

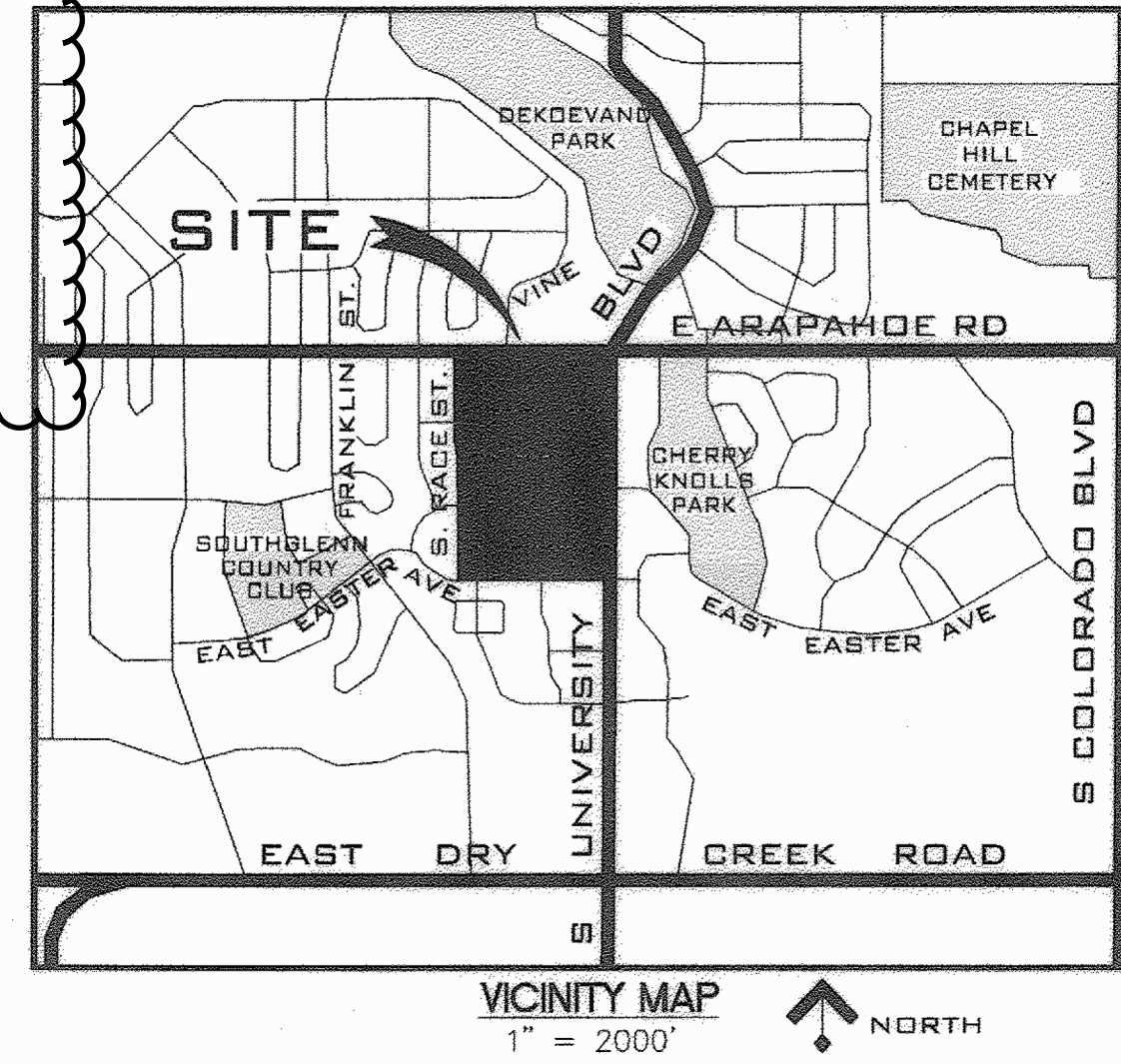
# STREETS AT SOUTHGLENN

## 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 PROPOSED FUTURE REDEVELOPMENT BLOCKING PLAN  
SHEET 4 SOUTH REDEVELOPMENT AREA BLOCKING PLAN  
SHEET 5 SOUTH REDEVELOPMENT AREA CONCEPTUAL GRADING PLAN  
SHEET 6 LANDSCAPE GUIDELINES  
SHEET 7 SOUTH REDEVELOPMENT AREA CONCEPTUAL LANDSCAPE PLAN  
SHEET 8 SOUTH REDEVELOPMENT AREA CONCEPTUAL LANDSCAPE PLAN  
SHEET 9 SOUTH REDEVELOPMENT AREA CONCEPTUAL LANDSCAPE PLAN  
SHEET 10 CONNECTIVITY PLAN  
SHEET 11 PROPOSED FUTURE REDEVELOPMENT AREA CONNECTIVITY PLAN



**DEVELOPMENT TEAM:**

**DEVELOPER**  
ALBERTA DEVELOPMENT PARTNERS, LLC  
5460 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 CARL AV. #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-07-001) REC NO. B7126589**
- 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-07-001) REC NO. B7126587**
- REVISED STRUCTURE DATA TABLE
  - REVISED SIGNAGE CRITERIA TO REFLECT CURRENT PLATTED LOTTING AND INCLUDED LOT.
  - REVISIONS TO SHEET 2:  
1. REVISED ALLOWABLE USES FOR 24 HOUR FITNESS CLUB  
2. REVISED TOTAL SITE AREA UNDER GROSS FLOOR HEADING FOR INCLUDED LOT  
3. ADDED SETBACKS FROM S. UNIVERSITY BOULEVARD AND E. ARAPAHOE ROAD FOR BUILDINGS F, W1, W2, AND W3.  
4. ADDED BUILDING HEIGHT LIMITATIONS FOR INCLUDED LOT  
5. DELETED DRAINAGE MASTER PLAN NOTE  
6. REVISED BUILDING HEIGHT TO REFLECT CURRENT PLATTED LOTTING AND INCLUDED LOT.
- AMENDMENT NO. 4 (LU-07-002) REC NO. B8049433**
- REVISIONS TO SHEETS 3, 4, AND 6  
1. ADDED SITE PLAN FOR INCLUDED WELLS FARGO LOT
  - REVISION TO SHEET 7  
1. REVISED LOTTING TO REFLECT PLATTING SUBSEQUENT TO INITIAL STREETS AT SOUTHGLENN FILING NO. 1 PLAT
  - 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
  - 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. 5 (LU-08-001) REC NO. B8049434**
- 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, 4.8: 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. 6 (LU-08-001) REC NO. B8049435**
- 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. 7 (LU-10-001) REC NO. B8049436**
- 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  
REVISED REFERENCE FROM CMRS TO WCF AND UPDATED NOTE ON WCF TO CITE APPLICABLE LDC PROVISIONS

**CERTIFICATE OF OWNERSHIP**

**SOUTHGLENN PROPERTY HOLDINGS, LLC,**  
A DELAWARE LIMITED LIABILITY COMPANY

BY: AIW 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

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

NOTE: THE STORMWATER DESIGN ASSOCIATED WITH ALL FUTURE SITE PLANS SHALL BE DESIGNED BASED ON A REVIEWED AND APPROVED AS-BUILT CERTIFICATION ANALYSIS OF THE EXISTING ON-SITE WATER QUALITY AND DETENTION FACILITIES.

**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: \_\_\_\_\_

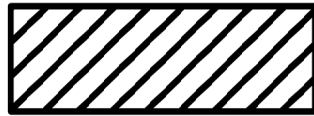
ATTEST: \_\_\_\_\_

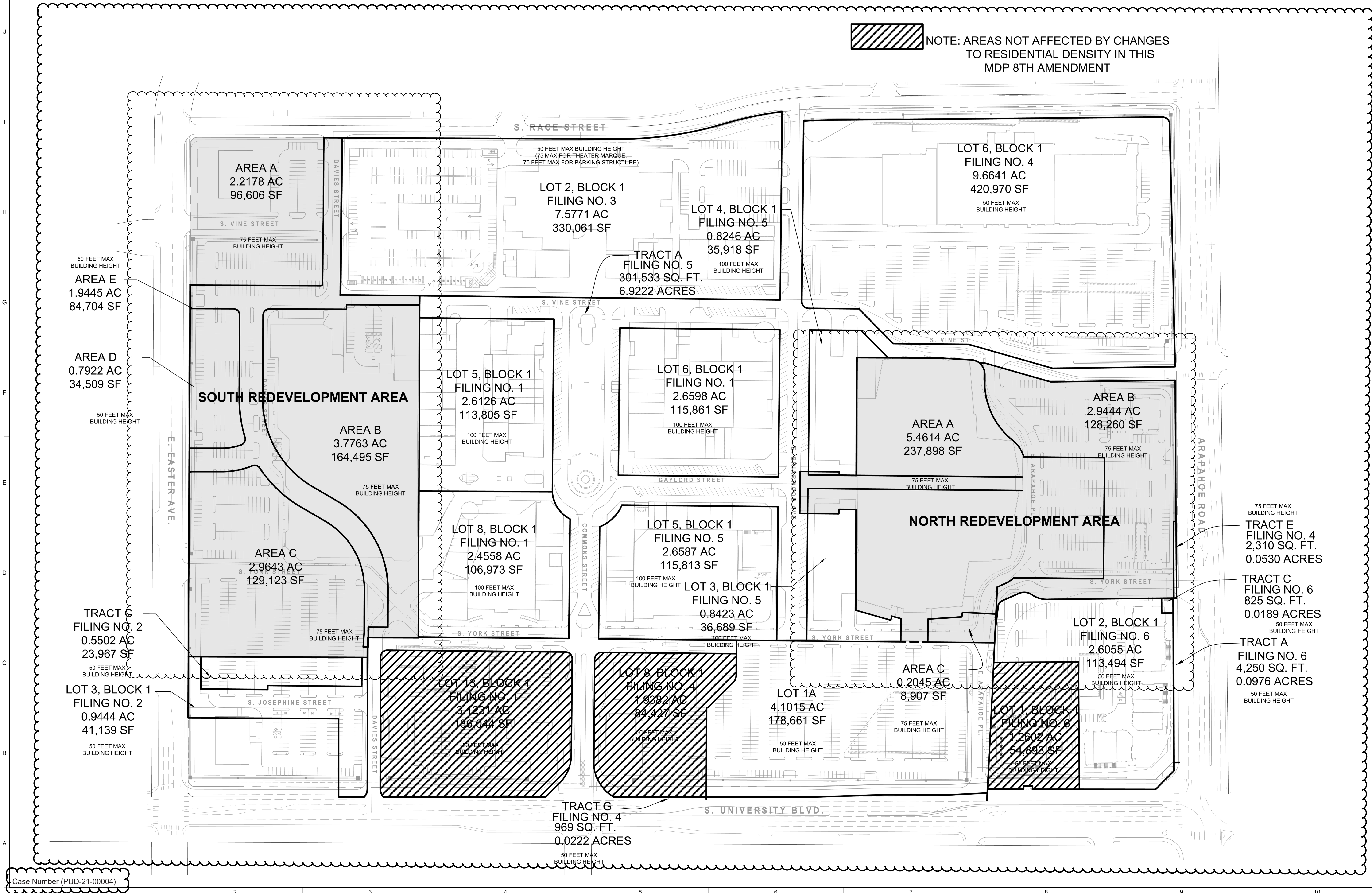


# STREETS AT SOUTHGLENN

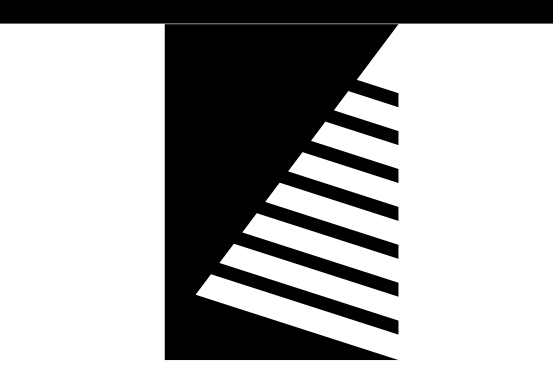
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OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

 NOTE: AREAS NOT AFFECTED BY CHANGES  
TO RESIDENTIAL DENSITY IN THIS  
MDP 8TH AMENDMENT



Case Number (PUD-21-00004)



**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: 10/27/2021

DESIGNED: BM

DRAWN: SM

REVIEWED: BN

FIELD BOOK NO.:

SHEET TITLE:

PROPOSED FUTURE  
REDEVELOPMENT  
BLOCKING PLAN

SHEET NUMBER:

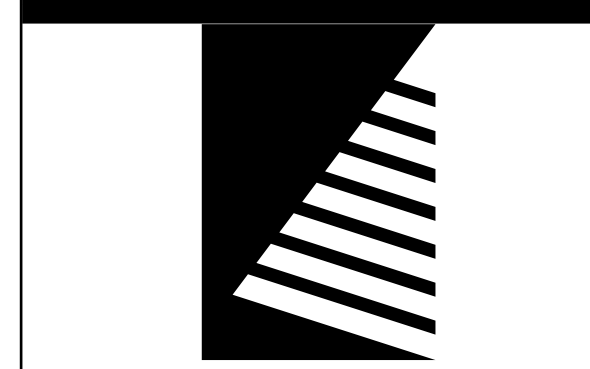
**3 OF 11**

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  
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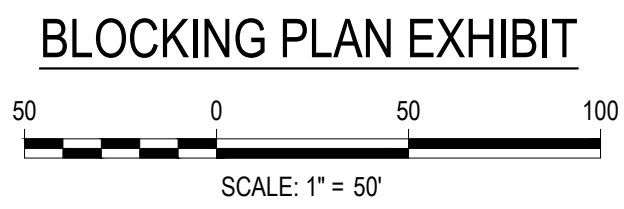
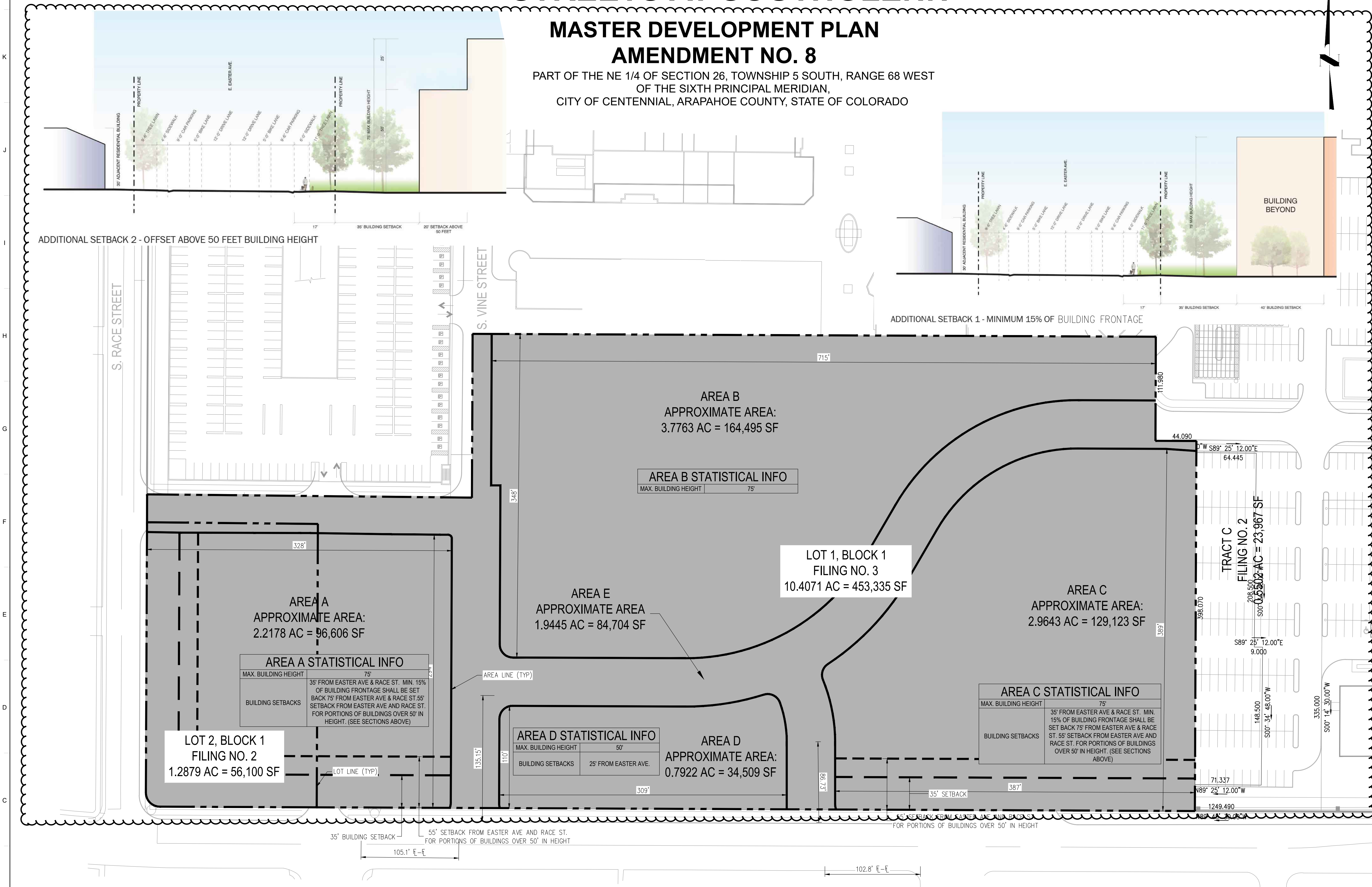


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Engineers | Architects | Surveyors | Scientists

ISSUE # DATE: DESCRIPTION:



Case Number (PUD-21-00004)

**Southglenn MDP**

PROJECT: Alberta Development Partners, LLC

DATE: 10/27/2021  
DESIGNED: BM  
DRAWN: SM  
REVIEWED: BN

FIELD BOOK NO.:

SHEET NUMBER:

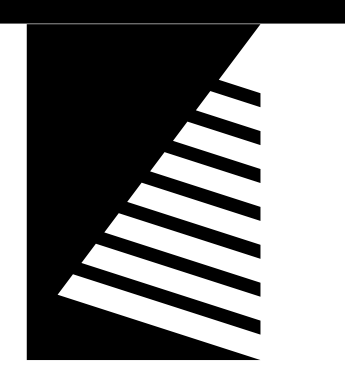
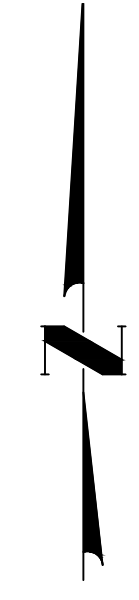
**4 OF 11**

PROJECT NO.: 0190862.00

# STREETS AT SOUTHGLENN

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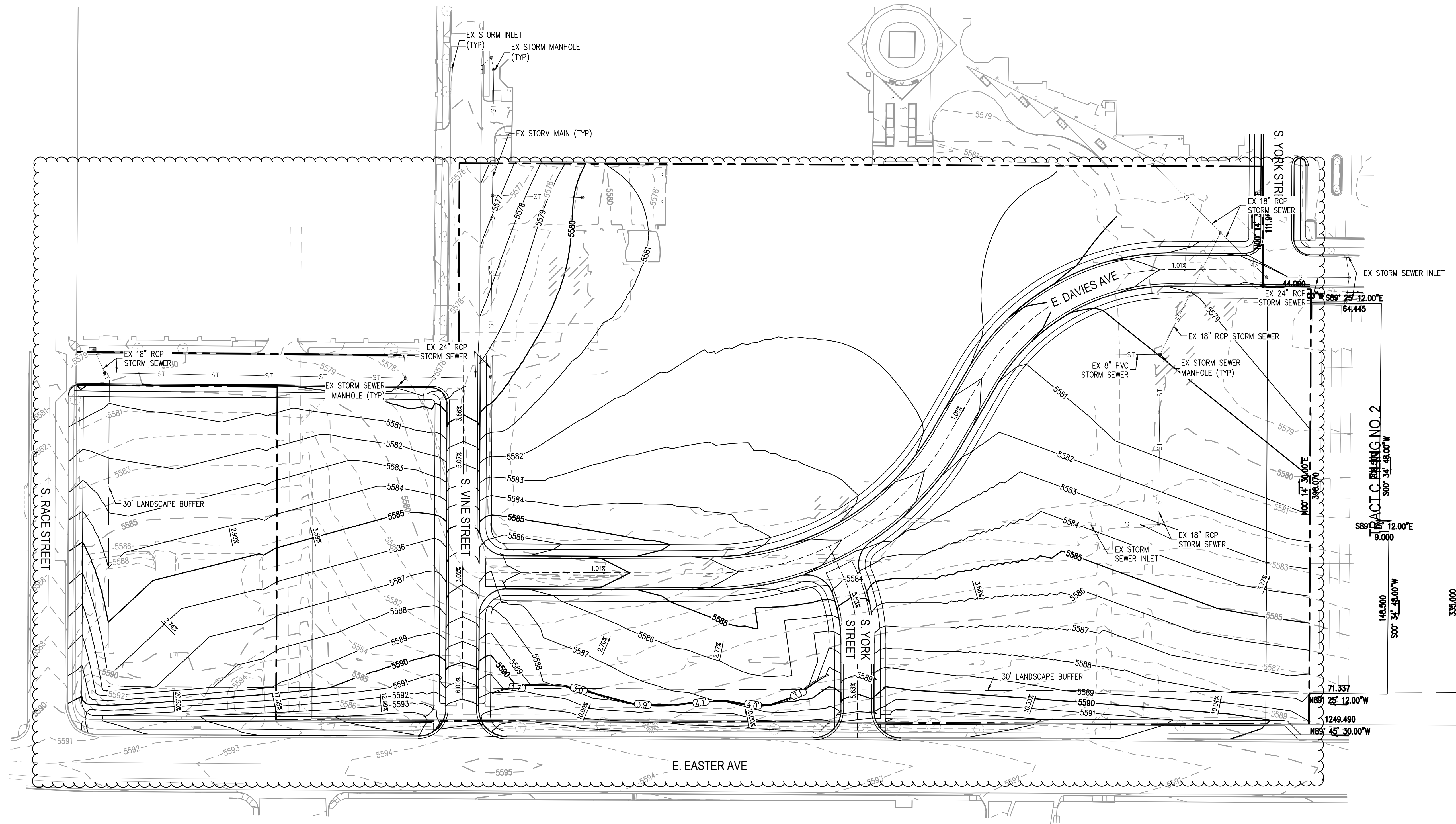


**Farnsworth  
GROUP**

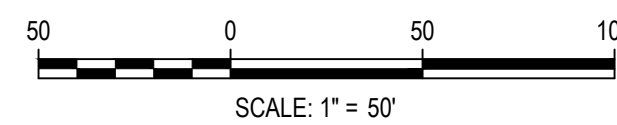
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ISSUE:  
# DATE: DESCRIPTION:



PRELIMINARY GRADING & DRAINAGE EXHIBIT



**NOTES:**

EXISTING STORM SEWER INFRASTRUCTURE SHALL BE MODIFIED TO ACCOMMODATE THE PROPOSED GRADING AND SHOWN ON FUTURE ASSOCIATED SITE PLAN(S).



Case Number (PUD-21-00004)

PROJECT:  
Alberta Development Partners, LLC

**Southglenn MDP**

DATE: 10/27/2021

DESIGNED: BM

DRAWN: SM

REVIEWED: BN

FIELD BOOK NO.:

SHEET TITLE:

**SOUTH REDEVELOPMENT  
AREA CONCEPTUAL  
GRADING PLAN**

SHEET NUMBER:

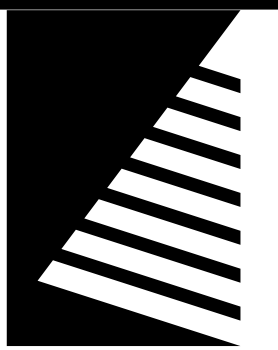
**5 OF 11**

PROJECT NO.: 0190862.00

# STREETS AT SOUTHGLENN

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# DATE: DESCRIPTION:

### 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 STREETS 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.
- SOODED 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.

#### SOUTH REDEVELOPMENT AREA PUBLIC PARK

THE PUBLIC PARK WILL PROVIDE AN URBAN OASIS AND GATHERING AREA THAT WILL SERVE AS A FOCAL POINT FOR THE COMMUNITY. THE PARK WILL BE ORGANIZED VIA A CENTRAL GREEN SPACE WITH PEDESTRIAN PATHS THAT LEAD TO PASSIVE RECREATION OPPORTUNITIES. LANDSCAPING AND/OR ACCESSORY STRUCTURES WILL PROVIDE WAYFINDING, SHADE, AND BUFFER VEHICULAR TRAFFIC CIRCULATION WHILE REDUCING OVERALL IMPERVIOUS SURFACES.

- PERIMETER PLANTING AT THE PARK ALONG EAST EASTER AVENUE SHALL CONSIST OF LARGE SHADE, EVERGREEN, AND ORNAMENTAL TREES WITH MINIMUM SPACING OF 40' O.C. THE GROUND PLAIN TREATMENT WITHIN THE BUFFER ZONE SHALL ENHANCE PEDESTRIAN EXPERIENCE WHILE BUFFER PARK FROM ADJACENT STREET. STREET TREES FOR INTERNAL PRIVATE ROADS SHALL BE PROVIDED AT A UNIFORM 30' ON CENTER SPACING WITHIN A MINIMUM 6' WIDTH TURF TREE LAWN.
- ALL LANDSCAPE PLANTINGS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM PER GENERAL LANDSCAPE REQUIREMENTS.
- TREES AND LANDSCAPE SHALL BE PROVIDED WITHIN THE PARK TO PROMOTE PEDESTRIAN CIRCULATION, WAYFINDING, AND PROVIDE SHADE. UNDERSTORY PLANTING SHALL COMPLEMENT THE PARK NATURE PLAY ELEMENTS WHILE ENHANCING THE CHARACTER OF THE PLANNED AND EXISTING DEVELOPMENT SITE IMPROVEMENTS.
- IN ADDITION TO LANDSCAPING AND PEDESTRIAN PATHS THE PARK SHALL INCLUDE A VARIETY OF GATHERING AND PASSIVE RECREATION AREAS. EXAMPLES OF SUCH ELEMENTS SHALL INCLUDE, BUT NOT BE LIMITED TO, A CENTRAL GREEN, NATURAL CHILDREN'S PLAY AREAS, SEATING AREAS AND OTHER DESIGN ELEMENTS INTENDED TO PROMOTE PASSIVE RECREATION ACTIVITIES, GATHERING OPPORTUNITIES AND A VARIETY OF USER EXPERIENCES.
- WHERE LINE OF SIGHT IS REQUIRED, SHRUBS SHALL BE A MAXIMUM OF 36" IN HEIGHT.
- NATURAL AND/OR EARTH TONE SURFACE TREATMENTS SHALL BE USED FOR CONCRETE, PAVERS, WALL MATERIALS AND LANDSCAPE MATERIALS.

#### 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

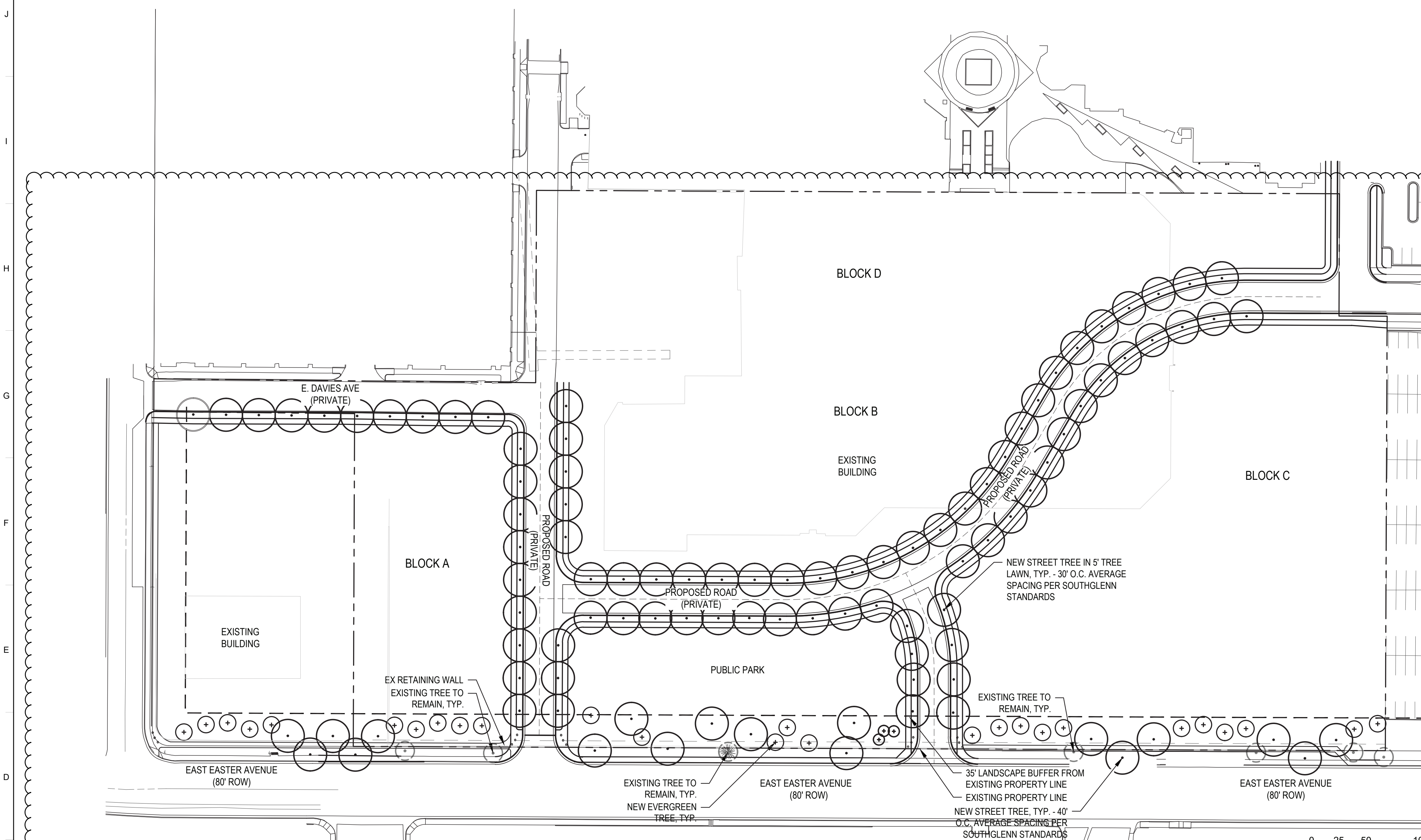
# STREETS AT SOUTHGLENN

## 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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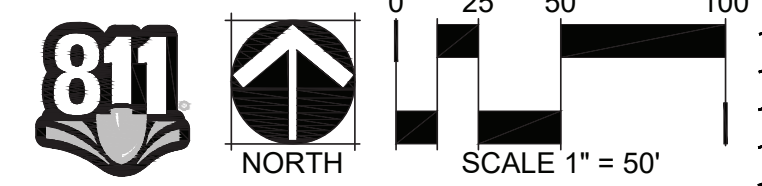
### LANDSCAPE PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME
<b>DECIDUOUS TREES</b>	
ACER x FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE
CARPINUS BETULUS	PYRAMIDAL HORNBEAM
CELTIS OCCIDENTALIS	WESTERN HACKBERRY
QUERCUS BICOLOR	SWAMP WHITE OAK
QUERCUS MACROCARPA	BUR OAK
QUERCUS RUBRA	NORTHERN RED OAK
QUERCUS ROBUR SPP	ENGLISH OAK
ROBINIA PSEUDOACACIA	PURPLE ROBE LOCUST
SOPHORA JAPONICA	JAPANESE PAGODATREE
TILIA AMERICANA	AMERICAN LINDEN
TILIA CORDATA	LITTLELEAF LINDEN
<b>EVERGREEN TREES</b>	
PICEA PUNGENS	COLORADO SPRUCE
PINUS CEMBRA	SWISS STONE PINE
PINUS NIGRA	AUSTRIAN PINE
PINUS PONDEROSA	PONDEROSA PINE
PSEUDOTSUGA MENZIESII	DOUGLAS FIR
<b>ORNAMENTAL TREES</b>	
ACER GINNALA 'FLAME'	FLAME AMUR MAPLE
AMELANCHIER CANADENSIS	SERVICEBERRY
CRATAEGUS CRUS-GALLI 'INERMIS'	THORNLESS COCKSPUR HAWTHORN
KOELREUTERIA PANICULATA	GOLDENRAIN TREE
MALUS SP	CRABAPPLE (VARIETY)
PYRUS CALLERYANA 'AUTUMN BLAZE'	AUTUMN BLAZE PEAR
SYRINGA RETICULATA	JAPANESE TREE LILAC
<b>DECIDUOUS SHRUBS</b>	
ALNUS TENUIFOLIA	THINLEAF ALDER
BERBERIS THUNBERGII	JAPANESE BARBERRY
BUDDLEJA DAVIDII NANHOENSIS	COMPACT LAVENDER BUTTERFLY BUSH
CARYOPTERIS X GLANDOENSIS 'BLUE MIST'	BLUE MIST SPIREA
CEROCARPUS MONTANUS	MOUNTAIN MOHOGANY
CORNUS SERICEA	RED TWIG DOGWOOD
COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER
CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM
CYTISUS X 'LENA'	LENA BROOM
DAPHNE X BURKWOODI 'CAROL MACKIE'	CAROL MACKIE DAPHNE
HESPERALOE PARVIFLORA	RED YUCCA
ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY HOLLY
LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET
MAHONIA AQUIFOLIUM COMPACTA	COMPACT OREGON GRAPE HOLLY
PEROVSKIA ATRIPLEXIFOLIA	RUSSIAN SAGE
PHILADELPHUS SP	MOCKORANGE
POTENTILLA FRUTICOSA 'GOLD DROP'	GOLD DROP POTENTILLA
PRUNUS BESSEYI	WESTERN SAND CHERRY
PRUNUS X CISTENA	PURPLE LEAF PLUM
RHUS AROMATICA 'GRO-LOW'	DWARF FRAGRANT SUMAC
RIBES ALPINUM	ALPINE CURRRANT
ROSA X SPP	SHRUB ROSE
SALIX PURPUREA NANA	DWARF ARCTIC WILLOW
SPIRAEA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA
SYMPHORICARPOS ALBUS	WHITE SNOWBERRY
SYMPHORICARPOS X CHENAUULT 'HANCOCK'	HANCOCK CORALBERRY
SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC
SYRINGA MANZANA	DWARF LILAC
VIBURNUM LANTANA	NANNYBERRY
<b>EVERGREEN SHRUBS</b>	
BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD
PICEA ABIES	NORWAY SPRUCE
PICEA GLAUCA	DWARF ALBERTA SPRUCE
PINUS MUGO	MUGHO PINE
TAXUS MEDIA	YEW
THUJA OCCIDENTALIS EMERALD	EMERALD ARBORVITAE
<b>GROUNDCOVER - PERENNIALS - ORNAMENTAL GRASSES</b>	
ARCTOSTAPHYLOS UVA-URSI	KINKINNICK
ASTER SPP	ASTER
CALAMAGROSTIS ACUT. SP	FEATHER REED GRASS
CERASTIUM TOMENTOSUM	SNOW-IN-SUMMER
DIANTHUS SPP	PINKS
ERIANTHUS RAVENNAE	HARDY PAMPAS GRASS
EUONYMUS FORTUNEI	PURPLELEAF WINTERCREEPER
FESTUCA GLAUCA	FESCUE GRASS
GAZANIA	HARDY GAZANIA
HEMEROCALLIS SPP	DAYLILY
IMPERATA CYLINDRICA 'RED BARON'	JAPANESE BLOOD GRASS
IRIS SPP	IRIS
LEUCANTHEMUM SPP	DAISY
MAHONIA REPENS	CREeping OREGON GRAPE HOLLY
MISCANTHUS SINENSIS SP	MAIDEN GRASS
PARTHENOCISSUS QUINQUEFOLIA ENGELMANNII	VIRGINIA CREEPER
PENNISETUM SP	FOUNTAIN GRASS
PHALARIS	RIBBON GRASS
PHLOX SUBULATA	CREeping PHLOX
RUDBECKIA	BLACK EYED SUSAN
SALVIA MAY NIGHT	MAY NIGHT SALVIA
SEDUM SPP	SEDUM
VINCA MINOR 'BOWLES'	PERIWINKLE



NOTE: 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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ISSUE:  
# DATE: DESCRIPTION:



PROJECT:  
Alberta Development Partners, LLC

Southglenn MDP

DATE: 10/27/2021

DESIGNED: BM

DRAWN: SM

REVIEWED: BN

FIELD BOOK NO.:

SHEET TITLE:

SOUTH REDEVELOPMENT  
AREA CONCEPTUAL  
LANDSCAPE PLAN

SHEET NUMBER:

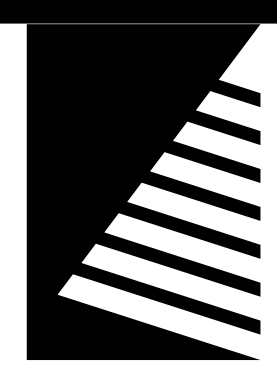
7 OF 11

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,  
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**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

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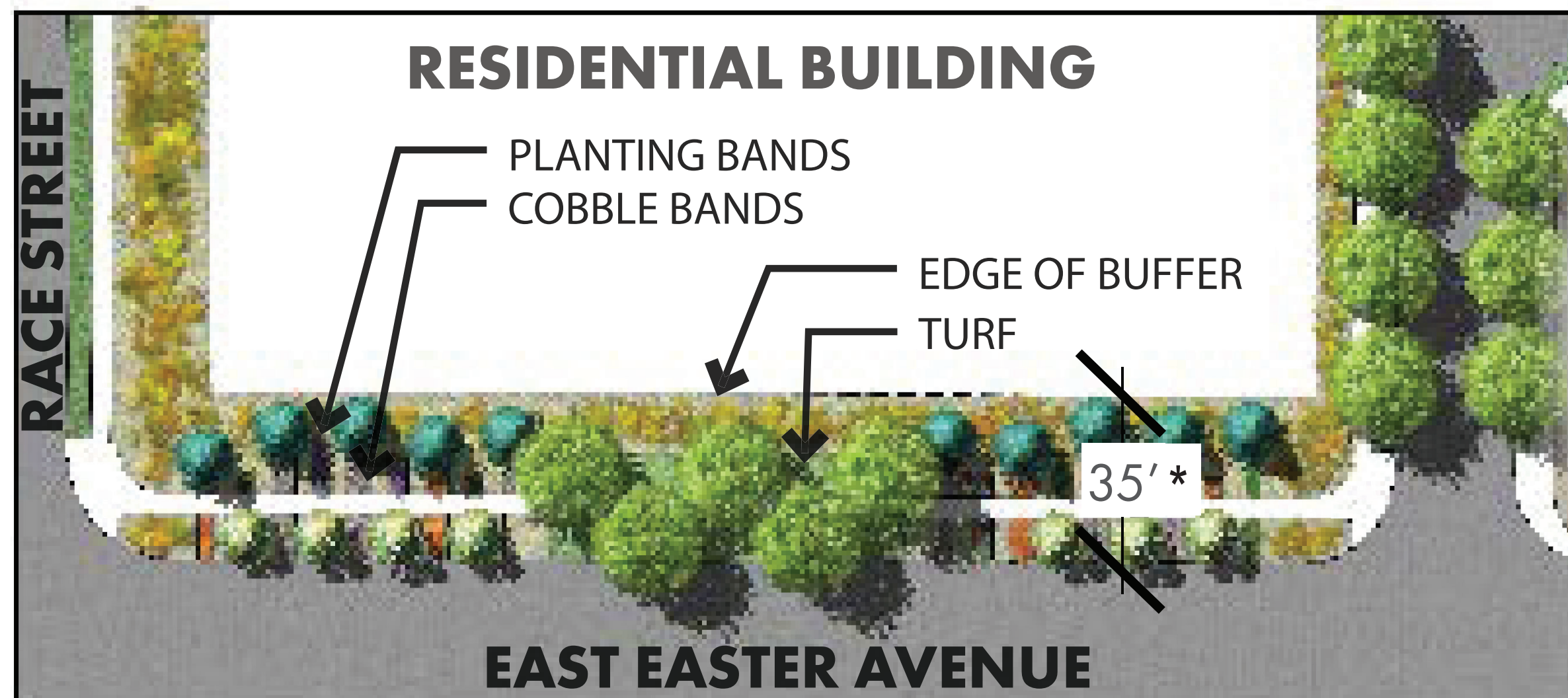
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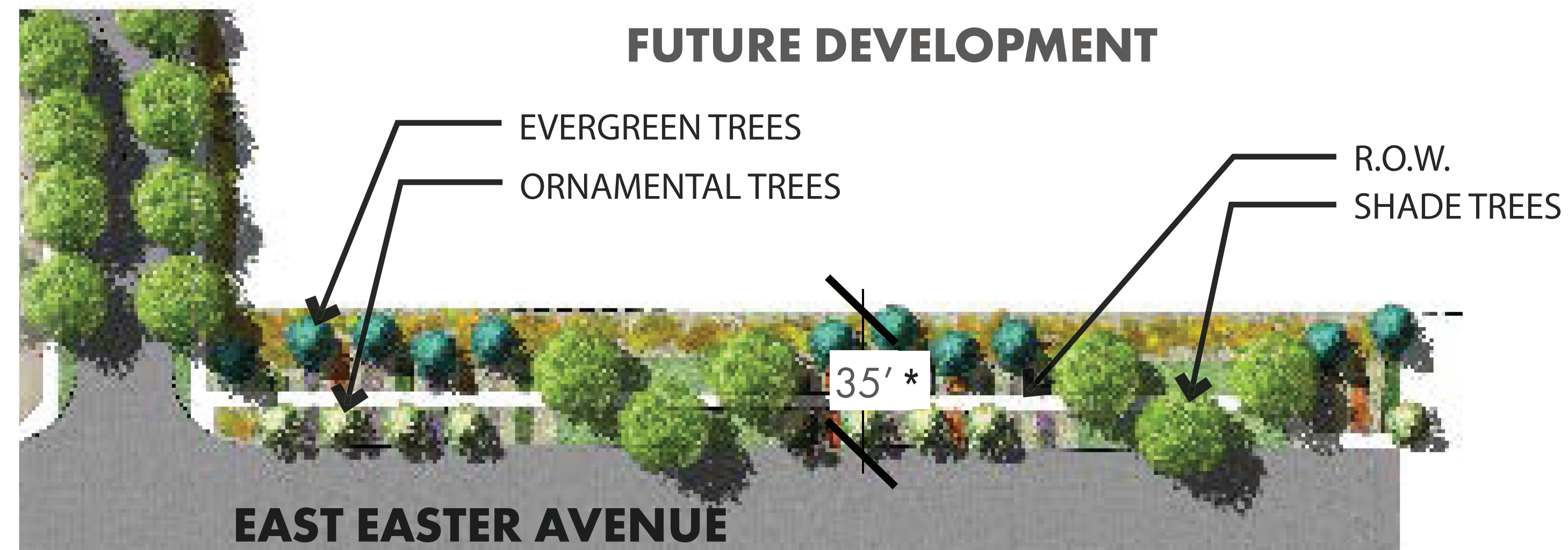
**8 OF 11**

PROJECT NO.: 0190862.00



### EAST STREETSCAPE

\* LANDSCAPE BUFFERS MEASURED FROM THE PROPERTY LINE.

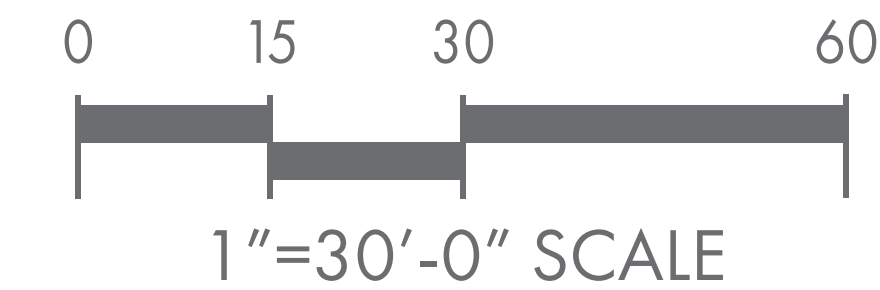


### WEST STREETSCAPE

\* LANDSCAPE BUFFERS MEASURED FROM THE PROPERTY LINE.



NORTH



Case Number (PUD-21-00004)

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



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

# STREETS AT SOUTHGLENN

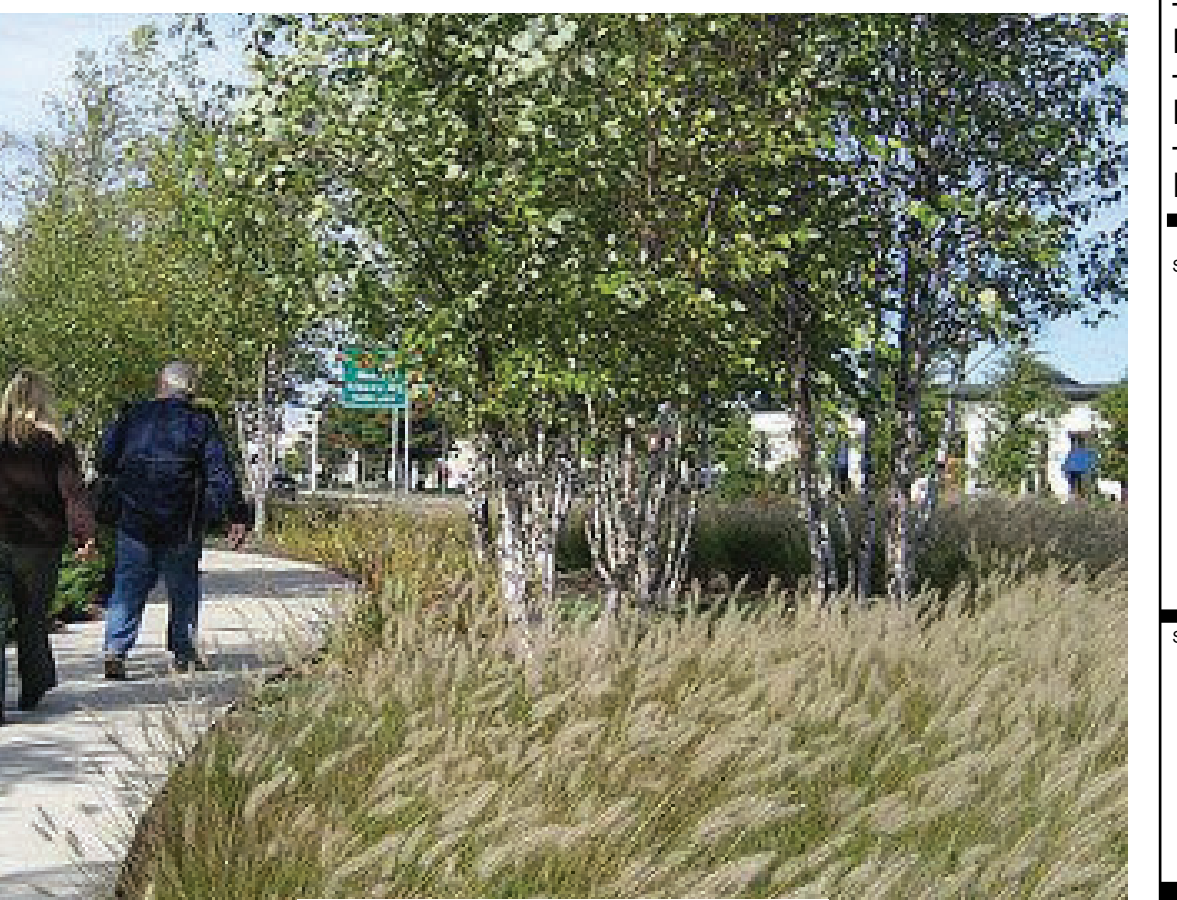
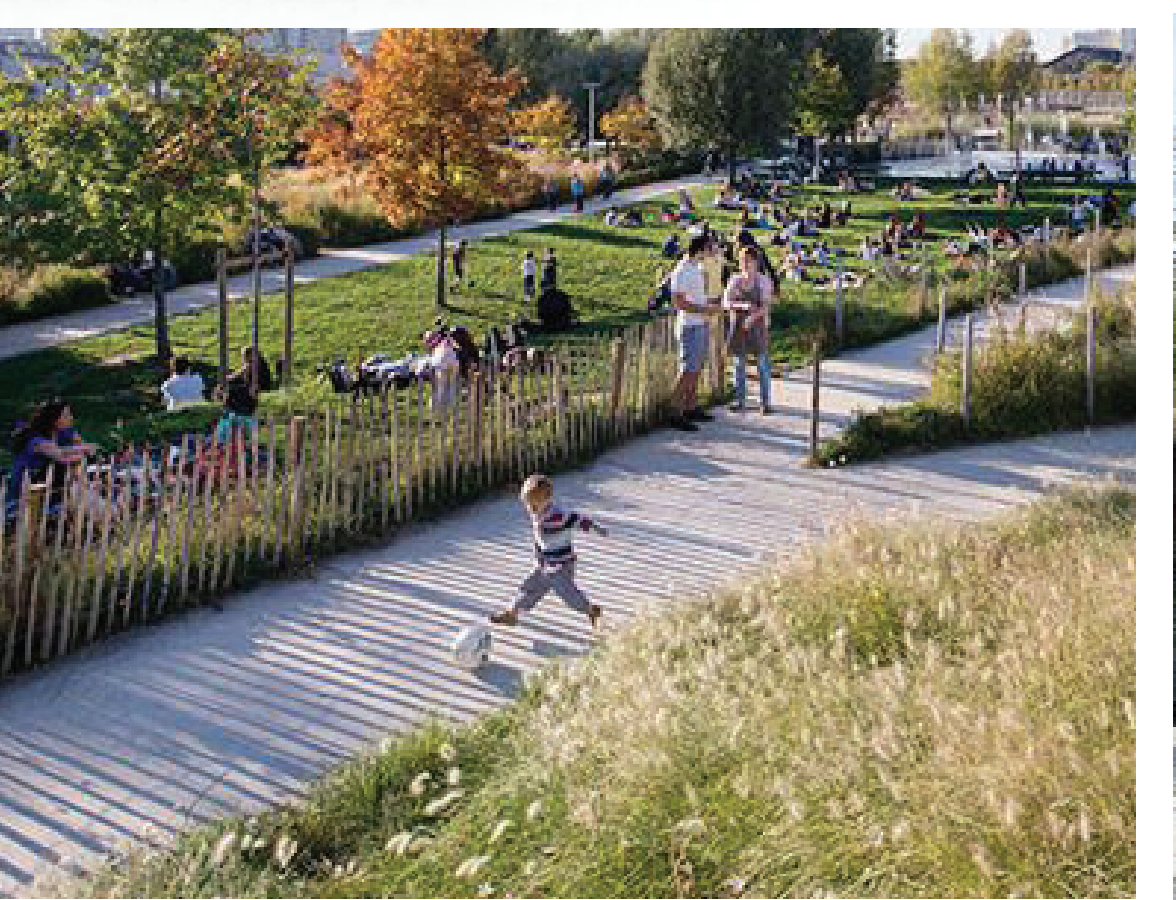
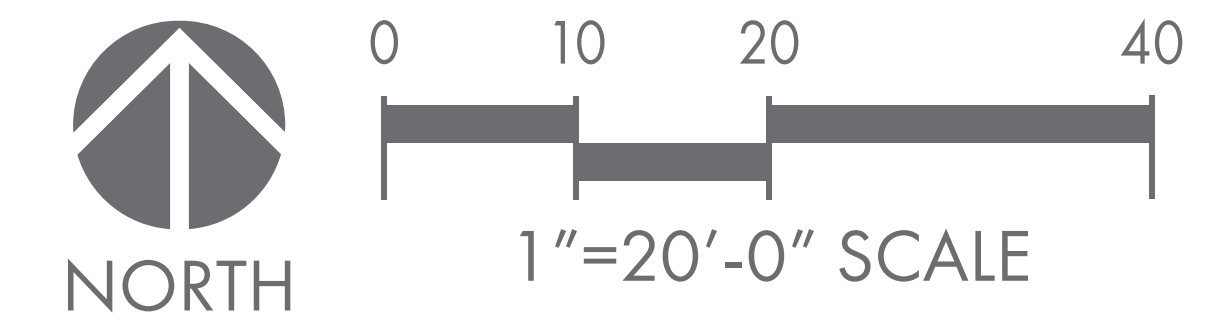
## MASTER DEVELOPMENT PLAN

### 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



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



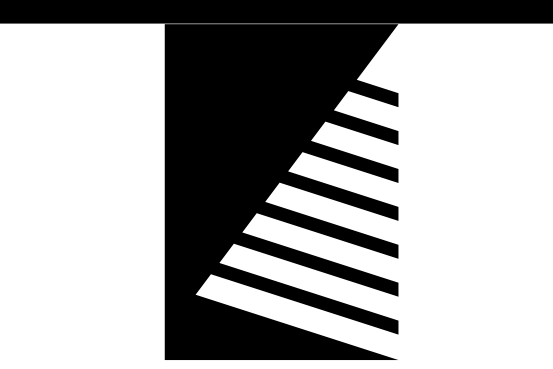
Case Number (PUD-21-00004) STREETSCAPE CHARACTER

NATURALIZED BIOSWALE CHARACTER

NATURE PLAY CHARACTER

LANDSCAPE CHARACTER

LANDSCAPE CHARACTER



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SOUTH REDEVELOPMENT AREA CONCEPTUAL LANDSCAPE PLAN

SHEET NUMBER:

9 OF 11

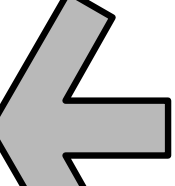
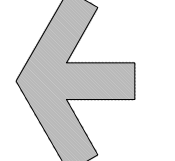



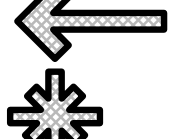





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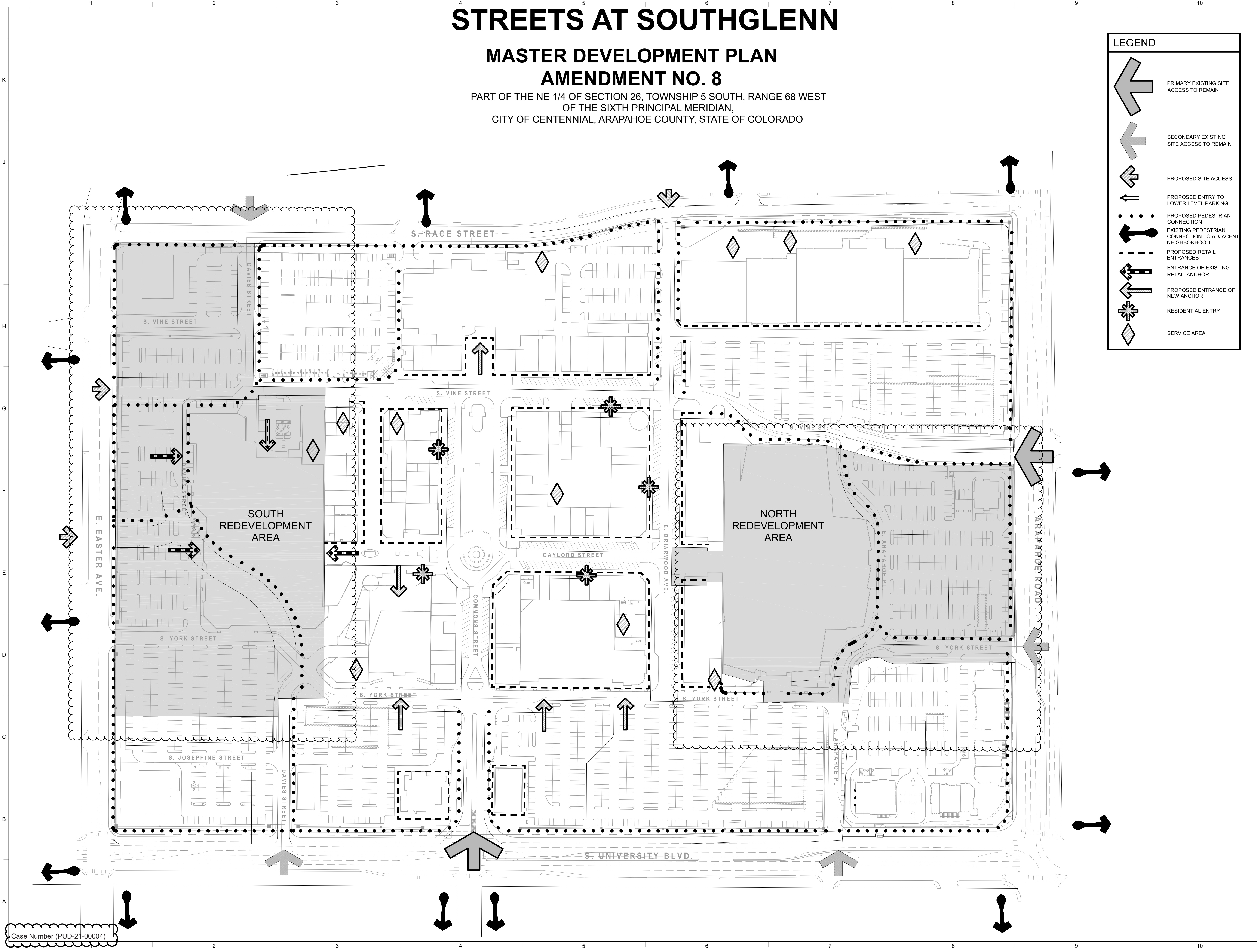
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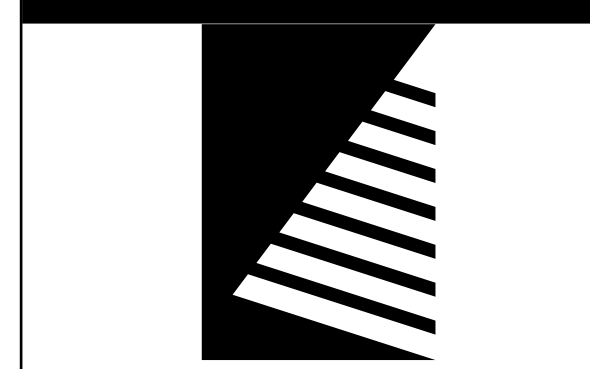
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**LEGEND**

-  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



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SHEET TITLE:  
CONNECTIVITY PLAN

SHEET NUMBER:

**10 OF 11**

PROJECT NO.: 0190862.00

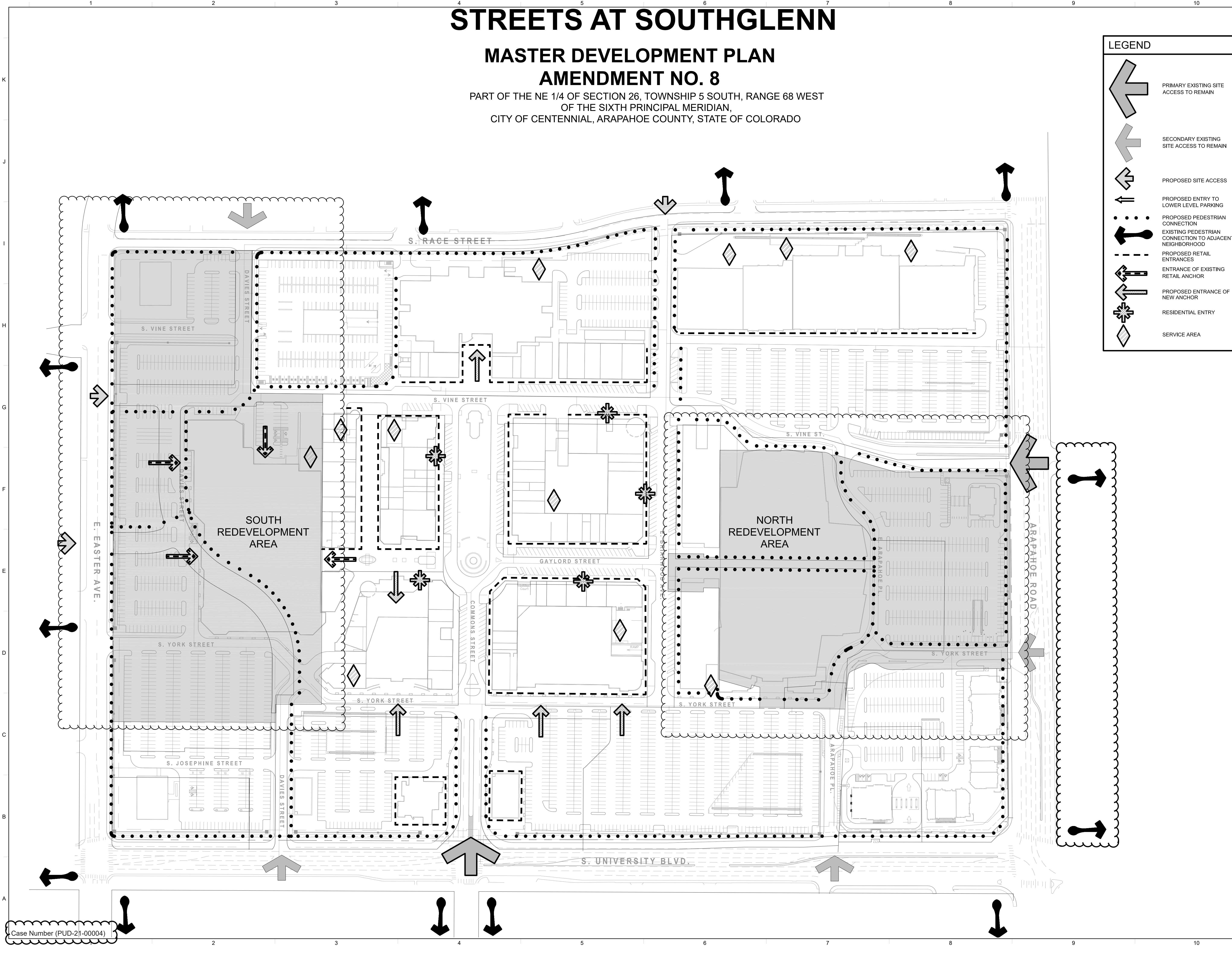
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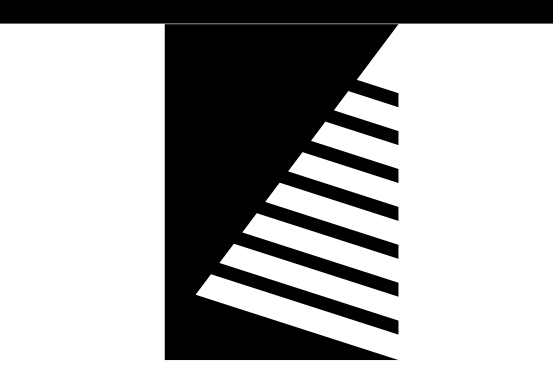
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SHEET TITLE:  
PROPOSED FUTURE  
REDEVELOPMENT AREA  
CONNECTIVITY PLAN

SHEET NUMBER:

**11 OF 11**

PROJECT NO.: 0190862.00