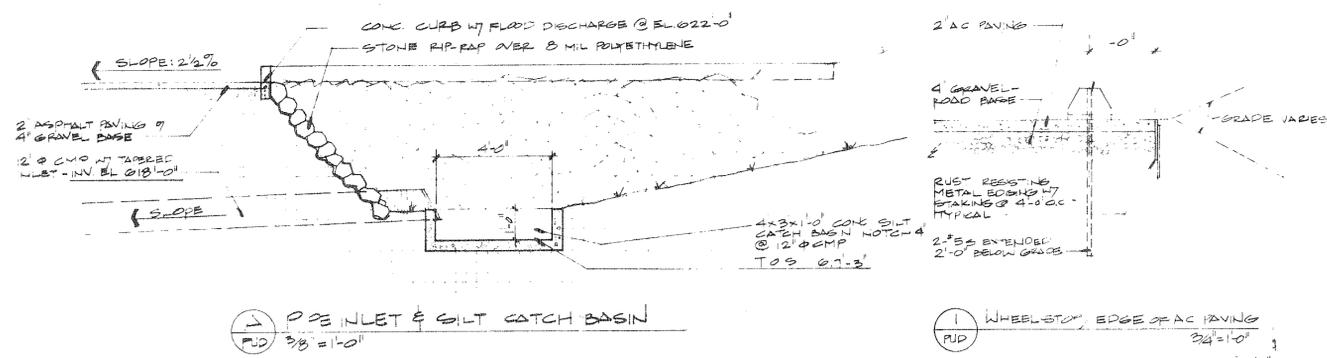


LANDSCAPE MATERIALS

- ORNAMENTAL TREE - 1 1/2" CALIPER
COLORADO SPRUCE, YUCCA, JUNIPER, SPYRUS, PINE, CEDAR, EVERGREEN
- EVERGREEN TREE - 3-4" HEIGHT
COLORADO SPRUCE, YUCCA, JUNIPER, SPYRUS, PINE, CEDAR, EVERGREEN
- SHRUB - SIZE VARIES
MUCHO PUE, JAPANESE YEW, JUNIPER, LILAC, FORSYTHIA
- GROUND COVER OR LOW SPREADING SHRUBS
CROWN VETCH, IVY, SEDUM, COTONEASTER, JUNIPER



LEGAL DESCRIPTION

SURVEY DESCRIPTION
FOUR (4) PARCELS OF LAND LYING WITHIN THE N 1/2 NE 1/4 NE 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

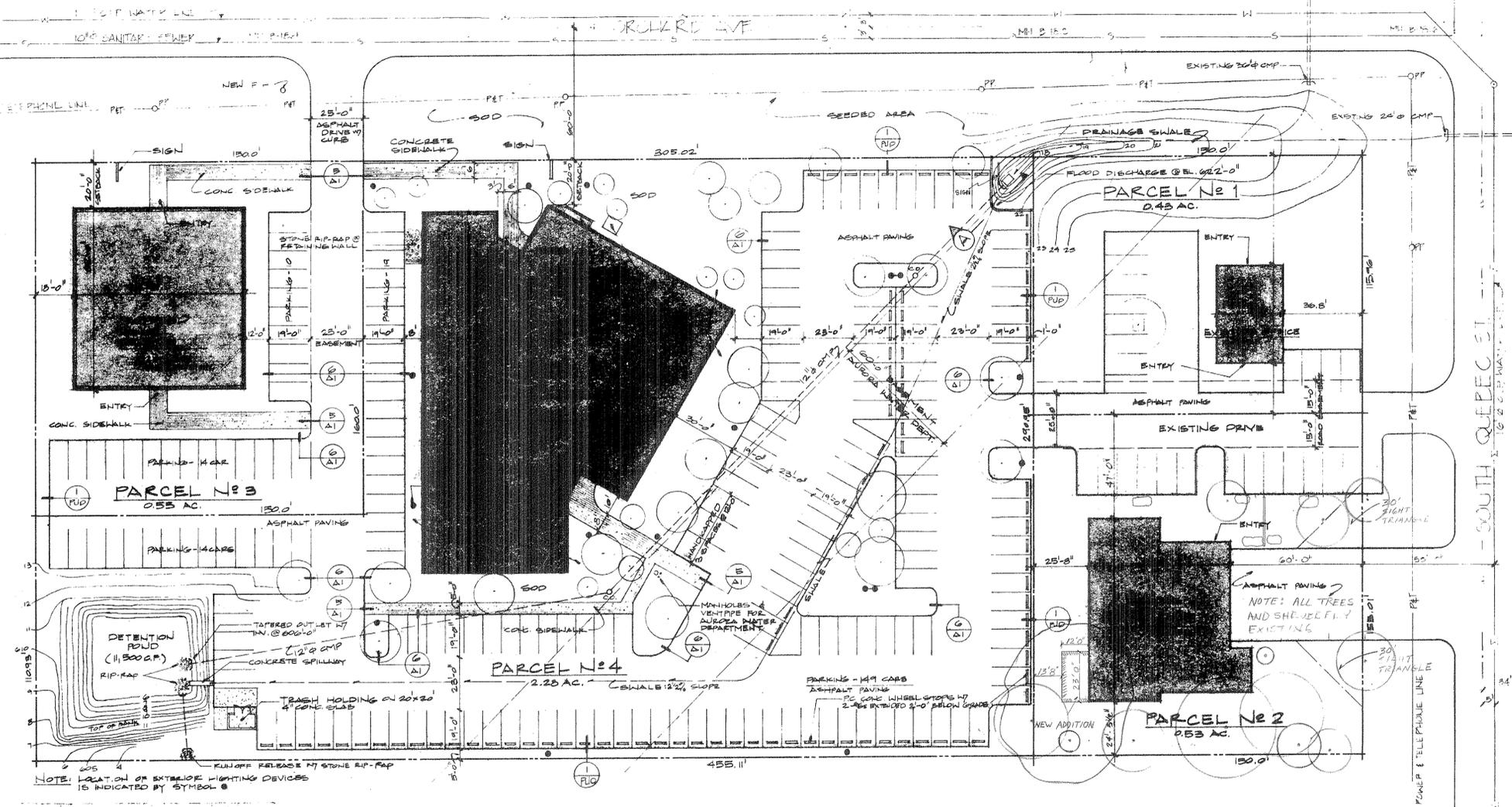
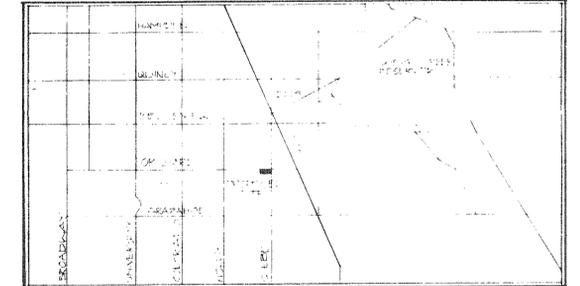
PARCEL NO. 1
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 55.00 FEET; THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 115.95 FEET; THENCE WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 150.00 FEET; THENCE NORTHERLY, PARALLEL WITH THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 115.95 FEET TO A POINT 60.00 FEET SOUTHERLY FROM THE NORTH LINE OF SAID SECTION 20; THENCE EASTERLY, PARALLEL WITH THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 150.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.40 ACRES, MORE OR LESS.

PARCEL NO. 2
BEGINNING AT THE SOUTHWEST CORNER OF SAID N 1/2 NE 1/4 NE 1/4; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID N 1/2 NE 1/4 NE 1/4, A DISTANCE OF 55.00 FEET, TO THE TRUE POINT OF BEGINNING; THENCE WESTERLY, ALONG SAID SOUTH LINE, A DISTANCE OF 150.00 FEET; THENCE NORTHERLY, PARALLEL WITH THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 155.00 FEET TO THE SOUTHWEST CORNER OF PARCEL NO. 1; THENCE EASTERLY, PARALLEL WITH THE NORTH LINE OF SAID SECTION 20 AND ALONG THE SOUTH LINE OF PARCEL NO. 1, A DISTANCE OF 150.00 FEET TO A POINT 55.00 FEET WESTERLY FROM THE EAST LINE OF SAID SECTION 20; THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 155.01 FEET TO THE TRUE POINT OF BEGINNING; CONTAINING 0.53 ACRES, MORE OR LESS.

PARCEL NO. 3
BEGINNING AT THE NORTHWEST CORNER OF SAID N 1/2 NE 1/4 NE 1/4 NE 1/4; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID N 1/2 NE 1/4 NE 1/4 OF SAID SECTION 20, A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY, ALONG SAID WEST LINE, A DISTANCE OF 160.00 FEET; THENCE EASTERLY, PARALLEL WITH THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 150.00 FEET; THENCE NORTHERLY, PARALLEL WITH THE WEST LINE OF SAID N 1/2 NE 1/4 NE 1/4 NE 1/4, A DISTANCE OF 160.00 FEET TO A POINT 60.00 FEET FROM THE NORTH LINE OF SAID SECTION 20; THENCE WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 150.00 FEET TO THE TRUE POINT OF BEGINNING; CONTAINING 0.55 ACRES, MORE OR LESS.

PARCEL NO. 4
BEGINNING AT THE NORTHWEST CORNER OF SAID N 1/2 NE 1/4 NE 1/4 NE 1/4; THENCE SOUTHERLY, ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 150.00 FEET; THENCE SOUTHERLY, PARALLEL WITH THE WEST LINE OF SAID N 1/2 NE 1/4 NE 1/4 NE 1/4, A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING AND THE NORTHEAST CORNER OF PARCEL NO. 3; THENCE EASTERLY, PARALLEL WITH THE NORTH LINE OF SAID SECTION 20 AND ALONG THE WEST LINES OF PARCEL NOS. 1 AND 2, A DISTANCE OF 270.95 FEET TO THE SOUTH LINE OF SAID N 1/2 NE 1/4 NE 1/4 NE 1/4; THENCE WESTERLY, ALONG SAID SOUTH LINE, A DISTANCE OF 155.11 FEET TO THE WEST LINE OF SAID N 1/2 NE 1/4 NE 1/4 NE 1/4; THENCE NORTHERLY, ALONG SAID WEST LINE, A DISTANCE OF 110.93 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL NO. 3; THENCE EASTERLY, PARALLEL WITH THE NORTH LINE OF SAID SECTION 20 AND ALONG THE SOUTH LINE OF SAID PARCEL NO. 3, A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL NO. 3; THENCE NORTHERLY, PARALLEL WITH THE WEST LINE OF SAID N 1/2 NE 1/4 NE 1/4 NE 1/4 AND ALONG THE EASTERLY LINE OF SAID PARCEL NO. 3, A DISTANCE OF 160.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 2.28 ACRES, MORE OR LESS.

VICINITY MAP



DEVELOPMENT DATA:

	PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4	TOTALS
LAND USE	EXISTING OFFICE BUILDING PARKING	EXISTING FIRE STATION	PROPOSED OFFICE BUILDING WITH PARKING	PROPOSED MEDICAL CLINIC WITH DRAINAGE, RETENTION AND PARKING	TOTALS
LAND AREA	17,424 SQ. FT.	23,087 SQ. FT.	23,958 SQ. FT.	99,317 SQ. FT.	163,786 SQ. FT.
MAXIMUM HEIGHT OF STRUCTURES	20 FT.	24 FT.	28 FT.	35 FT.	
SETBACKS: FRONT	36 FT.	50 FT.	25 FT.	20 FT.	
REAR	86 FT.	13 FT.	13 FT.	27 FT.	
SIDE	22 FT.	25 FT.	18 FT.	85 FT.	
GROSS FLOOR AREA	2,536 SQ. FT.	5,606 SQ. FT.	19,200 SQ. FT.	43,274 SQ. FT.	70,340 SQ. FT.
LOT COVERAGE	6,852 SQ. FT.	11,573 SQ. FT.	15,040 SQ. FT.	67,137 SQ. FT.	100,602 SQ. FT.
OFF STREET PARKING	11 CARS	14 CARS	53 CARS	153 CARS	231 CARS
OFF STREET PARKING AND CIRCULATION	5,584 SQ. FT.	6,243 SQ. FT.	9,040 SQ. FT.	50,982 SQ. FT.	71,849 SQ. FT.
UNOBSTRUCTED OPEN SPACE	10,572 SQ. FT.	11,238 SQ. FT.	8,918 SQ. FT.	32,180 SQ. FT.	63,184 SQ. FT.
PERCENTAGE OF OPEN SPACE	60%	49%	37%	32.5%	39%

Development History

THIS P.U.D. WAS ORIGINALLY APPROVED OCTOBER 8, 1979, CASE NO. 274-009
IT WAS LAST AMENDED MARCH 24, 1980, CASE NO. A80-005
THIS SECOND AMENDMENT, CASE NO. 291-016 ADDS
A RECREATIONAL FACILITY.
REDUCES THE PERCENTAGE OF OPEN SPACE.
REDUCES THE WEST SIDE SETBACK REQUIREMENT TO PARCEL 2 ONLY.

2nd Amendment to a Parcel 2 of Tsamafyros P.U.D.

PLANNING COMMISSION RECOMMENDATION
This PDP/FDP recommended by the Arapahoe County Planning Commission, this 19th day of November A.D., 1991.
Chairman: *Paul Roberts*
BOARD OF COUNTY COMMISSIONER APPROVAL
This PDP/FDP approved by the Arapahoe County Board of Commissioners, this 14th day of January A.D., 1992.
Chairman: *Thomas Eggett*
Attest: *Mary Ann Berg*

Prepared by:
CASTLEWOOD FIRE DEPARTMENT
12080 E Briarwood Ave, Englewood, Co. 80112



PUD

STANDARD NOTES

STANDARD NOTES

The Owner(s), Developer(s) and/or Subdivider(s) of the Tsamafyros P.U.D./ Parcel 2 known as Castlewood Fire Department Addition, their respective successors, heirs and/or assigns agree to the following notes:

1. 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 of the recording of this plat/plan. 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.

2. PRIVATE STREETS 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.

3. 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.

4. EMERGENCY ACCESS NOTE

Emergency access is granted herewith over and across all paved areas for police, fire and emergency vehicles.

5. 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:

- a) Design and construct the local drainage system as defined by the Phase III drainage report and plan.
- b) 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.
- c) 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.

6. 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 Castlewood Fire Department's engineer. Arapahoe County reviews drainage plans pursuant to Colorado Revised Statutes Title 30, Article 28, but cannot, on behalf of Castlewood Fire Department guarantee that final drainage design review will absolve Castlewood Fire Department 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 Castlewood Fire Department's engineer's drainage design.

7. 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 perimeter 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.

8. 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 within said triangle as measured from the highest curb top elevation directly adjacent to the Traffic Sight Triangle.

2nd Amendment to a Parcel 2 of Tsamafyros P.U.D.

Prepared by:

CASTLEWOOD FIRE DEPARTMENT

12080 E Briarwood Ave., Englewood, Co. 80112