

SPONSORED BY: MAYOR DODGE

COUNCILMAN'S RESOLUTION

NO. CB-1903
Series of 2018

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

A PUBLIC HEARING WILL BE HELD ON CB-1903, SERIES OF 2018, ENTITLED "A BILL FOR A SPECIAL ORDINANCE REZONING FROM C-3 CONDITIONAL AND C-4 CONDITIONAL COMMERCIAL, TO PLANNED UNIT DEVELOPMENT, CERTAIN REAL PROPERTY AT 11295 WASHINGTON STREET IN THE CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF NORTHGLENN" ON FEBRUARY 26, 2018 AT 7:00 P.M., CITY HALL COUNCIL CHAMBERS, 11701 COMMUNITY CENTER DRIVE, NORTHGLENN.

DATED this 12th day of February, 2018.


CAROL A. DODGE
Mayor

ATTEST:


JOHANNA SMALL, CMC
City Clerk

AFFIDAVIT OF POSTING:

I, Johanna Small, certify that CB-1903 was posted at the authorized posting places in the City of Northglenn this 14th day of February, 2018.


City Clerk's Office

SPONSORED BY: MAYOR DODGE

COUNCILMAN'S BILL

ORDINANCE NO.

No. CB-1903
Series of 2018

Series of 2018

A BILL FOR A SPECIAL ORDINANCE REZONING FROM C-3 CONDITIONAL AND C-4 CONDITIONAL COMMERCIAL, TO PLANNED UNIT DEVELOPMENT, CERTAIN REAL PROPERTY AT 11295 WASHINGTON STREET IN THE CITY OF NORTHGLENN, 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-3 Conditional and C-4 Conditional Commercial with a legal description as follows:

Lots 1 and 2, Block 1, Falkenburg Resubdivision, 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 “The Courts Sports Complex Preliminary and Final Planned Unit Development (PUD)” attached hereto as **Exhibit B**.

NOW, THEREFORE, 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-1-18), 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 & 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 under the provisions provided in Section 1-1-10 of the Northglenn Municipal Code.

INTRODUCED, READ AND ORDERED POSTED this 12th day of February, 2018.


CAROL A. DODGE
Mayor

ATTEST:


JOHANNA SMALL, CMC
City Clerk

PASSED ON SECOND AND FINAL READING this ____ day of _____, 2018.

CAROL A. DODGE
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:



COREY Y. HOFFMANN
City Attorney

EXHIBIT A

LEGAL DESCRIPTION

Lot 1, Block 1, The Courts Minor Subdivision Plat, City of Northglenn, County of Adams, State of Colorado (formerly: Lots 1 and 2, Block 1, Falkenburg Resubdivision, City of Northglenn, County of Adams, State of Colorado).

EXHIBIT B

[ATTACH PRELIMINARY PUD]

| NO | DATE | DESD | DWN | REVISION DESCRIPTION |
|----|------|------|-----|----------------------|
| | | | | |

OWNER

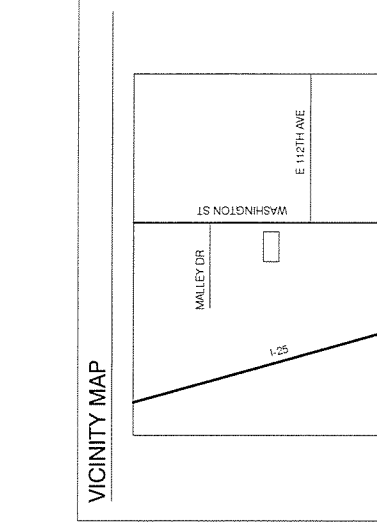
ON BEHALF OF NORTHGLEN URBAN DEVELOPMENT ASSOCIATION HEREBY AFFIRM THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN, KNOWN AS WASHINGTON COURTS SPORTS COMPLEX AT 11205 WASHINGTON ST

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____



SITE USE INFORMATION

ALLOWED USES:
AS SET FORTH IN ARTICLE 23 OF CHAPTER 11 (C-4 ZONING) OF THE NORTHGLEN MUNICIPAL CODE, THE FOLLOWING USES ARE PERMITTED:
RESIDENTIAL USES;
COMMERCIAL USES;
INDUSTRIAL USES;
OFFICE USES;
RETAIL USES;
ALL USES ALLOWED IN THE C-4 ZONE DISTRICT

MINIMUM BUILDING SETBACKS:
NORTH PROPERTY LINE - 5.0 MIN
EAST PROPERTY LINE - 5.0 MIN
SOUTH PROPERTY LINE - 5.0 MIN
WEST PROPERTY LINE - 5.0 MIN
MAXIMUM HEIGHT OF STRUCTURES - 60.0

PARKING SETBACKS:
NORTH PROPERTY LINE - 0.0 MIN
EAST PROPERTY LINE - 20.0 MIN
SOUTH PROPERTY LINE - 0.0 MIN (MAINTAIN EXIST. CONDITION)
WEST PROPERTY LINE - 5.0 MIN

PARKING:
AT A MINIMUM, PARKING REQUIREMENTS SHALL BE PER SECTION 11-33-6 OF THE ZONING ORDINANCE

BUFFER LANDSCAPE:
LANDSCAPE SHALL REMAIN IN PLACE AND BE MAINTAINED IN THE FUTURE TO SERVE AS A BUFFER BETWEEN THE PROPERTY AND ADJACENT RESIDENTIAL TO THE WEST

ENCROACHMENTS INTO RIGHT-OF-WAY:
FOR THE APPROVED LICENSE AGREEMENT, RECORDATION # _____, DRIVEWAYS AS SHOWN ARE ALLOWED TO BE CONSTRUCTED IN THE CITY'S WASHINGTON ST RIGHT-OF-WAY AREA. SIGNS AS PER THE APPROVED LICENSE AGREEMENT (RECORDATION # _____) ARE ALSO ALLOWED IN THE WASHINGTON ST RIGHT-OF-WAY

DEVIATIONS FROM ZONING REGULATIONS:
NON-LIVING MATERIAL EXCEEDING MAXIMUM OF 33.3 PERCENT TOTAL LANDSCAPE AREA UNDER SECTION 11-6-13 (A)

PROPOSED SCHEDULE FOR CONSTRUCTION:
CONSTRUCTION TO BEGIN: AUGUST 2018
CONSTRUCTION FOR BUSINESS: AUGUST 2018
THIS PUD FOR PERFORMANCE WITH ITS PROPOSED CONSTRUCTION SCHEDULE AND WHEN APPROPRIATE, REZONE THIS PROPERTY TO A DIFFERENT ZONING CLASSIFICATION

ENGINEER'S CERTIFICATE

I, ERIC T. NAKOS, A REGISTERED PROFESSIONAL ENGINEER, DO CERTIFY THAT THE GRADING, DRAINAGE AND UTILITY PLANS FOR THE WASHINGTON COURTS COMPLEX PUD WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION

ENGINEER _____ DATE _____

CHECKED BY: _____

DRAWN BY: _____

DESIGNED BY: _____

JOB # _____

DATE: 2017/12/18

SITE DATA

| ZONING - EXISTING AND PROPOSED | C-4 | SQUARE FOOTAGE OF ACREAGE | PERCENTAGE OF TOTAL AREA |
|-----------------------------------------------|------------|---------------------------|--------------------------|
| TOTAL AREA OF PROPERTY | 108,602 SF | 30.27% | 100.00% |
| TOTAL BUILDING COVERAGE | 32,876 SF | 17.06% | 30.27% |
| TOTAL LANDSCAPE COVERAGE | 18,533 SF | 48.64% | 17.06% |
| TOTAL PARKING COVERAGE BY STRUCTURES & PAVING | 52,828 SF | 78.91% | 48.64% |
| TOTAL LOT COVERAGE BY STRUCTURES & PAVING | 85,704 SF | 4.03% | 78.91% |
| DRIP PAN & DRAINAGE | 4,375 SF | 147 | 4.03% |
| NUMBER OF PARKING SPACES | 147 | 6 | 147 |
| NUMBER OF HANDICAP SPACES | 6 | | 6 |

LEGAL DESCRIPTION

LOTS 1, BLOCK 1, A RESUBDIVISION OF FALKENBURG SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11 TOWNSHIP 2 SOUTH RANGE 68 WEST OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO

APPROVAL LIST

| PLANNING COMMISSION CHAIRPERSON | DATE |
|---------------------------------|------|
| | |

| DIRECTOR OF COMMUNITY DEVELOPMENT | DATE |
|-----------------------------------|------|
| | |

| DIRECTOR OF PUBLIC WORKS AND UTILITIES | DATE |
|----------------------------------------|------|
| | |

| MAYOR | DATE |
|-------|------|
| | |

| CITY CLERK | DATE |
|------------|------|
| | |

CERTIFICATE OF CLERK AND RECORDER

THIS 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 _____, 2017 AND ENTERED INTO PLAT BOOK RECEPTION NO. _____ AT PAGE _____

BY: _____

DEPUTY _____

CLERK AND RECORDER _____

MY COMMISSION EXPIRES _____

INSTRUMENT NO _____

DEVELOPMENT CONTACTS

LANDSCAPE ARCHITECT
LOGAN SIMPSON
123 NORTH COLLEGE AVENUE SUITE 206
FORT COLLINS, CO 80524
PH (970) 469-4100
JACK & STEVE SIEGLER
EMAIL: logan@logansimpson.com

DEVELOPER
WRAY MECHANICAL SYSTEMS
5495 MARION ST
DENVER, CO 80216
PH (303) 292-1116
JOHN WRAY
EMAIL: jwray@wraymcsch.com

CIVIL ENGINEER
JVA INCORPORATED
SUITE 200
FORT COLLINS, CO 80524
PH (970) 225-0099
CONTACT: DONALD CECIL
EMAIL: dcecil@jva.com

ARCHITECT
INTEGRATION DESIGN GROUP, PC
6890 W 52ND AVE, SUITE 230
ARVADA, CO 80002
PH (303) 297-9453
CONTACT: ADAM HERMANSON
EMAIL: adam.hermanson@integrationdesigngroup.com

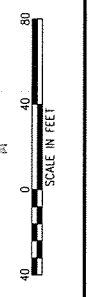
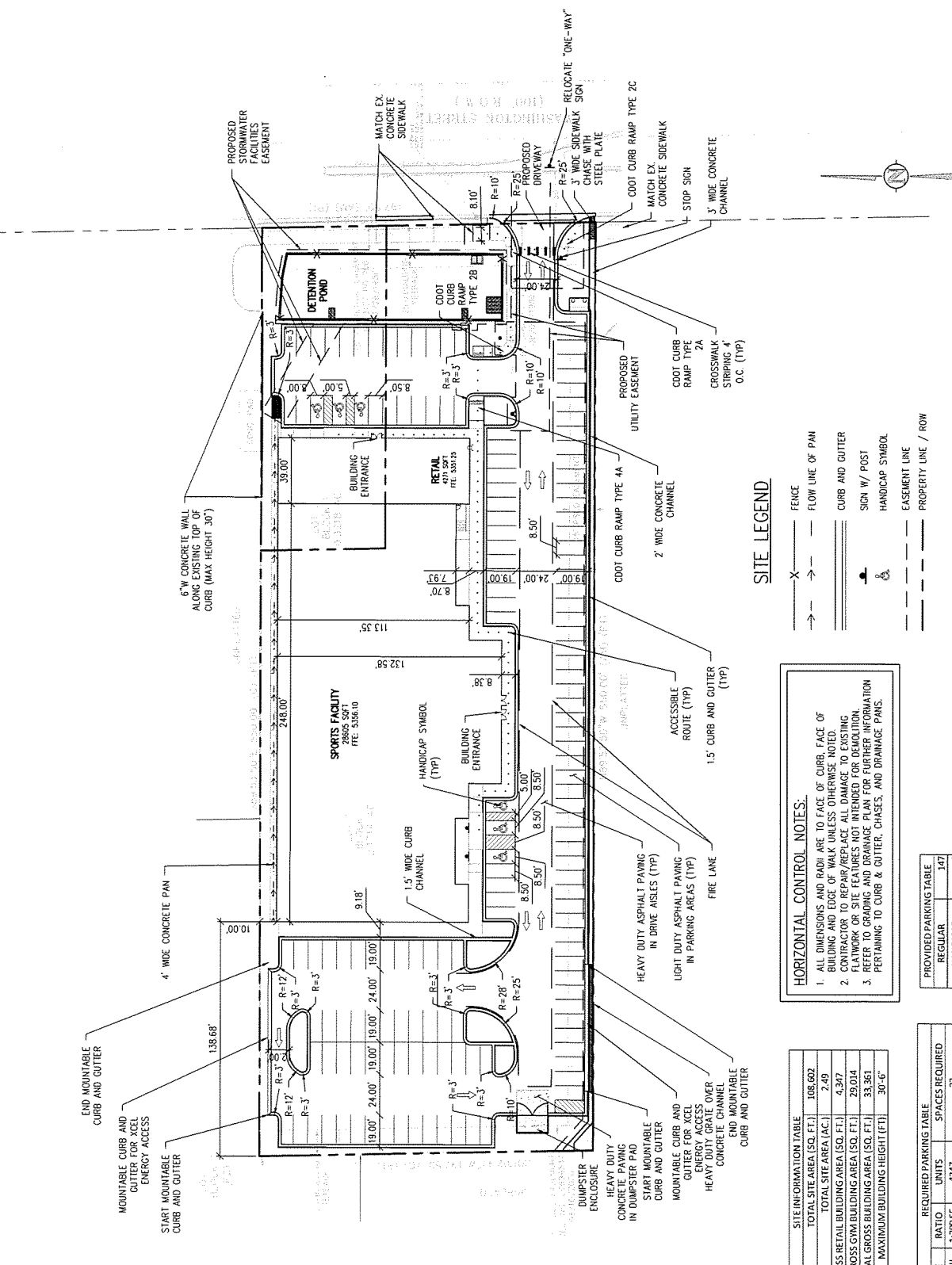
COVER SHEET

PRELIMINARY AND FINAL
PLANNED UNIT DEVELOPMENT
THE COURTS SPORTS COMPLEX

SHEET NO
A100

| NO. | DATE | DESIGN | BY | REVISION DESCRIPTION |
|-----|------|--------|----|----------------------|
| | | | | |

DESIGNED BY: DIR: DIR:
 DRAWN BY: EIT: EIT:
 CHECKED BY: 2658:
 JOB #: 20171218
 DATE: • IVA, INC.



SITE LEGEND

| | |
|-----|---------------------|
| X | FENCE |
| → | FLOW LINE OF PAN |
| — | CURB AND GUTTER |
| + | SIGN W/ POST |
| ⊙ | HANDICAP SYMBOL |
| --- | EASEMENT LINE |
| --- | PROPERTY LINE / ROW |

HORIZONTAL CONTROL NOTES:

- ALL DIMENSIONS AND RADII ARE TO FACE OF CURB, FACE OF BUILDING AND EDGE OF WALK UNLESS OTHERWISE NOTED.
- CONTRACTOR TO REPAIR/REPLACE ALL DAMAGE TO EXISTING PAVEMENT OR SITE FEATURES NOT INTENDED FOR DEMOLITION.
- REFER TO GRADING AND DRAINAGE PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.

PROVIDED PARKING TABLE

| REGULAR | HANDICAP | TOTAL |
|---------|----------|-------|
| 147 | 6 | 153 |

SITE INFORMATION TABLE

| | |
|--------------------------------------|---------|
| TOTAL SITE AREA (SQ. FT.) | 108,602 |
| TOTAL SITE AREA (AC.) | 2.49 |
| GROSS RETAIL BUILDING AREA (SQ. FT.) | 4,947 |
| GROSS GYM BUILDING AREA (SQ. FT.) | 29,014 |
| TOTAL GROSS BUILDING AREA (SQ. FT.) | 33,961 |
| MAXIMUM BUILDING HEIGHT (FT) | 30'-6" |

REQUIRED PARKING TABLE

| USE | RATIO | UNITS | SPACES REQUIRED |
|--------|-----------|-----------|-----------------|
| RETAIL | 1:200/SE | 4347 | 22 |
| GYM | 1:15 SEAT | 348 SEATS | 116 |
| TOTAL | | | 138* |

*5 Required Handicap Spaces for 100-150 Total Spaces



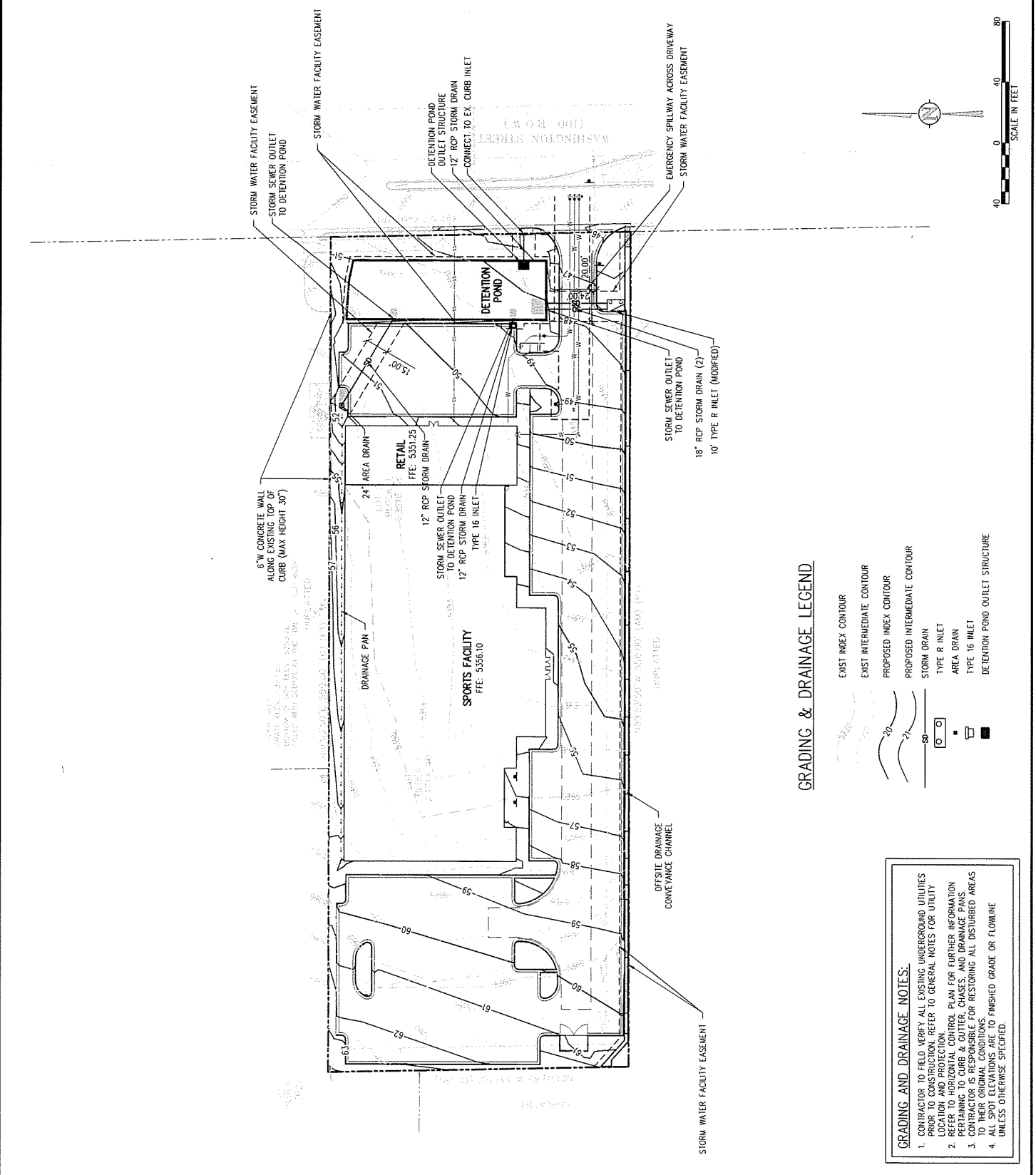
JVA, Inc. 22 Linden Street, Suite 200
 Fort Collins, CO 80501
 Phone: 970.221.9979
 Fax: 970.221.9978
 Website: www.jva.com
 Offices: Fort Collins • Loveland, CO
 Greenwood Village • Denver

| NO. | DATE | DESIGN | DWN | REVISION DESCRIPTION |
|-----|------|--------|-----|----------------------|
| | | | | |

DESIGNED BY: DBC
 DRAWN BY: DBC
 CHECKED BY: ETR
 JOB #: 2658r
 DATE: 2017/12/18
 • JVA, INC.

PRELIMINARY AND FINAL
 PLANNED UNIT DEVELOPMENT
 THE COURTS SPORTS COMPLEX
 GRADING & DRAINAGE PLAN

SHEET NO. C2.0



GRADING & DRAINAGE LEGEND

- EXIST INDEX CONTOUR
- EXIST INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- STORM DRAIN
- TYPE R INLET
- AREA DRAIN
- TYPE 16 INLET
- DETONATION POND OUTLET STRUCTURE

GRADING AND DRAINAGE NOTES:

- CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATIONS.
- CONTRACTOR TO VERIFY ALL EXISTING CONTOURS AND TO PROVIDE A PROTECTION CONTROL PLAN FOR FURTHER INFORMATION CONCERNING TO CURB & CUTTER CHASES, AND DRAINAGE PANS.
- CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS.
- ALL SPOT ELEVATIONS ARE TO FINISHED GRADE OR FLOWLINE UNLESS OTHERWISE SPECIFIED.



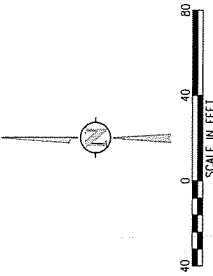
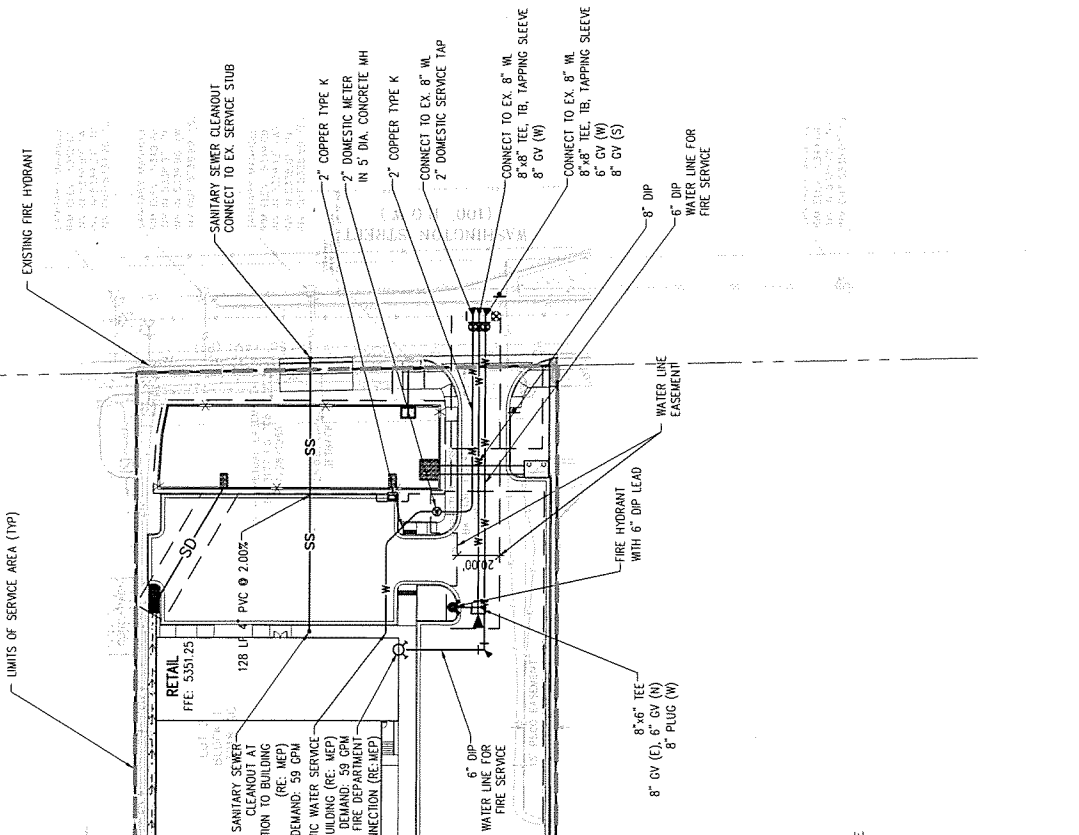
JVA, Inc. 23 Linden Street, Suite 200
 Fort Collins, CO 80524 970.225.9099
 www.jva-inc.com
 Registered Professional Engineer
 Diamond Springs • Denver

| NO. | DATE | DESIGN | DWN | REVISION DESCRIPTION |
|-----|------|--------|-----|----------------------|
| | | | | |

| | |
|--------------|------------|
| DESIGNED BY: | DBC |
| DRAWN BY: | DBC |
| CHECKED BY: | ETN |
| JOB #: | 2658c |
| DATE: | 2017/12/18 |
| • JVA, INC. | |

UTILITY PLAN
 THE COURTS SPORTS COMPLEX
 PLANNED UNIT DEVELOPMENT
 PRELIMINARY AND FINAL

SHEET NO.
C3.0



2.49 ACRE SERVICE AREA
 SPORTS FACILITY
 FFE: 5356.10

RETAIL
 FFE: 5351.25

128 LF 4" PVC @ 2.00%
 SS
 SS
 SS

- EX. WATER LINE
- EX. WATER VALVE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. UNDERGROUND ELECTRICAL LINE
- EX. OVERHEAD ELECTRICAL LINE
- EX. ELECTRICAL POLE
- EX. ELECTRICAL TRANSFORMER
- EX. ELECTRIC VAULT
- EX. LIGHT POLE
- EX. FIBEROPTIC LINE
- EX. TELEPHONE LINE
- EX. TELEPHONE RISER
- EX. GAS LINE

UTILITY LEGEND

- TEE W/ THRUST BLOCK
- BEND W/ THRUST BLOCK
- GATE VALVE
- WATER METER
- FIRE HYDRANT
- MANHOLE
- SANITARY SEWER
- WATER
- LIMITS OF SERVICE AREA

UTILITY NOTES:

- CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- ALL DRY UTILITY AND ELECTRIC SERVICES ARE PROVIDED BY OTHERS AND SHOWN FOR REFERENCE ONLY. SEE MEP PLANS AND SPECIFICATIONS AND COORDINATE WITH ALL UTILITY OWNERS AS NEEDED.

UTILITY MAINTENANCE STATEMENT

ALL PUBLIC WATER, STORM SEWER AND SANITARY SEWER MAINS AND APPURTENANCES LOCATED IN PUBLIC ROW SHALL BE MAINTAINED BY THE CITY OF NORTHGLENN PUBLIC WORKS DEPARTMENT. ALL PUBLIC WATER, STORM SEWER, SANITARY SEWER MAINS AND APPURTENANCES UNDER PRIVATE DRIVES ARE LOCATED IN UTILITY EASEMENTS. CITY IS RESPONSIBLE FOR MAINTENANCE OF THESE WATER, STORM AND SANITARY SEWER FACILITIES. CITY IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF PRIVATE DRIVE, CURB AND GUTTER OR LANDSCAPING DAMAGED DURING UTILITY REPAIR OR MAINTENANCE.



L O GAINSTIMPS ON
 10000 W. 10th Ave., Suite 100
 Denver, CO 80202

LANDSCAPE NOTES

1. NO TREE OR SHRUB MORE THAN 30 INCHES HIGHER THAN TOP OF CURB SHALL BE PLANTED NEITHER IN ANY 50 FOOT VISION TRIANGLE AT ANY STREET INTERSECTION NOR IN ANY 25 FOOT VISION TRIANGLE AT THE INTERSECTION ON ANY DRIVEWAY AND PUBLIC STREET.
2. NO TREE SHALL BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY LINE.
3. EXISTING SITE CONDITIONS- THE SITE HAS NO LIVING TREES, SHRUBS OR GRASS EXISTING.
4. RIGHT OF WAY ALONG WASHINGTON STREET- EXISTING SIDEWALK WILL REMAIN IN PLACE. THEREFORE THERE IS NO SITE DATA IN THE TABLE FOR LIVING OR NON LIVING MATERIAL IN PUBLIC RIGHTS-OF-WAY.
5. ALL LANDSCAPE MATERIAL TO BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
6. ON SITE NON-LIVING MATERIAL AREA INCLUDES SIDEWALKS ADJACENT TO BUILDING, COBBLE MULCH WITH NO PLANTING, AND CONCRETE DRAINAGE CHASES. EXISTING SIDEWALK ALONG WASHINGTON STREET IS NOT INCLUDED.

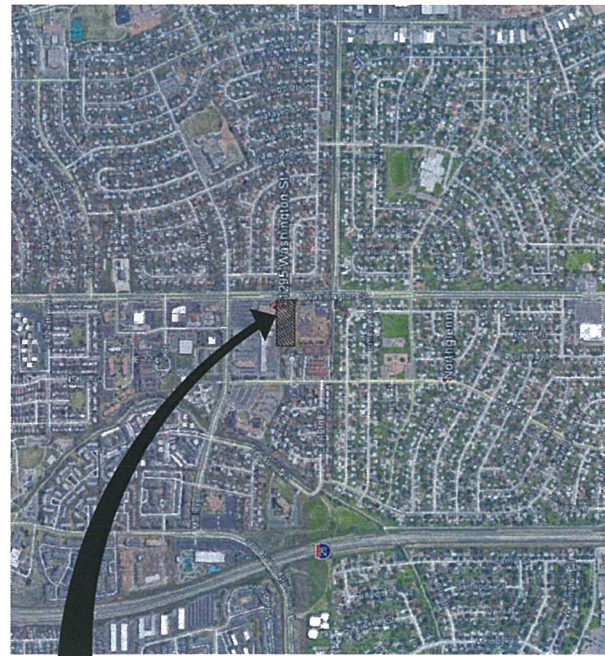
LANDSCAPE REQUIREMENTS

1. 1 SHADE TREE FOR EVERY 40' OF STREET FRONTAGE, AND 1 ORNAMENTAL TREE FOR EACH FIFTY FEET OF STREET FRONTAGE, OR ANY PART THEREOF.
2. NOT LESS THAN 12 PERCENT OF THE TOTAL LOT AREA OR THE FRONT 25' ADJUTING THE RIGHT-OF-WAY, WHICHEVER IS GREATER, SHALL BE LANDSCAPED.
3. IN THOSE AREAS WHERE A COMMERCIAL USE ABUTS A RESIDENTIAL ZONE, EITHER A DENSE LANDSCAPE SCREEN, AT LEAST SIX FEET HIGH OR AN OPAQUE FENCE, NO LESS THAN SIX FEET HIGH SHALL BE INSTALLED.

LANDSCAPE CODE REQUIREMENTS

| DESCRIPTION | CATEGORY | REQUIRED | PROVIDED |
|-------------------------------------------------------|------------------------|--------------------|--------------------|
| 1 Shade tree/ 40 linear feet of street frontage. | Street Frontage=197 LF | 5 Shade Trees | 9 Shade Trees |
| 1 Ornamental tree/ 50 linear feet of street frontage. | Street Frontage=197 LF | 4 Ornamental Trees | 8 Ornamental Trees |

VICINITY MAP



SITE DATA

| DESCRIPTION | AREA (Square Feet) | PERCENT OF AREA |
|-------------------------------------|--------------------|-------------------------------------|
| Total site area | 108,602 SF | 100.00% |
| Total site landscape area | 18,523 SF | (Percent of total site area) 17.00% |
| On-site living material | 10,980 SF | (Percent of landscape area) 59.28% |
| On-site non living material | 7,543 SF | (Percent of landscape area) 40.72% |
| On-site parking & structures | 85,704 SF | 78.91% |
| Living material in public R.O.W | 0.00 SF | 0.00% |
| Non-living material in public R.O.W | 0.00 SF | 0.00% |
| Irrigation- spray head coverage | 1,633 SF | (Percent of landscape area) 15% |
| Irrigation- drip coverage | 9,347 SF | (Percent of landscape area) 85% |

LANDSCAPE CODE REQUIREMENTS

| DESCRIPTION | CATEGORY | REQUIRED | PROVIDED |
|-------------------------------------------------------|------------------------|--------------------|--------------------|
| 1 Shade tree/ 40 linear feet of street frontage. | Street Frontage=197 LF | 5 Shade Trees | 9 Shade Trees |
| 1 Ornamental tree/ 50 linear feet of street frontage. | Street Frontage=197 LF | 4 Ornamental Trees | 8 Ornamental Trees |

PRELIMINARY AND FINAL
 PLANNED UNIT DEVELOPMENT
 THE COURTS SPORTS COMPLEX
 LANDSCAPE GENERAL NOTES

SHEET NO.
L300

| | |
|--------------|------------|
| DESIGNED BY: | SS |
| DRAWN BY: | SS |
| CHECKED BY: | JMI |
| JOB # | 2689c |
| DATE: | 2017/12/18 |
| JVA, INC. | |

| NO | DATE | DES'D | D'WN | REVISION DESCRIPTION |
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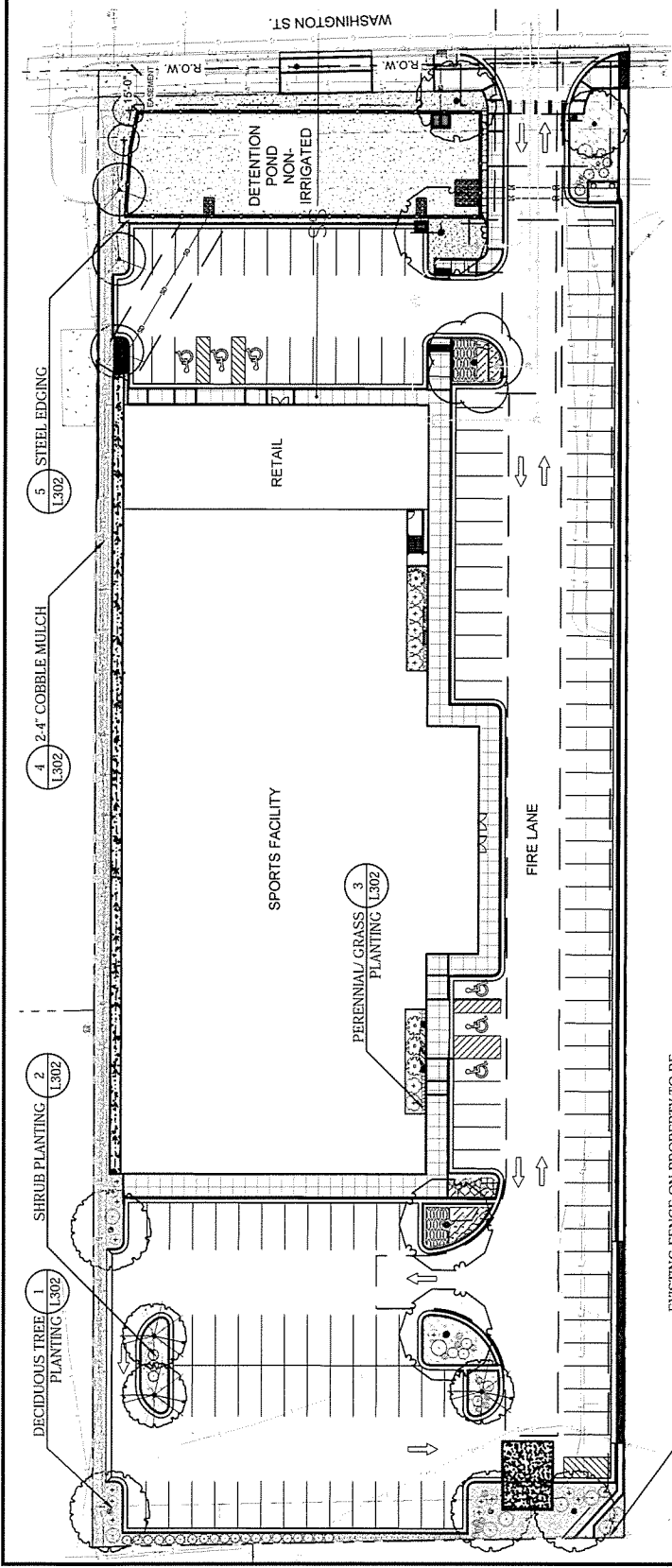


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DESIGNED BY: SS
 DRAWN BY: SS
 CHECKED BY: JM
 JOB # 2659c
 DATE: 2017/12/18
 JVA, INC.

PRELIMINARY AND FINAL
 PLANNED UNIT DEVELOPMENT
 THE COURTS SPORTS COMPLEX
 LANDSCAPE PLAN

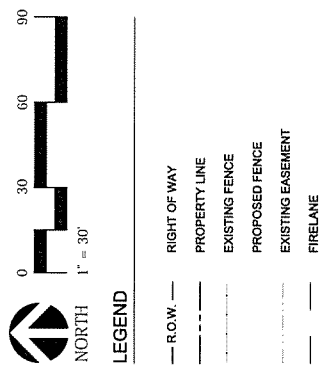
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L301



EXISTING FENCE ON PROPERTY TO BE
 CONTINUALLY MAINTAINED IN ORDER TO
 SATISFY BUFFERING REQUIREMENTS

| PLANT SCHEDULE | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONF | ICAL |
|----------------|------|-----|----------------|----------------|-------|----------|
| TREES | DT1 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT2 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT3 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT4 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT5 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT6 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT7 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT8 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT9 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT10 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT11 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT12 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT13 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT14 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT15 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT16 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT17 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT18 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT19 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT20 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT21 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT22 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT23 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT24 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT25 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT26 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT27 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT28 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT29 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT30 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT31 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT32 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT33 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT34 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT35 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT36 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT37 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT38 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT39 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT40 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT41 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT42 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT43 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT44 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT45 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT46 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT47 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT48 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT49 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |
| | DT50 | 1 | QUERCUS FUGO | SHRUB PLANTING | B 4.8 | 2.5' CAL |

| PC | 9 | FRUITING COMPACT | FRUITING COMPACT | 5 GAL |
|---------|---------|------------------------------------|-----------------------------|-------|
| PF | 9 | POTENTILLA FRUTICOSA GOLDENRIDER | POTENTILLA GOLDENRIDER | 5 GAL |
| PR | 7 | PRUNUS BESSEYI | WESTERN SANG CHERRY | 5 GAL |
| GRASSES | QTY | BOTANICAL NAME | COMMON NAME | 5 GAL |
| | 35 | ACHATHERUM HYMENOSES | INDIAN RICE GRASS | 5 GAL |
| | 36 | CALAMAGROSTIS X ACUTIFLORA OVERDAM | OVERDAM FEATHER REED GRASS | 5 GAL |
| | QTY | BOTANICAL NAME | COMMON NAME | 5 GAL |
| | 10 | DELOSPHYMA FLORENDUM STARBURST | STARBURST ICE PLANT | 1 GAL |
| | 14 | ECHINACEA PURPUREA | PURPLE CONEFLOWER | 1 GAL |
| | 50 | GALLARUNA X GARDNERIA GEBBY | BLAUET FLOWER | 1 GAL |
| | 10 | GAZANIA LISIARIS COLORADO GOLD | COLORADO GOLD GAZANIA | 1 GAL |
| | 2221 | OSTEOSPERMUM X LAVENDER MIST | LAVENDER MIST SUN DANCY | 2 GAL |
| | 18 | REUTHEIMIA NEUCAI RED ROCKS | RED ROCKS FERTILIZER | 1 GAL |
| | 5 | REUTHEIMIA ROSEIFOLIUS | BRIDGE FERTILIZER | 1 GAL |
| | QTY | BOTANICAL NAME | COMMON NAME | 5 GAL |
| | 4899 SF | TURF SEED SANDY SOILS | SEED MAT FOR SANDY SOILS CO | SEED |
| | 130 SF | TURF SOIL | SOIL | 500 |
| | QTY | BOTANICAL NAME | COMMON NAME | 5 GAL |
| | 1000 SF | MULCH COBBLE 4" - 6" | COBBLE MULCH - MEDIUM | MULCH |
| | 237 SF | MULCH WOOD CHIP SHREDED CEDAR | WOOD MULCH | MULCH |



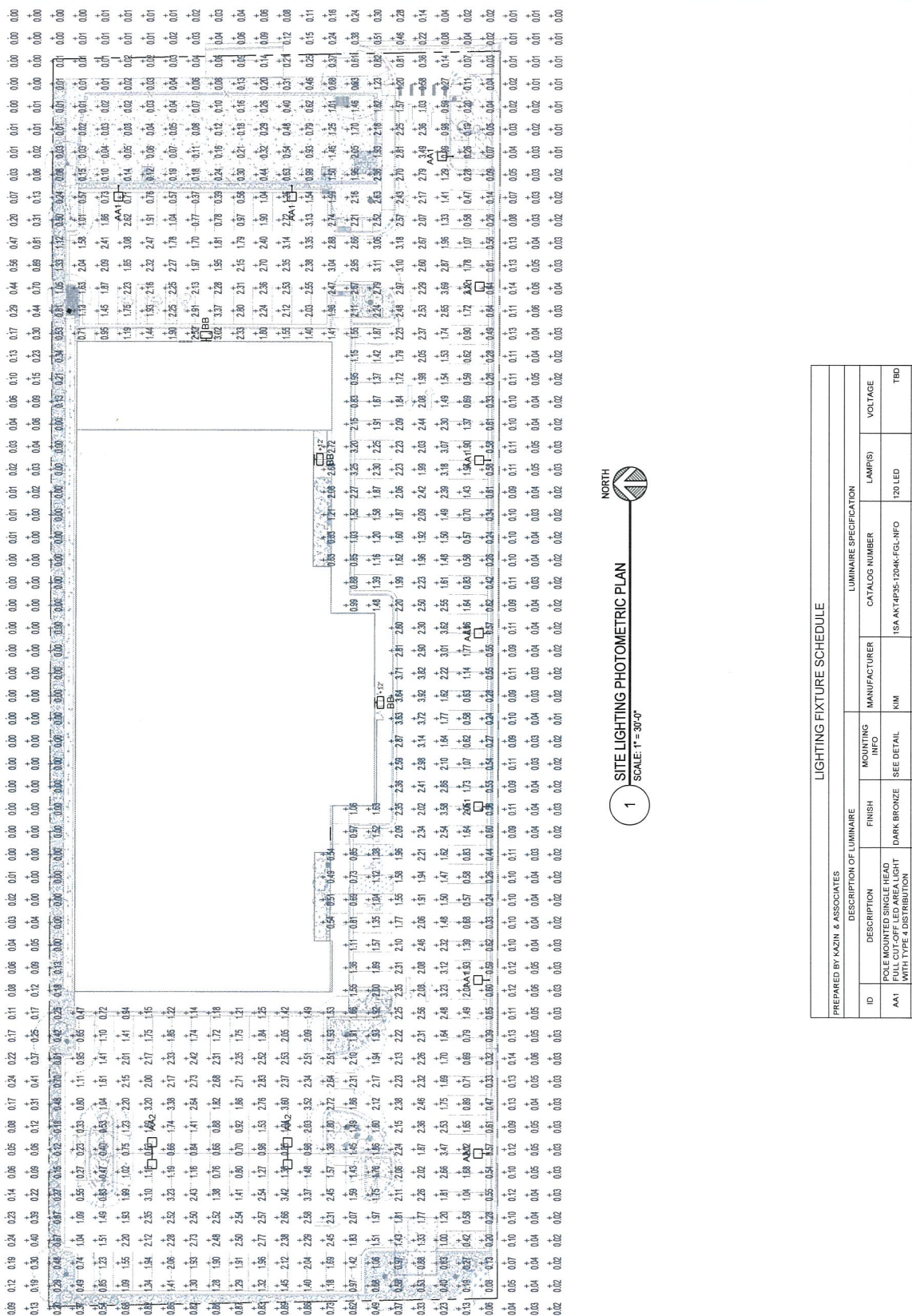
| NO | DATE | DESIGN | DWN | REVISION DESCRIPTION |
|----|------|--------|-----|----------------------|
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| | |
|--------------|------------|
| DESIGNED BY: | DBC |
| DRAWN BY: | DBC |
| CHECKED BY: | ETN |
| JOB #: | 2658c |
| DATE: | 2017/12/18 |
| -JVA, INC. | |

PRELIMINARY AND FINAL
PLANNED UNIT DEVELOPMENT
THE COURTS SPORTS COMPLEX
SITE LIGHTING
PHOTOMETRIC PLAN



Kazin & Associates, Inc.
Consulting Architectural Engineers
4th Floor
Village Square at Lone Tree
9354 Tenny Lane, Ste #101
Lone Tree, CO 80124
Phone: 720-489-1609
Fax: 720-489-1611
Project #: 17333 2017



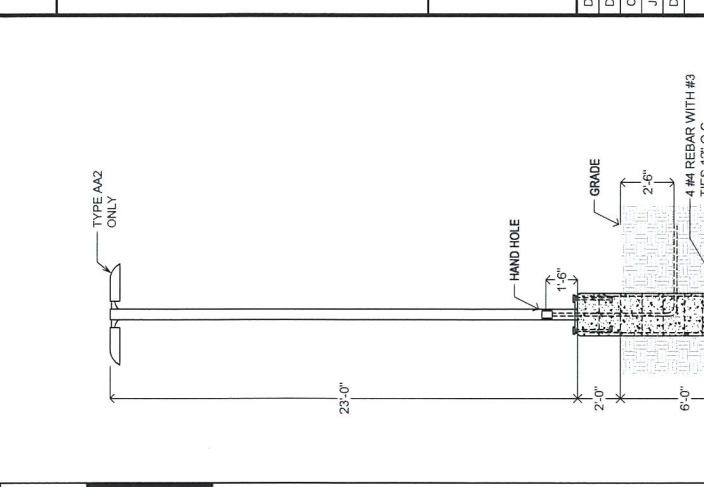
1 SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

PREPARED BY KAZIN & ASSOCIATES

| ID | DESCRIPTION OF LUMINAIRE | | | LUMINAIRE SPECIFICATION | | |
|-----|-------------------------------------------------------------------------------|-------------|---------------|-------------------------|---------------------------|-------------|
| | DESCRIPTION | FINISH | MOUNTING INFO | MANUFACTURER | CATALOG NUMBER | VOLTAGE |
| AA1 | POLE MOUNTED SINGLE HEAD FULL CUT-OFF LED AREA LIGHT WITH TYPE 4 DISTRIBUTION | DARK BRONZE | SEE DETAIL | NIM | 16A-AKT4P95-1204K-FGL-NFO | TBD |
| AA2 | POLE MOUNTED TWIN HEAD FULL CUT-OFF LED AREA LIGHT WITH TYPE 4 DISTRIBUTION | DARK BRONZE | SEE DETAIL | NIM | 26B-AKT4P95-1204K-FGL-NFO | (2) 120 LED |
| BB | WALL MOUNTED FULL CUT-OFF LED AREA LIGHT | DARK BRONZE | WALL -12' | HUBBELL | INC2-12LU-4K-3-DB-BBU | 12-LED |

| NO | DATE | DES | DWN | REVISION DESCRIPTION |
|----|------|-----|-----|----------------------|
| | | | | |

PRELIMINARY AND FINAL
PLANNED UNIT DEVELOPMENT
THE COURTS SPORTS COMPLEX
SITE LIGHTING
PHOTOMETRIC PLAN DETAILS



DESIGNED BY: DMK
DRAWN BY: DMK
CHECKED BY: DMK
JOB # : 2658c
DATE : 2017/12/18
JVA, INC.

KAZIN & ASSOCIATES, Inc.
Consulting Electrical Engineers
244 168th
Village Square at Lone Tree
9354 Teddy Lane, Ste #101
Lone Tree, CO 80124
Phone: 720-469-1609
Fax: 720-469-1611
Project # : 17333 2017

Altitude™

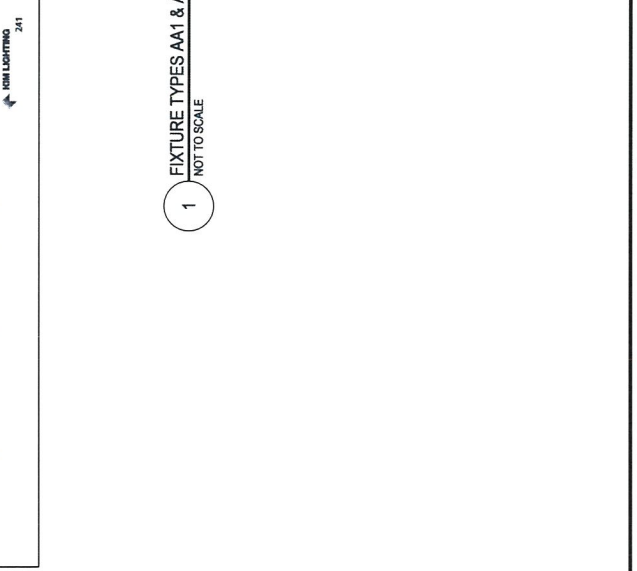
The Altitude™ in LED Luminaire designs including recessed, surface, and wall-mounted lighting. The Altitude™ in LED Luminaire designs including recessed, surface, and wall-mounted lighting. The Altitude™ in LED Luminaire designs including recessed, surface, and wall-mounted lighting.

| Altitude™ | Watts | Beam Spread | Beam Angle | Beam Diameter | Beam Length | Beam Area | Beam Intensity |
|-----------|-------|-------------|------------|---------------|-------------|-----------|----------------|
| ALT136 | 136 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT140 | 140 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT144 | 144 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT148 | 148 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT152 | 152 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT156 | 156 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT160 | 160 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT164 | 164 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT168 | 168 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT172 | 172 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT176 | 176 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT180 | 180 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT184 | 184 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT188 | 188 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT192 | 192 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT196 | 196 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT200 | 200 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT204 | 204 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT208 | 208 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT212 | 212 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT216 | 216 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT220 | 220 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT224 | 224 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT228 | 228 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT232 | 232 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT236 | 236 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT240 | 240 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT244 | 244 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT248 | 248 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT252 | 252 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT256 | 256 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT260 | 260 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT264 | 264 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT268 | 268 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT272 | 272 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT276 | 276 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT280 | 280 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT284 | 284 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT288 | 288 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT292 | 292 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT296 | 296 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| ALT300 | 300 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |

Compact LED Wallpack – Zero Uplight

The Compact LED Wallpack is a zero uplight fixture that provides a clean, modern look to your exterior lighting. It is designed for use in a variety of applications, including walkways, patios, and entryways.

| Model | Watts | Beam Spread | Beam Angle | Beam Diameter | Beam Length | Beam Area | Beam Intensity |
|-------|-------|-------------|------------|---------------|-------------|-----------|----------------|
| LN216 | 16 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| LN224 | 24 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| LN232 | 32 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| LN240 | 40 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| LN248 | 48 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| LN256 | 56 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| LN264 | 64 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| LN272 | 72 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| LN280 | 80 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| LN288 | 88 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| LN296 | 96 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| LN304 | 104 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| LN312 | 112 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| LN320 | 120 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| LN328 | 128 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| LN336 | 136 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| LN344 | 144 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| LN352 | 152 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| LN360 | 160 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| LN368 | 168 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| LN376 | 176 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| LN384 | 184 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| LN392 | 192 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |
| LN400 | 200 | 30° | 30° | 3.14" | 1.57" | 0.16 | 10000 |



DESIGNED BY: DMK
DRAWN BY: DMK
CHECKED BY: DMK
JOB # : 2658c
DATE : 2017/12/18
JVA, INC.

KAZIN & ASSOCIATES, Inc.
Consulting Electrical Engineers
244 168th
Village Square at Lone Tree
9354 Teddy Lane, Ste #101
Lone Tree, CO 80124
Phone: 720-469-1609
Fax: 720-469-1611
Project # : 17333 2017

1 FIXTURE TYPES AA1 & AA2
NOT TO SCALE

2 FIXTURE TYPE BB
NOT TO SCALE

PUD ELEVATION KEYNOTES

- 501 METAL PANEL - COLOR 1
- 502 METAL PANEL - COLOR 2
- 503 STONE VENER
- 504 METAL ROOF - FINISHED COLOR TBD
- 505 METAL ROOF - UNFINISHED COLOR TBD
- 506 STAIRCASE LIGHT FIXTURE
- 512 ILLUMINATED BUILDING SIGNAGE
- 514 ILLUMINATED BUILDING SIGNAGE
- 515 HVAC UNITS ON COND. PADS
- 516 6" HIGH WINDUP FENCE W/ PRIVACY SCREEN
- 517 6" HIGH WINDUP FENCE W/ PRIVACY SCREEN
- 520 6" DIA. LOGGERS ACCENT COLOR
- 527 FRONT OVERHANG
- 528 CMU TO BE COMPATIBLE OF BUILDING VENER
- 529 METAL CAP TO COMPLEMENT BUILDING COLOR
- 530 METAL DOOR TO COMPLEMENT BUILDING COLOR

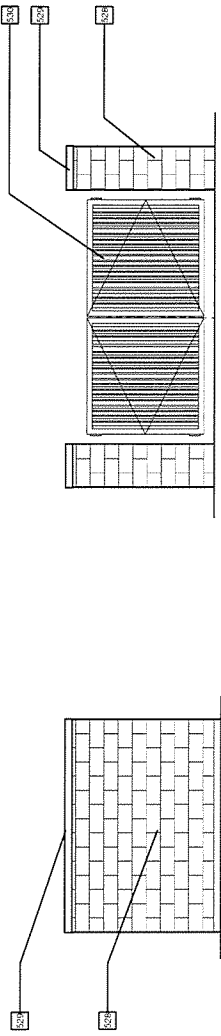
INTEGRATION
 WATER PLANNING
 DESIGN
 INTERIOR DESIGN
 GROUP

| NO. | DATE | DESD. | DWN. | REVISION DESCRIPTION |
|-----|------|-------|------|----------------------|
| | | | | |

DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 JOB #:
 DATE: 2017/12/18

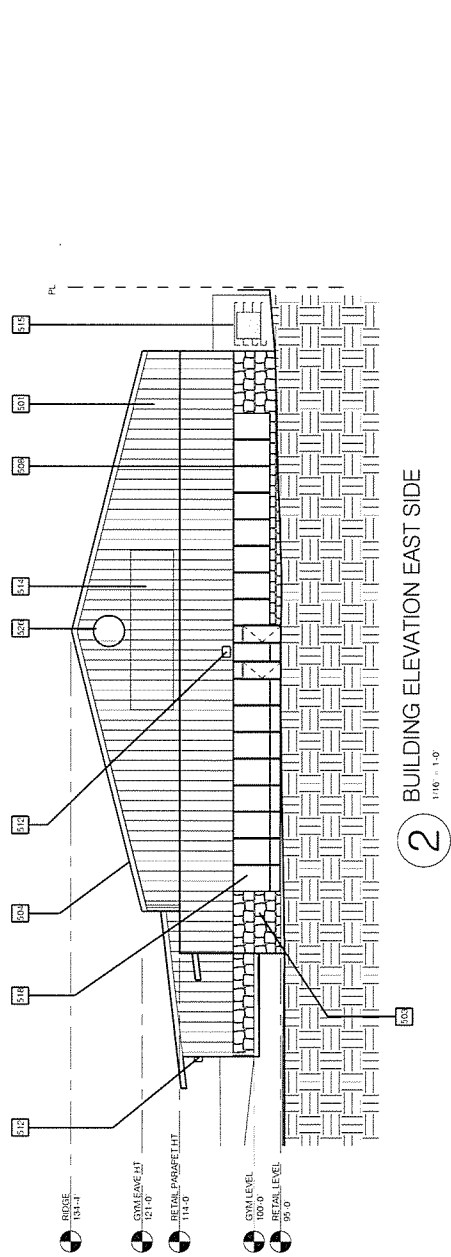
PRELIMINARY AND FINAL
 PLANNED UNIT DEVELOPMENT
 THE COURTS SPORTS COMPLEX
 ARCHITECTURAL EXTERIOR ELEVATIONS

SHEET NO.
A101

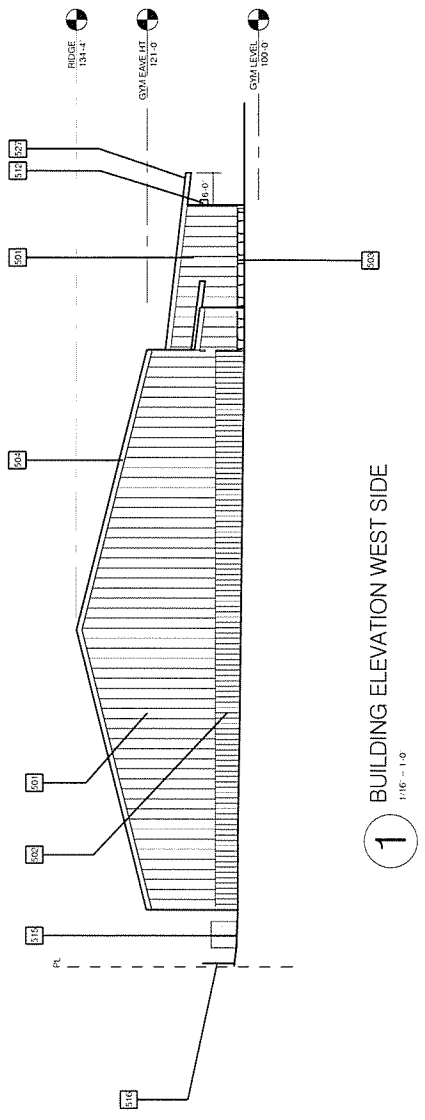


③ TRASH ENCLOSURE FRONT
 1:4 = 1:0

④ TRASH ENCLOSURE SIDE
 1:4 = 1:0



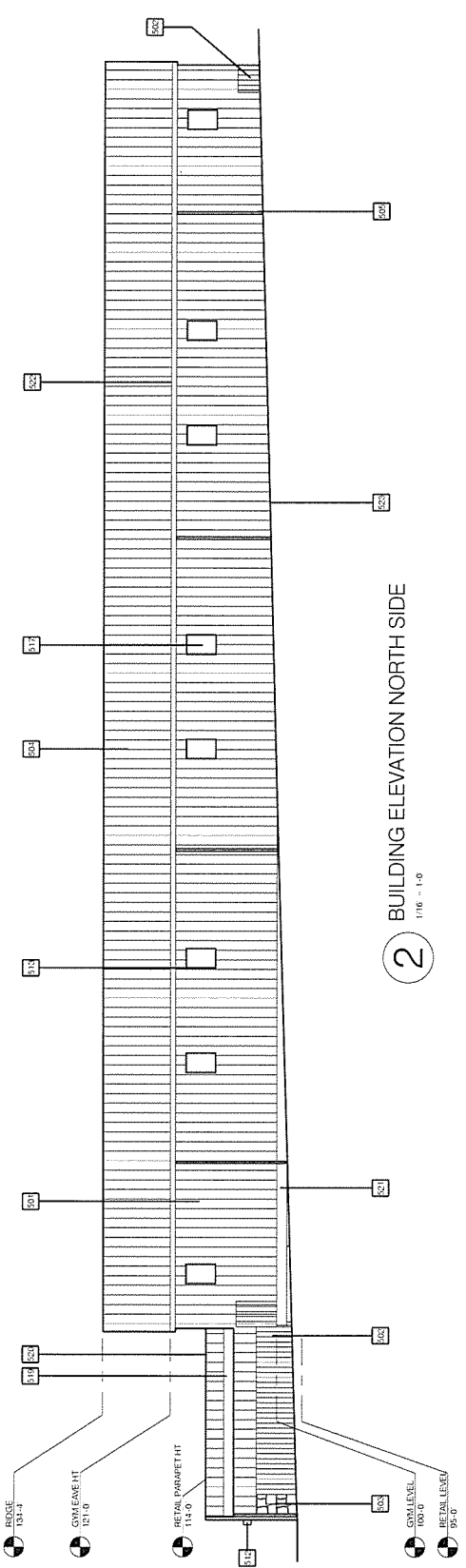
② BUILDING ELEVATION EAST SIDE
 1:16 = 1:0



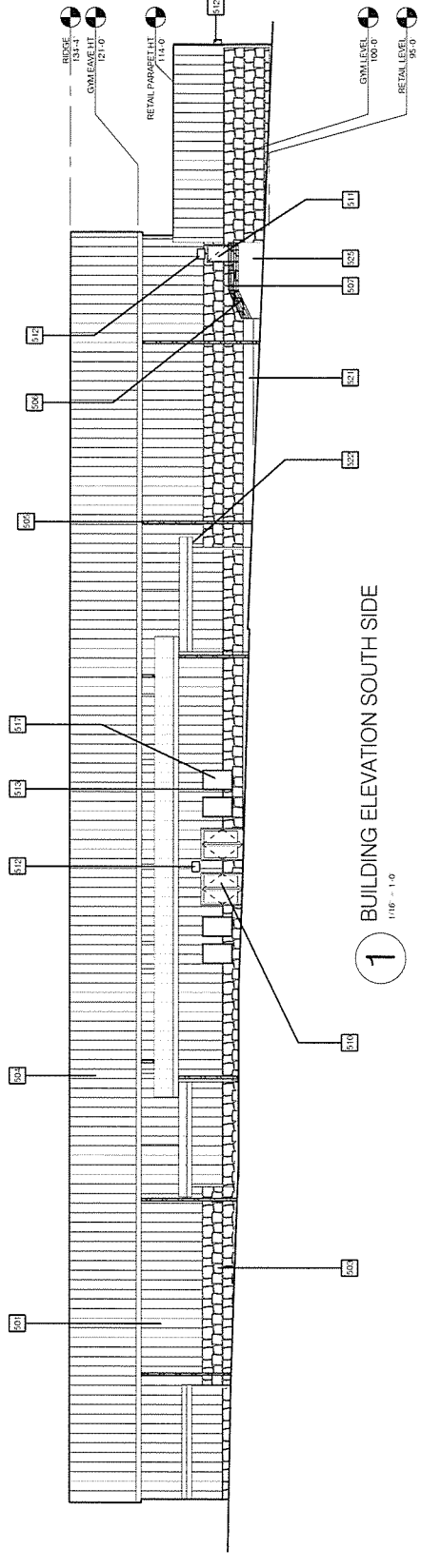
① BUILDING ELEVATION WEST SIDE
 1:16 = 1:0

PUD ELEVATION KEYNOTES

- 501 METAL PANEL - COLOR 1
- 502 METAL PANEL - COLOR 2
- 503 STAINLESS STEEL
- 504 METAL ROOF - FINISHED COLOR TBD
- 505 PREFIN METAL DOWNSPOUT
- 506 CPJ CONCRETE STAIR
- 507 PAINTED METAL HANDRAIL
- 508 METAL STAIR
- 509 PAINTED METAL FIRE DOOR - EXT ONLY
- 510 BUILDING MOUNTED LIGHT FIXTURE
- 511 ALUMINUM WINDOW
- 512 CLEAR GLASS IN ALUMINUM WINDOWS
- 513 GRC ALUMINUM METAL ROOF PANELS
- 514 EXPOSED CONCRETE FOUNDATION
- 521 PREFIN METAL GUTTERS
- 522 CONC DRAINAGE SWALE PER CIVIL
- 523 CONCRETE WALL AT EMBER STAIR



2 BUILDING ELEVATION NORTH SIDE
1/16 = 1-0



1 BUILDING ELEVATION SOUTH SIDE
1/16 = 1-0

| NO | DATE | DESD | DWN | REVISION DESCRIPTION |
|----|------|------|-----|----------------------|
| | | | | |

DESIGNED BY:
DRAWN BY:
CHECKED BY:
JOB #:
DATE: 2017/12/18