Dayton Point Townhomes

COLORED "CONCEPT" ELEVATION

PROJECTS BY THE ALPERT FAMILY

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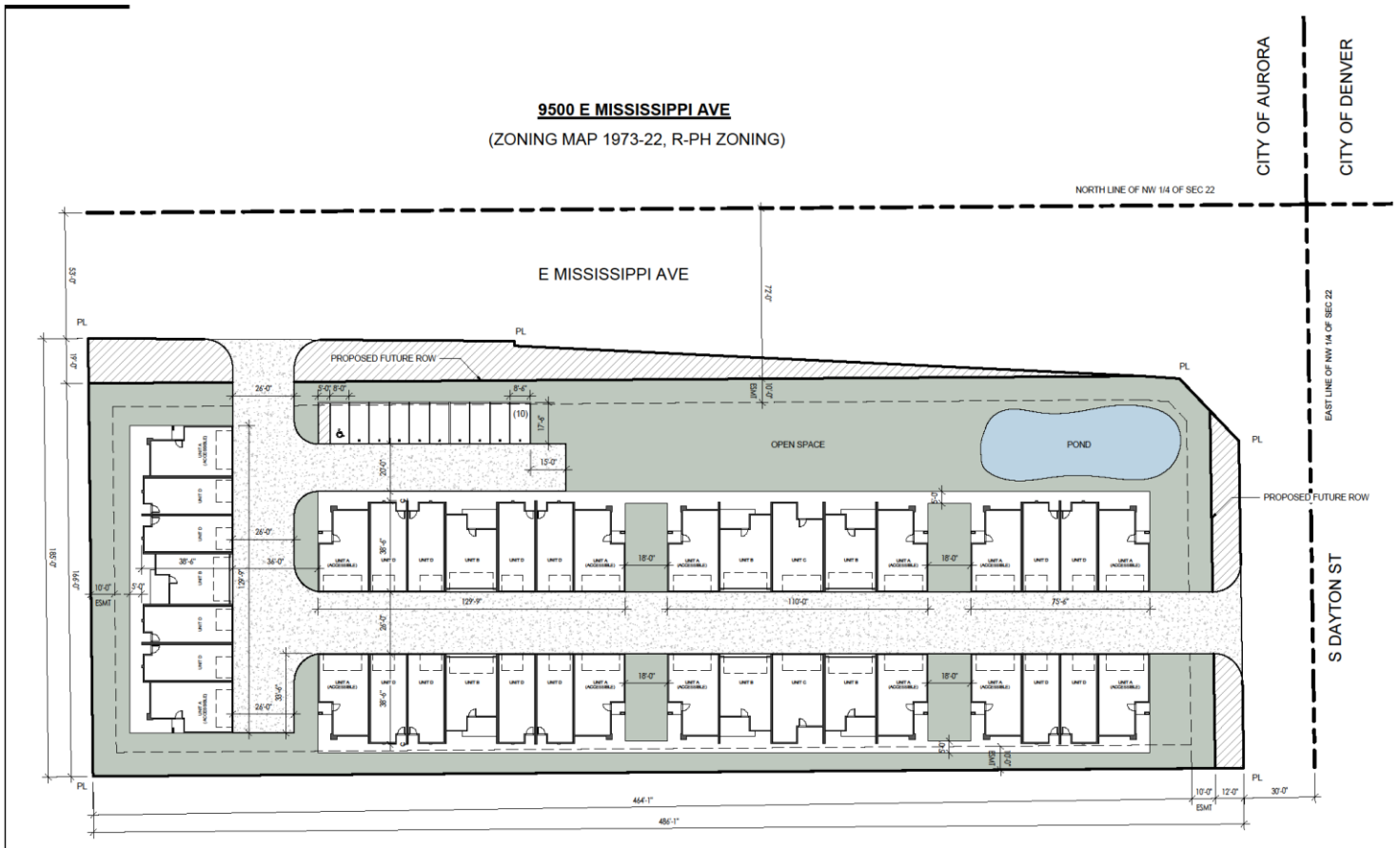
SITE PLAN for the Dayton Point Townhomes



1 SITE PLAN
A100 1" = 20'-0"

PARKING AND OPEN SPACE

RESIDENTIAL TOWNHOUSE	-	39 UNITS
OFF-STREET GUEST PARKING	10 (0.25/UNIT)	10
RESIDENT PARKING	2/UNIT (FOR 2BR, 3BR)	2/UNIT (LEVEL 1 GARAGE)
SITE AREA (EXCLUDED FUTURE ROW)	78,508.57 SF	-
OPEN SPACE	27,478 SF (35% OF SITE)	27,900 SF (INCLUDING POND)

• Multi Family Dwelling	1.5 spaces per one bedroom unit, 2 spaces for two and three bedroom units. 2.5 spaces for four bedroom units, plus 0.25 guest space per unit

* Arapahoe County Land Development Code, P4-107

Table 5-3.3.1 PLANNED UNIT DEVELOPMENT UNOBSTRUCTED OPEN SPACE

Land Use	Minimum Amount of Open Space (Percentage of net site area)
Residential – up to 4 du/ac	10%
Residential – 4.1 to 10.9 du/ac	30%
Residential – 11 du/ac and higher	35%
Commercial or Public	20% for single story; plus 5% for each additional story, up to a maximum of 35%
Industrial	20%

ALPERT HOMES

MISSISSIPPI TOWNHOMES
9500 E Mississippi Ave, Denver, CO 80247

NOT FOR CONSTRUCTION

2020.01.31
SCHEMATIC DESIGN

Revisions:
Date No. Remarks

ARCHITECTURAL SITE PLAN

A100

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

Neighborhood overview the Dayton Point Townhomes

EXAMPLE OF Similar townhomes

Similar PROPOSED ELEVATION

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