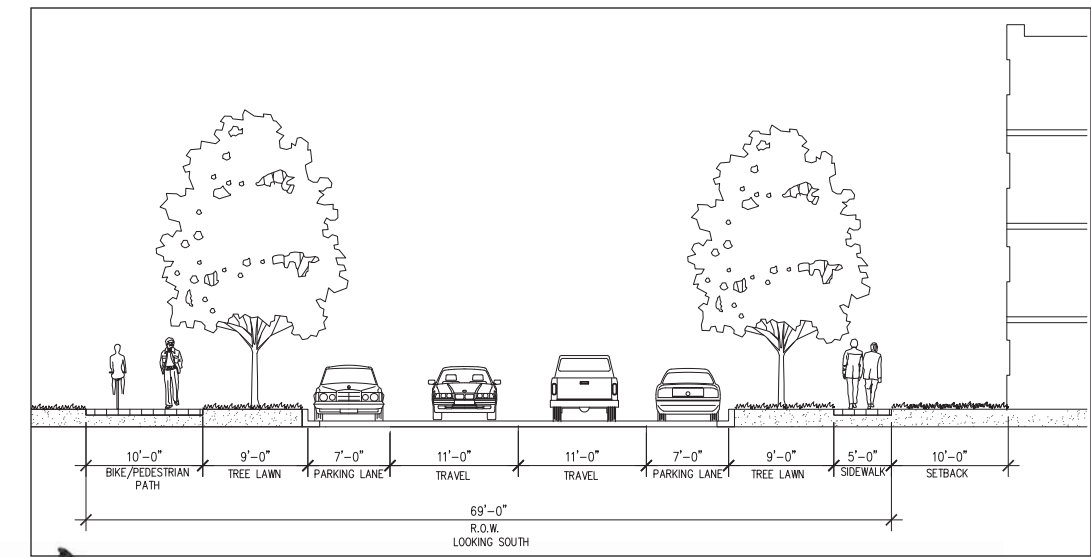
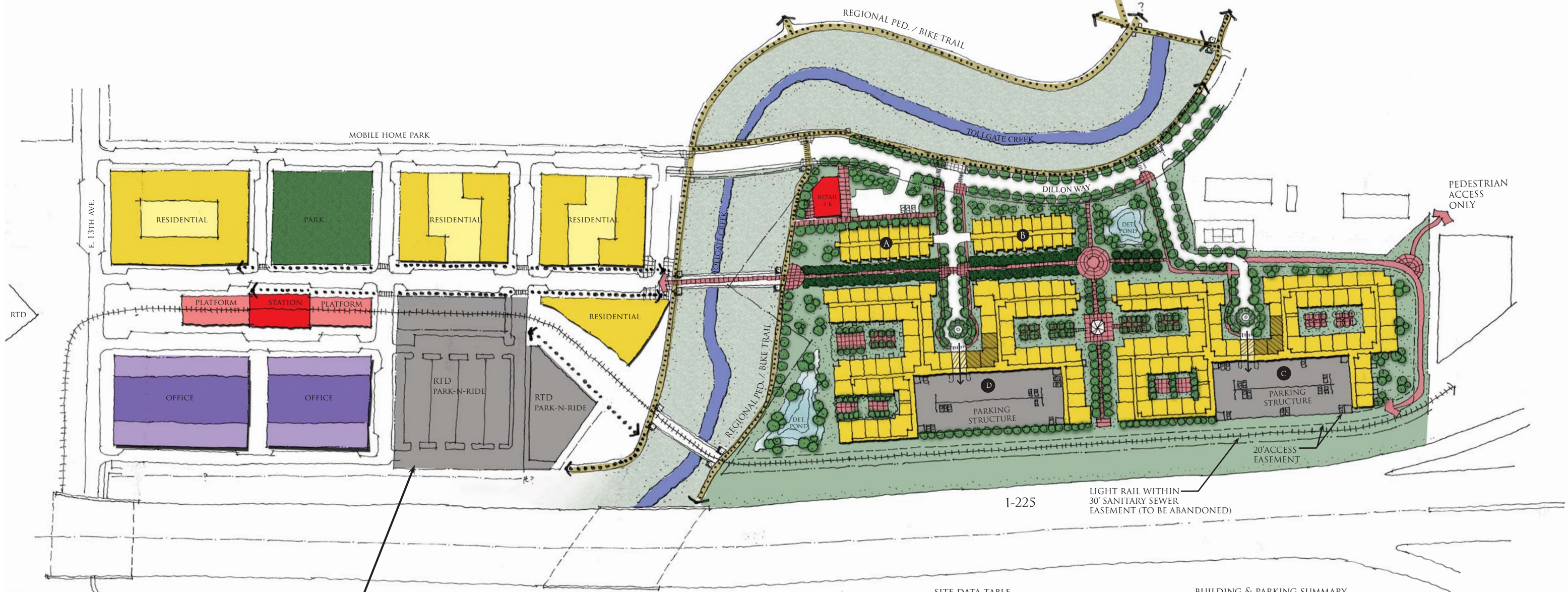


LAND USE OPTION B



DILLON WAY STREET SECTION



LAND USE OPTION B
 FITZSIMONS-COLFAX AND 13TH AVE. STATION AREA PLAN
 CRANDALL ARAMBULA P.C.
 JULY 2008

SITE DATA TABLE

GROSS SITE AREA	876,170 SF
TRACT C	(-) 17,180 SF
DILLON WAY ROW	(-) 57,130 SF
DRAINAGE & UTILITY EASEMENT (EAST OF DILLON WAY)	(-) 127,230 SF
NET SITE AREA	674,630 SF
	15.49 ACRES
NET DENSITY	40.00 DU/AC

NOTE: Area calculations are approximate.

BUILDING & PARKING SUMMARY

Building	Unit Count	Parking Count
A	18 (9/Level x 2)	36
B	20 (10/Level x 2)	40
C: Ground	75* (75/Level x 1)	112*
C: Upper	237 (79/Level x 3)	355*
C Sub-Total	312	467*
D: Ground	73* (73/Level x 1)	110*
D: Upper	207 (69/Level x 3)	310*
D Sub-Total	280	420*
TOTAL	630 Units	963

*Ground level unit count= Total units (-3) for Lobby and (-1) for parking garage entry.
 *Provides 1.5 spaces/unit including .5 guest spaces/unit. Requires 3 levels of parking in both Buildings C & D parking garages.

