

SITE PLAN

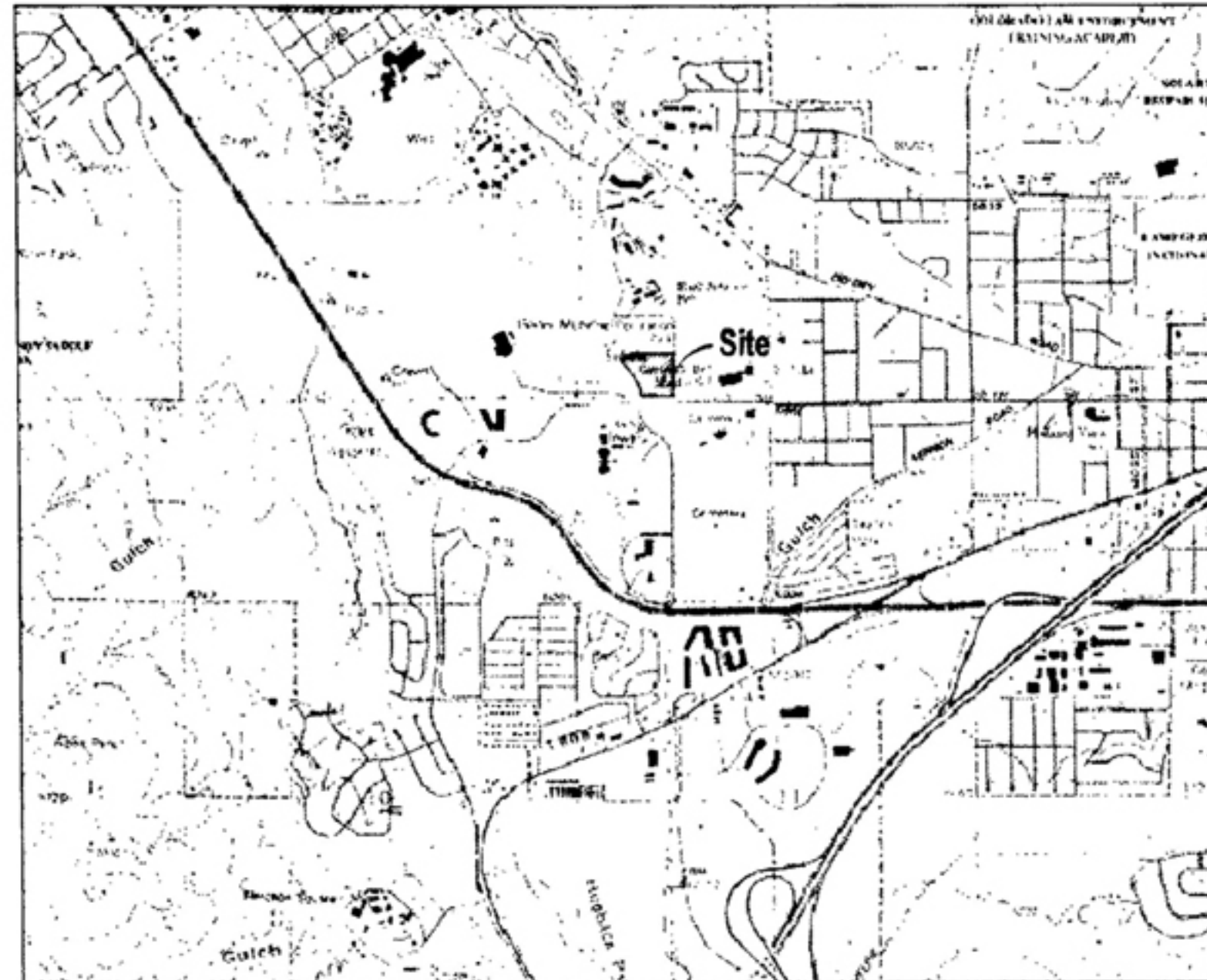
JEFFERSON OFFICE PARK

AN AMENDMENT TO GOLDEN DEVELOPMENT SITE PLANNED UNIT DEVELOPMENT

SHEET 1 OF 9

Land Use Data Summary

Site area	309,360 sf (7.102 ac)
Building coverage	56,560 sf (18.3%)
Garage coverage	44,004 sf (14.2%)
Open parking lots and drives	93,087 sf (30.1%)
Landscaped open space (includes walks)	115,709 sf (37.4%)
Impervious area	213,423 sf (69.0%)
Building gross floor area	212,560 sf
Number of stories	2 and 4
Floor area ratio	0.69
Land uses	Office as principal use; retail and restaurant (accessory use)
Floor area, office uses	204,000 sf
Floor area, retail and restaurant accessory uses	8,560 sf
Parking required:	
Offices	212,560 sf x 1/300 = 709 spaces
Commercial	8,560 sf x 1/250 = 34 spaces
Total	743 spaces
Parking provided:	
Conventional spaces in surface lots	262 spaces
Conventional spaces in parking garage	516 spaces
Spaces for the handicapped (2% of total are required)	16 spaces
Total parking provided	794 spaces
Zoning	Planned Unit Development
Building setbacks:	
Front	30 ft
Side (north)	10 ft
Rear (east)	20 ft
Maximum elevation, building roof deck	5,952 NGVD 29 datum
Maximum deck elevation by administrative variance	5,957 NGVD 29 datum
Parking and garage setbacks:	
Front	20 ft
Side (north)	10 ft
Rear (east)	0 ft



Vicinity Map
From Golden USGS 7.5' quadrangle; 1" = 2,000'

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Development Standards

The buildings, parking lots, garages, and other features shown are intended solely to illustrate the character and intent of the proposed development, and do not represent final design.

Buildings will be predominantly constructed of masonry, precast concrete, glass, stucco, and similar high quality materials. Architectural design, colors, and finishes will be compatible with neighboring development and consistent with a quality appearance.

Grading design will give consideration to minimizing the use of retaining walls. Landscaped slopes shall not exceed 3:1, with 4:1 being preferred. Where possible, the buildings shall be used to assist in vertical transitions.

All rooftop mechanical units shall be screened in a manner which blends with the structures, and screening shall be effective when viewed from Ulysses Park at an elevation of 5,952 feet.

Roof decks of buildings shall be no higher than 5,957 feet (by administrative variance), based on the following benchmark:
Benchmark: S 406 (1984), a stainless steel rod accessed through a 5-inch logo cap at the intersection of Ulysses Street and West 9th Avenue, at the northeast corner of a cemetery, 53.1 feet north of the center of the north entrance to cemetery, 40.0 feet west of the center of Ulysses Street, 1.0 foot east of a fence, elevation 5899.95 feet, NGVD 29 datum. An administrative waiver is granted to permit the roof deck elevation as shown hereon.

Maintenance of all landscaping, drives, parking lots, garages, and buildings will be the responsibility of the developer or his successors and assigns.

Landscaping shall be used to screen undesirable views, particularly those of the electrical transmission towers and substation, to the extent permitted by the utility company.

All off-site disturbed areas will be landscaped and reseeded.

The Developer will cooperate with the U.S. Postal Service to reconfigure the joint driveway to eliminate the existing two-way traffic from the inbound side.

Existing overhead power lines (except high-voltage transmission lines) on the property and in the adjoining portion of vacated Weir Street will be placed underground at Developer's expense.

Storm water quality best management practices shall be implemented to minimize soil erosion, sedimentation, increased pollutant loads and changed water flow characteristics resulting from land disturbing activity, to the maximum extent possible, so as to minimize pollution of regional water sources.

Parcel Description

A PORTION OF LOT 1, BLOCK 1, GOLDEN DEVELOPMENT SITE SUBDIVISION, AS RECORDED IN THE RECORDS OF JEFFERSON COUNTY, COLORADO IN BOOK 98 AT PAGE 47, RECEPTION NO. 88093385, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE N 89°58'30" E ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 419.55 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 1, THE FOLLOWING TWO (2) COURSES:

- 1) N 01°03'30" E, 391.39 FEET;
- 2) THENCE N 00°04'14" E, 172.68 FEET, MORE OR LESS, TO A POINT FROM WHICH THE NORTHEAST CORNER OF SAID LOT 1 BEARS N 00°04'14" E, 552.06 FEET;

THENCE N 89°39'15" W, BEING PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 557.34 FEET;
THENCE S 63°38'50" W (RADIAL LINE), 169.22 FEET TO THE WEST LINE OF SAID LOT 1;

THENCE SOUTHEASTERLY ALONG SAID WEST LINE, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTHEASTERLY ALONG A CURVE TO THE LEFT, THE TANGENT OF WHICH BEARS S 26°21'10" E, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 21°40'03", FOR A DISTANCE OF 170.18 FEET TO A POINT OF REVERSE CURVE;
- 2) THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 42°40'45" FOR A DISTANCE OF 170.18 FEET TO THE POINT OF BEGINNING.

COUNTY OF JEFFERSON,
STATE OF COLORADO.

Owner's Statement

I, Mark Bradley, as manager of SON GLORY LLC, a Colorado Limited Liability Company, owner of the property described herein, do hereby agree that the property shall be developed in strict compliance with the Planned Unit Development Final Development Plan, the original of which is on file with the Clerk and Recorder of Jefferson County, Colorado, and a copy of which is on file with the City Clerk of the City of Golden, Colorado. No variation from any provision of said Final Development Plan shall be permitted unless the plan is amended in accordance with procedures established by ordinance of the City of Golden. Any variation from provisions of said Final Development Plan without prior amendment or addendum of the Plan shall be grounds for revocation of the rezoning ordinance establishing this Planned Unit Development or other appropriate sanctions. I further agree that the Final Development Plan regulations and covenants for this P.U.D. zone district will be executed to those standards, densities, land uses and criteria specified by the Planning Commission and City Council of the City of Golden, Colorado.

SON GLORY BUILDERS, LLC, a Colorado Limited Liability Company

By: Mark Bradley
Mark Bradley, Manager

County of Jefferson
State of Colorado

The foregoing instrument was acknowledged before me this 8th day of November, 2001, Mark Bradley, as manager of SON GLORY LLC, a Colorado Limited Liability Company. Witness my hand and official seal.



Joshua L. Galt
Notary Public
My commission expires: 01/19/2002
Address: 1800 S. Cole St.

Planning Department Approval

Approved this 8th day of November, 2001
by the Planning Department of Golden, Colorado.

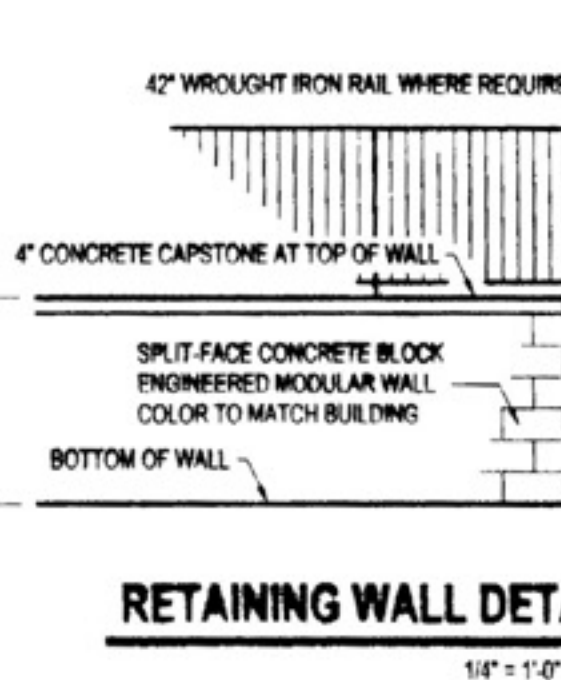
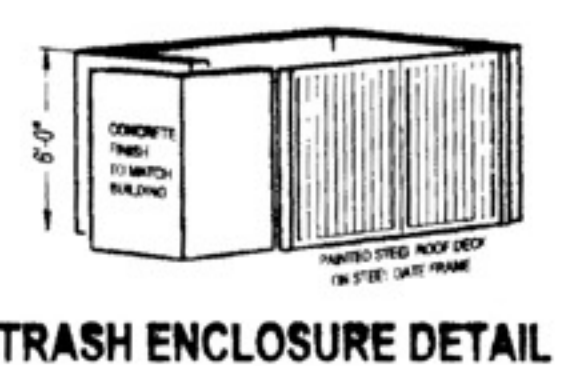
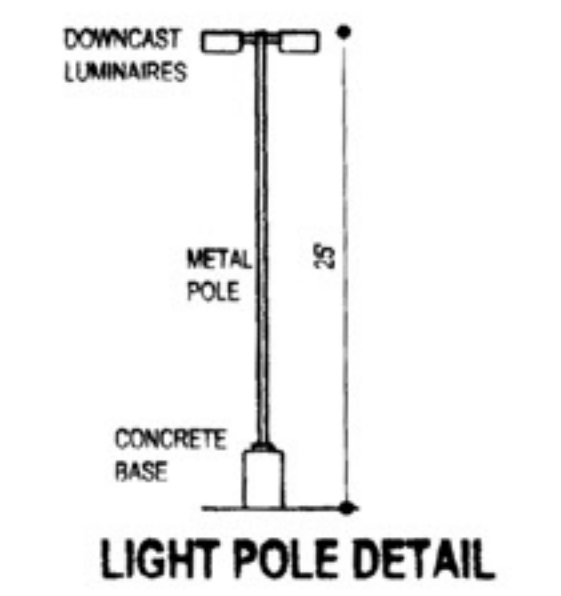
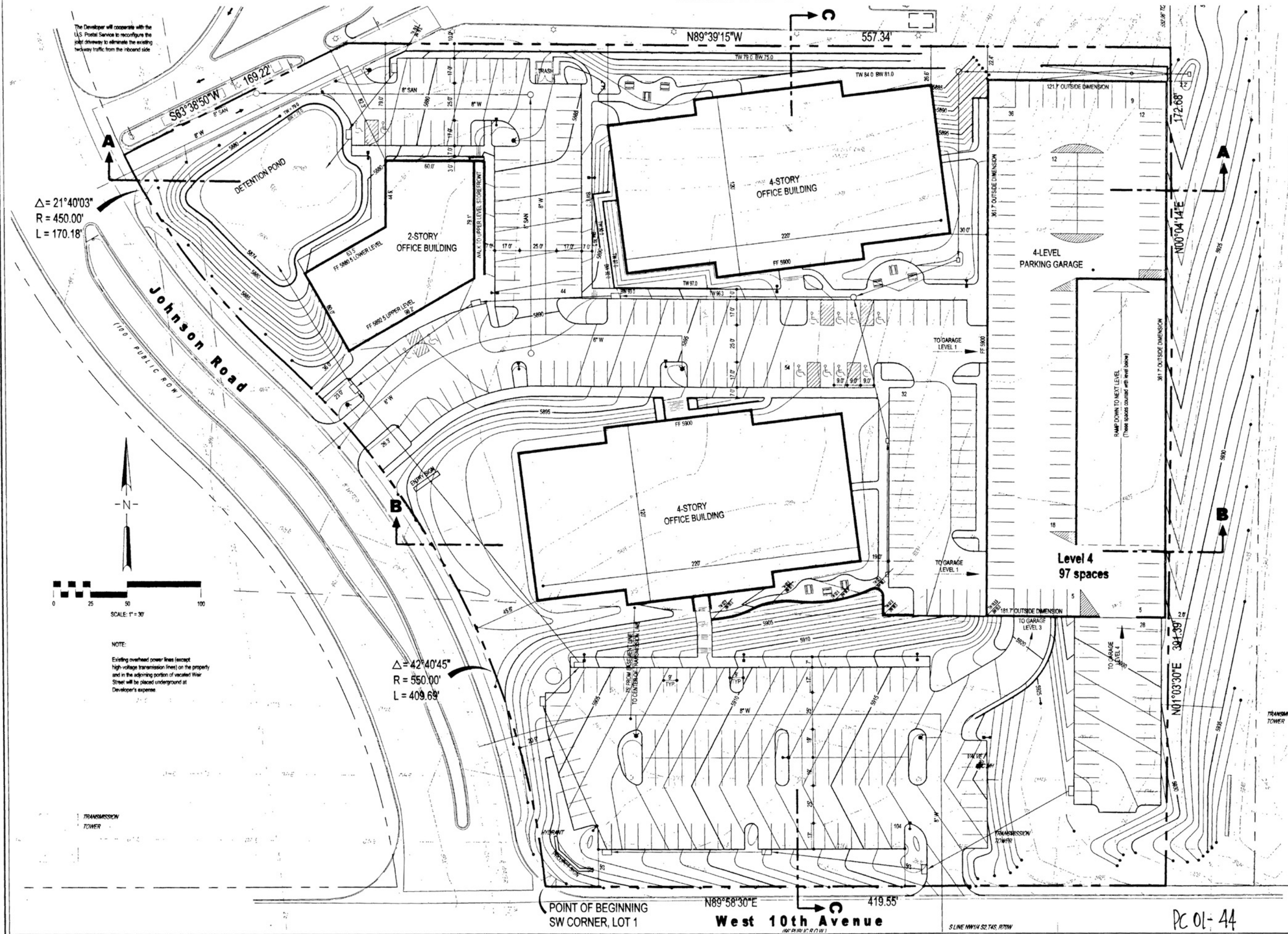
Steve J. Clark
Director

Reams & Patterson, Inc.
Consulting Engineers and Land Surveyors
2050 South Jamaica Court, Suite 305
Aurora, Colorado 80014
(303) 745-4747

PC 01-44

JEFFERSON OFFICE PARK SITE PLAN

SITE PLAN
JEFFERSON OFFICE PARK
 AN AMENDMENT TO GOLDEN DEVELOPMENT SITE PLANNED UNIT DEVELOPMENT
 SHEET 2 OF 9



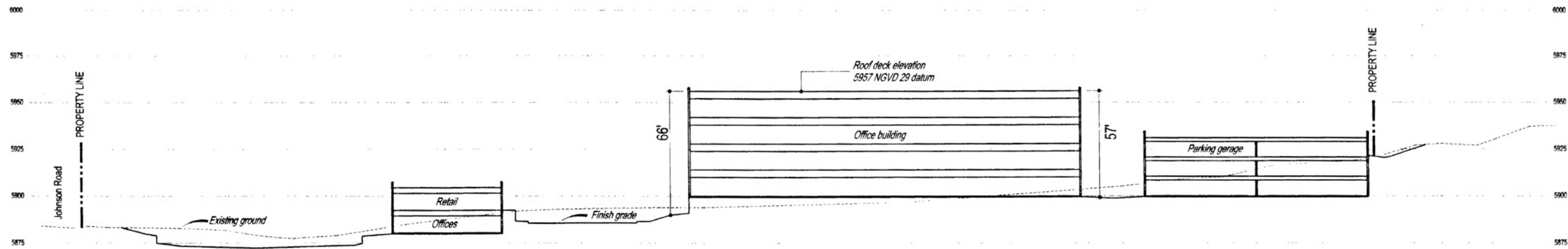
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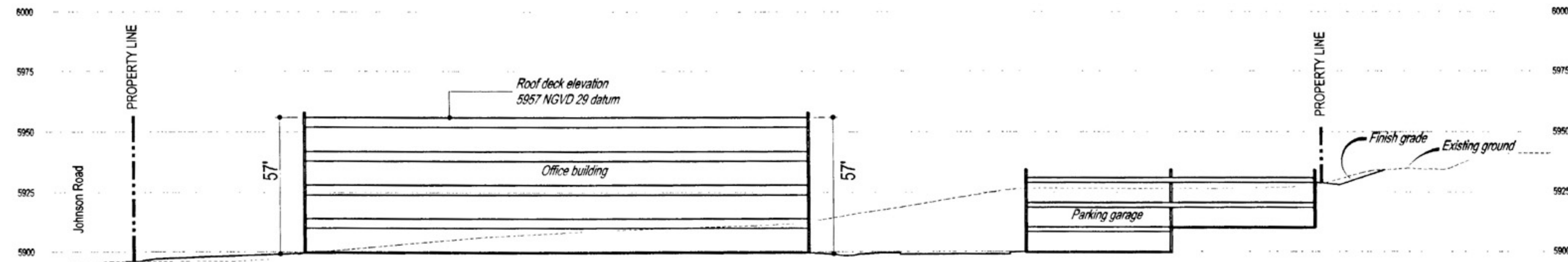
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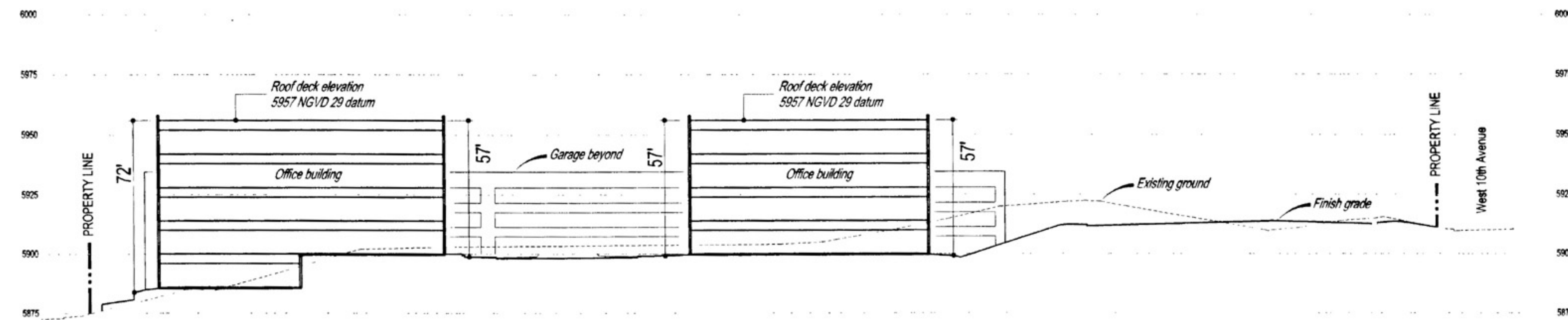
SHEET 3 OF 9



Section A-A (looking north)



Section B-B (looking north)



Section C-C (looking east)

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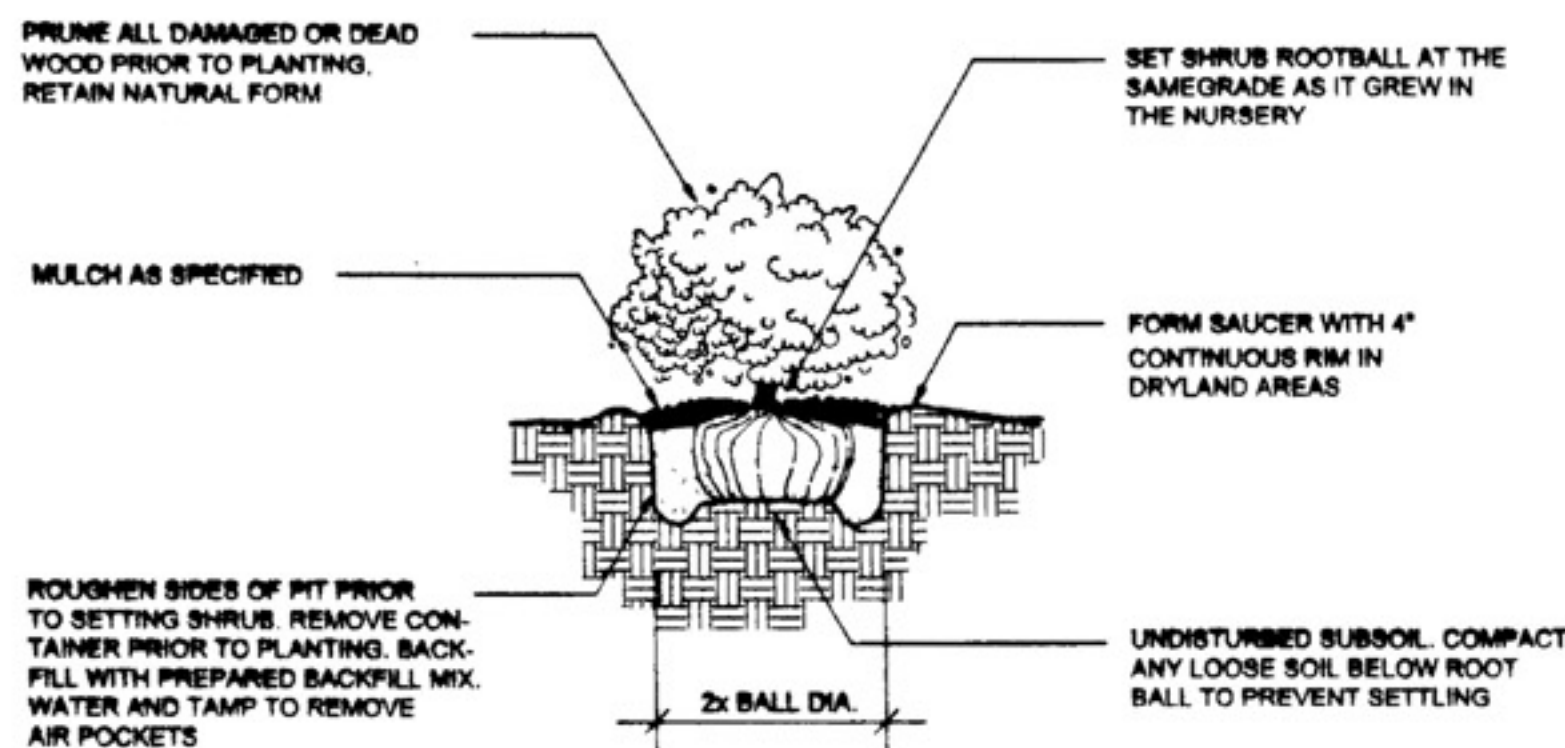
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JEFFERSON OFFICE PARK SITE

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SHEET 4 OF 9

Plant Materials Schedule:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COMMENTS	MATURE H/W/P
DECIDUOUS AND EVERGREEN TREES					
ASA	1	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	3" CAL. B&B FULL HEAD	50' X 30'
ASM	15	FRAXINUS PENNSYLVANICA LANOELATA 'MARSHALLS'	MARSHALL'S SEEDLESS ASH	3" CAL. B&B FULL HEAD	50' X 35'
BSP	2	PICEA PUNGENS	COLORADO SPRUCE (BLUE)	6' HT. B&B FULL TO GROUND	60' X 35'
CSP	3	PICEA PUNGENS	COLORADO SPRUCE (GREEN)	6' HT. B&B FULL TO GROUND	60' X 35'
GMT	11	ACER GINNALA	MAPLE, GINNALA	3" CAL. B&B FULL HEAD	20' X 10'
IMP	1	GLADISTIA TRIACANTHOS INERMIS 'IMPERIAL'	LOCUST IMPERIAL	1 1/2" CAL. B&B FULL HEAD	35' X 25'
LNR	12	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	3" CAL. B&B FULL HEAD	40' X 25'
MAA	1	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	3" CAL. B&B FULL HEAD	50' X 40'
PNA	16	PINUS NIGRA	AUSTRIAN PINE	6' HT. B&B FULL TO GROUND	50' X 20'
RHT	8	CRATAEGUS AMBIGUA	HAWTHORN, RUSSIAN	3" CAL. B&B FULL HEAD	15' X 15'
PERENNIALS AND GROUND COVER					
CLR	55	AQUILEGIA HYBRIDS	COLUMBINE 'ROCKY MOUNTAIN'	4" CONT. 12" O.C.	18" X 12"
DAS	28	CHRYSAANTHEMUM MAXIMUM 'ALASKA'	DAISY, SHASTA	4" CONT. 15" O.C.	48" X 24"
DLO	3	HEMEROCALIS VAR.	DAYLILLY, TALL ORANGE	#1 CONT. 15" O.C.	18" X 36"
DLR	15	HEMEROCALIS 'SAMMY RUSSEL'	DAYLILLY, SAMMY RUSSELL	#1 CONT. 15" O.C.	18" X 36"
DLS	18	HEMEROCALIS 'STELLA DE ORO'	DAYLILLY, DWARF GOLD	#1 CONT. 12" O.C.	18" X 36"
DLY	12	HEMEROCALIS VAR.	DAYLILLY, TALL YELLOW	#1 CONT. 15" O.C.	18" X 36"
HBL	24	CAMPANULA ROTUNDIFLORA 'OLYMICA'	BLUEBELLS OF SCOTLAND	4" CONT. 18" O.C.	12" X 15"
MUM	18	CHRYSAANTHEMUM MORIFOLIUM	HARDY CUSHION MUMS, YELLOW	4" CONT. 12" O.C.	18" X 36"
PHG	34	PHLOX PANICULATA (PURPLE)	PHLOX, TALL GREEN	4" CONT. 15" O.C.	36" X 24"
PLW	22	EUONYMUS FORTUNEI COLORATUS	PURPLELEAF WINTERCREEPER	4" CONT. 18" O.C.	24" X 36"
DECIDUOUS AND EVERGREEN SHRUBS					
ALB	11	PICEA GLAUCO 'CONICA'	DWARF ALBERTA SPRUCE	#3 CONT. 21"-24" HT.	6' X 6'
BBU	33	EUONYMUS ALTUS	BURNINGBUSH	#5 CONT. 18"-24" HT.	8' X 6'
CPB	20	BARBERIS THUNBERGII 'ATROPURPUREA NANA'	BARBERRY 'ORABON PYOMY'	#5 CONT. 18"-24" HT.	2' X 3'
CTP	28	COTONEASTER ACUTIFOLIA	PEKING COTONEASTER	#5 CONT. 15" HT.	10' X 5'
EME	41	EUONYMUS E. FORTUNEI	EMERALD GAITY	4" CONT. 48" O.C.	3' X 5'
JBF	107	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	#5 CONT. 24" MIN. DIA.	12' X 6'
JBG	16	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	#1 CONT. 24" O.C.	12' X 6'
JBR	311	JUNIPERUS HORIZONTALIS 'WILTON'	BLUE RUG JUNIPER	#5 CONT. 24" MIN. DIA.	6' X 6'
JHU	87	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	#5 CONT. 24" MIN. DIA.	18" X 6'
MUG	28	PINUS MUGO 'MUGO'	MUGO PINE	#5 CONT. 24"-28" HT.	28" X 48"
PTJ	90	POTENTILLA FRUTICOSA 'JACKMANI'	JACKMAN POTENTILLA	#5 CONT. 18"-24" HT.	4' X 3'
PTK	115	POTENTILLA 'KATHRYN DYKES'	KATHRYN DYKES POTENTILLA	#5 CONT. 18"-24" HT.	2' X 3'
SPB	30	CARYOPHTERIS X CLANDONENSIS	SPIREA, BLUEMIST	#5 CONT. 15"-18" HT.	3' X 3'
SPF	32	SPIREA JAPONICA 'FROEBEL'	SPIREA, FROEBEL	#5 CONT. 18"-24" HT.	4' X 4'



SHRUB PLANTING DETAIL

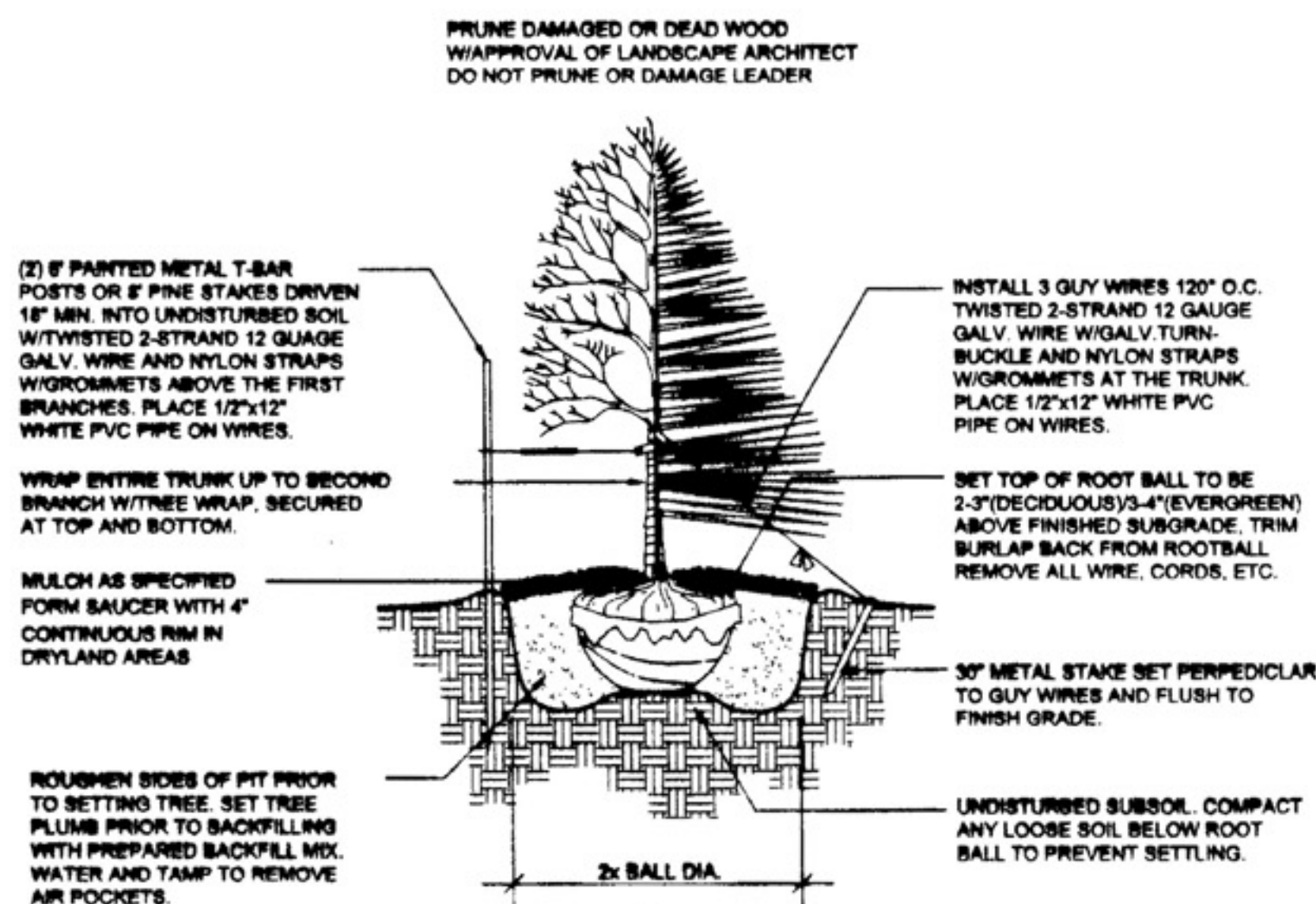
NOT TO SCALE

STAKED TREE

DECIDUOUS TREES UNDER 3" CALIPER

GUYED TREE

DECIDUOUS TREES OVER 3" CALIPER AND ALL EVERGREEN TREES



TREE PLANTING DETAIL

NOT TO SCALE

STANDARDS CURRENTLY RECOMMENDED BY THE COLORADO NURSERY ACT, AND IS SUBJECT TO THE APPROVAL OF THE DEVELOPER. SHOULD DISCREPANCY IN QUANTITIES OCCUR, PLANT QUANTITIES SHOWN ON PLAN SHALL TAKE PRECEDENCE OVER THOSE IN PLANT SCHEDULE. ALL PLANTERS ARE TO BE A MINIMUM ON 30" FROM ANY CURB OR PAVEMENT.

PRIOR TO PLANTING, PREPARE THE ENTIRE SITE BY ROTOTILLING A MINIMUM OF 6" DEEP, 4 YARDS/1,000 SQUARE FEET OF "ASPEN-RICH" SOIL AMENDMENT, FREE FROM STONE, LUMPS, PLANTS OR THEIR ROOTS, STICKS, WEED STOLONS AND SEEDS. HIGH SALT CONTENT AND OTHER MATERIALS HARMFUL TO PLANT LIFE. ANNUAL, PERENNIAL AND GROUND COVER AREAS SHALL RECEIVE AN ADDITIONAL 2" OF SOIL AMENDMENT AND OSMOCOTE SLOW RELEASE FERTILIZER (13-13-13) AT 10 LBS./100 SQUARE FEET, ALL ROTOTILLED 6" DEEP.

EXCAVATE PLANTING PIT TWICE AS WIDE AS ROOT BALL. PREPARE PLANT BACKFILL TO BE 1/3 HUMUS/MANURE MIX NOTED ABOVE AND 2/3 CLEAN EXISTING SOIL. STAKE EVERGREEN TREES AND DECIDUOUS TREES OVER 3" CALIPER WITH THREE GUY WIRES IN RUBBER OR NYLON HOSE LOOPED AROUND TRUNK. STAKE DECIDUOUS TREES LESS THAN 3" CALIPER WITH T-BAR METHOD (TWO STAKES PER TREE). NO EXPOSED WIRES SHALL CONTACT THE TRUNK FOR EITHER GUYING METHOD. TREE WRAP DECIDUOUS TREES PLANTED AFTER AUGUST 30 TO FIRST BRANCH, EXCLUDING COTTONWOODS.

APPLY GRANULAR DIAMMONIUM PHOSPHATE (18-45-0) AT A RATE OF FIVE (5) POUNDS PER 1,000 SQUARE FEET AND RAKE LIGHTLY INTO THE SOIL IN ALL SOD AREAS PRIOR TO SODDING.

SOD SHALL BE BLUEGRASS BLEND APPROVED BY DEVELOPER. LAY SOD ON A FIRM BED WITH TIGHT JOINTS WITH NO VOID BETWEEN STRIPS. REPAIR MOUNDS OR DEPRESSIONS OCCURRING AFTER INSTALLATION AND PRIOR TO FINAL ACCEPTANCE.

AREAS PLANTED WITH OTHER THAN SOD OR PLANTING BEDS WILL BE SEEDED WITH THE FOLLOWING MIXES:

DRYLAND SEED AREAS	WETLAND SEED MIX FOR DETENTION POND
30% WESTERN WHEATGRASS	20% WESTERN WHEATGRASS
25% SLENDER WHEATGRASS	20% STREAM BANK WHEATGRASS
15% BLUE GRAMA	20% SWITCHGRASS
10% BUFFALO GRASS	13% REED CANARY GRASS
10% ARIZONA PESCUE	13% BULLEARTH
5% CANADA WILDRYE	13% RED TOP
5% CANBY BLUEGRASS	

ALL PLANTING SHALL BE PROTECTED AND MAINTAINED UNTIL FINAL ACCEPTANCE. MAINTENANCE INCLUDES: MOWING, WATERING, WEEDING, CULTIVATING, MULCHING, TIGHTENING AND REPAIRING OF GUYES, REMOVAL OF DEAD BRANCHES, RESETTING PLANTS TO PROPER GRADE OR UPRIGHT POSITION AND RESTORATION OF THE PLANTING SAUCER. THE OWNER SHALL SUPPLY WATER. DISTRIBUTION OF THE WATER FROM THE OWNER'S SOURCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. FAILURES IN THE IRRIGATION SYSTEM SHALL NOT RELIEVE THE CONTRACTOR FROM APPLYING THE NECESSARY WATER.

PLANTS SHALL BE WARRANTED FOR ONE GROWING SEASON. SPRING PLANTINGS SHALL BE WARRANTED THROUGH OCTOBER OF THE SAME YEAR. PLANTINGS INSTALLED AFTER THE MONTH OF AUGUST WILL BE WARRANTED THROUGH MAY THE FOLLOWING SPRING. PLANT MATERIAL THAT IS IN QUESTIONABLE CONDITION MAY RECEIVE AN EXTENDED GUARANTEE AT THE REQUEST OF THE LANDSCAPE CONTRACTOR AND APPROVAL OF THE DEVELOPER. ALL WARRANTIES ON PLANTS ARE 100% INCLUDING MATERIALS AND LABOR BASED UPON A ONE-TIME REPLACEMENT PER PLANT.

MULCH BEDS WITH WESTERN RED CEDAR MULCH. SUBMIT A ONE-GALLON SAMPLE TO THE DEVELOPER FOR APPROVAL PRIOR TO SITE DELIVERY. MULCH ALL PLANTING BEDS TO PROVIDE A 4" SETTLED DEPTH EXCEPT FOR AREAS TO RECEIVE ANNUALS, PERENNIALS AND GROUNDCOVERS, WHICH SHALL BE MULCHED AT 2" SETTLED DEPTH. PLANTING BEDS WITH A SLOPE OF 1:5 OR GREATER ARE TO BE NETTED AND STAKED AFTER MULCHING. SUBMIT SAMPLES TO DEVELOPER.

PLANTING BED EDGER SHALL BE 1/4" X 4" STEEL EDGER GALVANIZED OR PRESSED AND PAINTED GREEN. STAKES AT 3' O.C. MAXIMUM SPACING WITH MINIMUM 4" OVERLAP AT ENDS. EDGER, ALIGNMENT AND STAKING SHALL BE SUBJECT TO THE DEVELOPER'S APPROVAL.

ALL PLANTED AREAS TO BE IRRIGATED BY AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM AS FOLLOWS:

A	SEPARATE ZONING FOR TURF AND SHRUB PLANTING AREAS.
B	SHRUBS WILL BE IRRIGATED BY DRIP
C	GROUND COVER AND PERENNIAL BEDS WILL BE IRRIGATED BY MAZE-RETS
D	LAWN AREAS WILL BE IRRIGATED BY POP-UP SPRAY HEADS AND/OR ORBITAL ROTARY HEADS.

SECURE AND PAY APPLICABLE TAXES, PERMITS AND FEES IN CONNECTION WITH THE WORK UNDER THIS CONTRACT.

PROVIDE FOR PROTECTION OF ALL UTILITIES, PRIVATE OR PUBLIC PROPERTY, PUBLIC SAFETY, AND EXISTING SITE IMPROVEMENTS FOR THE DURATION OF THE CONTRACT AND REPAIR OR REPLACE DAMAGES TO IT WITHOUT ADDITIONAL COST TO THE OWNER.

KEEP THE PREMISES CLEAN AND ORDERLY AND REMOVE OR WASTE AND DEBRIS AT AN APPROVED LOCATION OFF-SITE PERIODICALLY AND PRIOR TO FINAL ACCEPTANCE.

LANDSCAPING SHOWN ON THIS SITE PLAN, INCLUDING ANY LANDSCAPING SHOWN ON THE PUBLIC RIGHT-OF-WAY, SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE OF THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON. ANY REPLACEMENT THAT CONFORMS TO THE REQUIREMENTS OF THIS SECTION SHALL NOT

Son Glory, L.L.C.
Land Developers

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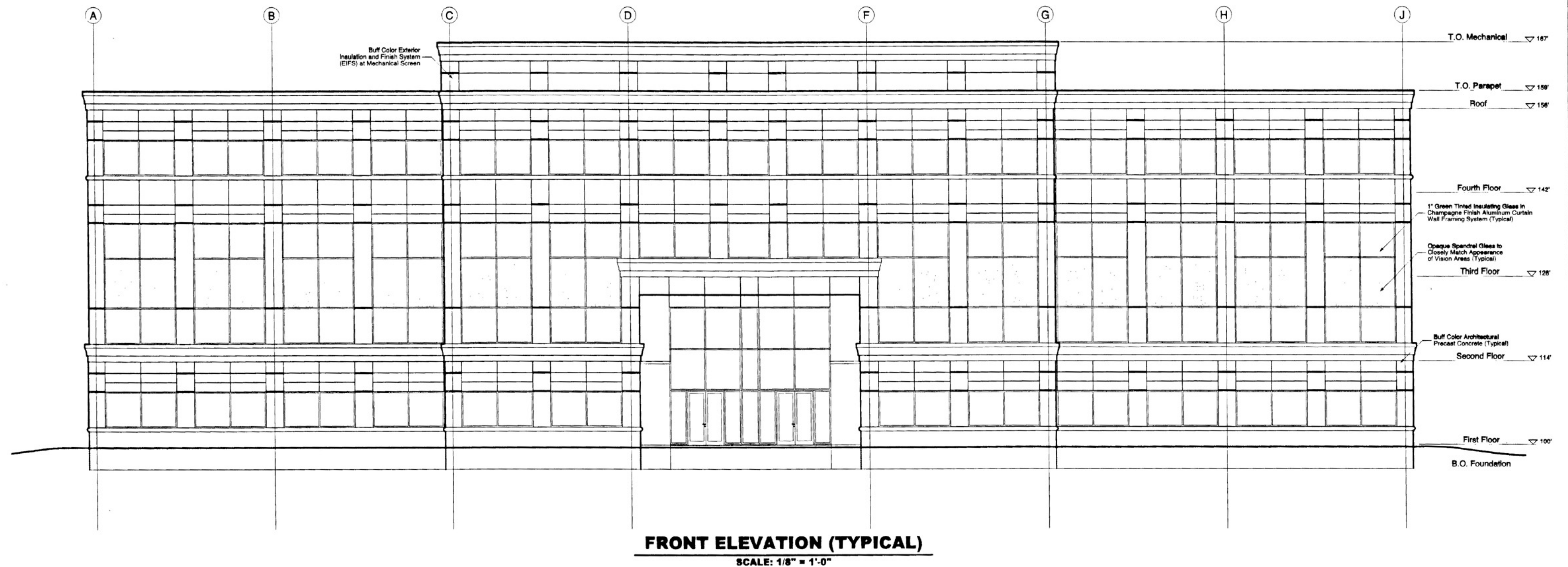
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 AN AMENDMENT TO GOLDEN DEVELOPMENT SITE PLANNED UNIT DEVELOPMENT
 SHEET 6 OF 9



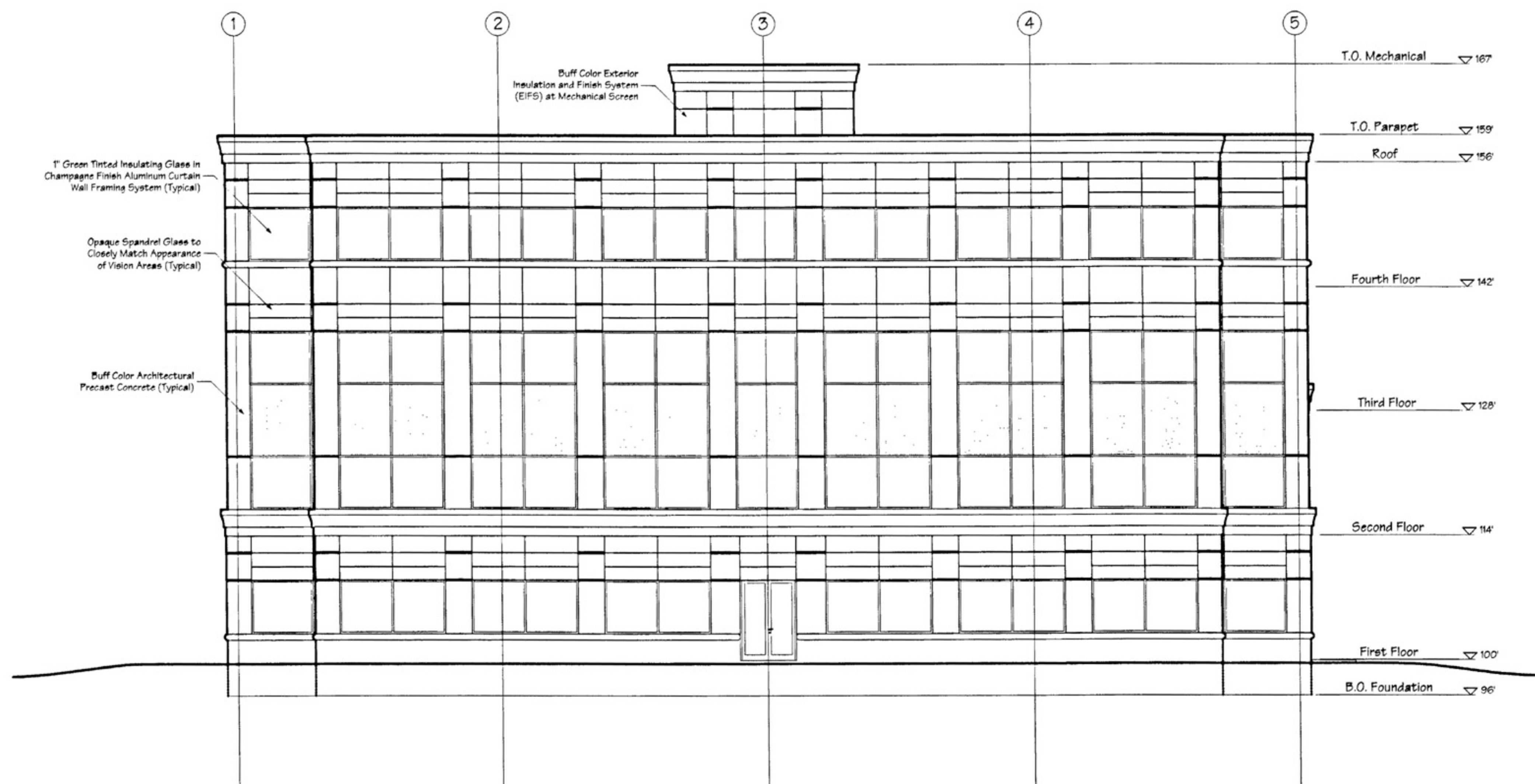
Haezebrouck & Associates, P.C.
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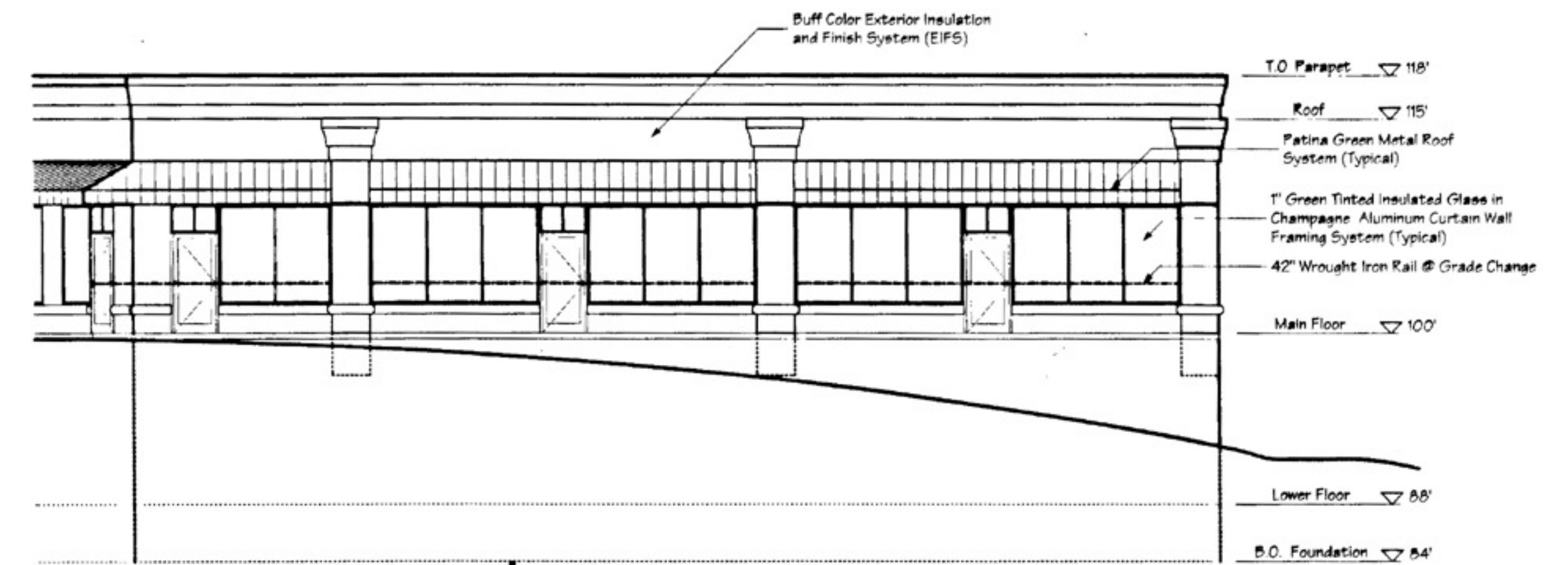
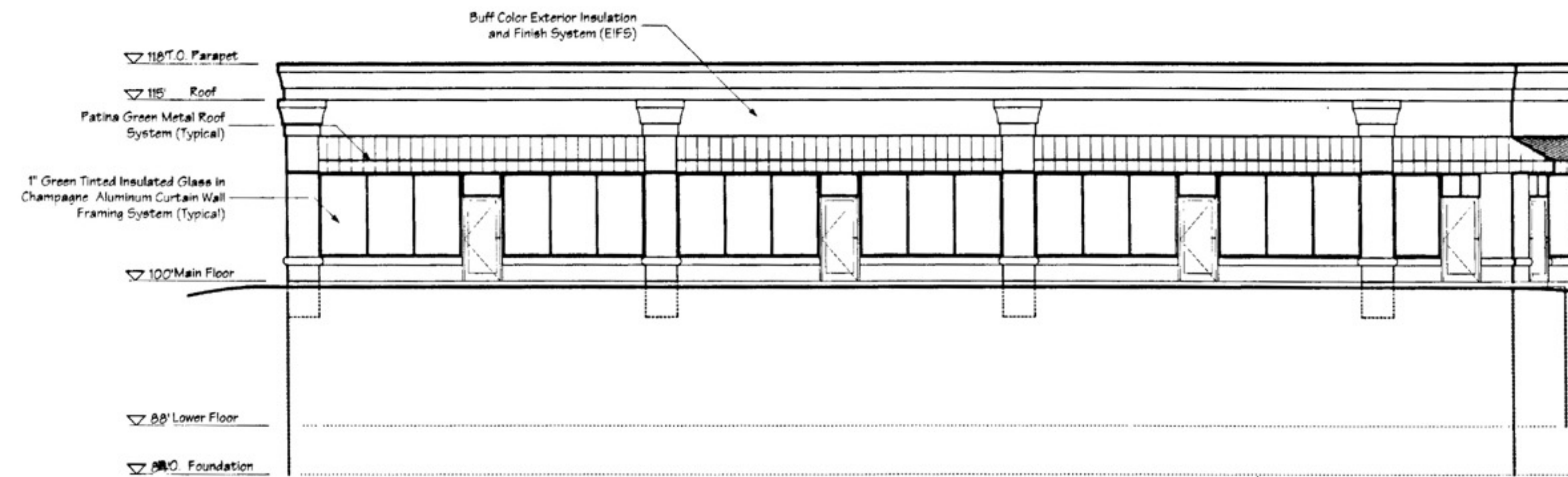
SIDE ELEVATION (TYPICAL)
SCALE: 1/8" = 1'-0"

Haezebrouck & Associates, P.C.
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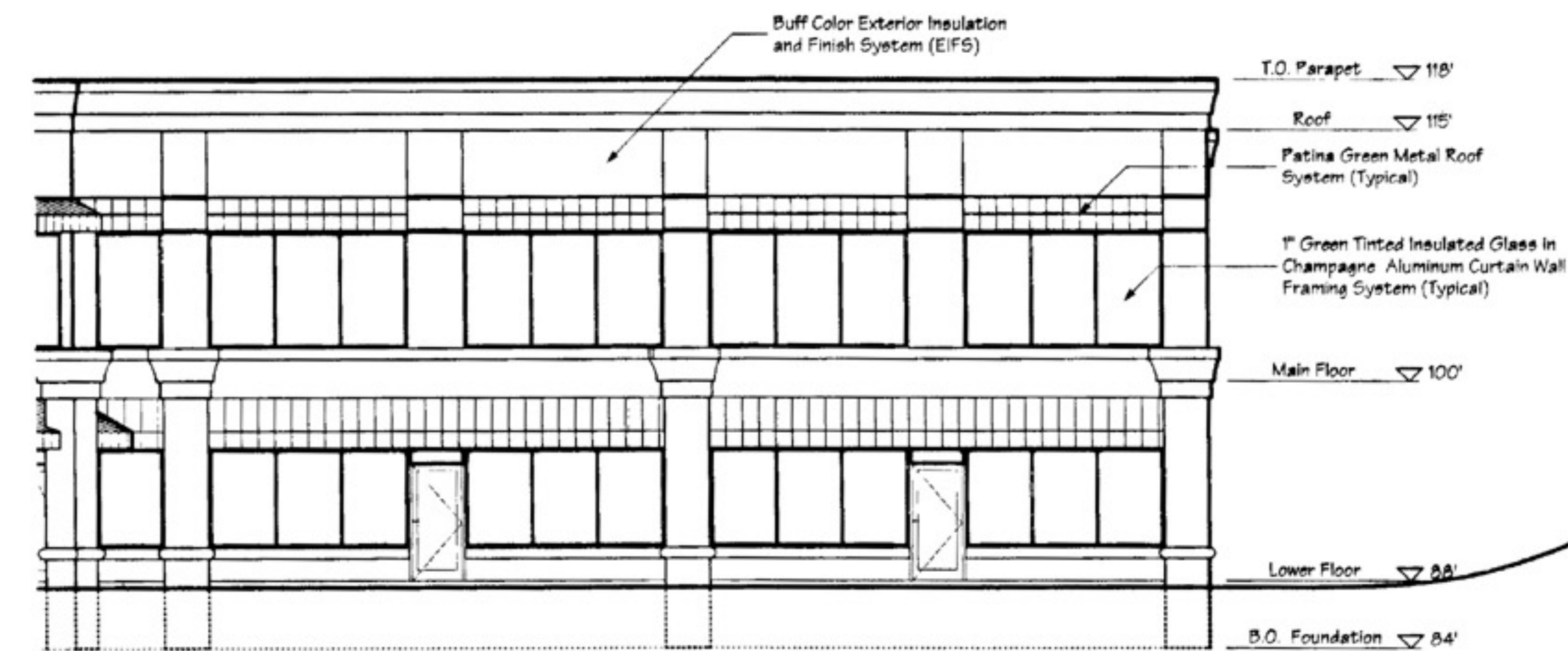
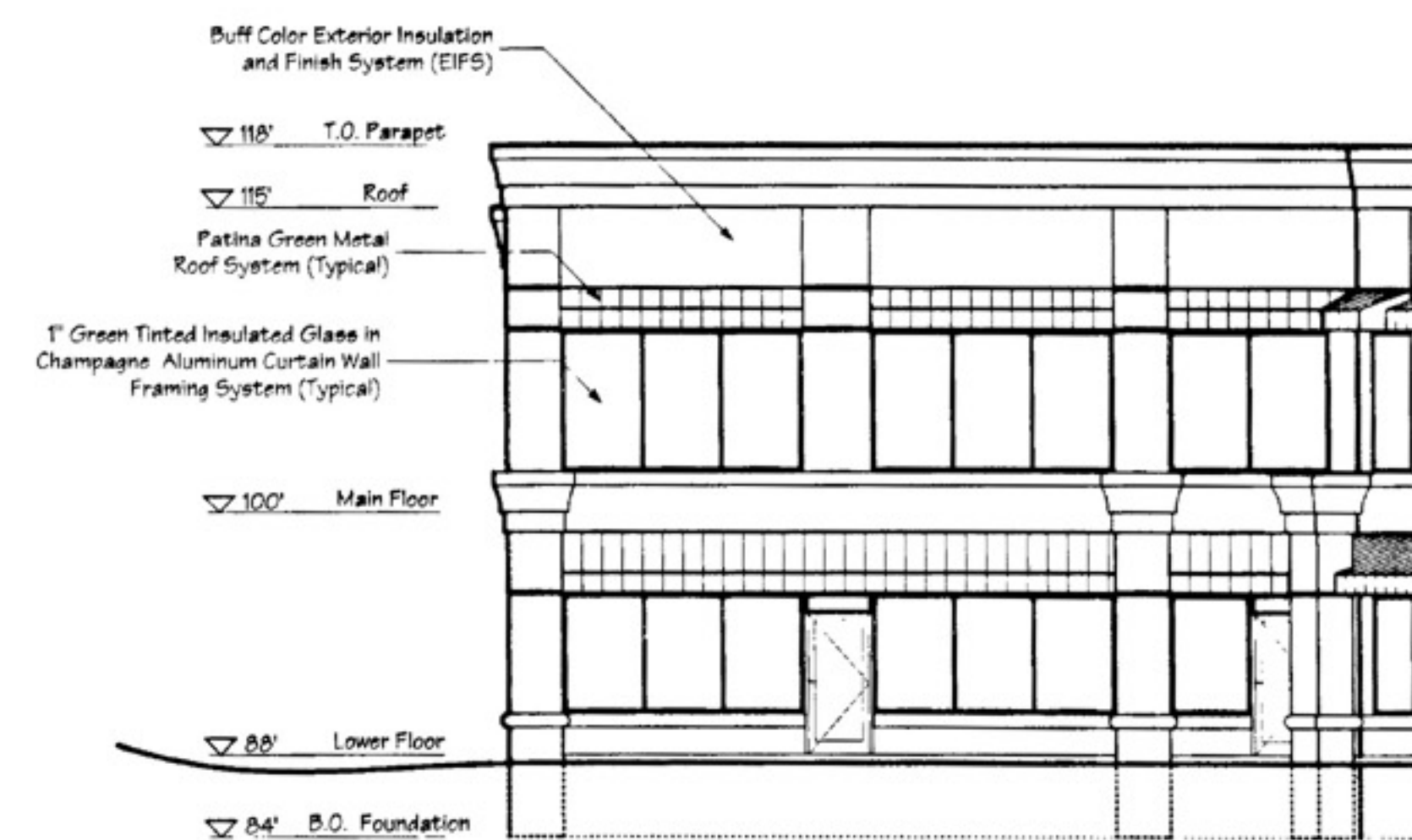
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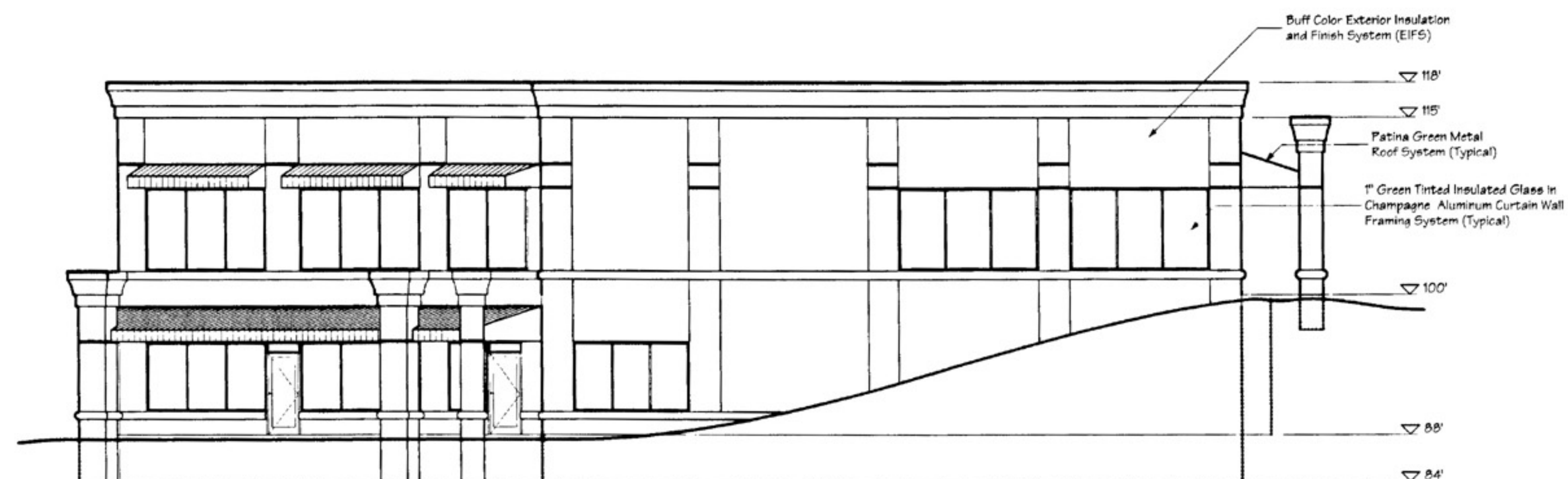
EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

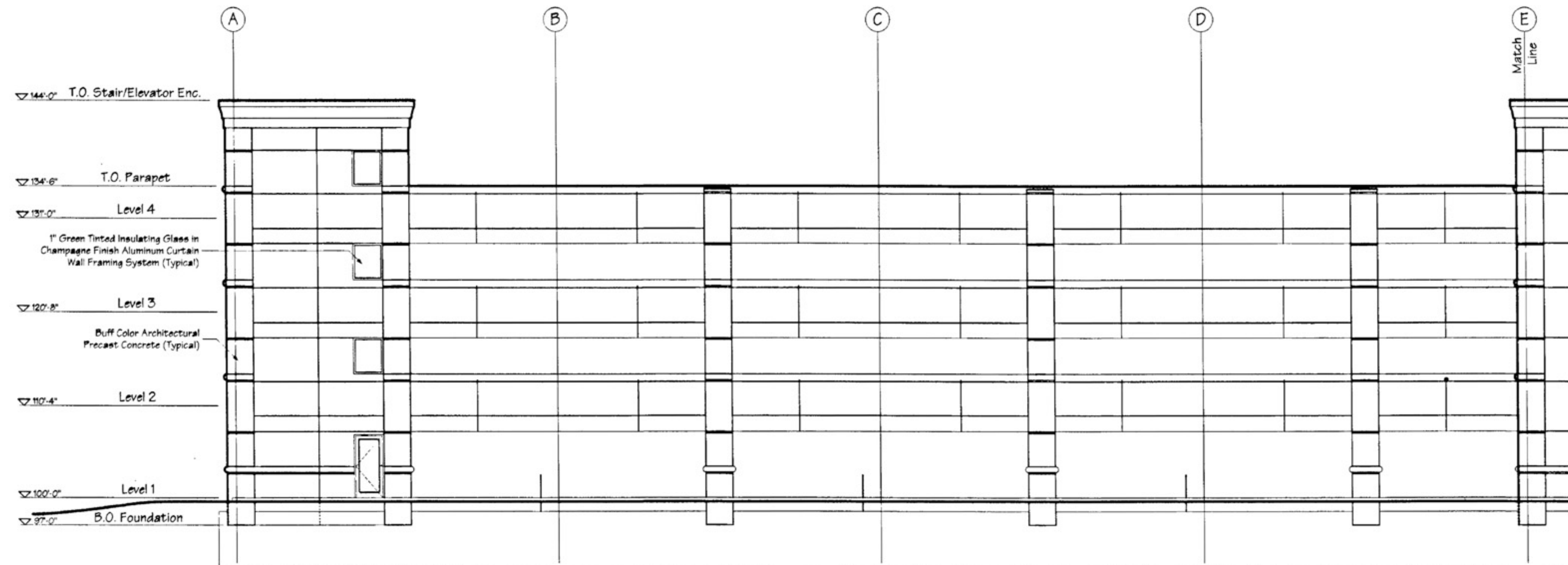
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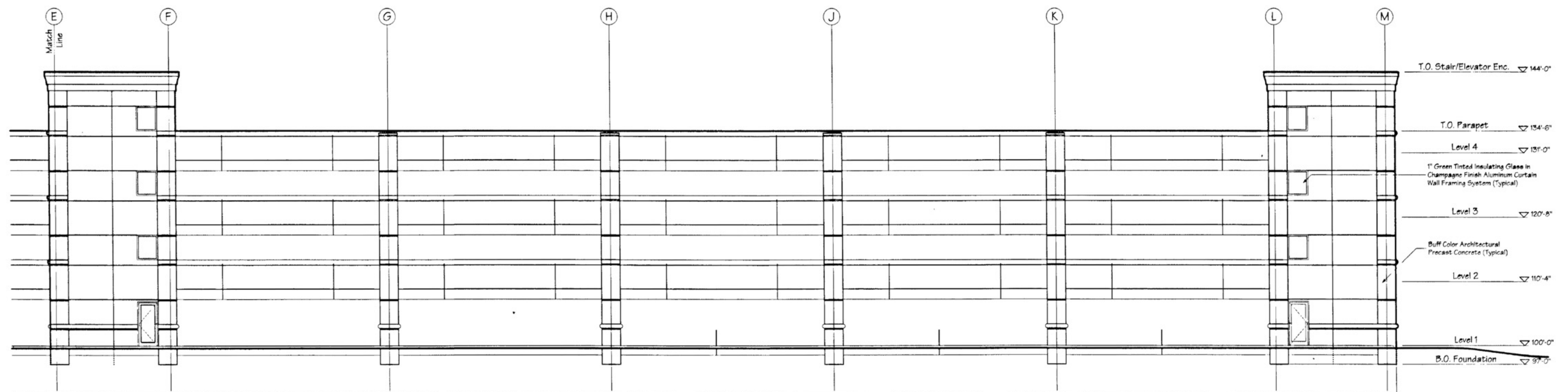
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 SHEET 9 OF 9



NORTH END - WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH END - WEST ELEVATION

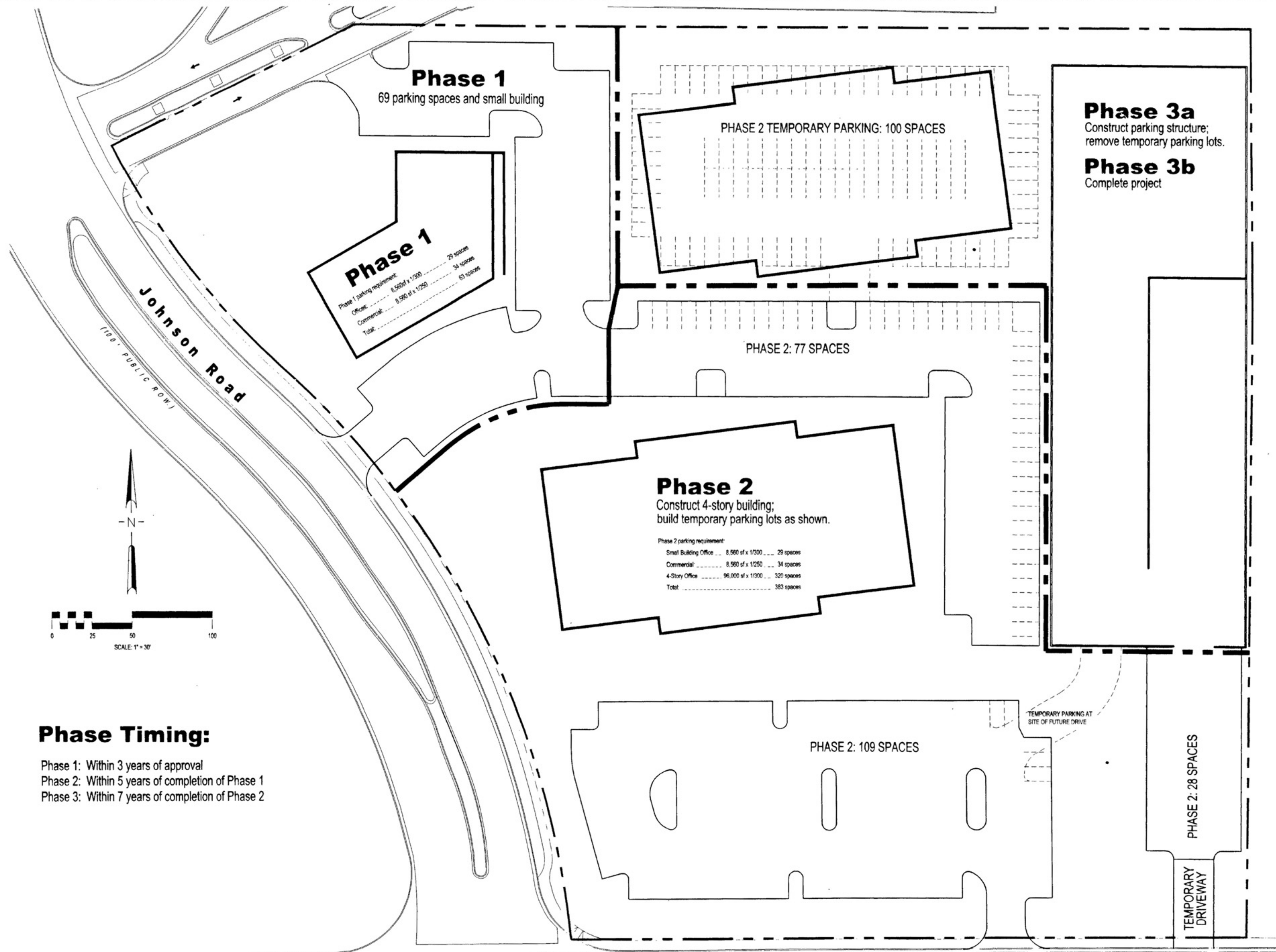
SCALE: 1/8" = 1'-0"

Haezebrouck & Associates, P.C.
 Architects

1543 East Sunset Ridge Road
 Highlands Ranch, Colorado 80126-2681
 303.470.7872 FAX 303.470.7874

PC 01-44

JEFFERSON OFFICE PARK SITE PLAN



Phase Timing:

- Phase 1: Within 3 years of approval
- Phase 2: Within 5 years of completion of Phase 1
- Phase 3: Within 7 years of completion of Phase 2

Phase 1
69 parking spaces and small building

Phase 1
Phase 1 parking requirement:
Office: 8,560 sf x 1/300 29 spaces
Commercial: 8,560 sf x 1/250 34 spaces
Total: 63 spaces

PHASE 2 TEMPORARY PARKING: 100 SPACES

PHASE 2: 77 SPACES

Phase 2
Construct 4-story building;
build temporary parking lots as shown.

Phase 2 parking requirement:
Small Building Office: 8,560 sf x 1/300 29 spaces
Commercial: 8,560 sf x 1/250 34 spaces
4-Story Office: 96,000 sf x 1/300 320 spaces
Total: 383 spaces

Phase 3a
Construct parking structure;
remove temporary parking lots.

Phase 3b
Complete project

PHASE 2: 109 SPACES

PHASE 2: 28 SPACES

TEMPORARY DRIVEWAY

West 10th Avenue

1	NEW SITE PLAN	10/1/01	SBR
2			
3			
4			
5			
6			
7			
8			
9			
10			

Reams & Patterson, Inc.
Consulting Engineers and Land Surveyors
2950 South Jamaica Court, Suite 305
Aurora, Colorado 80014
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JEFFERSON OFFICE PARK			
10th Avenue and Johnson Road, Golden, Colorado			
PC 01-44 Phasing Plan			
Designed	SBR	Scale	1" = 30'
Drawn	DCA	Sheet	1
Reviewed	SBR	Date	MARCH 28, 2001
		Job No.	10003