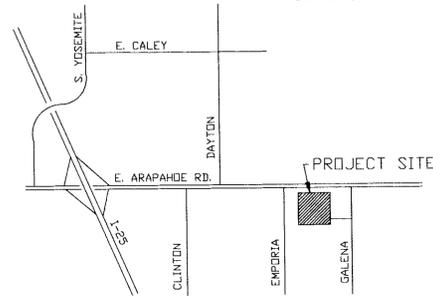


# 5TH AMENDMENT FOR THE PRELIMINARY & FINAL DEVELOPMENT PLAN OF METRO VENTURES

APART OF THE N.E. QUARTER OF SECTION 27, TOWNSHIP 5 SOUTH  
RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 1 OF 7



VICINITY MAP

**LEGAL DESCRIPTION:**

SECOND ADMINISTRATIVE FINAL FLAT AMENDMENT OF KERR AUTOMOTIVE; BLOCK 1; LOTS 1 AND 2 AND LOT 1, BLOCK 1 OF THE RAMPART BUSINESS CENTER FILING NUMBER ONE.

**ZONING :** MU FUD

**STANDARD NOTES**

THE OWNERS, DEVELOPERS, AND /OR SUBDIVIDERS OF THE PRELIMINARY & FINAL DEVELOPMENT PLAN KNOWN AS JOHN ELWAY TOYOTA AND CENTENNIAL CHRYSLER PLYMOUTH, 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 FLAT/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 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**  
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 OWNERS, 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 THIS FLAT/PLAN ARE NOT IN CONFORMANCE WITH THE 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 P.R. FLETCHER ENGINEERING. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF JOHN ELWAY TOYOTA, CENTENNIAL CHRYSLER PLYMOUTH GUARANTEE THAT THE FINAL DRAINAGE REVIEW WILL ABSOLVE JOHN ELWAY TOYOTA CENTENNIAL CHRYSLER PLYMOUTH 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 FLAT AND/OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF P.R. FLETCHER ENGINEERING DRAINAGE DESIGN.
- G. LANDSCAPE MAINTENANCE**  
THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNERS, 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/FINAL FLAT 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 DEVELOPMENT PLAN AND FINAL FLAT. 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. 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 DRAINAGE SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 33.2 OF THE ARAPAHOE DRAINAGE CRITERIA MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.
- K. 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:
  - 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.
- L. AIRPORT INFLUENCE AREA NOTE (EASEMENT/ HAZARD EASEMENT)**  
AIRPORT INFLUENCE AREA EASEMENT: AN AVIATION AND HAZARD EASEMENT EFFECTING ALL PROPERTY CONTAINED WITHIN THIS FINAL DEVELOPMENT PLAN HAS BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENT CAN BE FOUND IN BOOK 4378, PAGE 95, OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER. THE LANDS CONTAINED WITHIN THIS FINAL DEVELOPMENT PLAN LIE WITHIN THE CENTENNIAL AIRPORT INFLUENCE AREA, AN AREA WHICH IS LIKELY TO BE EFFECTED BY AIRCRAFT OPERATIONS AND THEIR POTENTIAL NOISE AND /OR CRASH HAZARDS TO GREATER DEGREE THAN LANDS SITUATED OUTSIDE OF AN INFLUENCE AREA. ALL LANDS CONTAINED WITHIN THE FINAL DEVELOPMENT PLAN SHALL COMPLY WITH F.A.A. PART 71, HEIGHT AND OBSTRUCTION CRITERIA.
- M. PRIVATE OPEN SPACE**
  - a. THE PRIVATE PARK SITE AS SHOWN ON THIS FLAT/PLAN SHALL BE MAINTAINED IN PERPETUITY BY THE OWNERS/HOMEOWNER'S ASSOCIATION, AND /OR ENTITY OTHER THAN ARAPAHOE COUNTY.
  - b. BUILDING PERMITS WILL BE ISSUED FOR ONLY ONE-HALF OF THE LOTS IN THIS SUBDIVISION UNTIL THE PARK FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN.

**N. 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, RULE, 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.

OWNERS OF RECORD  
  
 ROD BUSCHER, 1 ROD REAL ESTATE SOUTH  
  
 CHRYSLER CORPORATION  
 REALTY VICE PRESIDENT

**PLANNING COMMISSION RECOMMENDATION**

THIS 5TH AMENDMENT PLAN RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION, THIS 19 DAY OF November A.D. 19 96

CHAIRMAN:

**BOARD OF COUNTY COMMISSIONER APPROVAL**

THIS 5TH AMENDMENT PLAN RECOMMENDED BY THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS, THIS 23 DAY OF December A.D. 19 96

CHAIRMAN:   
 ATTEST:

**AMENDMENT HISTORY:**

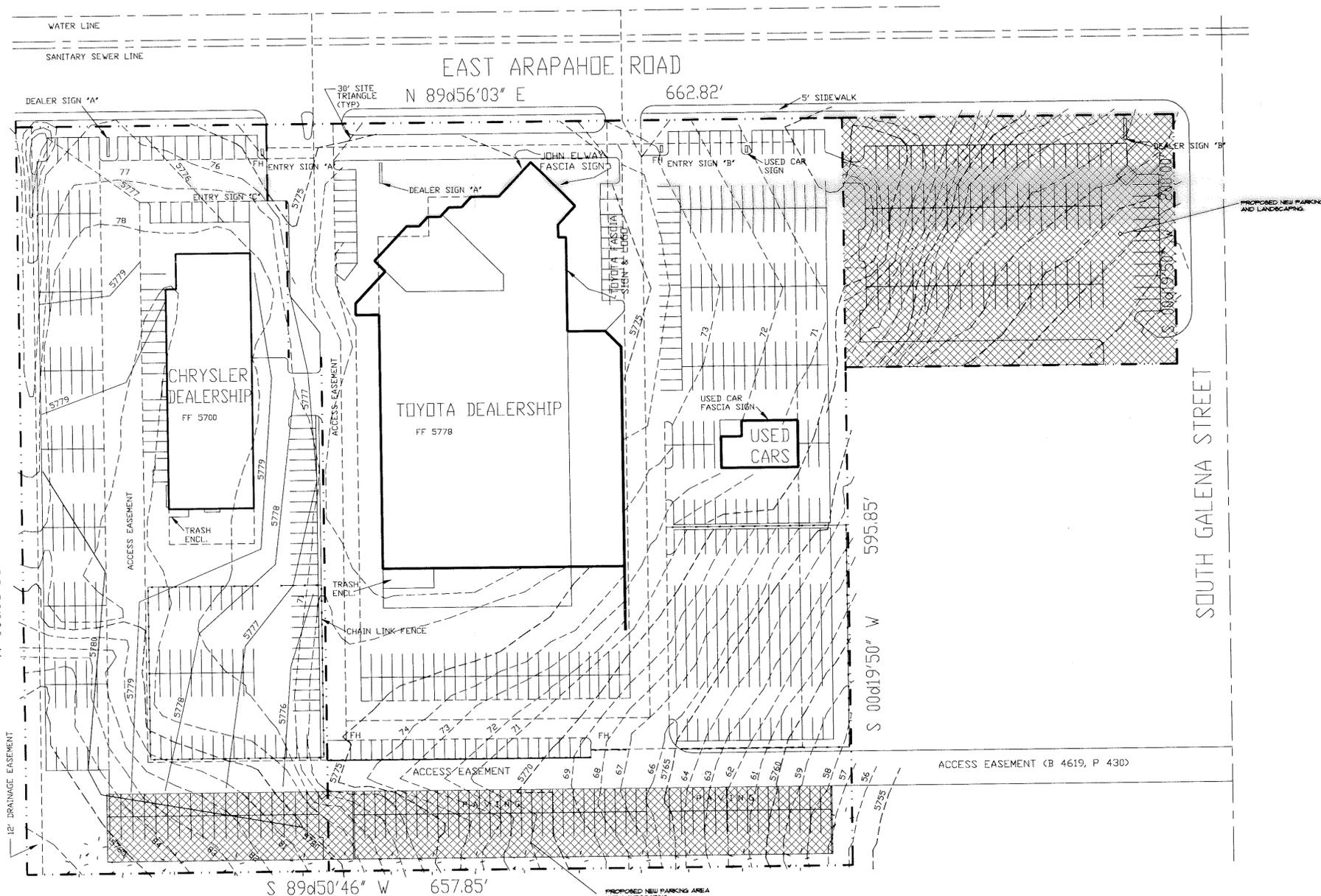
1. ORIGINAL ZONING APPROVAL FOR ARAPAHOE SQUARE PRELIMINARY AND FINAL FUD PLAN 01/07/85.
2. 1ST ADMINISTRATIVE AMENDMENT BY KERR AUTOMOTIVE 12/09/86 TO AMEND BUILDING AND PARKING LAYOUT AND SIGNAGE.
3. 2ND ADMINISTRATIVE AMENDMENT BY METRO VENTURES 04/25/88 TO CHANGE BUILDING AND PARKING LAYOUT AND LANDSCAPE DESIGN. A88-5
4. 3RD ADMINISTRATIVE AMENDMENT APPROVED 9/5/89 CHANGES BUILDING LOCATION, PARKING LAYOUT AND LANDSCAPING PLAN ON LOT 2 (PHASE II), PROVIDE SIGNAGE (PHASE II), DEPICT AS-CONSTRUCTION FOR PHASE I AND DRIVES.
5. 4TH ADMINISTRATIVE AMENDMENT APPROVED 11/18/91. REVISES SIGNAGE CRITERIA FOR PHASE I.
6. 5TH AMENDMENT: CHANGES PARKING LAYOUT, REVISES SIGN CRITERIA, Z-9612 AND ADDS FDP METRO VENTURES AT GALENA AND ARAPAHOE.

**5TH AMENDMENT FOR THE  
PRELIMINARY & FINAL DEVELOPMENT PLAN  
OF METRO VENTURES**

<b>JOHN GARNER</b> ARCHITECTURAL	DATE: <u>10/28/96</u>
	DRAWN BY:
<b>JOHN ELWAY TOYOTA</b>	CHECKED BY:
<b>CENTENNIAL CHRYSLER PLYMOUTH</b>	JOB NO.:
	SHEET:
	REVISED:

# 5TH AMENDMENT FOR THE PRELIMINARY & FINAL DEVELOPMENT PLAN OF METRO VENTURES

APART OF THE N.E. QUARTER OF SECTION 27, TOWNSHIP 5 SOUTH  
RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF ARAPAHOE, STATE OF COLORADO  
**SHEET 2 OF 7**



SITE PLAN  
1" = 50'

**LEGAL DESCRIPTION:**  
SECOND ADMINISTRATIVE FINAL PLAT AMENDMENT OF KERR,  
AUTOMOTIVE: BLOCK 1 + LOTS 1 AND 2 AND LOT 1, BLOCK 1  
OF THE RAMPART BUSINESS CENTER FILING NUMBER ONE.

**PERMITTED USES:**  
AUTOMOTIVE SALES AND SERVICE  
AUTOMOTIVE REPAIR AS ACCESSORY USE  
SALES OF AUTOMOTIVE PARTS AND ASSOCIATED EQUIPMENT  
AND SUPPLIES  
PARKING AND OUTDOOR STORAGE OF VEHICLES  
VEHICLE LEASING AND RENTAL AS ACCESSORY USE  
OFFICE AS ACCESSORY USE

**DEVELOPMENT GUIDELINES:**

PROPOSED LAND USE: AUTOMOBILE SALES + SERVICE  
TOTAL SITE 102 ACRES 444,312 SF.

	FDP	5TH AMENDMENT	% CHANGE
BUILDING FOOTPRINT	36,659 SF (35%)	36,659 SF (35%)	-3%
PARKING + DRIVES	211,264 SF (55%)	211,264 SF (55%)	-4%
OPEN SPACE	10,393 SF (20%)	10,393 SF (10%)	-4%
TOTAL SQUARE FOOTAGE	354,654 SF	444,312 SF	
ACRES	3.06 A	102 A	
GROSS SF (GFA)	109,500 SF	109,500 SF	0%
FLOOR AREA RATIO	0.21 : 1	0.24 SF	46%
PARKING SPACES	500	145	
PARKING RATIO		0.7	
/ 10,000 SF GFA	4.56		

**BUILDING AND PARKING SETBACKS**  
(UNCHANGED FROM 2ND AMENDMENT)

	BUILDING	PARKING
NORTH PROP. LINE (Toyota Site)	30ft	10ft
NORTH PROP. LINE (Chrysler Site)	60ft	10ft
WEST PROP. LINE	10ft	10ft
EAST PROP. LINE	30ft	10ft
SOUTH PROP. LINE	10ft	10ft
INTERIOR PROP. LINE	25ft	0ft

**BUILDING HEIGHT AT PARAPET:**  
28 FT. DOES NOT INCLUDE MECHANICAL EQUIPMENT  
MECHANICAL EQUIPMENT SHALL NOT EXCEED 35 FT.  
AND SHALL NOT OCCUPY MORE THAN 20% OF ROOF-  
TOP AREA. MAY ACCOMMODATE TWO (2) STORIES IN  
SHOWROOM / OFFICE PORTIONS OF BUILDING.

**LIGHTING STANDARDS:**  
LIGHTING WILL BE PROVIDED IN THE PARKING AREAS BY  
DIRECTIONAL MOUNTINGS ON POLES ( MAX. 35 FT HEIGHT ).  
UP AND / OR DOWN LIGHTING MAY BE PROVIDED ON THE  
BUILDINGS FOR SAFETY AND / OR ARCHITECTURAL ACCENT.  
A SINGLE COLORED NEON TUBE MAY ALSO BE USED AS  
ACCENT LIGHTING AROUND THE SHOWROOM AND OFFICE  
PORTION OF THE BUILDINGS.

**SIGNAGE CRITERIA:**

**TOYOTA SITE**

- TWO (2) ENTRANCE/DIRECTIONAL SIGNS, DOUBLE FACED, INTERNAL LIT, 4' HIGH, 24 SF PER FACE.
- ONE (1) DEALER SIGN, DOUBLE FACED, INTERNAL LIT, 16' HIGH, NOT TO EXCEED 10 SF PER FACE. DEALER SIGN 'B' 10' HIGH, 69 SF PER FACE.
- ONE (1) USED CAR SIGN, DOUBLE FACED, INTERNAL LIT, 10' HIGH, 69 SF PER FACE.
- TWO (2) FACIA SIGNS READING "JOHN ELWAY" IN INDIVIDUAL 24" MOLDED LETTERS, INTERNAL LIT, SINGLE FACED, 36 SF PER SIGN, FACING OPPOSITE TRAFFIC DIRECTIONS ON ARAPAHOE ROAD.
- ONE (1) FACIA SIGN READING "JOHN ELWAY USED CARS" IN INDIVIDUAL 24" MOLDED LETTERS, INTERNAL LIT, SINGLE FACED, 68 SF.
- ONE (1) PARTS AND SERVICE DIRECTIONAL SIGN, NOT TO EXCEED 10 SF, TOP OF SIGN TO BE MOUNTED 19FT ABOVE GRADE AT DOOR.
- ONE (1) FACIA SIGN READING "TOYOTA" IN INDIVIDUAL 36" MOLDED LETTERS, INTERNAL LIT, 54 SF.
- ONE (1) LOGO, INTERNAL LIT, 51" HIGH, 18 SF.

**CHRYSLER SITE**

- TWO (2) ENTRANCE/DIRECTIONAL SIGNS, DOUBLE FACED, INTERNAL LIT, 4' HIGH, 24 SF PER FACE.
- ONE (1) DEALER SIGN A, DOUBLE FACED, INTERNAL LIT, 16' HIGH, NOT TO EXCEED 10 SF PER FACE.
- ONE (1) FACIA SIGN IDENTIFYING DEALERSHIP, 18" INDIVIDUAL LETTERS, LENGTH NOT TO EXCEED 2/3 OF FACIA PARALLEL TO ARAPAHOE ROAD, INTERNAL OR INDIRECT LIGHTING, MAY BE PLACED ON COLORED BACKDROP BAND WHICH SHALL NOT BE CONSIDERED PART OF THE SIGN.
- TWO (2) INFORMATIONAL SIGNS IDENTIFYING "SERVICE" AND "PARTS" ON THE WEST BUILDING FACIA, 18" MAX. LETTER HEIGHT, INTERNAL OR INDIRECT LIGHTING.

**5TH AMENDMENT**  
ADD  
ONE (1) DEALER SIGN 'A', DOUBLE FACED, INTERNAL LIT, 28' HIGH NOT TO EXCEED 11 SF.

REPLACE EXISTING DEALER SIGN 'A' WITH  
ONE (1) DEALER SIGN A, DOUBLE FACED, INTERNAL LIT, 28'  
HIGH, NOT TO EXCEED 10 SF PER FACE.  
REPLACE EXISTING FACIA SIGN WITH:  
ONE (1) FACIA SIGN IDENTIFYING DEALERSHIP, 36"  
INDIVIDUAL LETTERS, LENGTH NOT TO EXCEED 2/3 OF FACIA  
PARALLEL TO ARAPAHOE ROAD, INTERNAL OR INDIRECT  
LIGHTING, MAY BE PLACED ON COLORED BACKDROP BAND  
WHICH SHALL NOT BE CONSIDERED PART OF THE SIGN.

**ALL SIGNS SHALL COMPLY WITH THE FOLLOWING CONDITIONS:**  
THEY SHALL BE ILLUMINATED FROM WITHIN OR INDIRECTLY;  
THEY SHALL MEET ARAPAHOE COUNTY ENGINEERING  
DEPARTMENT SIGHT DISTANCE CRITERIA.

**GENERAL NOTES:**  
TRASH WILL BE COLLECTED IN SCREENED ENCLOSURES IN THE  
PARKING AREAS. TRASH ENCLOSURES SHALL BE CONSTRUCTED  
OF THE SAME MATERIALS AS THE ADJACENT BUILDING.

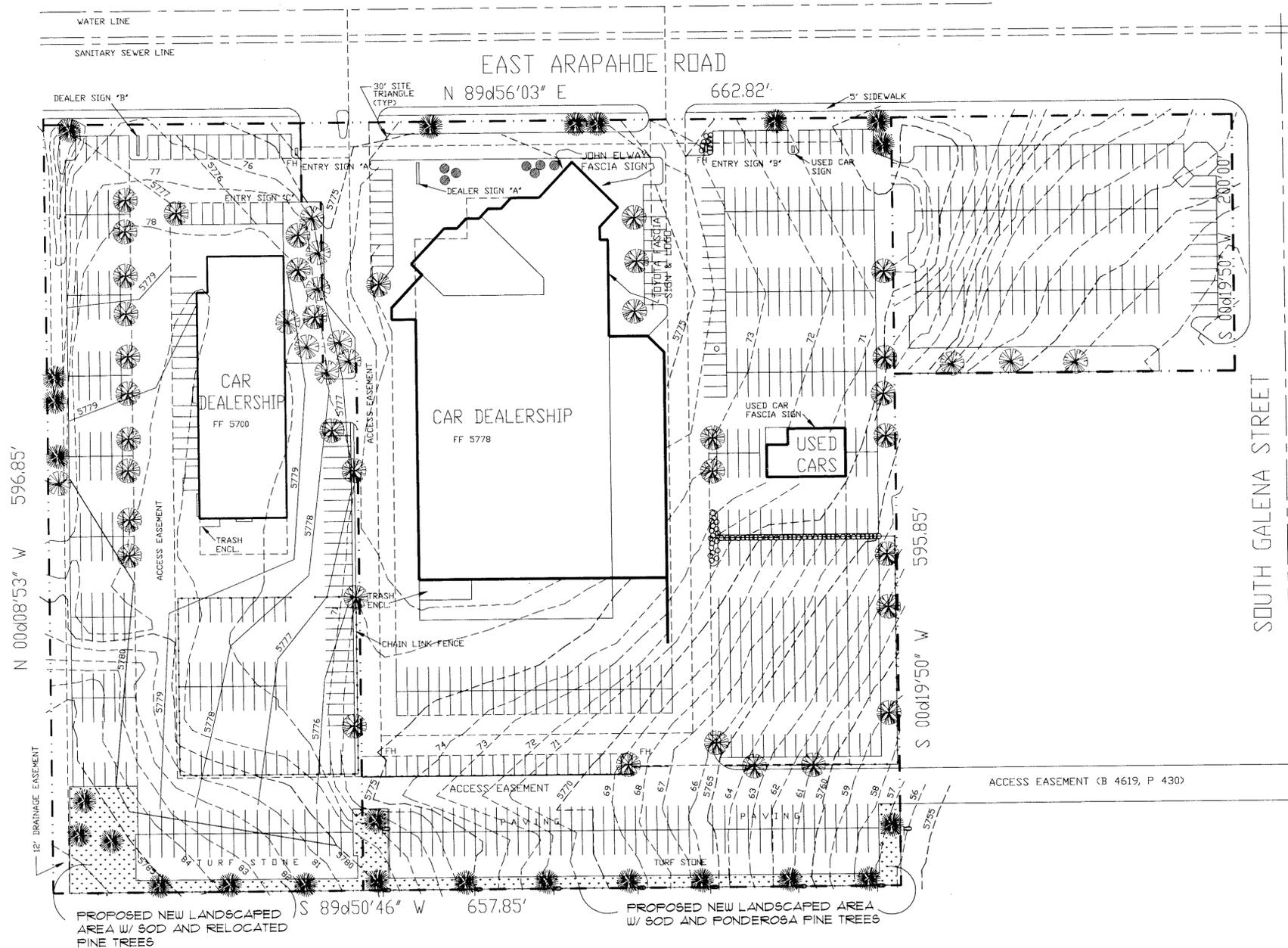
**5TH AMENDMENT FOR THE  
PRELIMINARY & FINAL DEVELOPMENT PLAN  
OF METRO VENTURES**

<b>JOHN GARNER</b> ARCHITECTURE	DATE	
	DRAWN BY	JOHN ELWAY
	CHECKED BY	TOYOTA
	JOB NO.	CENTENNIAL CHRYSLER PLYMOUTH
	SHEET	
	REVISED	

# 5TH AMENDMENT FOR THE PRELIMINARY & FINAL DEVELOPMENT PLAN OF METRO VENTURES

APART OF THE N.E. QUARTER OF SECTION 27, TOWNSHIP 5 SOUTH  
RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 3 OF 7



## LANDSCAPE PLAN

1"=50'

### MATERIALS

SYMBOL	BOTANICAL/ COMMON NAME	SIZE	QUANTITY	REMARKS
	Austrian Pine	8' ht.	19	
	Gleditsia triacanthos hermis Shade master honeylocust	3" cal.	27	B4B
	Juniperus sabina calgary carpet calgary carpet juniper	5 gal		3'o.c.
	Juniperus sabina blue chip blue chip juniper	5 gal		5'o.c.
	Kentucky Blue Grass sod consisting of 10% Kentucky Bluegrass or the equivalent of 60% Kentucky Bluegrass and 40% Perennial Rye Grass.			
	PONDEROSA PINE	10 FT. HIGH	9	PROPOSED NEW TREES
	Service Berry	5 gal		3'o.c.

### LANDSCAPE INFORMATION:

LANDSCAPING WILL BE A SIGNIFICANT ELEMENT OF THE OVERALL SITE DESIGN. PLANTING BUFFERS WILL BE USED TO ENHANCE THE EDGES OF THE PARKING AREAS ALONG EAST ARAPAHOE ROAD. LANDSCAPING WILL BORDER THE STOREFRONTS AND ACT AS CIRCULATION GUIDES FOR AUTO TRAFFIC. OPEN SPACE AREAS WILL BE SODDED OR, APPROPRIATE, HARD SURFACED WITH TREE WELLS.

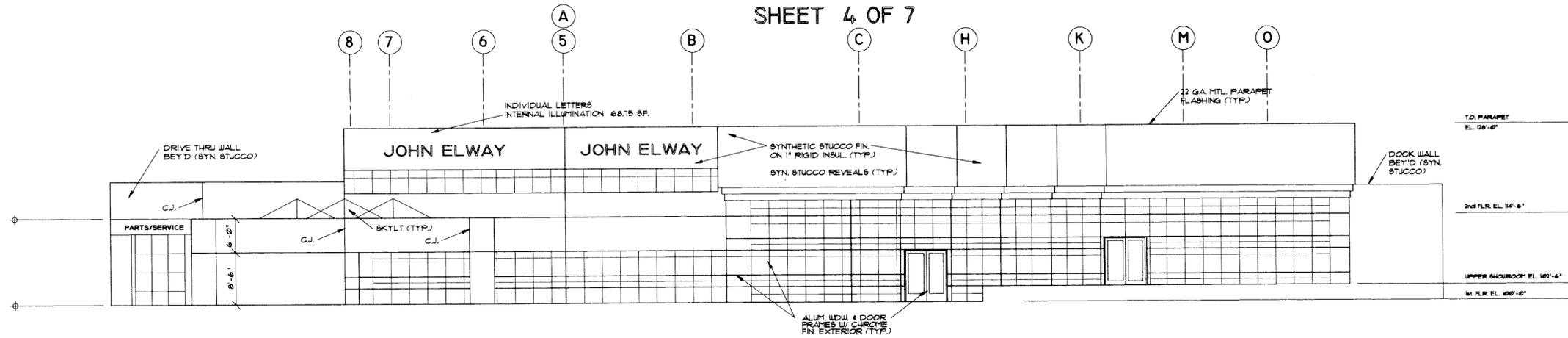
1. AN UNDERGROUND AUTOMATED IRRIGATION SYSTEM WILL BE DESIGNED AND INSTALLED FOR ALL PROPOSED PLANTED, SODDED AND SEEDDED AREAS.
2. THE LANDSCAPED AREA ALONG THE SOUTH BOUNDARY MAY BE SEEDDED WITH BLUEGRASS SEED MIX INSTEAD OF SOD, BUT WILL CONTINUE TO BE IRRIGATED. ALL OTHER GRASS AREAS WILL BE SODDED.
3. SOIL PREPARATION FOR ALL LANDSCAPED AREAS SHALL BE THE EQUIVALENT OF A MIN. 3 YARDS ORGANIC MATTER PER 1000 SF.
4. ALL EVERGREEN TREES TO BE PLANTED ALONG EAST ARAPAHOE ROAD SHALL BE LARGE PINE TREES VARYING BETWEEN 10' AND 20' TALL. THEIR SPECIFIC LOCATIONS MAY BE ALTERED IN THE FIELD TO ACCOMMODATE SIGN VISIBILITY.

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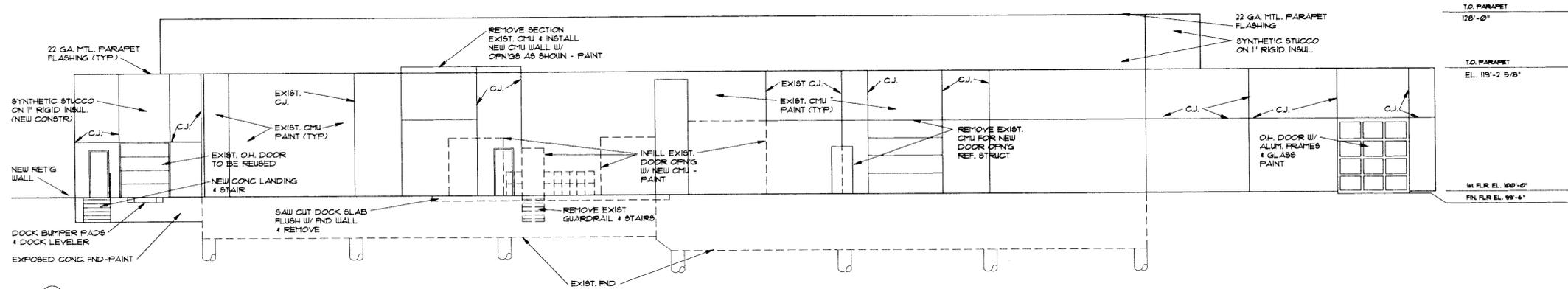
JOHN GARNER ARCHITECTURE	DATE	
	DRAWN BY	
	CHECKED BY	
	JOB NO.	
	SHEET	
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# PRELIMINARY & FINAL DEVELOPMENT PLAN OF METRO VENTURES

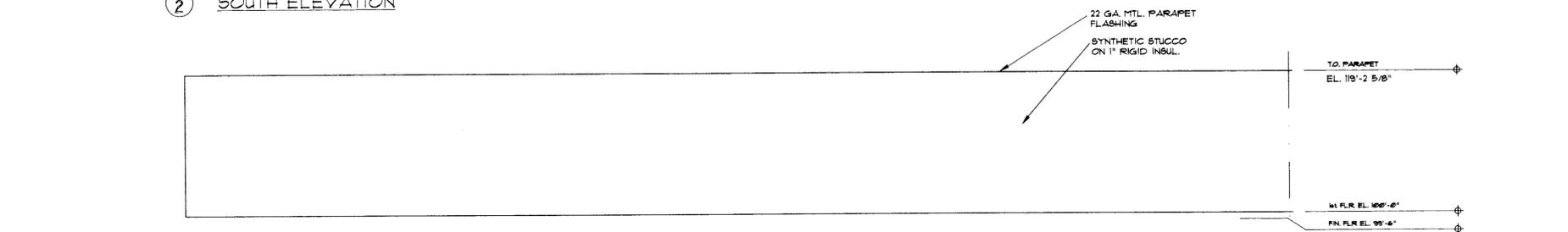
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**SHEET 4 OF 7**



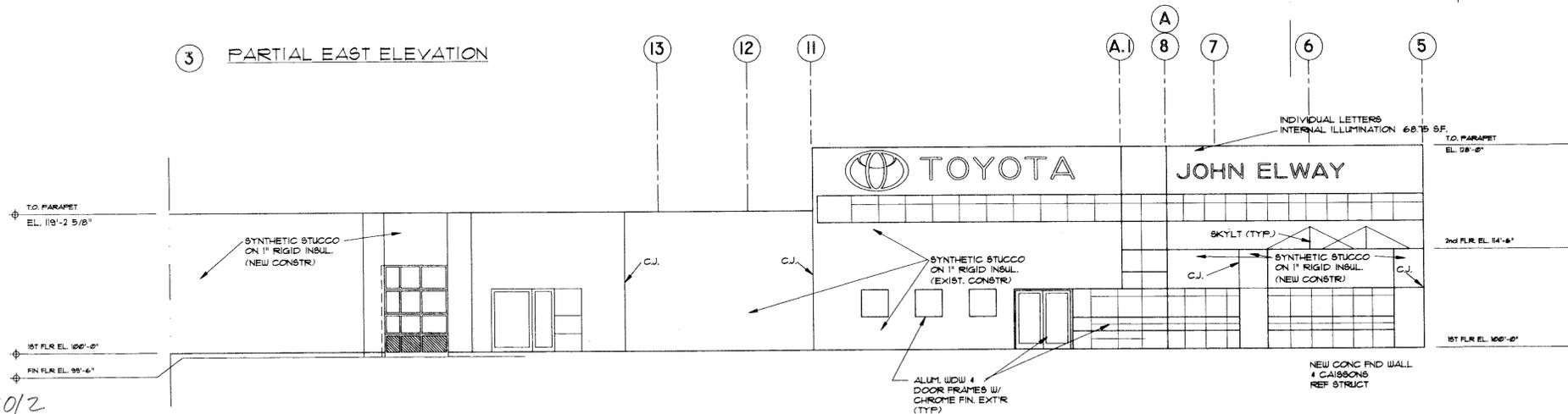
① NORTH ELEVATION



② SOUTH ELEVATION



③ PARTIAL EAST ELEVATION



④ PARTIAL EAST ELEVATION

EXISTING BUILDING ELEVATIONS

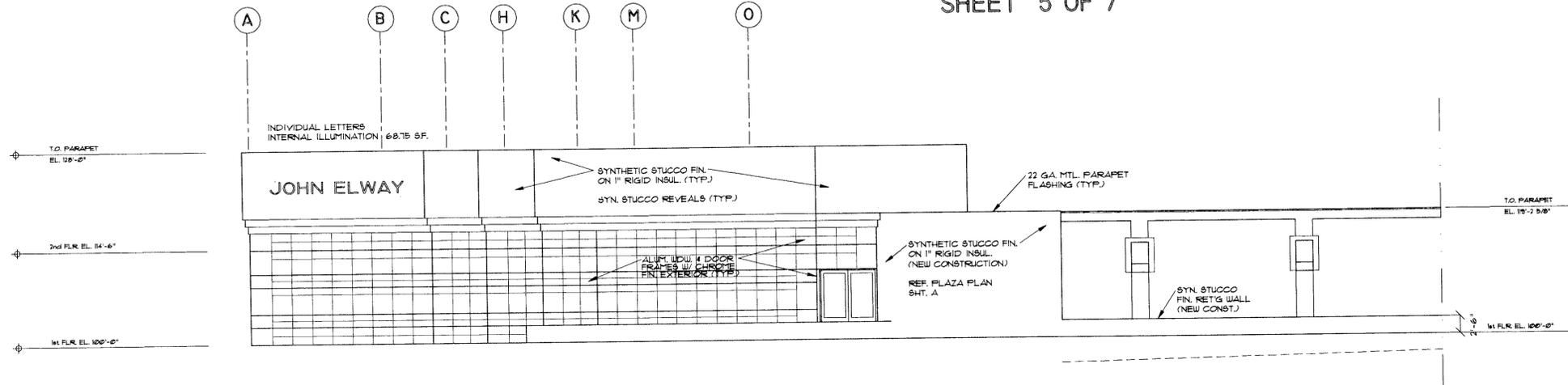
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JOHN GARNER ARCHITECTURE	JOHN ELWAY	TOYOTA	DATE
	CENTENNIAL CHRYSLER PLYMOUTH	JOB NO.	DRAWN BY
			CHECKED BY
			REVISION

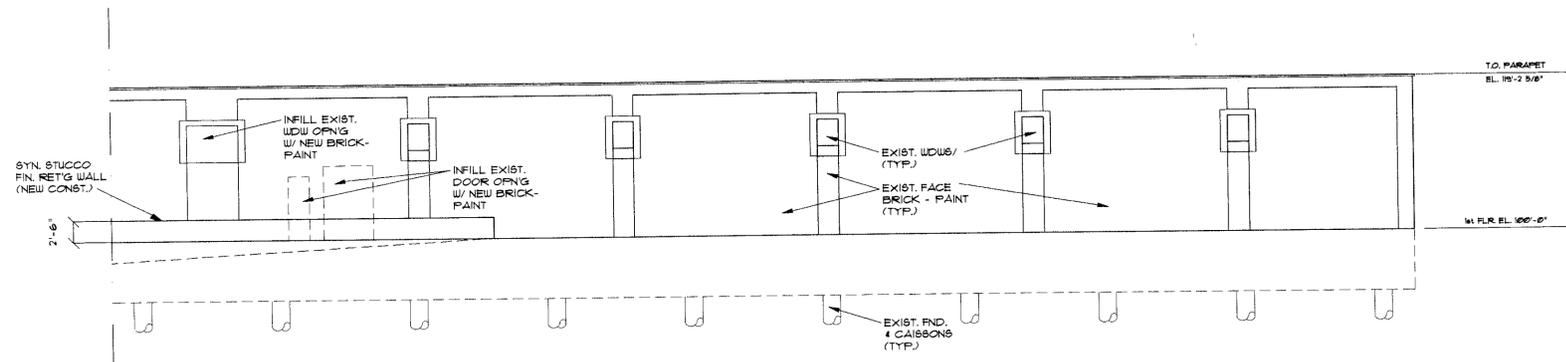
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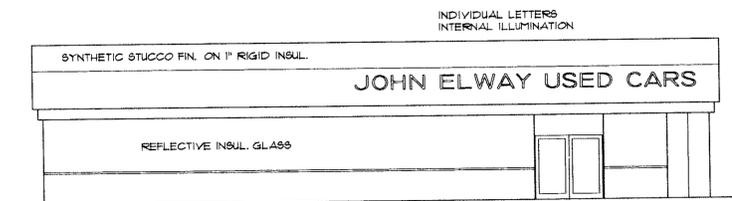
SHEET 5 OF 7



① PARTIAL WEST ELEVATION



② PARTIAL WEST ELEVATION



③ USED CAR BUILDING ELEVATION

EXISTING BUILDING ELEVATIONS

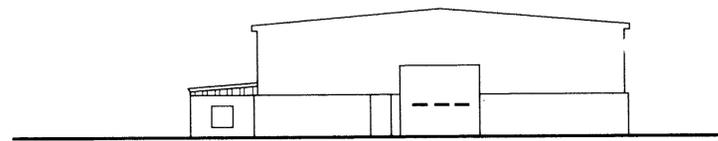
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		SHEET	REVISED

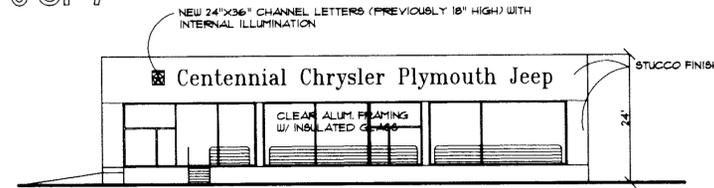
# 5TH AMENDMENT FOR THE PRELIMINARY & FINAL DEVELOPMENT PLAN OF METRO VENTURES

APART OF THE N.E. QUARTER OF SECTION 27, TOWNSHIP 5 SOUTH  
RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF ARAPAHOE, STATE OF COLORADO

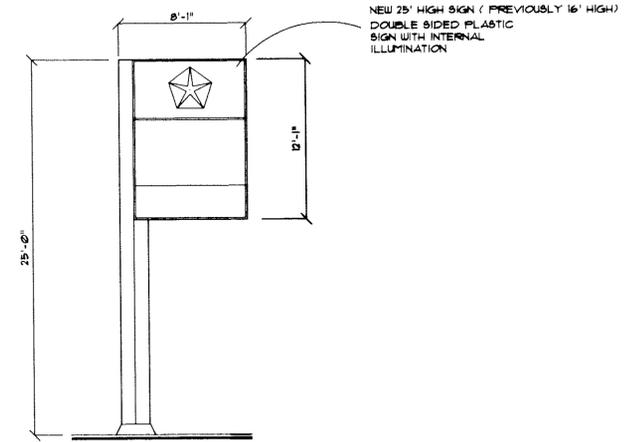
SHEET 6 OF 7



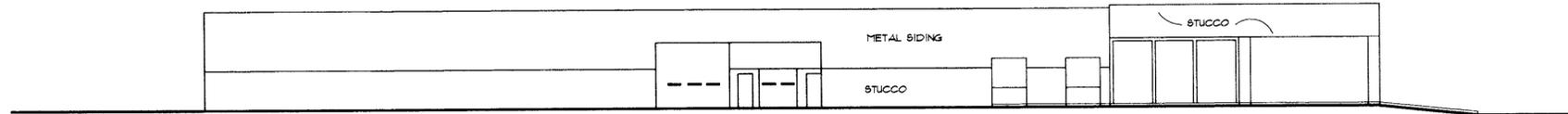
REAR ELEVATION : SOUTH



FRONT ELEVATION : NORTH



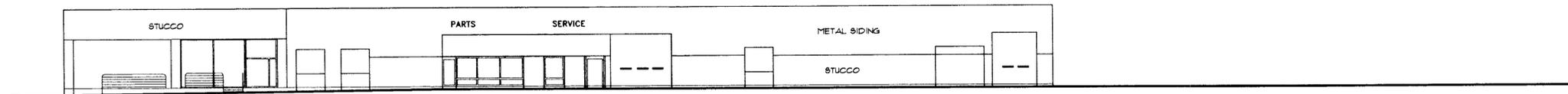
DEALER SIGN "B"



SIDE ELEVATION : EAST

STANDARD ELEVATIONS  
1/16 INCH = 1 FOOT

## CENTENNIAL CHRYSLER PLYMOUTH COMMERCIAL BUILDING SERVICES



SIDE ELEVATION : WEST

EXISTING BUILDING ELEVATIONS

5TH AMENDMENT FOR THE  
PRELIMINARY & FINAL DEVELOPMENT PLAN  
OF METRO VENTURES

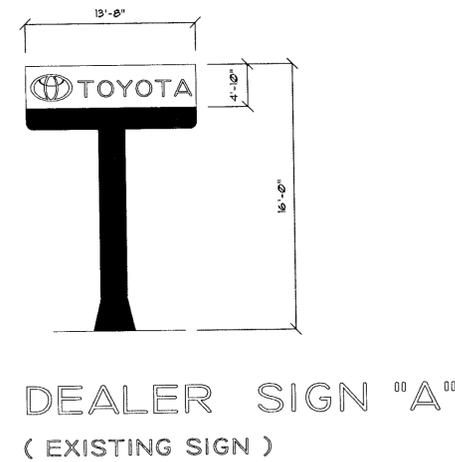
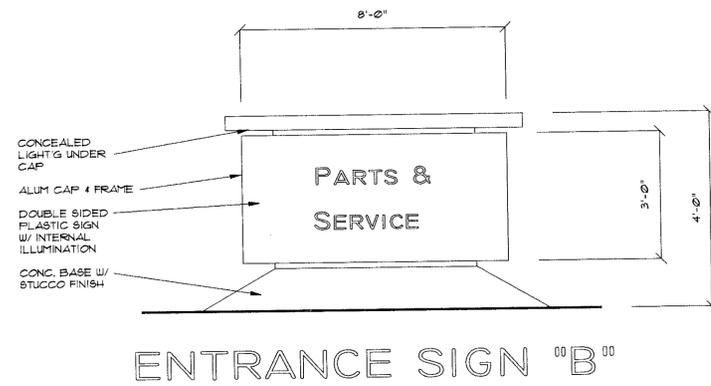
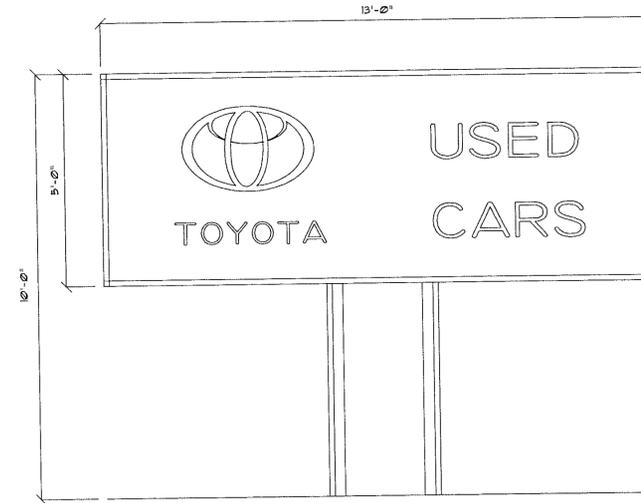
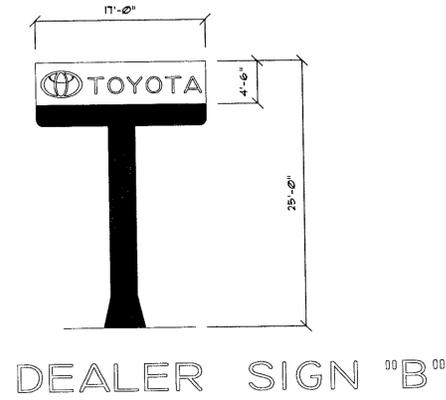
<b>JOHN GARNER</b> Architect	<b>JOHN ELWAY TOYOTA</b> CENTENNIAL CHRYSLER PLYMOUTH	DATE DRAWN BY CHECKED BY JOB NO. SHEET REVISED
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796-012

# 5TH AMENDMENT FOR THE PRELIMINARY & FINAL DEVELOPMENT PLAN OF METRO VENTURES

APART OF THE N.E. QUARTER OF SECTION 27, TOWNSHIP 5 SOUTH  
RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 7 OF 7



5TH AMENDMENT FOR THE  
PRELIMINARY & FINAL DEVELOPMENT PLAN  
OF METRO VENTURES

JOHN GARNER ARCHITECTURE	JOHN ELWAY TOYOTA	DATE DRAWN BY CHECKED BY JOB NO. SHEET REVISED
CENTENNIAL CHRYSLER PLYMOUTH		

Z96-012