

CHECKED BY:  
JRS  
DRAWN BY:  
JRS

STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE SPECIFIC DEVELOPMENT PLAN KNOWN AS DAYTON POINT, 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

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 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 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

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.

MAINTENANCE OF COMMON AREAS

THE PUBLIC RIGHT-OF-WAY (ALONG E. MISSISSIPPI AVENUE AND S. DAYTON STREET), THE DETENTION/WATER QUALITY POND(S), THE PRIVATE ROADWAY AND COMMON OPEN SPACE AND ALL 'NON-ENCLOSED' PRIVATE SIDE YARDS SHALL BE MAINTAINED BY A COMMON HOA.

LANDSCAPE DEVELOPMENT

REAR YARDS VISIBLE FROM THE COMMON AREAS OUTSIDE OF A FENCED AREA AND ADJACENT TO PUBLIC RIGHT OF WAY SHALL BE LANDSCAPED BY THE BUILDER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY IN ACCORDANCE WITH THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE. RIGHT-OF-WAY FRONTAGES AND PERIMETER BUFFERS SHALL BE LANDSCAPED BY THE DEVELOPER IN ACCORDANCE WITH THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE. ENHANCED LANDSCAPE SCREENING/BUFFERING AND/OR FENCING SHALL BE PROVIDED ADJACENT TO THE MULTI-FAMILY PARCELS, LOCATED ADJACENT TO THE WESTERN AND SOUTHERN BOUNDARY OF THE PROPERTY.

LANDSCAPE BUFFER AREAS

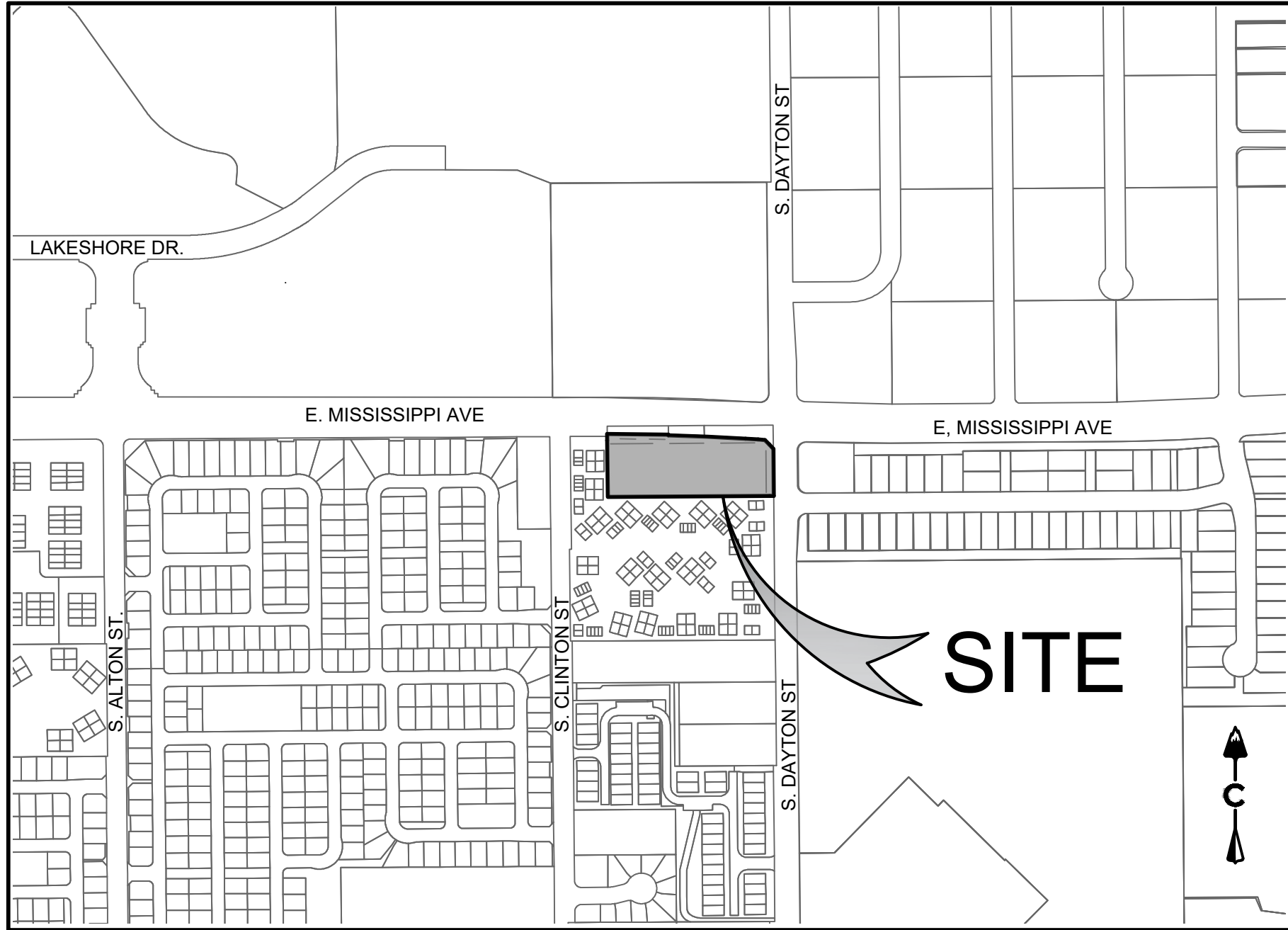
WITHIN THE DENOTED LANDSCAPE AREAS, LANDSCAPE SHALL BE SUPPLEMENTED WITH LARGE DECIDUOUS SHADE TREE SPECIES AND LARGE EVERGREEN TREE SPECIES. AT LEAST 50 PERCENT OF REQUIRED TREES SHALL BE EVERGREEN SPECIES, AND SHRUBS MAY CONSIST OF TALL DECIDUOUS SPECIES AND EVERGREEN SPECIES PLANTED IN NATURALISTIC MASSES TO OBSTRUCT VIEWS OF DEVELOPMENT FROM EXISTING ADJACENT PROPERTIES.

SIGNAGE

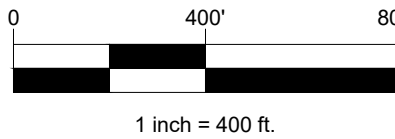
ALL PROPOSED MONUMENTATION AND SIGNAGE FOR THE DEVELOPMENT SHALL CONFORM TO THE ARAPAHOE COUNTY SIGN CODE FOR TYPES, LOCATIONS, MAXIMUM DIMENSIONS, ETC.

# DAYTON POINT SPECIFIC DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4, OF SECTION 22,  
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ARAPAHOE, STATE OF COLORADO



## VICINITY MAP



SPECIFIC NOTES

STREET LIGHTING:

ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS PLAN, TOGETHER WITH RATES, RULES, AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNER OR OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE PLAN ACCORDING TO APPLICABLE RATES, RULES, AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.

AIRPORT INFLUENCE AREA NOTE (OFF-SITE IMPROVEMENTS):

TO CARRY OUT ONE OR MORE OF THE FOLLOWING AS MAY BE REQUIRED BY THE BOARD OF COUNTY COMMISSIONERS:

- TO PARTICIPATE AND COOPERATE IN ANY TRANSPORTATION MANAGEMENT PROGRAM AS SPECIFIED IN THE AIRPORT INFLUENCE AREA TRANSPORTATION STUDY, IF SUCH A PROGRAM IS APPROVED AND/OR ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.

AIRPORT INFLUENCE AREA NOTE (EASEMENT/HAZARD EASEMENT):

AN AVIATION AND HAZARD EASEMENT AFFECTING ALL PROPERTY CONTAINED WITHIN THIS FINAL DEVELOPMENT PLAN HAS BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENT CAN BE FOUND AT RECEPTION NUMBER B4182079 AND IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER.

THE LANDS CONTAINED WITHIN THIS FINAL DEVELOPMENT PLAN LIE WITHIN THE AIRPORT INFLUENCE AREA, AN AREA WHICH IS LIKELY TO BE AFFECTED BY AIRCRAFT OPERATIONS AND THEIR POTENTIAL NOISE AND/OR CRASH HAZARDS TO A GREATER DEGREE THAN LANDS SITUATED OUTSIDE OF THE INFLUENCE AREA.

ALL LANDS CONTAINED WITHIN THIS FINAL DEVELOPMENT PLAN SHALL COMPLY WITH F.A.R. PART 77, "HEIGHT AND OBSTRUCTIONS CRITERIA".

DRAINAGE:

ALL DRAINAGE, DETENTION POND AND STORM SEWER EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S STORMWATER AND DRAINAGE REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, INCLUDING THOSE RECORDED ON JUNE 5, 1997, AT RECEPTION NUMBER A7066570, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

PUBLIC USE EASEMENT:

ALL PUBLIC USE EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE PUBLIC USE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S EASEMENT REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, IF ANY, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

SHEET INDEX

- |     |                           |
|-----|---------------------------|
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| 3   | LANDSCAPE PLAN            |
| 4   | LANDSCAPE NOTES & DETAILS |
| 5   | OPEN SPACE EXHIBIT        |
| 6   | 4-PLEX CHARACTER SHEET    |
| 7   | 5-PLEX CHARACTER SHEET    |
| 8   | 7-PLEX CHARACTER SHEET    |

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF 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: \_\_\_\_\_

CERTIFICATE OF OWNERSHIP

I \_\_\_\_\_ HEREBY AFFIRM  
THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING  
OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS  
DAYTON POINT, SDP223-001

OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_

AS \_\_\_\_\_ OF \_\_\_\_\_ AN AUTHORIZED SIGNATORY.

BY \_\_\_\_\_ WITNESS MY HAND AND SEAL  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY NUMBER \_\_\_\_\_

PURPOSE

THIS PROJECT AIMS TO TRANSFORM THE SITE INTO A HIGH-QUALITY RESIDENTIAL AREA, ENHANCING ITS APPEAL WITH SUBSTANTIAL OPEN SPACES TO MITIGATE THE MONOTONY TYPICAL OF URBAN LANDSCAPES. SITUATED WITHIN THE PLANNED UNIT DEVELOPMENT (PUD) ZONE DISTRICT, THE DEVELOPMENT INTEGRATES SINGLE-FAMILY ATTACHED TOWNHOMES. AS PER THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE (LDC), DEVELOPMENTS IN RESIDENTIAL MULTI-FAMILY ZONES MUST ADHERE TO THE PUD PROCESS, ENSURING COMPLIANCE WITH REGULATORY STANDARDS WHILE FOSTERING INNOVATIVE AND COMMUNITY-ORIENTED DESIGN SOLUTIONS.

BENCHMARK

NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION A 410, BEING A METAL ROD IN RANGEBOX STAMPED "A 410" LOCATED AT THE INTERSECTION OF SOUTH MONACO PARKWAY AND FLOYD AVENUE, 79.9 FEET EAST OF THE CENTERLINE OF NORTH BOUND FLOYD AVENUE, 26.2 FEET SOUTH OF THE CENTERLINE OF FLOYD AVENUE, AND 0.7 FEET SOUTH OF A FENCE CORNER.

PROJECT BENCHMARK ELEVATION = 5474.94 FEET

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED UPON THE ASSUMPTION THAT THE NORTH LINE OF THE NORTHWEST QUARTER SECTION LINE OF SECTION 22, BEARS SOUTH 89° 10'20"W, 2634.03'.

LEGAL DESCRIPTION

LOT 1, BLOCK 1 AND TRACTS A AND B,  
FRIEDBERG SUBDIVISION FILING NO. 1,  
COUNTY OF ARAPAHOE  
STATE OF COLORADO  
ACREAGE: 1.974



CORE CONSULTANTS, INC.  
3473 S. BROADWAY  
ENGLEWOOD, CO 80113  
303.703.4444  
LIVEYOURCORE.COM

DAYTON POINT  
DAYTON POINT SUBDIVISION FILING NO.1  
ARAPAHOE COUNTY, COLORADO

APPLICANT:  
ALPERT MULTIFAMILY  
DEVELOPMENT LLC  
1201 S. PARKER RD #200  
DENVER, CO 80231

NOT FOR  
CONSTRUCTION

DATE:  
9/22/2023 SDP-01  
2/22/2024 SDP-02  
7/12/2024 SDP-03  
3/13/2025 SDP-04  
5/20/2025 SDP-05  
6/13/2025 SDP-06

SHEET TITLE:  
COVER SHEET



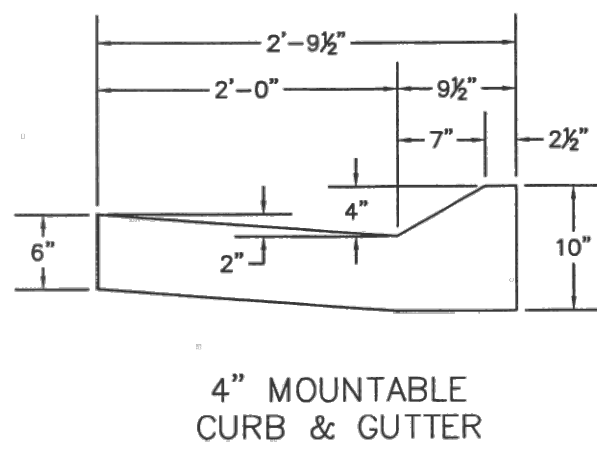
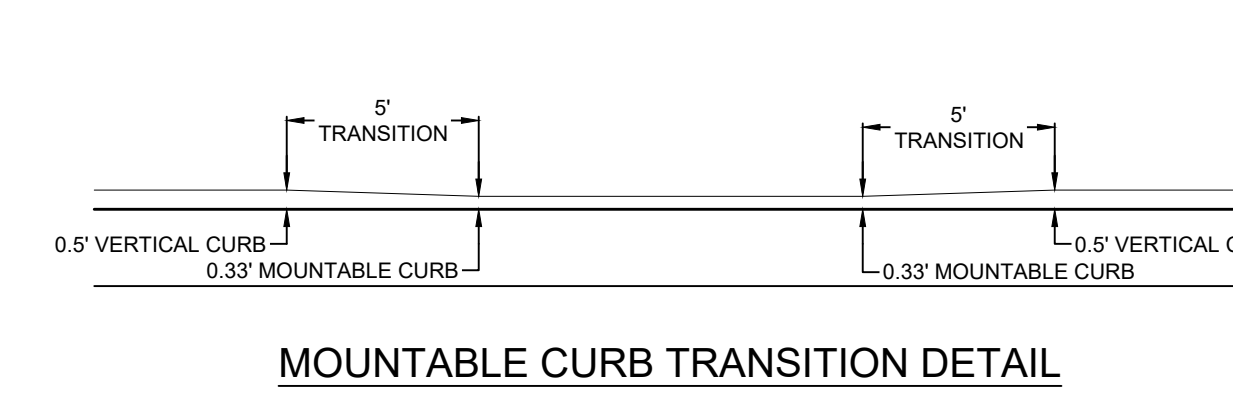
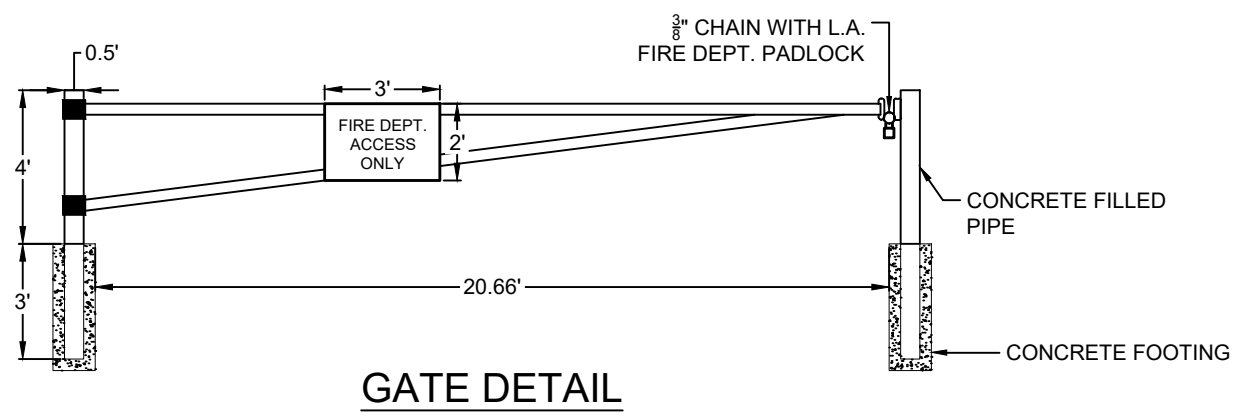
EX(S)TING PDP (Z14-007)		PROPOSED (SDP223-001)
GROSS SITE AREA	1.974 AC. / 85,993 SF	1.974 AC. / 85,993 sf
LAND USE	SINGLE FAMILY ATTACHED DWELLING UNITS - TOWNHOME, CLUSTER DEVELOPMENT, PATIO HOME, DUPLEX, TRI-PLEX, QUAD DEVELOPMENT AND SIMILAR USES, MULTI-FAMILY DWELLING UNIT-APARTMENT OR CONDOMINIUM UNIT	TOWNHOMES
DENSITY (MAX)	13 DU/Ac.	20 DU/Ac.
ZONING	R-PH - RESIDENTIAL PUD - HIGH DENSITY	PLANNED UNIT DEVELOPMENT
NUMBER OF UNITS (MAX)	25	37

DEVELOPMENT CRITERIA		
SETBACKS		
PERIMETER SETBACK FOR PRINCIPAL USE (MIN.)	20'	40' (NORTH PROPERTY LINE) 25' (EAST PROPERTY LINE) 10' (SOUTH & WEST PROPERTY LINES)
DISTANCE BETWEEN UNITS (MIN.)	10'	10'
BUILDING SETBACK FROM DRIVE AISLE (MIN.)	4'	0'
BUILDINGS		
HEIGHT (MAX.)	50'	40'
# STORIES	N/A	3
LOT COVERAGE (MAX) (% OF LOT AREA)	65%	40%
OPEN SPACE (MIN.)	35%	37.016%**
PARKING (MINIMUM)	2 SPACES PER UNIT	2 SPACES PER UNIT, 74 SPACES***
GUEST SPACES	0.25 SPACES PER UNIT	10 REQUIRED, 13 PROVIDED*
ACCESSIBLE PARKING		1 REQUIRED (VAN), 2 PROPOSED*

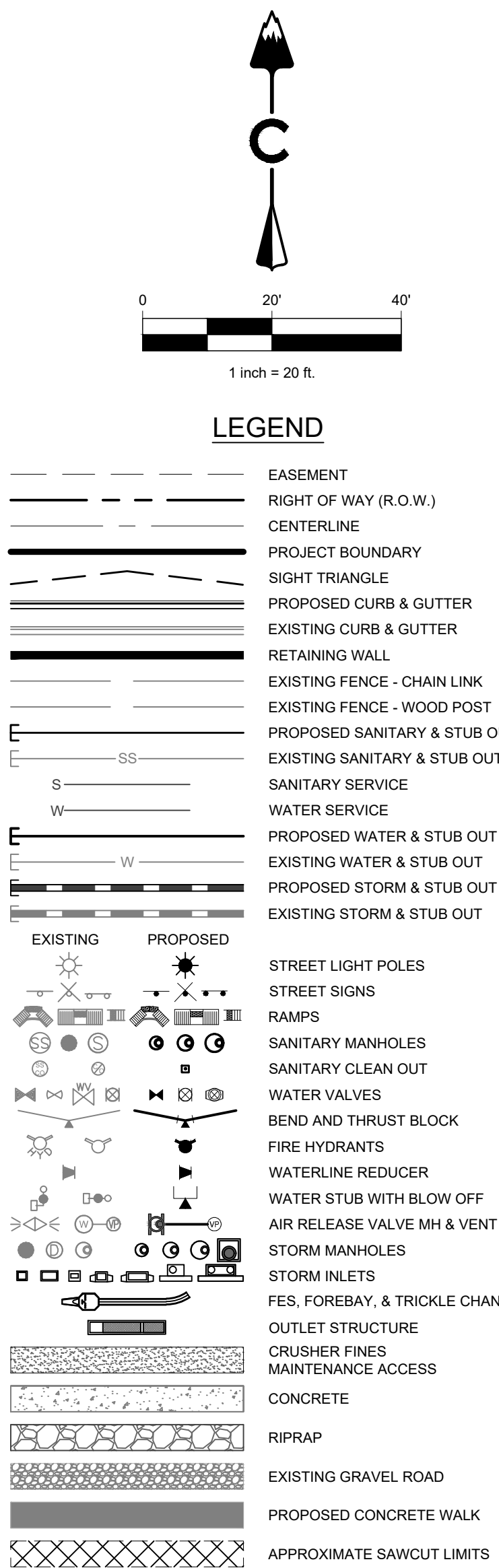
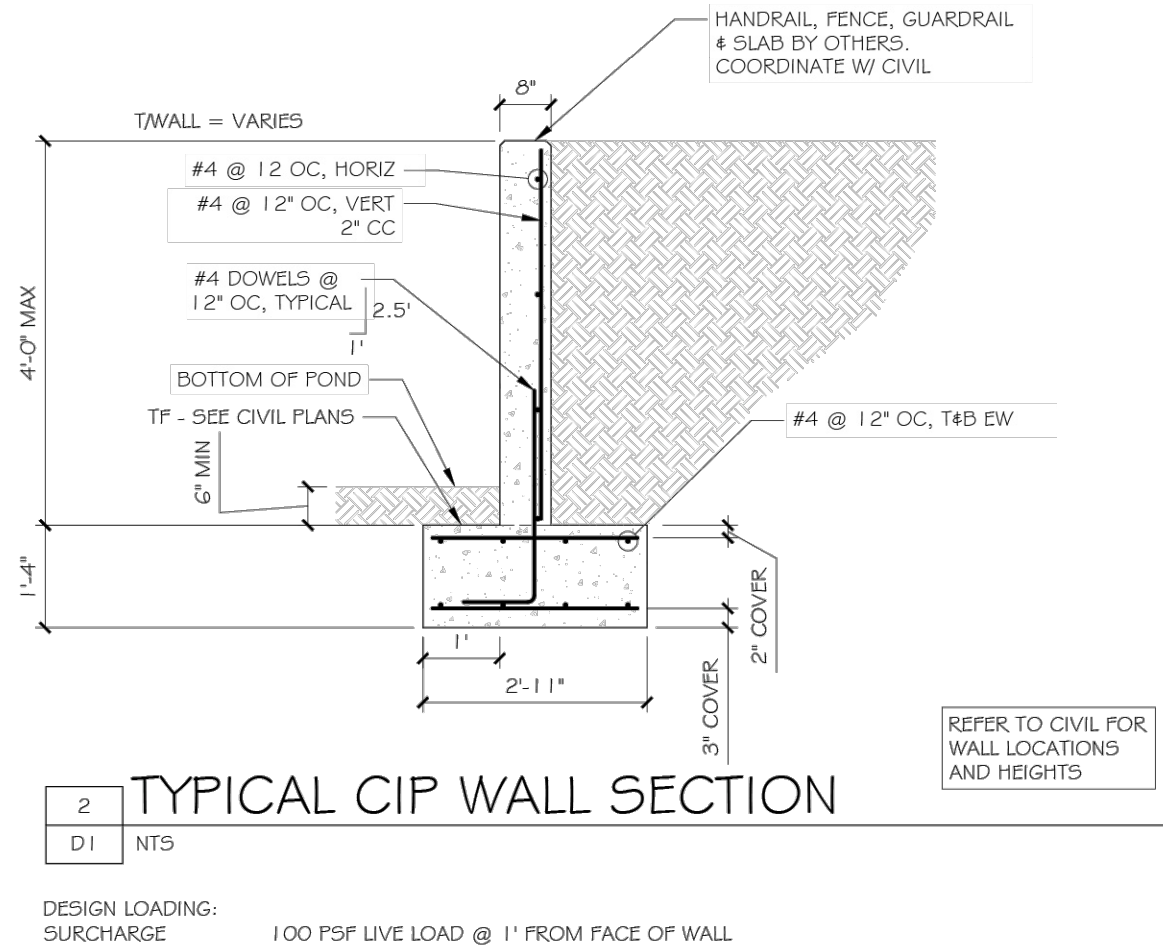
\* TWO ADA PARKING STALLS INCLUDED IN THIS TOTAL, ONE OF WHICH IS VAN ACCESSIBLE.  
\*\* ONLY THE PORTION OF THE DETENTION POND THAT IS ABOVE THE 100-YEAR WATER SURFACE ELEVATION IS COUNTED TOWARDS OPEN SPACE.  
\*\*\* SINGLE CAR GARAGES WILL HAVE TANDEM PARKING.



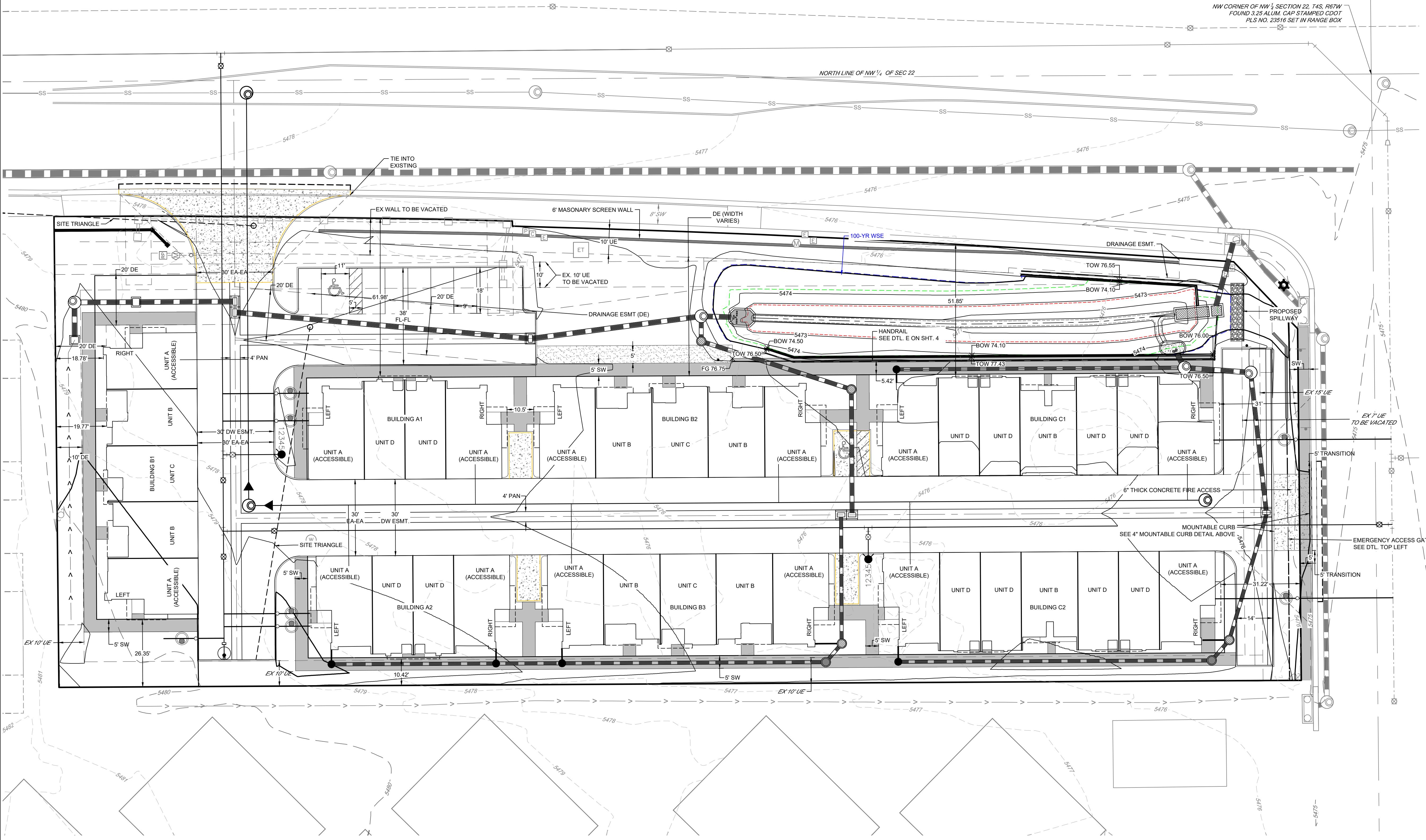
DAYTON POINT  
SPECIFIC DEVELOPMENT PLAN  
A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4, OF SECTION 22,  
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ARAPAHOE, STATE OF COLORADO



**FIRE FLOW REQUIREMENTS:**  
TOTAL FIRE FLOW REQUIRED FOR THIS SITE IS 2,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.  
THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 3 FIRE HYDRANTS.  
(2 HYDRANTS WILL PROTECT EACH BUILDING)  
CODE USED FOR ANALYSIS: 2021 IFC  
OCCUPANCY GROUP(S): IRC TOWNHOMES  
CONSTRUCTION TYPE(S): V-B  
FIRE FLOW CALCULATION AREA FOR THE 7 UNIT TOWNHOME BLDG: 9,006 SF  
THE TOWNHOME BUILDINGS ARE NOT SPRINKLERED



**NOTES:**  
1. NO PARKING TO OCCUR IN FRONT OF THE GARAGES.  
2. THE COUNTY REQUIRES A MINIMUM 1-FOOT OF FREEBOARD BETWEEN THE LOWEST ACCESSIBLE SURFACE ENTRANCE (I.E. LOWEST WINDOW WELL/BASEMENT WINDOW OR THE FIRST FLOOR ELEVATION, WHICHEVER IS LOWER) AND 100-YEAR WATER SURFACE ELEVATION FOR ALL STRUCTURES ADJACENT TO THE ON-SITE DRAINAGE FACILITIES.



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SHEET TITLE:  
SITE PLAN

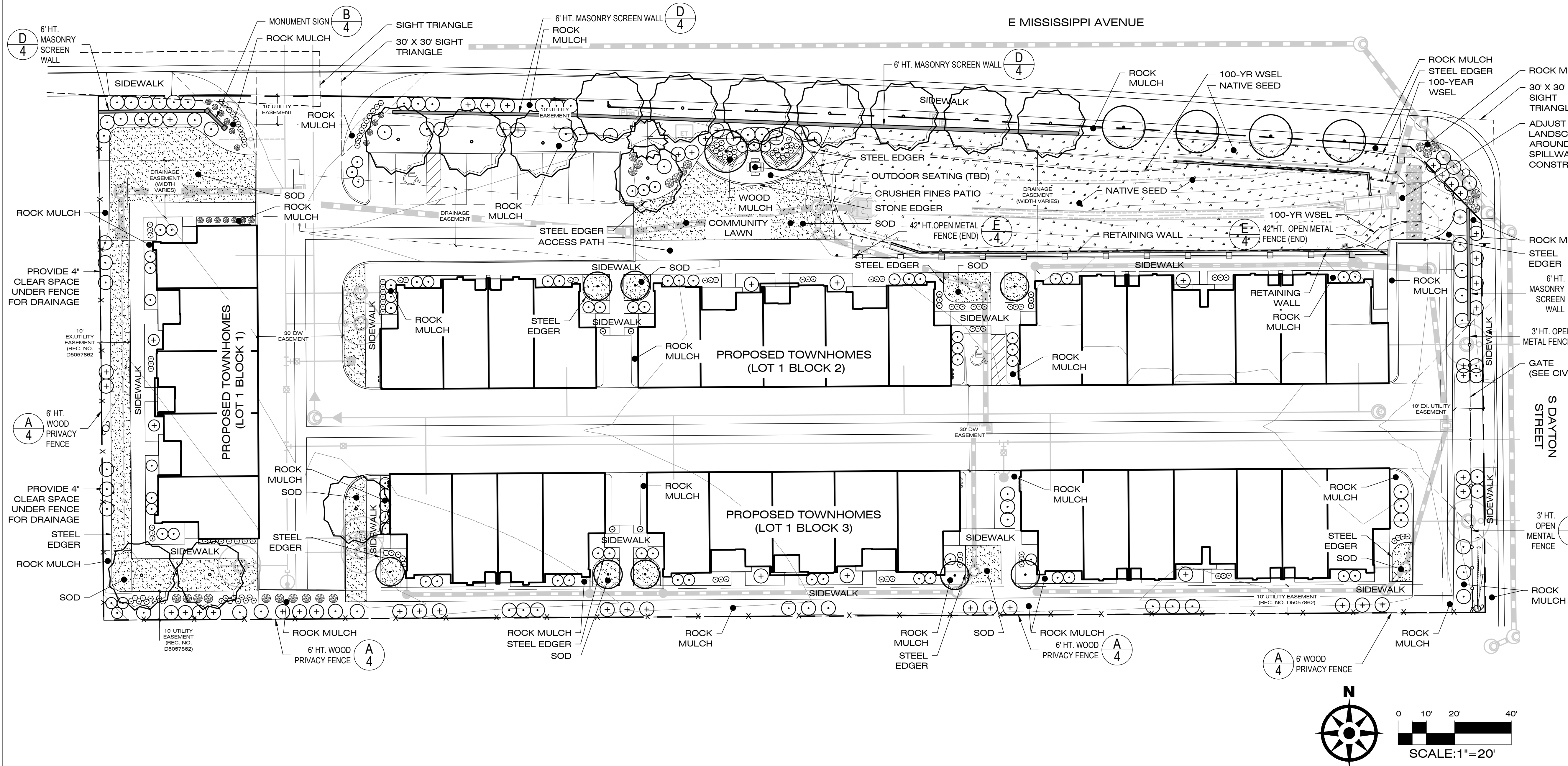




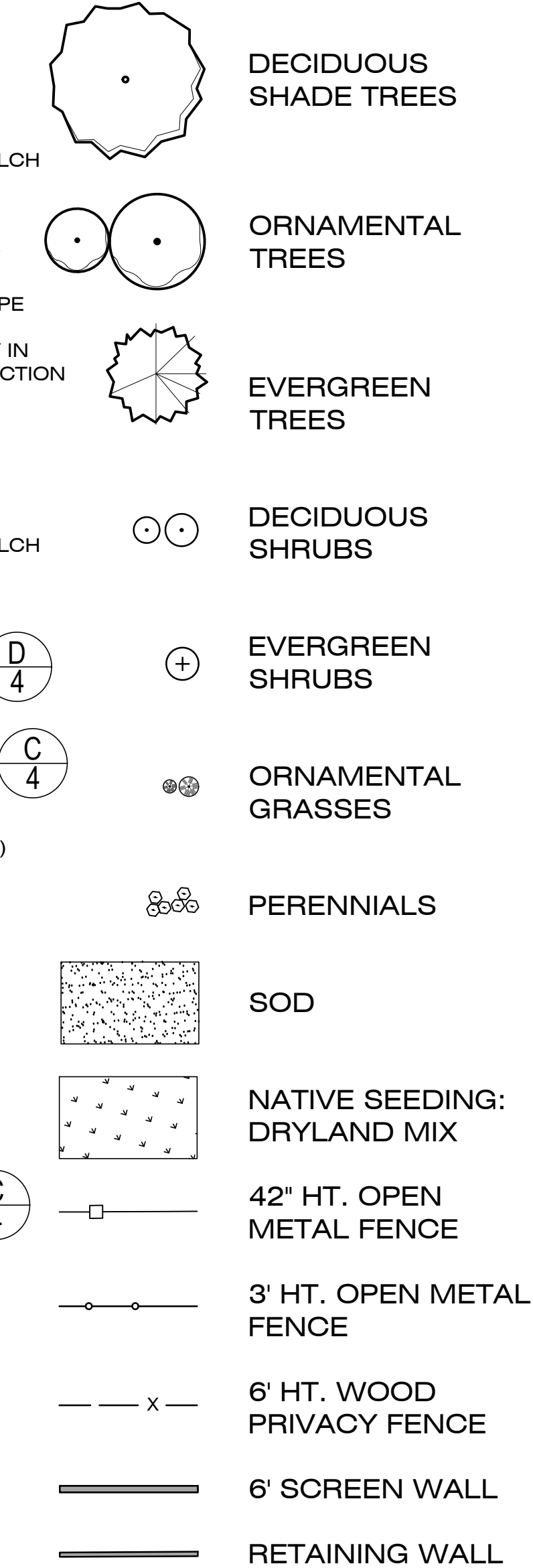
DAYTON POINT  
SPECIFIC DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE NORTHWEST ¼, OF SECTION 22, TOWNSHIP 5, SOUTH RANGE 67  
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHO, STATE OF COLORADO

LANDSCAPE PLAN



LANDSCAPE LEGEND



GENERAL LANDSCAPE NOTES

"ALL DESIGN DETAILS TO BE FURTHER  
DEFINED WITH THE ADMINISTRATIVE SITE  
PLAN."

OPEN SPACE CALCULATIONS

- TOTAL AREA: 85,993 SQ FT
- OPEN SPACE AREA: 31,993 SQ FT\*
- OPEN SPACE: 37.210%

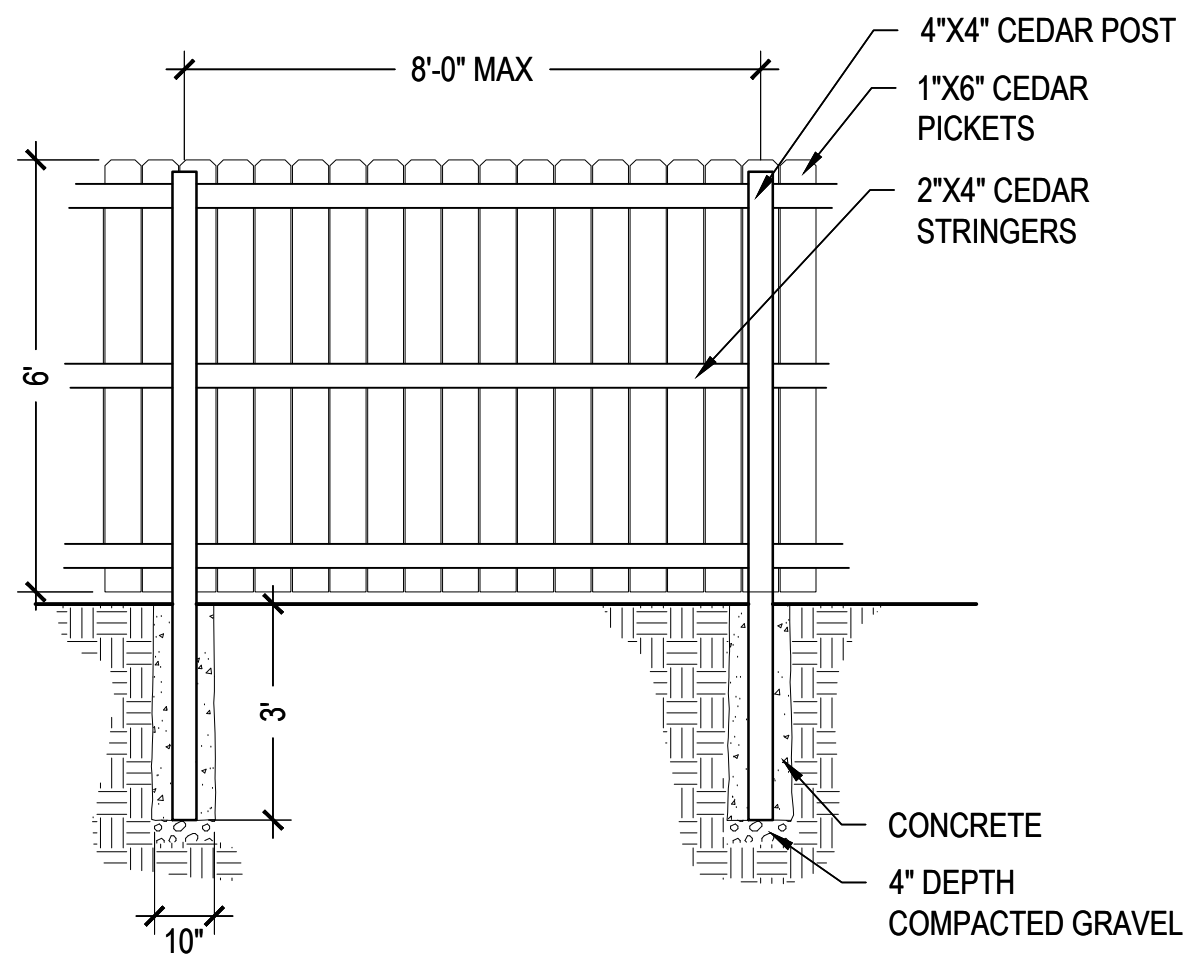
NOTES:  
\*SEE SHEET 5 FOR FULL CALCULATIONS

IRRIGATION NOTES

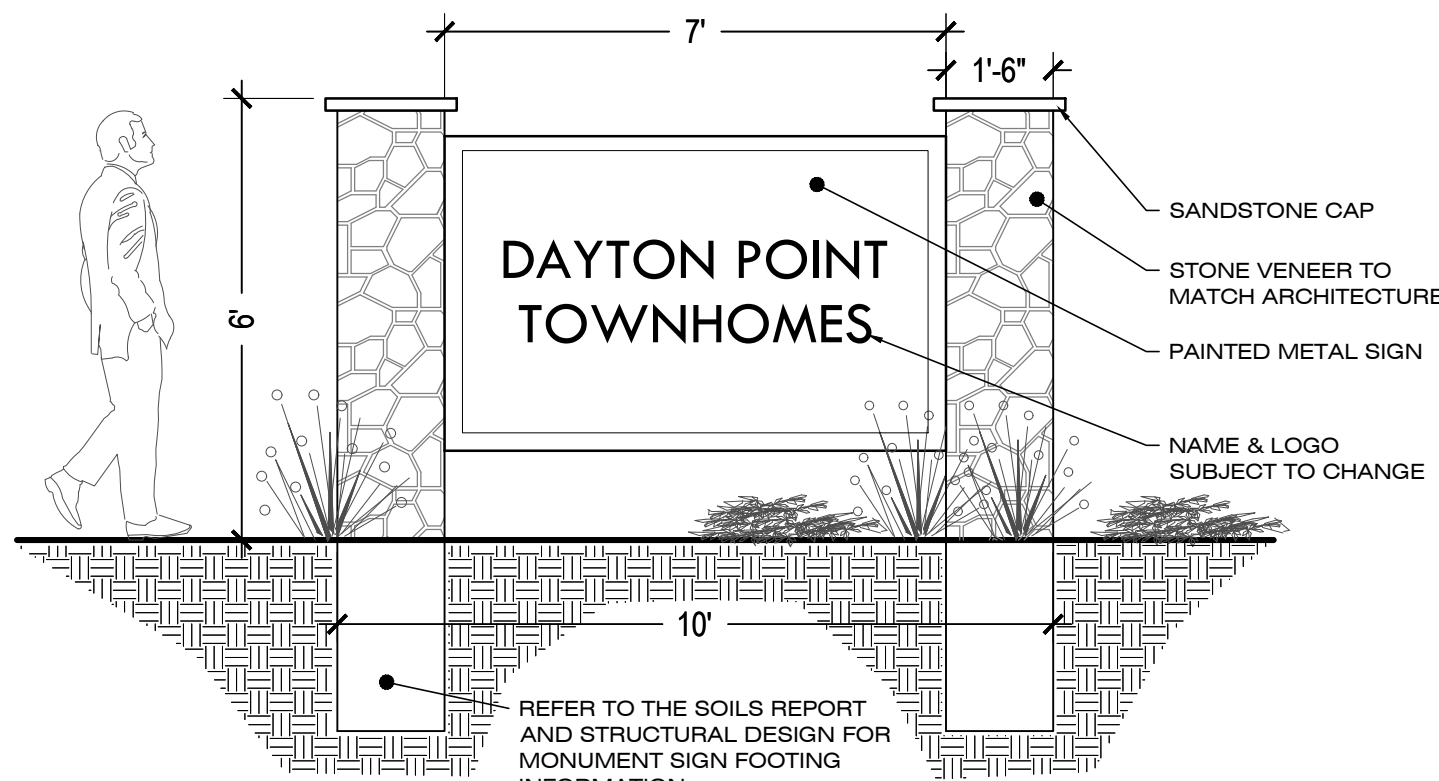
- SOD AREAS SHALL BE ZONED SEPARATELY THAN BEDS, AND SHALL BE IRRIGATED VIA 4" POP-UP SPRAY HEADS PROVIDING FULL (HEAD TO HEAD) COVERAGE. HEADS SHALL BE COMMERCIAL GRADE WITH REPLACEABLE NOZZLES, PRESSURE REGULATORS, AND CHECK VALVES.
- BED AREAS SHALL BE ZONED SEPARATELY THAN SOD AREAS, AND SHALL BE 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.
- VALVES AND VALVE BOXES SHALL BE COMMERCIAL GRADE WITH PRESSURE REDUCING VALVES USED FOR ALL DRIP ZONES.

DAYTON POINT  
SPECIFIC DEVELOPMENT PLAN  
A PARCEL OF LAND LOCATED IN THE NORTHWEST ¼, OF SECTION 22, TOWNSHIP 5, SOUTH RANGE 67  
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A 6' HT. WOOD PRIVACY FENCE N.T.S.

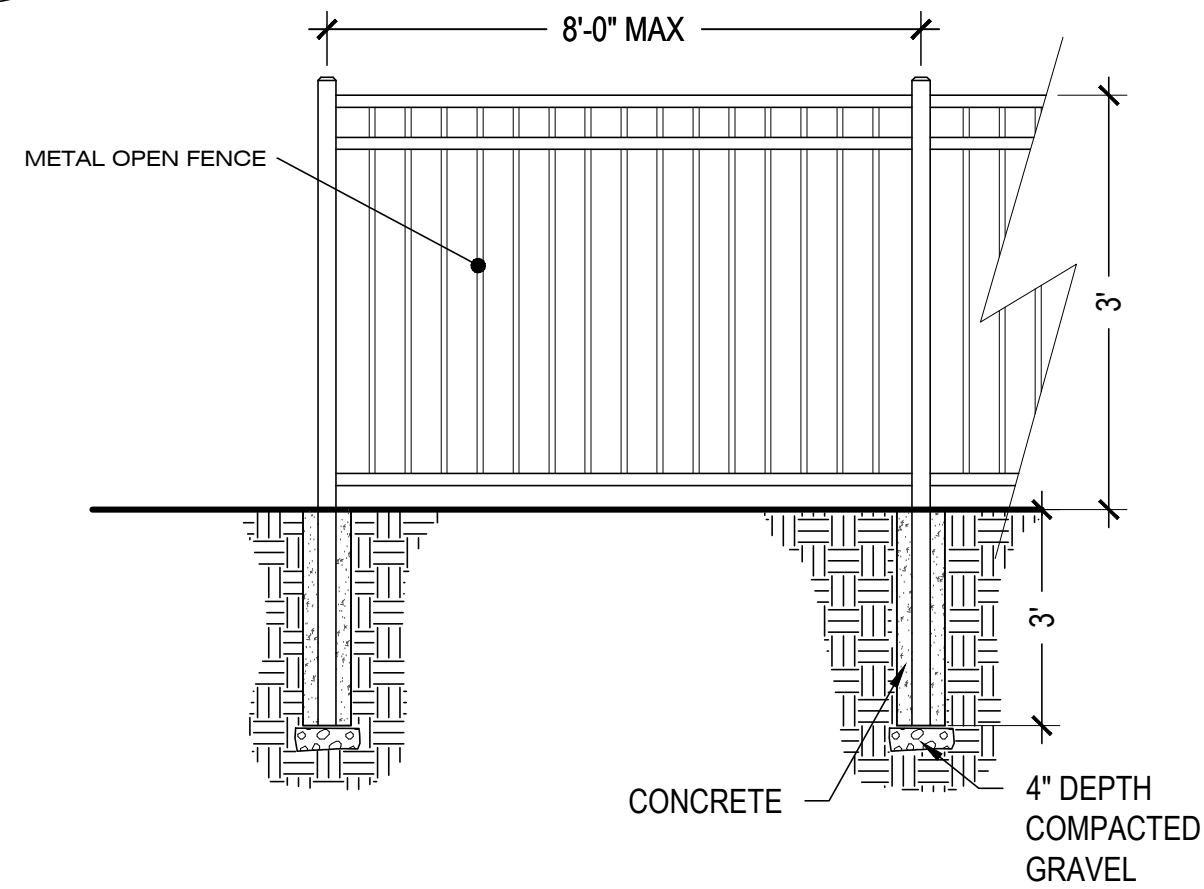


B MONUMENT SIGN N.T.S.



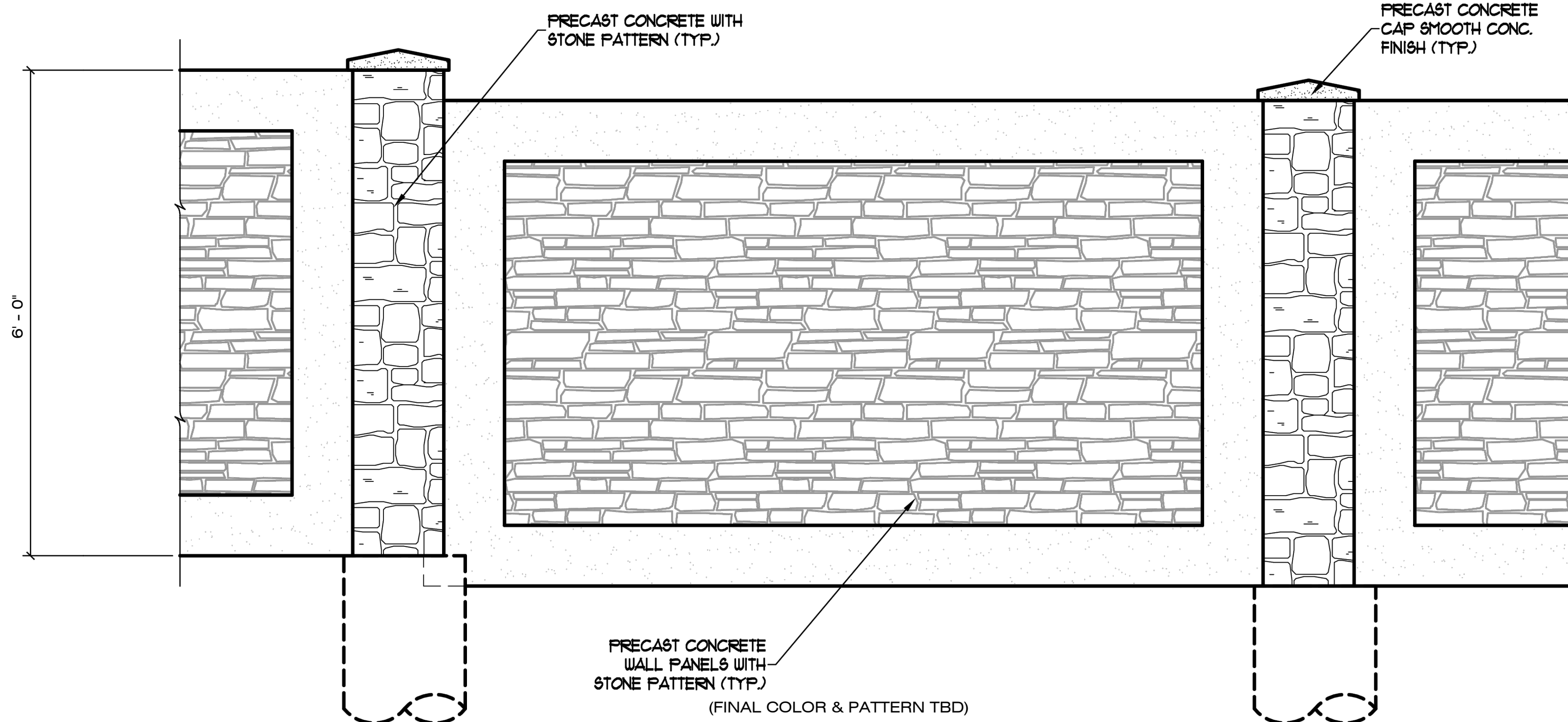
- NOTES:
1. NOT FOR CONSTRUCTION
  2. THE SIGNAGE IS SUBJECT TO A SEPARATE SIGN PERMIT

C 3' HT. OPEN METAL FENCE N.T.S.

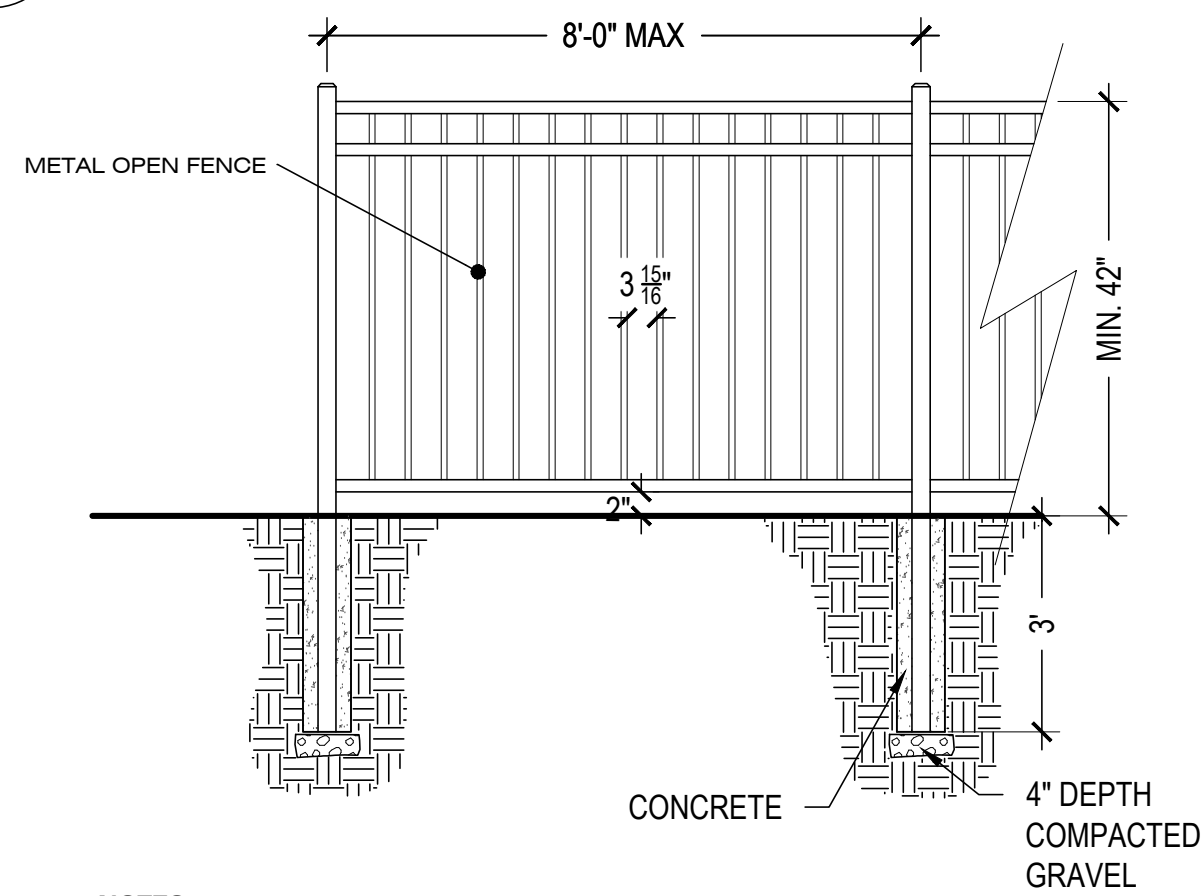


- NOTES:
- 1) FENCE MFG./MODEL: AMERISTAR / MONTAGE PLUS (OR EQUAL)
  - 2) FENCE COLOR: BLACK

D 6' HT. MASONRY SCREEN WALL N.T.S.



E 42" HT. OPEN METAL FENCE FOR DETENTION FACILITY N.T.S.



- NOTES:
- 1) FENCE MFG./MODEL: AMERISTAR / MONTAGE PLUS (OR EQUAL)
  - 2) FENCE COLOR: BLACK

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DAYTON POINT SUBDIVISION FILING NO. 1  
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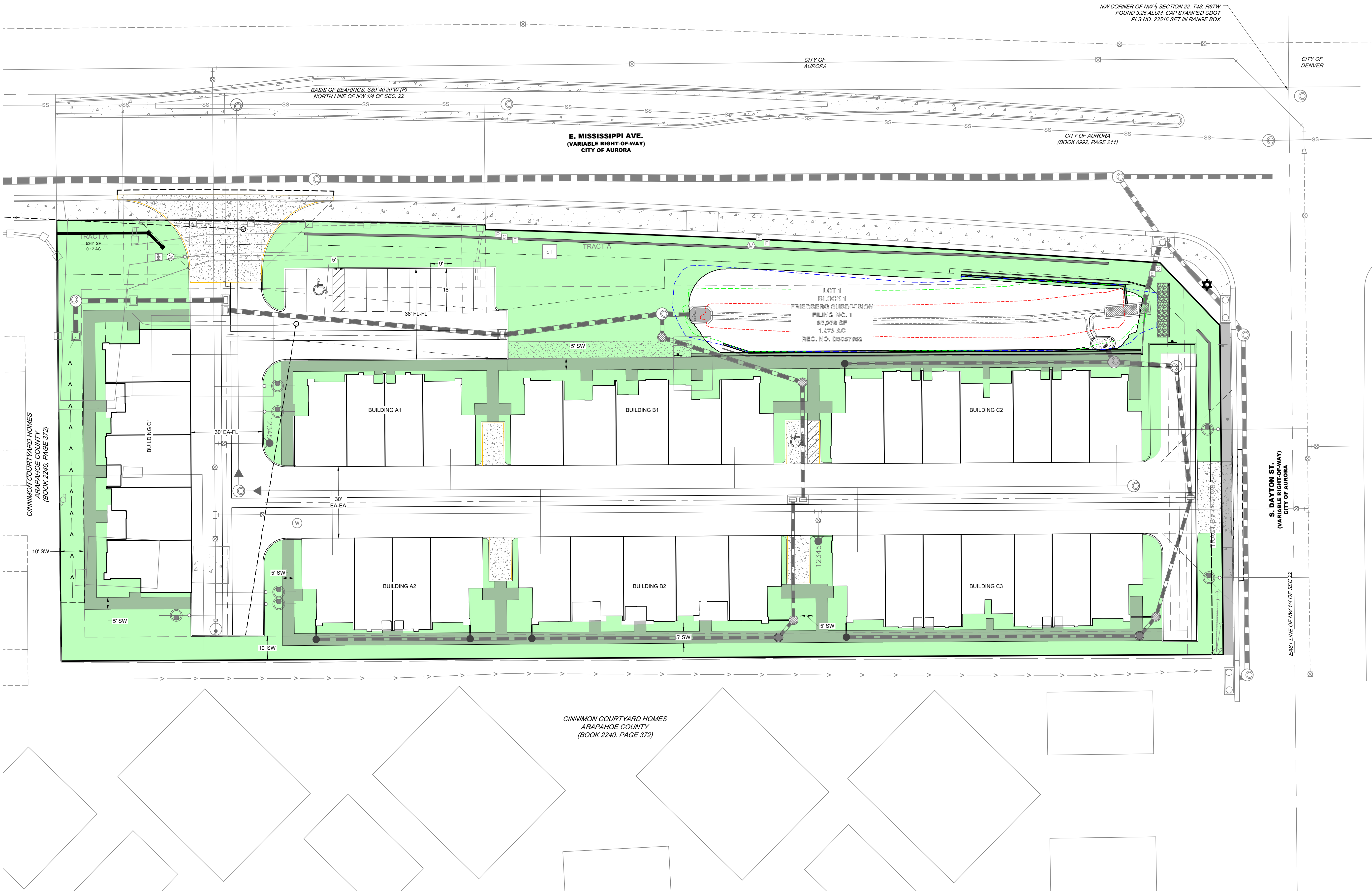
SHEET TITLE:  
LANDSCAPE  
NOTES &  
DETAILS



DAYTON POINT  
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LEGEND

OPENSOURCE  
TOTAL AREA: 85,993 SQ FT  
OPEN SPACE AREA: 31,723 SQ FT  
OPEN SPACE: 37%





DAYTON POINT  
SPECIFIC DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE NORTHWEST ¼, OF SECTION 22, TOWNSHIP 5, SOUTH RANGE 67  
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

PROGRESS  
LIGHTING

Project: \_\_\_\_\_  
Fixture Type: \_\_\_\_\_  
Location: \_\_\_\_\_  
Contact: \_\_\_\_\_

Cylinders

Wall Mounted - Wet Location Listed PROGRESS LED

Description:

Sleek, 3" LED cylindrical wall lantern with downlight in elegant Graphite finish. Die-cast aluminum wall brackets and heavy-duty aluminum framing. 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 exterior
- Warm white, 3000K, color temperature, 90 CRI
- 90° beam, 15 lumens per watt (delivered)
- Die Cast Aluminum construction with durable powder coated finish
- Dimmable to 100% brightness with many Forward Phase (Fro) and Reverse Phase (RDP) dimmers
- Energy Star Qualified
- Meets California Title 24 (2016)
- Dimmable to 100% 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:

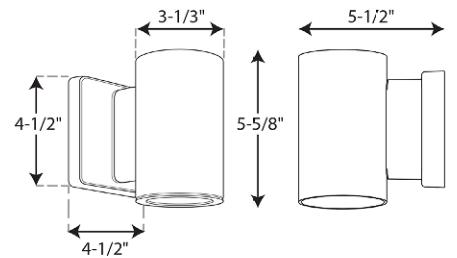
Number of Modules	1
Input Power	12 W
Input Voltage	120 V
Input Frequency	60 Hz
Lumens (LW) (Delivered)	900/75 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	50000 (L70/TM-21)
EMC/RFI	FCC Title 47, Part 15, Class B
Max. Operating Temp	40 °C
Warranty	5-year Limited Warranty
Labels	CSA Wet Location Listed ENERGY STAR qualified Meets California Title 24 (2016)

P563000-143-30K

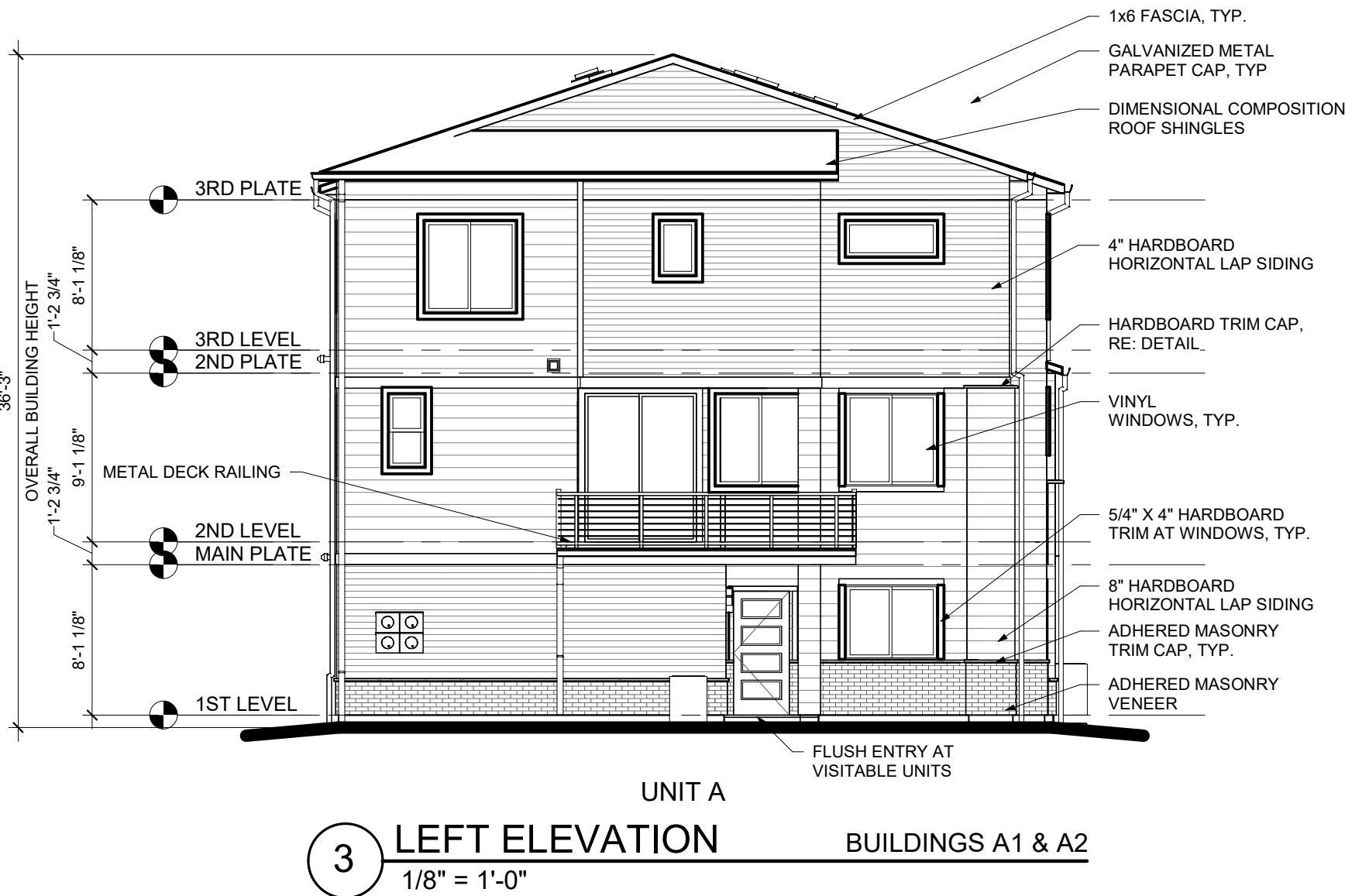


Dimensions:

Width: 4 1/2 in  
Height: 5 5/8 in  
Depth: 5 1/2 in  
H/CTB: 3 in



NOTE: LIGHTING TO MEET ARAPAHOE COUNTY LIGHTING STANDARDS



COLOR SCHEME\*

- BODY 1:**  
MANUF.: SHERWIN WILLIAMS, OR SIM.  
COLOR: LIGHT BEIGE
- BODY 2:**  
MANUF.: SHERWIN WILLIAMS, OR SIM.  
COLOR: MEDIUM BEIGE
- ACCENT:**  
MANUF.: SHERWIN WILLIAMS, OR SIM.  
COLOR: DARK BLUE/TEAL
- SHINGLE ROOF**  
MANUF.: TAMKO, OR SIM.  
COLOR: MEDIUM BROWN
- METAL FASCIA**  
MANUF.: BERRIDGE, OR SIM.  
COLOR: MEDIUM GREY
- 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.

**Godden|Sudik**  
ARCHITECTS  
SEE WHAT COULD BE  
303.456.4437  
5975 S. Quebec St. Ste. B50  
Centennial, CO 80111

DAYTON POINT  
DAYTON POINT SUBDIVISION FILING NO. 1  
ARAPAHOE COUNTY, COLORADO

APPLICANT:  
ALPERT MULTIFAMILY  
DEVELOPMENT LLC  
1201 S. PARKER RD #200  
DENVER, CO 80231

NOT FOR  
CONSTRUCTION

DATE:  
9/22/2023 SDP-01  
2/22/2024 SDP-02  
7/12/2024 SDP-03  
3/13/2025 SDP-04  
5/20/2025 SDP-05  
6/13/2025 SDP-06

SHEET TITLE:  
4-PLEX  
CHARACTER  
SHEET





DAYTON POINT  
SPECIFIC DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE NORTHWEST ¼, OF SECTION 22, TOWNSHIP 5, SOUTH RANGE 67  
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

PROGRESS  
LIGHTING™

Cylinders

Wall Mounted - Wet Location Listed PROGRESS LED

Description:

Stainless steel, 3" LED cylindrical wall lantern with downlight in elegant Graphite finish. Die-cast aluminum wall brackets and heavy-duty aluminum flange. Fade and chip-resistant. UL listed for wet locations. Can be used indoors or outdoors.

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
- Non-flammable, 3000K, color temperature, 90 CRI
- 800 lumens, 75 lumens per watt (delivered)
- Die Cast Aluminum construction with double powder coated finish
- Dimmable to 100% brightness with many Forward Phase (Fits) and Reverse Phase (R0) drivers
- Energy Star Qualified
- Meets California Title 24 (AB 2616)
- Dimmable to 100% 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:

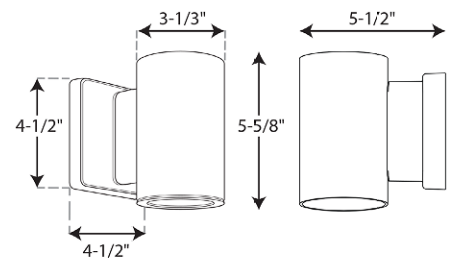
Number of Modules	1
Input Power	12 W
Input Voltage	120 V
Input Frequency	60 Hz
Lumens (LPW) (Delivered)	900 (75 (LM-79))
CCT	3000 K
CRI	90 CRI
Life (hours)	50000 (L70/TM-21)
EMI/RFI	FCC Part 15, Class B
Max. Operating Temp	40 °C
Warranty	5-year Limited Warranty
Labels	CSA Wet Location Listed ENERGY STAR® qualified Meets California Title 24 (AB 2616)

P563000-143-30K

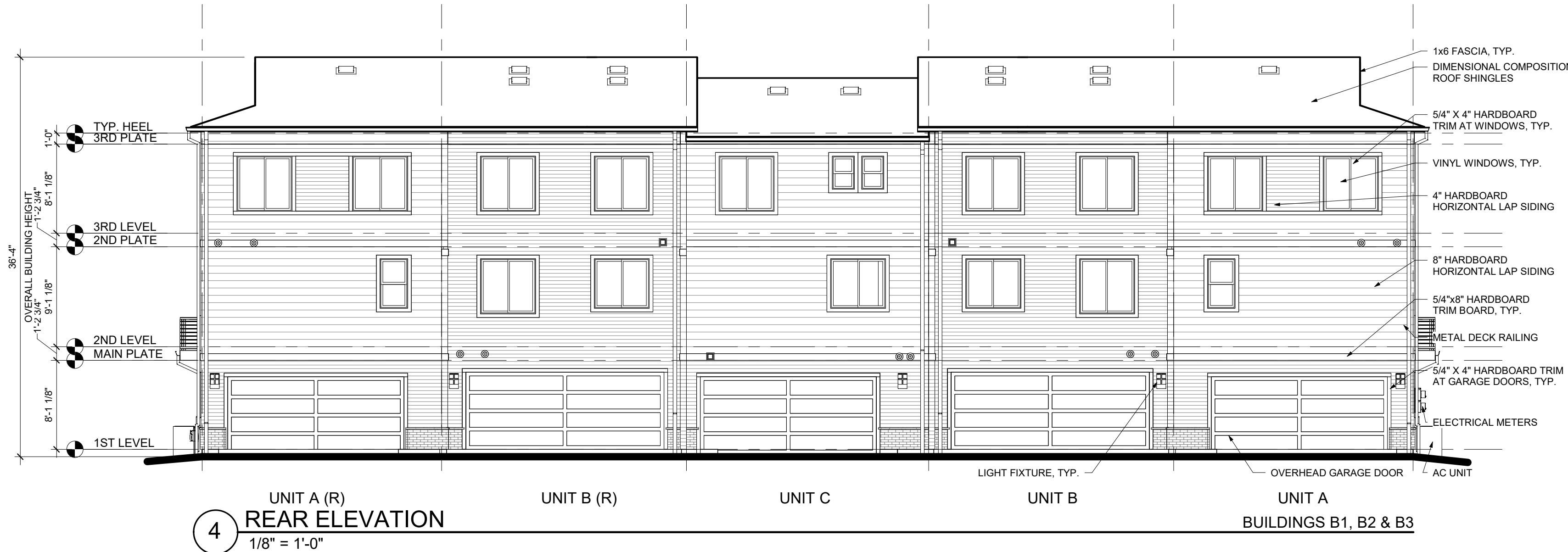
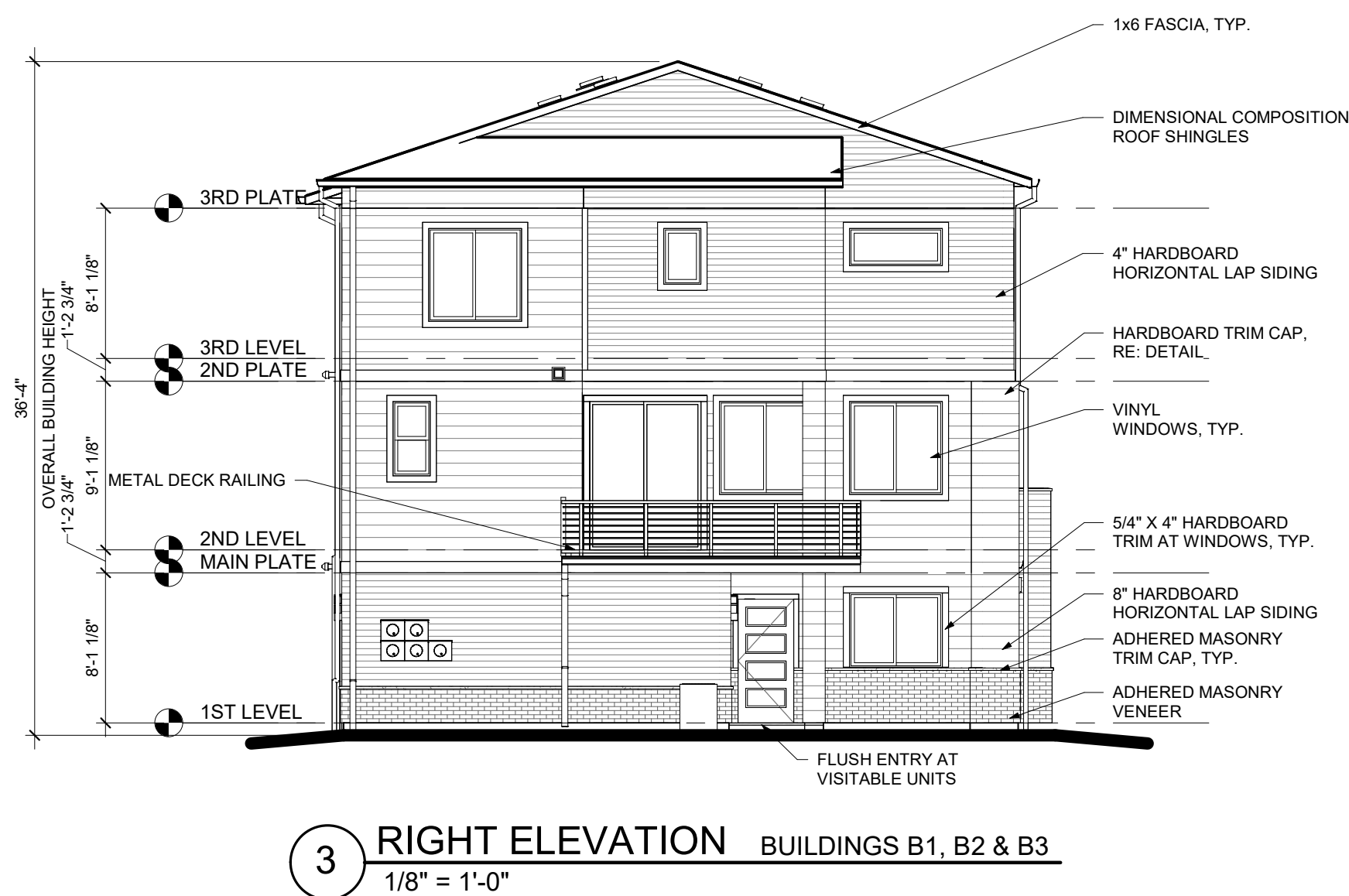
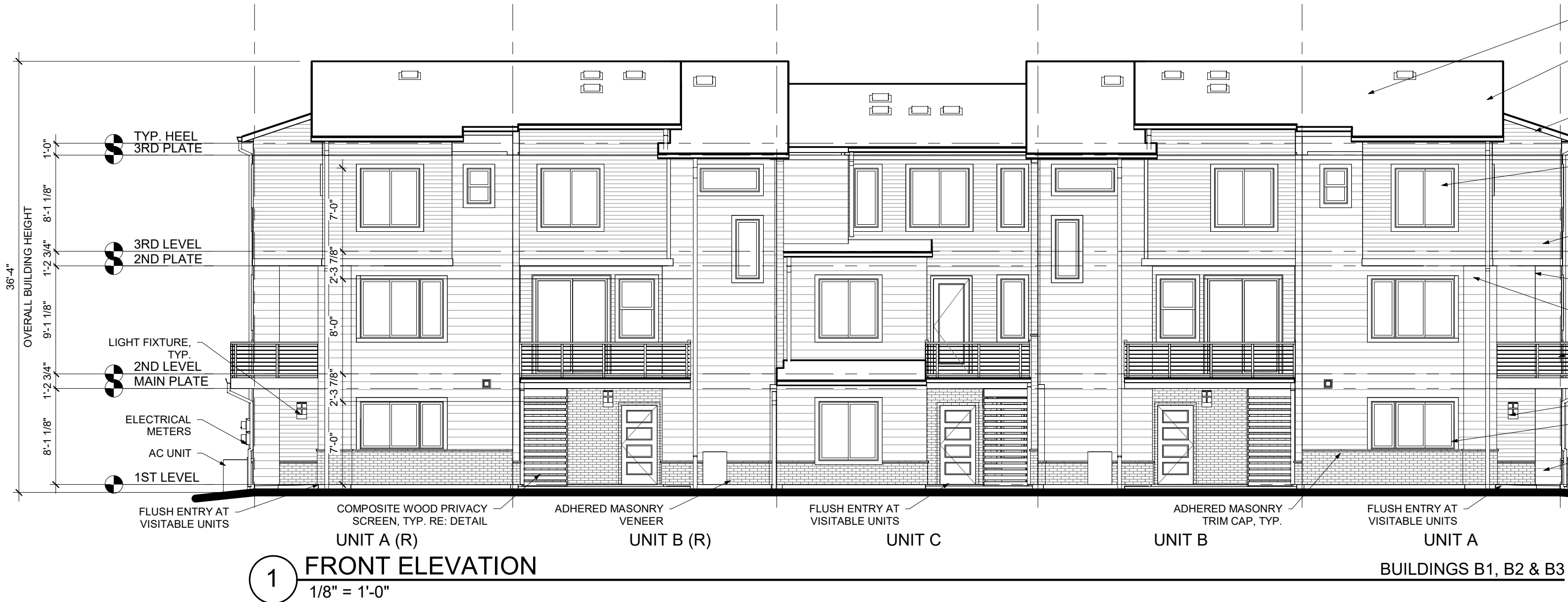


Dimensions:

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



NOTE: LIGHTING TO MEET ARAPAHOE COUNTY LIGHTING STANDARDS



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

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

Godden|Sudik  
ARCHITECTS  
SEE WHAT COULD BE  
303.456.4437  
5875 S. Quebec St. Ste. B50  
Centennial, CO 80113

DAYTON POINT  
DAYTON POINT SUBDIVISION FILING NO. 1  
ARAPAHOE COUNTY, COLORADO

APPLICANT:  
ALPERT MULTIFAMILY  
DEVELOPMENT LLC  
1201 S. PARKER RD #200  
DENVER, CO 80231

NOT FOR  
CONSTRUCTION

DATE:  
9/22/2023 SDP-01  
2/22/2024 SDP-02  
7/12/2024 SDP-03  
3/13/2025 SDP-04  
5/20/2025 SDP-05  
6/13/2025 SDP-06

SHEET TITLE:  
5-PLEX  
CHARACTER  
SHEET





Description:

Sleek, 3" LED cylindrical wall lantern with downlight in elegant Graphite Finish. Die-cast aluminum wall brackets and heavy-duty aluminum framing. 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
- Warmwhite, 3000K color temperature, 90 CRI
- 90° beam, 75 lumens per watt (delivered)
- Die Cast Aluminum construction with double powder coated finish
- Dimmable to 10% brightness with many forward Phase (Faq) and Reverse Phase (RF) 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, 1.05 in deep
- Mounting strap for outlet box included
- 6 in of wire supplied

Performance:

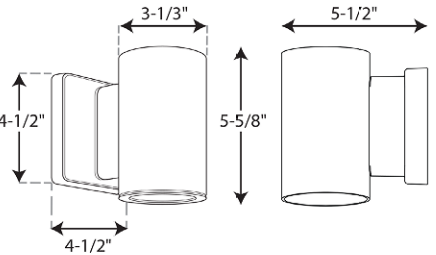
Number of Modules	1
Input Power	12 W
Input Voltage	120V
Input Frequency	60 Hz
Lumens (LPW) (delivered)	90/75 (84/79)
CCT	3000 K
CRI	90 CRI
Life (hours)	50000 (L70/TM-21)
EMF/RFI	FCC 15A 47, Part 15, Class B
Max. Operating Temp	40°C
Warranty	5-year Limited Warranty
Labels	CSA Wet Location Listed ENERGY STAR qualified
	Meets California Title 24 JAB-2016

P563000-143-30K



Dimensions:

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



NOTE: LIGHTING TO MEET ARAPAHOE COUNTY LIGHTING STANDARDS

DAYTON POINT  
SPECIFIC DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4, OF SECTION 22, TOWNSHIP 5, SOUTH RANGE 67  
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

COLOR SCHEME\*

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

\*ALL COLOR & MANUFACTURER INFO IS PROVIDED AS REFERENCE  
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