

# River Valley Village

Thornton, Colorado

Client:  
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Community Center provides a recreational focus and private amenity for residents

Sewer, 6' Trail, and Open Ditch Easement

Private Drive

6' Perimeter fence (w/ columns 75' on center)

6' Trail and Open Ditch Easement

30' Private Drive R.O.W.

Community entry with monument

Tree lined parkway and detached walks creates a quality image for the community and encourages pedestrian activity



THORNTON PARKWAY

Community entry with monument

## Open Space Summary

Required = 14.62 AC  
494 units x 2.96 people/unit x 10 = 14.62 ac to be dedicated  
1000 residents  
Provided = 15.37 ac = 21% OS per gross area of site (excludes credit for detention and 50% of trail area along ditch which adds another 3.23 ac totaling 18.60 acres)  
Total Open Space & School Site = 29.14 ac or 40% OS per gross area of site (excludes credit for detention and 50% of trail area along ditch which adds another 3.23 ac totaling 32.37 acres)

\*Density is based on 73.89 ac - Gross acreage only  
(Net Density minus school site = 8.22 density)

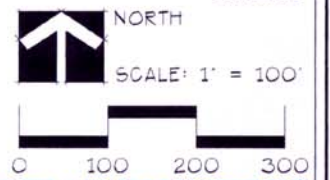
## Development Summary

Land Use	Acres	Total	Unit
◦ K-8 School Site (By Adams County-Phase 1) =	13.77	NA	
◦ Area Detention =	2.50	NA (Receives 0% credit OS)	
◦ Trail along Ditch =	1.47	NA (Receives 50% credit OS)	
◦ Open Space (Btwn. bldg., Perimeter) =	11.60	NA (Receives 100% credit OS)	
◦ Community Center =	3.03	NA (Receives 100% credit OS)	
◦ Residential Development =	36.34		
5-Plex Buildings		10	50
6-Plex Buildings		17	102
8-Plex Buildings		43	344
◦ Public Right-of-Way 50' =	2.20		
◦ Thornton Pkwy. R.O.W. Dedication =	3.07		
		70 Bldgs	494 Units
	73.89 ac	or	6.69* du/ac gross ac

## Development Standards

Single Family Townhomes Zoned SFA 12 du/ac  
Front Yard = 20' or 50' around perimeter  
Side Yard = 10' or 20' btwn. buildings  
Rear Yard = 10' or 30' btwn. buildings  
Ditch Setback = 30' min. from Center line both sides  
Sanitary Setback = 10' min from edge of easement  
Streets = 50' Right-of-Way public spine road E an N into the community with detached walks & one side of the street parking. Roundabouts constructed to Thornton Standards. 30' private drives w/on and off street guest parking tandem parking in front of garages.  
Minimum Lot Sizes = 2000 SF  
Perimeter Buffer = Fencing, Berming and Landscape along residential development to Thornton Standards.  
Ditches = will be open and trails constructed.

DATE: 12/07/00  
REVISIONS: 03/10/01  
10/14/01



**LAND ARCHITECTS**  
LAND PLANNING - URBAN DESIGN - LANDSCAPE ARCHITECTURE - PARK PLANNING & DESIGN  
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# Master Plan