



**PLANNING AND DEVELOPMENT DEPARTMENT
MEMORANDUM 14-19**

DATE: September 12, 2014
TO: Honorable Mayor Joyce Downing and City Council Members
FROM: John Pick, City Manager 
Brook Svoboda, Director of Planning and Development 
SUBJECT: CB-1837 - Rezoning for Certain Real Properties at 11285 Highline Drive –
Reach Center Preliminary and Final PUD

BACKGROUND

Attached to this memo is a proposed ordinance, which if approved, would establish a Planned Unit Development (PUD) zoning of the parcel located at 11285 Highline Drive. Staff presented the Preliminary and Final PUD application to the Planning Commission through a Public Hearing at the September 2, 2014 Meeting. A copy of the Planning Commission Recommendation, Staff Report and PUD Application is included as Attachments 1-3.

The properties considered for rezoning had previously been zoned with conditions (Attachment 4). These conditions are not applicable to the site development and will be removed through the rezoning process.

PROCEDURE

The Planning Commission unanimously recommended approval, via Planning Commission Resolution 2014-4, the Reach Center Preliminary 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 2014-4, also included the following conditions for final adoption by the Council, which has been satisfied or removed by the City and are not reflected in the adopting Ordinance:

1. The Applicant will secure the buildings with fencing to satisfy the Northglenn Police Department's request.
2. The Applicant will update the proposed use on the Cover Sheet to reflect an Assisted Living Residence (ALR) and remove Acute Treatment Unit (ATU) as a use.
3. The Applicant will continue to work with the Public Works Department to resolve any outstanding comments regarding the final utility plan. An approved PUD will not be signed and recorded until the utility plan meets all the City requirements.

4. The Applicant will continue to work with the Public Works Department on resolving the outstanding comments for the final drainage report. An approved PUD will not be signed and recorded until the drainage report meets all City requirements.

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-1837

STAFF REFERENCE

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

ATTACHMENTS

- | | |
|--------------|--|
| ATTACHMENT 1 | Planning Commission Resolution 2014-04 |
| ATTACHMENT 2 | Staff Report |
| ATTACHMENT 3 | PUD Documents /Application |
| ATTACHMENT 4 | Conditional Zoning 41 |

**RESOLUTION 2014-04
NORTHGLENN PLANNING COMMISSION**

**A RESOLUTION PROVIDING A FAVORABLE
RECOMMENDATION TO THE CITY COUNCIL FOR
APPROVAL TO THE REACH CENTER 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 Reach Center PUD in accordance with the proposed Ordinance for adoption.

Section 2. The City of Northglenn Planning Commission hereby recommends that in addition to the conditions spelled out in the proposed adopting ordinance, the following conditions shall be reflected on the Final PUD to be recorded with the Adams County Clerk and Recorder, as required by law.

1. The Applicant will secure the buildings with fencing to satisfy the Northglenn Police Department's request.
2. The Applicant will update the proposed use on the Cover Sheet to reflect an Assisted Living Residence (ALR) and remove Acute Treatment Unit (ATU) as a use.
3. The Applicant will continue to work with the Public Works Department to resolve any outstanding comments regarding the final utility plan. An approved PUD will not be signed and recorded until the utility plan meets all the City requirements.

Attachment 1

4. The Applicant will continue to work with the Public Works Department on resolving the outstanding comments for the final drainage report. An approved PUD will not be signed and recorded until the drainage report meets all City requirements.

DATED this 17th day of Sept., 2014



Sonia Di Carlo
Planning Commission Chair

ATTEST:



Travis Reynolds
Secretary

Case No. Z-1-14

Applicant: Adams Mental Health Foundation
Location: 11285 Highline Drive
Ordinance: 11-16 and 11-37-2

REACH CENTER PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT (PUD) STAFF REPORT AND RECOMMENDATION

REQUEST:

The applicant, Adams Mental Health Foundation, LLC (owner), requests the Planning Commission hear and recommend, to the City Council, the Preliminary and Final Planned Unit Development (PUD) located at 11285 Highline Drive on the west side of Highline Drive, just north of Scout Park (Exhibit A) to expand the existing facilities to include a proposed Assisted Living Residence (ALR) for short-term psychiatric care for not more than sixteen (16) patients in addition to the existing uses that were allowed under the current C-0 zoning. An ALR is a facility for short-term psychiatric care with a twenty-four (24) hour therapeutically planned and professionally staffed environment for persons who do not require inpatient hospitalization but need more intense and individual services than are available on an outpatient basis.

REASON FOR REQUEST:

The application is requesting that the property be rezoned to a PUD to allow the use of an ALR in addition to the existing uses supporting the Mental Health Community Center allowed under the current C-0 zoning. The purpose for adding the sixteen (16) bed ALR is create a twenty-four (24) hour short-term care facility for persons who do not require inpatient hospitalization but need more intense and individual services than an outpatient facility can provide.

BACKGROUND:

The site is currently zoned C-0 Administrative and Professional Zones and O-1 Open Space, which allows for the current use of Mental Health Community Center as a Use by Right. The uses listed under the Center include the following:

- General Offices
- Counseling Services
- Child and Adolescent Services
- Adult Services
- Integrated Substance Abuse and Mental Illness Treatment
- Services for Families
- Educational Programs

- Healthcare Clinic

The proposed ALR is not allowed as a Use by Right under the City’s Zoning Ordinance. Therefore, the applicant has requested that the Planning Commission hear and make recommendation on a Preliminary PUD to rezone the entire campus to PUD in order to expand the allowed uses to include the proposed ALR to City Council. The Planning Commission has the decision authority for the Final PUD.

As mentioned above the additional use requires Preliminary PUD review by the Planning Commission with a recommendation to City Council for the rezoning of the property. The Final PUD is endorsed solely by the Planning Commission. The Planning Commission must consider approval of the based on the criteria from Sections 11-16-2 and 11-16-8 of the Northglenn Zoning Ordinance, outlined in the Approval Criteria Section later in this report.

SURROUNDING LAND USES:

North: R-1-C Single Family Residential
South: O-1 Open Space (Scout Park)
West: Interstate – I-25
East: O-1 Open Space and R-1-C Single Family Residential

CASE ANALYSIS:

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

The property owners, Adams Mental Health Foundation, Inc, propose to add an Assisted Living Residence (ALR) to the Reach Campus which already has a day treatment Mental Health Community Center. The addition of this use would allow for the development of one new building that will serve as a short-term psychiatric care facility for the treatment of sixteen (16) or less patients at any given time.

Allowed Uses for PUD

The PUD captures both uses that are currently operating on the site under the C-0 Commercial zoning, as well as new proposed use. The following are the allowed uses the proposed Preliminary and Final PUD:

Mental Health Community Center: (Existing)

- General Offices
- Counseling Services
- Child and Adolescent Services

- Adult Services
- Integrated Substance Abuse and Mental Illness Treatment
- Services for Families
- Educational Programs
- Healthcare Clinic

Assisted Living Residence (ALR): (Proposed)

- The Facility is for short-term psychiatric care for not more than sixteen (16) patients which provide a total, twenty-four therapeutically planned and professionally staffed environment for persons who do not require inpatient hospitalization but need more intense and individual services than are available on an outpatient basis.

Compliance with Master Plan

The request is compliant with the current Master Plan economic development goals, because this site is identified as an instructional use into the future. The general project concept fits onto this site, as this site has always been operated as a Mental Health Community Center since it has been developed.

Building Footprint / Site Plan

The Reach Center site area is 9.98 acres. The improved and landscaped areas constitute 5.52 acres or 52% of the site. 4.83 acres (48%) will remain unaffected by the development proposal.

Information submitted for the Preliminary and Final PUD depicts two (2) buildings on the site. The building that sits farther north on the site already exists and houses all of the current uses associated with the Mental Health Community Center. The proposed building shown to the south will house the proposed ALR facility.

The existing facilities are two (2) stories and 27,914 Sq. Ft. The proposed building is one (1) story and 15,000 Sq. Ft. The buildings meet the setbacks prescribed in the PUD. The maximum height of both buildings is thirty-five feet (35').

The proposal, as it was submitted, does not provide any outside security fence. The Police Chief, Jim May, has requested that the Planning Commission consider a condition of approval that requires a fence around the perimeter of the property or buildings to provide minimal security.

Parking

Section 11-33-6 of the Zoning Ordinance does not contemplate this type of use. In these cases the zoning ordinance defers to the Planning and Development Department to determine if the proposed plan has sufficient parking based on the operations and proposed development.

Section 11-33-6(t)- Land uses not specifically mentioned in Sections (a) through (s) shall have required parking spaces determined by the Department of Community Development based on the site plan and operation plan of the proposed development.

The parking plan for the development shows that one hundred and forty (140) total spaces will be provided. Currently one hundred and thirty-four (134) of those spaces exist on the site and the applicant will construct six (6) new spaces in close proximity to the new building. According to the applicant's analysis, the existing Mental Health Community Center requires eighty-four (84) spaces and the proposed ALR will require twelve (12) spaces; this leaves an excess of forty-four (44) parking spaces on the site. The Planning and Development Department has determined that the proposed parking will be more than sufficient.

Drainage

The applicant will detain stormwater flows for the entire site and address the existing drainage issues. The City's stormwater coordinator has reviewed the plans and will continue to work with the applicant to complete any remaining requirements. The Public Works department has indicated to staff that any outstanding items with regards to the drainage plan or report should not impact the site plan and that these items shall be completed prior to the Public Works director signing off on a Final approved PUD.

Utility Plan

The applicant has submitted a utility plan with the Preliminary and Final PUD. A Public Works engineer with the City reviewed the plans and will continue to work with the applicant to complete any remaining requirements. The Public Works department has indicated to staff that any outstanding items with regards to the utility plan will not impact the site plan and therefore, should not hold up the entitlement review. These items shall be completed prior to the Public Works director signing off on a Final approved PUD.

Landscaping

The proposal shows new landscaping to be installed around the new ALR facility. The existing landscaping will remain and is shown in a faded grey. The landscape plan includes landscaping

guidelines which provides for some flexibility to change the approved landscaping up to five (5%) percent without having to file a PUD amendment. The proposed landscaping exceeds the City's standard of twelve (12%) and no prohibited species are proposed.

Elevations

Elevations are included with the Preliminary and Final PUD. Architectural standards and requirements in the ordinance are limited. The building is somewhat residential in nature; therefore, staff applied the architectural standards for multi-family residential. The following architectural standards dealing with mass and materials apply to apartments and condominiums.

(1) Building Mass. Exterior walls shall be broken by variations in height, offsets in wall plans, recessed or projected entryways, recessed windows, use of more than one finish material, use of more than one color, use of architectural details, or such other technique or combinations of techniques so as to prevent the appearance of massive and featureless walls.

(4) Exterior finish materials. A variety of exterior finish materials are preferred. No material designed or manufactured as an exterior wall surface is prohibited. Brick, stone or other masonry, not including concrete block, should be used on at least 30 percent of all exterior wall surfaces. Concrete block, concrete panels, and metal siding are discouraged.

The elevations, as submitted, adhere to the architectural standards outlined above.

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 and the applicant will continue to work with Public Works to complete the final drainage report.

The North Metro Fire Rescue District is still reviewing the submitted plan. 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. The property in question was posted as required by Section 11-41-3(b). In addition, the applicant has chosen to hold a neighborhood meeting in which the residents within 500 feet were invited to an open house to provide comments or ask questions about the development.

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 a need exists for this use, as there are few facilities in the North Metro Area people in need of mental health services. This development will give residents of Northglenn and the North Metro Area a place they or their family can go if they suffer mental illness.

- (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 because it is already operating as a Mental Health Community Center. The ALR will just expand the services to include overnight short-term care in addition to the outpatient service currently provided.

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

No zone district specifically addresses facilities that provide short-term mental health care facilities which is why the PUD zoning is being pursued.

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

NA.

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

The use as will have minimal if any traffic 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) Recommend approval of 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 conditions 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 13-10.

RECOMMENDED CONDITIONS OF APPROVAL:

1. The Applicant will secure the buildings with fencing to satisfy the Northglenn Police Department's request.
2. The Applicant will update the proposed use on the Cover Sheet to reflect an Assisted Living Residence (ALR) and remove Acute Treatment Unit (ATU) as a use.
3. The Applicant will continue to work with the Public Works Department to resolve any outstanding comments regarding the final utility plan. An approved PUD will not be signed and recorded until the utility plan meets all the City requirements.

4. The Applicant will continue to work with the Public Works Department on resolving the outstanding comments for the final drainage report. An approved PUD will not be signed and recorded until the drainage report meets all City requirements.

RECOMMENDED FINDINGS OF FACT:

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

RESPECTFULLY SUBMITTED:

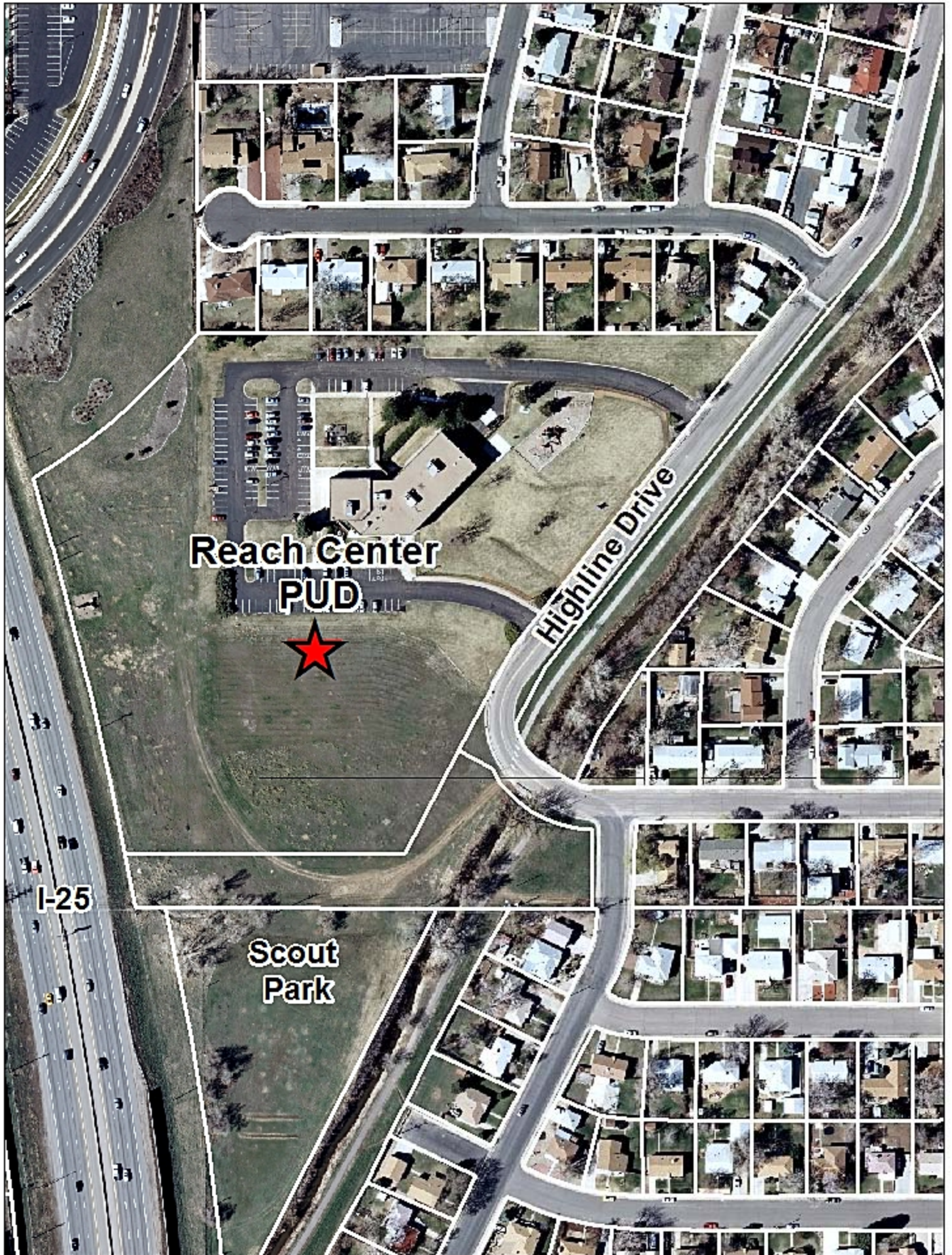
Rebecca Smith
City Planner

WHAT'S NEXT: The City Council will next hear the case for final approval.

FUTURE APPLICATIONS:

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

Exhibit A



COMMUNITY REACH CENTER PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTH ONE-HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST, 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 of 6

PROJECT TEAM

OWNER: RICK DOUCET, CEO
COMMUNITY REACH CENTER
8931 HURON STREET
THORNTON, CO 80260
PH: 303-853-3455

ARCHITECT: MARK MILAN, ARCHITECT
J. MARK MILAN, ARCHITECT
1775 LEE STREET
LAKEWOOD, CO 80215
PH: 720-499-9829

LANDSCAPE ARCHITECT: MARK MILAN, ARCHITECT
J. MARK MILAN, ARCHITECT
1775 LEE STREET
LAKEWOOD, CO 80215
PH: 720-499-9829

ENGINEER: PAUL F. DALTON, P.E.
PARAMOUNT ENGINEERING, INC.
2700 YOUNGFIELD STREET #275
LAKEWOOD, COLORADO
PH: 303-203-6475

OWNER'S CERTIFICATE:

Executed this _____ day of _____, 2014.

Title

RICK DOUCET
CHIEF EXECUTIVE OFFICER
COMMUNITY REACH CENTER

State of Colorado)
) ss.
State of Colorado)

The foregoing instrument was acknowledged before me this _____ day of _____, 2014, By,
Community Reach Center, Rick Doucet, CEO

Witness my hand and seal.
My commission expires _____

Notary Public _____ SEAL

Address _____

ARCHITECT'S CERTIFICATE:

I, J. MARK MILAN, A REGISTERED ARCHITECT,
DO HEREBY CERTIFY THAT THE ENGINEERING PLANS FOR
PRELIMINARY AND FINAL PUD COMMUNITY REACH CENTER
WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

Executed this _____ day of _____, 2014.

Title

J. MARK MILAN

Seal

ENGINEER'S CERTIFICATE:

I, PAUL F. DALTON, P.E., A REGISTERED PROFESSIONAL ENGINEER
DO HEREBY CERTIFY THAT THE ENGINEERING PLANS FOR
PRELIMINARY AND FINAL PUD COMMUNITY REACH CENTER
WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

Executed this _____ day of _____, 2014.

Title

Paul F. Dalton, P.E.

Seal

LEGAL DESCRIPTION:

LOT 1, REACH CENTER SUBDIVISION
LOCATED IN THE SOUTH ONE-HALF OF SECTION 3,
TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE
PRINCIPAL MERIDIAN, CITY OF NORTHGLENN,
COUNTY OF ADAMS, STATE OF COLORADO.

SITE DATA:

Total Site Area 9.977 Acres

Existing and Proposed Streets None

Residential Units 16 Patient Beds

Gross Square Footage: Non-Residential Floor Space

Existing 2-Story Community Center 27,914 sq. ft.
New ATU Facility 15,000 sq. ft.

Minimum Building Setbacks

Front - 25'
Rear - 20'
Sides - 10'

Landscape Data

Total Area = 9.98 Acres (100%)
Landscape Area = 5.15 Acres (52%)
Unaffected Area = 4.83 Acres (48%)

Maximum Building Heights

Existing 2-Story Community Center - 35'
New ATU Facility - 35'

Points of Access Access shall be from existing on-site driveways

PARKING:

Existing Mental Health Community Center

Building Area: 2-Stories @ 13,957 sq.ft./floor = 27,914 sq.ft.

Parking Ratio: 3 spaces/1,000 sq.ft.

Required Parking: 27,914 sq.ft. / 1,000 sq.ft. x 3 = 83,742
84 Spaces

Acute Treatment Facility

Parking Ratio: 16 Bed Facility: 1 space/4 beds
8 Staff/Employees 1 space/2 employees
Visitors/Family/Doctors 1 space/4 beds

Required Parking: Patients: 16 / 4 4 spaces
Staff: 8 / 2 4 spaces
Visitors: 16 / 4 4 spaces
12 spaces

Parking Summary

Existing Spaces: On-Site Parking spaces 134
N/C Parking Spaces 6
140
Less Existing Community Center (84) spaces
Less Acute Treatment Facility (12) spaces
Net Excess Parking Spaces 44 spaces

LIST OF ALLOWED USES:

MENTAL HEALTH COMMUNITY CENTER: (Existing)

General Offices
Counseling Services
Child and Adolescent Services
Adult Services
Integrated Substance Abuse and Mental Illness Treatment
Services for Families
Educational Programs
Healthcare Clinic

ACUTE TREATMENT UNIT (A.T.U.): (Proposed)

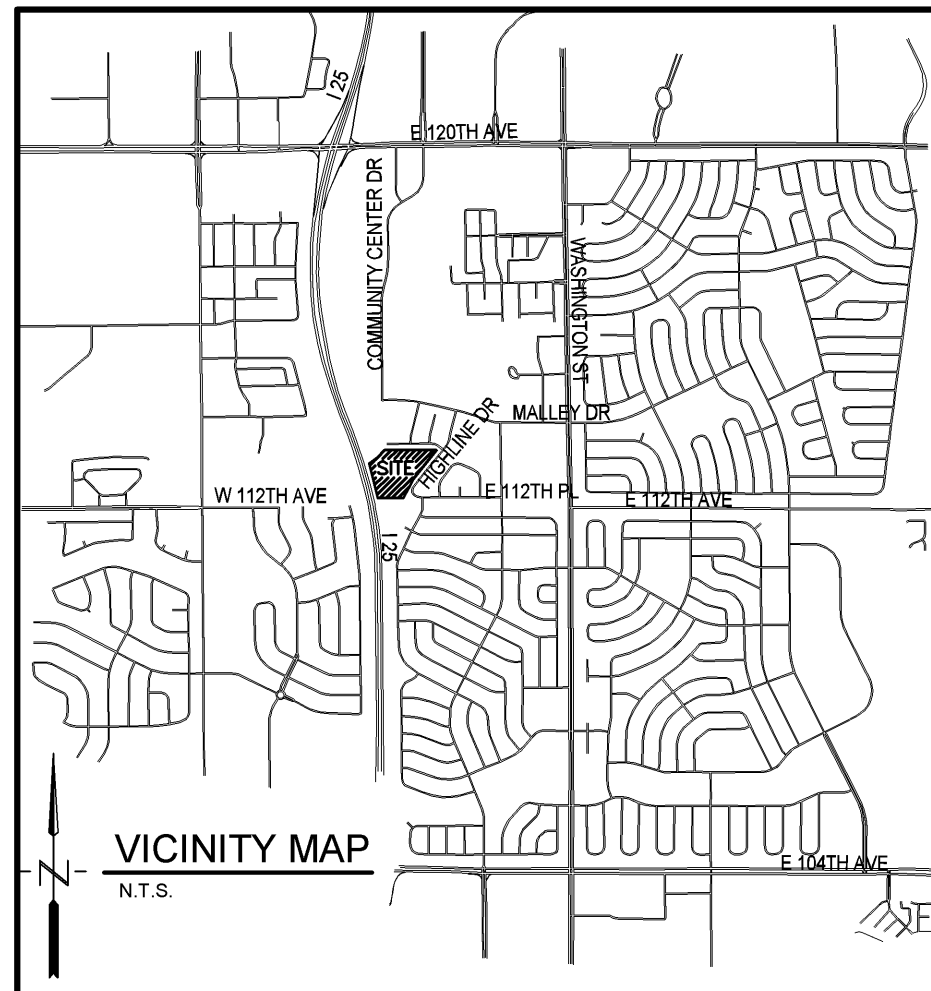
The facility is for short-term psychiatric care for not more than sixteen (16) patients which provide a total, twenty-four (24) hour therapeutically planned and professionally staffed environment for persons who do not require inpatient hospitalization but need more intense and individual services than are available on an outpatient basis.

PROPOSED SCHEDULE OF CONSTRUCTION:

The applicant intends to complete construction within one year following final approval of the PUD re-zoning application.

The City of Northglenn reserves the right to periodically review this PUD for conformance with it's proposed construction schedule and, when appropriate, rezone this property to a different zoning classification.

Estimated Public improvements construction costs, consisting of approximately 1,250 square feet of curb and drive removal and replacement, per City of Northglenn Standards, are estimated to be \$18,000.00.



STANDARD NOTES:

- THE CITY OF NORTHGLENN RESERVES THE RIGHT TO PERIODICALLY REVIEW THIS PUD FOR CONFORMANCE WITH ITS PROPOSED CONSTRUCTION SCHEDULE AND, WHEN APPROPRIATE, REZONE THIS PROPERTY TO A DIFFERENT ZONING CLASSIFICATION.
 - ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO CITY OF NORTHGLENN UTILITY STANDARDS AND SPECIFICATIONS.
 - ALL UTILITY TAPS SHALL BE SUPERVISED AND INSPECTED BY CITY OF NORTHGLENN PERSONNEL.
 - ALL CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY SHALL MEET THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT OF 1990.
 - PRIOR TO ISSUANCES OF A BUILDING PERMIT, THE CITY MUST REVIEW AND APPROVE THE FOLLOWING:
 - GRADING AND DRAINAGE PLAN AND REPORT
 - EROSION CONTROL PLAN
 - WATER AND SANITARY SEWER UTILITY CONSTRUCTION PLAN
 - LANDSCAPE PLAN
 - COMPLETE CONSTRUCTION PLANS FOR ALL REQUIRED PUBLIC IMPROVEMENTS
- ALL EXISTING METER VAULTS, UTILITY SERVICE LINE APPURTENANCES, STREET CURB, GUTTER, SIDEWALK, AND TRAIL ON AND ADJACENT TO THIS SITE SHALL BE REPAIRED AS NECESSARY AND BROUGHT TO CURRENT CITY STANDARDS.

SECTION 16-17-13 (a)(2) MAINTENANCE REQUIREMENTS:

Maintenance of all permanent BMPs shall be ensured through the creation of a stormwater facility maintenance agreement that must be approved by the City and recorded in the office of the Adams or Weld County Clerk and Recorder, as applicable, prior to the issuance of a Certificate of Occupancy or Completion. The agreement shall be binding on all subsequent owners of land served by the permanent BMP. As part of the agreement, a schedule shall be developed, detailing when and how often maintenance will occur to ensure proper function of the permanent BMPs. The agreement shall also include plans for periodic inspections to ensure proper performance of the facility between scheduled maintenance. The agreement shall provide for access to the facility at reasonable times for periodic inspection or any remedial maintenance by the City, or its contractor or agent, and for regular or special assessments of property owners to ensure that the facility is maintained in proper working condition to meet design standards and any other provisions established by this article.

FUTURE DEVELOPMENT STATEMENT

Future development on the Community Reach Center Campus shall require a separate and distinct PUD application to the City of Northglenn. Any future PUD application may require site and utility engineering studies of the adjacent neighborhood infrastructure. Mitigation of infrastructure upgrades may or may not be required, depending on the size and scope of any future projects, along with the physical condition of the adjacent infrastructure at the time of future development. Issues and concerns shall be discussed and/or negotiated during any future PUD application.

APPROVALS:

This Preliminary and Final Planned Unit Development has been approved by the City Council of Northglenn, Colorado on the _____ day of _____, 2014.

Mayor

City Clerk

This Preliminary and Final Planned Unit Development has been approved by the Planning Commission of the City of Northglenn, Colorado on the _____ day of _____, 2014.

Chairman, Planning Commission

Approved by the Director of Planning and Development

Director of Planning and Development

Approved by the Director of Public Works

Director of Public Works

CERTIFICATE OF CLERK AND RECORDER:

This Preliminary and Final PUD was filed for recording in the Office of the County Clerk and Recorder in the County of Adams, State of Colorado, this _____ Day of _____, 2014, and entered in the Plat Book _____, Reception No.: _____

By: _____
Deputy

County Clerk and Recorder

My Commission Expires: _____

Instrument No.: _____

SHEET INDEX:

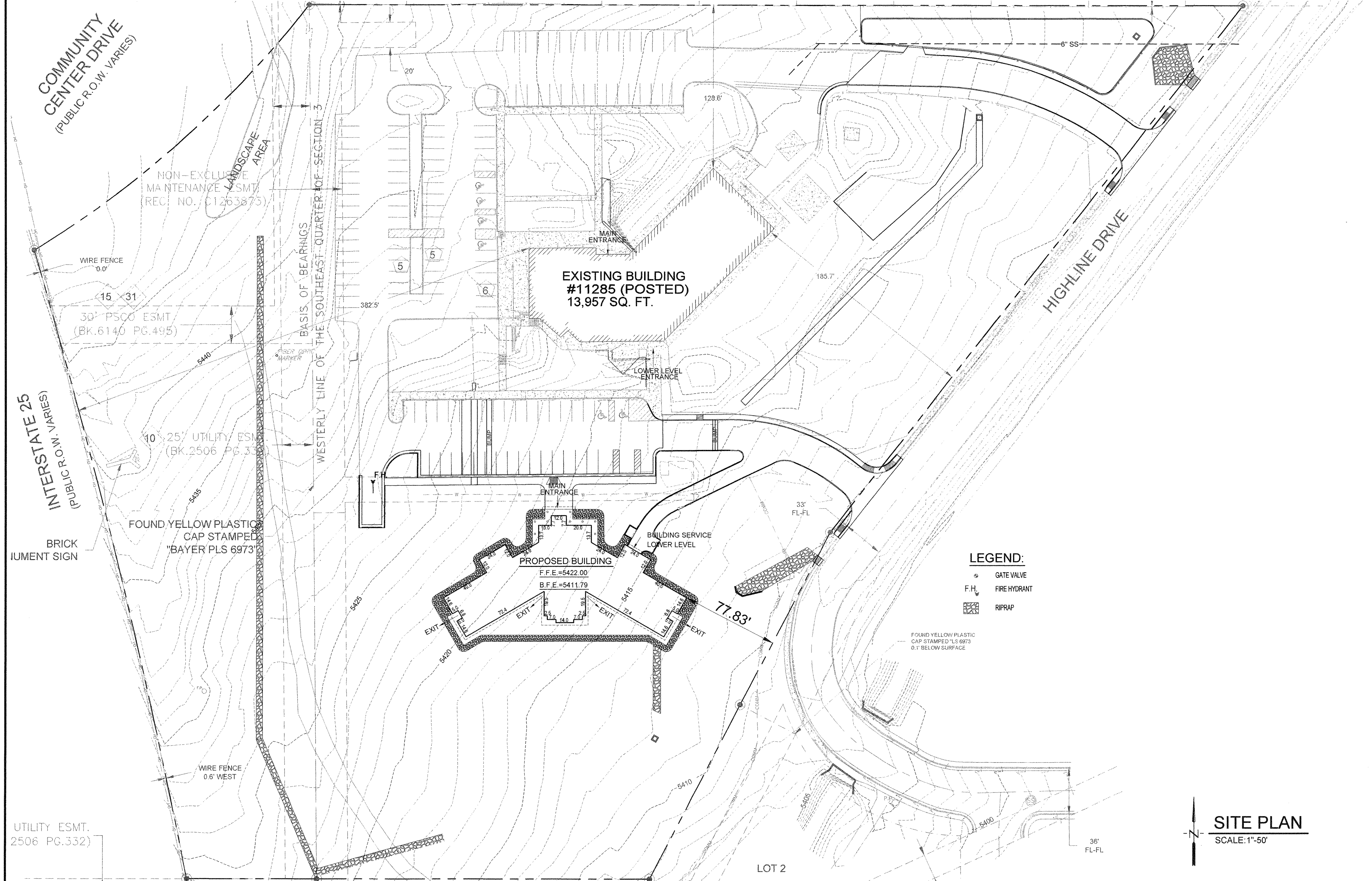
SHEET 1 of 6	COVER SHEET
SHEET 2 of 6	SITE PLAN
SHEET 3 of 6	ELEVATIONS
SHEET 4 of 6	LANDSCAPE PLAN
SHEET 5 of 6	FINAL GRADING PLAN
SHEET 6 of 6	UTILITY PLAN

ISSUED/REVISED	DATE	 PARAMOUNT ENGINEERING, INC. 2700 Youngfield Street, Suite 275, Lakewood, Colorado 80215 Phone: (303) 202-6475 Fax: (303) 202-6480 Paramountengineering@comcast.net	 J. Mark Milan, Architect 1775 Lee Street, Lakewood, CO 80215 720.499.9829 markmilan@comcast.net	SCALE: AS SHOWN DRAWN: P.F.D. DATE: 7/28/14 CHECKED: P.F.D.
SHEET 1 of 6				

COMMUNITY REACH CENTER PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTH ONE-HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST, 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 of 6



LEGEND:

- GATE VALVE
- FIRE HYDRANT
- RIPRAP

FOUND YELLOW PLASTIC CAP STAMPED 'LS 6973' 0.1' BELOW SURFACE

SITE PLAN
SCALE: 1"=50'

ISSUED/REVISED	DATE

PARAMOUNT ENGINEERING, INC.
LAKESIDE: 2700 Vineyard Street, Suite 275, Lakewood, Colorado 80215, Phone: (303) 262-4470
 DURANGO: P.O. Box 850, Durango, Colorado 81302, Phone: (970) 244-6022
 Fax: (303) 262-4480, Paramoutheing@comcast.net

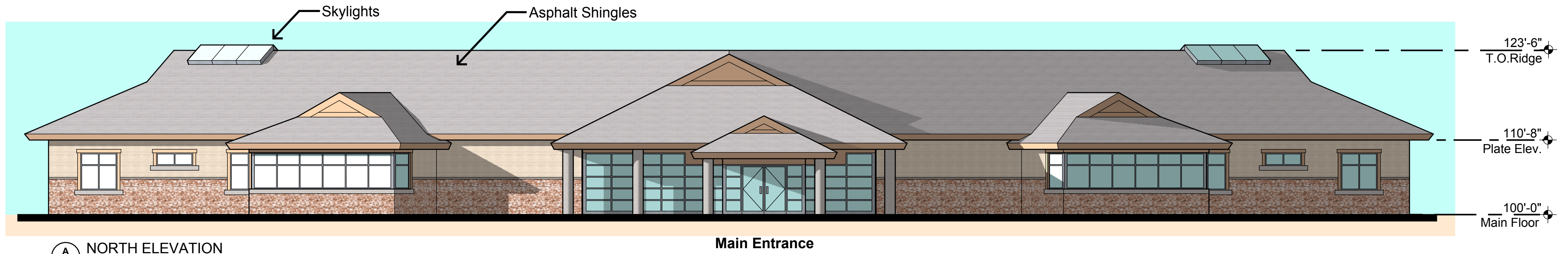
J. Mark Milan, Architect
1775 Lee Street, Lakewood, CO 80215
 720.489.9829, merkmilan@comcast.net

SCALE: AS SHOWN DRAWN: P.F.D.
 DATE: 8/26/14 CHECKED: P.F.D.
SHEET 2 of 6

COMMUNITY REACH CENTER PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTH ONE-HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST, 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

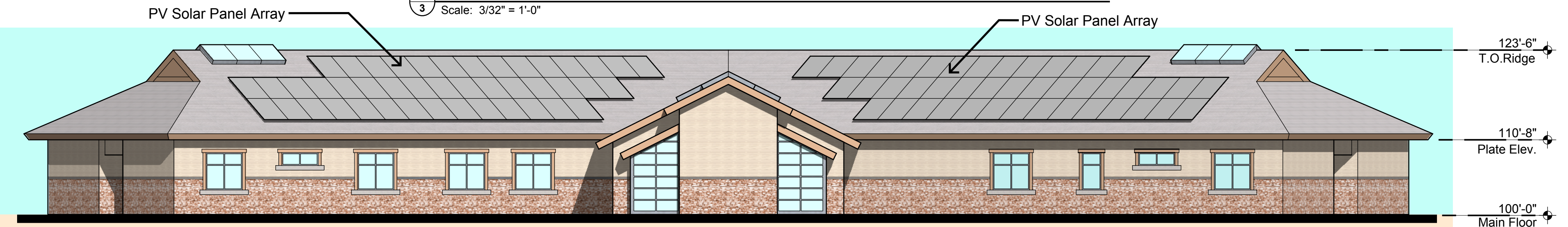
SHEET 3 of 6



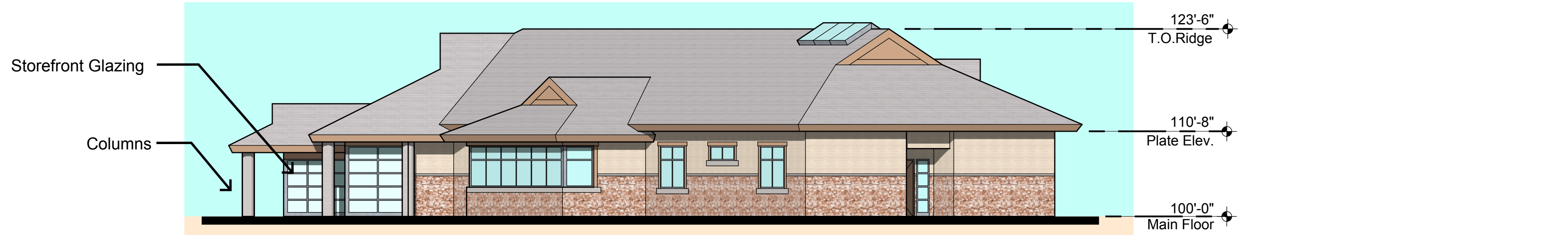
(A)
3 NORTH ELEVATION
Scale: 3/32" = 1'-0"



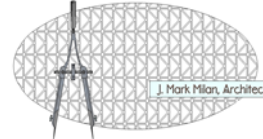
(B)
3 EAST ELEVATION
Scale: 3/32" = 1'-0"



(C)
3 SOUTH ELEVATION
Scale: 3/32" = 1'-0"



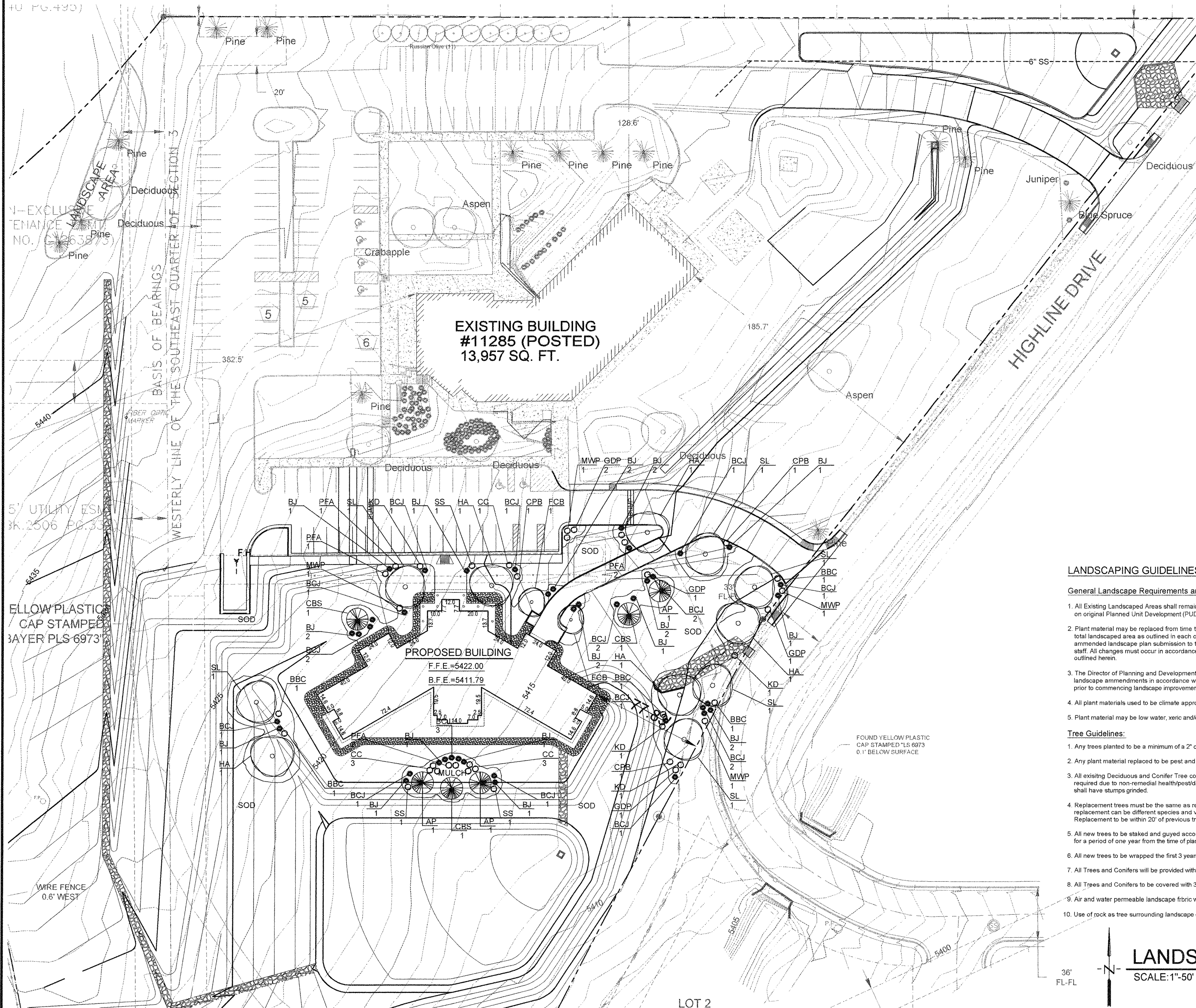
(D)
3 WEST ELEVATION
Scale: 3/32" = 1'-0"

ISSUED/REVISED PUD Submittal	DATE 7/28/14	PARAMOUNT ENGINEERING, INC. <small>LAKEWOOD P.O. Box 480 2700 Westglenn Street Suite 275 Lakewood, Colorado 80215 Durango, Colorado 81302 Phone: (303) 202-6475 Phone: (970) 948-6652 Fax: (303) 202-6480 ParamountEngineering@comcast.net</small>	 J. Mark Milan, Architect <small>1775 Lee Street Lakewood, CO 80215 720.499.9829 markmilan@comcast.net</small>	SCALE: AS SHOWN	DRAWN: J.M.M.
				DATE: 7/28/14	CHECKED: J.M.M.
SHEET 3 of 6					

COMMUNITY REACH CENTER PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTH ONE-HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST, 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 of 6



LANDSCAPE MATERIALS - PLANT LIST				
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE
TREES AND SHRUBS				
SL	6	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2" CAL
HA	5	CELTIS OCCIDENTALIS	HACKBERRY	2" CAL
FCB	2	MALUS SPP. 'BECHTEL'	FLOWERING CRAB-BECHTEL	2" CAL
AP	3	PINUS NIGRA	AUSTRIAN PINE	6" B&B
CBS	3	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	6" B&B
BCJ	24	JUNIPERUS HORIZONTALIS 'BLUECHIP'	BLUECHIP JUNIPER	# 5
BJ	21	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	# 5
BBC	5	BUONYMUS ALATUS COMPACTA	BURNING BUSH, COMPACT	# 5
CC	7	COTONEASTER APICULATA	CRANBERRY COTONEASTER	# 5
CPB	3	BERBERIS THUNBERGH ATROPURPUREA NANA	CRIMSON PYGMY BARBERRY	# 5
GDP	5	POTENTILLA 'GOLD DROP'	GOLD DROP POTENTILLA	# 5
KD	4	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	# 5
MWP	4	POTENTILLA 'MCKAYS'	MCKAY'S WHITE POTENTILLA	# 5
PFA	5	PRUNUS GLANDULOSA ROSEA	PINK FLOWERING ALMOND	# 5
SS	3	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	# 5

LEGEND			
TREE	DECIDUOUS		PLANT MATERIAL (X)
SHRUB	EVERGREEN		QUANTITY (Q)
SOD/GRASS	DECIDUOUS		
MULCH	EVERGREEN		

LANDSCAPING GUIDELINES:

- General Landscape Requirements and Plan Administration:**
- All Existing Landscaped Areas shall remain. Overall quantities will be as depicted on original Planned Unit Development (PUD) filing.
 - Plant material may be replaced from time to time. Change of more than 5% of the total landscaped area as outlined in each original filing of the PUD requires an amended landscape plan submission to the City of Northglenn for review by staff. All changes must occur in accordance with the landscape guidelines outlined herein.
 - The Director of Planning and Development or their designee must approve any landscape amendments in accordance with configuration change limits above, prior to commencing landscape improvements.
 - All plant materials used to be climate appropriate considering environmental factors.
 - Plant material may be low water, xeric and/or native.
- Tree Guidelines:**
- Any trees planted to be a minimum of a 2" caliper.
 - Any plant material replaced to be pest and disease free and in overall good health.
 - All existing Deciduous and Conifer Tree count shall remain as is unless removal is required due to non-remedial health/pest/disease decline or death. All removed trees shall have stumps grinded.
 - Replacement trees must be the same as removed either Deciduous or Conifer. Tree replacement can be different species and variety for diversification and plant health. Replacement to be within 20' of previous tree location unless otherwise approved.
 - All new trees to be staked and guyed according to current arborist's specifications for a period of one year from the time of planting.
 - All new trees to be wrapped the first 3 years from November to March.
 - All Trees and Conifers will be provided with drip irrigation.
 - All Trees and Conifers to be covered with 3" woolly mulch or rock mulch.
 - Air and water permeable landscape fabric will be used for weed barrier.
 - Use of rock as tree surrounding landscape element should be limited.
- Shrub Guidelines:**
- Any plant material replaced to be pest and disease free and in overall good health.
 - All existing shrub count shall remain as is depicted on the respective PUD filing unless removal is required due to non-remedial/pest/disease decline or death.
 - Replacement shrubs may be changed from the original species. Replacement to be within 20' of previous shrub location unless otherwise approved.
 - Any shrubs planted to be a minimum 5 gallon container.
 - All shrub beds to be covered with 3" of woolly mulch, 3/4" pea gravel or rock mulch.
 - Use of rock as a shrub surrounding landscape element should be limited.
 - Air and water permeable landscape fabric will be used for weed barrier.
 - Each shrub to be provided with drip irrigation.
- Perennial and Groundcover Beds:**
- Any plant material replaced to be pest and disease free and in overall good health.
 - All existing Perennial and Groundcover beds shall remain as is depicted on the respective PUD filing in accordance with general landscape requirements herein.
 - Replacement plants may be changed from the original species. Replacement to include the same number of plantings as depicted in the respective PUD filing for each area and in accordance with general landscape requirements herein.
 - All Perennial and Groundcover Beds to be amended with organic compost/amendment 2" deep and rototilled in 4"-6" deep.
 - All Perennial and Groundcover areas to be covered with 3" woolly mulch, 3/4" per gravel or rock mulch.
 - Air and water permeable landscape fabric will be used for weed barrier.
 - Edging shall be 4" x 14 gauge steel edging. Edging shall be held in place with 12" steel edging pins installed approximately every 3'-0" o.c.
 - All Perennials and Groundcovers to be irrigated with drip irrigation.
- Irrigation Controllers:**
- Replacement as needed to replace with Weather Based / Smart Irrigation Controllers to promote the efficient use of water.

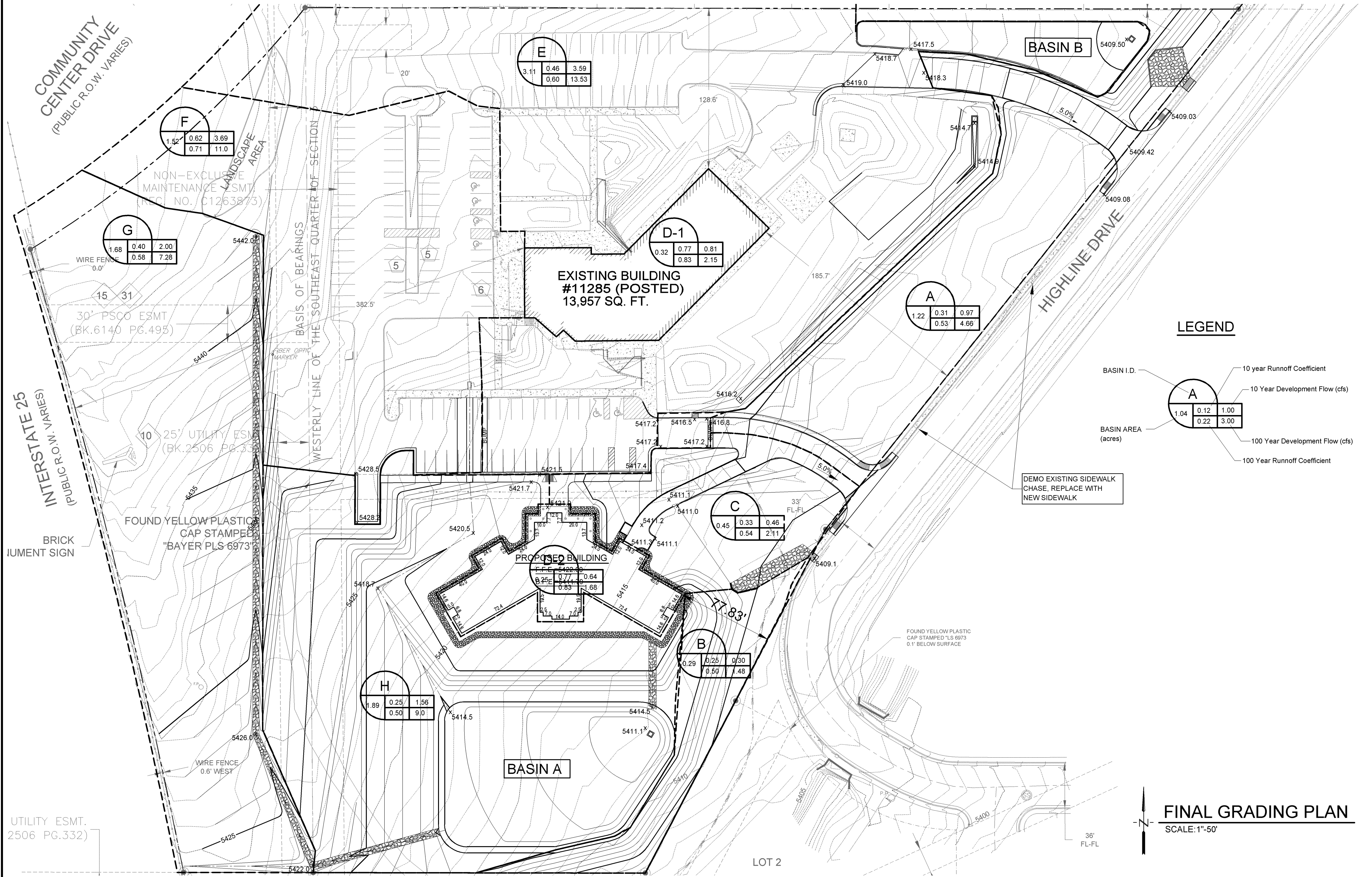
LANDSCAPE PLAN
SCALE: 1"=50'

ISSUED/REVISED	DATE	PARAMOUNT ENGINEERING, INC. 2300 West 1st Street, Suite 212, Lakewood, Colorado 80215 Phone: (303) 302-6473 Fax: (303) 302-6485 ParamountEngineering@comcast.net	J. Mark Milan, Architect 1775 Las Street, Lakewood, CO 80215 720.459.9829 merkmlen@comcast.net	SCALE: AS SHOWN	DRAWN: P.F.D.
				DATE: 7/28/14	CHECKED: P.F.D.
SHEET 4 of 6					

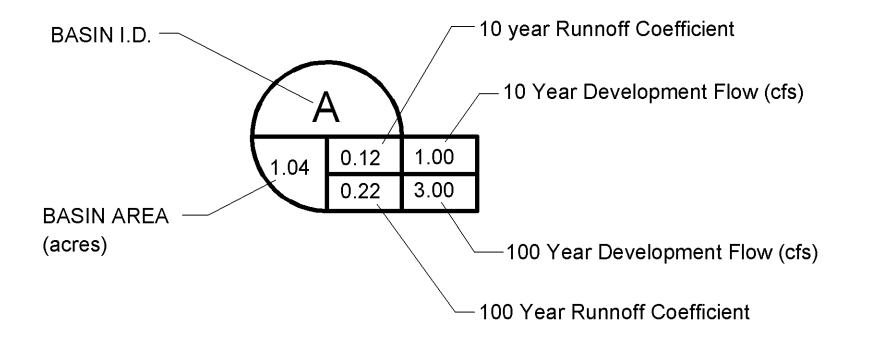
COMMUNITY REACH CENTER PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTH ONE-HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST, 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

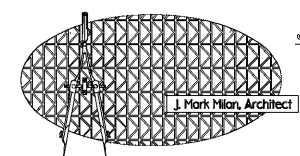
SHEET 5 of 6



LEGEND



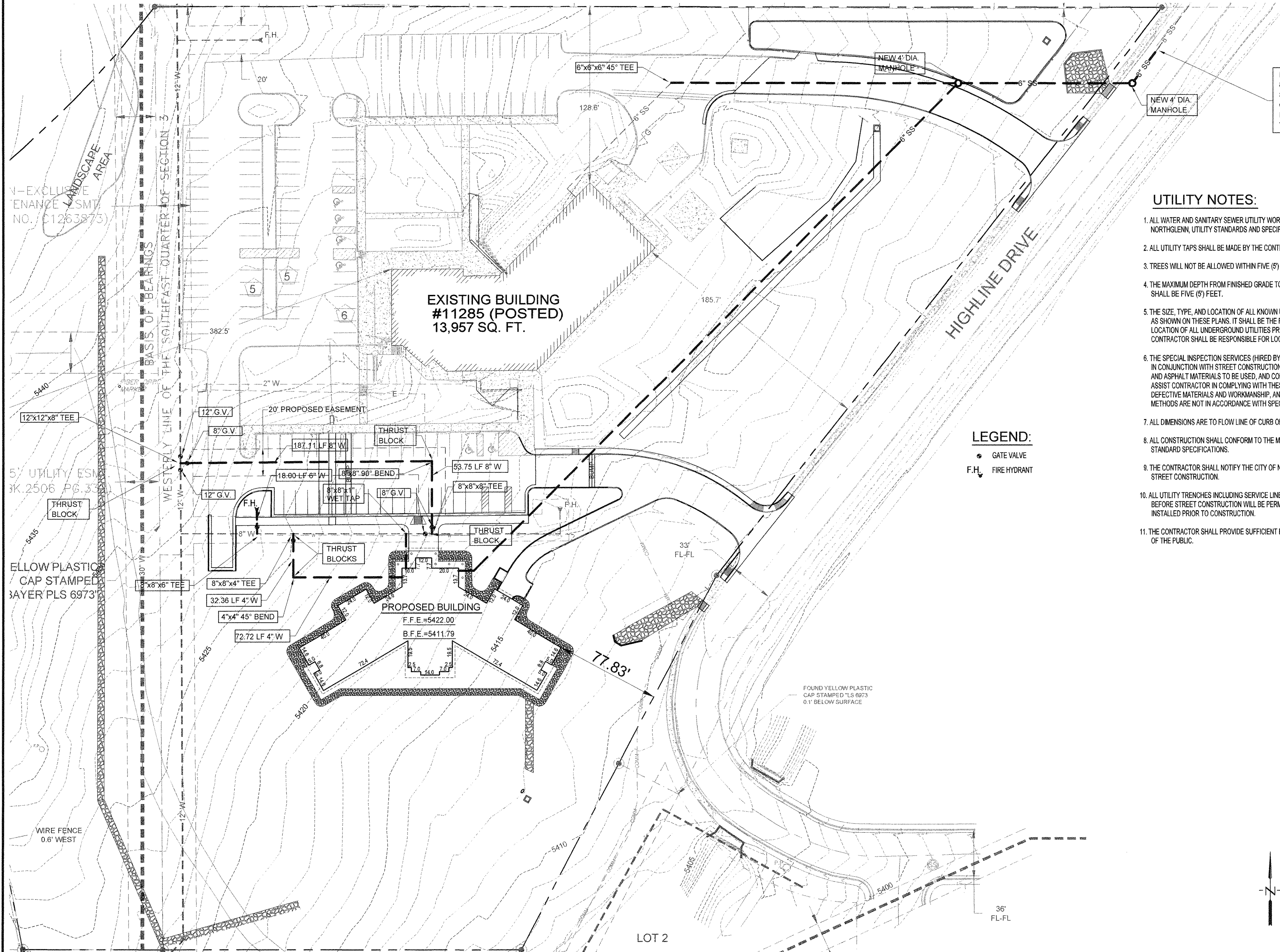
FINAL GRADING PLAN
SCALE: 1"=50'

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">ISSUED/REVISED</th> <th style="text-align: left;">DATE</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	ISSUED/REVISED	DATE					PARAMOUNT ENGINEERING, INC. <small>LAKESWOOD DURANGO</small> 2700 Youngfield Street P.O. Box 800 Suite 272 Suite 272 Lakewood, Colorado 80225 Durango, Colorado 81302 Phone: (303) 202-6475 Phone: (970) 246-6502 Fax: (303) 202-6480 Fax: (970) 246-6502 <small>ParamountEngineering@comcast.net</small>	 <p>J. Mark Milan, Architect 1776 Lee Street Lakewood, CO 80215 720.499.9829 markmilan@comcast.net</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>SCALE: AS SHOWN</td> <td>DRAWN: P.F.D.</td> </tr> <tr> <td>DATE: 7/28/14</td> <td>CHECKED: P.F.D.</td> </tr> <tr> <td colspan="2" style="text-align: center; font-size: 1.2em;">SHEET 5 of 6</td> </tr> </table>	SCALE: AS SHOWN	DRAWN: P.F.D.	DATE: 7/28/14	CHECKED: P.F.D.	SHEET 5 of 6	
ISSUED/REVISED	DATE														
SCALE: AS SHOWN	DRAWN: P.F.D.														
DATE: 7/28/14	CHECKED: P.F.D.														
SHEET 5 of 6															

COMMUNITY REACH CENTER PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTH ONE-HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST, 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 6 of 6



EXISTING CONNECTION BETWEEN THE 8" SEWER LINE, 6" LINE, AND CLEANOUT SHALL BE EXPOSED. THE 8" LINE SHALL BE CUT, AS REQUIRED, TO SPLICE NEW 8" LINE, W/ EXISTING 6" LINE & CLEANOUT TO BE REMOVED

UTILITY NOTES:

1. ALL WATER AND SANITARY SEWER UTILITY WORK SHALL CONFORM TO THE CITY OF NORTHGLENN, UTILITY STANDARDS AND SPECIFICATIONS.
2. ALL UTILITY TAPS SHALL BE MADE BY THE CONTRACTOR AND INSPECTED BY THE CITY OF NORTHGLENN PERSONNEL.
3. TREES WILL NOT BE ALLOWED WITHIN FIVE (5) FEET OF ANY UTILITY MAIN OR SERVICE LINE.
4. THE MAXIMUM DEPTH FROM FINISHED GRADE TO THE OPERATOR NUT OF ANY VALVE OR CURB STOP SHALL BE FIVE (5) FEET.
5. THE SIZE, TYPE, AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE LOCATIONS AS SHOWN ON THESE PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL KNOWN AND UNDERGROUND UTILITIES.
6. THE SPECIAL INSPECTION SERVICES (HIRED BY THE CONTRACTOR) SHALL CHECK ALL WORK PERFORMED IN CONJUNCTION WITH STREET CONSTRUCTION INCLUDING COMPACTION OF SUBGRADE, PLACING SUBGRADE, BASE AND ASPHALT MATERIALS TO BE USED, AND CONSTRUCTION METHODS. THE SPECIAL INSPECTOR SHALL BE PRESENT TO ASSIST CONTRACTOR IN COMPLYING WITH THESE INSTRUCTIONS. THE CITY INSPECTOR HAS AUTHORITY TO REJECT DEFECTIVE MATERIALS AND WORKMANSHIP, AND TO STOP WORK IN CASES WHERE CONSTRUCTION METHODS ARE NOT IN ACCORDANCE WITH SPECIFICATIONS.
7. ALL DIMENSIONS ARE TO FLOW LINE OF CURB OR BUILDING FOUNDATION, UNLESS NOTED OTHERWISE.
8. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RECENT VERSION OF THE CITY OF NORTHGLENN STANDARD SPECIFICATIONS.
9. THE CONTRACTOR SHALL NOTIFY THE CITY OF NORTHGLENN AT LEAST 48 HOURS BEFORE BEGINNING STREET CONSTRUCTION.
10. ALL UTILITY TRENCHES INCLUDING SERVICE LINES MUST BE COMPACTED TO REQUIRED DENSITY BEFORE STREET CONSTRUCTION WILL BE PERMITTED. ALL WATER AND SEWER SERVICES MUST BE INSTALLED PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE SUFFICIENT BARRICADES AND LIGHTS FOR THE PROTECTION OF THE PUBLIC.

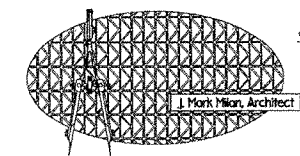
LEGEND:

- GATE VALVE
- F.H. FIRE HYDRANT

UTILITY PLAN
SCALE: 1"=50'

ISSUED/REVISED	DATE

PARAMOUNT ENGINEERING, INC.
2700 Ingotfield Street
Suite 275
Durango, Colorado 81302
Phone: (303) 202-8475
Fax: (303) 202-8480
ParamountEngineering.com



J. Mark Milam, Architect
1779 Lee Street
Lakewood, CO 80215
720.499.9829
markmilam@comcast.net

SCALE: AS SHOWN DRAWN: P.F.D.
DATE: 8/26/14 CHECKED: P.F.D.

SHEET 6 of 6

SPONSORED BY Councilman Usechek41
Z-9-85
Sch Dist #12
LDF 135

COUNCILMAN'S BILL

ORDINANCE NO.

NO. CB-823
Series of 1985804
Series of 1985

A BILL FOR A SPECIAL ORDINANCE REZONING FROM OPEN 0-1 TO COMMERCIAL C-0 CONDITIONAL CERTAIN REAL PROPERTY IN THE CITY OF NORTHGLENN LOCATED AT 112TH PLACE AND HIGHLINE DRIVE, COUNTY OF ADAMS, STATE OF COLORADO, AMENDING THE ZONING MAP OF THE CITY OF NORTHGLENN, AND IMPOSING PENALTIES FOR VIOLATIONS OF THE ORDINANCE.

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

Section 1. Change of zoning district. Pursuant to the provisions of the Northglenn Zoning Ordinance, as amended, and upon the recommendation of the Northglenn Planning Commission (Case No. Z-9-85), a change of zoning from Open 0-1 to Commercial C-0 is hereby allowed and granted for the real property in the City of Northglenn, Colorado, described as follows, to-wit:

That part of the Southeast one-quarter Section 3, Township 2 South, Range 68 West of the 6th Principal Meridian, City of Northglenn, Adams County, Colorado, described as:

Beginning at the Southwest corner of said Southeast one-quarter; thence N 00° 11' 54" W along the West line said Southeast one-quarter a distance of 361.00 feet; thence S 89° 34' 30" E parallel with the South line said Southeast one-quarter a distance of 289.23 feet; thence S 44° 34' 30" E a distance of 115.14 feet to a point on the Westerly right-of-way line of Highline Drive, said point being on a curve to the left, the delta of said curve is 37° 08' 36", the radius of said curve is 150.00 feet, the chord of said curve bears S 08° 43' 18" E 95.55 feet; thence along the arc of said curve and along said right-of-way line a distance of 97.24 feet to a point on the West right-of-way line of the Farmers Highline Canal recorded in Book 2172, Page 423 Adams County records; thence S 28° 00' 00" W along said right-of-way line a distance of 208.97 feet to a point on the South line Southeast one-quarter said Section 3; thence N 89° 34' 30" W along said South line a distance of 285.17 feet to the point of beginning.

Contains 2.843 acres, more or less.

Section 2. Conditions. The conditions established and approved by the Planning Commission of the City of Northglenn for Commercial C-0 zoning provided in Section 1 of this ordinance, are hereby established as the conditions of the change of zoning effected by this ordinance, as follows:

1. Prior to any development on this site, the School District will have submitted a site plan and building elevation plans, if appropriate, to the Planning Commission for their review and comment.
2. In the event that this site is sold to any person, group or agency other than a public agency to be used for other than public purposes, the Commission shall reconsider this rezoning.

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 Interim Comprehensive Master Plan of the City of Northglenn shall be and hereby are ordered amended to conform with the provisions of Section 1 of this ordinance.


Section 4. Enforcement of Conditions. The conditions established by Section 2 of this ordinance shall be construed and enforced pursuant to the provisions of Chapter 11 of the Municipal Code of the City of Northglenn, and a violation of any such condition or conditions shall be deemed a violation of this ordinance.

Section 5. Violations-penalty. Violations of the provisions of this ordinance shall be punishable by a fine of not more than three hundred (\$300.00) dollars.


INTRODUCED, READ AND ORDERED POSTED THIS 22ND DAY OF August, 1985.


 CHARLES C. WINBURN
 Mayor

ATTEST:


 JOAN M. BAKER
 City Clerk

PASSED ON SECOND AND FINAL READING THIS 5TH DAY OF September, 1985.


 CHARLES C. WINBURN
 Mayor

ATTEST:


 JOAN M. BAKER
 City Clerk

APPROVED AS TO FORM:

L. I. A. - 1000

SPONSORED BY Councilman Usechek

COUNCILMAN'S BILL

ORDINANCE NO.

NO. CB- 823
Series of 1985

804
Series of 1985

41
Z-9-85
Sch Dist #12
LDF 135

A BILL FOR A SPECIAL ORDINANCE REZONING FROM OPEN 0-1 TO COMMERCIAL C-0 CONDITIONAL CERTAIN REAL PROPERTY IN THE CITY OF NORTHGLENN LOCATED AT 112TH PLACE AND HIGHLINE DRIVE, COUNTY OF ADAMS, STATE OF COLORADO, AMENDING THE ZONING MAP OF THE CITY OF NORTHGLENN, AND IMPOSING PENALTIES FOR VIOLATIONS OF THE ORDINANCE.

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

Section 1. Change of zoning district. Pursuant to the provisions of the Northglenn Zoning Ordinance, as amended, and upon the recommendation of the Northglenn Planning Commission (Case No. Z-9-85), a change of zoning from Open 0-1 to Commercial C-0 is hereby allowed and granted for the real property in the City of Northglenn, Colorado, described as follows, to-wit:

That part of the Southeast one-quarter Section 3, Township 2 South, Range 68 West of the 6th Principal Meridian, City of Northglenn, Adams County, Colorado, described as:

Beginning at the Southwest corner of said Southeast one-quarter; thence N 00° 11' 54" W along the West line said Southeast one-quarter a distance of 361.00 feet; thence S 89° 34' 30" E parallel with the South line said Southeast one-quarter a distance of 289.23 feet; thence S 44° 34' 30" E a distance of 115.14 feet to a point on the Westerly right-of-way line of Highline Drive, said point being on a curve to the left, the delta of said curve is 37° 08' 36", the radius of said curve is 150.00 feet, the chord of said curve bears S 08° 43' 18" E 95.55 feet; thence along the arc of said curve and along said right-of-way line a distance of 97.24 feet to a point on the West right-of-way line of the Farmers Highline Canal recorded in Book 2172, Page 423 Adams County records; thence S 28° 00' 00" W along said right-of-way line a distance of 208.97 feet to a point on the South line Southeast one-quarter said Section 3; thence N 89° 34' 30" W along said South line a distance of 285.17 feet to the point of beginning.

Contains 2.843 acres, more or less.

Section 2. Conditions. The conditions established and approved by the Planning Commission of the City of Northglenn for Commercial C-0 zoning provided in Section 1 of this ordinance, are hereby established as the conditions of the change of zoning effected by this ordinance, as follows:

1. Prior to any development on this site, the School District will have submitted a site plan and building elevation plans, if appropriate, to the Planning Commission for their review and comment.
2. In the event that this site is sold to any person, group or agency other than a public agency to be used for other than public purposes, the Commission shall reconsider this rezoning.

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 Interim Comprehensive Master Plan of the City of Northglenn shall be and hereby are ordered amended to conform with the provisions of Section 1 of this ordinance.


Section 4. Enforcement of Conditions. The conditions established by Section 2 of this ordinance shall be construed and enforced pursuant to the provisions of Chapter 11 of the Municipal Code of the City of Northglenn, and a violation of any such condition or conditions shall be deemed a violation of this ordinance.

Section 5. Violations-penalty. Violations of the provisions of this ordinance shall be punishable by a fine of not more than three hundred (\$300.00) dollars.


INTRODUCED, READ AND ORDERED POSTED THIS 22ND DAY OF August, 1985.


 CHARLES C. WINBURN
 Mayor

ATTEST:


 JOAN M. BAKER
 City Clerk

PASSED ON SECOND AND FINAL READING THIS 5TH DAY OF September, 1985.


 CHARLES C. WINBURN
 Mayor

ATTEST:


 JOAN M. BAKER
 City Clerk

APPROVED AS TO FORM:

L. I. A. - 1000

SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S BILL

ORDINANCE NO.

No. CB-1837
Series of 2014

Series of 2014

A BILL FOR A SPECIAL ORDINANCE REZONING FROM C-0 ADMINISTRATIVE AND PROFESSIONAL WITH CONDITIONS AND O-1 OPEN SPACE TO PLANNED UNIT DEVELOPMENT CERTAIN REAL PROPERTY IN THE CITY OF NORTHGLENN COMMONLY KNOWN AS THE "REACH CENTER" 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 C-0 Administrative and Professional with conditions and O-1 Open Space; and

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:

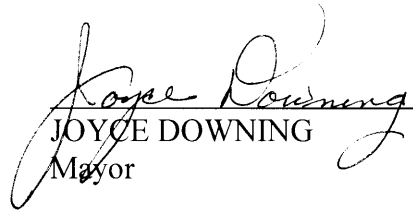
- (a) The proposed development is compatible with the surrounding area;
- (b) The proposed development is not inconsistent with the City's Master Plan;
- (c) The proposed development does not adversely affect the health, safety, and welfare of the inhabitants of the area and the City of Northglenn;
- (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-1-14), 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. Violations-Penalty. Violations of the provisions of this Ordinance shall be punishable by a fine of not more than two thousand six hundred fifty dollars (\$2,650.00), 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 22nd day of September, 2014.



JOYCE DOWNING
Mayor

ATTEST:



JOHANNA SMALL, CMC
City Clerk


PASSED ON SECOND AND FINAL READING this ____ day of _____, 2014.

JOYCE DOWNING
Mayor

ATTEST:

JOHANNA SMALL
City Clerk

APPROVED AS TO FORM:



COREY Y. HOFFMANN
City Attorney

EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION

LOT 1, REACH CENTER SUBDIVISION LOCATED IN THE SOUTH ONE-HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

COMMUNITY REACH CENTER PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTH ONE-HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST, 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 of 6

PROJECT TEAM

OWNER: RICK DOUCET, CEO
COMMUNITY REACH CENTER
8931 HURON STREET
THORNTON, CO 80260
PH: 303-853-3455

ARCHITECT: MARK MILAN, ARCHITECT
J. MARK MILAN, ARCHITECT
1775 LEE STREET
LAKEWOOD, CO 80215
PH: 720-499-9829

LANDSCAPE ARCHITECT: MARK MILAN, ARCHITECT
J. MARK MILAN, ARCHITECT
1775 LEE STREET
LAKEWOOD, CO 80215
PH: 720-499-9829

ENGINEER: PAUL F. DALTON, P.E.
PARAMOUNT ENGINEERING, INC.
2700 YOUNGFIELD STREET #275
LAKEWOOD, COLORADO
PH: 303-203-6475

OWNER'S CERTIFICATE:

Executed this _____ day of _____, 2014.

RICK DOUCET
CHIEF EXECUTIVE OFFICER
COMMUNITY REACH CENTER
Title

State of Colorado)
) ss.
State of Colorado)

The foregoing instrument was acknowledged before me this _____ day of _____, 2014, By,

Community Reach Center, Rick Doucet, CEO

Witness my hand and seal.
My commission expires _____

Notary Public _____ SEAL

Address _____

ARCHITECT'S CERTIFICATE:

I, J. MARK MILAN, A REGISTERED ARCHITECT, DO HEREBY CERTIFY THAT THE ENGINEERING PLANS FOR PRELIMINARY AND FINAL PUD COMMUNITY REACH CENTER WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

Executed this _____ day of _____, 2014.

J. MARK MILAN
Title

Seal

ENGINEER'S CERTIFICATE:

I, PAUL F. DALTON, P.E., A REGISTERED PROFESSIONAL ENGINEER DO HEREBY CERTIFY THAT THE ENGINEERING PLANS FOR PRELIMINARY AND FINAL PUD COMMUNITY REACH CENTER WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

Executed this _____ day of _____, 2014.

Paul F. Dalton, P.E.
Title

Seal

LEGAL DESCRIPTION:

LOT 1, REACH CENTER SUBDIVISION
LOCATED IN THE SOUTH ONE-HALF OF SECTION 3,
TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE
PRINCIPAL MERIDIAN, CITY OF NORTHGLENN,
COUNTY OF ADAMS, STATE OF COLORADO.

SITE DATA:

Total Site Area 9.977 Acres
Existing and Proposed Streets None
Residential Units 16 Patient Beds
Gross Square Footage: Non-Residential Floor Space
Existing 2-Story Community Center 27,914 sq. ft.
Proposed Assisted Living Residence 15,000 sq. ft.

Minimum Building Setbacks

Front - 25'
Rear - 20'
Sides - 10'

Landscape Data

Total Area = 9.98 Acres 100%
Landscape Area = 5.15 Acres (52%)
Unaffected Area = 4.83 Acres (48%)

Maximum Building Heights

Existing 2-Story Community Center - 35'
Proposed Assisted Living Residence - 35'

Points of Access Access shall be from existing on-site driveways

PARKING:

Existing Mental Health Community Center

Building Area: 2-Stories @ 13,957 sq.ft./floor = 27,914 sq.ft.

Parking Ratio: 3 spaces/1,000 sq.ft.

Required Parking: 27,914 sq.ft. / 1,000 sq.ft. x 3 = 83,742
84 Spaces

Proposed Assisted Living Residence

Parking Ratio: 16 Bed Facility, 1 space/4 beds
8 Staff/Employees 1 space/2 employees
Visitors/Family/Doctors 1 space/4 beds

Required Parking: Patients: 16 / 4 4 spaces
Staff: 8 / 2 4 spaces
Visitors: 16 / 4 4 spaces
12 spaces

Parking Summary

On-Site Parking spaces	134	
N/C Parking Spaces	6	
	140	140 spaces
Less Existing Community Center		(84) spaces
Less Assisted Living Residence		(12) spaces
Net Excess Parking Spaces		44 spaces

LIST OF ALLOWED USES:

MENTAL HEALTH COMMUNITY CENTER: (Existing)

General Offices
Counseling Services
Child and Adolescent Services
Adult Services
Integrated Substance Abuse and Mental Illness Treatment
Services for Families
Educational Programs
Healthcare Clinic

ASSISTED LIVING RESIDENCE (ALR): (Proposed)

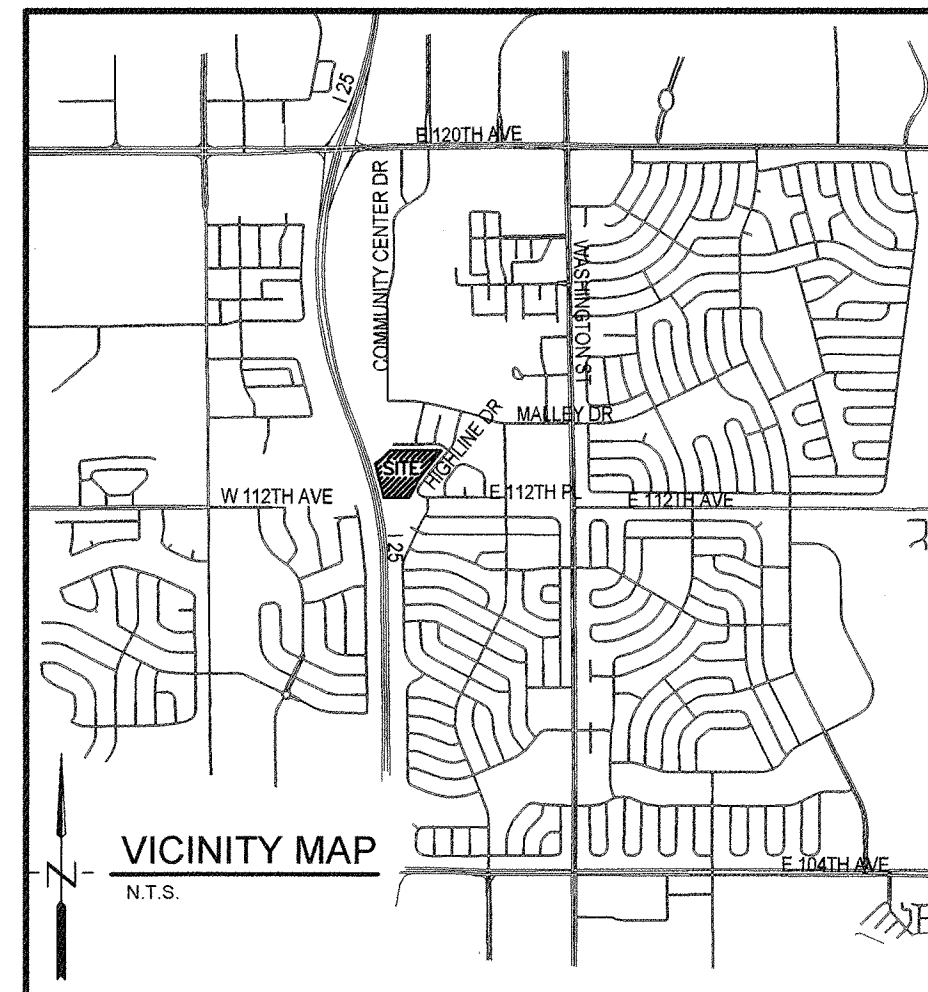
The facility is for short-term psychiatric care for not more than sixteen (16) patients which provide a total, twenty-four (24) hour therapeutically planned and professionally staffed environment for persons who do not require inpatient hospitalization but need more intense and individual services than are available on an outpatient basis.

PROPOSED SCHEDULE OF CONSTRUCTION:

The applicant intends to complete construction within one year following final approval of the PUD re-zoning application.

The City of Northglenn reserves the right to periodically review this PUD for conformance with it's proposed construction schedule and, when appropriate, rezone this property to a different zoning classification.

Estimated Public Improvements construction costs, consisting of approximately 1,250 square feet of curb and drive removal and replacement, per City of Northglenn Standards, are estimated to be \$18,000.00.



STANDARD NOTES:

- THE CITY OF NORTHGLENN RESERVES THE RIGHT TO PERIODICALLY REVIEW THIS PUD FOR CONFORMANCE WITH ITS PROPOSED CONSTRUCTION SCHEDULE AND, WHEN APPROPRIATE, REZONE THIS PROPERTY TO A DIFFERENT ZONING CLASSIFICATION.
- ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO CITY OF NORTHGLENN UTILITY STANDARDS AND SPECIFICATIONS.
- ALL UTILITY TAPS SHALL BE SUPERVISED AND INSPECTED BY CITY OF NORTHGLENN PERSONNEL.
- ALL CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY SHALL MEET THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT OF 1990.
- PRIOR TO ISSUANCES OF A BUILDING PERMIT, THE CITY MUST REVIEW AND APPROVE THE FOLLOWING:
 - GRADING AND DRAINAGE PLAN AND REPORT
 - EROSION CONTROL PLAN
 - WATER AND SANITARY SEWER UTILITY CONSTRUCTION PLAN
 - LANDSCAPE PLAN
 - COMPLETE CONSTRUCTION PLANS FOR ALL REQUIRED PUBLIC IMPROVEMENTS

ALL EXISTING METER VAULTS, UTILITY SERVICE LINE APPURTENANCES, STREET CURB, GUTTER, SIDEWALK, AND TRAIL ON AND ADJACENT TO THIS SITE SHALL BE REPAIRED AS NECESSARY AND BROUGHT TO CURRENT CITY STANDARDS.

SECTION 16-17-13 (a)(2) MAINTENANCE REQUIREMENTS:

Maintenance of all permanent BMPs shall be ensured through the creation of a stormwater facility maintenance agreement that must be approved by the City and recorded in the office of the Adams or Weld County Clerk and Recorder, as applicable, prior to the issuance of a Certificate of Occupancy or Completion. The agreement shall be binding on all subsequent owners of land served by the permanent BMP. As part of the agreement, a schedule shall be developed, detailing when and how often maintenance will occur to ensure proper function of the permanent BMPs. The agreement shall also include plans for periodic inspections to ensure proper performance of the facility between scheduled maintenance. The agreement shall provide for access to the facility at reasonable times for periodic inspection or any remedial maintenance by the City, or its contractor or agent, and for regular or special assessments of property owners to ensure that the facility is maintained in proper working condition to meet design standards and any other provisions established by this article.

FUTURE DEVELOPMENT STATEMENT

Future development on the Community Reach Center Campus shall require a separate and distinct PUD application to the City of Northglenn. Any future PUD application may require site and utility engineering studies of the adjacent neighborhood infrastructure. Mitigation of infrastructure upgrades may or may not be required, depending on the size and scope of any future projects, along with the physical condition of the adjacent infrastructure at the time of future development. Issues and concerns shall be discussed and/or negotiated during any future PUD application.

APPROVALS:

This Preliminary and Final Planned Unit Development has been approved by the City Council of Northglenn, Colorado on the _____ day of _____, 2104.

Mayor

City Clerk

This Preliminary and Final Planned Unit Development has been approved by the Planning Commission of the City of Northglenn, Colorado on the _____ day of _____, 2104.

Chairman, Planning Commission

Approved by the Director of Planning and Development

Director of Planning and Development

Approved by the Director of Public Works

Director of Public Works

CERTIFICATE OF CLERK AND RECORDER:

This Preliminary and Final PUD was filed for recording in the Office of the County Clerk and Recorder in the County of Adams, State of Colorado, this _____ Day of _____, 2014, and entered in the Plat Book _____, Reception No.: _____

By: _____
Deputy

County Clerk and Recorder

My Commission Expires: _____

Instrument No.: _____

SHEET INDEX:

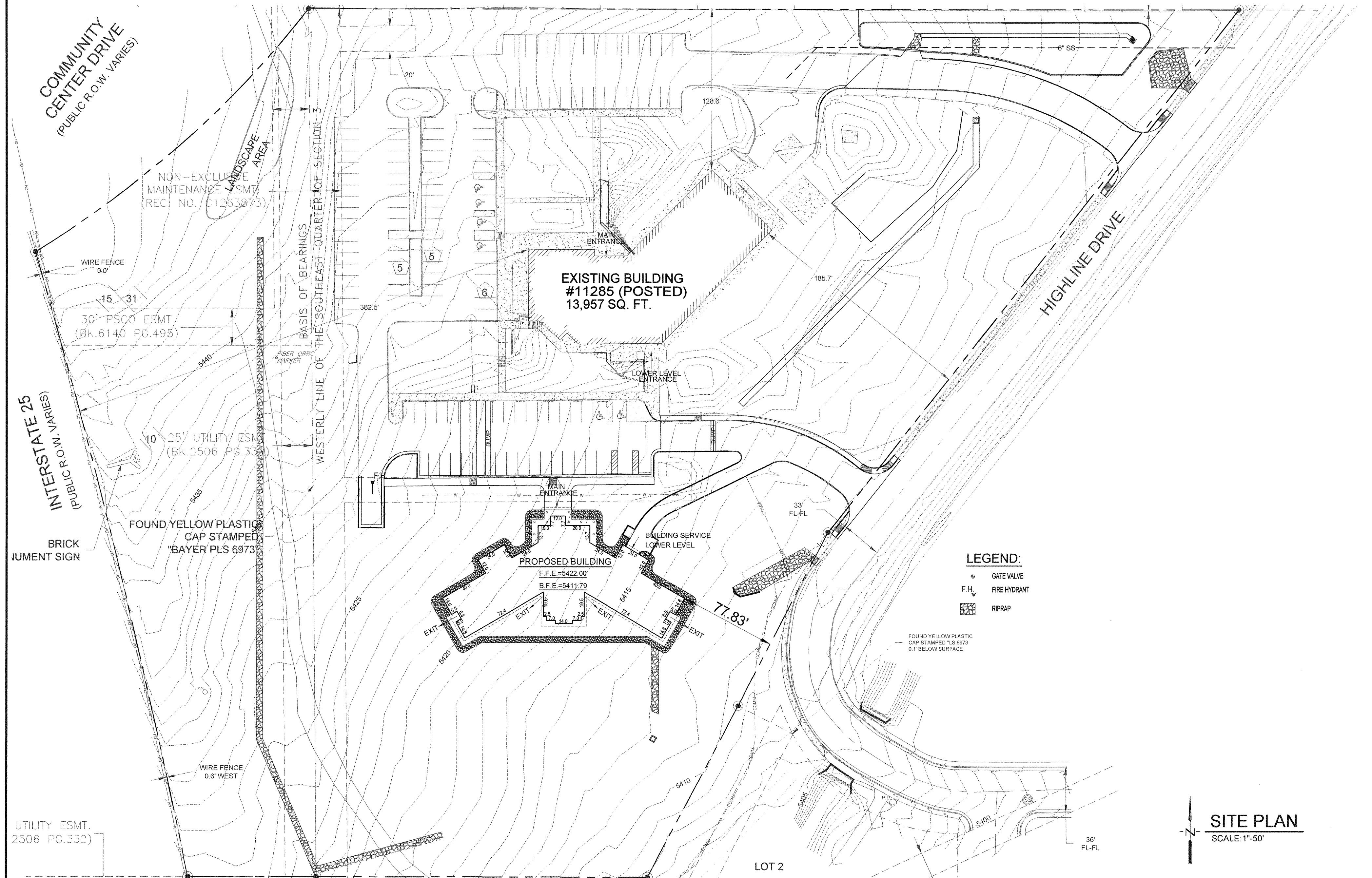
SHEET 1 of 6	COVER SHEET
SHEET 2 of 6	SITE PLAN
SHEET 3 of 6	ELEVATIONS
SHEET 4 of 6	LANDSCAPE PLAN
SHEET 5 of 6	FINAL GRADING PLAN
SHEET 6 of 6	UTILITY PLAN

ISSUED/REVISED	DATE	<p>PARAMOUNT ENGINEERING, INC.</p> <p>LAKEWOOD DURANGO</p> <p>2700 Youngfield Street P.O. Box 850 Lakewood, Colorado 80215 Durango, Colorado 81302 Phone: (303) 225-6475 Phone: (970) 849-5602 Fax: (303) 203-6488 Fax: (970) 849-5602 Paramountengineering@comcast.net</p>	<p>J. Mark Milan, Architect 1775 Lee Street Lakewood, CO 80215</p> <p>720.499.9829 markmilan@comcast.net</p>	<p>SCALE: AS SHOWN DRAWN: P.F.D.</p> <p>DATE: 9/12/14 CHECKED: P.F.D.</p>
SHEET 1 of 6				

COMMUNITY REACH CENTER PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTH ONE-HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST, 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 of 6



LEGEND:

- GATE VALVE
- FIRE HYDRANT
- RIPRAP

FOUND YELLOW PLASTIC CAP STAMPED "LS 6973 0.1' BELOW SURFACE"

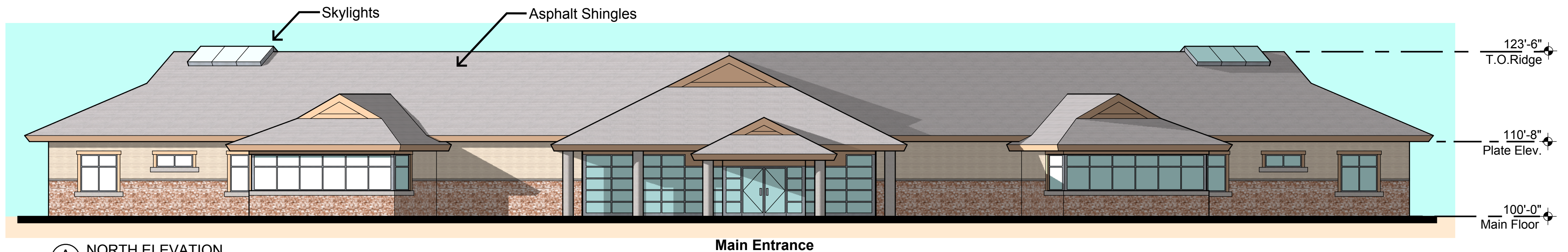
SITE PLAN
SCALE: 1"=50'

ISSUED/REVISED	DATE	PARAMOUNT ENGINEERING, INC. <small>LAKESWOOD DURANGO</small> 2700 Ingotfield Street, Suite 275, Lakewood, Colorado 80215 Phone: (303) 502-6175 Fax: (303) 502-6495 Paramoutheing@comcast.net	J. Mark Milan, Architect 1775 Lee Street, Lakewood, CO 80215 720.499.9829 markmilan@comcast.net	SCALE: AS SHOWN	DRAWN: P.F.D.
				DATE: 9/12/14	CHECKED: P.F.D.
SHEET 2 of 6					

COMMUNITY REACH CENTER PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT

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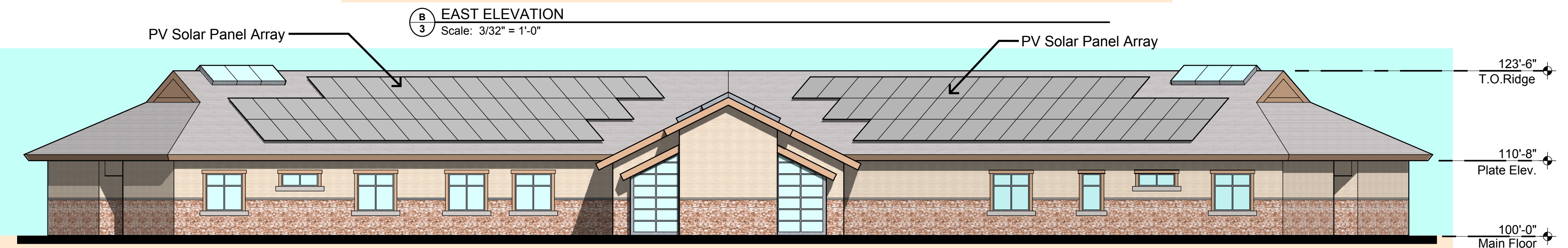
SHEET 3 of 6



(A)
3 NORTH ELEVATION
Scale: 3/32" = 1'-0"



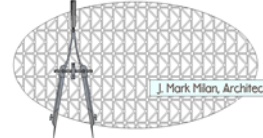
(B)
3 EAST ELEVATION
Scale: 3/32" = 1'-0"



(C)
3 SOUTH ELEVATION
Scale: 3/32" = 1'-0"



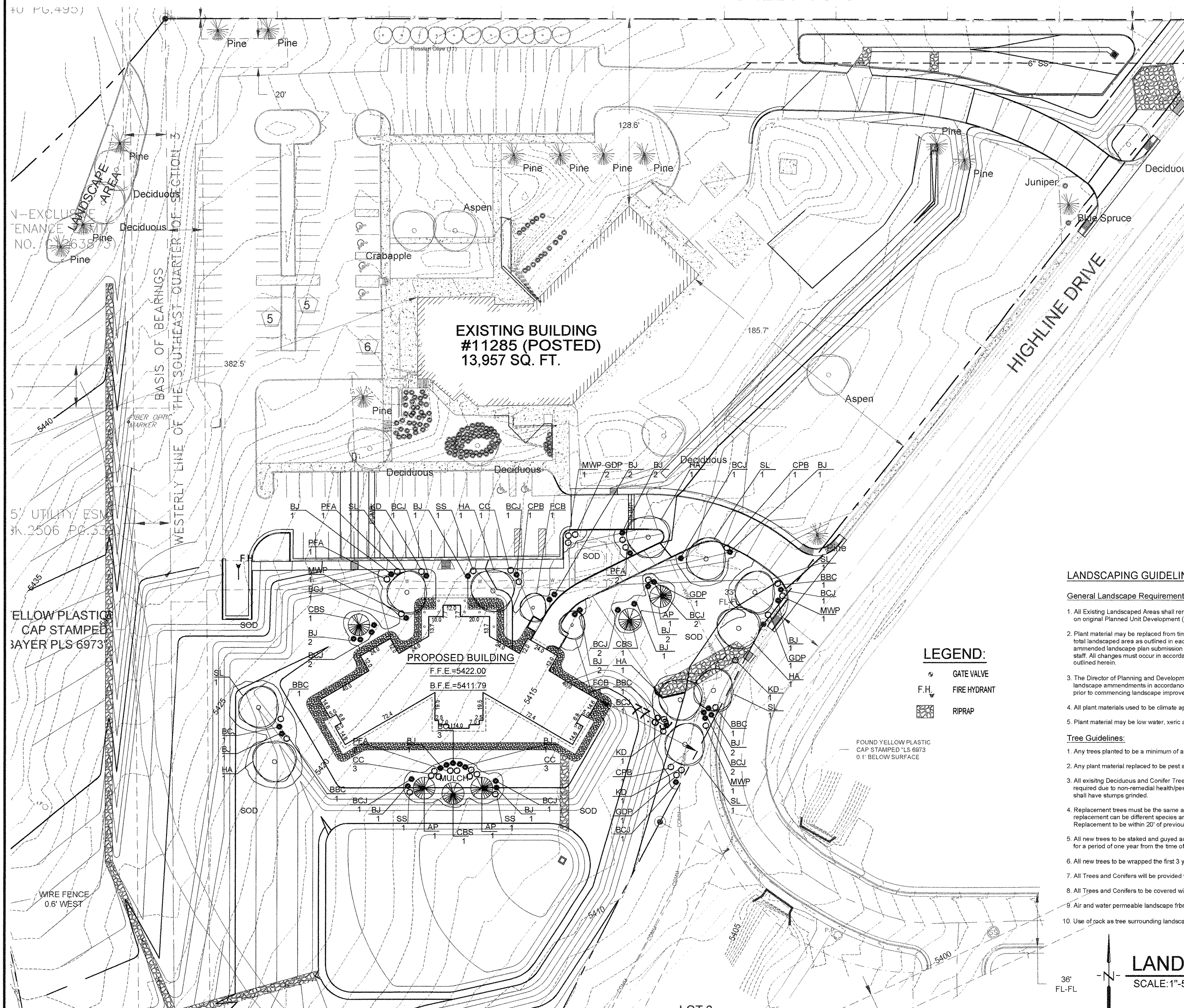
(D)
3 WEST ELEVATION
Scale: 3/32" = 1'-0"

ISSUED/REVISED PUD Submittal	DATE 7/28/14	PARAMOUNT ENGINEERING, INC. <small>LAKEWOOD P.O. Box 480 2700 Westglenn Street Suite 275 Lakewood, Colorado 80215 Durango, Colorado 81302 Phone: (303) 202-6475 Fax: (303) 202-6480 ParamountEngineering@comcast.net</small>	 J. Mark Milan, Architect <small>1775 Lee Street Lakewood, CO 80215 720.499.9829 markmilan@comcast.net</small>	SCALE: AS SHOWN	DRAWN: J.M.M.
				DATE: 7/28/14	CHECKED: J.M.M.
SHEET 3 of 6					

COMMUNITY REACH CENTER PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTH ONE-HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST, 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 of 6



LANDSCAPE MATERIALS - PLANT LIST				
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE
TREES AND SHRUBS				
SL	6	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2" CAL
HA	5	CELTIS OCCIDENTALIS	HACKBERRY	2" CAL
FCB	2	MALUS SPP. 'BECHTEL'	FLOWERING CRAB-BECHTEL	2" CAL
AP	3	PINUS NIGRA	AUSTRIAN PINE	6" B&B
CBS	3	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	6" B&B
BCJ	24	JUNIPERUS HORIZONTALIS 'BLUECHIP'	BLUECHIP JUNIPER	# 5
BJ	21	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	# 5
BBC	5	BUONYMUS ALATUS COMPACTA	BURNING BUSH, COMPACT	# 5
CC	7	COTONEASTER APICULATA	CRANBERRY COTONEASTER	# 5
CPB	3	BERBERIS THUNBERGH ATROPURPUREA NANA	CRIMSON PYGMY BARBERRY	# 5
GDP	5	POTENTILLA 'GOLD DROP'	GOLD DROP POTENTILLA	# 5
KD	4	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	# 5
MWP	4	POTENTILLA 'MCKAY'S'	MCKAY'S WHITE POTENTILLA	# 5
PFA	5	PRUNUS GLANDULOSA ROSEA	PINK FLOWERING ALMOND	# 5
SS	3	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	# 5
LEGEND				
TREE	DECIDUOUS	(Symbol)	PLANT MATERIAL (X)	X
SHRUB	DECIDUOUS	(Symbol)	QUANTITY (Q)	Q
	EVERGREEN	(Symbol)		
SOD/GRASS		(Symbol)		
MULCH		(Symbol)		

LANDSCAPING GUIDELINES:

General Landscape Requirements and Plan Administration:

- All Existing Landscaped Areas shall remain. Overall quantities will be as depicted on original Planned Unit Development (PUD) filing.
- Plant material may be replaced from time to time. Change of more than 5% of the total landscaped area as outlined in each original filing of the PUD requires an amended landscape plan submission to the City of Northglenn for review by staff. All changes must occur in accordance with the landscape guidelines outlined herein.
- The Director of Planning and Development or their designee must approve any landscape amendments in accordance with configuration change limits above, prior to commencing landscape improvements.
- All plant materials used to be climate appropriate considering environmental factors.
- Plant material may be low water, xeric and/or native.

Tree Guidelines:

- Any trees planted to be a minimum of a 2" caliper.
- Any plant material replaced to be pest and disease free and in overall good health.
- All existing Deciduous and Conifer Tree count shall remain as is unless removal is required due to non-remedial health/pest/disease decline or death. All removed trees shall have stumps grinded.
- Replacement trees must be the same as removed either Deciduous or Conifer. Tree replacement can be different species and variety for diversification and plant health. Replacement to be within 20' of previous tree location unless otherwise approved.
- All new trees to be staked and guyed according to current arborist's specifications for a period of one year from the time of planting.
- All new trees to be wrapped the first 3 years from November to March.
- All Trees and Conifers will be provided with drip irrigation.
- All Trees and Conifers to be covered with 3" woolly mulch or rock mulch.
- Air and water permeable landscape fabric will be used for weed barrier.
- Use of rock as tree surrounding landscape element should be limited.

Shrub Guidelines:

- Any plant material replaced to be pest and disease free and in overall good health.
- All existing shrub count shall remain as is depicted on the respective PUD filing unless removal is required due to non-remedial/pest/disease decline or death.
- Replacement shrubs may be changed from the original species. Replacement to be within 20' of previous shrub location unless otherwise approved.
- Any shrubs planted to be a minimum 5 gallon container.
- All shrub beds to be covered with 3" of woolly mulch, 3/4" pea gravel or rock mulch.
- Use of rock as a shrub surrounding landscape element should be limited.
- Air and water permeable landscape fabric will be used for weed barrier.
- Each shrub to be provided with drip irrigation.

Perennial and Groundcover Beds:

- Any plant material replaced to be pest and disease free and in overall good health.
- All existing Perennial and Groundcover beds shall remain as is depicted on the respective PUD filing in accordance with general landscape requirements herein.
- Replacement plants may be changed from the original species. Replacement to include the same number of plantings as depicted in the respective PUD filing for each area and in accordance with general landscape requirements herein.
- All Perennial and Groundcover Beds to be amended with organic compost/amendment 2" deep and rototilled in 4"-6" deep.
- All Perennial and Groundcover areas to be covered with 3" woolly mulch, 3/4" per gravel or rock mulch.
- Air and water permeable landscape fabric will be used for weed barrier.
- Edging shall be 4" x 14 gauge steel edging. Edging shall be held in place with 12" steel edging pins installed approximately every 3'-0" o.c.
- All Perennials and Groundcovers to be irrigated with drip irrigation.

Irrigation Controllers:

- Replacement as needed to replace with Weather Based / Smart Irrigation Controllers to promote the efficient use of water.

LEGEND:

- (Symbol) GATE VALVE
- (Symbol) FIRE HYDRANT
- (Symbol) RIPRAP

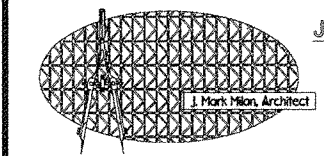
FOUND YELLOW PLASTIC
CAP STAMPED "LS 6973"
0.1' BELOW SURFACE

LANDSCAPE PLAN

SCALE: 1"=50'

ISSUED/REVISED	DATE

PARAMOUNT
ENGINEERING, INC.
LAKESIDE SUBURBAN
2700 Youngfield Street P.O. Box 600
Suite 270 Durango, Colorado 81302
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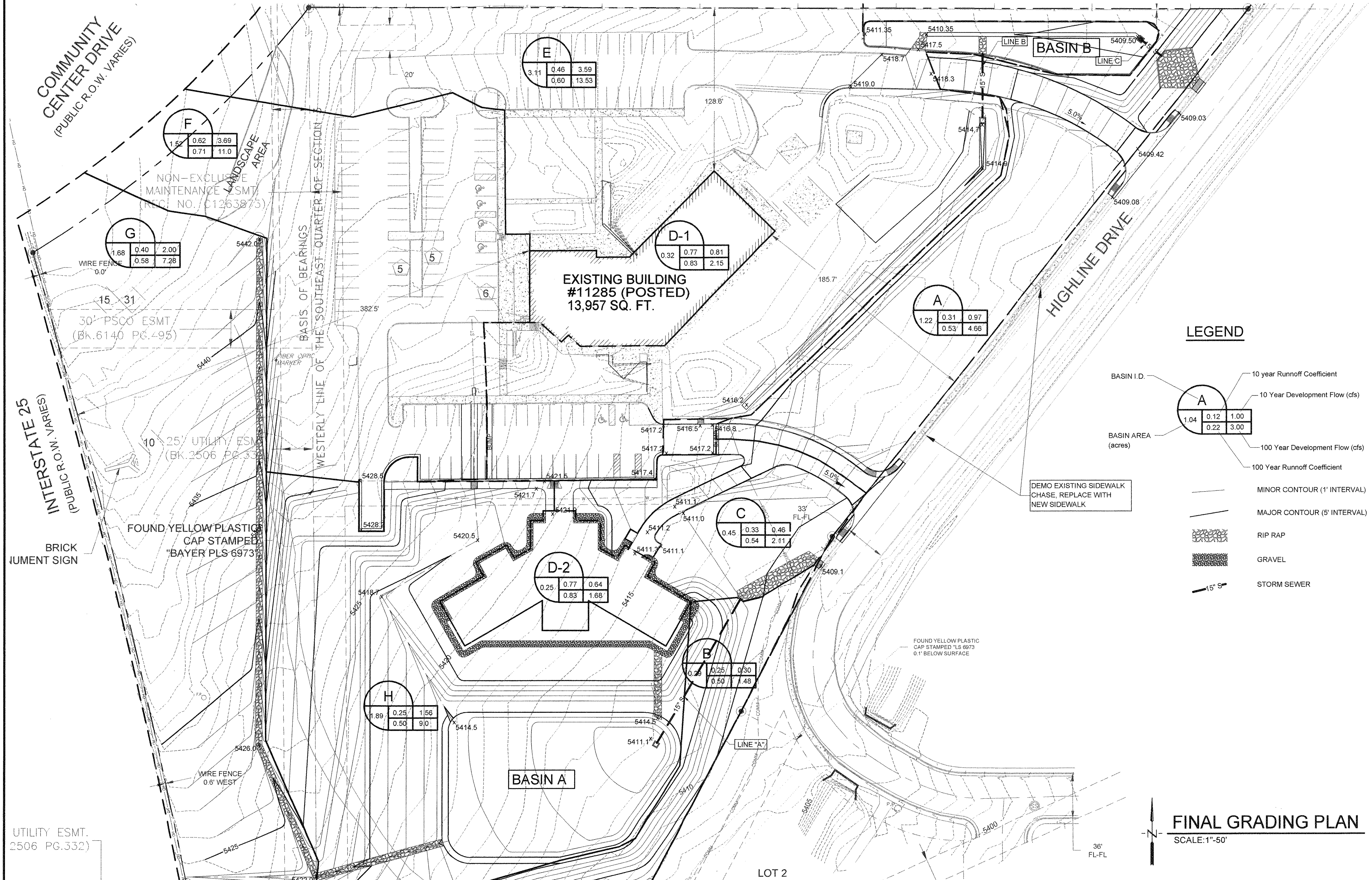
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SHEET 4 of 6

COMMUNITY REACH CENTER PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTH ONE-HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST, 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 of 6

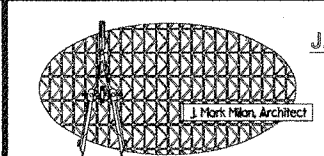


UTILITY ESMT. 2506 PG.332)

FINAL GRADING PLAN
SCALE: 1"=50'

ISSUED/REVISED	DATE

PARAMOUNT ENGINEERING, INC.
LAKESWOOD, COLORADO
2700 Torndale Street, Suite 272, Lakewood, Colorado 80215
Phone: (303) 552-6475 Fax: (303) 552-6480
P:O. Box 850, Denver, Colorado 80203
Phone: (303) 544-6652 Fax: (303) 552-6480
ParamountEng@aol.com



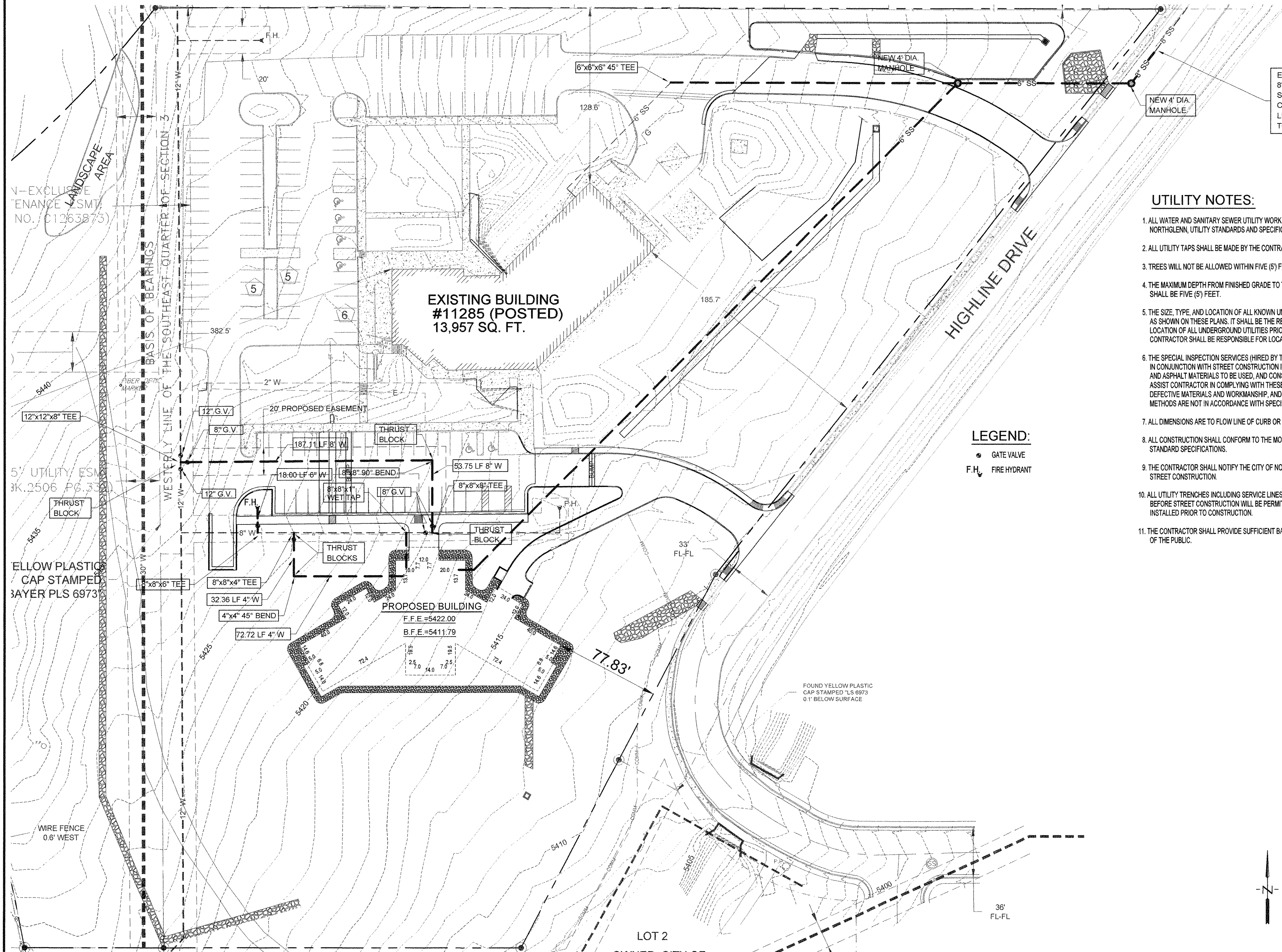
J. Mark Milen, Architect
1775 Lee Street, Lakewood, CO 80215
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SHEET 5 of 6

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SHEET 6 of 6



EXISTING CONNECTION BETWEEN THE 8" SEWER LINE, 6" LINE, AND CLEANOUT SHALL BE EXPOSED. THE 8" LINE SHALL BE CUT, AS REQUIRED, TO SPLICE NEW 8" LINE, W/ EXISTING 6" LINE & CLEANOUT TO BE REMOVED

UTILITY NOTES:

1. ALL WATER AND SANITARY SEWER UTILITY WORK SHALL CONFORM TO THE CITY OF NORTHGLENN, UTILITY STANDARDS AND SPECIFICATIONS.
2. ALL UTILITY TAPS SHALL BE MADE BY THE CONTRACTOR AND INSPECTED BY THE CITY OF NORTHGLENN PERSONNEL.
3. TREES WILL NOT BE ALLOWED WITHIN FIVE (5) FEET OF ANY UTILITY MAIN OR SERVICE LINE.
4. THE MAXIMUM DEPTH FROM FINISHED GRADE TO THE OPERATOR NUT OF ANY VALVE OR CURB STOP SHALL BE FIVE (5) FEET.
5. THE SIZE, TYPE, AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE LOCATIONS AS SHOWN ON THESE PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL KNOWN AND UNDERGROUND UTILITIES.
6. THE SPECIAL INSPECTION SERVICES (HIRED BY THE CONTRACTOR) SHALL CHECK ALL WORK PERFORMED IN CONJUNCTION WITH STREET CONSTRUCTION INCLUDING COMPACTION OF SUBGRADE, PLACING SUBGRADE, BASE AND ASPHALT MATERIALS TO BE USED, AND CONSTRUCTION METHODS. THE SPECIAL INSPECTOR SHALL BE PRESENT TO ASSIST CONTRACTOR IN COMPLYING WITH THESE INSTRUCTIONS. THE CITY INSPECTOR HAS AUTHORITY TO REJECT DEFECTIVE MATERIALS AND WORKMANSHIP, AND TO STOP WORK IN CASES WHERE CONSTRUCTION METHODS ARE NOT IN ACCORDANCE WITH SPECIFICATIONS.
7. ALL DIMENSIONS ARE TO FLOW LINE OF CURB OR BUILDING FOUNDATION, UNLESS NOTED OTHERWISE.
8. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RECENT VERSION OF THE CITY OF NORTHGLENN STANDARD SPECIFICATIONS.
9. THE CONTRACTOR SHALL NOTIFY THE CITY OF NORTHGLENN AT LEAST 48 HOURS BEFORE BEGINNING STREET CONSTRUCTION.
10. ALL UTILITY TRENCHES INCLUDING SERVICE LINES MUST BE COMPACTED TO REQUIRED DENSITY BEFORE STREET CONSTRUCTION WILL BE PERMITTED. ALL WATER AND SEWER SERVICES MUST BE INSTALLED PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE SUFFICIENT BARRICADES AND LIGHTS FOR THE PROTECTION OF THE PUBLIC.

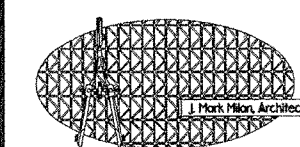
LEGEND:

- GATE VALVE
- F.H. FIRE HYDRANT

UTILITY PLAN
SCALE: 1"=50'

ISSUED/REVISED	DATE

PARAMOUNT
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merkmiten@comcast.net

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SHEET 6 of 6