Greenwood Business Center

Preliminary Development Plan

Tract 43, Subdivision of Sec. 21, Township 5S, Range 67W, Arapahoe County, Colorado

Standard Notes

The Owner(s), Developer(s) and/or Subdivider(s) of the Preliminary Development Plan known as Greenwood Business Center, their respective successors, heirs and/or assigns agree to the following notes:

B. Drainage Maintenance

The property owner shall be responsible for maintenance of all drainage facilities, with the exception to those facilities maintained by the Greenwood South Metropolitan District, 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.

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

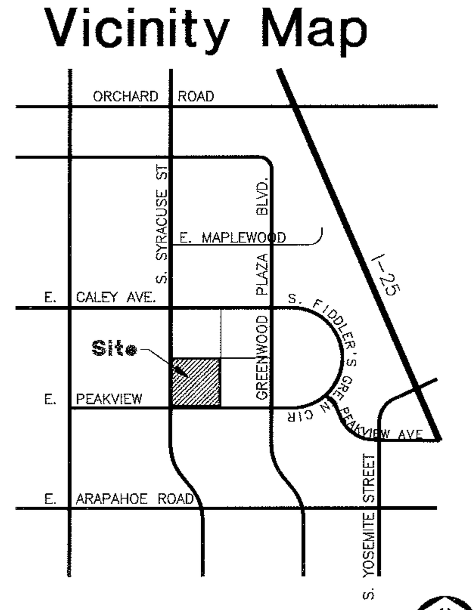
The owners of private property containing a traffic sight triangle are prohibited from erecting or growing any obstructions over three feet in height above the elevation of the lowest point on the crown of the adjacent roadway within said triangle.

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:

1. Design and construct the local drainage system as defined by the Phase III Drainage Report and Plan.
2. Design and construct the connection of the subdivison 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.
3. 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.

Vicinity Map



Scale 1" = 2000'

Z94-28

Development Stipulations

GENERAL

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

Case History

This PDP represents a rezoning of a portion of the Clark Colony Center PDP, approved February 19, 1985, case #Z84-043

Dedications and Easements

All public streets that serve this site have been constructed and accepted by Arapahoe County.

Utility easement requirements will be reviewed at final platting.

Yard Requirements

MINIMUM SETBACKS FROM PROPERTY OR R.O.W. LINE RELATED TO BUILDING HEIGHT:

BUILDING HEIGHT:	50' or less	Over 50' to 99'	Over 99' to 135'
South Syracuse Way R.O.W.	25'	50'	100'
East Peakview Ave. R.O.W.	25'	40'	75'
Property line other than R.O.W.	10'	25'	50'

MINIMUM DISTANCE BETWEEN BUILDINGS = 15'

MINIMUM PARKING SETBACK FROM PROPERTY OR R.O.W. LINE:

	Surface	Structure
Peakview/ Syracuse R.O.W.	20'	25'
Property line other than R.O.W.	10'	10'

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. The Board of County Commissioners reserves the right to ensure that all buildings within this development shall have Compatible Architectural Treatment as defined below:

Compatible Architectural Treatment: The use of colors, materials, and general architecture in the exterior design of structures, to ensure that said structures are suitable, harmonious, and in keeping with the general appearance and/or style of existing adjacent development.

Character

The design goal of office/showroom/warehouse structures will be to create low profile buildings with an unobtrusive but high quality image. The scale, character, and quality is to act as a transition between the multi-family residential to the south and west, and the highrise/high-tech office buildings to the north and east.

Site planning should pursue potential pedestrian connections to the adjacent properties and office buildings to allow for the potential use of the services provided by this development.

Architectural Materials

Materials can include, but are not limited to brick, decorative concrete block, concrete panels, stucco, stucco alternatives, and wood.

Architectural Detailing/Facades

The size, detailing and placement of windows, doors, accent stripes and reveals shall be used to create interest and support a pedestrian scale. In addition, buildings will be designed to accomplish a 360 degree architectural treatment. These details will be reviewed and approved by the Board of County Commissioners at time of Final Development Plan.

Long, blank walls will be prohibited;

Loading docks, service access, and garage doors and overhead doors will be oriented to the site's interior, not toward the adjacent properties or perimeter roads. Landscape planting and/or walls will be used at the site perimeter to screen entry/exit drive to these areas.

Screening Roof Top Mechanical Equipment

Roof top mechanical equipment shall be fully screened from view at the ground level utilizing parapet walls, false roofs or other opaque structures that are an integral part of the architectural design.

Equipment and appurtenances shall be screened from view from above to the extent that at least the majority of the equipment is covered or obscured from view utilizing roofs or lattice structures that become an integral part of the architectural elevation of the structure.

SITE DEVELOPMENT

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. Screen walls and piers should be topped with a high quality cap stone or other architectural detail. 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

Multi-tenant Office/Showroom buildings shall be permitted one facia sign per tenant not to exceed 20 square feet.

Buildings over 70' in height shall be permitted one logo/identification sign not to exceed 100 square feet and shall not protrude above the top of the parapet wall.

All other signage shall be determined at the time of the final development plan and shall comply with the County Sign Regulations.

Landscaping and Open Space

Private open space will be planted to complement the pedestrian scale and character of the potential development, to further screen services areas, and create a buffer/transition to the adjacent offices.

OPEN SPACE RELATED TO DENSITY

Density	Min. Open Space
0 -.40:1	25%
.41:1-.55:1	30%
.56:1-.70:1	35%
.71:1-.90:1	40%
Over .91:1	45%

minimum open space is to be calculated as a percentage of net acreage.

Lighting

The goal of the area lighting scheme shall be to maintain an adequate but controlled light level for aesthetic, safety, and security puposes. To accomplish this goal, light fixture types to be considered shall include:

1. High pressure metal halide or sodium fixtures that provide sharp light pattern cut-offs for area lighting;
2. Low intensity and low profile lights to provide general illumination along pedestrian and vehicular areas;
3. Decorative light fixtures, mounted on poles or masts, that emit low intensity light for decorative 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. Lighting may be left on all night.

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: 24'

Trash Disposal

Enclosures shall be provided to attractively conceal the trash dumpsters, or other containers. 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. Trash enclosure locations will be shown on final development plans.

Parking and Circulation

MAXIMUM PARKING RATIO SHALL BE:

Office	3.0 parking spaces /1000 S.F. of G.F.A.
Other Uses	Determine at FDP based on prevailing parking experience

Service Areas

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

Outdoor storage, sheds, and trailers are prohibited.

Roof mounted mechanical equipment shall be screened from ground view using architecturally integrated screening. Ground mounted mechanical equipment shall be screened with walls, other buildings, fences or landscaping as required.

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 particpate in, the existing Greenwood South Metropolitan District.

Legal Description

Tract 43, Subdivision of Section 21, Township 5 South, Range 67 West of the 6th P.M., EXCEPT that portion conveyed to the County of Arapahoe, Colorado, by instrument recorded April 30, 1986 in Book 4737 at Page 628, EXCEPT that portion conveyed to the County of Arapahoe, Colorado, by instrument recorded May 6, 1987 in Book 5139 at Page 624, and recorded May 6, 1987 in Book 5139 at Page 639. Containing 8.776 acres.

Owner of Record

Donald E Siecke, Manager
Greenwood Business Center, L.L.C.

Planning Commission Recommendation

Recommended by the Araphoe County Planning Commission, this 21 TH day of FEBRUARY A.D., 1995 .

CHAIRMAN: PRO TEM [signature]

Board of County Commissioner Approval

Approved by the Araphoe County Board of Commissioners this 1 ST day of MAY A.D., 1995 .

CHAIRMAN: Thomas Eggert

ATTEST: Wonetta Davidson

GREENWOOD BUSINESS CENTER

job no. 23-94
date 9/12/94
revisions
12/14/94
1/24/95
3/9/95
4/26/95
6/15/95

sheet 1 of 2

plan west
8000 E. Prentice Ave.
Suite C-1
Engelwood, CO 80111
(303) 741-1411
fax: (303) 741-1492

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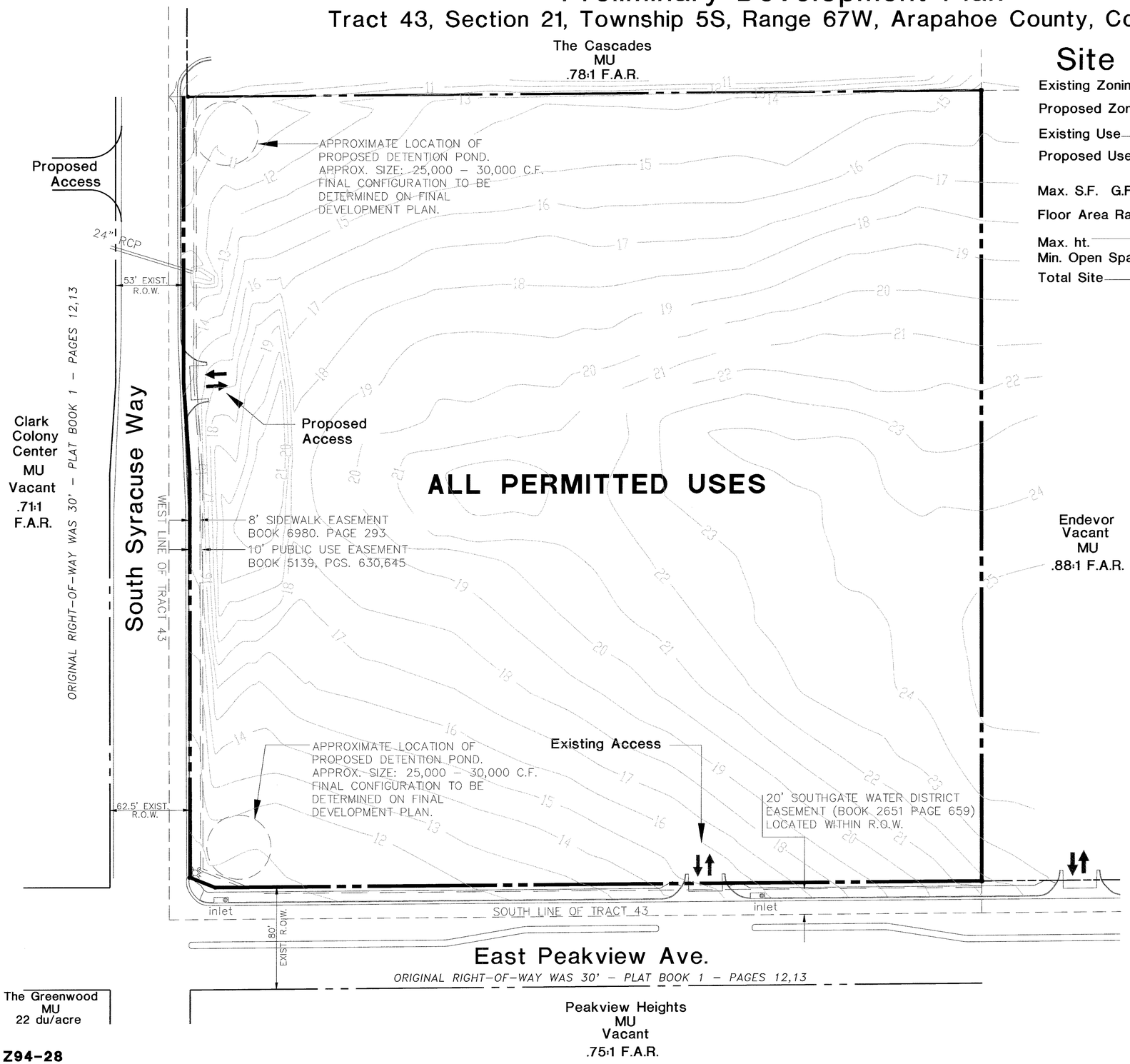
Preliminary Development Plan

Tract 43, Section 21, Township 5S, Range 67W, Arapahoe County, Colorado



Site Data

Existing Zoning	MU-PUD
Proposed Zoning	MU-PUD
Existing Use	Vacant
Proposed Use	see adjacent list
Max. S.F. G.F.A.	393,748 s.f.
Floor Area Ratio	1.03:1
Max. ht.	135'
Min. Open Space	25%
Total Site	382,280 s.f. 8.776 acres

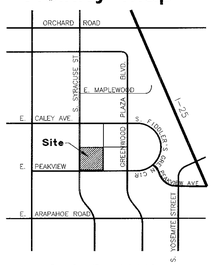
Uses Permitted

Maximum Gross Floor Area = 393, 748 s.f. (on 8.77 acres)

- Atrium and areas reserved for incidental storage are not included as part of the permitted GFA.
- Floor area restrictions apply as noted under Limited Permitted Uses.

PRIMARY PERMITTED USES:	Max GFA This Use	% of Total GFA
• General Office including: -Administrative, Professional, -Executive, Insurance, Financial -Computer and Data Processing -Factory representatives and Distributors, -Medical (psychiatrists, therapists, etc.) -Communications and Publishing, -Other uses of the same general character as determined by the Arapahoe County Zoning Administrator	393,748	100%
LIMITED PERMITTED USES:		
• Office/Showroom/Warehouse — Uses are intended to support the surrounding office parks in terms of services and products, and could include but are not limited to: office equipment/furniture distributor, communications equipment, and printing/reproduction services.	152,912	39%
• Hotel/Motel	197,000	50%
• Medical (dentist, internal medicine, exam rooms, labs, etc.)	20,000	5%
• Banks (including drive through)	30,000	8%
• Restaurant (excluding fastfood)	20,000	5%
• Health or Athletic Clubs (including related outdoor facilities)	30,000	8%
• Office Appurtenant Retail — Uses intended to serve the employees on site. These include: cafeteria, sandwich shop, newstand, haircare, 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.	25,000	6%
• Hotel/Motel Appurtenant Uses (e.g. Gift Shop, Drug Store, Travel Agency not to be constructed as a freestanding structure)	25,000	6%
• Employee Cafeteria (not to be constructed as a freestanding structure)	10,000	3%
• Day Care	15,000	4%
• Atrium	N/A	N/A
• Micro-Wave Receiving Dish	N/A	N/A

Vicinity Map



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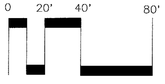

Scale: 1" = 40'

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sheet 2 of 2

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