

PHASE I

PHASE II

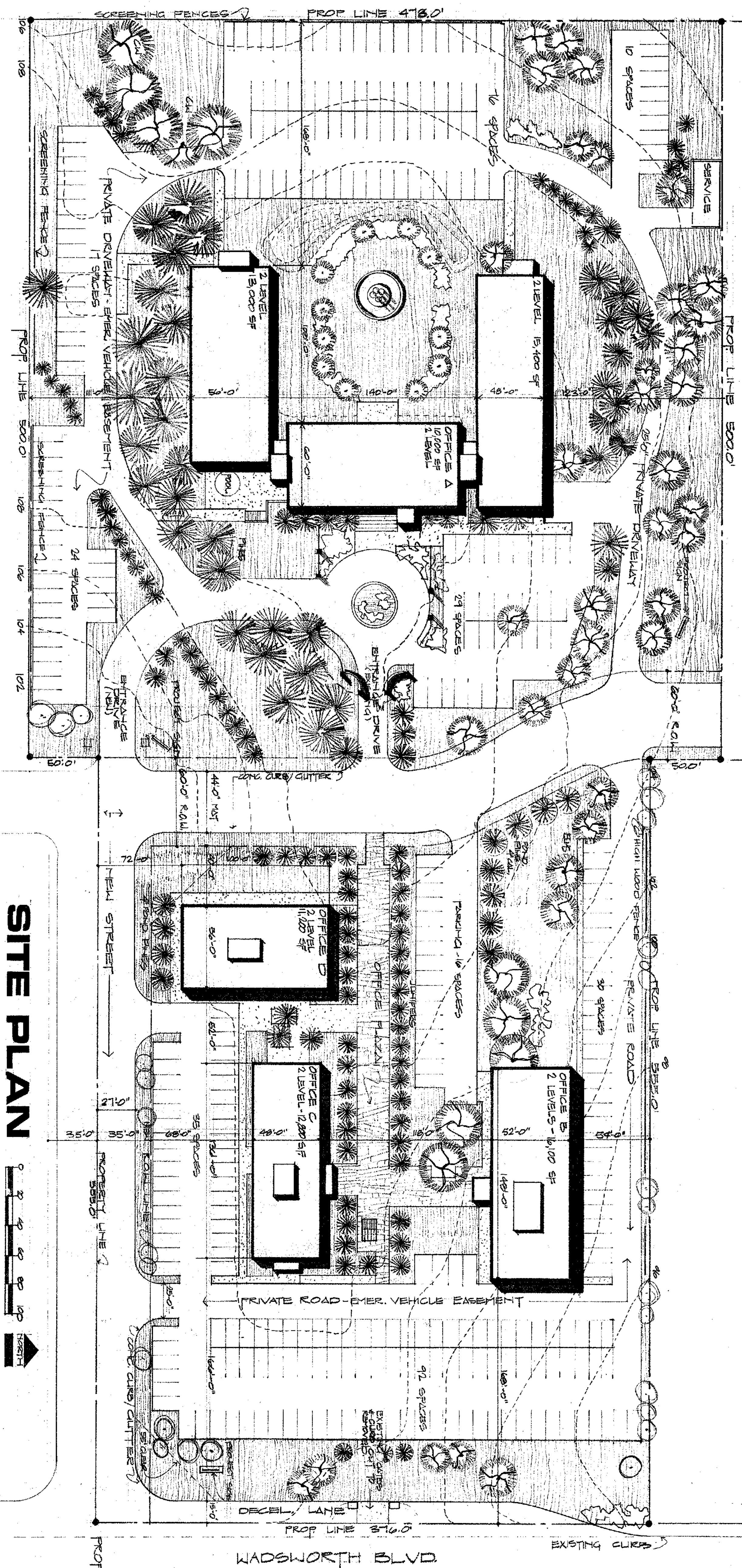
COUNTY OF JEFFERSON
STATE OF COLORADO
FILED IN THE OFFICE OF
RECORDED & RETURNED
MAR 21 2 33 PM '92

DATA

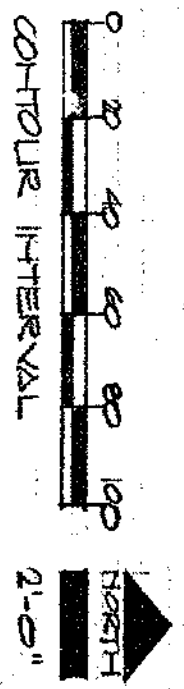
PHASE I
SITE AREA - 5.15 ACRES
BUILDING AREA
OFFICE A - 30,400 SF
PARKING RATIO
1 SPACE PER 244 SQUARE FEET

PHASE II
SITE AREA - 4.0 ACRES
BUILDING AREA
OFFICE B - 16,100 SF
OFFICE C - 12,800 SF
OFFICE D - 11,200 SF
PARKING RATIO
1 SPACE PER 232 SQUARE FEET

TOTAL SITE AREA - 435,000 SF
BUILDING GROUND COVERAGE:
41,450 SF = 10%
PARKING-DRIVEWAY COVERAGE:
156,500 SF = 36%
PUBLIC STREETS COVERAGE:
25,000 SF = 6%
OPEN SPACE COVERAGE:
211,450 SF = 48%
100%



SITE PLAN



LEGAL

A PORTION OF THE NW 1/4 OF SEC. 14, T4S, R64W, OF THE 6TH PM DES-
CRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE LINE
OF THE NW 1/4 OF SAID SEC. 14 FROM WHENCE THE NW 1/4
CORNER OF SAID SEC. 14 BEARS N 0° 01' 12\"/>

STIPULATIONS

1. LAND USES SHALL BE RESTRICTED TO THOSE
ALLOWED IN THE R-C-1 DISTRICT OF THE CITY
OF LAKEWOOD
2. BUILDING HEIGHTS SHALL BE LIMITED TO 35'-0\"/>

5. PARKING LOT LIGHTING MAX. 25' HIGH AND SHIELDED
FROM ADJOINING PROPERTY.
6. THE TRAFFIC CIRCULATION SYSTEM SHALL CONSIST OF
(A) A 60' DEDICATED NORTH/SOUTH R.O.W., DEDICATING
THE SUBJECT PROPERTY, THE CENTERLINE OF SAID
R.O.W. APPROXIMATELY 305 FEET WEST OF THE
SUBJECT R.O.W. LINE OF WADSWORTH BLVD AS
ILLUSTRATED ON THE PLAN AND (B) AN EAST/WEST
DEDICATED R.O.W. 10' IN WIDTH THE CENTERLINE OF
WHICH COINCIDES WITH THE SOUTHEASTERN PROPERTY
LINE OF THE SUBJECT SITE AS ILLUSTRATED ON THE
SITE PLAN OR IN A LOCATION AS APPROVED BY
THE CITY OF LAKEWOOD. THE APPROVED/NOTED
PUBLIC ROADS SHALL BE ACCOMPANIED WITH CONCRETE
CURBS AND GUTTERS BUILT TO THE SPECIFICATIONS
OF THE CITY OF LAKEWOOD. SIDEWALKS SHALL BE
PROVIDED AS REQUIRED BY THE CITY OF LAKEWOOD.
ALL OTHER ROADS AND DRIVEWAYS SHALL BE A MIN.
10' WIDE OF 25'-0\"/>

7. ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
8. THE EXISTING GATE AND CURB CUT ON WADSWORTH
BLVD IS TO BE REMOVED. THE EXISTING GATE IN
THE WESTERN PORTION OF THE SITE IS TO BE RETAINED
9. INDIVIDUAL BUILDINGS TO BE IDENTIFIED BY FACIA OR
CANOPY SIGNS NOT TO EXCEED ABOVE THE ROOF LINES
AND NOT TO EXCEED AN AREA OF 10 SQUARE FEET
SIGNS SHALL BE CONSISTENT WITH THE ARCHITECTURAL
CHARACTER OF THE PROJECT AND SHALL BE NON-ILLUMI-
NATED SIGNS LOCATED AS ILLUSTRATED IN THE
SITE PLAN, SHALL NOT EXCEED 32' IN
AREA, AND 6' IN HEIGHT. SAID SIGNS TO BE
ILLUMINATED BY FLOODLIGHTS.
10. SERVICE AREAS TO BE SCREENED FROM ADJOINING PROP-
ERTIES BY SOLID 6' HIGH WOOD FENCES ARCHITECTURALLY
INTEGRATED WITH THE PROJECT. PARKING AREAS TO BE
SCREENED BY SAID FENCES AND AS ILLUSTRATED ON
THE SITE PLAN.
11. EXISTING LANDSCAPING TO BE MAINTAINED AND PRESERVED
WHEREVER FEASIBLE. WHERE LANDSCAPING IS TO BE
REMOVED FOR STREETS AND PARKING IT IS TO BE
RELOCATED ON THE SITE WHEN POSSIBLE. ALL NEW
LANDSCAPING TO BE CONSISTENT WITH EXISTING, AND TO COMBINE
FUNCTIONALITY OF COHERENCE OF SCULPTURE OR CREATIVE. OPEN
AREAS TO BE SOODED OR TREATED TO CONTROL EROSION
AND DRAINAGE.

APPROVALS:

APPROVED BY THE CITY OF LAKEWOOD PLANNING
COMMISSION, _____, 19____.

SECRETARY

- THIS PLAN IS APPROVED AND ACCEPTED SUBJECT TO
ANY REVISIONS THAT MAY BE NEEDED TO CONFORM TO
CITY OF LAKEWOOD ZONING REGULATIONS PLANNING
AND COMPLETION WITHIN FIVE (5) YEARS FROM THIS
DATE OF ADOPTION.

CITY CLERK CITY OF LAKEWOOD

- ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK
AND RECORDER, CITY OF LAKEWOOD, COLORADO AT
THIS DAY OF _____, 19____.
_____ CLERK AND RECORDER