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.

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

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

**ENGINEER** 

(303) 304-6293

3473 S. BROADWAY

CORE CONSULTANTS, INC.

CONTACT: JUSTIN SIMPSON

JSIMPSON@LIVEYOURCORE.COM

ENGLEWOOD, CO 80113

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

SURVEYOR

LANG LAND SURVEY

ARVADA, CO 80002

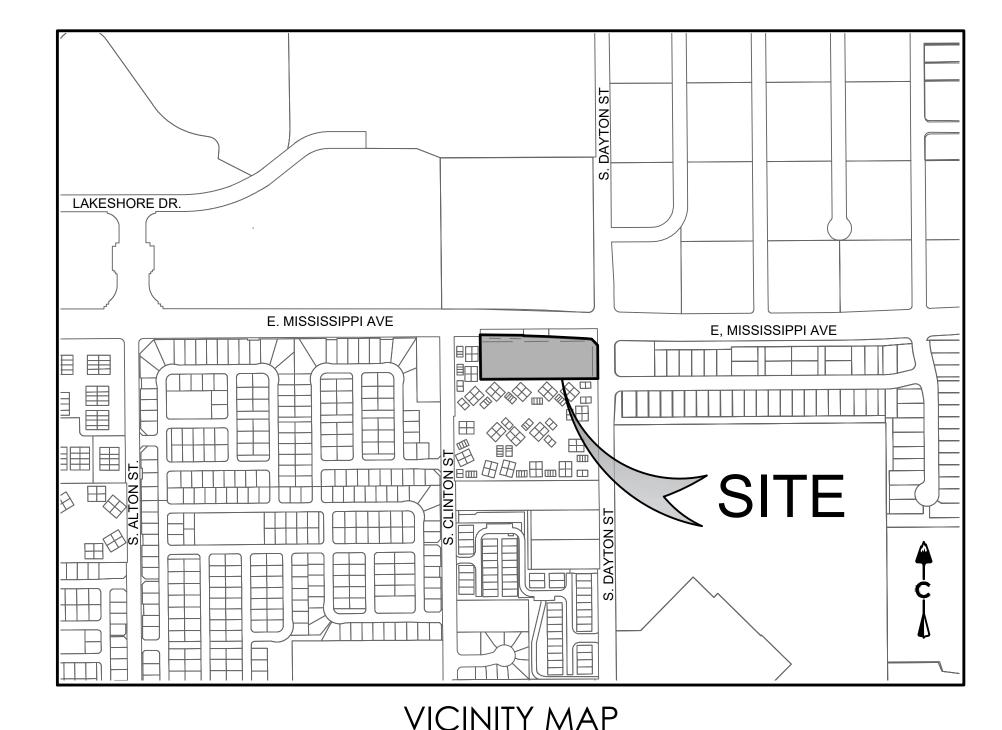
(3720) 242-9732

511 WEST 56TH AVENUE, SUITE 240

CONTACT: JONATHAN R. LANG

# 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



1 inch = 400 ft.

PRIVATE OPEN SPACE:

THE CERTIFICATE OF OCCUPANCY.

TIME OF APPROVAL OF FINAL DEVELOPMENT PLANS.

IMPROVEMENT DISTRICT IF SUCH A DISTRICT IS FORMED.

**GROSS SITE AREA** 

LAND USE

DENSITY (MAX)

ZONING

NUMBER OF UNITS (MAX)

PERIMETER SETBACK FOR PRINCIPAL

BUILDING SETBACK FROM DRIVE AISLE

LOT COVERAGE (MAX) (% OF LOT AREA) | 65%

\*\*\* SINGLE CAR GARAGES WILL HAVE TANDEM PARKING.

DISTANCE BETWEEN UNITS (MIN.)

SETBACKS

USE (MIN.)

**BUILDINGS** 

# STORIES

HEIGHT (MAX.)

OPEN SPACE (MIN.)

PARKING (MINIMUM)

ACCESSIBLE PARKING

**GUEST SPACES** 

FOUR SQUARE MILE AREA NOTE:

PLAN.

A.THE PRIVATE PARK SITE AS SHOWN ON THIS PLAT OR PLAN SHALL BE MAINTAINED IN

A.TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF

IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.

C.TO INCLUDE SAID DEVELOPMENT IN SAID DEVELOPMENT IN A MASTER DRAINAGE

PERPETUITY BY THE OWNER(S). HOMEOWNER'S ASSOCIATION, AND/OR ENTITY OTHER THAN

B. BUILDING PERMITS WILL BE ISSUED FOR ONLY ONE-HALF OF THE LOTS IN THIS SUBDIVISION

UNTIL THE PARK FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED

C.WHEN A PROJECT CONSISTS OF ONE LOT, THE PRIVATE PARK SHALL BE INSTALLED PRIOR TO

PARTICIPATING IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE

B. TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR SPECIAL DISTRICTS IN

OFFSITE ROADWAY AND OPEN SPACE IMPROVEMENTS AS NECESSITATED BY DEVELOPMENT

EXISTING PDP (Z14-007)

1.974 AC. / 85,993 SF

SINGLE FAMILY ATTACHED DWELLING

UNITS - TOWNHOME, CLUSTER

DEVELOPMENT, PATIO HOME, DUPLEX,

TRIPLEX, QUAD DEVELOPMENT AND

SIMILAR USES. MULTI-FAMILY DWELLING

UNIT-APARTMENT OR CONDOMINIUM

13 DU/Ac.

R-PH - RESIDENTIAL PUD - HIGH DENSITY

2 SPACES PER UNIT

\* TWO ADA PARKING STALLS INCLUDED IN THIS TOTAL, ONE OF WHICH IS VAN ACCESSIBLE.

0.25 SPACES PER UNIT

DEVELOPMENT CRITERIA

### 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:

1. 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".

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

### 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.

ARCHITECT

(303) 499 - 5680

CONTACT: ALEX DURAN

LANDSCAPE ARCHITECT **GODDEN & SUDIK ARCHITECTS** OUTDOOR DESIGN GROUP, INC. 5975 S. QUEBEC STREET, SUTIE 250 5690 WEBSTER STREET CENTENNIAL, CO 80111 ARVADA, CO 80002 **CONTACT: GREG BORCHARDT** (303) 993-4811 **CONTACT: MATT CORRION** 

# COUNTY

ARAPAHOE COUNTY PUBLIC WORKSD & DEVELOPMENT 6924 S. LIMA ST CENTENNIAL, CO 80112 (720) 874-6650

### **UTILITY PROVIDERS** SOUTHEAST METRO STORMWATER AUTHORITY

7437 S. FAIRPLAY ST **DENVER, CO 80112** (303) 858-8844

- NO. SHEET TITLE
- COVER SHEET
- LANDSCAPE PLAN
- OPEN SPACE EXHIBIT
- 5-PLEX CHARACTER SHEET 7-PLEX CHARACTER SHEET

### SHEET INDEX

SITE PLAN

LANDSCAPE NOTES & DETAILS

4-PLEX CHARACTER SHEET

# **CERTIFICATE OF OWNERSHIP**

HEREBY AFFIRM

NOT RECOMMENDED/RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION.

THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS DAYTON POINT, SDPZ23-001

### OWNER OF RECORD OR AUTHORIZED AGENT

BOARD OF COUNTY COMMISSIONERS APPROVAL

PLANNING COMMISSION RECOMMENDATION

DAY OF \_\_\_\_\_

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS, THIS

STATE OF	_}
	S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

AN AUTHORIZED SIGNATORY

MY COMMISSION EXPIRES

PROPOSED (SDPZ23-001)

1.974 AC. / 85,993 sf

**TOWNHOMES** 

20 DU/Ac.

PLANNED UNIT DEVELOPMENT

10' (SOUTH & WEST PROPERTY LINES)

2 SPACES PER UNIT, 74 SPACES\*\*\*

1 REQUIRED (VAN), 2 PROPOSED\*

10 REQUIRED, 13 PROVIDED\*

40' (NORTH PROPERTY LINE)

25' (EAST PROPERTY LINE)

40'

\*\* ONLY THE PORTION OF THE DETENTION POND THAT IS ABOVE THE 100-YEAR WATER SURFACE ELEVATION IS COUNTED TOWARDS OPEN SPACE.

37.016%\*\*

**NOTARY NUMBER** 

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 STAMPD "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

3473 S. BROADWAY ENGLEWOOD, CO 80113 303.703.4444 LIVEYOURCORE.COM

**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** 

ARAPAHOE COUNTY CASE NO. SDPZ23-001

ALPERT MULTIFAMILY

1201 S. PARKER ROD #200

CONTACT: BRIAN ALPERT

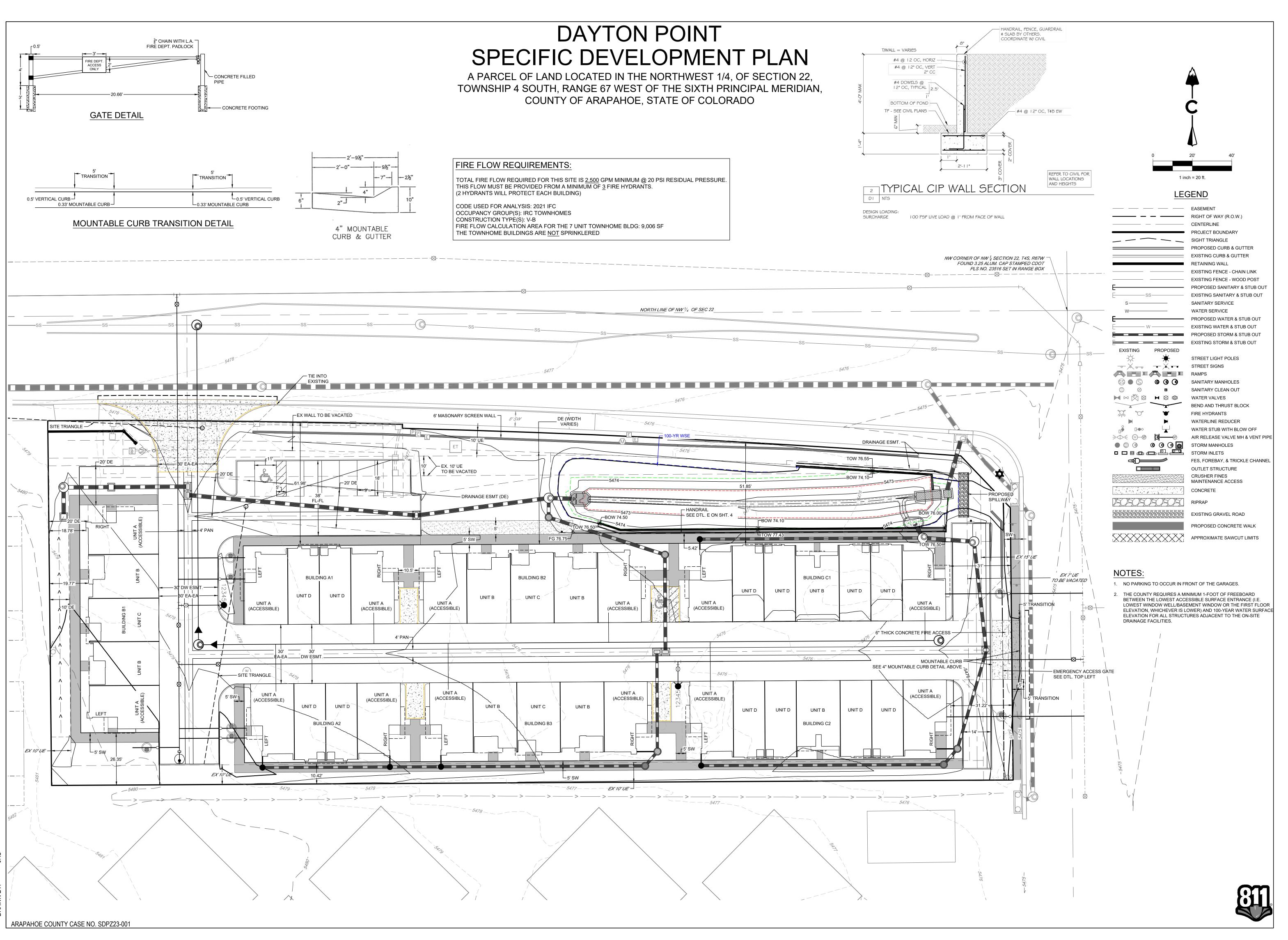
BRIAN@ALPERTHOMES.COM

DEVELOPMENT LLC

**DENVER, CO 80231** 

(303) 525-9347

1 OF 8



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

DAYTON POINT SUBDIVISION FILING NO.

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SHEET TITLE: SITE PLAN

SHE PLAN

2 OF 8

**EVERGREEN** 

ORNAMENTAL

**GRASSES** 

**PERENNIALS** 

DRYLAND MIX

42" HT. OPEN

METAL FENCE

6' HT. WOOD

PRIVACY FENCE

6' SCREEN WALL

RETAINING WALL

3' HT. OPEN METAL

NATIVE SEEDING:

**FENCE** 

STEEL **EDGER** 

GATE

MENTAL 7

**FENCE** 

- ROCK

MULCH

(SEE CIVIL)

\_ MASONRY / D `

WALL

SCREEN \ 4

3' HT. OPEN / C

METAL FENCE \ 4

ROCK

10' EX. UTILIT

ROCK -

10' 20'

SCALE:1"=20'

MULCH

MULCH

APPLICANT: ALPERT MULTIFAMILY

DEVELOPMENT LLC 1201 S. PARKER RD #200 **DENVER, CO 80231** 

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SHEET TITLE: LANDSCAPE PLAN

LANDSCAPE PLAN LANDSCAPE LEGEND 6' HT. MASONRY SCREEN WALL E MISSISSIPPI AVENUE - MONUMENT SIGN ← SIGHT TRIANGLE DECIDUOUS 6' HT. - ROCK MULCH MULCH SHADE TREES 30' X 30' SIGHT 4 SCREEN TRIANGLE 6' HT. MASONRY SCREEN WALL WALL - ROCK MULCH STEEL EDGER ROCK MULCH - ROCK 100-YR WSEL MULCH - 100-YEAR **SIDEWALK** - NATIVE SEED 30' X 30' WSEL SIGHT ORNAMENTAL **TRIANGLE** ROCK ADJUST LANDSCAPE AROUND SPILLWAY IN CONSTRUCTION **EVERGREEN TREES** SOD ROCK - ROCK DRAINAGE MULCH ROCK MULCH MULCH DECIDUOUS STEEL EDGER **ROCK MULCH** 

ACCESS PATH STEEL EDGER PROVIDE 4" CLEAR SPACE UNDER FENCE FOR DRAINAGE SIDEWALK ROCK STEEL \$IDEWALK MULCH **EDGER** 

ROCK PROPOSED TOWNHOMES (LOT 1 BLOCK 2) 30' DW

- ROCK MULCH

ROCK MULCH PROPOSED TOWNHOMES (LOT 1 BLOCK 3)

SIDEWALK SIDEWALK

ROCK SOD  $^{\perp}$ MULCH STEEL **EDGER** 

- ROCK MULCH

6' HT. WOOD A

ROCK

MULCH

6' WOOD PRIVACY FENCE

SIDEWALK

**RETAINING** 

WALL

ROCK

10' UTILITY EASEMENT (REC. NO. D5057862)

ROCK MULCH

STEEL

**EDGER** 

SIDEWALK

+,++

MULCH

# GENERAL LANDSCAPE NOTES

EX.UTILITY EASEMENT (REC. NO.

6' HT.  $A \setminus wood$ 

PROVIDE 4" —-{( • )}.

STEEL

**EDGER** 

SOD ·

4 PRIVACY

CLEAR SPACE

UNDER FENCE

**ROCK MULCH** 

FOR DRAINAGE

"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%

ROCK

STEEL

**EDGER** 

( ) ( + ) ( + ) ( + )

ROCK MULCH

6' HT. WOOD / A

PRIVACY FENCE 4

DEWALK

10' UTILITY EASEMENT

(REC. NO. D5057862)

MULCH |

**\*SEE SHEET 5 FOR FULL CALCULATIONS** 

# **IRRIGATION NOTES**

ROCK

MULCH

\$IDEWALK

**ROCK MULCH** 

STEEL EDGER

SOD -

- 1. 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.
- 2. 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.
- 3. 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 1/4, OF SECTION 22, TOWNSHIP 5, SOUTH RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

5690 WEBSTER STREET ARVADA, CO 80002 (303) 993-4811

APPLICANT:

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

NOT FOR CONSTRUCTION

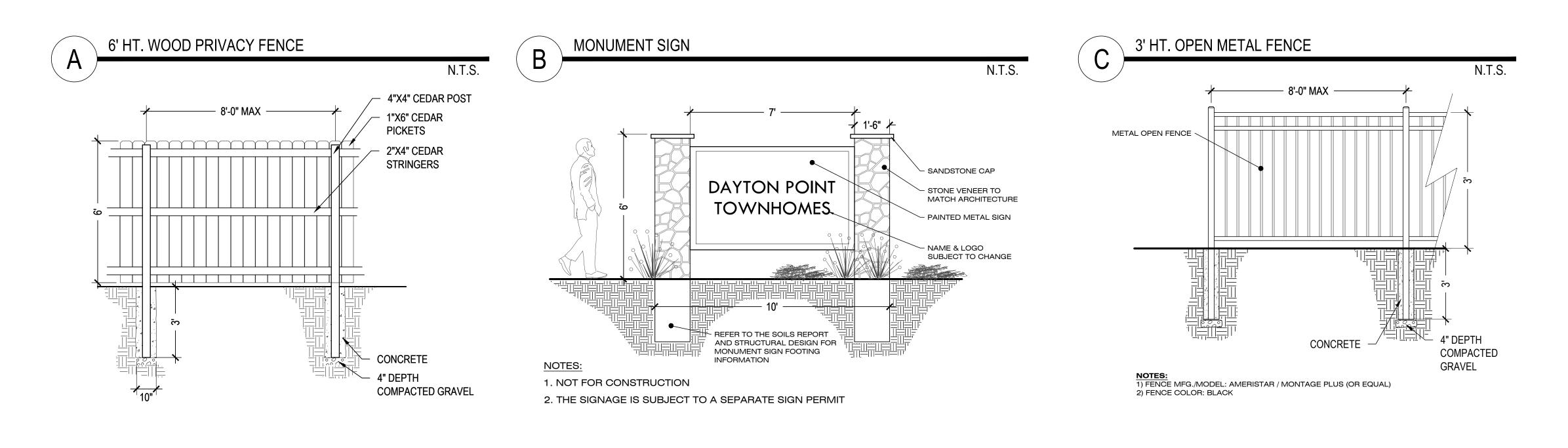
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7/12/2024 SDP-03 3/13/2025 SDP-04

5/20/2025 SDP-05 6/13/2025 SDP-06

SHEET TITLE: LANDSCAPE NOTES &

DETAILS



PRECAST CONCRETE -CAP SMOOTH CONC. FINISH (TYP.) PRECAST CONCRETE WITH STONE PATTERN (TYP.)

(FINAL COLOR & PATTERN TBD)

PRECAST CONCRETE

STONE PATTERN (TYP.)

WALL PANELS WITH-

6' HT. MASONRY SCREEN WALL

N.T.S. METAL OPEN FENCE < CONCRETE COMPACTED GRAVEL NOTES:
1) FENCE MFG./MODEL: AMERISTAR / MONTAGE PLUS (OR EQUAL) 2) FENCE COLOR: BLACK

42" HT. OPEN METAL FENCE FOR DETENTION FACILITY

N.T.S.

# DAYTON POINT SPECIFIC DEVELOPMENT PLAN

# LEGEND



AYTON POINT SUBDIVISION FILING NO. APAHOE COUNTY, COLORADO

APPLICANT:

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

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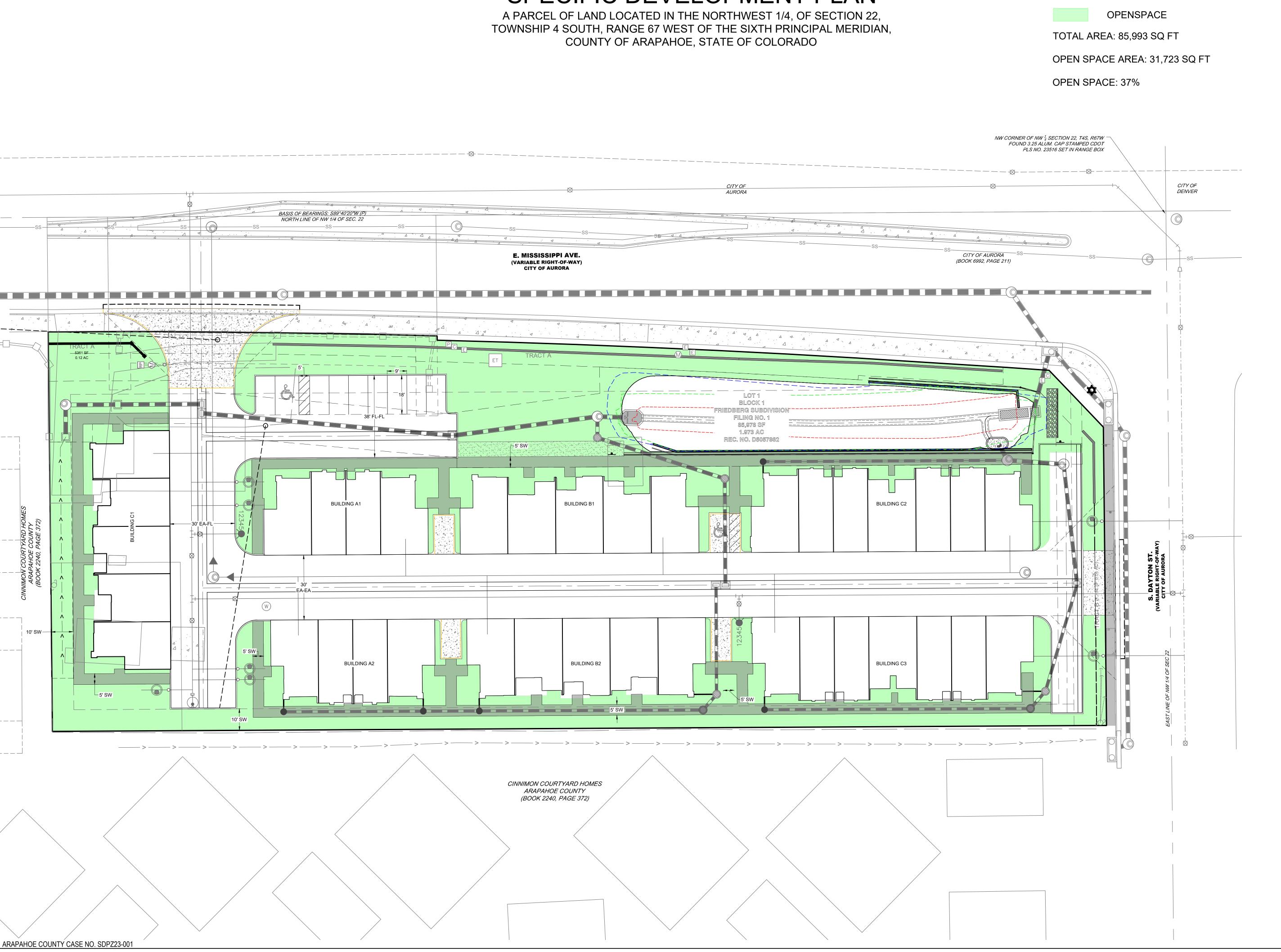
5/20/2025 SDP-05

6/13/2025 SDP-06

SHEET TITLE: OPEN SPACE EXHIBIT

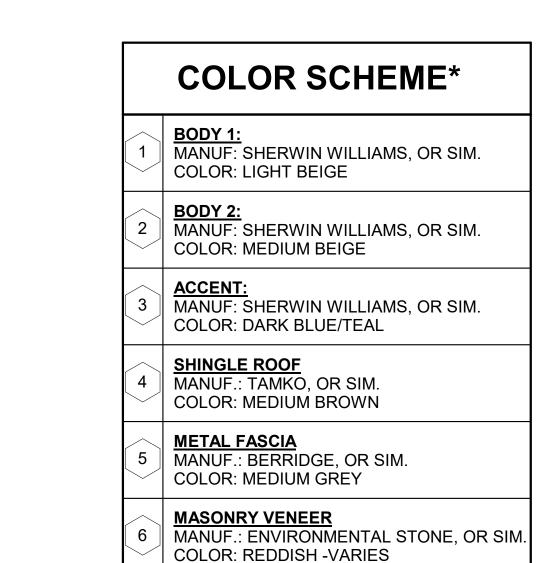
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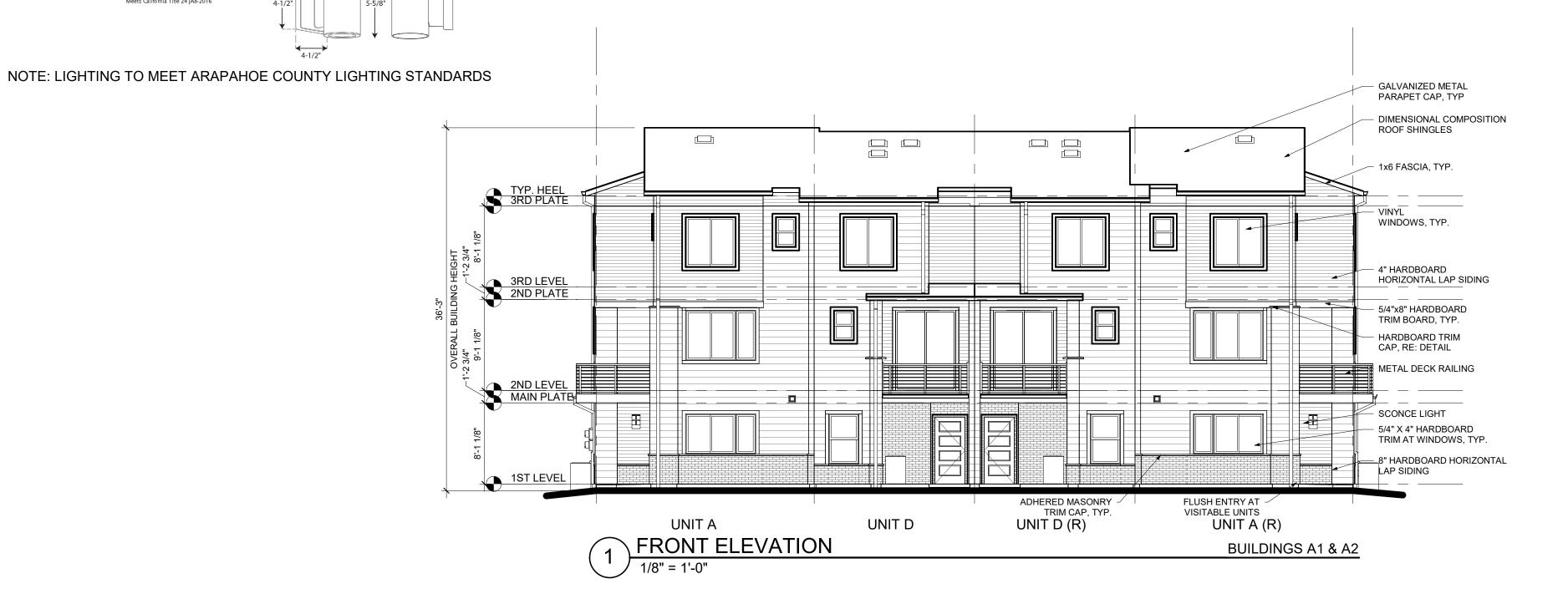


### DAYTON POINT SPECIFIC DEVELOPMENT PLAN

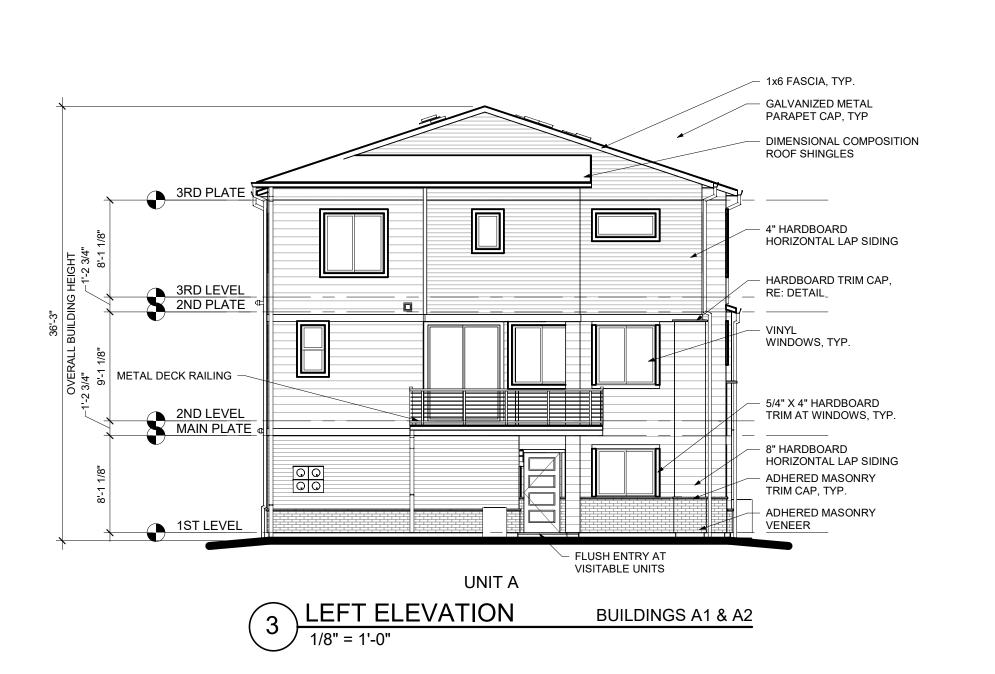
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\*ALL COLOR & MANUFACTURER INFO IS PROVIDED AS REFERENCE FOR GENERAL INFORMATION AND IS SUBJECT TO CHANGE.









Godden Sudik ARCHITECTS SEE WHAT COULD BE 303.455.4437 5975 S. Quebec St. Ste. 250 Centennial, CO 80111

> DIVISION **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\_

**IPROGRESS** 

'LIGHTING"

Sleek, 3" LED cylindrical wall lantern with downlight in elegant Graphite

This sleek, contemporary cylinder is ideal for indoor or outdoor applications

Die Cast Aluminum construction with durable powder coated finish

 Warm white, 3000K, color temperature, 90 CRI • 907 lumens, 75 lumens per watt (delivered)

Dimmable to 10% brightness (See Dimming Notes)

Meets California T24 JA8-2016.

Mounting strap for outlet box included

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

Dimmable to 10% brightness with many Forward Phase (Triac) and Reverse Phase (ELV)

Back plate covers a standard 4" recessed outlet box: 4.4375 in W., 4.4375 in ht., 1.015 in

907/75 (LM-79)

90 CRI 50000 (L70/TM-21)

5-year Limited Warranty

Meets California Title 24 JA8-2016

CSA Wet Location Listed ENERGY STAR® qualified

FCC Title 47, Part 15, Class B

Cylinders

Description:

Specifications:

Clear glass lens

Performance:

Input Power

Input Voltage

Input Frequency

Life (hours)

EMI/RFI

Max. Operating Temp Warranty

Lumens/LPW (Delivered)

Fixture Type:

Width: 4-1/2 in

Depth: 5-1/2 in

H/CTR: 3 in

Wall Mounted • Wet Location Listed PROGRESS LED

P563000-143-30K

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\*** MANUF: SHERWIN WILLIAMS, OR SIM. COLOR: LIGHT BEIGE 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

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

COLOR: REDDISH -VARIES

MANUF.: BERRIDGE, OR SIM.

MANUF.: ENVIRONMENTAL STONE, OR SIM.

COLOR: MEDIUM GREY

**MASONRY VENEER** 

METAL FASCIA

### **IPROGRESS** Fixture Type: 'LIGHTING" Location: Cylinders Wall Mounted • Wet Location Listed PROGRESS LED 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 framing. Fade and chip-resistant. UL listed for wet locations. Can be used indoor or 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 907 lumens, 75 lumens per watt (delivered) Die Cast Aluminum construction with durable powder coated finish Dimmable to 10% brightness with many Forward Phase (Triac) and Reverse Phase (ELV) Energy Star Qualified Meets California T24 JA8-2016. Dimmable to 10% brightness (See Dimming Notes) Back plate covers a standard 4" recessed outlet box: 4.4375 in W., 4.4375 in ht., 1.015 in Mounting strap for outlet box included Performance: Number of Modules Input Power Input Voltage 120 V Height: 5-5/8 in Depth: 5-1/2 in Input Frequency H/CTR: 3 in Lumens/LPW (Delivered) 907/75 (LM-79) 90 CRI 50000 (L70/TM-21) Life (hours) EMI/RFI FCC Title 47, Part 15, Class B Max. Operating Temp Warranty CSA Wet Location Listed ENERGY STAR® qualified Meets California Title 24 JA8-2016

### NOTE: LIGHTING TO MEET ARAPAHOE COUNTY LIGHTING STANDARDS



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\_

Centennial, CO 80111

**COLOR SCHEME\*** 

MANUF: SHERWIN WILLIAMS, OR SIM.

MANUF: SHERWIN WILLIAMS, OR SIM.

MANUF: SHERWIN WILLIAMS, OR SIM.

MANUF.: ENVIRONMENTAL STONE. OR SIM.

COLOR: LIGHT BEIGE

**COLOR: MEDIUM BEIGE** 

COLOR: DARK BLUE/TEAL

SHINGLE ROOF MANUF.: TAMKO, OR SIM.

**COLOR: MEDIUM BROWN** 

COLOR: MEDIUM GREY

MASONRY VENEER

MANUF.: BERRIDGE, OR SIM.

COLOR: REDDISH -VARIES

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

METAL FASCIA

NOT FOR

SHEET TITLE: 7-PLEX CHARACTER

\_SHEET\_

### 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



907/75 (LM-79) 90 CRI 50000 (L70/TM-21) FCC Title 47, Part 15, Class B CSA Wet Location Listed ENERGY STAR® qualified Meets California Title 24 JA8-2016 4-1/2"

Project:

Fixture Type:

Location:

**IPROGRESS** 

**TLIGHTING** 

Cylinders

Specifications:

3" LED wall mount downlight cylinder

Energy Star QualifiedMeets California T24 JA8-2016.

Performance:

Number of Modules

Input Voltage

Input Frequency

CRI

Life (hours) EMI/RFI

Lumens/LPW (Delivered)

Max. Operating Temp Warranty

· Mounting strap for outlet box included

· A Graphite finish complements a variety of exteriors

Warm white, 3000K, color temperature, 90 CRI

This sleek, contemporary cylinder is ideal for indoor or outdoor applications

120 V

907 lumens, 75 lumens per watt (delivered)
 Die Cast Aluminum construction with durable powder coated finish

### NOTE: LIGHTING TO MEET ARAPAHOE COUNTY LIGHTING STANDARDS



