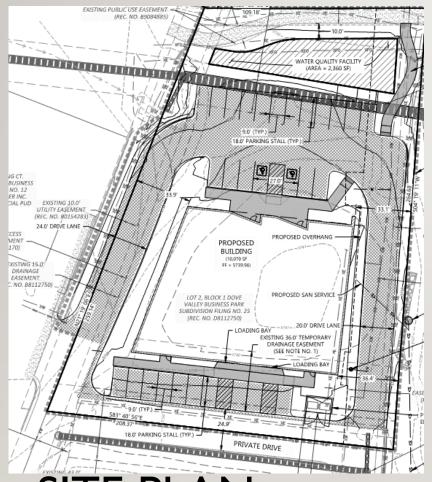
## CASTLE BRAE FLEX

SPECIFIC DEVELOPMENT PLAN

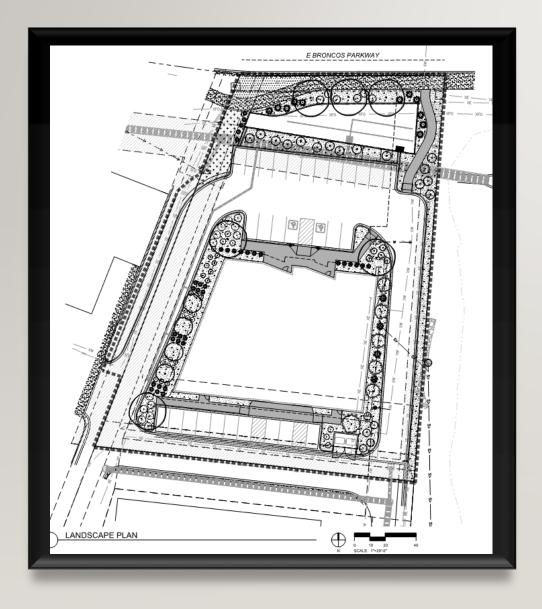
7730 S.WHEELING CT. ENGLEWOOD, CO 80112



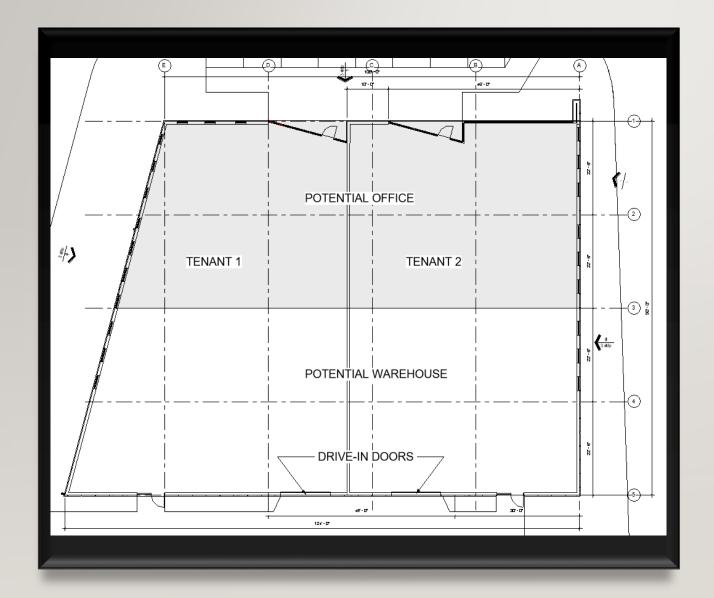


		PROPOSED: CASTLE BRAE FLEX - SPECIFIC DEVELOPMENT PLAN - DOVE VALLEY BUSINESS PARK SUBDIVISION FILING NO. 25, LOT 2,
CATEGORY	DOVE VALLEY COMMERCE CENTER - PDP Z00-007	BLOCK 1 - SDP21-003
PRINCIPAL USES:	PERMITTED USES (AREA B):  1. OFFICE/SHOWROOM/WAREHOUSE & PROFESSIONAL OFFICES INCLUDING MEDICAL AND DENTAL FACILITIES AND CLINICS.  2. LIGHT INDUSTRIAL FACILITIES INCLUDING MANUFACTURING, FABRICATION, PROCESSING OR ASSEMBLING OF PRODUCTS, PROVIDED HOWEVER, THAT NO EFFECTS FROM NOISE, SMOKE, CLARE, VIBRATION, FUMES, OR OTHER ENVIRONMENTAL FACTORS SHALL BE MEASURABLE AT THE PROPERTY LINE.  3. RESEARCH AND DEVELOPMENT FACILITIES LABORATORIES (BASIC AND APPLIED RESEARCH, EXPERIMENTAL, TESTING, ETC.)  4. WAREHOUSING AND DISTRIBUTION FACILITIES, MINI-WAREHOUSE/SELF STORAGE.  5. WHOLESALE MERCHANDISE DISPLAY AND SALES, REPAIR, RENTAL AND SERVICE OF ANY COMMODITY.  6. RECREATIONAL FACILITIES, PUBLIC OR PRIVATE.	PROPOSED USES:  1. OFFICE/SHOWROOM/WAREHOUSE & PROFESSIONAL OFFICES INCLUDING MEDICAL AND DENTAL FACILITIES AND CLINICS.  2. LIGHT INDUSTRIAL FACILITIES INCLUDING MANUFACTURING, FABRICATION, PROCESSING OR ASSEMBLING OF PRODUCTS, PROVIDED HOWEVER, THAT NO EFFECTS FROM NOISE, SMOKE, CLARE, VIBRATION, FUMES, OR OTHER ENVIRONMENTAL FACTORS SHALL BE MEASURABLE AT THE PROPERTY LINE.  3. RESEARCH AND DEVELOPMENT FACILITIES LABORATORIES (BASIC AND APPLIED RESEARCH, EXPERIMENTAL, TESTING, ETC.)  4. WAREHOUSING AND DISTRIBUTION  5. WHOLESALE MERCHANDISE DISPLAY AND SALES, REPAIR, RENTAL AND SERVICE OF ANY COMMODITY.
LOT SIZE REQUIREMENTS	MINIMUM LOT SIZE: 1 ACRE	LOT 2, BLOCK 1: 1 ACRE/43,572 SF
SETBACKS	MINIMUM SETBACKS: FROM E. BRONCOS PARKWAY: FROM OTHER RIGHT-OF-WAYS: FROM PERIMETER OF PROJECT BOUNDARY: SIDE/REAR YARDS: DESIGNATED PARKING AREA FROM PROPERTY LINE: DISTANCE BETWEEN STRUCTURES ON SEPARATE LOTS: 30'	MINIMUM SETBACKS: FROM E. BRONCOS PARKWAY: FROM OTHER RIGHT-OF-WAYS: FROM PERIMETER OF PROJECT BOUNDARY: 30' SIDE/REAR YARDS: 10' DESIGNATED PARKING AREA FROM PROPERTY LINE: 10' DISTANCE BETWEEN STRUCTURES ON SEPARATE LOTS: 30'
ZONING	M.U. PUD	M.U. PUD
BUILDING HEIGHT	MAX HEIGHT: 50' (INCLUDING MECHANICAL APPURTENANCES AND SCREENING)	PROPOSED MAX. HEIGHT: 30' (INCLUDING MECHANICAL APPURTENANCES AND SCREENING)
F.A.R.	MAX F.A.R.: 0.65:1	MAX F.A.R.: 0.65:1 PROPOSED F.A.R.: 0.23:1(10,070SF/43,572 SF)
OPEN SPACE	MINIMUM OPEN SPACE: 20%	MINIUM OPEN SPACE: 20% PROPOSED OPEN SPACE: 25%
OFF-STREET PARKING STANDARDS:	OFFICE USES:  4 SPACES PER 1,000 SF OF FLOOR AREA PLUS 1 SPACE FOR EVERY COMPANY VEHICLE IN ADDITION TO EMPLOYEE AND CUSTOMER PARKING  LIGHT INDUSTRIAL: 1 SPACE PER 300 SF OF FLOOR AREA OR 1 SPACE PER EMPLOYEE ON MAX SHIFT WAREHOUSE: 1 SPACE PER 1,000 SF PLUS 1 SPACE PER 400 SF RETAIL/OFFICE PLUS 1 SPACE PER LOADING DOCK	31 PARKING SPACES PROVIDED TOTAL (2 ADA SPACES)  BUILDING AREA = 10,070 SF  OFFICE: 5,000 SF @ 45P/1,000 SF = 20 SPACES*  WAREHOUSE: 5,070 SF @ 1SP/1,000 SF = 6 SPACES  LOADING DOCKS: 2 LOADING DOCKS @ 1 SP/ DOCK = 2 SPACES  TOTAL REQUIRED SPACES: = 28 SPACES  *NO COMPANY VEHICLES

SITE PLAN



### LANDSCAPE PLAN



# CORE & SHELL FLOOR PLAN

#### NORTHEAST RENDERING



#### NORTHWEST RENDERING



#### SOUTHEAST RENDERING

