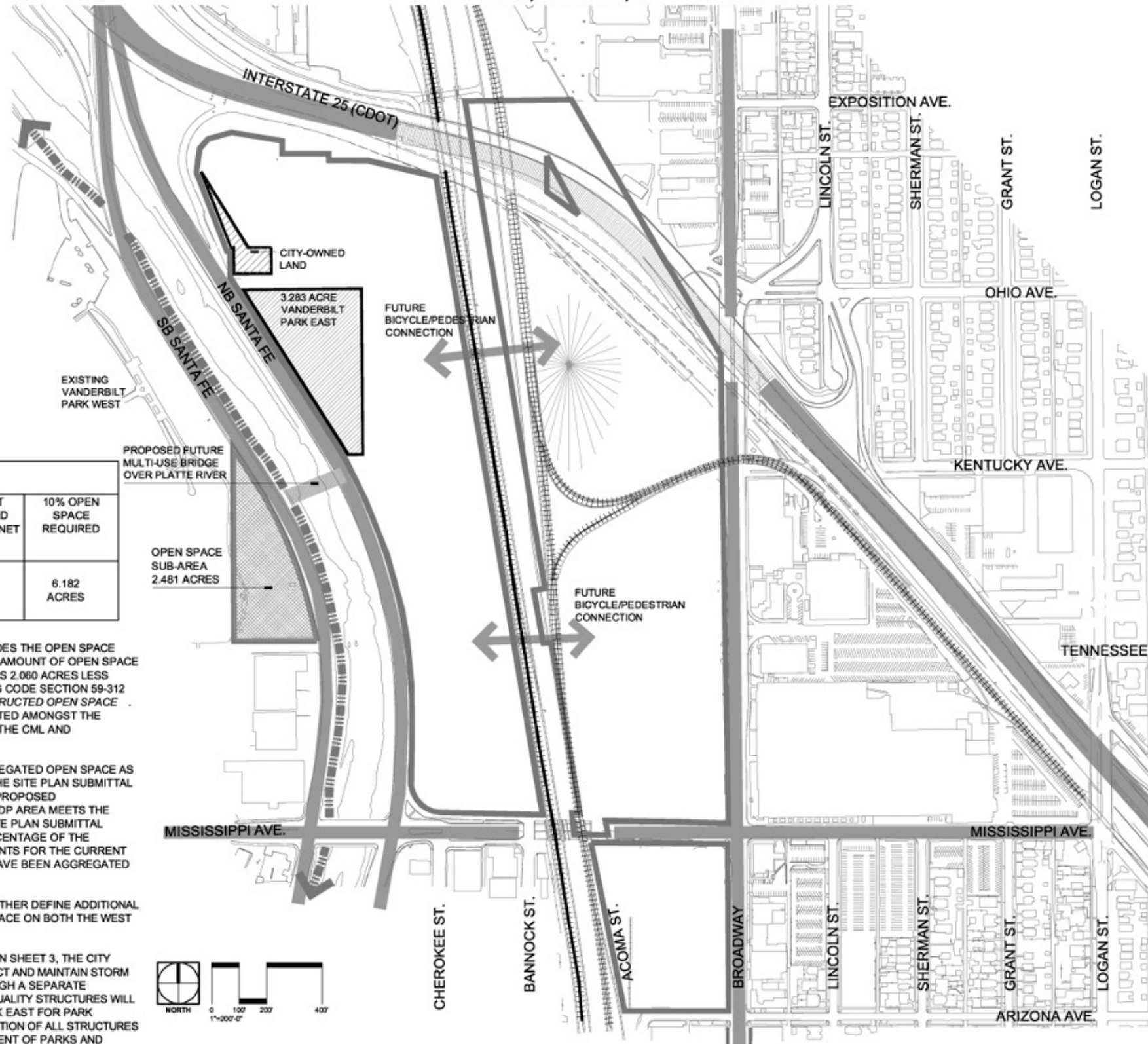


# CHEROKEE REDEVELOPMENT OF THE FORMER GATES RUBBER FACTORY GENERAL DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO  
LOCATED AT THE INTERSECTION OF INTERSTATE 25 AND BROADWAY  
**PARKS, TRAILS, OPEN SPACE**



**LEGEND**

- EXISTING MAJOR STREET
- INTERSTATE 25 VIADUCT
- INTERSTATE 25
- CONSOLIDATED MAIN LINE
- LIGHT RAIL TRANSIT
- EXISTING MULTI-USE REGIONAL TRAIL
- PROPOSED FUTURE BICYCLE/PEDESTRIAN CONNECTION
- APPROX. LOCATION OF TRANSIT STATION
- GDP BOUNDARY
- CITY-OWNED LAND DESIGNATED PARK LAND
- CITY-OWNED LAND
- PROPOSED PARK IMPROVEMENTS

**10% OPEN SPACE REQUIREMENT**

TOTAL GDP GROSS AREA (Includes Vanderbilt Park East)	MINUS MINIMUM ESTIMATED RIGHT OF WAY	CURRENT ESTIMATED TOTAL GDP NET AREA	10% OPEN SPACE REQUIRED
69,218 ACRES	7,400 ACRES	61,818 ACRES	6,182 ACRES

**NOTE**

1. THE OPEN SPACE AREA GENERALLY INCLUDES THE OPEN SPACE SUB-AREA AND VANDERBILT PARK EAST. THE AMOUNT OF OPEN SPACE CURRENTLY PLANNED IS 4.122 ACRES, WHICH IS 2.060 ACRES LESS THAN THE 6.182 ACRES REQUIRED PER ZONING CODE SECTION 59-312 (2) **MINIMUM REQUIRED AMOUNTS OF UNOBSTRUCTED OPEN SPACE**. THE REMAINING 2.06 ACRES WILL BE DISTRIBUTED AMONGST THE SUB-AREAS, PARTICULARLY THOSE BETWEEN THE CML AND BROADWAY.
2. IF A SITE PLAN SUBMITTAL INCLUDES AGGREGATED OPEN SPACE AS PROVIDED UNDER R.M.C. SECTION 59-312(2), THE SITE PLAN SUBMITTAL SHALL INCLUDE A DESCRIPTION OF HOW THE PROPOSED AGGREGATION OF OPEN SPACE WITHIN THE GDP AREA MEETS THE REQUIREMENTS OF SECTION 59-312(2). THE SITE PLAN SUBMITTAL SHALL ALSO TALLY AND TABULATE WHAT PERCENTAGE OF THE OVERALL REQUIRED OPEN SPACE IT REPRESENTS FOR THE CURRENT SITE PLAN AND ALL PRIOR SITE PLANS THAT HAVE BEEN AGGREGATED WITHIN THE GDP AREA.
3. THE SITE PLAN REVIEW PROCESS WILL FURTHER DEFINE ADDITIONAL RIGHT OF WAY, PUBLIC AND PRIVATE OPEN SPACE ON BOTH THE WEST AND EAST SIDES OF THE CML.
4. IN ACCORDANCE WITH GENERAL NOTE 15 ON SHEET 3, THE CITY INTENDS TO ALLOW CHEROKEE TO CONSTRUCT AND MAINTAIN STORM DRAINAGE ON VANDERBILT PARK EAST THROUGH A SEPARATE AGREEMENT. THE DETENTION AND WATER QUALITY STRUCTURES WILL NOT PRECLUDE THE USE OF VANDERBILT PARK EAST FOR PARK PURPOSES, AND THE DESIGN AND CONSTRUCTION OF ALL STRUCTURES SHALL BE APPROVED BY THE CITY'S DEPARTMENT OF PARKS AND RECREATION.



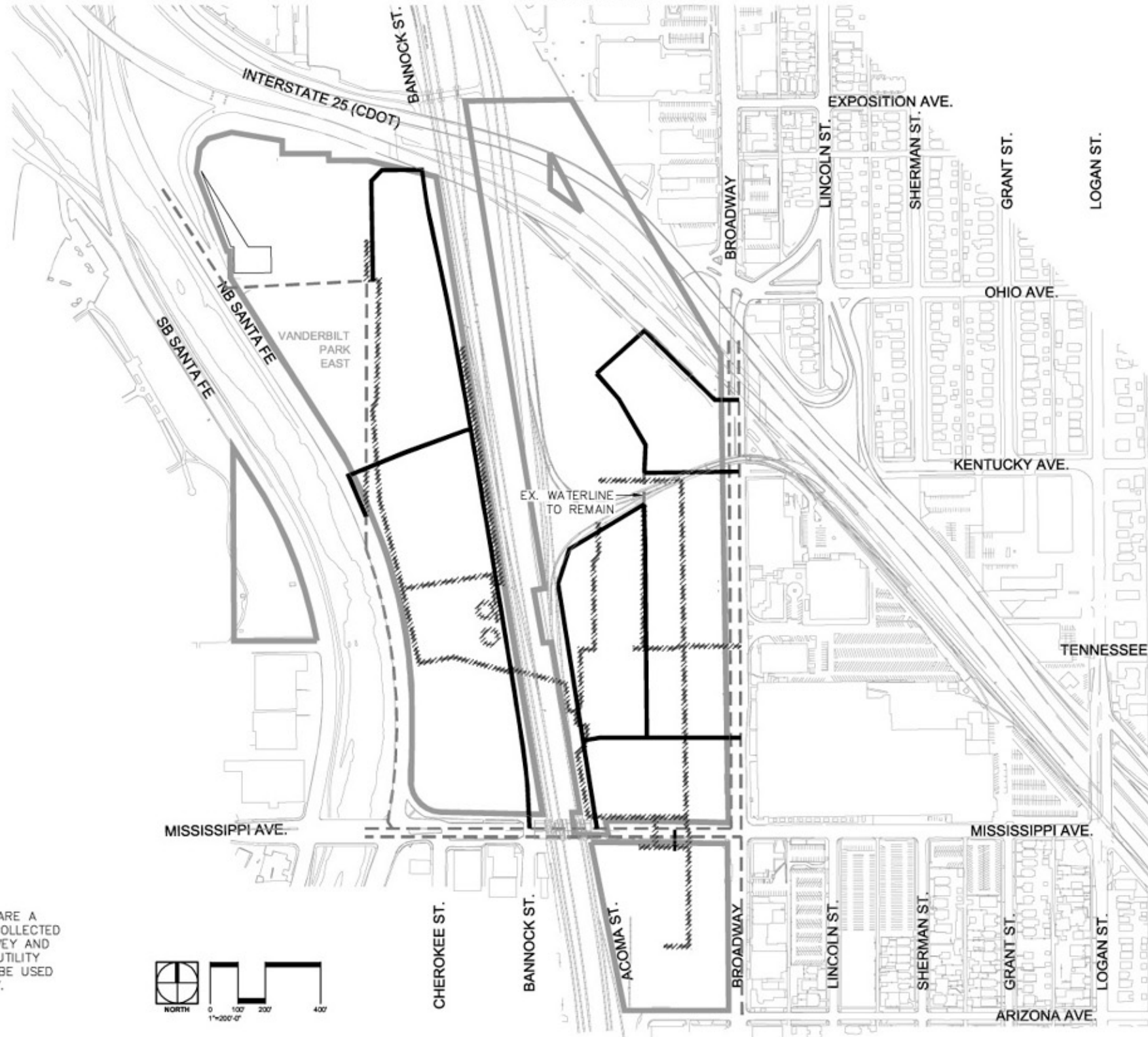
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# CHEROKEE REDEVELOPMENT OF THE FORMER GATES RUBBER FACTORY

## GENERAL DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15 AND THE  
NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE  
6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO  
LOCATED AT THE INTERSECTION OF INTERSTATE 25 AND BROADWAY  
**WATER SERVICE**



**LEGEND**

- GDP BOUNDARY
- - - EXISTING WATER LINE (TO REMAIN)
- ////// EXISTING WATER LINE (ABANDON)
- PROPOSED PUBLIC WATER LINE (PRECISE LOCATION TO BE DETERMINED AT SITE DESIGN PHASE)

- GENERAL NOTES:**
1. PIPE SIZING AND OPERATING PRESSURE RANGES WILL BE PROVIDED IN THE INFRASTRUCTURE MASTER PLAN.
  2. WATER SERVICE TO THE SITE WILL BE PROVIDED BY A PUBLIC WATER SYSTEM THAT IS OWNED, OPERATED AND MAINTAINED BY DENVER WATER, AND NO PORTION OF THE PRIVATE WATER WILL BE USED IN THE PUBLIC WATER SYSTEM UNLESS APPROVED BY DENVER WATER.
  3. WATER PLANS FOR THIS PROJECT WILL BE SUBMITTED TO DENVER WATER FOR REVIEW AND APPROVAL SEPARATE FROM THE DRC PROCESS.
  4. SIZING AND LOCATION OF WATER MAINS ARE SUBJECT TO DENVER WATER REVIEW AND APPROVAL.
  5. IF AND WHEN IT BECOMES AVAILABLE AT THE SITE, REUSE WATER WILL BE UTILIZED FOR IRRIGATION OF SIGNIFICANT OPEN SPACE AREAS.

**NOTE:**  
EXISTING UTILITY FEATURES ARE A REPRESENTATION OF DATA COLLECTED FROM THE ICON GATES SURVEY AND ASSUMED LOCATIONS FROM UTILITY MAPS. THIS DATA SHOULD BE USED FOR VISUAL PURPOSES ONLY.



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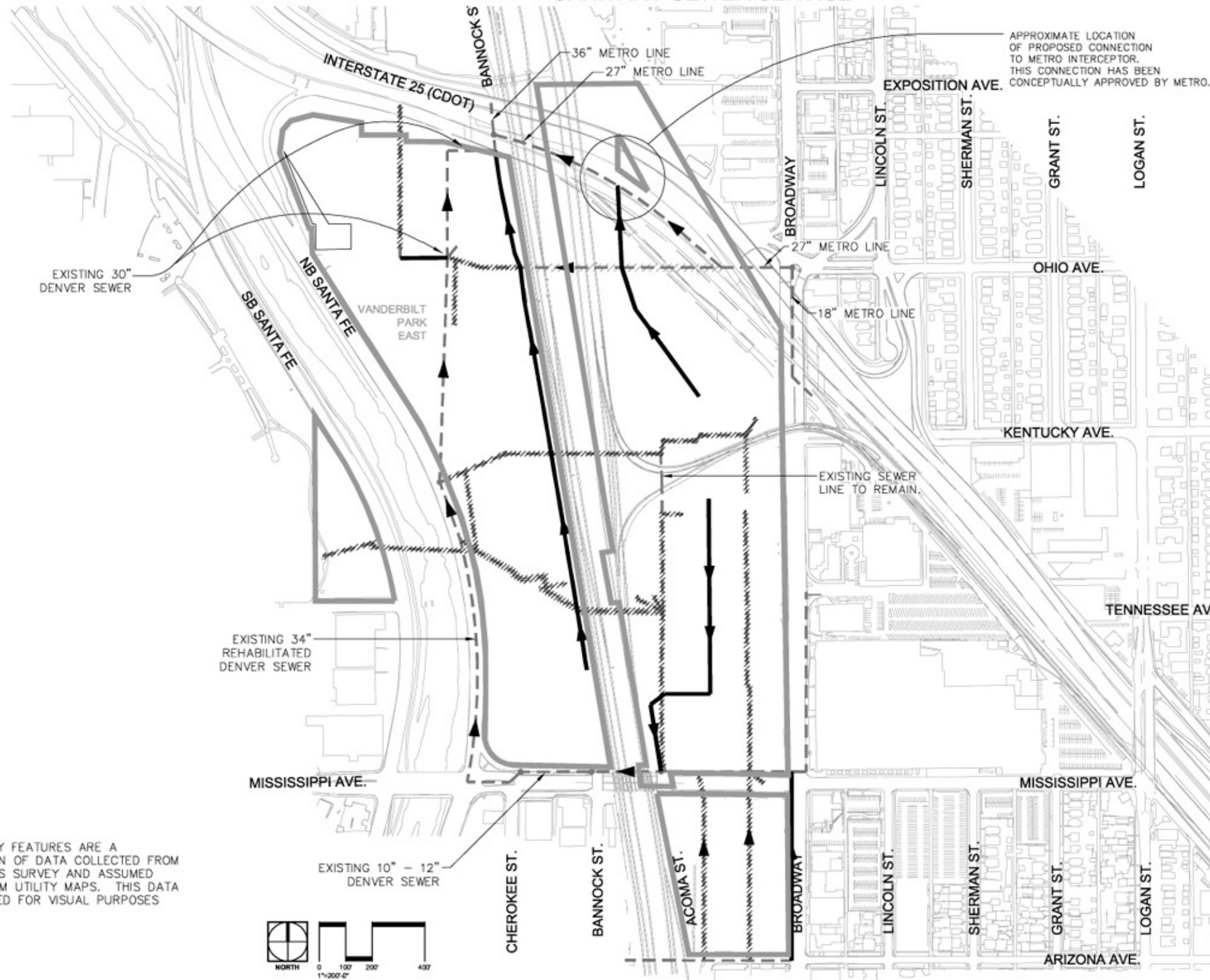
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**Cherokee Gates Redevelopment**  
Cherokee Denver, LLC

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A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15 AND THE  
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6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO  
LOCATED AT THE INTERSECTION OF INTERSTATE 25 AND BROADWAY  
**SANITARY SEWER SERVICE**



**LEGEND**

	GDP BOUNDARY
	EX. SEWER LINE (TO REMAIN)
	EX. SEWER LINE (ABANDON)
	PROPOSED PUBLIC SEWER LINE (PRECISE LOCATION TO BE DETERMINED AT SITE DESIGN PHASE)

- NOTE:**
1. PIPE SIZING ANALYSIS WAS CONDUCTED USING A 70 % FLOW VOLUME CALCULATION.
  2. HYDRAULIC ANALYSIS AND PIPE SIZING WILL BE PROVIDED IN THE INFRASTRUCTURE MASTER PLAN.

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**Cherokee Gates Redevelopment**  
Cherokee Denver, LLC

# CHEROKEE REDEVELOPMENT OF THE FORMER GATES RUBBER FACTORY

## GENERAL DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO  
LOCATED AT THE INTERSECTION OF INTERSTATE 25 AND BROADWAY

### STORMWATER FACILITIES

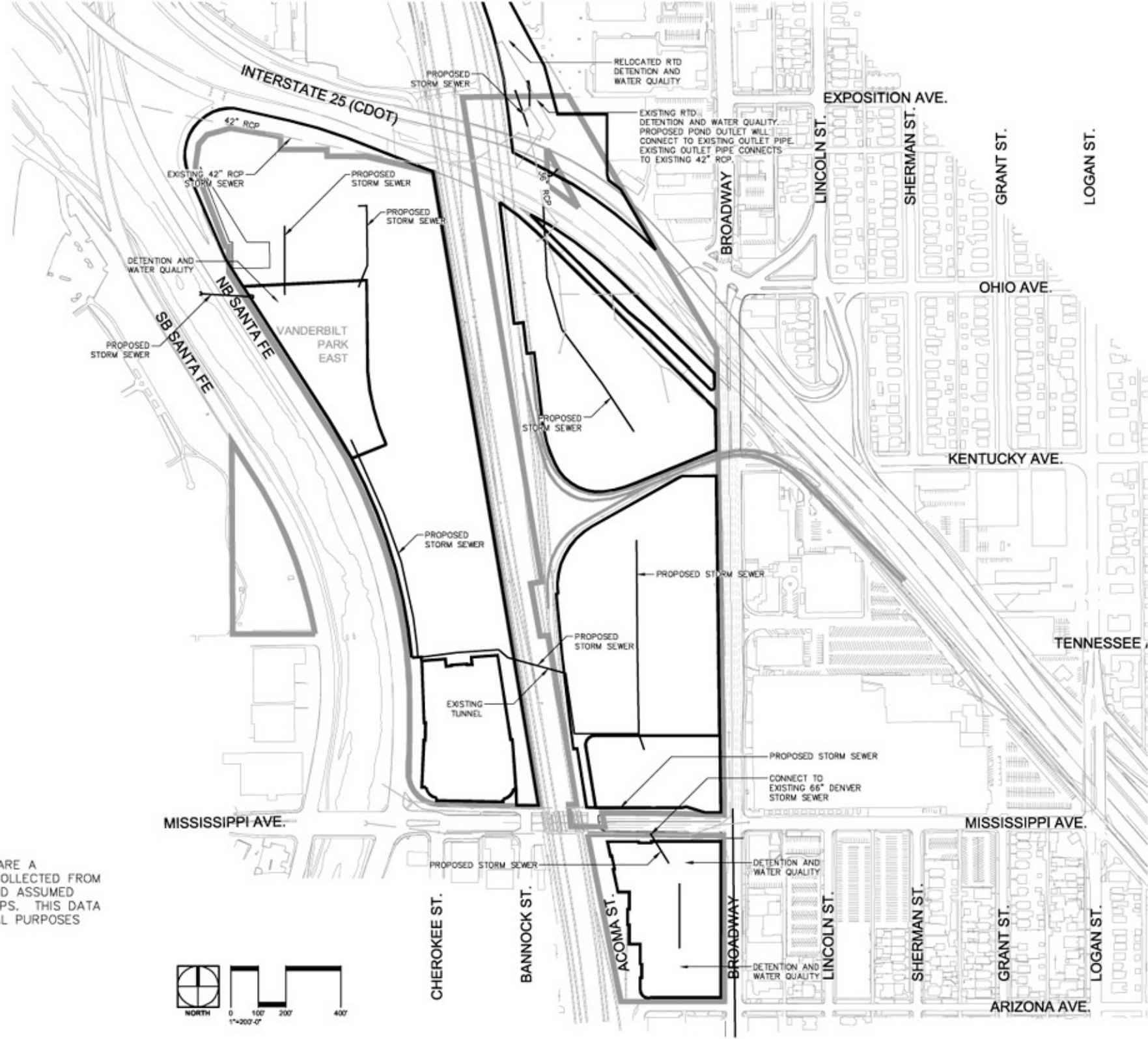
**NOTE**  
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#### LEGEND

- BASIN BOUNDARY
- GDP BOUNDARY
- EXISTING STORM SEWER
- PROPOSED PUBLIC STORM SEWER (PROPOSE LOCATION TO BE DETERMINED AT SITE DESIGN PHASE)

#### NOTES:

1. THE DRAINAGE REPORT FOR THIS GDP IS CONTAINED IN THE INFRASTRUCTURE MASTER PLAN.
2. ALL DETENTION AND WATER QUALITY AREAS WILL BE DESIGNED AND CONSTRUCTED ACCORDING TO THE DESIGN GUIDELINES AND CITY AND COUNTY OF DENVER DRAINAGE CRITERIA.
3. THE USE OF PROPERTY OWNED BY THE CITY AND COUNTY OF DENVER FOR WATER QUALITY AND DETENTION FACILITIES REQUIRES AGREEMENT WITH THE CITY'S PARKS AND RECREATION DEPARTMENT.
4. A WATER QUALITY AND STORM DETENTION FACILITY WILL BE LOCATED OUTSIDE OF THE GDP BOUNDARY NORTH OF 1-25 ON AND FOR THE PARCEL OWNED BY RTD. THIS WATER QUALITY AND STORM DETENTION FACILITY WILL HAVE APPROPRIATE USE AGREEMENTS IN PLACE PRIOR TO APPROVAL OF ANY SITE PLAN THAT UTILIZES THIS FACILITY.

#### NOTE:

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