

PROJECT INFORMATION & MATRIX

ZONING: MF		The 2020 Comprehensive Plan Future Land Use designation for this site is "Mixed Residential Neighborhood" (MRN) (page 4.17). The Comprehensive Plan envisions MRN areas as included a range of housing densities and types. The proposal envisions no change the the type of housing on the subject site. This proposal meets the vision of the 2020 Thornton Comprehensive Plan. Public Land Dedication (PLD) was previously satisfied with a cash payment on September 10, 1973.																	
BUILDING NAME	PHASE	THORNTON CO 80260	OCCUPANCY GROUP	CLASSIFICATION	USE	UNIT STYLES	UNIT INTERIOR AREA SF	152 TYPICAL UNITS	8 ACCESSIBLE UNITS	19 HORN & STROBE UNITS	160 TOTAL UNITS	137,418 GFA	STORIES	APPROXIMATE HEIGHT TO TOP OF ROOF PEAK	ACCENT COLOR	ICON	BRICK	STUCCO	WINDOW
BUILDING #547	1	547 W. 91st Ave.	Group R-2	Residential	Apartment House	1 BD	583	18	2	2	20	14,238	3 Stories	31' - 3"	SW 7602	star	MOON DUST	SW 6076	TAN
BUILDING #563	4	563 W. 91st Ave.				1 BD	583	20	2	2	20	14,262	3 Stories	32' - 9"	SW 7735	rainbow	MOON DUST	SW 6076	TAN
BUILDING #595	7	595 W. 91st Ave.				1 BD	583	18	2	2	20	14,247	3 Stories	30' - 11"	SW 7088	cloud	MOON DUST	SW 6076	TAN
BUILDING #633	3	633 W. 91st Ave.				2 BD	777	19	2	3	21	19,014	3 Stories	32' - 4"	SW 6104	feather	MOON DUST	SW 6076	TAN
BUILDING #647	2	647 W. 91st Ave.				3 BD	903	10	2	2	12	12,747	3 Stories	31' - 1"	SW 6418	leaf	MOON DUST	SW 6076	TAN
BUILDING #663	9	663 W. 91st Ave.				2 BD	777	18	2	2	18	16,293	3 Stories	31' - 11"	SW 7577	butterfly	MOON DUST	SW 6076	TAN
BUILDING #677	8	677 W. 91st Ave.				3 BD	903	13	2	2	13	13,986	3 Stories	31' - 4"	SW 6342	flower	MOON DUST	SW 6076	TAN
BUILDING #753	5	753 W. 91st Ave.				2 BD	777	18	2	2	18	16,272	3 Stories	33' - 1"	SW 2810	moon	MOON DUST	SW 6076	TAN
BUILDING #773	6	773 W. 91st Ave.				2 BD	777	18	2	2	18	16,359	3 Stories	32" - 8"	SW 6892	sun	MOON DUST	SW 6076	TAN
						1 Bedroom Units						60							
						2 Bedroom Units						75							
						3 Bedroom Units						25							
						AUXILIARY SPACE						6,526 GFA							
CLUBHOUSE	10	625 E. 91st Ave.	Group A-3 & Group B	Assembly & Office	Exercise Rooms, Coffee Lounge, Mail / Parcel Area, Leasing Office, Maintenance Office, Community Hall							5,758	1 Story	18' - 5"	mountain	BLACK DIAMOND	SW 6076	BLACK	
MAINTENANCE	10	___ W. 91st Ave.	Group U	Utility	Auxiliary							768	1 Story	16' - 0"					
						TOTAL PROJECT SQUARE FOOTAGE						143,944							

2023-03-20

INTERIOR SQUARE FOOT CALCULATION - OVERLOOK

	INTERIOR AREA SF	UNIT COUNT	INTERIOR AREA CALCULATION
		160	115,830
One Bedroom Units	583	60	34,980
Two Bedroom Units	777	75	58,275
Three Bedroom Units	903	25	22,575

2022-03-25

PARKING REQUIREMENTS - OVERLOOK AT THORNTON

The MF development is required to provide one parking space per 500 square feet of interior area of each unit, plus one guest parking space per every five units. However, the existing site and number of parking spaces is legally nonconforming. The revised design is providing one additional parking space over what the exiting site provided.
Since the proposed community center is located on the same property as the apartments no additional parking is required for the center.

	REQUIRED	EXISTING	PROPOSED
Resident Parking (8'-6" x 17'-6") / 500 per SF	272	233	234
one parking per ___ SF	500.0	526.5	531.3
Guest Parking (8'-6" x 17'-6") / 1 per 5 units	32	0	0
one per every ___ unit	5	0	0
ADA Parking (8'-6" x 17'-6" + 60" aisle)	7	11	14
ADA Van Parking (8'-6" x 17'-6" + 96" aisle)	1.2	2	2
Bike Parking (exterior)		-	40

2022-12-01

AERIAL VIEW



OVERLOOK AT THORNTON WEST 91ST AVENUE THORNTON CO

OVERLOOK AT THORNTON TEAM

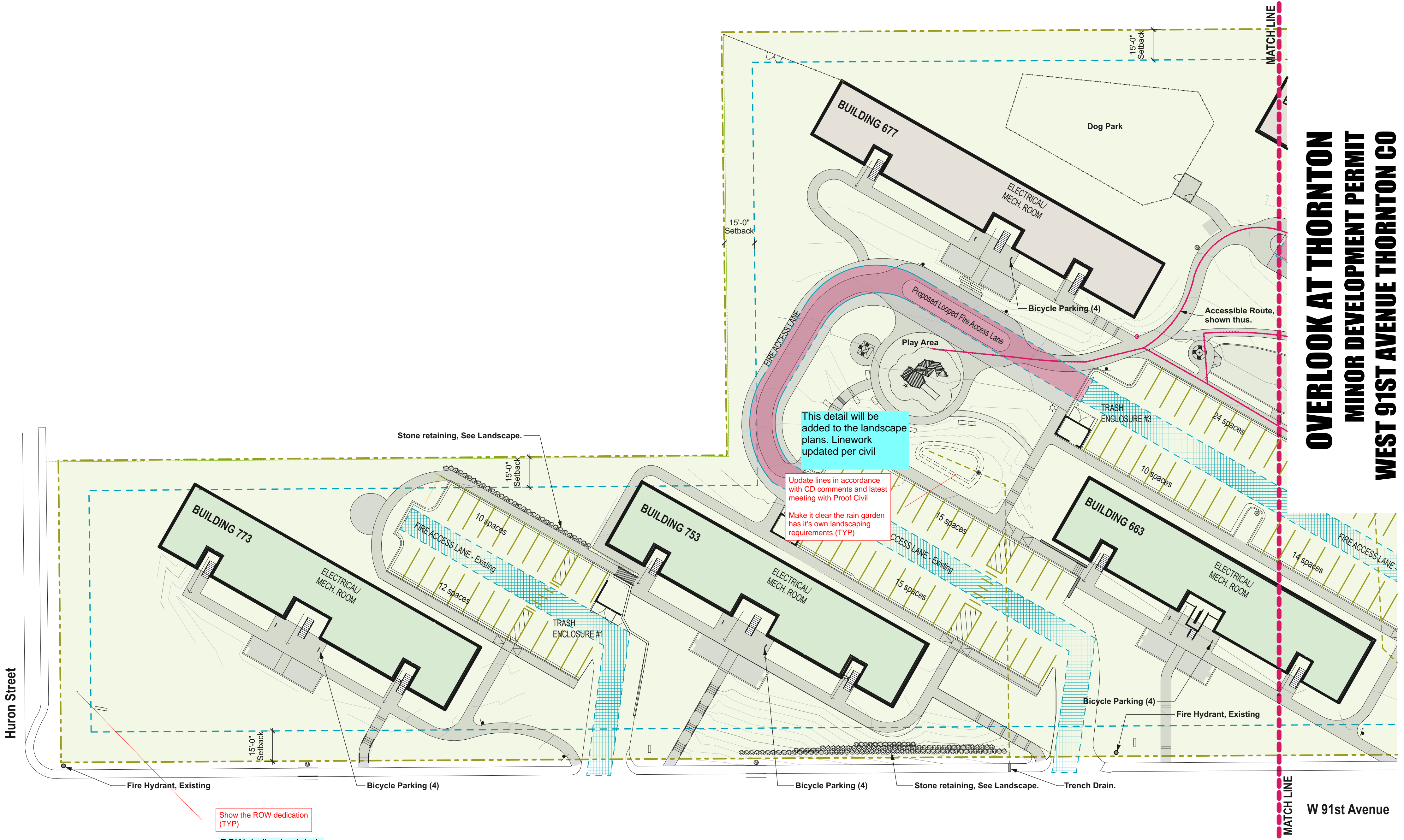
OWNER	OWNER'S REP	GENERAL CONTRACTOR	ARCHITECT	LANDSCAPE ARCHITECT	CIVIL ENGINEER
Maiker Housing Partners Housing Developer Andrew Chapin 509 432 4265 achapin@maikerhp.org 3033 W 71st Ave., Suite 1000 Westminster CO 80030	Colevo Owner's Representative Joe Lara 720 470 9996 joe.lara@colevo.net 2825 Tennyson St. Denver CO 80212	Palace Construction Project Manager Kari Feld 303 777 7999 kfeld@palaceconst.com 7 S. Galapago St. Denver CO 80223	W8 WORKSHOP8 Project Architect Marcel van Garderen 303 442 3700 marcel@workshop8.us 3014 Bluff St. #200 Boulder CO 80301	BrightView Design Group Senior Design Project Manager Ryan Sand 303 328 7056 ryan.sand@brightview.com 1645 Grant Denver CO 80218	Proof Civil Project Manager Mathew Adams, P.E. 303 325 5709 madams@proofcivil.com 600 Grant Street #210 Denver CO 80203
STRUCTURAL ENGINEER	MECHANICAL ENGINEER	ELECTRICAL ENGINEER	PLUMBING ENGINEER	SURVEYOR	SWIMMING POOL CONSULTANT
ESS Enayat Schneider Smith Principal Engineer Travis Smith 720 925 5058 travis.s@essdenver.com 3141 Walnut Street #203A Denver CO 80205	Boulder Engineering Principal Engineer Michael Vair 303 444 6038 michael@boulderengineering.com 1717 15th Street Boulder CO 80302	Boulder Engineering Principal Engineer Michael Vair 303 444 6039 michael@boulderengineering.com 1717 15th Street Boulder CO 80302	Boulder Engineering Principal Engineer Michael Vair 303 444 6040 michael@boulderengineering.com --- 1717 15th Street Boulder CO 80302	Martin/Martin Consulting Engineers Associate Survey Manager Rick Nobbe, PLS 303 431 6100 x 360 RNOBBE@martinmartin.com 12499 West Colfax Avenue Lakewood CO 80215	High Country Pools, Inc. Installer Tyler Westerman 720-338-4070 twesterman@highcountrypools.com 6330 South College Avenue Fort Collins CO 80525

22 December 2023 | Amendment

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OVERLOOK AT THORNTON
MINOR DEVELOPMENT PERMIT
WEST 91ST AVENUE THORNTON CO



This detail will be added to the landscape plans. Linework updated per civil

Update lines in accordance with CD comments and latest meeting with Proof Civil
Make it clear the rain garden has it's own landscaping requirements (TYP)

Show the ROW dedication (TYP)

ROW dedication label has been added.

01 Site Plan : Architectural Enlarged - West

SCALE: 1" = 30'

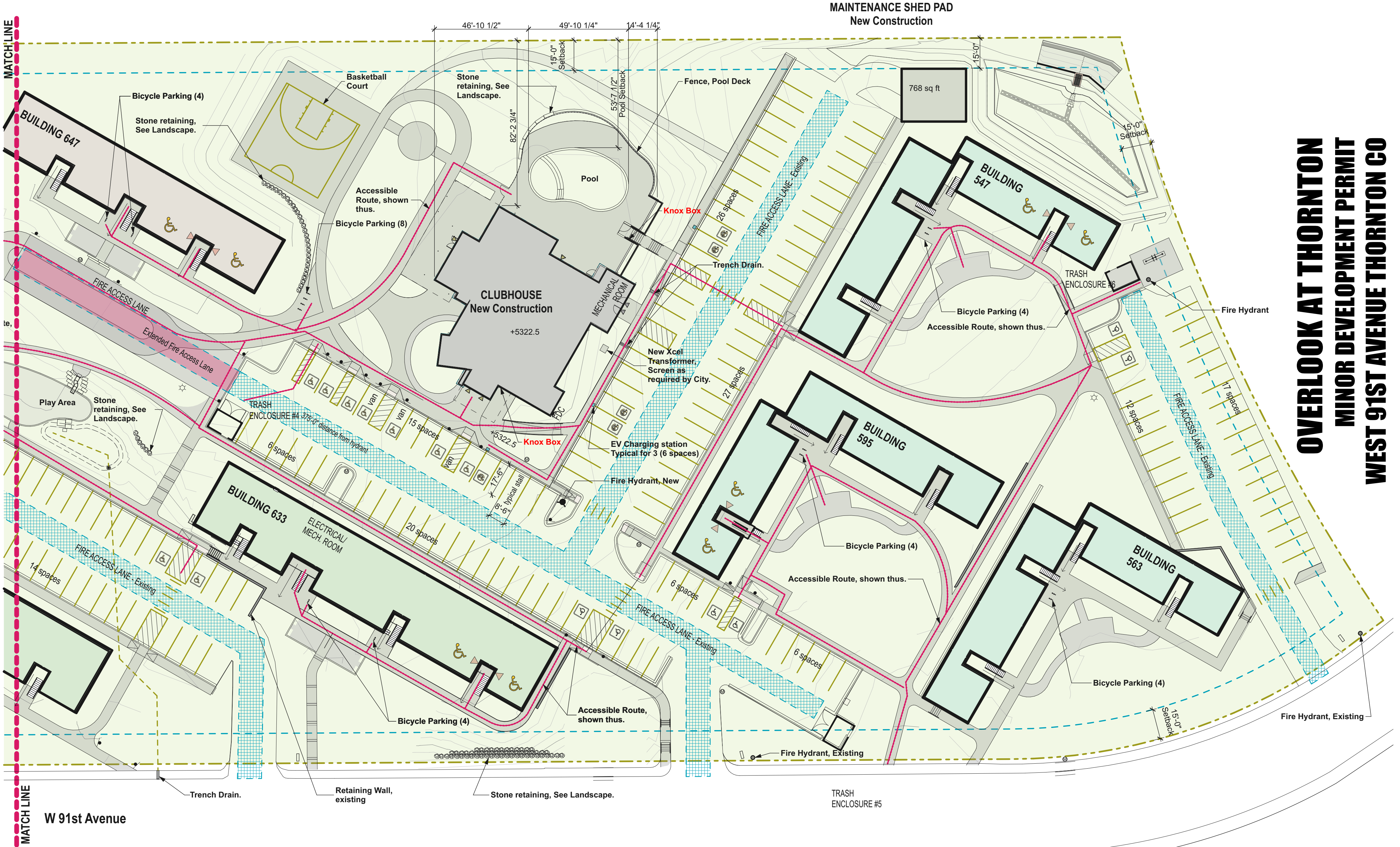
RELEASES

- 2022-08-30
- 2022-12-01
- 2022-02-21
- 2023-03-28
- 2023-04-20
- 2023-12-22

MDP - ARCHITECTURAL SITE PLAN - WEST

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- MDP 2
- MDP 3
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- MDP 5
- Amendment

OVERLOOK AT THORNTON
MINOR DEVELOPMENT PERMIT
WEST 91ST AVENUE THORNTON CO



W 91st Avenue

W 91st Circle

01 Site Plan : Architectural Enlarged - East

SCALE: 1" = 30'

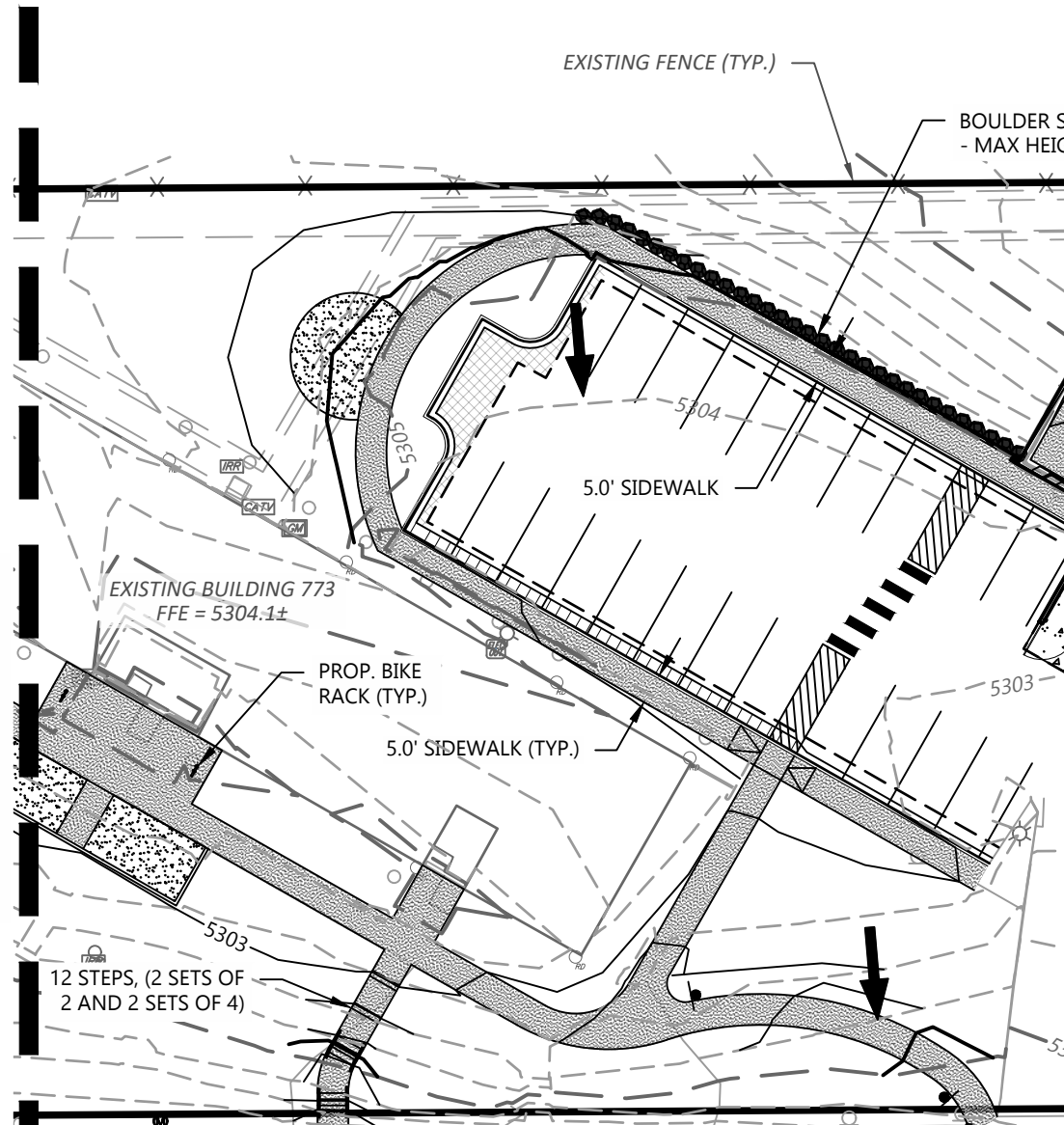
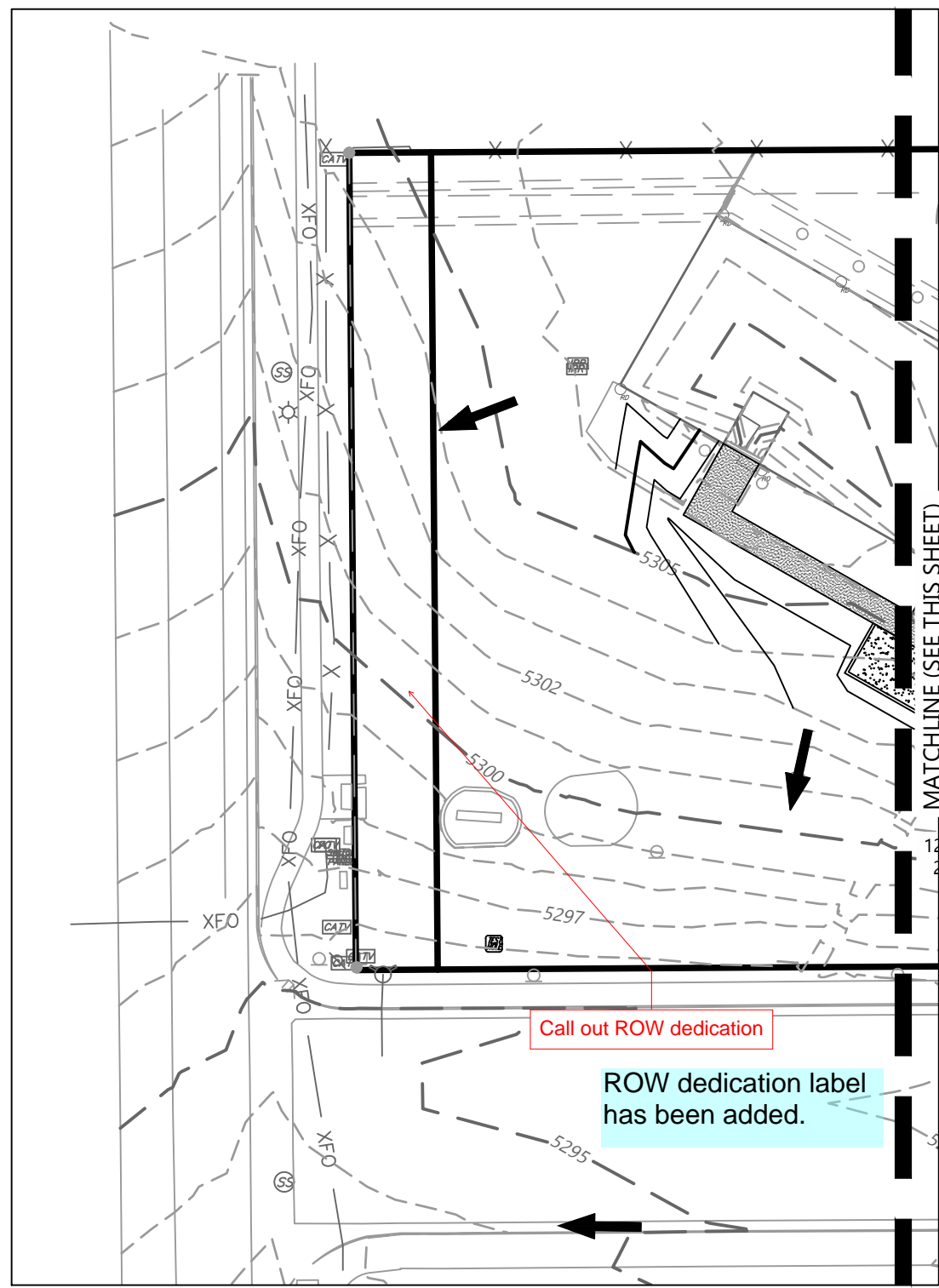
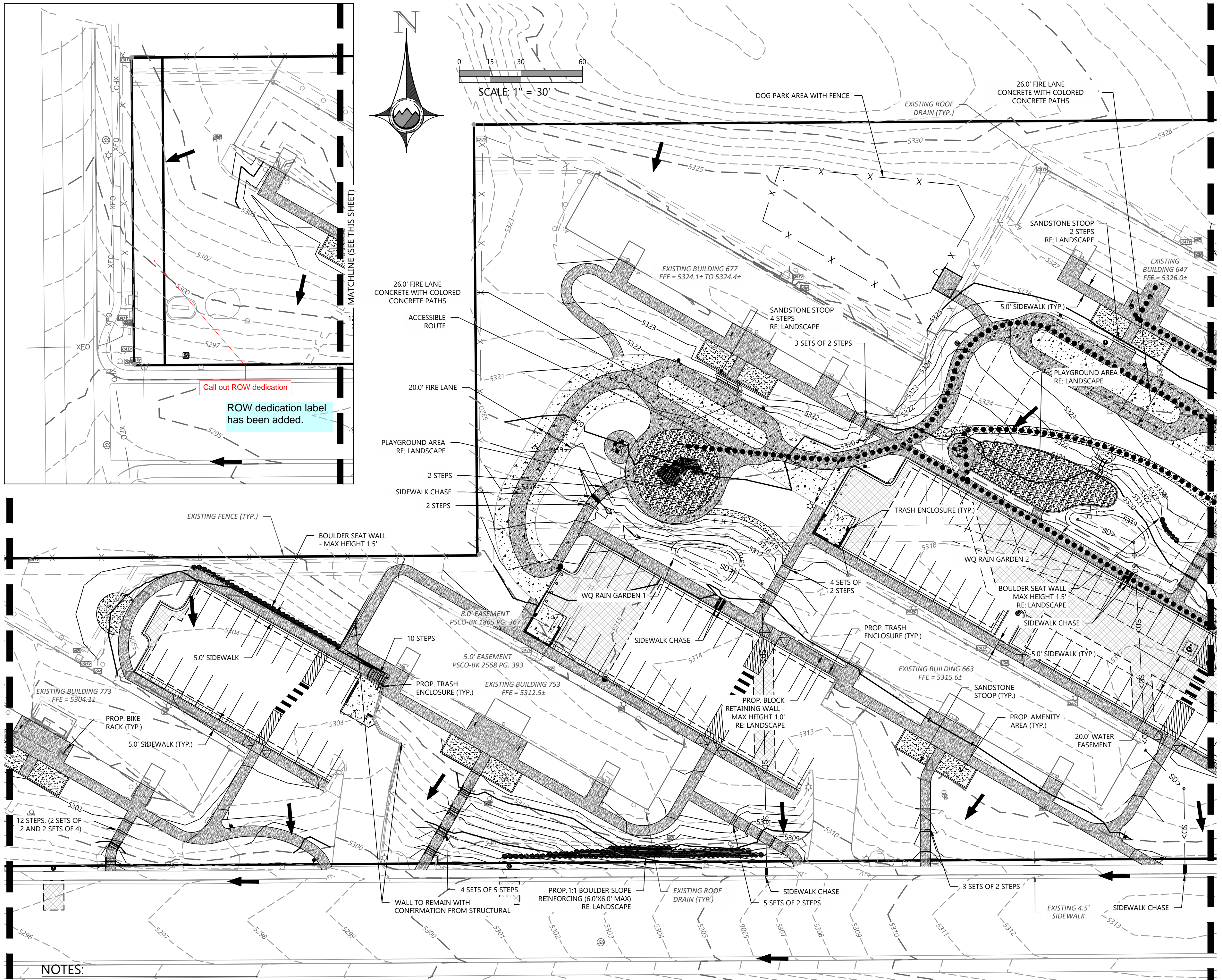
RELEASES

- 2022-08-30
- 2022-12-01
- 2022-02-21
- 2023-03-28
- 2023-04-20
- 2023-12-22

MDP - ARCHITECTURAL SITE PLAN - EAST

- MDP
- MDP 2
- MDP 3
- MDP 4
- MDP 5
- Amendment

OVERLOOK AT THORNTON
MINOR DEVELOPMENT PERMIT
WEST 91ST AVENUE THORNTON CO



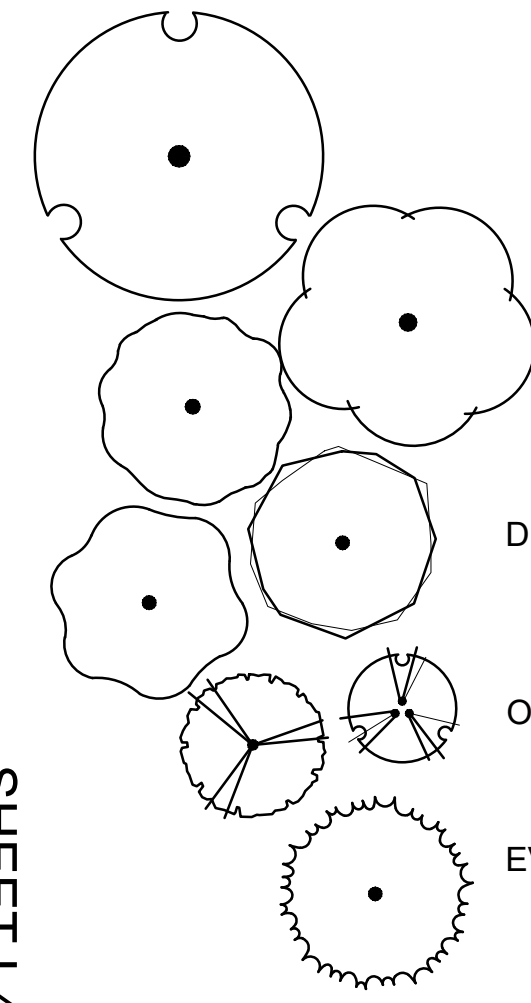
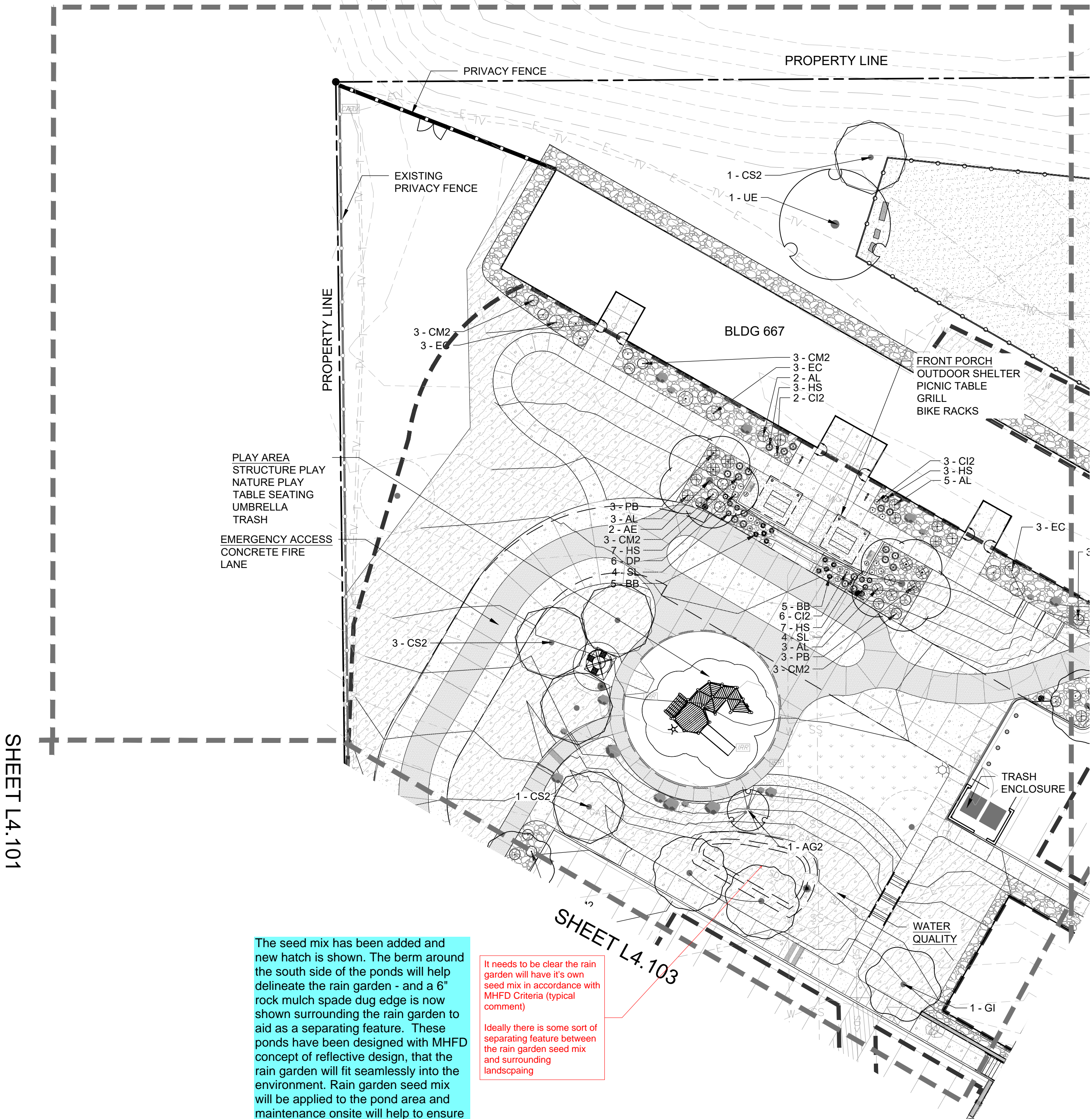
- NOTES:**
1. ALL ELEVATION SPOTS ALONG CURB INDICATE FLOWLINE ELEVATION UNLESS OTHERWISE INDICATED.
 2. PROPOSED ACCESSIBLE PARKING SPOTS SHALL HAVE 2.0% MAX SLOPE IN ANY DIRECTION.
 3. FOR LEGEND & OVERALL PLAN SEE SHEET C1

RELEASES

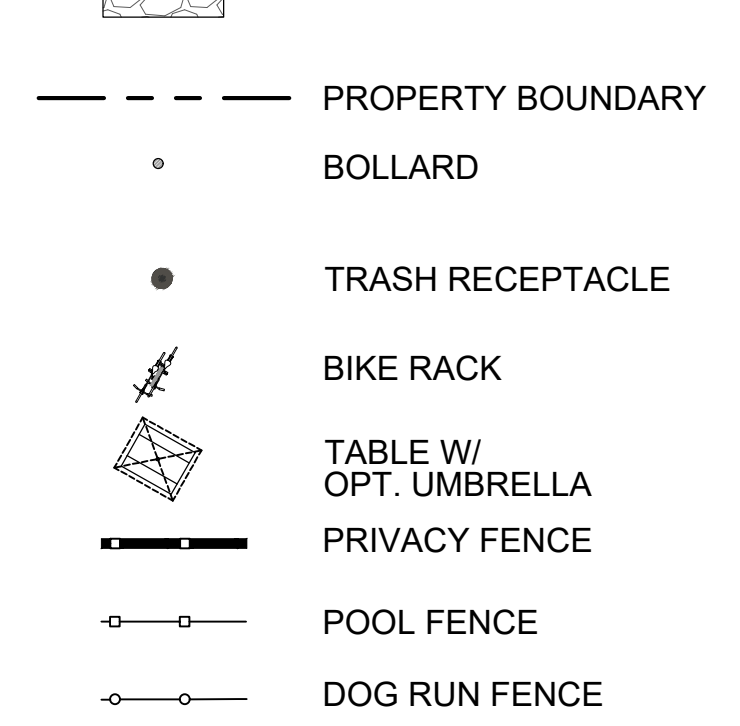
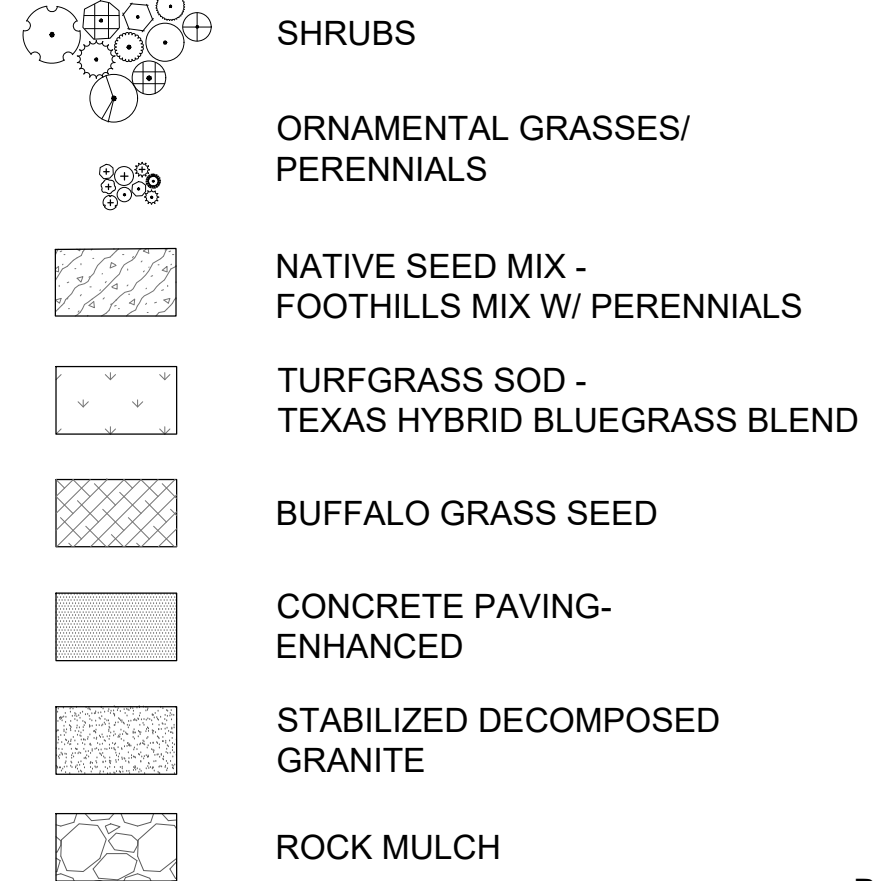
2022-08-30	MDP
2022-12-01	MDP 2
2023-02-21	MDP 3
2023-03-28	MDP 4
2023-04-20	MDP 5
2023-12-22	Amendment

MDP - CIVIL GRADING PLAN

**OVERLOOK AT THORNTON
MINOR DEVELOPMENT PERMIT
WEST 91ST AVENUE THORNTON CO**



SHEET L4.104



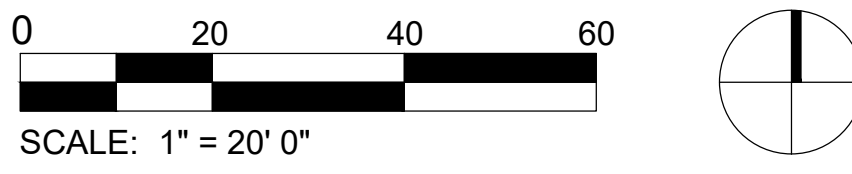
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2022-08-30		MDP
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2023-03-28		MDP 4
2023-04-20		MDP 5
2023-12-22		Amendment

SHEET L4.101

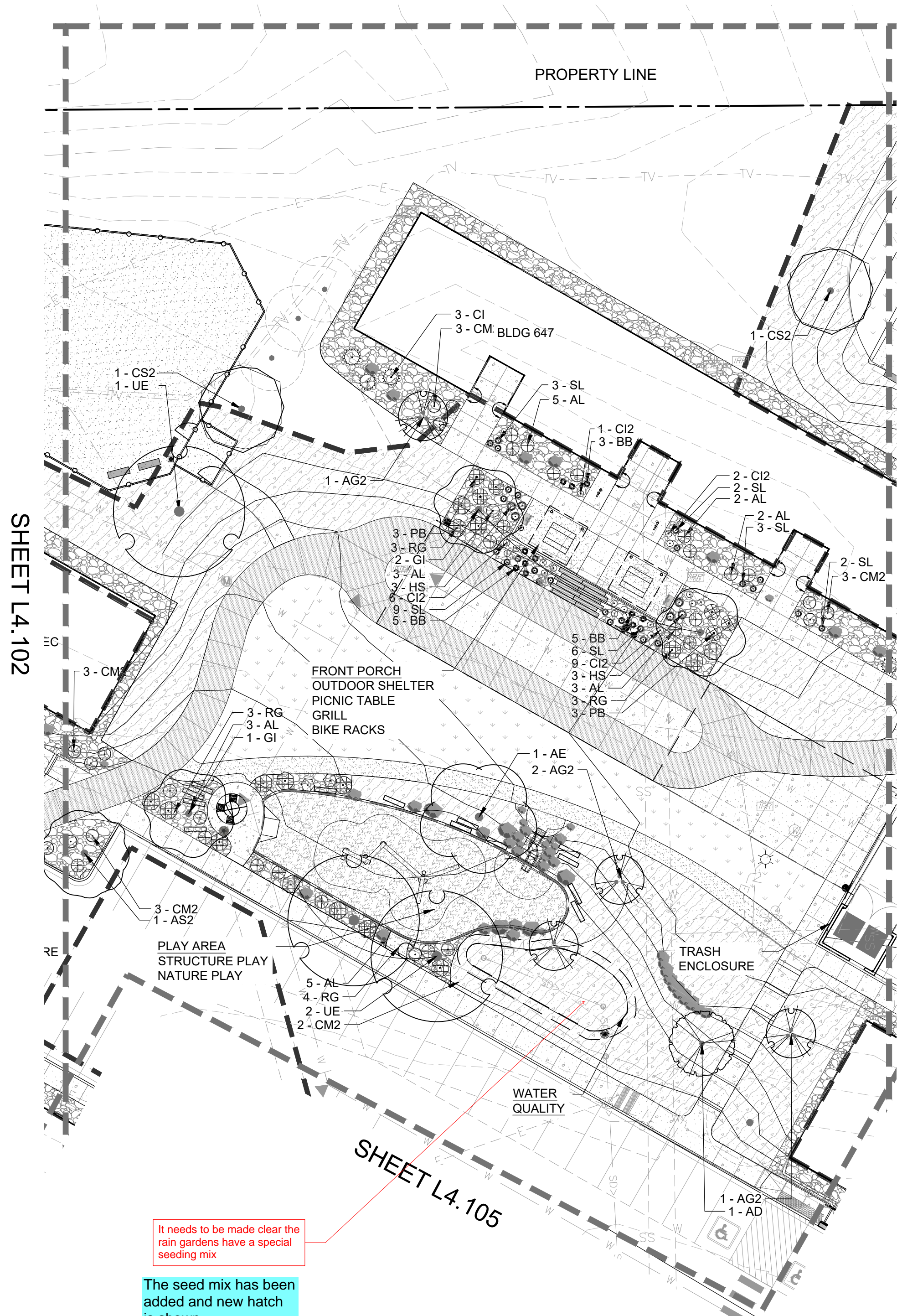
SHEET L4.103

The seed mix has been added and new hatch is shown. The berm around the south side of the ponds will help delineate the rain garden - and a 6" rock mulch spade dug edge is now shown surrounding the rain garden to aid as a separating feature. These ponds have been designed with MHFD concept of reflective design, that the rain garden will fit seamlessly into the environment. Rain garden seed mix will be applied to the pond area and maintenance onsite will help to ensure that the rain garden vegetation is maintained.

It needs to be clear the rain garden will have it's own seed mix in accordance with MHFD Criteria (typical comment)
Ideally there is some sort of separating feature between the rain garden seed mix and surrounding landscpaing



**OVERLOOK AT THORNTON
MINOR DEVELOPMENT PERMIT
WEST 91ST AVENUE THORNTON CO**



- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- SHRUBS
- ORNAMENTAL GRASSES/
PERENNIALS
- NATIVE SEED MIX -
FOOTHILLS MIX W/ PERENNIALS
- TURFGRASS SOD -
TEXAS HYBRID BLUEGRASS BLEND
- BUFFALO GRASS SEED
- CONCRETE PAVING-
ENHANCED
- STABILIZED DECOMPOSED
GRANITE
- ROCK MULCH
- PROPERTY BOUNDARY
- BOLLARD
- TRASH RECEPTACLE
- BIKE RACK
- TABLE W/
OPT. UMBRELLA
- PRIVACY FENCE
- POOL FENCE
- DOG RUN FENCE

RELEASES

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2023-03-28	MDP 4
2023-04-20	MDP 5
2023-12-22	Amendment

It needs to be made clear the rain gardens have a special seeding mix

The seed mix has been added and new hatch is shown.

