

STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN

AMENDMENT NO. 8

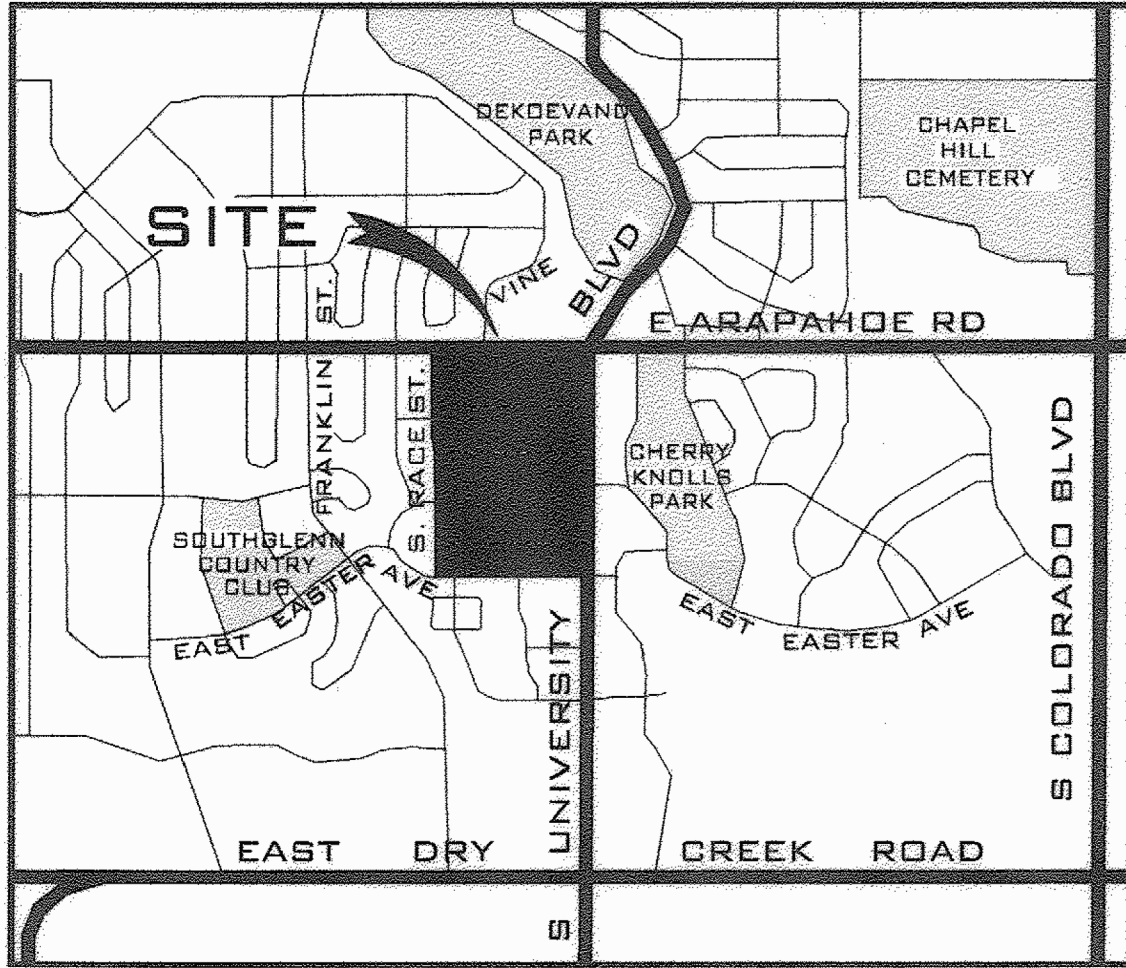
PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

LEGAL DESCRIPTION:

LOTS 5, 6, 8 & 13, BLOCK 1, STREETS AT SOUTHGLENN FILING NO. 1 RECORDED AT RECEPTION NO. B7076397;
LOTS 2 & 3, BLOCK 1 & TRACT C, STREETS AT SOUTHGLENN FILING NO. 2 RECORDED AT RECEPTION NO. B7126582;
LOT 1, BLOCK 1, STREETS AT SOUTHGLENN FILING NO. 3 RECORDED AT RECEPTION NO. B7126585;
LOTS 2, 6 & 8, BLOCK 1, STREETS AT SOUTHGLENN FILING NO. 4 RECORDED AT RECEPTION NO. B7126586;
LOTS 1, 2, 3, 4, 5, BLOCK 1 & TRACT A, STREETS AT SOUTHGLENN FILING NO. 5 RECORDED AT RECEPTION NO. B7126589;
LOTS 1 & 2, BLOCK 1 & TRACT C, STREETS AT SOUTHGLENN FILING NO. 6 RECORDED AT RECEPTION NO. B8049432;
LOTS 1 & 2, BLOCK 1, STREETS AT SOUTHGLENN FILING NO. 7 RECORDED AT RECEPTION NO. D1091834;
COUNTY OF ARAPAHOE,
STATE OF COLORADO.
3,142,762 SQUARE FEET OR 72.148 ACRES ±

SHEET INDEX:

SHEET 1 COVER SHEET
SHEET 2 DEVELOPMENT STANDARDS AND STANDARD NOTES
SHEET 3 REDEVELOPMENT BLOCKING PLAN
SHEET 4 PROPOSED FUTURE REDEVELOPMENT BLOCKING PLAN
SHEET 5 SOUTH REDEVELOPMENT AREA BLOCKING PLAN
SHEET 6 SOUTH REDEVELOPMENT AREA CONCEPTUAL GRADING PLAN
SHEET 7 LANDSCAPE GUIDELINES
SHEET 8 SOUTH REDEVELOPMENT AREA CONCEPTUAL LANDSCAPE PLAN
SHEET 9 SOUTH REDEVELOPMENT AREA CONCEPTUAL LANDSCAPE PLAN
SHEET 10 SOUTH REDEVELOPMENT AREA CONCEPTUAL LANDSCAPE PLAN
SHEET 11 DESIGN VISION
SHEET 12 DESIGN VISION
SHEET 13 DESIGN VISION
SHEET 14 DESIGN VISION
SHEET 15 CONNECTIVITY PLAN
SHEET 16 PROPOSED FUTURE REDEVELOPMENT AREA CONNECTIVITY PLAN



VICINITY MAP
1" = 2000'

DEVELOPMENT TEAM:

DEVELOPER

ALBERTA DEVELOPMENT PARTNERS, LLC
5480 S. QUEBEC ST., STE 100
GREENWOOD VILLAGE, CO 80111
303.771.4004
CONTACT: DON PROVOST

DEVELOPER

NORTHWOOD RAVIN
3015 CARRINGTON MILL BLVD
MORRISVILLE, NC 27560
919.354.3692
CONTACT: KYLE WHITAKER

ARCHITECT

FARNSWORTH GROUP, INC
5613 DTC PKWY SUITE 1100
GREENWOOD VILLAGE, CO 80111
303.692.8838
CONTACT: BRUCE MCLENNAN

ARCHITECT

DAVIS PARTNERSHIP ARCHITECTS
2901 BLAKE ST #100
DENVER, CO 80205
303.861.8555

CIVIL ENGINEER

POINT CONSULTING, LLC
8460 W. KEN CARLYL AVE. #101
LITTLETON, CO 80128
720.258.6836
CONTACT: TIFFANY WATSON

AMENDMENT NO. 1

- REVISED TENANT SIGNAGE CRITERIA. CURRENT CRITERIA DATE IS MAY 1, 2007. (SEPARATE DOCUMENT)

AMENDMENT NO. 2 (LU-07-0001)

- REVISED STRUCTURE DATA TABLE
- MOVED BANK FROM S. UNIVERSITY BLVD. TO E. ARAPAHOE RD.
- ELIMINATED BUILDING AT NORTHEAST CORNER OF S. YORK ST. AND E. ARAPAHOE RD.
- ELIMINATED BUILDINGS AT NORTHEAST CORNER OF S. YORK ST. AT E. COMMONS DR.

AMENDMENT NO. 3 (LU-07-0001)

- REMOVED BUILDING SETBACK FROM 25 FEET TO 20 FEET ALONG RACE ST. FOR THE PARKING STRUCTURE TO ACCOMMODATE THE WIDTH OF PARKING GARAGE AND MAINTAIN WIDTH OF LANDSCAPING ON EAST SIDE OF STRUCTURE
- CORRECTED MDP OVERALL SITE AREA

AMENDMENT NO. 4 (LU-07-0002)

- INCLUSION TO THE MASTER DEVELOPMENT PLAN FOR THE STREETS AT SOUTHGLENN OF LOTS 1 AND 2, TRACTS A, B, AND C STREETS AT SOUTHGLENN FILING NO. 6, LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF S. UNIVERSITY BOULEVARD AND E. ARAPAHOE ROAD, WITH DEVELOPMENT AS DEPICTED ON SHEET 3. SAID LOT BEING CONCURRENTLY REPLATTED AS STREETS AT SOUTHGLENN FILING NO. 6
- REZONING OF THE INCLUDED LOT FROM "B-3" AND "O" TO MU-PUD IN ACCORDANCE WITH TERMS AND CONDITIONS OF THE SOUTHGLENN MASTER DEVELOPMENT PLAN (LU-0512-001)

REVISIONS TO SHEET 2:

- REVISED ALLOWABLE USES FOR 24 HOUR FITNESS CLUB
- REVISED TOTAL SITE AREA UNDER GROSS FLOOR HEADING FOR INCLUDED LOT
- ADDED SETBACKS FROM S. UNIVERSITY BOULEVARD AND E. ARAPAHOE ROAD FOR BUILDINGS F, W1, W2, AND W3.
- ADDED BUILDING HEIGHT LIMITATIONS FOR INCLUDED LOT
- DELETED DRAINAGE MASTER PLAN NOTE
- REVISED BUILDING HEIGHT TO REFLECT CURRENT PLATTED LOTTING AND INCLUDED LOT.

REVISIONS TO SHEETS 3, 4, AND 6

- ADDED SITE PLAN FOR INCLUDED WELLS FARGO LOT

REVISION TO SHEET 7

- REVISED LOTTING TO REFLECT PLATTING SUBSEQUENT TO INITIAL STREETS AT SOUTHGLENN FILING NO. 1 PLAT

AMENDMENT NO. 5 (LU-08-0007)

- REVISION TO SHEET 2
- REVISED SITE LIGHTING CRITERIA TO ALLOW LIGHT LEVELS TO EXCEED 0.5 FOOT-CANDLES AT SITE PERIMETER ALONG EAST ARAPAHOE ROAD AND SOUTH UNIVERSITY BOULEVARD

REVISION TO SHEET 3

- REVISED SITE LIGHTING PLAN PER CURRENT FIGURES AND ADDED PHOTOMETRIC VALUES

REVISION TO SHEET 4 AND 5

- REVISED LIGHTING DETAILS PER CURRENT FIXTURES

AMENDMENT NO. 6 (LU-0908-001)

GENERAL: CHANGE DATES ON ALL PAGES INCLUDING COVER.

- PAGE RENUMBERING.
- PAGE A.B: REVISE AMENDMENT HISTORY
- PAGE 0.1: REVISE TABLE OF CONTENTS
- PAGE 0.4: REVISE MAP
- PAGE 0.5: REVISE LANDLORD ADDRESS AND CONTACT INFORMATION
- PAGE 1.1: REMOVE REFERENCES TO SECONDARY MONUMENTS
- PAGE 2.1, 2.2, 3.1, 4.1, 5.1: ADD THE "ILLUMINATED GRAPHIC DISPLAY PANEL" TYPE TO THE SIGN MATRIX
- PAGE 2.9, 2.10, 4.5: RECOMMENDED SIGN TYPES, REVISE BLADE SIGN LANGUAGE TO REMOVE LIGHTING REQUIREMENT.
- PAGE 2.12, 3.8, 4.10, 5.9: PROHIBITED SIGN TYPES, REVISE ITEM 13 TO READ "SIGNS WITH ANIMATED COMPONENTS OR FLASHING LIGHTS EXCEPT THOSE THAT ARE NOT VISIBLE FROM THE PUBLIC ROW."
- PAGE 6.1: REVISE QUANTITY OF POSTERS ALLOWED FROM 8 TO 12
- PAGE 8.0, 8.1, 8.2: NEW PAGES CONTAINING KIOSK CRITERIA
- PAGE 9.0, 9.1: NEW PAGES CONTAINING ILLUMINATED GRAPHIC PANEL CRITERIA

AMENDMENT NO. 7 (LU-10-00108)

- GENERAL: CHANGE DATES ON ALL PAGES INCLUDING COVER
- PAGE A, B: REVISE AMENDMENT HISTORY; ADD NEW PAGE C
- PAGE 4.1: ADD ILLUMINATED IDENTIFICATION DISPLAY IN HIGH VISIBILITY SIGN CRITERIA CHART UNDER AUXILIARY SIGNS
- PAGE 4.9: ADD ILLUMINATED IDENTIFICATION DISPLAY DESCRIPTION UNDER AUXILIARY SIGNS

AMENDMENT NO. 8

INCLUSION AND REZONING FROM AC OF LOT 2 BLOCK 1, STREETS AT SOUTHGLENN SUBDIVISION FILING 2 INTO THE MASTER DEVELOPMENT PLAN CREATED NORTH AND SOUTH REDEVELOPMENT AREAS REVISIONS TO SHEET 2

- ACCESS SPACING CHANGE/VARIANCE
- REVISED MAXIMUM RESIDENTIAL UNITS ALLOWED
- REVISED MINIMUM RETAIL SF THRESHOLD
- REVISED HEIGHTS ON NORTH AND SOUTH REDEVELOPMENT AREAS
- CREATED OPEN SPACE COMMITMENT ON SOUTH REDEVELOPMENT AREA
- COMMERCIAL RADIO SERVICE FACILITIES REGULATED BY CMRS STANDARDS

CERTIFICATE OF OWNERSHIP

SOUTHGLENN PROPERTY HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: A.W. SOUTHGLENN SENIOR MEZZ, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: PCCP CS II SG COLORADO FUNDING, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

BY: PACIFICCAL II, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

BY: PCCP CS HOLDINGS II, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: _____
NAME: _____
TITLE: _____

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF _____

ON _____, 20____, BEFORE ME, _____,
NOTARY PUBLIC, PERSONALLY APPEARED _____,
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____

NOTARY SEAL

CERTIFICATE OF OWNERSHIP

SOUTHGLENN AFFILIATED HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF _____

ON _____, 20____, BEFORE ME, _____,
NOTARY PUBLIC, PERSONALLY APPEARED _____,
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____

NOTARY SEAL

CERTIFICATE OF OWNERSHIP

I _____, AS _____ OF NW CENTENNIAL LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREBY AFFIRM THAT NW CENTENNIAL LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE OWNER OF REAL PROPERTY LEGALLY DESCRIBED AS LOT 2, BLOCK 1, STREETS AT SOUTHGLENN FILING NO. 2, AND LOT 1, BLOCK 1, STREETS AT SOUTHGLENN FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

NW CENTENNIAL LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____

THIS STREETS AT SOUTHGLENN MASTER DEVELOPMENT PLAN AMENDMENT NO. 8 WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, BY _____, AS _____ OF NW CENTENNIAL LLC, A DELAWARE LIMITED LIABILITY COMPANY.

PLANNING AND ZONING COMMISSION RECOMMENDATION

RECOMMENDED BY THE CITY OF CENTENNIAL PLANNING AND ZONING COMMISSION ON THIS _____ DAY OF _____ A.D., 20____.
CHAIRPERSON: _____
ATTEST: _____

CERTIFICATE OF OWNERSHIP

OWNER OF RECORD OR AUTHORIZED AGENT
NW CENTENNIAL LLC

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2019 BY _____ AS _____
AUTHORIZED SIGNATORY

BY _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

CITY _____ STATE _____ ZIP _____

RECORDER'S CERTIFICATE

THIS PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT _____ (AM/PM) ON THE _____ DAY OF _____ A.D., 2019.

BOOK _____ PAGES _____ MAP _____ RECEPTION NO. _____

ARAPAHOE COUNTY CLERK AND RECORDER

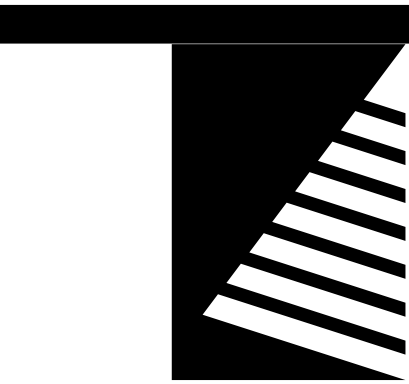
BY: _____
DEPUTY

CITY COUNCIL APPROVAL

APPROVED BY THE CITY OF CENTENNIAL CITY COUNCIL ON THIS _____ DAY OF _____ A.D., 2019.

MAYOR: _____

ATTEST: _____



Farnsworth
GROUP

5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com

Engineers | Architects | Surveyors | Scientists

ISSUE

DATE: DESCRIPTION:

PROJECT

Alberta Development Partners, LLC

Southglenn MDP

DATE: 09/17/2021

DESIGNED: BM

DRAWN: SM

REVIEWED: BN

FIELD BOOK NO.:

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

1 OF 16

PROJECT NO.: 0190862.00

STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN

AMENDMENT NO. 8

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

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, 2008.

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 MAY 1, 2007 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.

Case Number (PUD-21-00004)

WIRELESS COMMUNICATION FACILITIES

WIRELESS COMMUNICATION FACILITIES (WCFs) WITHIN THE STREETS OF SOUTHGLENN MASTER DEVELOPMENT PLAN SHALL FOLLOW THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE (LDC) SECTIONS 12-2-305, 12-2-425, AND 12-14-601 AS APPLICABLE TO PLANNED UNIT DEVELOPMENTS.

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	72,148 AC
MAXIMUM PERMITTED NON-RESIDENTIAL DEVELOPMENT	2,000,000 SF
MAXIMUM RESIDENTIAL UNITS	1,125 UNITS (1)
MINIMUM RETAIL AREA	621,000 SF

(1) A MAXIMUM OF 550 RESIDENTIAL UNITS ARE PERMITTED ACROSS LOTS 2, BLOCK 1, FILING NO.2, LOT 3, BLOCK 1, FILING NO.3 AND LOT 4, BLOCK 1, FILING NO.3. A MAXIMUM OF 575 RESIDENTIAL UNITS ARE PERMITTED ACROSS ALL REMAINING LOTS INCLUDING THE 350 AUTHORIZED IN THE ORIGINAL MDP 342-33 (U-0512-001) OF JUNE 14, 2007.

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.

ALTHOUGH RETAIL SQUARE FOOTAGE DEVELOPED ON THE SOUTH DEVELOPMENT AREA, IF ANY COUNTS TOWARDS THE MINIMUM RETAIL AREA, THE OWNER OF THE SOUTH DEVELOPMENT AREA IS NOT OBLIGATED BY THIS MDP TO CONSTRUCT ANY RETAIL SQUARE FOOTAGE; PROVIDED, HOWEVER, THAT ANY FAILURE TO MEET THE REQUIREMENT FOR THE MINIMUM RETAIL AREA SHALL NOT REDUCE OR IN ANY WAY LIMIT THE NUMBER OF RESIDENTIAL UNITS PERMITTED WITHIN SOUTH DEVELOPMENT AREA.

SETBACKS

	OPEN PARKING	BUILDING
	SETBACK ABUTTING PUBLIC ROW	SETBACK
A) EAST EASTER AVENUE ⁽¹⁾	10'	25'
B) UNIVERSITY BOULEVARD ⁽¹⁾	10'	25'
C) ARAPAHOE ROAD ⁽⁶⁾	8'	25'
D) RACE STREET ⁽²⁾⁽³⁾	10'	25'
E) WITHIN PROPERTY		0

(1) THE BUILDING SETBACK FOR LOT 2, BLOCK 1, FILING NO.2, AND LOT 3, BLOCK 1, FILING NO.3 SHALL BE 35' ADJACENT TO E EASTER AVENUE AND FIFTEEN PERCENT (15%) OF BUILDING FRONTAGE SHALL HAVE A MINIMUM SETBACK OF 75' ADJACENT TO E EASTER AVENUE.

(2) THE BUILDING SETBACK FOR LOT 2, BLOCK 1, FILING NO.2 SHALL BE 35' ADJACENT TO S RACE STREET AND FIFTEEN PERCENT (15%) OF BUILDING FRONTAGE SHALL HAVE A MINIMUM SETBACK OF 75' ADJACENT TO S RACE STREET.

(3) THE BUILDING SETBACK FOR THE PARKING GARAGE SHALL BE 20'

(4) THE PARKING SETBACK FOR BUILDING F SHALL BE 7' ADJACENT TO S. UNIVERSITY BOULEVARD EXCEPT FOR THAT PORTION ADJACENT TO THE ROW FOR BUS SHELTER WHICH SHALL BE 0'. THE PARKING SETBACK FOR BUILDING W3 SHALL BE 7' ADJACENT TO S UNIVERSITY BOULEVARD.

(5) THE BUILDING SETBACK FOR BUILDINGS W1 AND W2 SHALL BE 15' ADJACENT TO E ARAPAHOE ROAD

BUILDING HEIGHT

NO BUILDING HEIGHTS SHALL EXCEED 100 FEET AND SHALL BE RESTRICTED TO SPECIFIC LOTS AS SHOWN ON SHEET 7 OF THE ORIGINAL MDP, CASE NO. LU-0512-001 AS FOLLOWS:

LOT 3, BLOCK 1, FILING 2
LOT 13, BLOCK 1, FILING 1
LOT 8, BLOCK 1, FILING 4
LOT 1, BLOCK 1, FILING 6
LOT 2, BLOCK 1, FILING 6
LOT 2, BLOCK 1, FILING 3
LOT 2, BLOCK 1, FILING 3
MAXIMUM BUILDING HEIGHT = 50 FEET

LOT 1, BLOCK 1, FILING 5
LOT 2, BLOCK 1, FILING 5
LOT 6, BLOCK 1, FILING 4
LOT 2, BLOCK 1, FILING 2 (1)
LOT 3, BLOCK 1, FILING 3 (1)
LOT 4, BLOCK 1, FILING 3
MAXIMUM BUILDING HEIGHT = 75 FEET

LOT 5, BLOCK 1, FILING 1
LOT 6, BLOCK 1, FILING 1
LOT 4, BLOCK 1, FILING 5
LOT 8, BLOCK 1, FILING 5
LOT 5, BLOCK 1, FILING 5
LOT 3, BLOCK 1, FILING 5
LOT 2, BLOCK 1, FILING 4
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

(1) ANY PORTION OF A BUILDING WITHIN 55' OF THE PUBLIC ROW ON E EASTER AVENUE AND S RACE STREET SHALL HAVE A MAXIMUM BUILDING HEIGHT OF 50'.

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)

- 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.
- SHARED PARKING BETWEEN COMPATIBLE USES IS ENCOURAGED. A MITIGATION PLAN IS REQUIRED TO ILLUSTRATE HOW ADDITIONAL PARKING CAN BE ACCOMMODATED IN THE EVENT A USE CHANGES AND THEY BECOME INCOMPATIBLE.
- 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.

PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE 1ST RESIDENTIAL BUILDING LOCATED ON LOT 2, BLOCK 1, FILING NO.2, LOT 3, BLOCK 1, FILING NO.3 AND LOT 4, BLOCK 1, FILING NO.3, THE PROJECT SHALL PROVIDE A MINIMUM OF 25,000SF OF CONTIGUOUS PUBLIC OPEN SPACE, PASSIVE RECREATION, COMMON PUBLIC SQUARES OR GREEN AREAS ON LOT 2, BLOCK 1, FILING NO.3.

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 3 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 FACILITIES 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 UPDATING 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 SUBDIVIDER(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 THE 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/RETENTION 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 EASEMENTS 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 STATUTES TITLE 31, ARTICLE 29 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 CONNECTION 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 OWNERS 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

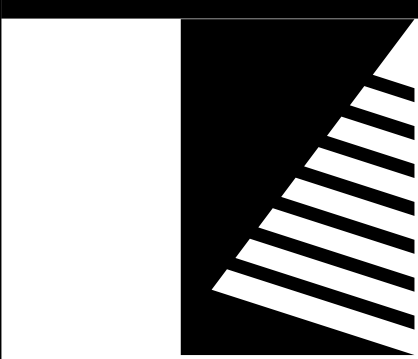
DRAINAGE MASTER PLAN NOTE

THE POLICY OF THE CITY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW.

- DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE I DRAINAGE REPORT FOR THE STREETS AT SOUTHGLENN.
- 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.
- EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PANS (SECTION 3.2 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.



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ISSUE:
DATE: DESCRIPTION:

PROJECT:
Alberta Development Partners, LLC

Southglenn MDP

DATE: 09/17/2021

DESIGNED: BM

DRAWN: SM

REVIEWED: BN

FIELD BOOK NO.:

SHEET TITLE:

DEVELOPMENT
STANDARDS AND
STANDARD NOTES

SHEET NUMBER:

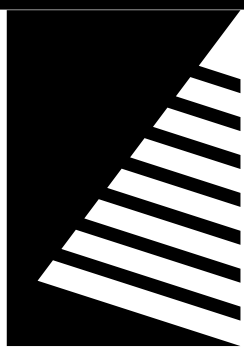
2 OF 16

PROJECT NO.: 0190862.00

STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN AMENDMENT NO. 8

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



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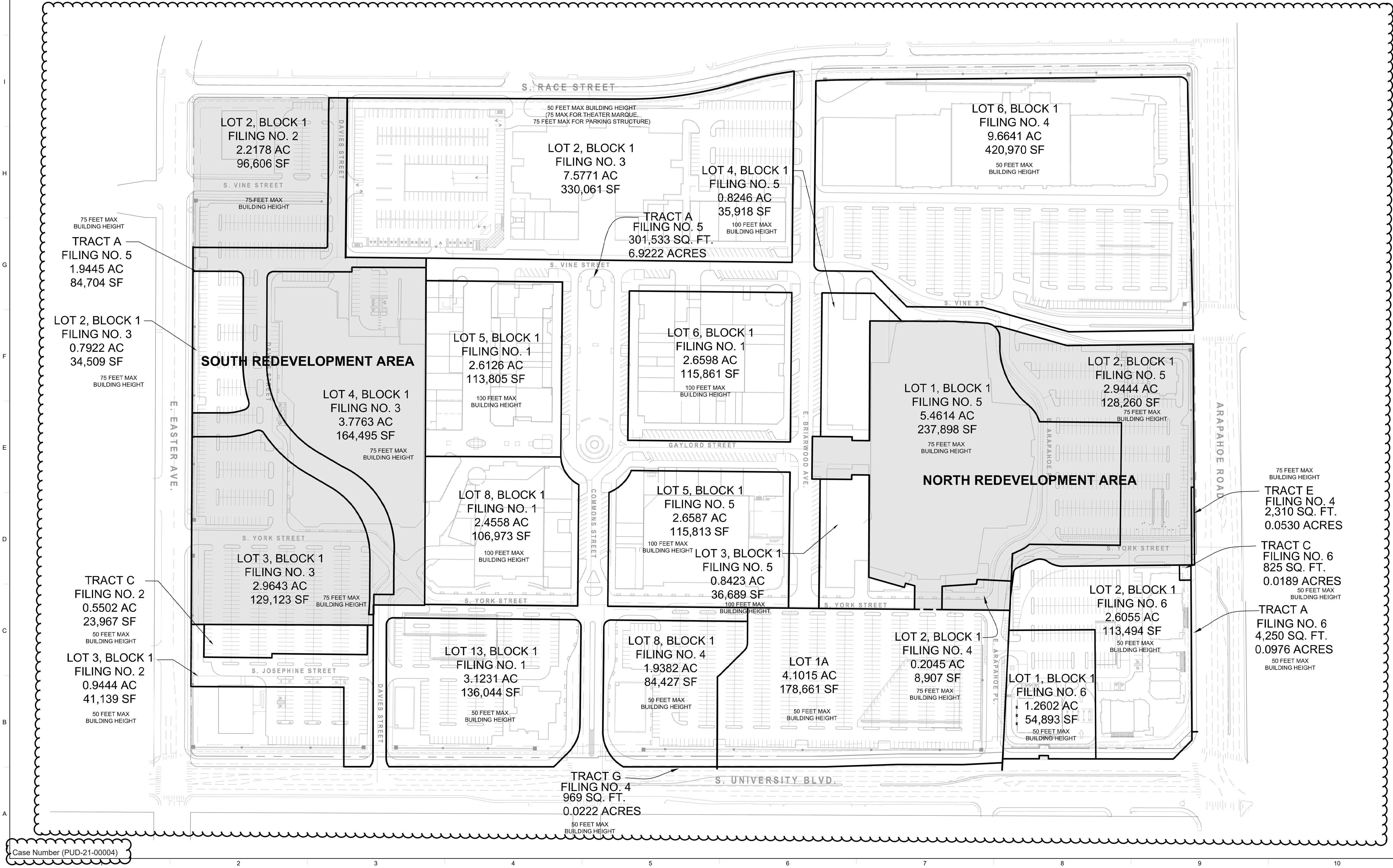
SHEET TITLE:

REDEVELOPMENT
BLOCKING PLAN

SHEET NUMBER:

3 OF 16

PROJECT NO.: 0190862.00



Case Number (PUD-21-00004)

STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN AMENDMENT NO. 8

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
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PROJECT:
Alberta Development Partners, LLC

Southglenn MDP

DATE: 09/17/2021

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DRAWN: SM

REVIEWED: BN

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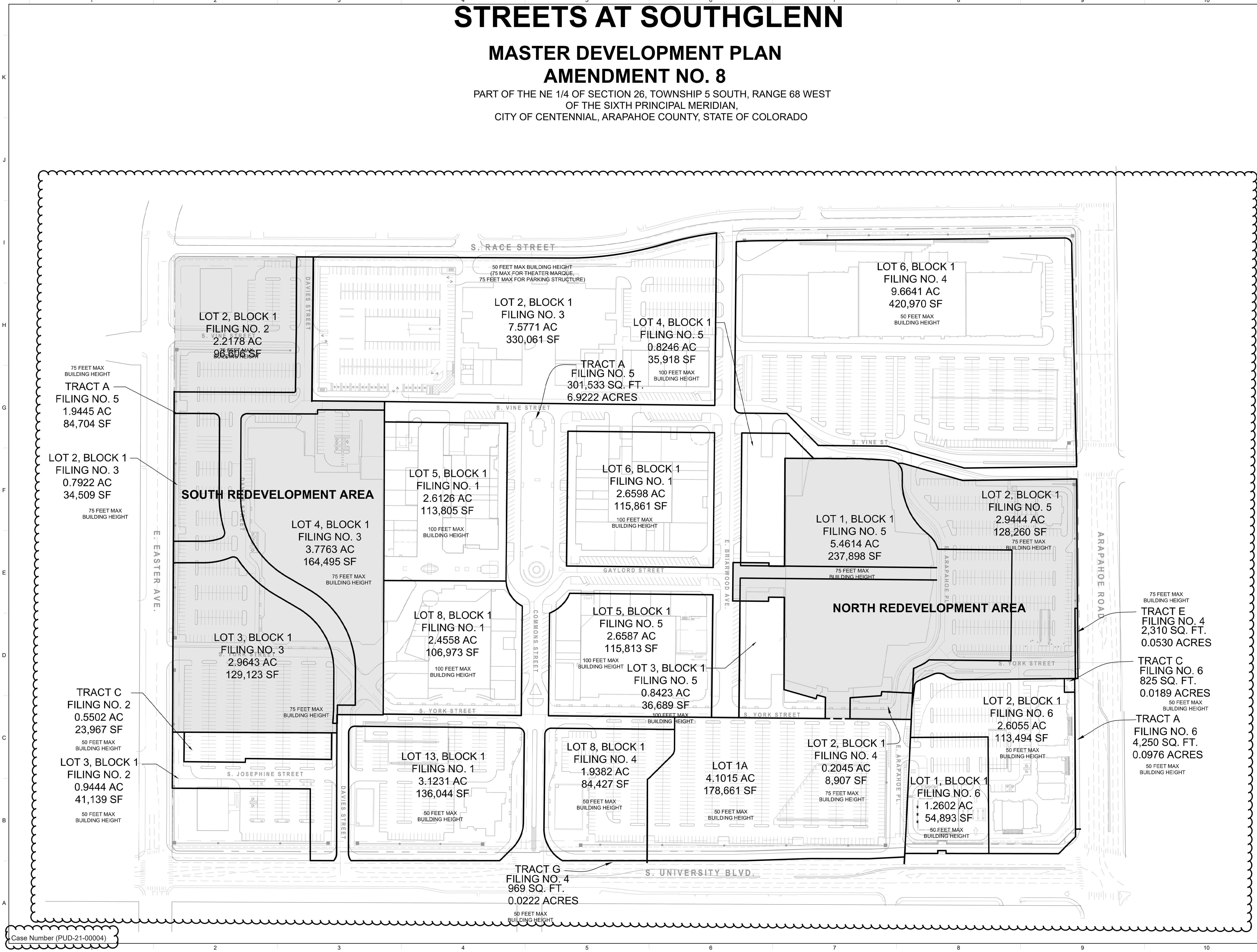
SHEET TITLE:

PROPOSED FUTURE
REDEVELOPMENT
BLOCKING PLAN

SHEET NUMBER:

4 OF 16

PROJECT NO.: 0190862.00

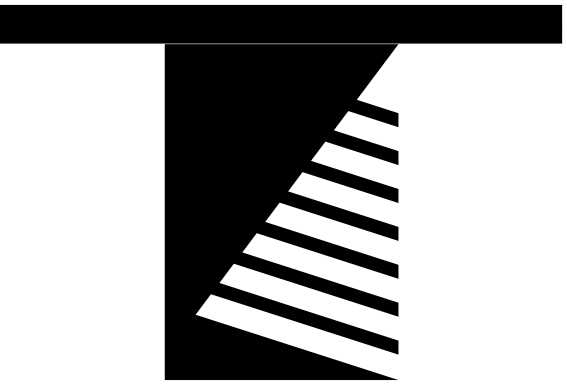


Case Number (PUD-21-00004)

STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN AMENDMENT NO. 8

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OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO



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PROJECT:
Alberta Development Partners, LLC

Southglenn MDP

DATE: 09/17/2021

DESIGNED: BM

DRAWN: SM

REVIEWED: BN

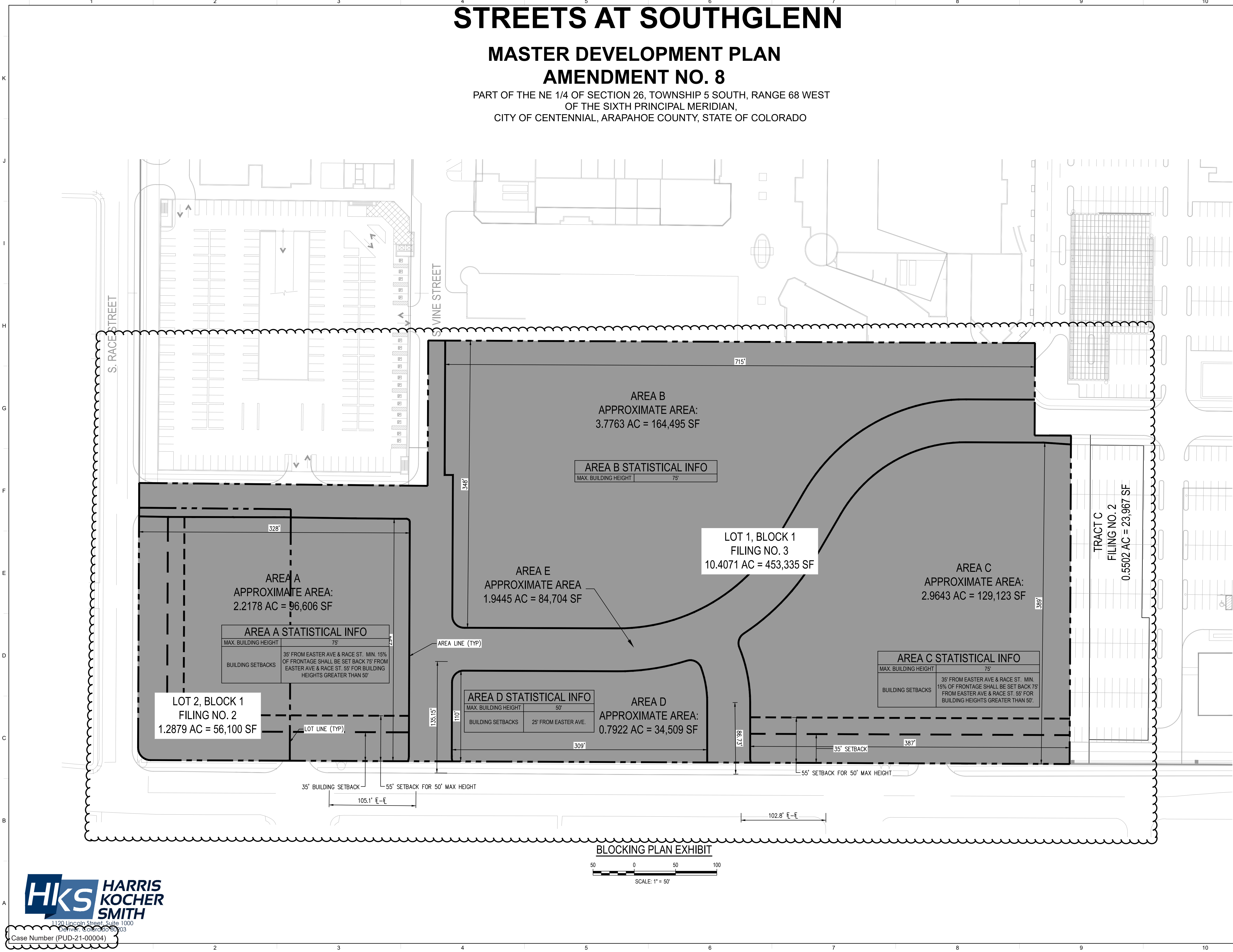
FIELD BOOK NO.:

SHEET TITLE:
SOUTH REDEVELOPMENT
AREA BLOCKING PLAN

SHEET NUMBER:

5 OF 16

PROJECT NO.: 0190862.00



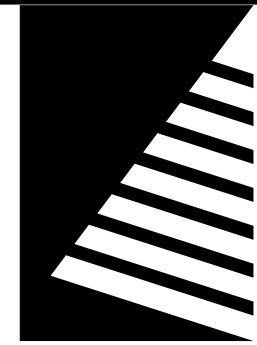
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Case Number (PUD-21-00004)

STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN AMENDMENT NO. 8

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
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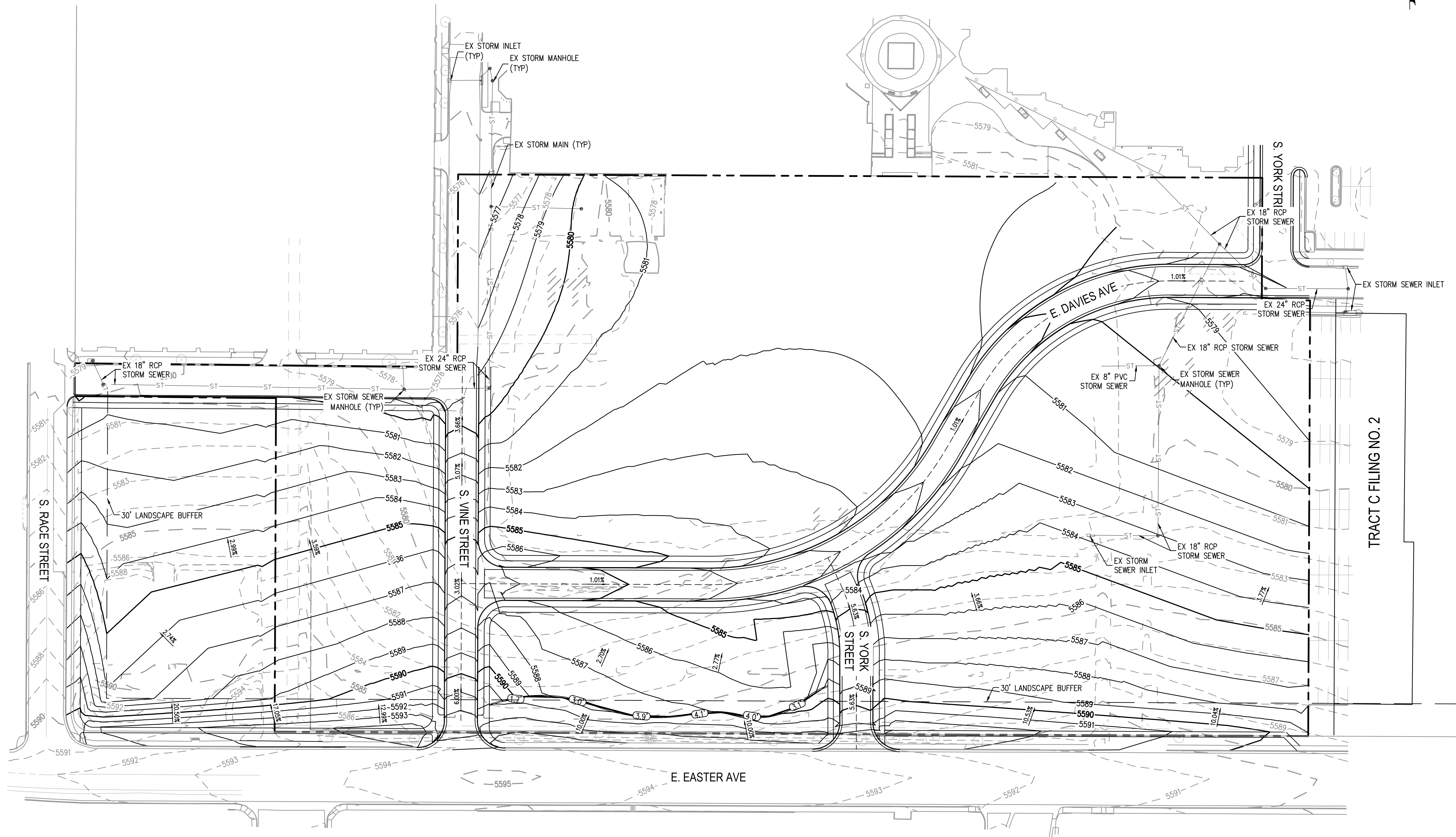


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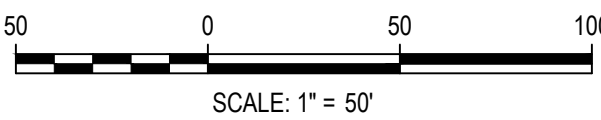
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DATE: DESCRIPTION:



PRELIMINARY GRADING & DRAINAGE EXHIBIT



NOTES:
EXISTING STORM SEWER INFRASTRUCTURE SHALL BE MODIFIED WITH THE PROPOSED GRADING

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Case Number (PUD-21-00004)

PROJECT:
Alberta Development Partners, LLC

Southglenn MDP

DATE: 09/17/2021

DESIGNED: BM

DRAWN: SM

REVIEWED: BN

FIELD BOOK NO.:

SHEET TITLE:

**SOUTH REDEVELOPMENT
AREA CONCEPTUAL
GRADING PLAN**

SHEET NUMBER:

6 OF 16

PROJECT NO.: 0190862.00

STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN AMENDMENT NO. 8

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

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:

- 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.
- 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.
- 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.
- 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, GROUND COVER 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 STREET'S 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.

- PERIMETER LANDSCAPE BUFFERS, WHERE REQUIRED, SHALL BE A MINIMUM OF FIVE (5) FEET WIDE.
- 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.
- PROVIDE STREET TREES FROM APPROVED LIST AT A MINIMUM OF 40 FT ON CENTER.
- 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.
- 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.

- PARKING LOT LANDSCAPING SHALL BE PROVIDED AT THE PERIMETER OF THE PARKING AREAS. INTERNAL LANDSCAPED ISLANDS SHALL NOT BE REQUIRED.
- 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.
- 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.
- WHERE LINE OF SIGHT IS REQUIRED, SHRUBS SHALL BE A MAXIMUM OF 36" MATURE HEIGHT.
- 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.

- IRRIGATED PLANT MATERIAL SHALL NOT BE PLACED WITHIN FIVE (5) FT OF BUILDING FOUNDATIONS.
- SODDED AREAS ARE DISCOURAGED WHERE THEY ARE LESS THAN SIX FT IN WIDTH AND/OR LESS THAN 200 SQ FT IN TOTAL SIZE.
- 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.
- 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.

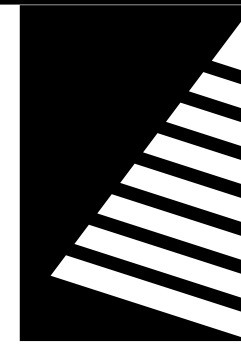
LANDSCAPE PLANT MATERIAL

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.



THE STREETS AT SOUTHGLENN LANDSCAPING DESIGN STANDARDS SHALL ALSO APPLY TO THE NORTH AND SOUTH REDEVELOPMENT AREAS, AND SHALL BE CONSISTENT WITH THE EXISTING SOUTHGLENN DEVELOPMENT



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DATE: DESCRIPTION:

PROJECT

Alberta Development Partners, LLC

Southglenn MDP

DATE: 09/17/2021

DESIGNED: BM

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REVIEWED: BN

FIELD BOOK NO.:

SHEET TITLE:

LANDSCAPE GUIDELINES

SHEET NUMBER:

7 OF 16

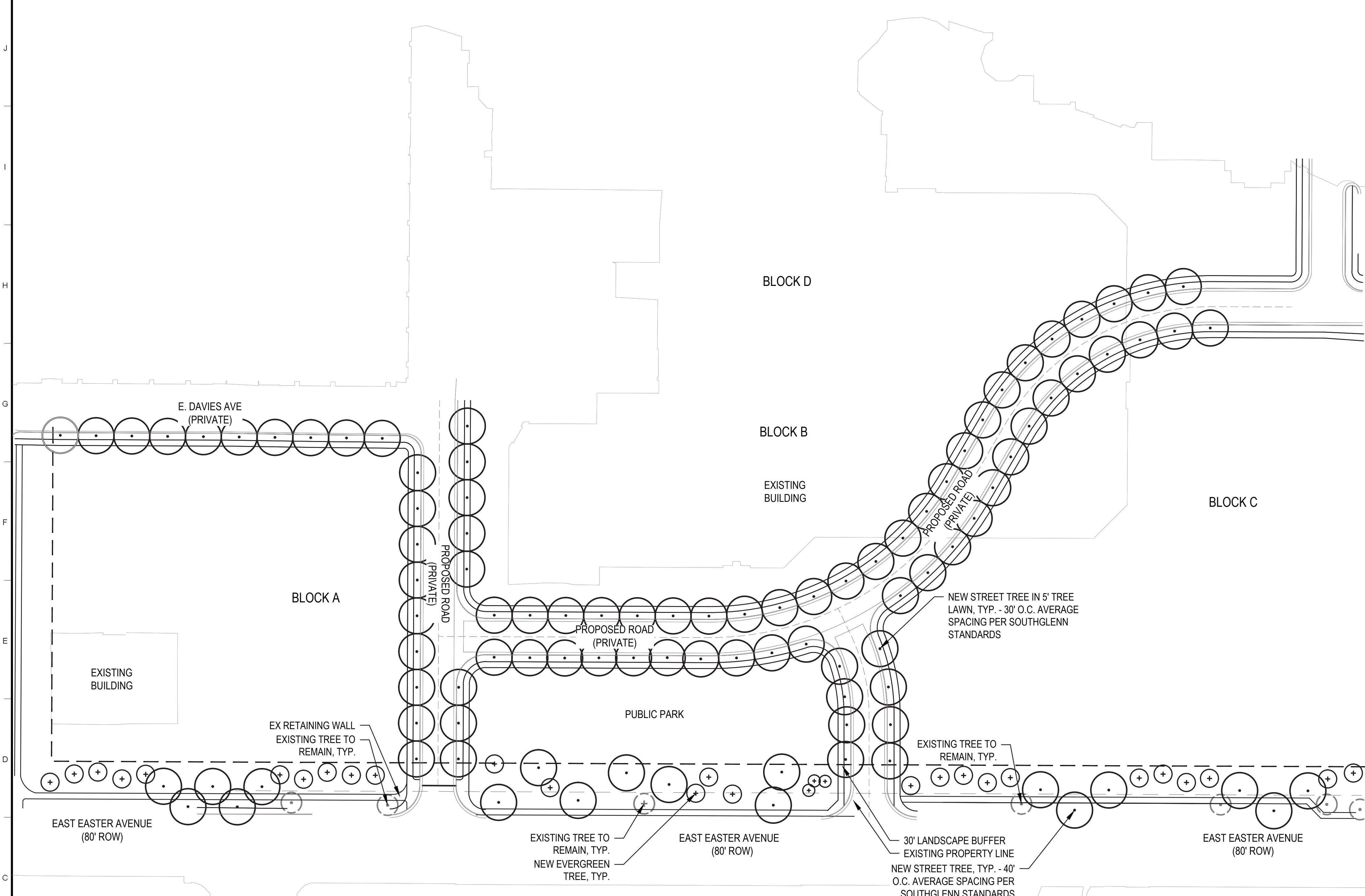
PROJECT NO.: 0190862.00

STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN

AMENDMENT NO. 8

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



LANDSCAPE PLANT SCHEDULE

BOTANICAL NAME

DECIDUOUS TREES
ACER x FREEMANII 'AUTUMN BLAZE'
CARPINUS BETULIS
CELTIS OCCIDENTALIS
QUERCUS BICOLOR
QUERCUS MACROCARPA
QUERCUS RUBRA
QUERCUS ROBUR SPP
ROBINA PSEUDOACACIA
SOPHORA JAPONICA
TILIA AMERICANA
TILIA CORDATA

EVERGREEN TREES

PICEA PUNGENS
PINUS CEMBRA
PINUS NIGRA
PINUS PONDEROSA
PSEUTOTSUGA MENZIESII

ORNAMENTAL TREES

ACER GINNALA 'FLAME'
AMELANCHIER CANADENSIS
CRATAEGUS CRUS-GALLI 'INERMIS'
KOEIREUTERIA PANICULATA
MALUS SP
PYRUS CALLERYANA 'AUTUMN BLAZE'
SYRINGA RETICULATA

DECIDUOUS SHRUBS

ALNUS TENUIFOLIA
BERBERIS THUNBERGII
BUDDLEJA DAVIDII NANHOENSIS
CARYOPTERIS x CLANDOENSIS 'BLUE MIST'
CERCOCARPUS MONTANUS
CORNUS SERICEA
COTONEASTER DAMMERI 'CORAL BEAUTY'
CYTISUS PURGANS 'SPANISH GOLD'
CYTISUS x 'LENA'
DAPHNE x BURKWOODI 'CAROL MACKIE'
HESPERALOE PARVIFLORA
ILEX GLABRA 'COMPACTA'
LIGUSTRUM VULGARE 'LODENSE'
MAHONIA AQUIFOLIUM COMPACTA
PEROVSKIA ATRIPLICIFOLIA
PHILADELPHUS SP
POTENTILLA FRUTICOSA 'GOLD DROP'
PRUNUS BESSEYI
PRUNUS x CISTENA
RHUS AROMATICA 'GRO-LOW'
RIBES ALPINUM
ROSA x SPP
SALIX PURPUREA NANA
SPIRAEA JAPONICA 'ANTHONY WATERER'
SYMPHORICARPOS ALBUS
SYMPHORICARPOS x CHENAUULT 'HANCOCK'
SYRINGA PATULA 'MISS KIM'
SYRINGA MANZANA
VIBURNUM LANTANA

EVERGREEN SHRUBS

BUXUS MICROPHYLLA 'WINTER GEM'
PICEA ABIES
PICEA GLAUCA
PINUS MUGO
TAXUS MEDIA
THUJA OCCIDENTALIS EMERALD

GROUNDCOVER - PERENNIALS - ORNAMENTAL GRASSES

ARCTOSTAPHYLOS UVA-URSI
ASTER SPP
CALAMAGROSTIS ACUT. SP
CERASTIUM TOMETOSUM
DIANTHUS SPP
ERIANTHUS RAVENNAE
EUONYMUS FORTUNEI
FESTUCA GLAUCA
GAZANIA
HEMEROCALLIS SPP
IMPERATA CYLINDRICA 'RED BARON'
IRIS SPP
LEUCANTHEMUM SPP
MAHONIA REPENS
MISCANTHUS SINENSIS SP
PARTHENOCISSUS QUINQUEFOLIA ENGELMANNII
PENNISSETUM SP
PHALARIS
PHLOX SUBULATA
RUDBECKIA
SALVIA MAY NIGHT
SEDUM SPP
VINCA MINOR 'BOWLES'

COMMON NAME

AUTUMN BLAZE MAPLE
PYRAIDAL HORNBEAM
WESTERN HACKBERRY
SWAMP WHITE OAK
BUR OAK
NORTHERN RED OAK
ENGLISH OAK
PURPLE ROBE LOCUST
JAPANESE PAGODATREE
AMERICAN LINDEN
LITTLELEAF LINDEN

COLORADO SPRUCE
SWISS STONE PINE
AUSTRIAN PINE
PONDEROSA PINE
DOUGLAS FIR

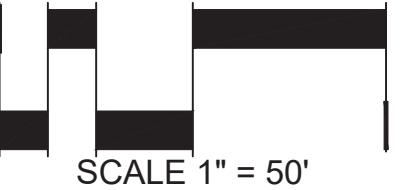
FLAME AMUR MAPLE
SERVICEBERRY
THORNLESS COCKSPUR HAWTHORN
GOLDENRAIN TREE
CRABAPPLE (VARIETY)
AUTUMN BLAZE PEAR
JAPANESE TREE LILAC

THINLEAF ALDER
JAPANESE BARBERRY
COMPACT LAVENDER BUTTERFLY BUSH
BLUE MIST SPIREA
MOUNTAIN MOHOGANY
RED TWIG DOGWOOD
CORAL BEAUTY COTONEASTER
SPANISH GOLD BROOM
LENA BROOM
CAROL MACKIE DAPHNE
RED YUCCA
COMPACT INKBERRY HOLLY
LODENSE PRIVET
COMPACT OREGON GRAPE HOLLY
RUSSIAN SAGE
MOCKORANGE
GOLD DROP POTENTILLA
WESTERN SAND CHERRY
PURPLE LEAF PLUM
DWARF FRAGRANT SUMAC
ALPINE CURRANT
SHRUB ROSE
DWARF ARCTIC WILLOW
ANTHONY WATERER SPIREA
WHITE SNOWBERRY
HANCOCK CORALBERRY
MISS KIM DWARF LILAC
DWARF LILAC
NANNYBERRY

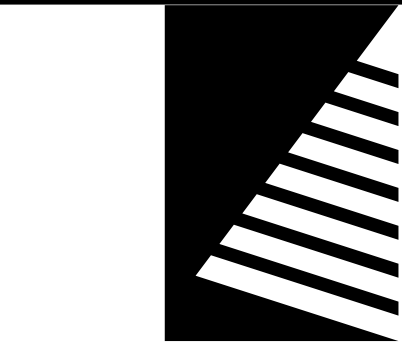
WINTER GEM BOXWOOD
NORWAY SPRUCE
DWARF ALBERTA SPRUCE
MUGHO PINE
YEW
EMERALD ARBORVITAE

KINNIKINNICK
ASTER
FEATHER REED GRASS
SNOW-IN-SUMMER
PINKS
HARDY PAMPAS GRASS
PURPLELEAF WINTERCREEPER
FESCUE GRASS
HARDY GAZANIA
DAYLILY
JAPANESE BLOOD GRASS
IRIS
DAISY
CREEPING OREGON GRAPE HOLLY
MAIDEN GRASS
VIRGINIA CREEPER
FOUNTAIN GRASS
RIBBON GRASS
CREEPING PHLOX
BLACK EYED SUSAN
MAY NIGHT SALVIA
SEDUM
PERIWINKLE

NOTES:
1) 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.
2) LANDSCAPE SHOWN FOR OVERALL DESIGN INTENT ONLY. FINAL DESIGN LAYOUT AND PROGRAM ELEMENTS MAY BE UPDATED DURING THE CITY SITE PLAN APPROVAL PROCESS.



Case Number (PUD-21-00004)



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PROJECT:
Alberta Development Partners, LLC

Southglenn MDP

DATE: 09/17/2021

DESIGNED: BM

DRAWN: SM

REVIEWED: BN

FIELD BOOK NO.:

SHEET TITLE:

**SOUTH REDEVELOPMENT
AREA CONCEPTUAL
LANDSCAPE PLAN**

SHEET NUMBER:

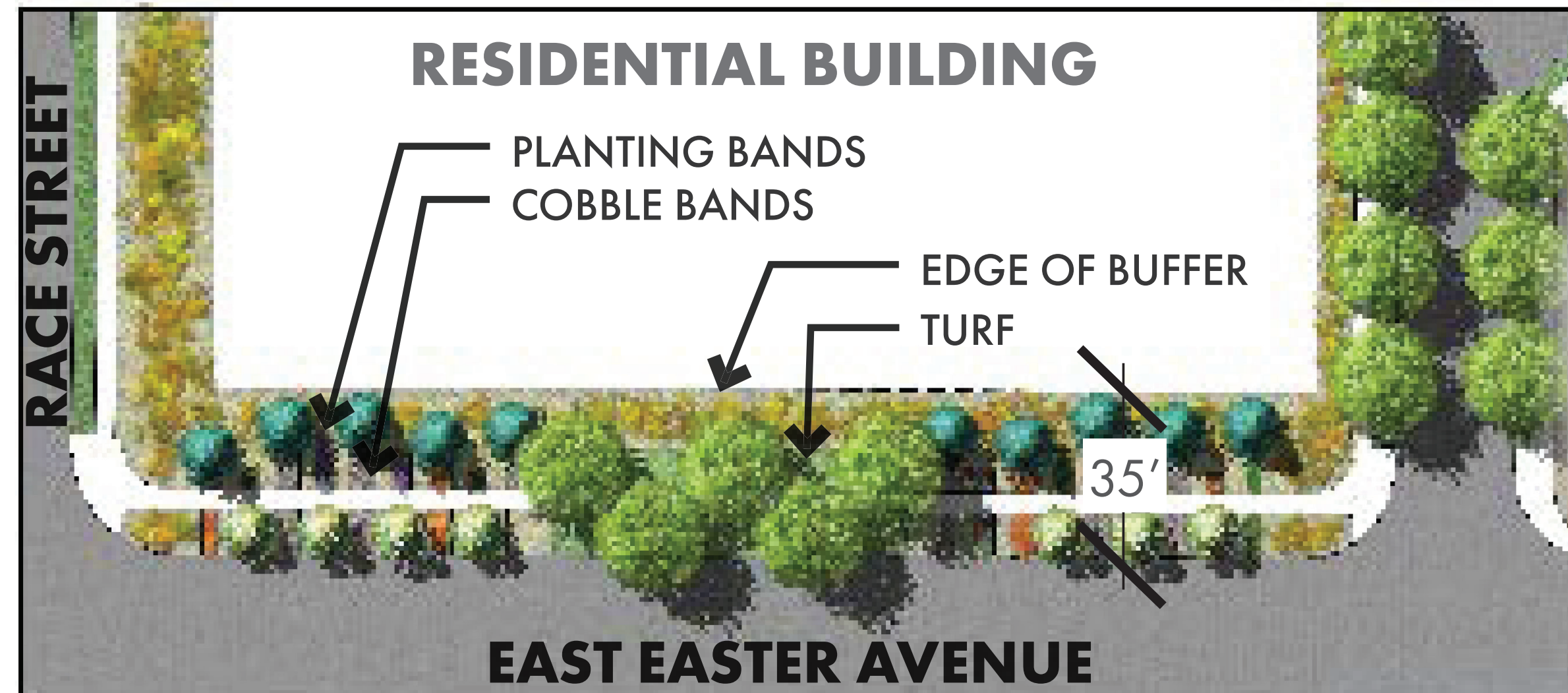
8 OF 16

PROJECT NO.: 0190862.00

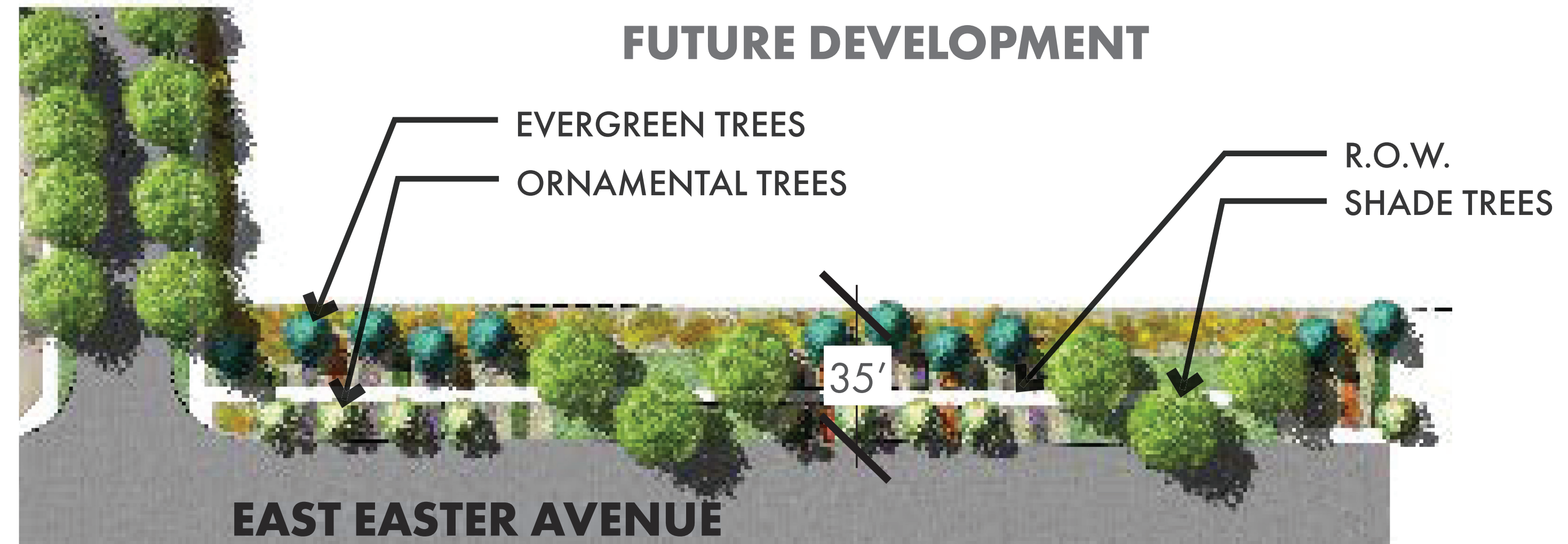
STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN AMENDMENT NO. 8

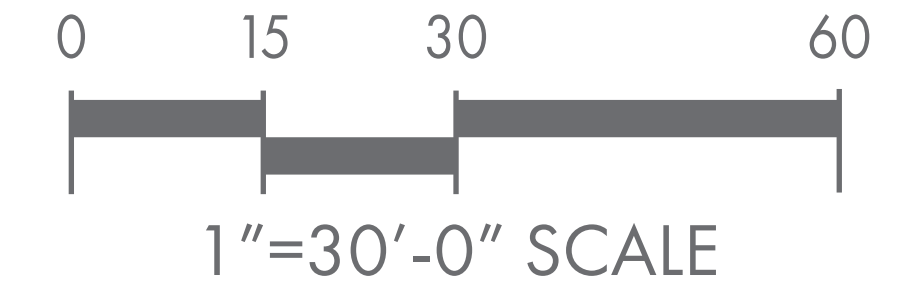
PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO



EAST STREETSCAPE



WEST STREETSCAPE



EASTER AVENUE TYPICAL SECTION

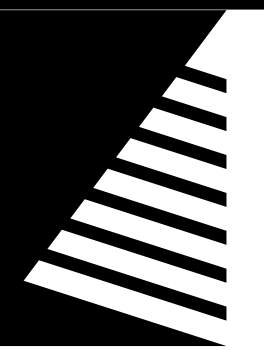
(FACING WEST)

NTS

Case Number (PUD-21-00004)

PROPOSAL FOR STREETS OF SOUTHGLENN APTS

NOTES:
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NORRIS DESIGN
Planning | Landscape Architecture | Branding

PROJECT:
Alberta Development Partners, LLC

Southglenn MDP

DATE: 09/17/2021

DESIGNED: BM

DRAWN: SM

REVIEWED: BN

FIELD BOOK NO.:

SHEET TITLE:

SOUTH REDEVELOPMENT
AREA CONCEPTUAL
LANDSCAPE PLAN

SHEET NUMBER:

9 OF 16

PROJECT NO.: 0190862.00

NOTE: THE REQUIREMENTS FOR THE SCALE/SIZE OF THIS AREA ARE NOTED ON SHEET 2.

STREETS AT SOUTHGLENN

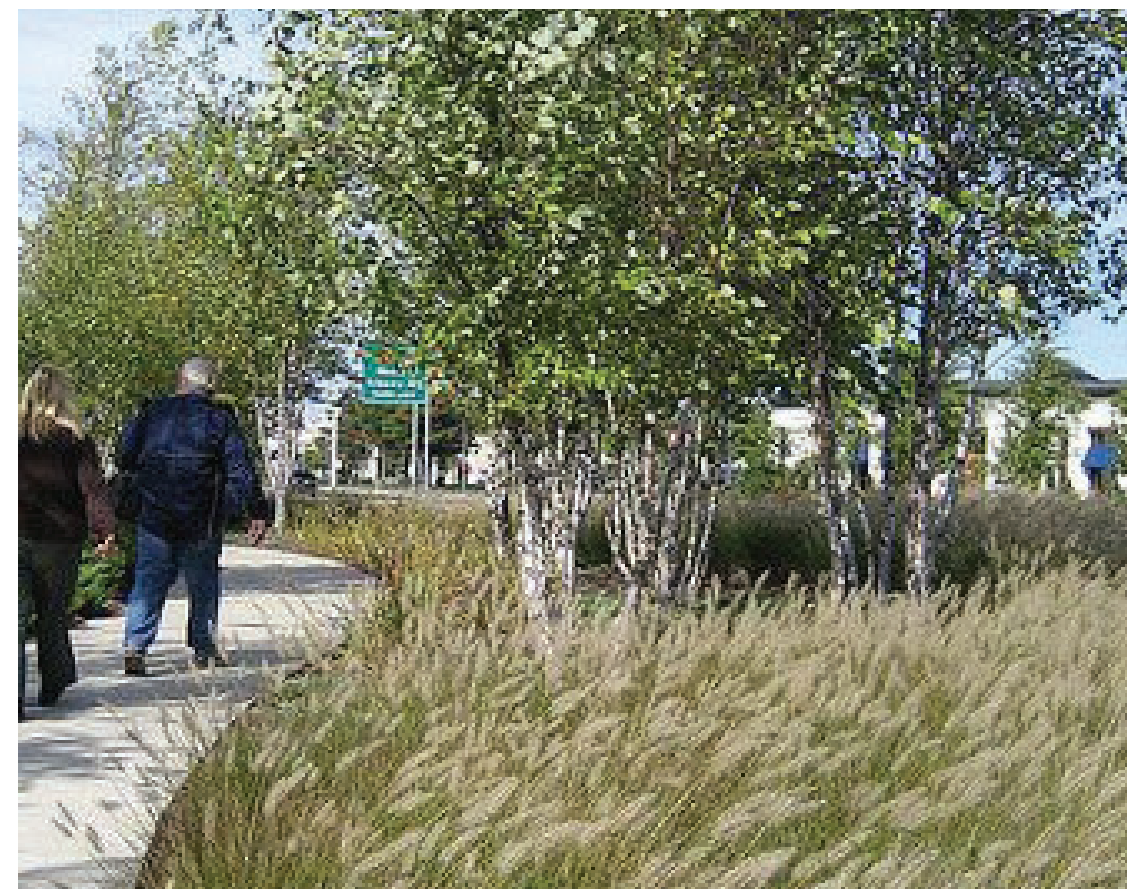
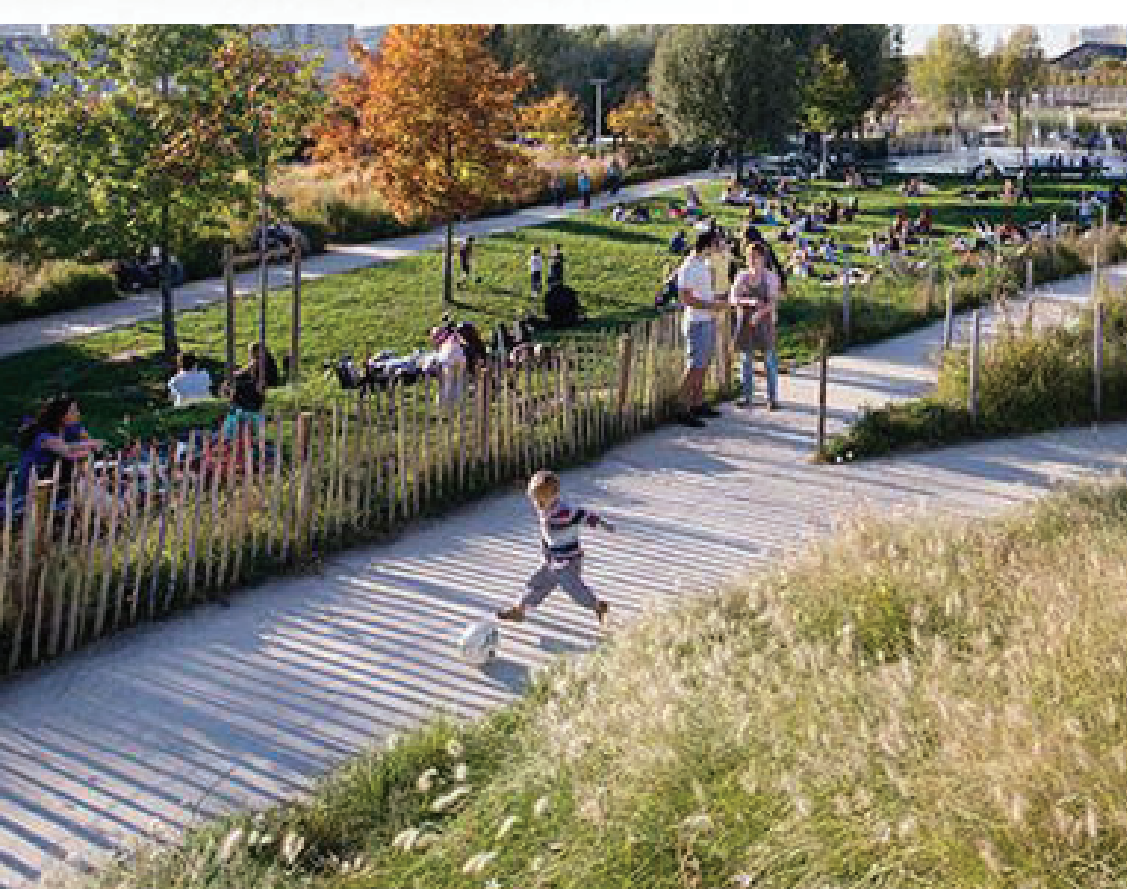
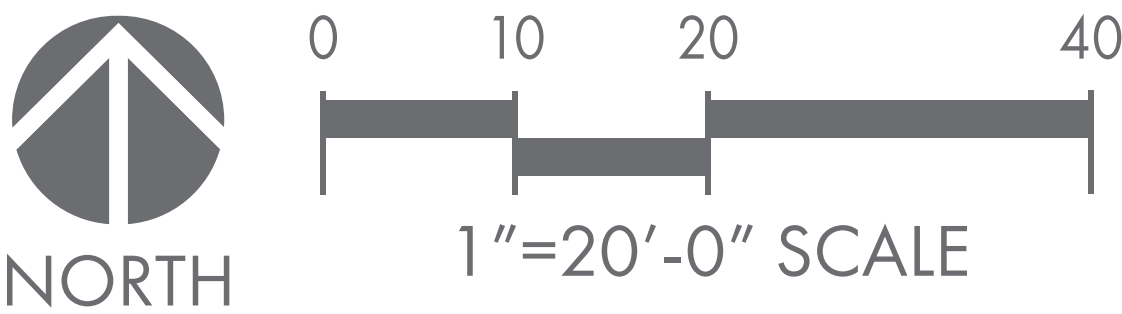
MASTER DEVELOPMENT PLAN

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NOTE:
REQUIREMENTS FOR THE SCALE/SIZE OF
THIS AREA ARE PROVIDED ON SHEET 2.



Case Number (PUD-21-00004) STREETSCAPE CHARACTER

NATURALIZED BIOSWALE CHARACTER

NATURE PLAY CHARACTER

LANDSCAPE CHARACTER

LANDSCAPE CHARACTER



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FIELD BOOK NO.:

SHEET TITLE:

**SOUTH REDEVELOPMENT
AREA CONCEPTUAL
LANDSCAPE PLAN**

SHEET NUMBER:

10 OF 16

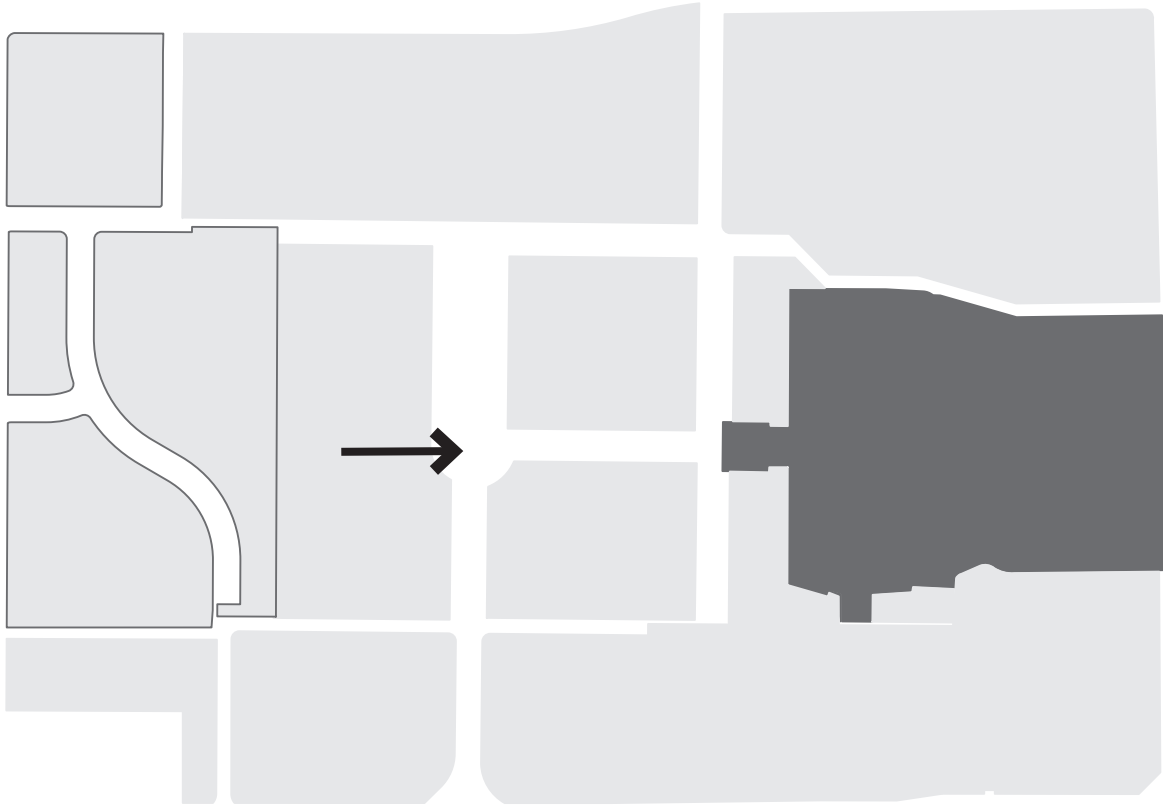
PROJECT NO.: 0190862.00

STREETS AT SOUTHGLENN

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NOTE: ALL BUILDING AND SITE DESIGN WILL NEED TO COMPLY WITH THE
STREETS AT SOUTHGLENN ARCHITECTURAL DESIGN GUIDELINES

Case Number (PUD-21-00004)

GAYLORD ST VIEW FROM COMMONS PARK LOOKING NORTH

Southglenn MDP

DATE:	09/17/2021
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DRAWN:	SM
REVIEWED:	BN
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SHEET TITLE:
DESIGN VISION

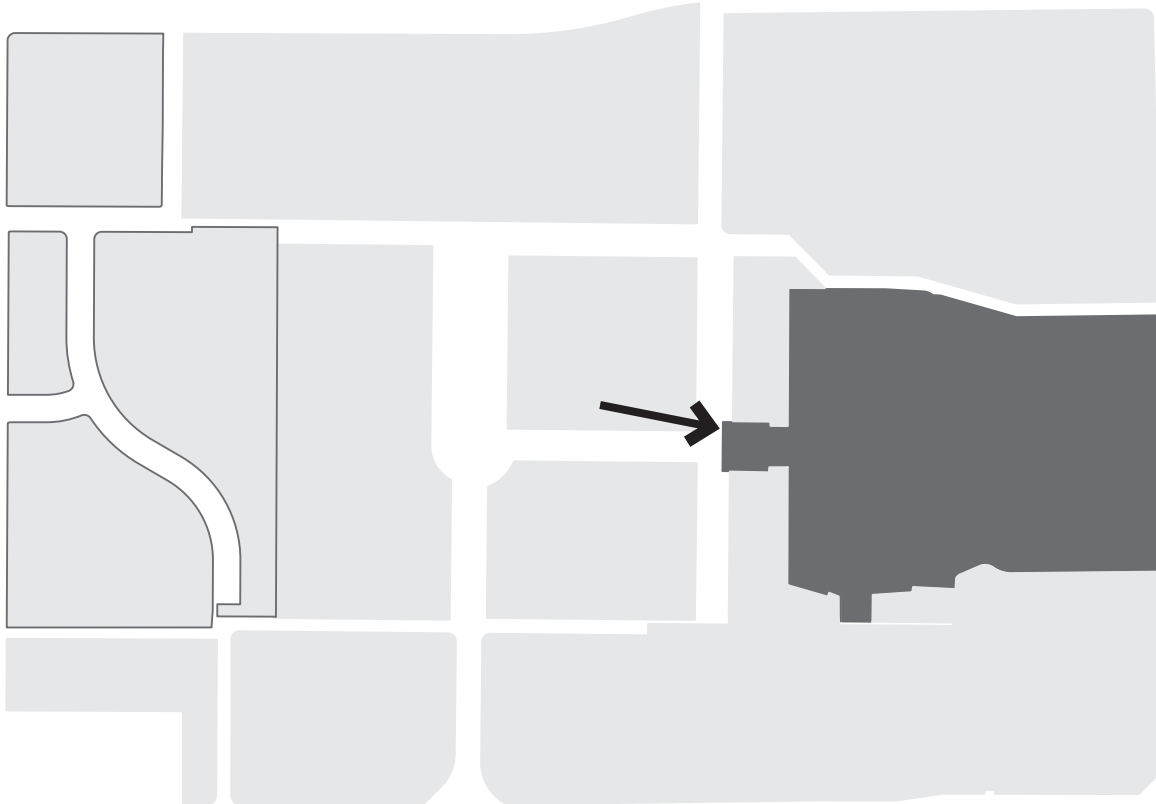
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STREETS AT SOUTHGLENN

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SHEET TITLE:

DESIGN VISION 

SHEET NUMBER:

12 OF 16

PROJECT NO.: 0190862.00



NOTE: RENDERINGS AND IMAGES TO COMMUNICATE THE GENERAL OVERALL DESIGN CHARACTER FOR THE PROJECT, AND ARE SUBJECT TO REVISIONS

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STREETS AT SOUTHGLENN ARCHITECTURAL DESIGN GUIDELINES

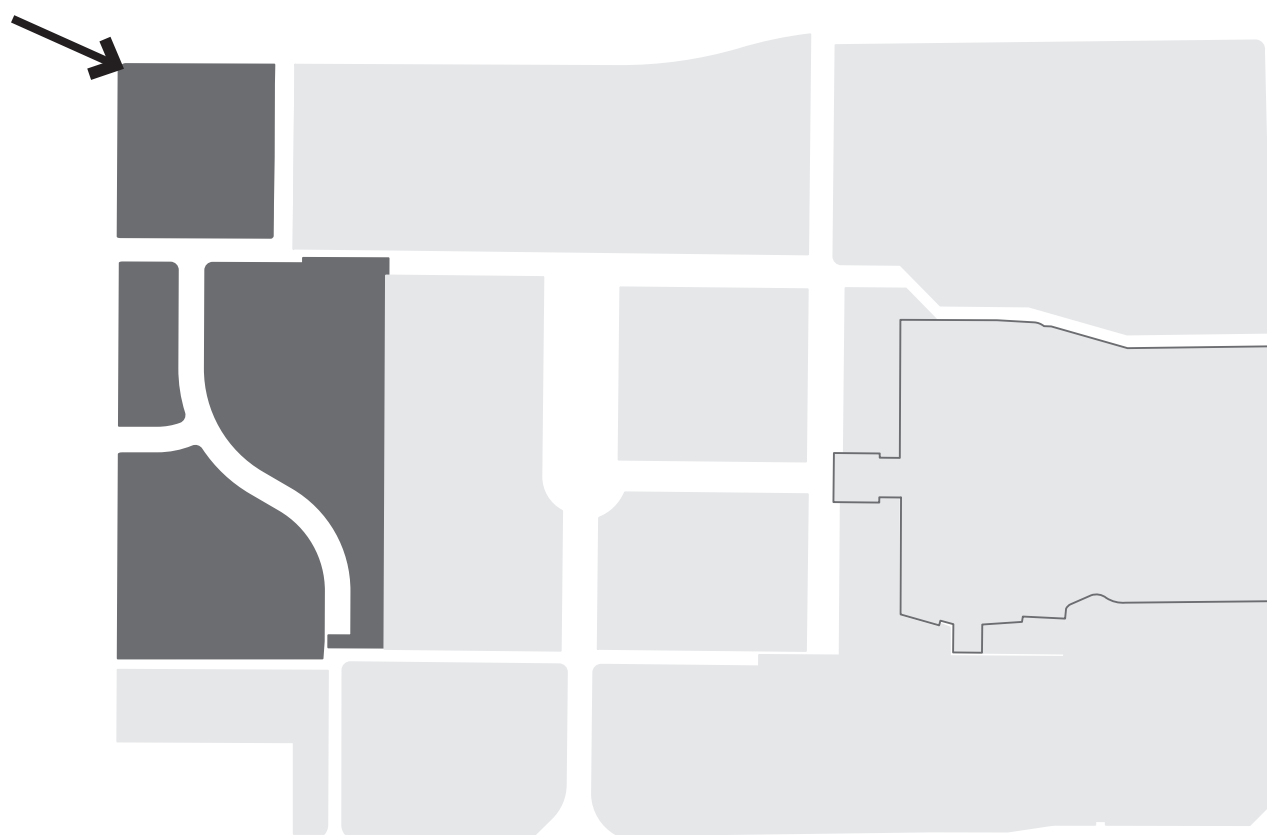
Case Number (PUD-21-00004)

NORTH PARCEL RETAIL OPTION AT GAYLORD STREET EXTENSION

STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN AMENDMENT NO. 8

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DESIGN VISION

SHEET NUMBER:

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Case Number (PUD-21-00004)

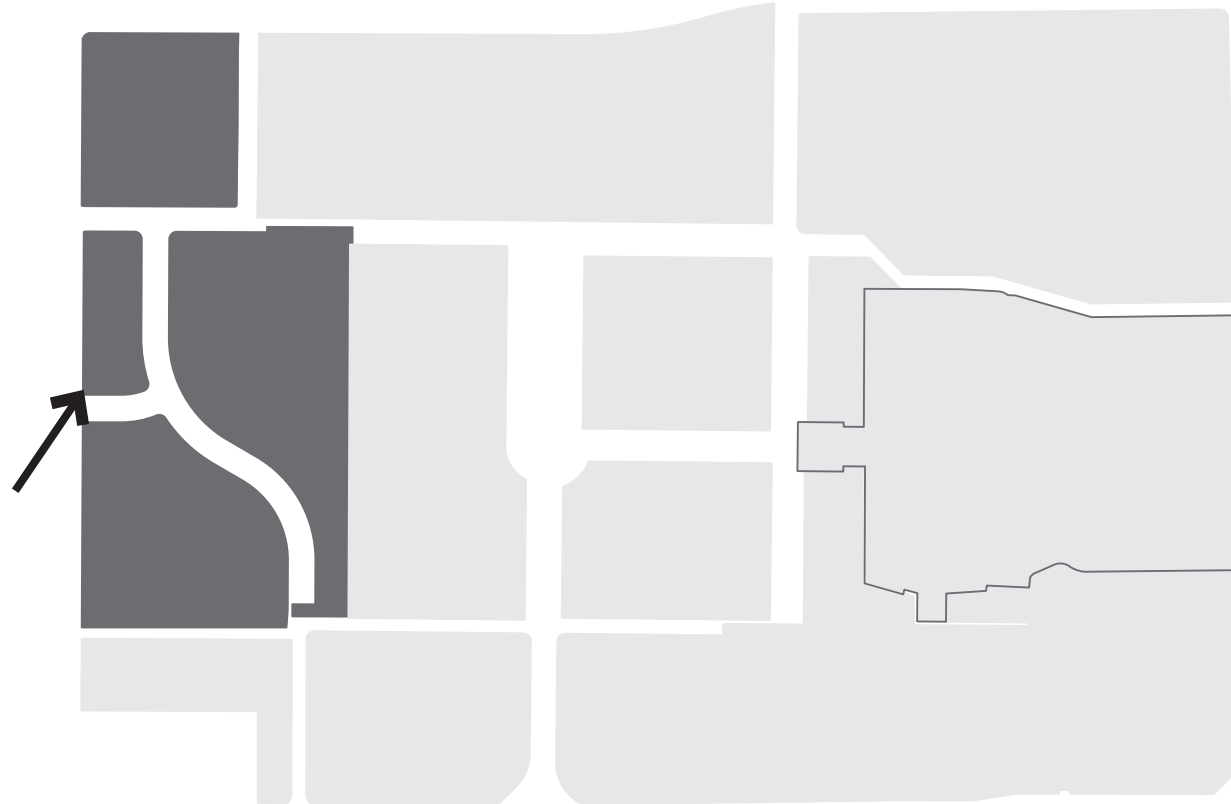
VIEW FROM THE CORNER OF RACE ST AND EASTER AVE

STREETS AT SOUTHGLENN

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14 OF 16

PROJECT NO.: 0190862.00



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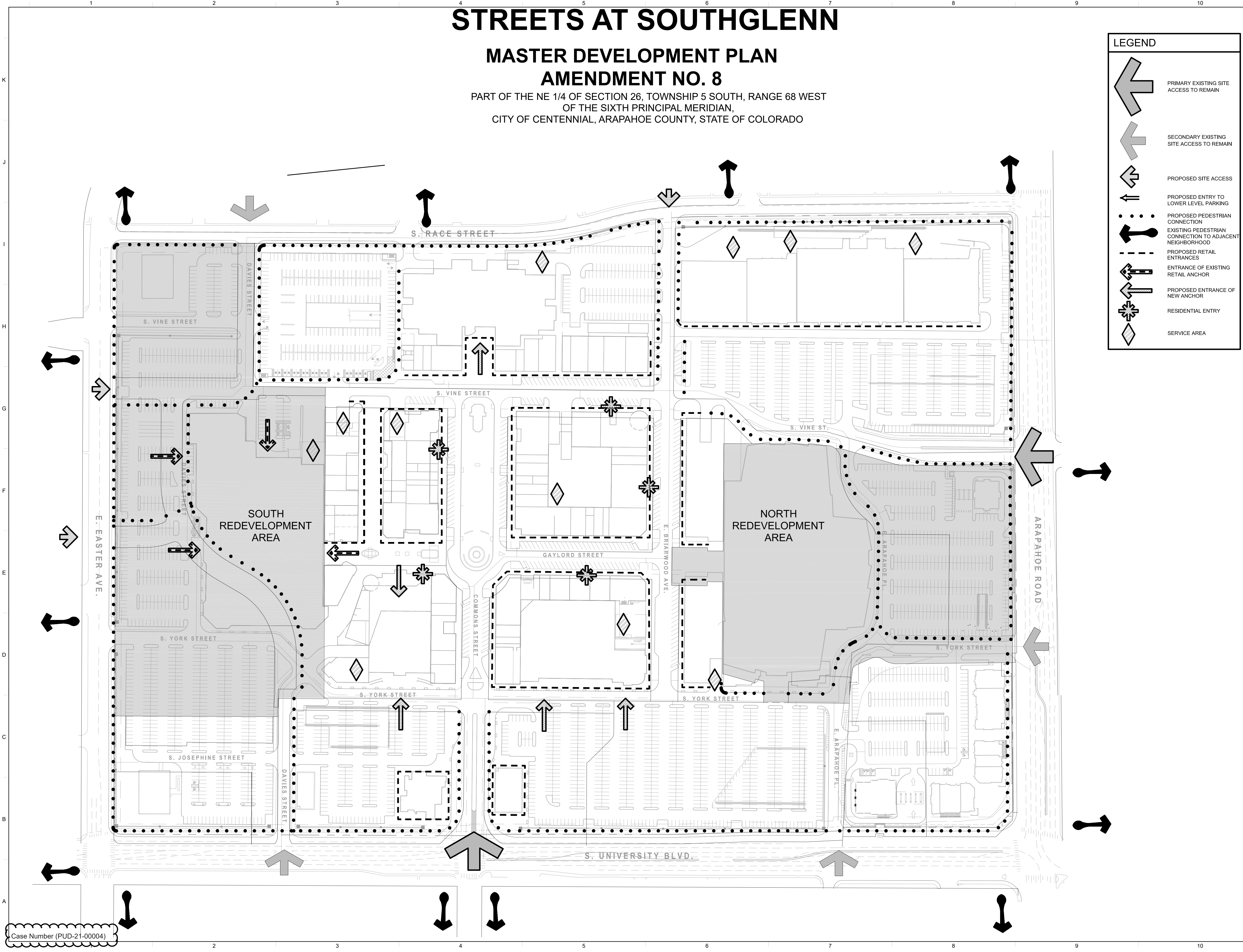
VIEW OVER PARK FROM EASTER AVE

Case Number (PUD-21-00004)

STREETS AT SOUTHGLENN

MASTER DEVELOPMENT PLAN AMENDMENT NO. 8

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

PRIMARY EXISTING SITE ACCESS TO REMAIN

SECONDARY EXISTING SITE ACCESS TO REMAIN

PROPOSED SITE ACCESS

PROPOSED ENTRY TO LOWER LEVEL PARKING

PROPOSED PEDESTRIAN CONNECTION

EXISTING PEDESTRIAN CONNECTION TO ADJACENT NEIGHBORHOOD

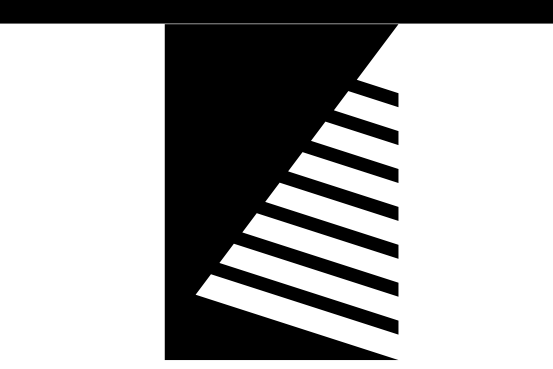
PROPOSED RETAIL ENTRANCES

ENTRANCE OF EXISTING RETAIL ANCHOR

PROPOSED ENTRANCE OF NEW ANCHOR

RESIDENTIAL ENTRY

SERVICE AREA



Farnsworth GROUP
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

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Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

PROJECT:
Alberta Development Partners, LLC

Southglenn MDP

DATE: 09/17/2021
DESIGNED: BM
DRAWN: SM
REVIEWED: BN

FIELD BOOK NO.:

SHEET TITLE:
CONNECTIVITY PLAN

SHEET NUMBER:

15 OF 16

PROJECT NO.: 0190862.00

Case Number (PUD-21-00004)

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OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

LEGEND

PRIMARY EXISTING SITE
ACCESS TO REMAIN

SECONDARY EXISTING
SITE ACCESS TO REMAIN

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PROPOSED ENTRY TO
LOWER LEVEL PARKING

PROPOSED PEDESTRIAN
CONNECTION

EXISTING PEDESTRIAN
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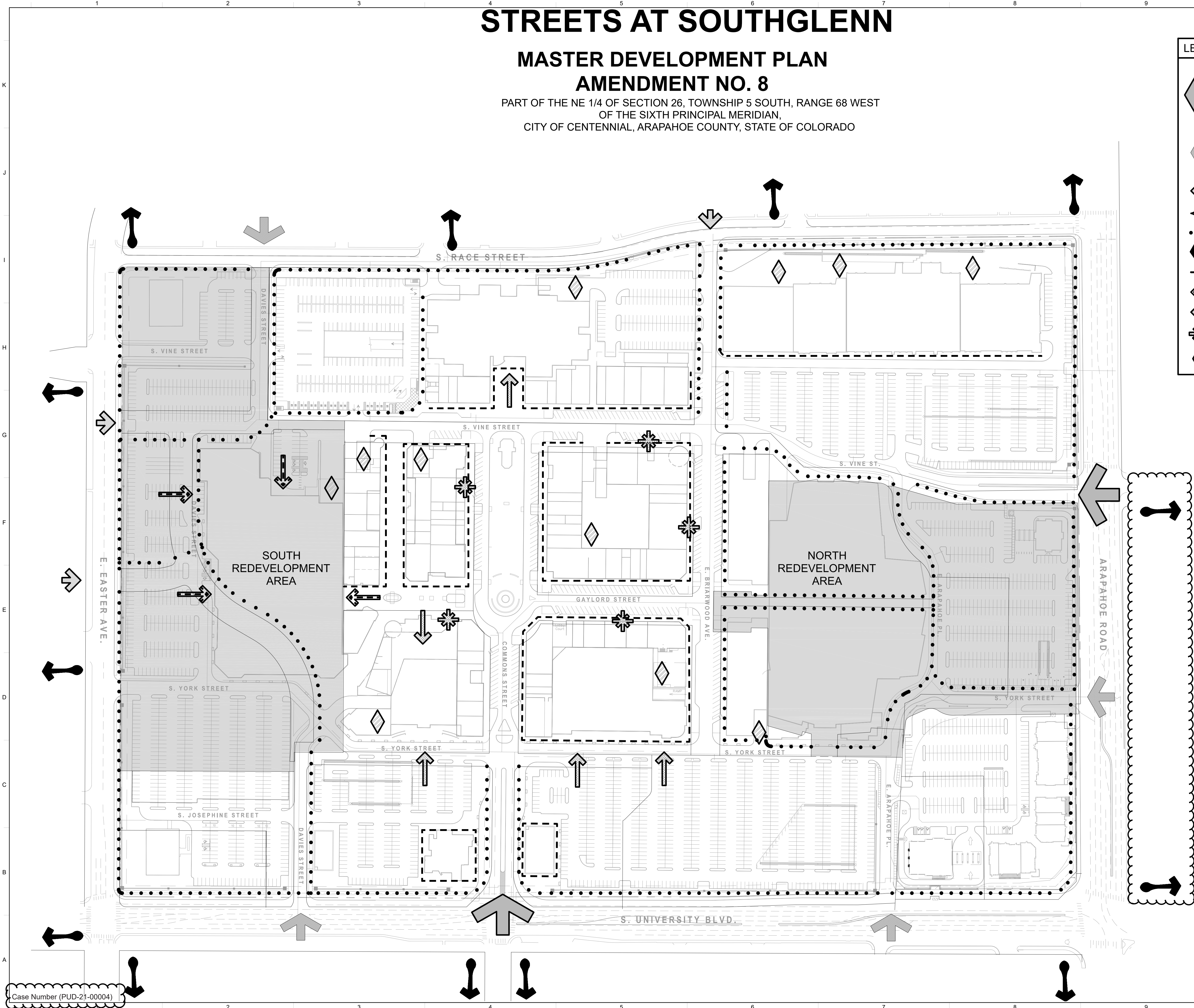
PROPOSED RETAIL
ENTRANCES

ENTRANCE OF EXISTING
RETAIL ANCHOR

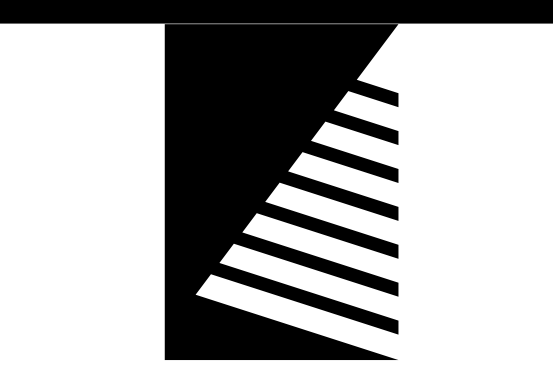
PROPOSED ENTRANCE OF
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PROPOSED FUTURE
REDEVELOPMENT AREA
CONNECTIVITY PLAN

SHEET NUMBER:

16 OF 16

PROJECT NO.: 0190862.00