

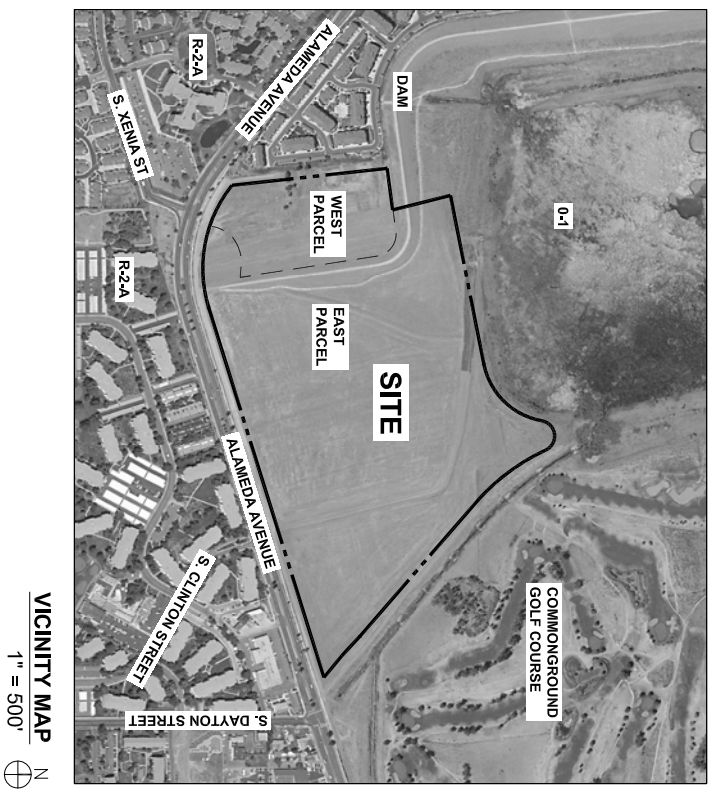
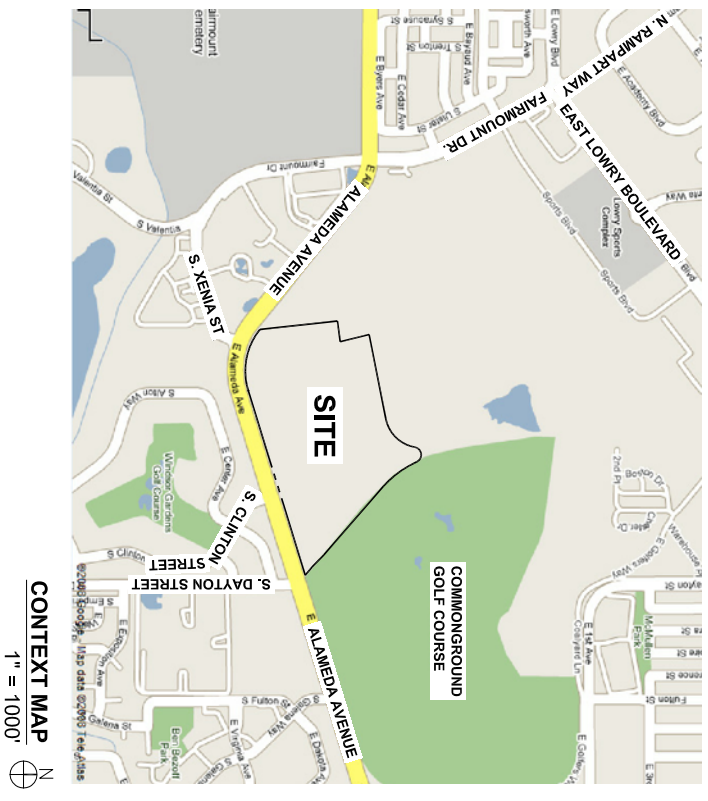
LOWRY VISTA
LOWRY VISTA GENERAL DEVELOPMENT PLAN, PROJECT 2007-0483, INTERSECTION OF EAST ALAMEDA AVENUE AT XENIA STREET, CLINTON AND DAYTON STREET
LOCATED IN THE SE QTR OF SECT 9, SW QTR OF SECT 10, NW QTR OF SECT 15, NE QTR OF SECT 16, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

PROJECT STATISTICS:

| | |
|--|---|
| Total GDP Gross Area | 3,400,141.59 SF/78.06 Acres |
| Private Street Roadway | 270,800.33 SF/6.22 Acres |
| Total Estimated GDP Net Area | 3,129,341.26 SF/71.84 Acres |
| GDP Net Area West Parcel (R-2-A only) | 468,076 SF/10.75 Acres |
| GDP Net Area East Parcel (including dam) | 2,661,265.26 SF/61.09 Acres |
| Aggregated Open Space Provided East Parcel | 704,365.20 SF/16.17 Acres |
| Buildout (Estimate 0-10 YRS) | 10 years |
| Dwelling Units East Parcel (Estimate) | up to 600 |
| Dwelling Units R-2-A Zone (Estimate) | up to 247 per Ord. No. 604, Series of 1997 |
| Retail (Estimate) | up to 400,000 gsf |
| Office (Estimate) | up to 120,000 gsf |
| Hotel (Estimate) | up to 75,000 gsf |
| Density range (Floor Area Ratio - FAR) | 1:1 |
| Density Range East Parcel (DU/Acre) | 18 du/acre |
| Density Range in R-2-A (DU/Acre) | 23 du/acre per Ord. No. 604, Series of 1997 |

SHEET INDEX:

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| SHEET 1 | COVER |
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| SHEET 4A | EXISTING CONDITIONS |
| SHEET 4B | EXISTING CONDITIONS CONTINUED |
| SHEET 5A | DEVELOPMENT CONCEPTS |
| SHEET 5B | DEVELOPMENT CONCEPTS, CONTINUED |
| SHEET 6A | TRANSPORTATION/CIRCULATION: VEHICULAR |
| SHEET 6B | TRANSPORTATION/CIRCULATION: BICYCLE & PEDESTRIAN |
| SHEET 7 | STREET CROSS SECTIONS |
| SHEET 8A | OPEN SPACE CONCEPTS |
| SHEET 8B | OPEN SPACE CONCEPTS CONTINUED |
| SHEET 9 | STORM WATER CONVEYANCE AND DETENTION |
| SHEET 10 | SANITARY AND WATER |
| SHEET 11 | PHASING PLAN |



APPLICANT'S SIGNATURE:

I, the undersigned, shall comply with all regulations contained in Chapter 59, Article VII, Sections 59-616 through 59-623 of the Revised Municipal Code of the City and County of Denver. The following signature constitutes all owners of land and structures included in the Primary GDP AREA.

BY: BRENT ANDERSON, PRESIDENT DATE: _____
ING REDEVELOPMENT I, LLC

State of Colorado
City and County of Denver

The foregoing instrument was acknowledged before me this ____ day of _____ AD 2008 by _____

Witness my hand and official seal
My commission expires: _____

Notary Public _____
Address _____

SURVEYOR'S CERTIFICATION:

I, MARK T. WILSON, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY FOR LOWRY VISTA GENERAL DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAN ACCURATELY AND PROPERLY SHOWS SAID SURVEY ON SHEET 9.

MARK T. WILSON, P.L.S. NO. 38062
FOR AND ON BEHALF OF HARRIS KOCHER SMITH DATE _____

APPROVALS:

APPROVED BY: Zoning Administrator DATE: _____
Manager of Community Planning and Development

APPROVED BY: Manager of Public Works DATE: _____
Manager of Parks and Recreation

CLERK & RECORDER'S CERTIFICATION:

STATE OF COLORADO, CITY AND COUNTY OF DENVER
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK ____ M., 20____

Clark and Recorder, Esquire, Clerk of the City and County of Denver
BY: _____
Deputy Clerk and Recorder

FEE: _____

COVER SHEET

DAVIS PARTNERSHIP ARCHITECTS
2011 BLAKE ST., STE. 400
DENVER, COLORADO 80202
(303) 733-8888
1015 MARKET STREET, SUITE 200
POST OFFICE BOX 2711
9100 W. BROADWAY, DENVER, CO 80202

GENERAL DEVELOPMENT
REDEVELOPMENT I, LLC
LITTLETON, COLORADO
303.772.0613

CONSULTANTS:
HARRIS KOCHER SMITH
1001 S. BEECH BLVD., STE. 300
LITTLETON, CO 80120
303.733.8888

GENERAL DEVELOPMENT PLAN

LOWRY VISTA

| DATE | REV | REMARKS | DRWN | CHKD | APPRV |
|----------|-----|-------------------|------|------|-------|
| 11.07.08 | | GDP SUBMITTAL | TCV | RF | RF |
| 02.04.09 | | 2nd GDP SUBMITTAL | AW | RF | RF |
| 02.04.09 | | 3rd GDP SUBMITTAL | AW | RF | RF |
| | | | | | |
| | | | | | |

DATE: **09.04.09**
SHEET NUMBER: **1**