

DTR APPLICATION FOR 601 BATES AVENUE

PROPOSED SITE PLAN

SCALE: 1" = 100'

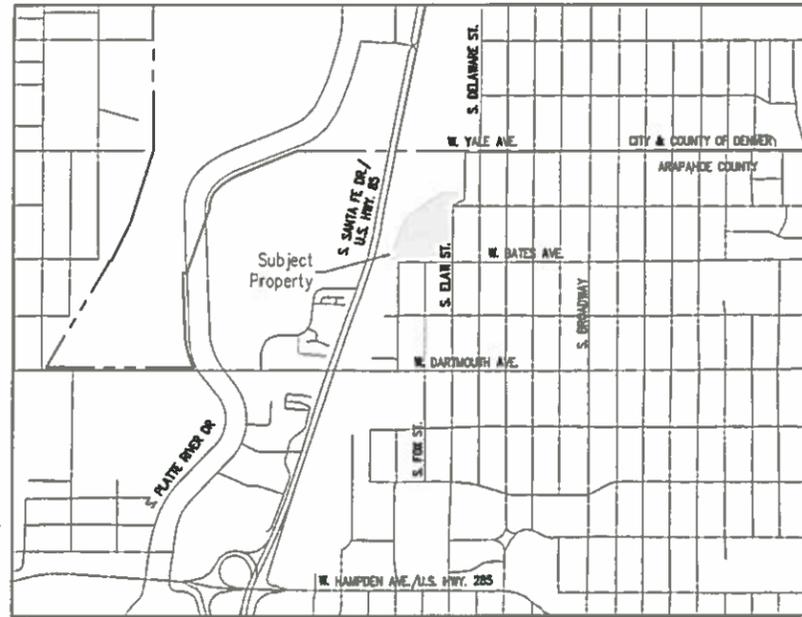
Proposed number of units: 165 unit maximum  
(161 units are shown on this plan)

Provided parking:

Off-street parking:  
attached double-car-garages: 194 spaces  
in apartment buildings: 48 spaces  
single-car-garages: 4 spaces  
off-street surface: 37 spaces  
**Subtotal (off-street): 283 spaces**

On-street parking:  
Fox Street & Amherst Ave.: 56 spaces  
Boulder Ave. (within site): 18 spaces  
Along Bates Ave.: 9 space  
Along Elati St.: 12 spaces  
**Subtotal (on-street): 95 spaces**

**Total provided: 378 spaces**



VICINITY MAP

EXISTING ZONING DESIGNATION:

SAND CREEK PLANNED UNIT DEVELOPMENT

LEGAL DESCRIPTION:

LOT 1, GENERAL IRON WORKS SUBDIVISION, EXCEPT THAT PORTION THEREOF CONDEMNED BY REGIONAL TRANSPORTATION DISTRICT, AS RECITED IN RULE AND ORDER, CASE NO. 01-CV-0060, EXHIBIT A, RECORDED FEBRUARY 24, 2004 UNDER RECEPTION NO. B4033155 AND RE-RECORDED APRIL 15, 2004 UNDER RECEPTION NO. B4067360, COUNTY OF ARAPAHOE, STATE OF COLORADO,

AND  
8.5 ACRES OF A PARCEL OF LAND LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: CONSIDERING THE WEST LINE OF THE NW 1/4 OF SAID SECTION 34 AS BEARING SOUTH 00°16'24" EAST AND WITH ALL BEARIGN CONTAINED HEREIN RELATIVE THERETO; COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34, THENCE SOUTH 00°16'24" EAST ALONG THE WEST LINE OF SAID NW 1/4 OF SECTION 34 A DISTANCE OF 1319.09 FEET TO THE SOUTHWEST CORNER OF THE NW 1/4 OF SAID NW 1/4; THENCE NORTH 89°23'52" EAST A DISTANCE OF 226.19 FEET TO A POINT ON THE EASTERLY LINE OF THE BURLINGTON RAILROAD RIGHT-OF-WAY (FORMERLY ATCHISON-TOPEKA AND SANTA FE RAILROAD) AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALONG A NON-TANGENT CURVE TO THE LEFT WITH AN ARC LENGTH OF 30.82 FEET, A RADIUS OF 5779.65 FEET, A CENTRAL ANGLE OF 00°18'20", AND A CHORD THAT BEARS NORTH 14°19'53" EAST A DISTANCE OF 30.82 FEET TO THE SOUTHWEST CORNER OF LOT 1, GENERAL IRON WORKS SUBDIVISION AS RECORDED DECEMBER 6, 1985 UNDER RECEPTION NO. 2609250 OF THE COUNTY CLERK AND RECORDER'S OFFICE; THENCE NORTH 89°23'38" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 83.26 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SOUTH GALAPAGO STREET EXTENDED; THENCE SOUTH 00°07'19" EAST, ALONG SAID WESTERLY LINE OF SOUTH GALAPAGO STREET EXTENDED A DISTANCE OF 29.79 FEET TO THE SOUTH LINE OF SAID NW 1/4 OF THE NW 1/4 OF SECTION 34; THENCE SOUTH 89°23'52" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 90.95 FEET TO THE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO

