

VICINITY MAP



DEVELOPMENT DATA

| | |
|--|------------------|
| Height of Structures | |
| Lots 6, 7, 8, 9 and S½ of 4 & 5 | 28' |
| Lots 1, 2, 3, and N½ of 4 & 5 | 35' |
| Setbacks | |
| Front on Arapahoe Road | 25' minimum |
| Front on Spruce Street | 25' minimum |
| Front on Uinta Street | 25' minimum |
| Front on Briarwood Avenue | 10' minimum |
| Side | 10' minimum |
| Rear | 10' minimum |
| Rear - South Property Line | 45' minimum |
| Land Coverage - Lots 6, 7, 8 and 9 and S½ of 4 & 5 | |
| Structure and Parking | 70% |
| Open Space | 30% |
| Land Coverage - Lots 1, 2, 3, and N½ of 4 & 5 | |
| Structure and Parking | 80% |
| Open Space | 20% |
| Land Use | |
| Office Sites (3 sites) | 7.50 ac. 79.4% |
| Library (Lot 5) | 2.58 ac. 18.0% |
| Street R.O.W. (50') | 0.98 ac. 9.0% |
| | 10.91 ac. 100.0% |

LEGAL DESCRIPTION

A tract of land located in the North one-half of Section 28, Township 5 South, Range 67 West of the Sixth Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the North one-quarter corner of said Section 28; thence S89°57'58"E a distance of 375.00 feet; thence S00°02'02"W a distance of 50.00 feet to the True Point of Beginning; thence continuing S00°02'02"W a distance of 165.00 feet; thence N89°57'58"W a distance of 85.00 feet; thence S00°02'02"W a distance of 177.45 feet; thence S75°03'59"W a distance of 30.99 feet; thence N66°18'03"W a distance of 50.21 feet; thence N89°57'58"W a distance of 330.66 feet to a point of curve; thence along the arc of a curve left having a delta of 28°48'04", a radius of 440.00 feet, a distance of 221.18 feet to a point of tangent; thence S61°13'58"W a distance of 352.35 feet to a point of curve; thence along the arc of a curve left having a delta of 04°51'47", a radius of 640.00 feet, a distance of 54.32 feet; thence N62°37'34"W a distance of 191.01 feet; thence along the arc of a curve left whose center bears N62°37'34"W having a delta of 27°19'17", a radius of 200.00 feet, a distance of 95.37 feet to a point of tangent; thence N00°03'09"E a distance of 403.11 feet to a point on the south right-of-way line of East Arapahoe Road; thence Easterly and along said South right-of-way line also being a line 50.00 feet South of and parallel with the North line of said Section 28 the following 2 courses:

- 1) S89°56'51"E a distance of 831.00 feet.
- 2) S89°57'58"E a distance of 375.00 feet to the True Point of Beginning, containing 10.91 Acres.

PRELIMINARY DEVELOPMENT PLAN

This plat approved by the Arapahoe County Planning Commission this 15 day of July, A.D., 1980.

David A. Woodward Chairman
Attest

ARAPAHOE PLAZA EAST · OFFICE PARK

OWNER: ARAPAHOE ROAD INVESTMENT COMPANY
 % HOLMQUIST-OGDEN CO., AGENT · GREENWOOD PLAZA · TERRACE BLDG. · ENGLEWOOD, CO. 80110

DATE FEB. 1, 1980
 REVISIONS MARCH 17, 1980
 APRIL 10, 1980
 MAY 21, 1980



ENGINEER
 MILLER-ERNSTEN & ASSOC. INC.
 7950 EAST PRENTICE AVE.
 ENGLEWOOD, CO. 80111

Scale 1"=50'

1601 emerson street
 denver, colorado 80218
 (303) 832-5417

ARAPAHOE
 PLAZA EAST

LEGAL DESCRIPTION

A tract of land located in the North one-half of Section 28, Township 5 South, Range 67 West of the Sixth Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the North one-quarter corner of said Section 28; thence S89°57'58"E a distance of 375.00 feet; thence S00°02'02"W a distance of 50.00 feet to the True Point of Beginning; thence continuing S00°02'02"W a distance of 165.00 feet; thence N89°57'58"W a distance of 85.00 feet; thence S00°02'02"W a distance of 177.45 feet; thence S75°37'59"W a distance of 30.99 feet; thence N86°18'03"W a distance of 50.21 feet; thence N89°57'58"W a distance of 330.66 feet to a point of curve; thence along the arc of a curve left having a delta of 28°48'04", a radius of 440.00 feet, a distance of 221.18 feet to a point of tangent; thence S61°13'58"W a distance of 352.35 feet to a point of curve; thence along the arc of a curve left having a delta of 04°51'47", a radius of 640.00 feet, a distance of 54.32 feet; thence N82°03'34"W a distance of 191.01 feet; thence along the arc of a curve left whose center bears N62°37'34"W having a delta of 27°19'17", a radius of 200.00 feet, a distance of 95.37 feet to a point of tangent; thence N00°03'09"E a distance of 403.11 feet to a point on the south right-of-way line of East Arapahoe Road; thence Easterly and along said South right-of-way line also being a line 50.00 feet South of and parallel with the North line of said Section 28 the following 2 courses:
1) S89°56'51"E a distance of 831.00 feet.
2) S89°57'58"E a distance of 375.00 feet to the True Point of Beginning, containing 10.91 Acres.

ZONING

Existing R-3 (Single Family)
Proposed B-1 (Administrative and Professional Offices)

All uses under the B-1 zoning classification as stated in the Zoning Resolution of Arapahoe County will be allowed provided, however, that no restaurants or pharmacies shall be permitted.

COMPLIANCE WITH ORDINANCES

The Official Development Plan(s) will comply with all county subdivision and zoning ordinances for which variances are not provided for in the Preliminary Development Plan Regulations listed below.

DEVELOPMENT PHASING

Improvements to the drainage area on the east and south boundaries of the property as specified herein and general overlot grading on the entire development will take place as soon after the sale of the first lot as weather permits. It is anticipated that all of the lots shown on the Preliminary Development Plan will be sold and/or developed within a three to five year period from the date of approval of the Final Plat.

LAND USE AND DEVELOPMENT REQUIREMENTS

| | | |
|---|-------------|--------|
| Office Sites (8 sites) | 7.90 ac. | 72.4% |
| Library (Lot 5) | 2.03 ac. | 18.6% |
| Street R.O.W. (50') | 0.98 ac. | 9.0% |
| | 10.91 ac. | 100.0% |
| Land Coverage - Lots 6, 7, 8, 9 and S½ of 4 & 5 | | |
| Structure and Parking | 70% | |
| Open Space | 30% | |
| Land Coverage - Lots 1, 2, 3, and N½ of 4 & 5 | | |
| Structure and Parking | 80% | |
| Open Space | 20% | |
| Height of Structures | | |
| Lots 6, 7, 8, and S½ of 4 & 5 | 28' | |
| Lots 1, 2, 3, and N½ of 4 & 5 | 35' | |
| Setbacks | | |
| Front on Arapahoe Road | 25' minimum | |
| Front of Spruce Street | 25' minimum | |
| Front on Uinta Street | 25' minimum | |
| Front on Briarwood | 10' minimum | |
| Side | 10' minimum | |
| Rear | 10' minimum | |
| Rear - South Property Line | 45' minimum | |

STREETS

Arapahoe Road - A deceleration lane 10' in width including curb and gutter will be constructed along the south side of Arapahoe Road from Spruce Street to Uinta Street. If additional right-of-way for Arapahoe Road is necessary for the construction of the deceleration lane, it will be dedicated as part of the Final Plat.

South Spruce Street - A deceleration lane 10' in width including curb and gutter will be constructed along the east side of South Spruce Street from Arapahoe Court to Arapahoe Road. Additional right-of-way, if needed for the construction and dedication of this deceleration lane, will be shown on the Final Plat.

Curb cuts on Arapahoe Road and South Spruce Street will be as shown on the Development Plan.

Driveways will be a minimum of 30' where emergency access is anticipated.

Curbs and sidewalks shall be provided along the entire length of all streets adjacent to or within the subdivision and shall be constructed in accordance with Arapahoe County's requirements.

Pedestrian street crossings will be as shown on the Preliminary Development Plan.

Emergency vehicular access will be granted on all private interior vehicular circulation elements.

DRAINAGE

The drainage area which currently runs through the property will be improved and modified in accordance with the Preliminary Grading and Drainage Plan as drawn by Miller-Ernstsen and Associates dated November 30, 1979. In addition, the portion of the drainage area which has eroded on the southerly portion of the property will be filled in and a shallow drainage channel will be constructed in this filled-in area. Said drainage channel will be adequately stabilized with rock rip rap in order to prevent further erosion in this portion of the drainage area.

All disturbed portions of the drainage area will be reseeded with native grasses, and trees will be planted in accordance with the Preliminary Landscape Plan by THK Associates dated April 17, 1980, which Landscape Plan is incorporated in these Plan Regulations by this reference.

UTILITIES

Utilities (water, sewer, gas, electric, telephone), adequate to serve the site, are available in the rights-of-way and easements that bound the site. Within the zone lots, utility easements will be provided as needed.

Utility lines shall be located underground, with transformers, meters, and similar appurtenances installed above ground and screened (walls or fences and plant material) from public use areas.

ARCHITECTURE

Appropriate architectural controls will be imposed by the recording of restrictive covenants prior to any sales being made. Arapahoe Road Investment Company, as owner, will review all architectural plans in order to insure the compatibility of each building as that building relates to other buildings in the development. This should not be construed to mean that each building in the development will look exactly like every other building, but it is intended that each building will be architecturally designed in such a manner as to bear a resemblance to the other buildings, so that the entire project, when completed, will provide a planned and unified aesthetic character.

Exterior surfacing materials will be those common to residential areas (brick, stone, wood siding, wood shakes, etc.), but their use will reflect more restrictive, commercial building codes. Reflective glass and metal surfaces will not be allowed.

PARKING

Off-street Parking - Minimum Requirement:

Each building in the development will be required to provide off-street parking for a minimum of one car per 300 square feet of net leasable area in the building.

LOADING, STORAGE AND TRASH AREAS

All loading, storage and trash areas will be located within or at the ends of buildings. Exterior storage and trash areas shall be completely screened from view from adjacent properties, and such screening shall consist of materials used in the construction of the building which such storage area is intended to serve.

LANDSCAPING

Landscaping along the entire length of the drainage area on the property will be as shown on the Preliminary Landscape Plan as drawn by THK Associates dated April 17, 1980. In all other areas of the development, landscaping shall consist of grass, trees, hedges and shrubs and shall be installed in accordance with the provisions of a Declaration of Protective Covenants to be prepared by Holmquist-Ogden Company and recorded in the Clerk and Recorder's office of Arapahoe County prior to the sale of any of the subdivision lots. Said Declaration of Protective Covenants shall contain the same provisions regarding landscaping improvements as is contained in paragraphs 5.7.1 and 5.7.2 of the Declaration of Protective Covenants for Arapahoe Plaza, which is recorded in Book 3077 at Page 565 through 581 of the Clerk and Recorder's records in Arapahoe County.

Maintenance of all landscaped areas in the development will be in accordance with the provisions of the aforementioned Declaration of Protective Covenants which will be recorded prior to the sale of any of the lots. Said Declaration of Protective Covenants shall contain the same provisions regarding landscape maintenance as are contained in the Declaration of Protective Covenants for Arapahoe Plaza in paragraphs 5.7.3, 5.8.1, and 5.8.2.

CUT AND FILL

Grading of the development shall be done in such a manner as to create berms four to six feet in height along the south side of all building and parking areas of the buildings located south of Arapahoe Court in the subdivision. Such berms shall be landscaped in accordance with the Preliminary Landscape Plan as drawn by THK Associates dated April 17, 1980.

All other earthwork requirements for development of the property will be in accordance with a Preliminary Grading and Drainage Plan as drawn by Miller-Ernstsen and Associates, Inc., dated November 30, 1979. The amount of cut and fill on the site will be consistent with said Preliminary Grading and Drainage Plan.

EXTERIOR LIGHTING

Sidewalk and building entry lighting will not exceed 10' in height. Low intensity lighting will be used in order to minimize its impact on adjacent properties.

Parking lot lighting will not exceed 28' in height and will be directional at the perimeter of the parking areas in order to minimize its impact on adjacent properties. No parking lot lighting will be directed in such a manner as to create an undesirable amount of light in adjacent residential areas and low intensity lighting will be used. No sodium lighting shall be allowed anywhere within the subdivision.

SIGNS

There shall be a maximum of two subdivision identification signs; one at the intersection of Arapahoe Court and South Spruce Street and one at the intersection of Arapahoe Court and East Arapahoe Road. Such signs shall be used for development identification as well as building owner and/or tenant identification and will be a maximum of 15' in height and have a maximum of 200 square feet per face.

Two free-standing building identification signs will be allowed for each of the buildings fronting on Arapahoe Road. One such sign shall be allowed in the front yard area along Arapahoe Road and the other will be placed adjacent to the parking area along Arapahoe Court. One building identification sign will be allowed for each of the buildings fronting on Arapahoe Court and shall be located adjacent to the building and/or parking area. All building identification signs shall be a maximum of 10' in height with a maximum of 50 square feet per face. Building identification signs will be used to identify the building and/or tenants located therein.

All of the abovementioned signs will be compatible with the architectural theme of the buildings in the subdivision in terms of color, texture, material, size and proportion. No blinking, flashing, or animated signs shall be allowed anywhere in the subdivision.

Traffic and directional signs shall be permitted within or adjacent to parking areas and such signs shall be compatible with the architectural design of the building.

One "For Sale" or construction sign shall be allowed for each undeveloped lot. Such sign shall not exceed 10' in height and shall contain a maximum of 50 square feet per face. Each such sign shall be limited to a maximum of two faces.

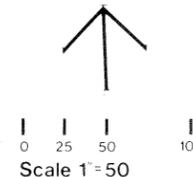
DEVELOPMENT PLAN REGULATIONS

ARAPAHOE PLAZA EAST - OFFICE PARK

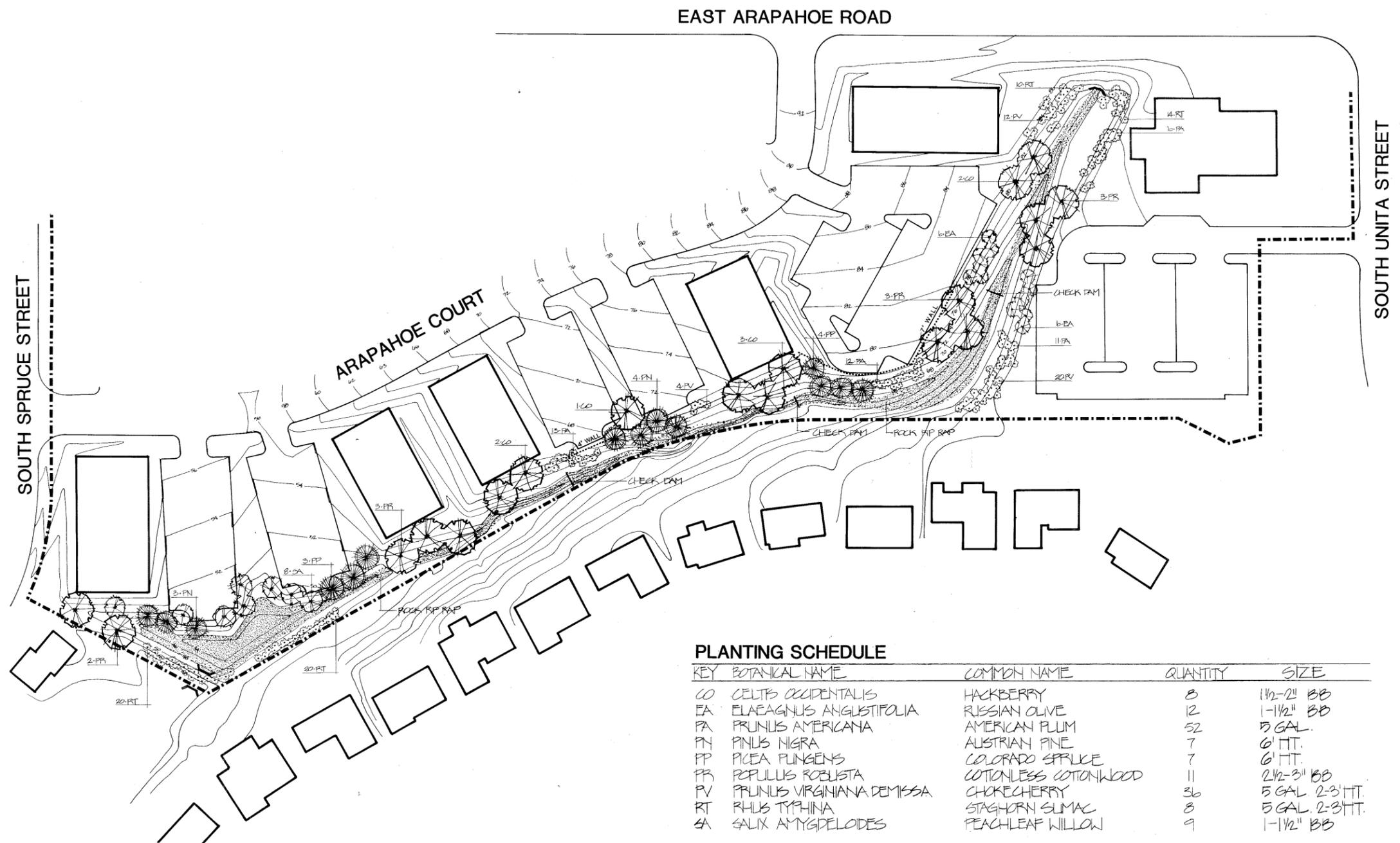
OWNER: ARAPAHOE ROAD INVESTMENT COMPANY
% HOLMQUIST-OGDEN CO., AGENT · GREENWOOD PLAZA · TERRACE BLDG. · ENGLEWOOD, CO. 80110

DATE FEB. 1, 1980
REVISIONS MARCH 17, 1980
APRIL 10, 1980
MAY 21, 1980

ENGINEER
MILLER-ERNSTSEN & ASSOC. INC.
7950 EAST PRENTICE AVE.
ENGLEWOOD, COLO. 80111



ARAPAHOE
PLAZA EAST



PLANTING SCHEDULE

| KEY | BOTANICAL NAME | COMMON NAME | QUANTITY | SIZE |
|-----|---------------------------|-----------------------|----------|-----------------|
| CO | CELTIS OCCIDENTALIS | HACKBERRY | 8 | 1 1/2-2" BB |
| EA | ELAEAGNUS ANGUSTIFOLIA | RUSSIAN OLIVE | 12 | 1-1 1/2" BB |
| PA | PRUNUS AMERICANA | AMERICAN PLUM | 52 | 5 GAL. |
| PN | PINUS NIGRA | AUSTRIAN PINE | 7 | 6' HT. |
| PP | PICEA PLUNGENS | COLORADO SPRUCE | 7 | 6' HT. |
| PR | POPULUS ROBUSTA | COTTONLESS COTTONWOOD | 11 | 2 1/2-3" BB |
| PV | PRUNUS VIRGINIANA DEMISSA | CHOKECHERRY | 36 | 5 GAL. 2-3' HT. |
| RT | RHUS TYPHINA | STAGHORN SUMAC | 8 | 5 GAL. 2-3' HT. |
| SA | SALIX AMYGDALOIDES | PEACHLEAF WILLOW | 9 | 1-1 1/2" BB |

LANDSCAPE PLANTING PLAN

ARAPAHOE PLAZA EAST · OFFICE PARK

OWNER: ARAPAHOE ROAD INVESTMENT COMPANY
 C/O HOLMQUIST-OGDEN CO., AGENT · GREENWOOD PLAZA · TERRACE BLDG. · ENGLEWOOD, CO. 80110

DATE APRIL 17, 1980

REVISIONS

ENGINEER
 MILLER-ERNSTEN & ASSOC INC
 7950 EAST PRENTICE AVE
 ENGLEWOOD, COLO 80111

0 25 50 100
 Scale 1" = 50'



1601 emerson street
 denver, colorado 80218
 (303) 832-5417

ARAPAHOE PLAZA
 EAST (LANDSCAPING)

260-5