



Vermilion Creek

Neighborhood Presentation
March, 2025



Vermilion Creek Phase 3

Agenda

- Design Team Introduction
- Builder Introduction
- Phase Three Development Area
- Public Process
- Proposed Plan
- Conceptual Perspectives
- Home Models
- 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:

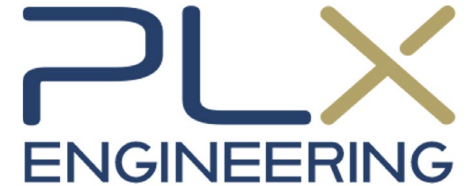
PLX is a multidisciplinary engineering firm with broad expertise in land development and civil infrastructure. They take great pride in finding innovative solutions that facilitate smarter, more sustainable communities.

Rugged Development:

Rugged Development has nearly a decade of land development experience in Colorado's real estate industry. They leverage their development experience to solve problems, offer creative solutions, and protect the project's bottom line. Rugged Development is led by Shane and Jane Rugg.



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



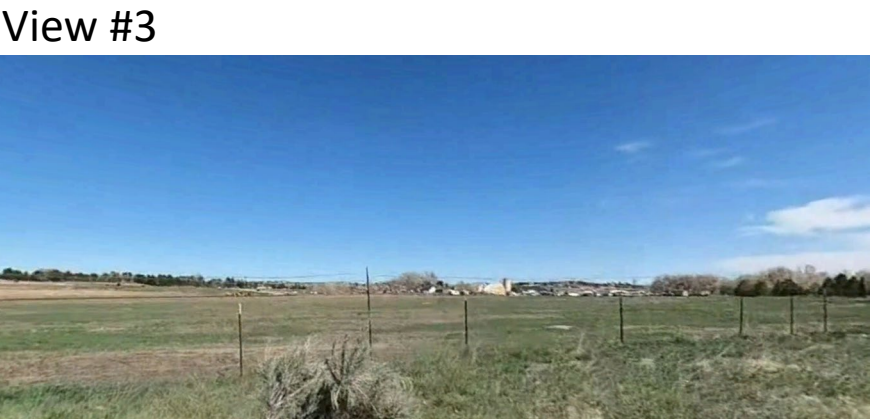
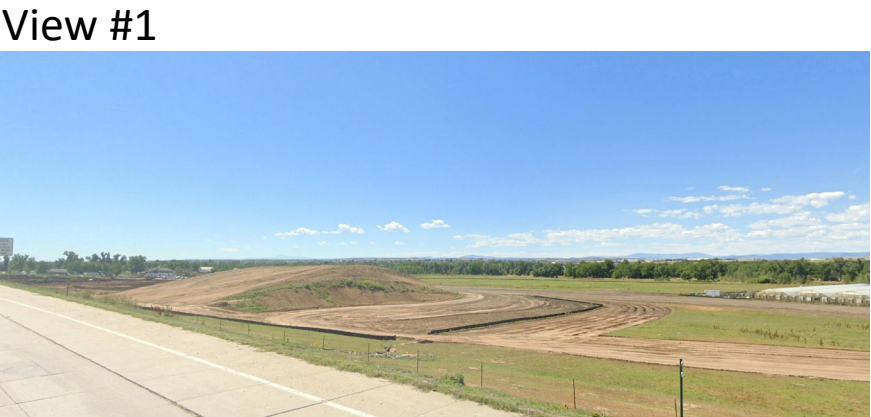
View Looking South West



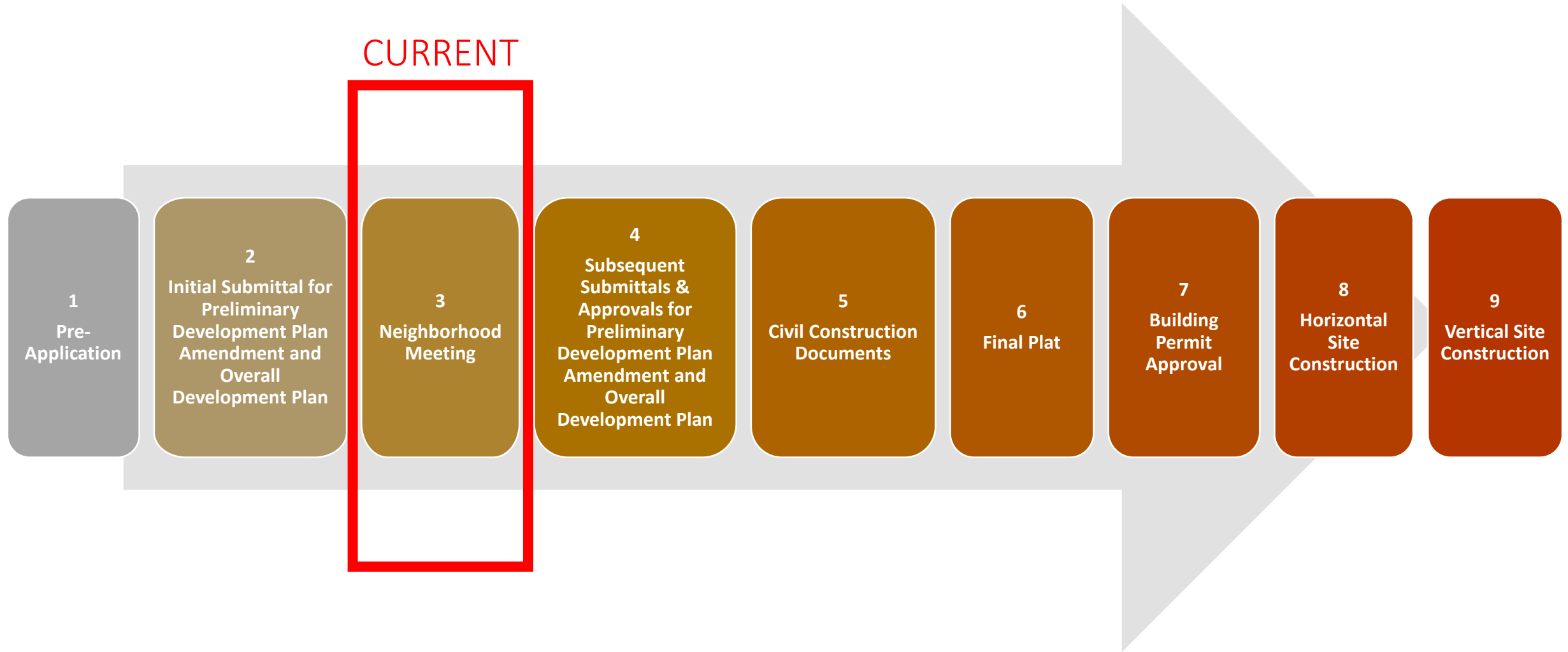
Site

Use By Right

Zoning – PLANNED UNIT DEVELOPMENT (PUD)

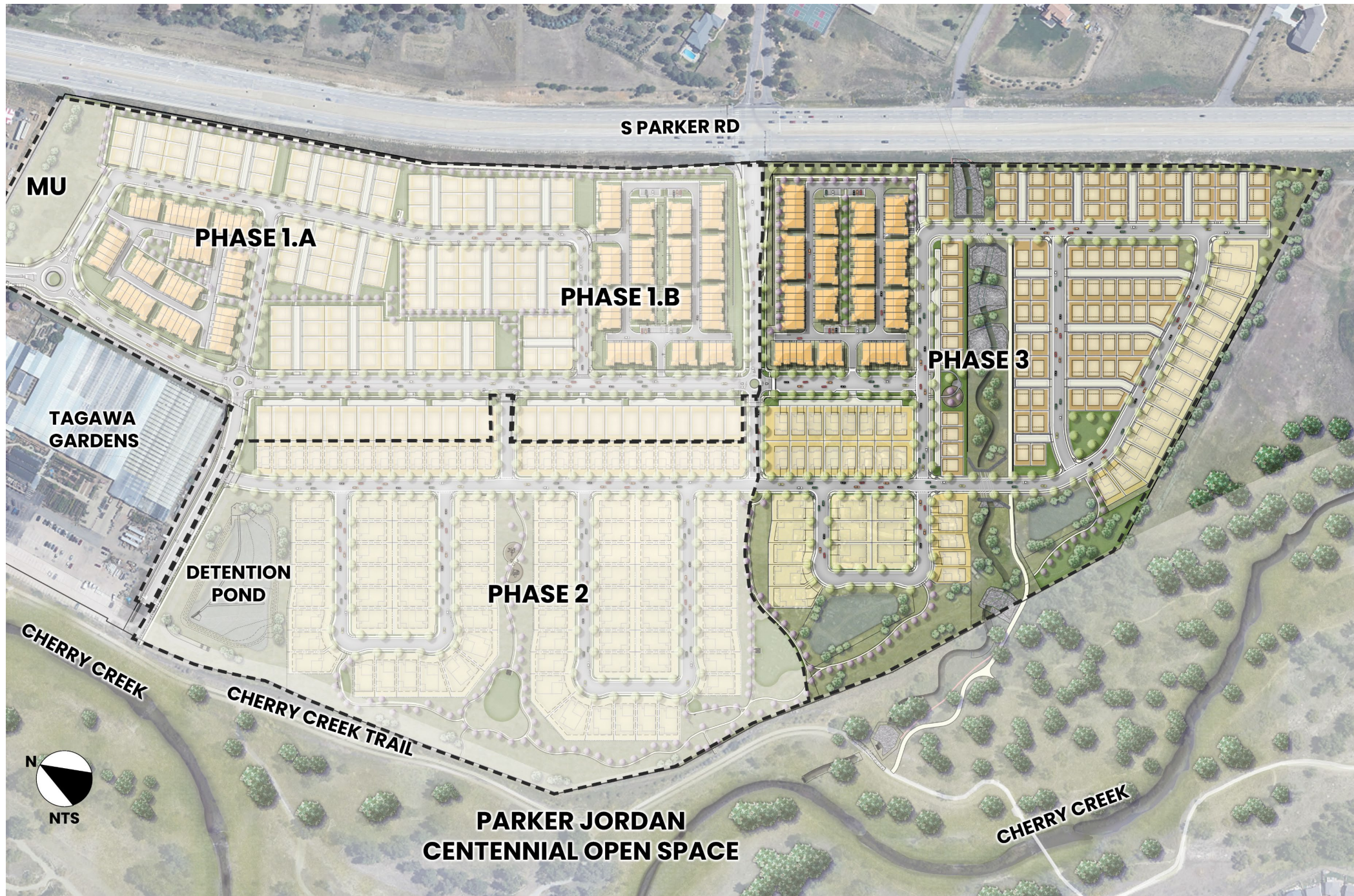


WHERE ARE WE IN THE PROCESS?



Site Phasing Plan

Phase 3 Anticipated
Construction Start Date:
TBD



Phase 3 Plan

Phase 3 Land Use Chart



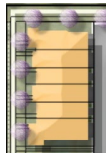
Single Family Compact Lot

Quantity: 23



Single Family Detached Lot

Quantity: 22



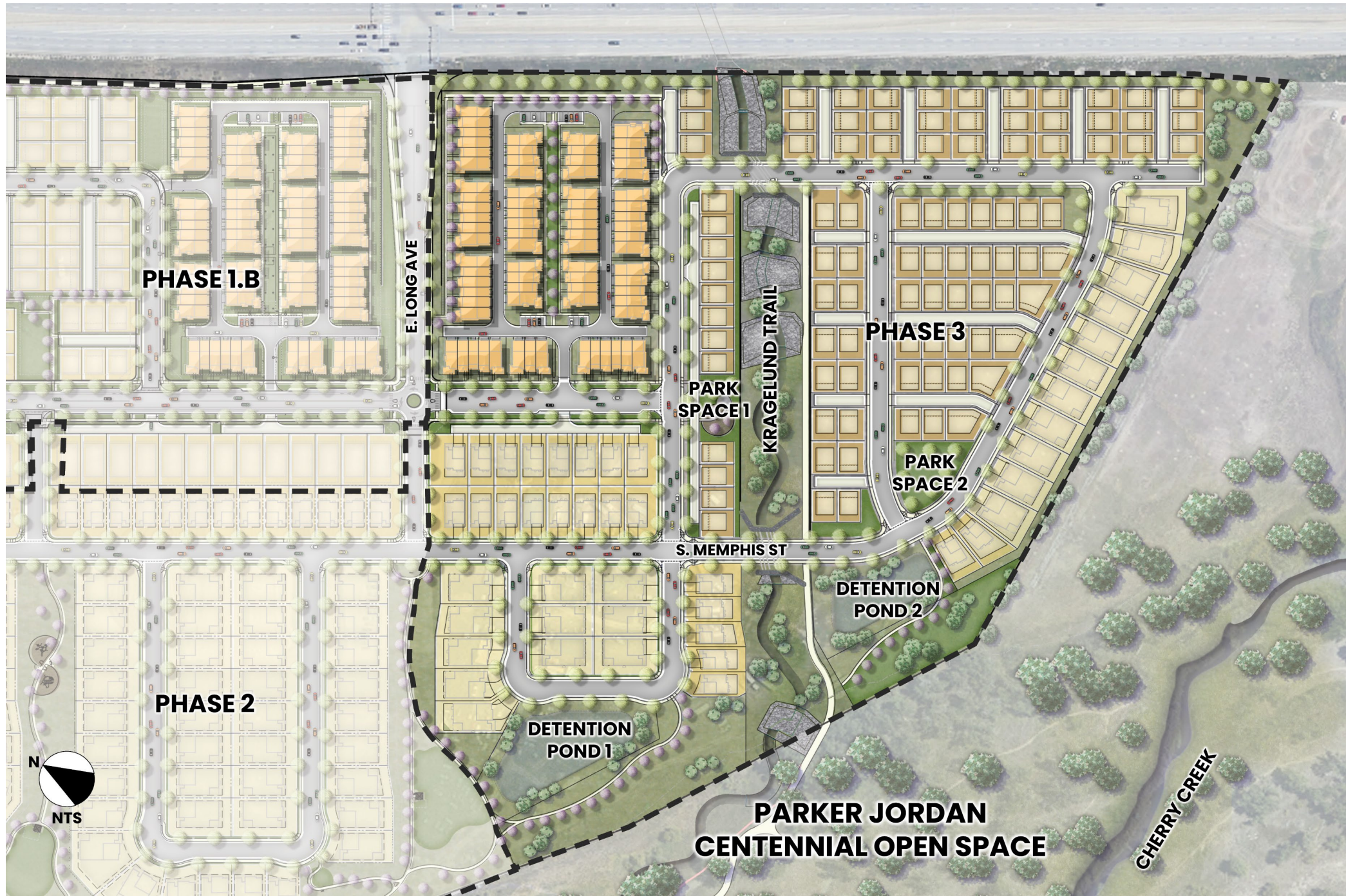
Townhomes

Quantity: 76



Cluster Homes

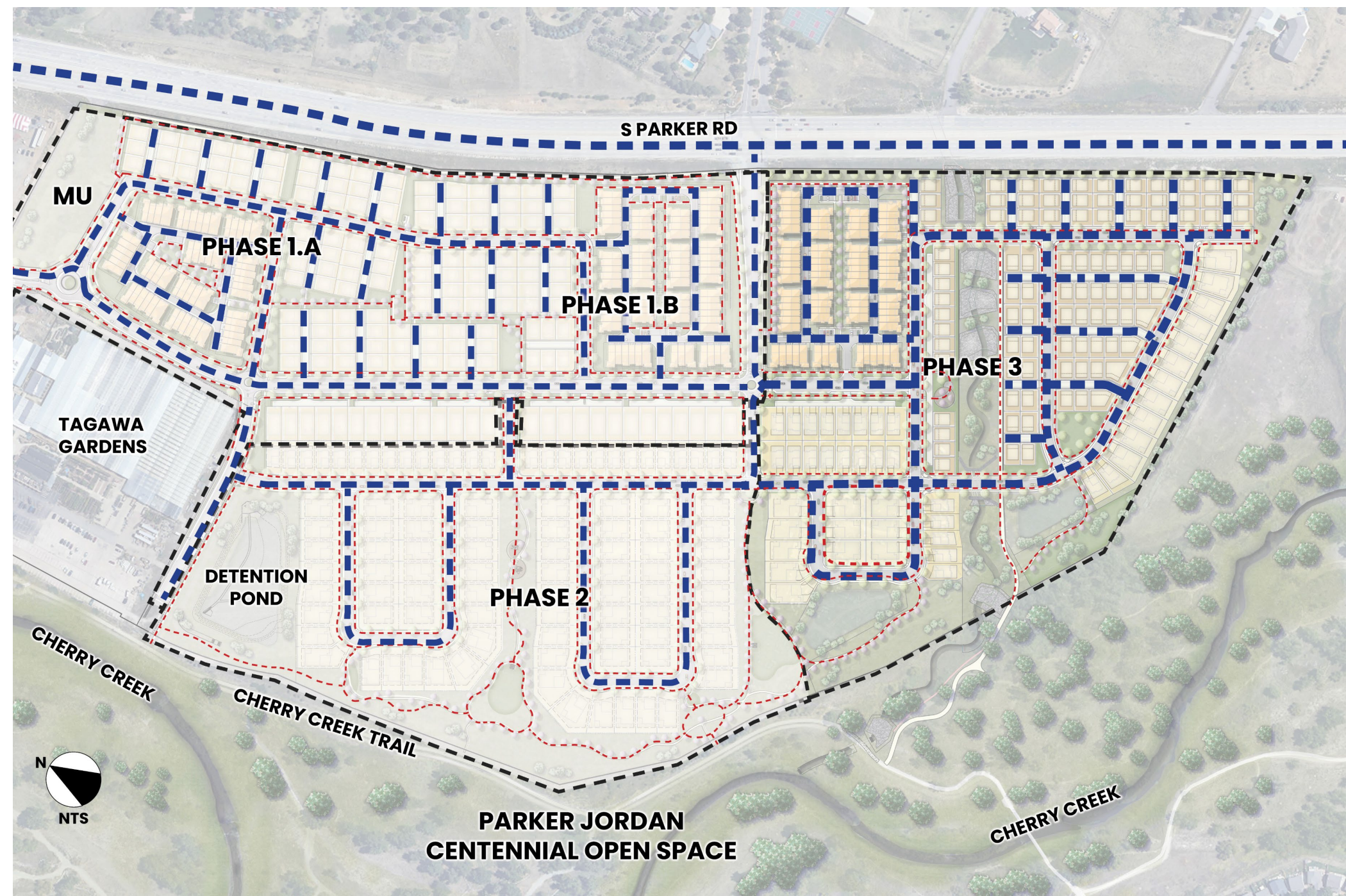
Quantity: 93



Site Circulation Plan

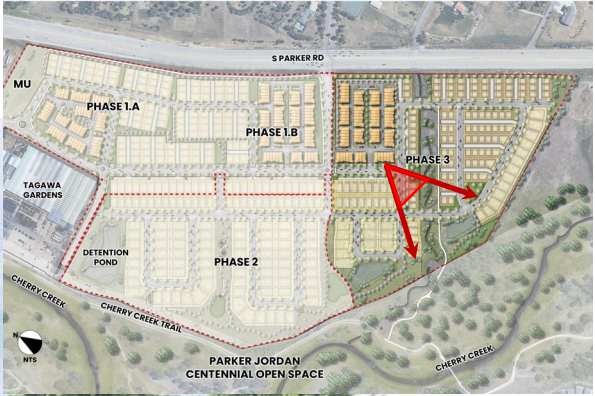
Legend

- Vehicular Path ———
- Pedestrian Path - - - - -

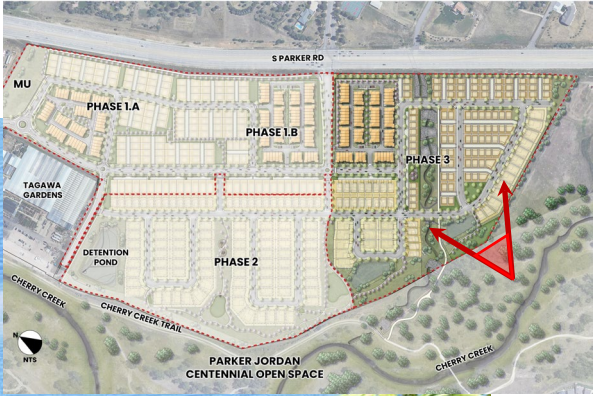


Phase 3 is generally consistent with the approved Traffic Impact Study for Vermilion Creek Subdivision.

Perspective – Pocket Park Area(Birds eye view)

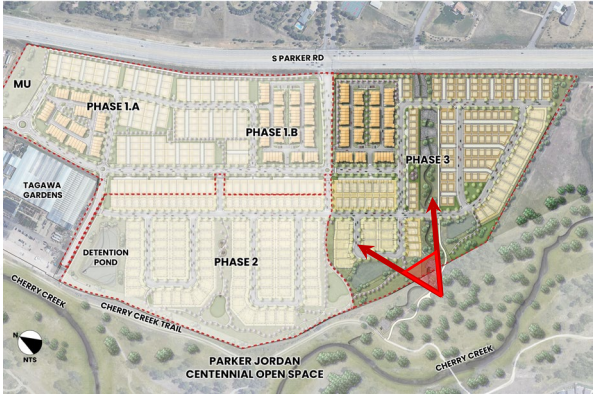


Perspective – Detention Area - East



Key Map

Perspective – Detention Area - West



Key Map



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)



Architectural Style Cluster Homes

- Maximum Height: 32'-6"
- Square Footage: 2,581 sf.
- Materials: Masonry (Stone),
Siding (Horizontal, Vertical, Shake &
Shingle, Board & Batten)



Architectural Style Townhomes

- Maximum Height: 28'-10 ¾"
- Square Footage: 1,617 sf.
- Materials: Masonry (Stone),
Siding (Horizontal, Vertical, Shake &
Shingle, Board & Batten)



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

