



VERMILION CREEK



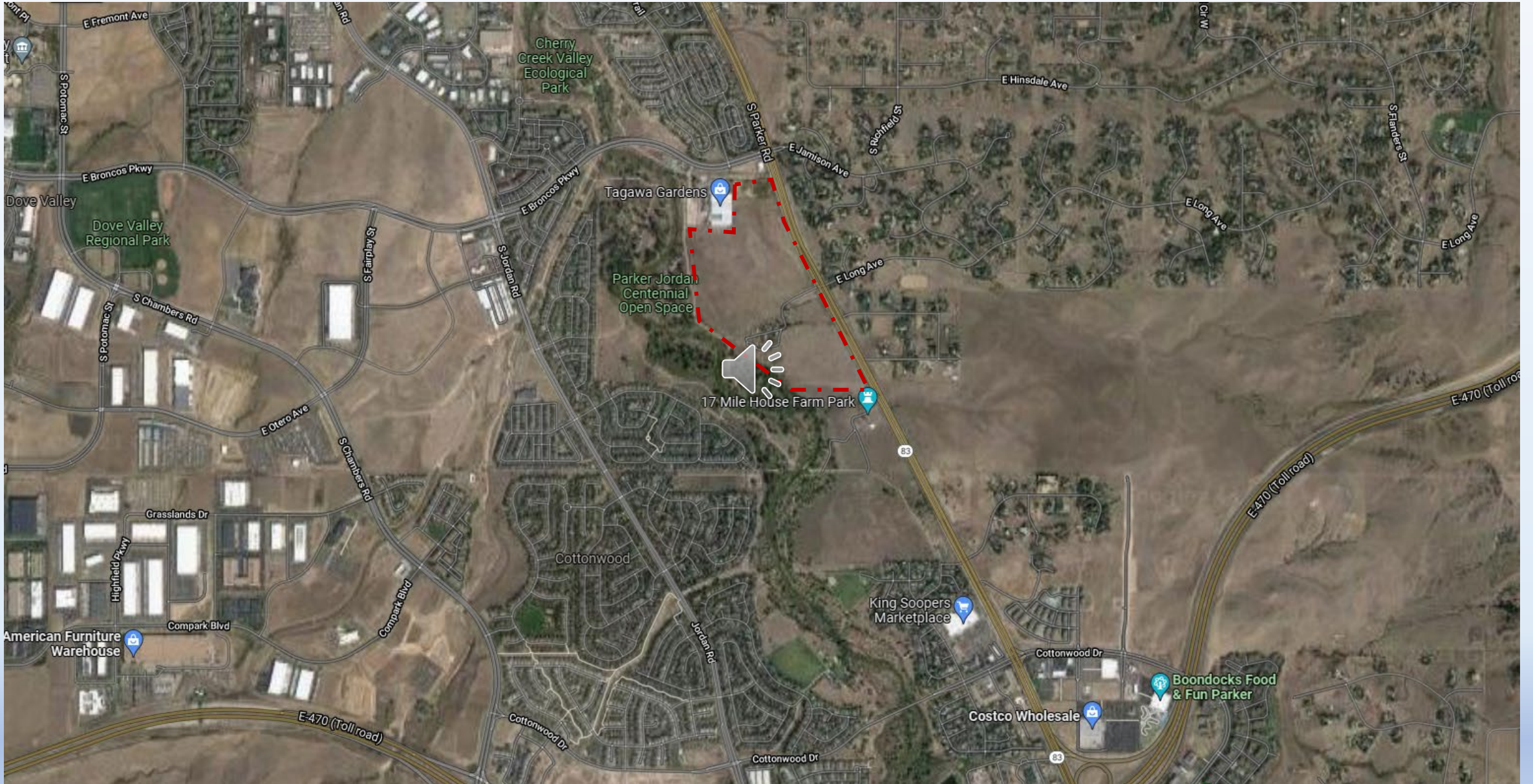
Project team

- Applicant- Mountain Plains Investment Corp (Fettters Family)
- Development Manager- Jason A Monforton PE
- Planning and Landscape Architecture- Consilium Design
- Civil Engineer- Dewberry
- Surveyor- Altura Land Consultants

VERMILION CREEK



Vermilion Creek



Preliminary Unit Yield

Single Family Detached (Traditional)	114 lots
Single Family Detached (Small lot)	82 lots
Single Family Detached (Cluster)	198 lots
Single Family Attached (Townhomes)	207 lots
Total	601 lots



LEGEND

- ——— PROPERTY LINE
- ▬ ——— ROAD ALIGNMENT
- TOWNHOMES
- COMPACT SFD
- CLUSTER PRODUCT
- TRADITIONAL SFD

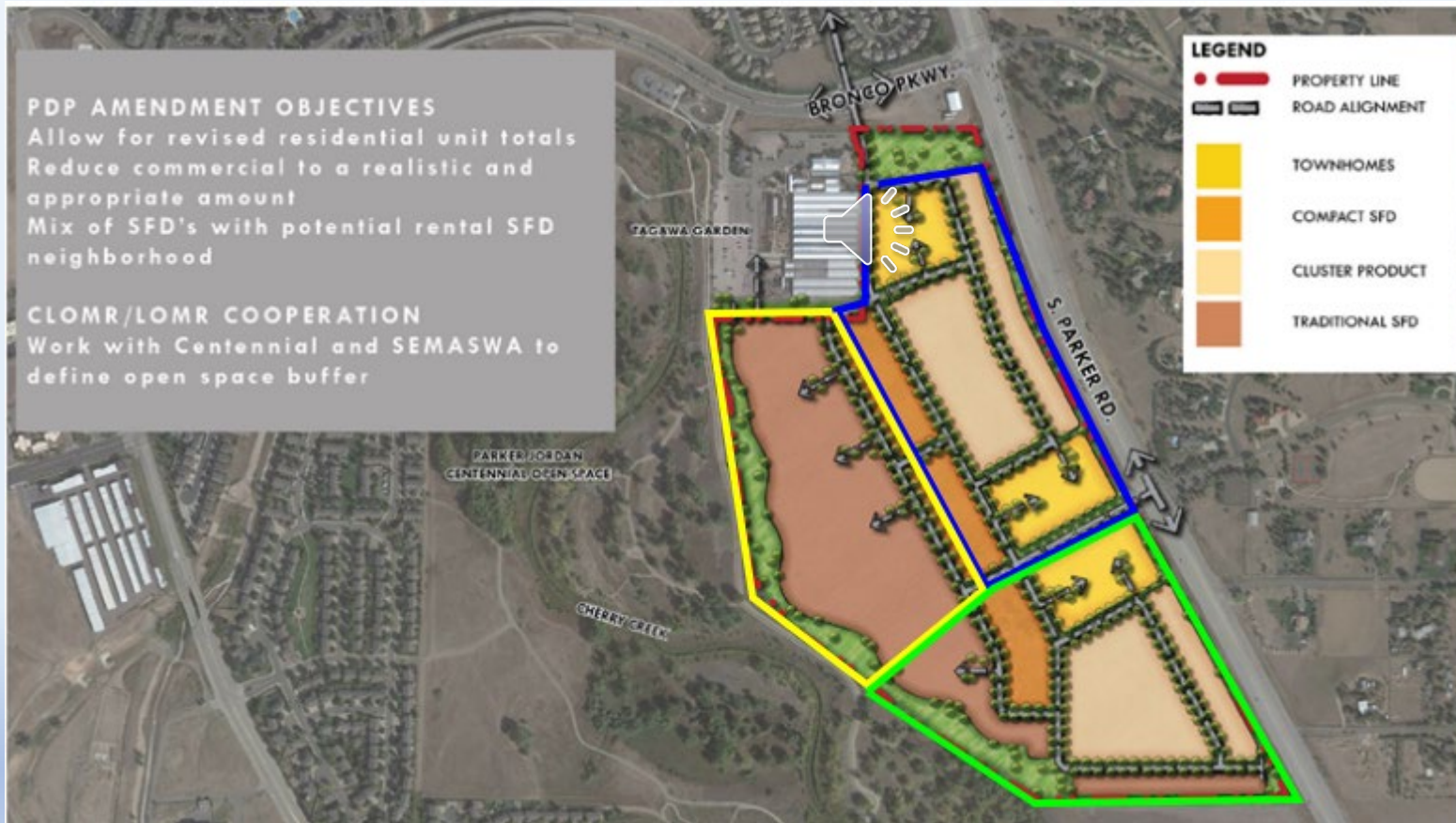
Site Plan General details

- City of Centennial approval required
- Water and sanitary sewer provide by ACWWA.
- Storm Runoff Detention per SEMSWA requirements
- Floodplain Modifications Study in process (no detrimental effects to adjacent, downstream, or upstream, properties)
- Approximately 600 single family residential units
- Approximately 2 acres of mixed-use area (specific user to be determined)
- Proposing to develop the site in 3 phases.

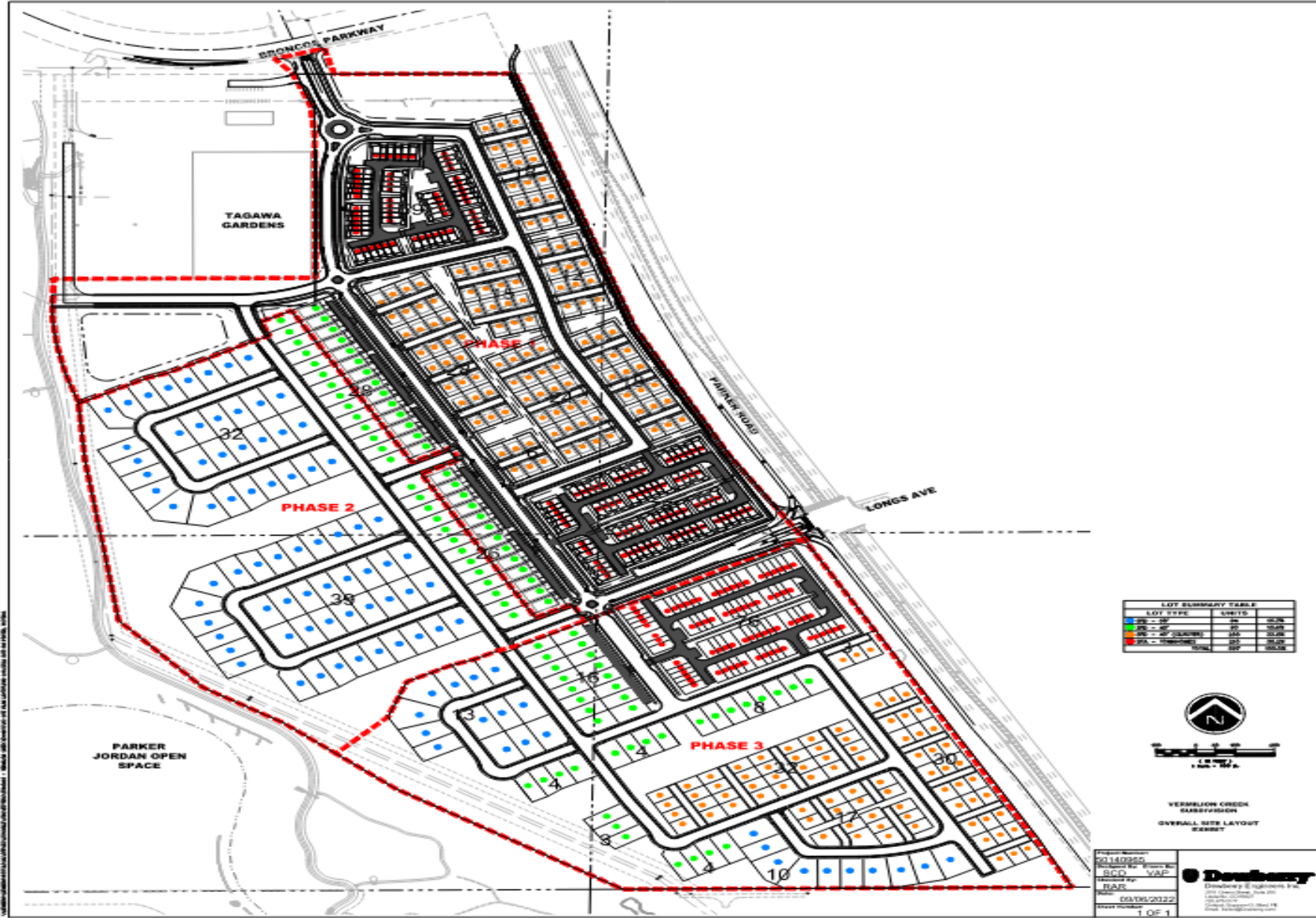


Phasing

- Phase I – Northeast portion of the site between Parker Road and proposed Cherokee trail.
- Phase II – Western edge of site along Cherry Creek portion of the site between Parker Road and proposed Cherokee trail.
- Phase III – Southern portion of the site between Parker Road and Cherry Creek near the 17 mile house property.



Site Plan:





Vermilion Creek

Traffic, Parks. & Pedestrian Connectivity

The Vermilion Creek project is working with the City of Centennial very diligently to maximize pedestrian connectivity, enhance open spaces and parks (without forgetting about conserving water), and minimizing traffic impacts on the surrounding areas.

Traffic calming measures

Vermilion Creek's development team has been working with the City of Centennial and is hoping to utilize one or more traffic calming measures such as roundabouts, curb bump outs and 40 through streets to help slow down traffic and minimize cut through traffic from Broncos parkway and Parker Road.



Open space and Parks

Open space above and beyond City of Centennial Requirements, with an emphasis on pedestrian connectivity and community enhancement.



Architectural Styles (Note: final details to be worked through with Centennial)

Townhomes

All architectural materials, colors and styles including the amount of articulation, windows, brick, stone etc. are being worked through with the City of Centennial and will adhere to the Preliminary development Plan Amendment currently in process



Colorado Modern



Modern Hill Country

Architectural Styles (Note: final details to be worked through with Centennial more architectural styles may be used)

Cluster Homes



Ballpark



Modern Prairie

Architectural Styles (Note: final details to be worked through with Centennial more architectural styles may be used)

Small Lot Homes



Craftsman



Farmhouse

Architectural Styles (Note: final details to be worked through with Centennial more architectural styles may be used)

Large Lot Homes



Craftsman



Farmhouse



High Country



Project Summary

approximately 600 residential units total plus a mixed use parcel to be determined, Phase I will be approximately 240.

Emphasis on pedestrian connectivity to Cherry Creek Trail.

Maximizing open space and parks within the site.

Enhancing interplay with neighboring amenities.



Creating a true 'Place' for people within Centennial to live and enjoy the benefits Colorado has to offer.