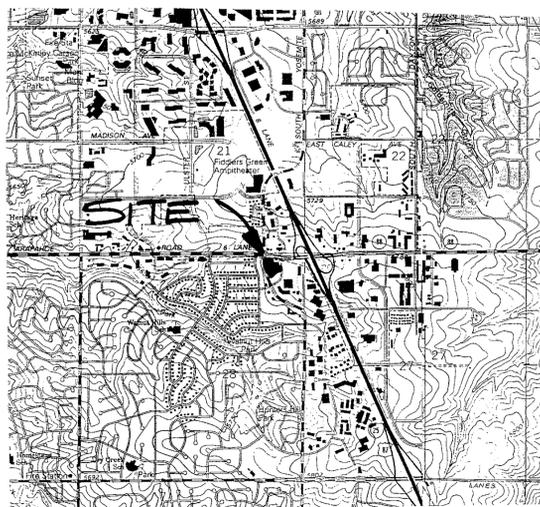


FIRST AMENDMENT TO THE PRELIMINARY DEVELOPMENT

PLAN, 1st BANK AT ARAPAHOE & YOSEMITE

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



VICINITY MAP
1" = 2000'

intent

It is the applicant's intent to subdivide Tract 'C' Kelmor Park into to Lots 1 and 2, Block 1, Kelmor Park Filing No. 2. Lot 1, Block 1, is to encompass the existing First Bank site, and remain zoned B-1 PUD.

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

Land uses permitted shall comply with the B-1 PUD categories of the Arapahoe County Zoning resolution.

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-1 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, 1986 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

existing use
Lot 1 bank/gen. office

LOT 1	sq.ft.	acres	percent
structural coverage (f.a.r.)	8000 (8000)	0.18	11 (11)
parking and drives			
*total off-street parking	47955	1.10	63
open space	19500	.45	26
total site	75,455	1.73	100

CASE NO. Z95-16

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
25'	-S. YOSEMITE R.O.W. 25'	5'
	-XANTHIA ST. R.O.W. Main Bldg. 160' Drive-up 5'	MIN. DIST BLDG TO COMMON LOT LINE
	-ARAPAHOE RD. R.O.W. 25'	Main bldg. 10'

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.

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.

standard notes

The Owner: Firstbank of Arapahoe County, National Association, of the First Amendment to the Preliminary Development Plan known as Lots 1 and 2, Block 1, Kelmor Park Filing No. 2, their respective successors, heirs and/or assigns agree to the following notes:

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. Ground level or roof mounted mechanical systems will be screened. Fire hydrants will be provided in accordance with Arapahoe County requirements, and will be operative during construction utilizing combustible material.

general notes

1. Architectural information field survey of existing Tract C, Kelmor Park by Mountain Surveying and Mapping, Inc.
2. Boundary Survey information supplied by Mountain Surveying and Mapping, Inc., 7600 E. Arapahoe Road, Englewood, Colorado.
3. 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

Exterior storage of trash will be prohibited until facilities are: (1) attractively screened from view, (2) protected from dogs, cats, rodents, insects, and wind, (3) situated so as not to cause nuisance to adjacent property, or pedestrian or vehicular traffic.

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 Page

Attest: Donetta Davidson

planning commission recommendation

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

Chairman: Neil J. King

owner of record

Daniel M. Shuman vice president.
Owner of Record
Firstbank of Arapahoe County, National Association..

Attest

Ann E. Hunt, Secretary
H&M ENTERPRISES, INC.

Revisions
1. REV. BNDY AND LEGAL 6-7-95 PONS
2. REV. TEXT AND MAP 7-30-95 PONS
3. REV. SITE DATA 8-29-95 PONS
4. REV. F.A.R. DATA 9-5-95 PONS
5. REV. PER COUNTY COMMENTS 12-5-95 PONS

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

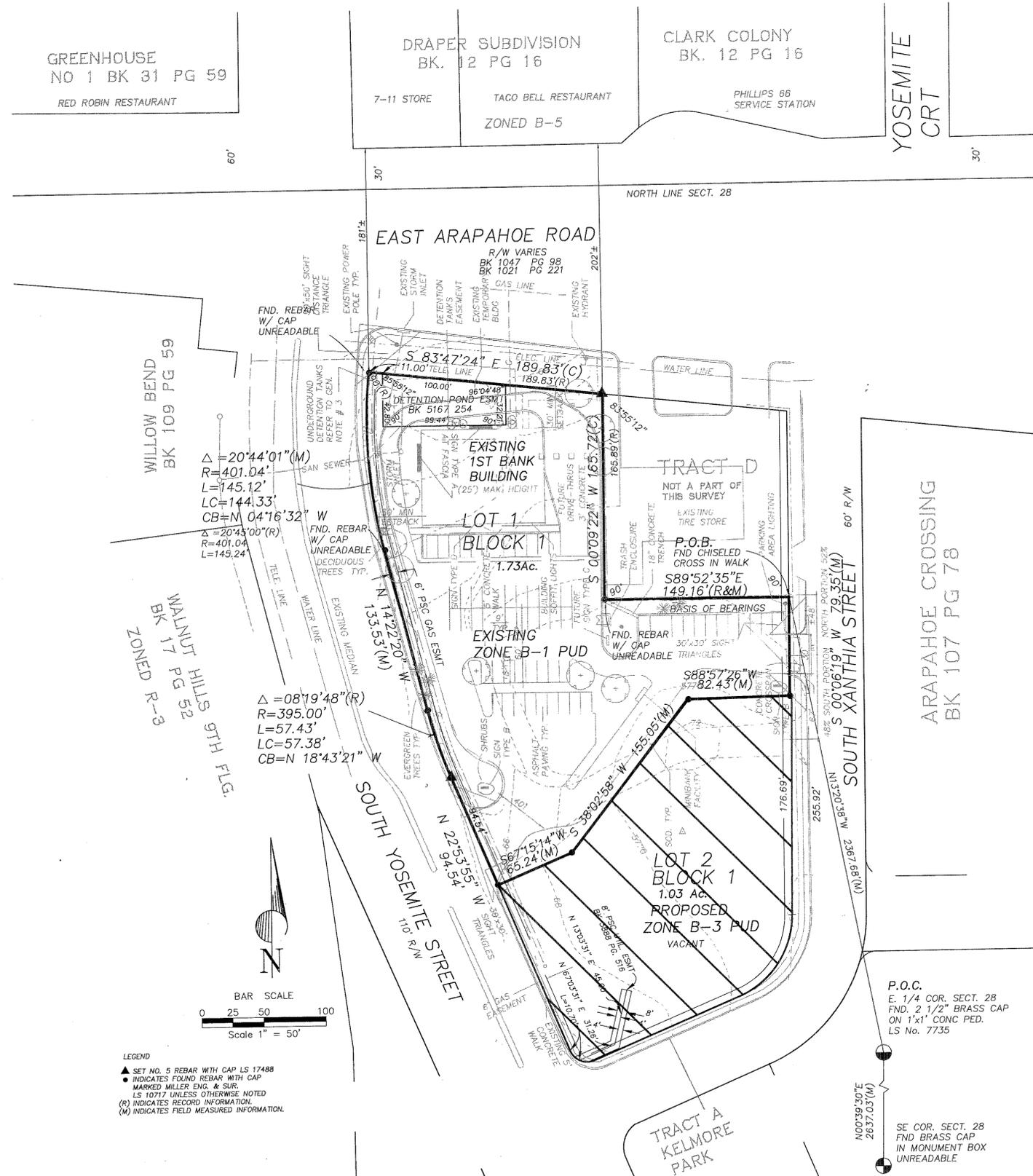
Design
Drawn PONS
Check MDH
Scale 1" = 50'
Filename APDP

FIRST AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN
1st BANK AT ARAPAHOE & YOSEMITE
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

FIRST AMENDMENT TO PRELIMINARY DEVELOPMENT PLAN, 1st BANK AT ARAPAHOE & YOSEMITE

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 1, BLOCK 1, KELMORE PARK FILING NO. 2

A parcel of land being a portion of Tract C, Kelmore 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"W a distance of 2367.68 feet to the point of beginning, said point being the southeast corner of Tract D, of said Kelmore 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 a rebar with cap LS No. 10717; thence S88°57'26"W a distance of 82.43 feet to a rebar with cap LS No. 10717; thence S38°02'58"W a distance of 155.05 feet to a rebar with cap LS No. 10717; thence S67°15'14"W a distance of 65.24 feet to a point on the east right-of-way line of South Yosemite Street, said point being a rebar with cap LS No. 10717. thence along said east right-of-way line the following four (4) courses 1) N22°53'55"W a distance of 94.54 feet to a point of curvature, said point being monumented by a No. 5 rebar with cap LS 17488; 2) thence 57.43 feet along the arc of a curve to the right, having a radius of 395.00 feet, a central angle of 08°19'48", and subtending a chord bearing of N18°43'21"W a distance of 57.38 feet to a point, said point being monumented by a rebar with cap LS No. 10717; 3) thence N14°22'20"W a distance of 133.53 feet (133.62 feet Record) to a point of non-tangent curvature, said point being monumented by a rebar with cap LS unreadable; 4) thence 145.12 feet along the arc of said non-tangent curve to the right, having a radius of 401.04 feet, a central angle of 20°44'01", and subtending a chord bearing of N04°16'32"W a distance of 144.33 feet (radius of 401.04 feet, a central angle of 20°45'00", length of 145.24 feet Record) to a point on the south right-of-way line of East Arapahoe Road, said point being monumented by a rebar with cap LS unreadable; thence S83°47'24"E along said south right-of-way line, a distance of 189.83 feet (189.83 feet Record) to the northwest corner of said Tract D, said point being monumented by a 1 foot offset north of said point by a rebar with cap LS 17488; thence along the west and south line of said Tract D the following two (2) courses 1) S00°09'22"W a distance of 165.72 feet (165.89 feet Record) to the southwest corner of said Tract D, said corner being monumented by a rebar with cap LS No. unreadable; 2) thence S89°52'35"E a distance of 149.16 feet to the point of beginning, containing 1.73 acres more or less.

NOTE: Lot 2 is removed from the original site by this amendment.

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.
 DETENTION POND EASEMENT
 OWNERSHIP: FIRSTBANK OF ARAPAHOE COUNTY, NATIONAL ASSOCIATION.
 LOCATION: NORTHWEST CORNER OF PARCEL BK. 5167 PG 252

- Revisions
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Design
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 Check MDH
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 Filename APDP

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 COUNTY OF ARAPAHOE, STATE OF COLORADO.

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 Sheet of 2 | 2

CASE NO. Z95-16