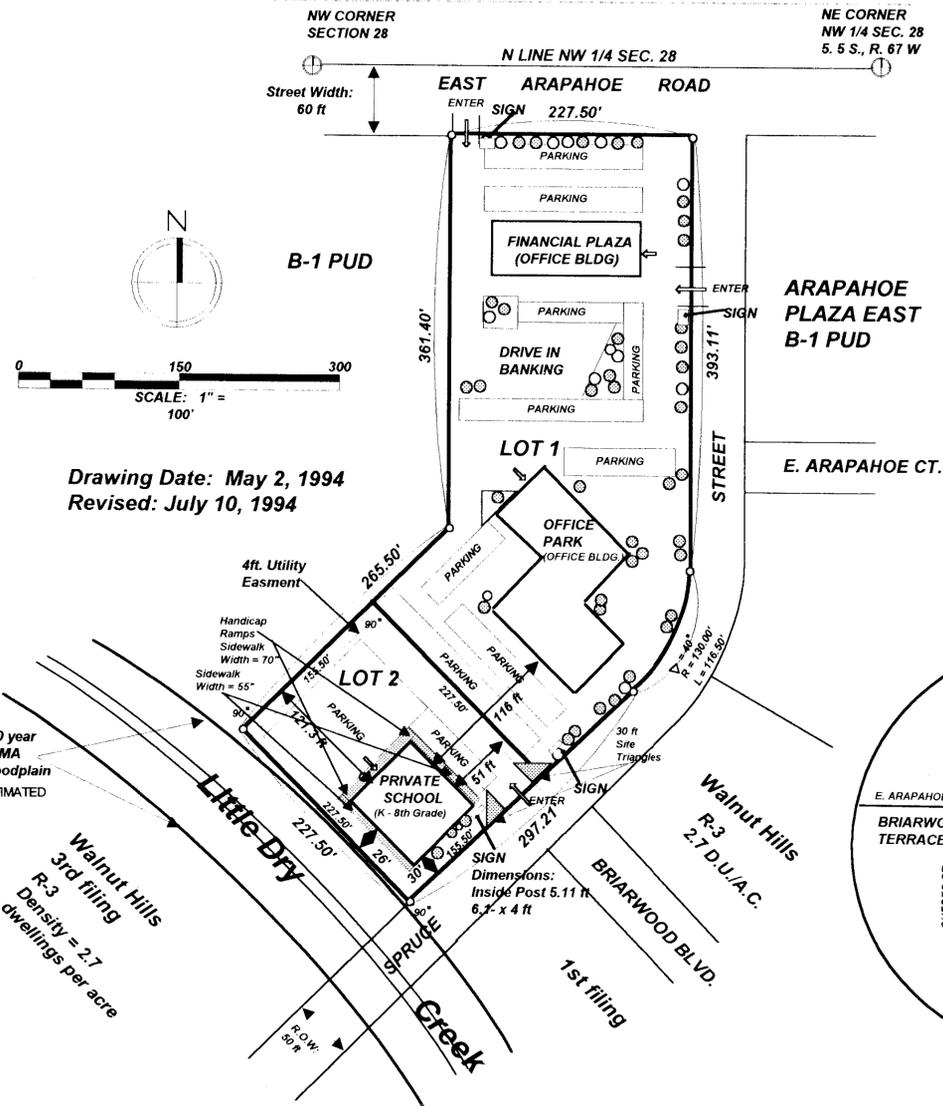


# BRIARWOOD TERRACE

SECOND AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN  
A PART OF THE NW 1/4 OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 67 WEST PRINCIPAL MERIDIAN  
COUNTY OF ARAPAHOE, STATE OF COLORADO

## LEGAL DESCRIPTION

Commencing at the Northeast corner of said Northwest one-quarter of Section 28, thence Westerly and along the North line of said Northwest one-quarter, 881.00 feet; thence on an angle to the left of 90°00'00", 60.00 feet to the Point of Beginning; thence continuing along the aforesaid course and along the Westerly right-of-way of Spruce Street, 393.11 feet to a point of curve; thence along said Right-of-way and along a curve to the right having a radius of 150.00 feet, a central angle of 44°30'00", an arc distance of 116.50 feet to a point of tangent; thence along said tangent and along said Right-of-way, 297.21 feet; thence on an angle to the right of 90°00'00", 227.50 feet; thence on an angle to the right of 90°00'00", 265.50 feet, thence on an angle to the left of 44°30'00", 361.40 feet to a point on the South Right-of-way of Arapahoe Road, thence on an angle to the right of 90°00'00" and along said right-of-way of Arapahoe Road; thence on an angle to the right of 90°00'00" and along said Right-of-way, 227.50 feet to the Point of Beginning, containing 163,328.13 square feet or 3.749 acres, more or less.



Drawing Date: May 2, 1994  
Revised: July 10, 1994

PLANNING COMMISSION RECOMMENDATION

Recommended by the Arapahoe County Planning Commission, this 21st day of June, 1994, A.D.

BY: *[Signature]*  
CHAIRMAN

APPROVAL BY THE COUNTY COMMISSIONERS

Approved by the Board of County Commissioners of Arapahoe County, State of Colorado, this 25th day of July, 1994, A.D.

ATTEST: *[Signature]* BY: *[Signature]*  
CHAIRMAN

Land Use Summary			
Total Land Area = 163,328.13 sq ft - 3.749 acres			
	sq ft	Acreage	% Net
Financial Bldg - Lot 1	8,946.00	0.205	5.48%
Office Bldg - Lot 1	14,136.00	0.325	8.65%
Office Bldg - Lot 2	5,306.70	0.122	3.25%
Parking & Open Area	83,323.95	1.913	51.02%
Landscape & Walks	51,615.48	1.185	31.60%
<b>Total</b>	<b>163,328.13</b>	<b>3.749</b>	<b>100.00%</b>

Total Building Area: 49,449.18 sq ft  
Building Area to Land Ratio: 1 : 3  
Parking Spaces to Building Area Ratio (165 spaces): 1 : 300

Land Use Lot 1			
	sq ft	Acreage	% Net
Financial Bldg - Lot 1	8,946.00	0.205	6.99%
Office Bldg - Lot 1	14,136.00	0.325	11.05%
Parking	64,904.00	1.490	50.73%
Landscape & Walks	32,965.48	0.917	31.23%
<b>Total</b>	<b>127,951.48</b>	<b>2.937</b>	<b>100.00%</b>

Current Zoning - B-1 PUD  
Current Land Use - Administrative, Professional, Financial  
Gross Floor Area:  
Financial Bldg - Lot 1 15,067.26 sq ft  
Office Bldg - Lot 1 25,597.92 sq ft

Land Use Lot 2			
	sq ft	Acreage	% Net
Office Bldg.	5,306.70	0.122	15.00%
Parking	18,419.55	0.423	52.07%
Landscape & Walks	11,680.00	0.267	32.93%
<b>Total</b>	<b>35,376.25</b>	<b>0.812</b>	<b>100.00%</b>

Set Backs: (See Map) SE - 30 ft, SW - 26 ft, NW - 121.3 ft, NE - 51 ft  
Distance between structures (See Map) - approx 116 ft  
Total Building Area: 8,784.00 sq ft  
Building Area to Land Ratio: 1 : 25  
Parking Spaces to Building Area Ratio (48 spaces): 1 : 183 S.F.G.L.A.  
Maximum Building Height - 30 ft  
Current Zoning - B-1 PUD  
Current Land Use - Administrative, Professional, Medical or Dental  
Proposed Zoning - B-1 PUD  
Proposed Land Use - Administrative, Professional, Medical or Dental, and Private School (K-8)

## NOTES

1. The Owner(s) of the Preliminary Development Plan known as the Briarwood Terrace Second Amendment to the Preliminary Development Plan, their respective successors, heirs and/or assigns agree to the following notes:

### Drainage Maintenance

The property owner shall be responsible for maintenance of all drainage facilities installed pursuant to the subdivision agreements. Including, but 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.

### Emergency Access

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

### Landscape Maintenance

The owners of this development, 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 development, their successors and/or assigns in interest, or some other entity other than Arapahoe County, agree to the responsibility for maintaining all other open space areas associated with this development.

### 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.

### Drainage Master Plan

Although no new development or redevelopment is proposed, the owners agree to 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 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 development 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.

## 2. Amendment History

This Second Amendment to the Preliminary Development Plan for Briarwood Terrace sets forth the following changes as described: Amend the Permitted Land Use to include Private School (Grades K-8).

The First Amendment to the PDP for Briarwood Terrace: To revise signage on Lot 1, approved 9/22/80, Case No. A80-021.

The original Preliminary Development Plan approved 5/7/79, Case No. 279-007.

## 3. Owner of Record

*[Signature]*  
Channel Investments Inc. (by G. C. Clement)

OWNER: CHANNEL INVESTMENTS INC.  
REPRESENTATIVE: COLLEGIATE SCHOOL OF DENVER

*[Signature]*

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