

VICINITY MAP
N.T.S.

PRELIMINARY DEVELOPMENT PLAN

LOT 2, BLOCK 1, KELMORE PARK FILING NO. 2

NE 1/4 SECTION 28, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO.

intent

It is the applicant's intent to begin development of approximately 6650 square feet of automotive repair facility and general retail space within two (2) years of final Arapahoe County approval of the PDP, B-3 PUD rezoning and FDP.

The existing bank facility, on Lot 1, Block 1, Kelmores Park Filing No. 2 shall remain zoned B-1 PUD and shall not be considered part of this application.

general pdp

This Preliminary Development Plan illustrates proposed land uses, general building areas, vehicular and pedestrian circulation, site data and development stipulations. This document is general in character, and is intended to allow minor changes in subsequent final development plans.

area stipulations uses

Land uses permitted shall comply with the B-3 PUD category of the Arapahoe County Zoning resolution with the following additions. Provided that the following uses be prohibited:

1. No Drive-thru restaurants.
2. No free standing sit-down restaurants.
3. No Auto body and/or major engine repair/overhaul shops
4. No outside overnight storage of vehicles to be repaired.
5. No. underground petroleum storage tanks.

structural development design

360° architectural treatment shall be applied to all structures.

plan history

THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS APPROVED A PRELIMINARY DEVELOPMENT PLAN (Case No. 283-014) FOR THE SITE EFFECTING A ZONE CHANGE FROM B-1 TO B-3 PUD ON SEPTEMBER 20, 1983.

MARCH 26, 1984 THE COUNTY APPROVED A FINAL DEVELOPMENT PLAN (Case No. P83-075) FOR A TEMPORARY BANKING FACILITY ON THE SITE, THEN FEB. 25, 1988 A FIRST ADMINISTRATIVE AMENDMENT WAS MADE TO THE FINAL DEVELOPMENT PLAN TO ALLOW THE TEMPORARY FACILITY TO REMAIN AS AN APPROVED USE UNTIL MARCH 26, 1987.

site data

existing zoning **B-1 PUD**
proposed zoning **B-3 PUD**

existing use **vacant**

proposed use **automotive repair/gen. retail**

	sq.ft.	acres	percent	
maximum building footprint	6650	0.15	15	
total (f.a.r.) *	(8000)		(18)	* Note same as FDP
parking and drives				
*total off-street parking	27,112	0.62	59.8	
open space	11,111	0.26	25.2	
total site	44,873	1.03	100	

site development drainage

Dominant natural drainage ways will be preserved and/or improved to maintain historic flows by means of sound engineering design. On site detention will be the responsibility of the Developer.

yard requirements

Building Height/Setback Chart

BUILDING MAX. HT.	MIN. DIST. BLDG. TO PUBLIC R.O.W.	MIN. DIST. BLDG. TO PL.	MIN. DIST. BLDG TO COMMON LOT LINE
30'	-S. YOSEMITE R.O.W. 25'	Main bldg 10'	
	-XANTHIA ST. R.O.W. 25'		Main bldg. 10'

signage

Sign details shall be provided on the FDP.

lighting

Lighting details shall be provided on the FDP.

open space and landscaping

Improvements and maintenance of private open spaces and landscaped portions of dedicated rights-of-way shall be the responsibility of the developer.

The site shall have a minimum of 20% of its total area devoted to landscaping, with sidewalks included. A minimum of 50% organic plant material with one tree per 600 square feet is required. The setback area adjacent to public rights-of-way shall receive particular landscape attention.

standard notes

The Owner, Firstbank of Arapahoe County, National Association, and Developer, HGP Enterprises Inc., of the Preliminary Development Plan known as Lot 2, Block 1 Kelmores Park Filing No. 2, their respective successors, heirs and/or assigns agree to the following notes:

statement of zoning change

On the 21st day of November, 1995 the Board of County Commissioners of Arapahoe County, Colorado, zoned the following described property to B-3 PUD by the Commissioners? Resolution Number 1428-A35A.

The development of the following described property, located in Arapahoe County, shall be in accordance with this preliminary development plan on file with the Arapahoe County Planning Department:

Lot 2, Block 1, Kelmores Park Filing No. 2, County of Arapahoe, State of Colorado, containing 44872 square feet or 1.03 acres more or less.

general notes

1. Boundary Survey information supplied by Mountain Surveying and Mapping, Inc., 7600 E. Arapahoe Road, Englewood, Colorado.
2. This site will be included in, and will participate in, the proposed Southgate Corporate Center Metropolitan District.

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.

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.

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 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 triangle.

trash disposal

See FDP for details.

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 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.
- 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.

airport influence area note

- 1) 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.
- 2) 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.
- 3) 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.
- 4) 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

An Avigation and Hazard Easement affecting all property contained within this Preliminary Development Plan has been legally executed. Said easement document can be found in Book 8096, Page 638 of the records of the Arapahoe County Clerk and Recorder.

The lands contained within this Preliminary Development Plan lie within the Airport Influence Area, and 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 Preliminary Development Plan shall comply with F.A.R. Part 77, "Heights and Obstructions Criteria."

board of county commissioner approval

Approved by the Arapahoe County Board of Commissioners, this 21st day of NOVEMBER A.D., 1995.

Chairman: Dolly Pagan

Attest: Anetta Davidson

planning commission recommendation

Recommended by the Arapahoe County Planning Commission, this 22nd day of AUGUST A.D., 1995.

Chairman: [Signature]

owner of record

Daniel Shum Vicepresident
Owner of Record
Firstbank of Arapahoe County, National Association.

Attest

Ann E. Hunt, Secretary
HGP Enterprises, Inc.

Revisions

1. REV. BNDY AND LEGAL 6-7-95 PONS
2. REV. ROT. BNDY TO SOLAR. 7-24-95 PONS
3. REV. MAP AND TEXT 7-30-95 PONS
4. REV. MAP AND TEXT 8-29-95 PONS
5. REV. PER. COUNTY COMMENTS 12-5-95 PONS

MOUNTAIN SURVEYING & MAPPING, INC.
 7600 E. ARAPAHOE ROAD
 ENGLEWOOD, COLORADO
 694-0461

Design

Drawn PONS

Check MDH

Scale

Filename PDP

PRELIMINARY DEVELOPMENT PLAN

LOT 2, BLOCK 1, KELMORE PARK FILING NO. 2
 A REPLAT OF TRACT C, KELMORE PARK,
 NE 1/4 SEC. 28, T.5S., R.67W. 6TH P.M.
 COUNTY OF ARAPAHOE,
 STATE OF COLORADO.

Date 6-12-95

Job No. 94049

Sheet of

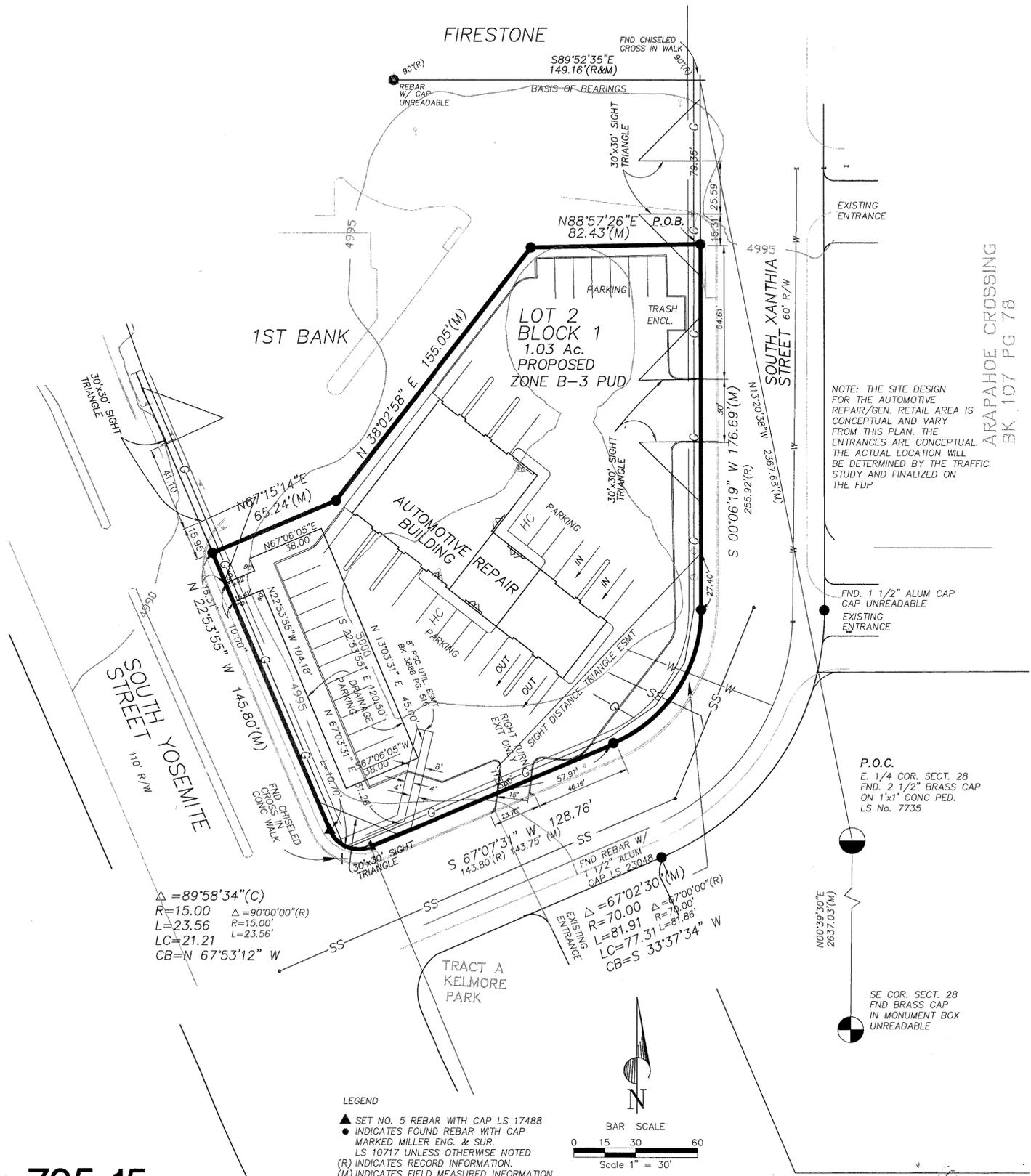
1 | 2

CASE No. Z95-15

PRELIMINARY DEVELOPMENT PLAN

LOT 2, BLOCK 1, KELMORE PARK FILING NO. 2

NE 1/4 SECTION 28, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO.



LEGAL DESCRIPTION: FOR PROPOSED LOT 2, BLOCK 1, KELMORE PARK FILING NO. 2

A parcel of land being a portion of Tract C, Kelmores Park, as recorded in Book 20 at Page 43 under Reception No. 1189741 of the records of the County of Arapahoe, situate in the northeast 1/4 of Section 28, Township 5 South, Range 67 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the east 1/4 corner of Section 28; thence N13°20'38"E a distance of 2367.68 feet to the southeast corner of Tract D, of said Kelmores Park, a found chiseled cross in a walk; thence S00°06'19"W along the west right-of-way line of South Xanthia Street a distance of 79.35 feet to the point of beginning said point being a found rebar with cap LS No. 10717; thence along the west right-of-way line of South Xanthia Street the following four (4) courses 1) S00°06'19"W a distance of 176.69 feet to a point of curvature, said point being monumented by a rebar with cap LS No. 10717; 2) thence 81.91 feet along the arc of a curve to the right, having a radius of 70.00 feet, a central angle of 67°02'30", and subtending a chord bearing of S33°37'34"W a distance of 77.31 feet (radius of 70.00 feet, central angle of 67°00'00" length of 81.86 feet Record) to a rebar with cap LS No. 10717; 3) thence S67°07'31"W a distance of 128.76 feet (143.80 Record) to a point of curvature, said point being monumented by a No. 5 rebar with cap LS No. 17488; 4) thence 23.56 feet along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 89°58'34", and subtending a chord bearing of N67°53'12"W a distance of 21.21 feet (radius of 15.00 feet, central angle of 90°00'00" length of 23.56 feet Record) to a point on the east right-of-way line of South Yosemite Street, said point being monumented by a No. 5 rebar with cap LS No. 17488; thence N22°53'55"W along said east right-of-way line a distance of 145.80 feet to a rebar with cap LS No. 10717; thence N67°15'14"E a distance of 65.24 feet to a rebar with cap LS 10717; thence N38°02'58"E a distance of 155.05 feet to a rebar with cap LS 10717; thence N88°57'26"E a distance of 82.43 feet to the point of beginning, containing 1.03 acres more or less.

NOTE: THE SITE DESIGN FOR THE AUTOMOTIVE REPAIR/GEN. RETAIL AREA IS CONCEPTUAL AND VARY FROM THIS PLAN. THE ENTRANCES ARE CONCEPTUAL. THE ACTUAL LOCATION WILL BE DETERMINED BY THE TRAFFIC STUDY AND FINALIZED ON THE FDP.

FND. 1 1/2" ALUM CAP UNREADABLE EXISTING ENTRANCE

P.O.C. E. 1/4 COR. SECT. 28 FND. 2 1/2" BRASS CAP ON 1'x1' CONC. PED. LS No. 7735

SE COR. SECT. 28 FND BRASS CAP IN MONUMENT BOX UNREADABLE

EASEMENTS:

EXISTING

6' PUBLIC SERVICE GAS EASEMENT, ABUTTING SOUTH YOSEMITE STREET AND SOUTH XANTHIA STREET RIGHT-OF-WAYS AS SHOWN ON THE RECORDED PLAT OF KELMORE PARK.

8' PUBLIC SERVICE UTILITY EASEMENT FOR ELECTRIC SERVICE, LOCATED AT THE SOUTHWEST CORNER OF LOT 2 AS SHOWN ON THIS PLAN. RECORDED IN BOOK 3888 AT PAGE 516, ARAPAHOE COUNTY.

PROPOSED

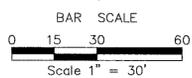
DRAINAGE EASEMENT OWNERSHIP: HGP ENTERPRISES INC., ITS SUCCESSORS OR ASSIGNS LOCATION: AS SHOWN ON THE ADJACENT MAP

Δ = 89°58'34"(C)
R=15.00 Δ = 90°00'00"(R)
L=23.56 R=15.00'
LC=21.21 L=23.56'
CB=N 67°53'12" W

FND REBAR W/ 1 1/2" ALUM CAP LS 23048
Δ = 67°02'30"(M)
R=70.00 Δ = 67°00'00"(R)
L=81.91 R=70.00'
LC=77.31 L=81.86'
CB=S 33°37'34" W

LEGEND

- ▲ SET NO. 5 REBAR WITH CAP LS 17488
- INDICATES FOUND REBAR WITH CAP MARKED MILLER ENG. & SUR. LS 10717 UNLESS OTHERWISE NOTED
- (R) INDICATES RECORD INFORMATION.
- (M) INDICATES FIELD MEASURED INFORMATION.



CASE No. Z95-15

- Revisions
1. REV. BNDY AND LEGAL 6-7-95 PONS
 2. REV. ROT. BNDY TO SOLAR. 7-24-95 PONS
 3. REV. MAP AND TEXT 7-30-95 PONS
 4. REV. MAP AND TEXT 8-29-95 PONS
 5. REV. PER COUNTY COMMENTS 12-5-95 PONS

MOUNTAIN SURVEYING & MAPPING, INC.
7600 E. ARAPAHOE ROAD
ENGLEWOOD, COLORADO
694-0461

Design
Drawn PONS
Check MDH
Scale 1" = 50'
Filename PDP

PRELIMINARY DEVELOPMENT PLAN
LOT 2, BLOCK 1, KELMORE PARK FILING NO. 2
A REPLAT OF TRACT C, KELMORE PARK,
NE 1/4 SEC. 28, T.5S., R.67W., 6TH P.M.
COUNTY OF ARAPAHOE,
STATE OF COLORADO.

Date 6-12-95
Job No. 94049
Sheet of