

1. LAND AREA & LEGAL DESCRIPTION

A part of the Southeast one-quarter of Section 24, Township 5 South, Range 68 West of the Sixth Principal Meridian, County of Arapahoe, State of Colorado, more particularly described as follows:

Commencing at the Southwest corner of said Southeast one-quarter; thence N 00°01'30" E and along the West line of said Southeast one-quarter, 40.00 feet to the point of beginning; thence S 89°52'30" E and parallel with the South line of said Southeast one-quarter 533.05 feet; thence N 78°48'54" E, 203.96 feet to a point 80.00 feet Northerly from said South line; thence S 89°52'30" E and parallel with said South line 1870.55 feet to a point 40.00 feet Westerly from the East line of said Southeast one-quarter; thence due North and parallel with said East line 600.00 feet; thence due West 500.00 feet; thence N 33°01'38" W, 180.47 feet; thence N 89°52'30" W, 400.00 feet; thence N 72°03'13" W, 936.09 feet, thence on an angle to the left of 76°36'46" and along a curve to the right having a radius of 290.00 feet, a central angle of 31°47'29", an arc distance of 160.91 feet to a point of tangent; thence S 62°31'30" W and along said tangent 308.00 feet to a point of curve; thence along a curve to the left having a radius of 280.00 feet, a central angle of 38°39'25", an arc distance of 173.14 feet to a point 200.00 feet Easterly from the West line of said Southeast one-quarter; thence S 00°01'30" W and parallel with said West line 243.16 feet; thence N 89°58'30" W, 200.00 feet to a point on said West line; thence S 00°01'30" W and along said West line 445.08 feet to the point of beginning; containing 45.867 acres.

REGISTERED LAND SURVEYOR *James V. Laraby* Date *12/1/82*



2. PROPOSED LAND USE

	NET ACERAGE ACRES	NET D.U./A.C.	NET TOTAL D.U.
Park & Drainage	11.68	25.5	296.40
Single Family	13.97	30.5	426.09
Cluster Single Family	6.55	14.3	93.62
Townhome	2.31	5.0	11.55
Office	2.93	6.4	18.75
Road ROW	8.43	18.3	153.99
TOTAL	45.87	100.0	146

3. TOTAL RES. DENSITY 146 3.06 DU/AC
45.87 - (office) 2.93 = 47.71
+ ROAD ROW TO E ARAPAHOE ROAD & COLORADO BLVD. (4.77 ACRES)

4. STREETS

	R.O.W.	Fl.-Fl. Paving
collector	60 ft.	44 ft.
local	50 ft.	36 ft.
cul-de-sac turn around diameter	90 ft.	70 ft.

All roads will conform to Arapahoe County Standards.

5. SINGLE FAMILY AREAS

USE: Buildings shall be limited to
- single family detached dwellings
- private garage
MAX. BLDG. HEIGHT: 30 ft.
MIN. SETBACKS: front 20 ft., rear 20 ft., side 5 ft.
MIN. DISTANCE BETWEEN STRUCTURES: 10 ft.
MIN. OFFSTREET PARKING (attached): 2/unit

6. CLUSTER SINGLE FAMILY

USE: Buildings shall be limited to:
- single family detached dwellings
- private garage
MAX. BLDG. HEIGHT: 30 ft.
MIN. SETBACKS: front 10 ft., rear 10 ft., side 0 ft., side 0 ft.
MIN. DISTANCE BETWEEN STRUCTURES: 0 ft.
MIN. OFFSTREET PARKING (attached): 2/unit

7. TOWN HOMES

USE: Buildings shall be limited to
- multiplex dwellings
- private garage
MAX. BLDG. HEIGHT: 35 ft.
MIN. SETBACKS: front 10 ft., rear 10 ft., side 0 ft., side 0 ft.
MIN. DISTANCE BETWEEN STRUCTURES: 0 ft.
MIN. OFF STREET PARKING: 2/unit

8. FENCING

A buffer fence for the residential area shall be a solid Fence 6' in height along all boundary lines.
"Solid fence" shall be constructed of wood or masonry or a combination thereof.

9. UTILITIES

All new utilities on this site will be underground, except necessary above ground transformers, meters, junction boxes, etc. which will be visually screened from adjacent development.

10. SIGNS

For each construction phase, ground mounted and directional signs will be permitted. Two permanent project identification signs will be established for the residential area. These signs will be illuminated and shall not exceed 150 square feet each. All other signs will be in conformance to the county's sign code.

11. OFFICE AREA

It is the intent to develop small office buildings similar in scale and character to the two family dwellings.

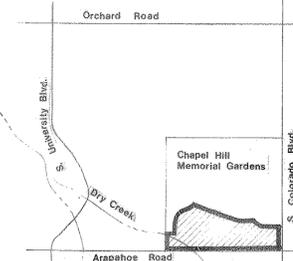
USE: shall be limited to the following
- community service offices
- medical and dental clinics
- recreational facilities such as tennis courts, swimming pools,
MAX. BLDG. HEIGHT: 35 ft.
MIN. SETBACKS: front 10 ft., rear 10 ft., side 0 ft., side 0 ft.
MIN. DISTANCE TO PUBLIC R.O.W.: 25 ft.
UNOBSTRUCTED OPEN SPACE: 30%
MIN. DISTANCE BETWEEN STRUCTURES: 8 ft.
A 10' wide landscaped buffer shall be provided on the south and east side of the office parcel.

ESTIMATED SEWAGE TO BE TREATED

146 UNITS @ 3.8 PEOPLE/UNIT @ 100 GAL./DAY = 55,480 GAL./DAY

ESTIMATED WATER USAGE

146 UNITS @ 3.8 PEOPLE/UNIT @ 150 GAL./DAY = 83,220 GAL./DAY



vicinity map
no scale

Approved by the Board of County Commissioners of Arapahoe County, State of Colorado,

Witness my hand and the corporate seal of Arapahoe County this day of *Jan* A.D. 1983.

Chairman

Attest *Clerk to the Board*

PARKING:

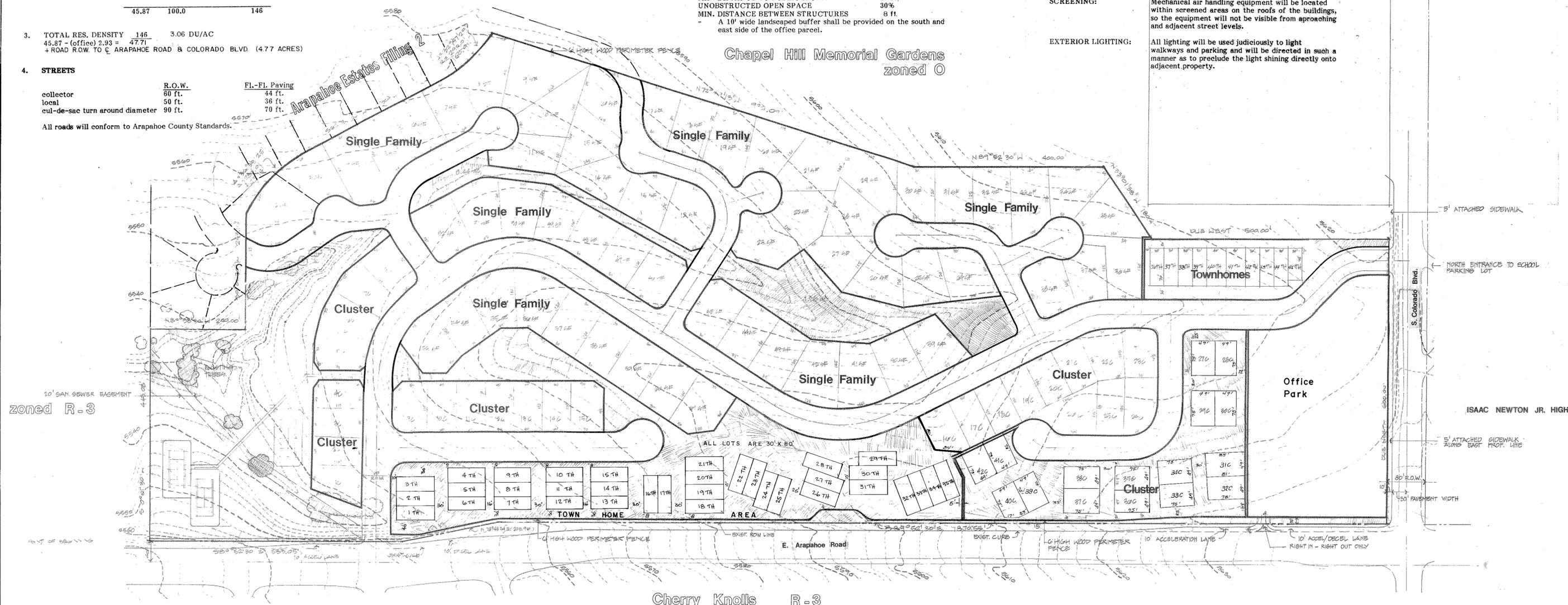
One off-street parking space for every 300 square feet of gross floor area.

SCREENING:

Mechanical air handling equipment will be located within screened areas on the roofs of the buildings, so the equipment will not be visible from approaching and adjacent street levels.

EXTERIOR LIGHTING:

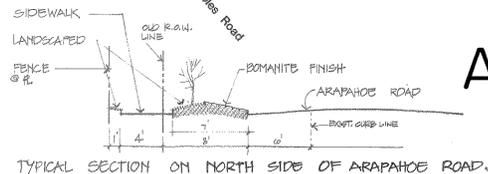
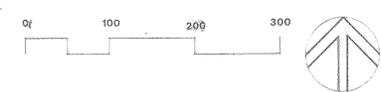
All lighting will be used judiciously to light walkways and parking and will be directed in such a manner as to preclude the light shining directly onto adjacent property.



zoned R-3

Cherry Knolls R-3

82-51
ARAPAHOE
ESTATES
AMENDED
PREL. DEV. PLAN



AMENDED PRELIMINARY DEVELOPMENT PLAN
arapahoe estates

DATE: DEC. 16, 1982

28205

12190