

ARCADIA GENERAL DEVELOPMENT PLAN

LOCATED IN LOT 1, BLOCK 1, HERITAGE CHRISTIAN CENTER
 IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 COUNTY OF ARAPAHOE, STATE OF COLORADO.

CERTIFICATIONS

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 ARCADIA, CASE #GDP21-002

THE POTTERS HOUSE CHURCH OF DENVER, INC., A COLORADO NON-PROFIT CORPORATION BY: _____

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 I.D. NUMBER _____

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION, THIS _____ DAY OF _____ A.D., 20__
 CHAIR: _____

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS, THIS _____ DAY OF _____ A.D., 20__.

CHAIR: _____
 ATTEST: _____

STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE GENERAL DEVELOPMENT PLAN KNOWN AS ARCADIA, 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.

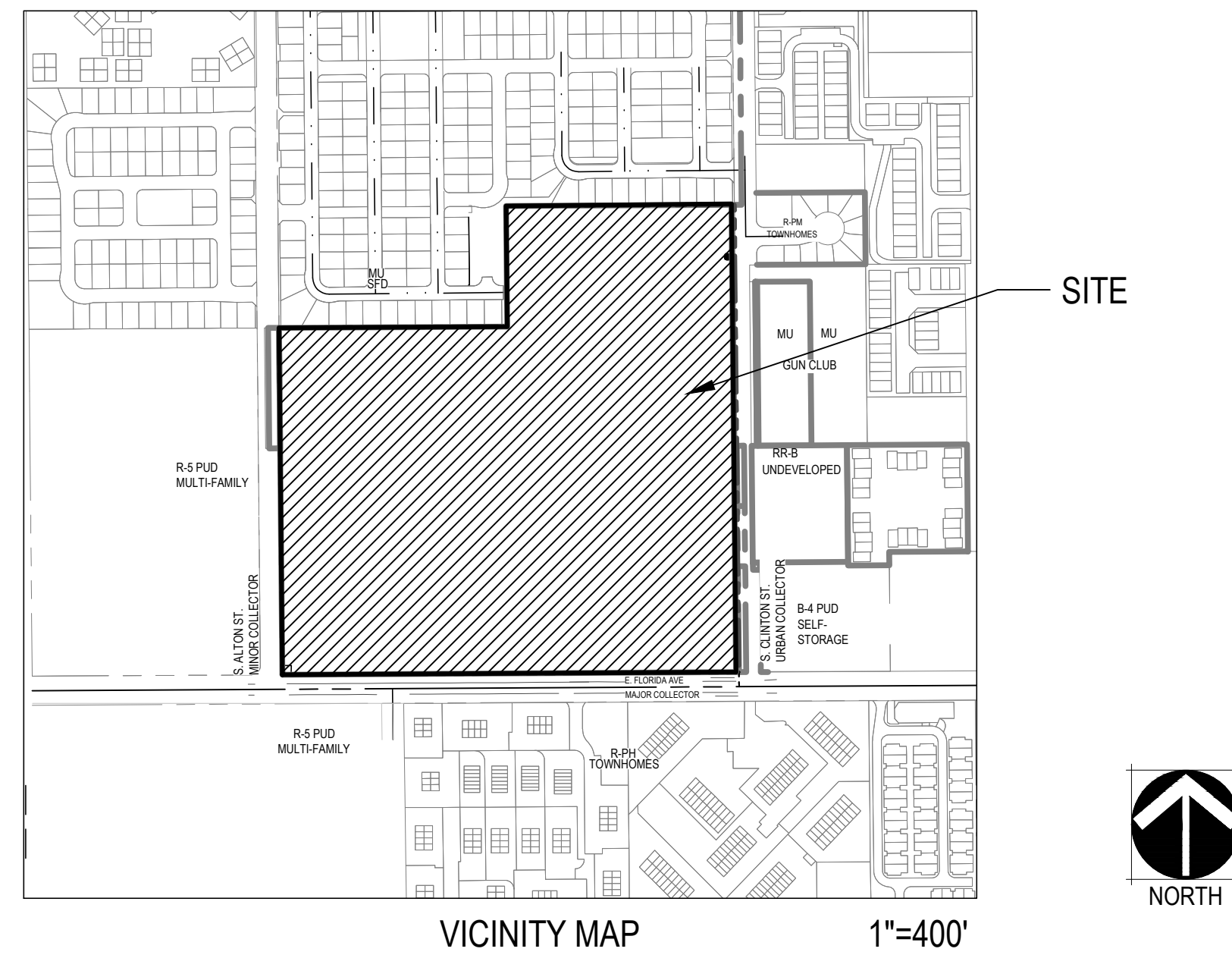
DRAINAGE MAINTENANCE
 THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/ RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW 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 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.

LEGAL DESCRIPTION

LOT 1, BLOCK 1, HERITAGE CHRISTIAN CENTER, EXCEPT THOSE PORTIONS DESCRIBED IN INSTRUMENT RECORDED MARCH, 23 1993 IN BOOK 6851 AT PAGES 3 AND 5 AND FEBRUARY 9, 1992 IN BOOK 6805 AT PAGE 064, CONTAINING 1,402,884 SQUARE FEET OR 32.21 ACRES, COUNTY OF ARAPAHOE, STATE OF COLORADO.



STANDARD NOTES, CONTINUED

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 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.

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.

DEVELOPMENT STANDARDS	
SITE INFORMATION	GDP21-002
GROSS SITE AREA (ACRES)	32.21 AC
MULTI-FAMILY (39.97%)	12.87 AC
PAIRED HOMES (42.36%)	13.64 AC
PARK (16.94%)	5.45 AC
ROW (0.73%)	0.24 AC
ZONING	PUD
PERMITTED USES	S.F.A / MULTI-FAMILY/ TELECOMMUNICATION TOWER, PUBLIC PARK
MINIMUM OPEN SPACE (%)	35%
BUILDING	
TOTAL NUMBER OF UNITS	520
MULTI-FAMILY	352
PAIRED-HOMES	168
MAXIMUM DENSITY (DU/AC)	17 DU / AC
MAXIMUM BUILDING HEIGHT	
MULTI-FAMILY	50' / 3 STORIES
PAIRED HOMES	35' / 2 STORIES
CLUB HOUSE	35'
TELECOMMUNICATION FACILITY	70'
SETBACKS	
MULTI-FAMILY	
MIN. SETBACK FROM S. ALTON ST.	10'
MIN. SETBACK TO E. FLORIDA AVE.	10'
MIN. SETBACK TO INTERNAL PUBLIC LOCAL STREETS	10'
PAIRED HOMES	
FRONT	10'
SIDE	0' / 5'
CORNER SIDE	13'
REAR	18'
TELECOMMUNICATION	
PERMANENT TELECOMMUNICATION FACILITY	25' TO NEAREST STRUCTURE
PERMANENT TELECOMMUNICATION FACILITY	35' TO ADJACENT PROPERTY LINE
PARKING	
MULTI-FAMILY	
1 BEDROOM	1.5 SPACES / UNIT
2-3 BEDROOM	2 SPACES / UNIT
GUEST	0.25 SPACES / UNIT
PAIRED HOMES	
EACH HOME	2 SPACES / UNIT
GUEST	0.25 SPACES / UNIT
PRIVATE DRIVES AND ALLEYS	
PRIVATE DRIVE	50'
PRIVATE ALLEYS WITH EASEMENTS	20' / 24'

SHEET INDEX

- COVER SHEET
- GENERAL DEVELOPMENT PLAN

PROJECT TEAM

DEVELOPER & APPLICANT

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 BONNIE NIZIOLEK
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OWNER

THE POTTERS HOUSE CHURCH OF DENVER
 9495 E. FLORIDA AVE
 DENVER, CO 80247

ARCADIA
 GENERAL DEVELOPMENT PLAN
 ARAPAHOE COUNTY, COLORADO

APPLICANT:
 DHI COMMUNITIES

9555 S KINGSTON COURT
 ENGLEWOOD, CO 80112
 303.770.8300

DATE:

6/17/21 SUBMITTAL 01
 10/29/21 SUBMITTAL 02
 12/20/21 SUBMITTAL 03

SHEET TITLE:

COVER SHEET

ARCADIA GENERAL DEVELOPMENT PLAN

LOCATED IN LOT 1, BLOCK 1, HERITAGE CHRISTIAN CENTER
IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO.

DESIGN CONCEPT:

SITE:

THE PROPOSED COMMUNITY INCLUDES A MIX OF MULTI-FAMILY AND PAIRED HOMES. THREE STORY HOMES ARE PROPOSED IN THE SOUTHWEST CORNER, TRANSITIONING TO TWO STORY ALLEY LOADED PAIRED HOMES IN THE EAST. A PUBLIC PARK IS PROPOSED ON THE NORTH SIDE OF THE COMMUNITY THAT WILL PROVIDE WALKABLE PUBLIC AMENITIES FOR EXISTING AND FUTURE RESIDENTS. ADDITIONALLY, THE PARK WILL ACT AS A BUFFER BETWEEN THE EXISTING HOMES TO THE NORTH.

MULTI-FAMILY:

THIS DESIGN CONCEPT CONTAINS CHARACTERISTICS OF MODERN LIVING MIXED WITH CONTEMPORARY STYLE. BUILDING ENTRIES AREA A SUBTLE EXTENSION OF THE MAIN BUILDING MASS, ACCENTED WITH COVERED AWNINGS. FLAT PANEL MATERIALS COMPLEMENT THE MODERN SIDE OF DESIGN WHILE BOARD AND BATTEN PULL CLEAN LINES, ACCENTUATING THE BUILDING HEIGHT. LAPPED SIDING AIDS IN GROUNDING THE TWO DESIGN STYLES WHILE PROVIDING AN ADDITIONAL TEXTURE. COLORS TRANSITION AS THE BUILDING MASS PUSHES AND PULLS, CREATING RESIDENTIAL POCKETS FURTHER DEFINING CHARACTERISTICS OF INTERIOR UNITS.

PAIRED HOMES:

THE FARMHOUSE STYLE ELEVATIONS OF THE PAIRED HOMES INCLUDE A RANGE OF DIVERSITY IN MATERIALS AND COLOR THAT LEND TO AN AESTHETICALLY PLEASING VIEW THROUGHOUT THE NEIGHBORHOOD. A RUSTIC, NEUTRAL TONE COMBINED WITH BRIGHT OR DARK MOLDINGS AND ACCENTS THAT BLEND WITH THE LANDSCAPE. THE CONCEPT OF THE HOMES IS A MODERN AND TIMELESS DESIGN WITH BOARDS AND BATTENS THAT DRAW CLEAR LINES. OVERLAPPING SIDEWALLS HELP GROUND THE TWO DESIGN STYLES WHILE PROVIDING ADDITIONAL TEXTURE, WHEN THE BUILDING MASS IS PUSHED OR PULLED, MATERIALS AND COLORS VARIATE TO CREATE A LIVING POCKET THAT CONNECTS THE INTERIOR OF THE UNIT TO THE OUTDOOR AND EXTERIOR SPACES.





NOTES:

1. SITE DEVELOPMENT PAIRED-HOMES WILL FOLLOW STANDARDS AS OUTLINED IN ARAPAHOE COUNTY LAND DEVELOPMENT CODE, SMALL LOT RESIDENTIAL DEVELOPMENT.
2. ALL PAIRED-HOME UNITS WILL BE SERVED BY ALLEY LOADED GARAGES ON THE REAR SIDE OF THE BUILDINGS.
3. A LANDSCAPE BUFFER CONSISTING OF DECIDUOUS AND EVERGREEN PLANT MATERIAL SHALL BE PROVIDED WITHIN THE PARK ADJACENT TO THE SINGLE FAMILY NEIGHBORHOOD TO THE NORTH.
4. CONTOUR LINES ARE MEASURED AT A 1' INTERVAL.
5. THE PARK SITE AREA DOES NOT INCLUDE ANY RIGHT OF WAY. THE ON-SITE RIGHT OF WAY (LOCAL STREETS) IS INCLUDED WITHIN THE MULTI-FAMILY AND PAIRED HOME AREA CALCULATIONS.

GROSS SITE AREA
32.21 ACRES

PROPOSED DEVELOPMENT STANDARDS
ONE 5 ACRE COMMUNITY PARK SHALL BE PROVIDED. BALANCE OF PUBLIC LAND DEDICATION TO BE PAID CASH-IN-LIEU.

LEGEND

--- SETBACK LINE	 ACCESS POINT
--- GDP BOUNDARY	 PARK
--- SECTION LINES	 2 STORY PAIRED HOMES
--- EXISTING PROPERTY LINES	 3 STORY APARTMENT



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CHECKED BY:
DRAWN BY: