

P-95

APARTMENTS AT WOODSTREAM VILLAGE AMENDED

PLANNED BUILDING GROUP
LOCATED AT S DAYTON WY AND HARVARD AVE.
A PART OF THE S. 1/2 OF SECTION 27, T. 4 S., R. 67 W. OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

REFERENCE

APARTMENTS AT WOODSTREAM VILLAGE-P.B.G. recorded in P.D. Book 1, Pages 54, 55, 56, City and County of Denver.

WOODSTREAM VILLAGE SUBDIVISION recorded in Book 27, Pages 5, 6, 7 & 8, City and County of Denver.

LEGAL DESCRIPTION

All of Block 3, WOODSTREAM VILLAGE, a Subdivision located in the S 1/2 of Section 27, and a part of the N 1/2 of Section 34, Township 4 South, Range 67 West of the 6th Principal Meridian, City and County of Denver, State of Colorado.

LAND SURVEYOR'S CERTIFICATION

I, Wilbur D. Stites, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by the above was made under my supervision and that said plat is a true and accurate representation thereof.

Wilbur D. Stites
Wilbur D. Stites L. S. No. 4769



"We, the undersigned, shall comply with all regulations contained in Article 616 of the Revised Municipal Code of the City and County of Denver." (Zoning Chapter)

Donald A. Jensen
Date JANUARY 31, 1980

APPROVALS

Approved By *Donald A. Jensen* Zoning Administrator Date 3/5/80
Approved By *Alan L. Carter* Planning Director Date 2/5/80

STATE OF COLORADO
City and County of Denver } ss 069327

I hereby certify that this instrument was filed for record in my office at 11:33 o'clock A.M. on March 7 1980 and duly recorded in Planned Development Book 3, Pages 37-38-39

F. J. Serafini
Deputy
FEE 9300



STATISTICAL INFORMATION

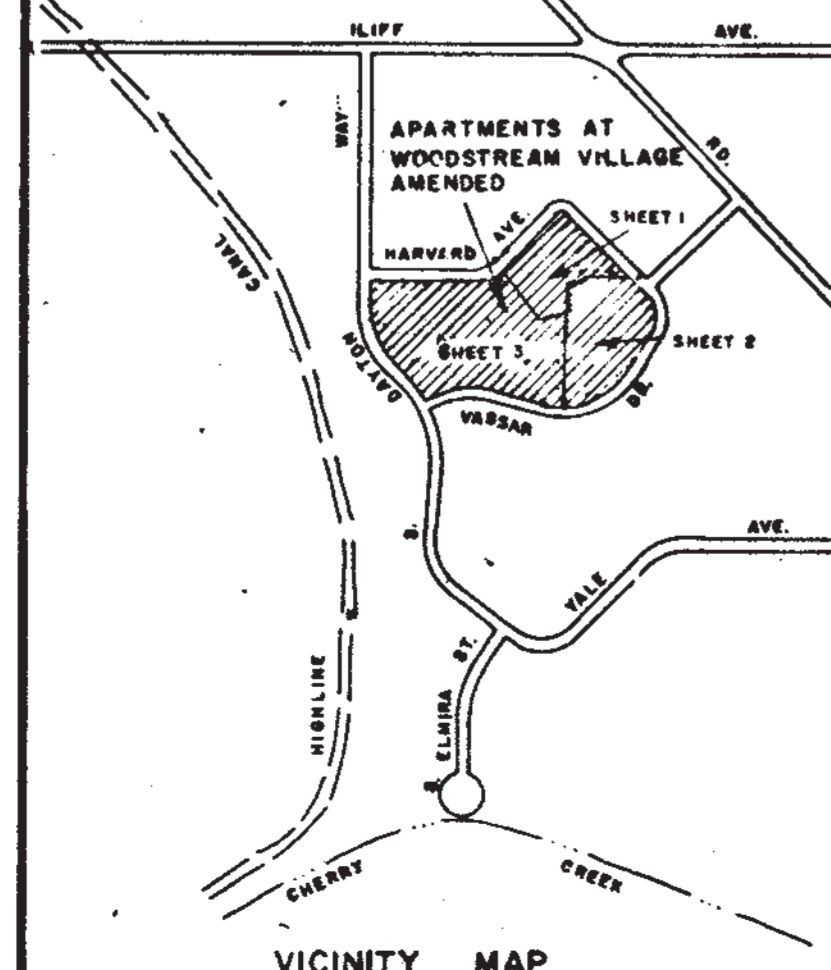
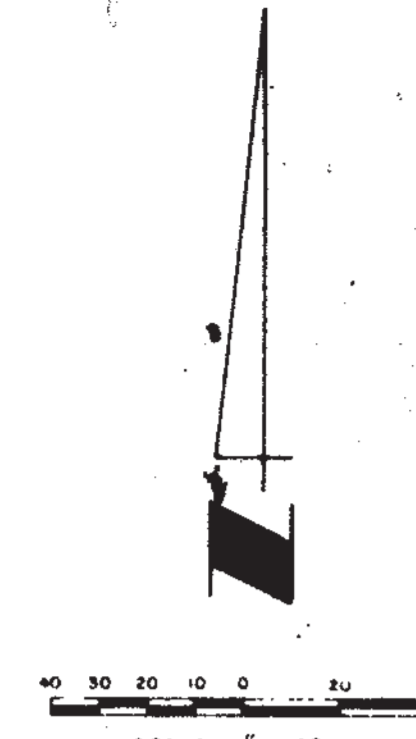
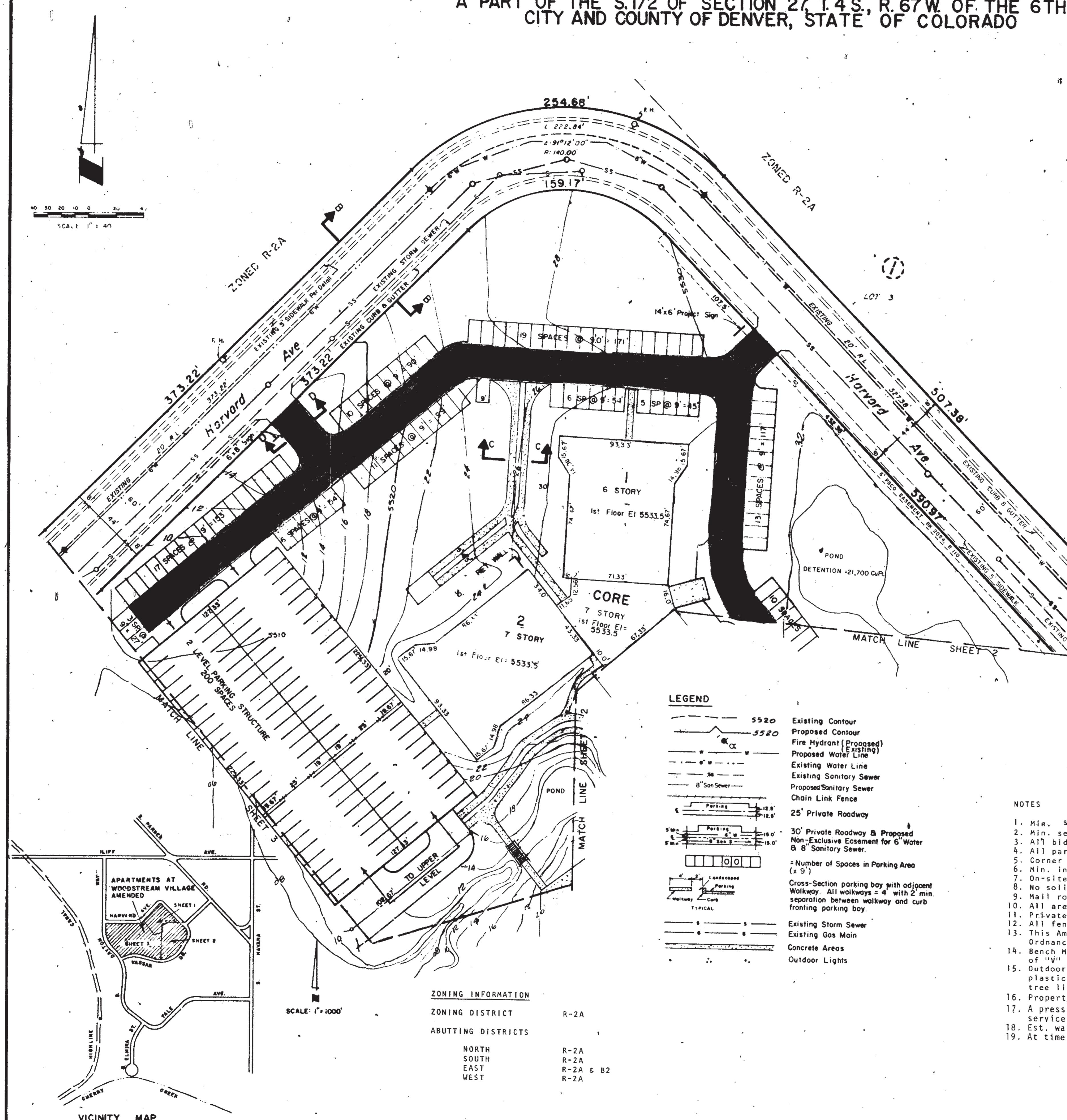
- Estimated population = 975.
- Total zone lot area = 21.81 acres.
- Maximum number of dwelling units = 633.
- Maximum height of buildings = 68' (Bldg "A"); 38' (Bldgs 1-9). Maximum stories = 7 (Bldg "A"); 6 3/4 + underground gar. (Bldgs 1-9).
- Lot coverage by buildings: Total = 218,445. Bldg "A" = 100,518; Bldgs 1-9 & clubhouse = 117,927 sq. ft.
- Floor area ratio = .73:1
- Total floor area = 692,778 (excl. gar.)
- No. of parking spaces provided = 1148
- No. of parking spaces required = 950 (688 covered, 460 uncovered)
- 6" water main.
- Water taps: 9 - 1 1/2"; 1 - 3/4" (Bldgs 1-9); Bldg "A" = existing.

LEGEND

- 5520 Existing Contour
- 5520 Proposed Contour
- Fire Hydrant (Proposed)
- Proposed Water Line
- Existing Water Line
- Existing Sanitary Sewer
- Proposed Sanitary Sewer
- Chain Link Fence
- 25' Private Roadway
- 30' Private Roadway & Proposed Non-Exclusive Easement for 6" Water & 8" Sanitary Sewer
- Number of Spaces in Parking Area (x 9')
- Cross-Section parking bay with adjacent Walkway. All walkways = 4' with 2 min. separation between walkway and curb fronting parking bay.
- Existing Storm Sewer
- Existing Gas Main
- Concrete Areas
- Outdoor Lights

NOTES

- Min. spacing between structures = 30' (Bldg "A"), 38' (Bldgs 1-9).
- Min. setback from property lines = 20'.
- All bldgs. will be accessible via ramp or level entry
- All parking spaces to be 9' x 19'.
- Corner lot dimensions are to intersection of extended lot lines.
- Min. inside radius for private roadways is 25'.
- On-site sewers are private.
- No solid outside waste facilities.
- Mail rooms will be located inside buildings.
- All areas excepting paved areas are landscaped.
- Private roadways and parking areas are asphalt paved.
- All fences and walls to conform to R-2A provisions of Zoning Ord.
- This Amended Plan must comply with an Agreement approved by Ordinance 486 Series of 1978 in the City and County of Denver, Colorado.
- Bench Mark = Top of bolt with cross in fire hydrant cap at intersection of "w" Parking Lot ("The Falls") and Harvard Ave. El. = 5504.03 U.S.C.S.
- Outdoor lighting: freestanding 14'Ht. at surface parking areas, 500 W. in plastic diffusers. Yard and walk lights 6' max. ht., 150-300 W. Wall and tree lights - 150-300 W.
- Property pins are 1/2" bar, L.S. #4769.
- A pressure reducing valve shall be installed in water service line at each of Bldgs. 1-9 and associated clubhouse.
- Est. water demand = 1,600 gals. per minute Bldgs. 1-9 + clubhouse.
- At time of this Amendment, construction of Bldg. "A" = complete.



ZONING INFORMATION

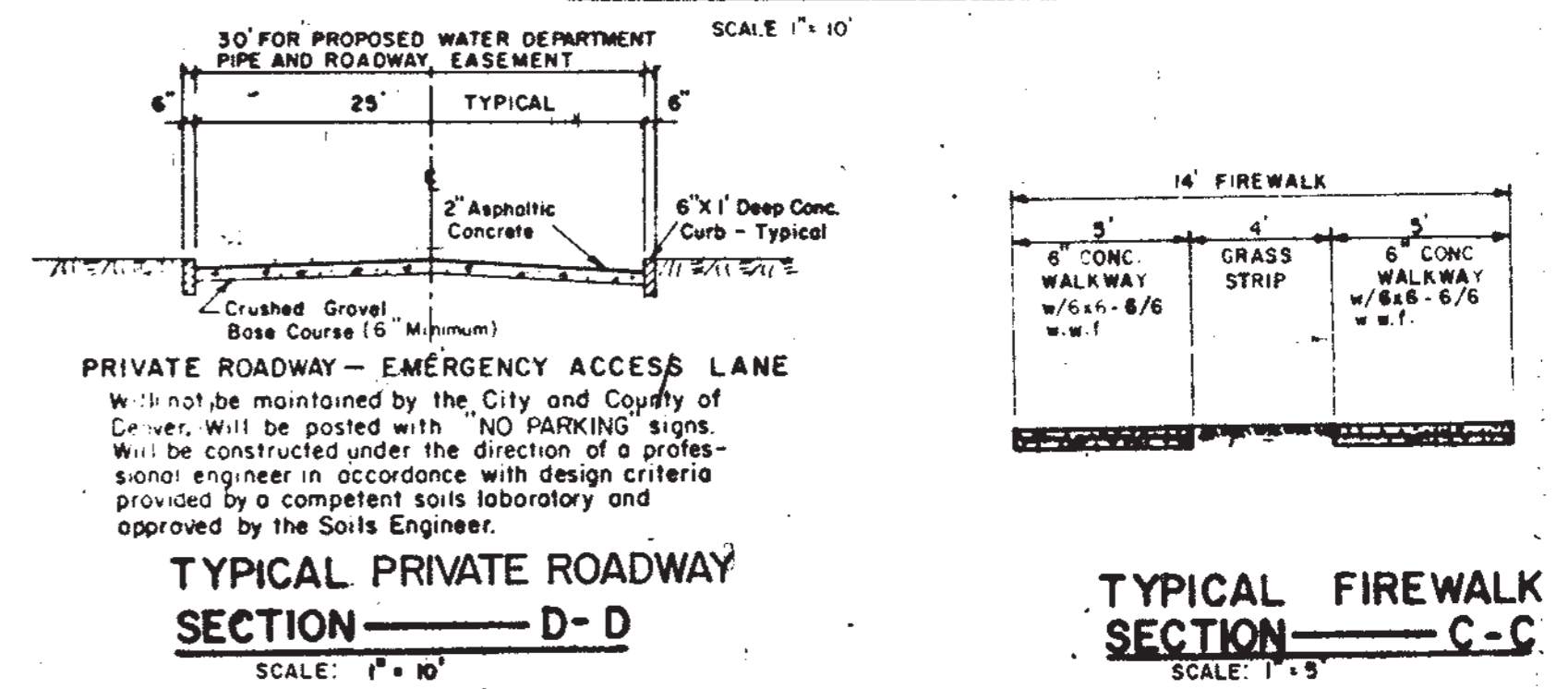
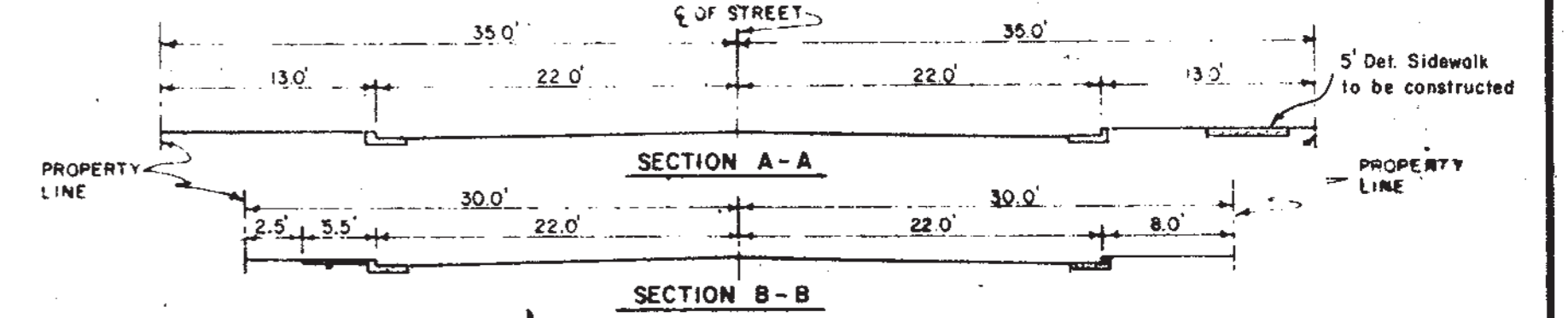
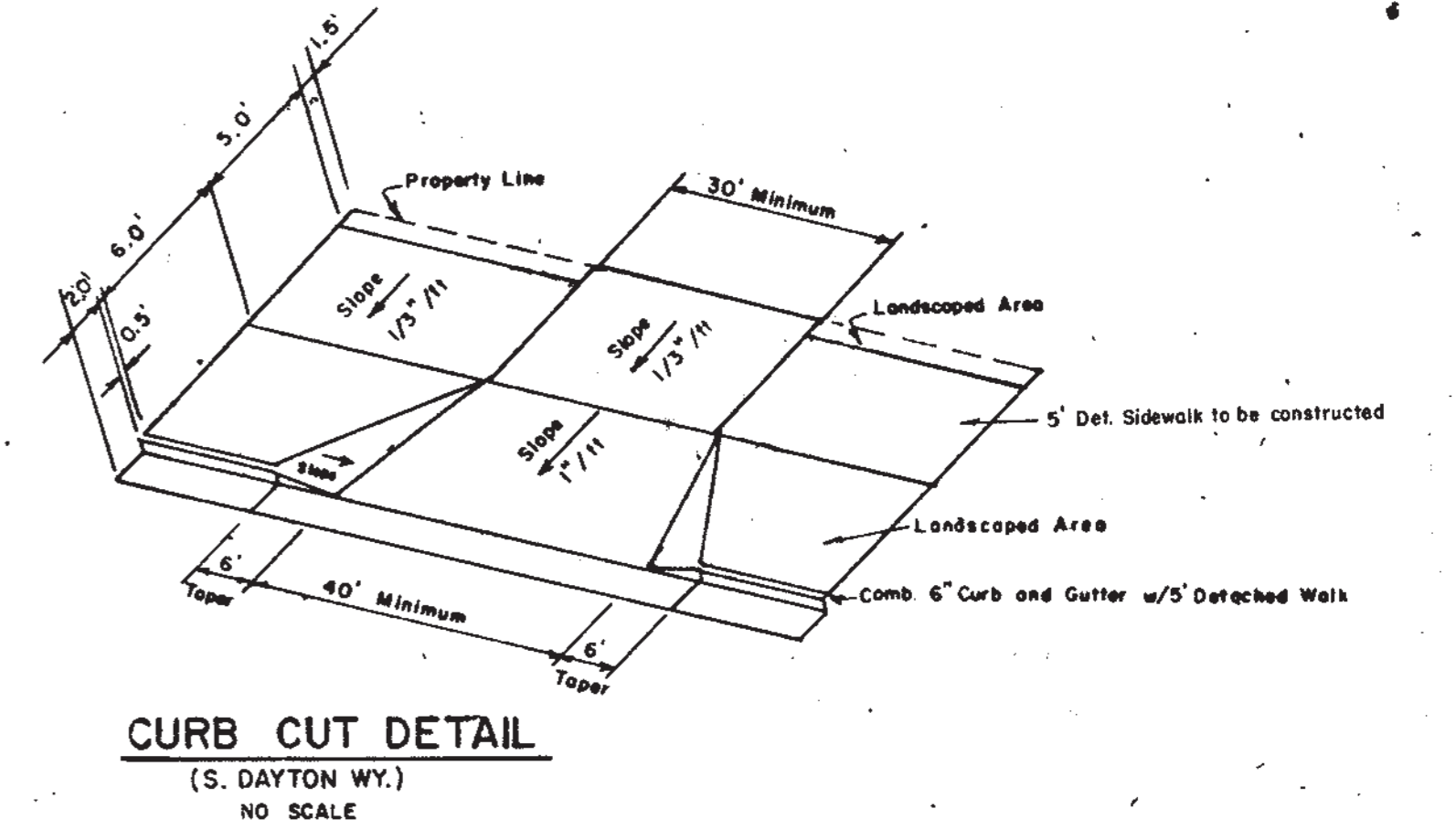
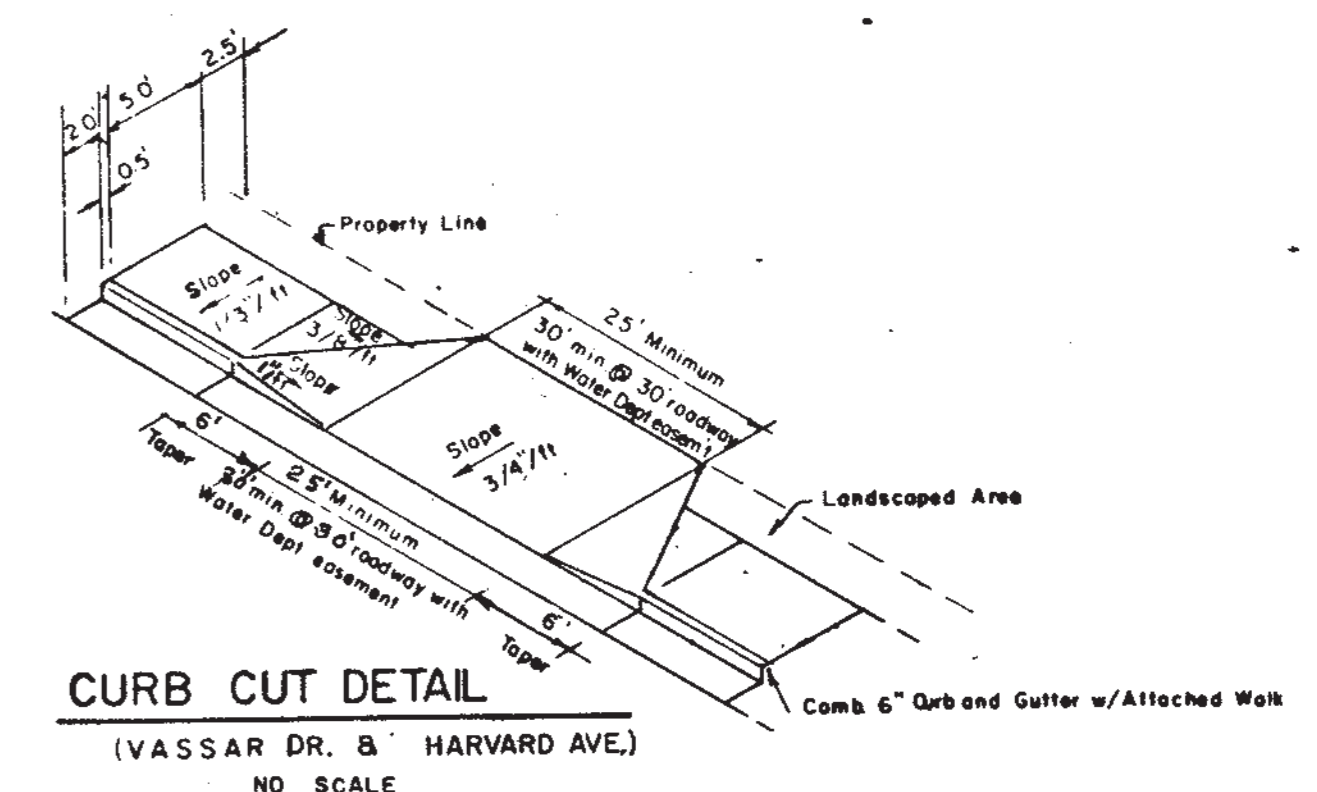
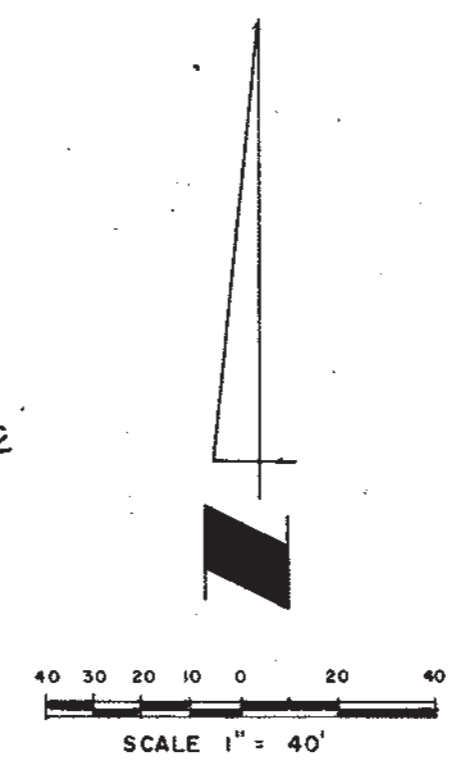
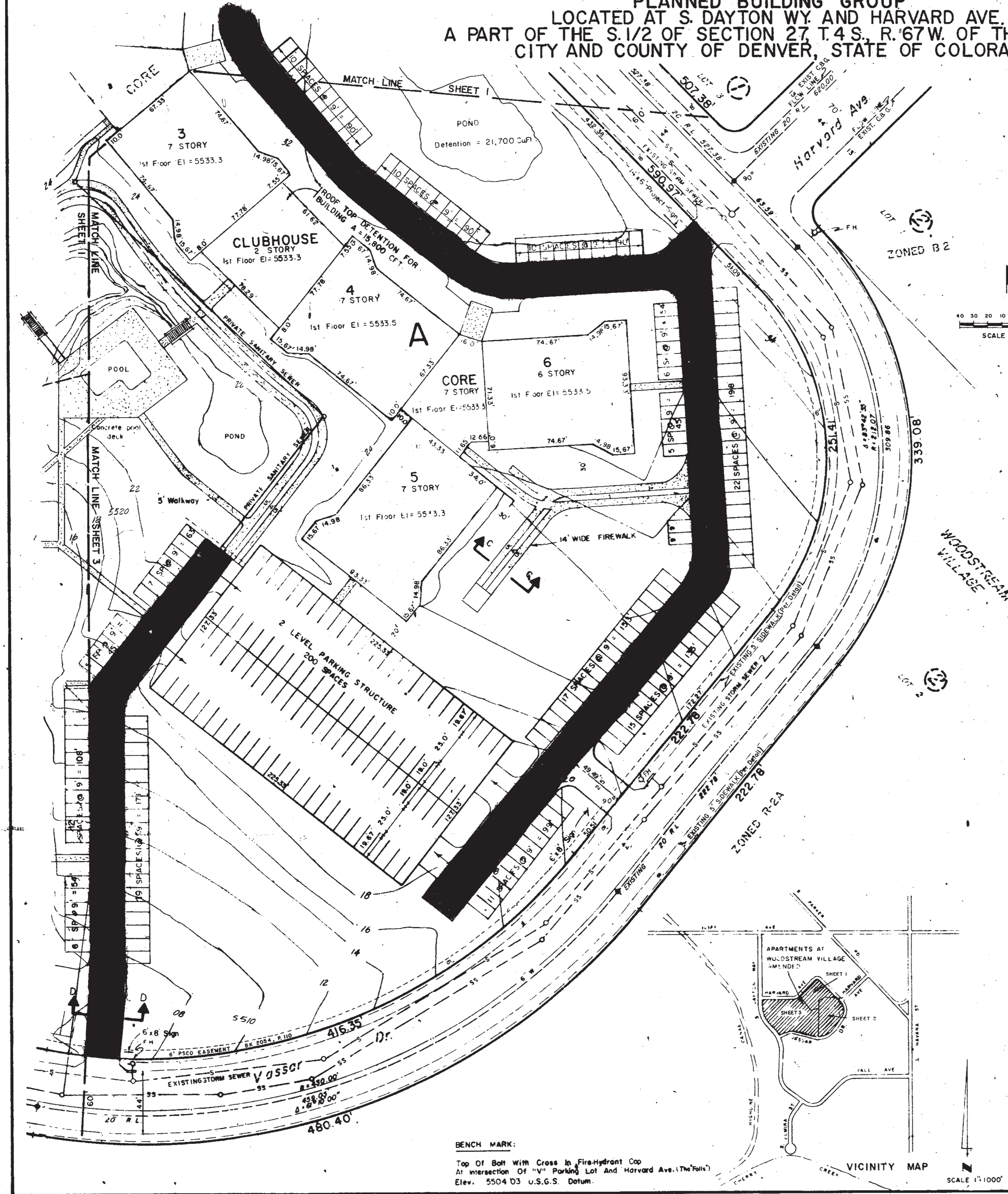
ZONING DISTRICT	R-2A
ABUTTING DISTRICTS	
NORTH	R-2A
SOUTH	R-2A
EAST	R-2A & B2
WEST	R-2A

SCALE: 1" = 1000'

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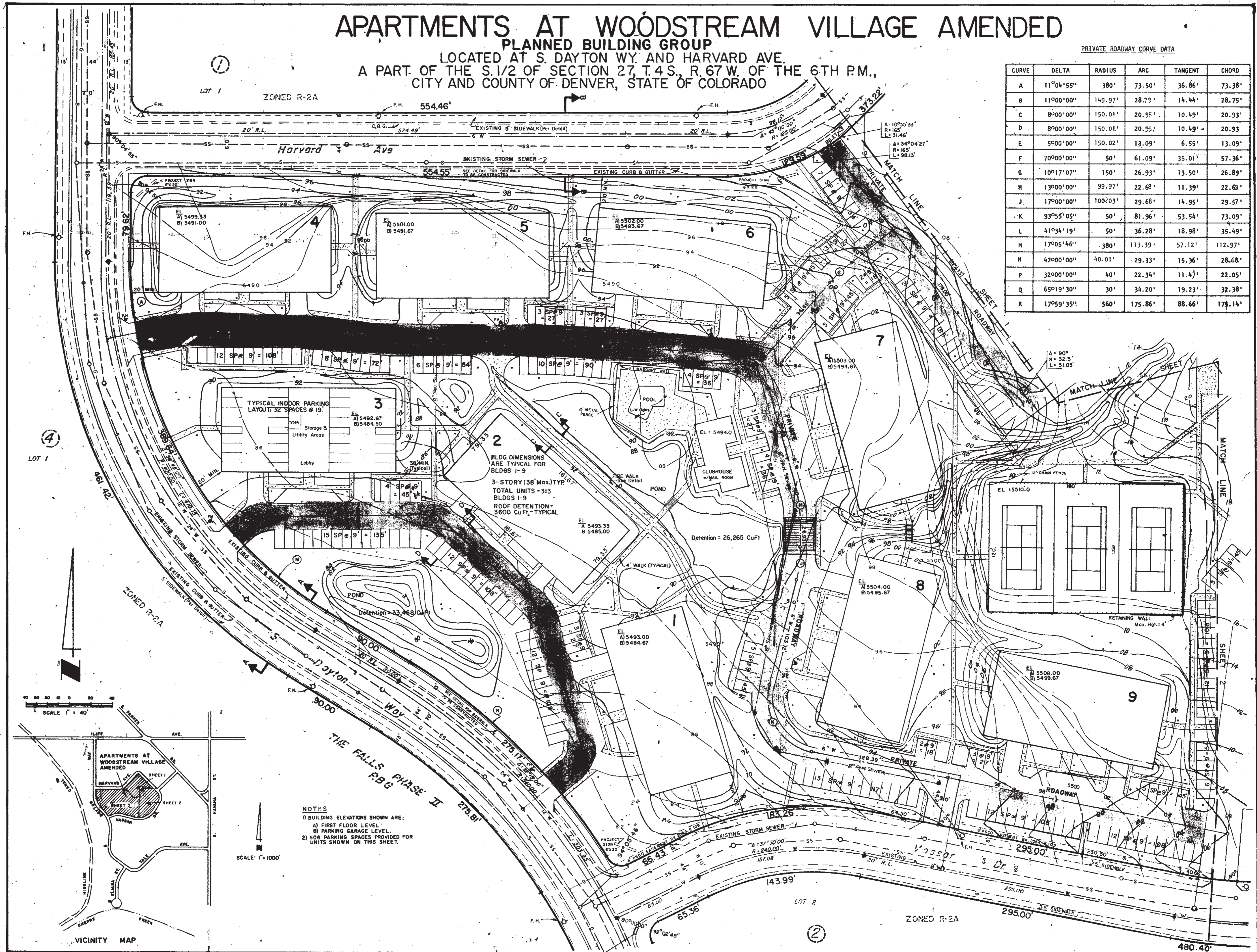
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PRIVATE ROADWAY CURVE DATA

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
A	11°04'55"	380'	73.50'	36.86'	73.38'
B	11°00'00"	149.97'	28.79'	14.44'	28.75'
C	8°00'00"	150.01'	20.95'	10.49'	20.93'
D	8°00'00"	150.01'	20.95'	10.49'	20.93'
E	5°00'00"	150.02'	13.09'	6.55'	13.09'
F	7°00'00"	50'	61.09'	35.01'	57.36'
G	10°17'07"	150'	26.93'	13.50'	26.89'
H	13°00'00"	99.37'	22.68'	11.39'	22.68'
J	17°00'00"	100.03'	29.68'	14.95'	29.57'
K	93°55'05"	50'	81.96'	53.54'	73.09'
L	41°34'19"	50'	36.28'	18.98'	35.49'
M	17°05'46"	380'	113.39'	57.12'	112.97'
N	42°00'00"	40.01'	29.33'	15.36'	28.68'
P	32°00'00"	40'	22.34'	11.47'	22.05'
Q	65°19'30"	30'	34.20'	19.23'	32.38'
R	17°59'35"	560'	175.86'	88.66'	179.14'



NOTES
 1) BUILDING ELEVATIONS SHOWN ARE:
 A) FIRST FLOOR LEVEL
 B) PARKING GARAGE LEVEL
 2) 506 PARKING SPACES PROVIDED FOR
 UNITS SHOWN ON THIS SHEET.

SCALE: 1" = 100'

R-95-B