

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.

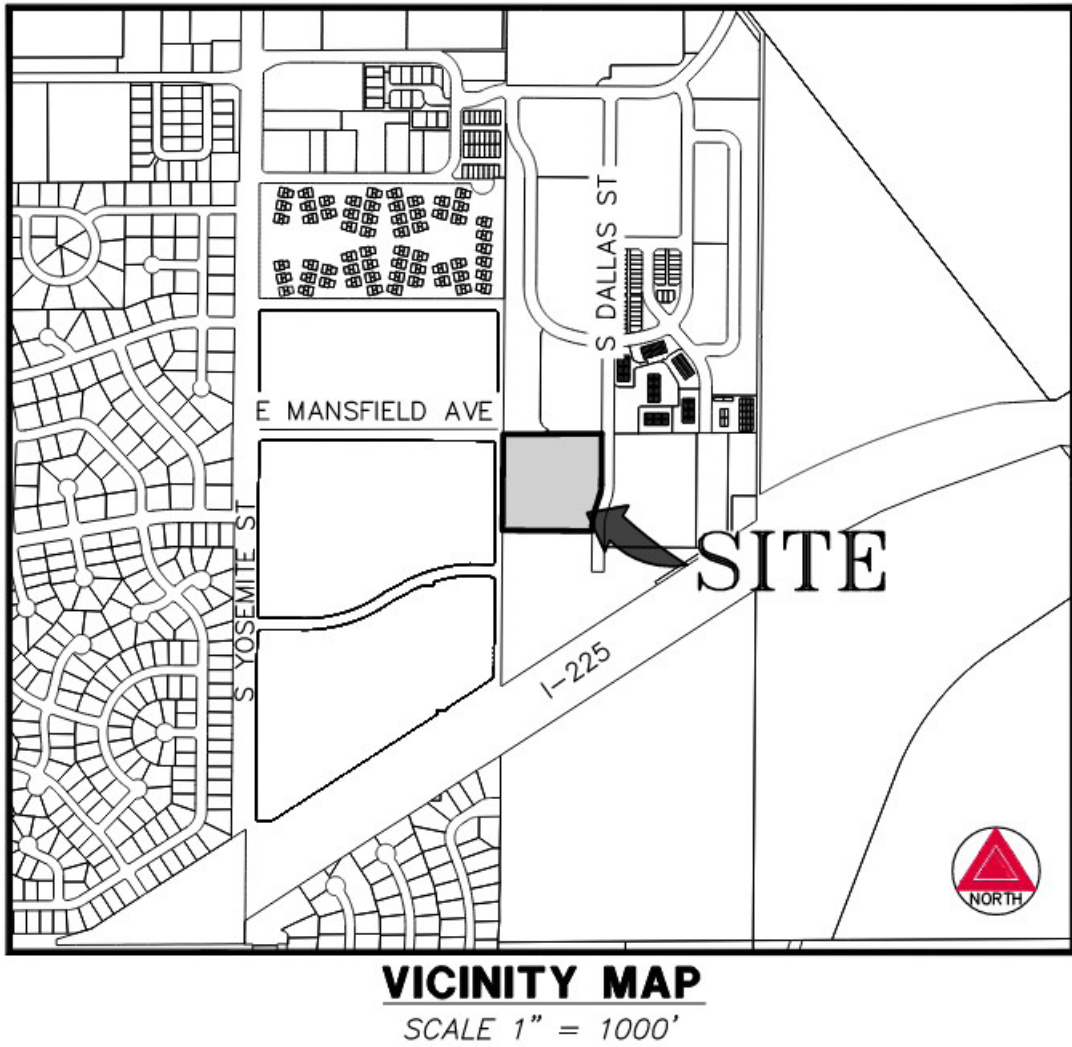
LEGAL DESCRIPTION

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

LOT AND SITE DEVELOPMENT STANDARDS		
	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 REQUIREMENTS AS PER THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE TABLE 4-1.1		



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

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.

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:

- DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
- 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.
- 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 MANAGING DIRECTOR OF AVANTI RESIDENTIAL, AN AUTHORIZED SIGNATORY.

BY _____

NOTARY PUBLIC

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 OF _____, A.D., 20____.

CHAIR: _____

ATTEST: _____

PLANNING COMMISSION RECOMMENDATION

NOT RECOMMENDED/RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION, THIS _____ DAY OF _____, A.D, 20____.

CHAIR: _____

DAYTON STATION REZONING PLAN

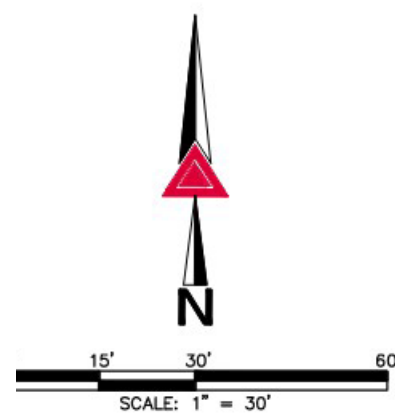
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COUNTY OF ARAPAHOE, STATE OF COLORADO

PLAN NOTES:

- BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°40'21" EAST (PLATTED N89°52'57"W), A DISTANCE OF 1,320.08 FEET.
- ARAPAHOE COUNTY REQUIRES A MINIMUM 1-FOOT OF FREEBOARD BETWEEN THE LOWEST ACCESSIBLE SURFACE ENTRANCE AND THE 100-YEAR WATER SURFACE ELEVATION FOR ALL STRUCTURES ADJACENT TO THE ON-SITE DRAINAGE FACILITIES.
- APPLICANT IS RESPONSIBLE FOR OBTAINING APPROVALS FROM THE CITY OF GREENWOOD VILLAGE FOR ALL IMPROVEMENTS LOCATED WITHIN THE S. DALLAS STREET RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO SIDEWALKS, TREE LAWNS, STREET LIGHTING, RESTRIPIING, STREET CUTS FOR UTILITIES, LOCATIONS AND ACCESS POINTS AND ACCESS DETAILS.

CHERRY CREEK
TOWNHOUSES-
(SECOND FILING)
REC. NO. 938729

DENVER
ZONED: S-RH-2.5
TOWNHOMES



AURORA
ZONED: POS
VACANT

TRACT B
HAMPDEN TOWN CENTER
FILING NO. 1
REC. NO. A9097102

ASSESSED OWNER:
HAMPDEN TOWN CENTER
OWNERS ASSOCIATION INC

AURORA
ZONED: R-4
TOWNHOMES

LOT 1
BLOCK 3
HAMPDEN TOWN CENTER
FILING NO. 6
REC. NO. B4137084

ASSESSED OWNER:
3899 DALLAS RESIDENTIAL LLC

(BASIS OF BEARINGS)
NORTH LINE OF THE NE 1/4
SW 1/4 OF SEC. 3
N89°40'21"E 1,320.08'

EXISTING 18" RCP

AURORA
ZONED: R-4
MULTI-FAMILY APARTMENTS

EXISTING TRIPLE 36" RCP

TOPOGRAPHIC LEGEND

- SANITARY MANHOLE
- SANITARY UNDERGROUND
- RIPRAP
- STORM LINE UNDERGROUND
- STORM INLET
- STORM FES
- STORM MANHOLE
- WATER FIRE HYDRANT
- WATER LINE UNDERGROUND
- WATER VALVE
- ELECTRIC POLE
- ELECTRIC TRANSFORMER
- ELECTRIC UNDERGROUND
- TELEPHONE PEDESTAL
- GAS LINE UNDERGROUND
- OVERHEAD UTILITY
- EX CONT-MJR
- EX CONT-MNR
- FENCE
- HANDICAP RAMP
- EDGE ASPHALT
- EDGE CONCRETE
- CURB LIP OF GUTTER
- CURB TOP BACK
- FLOWLINE
- CURB TOP FACE
- CHASE
- PAN FLOWLINE
- LINEMARKING YELLOW STRIPE SOLID
- BOLLARD
- PARKING STALLS
- SIGN

CONCRETE

ASPHALT PAVEMENT

WALL

PARKING SPACE / HANDICAP PARKING

TYPICAL

TOP BACK OF CURB

FLOWLINE

LIP OF GUTTER

SIDEWALK

HANDICAP RAMP

PROPOSED SITE ACCESS

MONUMENT SYMBOL LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- FOUND NO. 5 REBAR WITH 3-1/4" YELLOW PLASTIC CAP STAMPED "LS 24968"
- FOUND 1" BRASS TAG, ILLEGIBLE
- N89°01'32"W(P) PLATTED BEARING