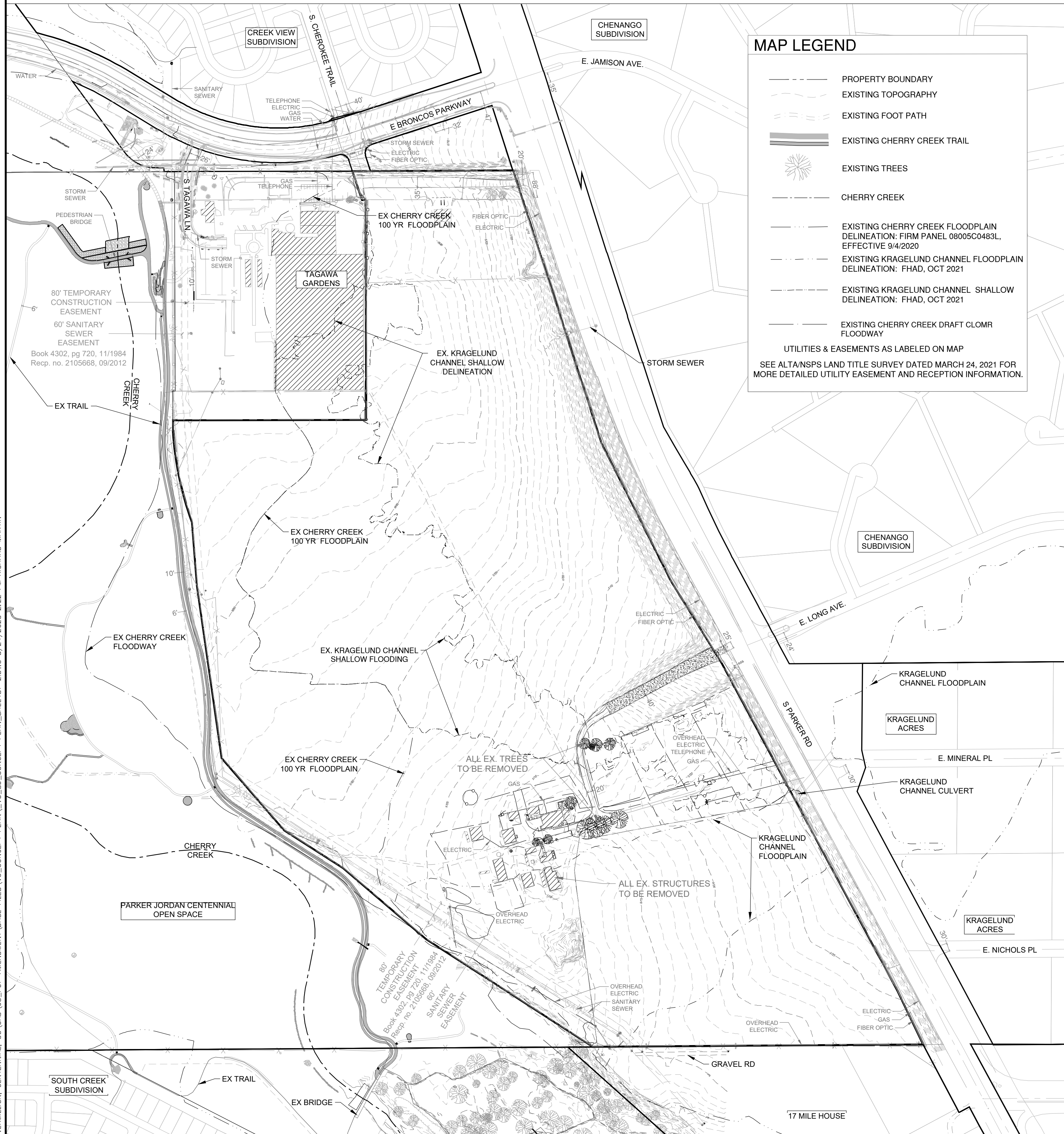


# VERMILION CREEK - CONCEPT PLAN

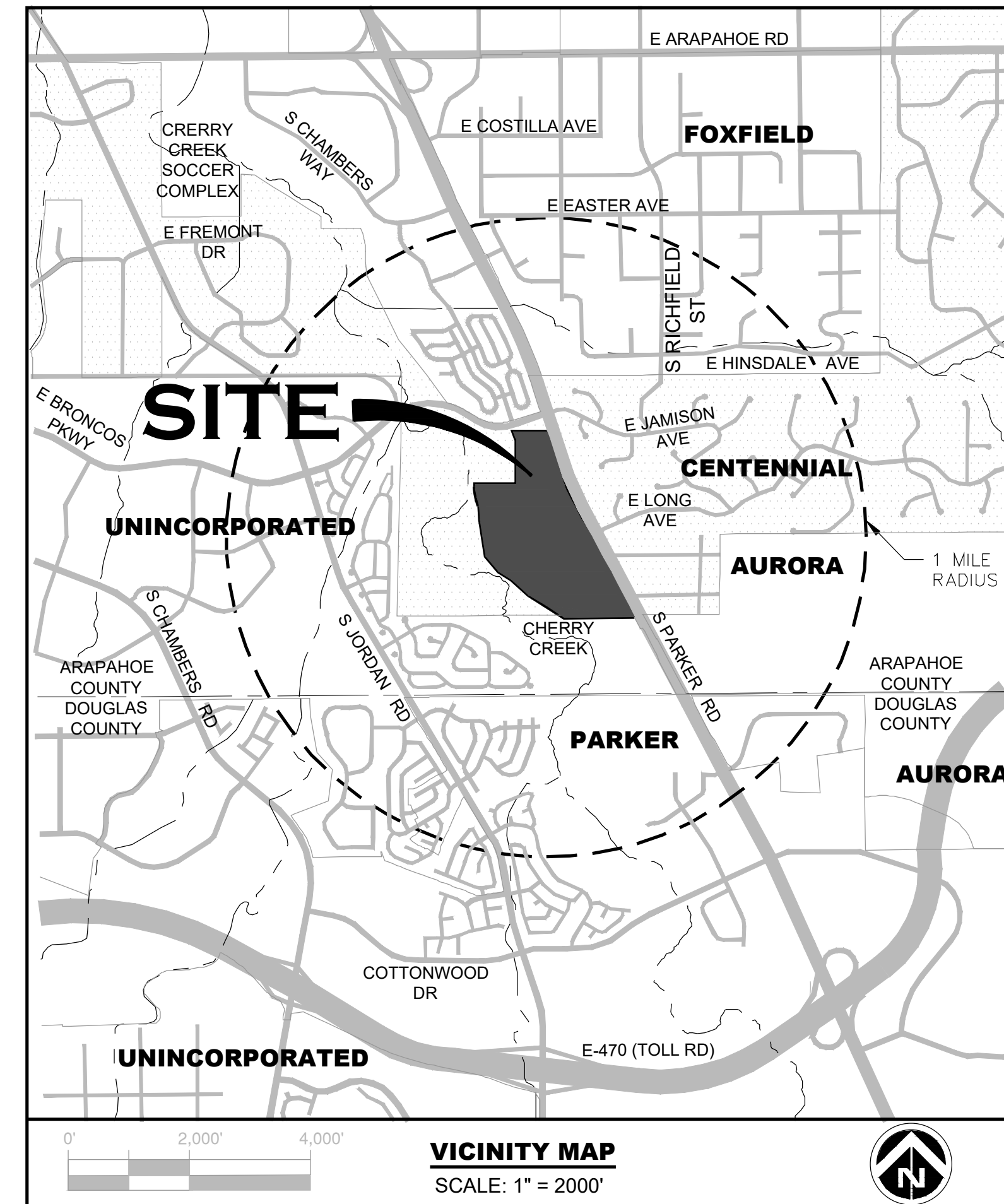
A PORTION OF THE NE 1/4 AND THE N1/2, SE 1/4 OF SEC 32 AND THE NW 1/4 AND THE N1/2, SW 1/4 OF SEC 33, T 5 S, R 66 W, OF THE 6TH PM  
CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO



### MAP LEGEND

- PROPERTY BOUNDARY
- EXISTING TOPOGRAPHY
- EXISTING FOOT PATH
- EXISTING CHERRY CREEK TRAIL
- EXISTING TREES
- CHERRY CREEK
- EXISTING CHERRY CREEK FLOODPLAIN DELINEATION: FIRM PANEL 08050C0483L, EFFECTIVE 9/4/2020
- EXISTING KRAGELUND CHANNEL FLOODPLAIN DELINEATION: FHAD, OCT 2021
- EXISTING KRAGELUND CHANNEL SHALLOW DELINEATION: FHAD, OCT 2021
- EXISTING CHERRY CREEK DRAFT CLOMR FLOODWAY

UTILITIES & EASEMENTS AS LABELED ON MAP  
SEE ALTA/NSPS LAND TITLE SURVEY DATED MARCH 24, 2021 FOR MORE DETAILED UTILITY EASEMENT AND RECEPTION INFORMATION.



**APPLICANT**  
NAME: MOUNTAIN PLAINS INVESTMENT CORPORATION  
ADDRESS: 7931 S PARKER RD, CENTENNIAL, CO 80016  
PHONE: 303-690-1165

**OWNER REPRESENTATIVE:**  
NAME: JASON MONFORTON  
EMAIL: JAMONFORTON@OUTLOOK.COM  
PHONE: 720-394-1836

**PLANNER**  
NAME: CONSILIUM DESIGN  
ADDRESS: 2755 SOUTH LOCUST STREET SUITE 236, DENVER, CO 80222  
PHONE: 303-224-9520

**CIVIL ENGINEER**  
NAME: DEWBERRY ENGINEERING (MOUNT LAUREL OFFICE)  
ADDRESS: 1015 BRIGGS ROAD, SUITE 210 MOUNT LAUREL, NJ 08054  
PHONE: 856-802-0843

**SURVEYOR**  
NAME: ALTURA LAND CONSULTANT  
ADDRESS: 6950 S. TUCSON WAY, UNIT C CENTENNIAL, CO 80112  
PHONE: 720-488-1303

**SHEET INDEX**

EXISTING CONDITIONS MAP.....	1
SITE PARCEL MAP AND DATA .....	2
CONCEPT DIAGRAM AND LAYOUT PLAN.....	3

**CERTIFICATE OF OWNERSHIP**

I, \_\_\_\_\_, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS OR ENTITIES HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS VERMILION CREEK CONCEPT PLAN (CITY CASE NO. CONC-21-00001).

**OWNER OF RECORD OR AUTHORIZED AGENT**

STATE OF \_\_\_\_\_  
} s.s.  
COUNTY OF \_\_\_\_\_  
THE FOREGOING CERTIFICATION OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_.

BY \_\_\_\_\_ AS \_\_\_\_\_ (Name) (Title)  
OF \_\_\_\_\_ AN AUTHORIZED SIGNATORY. (Entity)  
BY \_\_\_\_\_ WITNESS MY HAND AND SEAL

NOTARY PUBLICLY  
COMMISSION EXPIRES: \_\_\_\_\_

ADDRESS \_\_\_\_\_  
CITY, STATE AND ZIP CODE \_\_\_\_\_

**DIRECTOR OF COMMUNITY DEVELOPMENT APPROVAL**  
APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF CENTENNIAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

**DIRECTOR OR DESIGNEE**  
CONCEPT PLAN  
A CONCEPT PLAN IS A GENERALIZED PLAN REQUIRED PRIOR TO THE SUBDIVISION OF CERTAIN PARCELS THAT WILL GUIDE THE ORDERLY FUTURE DIVISION AND DEVELOPMENT OF THE PARCELS, PURSUANT TO THE PROVISIONS OF LDC SECTION 12-9-206.

**PUBLIC SERVICE NOTE**  
UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF CENTENNIAL FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

SEE ALTA/NSPS LAND TITLE SURVEY DATED MARCH 24, 2021 FOR MORE DETAILED UTILITY EASEMENT AND RECEPTION INFORMATION.

**EXISTING CONDITIONS MAP**

CASE NO: CONC-21-00001



**VERMILION CREEK CONCEPT PLAN**  
**EXISTING CONDITIONS MAP**  
PRELIMINARY NOT FOR CONSTRUCTION

**MOUNTAIN PLAINS INVESTMENT CORP.**  
7931 S PARKER RD  
CENTENNIAL, CO 80016  
Tel: 303-690-1165  
Fax: 303-690-8850

No.	Date	Description
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3	08/12/2022	REVISED 3RD SUBMITTAL
1	11/19/2021	WITH PDP AMEND. 1 SUBMITTAL

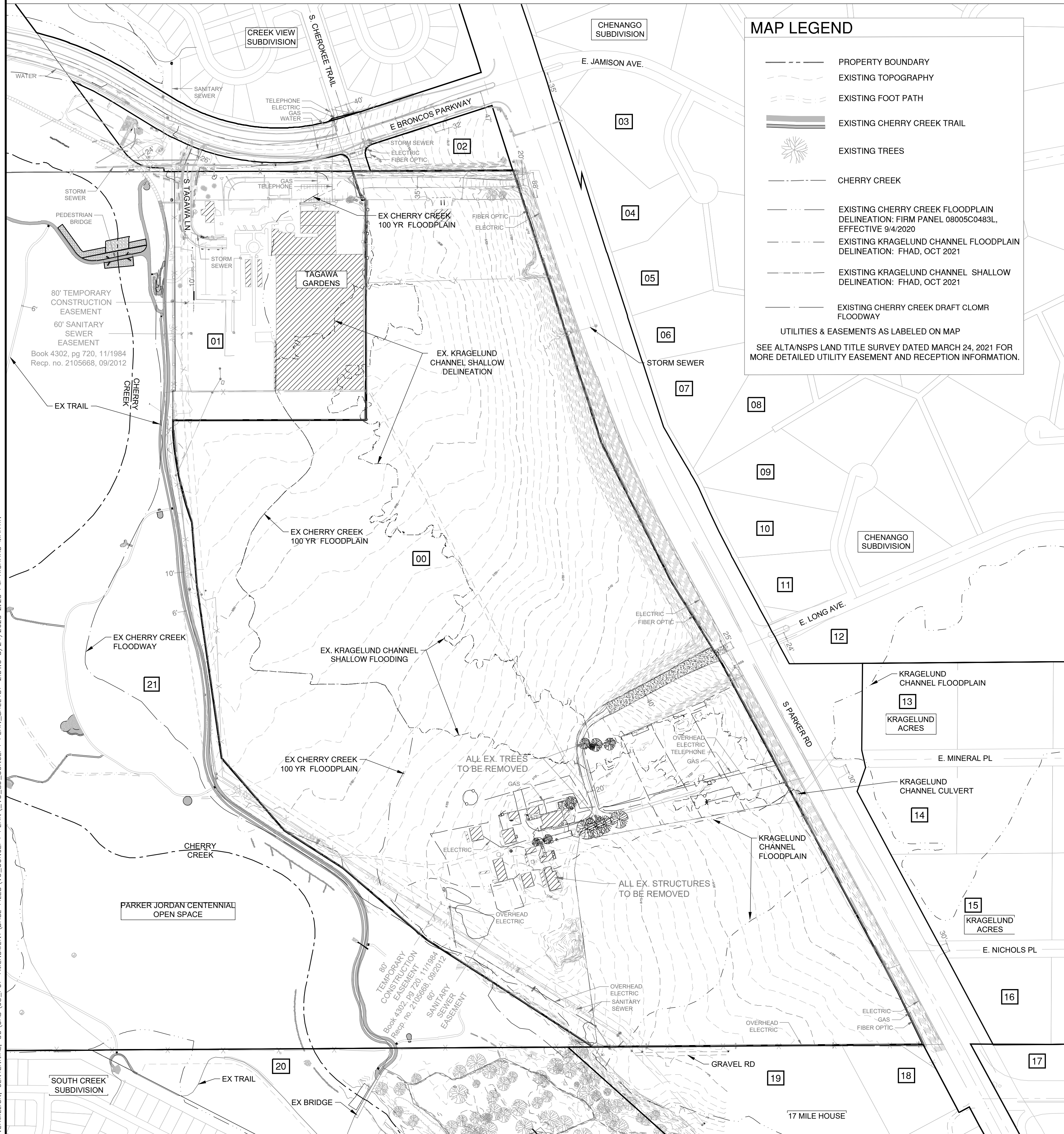


**Project Number:** 50140965  
**Designed By:** CK, JH, RM, EH  
**Checked By:** CK, JH  
**Sheet Number:** 1



# VERMILION CREEK - CONCEPT PLAN

A PORTION OF THE NE 1/4 AND THE N1/2, SE 1/4 OF SEC 32 AND THE NW 1/4 AND THE N1/2, SW 1/4 OF SEC 33, T 5 S, R 66 W, OF THE 6TH PM  
CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO



## MAP LEGEND

- PROPERTY BOUNDARY
  - EXISTING TOPOGRAPHY
  - EXISTING FOOT PATH
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  - UTILITIES & EASEMENTS AS LABELED ON MAP
- SEE ALTA/SPS LAND TITLE SURVEY DATED MARCH 24, 2021 FOR MORE DETAILED UTILITY EASEMENT AND RECEPTION INFORMATION.

## PARCEL DATA

MAP #	ZONE	JURISDICTION	OWNER	SUBDIVISION / NEIGHBORHOOD	CLASS / USE
00	PUD	CENTENNIAL	MOUNTAIN-PLAINS INVESTMENT CORPORATION INC	ACRE PROP FOXFIELD / PARKER RD & ARAPAHOE RD COR	PLANNED UNIT DEVELOPMENT / SINGLE FAMILY / SPECIAL PURPOSE / GRAZING LAND CLASS VIB, VIC, VII
01	AG	CENTENNIAL	TAGAWA ROSE FARMS INC	TAGAWA ROSE FARM	ALL OTHER AGRICULTURAL (AG BUSINESS) / FLOOD PLAIN / COMMERCIAL NURSERIES / HOMES ON VERY LARGE LOTS
02	MU	UNINCORPORATED	ELLIOTT, FRANK RICHARD	ARAPAHOE COUNTY	VACANT COMMERCIAL PUD LOTS
03	NC2A-RAO-EQ2	CENTENNIAL	SPECHT, JOHN C	CHENANGO	NEIGHBORHOOD CONSERVATION / SINGLE FAMILY RESIDENTIAL ACREAGE / EQUINE
04	NC2A-RAO-EQ2	CENTENNIAL	MERKOWITZ, LARRY A	CHENANGO	NEIGHBORHOOD CONSERVATION / SINGLE FAMILY RESIDENTIAL ACREAGE / EQUINE
05	NC2A-RAO-EQ2	CENTENNIAL	PEREIRA, ANTHONY S	CHENANGO	NEIGHBORHOOD CONSERVATION / SINGLE FAMILY RESIDENTIAL ACREAGE / EQUINE
06	NC2A-RAO-EQ2	CENTENNIAL	EVANS, JAY	CHENANGO	NEIGHBORHOOD CONSERVATION / SINGLE FAMILY RESIDENTIAL ACREAGE / EQUINE
07	NC2A-RAO-EQ2	CENTENNIAL	WASCHER, MICHAEL E	CHENANGO	NEIGHBORHOOD CONSERVATION / SINGLE FAMILY RESIDENTIAL ACREAGE / EQUINE
08	NC2A-RAO-EQ2	CENTENNIAL	TYLOR, RONALD N	CHENANGO	NEIGHBORHOOD CONSERVATION / SINGLE FAMILY RESIDENTIAL ACREAGE / EQUINE
09	NC2A-RAO-EQ2	CENTENNIAL	CULLOR, ALAN S	CHENANGO	NEIGHBORHOOD CONSERVATION / SINGLE FAMILY RESIDENTIAL ACREAGE / EQUINE
10	NC2A-RAO-EQ2	CENTENNIAL	CYRUS, STEVE S	CHENANGO	NEIGHBORHOOD CONSERVATION / SINGLE FAMILY RESIDENTIAL ACREAGE / EQUINE
11	NC2A-RAO-EQ2	CENTENNIAL	BOOTH, TREVOR RICHARD	CHENANGO	NEIGHBORHOOD CONSERVATION / SINGLE FAMILY RESIDENTIAL ACREAGE / EQUINE
12	OSR	CENTENNIAL	CHENANGO HOMEOWNERS ASSN	CHENANGO	OPEN SPACE
13	NC2A-ROA-AA	CENTENNIAL	RONN H MAYER TRUST	KRAGELAND ACRES	NEIGHBORHOOD CONSERVATION / SINGLE FAMILY RESIDENTIAL ACREAGE
14	NC2A-ROA-AA	CENTENNIAL	COFFMAN, JAMES	KRAGELAND ACRES	NEIGHBORHOOD CONSERVATION / SINGLE FAMILY RESIDENTIAL ACREAGE
15	NC2A-ROA-AA	CENTENNIAL	NEW COVERT WEST LLC	KRAGELAND ACRES	NEIGHBORHOOD CONSERVATION / SINGLE FAMILY RESIDENTIAL ACREAGE
16	NC2A-ROA-AA	CENTENNIAL	HERNANDEZ, FLAVIO	KRAGELAND ACRES	NEIGHBORHOOD CONSERVATION / SINGLE FAMILY RESIDENTIAL ACREAGE
17	R-1	AURORA	KINGSPPOINT LLC.	KINGSPPOINT	LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT
18	MU	UNINCORPORATED	ARAPAHOE COUNTY	ASHBROOKE / 17 MILE HOUSE	DRY FARM CLASS IIB / OPEN SPACE / ALL FUTURE USES TO BE APPROVED BY PDP FOR MU-PUD
19	MU	UNINCORPORATED	ARAPAHOE COUNTY	ASHBROOKE / 17 MILE HOUSE	TRACT / OPEN SPACE / ALL FUTURE USES TO BE APPROVED BY PDP FOR MU-PUD
20	F	UNINCORPORATED	ARAPAHOE COUNTY	SOUTHCREEK SUBDIVISION	TRACT / FLOODPLAIN
21	OSR	CENTENNIAL	CITY OF CENTENNIAL	PARKER JORDAN OPEN SPACE	OPEN SPACE

INFORMATION OBTAINED FROM:  
ArapaMAP 3.9.5 [arapahogov.com]  
Zoning Map - City of Centennial [centennialco.gov]

## VERMILION CREEK CONCEPT PLAN

SITE PARCEL MAP AND DATA

PRELIMINARY NOT FOR CONSTRUCTION

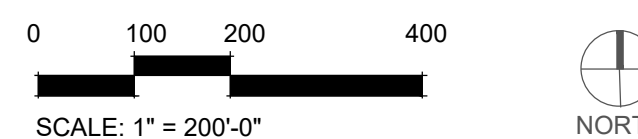
## MOUNTAIN-PLAINS INVESTMENT CORP.

7931 S PARKER RD  
CENTENNIAL, CO 80016  
Tel: 303-690-1165  
Fax: 303-690-8850

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**Constium Design**  
LANDSCAPE ARCHITECTURE  
2755 SOUTH LOCUST ST. SUITE 206  
DENVER, CO 80222  
TEL: 303.224.8524  
WWW.CONSTIUMDESIGN.COM

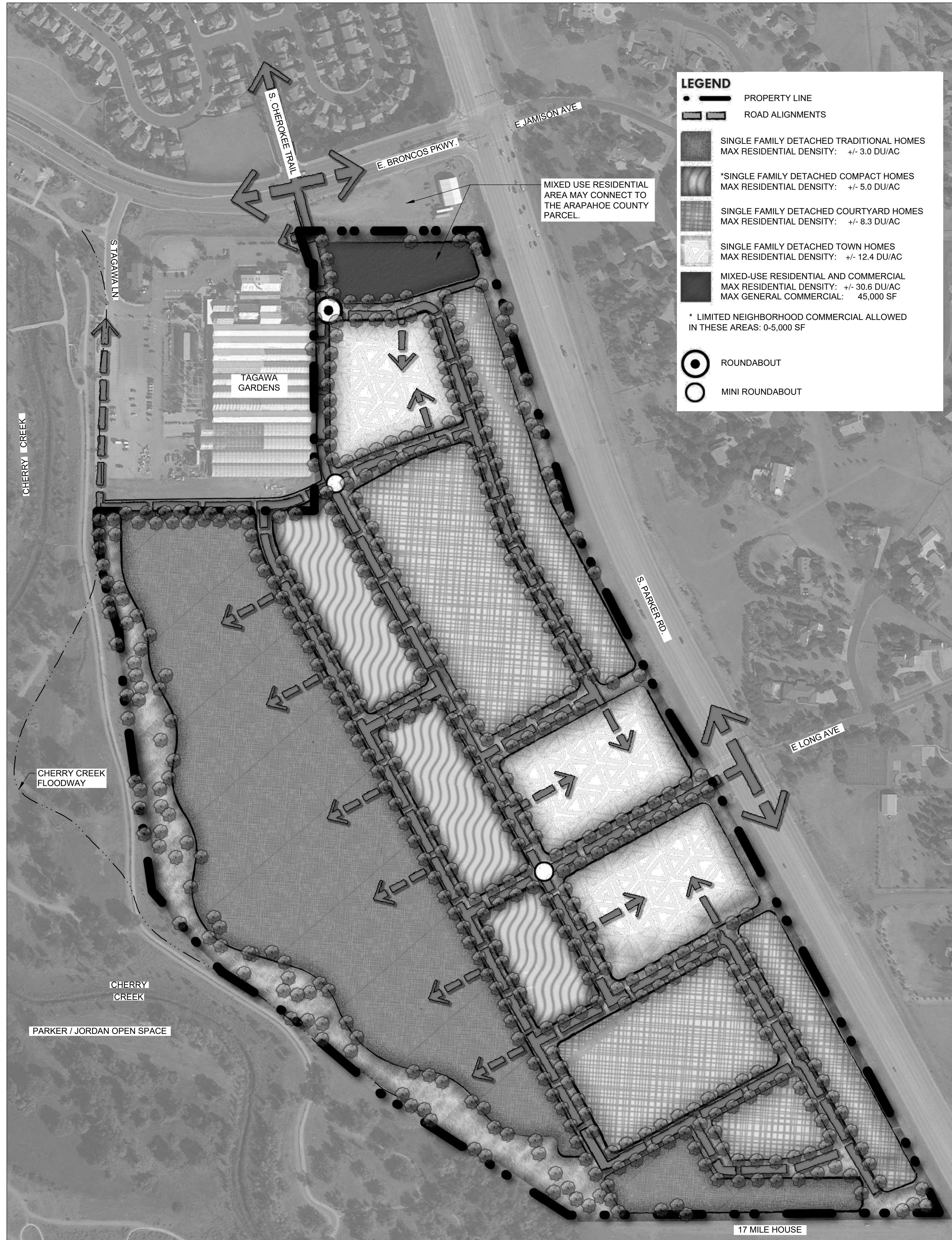
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Checked By: CK, JH  
Sheet Number: 2



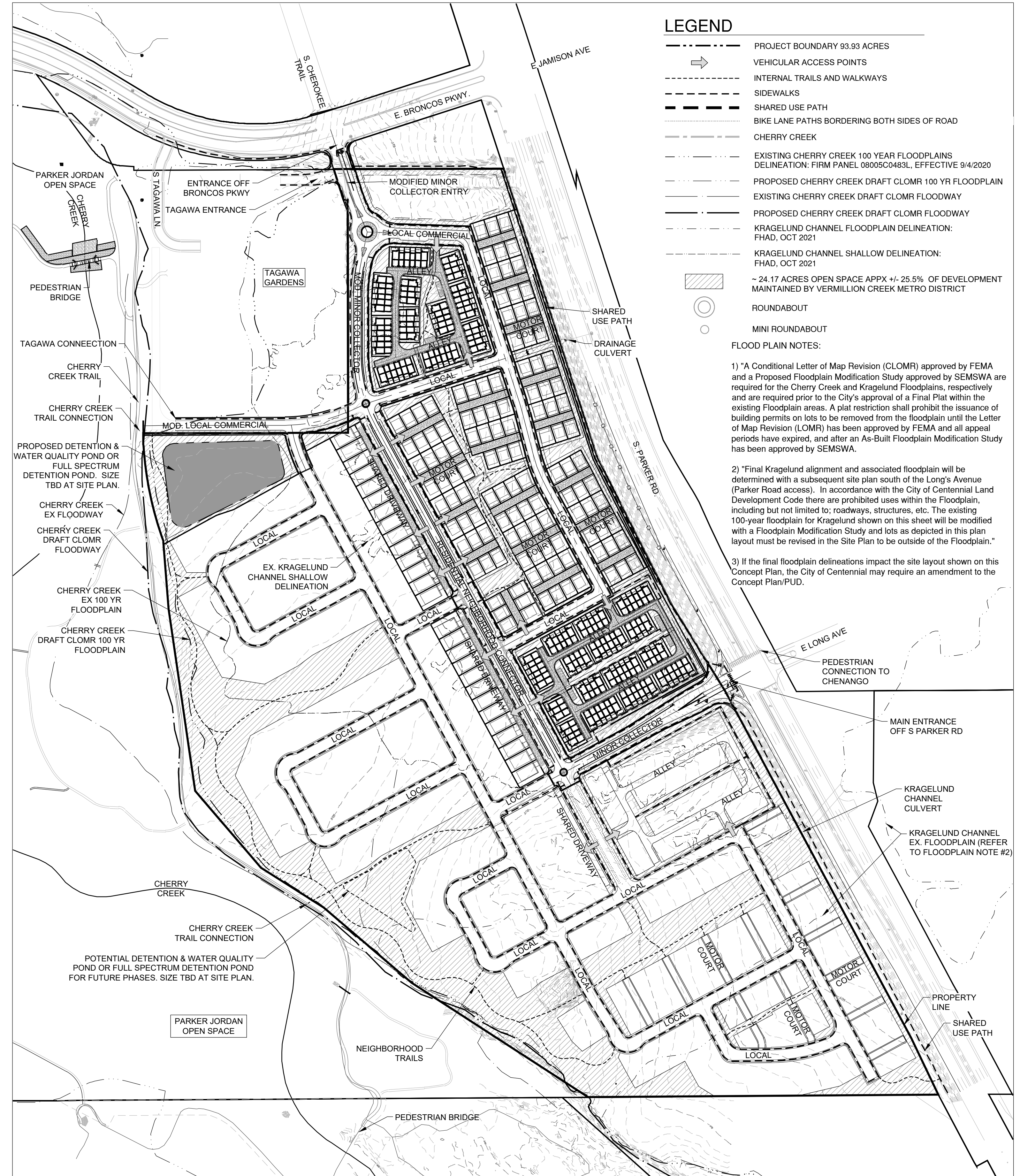
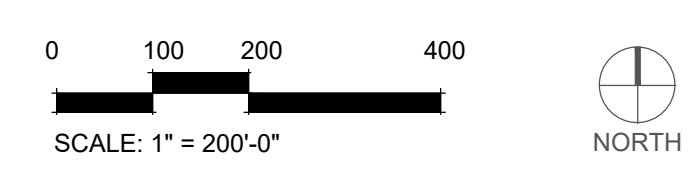


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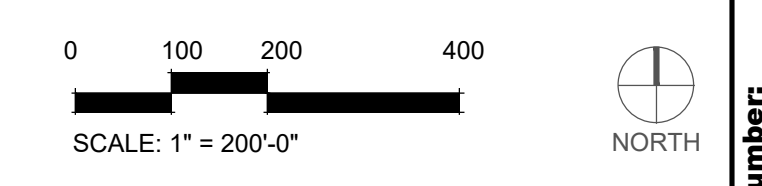
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CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO



**1** CONCEPT DIAGRAM



**2** LAYOUT PLAN



**Dewberry**  
Dewberry Engineers Inc.  
8100 East Maplewood Avenue, Suite 150  
Greenwood Village, CO 80111  
303.368.5801

**VERMILION CREEK  
CONCEPT PLAN**  
CONCEPT DIAGRAM & LAYOUT PLAN  
PRELIMINARY NOT FOR CONSTRUCTION

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LANDSCAPE ARCHITECTURE  
2755 SOUTH LOCUST ST. SUITE 206  
DENVER, CO 80224  
TEL: 303.224.8524  
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www.consiliumdesign.com

Project Number: **50140965**  
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Checked By: **CK, JH**  
Sheet Number: **3**

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