

LEGAL DESCRIPTION

PINEY CREEK VRG COMMERCIAL SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO, FILED FOR RECORD IN PLAT BOOK 94 AT PAGES 22 AND 23 ON JANUARY 16, 1987 IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER.

DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 8; THENCE WESTERLY ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER, A DISTANCE OF 55.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 3877 AT PAGE 295 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, BEING ALSO ON THE WESTERLY RIGHT-OF-WAY LINE OF BUCKLEY ROAD AS DEFINED IN LEGAL DESCRIPTION NO. 1 PREPARED BY J.R. DEVELOPERS, LTD., ON FEBRUARY 17, 1984, UNDER JOB NO. 1533-30 AND RECORDED IN BOOK 4165 AT PAGES 644-647 IN SAID ARAPAHOE COUNTY RECORDS; THENCE ON AN ANGLE TO THE RIGHT OF 90°06'49", ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 139.84 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL DESCRIBED IN BOOK 3877 AT PAGE 295, BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE ON AN ANGLE TO THE LEFT OF 71°17'05", ALONG SAID NORTH LINE, A DISTANCE OF 475.85 FEET TO AN ANGLE POINT IN SAID NORTH LINE; THENCE ON AN ANGLE TO THE LEFT OF 18°49'04", CONTINUING ALONG SAID NORTH LINE AND THE EXTENSION OF SAID NORTH LINE, A DISTANCE OF 409.34 FEET TO THE EAST LINE OF THAT PARCEL DESCRIBED IN BOOK 1851 AT PAGE 629 IN SAID ARAPAHOE COUNTY RECORDS; THENCE DEPARTING SAID EXTENSION ON AN ANGLE TO THE RIGHT OF 89°59'20", ALONG SAID EAST LINE, A DISTANCE OF 828.89 FEET TO A POINT 30.00 FEET AS MEASURED AT RIGHT ANGLES, SOUTHERLY FROM THE SOUTHERLY RIGHT-OF-WAY LINE OF SMOKY HILL ROAD AS DEFINED BY THAT PARCEL DESCRIBED IN BOOK 1737 AT PAGE 284 IN SAID ARAPAHOE COUNTY RECORDS; THENCE DEPARTING SAID EAST LINE ON AN ANGLE TO THE RIGHT OF 113°57'34", ALONG A LINE 30.00 FEET SOUTHERLY FROM AND PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, SAID PARALLEL LINE ALSO BEING THE WESTERLY EXTENSION OF THE SOUTHERLY LINE AND THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 3505 AT PAGE 709 IN SAID ARAPAHOE COUNTY RECORDS, A DISTANCE OF 928.02 FEET TO A POINT OF CURVE, SAID CURVE DESCRIBED IN BOOK 3505 AT PAGE 709 OF SAID ARAPAHOE COUNTY RECORDS; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE ON 32°35'48", A DISTANCE OF 17.07 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BUCKLEY ROAD AS DEFINED BY THE ABOVE STATED J.R. DEVELOPERS, LTD. LEGAL DESCRIPTION RECORDED IN BOOK 4165 AT PAGES 644-647 IN SAID ARAPAHOE COUNTY RECORDS; THENCE DEPARTING SAID CURVE ON AN ANGLE TO THE RIGHT OF 33°33'26", ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 594.81 FEET TO THE POINT OF BEGINNING.

SITE COVERAGE CHART

USE	AREA	PERCENT
BUILDINGS	109,360 S.F.	18.7%
PARKING / DRIVEWAYS	354,030 S.F.	60.7%
OPEN SPACE / LANDSCAPING	119,975 S.F.	20.6%
TOTAL	583,365 S.F. (13.39 ACRES)	100%

ZONING DATA/DEVELOPMENT GUIDELINES

CURRENT ZONING: MU-PUD
PINEY CREEK 7TH AMENDED PRELIMINARY DEVELOPMENT PLAN

PERMITTED USES:
COMMUNITY TYPE BUSINESS INCLUDES: FOOD, DRUGS, GENERAL MERCHANDISE, HOME APPLIANCES, GIFTS/SPECIALTY, JEWELRY/COSMETICS, LIQUOR, PERSONAL SERVICES, FOOD SERVICES, OFFICES, AUTO SERVICE (OTHER THAN BODY WORK), ACCESSORY STRUCTURES, THEATERS AND COMMERCIAL RECREATION FACILITIES, RECREATION FACILITIES (NON-PROFIT) AND OTHER USES WHICH, IN THE OPINION OF THE ZONING ADMINISTRATOR, ARE COMPATIBLE WITH THE ABOVE LISTED USES. EXCLUDED USES ARE OUTDOOR STORAGE, BILLBOARDS, ADULT THEATERS, ADULT BOOK STORES, ADULT AMUSEMENT FACILITIES, PINBALL ARCADES, ELECTRONIC GAME CENTERS OR OTHER SIMILAR AMUSEMENT CENTERS AS A PRIMARY USE.

DEVELOPMENT STANDARDS

LAND USE	APPROVED FDP 7TH AMENDMENT 792-004 COMMERCIAL	PROPOSED FDP COMMERCIAL
DENSITY (10,000 S.F./AC. FAR)	133,900 SQ. FT. (0.23 FAR)	109,360 SQ. FT. (0.20 FAR)
PARKING SPACES	577 REQUIRED	569 PROVIDED
MIN. OPEN SPACE	116,673 (20.0%)	119,975 (20.6%)
MAX. BUILDING HEIGHT	30'	30'
SETBACKS		
FROM SMOKY HILL ROAD	25'	25'
FROM BUCKLEY ROAD	25'	25'
WEST & SOUTH PROPERTY LINE	10'	10'
PARKING	5.0 PER 1000 SF GFA	5.0 PER 1,000 SF GFA
SIGNAGE	AS SHOWN ON SHEETS 2 OF 4 AND 4 OF 4	AS SHOWN ON SHEETS 2 OF 4 AND 4 OF 4
LANDSCAPING	SHEET 2 OF 4	INTERIOR PARKING ISLANDS AND SITE PERIMETER AS SHOWN ON SHEET 2 OF 4
FENCING		8' CEDAR WOOD FENCE ALONG SOUTH PROPERTY LINE

LIST OF AGENCIES

FIRE PROTECTION CUNNINGHAM FIRE DISTRICT 2250 SOUTH EMPORIA STREET DENVER, CO. 80231 (303) 755-9202	PROJECT ARCHITECT BURK+WIRZ DESIGN PARTNERSHIP 9457 SOUTH UNIVERSITY BOULEVARD, SUITE 189 HIGHLANDS RANCH, CO. 80126 (303) 470-0262
PUBLIC WORKS/ENGINEERING ARAPAHOE COUNTY DEPT. OF HIGHWAYS/ENGINEERING 5334 SOUTH PRINCE STREET LITTLETON, CO. 80166 (303) 795-4640	PROJECT DEVELOPER AMERICAN AUTOLUBES, INC. 108 NORTH FRIENDSWOOD DRIVE FRIENDSWOOD, TX. 77546 ATTN: SHERWOOD ALLEN (800) 694-0391
PLANNING DEPARTMENT ARAPAHOE COUNTY PLANNING DEPT. 5334 SOUTH PRINCE STREET LITTLETON, CO. 80166 (303) 795-4450	STORM/SEWER/WATER EAST CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT 4343 SOUTH BUCKLEY ROAD AURORA, CO. 80015 (303) 693-3800
BUILDING DEPARTMENT ARAPAHOE COUNTY BUILDING DEPT. 5334 SOUTH PRINCE STREET LITTLETON, CO. 80166 (303) 795-4470	PROJECT ENGINEER/PLANNER REA, CASSENS & ASSOCIATES, INC. 30596 BRYANT DRIVE, SUITE 100 EVERGREEN, CO. 80439 (303) 670-1406

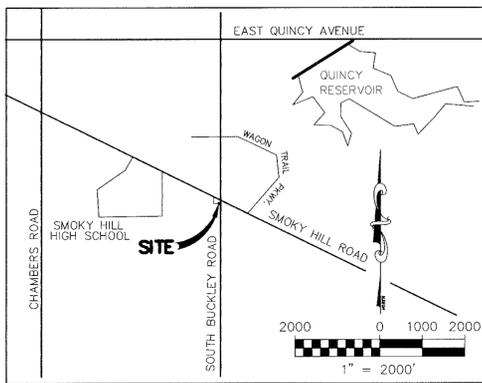
PINEY CREEK - VRG COMMERCIAL

SUBDIVISION FILING NO. 1

S.E. 1/4, SECTION 8, TOWNSHIP 5 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

**TENTH AMENDMENT TO
FINAL DEVELOPMENT PLAN**

CASE NO A97-10



VICINITY MAP

GENERAL NOTES

- BENCHMARK: CHISELED SQUARE, TOP OF CURB, SOUTH CURB RETURN, SOUTHEAST CORNER OF BUCKLEY ROAD AND SMOKY HILL ROAD, CITY OF AURORA DATUM. ELEVATION = 5816.05'
- AREA AS PLATTED: 583,365 SQUARE FEET OR 13.392 ACRES ARE AS MEASURED: 583,379.938 SQUARE FEET OR 13.393 ACRES.
- PROPERTY IS NOW ZONED "COMMERCIAL" BY PINEY CREEK AMENDED PRELIMINARY DEVELOPMENT PLAN.
- WATER AND SEWER SERVICES WILL BE PROVIDED BY THE EAST CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER ACROSS ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.
- SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- SMOKY HILL ROAD AND BUCKLEY ROAD IMPROVEMENT CONSTRUCTION PLANS SHALL BE SUBMITTED TO ARAPAHOE COUNTY.
- THIS FINAL PLAN LAYOUT AND DESIGN APPLIES TO ALL LOTS (1 - 11). IF THE FUTURE LAYOUT AND/OR DESIGN OF SPECIFIC LOTS DOES NOT CONFORM TO THIS PLAN, AN AMENDMENT WILL BE REQUIRED.
- SEE SHEET NO. 2 FOR PROPOSED PYLON SIGN (CENTER SIGNAGE). ALL OTHER FREESTANDING AND BUILDING FASCIA SIGNS WILL BE IN CONFORMANCE WITH THE ARAPAHOE COUNTY SIGN REGULATIONS. LOT #5 HAS BEEN GRANTED AN ALLOWANCE FOR A FREESTANDING SIGN TO BE PLACED AT THE PROPERTY LINE ON BUCKLEY ROAD.
- ALL PRIVATE ROADS AND DRIVES ARE HEREBY DESIGNATED AS FIRE LANES. WHEN REQUIRED BY THE FIRE DISTRICT, ALL FIRE LANES SHALL BE POSTED "NO PARKING --- FIRE LANE". ALL FIRE LANES SHALL BE INCLUDED INTO THE ARAPAHOE COUNTY PROGRAM FOR ENFORCEMENT OF PRIVATE PROPERTY PARKING.
- COMPLETE SPECIFICATIONS AND CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO ANY CONSTRUCTION OCCURRING.
- A SIGN WITH A MINIMUM AREA OF 0.75 SQUARE FEET SHALL BE ATTACHED TO ALL DETENTION POND OUTLETS OR POSTED NEARBY WITH THE FOLLOWING MESSAGE:

WARNING
UNAUTHORIZED MODIFICATION OF THIS
OUTLET IS A ZONING CODE VIOLATION.
- JOINT PARKING ACCESS AND USE SHALL BE GRANTED TO ALL LOT OWNERS/LEASERS FOR PARKING SHOWN ON THIS FINAL DEVELOPMENT PLAN.
- ALL BUILDINGS SHALL HAVE "COMPATIBLE ARCHITECTURAL TREATMENT" AS DEFINED BELOW:

COMPATIBLE ARCHITECTURAL TREATMENT. COLORS, MATERIALS AND GENERAL ARCHITECTURE WHICH IS USED WITHIN A DEVELOPMENT OR USED IN CONJUNCTION WITH AN ADJACENT DEVELOPMENT IN ORDER TO PROVIDE LAND USE COMPATIBILITY. SO THE EFFECT OF BUILDING FACADE TREATMENT ROOFTOP SCREENING IS COMPATIBLE WITH THE OTHER USE(S) AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS AND/OR THE BOARD OF ADJUSTMENT.
- ALL EXTERIOR LIGHTING SHALL BE LIMITED TO A MAXIMUM 25' HEIGHT (SEE SHEET 2 OF 4).

EASEMENT USE, OWNERSHIP AND MAINTENANCE CHART

USE	OWNERSHIP	LANDSCAPE	MAINTENANCE	DRAINAGE
30' WATER ESMT	CHERRY CREEK VALLEY WATER & SAN. DIST.	DENVER HOLDINGS, INC.	DENVER HOLDINGS, INC.	DENVER HOLDINGS, INC.
DRAINAGE ESMT	DENVER HOLDINGS, INC.	DENVER HOLDINGS, INC.	DENVER HOLDINGS, INC.	DENVER HOLDINGS, INC.
UTILITY ESMTS	DENVER HOLDINGS, INC.	DENVER HOLDINGS, INC.	DENVER HOLDINGS, INC.	DENVER HOLDINGS, INC.
DETENTION ESMT	DENVER HOLDINGS, INC.	DENVER HOLDINGS, INC.	DENVER HOLDINGS, INC.	DENVER HOLDINGS, INC.
WATER AND SEWER MAINS	CHERRY CREEK VALLEY WATER & SAN. DIST.	DENVER HOLDINGS, INC.	DENVER HOLDINGS, INC.	DENVER HOLDINGS, INC.
DRNG CONNECTION	DENVER HOLDINGS, INC.	DENVER HOLDINGS, INC.	DENVER HOLDINGS, INC.	DENVER HOLDINGS, INC.
GAS, CABLE, ELECTRIC, PHONE	DENVER HOLDINGS, INC.	DENVER HOLDINGS, INC.	DENVER HOLDINGS, INC.	DENVER HOLDINGS, INC.
STORM WATER DETENTION	DENVER HOLDINGS, INC.	DENVER HOLDINGS, INC.	DENVER HOLDINGS, INC.	DENVER HOLDINGS, INC.

STANDARD NOTES

THE OWNER(S) OF THE FINAL DEVELOPMENT PLAN KNOWN AS PINEY CREEK VRG COMMERCIAL SUBDIVISION FILING NO. 1 AND THEIR RESPECTIVE SUCCESSORS, HEIRS, AND/OR ASSIGNS, AGREE TO THE FOLLOWING NOTES:

- STREET MAINTENANCE**
IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL, AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.
- DRIVES, PARKING AREA, AND UTILITY EASEMENTS MAINTENANCE**
THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS, AND EASEMENTS IE: CROSS ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.
- DRAINAGE MAINTENANCE**
THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DETENTION/RETENTION FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM DETENTION/RETENTION VOLUMES MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.
- DRAINAGE LIABILITY**
IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY JEHN & ASSOC. INC. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF ARAPAHOE HOLDINGS II GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE ARAPAHOE HOLDING II AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND/OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF JEHN & ASSOC. INC. DRAINAGE DESIGN.
- LANDSCAPE MAINTENANCE**
THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.
THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.
- SIGHT TRIANGLE MAINTENANCE**
THE OWNERS OF THE PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.
- PUBLIC IMPROVEMENTS NOTE**
AFTER FINAL DEVELOPMENT PLAN APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATIONS AND/OR CONDITION PRECEDENT WHICH OWNERS AGREE TO IN CONJUNCTION WITH APPROVAL OF THE FINAL PUD AND FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO STATUTE.
- EMERGENCY ACCESS NOTE**
EMERGENCY ACCESS IS GRANTED HERewith OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

OWNER OF RECORD

Joe Hajek
OWNER OF RECORD:
JOE HAJEK
CEO/PRESIDENT
HAJEK, INC.
6621 SOUTH OLIVE COURT
ENGLEWOOD, CO. 80111
(303) 844-3677

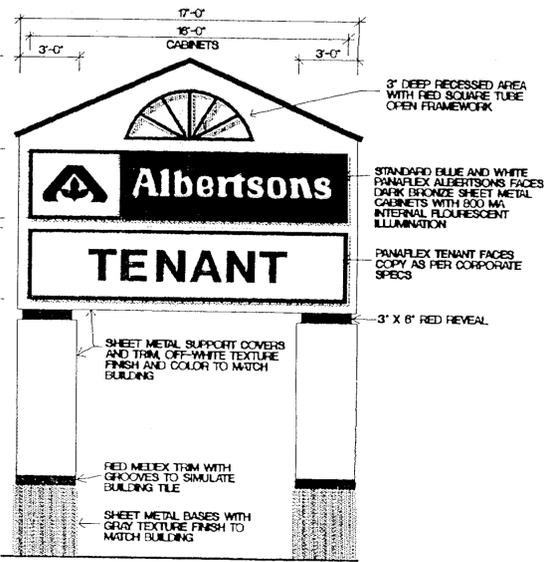
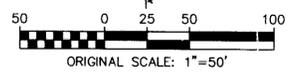
BOARD OF COUNTY COMMISSIONERS APPROVAL

THIS TENTH AMENDMENT TO THE FINAL DEVELOPMENT PLAN FOR PINEY CREEK VRG COMMERCIAL SUBDIVISION FILING NO. 3 APPROVED BY THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS THIS 11TH DAY OF MARCH 1999

CHAIRMAN: *Polly Page*
ATTEST: *Donella Davidson*

PINEY CREEK - VRG COMMERCIAL

SUBDIVISION FILING NO. 1
 S.E. 1/4, SECTION 8, TOWNSHIP 5 SOUTH, RANGE 66 WEST
 OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO
**TENTH AMENDMENT TO
 FINAL DEVELOPMENT PLAN**
 CASE NO A97-10



SIDE VIEW
1/4" = 1'-0"

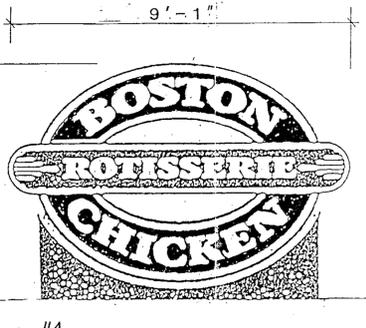
DOUBLE FACE PYLON SIGN
119 SQ. FT. #2



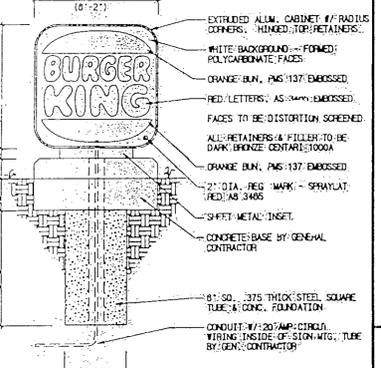
M-5 20 Square Feet
3'-9" x 5'-3" DF T-P
Monument Sign
LOT NO. 6 IDENTIFIER SIGN #6
20 SQ. FT.



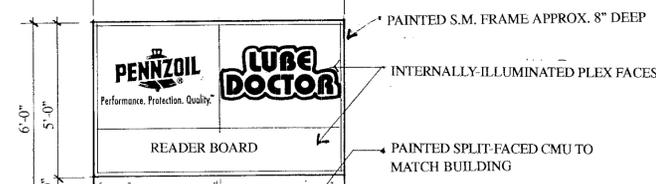
NO SCALE
48 SQ. FT.
FREE STANDING SIGN #5
SIGN AREA 38 SQ. FT.



#4 FREE STANDING SIGN
53 SQ. FT.



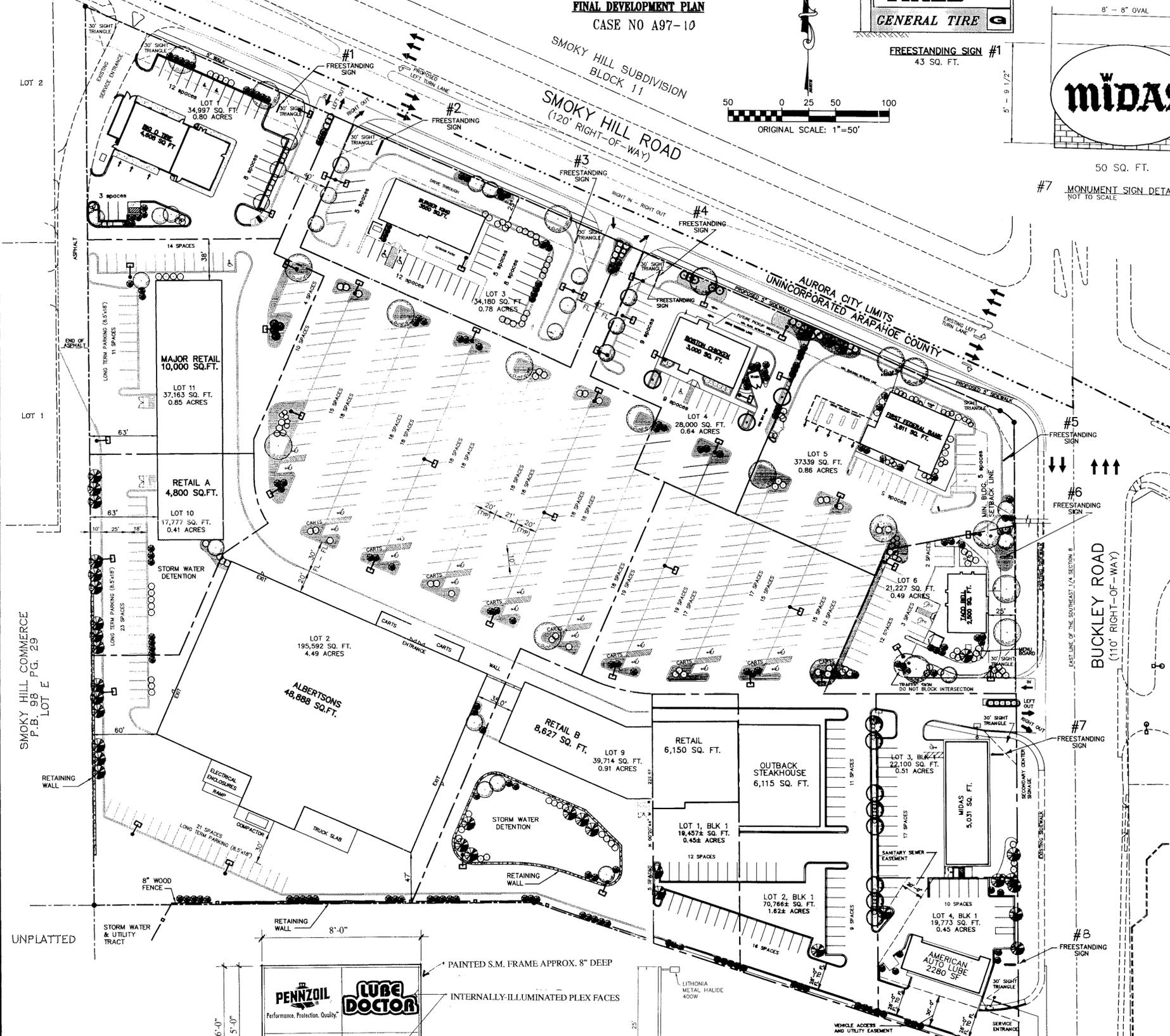
NO SCALE
#3 FREE STANDING SIGN



LOT #4 MONUMENT SIGN (#8) SIGN AREA = 40 S.F. (EA. SIDE)

LIGHT POLE DETAIL

BLOCK 2
PINEY CREEK FILING NO. 6A



LANDSCAPE LEGEND

NUMBER	DESCRIPTION	SYMBOL
	WASHED RIVER ROCK 3" MINIMUM	[Symbol]
63	SMALL ORNAMENTAL SHRUB SPREAD AT MATURITY 3' TO 4' 16" SPREAD MIN. POTTENTILLA, SPIREA, FLOWERING ALMOND	[Symbol]
186	EVERGREEN SHRUB SPREAD AT MATURITY 5' TO 10' 24" SPREAD MIN. JUNIPER, UPRIGHT ARDISIOWITA	[Symbol]
175	DECIDUOUS SHRUB HEIGHT AT MATURITY 5' TO 8' 24" SPREAD MIN. DOGWOOD, COMPACT BURNING BUSH AND CURRIANT	[Symbol]
29	EVERGREEN TREE HEIGHT AT MATURITY APPROX. 45' WITH 25' SPREAD 6" HEIGHT MIN. PONDEROSA PINE, COLORADO BLUE SPRUCE	[Symbol]
42	MEDIUM ORNAMENTAL DECIDUOUS TREE HEIGHT AND CANOPY SPREAD AT MATURITY APPROX. 15'-20' 2" CALIPER MIN. AMUR MAPLE, RUSSIAN OLIVE AND HOPA CRABAPPLE	[Symbol]
20	LARGE DECIDUOUS TREE HEIGHT AND CANOPY SPREAD AT MATURITY APPROX. 35' 2-1/2" CALIPER MIN. "MOHAWK" OR "SUNBURST" HONEYLOCUST	[Symbol]

NOTE:
THIS FINAL PLAN LAYOUT AND DESIGN APPLIES TO ALL LOTS (1 - 11). IF THE FUTURE LAYOUT AND/OR DESIGN OF SPECIFIC LOTS DOES NOT CONFORM TO PLAN, AN AMENDMENT WILL BE REQUIRED.

LEGEND

EXISTING	PROPOSED
[Symbol]	[Symbol]

NOTE: THIS LANDSCAPE PLAN IS CONCEPTUAL ONLY.

PREPARED BY
 REA CASSENS AND ASSOCIATES, INC.
 P.O. BOX 189
 30596 BRYANT DRIVE, SUITE 100
 EVERGREEN, COLORADO 80439
 (303) 670-1406
 FAX (303) 670-1410

PINEY CREEK COMMERCIAL
 TENTH AMENDMENT TO THE FDP
 LANDSCAPE PLAN
 prepared for
 DENVER HOLDINGS INC.

Date 1/14/97

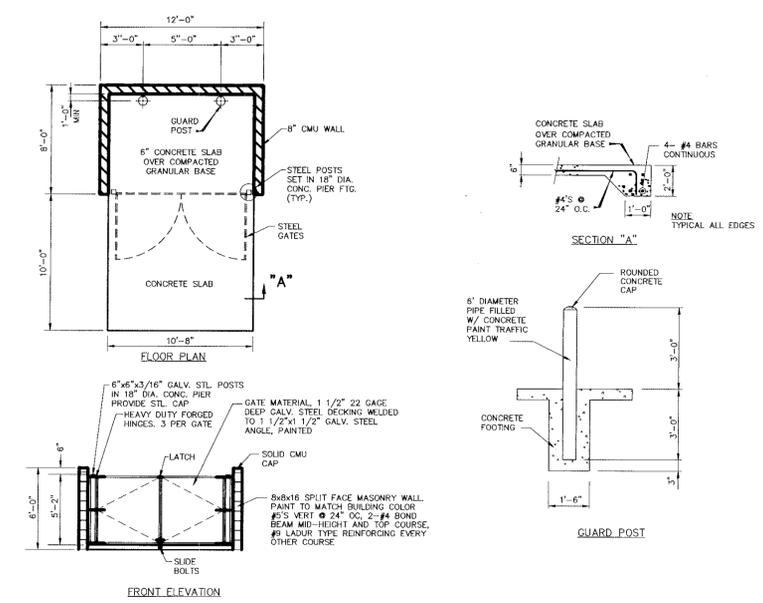
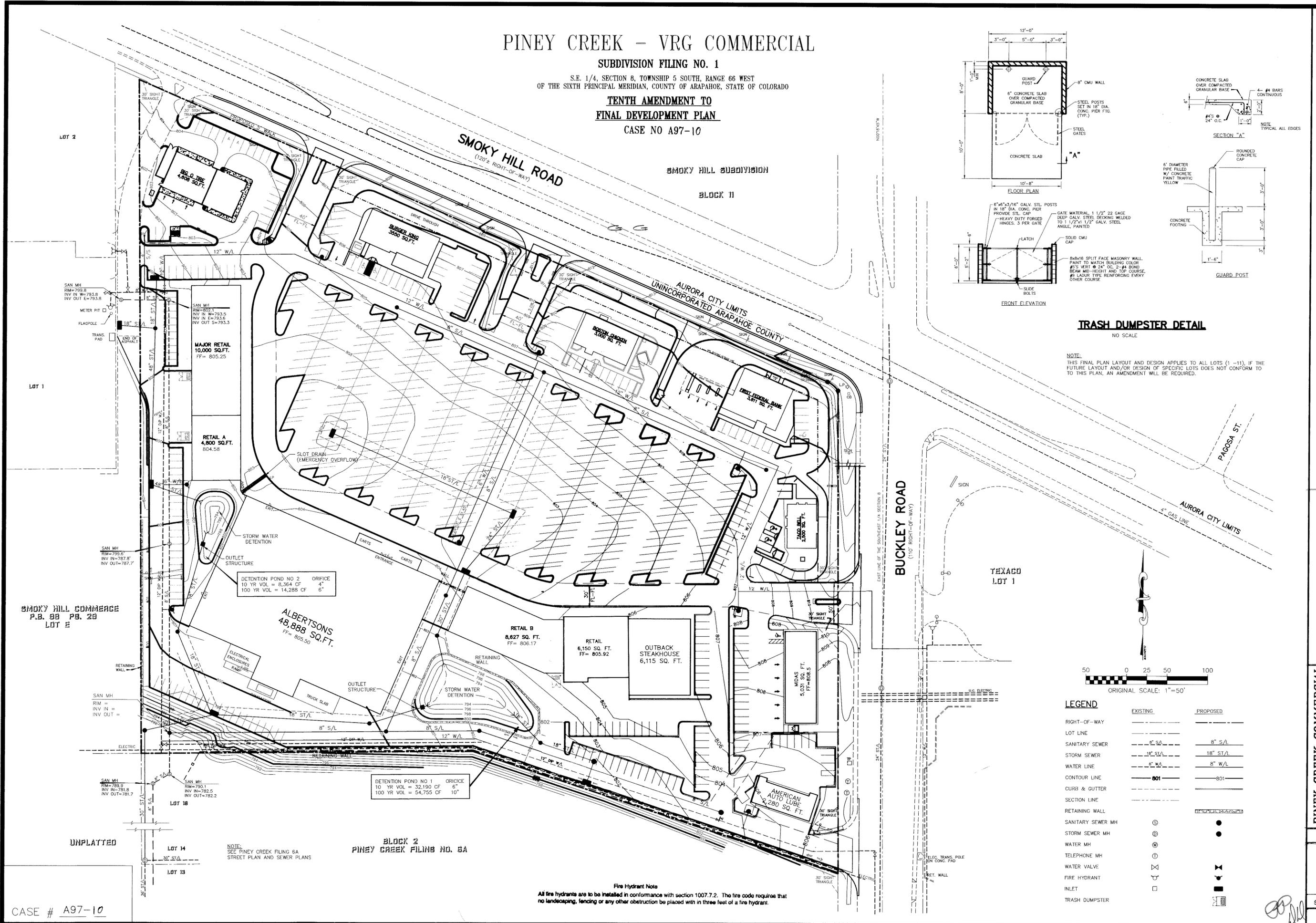
PINEY CREEK - VRG COMMERCIAL

SUBDIVISION FILING NO. 1

S.E. 1/4, SECTION 8, TOWNSHIP 5 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

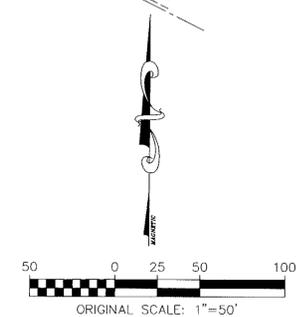
TENTH AMENDMENT TO
FINAL DEVELOPMENT PLAN

CASE NO A97-10



TRASH DUMPSTER DETAIL
NO SCALE

NOTE:
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LEGEND

	EXISTING	PROPOSED
RIGHT-OF-WAY	---	---
LOT LINE	---	---
SANITARY SEWER	--- 8" S/A ---	--- 8" S/L ---
STORM SEWER	--- 18" S/A ---	--- 18" S/L ---
WATER LINE	--- 8" W/A ---	--- 8" W/L ---
CONTOUR LINE	--- 801 ---	--- 801 ---
CURB & GUTTER	---	---
SECTION LINE	---	---
RETAINING WALL	---	---
SANITARY SEWER MH	⊙	●
STORM SEWER MH	⊙	●
WATER MH	⊙	●
TELEPHONE MH	⊙	●
WATER VALVE	⊙	●
FIRE HYDRANT	⊙	●
INLET	⊙	●
TRASH DUMPSTER	⊙	●

Fire Hydrant Note
All fire hydrants are to be installed in conformance with section 1007.7.2. The fire code requires that no landscaping, fencing or any other obstruction be placed within three feet of a fire hydrant.

PREPARED BY
REA CASSIDY ASSOCIATES, INC.
1000 PLYMOUTH DRIVE SUITE 100
EVERGREEN, COLORADO 80439
(303) 670-1406
FAX (303) 670-1410

PINEY CREEK COMMERCIAL
TENTH AMENDMENT TO THE FDP
GRADING PLAN
prepared for
AMERICAN AUTO LUBES, INC.

Date 1/14/97
Scale 1"=50'-0"
Sheet 3 of 4

CASE # A97-10

NOTE:
SEE PINEY CREEK FILING 6A
STREET PLAN AND SEWER PLANS

PINEY CREEK - VRG COMMERCIAL

SUBDIVISION FILING NO. 1

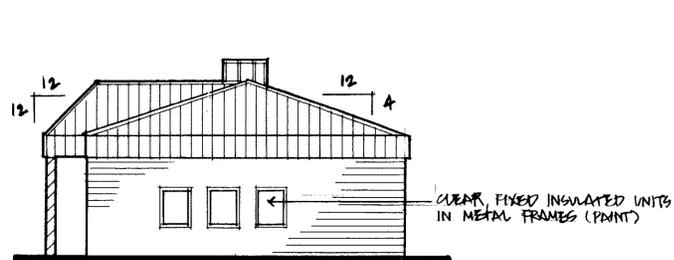
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TENTH AMENDMENT TO
FINAL DEVELOPMENT PLAN

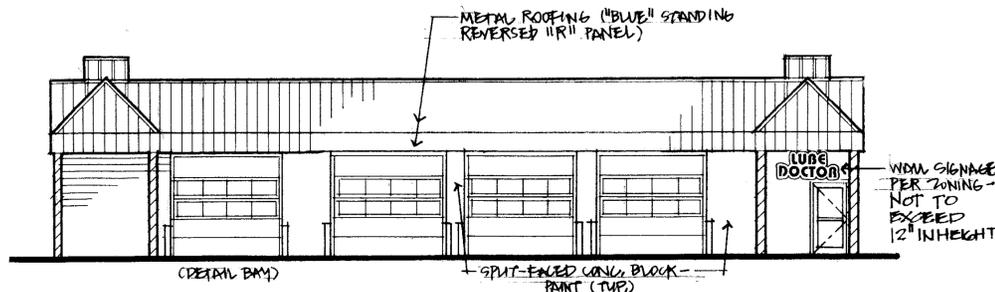
CASE NO A97-10

NOTE:
THE FOLLOWING LOTS DO NOT HAVE BUILDING ELEVATIONS AS PART OF
THIS DOCUMENT:

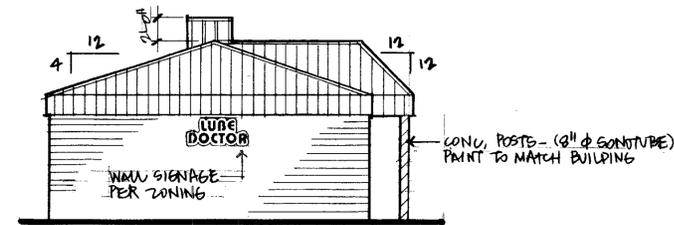
2ND ADMINISTRATIVE REPLAT "PINEY CREEK VRG - FILING NO. 1"
LOTS 1,2,3,4,5,6,9,10 & 11.



RIGHT SIDE ELEVATION (N)
SCALE 1/8" = 1'-0"

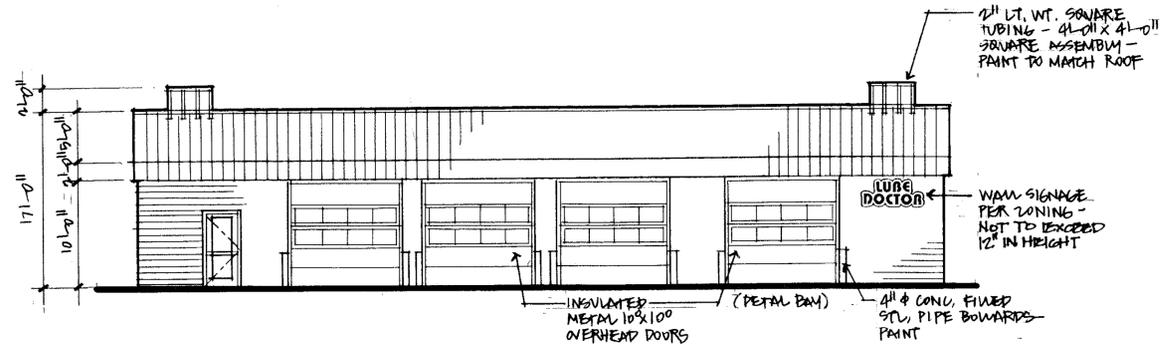


FRONT ELEVATION (E)
SCALE 1/8" = 1'-0"

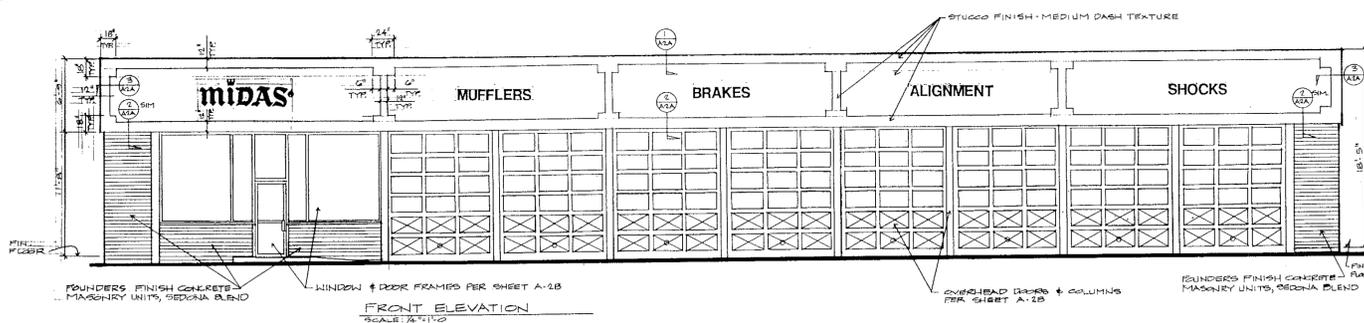
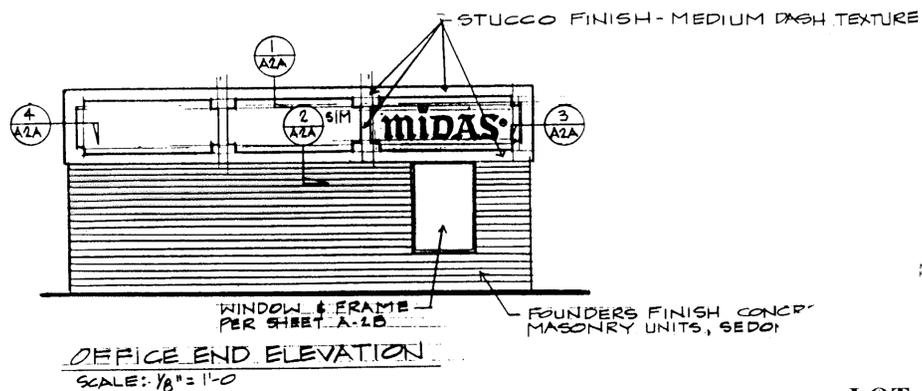


LEFT SIDE ELEVATION (S)
SCALE 1/8" = 1'-0"

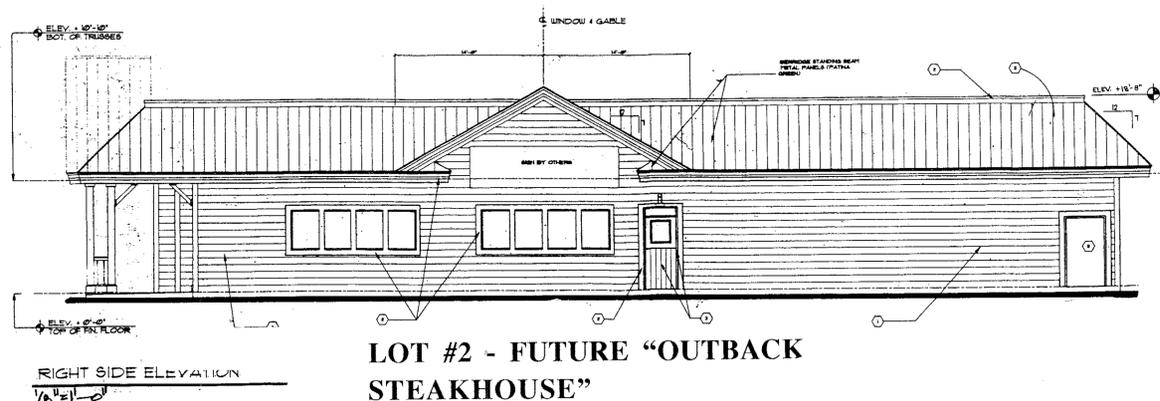
LOT #4 - PROPOSED "AMERICAN AUTO LUBE" ("LUBE DOCTOR")



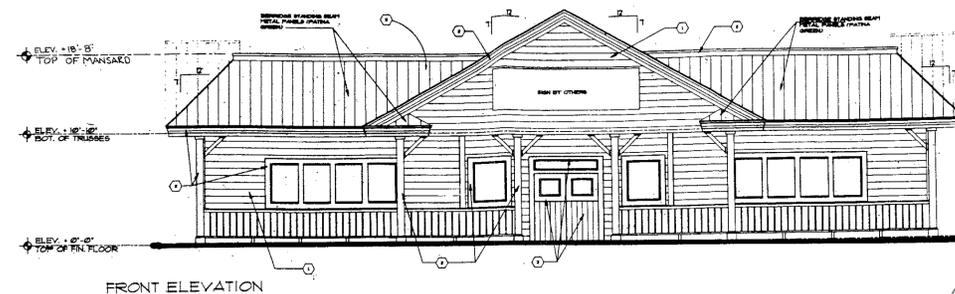
REAR ELEVATION (W)
SCALE 1/8" = 1'-0"



LOT #3 - EXISTING "MIDAS"



LOT #2 - FUTURE "OUTBACK STEAKHOUSE"



CASE # A97-10

PREPARED BY
REA CASSENS AND ASSOCIATES, INC.
P.O. BOX 189
30596 BRYANT DRIVE, SUITE 100
EVERGREEN, COLORADO 80439
(303) 670-1406
FAX (303) 670-1410

PINEY CREEK COMMERCIAL
TENTH AMENDMENT TO THE FDP
COVER SHEET
prepared by
AMERICAN AUTOLUBES, INC.

Date 1/14/97

Sheet 4 of 4