



FINAL PLAT  
BOARD OF COUNTY COMMISSIONERS

JANUARY 26<sup>TH</sup> 2021

**EAST VIRGINIA VILLAGE**  
7210 East Colorado Ave

# Team

## APPLICANT Century Communities



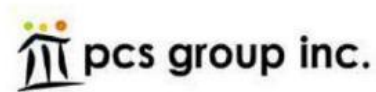
**J·R ENGINEERING**

**CIVIL  
ENGINEERING**



**Godden|Sudik**  
**ARCHITECTS**

**ARCHITECTURE**



**PLANNING /  
LANDSCAPE ARCH.**



**CENTURY**  
**COMMUNITIES**

**BUILDER /  
DEVELOPER**

# Location



**EAST VIRGINIA VILLAGE**  
7210 East Colorado Ave





# Who is Century?

A Homebuilder, headquartered in Colorado building townhomes, condos and single-family homes in 17 states

Founded in Colorado in 2002 and became a public company in 2014

Have over 240 employees in Colorado with our corporate headquarters in Greenwood Village, Arapahoe County

Broad offering of quality homes with market leading designs **single-family homes, townhomes, and condominiums** in select metropolitan locations in 17 States



**EAST VIRGINIA VILLAGE**

7210 East Colorado Ave

# Neighborhood Outreach



- Various neighborhood meetings associated with the GDP
- Several informal meetings with adjacent Denver Residents & Neighborhood Associations
- 11-5-2019 Four Square Mile Development Review Committee Meeting
- 11-20-2019 Neighborhood Meeting - Cook Park
- 12-11-2019 Four Square Mile Neighborhoods Association Meeting
- 10-28-2020 Good Neighbor Fence Meeting

**EAST VIRGINIA VILLAGE**

7210 East Colorado Ave



# Final Plat

## NOTE

DRAINAGE SYSTEMS WITHIN TRACTS A, B, C, D, E, H, I, J, K, AND L ARE THE HOME OWNERS ASSOCIATION AND/OR THE METROPOLITAN DISTRICT'S MAINTENANCE RESPONSIBILITY, INCLUDING REPLACEMENT IF NECESSARY. STRUCTURES (INCLUDING BUT NOT LIMITED TO MAILBOXES, STREET LIGHTS, TREES, ETC.) SHALL NOT BE PLACED WITHIN 4 FEET OF EITHER SIDE OF THE DRAINAGE SYSTEM.

TRACT SUMMARY CHART

TRACT	AREA (SF)	AREA (AC)	USE	FINAL OWNERSHIP	MAINTENANCE
A	18,245	0.4188	PARK/OPENSPACE/UTILITIES *	HOA	HOA
B	15,092	0.3465	OPEN SPACE/UTILITIES *	HOA	HOA
C	8,823	0.2026	O.S./UTIL/P.V.A./PED. A. *	HOA	HOA
D	17,179	0.3944	O.S./UTIL/P.V.A./PED. A. *	HOA	HOA
E	12,053	0.2767	O.S./UTIL/P.V.A./PED. A. *	HOA	HOA </td
F	16,666	0.3826	DRAINAGE	HOA	HOA
G	44,646	1.0249	PUBLIC ACCESS/DRAINAGE/ UTILITIES	HOA	HOA
H	10,599	0.2433	O.S./UTIL/P.V.A./PED. A. *	HOA	HOA
I	9,608	0.2206	O.S./UTIL/P.V.A./PED. A. *	HOA	HOA
J	8,053	0.1849	O.S./UTIL/P.V.A./PED. A. *	HOA	HOA
K	13,902	0.3191	OPEN SPACE/UTILITIES *	HOA	HOA
L	17,792	0.4084	OPEN SPACE/UTILITIES *	HOA	HOA
TOTAL TRACT AREA	192,658	4.4228			
R.O.W.	5,045	0.1158			
TOTAL LOT AREA	101,034	2.3194			
TOTAL AREA	298,737	6.8581			

O.S. = OPEN SPACE UTIL = UTILITY P.V.A. = PRIVATE VEHICULAR ACCESS PED. A. = PEDESTRIAN ACCESS  
\* A BLANKET DRAINAGE EASEMENT RESIDES OVER THESE TRACTS (SEE FINAL PLAT GENERAL NOTES).

## EAST VIRGINIA VILLAGE SUBDIVISION FILING NO. 1

LOCATED IN THE SE QUARTER OF SECTION 20 AND THE NE QUARTER OF SECTION 29,  
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ARAPAHOE, STATE OF COLORADO



# Compliance with Comprehensive Plan

- *Four Square Mile Sub-area Plan - Goal: Limit higher density residential development to arterial (4 lane roads) and major collector streets with greater access to public transit*
- *Policy GM 1.2 - Encourage Infill Development and Redevelopment*
- *Policy GM 3.1 – Direct Future Development to Areas with Low Risks from Natural and Man-made Hazards*
- *GOAL PSF 1 – Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development*
- *Policy PFS 4.3 - Require Adequate Wastewater Treatment*
- *GOAL PFS 6 – Ensure the Adequacy of Electric, Natural Gas, Telephone, Cable and Internet*
- *GOAL PFS 7 – Ensure Existing and New Development have Adequate Police and Fire Protection Utilities in Existing and New Development*
- *GOAL PFS 9 – Ensure that the Educational Needs of Existing and New Developments Are Met*
- *GOAL NL 1 – Create Livable Mixed Use Neighborhoods in Designated Growth Areas*
- *Policy NL 1.2 - Encourage Mixed Use Neighborhoods that Are Served by a Multi-modal Transportation System*
- *Policy NL 1.3 - Encourage Higher Density Development in New Neighborhoods within the Urban Area*

# Compliance with GDP & LDC

- *5-3.2.B.1 Recognize the limitations of existing and planned infrastructure, by the availability and capability of water, sewer, drainage, and transportation*
- *5-3.2.B.2 Assure compatibility between the proposed development, surrounding land uses, and the natural environment.*
- *5-3.2.B.3 Allow for the efficient and adequate provision of public services.*
- *5-3.2.B.4 Enhance convenience for the present and future residents of Arapahoe County*
- *5-3.2.B.5 Ensure that public health and safety is adequately protected against natural and man-made hazards*
- *5-3.2.B.6 Provide for accessibility within the proposed development, and between the development and existing adjacent uses*
- *5-3.2.B.9 Enhance the useable open spaces in Arapahoe County*
- *Ensure the application complies with the requirements of this Resolution and the Arapahoe County Comprehensive Plan.*
- *The application complies with the LDC as it represents an improvement in quality over the strict application*
- *It is consistent with the purpose of the Planned Unit Development District as stated in Section 5-3.3.A of this LDC*



# Compliance with Final Plat Criteria

- *[Section 30-28-133(6)(a) C.R.S.]; The Applicant has provided evidence that provision has been made for a public water supply system, and if other methods of water supply are proposed, adequate evidence that a water supply is sufficient in terms of quantity, quality and dependability for the type of subdivision proposed*
- *[Section 30-28-133(6)(b) C.R.S.]; The Applicant has provided evidence that provision has been made for a public sewage disposal system, and, if other methods of sewage disposal are proposed, adequate evidence that such system shall comply with State and local laws and regulations*
- *[Section 30-28-133 (6) (c) C.R.S.] The Applicant has provided evidence to show that all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the subdivider and that the proposed uses of these areas are compatible with such conditions.*
- *The application is in compliance with all applicable zoning regulations governing the property as adopted by the Board of County Commissioners.*
- *The application is in compliance with the Mineral Resource Areas in the Regulations for Areas of Special Interest as adopted in the Arapahoe County Zoning Regulations.*
- *For property zoned for residential uses, written evidence must be presented to show that the applicable school district can adequately serve the student population expected to be generated from the development.*

# THANK YOU FOR YOUR CONSIDERATION



**EAST VIRGINIA VILLAGE**  
7210 East Colorado Ave