

PLANNING AND DEVELOPMENT MEMORANDUM
#07-08

October 17, 2007

TO: Honorable Mayor Kathleen Novak and City Council Members

FROM: A.J. Krieger, City Manager
Jim Hayes, Planning and Development Director *JH*
Travis Reynolds, Senior Planner *TR*

SUBJECT: Preliminary Planned Unit Development (PUD) for 120th Avenue and Grant Street Retail District – CB-1636

RECOMMENDATION:

Attached to this memorandum is a proposed ordinance, which, if approved, would rezone the certain properties collectively known as the 120th and Grant Street Retail District from a combination of C-4 & C-5 Commercial to Planned Unit Development. Staff recommends approval of this proposed ordinance.

BACKGROUND:

The City and the Northglenn Urban Renewal Authority (NURA) are requesting rezoning of a collection of parcels located between the southeast corner of the I-25 interchange and Grant Street. The request aims to rezone the properties from their current C-5 & C-4 Commercial designation to PUD via the City's process. The proposed PUD designation will provide for the maximization of land resources in that location with the construction of approximately a 95,000 square foot retail development and a 37,000 square foot public plaza on 10.72 acres (Attachment A). This proposal is the first phase of future redevelopment of the larger area adjacent to Webster Lake and E.B. Rains Jr. Park. Future phases will include a residential/mixed use area to the east and a redevelopment of the recreation center/city hall area to the south, pending a November ballot initiative (Attachment B).

The City and NURA began assembly of the various parcels that comprise the site in 2004. Over time, they have assembled approximately 11 acres for redevelopment. The area under consideration is the former site of a Days Inn hotel, a Sinclair gas station, and a small tenant space shopping center. The City has undertaken demolition of the hotel, the shopping center, and the gas station. Reclamation and clean-up of the gas station began in the spring of 2007 and is ongoing. A structure that operates as a deli/restaurant remains on the site at the corner of Grant Street and 120th Avenue. The structure will be demolished, at a future date, to make way for the construction of new in-line tenant space. All parcels included in the proposed development are currently zoned C-5 Commercial with the exception of the former Sinclair gas station that is zoned C-4 Commercial.

The City's current ownership of the land and subsequent relationship with the subdeveloper (Zing! & Prime West) lends itself to a unique set of circumstances. As owners of the land, the City, through the preliminary PUD, is petitioning to rezone the property from its current C-4 & C-5 zoning to PUD. Upon rezoning per the Preliminary PUD process, the City will then transfer land ownership to the subdeveloper in accordance with the development agreement executed in

late summer 2007. The subdeveloper will, in turn, file Final PUD documents at a later date which will communicate the finer details of the development and final design considerations.

The PUD designation allows for additional controls regarding such things as land uses and a customized set of zoning parameters that most appropriately fit the site. By maintaining control of the property through the Preliminary PUD/rezoning stage the City protects itself from certain uses-by-right that are allowed under the current C-4 & C-5 zoning and establishes a set of preliminary land use controls that are most advantageous to the City's interests. In addition to the standard set of Preliminary PUD documents, the City is also incorporating a set of design guidelines that will place an additional set of controls on the property. These guidelines help direct the elements of the public realm (architecture, landscaping, parking, etc.) and certain design considerations. The application of these guidelines at this stage of the PUD process will again aid the City in controlling certain design aspects of the development to their advantage.

Current zoning ordinance requirements for Preliminary PUD's, as stated in chapter/article/section 11-16-5 (a), call for an abbreviated set of plans that depict site design considerations in a general nature. Final action for this phase of the process rests with City Council and their adoption of a special zoning ordinance for rezoning to PUD.

Future requirements for the Final PUD designation demand a finer set of detail. Per the development agreement, responsibility for the Final PUD falls on the subdeveloper. They understand this distinction and will be providing information accordingly at the time of Final PUD action and designation by the Planning Commission.

Planning Commission reviewed the application at a public hearing on October 9th, 2007. The subdeveloper provided a presentation to the Commission and entertained questions. The Commission unanimously recommended approval of the rezoning to PUD. A similar presentation is planned for the ordinance's second reading and public hearing on November 8th, 2007.

BUDGET/TIME IMPLICATIONS:

A development agreement between the City and the subdeveloper was executed in late summer 2007. The City's requirements, prior to property transfer, of the development agreement include the rezoning of the property through the PUD process and the creation of design guidelines. Per the development agreement, these required actions must take place within a six month feasibility period. The adoption of the special ordinance to rezone to PUD will satisfy a large portion of the development agreement.

STAFF REFERENCE:

If Council members have any comments or questions, they may contact Jim Hayes, jhayes@northglenn.org or Travis Reynolds, treynolds@northglenn.org

ATTACHMENT A



ATTACHMENT B



SPONSORED BY: COUNCIL MEMBER GARNER

COUNCILMAN'S BILL

ORDINANCE NO.

No. CB-1636
Series of 2007

Series of 2007

A BILL FOR A SPECIAL ORDINANCE REZONING FROM C-5 AND C-4 TO PLANNED UNIT DEVELOPMENT (PUD) CERTAIN REAL PROPERTY IN THE CITY OF NORTHGLENN COMMONLY KNOWN AS THE "120TH AVENUE AND GRANT STREET RETAIL DISTRICT" 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-5, except for the parcel formerly known as the Sinclair Gas Station with an address of 20 East 120th Avenue, Northglenn, Colorado 80233 and with a legal description as follows:

That part of the N.E. ¼ of Section 3 T 2 S R 68W of the Sixth Principal Meridian, County of Adams, State of Colorado, described as follows:

Beginning at a point 10 feet East, and 50 feet South of the N.W. corner of said N.E. ¼; thence Easterly and parallel to the N. Line of said N.E. ¼ a distance of 170.00 feet, thence on an angle to the right of 89°54'33" and parallel to the West line of said N.E. ¼ a distance of 180.00 feet; thence on an angle to the right of 90°05'27" and parallel to the North line of said N.E. ¼ a distance of 170.00 feet to a point 10 feet East of the West line of said N.E. ¼ thence on an angle to the right of 89°54'33" and parallel to the West line of said N.E. ¼ a distance of 180.00 feet to the Point of Beginning;

which is zoned C-4; and

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

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

Section 1. Rezoning. Pursuant to the provisions of the Northglenn Zoning Ordinance, as amended, and upon the recommendation of the Northglenn Planning Commission (Case No. Z-4-07), 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 PUD attached as **Exhibit B**.

Section 2. 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.

INTRODUCED, READ AND ORDERED POSTED this ____ day of _____,
2007.

KATHLEEN M. NOVAK
Mayor

ATTEST:

DIANA L. LENTZ, CMC
City Clerk

PASSED ON SECOND AND FINAL READING this ____ day of _____,
2007.

KATHLEEN M. NOVAK
Mayor

ATTEST:

DIANA L. LENTZ, CMC
City Clerk

APPROVED AS TO FORM:

COREY Y. HOFFMANN
City Attorney

EXHIBIT A

LEGAL DESCRIPTION

PART OF MCELWAIN TRACT, A SUBDIVISION RECORDED IN FILE 12 AT MAP 40, ADAMS COUNTY RECORDS, PART OF MCELWAIN TRACT 2, A SUBDIVISION RECORDED IN FILE 12 AT MAP 153, ADAMS COUNTY RECORDS, PART OF LOT 1 AND LOT 2, BLOCK 1, HOLIDAY PARK, A SUBDIVISION RECORDED IN FILE 16 AT MAP 427, ADAMS COUNTY RECORDS, PART OF COMMUNITY CENTER DRIVE AND A PART OF THE NORTH ONE HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 3, THENCE SOUTH 00 DEGREES 41 MINUTES 21 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 58.00 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 490.16 FEET; THENCE SOUTH 50 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 46.00 FEET; THENCE SOUTH 06 DEGREES 08 MINUTES 31 SECONDS EAST, A DISTANCE OF 72.80 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 302.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, THE RADIUS OF SAID CURVE IS 289.67 FEET, THE DELTA OF SAID CURVE IS 50 DEGREES 03 MINUTES 25 SECONDS, THE CHORD OF SAID CURVE BEARS SOUTH 28 DEGREES 39 MINUTES 09 SECONDS WEST, 245.10 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 253.07 FEET TO THE END OF SAID CURVE; THENCE SOUTH 53 DEGREES 35 MINUTES 23 SECONDS WEST NON-TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 70.33 FEET; THENCE SOUTH 58 DEGREES 24 MINUTES 21 SECONDS WEST A DISTANCE OF 243.58 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 290.48 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 682.31 FEET; THENCE NORTH 76 DEGREES 28 MINUTES 11 SECONDS EAST, A DISTANCE OF 143.76 FEET; THENCE NORTH 00 DEGREES 41 MINUTES 21 SECONDS WEST PARALLEL WITH THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 72.63 FEET TO THE POINT OF BEGINNING.

BASIS FOR BEARINGS:

THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, IS ASSUMED TO BEAR NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST.

PRELIMINARY PUD

120TH AVENUE AND GRANT STREET RETAIL DISTRICT

NORTHGLENN, COLORADO

LEGAL DESCRIPTION

PART OF MCELWAIN TRACT, A SUBDIVISION RECORDED IN FILE 12 AT MAP 40, ADAMS COUNTY RECORDS, PART OF MCELWAIN TRACT 2, A SUBDIVISION RECORDED IN FILE 12 AT MAP 153, ADAMS COUNTY RECORDS, PART OF LOT 1 AND LOT 2, BLOCK 1, HOLIDAY PARK, A SUBDIVISION RECORDED IN FILE 16 AT MAP 427, ADAMS COUNTY RECORDS, PART OF COMMUNITY CENTER DRIVE AND A PART OF THE NORTH ONE-HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 3; THENCE S00°41'21"E ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 58.00 FEET; THENCE N90°00'00"E PARALLEL WITH THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N90°00'00"E, A DISTANCE OF 490.16 FEET; THENCE S50°00'00"E, A DISTANCE OF 46.00 FEET; THENCE S06°08'31"E, A DISTANCE OF 72.80 FEET; THENCE S00°00'00"W, A DISTANCE OF 302.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, THE RADIUS OF SAID CURVE IS 289.67 FEET, THE DELTA OF SAID CURVE IS 50°03'25", THE CHORD OF SAID CURVE BEARS S28°39'09"W, 245.10 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 253.07 FEET TO THE END OF SAID CURVE; THENCE S53°35'23"W NON-TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 70.33 FEET; THENCE S58°24'21"W A DISTANCE OF 243.58 FEET; THENCE N90°00'00"W, A DISTANCE OF 290.48 FEET; THENCE N00°00'00"E, A DISTANCE OF 682.31 FEET; THENCE N76°28'11"E, A DISTANCE OF 143.76 FEET; THENCE N00°41'21"W PARALLEL WITH THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 3, A DISTANCE 72.63 FEET TO THE POINT OF BEGINNING.
 CONTAINS 10.716 ACRES MORE OR LESS.

BASIS FOR BEARINGS:

THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, IS ASSUMED TO BEAR N90°00'00"E.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATED OF THE CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE OWNERSHIP, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.

THIS MAP & LEGAL DESCRIPTION DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE MAP SHOWN HEREON WAS MADE BY ME OR UNDER MY DIRECTION AND IS ACCURATELY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

 RAYMOND W. BAYER, REG. P.L.S. 6973

DATE: _____

ALLOWED AND PROHIBITED USES

SEE SHEET 3 OF 6

THIS PRELIMINARY PUD IS BEING SUBMITTED FOR DESIGNATION AS A SITE SPECIFIC DEVELOPMENT PLAN.

LANDSCAPE ARCHITECTS CERTIFICATE:

I, _____, A REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT WITH THE LANDSCAPE ARCHITECTURE FIRM DHM DESIGN, DO HEREBY CERTIFY THAT ALL PLANS WITH THE EXCEPTION OF THE PRELIMINARY GRADING AND DRAINAGE PLAN(S), THE PRELIMINARY MASTER UTILITY PLAN(S), THE SURVEY, AND THE LEGAL DESCRIPTION FOR THE 120TH AVENUE AND GRANT STREET RETAIL DISTRICT, PRELIMINARY PUD WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

 DATE

ENGINEERS CERTIFICATE:

I, _____, A REGISTERED PROFESSIONAL ENGINEER WITH MARTIN AND MARTIN CONSULTING ENGINEERS, DO HEREBY CERTIFY THAT THE PRELIMINARY GRADING AND DRAINAGE PLAN(S) AND PRELIMINARY MASTER UTILITY PLAN(S) FOR THE 120TH AVENUE AND GRANT STREET RETAIL DISTRICT, PRELIMINARY PUD WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

 DATE

DRAWING INDEX:

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SHEET NO.

PLANNING COMMISSION APPROVAL:

THIS PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR THE 120TH AVENUE AND GRANT STREET RETAIL DISTRICT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTHGLENN, COLORADO ON THE ____ DAY OF _____, 20____.

 CHAIRMAN
 PLANNING COMMISSION

COMMUNITY DEVELOPMENT APPROVAL:

THIS PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR THE 120TH AVENUE AND GRANT STREET RETAIL DEVELOPMENT HAS BEEN APPROVED ON THE ____ DAY OF _____, 20____.

 DIRECTOR OF COMMUNITY DEVELOPMENT

LOGISTICS DEPARTMENT APPROVAL:

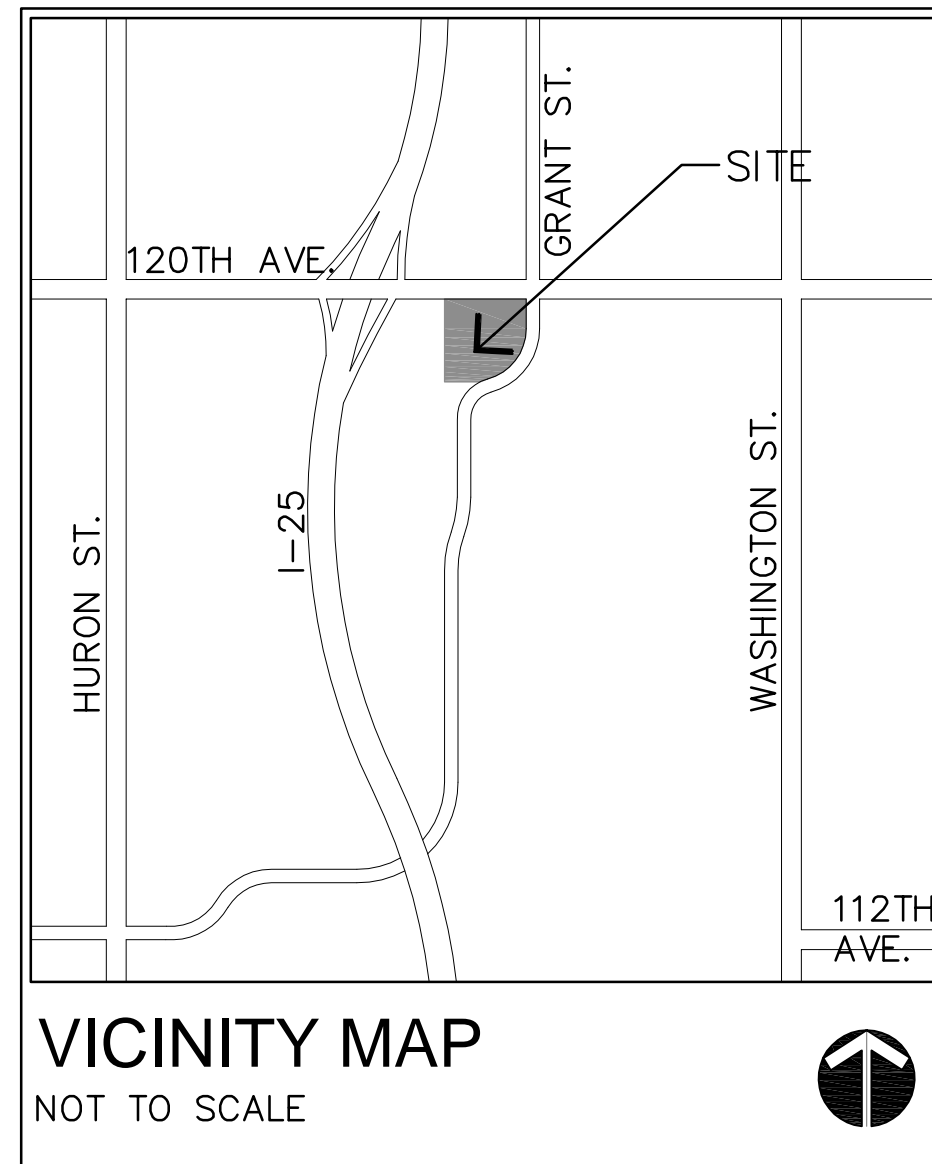
THIS PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR THE 120TH AVENUE AND GRANT STREET RETAIL DISTRICT HAS BEEN APPROVED ON THE ____ DAY OF _____, 20____.

 LOGISTICS SERVICE CENTER MANAGER

WATER AND ENVIRONMENTAL SERVICES APPROVAL:

THIS PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR THE 120TH AVENUE AND GRANT STREET RETAIL DISTRICT HAS BEEN APPROVED ON THE ____ DAY OF _____, 20____.

 WATER AND ENVIRONMENTAL SERVICES MANAGER



OWNER'S CERTIFICATE:

I, A.J. KRIEGER, HEREBY AFFIRM THAT I AM CITY MANAGER OF THE CITY OF NORTHGLENN, OWNER OF THE PROPERTY DESCRIBED HEREIN, KNOWN AS THE 120TH AVENUE AND GRANT STREET RETAIL DISTRICT.

REPRESENTATIVE _____ DATE _____

NOTARY:

STATE OF COLORADO
 COUNTY OF ADAMS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 20____ BY _____

MY COMMISSION EXPIRES _____
 _____ NOTARY PUBLIC

IT IS ANTICIPATED THAT CONSTRUCTION IN CONFORMANCE WITH THIS PUD PLAN WILL BEGIN IN _____ 2008 AND WILL BE COMPLETED BY _____ 20____. THE CITY OF NORTHGLENN RESERVES THE RIGHT TO PERIODICALLY REVIEW THIS PUD FOR CONFORMANCE WITH THE PROPOSED CONSTRUCTION SCHEDULE, AND WHEN APPROPRIATE, REZONE THIS PROPERTY TO A DIFFERENT ZONING CLASSIFICATION.

CITY COUNCIL APPROVAL:

THE MAYOR OF THE CITY OF NORTHGLENN HEREBY CERTIFIES THAT THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, DID BY ORDINANCE NO. _____, ON THE ____ DAY OF _____ 20____ ADOPT AND APPROVE THIS PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN.

 MAYOR, CITY OF NORTHGLENN

 CITY CLERK, CITY OF NORTHGLENN

RECORDER'S CERTIFICATE:

STATE OF COLORADO
 COUNTY OF ADAMS
 I HEREBY CERTIFY THAT THIS PRELIMINARY PLANNED UNIT (PUD) PLAN WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____ 20____ AT ____ O'CLOCK ____M IN PUD _____ RECEPTION NUMBER _____

 CLERK AND RECORDER BY _____

REUSE OF DOCUMENT
 This document is the property of DHM Design, Inc. The ideas and design incorporated on this document is an instrument of professional service and shall not be used for any other project without written authorization of DHM Design, Inc.

PROJECT NUMBER: _____ DATE _____
7112.01 9.07.07
 Response to _____
Comments 10.02.07

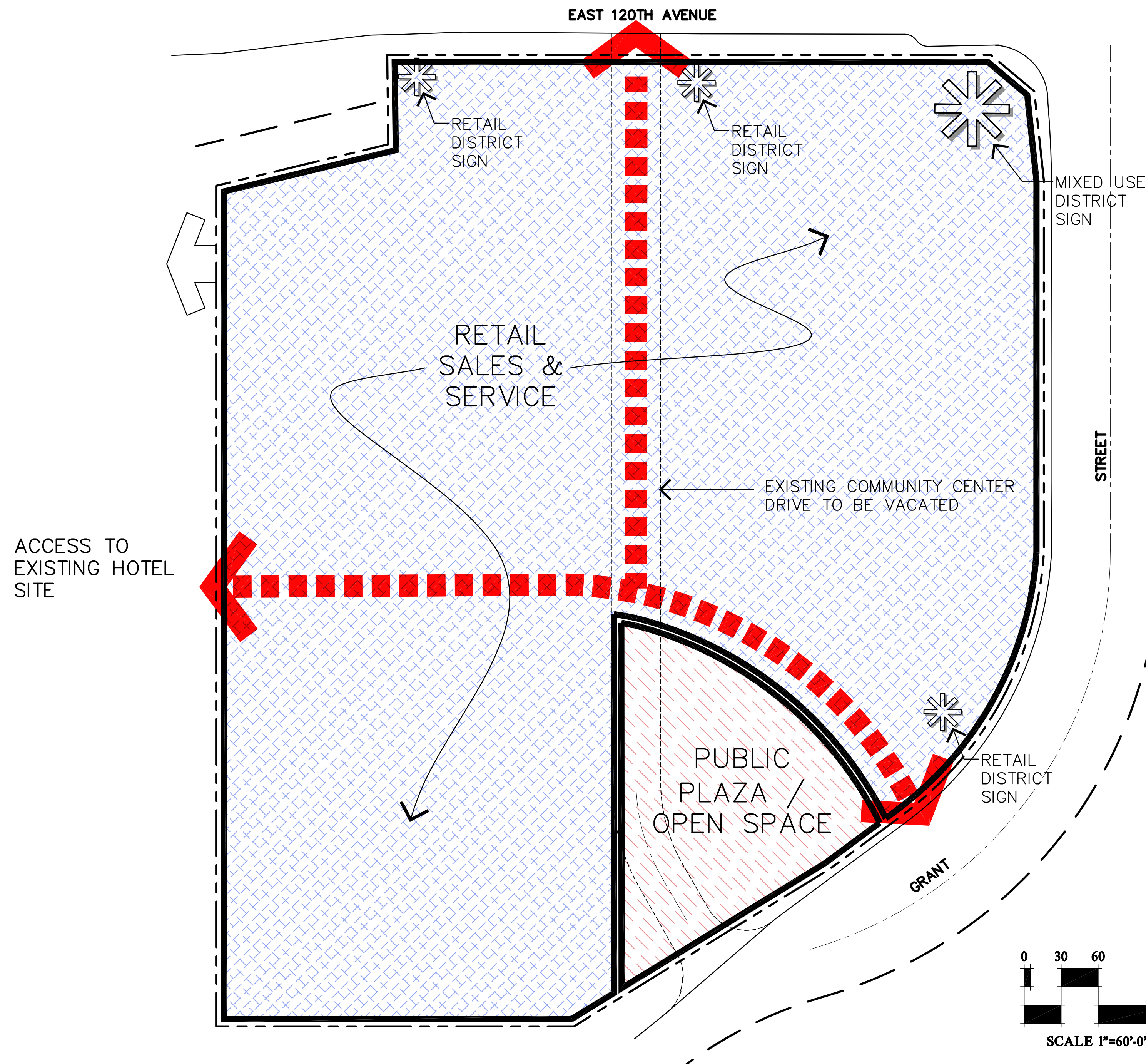
COVER SHEET

SHEET NUMBER: _____
 SHEET **1** OF **6**

PRELIMINARY PUD

120TH AVENUE AND GRANT STREET RETAIL DISTRICT

NORTHGLENN, COLORADO



PROJECT DATA:

TOTAL SITE AREA: 10.72 Ac.(466,963.2 S.F.) – more or less
 RETAIL SALES AND SERVICE: Approx. 9.87 Ac. (429,937.2 S.F.)
 PUBLIC PLAZA: Approx. 0.86 Ac. (37,461.6 S.F.)

OPEN SPACE:
 (Includes hardscape, plaza areas, & patio space as well as planted landscape areas)
 PRIVATE (RETAIL AREA): 2.94 Ac (128,165 SF)= 27.46% OF TOTAL SITE
 PUBLIC PLAZA: 0.86 Ac (37,461.6 SF) = 7.96% OF TOTAL SITE
 TOTAL OPEN SPACE = 3.79 Ac (165,365 SF)= 35.42% OF TOTAL SITE

GROSS SF–NONRESIDENTIAL FLOOR SPACE: 2.16 Ac (94,400 SF) = 20.21% OF TOTAL SITE

ESTIMATED COST OF PUBLIC IMPROVEMENTS

WATER: \$393,584.40
 SANITARY: \$152,494.32
 STORM: \$256,608.00

DEVELOPMENT STANDARDS:

1. ALL RETAIL, MAXIMUM HEIGHT 35' (TO TOP OF PARAPET, MECHANICAL EQUIPMENT MAY EXTEND ABOVE).
2. PUBLIC PLAZA FEATURES, MAXIMUM HEIGHT 60'.
3. BUILDING SETBACKS TO STREETS MINIMUM 25' (TO CURB LINE).
4. BUILDING SETBACKS TO INTERIOR PARKING AREA 15' AS PER GUIDELINES.
5. BUILDING SEPARATION MINIMUM OF 5'.
6. PARKING – MINIMUM 5 CARS / 1000 SF OF LEASE AREA INCLUDING RESTAURANTS.

NOTES FOR PROPERTY SUBDIVISION

1. THIS SITE WILL BE MADE SUBJECT TO ONE OR MORE SUBDIVISION PLATS.
2. EXISTING COMMUNITY CENTER DRIVE IS TO BE VACATED BETWEEN 120TH AVENUE AND GRANT STREET.
3. ACCESS TO THE PRIVATE PROPERTY TO THE WEST OF THIS SITE WILL BE PROVIDED BY AN IRREVOKABLE ACCESS EASEMENT TO GRANT STREET DEDICATED ON THE SUBDIVISION PLAT.
4. THE PROPOSED SUBDIVISION WILL CREATE AT LEAST TWO LOTS: ONE FOR THE RETAIL SALES AND SERVICE PORTION AND ONE FOR THE PUBLIC PLAZA.

8/31/2007 10:33 AM# GASPER\NG Prelim PUD 7112.01\Sheets\NGPrelimPUD-7112.dwg

REUSE OF DOCUMENT
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PROJECT NUMBER: 7112.01
 DATE: 9.07.07
 Response to Comments: 10.02.07

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
 SHEET **2** OF **6**

PRELIMINARY PUD

120TH AVENUE AND GRANT STREET RETAIL DISTRICT

NORTHGLENN, COLORADO

NOTE:

THE FOLLOWING RETAIL DISTRICT DESIGN GUIDELINES ARE PRESENTED HERE IN TEXT FORMAT ONLY. THEY ARE PART OF A BROADER DESIGN GUIDELINE WHICH ALSO ENCOMPASSES THE RECREATION CENTER AND CITY OFFICES SITE, AND E. B. RAINS PARK AND WEBSTER LAKE. THOSE GUIDELINES ARE CURRENTLY REFERED TO AS THE "120th AVENUE AND GRANT STREET MIXED USE DISTRICT DESIGN GUIDELINES" AND ARE INCLUDED WITH THE PRELIMINARY PUD AS A COMPANION DOCUMENT.

RETAIL DISTRICT

The Retail District serves as the landmark or memory point identifying arrival at the 120th Avenue and Grant Street Mixed Use District. (See Figure No. 3) In addition to incorporating a Public Plaza and providing public spaces as defined below, this district must accommodate elements that identify the Mixed Use District as a whole and pay special attention to the articulation of the exterior edges of the Retail District as they set the stage and the standard for future development in the Mixed Use District.

THE PUBLIC REALM

City Streets

It is the intent of the City of Northglenn to landscape the medians in Grant Street. These medians may also incorporate vertical elements or landmark structures intended to further identify the Mixed Use District. The developer of the Retail District will need to coordinate their landscape design as well as any entry/gateway elements, with the design intent of the City streetscape.

Exterior Edges

The Retail District is bounded by 120th Avenue to the north, Grant Street to the East, the existing hotel site and its related parking to the west and the existing Northglenn Recreation Center site to the south.

North and East Edges

The north and east edges of the Retail District are contiguous with 120th Ave and Grant Street. Both these well traveled roadways offer great opportunity to set the stage for the entire mixed use district. The aesthetic and functional integration of site grading and drainage, landscape design, entry/gateway design, signage location and the architectural design are very important.

Drainage and Detention

It is anticipated that some, if not all, drainage swales and detention storage ponds will occur along these two edges. These areas shall be designed to provide an aesthetically pleasing landscaped fore ground for the adjacent architecture and create a street edge environment that compliments the goal of identifying this as the entry into a special place.

Monument and Gateway Elements

Monument/Gateway elements identifying the overall Mixed Use District as well as similar elements identifying the Retail District will occur in these edges. These elements become important landmarks and memory points and need to be integrated into the landscape and architectural theme. Tenant signage may also occur in these edges as an integral part of these gateway elements. In this case the tenant sign must be subservient to the size, style and character of the gateway element and the mixed-use area it is identifying.

Vehicular, Pedestrian and Bicycle Interface

The north and east edges will be the areas where vehicles will enter and leave the retail district. This is also the same area where pedestrian and bicycle traffic will access the retail district. The developer shall provide safe and convenient access and, where there is an interface between pedestrian and vehicular traffic, strive to create a safe solution. Pedestrian circulation to the retail district should connect directly to the Interior Urban Edges and Spaces becoming an extension of the Mixed Use District Public Realm with connections to adjacent districts.

Landscaping

Landscaping of the north and east edges will need to respond to the proposed grading and drainage however the designer should give careful consideration to the overall Retail District landscape design to ensure that there is visual continuity throughout. Landscaping should provide seasonal interest and accentuate the Mixed Use District and Retail District monument and gateway elements.

South Edge

A portion of this edge will be occupied by a public plaza which will be designed and constructed by the sub-developer in cooperation with the City of Northglenn. The sub-developer will provide comfortable, convenient and safe pedestrian circulation through this public plaza space to the Civic/Recreational/Entertainment District.

West Edge

Access to the existing hotel site will be provided through the Retail District in a manner that does not interfere with the vehicular and pedestrian circulation required by the Retail District. Depending on the configuration of the retail site plan a landscape buffer may be required between the hotel parking and Retail district.

Interior Pedestrian Urban Edges and Spaces

Since the Public Realm is the major organizing element of the Mixed-Use District it is important that the character and size of the areas in front of and adjacent to retail uses attract and sustain a high level of pedestrian activity.

Sidewalks

In order to allow for the relaxed placement of street furniture such as benches and pots and the use of street trees and pedestrian lighting the minimum width from building face to curb face should be 15 feet. Varying the width of the walk will create visual interest and offer opportunities to vary the configuration of site furniture. A width of up to 30 feet from building face to curb face will allow contiguous planting beds to be created reducing the amount of paving and creating garden like environments for placement of benches.

Minor Public Gathering Places

To encourage visitors to the retail district to linger the creation of Minor Public Gathering Spaces is encouraged. These spaces should be contiguous with the pedestrian circulation patterns but set outside the predominant area of circulation. The size of these spaces may vary depending on desired use and elements included in the space. Elements such as water features, arbors, fire pits, special hardscape and sculpture, or other art forms (such as murals) should be utilized to animate the space. In addition these spaces may want to be located near proposed quick serve food operations.

Shade and Lighting

To encourage extended day use shade should be provide using trees and/or awning and trellis structures. To encourage night time use lighting should be provided but in a subtle and efficient manner. Pedestrian scale street lighting in combination with architecturally integrated lighting enhance the character of the district.

Interior Pedestrian Urban Edges and Spaces (cont'd)

Site Furniture

Benches, pots, light fixtures, trash receptacles, tables chairs and umbrellas etc. should be selected to represent a compatible "family" of furniture elements that are durable, comfortable, and aesthetically compatible with the proposed architecture.

Public Art

Opportunities for public art should be considered during site planning stages. Public art may be considered as a stand alone piece or as elements integrated with the architecture or other constructed site elements.

Landscaping

Landscaping within the Interior Pedestrian Urban Edges and Spaces (see Figures No. 8 and 9) will be primarily contained within large pots and site integrated planters. The style of landscape should be more garden like with significant opportunities for seasonal color which would include annual and perennial flowers and ornamental grasses. A minimum of 65 deciduous trees and 50 Ornamental trees will be used throughout the retail district and plaza areas.

Tenant Signage Criteria

A. General Signage Requirements

In addition to identifying individual tenants and the goods and services offered (conflict with item #7 below), signage should also help enliven the public spaces with color and light without visually overpowering the area.

1. Definitions:

- Signable Area - That portion of the building facade unbroken by doors or windows upon which a wall sign is or may be located. It is calculated by selecting a continuous facade, then drawing an imaginary rectangle and computing the square foot area of this rectangle.
 - Signage: Awnings, Decorative metal bands, art or other illustrations shall not be considered "signage" for the purposes of calculating signs in the signable area. "Signage" shall be considered the occupants name, logo, description of services, branding etc. only.
2. All tenants shall have signs, awnings, and storefront treatments for End Cap Structures, Stand alone buildings and Inline frontages designed and constructed in conformance with these sign criteria.
3. Amount of allowed signage for each building and building façade is directed by the following regulations and the specific guidelines for each type of sign included in this document:
- Endcap buildings are considered to have three signable areas. A front façade, a rear façade, and a side façade.
 - Stand alone buildings are considered to have four signable areas - front façade, a rear façade, and two side facades.
 - Inline tenant space is considered to have two signable areas - front façade and a rear façade.
 - Signs on a front façade shall not exceed 20% of the signable area or 36 square feet, whichever is greater.
 - Signs on a rear façade shall not exceed 12% of the signable area or 36 square feet, whichever is greater.
 - Signs on a side façade shall not exceed 12% of the signable area or 36 square feet, whichever is greater.

4. Tenant signage area shall not exceed square footage allowances as provided for in the current City of Northglenn zoning ordinance.
5. No signs and/or awnings may be erected on the building or property without first securing written approval of the Landlord.
6. All permits as required by the City of Northglenn shall be obtained by the tenants or their representatives subsequent to Landlord approval.
7. Sign messages shall consist of store's trade name only. Descriptions of services are prohibited unless a part of the store's trade name, or part of a store's trade dress.
8. Landlord reserves the right to prohibit certain logos in conjunction with Tenant's signs and/or awnings.
9. The use of banners, flags, or pennants is prohibited except in accordance with provisions for special sales in the Northglenn zoning ordinance and subsequent to Landlord approval.
10. "Coming Soon", "Grand Opening" and other temporary signs must be coordinated and approved by Landlord, and must be in compliance with the City of Northglenn Zoning Ordinance.
11. Tenant signs shall be comprised on non-illuminated dimensional letters or internally illuminated pan channel letters. Logos are acceptable if used as a minor portion of the sign.
12. All pan channel letters are to be remotely wired. Raceways and wireways are prohibited.
13. Box signs, flashing signs, and exposed neon signs are prohibited. Portable, trailer, and changeable copy signs are also prohibited.
14. Routed and push through cabinets are allowed if used in conjunction with individually mounted pan channel letters (i.e.: for logo cabinets, longer text, etc.)
15. All awnings, signage, lighting, or other storefront elements shall be maintained in a neat and clean condition.
16. Any signage not specifically addressed by these guidelines will be in conformance with Article 35 of the City of Northglenn's current Zoning Ordinance that addresses signage.
17. Tenant Directory Signs will be addressed at a future date with the submittal of the Final Planned Unit Development (PUD).

B. Wall Mount Signs

1. Detailed design specifications to be provided with the Final PUD.

C. Horizontal Projection Signs (Blade signs)

1. Each tenant will be allowed 1 horizontal projection sign placed on the front façade.
2. Each horizontal projection sign may not exceed 8 sq.ft. per face
3. The bottom of each sign must be a minimum of 8 ft. above the sidewalk elevation.
4. Detailed design specifications to be provided with the Final PUD.

D. Awnings

1. Detailed design specifications to be provided with the Final PUD.

E. Monument Signage:

1. Multi tenant monument signs shall be allowed as shown in the Preliminary and Final PUD.
2. Detailed design specifications to be provided with the Final PUD.

Parking and Vehicular Circulation

Vehicular Circulation within the Retail District must address several issues simultaneously. It must blend the functional aspects of safety and ease of movement with convenience while reducing conflict between pedestrians and vehicles and providing areas for significant landscaping.

On Site Circulation

Major circulation routes through the site shall be separated from the parking fields by landscaped islands and/or medians. Cross circulation through the major circulation routes should be limited to avoid congestion and create opportunities for contiguous landscape areas. In the event any tenant requires the use of shopping carts or similar devices, adequate facilities for their storage and containment is required.

Landscape Islands and Medians

Landscaped islands and medians shall be a minimum of 10 feet wide from flow line to flow line, except in limited areas. Opportunities to utilize landscaped islands and medians for water quality should be considered during the development of the overall site grading and drainage. Where landscape islands and medians are not being used for water quality swales the median shall be bermed a maximum of 1 foot above the top of the curve to increase the effectiveness of landscape buffering. Each typical landscape island of 10 foot X 18 feet shall have 1 deciduous canopy tree. A landscape island shall be required when a single row of parking exceeds 15 spaces.

Landscape Planting

Landscape planting should buffer the parking fields, reduce heat through the use of large deciduous canopy trees and provide seasonal interest. The plant palette shall be consistent with the retail districts overall landscape design. Parking lots should be screened from view from public streets by use of landscaped buffers. Continuous screening, 30-inches i height, is required unless an alternative screen is approved by the Planning Commission.

Trash Enclosures

If trash enclosures are to be placed in the parking lots they shall be set within a landscaped island to protect the structure and provide areas for landscape buffering. Trash enclosures shall be constructed of materials complimentary to the approved retail district architecture.

Lighting

Lighting of parking lots and vehicular circulation routes should provide safety and security without over lighting which would reduce the impact of the architectural and pedestrian area lighting. Light fixtures should be compatible with the pedestrian scale lighting. Light poles should be placed within landscaped islands. All light sources shall be screened from view of adjacent properties and public rights-of-way. Light poles of a minimum height to provide adequate lighting should be used. Several short poles are preferred to one taller pole. Light from commercial developments may not spill onto residential sites.

Public Plaza

The City of Northglenn has dedicated a 30,000 - 40,000 square foot area in the south eastern quarter of the Retail District for a Public Plaza. (See Figure No. 3) The sub-developer, in cooperation with the City of Northglenn will design and construct this park in conjunction with the design and development of the Retail District. The Public Plaza will be closely integrated with the retail development. This Plaza will become the hub of public activity supporting both the retail activities as well regularly staged and seasonal events. The location of the Plaza provides a visual and physical connection to E.B. Rains Memorial Park and Webster Lake. Some of the elements which are being considered for inclusion in the Plaza (See Figure No. 10) are:

- Performance Stage
- Major District Landmark or Icon
- "Great Lawn" area for performance viewing and informal gathering
- Informal children's play area
- Tree Grove for interactive event staging.
- Water feature
- Opportunities of permanent and rotational art exhibits
- Significant seating opportunities in the form of benches and/or terraces.
- Significant landscaping to provide shade, buffering, space definition and seasonal color
- Public Art

There is also a goal to design the plaza area to be 50% pervious surface to assist with water quality requirements and detention needs.

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PROJECT NUMBER: DATE

7112.01 9.07.07

Response to Comments

10.02.07

SHEET TITLE:

DESIGN GUIDELINES

SHEET NUMBER:

SHEET 3 OF 6

PRELIMINARY PUD

120TH AVENUE AND GRANT STREET RETAIL DISTRICT

NORTHGLENN, COLORADO

ARCHITECTURE

Architecture

A. Four-sided Design Required

Each building subject to these standards shall incorporate a similar level of architectural detailing on all sides. (See Figure No. 13) Blank walls void of architectural details or other variation are prohibited. Four-sided design shall be achieved by meeting the Horizontal Articulation requirements below.

B. Horizontal Articulation

A single, large, dominant building mass shall be avoided. Buildings shall be designed to reduce apparent mass by dividing facades into a series of smaller components. No individual component shall have a horizontal length of more than 70 feet. (See Figure No. 14) Components shall be distinguished from one another by two or more of the following.

1. Variations in roof form or variations in roof height of two feet or more;
2. Changes in wall plane of 8" or more;
3. Variations in the arrangement of windows;
4. Recognizable changes in texture, surface colors, or finish materials

Glazing shall be maintained without interior or exterior obstructions that limit visibility (with exception of decorative windows on the rears or ends of buildings), including, but not limited to, window signs, interior shelving, or window coverings (excluding window shades or blinds) during hours of business operation.

C. Building Fronts

Buildings shall feature visually prominent details on entry side of structure. A combination of at least two or more of the following techniques shall be used:

1. Canopy, portico, archway, arcade, or similar projection that provides architectural interest and protection for pedestrians;
2. Prominent tower, dome, or spire;
3. Sloped roof;
4. Projecting or recessed entry;
5. A majority or predominance of windows or glazing
6. Outdoor features, such as seat walls, landscaping with seasonal color, permanent landscape planters with integrated benches; or architectural detailing at pedestrian view level.

D. Exterior Building Wall Materials

The following materials are preferred; Brick, integrally colored concrete masonry units, and stucco.

The following materials are prohibited for use on exterior building walls:

1. Untextured tilt-up concrete panels;
2. Corrugated metal;
3. Mirrored or reflective glass, except in limited decorative ways comprising no more than 25 percent of the exterior building walls;
4. Wood is prohibited as the primary building material excepting stand alone tenants that use wood as part of a signature design. Wood shall be acceptable as decorative or accent application.

E. Building Lighting

Exterior lighting should be used to emphasis entryways and architectural features. (See Figures No. 15-18) All light sources shall be screened from view of adjacent properties and public rights-of-way.

F. Screening - Mechanical

All rooftop material equipment shall be screened so as not to be visible by a 6' tall person at the nearest adjacent property line or by screens 6" higher than the highest piece of equipment (in the event adjacent property lines are higher than onsite elevations).

G. Screening - Utilities

All utilities (water, gas, electric, etc.) shall be screened by walls of similar materials to adjacent buildings, berming and or dense landscaping. (See Figure No. 19)

PERMITTED USES

1. Art and school supply stores.
2. Art Galleries, but not including art auctions.
3. Antique shops.
4. Automobile accessory stores (new parts and supplies only).
5. Banks and financial services (not to include check cashing or quick loan facilities).
6. Bars, lounges, and taverns.
7. Barber shops and haircare.
8. Beauty shops/spas, nails and tanning.
9. Blueprinting and photostating establishments.
10. Book and music stores.
11. Bicycle sales, rental and repair shops.
12. Camera and photographic, supply stores.
13. Carpet and rug stores.
14. Cigar and Pipe Store.
15. China and glassware stores.
16. Clothing and Apparel.
17. Clothing and costume rental stores.
18. Coin, philatelic, collectable and memorabilia shops.
19. Computer sales/services.
20. Custom tailor shops.
21. Department stores.
22. "Drive-In" type establishments offering goods and services primarily or directly to customers waiting or being served in parked motor vehicles.
23. Drug stores.
24. Dry cleaning and laundry receiving stations, provided that the processing be done elsewhere.
25. Electronics stores.
26. Fabric shops.
27. Fitness Studios.
28. Financial, Insurance, Real Estate Offices.
29. Florist shops.
30. Food stores, grocery stores, meat markets, bakeries, creameries, delicatessens and specialty grocery stores.
31. Furniture stores with new merchandise, excluding repair or upholstery services on premises.
32. Furniture stores, including upholstery and repair businesses when conducted as part of the retail operations and secondary to the principal use.
33. Grocery Stores.
34. Garden supply and seed stores.
35. Gift and variety shops.
36. Greeting Cards and Party Product Stores.
37. Hardware stores.
38. Health and Beauty Supply Stores.
39. Hobby shops, for retail of items to be assembled or used away from the premises.
40. Home appliance stores.
41. Housewares & Home Stores.
42. Interior decorating shops, retail only.
43. Jewelry stores, including watch repair.
44. Leather goods and luggage stores.
45. Liquor and wine stores (packaged goods only).
46. Medical or Dental Offices.
47. Musical instrument sales and repair.
48. Office supplies stores.
49. Orthopedic and medical appliance stores, but not including the assembly or manufacturing of such articles.
50. Optical Stores.
51. Paint and wallpaper stores.
52. Pet shops and small animal hospitals, but not including the use of outdoor facilities. [Source: Ord. 1374, 2004].
53. Pharmacies.
54. Phone and Wireless Services.
55. Photography studios.
56. Plumbing showrooms and shops.
57. Printing establishments (including Photo printing).
58. Quick Serve Restaurants.
59. Restaurants.
60. Restricted production and repair, limited to the following: art, needlework; clothing (custom manufacturing and alterations) for retail only; (from precious metals); watches; dentures; and optical lenses.
61. Sewing machine sales and services, household machines only.
62. Shipping, Packaging, mailing/office services supplies (i.e. Fedex Kinko)
63. Shoe and hat repair shops.
64. Shoe stores.
65. Specialty Foods (i.e. Bakery, Specialty Meats, Ice Cream, Candy, etc.)
66. Sporting good stores.
67. Toy shops.
68. Television and radio repair shops.
69. Theaters.

CONDITIONAL USES

Other uses which may be directly related to the nature of this Planned Unit Development which have not been previously allowed but are considered by the City Manager or their designee to be consistent with the developed area and in general harmony with the surrounding land uses.

All proposed Conditional Uses must adhere to the regulation, processes and fees as described by Chapter 11, Article 30 of the Northglenn Zoning Ordinance.

1. Educational Facilities
2. Daycare
3. Commercial operations using drive-through facilities as a means of distributing products

LIST OF PROHIBITED USES

No portion of the Shopping Center may at any time be used for any of the following uses:

1. Sexually Oriented Businesses as described and regulated by Chapter 11, Article 54 of the Northglenn Zoning Ordinance.
2. Amusement arcade, amusement park, amusement rides.
3. Assembling, manufacturing industrial, distilling, refining or smelting facility.
4. Auction house, fire sale or bankruptcy sale (except pursuant to court order), provided that any occupant that in fact goes out of business may hold one going out of business sale to exceed four weeks in duration.
5. Bail bonds business.
6. Banquet hall (unless part of a sit-down restaurant).
7. Blood Banks
8. Boat sales office, showroom or storage facility.
9. Body piercing shops
10. Carnival.
11. Car Rentals
12. Car wash.\
13. Check cashing establishments.
14. Dollar Stores, variety stores or price-point retailers that sell inexpensive items, usually with a single price point for all items in the store.
15. Flea market.
16. Gambling establishment or betting parlor.
17. Head shop (drug paraphernalia).
18. House of worship.
19. Junk yard.
20. Land fill, garbage dump or other such facility for the dumping, disposing, incineration or reduction of garbage.
21. Massage parlor, except as part of, and ancillary to, a separate primary use that is permitted hereunder (such as foot massage services offered by a shoe store or a day spa).
22. Mobile home or trailer court, labor camp, junkyard or stockyard.
23. Mortuary, crematorium or funeral home.
24. Motel.
25. Pawn shop.
26. Public or private nuisances (premises emitting or resulting in strong, unusual or offensive orders, fumes, dust or vapors, noise or sounds which are objectionable, or creating a hazardous condition) (except background music for public spaces).
27. Repair or service center (excluding repair or service work incidental to the operation of permitted retail uses hereunder).
28. Skating rink (Indoor).
29. Stockyard.
30. Surplus, salvage or liquidation store (such as Goodwill, Salvation Army or government surplus store).
31. Tattoo Shops.
32. Telephone call center.
33. Unemployment office.
34. Warehouse (excluding any warehousing incidental to the operation of uses permitted within the District).

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Response to Comments 10.02.07

SHEET TITLE:

DESIGN GUIDELINES

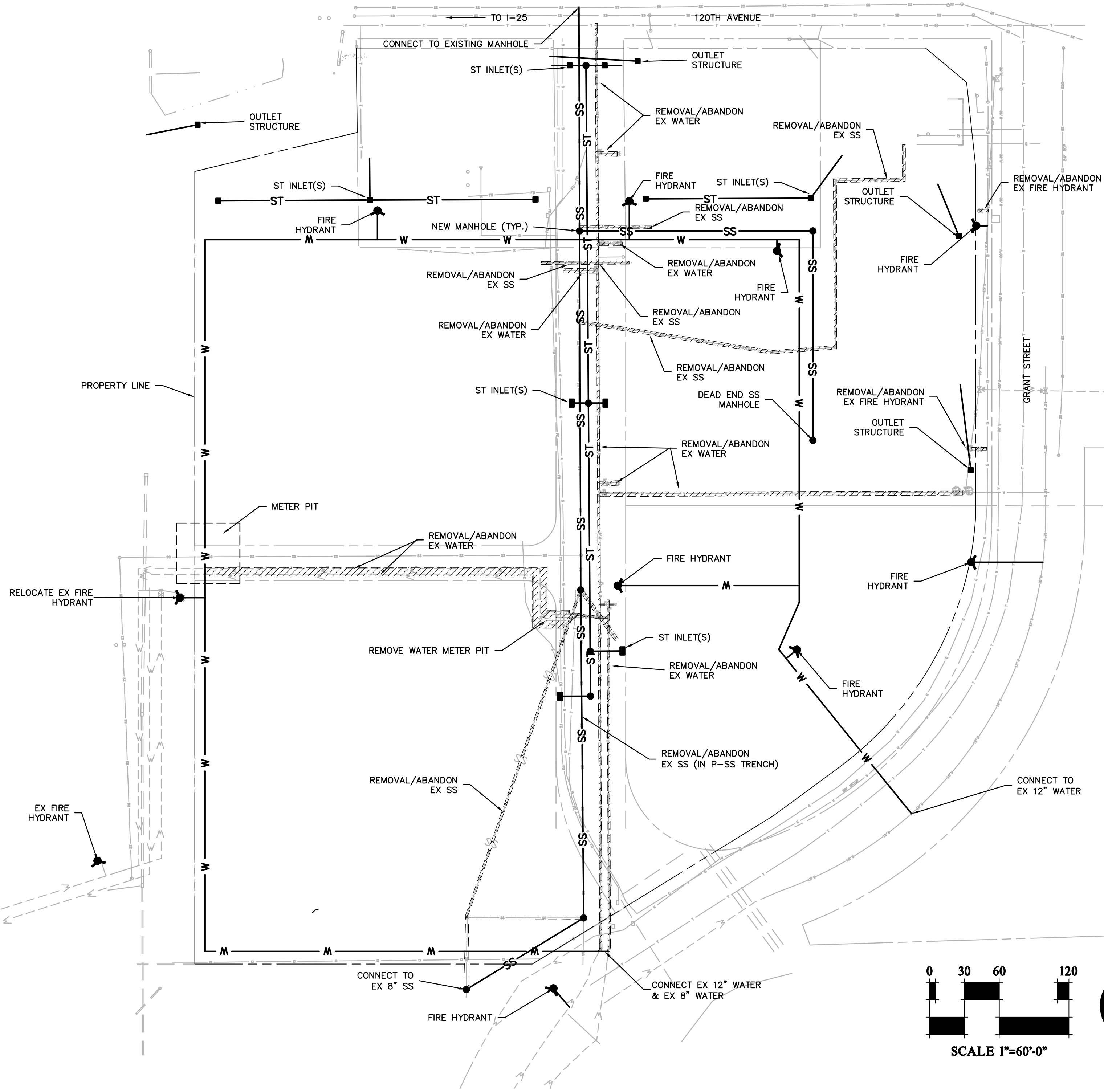
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SHEET **4** OF **6**

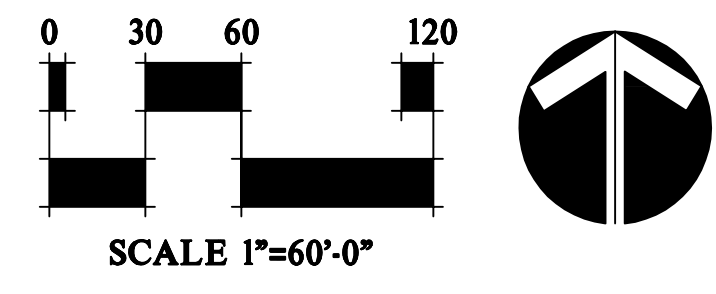
PRELIMINARY PUD

120TH AVENUE AND GRANT STREET RETAIL DISTRICT

NORTHGLENN, COLORADO



- UTILITY NOTES:
1. THIS PRELIMINARY PUD UTILITY PLAN PROVIDES CONCEPTUAL LEVEL INFORMATION ONLY. THE FINAL UTILITY PLAN WILL BE FILED WITH THE FINAL PUD AND WILL CONFORM TO THE CITY OF NORTHGLENN STANDARDS AND SPECS.
 2. THIS DRAWING DEPICTS PROPOSED AND ABANDONMENT/REMOVAL OF WET UTILITIES ONLY (WATER, SANITARY SEWER, STORM SEWER)
 3. PROPOSED RESTAURANTS WILL BE REQUIRED TO HAVE AN OIL/GREASE SEPARATOR. ADEQUATE SPACE FOR S/O SEPARATORS SHALL BE ACCOMMODATED IN THE DESIGN.
 4. INDIVIDUAL BUILDING SERVICES ARE NOT SHOWN HEREIN.



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SHEET TITLE: MASTER UTILITY PLAN

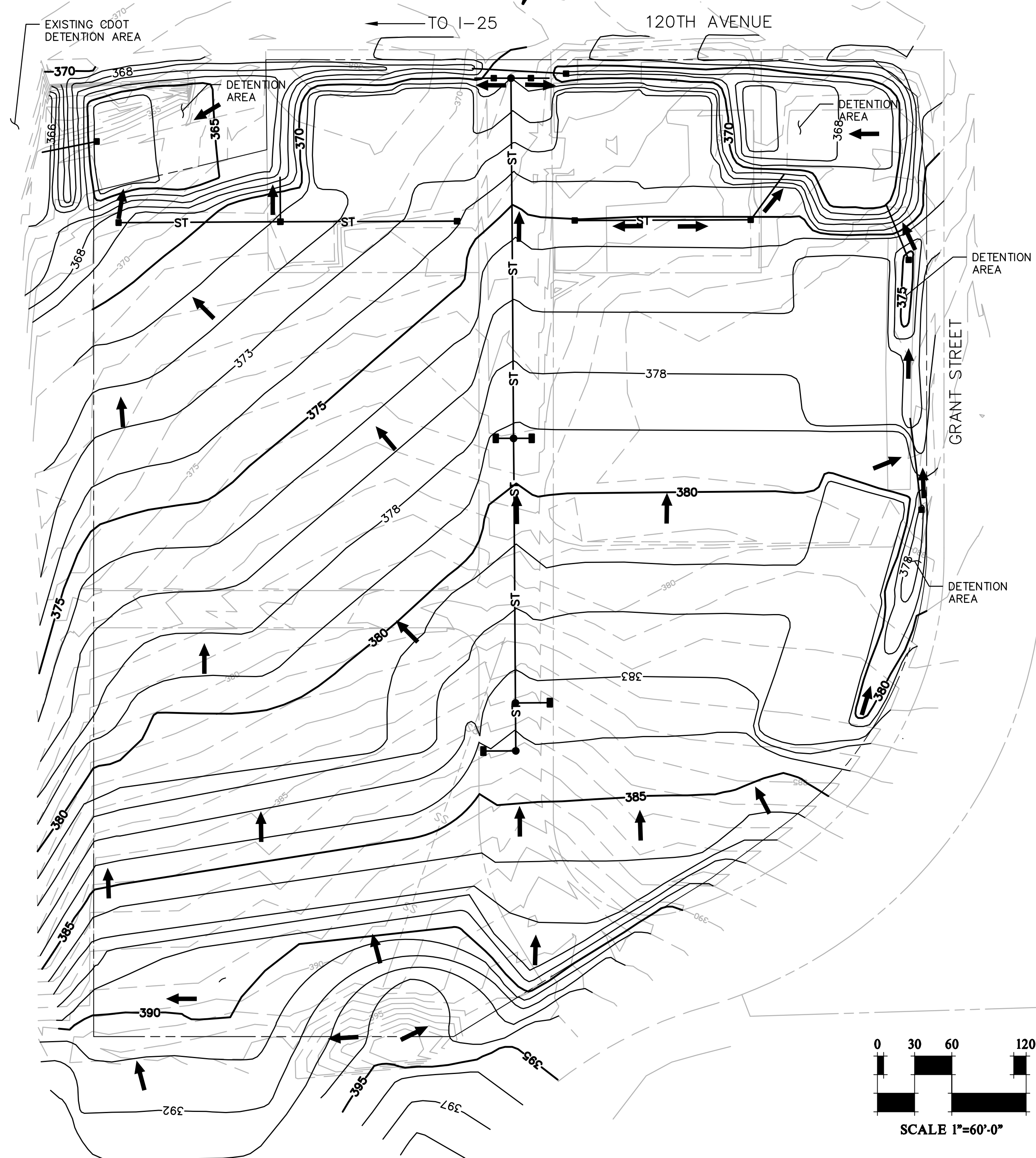
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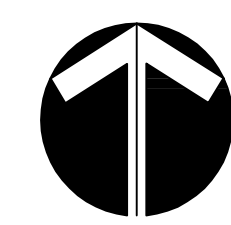
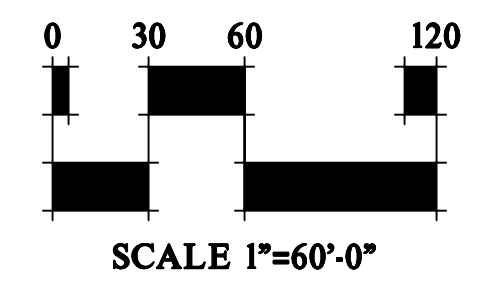
PRELIMINARY PUD

120TH AVENUE AND GRANT STREET RETAIL DISTRICT

NORTHGLENN, COLORADO



- GRADING AND DRAINING NOTES:
1. THIS PRELIMINARY PUD GRADING AND DRAINAGE PLAN PROVIDES CONCEPTUAL LEVEL INFORMATION ONLY. FINAL PUD GRADING AND DRAINAGE PLANS SHALL CONFORM TO ALL URBAN DRAINAGE AND FLOOD CONTROL DISTRICT STANDARDS. PHASE II/OR PHASE III DRAINAGE REPORTS SHALL BE PROVIDED IN SUPPORT OF THE PROPOSED DETENTION PLANS.
 2. A PORTION OF THE NORTHWEST DETENTION AREA IS WITHIN CDOT ROW.



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GRADING AND DRAINAGE PLAN

SHEET NUMBER:
 SHEET 6 OF 6