

QUEBEC & COLORADO

GENERAL DEVELOPMENT PLAN

SOUTHEAST 1/4 OF SECTION 20 AND THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 4 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE GENERAL DEVELOPMENT PLAN KNOWN AS QUEBEC & COLORADO, 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.

DRIVES, PARKING, AND UTILITY EASEMENTS MAINTENANCE:

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS, AND EASEMENTS, I.E.: CROSS- ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

PRIVATE STREET MAINTENANCE:

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAYS SHOWN ON THIS PLAT/PLAN ARE NOT IN CONFORMANCE WITH ARAPAHOE COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION. 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 RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

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 NOTE:

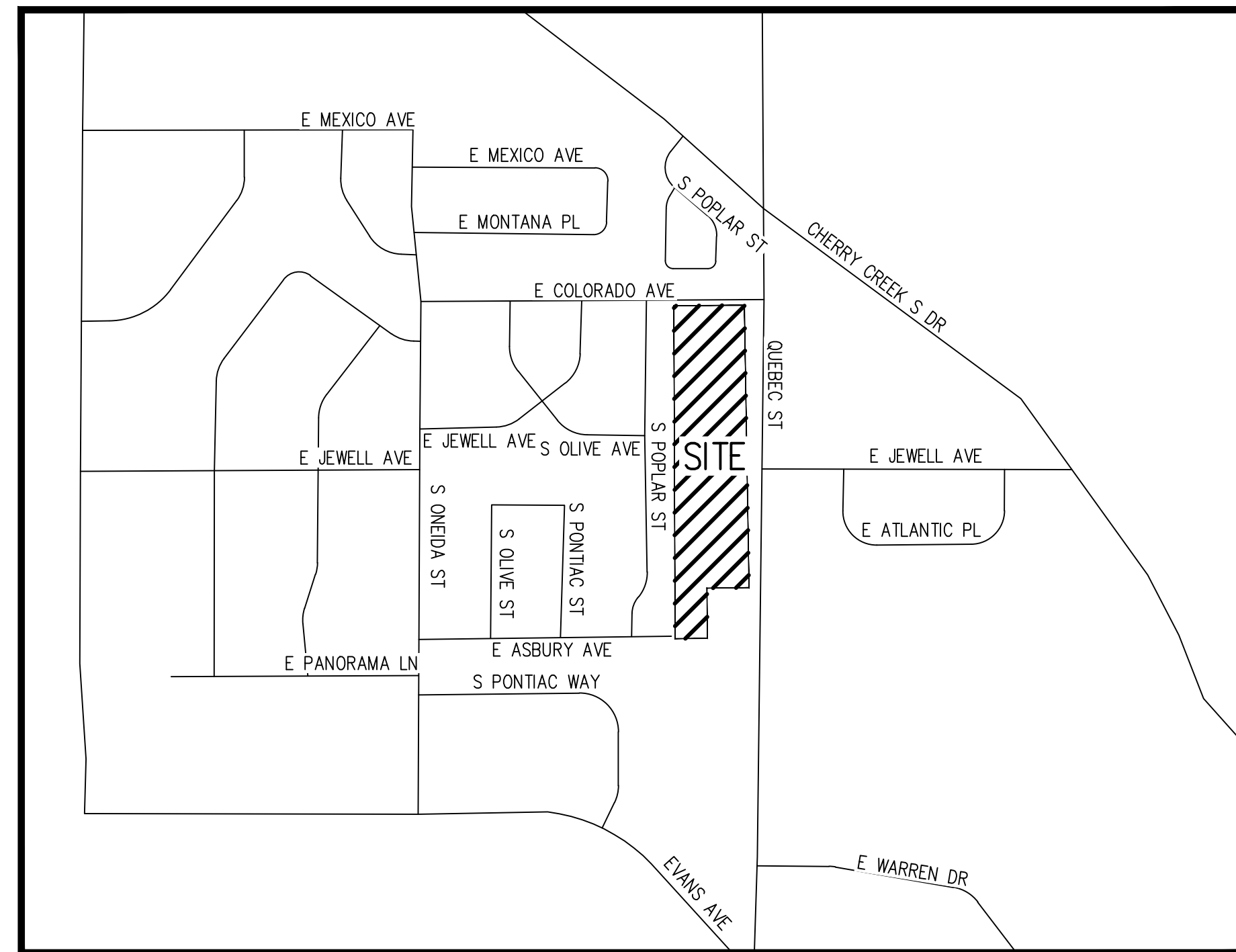
- DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
- DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. 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.

FOUR SQUARE MILE AREA NOTE:

- 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 DEVELOPMENT 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.

STORMWATER MAINTENANCE:

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PERMANENT BEST MANAGEMENT PRACTICES (BMP'S) AND STORMWATER FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENTS AND THE OPERATIONS AND MAINTENANCE (O AND M) GUIDE IN THE CASE OF PERMANENT BMP'S. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED BMP'S CONTAINED IN THE O AND M MANUAL RECORDED AT RECEPTION NUMBER _____ AND THE STORMWATER FACILITIES SHOWN IN THE APPROVED PHASE III DRAINAGE REPORT AND SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL PERMANENT BMP'S AND/OR STORMWATER FACILITIES ASSOCIATED WITH THIS DEVELOPMENT. IF THE PERMANENT BMP'S AND STORMWATER FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.



VICINITY MAP

SCALE: 1"=400'

SHEET INDEX	
Sheet Number	Sheet Title
1	COVER SHEET
2	GDP PLAN

BENCHMARK:

CCD BM 2061 BEING A 2" CITY AND COUNTY OF DENVER BRASS CAP AT THE NORTHEAST CORNER OF WARREN AVE AND QUEBEC ST, ELEVATION = 5447.05 NAVD 88.

LEGAL DESCRIPTION:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, T4S, R67W, FORMERLY TRACT 12, OAKSDALE GARDENS NOW VACATED, TOGETHER WITH THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, T4S, R67W, FORMERLY TRACT 5, OAKSDALE GARDENS NOW VACATED, COUNTY OF ARAPAHOE, STATE OF COLORADO, LESS AND EXCEPT THAT PART OF SECTION 29 MORE PARTICULARLY DESCRIBED IN WARRANTY DEED RECORDED DECEMBER 2, 1985 IN BOOK 4611 AT PAGE 737, AND LESS AND EXCEPT THAT PORTION AS CONVEYED TO THE ARAPAHOE COUNTY GOVERNMENT IN WARRANTY DEED RECORDED MAY 22, 2006 UNDER RECEPTION NO. B6076510, FURTHER EXCEPTING ANY PORTION OF SUBJECT PARCEL LYING WITHIN THE EAST ASBURY AVENUE RIGHT-OF-WAY AND THE SOUTH QUEBEC STREET RIGHT-OF-WAY.

DEVELOPER:

SRE DEVELOPMENT COMPANY
812 POLLARD ROAD, SUITE 7
LOS GATOS, CA 95032
408-802-3110
CONTACT: MICHAEL SULLIVAN

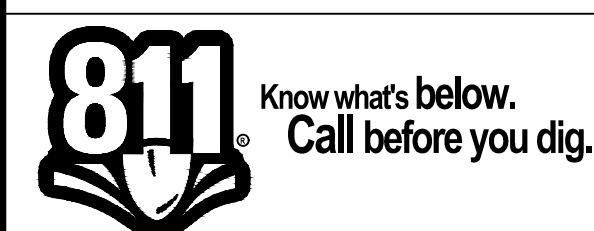
ARCHITECT:


Godden | Sudik
ARCHITECTS
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303-455-4437
CONTACT: PAUL BRADY

CIVIL ENGINEER/ PLAN PREPARER:

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ISSUE DATE:	PROJECT #:
10-03-2018	180605
DATE	REVISION COMMENTS
11-30-2018	PER COUNTY COMMENTS
01-22-2019	PER COUNTY COMMENTS



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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SOUTHEAST 1/4 OF SECTION 20 AND THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 4 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

ARAPAHOE COUNTY LAND DEVELOPMENT CODES

ARAPAHOE COUNTY FORMER R-2 (SEE NOTE 1)	PROPOSED STANDARDS
PRINCIPAL LAND USES PERMITTED SINGLE FAMILY DWELLING UNIT TYPE A GROUP HOME	SINGLE FAMILY ATTACHED
UNIT SEP. DISTANCE NO MINIMUM	NO MINIMUM PER BUILDING CODE IRC R302.2
MINIMUM OPEN SPACE N/A	30%
MAXIMUM BUILDING HEIGHT 25' OR TWO STORIES	30'
SETBACKS 25' FRONT YARD - PRINCIPAL STRUCTURE 25' REAR YARD - PRINCIPAL STRUCTURE; 10' ACCESSORY STRUCTURE 15' SIDE YARD - PRINCIPAL STRUCTURE; 5' ACCESSORY STRUCTURE	15' SETBACK TO THE SOUTH PROPERTY BOUNDARY 10' SETBACK TO THE NORTH PROPERTY BOUNDARY 20' SETBACK TO THE WEST AND EAST PROPERTY BOUNDARIES 5' FROM ADJACENT CURBS OR BACK OF WALK, WHICHEVER IS CLOSER (EXCLUDING ALLEYS) W/ ATTACHED WALKS - 15' FRONT TO HOUSE, 10' TO PORCH W/ DETACHED WALKS - 13' FRONT TO HOUSE, 9' TO PORCH 15' MIN. BUILDING SEPARATION 0' SIDE SETBACK (UNIT TO UNIT)
LOT WIDTH MINIMUM 75'	NO MINIMUM (SEE NOTE 2)
MINIMUM LOT AREA 20,000 SQ. FT.	NO MINIMUM (SEE NOTE 2)
PARKING	REQUIRED - 167 SPACES TOTAL (2 SPACES/DU) 0.25 GUEST SPACES/DU PROVIDED - 175 SPACES TOTAL

NOTES:

- FOUR SQUARE MILE SUB-AREA PLAN - OVERLAY DISTRICT
• CURRENT: S.F. DETACHED AT 1-12 DU/AC
- THE FOLLOWING MITIGATION FOR LOTS LESS THAN 6000 SF SUMMARIZED HERE HAVE BEEN INCORPORATED INTO THE DEVELOPMENT STANDARDS FOR THIS GDP.
• OPEN SPACE
• VARIED SETBACKS. COVERED PORCHES COUNT TOWARDS STAGGERING WHEN PORCHES MAKE UP AT LEAST 50% OF HOUSE WIDTH.
• CANYON AND SHADING MITIGATION
• MAXIMUM BUILDING COVERAGE
• MAXIMUM VOLUME OF BUILDING
• ARCHITECTURAL VARIETY INCLUDES RECESSED AND ALLEY LOADED GARAGES.
• ALTERNATIVELY LOADED GARAGES & FRONT DOORS FACING STREETS
• OPEN SPACE AMENITIES
• LANDSCAPE FEATURES
• PRIVATE FENCING DETAILS
- A 20' PROPOSED BUILDING SETBACK IS PROVIDED ALONG THE WESTERN BOUNDARY IN ORDER TO ACT AS A BUFFER TO THE NEIGHBORING PROPERTIES. LANDSCAPING WILL ALSO BE PROVIDED IN ORDER TO SCREEN THE PROPERTIES ALONG THE WESTERN BOUNDARY IN ACCORDANCE WITH THE LANDSCAPING REGULATIONS LISTED IN CHAPTER 12 OF THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE.

PROJECT INTENT:

THIS PROJECT SHALL BE A DIVERSE, VIBRANT AND LIVELY COMMUNITY CREATED THROUGH ARCHITECTURE AND SITE DESIGN. THESE DEVELOPMENT STANDARDS PROVIDE A CLEAR VISION FOR THE CREATION OF THIS COMMUNITY BY IDENTIFYING CONSISTENT AND ENDURING QUALITIES IN DESIGN. THESE POINTS SHALL BE TREATED AS MANDATORY.

GROSS SITE AREA:

- 6.86 ACERS

MAXIMUM TOTAL UNITS:

- 74 UNITS

MAXIMUM NET DENSITY:

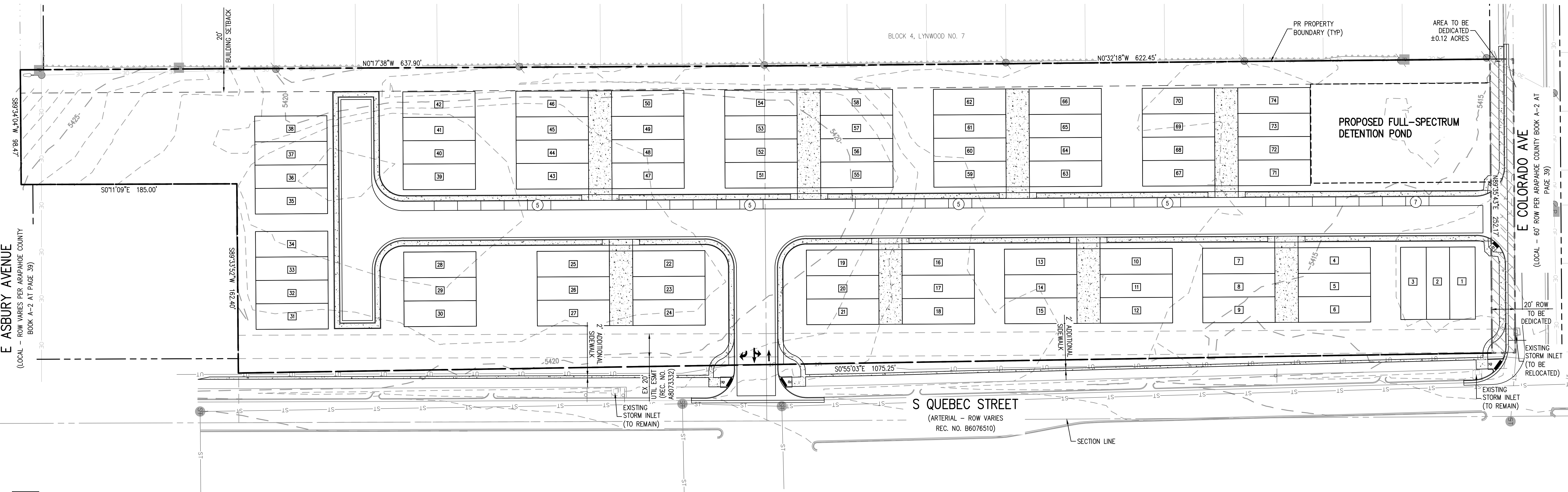
- 11 DU/ACRE

PROPOSED DEVELOPMENT STANDARDS:

- AT LEAST ONE PROGRAMMED COMMUNITY OUTDOOR SPACE SHALL BE PROVIDED.
- AT LEAST 80% OF DWELLING UNITS ON THE SITE MAY UTILIZE ALTERNATELY LOADED GARAGES INCLUDING ALLEY LOADED.
- FENCING SHOULD BE EITHER WROUGHT IRON/ METAL OR ARCHITECTURALLY INTEGRATED WITH THE BUILDING, AND USE MATERIALS THAT ARE COMPATIBLE.
- FRONT AND PRIMARY BUILDING FACADES MAY BE BROKEN/STAGGERED BY INCORPORATING AT LEAST ONE OF THE FOLLOWING EVERY 40 FEET:
 - 2-FOOT PLANE BREAK INCLUDING CHANGE IN MASSING, BAY POP-OUTS, LINEAR PROJECTIONS, RECESSES, OR STEP BACKS.
 - 4-FOOT DEEP COVERED FRONT PORCH AT LEAST 6 FOOT WIDE.

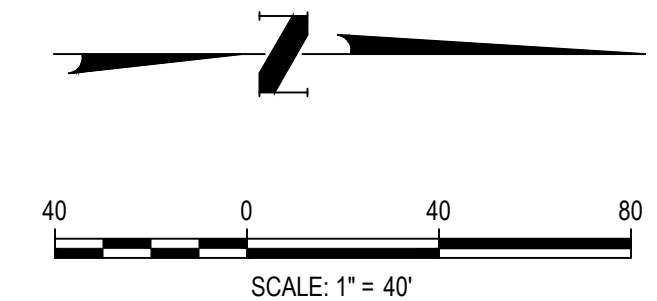
LEGEND:

TOWNHOME LOT	
PRIVATE DRIVE TRACT	
EXISTING UTILITY EASEMENT	
PROPOSED DRAINAGE EASEMENT	
EXISTING PROPERTY BOUNDARY	
EXISTING ROW	
EXISTING SECTION LINE	
EXISTING CONTOURS	
PROPOSED REAR SETBACK	
PROPOSED PROPERTY BOUNDARY	
LOT NUMBER	



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ARAPAHOE COUNTY CASE NO.: GDP18-005
PROJECT NUMBER: 180605



REVISION DATE: 01-22-2019 ISSUE DATE: 10-03-2018 SHEET 2 OF 2

QUEBEC & COLORADO

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.