

PRELIMINARY DEVELOPMENT PLAN ARAPAHOE SQUARE PHASE II

PART OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 67
WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO
ARAPAHOE SQUARE SUBDIVISION



job no. 9452
drawn GMH
issued 5-1-95
revised 3-18-96

PLAN NOTES:

The Owner(s), Developer(s) and/or Subdivider(s) of the Development Plan known as LGC Investments, LTD., their respective successors, heirs and/or assigns agree to the following notes:

STREET MAINTENANCE

It is mutually understood and agreed that the dedicated and/or private roadways shown on this plat will not be maintained by the County until and unless the streets are constructed in accordance with the Subdivision regulation in effect at the date maintenance is requested. The Owners, Developers and/or Subdividers, their Successors and/or assigns in interest, shall be the responsible for street maintenance until such time as the County accepts the responsibility for the maintenance as stated above.

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, are responsible for maintenance and upkeep of any and all drives, parking areas and easements, i.e. cross access easements, drainage easements, etc.

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.

EMERGENCY ACCESS NOTE

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

STREET LIGHTING

All lots are subject to and bound by tariffs which are now and may in the future be filed with the Public Utilities Commission of the State of Colorado relating to street lighting in this subdivision, together with rates, rules and regulations therein provided and subject to all future amendments and changes thereto. The owner or owners, their successors and/or assigns in interest, shall pay as billed, a portion of the cost of public street lighting in the subdivision in accordance to applicable rates, rules and regulations, including future amendments and changes on file with the Public Utilities Commission of the State of Colorado.

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 are 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.

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 triangles.

PUBLIC IMPROVEMENT 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 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.

AIRPORT INFLUENCE AREA NOTE (OFF-SITE IMPROVEMENTS)

To carry out one or more of the following as may be required by the Board of County Commissioners:

- To include said development within a special district for the purpose of participation in the construction of necessary off-site improvements at the time of approval of final development plans.
- To cooperate with other owners of other parcels and/or other special districts in off-site roadway improvements as necessitated by the development impacts as may be determined by the Board of County Commissioners.
- To complete such other improvements to public roadways brought about or impacted by this development as may be determined by the Board of County Commissioners.
- To participate and cooperate in any transportation management program as specified in the Arapahoe Airport Influence Area Transportation Study if such a program is approved and/or adopted by the Board of County Commissioners

AIRPORT INFLUENCE AREA NOTE (Easement/Hazard Easement)

(EASEMENT/HAZARD EASEMENT)

An aviation and hazard easement affecting all property contained within this Preliminary Development Plan has been legally executed. Said easement document can be found in Book 6813, Page 496, of the records of the Arapahoe County Clerk and recorder.

The lands contained within this Subdivision Development Plan lie within the Airport Influence Area, an area which is likely to be affected by aircraft operations and their potential noise and/or crash hazards to a greater degree than lands situated outside of the influence area.

All lands contained within this Subdivision Development Plan shall comply with F.A.R. PART 77, "Height and Obstruction Criteria".

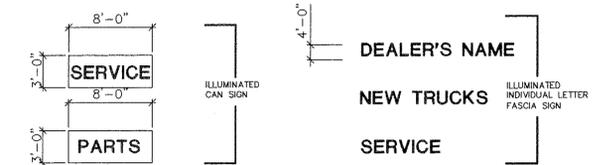
DRAINAGE MASTER PLAN NOTE

The policy of the County requires that all new development and redevelopment shall participate in the required drainage improvements as set forth below:

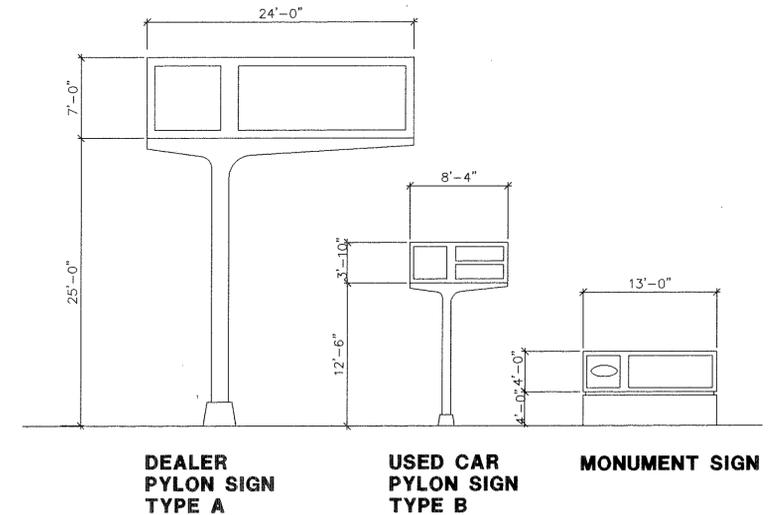
- Design and construct the local drainage system as defined by the Phase II drainage report and plan.
- Design and construct the connection of the subdivision drainage system to a drainageway of established conveyance capacity such as a master planned outfall storm sewer or master planned major drainageway. The County will require that the connection of the minor and major systems provide capacity to convey only those flows (including off-site 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 II Drainage Report.

DEVELOPMENT HISTORY

- THE TWO LAND PARCELS WERE ZONED A1 ON 8/7/61 - NO CASE NUMBER
- PARCEL A [BLOCK 1] WAS REZONED FROM A1 TO B3 ON 9/24/73 - CASE NO. Z93-006
- PARCEL B [BLOCK 2] WAS REZONED FROM A1 TO B2 ON 9/24/73 - CASE NO. Z93-006
- BLOCK ONE LOT 1 [ARAPAHOE FORD] WAS DEVELOPED USING THE EXISTING B-3 ZONE - SDP CASE NO. P92-028
- BLOCK ONE LOT 1 [ARAPAHOE FORD] WAS REPLATED - CASE NO. R94-016 TO ACCOMMODATE A BUILDING EXPANSION - SDP CASE NO. R94-051



BUILDING SIGNAGE



DEALER
PYLON SIGN
TYPE A

USED CAR
PYLON SIGN
TYPE B

MONUMENT SIGN

SIGN CRITERIA:

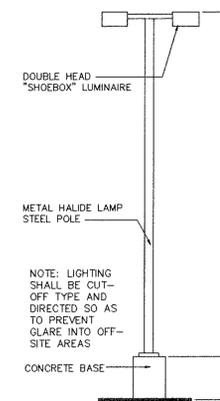
SIGNAGE SIZES AND AREAS WILL BE AS DEFINED BELOW AND ON THE ADJACENT DETAILS

BUILDING SIGNAGE
FRONT (SOUTH FASCIA) 4'-0" HIGH ILLUMINATED LETTERS-210' FROM R.O.W.
REAR (NORTH BUILDING WALL) 1'-6" ILLUMINATED LETTERS-80' FROM R.O.W.
SIDE (EAST BUILDING WALL) 1'-6" ILLUMINATED LETTERS-60' FROM R.O.W.

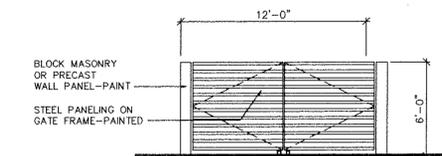
SITE SIGNAGE
MONUMENT SIGNS WILL BE LOCATED ALONG E. PEAKVIEW STREET
DEALER PYLON SIGNS WILL LOCATED ON E. ARAPAHOE ROAD

DIRECTIONAL SIGNAGE WILL BE USED TO DIRECT CUSTOMERS TO THE SERVICE OR PARTS DEPARTMENTS, CUSTOMER PARKING, ETC.

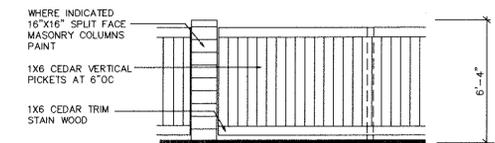
DETERMINATION OF PERMANENT SIGNAGE ON THIS SITE SHALL BE AS APPROVED AT THE FINAL DEVELOPMENT PLAN STAGES(S).



SITE LIGHT



TRASH DUMPSTER ENCLOSURE



WOOD SCREEN FENCE

Z95-9

ARAPAHOE SQUARE
PHASE II
East Arapahoe Road
For Burt Development II 5200 S. Broadway Englewood, Co. 80110

Concepts West
Architecture, Inc.
James A. Weber
202 East Cheyenne Mountain Blvd., Suite Q, Colorado Springs, CO 80906 (719) 578-1655

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PRELIMINARY DEVELOPMENT PLAN

ARAPAHOE SQUARE PHASE II

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DEVELOPMENT DATA:

	BLOCK 1/LOT 2	BLOCK 2	TOTAL
LAND AREA (ACRE)	15.97 ACRES	4.20 ACRES	20.17 ACRES
LAND AREA (SF)	695,653 SF	182,952 SF	878,605 SF
BUILDING FOOTPRINT	122,050 SF	-0-	122,050 SF
BUILDING/LAND RATIO	17.5%	-0-	13.9%
LANDSCAPING/OPEN AREA			
PERIMETER INTERIOR	46,680 SF	107,280 SF	153,960 SF
TOTAL	123,110 SF	110,378 SF	233,488 SF
OPEN AREA/LAND RATIO			
PERIMETER INTERIOR	6.7%	58.6%	17.6%
TOTAL	11.0%	1.7%	9.8%
PARKING AREA	450,493 SF	72,574 SF	523,067 SF
PERCENTAGE OF PARKING RATIO	64.8%	39.7%	59.5%
PARKING STALLS	1183 STALLS	200 STALLS	1383 STALLS
BUILDING DENSITY:	F.A.R. .175 = 1	F.A.R. .139 = 1	

LEGAL DESCRIPTION:

LEGAL DESCRIPTION

That part of the East One-Half of the Southeast Quarter of Section 22, Township 5 South, Range 67 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado, described as follows:

Lot 2 of the Arapahoe Square Subdivision Filing No. 2 as recorded in Plat Book 120 at Page 15 in the Records of the Arapahoe County Clerk and Recorder together with the following two (2) parcels:

Parcel A:

Commencing at the southeast corner of said Southeast Quarter of Section 22; thence S89°21'53"W along the south line of said Southeast Quarter, a distance of 37.65 feet; thence N00°38'07"W, a distance of 60.00 feet to the Point of Beginning at the intersection of the westerly right-of-way line of Peakview Avenue as conveyed by instrument recorded in Book 2800 at Page 38 of the Arapahoe County records with the northerly right-of-way line of Arapahoe Road as conveyed in instrument recorded in Book 2448 at Page 35;

thence S89°21'53"W, along said northerly right-of-way line, a distance of 874.61 feet to a point which lies 790.00 feet east of the southeast corner of Allen Mazda Subdivision, a plat recorded in Plat Book 95 at Page 39 of said Arapahoe County Records; thence N00°18'27"W, a distance of 686.80 feet to a point on the southerly right-of-way line of Peakview Avenue as conveyed by instrument recorded in said Book 2800 at Page 38; thence along said southerly and westerly right-of-way line of Peakview Avenue the following three (3) courses:

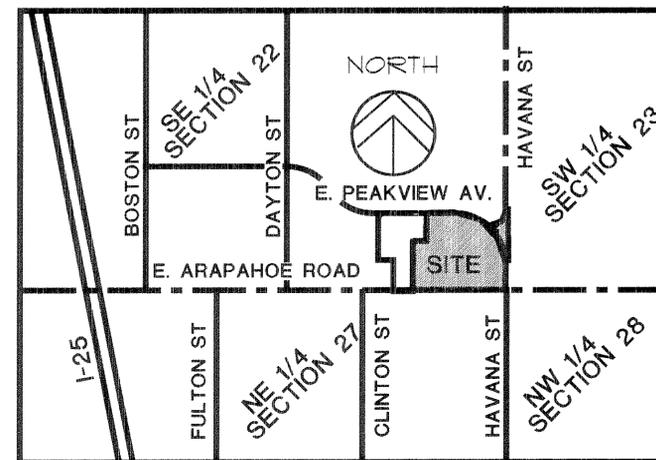
- N89°22'03"E, a distance of 309.42 feet to a point of curve;
- along said curve to the right, having a central angle of 90°19'44", a radius of 562.00 feet and an arc length of 886.01 feet to a point of tangent;
- S00°18'13"E, a distance of 121.52 feet to the Point of Beginning.

Parcel B:

Beginning at a point on the east line of said Southeast Quarter, a distance of 181.51 feet north of the southeast corner of said Southeast Quarter, said point being a point of curvature; thence northwesterly along a curve to the left with a radius of 600.00 feet and a central angle of 77°20'00" an arc distance of 809.83 feet; thence northeasterly to a deflection angle of 90°00'00" to the right 80.00 feet to a point of curvature; thence along a curve to the right with a radius of 350.00 feet and a central angle of 31°19'09" an arc distance of 191.32 feet to a point of tangency; thence along the tangent of the aforesaid curve 277.830 feet to a point of curvature; thence along a curve to the left with a radius of 600.00 feet and a central angle of 43°59'09" an arc distance of 460.62 feet to a point of tangency on the said east line of said Southeast Quarter; thence southerly at a deflection angle of 180°00'00" and along said east line 1446.36 feet to the Point of Beginning; Except that part conveyed to Arapahoe County in Book 2800 at Page 38 and Book 3034 at Page 394.

Basis of Bearing: Bearings are based on the south line of the southeast quarter of Section 22, Township 5 South, Range 67 West of the Sixth Principal Meridian being S89°21'53"W.

VICINITY MAP: NO SCALE



ZONING

EXISTING ZONE: B2 ZONE (NEIGHBORHOOD BUSINESS)
EXISTING ZONE: B3 ZONE (COMMUNITY BUSINESS)
PROPOSED ZONE: B-3-PUD

INTENT OF PROPOSED ZONING TO PROVIDE FOR THE LOCATION OF SERVICE ESTABLISHMENTS WHICH PRIMARILY SERVE THE RESIDENTS OF UNINCORPORATED ARAPAHOE COUNTY.

COMPARISON CHART

	B-3 ZONE	B-2 ZONE	B-3-PUD
PRINCIPAL USES	AUTO SALES AND REPAIR	NEIGHBORHOOD BUSINESS	AUTO SALES AND REPAIR
MAXIMUM BUILDING HEIGHT	50'	35'	35'
MINIMUM YARD REQUIREMENTS	50' FROM RESIDENTIAL 25' FROM R.O.W.	50' FROM RESIDENTIAL 25' FROM R.O.W.	50' FROM RESIDENTIAL 100' FROM ARAPAHOE RD. 80' FROM PEAKVIEW AVE. 50' FROM HAVANA STREET
	10' INTERIOR SIDE LOTS 20' BETWEEN STRUCTURES 10' PARKING SETBACK	10' INTERIOR SIDE LOTS 20' BETWEEN STRUCTURES 10' PARKING SETBACK	35' INTERIOR SIDE YARD 60' BETWEEN STRUCTURES 10' PARKING SETBACK
MINIMUM UNOBSTRUCTED OPEN SPACE	20%	50%	26.6%
AIRPORT INFLUENCE AREA REGULATIONS			REQUIRED
SPECIAL AREA AND ACTIVITY REGULATIONS			REQUIRED
LIGHTING	N/A	N/A	33'

CERTIFICATES:

BOARD OF COUNTY COMMISSIONER APPROVAL

This Preliminary Development Plan approved by the Arapahoe County Board of Commissioners, this 27th day of NOVEMBER, A.D., 1995

Chairman: Thomas P. Regent
Attest: Debbie Davidson

PLANNING COMMISSION RECOMMENDATION

This Preliminary Development Plan recommended by the Arapahoe County Planning Commission, this 18th day of JULY, A.D., 1995

Chairman: Neil J. [Signature]

OWNER'S ACKNOWLEDGEMENT

The Owner(s), Elsie I, Ltd. acknowledge this Preliminary Development Plan

SIGNATURE: [Signature]
TITLE: VICE PRESIDENT

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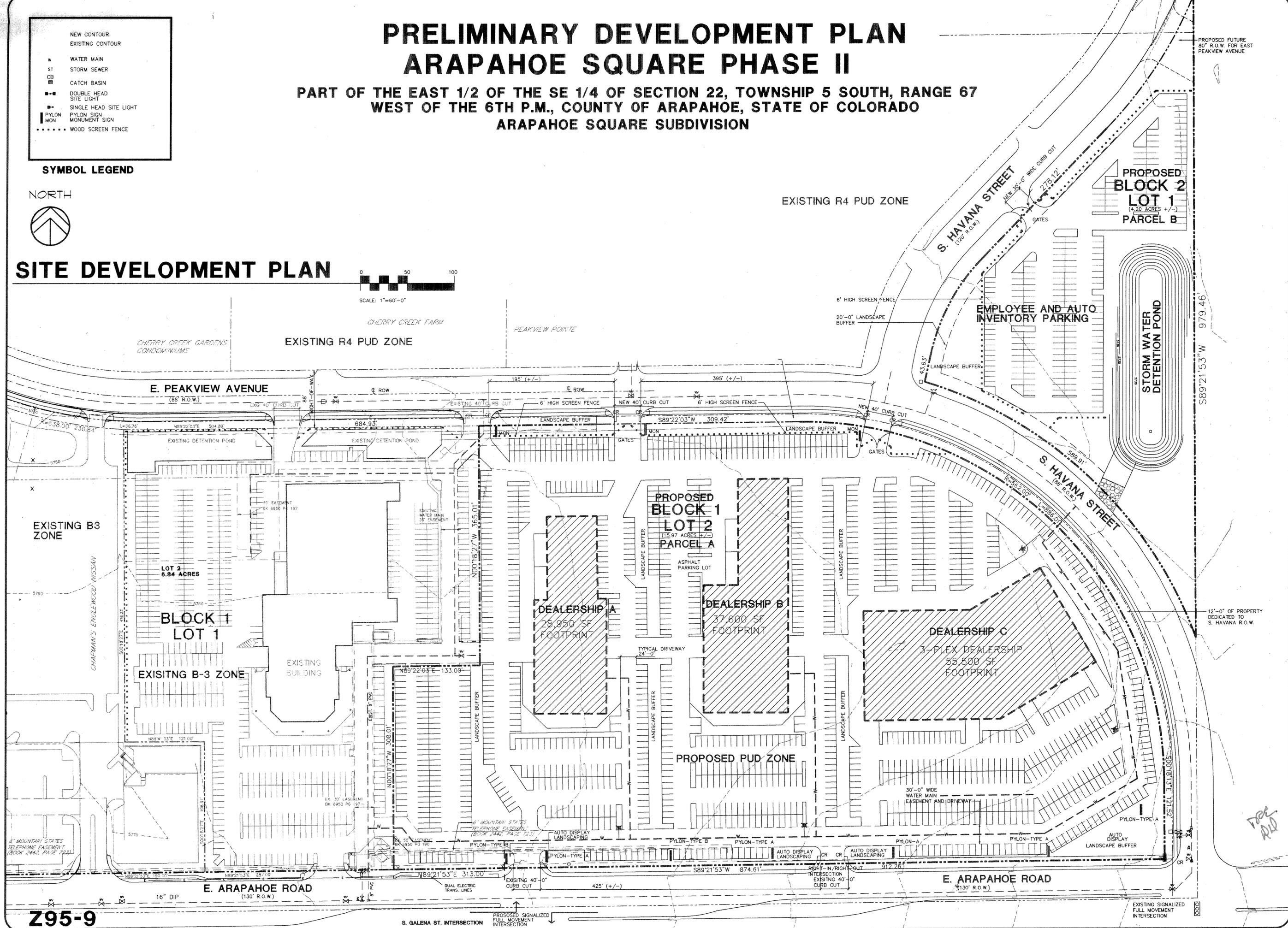
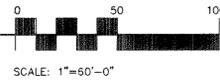
NEW CONTOUR	EXISTING CONTOUR
W	WATER MAIN
ST	STORM SEWER
CB	CATCH BASIN
—●—	DOUBLE HEAD SITE LIGHT
—●—	SINGLE HEAD SITE LIGHT
PYLON MON	PYLON SIGN MONUMENT SIGN
.....	WOOD SCREEN FENCE

SYMBOL LEGEND

NORTH



SITE DEVELOPMENT PLAN



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PHASE II**
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