

EXPLANATORY COVER SHEET

COUNCILMAN'S BILL NO. CB-1571

SPONSOR: MAYOR NOVAK

TITLE: A BILL FOR AN ORDINANCE REZONING FROM COMMERCIAL C-5 CONDITIONAL TO COMMERCIAL C-5 CONDITIONAL, CERTAIN REAL PROPERTY IN THE CITY OF NORTHGLENN LOCATED AT 2295 EAST 120TH AVENUE (THE NORTHEAST CORNER OF CLAUDE COURT AND 120TH AVENUE), COUNTY OF ADAMS, STATE OF COLORADO, AMENDING THE ZONING MAP OF THE CITY OF NORTHGLENN, AND IMPOSING PENALTIES FOR VIOLATIONS OF THE ORDINANCE.

PURPOSE: ORDINANCE 867, BY WHICH PART OF THE PROPERTY WAS ZONED TO COMMERCIAL C-5 CONDITIONAL IN 1987, WAS ADOPTED TO ACCOMMODATE AN AUTO REPAIR CENTER WITH THE CONDITIONS THAT THE PROPERTY BE DEVELOPED IN SUBSTANTIAL CONFORMITY WITH THE SITE PLAN OR EXHIBIT 1 AND THAT THE BUILDING FINISH WOULD BE IN SUBSTATNTIAL CONFORMITY WITH THE ELEVATIONS PROVIDED IN EXHIBIT 2. THIS DEVELOPMENT WAS NEVER UNDERTAKEN. THE REMAINING PORTION OF THE PROPERTY IS CURRENTLY UNZONED AND WAS PART OF THE UNION PACIFIC RAILROAD RIGHT OF WAY AND WAS TRANSFERRED TO THE CITY OF NORTHGLENN FROM THE CITY OF THORNTON.

THE APPLICANT, "MOTOSPA", WISHES TO REZONE THE C-5 CONDITIONAL DISTRICT AND UNZONED PORTION OF THE PROPERTY (CASE Z-1-06) TO C-5 CONDITIONAL. THIS WILL ESTABLISH ZONING FOR THE UNZONED PORTION OF THE PROPERTY AND RESET THE SITE PLAN AND ZONING CONDITIONS TO BUILD AND OPERATE A CAR WASH AND PLAN FOR A FUTURE OFFICE BUILDING AND DRIVE-IN RESTAURANT. CHANGING THE CONDITIONS WILL CREATE A NEW C-5 CONDITIONAL ZONE DISTRICT AND WOULD REMOVE 1987 CONDITIONS AND SITE EXHIBITS 1 AND 2. THE NEW SET OF CONDITIONS AND PLAN SET (EXHIBIT 1) ARE PRESENTED IN THIS ORDINANCE. A CAR WASH, OFFICE, AND RESTARAUNT ARE ALLOWED UNDER C-5 ZONING.

ADDITIONAL EXPLANATORY REMARKS:

THE PLANNING COMMISSION CONDUCTED A PUBLIC HEARING ON THIS REQUEST ON MAY 23RD, 2006. AT THE HEARING THE APPLICANT SPOKE IN FAVOR OF THE RE-ZONING WHILE ONE RESIDENTIAL NEIGHBOR SOUTH OF 120TH SPOKE AGAINST THE PROJECT. OPPOSITION WAS ORIENTED AROUND NEGATIVE VISUAL IMPACTS, NOISE, TRAFFIC INCREASES, AND GARBAGE. FURTHER, THE NEIGHBOR FELT THAT UNACCEPTABLE HOURS OF OPERATION WOULD EXACERBATE THE IMPACTS.

BEING SYMPATHETIC WITH NEIGHBOR, THE PLANNING COMMISSION VOTED TO ADD EXTRA CONDITIONS ON NOISE AND HOURS OF OPERATION TO REDUCE NEGATIVE IMPACTS. THESE ARE INCLUDED IN THE CONDITIONS SECTION OF THE ORDINANCE. THE COMMISSION VOTE WAS 6-1 IN FAVOR, WITH COMMISSIONER REIF DECENTING.

SPONSORED BY: MAYOR NOVAK

COUNCILMAN'S BILL

ORDINANCE NO.

NO. CB-1571
Series of 2006

Series of 2006

A BILL FOR AN ORDINANCE REZONING FROM COMMERCIAL C-5 CONDITIONAL TO COMMERCIAL C-5 CONDITIONAL, CERTAIN REAL PROPERTY IN THE CITY OF NORTHGLENN LOCATED AT 2295 EAST 120TH AVENUE (THE NORTHEAST CORNER OF CLAUDE COURT AND 120TH AVENUE), 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, THAT:

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-1-06), a zoning change from Commercial C-5 Conditional to Commercial C-5 Conditional is hereby allowed and granted for the approximately 3.5 acres of real property in the City of Northglenn, Colorado, described as follows, to-wit:

Lot 2 of the Bunker Hill Subdivision Filing Number 2, Adams County and un-zoned City of Northglenn Parcel Number 2 from Union Pacific Railroad Title Commitment described as: A Part of the Southwest Corner of Section 36, Township 1 South, Range 68 West, City of Northglenn, Adams County Colorado.

Section 2. Conditions. The conditions established and approved by the Planning Commission of the City of Northglenn for Commercial C-5 Conditional granted in Section 1 of this Ordinance, are hereby established as the conditions of the change of zoning effected by this Ordinance, as follows:

1. The existing building exterior shall appear and be maintained in substantial conformity with the building elevations shown in Exhibit 1, Case No. Z-1-06, on file in the City of Northglenn, Planning Department.
2. The site shall be constructed, landscaped, and signed in substantial conformity with the plan set Exhibit 1, Case No. Z-1-06, on file in the City of Northglenn, Planning Department.
3. The carwash will not be operated beyond 8 P.M. daily.
4. Upon receipt of noise complaints, hours of operation will be reviewed and restricted by staff within the guidelines provided in Article 9-13, the City of Northglenn Noise Ordinance.

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 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. Repeal of Existing Ordinance. The conditions of Ordinance No. 867 by which this property was previously zoned Commercial C-5 Conditional, is hereby repealed.

Section 6. Violations-Penalty. Violations of the provisions of this Ordinance shall be punishable by a fine of not more than one thousand dollars (\$1,000.00), or by imprisonment for a period of not more than one (1) year, or both such fine and imprisonment.

INTRODUCED, READ, AND POSTED this _____ day of _____, 2006.

KATHLEEN M. NOVAK
Mayor

ATTEST:

DIANA L. LENTZ, CMC
City Clerk

PASSED ON SECOND AND FINAL READING this _____, day of _____, 2006.

KATHLEEN M. NOVAK
Mayor

ATTEST:

APPROVED AS TO FORM:

DIANA L. LENTZ, CMC
City Clerk

City Attorney



Zeller - Pennock, Inc.
2727 Bryant Street
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NORTHGLENN, COLORADO

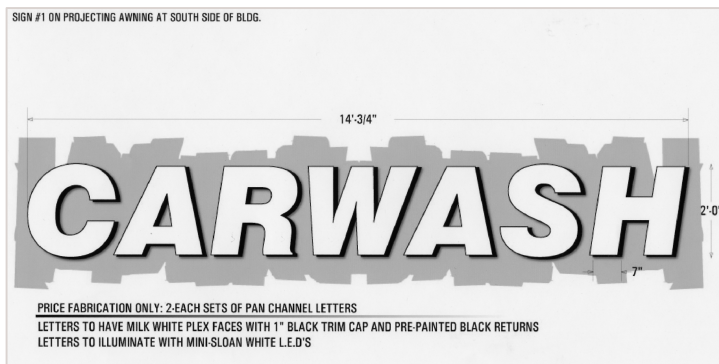
MOTOSPA
NORTHGLENN FACILITY

2295 E. 120th AVENUE

ISSUE:
FINAL DEV. PLAN 1. 2-22-06
FINAL DEV. PLAN 2. 4-14-06
FINAL DEV. PLAN 3. 5-10-06

JOB NUMBER:
Z05-066
SHEET TITLE:
SIGNAGE

SP2.1



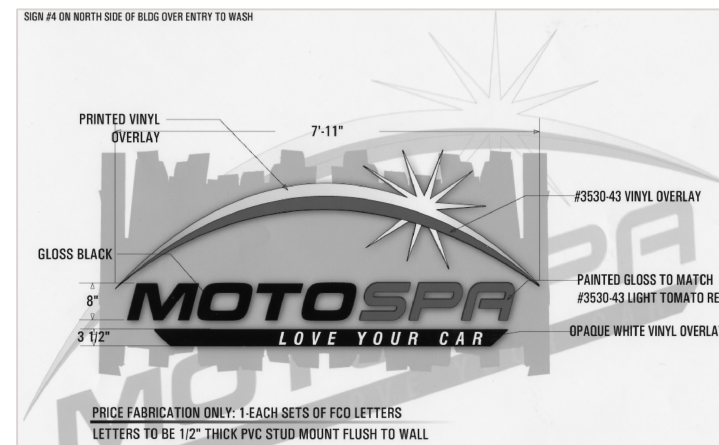
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9 DETAIL BUILDING WALL SIGN NTS



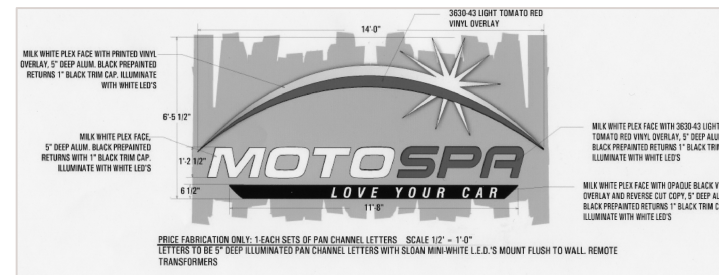
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9 DETAIL BUILDING WALL SIGN NTS



1
9 DETAIL MONUMENT SIGN NTS

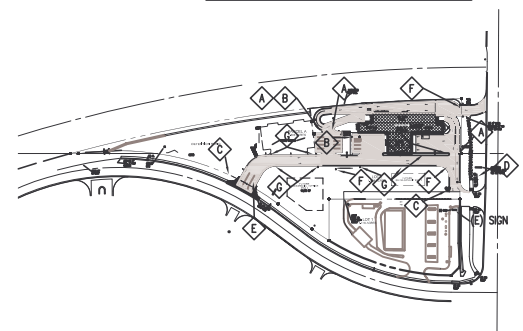


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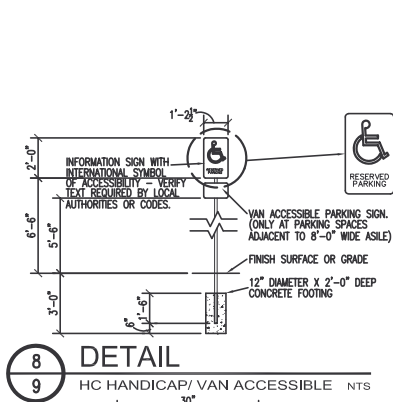


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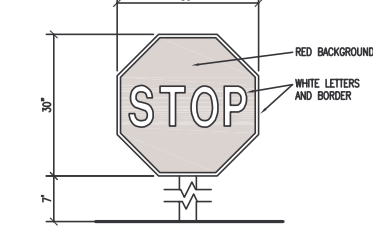
SIGN KEY PLAN SIGN LEGEND



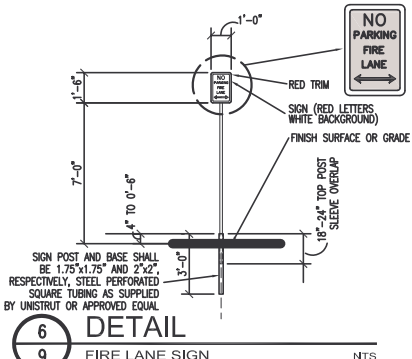
- A CAR WASH ENTRANCE FULL SERVICE AREA/EXIT DO NOT ENTER CAR WASH
- B HANDICAP PARKING
- C STOP SIGN
- D MONUMENT SIGN MOTOSPA CENTER
- E MONUMENT SIGN FOR OFFICE BUILDING
- F DIRECTIONAL SIGN
- G NO PARKING, FIRE LANE



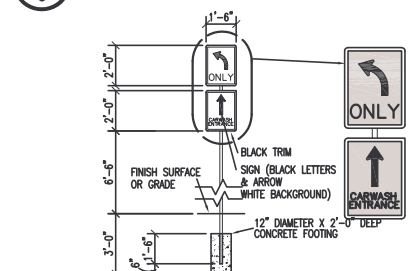
8
9 DETAIL HC HANDICAP/VAN ACCESSIBLE NTS



9
9 DETAIL SS= STOP SIGN NTS



6
9 DETAIL FIRE LANE SIGN NTS



7
9 DETAIL DIRECTIONAL SIGN NTS

DRAWING	SCALE	DRAWING	SCALE
Z05_066_TDP_9	1/4"=1'-0"	Z05_066_TDP_TBx	1'-0"=1'-0"
Z05_066_TDP_9	2/4"=36	Z05_066_TDP_TBx	2/4"=36

MOTOSPA
NORTHGLENN FACILITY
NORTHGLENN, COLORADO

2295 E. 120th AVENUE

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FINAL DEV. PLAN 3. 5-10-06

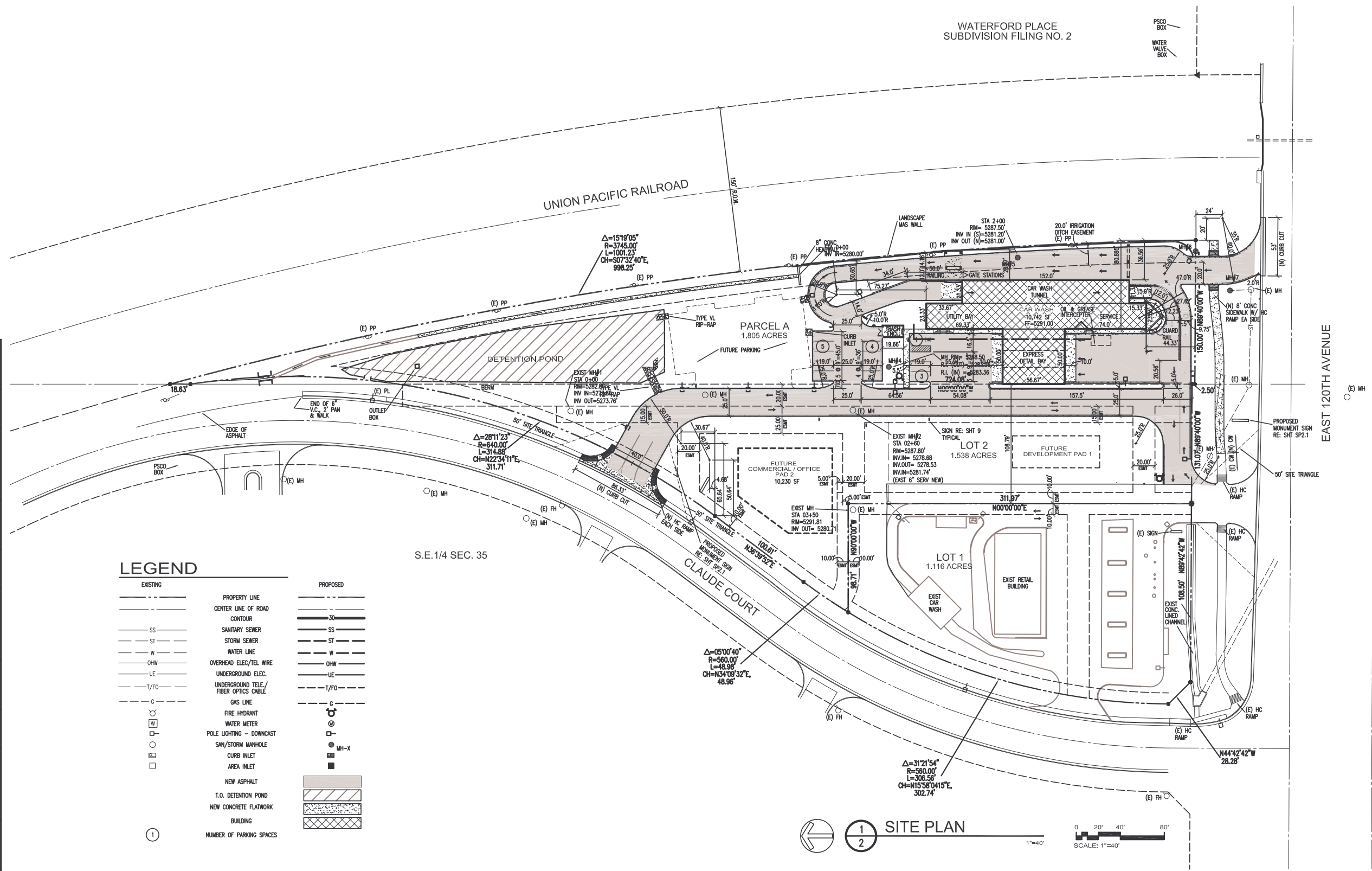
JOB NUMBER:
Z05-066
SHEET TITLE:
SITE PLAN

SP1.1

WATERFORD PLACE
SUBDIVISION FILING NO. 2

NEW MANHOLE SYMBOLS

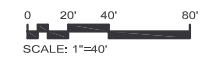
DRAWING	SCALE	SIZE	DRAWING	SCALE	SIZE	DRAWING	SCALE	SIZE
Z05-066_FDP_2	1"=40'	24x36	Z05-066_UTIL_X	1"=40'	24x36	Z05-066_SWP_X	1"=40'	24x36
Z05-066_FDP_2	1"=40'	24x36	Z05-066_UTIL_X	1"=40'	24x36	Z05-066_SWP_X	1"=40'	24x36



LEGEND

EXISTING	PROPOSED
---	---
SS	SS
ST	ST
W	W
OHW	OHW
UE	UE
1/FO	1/FO
G	G

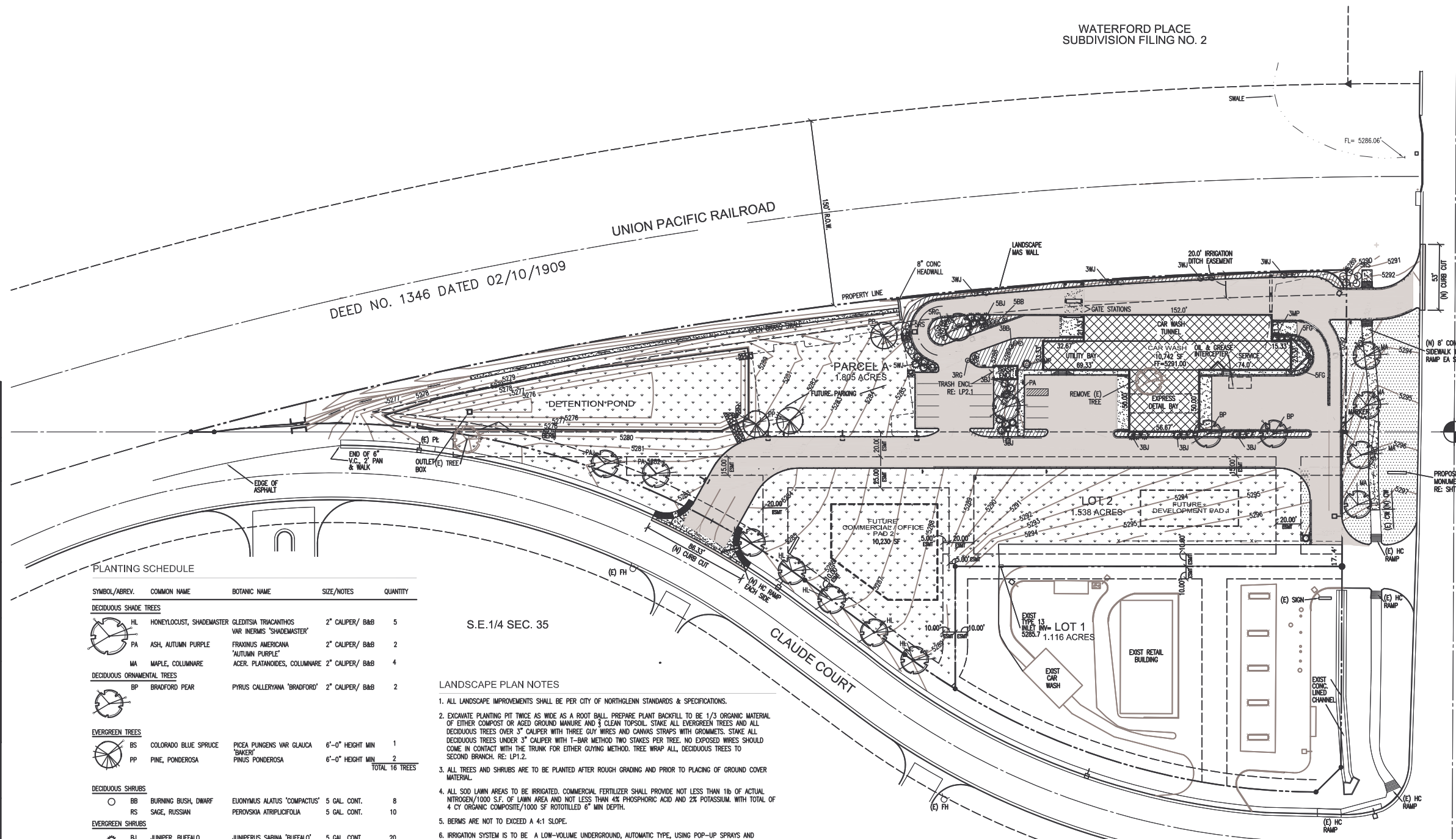
SITE PLAN



1

WATERFORD PLACE
SUBDIVISION FILING NO. 2

DRAWING	SCALE	SIZE	DRAWING	SCALE	SIZE
Z05-066_TDP_3	1"=40'	24x36	Z05-066_CDN0x	1"=40'	24x36
DRAWING	SCALE	SIZE	DRAWING	SCALE	SIZE
Z05-066_FDP_1Bx	1"=40'	24x36	Z05-066_SHPx	1"=40'	24x36
DRAWING	SCALE	SIZE	DRAWING	SCALE	SIZE
Z05-066_TDP_3	1"=40'	24x36	Z05-066_CDN0x	1"=40'	24x36



PLANTING SCHEDULE

SYMBOL/ABREV.	COMMON NAME	BOTANIC NAME	SIZE/NOTES	QUANTITY
DECIDUOUS SHADE TREES				
HL	HONEYLOCUST, SHADEMASTER	GLEDTISIA TRIACANTHOS VAR INERMIS 'SHADEMASTER'	2" CALIPER/ B&B	5
PA	ASH, AUTUMN PURPLE	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CALIPER/ B&B	2
MA	MAPLE, COLUMNARE	ACER PLATANOIDES, COLUMNARE	2" CALIPER/ B&B	4
DECIDUOUS ORNAMENTAL TREES				
BP	BRADFORD PEAR	PIRUS CALLERYANA 'BRADFORD'	2" CALIPER/ B&B	2
EVERGREEN TREES				
BS	COLORADO BLUE SPRUCE	PICEA PUNGENS VAR GLAUCA 'BAKER'	6'-0" HEIGHT MIN	1
PP	PINE, PONDEROSA	PINUS PONDEROSA	6'-0" HEIGHT MIN	2
TOTAL 16 TREES				
DECIDUOUS SHRUBS				
BB	BURNING BUSH, DWARF	EUONYMUS ALATUS 'COMPACTUS'	5 GAL. CONT.	8
RS	SAGE, RUSSIAN	PEROVSKIA ATRIPLICIFOLIA	5 GAL. CONT.	10
EVERGREEN SHRUBS				
BJ	JUNIPER, BUFFALO	JUNIPERUS SABINA 'BUFFALO'	5 GAL. CONT.	20
WJ	WILTON CARPET JUNIPER	JUNIPERUS HORIZONTALIS 'WILTON'/ 'BLUE RUG'	5 GAL. CONT.	17
MP	MUGHO PINE	PINUS MUGHO MUGHUS	5 GAL. CONT.	4
ORNAMENTAL GRASSES				
FG	FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES	5 GAL. CONT.	10
RG	FEATHER REED GRASS	CAULMOGOSTIS X ACUTIFLORA	5 GAL. CONT.	8
TOTAL 77 SHRUBS				
MULCH				
	ROCK MULCH	± 1 1/2" DIA.	3" DEEP MIN	
SOD IRRIGATED				
	BLUE GRASS BLEND, IRRIGATED, 5 GRASS VARIETY - ODESSY, AWARD, SHOWCASE, MOONLIGHT, SR-2100 BLUEGRASS VARIETY.			
NATIVE GRASS - NG				
	SEED MIX: SAND BLUESTERN 20% OR 4.8 LBS OF PURE LIVE SEED PER ACRE. YELLOW INDIAN GRASS 10% OR 1.5 LBS OF PURE LIVE SEED PER ACRE. SWITCH GRASS 25% OR 1.89 LBS OF PURE LIVE SEED PER ACRE. SIDE OATS GRAMA 10% OR 1.35 LBS PURE LIVE SEED PER ACRE. PRAIRIE SANDREED 15% OR 1.59 LBS OF PURE LIVE SEED PER ACRE. WESTERN WHEAT GRASS 20% OR 4.8 LBS OF PURE LIVE SEED PER ACRE.			
NEW ASPHALT				
NEW CONCRETE FLATWORK				
BUILDING				

S.E.1/4 SEC. 35

- LANDSCAPE PLAN NOTES**
- ALL LANDSCAPE IMPROVEMENTS SHALL BE PER CITY OF NORTHGLENN STANDARDS & SPECIFICATIONS.
 - EXCAVATE PLANTING PIT TWICE AS WIDE AS A ROOT BALL. PREPARE PLANT BACKFILL TO BE 1/3 ORGANIC MATERIAL OF EITHER COMPOST OR AGED GROUND MANURE AND 2/3 CLEAN TOPSOIL. STAKE ALL EVERGREEN TREES AND ALL DECIDUOUS TREES OVER 3" CALIPER WITH THREE GUY WIRES AND CANVAS STRAPS WITH GROMMETS. STAKE ALL DECIDUOUS TREES UNDER 3" CALIPER WITH T-BAR METHOD TWO STAKES PER TREE. NO EXPOSED WIRES SHOULD COME IN CONTACT WITH THE TRUNK FOR EITHER GUYING METHOD. TREE WRAP ALL DECIDUOUS TREES TO SECOND BRANCH. RE: LP1-2.
 - ALL TREES AND SHRUBS ARE TO BE PLANTED AFTER ROUGH GRADING AND PRIOR TO PLACING OF GROUND COVER MATERIAL.
 - ALL SOD LAWN AREAS TO BE IRRIGATED. COMMERCIAL FERTILIZER SHALL PROVIDE NOT LESS THAN 1lb OF ACTUAL NITROGEN/1000 S.F. OF LAWN AREA AND NOT LESS THAN 4% PHOSPHORIC ACID AND 2% POTASSIUM. WITH TOTAL OF 4 CY ORGANIC COMPOSITE/1000 SF ROTOTILLED 6" MIN DEPTH.
 - BERMS ARE NOT TO EXCEED A 4:1 SLOPE.
 - IRRIGATION SYSTEM IS TO BE A LOW-VOLUME UNDERGROUND, AUTOMATIC TYPE, USING POP-UP SPRAYS AND GEAR DRIVEN ROTORS FOR LAWN AREAS AND DRIP-IRRIGATION FOR PLANTING BEDS.
 - ALL PLANTINGS WILL BE GUARANTEED FOR ONE YEAR COMMENCING WITH THE DATE OF ACCEPTANCE BY THE ARCHITECT. ANY PLANT MATERIAL THAT IS IN QUESTIONABLE CONDITION MAY RECEIVE AN EXTENDED GUARANTEE AT THE REQUEST OF THE LANDSCAPE CONTRACTOR AND APPROVAL OF THE ARCHITECT. ALL GUARANTEES ON PLANTS ARE 100% INCLUDING MATERIALS AND LABOR BASED UPON A ONE-TIME REPLACEMENT.
 - TEMPORARY IRRIGATION IS TO BE PROVIDED TO ENSURE THE NATURAL GRASS SEEDING BECOMES WELL ESTABLISHED. THE GRASS IS TO BE DRILL SEEDING AT A RATE OF 30 PLS PER ACRE. EACH BAG SHALL BE TAGGED OR LABELED AS REQUIRED BY THE COLORADO SEED LAW. GRASS SEEDS SHALL BE DELIVERED TO THE SITE IN BAGS OR CONTAINERS THAT ARE UNOPENED AND CLEARLY LABELED TO SHOW THE NAME AND ADDRESS OF THE SUPPLIER, THE SEED NAME, LOT NUMBER, NET WEIGHT OF SEED, THE PERCENTAGE OF WEED SEED, THE GUARANTEED PERCENT PURITY, AND THE GUARANTEED PERCENT GERMINATION. ALL SEED FURNISHED SHALL BE FREE FROM SUCH NOXIOUS SEEDS SUCH AS RUSSIAN OR CANADIAN THISTLE, EUROPEAN BROMWEED, JOHNSON GRASS AND LEAFY SPURGE. SEED THAT HAS BECOME SET, MOLDY OR OTHERWISE DAMAGED IN TRANSIT OR STORAGE WILL NOT BE ACCEPTED. THE SOIL SHALL BE AMENDED WITH COMPOST AT A RATE OF 1-CUBIC YARD OF COMPOST PER 1000 SQFT OF AREA TO BE PLANTED.
 - PROVIDE STEEL EDGING W/ RUBBER GUARD BETWEEN ALL PLANTING AREAS AND SOD.
 - NO PLANT MATERIAL WITH MATURE GROWTH GREATER THAN THREE FEET (3') IN HEIGHT SHALL BE PLANTED WITHIN WATER AND SEWER EASEMENTS. NO SHRUBS SHALL BE PLANTED WITHIN FIVE FEET (5') RADIUS OR TREES WITHIN TEN FEET (10') OF WATER METERS, FIREHYDRANTS, OR SANITARY SEWER MANHOLES.



LANDSCAPE PLAN

**MOTOSPA
NORTHGLENN FACILITY**

NORTHGLENN, COLORADO

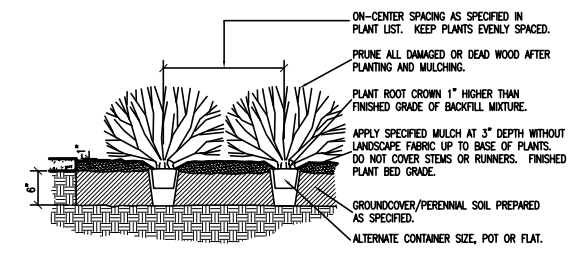
2295 E. 120th AVENUE

ISSUE:
FINAL DEV. PLAN 1. 2-22-06
FINAL DEV. PLAN 2. 4-14-06
FINAL DEV. PLAN 3. 5-10-06

JOB NUMBER:
Z05-066
SHEET TITLE:
LANDSCAPE PLAN

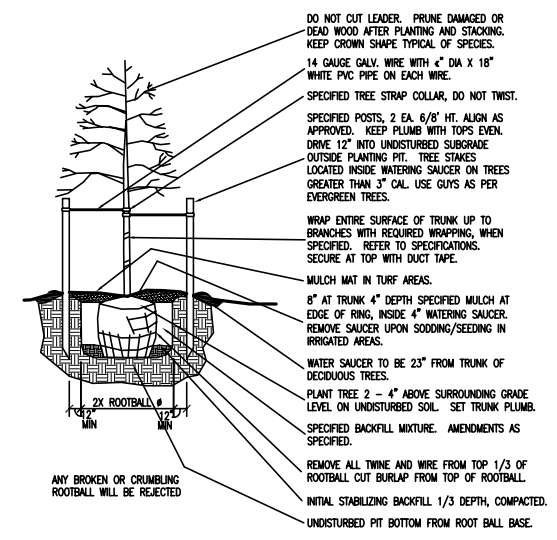
LP1.1

1/4" = 1'-0" (1/4" = 1'-0")

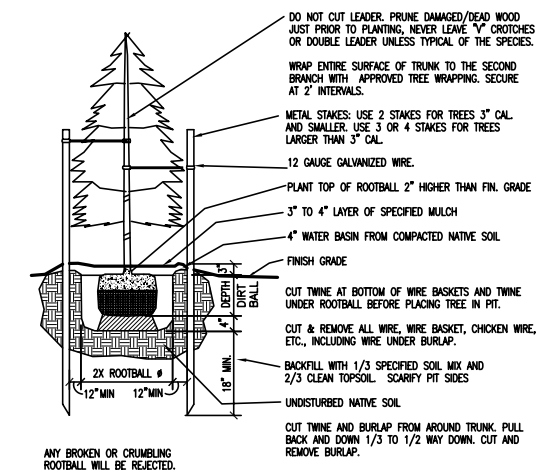


NOTE:
 HOLD MULCH GRADE 1" BELOW EDGE OF WALK, EDGING OR CURB.
 HOLD BACK PLANTS 12/16" FROM EDGES.

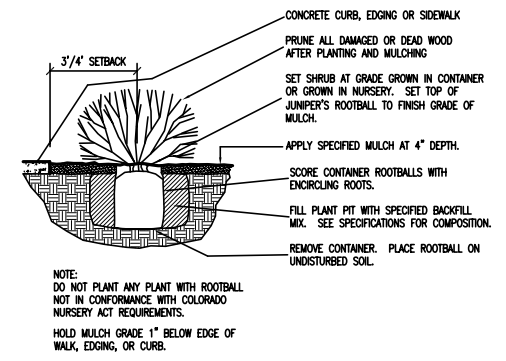
4 GROUND/PERENNIAL PLANTINGS NO SCALE



1 TREE PLANTING
 4 DECIDUOUS TREE NO SCALE



2 TREE PLANTING
 4 CONIFEROUS TREE NO SCALE



3 SHRUB PLANTING
 4 NO SCALE



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MOTOSPA
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NORTHGLENN, COLORADO

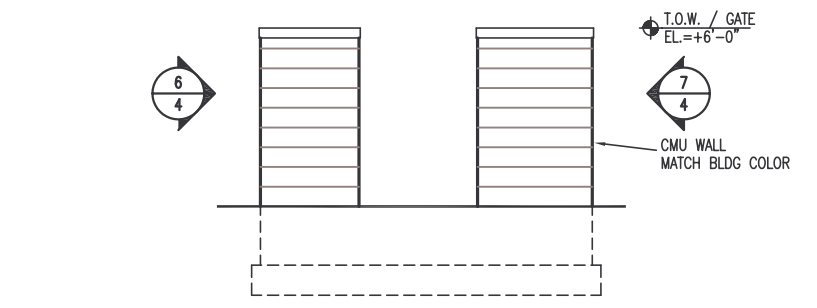
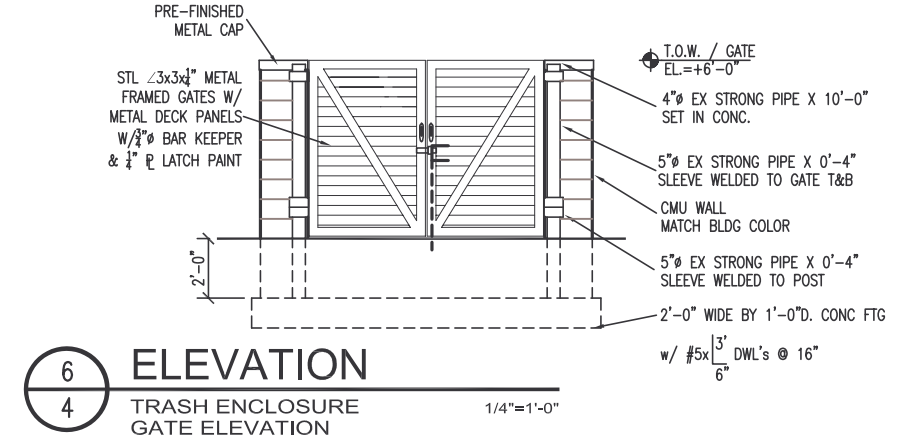
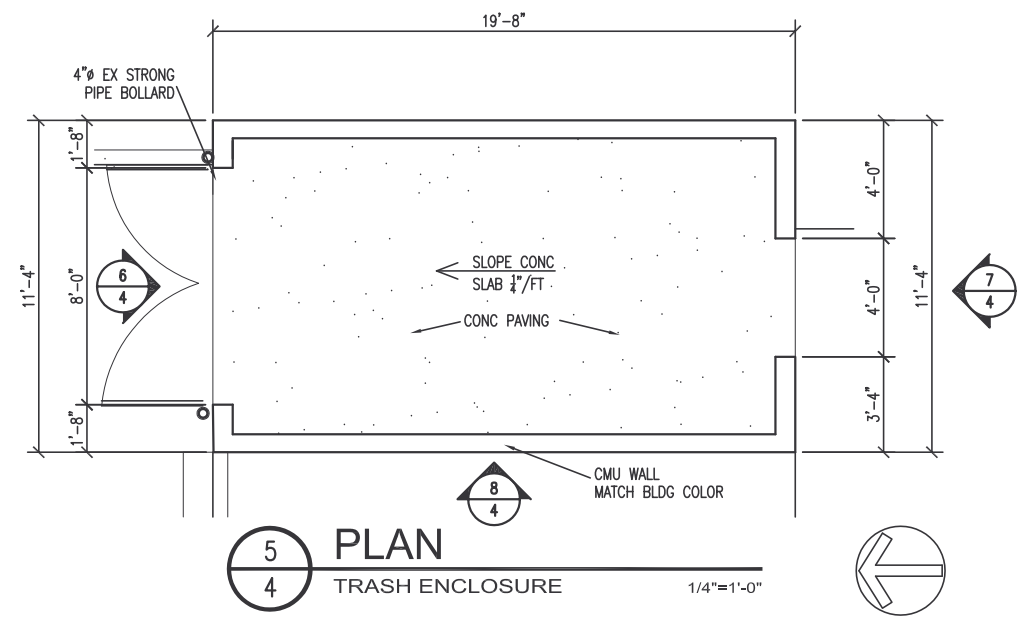
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 FINAL DEV. PLAN 3, 5-10-06

JOB NUMBER:
 Z05-066
 SHEET TITLE:
 LANDSCAPE DETAILS
 TRASH ENCLOSURE
 LP2.1

DRAWING	SCALE	SIZE	DRAWING	SCALE	SIZE
Z05-066_FDP-4	1"=40'	24x36	Z05-066_FDP_TBx	1"=11'-0"	24x36

DRAWING	SIZE	SCALE
Z04-066_FDP_4X	24x36	1/4"=1'-0"

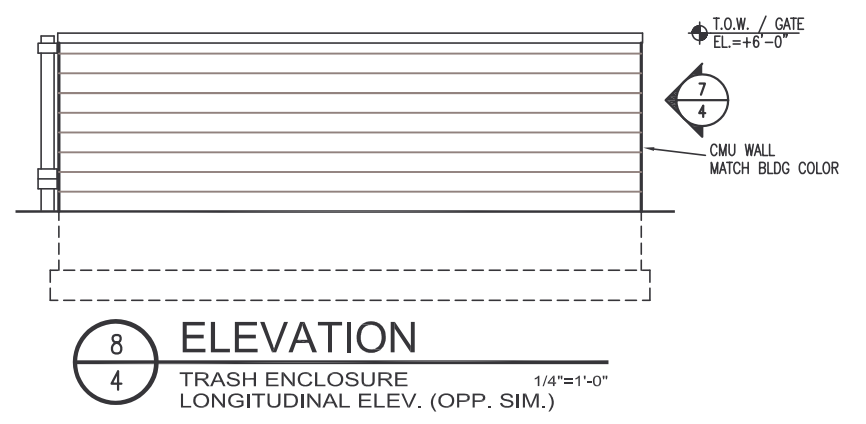


7
4

ELEVATION

TRASH ENCLOSURE

1/4"=1'-0"

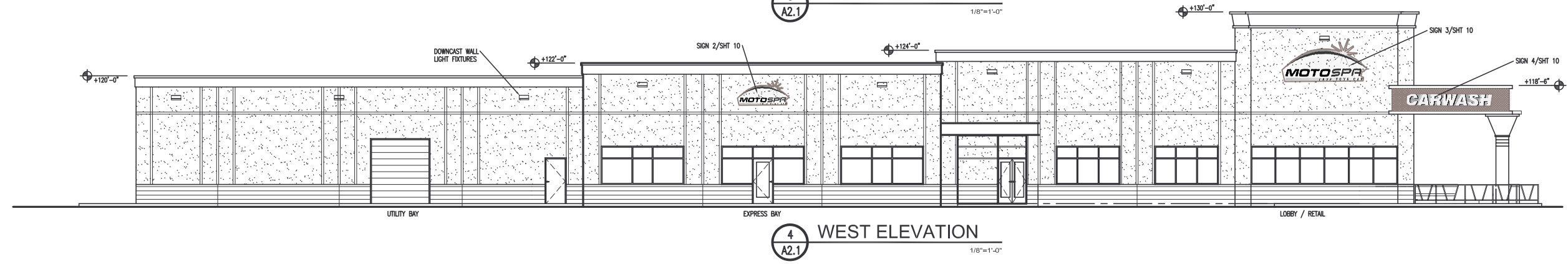
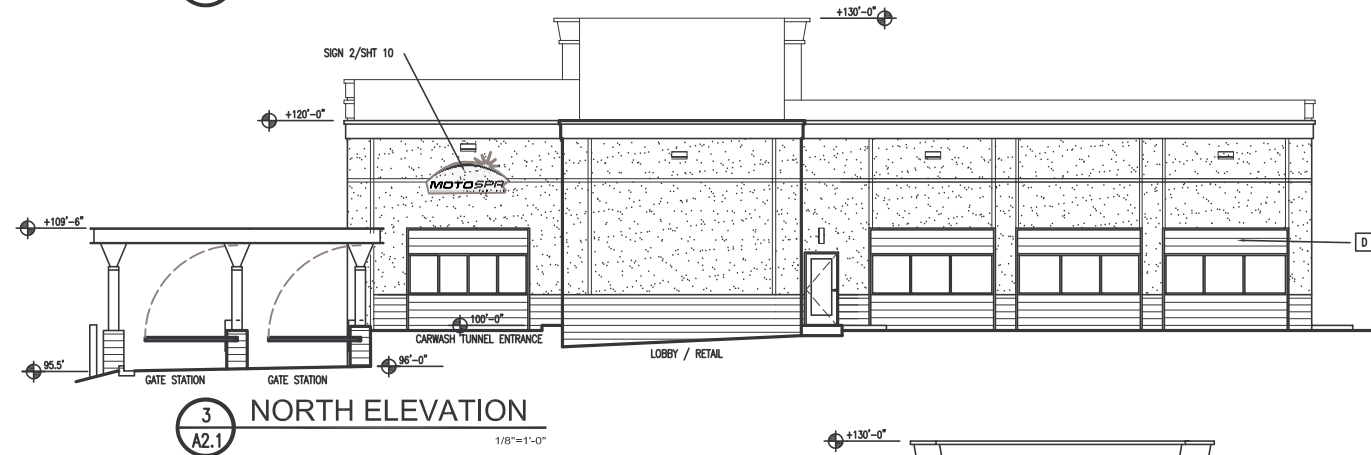
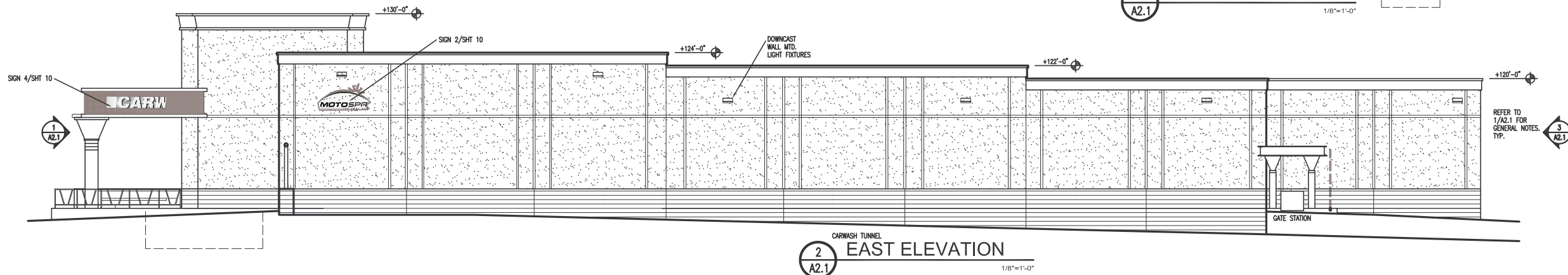
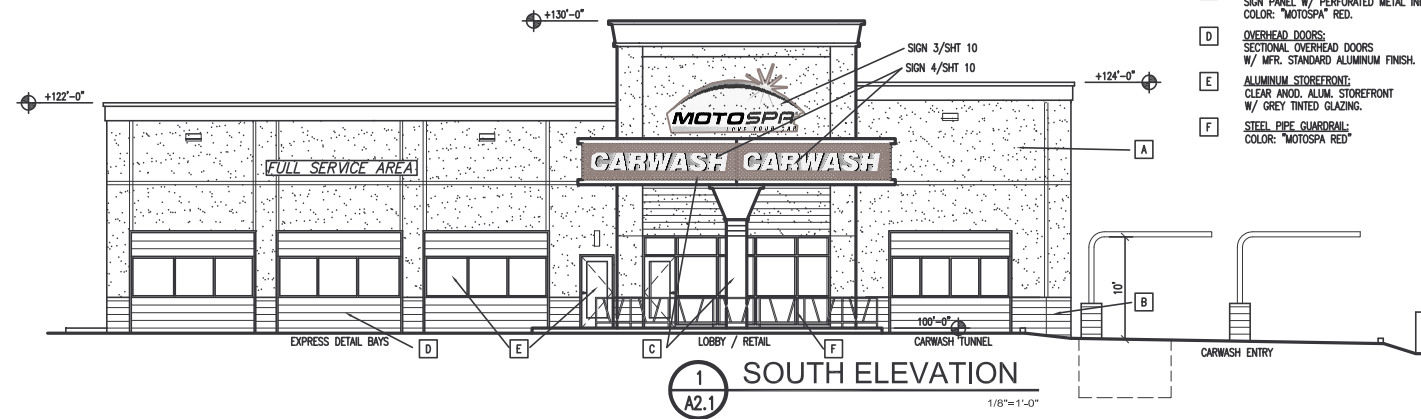


JWJ 05/05/06 064

DRAWING	SCALE	SIZE
Z05-066_FBP_5	1/8"=1'-0"	24x36
DRAWING	SCALE	SIZE
Z05-066_FBP_TBx	1/8"=1'-0"	24x36

MATERIAL LEGEND

- A STUCCO: TEXTURED STUCCO VENEER W/ REVEAL PATTERN. COLOR: SAND.
- B STONE/ TILE BASE: CULTURED STONE/ TILE BASE COURSE.
- C STEEL CANOPY/ GATE STATIONS: STEEL CANOPY SIGN PANEL W/ PERFORATED METAL INFILL. COLOR: "MOTOSPA" RED.
- D OVERHEAD DOORS: SECTIONAL OVERHEAD DOORS W/ MFR. STANDARD ALUMINUM FINISH.
- E ALUMINUM STOREFRONT: CLEAR AND/ ALUM. STOREFRONT W/ GREY TINTED GLAZING.
- F STEEL PIPE GUARDRAIL: COLOR: "MOTOSPA RED"



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MOTOSPA
NORTHGLENN FACILITY

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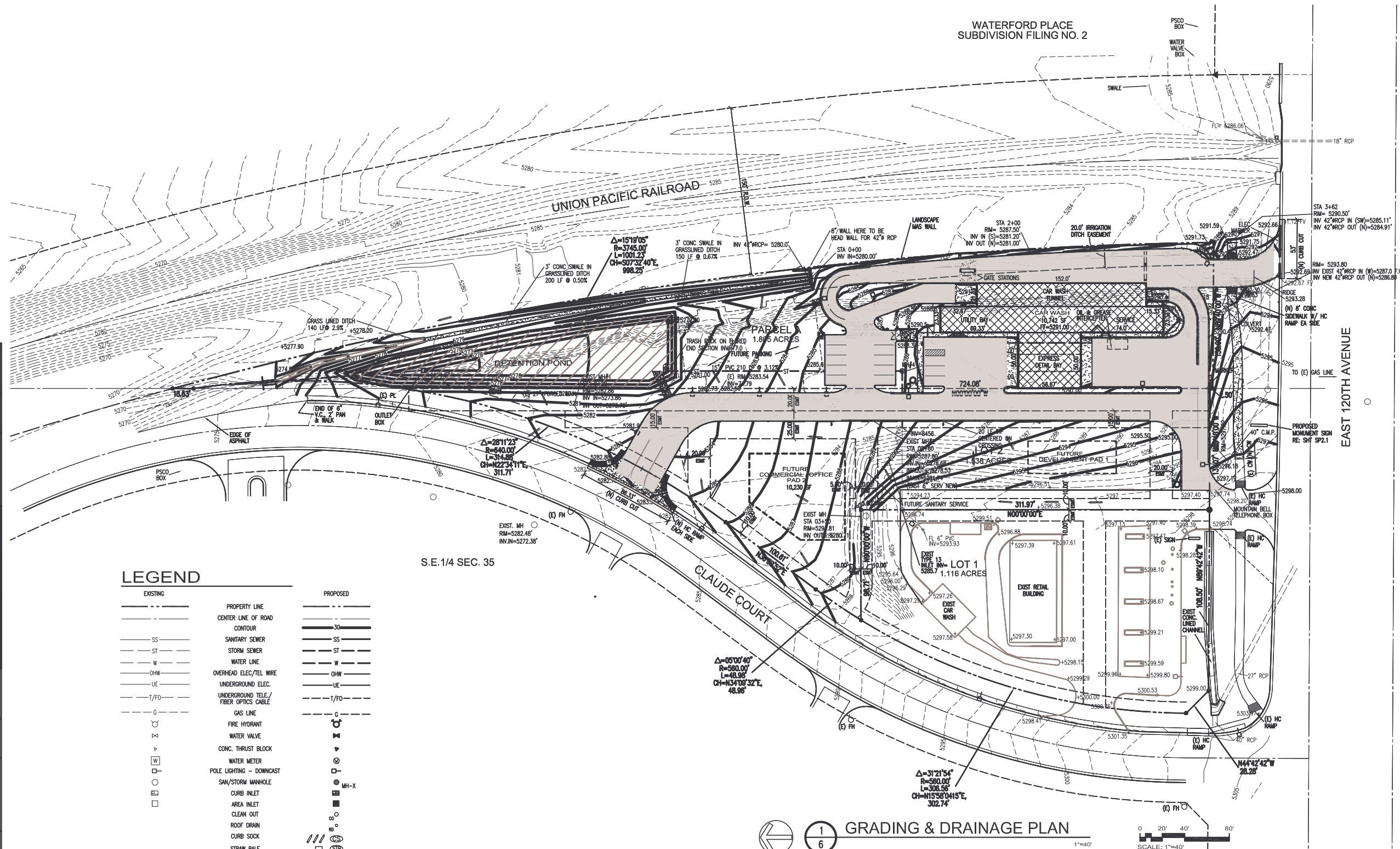
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FINAL DEV. PLAN 2. 4-14-06
FINAL DEV. PLAN 3. 5-10-06

JOB NUMBER:
Z05-066
SHEET TITLE:
BUILDING ELEVATIONS

A2.1

MOTOSPA
NORTHGLENN FACILITY

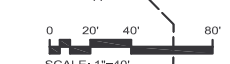
WATERFORD PLACE
SUBDIVISION FILING NO. 2



LEGEND

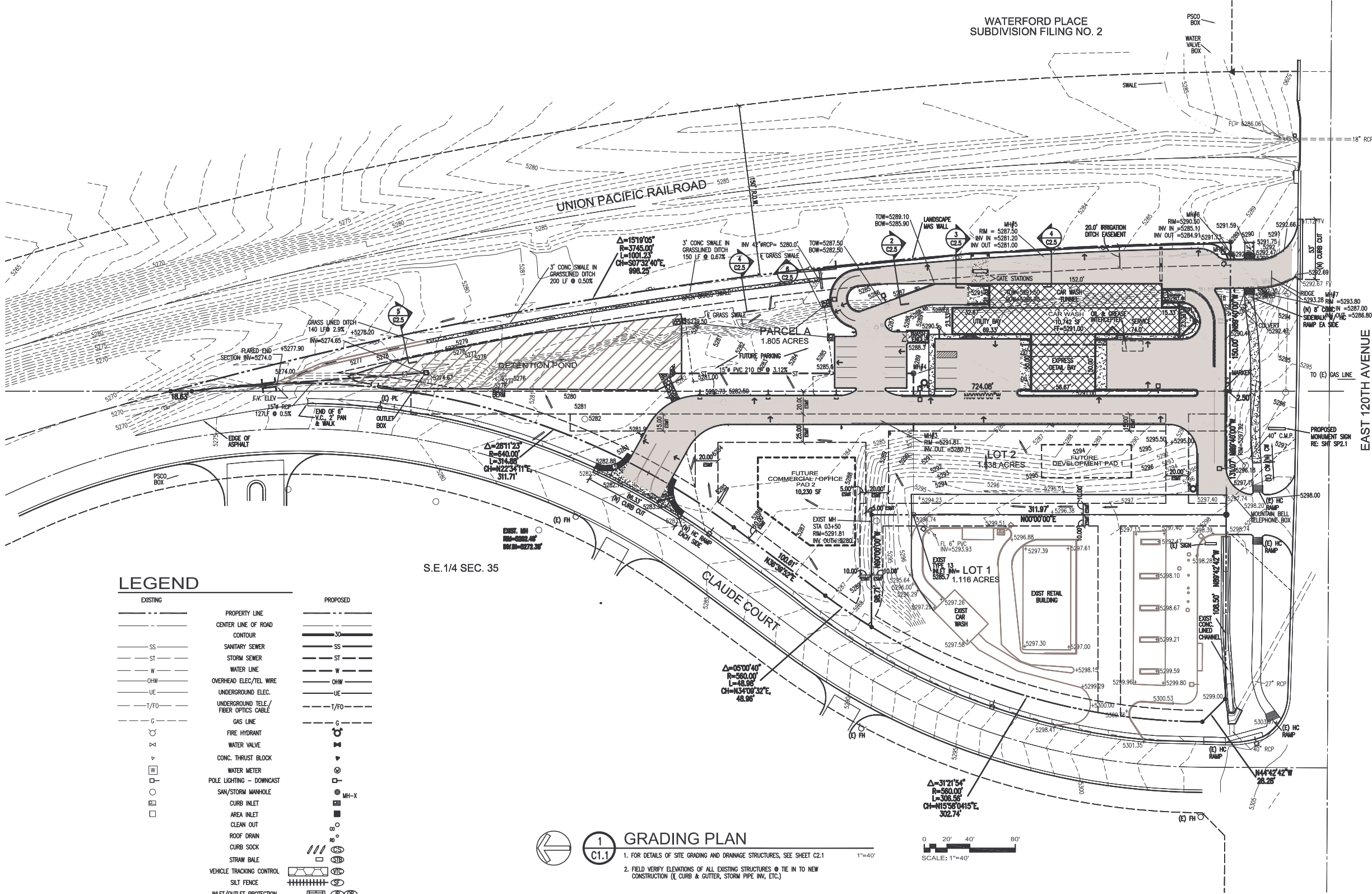
EXISTING		PROPOSED
---	PROPERTY LINE	---
---	CENTER LINE OF ROAD	---
---	CONTOUR	---
SS	SANITARY SEWER	SS
ST	STORM SEWER	ST
W	WATER LINE	W
OHW	OVERHEAD ELEC./TEL WIRE	OHW
UE	UNDERGROUND ELEC.	UE
T/FO	UNDERGROUND TELE/ FIBER OPTICS CABLE	T/FO
G	GAS LINE	G
⊗	FIRE HYDRANT	⊗
⊕	WATER VALVE	⊕
□	CONC. THRUST BLOCK	□
□	WATER METER	□
□	POLE LIGHTING - DOWNCAST	□
○	SAN/STORM MANHOLE	○
□	CURB INLET	□
□	AREA INLET	□
□	CLEAN OUT	□
□	ROOF DRAIN	□
□	CURB SOCK	□
□	STRAW BALE	□
□	VEHICLE TRACKING CONTROL	□
□	SILT FENCE	□
□	INLET/OUTLET PROTECTION	□
□	DIRECTION OF FLOW	□
□	CURB & GUTTER SPILL CATCH DIR	□
□	NEW ASPHALT	□
□	T.O. DETENTION POND	□
□	NEW CONCRETE FLATWORK	□
□	BUILDING	□

GRADING & DRAINAGE PLAN



DRAWING NO. Z05-066-FIP-6
 SCALE 1"=40'
 SIZE 24x36
 DRAWING NO. Z05-066-FIP-5
 SCALE 1"=40'
 SIZE 24x36
 DRAWING NO. Z05-066-FIP-4
 SCALE 1"=40'
 SIZE 24x36
 DRAWING NO. Z05-066-FIP-3
 SCALE 1"=40'
 SIZE 24x36
 DRAWING NO. Z05-066-FIP-2
 SCALE 1"=40'
 SIZE 24x36
 DRAWING NO. Z05-066-FIP-1
 SCALE 1"=40'
 SIZE 24x36

DRAWING: Z05-066_FDP-7
 SCALE: 1"=40'
 SIZE: 24x36
 DRAWING: Z05-066_FDP_TBx
 SCALE: 1"=40'
 SIZE: 24x36
 DRAWING: Z05-066_SHPX
 SCALE: 1"=40'
 SIZE: 24x36
 DRAWING: Z05-066_D000x
 SCALE: 1"=40'
 SIZE: 24x36
 SHEET: Z05-066_FDP-7



LEGEND

EXISTING	PROPERTY LINE	PROPOSED
---	PROPERTY LINE	---
---	CENTER LINE OF ROAD	---
---	CONTOUR	---
SS	SANITARY SEWER	SS
ST	STORM SEWER	ST
W	WATER LINE	W
OHW	OVERHEAD ELEC./TEL WIRE	OHW
UE	UNDERGROUND ELEC.	UE
T/FO	UNDERGROUND TELE/FIBER OPTICS CABLE	T/FO
G	GAS LINE	G
⊙	FIRE HYDRANT	⊙
⊙	WATER VALVE	⊙
⊙	CONC. THRUST BLOCK	⊙
⊙	WATER METER	⊙
⊙	POLE LIGHTING - DOWNCAST	⊙
⊙	SAW/STORM MANHOLE	⊙
⊙	CURB INLET	⊙
⊙	AREA INLET	⊙
⊙	CLEAN OUT	⊙
⊙	ROOF DRAIN	⊙
⊙	CURB SOCK	⊙
⊙	STRAW BALE	⊙
⊙	VEHICLE TRACKING CONTROL	⊙
⊙	SILT FENCE	⊙
⊙	INLET/OUTLET PROTECTION	⊙
⊙	DIRECTION OF FLOW	⊙
⊙	CURB & GUTTER SPILL CATCH DIR	⊙
⊙	NEW ASPHALT	⊙
⊙	T.O. DETENTION POND	⊙
⊙	NEW CONCRETE FLATWORK	⊙
⊙	BUILDING	⊙



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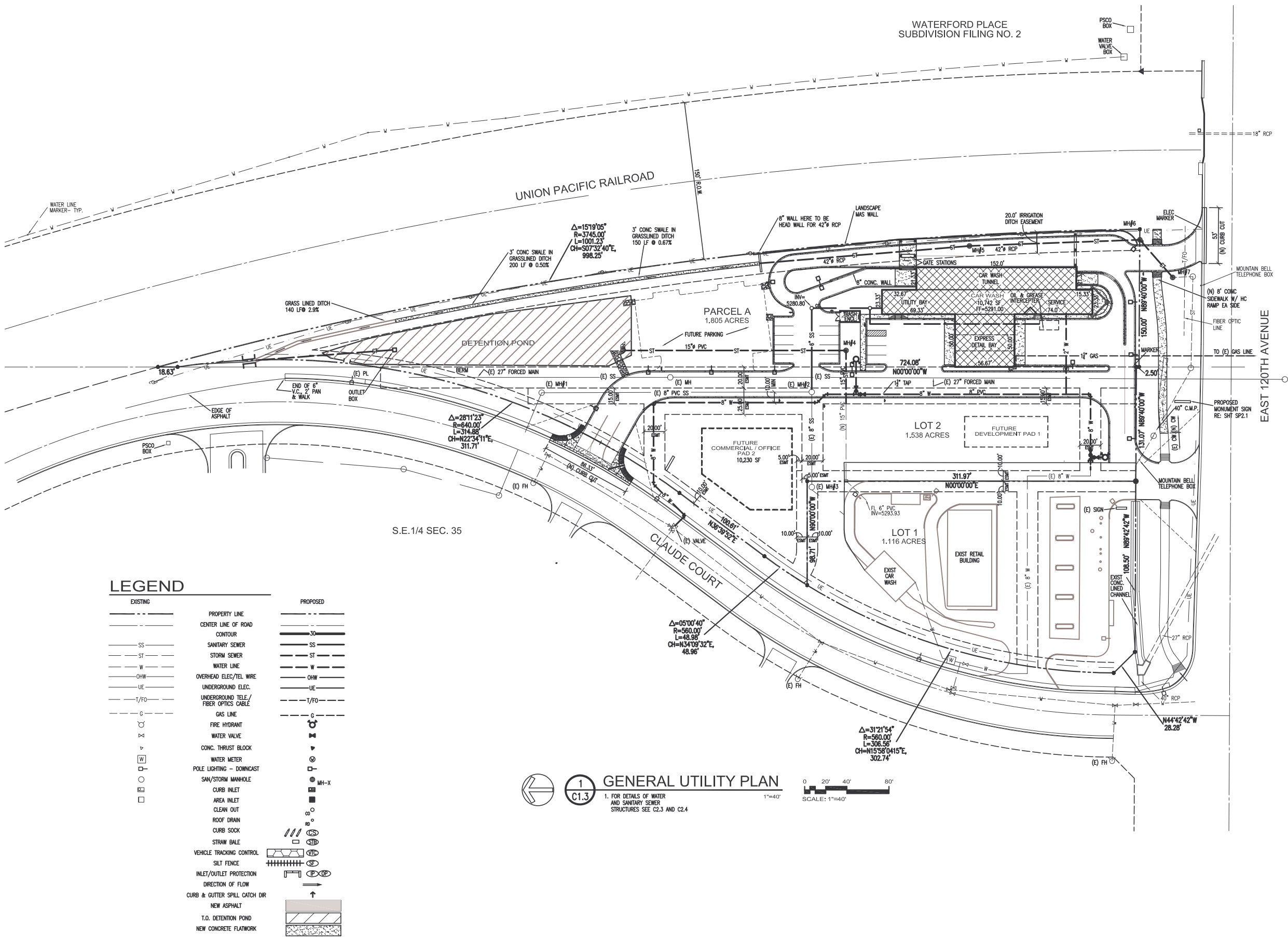
2295 E. 120th AVENUE
 NORTHGLENN, COLORADO

ISSUE:
 FINAL DEV. PLAN 1. 2-22-06
 FINAL DEV. PLAN 2. 4-14-06
 FINAL DEV. PLAN 3. 5-10-06

JOB NUMBER:
 Z05-066
 SHEET TITLE:
 GRADING PLAN

C1.1

DRAWING: Z05-066_UTL1.x
 SCALE: 1"=40'
 SIZE: 24x36
 DRAWING: Z05-066_SHPX
 SCALE: 1"=40'
 SIZE: 24x36
 DRAWING: Z05-066_TDP_TBx
 SCALE: 1"=40'
 SIZE: 24x36
 DRAWING: Z05-066_TDP_B
 SCALE: 1"=40'
 SIZE: 24x36



LEGEND

EXISTING	PROPERTY LINE	PROPOSED
---	PROPERTY LINE	---
---	CENTER LINE OF ROAD	---
---	CONTOUR	---
SS	SANITARY SEWER	SS
ST	STORM SEWER	ST
W	WATER LINE	W
OHW	OVERHEAD ELEC./TEL WIRE	OHW
UE	UNDERGROUND ELEC.	UE
T/FO	UNDERGROUND TELE/FIBER OPTICS CABLE	T/FO
G	GAS LINE	G
⊙	FIRE HYDRANT	⊙
⊕	WATER VALVE	⊕
⊖	CONC. THRUST BLOCK	⊖
⊙	WATER METER	⊙
⊙	POLE LIGHTING - DOWNCAST	⊙
⊙	SAW/STORM MANHOLE	MH-X
⊙	CURB INLET	⊙
⊙	AREA INLET	⊙
⊙	CLEAN OUT	⊙
⊙	ROOF DRAIN	⊙
⊙	CURB SOCK	⊙
⊙	STRAW BALE	⊙
⊙	VEHICLE TRACKING CONTROL	⊙
⊙	SILT FENCE	⊙
⊙	INLET/OUTLET PROTECTION	⊙
→	DIRECTION OF FLOW	→
⊙	CURB & GUTTER SPILL CATCH DIR	⊙
⊙	NEW ASPHALT	⊙
⊙	T.O. DETENTION POND	⊙
⊙	NEW CONCRETE FLATWORK	⊙

1 GENERAL UTILITY PLAN
 1. FOR DETAILS OF WATER AND SANITARY SEWER STRUCTURES SEE C2.3 AND C2.4
 SCALE: 1"=40'
 0 20' 40' 80'
 SCALE: 1"=40'

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2295 E. 120th AVENUE
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 GENERAL
 UTILITY PLAN
C1.3
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 FINAL DEV. PLAN 3. 5-10-06