# DAYTON STATION REZONING PLAN

LOT 4, BLOCK 1, HAMPDEN TOWN CENTER SUBDIVISION FILING NO. 6 IN THE

SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

## REZONE REQUEST STATEMENT

FOR PROJECT CASE NUMBER CZ25-001 WE ARE PROPOSING TO REZONE THE SUBJECT PROPERTY LOCATED AT THE SOUTHWEST CORNER OF MANSFIELD AVE AND S. DALLAS STREET IN UNINCORPORATED ARAPAHOE COUNTY, COLORADO FROM A-1 TO R-MF.

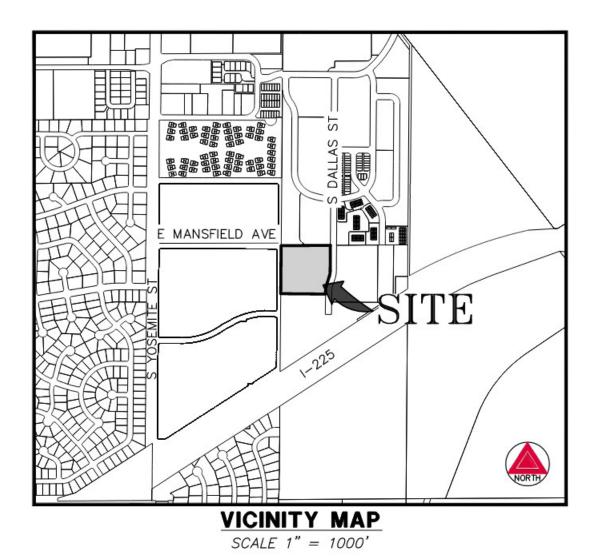
## LEGAL DESCRIPTION

LOT 4, BLOCK 1, HAMPDEN TOWN CENTER SUBDIVISION FILING NO. 6, IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO.

## PROJECT DATA

SITE DATA CHART		
EXISTING ZONING	A-1	
PROPOSED ZONING	R-MF	
PROPOSED USE	MULTIFAMILY RESIDENTIAL	
PARCEL NUMBER	2075-03-3-04-004	
SQUARE FEET	251,474	
ACRES	5.77	

	EXISTING A-1 ZONING	PROPOSED R-MF ZONING
MIN LOT SIZE	N/A	NO MIN
MIN LOT WIDTH	N/A	20
MAX DENSITY	N/A	13 DU/AC MIN. TO
		35 DU/AC
PRINCIPAL STRUCTURES SETBACK		
FRONT	100	20 FOR SUBURBAN
		15 FOR URBAN UNLESS
		REAR GARAGE THEN 10
SIDE EACH	100	10
REAR	50	10 UNLESS REAR
		GARAGE THEN 6
SIDE CORNER	100	SAME AS FRONT
FROM PUBLIC RIGHT-OF-WAY		20
ACCESSORY STRUCTURES SETBACK		
FRONT	100	N/A
SIDE	25	N/A
REAR	25	N/A
MAX BUILDING HEIGHT		
ALL DWELLING UNITS	40'	40'
MULTIFAMILY	N/A	55'
UNOBSTRUCTED OPEN SPACE	20%	20%
NOTE: LOT AND SITE DEVELOPMENT	-,-	IE ARAPAHOE COUNTY
LAND DEVELOPMENT CODE TABLE		



STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE REZONING PLAN KNOWN AS DAYTON STATION, 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 PLAT/ PLAN WILL NOT BE MAINTAINED BY THE COUNTY 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 COUNTY 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 AGREEMENT. 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. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY 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. DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS. AND EASEMENTS. I.E.: CROSS-ACCESS EASEMENTS. DRAINAGE EASEMENTS. ETC.

## DRAINAGE LIABILITY

IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY CRAFT CIVIL. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF AVANTI RESIDENTIAL GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE AVANTI RESIDENTIAL AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND/OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF CRAFT CIVIL'S DRAINAGE DESIGN.

#### LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

## **PROJECT TEAM**

OWNER/DEVELOPER
AVANTI RESIDENTIAL
1700 BROADWAY, SUITE 200
DENVER, CO 80290

#### **CIVIL ENGINEER**

CRAFT CIVIL 388 SANTA FE DRIVE DENVER, CO 80223

#### PLANNER

ZIPPER LINE STRATEGIES 1475 DAHLIA ST DENVER, CO 80220

## **AGENCIES**

ARAPAHOE COUNTY PUBLIC WORKS AND DEVELOPMENT PLANNING DIVISION

6924 S LIMA ST CENTENNIAL, CO 80112

## **SHEET INDEX**

SHEET 1 OF 2: COVER
SHEET 2 OF 2: REZONING PLAN

## SIGHT TRIANGLE NOTE

SIGHT DISTANCE RESTRICTIONS, CONSISTING OF A 30 FOOT BY A 30 FOOT SIGHT DISTANCE TRIANGLE OR OF SUCH OTHER DIMENSIONS AS REQUIRED TO PROTECT AASHTO SIGHT LINES, SHALL APPLY TO ALL LAND AREAS ADJACENT TO ALL PUBLIC AND PRIVATE ROAD INTERSECTIONS ON THIS PLAT. THE OWNERS OF SUCH ADJACENT LAND AREAS ARE PROHIBITED FROM ERECTING, GROWING, OR OTHERWISE PERMITTING ANY OBSTRUCTION WITHIN SUCH LAND AREA THAT IS OVER 3 FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY.

#### 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 OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

## PUBLIC IMPROVEMENTS NOTE

AFTER FINAL DEVELOPMENT PLAN/FINAL PLAT 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 AND/OR FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO STATE STATUTE.

#### DRAINAGE MASTER PLAN NOTE

THE POLICY OF THE COUNTY 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.
- 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 COUNTY 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 COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM
- 3. EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

## APPROVAL CERTIFICATES

#### **OWNERSHIP CERTIFICATE**

I,AVANTI RESIDENTIAL, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS (DAYTON STATION CZ25-001).

OWNER OF RECORD OR AUTHORIZED AGENT
STATE OF)
S.S.}
COUNTY OF)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D., 20 BY KYLE HENDERSON
AS <u>MANAGING DIRECTOR</u> OF <u>AVANTI RESIDENTIAL</u> , AN AUTHORIZED SIGNATORY.
BY

NOTARY PUBL	l
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WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES	_
NOTARY NUMBER:	

## BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS, THIS DAY O
A.D., 20
CHAIR:
ATTEST:

### PLANNING COMMISSION RECOMMENDATION

NOT RECOMMENDED/RECOMMENDE	D BY THE ARAPAHOE COUNTY PLANNING COMMISSION, TH
DAY OF	A.D, 20
CHAIR:	

COVER SHEET 1 OF 2

