

EXHIBIT A

Legal Description of Property Proposed for Plat

[attached]

PRELIMINARY PLAT DOCUMENTS
FOR
GATEWAY TIMNATH SOUTH

A PORTION OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, T7N, R68W OF THE 6TH P.M.,
TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO.

3 APRIL 2009
REVISED 12 AUGUST 2009

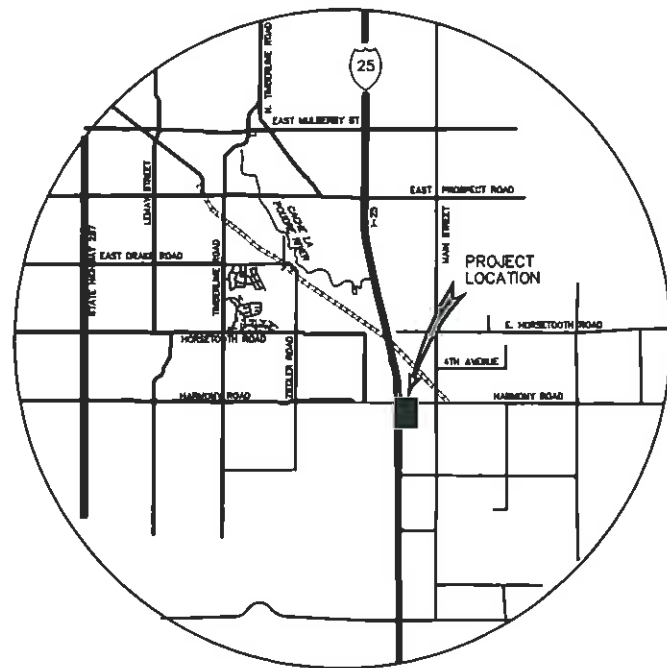
PREPARED BY:

ENGINEER
Drexel, Barrell & Co.
Engineers • Surveyors
1800 38TH STREET
BOULDER, COLORADO 80301
(303) 442-4338
CONTACT:
CURTIS C. STEVENS, P.E.

PREPARED FOR:

CACHE LA Poudre
INVESTORS SOUTH, LLC
195 WEST 12TH AVENUE
DENVER, COLORADO 80204
(303) 759-8000
CONTACT: GRANT NELSON

SHEET INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAT
3	PRELIMINARY MASTER UTILITY PLAN
4	DETAILED PRELIMINARY UTILITY PLAN
5	PRELIMINARY MASTER GRADING PLAN
6	DETAILED PRELIMINARY GRADING PLAN
7	PRELIMINARY DRAINAGE PLAN



N LOCATION MAP
N.T.S.

BASIS OF BEARING

BASIS OF BEARINGS IS THE NORTH LINE OF THE NE1/4 OF SECTION 3 MONUMENTED AS SHOWN HEREON, WITH THE LINE BETWEEN ASSUMED TO BEAR S89°47'20"E.

BENCHMARK

VERTICAL DATUM:
BENCHMARK: CITY OF FORT COLLINS "21-01", 2" ALUMINUM CAP IN TOP OF CONCRETE INLET, NORTH SIDE OF HARMONY ROAD AND EAST SIDE OF INTERSTATE 25.
ELEVATION=4865.37 (UNADJUSTED NGVD 1929) (CITY OF FORT COLLINS VERTICAL DATUM)

FLOODPLAIN NOTE

THE SUBJECT PROPERTY WILL BE REMOVED FROM THE 100-YEAR FLOODPLAIN IN ITS ENTIRETY THROUGH THE CLOMR AND LOMR PROCESS. A CLOMR APPLICATION HAS BEEN PREPARED BY ANDERSON CONSULTING ENGINEERS AND IS CURRENTLY UNDER REVIEW BY FEMA.



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.

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GRAND JUNCTION • GREELEY
STEAMBOAT SPRINGS

OWNER/DEVELOPER:

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(303) 759-8000
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PRELIMINARY PLAT DOCUMENTS FOR:
**GATEWAY
TIMNATH SOUTH**
SOUTHEAST CORNER I-25 AND HARMONY ROAD
TIMNATH, COLORADO

ISSUE	DATE
TOWN SUBMITTAL	4/3/2009
TOWN RESUBMITTAL	6/18/2009
TOWN RESUBMITTAL	8/14/2009
DESIGNED BY:	MAA
DRAWN BY:	JTW
CHECKED BY:	CCS
FILE NAME:	5906CV1

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DRAWING SCALE:
HORIZONTAL: NONE
VERTICAL: NONE

COVER SHEET

PROJECT NO. **E5906**

1

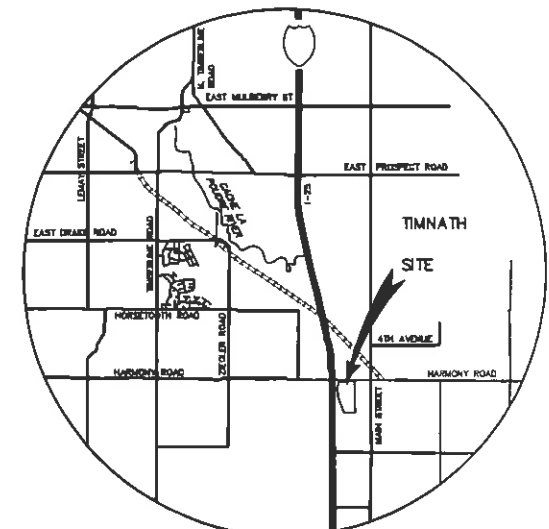
SHEET: 1 OF 7

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PRELIMINARY PLAT
GATEWAY TIMNATH SOUTH SUBDIVISION

A SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 3, T6N, R68W OF THE 6TH P.M.,
 TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO.

AREA = 15.292 ACRES, MORE OR LESS



VICINITY MAP
 N.T.S.

LEGEND

- F 4" FIRE SERVICE
- S 8" PVC SANITARY SEWER STUB
- W 1.5" WATER SERVICE
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED WATER VALVE
- | — | EXISTING IRRIGATION PIPE
- | — | EXISTING STORM SEWER LINE
- | — | EXISTING WATER LINE

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 3, T6N, R68W OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NE1/4 OF SECTION 3, T6N, R68W OF THE 6TH P.M., WITH THE LINE ASSUMED TO BEAR S89°47'20"E.

COMMENCING AT THE NE1/4 CORNER OF SAID SECTION 3, THENCE S78°09'18"E, 402.25 FEET TO A POINT ON THE SOUTHERLY LINE OF HARMONY ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE S89°47'20"E, 540.02 FEET TO A POINT ON THE WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED UNDER RECEIPTION NO. 20070093770 AT PAGE 4 OF 10, IN THE LARIMER COUNTY RECORDS.

THENCE S01°16'05"E, 1217.72 FEET ALONG SAID WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED UNDER RECEIPTION NO. 20070093770 AT PAGE 4 OF 10;

THENCE S44°07'35"W, 35.11 FEET ALONG SAID WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED UNDER RECEIPTION NO. 20070093770 TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED UNDER RECEIPTION NO. 20070093770 AT PAGE 4 OF 10, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF THAT TRACT OF LAND DESCRIBED UNDER RECEIPTION NO. 20080008577 IN THE LARIMER COUNTY RECORDS;

THENCE S89°31'18"W, 344.22 FEET ALONG SAID SOUTHERLY LINE OF THAT TRACT OF LAND DESCRIBED UNDER RECEIPTION NO. 20080008577 TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED UNDER RECEIPTION NO. 20080008577;

THENCE N20°03'22"W, 767.80 FEET ALONG THE WESTERLY LINE OF SAID TRACT OF LAND DESCRIBED UNDER RECEIPTION NO. 20080008577 AND ALONG SAID WESTERLY LINE EXTENDED NORTHERLY;

THENCE N87°24'45"E, 49.70 FEET ALONG SAID WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED UNDER RECEIPTION NO. 20080008577;

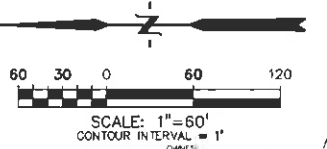
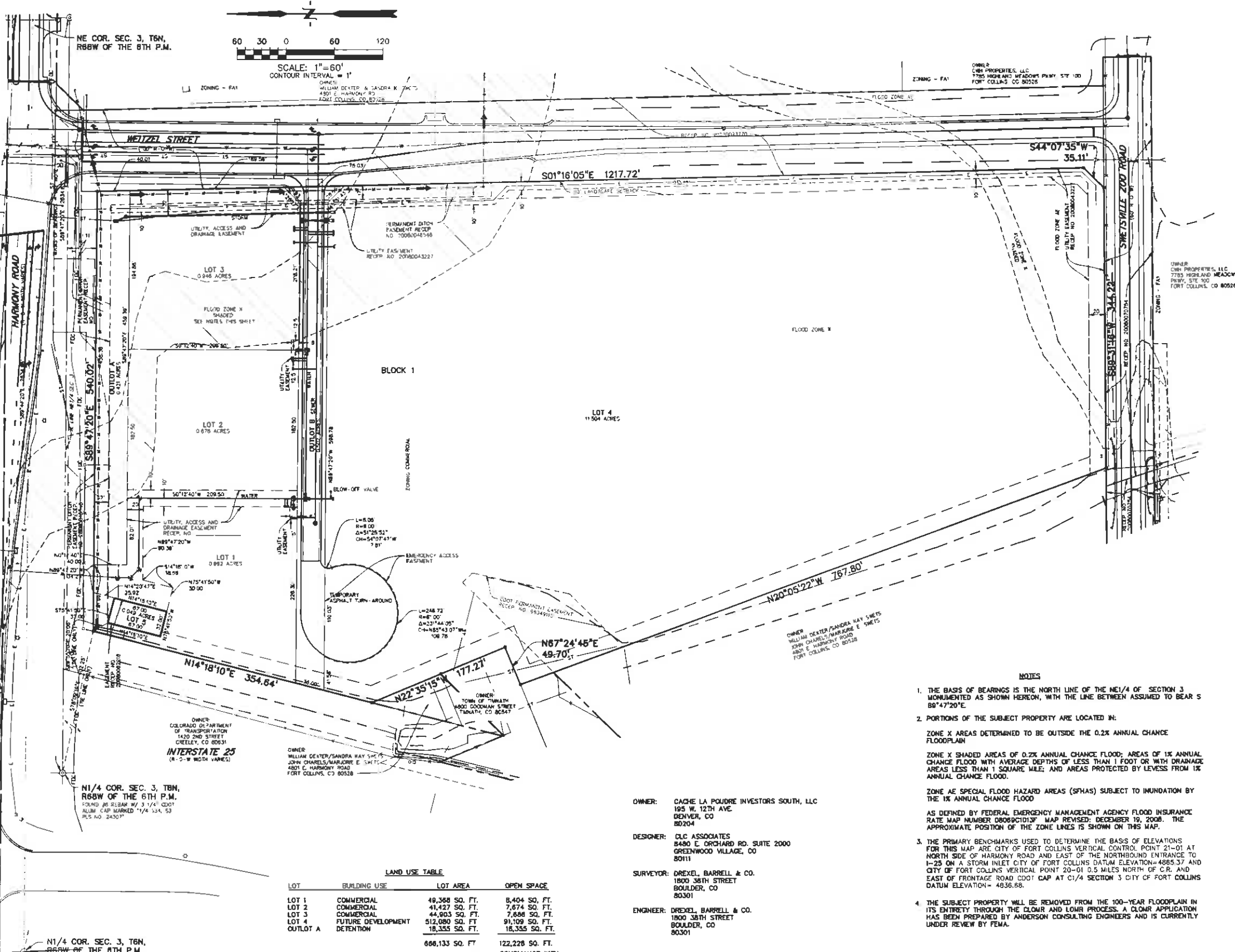
THENCE N22°35'15"W, 177.27 FEET ALONG SAID WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED UNDER RECEIPTION NO. 20080008577;

THENCE N14°18'10"E, 354.84 FEET ALONG SAID WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED UNDER RECEIPTION NO. 20080008577 TO THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION PREPARED BY:
 MATHEW E. SELDERS
 COLORADO LICENSE NO. 27275
 DREXEL, BARRELL & CO.
 1800 38TH STREET
 BOULDER, CO 80301
 303-442-4338

IN ACCORDANCE WITH C.R.S. 17-101-100,
 NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT OR IN NO EVENT, LATER THAN ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN FIVE YEARS FROM THE DATE OF THE CERTIFICATION SIGNATURE HEREON

Drexel, Barrell & Co. Registered Surveyors
 1800 38TH STREET BOULDER, COLORADO 80301 (903) 442-4338
 COLORADO SURVEYOR LICENSE NO. 17811 (903) 442-4338
 COLORADO SURVEYOR LICENSE NO. 17812 (903) 442-4338
 COLORADO SURVEYOR LICENSE NO. 17813 (903) 442-4338
 COLORADO SURVEYOR LICENSE NO. 17814 (903) 442-4338
 COLORADO SURVEYOR LICENSE NO. 17815 (903) 442-4338
 COLORADO SURVEYOR LICENSE NO. 17816 (903) 442-4338
 COLORADO SURVEYOR LICENSE NO. 17817 (903) 442-4338
 COLORADO SURVEYOR LICENSE NO. 17818 (903) 442-4338
 COLORADO SURVEYOR LICENSE NO. 17819 (903) 442-4338
 COLORADO SURVEYOR LICENSE NO. 17820 (903) 442-4338



LAND USE TABLE

LOT	BUILDING USE	LOT AREA	OPEN SPACE
LOT 1	COMMERCIAL	49,368 SQ. FT.	8,404 SQ. FT.
LOT 2	COMMERCIAL	41,427 SQ. FT.	7,874 SQ. FT.
LOT 3	COMMERCIAL	44,903 SQ. FT.	7,888 SQ. FT.
LOT 4	FUTURE DEVELOPMENT	512,080 SQ. FT.	91,109 SQ. FT.
OUTLOT A	DETENTION	18,355 SQ. FT.	18,355 SQ. FT.
		686,133 SQ. FT.	122,228 SQ. FT.

COMPLIANCE WITH THE 20% OPEN SPACE REQUIREMENT

- NOTES
- THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NE1/4 OF SECTION 3 MONUMENTED AS SHOWN HEREON, WITH THE LINE BETWEEN ASSUMED TO BEAR S89°47'20"E.
 - PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED IN:
 ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
 ZONE X SHADED AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
 ZONE AE SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
 AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 08069C1013F MAP REVISED: DECEMBER 19, 2008. THE APPROXIMATE POSITION OF THE ZONE LINES IS SHOWN ON THIS MAP.
 - THE PRIMARY BENCHMARKS USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS MAP ARE CITY OF FORT COLLINS VERTICAL CONTROL POINT 21-01 AT NORTH SIDE OF HARMONY ROAD AND EAST OF THE NORTHBOUND ENTRANCE TO I-25 ON A STORM INLET CITY OF FORT COLLINS DATUM ELEVATION=4865.37 AND CITY OF FORT COLLINS VERTICAL POINT 20-01 0.5 MILES NORTH OF C.R. AND EAST OF FRONTAGE ROAD CDOT CAP AT C1/4 SECTION 3 CITY OF FORT COLLINS DATUM ELEVATION= 4836.88.
 - THE SUBJECT PROPERTY WILL BE REMOVED FROM THE 100-YEAR FLOODPLAIN IN ITS ENTIRETY THROUGH THE CLOAR AND LOAR PROCESS. A CLOAR APPLICATION HAS BEEN PREPARED BY ANDERSON CONSULTING ENGINEERS AND IS CURRENTLY UNDER REVIEW BY FEMA.

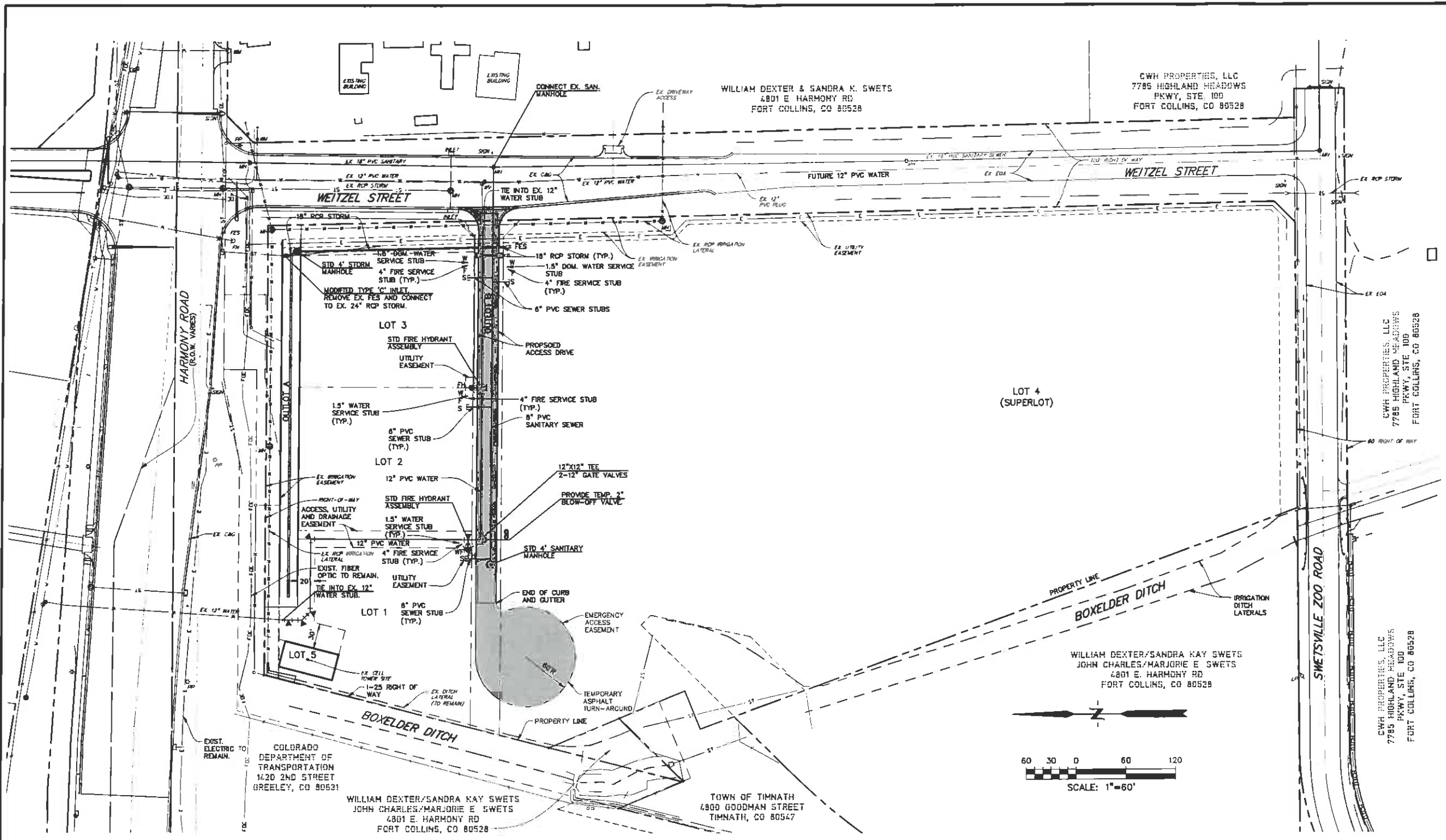
OWNER: CACHE LA POUVRE INVESTORS SOUTH, LLC
 195 W. 12TH AVE
 DENVER, CO 80204

DESIGNER: CLC ASSOCIATES
 8480 E ORCHARD RD. SUITE 2000
 GREENWOOD VILLAGE, CO 80111

SURVEYOR: DREXEL, BARRELL & CO.
 1800 38TH STREET
 BOULDER, CO 80301

ENGINEER: DREXEL, BARRELL & CO.
 1800 38TH STREET
 BOULDER, CO 80301

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PREPARED BY:

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 BOULDER + COLORADO SPRINGS + DENVER
 GRAND JUNCTION + GREELEY
 STEAMBOAT SPRINGS

OWNER/DEVELOPER:

CACHE LA POUFRE
 INVESTORS SOUTH, LLC
 185 WEST 12TH AVENUE
 DENVER, COLORADO 80204
 (303) 758-8000
 CONTACT: GRANT NELSON

ISSUE	DATE
TOWN SUBMITTAL	4/3/2009
TOWN RESUBMITTAL	6/16/2009
TOWN RESUBMITTAL	8/14/2009

DESIGNED BY: MAA
 DRAWN BY: JTW
 CHECKED BY: CCS
 FILE NAME: 5906UP1



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DRAWING SCALE:
 HORIZONTAL: 1" = 60'
 VERTICAL: NONE

PRELIMINARY
 MASTER
 UTILITY PLAN

PROJECT NO. E5906

CWH PROPERTIES, LLC
 7785 HIGHLAND HEADOWS
 PKWY, STE 100
 FORT COLLINS, CO 80528

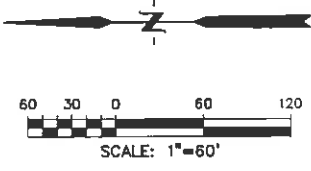
WILLIAM DEXTER & SANDRA K. SWETS
 4801 E HARMONY RD
 FORT COLLINS, CO 80528

WILLIAM DEXTER/SANDRA KAY SWETS
 JOHN CHARLES/MARJORIE E SWETS
 4801 E HARMONY RD
 FORT COLLINS, CO 80528

WILLIAM DEXTER/SANDRA KAY SWETS
 JOHN CHARLES/MARJORIE E SWETS
 4801 E HARMONY RD
 FORT COLLINS, CO 80528

TOWN OF TIMNATH
 4800 GOODMAN STREET
 TIMNATH, CO 80547

COLORADO
 DEPARTMENT OF
 TRANSPORTATION
 1620 2ND STREET
 BREELEY, CO 80531



CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
1-800-922-1987
 CALL 2-BUSINESS DAYS IN ADVANCE
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PREPARED BY:

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 GRAND JUNCTION • GREELEY
 STEAMBOAT SPRINGS

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PRELIMINARY PLAT DOCUMENTS FOR:
**GATEWAY
 TIMNATH SOUTH**
 SOUTHEAST CORNER I-25 AND HARMONY ROAD
 TIMNATH, COLORADO

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TOWN RESUBMITTAL	8/14/2009

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 DRAWN BY: JTW
 CHECKED BY: CCS
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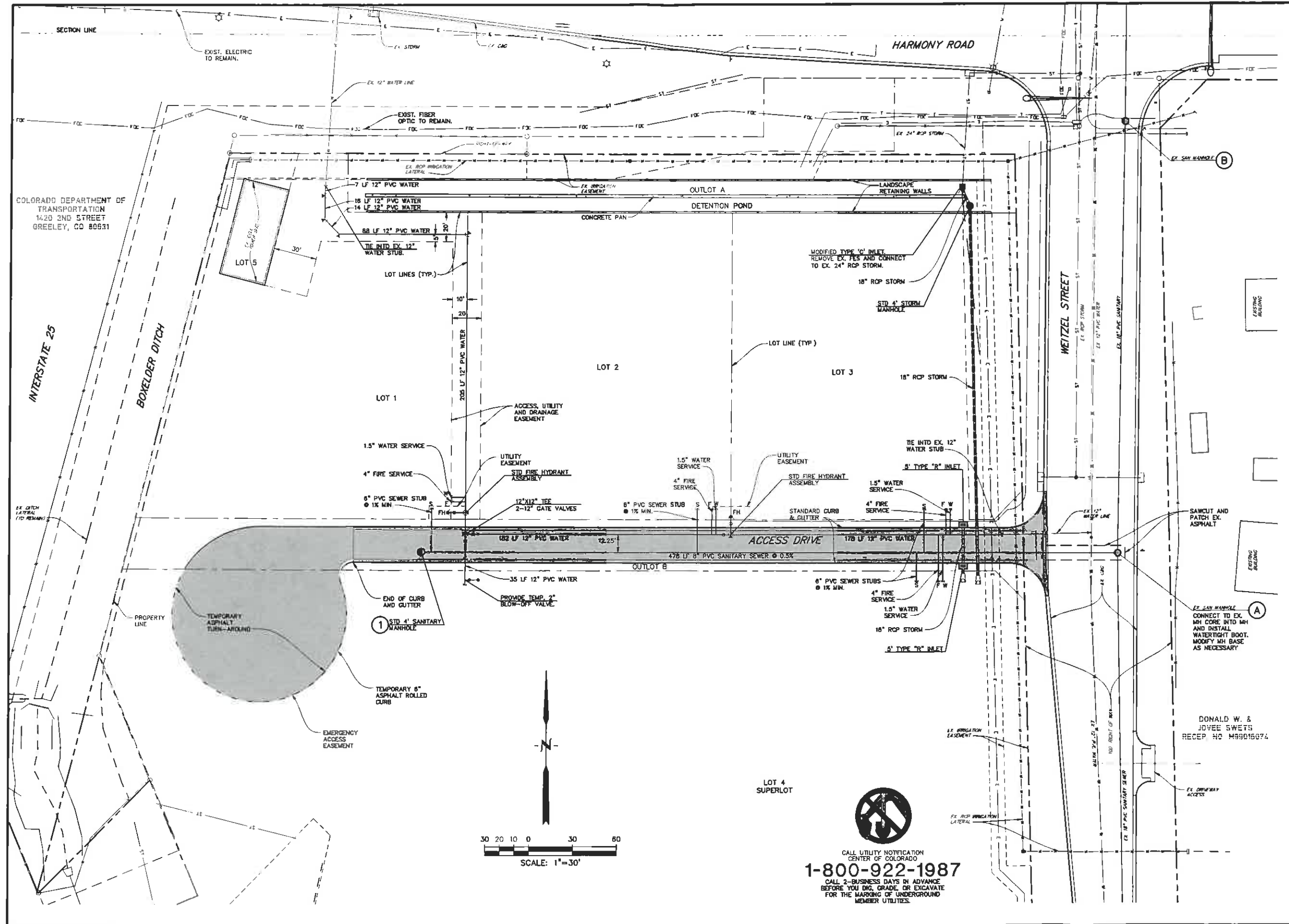
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DRAWING SCALE:
 HORIZONTAL: 1" = 30'
 VERTICAL: NONE

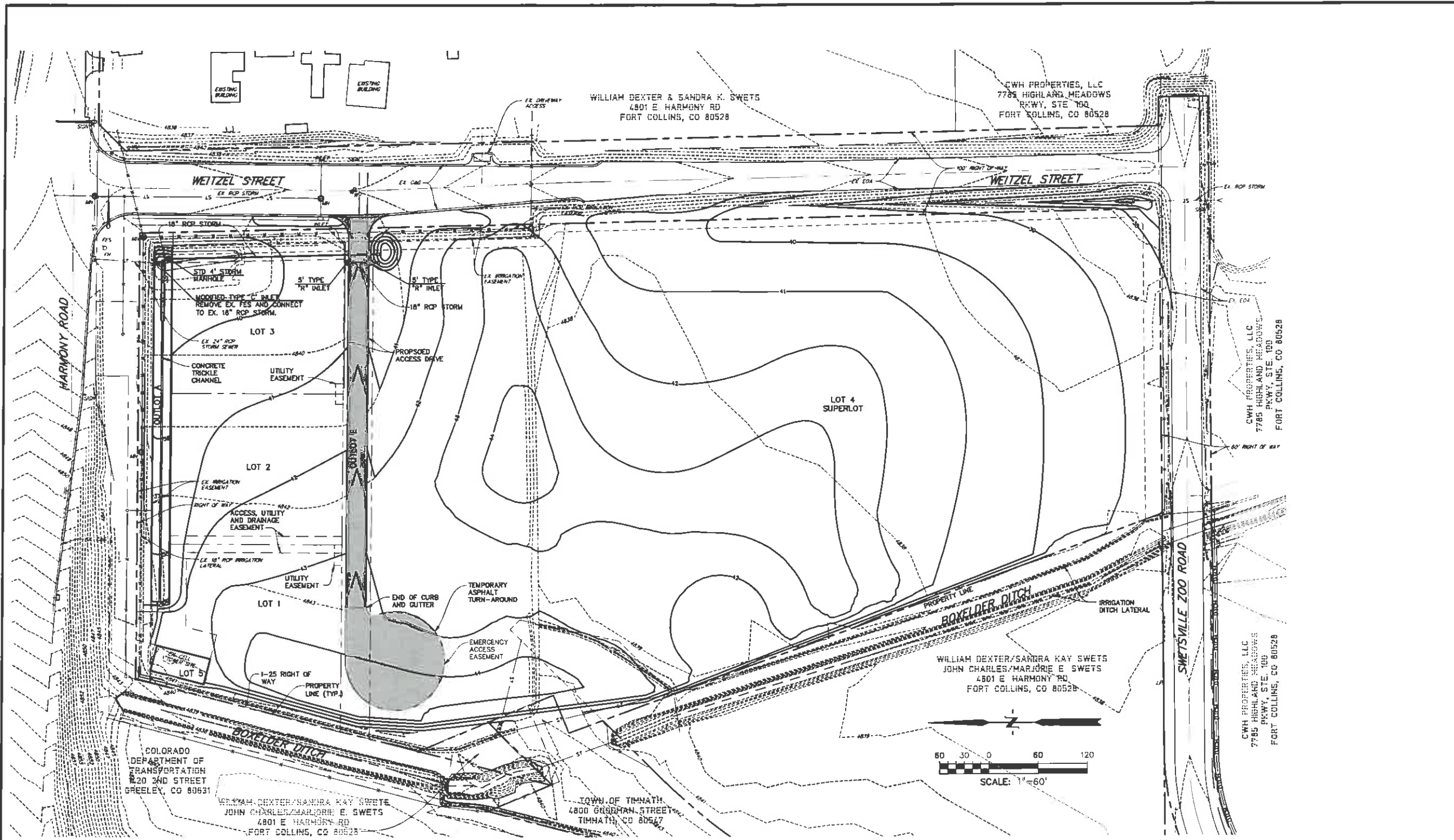
**DETAILED
 PRELIMINARY
 UTILITY PLAN**

PROJECT NO. E5906

4
 SHEET: 4 OF 7



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CHECKED BY:	CCS
FILE NAME:	5906GP1



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 DRAWING SCALE:
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 VERTICAL: NONE

**PRELIMINARY
 GRADING PLAN**

PROJECT NO. E5906

5

SHEET: 5 OF 7

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.

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PREPARED BY:

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 (303) 442-4338
 DOUGLAS - COLORADO SPRINGS - DENVER
 GRAND JUNCTION - GREELEY
 STEAMBOAT SPRINGS

OWNER/DEVELOPER:
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 INVESTORS SOUTH, LLC
 195 WEST 12TH AVENUE
 DENVER, COLORADO 80204
 (303) 759-8000
 CONTACT: GRANT NELSON

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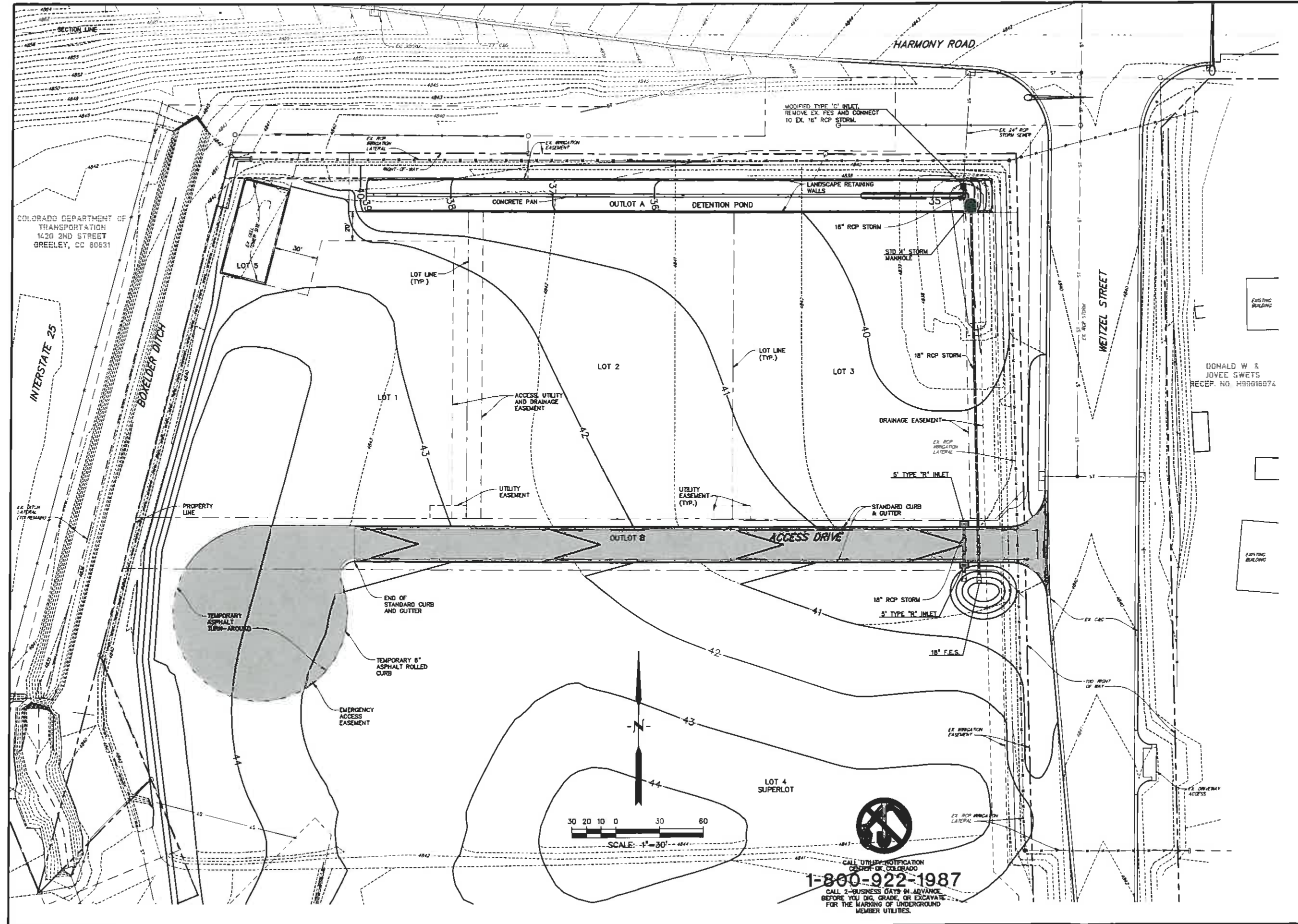
DRAWING SCALE:
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 VERTICAL: NONE

DETAILED PRELIMINARY GRADING PLAN

PROJECT NO. E5906

6

SHEET: 6 OF 7



COLORADO DEPARTMENT OF TRANSPORTATION
 1420 2ND STREET
 GREELEY, CO 80631

OGHALD W & JOVEE SWETS
 RECEP. NO. H99016074

8/17/2009 10:58 AM 10/17/2009 10:58 AM 10/17/2009 10:58 AM 10/17/2009 10:58 AM 10/17/2009 10:58 AM

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 STEAMBOAT SPRINGS

OWNER/DEVELOPER:

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 105 WEST 12TH AVENUE
 DENVER, COLORADO 80204
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 CONTACT: GRANT NELSON

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DRAWN BY:	JTW
CHECKED BY:	MAA
FILE NAME:	5908DR1



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DRAWING SCALE:
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 VERTICAL: NONE

PRELIMINARY DRAINAGE PLAN

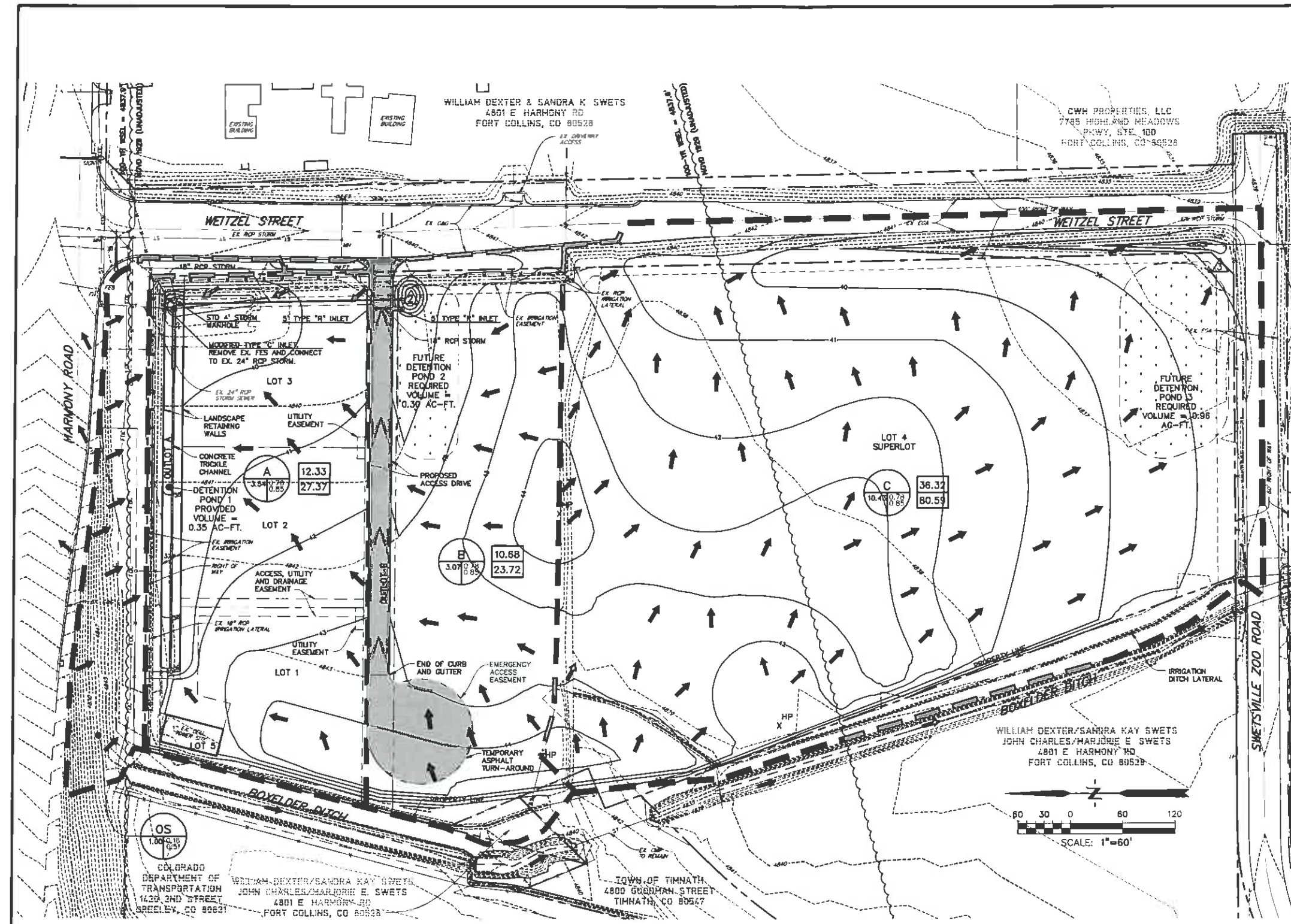
PROJECT NO. E5906

7

SHEET: 7 OF 7

LEGEND

- DRAINAGE BASIN BOUNDARY ————
- DRAINAGE BASIN DESIGN POINT
- 10 YEAR DEVELOPED FLOW (cfs)
- 100 YEAR DEVELOPED FLOW (cfs)
- BASIN I.D.
- BASIN AREA (Acres)
- 10 YEAR RUNOFF COEFFICIENT
- 100 YEAR RUNOFF COEFFICIENT
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED SPOT ELEVATION (ALL C&G ELEVATIONS ARE [U.N.D.])
- EX. INTERMEDIATE CONTOUR
- EX. INDEX CONTOUR
- EX. SPOT ELEVATIONS
- DIRECTION OF FLOW
- 100 YEAR DETENTION POND OVERFLOW
- CATCH CURB AND GUTTER (ALL OTHER SHALL BE SPILL)
- HIGH POINT HP
- GRADE BREAK GB
- LOW POINT LP
- TOP BACK OF CURB TOC
- FLOWLINE E or FL
- PROPOSED STORM SEWER
- PROPOSED MANHOLE
- PROPOSED MANHOLE DESIGNATOR
- PROPOSED INLET DESIGNATOR
- EX. STORM CULVERT OR LARGE DIAMETER STORM SEWER
- EX. STORM SEWER
- EX. MANHOLE
- EX. MANHOLE DESIGNATOR
- EX. INLET DESIGNATOR
- APPROXIMATE FUTURE DETENTION POND AREA



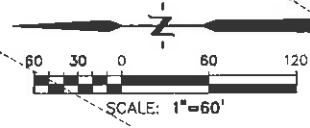
DEVELOPED RUNOFF SUMMARY

	AREA (Acres)	10-YR (cfs)	100-YR (cfs)	DESIGN POINT
BASIN A	3.54	12.33	27.37	
BASIN B	3.07	10.68	23.72	
BASIN C	10.43	36.32	80.59	

DETENTION REQUIREMENTS

	WQCV (cu-ft)	2-YR VOL (cu-ft)	100-YR VOL (cu-ft)	2-YR RELEASE (cfs)	100-YR RELEASE (cfs)
POND 1	5,706	14,209	15,103	0.33	14.30
POND 2	4,443	11,838	12,864	0.22	9.67
POND 3	15,158	38,528	41,990	1.18	30.37

NOTE: POND 2 AND 3 POND VOLUMES ARE CONCEPTUAL BASED ON 95% IMP. FINAL SIZING AND DESIGN SHALL BE REQUIRED AS BASINS ARE DEVELOPED.



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.

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