



**PLANNING AND DEVELOPMENT DEPARTMENT
MEMORANDUM 13-31**

DATE: July 22nd, 2013
TO: Honorable Mayor Joyce Downing and City Council Members
FROM: David Willett, Acting City Manager 
Brook Svoboda, Director of Planning and Development 
SUBJECT: CB-1806 - Rezoning for Certain Real Properties at 11525 Community Center Drive –Stone Mountain II Preliminary PUD Amendment

BACKGROUND

Attached to this memo is a proposed ordinance, which if approved, would establish a an amendment to the existing Planned Unit Development (PUD) zoning of the parcel located at 11525 Community Center Drive Preliminary PUD. Staff presented the Preliminary and Final PUD application to the Planning Commission through a Public Hearing at the July 9th, 2013 Meeting. A copy of the Planning Commission Recommendation, Staff Report and PUD Application is included as Attachment 1-3.

As part of the PUD approval the following items will also be considered at the time of second reading of this ordinance (08/12/13):

- Final Subdivision Plat for Stone Mountain Filing #3
- Subdivision Improvement Agreement – for public infrastructure associated with the project

PROCEDURE

The Planning Commission unanimously recommended approval, via Planning Commission Resolution 2013-08, the Stone Mountain II PUD based on five findings of fact:

- The proposed development is compatible with the surrounding area;
- The proposed development is not inconsistent with the City's Master Plan;
- The proposed development does not adversely affect the health, safety, and welfare of the inhabitants of the area and the City of Northglenn;
- Adequate circulation exists and traffic movement will not be impeded by the proposed development; and
- Additional municipal service costs will not be incurred.

Planning Commission Resolution 2013-08, also includes the following condition for final adoption by the Council:

1. The applicant shall enter into a Subdivision Improvement Agreement, with the City of Northglenn, that will be recorded with the Adams County Clerk and Recorder's Office, to memorialize the public improvements shown in the PUD plans.

BUDGET/TIME IMPLICATIONS:

This ordinance amendment request has no budgetary impacts.

POTENTIAL OBJECTIONS:

No objections from the public were heard at the Planning Commission meeting

RECOMMENDATION

Staff recommends Council approve CB-1806

STAFF REFERENCE

Brook Svoboda, Director of Planning and Development bsvoboda@northglenn.org or 303.450.8937

ATTACHMENTS

ATTACHMENT 1	Planning Commission Resolution 2013-08
ATTACHMENT 2	Staff Report
ATTACHMENT 3	PUD Documents /Application

SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S BILL

ORDINANCE NO.

No. CB-1806
Series of 2013

Series of 2013

A BILL FOR A SPECIAL ORDINANCE REZONING FROM PLANNED UNIT DEVELOPMENT (PUD), TO PLANNED UNIT DEVELOPMENT CERTAIN REAL PROPERTY IN THE CITY OF NORTHGLENN COMMONLY KNOWN AS THE "STONE MOUNTAIN 2" IN THE COUNTY OF ADAMS, STATE OF COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF NORTHGLENN

WHEREAS, all of the property described in **Exhibit A** is currently zoned PUD with a legal description as follows:

Lot 1 of Stone Mountain Subdivision Filing No. 2. Situated in the Southwest ¼ Section of Township 02 South, Range 68 West of the 6th P.M., City of Northglenn, County of Adams, State of Colorado.

WHEREAS, the City Council desires to rezone the property described in **Exhibit A** to PUD, pursuant to the Preliminary and Final PUD attached hereto as **Exhibit B**.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. Findings of Fact. The City Council hereby makes the following findings of fact:

- (a) The proposed development is compatible with the surrounding area;
- (b) The proposed development is not inconsistent with the City's Master Plan;
- (c) The proposed development does not adversely affect the health, safety, and welfare of the inhabitants of the area and the City of Northglenn;
- (d) Adequate circulation exists and traffic movement will not be impeded by the proposed development; and
- (e) Additional municipal service costs will not be incurred.

Section 2. Rezoning. Pursuant to the provisions of the Northglenn Zoning Ordinance, as amended, and upon the recommendation of the Northglenn Planning Commission (Case No. Z-1-13), a zoning change to Planned Unit Development (PUD) is hereby allowed and granted for the real property in the City of Northglenn, Colorado described in the attached **Exhibit A**, pursuant to the Preliminary and Final PUD attached as **Exhibit B**.

Section 3. Change of Zone Maps. The official zoning map of the City of Northglenn, pursuant to the provisions of Section 11-3-1 of the Municipal Code of the City of Northglenn, as

amended, and the Comprehensive Master Plan of the City of Northglenn shall be and hereby are ordered amended to conform with the provisions of this Ordinance.

Section 4. Public Improvement Agreement Requirement. The PUD shall not be recorded until the following conditions are satisfied:

- (a) The property shall be subdivided, and a Public Improvement Agreement entered into to cause the necessary public improvements to be constructed to serve the Property;
- (b) A Performance Guarantee shall be provided to secure construction of the necessary public improvements; and
- (c) The PUD shall be recorded concurrently with the Subdivision Plat and the Public Improvement Agreement.

Section 5. Violations-Penalty. Violations of the provisions of this Ordinance shall be punishable by a fine of not more than one thousand dollars (\$1,000.00), or by imprisonment for a period of not more than one (1) year, or both such fine and imprisonment.

INTRODUCED, READ AND ORDERED POSTED this ____ day of _____, 2013.

JOYCE DOWNING
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

PASSED ON SECOND AND FINAL READING this ____ day of _____, 2013.

JOYCE DOWNING
Mayor

ATTEST:

APPROVED AS TO FORM:

JOHANNA SMALL, CMC
City Clerk

COREY Y. HOFFMANN
City Attorney

EXHIBIT A

LEGAL DESCRIPTION

Lot 1 of Stone Mountain Subdivision Filing No. 2. Situated in the Southwest ¼ Section of Township 02 South, Range 68 West of the 6th P.M., City of Northglenn, County of Adams, State of Colorado.

STONE MOUNTAIN - PHASE II

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 03, TOWNSHIP 02 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO.



LEGAL DESCRIPTION:

LOT 1, STONE MOUNTAIN SUBDIVISION, FILING NO. 2, AS PER THE PLAT RECORDED APRIL 22, 2002 AT RECEPTION NO. C0959033, AND ALSO RECORDED JANUARY 7, 2003 AT RECEPTION NO. C1077063, COUNTY OF ADAMS, STATE OF COLORADO.

BENCHMARK:

ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT "S 411" LOCATED APPROXIMATELY 2 MILES WEST OF THE SITE ON FEDERAL BLVD. 1,500' SOUTH OF W. 120TH AVE. NAVD 88 ELEVATION IS 5285.50'. THE SITE BENCHMARK IS A #5 REBAR, 18" LONG WITH 1-1/4" GREEN PLASTIC CAP STAMPED "CONTROL POINT" NAVD 88 ELEVATION =5423.78. LOCATED 47' EAST OF THE NORTHEAST CORNER OF THE SITE, AS SHOWN HEREON.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE NORTH LINE LOT 1, STONE MOUNTAIN SUBDIVISION, FILING NO. 2, AS MONUMENTED BY NUMBER 5 REBARS WITH 1-1/4" YELLOW PLASTIC CAPS, PLS 10945 AT BOTH ENDS AS BEARING S87°06'40"W AS SHOWN ON STONE MOUNTAIN SUBDIVISION, FILING NO. 2.

CONSTRUCTION SCHEDULE:

IT IS ANTICIPATED THAT CONSTRUCTION WILL START IN THE MIDDLE OF 2013, AND BE COMPLETED IN 2015.

THE CITY OF NORTHGLENN RESERVES THE RIGHT TO PERIODICALLY REVIEW THIS P.U.D. FOR CONFORMANCE WITH ITS PROPOSED CONSTRUCTION SCHEDULE AND, WHEN APPROPRIATE, REZONE THIS PROPERTY TO A DIFFERENT ZONING CLASSIFICATION.

LANDUSE:

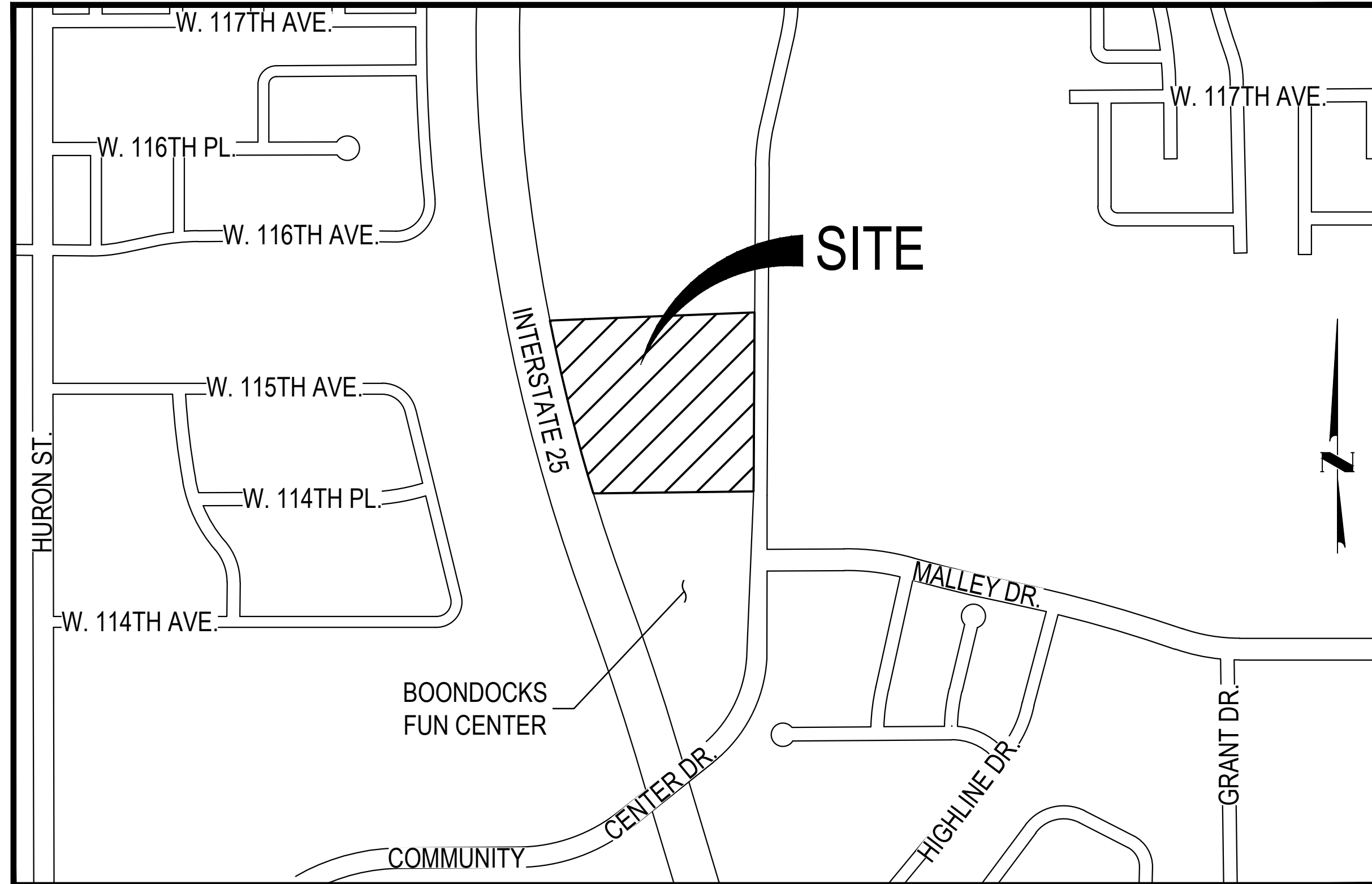
ALL USES ALLOWED IN ANY RESIDENTIAL R-3 ZONE DISTRICT OF THE CITY OF NORTHGLENN.

ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANNED UNIT DEVELOPMENT (P.U.D.) DOCUMENTS FOR **STONE MOUNTAIN - PHASE II** WERE PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE CITY OF NORTHGLENN DESIGN AND CONSTRUCTION STANDARDS.

JOHN D. O'ROURKE
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 43327

PRELIMINARY & FINAL PUD AMENDMENT



VICINITY MAP
SCALE: 1"=400'

STONE MOUNTAIN PHASE II APARTMENT'S PUBLIC IMPROVEMENTS OPINION OF PROBABLE CONSTRUCTION COST				
ITEM NO.	ITEM	QUANTITY	UNIT	TOTAL COST
1	8" PVC WATER	1610	LF	\$55.00
2	1" WATER METER	1	EA	\$8,000.00
3	2" WATER METER	9	EA	\$12,500.00
4	8" DIP FIRE HYDRANT LINE	125	LF	\$85.00
5	FIRE HYDRANT ASSEMBLY	6	EA	\$5,500.00
6	4" GATE VALVE	9	EA	\$2,000.00
7	8" GATE VALVE	6	EA	\$2,500.00
8	8" GATE VALVE	10	EA	\$2,800.00
9	8"x4" TEE	9	EA	\$2,900.00
10	8"x6" TEE	6	EA	\$3,200.00
11	8"x8" TEE	3	EA	\$3,500.00
12	8" x 11.25 DEGREE BEND	11	EA	\$550.00
13	8" x 45 DEGREE BEND	11	EA	\$750.00
14	8" PVC SANITARY	1052	LF	\$40.00
15	4" INSIDE DIAMETER MANHOLE	8	EA	\$4,500.00
17	18" RCP STORM SEWER	406	LF	\$69.00
18	24" RCP STORM SEWER	1422	LF	\$93.00
19	30" RCP STORM SEWER	127	LF	\$114.00
20	36" RCP STORM SEWER	104	LF	\$134.00
21	34" x 33" RCP STORM SEWER	76	LF	\$168.00
22	DETENTION POND OUTLET STRUCTURE	1	EA	\$10,000.00
23	HEADWALL W/ ORIFICE PLATE	1	EA	\$3,000.00
24	INLET TYPE C	2	EA	\$3,000.00
25	INLET TYPE 13	1	EA	\$4,250.00
26	INLET MODIFIED DOUBLE TYPE 13	2	EA	\$8,500.00
27	INLET MODIFIED TRIPLE TYPE 13	1	EA	\$12,750.00
28	INLET TYPE R S	1	EA	\$4,000.00
29	5" INSIDE DIAMETER MANHOLE	10	EA	\$5,100.00
30	6" INSIDE DIAMETER MANHOLE	3	EA	\$5,900.00
31	HANDICAP RAMPS	4	EA	\$1,250.00
32	8" CURB AND GUTTER	88	LF	\$4.00
33	8" CROSSSPAN	1214	SF	\$8.00
34	SIDEWALK	675	SF	\$4.00
35	ASPHALT PAVING	300	SF	\$2.50
36	MOBILIZATION/GENERAL CONDITIONS	1	LS	\$5,000.00
SUBTOTAL				\$630,058.00
15% CONTINGENCY				\$124,508.70
TOTAL				\$754,566.70

NOTES:

- THE PUD AND INCLUDED INFORMATION SHALL ACT AS THE DESIGN GUIDELINES FOR THE DEVELOPMENT.
- MODIFICATION OF UP TO 10% OF ANY OF THE PERFORMANCE STANDARDS OUTLINED IN THE PUD MAY OCCUR ADMINISTRATIVELY PROVIDED THAT THE PROPOSED MODIFICATIONS MEET THE OVERALL DEVELOPMENT PATTERN, DESIGN INTENT, AND ARE SUPPORTED BY UPDATED, STAMPED, AND SEALED ENGINEERING STUDIES REFLECTING THE IMPACTS.

SHEET INDEX

- C.01 COVER SHEET
- C.02 SITE PLAN
- C.03 OVERALL GRADING PLAN
- C.04 OVERALL UTILITY PLAN
- A.01 EXTERIOR ELEVATIONS
- A.02 EXTERIOR ELEVATIONS
- A.03 EXTERIOR ELEVATIONS
- A.04 EXTERIOR ELEVATIONS
- A.05 EXTERIOR ELEVATIONS
- A.06 EXTERIOR ELEVATIONS
- A.07 EXTERIOR ELEVATIONS
- L.01 LANDSCAPE PLAN
- L.02 PLANT SCHEDULE AND NOTES
- L.03 LANDSCAPE DETAILS
- P.01 LIGHTING PLAN

LAND USE SUMMARY	
LAND USE	PROPOSED
SITE	
SITE AREA (GROSS):	392,230 SF / 9.00 AC
DWELLING UNITS:	228 DU/S
GARAGES:	13 DETACHED GARAGES
DWELLING UNITS PER ACRE:	25.3 DU/AC
BUILDING CODE:	2009 IBC
OCCUPANCY CLASSIFICATION (APTS):	R2
OCCUPANCY CLASSIFICATION (GARAGES):	U
DEVELOPMENT PROPOSAL	
ALLOWED USES:	MULTI-FAMILY RESIDENTIAL
LOT COVERAGE - BUILDING:	108,159 SF = 28%
LOT COVERAGE - PAVING:	175,634 SF = 46%
LOT COVERAGE - OPEN AREA:	101,103 SF = 26%
LOT COVERAGE - TOTAL:	283,793 SF = 74%
LANDSCAPE AREA:	101,103 SF = 26%
FRONT YARD SETBACK:	25 FT MIN
SIDE YARD SETBACK:	15 FT MIN
REAR YARD SETBACK (ACCESSORY BLDG):	5 FT MIN
REAR YARD SETBACK (PRINCIPAL BLDG):	60 FT MIN
MINIMUM LOT AREA PER UNIT:	1,720 FT MIN
BUILDING HEIGHT:	42 FT

PARKING SUMMARY		
	REQUIRED PARKING (SECTION 11-33-6, ZONING ORDINANCE)	PROVIDED PARKING
228-DU @ 2.0 SPACES/DU	456	343
SURFACE PARKING (OFF-STREET)		265 (257 STD, 7 HC)
DETACHED GARAGE PARKING	N/A	78 (75 STD, 3 HC)
TOTAL (OFF-STREET)	456 (2.00 SPACES/DU)	343 (1.50 SPACES/DU)
HANDICAP SUB-TOTALS		
HANDICAP GARAGE PARKING	N/A	3 STANDARD
HANDICAPPED	9 (TOTAL)	5 STANDARD, 2 VAN

CLIENT:



HOLLAND PARTNER GROUP
600 South Cherry Street, Suite 700
Denver, Colorado 80246
P: 303-399-0840 F: 303-399-1397
www.hollandpartners.net/

LANDSCAPE ARCHITECT:



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

CIVIL ENGINEER:



1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com

ARCHITECT:



720 NW Davis 503.221.1121
Suite 300 503.221.2077
Portland OR 97209 www.lrsarchitects.com

APPROVALS:

APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT

DIRECTOR OF PLANNING AND DEVELOPMENT

APPROVED BY THE DIRECTOR OF PUBLIC WORKS & UTILITIES

DIRECTOR OF PUBLIC WORKS AND UTILITIES

THIS PLANNED UNIT DEVELOPMENT PLAN (P.U.D.) FOR STONE MOUNTAIN - PHASE II HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTHGLENN, COLORADO ON THE _____ DAY OF _____

CHAIRMAN
PLANNING COMMISSION

THE MAYOR OF THE CITY OF NORTHGLENN HEREBY CERTIFIES THAT THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, DID BY ORDINANCE NO. _____ ON THE _____ DAY OF _____ 2013, ADOPT AND APPROVE THIS PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT PLAN.

MAYOR, CITY OF NORTHGLENN

ATTESTED BY THE CITY CLERK

CITY CLERK

OWNER'S CERTIFICATE:

EXECUTED THIS _____ DAY OF _____

OWNER _____ TITLE _____

STATE OF _____ S.S.

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____

BY _____ OF PROPOSED DEVELOPMENT.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

ADDRESS

ADAMS COUNTY CLERK AND RECORDERS CERTIFICATE:

STATE OF _____ S.S.

COUNTY OF _____

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ AT _____ O'CLOCK _____ IN BOOK _____ PAGE _____ P.U.D. _____ RECEPTION NUMBER _____

ADAMS COUNTY CLERK AND RECORDER

BY _____

STONE MOUNTAIN - PHASE II
PRELIMINARY & FINAL PUD AMENDMENT
NORTHGLENN, COLORADO
HOLLAND PARTNERS

Owner:

HOLLAND PARTNERS
600 SOUTH CHERRY STREET
SUITE 700
DENVER, CO 80246
303.399.0840
303.399.1397

DATE:

3-25-2013

5-31-2013

6-28-2013

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C.01

SHEET 1 OF 15

STONE MOUNTAIN - PHASE II

PRELIMINARY & FINAL PUD AMENDMENT
 NORTHGLENN, COLORADO
 HOLLAND PARTNERS

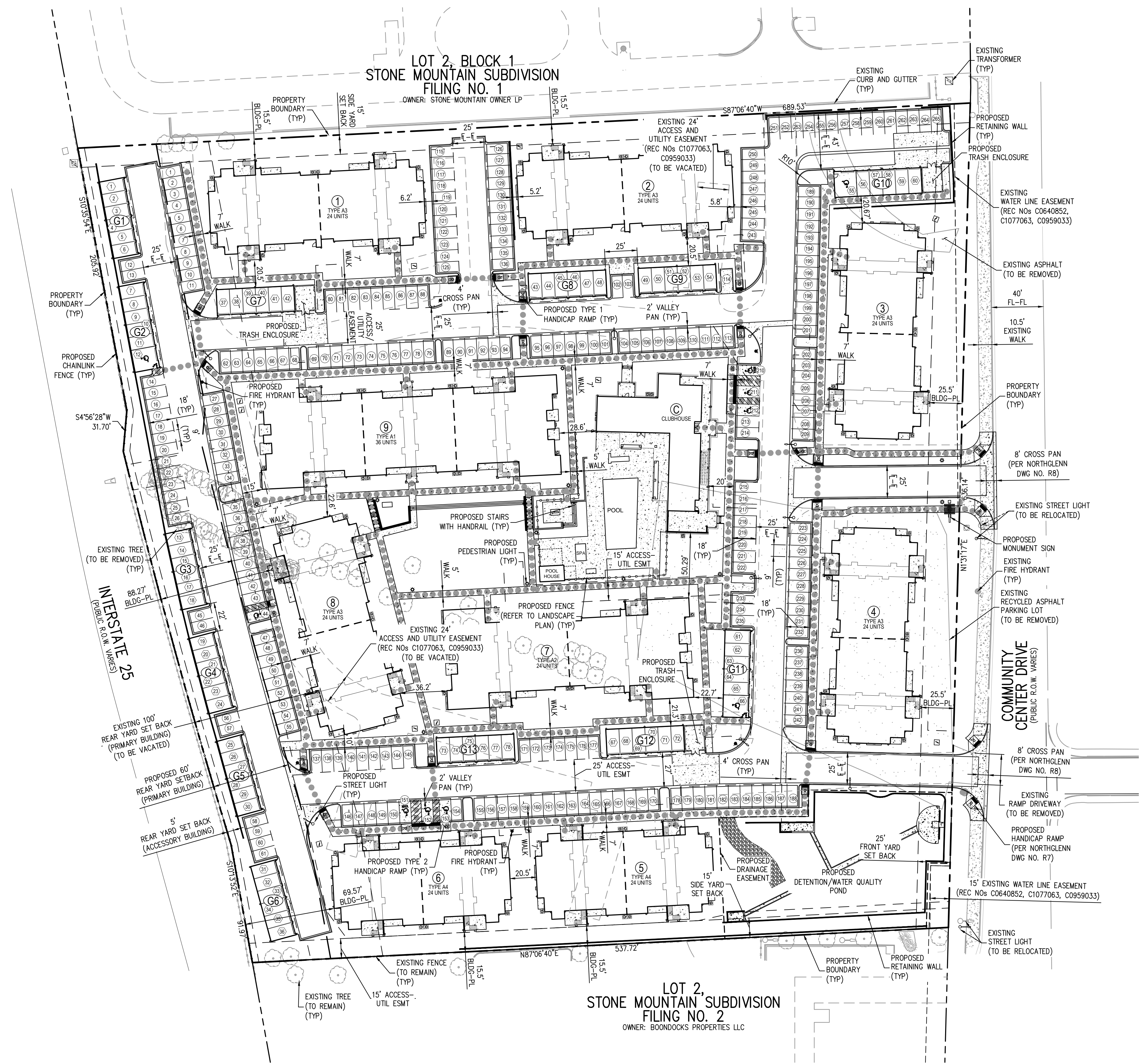
Owner:
 HOLLAND PARTNERS
 600 SOUTH CHERRY STREET
 SUITE 700
 DENVER, CO 80246
 303.399.0840
 303.399.1397

DATE:
 3-25-2013
 5-31-2013
 6-28-2013

SHEET TITLE:
 SITE PLAN

SHEET NUMBER:
 C.02
 SHEET 2 OF 15

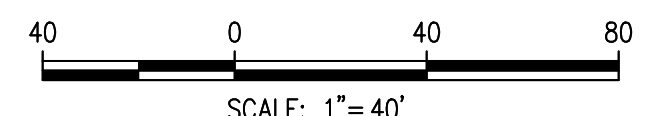
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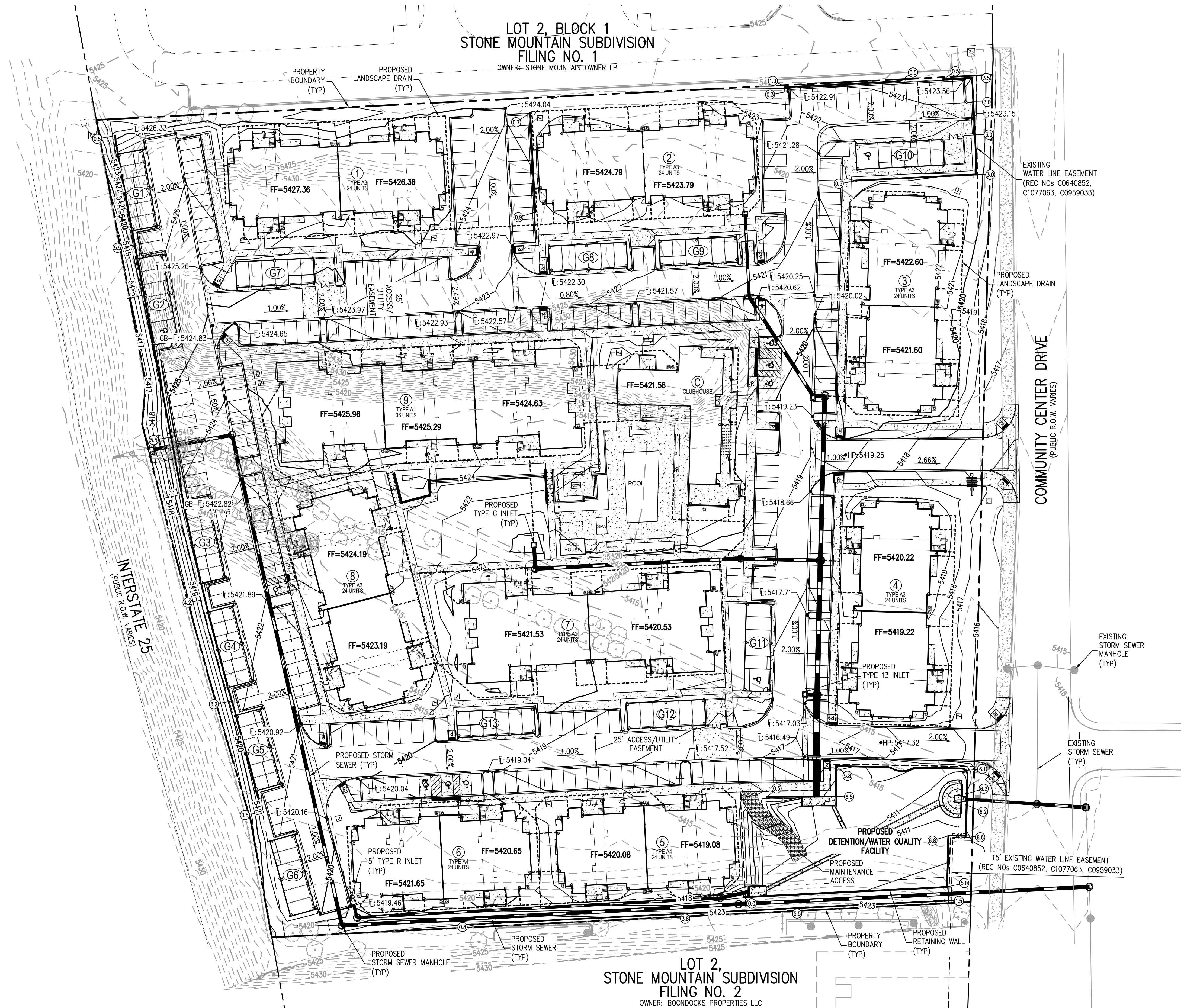


LEGEND

	CONDENSER UNIT
	ELECTRIC TRANSFORMER
	DETACHED GARAGE PARKING SPACE COUNT
	OFF-STREET PARKING SPACE COUNT
	STREET LIGHT
	EXISTING FENCE
	GARAGE NUMBER
	DESIGNATED HANDICAP PARKING SPACE
	ACCESSIBLE ROUTE
	PROPOSED HANDRAIL

NOTES:
 1. ALL RAMP SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
 2. ALL CURB RETURN RADII ARE 25' UNLESS OTHERWISE NOTED.





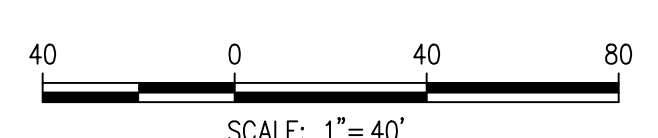
LOT 2, BLOCK 1
 STONE MOUNTAIN SUBDIVISION
 FILING NO. 1
 OWNER: STONE MOUNTAIN OWNER LP

LOT 2,
 STONE MOUNTAIN SUBDIVISION
 FILING NO. 2
 OWNER: BOONDOCKS PROPERTIES LLC

LEGEND

	PROPOSED RETAINING WALL
	RETAINING WALL HEIGHT
	PROPOSED STORM SEWER
	PROPOSED LANDSCAPE DRAIN
	PROPOSED DOWNSPOUT
	EXISTING CONTOURS
	PROPOSED CONTOURS

- NOTES:**
- ALL RAMPS SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
 - SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2% LONGITUDINAL WALK SLOPES SHALL NOT EXCEED 5% EXCEPT WHERE RAMPS ARE SPECIFIED.



STONE MOUNTAIN - PHASE II
 PRELIMINARY & FINAL PUD AMENDMENT
 NORTHGLENN, COLORADO
 HOLLAND PARTNERS

Owner:
 HOLLAND PARTNERS
 600 SOUTH CHERRY STREET
 SUITE 700
 DENVER, CO 80246
 303.399.0840
 303.399.1397

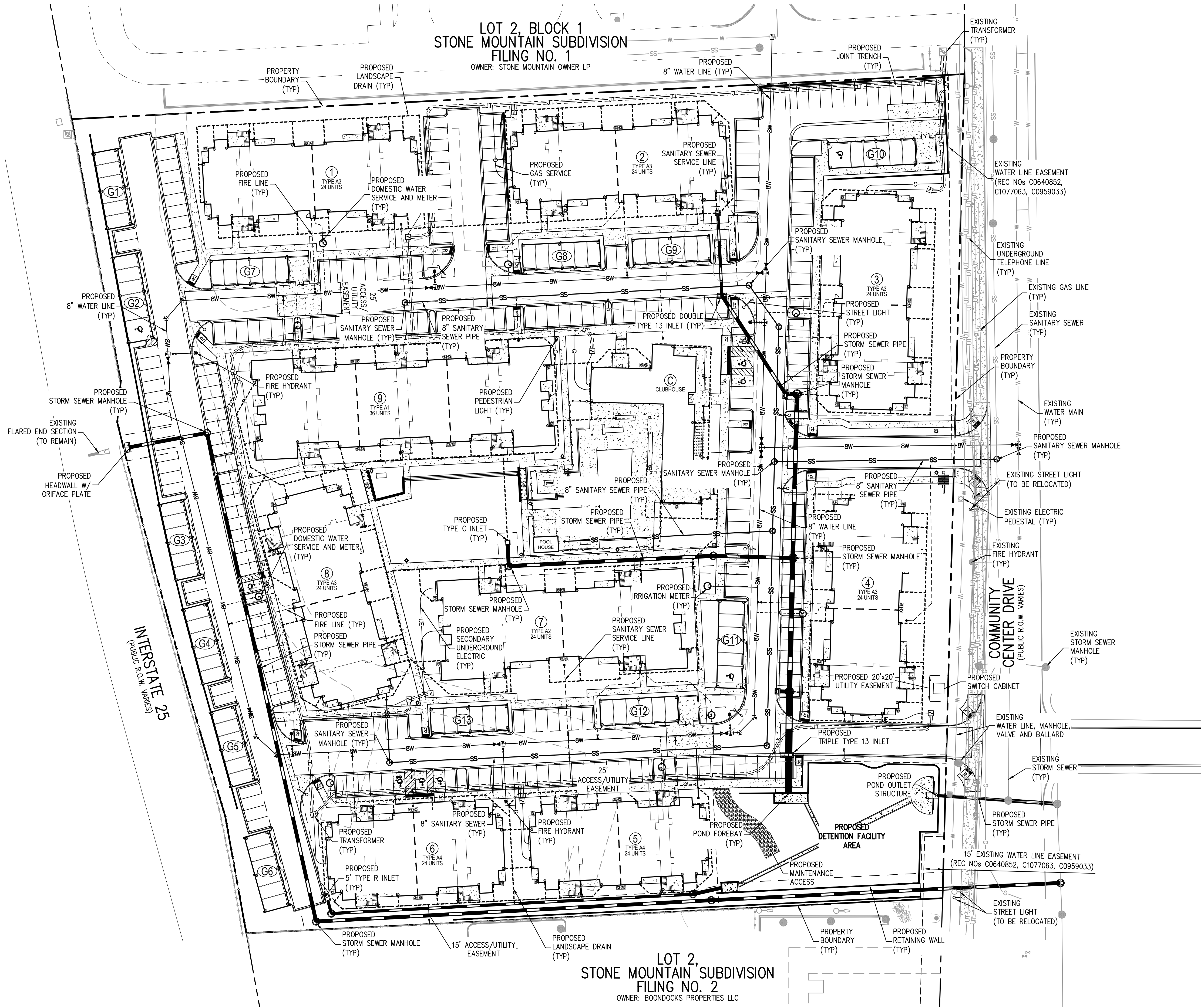
DATE:
 3-25-2013
 5-31-2013
 6-28-2013

SHEET TITLE:
**OVERALL
 GRADING PLAN**

SHEET NUMBER:
C.03

SHEET 3 OF 15

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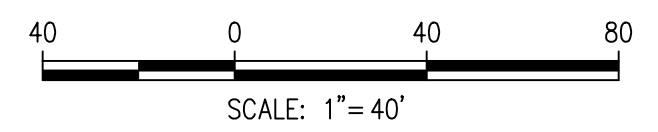
STONE MOUNTAIN - PHASE II
 PRELIMINARY & FINAL PUD AMENDMENT
 NORTHGLENN, COLORADO
 HOLLAND PARTNERS

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 600 SOUTH CHERRY STREET
 SUITE 700
 DENVER, CO 80246
 303.399.0840
 303.399.1397

DATE:
 3-25-2013
 5-31-2013
 6-28-2013

SHEET TITLE:
OVERALL UTILITY PLAN

SHEET NUMBER:
C.04
 SHEET 4 OF 15



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PAINT LEGEND COLOR ELEVATIONS AVAILABLE UPON REQUEST
PAINT ENTIRE BUILDING USING ONE COLOR SCHEME
COLOR SCHEME BUILDING LOCATIONS SELECTED BY OWNER

EP-1	SIDING, ASSOCIATED CORNER TRIM, VENTS AND DOWNSPOUTS. COLOR TO MATCH SW 6122 CAMELBACK
EP-2	SIDING, ASSOCIATED CORNER TRIM, VENTS AND DOWNSPOUTS. COLOR TO MATCH SW 6165 CONNECTED GRAY
EP-3	SIDING, ASSOCIATED CORNER TRIM, VENTS AND DOWNSPOUTS. COLOR TO MATCH SW 7044 AMAZING GRAY
EP-4	SEE EP-9
EP-5	WOOD BRACKETS AND DOOR TRIM. COLOR TO MATCH CORONADO MATCHESW/WHITE ANTIQUE WHITE
EP-6	SIDING, ASSOCIATED CORNER TRIM, VENTS AND DOWNSPOUTS. COLOR TO MATCH SW 6163 GRASSLAND
EP-8	SIDING, ASSOCIATED CORNER TRIM, VENTS AND DOWNSPOUTS. COLOR TO MATCH SW 6244 NAVAL

1. BUILDING TYPE A1 - TYPICAL END ELEVATION

SCALE: 1/8"=1'-0"



2. BUILDING TYPE A1 - TYPICAL SIDE ELEVATION




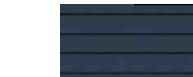
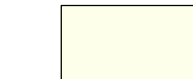

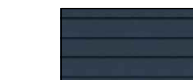
SCALE: 1/8"=1'-0"



PAINT LEGEND

COLOR ELEVATIONS
AVAILABLE UPON REQUEST

PAINT ENTIRE BUILDING USING ONE COLOR SCHEME
COLOR SCHEME BUILDING LOCATIONS SELECTED BY OWNER

-  EP-1 SIDING, ASSOCIATED CORNER TRIM, VENTS AND DOWNSPOUTS. COLOR TO MATCH SW 6122 CAMELBACK
-  EP-2 SIDING, ASSOCIATED CORNER TRIM, VENTS AND DOWNSPOUTS. COLOR TO MATCH SW 6165 CONNECTED GRAY
-  EP-3 SIDING, ASSOCIATED CORNER TRIM, VENTS AND DOWNSPOUTS. COLOR TO MATCH SW 7044 AMAZING GRAY
-  EP-4 SEE EP-9
-  EP-5 WOOD FASCIA, DOOR AND WINDOW TRIM. COLOR TO MATCH SW 6119 ANTIQUE WHITE
-  EP-6 SIDING, ASSOCIATED CORNER TRIM, VENTS AND DOWNSPOUTS. COLOR TO MATCH SW 6163 GRASSLAND
-  EP-9 SIDING, ASSOCIATED CORNER TRIM, VENTS AND DOWNSPOUTS. COLOR TO MATCH SW 6244 NAVAL

SEE BUILDING TYPE A1 FOR TYPICAL NOTES

1. BUILDING TYPE A2 - TYPICAL END ELEVATION

SCALE: 1/8"=1'-0"



SEE BUILDING TYPE A1 FOR TYPICAL NOTES

2. BUILDING TYPE A2 - TYPICAL SIDE ELEVATION

SCALE: 1/8"=1'-0"



SEE BUILDING TYPE A1 FOR TYPICAL NOTES

1. BUILDING TYPE A3 - TYPICAL END ELEVATION

SCALE: 1/8"=1'-0"



SEE BUILDING TYPE A1 FOR TYPICAL NOTES

2. BUILDING TYPE A3 - TYPICAL SIDE ELEVATION

SCALE: 1/8"=1'-0"



PAINT LEGEND

COLOR ELEVATIONS
AVAILABLE UPON REQUEST

PAINT ENTIRE BUILDING USING ONE COLOR SCHEME
COLOR SCHEME BUILDING LOCATIONS SELECTED BY OWNER

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- EP-3 SIDING, ASSOCIATED CORNER TRIM, VENTS AND DOWNSPOUTS. COLOR TO MATCH SW 7044 AMAZING GRAY
- EP-4 SEE EP-9
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- EP-6 SIDING, ASSOCIATED CORNER TRIM, VENTS AND DOWNSPOUTS. COLOR TO MATCH SW 6163 GRASSLAND
- EP-9 SIDING, ASSOCIATED CORNER TRIM, VENTS AND DOWNSPOUTS. COLOR TO MATCH SW 6244 NAVAL

SEE BUILDING TYPE A1 FOR TYPICAL NOTES

1. BUILDING TYPE A4 - TYPICAL END ELEVATION

SCALE: 1/8"=1'-0"



SEE BUILDING TYPE A1 FOR TYPICAL NOTES

2. BUILDING TYPE A4 - TYPICAL SIDE ELEVATION

SCALE: 1/8"=1'-0"



1. COMMUNITY BUILDING ELEVATION 1

SCALE: 1/8"=1'-0"



2. COMMUNITY BUILDING ELEVATION 2

SCALE: 1/8"=1'-0"

OWNER:
HOLLAND PARTNERS
600 SOUTH CHERRY STREET
SUITE 700
DENVER, CO 80246
303.399.0840
303.399.1397

DATE:
06/28/13

SHEET TITLE:
EXTERIOR
ELEVATION

SHEET NUMBER:
A.05
SHEET 9 OF 16



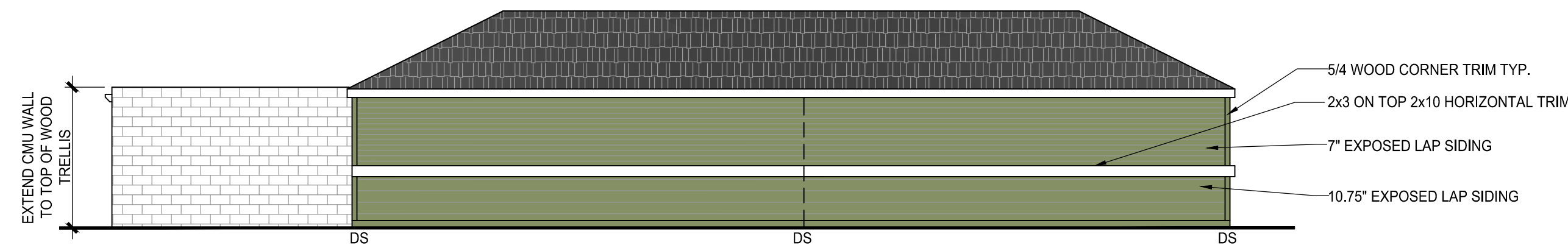
1. COMMUNITY BUILDING BACK ELEVATION 1

SCALE: 1/8"=1'-0"



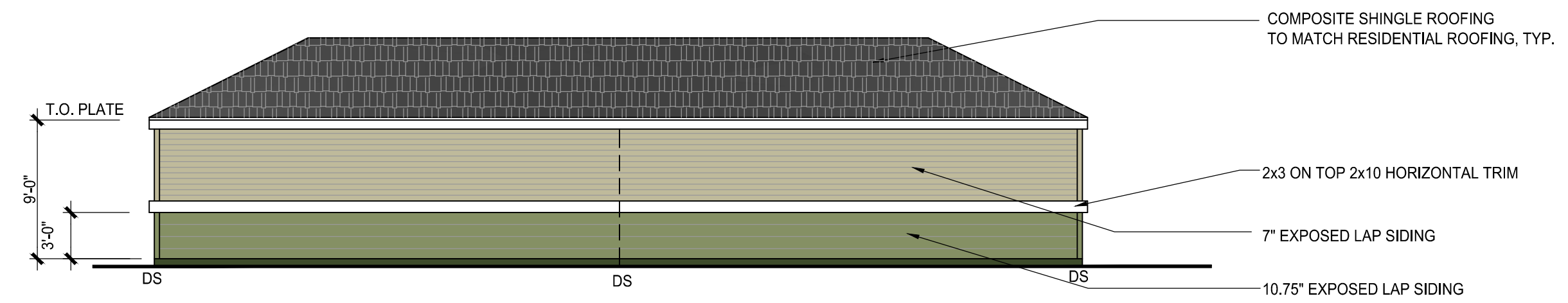
2. COMMUNITY BUILDING BACK ELEVATION 2

SCALE: 1/8"=1'-0"



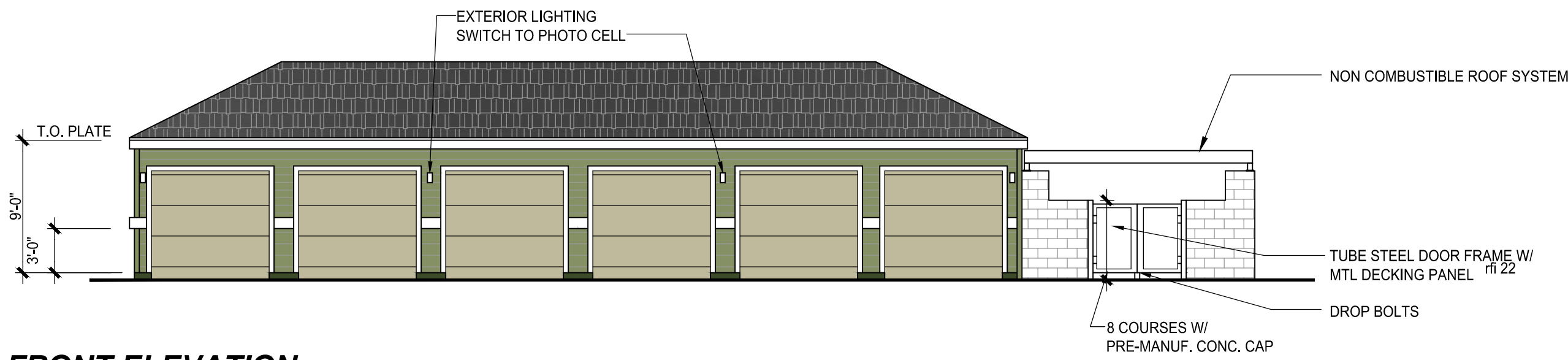
1. REAR ELEVATION

SCALE: 1/8"=1'-0"



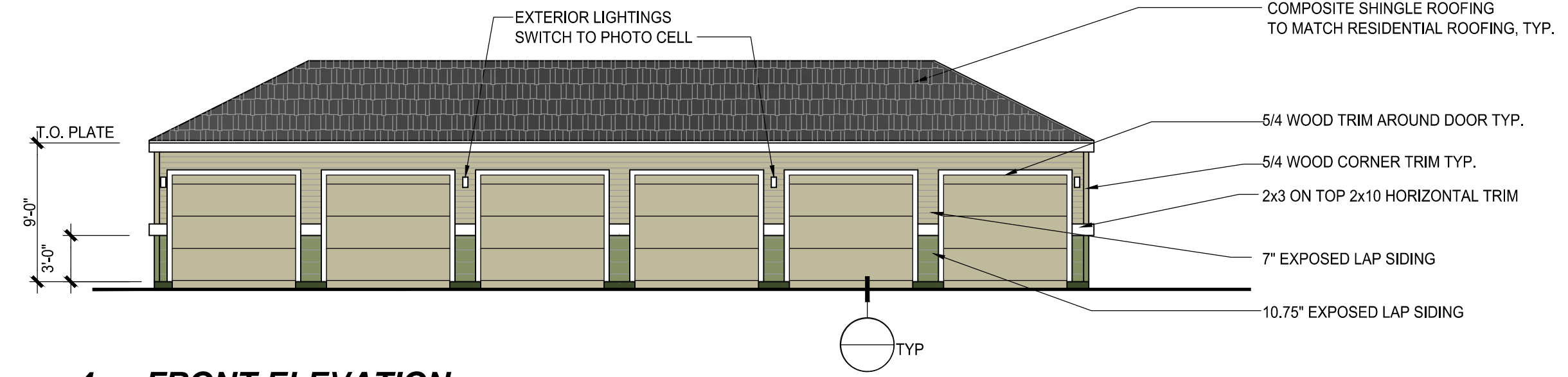
2. REAR ELEVATION

SCALE: 1/8"=1'-0"



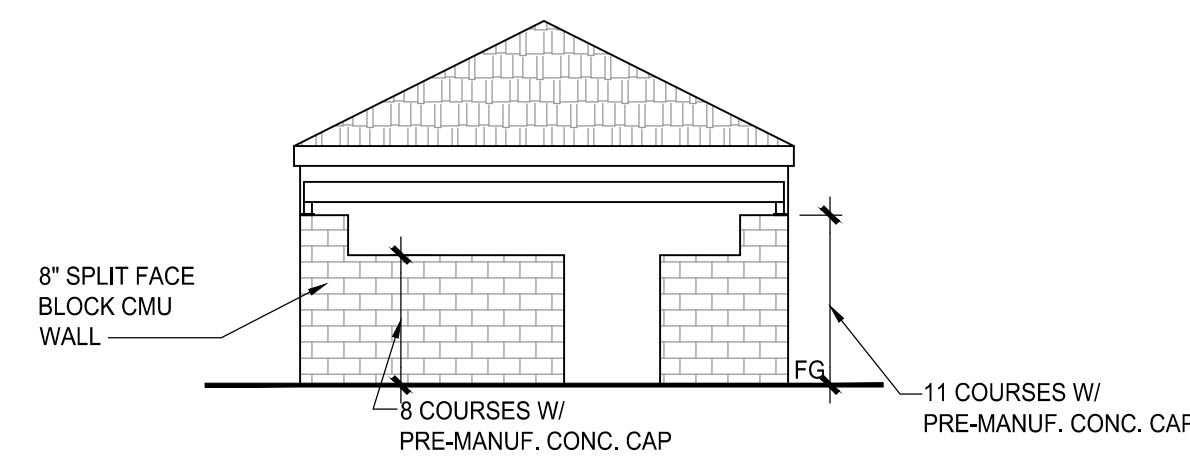
3. FRONT ELEVATION

SCALE: 1/8"=1'-0"



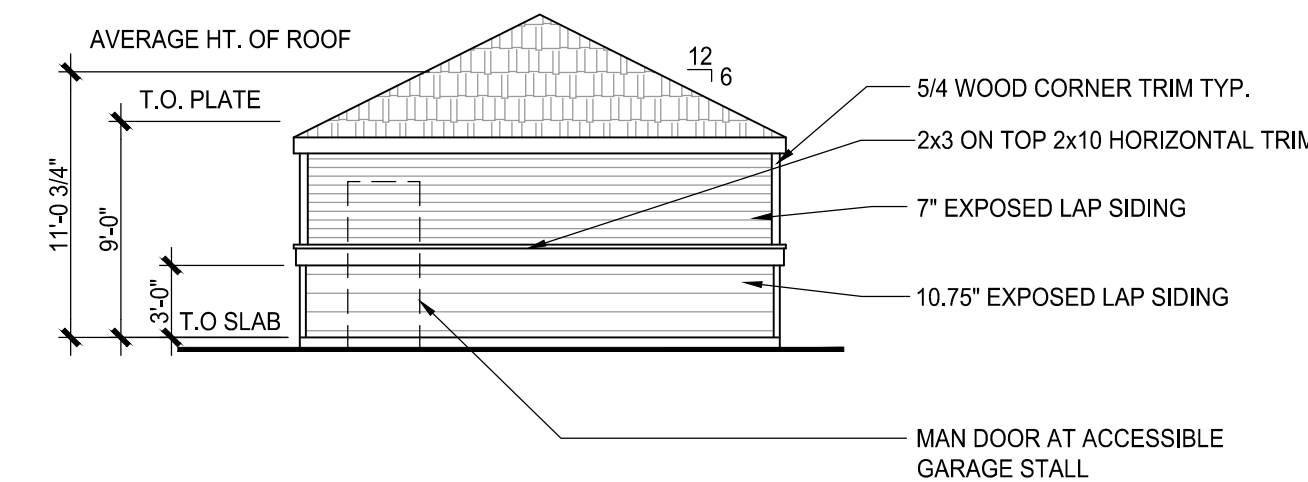
4. FRONT ELEVATION

SCALE: 1/8"=1'-0"



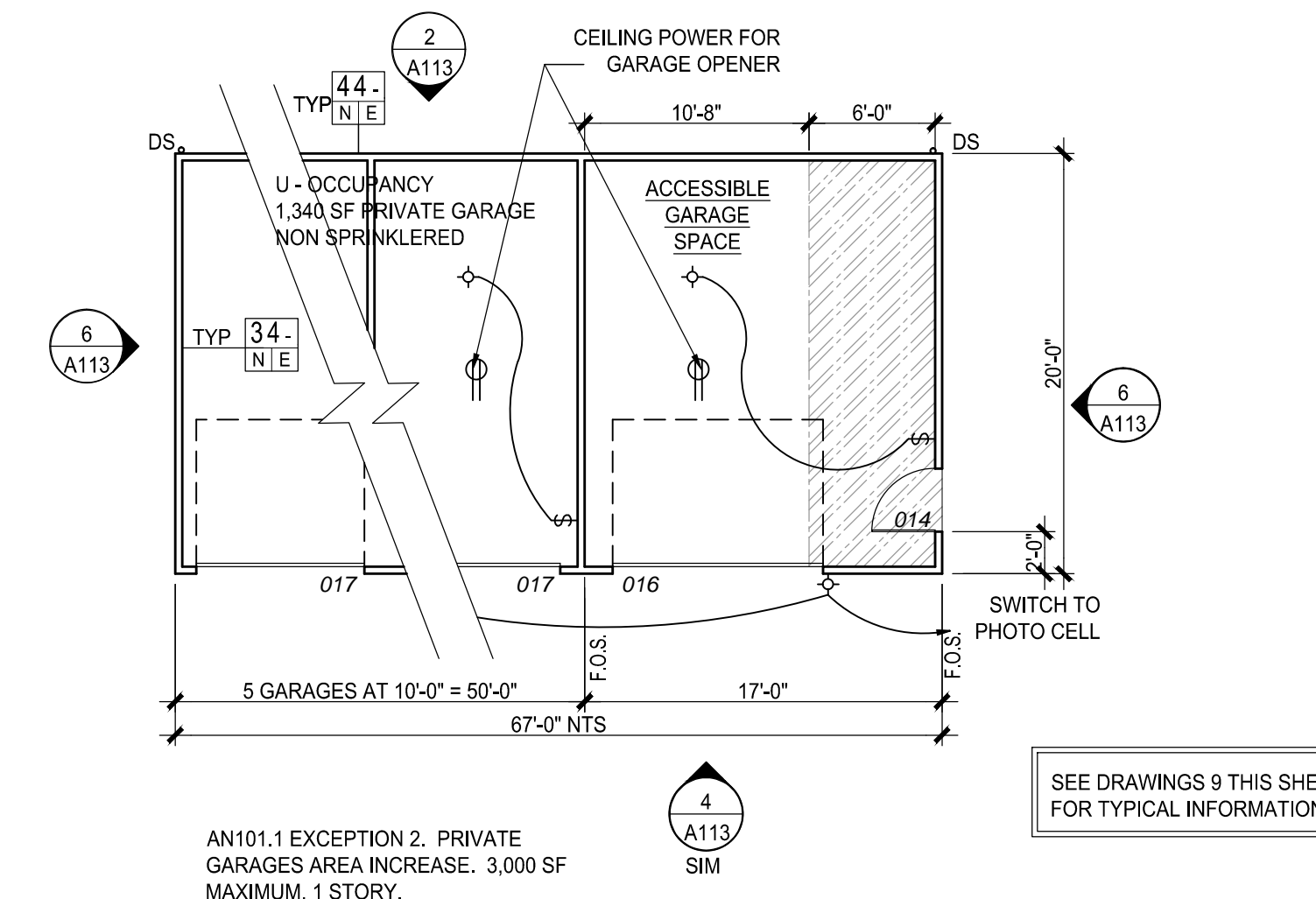
5. SIDE ELEVATION

SCALE: 1/8"=1'-0"



6. SIDE ELEVATION

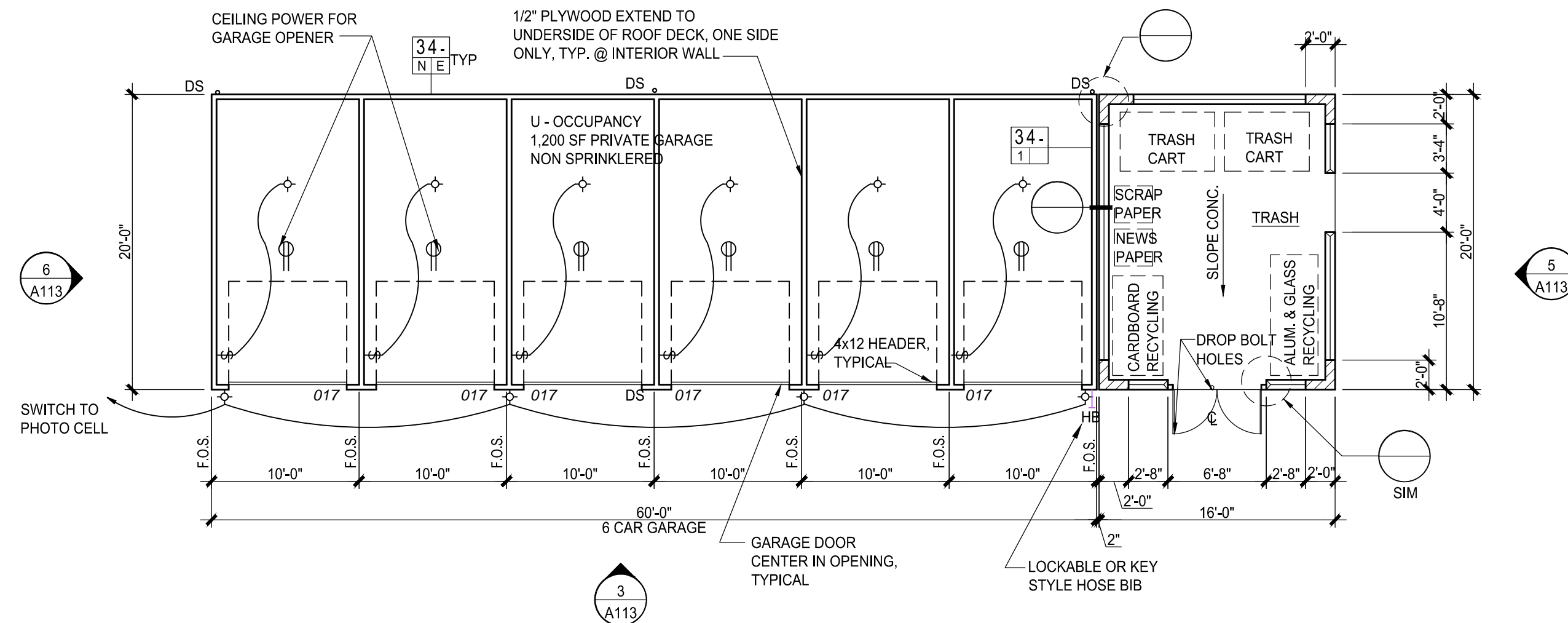
SCALE: 1/8"=1'-0"



7. GARAGE ACCESSIBLE STALL PLAN TYPE G2

SCALE: 1/8"=1'-0"

406.2. FOR A BUILDING CONTAINING ONLY A GROUP U OCCUPANCY, THE EXTERIOR WALL SHALL NOT BE REQUIRED TO HAVE A FIRE-RESISTIVE RATING AND THE AREA OF OPENINGS SHALL NOT BE LIMITED WHEN THE FIRE SEPARATION DISTANCE IS 5 FEET OR MORE.

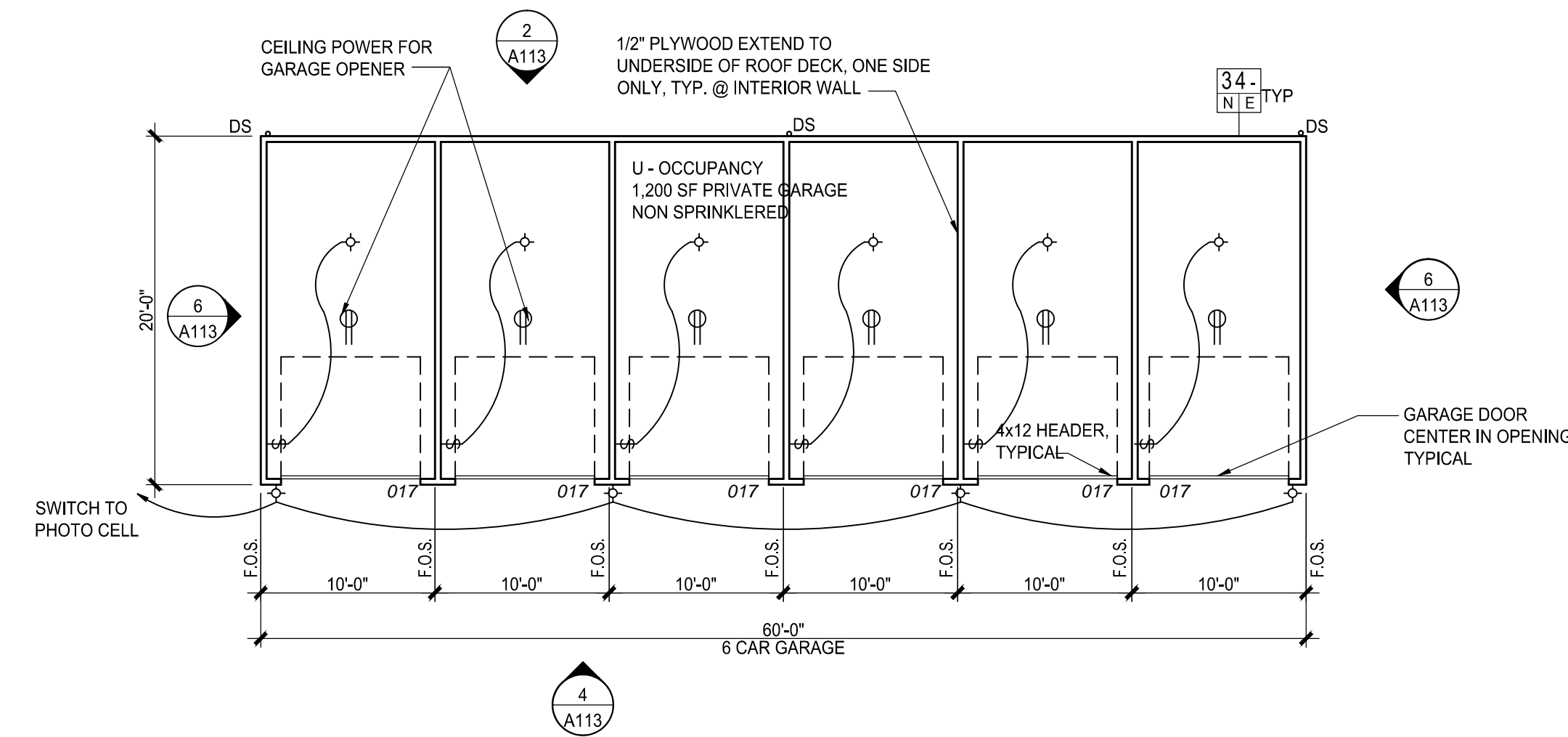


8. GARAGE PLAN TYPE G1

GARAGE 3 (OPP), 8, 12, 16

406.1.2 PRIVATE GARAGES AREA INCREASE. 3,000 SF MAXIMUM

SCALE: 1/8"=1'-0"



9. GARAGE PLAN TYPE G3

GARAGE 2, 4, 5, 6, 7, 9, 10, 11, 14, 15, 17, 18

406.1.2 PRIVATE GARAGES AREA INCREASE. 3,000 SF MAXIMUM

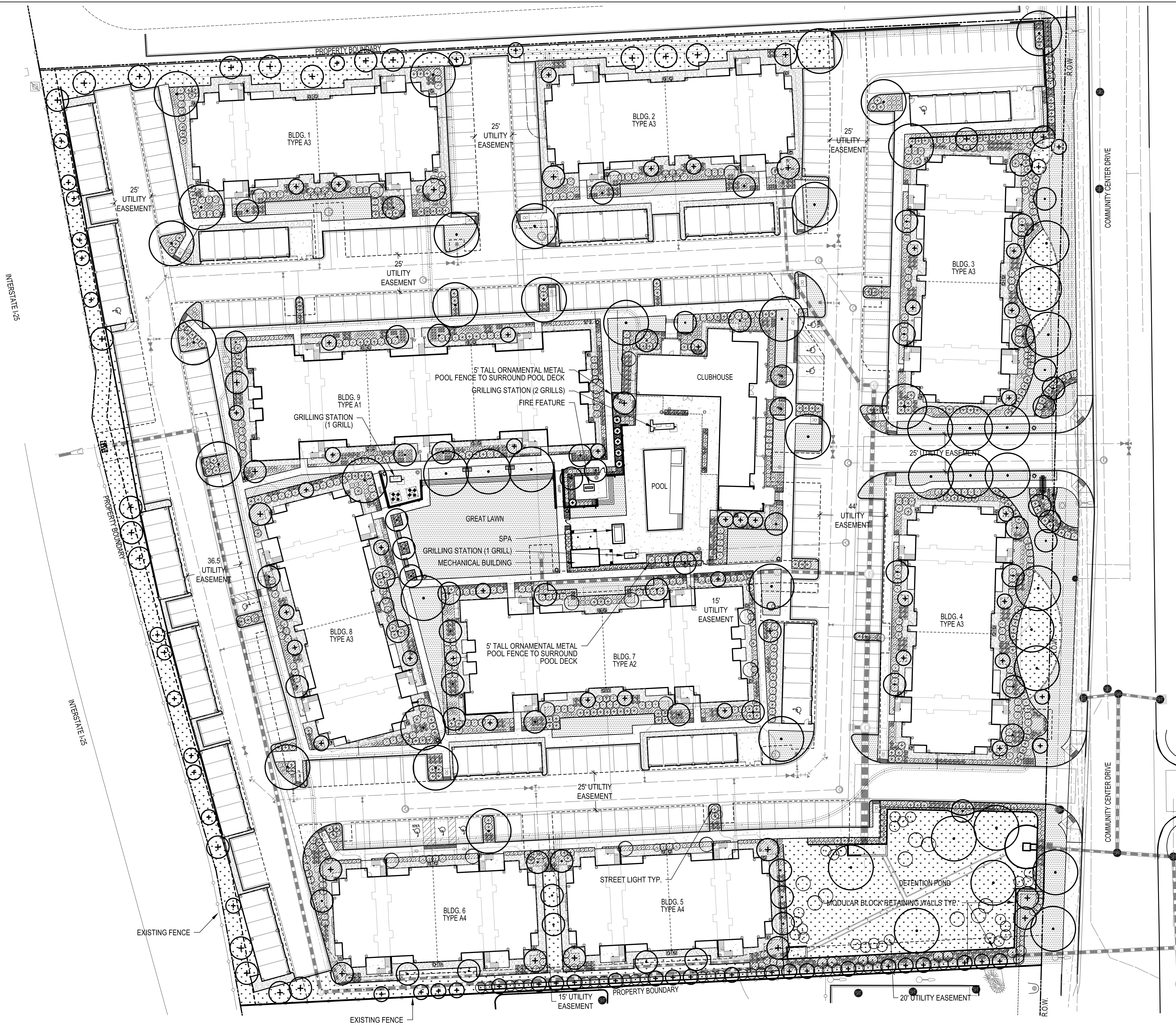
SCALE: 1/8"=1'-0"

STONE MOUNTAIN - PHASE II
PRELIMINARY & FINAL PUD AMENDMENT
NORTHGLENN, COLORADO
HOLLAND PARTNERS

OWNER:
HOLLAND PARTNERS
600 SOUTH CHERRY STREET
SUITE 700
DENVER, CO 80246
303.399.0840
303.399.1397

DATE:
03/29/2013
05/31/2013
06/28/2013

SHEET TITLE:
LANDSCAPE
PLAN
SHEET NUMBER:
L.01
SHEET 12 OF 15



LEGEND

	SOD
	ENHANCED NATIVE TURF
	3/4" ANGULAR ROCK MULCH
	1 1/2" ANGULAR ROCK MULCH
	CRUSHER FINES
	DECIDUOUS TREES
	EVERGREEN TREES
	LARGE MULTI-STEM SHRUB - 4' HEIGHT MIN.
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
	PERENNIALS
	STEEL EDGER
	MOW LINE
	MULCH TYPE DIVISION LINE (NO EDGER)
	PEDESTRIAN LIGHT
	STREET LIGHT

811
Know what's below.
Call before you dig.

0 15' 30' 60'
SCALE: 1" = 30'-0"

CHECKED BY:
DRAWN BY:
IN CM

LANDSCAPE NOTES :

1. ALL TREES ARE TO BE SECURELY GUYED FOR ONE YEAR PER DETAILS.
2. ALL SHRUB BEDS SHALL BE MULCHED WITH MIN. 3" DEPTH ROCK MULCH OVER GEOTEXTILE FABRIC.
3. ALL PLANTING BEDS ARE TO BE CONTAINED BY 4" 1/8" THICK PERFORATED GALVANIZED EDGER. EDGER IS NOT REQUIRED WHEN BED IS ADJACENT TO CURBS, WALLS, WALKS, OR CONCRETE PANS. EDGER SHALL BE KINK FREE AND SMOOTH FLOWING IN CURVED AREAS.
4. ALL TREE PITS IN SODDED AREAS ARE TO RECEIVE A 2-1/2" DIA. 2-1/2 DEPTH SHREDDED CEDAR MULCH RING. NO EDGER OR WEED CONTROL FABRIC IS REQUIRED.
5. ALL IRRIGATION DEVELOPMENT IS TO BE UNDERGROUND, AUTOMATIC, AND PROVIDE 100% COVERAGE TO ALL AREAS.

PLANT SCHEDULE :

WATER USE	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.	QTY.
DECIDUOUS CANOPY TREES					
XX	PRE	PROSPECTOR ELM	ULMUS WILSONIANA 'PROSPECTOR'	2.5" CAL. B&B	
X	GSL	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2.5" CAL. B&B	
XX	CAL	WESTERN CATALPA	CATALPA SPECIOSA	2.5" CAL. B&B	
XX	HAC	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2.5" CAL. B&B	
XX	KCT	ESPRESSO KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS 'ESPRESSO'	2.5" CAL. B&B	
XX	NRO	NORTHERN RED OAK	QUERCUS RUBRA	2.5" CAL. B&B	
X	APA	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2.5" CAL. B&B	
XX	SHL	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	2.5" CAL. B&B	
X	AMY	AMERICAN YELLOWWOOD	CLADRASTIS KENTUCKEA	2.5" CAL. B&B	
X	LLC	LANCELEAF COTTONWOOD	POPULUS X ACUMINATA	2.5" CAL. B&B	
EVERGREEN TREES: MIN. 6' HEIGHT (UNLESS NOTED LARGER ON PLAN)					
XX	AUS	AUSTRIAN PINE	PINUS NIGRA	6' HT. B&B (LARGE SYMBOL)	
XX	PON	PONDEROSA PINE	PINUS PONDEROSA	6' HT. B&B (LARGE SYMBOL)	
X	BBS	BABY BLUE EYES SPRUCE	PICEA PUNGENS	6' HT. B&B (SMALL SYMBOL)	
X	VWP	VANDERWOLFS PYRAMID PINE	PINUS FLEXILIS	6' HT. B&B (SMALL SYMBOL)	
XXX	PIN	PINON PINE	PINUS EDULIS	6' HT. B&B (SMALL SYMBOL)	
XXX	SKR	SKYROCKET JUNIPER	JUNIPERUS VIRGINIANA 'SKYROCKET'	6' HT. B&B (VERY SMALL SYMBOL)	
DECIDUOUS ORNAMENTAL TREES					
XX	CHP	CHANTICLEER PEAR	PRUNUS CALLERYANA 'CHANTICLEER'	2.0" CAL. B&B	
XX	CSO	CRIMSON SPIRE OAK	QUERCUS 'CRIMSCHMIDT'	2.0" CAL. B&B	
XX	GRT	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	2.0" CAL. B&B	
X	RAD	RADIANT CRAB	MALUS X 'RADIANT'	2.0" CAL. B&B	
X	SSC	SPRING SNOW CRAB	MALUS X 'SPRING SNOW'	2.0" CAL. B&B	
XX	WHC	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUSS-GALLI INERMIS	2.0" CAL. B&B	
X	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA	6'-8' HT. MULTISTEM B&B	
X	PPM	PATTERN PERFECT MAPLE	ACER TATARICUM 'PATTERN PERFECT'	6'-8' HT. MULTISTEM B&B	
LARGE MULTI-STEM SHRUBS 4' HEIGHT					
X	ATH	LAVENDER CHIFFON ALTHEA	HIBISCUS SYRIACUS 'LAVENDER CHIFFON'	4' HT., B&B, MULTISTEM	
X	PLS	PURPLE LEAF SANDCHERRY	PRUNUS CISTENA	4' HT., B&B, MULTISTEM	
X	AJV	AUTUMN JAZZ VIBURNUM	VIBURNUM DENTATUM 'RALPH SENIOR'	4' HT., B&B, MULTISTEM	
EVERGREEN SHRUBS					
X	OGH	OREGON GRAPE HOLLY 'KING'S RANSOM'	M. ACUIFOLIUM 'KING'S RANSOM'	#5 CONT.	
X	MEU	MANHATTAN EUONYMUS	EYONYMUS KIAUTSCHOVICA 'MANHATTAN'	#5 CONT.	
XXX	ARM	ARMSTRONG JUNIPER	JUNIPERUS CHINENSIS 'ARMSTRONG'	#5 CONT.	
XX	GMJ	GREENMOUND JUNIPER	JUNIPERUS PROCUMBENS 'GREEN MOUND'	#5 CONT.	
X	GSP	GLOBE SPRUCE	PICEA PUNGENS 'GLOBOSA'	#5 CONT.	
XXX	MAN	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'	#5 CONT.	
XXX	COL	COLOGREEN JUNIPER	JUNIPERUS SCOPULORUM 'COLOGREEN'	#5 CONT.	
X	MMP	MOPS MUGO PINE	PINUS MUGO 'MOPS'	#5 CONT.	
XX	CMD	DAPHNE, CAROL MACKIE	D. X BURKWOODI 'CAROL MACKIE'	#5 CONT.	
XXX	SKR	SKYROCKET JUNIPER	JUNIPERUS VIRGINIANA 'SKYROCKET'	#5 CONT.	
XX	YUC	YUCCA ADAM'S NEEDLE	Y. FILAMENTOSA	#5 CONT.	
X	RHM	RH MONTGOMERY SPRUCE	PICEA PUNGENS 'R.H. MONTGOMERY'	#5 CONT.	
DECIDUOUS SHRUBS (2-5' SPREAD)					
X	PBB	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	#5 CONT.	
XXX	PPY	PYGMY PEASHRUB	CARAGANA PYGMAEA	#5 CONT.	
XXX	FLI	FINE LINE BUCKTHORN	RHAMNUS FRANGULA 'RON WILLIAMS'	#5 CONT.	
X	BDW	PURPLE HAZE BUTTERFLY BUSH	Buddleia X 'PURPLE HAZE'	#5 CONT.	
XX	LDP	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	#5 CONT.	
XX	HCB	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAULT 'HANCOCK'	#5 CONT.	
X	SNR	SUNNY KNOCKOUT ROSE	ROSA 'RADSUNNY' (YELLOW)	#5 CONT.	
X	KNO	KNOCKOUT ROSE	ROSA 'RADRAZZ' (RED)	#5 CONT.	
XX	DRS	DWARF RUSSIAN SAGE	PEROVSKIA ARTIFLICIOLIA 'LITTLE SPIRE'	#5 CONT.	
DECIDUOUS SHRUBS (5-7' SPREAD)					
XX	DNB	DWARF NINEBARK	PHYSCARPUS OPULIFOLIUS 'NANUS'	#5 CONT.	
XXX	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	#5 CONT.	
XX	PBS	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	#5 CONT.	
XX	YFC	YELLOW FLOWERING CURRANT	RIBES AUREUM	#5 CONT.	
X	KSV	KOREAN SPICE VIBURNUM	VIBURNUM CARLESII	#5 CONT.	
XX	MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.	
XXX	TBR	TALL BLUE RABBITBRUSH	CHRYSOHAMNUS NAUSEOSUS ALBICAULIS	#5 CONT.	
XXX	TLS	THREE LEAF SUMAC	RHUS TRILOBATA	#5 CONT.	
X	ALP	ALPINE CURRANT	RIBES ALPINUM	#5 CONT.	
DECIDUOUS SHRUBS (7-9' SPREAD)					
XX	CPL	COMMON PURPLE LILAC	SYRINGA VULGARIS	#5 CONT.	
RTD		RED TWIG DOGWOOD	CORNUS SERICIA 'BAILEY'	#5 CONT.	
YTD		YELLOW TWIG DOGWOOD	CORNUS SERICIA 'FLAVIRAMEA'	#5 CONT.	
XXX	NMP	NEW MEXICO PRIVET	FORESTIERA NEOMEXICANA	#5 CONT.	
ORNAMENTAL GRASSES (ALL GRASSES 1 GAL. CONT. UNLESS SPECIFIED OTHERWISE ON THE PLAN)					
X	AVG	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	#1 CONT.	
X	FRG	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	#1 CONT.	
X	MAG	MAIDEN HAIR GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	#1 CONT.	
X	PGF	PURPLE FOUNTAIN GRASS	PENNISETUM SETACEUM 'RUBRUM'	#1 CONT.	
XXX	LBG	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	#1 CONT.	
X	SHG	RED SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.	
X	HPG	HARDY PLUME GRASS	ERIANTHUS RAVENNAE	#5 CONT.	
PERENNIALS					
XX	AJS	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'	#1 CONT.	
XX	VAL	RED VALERIAN/JUPITER'S BEARD	CENTRANTHUS RUBER	#1 CONT.	
XXX	SSH	SUNSET HYSSOP	AGASTACHE RUPESTRIS	#1 CONT.	
XX	WBF	WHIRLING BUTTERFLIES/GAURA	G. LINDHEIMERI	#1 CONT.	
XX	LAV	ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	#1 CONT.	
XXX	PLY	POLYGONUM/HIMALAYAN BORDER JEWEL	PERSICARIA AFFINIS	#1 CONT.	
XX	BES	BLACK-EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	#1 CONT.	
XX	DAW	WHITE DAYLILY	HEMEROCALIS HYBRID	#1 CONT.	
XX	DDY	STELLA D'ORO DWARF DAYLILY	HEMEROCALIS 'STELLA D'ORO'	#1 CONT.	
XXX	GCG	HARDY GAZANIA	G. LINEARIS 'COLORADO GOLD'	#1 CONT.	
XX	IPP	STARBURST ICEPLANT	DELOSPERMA FLORIBUNDA	#1 CONT.	
XXX	KGF	KOBOLD GAYFEATHER	LIATRIS SPICATA 'KOBOLD'	#1 CONT.	
XX	MNS	MAY NIGHT SALVIA	SALVIA SYLVESTRIS X 'MAY NIGHT'	#1 CONT.	
X	PCF	CONEFLOWER	ECHINACEA PURPUREA	#1 CONT.	
XX	PRY	PAPRIKA YARROW	ACHILLEA MILLEFOLIUM 'PAPRIKA'	#1 CONT.	
X	HOS	PATRIOT HOSTA	HOSTA FORTUNEI 'PATRIOT'	#1 CONT.	
X	PPC	PURPLE PALACE CORAL BELLS	HEUCHERA MICRANTHA 'PURPLE PALACE'	#1 CONT.	
XX	SMS	SILVERMOUND SAGE	ARTEMESIA SCHMIDTIANA	#1 CONT.	



Know what's below.
Call before you dig.

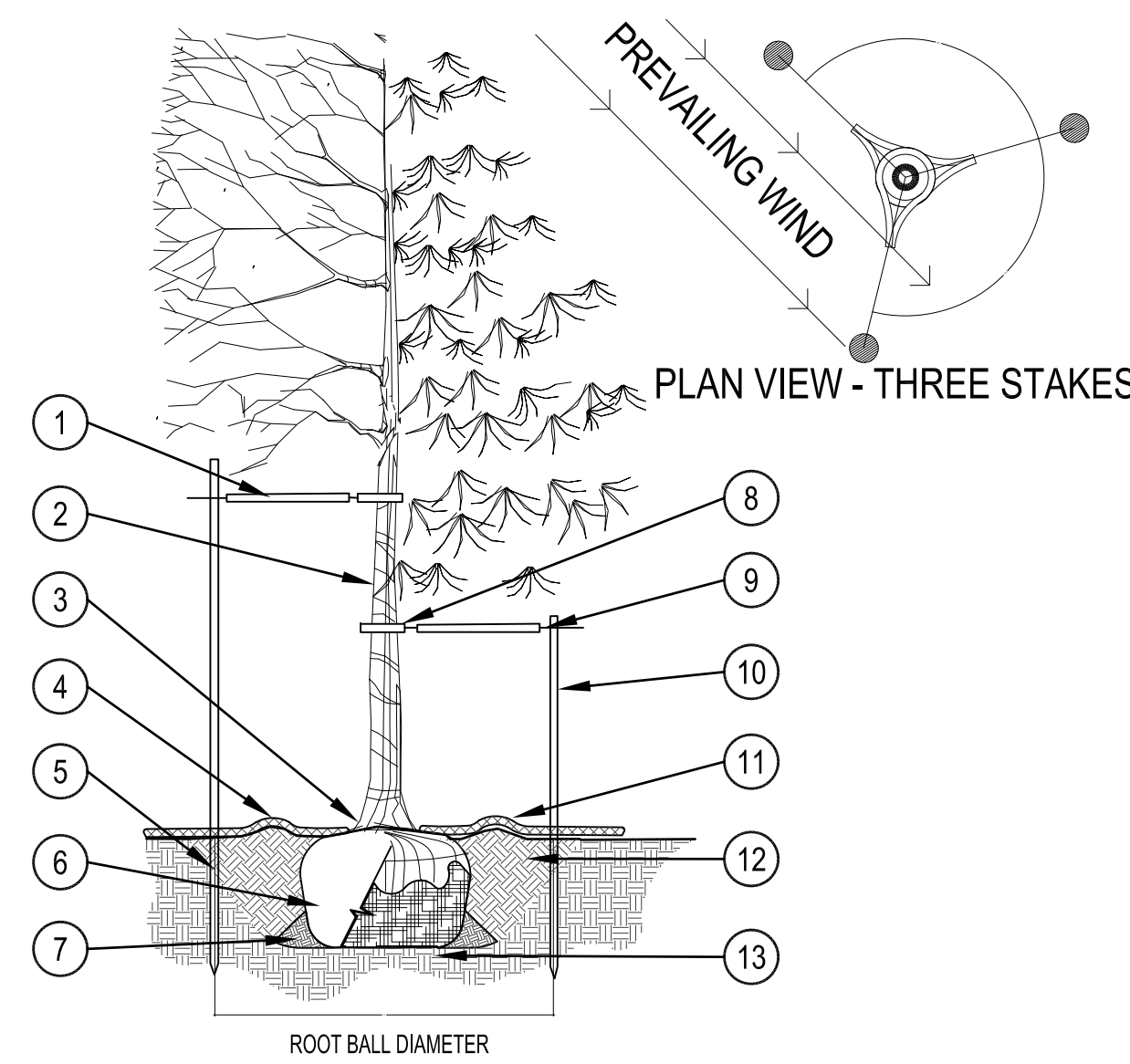


Know what's below.
Call before you dig.

- ① PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- ② TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- ③ PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1'-2" ABOVE FINAL GRADE.
- ④ 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- ⑤ 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- ⑥ REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
- ⑦ PLACE SOIL AROUND ROOT BALL FIRMLY. DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- ⑧ GROMMETED NYLON STRAPS
- ⑨ GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- ⑩ 6 FT. STEEL T-POST (SEE SCHEDULE). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- ⑪ 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- ⑫ BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING.
- ⑬ PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

PRUNING NOTES:
1. 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:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON. FOLLOWS:
1.1 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
1.2 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)
1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
2. 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.

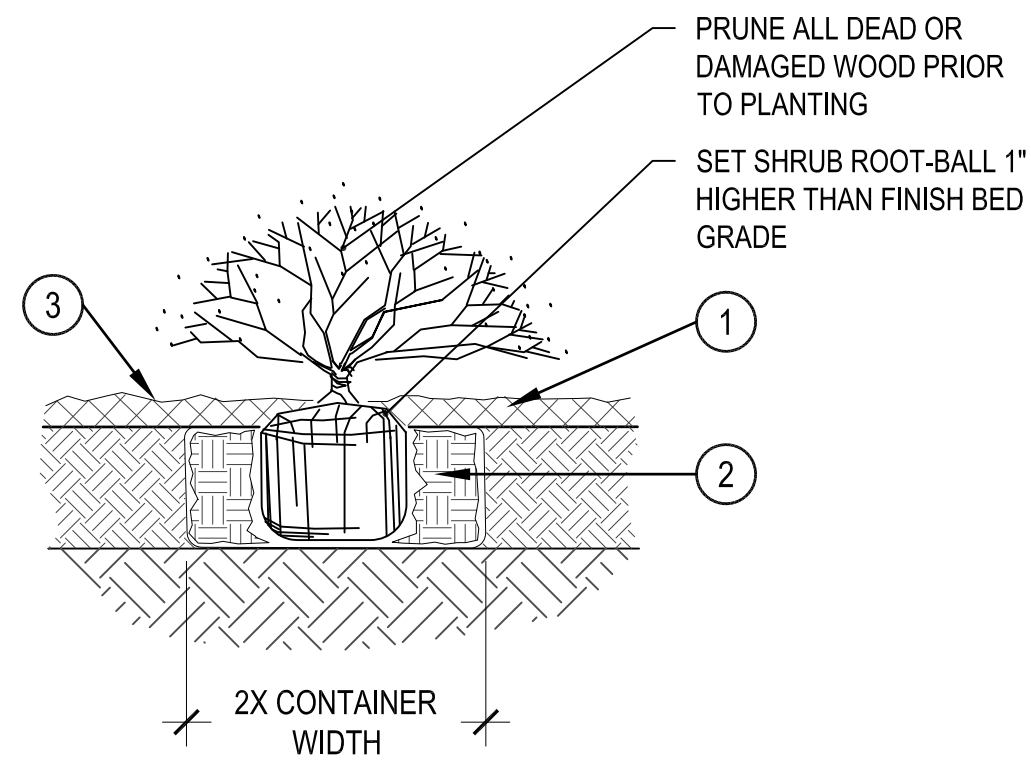


2 TREE PLANTING DETAIL

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

- ① SPECIFIED MULCH
- ② AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
- ③ FINISH GRADE (TOP OF MULCH)

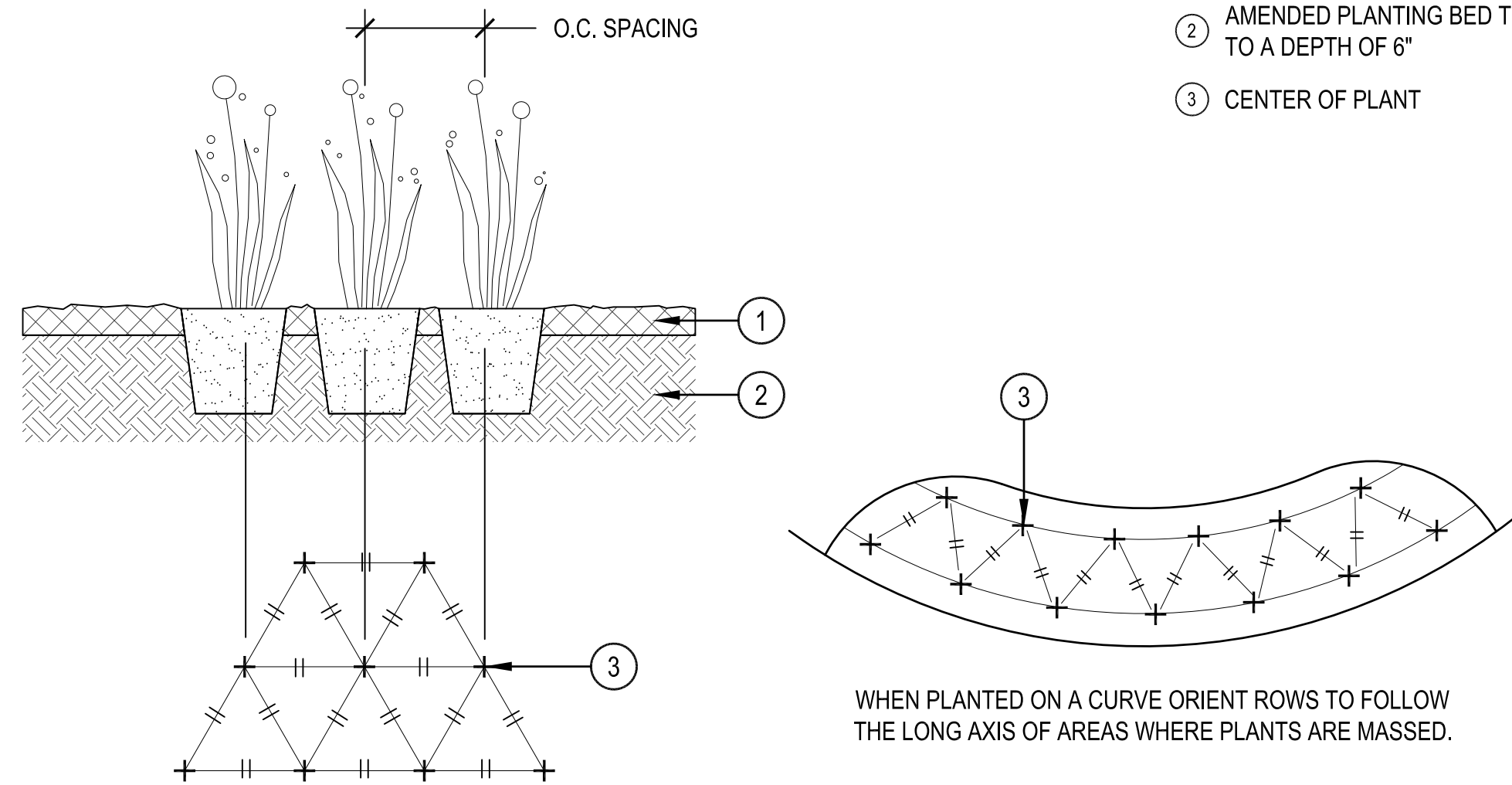
NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER



1 SHRUB PLANTING

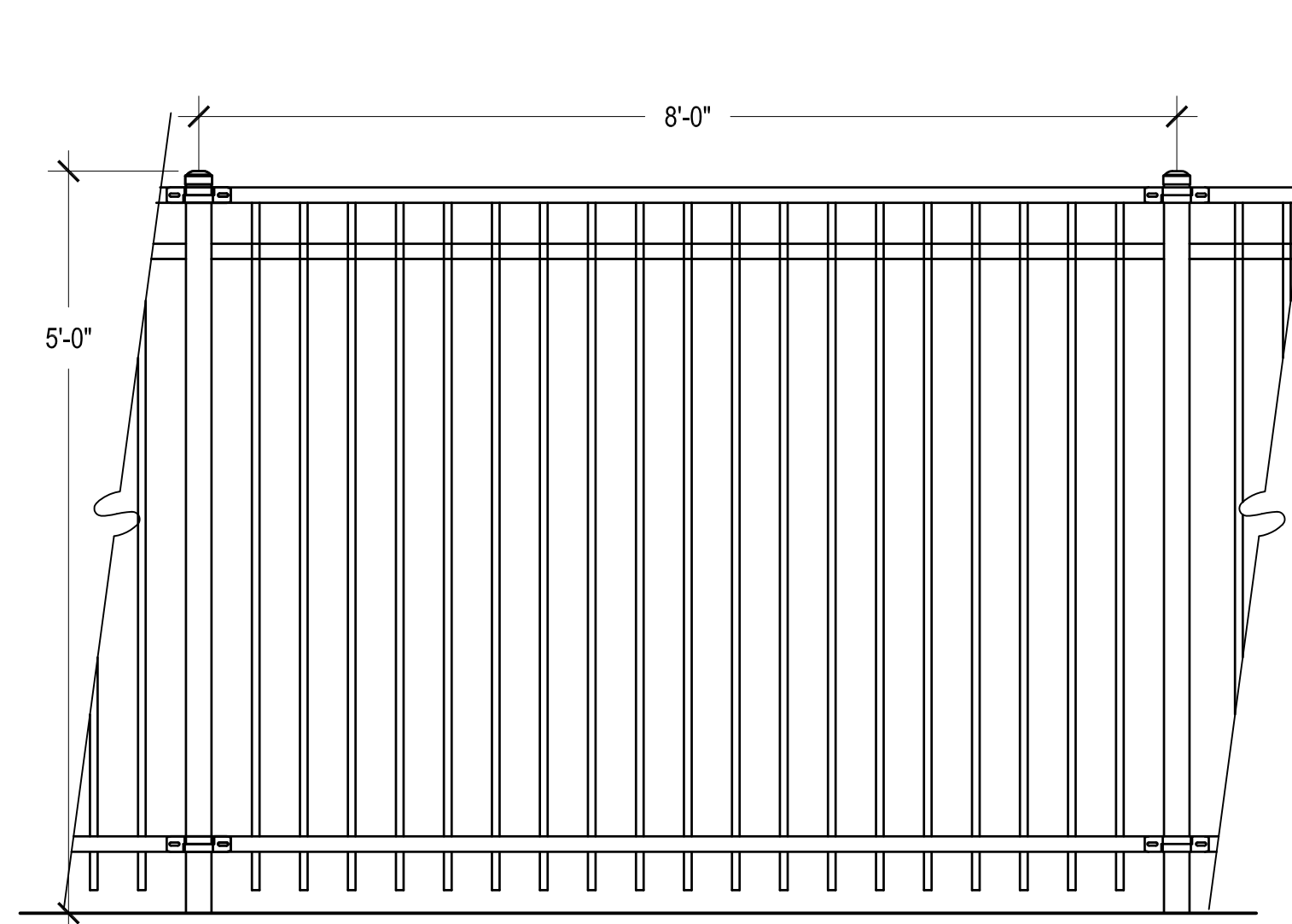
SCALE: 1-1/2" = 1'-0"

- ① SPECIFIED MULCH
- ② AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- ③ CENTER OF PLANT



3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



4 POOL FENCE

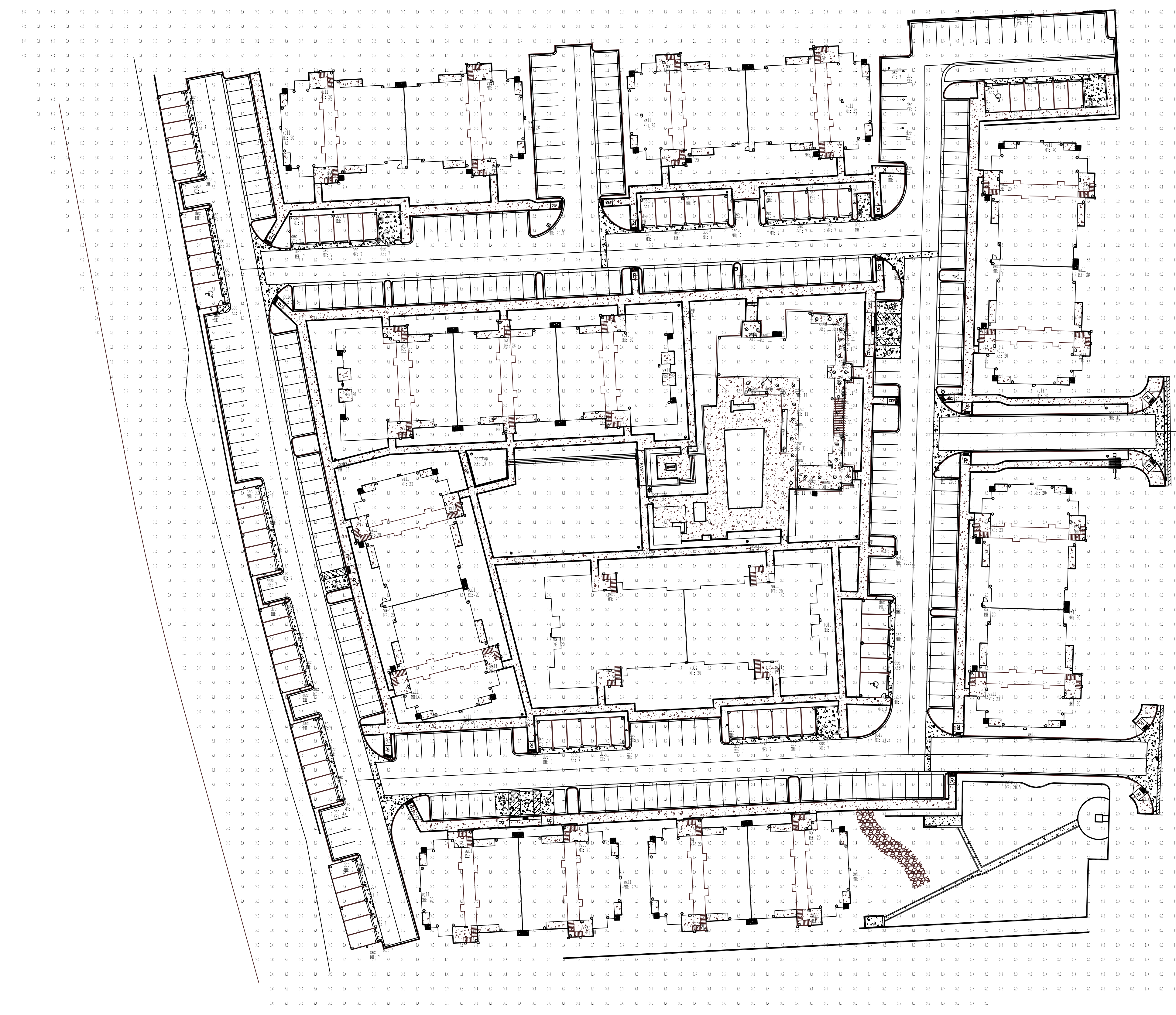
SCALE: 3/4" = 1'-0"

STONE MOUNTAIN - PHASE II
 PRELIMINARY & FINAL PUD AMENDMENT
 NORTHGLENN, COLORADO
 HOLLAND PARTNERS

OWNER:
 HOLLAND PARTNERS
 600 SOUTH CHERRY STREET
 SUITE 700
 DENVER, CO 80246
 303.399.0840
 303.399.1397

DATE:
 03/25/2013
 05/31/2013
 06/28/2013

SHEET TITLE:
LIGHTING PLAN
 SHEET NUMBER:
P.01
 SHEET 15 OF 15



SCALE: 1" = 40'

Luminaire Schedule					
Symbol	Qty	Label	Lumens	LLF	Description
⊙	92	dec	600	1.000	decorative entry light - 13w compact fluorescent
⊙	30	down	600	1.000	recessed downlight - 13w compact fluorescent
□	62	wall	12800	1.000	lsi challenger wall pack - forward throw - 175w metal halide
⊖	9	pole	15000	1.000	lsi citation pole mounted light - type 3 - 175 w metal halide
⊖	12	posttop	1490	1.000	spaulding nite torch - type 5- 150w incandescant
⊖	2	pole-100	8500	1.000	lsi citation pole mounted light - type 3 - 100 w metal halide

⊖ DESIGNATES FIXTURE IDENTIFIER
 ⊖ DENOTES MOUNTING HEIGHT OF FIXTURE

CHECKED BY: JN
 DRAWN BY: CM

IMPACT ENGINEERING, INC.
 554 Burlington Place
 Suite 1000, Colorado 80102
 Phone: 303-873-8670 Cell: 303-877-8689
 email: brian@impactengineeringinc.com

ATTACHMENT 1

RESOLUTION 2013-08 NORTHGLENN PLANNING COMMISSION

A RESOLUTION PROVIDING A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL TO THE STONE MOUNTAIN – PHASE II PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) AND APPROVAL OF THE FINAL PLANNED UNIT DEVELOPMENT

WHEREAS, Northglenn Ordinance 11-37-2 requires that the Northglenn Planning Commission review and make recommendation to Council any application for rezoning; and

WHEREAS, the Northglenn Planning Commission therefore desires to make its recommendations to the City Council as required by law.

WHEREAS, the Planning Commission has found that the application satisfies the applicable criteria for rezoning and PUD criteria under 11-37-2 & 11-16-2 for purposes of approving the Final Planned Unit Development respectively;

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. The City of Northglenn Planning Commission hereby provides a favorable recommendation to the City Council for approval of the Stone Mountain Preliminary PUD in accordance with the proposed Ordinance for adoption.

Section 2. The City of Northglenn Planning Commission hereby recommends that the following conditions shall be met prior to recordation of the PUD with the Adams County Clerk and Recorder, as required by law.

1. The applicant shall enter into a Subdivision Improvement Agreement, with the City of Northglenn, that will be recorded with the Adam's County Clerk and Recorder's Office, to memorialize the public improvements shown in the PUD plans.

DATED this _____ day of _____, 2013

Sonia Di Carlo
Planning Commission Chair

ATTEST:

Travis Reynolds
Secretary

ATTACHMENT 2

Case No. Z-3-12

Applicant: Holland Partner Group
Location: 11525 Community Center Drive
Ordinance: 11-16 and 11-37-2

STONE MOUNTAIN II PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT STAFF REPORT AND RECOMMENDATION

REQUEST:

The applicant, Holland Partners (owner), requests the Planning Commission hear and recommend, to the City Council, an amendment to the existing Planned Unit Development zoning of the parcel located at 11525 Community Center Drive (**Exhibit A**).

REASON FOR REQUEST:

The applicant proposes to amend an existing multi-family residential PUD in order to develop a 228 unit multi-family project.

BACKGROUND:

The site was zoned PUD for 188 residential units as a secondary phase of the initial Stone Mountain I development in 2000. The proposal at the time called for 9 structures, 42 garage spaces, and an area for a future clubhouse/community center. The original development was never realized and the current owner is requesting modification of the PUD to increase the number of units to 228. The site consists of approximately 9.0 Acres (**Exhibit B**).

The applicant has requested that the Planning Commission hear and make recommendation on the Preliminary PUD and also hear and approve the Final PUD (contingent upon City Council approving the Preliminary PUD) during this hearing. If the Planning Commission makes a recommendation on the Preliminary PUD and approves the Final PUD, the recommendation will be forwarded to the City Council for approval. If City Council approves the rezoning, the PUD will be approved to obtain a development permit. Under this scenario the last step for this application will be City Council approval.

The Planning Commission must provide a recommendation of the Preliminary PUD and any decision of the Final PUD based on the criteria from Sections 11-16-2 and 11-37-2 of the Northglenn Zoning Ordinance, outlined in the Approval Criteria Section below.

SURROUNDING LAND USES:

North: Residential PUD (Stone Mountain Phase I)
South: C-5 Commercial (Boondocks Fun Center)
West: Interstate 25
East: Multi-Family Residential

CASE ANALYSIS:

The analysis of the case was completed with the review of submitted materials for the Preliminary PUD and Final PUD.

Land Use / Site Plan

The Stone Mountain II proposal is a modification of a previously approved multi-family PUD approved in 2000. Information submitted for the Preliminary and Final PUD depicts Nine (9) individual multi-family buildings, one (1) community clubhouse, and 14 garage structures for covered parking. The nine multi-family structures encompass 228 dwelling units organized as follows in Table 1.

Unit Type	No. of Units	Percent of all units
One-bedroom Jr.	90	39%
One-bedroom	48	21%
Two-bedroom	72	32%
Three-bedroom	18	8%

Setbacks

Setbacks for all structures are proposed per the following table:

Setback	Dimension
Front	25'
Side	15'
Rear	60'
Rear - Accessory	5'

Section 11-34-3(b) Noise Barrier Fencing requires the installation of noise reducing fencing or a 100' setback of all units from the extents of a State Highway. The geography of the site places the development nearly 20 feet below the grade of Interstate 25. Based on the grade change, noise barrier fencing will provide little to no noise cancelling function. The proposal depicts minimal encroachment of buildings into the 100' setback for noise reduction. One structure encroaches approximately 30' into the 100' setback. This building was moved to this location

to accommodate staff's request for changes to the stormwater detention facility. Further, this structure is adjacent to one of the fourteen proposed garages that is approximately 14' at its peak and will act as noise buffering for the bottom two floors.

Traffic

The applicant initiated an updated traffic study to understand the impacts to the surrounding road network. The review extent of the study took into consideration the potentially impacted road network and intersections at the following locations:

- 120th & Grant
- Comm. Center Drive and Malley
- Comm. Center Drive and Huron Street

The study found that no additional mitigation measures were required to offset the traffic impacts. Staff concurs with these findings.

Parking

The applicant is requesting a reduced, on-site parking ratio as compared to the standard provided by the zoning ordinance. In support of this request, the applicant submitted a parking study outlining contemporary standards adopted by other regional jurisdictions and standards supported by national urban planning resources (**Exhibit C**). Staff concurs with the recommendations of the study and supports the proposed ratio as adequate and functional for the development. The staff bases their findings on the following:

- A generic 2.0 standard spaces per unit does not adequately account for the mix of unit-types and associated parking demand. The majority (60%) of the proposed units are classified as one bedroom, often requiring fewer parking spaces.
- The proposed project is within a 0.7 mile walk of the RTD Wagon Road Park-n-Ride. This proximity may help offset parking demand.
- The appropriate number of parking spaces will reduce the amount of impervious surface associated with the project, thus, reducing the impact to an already taxed City stormwater system.
- Fewer onsite parking spaces will generate fewer trips and impacts on the roadway system.

Drainage

The proposed project site will detain stormwater flows, in accordance with City standards, in a proposed detention facility prior to releasing to the City's stormwater system. Additionally, stormwaters that have historically flowed through the site from the west side of the I-25 will now be piped to the southern extent of the site and will enter the City's stormwater system near the SE corner of the site.

Elevations

Elevations are included with the Final PUD. The primary materials are shown as cementitious lap siding and stone veneer in various colors. These different materials create a variation in the elevations that comply with the standard architectural requirements outlined in section 11-19-5(a) (1) & (2).

Landscaping

Total landscape area equates to 26% of the site. On-site and street trees are in excess of requirements provided by the landscape ordinance. No prohibited species are proposed.

Administration

In accordance with 11-16-6 Approval Criteria, staff has found that the proposal for the Preliminary and Final PUD is in conformity with the Northglenn Zoning Ordinance and Comprehensive Plan. Any civil infrastructure impacts have been properly mitigated.

The North Metro Fire Rescue District has reviewed the submitted plans and has no objections to the proposal. At time of construction the applicant will be required to meet all code requirements of the North Metro Fire Rescue District and the City of Northglenn's Chief Building Official.

Property owners surrounding the proposed facility were notified via mail of the proposal, as required by Section 11-41-3(a) of the City's Zoning Ordinance. In addition, the property in question was posted as required by Section 11-41-3(b).

APPROVAL CRITERIA:

Section 11-16-6-Approval Criteria:

- (a) Prior to granting approval for any preliminary or final planned unit development plan, the Planning Commission and City Council shall give consideration to the purpose and intent of this Article 16 as listed in Section 11-16-2, above, and those criteria for any rezoning request as listed in Section 11-37-2(h) of this Chapter 11 of the Municipal Code. In addition, prior to approval of any final planned unit development plans, the Planning Commission shall find them to be in conformity with the approved preliminary planned unit development plans.

Section 11-16-2 reads as follows:

“Section 11-16-2. Purpose and Intent.

(a) The purpose and intent of this Article is to create a Planned Unit Development regulation which will maximize the land resources available within the City of Northglenn. More specifically, the purposes are as follows:

- (1) To ensure that zoning decisions are directed toward achievement of community goals and objectives, as embodied in the adopted Master Development Plan, rather than satisfying arbitrary minimum standards.
- (2) To recognize the unique nature of each parcel of land and allow flexibility in the planning and design response.
- (3) To encourage and promote innovation in land development by allowing more variety in type, design, layout, and architectural design of buildings and site amenities.
- (4) To ensure that proposed rezonings and specific proposals presented to staff and the Planning Commission are constructed as presented and not used merely as a tool to facilitate property sale or some other transfer of real estate to make it more marketable.
- (5) To encourage economic development to expand the City's tax base and provide employment opportunities.
- (6) To create a PUD ordinance that streamlines, consolidates and simplifies zoning and subdivision, an ordinance that expedites rather than hinders the development process.
- (7) To allow for the preservation of natural site amenities such as mature trees, water bodies and channels, exceptional views, etc.
- (8) To promote the judicious use of open space and landscaped areas with regard to utility and visual impact.
- (9) To encourage a harmonious and integrated mix of land uses and require compatibility between new and existing development.
- (10) To provide for the efficient and safe movement of vehicular and pedestrian traffic on both public and private roadways. “

Additionally;

Section 11-37-2-Zone Changes

(h) Basis for Approval. The Commission and Council shall give consideration to and satisfy themselves to the following:

- (1) That a need exists for the proposal;

- (2) That this particular parcel of ground is indeed the correct site for the proposed development;
- (3) That there has been an error in the original zoning; or
- (4) That there have been significant changes in the area to warrant a zone change;
- (5) That adequate circulation exists and traffic movement would not be impeded by development; and
- (6) That additional municipal service costs will not be incurred which the City is not prepared to meet.

APPROVAL CRITERIA ANALYSIS

- (1) That a need exists for the proposal

Staff finds that the project located on this otherwise underutilized site will generate activity and provide varying housing options in this space that that has been entitled since 2000.

- (2) That this particular parcel of ground is indeed the correct site for the proposed development;

Staff finds the proposed development is appropriate for this site and is the second phase of a planned and approved two phase development. The applicant initiated updated traffic, parking, utility, and drainage studies that depicted the existing systems could adequately handle proposed impacts.

- (3) That there has been an error in the original zoning; or

Staff finds that this criteria is not applicable as this proposal is an amendment to the existing approved PUD for the same type of land use.

- (4) That there have been significant changes in the area to warrant a zone change;

The site has been entitled for multi-family development since 2000. No changes have occurred in the area that would warrant deviation from the planned use in that location. The applicant is intensifying the use slightly and therefore a PUD amendment process was prescribed.

- (5) That adequate circulation exists and traffic movement would not be impeded by development; and

The applicant initiated an updated traffic study that depicts that the existing road network can adequately handle the proposed impacts.

- (6) That additional municipal service costs will not be incurred which the City is not prepared to meet.

Staff finds that there will be no additional municipal service costs incurred.

COMMISSION OPTIONS:

The Planning Commission is making a recommendation for Preliminary PUD to the City Council and a final approval decision regarding the Final PUD. The Commissions options are as follows:

- 1) Approve the request, with or without conditions or stipulations;
- 2) Deny the request for reasons stated; or
- 3) Table the request for further consideration.

STAFF RECOMMENDATION:

Staff recommends a recommendation of the Preliminary PUD to the City Council and approval of the Final PUD with the following condition and based on six recommended Findings of Fact per the criteria of Section 11-37-2 of the Northglenn Zoning Ordinance as outlined in Planning Commission Resolution 13-8.

RECOMMENDED CONDITIONS OF APPROVAL:

The applicant shall enter into a Subdivision Improvement Agreement, with the City of Northglenn, recorded with the Adam’s County Assessor’s Office, to memorialize the public improvements shown in the PUD plans.

RECOMMENDED FINDINGS OF FACT:

The application is in compliance with the criteria outlined in section 11-37-2.

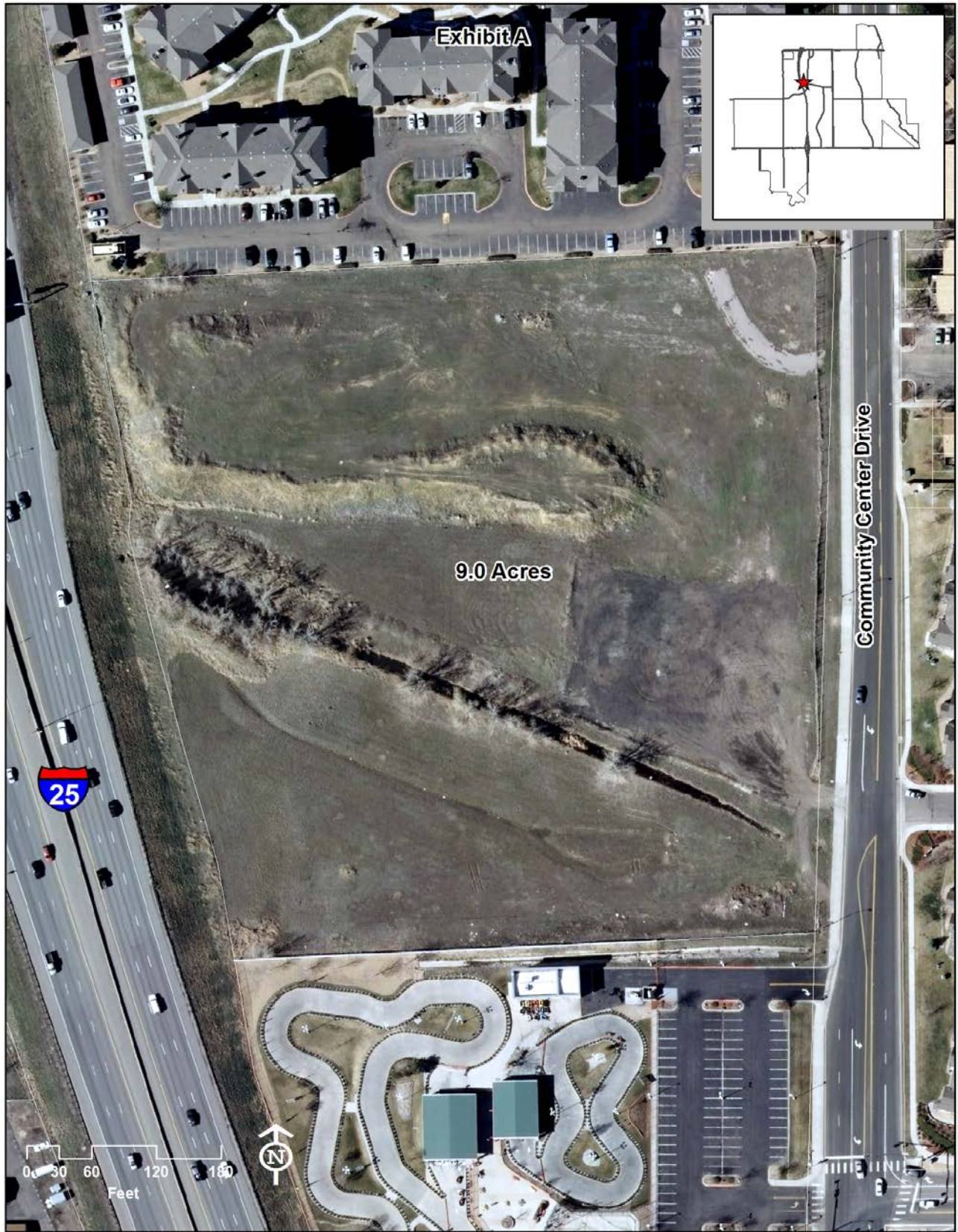
RESPECTFULLY SUBMITTED:

Travis Reynolds, AICP
Senior Planner

WHAT'S NEXT: This is the final step in the entitlement process for the rezoning of the property.

FUTURE APPLICATIONS:

- | | |
|-----------------------------------|--|
| <i>1. Preliminary PUD</i> | <i>approved by City Council</i> |
| <i>2. Building Permits</i> | <i>approved administratively by staff</i> |



STONE MOUNTAIN - PHASE II

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 03, TOWNSHIP 02 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO.



LEGAL DESCRIPTION:

LOT 1, STONE MOUNTAIN SUBDIVISION, FILING NO. 2, AS PER THE PLAT RECORDED APRIL 22, 2002 AT RECEPTION NO. C0959033, AND ALSO RECORDED JANUARY 7, 2003 AT RECEPTION NO. C1077063, COUNTY OF ADAMS, STATE OF COLORADO.

BENCHMARK:

ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT "S 411" LOCATED APPROXIMATELY 2 MILES WEST OF THE SITE ON FEDERAL BLVD. 1,500' SOUTH OF W. 120TH AVE. NAVD 88 ELEVATION IS 5285.50'. THE SITE BENCHMARK IS A #5 REBAR, 18" LONG WITH 1-1/4" GREEN PLASTIC CAP STAMPED "CONTROL POINT" NAVD 88 ELEVATION =5423.78. LOCATED 47' EAST OF THE NORTHEAST CORNER OF THE SITE, AS SHOWN HEREON.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE NORTH LINE LOT 1, STONE MOUNTAIN SUBDIVISION, FILING NO. 2, AS MONUMENTED BY NUMBER 5 REBARS WITH 1-1/4" YELLOW PLASTIC CAPS, PLS 10945 AT BOTH ENDS AS BEARING S87°06'40"W AS SHOWN ON STONE MOUNTAIN SUBDIVISION, FILING NO. 2.

CONSTRUCTION SCHEDULE:

IT IS ANTICIPATED THAT CONSTRUCTION WILL START IN THE MIDDLE OF 2013, AND BE COMPLETED IN 2015.

THE CITY OF NORTHGLENN RESERVES THE RIGHT TO PERIODICALLY REVIEW THIS P.U.D. FOR CONFORMANCE WITH ITS PROPOSED CONSTRUCTION SCHEDULE AND, WHEN APPROPRIATE, REZONE THIS PROPERTY TO A DIFFERENT ZONING CLASSIFICATION.

LANDUSE:

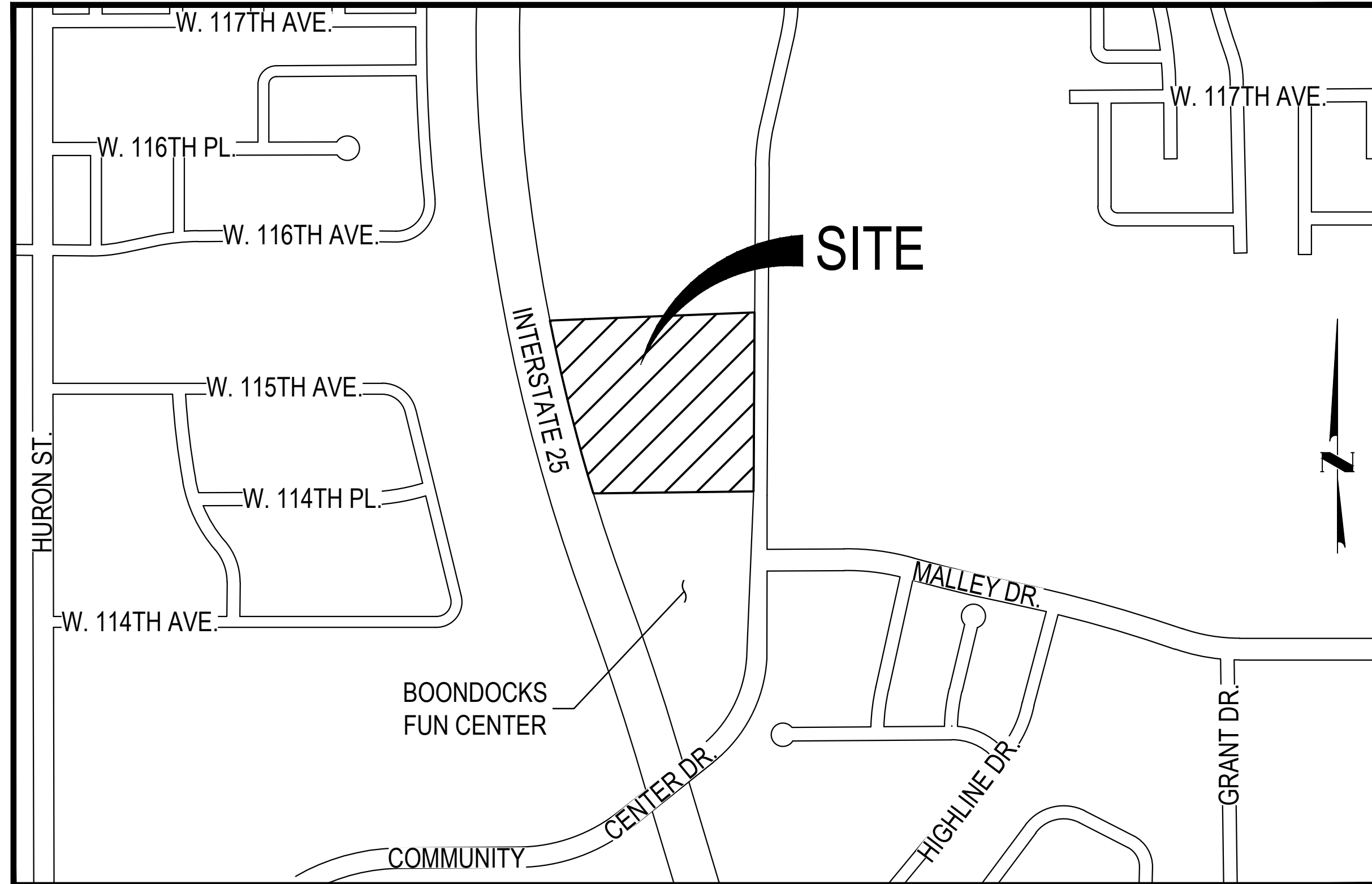
ALL USES ALLOWED IN ANY RESIDENTIAL R-3 ZONE DISTRICT OF THE CITY OF NORTHGLENN.

ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANNED UNIT DEVELOPMENT (P.U.D.) DOCUMENTS FOR **STONE MOUNTAIN - PHASE II** WERE PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE CITY OF NORTHGLENN DESIGN AND CONSTRUCTION STANDARDS.

JOHN D. O'ROURKE
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 43327

PRELIMINARY & FINAL PUD AMENDMENT



VICINITY MAP
SCALE: 1"=400'

STONE MOUNTAIN PHASE II APARTMENT'S PUBLIC IMPROVEMENTS OPINION OF PROBABLE CONSTRUCTION COST				
ITEM NO.	ITEM	QUANTITY	UNIT	TOTAL COST
1	8" PVC WATER	1610	LF	\$55.00
2	1" WATER METER	1	EA	\$8,000.00
3	2" WATER METER	9	EA	\$12,500.00
4	8" DIP FIRE HYDRANT LINE	125	LF	\$85.00
5	FIRE HYDRANT ASSEMBLY	6	EA	\$5,500.00
6	4" GATE VALVE	9	EA	\$2,000.00
7	8" GATE VALVE	6	EA	\$2,500.00
8	8" GATE VALVE	10	EA	\$2,800.00
9	8"x4" TEE	9	EA	\$2,900.00
10	8"x6" TEE	6	EA	\$3,200.00
11	8"x8" TEE	3	EA	\$3,500.00
12	8" x 11.25 DEGREE BEND	11	EA	\$550.00
13	8" x 45 DEGREE BEND	11	EA	\$750.00
14	8" PVC SANITARY	1052	LF	\$40.00
15	4" INSIDE DIAMETER MANHOLE	8	EA	\$4,500.00
17	18" RCP STORM SEWER	406	LF	\$69.00
18	24" RCP STORM SEWER	1422	LF	\$93.00
19	30" RCP STORM SEWER	127	LF	\$114.00
20	36" RCP STORM SEWER	104	LF	\$134.00
21	34" x 33" RCP STORM SEWER	76	LF	\$168.00
22	DETENTION POND OUTLET STRUCTURE	1	EA	\$10,000.00
23	HEADWALL W/ ORIFICE PLATE	1	EA	\$3,000.00
24	INLET TYPE C	2	EA	\$3,000.00
25	INLET TYPE 13	1	EA	\$4,250.00
26	INLET MODIFIED DOUBLE TYPE 13	2	EA	\$8,500.00
27	INLET MODIFIED TRIPLE TYPE 13	1	EA	\$12,750.00
28	INLET TYPE R/S	1	EA	\$4,000.00
29	5" INSIDE DIAMETER MANHOLE	10	EA	\$5,100.00
30	6" INSIDE DIAMETER MANHOLE	3	EA	\$5,900.00
31	HANDICAP RAMPS	4	EA	\$1,250.00
32	8" CURB AND GUTTER	88	LF	\$4.00
33	8" CROSSSPAN	1214	SF	\$8.00
34	SIDEWALK	675	SF	\$4.00
35	ASPHALT PAVING	300	SF	\$2.50
36	MOBILIZATION/GENERAL CONDITIONS	1	LS	\$5,000.00
SUBTOTAL				\$630,058.00
15% CONTINGENCY				\$124,508.70
TOTAL				\$754,566.70

NOTES:

- THE PUD AND INCLUDED INFORMATION SHALL ACT AS THE DESIGN GUIDELINES FOR THE DEVELOPMENT.
- MODIFICATION OF UP TO 10% OF ANY OF THE PERFORMANCE STANDARDS OUTLINED IN THE PUD MAY OCCUR ADMINISTRATIVELY PROVIDED THAT THE PROPOSED MODIFICATIONS MEET THE OVERALL DEVELOPMENT PATTERN, DESIGN INTENT, AND ARE SUPPORTED BY UPDATED, STAMPED, AND SEALED ENGINEERING STUDIES REFLECTING THE IMPACTS.

SHEET INDEX

- C.01 COVER SHEET
- C.02 SITE PLAN
- C.03 OVERALL GRADING PLAN
- C.04 OVERALL UTILITY PLAN
- A.01 EXTERIOR ELEVATIONS
- A.02 EXTERIOR ELEVATIONS
- A.03 EXTERIOR ELEVATIONS
- A.04 EXTERIOR ELEVATIONS
- A.05 EXTERIOR ELEVATIONS
- A.06 EXTERIOR ELEVATIONS
- A.07 EXTERIOR ELEVATIONS
- L.01 LANDSCAPE PLAN
- L.02 PLANT SCHEDULE AND NOTES
- L.03 LANDSCAPE DETAILS
- P.01 LIGHTING PLAN

LAND USE SUMMARY	
LAND USE	PROPOSED
SITE	
SITE AREA (GROSS):	392,230 SF / 9.00 AC
DWELLING UNITS:	228 DU'S
GARAGES:	13 DETACHED GARAGES
DWELLING UNITS PER ACRE:	25.3 DU/AC
BUILDING CODE:	2009 IBC
OCCUPANCY CLASSIFICATION (APTS):	R2
OCCUPANCY CLASSIFICATION (GARAGES):	U
DEVELOPMENT PROPOSAL	
ALLOWED USES:	MULTI-FAMILY RESIDENTIAL
LOT COVERAGE - BUILDING:	108,159 SF = 28%
LOT COVERAGE - PAVING:	175,634 SF = 46%
LOT COVERAGE - OPEN AREA:	101,103 SF = 26%
LOT COVERAGE - TOTAL:	283,793 SF = 74%
LANDSCAPE AREA:	101,103 SF = 26%
FRONT YARD SETBACK:	25 FT MIN
SIDE YARD SETBACK:	15 FT MIN
REAR YARD SETBACK (ACCESSORY BLDG):	5 FT MIN
REAR YARD SETBACK (PRINCIPAL BLDG):	60 FT MIN
MINIMUM LOT AREA PER UNIT:	1,720 FT MIN
BUILDING HEIGHT:	42 FT

PARKING SUMMARY		
	REQUIRED PARKING (SECTION 11-33-6, ZONING ORDINANCE)	PROVIDED PARKING
228-DU @ 2.0 SPACES/DU	456	343
SURFACE PARKING (OFF-STREET)		265 (257 STD, 7 HC)
DETACHED GARAGE PARKING	N/A	78 (75 STD, 3 HC)
TOTAL (OFF-STREET)	456 (2.00 SPACES/DU)	343 (1.50 SPACES/DU)
HANDICAP SUB-TOTALS		
HANDICAP GARAGE PARKING	N/A	3 STANDARD
HANDICAPPED	9 (TOTAL)	5 STANDARD, 2 VAN

CLIENT:



HOLLAND PARTNER GROUP
600 South Cherry Street, Suite 700
Denver, Colorado 80246
P: 303-399-0840 F: 303-399-1397
www.hollandpartners.net/

LANDSCAPE ARCHITECT:



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

CIVIL ENGINEER:



1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com

ARCHITECT:



720 NW Davis 503.221.1121
Suite 300 503.221.2077
Portland OR 97209 www.lrsarchitects.com

APPROVALS:

APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT

DIRECTOR OF PLANNING AND DEVELOPMENT

APPROVED BY THE DIRECTOR OF PUBLIC WORKS & UTILITIES

DIRECTOR OF PUBLIC WORKS AND UTILITIES

THIS PLANNED UNIT DEVELOPMENT PLAN (P.U.D.) FOR STONE MOUNTAIN - PHASE II HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTHGLENN, COLORADO ON THE _____ DAY OF _____

CHAIRMAN
PLANNING COMMISSION

THE MAYOR OF THE CITY OF NORTHGLENN HEREBY CERTIFIES THAT THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, DID BY ORDINANCE NO. _____ ON THE _____ DAY OF _____ 2013, ADOPT AND APPROVE THIS PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT PLAN.

MAYOR, CITY OF NORTHGLENN

ATTESTED BY THE CITY CLERK

CITY CLERK

OWNER'S CERTIFICATE:

EXECUTED THIS _____ DAY OF _____

OWNER _____ TITLE _____

STATE OF _____ S.S.

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____

BY _____ OF PROPOSED DEVELOPMENT.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

ADDRESS

ADAMS COUNTY CLERK AND RECORDERS CERTIFICATE:

STATE OF _____ S.S.

COUNTY OF _____

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ AT _____ O'CLOCK _____ IN BOOK _____ PAGE _____ P.U.D. _____ RECEPTION NUMBER _____

ADAMS COUNTY CLERK AND RECORDER

BY _____

STONE MOUNTAIN - PHASE II
 PRELIMINARY & FINAL PUD AMENDMENT
 NORTHGLENN, COLORADO
 HOLLAND PARTNERS

Owner:

HOLLAND PARTNERS
600 SOUTH CHERRY STREET
SUITE 700
DENVER, CO 80246
303.399.0840
303.399.1397

DATE:

3-25-2013

5-31-2013

6-28-2013

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C.01

SHEET 1 OF 15

STONE MOUNTAIN - PHASE II

PRELIMINARY & FINAL PUD AMENDMENT
 NORTHGLENN, COLORADO
 HOLLAND PARTNERS

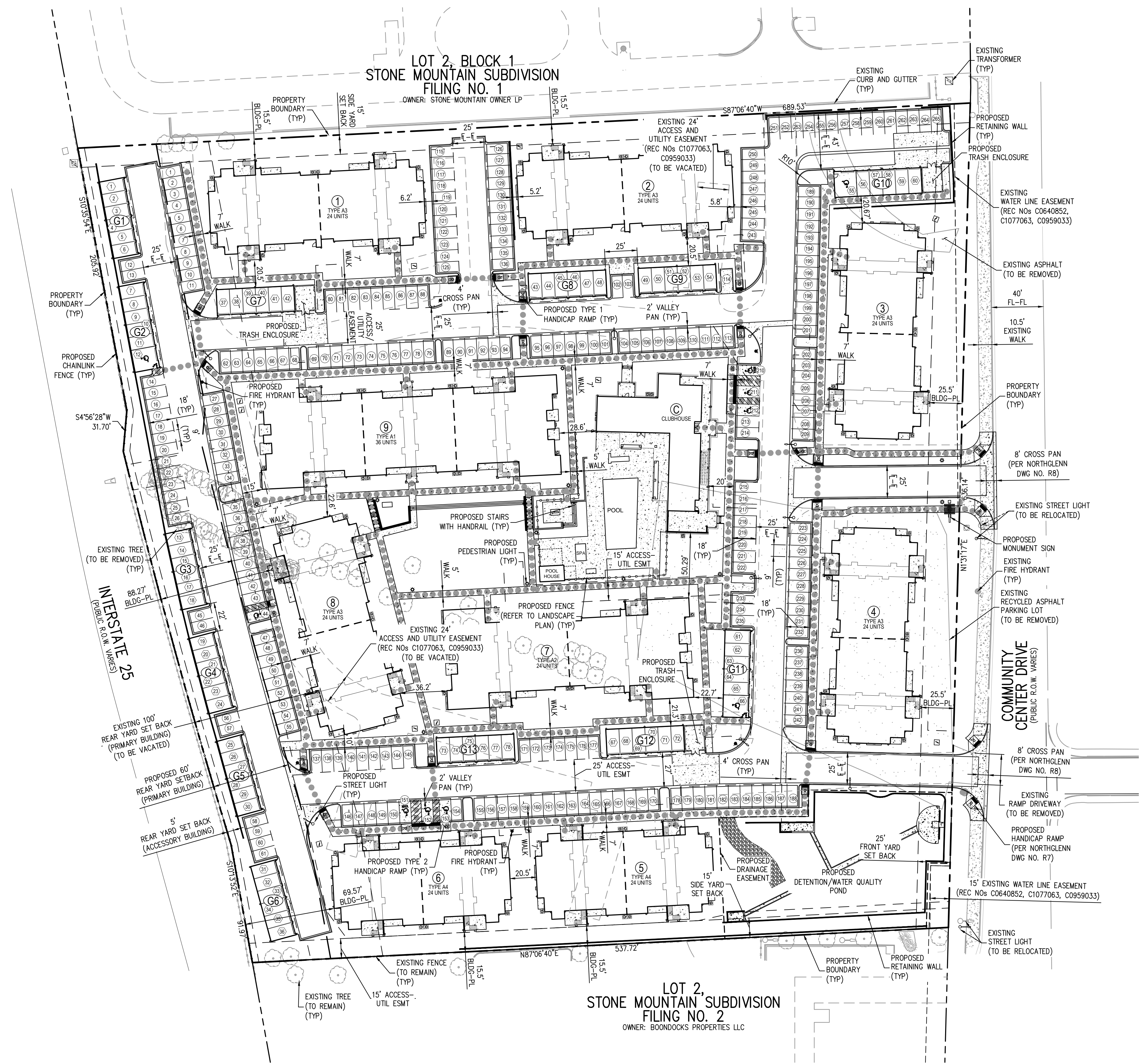
Owner:
 HOLLAND PARTNERS
 600 SOUTH CHERRY STREET
 SUITE 700
 DENVER, CO 80246
 303.399.0840
 303.399.1397

DATE:
 3-25-2013
 5-31-2013
 6-28-2013

SHEET TITLE:
 SITE PLAN

SHEET NUMBER:
 C.02
 SHEET 2 OF 15

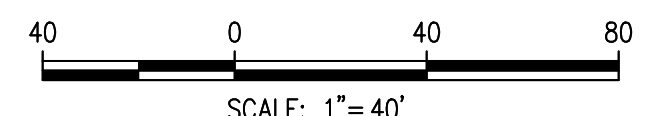
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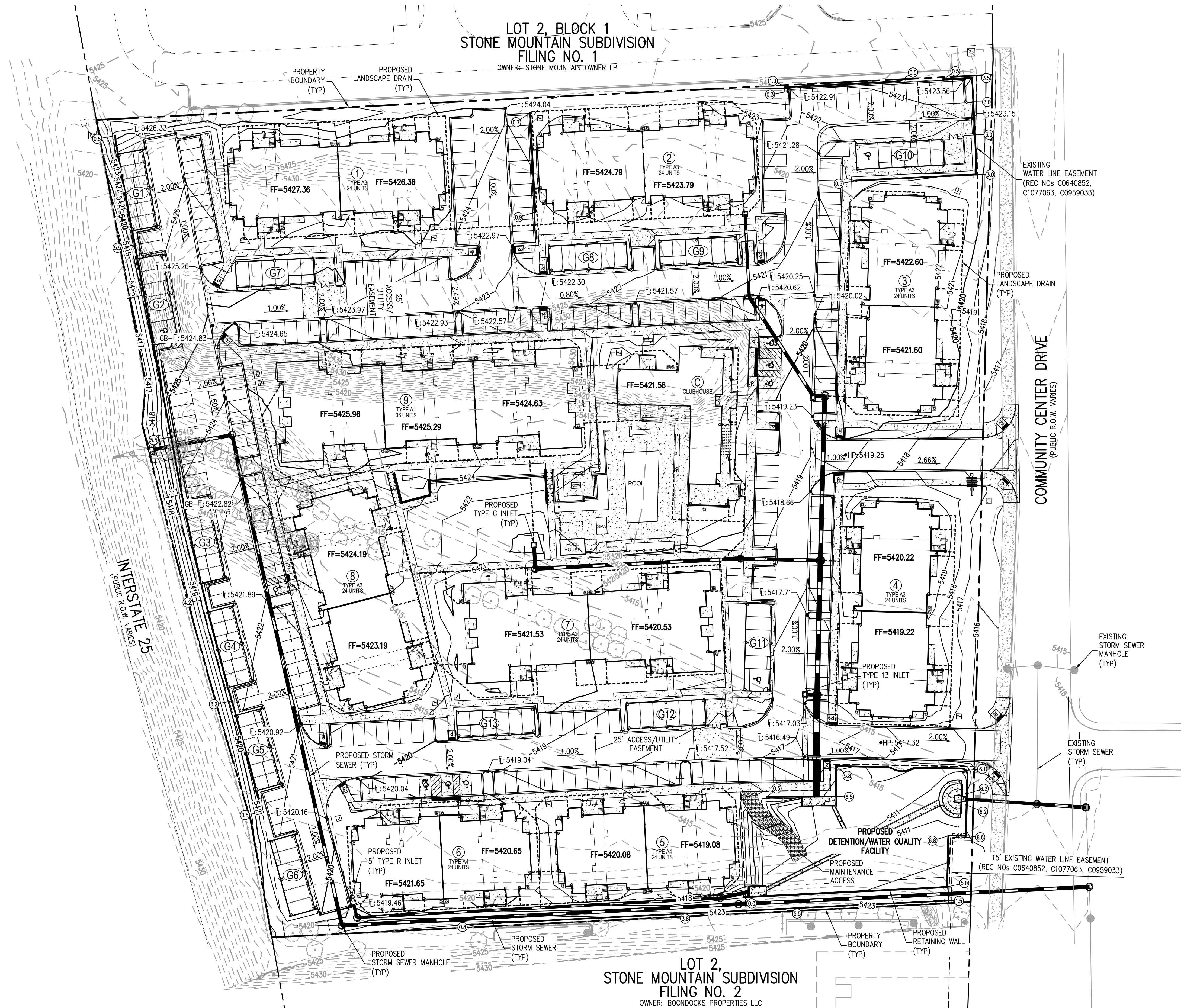


LEGEND

	CONDENSER UNIT
	ELECTRIC TRANSFORMER
	DETACHED GARAGE PARKING SPACE COUNT
	OFF-STREET PARKING SPACE COUNT
	STREET LIGHT
	EXISTING FENCE
	GARAGE NUMBER
	DESIGNATED HANDICAP PARKING SPACE
	ACCESSIBLE ROUTE
	PROPOSED HANDRAIL

NOTES:
 1. ALL RAMP SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
 2. ALL CURB RETURN RADII ARE 25' UNLESS OTHERWISE NOTED.





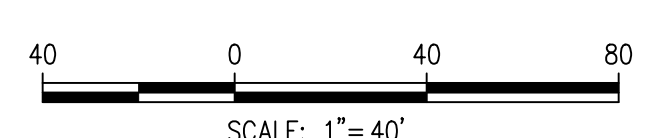
LOT 2, STONE MOUNTAIN SUBDIVISION
 FILING NO. 2
 OWNER: BOONDOCKS PROPERTIES LLC

LEGEND

	PROPOSED RETAINING WALL
	RETAINING WALL HEIGHT
	PROPOSED STORM SEWER
	PROPOSED LANDSCAPE DRAIN
	PROPOSED DOWNSPOUT
	EXISTING CONTOURS
	PROPOSED CONTOURS

NOTES:

- ALL RAMPS SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
- SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2%. LONGITUDINAL WALK SLOPES SHALL NOT EXCEED 5% EXCEPT WHERE RAMPS ARE SPECIFIED.



STONE MOUNTAIN - PHASE II
 PRELIMINARY & FINAL PUD AMENDMENT
 NORTHGLENN, COLORADO
 HOLLAND PARTNERS

Owner:
 HOLLAND PARTNERS
 600 SOUTH CHERRY STREET
 SUITE 700
 DENVER, CO 80246
 303.399.0840
 303.399.1397

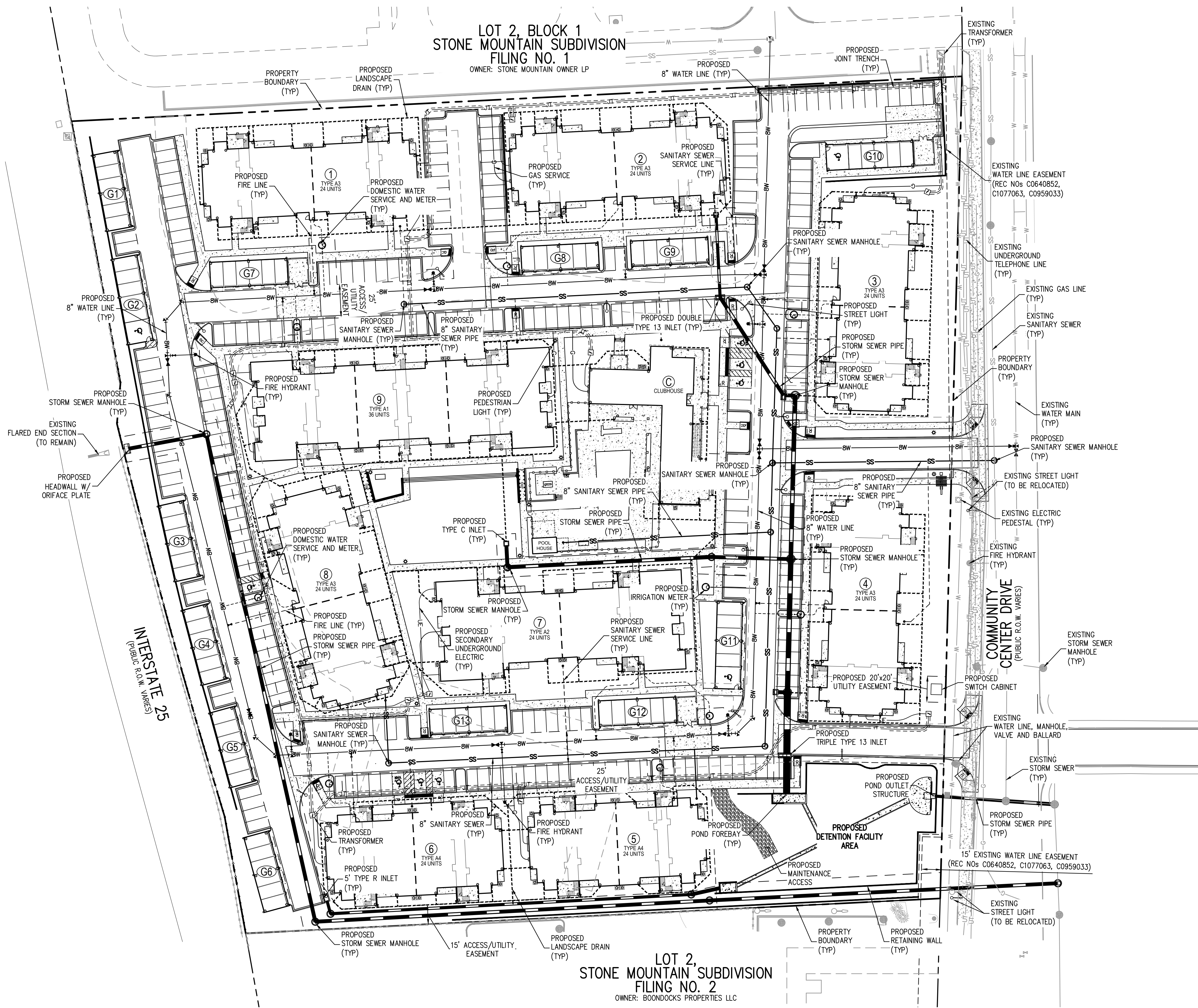
DATE:
 3-25-2013
 5-31-2013
 6-28-2013

SHEET TITLE:
**OVERALL
 GRADING PLAN**

SHEET NUMBER:
C.03

SHEET 3 OF 15

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STONE MOUNTAIN - PHASE II

PRELIMINARY & FINAL PUD AMENDMENT
 NORTHGLENN, COLORADO
 HOLLAND PARTNERS

Owner:
 HOLLAND PARTNERS
 600 SOUTH CHERRY STREET
 SUITE 700
 DENVER, CO 80246
 303.399.0840
 303.399.1397

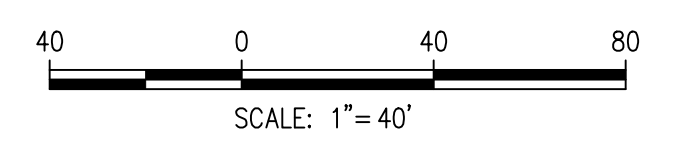
DATE:
 3-25-2013
 5-31-2013
 6-28-2013

SHEET TITLE:
OVERALL UTILITY PLAN

SHEET NUMBER:

C.04

SHEET 4 OF 15



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 PLOTTED: TUE 06/28/13 8:46:02P BY: JOSH CRAWFORD



PAINT LEGEND COLOR ELEVATIONS AVAILABLE UPON REQUEST
PAINT ENTIRE BUILDING USING ONE COLOR SCHEME
COLOR SCHEME BUILDING LOCATIONS SELECTED BY OWNER

EP-1	SIDING, ASSOCIATED CORNER TRIM, VENTS AND DOWNSPOUTS. COLOR TO MATCH SW 6122 CAMELBACK
EP-2	SIDING, ASSOCIATED CORNER TRIM, VENTS AND DOWNSPOUTS. COLOR TO MATCH SW 6165 CONNECTED GRAY
EP-3	SIDING, ASSOCIATED CORNER TRIM, VENTS AND DOWNSPOUTS. COLOR TO MATCH SW 7044 AMAZING GRAY
EP-4	SEE EP-9
EP-5	WOOD BRACKETS AND DOOR TRIM. COLOR TO MATCH CORONADO MATCHESW/WHITE ANTIQUE WHITE
EP-6	SIDING, ASSOCIATED CORNER TRIM, VENTS AND DOWNSPOUTS. COLOR TO MATCH SW 6163 GRASSLAND
EP-8	SIDING, ASSOCIATED CORNER TRIM, VENTS AND DOWNSPOUTS. COLOR TO MATCH SW 6244 NAVAL

1. BUILDING TYPE A1 - TYPICAL END ELEVATION

SCALE: 1/8"=1'-0"



2. BUILDING TYPE A1 - TYPICAL SIDE ELEVATION

SCALE: 1/8"=1'-0"



PAINT LEGEND

COLOR ELEVATIONS
AVAILABLE UPON REQUEST

PAINT ENTIRE BUILDING USING ONE COLOR SCHEME
COLOR SCHEME BUILDING LOCATIONS SELECTED BY OWNER

- (EP-1) SIDING, ASSOCIATED CORNER TRIM, VENTS AND DOWNSPOUTS. COLOR TO MATCH SW 6122 CAMELBACK
- (EP-2) SIDING, ASSOCIATED CORNER TRIM, VENTS AND DOWNSPOUTS. COLOR TO MATCH SW 6165 CONNECTED GRAY
- (EP-3) SIDING, ASSOCIATED CORNER TRIM, VENTS AND DOWNSPOUTS. COLOR TO MATCH SW 7044 AMAZING GRAY
- (EP-4) SEE EP-9
- (EP-5) WOOD FASCIA, DOOR AND WINDOW TRIM. COLOR TO MATCH SW 6119 ANTIQUE WHITE
- (EP-6) SIDING, ASSOCIATED CORNER TRIM, VENTS AND DOWNSPOUTS. COLOR TO MATCH SW 6163 GRASSLAND
- (EP-9) SIDING, ASSOCIATED CORNER TRIM, VENTS AND DOWNSPOUTS. COLOR TO MATCH SW 6244 NAVAL

SEE BUILDING TYPE A1 FOR TYPICAL NOTES

1. BUILDING TYPE A2 - TYPICAL END ELEVATION

SCALE: 1/8"=1'-0"



SEE BUILDING TYPE A1 FOR TYPICAL NOTES

2. BUILDING TYPE A2 - TYPICAL SIDE ELEVATION

SCALE: 1/8"=1'-0"



SEE BUILDING TYPE A1 FOR TYPICAL NOTES

1. BUILDING TYPE A3 - TYPICAL END ELEVATION
SCALE: 1/8"=1'-0"



SEE BUILDING TYPE A1 FOR TYPICAL NOTES

2. BUILDING TYPE A3 - TYPICAL SIDE ELEVATION
SCALE: 1/8"=1'-0"

CHECKED BY: JN
DRAWN BY: CM



PAINT LEGEND

COLOR ELEVATIONS
AVAILABLE UPON REQUEST

PAINT ENTIRE BUILDING USING ONE COLOR SCHEME
COLOR SCHEME BUILDING LOCATIONS SELECTED BY OWNER

- EP-1 SIDING, ASSOCIATED CORNER TRIM, VENTS AND DOWNSPOUTS. COLOR TO MATCH SW 6122 CAMELBACK
- EP-2 SIDING, ASSOCIATED CORNER TRIM, VENTS AND DOWNSPOUTS. COLOR TO MATCH SW 6165 CONNECTED GRAY
- EP-3 SIDING, ASSOCIATED CORNER TRIM, VENTS AND DOWNSPOUTS. COLOR TO MATCH SW 7044 AMAZING GRAY
- EP-4 SEE EP-9
- EP-5 WOOD FASCIA, DOOR AND WINDOW TRIM. COLOR TO MATCH SW 6119 ANTIQUE WHITE
- EP-6 SIDING, ASSOCIATED CORNER TRIM, VENTS AND DOWNSPOUTS. COLOR TO MATCH SW 6163 GRASSLAND
- EP-9 SIDING, ASSOCIATED CORNER TRIM, VENTS AND DOWNSPOUTS. COLOR TO MATCH SW 6244 NAVAL

SEE BUILDING TYPE A1 FOR TYPICAL NOTES

1. BUILDING TYPE A4 - TYPICAL END ELEVATION

SCALE: 1/8"=1'-0"



SEE BUILDING TYPE A1 FOR TYPICAL NOTES

2. BUILDING TYPE A4 - TYPICAL SIDE ELEVATION

SCALE: 1/8"=1'-0"



1. COMMUNITY BUILDING ELEVATION 1

SCALE: 1/8"=1'-0"



2. COMMUNITY BUILDING ELEVATION 2

SCALE: 1/8"=1'-0"

OWNER:
HOLLAND PARTNERS
600 SOUTH CHERRY STREET
SUITE 700
DENVER, CO 80246
303.399.0840
303.399.1397

DATE:
06/28/13

SHEET TITLE:
EXTERIOR
ELEVATION

SHEET NUMBER:
A.05
SHEET 9 OF 16



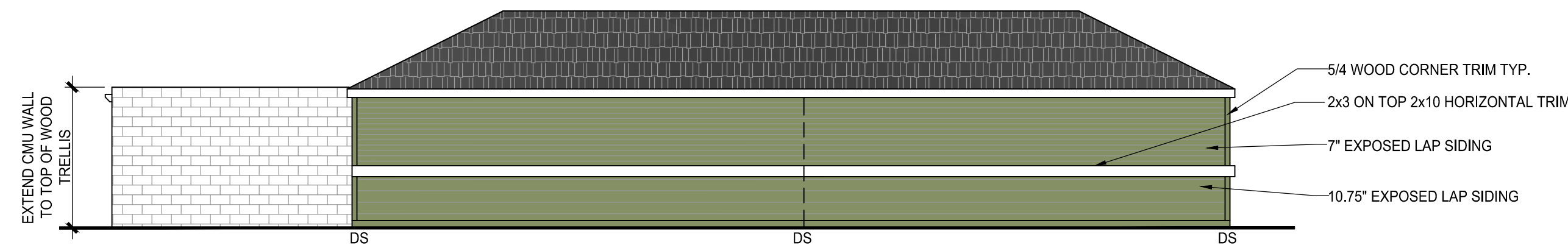
1. COMMUNITY BUILDING BACK ELEVATION 1

SCALE: 1/8"=1'-0"



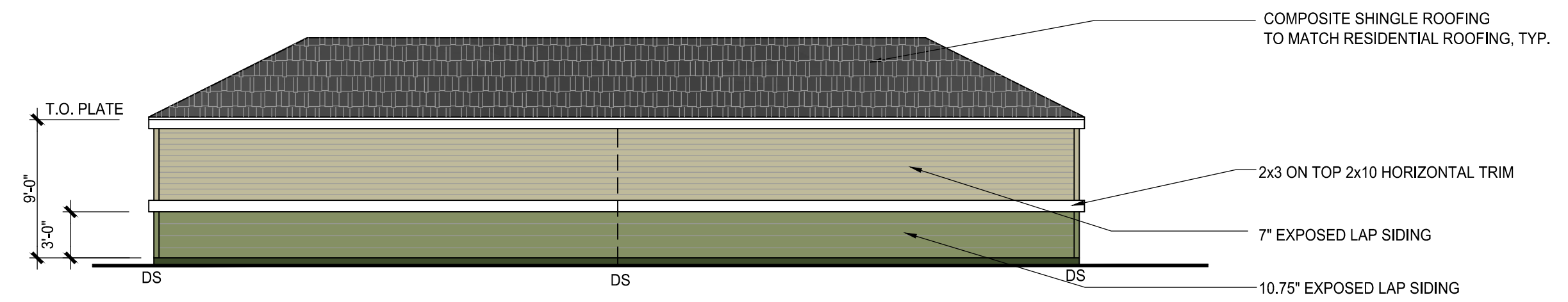
2. COMMUNITY BUILDING BACK ELEVATION 2

SCALE: 1/8"=1'-0"



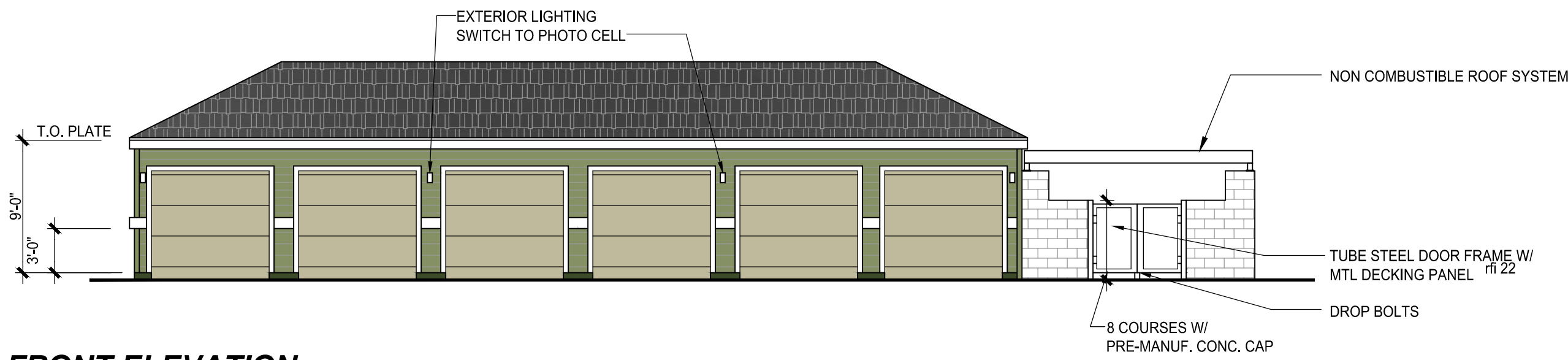
1. REAR ELEVATION

SCALE: 1/8"=1'-0"



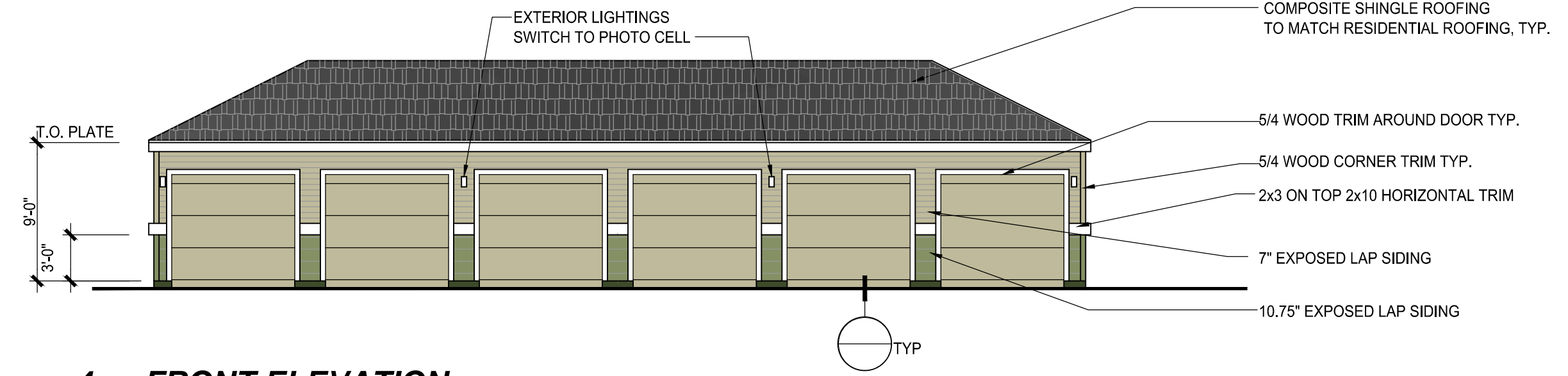
2. REAR ELEVATION

SCALE: 1/8"=1'-0"



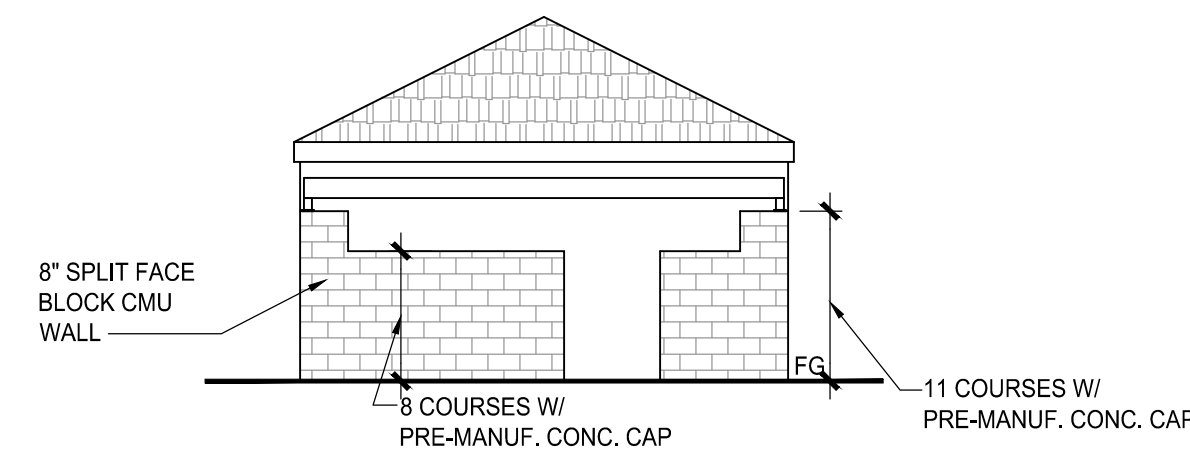
3. FRONT ELEVATION

SCALE: 1/8"=1'-0"



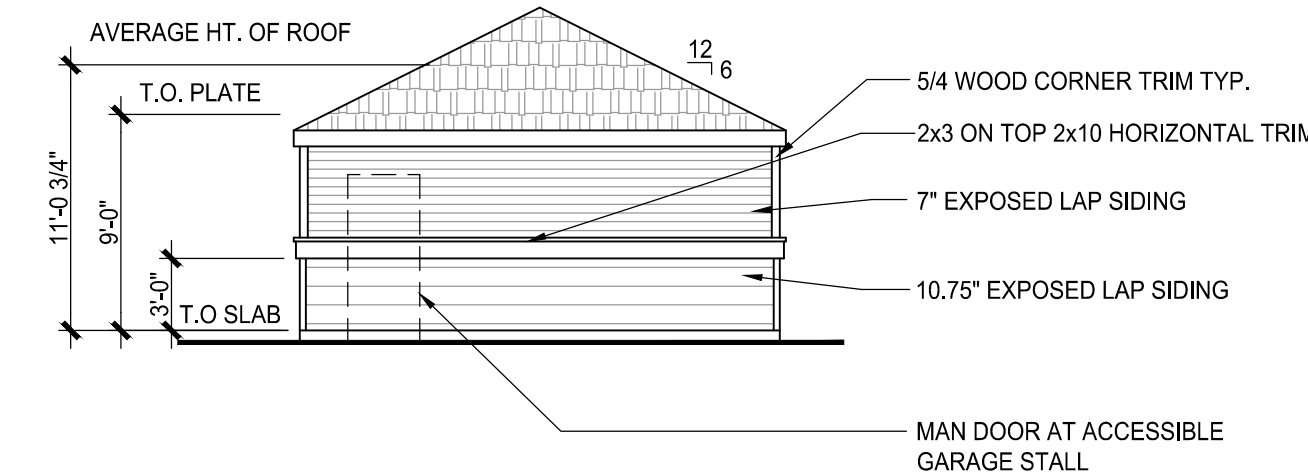
4. FRONT ELEVATION

SCALE: 1/8"=1'-0"



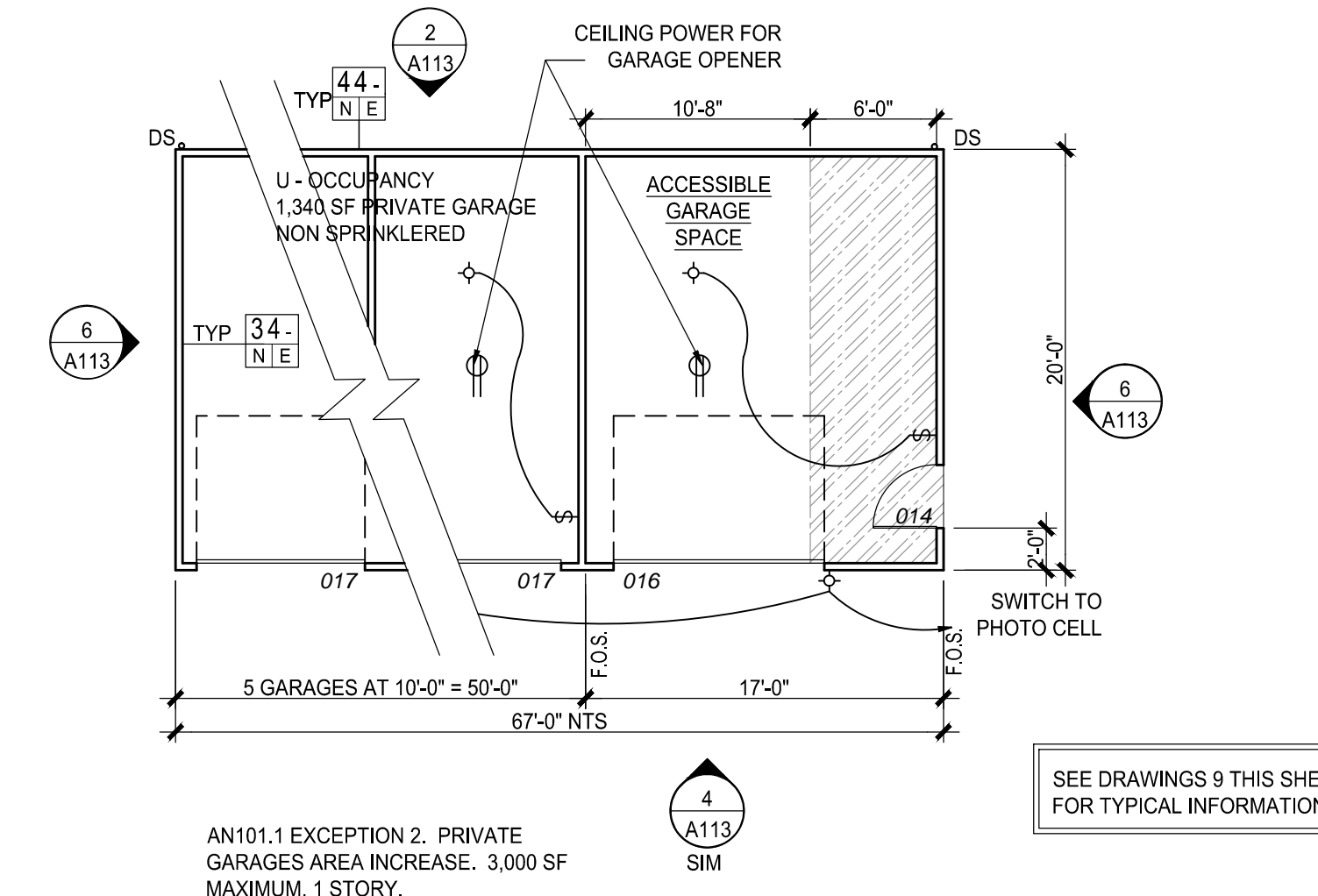
5. SIDE ELEVATION

SCALE: 1/8"=1'-0"



6. SIDE ELEVATION

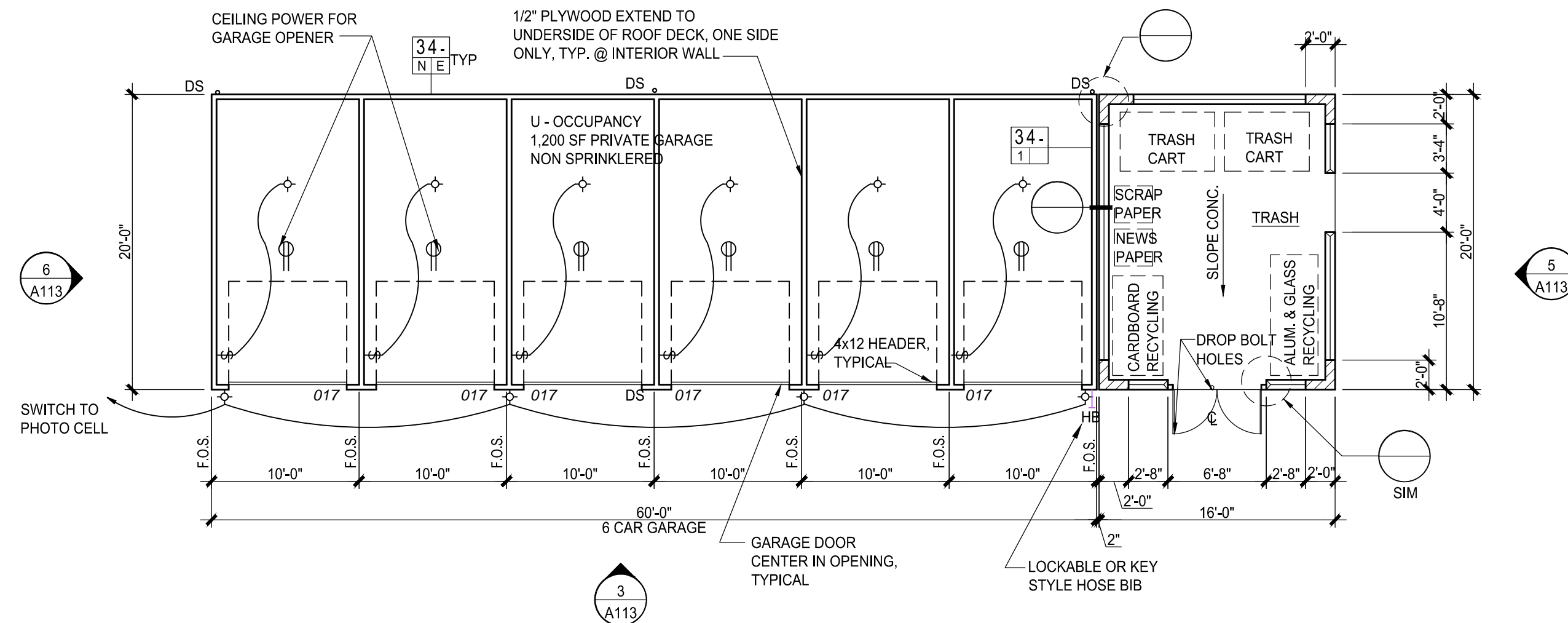
SCALE: 1/8"=1'-0"



7. GARAGE ACCESSIBLE STALL PLAN TYPE G2

SCALE: 1/8"=1'-0"

406.2. FOR A BUILDING CONTAINING ONLY A GROUP U OCCUPANCY, THE EXTERIOR WALL SHALL NOT BE REQUIRED TO HAVE A FIRE-RESISTIVE RATING AND THE AREA OF OPENINGS SHALL NOT BE LIMITED WHEN THE FIRE SEPARATION DISTANCE IS 5 FEET OR MORE.

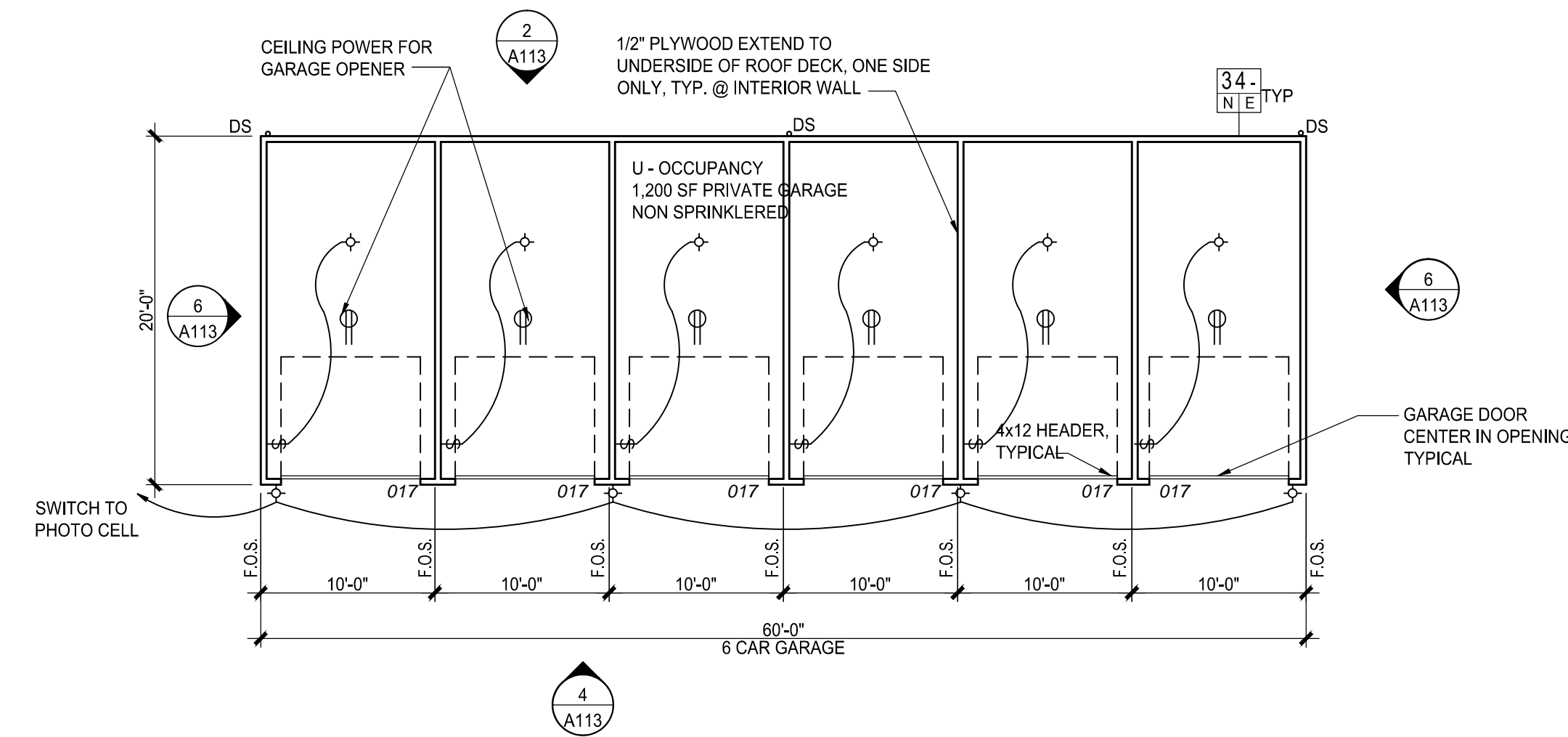


8. GARAGE PLAN TYPE G1

GARAGE 3 (OPP), 8, 12, 16

406.1.2 PRIVATE GARAGES AREA INCREASE. 3,000 SF MAXIMUM

SCALE: 1/8"=1'-0"



9. GARAGE PLAN TYPE G3

GARAGE 2, 4, 5, 6, 7, 9, 10, 11, 14, 15, 17, 18

406.1.2 PRIVATE GARAGES AREA INCREASE. 3,000 SF MAXIMUM

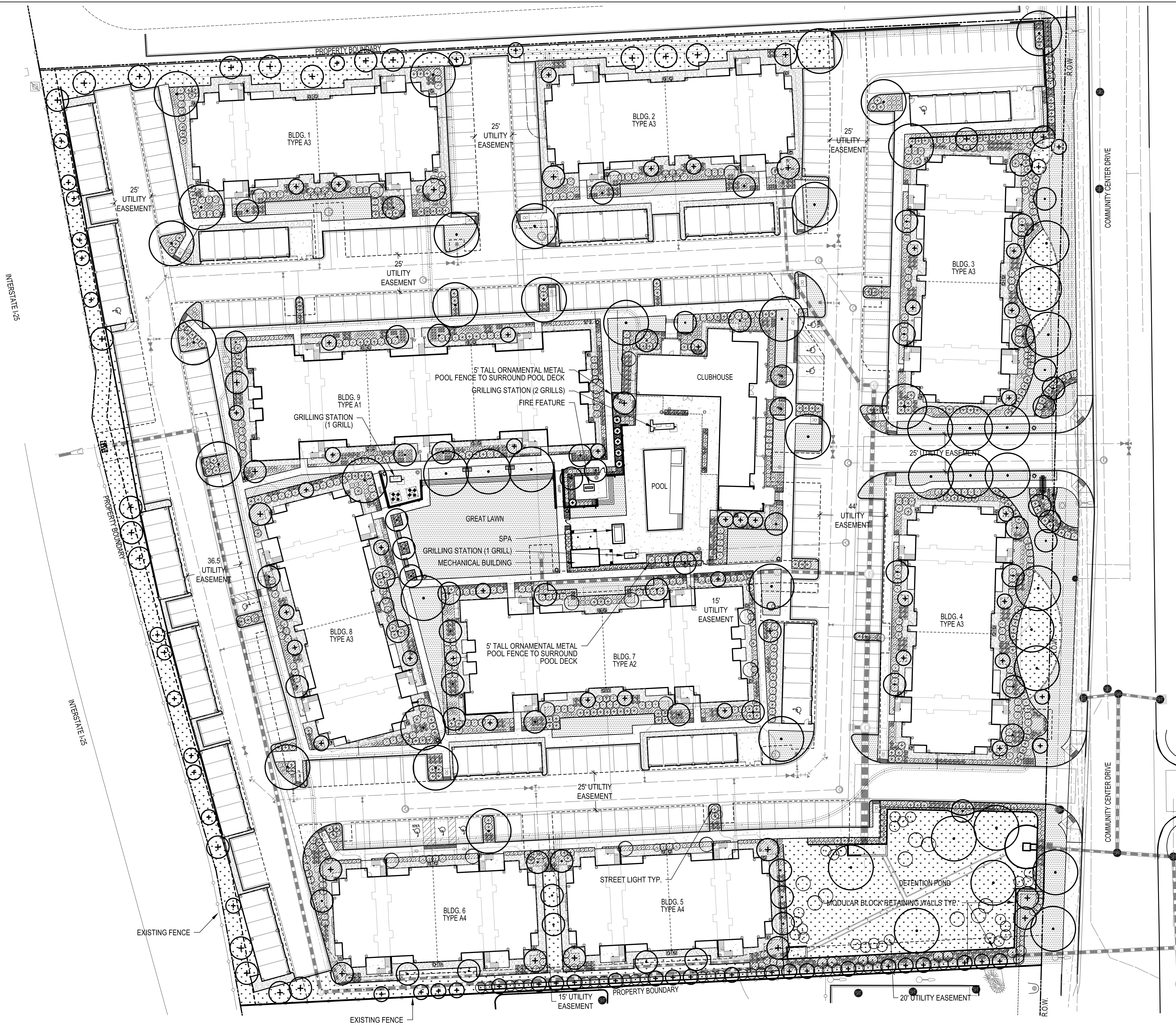
SCALE: 1/8"=1'-0"

STONE MOUNTAIN - PHASE II
PRELIMINARY & FINAL PUD AMENDMENT
NORTHGLENN, COLORADO
HOLLAND PARTNERS

OWNER:
HOLLAND PARTNERS
600 SOUTH CHERRY STREET
SUITE 700
DENVER, CO 80246
303.399.0840
303.399.1397

DATE:
03/29/2013
05/31/2013
06/28/2013

SHEET TITLE:
LANDSCAPE
PLAN
SHEET NUMBER:
L.01
SHEET 12 OF 15



LEGEND

- SOD
- ENHANCED NATIVE TURF
- 3/4" ANGULAR ROCK MULCH
- 1 1/2" ANGULAR ROCK MULCH
- CRUSHER FINES
- DECIDUOUS TREES
- EVERGREEN TREES
- LARGE MULTI-STEM SHRUB - 4' HEIGHT MIN.
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- STEEL EDGER
- MOW LINE
- MULCH TYPE DIVISION LINE (NO EDGER)
- PEDESTRIAN LIGHT
- STREET LIGHT

811
Know what's below.
Call before you dig.

0 15' 30' 60'

SCALE: 1" = 30'-0"

NORTH

CHECKED BY:
DRAWN BY:
IN
CM

LANDSCAPE NOTES :

1. ALL TREES ARE TO BE SECURELY GUYED FOR ONE YEAR PER DETAILS.
2. ALL SHRUB BEDS SHALL BE MULCHED WITH MIN. 3" DEPTH ROCK MULCH OVER GEOTEXTILE FABRIC.
3. ALL PLANTING BEDS ARE TO BE CONTAINED BY 4" 1/8" THICK PERFORATED GALVANIZED EDGER. EDGER IS NOT REQUIRED WHEN BED IS ADJACENT TO CURBS, WALLS, WALKS, OR CONCRETE PANS. EDGER SHALL BE KINK FREE AND SMOOTH FLOWING IN CURVED AREAS.
4. ALL TREE PITS IN SODDED AREAS ARE TO RECEIVE A 2-1/2" DIA. 2-1/2 DEPTH SHREDDED CEDAR MULCH RING. NO EDGER OR WEED CONTROL FABRIC IS REQUIRED.
5. ALL IRRIGATION DEVELOPMENT IS TO BE UNDERGROUND, AUTOMATIC, AND PROVIDE 100% COVERAGE TO ALL AREAS.

PLANT SCHEDULE :

WATER USE	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.	QTY.
DECIDUOUS CANOPY TREES					
XX	PRE	PROSPECTOR ELM	ULMUS WILSONIANA 'PROSPECTOR'	2.5" CAL. B&B	
X	GSL	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2.5" CAL. B&B	
XX	CAL	WESTERN CATALPA	CATALPA SPECIOSA	2.5" CAL. B&B	
XX	HAC	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2.5" CAL. B&B	
XX	KCT	ESPRESSO KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS 'ESPRESSO'	2.5" CAL. B&B	
XX	NRO	NORTHERN RED OAK	QUERCUS RUBRA	2.5" CAL. B&B	
X	APA	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2.5" CAL. B&B	
XX	SHL	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	2.5" CAL. B&B	
X	AMY	AMERICAN YELLOWWOOD	CLADRASTIS KENTUCKEA	2.5" CAL. B&B	
X	LLC	LANCELEAF COTTONWOOD	POPULUS X ACUMINATA	2.5" CAL. B&B	
EVERGREEN TREES: MIN. 6' HEIGHT (UNLESS NOTED LARGER ON PLAN)					
XX	AUS	AUSTRIAN PINE	PINUS NIGRA	6' HT. B&B (LARGE SYMBOL)	
XX	PON	PONDEROSA PINE	PINUS PONDEROSA	6' HT. B&B (LARGE SYMBOL)	
X	BBS	BABY BLUE EYES SPRUCE	PICEA PUNGENS	6' HT. B&B (SMALL SYMBOL)	
X	VWP	VANDERWOLFS PYRAMID PINE	PINUS FLEXILIS	6' HT. B&B (SMALL SYMBOL)	
XXX	PIN	PINON PINE	PINUS EDULIS	6' HT. B&B (SMALL SYMBOL)	
XXX	SKR	SKYROCKET JUNIPER	JUNIPERUS VIRGINIANA 'SKYROCKET'	6' HT. B&B (VERY SMALL SYMBOL)	
DECIDUOUS ORNAMENTAL TREES					
XX	CHP	CHANTICLEER PEAR	PRUNUS CALLERYANA 'CHANTICLEER'	2.0" CAL. B&B	
XX	CSO	CRIMSON SPIRE OAK	QUERCUS 'CRIMSCHMIDT'	2.0" CAL. B&B	
XX	GRT	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	2.0" CAL. B&B	
X	RAD	RADIANT CRAB	MALUS X 'RADIANT'	2.0" CAL. B&B	
X	SSC	SPRING SNOW CRAB	MALUS X 'SPRING SNOW'	2.0" CAL. B&B	
XX	WHC	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUSS-GALLI INERMIS	2.0" CAL. B&B	
X	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA	6'-8' HT. MULTISTEM B&B	
X	PPM	PATTERN PERFECT MAPLE	ACER TATARICUM 'PATTERN PERFECT'	6'-8' HT. MULTISTEM B&B	
LARGE MULTI-STEM SHRUBS 4' HEIGHT					
X	ATH	LAVENDER CHIFFON ALTHEA	HIBISCUS SYRIACUS 'LAVENDER CHIFFON'	4' HT., B&B, MULTISTEM	
X	PLS	PURPLE LEAF SANDCHERRY	PRUNUS CISTENA	4' HT., B&B, MULTISTEM	
X	AJV	AUTUMN JAZZ VIBURNUM	VIBURNUM DENTATUM 'RALPH SENIOR'	4' HT., B&B, MULTISTEM	
EVERGREEN SHRUBS					
X	OGH	OREGON GRAPE HOLLY 'KING'S RANSOM'	M. ACUIFOLIUM 'KING'S RANSOM'	#5 CONT.	
X	MEU	MANHATTAN EUONYMUS	EYONYMUS KIAUTSCHOVICA 'MANHATTAN'	#5 CONT.	
XXX	ARM	ARMSTRONG JUNIPER	JUNIPERUS CHINENSIS 'ARMSTRONG'	#5 CONT.	
XX	GMJ	GREENMOUND JUNIPER	JUNIPERUS PROCUMBENS 'GREEN MOUND'	#5 CONT.	
X	GSP	GLOBE SPRUCE	PICEA PUNGENS 'GLOBOSA'	#5 CONT.	
XXX	MAN	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'	#5 CONT.	
XXX	COL	COLOGREEN JUNIPER	JUNIPERUS SCOPULORUM 'COLOGREEN'	#5 CONT.	
X	MMP	MOPS MUGO PINE	PINUS MUGO 'MOPS'	#5 CONT.	
XX	CMD	DAPHNE, CAROL MACKIE	D. X BURKWOODI 'CAROL MACKIE'	#5 CONT.	
XXX	SKR	SKYROCKET JUNIPER	JUNIPERUS VIRGINIANA 'SKYROCKET'	#5 CONT.	
XX	YUC	YUCCA ADAM'S NEEDLE	Y. FILAMENTOSA	#5 CONT.	
X	RHM	RH MONTGOMERY SPRUCE	PICEA PUNGENS 'R.H. MONTGOMERY'	#5 CONT.	
DECIDUOUS SHRUBS (2-5' SPREAD)					
X	PBB	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	#5 CONT.	
XXX	PPY	PYGMY PEASHRUB	CARAGANA PYGMAEA	#5 CONT.	
XXX	FLI	FINE LINE BUCKTHORN	RHAMNUS FRANGULA 'RON WILLIAMS'	#5 CONT.	
X	BDW	PURPLE HAZE BUTTERFLY BUSH	Buddleia X 'PURPLE HAZE'	#5 CONT.	
XX	LDP	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	#5 CONT.	
XX	HCB	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAULT 'HANCOCK'	#5 CONT.	
X	SNR	SUNNY KNOCKOUT ROSE	ROSA 'RADSUNNY' (YELLOW)	#5 CONT.	
X	KNO	KNOCKOUT ROSE	ROSA 'RADRAZZ' (RED)	#5 CONT.	
XX	DRS	DWARF RUSSIAN SAGE	PEROVSKIA ARTIFLICIOLIA 'LITTLE SPIRE'	#5 CONT.	
DECIDUOUS SHRUBS (5-7' SPREAD)					
XX	DNB	DWARF NINEBARK	PHYSCARPUS OPULIFOLIUS 'NANUS'	#5 CONT.	
XXX	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	#5 CONT.	
XX	PBS	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	#5 CONT.	
XX	YFC	YELLOW FLOWERING CURRANT	RIBES AUREUM	#5 CONT.	
X	KSV	KOREAN SPICE VIBURNUM	VIBURNUM CARLESII	#5 CONT.	
XX	MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.	
XXX	TBR	TALL BLUE RABBITBRUSH	CHRYSOHAMNUS NAUSEOSUS ALBICAULIS	#5 CONT.	
XXX	TLS	THREE LEAF SUMAC	RHUS TRILOBATA	#5 CONT.	
X	ALP	ALPINE CURRANT	RIBES ALPINUM	#5 CONT.	
DECIDUOUS SHRUBS (7-9' SPREAD)					
XX	CPL	COMMON PURPLE LILAC	SYRINGA VULGARIS	#5 CONT.	
RTD		RED TWIG DOGWOOD	CORNUS SERICIA 'BAILEY'	#5 CONT.	
YTD		YELLOW TWIG DOGWOOD	CORNUS SERICEA 'FLAVIRAMEA'	#5 CONT.	
XXX	NMP	NEW MEXICO PRIVET	FORESTIERA NEOMEXICANA	#5 CONT.	
ORNAMENTAL GRASSES (ALL GRASSES 1 GAL. CONT. UNLESS SPECIFIED OTHERWISE ON THE PLAN)					
X	AVG	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	#1 CONT.	
X	FRG	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	#1 CONT.	
X	MAG	MAIDEN HAIR GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	#1 CONT.	
X	PGF	PURPLE FOUNTAIN GRASS	PENNISETUM SETACEUM 'RUBRUM'	#1 CONT.	
XXX	LBG	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	#1 CONT.	
X	SHG	RED SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.	
X	HPG	HARDY PLUME GRASS	ERIANTHUS RAVENNAE	#5 CONT.	
PERENNIALS					
XX	AJS	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'	#1 CONT.	
XX	VAL	RED VALERIAN/JUPITER'S BEARD	CENTRANTHUS RUBER	#1 CONT.	
XXX	SSH	SUNSET HYSSOP	AGASTACHE RUPESTRIS	#1 CONT.	
XX	WBF	WHIRLING BUTTERFLIES/GAURA	G. LINDHEIMERI	#1 CONT.	
XX	LAV	ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	#1 CONT.	
XXX	PLY	POLYGONUM/HIMALAYAN BORDER JEWEL	PERSICARIA AFFINIS	#1 CONT.	
XX	BES	BLACK-EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	#1 CONT.	
XX	DAW	WHITE DAYLILY	HEMEROCALIS HYBRID	#1 CONT.	
XX	DDY	STELLA D'ORO DWARF DAYLILY	HEMEROCALIS 'STELLA D'ORO'	#1 CONT.	
XXX	GCG	HARDY GAZANIA	G. LINEARIS 'COLORADO GOLD'	#1 CONT.	
XX	IPP	STARBURST ICEPLANT	DELOSPERMA FLORIBUNDA	#1 CONT.	
XXX	KGF	KOBOLD GAYFEATHER	LIATRIS SPICATA 'KOBOLD'	#1 CONT.	
XX	MNS	MAY NIGHT SALVIA	SALVIA SYLVESTRIS X 'MAY NIGHT'	#1 CONT.	
X	PCF	CONEFLOWER	ECHINACEA PURPUREA	#1 CONT.	
XX	PRY	PAPRIKA YARROW	ACHILLEA MILLEFOLIUM 'PAPRIKA'	#1 CONT.	
X	HOS	PATRIOT HOSTA	HOSTA FORTUNEI 'PATRIOT'	#1 CONT.	
X	PPC	PURPLE PALACE CORAL BELLS	HEUCHERA MICRANTHA 'PURPLE PALACE'	#1 CONT.	
XX	SMS	SILVERMOUND SAGE	ARTEMESIA SCHMIDTIANA	#1 CONT.	



Know what's below.
Call before you dig.

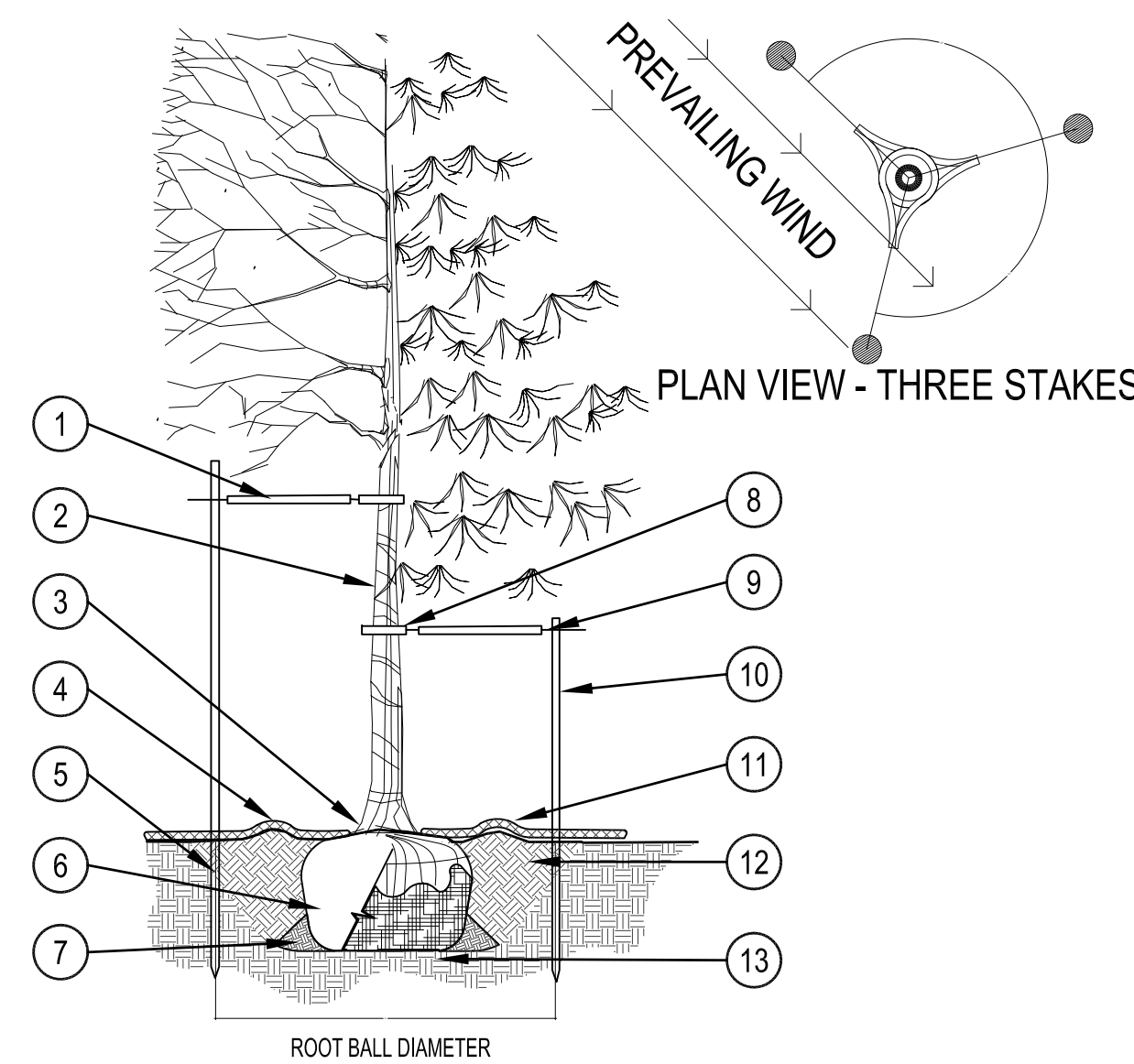


Know what's below.
Call before you dig.

- 1 PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- 2 TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- 3 PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1'-2" ABOVE FINAL GRADE.
- 4 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- 5 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- 6 REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
- 7 PLACE SOIL AROUND ROOT BALL FIRMLY. DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- 8 GROMMETED NYLON STRAPS
- 9 GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- 10 6 FT. STEEL T-POST (SEE SCHEDULE). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- 11 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- 12 BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING.
- 13 PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

- PRUNING NOTES:**
1. 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:**
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1.1 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 - 1.2 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)
 - 1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
 2. 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.

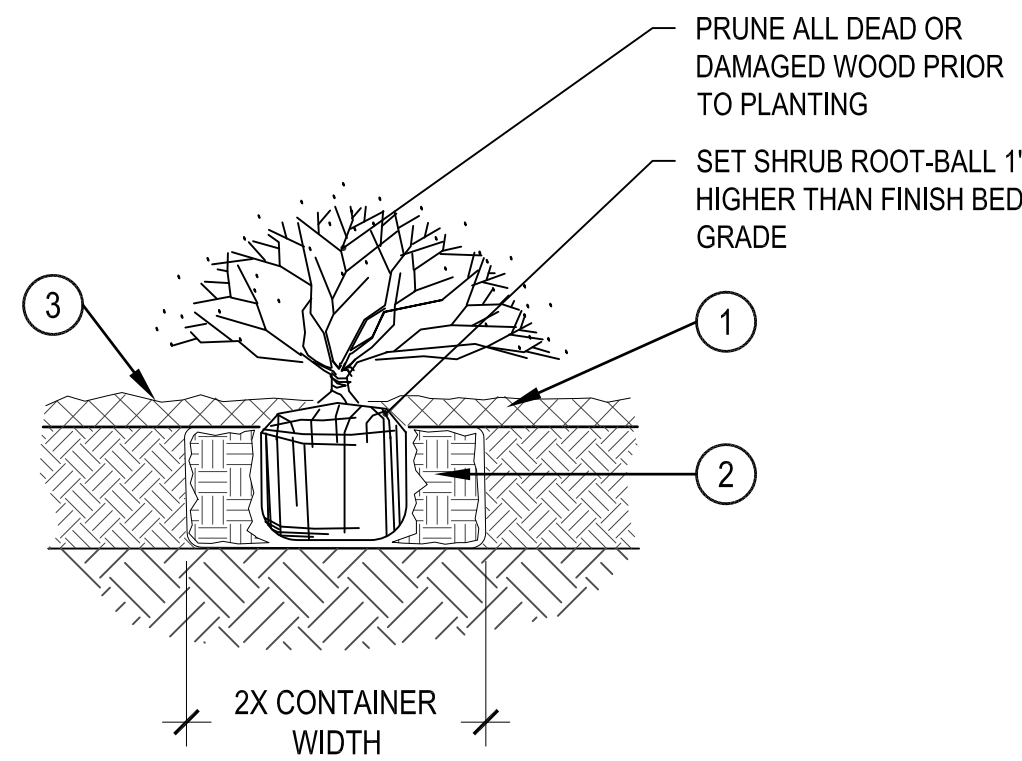


2 TREE PLANTING DETAIL

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

- 1 SPECIFIED MULCH
- 2 AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
- 3 FINISH GRADE (TOP OF MULCH)

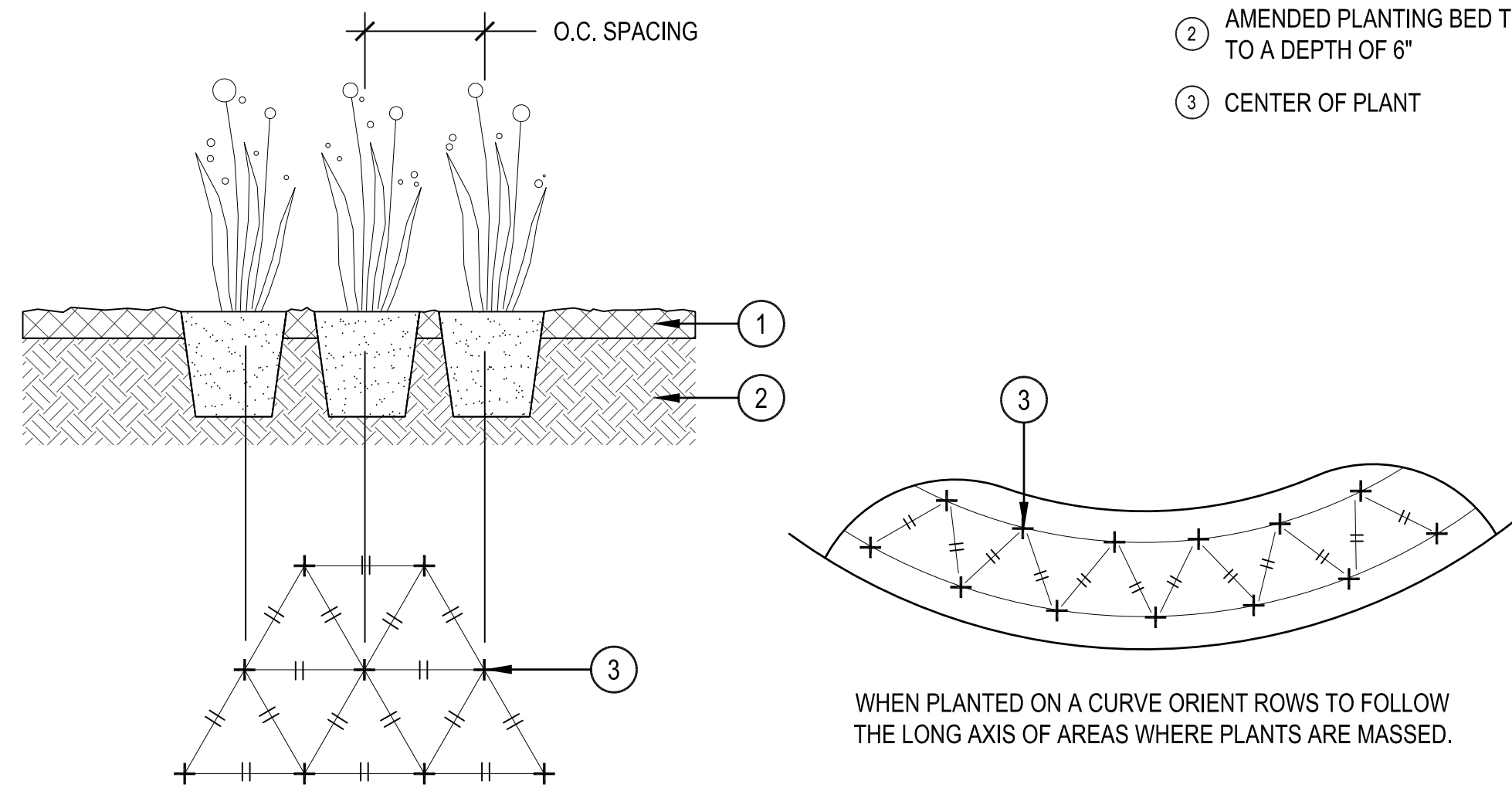
- NOTE:**
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
 2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
 3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
 4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER



1 SHRUB PLANTING

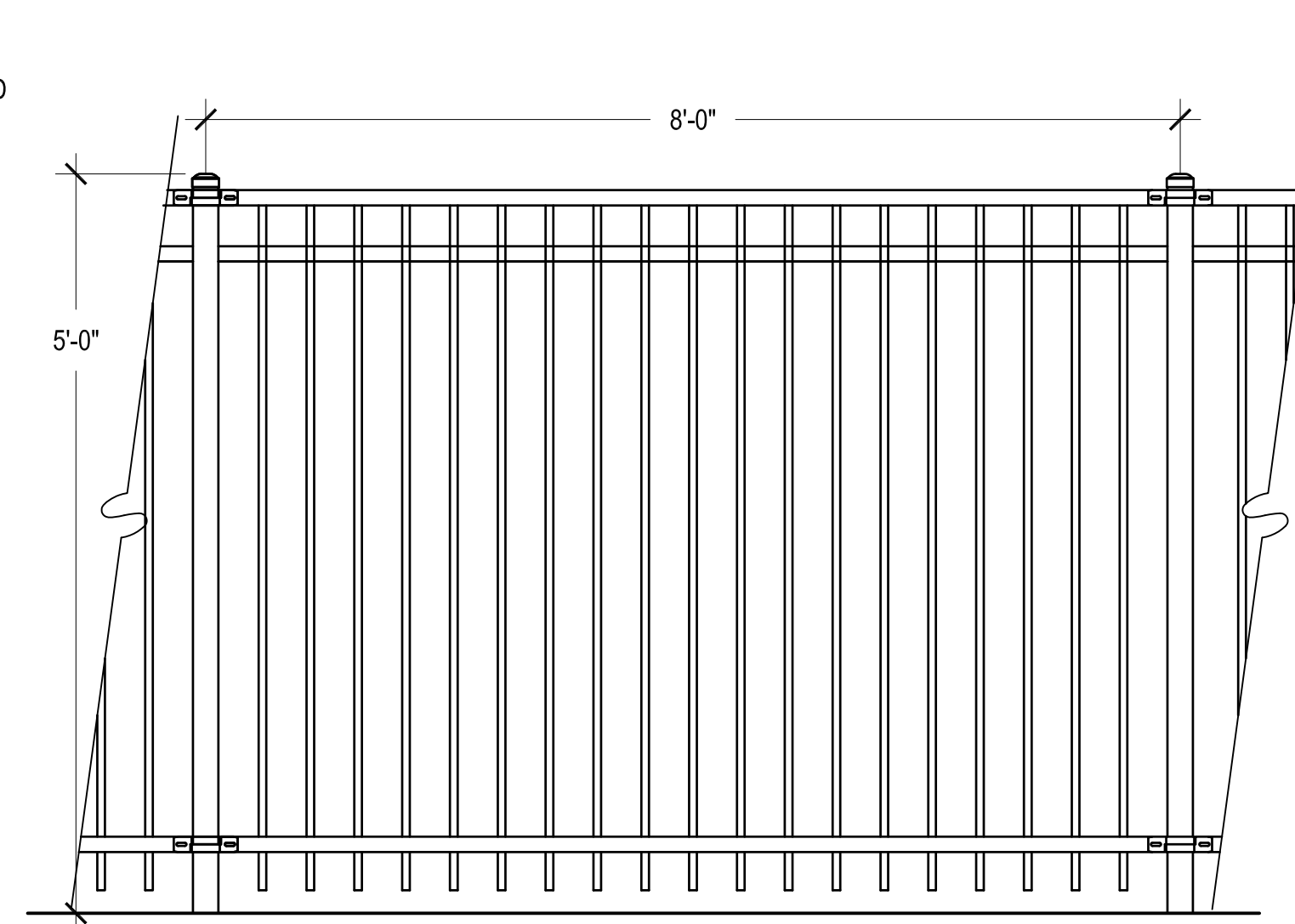
SCALE: 1-1/2" = 1'-0"

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



3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



FENCING SHALL BE BY AMERISTAR FENCE - POOL PET PLAY MONTAGE PLUS OR APPROVED EQUAL

4 POOL FENCE

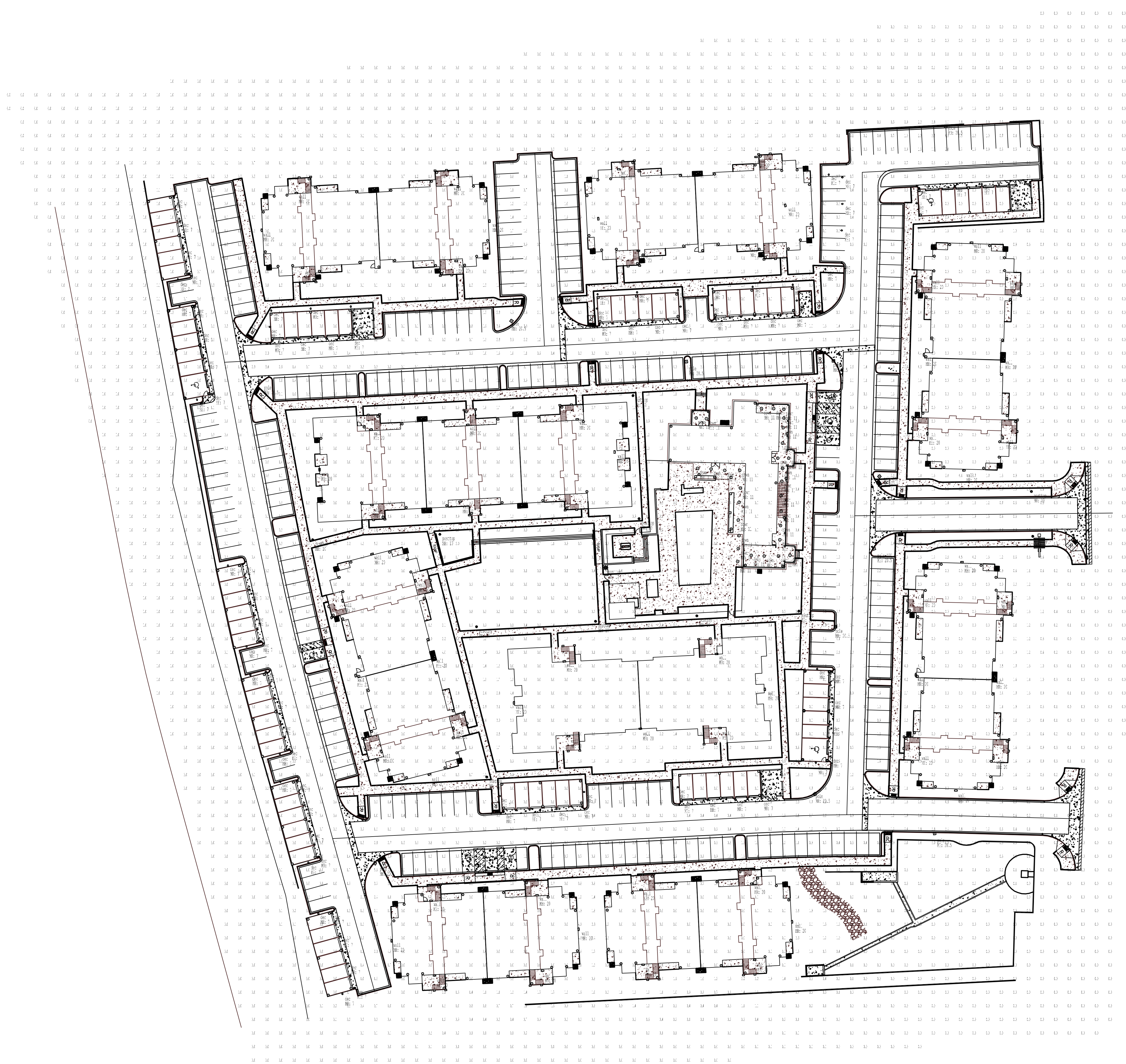
SCALE: 3/4" = 1'-0"

STONE MOUNTAIN - PHASE II
PRELIMINARY & FINAL PUD AMENDMENT
 NORTHGLENN, COLORADO
 HOLLAND PARTNERS

OWNER:
 HOLLAND PARTNERS
 600 SOUTH CHERRY STREET
 SUITE 700
 DENVER, CO 80246
 303.399.0840
 303.399.1397

DATE:
 03/25/2013
 05/31/2013
 06/28/2013

SHEET TITLE:
LIGHTING PLAN
 SHEET NUMBER:
P.01
 SHEET 15 OF 15



SCALE: 1" = 40'

Luminaire Schedule					
Symbol	Qty	Label	Lumens	LLF	Description
⊙	92	dec	600	1.000	decorative entry light - 13w compact fluorescent
○	30	down	600	1.000	recessed downlight - 13w compact fluorescent
□	62	wall	12800	1.000	lsi challenger wall pack - forward throw - 175w metal halide
⊞	9	pole	15000	1.000	lsi citation pole mounted light - type 3 - 175 w metal halide
⊕	12	posttop	1490	1.000	spaulding nite torch - type 5- 150w incandescant
⊞	2	pole-100	8500	1.000	lsi citation pole mounted light - type 3 - 100 w metal halide

⊞ DESIGNATES FIXTURE IDENTIFIER
 ⊞ DENOTES MOUNTING HEIGHT OF FIXTURE

IMPACT ENGINEERING, INC.
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CHECKED BY: JN
 DRAWN BY: CM

MEMORANDUM

To: City of Northglenn, Planning and Development
From: Steve Tuttle, P.E., PTOE
Date: March 4, 2013
Project: Stone Mountain Multi-Family Project
Subject: Parking Review and Recommendations

The Fox Tuttle Transportation Group has completed a review of the proposed parking for the Stone Mountain project in Northglenn. The project is proposing to construct 228 multi-family apartment units with a total of 342 parking spaces provided for residents and guests. Fox Tuttle reviewed both current industry parking practices with regards to the provision of multi-family and comparative rates from similar Front Range communities and found that the proposed parking supply is within the parking ratio ranges supported by this data. This memorandum summarizes our findings and recommendations.

Background

The Stone Mountain multi-family residential project is proposing to construct 228 apartment units on a vacant parcel of land located west of Community Center Drive north of Malley Drive. The project is surrounded by recreational-retail, institutional, and residential land uses. The project proposes the following types and number of units:

- 90 one-bedroom, studio units
- 48 one-bedroom units
- 72 two-bedroom units
- 18 three-bedroom units

The 342 parking spaces correspond to an effective parking rate of 1.5 parking spaces per dwelling unit for the 228 proposed units. In comparison, the approved PUD (Stone Mountain Apartments - Phase II Preliminary and Final Planned Unit Development, approved February 2000) referenced a 2.0 per unit rate but provided 1.77 on the PUD plans (332 spaces for 188 units). **Table 1** provides a comparison of the proposed parking to industry and peer rates, to be discussed in subsequent sections of this memorandum.

Industry Recommendations

Two leading industry parking resources were reviewed within the context of this project and are discussed in this memorandum:

- Institute of Transportation Engineers (ITE), Parking Generation, 4th Edition (2010)
- Urban Land Institute (ULI), Shared Parking, 2nd Edition (2005)

ITE publishes parking generation data for various land uses based on numerous studies and empirical data calculating average peak parking demand. For apartment land use, ITE provides both urban and suburban parking formulas to predict peak parking demand. The ITE suburban formulas were utilized for this analysis to provide the most conservative recommendations.

The ITE suburban apartment peak parking data is based on 19 studies at developments with an average of 320 dwelling units. The average size of the dwelling units for developments included in the study was 1.7 bedrooms per unit. In comparison, the Stone Mountain project proposes 228 units with a total of 336 bedrooms, or 1.47 bedrooms per unit. Thus, the ITE data can be considered slightly conservative given that the project has a lower bedroom ratio and would be expected to generate less peak parking demand.

The ITE methodology provides the following formula to calculate peak parking demand:

$$\text{Peak Parking Demand} = 1.42x - 38$$

where x equals the number of dwelling units

Using the ITE formula, the peak parking demand is anticipated to be 286 parking spaces. This corresponds to a rate of 1.25 spaces per unit and is 56 spaces (16%) less than is proposed for the Stone Mountain project.

The ULI book provides recommended parking calculations for various land uses based on a widely accepted methodology. The rates reviewed for this analysis and discussed in this section are the "base case" parking recommendations from which reductions are then applied to account for the effects of shared use. For multi-family residential rental use, ULI recommends a "base parking ratio" of 1.5 spaces per unit and a 15% guest parking ratio. These base rates are based on peak parking spaces required with "virtually 100% auto use and typical ridesharing for suburban conditions" and do not take into account any effect/reduction of shared parking for mixed use development. The ULI book further defines this rate as being applicable for a "cornfield project" that is a "free-standing land use in an area with little or no transit and only weak pedestrian connections with other uses". The Stone Mountain project is located 0.7 miles from the Wagon Road Park-n-Ride facility, will have a clubhouse and other amenities, and has excellent pedestrian connectivity with nearby retail and recreational uses. Thus, the base rates can be considered conservative as applied to this project.

As shown on Table 1, the recommended ULI rates correspond to a provision of 376 parking spaces for the project and an effective rate of 1.65 spaces per unit. The ULI data is attached, for reference. The proposed project parking provisions represent just under (34 spaces, or 9% short of) the recommended ULI provisions for high-auto-use conditions, as noted above.

Peer Review

Fox Tuttle conducted a peer review of nearby communities similar to Northglenn conditions to determine typical multi-family parking requirements.

The results of the peer review for the communities of Broomfield, Denver, and Boulder are summarized on Table 1. All three communities include guest parking provisions in their base rates. As shown on Table 1, using these communities' rates would result in project requirements of 282 to 351 parking spaces (1.24 to 1.54 spaces per unit). Most represent lower parking totals than are being proposed for the project.

Summary and Recommendations

The Stone Mountain multi-family residential project proposes to construct 228 apartment units with a provision of 342 parking spaces. Based on the review of industry standard parking practices and a peer review of other Front Range cities, it was determined that proposed parking provisions for the project are supported by this data. Given the results of this study, we recommend that the project request a deviation from the PUD to allow for a 1.5 space-per-unit parking ratio as supported by this data.

I hope that the contents of this memorandum are helpful to you. If you have any questions or would like to discuss our findings, please let me know.

/SGT

Attachments:

- Table 1 - Multi-Family Parking Rate Comparison
- ULI Summary of Recommended Base Parking Ratios (Table 2-2)
- ITE Parking Generation for Apartment Land Use for Suburban Conditions



Multi-Family Parking Rate Comparison

Table 1a. Parking Ratios

	Proposed Units		Broomfield Code*	Denver Code**	Boulder Code***	ULI****	PROPOSED
Studio	90		1.0	1.25	1.0	1.5	1.5 Average Ratio
1-bed	48		1.5	1.25	1.0	1.5	
2-bed	72		2.0	1.25	1.5	1.5	
3-bed	18		2.5	1.25	2.0	1.5	
Guest Parking			Included in resident rate	Included in resident rate	Included in resident rate	15% x # of units	Included in resident rate

*Based on standard parking code for multi-family

**Requirement based on new zoning code and Suburban Neighborhood Context Group with Multi-unit Dwelling only on site (Suburban near Commercial Corridor up to 5 stories)

*** Assumes RM district (residential medium) for a stand alone multi-family project. This is the same as the MXD code (RMX)

**** Urban Land Institute, Shared Parking 2nd Edition, 2005.

Table 1b. Parking Spaces

	Proposed Units	ITE Suburban ⁽¹⁾	Broomfield	Denver	Boulder	ULI	Proposed
Studio	90 units	Based on Peak Demand Studies Peak Parking Demand = 1.42 x Units - 38	90 spaces	113 spaces	90 spaces	135 spaces	Average 1.5 spaces per unit
1-bed	48 units		72 spaces	60 spaces	48 spaces	72 spaces	
2-bed	72 units		144 spaces	90 spaces	108 spaces	108 spaces	
3-bed	18 units		45 spaces	23 spaces	36 spaces	27 spaces	
Total Resident Parking	342 spaces		351 spaces	285 spaces	282 spaces	342 spaces	
Total Guest Parking	Included in resident total		Included in resident total	Included in resident total	Included in resident total	34 spaces	Included in resident total
Total	342 spaces	286 spaces	351 spaces	285 spaces	282 spaces	376 spaces	342 spaces
Parking Rates		1.25	1.54	1.25	1.24	1.65	1.50

(1) Institute of Transportation Engineers, Parking Generation, 4th Edition, 2010.

Table 2-2 Summary of Recommended Base Parking Ratios (Spaces per Unit Land Use)

Land Use	Weekday		Weekend		Unit	Source
	Visitor	Employee	Visitor	Employee		
Community Shopping Center (<400,000 sq. ft.)	2.9	0.7	3.2	0.8	/ksf ¹ GLA	1
Regional Shopping Center (400,000 to 600,000 sq. ft.)	Sliding scale between 400,000 and 600,000 sq. ft.				/ksf GLA	1
Super Regional Shopping Center (>600,000 sq. ft.)	3.2	0.8	3.6	0.9	/ksf GLA	1
Fine/Casual Dining	15.25	2.75	17.0	3.0	/ksf GLA	2, 3
Family Restaurant	9.0	1.5	12.75	2.25	/ksf GLA	3
Fast-Food Restaurant	12.75	2.25	12.0	2.0	/ksf GLA	2
Nightclub	15.25	1.25	17.5	1.5	/ksf GLA	3
Active Entertainment	Custom to each tenant					
Cineplex	0.19	0.01	0.26	0.01	/seat	3, 2
Performing Arts Theater	0.3	0.07	0.33	0.07	/seat	2
Arena	0.27	0.03	0.3	0.03	/seat	3
Pro Football Stadium	0.3	0.01	0.3	0.01	/seat	3
Pro Baseball Stadium	0.31	0.01	0.34	0.01	/seat	3
Health Club	6.6	0.4	5.5	0.25	/ksf GFA	3, 4
Convention Center	5.5	0.5	5.5	0.5	/ksf GLA	3
Hotel—Business	1.0	0.25	0.9	0.18	/room	2, 3
Hotel—Leisure	0.9	0.25	1.0	0.18	/room	2, 3
Restaurant/Lounge	10.0	—	10.0	—	/ksf GLA	2, 3, 5
Conference Center/Banquet (20 to 50 sq. ft./guest room)	30.0	—	30.0	—	/ksf GLA	2, 3, 5
Convention Space (>50 sq. ft./guest room)	20.0	—	10.0	—	/ksf GLA	2, 3, 5
Residential, Rental	0.15	1.5²	0.15	1.5²	/unit	2
Residential, Owned	0.15	1.7 ²	0.15	1.7 ²	/unit	2
Office (<25,000 sq. ft.)	0.3	3.5	0.03	0.35	/ksf GFA	2
Office (25,000 to 100,000 sq. ft.) Sliding scale between					/ksf GFA	2
25,000 sq. ft.:	0.3	3.5	0.03	0.35		
100,000 sq. ft.:	0.25	3.15	0.03	0.32		
Office (100,000 to 500,000 sq. ft.) Sliding scale between					/ksf GFA	2
100,000 sq. ft.:	0.25	3.15	0.03	0.32		
500,000 sq. ft.:	0.2	2.6	0.02	0.26		
Office >500,000 sq. ft.	0.2	2.6	0.02	0.26	/ksf GFA	2
Data Processing Office	0.25	5.75	0.03	0.58	/ksf GFA	2, 3
Medical/Dental Office	3.0	1.5	3.0	1.5	/ksf GFA	2, 3
Bank, Branch with Drive-in	3.0	1.6	3.0	1.6	/ksf GFA	2

Notes

Ratios based on peak parking spaces required with virtually 100% auto use and typical ridesharing for suburban conditions.

¹/ksf = per thousand sq. ft.

²1.0 spaces reserved for residents' sole use, 24 hours a day; remainder shared with visitors and other uses.

Sources:

1. *Parking Requirements for Shopping Centers*, 2nd ed. (Washington, D.C.: ULI—the Urban Land Institute, 1999).
2. *Parking Generation*, 3rd ed. (Washington, D.C.: Institute of Transportation Engineers, 2004).
3. Data collected by team members.
4. John W. Dorsett, "Parking Requirements for Health Clubs," *The Parking Professional*, April 2004.
5. Gerald Salzman, "Hotel Parking: How Much Is Enough?" *Urban Land*, January 1988.

Land Use: 221 Low/Mid-Rise Apartment

Average Peak Period Parking Demand vs. Dwelling Units
On a Weekday
Location: Suburban

Statistic	Peak Period Demand
Peak Period	12:00–5:00 a.m.
Number of Study Sites	21
Average Size of Study Sites	311 dwelling units
Average Peak Period Parking Demand	1.23 vehicles per dwelling unit
Standard Deviation	0.32
Coefficient of Variation	21%
95% Confidence Interval	1.10–1.37 vehicles per dwelling unit
Range	0.59–1.94 vehicles per dwelling unit
85th Percentile	1.94 vehicles per dwelling unit
33rd Percentile	0.68 vehicles per dwelling unit

