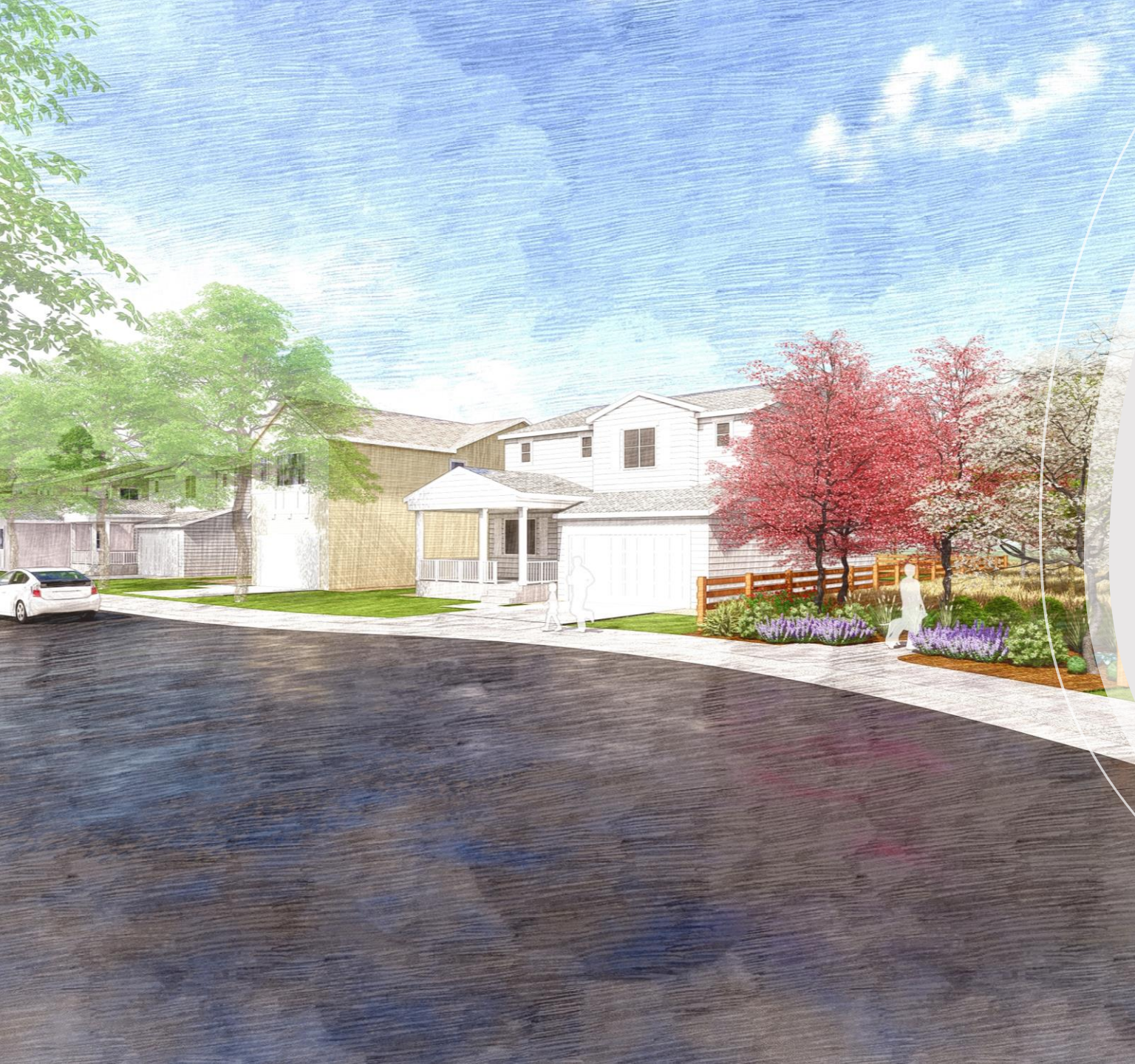




Vermilion Creek

Neighborhood Presentation
February 21, 2024



Vermilion Creek Phase 2

Agenda

- Design Team Introduction
- Builder Introduction
- Phase Two Development Area
- Public Process
- Proposed Plan
- Conceptual Perspectives
- Questions

PROJECT TEAM

An experienced and adept team is key to a successful project.

PCS Group:

A local planning and landscape architecture firm with 20 years of experience in master planned communities focused on design that elevates the day to day.

PLX Engineering:

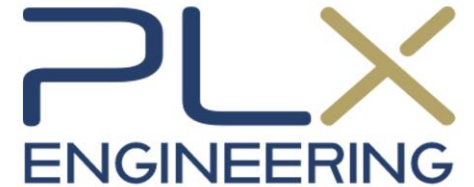
PLX is a multidisciplinary engineering firm with broad expertise in land development and civil infrastructure. They take great pride in finding innovative solutions that facilitate smarter, more sustainable communities.

Totum 1, LLC:

Totum 1, LLC is a Land Development Owner's Representation Firm that specializes in the development of Residential, Mixed-Use, and Commercial Projects within Colorado's Front Range. Totum manages project entitlement, design, and construction and is led by Jason Monforton, P.E. and Jason Margraf, P.E.



LANDSCAPE
ARCHITECTURE



CIVIL ENGINEERING



DEVELOPER



BUILDER + ARCHITECTURE



LENNAR: As one of the nation's largest builders, Lennar has built over one million new homes for families across America. Since 1954, our communities have catered to all lifestyles and family dynamics, whether you are a first-time or move-up buyer, multigenerational family, or active adult.

Their commitment to Quality, Value, and Integrity is the underlying foundation upon which Lennar was built, and these three fundamental principles still guide Lennar in caring for their customers, associates, trade partners, shareholders, and community.

LENNAR[®]

Vermilion Creek Development – Context Map

Zoning – Planned Unit Development (PUD)

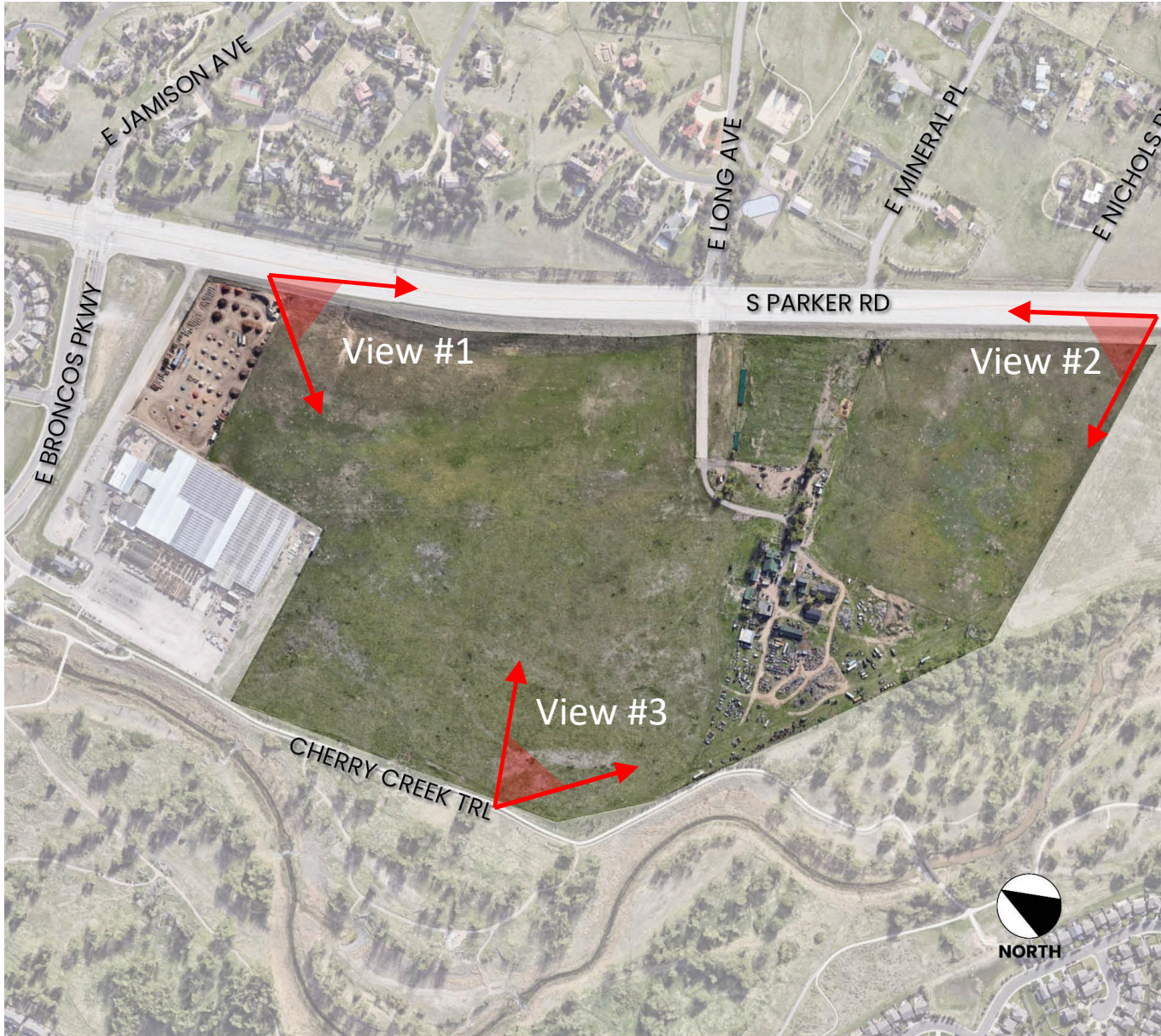
View Looking North West



View Looking South West



Site Use By Right Zoning – PLANNED UNIT DEVELOPMENT (PUD)



View #1



View #2

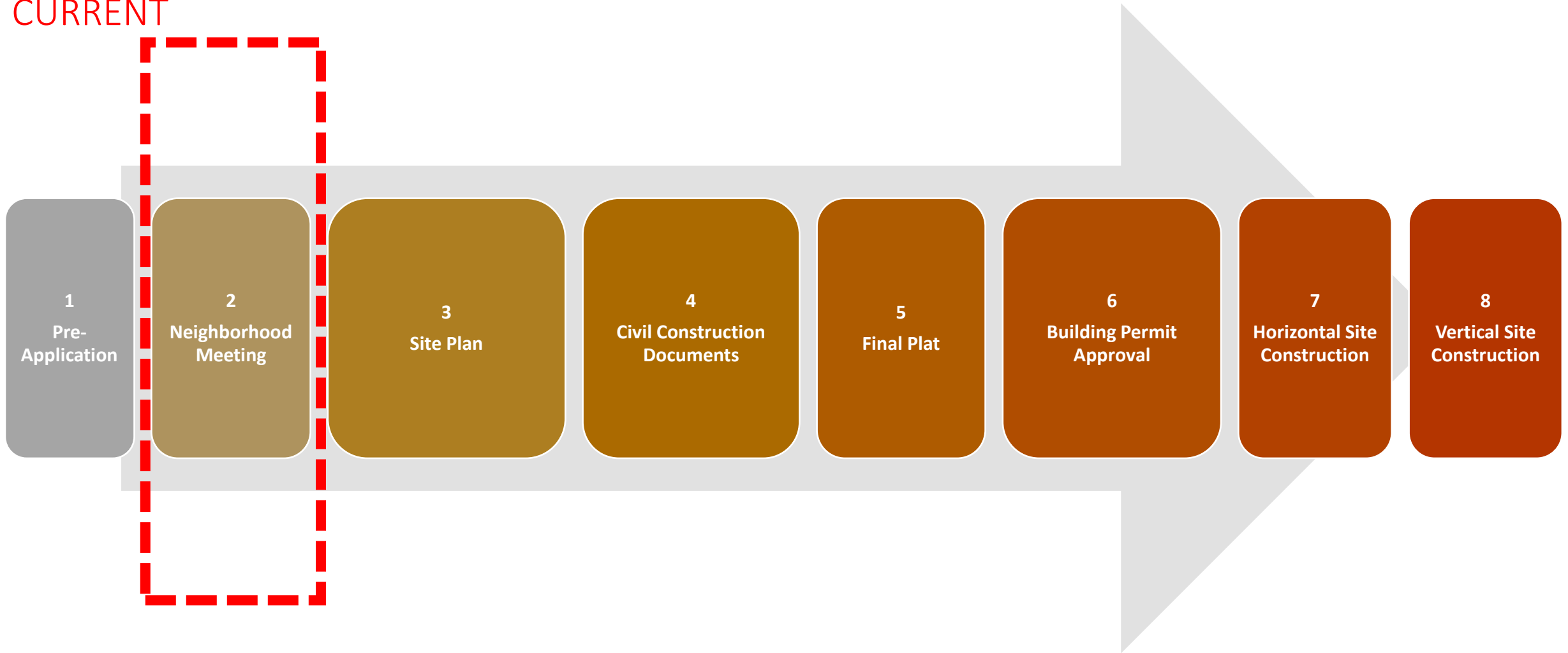


View #3



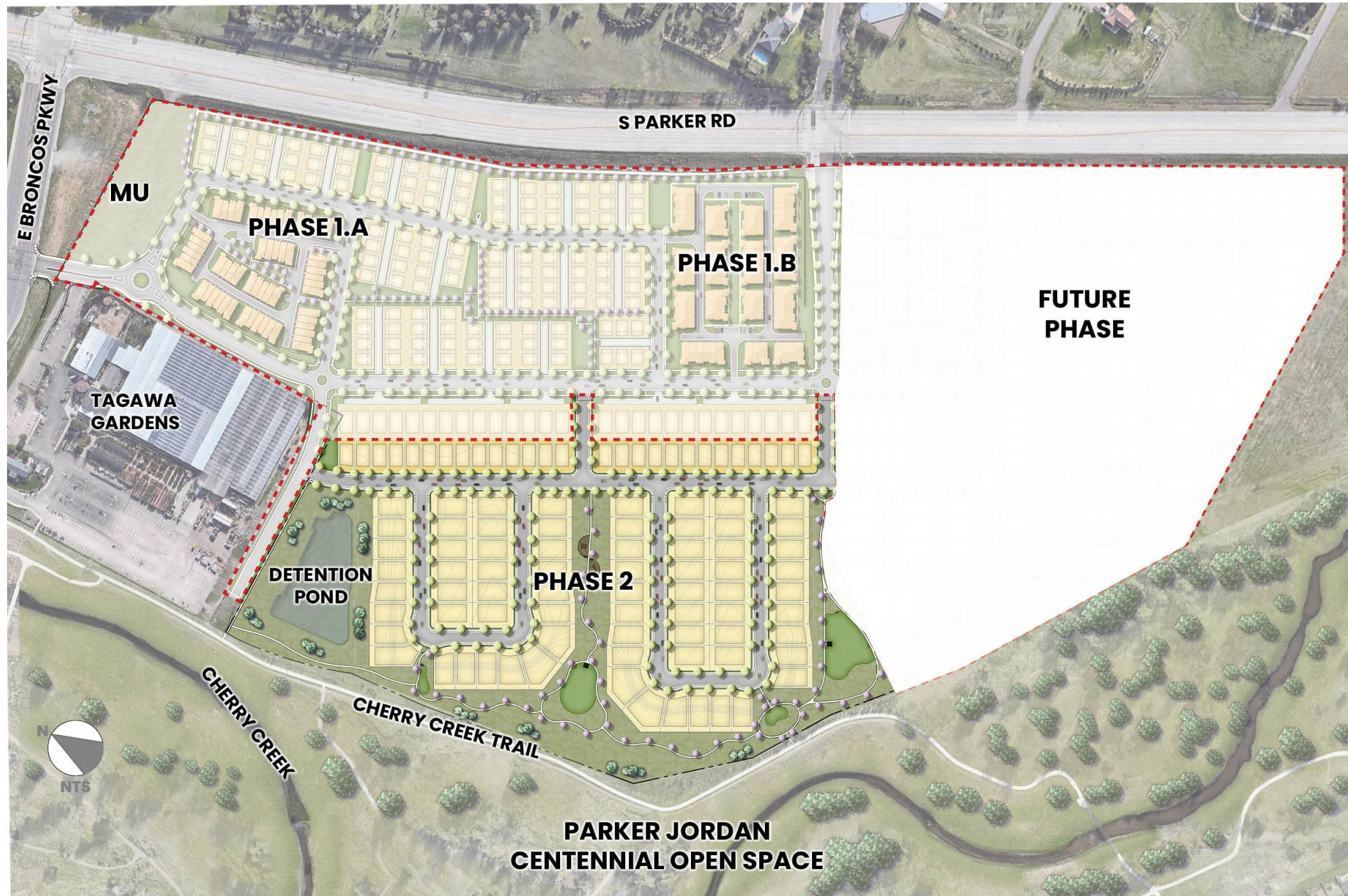
WHERE ARE WE IN THE PROCESS?

CURRENT



Site Phasing Plan

Phase 2 Anticipated Construction Start Date: December 2024



Phase 2 Plan

Phase 2 Land Use Chart



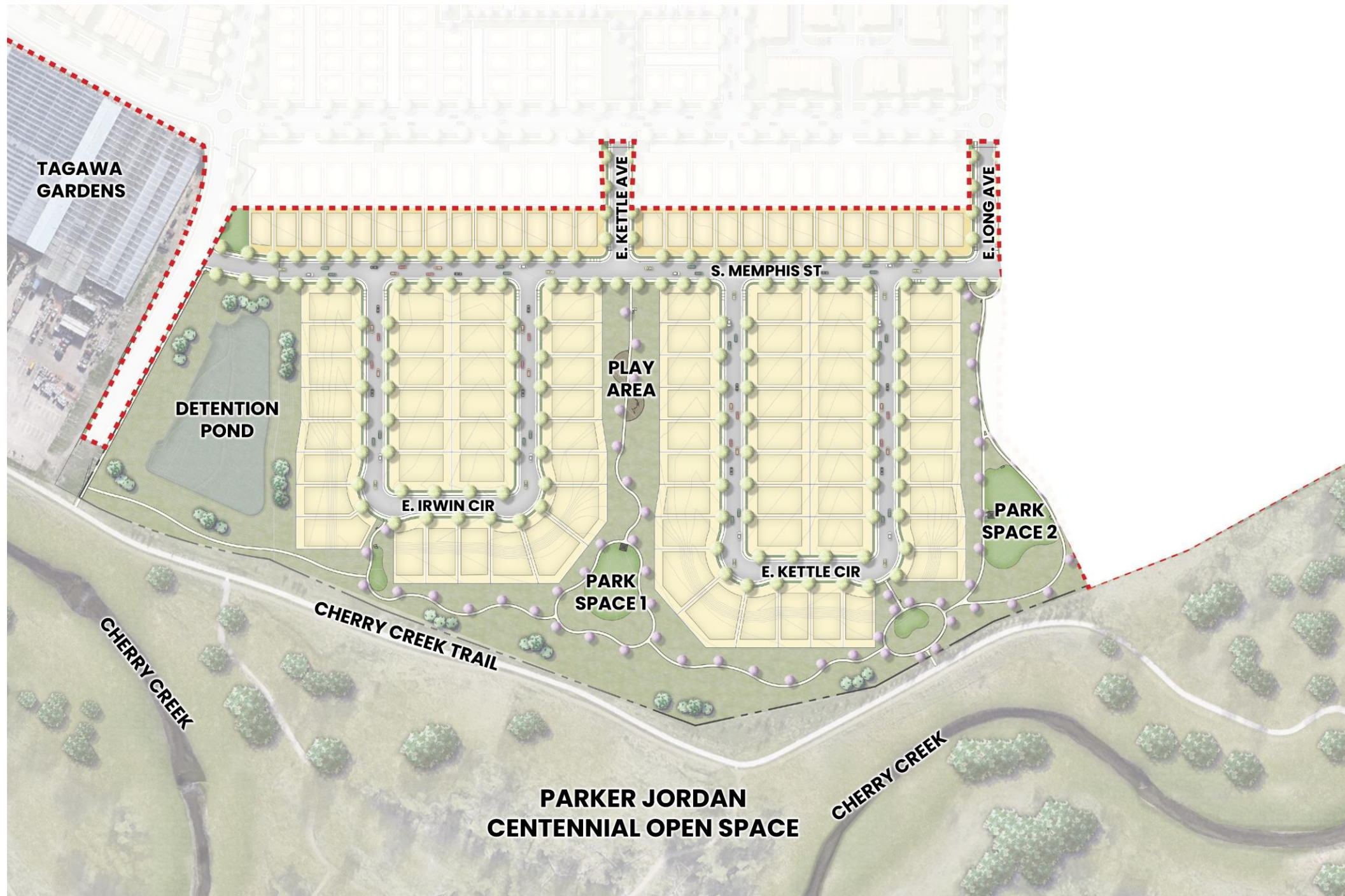
Single Family Compact Lot

Quantity: 27



Single Family Detached Lot

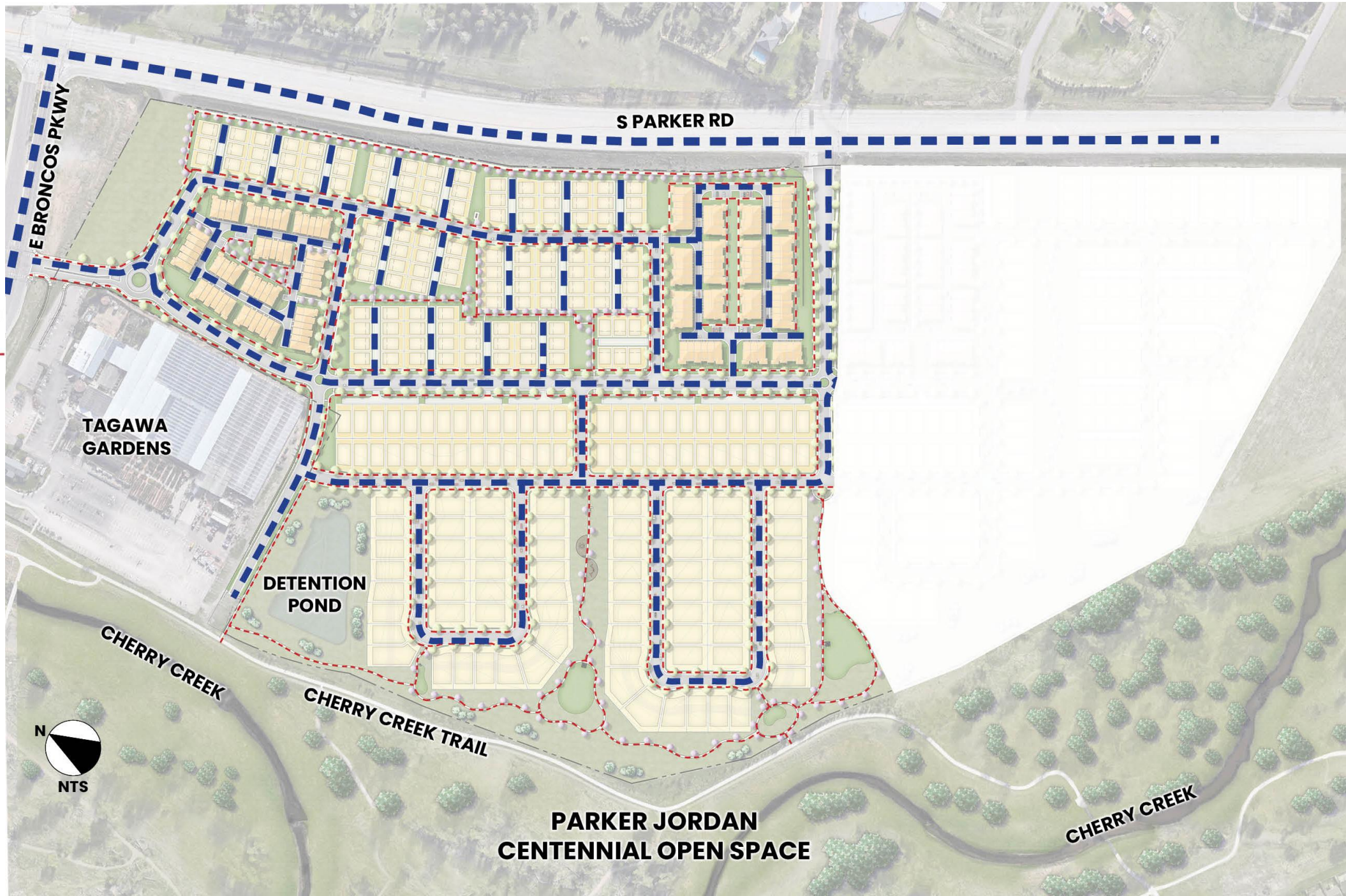
Quantity: 71



Site Circulation Plan

Legend

- Vehicular Path 
- Pedestrian Path 



Phase 2 is generally consistent with the approved Traffic Impact Study for Vermilion Creek Subdivision.

Perspectives – Southern Park Area (Birds eye view)



Perspectives – Northern Park



Perspectives – Walking Trail Entry



Architectural Style

Compact Single Family Detached

- Maximum Height: 35 Feet
- Square Footage: 1,350 – 2,375
- Materials: Masonry (Stone),
Siding (Horizontal, Vertical, Shake &
Shingle, Board & Batten)



Architectural Style

Traditional Single Family Detached

- Maximum Height: 35 Feet
- Square Footage: 1,850 – 3,010
- Materials: Masonry (Stone)

Siding (Horizontal, Vertical, Shake & Shingle, Board & Batten)



Thank you for taking time out of your schedule learn about this proposed project.

