

# OMNIPARK PLANNED DEVELOPMENT, 4TH AMENDMENT

## A MAJOR AMENDMENT TO ESTABLISH A MAXIMUM OF 230 RESIDENTIAL UNITS WITHIN PLANNING AREA 6B, A PART OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO 75 ACRES, 230 DWELLING UNITS, ZR2011-019

### GENERAL PROVISIONS

**AUTHORITY**  
 THIS DEVELOPMENT PLAN IS AUTHORIZED BY SECTION 15 - PLANNED DEVELOPMENT DISTRICT OF THE DOUGLAS COUNTY ZONING RESOLUTION ADOPTED PURSUANT TO THE PLANNED UNIT DEVELOPMENT ACT OF 1972 AS AMENDED.

**AFFICABILITY**  
 THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING SERVICES DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

**ADOPTION**  
 THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF THE DOUGLAS COUNTY BOARD OF COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR OMNIPARK IS IN GENERAL CONFORMITY WITH THE DOUGLAS COUNTY MASTER PLAN; IS AUTHORIZED BY THE PROVISIONS OF SECTION 15 OF THE DOUGLAS COUNTY ZONING RESOLUTION; AND THAT SUCH SECTION 15 AND THIS DEVELOPMENT PLAN COMPLY WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

**RELATIONSHIP TO COUNTY REGULATIONS**  
 THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF OMNIPARK, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THE DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED, OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF DOUGLAS COUNTY, SHALL BE APPLICABLE.

**ENFORCEMENT**  
 TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PLANNED DEVELOPMENT AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THE PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF DOUGLAS COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

**CONFLICT**  
 WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN UNLESS DETERMINED OTHERWISE BY THE PLANNING SERVICES DIRECTOR.

**MAXIMUM LEVEL OF DEVELOPMENT**  
 THE TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS OR THE TOTAL COMMERCIAL, BUSINESS, OR INDUSTRIAL INTENSITY APPROVED FOR DEVELOPMENT WITHIN THE PLANNING AREAS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS APPROVED DENSITY TRANSFER, IF ANY). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT FOR COMMERCIAL, BUSINESS, OR INDUSTRIAL PROPERTIES MAY BE LESS DUE TO SUBDIVISION OR SITE IMPROVEMENT PLAN REQUIREMENTS OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS.

**PROJECT TRACKING**  
 AT THE TIME OF SUBDIVISION FINAL PLAT, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT, TO DATE, ALONG WITH THE FINAL PLAT SUBMITTAL TO THE PLANNING SERVICES DIVISION, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

### STATEMENT OF COMMITMENTS

**INFRASTRUCTURE**  
 THE DEVELOPERS OF THE OMNIPARK P.D. PARCEL, THEIR SUCCESSORS, HEIRS AND ASSIGNS AGREE TO INCLUDE SAID DEVELOPMENT WITHIN SPECIAL DISTRICTS ON A FAIR-SHARE BASIS AS REQUESTED BY DOUGLAS COUNTY FOR THE PURPOSE OF CONSTRUCTING IMPROVEMENTS SUCH AS TRAFFIC SIGNALS AND ROADWAY IMPROVEMENTS ON LINCOLN AVENUE AND PARK MEADOWS DRIVE AS SHOWN CONCEPTUALLY ON THE DEVELOPMENT PLAN, AS WELL AS ON-SITE IMPROVEMENTS SUCH AS ROADWAYS, TRAFFIC SIGNALS, PARKS, OR OPEN SPACE IMPROVEMENTS.

**ROADS**  
 THE DEVELOPERS OF THE OMNIPARK P.D. PARCEL, THEIR SUCCESSORS, HEIRS AND ASSIGNS SHALL DEDICATE IN FEE SIMPLE ABSOLUTE, AT NO COST TO DOUGLAS COUNTY, ALL ROAD RIGHT-OF-WAY SHOWN ON THE P.D. PLAN WITHIN THE PROPERTY TO DOUGLAS COUNTY AND SHALL CONSTRUCT ALL ROADS SHOWN ON THE P.D. PLAN WITHIN THE PROPERTY, IN COMPLIANCE WITH ROAD STANDARDS APPROVED BY DOUGLAS COUNTY.

**ROAD LANDSCAPING**  
 THE DEVELOPERS OF THE OMNIPARK P.D. PARCEL, THEIR SUCCESSORS, HEIRS AND ASSIGNS SHALL PROVIDE MEDIAN AND RIGHT-OF-WAY LANDSCAPING AND CAUSE ITS MAINTENANCE AT NO COST TO DOUGLAS COUNTY, ALONG THE NORTH-SOUTH COLLECTOR IN ORDER TO CREATE A WELL LANDSCAPED ROAD CORRIDOR.

**1-25 LANDSCAPING**  
 THE DEVELOPERS OF THE OMNIPARK P.D. PARCEL, THEIR SUCCESSORS, HEIRS AND ASSIGNS SHALL INSTALL LANDSCAPING ALONG THE 1-25 BOUNDARY IN A MANNER CONSISTENT WITH THAT INSTALLED ALONG MERIDIAN'S 1-25 FRONTAGE AND THAT INSTALLED IN THE NORTHWEST QUADRANT OF THE 1-25/LINCOLN INTERCHANGE. THIS LANDSCAPING SHALL BE INSTALLED IN CONJUNCTION WITH ADJACENT DEVELOPMENT.

**DRAINAGE**  
 THE DEVELOPERS OF THE OMNIPARK P.D. PARCEL, THEIR SUCCESSORS, HEIRS AND ASSIGNS AGREE TO COOPERATE WITH REGIONAL EFFORTS TO MAINTAIN WATER QUALITY THROUGH USE OF ON-SITE MEASURES. ALL FINAL PLATS AND SITE IMPROVEMENTS PLANS SHALL COMPLY WITH DOUGLAS COUNTY EROSION CONTROL REGULATIONS IN EFFECT AT THE TIME OF THE FINAL PLAT OR SITE IMPROVEMENT PLAN REQUEST.

**OPEN SPACE**  
 OMNIPARK P.D. IS LOCATED WITHIN THE SOUTH SUBURBAN PARKS AND RECREATION DISTRICT. THE DEVELOPERS OF THE OMNIPARK P.D. PARCEL, THEIR SUCCESSORS, HEIRS AND ASSIGNS SHALL PRESERVE BY OPEN SPACE AND DRAINAGE EASEMENT AT NO COST TO DOUGLAS COUNTY AND CAUSE THE CONSTRUCTION AND MAINTENANCE OF THE PUBLIC PARK (3.4 ACRES) IN PA-6, IN ACCORDANCE WITH PLANS APPROVED BY DOUGLAS COUNTY, WITHIN ONE YEAR OF ISSUANCE OF THE FIRST BUILDING PERMIT WITHIN PA-6. THE DEVELOPER SHALL BE GIVEN 100% CREDIT TOWARD THE PARK LAND DEDICATION REQUIREMENTS FOR THE ABOVE IMPROVEMENTS, WHICH SHALL BE USABLE BY THE GENERAL PUBLIC.

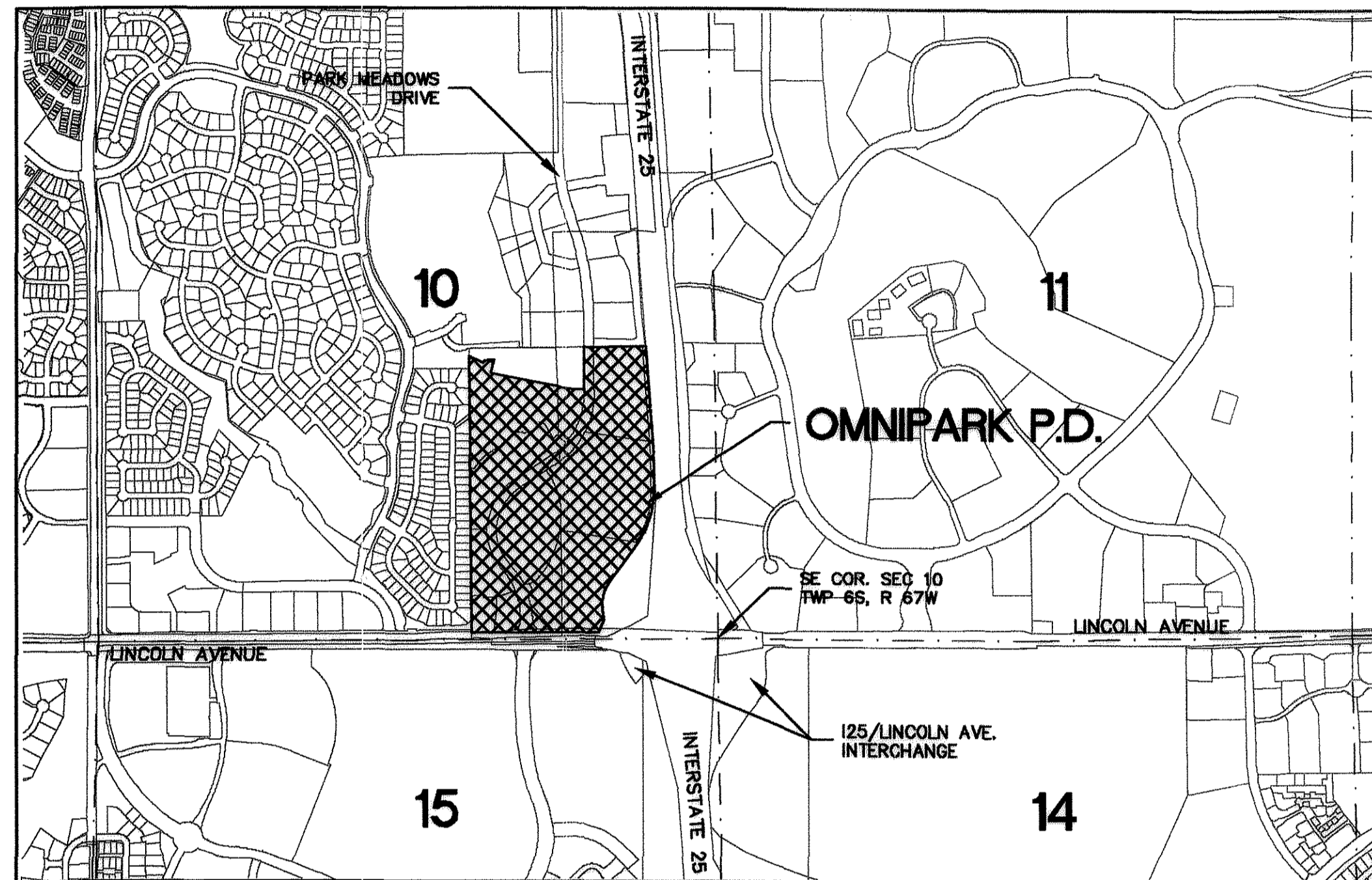
**IMPROVEMENTS AGREEMENT**  
 PRIOR TO APPROVAL OF ALL FINAL PLATS AND SITE IMPROVEMENTS PLANS WITHIN THE OMNIPARK P.D. PROPERTY, A SUBDIVISION IMPROVEMENTS AGREEMENT OR SITE IMPROVEMENTS PLAN IMPROVEMENT AGREEMENT, INCLUDING AN ENGINEER'S COST ESTIMATE (AT NO COST TO DOUGLAS COUNTY) FOR PUBLIC IMPROVEMENTS, SHALL BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS AND/OR COUNTY MANAGER OF DOUGLAS COUNTY.

**PUBLIC IMPROVEMENTS AGREEMENT**  
 AS PART OF THE DEVELOPMENT OF THIS PROPERTY, THE DEVELOPERS, THEIR SUCCESSORS, HEIRS AND ASSIGNS HAVE MADE OR HAVE COMMITTED TO MAKE CERTAIN IMPROVEMENTS WHICH WILL BENEFIT THE PUBLIC. AT SUCH TIME AS THIS PROPERTY MAY BE ASSESSED BY THE COUNTY FOR ANY ADDITIONAL PUBLIC IMPROVEMENTS, MADE EITHER AT THE BEHEST OF THESE OWNERSHIPS OR OTHER OFF-SITE OWNERSHIPS, THE COMMITMENTS MADE HEREIN SHALL BE CREDITED TO THE PROPERTY IN DETERMINING THE FAIR-SHARE PARTICIPATION OF THIS OWNERSHIP, AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS AND/OR COUNTY MANAGER, IN SUCH PUBLIC IMPROVEMENT PROJECTS. THE COMMITMENTS MADE TO-DATE INCLUDE:

- A. AN OPEN SPACE AND DRAINAGE EASEMENT IMPROVEMENT OF 3.4 ACRES OF OMNIPARK LAND FOR GENERAL PUBLIC USE.
- B. COMMITMENT TO PARTICIPATE IN OFF-SITE IMPROVEMENTS FOR ROADS AND TRAFFIC SIGNALS, AS REQUIRED.

**RTD AGREEMENT**  
 WITHIN 120 DAYS OF WRITTEN DEMAND BY THE DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS, THE OWNERS, SUCCESSORS, HEIRS, AND ASSIGNS SHALL CONVEY AN RTD RAPID TRANSIT CORRIDOR (RTD CORRIDOR) TO DOUGLAS COUNTY IN FEE SIMPLE ABSOLUTE WITH MARKETABLE TITLE. THE RTD CORRIDOR SHALL BE AS SHOWN HEREON (GENERALLY A STRIP OF LAND 25 FEET IN WIDTH IMMEDIATELY ADJACENT TO THE 1-25 RIGHT-OF-WAY AT PA-2, 4, & 5.) SAID CONVEYANCE SHALL NOT IN ANY WAY CHANGE BUILDING SETBACKS, PARKING LOT SETBACKS AND MINIMUM LANDSCAPE/OPEN SPACE REQUIREMENTS. ONCE SAID CONVEYANCE HAS OCCURRED, THE BOARD OF COUNTY COMMISSIONERS SHALL ALLOW THE OWNERS, SUCCESSORS, HEIRS AND ASSIGNS TO CONTINUE TO MAINTAIN THE LANDSCAPING AT NO COST TO DOUGLAS COUNTY WITHOUT ANY LIABILITY TO DOUGLAS COUNTY. FURTHER, FOLLOWING THE CONVEYANCE BY DOUGLAS COUNTY TO RTD OR CDOT, THE OWNERS, SUCCESSORS, HEIRS AND ASSIGNS SHALL BE ALLOWED TO CONTINUE TO MAINTAIN THE LANDSCAPING OF THE RTD CORRIDOR UNTIL RTD OR CDOT COMMENCES CONSTRUCTION OF THE TRANSPORTATION IMPROVEMENTS PLANNED FOR SAID CORRIDOR.

**AVIGATION EASEMENT FOR OMNIPARK PLANNED DEVELOPMENT**  
 WITHIN THIRTY (30) DAYS OF THE WRITTEN REQUEST OF DOUGLAS COUNTY, COLORADO, THE DEVELOPERS OF THE OMNIPARK PLANNED DEVELOPMENT, THEIR SUCCESSORS, HEIRS AND ASSIGNS SHALL EXECUTE A MUTUALLY ACCEPTABLE AVIGATION AND HAZARD EASEMENT COVERING THE PROPERTY SHOWN ON THIS PLAN.



**VICINITY MAP**  
 1" = 1000'

### STATEMENT OF COMMITMENTS (CONTINUED)

**DOUGLAS COUNTY SCHOOL DISTRICT**  
 A. LAND DEDICATION FOR SCHOOLS SHALL BE MET THROUGH PAYMENT OF CASH-IN-LIEU FEES PRIOR TO APPROVAL OF ANY RESIDENTIAL SITE IMPROVEMENT PLAN ON PA-6B IN ACCORDANCE WITH DOUGLAS COUNTY SUBDIVISION RESOLUTION, SECTION 1004, AS AMENDED. BASED UPON A MAXIMUM OF 230 RESIDENTIAL UNITS, THE DOUGLAS COUNTY SCHOOL DISTRICT REQUIRES SCHOOL LAND DEDICATION OF 0.0018 ACRES PER APPROVED DWELLING UNIT (0.40-ACRES DIVIDED BY 230 DWELLING UNITS = 0.0018 ACRES/DWELLING UNIT).

B. EVIDENCE OF PAYMENT OF THE CASH-IN-LIEU FEE TO DOUGLAS COUNTY SCHOOL DISTRICT SHALL BE PROVIDED TO DOUGLAS COUNTY PRIOR TO THE APPROVAL OF A RESIDENTIAL SITE IMPROVEMENT PLAN ON PA-6B.

### DOUGLAS COUNTY PARKS AND TRAILS

A. LAND DEDICATION FOR PARKS AND TRAILS MAY BE MET THROUGH LAND DEDICATION, PAYMENT OF CASH-IN-LIEU OF LAND DEDICATION, OR A COMBINATION OF BOTH AS ESTABLISHED PRIOR TO APPROVAL OF ANY RESIDENTIAL SITE IMPROVEMENT PLAN ON PA-6B, IN ACCORDANCE WITH DOUGLAS COUNTY SUBDIVISION RESOLUTION, SECTION 1003, AS AMENDED.

B. THE FOLLOWING FORMULA SHALL BE USED TO DETERMINE THE LAND DEDICATION AREA REQUIREMENT FOR PARKS AND TRAILS FOR RESIDENTIAL DEVELOPMENT WITHIN PA-6B:

1. PER ARTICLE 10 OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION, AS AMENDED, THE PARKS AND TRAILS DEDICATION FORMULA IS 0.045 ACRES/UNIT.
2. BASED UPON A MULTI-FAMILY OCCUPANCY RATIO OF 1.1 PERSONS PER UNIT AND A SINGLE-FAMILY OCCUPANCY RATIO OF 2.79 PERSONS PER HOUSEHOLD, THE MULTI-FAMILY MULTIPLIER (MF MULTIPLIER) FOR PA-6B SHALL BE 1.1 / 2.79 = 0.39.
3. THE MINIMUM AMOUNT OF LAND DEDICATION REQUIRED SHALL BE BASED ON THE NUMBER OF RESIDENTIAL UNITS APPROVED FOR DEVELOPMENT WITHIN PLANNING AREA PA-6B IN ACCORDANCE WITH THE FOLLOWING FORMULA: NUMBER OF RESIDENTIAL UNITS X 0.045 ACRES/UNIT X 0.39 (MF MULTIPLIER) = LAND DEDICATION AREA.
- C. CREDIT SHALL BE GIVEN AGAINST THE LAND DEDICATION AREA FOR PARKS AND TRAILS RESULTING FROM THE PROPOSED RESIDENTIAL USE FOR A PRO-RATA SHARE OF THE PREVIOUSLY REQUIRED LAND AREA DEDICATION FOR NON-RESIDENTIAL USES WITHIN THE OMNIPARK P.D. THE CREDIT SHALL BE EQUIVALENT TO 3% OF THE 6.27-ACRES OF LAND WITHIN PLANNING AREA-6B, (6.27-ACRES X 3%) OR 0.188-ACRES.
- D. THE PROVISION OF ON-SITE IMPROVEMENTS MAY BE CREDITED AGAINST THE VALUE OF THE LAND DEDICATION AREA FOR PARKS AND TRAILS IN ACCORDANCE WITH DOUGLAS COUNTY SUBDIVISION RESOLUTION, ARTICLE 10, AS AMENDED.

1. CREDIT UP TO 100% FOR THE COSTS OF ON-SITE IMPROVEMENTS SHALL BE GIVEN AGAINST THE VALUE OF LAND DEDICATION AREA FOR PUBLICLY ACCESSIBLE RECREATION IMPROVEMENTS ASSOCIATED WITH PA-6B, INCLUDING, BUT NOT LIMITED TO: A PUBLICLY ACCESSIBLE PEDESTRIAN TRAIL AND 2' SHOULDERS ON EACH SIDE OF THE TRAIL, INCLUSIVE OF PEDESTRIAN NODES AND FURNISHINGS SUCH AS BENCHES, BIKE RACKS, SHELTERS, ETC., LOCATED ALONG THE TRAIL, AS APPROVED BY DOUGLAS COUNTY. EXISTING SIDEWALK IMPROVEMENTS ALONG PARK MEADOWS DRIVE SHALL NOT BE INCLUDED IN THIS CREDIT.

2. CREDIT UP TO 25% FOR THE COSTS OF ON-SITE IMPROVEMENTS SHALL BE GIVEN AGAINST THE VALUE OF LAND DEDICATION AREA FOR PRIVATE RECREATION IMPROVEMENTS, EITHER INTERIOR OR EXTERIOR, INCLUDING, BUT NOT LIMITED TO: SWIMMING POOLS, SPAS, SPORTS COURTS, GYMNASIUM, EQUIPMENT, GROUND, FLOOR OR WALL SURFACES AND OTHER IMPROVEMENTS CUSTOMARILY ASSOCIATED WITH ACTIVE RECREATION, BUT EXCLUSIVE OF USES SUCH AS FOOD SERVICE, MEETING ROOMS, MEDIA-ORIENTED AND PRIMARILY SOCIAL-GATHERING AREAS, AS REVIEWED AND APPROVED BY DOUGLAS COUNTY PRIOR TO APPROVAL OF A RESIDENTIAL SITE IMPROVEMENT PLAN. ANY INTERIOR RECREATION AREA SHALL BE A MINIMUM OF 1,500 SQUARE FEET IN SIZE.

3. THAT PORTION OF LAND DEDICATION FOR PARKS AND TRAILS, IF ANY, TO BE MET THROUGH THE PROVISION OF ON-SITE IMPROVEMENTS ASSOCIATED WITH PA-6B SHALL BE CALCULATED IN ACCORDANCE WITH THE FOLLOWING COST-ESTIMATES AND PLANS FOR PROPOSED PUBLIC AND PRIVATE ON-SITE IMPROVEMENTS PROPOSED TO SATISFY LAND DEDICATION REQUIREMENTS SHALL BE SUBMITTED TO DOUGLAS COUNTY FOR ITS REVIEW AND APPROVAL. THE APPROVED TOTAL VALUE OF PUBLIC AND PRIVATE ON-SITE IMPROVEMENTS SHALL BE CREDITED AGAINST THE ESTABLISHED VALUE OF THE LAND DEDICATION AREA.

E. IN THE EVENT THAT THE TOTAL VALUE OF PROPOSED ON-SITE IMPROVEMENTS ARE LESS THAN THE LAND AREA DEDICATION VALUE, THE REMAINING DIFFERENCE SHALL BE PAID AS CASH-IN-LIEU. THAT PORTION OF CASH-IN-LIEU FEES ATTRIBUTABLE TO LOCAL PARKS (ONE-THIRD OF SUCH FUNDS) SHALL BE PAID TO DOUGLAS COUNTY AND DESIGNATED FOR USE BY SOUTH SUBURBAN PARKS AND RECREATION DISTRICT. THAT PORTION OF CASH-IN-LIEU FEES ATTRIBUTABLE TO REGIONAL PARKS (TWO-THIRDS OF SUCH FUNDS) SHALL BE PAID TO DOUGLAS COUNTY. ALL CASH-IN-LIEU FEES SHALL BE PAID PRIOR TO THE APPROVAL OF THE SITE IMPROVEMENT PLAN.

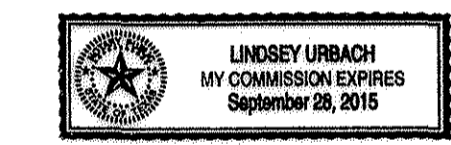
SHEET INDEX	
SHEET #	TITLE
PD1	GENERAL PROVISIONS AND SIGNATURE BLOCKS
PD2	PLANNED DEVELOPMENT STANDARDS
PD3	MULTI-FAMILY DESIGN GUIDELINES & GRAPHICS
PD4	DEVELOPMENT PLAN

**OWNER OF LOT 3-A, OMNIPARK FILING NO. 1, 3RD AMENDMENT**  
 MEADOWS CORPORATE CENTER JOINT VENTURE, A COLORADO JOINT VENTURE BY MEADOWS CORPORATE CENTER PGI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING JOINT VENTURER

OWNER/TITLE: *President*

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 6 DAY OF October, 2012 BY C. Dean Patterson AS AUTHORIZED BY MEADOWS CORPORATE CENTER PGI, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL 09-28-2015  
 MY COMMISSION EXPIRES:  
*Christine Fano*  
 NOTARY PUBLIC



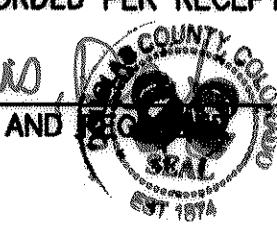
**COUNTY CERTIFICATION**  
 THIS MAJOR AMENDMENT OF THE OMNIPARK PLANNED DEVELOPMENT PLAN ESTABLISHING A MAXIMUM OF 245 RESIDENTIAL UNITS AS DEPICTED HEREOF PURSUANT TO DOUGLAS COUNTY ZONING RESOLUTION SECTION 1516 HAS BEEN APPROVED BY BOARD MOTION NO. 11-01-2012 ON JUNE 26, 2012

THIS AMENDMENT NO. 4 AFFECTS ONLY PLANNING AREA 6B AS DESCRIBED IN FILE NO. ZR2011-019.  
 APPROVED THIS 16<sup>th</sup> DAY OF OCTOBER, 2012, BY THE PLANNING SERVICES DIRECTOR.

*Christine Fano* 10/16/2012  
 CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS DATE  
*Christine Fano* 10/16/2012  
 PLANNING SERVICES DIRECTOR DATE

**CLERK AND RECORDER CERTIFICATION**  
 STATE OF COLORADO }  
 COUNTY OF DOUGLAS } SS

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS 16<sup>th</sup> DAY OF October, 2012, A.D. AT 2:42 O'CLOCK A.M./P.M. AND WAS RECORDED PER RECEPTION NO. 2012078234  
*Christine Fano*  
 DOUGLAS COUNTY CLERK AND RECORDER



**HOLLAND RESIDENTIAL**  
 800 South Cherry Street, Suite 700  
 Denver, CO 80246  
 (303) 399-0840

**Mulhern MRE, Inc.**  
 2 Inverness Drive East, Suite 200  
 Englewood, CO 80112  
 (303) 646-0857

**OMNIPARK PLANNED DEVELOPMENT 4TH AMENDMENT DOUGLAS COUNTY, COLORADO**

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#	DATE	REVISION
1	08/19/11	FIRST SUBMITTAL
2	10/11/11	SECOND SUBMITTAL
3	02/27/12	THIRD SUBMITTAL
4	04/25/12	FINAL SUBMITTAL
5	07/05/12	BCC SUBMITTAL
6	07/11/12	BCC APPROVED

PROJECT NUMBER: 11-114  
 DRAWN BY: MJP  
 CHECKED BY: HM/RJL  
 DESCRIPTION: OMNIPARK PLANNED DEV. 4TH AMENDMENT

PD1



# OMNIPARK PLANNED DEVELOPMENT, 4TH AMENDMENT

**A MAJOR AMENDMENT TO ESTABLISH A MAXIMUM OF 230 RESIDENTIAL UNITS WITHIN PLANNING AREA 6B,  
A PART OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH,  
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO  
75 ACRES, 230 DWELLING UNITS, ZR2011-019**

## DEVELOPMENT DESIGN STANDARDS FOR PA-6B RESIDENTIAL USES

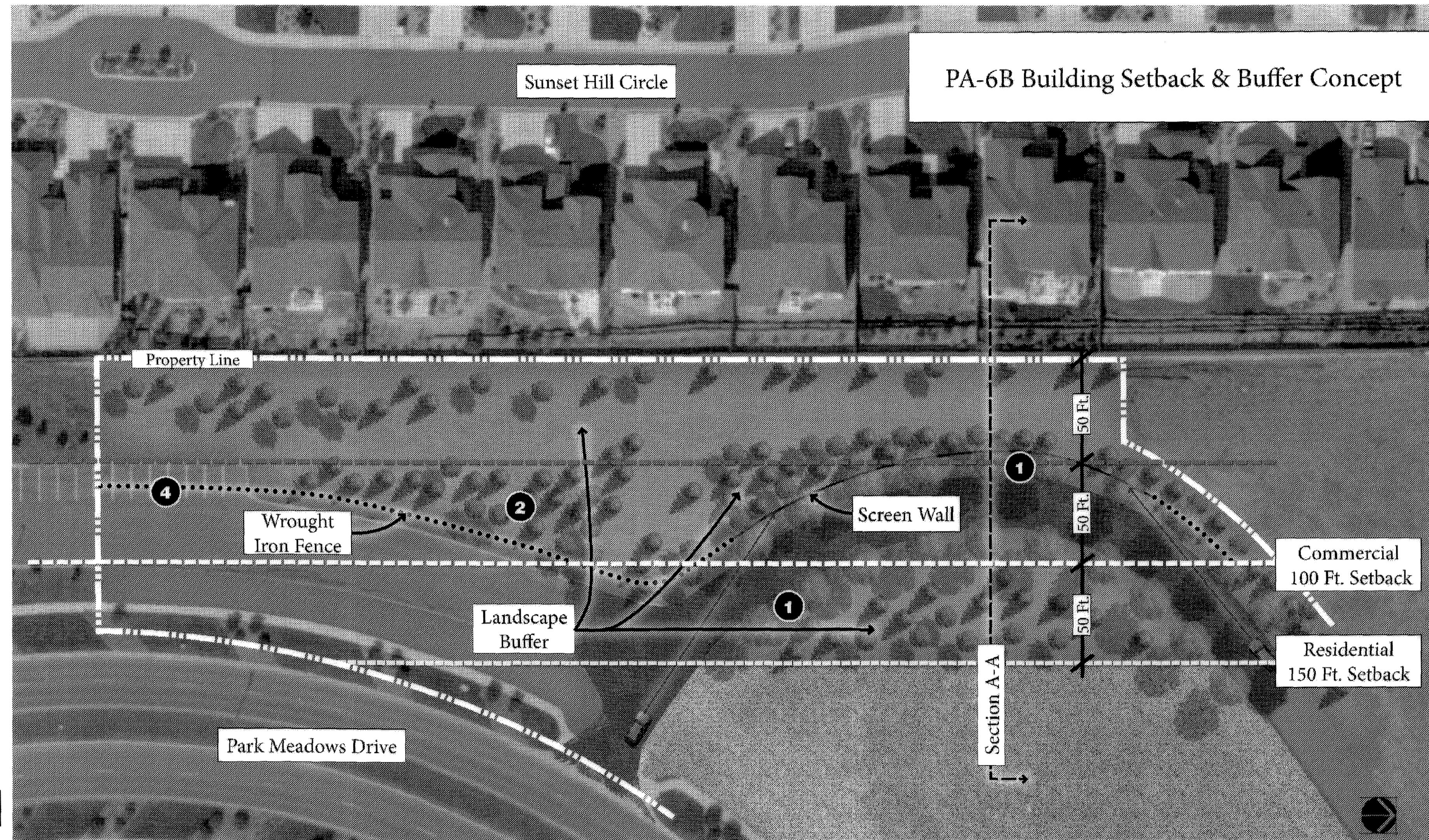
THE FOLLOWING DESIGN STANDARDS AND ACCOMPANYING GRAPHIC REPRESENTATIONS SHALL BE USED TO GUIDE DETAILED SITE PLANNING AND WILL SERVE AS REFERENCE FOR REVIEW OF A SITE IMPROVEMENT PLAN BY DOUGLAS COUNTY FOR RESIDENTIAL USES ONLY AS ALLOWED IN PA-6B.

### SITE PLANNING STANDARDS

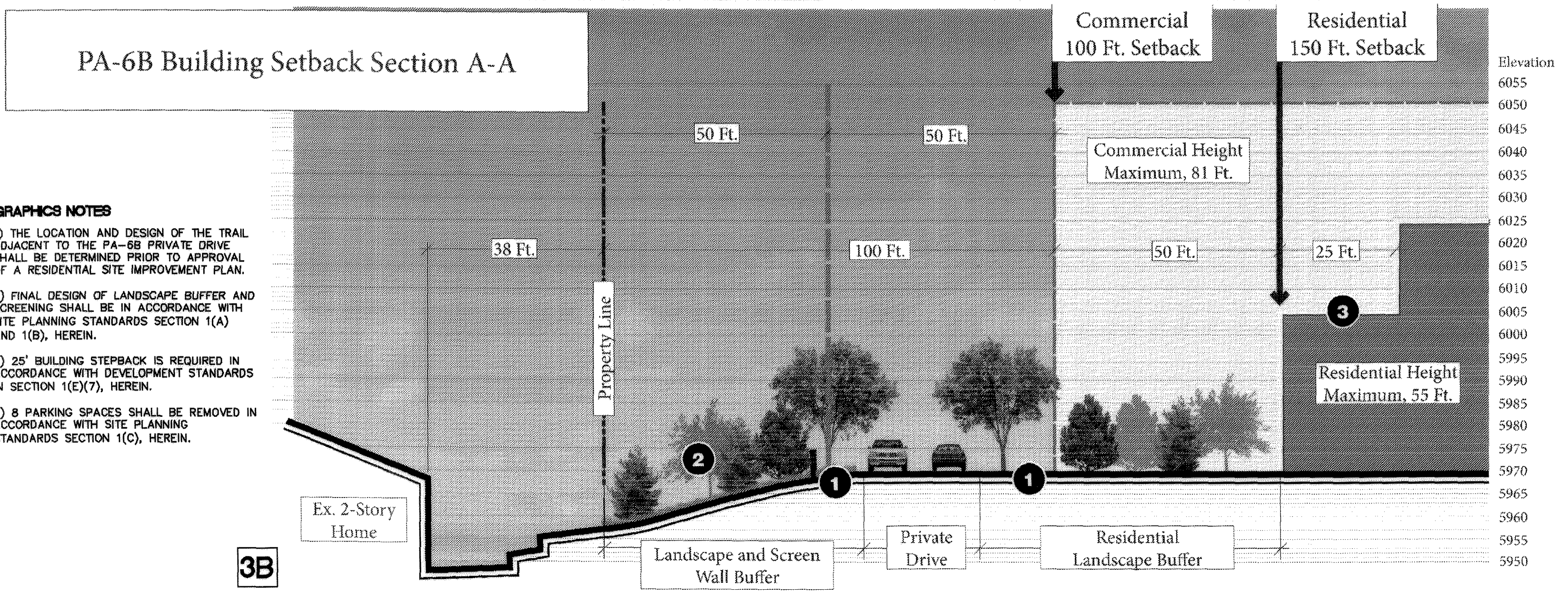
- 1. BUFFER ADJACENT TO SINGLE-FAMILY RESIDENTIAL AND OPEN SPACE**
  - A COMBINATION OF BERMS, SHRUBS, TREES, MASONRY SCREEN WALLS, FENCES, OR OTHER LANDSCAPE MATERIAL SHALL BE USED TO MITIGATE THE VISUAL IMPACT OF THE EXISTING PRIVATE DRIVE AND TO BUFFER THE DEVELOPMENT.
    - A MIX OF EVERGREEN AND DECIDUOUS TREES, AS GENERALLY SHOWN IN THE SHEET PD 3 EXHIBITS, SHALL BE USED TO IMPROVE THE BUFFER ADJACENT TO SINGLE FAMILY RESIDENTIAL AND OPEN SPACE. EVERGREEN TREES SHALL BE PROVIDED IN EQUAL AMOUNTS OF 6", 8" AND 10" HEIGHTS, AND DECIDUOUS TREES SHALL BE NO LESS THAN 2.5" CALIPER.
    - NO LESS THAN 70% OF THE TREES IN THIS AREA SHALL BE EVERGREEN SPECIES.
  - SCREEN WALL - A SCREEN WALL ALONG THE WESTERN SIDE OF THE EXISTING PRIVATE DRIVE SHALL BE CONSTRUCTED OF MASONRY MATERIALS THAT COMPLEMENT THE BUILDING ARCHITECTURE. THE TOP OF THIS WALL SHALL BE A MINIMUM OF 5' HIGHER THAN THE HIGHEST PORTION OF THE PRIVATE DRIVEWAY TRAVEL LANE ON THE ADJACENT PORTIONS OF THE PRIVATE DRIVEWAY. THE WALL SHALL NOT EXCEED 8' IN HEIGHT. THE WALL SHALL BE LOCATED GENERALLY AS DEPICTED IN THE SHEET PD 3 EXHIBITS, SUBJECT TO LIMITATIONS ESTABLISHED BY EXISTING EASEMENTS.
  - EXISTING PARKING - THE EXISTING PARKING SPACES ADJACENT TO LOT 4A-1 SHALL BE REMOVED AT TIME OF SITE IMPROVEMENT PLAN FOR PA-6B AND REPLACED BY AN EXPANSION OF THE ADJACENT LANDSCAPE BUFFER.
  - WROUGHT IRON FENCE - A WROUGHT IRON FENCE NO LESS THAN 42" TALL SHALL TIE TO EACH END OF THE SCREEN WALL (DESCRIBED ABOVE) AND BE LOCATED GENERALLY AS DEPICTED IN THE SHEET PD 3 BUFFER EXHIBIT, SUBJECT TO LIMITATIONS ESTABLISHED BY EXISTING EASEMENTS.
- 2. CIRCULATION**
  - SIDEWALK/TRAIL CONNECTIONS - AN 8' WIDE CONCRETE SIDEWALK/TRAIL SHALL BE PROVIDED, BEGINNING AT THE INTERSECTION OF PARK MEADOWS DRIVE AND THE EXISTING PRIVATE DRIVE, THEN EXTENDING TO THE NORTH ALONG THE PRIVATE DRIVE AND ALONG THE NORTH EDGE OF THE PROPERTY, AND THEN ALONG THE SIDEWALK LOCATED ADJACENT TO PARK MEADOWS DRIVE; THIS FORMING A TRAIL LOOP PROVIDING PEDESTRIAN ACCESS AROUND THE ENTIRE PROPERTY. THIS TRAIL WILL BE ACCESSIBLE TO, AND PROVIDE RECREATIONAL OPPORTUNITIES FOR, THE GENERAL PUBLIC.
  - PEDESTRIAN NODES INCLUDING, BUT NOT LIMITED TO SEATING, ENHANCED PLANTINGS AND HARDSCAPE MATERIALS, SHALL BE LOCATED ALONG THE TRAIL PERIODICALLY. A MINIMUM OF TWO (2) NODES WILL BE LOCATED ALONG PARK MEADOWS DRIVE AND MINIMUM OF ONE (1) NODE WILL BE LOCATED ALONG THE PRIVATE DRIVE. THE LOCATIONS OF THE NODES SHALL BE REVIEWED AND APPROVED BY DOUGLAS COUNTY PRIOR TO APPROVAL OF A RESIDENTIAL SITE IMPROVEMENT PLAN.
  - THE TRAIL AND ASSOCIATED PEDESTRIAN NODES SHALL BE PLACED IN PUBLIC ACCESS EASEMENTS PRIOR TO APPROVAL OF A RESIDENTIAL SITE IMPROVEMENT PLAN.
- 3. RETAINING WALLS**
  - RETAINING WALLS SHALL INTEGRATE WITH THE LANDSCAPE AND BE CONSTRUCTED OF QUALITY MATERIALS THAT RELATE TO THE BUILDING ARCHITECTURE AND OTHER LANDSCAPE STRUCTURES ON THE SITE. IF DETERMINED NECESSARY, ANY PROPOSED RETAINING WALLS WITHIN THE BUFFER AREA BETWEEN THE EXISTING PRIVATE DRIVE AND THE SINGLE FAMILY RESIDENTIAL USES LOCATED TO THE WEST OF THE SITE SHALL COMPLEMENT THE EXISTING RETAINING WALLS LOCATED IN PLANNING AREA 1 WHICH ARE ALSO ADJACENT TO SINGLE FAMILY RESIDENTIAL USES.
- 4. FENCES**
  - FENCE MATERIALS MAY BE WOOD BUT MUST ALSO CONTAIN MASONRY MATERIALS THAT DIRECTLY RELATE TO BUILDING MATERIALS.
  - FENCES SHALL NOT EXCEED 6' IN HEIGHT.
- 5. LIGHTING**
  - EXTERIOR BUILDING LIGHTING IS INTENDED TO BE DISCRETE AND LIMITED WHILE CONTRIBUTING TO A HIGH QUALITY DESIGN, AND SHALL CONFORM TO DOUGLAS COUNTY STANDARDS.
  - ALL EXTERIOR FIXTURES SHALL MEET FULL CUT-OFF SPECIFICATIONS.
- 6. PARKING**
  - ON-STREET PARKING (PARALLEL OR HEAD-IN) SHALL NOT BE PERMITTED ON THE EXISTING PRIVATE DRIVE.
  - LANDSCAPE OR OTHER ACCEPTABLE MATERIALS SHALL BE USED TO MITIGATE VIEWS OF SURFACE PARKING FROM ADJACENT PROPERTIES.
  - PARKING STRUCTURES SHALL BE SUBSTANTIALLY SCREENED FROM AT-GRADE VIEW ON ELEVATIONS FACING SINGLE-FAMILY RESIDENTIAL THROUGH THE USE OF ARCHITECTURAL ELEMENTS, LANDSCAPE ELEMENTS, OR A COMBINATION OF BOTH. SCREENING OF PARKED VEHICLES WITHIN PARKING STRUCTURES, IF ANY, TO A MINIMUM HEIGHT OF 4' FROM THE PARKING SURFACE SHALL BE PROVIDED IN ACCORDANCE WITH COUNTY REGULATIONS.

### BUILDING ARCHITECTURE DESIGN STANDARDS

- 1. BUILDING DESIGN**
  - THE ARCHITECTURAL DESIGN FOR THE BUILDING SHALL PROJECT A HIGH LEVEL OF QUALITY THROUGH THE USE OF FORM, COLORS, MATERIALS AND TEXTURE.
  - BUILDING DESIGN SHALL PROVIDE FOR EQUAL ATTENTION TO MATERIALS, ARTICULATION AND DETAILING ON ALL OF ITS SIDES.
  - BUILDING FORM SHALL PROVIDE FOR VISUAL INTEREST THROUGH THE USE OF ARTICULATED FACADES, VARIED MASSING, AND CHANGES IN WALL PLANES AND SHALL MINIMIZE THE USE OF LONG LINEAR FACADES.
  - BUILDING ENTRIES SHALL BE CLEARLY IDENTIFIABLE THROUGH DISCERNIBLE ARCHITECTURAL FEATURES.
  - BALCONIES THAT EXTRUDE FROM THE BUILDING FACADE SHALL NOT BE PERMITTED WITHIN 175' OF THE WESTERN PROPERTY LINE. RECESSED BALCONIES AND JULIET BALCONIES ARE PERMITTED ON THAT PORTION OF THE BUILDING WITHIN 175' OF THE WESTERN PROPERTY LINE.
  - NOTWITHSTANDING THE FOREGOING, TERRACES ARE PERMITTED WITHIN THE 25' BUILDING STEPBACK ABOVE THE 3 STORY MAXIMUM BUILDING HEIGHT AND OUTSIDE THE 150' SETBACK FROM THE SINGLE FAMILY RESIDENTIAL PROPERTY LINE. THE TERM "BUILDING STEPBACK" IS FURTHER INDICATED IN SECTION E.7 OF THE LAND USES AND STANDARDS ON SHEET PD 2. TERRACES WITHIN THE BUILDING STEPBACK SHALL BE LIMITED TO 120 SQUARE FEET PER UNIT.
- 2. EXTERIOR BUILDING MATERIALS/COLORS**
  - A MINIMUM 50% OF EXPOSED WALL MATERIALS SHALL BE: BRICK, STONE, GROUND FACE MASONRY UNITS, OR STUCCO (INCLUDING EIFS).
  - PAINTED FIBER REINFORCED CEMENT BOARD OR NON-TEXTURED HARDBOARD ARE PERMITTED.
  - EXPOSED CONCRETE BLOCK OR SPLIT FACE BLOCK ARE NOT PERMITTED.
  - WINDOWS AND OVERALL DETAILING SHOULD REINFORCE THE ARCHITECTURAL STYLE OF THE BUILDING. WINDOWS SHOULD NOT BE PLACED FLUSH WITH AN EXTERIOR ELEVATION WITHOUT APPROPRIATE FRAMING, CASEMENT AND SILL TREATMENTS.
  - MUTED EARTH TONE COLORS WITH VARIATION OF SHADES AND ACCENT COLORS COMPATIBLE WITH NATIVE COLORADO MATERIALS ARE REQUIRED.



3A



### GRAPHICS NOTES

- THE LOCATION AND DESIGN OF THE TRAIL ADJACENT TO THE PA-6B PRIVATE DRIVE SHALL BE DETERMINED PRIOR TO APPROVAL OF A RESIDENTIAL SITE IMPROVEMENT PLAN.
- FINAL DESIGN OF LANDSCAPE BUFFER AND SCREENING SHALL BE IN ACCORDANCE WITH SITE PLANNING STANDARDS SECTION 1(A) AND 1(B), HEREIN.
- 25' BUILDING STEPBACK IS REQUIRED IN ACCORDANCE WITH DEVELOPMENT STANDARDS IN SECTION 1(E)(7), HEREIN.
- 8 PARKING SPACES SHALL BE REMOVED IN ACCORDANCE WITH SITE PLANNING STANDARDS SECTION 1(C), HEREIN.

3B

**HOLLAND RESIDENTIAL**  
600 South Cherry Street, Suite 700  
Denver, CO 80246  
(303) 399-0840

**Mulhern MRE, Inc.**  
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(303) 648-0857

**NORRIS DESIGN**  
1101 Bonrock St.  
Denver, CO 80204  
(303) 925-1158

**OMNIPARK PLANNED DEVELOPMENT  
4TH AMENDMENT  
DOUGLAS COUNTY, COLORADO**

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#	DATE	REVISION
1	08/19/11	FIRST SUBMITTAL
2	10/11/11	SECOND SUBMITTAL
3	02/27/12	THIRD SUBMITTAL
4	04/25/12	FINAL SUBMITTAL
5	07/05/12	BCC SUBMITTAL
6	07/11/12	BCC APPROVED

PROJECT NUMBER: 11-114  
DRAWN BY: MJP  
CHECKED BY: HM/RL  
DESCRIPTION: OMNIPARK PLANNED DEV. 4TH AMENDMENT

**PD3**

# OMNIPARK PLANNED DEVELOPMENT, 4TH AMENDMENT

A MAJOR AMENDMENT TO ESTABLISH A MAXIMUM OF 230 RESIDENTIAL UNITS WITHIN PLANNING AREA 6B,  
 A PART OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH,  
 RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO  
 75 ACRES, 230 DWELLING UNITS, ZR2011-019

**HOLLAND RESIDENTIAL**  
 600 South Cherry Street, Suite 700  
 Denver, CO 80246  
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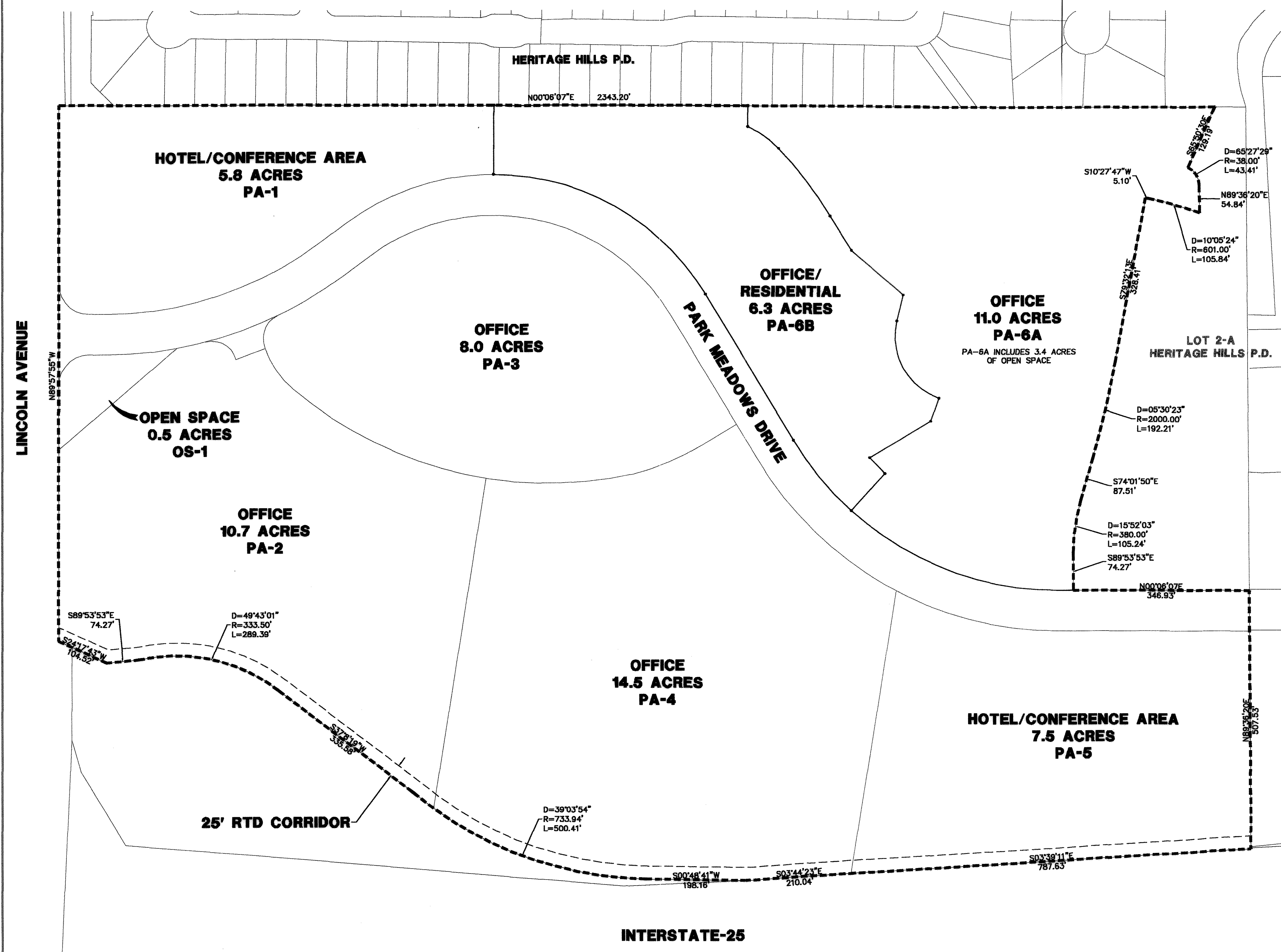
**Mulhern MRE, Inc.**  
 2 Inverness Drive East, Suite 200  
 Englewood, CO 80112  
 (303) 646-8857

**LEGAL DESCRIPTION**  
 OMNIPARK FILING NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPTING THEREFROM LOT 2-A, OMNIPARK FILING NO. 1, 3RD AMENDMENT, ACCORDING TO THE RECORDED PLAT THEREOF, DOUGLAS COUNTY, COLORADO, CONTAINING 69.6+ ACRES, MORE OR LESS.

**LAND USE SUMMARY**

PA#	LAND USE	ACRES	% OF SITE
PA-1 & 5	OFFICE/HOTEL	13.3	19.1
PA-2, 3, & 4	OFFICE	33.2	47.7
PA-6A	OFFICE	7.6	10.9
PA-6B	RESIDENTIAL	6.3	9.1
	OPEN SPACE	3.9	5.6
	STREET ROW	5.3	7.6
	<b>TOTAL</b>	<b>69.6</b>	<b>100.0</b>

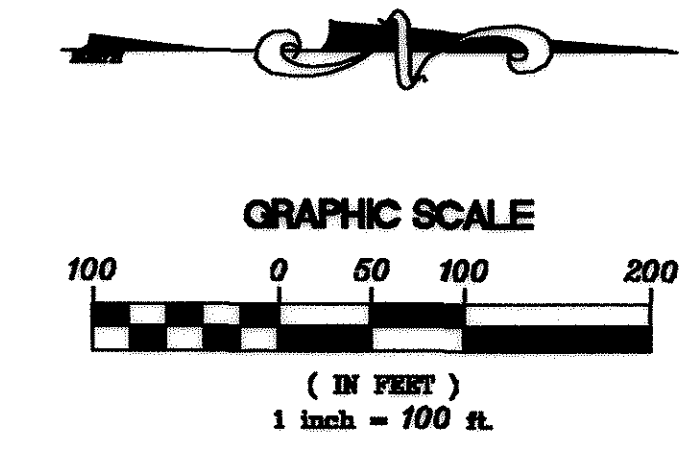
- NOTES**
- THIS PLAN EXHIBIT IS INTENDED TO DEPICT GENERAL LOCATIONS, LAND USES AND CONCEPTS. ACTUAL PLATS AND SITE PLANS MAY CONTAIN VARIATIONS IN LAND USES AND AREAS IN ORDER TO ACCOMMODATE THE FOLLOWING:
    - FINAL ROAD ALIGNMENTS AND ACCESS POINT LOCATIONS
    - FINAL CONFIGURATION OF PARCELS
    - FINAL OPEN SPACE DESIGN
    - SITE SPECIFIC SLOPES AND DRAINAGE FACILITIES
    - FINAL DESIGN OF UTILITIES AND OTHER INFRASTRUCTURE
  - PARK MEADOWS DRIVE SHALL BE AN 80 FOOT RIGHT-OF-WAY, MEDIAN DIVIDED STREET CONSISTING OF TWO 27 FOOT FLOWLINE TO FLOWLINE SECTIONS SEPARATED BY A 16 FOOT MEDIAN WITH 5 FOOT DETACHED SIDEWALKS ON BOTH SIDES AND A MINIMUM 6 FOOT LANDSCAPE STRIP ON BOTH SIDES.
  - NO NATURAL SLOPES ON THE SITE EXCEED 20%.
  - IN THE EVENT ANY EXISTING PRAIRIE DOG POPULATIONS ARE TO BE REMOVED VIA LETHAL CONTROL, NO POISONING SHALL BE PERMITTED BETWEEN MARCH 1ST AND OCTOBER 1ST OF ANY CALENDAR YEAR.



**OMNIPARK PLANNED DEVELOPMENT  
 4TH AMENDMENT  
 DOUGLAS COUNTY, COLORADO**

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PROJECT NUMBER: 11-114  
 DRAWN BY: MJP  
 CHECKED BY: HM/RL  
 DESCRIPTION: OMNIPARK PLANNED DEV.  
 4TH AMENDMENT

**PD4**