



SITE DATA:

SITE AREA: ~26.2 ACRES

UNITS:

235 UNITS - 8.97 DU/AC
 1 BEDROOMS - 70 (30%)
 2 BEDROOMS - 94 (40%)
 3 BEDROOMS - 71 (30%)

REQUIRED PARKING - 513 SPACES (2.18 SPACES/UNIT):

1 BEDROOMS - 1.25 SPACES / UNIT
 2 BEDROOMS - 2 SPACES / UNIT
 3 BEDROOMS - 2.5 SPACES / UNIT
 GUEST - 0.25 SPACES / UNIT

PROPOSED PARKING - 596 SPACES (2.54 SPACES/ UNIT):

LEASING AREA PARKING - 24
 SURFACE PARKING - 492
 GARAGE PARKING - 80 (13% - 20 BUILDINGS)

NOTE:

- 26' WIDE DRIVE AISLE
- 15' PROPERTY LINE BUFFER
- 10' SETBACK FROM DRIVE AISLES
- R-3 ZONING REQUIRES 20' FROM BUILDING TO GARAGE;
A VARIANCE WILL BE REQUIRED
- APPROX. 0.60 ACRES DETENTION
- FLOODPLAIN LINE IS APPROXIMATE
- 35% OF MULTI-FAMILY SITES MUST BE LANDSCAPED
- 1.35 AC COMMON USABLE AREA (CUA) REQUIRED (250 SF PER UNIT)
 - BACK YARDS PROVIDE A MINIMUM OF 300 SF OPEN SPACE PER UNIT
- 35% / 0.47 AC OF CUA MUST CONSIST OF COMMUNAL AMENITIES
 - CLUBHOUSE AMENITIZED AREA MAY BE DOUBLE-CREDITED
 - APPROX. CLUBHOUSE AMENITIZED AREA: 0.31 AC
 - 0.31 AC * 2= 0.61 AC / 45% OF REQUIRED CUA

AVILLA - NORTH TABLE MOUNTAIN :: CONCEPTUAL SITE PLAN

JEFFERSON COUNTY, COLORADO

MAY 19, 2020

NEXmetro
Communities

HKS HARRIS
KOCHER
SMITH

NORRIS DESIGN
Planning | Landscape Architecture | Branding