSTRUCTION OF NON-RESIDENTIAL USES TO ENSURE A MIXED-USE PROJECT. THE DEVELOPMENT PHASING PLAN FOR THIS REGULATING PLAN IS SET FORTH WITHIN THE DEVELOPMENT AGREEMENT (RECEPTION # E 0006375).
- GROUND FLOOR RETAIL USES ARE NOT REQUIRED TO BE CONTINUOUS ALONG ANY STREET FRONTAGE.
- GROUND FLOOR RETAIL IS ALLOWED ON ALL PARCELS.

ALLOWABLE LAND USES

THE LAND USES PROVIDED BELOW ARE ALLOWED WITHIN THE JONES DISTRICT REGULATING PLAN. ALL OTHER USES NOT SPECIFICALLY LISTED BELOW SHALL BE CONSIDERED AS AN ALLOWED USE IF, IN THE OPINION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT, THEY ARE SIMILAR IN CHARACTER TO PERMITTED USES IN THIS REGULATING PLAN, AND ARE IN CONFORMANCE WITH THE INTENT OF THIS DISTRICT.

RESIDENTIAL USE:
LIMITED USE
SINGLE-FAMILY
SINGLE-FAMILY ATTACHED
MULTIFAMILY
LIVE-WORK UNIT

HOME USES:
LIMITED USE
HOME-BASED BUSINESS
FAMILY CHILD CARE HOME
RESPITE CARE HOME

INSTITUTIONAL USES:
PERMITTED
COLLEGE / UNIVERSITY / VO-TECH
PLACES OF PUBLIC ASSEMBLY
PRIVATE CLUB
POLICE OR FIRE STATIONS
POST OFFICE

LIMITED USE
HOSPITALS / CLINICS / MEDICAL LABS

COMMERCIAL USES:
PERMITTED USE
COMMERCIAL LODGING
COMMERCIAL RETAIL
MIXED-USE
OFFICE
RESTAURANT; NO DRIVE-IN OR DRIVE-THROUGH SERVICES, COMMERCIAL AND PERSONAL

LIMITED USE
ALCOHOLIC BEVERAGE SALES
VEHICLE RENTALS

CONDITIONAL USE
24-HOUR COMMERCIAL RETAIL
24-HOUR RESTAURANT; NO DRIVE-IN OR DRIVE-THROUGH

RECREATION AND AMUSEMENT USES:
PERMITTED USE
COMMERCIAL AMUSEMENT, INDOOR
RECREATION, INDOOR

LIMITED USE
RECREATION, OUTDOOR

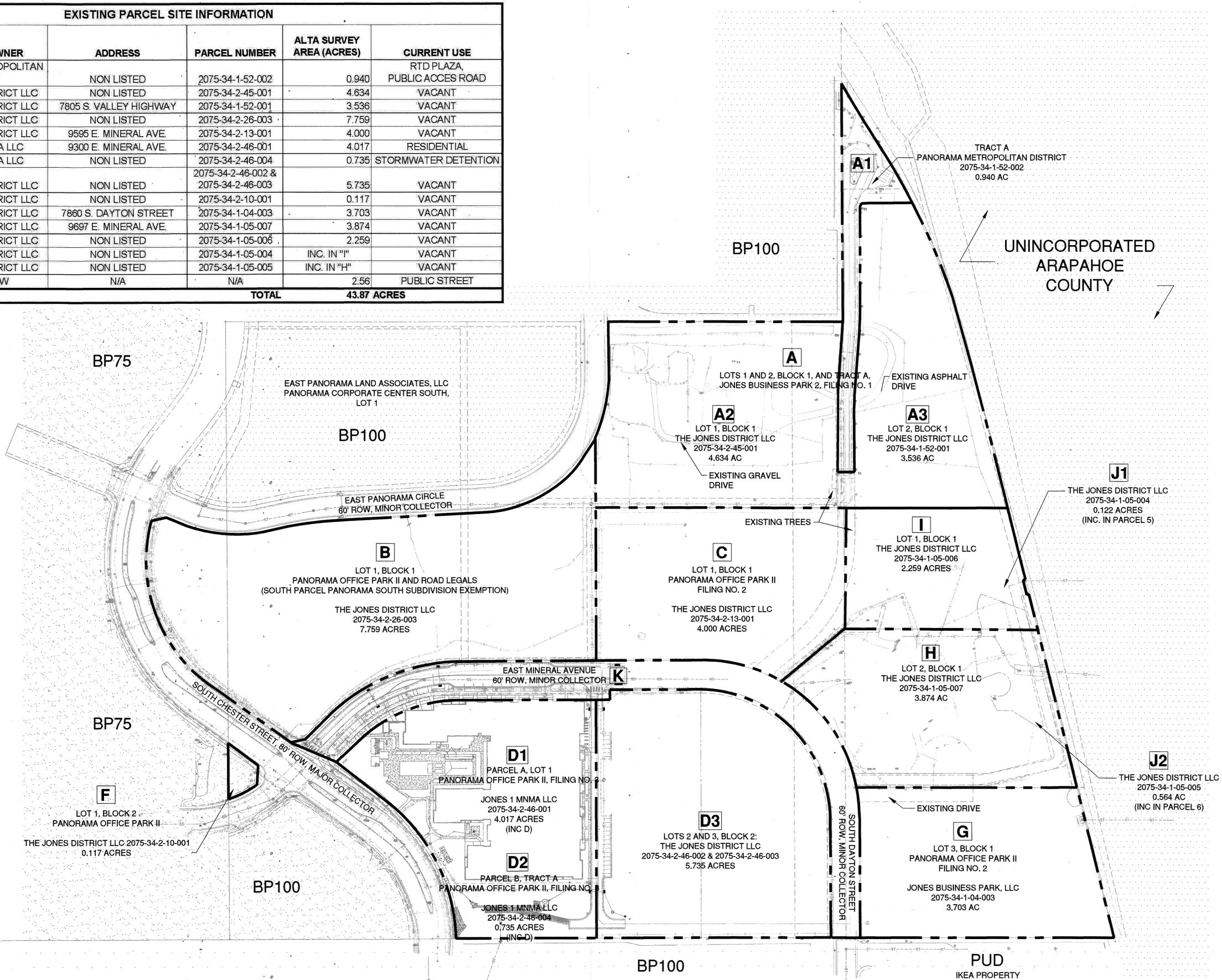
INDUSTRIAL USES:
LIMITED USE
EXTRACTION (OIL AND GAS)
UTILITIES, NEIGHBORHOOD

CONDITIONAL USE
UTILITIES, COMMUNITY

SPECIAL USE:
LIMITED USE
PARKING (STAND ALONE LOT) AND MULTIMODAL TRANSIT FACILITIES

560-44 2/19

EXISTING PARCEL SITE INFORMATION					
SURVEY PARCEL NUMBER	PROPERTY OWNER	ADDRESS	PARCEL NUMBER	ALTA SURVEY AREA (ACRES)	CURRENT USE
A1	PANORAMA METROPOLITAN DISTRICT	NON LISTED	2075-34-1-52-002	0.940	RTD PLAZA, PUBLIC ACCESS ROAD
A2	THE JONES DISTRICT LLC	NON LISTED	2075-34-2-45-001	4.634	VACANT
A3	THE JONES DISTRICT LLC	7805 S. VALLEY HIGHWAY	2075-34-1-52-001	3.536	VACANT
B	THE JONES DISTRICT LLC	NON LISTED	2075-34-2-26-003	7.759	VACANT
C	THE JONES DISTRICT LLC	9595 E. MINERAL AVE.	2075-34-2-13-001	4.000	VACANT
D1	JONES 1 MNMA LLC	9300 E. MINERAL AVE.	2075-34-2-46-001	4.017	RESIDENTIAL
D2	JONES 1 MNMA LLC	NON LISTED	2075-34-2-46-004	0.735	STORMWATER DETENTION
D3	THE JONES DISTRICT LLC	NON LISTED	2075-34-2-46-002 & 2075-34-2-46-003	5.735	VACANT
F	THE JONES DISTRICT LLC	NON LISTED	2075-34-2-10-001	0.117	VACANT
G	THE JONES DISTRICT LLC	7860 S. DAYTON STREET	2075-34-1-04-003	3.703	VACANT
H	THE JONES DISTRICT LLC	9697 E. MINERAL AVE.	2075-34-1-05-007	3.874	VACANT
I	THE JONES DISTRICT LLC	NON LISTED	2075-34-1-05-006	2.259	VACANT
J1	THE JONES DISTRICT LLC	NON LISTED	2075-34-1-05-004	INC. IN "I"	VACANT
J2	THE JONES DISTRICT LLC	NON LISTED	2075-34-1-05-005	INC. IN "H"	VACANT
K	PUBLIC ROW	N/A	N/A	2.56	PUBLIC STREET
TOTAL				43.87 ACRES	



EXISTING PARCEL PLAN (FROM ALTA SURVEY)

BRUE-BAUKOL
CAPITAL PARTNERS

TRYBA ARCHITECTS
1620 Logan Street
Denver Colorado 80203
303.831.4010

MARTIN/MARTIN
CONSULTING ENGINEERS
12409 WEST COLFAX AVENUE, LAKENWOOD, COLORADO 80215
MAIN 303.431.6100 MARTINMARTIN.COM

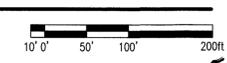
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**EXISTING
PARCEL PLAN**



560-45 3/18

DEVELOPMENT PARCELS*	URBAN CENTER SUBDISTRICT	SITE CALCULATIONS**1				MAXIMUM GFA CALCULATION**2			
		PARCEL AREA	Acres	POTENTIAL SITE USE	VERTICAL DEVELOPMENT AREA	PUBLIC SPACE	POTENTIAL GFA UC-CENTER	POTENTIAL GFA UC-GENERAL	
									SF
PARCEL 1	CENTER	144,186	3.31	VERT DEV/PROMENADE	2.65	0.66	577,213		
PARCEL 2	CENTER	124,407	2.86	VERTICAL DEV	2.70	0.16	497,628		
PARCEL 3	CENTER	270,966	6.22	VERT DEV/PROMENADE	5.70	0.52	643,544		
PARCEL 4	GENERAL	76,214	1.75	VERTICAL DEV	1.75			206,107	
PARCEL 5	GENERAL	86,196	1.98	VERT DEV/PROMENADE	1.84	0.14		215,490	
PARCEL 6	GENERAL	136,744	3.14	VERTICAL DEV	3.14			307,674	
PARCEL 7	GENERAL	124,823	2.87	VERT DEV/PROMENADE	2.68	0.19		374,459	
PARCEL 8	GENERAL	161,720	3.71	VERTICAL DEV	3.71			283,010	
PARCEL 9	GENERAL	116,746	2.68	VERTICAL DEV	2.68			245,167	
PARCEL 10	GENERAL	207,092	4.75	EXISTING RES	4.01	0.74		334,000	
PARCEL 11	GENERAL	122,465	2.81	VERTICAL DEV	2.81			315,699	
PARCEL 12	GENERAL	40,879	0.94	PROMENADE/PLAZA		0.94			
PARCEL 13	GENERAL	40,955	0.94	CENTRAL PROMENADE	0.65	0.29			
PARCEL 14	GENERAL	469	0.01	PUBLIC OPEN SPACE		0.01			
PARCEL 15	GENERAL	5,157	0.12	PUBLIC OPEN SPACE		0.12			
TOTAL		1,659,019	38.09		34.32	3.77			
PUBLIC ROW			5.79			1.87			
TOTAL			43.87		34.32	5.64	1,718,385	2,281,615	
						12.85%	TOTAL GFA	4,000,000	
						***50% RESIDENTIAL GFA		2,000,000	

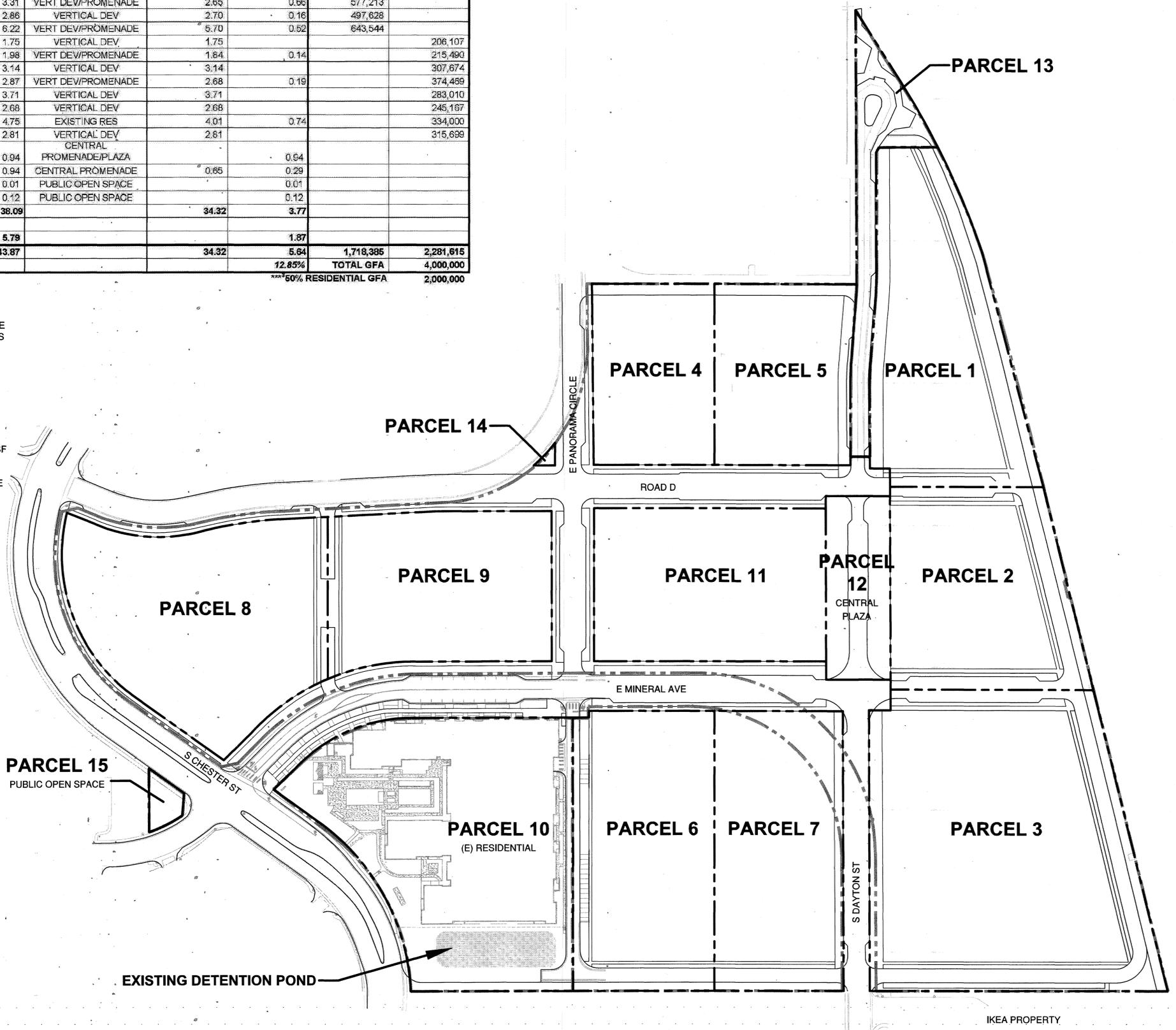
LEGEND
 - - - - - PARCEL/LOT LINE

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 MAIN 303.431.6100 MARTINMARTIN.COM

- NOTES**
- *ALL PARCEL AND ROW AREAS ARE ESTIMATIONS AND WILL BE CONFIRMED DURING SITE DEVELOPMENT PLANNING PROCESS FOR INDIVIDUAL SITES
 - **THE MAX GFA FOR EACH SUBDISTRICT SHALL NOT BE EXCEEDED, BUT THE PARCEL-BY-PARCEL NUMBERS ARE FOR ILLUSTRATIVE PURPOSES ONLY
 - ***THE RESIDENTIAL GROSS FLOOR AREA (GFA) OF 2,000,000 SF IS OVER THE ENTIRE 43.87 ACRE JONES DISTRICT AND INCLUDES THE GLENN. RESIDENTIAL GFA MAY MOVE FREELY BETWEEN SUBDISTRICTS AS LONG AS THE GFA OF 2,000,000 SF IS NOT EXCEEDED.
 - THE MAXIMUM RESIDENTIAL USE PERMITTED IN ACCORDANCE WITH THIS REGULATING PLAN FOR DEVELOPMENT PARCELS 1-15 SHALL BE EITHER: (1) 2,000,000 GFA OR (2) 1,806 RESIDENTIAL UNITS, WHICHEVER STANDARD IS MET FIRST.
 - GROSS FLOOR AREA CALCULATIONS DO NOT INCLUDE PARKING AREAS.



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PARCEL PLAN AND
 SITE CALCULATIONS

PARCEL PLAN AND SITE CALCULATIONS

SCALE 1:100
 100' 200ft
 560-46
 4/18

SUBDISTRICT NARRATIVE

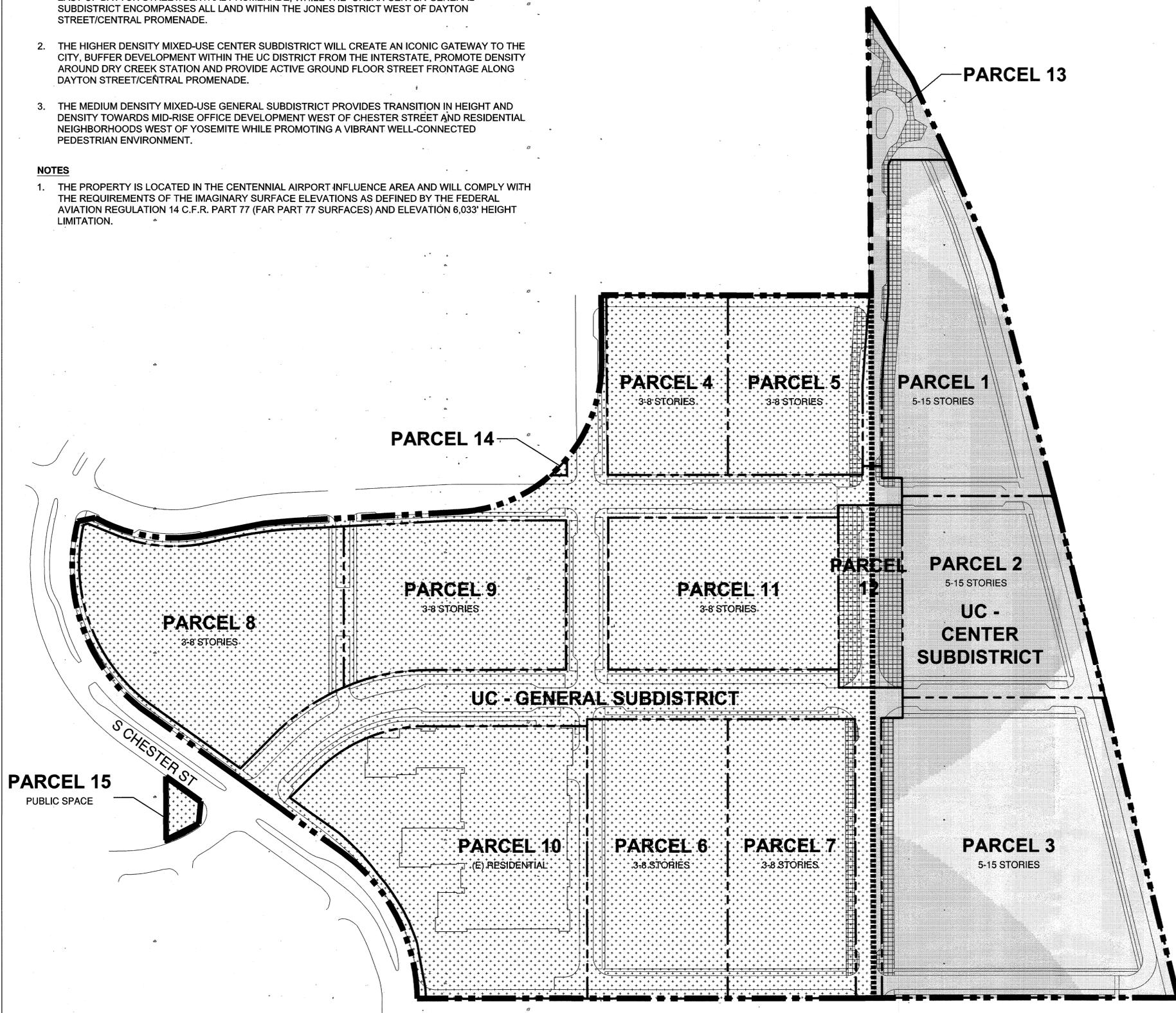
1. THE URBAN CENTER SUBDISTRICTS AS SHOWN ON EACH PARCEL ARE SUBDISTRICTS AS DEFINED BY THE LAND DEVELOPMENT CODE URBAN CENTER FORM STANDARDS (DIVISION 4-3 SEC. 12-4-301/TBD). THE "URBAN CENTER - CENTER" SUBDISTRICT ENCOMPASSES ALL LAND WITHIN THE JONES DISTRICT EAST OF DAYTON STREET/CENTRAL PROMENADE, WHILE THE "URBAN CENTER-GENERAL" SUBDISTRICT ENCOMPASSES ALL LAND WITHIN THE JONES DISTRICT WEST OF DAYTON STREET/CENTRAL PROMENADE.
2. THE HIGHER DENSITY MIXED-USE CENTER SUBDISTRICT WILL CREATE AN ICONIC GATEWAY TO THE CITY, BUFFER DEVELOPMENT WITHIN THE UC DISTRICT FROM THE INTERSTATE, PROMOTE DENSITY AROUND DRY CREEK STATION AND PROVIDE ACTIVE GROUND FLOOR STREET FRONTAGE ALONG DAYTON STREET/CENTRAL PROMENADE.
3. THE MEDIUM DENSITY MIXED-USE GENERAL SUBDISTRICT PROVIDES TRANSITION IN HEIGHT AND DENSITY TOWARDS MID-RISE OFFICE DEVELOPMENT WEST OF CHESTER STREET AND RESIDENTIAL NEIGHBORHOODS WEST OF YOSEMITE WHILE PROMOTING A VIBRANT WELL-CONNECTED PEDESTRIAN ENVIRONMENT.

NOTES

1. THE PROPERTY IS LOCATED IN THE CENTENNIAL AIRPORT INFLUENCE AREA AND WILL COMPLY WITH THE REQUIREMENTS OF THE IMAGINARY SURFACE ELEVATIONS AS DEFINED BY THE FEDERAL AVIATION REGULATION 14 C.F.R. PART 77 (FAR PART 77 SURFACES) AND ELEVATION 6,033' HEIGHT LIMITATION.

LEGEND

-  UC GENERAL SUBDISTRICT 3-8 STORIES
-  UC CENTER SUBDISTRICT 5-15 STORIES
-  UC DISTRICT BOUNDARY
-  SUBDISTRICT BOUNDARY
-  PARCEL/LOT LINE



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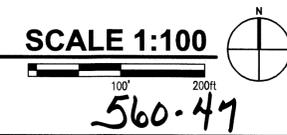
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URBAN CENTER
SUBDISTRICT
BOUNDARIES

URBAN CENTER SUBDISTRICT BOUNDARIES



COMPOSITE SITE PLAN NARRATIVE

1. THE JONES DISTRICT WILL BE A VIBRANT MIXED-USE, WALKABLE URBAN AREA WITH A BALANCED COMBINATION OF COMMERCIAL AND RESIDENTIAL USES INTEGRATED ACROSS THE SITE.
2. SOUTH DAYTON ST/CENTRAL PROMENADE FROM DRY CREEK STATION TO THE CENTRAL PROMENADE/PLAZA (PARCEL 12) WILL BE A MAIN STREET, SERVING AS THE FOCAL POINT OF PEDESTRIAN ACTIVITY FOR THE DISTRICT.
3. THE CENTRAL PLAZA/PROMENADE (PARCEL 12) WILL FUNCTION AS A SHARED STREET WITH SPECIAL PAVING AND SLOWER TRAFFIC. SPECIAL PROGRAMMING MAY REQUIRE OCCASIONAL ROAD CLOSURES AND WILL BE COORDINATED AS NECESSARY WITH THE CITY OF CENTENNIAL.
4. CORNER EMPHASIS AND TERMINATED VISTAS WILL BE FEATURED ALONG THE CENTRAL PROMENADE AS GATEWAYS TO THE DISTRICT AND CENTRAL PLAZA.

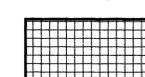
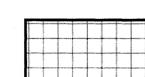
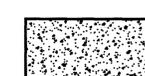
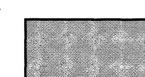
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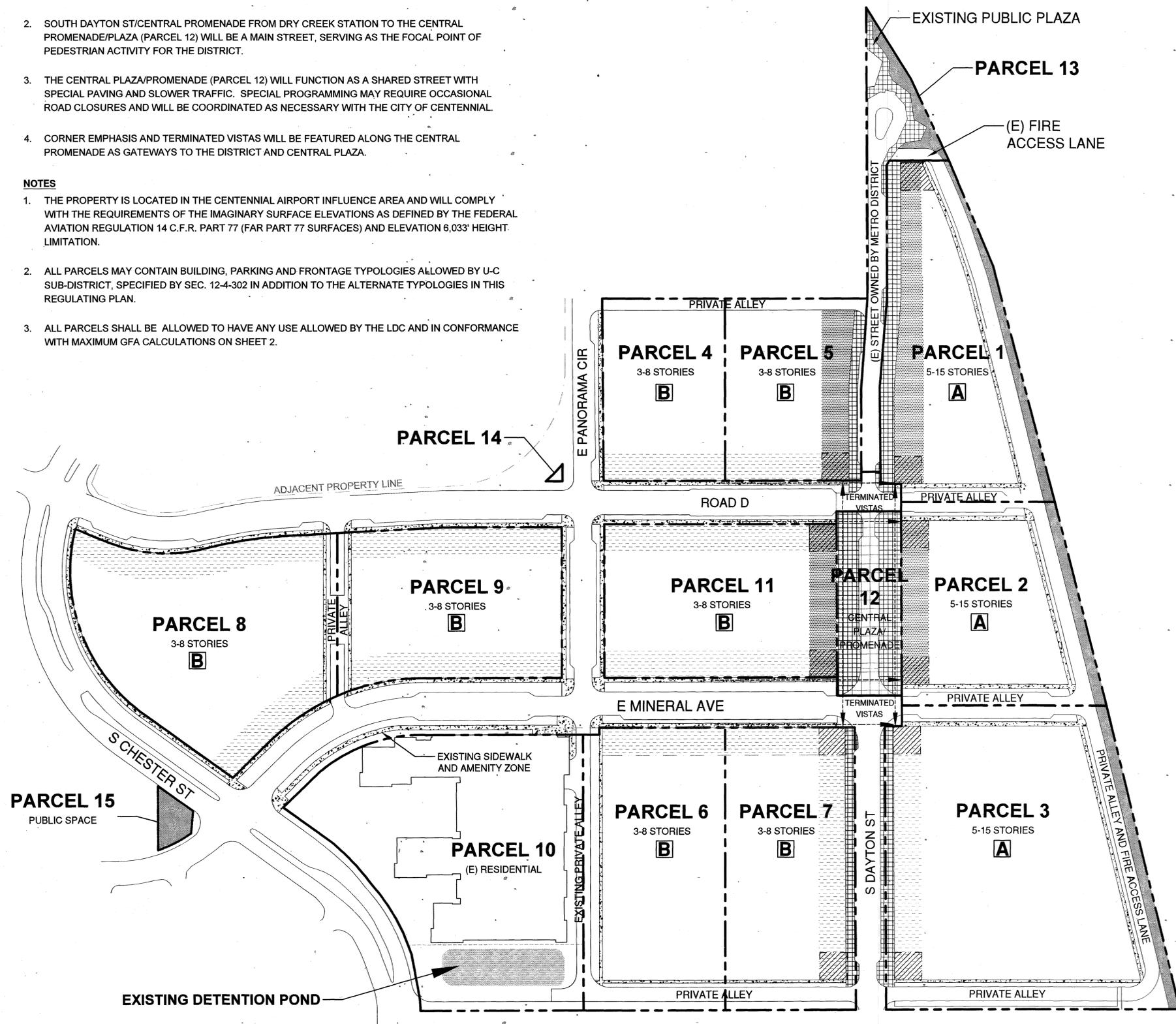
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2. ALL PARCELS MAY CONTAIN BUILDING, PARKING AND FRONTAGE TYPOLOGIES ALLOWED BY U-C SUB-DISTRICT, SPECIFIED BY SEC. 12-4-302 IN ADDITION TO THE ALTERNATE TYPOLOGIES IN THIS REGULATING PLAN.
3. ALL PARCELS SHALL BE ALLOWED TO HAVE ANY USE ALLOWED BY THE LDC AND IN CONFORMANCE WITH MAXIMUM GFA CALCULATIONS ON SHEET 2.

BUILDING, FRONTAGE AND PARKING TYPES (SEC. 12-4-302)

- A** BUILDING TYPES: PEDESTAL, LINER, OBJECT, MID-RISE MIXED-USE, LIVE/WORK TOWNHOUSE* AND TOWNHOUSE*
- FRONTAGE TYPES: STREETYARD, DOORYARD, FORECOURT, SHOPFRONT, GALLERY
- PARKING TYPES: INTEGRATED STRUCTURED, MID-BLOCK STRUCTURED, LINED STRUCTURE SUBTERRANEAN STRUCTURE AND TUCK-UNDER PARKING
- B** BUILDING TYPES: PEDESTAL, LINER, OBJECT, MID-RISE MIXED-USE, LOW-RISE MIXED USE, COMMERCIAL; LIVE/WORK TOWNHOUSE*, TOWNHOUSE* AND FREESTANDING MULTIFAMILY
- FRONTAGE TYPES: STREETYARD, DOORYARD, STOOP, FORECOURT, SHOPFRONT, GALLERY
- PARKING TYPES: INTEGRATED STRUCTURED, MID-BLOCK STRUCTURED, LINED STRUCTURE SUBTERRANEAN STRUCTURE, SURFACE PARKING AND TUCK-UNDER PARKING
- *THESE BUILDING TYPES ARE PERMITTED WHEN INCORPORATED WITH ANOTHER BUILDING TYPE

LEGEND

-  MAIN STREET OVERLAY
-  STREET LEVEL ACTIVATION
-  CENTRAL PROMENADE
-  CENTRAL PLAZA/PROMENADE SHARED STREET
-  PEDESTRIAN CIRCULATION
-  PUBLIC SPACE
-  POTENTIAL CORNER EMPHASIS
-  PARCEL/LOT LINE



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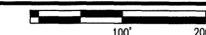
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COMPOSITE
SITE PLAN

COMPOSITE SITE PLAN

SCALE 1:100



560-48

6/18

CIRCULATION NETWORK NARRATIVE

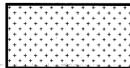
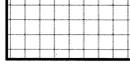
THE CIRCULATION NETWORK CONNECTS TO THE EXISTING STREET GRID AND PROVIDES DRIVABLE, BIKEABLE AND WALKABLE PRIMARY AND SECONDARY COMMERCIAL STREETS.

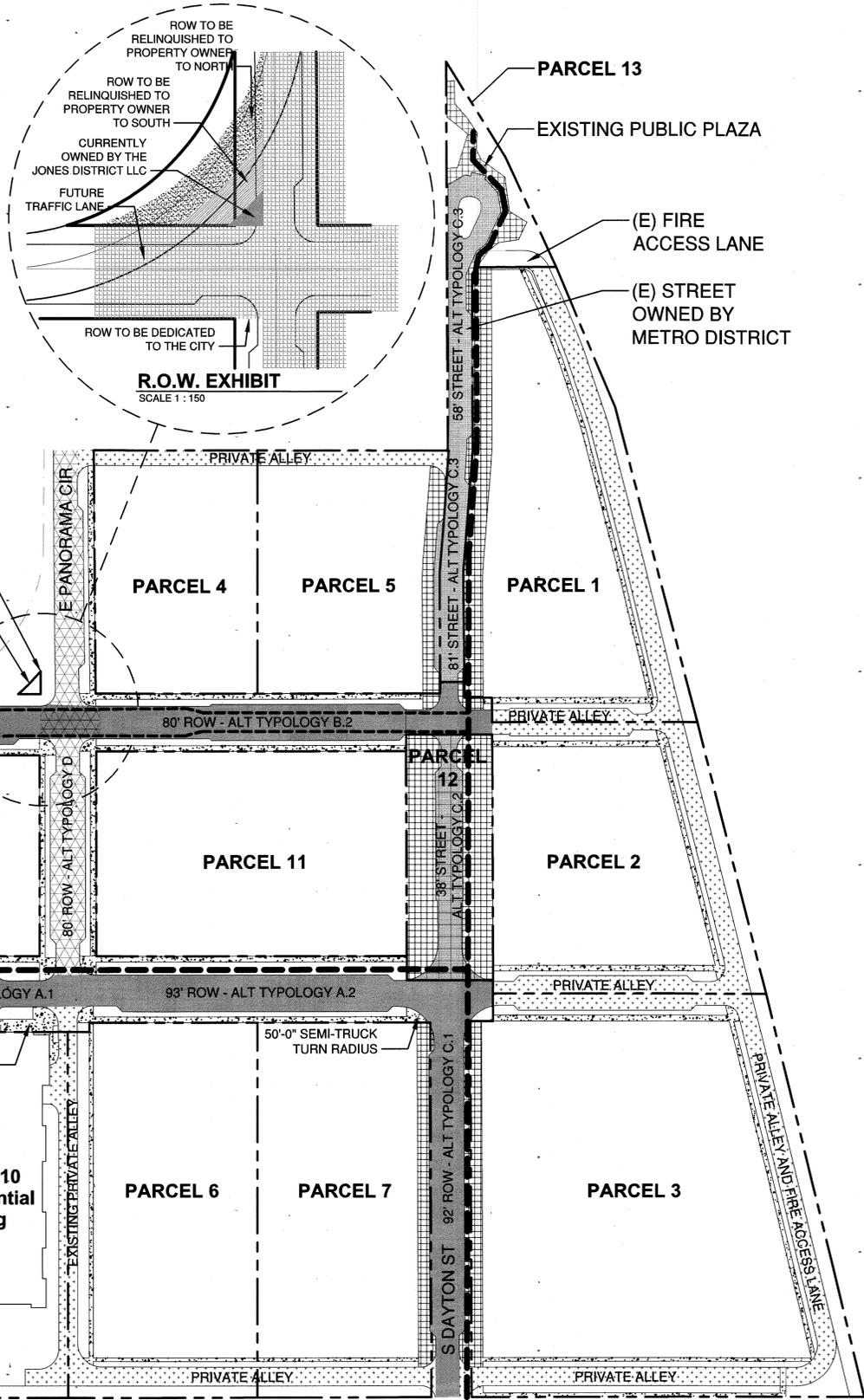
1. EAST MINERAL AVENUE AND ROAD "D" (PREVIOUSLY PANORAMA CIRCLE) WILL BE PRIMARY EAST/WEST COMMERCIAL STREETS PROVIDING CAR, BIKE AND PEDESTRIAN ACCESS.
2. THE PLAN CREATES STRONG NORTH-SOUTH PEDESTRIAN AND BIKE CONNECTIONS ON SOUTH DAYTON STREET/CENTRAL PROMENADE AND LINKS THE EXISTING RTD STATION AT DRY CREEK ROAD AND I-25. THE PEDESTRIAN CONNECTION, REFERRED TO AS THE "CENTRAL PROMENADE" FUNCTIONS AS PUBLICLY ACCESSIBLE SPACE ALONG WHICH ACTIVE GROUND FLOOR USES WILL BE CONCENTRATED.
3. THE BIKE NETWORK WILL PROMOTE MULTIMODAL CONNECTIONS TO CENTRAL PROMENADE AND DRY CREEK STATION. SOUTH DAYTON STREET AND EAST MINERAL AVENUE WILL HAVE PROTECTED TWO-WAY CYCLE-TRACKS, WHILE ROAD "D" PROVIDES TWO-WAY SPLIT BIKE LANES. THE BIKE LANES WILL CONNECT TO CENTENNIAL'S EXISTING AND PLANNED BIKE NETWORK.

NOTES

1. ANY STREET NOT DESIGNATED AS PRIMARY OR SECONDARY IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. IF A PRIVATE ALLEY IS REQUIRED TO BE CONVERTED TO A STREET, THAT STREET TYPE WILL BE DETERMINED AT THE TIME OF THE SITE PLAN SUBMITTAL AND NOT AN AMENDMENT TO THE REGULATING PLAN. THE STREET TYPE MUST COMPLY WITH SECTION 12-4-310 OF THE LDC. CONVERTING A PRIVATE ALLEY AT THE TIME OF A SITE PLAN SUBMITTAL MAY NOT RESULT IN CHANGING/MODIFYING A STREET TYPE ALREADY DESIGNATED IN THE REGULATING PLAN.
3. INCREMENTAL IMPROVEMENTS FOR VEHICULAR TRAFFIC INCLUDE RIGHT TURN LANES AND SIGNALIZATION OF THE INTERSECTIONS AT E. PANORAMA CIRCLE (ROAD "D") AND E. MINERAL AVENUE WILL BE COMPLETED WHEN WARRANTED.

LEGEND

-  PRIMARY COMMERCIAL STREET PUBLICLY OWNED
-  PRIMARY STREET PRIVATELY OWNED
-  SECONDARY COMMERCIAL STREET PUBLICLY OWNED
-  PRIVATE ALLEY WITH PUBLIC ACCESS
-  CENTRAL PROMENADE
-  CENTRAL PLAZA/PROMENADE SHARED STREET
-  PEDESTRIAN CIRCULATION
-  SPLIT BIKE LANE
-  COMBINED BIKE LANE
-  PARCEL/LOT LINE



FUTURE SIGNAL AND INTERSECTION IMPROVEMENTS PER TRAFFIC STUDY

PARCEL 14
PARCEL CURRENTLY OWNED BY JONES DISTRICT
SOUTHWESTERN LEG OF PANORAMA CIRCLE TO BE RENAMED

FUTURE SIGNAL AND INTERSECTION IMPROVEMENTS PER TRAFFIC STUDY

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MAIN 303.431.6100 MARTINMARTIN.COM

THE JONES DISTRICT
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO
A PART OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 67, WEST OF THE 6TH P.M.

FOR APPROVAL	09/27/2019
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CIRCULATION NETWORK

CIRCULATION NETWORK

SCALE 1:100

560-49 7/18

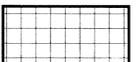
PUBLIC SPACE AND BLOCK STRUCTURE NARRATIVE

1. PRIMARY PUBLIC SPACE FOR THE JONES DISTRICT IS COMPRISED OF THE CENTRAL PROMENADE LOCATED ALONG ON SOUTH DAYTON STREET. THE PROMENADE WILL FEATURE GENEROUS SIDEWALKS AND AMENITY ZONES, CONTINUOUS FROM THE SOUTHERN PROPERTY EDGE TO DRY CREEK STATION. THE PUBLIC PLAZA LOCATED ALONG THE PROMENADE BETWEEN EAST MINERAL AVENUE AND "ROAD D" WILL BE COMPRISED OF HARDSCAPE AND SOFTSCAPE AREAS TO ACCOMMODATE A VARIETY OF USES AND GATHERING SPACES FOR THE COMMUNITY.
2. SECONDARY OPEN SPACES HAVE BEEN PROVIDED AS SUPPLEMENTARY GREEN LANDSCAPED AREAS AND MAY PROVIDE DUAL FUNCTIONS SUCH AS SITE DETENTION AND WATER QUALITY AND/OR GREEN BUFFER AREAS.
3. THE CIRCULATION NETWORK PROVIDES PEDESTRIAN ORIENTED, WALKABLE BLOCKS ENABLING CONVENIENT PEDESTRIAN ACCESS TO DAYTON STREET/CENTRAL PROMENADE AND OPEN SPACES ON SOUTH CHESTER STREET.

NOTES

1. DESIGN, MATERIALS AND EXECUTION OF SOUTH DAYTON STREET/CENTRAL PROMENADE WILL BE REGULATED BY PRIVATE SITE DESIGN GUIDELINES.
2. ALL PUBLIC SPACE AREAS AND PERIMETER BLOCK LINEAR FOOTAGE DIMENSIONS ARE ESTIMATIONS AND WILL BE CONFIRMED DURING SITE DEVELOPMENT PLANNING PROCESS FOR INDIVIDUAL SITES.

PUBLIC SPACE TYPE LEGEND

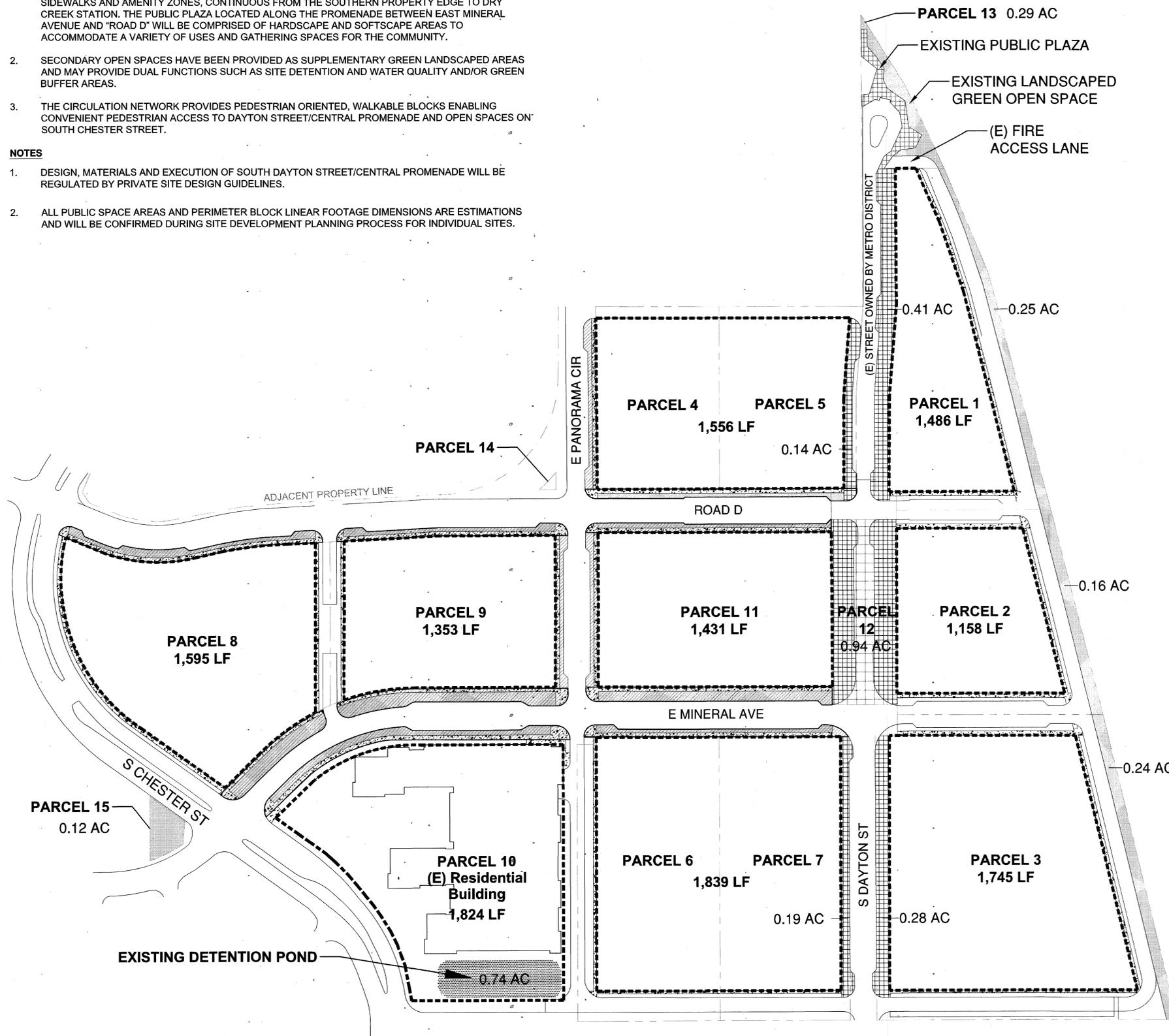
-  CENTRAL PROMENADE
-  CENTRAL PLAZA/PROMENADE SHARED STREET
-  PUBLIC AMENITY ZONE
-  PUBLIC LANDSCAPE GREEN SPACE
-  LANDSCAPED WATER QUALITY & DETENTION POND
-  PEDESTRIAN CIRCULATION
-  PARCEL/LOT LINE
-  BLOCK PERIMETER LINE

PUBLIC SPACE TABLE

PARCEL	ACRES	% OF DEVELOPABLE AREA
1	0.66	1.50%
2	0.16	0.36%
3	0.52	1.19%
5	0.14	0.32%
7	0.19	0.43%
10	0.74	1.69%
12	0.94	2.14%
13	0.29	0.66%
14	0.01	0.02%
15	0.12	0.27%
PUBLIC AMENITY ZONE*	1.87	4.26%
TOTAL:	5.64	12.85%

GROSS PARCEL AREA = 43.87 AC

*PUBLIC AMENITY ZONE AREA INCLUDES ALL AMENITY ZONES WITHIN EXISTING AND FUTURE PUBLIC ROW



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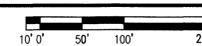
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PUBLIC SPACE AND BLOCK STRUCTURE

PUBLIC SPACE AND BLOCK STRUCTURE

SCALE 1:100



560-50

8/18

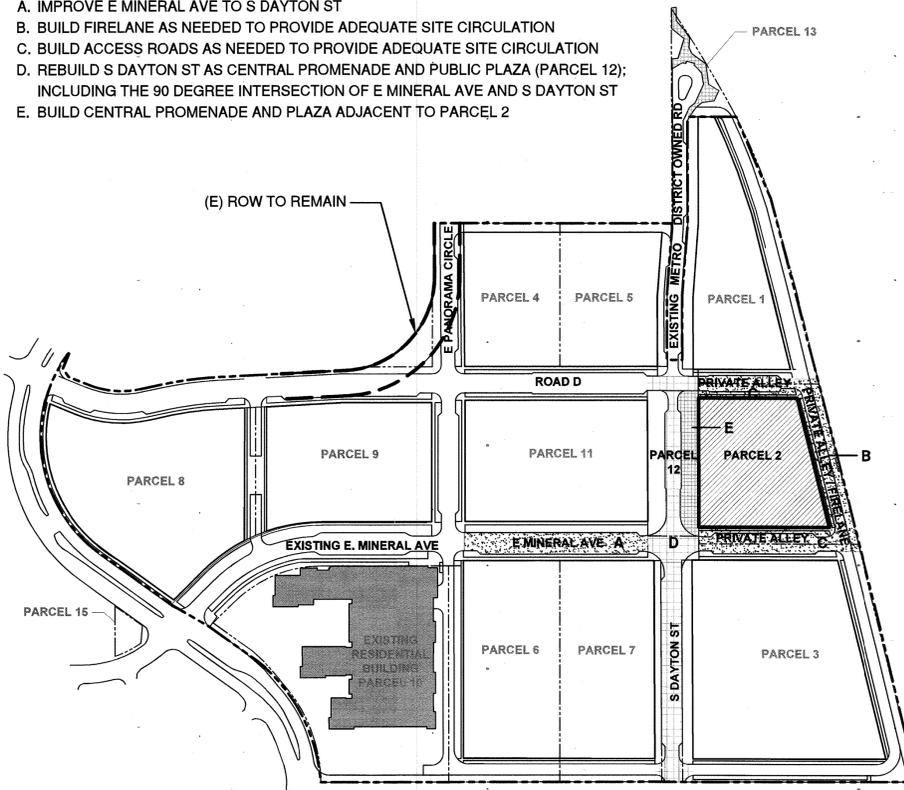
PARCEL 1

- A. REBUILD RIGHT-OF-WAY (R.O.W.) AT E PANORAMA CIR INCLUDING THE 90 DEGREE INTERSECTION AND EXTENSION INTO THE SITE AND RENAME THE WESTERN PORTION OF PANORAMA CIRCLE ("ROAD D") PER CONCURRENT CITY PROCESS; COORDINATE RECOMMENDED TRAFFIC IMPROVEMENTS FOR E PANORAMA CIR NORTH OF SITE WITH PANORAMA METRO DISTRICT
- B. BUILD FIRELANE AS NEEDED TO PROVIDE ADEQUATE SITE CIRCULATION; CONNECT TO EXISTING FIRELANE TURN-AROUND ADJACENT TO RTD STATION
- C. BUILD ACCESS ROAD AS NEEDED TO PROVIDE ADEQUATE SITE CIRCULATION
- D. EXTEND PUBLIC AMENITY ZONE NORTH ALONG S DAYTON ST/CENTRAL PROMENADE ADJACENT TO EXISTING ROAD AND PUBLIC PLAZA (PARCEL 13) TO BETTER CONNECT RTD STATION



PARCEL 2

- A. IMPROVE E MINERAL AVE TO S DAYTON ST
- B. BUILD FIRELANE AS NEEDED TO PROVIDE ADEQUATE SITE CIRCULATION
- C. BUILD ACCESS ROADS AS NEEDED TO PROVIDE ADEQUATE SITE CIRCULATION
- D. REBUILD S DAYTON ST AS CENTRAL PROMENADE AND PUBLIC PLAZA (PARCEL 12); INCLUDING THE 90 DEGREE INTERSECTION OF E MINERAL AVE AND S DAYTON ST
- E. BUILD CENTRAL PROMENADE AND PLAZA ADJACENT TO PARCEL 2

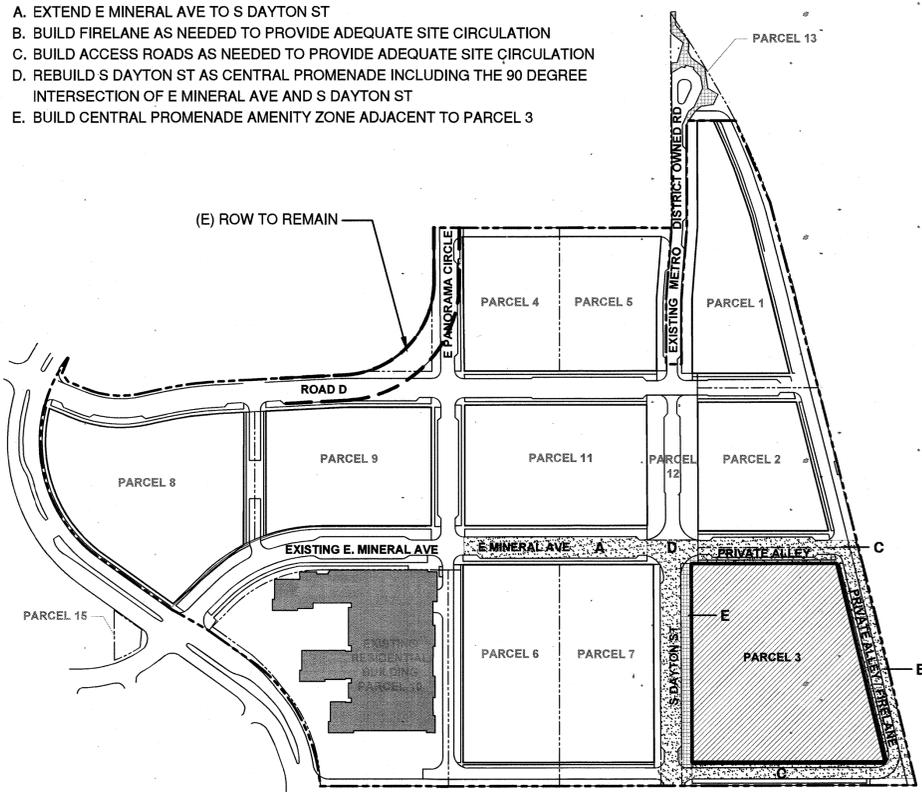


NOTES

1. AT SUCH TIME AS OWNERS SUBMIT A SITE PLAN APPLICATION FOR ANY PARCEL(S), THE SCOPE, NATURE, PHASING AND EXTENT OF PUBLIC IMPROVEMENTS NECESSARY TO SUPPORT THE DEVELOPMENT PROPOSED ON SUCH PARCEL(S) SHALL BE DETERMINED IN ACCORDANCE WITH THE REGULATING PLAN, SECTION 12-14-207, ARTICLE 4, AND ARTICLE 10 OF THE LDC. THE PHASING PLANS FOR PUBLIC IMPROVEMENTS SHOWN ON THIS SHEET ARE ILLUSTRATIVE AND ARE INTENDED ONLY TO GUIDE POTENTIAL PHASING OF IMPROVEMENTS THROUGH THE SUBDIVISION AND SITE PLANNING PROCESSES.
2. REFER TO CIVIL INFRASTRUCTURE PLAN FOR UTILITIES.
3. PARCEL/LOT LINES WILL BE DEFINED IN FUTURE SUBMITTALS TO THE CITY OF CENTENNIAL.
4. IMPROVEMENTS ARE SUBJECT TO THE REVIEW OF FUTURE SITE PLAN SUBMITTALS.

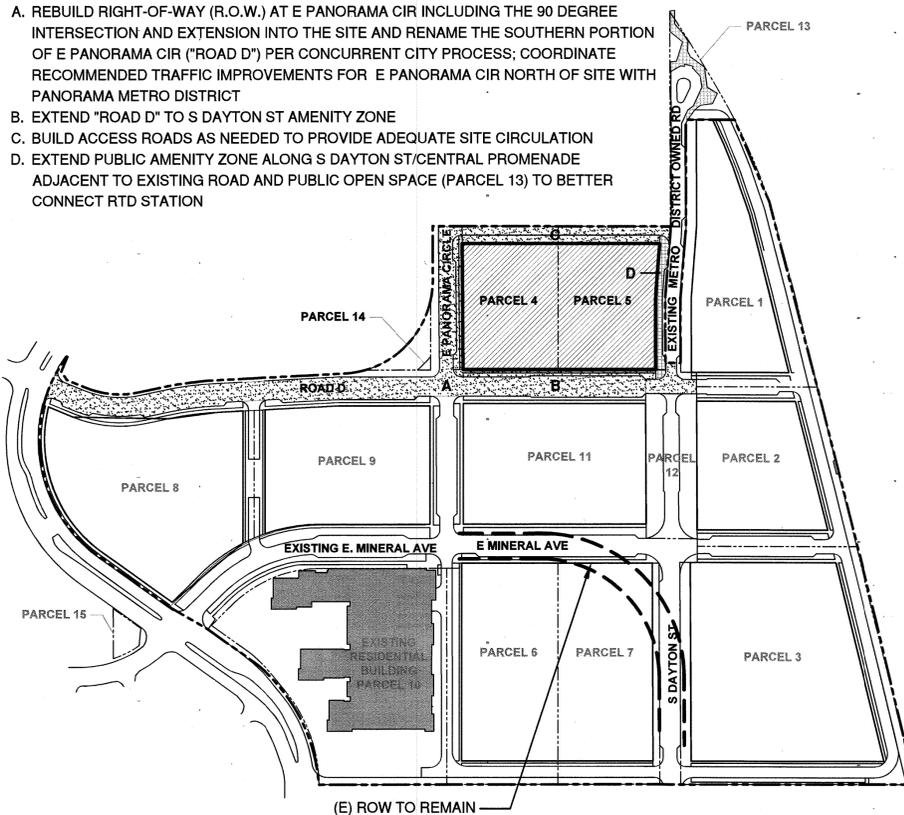
PARCEL 3

- A. EXTEND E MINERAL AVE TO S DAYTON ST
- B. BUILD FIRELANE AS NEEDED TO PROVIDE ADEQUATE SITE CIRCULATION
- C. BUILD ACCESS ROADS AS NEEDED TO PROVIDE ADEQUATE SITE CIRCULATION
- D. REBUILD S DAYTON ST AS CENTRAL PROMENADE INCLUDING THE 90 DEGREE INTERSECTION OF E MINERAL AVE AND S DAYTON ST
- E. BUILD CENTRAL PROMENADE AMENITY ZONE ADJACENT TO PARCEL 3



PARCELS 4 AND 5

- A. REBUILD RIGHT-OF-WAY (R.O.W.) AT E PANORAMA CIR INCLUDING THE 90 DEGREE INTERSECTION AND EXTENSION INTO THE SITE AND RENAME THE SOUTHERN PORTION OF E PANORAMA CIR ("ROAD D") PER CONCURRENT CITY PROCESS; COORDINATE RECOMMENDED TRAFFIC IMPROVEMENTS FOR E PANORAMA CIR NORTH OF SITE WITH PANORAMA METRO DISTRICT
- B. EXTEND "ROAD D" TO S DAYTON ST AMENITY ZONE
- C. BUILD ACCESS ROADS AS NEEDED TO PROVIDE ADEQUATE SITE CIRCULATION
- D. EXTEND PUBLIC AMENITY ZONE ALONG S DAYTON ST/CENTRAL PROMENADE ADJACENT TO EXISTING ROAD AND PUBLIC OPEN SPACE (PARCEL 13) TO BETTER CONNECT RTD STATION



LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING/PARKING
- INFRASTRUCTURE IMPROVEMENTS
- CENTRAL PLAZA/PROMENADE SHARED STREET
- CENTRAL PROMENADE
- PARCEL LINE

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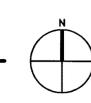
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PARCEL AND
INFRASTRUCTURE
PHASING NARRATIVE

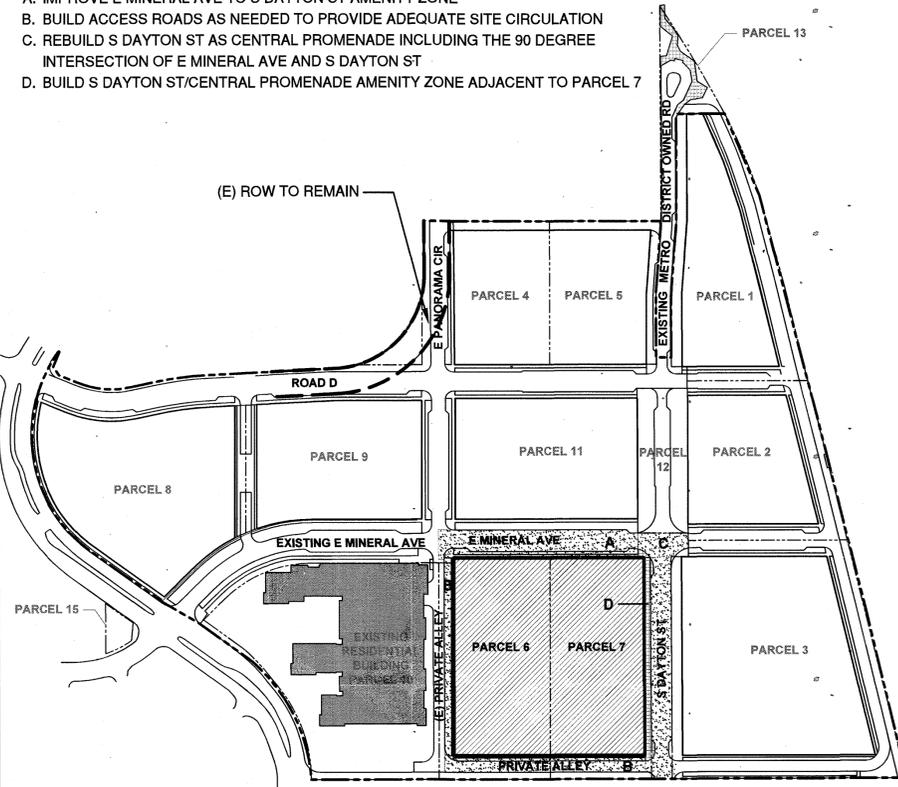
PARCEL AND INFRASTRUCTURE PLAN - PHASING OPTIONS (FOR REFERENCE ONLY)



560-51 9/18

PARCELS 6 AND 7

- A. IMPROVE E MINERAL AVE TO S DAYTON ST AMENITY ZONE
- B. BUILD ACCESS ROADS AS NEEDED TO PROVIDE ADEQUATE SITE CIRCULATION
- C. REBUILD S DAYTON ST AS CENTRAL PROMENADE INCLUDING THE 90 DEGREE INTERSECTION OF E MINERAL AVE AND S DAYTON ST
- D. BUILD S DAYTON ST/CENTRAL PROMENADE AMENITY ZONE ADJACENT TO PARCEL 7



PARCEL 8

- A. REBUILD RIGHT-OF-WAY AT E PANORAMA CIR INCLUDING THE 90 DEGREE INTERSECTION AND EXTENSION INTO THE SITE AND RENAME THE WESTERN PORTION OF PANORAMA CIR ("ROAD D") PER CONCURRENT CITY PROCESS; COORDINATE RECOMMENDED TRAFFIC IMPROVEMENTS FOR E PANORAMA CIR EAST OF SITE WITH PANORAMA METRO DISTRICT
- B. PROVIDE ACCESS BETWEEN PARCELS 8 AND 9 TO ESTABLISH ADEQUATE TRAFFIC CIRCULATION
- C. BUILD PUBLIC OPEN SPACES (PARCELS 15) ADJACENT TO PARCEL 8 AND S CHESTER ST
- D. BUILD AMENITY ZONE ADJACENT TO E MINERAL AVE AND E PANORAMA CIR

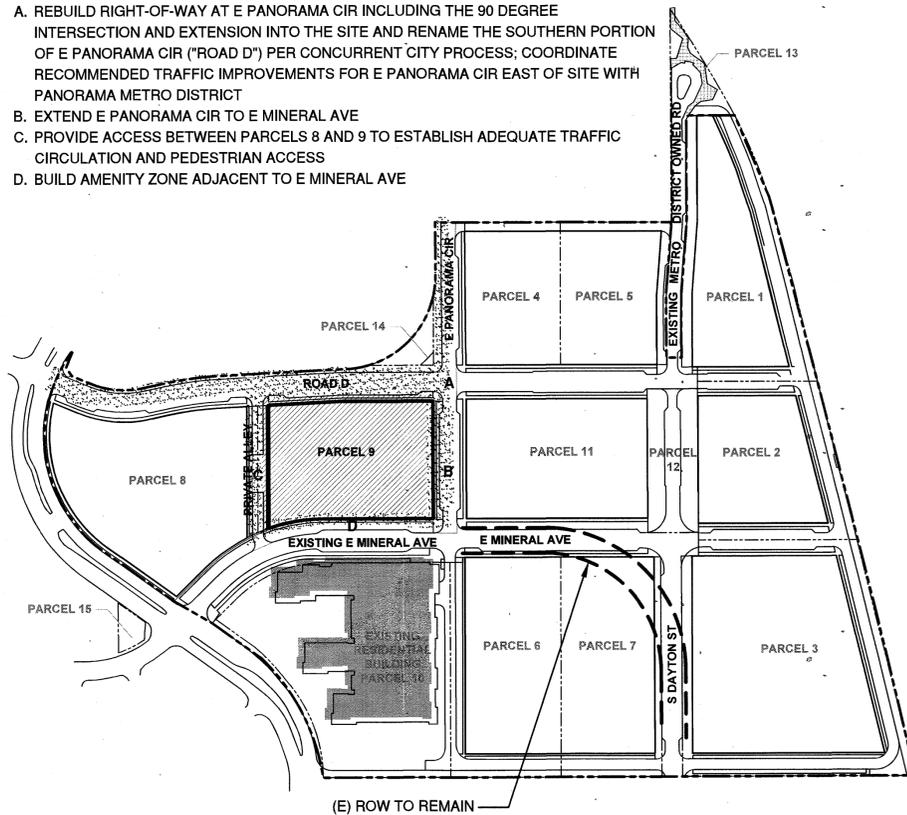


NOTES

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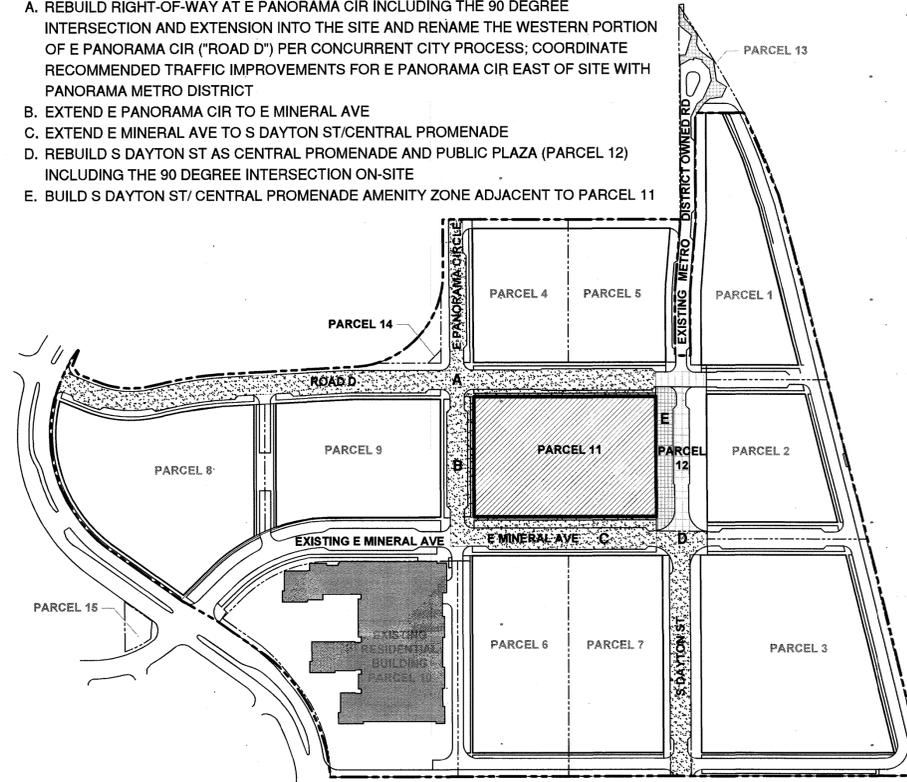
PARCEL 9

- A. REBUILD RIGHT-OF-WAY AT E PANORAMA CIR INCLUDING THE 90 DEGREE INTERSECTION AND EXTENSION INTO THE SITE AND RENAME THE WESTERN PORTION OF E PANORAMA CIR ("ROAD D") PER CONCURRENT CITY PROCESS; COORDINATE RECOMMENDED TRAFFIC IMPROVEMENTS FOR E PANORAMA CIR EAST OF SITE WITH PANORAMA METRO DISTRICT
- B. EXTEND E PANORAMA CIR TO E MINERAL AVE
- C. PROVIDE ACCESS BETWEEN PARCELS 8 AND 9 TO ESTABLISH ADEQUATE TRAFFIC CIRCULATION AND PEDESTRIAN ACCESS
- D. BUILD AMENITY ZONE ADJACENT TO E MINERAL AVE



PARCEL 11

- A. REBUILD RIGHT-OF-WAY AT E PANORAMA CIR INCLUDING THE 90 DEGREE INTERSECTION AND EXTENSION INTO THE SITE AND RENAME THE WESTERN PORTION OF E PANORAMA CIR ("ROAD D") PER CONCURRENT CITY PROCESS; COORDINATE RECOMMENDED TRAFFIC IMPROVEMENTS FOR E PANORAMA CIR EAST OF SITE WITH PANORAMA METRO DISTRICT
- B. EXTEND E PANORAMA CIR TO E MINERAL AVE
- C. EXTEND E MINERAL AVE TO S DAYTON ST/CENTRAL PROMENADE
- D. REBUILD S DAYTON ST AS CENTRAL PROMENADE AND PUBLIC PLAZA (PARCEL 12) INCLUDING THE 90 DEGREE INTERSECTION ON-SITE
- E. BUILD S DAYTON ST/ CENTRAL PROMENADE AMENITY ZONE ADJACENT TO PARCEL 11



LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING/PARKING
- INFRASTRUCTURE IMPROVEMENTS
- CENTRAL PLAZA/PROMENADE SHARED STREET
- CENTRAL PROMENADE
- PARCEL LINE



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PARCEL AND
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PHASING NARRATIVE

PARCEL AND INFRASTRUCTURE PLAN - PHASING OPTIONS (FOR REFERENCE ONLY)



560-52

10/18



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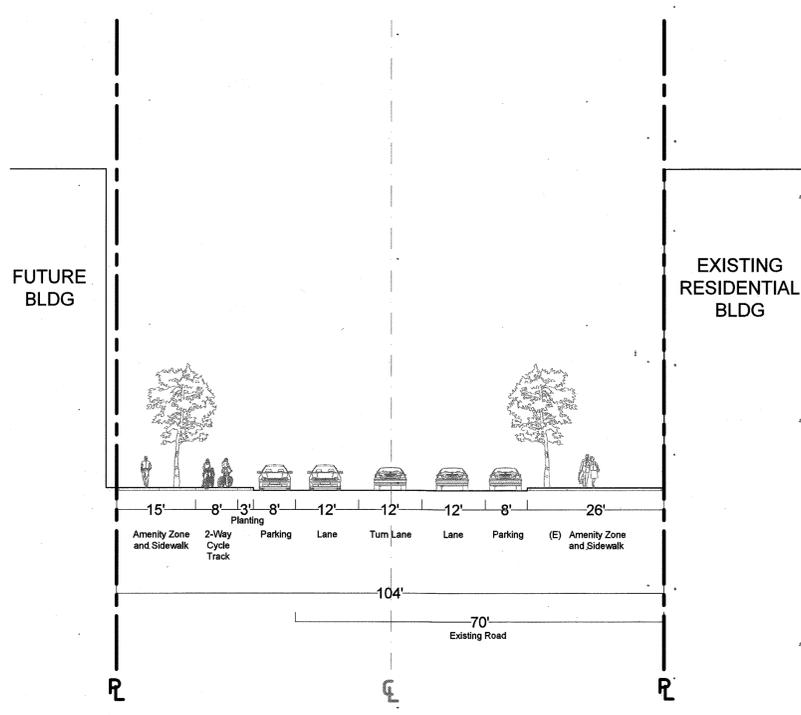
STREET TYPES AND
CROSS SECTIONS

11 OF 18

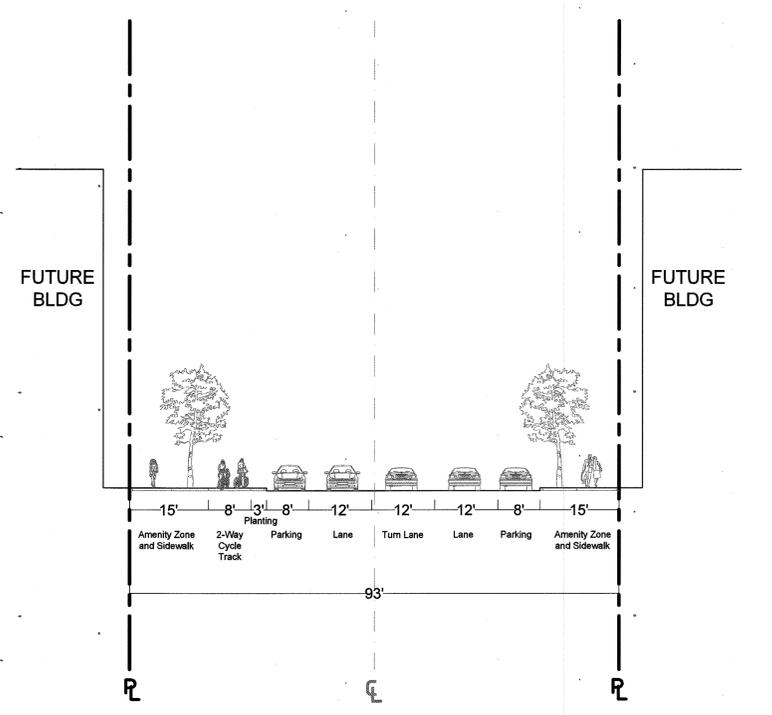
STREET TYPE LEGEND

-  PRIMARY COMMERCIAL STREET PUBLICLY OWNED
-  PRIMARY STREET PRIVATELY OWNED
-  SECONDARY COMMERCIAL STREET PUBLICLY OWNED
-  PRIVATE ALLEY WITH PUBLIC ACCESS
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-  COMBINED BIKE LANE

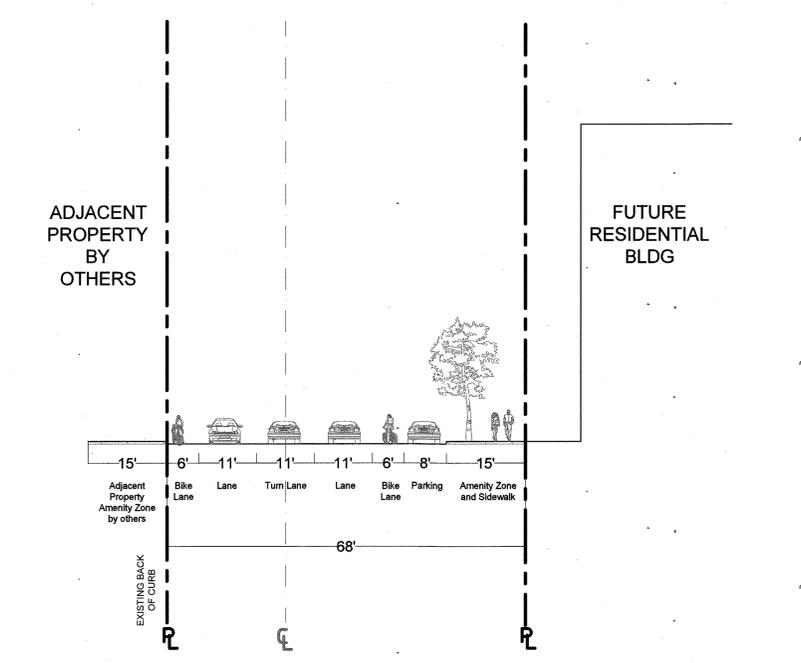
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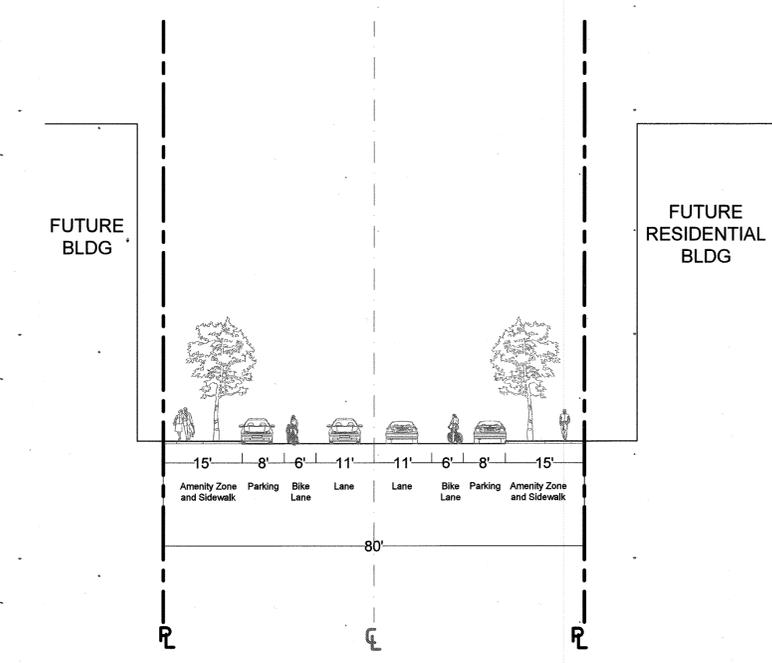
**PRIMARY COMMERCIAL ST
ALTERNATE TYPOLOGY A.1
104' ROW - EXISTING E MINERAL AVE @ THE GLENN**
SCALE: 1/16" = 1'-0"



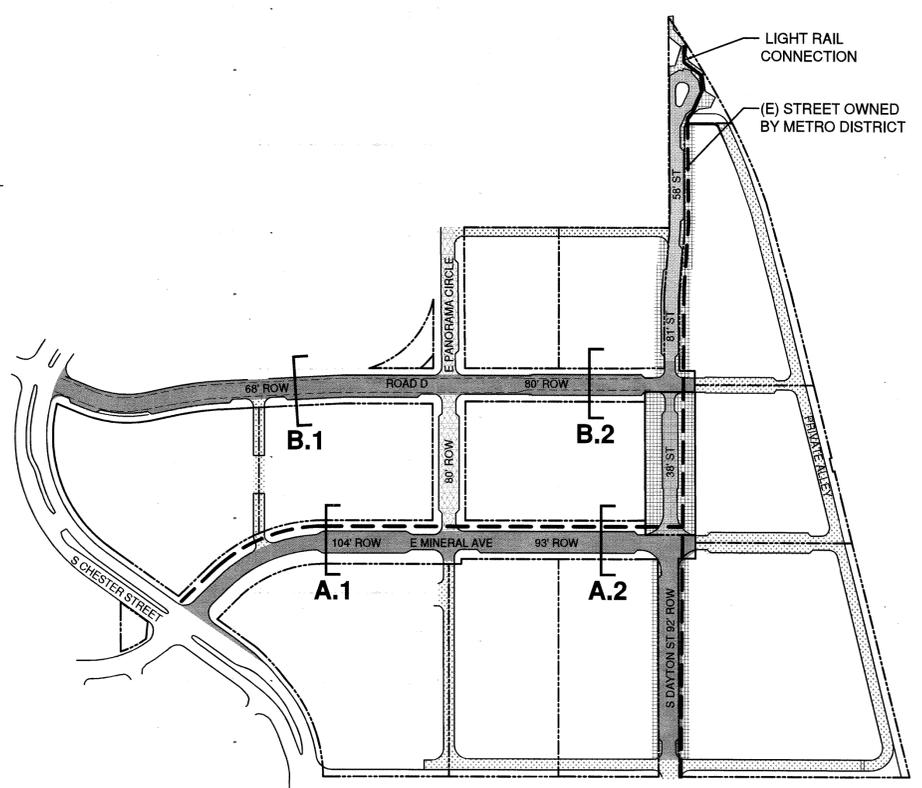
**PRIMARY COMMERCIAL ST
ALTERNATE TYPOLOGY A.2
93' ROW - E MINERAL AVE @ DAYTON ST**
SCALE: 1/16" = 1'-0"



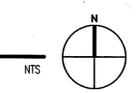
**PRIMARY COMMERCIAL ST
ALTERNATE TYPOLOGY B.1
68' ROW - ROAD D @ PANORAMA CIRCLE**
SCALE: 1/16" = 1'-0"



**PRIMARY COMMERCIAL ST
ALTERNATE TYPOLOGY B.2
80' ROW - ROAD D @ DAYTON ST**
SCALE: 1/16" = 1'-0"



KEYPLAN



560-53 11/18

THE JONES DISTRICT
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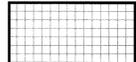
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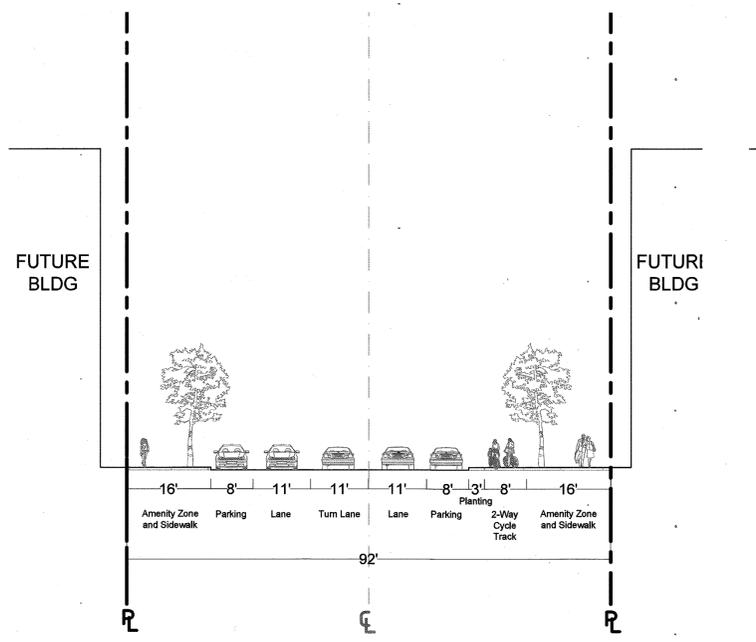
STREET TYPES AND
CROSS SECTIONS

12 OF 18

STREET TYPE LEGEND

-  PRIMARY COMMERCIAL STREET PUBLICLY OWNED
-  PRIMARY STREET PRIVATELY OWNED
-  SECONDARY COMMERCIAL STREET PUBLICLY OWNED
-  PRIVATE ALLEY WITH PUBLIC ACCESS
-  CENTRAL PROMENADE
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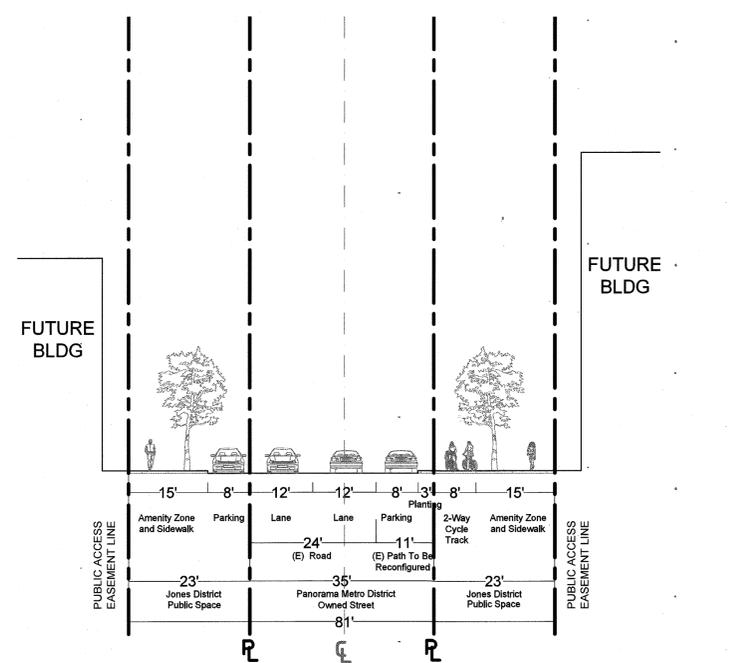
**PRIMARY COMMERCIAL ST
ALTERNATE TYPOLOGY C.1
92' ROW - S DAYTON ST SOUTH OF E MINERAL AVE**

SCALE: 1/16" = 1'-0"



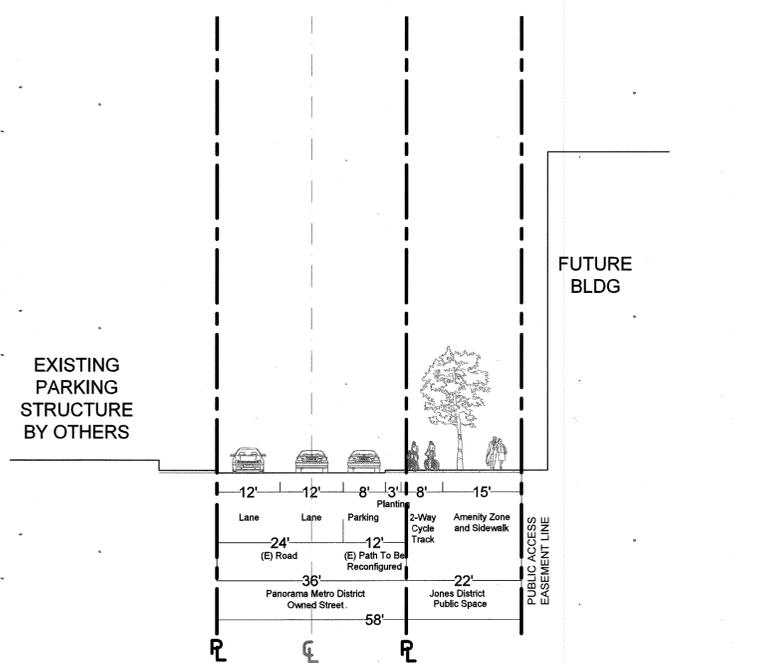
**PRIMARY ST - PRIVATELY OWNED WITH
PUBLIC ACCESS EASEMENT
ALTERNATE TYPOLOGY C.2
38' - S DAYTON ST AT CENTRAL PLAZA**

SCALE: 1/16" = 1'-0"



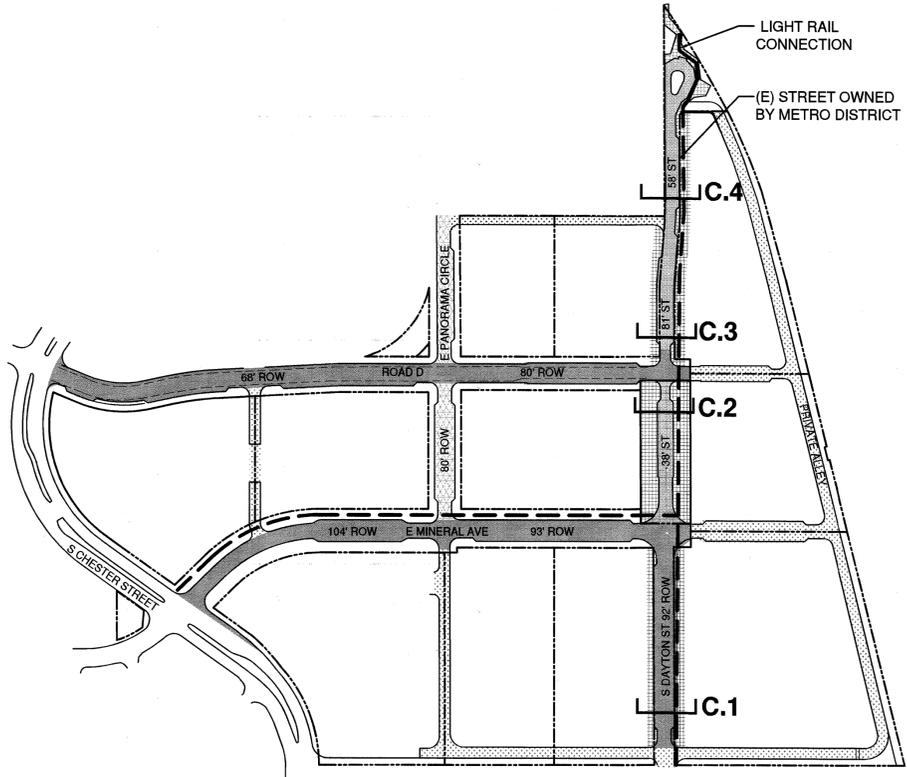
**PRIMARY STREET - PRIVATELY OWNED
ALTERNATE TYPOLOGY C.3
81' - S DAYTON ST NORTH OF ROAD D**

SCALE: 1/16" = 1'-0"

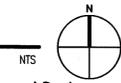


**PRIMARY STREET - PRIVATELY OWNED
ALTERNATE TYPOLOGY C.4
58' - S DAYTON ST AT DRY CREEK STATION**

SCALE: 1/16" = 1'-0"



KEYPLAN



560-54 12/18



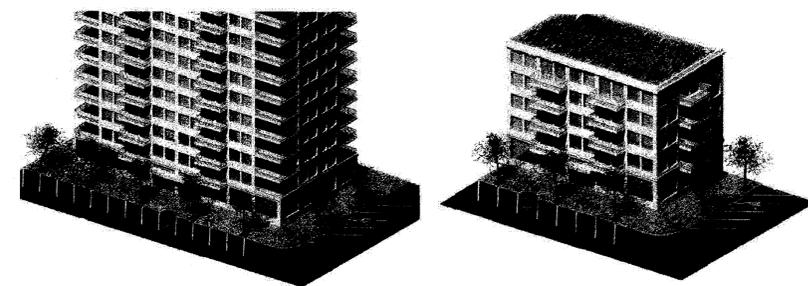
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303-831-4010

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80225
MAIN 303-431-0100 MARTINMARTIN.COM

THE JONES DISTRICT
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO
A PART OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 67, WEST OF THE 6TH P.M.

**ALTERNATE TYPOLOGY - BUILDING TYPE
FREESTANDING MULTIFAMILY**

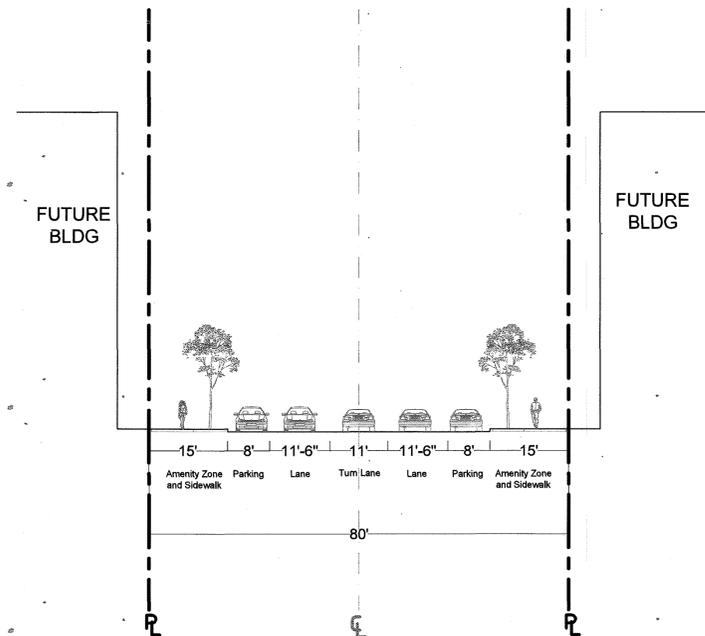
ILLUSTRATIVE FREESTANDING MULTIFAMILY



CENTER SUBDISTRICT

GENERAL SUBDISTRICT

1. DESCRIPTION: FREESTANDING MULTIFAMILY RESIDENTIAL BUILDING TYPES LOCATED WITHIN THE CENTER AND GENERAL SUBDISTRICTS MAY BE IN THE FORM OF APARTMENTS OR CONDOMINIUMS. GROUND FLOOR RETAIL IS NOT A REQUIREMENT FOR EITHER CENTER OR GENERAL SUBDISTRICT.
2. BUILDING SIZE AND MASSING:
 - A. THE CENTER SUBDISTRICT HIGH-RISE FREESTANDING MULTIFAMILY RESIDENTIAL BUILDING TYPE MAY BE A SINGLE TOWER OR MULTIPLE TOWERS OF SEVEN STORIES MINIMUM TO FIFTEEN STORIES MAXIMUM.
 - B. THE GENERAL SUBDISTRICTS MID-RISE FREESTANDING MULTIFAMILY RESIDENTIAL BUILDING TYPE MAY BE SINGLE BUILDINGS OR MULTIPLE BUILDINGS OF THREE STORIES MINIMUM TO SIX STORIES MAXIMUM.
 - C. THE REQUIREMENT FOR FAÇADE STEP-BACKS IN SECTION 12-4-304 AND 12-4-305 OF THE LDC ARE TO BE RECONSIDERED AT THE TIME OF THE SITE PLAN SUBMITTALS BY THE DIRECTOR PROVIDED THE DESIGN MEETS THE REQUIREMENTS NOTED ON THIS SHEET ABOVE.
 - D. BUILDINGS ON CORNER LOTS SHALL BE DESIGNED WITH TWO FACADES OF EQUAL ARCHITECTURAL EXPRESSION.
 - E. FACADES SHALL BE COMPOSED OF INCREMENTS OF 25 FEET OR LESS. INCREMENTS MAY BE CREATED THROUGH PROJECTING OR RECESSING WALL SURFACES, CHANGES IN ROOFLINE AND/OR PLACEMENT OF PIERS AND PILASTERS.
 - F. FACADES SHALL NOT EXCEED 50 FEET IN THE CENTER SUBDISTRICT AND 60 FEET IN THE GENERAL SUBDISTRICT WITHOUT A VERTICAL BREAK FROM THE BASE OF THE BUILDING TO THE ROOF LINE OF AT LEAST 18 INCHES IN WIDTH AND DEPTH, GIVING THE BUILDING AN APPEARANCE OF MULTIPLE ATTACHED BUILDINGS.
 - G. THE GROUND FLOOR CLEAR CEILING HEIGHT IN BUILDINGS WITHOUT RETAIL SHALL BE 12 FEET MINIMUM.
3. PRIMARY PEDESTRIAN ACCESS:
 - A. ENTRANCES TO THE BUILDING LOBBY SHALL BE ACCESSED DIRECTLY FROM THE STREET RIGHT-OF-WAY THROUGH THE ALLOWED FRONTAGE TYPE. ADDITIONAL ENTRANCES MAY BE FROM STRUCTURED OR SUBTERRANEAN PARKING
 - B. ENTRANCES TO THE DWELLING UNITS SHALL BE ACCESSED THROUGH THE LOBBY, AND/OR CORRIDORS ACCESSED DIRECTLY FROM THE STREET, AND/OR THE ALLOWED FRONTAGE TYPE (SUCH AS A STOOP).
4. VEHICLE ACCESS, PARKING, AND SERVICES:
 - A. VEHICULAR ACCESS AND PARKING SHALL BE PROVIDED THROUGH AN ALLEY OR SECONDARY STREET, WHERE AVAILABLE. WHERE AN ALLEY OR SECONDARY STREET ARE NOT PRESENT, VEHICLE ACCESS MAY BE PROVIDED THROUGH A DRIVEWAY A MINIMUM OF 20 FEET WIDE, AND WITH TWO-FOOT MINIMUM PLANTERS ON EACH SIDE.
 - B. SERVICES, INCLUDING ALL "DRY" UTILITY ACCESS, ABOVE-GROUND EQUIPMENT, AND TRASH CONTAINERS SHALL BE LOCATED ON THE ALLEY, WHERE PRESENT, ALONG A SECONDARY STREET OR AT THE REAR OF THE BUILDING. IF LOCATED AT A PUBLIC STREET ALL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW THROUGH LANDSCAPING AND/OR ARCHITECTURAL ELEMENTS.

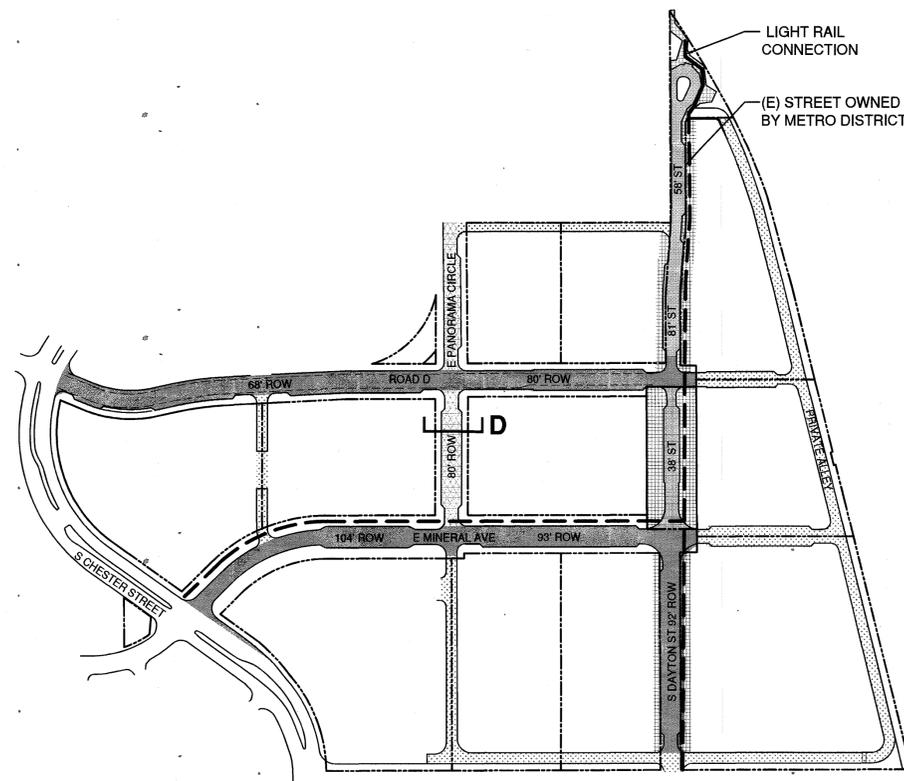


**SECONDARY COMMERCIAL ST
ALTERNATE TYPOLOGY D
80' ROW - PANORAMA CIRCLE NORTH OF MINERAL**

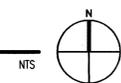
SCALE: 1/16" = 1'-0"

STREET TYPE LEGEND

- PRIMARY COMMERCIAL STREET PUBLICLY OWNED
 - PRIMARY STREET PRIVATELY OWNED
 - SECONDARY COMMERCIAL STREET PUBLICLY OWNED
 - PRIVATE ALLEY WITH PUBLIC ACCESS
 - CENTRAL PROMENADE
 - CENTRAL PLAZA/PROMENADE SHARED STREET
 - SPLIT BIKE LANE
 - COMBINED BIKE LANE
- *ANY STREET NOT DESIGNATED AS PRIMARY OR SECONDARY IS FOR ILLUSTRATIVE PURPOSES ONLY.



KEYPLAN



FOR APPROVAL	09/27/2019
RP Amendment Submittal	08/27/2019
RP Amendment Submittal	06/28/2019
RP Amendment Submittal	05/09/2019
ISSUED FOR:	DATE:

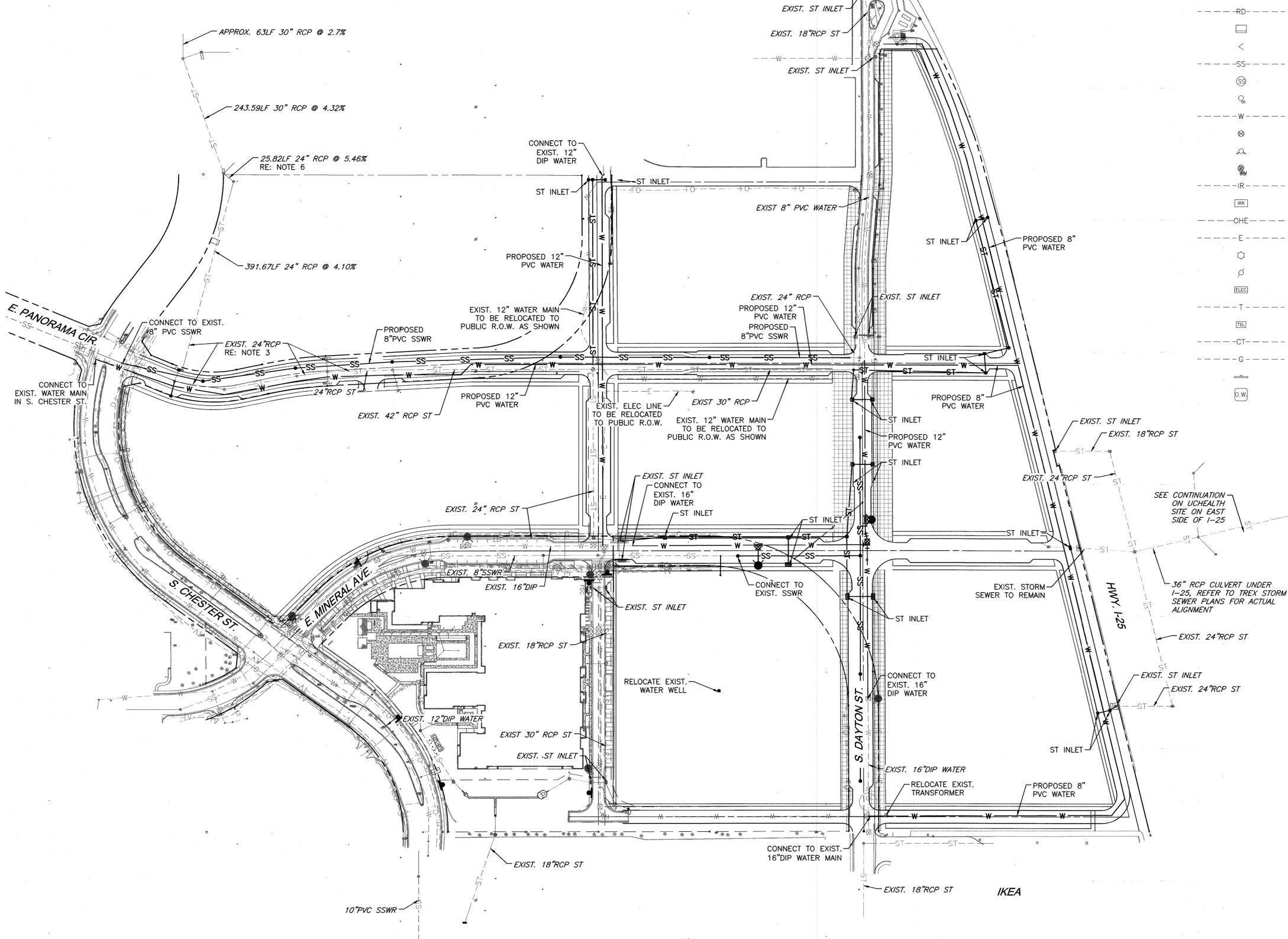
**The Jones District
Regulating Plan
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REGP-19-00001**

**STREET TYPES,
CROSS SECTIONS
AND ALTERNATE
BUILDING
TYPOLOGIES**

560-55 13/18

STORMWATER DETENTION AND WATER QUALITY CAPTURE VOLUME NOTE:

"THE JONES DISTRICT PHASE I MASTER DRAINAGE REPORT," WAS PREPARED BY MARTIN/MARTIN, INC. (HEREAFTER JONES DISTRICT MASTER REPORT) TO SUPPLEMENT THIS REGULATING PLAN AND TO PRELIMINARILY ANALYZE AND VERIFY STORM SEWER CONVEYANCE, DETENTION, AND WATER QUALITY FACILITIES. DRAINAGE BASINS A & B OF THE JONES DISTRICT DEVELOPMENT IS TRIBUTARY TO THE PANORAMA REGIONAL POND. THE CAPACITY OF THIS POND IS IN QUESTION PER THE ONGOING (AS OF SEPTEMBER 2019) WILLOW CREEK TRIBUTARIES MAJOR DRAINAGEWAY PLAN PRODUCED BY THE MILE HIGH FLOOD DISTRICT AND PREPARED BY ICON ENGINEERING. TO AFFIRM THE ACTUAL PANORAMA REGIONAL POND CAPACITY, A POND VOLUME CERTIFICATION SURVEY, COMMISSIONED BY THE SOUTHEAST METRO STORMWATER AUTHORITY (SEMSWA), IS BEING CONDUCTED. BASED ON THE RESULTS OF THE VOLUME CERTIFICATION, ADDITIONAL DETENTION AND WATER QUALITY CAPTURE VOLUME MAY BE DEEMED NECESSARY. ALTERNATIVES FOR ADDITIONAL DETENTION AND WATER QUALITY CAPTURE VOLUME, IF NECESSARY, HAVE NOT BEEN DEVELOPED AT THIS TIME. IF FURTHER ANALYSIS BY THE WILLOW CREEK TRIBUTARIES MDP DETERMINES THAT ADDITIONAL DETENTION AND WATER QUALITY CAPTURE VOLUME IS NECESSARY TO SERVE THE JONES DISTRICT, MODIFICATIONS TO THE PANORAMA REGIONAL POND WILL BE EVALUATED AS AN ALTERNATIVE. IF PANORAMA REGIONAL POND MODIFICATION ARE UNABLE TO PROVIDE THE REQUIRED VOLUME AND OTHER DOWNSTREAM STORAGE ALTERNATIVES ARE NOT AVAILABLE, THE JONES DISTRICT MASTER REPORT WILL BE UPDATED TO DISCUSS ALTERNATIVES FOR PROVIDING ADDITIONAL DETENTION AND WATER QUALITY CAPTURE VOLUME WITHIN THE JONES DISTRICT DRAINAGE BASINS TO SUPPLEMENT THE INADEQUATE VOLUME OF THE PANORAMA REGIONAL POND FACILITY.



LEGEND table with columns for EXISTING and PROPOSED symbols for various utility types: PROPERTY LINE, RIGHT-OF-WAY LINE, SECTION LINE, EASEMENT, STORM SEWER, STORM MANHOLE, ROOF DRAIN, STORM INLET, FLARED END SECTION, SANITARY SEWER, SANITARY MANHOLE, CLEAN OUT, WATER LINE, WATER VALVE, FIRE HYDRANT, WATER METER, IRRIGATION LINE, IRRIGATION CONTROL, OVERHEAD ELECTRIC, ELECTRIC LINE, LIGHT POLE, POWER POLE, ELECTRIC METER, TELEPHONE LINE, TELEPHONE PEDESTAL, CABLE TV, GAS LINE, SIGN, MONITOR WELL.

- NOTES:
1. PROPOSED FIRE HYDRANT LOCATIONS TO BE DETERMINED AT THE TIME OF SITE PLAN.
2. PROPOSED STORM SEWER SIZING AND FINAL ALIGNMENT TO BE DETERMINED AT THE TIME OF SITE PLAN SUBMITTAL.
3. REFER TO THE "THE JONES DISTRICT PHASE I MASTER DRAINAGE STUDY," PREPARED BY MARTIN/MARTIN, INC., FOR ADDITIONAL INFORMATION REGARDING STORAGE AND CONVEYANCE CONSTRAINTS FOR THE JONES DISTRICT. ONSITE WATER QUALITY ENHANCEMENT REQUIREMENTS ARE IDENTIFIED IN THE ABOVE REFERENCED DRAINAGE REPORT.
4. AT THE TIME OF PLATTING, EXISTING EASEMENTS WITHIN PROPOSED ROW WILL BE VACATED OR TERMINATED AND NEW EASEMENTS DEDICATED OR EXECUTED AS NECESSARY.
5. PROPOSED BUILDING LAYOUT TO BE DETERMINED AT THE TIME OF SITE PLAN SUBMITTAL.
6. UPSIZE APPROX. 26 LF OF EXISTING 24" RCP TO 30" RCP ALLOWS THE JONES DISTRICT BASIN A TO BE DEVELOPED TO 75% IMPERVIOUSNESS.

BRUEBAUKOL CAPITAL PARTNERS logo and TRYBA ARCHITECTS contact information: 1620 Logan Street, Denver Colorado 80203, 303.831.4010.

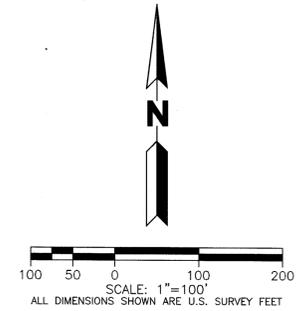
MARTIN/MARTIN CONSULTING ENGINEERS logo and address: 32899 WEST COLGAN AVENUE, LAKEWOOD, COLORADO 80215, MAIN 303.431.6100, MARTIN/MARTIN.COM

THE JONES DISTRICT
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO
A PART OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 67, WEST OF THE 6TH P.M.

FOR APPROVAL table with dates: 09/27/2019, 09/06/2019, 08/01/2019, 06/28/2019, 05/09/2019. ISSUED FOR: DATE:

The Jones District Regulating Plan Amendment No. 2 REGP-19-00001

MASTER UTILITY PLAN



560-57 15/18

1. THIS ILLUSTRATIVE SITE PLAN PROVIDES ONE REPRESENTATION OF A POTENTIAL DEVELOPMENT SCENARIO. THE ILLUSTRATION SHALL NOT BE CONSTRUED AS THE ONLY PERMITTED SITE LAYOUT, NOR SHALL IT BE USED AS THE BASIS FOR FUTURE SITE PLAN APPROVALS.



TRYBA ARCHITECTS
1620 Logan Street
Denver Colorado 80203
303.831.4010



THE JONES DISTRICT
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The Jones District
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REGP-19-00001

ILLUSTRATIVE
CONCEPT PLAN



ILLUSTRATIVE CONCEPT PLAN

SCALE 1:100



560-59

17/18



TRYBA ARCHITECTS

1620 Logan Street
Denver Colorado 80203
303.831.4010



12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
MAIN 303.431.6100 MARTIN/MARTIN.COM

NOTES

1. SECTION 12-4-303(J)(5) OF THE LDC REQUIRES A GENERAL DESIGN SCHEME AS PART OF A REGULATING PLAN. THE IMAGES ON THIS SHEET REPRESENTS THE GENERAL QUALITY OF BUILDINGS TO BE CONSTRUCTED, AND THE TYPES OF EXTERIOR BUILDING MATERIALS TO BE USED INCLUDING BRICK, STONE, METALS, STUCCO, CONCRETE, PRE-CAST CONCRETE, GLASS, WOOD OR SIMILAR.

2. TO FURTHER ENSURE A QUALITY AND COHESIVE DEVELOPMENT, THE JONES DISTRICT WILL HAVE ITS OWN PRIVATE DESIGN STANDARDS AND REVIEW PROCESS.

THE JONES DISTRICT

CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO
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Amendment No. 2
REGP-19-00001

GENERAL
DESIGN SCHEME

18 OF 18

560-60 18/18



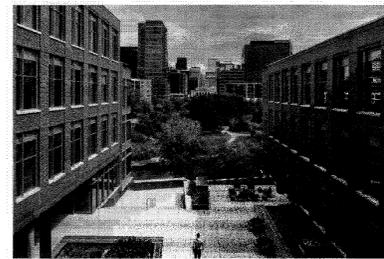
PRE-CAST CONCRETE, METALS, GLASS



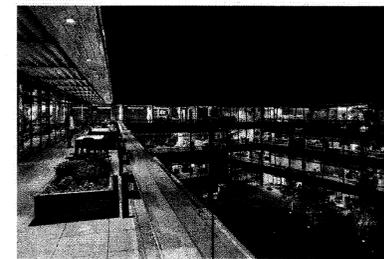
BRICK, METALS, GLASS



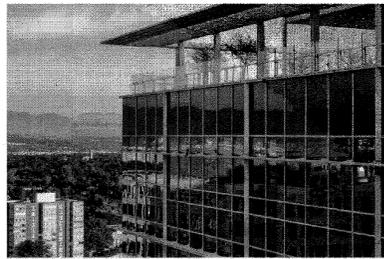
STONE, METALS, GLASS



BRICK, CONCRETE, METALS, GLASS



CONCRETE, METALS, WOOD, GLASS



METALS, GLASS



BRICK, METALS, WOOD, GLASS



STONE, BRICK, METALS, GLASS



BRICK, CONCRETE, METALS, GLASS



CONCRETE, METALS, WOOD, GLASS

COMMERCIAL AND MIXED-USE



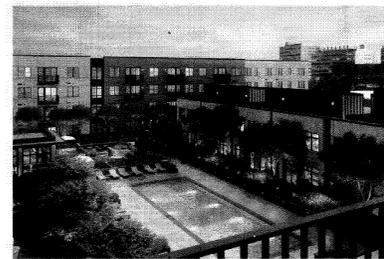
BRICK, METALS, GLASS



BRICK, STONE, STUCCO, METALS, GLASS



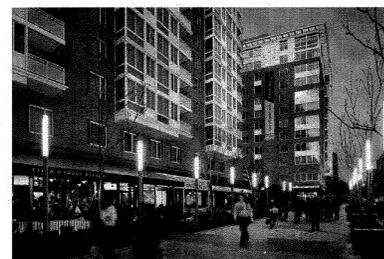
BRICK, FIBER CEMENT SIDING, METALS, GLASS



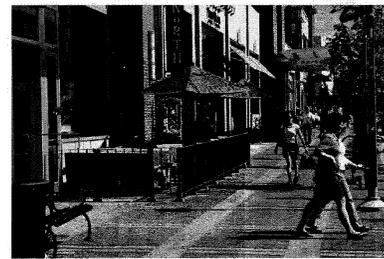
STUCCO, BRICK, METALS, GLASS



STUCCO, BRICK, WOOD, METALS, GLASS



BRICK, METALS, GLASS



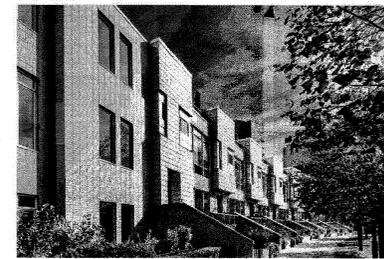
BRICK, METALS, GLASS



BRICK, STUCCO, METALS, GLASS



BRICK, CONCRETE, METALS, GLASS



BRICK, CONCRETE, METALS, GLASS

RESIDENTIAL AND MIXED-USE



SPECIAL PAVING



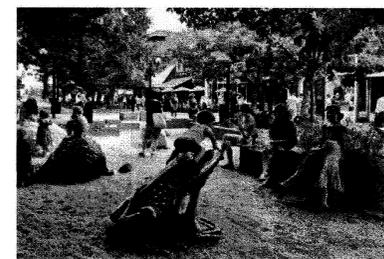
SPECIAL CROSS-WALK PAVING



OUTDOOR SEATING, PLANTER BOXES



SEPARATED, PAVED BIKE-LANE



PLAY AREA/ART

CENTRAL PROMENADE/PLAZA