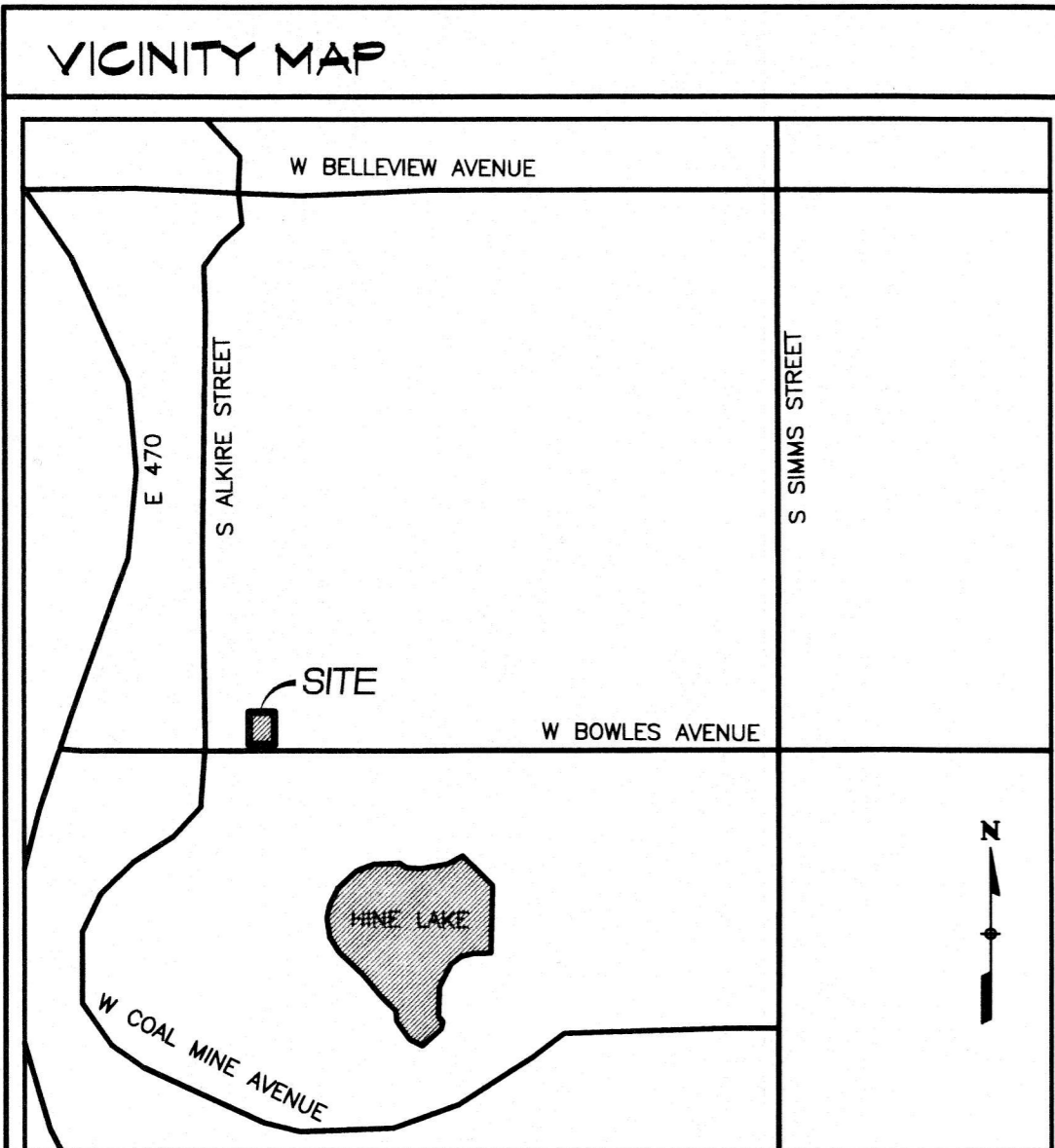


BOWLES END SUBDIVISION EXEMPTION 1 LOT 2A AND LOT 2B SITE DEVELOPMENT PLAN - DAKOTA RIDGE CENTRE

S.W.¼ SECTION 17, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 1 OF 1

Case Number 06-121241SD
Map Number 58



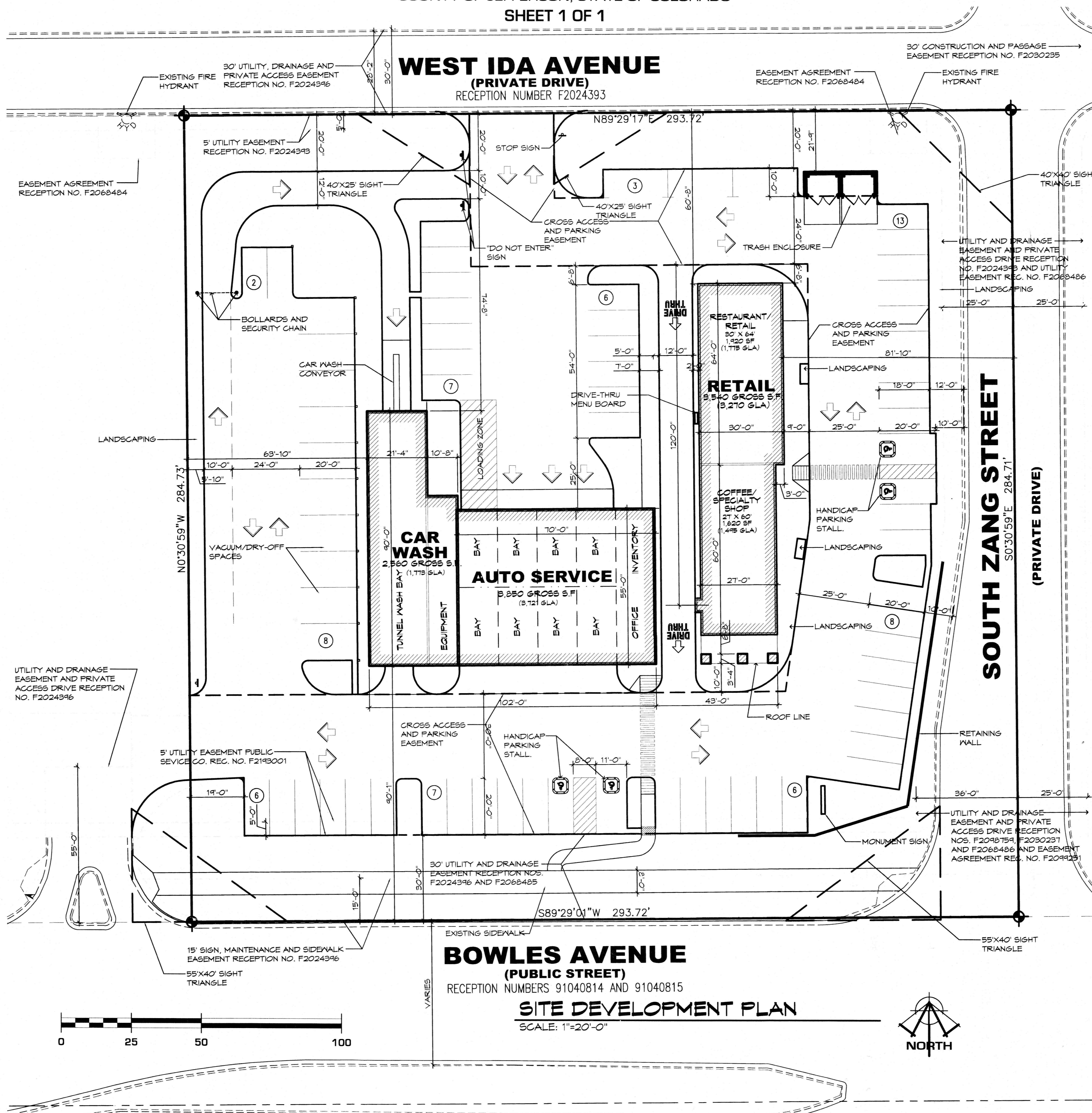
VICINITY MAP
SCALE: 1"=2000'

LEGAL DESCRIPTION OF PROPERTY:

LOTS 2A AND 2B, BOWLES END SUBDIVISION EXEMPTION 1, PLAT BOOK 178, PAGE 34, RECEPTION NUMBER F2048754 IN THE RECORDS OF THE CLERK AND RECORDER, JEFFERSON COUNTY, COLORADO, CONTAINING 1.92 ACRES.

NOTES:

- PUBLIC NOTICE IS HEREBY GIVEN THAT A PORTION OR ALL OF THIS SITE IS LOCATED WITHIN THE DIPPING BEDROCK OVERLAY DISTRICT AS DEFINED IN THE JEFFERSON COUNTY ZONING RESOLUTION. THIS DISTRICT CONTAINS AN UNUSUAL GEOLIGIC HAZARD WITH THE POTENTIAL FOR SEVERE DIFFERENTIAL HEAVING OF BEDROCK THAT CAN RESULT IN FOUNDATION, BURIED UTILITY AND CONCRETE FLATWORK MOVEMENT. THIS SITE DEVELOPMENT PLAN WAS PROCESSED IN ACCORDANCE WITH THE REGULATIONS CONTAINED IN THE JEFFERSON COUNTY ZONING RESOLUTION AND LAND DEVELOPMENT REGULATION.
- THE APPROVED STORM DRAINAGE PLANS FOR DAKOTA RIDGE CENTER SITE DEVELOPMENT PLAN ARE ON FILE WITH THE JEFFERSON COUNTY PLANNING DEPARTMENT. THE DRAINAGE SYSTEM INCLUDES THE DRAINAGE FACILITIES, DETENTION PONDS AND ASSOCIATED APPURTENANCES AS DESCRIBED ON THE APPROVED DRAINAGE PLANS. NO MODIFICATIONS TO THE DRAINAGE SYSTEM SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM JEFFERSON COUNTY. THE DRAINAGE SYSTEM LOCATED OUTSIDE OF THE COUNTY RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE OWNER ITS (OR HIS) SUCCESSOR(S) OR ASSIGN(S).
- PARKING CALCULATIONS ARE BASED UPON THE USES DESCRIBED IN THE SITE DATA CHART. CHANGES FROM THE USES DESCRIBED IN THE SITE DATA CHART MAY REQUIRE ADDITIONAL PARKING PER THE BOWLES END OFFICIAL DEVELOPMENT PLAN RECORDED AT RECEPTION NUMBER 89059860, AT BOOK 54, PAGE 53. A PARKING PLAN MAY BE REQUIRED WITH A CHANGE IN USE AND ASSOCIATED TENANT FINISH.



SITE DATA

TOTAL AREA OF THE PROPERTY	83,615 SF
BUILDING COVERAGE	9,950 SF
PARKING LOT COVERAGE	40,544 SF
LANDSCAPED AREA COVERAGE	19,392 SF
SIDEWALK AREA COVERAGE	13,729 SF

NUMBER OF PARKING STALLS PROVIDED

FAST FOOD RESTAURANT AREA: 1,715 SF (16 SPACES/1,000 SF G.L.A.)	= 28 SPACES
SPECIALTY RESTAURANT: 1,415 SF (9 SPACES/1,000 SF G.L.A.)	= 13 SPACES
AUTO SERVICE: 3,721 SF (5.5 SPACES/1,000 SF G.L.A.)	= 21 SPACES
CAR WASH TUNNEL AREA (NO MECH. ROOM): 1,715 SF (5.5 SPACES/1,000 SF G.L.A.)	= 10 SPACES
TOTAL PARKING REQUIRED:	= 72 SPACES
TOTAL PARKING PROVIDED: 8 BAYS AND 68 SURFACE SPACES PROVIDED	= 76 SPACES

CERTIFICATION

THIS SITE PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH JEFFERSON COUNTY REGULATIONS AND IS HEREBY APPROVED BY THE COUNTY AND AGREED TO BY THE LANDOWNER.

JEFFERSON COUNTY ZONING ADMINISTRATOR DATE
MICHAEL J. CHADWICK, AICP

HL BOWLES, LLC,
A COLORADO LIMITED LIABILITY COMPANY

BY: MICHAEL LEONE AND PAUL E HOWARD, MEMBERS
STATE OF COLORADO)
) SS.
COUNTY OF JEFFERSON)
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 2007 BY THE MEMBER OF HL
BOWLES, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

SHAMIS LAND LLC,
A COLORADO LIMITED LIABILITY COMPANY

BY: _____ MEMBER
STATE OF COLORADO)
) SS.
COUNTY OF JEFFERSON)
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 2007 BY THE MEMBER OF
SHAMIS LAND LLC, A COLORADO LIMITED LIABILITY
COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO THIS _____ DAY OF _____ 20____ AT _____ O'CLOCK _____ M.

JEFFERSON COUNTY CLERK AND RECORDER
BY: _____
DEPUTY CLERK

SITE DEVELOPMENT PLAN DAKOTA RIDGE CENTRE

PREPARED BY: ARCODEV
ADDRESS: 2100 WEST LITTLETON BLVD., SUITE 200
LITTLETON, CO 80120
PHONE #: 303.730.9911
APPLICANT: HOWARD ASSOCIATES P.B., LLC
ADDRESS: 6143 SOUTH WILLOW DRIVE, SUITE 110
ENGLEWOOD, CO 80111
PHONE #: 303.725.7544
OWNER: HL BOWLES, LLC AND SHAMIS LAND LLC
ADDRESS: 6143 SOUTH WILLOW DRIVE, SUITE 110
ENGLEWOOD, CO 80111
PHONE #: 303.770.6040