

THE RANCHES OF CHERRY CREEK PRELIMINARY/FINAL DEVELOPMENT PLAN

A PART OF THE NE 1/4 OF SECTION 19, T5S, R66W, 6TH P.M.,
CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

PRELIMINARY/FINAL DEVELOPMENT PLAN TEXT

PHASING:

PHASING OF DEVELOPMENT WITHIN THIS PDP/FDP IS PERMITTED. AN L&E (LOCATION AND EXTENT) IS REQUIRED TO DEVELOP PARCEL 2 AS A PUBLIC PARK. BUILDING PERMITS ARE REQUIRED FOR FUTURE CONSTRUCTION OF PARCEL 3 LOTS FOR RESIDENTIAL DEVELOPMENT.

ZONING:

EXISTING ZONING	PROPOSED ZONING	PARCEL AREA	% OF REZONED AREA
PARCEL 1 A-1 (AGRICULTURAL)	F (FLOODPLAIN)	10.42 ACRES	49.4%
PARCEL 2 A-1 (AGRICULTURAL)	O (OPEN)	7.94 ACRES	37.7%
PARCEL 3 A-1 (AGRICULTURAL)	R-PSF (RESIDENTIAL SINGLE FAMILY)	2.72 ACRES	12.9%

NOTES: 1. REMAINING PORTION OF A-1 ZONED PROPERTY, WHICH IS AN EXISTING RANCH, IS NOT A PART OF THIS PDP BUT SHOWN FOR REFERENCE ONLY ON SHEET 2 OF PDP/FDP

2. THE RESIDENTIALLY ZONED PROPERTY CONTAINED HEREIN MAY BE A GATED COMMUNITY WITH A PRIVATE ROAD. ALL MAINTENANCE OF THE ROAD AND IMPROVEMENTS IS THE HOMEOWNER'S RESPONSIBILITY. DEVELOPER MAY CHOOSE NOT TO CONSTRUCT A GATED ENTRANCE, IN WHICH CASE NO FURTHER AMENDMENT TO THIS PDP/FDP DOCUMENT IS REQUIRED. IF THE GATE OPTION IS EXERCISED, PARKER FIRE PROTECTION DISTRICT WILL REQUIRE AN APPROVED FIRE SPRINKLER SYSTEM WITH WATER FLOW NOTIFICATION THROUGHOUT THE RESIDENTIAL STRUCTURES, AN APPROVED HYDRANT WATER SYSTEM AND A KNOX BOX WITH ACCESS KEY INSTALLED AT EACH GATE SERVING THIS COMMUNITY.

PERMITTED LAND USES:

PARCEL 1 - F (FLOODPLAIN):

PRINCIPAL PERMITTED USES:

- PUBLIC RECREATION
- THE GROWING OF AGRICULTURAL CROPS AND NURSERY STOCK AND GARDENING
- THE KEEPING OF GRAZING OR AGRICULTURAL LIVESTOCK
- FISH HATCHERIES, WORKS FOR WATERSHED PROTECTION AND SIMILAR USES
- WILDLIFE SANCTUARY
- PARKING, PROVIDED THAT IMPERVIOUS SURFACED PARKING AREA IS SUBJECT TO CITY OF CENTENNIAL ENGINEERING DIVISION APPROVAL OF GENERATED STORM WATER RUNOFF.
- USES NOT SPECIFICALLY LISTED ABOVE MAY BE PERMITTED IF, IN THE OPINION OF THE ZONING ADMINISTRATOR, THEY:
 - ARE SIMILAR IN CHARACTER TO PERMITTED USES IN THIS DISTRICT
 - ARE IN CONFORMANCE WITH THE INTENT OF THIS DISTRICT.

MINIMUM YARD REQUIREMENTS:

ALL PERMITTED STRUCTURES SHALL SET BACK AT LEAST TWENTY-FIVE FEET (25') FROM ANY PUBLIC RIGHT-OF-WAY.

PARCEL 2 - O (OPEN):

PRINCIPAL PERMITTED USES:

- OUTDOOR RECREATION
- NON-COMMERCIAL AGRICULTURAL OR RANCH USE
- PUBLIC PARK
- AUTOMOBILE PARKING WHEN PROPOSED AS PRINCIPAL PERMITTED USE
- USES NOT SPECIFICALLY LISTED ABOVE MAY BE PERMITTED IF IN THE OPINION OF THE ZONING ADMINISTRATOR, THEY:
 - ARE SIMILAR IN CHARACTER TO PERMITTED USES IN THIS DISTRICT, AND
 - ARE IN CONFORMANCE WITH THE INTENT OF THIS DISTRICT AND
 - ARE IN AGREEMENT BETWEEN THE CITY OF CENTENNIAL AND ARAPAHOE INVESTMENT, LLC.
- ALL USES ARE RESTRICTED TO DAYLIGHT USE ONLY.

ACCESSORY USES:

1. BUILDING (WHERE PERMITTED) AND USE CUSTOMARILY APPURTENANT TO THE PERMITTED USE.

MINIMUM YARD REQUIREMENTS: NOT APPLICABLE

MINIMUM UNOBSTRUCTED OPEN SPACE: NOT APPLICABLE

PARCEL 3 - R-PSF (RESIDENTIAL SINGLE FAMILY)

PRINCIPAL PERMITTED USES:

- SINGLE-FAMILY DETACHED DWELLING UNIT
- SINGLE-FAMILY ATTACHED DWELLING UNIT:
 - TOWNHOME
 - CLUSTER DEVELOPMENT
 - PATIO HOME
- ANY COMBINATION OF THE ABOVE

ACCESSORY USES:

- BUILDING AND USE CUSTOMARILY APPURTENANT TO THE PERMITTED USE.
- HOME OCCUPATION

DENSITY RESTRICTIONS: NOT TO EXCEED A MAXIMUM OF 4.0 DWELLING UNITS/GROSS ACRE.

MINIMUM SETBACK REQUIREMENTS: FRONT - 10'
SIDE & REAR - 5'
BETWEEN STRUCTURES - 20'

DEVELOPMENT STANDARDS (ALL PARCELS):

GENERAL: ANY DEVELOPMENT STANDARDS NOT ADDRESSED IN THIS PDP/FDP WILL BE SUBJECT TO THE DEVELOPMENT CRITERIA OUTLINED IN THE CITY OF CENTENNIAL (ARAPAHOE COUNTY) LAND DEVELOPMENT CODE, EFFECTIVE THE TIME OF THIS PDP/FDP APPROVAL.

FLOOR AREA RATIO: NOT APPLICABLE

MAXIMUM BUILDING HEIGHT:
PARCEL 1: NOT APPLICABLE AS LONG AS ALL LAND REMAINS IN FLOODPLAIN, OTHERWISE 35'
PARCEL 2: 35'
PARCEL 3: 35'

PARKING (MINIMUM): PER SECTION 1-4600 PARKING STANDARD OF THE CITY OF CENTENNIAL LAND USE CODE

LIGHTING: PER SECTION 1-4700 LIGHTING STANDARDS OF THE CITY OF CENTENNIAL ZONING CODE

LAND USE DATA:

LAND USE DATA	MAX DENSITY	IN LOT AREA	IN OPEN SPACE
PARCEL 1	N/A	N/A	N/A
PARCEL 2	N/A	N/A	N/A
PARCEL 3	4.0 DU/ACRE	1.47 DU / ACRE	N/A

STANDARD NOTES:

THE OWNER(S), DEVELOPER(S), AND/OR SUBDIVIDER(S) OF THE PRELIMINARY/FINAL DEVELOPMENT PLAN KNOWN AS THE RANCHES OF CHERRY CREEK AND THEIR RESPECTIVE SUCCESSORS, HEIRS, AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE:

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PRELIMINARY DEVELOPMENT PLAN WILL NOT BE MAINTAINED BY THE CITY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE CITY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE MAINTENANCE:

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENTS. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. THE CITY OF CENTENNIAL SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE CITY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

EMERGENCY ACCESS NOTE:

EMERGENCY ACCESS IS GRANTED HERewith OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

LANDSCAPE MAINTENANCE:

THE OWNERS OF THIS PLAN, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN THE CITY OF CENTENNIAL IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALK BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.

THE OWNERS OF THIS PLAN, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN THE CITY OF CENTENNIAL, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

SIGHT TRIANGLE MAINTENANCE:

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OFF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

PUBLIC IMPROVEMENTS NOTE:

AFTER FINAL DEVELOPMENT PLAN APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATIONS AND/OR CONDITIONS PRECEDENT, WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE FINAL DEVELOPMENT PLAN. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE CITY OF CENTENNIAL PURSUANT TO STATE STATUTE.

DRAINAGE MASTER PLAN NOTE:

THE POLICY OF THE CITY OF CENTENNIAL REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

1. DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN. (ONLY APPLICABLE TO PARCELS 2 AND 3).

2. DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE CITY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE CITY OF CENTENNIAL ENCOURAGES ADJACENT DEVELOPMENT TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE CITY OF CENTENNIAL MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTIONS SYSTEM.

3. EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGE WAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGE WAY PLANS (SECTION 3.3.2 OF THE CITY OF CENTENNIAL DRAINAGE CRITERIA MANUAL) OR AS REQUIRED BY THE CITY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

DRIVES, PARKING AREAS AND UTILITY EASEMENTS MAINTENANCE:

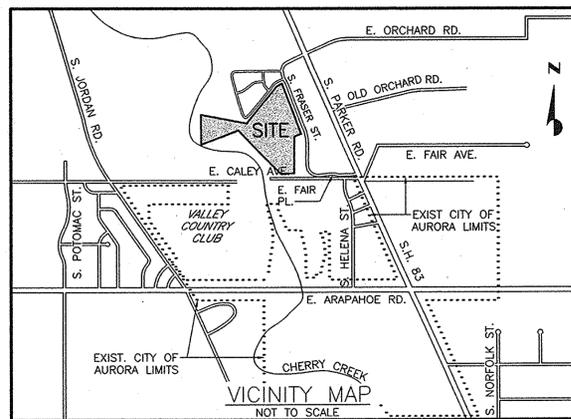
THE OWNERS OF THIS PLAN, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN THE CITY OF CENTENNIAL, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS, AND EASEMENTS, I.E.: CROSS ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

PRIVATE STREET MAINTENANCE:

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAYS SHOWN ON THIS FINAL DEVELOPMENT PLAN ARE NOT IN CONFORMANCE WITH THE CITY OF CENTENNIAL ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE CITY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE CITY ACCEPTS RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE LIABILITY:

IT IS THE POLICY OF THE CITY OF CENTENNIAL THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY GALLOWAY, ROMERO AND ASSOCIATES. THE CITY OF CENTENNIAL REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 31, ARTICLE 23, BUT CANNOT, ON BEHALF OF ARAPAHOE INVESTMENT, LLC GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE ARAPAHOE INVESTMENT, LLC AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF THE CITY OF CENTENNIAL THAT APPROVAL OF THE FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF GALLOWAY, ROMERO AND ASSOCIATES' DRAINAGE DESIGN.



VICINITY MAP
SCALE: 1"=2000'

SPECIFIC NOTES:

AIRPORT INFLUENCE AREA NOTE: (OFF-SITE IMPROVEMENTS)
TO CARRY OUT ONE OR MORE OF THE FOLLOWING AS MAY BE REQUIRED BY THE CITY COUNCIL:

1. TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATION IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL DEVELOPMENT PLANS.

2. TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR OTHER SPECIAL DISTRICTS IN OFF-SITE ROADWAY IMPROVEMENTS AS NECESSITATED BY THE DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE CITY COUNCIL.

3. TO COMPLETE SUCH OTHER IMPROVEMENTS TO PUBLIC ROADWAYS BROUGHT ABOUT OR IMPACTED BY THIS DEVELOPMENT AS MAY BE DETERMINED BY THE CITY COUNCIL.

4. TO PARTICIPATE AND COOPERATE IN ANY TRANSPORTATION MANAGEMENT PROGRAM AS SPECIFIED IN THE AIRPORT INFLUENCE AREA TRANSPORTATION STUDY, IF SUCH A PROGRAM IS APPROVED AND/OR ADOPTED BY THE CITY COUNCIL.

AIRPORT INFLUENCE AREA NOTE: (EASEMENT/HAZARD EASEMENT)

AN AVIGATION AND HAZARD EASEMENT AFFECTING ALL PROPERTY CONTAINED WITHIN THIS PDP/FDP HAS BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENT CAN BE FOUND AT RECEPTION NO. B3040408 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER.

THE LANDS CONTAINED WITHIN THIS PDP/FDP LIE WITHIN THE AIRPORT INFLUENCE AREA, AN AREA WHICH IS LIKELY TO BE AFFECTED BY AIRCRAFT OPERATIONS AND THEIR POTENTIAL NOISE AND/OR CRASH HAZARDS TO A GREATER DEGREE THAN LANDS SITUATED OUTSIDE OF THIS INFLUENCE AREA.

ALL LANDS CONTAINED WITHIN THIS PRELIMINARY/FINAL DEVELOPMENT PLAN SHALL COMPLY WITH F.A.A. PART 77, "HEIGHT AND OBSTRUCTIONS CRITERIA."

STREET LIGHTING:

ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS PLAN OR PLAT, TOGETHER WITH RATES, RULES, AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHARGES THERETO TO THE OWNER OR OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE PLAN OR PLAT IN ACCORDANCE TO APPLICABLE RATES, RULES, AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.

FLOODPLAIN NOTE:

ALL PROPERTY WITHIN THE DELINEATED EXISTING CONDITIONS FLOODPLAIN BOUNDARY IS RESTRICTED FROM PERMITTING FOR GRADING OR BUILDING CONSTRUCTION UNTIL A CLOMR IS APPROVED BY FEMA TO REMOVE SAID AREA FROM THE FLOODPLAIN.

LEGAL DESCRIPTIONS:

- PARCEL 1
LOT 1, BLOCK 2 THE RANCHES OF CHERRY CREEK FILING NO 1 (10.42 AC)
- PARCEL 2:
LOTS 1, BLOCK 3 THE RANCHES OF CHERRY CREEK FILING NO 1 (7.94 AC)
- PARCEL 3:
LOTS 1-4, BLOCK 4 THE RANCHES OF CHERRY CREEK FILING NO 1 (2.72 AC AND 0.638 AC PRIVATE ROAD, WHICH IS TRACT A).

SHEET INDEX

DESCRIPTION	SHEET NUMBER
DEVELOPEMENT PLAN COVER SHEET	1 of 6
DEVELOPEMENT PLAN	2 of 6
SITE UTILITY PLAN (PARCEL 3 ONLY)	3 of 6
SITE GRADING PLAN (PARCEL 3 ONLY)	4 of 6
EROSION CONTROL COVER SHEET (PARCEL 3 ONLY)	5 of 6
EROSION CONTROL PLAN (PARCEL 3 ONLY)	6 of 6

NOT COMPARED

State of Colorado } s.s.
County of Arapahoe }

An instrument of which this is a pur-

ported duplicate was filed in my office

this 14th day of March, 2003

Tracy Baker by Carol Rains

County Clerk

PLANNING AND ZONING COMMISSION RECOMMENDATION:

NOT RECOMMENDED BY THE CITY OF CENTENNIAL PLANNING AND ZONING

COMMISSION, THIS 14th DAY OF February, A.D., 2003.

CHAIR: *[Signature]*

CITY COUNCIL APPROVAL:

APPROVED BY THE CITY OF CENTENNIAL CITY COUNCIL, THIS

14th DAY OF February, A.D., 2003.

MAYOR: *[Signature]*

ATTEST: *[Signature]*

CERTIFICATE OF OWNERSHIP:

I STEPHEN A. GROVE AND LARRY A. HAGEN, HEREBY AFFIRM THAT WE ARE THE OWNERS OR AUTHORIZED AGENTS OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS THE RANCHES OF CHERRY CREEK PRELIMINARY/FINAL DEVELOPMENT PLAN, CITY OF CENTENNIAL, CASE NO. LU-0211-007.

[Signature]
STEPHEN A. GROVE, MANAGING MEMBER

STATE OF COLORADO } s.s.
COUNTY OF Arapahoe }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

13th DAY OF MARCH, 2003, BY

STEPHEN A. GROVE AS MANAGING MEMBER OF

ARAPAHOE INVESTMENT, LLC., AN AUTHORIZED SIGNATORY.

[Signature]

ARAPAHOE INVESTMENT, LLC., AN AUTHORIZED SIGNATORY.

<p>CASE NO. LU-0211-007</p> <p>DISK FILE: A171_P_CS</p>	<h2 style="margin: 0;">THE RANCHES OF CHERRY CREEK PRELIMINARY/FINAL DEVELOPMENT PLAN</h2>	<p>PREPARED BY: Galloway, Romero & Associates Design Engineering Planning 5350 DTC Parkway Greenwood Village, Colorado 80111 Tel. (303) 770-8884 Fax. (303) 770-3636</p>	<p>APPLICANT: ARAPAHOE INVESTMENT, LLC 400 INTERSTATE NORTH PKWY SUITE 1200 ATLANTA, GA 30339 CONTACT: STEPHEN GROVE TEL: (770) 951-0586</p>	<p>OWNERS: DENVER WHOLESALE FLORISTS COMPANY 4800 DAHLIA STREET DENVER, CO 80216 ATLANTA, GA 30339 CONTACT: LARRY HAGAN TEL: (303) 399-0970</p>	<p>ARAPAHOE INVESTMENT, LLC 400 INTERSTATE NORTH PKWY SUITE 1200 ATLANTA, GA 30339 CONTACT: STEPHEN GROVE TEL: (770) 951-0586</p>	<p>PRELIMINARY DEVELOPMENT PLAN SHEET No. 1 of 6</p> <p>REVISIONS:</p> <table border="1" style="font-size: small;"> <thead> <tr> <th>REVISIONS</th> <th>ORIGINAL ISSUE</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1. CENTENNIAL ENGINEERING COMMENTS</td> <td>1/9/03</td> <td></td> </tr> <tr> <td>2. PRIVATE DRIVE WIDTH / GATE</td> <td>2/12/03</td> <td></td> </tr> <tr> <td>3. REVISIONS PER CITY COUNCIL CONDITIONS</td> <td>2/27/03</td> <td></td> </tr> </tbody> </table>	REVISIONS	ORIGINAL ISSUE	DATE	1. CENTENNIAL ENGINEERING COMMENTS	1/9/03		2. PRIVATE DRIVE WIDTH / GATE	2/12/03		3. REVISIONS PER CITY COUNCIL CONDITIONS	2/27/03	
REVISIONS	ORIGINAL ISSUE	DATE																
1. CENTENNIAL ENGINEERING COMMENTS	1/9/03																	
2. PRIVATE DRIVE WIDTH / GATE	2/12/03																	
3. REVISIONS PER CITY COUNCIL CONDITIONS	2/27/03																	

H:\APPLICANTS\171_P\PLAN\PRELIM\A171_P_CS.dwg, 03/06/2003, 02:46:04 PM, eric_richards

THE RANCHES OF CHERRY CREEK PRELIMINARY/FINAL DEVELOPMENT PLAN

A PART OF THE NE 1/4 OF SECTION 19, T5S, R66W, 6TH P.M.,
CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

ARAPAHOE INVESTMENTS
ZONED: A-1
NOT A PART OF PDP/FDP
LOT 1, BLOCK 1
THE RANCHES OF CHERRY CREEK
SUBDIVISION FILING No. 1
1,231,088 SQ.FT.
28.2819 ACRES

PARCEL 3
EXISTING ZONE: A-1
PROPOSED ZONE: R-PSF
BLOCK 4
THE RANCHES OF CHERRY CREEK
SUBDIVISION FILING No. 1

LOT 1
21,780 SQ.FT.
0.5000 ACRES

LOT 2
24,550 SQ.FT.
0.5638 ACRES

LOT 3
22,580 SQ.FT.
0.5188 ACRES

LOT 4
21,780 SQ.FT.
0.5000 ACRES

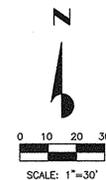
CA = 30070000°
R = 60.00'
L = 314.16'
CHD B = S20738°20'E
CHD D = 60.00'

FLOODPLAIN NOTE: ALL PROPERTY
WITHIN THE DELINEATED EXISTING CONDITIONS
FLOODPLAIN BOUNDARY IS RESTRICTED FROM
PERMITTING FOR GRADING OR BUILDING
CONSTRUCTION UNTIL A CLOMR IS APPROVED
BY FEMA TO REMOVE SAID AREA FROM THE
FLOODPLAIN.

**CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987**
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND MEMBER UTILITIES

UTILITY LEGEND

- MANHOLE
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- SS — EXISTING SANITARY SEWER
- SS — PROPOSED SANITARY SEWER
- STS — EXISTING STORM SEWER
- STS — PROPOSED STORM SEWER
- OH — EXISTING OVERHEAD UNDERGROUND ELECTRICAL
- EXISTING ELECTRICAL BOX
- EXISTING POWER POLE
- — — EXISTING TO REMAIN
- --- EXISTING TO BE REMOVED
- — — PROPERTY LINE
- --- EXISTING 100-YEAR FLOODPLAIN LIMIT
- --- EASEMENT LINE

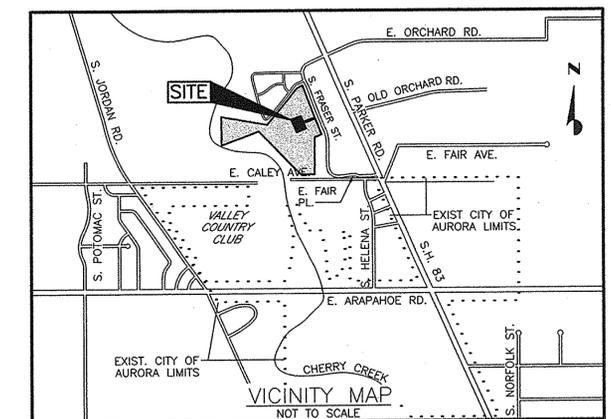


SCHEDULE

- 1 EXISTING BRICK BUILDING TO BE DEMOLISHED / REMOVED
- 2 EXISTING BLOCK BUILDING TO BE DEMOLISHED / REMOVED
- 3 EXISTING CONCRETE PADS / STRUCTURES TO BE REMOVED
- 4 EXISTING GRAVEL AREA TO BE REMOVED
- 5 EXISTING STORM SEWER / INLETS TO BE REMOVED
- 6 PROPOSED ASPHALT PAVED PRIVATE DRIVEWAY AND CUL-DE-SAC, PAVEMENT DESIGN PER SOILS REPORT RECOMMENDATIONS, OR CITY DEFAULT SECTION.
- 7 PROPOSED 8" PVC WATER MAIN TO RESIDENTIAL LOTS
- 8 PROPOSED FIRE HYDRANT AND ASSEMBLY PER ARAPAHOE WATER AND SANITATION DISTRICT SPECIFICATIONS
- 9 PROPOSED 3/4" TYPE K Cu WATER SERVICE LINES TO RESIDENTIAL PROPERTIES. CAP LINE AT PROPERTY LINE AND CLEARLY MARK LOCATION WITH POST & FLAG
- 10 PROPOSED 8" PVC SANITARY SEWER MAIN TO RESIDENTIAL LOTS
- 11 PROPOSED 48" SANITARY SEWER MANHOLE (TYP. 2)
- 12 PROPOSED 4" PVC SANITARY SEWER SERVICE LINES TO RESIDENTIAL PROPERTIES. SLOPE LINE AT 2% MIN. CAP LINE AT PROPERTY LINE AND CLEARLY MARK LOCATION WITH POST & FLAG
- 13 EXISTING OVERHEAD UTILITY LINE & POLES TO BE REMOVED. COORDINATE ELECTRIC SERVICE WITH IREA.
- 14 EXISTING WELLS TO REMAIN
- 15 EXISTING 10" WATER MAIN IN S. FRASER STREET
- 16 EXISTING 10" SANITARY SEWER MAIN IN S. FRASER STREET
- 17 EXISTING 2' COMBINATION CURB & CATCH GUTTER
- 18 EXISTING 5' CONCRETE SIDEWALK
- 19 EXISTING EDGE OF ASPHALT
- 20 PROPOSED EDGE OF ASPHALT
- 21 PROPOSED TYPE 13 AREA INLET (TYP. 2)
- 22 PROPOSED 12" PVC STORM SEWER LINE
- 23 PROPOSED 18" RCP STORM SEWER LINE
- 24 PROPOSED 35' x 70' x 0.50' DEEP POROUS LANDSCAPE DETENTION - SEDIMENTATION FACILITY
- 25 PROPOSED 18" F.E.S. AND TYPE L RIP-RAP PAD OUTFALL, SEE DETAIL, SHEET 5 OF 6
- 26 PROPOSED OPTIONAL ENTRANCE GATE TO MATCH GATE AT EXISTING RANCH. IF CONSTRUCTED, THE GATE WILL REQUIRE A KNOX BOX WITH GATE ACCESS KEY PER REQUIREMENTS OF PARKER FIRE PROTECTION DISTRICT. SEE SHEET 2 OF 6 FOR GATE DETAILS.
- 27 PROPOSED 6" VERTICAL CURB AT CENTER MEDIAN
- 28 PROPOSED BLOW-OFF ASSEMBLY PER ACWA REQUIREMENTS

EASEMENT SCHEDULE

- (A) EXISTING 15' INGRESS-EGRESS PIPELINE EASEMENT (BOOK 1521, PAGE 336)
- (B) PROPOSED ACWA WATER AND SANITARY SEWER EASEMENT (ALL OF TRACT A) (BY SEPARATE DOCUMENT)
- (C) PROPOSED DRAINAGE EASEMENT (BY PLAT)
- (D) PROPOSED 30' SIGHT TRIANGLES (BY PLAT)
- (E) PROPOSED UTILITY EASEMENT (BY SEPARATE DOCUMENT)
- (F) BUILDING SETBACK LINE (5' REAR/SIDES & 10' FRONT)



VICINITY MAP
NOT TO SCALE

CASE NO.
LU-0211-007

THE RANCHES OF CHERRY CREEK PRELIMINARY/FINAL DEVELOPMENT PLAN

PREPARED BY:
Galloway, Romero & Associates
Design Engineering Planning
5350 DTC Parkway
Greenwood Village, Colorado 80111
Tel. (303) 770-8984
Fax. (303) 770-3636

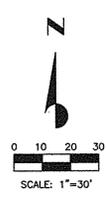
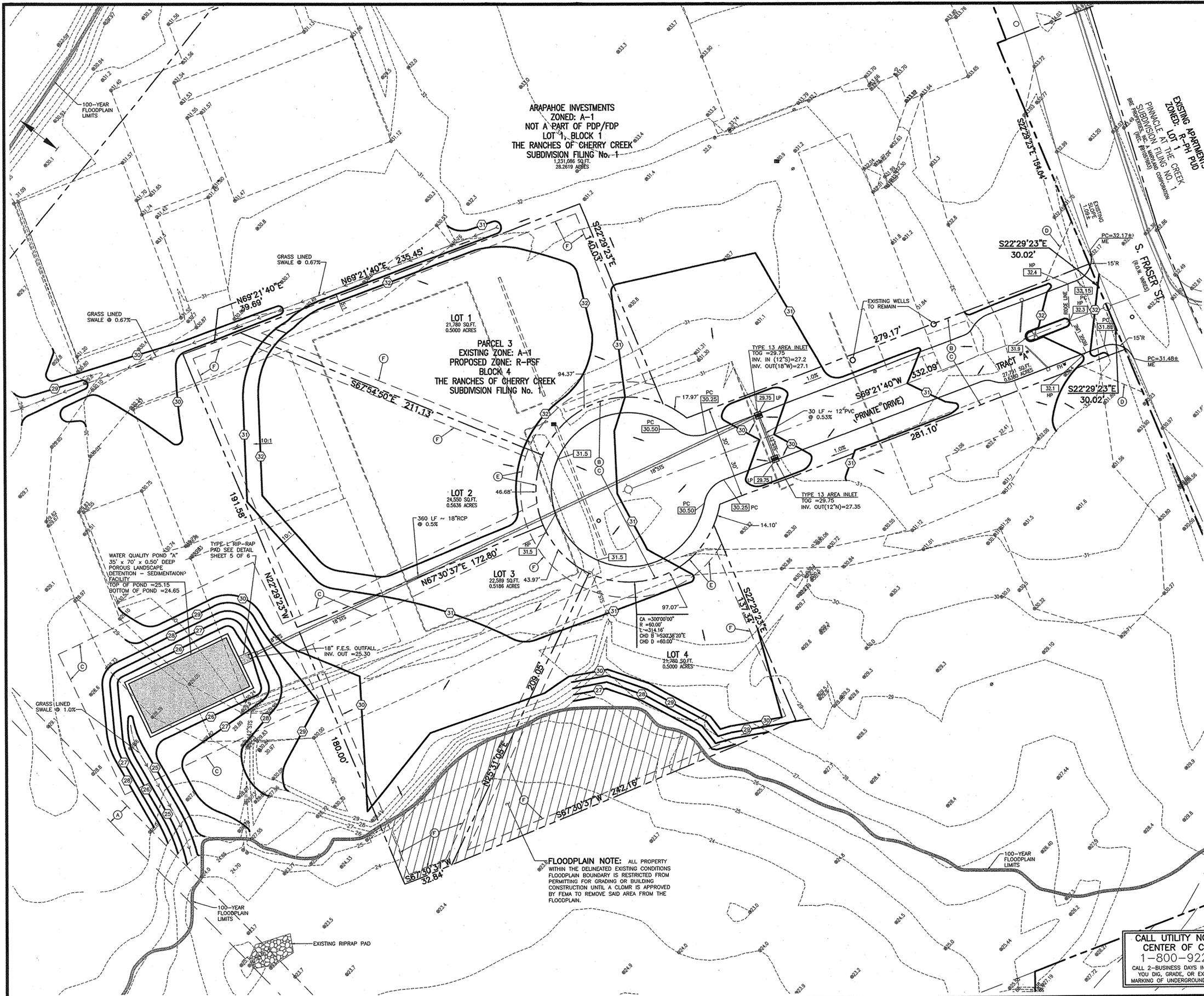
APPLICANT:
ARAPAHOE INVESTMENT, LLC
4800 DAHLIA STREET
SUITE 1200
ATLANTA, GA 30339
CONTACT: STEPHEN GROVE
TEL: (770) 951-0586

OWNERS:
DENVER WHOLESALE FLORISTS COMPANY
4800 DAHLIA STREET
DENVER, CO 80216
CONTACT: LARRY HAGAN
TEL: (303) 399-0970

ARAPAHOE INVESTMENT, LLC
400 INTERSTATE NORTH PKWY
SUITE 1200
ATLANTA, GA 30339
CONTACT: STEPHEN GROVE
TEL: (770) 951-0586

SITE UTILITY PLAN (PARCEL 3 ONLY) SHEET No. 3 of 6 ORIGINAL ISSUE: 11/08/02	
REVISIONS:	DATE:
1. CENTENNIAL ENGINEERING COMMENTS	1/9/03
2. PRIVATE DRIVE WIDTH / GATE	2/12/03
3. C.C. BASIN WATER QUALITY COMMENTS	12/29/03
4. REVISIONS PER CITY COUNCIL CONDITIONS	2/27/03

\\P\PL\EE\A171\PLAN\PRELIM\A171_P_UTIL.dwg, 02/27/03 04:03:30 PM, britt.parker



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 25.00 PROPOSED SPOT ELEVATION
- 25.00 EXISTING SPOT ELEVATION
- FF FINISHED FLOOR
- TC TOP OF CURB
- FL FLOW LINE
- TW TOP OF WALK
- PC POINT OF CURVE
- HP HIGH POINT
- TG TOP OF GRATE
- INV INVERT ELEVATION
- ME MATCH EXISTING
- STS --- EXISTING STORM SEWER
- STS --- PROPOSED STORM SEWER
- FLOW ARROW
- PROPERTY LINE
- EXISTING 100-YEAR FLOODPLAIN LIMIT
- EASEMENT LINE

EASEMENT SCHEDULE

- (A) EXISTING 15' INGRESS-EGRESS PIPELINE EASEMENT (BOOK 1521, PAGE 336)
- (B) PROPOSED ACWWA WATER AND SANITARY SEWER EASEMENT (ALL OF TRACT A) (BY SEPARATE DOCUMENT)
- (C) PROPOSED DRAINAGE EASEMENT (BY PLAT)
- (D) PROPOSED 30' SIGHT TRIANGLES (BY PLAT)
- (E) PROPOSED UTILITY EASEMENT (BY SEPARATE DOCUMENT)
- (F) BUILDING SETBACK LINE (5' REAR/SIDE, 10' FRONT)

GENERAL NOTES:

1. REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN. DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING. CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE OWNERS REP. PRIOR TO BID.
2. NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.
3. CONTRACTOR TO PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED FOR FINAL CHECKOUT OF ALL FACILITIES BY OWNER'S REPRESENTATIVE.
4. ENTIRE INSTALLATION SHALL MEET ALL APPLICABLE CODES.
5. VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE.
6. ALL FILL IN OLD TANK AREAS, OLD BASEMENTS, CESSPOOLS, OTHER EXCAVATIONS AND INSIDE BUILDING TO BE FEA GRAVEL OR APPROVED EQUAL.
7. FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY COMPANY REPRESENTATIVE. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT COMPANY APPROVAL.
8. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY ENGINEER AND SHALL BE PLACED IN 8" LAYERS COMPACTED TO 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT.
9. SET PROPERTY CORNER PINS IN CONCRETE. IF PROPERTY CORNERS ARE DESTROYED BY CONTRACTOR, THE CONTRACTOR SHALL BEAR THE EXPENSE OF RELOCATING CORNERS BY A REGISTERED SURVEYOR.
10. THIS DESIGN IS BASED ON A SOIL AND FOUNDATION INVESTIGATION. A COPY OF THIS REPORT IS AVAILABLE FOR INSPECTION BY THE CONTRACTORS.
11. ALL UTILITY CONNECTIONS, FOOTINGS, FOUNDATIONS AND SPECIFIED EXTERIOR FINISHES BY G.C.
12. GENERAL CONTRACTOR SHALL RECEIVE, UNLOAD, STORE AND UNCRATE ALL EQUIPMENT FURNISHED BY THE OWNER AND SHIPPED TO THE SITE. SEE SPECIFICATIONS FOR EQUIPMENT FURNISHED BY OWNER.
13. LANDSCAPING AND IRRIGATION SYSTEM BY GENERAL CONTRACTOR.
14. GENERAL CONTRACTOR TO PERFORM GENERAL YARD AND BUILDING CLEAN-UP AT COMPLETION OF WORK.
15. SEE THE SITE SURVEY FOR SURVEY INFORMATION & LEGAL DESCRIPTION.
16. ALL TOP OF CURB GRADES ARE 6" HIGHER THAN FINISH GRADES SHOWN ON DRIVE UNLESS OTHERWISE NOTED.
17. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION.
18. GENERAL CONTRACTOR SHALL PROVIDE COMPREHENSIVE TRAFFIC CONTROL PLAN WHICH SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY PRIOR TO ANY WORK IN THE PUBLIC R.O.W.
19. ALL LANDSCAPING AREAS SHALL BE GRADED TO WITHIN 0.10' WITH COMPANY APPROVED TOP SOIL TO A MINIMUM 6" DEPTH.
20. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
21. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

BENCHMARK:

BENCHMARK: 3" DIAM. BRASS CAP ATOP A 30' LONG STEEL PIPE IN CONC., BEING NORTH OF E. CALEY AVE. TRAVELLED WAY. MON. APPROX. 150 FT. WEST OF 1/4 SECTION COR. 13020755.R50W. AND IN LINE WITH EAST WALL OF BRICK PUMP HOUSE. 10'± N. OF NE COR. OF PUMP HOUSE. ELEVATION: 5628.14 FT. (NGVD 1929 DATUM)

**CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987**
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

ARAPAHOE INVESTMENTS
ZONED: A-1
NOT A PART OF PDP/FDP
LOT 1, BLOCK 1
THE RANCHES OF CHERRY CREEK
SUBDIVISION FILING No. 1
1,231,065 SQ. FT.
28.2619 ACRES

PARCEL 3
EXISTING ZONE: A-1
PROPOSED ZONE: R-PSF
BLOCK 4
THE RANCHES OF CHERRY CREEK
SUBDIVISION FILING No. 1

FLOODPLAIN NOTE: ALL PROPERTY WITHIN THE DELINEATED EXISTING CONDITIONS FLOODPLAIN BOUNDARY IS RESTRICTED FROM PERMITTING FOR GRADING OR BUILDING CONSTRUCTION UNTIL A CLEAR IS APPROVED BY FEMA TO REMOVE SAID AREA FROM THE FLOODPLAIN.

CASE NO.
LU-0211-007
DISK FILE: A171_P_GRAD

**THE RANCHES OF CHERRY CREEK
PRELIMINARY/FINAL DEVELOPMENT PLAN**

PREPARED BY:
Galloway, Romero & Associates
Design Engineering Planning
5350 DTC Parkway
Greenwood Village, Colorado 80111
Tel. (303) 770-8884
Fax. (303) 770-3636

APPLICANT:
ARAPAHOE INVESTMENT, LLC
400 INTERSTATE NORTH PKWY
SUITE 1200
ATLANTA, GA 30339
CONTACT: STEPHEN GROVE
TEL: (770) 951-0586

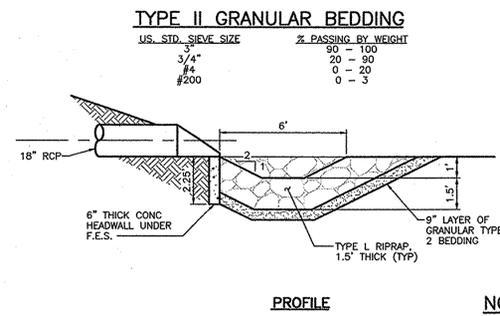
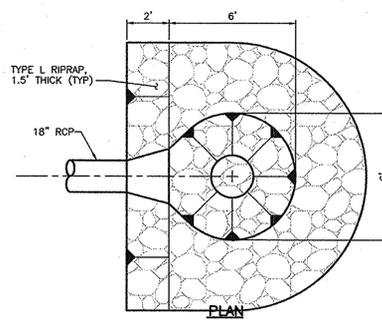
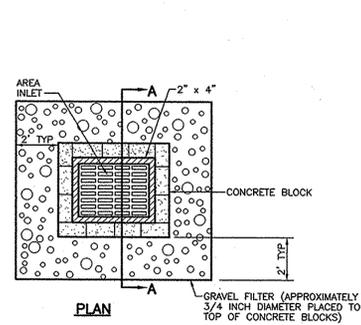
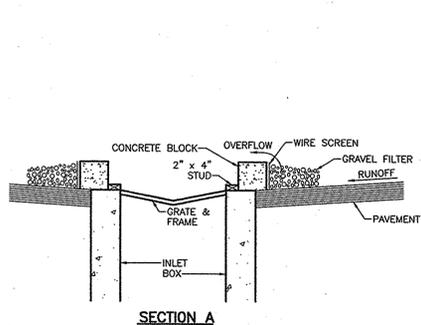
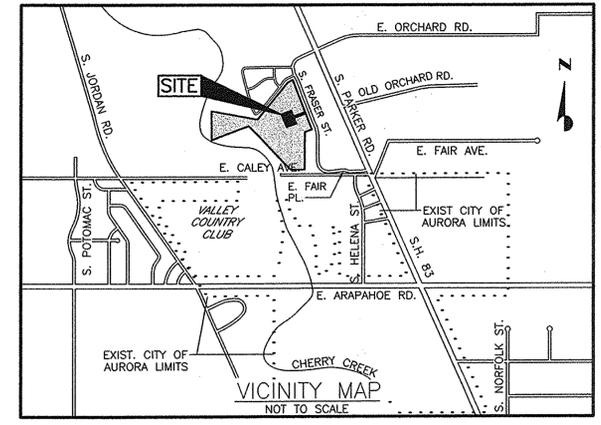
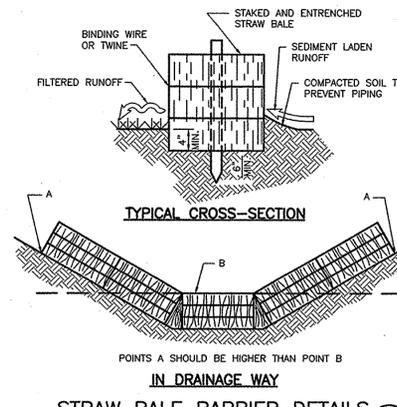
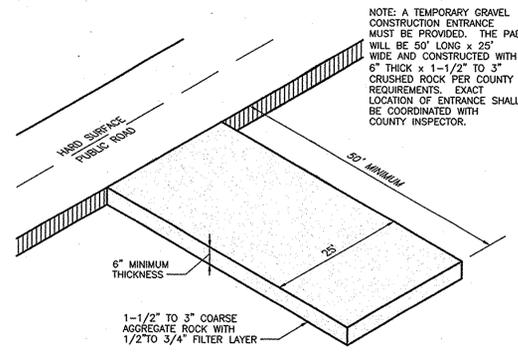
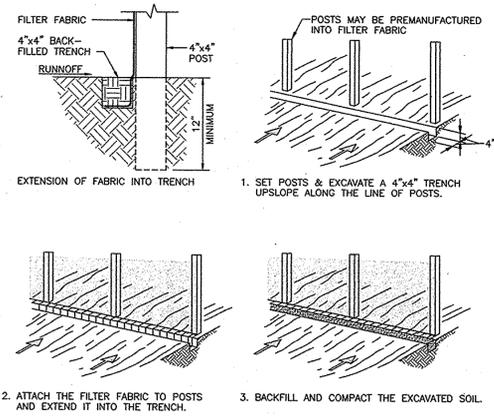
OWNERS:
DENVER WHOLESALE FLORISTS COMPANY
4800 DAHLIA STREET
DENVER, CO 80216
CONTACT: LARRY HAGAN
TEL: (303) 399-0970

ARAPAHOE INVESTMENT, LLC
400 INTERSTATE NORTH PKWY
SUITE 1200
ATLANTA, GA 30339
CONTACT: STEPHEN GROVE
TEL: (770) 951-0586

SITE GRADING PLAN (PARCEL 3 ONLY) SHEET No. 4 of 6 ORIGINAL ISSUE: 11/08/02	
REVISIONS:	DATE:
1. CENTENNIAL ENGINEERING COMMENTS	1/9/03
2. PRIVATE DRIVE WIDTH / GATE	2/12/03
3. C.C. BASIN WATER QUALITY COMMENTS	2/20/03
4. REVISIONS PER CITY COUNCIL CONDITIONS	2/27/03

V:\P\BEEVA171\PLAN\PRELIM\A171_P_GRAD.dwg, 02/27/03 04:04:24 PM, bret_perker

EROSION CONTROL PLANS FOR THE RANCHES OF CHERRY CREEK – SINGLE FAMILY RESIDENTIAL PROPERTIES LOTS 1 THROUGH 4, BLOCK 4, THE RANCHES OF CHERRY CREEK SUBDIVISION, FILING No. 1 CITY OF CENTENNIAL, COLORADO



TYPE II GRANULAR BEDDING

U.S. STD. SIEVE SIZE	% PASSING BY WEIGHT
3/4"	20 - 90
#20	0 - 20
#200	0 - 5

SHEET INDEX:

DESCRIPTION:	SHEET NUMBER
EROSION CONTROL COVER SHEET	5 of 6
EROSION CONTROL PLAN	6 of 6

NON-URBAN SEEDING SPECIFICATIONS:

- I. SEED QUALITY
 - A. ALL BRANDS FURNISHED SHALL BE FREE FROM SUCH NOXIOUS SEEDS AS RUSSIAN OR CANADIAN THISTLE, COARSE FESCUE, EUROPEAN BINDWEED, JOHNSON GRASS, KNARWEED, AND LEAFY SPURGE.
 - B. THE SUBCONTRACTOR SHALL FURNISH TO THE CONTRACTOR A SIGNED STATEMENT CERTIFYING THAT THE SEED FURNISHED IS FROM A LOT THAT HAS BEEN TESTED BY A RECOGNIZED LABORATORY. SEED WHICH HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE WILL NOT BE ACCEPTABLE.
- II. MATERIALS
 - A. SEED (DRILLED ONLY - NO HYDROSEED)
 1. SEED TYPE AND AMOUNT OF PURE LIVE SEED (PLS) REQUIRED PER ACRE SHALL BE:

COMMON NAME	BOTANICAL NAME	GROWTH SEASON	GROWTH FORM	SEEDS PER POUNDS OF PLS PER ACRE
CRESTED WHEATGRASS ANNUAL	AGROPYRON DESERTORUM	COOL	BUNCHGRASS	175,000 3
RYEGRASS	LOLIUM MULTICOLORUM	COOL	BUNCHGRASS	227,000 3
SLENDER WHEATGRASS	ELIMUS TRICHOCALUS SSP.	COOL	BUNCHGRASS	159,000 3
SEEDSATS GRAMA	BOULELON CURTIPENDULA	WARM	SOD FORMING	191,000 2
PURSCENS WHEATGRASS	ELYTRONIA INTERMEDIA SSP.	WARM	BUNCH GRASS	100,000 2
CANADA BLUEGRASS	TRICHOPOHORUM POLYCOMPRESSA	COOL	BUNCH GRASS	2,500,000 2
HARD FESCUE, DURAR	FESTUCA LONGIFOLIA	COOL	BUNCHGRASS	555,000 1
YELLOW HINDGRASS	SORGHASTRUM NUTANS	WARM	SOD FORMING	170,000 2
BLUE GRAMA	BOULELON GRACILE	WARM	SOD FORMING	825,000 1
SWITCHGRASS	PANICUM VIRGATUM	WARM	SOD FORMING	389,000 1

2. IF THE SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE SUBCONTRACTOR MUST COMPENSATE FOR A LESSER PERCENTAGE OF PURITY OR GERMINATION BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT. THE TAGS FROM THE SEED MIXES MUST BE SUPPLIED TO CONTRACTOR AND FORWARDED TO A CITY OF CENTENNIAL EROSION INSPECTOR.
3. THE FORMULA USED FOR DETERMINING THE QUALITY OF PURE LIVE SEED (PLS) SHALL BE (POUNDS OF SEED)(PURITY)(GERMINATION) = POUNDS OF PURE LIVE SEED (PLS).
- B. MULCH
 1. ALL AREAS SHALL BE SEED AND CRIMP MULCHED WITHIN THIRTY (30) DAYS FROM THE DATE THE EROSION CONTROL PERMIT IS ISSUED. ADDITIONAL TIME MAY BE GRANTED WITH WRITTEN APPROVAL FROM THE EROSION CONTROL INSPECTOR.
 2. HAY OR STRAW MULCH: AFTER SEEDING HAS BEEN COMPLETED, A RATE OF 4,000 LBS OF HAY OR STRAW PER ACRE SHALL BE APPLIED UNIFORMLY. CRIMPED IN WITH A CRIMPER OR OTHER APPROVED EQUIPMENT OR OTHERWISE ATTACHED. THE CONTRACTOR MAY ORDER THE EMPLOYMENT OF HAND CRIMPING OPERATIONS ON SUCH AREAS WHERE EXCESSIVELY STEEP SLOPES OR CONFINED AREAS WOULD CAUSE UNSATISFACTORY CRIMPING TO RESULT BY MECHANICAL METHODS, OR USE A TACKIFIER OR JUTE NETTING TO ATTACH MULCH.
 3. THE SEEDED AREA SHALL BE CRIMP MULCHED AND THE MULCH ATTACHED WITHIN TWENTY-FOUR (24) HOURS AFTER SEEDING. AREAS NOT MULCHED AND ATTACHED WITHIN TWENTY-FOUR (24) HOURS AFTER SEEDING MUST BE RESEED WITH THE SPECIFIED MIX AT THE CONTRACTOR'S EXPENSE, PRIOR TO MULCHING AND ATTACHING.
 4. ON STEEP SLOPES OR OTHER SPECIFIED AREAS AS SHOWN ON THE PLANTING PLAN, WHICH ARE DIFFICULT TO MULCH AND ATTACH BY CONVENTIONAL METHOD, BURLAP OR OTHER BLANKETING MATERIALS PROPERLY ANCHORED AND SECURED MAY BE USED WHEN APPROVED BY THE CITY ENGINEER.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

EROSION CONTROL PERFORMANCE STANDARDS:

- THE GENERAL REQUIREMENTS FOR EROSION CONTROL WORK SHALL BE AS FOLLOWS:
1. ANY LAND DISTURBING ACTIVITY SHALL CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION.
 2. STRUCTURAL EROSION CONTROL MEASURES INCLUDED IN THE APPROVED PLAN ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE. INSTALLATION WILL MEET SPECIFICATIONS SHOWN ON THE DETAIL SHEET. CONTROL MEASURES NECESSARY FOR CONTINUING PHASES OF CONSTRUCTION SHALL BE INSTALLED AS DETAILED IN THE SUBMITTED CONSTRUCTION SCHEDULE OR AS NEEDED IN PROGRESSION TO THE FINAL EROSION CONTROL PLAN.
 3. ALL LAND DISTURBING ACTIVITIES SHALL BE DESIGNED, CONSTRUCTED AND COMPLETED IN SUCH A MANNER THAT THE EXPOSURE TIME OF DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST POSSIBLE PERIOD OF TIME.
 4. SEDIMENT CAUSED BY ACCELERATED SOIL EROSION SHALL BE REMOVED FROM RUNOFF WATER BEFORE LEAVING THE SITE.
 5. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF WATER AROUND, THROUGH OR FROM THE LAND DISTURBING ACTIVITY SHALL BE DESIGNED TO LIMIT THE WATER FLOW TO A NON-EROSIVE VELOCITY.
 6. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND AREAS OF LAND DISTURBANCE GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO APPROVED PLANS AND SPECIFICATIONS.
 7. THE PERMITEE IS RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL STRUCTURES. THESE STRUCTURES ARE TO BE INSPECTED BY THE PERMITEE EVERY 10 DAYS AND AFTER EVERY PRECIPITATION EVENT TO INSURE THEIR EFFICIENCY AND TO EVALUATE MAINTENANCE NEEDS. MAINTENANCE OF THESE STRUCTURES MAY BE DIRECTED AT ANY TIME BY A COUNTY REPRESENTATIVE.

GENERAL NOTES:

1. REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN. DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING, CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE OWNERS REPRESENTATIVE PRIOR TO BID.
2. NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.
3. CONTRACTOR TO PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED FOR FINAL CHECKOUT OF ALL FACILITIES BY OWNER'S REPRESENTATIVE.
4. ENTIRE INSTALLATION SHALL MEET ALL APPLICABLE CODES.
5. VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE.
6. FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY COMPANY REPRESENTATIVE. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT COMPANY APPROVAL.
7. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY ENGINEER AND SHALL BE PLACED IN 8" LAYERS COMPACTED TO 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT.
8. SET PROPERTY CORNER PINS IN CONCRETE. IF PROPERTY CORNERS ARE DESTROYED BY CONTRACTOR, THE CONTRACTOR SHALL BEAR THE EXPENSE OF RELOCATING CORNERS BY A REGISTERED SURVEYOR.
9. LANDSCAPING AND IRRIGATION SYSTEM BY GENERAL CONTRACTOR.
10. GENERAL CONTRACTOR TO PERFORM GENERAL YARD AND BUILDING CLEAN-UP AT COMPLETION OF WORK.
11. SEE THE SITE SURVEY FOR SURVEY INFORMATION & LEGAL DESCRIPTION.
12. ALL TOP OF CURB GRADES ARE 6" HIGHER THAN FINISH GRADES SHOWN ON DRIVE UNLESS OTHERWISE NOTED.
13. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION.
14. GENERAL CONTRACTOR SHALL PROVIDE COMPREHENSIVE TRAFFIC CONTROL PLAN WHICH SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY PRIOR TO ANY WORK IN THE PUBLIC R.O.W.
15. ALL LANDSCAPING AREAS SHALL BE GRADED TO WITHIN 0.10' WITH COMPANY APPROVED SOIL.

EROSION AND SEDIMENT CONTROL MEASURES:

- UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE CITY. THE CITY ENGINEER OR HIS DESIGNATED REPRESENTATIVE RESERVES THE OPTION TO REQUIRE ADDITIONAL SOIL EROSION CONTROL PROTECTION DUE TO UNFORESEEN CONDITIONS OR AS DETERMINED NECESSARY UPON FIELD INSPECTION. CHANGES PROPOSED BY THE CONTRACTOR MUST BE APPROVED BY THE CITY ENGINEER.
- A. STRUCTURAL PRACTICES:
 1. TEMPORARY CONSTRUCTION ENTRANCE: A TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT EAST COSTILLA AVENUE OR AT A LOCATION DETERMINED BY THE GENERAL CONTRACTOR AS THE INITIAL EROSION CONTROL MEASURE. CLEARING, GRUBBING AND OVERLOT GRADING MAY BEGIN ONLY AFTER THIS ENTRANCE IS IN PLACE. A 1 1/2 INCH CRUSHED GRAVEL STABILIZED PAD SIX (6) INCHES THICK WILL BE INSTALLED AS SHOWN ON THE EROSION CONTROL PLAN. WHEELS MUST BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
 2. SILT FENCE BARRIER: THE SILT FENCE SHOWN ON THE ENCLOSED EROSION CONTROL PLAN SHALL BE SECURED ACCORDING TO THE DETAILS CONTAINED ON THE EROSION CONTROL PLAN. THE SILT FENCE BARRIER WILL BE INSTALLED AS SHOWN ON THE EROSION CONTROL PLAN PRIOR TO OVERLOT GRADING.
 - B. VEGETATIVE PRACTICES:
 1. THE STRUCTURAL PRACTICES HAVE BEEN PLACED TO CONTROL EROSION SO THAT VEGETATIVE PRACTICES SHOULD NOT BE REQUIRED. SHOULD AN AREA REMAIN UNDISTURBED FOR A PERIOD LONGER THAN NINETY (90) DAYS, A SUITABLE TEMPORARY VEGETATIVE COVER AND/OR MULCH SHALL BE USED TO STABILIZE THE EXPOSED SOIL SURFACE.
 2. VEGETATION: NATURAL VEGETATION CONSISTING OF NATIVE PRAIRIE GRASSES.
 - C. PERMANENT EROSION CONTROL:
 1. THE GRADED WILL BE IMMEDIATELY AND PERMANENTLY STABILIZED WITH VEGETATIVE COVER.

PREPARED FOR: Arapahoe Investment, LLC
400 Interstate North Pkwy, Suite 1200
Atlanta, Ga 30339
Tel: (770) 951-0586

PREPARED BY: Galloway, Romero & Associates, Inc.
5350 DTC Parkway
Greenwood Village, Colorado 80111
(303) 770-8884
Attn: David W. Galloway

CASE NO. LU-0211-007
DISK FILE: A171_P_EROS

**THE RANCHES OF CHERRY CREEK
PRELIMINARY/FINAL DEVELOPMENT PLAN**

PREPARED BY: Galloway, Romero & Associates
Design Engineering Planning
5350 DTC Parkway
Greenwood Village, Colorado 80111
Tel. (303) 770-8884
Fax. (303) 770-3636

APPLICANT: ARAPAHOE INVESTMENT, LLC
4800 DAHLIA STREET
SUITE 1200
DENVER, CO 80216
ATLANTA, GA 30339
CONTACT: STEPHEN GROVE
TEL: (770) 951-0586

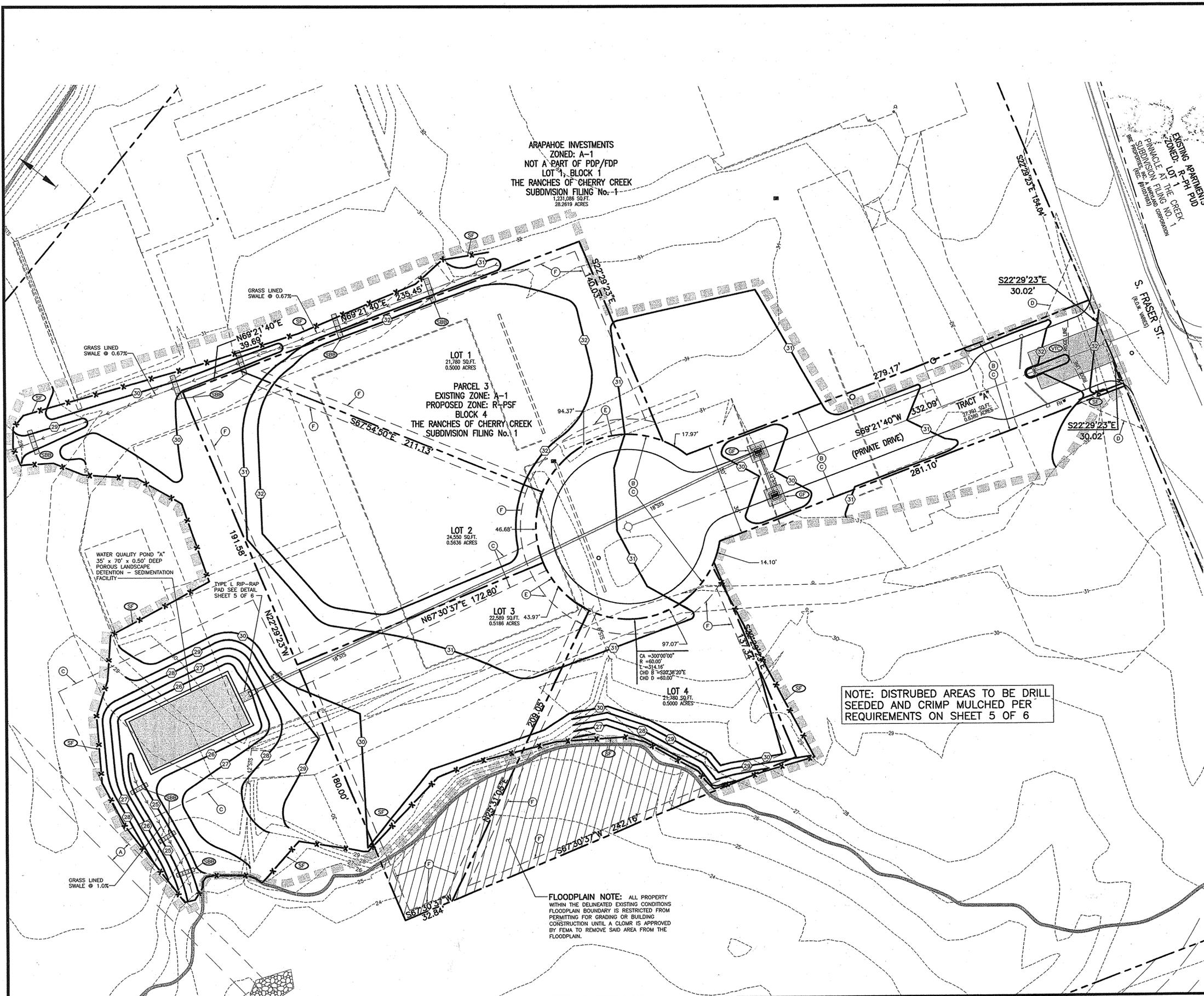
OWNERS: DENVER WHOLESALE FLORISTS COMPANY
4800 DAHLIA STREET
DENVER, CO 80216
CONTACT: LARRY HAGAN
TEL: (303) 399-0970

ARAPAHOE INVESTMENT, LLC
400 INTERSTATE NORTH PKWY
SUITE 1200
ATLANTA, GA 30339
CONTACT: STEPHEN GROVE
TEL: (770) 951-0586

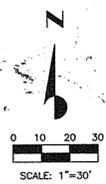
ENGINEERING DIVISION APPROVAL BLOCK

EROSION CONTROL COVER SHEET (PARCEL 3 ONLY)
SHEET No. 5 of 6
ORIGINAL ISSUE: 11/08/02

REVISIONS:	DATE:
1. CENTENNIAL ENGINEERING COMMENTS	1/9/03
2. REVISIONS PER CITY COUNCIL CONDITIONS	2/27/03
3.	
4.	



- LEGEND**
- 30--- EXISTING CONTOUR
 - 30--- PROPOSED CONTOUR
 - STS--- EXISTING STORM SEWER
 - STS--- PROPOSED STORM SEWER
 - SBP STRAW BALE BARRIER
 - SF SILT FENCE
 - DF DROP INLET GRAVEL FILTER
 - VTC VEHICLE TRACKING CONTROL CONSTRUCTION ENTRANCE
 - 100-YEAR FLOODPLAIN LIMIT
 - LIMITS OF GRADING/CONSTRUCTION
 - EASEMENT LINE



- EASEMENT SCHEDULE**
- (A) EXISTING 15' INGRESS-EGRESS PIPELINE EASEMENT (BOOK 1521, PAGE 336)
 - (B) PROPOSED ACWMA WATER AND SANITARY SEWER EASEMENT (ALL OF TRACT A) (BY SEPARATE DOCUMENT)
 - (C) PROPOSED DRAINAGE EASEMENT (BY PLAT)
 - (D) PROPOSED 30' SIGHT TRIANGLES (BY PLAT)
 - (E) PROPOSED UTILITY EASEMENT (BY SEPARATE DOCUMENT)
 - (F) BUILDING SETBACK LINE (5' REAR/SIDE, 10' FRONT)

NOTE: SEE SHEET 5 OF 6 FOR EROSION CONTROL NOTES AND DETAILS

MAINTENANCE:
IN GENERAL, ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL. THE FOLLOWING ITEMS WILL BE CHECKED IN PARTICULAR:

1. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING AND FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY MUST BE REMOVED IMMEDIATELY.
2. THE PERIMETER SILT FENCE BARRIERS WILL BE CHECKED REGULARLY FOR UNDERMINING.

MANAGEMENT STRATEGIES:

1. THE CONSTRUCTION ENTRANCE AND SILT FENCE BARRIERS SHALL BE INSTALLED AS FIRST STEP IN THE GRADING PROCESS.
2. THE SILT FENCE SHOWN ON THE ENCLOSED EROSION CONTROL PLAN SHALL BE SECURED ACCORDING TO THE DETAILS CONTAINED ON THIS SHEET. THE SILT FENCE BARRIER WILL BE INSTALLED AS SHOWN ON THE EROSION CONTROL PLAN PRIOR TO OVERLOT GRADING.
3. STRIPPING SHALL BE DONE IN PHASES, WITH NO MORE THAN FOUR (4) ACRES OF LAND DISTURBED AT A TIME. PERIMETER SILT FENCE SHALL BE INSTALLED IN ONE AREA BEFORE BEGINNING STRIPPING OF THE ADJACENT AREAS.
4. THE AREA WILL BE STABILIZED IMMEDIATELY AFTER ALL STRIPPING IS COMPLETE.
5. THE CONSTRUCTION SUPERINTENDENT SHALL HAVE OVERALL RESPONSIBILITY FOR PLAN IMPLEMENTATION. HE SHALL ALSO BE RESPONSIBLE FOR SEEING THAT APPROPRIATE CONSTRUCTION WORKERS AND SUBCONTRACTORS ARE AWARE OF THE PROVISIONS OF THE PLAN.
6. CLEAN-UP
 - A. TRANSPORT TRASH AND DEBRIS, AND SURPLUS AND UNACCEPTABLE SOIL MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM.
 - B. REMOVE ALL TEMPORARY SHORING, BRACING, EROSION CONTROL, AND OTHER PROTECTION DEVICES WHEN NO LONGER REQUIRED BY THE CITY.

STATEMENT BY OWNER/DEVELOPER AND PLAN PREPARER

THIS EROSION CONTROL PLAN HAS BEEN PLACED IN THE CITY ENGINEER'S FILE FOR THIS PROJECT. THE PLAN APPEARS TO FULFILL THE CITY'S CRITERIA. I UNDERSTAND THAT THE CITY OF CENTENNIAL MAY REQUIRE THAT ADDITIONAL EROSION CONTROL MEASURES BE PROVIDED DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED.

I HAVE REVIEWED THE INFORMATION CONTAINED HEREIN AND ACCEPT RESPONSIBILITY FOR THE REQUIREMENTS SET FORTH.

PROJECT OWNER/DEVELOPER: *Stephen Hagan* DATE: 3/13/03

PLAN PREPARER: *Paul Whelan* DATE: 3/13/03

I ACKNOWLEDGE THAT THE CITY OF CENTENNIAL'S REVIEW OF THIS EROSION CONTROL PLAN IS ONLY FOR GENERAL CONFORMANCE WITH SUBMITTAL REQUIREMENTS, CURRENT DESIGN CRITERIA AND STANDARD PRACTICES AND PRINCIPLES.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

<p>CASE NO. LU-0211-007</p> <p>DISK FILE: A171_P_EROS</p>	<p>THE RANCHES OF CHERRY CREEK PRELIMINARY/FINAL DEVELOPMENT PLAN</p>	<p>PREPARED BY: Galloway, Romero & Associates Design Engineering Planning 5350 DTC Parkway Greenwood Village, Colorado 80111 Tel. (303) 770-8884 Fax. (303) 770-3636</p>	<p>APPLICANT: ARAPAHOE INVESTMENT, LLC 400 INTERSTATE NORTH PKWY SUITE 1200 ATLANTA, GA 30339 CONTACT: STEPHEN GROVE TEL: (770) 951-0586</p>	<p>OWNERS: DENVER WHOLESALE FLORISTS COMPANY 4800 DAHLIA STREET DENVER, CO 80216 CONTACT: LARRY HAGAN TEL: (303) 399-0970</p>	<p>ARAPAHOE INVESTMENT, LLC 400 INTERSTATE NORTH PKWY SUITE 1200 ATLANTA, GA 30339 CONTACT: STEPHEN GROVE TEL: (770) 951-0586</p>	<p>EROSION CONTROL PLAN (PARCEL 3 ONLY) SHEET No. 6 of 6 ORIGINAL ISSUE: 11/08/02</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>REVISIONS:</th> <th>DATE:</th> </tr> <tr> <td>1. CENTENNIAL ENGINEERING COMMENTS</td> <td>1/9/03</td> </tr> <tr> <td>2. PRIVATE DRIVE WIDTH / GATE</td> <td>2/12/03</td> </tr> <tr> <td>3. C.C. BASIN WATER QUALITY COMMENTS</td> <td>2/20/03</td> </tr> <tr> <td>4. REVISIONS PER CITY COUNCIL CONDITIONS</td> <td>2/27/03</td> </tr> </table>	REVISIONS:	DATE:	1. CENTENNIAL ENGINEERING COMMENTS	1/9/03	2. PRIVATE DRIVE WIDTH / GATE	2/12/03	3. C.C. BASIN WATER QUALITY COMMENTS	2/20/03	4. REVISIONS PER CITY COUNCIL CONDITIONS	2/27/03
REVISIONS:	DATE:															
1. CENTENNIAL ENGINEERING COMMENTS	1/9/03															
2. PRIVATE DRIVE WIDTH / GATE	2/12/03															
3. C.C. BASIN WATER QUALITY COMMENTS	2/20/03															
4. REVISIONS PER CITY COUNCIL CONDITIONS	2/27/03															

V:\P\BEE\A171\PLAN\PRELIM\A171_P_EROS.dwg, 03/04/03 04:34:53 PM, bret_perer