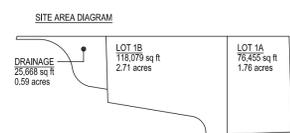


DEVELOPMENT NOTES		SITE AREA SUMMARY	
<b>BUILDING SUMMARY</b>		<b>TOTAL LOT SIZE</b> 220,202 SQ FT (5.06 ACRES)	
<b>RESIDENTIAL</b>		<b>STORAGE DEVELOPMENT (LOT 1A)</b>	
BUILDING #1	18,000 SQ FT (12 UNITS)	LOT AREA	76,455 SQ FT (1.76 ACRES)
BUILDING #2	18,000 SQ FT (12 UNITS)	BUILDING AREA (FOOTPRINT)	32,400 SQ FT (42%)
BUILDING #3	38,000 SQ FT (26 UNITS)	OPEN SPACE	16,090 SQ FT (21%)
<b>TOTAL</b>	<b>75,000 SQ FT (50 UNITS)</b>	DRIVE LANES	27,965 SQ FT (37%)
<b>SELF STORAGE</b> 97,200 SQ FT (850 UNITS +/-)		<b>RESIDENTIAL DEVELOPMENT (LOT 1B)</b>	
<b>PARKING SUMMARY</b>		LOT AREA	118,079 SQ FT (2.71 ACRES)
RESIDENTIAL	PROVIDED 75	BUILDING AREA (FOOTPRINT)	21,750 SQ FT (18%)
SELF STORAGE	REQUIRED 50 UNITS @ 1.5 UNITS/75 SP & SPACES PER INDUSTRY	GARAGE AREA (FOOTPRINT)	11,360 SQ FT (10%)
<b>BICYCLE PARKING</b> AS REQUIRED		OPEN SPACE	51,788 SQ FT (46%)
		DRIVE LANES	33,200 SQ FT (28%)
		<b>DRAINAGE (LOT 1B)</b>	
		LOT AREA	25,668 SQ FT (0.59 ACRES)



**NewStar Village**  
**Canyon View Business Park**  
 Lot 1 - Replat B  
 Golden, Colorado 80403

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SITE PLAN  
**A2**

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