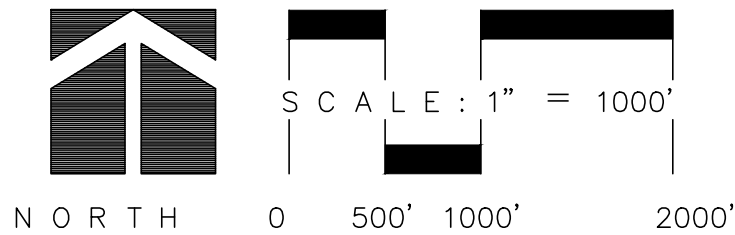
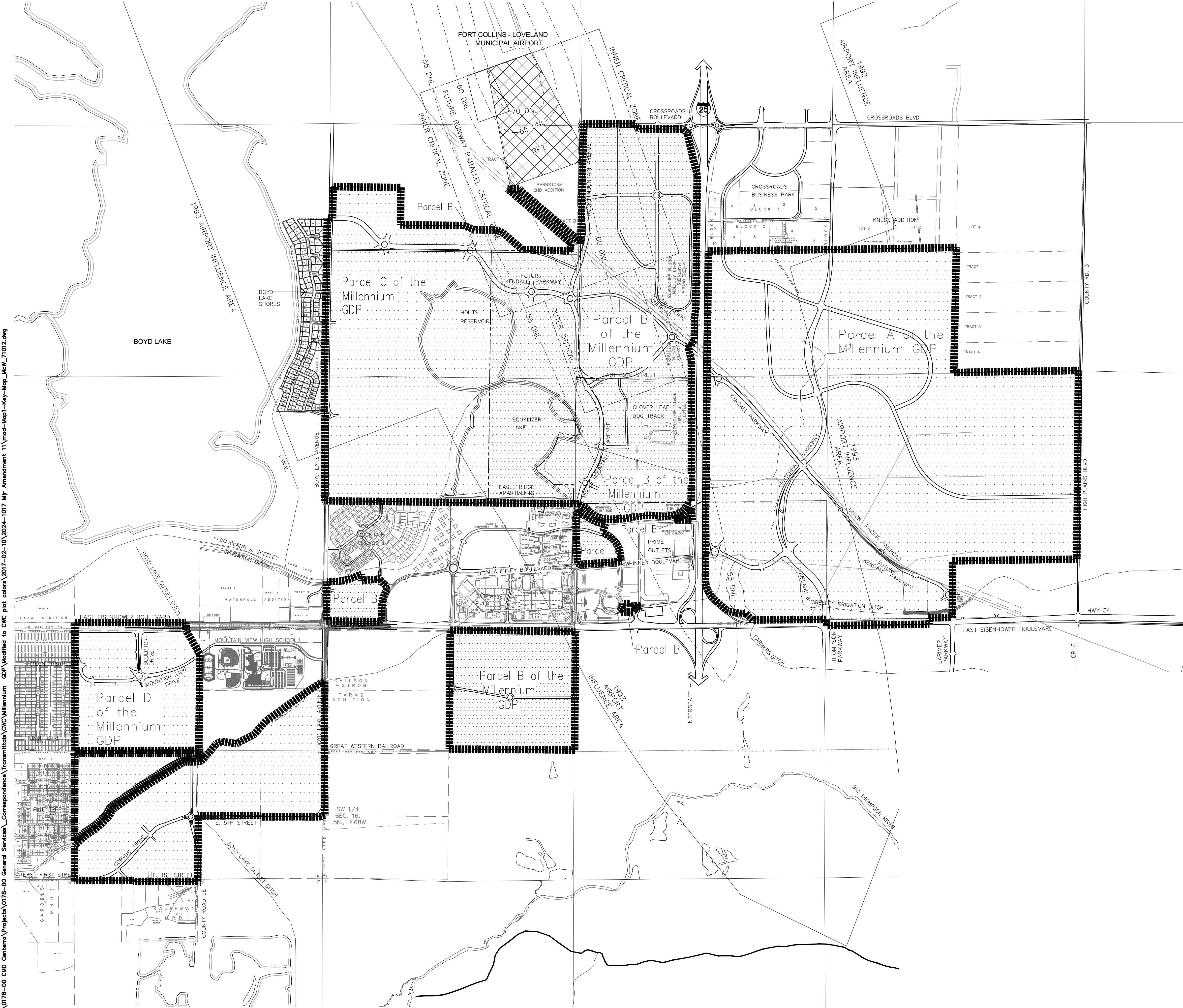


GENERAL NOTES:

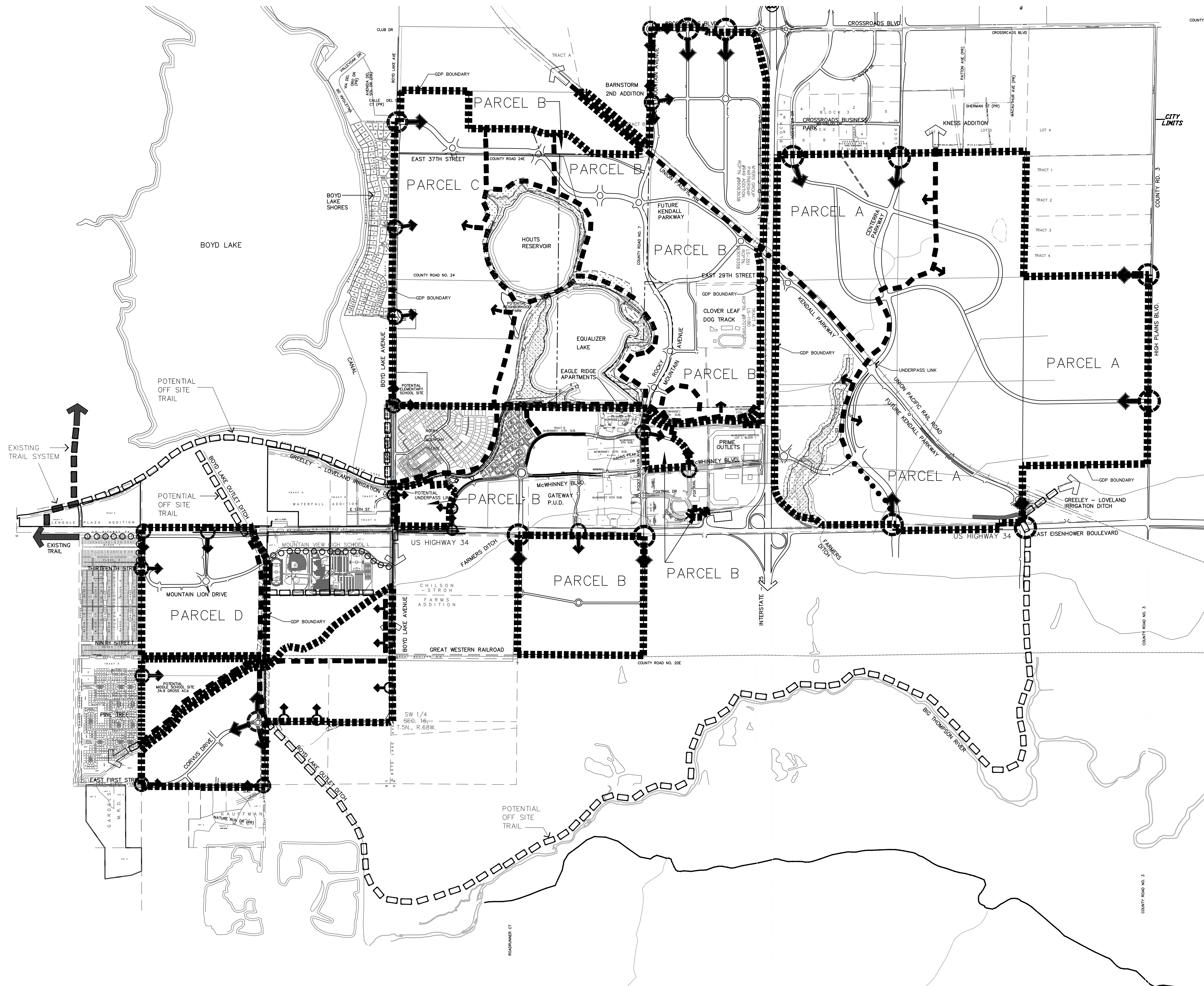
1. APPROVAL OF THIS GDP CREATES A VESTED PROPERTY RIGHT PURSUANT TO SECTION 24-68-103 COLORADO REVISED STATUTES, AS AMENDED.
2. SEE SECTION 15, APPENDIX D FOR MORE DETAILED AMENDMENT DESCRIPTIONS.

Q:\VEN\Projects\0178-00 CMC Center\Projects\0178-00 General Services\Correspondence\Transmittals\CMC Millennium GDP Modified to CMC plot colors\2017-02-10\2024-1017 M7 Amendment 11\mod-map1-key-map_McW_71012.dwg



KEY MAP
GENERAL DEVELOPMENT PLAN
MILLENNIUM GDP
ELEVENTH MAJOR AMENDMENT
LOVELAND, COLORADO

\\merrick.com\cse\DEN\Projects\0178-00 CND Centerra\Projects\0178-00 General Services\Correspondence\Transmittals\CWC\Millennium GDP Modified to CMC plot colors\2017-02-10\2024-0621 Mj Amendment 11\mod-Mag2-Conceptual-Amenity-Map_MCN_71012.dwg



LEGEND

- CONCEPTUAL TRAILS ALONG ROADWAY
- ○ ○ ○ ○ ○ ○ ○ CONCEPTUAL TRAILS ALONG ROADWAY (BY OTHERS)
- CONCEPTUAL TRAILS WITHIN OPEN SPACE
- □ □ □ □ □ □ □ CONCEPTUAL FUTURE TRAILS (BY OTHERS)
- BUFFER ZONE
- WETLANDS
- → CONCEPTUAL ACCESS POINT
(locations to be determined at time of development approval)

NORTH

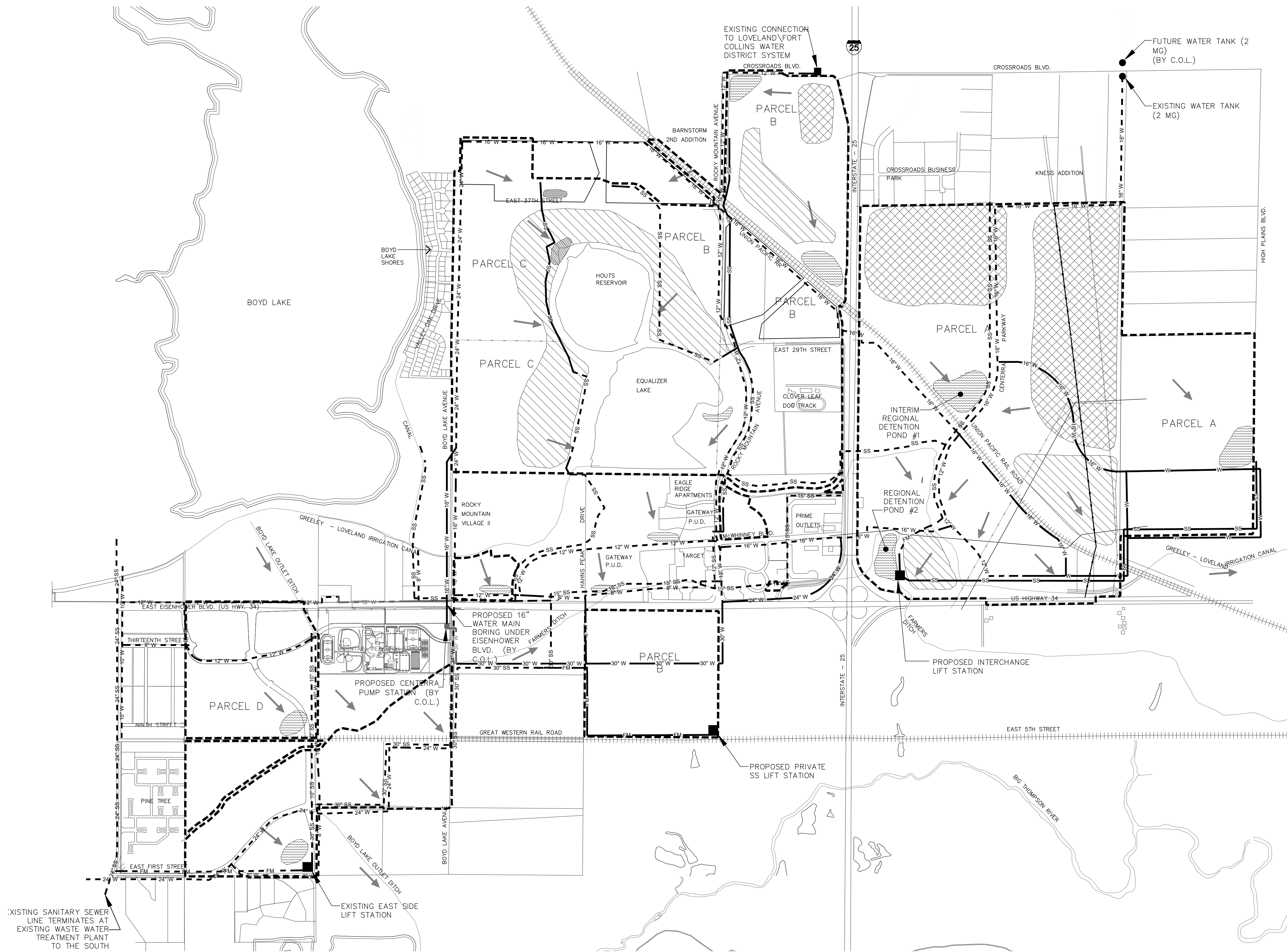
SCALE: 1" = 1000'

0 500' 1000' 2000'

CONCEPTUAL AMENITY MAP
GENERAL DEVELOPMENT PLAN
MILLENNIUM GDP
ELEVENTH MAJOR AMENDMENT
LOVELAND, COLORADO

MAP 2 of 10
CURRENT THROUGH MAJOR AMENDMENT 11

Q:\DEN\Projects\0178-00 CMC Centera\Transmittals\CMC Millennium GDP Modified to CWC plot colors\2017-02-10\mod-Map3-utilitygradmap(01.12.09)_McW.dwg

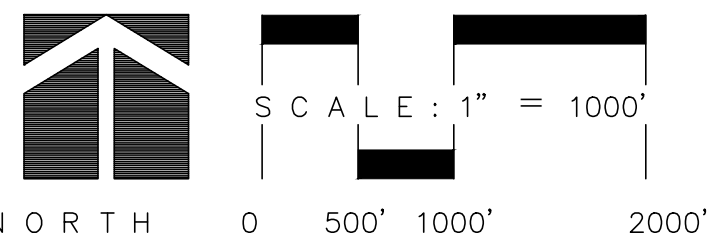


LEGEND

- GDP BOUNDARY
- SS --- PROPOSED SANITARY SEWER
- - - SS - - - EXISTING SANITARY SEWER
- W --- PROPOSED WATER
- - - W - - - EXISTING WATER
- FM --- PROPOSED FORCE MAIN
- - - FM - - - EXISTING FORCE MAIN
- ← DRAINAGE FLOW DIRECTION
- [Cross-hatched] POTENTIAL CUT AREAS
- [Diagonal hatched] POTENTIAL FILL AREAS
- [Wavy hatched] POTENTIAL REGIONAL DETENTION POND

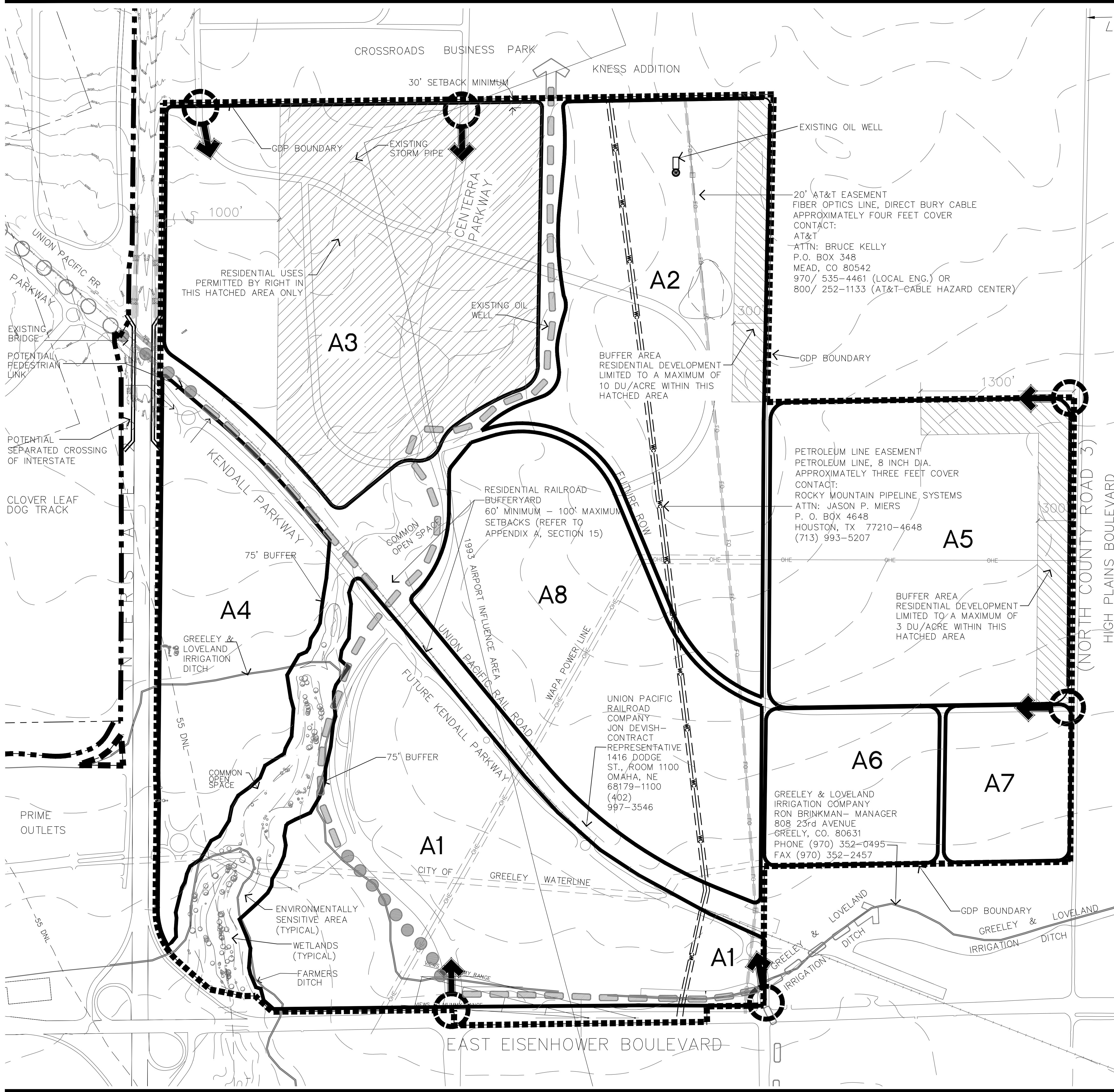
UTILITY NOTES:

- 1) WATER SERVICE WILL BE PROVIDED BY THE CITY OF LOVELAND. WATER DISTRIBUTION INFRASTRUCTURE SHALL BE DESIGNED AND CONSTRUCTED AS PER CURRENT CITY OF LOVELAND STANDARDS.
- 2) WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF LOVELAND. GRAVITY SEWER SYSTEMS AND SEWER LIFT STATIONS, IF REQUIRED, SHALL BE DESIGNED AND CONSTRUCTED AS PER CURRENT CITY OF LOVELAND STANDARDS.



CONCEPTUAL UTILITY – GRADING MAP
GENERAL DEVELOPMENT PLAN
MILLENNIUM GDP
ELEVENTH MAJOR AMENDMENT
LOVELAND, COLORADO

Q:\DEN\Projects\0178-00 CND Centerra\Projects\0178-00 General Services\Correspondence\Transmittals\CWC\Millennium GDP Modified to CWC plot colors\2017-02-10\2024-1008 MJ Amendment 11\mod-MAF4-PARCEL-A_MCW_21012.dwg



MAP 4 OF 10 LAND USE LEGEND						
SUB-PARCEL:	ACRES:	USES-BY-RIGHT:	SPECIAL REVIEW USES:	MAXIMUM DENSITY FOR ANY INDIVIDUAL PHASE ON A SINGLE PLAT (RESIDENTIAL USE ONLY):	MAXIMUM # RESIDENTIAL UNITS:	OTHER FOOTNOTES:
A1	185	INSTITUTIONAL/CIVIC/PUBLIC LIGHT COMMERCIAL HEAVY COMMERCIAL LIGHT INDUSTRIAL MIXED-USE VILLAGE CENTER (MUV) RESIDENTIAL (NOT IN A MUN) PARKS AND OPEN SPACE	HEAVY INDUSTRIAL	MUV + RES (NOT IN A MUN) 30 DU/AC ++	1250	** ***
A2	185	INSTITUTIONAL/CIVIC/PUBLIC LIGHT COMMERCIAL HEAVY COMMERCIAL MIXED-USE VILLAGE CENTER (MUV) RESIDENTIAL (NOT IN A MUN) RESIDENTIAL MIXED-USE NEIGHBORHOOD PARKS AND OPEN SPACE	HEAVY COMMERCIAL HEAVY INDUSTRIAL	MUV + RES (NOT IN A MUN) 30 DU/AC ++ RES (MUN) 30 DU/AC +++	880	
A3	213	INSTITUTIONAL/CIVIC/PUBLIC LIGHT COMMERCIAL HEAVY COMMERCIAL LIGHT INDUSTRIAL MIXED-USE VILLAGE CENTER (MUV) RESIDENTIAL (NOT IN A MUN) RESIDENTIAL MIXED-USE NEIGHBORHOOD PARKS AND OPEN SPACE		MUV + RES (NOT IN A MUN) 30 DU/AC ++ RES (MUN) 30 DU/AC +++	1000	** ***
A4	100	INSTITUTIONAL/CIVIC/PUBLIC LIGHT COMMERCIAL HEAVY COMMERCIAL LIGHT INDUSTRIAL PARKS AND OPEN SPACE			0	
A5	158	INSTITUTIONAL/CIVIC/PUBLIC LIGHT COMMERCIAL RESIDENTIAL (NOT IN A MUN) RESIDENTIAL MIXED-USE NEIGHBORHOOD PARKS AND OPEN SPACE		RES (NOT IN A MUN) Δ RES (MUN) 30 DU/AC ΔΔ	632	
A6	47	INSTITUTIONAL/CIVIC/PUBLIC LIGHT COMMERCIAL MIXED-USE VILLAGE CENTER (MUV) RESIDENTIAL (NOT IN A MUN) RESIDENTIAL MIXED-USE	HEAVY COMMERCIAL	MUV + RES (NOT IN A MUN) 30 DU/AC ++ RES (MUN) 30 DU/AC +++	664	*
A7	32	INSTITUTIONAL/CIVIC/PUBLIC LIGHT COMMERCIAL MIXED-USE VILLAGE CENTER (MUV) RESIDENTIAL (NOT IN A MUN) RESIDENTIAL MIXED-USE NEIGHBORHOOD PARKS AND OPEN SPACE		MUV + RES (NOT IN A MUN) Δ RES (MUN) 30 DU/AC ΔΔ	127	*
A8	144	INSTITUTIONAL/CIVIC/PUBLIC LIGHT COMMERCIAL HEAVY COMMERCIAL LIGHT INDUSTRIAL MIXED-USE VILLAGE CENTER (MUV) RESIDENTIAL (NOT IN A MUN) PARKS AND OPEN SPACE	HEAVY INDUSTRIAL	MUV + RES (NOT IN A MUN) 30 DU/AC ++ RES (MUN) 30 DU/AC +++	688	
SUB-TOTAL	1,064					
EISENHOWER BLVD.(US 34) R.O.W.	8	NA	NA			
COMMON OPEN SPACE	76	PARKS & OPEN SPACE				
RAILROAD R.O.W.	18	NA	NA			
TOTAL	1,166					

- + THE DENSITY OF INDIVIDUAL PHASES OF DEVELOPMENT WITHIN A MIXED USE VILLAGE CENTER WITH RESIDENTIAL USES SHALL NOT BE RESTRICTED PROVIDED THAT THE MAXIMUM NUMBER OF DWELLING UNITS IS NOT EXCEEDED.
 - ++ 30 DWELING UNITS PER ACRE FOR MULTI-FAMILY DWELLINGS. ALL OTHER MAXIMUM DENSITIES PER TABLE 10-1.
 - +++ 30 DWELING UNITS PER ACRE FOR MULTI-FAMILY DWELLINGS. ALL OTHER MAXIMUM DENSITIES PER TABLE 9-1.
 - Δ MAXIMUM DENSITIES PER TABLE 10-1.
 - ΔΔ MAXIMUM DENSITIES PER TABLE 9-1.
 - * PARCELS A6 AND A7 ARE TO BE PREDOMINANTLY RESIDENTIAL. NON-RESIDENTIAL USES WILL BE SECONDARY AND COMPLEMENTARY TO THE RESIDENTIAL USES.
 - ** SINGLE FAMILY DETACHED DWELLINGS ARE PROHIBITED.
 - *** THE TOTAL MAXIMUM ACRES COMBINED IN SUB-PARCELS A1 AND A3 OF RESIDENTIAL USES (EXCLUDES RESIDENTIAL IN A MIXED USE STRUCTURE) IS 107 ACRES. PLEASE REFER TO SPECIAL CONDITION NO. 14 IN APPENDIX 2-1.
- GENERAL NOTES:
1. A MAXIMUM OF 3,781 DWELLING UNITS WILL BE PERMITTED IN PARCEL A. IN ADDITION, SUB PARCELS WILL NOT EXCEED MAXIMUM NUMBERS STATED IN THE TABLE ABOVE.
2. A MAXIMUM OF 8,100,000 SQUARE FEET OF COMMERCIAL/ INDUSTRIAL USE WILL BE PERMITTED IN PARCEL A.
3. EXISTING AGRICULTURAL LAND USES TO BE ALLOWED AS LEGAL NON-CONFORMING USES.

LEGEND

- CONCEPTUAL TRAIL ALONG ROADWAY
- CONCEPTUAL TRAIL ALONG ROADWAY (BY OTHERS)
- ■ ■ ■ CONCEPTUAL TRAIL WITHIN OPEN SPACE
- □ □ □ CONCEPTUAL TRAIL WITHIN OPEN SPACE (BY OTHERS)
- ⬢ BUFFER ZONE
- ⬢ ENVIRONMENTALLY SENSITIVE AREAS RATED 6 OR HIGHER
- ⬢ ENVIRONMENTALLY SENSITIVE AREAS
- ⬢ CONCEPTUAL VEHICULAR ACCESS POINT (locations to be determined at time of development approval)

NORTH

SCALE: 1" = 400'

0 200' 400' 800'

PARCEL A

GENERAL DEVELOPOMENT PLAN

MILLENNIUM GDP

ELEVENTH MAJOR AMENDMENT

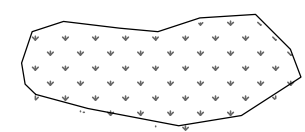
LOVELAND, COLORADO

MAP 4 of 10

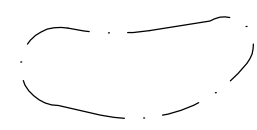
CURRENT THROUGH MAJOR AMENDMENT 11 -

LEGEND

- ● ● ● ● ● ● ● CONCEPTUAL TRAIL ALONG ROADWAY
- ○ ○ ○ ○ ○ ○ ○ CONCEPTUAL TRAIL ALONG ROADWAY (BY OTHERS)
- — — — — CONCEPTUAL TRAIL WITHIN OPEN SPACE
- □ □ □ □ CONCEPTUAL TRAIL WITHIN OPEN SPACE (BY OTHERS)



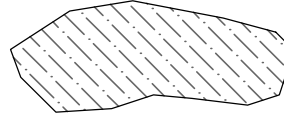
BUFFER ZONE



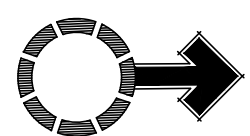
ENVIRONMENTALLY SENSITIVE AREAS
RATED 6 OR HIGHER



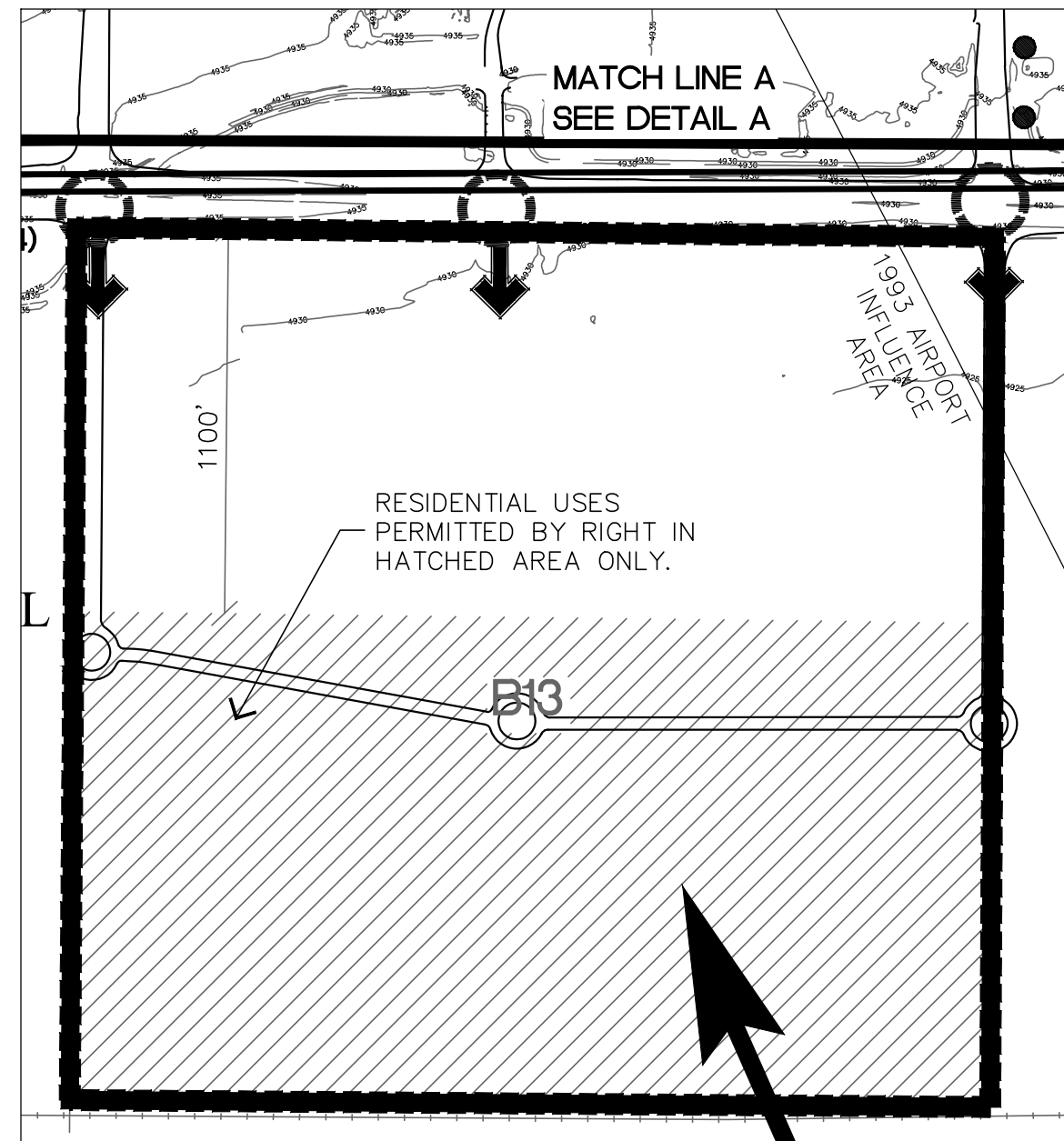
ENVIRONMENTALLY SENSITIVE AREAS
RATED 5 OR LOWER



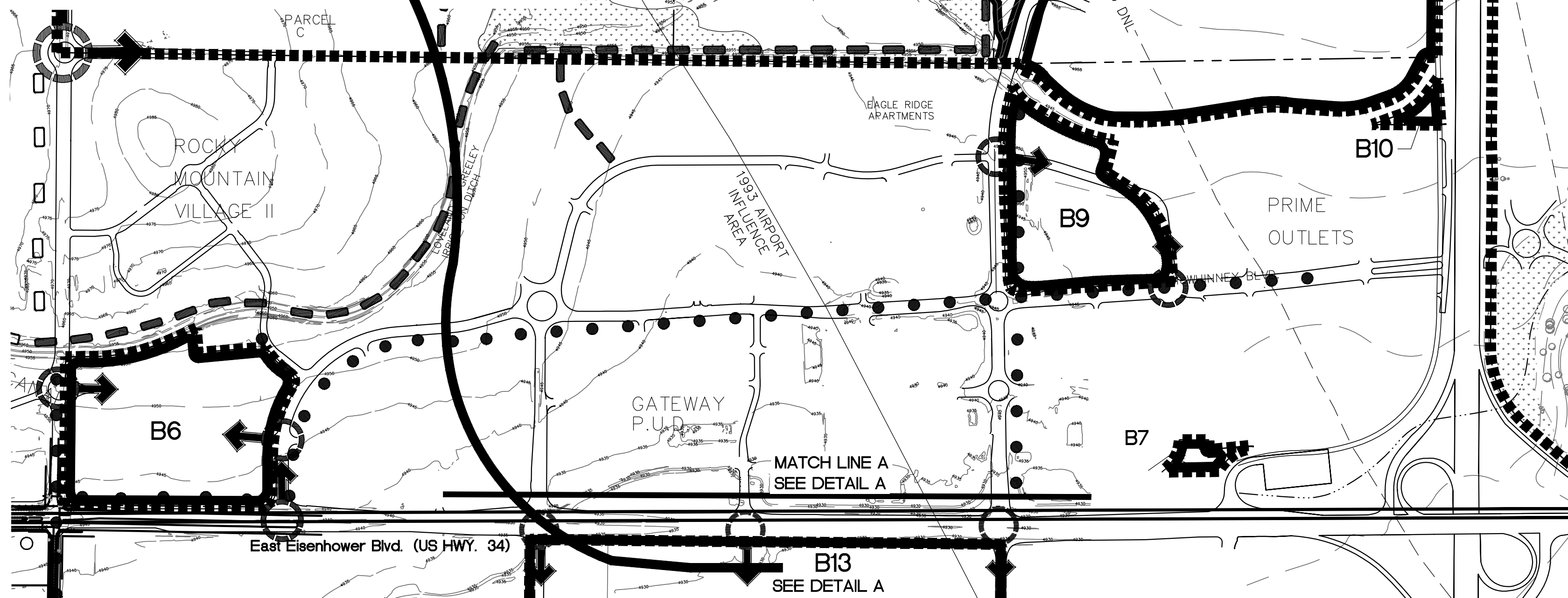
WETLANDS



CONCEPTUAL VEHICULAR ACCESS POINTS
(locations to be determined at time of
development approval)



DETAIL A

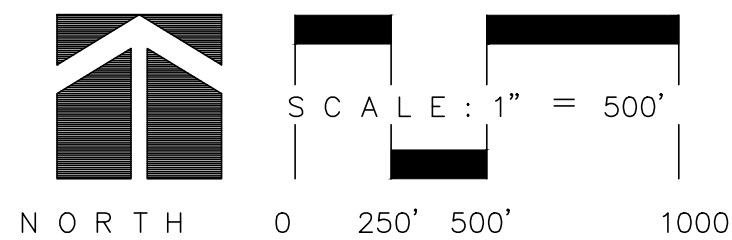


LAND USE LEGEND

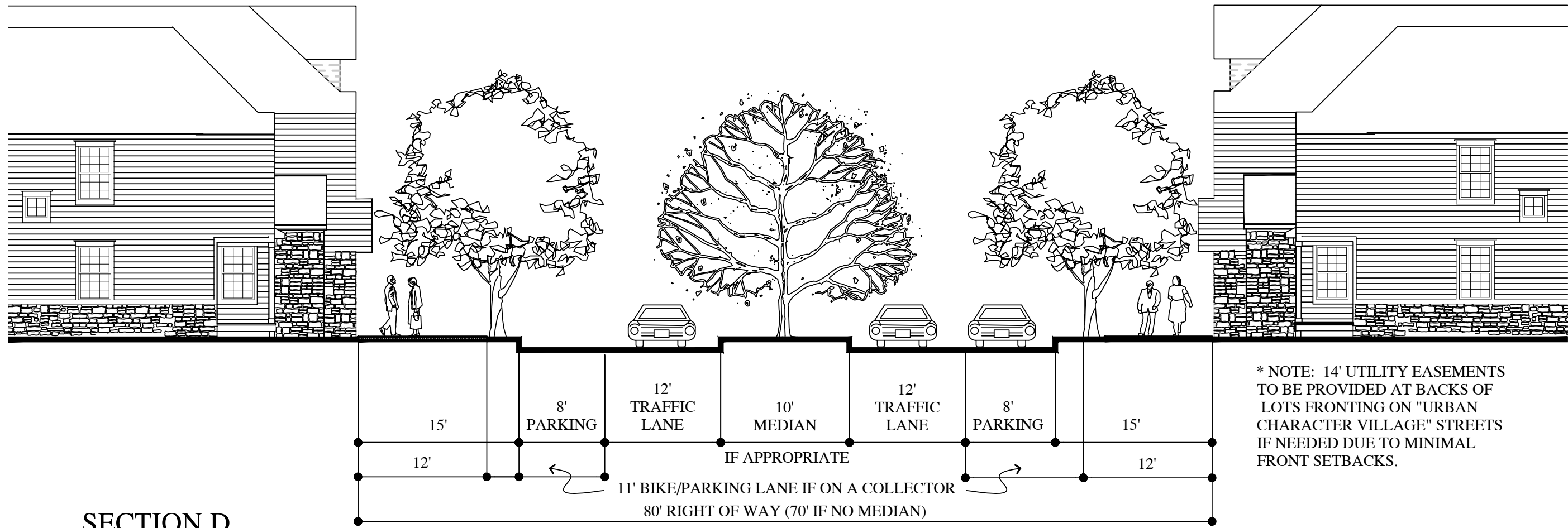
SUB-PARCEL:	ACRES:	USES-BY-RIGHT:	SPECIAL REVIEW USES:	MAXIMUM DENSITY FOR ANY INDIVIDUAL PHASE ON A SINGLE PLAT (RESIDENTIAL USE ONLY):	OTHER FOOTNOTES:
B1	31	INSTITUTIONAL/CIVIC/PUBLIC LIGHT COMMERCIAL LIGHT INDUSTRIAL MIXED-USE VILLAGE CENTER (MUVC) RESIDENTIAL (NOT IN A MUN) RESIDENTIAL MIXED-USE NEIGHBORHOOD PARKS & OPEN SPACE	HEAVY COMMERCIAL HEAVY INDUSTRIAL	MUVC + RES (NOT IN A MUN) 30 DU/AC ++ RES (MUN) 30 DU/AC +++	Δ
B2	59	INSTITUTIONAL/CIVIC/PUBLIC LIGHT COMMERCIAL HEAVY COMMERCIAL LIGHT INDUSTRIAL MIXED-USE VILLAGE CENTER (MUVC) PARKS & OPEN SPACE	HEAVY INDUSTRIAL	MUVC +	* **
B3	9	INSTITUTIONAL/CIVIC/PUBLIC LIGHT COMMERCIAL HEAVY COMMERCIAL LIGHT INDUSTRIAL PARKS AND OPEN SPACE	HEAVY INDUSTRIAL		*
B4	25	INSTITUTIONAL/CIVIC/PUBLIC LIGHT COMMERCIAL HEAVY COMMERCIAL MIXED-USE VILLAGE CENTER (MUVC) RESIDENTIAL (NOT IN A MUN) RESIDENTIAL MIXED-USE NEIGHBORHOOD PARKS AND OPEN SPACE		MUVC + RES (NOT IN A MUN) 30 DU/AC ++ RES (MUN) 30 DU/AC +++	Δ *
B6	23	INSTITUTIONAL/CIVIC/PUBLIC HEAVY COMMERCIAL LIGHT COMMERCIAL PARKS AND OPEN SPACE			
B7	1	INSTITUTIONAL/CIVIC/PUBLIC LIGHT COMMERCIAL LIGHT INDUSTRIAL PARKS AND OPEN SPACE			
B9	16	INSTITUTIONAL/CIVIC/PUBLIC LIGHT COMMERCIAL HEAVY COMMERCIAL LIGHT INDUSTRIAL PARKS AND OPEN SPACE			
B10	1	INSTITUTIONAL/CIVIC/PUBLIC LIGHT COMMERCIAL LIGHT INDUSTRIAL PARKS AND OPEN SPACE			
B11	183	INSTITUTIONAL/CIVIC/PUBLIC LIGHT COMMERCIAL HEAVY COMMERCIAL LIGHT INDUSTRIAL PARKS AND OPEN SPACE	HEAVY INDUSTRIAL		*
B12	189	BUSINESS PARK USES			***
B13	151	INSTITUTIONAL/CIVIC/PUBLIC LIGHT COMMERCIAL HEAVY COMMERCIAL LIGHT INDUSTRIAL MIXED-USE VILLAGE CENTER (MUVC) RESIDENTIAL (NOT IN A MUN) RESIDENTIAL MIXED-USE NEIGHBORHOOD PARKS AND OPEN SPACE	HEAVY INDUSTRIAL	MUVC + RES (NOT IN A MUN) 30 DU/AC ++ RES (MUN) 30 DU/AC +++	
B14	42	INSTITUTIONAL/CIVIC/PUBLIC LIGHT COMMERCIAL HEAVY COMMERCIAL LIGHT INDUSTRIAL PARKS AND OPEN SPACE	HEAVY INDUSTRIAL		*
SUBTOTAL	730				
RAILROAD	13		NA		
COMMON OPEN SPACE	119		NA		
R.O.W	21		NA		
TOTALS	883				

- + THE DENSITY OF INDIVIDUAL PHASES OF DEVELOPMENT WITHIN A MIXED USE VILLAGE CENTER WITH RESIDENTIAL USES SHALL NOT BE RESTRICTED PROVIDED THAT THE MAXIMUM NUMBER OF DWELLING UNITS IS NOT EXCEEDED.
- ++ 30 DWELING UNITS PER ACRE FOR MULTI-FAMILY DWELLINGS. ALL OTHER MAXIMUM DENSITIES PER TABLE 10-1.
- +++ 30 DWELING UNITS PER ACRE FOR MULTI-FAMILY DWELLINGS. ALL OTHER MAXIMUM DENSITIES PER TABLE 9-1.
- Δ SINGLE FAMILY DETACHED DWELLINGS ARE PROHIBITED.
- * USES WITHIN THE AIRPORT CRITICAL ZONE SHALL BE CONSISTENT WITH THE USE TABLE SHOWN ON THE PARCEL B-12 AIRPORT DEPICTION AND THE EXAMPLES OF APPLICATIONS OF USE TABLE ATTACHED TO APPENDIX 3-1 OF THE GDP AS ATTACHMENTS 2 AND 3, RESPECTIVELY. FOR PURPOSES OF THIS NOTE, THE TERM "SCHOOLS" IN SUCH USE TABLE REFERS TO K-12 SCHOOLS, BUT DOES NOT REFER TO HIGHER EDUCATION SCHOOLS, BUSINESS SCHOOLS, TRADE SCHOOLS OR VOCATIONAL SCHOOLS.
- ** WITHIN DESIGNATED MIXED-USE VILLAGE CENTERS, RESIDENTIAL USES ARE NOT ALLOWED.
- *** USES-BY-RIGHT WITHIN PARCEL B-12 SHALL BE CONSISTENT WITH THE USE TABLE AND HEIGHT RESTRICTIONS SHOWN ON THE PARCEL B-12 AIRPORT DEPICTION PURSUANT TO SPECIAL CONDITIONS IN APPENDIX 3-1 OF THE GDP. THE TERM "SCHOOLS", AS USED IN THE USE TABLE ON THE PARCEL B-12 AIRPORT DEPICTION, REFERS TO K-12 SCHOOLS, BUT DOES NOT REFER TO HIGHER EDUCATION SCHOOLS, BUSINESS SCHOOLS, TRADE SCHOOLS OR VOCATIONAL SCHOOLS.

GENERAL NOTES:
1. ALL EXISTING AGRICULTURAL USES TO BE ALLOWED AS LEGAL NON-CONFORMING USES.
2. A MAXIMUM OF 9,608,000 SQUARE FEET OF COMMERCIAL/INDUSTRIAL USES WILL BE PERMITTED IN PARCEL B.
3. A MAXIMUM OF 3,357 DWELLING UNITS WILL BE PERMITTED IN PARCEL B.

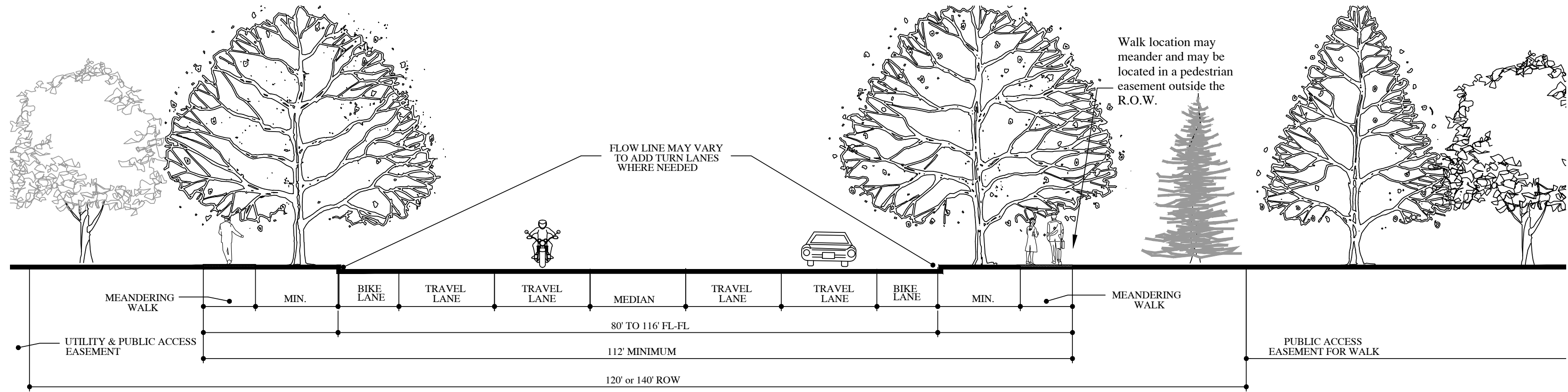


PARCEL B
GENERAL DEVELOPMENT PLAN
MILLENNIUM GDP
ELEVENTH MAJOR AMENDMENT
LOVELAND, COLORADO



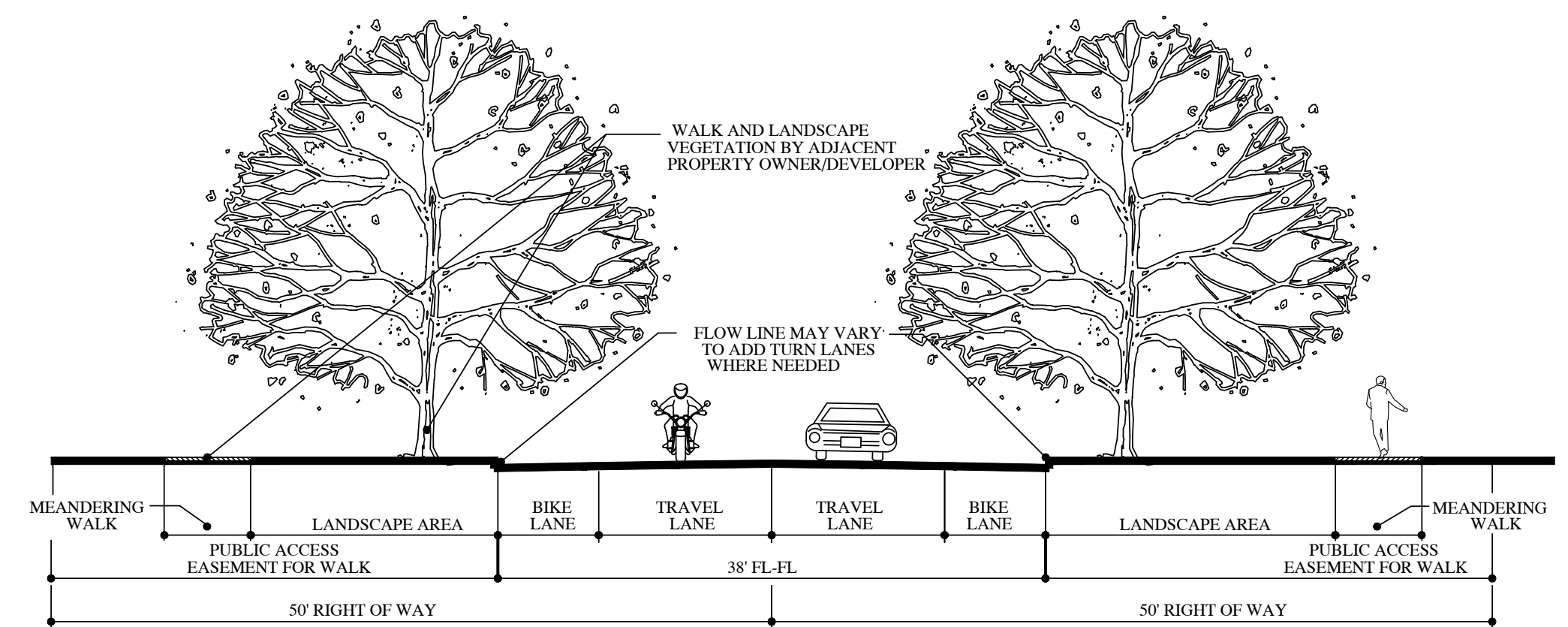
SECTION D
URBAN CHARACTER VILLAGE STREET (OPTIONAL)

SCALE 1"= 10'



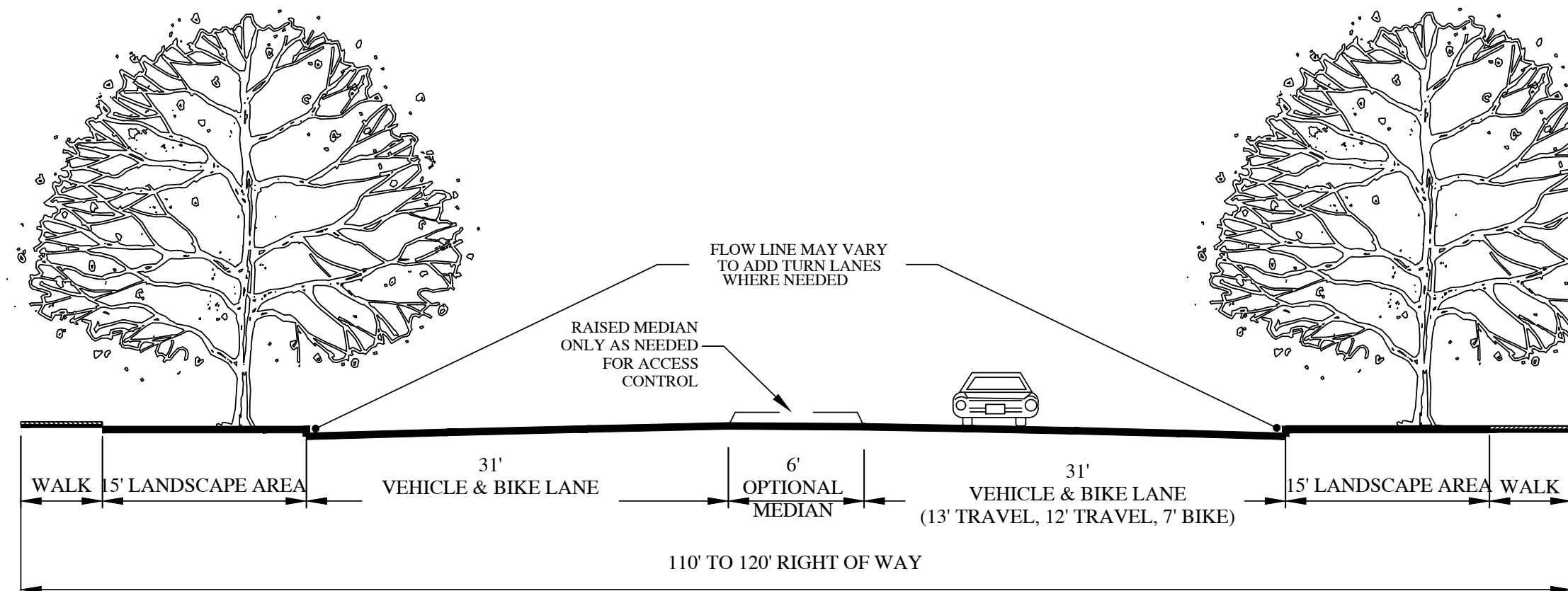
SECTION C
MAJOR ARTERIAL - IF APPLICABLE

SCALE 1"= 10'



SECTION A
MINOR ARTERIAL - IF APPLICABLE

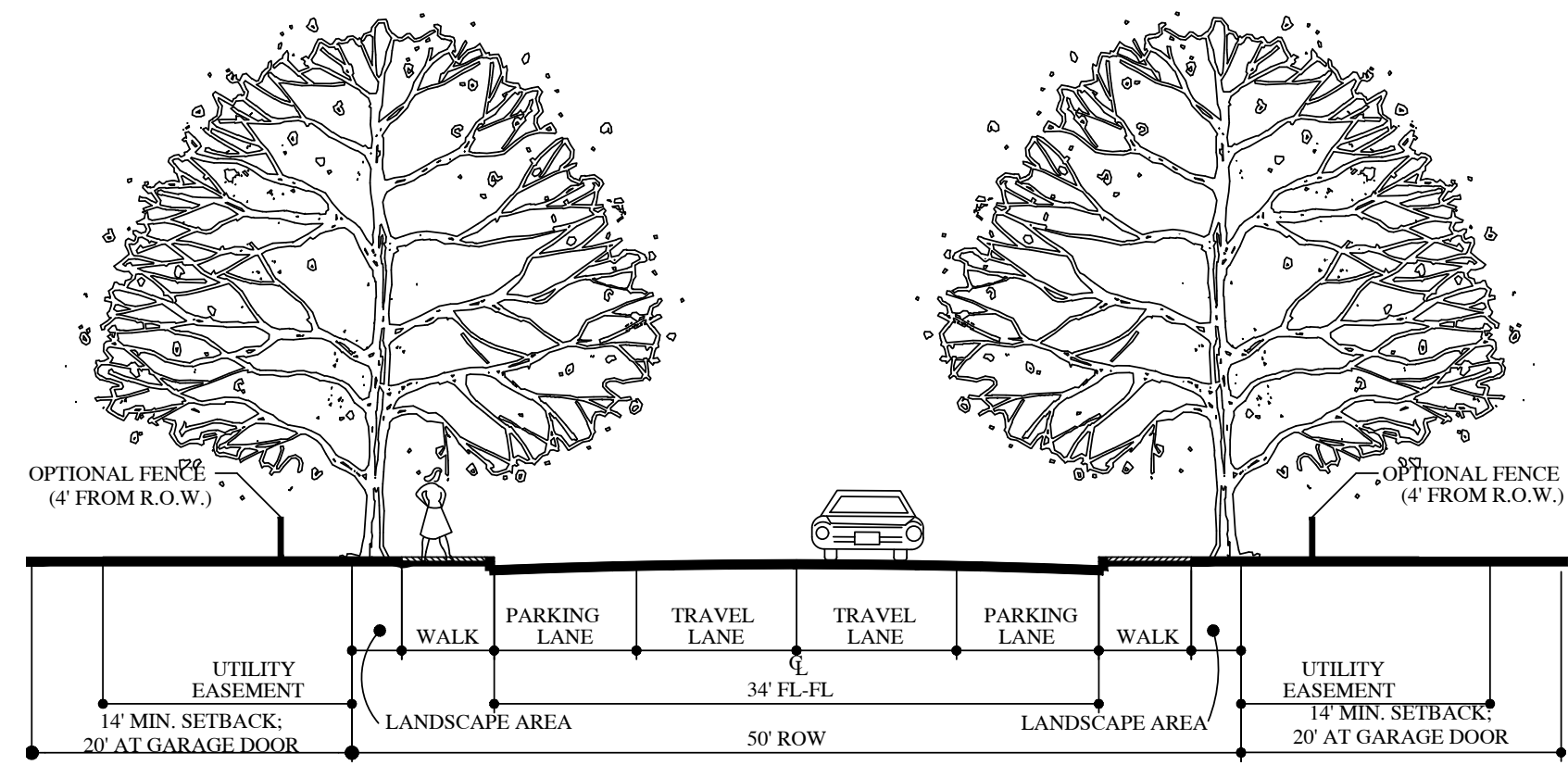
SCALE 1"= 10'



SECTION A-1
SUBURBAN ARTERIAL (N. BOYD LAKE AVENUE)

(WHERE ROUNDABOUTS ARE USED AT COLLECTOR INTERSECTIONS)

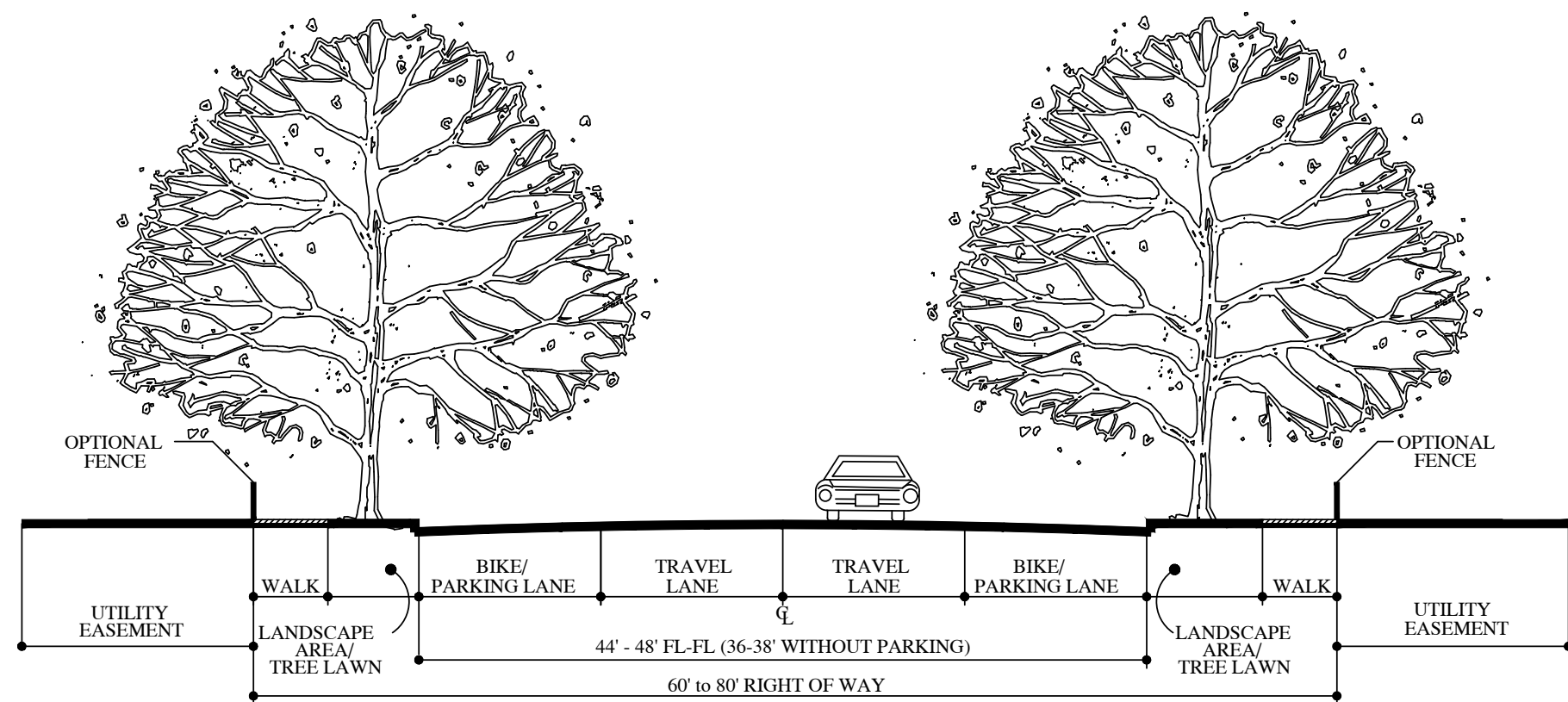
SCALE 1"= 10'



SECTION F
LOCAL STREET

WHERE NO ALLEYS ARE SERVING LOTS, AND LOTS FRONT BOTH SIDES OF STREET.

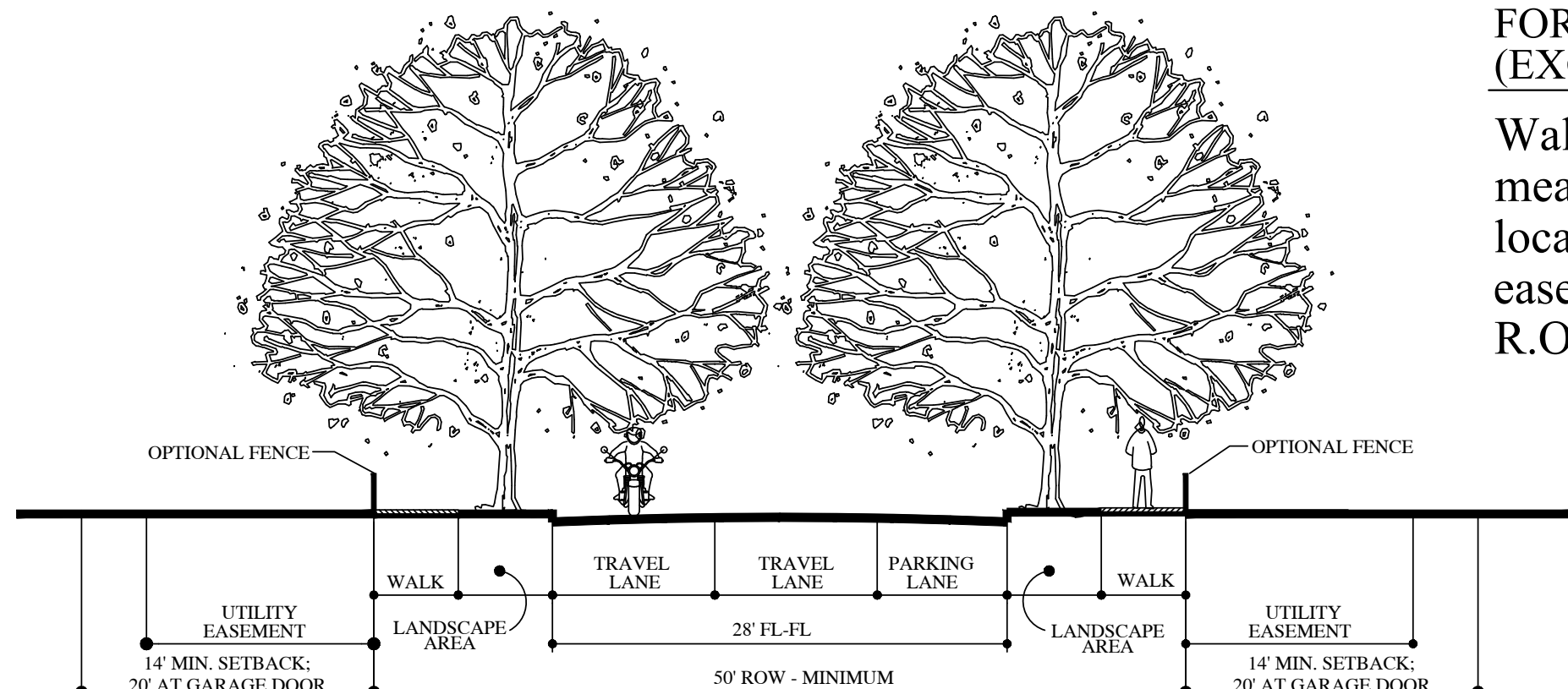
SCALE 1"= 10'



SECTION B
COLLECTOR

AUXILIARY TURN LANES WILL BE PROVIDED WHERE REQUIRED.

SCALE 1"= 10'

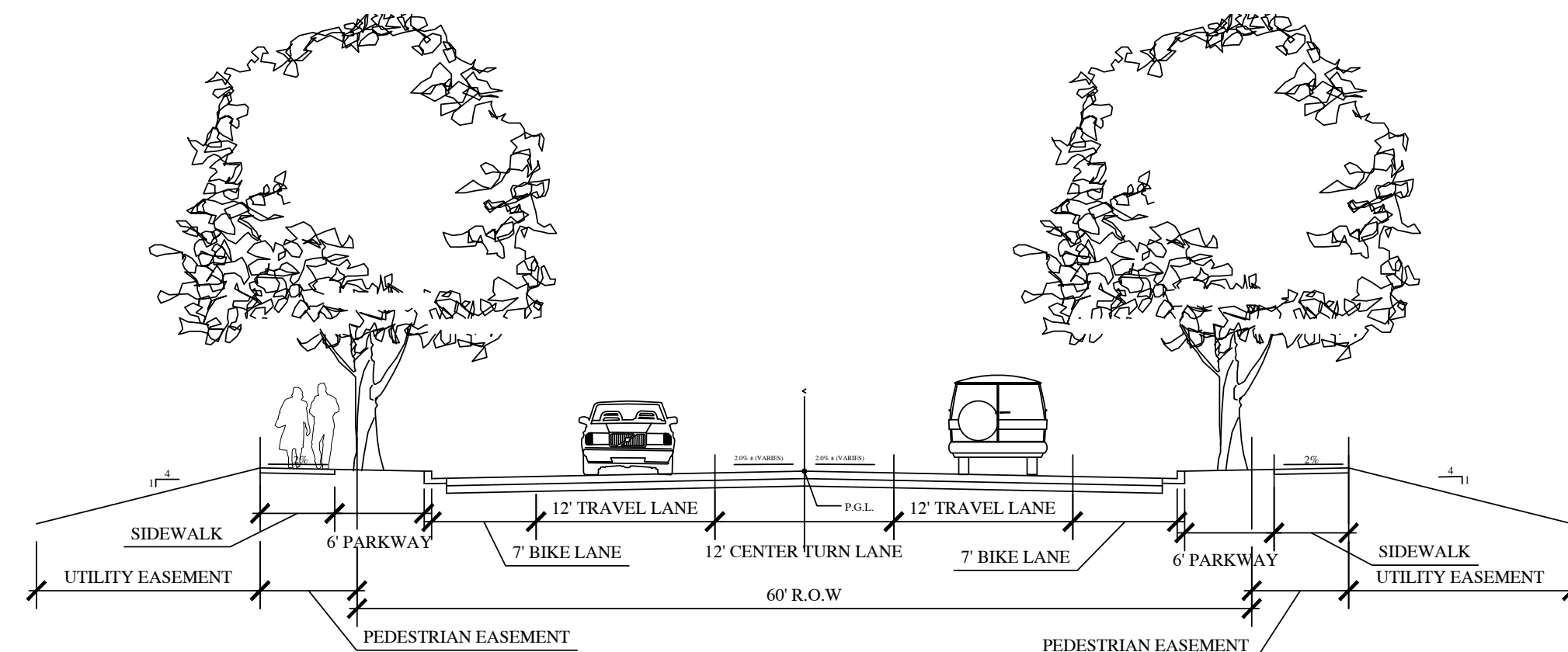


SECTION E
LOCAL STREET OR LANE

SCALE 1"= 10'

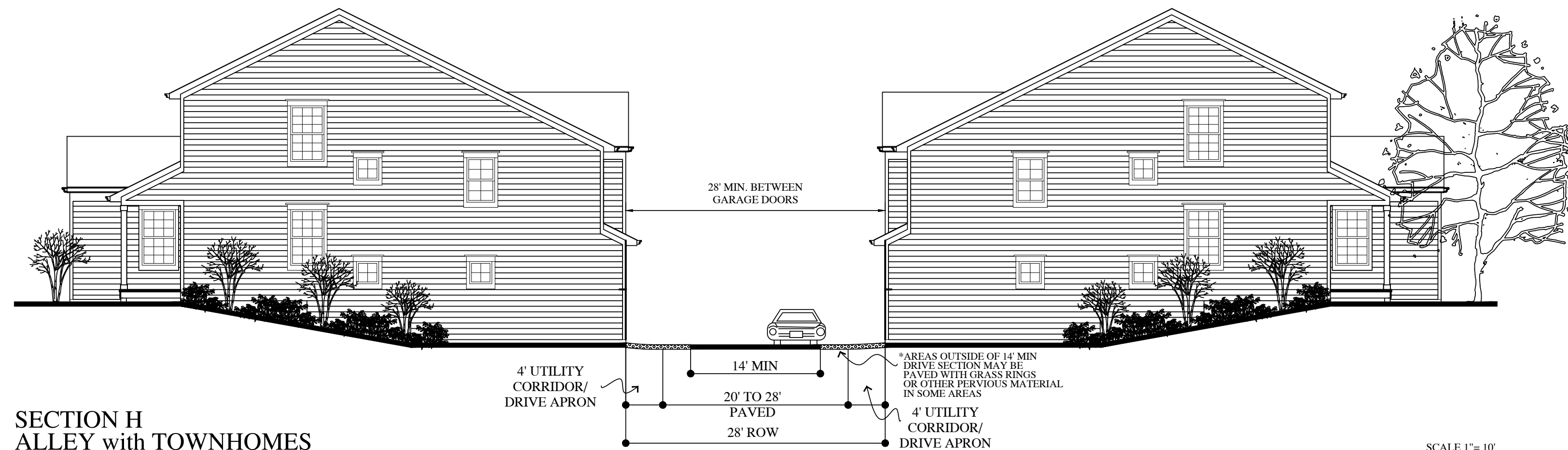
FOR ALL ROADWAY TYPES
(EXCLUDING ALLEYS):

Walk location may
meander and may be
located in a pedestrian
easement outside the
R.O.W.



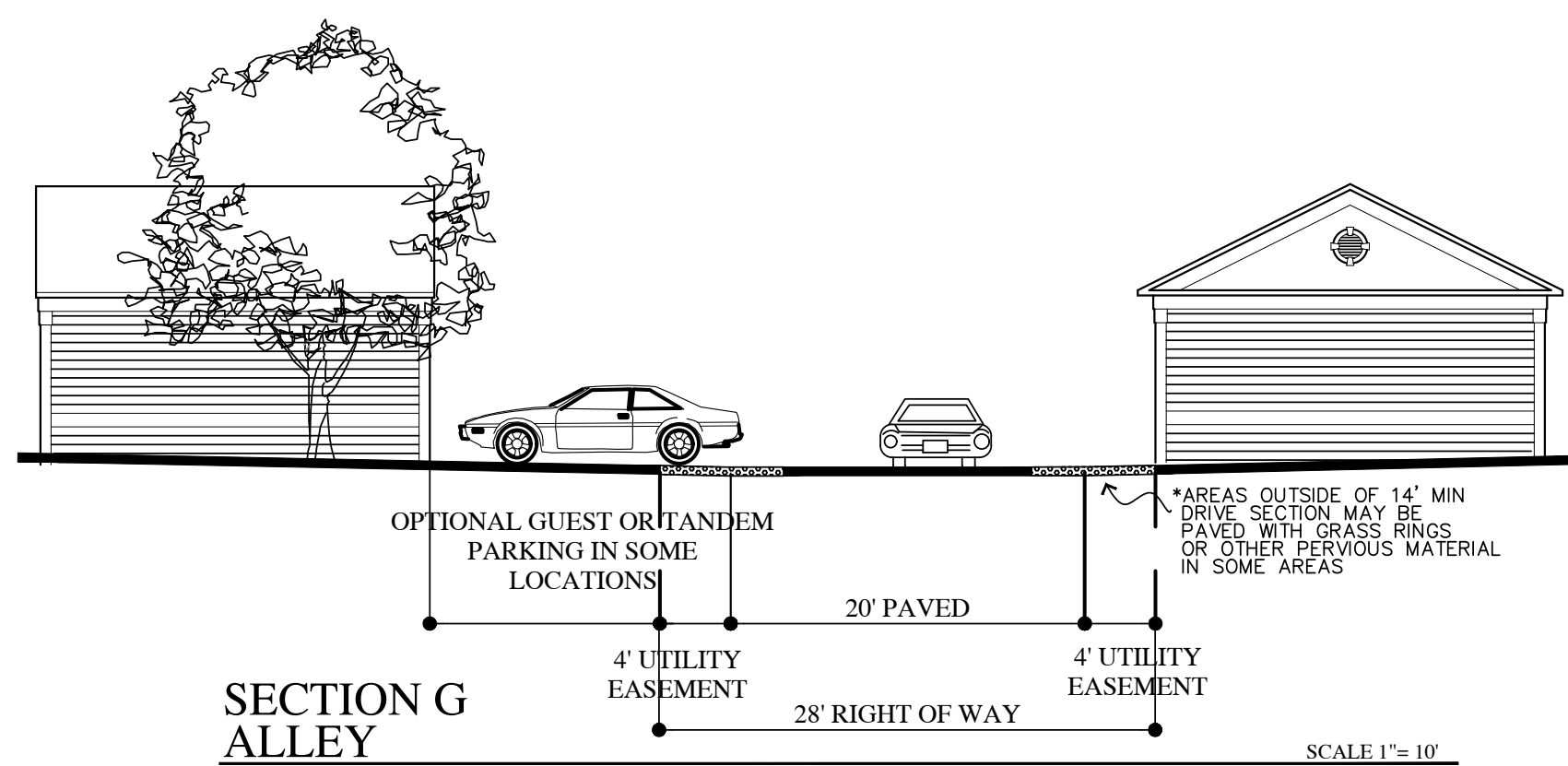
SECTION I
COLLECTOR ROADWAY
PEDESTRIAN EASEMENT OUTSIDE OF RIGHT-OF-WAY

SCALE 1"= 10'



SECTION H
ALLEY with TOWNHOMES

SCALE 1"= 10'



SECTION G
ALLEY

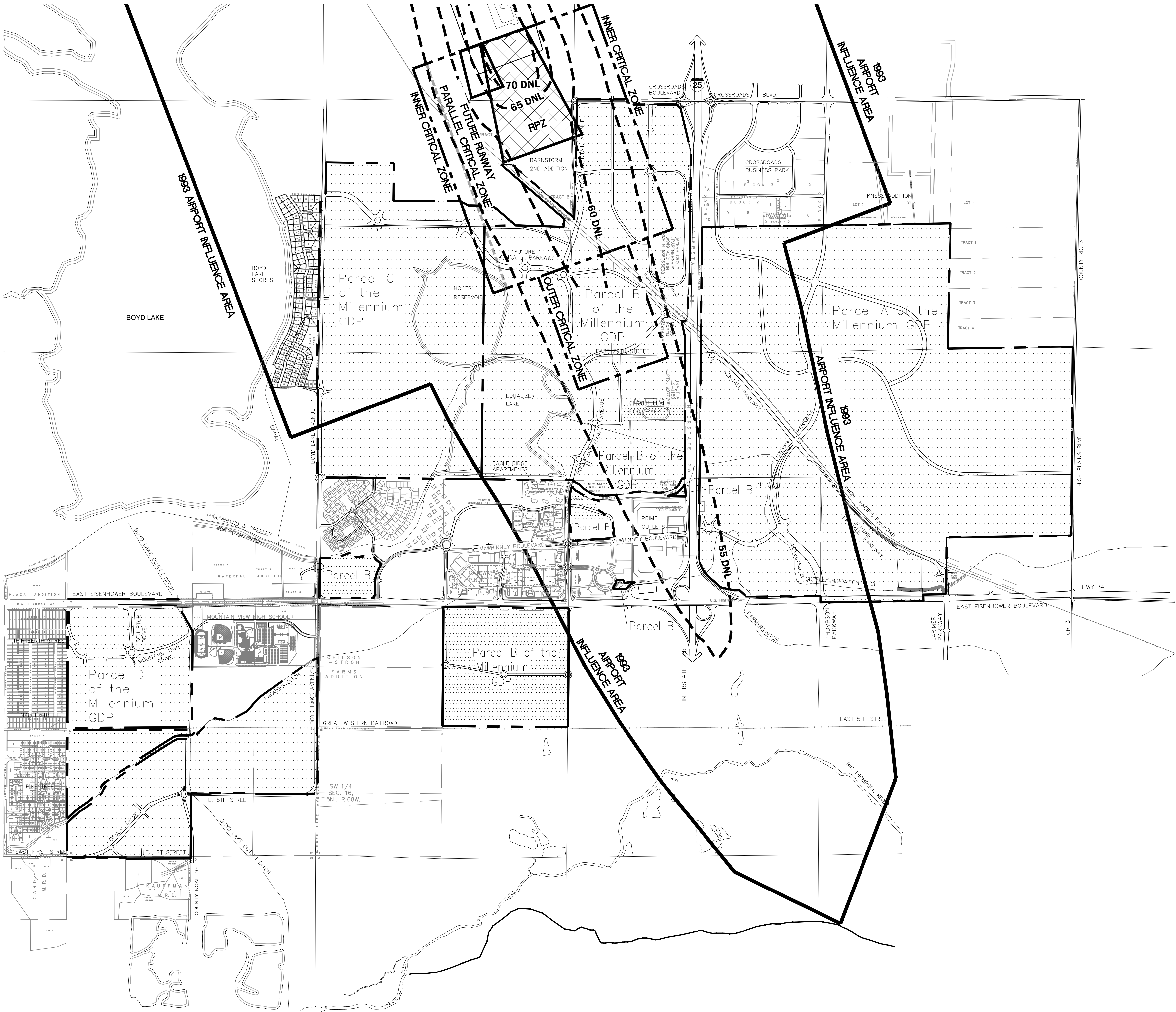
SCALE 1"= 10'

PROTOTYPICAL STREET CROSS SECTIONS
GENERAL DEVELOPMENT PLAN
MILLENNIUM GDP
ELEVENTH MAJOR AMENDMENT
LOVELAND, COLORADO

MAP 8 of 10

CURRENT THROUGH MAJOR AMENDMENT 11 -

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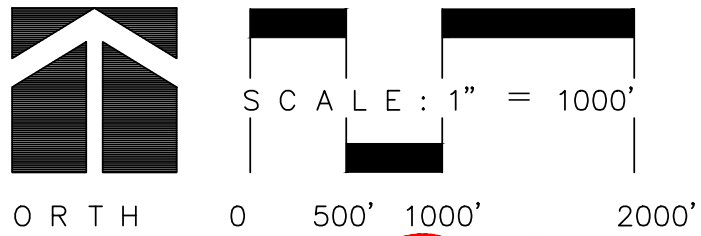


LEGEND

- 60 DNL DAY NIGHT AVERAGE SOUND LEVEL
- NOISE CONTOUR
- CRITICAL ZONE
- FUTURE CRITICAL ZONE
- RUNWAY PROTECTION ZONE (RPZ)

NOTES:
1993 AIRPORT INFLUENCE AREA: THE AREA DEPICTED ON FIGURE 4.6.C. OF THE CITY OF LOVELAND COMPREHENSIVE MASTER PLAN DATED OCTOBER 18, 1994 AS AMENDED ON FEBRUARY 18, 2003 WHICH WAS APPROVED AND VESTED BY THE AMENDED AND RESTATED ANNEXATION AND DEVELOPMENT AGREEMENT FOR THE MILLENNIUM GENERAL DEVELOPMENT PLAN EFFECTIVE JULY 11, 2006.

AIRPORT LINES: THE NOISE CONTOURS, BOUNDARIES OF THE RUNWAY PROTECTION ZONE, CRITICAL ZONE APPROVED BY THE FAA IN THE 2006 MASTER PLAN UPDATE FOR THE AIRPORT, BUT SPECIFICALLY NOT INCLUDING THE BOUNDARIES OF THE AIRPORT INFLUENCE AREA.



AIRPORT INFLUENCE AREA & AIRPORT LINES
GENERAL DEVELOPMENT PLAN
MILLENNIUM GDP
ELEVENTH MAJOR AMENDMENT
LOVELAND, COLORADO