

STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE FINAL DEVELOPMENT PLAN KNOWN AS ARAPAHOE PLAZA EAST LOT 3, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

A. 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 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 AS STATED ABOVE.

B. DRAINAGE MAINTENANCE

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENTS. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER 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.

C. EMERGENCY ACCESS NOTE

EMERGENCY ACCESS IS GRANTED HERewith OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

D. DRIVES, PARKING AREA, AND UTILITY EASEMENTS MAINTENANCE

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), 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.

E. 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 JR ENGINEERING, LTD. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF THE ARAPAHOE 8006 LIMITED LIABILITY COMPANY GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE THE ARAPAHOE 8006 LIMITED LIABILITY COMPANY 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 JR ENGINEERING, LTD. DRAINAGE DESIGN.

F. LANDSCAPE MAINTENANCE

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.

G. SIGHT TRIANGLE MAINTENANCE

THE OWNERS OF 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.

H. 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 OWNER AGREES 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.

I. DRAINAGE MASTER PLAN NOTE

THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

- DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
- DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE TO MINIMIZE OVERALL CAPITAL COSTS. THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
- EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.3.2 OF THE ARAPAHOE DRAINAGE CRITERIA MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

SPECIFIC NOTES

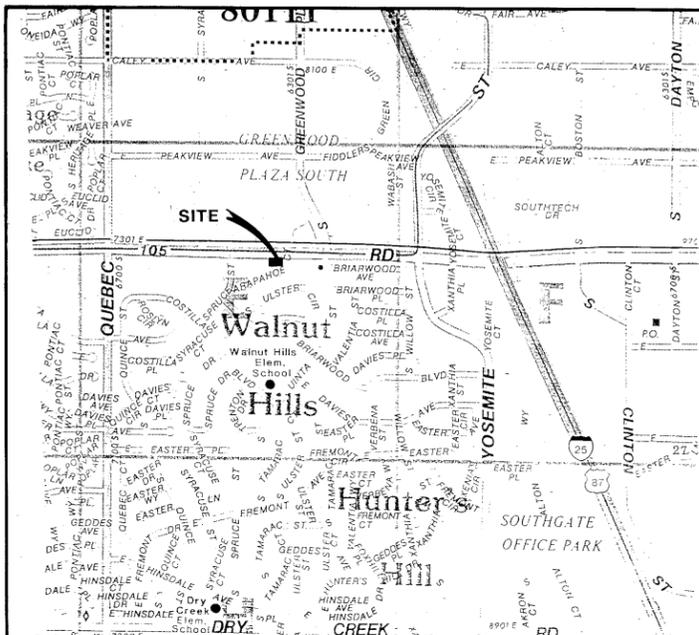
A. STREET LIGHTING

ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS SUBDIVISION, TOGETHER WITH RATES, RULES, AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNER OR OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE SUBDIVISION IN ACCORDING TO APPLICABLE RATES, RULES, AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.

LEGAL DESCRIPTION - ARAPAHOE PLAZA EAST LOT 3

LOT 3, ARAPAHOE PLAZA EAST, AFFIDAVIT OF CORRECTION RECORDED JUNE 25, 1981 IN BOOK 3438 AT PAGE 583, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**FINAL DEVELOPMENT PLAN
FOR
ARAPAHOE PLAZA EAST LOT 3
SEC. 28, T5S, R67W, OF THE 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO**



DEVELOPMENT STANDARDS

A. INTENT

- B-1 PUD ADMINISTRATIVE AND PROFESSIONAL OFFICE BUILDING WITH USES DESCRIBED BELOW AND ALL USES CONDUCTED IN THIS DISTRICT SHALL BE CONTAINED WITHIN STRUCTURES (NO OUTDOOR STORAGE, DISPLAY, OR SALE).

B. B-1 (PROFESSIONAL & ADMINISTRATIVE OFFICE) USE RESTRICTIONS

- PRINCIPAL PERMITTED USES:
 - (A) GENERAL OFFICE AS FOLLOWS:
 - ADMINISTRATIVE AND EXECUTIVE OFFICES
 - CONSULTING SERVICE OFFICES (BUSINESS AND PROFESSIONAL)
 - DESIGN PROFESSIONS (ARCHITECT, PLANNER, ETC.)
 - FINANCIAL INSTITUTIONS (NOT INCLUDING DRIVE-THRU FACILITIES)
 - MEDICAL, DENTAL, AND VETERINARY OFFICES
 - INSURANCE AND INVESTMENT OFFICES, ETC.
 - (B) NURSERY SCHOOL; DAY CARE CENTER PROVIDED IT IS ANCILLARY USE FOR BENEFIT OF TENANT EMPLOYEES
 - (C) APPURTENANT RETAIL USES.
 - (D) PUBLIC OR PRIVATE MEETING HALL.
- ACCESSORY USES:
 - (A) BUILDING AND USE CUSTOMARILY APPURTENANT TO THE PERMITTED USE
 - (B) RESTAURANT - PROVIDED THAT THE ENTRANCE TO ANY SUCH ACCESSORY USE SHALL BE FROM INSIDE THE BUILDING AND NO SIGN ADVERTISING SAID RESTAURANT SHALL BE VISIBLE FROM OUTSIDE THE BUILDING AND PROVIDING THAT NOT MORE THAN TWENTY-FIVE PERCENT (25%) OF SAID BUILDING SHALL BE DEVOTED TO SUCH USE.
- MAXIMUM BUILDING HEIGHT: 35 FEET AS MEASURED FROM THE EXISTING AVERAGE GRADE OF THE SITE.

- YARD REQUIREMENTS:
 - FRONT (ARAPAHOE ROAD) 25 FT.
 - REAR 10 FT.
 - SIDE 10 FT.

C. UNOBSTRUCTED OPEN SPACE: 20%

D. FLOOR AREA RATIO: 0.37

E. PARKING STANDARDS

- A MINIMUM OF 3.3 SPACES PER 1,000 SQ. FT.
- MINIMUM SETBACK FROM PROJECT PERIMETER: 5 FEET

F. SIGNS

FACADE SIGNS SHALL BE PERMITTED ON THE PROPOSED BUILDING PROVIDED SUCH SIGNS DO NOT EXCEED A TOTAL OF 200 SQUARE FEET, ARE NOT FLASHING, AND ARE NOT LOCATED ABOVE A HEIGHT OF 16'0". MAXIMUM LETTER HEIGHT = 18"

ONE FREE STANDING MONUMENT TYPE SIGN, NOT EXCEEDING 10 FEET IN HEIGHT OR 50 SQUARE FEET OF DISPLAY AREA, SINGLE FACED, SHALL BE PERMITTED.

LIGHTING FOR ALL SIGNS SHALL BE BY INTERNAL ILLUMINATION OR BY A DIRECTED SOURCE FROM THE GROUND.

G. ARCHITECTURAL STANDARDS

ALL EXTERIOR WALLS OF THE STRUCTURE, PARTICULARLY THOSE EXPOSED TO PUBLIC STREETS, SHALL BE DESIGNED AND FINISHED WITH ARCHITECTURALLY AND AESTHETICALLY PLEASING MATERIALS COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD. SPECIFIC MATERIALS SHALL INCLUDE MASONRY MATERIALS SUCH AS BRICK, STONE AND TEXTURED & EXPOSED AGGREGATE CONCRETE, WOOD, STUCCO, METAL, ONLY WHEN EXPOSED SURFACES ARE FINISHED, AND NON-REFLECTIVE GLASS. COLORS SHALL BE NATURAL EARTH TONE.

ROOFTOPS SHALL BE DESIGNED TO SCREEN MECHANICAL EQUIPMENT, VENTS AND DUCTS IN A MANNER WHICH MINIMIZES OBSTRUCTION OF VIEWS AND PROVIDES AN ARCHITECTURALLY PLEASING APPEARANCE.

THE STRUCTURE SHALL BE DESIGNED SO THAT ALL SIDES SHALL BE SUBSTANTIALLY SIMILAR IN MATERIALS USED AND APPEARANCE.

H. LIGHTING

ALL EXTERIOR LIGHTING SHALL BE A DOWNCAST TYPE WHICH DOES NOT CAST ANY OFFENSIVE GLARE ON ADJACENT RESIDENTIAL USES. THE HEIGHT OF THE LIGHT STANDARD SHALL NOT EXCEED 28 FEET.

I. DRAINAGE

EXISTING FLOW PATTERNS SHALL BE MAINTAINED.

J. ACCESS

FULL TURN ACCESS WILL BE TO EAST ARAPAHOE COURT. ACCESS NOT ALLOWED ONTO EAST ARAPAHOE ROAD.

OWNER OF RECORD

Kelmore Development Corp
Donald E. Sicks, President
OWNER OF RECORD

PLANNING COMMISSION RECOMMENDATION

THIS FINAL DEVELOPMENT PLAN RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION THIS 9th DAY OF November A.D., 1998.

CHAIRMAN: *David A. [Signature]*

BOARD OF COUNTY COMMISSIONER APPROVAL

THIS FINAL DEVELOPMENT PLAN RECOMMENDED BY THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS THIS 24th DAY OF May A.D., 1998.

CHAIRMAN: *John [Signature]*

ATTEST: *Julie [Signature]*

SHEET IND.

COVER SHEET SHEET 1 OF 3
FINAL DEVELOPMENT PLAN SHEET 2 OF 3
ARCHITECTURAL ELEVATIONS SHEET 3 OF 3

ARAPAHOE PLAZA EAST LOT 3
PROJECT NO. 738.05
09/20/93
SHEET 1 OF 3 REV. 6/17/94
REV. 11/16/93

JR Engineering, Ltd.
6857 S. Spruce Street
Englewood, Colorado 80112
Tel. (303) 710-9393
FAX (303) 721-9019

ENGINEERING/PLANNING/SURVEYING

PLOT SCALE 1"=20'. DATE 09-17-98. TIME 12:17. FILE X:\3885\ARAD\738\738.DWG

793-033

**FINAL DEVELOPMENT PLAN
FOR
ARAPAHOE PLAZA EAST LOT 3
SEC. 28, T5S, R67W, OF THE 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO**

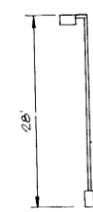
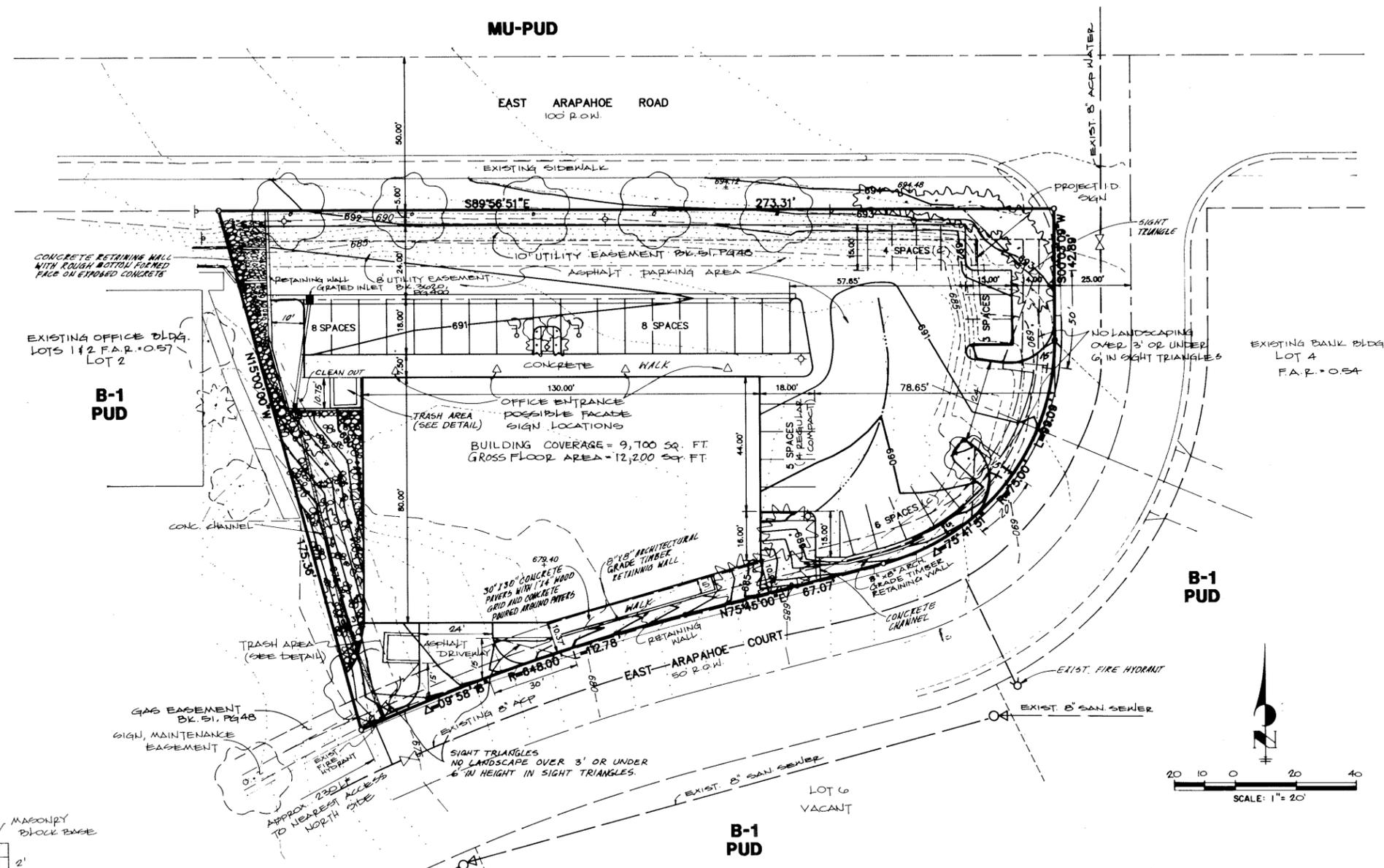
MU-PUD

- LAND USE:**
- A. TOTAL SITE AREA WITHIN PROPERTY LINES: 0.76 ACRES.
 - B. GROSS FLOOR AREA: 12,200 SQ. FT.
 - C. FLOOR AREA RATIO: 0.37
 - D. BUILDING COVERAGE: 9,700 SQ. FT. (29%)
 - E. DRIVEWAY AND SIDEWALK COVERAGE: 16,675 SQ. FT. (51%)
 - F. LANDSCAPING COVERAGE: 6,730 (20%) SQ. FT.
 - G. PARKING SPACES REQUIRED: 41
 - H. PARKING SPACES PROVIDED: 41 (34 SURFACE, 7 ENCLOSED LOWER LEVEL)
 - I. PARKING RATIO: 3.3 SPACES/1000 SQ. FT.
 - J. MINIMUM SETBACKS (PER APPROVED PRELIMINARY DEVELOPMENT PLAN):
FRONT (ARAPAHOE ROAD) 25 FT.
REAR 10 FT.
SIDE 10 FT.
 - K. MAXIMUM BUILDING HEIGHT: 35 FT.
 - L. LAND USE COMPARISON CHART:

	APPROVED PDP(1980)	PROPOSED FDP
FRONT SETBACK (FT.) (ARAPAHOE ROAD)	25	25
SIDE SETBACK (FT.)	10	10
REAR SETBACK (FT.)	10	10
MAXIMUM BUILDING HEIGHT (FT.)	35	35
LAND COVERAGE LOT 3:		
STRUCTURE AND PARKING (%)	80	80
OPEN SPACE (%)	20	20
ZONING	B-1	B-1
PROPOSED USE	OFFICE	OFFICE
PARKING RATIO (SPACES/1000 SQ.FT.)	3.3	3.3

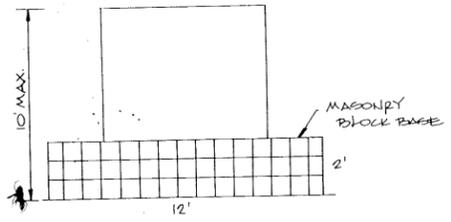
NOTE: NO FRONT SETBACKS WERE ESTABLISHED ON THE PRELIMINARY DEVELOPMENT PLAN.

NOTE: MAIN LEVEL PARKING REQUIREMENTS HAVE BEEN MET AS INDICATED ON THIS SHEET. LOWER LEVEL PARKING REQUIREMENTS FOR OCCUPIED SPACE SHALL BE MET WITH PARKING PROVIDED WITHIN THE LOWER LEVEL, AND THEREFORE NO AMENDMENT IS REQUIRED FOR LOWER LEVEL OCCUPIED FLOORSPACE.

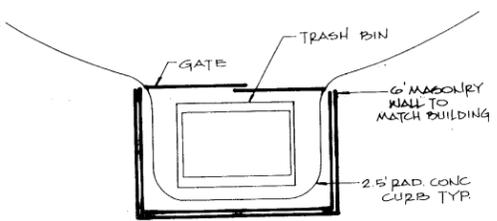


LIGHT DETAIL

ALL POLE MOUNTED LIGHTS SHALL BE HIGH INTENSITY DISCHARGE OR MERCURY VAPOR WITH CUT-OFF FIXTURES TO ELIMINATE SPILLAGE OF LIGHT OFF SITE, MOUNTED ON 28' Poles

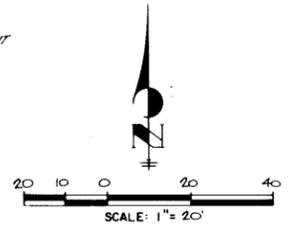


PROJECT I.D. SIGN
50 SF MAX.



TRASH AREA DETAIL

- LEGEND:**
- PARKING LOT LIGHT
 - PROPOSED JUNIPER SHRUB (24' HT. MAXIMUM)
 - PROPOSED PINE TREE
 - PROPOSED DECIDUOUS TREE
 - EXISTING EVERGREEN SHRUB
 - EXISTING DECIDUOUS TREE
 - PROPOSED RIPRAP SLOPE



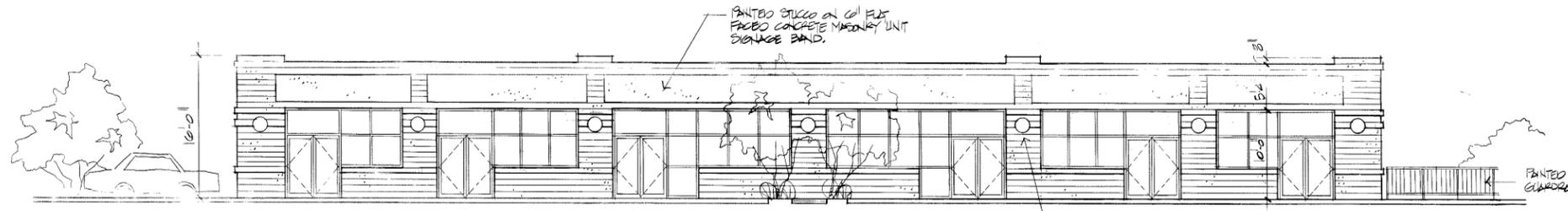
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SHEET 2 OF 3 REV. 6/17/94

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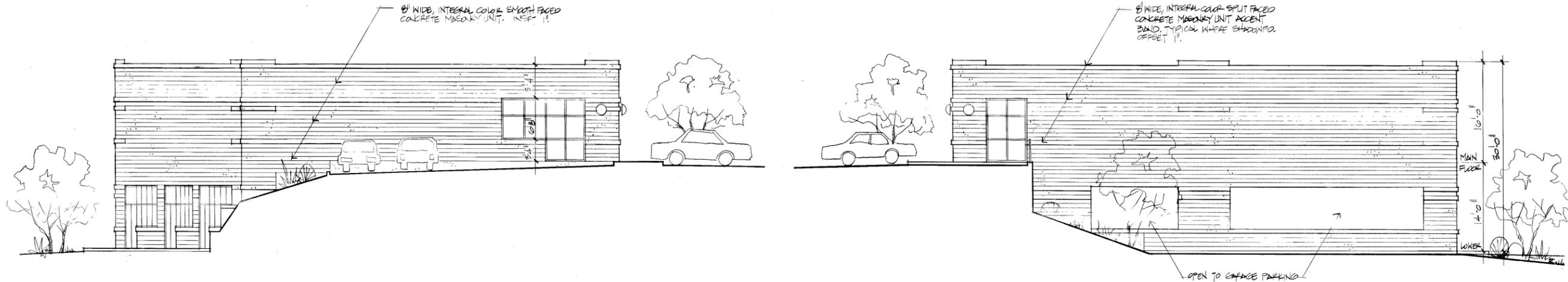
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NORTH ELEVATION

SCALE 1/8" = 1'-0"

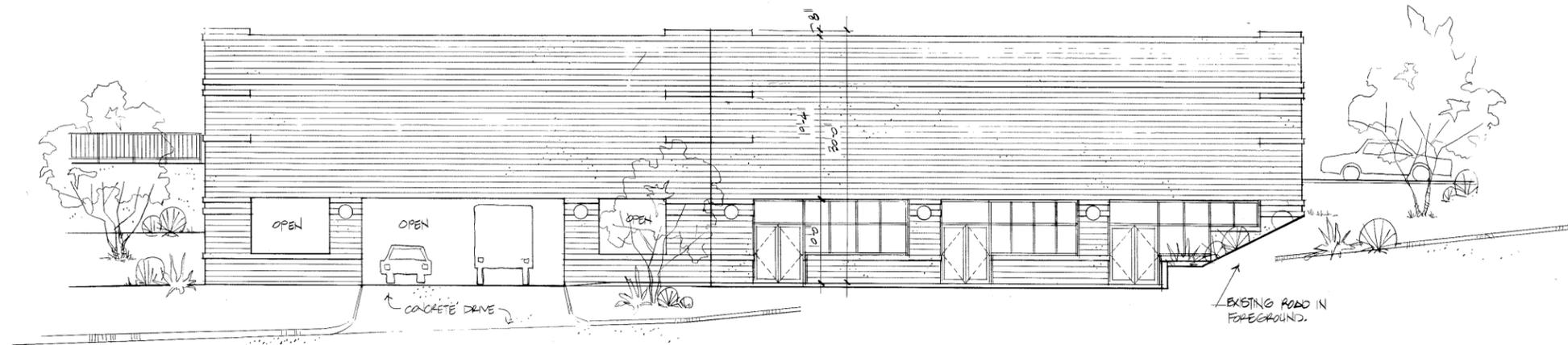


EAST ELEVATION

SCALE 1/8" = 1'-0"

WEST ELEVATION

SCALE 1/8" = 1'-0"



SOUTH ELEVATION

SCALE 1/8" = 1'-0"