

# City of Arvada

## Planning Commission Agenda

APRIL 18, 2023  
CITY COUNCIL CHAMBERS  
Regular Business

**Commission Members:**

Michael P. Griffith, Chair  
Doug Magee, Vice Chair  
Tim Knapp, Secretary  
Tom Aljinovich  
Brandon Figliolino  
Andrew Gay  
Steve Hannan

**Staff Members Usually Present:**

Ryan Stachelski, Dir. of Community and Economic Development  
Emily Grogg, Senior Assistant City Attorney  
Rob Smetana, Manager of City Planning and Development  
Jenny Wolfschlag, Manager of Development Engineering  
Josie Suk, Systems and Administrative Manager  
Heidi Van Gieson, Administrative Specialist  
Dixielee Rodriguez, Administrative Specialist

Info: 720-898-7435

The meeting will include an open comment period where participants will have three minutes to provide comments to the Commission. Members of the public who wish to provide public comment on any agenda item or during general public comment should go to [www.arvada.org/PLNCOMMISSION](http://www.arvada.org/PLNCOMMISSION) for information about how to participate. If any member of the public wishes to submit written comment regarding the item on the agenda, you may submit comments in writing via email to the Planning Department at [cedboardsandcommission@arvada.org](mailto:cedboardsandcommission@arvada.org). Comments must be received no later than 5 p.m. the day before the meeting. All timely comments submitted will be presented to the Planning Commission. Please contact Josie Suk with any questions at 720-898-7627.

### PLANNING COMMISSION MEETING – 6:15 PM

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF MEMBERS
4. APPROVAL OF MINUTES
  - A. February 7, 2023
5. GENERAL BUSINESS
6. REPORTS
7. PETITIONS & COMMUNICATIONS
8. PUBLIC HEARINGS
  - A. Alternative Sign Program for the replacement of an advertising billboard sign, approximately located in the southeast corner of 8041 I-70 Frontage Rd N.

- B. A Major Subdivision Preliminary Plat for Candelas Filing No. 1, Amendment No.4 is generally located North of Candelas Parkway, East of Kilmer Way and South of W. 93rd Place in the City of Arvada. CO.
- C. Planned Unit Development (PUD) Development Plan for Candelas Filing No. 1, Amendment No.4, generally located North of Candelas Parkway, East of Kilmer Way and South of W. 93rd Place in the City of Arvada. CO.

9. OTHER ITEMS

10. ADJOURN



**SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD**

**February 7, 2023**

Planning Commission meeting minutes are not an exact transcript and represent key points and the basis of discussion.

1. **CALLED MEETING TO ORDER– By Michael P. Griffith at 6:47 P.M.**
2. **PLEDGE OF ALLEGIANCE Said at the beginning of BOA meeting.**
3. **ROLL CALL OF MEMBERS**

Those present: Michael P. Griffith, Tim Knapp, Tom Aljinovich, Brandon Figliolino, Doug Magee, Steve Hannan

**THOSE ABSENT**

Andrew Gay

Mr. Griffith moved to excuse

Members are excused by vote passed 6-0

**ALSO PRESENT:** Ryan Stachelski, Director of Community and Economic Development; Rob Smetana, City Planning Manager; Emily Grogg, Sr. Ass't. City Attorney; Josie Suk, Systems and Administrative Manager of Community and Economic Development, Jacob Nitchals, Sr. Planner, Jeremiah Bebo, Planner II; Shane Greenburg, Planner II; Dixielee Rodriguez, Recording Secretary.

4. **APPROVAL OF MINUTES**

December 6, 2022. The minutes stand approved as printed.

5. **GENERAL BUSINESS:** Agenda Item 5.A.

CP2023-0004 a Resolution by the Planning Commission for the City of Arvada, Colorado, Adopting the 2014 Arvada Comprehensive Plan as Arvada's Three Mile Plan Pursuant to Section 31-12-105(1)(E), C.R.S., as Amended

**Motion**

It was moved by Mr. Magee that CP2023-0004 a Resolution by the Planning Commission for the City of Arvada, Colorado, Adopting the 2014 Arvada Comprehensive Plan as Arvada's Three Mile Plan Pursuant to Section 31-12-105(1)(E), C.R.S. as Amended be approved and recommended to City Council for ratification this motion is based on the finding of facts on page 1 of the Staff Report.

**DISCUSSION OF MOTION**

None

The following votes were cast on the motion:

Those voting Yes: Griffith, Hannan, Knapp, Magee, Figliolino, Aljinovich

Those voting No:

Those absent: Gay

The motion carried 6-0

**6. REPORTS**

None

**7. PUBLIC COMMENT**

There was no one wishing to speak. Public Comment was closed.

**8. PUBLIC HEARINGS**

**DA2022-0052 Major Modifications from the Land Development Code for a building that does not adhere to the building orientation and configuration requirement; does not adhere to the required 40-foot setback for fuel pumps, fuel islands, and canopy from all streets; and where the fueling canopy does not adhere to the required site design standard which requires a canopy to be located behind or to the side of a building for Kum & Go #2299, located at 6401 Wadsworth Bypass.**

Mr. Griffith opened the public hearing.

Mr. Griffith entered into the record the staff report for DA2022-0052 dated February 7, 2023, posting of signs, affidavit of mailing, and posting log.

Mr. Bebo stated the affidavit of mailing and posting log are in order.

Mr. Bebo introduced the project to the Planning Commission, he stated that the applicant is requesting three major modifications from the Land Development Code and has a request for site plan approval with a minor subdivision under administrative review. Currently, the site is being used as a fueling station which is non-conforming. Mr. Bebo continued to say that the major modifications have been requested due to the shape of the lot which presents certain challenges to developing the site as a fueling station due to the constraints of 3 street frontages making the setback requirements difficult to achieve. Mr. Bebo confirmed that the requests do meet the approval criteria as stated in the Land Development Code and staff is in support.

Erica Morton, Applicant, 2455 John Field Ct, Lafayette CO 80026- Ms. Morton, introduced the project stating the reasons for major modification requests. Ms. Morton stated that the presence of rights-of-way on 3 sides of the site makes it impossible for the building and canopy to meet setbacks.

Mr. Griffith opened the hearing for comments from the public.

**PUBLIC COMMENT**

None

**IN FAVOR**

None

**APPLICANT REBUTTAL**

None

Mr. Griffith closed public comment.

**QUESTIONS FROM THE COMMISSION**

Mr. Knapp asked staff what the intent of LDC Subsection 4-3-3-4(F) is and why the regulation forces a canopy to be to the side or to the rear of the building?

Mr. Bebo states this regulation applies to the MX-U zone which is intended to be more walkable and pedestrian oriented. The regulation forces the canopy away from public right of way both for safety, circulation, and visual reasons.

Mr Knapp asked about the landscaping, who will enforce it in 5 years to ensure it's still there?

Mr. Bebo stated that if complaints are received staff will confirm what was approved in the landscape plans and that the city will enforce through code enforcement if needed.

Mr. Griffith stated no further discussion with no further question form the commission

**MOTION: Agenda Item 8.A**

It was moved by Mr.Magee, That DA2022-0052 – Major Modification for Kum & Go #2299,To construct a new fueling station and convenience store with a detached fuel pump canopy where the building does not adhere to the building orientation and configuration requirement of LDC Subsection 5-1-2-6(B)(1) which requires that all nonresidential buildings orient the main pedestrian entrance of the building to a public or private street and generally located at 6401 Wadsworth Bypass be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Page 9 & 10 of the Staff Report.

**DISCUSSION OF MOTION**

Mr Figliolino will support this project, likes the building footprint and appreciates the offerings for an area that lacks fresh produce due to no close grocery store.

Those voting Yes: Griffith, Hannan, Knapp, Ajinovich, Magee, Figliolino

Those voting No:

Those absent: Gay  
The motion carried: 6-0 (1 absence)

**MOTION: Agenda Item 8.B**

It was moved by Mr. Magee, DA2022-0052 - Major Modification for Kum & Go #2299, To construct a new fueling station and convenience store with a detached fuel pump canopy where the fueling canopy does not adhere to the required 40-foot setback from all streets in LDC Subsection 3-1-3-8(A)(3)(i) which requires fuel pumps, fuel islands, and fueling canopies to be set back at least 40-feet from all streets and generally located at 6401 Wadsworth Bypass be recommended to City Council for approval.

This motion is based on the finding of fact and approval criteria on Page 9 & 10 of the Staff Report.

**DISCUSSION OF MOTION**

None

Those voting Yes: Griffith, Hannan, Knapp, Ajinovich, Magee, Figliolino  
Those voting No:  
Those absent: Gay  
The motion carried: 6-0 (1 absence)

**MOTION: Agenda Item 8.C**

It was moved by Mr. Magee, DA2022-0052 – Major Modification for Kum & Go #2299, To construct a new fueling station and convenience store with a detached fuel pump canopy where the fueling canopy does not adhere to the required site design standard of LDC Subsection 4-3-3-4(F)(2) which requires the fuel pump canopy to be located behind or to the side of a building in the MX-U zone district and generally located at 6401 Wadsworth Bypass be recommended to City Council for approval.

This motion is based on the finding of fact and approval criteria on Page 9 & 10 of the Staff Report.

**DISCUSSION OF MOTION**

Those voting Yes: Griffith, Hannan, Knapp, Ajinovich, Magee, Figliolino  
Those voting No:  
Those absent: Gay  
The motion carried: 6-0 (1 absence)

**8.D DA2022-0070 - Conditional Use and Major Modification for MARSHALL POINTE, a 4.36 – acre parcel of land approximately located at the southeast corner of Marshall St and W 52<sup>nd</sup> Ave.**

Mr. Griffith opened the public hearing.

Mr. Griffith asked staff to confirm that the required documents and notices were in order.

Mr. Nitchals confirmed that the published notices, affidavit of mailing and posting log were in order.

Mr. Nitchals made clarification about the staff report and that there was a previous project that was approved in March of 2021 for a conditional use by council, he wanted the Planning Commission to understand that approval only applies to that 5 story design. This is a different design and not the same 5 story design or unit count and that is why this case is before the commission. Mr. Nitchals also wanted clarification of the height of the building, on page 7 of the staff report. He states that the 45 feet maximum height is true and an additional 15 foot height bonus is available. This project is right around the 45 feet maximum height and has the option of the additional 15 feet.

Mr. Griffith asked if there are any additional items received that need to be made a part of the permanent record?

Ms. Grogg stated there are emails received that are public record and are part of the packet and permanent record.

Mr. Griffith stated communications received from the public are included in the permanent record.

Mr. Griffith entered into the record the staff report for DA2022-0070 posting of signs, affidavit of mailing, posting log and emailed public comment.

Mr. Nitchals introduced the project to the Planning Commission. Mr. Nitchals explained that the applicant is requesting a Conditional Use in order to construct a residential structure within the MX-S zone district and they are also requesting a major modification to the small urban park requirement to reduce the size of that by approximately 50%. The proposed development will contain 260 units in one 4-story building on a 4.36 acre site. Staff presents this will a recommendation of approval. Mr. Nitchals identified that the letters from the public were concerned about the park reductions and wanted to clarify that the small urban park is not the same as park land dedication. Reduction to park land dedication is not allowed by code but the small urban park is a privately owned and maintained space that can be open to the public and it is counted towards their park land dedication. A vast majority of developments give us a fee in lieu of parkland dedication so that we can build larger parks. In this situation, by building a smaller urban park, they will get less of a credit and the City will get a larger parkland dedication fee.

Ben Taylor - Developer - 1746 N. Williams St. Denver 80216 , This project is what is considered true affordable housing, this means that it is financed by Federal tax credits known as LIHTC (Low Income Housing Tax Credit). For these credits they must restrict rent for 30 years based on AMI(area Median Incomes)restriction. With restricted rent they will be able to charge an affordable rate for these units. This project 1-bed rent will be \$1,243 compared to 1-bed \$1,700 in a market rate project. This allows residents to live in a community they could not normally afford, and lets them not have to choose between rent and everyday goods that they need.

Kristin Dean, Norris Design - 1101 Bannock St, Denver, 80204 - Ms. Dean states that the East side of Arvada is a great opportunity for housing because of the close proximity of

transportation, highway systems and Olde Town. The site currently has one single family home and a landscape management company on site. The property is zone MX-S and residential is a conditional use. She noted that there is no maximum density required for that zoning designation. The max height is 60 feet and she recognized the City's incentives to development to allow for projects like this to come forward. Ms. Dean gave an overview of the proposal, she stated that this project has 260 affordable multi-family units with two internal courtyards. Public plazas along Marshall Street and 52nd Ave. This project includes both garage and surface parking being proposed with a total of 367 parking spaces. There are two points of access, one on Marshall and one on 52nd St. Future dedication of ROW will be provided to accommodate a future round-about being built by the City. Bike lanes and sidewalks will also be added, Ms. Dean says this is a major win for the City.

Carl Rung, Landscape Architect, 1101 Bannock St., Denver, 80204 - Mr. Rung explains that the landscape on the property complies with all standard requirements of the Land Development Code. The project includes landscape buffers, 6" fence along the eastern and southern property line, 2 interior courtyards - the North courtyard would include an individual's flex land use, covered outdoor grills and seating area, flower garden for residents. The South courtyard is geared towards families including 2 playgrounds. The North courtyard will have covered seating, a cut flower garden, hammock grove and Bocce Court. The South courtyard will have a turf playground hill, a natural playground, and a climbing wall that can also be a movie wall. It will also include a discovery path, tot playground, more outdoor seating and covered seating.

Ms. Dean spoke about the small urban park major modification request. The code requires 10% of the site and the request is to reduce it to 5% of the site. If they met the requirements of the code that would require the project to lose 15 units. She explained that they met frequently with City staff to make sure they meet City standards to the greatest extent possible. With the major modification the project would be offering 2 small internal urban parks for residents plus plaza space and enhanced seating/landscape areas. This ends up being about 20,000 sf of park space.

Adam Kantor 2555 Walnut St. Denver, 80205 - Mr. Kantor explained that they designed this building for this site specifically. Main entry distinct design focusing the warmth. Falling in under height restriction, even though it is a large structure.

Ms. Dean closed her presentation by stating that they have carefully worked with staff to meet criteria for both the Conditional use and the major modification.

## **PUBLIC COMMENT**

Mr. Griffith opened the hearing for comments from the public.

Dean Schulze 13556 W 68th Ave, Arvada, 80004. He has studied diagrams and does not see a small urban park on plans. Looks like a sidewalk not a park. He does not feel like it works. Not enough space for the amount of people that this building will house. 600 new residences, feels this is not enough space. You cannot call sidewalks an urban park. Also offers an idea of land that the applicant can purchase to put in a park.

Mr. Griffith calls up Rebecca Martin, Ms. Martin passes on her public comment.

Mr. Griffith calls up Linda McGivern, Ms. McGivern passes on her public comment.

Andrew Anthony 6700 W. 54th Ave Arvada 80002- What is the typical residence for these type of places/projects? 2nd question is about are animals allowed? Where are the animals going to use the bathroom?

Janet Spelman 6693 W. 53rd Ave, Arvada, 80002 - Question is about parking. For the amount of units and people proposed, where are they going to park? Traffic in this area is bad. This many new residents will just add to the big problem with traffic right now. Not real good access. She is worried that her property will be devalued and is concerned with the number of units.

### **APPLICANT REBUTTAL**

Ms. Dean first addressed the comment about the small urban park/plaza being all sidewalk, she states that this is allowed by code. She also stated that it can be used by the public. In terms of the vacant land she said that it was not their opportunity to build a park but that it was something that the City could consider.

Ms. Dean stated that the parking and traffic are their concerns as well and did a traffic study for plan development. Traffic study was done for the present state of the area and future state; not a short term analysis. Parking study was done for this site; she reminded the commission that the ROW dedication for a round-about is planned for the future and will be an improvement to traffic. She also discussed the site's proximity to transit which provides residents with options. In closing, Ms. Dean explained that the proposed parking is more than what was determined from the parking study for the number of units on the site.

Mr. Taylor replied to the question of who lives here. A majority are single moms and first year school teachers. Residents who make about \$25.00 an hour. These are the people who qualify to live here. Yes animals are allowed and size and breed restrictions apply. Lease addendum for pets.

Mr. Griffith closed public comment.

### **QUESTIONS FROM THE COMMISSION**

Mr. Hannan asked staff to go over the urban park issue on this site.

Mr. Nitchals stated the change in LDC to create smaller parks is part of the Parks Master Plan. These are privately owned and privately maintained but open to the public. These are only required in the MX-U and MX-T zoning districts. These requirements are completely separate to the fees associated with park land.

Mr. Hannan asked staff to expand on the area traffic.

Mr. Nitchals states both streets (Marshall and 52nd Ave) are arterial streets and categories are existing levels of service, almost all A's and B's with a few C's.

Mr. Hannan asked what is the deal with the roundabout?

Mr. Nitchals stated this area has more than one jurisdiction in this area. Jefferson county, City of Arvada and Denver jurisdiction. Working together - cross jurisdictional to fix this area, if they pivot they can do a more traditional intersection.

Mr. Hannan asked about parking for this project and if they are going to meet our numbers?

Mr. Nitchals stated the developer will comply with LDC but can request a 20% reduction for parking. Parking study they have shows the developer will satisfy the parking for the site.

Mr. Hannan states he recalls City Council's strategic goal is to increase more affordable housing in the City of Arvada?

Mr. Nitchals has the CED director speak on this.

Mr Stachelski explains that the Council has specific strategic goals that have not been updated, specifically for an affordable housing count. The minimum goal was set a few years ago was 50 affordable housing units. Currently we have 686 in different phases of development including this project. The City Council is requesting more effort to be made on this and there is a new housing committee that will start meeting in May to work with the City to create a strategic plan on affordable housing.

Mr. Hannan asked about EV chargers in the parking garage or surface parking?

Mr Taylor states yes 10% of parking stalls are for future use of EV chargers.

Mr. Figliolino asked the applicant if they are a new applicant as to the project on this site then what was approved last year.

Ms. Dean states yes, and she is not sure what the previous applicant was wanting or thinking on this project. This is a well thought out project to meet development standards and fit for the area.

Mr. Figliolino asked will the project offer secure bike parking and will the project offer transit passes?

Ms. Dean states there will be secured bike parking on site. In terms of eco passes, not sure if they are on or off the table, could be something in the future.

Mr. Figliolino asked staff for more information about the park fees in lieu, will the money go to projects in the neighborhood or general fund to any area in the City?

Mr. Stachelski states by policy the fees will go to the area but can't speak on the Parks department behalf. In general fees will go to that area but Parks going through changes and not sure if this is how it will be handled or what the best practices are. The parks department is trying to understand what is best for not only the quality of the parks as well as the engagement in the parks. The parks plan was to have a 10 min walk to a park in every neighborhood, now the next evolution is to the quality of them. The east side of the City has not seen parks updated as much as the West side and they may see more updates happening in this area and the City wants to ensure inclusivity to the City as a whole.

Mr. Aljinovich asked about the parking garage, how many levels and where is it located?

Mr. Taylor states it will be a 4 level garage with one entrance and one exit.

Mr. Aljinovich asked about the landscaping plant material and who will maintain it to include sidewalks?

Mr. Taylor states that the owner will have a property management onsite that will maintain the property.

Mr. Magee asked about the rent and how is it maintained at a fixed rate or updated with new median income?

Mr. Taylor states new rents for that area from HUD every year.

Mr. Magee asked how much does it increase 3% - 5%?

Mr. Taylor states average increase from data on average from 2012 to 2022 - 1.7 - 2 % annual increase.

Mr. Magee asked what happens after 30 years. Can the property be changed to what the developer wants to do. Increase rents etc?.

Mr. Taylor explains that renewing about 15 to 20 years and that they apply to get new tax credits, do major renovations to the property and keep it affordable housing.

Mr. Magee asked about the parking study that was completed and it mentioned 30 sites. Where are those other sites that were used as a comparison in the study? In the West, Mid West or in the East.

Ms. Dean stated the parking study used National data. She read a portion of the report based out of Los Angeles. This was a study specifically focused on affordable housing, this found that .2 and .85 spaces per unit were sufficient for this type of housing.

Mr. Magee explained that he believed that it was sufficient and that he just wanted to ensure that there wouldn't be parking issues in the area.

Mr. Nitchals states he went over the parking study, and the study did look at Denver and sub areas around Denver. He disregarded the study in LA and focused on local areas. Those suburban studies showed a utilization rate of .86 spots per each unit. This was done around 5am which would show most cars in the lot. This project meets parking.

Mr. Knapp asked about the validity of the study.

Mr. Nitchals stated there will need to be additional work on parking study. ITE (Institute of Transportation Engineers) usually provides a pretty conservative number. They overestimate trips and parking and the city will be looking in more detail during the site plan approval process.

Mr. Knapp asked about small urban parks to help understand the city's purpose?

Mr. Nitchals stated the goal is more parks in more intensely developed areas, this is a newer requirement for parks of this type for the City. The intent is to make space that looks like it is for the public and so they should be closer to the pedestrian corridor and not shoved back into the corner of the property.

Mr. Knapp asks where is the closest park to this site?

Mr. Nitchals stated Columbine Park is near this site.

Mr. Knapp asked about parking control, how many vehicles one can have?

Mr. Taylor states best they will do is project and if parking becomes an issue the property manager will get involved and address the issue.

Mr. Aljinovich asked a neighborhood question, if a problem with a dog or if a neighbor gets out of hand will the property manager help get involved?

Mr. Taylor states the community/property manager will take care of issues on the property and concerns that come up.

Mr. Aljinovich asked do the community managers hold community meetings with the residents?

Mr. Taylor stated yes they do hold community meetings.

Ms. Grogg stated everyone in Avarda is bound by the code of ordinances that City council has passed.

Mr. Griffith asked if the previous plan on this site was taller and one unit type?

Mr. Nitchals stated yes he does believe to make the parking work for that project.

**13. MOTION: Agenda Item 8.D**

It was moved by Mr. Knapp, DA2022-0070 – Conditional Use for Marshall Pointe, to allow for the construction of an affordable multifamily project within the MX-S (Mixed-Use Suburban) zone district, on a 4.36 - acre parcel of land approximately located at the southeast corner of Marshall St. and W 52nd Ave., be recommended to City Council for approval.

This motion is based on the finding of fact and approval criteria on Pages 8,9 & 10 of the Staff Report.

**DISCUSSION OF MOTION**

Mr. Griffith stated affordable housing is a concern, he thinks this is a better plan than the previous project for this site. With a bike facility, park and parking is a big win. He definitely supports this motion.

Mr. Hannan noted that the building design does not look like affordable housing, and that he liked the design.

Mr. Figliolino wants to thank the applicant and thankful for the residents that came out, supports this project

Mr. Knapp thanked the residents for coming out and the applicant's well done presentation. Stated that this was a needed project in this area and supports this project.

Mr. Magee supports this project and thanked the applicant. Very well thought out plan for this site. With 2 courtyards and enough parks in the area.

Those voting Yes: Griffith, Hannan, Knapp, Ajinovich, Magee, Figliolino

Those voting No:

Those absent: Gay

The motion carried: 6-0 (1 absent)

**14. MOTION: Agenda Item 8.E**

It was moved by Mr. Knapp, DA2022-0070 – Major Modification for Marshall Pointe, to waive the requirement in table 2-1-4-2(A) of the LDC that requires at least 10 percent of the net parcel area be developed as a Small Urban Park for Marshall Pointe – a 4.36 - acre parcel of land approximately located at the southeast corner of Marshall St and W 52nd Ave be recommended to City Council for approval.

This motion is based on the finding of fact and approval criteria on Page 10 & 11 of the Staff Report.

**DISCUSSION OF MOTION**

Mr Griffith stated thinks the wording is confusing about urban park requirements and will support the motion.

Mr. Hannan states he supports it because it is an affordable housing approach and not full cost rentals.

Those voting Yes: Griffith, Hannan, Knapp, Ajinovich, Magee, Figliolino

Those voting No:

Those absent: Gay

The motion carried: 6-0 (1 absent)

**15. OTHER ITEMS**

Mr. Smetana mentioned the next meeting on February 21, 2023 has no items on the agenda for this meeting and can be canceled.

Those voting Yes: Griffith, Hannan, Knapp, Magee, Figliolino, Ajinovich

Those voting No:

Those absent: Gay

The motion carried 6-0 (1 absent)

Meeting on February 21, 2023 is Canceled.

Mr. Smetana mentioned that we have items on the agenda for the March 7, 2023 meeting.

**16. ADJOURNED at 8:29 P.M.**

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Michael P. Griffith, Chair

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Tim Knapp, Secretary

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Dixielee Rodriguez, Recording Secretary



<b>REPORT TO PLANNING COMMISSION</b>	<b>AGENDA ITEM 8.A.</b>
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TO: PLANNING COMMISSION

DATE: April 18, 2023

SUBJECT: Alternative Sign Program for the replacement of an advertising billboard sign, approximately located in the southeast corner of 8041 I-70 Frontage Rd N.

**Report in Brief**

MOTION:

MOVED BY: \_\_\_\_\_

That an Alternative Sign Program for the replacement of an advertising billboard sign, approximately located in the southeast corner of 8041 I-70 Frontage Rd N., be recommended to the Director for (approval, approval subject to the condition stated in the Staff Report, Item 1, Page 5) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) 4 and 5 of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

YES \_\_\_\_\_ NO \_\_\_\_\_ ABSENT \_\_\_\_\_

Prepared by:

Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Shane Greenburg, Planner II

4/13/2023

Josie Suk, Development Systems and Administrative Manager

Robert Smetana, Manager of City Planning and Development

Emily Grogg, Senior Assistant City Attorney

Ryan Stachelski, Director of Community and Economic Development

Enclosure, exhibits & attachments required to support the report

**City of Arvada**  
**Community and Economic Development Department**  
**PUBLIC HEARING STAFF REPORT**

**8041 I-70 Frontage Road Alternative Sign Program**  
**DA2023-0006**

**NATURE OF REQUEST**

OUTFRONT Media is requesting approval of an Alternative Sign Program to replace an existing billboard with a new advertising display structure to be placed along the I-70 frontage road.

The sign structure will be located in the southeast corner of 8041 I-70 Frontage Road. There will be two display faces, 14 feet high x 48 feet wide in a “V” configuration facing east and west bound on I-70. Both faces will be LED electronic digital advertising message displays. The overall height of the sign structure will be 24 feet above grade.

A neighborhood meeting was held on June 15, 2022. There were no attendees or comments from the public.

**LOCATION AND HISTORY**

The subject property is located 8041 I-70 Frontage Road and is currently used as an industrial office and distribution business.

This is an application to replace an existing billboard at this location.

**NEIGHBORHOOD MEETING**

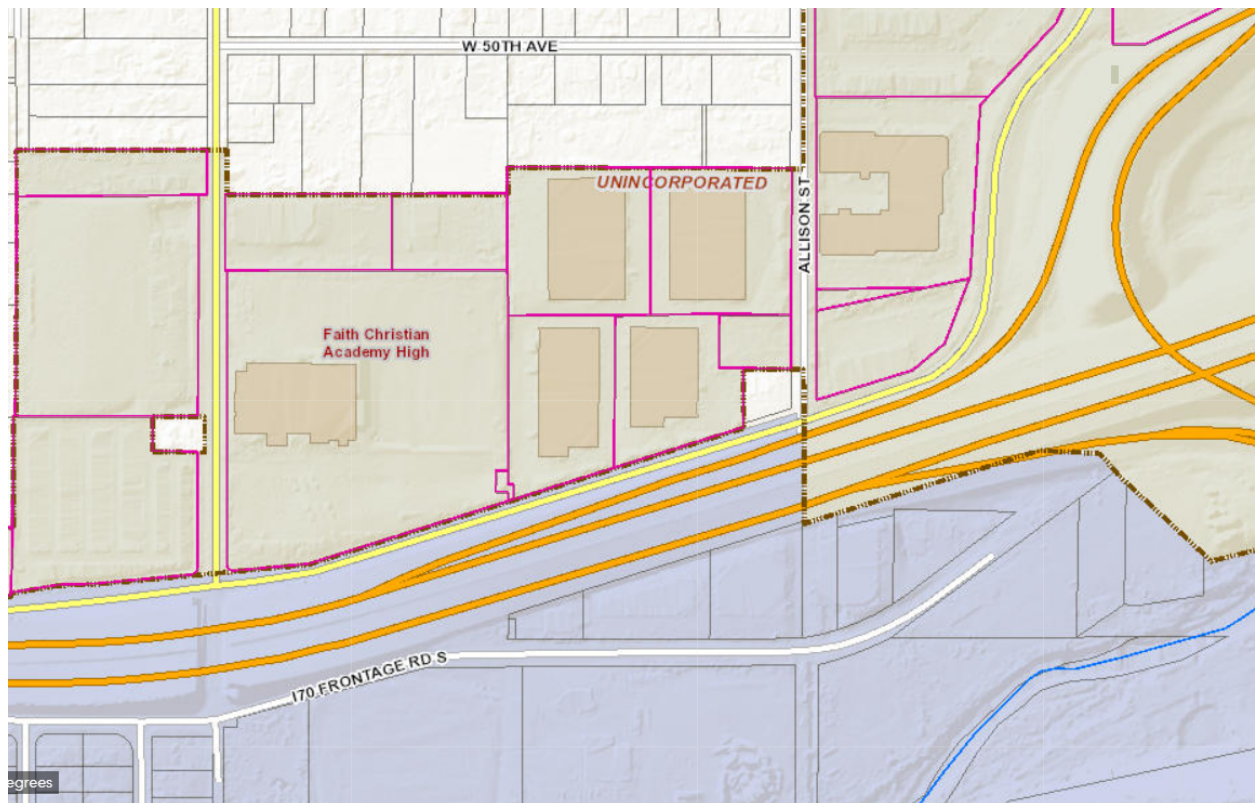
Division 8-2-2 of the Land Development Code requires that at least one neighborhood meeting be held for projects that require public hearings before the Planning Commission and City Council.

The required neighborhood meeting for this project took place on June 15, 2022 at the Apex Field House located at 5724 Oak Street. The applicant and staff were in attendance.

There were no neighbors in attendance.

**PUBLIC NOTIFICATION**

Division 8-2-4 of the Land Development Code requires public notification for all public hearings as follows:



Written Notice: At least 15 days prior to all public hearings, written notice must be mailed to all property owners within 1000 feet of the subject property and to all homeowners associations and neighborhood associations with a known interest in the subject property. The applicant will provide an affidavit of mailing verifying this requirement has been met prior to the public hearing.

Posted Notice: At least 15 days prior to all public hearings, signs notifying the public of the hearing must be posted on the subject property. The applicant will provide a posting log verifying that this requirement has been met prior to the public hearing.

Published Notice: At least 15 days prior to all public hearings, notice of the hearing must be published in a newspaper of general circulation in the City. The required notice has been published.

### **DEVELOPMENT REVIEW TIMELINE**

A development application was submitted on 01/09/2023. Applicant did not submit legible plans, but was responsive in fixing the situation. The response time by staff was delayed a few days as we waited for reviewable new plans.

**ALIGNMENT WITH CITY COUNCIL STRATEGIC PLAN**

The project is consistent with the City Council Strategic Plan principles for the Community and Economic Development work system.

**ZONING AND LAND USE**

The subject property is currently zoned IL (Industrial, Light) and is approximately 1.76 acres in size.

Surrounding properties are zoned and utilized as follows:

<b>Direction</b>	<b>Zoning</b>	<b>Actual Use</b>
North	IL (Industrial, Light)	Light Industrial
South	I-70 Frontage Road and I-70	
East	IL (Industrial, Light)	Light Industrial/Commercial
West	IL (Industrial, Light)	Light Industrial

**PROJECT ANALYSIS**

**Compliance with the Comprehensive Plan**

The Comprehensive Plan does not reference signage

**Setbacks**

The signage meets city setbacks.

**Building Height**

Building height limits are not applicable for this proposal

**Open Space**

Proposal does not impact public open space.

**Landscaping, Buffering and Fencing**

Landscaping meets code requirements. No fencing proposed.

**Parks**

Proposal does not impact public parks

**Building Design**

No buildings are in the proposal. The support structure for the sign is metal which is compatible with the commercial/industrial buildings on the property.

**Circulation and Connectivity**

Proposal does not impact circulation or connectivity.

**Grading and Drainage**

Proposal will have minor grading and will not impact overall drainage on the site.

**Parking and Loading**

Proposal does not impact parking or loading.

**Utility Services**

Signage is proposed outside of easements and is subject to approval from XCEL Energy.

**Police and Fire Protection**

Proposal does not impact fire lanes or visibility for policing.

**School District**

No school fees are applicable in this case.

**LAND DEVELOPMENT CODE APPROVAL CRITERIA**

It is the responsibility of the applicant to justify the requested land use application. The Planning Commission should make a recommendation to the City Council based on its findings regarding the approval criteria shown in the table(s) below and upon testimony heard during the public hearing as it applied to the criteria.

Allowed height is 12 feet x 2.5 = 30 ft; proposed 24 feet  
Allowed size is 41.25 x 50 = 2,062.50 sq ft; proposed 672 sq ft

Staff performed an analysis of the proposal, based on the approval criteria listed in Chapter 8 of the Land Development Code, and presents the following findings:

Div. 8-3-7 Alternative Sign Program Approval Criteria	Finding	Rationale
1. Setbacks or required landscape area for detached signs may be different from the requirements of Chapter 6, Signs, if it is demonstrated that there is no impact on public safety, utility easements, or mature trees, and the aesthetic impact of the modification is appropriately mitigated.	Yes	Setbacks and landscape area meet the land development code.
2. All signs shall be architecturally integrated into or complimentary to the design and materials of the buildings and character of the site, and shall use similar and coordinated design features, materials and colors. The Alternative Sign Program shall establish or continue an integrated architectural vocabulary and cohesive theme for the development.	Yes	The metal infrastructure of the sign is architecturally compatible with the existing industrial and commercial buildings in the vicinity.
3. The height, sign area, type, number and location of signs permitted through the Alternative Sign Program shall be established based on the following factors:	Yes with one exception	One detached sign is allowed on the property. The proposed sign would be the only detached sign on the property. Meets criteria.

<ul style="list-style-type: none"> <li>a. The overall size of the development and the scale of the use or uses located or anticipated to be located there (larger land areas and scales of use tend to favor larger signs and / or more signs);</li> <li>b. The relationship between the building setback and sign location (higher visibility signage may be appropriate for buildings with lower visibility);</li> <li>c. The property frontage (larger property frontages may justify more or larger signs, particularly if the length of the property frontage tends to prevent sign clutter by allowing additional spacing between signs);</li> <li>d. Access and visibility to the property (limitations on access or visibility may justify relocation or resizing of signs according to an Alternative Sign Program);</li> <li>e. Intended traffic circulation pattern;</li> <li>f. Creation of a more obvious hierarchy of signage;</li> <li>g. Improvement of the relationship between the property and adjacent properties or land uses;</li> <li>h. Proximity of the property to elevated limited access highways; and</li> <li>i. Consistency with the objectives and design policies of the Comprehensive Plan, special area plans, urban renewal plans, and any applicable land use plans, design plans, or design guidelines approved by the City for the area in which the Alternative Sign Program is proposed.</li> </ul>		<p>The allowed signage height is 30 feet tall. The proposed sign is 24 feet tall. Meets criteria.</p> <p>The allowed sign size is 2,063 square feet. The proposed sign is 672 square feet. Meets criteria.</p> <p>The proposed LED electronic digital sign <i>does not</i> meet the following city requirement:</p> <ul style="list-style-type: none"> <li>• <i>Not more than 40 percent of a permitted sign may be occupied by digital electronic message centers. The proposal is 100 percent digital electronic message centers</i></li> </ul> <p>All other requirements have been met.</p>
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**STAFF RECOMMENDATION**

Based upon project analysis and review of the Land Development Code approval criteria, staff recommends approval of the project.

If the Planning Commission finds that a recommendation to approve the Alternative Sign Program is supported by the approval criteria, then staff recommends that the following conditions be made part of the approval:

- Approval by the Colorado Department of Transportation (CDOT)

The Planning Commission may recommend denial of the request(s) if it cannot make affirmative findings of the approval criteria stated above.

WELCOME

# ALTERNATIVE SIGN PROGRAM FOR DIGITAL ADVERTISING DISPLAYS



OUTFRONT/



WELCOME & INTRODUCTIONS

/ **OUTFRONT MEDIA**

**Matt Ragonese, General Manager**  
**Stephen Shinn, Real Estate & Government Affairs Manager**

/ **BPAZ HOLDINGS 16 LLC – PROPERTY OWNER**

**Melissa Sheils, Berkeley Partners**

## ABOUT OUTFRONT

# WHO WE ARE

- / Largest OOH firm in North America
- / Publicly traded on NYSE - OUT
- / Denver offices located on **Leyden Street**
- / OUTFRONT operates over 800 sign faces in Colorado
- / Financial wherewithal to support all aspects of this program
- / OUTFRONT is large enough to provide financial stability and small enough to provide operational excellence
- / Responsible corporate partner



# ALTERNATIVE SIGN PROGRAM

- “An Alternative Sign Program is intended to provide opportunities for signage that, while not in strict conformance with the standards, requirements and limitations in Chapter 6, Signs, provides compensating benefits without injury to the purpose and intent of the sign regulations.”



# 8041 W I-70 FRONTAGE ROAD N



OVERHEAD VIEW OF SITE

# 8041 W I-70 FRONTAGE RD N PROPERTY OWNER: BPAZ HOLDINGS 16 LLC



OVERHEAD VIEW OF SITE

# SITE PLAN FOR PROPOSED SIGN LOCATION



APPROACH VIEW OF SIGN

# WESTBOUND I-70 14X48 DIGITAL DISPLAY



SOURCE:

APPROACH VIEW OF SIGN

# EASTBOUND I-70 14X48 DIGITAL DISPLAY



## DIGITAL BILLBOARD STATISTICS

- / Digital billboards serve **businesses and communities** by communicating messages quickly
- / Digital billboards are accepted by **the government and the public**
- / Digital billboards are regulated by **Federal & State Governments** governments and self-regulated by the outdoor advertising industry
- / Government agencies rely on Digital billboards for **public safety**



# EXAMPLES OF COMMUNITY MESSAGING



# THANK YOU & QUESTIONS

OUTFRONT/





# REPORT TO PLANNING COMMISSION

AGENDA ITEM  
8.B.

TO: PLANNING COMMISSION

DATE: April 18, 2023

SUBJECT: A Major Subdivision Preliminary Plat for Candelas Filing No. 1, Amendment No.4 is generally located North of Candelas Parkway, East of Kilmer Way and South of W. 93rd Place in the City of Arvada, CO.

## Report in Brief

MOTION:

MOVED BY: \_\_\_\_\_

That a Major Subdivision Preliminary Plat for Candelas Filing No. 1, Amendment No.4 is generally located North of Candelas Parkway, East of Kilmer Way and South of W. 93rd Place., be recommended to City Council for (approval) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) 9 of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

YES \_\_\_\_\_ NO \_\_\_\_\_ ABSENT \_\_\_\_\_

Prepared by:

Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Carol Ibanez, Senior Planner

4/13/2023

Josie Suk, Development Systems and Administrative Manager

4/13/2023

Robert Smetana, Manager of City Planning and Development

4/13/2023

Emily Grogg, Senior Assistant City Attorney

4/13/2023

Ryan Stachelski, Director of Community and Economic Development

Enclosure, exhibits & attachments required to support the report

**City of Arvada**  
**Community and Economic Development Department**  
**PUBLIC HEARING STAFF REPORT**

**CANDELAS FINAL PLAT NO. 1 AMENDMENT 4 PLANNED UNIT  
DEVELOPMENT (PUD) DEVELOPMENT PLAN AND MAJOR  
SUBDIVISION PRELIMINARY PLAT  
DA2022-0093**

**NATURE OF REQUEST**

TRI Point Homes Inc., Owner/Developer, is requesting approval of a townhome and mixed-use development in Candelas.

The development is located on a 5.45 acre site at the entrance of McIntyre Street and West 93<sup>rd</sup> Place, and will provide additional for-sale townhomes as well for-rent units above neighborhood retail in two mixed-use buildings. The mixed-use retail buildings are located at the entry to the neighborhood on both side of McIntyre Street with an urban park and landscaping entry.

**LOCATION AND HISTORY**

The subject property is located north of Candelas Parkway and McIntyre Street, bounded by West 93<sup>rd</sup> Place and Kilmer Way. The site is designated in the Candelas Outline Development Plan (ODP) as Parcel 2 zoned PUD Residential (PUD-R and platted as Block 9 and Block 22) and Parcel 10 zoned PUD-Business, Professional, Residential (PUD-BPR) and platted as Block 10 and Block 21). The site plan combines ODP 2-ee, 2-ff, 2-oo with Parcel 10 to include 39 townhomes, 33 multi-family units and 10,743 square feet of retail spaces.

Development for this property was previously presented before the Planning Commission and City Council. The first was DA2019-0119 for eleven townhome buildings totaling 57 units. On July 6, 2020, the City Council denied the application since the development did not include any retail uses on Parcel 10 as designated by the Candelas ODP to be mixed-use with residential uses. On June 2022, City Council denied DA2021-0150 and indicated their major concerns included reducing the residential units, increase the size of retail spaces, not enough off-street parking and guest parking are provided, and additional safety improvements for pedestrians.

**NEIGHBORHOOD MEETING**

Division 8-2-2 of the Land Development Code requires that at least one neighborhood meeting be held for projects that require public hearings before the Planning Commission and City Council. The required neighborhood meeting for this project took place with an in-person meeting on November 9, 2022 and a virtual meeting held on November 30, 2022.

The applicant, staff, and 28 community members attended the first meeting while 16 others attended the second meeting. The main issues were:

- On-street and offsite parking,
- Vehicular traffic and parking on McIntyre Street,

- Vehicle access onto McIntyre Street from Candelas Parkway,
- The number of residential units,
- The type of retail the commercial spaces would attract; and
- For rent multi-family units will bring down the value of existing single-family homes

The applicant prepared a summary for each meeting, which are attached.

### **PUBLIC NOTIFICATION**

Division 8-2-4 of the Land Development Code requires public notification for all public hearings as follows:

Written Notice: At least 15 days prior to all public hearings, written notice must be mailed to all property owners within 1,500 feet of the subject property and to all homeowners associations and neighborhood associations with a known interest in the subject property. The applicant will provide an affidavit of mailing verifying this requirement has been met prior to the public hearing.

Posted Notice: At least 15 days prior to all public hearings, signs notifying the public of the hearing must be posted on the subject property. The applicant will provide a posting log verifying that this requirement has been met prior to the public hearing.

Published Notice: At least 15 days prior to all public hearings, notice of the hearing must be published in a newspaper of general circulation in the City. The required notice has been published.

### **DEVELOPMENT REVIEW TIMELINE**

The development application was submitted on November 14, 2022, and was processed under the standard development review track of 22 weeks. The applicant and City met the established review and submitted timeline.

### **ALIGNMENT WITH CITY COUNCIL STRATEGIC PLAN**

The project is consistent with the City Council Strategic Plan principles for the Community and Economic Development work system.

### **ZONING AND LAND USE**

The subject property is currently zoned Planned Unit Development (PUD) and is approximately 5.44 acres in size. The surrounding properties are zoned and utilized as follows:

<b>Direction</b>	<b>Zoning</b>	<b>Actual Use</b>
North	PUD	Single-family detached, trails, and open space
South	PUD	Vacant land
East	CG (Commercial General)	Retail, service and restaurants
West	PUD	Single-family detached, parks, trails, and open space

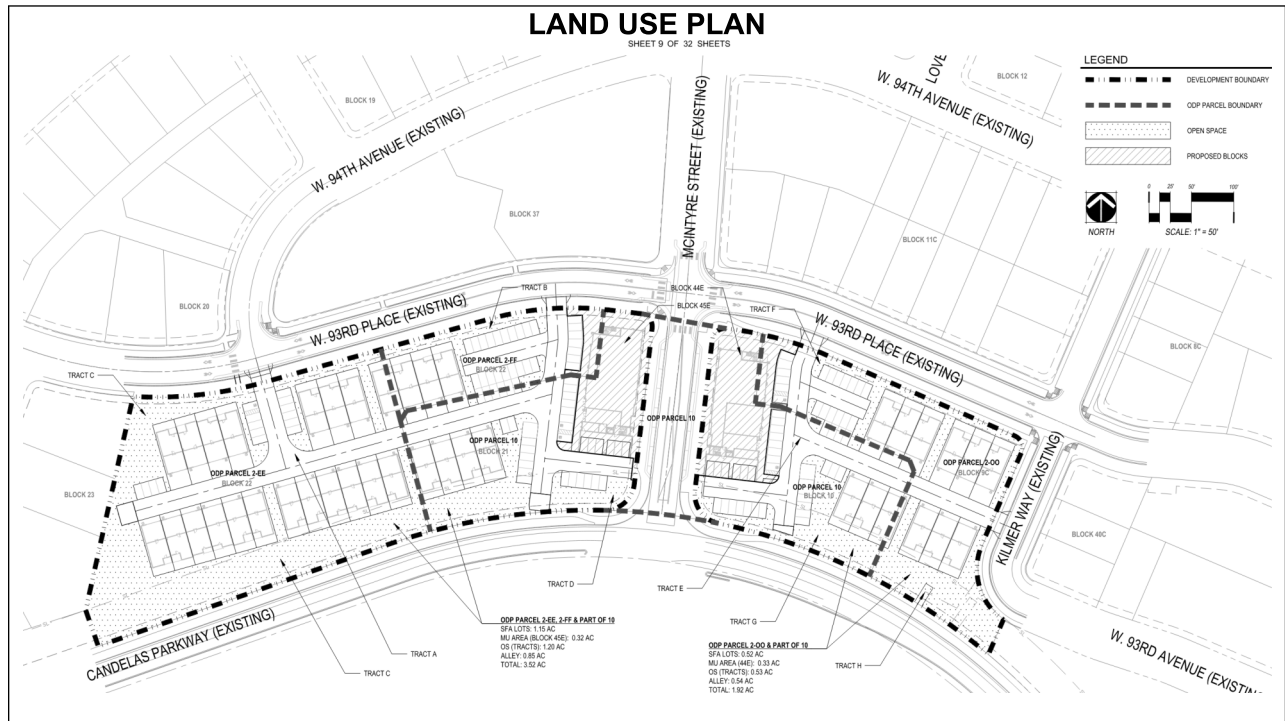
## UPDATED PROJECT ANALYSIS

At the City Council's June 2022 public hearing, Council members provided their concerns as to why they denied approval of the development. The applicant addressed the concerns and made the following changes to the PDP:

- Reduced the townhome unit count from 42 units to 39 units.
- Increased the retail square footage for the mixed-use buildings.
- Additional safety improvements to the neighborhood streets to include curb bump outs, crosswalk striping, and pedestrian crossing signs and beacons.
- Increased the number of guest surface parking spaces for townhomes, multifamily and retail spaces. Two of the spaces will be include EV charging stations.
- Increased the number of bike parking.
- Relocated the mixed-use trash enclosures internal to the site.

## Compliance with the Comprehensive Plan

The Comprehensive Plan Future Land Use Plan designation is "Mixed-Use Residential Emphasis" which allows the proposed development of townhomes, and mix-use buildings on either side of McIntyre Street, which includes ground floor neighborhood scale retail and multi-family units above.



### Compliance with Other Applicable Plans

The proposed PDP meets all requirements and requirements and regulations of the approved Candelas ODP.

### Setbacks

The proposed minimum setbacks and dimensional standards are as follows:

Minimum lot size	1700 SF
Minimum lot frontage	25 FT
Minimum lot depth	68 FT
Side setback	0 FT
Rear setback	6 FT
Living area to property line Covered porches to property line	8 FT
Minimum distance between structures	15 FT
Maximum building heights	25 FT Townhomes 40 FT Mixed-use buildings
Maximum building coverage	80% Townhomes 70% Mixed-use buildings
Residential setback to arterial street	Candelas Parkway is 100 feet.

### Building Height

The maximum height allowed for townhomes is 35 feet and the mixed-use building is 45 feet. The proposed townhomes will not exceed 25 feet; while the mixed-use buildings will be 40 feet. Both the townhomes and mixed-use buildings comply with the ODP height standards.

### Open Space and Parks

The total acreage required for park and open space land dedication were provided on a community wide basis for Candelas and not by individual subdivision filings. A summary of all park and open space land dedications required and provided and are accounted with each filing. For this development, based on total number of units, the open space required is 1.09 acres with 1.82 acres provided. The required park land dedication for this development is 1.35 acres. The overall park land dedication exceeded what was required. There is approximately 70.66 acres with two recreation centers, five parks and over 13 miles of trails within Candelas.

### Landscaping, Buffering and Fencing

The entrance to McIntyre Street and Candelas Parkway includes enhanced landscaping, large planting beds with varying plants species for seasonal interest creating a prominent entrance to the community. An urban plaza along the corners of McIntyre and W. 93<sup>rd</sup> Place is also provided. The proposed landscape area is 35 percent exceeding the minimum of 20 percent. A 20 foot landscape buffer is provided on the west side of the townhomes adjacent to the single family homes. Additional screening includes deciduous, ornamental and evergreen trees and 6 foot privacy fences consistent with the adjacent lots allowed as part of the Candelas design guidelines.

### Building Design

The townhomes and the mix-use buildings conform to the LDC standards. There are two elevation styles for the townhomes that are designed incorporating similar materials, massing, windows, roof forms and fenestration on all four sides. Entryways include large front porches and adjacent side windows, and outdoor patio spaces.

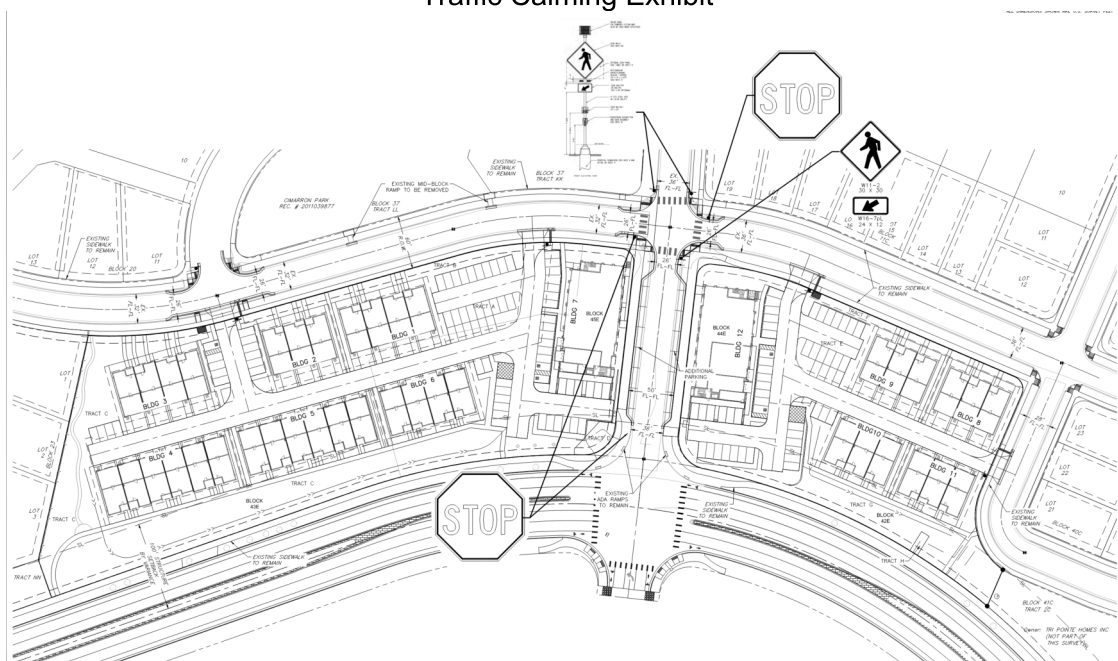
The mixed-use buildings both face the street and bookend the two sides of McIntyre Street creating a pedestrian scale and fenestration at street level. The architecture features incorporate visual interest and articulation to include roof parapet stepping, materials transitions, store front glazing enhancing transparency at all street facing elevations.

### Circulation and Connectivity

Primary access to the site is from State Highway 72, Indiana Street, Candelas Parkway and McIntyre Street. Direct access will be from three accesses along West 93<sup>rd</sup> Place and one access from Kilmer Way. The development is expected to generate approximately 1,090 weekly daily trips, with 57 trips occurring during the morning peak hour and 110 trips occurring in the afternoon peak.

Measures to address on-going concerns include additional traffic calming and pedestrian safety. Crosswalk pavement markings and curb bump outs on all four legs of the West 93<sup>rd</sup> Place and McIntyre Street. Curb bump outs are proposed at the West 93<sup>rd</sup> Place and West 94<sup>th</sup> Avenue intersections narrowing the roadway resulting in slower vehicle speeds through these intersections and reduce the distance for a pedestrian crossing. A pedestrian activated rectangular rapid flashing beacon is proposed on the north leg of the intersection to provide additional notice for McIntyre Street drivers that a pedestrian is crossing. Parallel parking is proposed along the east and west side of McIntyre Street, fronting the retail uses and further control vehicle speed.

Traffic Calming Exhibit



### Grading and Drainage

Overlot grading for the site was completed with the Candelas Filing No. 1 development. Minimum grading is proposed on-site and no impact is anticipated to the adjacent neighborhood. Drainage will flow to the northeast corner of the property where inlets have been constructed to serve this development. The Candelas Filing No. 1 Final Drainage Report indicated that this area will drain to the existing Pond 408. The grading for this site will adhere to the Filing No. 1 drainage patterns.

### Parking and Loading

The required off-street parking space for townhomes and multi-family units is 2 spaces per unit. Retail spaces require 4 spaces per 1,000 square feet. A total of 252 parking spaces are provided.

	Units	Required Parking	Provided Parking	Details
Townhomes East/West	39	78	112	82 garage, 34 driveways
Mixed-Use	33	66	66	Head-in, 2 EV, 1 accessible
Retail	10,743	44	44	Head-in, 3 accessible
Guest spaces		0	30	McIntyre - 12 parallel 18 Head In
Overall total		188	252	64 spaces (additional spaces per Code)

### Utility Services

The overall supporting infrastructure for the site was designed and built as part of the Infrastructure Master Plan for Jefferson Center Metropolitan District No. 1 North Area. An existing 8" sanitary sewer is located within West 93rd Place and McIntyre Street. There are existing water lines surrounding the development. A 12" water main is located in Candelas Parkway, two 8" water mains in McIntyre Street, and an 8" water main in West 93rd Place. The development will connect to the existing wastewater and water mains designed to accommodate this development.

Dry utility providers (i.e. gas, electric, phone and cable services) will design and provide service to the area including telephone, cable television, and internet services. The service providers include Lumens, TDS, Public Service and Xcel Energy.

### Police and Fire Protection

The Arvada Police Department (APD) will continue to provide police service from the Whisper Creek Station at 14360 West 89th Drive. The Arvada Fire Protection District (AFPD) also serves the development which is located within Candelas.

### School District

Candelas is within the Jefferson County R-1 School District (JeffCo). The required school land dedication was determined based on the maximum number of dwelling units within ODP Parcel

2 and Parcel 10. A total of 25 acres were dedicated by the master developer Arvada Residential Partners to JeffCo Schools to meet the required school land dedication. Three Creeks K-8 is located on the west side of Candelas along West 94th Avenue serves the students within the Candelas neighborhood.

**LAND DEVELOPMENT CODE APPROVAL CRITERIA**

It is the responsibility of the applicant to justify the requested land use application. The Planning Commission should make a recommendation to the City Council based on its findings regarding the approval criteria shown in the tables below and upon testimony heard during the public hearing as it applied to the criteria.

Staff performed an analysis of the proposal, based on the approval criteria listed in Chapter 8 of the Land Development Code, and presents the following findings:

Div. 8-3-10 PUD Development Plan Approval Criteria	Finding	Rationale
1. The plan is consistent with the Comprehensive Plan or reflects conditions that have changed since the adoption of the Comprehensive Plan	Complies	The PUD includes ODP Parcel 2 2-ee, 2-ff, and 2-oo that are consistent with the Comprehensive Plan Suburban Residential for attached residential units. ODP Parcel 10 is also consistent with the Mixed-Use Residential Emphasis for multi-use building of neighborhood retail use and multi-family units.
2. The plan is consistent with and implements and previously approved Outline Development Plan in effect for the subject property, per Section 8-3-10-7, PUDs Approved Prior to Effective Date.	Complies	The PUD meets all requirements and regulations of the approved ODP including use, height, setbacks, and density requirements.
3. The plan represents a development that will address a unique situation, confer a substantial benefit to the City, or incorporate creative site design such that it achieves the purposes set out in Section 8-3-10-1, Purpose of Planned Development Zone, and represents an improvement in quality over what could have been accomplished through application of the otherwise applicable zoning district or development standards.	Complies	The PUD provides additional townhomes and multi-family units housing choices intended in the Candelas Master-Planned. Neighborhood retail opportunities are proposed including enhanced pedestrian plazas, creating a more urban feel at the entrance directly adjacent to the Candelas Swim and Fitness Club. Additional traffic calming and pedestrian safety include crosswalk pavement markings and curb bump outs on all four legs of the West 93rd Place and McIntyre Street. A pedestrian activated rectangular rapid flashing beacon is also included.

4. The plan generally complies with the intent of the use, development and design standards set forth in the LDC.	Complies	The PUD complies with all applicable use, development and design standards of the Land Development Code.
5. To the extent reasonably feasible, the plan provides for integration and connection with adjoining development through street connections, sidewalks, trails, and similar features; unless due to the nature of the uses that are allowable in the plan such connections are not desirable.	Complies	The PUD is part of the Candelas and is the remaining site to be developed and will connect with the existing street connections, sidewalk, trails, and parks and open space to residential communities in Candelas.
6. Sufficient public safety, transportation, and utility facilities and services will, prior to development, be available to serve the subject property, while maintaining sufficient levels of service to existing development.	Complies	As part of the master utility and facilities, existing streets, Police and Fire Department there is sufficient public safety, and infrastructure services are available to serve the proposed development.
7. The proposed uses (or group of uses) are appropriately located and designed, both within the boundaries of the plan and in relation to adjacent uses, such that the foreseeable, material adverse impacts that may be created by the scale, design, and operating characteristics (e.g., hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts) of the uses are avoided or mitigated.	Complies	The townhomes and the multi-use buildings are compatible with the adjacent residential uses in terms of scale, site design and character of Candelas. The addition of two mixed-use buildings with ground level retail pedestrian scale interest along the public street facing elevation and residential on the second and third floor, pedestrian providing a more urban feel. This will help define the mixed-use village center of the neighborhood.

<b>Div. 8-3-8 Major Subdivision Preliminary Plat Approval Criteria</b>	<b>Finding</b>	<b>Rationale</b>
1. The proposed subdivision is consistent with the Comprehensive Plan.	Complies	The subdivision is consistent with the Comprehensive Plan.
2. The proposed subdivision is consistent with, and implements, the intent of the zoning district in which it is located. If the subject property is in a PUD zoning district, the subdivision is consistent with any previously approved PUD Outline Development Plan, PUD Development Plan, and/or PUD Final Development Plan.	Complies	The subdivision is consistent with ODP. A total of 39 townhomes, 33 multi-family units and 10,743 square feet of retail spaces.
3. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools will, prior to development, be available to serve the subject property, while maintaining sufficient levels of service to existing development.	Complies	Public safety, transportation, utility facilities and services, recreation facilities, parks and schools were included and accounted with the Candelas master-planned development.

<p>4. The subdivision will not result in significant adverse impacts on the natural environment or the use and enjoyment of adjoining property, including changes in air quality, water quality, noise levels, stormwater runoff, wildlife habitat, and / or natural vegetation, in that such impacts will be substantially avoided or mitigated by design.</p>	<p>Complies</p>	<p>The subdivision is located at the entrance of residential subdivision and will not result in adverse impacts to the natural environment or the use and enjoyment of the Candelas development which this PUD is part of.</p>
<p>5. The proposed subdivision complies with all applicable regulations, standards, requirements, or plans of the federal or state governments and other general or special-purpose governmental entities with jurisdiction, involving (but not limited to) such matters as wetlands, water quality, erosion control, potable water, fire safety, or wastewater regulations.</p>	<p>Complies</p>	<p>The subdivision complies with all applicable regulations, standards, requirements or plans of the federal or state governments or other relevant jurisdiction, involving (but not limited to) such matters as wetlands, water quality, erosion control, potable water, fire safety, or wastewater regulations.</p>
<p>6. The proposed subdivision complies with all applicable use, development, and design standards set forth in Chapter 2, Zoning Districts Chapter 4, Environmental and Site Design, and other applicable provisions of this Code, except to the extent the same are modified as may be provided in this LDC. Applicants shall avoid creating lots or patterns of lots in the subdivision that will make future compliance with such development and design standards difficult or infeasible.</p>	<p>Complies</p>	<p>The subdivision complies with all applicable use, development and design standards within the LDC that have not been modified or waived with the ODP and Candelas Architectural Design Standards. Off-street parking required exceeds the Code requirements.</p>
<p>7. The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees / vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this LDC.</p>	<p>Complies</p>	<p>The subdivision is the final site to be developed within the Candelas Master-Planned development. The general layout of the lots, roads, drainage facilities, water, sewer, and storm public improvements were constructed to also serve this subdivision.</p>

**STAFF RECOMMENDATION**

Based upon project analysis and updated PUD Preliminary Development Plan and Major Subdivision Preliminary Plat, and the Land Development Code approval criteria, staff recommends approval of the project.

The Planning Commission may recommend denial of the requests if it cannot make affirmative findings of the approval criteria stated above.

# CANDELAS MEETING

Sign-In Sheet

11/9/22

Flitz Beth

Name	Email	Phone Number	Address
Bob Boscola	bboscola@aol.com	303-246-2843	15477 W 95 <sup>th</sup> AVE DRUMMON 80007
John Martinez	johmartinezwt@yahoo.com		15855 W 94 <sup>th</sup> Ave
Jim + Melissa Victor	jim.victor70@gmail.com		9340 Nick Ct.
Denis Morales	dimora100@gmail.com		9244 Kilmer-Lobos - follow up
Jeff Caliguire	Jeff.Caliguire@yahoo.com	224-232-7126	9330 Nic Court - follow up
Craig Conway	conway.csa@gmail.com	848 992 1949	9560 Kendrick way
MIVE Samson	Salmonmb@gmail.com	206-940-2041	9574 LUYCE WAY
ROBIN CHARTIER	ROBINDC1@GMAIL.COM	303-505-8292	9324 KILMER WAY - follow up
E Ash	kemistoy@stcshl.com	773 991 7520	15341 W. 93rd Place

\* ?

# CANDELAS MEETING

## Sign-In Sheet

11/9/22

Name	Email	Phone Number	Address
Dale Miller	dale.miller@comcast.net		9322 Noble way
Kim Avery	KimAvery@aol.com	3-956-7303	9535 Kilmer Way
Laura Carpenter	carpentertfamily@gmail.com	3-956-1118	9320 Nile ct Anada 8007
Bob Vanderveen		3-656-6659	
Wayner Becky	wbsoder@gmail.com	720 255-9689	15798 W 95 <sup>th</sup> Ave
Soderfeldt			
Carol Ann	city of Anada		
Jason Smith	jasbsmith77@gmail.com	305 710-7413	9374 Kilmer way
Joshua Hernandez	joshua.hernandez.1989@gmail.com	915-497-3607	15795 W 94th Ave
Kristy Thorson		3/570-4470	Juniper Way
Henry Busch	henrybusch@comcast.net	3)815-3384	95th & McINTYRE



# CANDELAS MEETING

## Sign-In Sheet

11/9/22

Name	Email	Phone Number	Address
Erin Bott	erinbott09@gmail.com	(303) 249-5810	9364 Kilmer Way
Jessica Flick	J.Flick@fuse.net	959-512-4749	15206 w. 94th Ave
Alex Ginter	gintera@andco@gmail.com	720 999 5799	5320 S. Roslyn St
Molly Kehl	mkehl@live.com	303-908-1628	9374 Kilmer Way
Jennifer Myhr	jennifer.myhr@gmail.com	720 220-9116	15225 W 93rd Ave
Scott Myhr	S.myhr11@gmail.com	319 31-5537	11
Brenda Atkins	brenda.g.atkins@gmail.com	720-737-8194	9557 Nile Way
Stephanie Meers	Smeers51@gmail.com	727-741-3847	15795 w 94th ave
Salam Sami Ahmed	asbani.ahmed@gmail.com	414 736 5638	19020 W 92nd Dr

Candelas Neighborhood Filing No. 1 Amendment 4 Meeting Notes  
Candelas Swim and Fitness Club  
November 9, 2022  
6:00pm – 7:30pm

The meeting was attended by 28 members of the Candelas community along with representatives from TRI Pointe Homes and their consulting team.

Outreach director Marcus Pachner and Planner Bonnie Niziolek co-presented a 25-slide presentation that provided a short history of the site, previous site plan iterations, feedback from community outreach to date, and the new proposed site plan

Highlights of the presentation included:

- The challenges (and community push back) about temporary uses
- TRI Pointe's success in finding a partner willing to accept the commercial partner free of charge.
- New Site Plan specifics –
  - Removed 3 townhomes
  - Reduced Max Building Heights (25' max townhome, 40' max mixed use)
  - Safety Improvements
    - Additional Signage
    - Flashing Beacon Light for pedestrians
    - Speed bumps
  - Increased Commercial Space
  - Increased Bike Parking
  - Adding EV Charging to 2 surface spaces
  - Reallocation of trash enclosure to the internal of the site.

During the question-and-answer period, the main issues of concern were:

- On-street parking and offsite parking
- Vehicular traffic and parking on McIntyre
- Vehicle access onto McIntyre from Candelas
- The increase in the number of residential units
- The type of retail the commercial spaces would attract
- Multi-family for-rent product bringing down the property value of existing single-family homes.

Below is a run down of questions and the answers provided by TRI Pointe Homes or members of the consulting team:

Q. What is the width of 93<sup>rd</sup> north of the site?

A. We are doing the bulb outs on the northside side 26 ft from curb to curb.

Q. The Sight distances going south on McIntyre and East bound on Candelas parkway make it hard enough to get out of Candelas. Are you proposing trees along McIntyre in those sight distances?

A. The Tripointe team will be planting trees along McIntyre, but no trees will be blocking or interfering with sight distances on McIntyre

Q. Have you looked at the raised crosswalk?

A. The team has evaluated the raised crosswalk and will solicit feedback from the city.

Q. What is going on with the other Tripointe Project?

A. We are finalizing the project and model homes will be established soon.

Q. 34 of the parking spots are allocated to 17 units, so why are 34 parking spots for the townhomes counted in the total numbers as a whole? Why are we not counting these as separate counts?

A. The parking counts were counted per Arvada parking code. Please refer to the chart below for parking count below for allocation parking.

Use	Required	Provided
Townhome	2 per home = 78	78 Garage 34 Driveway (north lots)
Multi-family	2 per home = 66	66 Surface
Commercial	4 per 1000 SF = 44	44 Surface
Guest	0	12 Parallel on McIntyre 18 Surface
Total	188	252 (+64)
		28 Bike Parking Spaces

Q. We are concerned about the parking at the pool for guests and visitors. Is there any way we can regulate the parking at the pool?

A. There will be a sub association that we can set up to help regulate parking.

Q. Is there a financial plan in place to ensure this development gets developed?

A. Tripointe Homes will build the townhomes and our partner would build the retail.

Q. Is there a plan for the western neighbors to have a fence or something to help buffer out the space?

A. We are doing a 6 ft privacy fence, and adding landscaping along the westernly edge to allow for additional buffering.

Q. Why are there so many units?

A. This site was actually planned for much more density on this site in the master plan and the comprehensive plan. We are working the least amount of density that will support the retail on this site.

Q. Why do they need so many units if they are getting this land for free?

A. It's a substantial investment to build these buildings.

Q. Why are these units not condos?

A. Not a lot of builders are building condos due to Local construction defects and liability.

Q. Is the eastern access emergency vehicular access only?

A. No, the access is open to all, and is needed to comply with fire codes and standards.

Q. Why is there a sidewalk along the eastern side of the property if it was going to be developed as access?

A. The sidewalk there is a temporary condition that needs to knit together and link up with the surrounding sidewalks.

Q. Could there be additional signage for residents only on Kilmer way to restrict people from parking on our roads?

A. We can ask the city to see if that's possible. The proposed 12 homes on the eastern property have 30 parking spots in total , we hope and encourage those homeowners to park in their spots.

Q. What is the average size of a parking space? What do the McIntyre parking spots look like?

A. Average size of parking spaces are 8ft. We are cutting into our property 6ft and maintaining the 3 lanes on McIntyre.

Q. Could there be a roundabout on the north side of the project?

A. Our team looked at it, but we want to slow down traffic, roundabouts take up a lot of space, and generally make the distance longer for pedestrians to cross.

Q. Do the units have patios?

A. There are patios on every unit, middle units have front facing patios and the end lots have side facing patios.

Q. What's your commercial parking spaces?

A. 4 per 1000 sq ft for a total of 44 surface parking spaces.

Q. How many businesses does the retail space hold?

A. We don't know at this time.

Q. How does our Association regulate covenants?

A. This project will have a subassociation will write their CCRs to reflect the metro district association's CCRs

Q. What assurance do we have for the commercial developer?

A. We went to the city to change the comp plan to ensure that this land use is adhering to the vision of the community.

The meeting adjourned at 7:30pm

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# **CANDELAS FILING NO. 1 AMENDMENT NO. 4**

**PRELIMINARY PLAT & PRELIMINARY DEVELOPMENT PLAN**

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# INTRODUCTION

tri pointe<sup>®</sup>  
HOMES



))))  
**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

**TPC**  
THE PACHNER COMPANY

*M* **MARTIN/MARTIN**  
CONSULTING ENGINEERS

 Godden|Sudik  
**ARCHITECTS**  
SEE WHAT COULD BE

**Kimley»»Horn**





## CONTEXT



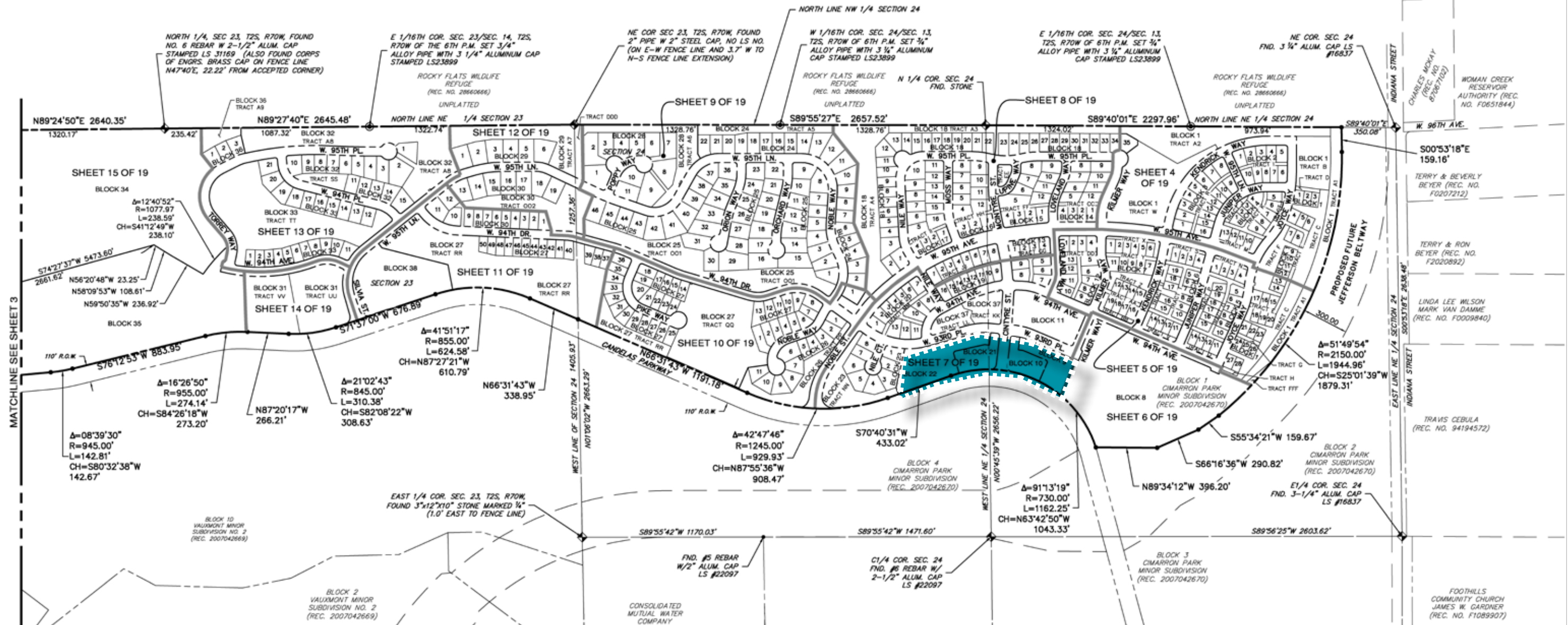
# CANDELAS FILING NO. 1

A REPLAT OF BLOCK 1 OF CIMARRON MINOR SUBDIVISION AND BLOCKS 1B AND 1C OF VAUXMONT MINOR SUBDIVISION NO. 2, ALL BEING SITUATED IN SECTION 22, THE NORTH HALF OF SECTION 23 AND THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 2 OF 19

## LEGEND

EXISTING	PROPERTY PIN	PROPOSED
	SECTION CORNER	SECTION CORNER
	1/16TH SEC. CORNER	1/16TH SEC. CORNER
DRIVE	DESCRIPTIONS	DRIVE
	LOT LINE	LOT LINE
	BLOCK LINE	BLOCK LINE
	PROPOSED RIGHT-OF-WAY	PROPOSED RIGHT-OF-WAY
	PROPERTY LINE	PROPERTY LINE
	SHEET DIVISION LINE	SHEET DIVISION LINE



## MEETING HISTORY

## WHAT WE HEARD

## COMMUNITY COMPROMISE



- Community Meeting, May 28, 2020
- Planning Commission, June 2, 2020
- City Council, July 6, 2020
- Individual meetings, November 2020
- Virtual Community Meeting March, 2021 and April, 2021

- Community Activation
- Neighborhood scale retail
- Assurance of retail uses
- Request town center, would be ok with some kind of temporary use
- Request town center, excited about temporary use

- Removed townhome units
- Introduced temporary activated retail space until commercial buyer comes in



- Metro District Board Meeting, May 19, 2021
- Multiple one on one community member meetings

- Metro District did not have enough in general budget to provide upkeep for temporary space. TRI Pointe working with mixed-use developer

- Added mixed-use buildings
- Ground floor retail spaces provided along McIntyre
- Amended Comprehensive Plan to Mixed Use: Residential Emphasis

## MEETING HISTORY

## WHAT WE HEARD

## COMMUNITY COMPROMISE



- Community Meeting, November 18, 2021
- Virtual Community Meeting, December 9, 2021
- Planning Commission, May 17, 2022
- City Council, June 27, 2022

- Implement mixed-use project at an appropriate density
- Increase parking
- Appropriate density
- Improve pedestrian and vehicular safety conditions

- Reduced home count
- Increased provided parking
- Added safety improvements
- Networked with numerous commercial developers to incorporate a mixed-used corridor on McIntyre



- City Staff Review, September 8, 2022
- City Council approval of substantial change, September 19, 2022
- Community Meeting, November 9, 2022
- Virtual Community Meeting, November 30, 2022

- Revised plan is substantially different

# 2023 PLAN



Unit Count	39 townhomes 33 multi-family
Site Area	5.44 ac
Density	13.24 du/ac
Open Space	1.73 ac

# 2023 PLAN



- ① Removed townhomes (-3 total)
- ② Reduced Max Building Height (25' max townhome, 40' max mixed use)
- ③ Safety Improvements
- ④ Increased commercial space (+~2,415 SF)
- ⑤ Increased parking spaces (+10 spaces throughout site)
- ⑥ Increased Bike Parking (+20 spaces throughout site)
- ⑦ Added EV charging to 2 surface spaces
- ⑧ Relocated trash enclosure to be internal to the site
- ⑨ Landscape buffer increased from 13' to 35'

## PLAN EVOLUTION **WHAT WE DID**



Use	Required	Provided
Townhome	2 per home = 78	78 Garage 34 Driveway (north lots)
Multi-family	2 per home = 66	66 Surface
Commercial	4 per 1000 SF = 44	44 Surface
Guest	0	12 Parallel on McIntyre 18 Surface
Total	188	252 (+34 Driveway, +30 Parallel/Surface)
Bike Parking	16 Spaces	28 Spaces

- Townhome Garage Parking
- Townhome Driveway Parking
- Multi-family Surface Parking
- Commercial Surface Parking
- Guest Parallel Parking on McIntyre
- Guest Surface Parking



PLAN EVOLUTION **WHAT WE DID**





PLAN EVOLUTION **WHAT WE DID**





## PROPOSED ARCHITECTURE



First floor:  
commercial uses  
and/or leasing

Second/third floor:  
residential uses

- 1 & 2 bedroom units from 700sf-1,200sf
- 4-sided Modern Prairie Style Architecture
- Storefront glazing creates activated streetscape
- Stepped parapet creates visual interest



- 
- 3 floor plans from 1,300sf-1,565sf
  - Prairie & Farmhouse elevation styles with a variety of color schemes
  - Mix of 2 bed/2.5 bath & 3 bed/2.5 bath plans
  - Street facing entries & covered outdoor patios
  - Stone, lap siding & board & batt siding



## SUMMARY



- 
- Candelas today is primarily single-family homes
  - Additional for-sale townhomes and for-rent multi-family homes provide additional housing diversity and much needed missing middle home options

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## APPROVAL CRITERIA

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### **LDC 8-3-8-3. - MAJOR SUBDIVISION PRELIMINARY PLAT**

B.Approval Criteria. A Major Subdivision Preliminary Plat may be approved only if the City Council finds that all of the following criteria have been met:

1. The subdivision is consistent with the Comprehensive Plan.
2. The subdivision is consistent with and implements the intent of the zoning district in which it is located. If the subject property is in a PUD zoning district, the subdivision is consistent with any previously approved PUD Outline Development Plan, PUD Preliminary Development Plan, and/or PUD Final Development Plan.
3. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools will, prior to development, be available to serve the subject property, while maintaining sufficient levels of service to existing development.
4. The subdivision will not result in significant adverse impacts on the natural environment or the use and enjoyment of adjoining property, including changes in air quality, water quality, noise levels, stormwater runoff, wildlife habitat, and/or natural vegetation, in that such impacts will be substantially avoided or mitigated by design.

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### **LDC 8-3-8-3. - MAJOR SUBDIVISION PRELIMINARY PLAT**

5. The subdivision complies with all applicable regulations, standards, requirements, or plans of the federal or state governments and other general or special-purpose governmental entities with jurisdiction, involving (but not limited to) such matters as wetlands, water quality, erosion control, potable water, fire safety, or wastewater regulations.
6. The proposed subdivision complies with all applicable use, development, and design standards set forth in Chapter 2, Zoning Districts Chapter 4, Environmental and Site Design, and other applicable provisions of this Code, except to the extent the same are modified as may be provided in this LDC. Applicants shall avoid creating lots or patterns of lots in the subdivision that will make future compliance with such development and design standards difficult or infeasible.
7. The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this LDC.

---

## **LDC 8-3-10-6. - PUD DEVELOPMENT PLAN**

C.Approval Criteria. A PDP may be approved if it is demonstrated that:

1. The PUD Preliminary Development Plan is consistent with the Comprehensive Plan or reflects conditions that have changed since the adoption of the Comprehensive Plan.
2. The PUD Preliminary Development Plan is consistent with any previously approved Outline Development Plan in effect.
3. The PUD Preliminary Development Plan addresses a unique situation, confers a substantial benefit to the City, or incorporates creative site design such that it achieves the purposes set out in § 8.3.10.1 and represents an improvement in quality over what could have been accomplished through the application of the otherwise applicable district or development standards.
4. The PUD Preliminary Development Plan complies with all applicable intent of use, development, and design standards set forth in this Code that are not otherwise modified or waived.
5. To the extent reasonably feasible, the PUD Preliminary Development Plan provides for integration and connection with adjoining development through street connections, sidewalks, trails, and similar features; unless due to the nature of the uses that are allowable in the plan such connections are not desirable.

- 
6. Sufficient public safety, transportation, and utility facilities and services will, prior to development, be available to serve the subject property, while maintaining sufficient levels of service to existing development.
  7. The proposed uses (or groups of uses) are appropriately located and designed, both within the boundaries of the plan and in relation to adjacent uses, such that the foreseeable, material adverse impacts that may be created by the scale, design, and operating characteristics (e.g, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts) of the uses are avoided or mitigated.
  8. If the application for plan approval is accompanied by an application for rezoning to the PUD zoning district, the rezoning application is concurrently approved.

**THANK YOU!**

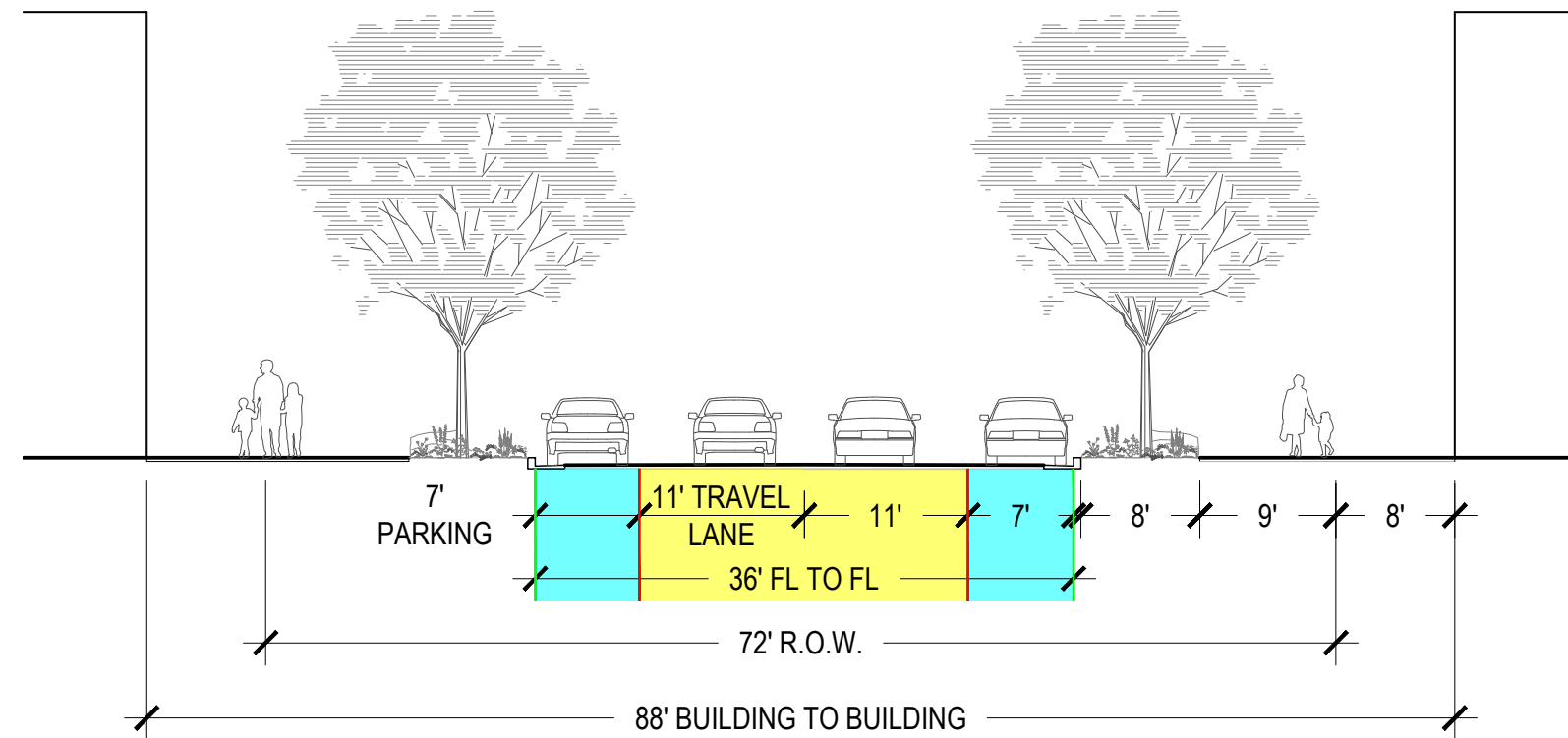




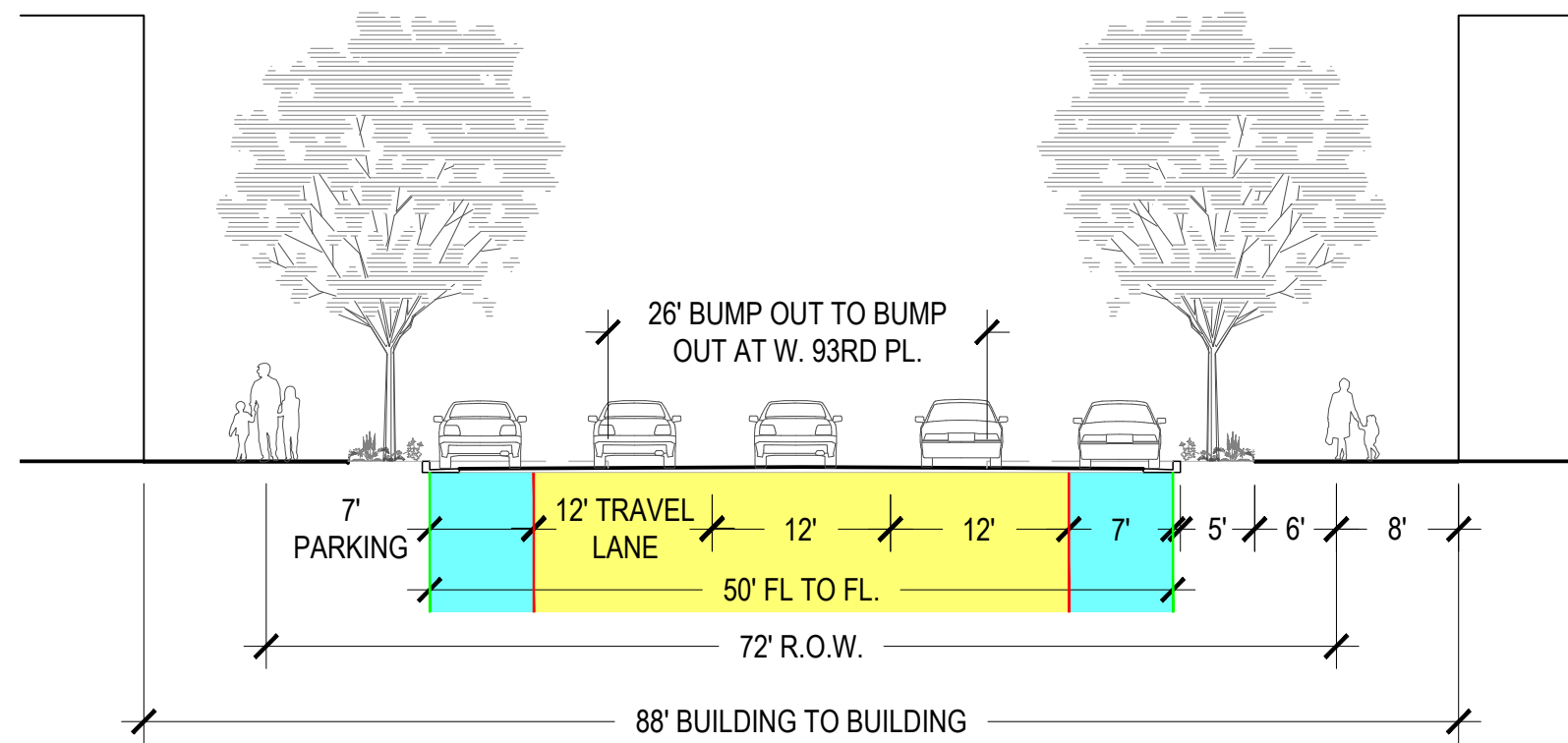


## **ADDITIONAL INFORMATION**

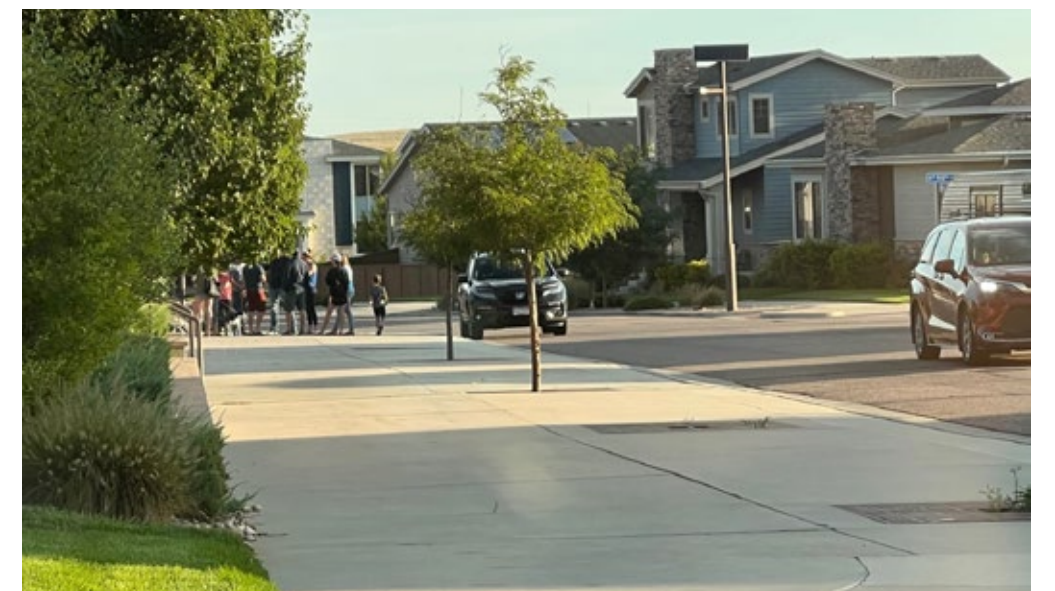
	Mixed Use	Townhomes
Lot Size	n/a	1,700 sf
Lot Frontage	n/a	25'
Lot Depth	n/a	68'
Setbacks		
- Living Area to Front Property Line	8'	8'
- Covered Porch to Front Property Line	8'	8'
- Side Setback	n/a	0'
- Rear Setback	n/a	6'
- Minimum Distance Between Structures	n/a	15'
Setback to Candelas Parkway	50'	n/a
Setback to 93rd Place	15'	n/a
Maximum Building Height	40'	25'
Maximum Building Coverage	70%	80%



EXISTING SECTION - LOOKING TOWARDS W. 93RD PL.



PROPOSED SECTION - LOOKING TOWARDS W. 93RD PL.



SATURDAY, MARCH 11

6:48 AM



**TUESDAY, MARCH 28**

7:00 PM



**SUNDAY, MARCH 30**  
7:00 PM



**SATURDAY, APRIL 1**  
7:00 AM

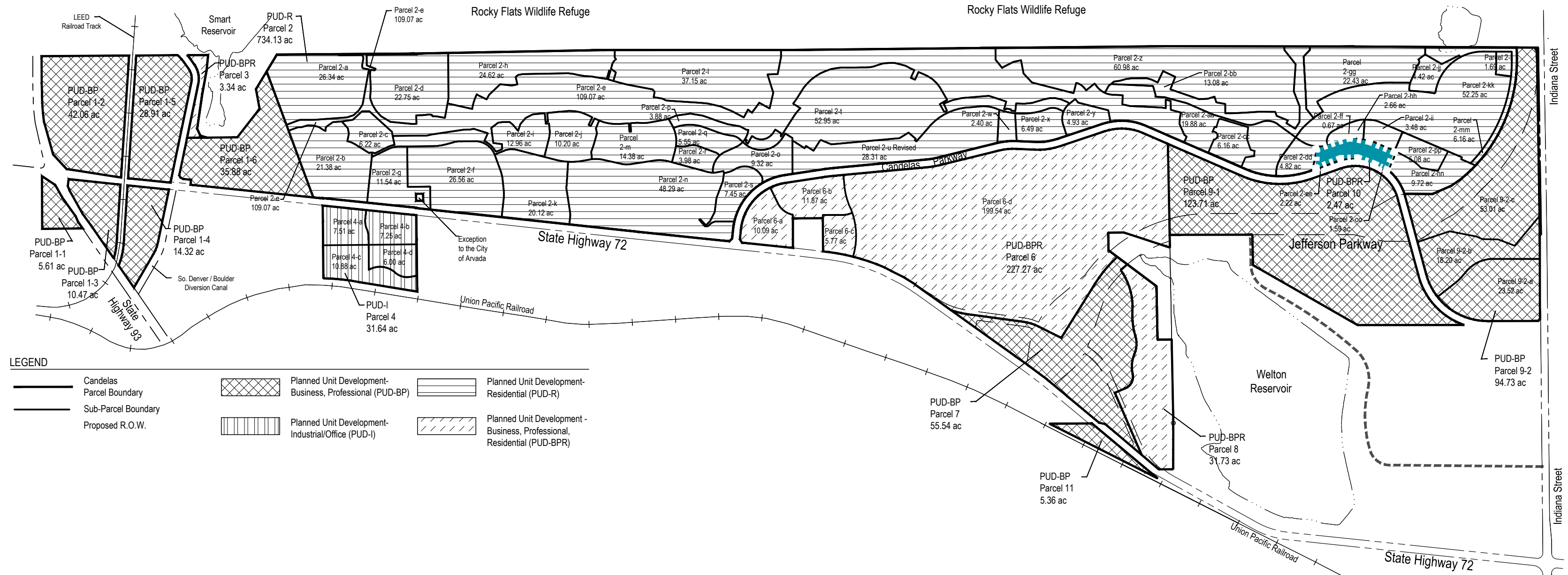




## ODP COMPLIANCE

Filing	Unit Count	Area	Density
Approved Filings	1,847		
Filing No. 1, Amendment No. 4*	72		
Total	1,919		
Allowed in ODP Amendment 6	1,950	734.13 ac	2.66 du/ac

\* Includes minor modification to parcels 2-EE, 2-FF, 2-OO, 10



**LEGEND**

Candelas Parcel Boundary	Planned Unit Development-Business, Professional (PUD-BP)	Planned Unit Development-Residential (PUD-R)
Sub-Parcel Boundary	Planned Unit Development-Industrial/Office (PUD-I)	Planned Unit Development -Business, Professional, Residential (PUD-BPR)
Proposed R.O.W.		

# ODP COMPLIANCE UNIT COUNT



Parcel	Maximum Height Allowed in ODP	Maximum Height Allowed in PDP
2-ee	35'	25'
2-ff	35'	25'
2-oo	35'	25'
10	50'	40'

Parcel	Use - ODP	Use - PDP
2-ee	MF - TND	SFA
2-ff	MF - TND	SFA
2-oo	MF - TND	SFA
10	Commercial / Retail / Res-Multi-family	Commercial / Retail / Res-Multi-family

## PARK/CITY DEDICATED LAND - REQUIRED:

Use	Unit Count	Multiplier	Population	Acres Required
TH / MF	72	1.87	135	1.35

## PARK / CITY DEDICATED LAND - PROVIDED:

Tract/ Block	Use	Acres
n/a	n/a	0.00
	Total	0.00

## PARKS SUMMARY: ODP PARCEL 2

- Parks are provided on a community-wide basis
- Overall park land dedication exceeds what is required
- 52.54 AC Total Required Park Area
- 70.66 AC Provided Park Area (+18.06 AC, +134%)



## OPEN SPACE - REQUIRED:

Use	Area	Multiplier	Acres Required
TH / MF	5.44	0.20	1.09

## OPEN SPACE - PROVIDED:

Tract/ Block	Use	Acres
Tract B	Open Space	0.166
Tract C	Open Space	1.011
Tract D	Open Space	0.023
Tract F	Open Space	0.129
Tract G	Open Space	0.395
Tract H	Open Space	0.006
	Total	1.730

## OPEN SPACE SUMMARY: ODP PARCEL 2

- Open space is provided on a community-wide basis
- Overall open space exceeds what is required
- 53.61 AC Total Required Open Space
- 234.19 AC Provided Open Space (+180.58 AC, +436%)





### **OPEN SPACE #1**

- Trail network
- Gathering areas
- Shelter

### **COMMUNITY CENTER/PARK #2**

- Open lawn area
- Play structure
- Park shelter

### **PUBLIC PARK #3**

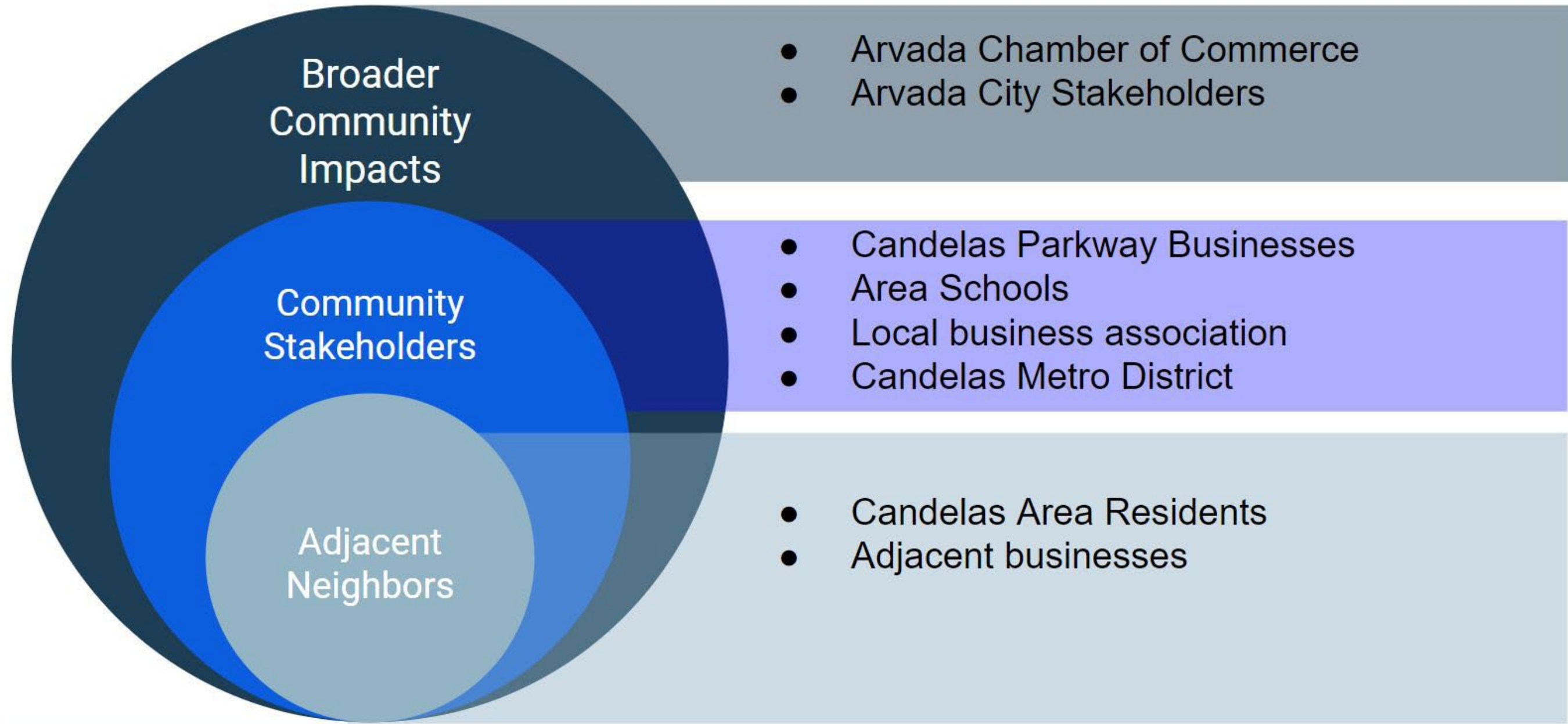
- Open lawn area
- Play structure
- Park shelter

### **PUBLIC PARK #4**

- Open lawn area
- Play structure
- Park shelter



## COMMUNITY OUTREACH



---

**46**

Requests sent  
to meet with  
neighbors

**58**

Individual  
meetings

**180**

Participated in  
our community  
meetings

**1148+**

Community  
members  
notified

# 2020 PLAN

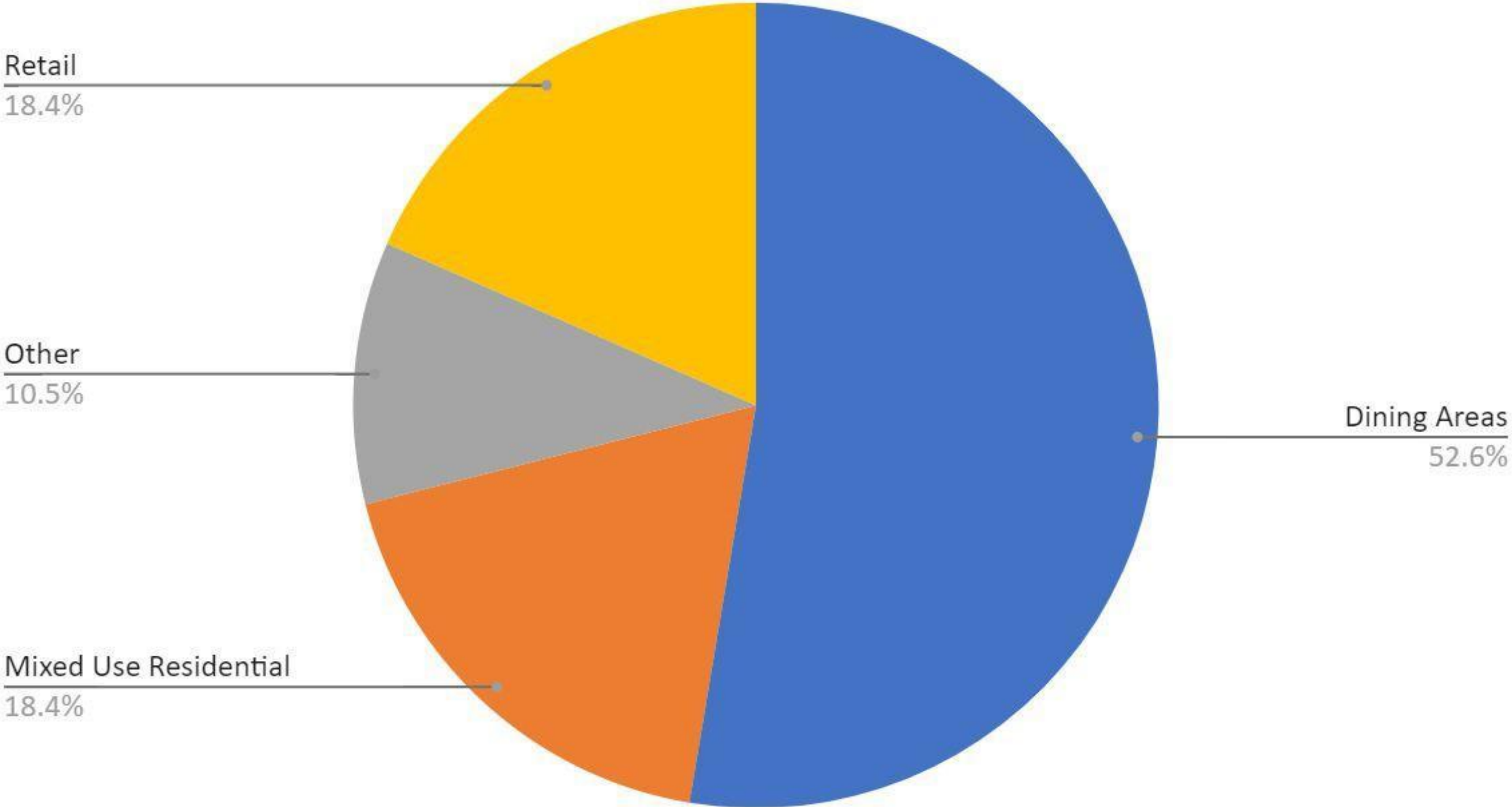


Unit Count	57 townhomes
Site Area	5.45 ac
Density	10.46 du/ac
Open Space	2.16 ac

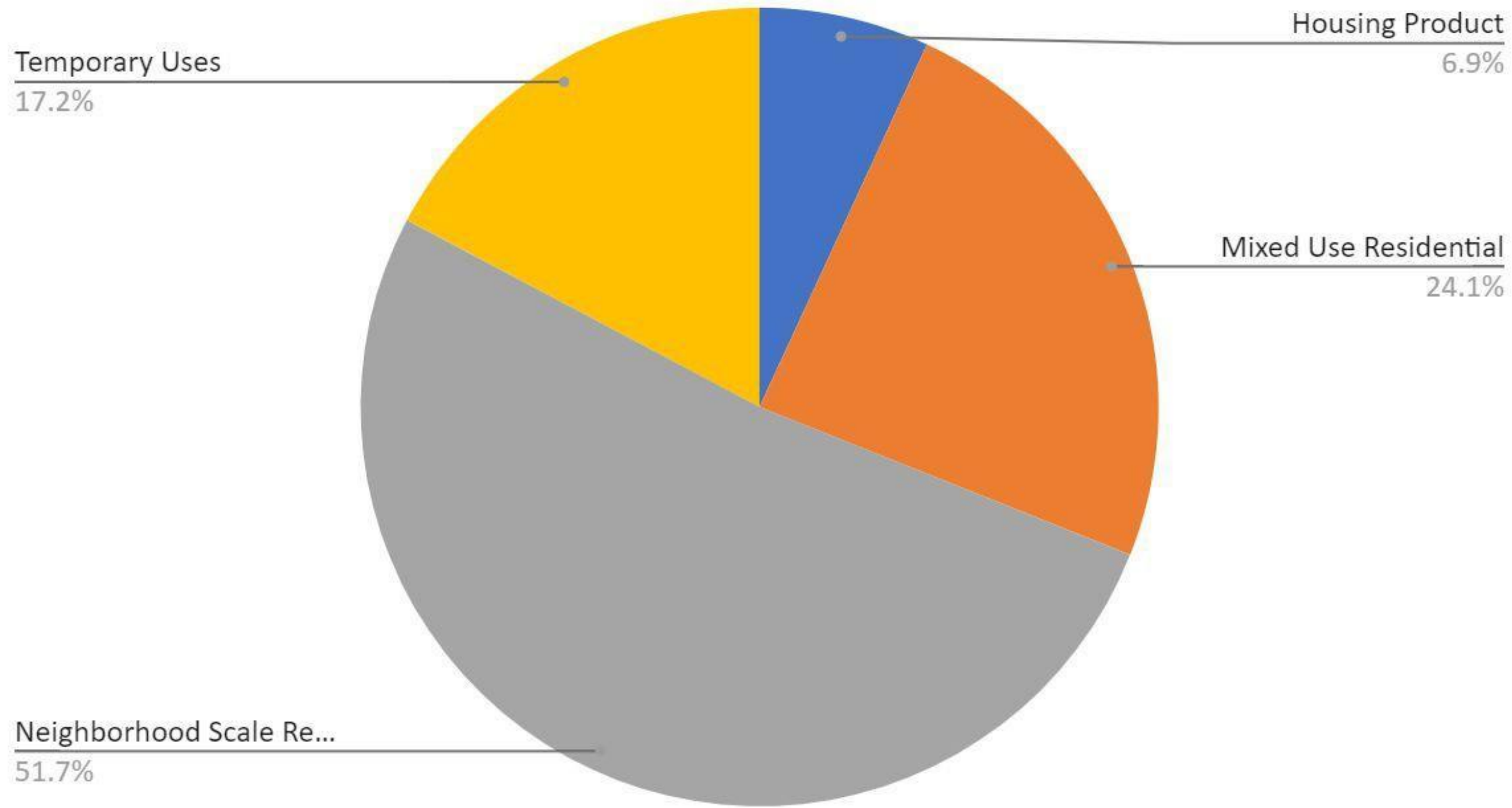
## PLAN EVOLUTION 2020 PLAN



What permanent uses would you like to see?



What is your top Priority





# 2021 PLAN



# 2021 PLAN



Unit Count	42 townhomes 33 multi-family
Site Area	5.44 ac
Density	13.79 du/ac
Open Space	1.82 ac

## PLAN EVOLUTION 2021 PLAN



# 2022 PLAN

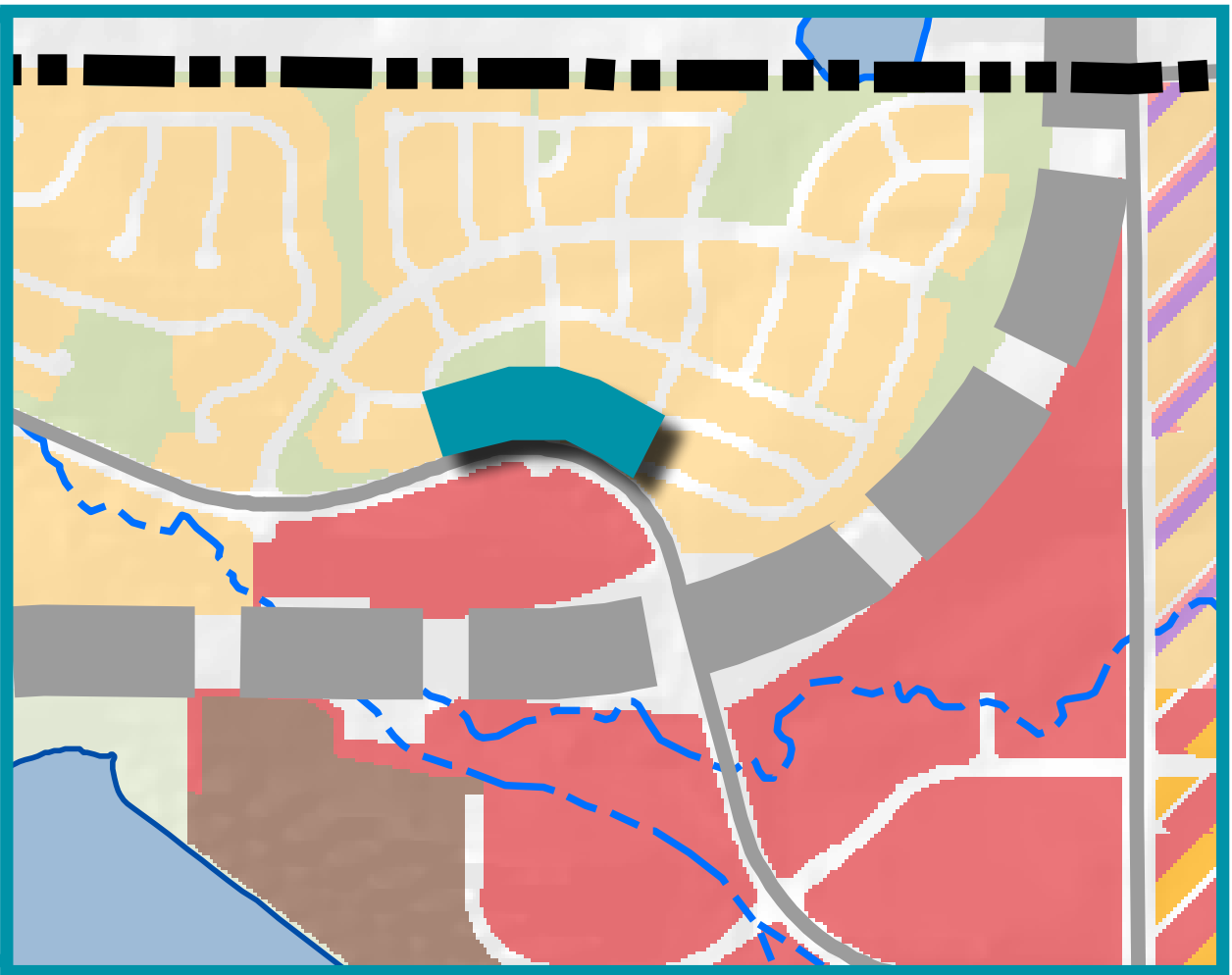
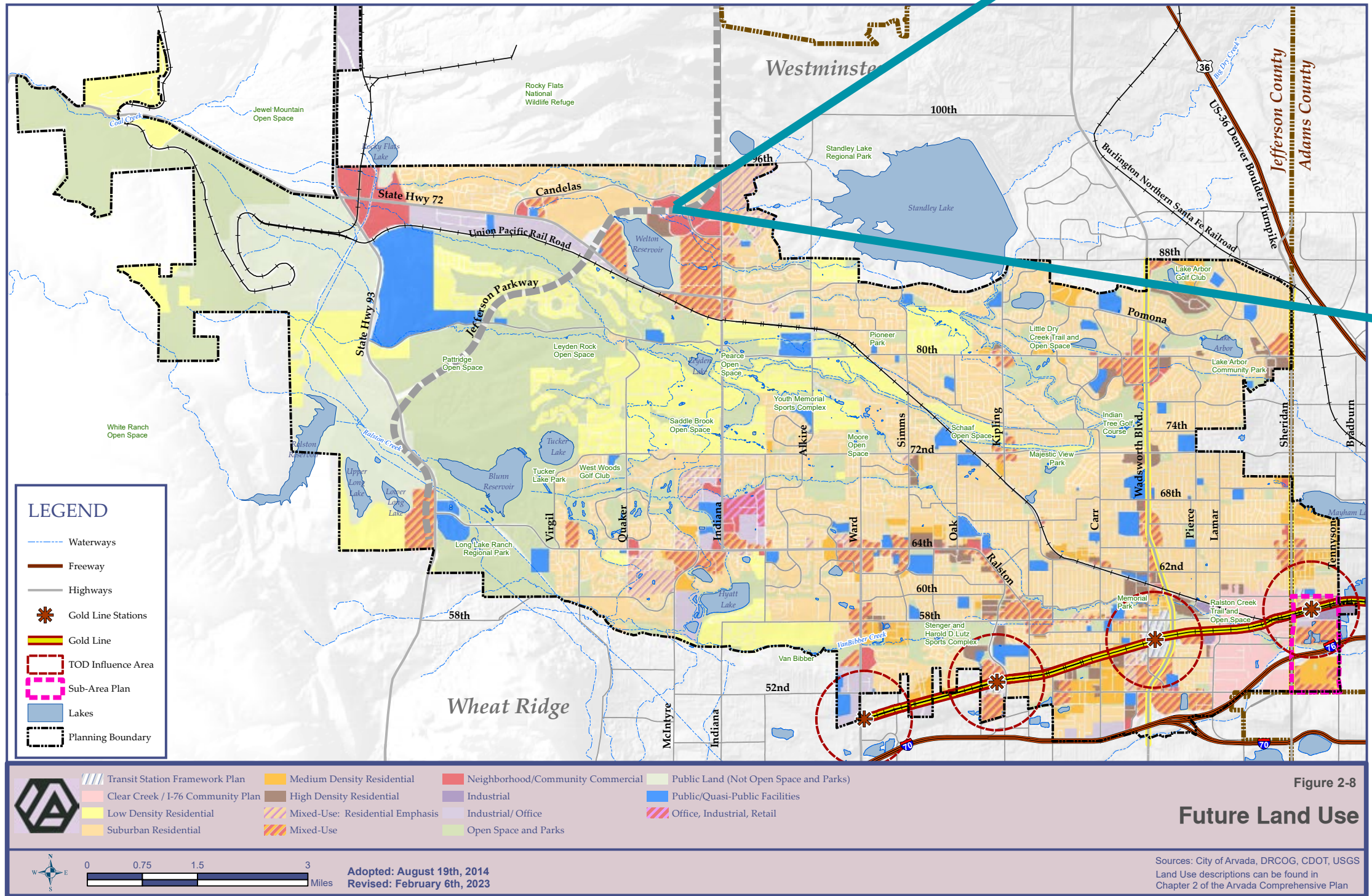


- ① Mixed Use
- ② Parking Bump-outs
- ③ Flipped Driveways
- ④ Prairie Elevations
- ⑤ Side to Kilmer
- ⑥ Western Screening



First floor:  
commercial uses  
and/or leasing

Second/third floor:  
residential uses



- Converted land use designation from Suburban Residential to Mixed Use: Residential Emphasis
- Amendment was approved June 2022 to accommodate mixed-use buildings and guarantee the neighborhood retail component.

# CANDELAS FILING NO. 1, AMENDMENT NO. 4

## PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4

BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN

CITY OF ARVADA, COUNTY OF JEFFERSON

STATE OF COLORADO

SHEET 6 OF 31 SHEETS



MARTIN/MARTIN  
CONSULTING ENGINEERS  
12899 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303-451-6100 MARTINMARTIN.COM



1101 Bannock Street  
Denver, Colorado 80204  
P 303.802.1188  
www.norris-design.com

CANDELAS FILING NO. 1,  
AMENDMENT NO. 4  
PRELIMINARY  
DEVELOPMENT PLAN  
EMERGENCY ACCESS &  
SNOW STORAGE PLAN

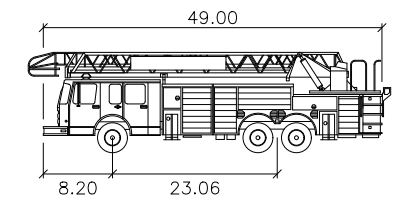
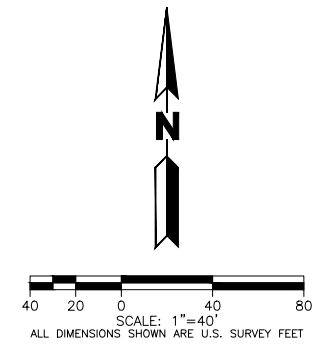
No.	Issue / Revision	Date	Name
1	1st PDP SUBMITAL	12/17/21	DK
2	2nd PDP SUBMITAL	02/25/22	DK
3	3rd PDP SUBMITAL	04/15/22	DK
4	4th PDP SUBMITAL	06/17/22	DK
5	5th PDP SUBMITAL	11/17/22	DK

Job Number	19.1271
Project Manager	DK
Design By	BB
Drawn By	MW
Principal in Charge	DL

THE DESIGNS SHOWN HEREIN INCLUDING ALL TECHNICAL DRAWINGS, SPECIFICATIONS, AND NOTES, ARE THE SOLE PROPERTY OF NORRIS DESIGN AND SHALL REMAIN THE PROPERTY OF NORRIS DESIGN. NO PART OF THIS SURVEY SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF NORRIS DESIGN.

Sheet Number:

6



Arvada Fire

	feet
Width	: 10.20
Track	: 8.00
Lock to Lock Time	: 11.0
Steering Angle	: 40.0

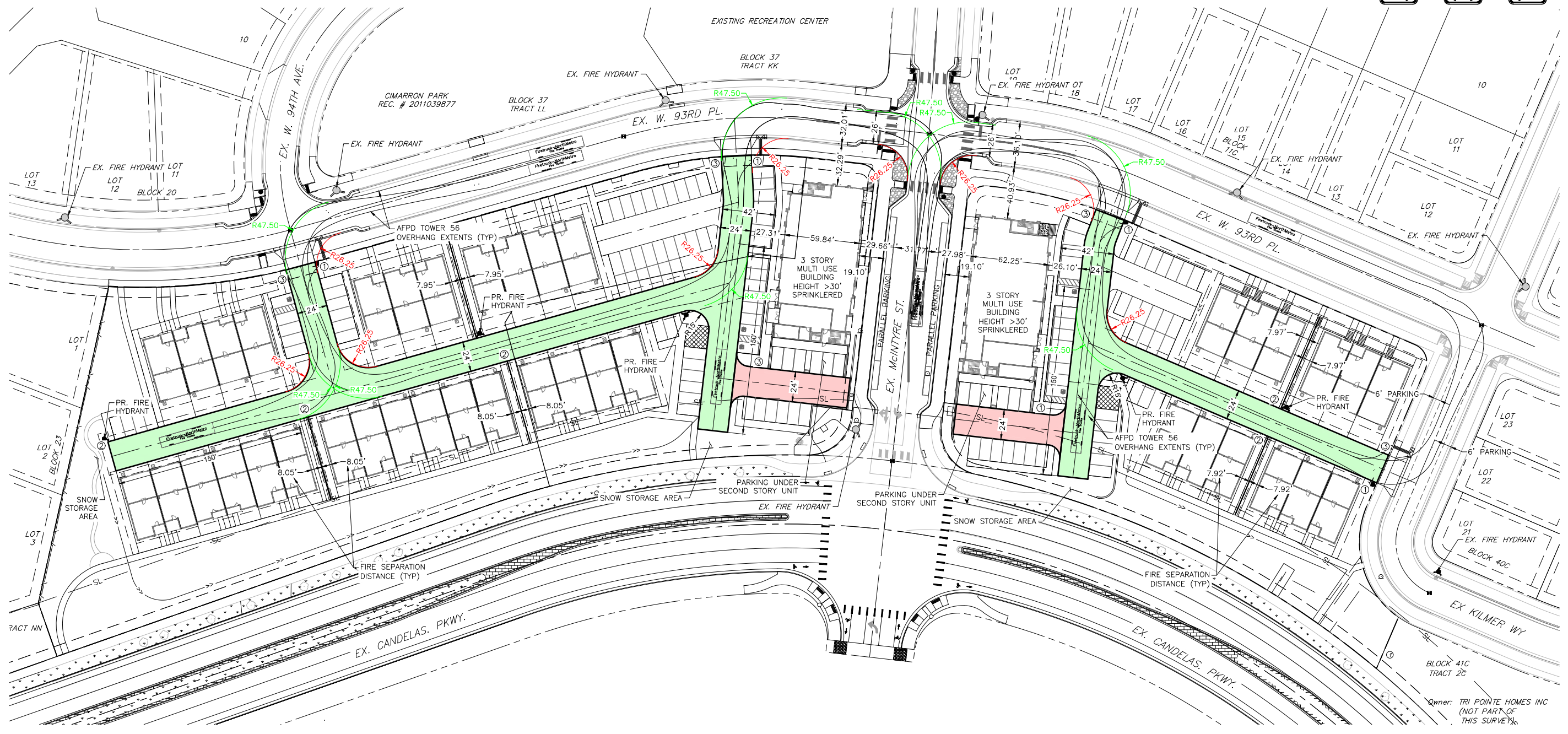
**LEGEND:**

- EMERGENCY ACCESS
- NO EMERGENCY ACCESS
- FIRE HYDRANT

**TRAFFIC SIGN LEGEND:**

- ①
- ②
- ③

PER THE ARVADA FIRE SITE DEVELOPMENT GUIDE-APRIL 2020, "FIRE ACCESS ROADS SHALL PROVIDE A MINIMUM INSIDE TURNING RADIUS OF TWENTY-SIX (26) FEET THREE (3) INCHES AND AN OUTSIDE TURNING RADIUS OF AT LEAST FORTY-SEVEN (47) FEET SIX (6) INCHES". PLEASE SEE THE ANNOTATED TURNING RADI BELOW THAT DO NOT MEET THIS CRITERIA, HOWEVER THE TURNING EXHIBIT SHOWS THAT NAVIGATION IS POSSIBLE.



PLOT DATE: Wednesday, November 30, 2022 12:04 PM LAST SAVED BY: MWOOD  
DRAWING LOCATION: G:\LOVATO\19.1271-Candelas F1 Townhomes PLANS\PDP Amendment 4 (E)\05-ACCESS PLAN.dwg

# CANDELAS FILING NO. 1 AMENDMENT NO. 1 FINAL DEVELOPMENT PLAN

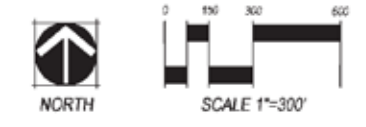
A REPLAT OF A PORTION OF BLOCK 1, BLOCKS 2 THROUGH 7, AND TRACT DDD, BLOCK 29 OF CANDELAS FILING NO. 1, ALL BEING SITUATED IN THE NORTHEAST ONE QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO  
SHEET 2 OF 9 SHEETS



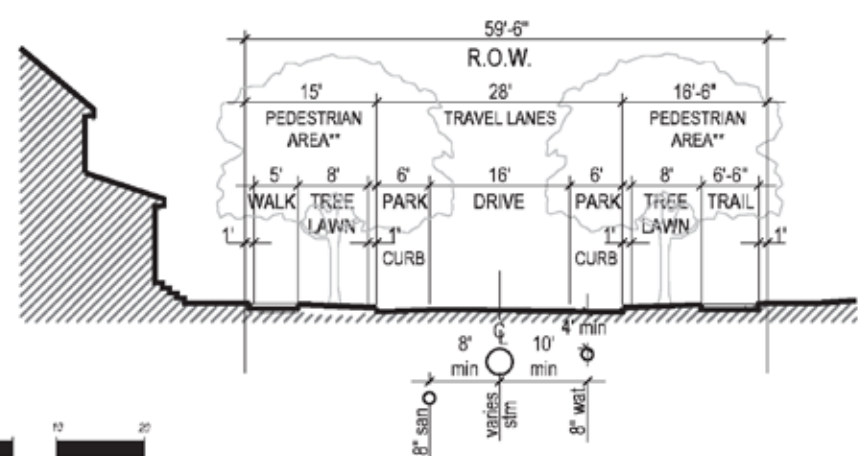
## LEGEND

<ul style="list-style-type: none"> <li>1 MAINSTREET URBAN *</li> <li>2 MAINSTREET NON-URBAN *</li> <li>4 CANDELAS PARKWAY *</li> <li>6 PRIMARY TRAIL *</li> <li>1 TYPICAL ALLEY *</li> </ul>	<ul style="list-style-type: none"> <li>2 TYPICAL ALLEY W/ FIRE LANE *</li> <li>5 MINOR COLLECTOR *</li> <li>6 MINOR COLLECTOR W/ PED. ESMT. *</li> <li>3 TND COLLECTOR *</li> <li>4 MODIFIED MINOR COLLECTOR *</li> <li>*"SHARE THE ROAD" BIKE ROUTE</li> </ul>	<ul style="list-style-type: none"> <li>4 LOCAL STREET *</li> <li>1 LOCAL STREET W/ 6' 6" LOCAL TRAIL</li> <li>2 LOCAL STREET W/ 6'6" LOCAL TRAIL IN EASEMENT</li> <li>3 LOCAL STREET WITH 8' TRAIL</li> <li>3 LOCAL STREET W/ 10' PRIMARY TRAIL *</li> <li>7 LOCAL STREET W/10' TRAIL AND 8' TRAIL IN EASEMENT *</li> </ul>
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\* TYPICAL CROSS SECTIONS ARE NOT PROVIDED IN THIS PLAN SET.

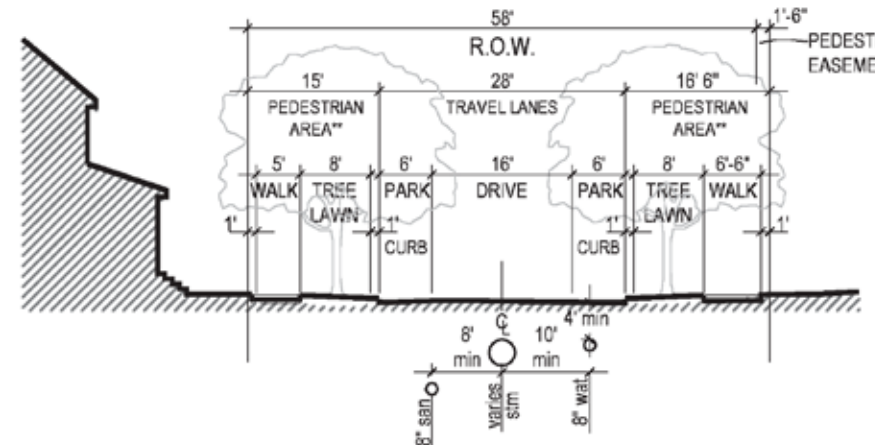


### 1 Local Street w/ 6'6" Trail

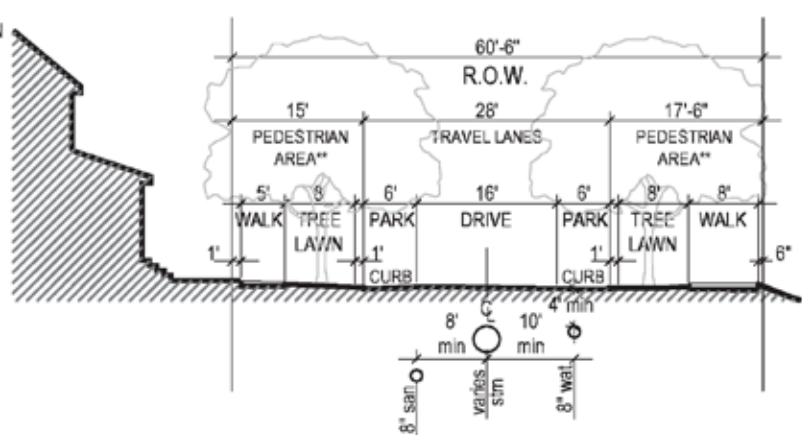


NOTE:  
\*\*PEDESTRIAN AREAS INCLUDE ALL NON-MOTORIZED TRAIL USES.

### 2 Local Street w/ 6'6" Trail in Easement



### 3 Local Street w/ 8' Trail



Arvada Residential Partners, LLC.

CANDELAS LIVE FORWARD

Stanley Consultants

1000 S. Chestnut Street Suite 500  
Englewood, Colorado 80112  
Phone: 303.799.8806  
Fax: 303.799.8107  
www.stanleygroup.com

CANDELAS FILING NO. 1  
AMENDMENT NO. 1  
FINAL DEVELOPMENT PLAN  
TYPICAL SECTIONS

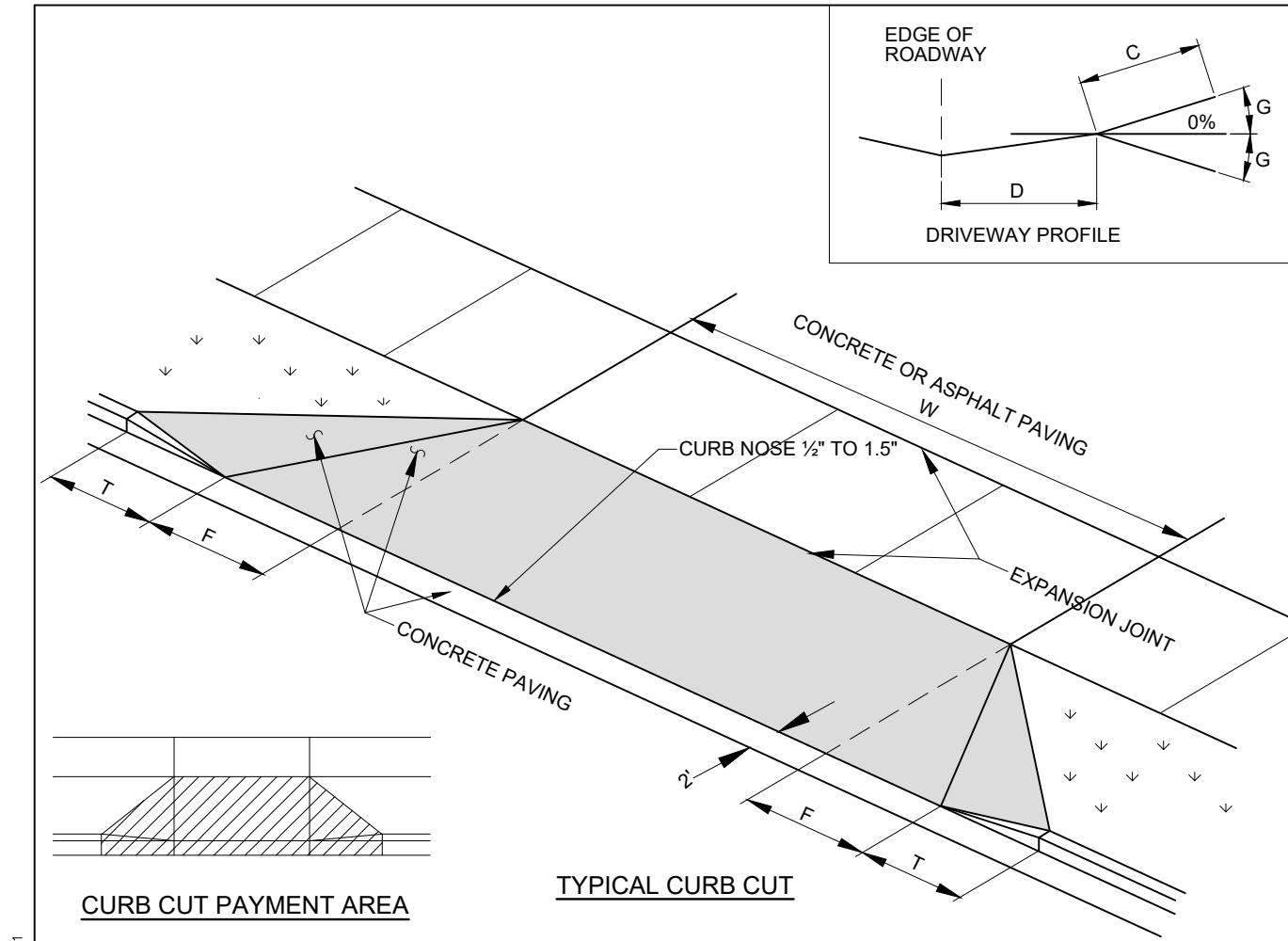
No.	Description of Revisions	Date	Name
1	Response to City Comments	09/09/2011	JFR
2	Response to City Comments	10/10/2011	JFR
3	Final Submittal	11/23/2011	JFR
4	Response to City Comments	12/13/2011	JFR

Date:	29 JULY 2011
Job Number:	2295
Design By:	MSK/JFR
Drawn By:	JCK/M
Checked By:	MSK/JFR

Sheet Number:  
**2**

Drawing: P:\Cadd\Arvada\CD\Arvada\CD\Arvada\CD\Filing\G44P1\_Amendment1\F1\_A1 - SITES 2 AND 5.dwg  
 Oct 25, 2012 - 10:57am  
 Copyright: 2012 Stanley Consultants, Inc.





**CURB CUT PAYMENT AREA**


**TYPICAL CURB CUT**

STREET TYPE	WIDTH OF THROAT W		D	FLARE F	TRANSITION T	MAXIMUM DRIVEWAY GRADE CHANGE G		
	SINGLE FAMILY	OTHER USES				DESIRABLE	ABSOLUTE	CONTROL DISTANCE C
MINOR OR LOCAL	8'-30'	20'-30'	4'-6"	0'	5'	± 6%	VEHICLE CLEARANCE	10'
COLLECTOR	12'-30'	20'-30'	7'	0'	6'	± 3%	± 6%	10'
PARKWAY	12'-30'	20'-30'	10'	4'	6'	0%	± 3%	40'

**NOTES:**

- CONSTRUCTION JOINTS ARE REQUIRED AT EACH SIDE OF WARPED SECTION AND EVERY 10' ALONG THE DRIVE SECTION, AND SHALL ALIGN WITH SIDEWALK CONSTRUCTION JOINTS. SEE DETAIL 800-9 FOR CONSTRUCTION JOINT DETAILS.
- THICKNESS SHALL BE 6".
- FIBER MESH REINFORCED CONCRETE 3.5 LBS PER C.Y.
- ALL CURB CUTS ON COLLECTOR AND PARKWAY STREETS OR ANY NON-SINGLE FAMILY RESIDENTIAL USE MUST BE APPROVED BY THE TRAFFIC ENGINEER.
- WHERE SITE OR OTHER CONDITIONS WARRANT, THE TRAFFIC ENGINEER MAY REQUIRE AN ALTERNATE CURB CUT DESIGN.
- FLARED SECTION OF CURB CUT SHALL NOT EXTEND BEYOND PROPERTY LINE.

G:\DWG\PW-Engr\ENGR\_SPECS\ENGR\_SPECS 2022\800-concrete Mix Design And Constr\800-5.dwg 10/19/2021

NO	DATE	REVISION	 8101 Ralston Road Arvada, Colorado 80002	<b>CURB CUT DESIGN          DETACHED SIDEWALK</b>





## PARKING SUMMARY

	TOWNHOME UNITS	REQUIRED PARKING (2.0 SPACES/UNIT)	TOWNHOME SPACES PROVIDED	NOTES ON PROVIDED PARKING
BLOCK 9C & 10 (EAST)	12	24	36	24 GARAGE, 12 DRIVEWAY (NORTH LOTS)
BLOCK 9C & 10 (WEST)	27	54	80	54 GARAGE, 22 DRIVEWAY (NORTH LOTS)
<b>SUB-TOTAL</b>	<b>39</b>	<b>78</b>	<b>112</b>	<b>78 GARAGE, 34 DRIVEWAY (NORTH LOTS)</b>

	MIXED-USE UNITS	REQUIRED PARKING (2.0 SPACES/UNIT)	RESIDENT SPACES PROVIDED	NOTES ON PROVIDED PARKING
BLOCK 9C & 10 (EAST)	17	34	34	HEAD-IN, 1 EV, 1 ACCESSIBLE
BLOCK 9C & 10 (WEST)	16	32	32	HEAD-IN, 1 EV
<b>SUB-TOTAL</b>	<b>33</b>	<b>66</b>	<b>66</b>	<b>HEAD-IN, 2 EV, 1 ACCESSIBLE</b>

	RETAIL AREA (GROSS SF)	REQUIRED PARKING (4.0 SPACES/1000 SF)	RETAIL SPACES PROVIDED	NOTES ON PROVIDED PARKING
BLOCK 9C & 10 (EAST)	4,922	20	16	HEAD-IN, 1 ACCESSIBLE
BLOCK 9C & 10 (WEST)	5,821	24	28	HEAD-IN, 2 ACCESSIBLE
<b>SUB-TOTAL</b>	<b>10,743</b>	<b>44</b>	<b>44</b>	<b>HEAD-IN, 3 ACCESSIBLE</b>

	GUEST SPACES REQUIRED	GUEST SPACES PROVIDED	NOTES ON PROVIDED PARKING
BLOCK 9C & 10 (EAST)	0	9	6 PARALLEL ON MCINTYRE, 3 HEAD-IN
BLOCK 9C & 10 (WEST)	0	21	6 PARALLEL ON MCINTYRE, 15 HEAD-IN
<b>SUB-TOTAL</b>	<b>0</b>	<b>30</b>	<b>12 PARALLEL ON MCINTYRE, 18 HEAD-IN</b>

	TOTAL SPACES REQUIRED	TOTAL SPACES PROVIDED	EXCESS SPACES TO CODE
BLOCK 9C & 10 (EAST)	78	95	17
BLOCK 9C & 10 (WEST)	110	157	47
<b>SUB-TOTAL</b>	<b>188</b>	<b>252</b>	<b>64</b>



- ① Existing Homes
- ② 6' Wood Privacy Fence
- ③ Deciduous Shade Trees
- ④ Evergreen Trees & Shrubs

# SUMMARY PLAN EVOLUTION



- ① Mixed Use
- ② Parking Bump-outs
- ③ Corner Plazas
- ④ Parallel Parking (12 Spaces)
- ⑤ Bike Racks (14 / 28 Spots)
- ⑥ Stone Benches (16)
- ⑦ Pedestrian Lights (4)
- ⑧ Standard Benches (3)

# PROPOSED NEIGHBORHOOD PLAN URBAN AND LANDSCAPE DESIGN



NORTH

PLOT DATE: Thursday, March 23, 2023 11:10 AM LAST SAVED BY: MWOOD  
 DRAWING LOCATION: G:\LOWV\131-1271-Candelas\11-Townhomes-PDM\PPM\Amendment\_4 (E)131-Cover-PPM.dwg

# CANDELAS FILING NO. 1, AMENDMENT NO. 4

## PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4  
 BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 CITY OF ARVADA, COUNTY OF JEFFERSON  
 STATE OF COLORADO

SHEET 1 OF 32 SHEETS

### LEGAL DESCRIPTION:

ALL OF CANDELAS FILING NO. 1, AMENDMENT NO. 4, RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ LOCATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO.

SAID PARCELS CONTAIN A TOTAL OF 5.44 ACRES (237,158 SQ. FT.) MORE OR LESS.

### STATEMENT OF INTENT

#### OVERALL CONCEPT:

CANDELAS FILING NO. 1 AMENDMENT NO. 4 IS A NEW RESIDENTIAL DEVELOPMENT IN THE CANDELAS NEIGHBORHOOD OF ARVADA. THE SITE IS LOCATED ON FOUR EXISTING VACANT BLOCKS (BLOCK 9, BLOCK 10, BLOCK 21 AND BLOCK 22) NORTH OF CANDELAS PARKWAY, SOUTH OF WEST 93TH PLACE, EAST OF NOBLE STREET AND BISECTED IN THE NORTH-SOUTH DIRECTION BY MONTYRE STREET. THE GROUND SURFACE SLOPES GENTLY TO THE NORTHEAST. THE SITE HAS NO EXISTING STRUCTURES AND NO EXISTING TREES OR NOTABLE VEGETATION.

#### THE FOLLOWING REVISIONS HAVE BEEN INCLUDED FROM THE PREVIOUS APPLICATION:

- THE TOWNHOME UNIT COUNT HAS BEEN REDUCED FROM 42 TO 39 UNITS.
- THE RETAIL SQUARE FOOTAGE OF THE MIXED-USE BUILDINGS HAS BEEN INCREASED FROM 8,328 SF TO 10,743 SF.
- AVAILABLE SURFACE PARKING HAS BEEN INCREASED TO PROVIDE ADDITIONAL GUEST SPACES FOR BOTH TOWNHOME UNITS, MULTIFAMILY UNITS, AND RETAIL SPACES, INCLUDING 2 EV SPACES.
- BIKE PARKING HAS BEEN INCREASED.
- THE BUFFER TO THE ADJACENT HOMES TO THE WEST HAS BEEN INCREASED.
- SAFETY IMPROVEMENTS HAVE BEEN ADDED INCLUDING CURB BUMP OUTS, CROSSWALK STRIPING, AND PEDESTRIAN CROSSING SIGNS AND BEACONS.
- THE TRASH ENCLOSURES HAVE BEEN RELOCATED INTERNAL TO THE SITE.

THE SITE FOR THIS NEW TOWNHOME COMMUNITY IS CURRENTLY ZONED FOR RESIDENTIAL (PUD-R AND PUD-BPR ZONING). 42 SINGLE-FAMILY ATTACHED LOTS ARE BEING PROPOSED WHICH WILL VARY IN SIZE SLIGHTLY BETWEEN 68'X25', 68'X26', 80'X25', AND 80'X26' DEPENDING ON THE LOCATION AND THE DRIVEWAY SET-UP. THE LOT SIZES ALSO VARY DUE TO THE DIFFERENCE IN THE REAR APRON TO THE GARAGE AND THE LOCATION AS END UNIT OR INTERIOR UNIT. TWO MIXED-USE BUILDINGS ARE LOCATED ON EITHER SIDE OF MONTYRE STREET, WITH NEIGHBORHOOD SCALE RETAIL ON THE GROUND FLOORS AND 32 MULTI-FAMILY UNITS LOCATED ABOVE. A MANAGER'S UNIT IS LOCATED ON THE GROUND FLOOR OF THE WESTERN BUILDING AS WELL. THIS ALLOWS FOR APPROXIMATELY 5,821 SF WEST SIDE, 4,922 EAST SIDE OF NEIGHBORHOOD SCALE RETAIL OPPORTUNITIES ON THE WEST AND EAST BUILDINGS, RESPECTIVELY. DUE TO THE NATURE OF AN ALLEY-LOADED NEIGHBORHOOD, THE TOWNHOMES AND MIXED-USE OPPORTUNITIES PROMOTE A PEDESTRIAN FRIENDLY ENVIRONMENT WHICH ENCOURAGES COMMUNITY INTERACTION. ATTRACTIVE FACADES ENHANCE THE RESIDENT'S EXPERIENCE AND BUILDS UPON THE OVERALL CANDELAS VISION.

THE PROPOSED PLANS PROVIDE AMPLE OPEN SPACE AREAS WITH NEARBY PARKS ACCESS AND AN URBAN PLAZA AMENITY. A PROMINENT ENTRY IS PROVIDED AT THE ENTRANCE OF MONTYRE STREET AND CANDELAS PARKWAY, COMPLEMENTING THE URBAN PLAZA AND AMENITIES. THE ELEVATION STYLE OF THE TOWNHOMES IS WARM-CONTEMPORARY BLENDED WITH A MORE TRADITIONAL ARCHITECTURAL STYLE WITH FOUR-SIDED BUILDING DESIGN. THIS BLEND OF WARM CONTEMPORARY AND TRADITIONAL WILL CREATE A WELCOMING STREETSCAPE THAT FITS SEAMLESSLY INTO THE COMMUNITY. THE TOWNHOME ELEVATION STYLES ARE "FARMHOUSE" AND "PRAIRIE" AND THE MIX OF BUILDING ELEVATIONS, ESPECIALLY WITH THE MIXED-USE BUILDINGS ALONG MONTYRE, WITH THE ADDITION OF FRONT PORCHES FRONTING THE STREET, PROVIDES VISUAL INTEREST AND CHARACTER. CLOSE ATTENTION IS GIVEN TO THE COLOR PALETTES AND ARCHITECTURAL FEATURES THAT ARE DESIGNED FOR EACH ELEVATION.

THE PROPOSED NEIGHBORHOOD WILL HAVE LANDSCAPE BUFFERS AROUND THE SITE, HELPING TO INTEGRATE INTO THE REST OF THE COMMUNITY. LANDSCAPE AND EVERGREEN TREES WILL BE USED TO SCREEN THE PROPOSED HOMES FROM CANDELAS PARKWAY. THERE ARE ALSO MULTIPLE OPEN SPACE TRACTS USED TO BREAK UP THE RESIDENTIAL BUILDINGS AND SERVE AS AMENITIES TO THE SURROUNDING NEIGHBORHOOD.

THE CITY PARKING REQUIREMENTS ARE EXCEEDED, WITH TWO PARKING SPACES REQUIRED PER UNIT. 39 TOWNHOME UNITS REQUIRES A TOTAL OF 78 SPACES, AND 33 MULTI-FAMILY UNITS REQUIRES A TOTAL OF 66 SPACES. EACH TOWNHOME UNIT HAS A TWO-CAR GARAGE, WHICH RESULTS IN THE REQUIRED 84 SPACES. IN ADDITION, 17 UNITS HAVE FULL-LENGTH DRIVEWAYS, WHICH RESULTS IN 34 GUEST PARKING SPACES. 66 MULTI-FAMILY SPACES PROVIDED, 1 BEING ACCESSIBLE, 2 EV. RETAIL REQUIRES FOUR PARKING SPACES PER 1,000 SF. AT 5,821 SF AND 4,922 SF RETAIL, A TOTAL OF 44 RETAIL PARKING SPACES ARE REQUIRED. 44 HEAD-IN RETAIL PARKING SPACES ARE PROVIDED, 3 ACCESSIBLE. ADDITIONALLY, 18 HEAD-IN GUEST PARKING SPACES ARE PROVIDED (1 ACCESSIBLE, PLUS 1 ON-STREET GUEST SPACE ON MONTYRE) 6 PARALLEL PARKING SPACES ON EITHER SIDE OF MONTYRE STREET FOR A TOTAL OF 12 STREET PARKING SPACES. THIS, A TOTAL OF 252 PARKING SPACES ARE PROVIDED, FOR A SURPLUS OF 64 SPACES.

### STATEMENT OF INTENT:

CANDELAS ODP AMENDMENT 6 WAS APPROVED IN 2017 FOR 1950 D/U ON PARCEL 2 AND 34 D/U ON PARCEL 10. THIS PDP FILING NO. 1 AMENDMENT NO. 4 IS FOR 39 TOWNHOME UNITS AND 33 MULTI-FAMILY D/U, 32 OF WHICH ARE LOCATED ON PARCEL 2, AND 40 OF WHICH ARE LOCATED ON PARCEL 10. THE ODP ALLOWS FOR A MINOR MODIFICATION UP TO A 20% INCREASE IN UNITS, ALLOWING PARCEL 10 TO INCREASE BY 20% FROM 34 UNITS TO 40 UNITS. THIS TOTAL NUMBER OF D/U REPRESENTS 31 UNITS LESS (1950-1919 TOWNHOMES) THAN WHAT IS POSSIBLE ACCORDING TO ODP 6 FOR PARCEL 2 AND 10.

### PDP FILING NO. 1, AMENDMENT NO. 4 DEVELOPED AREA:

FILING NO. 1, AMENDMENT NO. 4 INCLUDES A TOTAL PLATTED AREA OF 5.58 ACRES OF WHICH 1.73 ACRES ARE OPEN SPACE. THE GROSS PDP AREA IS 5.44 ACRES, AND THIS FILING HAS 72 SINGLE FAMILY ATTACHED UNITS CREATING A GROSS DENSITY OF 10.36 DU/AC.

### FUTURE DEVELOPMENT AT CANDELAS:

THE MAXIMUM DWELLING UNITS FOR ODP PARCEL 2 WITH THIS AMENDMENT IS 1,950 DU AT A DENSITY OF 2.66 DU/AC. THE MAXIMUM DWELLING UNITS FOR ODP PARCEL 10 WITH THIS AMENDMENT AND MINOR MODIFICATION IS 40 DU/AC AT A DENSITY OF 11.70 DU/AC, FOR A TOTAL OF 1,990 D/U. TO DATE, 1,712 DU HAVE BEEN PLATTED WITH FILINGS 1 THROUGH 4 AND ASSOCIATED AMENDMENTS. PENDING APPROVAL, AND ADDITIONAL 98 DU WILL BE PLATTED AS PART OF FILING 2 AMENDMENT 2, 72 DU AS PART OF FILING 1 AMENDMENT 4 (PARCELS 2 AND 10), AND 37 DU AS PART OF FILING 1 AMENDMENT 5 FOR A TOTAL OF 1,919 DU THAT WOULD LEAVE A BALANCE OF 31 DU AVAILABLE FOR FUTURE USE. HOWEVER, THE PARCEL 2 AND 10 AREAS WILL BE FULLY BUILT OUT AFTER FILING 1 AMENDMENT 4 AND AMENDMENT 5 AND THEREFORE THE REMAINING UNIT COUNT IS 0.

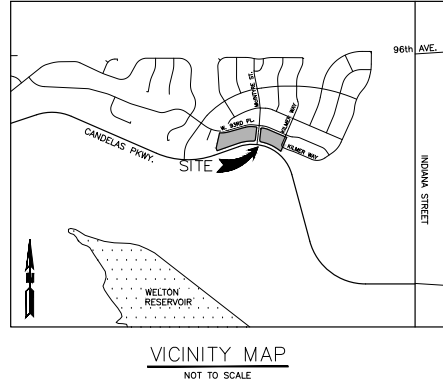
### DEVELOPMENT SCHEDULE:

THIS IS A PRIVATELY FUNDED DEVELOPMENT AND CONSTRUCTION IS MARKET DEPENDENT.

### ACCESS:

ACCESS TO THE SITE WILL BE FROM THE EXISTING ROAD NETWORK CONSTRUCTED WITH FILING NO. 1. PROPOSED ALLEYS WILL CONNECT TO EXISTING W. 93RD PLACE.

NO NEW PUBLIC ROADS ARE PROPOSED AS A PART OF THIS DEVELOPMENT.



### SHEET INDEX

CIVIL	COVER SHEET
1	SITE PLAN
2	UTILITY PLAN
3	GRADING PLAN
4	EROSION CONTROL PLAN
5	SIGNING & STRIPING PLAN
6	EMERGENCY ACCESS & SNOW STORAGE PLAN
7	PLANNING
8	TYPICAL STREET SECTIONS
9	LAND USE PLAN
10	LAND USE CHARTS
11	PARKS AND OPEN SPACE
LANDSCAPE	LANDSCAPE NOTES
12	PLANT SCHEDULE
13	LANDSCAPE PLAN
14	LANDSCAPE PLAN
15	LANDSCAPE DETAILS
16	LANDSCAPE DETAILS
17	LANDSCAPE DETAILS
18	LANDSCAPE DETAILS
19	LANDSCAPE DETAILS
ARCH	TOWNHOME BUILDING 3F ELEVATIONS
20	TOWNHOME BUILDING 3P ELEVATIONS
21	TOWNHOME BUILDING 4P ELEVATIONS
22	TOWNHOME BUILDING 4F ELEVATIONS
23	TOWNHOME BUILDING 6P ELEVATIONS
24	TOWNHOME BUILDING 6F ELEVATIONS
25	MIXED-USE BUILDING 1 PLANS
26	MIXED-USE BUILDING 1 ELEVATIONS
27	MIXED-USE BUILDING 2 PLANS
28	MIXED-USE BUILDING 2 ELEVATIONS
LIGHTING	SITE LIGHTING PHOTOMETRIC WEST
31	SITE LIGHTING PHOTOMETRIC EAST
32	SITE LIGHTING DETAILS

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 STUDIO LIGHTING  
 63 SUNSET DR.  
 BAILEY, CO 80421  
 PHONE: (303)242-1572

### BELTWAY REQUIREMENTS:

1. NORTHWEST/JEFFERSON BELTWAY DISCLOSURES TO BUYERS - ALL PROPERTY PURCHASERS SHALL BE INFORMED OF THE LOCATION OF THE PROPOSED METROPOLITAN BELTWAY AS PART OF THE DISCLOSURE INFORMATION PROVIDED TO PURCHASERS IN THEIR SALES CONTRACTS. EACH DEVELOPER OF PROPERTY WITHIN THE ODP SHALL OBTAIN A SIGNED ACKNOWLEDGMENT OF FUTURE BELTWAY CONSTRUCTION FROM ALL BUYERS WITHIN THEIR DEVELOPMENT. SHALL PROVIDE COPIES OF THE SIGNED ACKNOWLEDGMENTS TO THE CITY, AND SHALL RECORD SUCH ACKNOWLEDGMENT CONTEMPORANEOUSLY WITH APPLICABLE CONVEYANCE DOCUMENTS.

### SUSTAINABILITY PLAN REQUIREMENTS:

1. WITH EACH FILING A MINIMUM OF 20% OF HOMES SHALL BE BUILT WITH RENEWABLE ENERGY SYSTEMS. TO THE EXTENT THAT THE APPLICANT EXCEEDS THE 20% MINIMUM IN THIS FPD, THE EXCESS AMOUNT CAN BE APPLIED TOWARDS FUTURE FILINGS AT THE APPLICANT'S PREFERENCE. THE MINIMUM REQUIREMENT OF 20% WILL BE APPLIED ACROSS ALL RESIDENTIAL PRODUCT TYPES (INCLUDING THE TND MULTI-FAMILY HOMES, TOWN HOMES, CONDOMINIUM, APARTMENTS, AND SINGLE FAMILY DETACHED HOMES).
2. THE SUSTAINABILITY TRUST FUND WILL BEGAIN TO DISBURSE GRANTS TO QUALIFIED HOMEOWNERS AFTER THE 800TH CERTIFICATE OF OCCUPANCY. SHOULD THE FUND PROGRAM NOT DISBURSE GRANTS AFTER THE 800TH CERTIFICATE OF OCCUPANCY, THE CITY SHALL ENFORCE THIS REQUIREMENT BY WITHHOLDING APPROVAL OF BUILDING PERMITS WITHIN THE CANDELAS RESIDENTIAL BOUNDARY UNTIL THIS REQUIREMENT IS MET.
3. THE RESIDENTIAL SUSTAINABILITY DEVELOPMENT PROGRAM, WITH APPROVED CONDITIONS OF THE PRELIMINARY DEVELOPMENT PLAN, WAS MADE A PART OF THE APPROVAL OF CANDELAS FILING 1. THIS PROGRAM WILL BE USED TO DEVELOP ALL FUTURE RESIDENTIAL DEVELOPMENT WITHIN THE RESIDENTIAL DEVELOPMENT BOUNDARY MAP.

### BASIS OF BEARING:

BEARINGS ARE BASED ON THE PLATTED BEARING OF N89°40'01"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, AS SHOWN ON THE CIMARRON MINOR SUBDIVISION AS RECORDED AT RECEPTION NO. 2007042670, AND AS DETERMINED BY MONUMENTS BEING A FOUND 3-1/4" ALUMINUM CAP AT THE NORTHEAST CORNER OF SECTION 24 AND A FOUND 3-1/4" ALUMINUM CAP ON 3" ALUMINUM PIPE AT THE NORTH QUARTER CORNER OF SECTION 24, WITH ALL BEARINGS HEREIN RELATIVE THERETO.



CANDELAS FILING NO. 1,  
 AMENDMENT NO. 4  
 PRELIMINARY  
 DEVELOPMENT PLAN  
 COVER SHEET

No.	Issue / Revision	Date	Name
1	1st PDP SUBMITTAL	12/17/21	DK
2	2nd PDP SUBMITTAL	02/25/22	DK
3	3rd PDP SUBMITTAL	06/17/22	DK
4	4th PDP SUBMITTAL	09/17/22	DK
5	5th PDP SUBMITTAL	11/17/22	DK
6	6th PDP SUBMITTAL	01/09/23	DK
7	7th PDP SUBMITTAL	03/07/23	DK
8	8th PDP SUBMITTAL	03/27/23	DK

Job Number	131-1271
Project Manager	DK
Design By	BB
Drawn By	MW
Principal In Charge	DL

Sheet Number:

LEGEND

- BLOCK LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- TRAIL
- MAIL KIOSK
- VISIBILITY
- AC PEDESTAL

- EASEMENT LEGEND:
- UE/M - UTILITY EASEMENT-GAS MAIN EXCLUSIVE
  - UE - UTILITY AND DRAINAGE EASEMENT
  - UE - UTILITY EASEMENT
  - PA - PUBLIC ACCESS
- TRACT USE LEGEND:
- OS - OPEN SPACE
  - D - DRAINAGE
  - U - UTILITY
  - T - TRAIL
  - EA - EMERGENCY ACCESS
- TRACT OWNERS:
- CM - CIMARRON METROPOLITAN DISTRICT
  - ARP - ARVADA RESIDENTIAL PARTNERS

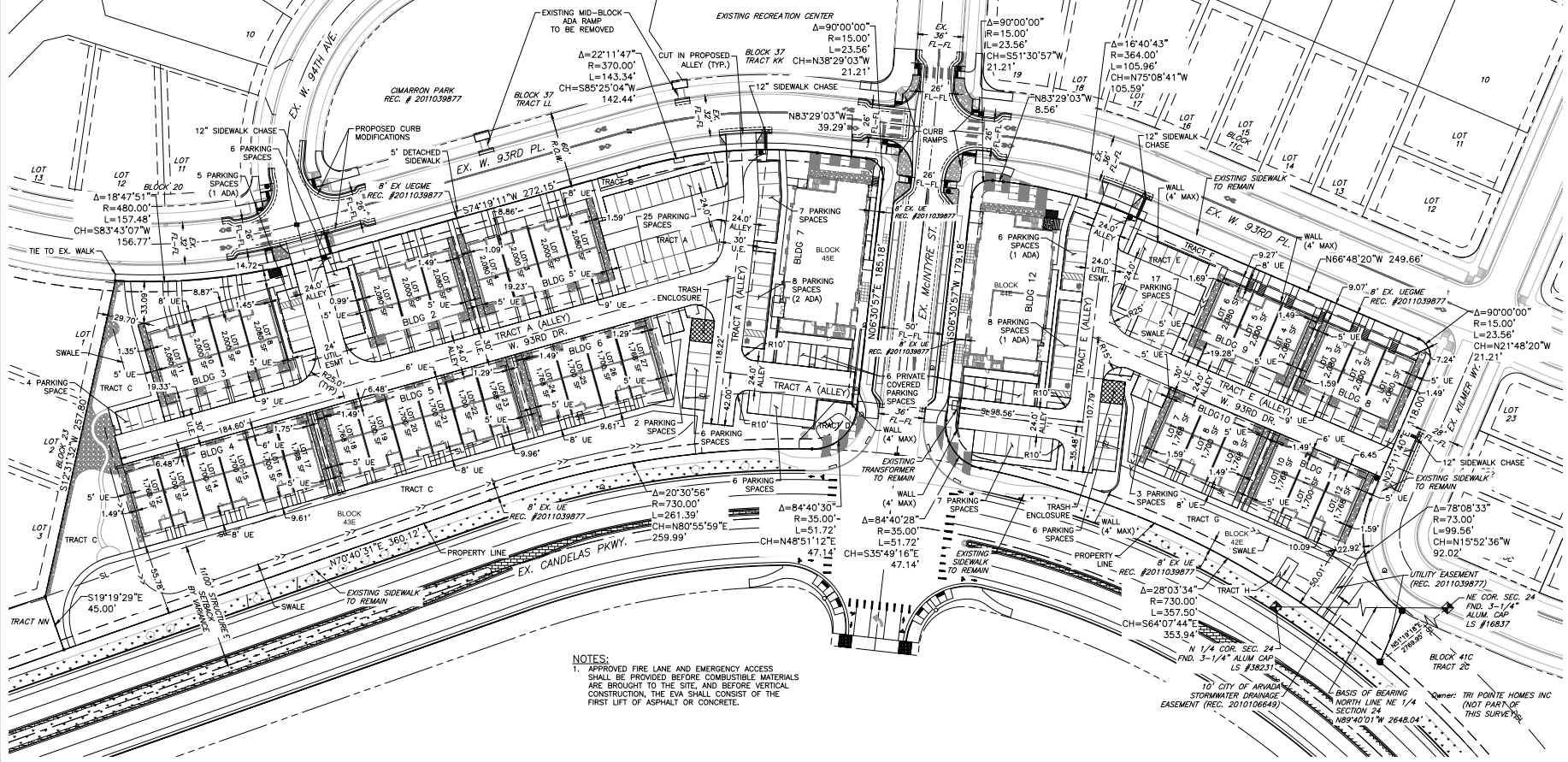
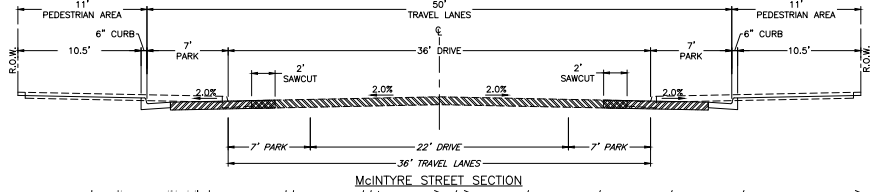
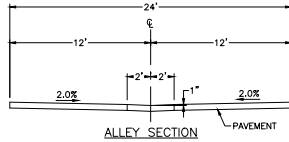
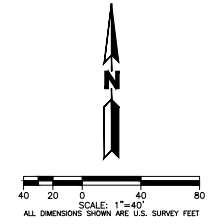
- NOTES:
1. — DESIGNATES STREET CENTERLINE CONTROL POINT (RANGE POINT) TO BE SET PER CITY OF ARVADA STANDARDS AFTER CONSTRUCTION.
  2. APPROVED EVA SHALL BE PROVIDED DURING CONSTRUCTION, UNLESS OTHERWISE APPROVED, THE EVA SHALL CONSIST OF THE FIRST LIFT OF ASPHALT OR CONCRETE SHALL BE PROVIDED PRIOR TO COMMENCING VERTICAL CONSTRUCTION.

# CANDELAS FILING NO. 1, AMENDMENT NO. 4

## PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4  
BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF ARVADA, COUNTY OF JEFFERSON  
STATE OF COLORADO

SHEET 2 OF 32 SHEETS



- NOTES:
1. APPROVED FIRE LANE AND EMERGENCY ACCESS SHALL BE PROVIDED BEFORE COMBUSTIBLE MATERIALS ARE BROUGHT TO THE SITE, AND BEFORE VERTICAL CONSTRUCTION, THE EVA SHALL CONSIST OF THE FIRST LIFT OF ASPHALT OR CONCRETE.

**TRI** Pointe

MARTINI/MARTIN

**NORRIS DESIGN**

1101 Birchwood Blvd  
Denver, Colorado 80202  
P: 303.850.1100  
www.norris-design.com

CANDELAS FILING NO. 1,  
AMENDMENT NO. 4  
PRELIMINARY  
DEVELOPMENT PLAN  
OVERALL SITE PLAN

No.	Issue / Revision	Date	Name
1	1st PDP SUBMITTAL	12/17/21	DK
2	2nd PDP SUBMITTAL	02/25/22	DK
3	3rd PDP SUBMITTAL	04/17/22	DK
4	4th PDP SUBMITTAL	07/11/22	DK
5	5th PDP SUBMITTAL	11/09/22	DK
6	6th PDP SUBMITTAL	01/09/23	DK
7	7th PDP SUBMITTAL	03/07/23	DK

Job Number	15.1271
Project Manager	DK
Design By	BB
Drawn By	MM
Principal in Charge	DL

Sheet Number:

PLOT DATE: Thursday, March 23, 2023 11:11 AM LAST SAVED BY: MWOOD  
DRAWING LOCATION: G:\GARDEN\151271-Candelas F1 Townhomes\PLANS\DP\Amendment 4 (E)102-SITE PLANNING



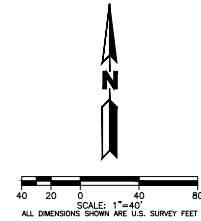
**LEGEND**

- BLOCK LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SETBACK LINE
- STORM SEWER
- STORM MANHOLE
- STORM INLET
- FLARED END SECTION
- SANITARY SEWER
- SANITARY MANHOLE
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- TRAIL
- EX. SANITARY SEWERLINE
- EX. WATER MAIN
- RANGE POINT
- MAIL KIOSK
- WATER METER/SERVICE
- SWALE
- WALL
- EX TREE
- AC PEDESTAL

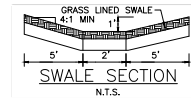
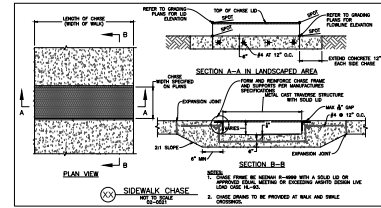
# CANDELAS FILING NO. 1, AMENDMENT NO. 4

## PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4  
BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF ARVADA, COUNTY OF JEFFERSON  
STATE OF COLORADO  
SHEET 4 OF 32 SHEETS

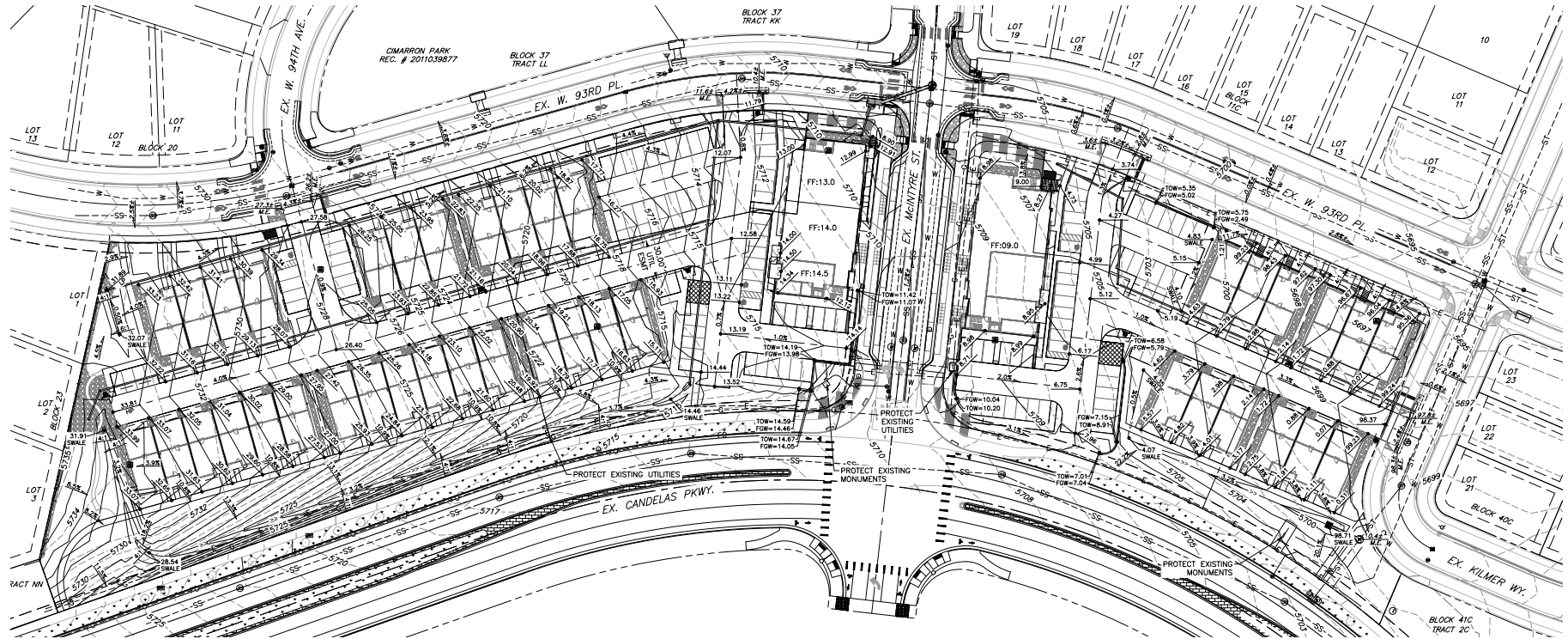


- EASEMENT LEGEND:**  
 UE - UTILITY EASEMENT-GAS MAIN EXCLUSIVE  
 UE - UTILITY AND DRAINAGE EASEMENT  
 UE - UTILITY EASEMENT
- TRACT USE LEGEND:**  
 OS - OPEN SPACE  
 D - DRAINAGE  
 U - UTILITY  
 T - TRAIL  
 EA - EMERGENCY ACCESS
- TRACT OWNERSHIP:**  
 CMD - CIMARRON METROPOLITAN DISTRICT  
 ARP - ARVADA RESIDENTIAL PARTNERS
- NOTES:**  
 1. DESIGNATES STREET CENTERLINE CONTROL POINT (RANGE POINT) TO BE SET PER CITY OF ARVADA STANDARDS AFTER CONSTRUCTION  
 2. TOTAL LIMITS OF DISTURBANCE (LOD)=5.59AC TOTAL (2.02AC EAST, 3.57AC WEST)



**Cut/Fill Summary**

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
West vs EG	1.000	1.000	3.596acres	4787 Cu. Yd.	1544 Cu. Yd.	3243 Cu. Yd.<Cut>
East vs EG	1.000	1.000	1.982acres	613 Cu. Yd.	3860 Cu. Yd.	3248 Cu. Yd.<Fill>
Totals			5.578acres	5400 Cu. Yd.	5404 Cu. Yd.	5 Cu. Yd.<Fill>



CANDELAS FILING NO. 1,  
 AMENDMENT NO. 4  
 PRELIMINARY  
 DEVELOPMENT PLAN  
 GRADING PLAN

No.	Issue / Revision	Date	Name
1	1st PDP SUBMITTAL	12/17/21	DK
2	2nd PDP SUBMITTAL	02/25/22	DK
3	3rd PDP SUBMITTAL	04/17/22	DK
4	4th PDP SUBMITTAL	07/17/22	DK
5	5th PDP SUBMITTAL	11/17/22	DK
6	6th PDP SUBMITTAL	01/09/23	DK
7	7th PDP SUBMITTAL	03/07/23	DK

Job Number: 19.1271  
 Project Manager: DK  
 Design By: BB  
 Drawn By: MW  
 Principal in Charge: DL

Sheet Number: 4

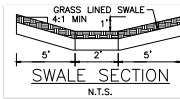
PLOT DATE: Thursday, March 23, 2023 11:11 AM LAST SAVED BY: JCLAMP  
 DRAWING LOCATION: G:\LOWRND\19.1271-Candelas FT Townhomes\VPASS\VPDP\Amendment 4 (E)\VA-GRADING PLK.dwg

**LEGEND**

- BLOCK LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SETBACK LINE
- STORM SEWER
- STORM MANHOLE
- STORM INLET
- FLARED END SECTION
- SANITARY SEWER
- SANITARY MANHOLE
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- TRAIL
- EX. SANITARY SEWERLINE
- EX. WATER MAIN
- RANGE POINT
- MAIL KIOSK
- WATER METER/SERVICE
- SWALE
- WALL
- EX TREE
- AC PEDESTAL

- CF - CONSTRUCTION FENCE
- SF - SILT FENCE
- SCL - SEDIMENT CONTROL LOG
- VTC - VEHICLE TRACKING CONTROL
- IP - INLET PROTECTION
- IPA - AREA INLET PROTECTION
- SSA - STABILIZED STAGING AREA
- CWA - CONCRETE WASHOUT AREA
- RS - ROCK SOCK
- DB/SB - DIVERSION DITCH/SWALE
- SB - SEDIMENT TRAP
- CD - CHECK DAM
- RCS - ROUGH CUT STREET
- SS - STREET SWEEPING
- PS - PERMANENT SEEDING
- LOD - LIMITS OF DISTURBANCE

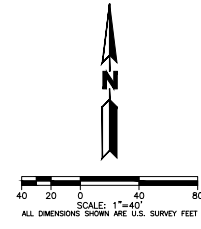
FOR SEED MIX, PLEASE REFERENCE THE LANDSCAPING PLANS BY NORRIS DESIGN IN ACCORDANCE WITH REPEALED ARVADA CODE §45.2.3 GRASS MATERIALS



# CANDELAS FILING NO. 1, AMENDMENT NO. 4

## PRELIMINARY DEVELOPMENT PLAN

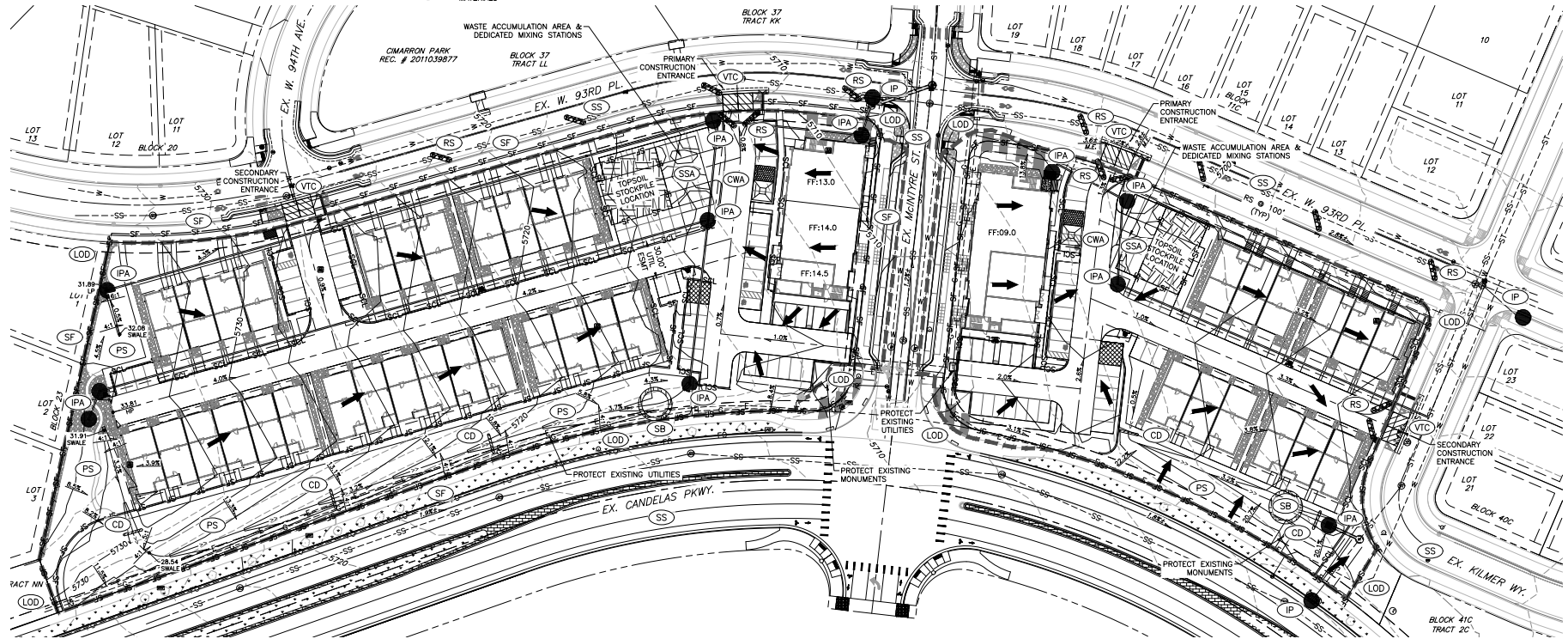
ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4  
 BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 CITY OF ARVADA, COUNTY OF JEFFERSON  
 STATE OF COLORADO  
 SHEET 5 OF 32 SHEETS



- EASEMENT LEGEND:**  
 UEGM - UTILITY EASEMENT-GAS MAIN EXCLUSIVE  
 UED - UTILITY AND DRAINAGE EASEMENT  
 UE - UTILITY EASEMENT
- TRACT USE LEGEND:**  
 OS - OPEN SPACE  
 D - DRAINAGE  
 U - UTILITY  
 T - TRAIL  
 EA - EMERGENCY ACCESS

- NOTES:**  
 1. -A- DESIGNATES STREET CENTERLINE CONTROL POINT (RANGE POINT) TO BE SET PER CITY OF ARVADA STANDARDS AFTER CONSTRUCTION  
 2. TOTAL LIMITS OF DISTURBANCE (LOD)=5.59AC TOTAL (2.02AC EAST, 3.57AC WEST)

- TRACT OWNERSHIP:**  
 CMD - CIMARRON METROPOLITAN DISTRICT  
 ARP - ARVADA RESIDENTIAL PARTNERS



CANDELAS FILING NO. 1,  
 AMENDMENT NO. 4  
 PRELIMINARY  
 DEVELOPMENT PLAN  
 EROSION & SEDIMENT CONTROL PLAN

No.	Issue / Revision	Date	Name
1	1st PDP SUBMITTAL	12/17/21	DK
2	2nd PDP SUBMITTAL	02/25/22	DK
3	3rd PDP SUBMITTAL	04/17/22	DK
4	4th PDP SUBMITTAL	06/17/22	DK
5	5th PDP SUBMITTAL	11/17/22	DK
6	6th PDP SUBMITTAL	01/09/23	DK
7	7th PDP SUBMITTAL	02/02/23	DK

Job Number: 19.1271  
 Project Manager: DK  
 Design By: BB  
 Drawn By: MW  
 Principal in Charge: DL  
 THE SECOND SHEET OF THIS PLAN IS A REFERENCE TO THE ORIGINAL DRAWING. THIS SHEET IS NOT TO BE USED FOR CONSTRUCTION. ALL DIMENSIONS ARE AS SHOWN UNLESS OTHERWISE NOTED. PREPARED BY: TRI POINTE, PROFESSIONAL ENGINEER, 3030 S. WATKINS BLVD., SUITE 100, DENVER, CO 80202.

Sheet Number:  
**5**

PLOT DATE: Thursday, March 23, 2023 11:11 AM LAST SAVED BY: JCLAMP  
 DRAWING LOCATION: G:\LOWRND\19.1271-Candelas FT Townhomes\PLANS\DPDP\Amendment 4 (E)VA-GSSC-PLM.dwg

**LEGEND**

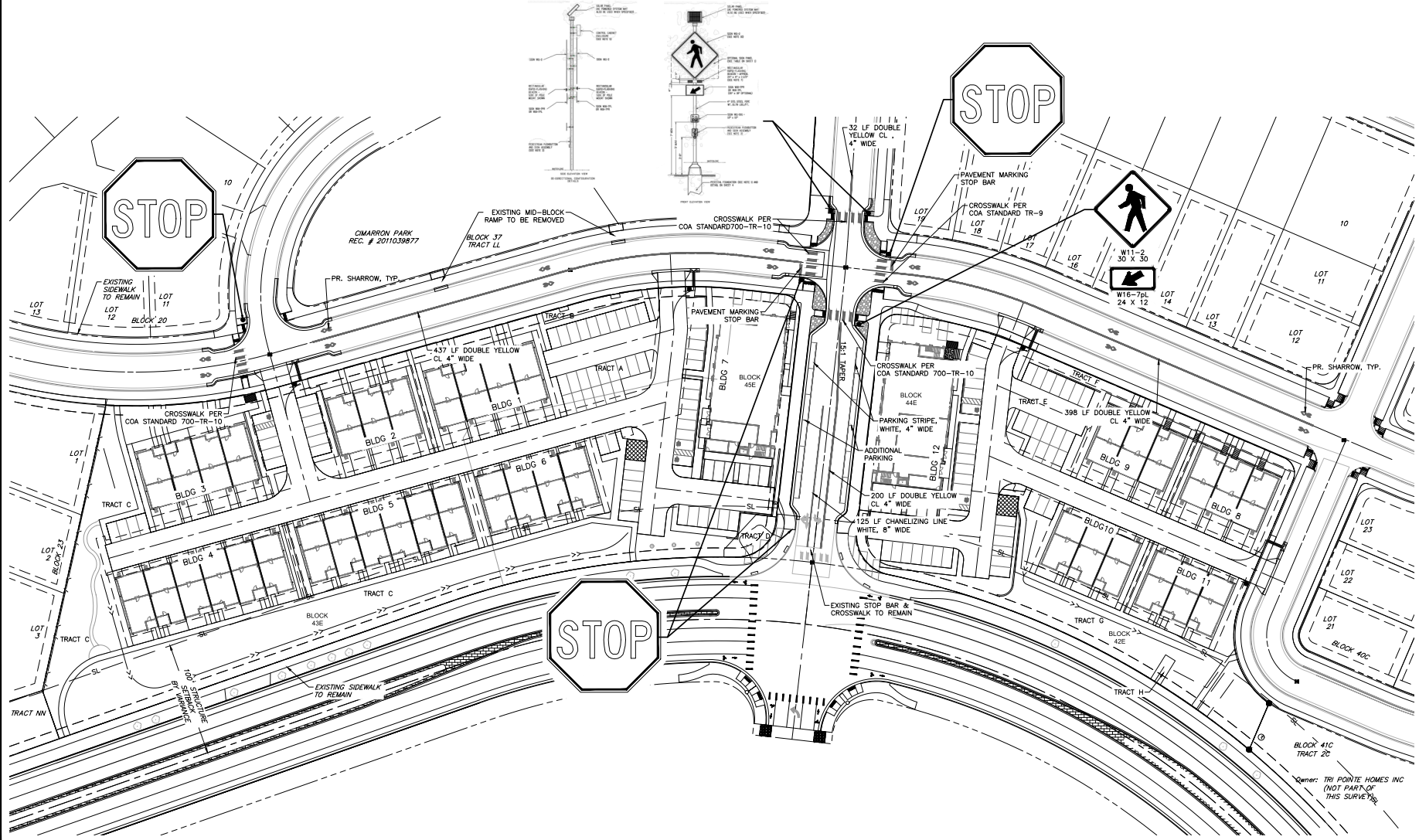
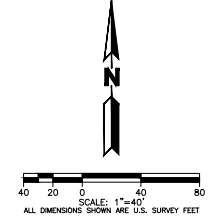
- BLOCK LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- TRAIL
- MAIL KIOSK
- VISIBILITY
- AC PEDESTAL

# CANDELAS FILING NO. 1, AMENDMENT NO. 4

## PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4  
BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF ARVADA, COUNTY OF JEFFERSON  
STATE OF COLORADO

SHEET 6 OF 32 SHEETS



**CANDELAS FILING NO. 1,  
AMENDMENT NO. 4  
PRELIMINARY  
DEVELOPMENT PLAN  
SIGNING & STRIPING PLAN**

No.	Issue / Revision	Date	Name
1	1st PDP SUBMITTAL	12/17/21	DK
2	2nd PDP SUBMITTAL	02/25/22	DK
3	3rd PDP SUBMITTAL	04/17/22	DK
4	4th PDP SUBMITTAL	07/17/22	DK
5	5th PDP SUBMITTAL	11/17/22	DK
6	6th PDP SUBMITTAL	01/09/23	DK
7	7th PDP SUBMITTAL	03/27/23	DK
8	8th PDP SUBMITTAL	03/27/23	DK

Job Number: 19.1271  
 Project Manager: DK  
 Design By: BB  
 Drawn By: MW  
 Principal in Charge: DL

Sheet Number: **6**

PLOT DATE: Thursday, March 23, 2023 11:12 AM LAST SAVED BY: MWOD  
 DRAWING LOCATION: S:\DRAWING\19.1271-Candelas F1 Townhomes\VP\MS\VPDP\Amendment 4 (E)\V06-Traffic\_Plan.dwg

The record shown here includes ALL ORIGINAL DRAWINGS, ALL REVISIONS, AND ALL PDP SUBMITTALS. THIS SHEET IS PART OF A SET OF DRAWINGS FOR THE PROJECT AND IS NOT TO BE USED SEPARATELY FROM THE ORIGINAL DRAWINGS.

# CANDELAS FILING NO. 1, AMENDMENT NO. 4

## PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4  
 BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 CITY OF ARVADA, COUNTY OF JEFFERSON  
 STATE OF COLORADO  
 SHEET 7 OF 32 SHEETS



1001 Broadway Street  
 Denver, Colorado 80202  
 P 303.882.1145  
 www.tri-pointe.com

CANDELAS FILING NO. 1,  
 AMENDMENT NO. 4  
 PRELIMINARY  
 DEVELOPMENT PLAN  
 EMERGENCY ACCESS &  
 SNOW STORAGE PLAN

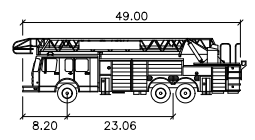
No.	Issue / Revision	Date	Name
1	1st PDP SUBMITAL	12/17/21	DK
2	2nd PDP SUBMITAL	02/25/22	DK
3	3rd PDP SUBMITAL	04/15/22	DK
4	4th PDP SUBMITAL	11/11/22	DK
5	5th PDP SUBMITAL	07/06/23	DK
6	6th PDP SUBMITAL	03/21/23	DK

Job Number	19-1271
Project Manager	DK
Design By	BB
Drawn By	MW
Principal in Charge	DL

THE DESIGN SHOWN HEREIN INCLUDING ALL TECHNICAL DRAWINGS, SPECIFICATIONS, SCHEDULES, AND NOTES IS THE PROPERTY OF TRI-POINTE HOMES INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION FROM TRI-POINTE HOMES, INC.

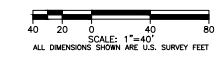
Sheet Number:  
**7**

PER THE ARVADA FIRE SITE DEVELOPMENT GUIDE-APRIL 2020,  
 "FIRE ACCESS ROADS SHALL PROVIDE A MINIMUM INSIDE TURNING  
 RADIUS OF TWENTY-SIX (26) FEET THREE (3) INCHES AND AN  
 OUTSIDE TURNING RADIUS OF AT LEAST FORTY-SEVEN (47) FEET  
 SIX (6) INCHES". PLEASE SEE THE ANNOTATED TURNING RADII  
 BELOW THAT DO NOT MEET THIS CRITERIA, HOWEVER THE TURNING  
 EXHIBIT SHOWS THAT NAVIGATION IS POSSIBLE.



Arvada Fire

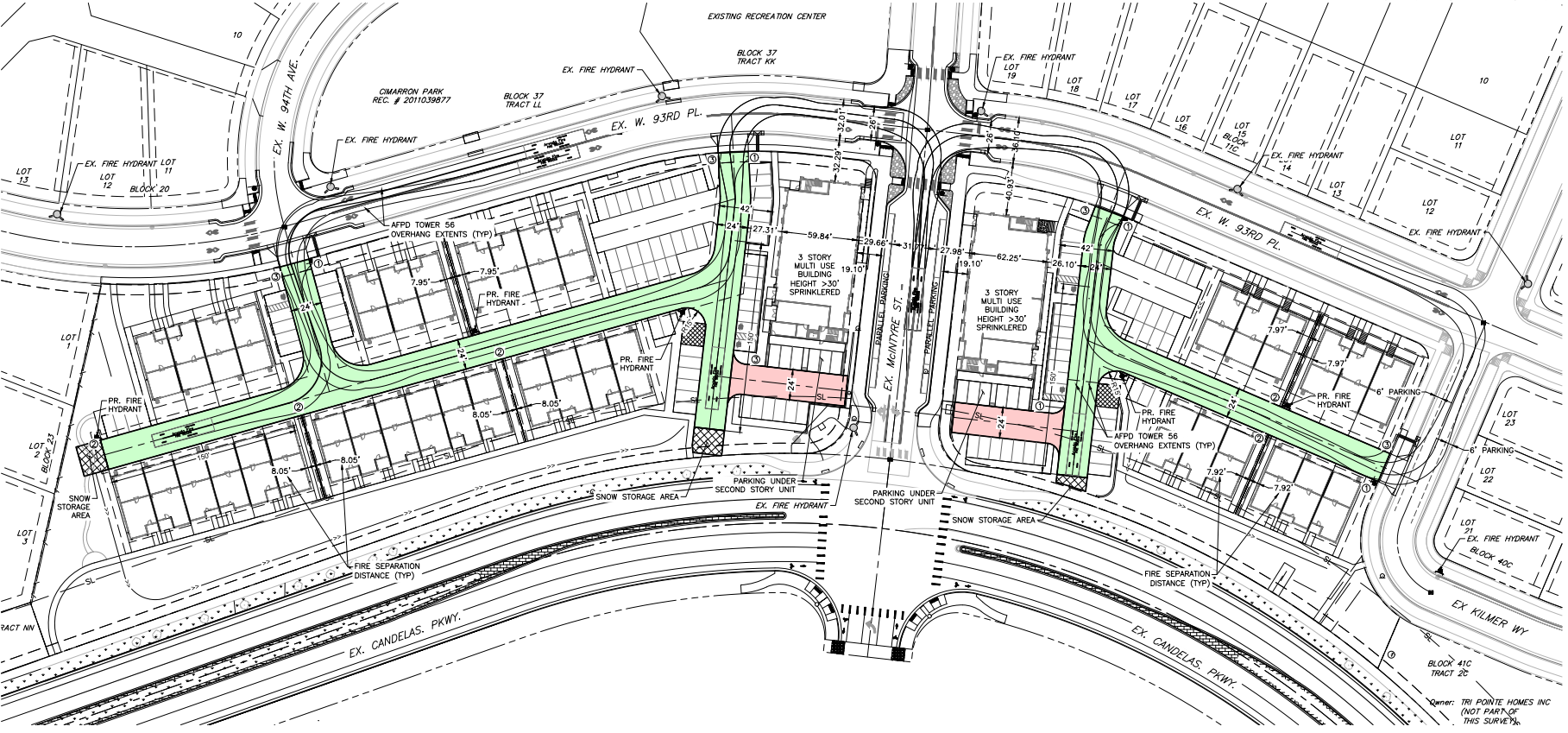
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Lock to Lock Time	: 11.0
Steering Angle	: 40.0



LEGEND:

- EMERGENCY ACCESS
- NO EMERGENCY ACCESS
- FIRE HYDRANT

TRAFFIC SIGN LEGEND:



Owner: TRI-POINTE HOMES INC  
 (NOT PART OF THIS SURVEY)

PLOT DATE: Thursday, March 23, 2023 11:12 AM LAST SAVED BY: MW00  
 DRAWING LOCATION: G:\LOW\19-1271-Complete FT Townhomes\PLANS\PDP\Amendment 4 (E) V05-ACCESS PLAN.dwg

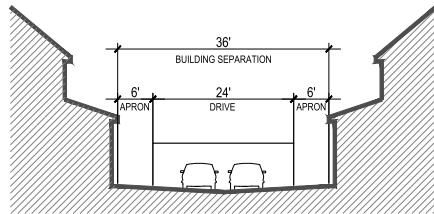
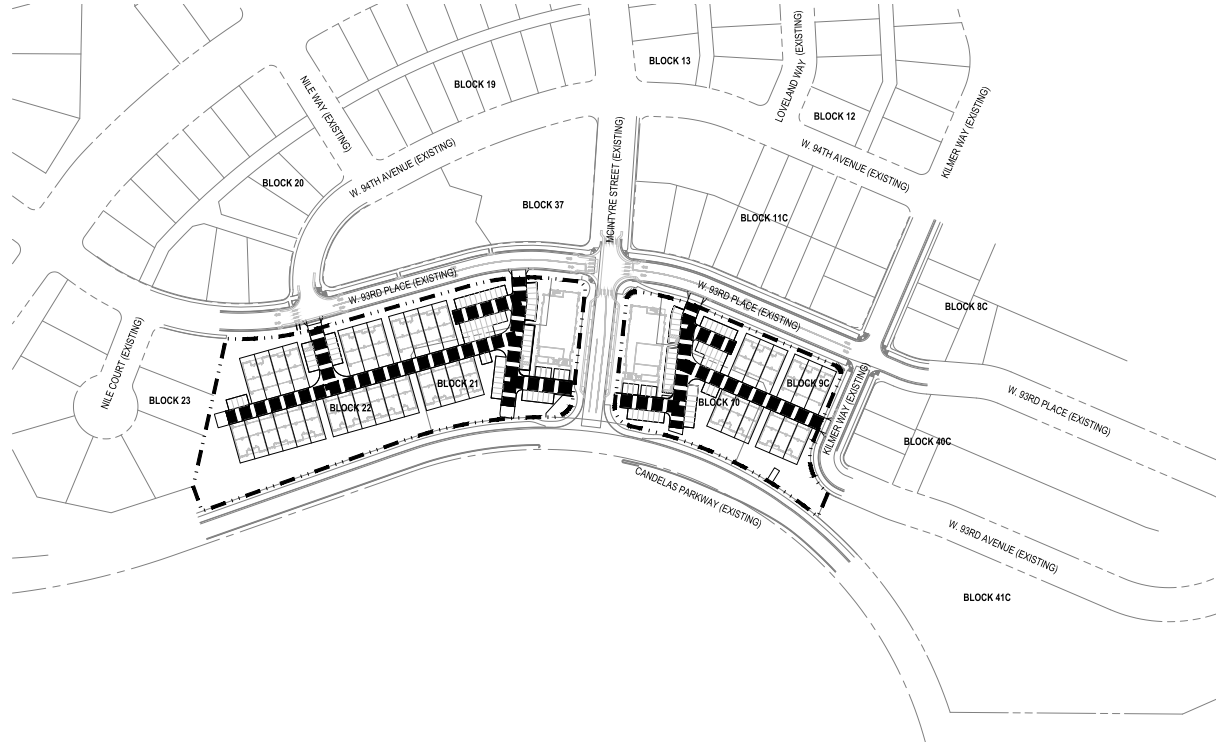
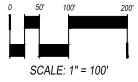
# CANDELAS FILING NO. 1, AMENDMENT NO. 4 PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4  
BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF ARVADA, COUNTY OF JEFFERSON  
STATE OF COLORADO

SHEET 8 OF 32 SHEETS

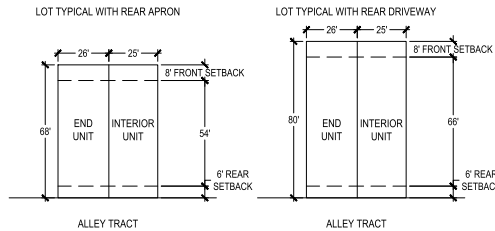
## LEGEND

--- DEVELOPMENT BOUNDARY  
 ■■■ ALLEY  
 (RE: SECTION 1 BELOW)



1 ALLEY

SCALE: 1" = 30'



2 TOWNHOME LOT TYPICAL

SCALE: 1" = 20'



1161 Bancroft Street  
 Denver, Colorado 80206  
 P: 303.692.1165  
 www.norrisdesign.com

CANDELAS FILING NO. 1,  
 AMENDMENT NO. 4  
 PRELIMINARY  
 DEVELOPMENT PLAN  
 TYPICAL STREET SECTIONS

No.	Issue / Revision	Date	Name
1	1st PDP SUBMITTAL	12/17/21	DK
2	2nd PDP SUBMITTAL	02/09/22	DK
3	3rd PDP SUBMITTAL	04/17/22	DK
4	4th PDP SUBMITTAL	07/11/22	DK
5	5th PDP SUBMITTAL	07/11/22	DK
6	6th PDP SUBMITTAL	07/11/22	DK
7	7th PDP SUBMITTAL	08/22/22	DK
8	8th PDP SUBMITTAL	08/22/22	DK

Job Number: 18.1271  
 Project Manager: DK  
 Design By: BB  
 Drawn By: MW  
 Principal in Charge: DL  
 TRI POINTE COMMERCIAL REAL ESTATE DEVELOPMENT, INC.  
 1161 BANCROFT STREET, DENVER, CO 80206  
 303.692.1165

Sheet Number:

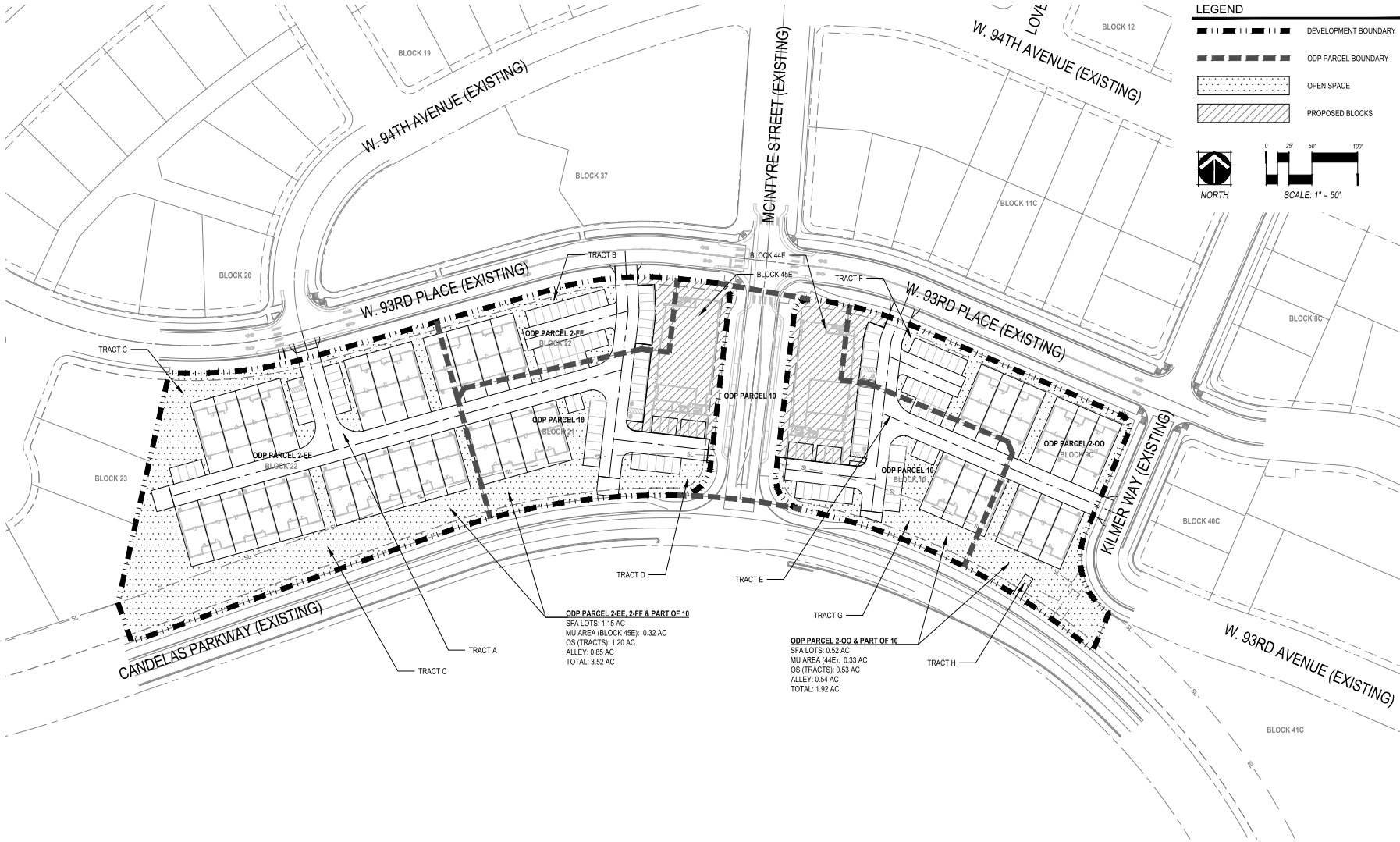
8

PLOT DATE: Friday, March 24, 2023 9:27 AM. LAST SAVED BY: BOARLSON  
 DRAWING LOCATION: F:\TRI Pointe Candelas - 0455-01-2061\Drawings\Submittals\181271-CA-ND-PLANNING-PLAN-PDP\_Arr.dwg

# CANDELAS FILING NO. 1, AMENDMENT NO. 4 PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4  
BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF ARVADA, COUNTY OF JEFFERSON  
STATE OF COLORADO

SHEET 9 OF 32 SHEETS



**LEGEND**

- DEVELOPMENT BOUNDARY
- ODP PARCEL BOUNDARY
- OPEN SPACE
- PROPOSED BLOCKS

Scale: 1" = 50'

North Arrow

PLOT DATE: Friday, March 24, 2023 9:27 AM LAST SAVED BY: BOARLSON  
DRAWING LOCATION: P:\TRI Pointe Candelas - 0455-01-2061\Drawings\Submittals\PPP-CA\ND-PLANNING-PLAN-PPP\_Arr.dwg



CANDELAS FILING NO. 1,  
AMENDMENT NO. 4  
PRELIMINARY  
DEVELOPMENT PLAN  
LAND USE PLAN

No.	Issue / Revision	Date	Name
1	ISSUE	12/17/21	DK
2	REV	02/09/22	DK
3	REV	04/27/22	DK
4	REV	07/11/22	DK
5	REV	07/11/22	DK
6	REV	07/11/22	DK
7	REV	08/22/22	DK

Job Number	15.1271
Project Manager	DK
Design By	BB
Drawn By	MW
Principal in Charge	DL

Sheet Number:

PLOT DATE: Friday, March 24, 2023 9:27 AM LAST SAVED BY: BOARLSON  
 DRAWING LOCATION: E:\TRI Pointe Candelas - 0435-01-2061\Drawings\Submittals\POP-CA\ND-PLANNING-PLAN-POP-Ann.dwg

# CANDELAS FILING NO. 1, AMENDMENT NO. 4

## PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4  
 BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 CITY OF ARVADA, COUNTY OF JEFFERSON  
 STATE OF COLORADO  
 SHEET 10 OF 32 SHEETS



1101 Bancroft Street  
 Denver, Colorado 80206  
 P: 303.692.1100  
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No.	Issue / Revision	Date	Name
1	1st POP SUBMITTAL	03/24/23	DK
2	2nd POP SUBMITTAL	04/06/23	DK
3	3rd POP SUBMITTAL	04/12/23	DK
4	4th POP SUBMITTAL	04/17/23	DK
5	5th POP SUBMITTAL	04/20/23	DK
6	6th POP SUBMITTAL	04/26/23	DK
7	7th POP SUBMITTAL	04/26/23	DK
8	8th POP SUBMITTAL	05/02/23	DK
9	9th POP SUBMITTAL	05/02/23	DK

Job Number: 19.1271  
 Project Manager: DK  
 Design By: BB  
 Drawn By: MW  
 Principal in Charge: DL

Sheet Number:

10

### DEVELOPMENT STANDARDS TABLE

NEIGHBORHOOD	ODP PARCELS	ODP SUB-PARCELS	LAND USE	DEVELOPED POP UNIT COUNT	ODP UNIT COUNT	ODP UNIT COUNT WITH MINOR MODIFICATION	PROJECTED WITH FUTURE ODP	ODP SUB-PARCEL AREA	COMBINED ODP SUB-PARCEL AREA	LOT AND ALLEY TRACT ACREAGE	DEVELOPED NET DENSITY	DEVELOPED GROSS DENSITY	MINIMUM LOT SIZE	MINIMUM LOT FRONTAGE AT PROPERTY LINE	MINIMUM LOT DEPTH	FRONT SETBACKS		SIDE SETBACKS	CORNER SIDE SETBACKS	REAR SETBACKS	SETBACK TO SUD	SETBACK TO CANDELAS	MINIMUM DISTANCE BETWEEN STRUCTURES	MAXIMUM BUILDING HEIGHT	MAXIMUM BUILDING COVERAGE	
																LIVING AREA TO PL	COVERED PORCHES TO FRONT PL									
TND	PARCEL 2	PARCEL 2-EE	TOWNHOMES	20	11	36*	0	2.22	4.48	2.09	15.31	7.14	1700 SF	25 FT	68 FT	8 FT	8 FT	0 FT	0 FT	6 FT	NA	NA	15 FT	25 FT	80%	
		PARCEL 2-FF	TOWNHOMES	3	11	36*	0	0.67						1700 SF	25 FT	68 FT	8 FT	8 FT	0 FT	0 FT	6 FT	NA	NA	15 FT	25 FT	80%
	PARCEL 2-OO	TOWNHOMES	9	8		0	1.58						1700 SF	25 FT	68 FT	8 FT	8 FT	0 FT	0 FT	6 FT	NA	NA	15 FT	25 FT	80%	
	PARCEL 10	TOWNHOMES	7	34	40*	0	2.47	0.96	2.47	0.96	41.67	16.19	1700 SF	25 FT	68 FT	8 FT	8 FT	0 FT	0 FT	6 FT	NA	NA	15 FT	25 FT	80%	
		PARCEL 10	MIXED-USE	33									NA	NA	NA							15 FT	50 FT	NA	40 FT	70%
TOTAL				72	64	76*	0	6.85	6.95	3.05	23.61	19.36														

\* THE ODP ALLOWS FOR A MINOR MODIFICATION OF UP TO A 20% INCREASE IN PARCEL UNITS, PROVIDED THAT THE TOTAL NUMBER OF UNITS IN PARCEL 2 DOES NOT EXCEED 1950 UNITS. THIS ALLOWS PARCEL 10 AND THE SUB-PARCELS OF PARCEL 2 TO INCREASE BY 20% FROM 84 UNITS TO 76 ALLOWABLE UNITS. UNITS MAY BE SHIFTED BETWEEN PARCELS AND SUB-PARCELS SO LONG AS THE OVERALL UNIT COUNT IS NOT EXCEEDED.  
 \*\* THE FRONT OF THE MIXED-USE BUILDING IS DETERMINED TO BE THE FACADE WHICH FRONTS MCINTYRE STREET.

### LAND USE SUMMARY

ODP SUB-PARCEL AREA	6.95 AC	ODP SUB-PARCEL AREA
PLATTED ROW	1.51 AC	ROW PLATTED WITH FILING NO. 1
PLAT AREA	5.44 AC	ENTIRE AREA OF EXISTING BLOCKS 9C, 10, 21, 22
GROSS POP AREA	5.44 AC	GROSS POP AREA
PARK LAND AREA	0.00 AC	USEABLE PARK SPACE AS SHOWN ON THE LANDSCAPE PLAN
NATURALLY ENHANCED OPEN SPACE AREA	1.73 AC	TOTAL OF OPEN SPACE TRACTS
GROSS OPEN SPACE AREA	1.73 AC	ENTIRE OPEN SPACE / PARK AREA
GROSS ALLEY TRACT AREA	1.39 AC	ENTIRE ALLEY TRACT AREA
GROSS NUMBER OF DWELLING UNITS	72 DU	TOTAL NUMBER DWELLING UNITS WITHIN GROSS POP AREA
GROSS POP DENSITY	13.24 DU/AC	TOTAL NUMBER DWELLING UNITS / GROSS POP AREA

NOTES:  
 1. DWELLING UNITS AND PARKS REQUIREMENT ARE BASED ON THE GROSS POP AREA (5.44 AC) AND UNIT COUNTS.

### PARKING SUMMARY

TOWNHOME UNITS	REQUIRED PARKING (2.0 SPACES/UNIT)	TOWNHOME SPACES PROVIDED	NOTES ON PROVIDED PARKING
BLOCK 9C & 10 (EAST)	12	24	24 GARAGE, 12 DRIVEWAY (NORTH LOTS)
BLOCK 9C & 10 (WEST)	27	76	54 GARAGE, 22 DRIVEWAY (NORTH LOTS)
SUB-TOTAL	39	78	78 GARAGE, 34 DRIVEWAY (NORTH LOTS)

MIXED-USE UNITS	RESIDENT PARKING REQUIRED (2.0 SPACES/UNIT)	RESIDENT SPACES PROVIDED	NOTES ON PROVIDED PARKING
BLOCK 9C & 10 (EAST)	17	34	HEAD-IN, 1 EV, 1 ACCESSIBLE
BLOCK 9C & 10 (WEST)	16	32	HEAD-IN, 1 EV
SUB-TOTAL	33	66	HEAD-IN, 2 EV, 1 ACCESSIBLE

RETAIL AREA (SF)	REQUIRED PARKING (4.0 SPACES/1,000 SF)	RETAIL SPACES PROVIDED	NOTES ON PROVIDED PARKING
BLOCK 9C & 10 (EAST)	4,922	20	HEAD-IN, 1 ACCESSIBLE
BLOCK 9C & 10 (WEST)	5,621	24	HEAD-IN, 3 ACCESSIBLE
SUB-TOTAL	10,543	44	HEAD-IN, 3 ACCESSIBLE

GUEST SPACES REQUIRED	GUEST SPACES PROVIDED	NOTES ON PROVIDED PARKING
BLOCK 9C & 10 (EAST)	0	6 PARALLEL ON MCINTYRE, 3 HEAD-IN
BLOCK 9C & 10 (WEST)	0	5 PARALLEL ON MCINTYRE, 15 HEAD-IN
SUB-TOTAL	0	12 PARALLEL ON MCINTYRE, 18 HEAD-IN

TOTAL SPACES REQUIRED	TOTAL SPACES PROVIDED	EXCESS SPACES TO CODE
BLOCK 9C & 10 (EAST)	78	66
BLOCK 9C & 10 (WEST)	110	107
TOTAL	188	232

HOA ENFORCEMENT PARKING AND GARAGE PARKING  
 ALL VEHICULAR PARKING IS REGULATED BY THE CC&R DOCUMENT. THE FOLLOWING LANGUAGE WILL BE PART OF THE CC&R:  
 - GARAGES SHALL BE USED FOR PARKING AUTOMOBILES AND OTHER MOTOR VEHICLES ONLY AND SHALL NOT BE CONVERTED FOR HABITABLE LIVING SPACE OR FOR STORAGE WHICH PREVENTS THE PARKING OF TWO AUTOMOBILES IN EACH GARAGE.  
 - THE BOARD OF DIRECTORS IS HEREBY AUTHORIZED TO ENFORCE THIS REGULATION THROUGH THE ENFORCEMENT POLICY CONTAINED WITHIN THE RULES AND REGULATIONS OF THE HOA AND IN ACCORDANCE WITH THE COLORADO COMMON INTEREST OWNERSHIP ACT (CCIOA). FURTHERMORE, THE BOARD IS AUTHORIZED TO GRANT VARIANCES TO THIS POLICY FOR HARDSHIP AND/OR SPECIAL CIRCUMSTANCES AS THEY MAY ARISE.  
 - ALL NON-GARAGE AND NON-DRIVEWAY SURFACE SPACES MAY BE SHARED BETWEEN MIXED-USE RESIDENTS, GUESTS, AND RETAIL, ACROSS LOTS/BLOCKS.

### TRACT USE TABLE

TRACT	AREA (SF)	AREA (AC)	OWNERSHIP/MAINTENANCE	USE*
A	36,989	0.849	HOA	D/U/EA/PA
B	7,242	0.166	HOA	OS/D/U/T
C	44,049	1.011	HOA	OS/D/U/T
D	1,003	0.023	CIMARRON METROPOLITAN DISTRICT	OS/M
E	23,546	0.541	HOA	D/U/EA/PA
F	5,631	0.129	HOA	OS/D/U/T
G	17,201	0.395	HOA	OS/D/U/T
H	250	0.006	CIMARRON METROPOLITAN DISTRICT	OS/M
TOTAL				1,919 DU

NOTES:  
 1. TRACTS A AND E SHALL BE FOR ALLEY ACCESS PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE CIMARRON METROPOLITAN DISTRICT.  
 2. TRACTS B, C, F, AND G SHALL BE FOR OPEN SPACE, DRAINAGE, UTILITY, AND TRAIL PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE CIMARRON METROPOLITAN DISTRICT.

### SUMMARY OF FILINGS

CANDELAS PARCEL 2	477 DU
FILING 1, AMENDMENT 1	199 DU
FILING 2	199 DU
FILING 3	262 DU
FILING 4	231 DU
FILING 1, AMENDMENT 2	97 DU
FILING 4, AMENDMENT 1	342 DU
FILING 3, LOT 1, BLOCK 10	104 DU
FILING 2, AMENDMENT 2	98 DU
FILING 1, AMENDMENT 4 - PARCEL 2	32 DU
FILING 1, AMENDMENT 4 - PARCEL 10	40 DU
FILING 1, AMENDMENT 5	37 DU
TOTAL	1,919 DU

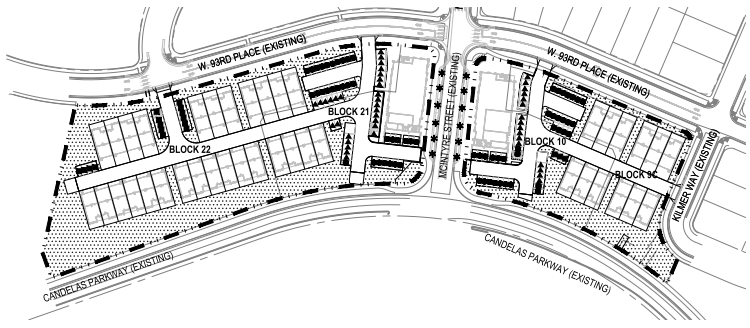
### BUILDING SUMMARY

BUILDING	UNITS	MIN. UNIT WIDTH	BUILDING SIZE	MINIMUM LOT SF	MAXIMUM LOT SF
1	4	25'	52'2" X 99'1"	2,000.00	2,080.00
2	3	25'	51'9" X 74'2"	2,000.00	2,080.00
3	4	25'	52'2" X 99'1"	2,000.00	2,080.00
4	18	MIXED-USE	52'3" X 151'11"	NA	NA
5	4	25'	52'2" X 99'1"	1,700.00	1,788.00
6	6	25'	52'2" X 148'11"	1,700.00	1,788.00
7	6	25'	52'2" X 148'11"	1,700.00	1,788.00
8	17	MIXED-USE	52'3" X 151'11"	NA	NA
9	3	25'	52'1" X 74'0"	2,000.00	2,080.00
10	3	25'	51'9" X 74'2"	2,000.00	2,080.00
11	3	25'	52'1" X 74'0"	1,700.00	1,788.00
12	3	25'	52'1" X 74'0"	1,700.00	1,788.00

### ADDITIONAL DEVELOPMENT STANDARDS

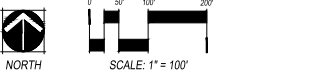
- SETBACK FOR RESIDENTIAL ALONG CANDELAS PARKWAY IS 10' FROM CENTER LINE TO STRUCTURE.
- CARS SHALL NOT OVERHANG INTO THE ALLEYS FROM GARAGES.

### PARKING EXHIBIT



### LEGEND

- MIXED-USE RESIDENTIAL SURFACE SPACES (34 EAST, 32 WEST)
- MIXED-USE RETAIL SURFACE SPACES (16 EAST, 28 WEST)
- GUEST SURFACE SPACES (3 EAST, 15 WEST)
- ADDITIONAL GUEST ON-STREET SPACES (MCINTYRE - 6 EAST, 6 WEST)



PLOT DATE: Friday, March 24, 2023 9:28 AM  
 LAST SAVED BY: BOARLSON  
 DRAWING LOCATION: E:\TRI Pointe Candelas - 0435-01-Drawings\Submittals\FPP-ga\ND-PLANNING-PLAN-PDP\_Amt.dwg

# CANDELAS FILING NO. 1, AMENDMENT NO. 4 PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4  
 BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 CITY OF ARVADA, COUNTY OF JEFFERSON  
 STATE OF COLORADO  
 SHEET 11 OF 32 SHEETS



1101 Bancroft Street  
 Denver, Colorado 80202  
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 www.norrisdesign.com

CANDELAS FILING NO. 1,  
 AMENDMENT NO. 4  
 PRELIMINARY  
 DEVELOPMENT PLAN  
 PARKS AND OPEN SPACE

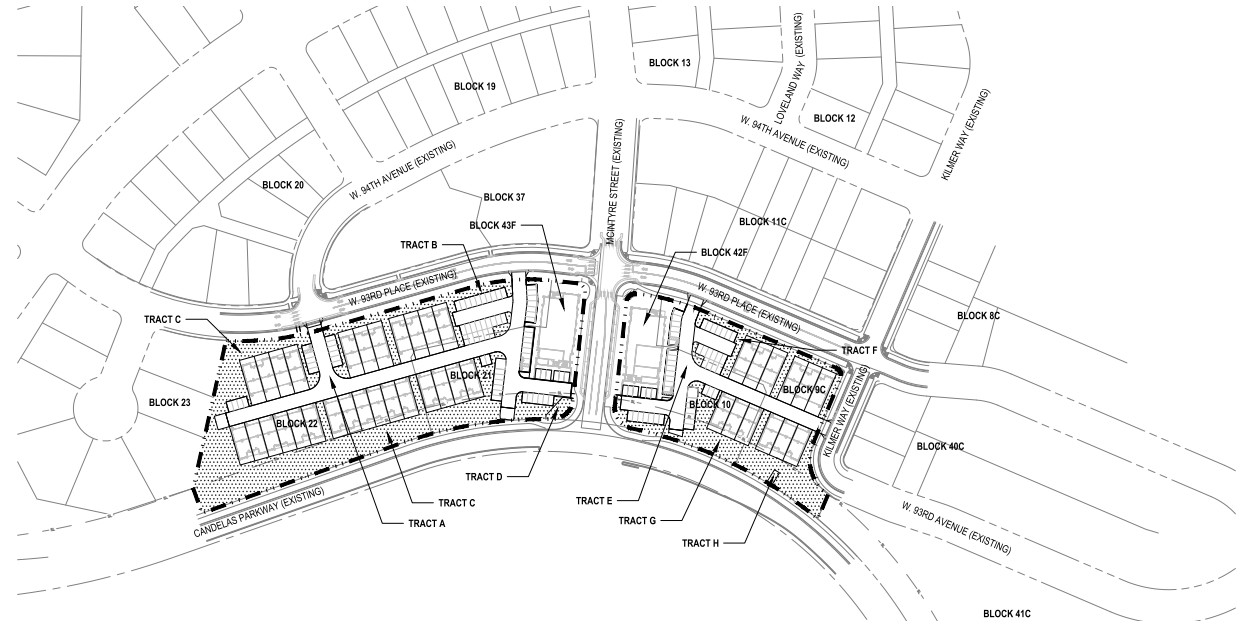
**LEGEND**

--- DEVELOPMENT BOUNDARY

OPEN SPACE

NORTH

SCALE: 1" = 100'



- NOTES**
- DWELLING UNITS AND PARKS REQUIREMENT ARE BASED ON THE GROSS POP AREA (6.44 AC) AND UNIT COUNTS.
  - ON-STREET TRAILS AND WALKS ARE PUBLIC.

**PARK / CITY DEDICATED LAND**

PARKS / CITY DEDICATED LAND - REQUIRED			
UNITS	USE	POPULATION	ACRES REQUIRED
72	TOWNHOME AND MULTIFAMILY	135	1.35
<b>TOTAL</b>			<b>1.35</b>

PARKS / CITY DEDICATED LAND - PROVIDED			
UNITS	USE	POPULATION	ACRES PROVIDED
72	TOWNHOME AND MULTIFAMILY	135	0.00
<b>TOTAL</b>			<b>0.00</b>

FILING	PLATTED UNITS SUBJECT TO FUTURE				TOTAL PROPOSED	MULTIPLIER	TOTAL PARKS REQUIRED				TOTAL PARKS PROVIDED		
	SFA	SFD	SFA	SFD			SFA	SFD	OVERALL	OVERALL ACRES	%		
FILING 1, AMENDMENT 1	0	477	0	0	0	477	2.38	2.83	0.00	13.50	13.50	34.32	65.32%
FILING 2	0	196	0	0	0	196	2.38	2.83	0.00	5.63	5.63	8.27	15.74%
FILING 3	0	262	0	0	0	262	2.38	2.83	0.00	7.41	7.41	12.32	23.46%
FILING 4	0	231	0	0	0	231	2.38	2.83	0.00	4.54	4.54	15.75	29.58%
FILING 1, AMENDMENT 2	0	97	0	0	0	97	2.38	2.83	0.00	2.75	2.75	0.00	0.06%
FILING 4, AMENDMENT 1	0	342	0	0	0	342	2.38	2.83	0.00	9.68	9.68	0.00	0.06%
FILING 3, LOT 1, BLOCK 10	164	0	0	0	164	0	2.38	2.83	2.48	0.00	2.48	0.00	0.06%
FILING 2, AMENDMENT 2	98	0	0	0	98	0	2.38	2.83	2.33	0.00	2.33	0.00	0.06%
FILING 1, AMENDMENT 4 - PARCEL 2	32	0	0	0	32	0	1.97	2.84	0.60	0.60	0.60	0.00	0.06%
FILING 1, AMENDMENT 4 - PARCEL 10	40	0	0	0	40	0	1.87	2.84	0.75	0.00	0.75	0.00	0.06%
FILING 1, AMENDMENT 5	37	0	0	0	37	0	2.38	2.83	0.88	0.00	0.88	0.00	0.06%
<b>TOTAL</b>	<b>311</b>	<b>1,608</b>	<b>0</b>	<b>0</b>	<b>311</b>	<b>1,608</b>	<b>N/A</b>	<b>N/A</b>	<b>7.03</b>	<b>45.31</b>	<b>52.54</b>	<b>70.66</b>	<b>134.49%</b>

THIS TABLE AND ALL QUANTITIES CONTAINED HAVE BEEN UPDATED TO ACCOMMODATE THE CURRENT APPLICATION.

**OPEN SPACE**

OPEN SPACE - REQUIRED			
AREA	USE	MULTIPLIER	ACRES REQUIRED
5.44	TOWNHOME AND MULTIFAMILY	0.20	1.09
<b>TOTAL</b>			<b>1.09</b>

OPEN SPACE - PROVIDED		
TRACT	USE	ACRES PROVIDED
TRACT B	OS/ULI	0.192
TRACT C	OS/ULI	1.011
TRACT D	OS/M	0.023
TRACT F	OS/ULI	0.129
TRACT G	OS/ULI	0.395
TRACT H	OS/M	0.006
<b>TOTAL</b>		<b>1.739</b>

\* OS=OPEN SPACE; D=DRAINAGE;  
 U=UTILITY; T=TRAIL

FILING	PLATTED ACRES SUBJECT TO FUTURE				TOTAL PROPOSED	MULTIPLIER	TOTAL OS REQUIRED				TOTAL OS PROVIDED		
	SFA	SFD	SFA	SFD			SFA	SFD	OVERALL	OVERALL ACRES	%		
FILING 1, AMENDMENT 1	0.00	98.92	11.30	0.00	11.30	98.92	0.2	0.1	2.26	9.88	12.15	41.90	78.15%
FILING 2	0.00	36.69*	0.00**	0.00	0.00**	36.69**	0.2	0.1	0.00	3.67	3.67	39.58	73.63%
FILING 3	0.00	54.16	10.70	0.00	10.70	54.16	0.2	0.1	2.14	5.42	7.56	9.13	15.16%
FILING 4	0.00	113.14	0.00	0.00	0.00	113.14	0.2	0.1	0.00	11.31	11.31	71.24	132.68%
FILING 1, AMENDMENT 2	0.00	16.58	0.00	0.00	0.00	16.58	0.2	0.1	0.00	1.66	1.66	2.84	5.48%
FILING 4, AMENDMENT 1	0.00	72.64	0.00	0.00	0.00	72.64	0.2	0.1	0.00	7.26	7.26	50.37	93.55%
FILING 3, LOT 1, BLOCK 10	10.52	0.00	0.00	0.00	10.52	0.00	0.2	0.1	2.10	0.00	2.10	3.70	6.96%
FILING 2, AMENDMENT 2	29.58	0.00	0.00	0.00	29.58	0.00	0.2	0.1	5.92	0.00	5.92	12.33	23.00%
FILING 1, AMENDMENT 4	5.44	0.00	0.00	0.00	5.44	0.00	0.2	0.1	1.09	0.00	1.09	7.73	13.23%
FILING 1, AMENDMENT 5	4.45	0.00	0.00	0.00	4.45	0.00	0.2	0.1	0.89	0.00	0.89	2.27	4.23%
<b>TOTAL</b>	<b>49.99</b>	<b>392.14</b>	<b>22.00</b>	<b>0.00</b>	<b>71.99</b>	<b>392.14</b>	<b>N/A</b>	<b>N/A</b>	<b>14.40</b>	<b>39.22</b>	<b>53.61</b>	<b>234.19</b>	<b>436.82%</b>

THIS TABLE AND ALL QUANTITIES CONTAINED HAVE BEEN UPDATED TO ACCOMMODATE THE CURRENT APPLICATION.

\* THIS NUMBER HAS BEEN UPDATED BY SUBTRACTING AREA PREVIOUSLY PLATTED AS SFD AND INCLUDED IN FILING 2 AMENDMENT 2 AREA SPECIFICALLY THE PREVIOUS LOTS PLATTED NORTH OF W. 93RD PLACE.

\*\* THIS NUMBER HAS BEEN UPDATED BY SUBTRACTING AREA INCLUDED IN FILING 2 AMENDMENT 2 (BLOCKS 12 AND 13). THIS REPRESENTS AN ACCURATE TOTAL NUMBER SINCE THE PROPOSED UNIT COUNTS FOR BLOCKS 12 AND 13 ARE INCLUDED AT THE BOTTOM OF THE TABLE UNDER THE CURRENT APPLICATION.

No.	Issue / Revision	Date	Name
1	1st PDP SUBMITTAL	12/17/21	DK
2	2nd PDP SUBMITTAL	02/25/22	DK
3	3rd PDP SUBMITTAL	04/17/22	DK
4	4th PDP SUBMITTAL	06/17/22	DK
5	5th PDP SUBMITTAL	07/11/22	DK
6	6th PDP SUBMITTAL	07/11/22	DK
7	7th PDP SUBMITTAL	08/27/22	DK
8	8th PDP SUBMITTAL	08/27/22	DK

Job Number: 1612271  
 Project Manager: DK  
 Design By: BB  
 Drawn By: MW  
 Principal in Charge: DL

Sheet Number:

# CANDELAS FILING NO. 1, AMENDMENT NO. 4

## PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4  
BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF ARVADA, COUNTY OF JEFFERSON  
STATE OF COLORADO

SHEET 12OF 32 SHEETS

### GENERAL NOTES

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR. IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-COMFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS' OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBTSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL, OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SITES, ALL EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
- MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE, CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNATED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
- OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS. DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS, DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

### LANDSCAPE NOTES

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ON-SITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANT ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALLS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2% MAXIMUM SLOPE SHALL BE 2% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yards/1,000sf OR AS NOTED IN THE GEOTECHNICAL SPECIFICATIONS.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID FROM EXCESSIVE WEIGHT TO INSTALL TREES. APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
- TREE WRAP SHALL BE APPLIED IN LATE FALL AFTER INSTALLATION AND REMOVED THE FOLLOWING SPRING. TREES GREATER THAN 4" IN CALIPER MAY NOT REQUIRE TREE WRAP IF BARK IS SUFFICIENTLY DEVELOPED. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE WRAPPED.
- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" X 14 PERFORATED, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3' OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON PLANS.
- IN ALL CASES SHRUB, GROUNDCOVER AND PERENNIAL BEDS ADJACENT TO BUILDING AND WALL FOUNDATIONS SHALL BE CONTAINED BY 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE PERFORATED EDGER, RYERSON OR EQUAL. EDGER SHALL NOT RESTRICT THE FREE FLOW OF DRAINAGE OR DAM WATER IN ANY CASE. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3' OF PRE-MULCHED FINAL

- GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, 3/4" TAN RIVER ROCK FROM FRONT RANGE MATERIALS, INC. OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ON LOT ROCK MULCH SHALL BE DETERMINED BY BUILDER AND OR HOME OWNER SUBJECT TO REVIEW BY CORC IN ACCORDANCE WITH THE DESIGN GUIDELINES.
- ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4" DEPTH GORILLA HAIR CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.
- AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ADJUTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
- EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOIL TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
- CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
- TREE LAWN LANDSCAPE TO BE INSTALLED BY BUILDER IN R.O.W. ADJACENT TO PROPERTY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR EACH HOME.
- A MINIMUM OF 12" SHALL BE PROVIDED BETWEEN SIDEWALK AND LANDSCAPE BOUNDERS.
- PERMETER FENCE SHALL BE INSTALLED BY BUILDER.
- CONTRACTOR SHALL EXERCISE RECOMMENDED MAINTENANCE PRACTICES THAT WILL SUSTAIN THE HEALTH OF ALL PROTECTED TREES, INCLUDING PROVISIONS FOR IRRIGATION DURING GROWING SEASONS, PRUNING, FOLIAR FEEDING, ETC.
- DECIDUOUS TREES IN SIGHT TRIANGLES TO BE LIMBED UP TO 9'. PERENNIALS AND SHRUBS WITHIN THE SIGHT TRIANGLE MAY NOT EXCEED 24" TALL AT MATURITY.

### SOIL PREPARATION NOTES

- EXCESSIVE WETTING OR DRYING OF THE OPEN FOUNDATION EXCAVATION SHOULD BE AVOIDED AS MUCH AS PRACTICAL DURING CONSTRUCTION.
- THE GROUND SURFACE SURROUNDING THE EXTERIOR OF THE FOUNDATION SHOULD BE MAINTAINED IN SUCH A MANNER AS TO PROVIDE FOR POSITIVE SURFACE DRAINAGE AWAY FROM THE FOUNDATION. AT COMPLETION OF CONSTRUCTION, WE RECOMMEND A MINIMUM FALL AWAY FROM THE FOUNDATION OF 6 INCHES IN THE FIRST 5 FEET. THIS SLOPE SHOULD BE CONTINUOUS ACROSS THE BACKFILL ZONE.
- AREAS WHICH SETTLE SHOULD BE FILLED AS SOON AS POSSIBLE IN ORDER TO MAINTAIN POSITIVE DRAINAGE AWAY FROM THE FOUNDATION.
- IF LAWN EDGING IS USED AROUND THE EXTERIOR OF THE FOUNDATION, IT SHOULD BE CONSTRUCTED IN A MANNER TO PREVENT FLOODING OF SURFACE WATER IN THE VICINITY OF THE BACKFILL SOILS.
- DRAINAGE SWALES SHOULD BE CONSTRUCTED AND MAINTAINED A MINIMUM OF 5 FEET AWAY FROM THE FOUNDATION ON SIDE YARDS AND 16 FEET AWAY FROM THE FOUNDATION ON BACK AND FRONT YARDS. NATURAL DRAINAGE SWALES SHOULD MAINTAIN A SLOPE OF AT LEAST 2% OFF OF THE LOT. SWALES MUST NOT BE BLOCKED BY FENCES, LANDSCAPING, PATHS OR OTHER HOMEOWNER INSTALLED ITEMS.
- ROOF DOWNSPOUTS AND DRAINS SHOULD DISCHARGE WELL BEYOND THE LIMITS OF FOUNDATION BACKFILL.
- WATERING ADJACENT TO THE FOUNDATION SHOULD BE REDUCED AS MUCH AS PRACTICAL. LANDSCAPING WHICH REQUIRES EXCESSIVE WATERING SHOULD NOT BE LOCATED WITHIN 5 FEET OF FOUNDATION WALLS. SPRINKLER LINES, ZONE CONTROL BOXES, AND DRAINS SHOULD BE LOCATED OUTSIDE THE LIMITS OF THE FOUNDATION BACKFILL. SPRINKLER HEADS SHOULD BE POSITIONED SUCH THAT THE SPRAY DOES NOT FALL WITHIN 5 FEET OF FOUNDATION WALLS.
- PLASTIC MEMBRANES SHOULD NOT BE USED TO COVER THE GROUND SURFACE IMMEDIATELY SURROUNDING THE FOUNDATION. THESE MEMBRANES TEND TO TRAP MOISTURE AND PREVENT NORMAL EVAPORATION FROM OCCURRING. WE RECOMMEND THE USE OF A WEED SUPPRESSANT GEOTEXTILE FABRIC.
- ALL SITES FOR PLANTINGS SHALL INCORPORATE SOIL AMENDMENTS AT A RATE OF 3 CUBIC YARDS PER 1000 SQUARE FEET TO A MINIMUM DEPTH OF 6". A LESSER AMOUNT SHALL BE GIVEN IF A SOIL TEST SHOWS THAT 3 CUBIC YARDS PER 1000 SQUARE FEET IS NOT NECESSARY FOR WATER RETENTION AND ROOT PROOFING OF PLANT MATERIALS. IF THE SPECIFIED PLANT MATERIAL REQUIRES LESS FERTILE SOIL, THESE AREAS MAY HAVE LESS SOIL AMENDMENTS INSTALLED IF APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR. THESE AREAS SHALL BE IDENTIFIED ON THE LANDSCAPE PLAN. EXISTING TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS SOIL AMENDMENTS OR TOPSOIL. NO TOPSOIL SHALL BE REMOVED FROM THE SITE UNLESS THE CITY APPROVES THE TRANSFER OF TOPSOIL TO A CITY-OWNED PARK OR OPEN SPACE AREA. A NOTE SHALL BE PLACED ON THE LANDSCAPE PLAN REFLECTING THE ABOVE REQUIREMENTS REGARDING SOIL AMENDMENTS AND TOPSOIL. SAMPLES OF ACCEPTABLE SOIL AMENDMENTS INCLUDE COMPOST AND AGED MANURE, MOUNTAIN PEAT AND INORGANIC MATERIALS SUCH AS SAND, GYPSUM AND LIME ARE PROHIBITED SOIL AMENDMENTS. ALL SITES ARE SUBJECT TO INSPECTION BY THE CITY FOR COMPLIANCE WITH SOIL AMENDMENT REQUIREMENTS.



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CANDELAS FILING NO. 1,  
AMENDMENT NO. 4  
PRELIMINARY  
DEVELOPMENT PLAN

No.	Issue / Revision	Date	Name					
				Project Manager	Design	Drawn	Checked	Approved
1	1	10/17/23	TRAMPARNON					
2	1	10/17/23	TRAMPARNON					
3	1	10/17/23	TRAMPARNON					
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# CANDELAS FILING NO. 1, AMENDMENT NO. 4

## PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4  
 BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 CITY OF ARVADA, COUNTY OF JEFFERSON  
 STATE OF COLORADO

SHEET 130F 32 SHEETS



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CANDELAS FILING NO. 1,  
 AMENDMENT NO. 4  
 PRELIMINARY  
 DEVELOPMENT PLAN

### PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	WATER USE
<b>DECIDUOUS TREES</b>				
CAL	WESTERN CATALPA	CATALPA SPECIOSA	1 1/2" CAL. 8-10'	MODERATE
GLI	GREENSPINE LINDEN	TILIA CORDATA 'GREENSPINE'	2" CAL. 8-10'	HIGH
IMP	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS IMPERIAL	2" CAL. 8-10'	MODERATE
SHA	SHADENASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS SHADENASTER	2" CAL. 8-10'	MODERATE
SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	2" CAL. 8-10'	MODERATE
<b>ORNAMENTAL TREES</b>				
CCP	CHANTICLEER PEAR	PIRUS CALLERIANA 'CHANTICLEER'	2" CAL. 8-10'	MODERATE
DDW	DOWNY HAWTHORN	CRATEGEUS PHENOPYRUM	2" CAL. 8-10'	MODERATE
GMT	HOT WINGS AMUR MAPLE	ACER GNALLA 'HOT WINGS'	2" CAL. 8-10'	MODERATE
TDH	THORNLESS COCKSPUR HAWTHORN	CRATEGEUS CRUS-GALLINERIS	2" CAL. 8-10'	MODERATE
<b>EVERGREEN TREES/LARGE SHRUBS</b>				
AUS	AUSTRIAN PINE	PINUS NIGRA	6-12" HT. 8-10'	LOW
BOF	BOBBIAN PINE	PINUS HELDREICHI VAR. LEUCODERMIS	6-12" HT. 8-10'	LOW
CBS	COLORADO BLUE SPRUCE	PICEA PLUNGENS GLAUCA	6-12" HT. 8-10'	MODERATE
PN	PNON PINE	PINUS EDULIS	6-12" HT. 8-10'	LOW
POK	PONDEROSA PINE	PINUS PONDEROSA	6-12" HT. 8-10'	LOW
<b>EVERGREEN/BROADLEAF EVERGREEN SHRUBS</b>				
BCH	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	45 CONT.	LOW
BSG	SPANISH GOLD BROOM	CYTHUS PURGAN SPANISH GOLD'	45 CONT.	LOW
BJF	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	45 CONT.	LOW
OSP	DWARF GLOBE BLUE SPRUCE	PICEA PLUNGENS 'GLOBA GLOBOSA'	45 CONT.	MODERATE
MWR	KINGS BANSOM OREGON GRAPE HOLLY	MAHONIA AQUIFOLIUM 'KINGS BANSOM'	45 CONT.	MODERATE
MMD	MOPS MUGO PINE	PINUS MUGO 'MOPS'	45 CONT.	MODERATE
NPA	PANCHITO MANZANITA	ARCTOSTAPHYLOS PANCHITO'	45 CONT.	LOW
RHM	RH. MONTGOMERY SPRUCE	PICEA PLUNGENS 'RH. MONTGOMERY'	45 CONT.	MODERATE
<b>DECIDUOUS SHRUB</b>				
AAP	AMERICAN PLUM	PRUNUS AMERICANA	45 CONT.	LOW
APL	APACHE PLUME	FALLUGIA PARADOXA	45 CONT.	LOW
BDW	DWARF BUTTERFLY BUSH	BUDDLEIA DAVIDI VAR.	45 CONT.	MODERATE
BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	45 CONT.	VERY LOW
CLC	CLOVE CURRANT	RIBES COORATUM	45 CONT.	MODERATE
CPL	COMMON PRINCE LILAC	SYRINGA VULGARIS	45 CONT.	MODERATE
DCM	DWARF SINNIA MAPLE	ACER GNALLA 'COMPACTA'	45 CONT.	MODERATE
FER	FERNBUSH	CHAMEBATARIA MILLEFOLIUM	45 CONT.	VERY LOW
LPS	LITTLE PRINCESS SPIREA	SPIRAEA JAPONICA 'LITTLE PRINCESS'	45 CONT.	MODERATE
PBS	PAWNEE BUTTES SANDCHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	45 CONT.	MODERATE
RAB	RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS	45 CONT.	VERY LOW
RES	RESENT SERVICEBERRY	AMELANCHIER ALNIFOLIA 'RESENT'	45 CONT.	MODERATE
RSA	RUSSIAN SAGE	PEROVSKIA ATRIPLEXIFOLIA	45 CONT.	LOW
VAL	AUTUMN JAZZ VIBURNUM	VIBURNUM DENTATUM 'RALPH SENIOR'	45 CONT.	MODERATE
WCY	COYOTE WILLOW	SALEX EXIGUA	45 CONT.	MODERATE
<b>GRASSES</b>				
FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	41 CONT.	MODERATE
HFG	HANDY FOURTAN GRASS	PENNISETUM ALOPECUROIDES 'WAMEN'	41 CONT.	LOW
IRC	INDIAN RICE GRASS	ORYZOPSIS HYMNENODES	41 CONT.	LOW
MAG	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILIMUS'	41 CONT.	LOW
RSG	SHENANDOAH SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	41 CONT.	MODERATE
YMG	VARIEGATED MAIDEN GRASS	MISCANTHUS SINENSIS VARIEGATUS	41 CONT.	LOW
<b>PERENNIALS</b>				
CAT	CATMINT	NERETA FASSENI	41 CONT.	LOW
DFW	FIREWITCH PINE LEAF	DIANTHUS GRATIOPHORITANUS 'FIREWITCH'	41 CONT.	LOW
GAI	BURGUNDY BLANKET FLOWER	GALLARDA X GRANDIFLORA 'BURGUNDY'	41 CONT.	LOW
HBJ	HIMALAYAN BORDER JEWEL	PERISCARIA AFFINIS	4" CONT.	LOW
PPE	PARTIRIDGE FEATHER	TAMACETUM DENSUM SSP. AMAN	4" CONT.	LOW
SES	AUTUMN JOY STONECRIP	SEDUM AUTUMN JOY	41 CONT.	MODERATE
SSB	SILVER MOON SAGE	ARTEMISIA SCHMIDTIANA	41 CONT.	LOW
SBN	MAY NIGHT SALVIA	SALVIA SYLVESTRIS X MANADHT'	41 CONT.	LOW
YAM	MOONSHINE YARROW	ACHELLA 'MOONSHINE'	41 CONT.	VERY LOW

### DRYLAND SEED MIX

"FOOTHILLS MIXTURE" BY ARKANSAS VALLEY SEED CO. OR APPROVED EQUAL

COMMON NAME	BOTANICAL NAME	% OF TOTAL	FLS/ACRE
CRESTED WHEATGRASS	AGROPYRON CRISTATUM	25%	6.25
MOUNTAIN BROME	BROMUS MARGINATUS	20%	5.00
HARD FESCUE, DURAR	FESTUCA TRACHYPHYLLALONGIFOLIA	15%	3.75
ANNUAL RYEGRASS	LOLIUM PERENNE SSP. MULTIFLORUM	15%	3.75
CANADA BLUEGRASS	POA COMPRESSA	10%	2.50
SIDE-OATS GRAMA	BOUTELLOUA CURTIPENDULA	5%	1.25
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	5%	1.25
BLUE GRAMA	BOUTELLOUA GRACILIS	4%	1.00
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	1%	.25
TOTAL		100%	25 LBS.

### TURF GRASS BLEND: SOD

"FRONT RANGE DROUGHT RESISTANT BLEND" BY BITTERSWEET TURF FARMS, INC. OR APPR. EQUAL

COMMON NAME	% OF TOTAL	
CREeping RED FESCUE	35%	
SR5000 BLUE FESCUE	25%	
SR5100 HARD FESCUE	12.5%	
REUBENS CANADIAN BLUE	15%	
SR5100 CHEWINGS FESCUE	12.5%	
TOTAL		100%

### LANDSCAPE PERCENTAGE

TYPE	MINIMUM %	MAXIMUM %	PROVIDED %
TURF (13,054 SF)	5%	24%	15.94%
NATIVE SEED (35,772 SF)	42%	61%	43.67%
BEDS (33,092 SF)	29%	48%	40.40%

LANDSCAPE AREA REQUIRED: 20%  
 LANDSCAPE AREAS PROVIDED: 35%

NOTE: PERCENTAGES BASED ON TOTAL PERVIOUS AREA OUTSIDE OF LOTS = 81,918 SF.  
 NOTE: TOTAL SITE AREA: 237,044,5279 SF (5.44 AC)

### PDP PLANT REQUIREMENTS

OPEN SPACE TREES (13,000 S.F.)	REQUIRED	PROVIDED
(EVERGREEN)	26	158
(CANOPY)		(62)
(EVERGREEN)		(63)
(ORNAMENTAL)		(33)
(SHRUBS - 1800 S.F.)	(127)	(127)

NOTE - PROVIDED TREES ABOVE ALSO INCLUDES THE FOLLOWING:

WESTERN BUFFER  
 OPTION A (30' WIDE / 221 LF)  
 TREES (3 TREES / 100 L.F.)  
 (40% MIN. EVERGREEN)  
 7 (3) 30 (20)

OPTION B (20' WIDE / 35 LF)  
 TREES (4 TREES / 100 L.F.)  
 (40% MIN. EVERGREEN)  
 4 (2) 4 (3)

TOTAL: 11 (5) 34 (23)

WESTERN SCREENING AND LANDSCAPE BUFFER:  
 1) 2 DECIDUOUS, 3 ORNAMENTAL, & 4 EVERGREEN TREES ADDED TO OPTION B THAT ARE OUTSIDE THE BUFFER THAT SERVE THE AS ADDITIONAL SCREENING.  
 2) 6 PRIVACY FENCE TO REPLACE EXISTING WOOD RAIL FENCE ALONG REAR PROPERTY LINES OF WESTERN RESIDENTIAL LOTS TO MATCH OTHER PRIVACY FENCES FOUND IN ADJACENT LOTS.

ONE TREE PER UNIT  
 STREET FRONTAGE TREES 39 89  
 1 CANOPY TREE EVERY 40' O.C. (DOES NOT INCLUDE EXISTING CANDELAS PKWY)

No.	Issue / Revision	Date	Name
1	1st PDP SUBMITTAL	02/17/23	DK
2	2nd PDP SUBMITTAL	02/27/23	DK
3	3rd PDP SUBMITTAL	03/07/23	DK
4	4th PDP SUBMITTAL	03/17/23	DK
5	5th PDP SUBMITTAL	03/27/23	DK
6	6th PDP SUBMITTAL	04/06/23	DK
7	7th PDP SUBMITTAL	04/13/23	DK
8	8th PDP SUBMITTAL	04/20/23	DK
9	9th PDP SUBMITTAL	04/27/23	DK
10	10th PDP SUBMITTAL	05/04/23	DK

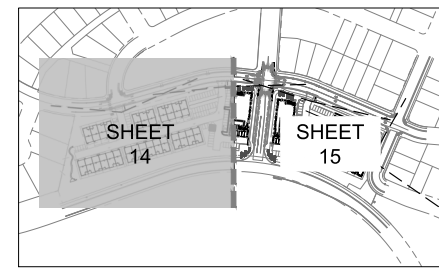
Job Number: 1811271  
 Project Manager: DK  
 Design By: BB  
 Drawn By: MW  
 Principal in Charge: DL

Sheet Number:

# CANDELAS FILING NO. 1, AMENDMENT NO. 4 PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4  
BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF ARVADA, COUNTY OF JEFFERSON  
STATE OF COLORADO  
SHEET 14 OF 32 SHEETS

## KEY MAP

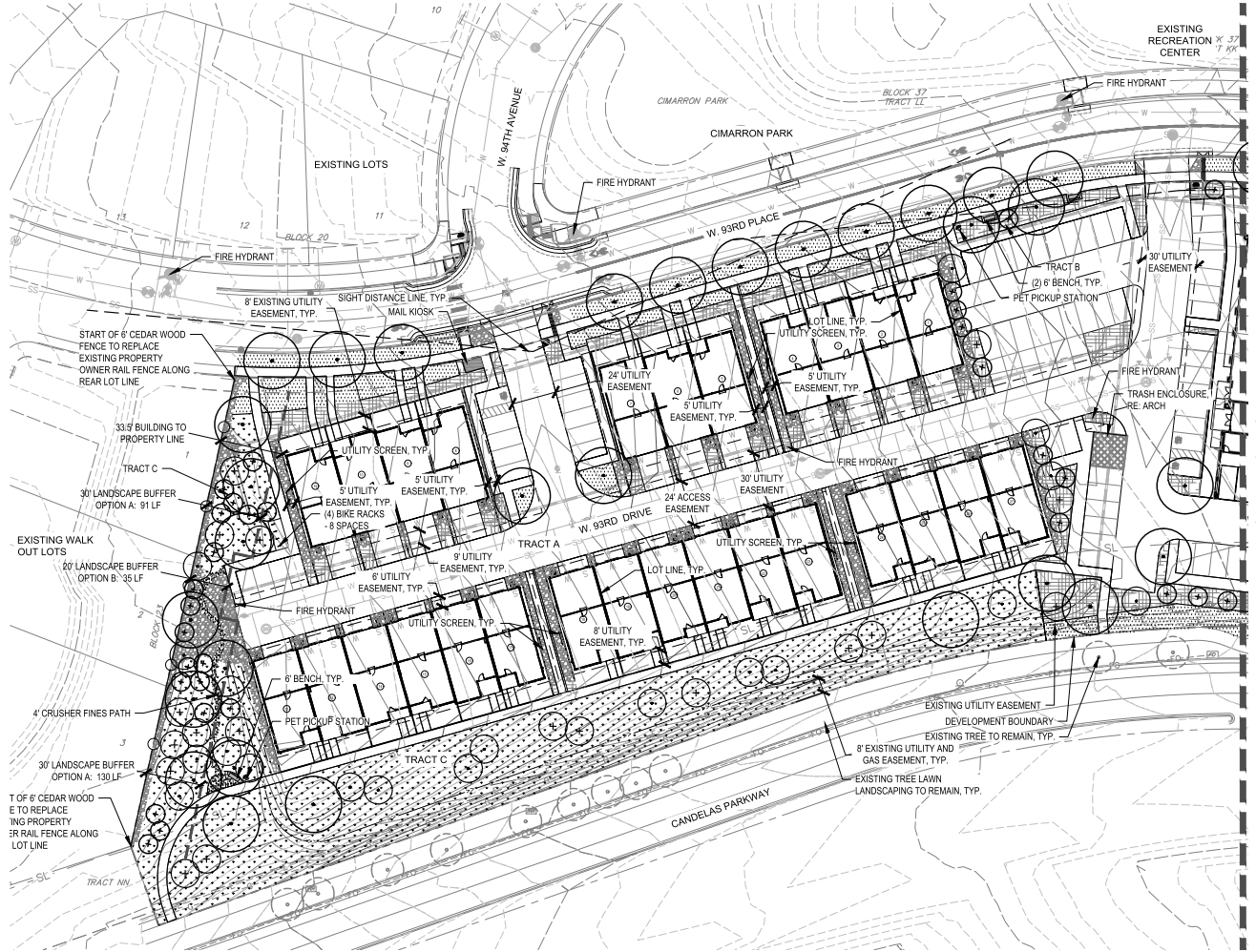


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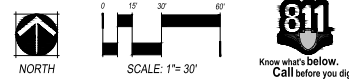
- PAVING
- STEEL EDGER
- RIGHT OF WAY
- MATCHLINE
- MOW LINE
- SOD
- NATIVE SEED - DRYLAND SEED MIX
- MIXED COBBLE (5' NO IRRIGATION ZONE)
- CRUSHER FINES
- PLANTING BED
- ENHANCED DECORATIVE PAVING

- EXISTING TREE TO REMAIN
- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- LANDSCAPE SEAT WALL
- BENCH
- PET PICK-UP STATION
- BUILDING NUMBER

NOTES:  
1. A 3'-0" CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS AND NOT OBSTRUCTED.  
2. TREES WITHIN THIS DEVELOPMENT, WHEN FULLY MATURE, SHALL PROVIDE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13'-6".  
3. ALL TREES WITHIN SIGHT TRIANGLES SHALL BE MAINTAINED TO 8' MIN. BRANCH HEIGHT.



MATCHLINE, SEE SHEET 13



CANDELAS FILING NO. 1,  
AMENDMENT NO. 4  
PRELIMINARY  
DEVELOPMENT PLAN

No.	Issue / Revision	Date	Name
1	ISSUE	12/17/21	DK
2	REVISED	02/07/22	DK
3	REVISED	04/11/22	DK
4	REVISED	07/11/22	DK
5	REVISED	07/11/22	DK
6	REVISED	07/11/22	DK
7	REVISED	07/11/22	DK
8	REVISED	07/11/22	DK
9	REVISED	07/11/22	DK
10	REVISED	07/11/22	DK

Job Number	15.1271
Project Manager	DK
Design By	BB
Drawn By	MW
Principal in Charge	DL

Sheet Number:

14

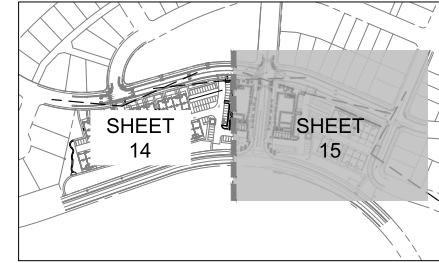
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# CANDELAS FILING NO. 1, AMENDMENT NO. 4 PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4  
BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF ARVADA, COUNTY OF JEFFERSON  
STATE OF COLORADO

SHEET 15 OF 32 SHEETS

## KEY MAP



## LEGEND

- PAVING
- STEEL EDGER
- RIGHT OF WAY
- MATCHLINE
- MOW LINE
- SOD
- NATIVE SEED - DRYLAND SEED MIX
- MIXED COBBLE (5' NO IRRIGATION ZONE)
- CRUSHER FINES
- PLANTING BED
- ENHANCED DECORATIVE PAVING
- EXISTING TREE TO REMAIN
- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- LANDSCAPE SEAT WALL
- BENCH
- PET PICK-UP STATION
- BUILDING NUMBER

NOTES:  
1. A 3'-4" CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS AND NOT OBSTRUCTED.  
2. TREES WITHIN THIS DEVELOPMENT, WHEN FULLY MATURE, SHALL PROVIDE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13'-0".  
3. ALL TREES WITHIN SIGHT TRIANGLES SHALL BE MAINTAINED TO 8' MIN. BRANCH HEIGHT.



MATCHLINE: SEE SHEET 12



NORTH



SCALE: 1"= 30'



Know what's below.  
Call before you dig.

No.	Issue / Revision	Date	Name
1	ISSUE	12/17/21	DK
2	REVISION	02/09/22	DK
3	REVISION	04/07/22	DK
4	REVISION	05/17/22	DK
5	REVISION	07/11/22	DK
6	REVISION	07/20/22	DK
7	REVISION	08/22/22	DK

Job Number	Issue / Revision	Date	Name
151271	ISSUE	12/17/21	DK
151271	REVISION	02/09/22	DK
151271	REVISION	04/07/22	DK
151271	REVISION	05/17/22	DK
151271	REVISION	07/11/22	DK
151271	REVISION	07/20/22	DK
151271	REVISION	08/22/22	DK

Sheet Number:

PLOT DATE: Monday, March 27, 2023 1:00 PM LAST SAVED BY: GBANKS  
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# CANDELAS FILING NO. 1, AMENDMENT NO. 4 PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4  
 BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 CITY OF ARVADA, COUNTY OF JEFFERSON  
 STATE OF COLORADO  
 SHEET 16 OF 32 SHEETS



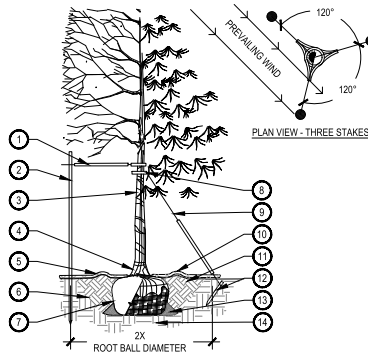
CANDELAS FILING NO. 1,  
 AMENDMENT NO. 4  
 PRELIMINARY  
 DEVELOPMENT PLAN

**PRUNING NOTES:**

- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

**STAKING NOTES:**

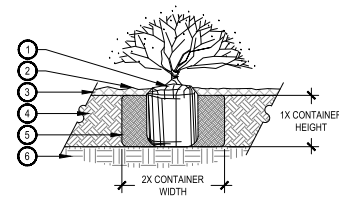
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON:
  - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
  - 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
  - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
- WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



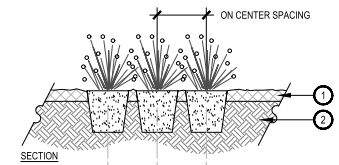
- PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE.
- 6"x0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER. ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY. WRAP FROM BASE OF TRUNK TO BOTTOM LIMB.
- PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1'-2" ABOVE FINISHED GRADE.
- 2'-0" RADIUS MULCH RING, VENTERED ON TRUNK, 3" DEPTH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH.
- 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED.
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE TWIST WIRE ONLY TO KEEP FROM SLIPPING
- 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
- PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

**1 TREE PLANTING DETAIL**

SCALE: 3/16" = 1'-0"



- SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- FINISH GRADE (TOP OF MULCH)
- SPECIFIED MULCH
- TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 6" IN BED
- BACKFILLED AMENDED SOIL
- UNDISTURBED SOIL



- SPECIFIED MULCH
- AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- CENTER OF PLANT

**NOTE:**

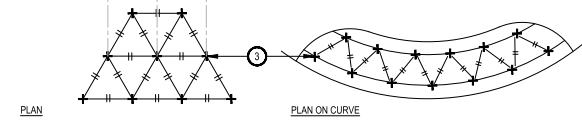
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
- CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
- ALL JUMPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
- DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
- PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

**2 SHRUB PLANTING**

SCALE: 1/12" = 1'-0"

**3 PERENNIAL PLANT LAYOUT**

SCALE: 1" = 1'-0"



- NOTES:**
- WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSSED.

No.	Issue / Revision	Date	Name
1	ISSUE	12/17/21	DK
2	REVISED	02/07/23	DK
3	REVISED	02/07/23	DK
4	REVISED	02/07/23	DK
5	REVISED	02/07/23	DK
6	REVISED	02/07/23	DK
7	REVISED	02/07/23	DK
8	REVISED	02/07/23	DK
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10	REVISED	02/07/23	DK
11	REVISED	02/07/23	DK
12	REVISED	02/07/23	DK
13	REVISED	02/07/23	DK
14	REVISED	02/07/23	DK
15	REVISED	02/07/23	DK
16	REVISED	02/07/23	DK
17	REVISED	02/07/23	DK
18	REVISED	02/07/23	DK
19	REVISED	02/07/23	DK
20	REVISED	02/07/23	DK

Job Number	15.1271
Project Manager	DK
Design By	BB
Drawn By	MW
Principal in Charge	DL

Sheet Number:

PLOT DATE: Monday, March 27, 2023 1:00 PM LAST SAVED BY: GBANKS  
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# CANDELAS FILING NO. 1, AMENDMENT NO. 4

## PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4  
 BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 CITY OF ARVADA, COUNTY OF JEFFERSON  
 STATE OF COLORADO  
 SHEET 17 OF 32 SHEETS

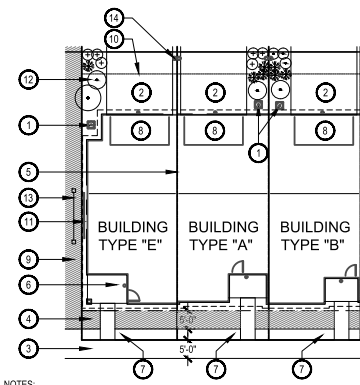


1191 Bancroft Street  
 Denver, Colorado 80202  
 P 303.955.1100  
 www.norrisdesign.com

No.	Issue / Revision	Date	Name
1	1st FDP SUBMITTAL	12/17/21	DK
2	2nd FDP SUBMITTAL	02/24/22	DK
3	3rd FDP SUBMITTAL	04/27/22	DK
4	4th FDP SUBMITTAL	07/11/22	DK
5	5th FDP SUBMITTAL	07/11/22	DK
6	6th FDP SUBMITTAL	07/11/22	DK
7	7th FDP SUBMITTAL	07/11/22	DK
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9	9th FDP SUBMITTAL	07/11/22	DK
10	10th FDP SUBMITTAL	07/11/22	DK

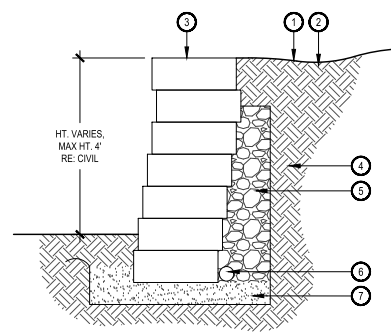
Job Number	15.1271
Project Manager	DK
Design By	BB
Drawn By	MW
Principal in Charge	DL

Sheet Number:



- NOTES:**
- ALL RESIDENTIAL LANDSCAPES SHALL BE COMPLIANT TO THE CANDELAS NEIGHBORHOOD DESIGN GUIDELINES.
  - NORRIS DESIGN PROVIDED THIS DETAIL FOR REFERENCE ONLY.
  - ALL FRONT YARDS TO BE COVERED IN ROCK MULCH.

- 1 AIR CONDITION UNIT
- 2 18' WIDE DRIVEWAY
- 3 5' WIDE CONCRETE SIDEWALK
- 4 5' NON IRRIGATED ZONE
- 5 LOT-LINE
- 6 COVERED PORCH
- 7 FRONT LANDSCAPE BY BUILDER/HOMEOWNER
- 8 2 CAR GARAGE
- 9 ADJACENT LANDSCAPE
- 10 UTILITY EASEMENT
- 11 BANK OF GAS AND ELECTRICAL METERS
- 12 PLANT MATERIAL TO SCREEN A/C UNITS
- 13 4X4 POSTS WITH REMOVABLE SCREEN, REF DETAIL 1/16
- 14 PAIRED SANITARY OR WATER SERVICES SET 1' OFF LOT LINE, PAIRS OF WAT & SAN SERVICES ALTERNATING TO MAINTAIN 10' SEPARATION BETWEEN WATER AND SANITARY



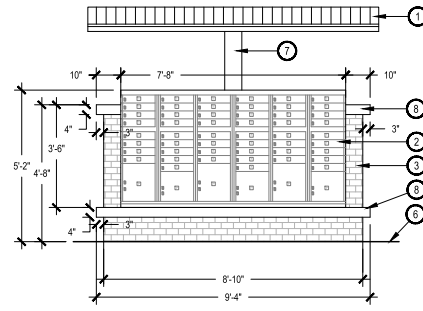
- 1 FINISH GRADE
  - 2 SWALE
  - 3 LINK BLOCK, GLUED CAP
  - 4 COMPACTED SUBGRADE
  - 5 COMPACTED DRAINAGE AGGREGATE W/FILTER FABRIC
  - 6 4" PERFORATED PIPE, DAYLIGHT TO DRAIN
  - 7 6" MIN. COMPACTED AGGREGATE BASE
- NOTES:**
- BLOCK TO BE ALLEN BLOCK COLLECTION: AB ASHLAR BLEND FOUR COURSE PATTERN OR APPROVED EQUAL
  - COLOR: TAN BLEND
  - CONTACT: BASALITE, PHONE: 303.292.2345
  - SUGGESTED CONSTRUCTION DETAIL, MANUFACTURER TO PROVIDE DETAIL DRAWINGS.

1 LOT TYPICAL

SCALE: 3/4" = 1'-0"

2 BLOCK RETAINING WALL

SCALE: 3/4" = 1'-0"



3 MAIL KIOSK

SCALE: 1/2" = 1'-0"

- 1 COLORADO SHELTER: MODEL: COLORADO 6X10 HR-36 1 POST, COLOR RUST CONTACT: GR MORLOT AND ASSOCIATES, 303.762.1090
  - 2 MAILBOX UNIT: MODEL: N102787, COLOR SANDSTONE, CONTACT: POSTAL PRODUCTS UNLIMITED
  - 3 STONE VENEER, ASPEN COUNTRY BY CULTURED STONE
  - 4 SECURITY LIGHT, SOLAR POWERED, MODULE: (2) NOAH ENERGY NH-12M, BATTERY: (1) NPZ-12 12V, 7.0AH, LIGHT: (1) ESHINE SOLAR LED SW, CHARGE CONTROLLER: (1) GLS MPPT 12-2, CONTACT: SUNTALK SOLAR
  - 5 LIGHTING CONTROL BOX
  - 6 FINISH GRADE
  - 7 7X7" COLUMN
  - 8 4" PRECAST CONCRETE CAP, COLOR SANTA FE BY DAVIS COLORS
  - 9 FOOTING: RE STRUCTURAL
  - 10 ELECTRIC CONDUIT
- NOTE:**  
 STRUCTURAL ENGINEERING AND FOOTING BY OTHER, VERIFY WITH GEOTECH REPORT. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL PRECAST ELEMENTS TO OWNER'S REP FOR REVIEW.

# CANDELAS FILING NO. 1, AMENDMENT NO. 4

## PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4  
BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF ARVADA, COUNTY OF JEFFERSON  
STATE OF COLORADO

SHEET 18 OF 32 SHEETS



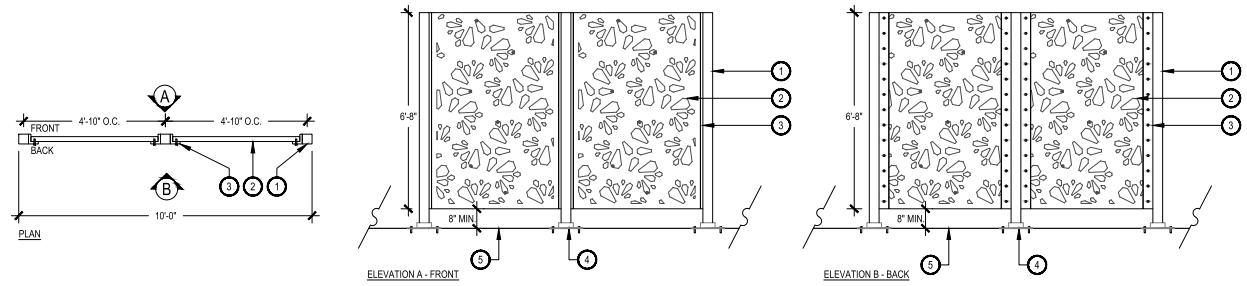
CANDELAS FILING NO. 1,  
AMENDMENT NO. 4  
PRELIMINARY  
DEVELOPMENT PLAN

No.	Issue / Revision	Date	Name
1	1st P.P. SUBMITTAL	12/17/21	DK
2	2nd P.P. SUBMITTAL	02/26/22	DK
3	3rd P.P. SUBMITTAL	04/27/22	DK
4	4th P.P. SUBMITTAL	06/17/22	DK
5	5th P.P. SUBMITTAL	07/29/22	DK
6	6th P.P. SUBMITTAL	08/22/22	DK
7	7th P.P. SUBMITTAL	09/27/22	DK

Job Number	15.1271
Project Manager	DK
Design By	BB
Drawn By	MW
Principal in Charge	DL

Sheet Number:

PLOT DATE: Monday, March 27, 2023 1:00 PM. LAST SAVED BY: GBANKS  
DRAWING LOCATION: P:\NORRIS\candelas - 0455-01-2001\Drawings\submittals\PPP-04-V0-DETAILS\_FDP\_Arch.dwg

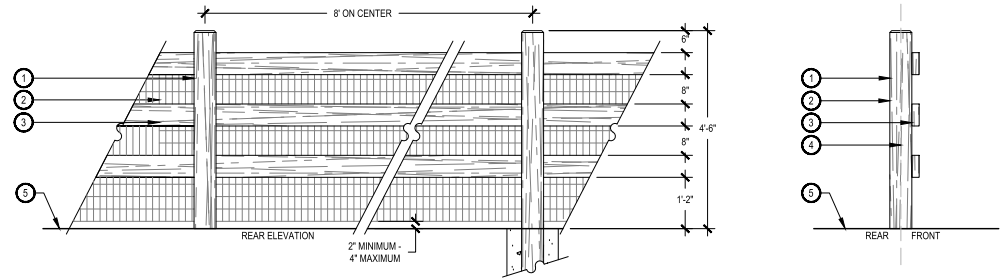


- 1 4" X 4" TUBE STEEL SUPPORT. INDUSTRY POWDERCOAT FINISH TO MATCH SCREEN PANEL.
- 2 PARASOLEIL - ANTIWARP SCREEN PANEL. BOLT TO TUBE STEEL PER MANUFACTURER'S RECOMMENDATIONS.
- 3 L-BRACKET. WELD TO STEEL SUPPORT.
- 4 STABILIZE SUPPORT POST TO STRUCTURAL SLAB WITH SURFACE MOUNT PER STRUCTURAL ENGINEER'S RECOMMENDATIONS.
- 5 CONCRETE SLAB/POOL DECK. REFER TO LAYOUT PLANS.

**NOTES:**  
1. NORRIS DESIGN HAS PROVIDED THE DETAIL FOR REFERENCE PURPOSE. THIS DETAIL HAS NOT BEEN ENGINEERED.  
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND CONFIRM LAYOUT PRIOR TO INSTALLATION.  
3. FRONT SIDE TO ALWAYS FACE AMENITY SPACE.

**1 UTILITY SCREEN**

SCALE: 1/2" = 1'-0"



- 1 4"x6" WOOD POST WITH 1" CHAMFER
- 2 2"x4" WELDED GALVANIZED 14 GAUGE HEAVY DUTY WIRE MESH
- 3 2"x6" WOOD RAIL
- 4 PROPERTY LINE, WHEN APPLICABLE
- 5 FINISHED GRADE
- 6
- 7
- 8

**NOTES:**  
1. ALL LUMBER SHALL BE NO. 1 SELECT, CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, & DISCOLORATION.  
2. FRONT SIDE OF FENCE SHALL FACE PUBLIC RIGHT OF WAY.  
3. ALL NAILS, FASTENERS, AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED. NAILS SHALL BE SHANK.  
4. ALL EXPOSED LUMBER SHALL BE STAINED WITH A COMMERCIAL GRADE SEALANT. REFER TO MATERIAL SCHEDULE FOR COLOR.

**2 3-RAIL CEDAR FENCE**

SCALE: 3/4" = 1'-0"

PLOT DATE: Monday, March 27, 2023 1:00 PM LAST SAVED BY: GBANKS  
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# CANDELAS FILING NO. 1, AMENDMENT NO. 4 PRELIMINARY DEVELOPMENT PLAN

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 BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 CITY OF ARVADA, COUNTY OF JEFFERSON  
 STATE OF COLORADO  
 SHEET 19 OF 32 SHEETS

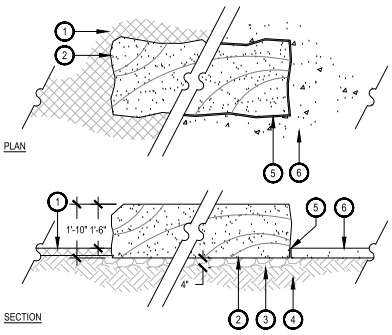


CANDELAS FILING NO. 1,  
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No.	Issue / Revision	Date	Name
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5	REVISED	07/11/22	DK
6	REVISED	07/26/22	DK
7	REVISED	08/22/22	DK

Job Number | S.1271  
 Project Manager | DK  
 Design By | BB  
 Drawn By | MW  
 Principal in Charge | DL

Sheet Number:



- 1 ADJACENT PLANTING BED, REFER TO PLAN
- 2 SANDSTONE SLAB, REFER TO MATERIAL SCHEDULE, SHEET L-XXX, ALL SIDES SHALL HAVE A NATURAL BROKEN FACE, TOP FACE SHALL BE SET LEVEL, SET STONE PRIOR TO POURING HARDSCAPE, PROTECT STONE DURING POURING PROCESS
- 3 COMPACTED AGGREGATE
- 4 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
- 5 1/2" MAXIMUM CALKED AND SEALED EXPANSION JOINT, COLOR TO MATCH CONCRETE
- 6 ADJACENT CONCRETE FLATWORK, REFER TO PLAN

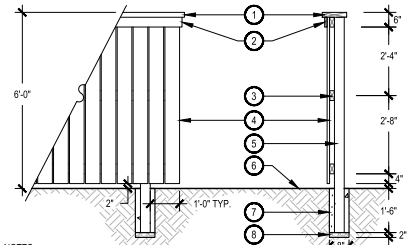


KEYSTONE RIDGE DESIGNS (OR APPROVED EQUAL)  
 PRODUCT: SN01-3  
 DESCRIPTION: SONANCE ONE LOOP BIKE RACK CAPACITY 3  
 SIZE: 20" LENGTH, 6" WIDTH, 42" HEIGHT  
 MATERIALS: POLYESTER POWDER COATED FULLY-WELDED COMMERCIAL-GRADE STEEL  
 COLOR: BLACK  
 SURFACE MOUNT  
 http://www.keystoneridgedesigns.com/product.asp?product=1262  
 NOTE:  
 MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS

CONTACT OWNER'S REP FOR FINAL PLACEMENTS PRIOR TO SECURING

1 SANDSTONE SLAB  
 SCALE: 1/2" = 1'-0"

2 BIKE RACK  
 NTS



- 1 2" X 10" CAP, 1" OVERHANG TYP.
- 2 1" X 4" TRIM
- 3 (3) 2" X 4" STRINGERS
- 4 1" X 6" PICKETS, SPACE PICKETS 1/2" APART TYPICAL
- 5 4"X4" POST, 6'-0" ON CENTER
- 6 FINISH GRADE
- 7 POSTS SET IN CONCRETE 8" DIAMETER CAISSON
- 8 FREE DRAINING ROCK

NOTES:  
 1. UNLESS OTHERWISE INDICATED, THE FENCE SHALL BE CENTERED ON THE PROPERTY LINE.  
 2. ALL LUMBER SHALL BE ROUGH SAWN CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, AND DISCOLORATION.  
 3. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED NAILS OR SCREWS, SIZED TO PENETRATE HALF WAY INTO THE SECURING MEMBER.  
 4. REFER TO THE MATERIAL SCHEDULE, SHEET L-XXX, FOR HOW WOOD IS TO BE TREATED.  
 5. ALL FENCE PANELS SHALL BE SET LEVEL WITH STEPS TO FOLLOW GRADE. THE MAXIMUM STEP SHALL BE 6". ADJUST POST SPACING AS NEEDED SO THERE IS NO GREATER THAN A 6" GAP FROM THE BOTTOM RAIL TO FINISHING GRADE.

3 6' CEDAR WOOD FENCE  
 SCALE: 1/2" = 1'-0"

# CANDELAS FILING NO. 1, AMENDMENT NO. 4 PRELIMINARY PLAT

A REPLAT OF BLOCKS 10, 21, AND 22 OF CANDELAS FILING NO. 1 AND BLOCK 9C OF CANDELAS FILING NO. 1 AMENDMENT 2.  
ALL BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF ARVADA, COUNTY OF JEFFERSON  
STATE OF COLORADO

SHEET 1 OF 3 SHEETS

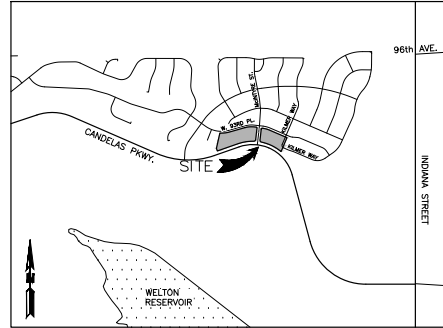
### LEGAL DESCRIPTION AND DEDICATION:

THE UNDERSIGNED, BEING THE OWNERS OF PARCELS OF LAND BEING A REPLAT OF BLOCKS 10, 21, AND 22 OF CANDELAS FILING NO. 1 AND BLOCK 9C OF CANDELAS FILING 1 AMENDMENT 2 LOCATED IN THE NORTH HALF OF SECTION 24, IN TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BLOCKS 10, 21, AND 22 OF CANDELAS FILING NO. 1 AS RECORDED AT RECEPTION NO. 2011039877 AND BLOCK 9C OF CANDELAS FILING NO. 1 AMENDMENT NO. 2 AS RECORDED AT RECEPTION NO. 2016039683

SAID PARCELS CONTAIN A TOTAL OF 5.44 ACRES (237,158 SQ. FT.) MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF CANDELAS FILING NO. 1, AMENDMENT NO. 4, AND HEREBY DEDICATE TO THE CITY OF ARVADA IN FEE SIMPLE, EXCEPT THOSE OF PRIOR RECORD, THE STREET(S) AND PUBLIC WAY(S) AS SHOWN IN THE PLAT, AND GRANTS TO THE CITY OF ARVADA SUCH EASEMENTS AS ARE CREATED HEREBY AND DEPICTED OR, BY NOTE, REFERENCED HEREON, ALONG WITH THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, AND APPURTENANCES, EITHER DIRECTLY OR THROUGH THE VARIOUS APPLICABLE SERVICE PROVIDERS AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF SUCH EASEMENT. UNLESS MORE NARROWLY DEFINED BY NOTE HEREON, UTILITY SHALL MEAN SEWER, WATER, DRAINAGE, ELECTRICITY, GAS, TELEPHONE, CABLE AND OTHER TELECOMMUNICATION FACILITIES.



VICINITY MAP

NOT TO SCALE

### SHEET INDEX

- 1 COVER SHEET
- 2 PLAT SHEET
- 3 PLAT SHEET

### NOTES:

1. BASIS OF BEARING: BEARINGS ARE BASED ON THE PLATTED BEARINGS OF N8940°D1'W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, AS SHOWN ON THE CIMARRON MINOR SUBDIVISION AS RECORDED AT RECEPTION NO. 2007042670, AND AS DETERMINED BY MONUMENTS BEING A FOUND 3-1/4" ALUMINUM CAP AT THE NORTHEAST CORNER OF SECTION 24 AND A FOUND 3-1/4" ALUMINUM CAP ON A 3" ALUMINUM PIPE AT THE NORTH QUARTER CORNER OF SECTION 24, WITH ALL BEARINGS HEREIN RELATIVE THERETO.
2. UTILITY EASEMENTS ARE HEREBY GRANTED AS EIGHT (8) FEET WIDE ALONG ALL REAR LOT LINES, FIVE (5) FEET WIDE ALONG THE SIDE OF LOTS (EXCEPT LOT LINES THROUGH ATTACHED UNITS), EIGHT (8) FEET WIDE ALONG BOTH SIDES OF ALL STREETS, AND SIX (6) FEET WIDE ALONG BOTH SIDES OF ALL ALLEYS. UTILITY MEANS SEWER, WATER, ELECTRICITY, TELEPHONE, CABLE AND OTHER TELECOMMUNICATIONS FACILITIES. THOSE EASEMENTS ALONG BOTH SIDES OF STREETS ARE RESERVED EXCLUSIVELY FOR THE USE OF GAS MAINS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT APPROXIMATELY RIGHT ANGLES BUT IN NO EVENT SHALL ANY PERMANENT STRUCTURE BE ALLOWED IN THE AREA RESERVED FOR GAS MAINS, PROVIDED HOWEVER, CONCRETE DRIVES, SIDEWALKS, AND UTILITIES ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES. ALL SIDE AND REAR LOT LINE EASEMENTS ARE FOR UTILITY AND DRAINAGE PURPOSES. NO RETAINING WALLS, FENCES, SHRUBS, TREES OR OTHER OBSTRUCTIONS MAY BE PLACED WITHIN THE EASEMENTS THAT WILL OBSTRUCT THE FLOW OF DRAINAGE IN SAID EASEMENTS. NO TREES, SHRUBS OR OTHER PLANTS SHALL BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY EASEMENT OR SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE EASEMENT IS GRANTED. HOWEVER, WINDOW WELLS NOT EXCEEDING FIFTEEN (15) SQUARE FEET AND NOT ENCRoACHING MORE THAN THREE (3) FEET INTO A SIDE LOT EASEMENT, AND CANTILEVERS AND EAVES NOT ENCRoACHING MORE THAN TWO (2) FEET INTO A SIDE LOT EASEMENT ARE ALLOWED UNLESS OTHERWISE PROHIBITED BY LAND DEVELOPMENT CODE PROVISIONS, BUILDING CODE REGULATIONS OR OTHER LAW.
3. PROPERTY IS SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT OR REMOVE HIS ORE, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES THEREBY GRANTED AND RIGHTS OF WAY FOR DITCHES AND CANALS AS RESERVED IN THE UNITED STATES PATENT RECORDED APRIL 7, 1892 IN BOOK 322 AT PAGE 323, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
4. ALL MINERALS AND MINERAL RIGHTS CONVEYED TO WINDY FLATS MINERALS, LLC, A COLORADO LIMITED LIABILITY COMPANY BY INSTRUMENT RECORDED SEPTEMBER 30, 2010 AT RECEPTION NO. 2010086272.
5. TRACTS A & E SHALL BE FOR EMERGENCY ACCESS, PUBLIC ACCESS, DRAINAGE, AND UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. UTILITY AND ACCESS EASEMENTS TO BE DEDICATED OVER TRACTS A & E WITH FINAL PLAT.
6. TRACTS B, C, F, G SHALL BE FOR OPEN SPACE, DRAINAGE, TRAIL, AND UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
7. TRACTS D & H SHALL BE FOR OPEN SPACE, MONUMENTATION AND SIGNAGE AND SHALL BE OWNED AND MAINTAINED BY THE CIMARRON METROPOLITAN DISTRICT.
8. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
9. THIS REPLAT DOES NOT CONSTITUTE A TITLE OR OWNERSHIP SEARCH BY MARTIN/MARTIN INC. ALL OWNERSHIP EASEMENT AND PUBLIC RECORD INFORMATION USED IN THE PREPARATION OF THIS REPLAT WAS OBTAINED FROM COMMITMENT NO. ABC70622189-1 WITH AN EFFECTIVE DATE OF 11/03/2022 BY LAND TITLE GUARANTEE COMPANY.
10. BOUNDARY CORNERS OF SUBDIVISION ARE MONUMENTED WITH A #4 REBAR WITH CAP L.S. #23899, UNLESS SHOWN OTHERWISE.
11. (NR) INDICATES THE LOT LINE IS NON-RADIAL TO ITS RESPECTIVE CURVE.
12. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
13. ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET.

### SURVEYOR DISCLAIMER

THE CITY OF ARVADA IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE SURVEY DATA SHOWN HEREIN. THE CITY OF ARVADA'S REVIEW IS FOR GENERAL COMPLIANCE WITH ARVADA'S LAND DEVELOPMENT CODE. THE CITY OF ARVADA, THROUGH THE ACCEPTANCE OF THE PLAT/SITE PLAN, ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF PLAT/SITE PLAN. THE ACCURACY OF SURVEY INFORMATION INCLUDING BOUNDARY INFORMATION, MONUMENTATION, LOT LINES, ETC. IS THE SOLE RESPONSIBILITY OF THE LICENSED SURVEYOR NAMED HEREIN.

### TRACT USE TABLE

TRACT	AREA (SF)	AREA (AC)	OWNERSHIP/MAINTENANCE	USE*
A	36,989	0.849	HOA	D/U/EA/PA
B	7,242	0.166	HOA	OS/D/U/T
C	44,049	1.011	HOA	OS/D/U/T
D	1,003	0.023	CIMARRON METROPOLITAN DISTRICT	OS/M
E	23,546	0.541	HOA	D/U/EA/PA
F	5,631	0.129	HOA	OS/D/U/T
G	17,201	0.395	HOA	OS/D/U/T
H	250	0.006	CIMARRON METROPOLITAN DISTRICT	OS/M

\* OS=OPEN SPACE; D=DRAINAGE; U=UTILITY; T=TRAIL; EA=EMERGENCY ACCESS; PA=PUBLIC ACCESS; M=MONUMENT

SHEET 1 OF 3

MARTIN/MARTIN CONSULTING ENGINEERS  
1289 WEST COLfax AVENUE, LAKEWOOD, COLORADO 80235  
303-431-6100 MARTINMARTIN.COM

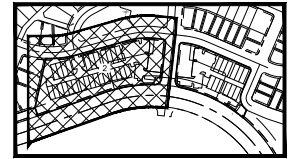
MAR. 31, 2023  
JAN. 01, 2023  
NOV. 16, 2022  
JUN. 17, 2022

FEB. 25, 2022

# CANDELAS FILING NO. 1, AMENDMENT NO. 4 PRELIMINARY PLAT

A REPLAT OF BLOCKS 10, 21, AND 22 OF CANDELAS FILING NO. 1 AND BLOCK 9C OF CANDELAS FILING NO. 1 AMENDMENT 2.  
ALL BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF ARVADA, COUNTY OF JEFFERSON  
STATE OF COLORADO

SHEET 2 OF 3 SHEETS



**ABBREVIATION LEGEND:**

FND. - FOUND  
ALUM. - ALUMINUM  
COR. - CORNER

**EASEMENT LEGEND:**

UEGME - UTILITY EASEMENT-GAS MAIN EXCLUSIVE  
UDE - UTILITY AND DRAINAGE EASEMENT  
UE - UTILITY EASEMENT

**TRACT USE LEGEND:**

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D - DRAINAGE  
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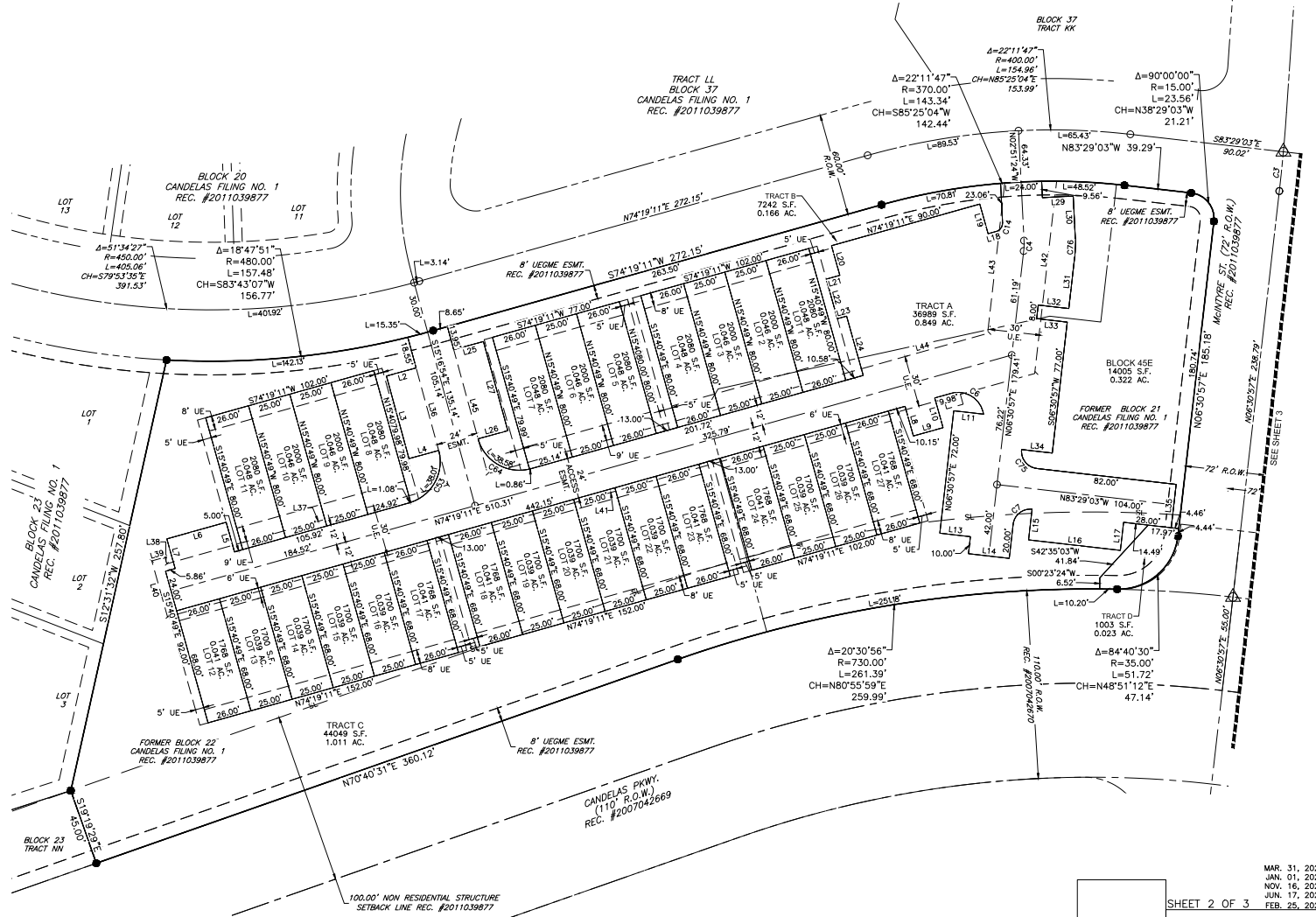
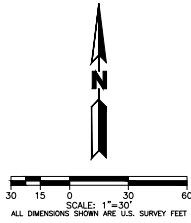
**TRACT OWNERSHIP:**

CMD - CIMARRON METROPOLITAN DISTRICT  
ARP - ARVADA RESIDENTIAL PARTNERS

**NOTES:**

1.  $\Delta$  - DESIGNATES STREET CENTERLINE CONTROL POINT (RANGE POINT) TO BE SET PER CITY OF ARVADA STANDARDS AFTER CONSTRUCTION

EXISTING	LEGEND	PROPOSED
---	BLOCK LINE	---
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	CENTERLINE	---
---	SECTION LINE	---
---	LOT LINE	---
---	EASEMENT	---
○	POINT OF CURVATURE	○
◆	SET #4 REBAR W/ CAP PLSF 23589 UNLESS OTHERWISE DESCRIBED	○
△	SECTION CORNER	△
◆	RANGE POINT	△
◆	DRIVE	△
	DESCRIPTIONS	DRIVE
	NON-RADIAL	NR



**TRACT USE TABLE**

TRACT	AREA (SF)	AREA (AC)	OWNERSHIP/MAINTENANCE	USE*
A	36,989	0.849	HOA	D/U/EA/PA
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PLOT DATE: Thursday, March 23, 2023 11:15 AM. LAST SAVED BY: MWOOD  
 DRAWING LOCATION: G:\LOW\01\19\1271-Candelas F1.Tombomae\PLANS\PRELIMINARY PLAT\Amendment 4 (E)\02-PLAT 4.dwg

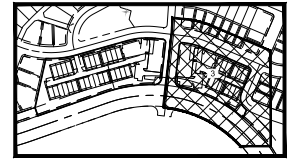
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CITY OF ARVADA, COUNTY OF JEFFERSON  
STATE OF COLORADO

SHEET 3 OF 3 SHEETS



KEYMAP  
SCALE: 1"=300'

NUMBER	DIRECTION	LENGTH	NUMBER	DIRECTION	LENGTH
L2	S74°43'06"W	18.00'	L44	N74°19'11"E	304.55'
L3	S15°16'54"E	50.00'	L45	S15°16'54"E	89.13'
L4	N74°43'06"E	18.00'	L46	S23°11'40"W	18.00'
L5	N15°40'49"W	18.00'	L47	N66°48'20"W	27.00'
L6	S74°19'11"W	36.00'	L48	N23°11'40"E	18.00'
L7	S15°40'49"E	18.00'	L49	N83°29'03"W	18.00'
L8	S15°40'49"E	18.00'	L50	S83°29'03"E	17.58'
L9	N74°19'11"E	18.00'	L51	N83°29'03"W	24.00'
L10	N15°40'49"W	18.00'	L52	S06°30'57"W	18.00'
L11	N83°29'03"W	17.47'	L53	N06°30'57"E	18.00'
L12	S83°29'03"E	18.00'	L54	N06°30'57"E	24.00'
L13	S83°29'03"E	24.00'	L55	N83°29'03"W	18.00'
L14	S83°29'03"E	24.00'	L56	S83°29'03"E	18.00'
L15	S06°30'57"W	18.00'	L57	N83°29'03"W	18.00'
L16	S83°29'03"E	54.00'	L58	N06°30'57"E	41.43'
L17	N06°30'57"E	16.50'	L59	N20°57'00"E	5.22'
L18	S74°19'11"W	5.00'	L60	S69°03'00"E	18.00'
L19	N15°40'49"W	18.00'	L61	S66°48'20"E	5.13'
L20	S15°40'49"E	18.00'	L62	N23°11'40"E	18.00'
L21	S74°19'11"W	8.22'	L63	S23°11'40"W	18.00'
L22	S15°40'49"E	24.00'	L64	S66°48'20"E	5.00'
L23	N74°19'11"E	5.58'	L65	S23°11'40"W	24.00'
L24	S15°40'49"E	36.00'	L66	S23°11'40"W	36.00'
L25	S74°43'06"W	18.00'	L67	N66°48'20"W	5.00'
L26	N74°43'06"E	18.00'	L68	N83°29'03"W	9.90'
L27	N15°16'54"W	54.00'	L69	S31°53'16"W	25.00'
L28	N87°08'36"E	18.00'	L70	N31°53'16"E	25.00'
L29	S02°51'24"E	24.58'	L71	N58°06'44"W	10.00'
L30	S06°30'58"W	30.41'	L72	S20°57'00"W	24.72'
L31	S06°30'58"W	30.41'	L73	S06°30'57"W	114.65'
L32	N83°29'03"W	18.00'	L74	N83°29'03"W	24.00'
L33	S83°29'03"E	18.00'	L75	N06°30'57"E	14.11'
L34	N83°29'03"W	18.00'	L76	S66°48'20"E	14.55'
L35	S06°30'57"W	25.50'	L77	S23°11'40"W	6.00'
L36	S15°16'54"E	89.37'	L78	S66°48'20"E	10.00'
L37	S74°19'11"W	170.78'	L79	N23°11'40"E	6.00'
L38	N15°40'49"W	4.00'	L80	S66°48'20"E	213.54'
L39	S74°19'11"W	8.00'	L81	S66°48'20"E	247.08'
L40	S15°40'49"E	34.00'	L82	S06°30'57"W	66.18'
L41	N74°19'11"E	527.41'	L83	S20°57'00"W	21.68'
L42	N06°30'57"E	112.80'			
L43	N06°30'57"E	88.24'			

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	90°00'00"	44.00'	69.12'	S21°48'20"E	62.23'
C2	16°40'43"	400.00'	116.44'	N75°08'41"W	116.03'
C3	2°38'43"	1000.00'	46.17'	N05°11'36"E	46.16'
C4	9°22'22"	37.00'	6.05'	N01°49'47"E	6.05'
C5	14°26'03"	37.00'	9.32'	N13°43'59"E	9.30'
C6	96°53'13"	15.00'	25.36'	S57°14'12"E	22.45'
C7	90°00'00"	10.00'	15.71'	N51°30'57"E	14.14'
C14	77°10'35"	5.00'	6.73'	S35°43'53"W	6.24'
C20	9°22'22"	67.00'	10.96'	S01°49'47"W	10.95'
C27	90°00'00"	10.00'	15.71'	S38°29'03"E	14.14'
C53	89°36'04"	25.00'	39.10'	S38°29'03"E	35.23'
C64	90°23'56"	25.00'	39.44'	S60°28'51"E	35.48'
C75	90°00'00"	10.00'	15.71'	N38°29'03"W	14.14'
C76	9°22'22"	67.00'	10.96'	N01°49'47"E	10.95'
C85	73°36'19"	4.98'	6.40'	S30°08'41"E	5.97'
C86	93°04'44"	15.00'	24.37'	S66°39'18"W	21.78'
C87	90°00'00"	10.00'	15.71'	N38°29'03"W	14.14'
C88	90°00'00"	10.00'	15.71'	N51°30'57"E	14.14'
C89	14°26'03"	67.00'	16.88'	N13°43'59"E	16.83'

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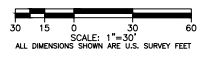
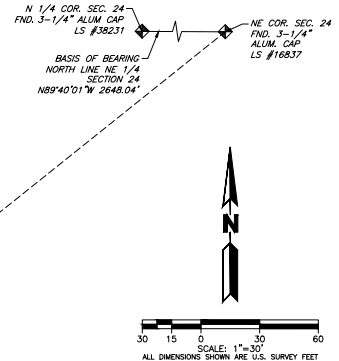
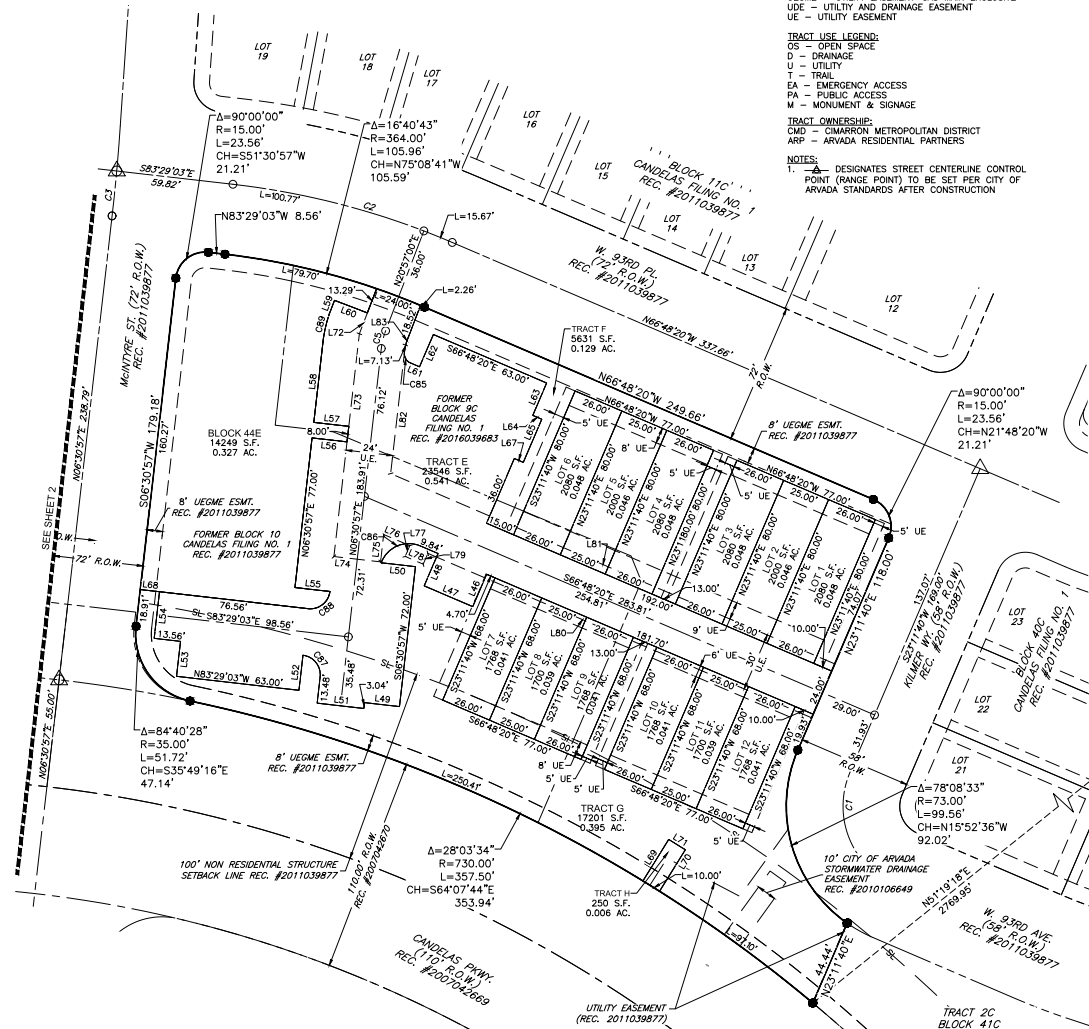
**TRACT OWNERSHIP:**  
 CMD - CIMARRON METROPOLITAN DISTRICT  
 ARP - ARVADA RESIDENTIAL PARTNERS

**NOTES:**  
 1. - DESIGNATES STREET CENTERLINE CONTROL POINT (RANGE POINT) TO BE SET PER CITY OF ARVADA STANDARDS AFTER CONSTRUCTION

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EXISTING	LEGEND	PROPOSED
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---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	CENTERLINE	---
---	SECTION LINE	---
---	LOT LINE	---
---	EASEMENT	---
o	POINT OF CURVATURE	o
o	SET #4 REBAR W/ CAP PLUS 22899 UNLESS OTHERWISE DESCRIBED	o
o	SECTION CORNER	o
o	RANGE POINT	o
o	DESCRIPTIONS	o
o	NON-RADIAL	o
o	DRIVE	o
o	DRIVE	o
o	DRIVE	o



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<b>REPORT TO PLANNING COMMISSION</b>	<b>AGENDA ITEM 8.C.</b>
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TO: PLANNING COMMISSION

DATE: April 18, 2023

SUBJECT: Planned Unit Development (PUD) Development Plan for Candelas Filing No. 1, Amendment No.4, generally located North of Candelas Parkway, East of Kilmer Way and South of W. 93rd Place in the City of Arvada, CO.

**Report in Brief**

MOTION:

MOVED BY: \_\_\_\_\_

That Planned Unit Development (PUD) Development Plan for Candelas Filing No. 1, Amendment No.4, generally located North of Candelas Parkway, East of Kilmer Way and South of W. 93rd Place in the City of Arvada, CO., be recommended to City Council for (approval) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) 7-9 of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

YES \_\_\_\_\_ NO \_\_\_\_\_ ABSENT \_\_\_\_\_

Prepared by:

Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Carol Ibanez, Senior Planner

Josie Suk, Development Systems and Administrative Manager

Robert Smetana, Manager of City Planning and Development

Emily Grogg, Senior Assistant City Attorney

Ryan Stachelski, Director of Community and Economic Development

Enclosure, exhibits & attachments required to support the report