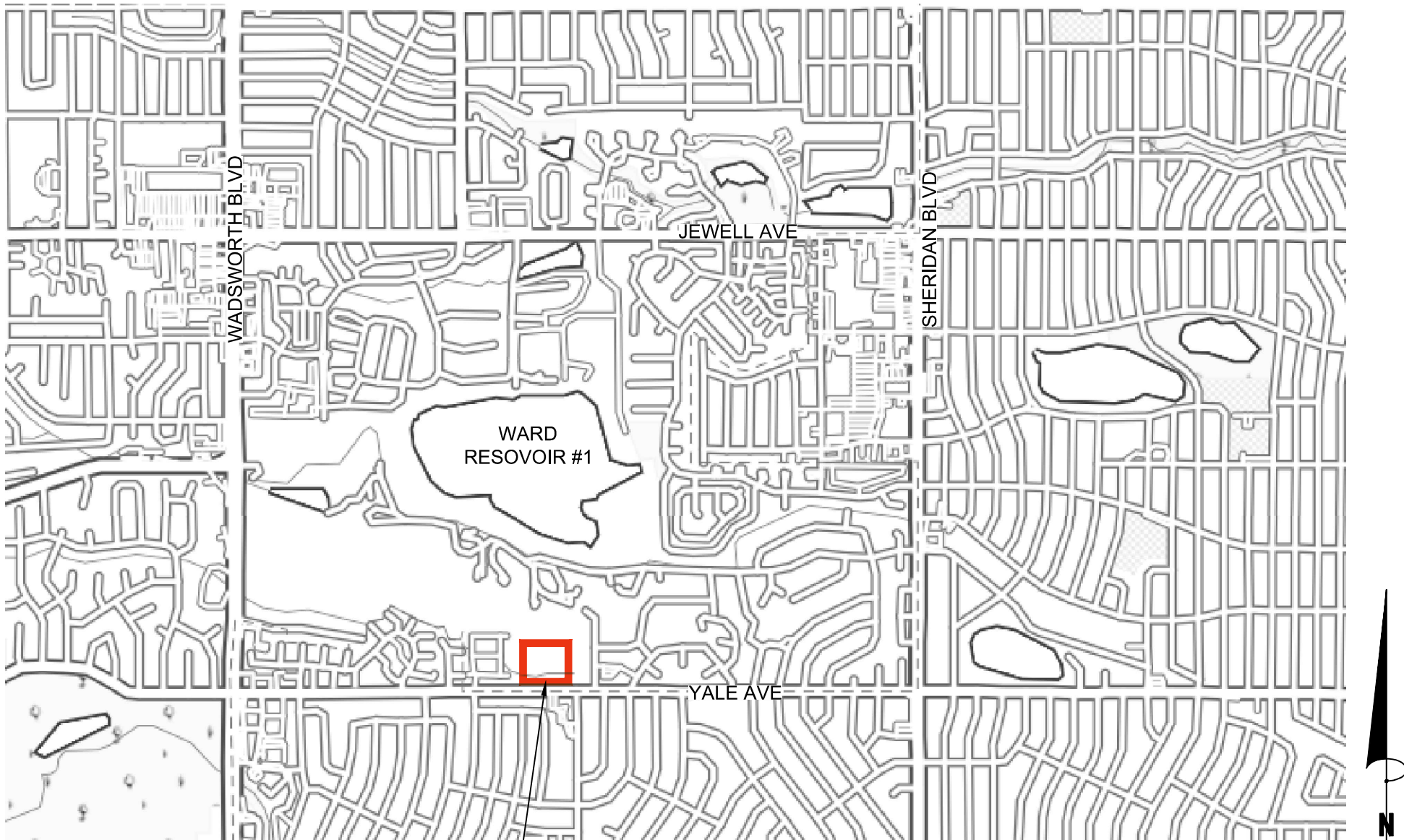


LAYTON MULTI-FAMILY
PRELIMINARY STREET CONSTRUCTION PLANS
FOR
6655 WEST YALE AVENUE
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO



PROJECT LOCATION N.T.S

VICINITY MAP

PROPERTY OWNER / DEVELOPER:

LAYTON CONSTRUCTION
STEPHEN GUNNELL
S. SANDY PARKWAY
SANDY, UT 84007

ENGINEER:

BOWMAN CONSULTING
7245 W ALASKA DR, SUITE 210
LAKEWOOD, CO 80401
CONTACT: PATRICK CHELIN, PE.
PHONE: (303) 250-3737

SURVEYOR:

BASIL HANSON, PLS. REG. NO. 38495
BOWMAN CONSULTING, INC
7245 W ALASKA DR, SUITE 210
LAKEWOOD, CO 80226

BASIS OF BEARING:
BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST
QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 69 WEST
MONUMENTED AT THE SOUTHWEST CORNER BY A FOUND 3 1/4"
ALUMINUM CAP STAMPED "L.P.I. T4S R69W S26 S25 S35 S36 2016 PLS
23521" IN A RANGE BOX AND AT THE SOUTH QUARTER CORNER BY A
FOUND 1 1/2" STEEL ROD WITH ILLEGIBLE 3 1/4" BRASS CAP LYING
LOOSE IN A RANGE BOX. SAID LINE IS ASSUMED TO BEAR NORTH 89°
42' 04" EAST AS DETERMINED BY GLOBAL POSITIONING SYSTEM
OBSERVATIONS REFERENCED TO THE COLORADO STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011).

BENCHMARK:
A FOUND 2 1/2" BRASS CAP STAMPED "JCMD AZM 71 1997" IN TOP OF
CURB ON THE SOUTH SIDE OF YALE AVENUE APPROXIMATELY 110'
EAST OF THE EAST FLOWLINE OF JOSLIN COURT. NGVD29 ELEVATION
= 5,455.47'.



CITY OF LAKEWOOD
ENGINEERING DIVISION
Review is only for general compliance with City of
Lakewood Engineering standards and requirements.
All responsibility for existing conditions, correctness of
dimensions, details, concepts, quantities and safety
during construction shall remain with those designing,
developing and constructing the project.

DESIGN FK	DRAWN MFR	CHKD PDC
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SCALE	H: 1"=30' V: 1"=5'
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JOB No.	020478-01-001
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DATE :	06/25/26
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SHEET	1
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REVIEWED BY:	APPROVED BY:
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REVISIONS		DATE
REVISION	DESCRIPTION	

COVER SHEET
LAYTON MULTI-FAMILY

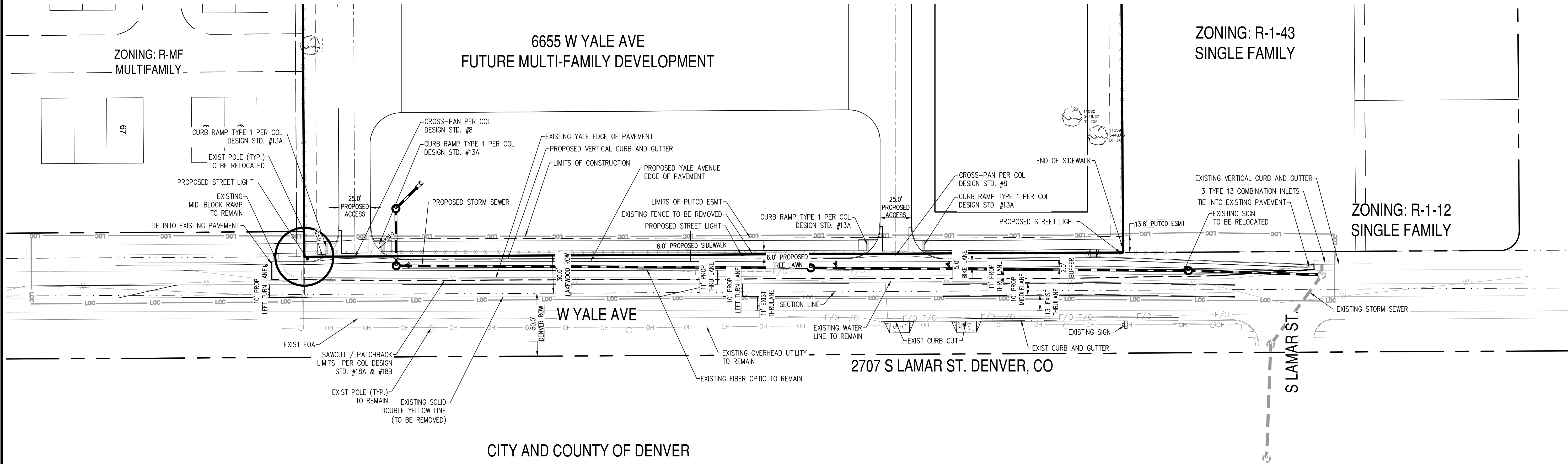
COLORADO

CITY OF LAKEWOOD

SEAL

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CITY AND COUNTY OF DENVER

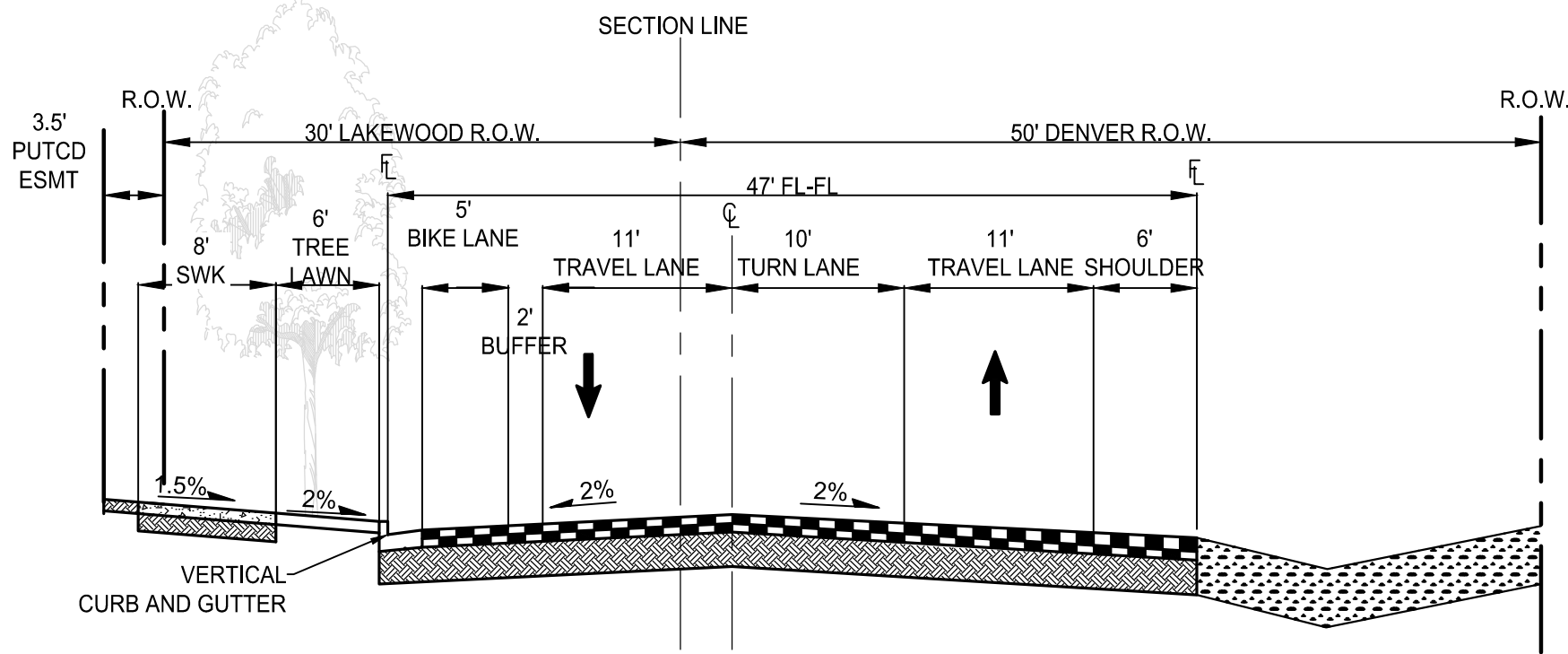
2707 S LAMAR ST. DENVER, CO

ZONING: R-1-43
SINGLE FAMILY

ZONING: R-1-12
SINGLE FAMILY

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	EDGE OF PAVEMENT	
	CURB AND GUTTER	
	PROPERTY LINE	
	RIGHT-OF-WAY CENTERLINE	

PRELIMINARY QUANTITIES		
ASPHALT	10,800	SQ FT
CURB & GUTER	810	LF
SIDEWALK	595	LF
STRIPING	780	LF



YALE AVE CROSS-SECTION
SCALE: 1" = 10'

BENCHMARK:
ORIGINATING BENCHMARK: SET PK NAIL W/FLAGGING MARKED "CONTROL POINT" AT THE SOUTH, IN THE PROPERTY ACROSS THE RIGHT-OF-WAY USED OPUS PROCESSING FOR COORDINATE AND ELEVATION RESULT ON AUGUST 8, 2022, HAVING USED 8537 OF 9800 OBSERVATIONS (87%) AND FIXED AMBIGUITIES 50 OF 52 (96%). (NOT SHOWN, LIES APPROXIMATELY 233' SOUTH OF SURVEYED AREA).

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BENCHMARK:
A FOUND 2 1/2" BRASS CAP STAMPED "ICMD AZM 71 1997" IN TOP OF CURB ON THE SOUTH SIDE OF YALE AVENUE APPROXIMATELY 110' EAST OF THE EAST FLOWLINE OF JOSLIN COURT. NGVD29 ELEVATION = 5,455.47'.



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REVIEWED BY: APPROVED BY:

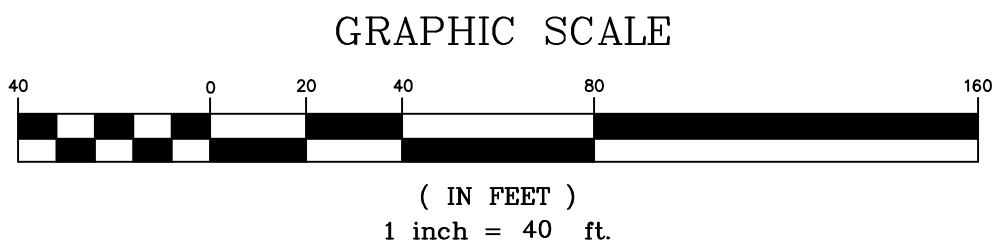
REVISION	DATE	DESCRIPTION

YALE AVE PLAN
LAYTON MULTI-FAMILY
CITY OF LAKEWOOD
COLORADO

DESIGN KF	DRAWN MFR	CHKD PDC
SCALE H: 1"=40' V: NA	JOB No. 020478-01-001	
DATE : 06/25/26	SHEET 2	

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Lakewood, CO 80226
Phone: (303) 801-2900
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ZONING: R-1-12
SINGLE FAMILY

ZONING: R-MF
MULTIFAMILY

6655 W YALE AVE
FUTURE MULTI-FAMILY
DEVELOPMENT

CITY AND COUNTY OF DENVER

2707 S LAMAR ST. DENVER, CO

S | AMAR ST.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



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ENGINEERING DIVISION

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CITY OF LAKEWOOD

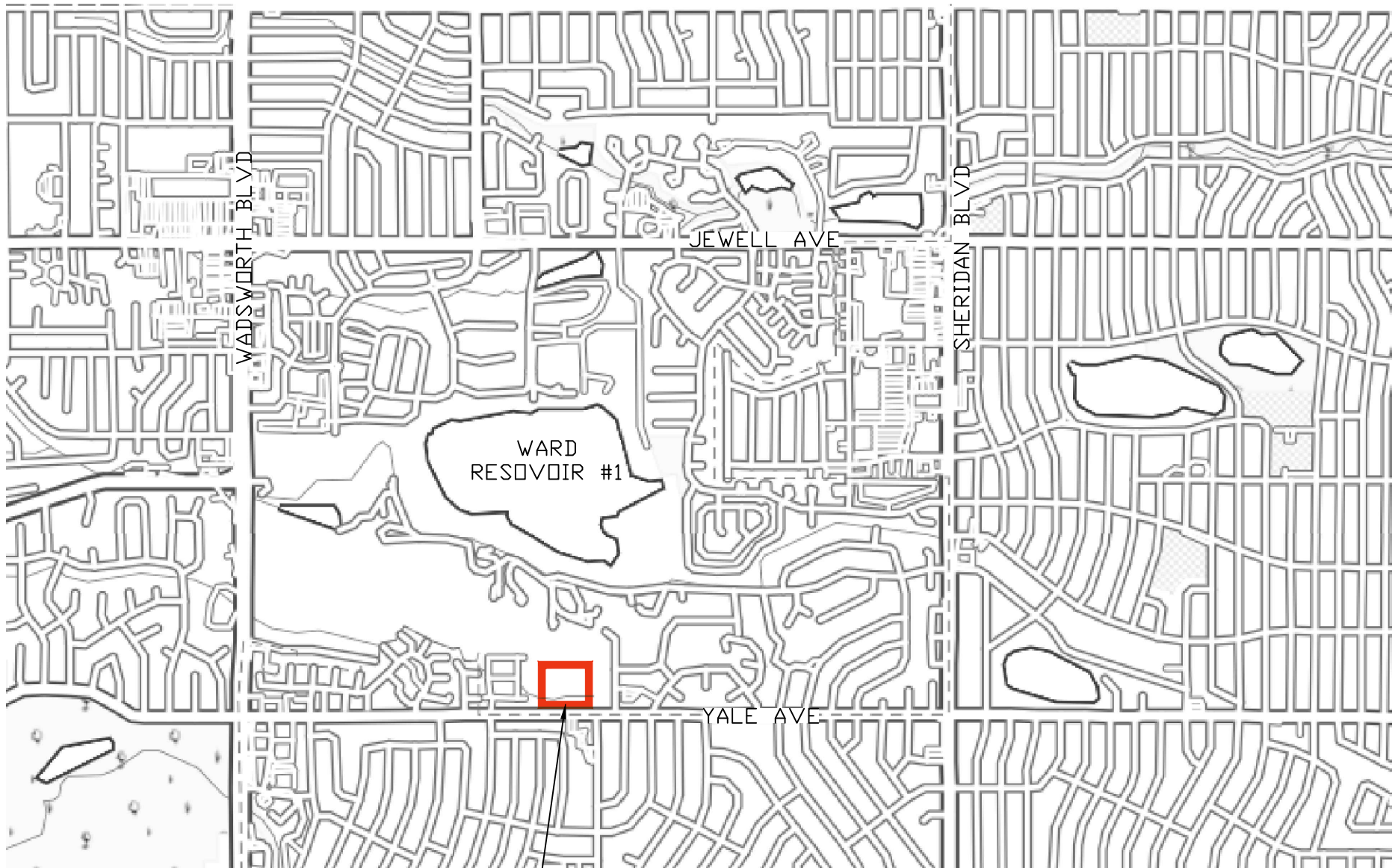
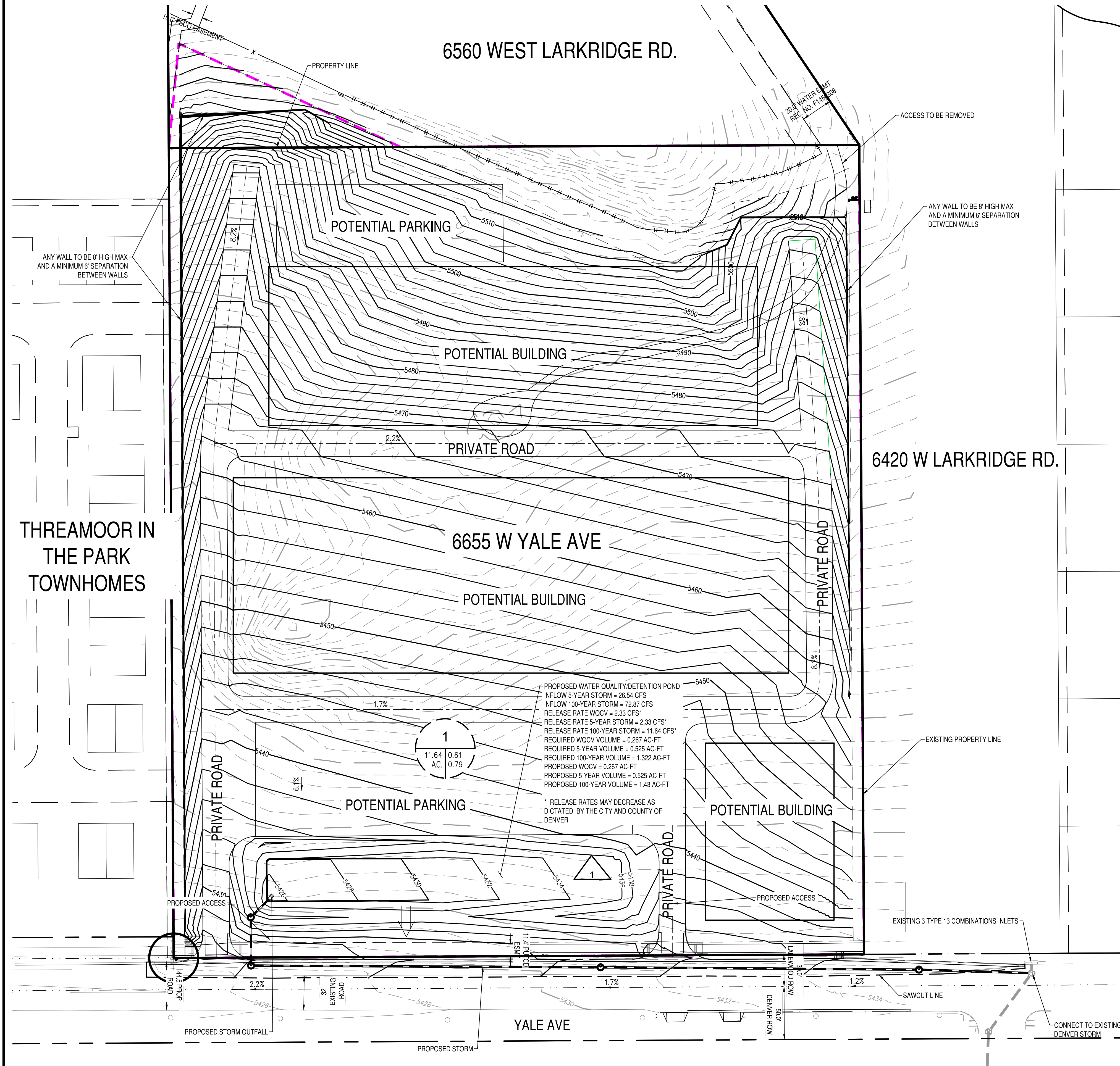
STRIPING PLAN
LAYTON MULTI-FAMILY

SEAL

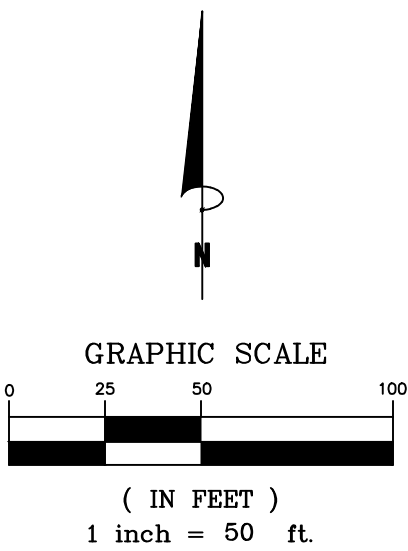
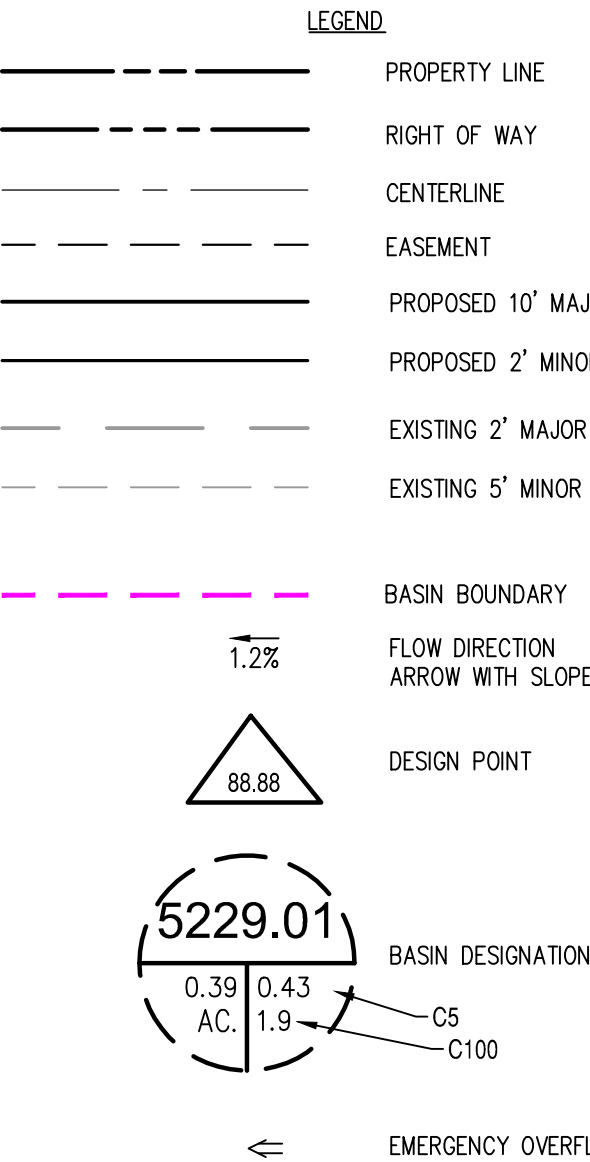
DESIGN KF	DRAWN MFR	CHKD PDC
SCALE	H: 1"=40" V: N/A	
JOB No. 020478-01-001		
DATE : 06/25/26		
SHEET 3		

Bowman

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Lakewood, CO 80226
Phone: (303) 801-2900
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PROJECT LOCATION N.T.S.



BASIS OF BEARING:
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CITY OF LAKEWOOD ENGINEERING DIVISION

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DESIGN KF	DRAWN MFR	CHKD PDC
SCALE H: 1"=50' V: N/A		
JOB No. 020478-01-001		
DATE : 06/25/26		
SHEET 1		

REVIEWED BY: _____ APPROVED BY: _____

REVISIONS		DATE
REVISION	DESCRIPTION	