

hillside park

preliminary development plan arapahoe county, colorado

Lots 1, 2, 4, 5, & 7, of Hillside Park at Southgate Corporate Center, being a replat of Lots 14 and 15 of Kelmore Professional Park, Filing No. 2, recorded in Book 21, at pages 7 and 8, of Arapahoe County, Colorado.

standard notes

- The owner(s), developer(s) and/or subdivider(s) of the Preliminary Development Plan known as Hillside Park, 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 in 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 until such time as the County accepts the responsibility for 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), 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.

e. private street maintenance

- It is mutually understood and agreed that the private roadways shown on the plat/plan are not in conformance with Arapahoe County Roadway Design and Construction Standards and will not be maintained by the County until and unless the streets are constructed in conformance with the Subdivision Regulations in effect at the date of the request for dedication. 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 responsibility for maintenance as stated above.

f. 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 Turner, Collie & Braden, Inc. Arapahoe County reviews drainage plans pursuant to Colorado Revised Statutes Title 30, Article 28, but cannot, on behalf of Yosemite Properties, LLC, guarantee that final drainage design review will absolve Yosemite Properties, LLC, 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 Turner Collie & Braden, Inc.'s drainage design.

g. 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.

h. 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.

i. 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.

j. maintenance easement

- A maintenance easement may be required for developments with zero side setbacks if one structure is built on the lot line. In order to maintain structure with the zero side setback, a maintenance easement may be required on the adjacent lot to enable maintenance to be performed on said structure from the adjoining property. Each lot owner agrees to allow adjacent lot owners access across their lot, within five feet of the common lot line, as may be needed to maintain and repair the adjacent owner's principal structure. Each adjacent owner agrees to repair any damage which may be caused to the lot owner's property from the adjacent owner's use of this maintenance easement, and to take all necessary steps to avoid causing such damage.

k. 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.

legal description

Lots 1, 2, 4, 5, & 7, of Hillside Park at Southgate Corporate Center, being a replat of Lots 14 and 15 of Kelmore Professional Park, Filing No. 2, recorded in Book 21, at pages 7 and 8, of Arapahoe County, Colorado.

Owner of Record

Donald E. Sieck, Manager
South Yosemite Properties, LLC.

Planning Commission Recommendation

Recommended by the Arapahoe County Planning Commission, this 18th day of October, 1994.
CHAIRMAN: Pro Sen

Board of County Commissioner Approval

Approved by the Arapahoe County Board of Commissioners this 6th day of June, 1994.
CHAIRMAN: Howard Eggert
ATTEST: Donetta Davidson

Z94-024

a preliminary development plan for:

hillside park

arapahoe county

colorado

yosemite properties, LLC
c/o plan west, inc.
8000 east prentice ave., suite c-1
englewood, colorado 80111
(303) 741-1411

job number
21-94

date
9-1-94

revisions
10-13-94

sheet number
1 of 2

existing zoning B-1 PUD (Cam 11/14/94)
 proposed zoning MU PUD
 existing use vacant
 proposed use office/showroom /warehouse/mini-storage

site data
 max. s.f. g.f.a. 202,750
 overall f.a.r.* .5:1
 max. ht. 35'/50'
 min. open space 25% per lot*
 max. structural coverage 50%
 Total Site 9,309

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Lots 1, 2, 4, 5, & 7, of Hillside Park at Southgate Corporate Center, being a replat of Lots 14 and 15 of Kettner Professional Park, Filing No. 2, recorded in Book 21, at pages 7 and 8, of Arapahoe County, Colorado.

development stipulations

general

This Preliminary Development Plan illustrates proposed uses, site data, and development stipulations. Development of this site shall be in accordance with this plan, on file with the Arapahoe County Planning Department.

dedications and easements

Dedicated streets will be improved by the developer, and will be maintained by Arapahoe County only after said streets have been constructed to Arapahoe County standards and accepted for maintenance by the Arapahoe County Inspection Division.

access to individual lots will be provided by ingress/egress easements

yard requirements

- MAXIMUM BUILDING HEIGHTS**
 35' in lots 1 & 5
 35' in lots 2, 4, & 7 (mini-storage use shall be limited to one story with the exception of caretaker unit)
 50' in lots 2, 4, & 7 (all permitted uses except mini-storage)
- MINIMUM SETBACKS FROM PROPERTY OR R.O.W. LINE**
 South Yosemite Street R.O.W. 25'
 South Alton Way R.O.W. 25'
 External project line north or south 25'
 Internal property lines 10'
- MINIMUM OPEN SPACE OVERALL** 25%

uses permitted

USES	MAXIMUM % OF TOTAL ALLOWABLE G.F.A	MAXIMUM S.F. OF PERMITTED USE
GENERAL OFFICES SUCH AS: • ADMINISTRATIVE AND EXECUTIVE OFFICES • CONSULTING SERVICE OFFICES, BUSINESS AND PROFESSIONAL • DESIGN PROFESSIONAL ENGINEERING, LANDSCAPE ARCHITECT, PLANNER, ARCHITECT • COMPUTER AND DATA PROCESSING • FACTORY REPRESENTATIVES AND DISTRIBUTORS • HEALTH CLUB • DAY CARE • ACCESSORY RETAIL <small>Uses intended to serve the employees on site. These uses include: cafeteria, sandwich shop, newspaper, bar/cafeteria, photo processing, copy/printing, travel agent, and other accessory uses of the same general character. These uses will be contained in structures housing the primary uses, and not in freestanding structures.</small>	100%	202,750
OFFICE / SHOWROOM / WAREHOUSE	70%	141,925
MINI-STORAGE (including Caretaker Unit)	60%	121,650

architectural development

The project will be designed in accordance with the appropriate version of the Uniform Building Code as modified by Arapahoe County. The buildings, arrangements of buildings, and parking structures/garages, as well as pertinent structures, shall conform to requirements of the Arapahoe County Building Department.

CHARACTER OF STORAGE BUILDINGS

The storage buildings will be one story (max. ht. 35') with sloped and hip roof configuration. No access doors or overhead doors will be facing adjacent properties along any of the perimeter buildings. Materials will consist of concrete block masonry units with a decorative texture, and stucco surfaces that would include an accent stripe. Asphalt shingles of a complimentary dark color will be used on the roof. The goal will be to create low profile buildings that will give an unobtrusive but high quality impression. In addition to the 360° architecture, landscaping will be used to screen all buildings as viewed from adjacent properties and streets.

site development

drainage

Dominant natural drainageways will be preserved and/or improved to maintain historic flows by means of sound engineering design. On-site detention will be the responsibility of individual developers and shall conform to the overall drainage plan prepared by Turner, Collie and Braden, dated December 30, 1983, amended February 1984, and Arapahoe County requirements.

screens and walls

Screens and walls will be used to enclose small outdoor spaces and to mask service and utility areas. Long, unbroken lengths of screens and walls, such as may sometimes be found along project boundaries, shall be discouraged. Screens and walls shall function as design features of special interest carefully integrated into the architecture and landscape. Screens and retaining walls will be of materials and colors to complement architectural forms, colors, and materials of the primary structures of the development.

signage

Signage will be determined at time of Final Development Plan and will be in accordance with Arapahoe County Sign Regulations.

open space and landscaping

Private open spaces and landscaped portions of dedicated rights-of-way shall be improved and maintained by the property owner.

lighting

The goal of the area lighting scheme shall be to maintain an adequate but subdued light level for aesthetic, safety, and security purposes. To accomplish this goal, light fixture types to be considered shall include: metal halide or sodium fixtures that provide 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, that emit low intensity subdued light, more of a decorative nature than providing area lighting; and lighting of various landscape features. Ground and building lighting shall be confined to the property and shall not cause direct glare on adjacent properties. Parking lot lighting may be left on overnight.

Pole and fixture locations shall accommodate snow removal and storage, shall be integrated with landscape design, and all wiring shall be concealed underground or within structures.

Maximum pole height shall be:
 within 250' of a residential property line 18'
 farther than 250' from a residential property line 24'

trash disposal

Exterior storage of trash will be: 1) protected from dogs, cats, rodents, wind, etc.; 2) situated so as not to cause nuisance to adjacent property or pedestrian or vehicular traffic.

Enclosures shall be provided to attractively conceal the trash dumpsters. These enclosures shall be constructed using materials and colors reflecting the primary structures. The enclosures shall be constructed in such a manner as to resist damage from dumpster loading.

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.

MAXIMUM PARKING RATIO SHALL BE:

- Office 3.3 parking spaces / 1000 S.F. of G.F.A.
- Warehouse 1 parking spaces / 1000 S.F. of G.F.A.
- Healthclub 5 parking spaces / 1000 S.F. of G.F.A.
- Office/Showroom 1.7 parking spaces / 1000 S.F. of G.F.A.
- Mini-Storage 1 per employee + 5 visitor
- Daycare 1 per employee + 5 visitor

service areas

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

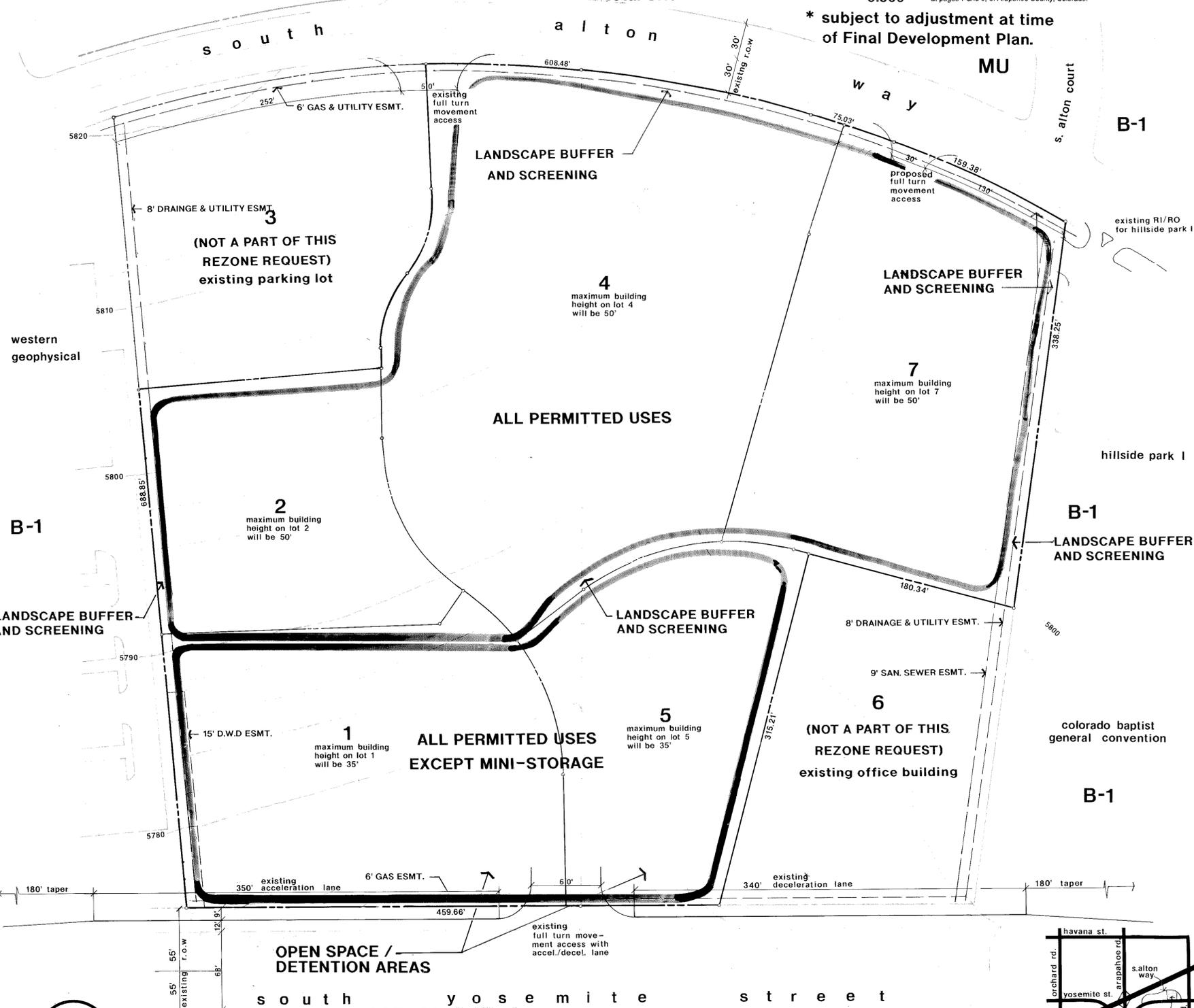
No service areas or loading docks shall face S. Yosemite St. in Lots 1 and 5.

utilities

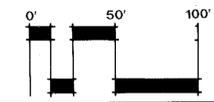
Proposed power and communications utilities will be installed underground and easements will be granted as necessary. Above ground appurtenances will be carefully located and appropriately screened from view. Fire hydrants will be provided in accordance with Arapahoe County and Castlewood Fire Department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

off-site improvements

The subject site is included in, and will participate in, the existing Southgate Corporate Center Metropolitan District.



Z94-024



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yosemite properties, LLC
 c/o plan west, inc.
 8000 east prentice ave., suite c-1
 englewood, colorado 80111
 (303) 741-1411

job number
 21-94
 date
 9-1-94

revisions
 10-3-94
 10-13-94
 6-28-95

sheet number
2 of 2