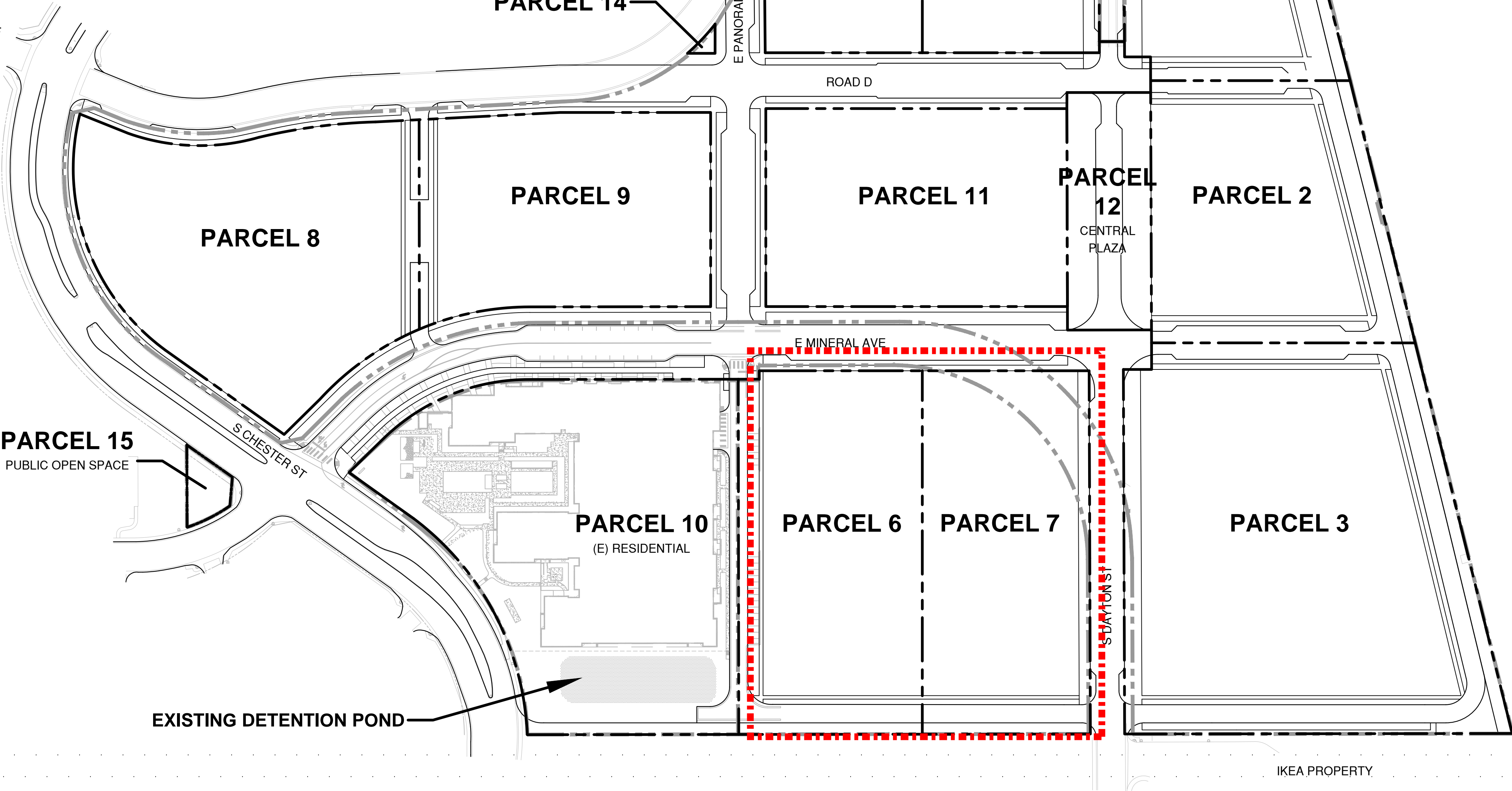


SITE CALCULATIONS**1							MAXIMUM GFA CALCULATION***2	
DEVELOPMENT PARCELS*	URBAN CENTER SUBDISTRICT	PARCEL AREA		POTENTIAL SITE USE	VERTICAL DEVELOPMENT AREA	PUBLIC SPACE	POTENTIAL GFA UC-CENTER	POTENTIAL GFA UC-GENERAL
PARCEL NUMBER		SF	Acres		Acres	Acres	SF	SF
PARCEL 1	CENTER	144,186	3.31	VERT DEV/PROMENADE	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		374,469
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				
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

NOTES

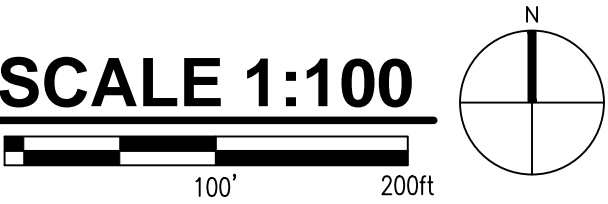
1.
- *ALL PARCEL AND ROW AREAS ARE ESTIMATIONS AND WILL BE CONFIRMED DURING SITE DEVELOPMENT PLANNING PROCESS FOR INDIVIDUAL SITES
2.
- **THE MAX GFA FOR EACH SUBDISTRICT SHALL NOT BE EXCEEDED, BUT THE PARCEL-BY-PARCEL NUMBERS ARE FOR ILLUSTRATIVE PURPOSES ONLY
3.
- ***THE RESIDENTIAL GROSS FLOOR AREA (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.
4.
- 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.
5.
- GROSS FLOOR AREA CALCULATIONS DO NOT INCLUDE PARKING AREAS.



LEGEND

--- PARCEL/LOT LINE

PARCEL PLAN AND SITE CALCULATIONS



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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	10/11/2019
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

PARCEL PLAN AND
SITE CALCULATIONS