

STANDARD NOTES

THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS OF THE SPECIFIC DEVELOPMENT PLAN KNOWN AS TRAILSIDE TOWNHOMES, 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.

LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNERS, 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 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.

DRAINAGE MASTER PLAN NOTE

THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS ARE 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 CONSTRUCTION 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.

SPECIFIC NOTES

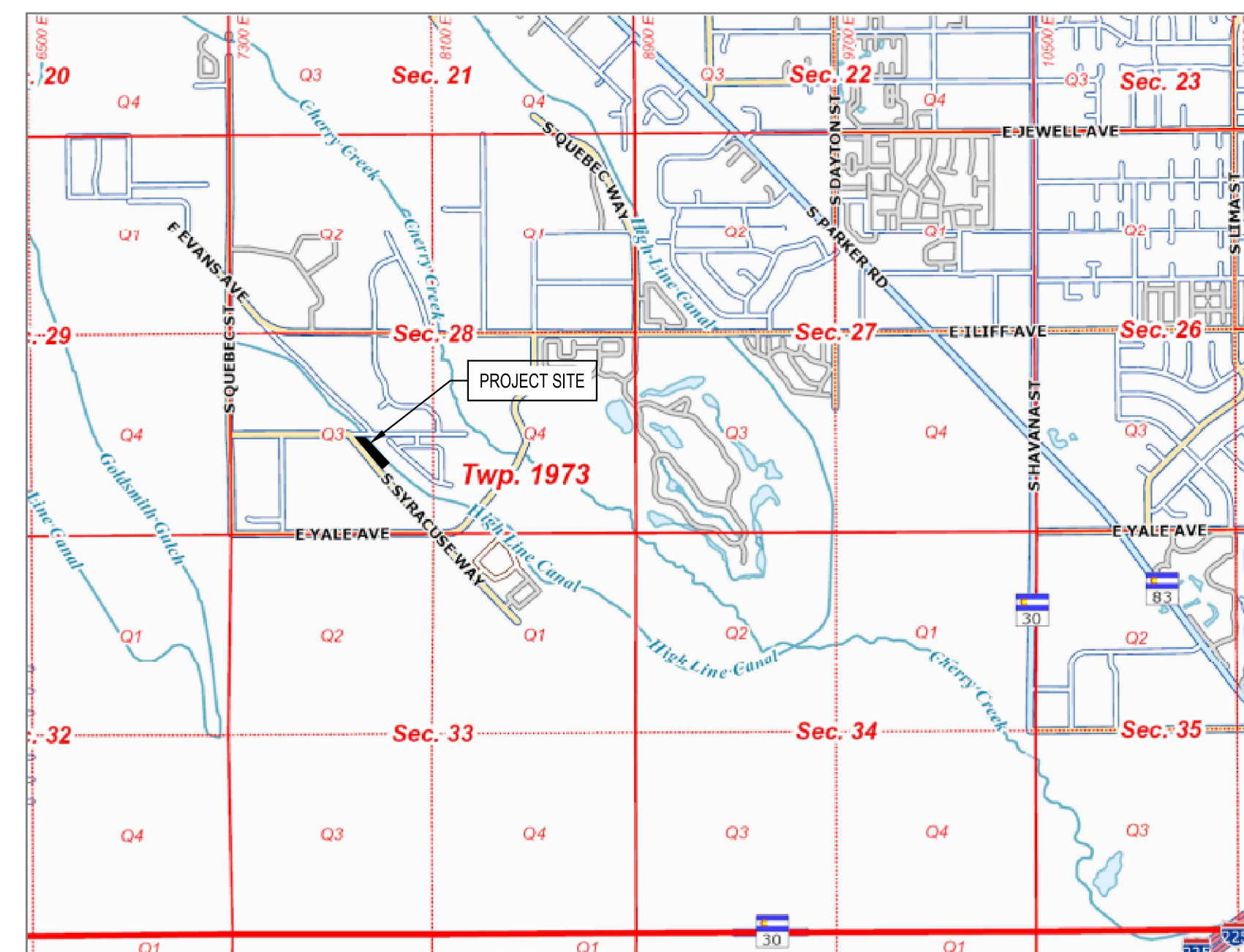
FOUR SQUARE MILE AREA NOTE

OWNER, SUCCESSORS, AND ASSIGNS HEREBY AGREE:

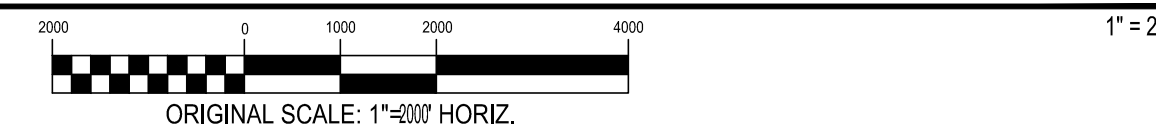
- TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATING IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL PLANS.
- TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR SPECIAL DISTRICTS IN OFF-SITE ROADWAY AND OPEN SPACE IMPROVEMENTS AS NECESSITATED BY DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
- TO INCLUDE SAID DEVELOPMENT IN A MASTER DRAINAGE IMPROVEMENT DISTRICT IF SUCH A DISTRICT IS FORMED.

TRAILSIDE TOWNHOMES SPECIFIC DEVELOPMENT PLAN

PORTION OF SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP



OWNER AND DEVELOPER

BRIAN ALPERT
ALPERT MULTIFAMILY DEVELOPMENT LLC
1201 S PARKER ROAD SUITE 200, DENVER, CO 80231
PHONE: 303-525-9347
EMAIL: BRIAN@ALPERTHOMES.COM

LANDSCAPE ARCHITECT
OUTDOOR DESIGN GROUP, INC.
5690 WEBSTER ST, ARVADA, CO 80002
PHONE : 303-993-4811
EMAIL: MCCRION@ODGDESIGN.COM

CIVIL ENGINEER AND ARCHITECT

EV STUDIO
5335 W 48TH AVE SUITE 300, DENVER, CO 80212
PHONE: 303-670-7242X50
EMAIL: BRIAN.WELCH@EVSTUDIO.COM

SURVEYOR
LANGE LAND SURVEYS
5511 W 56TH AVENUE SUITE 240, ARVADA, CO 80002
PHONE: 720-242-9732
FAX: 720-242-9654

SURVEY DATE: 06/02/2021

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3 OF 6	OPEN SPACE
4 OF 6	CHARACTER SHEET
5 OF 6	CHARACTER SHEET
6 OF 6	LANDSCAPE PLAN

PROPERTY LEGAL DESCRIPTION

TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AND EASEMENTS CONTAINED IN THE PERMANENT EASEMENT AS SET FORTH BELOW:

PARCEL A:

PART OF LOTS 2, 3 AND 4; AND LOTS 5 THRU 10, BLOCK 7, OAKESDALE, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.; THENCE SOUTH 89°55'06" EAST ALONG THE NORTH LINE OF THE SOUTH ONE HALF OF SAID SOUTHWEST ONE QUARTER 1606.21 FEET TO THE WESTERLY LINE OF SAID BLOCK 7; THENCE SOUTH 38°43'04" EAST 48.22 ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING; THENCE SOUTH 89°55'06" EAST PARALLEL WITH AND 30 FEET FROM THE NORTH LINE OF THE SOUTH ONE HALF OF SAID SOUTHWEST ONE QUARTER A DISTANCE OF 105.57 FEET TO THE EASTERLY LINE OF SAID BLOCK 7; THENCE ALONG THE SAID EASTERLY LINE SOUTH 39°18'48" EAST 185.64 FEET TO THE SOUTHEASTERLY CORNER OF LOT 10 OF SAID BLOCK 7; THENCE ALONG SOUTHERLY LINE OF SAID LOT 10, SOUTH 51°16'56" WEST 84.20 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 10; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 7, NORTH 38°43'04" WEST 251.78 FEET TO THE POINT OF BEGINNING.

PARCEL B:

LOTS 11 AND 12, BLOCK 7, OAKESDALE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL C:

LOTS 13, 14, 15 AND 16, EXCEPT THE SE 22.4 FEET OF LOT 16, BLOCK 7, OAKESDALE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL D:

LOTS 17 AND 18 AND THE SE 22.4 FEET OF LOT 16, BLOCK 7, OAKESDALE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

TOTAL AREA OF 40,654 SF OR 0.933 ACRES, MORE OR LESS.

RIGHT-OF-WAY DEDICATION:

A PORTION OF LOTS 2 AND 3, BLOCK 7 OF PARCEL A, TOTALING 0.020 ACRES, WILL BE DEDICATED AS ROADWAY RIGHT-OF-WAY AT THE TIME OF PLATTING THE PROPERTY.

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:

RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION,

THIS _____ DAY OF _____ A.D., 20_____.

CHAIR: _____

CERTIFICATE OF OWNERSHIP:

_____, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS TRAILSIDE TOWNHOMES, CASE NO. SDP221-006

BRIAN ALPERT, OWNER/MEMBER
OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF _____ SS

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____ A.D., 20_____.

BY _____

AS _____

OF ALPERT MULTIFAMILY DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY, AN AUTHORIZED SIGNATORY.

BY _____ WITNESS MY HAND AND SEAL
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY I.D. NUMBER



Denver, CO
Evergreen, CO

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UTILITY NOTIFICATION CENTER



FOR MARKING OF UNDERGROUND MEMBER UTILITIES.
EVSTUDIO ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

**TRAILSIDE
TOWNHOMES**
2520-2576 S SYRACUSE WAY
DENVER, CO 80231
21049

REVISION:

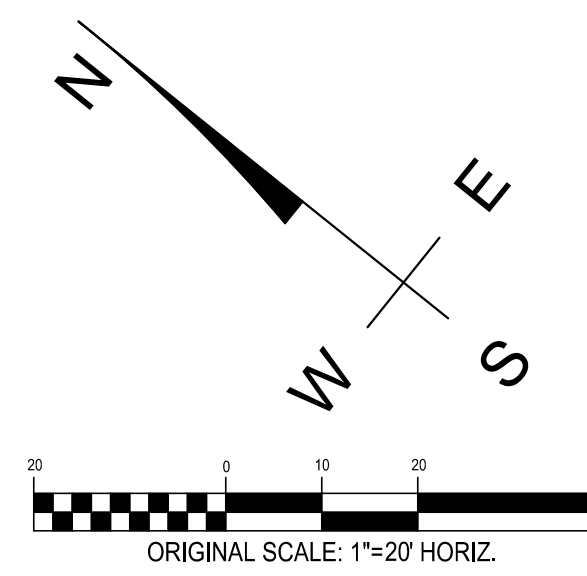
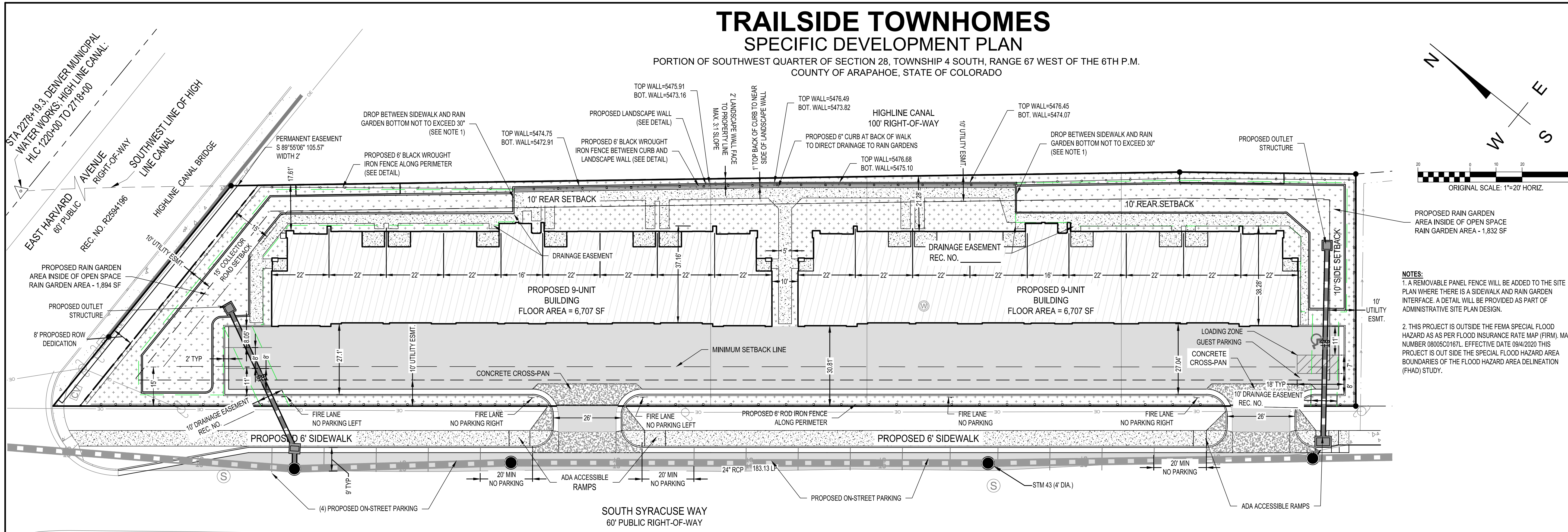
SPECIFIC DEVELOPMENT PLAN
DATE: 04/26/2024
DRAWN BY: CTS
CHECKED BY: BMW

COVER SHEET

1 OF 6

TRAILSIDE TOWNHOMES SPECIFIC DEVELOPMENT PLAN

PORTION OF SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO



NOTES:
1. A REMOVABLE PANEL FENCE WILL BE ADDED TO THE SITE PLAN WHERE THERE IS A SIDEWALK AND RAIN GARDEN INTERFACE. A DETAIL WILL BE PROVIDED AS PART OF ADMINISTRATIVE SITE PLAN DESIGN.
2. THIS PROJECT IS OUTSIDE THE FEMA SPECIAL FLOOD HAZARD AS PER FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 080500167L, EFFECTIVE DATE 09/4/2020. THIS PROJECT IS OUTSIDE THE SPECIAL FLOOD HAZARD AREA BOUNDARIES OF THE FLOOD HAZARD AREA DELINEATION (FHAD) STUDY.

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Denver, CO
Evergreen, CO
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UTILITY NOTIFICATION CENTER
The 811 Promise.com

FOR MARKING OF UNDERGROUND MEMBER UTILITIES:
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TRAILSIDE TOWNHOMES
2520-2576 S SYRACUSE WAY
DENVER, CO 80231
21049

SITE PLAN

SITE LEGEND

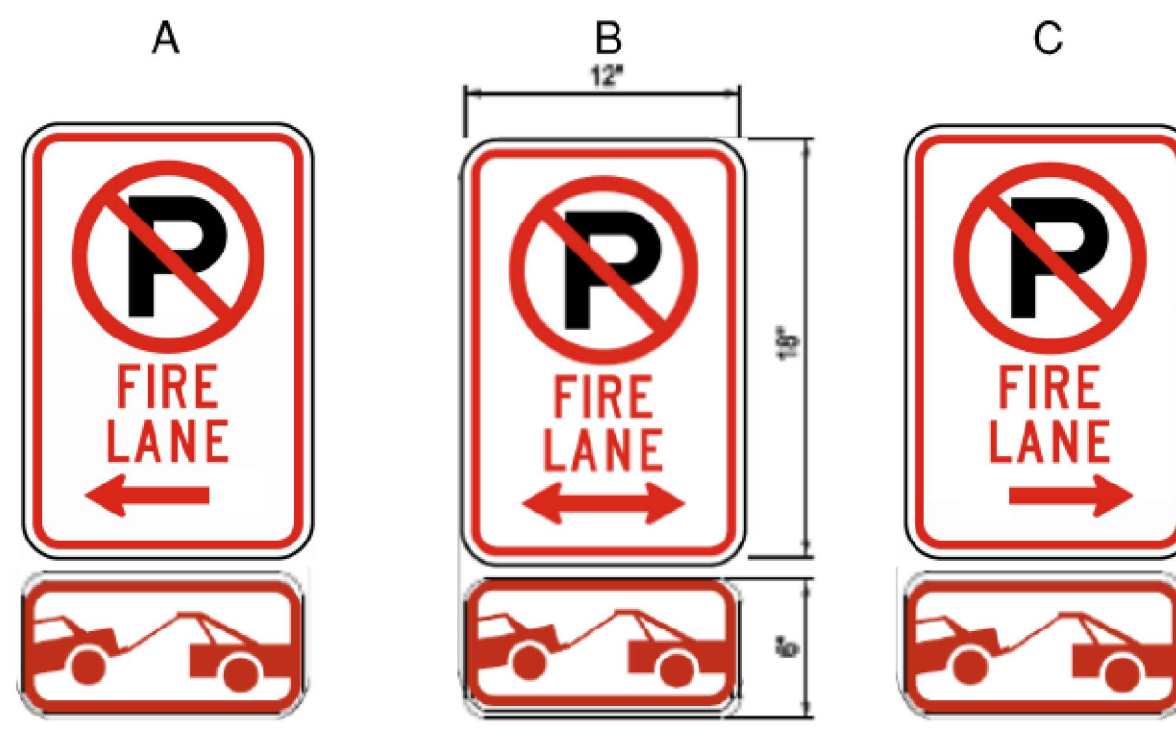
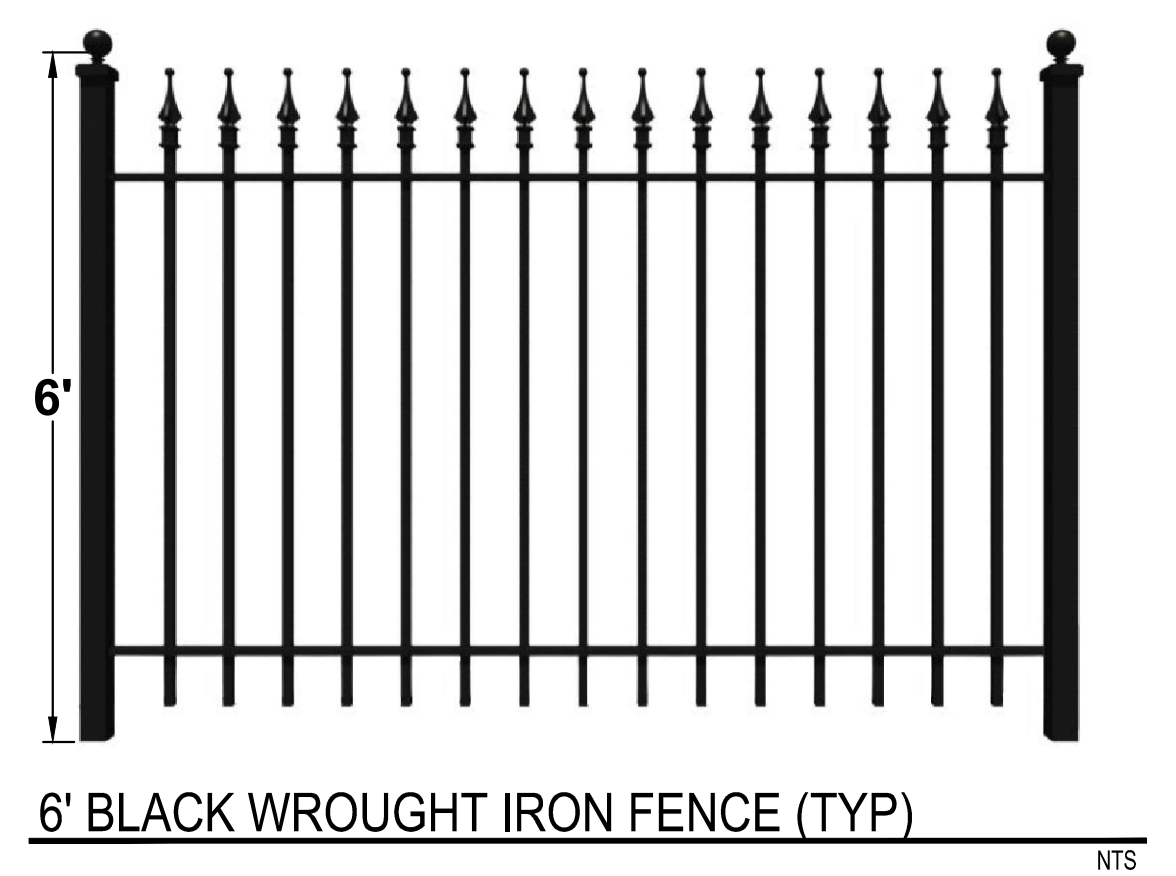
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED OPEN SPACE
- PROPOSED CURB AND GUTTER
- PROPOSED FENCE
- BOUNDARY MARKERS
- OVERHEAD POWER POLE
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- STORM GRATE
- WATER WELL
- WATER METER
- TEL PEDESTAL
- CTV BOX
- ADA PARKING
- PROPERTY LINE
- SURVEY MONUMENT
- RECORD
- MEASURED

DEVELOPMENT TABLE		
ZONING	EXISTING	PROPOSED
ZONE DISTRICT	RR-A	PUD
SITE ACREAGE	0.91 AC	0.91 AC
PERMITTED USES	SINGLE-FAMILY, RESIDENTIAL	TOWNHOME DWELLINGS
DENSITY	-	19.35 DU/AC
SITE	EXISTING	PROPOSED
LOT SIZE (MIN)	.91 ACRES	-
OPEN SPACE (MIN)	-	15,034 SF; REQUIRED: 35%; PROPOSED: 38%
BUILDING	EXISTING	PROPOSED
MAX. BUILDING HEIGHT	35 FT	38 FT
NUMBER OF UNITS	-	18 UNITS
BUILDING AREA	-	6,354 SF * 2 = 12,708 SF = 32.1% (INCLUDES PATIOS)
PARKING	EXISTING	PROPOSED
UNIT PARKING SPACES	2 SPACES/DU	2 SPACES/DU; 36 SPACES REQUIRED AND PROPOSED ¹
ON-SITE GUEST PARKING	-	0.25 SPACES/DU; 5 REQUIRED (INCLUDES 1 VAN ADA SPACE)
SETBACKS		
FRONT	50'	15'
SIDE	25'	10'
REAR	50'	10'
DISTANCE BETWEEN BUILDINGS	-	10'

¹ SINGLE CAR GARAGES WILL HAVE TANDEM PARKING

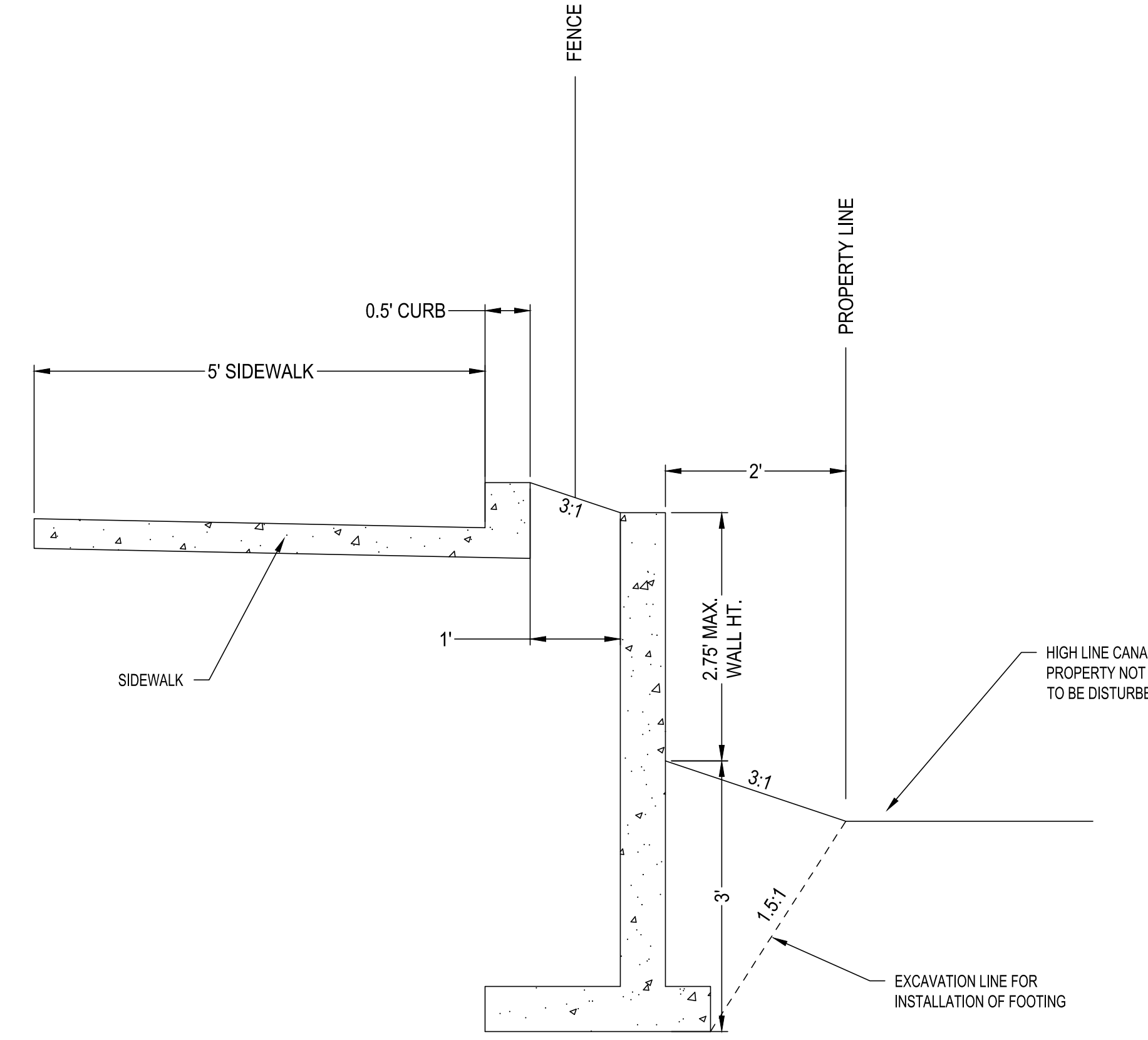
DEVELOPMENT STANDARDS

SIGNS	NONE
FENCES	6' BLACK WROUGHT IRON ALONG PERIMETER
WALLS	RAINGARDEN
MATERIALS PALETTE	PLEASE SEE SHEET 5



- FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
- THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.

FIRE LANE SIGNAGE



- FOOTING AND WALL REINFORCEMENT DESIGN TO BE PROVIDED WITH ADMINISTRATIVE SITE PLAN SUBMITTAL.
- SLOPES SHALL NOT EXCEED 3:1 (33.3%)

CAST-IN-PLACE CONCRETE WALL

NOTE: THE APPLICANT SHALL FURTHER REFINE WALL DETAIL AT THE ADMINISTRATIVE SITE PLAN.

SITE PLAN

2 OF 6

TRAILSIDE TOWNHOMES

SPECIFIC DEVELOPMENT PLAN

PORTION OF SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO

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Evergreen, CO

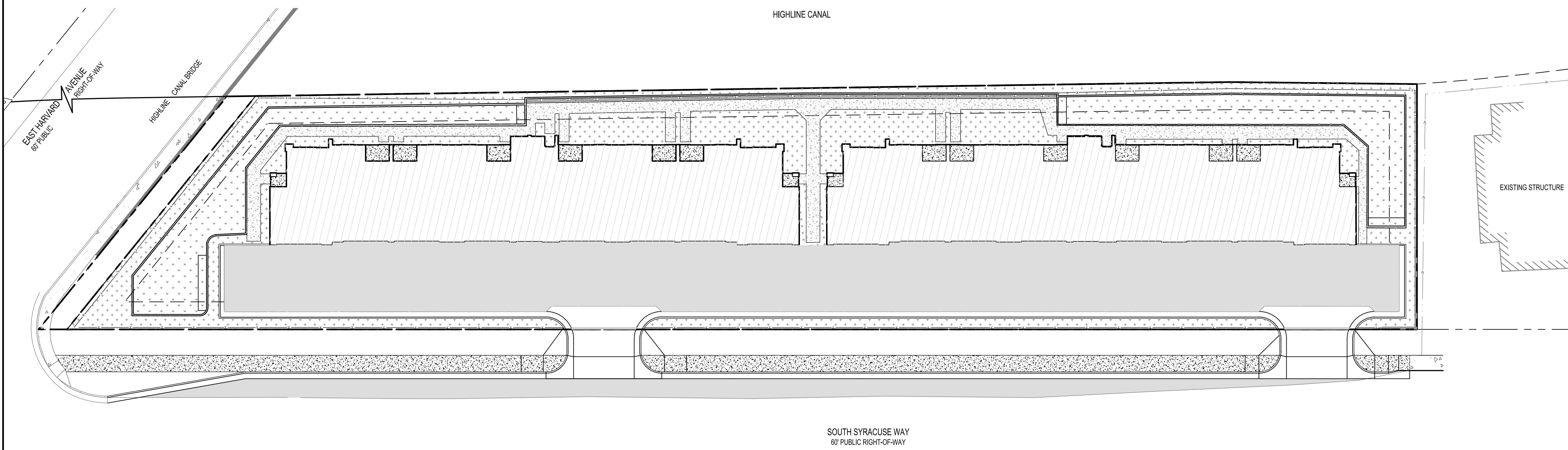
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UTILITY NOTIFICATION CENTER



FOR HANDS OF UNDERGROUND MEMBER UTILITIES:
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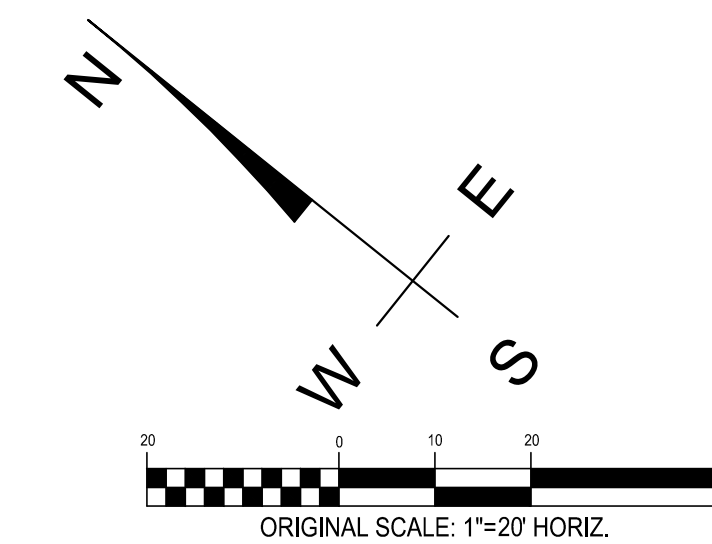
SITE PLAN

1" = 20'

LEGEND

	PROPOSED	
TOTAL SITE AREA 39,638 SF OR .91 ACRES		RAIN GARDEN 10% 4,105 SF OR 0.09 ACRES
OPEN SPACE 38% 15,034 SF OR 0.35 ACRES		LANDSCAPE 20% 7,791 SF OR 0.18 ACRES
		WALKWAY 6% 2,432 SF OR 0.06 ACRES
		PATIO 2% 706 SF OR .02 ACRES
NON-OPEN SPACE 62% 24,604 SF OR .56 ACRES		DRIVE AISLE 30% 11,896 SF OR 0.27 ACRES
		MULTI-FAMILY BUILDINGS 32% 12,708 SF OR 0.29 ACRES

NOTE: THE AREAS OF ALL CONCRETE CURB AND GUTTER AND CROSS-PANS ARE ACCOUNTED FOR IN THE DRIVE AISLE AREA



TRAILSIDE TOWNHOMES
2520-2576 S SYRACUSE WAY
DENVER, CO 80231
21049

REVISION:

SPECIFIC DEVELOPMENT PLAN
DATE: 04/24/2024
DRAWN BY: CTS
CHECKED BY: BMW

OPEN SPACE

3 OF 6

Description:

P563000-143-30K

Sleek, 3" LED cylindrical wall lantern with downlight in elegant Graphite finish. Die-cast aluminum wall brackets and heavy-duty aluminum trim rings. Fade and chip-resistant, UL listed for wet locations. Can be used indoor or outdoor.



Specifications:

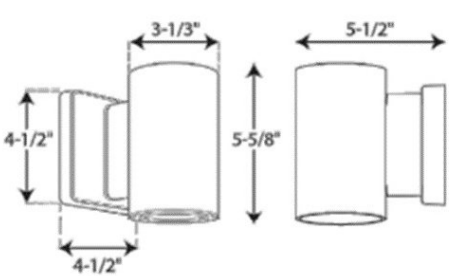
- Clear glass lens
- 3" LED wall mount downlight cylinder
- This sleek, contemporary cylinder is ideal for indoor or outdoor applications
- A Graphite finish complements a variety of exteriors
- Warm white, 3000K, color temperature, 90 CRI
- 90 Lumens, 75 lumens per watt (delivered)
- Die Cast Aluminum construction with double powder coated finish
- Dimmable to 10% brightness with many Forward Phase (Frac) and Reverse Phase (RC) Dimmers
- Energy Star Qualified
- Meets California T24 (AB-2016)
- Dimmable to 10% brightness (See Dimming Notes)
- Back plate covers a standard 4" recessed outlet box 4.4375 in. W, 4.4375 in. H, 1.015 in. Depth
- Mounting strap for outlet box included
- 6 in. of wire supplied

Performance:

Number of Modules	1
Input Power	12 W
Input Voltage	120V
Input Frequency	60 Hz
Lumens (LPW Delivered)	90/75 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	50000 (L70/TM-21)
EMF/RFI	FCC Title 47, Part 15, Class B
Max. Operating Temp	40 °C
Warranty	3 year Limited Warranty
Labels	CSA Wet Location Listed
	ENERGY STAR® qualified
	Meets California Title 24 (AB-2016)

Dimensions:

Width: 4-1/2 in
 Height: 5-5/8 in
 Depth: 5-1/2 in
 HxCTD: 3 in



TRAILSIDE TOWNHOMES

SPECIFIC DEVELOPMENT PLAN

PORTION OF SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 COUNTY OF ARAPAHOE, STATE OF COLORADO

COLOR SCHEME*	
1	BODY 1: MANUF.: SHERWIN WILLIAMS, OR SIM. COLOR: LIGHT BEIGE
2	BODY 2: MANUF.: SHERWIN WILLIAMS, OR SIM. COLOR: MEDIUM BEIGE
3	ACCENT: MANUF.: SHERWIN WILLIAMS, OR SIM. COLOR: DARK BLUE/TEAL
4	SHINGLE ROOF MANUF.: TAMKO, OR SIM. COLOR: MEDIUM BROWN
5	METAL FASCIA MANUF.: BERRIDGE, OR SIM. COLOR: MEDIUM GREY
6	MASONRY VENEER MANUF.: ENVIRONMENTAL STONE, OR SIM. COLOR: REDDISH-VARIES

*ALL COLOR & MANUFACTURER INFO IS PROVIDED AS REFERENCE FOR GENERAL INFORMATION AND IS SUBJECT TO CHANGE.

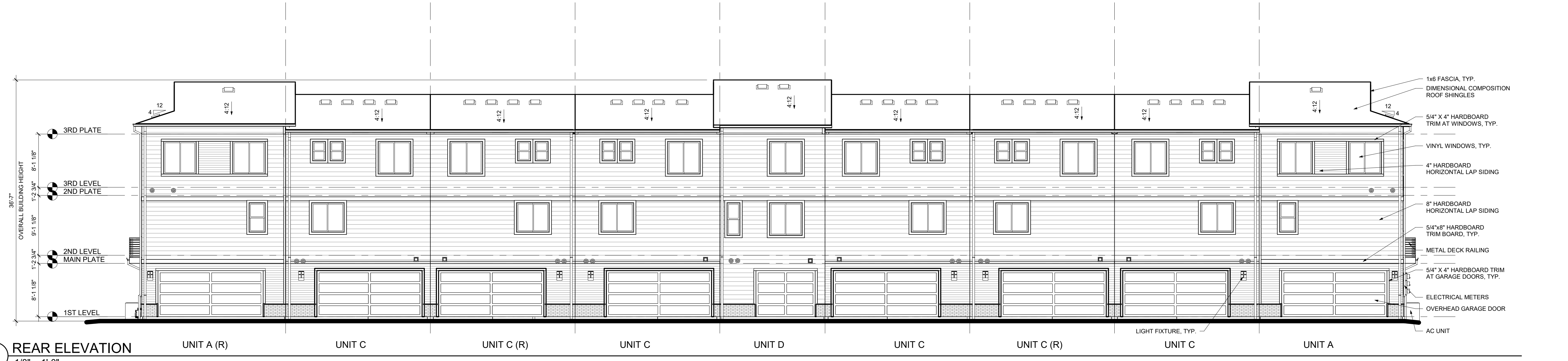
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TRAILSIDE TOWNHOMES
 2520-2576 S SYRACUSE WAY,
 DENVER, CO 80231
 21049

Godden|Sudik ARCHITECTS
 SEE WHAT COULD BE
 303.455.4437

DATE: 11/09/23
 DRAWN BY: ED
 CHECKED BY: AD

CHARACTER SHEET

4 OF 6

*BUILDING HEIGHTS SHOW FROM GRADE TO PEAK OF ROOF. ACTUAL MAX HEIGHT WILL BE CALCULATED PER ARAPAHOE COUNTY STANDARDS. MAXIMUM AVERAGE HEIGHT SHALL BE 36'-0" MAX.

Description:
 Sleek, 3" LED cylindrical wall lantern with downlight in elegant Graphite finish. One-piece aluminum wall brackets and heavy-duty aluminum framing. Fade and chip-resistant. UL listed for wet locations. Can be used indoor or outdoor.

P563000-143-30K



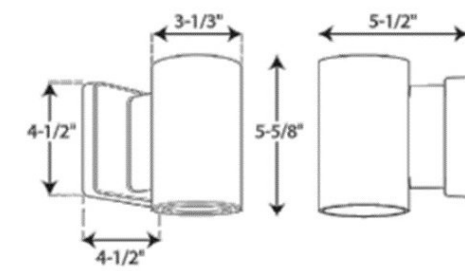
- Specifications:**
- Clear glass lens
 - 3" LED wall mount downlight cylinder
 - This sleek, contemporary cylinder is ideal for indoor or outdoor applications
 - A Graphite finish complements a variety of exterior
 - Warm white, 3000K, color temperature, 90 CRI
 - 90 Lumens, 75 lumens per watt (dimmers)
 - One-Piece Aluminum construction with durable powder-coated finish
 - Dimmable to 10% brightness with many Forward Phase (Frac) and Reverse Phase (RV) dimmers
 - Energy Star Qualified
 - Meets California T24 (AB-2016)
 - Dimmable to 10% brightness (See Dimming Notes)
 - Back plate covers a standard 4" recessed outlet box 4.4375 in W, 4.4375 in H, 1.015 in depth
 - Mounting strap for outlet box included
 - 6 in. of wire supplied

Performance:

Number of Modules	1
Input Power	12 W
Input Voltage	120 V
Input Frequency	60 Hz
Summed L/PW (Dimmed)	90/75 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	50000 (L70/TM-21)
EMC/RFI	FCC Title 47, Part 15, Class B
Max. Operating Temp.	40°C
Warranty	5-year Limited Warranty
Labels	CSA Wet Location Listed ENERGY STAR® qualified
	Meets California Title 24 (AB-2016)

Dimensions:

Width: 4-1/2 in
 Height: 5-3/8 in
 Depth: 5-1/2 in
 H/C/R: 3 in



NOTE:
 FOR DEVELOPMENT STANDARDS AND
 DETAILS SEE SHEET 2

TRAILSIDE TOWNHOMES

SPECIFIC DEVELOPMENT PLAN

PORTION OF SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 COUNTY OF ARAPAHOE, STATE OF COLORADO

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Denver, CO
 Evergreen, CO

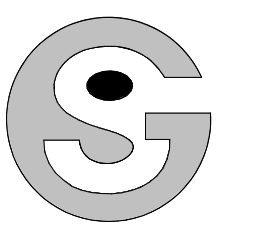
303.670.7242
 design@evstudio.com
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Contact:
 Brian Welch, PE
 brian.welch@evstudio.com
 303.670.7242 x50

UTILITY NOTIFICATION CENTER

FOR MARKING OF UNDERGROUND MEMBER UTILITIES
 EVSTUDIO ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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 21049

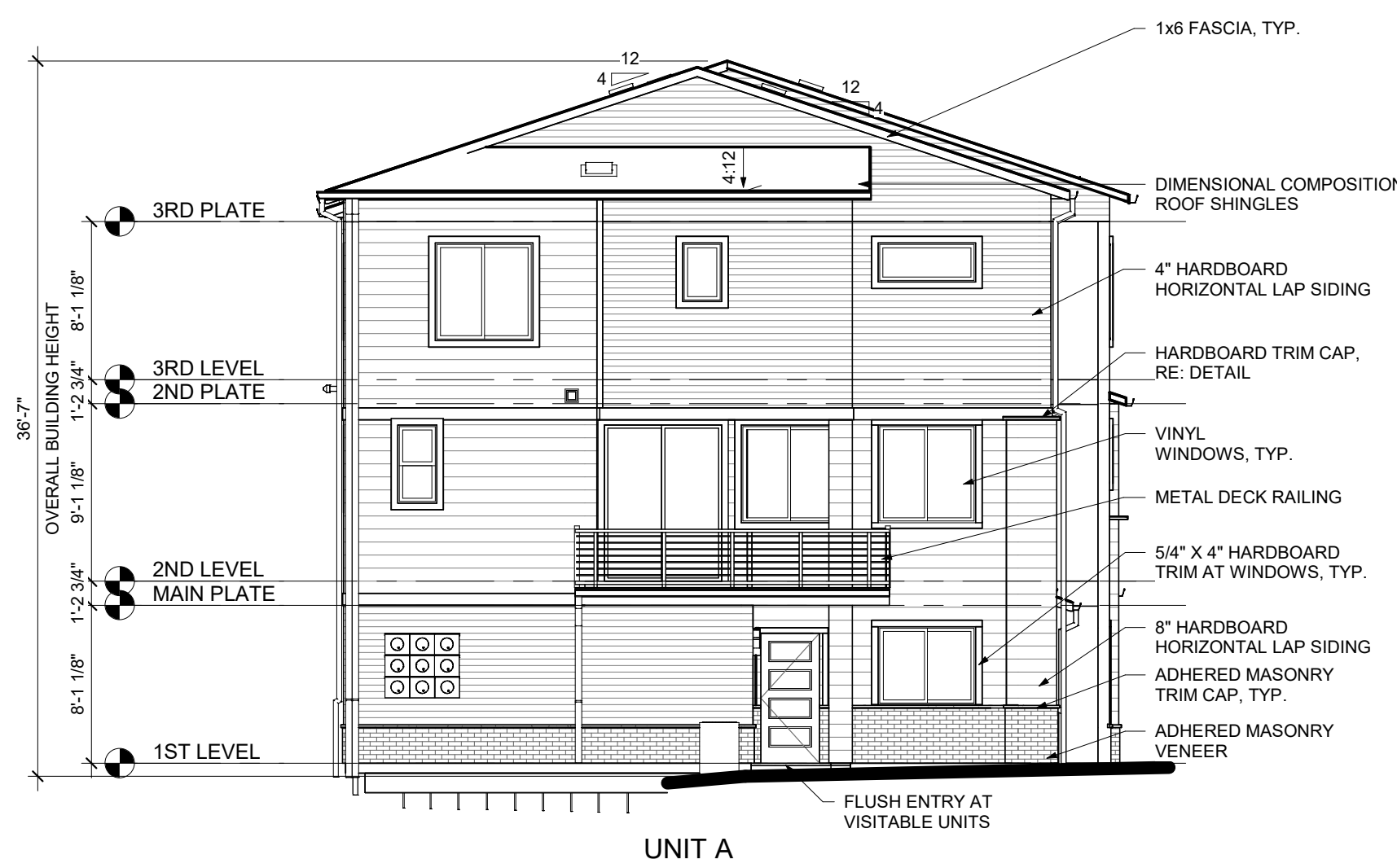


Godden|Sudik
 ARCHITECTS
 SEE WHAT COULD BE
 303.455.4437

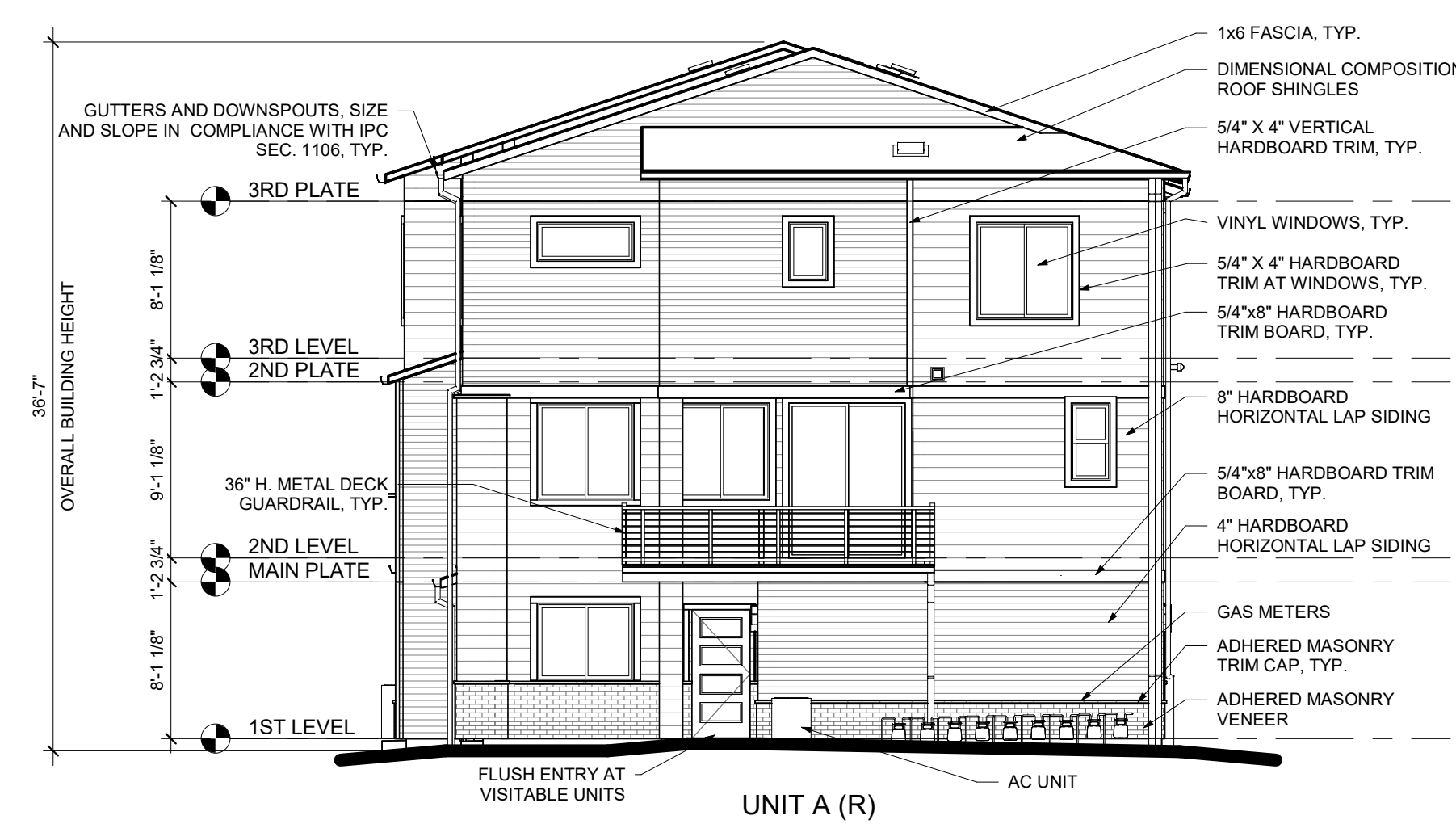
DATE: 11/09/23
 DRAWN BY: ED
 CHECKED BY: AD

CHARACTER SHEET

5 OF 6



2 LEFT ELEVATION
 1/8" = 1'-0"



1 RIGHT ELEVATION
 1/8" = 1'-0"

LANDSCAPE PLAN



WWW.ODGDESIGN.COM
 OUTDOOR DESIGN GROUP, INC.
 5690 WEBSTER STREET
 ARVADA, CO 80002
 (303) 993-4811



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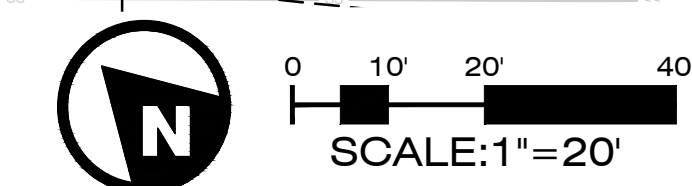
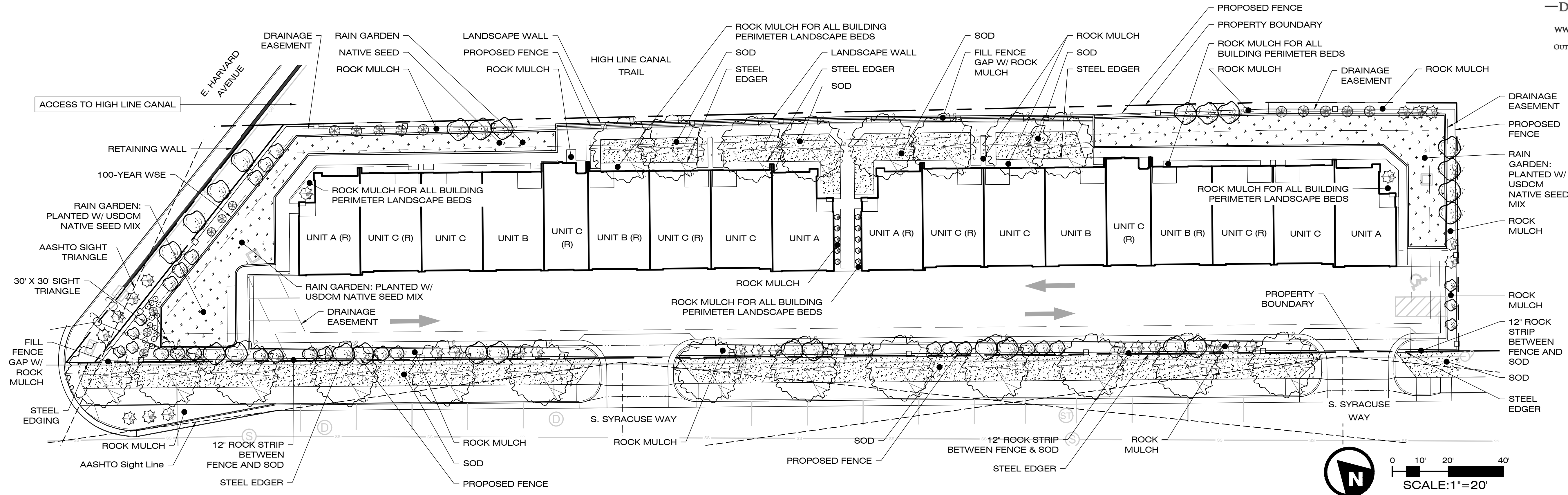
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LANDSCAPE LEGEND

- DECIDUOUS SHADE TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- SOD
- NATIVE SEEDING
 USDCM Native Seed Mix for Bioretention: (See Table 1)
 Reference: Mile High Flood District, Urban Storm Drainage Criteria Manual Volume 3 Update March 2024; Table BR-4, Native Seed Mix for Bioretention (Ch. 4; Pg. 9 of 13).

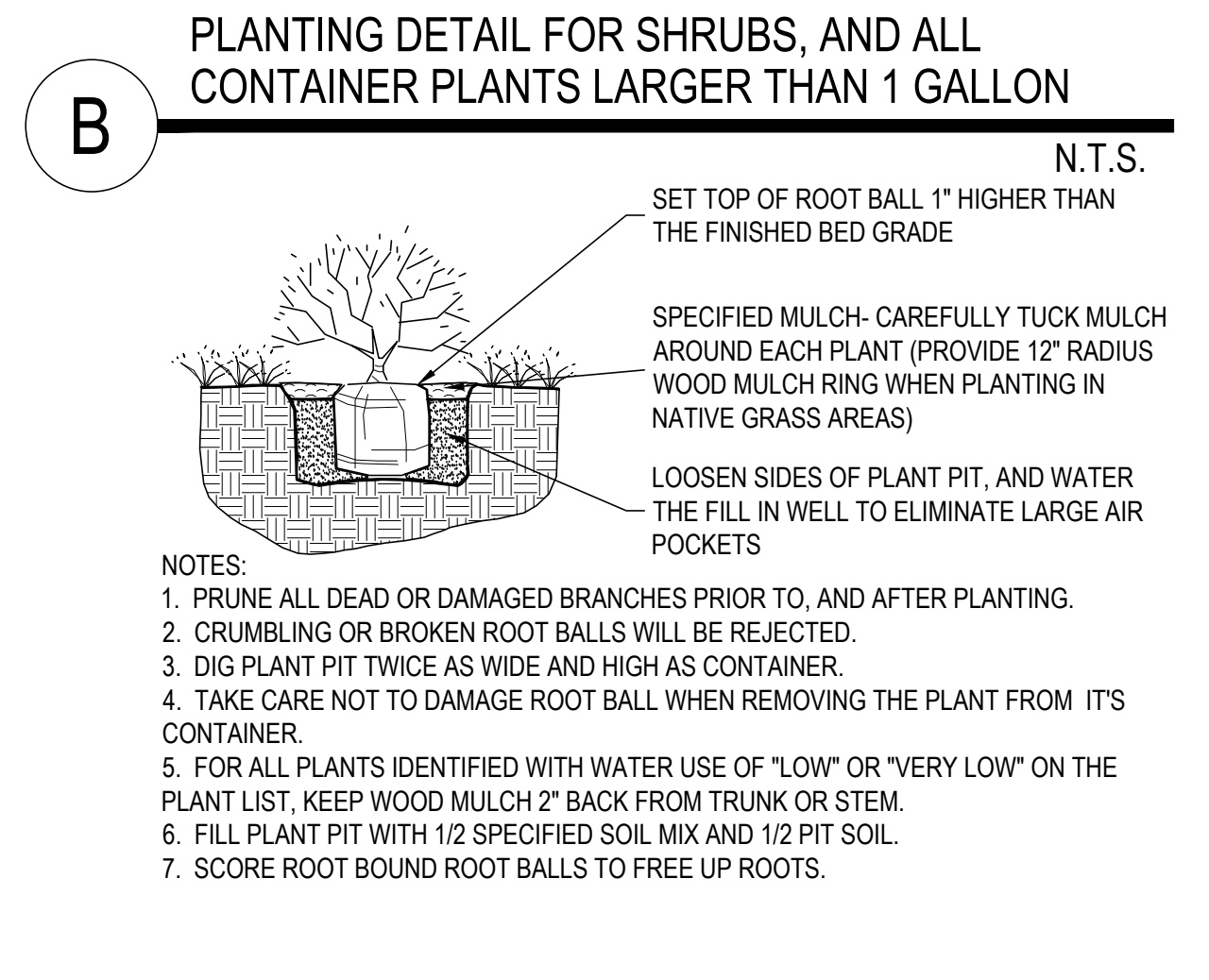
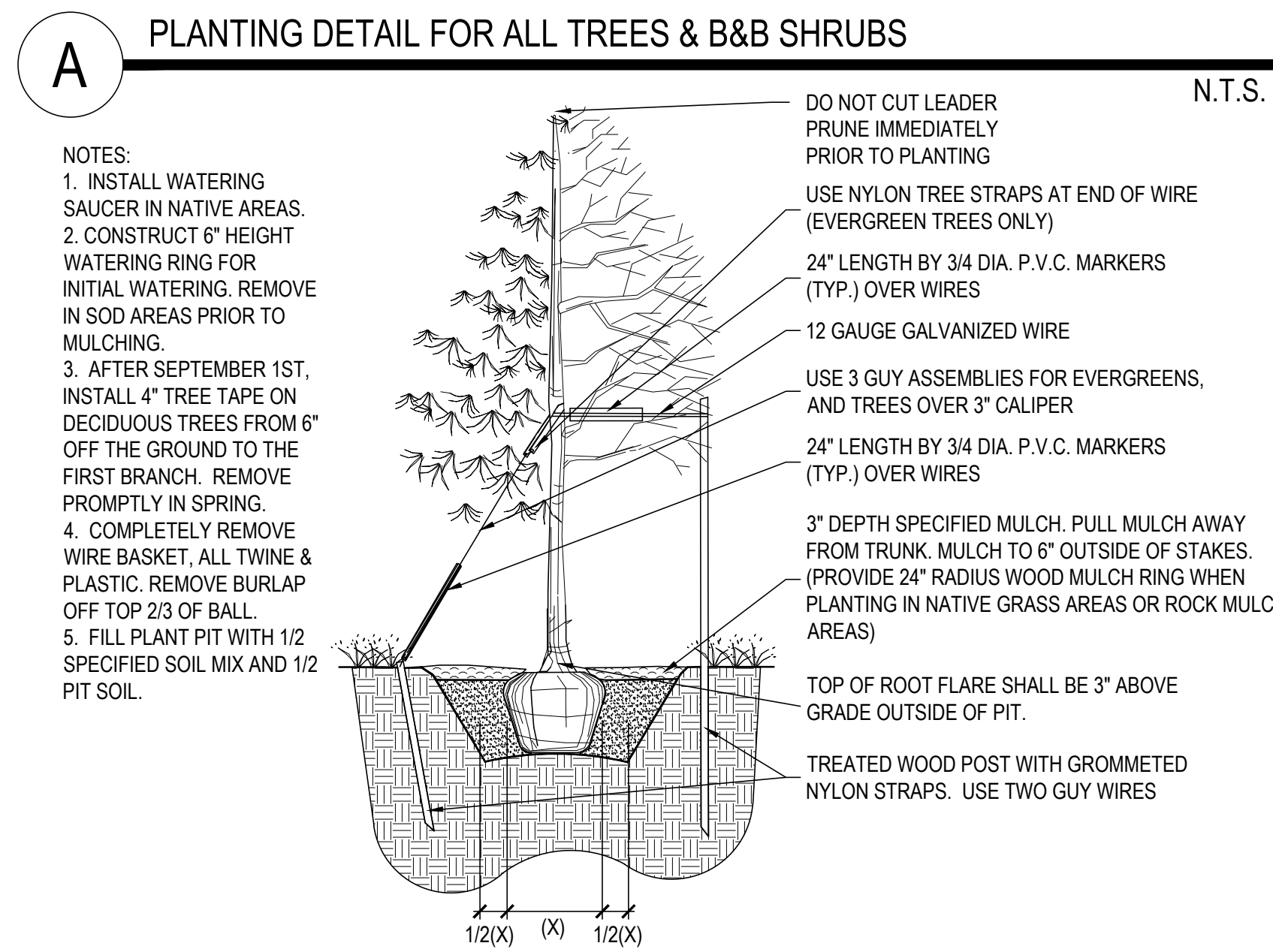


Table 1: USDCM NATIVE SEED MIX FOR BIORETENTION

TABLE BR-4, NATIVE SEED MIX FOR BIORETENTION

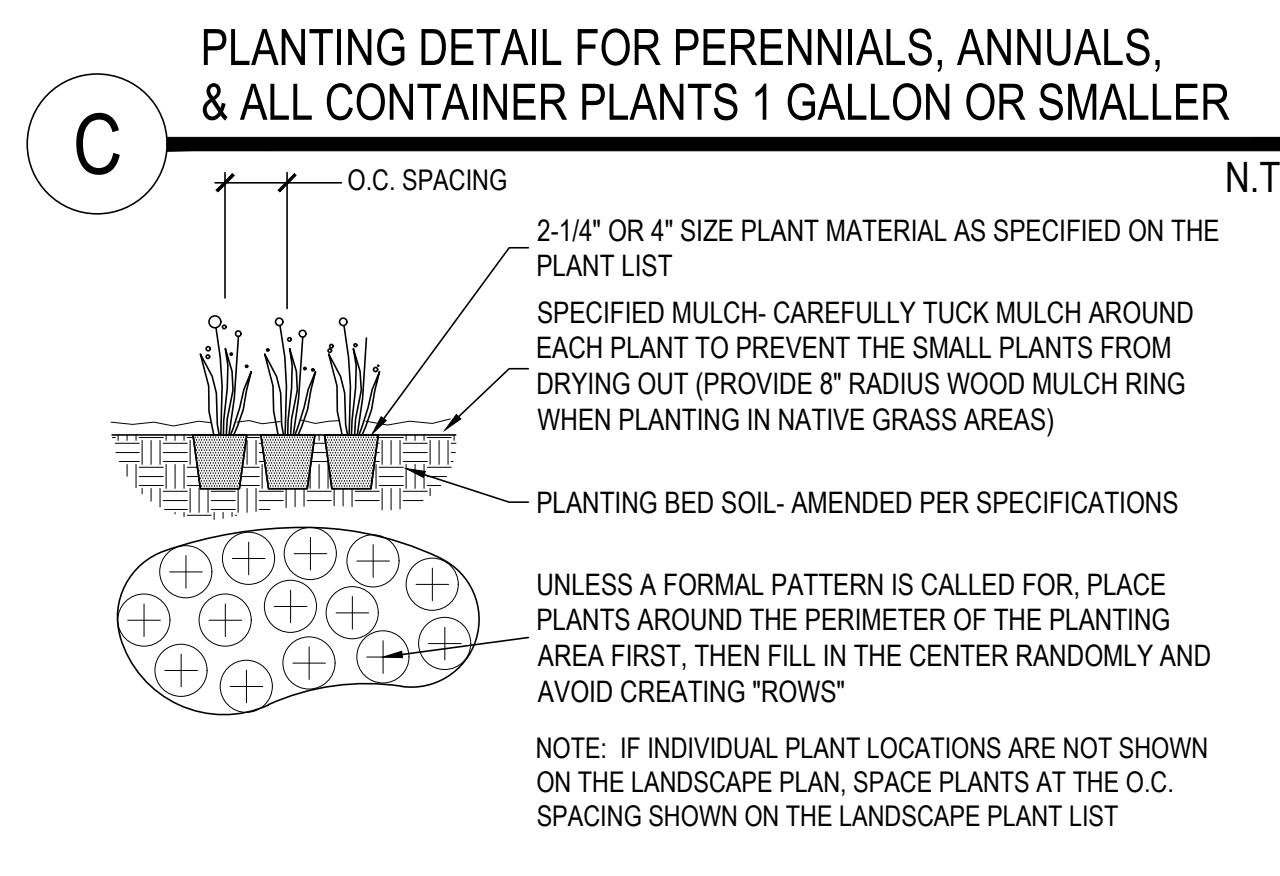
COMMON NAME	SCIENTIFIC NAME	VARIETY	PURE LIVE SEED (PLS)	
			POUNDS/ACRE	OUNCES/ACRE
Sand bluestem	<i>Andropogon hallii</i>	Garden	3.5	
Sideoats grama	<i>Bouteloua curtipendula</i>	Butte	3	
Prairie sandreed	<i>Calamovilfa longifolia</i>	Goshen	3	
Indian ricegrass	<i>Oryzopsis hymenoides</i>	Paloma	3	
Switchgrass	<i>Panicum virgatum</i>	Blackwell	4	
Western wheatgrass	<i>Pascopyrum smithii</i>	Ariba	3	
Little bluestem	<i>Schizachyrium scoparium</i>	Patura	3	
Alkali sacaton	<i>Sporobolus airoides</i>		3	
Sand dropseed	<i>Sporobolus cryptandrus</i>		3	
Pasture sage ¹	<i>Artemisia frigida</i>			2
Blue aster ¹	<i>Aster laevis</i>			4
Blanket flower ¹	<i>Gaillardia aristata</i>			8
Prairie coneflower ¹	<i>Ratibida columnifera</i>			4
Purple Prairie Clover ¹	<i>Dalea (Petalostemum) purpurea</i>			4
Sub-Totals:			27.5	22
Total pounds/acre			28.9	

¹Wildflower seed (optional) for a more diverse and natural look.

NOTES: REFERENCE: MILE HIGH FLOOD DISTRICT, URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3 UPDATE MARCH 2024; TABLE BR-4, NATIVE SEED MIX FOR BIORETENTION (CH. 4; PG. 9 OF 13).

GENERAL LANDSCAPE NOTES

- IN AREAS OF ROCK MULCH, ALL NEWLY PLANTED TREES, SHRUBS AND PERENNIALS SHALL HAVE A RING OF WOOD MULCH INSTALLED AROUND THE BASE OF EACH PLANT. SEE THE PLANTING DETAILS FOR THE SPECIFIC SIZING AND DEPTH OF THE WOOD MULCH.
- PLANTING BED AREAS SHALL BE MULCHED WITH 1-1/2" GRAY ROSE MULTI-COLORED RIVER ROCK, AT A DEPTH OF 3", INSTALLED OVER PERMEABLE WEED BARRIER FABRIC. DO NOT INSTALL EDGING BETWEEN WOOD MULCH AND ROCK MULCH AREAS.
- SOD EDGER SHALL BE 14 GAUGE ROLLED TOP STEEL EDGING (DARK GREEN COLOR) IN THE LOCATIONS SHOWN ON THE PLANS. EDGER IS NOT REQUIRED WHERE SOD ABUTS CONCRETE.
- ALL AREAS TO BE LANDSCAPED SHALL HAVE ORGANIC AMENDMENTS THOROUGHLY INCORPORATED INTO THE SOIL AT A RATE OF 5 CUBIC YARDS PER 1,000 SQUARE FEET, AND TILLED TO A DEPTH OF 6 INCHES.
- ALL SOD AREAS, BED AREAS, AND LANDSCAPE AREAS SHALL BE FINE GRADED PRIOR TO INSTALLATION OF NEW PLANT MATERIAL. ROCKS, WOOD, AND ANY MATERIAL LARGER THAN 1" IN DIAMETER SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO SODDING AND PLANTING NEW MATERIALS.
- EXISTING TURF, SHRUBS, TREES, AND PLANT MATERIAL TO BE REMOVED SHALL BE FULLY REMOVED FROM THE SITE, INCLUDING ALL ROOTS.
- ALL LANDSCAPED AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- SOD AREAS SHALL BE ZONED SEPARATELY THAN BEDS, AND SHALL BE IRRIGATED VIA POP-UP SPRAY HEADS PROVIDING FULL (HEAD TO HEAD) COVERAGE. HEADS SHALL BE COMMERCIAL GRADE WITH REPLACEABLE NOZZLES, PRESSURE REGULATORS, AND CHECK VALVES.
- BED AREAS SHALL BE ZONED SEPARATELY THAN SOD AREAS, AND SHALL BE IRRIGATED BY INDIVIDUAL DRIP EMITTERS TO EACH PLANT. DRIP COMPONENTS SHALL BE COMMERCIAL GRADE RAIN-BIRD OR EQUAL POINT SOURCE EMITTERS, WITH ALL PLANTS RECEIVING IRRIGATION.



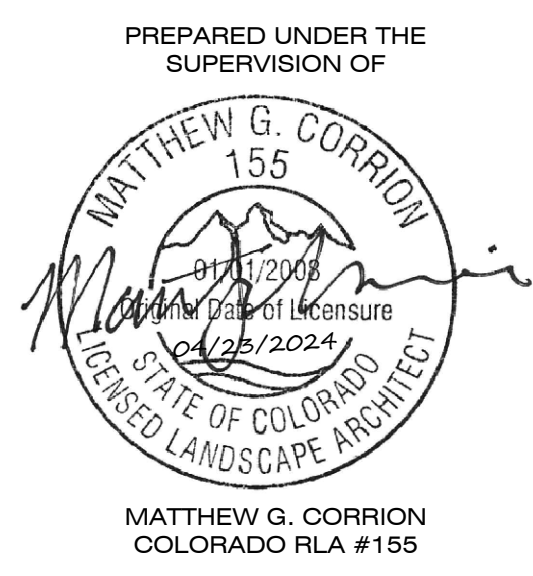
RAIN GARDEN NOTES

- THE RAIN GARDEN WILL BE PLANTED WITH VEGETATIVE MATERIAL.
- LIMIT ALL STRUCTURES AND VEGETATION TO 36" MAX HEIGHTS - SAME RESTRICTIONS (APPLY IN THE SQUARED OFF SECTION IN THE ROW ADJACENT TO THE 30X30 SIGHT TRIANGLE RESTRICTIONS).

IRRIGATION NOTES

- ALL REQUIRED LANDSCAPED AREAS SHALL BE SERVED BY A FUNCTIONING AUTOMATIC DRIP OR SPRAY IRRIGATION SYSTEM UNLESS OTHERWISE APPROVED BY THE PWD DEPARTMENT.
- TEMPORARY IRRIGATION METHODS SHALL BE REQUIRED WHEN NATIVE SEED MIXES OR OTHER LOW WATER PLANTINGS (ANY PLANT MATERIAL) ARE UTILIZED REQUIRING TEMPORARY IRRIGATION.

TRAILSIDE
 TOWNHOMES
 2520-2576 S SYRACUSE WAY
 DENVER, CO 80231



REVISION:

DATE	DESCRIPTION
04/23/2024	SPECIFIC DEVELOPMENT PLAN
	DRAWN BY:
	CHECKED BY:

LANDSCAPE PLAN
 6 OF 6