

development stipulations

intent

This Preliminary Development Plan, submitted under the B-1 PUD Zone Category, illustrates an emerging concept in office development. The concept is to develop condominium for sale or lease office units in a park like setting similar to condominium residential units.

The applicant is committed to an architectural and landscape architectural theme reflective of residential development as illustrated in the accompanying architectural drawings.

It is the applicant's intent to begin development of approximately 50,000 square feet of office space within 1 (one) year of final Arapahoe County approval of the PDP, B-1PUD rezoning, FDP and FP.

general

pdp

This Preliminary Development Plan illustrates proposed land uses, general building areas, vehicular and pedestrian circulation, site data and development stipulations. This document is general in character, and is intended to allow minor changes in subsequent final development plans.

dedications and easements

Dedicated streets will be improved by the Developer or Arapahoe County, whichever is appropriate, and will be maintained by Arapahoe County. Additional utility easements will be granted as necessary.

DEDICATED STREETS

	ROW	Paving Width	
South Quebec Street	80'	64'	
East Peakview Avenue	60'	44'	15' Additional

area stipulations

uses

Land uses permitted shall comply with the B-1 Administrative and Professional Offices category of the Arapahoe County Zoning resolution with the following exceptions:

- warehouse
- And Additions: health club

yard requirements

Max. building height on Quebec:	1 1/2 story
Max. building height bal. of site:	2 1/2 story
Min. distance structure to property line:	10'
Min. distance structure to S. Quebec St.:	15' corner
	25' surface
Min. distance structure to E. Peakview Ave:	10' corner
	20' surface
Total off-street parking spaces:	600 spaces
(Approx. 1 sp./250 GFA)	

structural development design

The scale of structures shall be consistent within the project and with human scale. None will be monumental, and all shall conform to these stipulations.

The palette of materials shall consist of wood, brick, stucco, or textured concrete as major visual elements of the structures. The color palette shall be earth tones with pastels prohibited.

The design motifs and structural shapes shall be as presented in the architectural character studies. Changes and variations in shapes consistent with the use intended shall be allowed, but architectural integrity shall be maintained throughout the development.

The project shall be designed in accordance with the appropriate version of the Uniform Building Code as modified by Arapahoe County. The buildings and arrangements of buildings, as well as pertinent structures, shall conform to the requirements of the Arapahoe County Building Department, and the various County review agencies, including fire protection.

site development drainage

Dominant natural drainage ways will be preserved and/or improved to maintain historic flows by means of sound engineering design. On site detention will be the responsibility of the Developer.

fencing

All permanent fences, screens, and retaining walls will be of wood, metal and/or masonry materials to complement architectural forms, colors, and materials of the primary structures of the development.

lighting

The goal of the area lighting scheme shall be to maintain an adequate, but subdued, light level for all areas in the project. There shall be no contribution to increased lighting on any properties adjacent to the project, and office parking lot lighting will not be left on over night.

lighting (cont.)

To accomplish these goals, several lighting fixture types and combination of fixtures shall be used. These may include metal halide fixtures that provide appropriate light pattern cut-offs; low intensity and low profile lights to provide general illumination along pedestrian and vehicular areas; decorative light fixtures, mounted on poles or masts (not to exceed 12' in height), that emit low intensity subdued light more of a decorative nature than provide area lighting; and lighting of various landscape features.

All types of area lighting shall be designed to be consistent with the best use of energy for a given light output. Low energy sources such as metal halide color corrected mercury vapor, and possibly some sodium shall be considered. Pole and fixture locations shall accommodate snow removal and storage. All wiring will be concealed underground or within structures.

trash disposal

Exterior storage of trash will be prohibited until facilities are: (1) attractively screened from view, (2) protected from dogs, cats, rodents, insects, and wind, (3) situated so as not to cause nuisance to adjacent property, or pedestrian or vehicular traffic.

open space and landscaping

Improvement and maintenance of private open spaces and landscaped portions of dedicated rights-of-way shall be the responsibility of the developer.

The site shall have a minimum of 20% of its total area devoted to landscaping, with sidewalks and patios included. A minimum of 50% organic plant material with one tree per 600 square feet is required. The setback area adjacent to public rights-of-way shall receive particular landscape attention.

parking and circulation

Parking areas and drives will consist of a hard surface such as asphalt or concrete. Bermed landscape islands and buffer strips will be incorporated to soften parking areas, and provide screening and shade. Circulation will be designed so as to move vehicles and pedestrians as efficiently and safely as possible on site.

service areas

Exterior areas for pick-up and delivery of equipment and merchandise will be architecturally co-ordinated to insure the design integrity of the development. These areas will be screened from general view by walls, fencing or landscaping as required.

signage

Will comply with Arapahoe County zoning ordinance. The architectural unification of all freestanding signs, including site design, materials, color and location is essential in implementing the design integrity of the entire development. All signs shall be designed, proportioned, and positioned as an integral element of the total design of the structures. Flashing or animated signs will not be permitted. Each unit will be permitted one identification sign, copy being limited to occupancy identification and business type. There shall be no signage or advertisement on any building roof.

utilities

Proposed power and communications utilities will be installed underground and easements will be granted as necessary. Above ground appurtenances will be carefully located and appropriately screened from view. Ground level or roof mounted mechanical systems will be screened. Fire hydrants will be provided in accordance with Arapahoe County and Castlewood Fire Department requirements, and will be operative during construction of combustible materials.

statement of zoning change

On the 25th day of August, 1980, the Board of County Commissioners of Arapahoe County, Colorado, zoned the following described property to B-1 By Commissioners' Resolution Number _____

The development of the following described property, located in Arapahoe County, shall be in accordance with this preliminary development plan on file with the Arapahoe County Planning Department:

Tract 41, Clark Colony
A subdivision of Section 21
Township 5 South
Range 67 West
County of Arapahoe, State of Colorado

attest

County Clerk

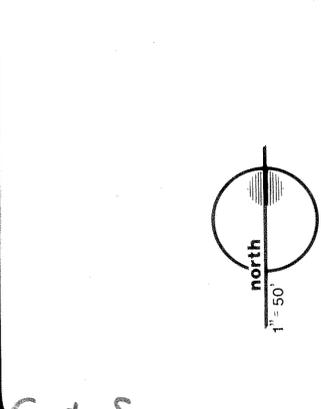
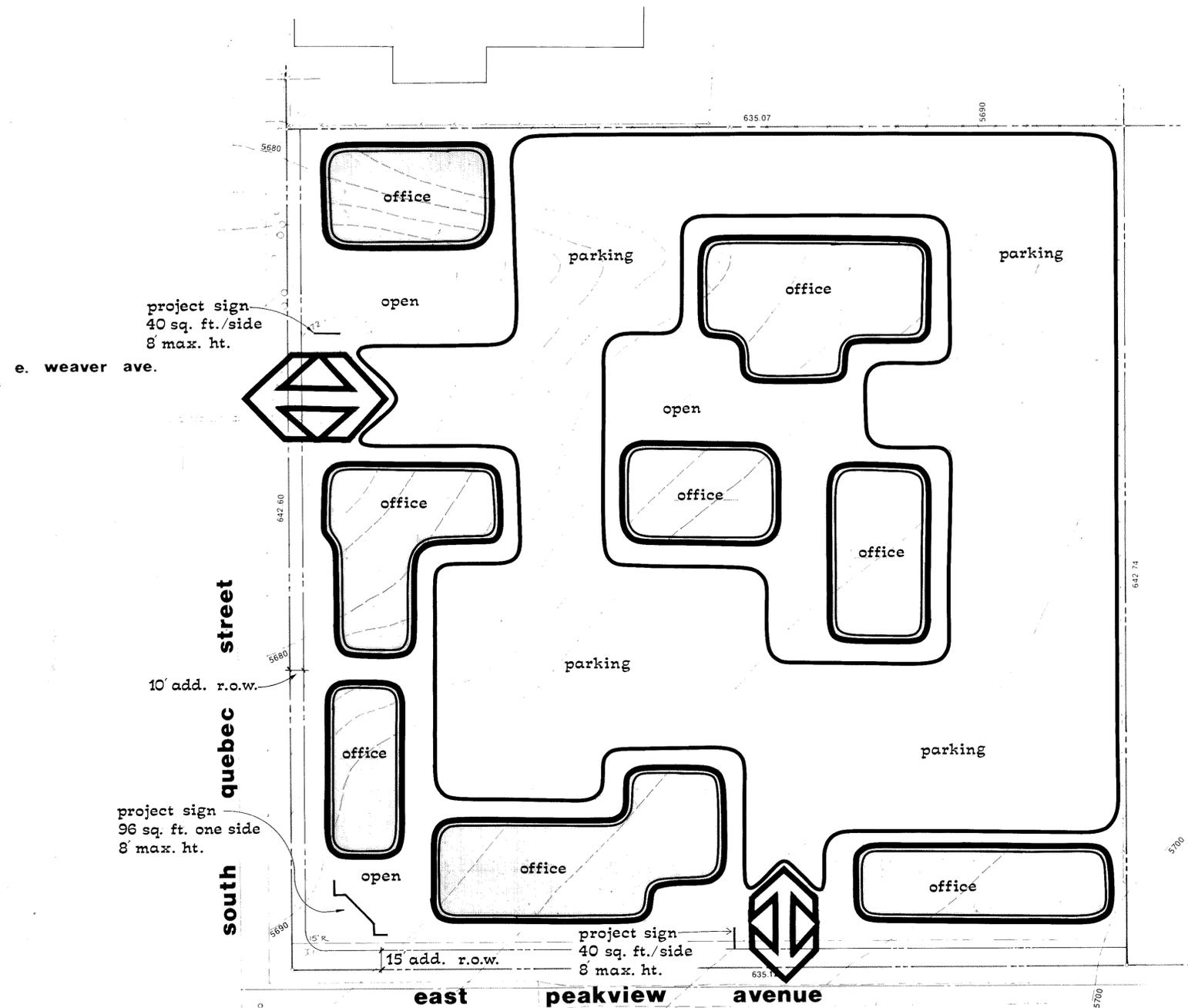
Chairman John J. Mitchell

Board of County Commissioners

The foregoing instrument was acknowledged before me this _____ day of _____, 19____.

Notary Public _____

My commission expires _____



site data

	Sq. Ft.	Acres	Percent	RE
Existing Zoning	408,157	9.37	100	B-1 PUD
Proposed Zoning	100,000	2.30	24.5	Vacant
Existing Use	150,000			Offices
Proposed Use	216,999	4.98	53.2	
Total Site	81,631	1.87	20.0	
Structural Coverage	9,527	.22	2.3	
Gross Floor Area				
Parking & Drives				
Open Space				
Dedicated R.O.W.				

Legal and boundary survey provided by Kurt O. Linn, Jr., Registered Land Surveyor, 7575 West 23rd Avenue, Lakewood, Colorado, 80215.

Topographic survey provided by Miller-Ernstsen and Associates, 7950 East Prentice Avenue, Suite 202, Englewood, Colorado, 80111.

a preliminary development plan for:
heritage professional park
arapahoe county colorado

c & s construction co., inc.
9145 e. kenyon ave. suite 201
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(303) 741-1600

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2755 s. locust #117 denver, colorado 80222
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job number
20 - 79
date
may 16, 1980

revisions
RAW, SIGNS, 7-14-80 KR

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