### PLANNING AND DEVELOPMENT DEPARTMENT MEMORANDUM 17-04

DATE:

February 27, 2017

TO:

Honorable Mayor Joyce Downing and City Council Members

FROM:

James A. Hayes, AICP, City Manager JH

Brook Svoboda, Director of Planning and Development

Becky Smith, AICP, Planning Manager

SUBJECT:

CB-1881 –Rezoning for Certain Real Properties at 10941 Irma Drive-North Metro Fire Rescue District Station #63 from I-2 Industrial to Planned Unit

Development

### Purpose

To rezone the existing North Metro Fire Rescue District Station #63 from I-2 Industrial to Planned Unit Development (PUD) to accommodate the expansion of the existing structure.

### **Background**

Attached to this memo is a proposed ordinance, which if approved, would rezone the existing North Metro Fire Rescue District Station #63 property to PUD, located at 10941 Irma Drive. Staff presented the Preliminary and Final PUD application to the Planning Commission at a Public Hearing held February 7, 2017. The Planning Commission Recommendation Resolution and Staff Report with PUD Plan Set are included as **Attachments 1 & 2**.

The Planning Commission basis for the decision for a PUD proposal on the following criteria:

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

The Planning Commission Resolution 2017-01, also include the following conditions for final adoption by the Council:

- 1. The final mylars shall define the site orientation in regards to the listed setbacks.
- 2. NMFRD will provide proof of a dedicated drainage easement for their stormwater facility, prior to the issuance of a building permit.
- 3. NMFRD will be required to enter into a Stormwater Facilities Maintenance Agreement prior to issuance of a Certificate of Occupancy.
- 4. NMFRD will be required to pull all necessary permits prior to construction.

### **Update**

The memo previously provided to Council on February 13, 2017, was prepared prior to the Commission hearing and voting on the proposal. The Planning Commission Resolution has been updated to reflect a condition added at the time of the meeting. The condition requires the applicant to define the site orientation on the final Mylars submitted for recordation.

### **Budget Implications**

This ordinance amendment request has no budgetary impacts.

### **Schedule/Time Implications**

NA

### **City Council Options**

The City Council makes the final decision regarding Preliminary PUD. The City Council options are as follows:

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

### Staff Recommendation

Staff recommends approval of CB-1881

### **Staff Reference**

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

### **Attachments**

Attachment 1 Planning Commission Resolution 2017-01

Attachment 2 Staff Report

Attachment 3 Staff Presentation

### Attachment 1

### RESOLUTION 2017-01 NORTHGLENN PLANNING COMMISSION

A RESOLUTION PROVIDING A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OF THE NORTH METRO FIRE RESCUE DISTRICT STATION #63 PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) AND APPROVAL OF ANY FINAL PLANNED UNIT DEVELOPMENT ELEMENTS CONTAINED THEREIN

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

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

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

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

<u>Section 1.</u> The City of Northglenn Planning Commission hereby provides a favorable recommendation to the City Council for approval of the NORTH METRO FIRE RESCUE DISTRICT STATION #63 Preliminary PUD in accordance with the proposed Ordinance for adoption.

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

- 1. The final mylars shall define the site orientation in regards to the listed setbacks.
- 2. NMFRD will provide proof of a dedicated drainage easement for their stormwater facility, prior to the issuance of a building permit.
- 3. NMFRD will be required to enter into a Stormwater Facilities Maintenance Agreement prior to issuance of a Certificate of Occupancy.
- 4. NMFRD will be required to pull all necessary permits prior to construction.

DATED this	day of	, 2017
ATTEST:		Sonia Di Carlo Planning Commission Chair
Rebecca Smith, AICP Secretary		

Case No. Z-1-17

Applicant: Allred & Associates Location: 10941 Irma Drive Ordinance: 11-16 and 11-37-2

### NORTH METRO FIRE RESCUE DISTRICT STATION #63 PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT (PUD) STAFF REPORT AND RECOMMENDATION

### **REQUEST:**

The applicant, Allred & Associates on behalf of the owner, the North Metro Fire Rescue District (NMFRD), requests the Planning Commission hear and recommend, to the City Council, a rezone from I-2 Industrial to Planned Unit Development of the parcel located at 10941 Irma Drive (EXHIBIT A).

### **REASON FOR REQUEST:**

The applicant proposes to redevelop and expand the existing fire station in a manner that would no longer fit within the constraints of the existing zoning classification (**EXHIBIT B**).

### **BACKGROUND:**

The North Metro Fire Rescue District serves the City of Northglenn as well as City of Broomfield and unincorporated areas of Adams, Boulder, Jefferson, and Weld counties. NMFRD currently operates two fire stations within the City limits. Station #63 at 10941 Irma Dr. has operated out of the current location in the Northglenn Industrial Park since 1970.

The fire district is proposing to renovate and redevelop the existing station to add more than 50% to the existing size. Due to the desire to utilize portions of the existing building footprint and need for slightly larger fire truck bays to reflect modern truck sizes, the setbacks in the existing I-2 Industrial zoning classification could not accommodate the proposed redevelopment.

The Planning Commission must provide a recommendation of the Preliminary PUD and any decision of the Final PUD based on the criteria from Sections 11-16-2 and 11-37-2 of the Northglenn Zoning Ordinance, outlined in the Approval Criteria Section below. If the Planning Commission makes a recommendation on the Preliminary PUD and approves the Final PUD, the recommendation will be forwarded to the City Council for approval.

### **SURROUNDING LAND USES:**

North: I-2 Industrial zoning – Northglenn Elks Lodge South: Muriel Dr. and I-2 Industrial zoning – Auto Repair

West: R-1-C Single-Family Residential Zoning

East: Irma Dr. and I-2 Industrial Zoning – Landscaping supply

### **CASE ANALYSIS:**

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

### Land Use / Site Plan

The NMFRD proposal is a redevelopment of the existing single story 4,202 SF fire station. The new station will expand the building footprint to 5,547 SF to accommodate a larger fire truck bay to the north and east and facility area to the south. The proposed PUD zoning would allow the fire station use. While the City does not have specific institutional zoning, the proposal is in conformance with the City's Master Plan as the parcel is shown as institutional in the future land use map of the Comprehensive Plan.

The existing station has two firetruck bays with emergency vehicle access from Muriel Dr. The proposed station will have three bays that will access from Irma Dr. The western footprint of the building will remain largely unchanged while the building footprint will expand to the north, south, and east. The required setback for a corner lot in the I-2 Industrial zone matches that of the front setback of 50'. The existing station was developed prior to the existing zoning requirements and so currently has a legal non-conforming setback from Muriel of approximately 20'. The proposed PUD standards would establish an alternative south setback of 15', and an east setback from Irma Dr. of 49'.

The majority of the station enlargement will be the addition of a second floor above the new bays on the eastern portion of the building to accommodate a living area for the firefighters. The gross floor area of the new station will be 9,350 SF. The fire district has indicated that the operations of the station will remain unchanged and house the same number of firefighters, staff and visitors as the existing station. The enlargement reflects the need to better accommodate the existing operations from the original design of the station over 45 years ago.

### **Traffic & Parking**

The applicant provided a traffic report that has been reviewed by Public Works staff and includes analysis of the proposed emergency vehicle access change from Muriel Dr. to Irma Dr. To accommodate this change the existing access for non-emergency vehicles on Irma Dr. will be expanded to the south to allow fire trucks to drive straight from the east-facing bays onto Irma Dr. Access for non-emergency vehicles to the north will remain unchanged, along with access to the parking area from Muriel Dr. The former truck access from Muriel will be removed. No additional signalization will need to be installed on Irma

for the new emergency access. Signal preemption at the existing Irma and Muriel intersection will allow traffic to clear and allow emergency access to Irma Dr. **EXHIBIT C** is the full traffic report.

The number of parking spaces on the site will remain unchanged as the operations will not expand and the current site meets the existing facility's needs.

### **Utilities**

The utilities for the site are being upgraded from the existing building. The applicant submitted a utility report to Public Works staff outlining the proposed work which includes new 4" fire service to provide fire suppression and relocation of the existing hydrant to the north and east. No additional utility easements are required for this project.

### **Drainage**

The applicant has provided a drainage report that has been reviewed by Public Works staff. The proposal will provide water quality at the southeast corner of the site to be incorporated into the landscaping area. The applicant will be required to submit a final drainage report that addresses any outstanding items identified by the city engineer prior to releasing a building permit. In addition, the applicant will be required to grant the City a drainage easement prior to the issuance of building permits. A Stormwater Facilities Maintenance Agreement shall be executed prior to the issuance of the Certificate of Occupancy.

### **Landscaping**

Total landscape area equates to 15.8% of the site. The landscaping exceeds the City's standard of 12% required on-site landscaping. While the landscape plan is not providing the required number of trees based on the site's corner street frontage, the proposal is maintaining two of the three existing mature trees and adding two additional oak shade trees. This will increase the number of trees from the existing conditions without disturbing the operations of the station. Two additional ornamental trees will be planted near the building entry as well as shrubs and other plantings placed along the south of the building, south along the parking area, and along the edge of the patio area on the northwest side of the building. No prohibited species are proposed.

### **Architecture/Elevations**

Building elevations are included with the submittal which show the existing station and the proposed station. The height will remain similar on the west side of the building increasing from approximately 13' to the pitch of the roof to 14' 10" proposed. The height of the garage bay and second floor is a proposed 37', up from 16' on the east side of the building. For reference, the maximum height of the residential zone to the west is 35' and the surrounding industrial zone is 65'.

The majority of the new station will be a brick veneer. The south elevation also includes "storefront" windows for the two-story staircase and at the entry area surrounded by a metal rainscreen wall paneling. The elevations include building mass variety that steps up from the single-story to the west to the second-story to the east. The east elevation facing Irma Dr. also includes a variation with a higher middle elevation that steps down to either side. These different materials and arrangements create a variation in the elevations that would comply and exceed those required under the existing industrial zoning with the standard architectural requirements outlined in section 11-25-6 (a) (1) & (2).

Section 11-7-9. Architectural and Site Design Standards, Industrial Zones.

- (a) Architectural Standards, Industrial Zones.
  - (1) Building Mass. Exterior walls shall be broken by recessed or projected entryways, recessed windows, use of more than one finish material, use of more than one color, use of architectural details, or such other technique or combinations of techniques so as to prevent the appearance of massive and featureless walls.
  - (2) Exterior finish materials. A variety of exterior finish materials are encouraged. No material designed or manufactured as an exterior wall surface is prohibited. Smooth face concrete block, concrete panels, and metal siding may be the primary or predominant finish materials but should be used in conjunction with other materials. At least 25 % of building elevations facing public streets should be of materials other than the predominant finish material.

### Administration

In accordance with 11-16-6 Approval Criteria, staff has found that the proposal for the Preliminary and Final PUD is in conformity with the Northglenn Zoning Ordinance and Comprehensive Plan.

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

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

### **APPROVAL CRITERIA:**

### Section 11-16-6. Approval Criteria.

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

### Section 11-16-2. Purpose and Intent.

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

(10) To provide for the efficient and safe movement of vehicular and pedestrian traffic on both public and private roadways. "

### Additionally;

### Section 11-37-2. Zone Changes.

- (h) Basis for Approval. The Commission and Council shall give consideration to and satisfy themselves to the following:
  - (1) That a need exists for the proposal;
  - (2) That this particular parcel of ground is indeed the correct site for the proposed development;
  - (3) That there has been an error in the original zoning; or
  - (4) That there have been significant changes in the area to warrant a zone change;
  - (5) That adequate circulation exists and traffic movement would not be impeded by development; and
  - (6) That additional municipal service costs will not be incurred which the City is not prepared to meet.

### **APPROVAL CRITERIA ANALYSIS**

- (1) That a need exists for the proposal
  - Staff finds that redevelopment of the site is a benefit to the area. The fire district provides needed emergency response to the community and the existing facility no longer serves the needs of a modern fire department.
- (2) That this particular parcel of ground is indeed the correct site for the proposed development;
  - Staff finds the proposed development is appropriate for this site based on the existing use as a fire station and concurrence with the Comprehensive Plan.
- (3) That there has been an error in the original zoning; or
  - The original zoning would not have permitted the existing station to be constructed as it is today. An effort to enforce these restrictions on the current site and use may have rendered the site unusable for the fire district's operations.

- (4) That there have been significant changes in the area to warrant a zone change;
  - Staff finds that the needs of the fire district since the facility's original construction in 1970 has changed over time. Additionally, the surrounding community has grown and may exceed the existing facility's ability to serve it.
- (5) That adequate circulation exists and traffic movement would not be impeded by development; and
  - Staff finds that the traffic and circulation impacts will not be impeded by this development, and in fact may be improved as a result of large fire trucks no longer accessing the station from Muriel Dr.
- (6) That additional municipal service costs will not be incurred which the City is not prepared to meet.
  - Staff finds that there will be no additional municipal service costs incurred.

### **COMMISSION OPTIONS:**

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

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

### **STAFF RECOMMENDATION:**

Staff recommends a favorable recommendation of the Preliminary PUD to the City Council and approval of the Final PUD with the following conditions and based on six recommended Findings of Fact per the criteria of Section 11-37-2 of the Northglenn Zoning Ordinance.

### **RECOMMENDED CONDITIONS OF APPROVAL:**

- 1. NMFRD shall provide a dedicated drainage easement for their stormwater facility, prior to the issuance of a building permit.
- 2. NMFRD will be required to enter into a Stormwater Facilities Maintenance Agreement prior to issuance of a Certificate of Occupancy.
- 3. NMFRD will be required to pull all necessary permits prior to construction.

RESPECTFULLY SUE	3MITTED:
Alan Sielaff	
Planning Technician	

WHAT'S NEXT: The City Council will next hear the preliminary PUD portion of this application. If the Commission recommends approval of the preliminary portion and approves the Final PUD portion at the hearing then the rezoning will be finalized.

### **FUTURE APPLICATIONS:**

1.	Preliminary PUD	Considered by City Council 2/27/17
2.	ROW / Grading Permits	Approved administratively by staff
3.	Building Permits	Approved administratively by staff

### **EXHIBIT A**



EXHIBIT B

### NORTH METRO STATION #63 ADDITION & REMODEL

PRELIMINARY & FINAL PUD

BEING A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 11, TOWNSHIP 2 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS
STATE OF COLORADO

SITE DATA	GENERAL NOTES	VICINITY MAP	SHEET INDEX
BUILDING USE; FIRE STATION  TYPE OF CONSTRUCTION; V-B FULLY SPRINKLED  ZONING: I-2  EXISTING BUILDING GROSS FLOOR AREA: 4,202 SF  LAND USE CHART  TOTAL BUILDING FOOTPRINT 5,547 SF  SIDEWALK 1,406 SF 5,4%  DRIVEWHY/PARKING 1,486 SF 5,74% LANDSCAPING & OPEN SPACE: 4,066 SF  LAND LSE STAMP  LANDSCAPING & OPEN SPACE: 4,066 SF  SIDE TOTAL 25,875 SF  100% (,594 ACRES)  MAXIMUM BUILDING SETBACK: 15"-0"  SIDE SETBACK: 15"-0"  TOTAL PARKING PROVIDED	1. THE CITY OF NORTHGLENN RESERVES THE RIGHT TO PERIODICALLY REVIEW THIS PUD FOR CONFORMANCE WITH ITS PROPOSED CONSTRUCTION SCHEDULE AND WHEN APPOPERATE, REZONE THIS PROPERTY TO A DIFFERENT ZONING CLASSIFICATION.  2. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE CITY OF NORTHSULEN UTILITY STANDARDS AND SPECIFICATIONS.  3. ALL UTILITY TAPS SHALL BE SUPERVISED AND INSPECTED BY CITY OF NORTHGLENN PERSONNEL.  4. ALL CONSTRUCTION IN THE PUBLIC RIGHT—OF—WAY SHALL BE IN CONFORMANCE WITH CITY OF NORTHGLENN PUBLIC RIGHT—OF—WAY STANDARDS AND SPECIFICATIONS.  5. ALL CONSTRUCTION IN THE PUBLIC RIGHT—OF—WAY SHALL MEET THE REQUIRENTS OF THE AMERICAN WITH DISABILITIES ACT OF 1990.  6. PRIOR TO THE SISLIANCE OF A BUILDING PERMIT. THE CITY MUST REVIEW AND APPROVE THE FOLLOWING:  — GRADING AND DERANDEE PLAN AND REPORT  — EROSION CONTROL PLAN  — WATER AND SANITARY SEWER UTILITY CONSTRUCTION PLAN  — LANDSCAPE PLAN  — COMPLETE CONSTRUCTION PLANS.	MACLEY DR  E 112TH AVE  E 104TH AVE  E 104TH AVE  E 104TH AVE	A1.0 COVER SHEET IMPROVEMENT SURVEY PLAT COVER SHEET IMPROVEMENT SURVEY PLAT  A1.0 SITE PLAN A1.1 SITE DETAILS  C1.0 SITE PLAN — WEST C2.0 SITE PLAN — WEST C3.0 UTILITY PLAN — WEST C4.0 UTILITY PLAN — WEST C5.0 GRADING PLAN — EAST C5.0 GRADING PLAN — EAST L1 LANDSCAPE PLAN L2 LANDSCAPE PLAN L2 LANDSCAPE PLAN L2 LANDSCAPE DETAILS  A4.0 EXISTING DEMO ELEVATIONS A4.1 SOUTH & EAST ELEVATIONS A4.2 NORTH & WEST ELEVATIONS
20 Parsing Spaces (1 van Space) 1 Handicap Spaces (1 van Space) Existing and Proposed Streets -Irra Drive -Muriel Drive -Muriel Drive -NO Proposed Streets Residential Units; none Public Land Dedications; none Construction Schedule; Spring 2017 ALLOWED USES; THE ALLOWED USE IS A FIRE STATION WITH BUNK ROOMS	APPROVAL LIST  MAYOR DATE  PLANNING COMMISSION CHAIRPERSON DATE  CITY CLERK DATE	OWNERS CERTIFICATE  I,	OWNER NORTH METRO FIRE 101 SPADER WAY BROOMFIELD, CO 80020 C: DAVE ANDERSON P: 303.466.4434 F: danderson@northmetrofire.org  ARCHITECT ALLRED & ASSOCIATES
	DIRECTOR OF PLANNING AND DEVELOPMENT  DIRECTOR OF PUBLIC WORKS AND UTILITIES  DATE  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 COLORADO, THIS DAY OF ADAMS, STATE OF COLORADO, THIS DAY OF C	NOTARY PUBLIC  DESIGN CERTIFICATE  I HEREBY AFFRIM THAT THE PLANS WERE PREPARED BY ME (OR UNDER MY DIPECT SUPERVISIONS) FOR THE OWNERS THEREOF IN ACCORDANCE WITH THE PROVISIONS OF CITY OF NORTHGLENN STANDARDS AND SPECIFICATIONS. I UNDERSTAND THAT IT IS THE POLICY OF THE CITY OF NORTHGLENN THAT THE CITY DOES NOT AND WILL NOT ASSUME LIABILITY FOR FACILITIES DESIGNED BY OTHERS.	580 BURBANK ST., UNIT 125 BROOMFIELD, CO 80020 C: BRAD BONNET P: 303.465.4306 x5 F: E: brod@oilredarch.com  CIVIL FARK ENGINEERING CONSULTANTS 420 21ST AVENUE, SUITE 101 LONGMONT, CO 80501 C: UOEL SEAMONS P: 303.651.6626 X2 F: 303.651.0331 E: Joel@Parkengineering.net  LANDSCAPE MEURAN DESIGN GROUP 852 BROADWAY, STE 250 DENVER, CO 80203 C: KERRY SMEESTER
	CLERK CLERK AND RECORDER MY COMMISSION EXPIRES: INSTRUMENT NO:	BRENT ALLRED (ARCHITECT) DATE	P: 303.512.0549 F: 303.812.1224 E: kts@meuran.com

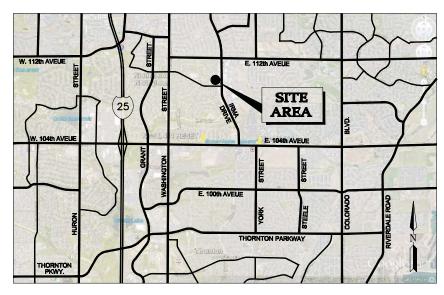
RED&ASSOCIATE:

NMFRD STATION #63 ADDITION & REMODEI



### **IMPROVEMENT SURVEY PLAT**

BEING A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP

### SUBJECT PROPERTY DESCRIPTION

THE SOUTH 115 FEET OF THE SOUTH 225 FEET OF TRACT 6 OF NORTHGLENN — SEVENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

(PUBLISHED ADDRESS FOR INFORMATIONAL PURPOSES ONLY: 10941 IRMA DRIVE, NORTHGLENN, COLORADO)

### PROJECT BENCHMARK

NATIONAL GEODETIC SURVEY (N.G.S.) STATION K 411

A STAINLESS STEEL ROD IN SLEEVE, STAMPED "K 4511 1984", LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF 104TH AVENUE AND YORK STREETS.

PUBLISHED NAVD 88 ELEVATION = 5286.40 FEET

### SURVEYOR'S NOTES

- 1. DATE OF FIELD WORK COMPLETION: MAY 4, 2016.
- 2. 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 OUR DEVIT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- 3. THIS IMPROVEMENT SURVEY PLAT, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.
- 4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING COMPANY, INC. THIS IMPROVEMENT SURVEY PLAT WAS PERFORMED AND ISSUED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 5. THIS IMPROVEMENT SURVEY PLAT CONSISTS OF TWO (2) SHEETS.
- 6. BASIS OF BEARINGS: SOUTH 00'12'00" WEST, BEING THE BEARING OF THE WEST LINE OF IRMA DRIVE, AS DEFINED AND MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON.
- 7. THE SUBJECT PROPERTY CONTAINS 25.875 SQUARE FEET OR 0.594 ACRES OF LAND, MORE OR LESS.
- 8. THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED FROM SURFACE EVIDENCE AND PAINT MARKINGS SUPPLIED BY ACCURATE UNDERGROUND UTILITY FIELD SERVICES ON MAY 4, 2016. SAID UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE IN NATURE. FOR EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES, POT-HOLING IS RECOMMENDED. EXCEPT FOR SANITARY SEWER INVERTS SHOWN HEREON, THIS SURVEYOR HAS NOT PHYSICALLY OR ACTUALLY LOCATED ANY UNDERGROUND UTILITIES SHOWN HEREON.
- 9. RECARDING THE APPARENT EXISTENCE OF SANITARY SEMER LINES IN IRMA DRIVE AND MURILL DRIVE, THE LINES HAVE BEEN SHOWN ON THE MAP SHEET FOR REFERENCE ONLY. AFTER EXAMINING THE SURVEYED INVERTS AND PIPE SIZES BETWEEN THE MANHOLES, IT IS DIFFICULT TO CONCLUDE WHICH MANHOLES CONNECT TO EACH OTHER. IT IS RECOMMENDED THAT UTILITY MAPPING RESEARCH BE CONDUCTED WITH THE CITY OF NORTHGLENN TO DETERMINE THEIR PROPER LOCATIONS.

### SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT ON MAY 4, 2016, A SURVEY WAS MADE OF THE ABOVE DESCRIBED PROPERTY UNDER MY DIRECT SUPERVISION AND THE CORNERS WERE SET AS SHOWN, HOLDING FOUND POINTS AND PLAT DISTANCES WHEREVER POSSIBLE AND UTILIZING ADAMS COUNTY SURVEY INFORMATION FOR CONTROL. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE PARCEL ON THIS DATE, MAY 4, 2016, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBE PREMISES EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBE PREMISES EXCEPT AS NOISO.

AS THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL. EXCEPT AS NOTED.

RICHARD B. GABRIEL, P.L.S. Colorado License No. 37929 For and on behalf of Power Surveying Company, Inc.

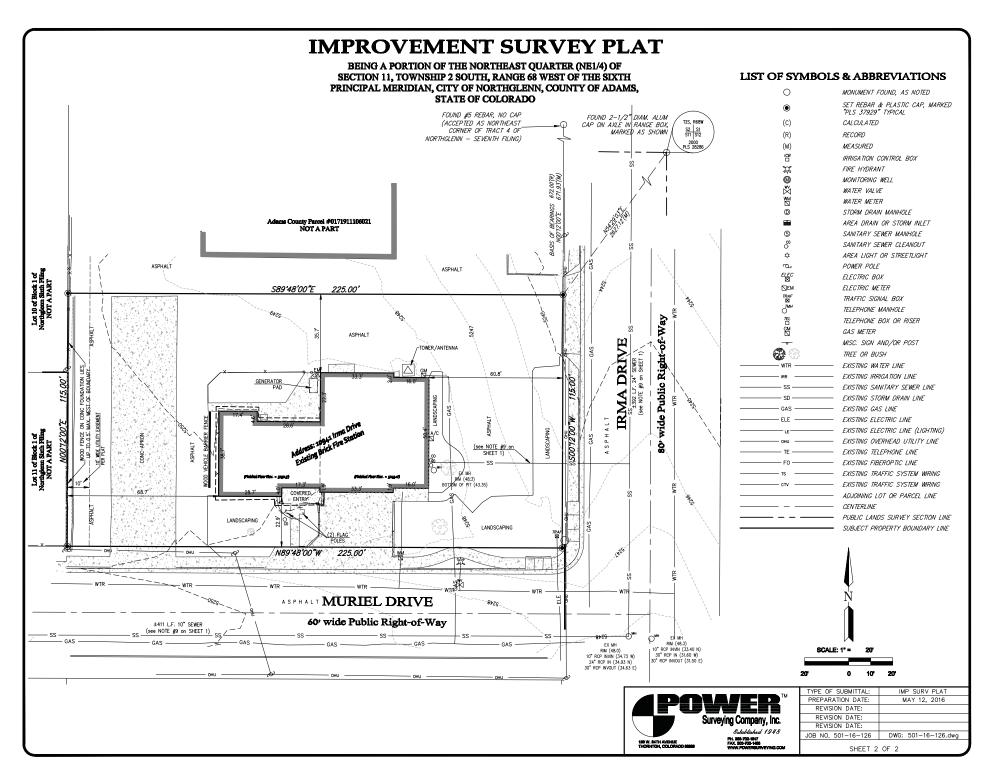


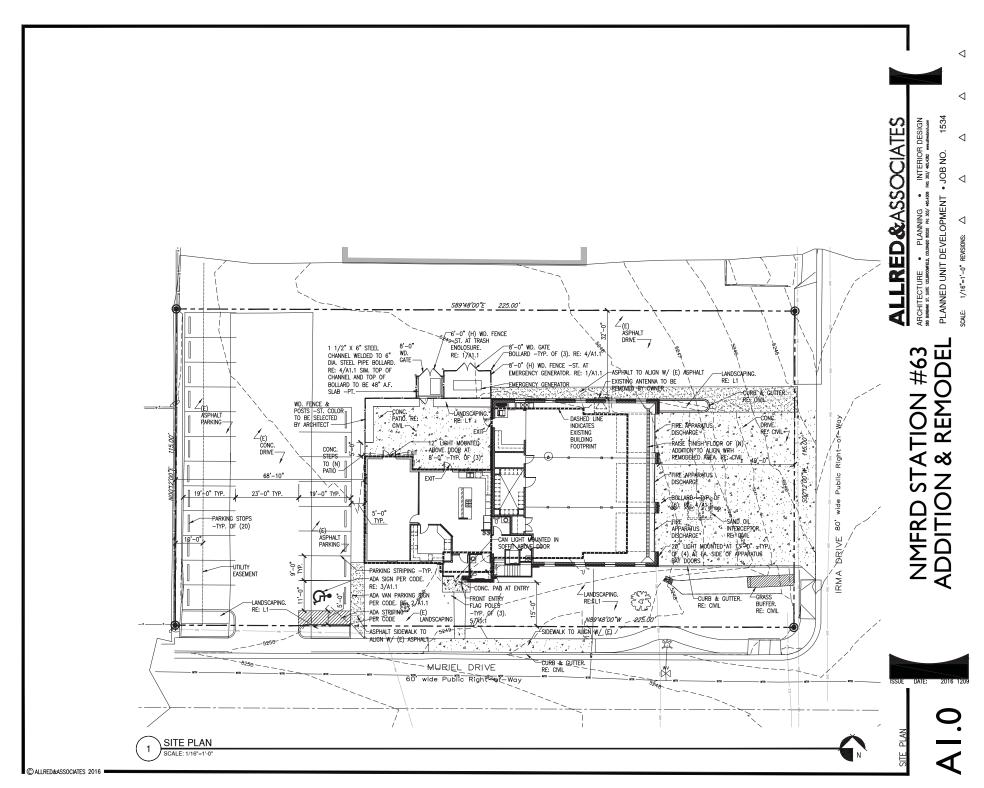
### **CLERK & RECORDER'S CERTIFICATE**

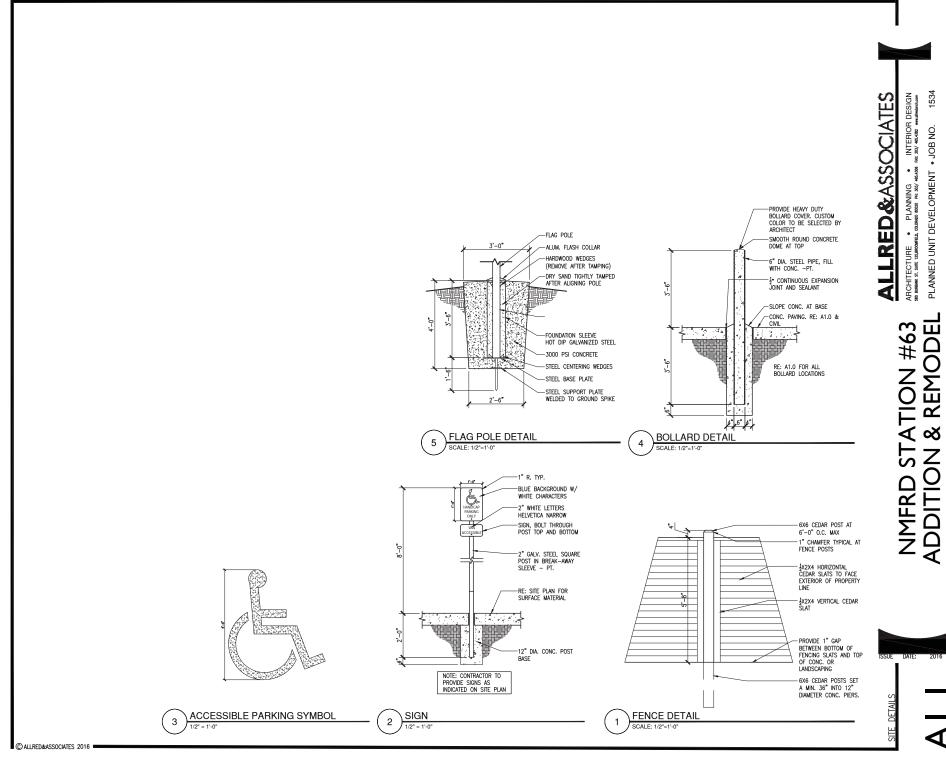
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT	O'CLOCKM.,	THIS
FILED AT RECEPTION NO		
BY: ADAMS COUNTY RECORDER		



TYPE OF SUBMITTAL:	IMP SURV PLAT
PREPARATION DATE:	MAY 12, 2016
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
JOB NO. 501-16-126	DWG: 501-16-126.dwg
SHEET 1	OF 2







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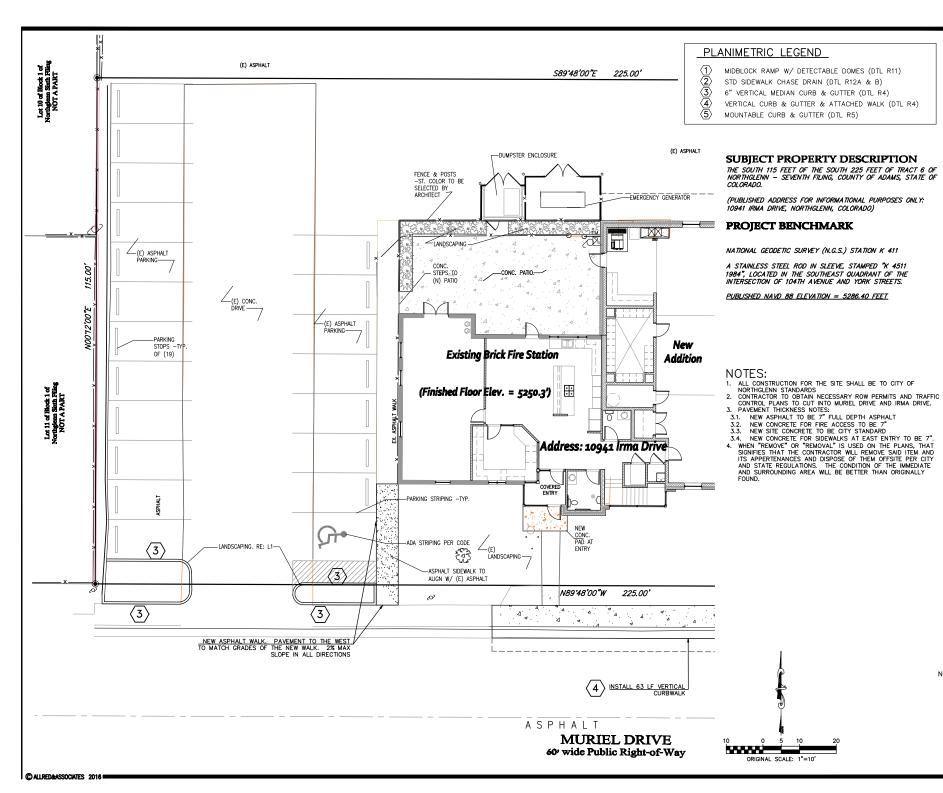
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JOB NO.

PLANNED UNIT DEVELOPMENT

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ARCHITECTURE 560 BURBANK ST. SUTE 125,8RCOMF



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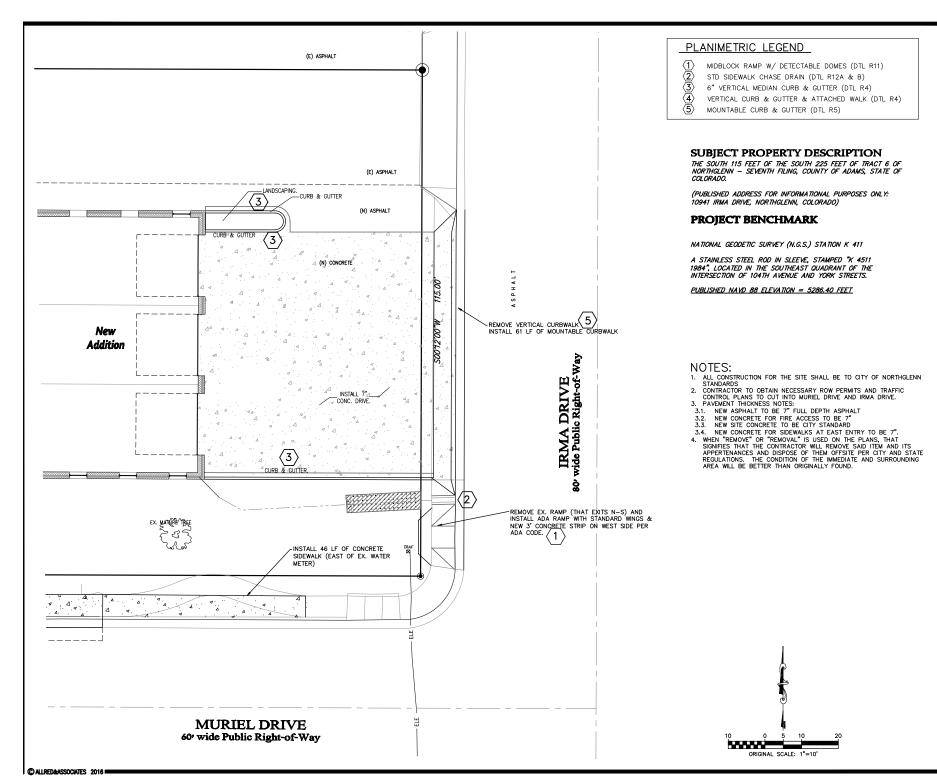
PLANNED UNIT DEVELOPMENT

NMFRD STATION #63 ADDITION & REMODEL

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PLAN

CB-1881 - Page 19 of 79

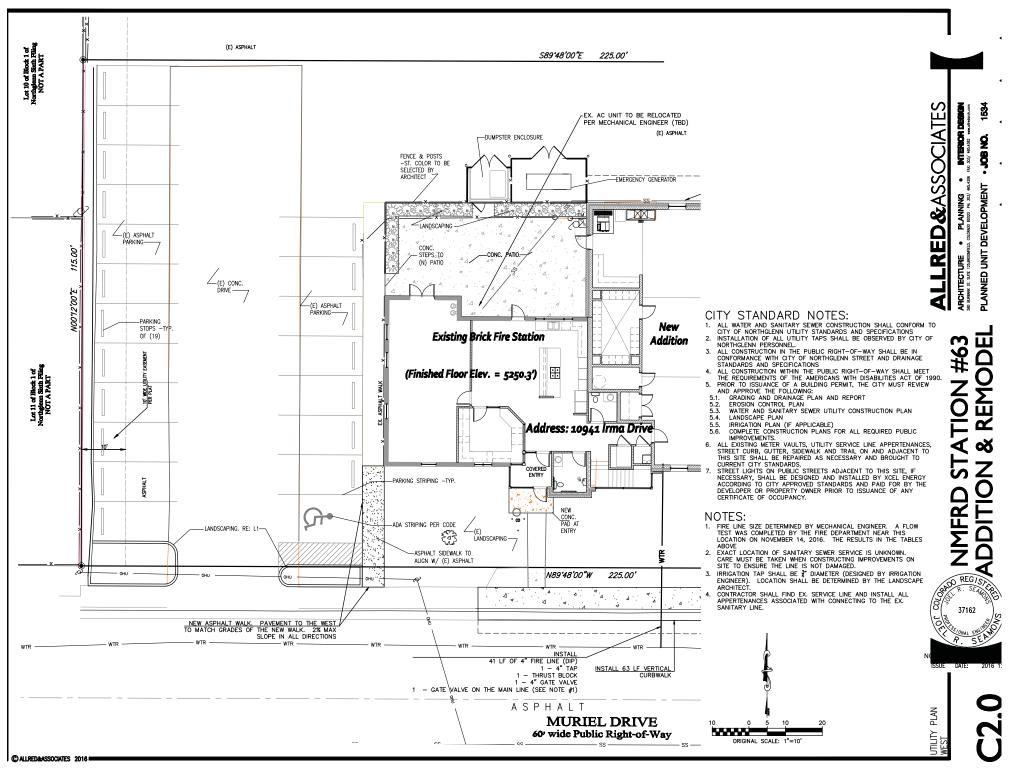


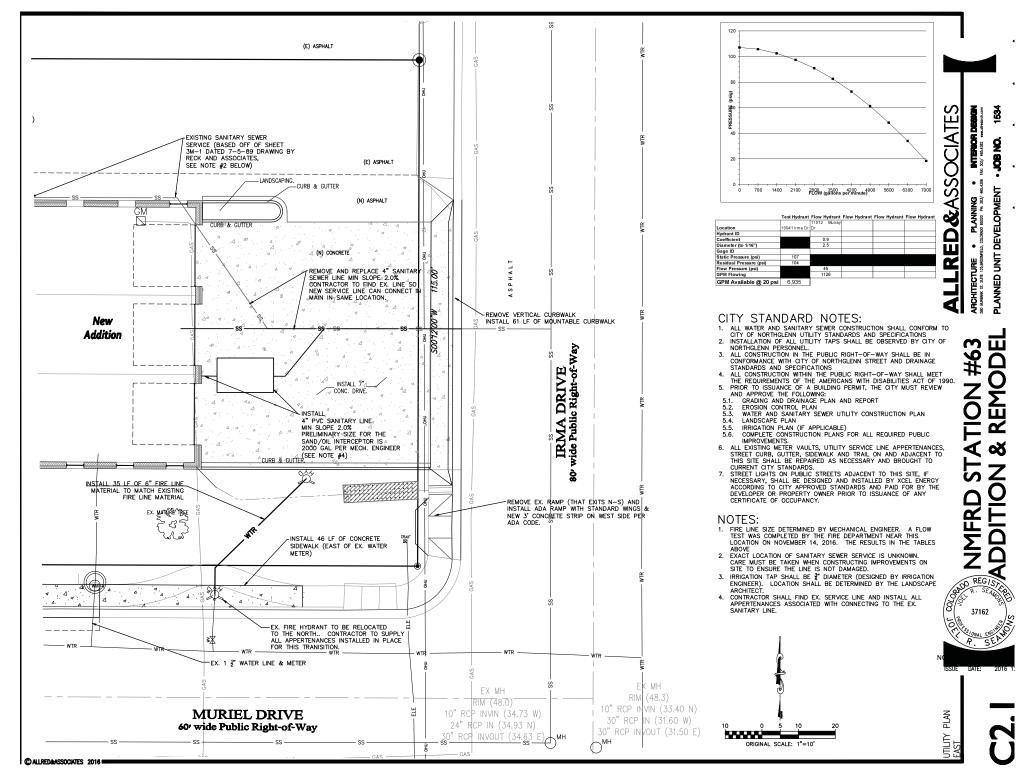
## ASSOCIATES

PLANNED UNIT DEVELOPMENT • JOB NO.

## NMFRD STATION #63 ADDITION & REMODEL

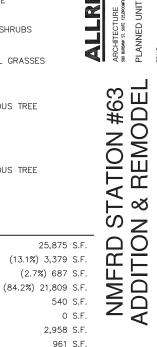
PLAN





# NMFRD STATION #63

**UNIT DEVELOPMENT** 



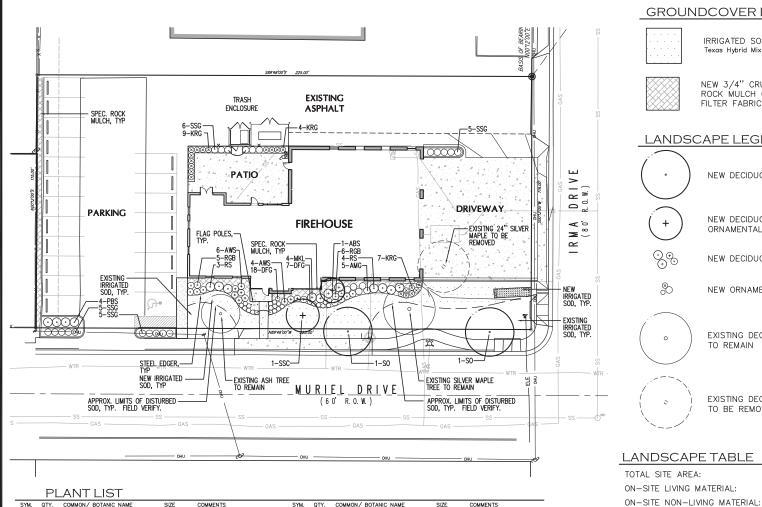
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9 JOB

DEVELOPMENT

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SYM.	QTY.	COMMON/ BOTANIC NAME	SIZE	COMMENTS	SYM.	QTY.	COMMON/ BOTANIC NAME	SIZE	COMMENTS
		DECIDUOUS SHADE TREES					ORNAMENTAL GRASSES		
so	2	Shumard Oak Quercus shumardii	2" cal.	Specimen quality, full crown, B&B, staked	DFG	25	Dwarf Fountain Grass Pennisetum alopecuroides	1 gal.	container, plant 24" o.c.
		ORNAMENTAL TREES			KRG	20	Korean Reed Grass	1 gal.	container, plant 36" o.c.
ABS	1	Autumn Brilliance Serviceberry Amelanchier Autumn Brilliance	1-1/2" cal.	Specimen quality, clump			Calamagrostis brachytricha		
		Amelanchier 'Autumn Brilliance'	,	form, B&B, staked	SSG	21	Shenandoah Switch Grass	1 gal.	container, plant 36" o.c.
RRC	1	Royal Raindrops Crabapple Malus Royal Raindrops	1-1/2" cal.	Specimen quality, full crown, B&B, staked			Panicum virgatum 'Shenandoah'		
		DECIDUOUS SHRUBS			AMG	5	Adagio Maiden Grass	1 gal.	container, plant 36" o.c.
AWS	10	Anthony Waterer Spirea Spiraea 'Anthony Waterer'	5 gal.	container, 5 canes min. plant 3' o.c.			Miscanthus sinensis 'Adagio'		
RGB	11	Rose Glow Barberry Berberis thunbergii 'Rose Glow'	5 gal.	container, 5 canes min. plant 3' o.c.					

Pawnee Buttes Sandcherry Prunus besseyi 'Pawnee Buttes'

Russian sage Perovskia atriplicifolia

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Miss Kim Lilac Syringa patula 'Miss Kim'

5 aal.

5 aal.

5 gal.

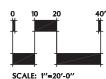
container, 5 canes min. plant 4' o.c. container, 5 canes min.

container, 5 canes min. plant 4' o.c.

REFER TO SHEET L2 FOR LANDSCAPE NOTES

REFER TO SHEET L3 FOR LANDSCAPE DETAILS





PAVING AND STRUCTURES:

R.O.W. NON-LIVING MATERIAL:

R.O.W. LIVING MATERIAL:

SPRAY IRRIGATED AREA:

DRIP IRRIGATED AREA:

**GROUNDCOVER LEGEND** 

IRRIGATED SOD Texas Hybrid Mix

FILTER FABRIC

**NEW DECIDUOUS** 

ORNAMENTAL TREE

NEW DECIDUOUS SHRUBS

NEW ORNAMENTAL GRASSES

EXISTING DECIDUOUS TREE

EXISTING DECIDUOUS TREE

TO REMAIN

TO BE REMOVED

LANDSCAPE LEGEND

NEW 3/4" CRUSHED GRANITE

ROCK MULCH OVER SPECIFIED

NEW DECIDUOUS SHADE TREE



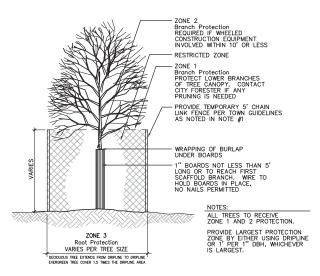
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LANDSCAPE PLAN

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### TREE PRESERVATION AND REMOVAL NOTES:

- BARRICADES SHALL HAVE A 1-FOOT RADIUS PER INCH OF TRUNK DIAMETER, WITH A WOOD CHIP MULCH 6 TO 8 INCHES DEEP EXTENDING BEYOND THE BARRIER TO THE DRIPLINE, IF NEEDED. IF LOW BRANCHES WILL BE KEPT, PLACE THE FENCE OUTSIDE THE DRIPLINE. EXAMINE TREES AND BARRICADES AT LEAST ONCE A WEEK DURING CONSTRUCTION. WITHIN THE DRIP LINE OF PROTECTED EXISTING TREES, THERE SHALL BE NO CUT OR FILL UNLESS THE CONSULTING ARBORIST HAS EVALUATED AND APPROVED THE DISTURBANCE. TREE ROOTS ON TREES IN NATIVE AREAS SUCH AS THIS CAN BE FOUND AT THE VERY SURFACE OF THE SOIL, AND AS MANY OF THESE ARE FEEDER ROOTS, NO DISTURBANCE OF ANY KIND SHALL BE PERMITTED UNLESS APPROVED BY THE CONSULTING ARBORIST
- 2. ALL EXISTING PRESERVED SPRUCE TREES SHALL BE TREATED FOR Ips BEETLES TWICE PER YEAR (MARCH AND JULY).
- 3. ALL TRENCHING, BORING, AND PUSHING OF UTILITIES THROUGH THE ROOT ZONES OF EXISTING SHALL BE AVOIDED.
- 4. IF DAMAGE OCCURS TO ROOTS OF EXISTING TREES. THE ROOTS SHALL BE PRUNED AND COVERED WITH SOIL OR MOIST BURLAP WITHIN TWO HOURS.
- THE CONSULTING ARBORIST MUST BE CONTACTED PRIOR TO ANY NECESSARY CUT AND FILL EARTHWORK WITHIN THE DRIPLINE OF AN EXISTING PRESERVED TREE.
- 6. EARTHWORK SHALL NOT BE PLACED ADJACENT TO TREE TRUNKS.
- 7. ALL CONSTRUCTION ACTIVITY SHALL BE PROHIBITED WITHIN THE FENCED ROOT/DRIP LINE IN ORDER TO PREVENT SOIL COMPACTION
- 8. NO CONSTRUCTION RELATED WASH-OUT (E.G., LIME, ACID, CONCRETE) SHOULD OCCUR WITHIN 30 FEET OF ANY TREE TRUNK.
- 9. A CERTIFIED ARBORIST SHALL PRUNE ALL EXISTING PRESERVED TREES.
- SUPPLEMENTAL WATERING IS NOT RECOMMENDED UNLESS APPROVED BY THE CONSULTING ARBORIST.



### TREE PROTECTION DETAIL

### LANDSCAPE NOTES

- THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CON-JUNCTION WITH THE EXISTING CIVIL, MECHANICAL, ELECTRICAL, ARCHI ITECTURAL, AND IRRIGATION AS-BUILT SITE PLANS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
- ALL NEW LANDSCAPE AREAS SHALL BE ROTOTILLED WITH CLASS 1 ORGANIC COMPOST AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6"
- ALL DECIDUOUS TREES ARE TO BE APPROVED BY THE OWNER'S REPRE-SENTATIVE PRIOR TO INSTALLATION. ANY PLANT NOT MEETING THE LANDSCAPE ARCHITECT'S APPROVAL WILL BE REJECTED AT ANY TIME PRIOR
- ALL TREES TO BE STAKED OR GUYED AS PER PLANT LIST AND DETAILS.
- ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALL-
- ALL SHRUB/ORNAMENTAL GRASS BEDS SHALL BE MULCHED WITH 4" DEPTH 3/4" CRUSHED GRANITE ROCK MULCH OVER SPECIFIED FILTER FABRIC.
- ALL MULCH AREAS ADJACENT TO THE BUILDING SHALL BE MULCHED WITH 4" DEPTH 3/4" CRUSHED GRANITE ROCK MULCH OVER SPECIFIED FILTER
- ALL NEW SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH SPECIFIED ROLL TOP STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING). PLACE STEEL EDGER BETWEEN ALL ROCK AND WOOD MULCH BEDS. COLOR OF EDGER TO BE GREEN.
- ALL NEW LANDSCAPE AREAS WILL BE WATERED BY AN AUTOMATIC UNDER-GROUND IRRIGATION SYSTEM. ALL TURF AREAS LESS THAN 15' IN WIDTH SHALL HAVE LOW-ANGLE SPRAY NOZZLES DESIGNED FOR THE SPECIFIED WIDTH. ALL TURF AREAS GREATER THAN 15' SHALL BE IRRIGATED WITH GEAR-DRIVEN ROTORS WITH LOW ANGLE NOZZLES ON SEPARATE STATIONS. ALL SPRAY HEADS SHALL BE PRESSURE REDUCING DESIGNED TO PREVENT LOW HEAD DRAINAGE. ALL SHRUB BEDS SHALL BE IRRIGATED WITH A SEPARATELY ZONED DRIP SYSTEM PROVIDING FULL COVERAGE TO EACH PLANT. A RAIN SENSOR SYSTEM SHALL BE ADDED TO THE NEW IRRIGATION SYSTEM. THE CONTRACTOR SHALL USE THE EXISTING ON—SITE TAP AND BACKFLOW DEVICE AND SHALL FIELD VERIFY LOCATIONS AND CONDITION. THE LANDSCAPE CONTRACTOR SHALL SUPPLY AN IRRIGATION SYSTEM DESIGN AND SUBMITTALS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 11. 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 OF ANY DRIVEWAY AND PUBLIC STREET.
- 12. NO TREE SHALL BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY LINE
- ALL LANDSCAPING SHALL BE INSTALLED IN COMPLIANCE WITH SEC. 11-6-13. PLANTS PROHIBITED BY THE CITY OF NORTHGLENN SHALL NOT BE UTILIZED OR PLANTED ON THE PROPERTY.



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LANDSCAPE

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ARCHITECTURE 500 BURBANK ST. SUITE 125,BROOM

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## ARCHITECTURE 580 BURBANK ST. SJITE 125,8ROOMPI STATION #63



PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING. SET SHRUB 2" HIGHER THAN THE GRADE AT WHICH IT GREW. APPLY SPECIFIED MULCH 4" DEEP. SEE SPECIFICATIONS FOR FERTILIZER APPLICATION IN

BACKFILL MIXTURE. DIG PLANT PIT TWICE AS WIDE AS THE CONTAINER OR MORE.

REMOVE CONTAINER

LOOSEN SIDES OF PLANT PIT

FILL PLANT PIT WITH SPECIFIED SOIL MIX INCLUDING SPECIFIED

CONCRETE CURB OR SIDEWALK.

DO NOT CUT SINGLE LEADER, PRUNE DAMAGED OR DEAD WOOD, AND CO-DOMINANT

LEADERS AT LANDSCAPE ARCHITECT'S DIRECTION ONLY.

WRAP ENTIRE SURFACE OF TRUNK UP TO SECOND BRANCH WITH SPECIFIED WRAPPING SECURED AT TOP AND BOTTOM & AT TWO FOOT INTERVALS. RE: SPECS FOR TIMING RE: FINAL TOP ROOTBALL GRADE

PLANT TREE 3" ABOVE FINAL TOP ROOTBALL GRADE - 36" DIA.. 4" SPECIFIED WOOD MULCH RING, TYP. IN TURE AREAS. - GRADE TO SLOPE AWAY FROM

SPECIFIED BACKFILL/FERTILIZER AS PER SPECIFICATIONS

UNDISTURBED OR COMPACTED

SETTLING OF ROOTBALL SHALL

BE CAUSE FOR REJECTION

SUBGRADE

DECIDUOUS TREE PLANTING

REMOVE ALL TWINE AND WIRE, PULL BURLAP BACK 2/3 MINIMUM

14 GAUGE GALV. WIRE WITH 1/2 DIA. WHITE PVC ON ENTIRE LENGTH OF EACH WIRE

SPECIFIED TREE STRAP

- ALIGN NW/SE

SPECIFIED POSTS - ALIGN NW/SE

- 1. ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED
- 2. HOLD GRADE 1" BELOW EDGE OF WALK OR CURB. THIS DETAIL SHALL ALSO APPLY TO PERENNIAL FLOWERS IN CONTAINER.
- 3. ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER.



SHRUB PLANTING DETAIL

N.T.S.

CONCRETE CURB HOLD GRADE 1 IN. SEE PLANS BELOW EDGE SET ORNAMENTAL GRASS AT THE GRADE AT WHICH IT GREW SPECIFIED MULCH 3" DEEP HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL, TYP. 4" MIN. REMOVE CONTAINER SPECIFIED BACKFILL MIXTURE

SHRUB BED W/ SPECIFIED MULCH DEPTH LAWN AS SPECIFIED SPECIFIED GREEN ROLL TOP METAL STAKES AS SPECIFIED NOTE: . SET ALL EDGING 1/2" ABOVE FINISH GRADE AND MULCH AS SHOWN. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH W/GRADES OF CONCRETE. ALL JOINTS TO BE SECURELY STAKED.

ORNAMENTAL GRASS DETAIL

STEEL EDGER DETAIL

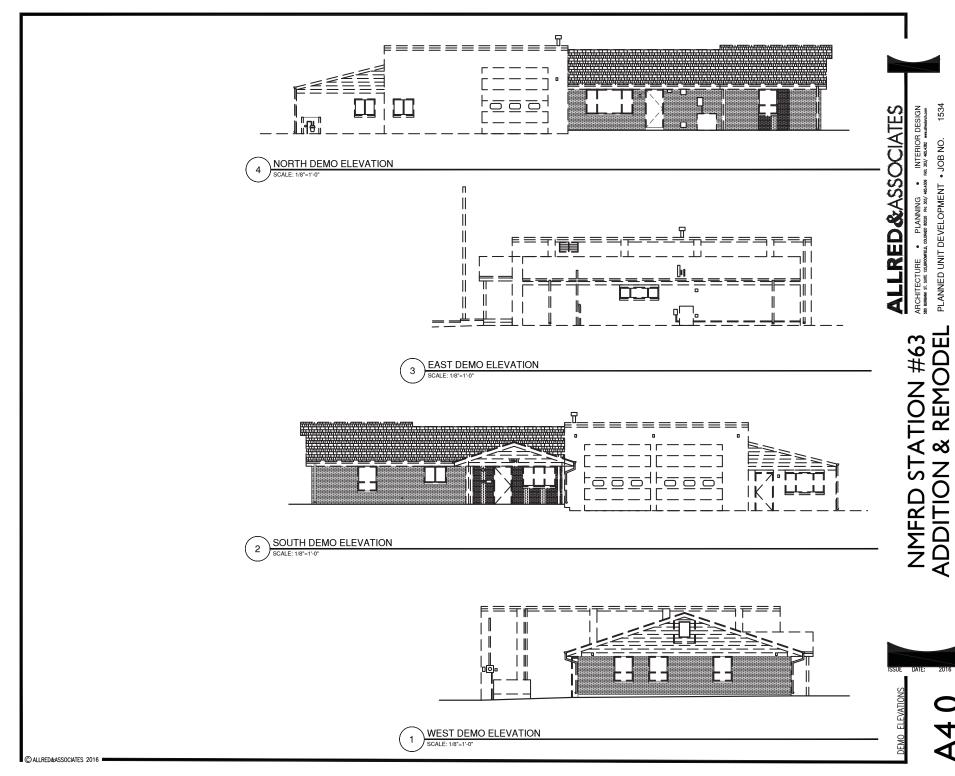
N.T.S.



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LANDSCAPE DETAILS

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JOB NO.

PLANNED UNIT DEVELOPMENT

## NMFRD STATION #63 ADDITION & REMODEL

## PLANNED UNIT DEVELOPMENT ARCHITECTURE 560 BURBANK ST. SUTE 125,8RCOMF

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JOB NO.



SOUTH & EAST ELEVATIONS

STOREFRONT WINDOW AT APPARATUS BAYS BRICK SOLDIER COURSE BRICK SAWTOOTH COURSE BRICK SOLDIER COURSE

PRECAST BAND -PRECAST AT OVERHEAD DOOR

FIBERGLASS WINDOW -TYP. U.N.O. STOREFRONT WINDOW & DOOR

100'-0'

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SOUTH ELEVATION

(E) BRICK WALL TO REMAIN AT (E) REMODELED SIDE

-STOREFRONT WINDOW

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PLANNED UNIT DEVELOPMENT

NMFRD STATION #63 ADDITION & REMODEL

NORTH & W ELEVATIONS

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### **EXHIBIT C**

### **Traffic Report**

### North Metro Fire Department Station 63, Irma & Muriel Northglenn, CO

### Prepared for:

Allred & Associates 580 Burbank St., Suite 125 Broomfield, CO 80020 303-465-4306

### Prepared by:

Fred Lantz P.E. LANTZ ASSOCIATES, LLC 13335 W. 72<sup>nd</sup> Circle Arvada, CO 80005

fredlantz@comcast.net 303-887-3714



December 2016

### Introduction

Fire Station 63 at the intersection of Irma Dr and Muriel Dr is being remodeled. The main change is to have the emergency vehicles exit onto Irma Dr rather than on Muriel Dr as they do now. In order to accommodate this change, the existing driveway on Irma Dr is being widened so that the emergency vehicles can drive straight out of the bays onto Irma Dr. The northern portion of the access onto Irma Dr will function as the access for non emergency vehicles as it does today. The access onto Muriel Dr on the west portion of the site will also remain as it is today.

### **Trip Generation**

There will be no change in the staffing levels at the Station. The Station will have a maximum of 6 employees. These employees work 48-hour shifts with the shift change at 7 am. Thus every two days there will be a shift change with 6 employees arriving in the 6am – 7am hour and 6 employees leaving in the 7am – 8am hour. In addition to employees, there will be 1-12 people visiting the station during the week for various reasons. This traffic already exists at the present Station and no increases are expected. Thus the total peak hour traffic will be 20 trips or less in the AM peak hour. Only deliveries and visitors are expected in the PM peak hour, which will be 1-2 vehicles.

The City's requirement for Traffic Studies states that Traffic Studies are required "... when trip generation during the AM or PM peak hour is expected to exceed one hundred (100) vehicles..." This station will not have any new traffic and the existing traffic is clearly under 100 vehicles during the peak hours. Thus this report requests that a traffic study not be required as per the City's Specifications.

### **Emergency Access onto Irma Dr**

The access for the emergency vehicles will be between the existing access and the intersection of Irma Dr and Muriel Dr. This portion of the access on Irma Dr will only be used by emergency vehicles and will not be used by employees or visitors. The fire vehicles exiting the station on an emergency run will have lights and sirens activated to warn vehicles on Irma Dr. The emergency vehicles will be looking directly at the access on the east side of Irma Dr and the drivers exiting the access on the east side of Irma Dr will be looking directly at the emergency vehicles. The emergency vehicle drivers will ensure that any traffic exiting the access is yielding to the emergency vehicles.

Turning Templates show that Fire Trucks and the Ambulance from the station can access Irma Dr with no problems. The Ambulance will be stored in the southern bay and can make the turn onto Irma Dr and all the way around to Muriel Dr without a problem. The Turning Templates are attached to this report.

To accommodate the traffic signal preemption at the traffic signal at Irma Dr and Muriel Dr, the Opticom receiver located on the south side of Muriel Dr at the existing access from the Fire Station will have to be relocated to face the new access. The receiver may be relocated on the top of the

existing signal pole on the north east corner eliminating the need for an additional pole. The receiver will have to be wired back to the controller cabinet on the southwest corner. Hopefully the wire can be pulled into existing conduit and new conduit will not be required.

The pre-emption operation will turn the signal green for SB traffic to clear any stopped queue and turn the NB and EB traffic signal red. Once traffic has been cleared, the traffic signal can turn red for SB traffic. The all red condition will be maintained as long as the apparatus is in the driveway. Once the apparatus leaves the station, after a delay of approximately 10 sec, the signal can be released to its normal operation. The following table represents the preemption sequence at the signal.

Condition	Signal	Go To	Go To	Hold
EB Green				
NB Red	Red			Red
SB Red	Red	Green	Red	Red
EB Green	Green	Red		Red
NB/SB Green				
NB Green	Green	Red		Red
SB Green	Green	Green	Red	Red
EB Red	Red			Red

**Pre-Emption Table** 

The Fire Department does not believe that an advanced traffic signal is required to stop southbound traffic in advance of the Station. They believe that the pre-emption sequence as shown above will be sufficient for the emergency vehicles to access Irma Dr. This does not prevent an advance signal from being installed in the future if it is determined later that it is needed.

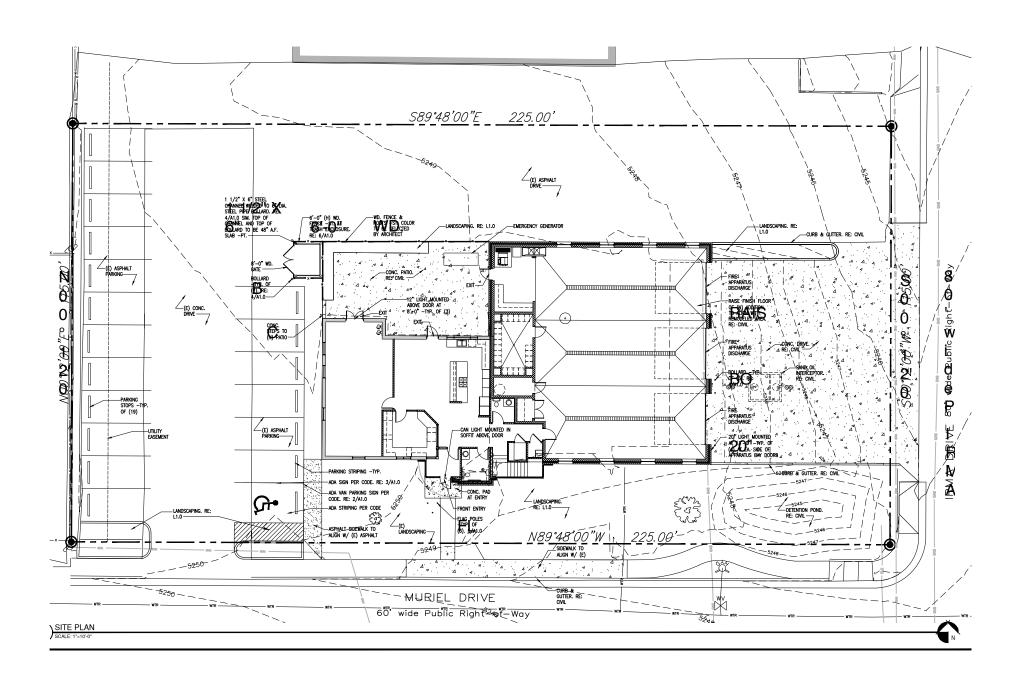
### **Summary**

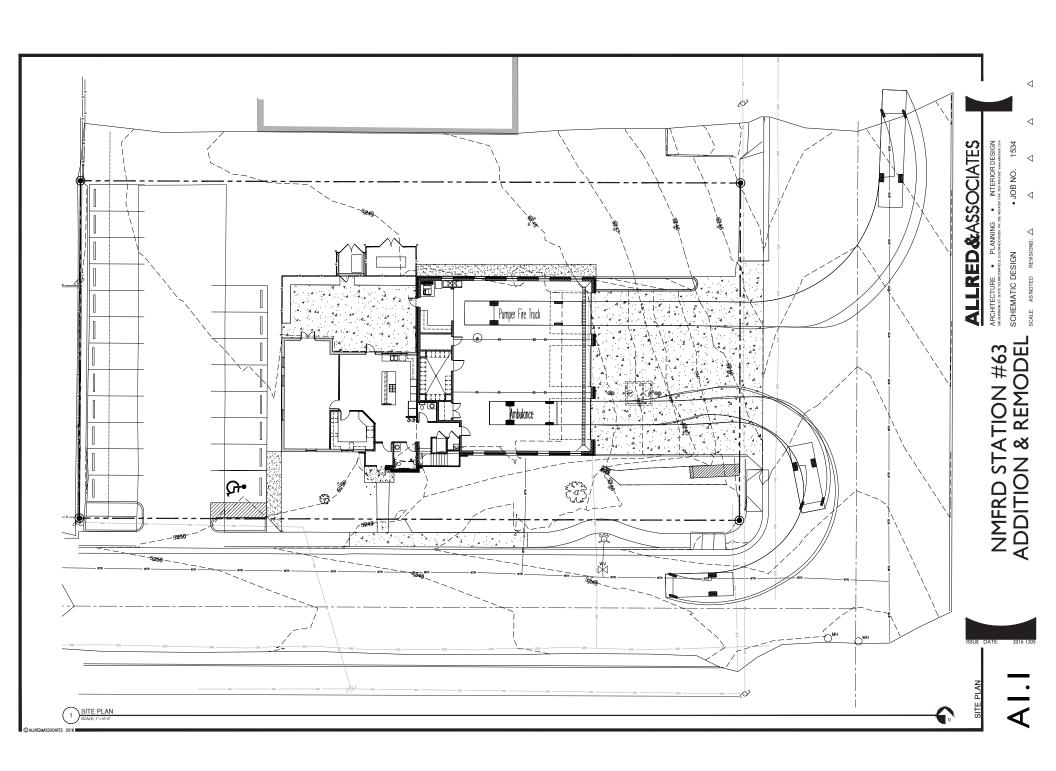
The existing fire station at the northeast corner of Irma Dr and Muriel Dr is being remodeled. As part of the remodel, the equipment bays are being changed to face Irma Dr rather than Muriel Dr.

There will be no additional personnel assigned to this station due to the remodel, thus not additional trips will occur. The Station generates a maximum of 20 trips in the AM Peak hour, far less than the threshold of 100 trips that the City uses as the trigger for a traffic study, thus this report requests that a traffic study not be required.

The existing access on Muriel Dr for employees and visitors is remaining as it is today. The access on Irma Dr for employees and visitors is remaining as it is today. The access for the emergency vehicles will be onto Irma Dr between the existing access and the intersection of Muriel Dr and Irma Dr. The access is being obtained by extending the width of the existing access. The north portion of the access on Irma Dr will be used by employees and visitors and the southern portion will only be used by the emergency vehicles.

The existing opticom preemption system will be moved from the existing emergency vehicle access to the new emergency vehicle access. The traffic signal will be retimed so that the signal will go green for southbound traffic to clear any stopped vehicles when the opticom receives the signal from the emergency vehicles. The Fire Department believes that that operation will be sufficient to allow the emergency vehicles to enter Irma Dr safely.







North Metro Fire Rescue District Station #63 Planned Unit Development (PUD) Case # Z-1-17

Presented to:

The Northglenn City Council: February 27<sup>th</sup>, 2017



# INTRODUCTION

- Location 10941 Irma Dr.
- Request Rezoning to Preliminary and Final PUD
- Proposal Redevelopment of Existing Fire Station

### **Approval Criteria – PUD**

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



 Preliminary and Final PUD approval requested. City Council will need to approve the Preliminary PUD rezoning.

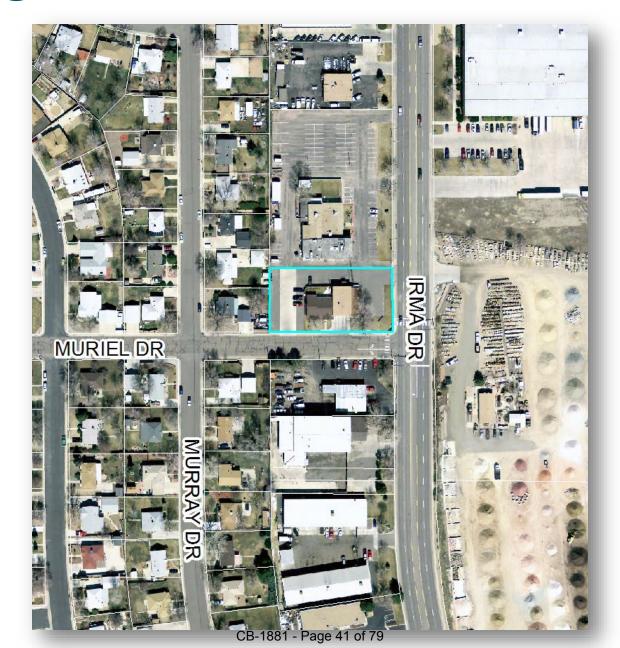


# BACKGROUND

- Current Use: NMFRD Station #63
- Originally developed in 1970
- Current Zoning: I-2 Industrial
- Applicant proposes Preliminary and Final PUD to allow expansion beyond I-2 setbacks to accommodate modern operations



# VICINITY MAP





LANDUSE

COMMERCIAL INDUSTRIAL INSTITUTIONAL MIXED USE

# LAND USE MAP

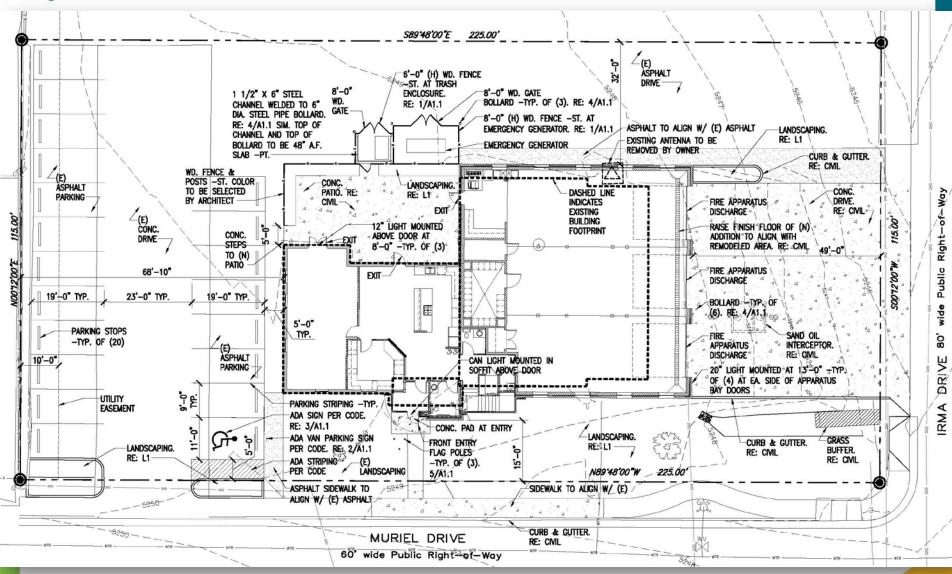




# LAND USE/SITE PLAN

	Existing	Proposed		
Size	4,202 SF total	5,547 SF footprint 9,350 SF total		
Height	One (1) Story • 13' (west) • 16' (east)	One (1) Story (west), 14' 10" Two (2) Stories (east), 37'		
Vehicle Access	<ul> <li>Three (3) locations</li> <li>Parking Lot (Muriel - west)</li> <li>Emergency Vehicle (Muriel - east)</li> <li>Other Vehicles (Irma)</li> </ul>	<ul> <li>Two (2) locations</li> <li>Parking Lot (Muriel - west)</li> <li>Emergency Vehicle (Irma)</li> <li>Other Vehicles (Irma)</li> </ul>		
Setbacks	<ul><li>Front (east): 60'</li><li>Side (south): 20'</li><li>Side (north): 35'</li><li>Rear (west): 68' 10"</li></ul>	<ul> <li>Front (east): 49'</li> <li>Side (south): 15'</li> <li>Side (north): 32'</li> <li>Rear (west): 68' 10"</li> </ul>		







# PARKING & TRAFFIC

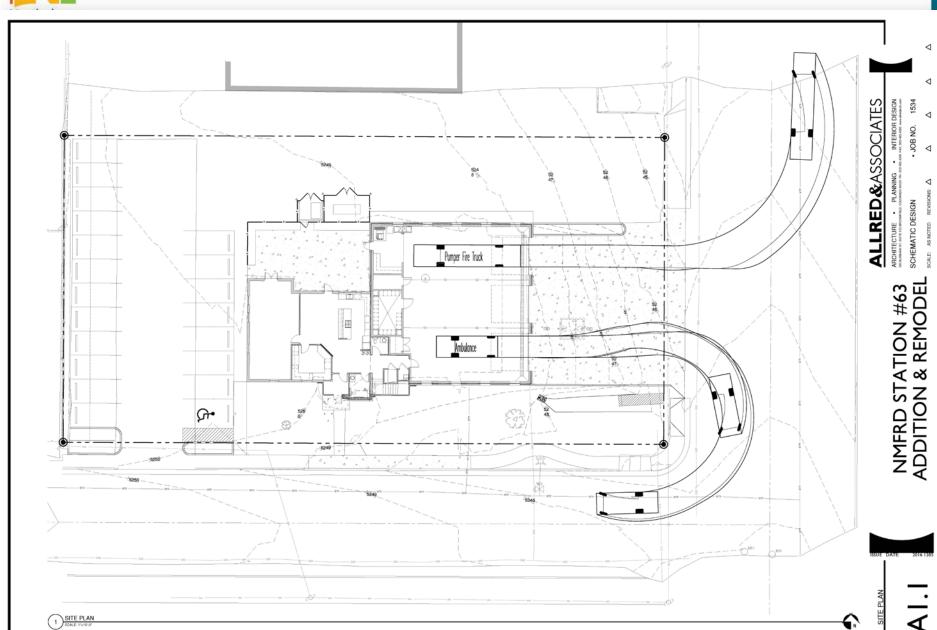
### Traffic

- Traffic Report provided
- Remove emergency vehicle access from Muriel Dr.
- Expand existing access on Irma Dr. to south to allow emergency vehicles to directly access bays
- Signal at intersection can accommodate emergency response needs

# Parking

 No change to fire station operations or staffing, no additional parking required

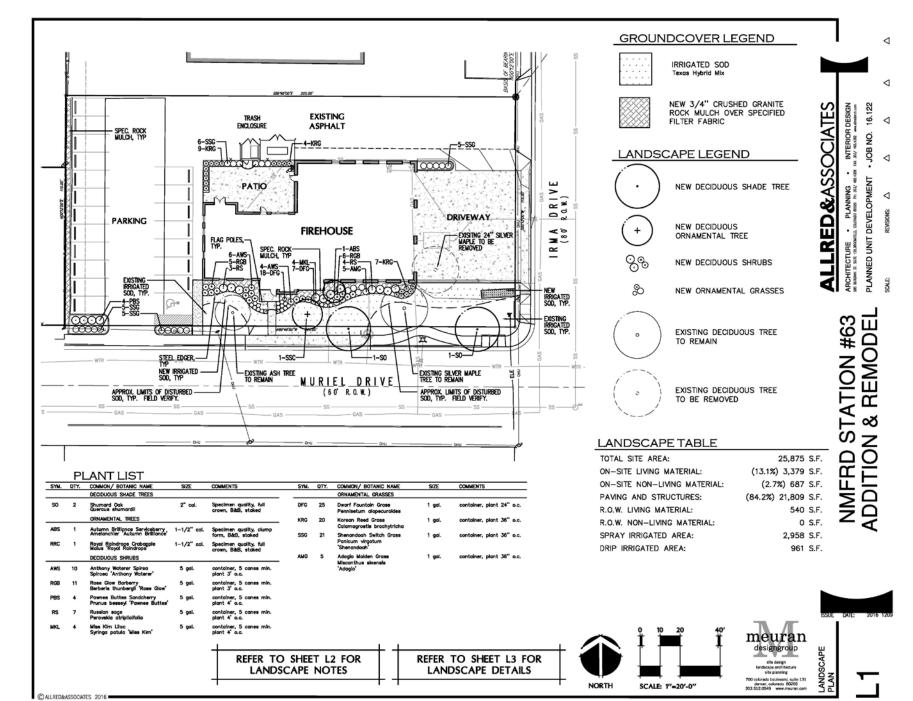




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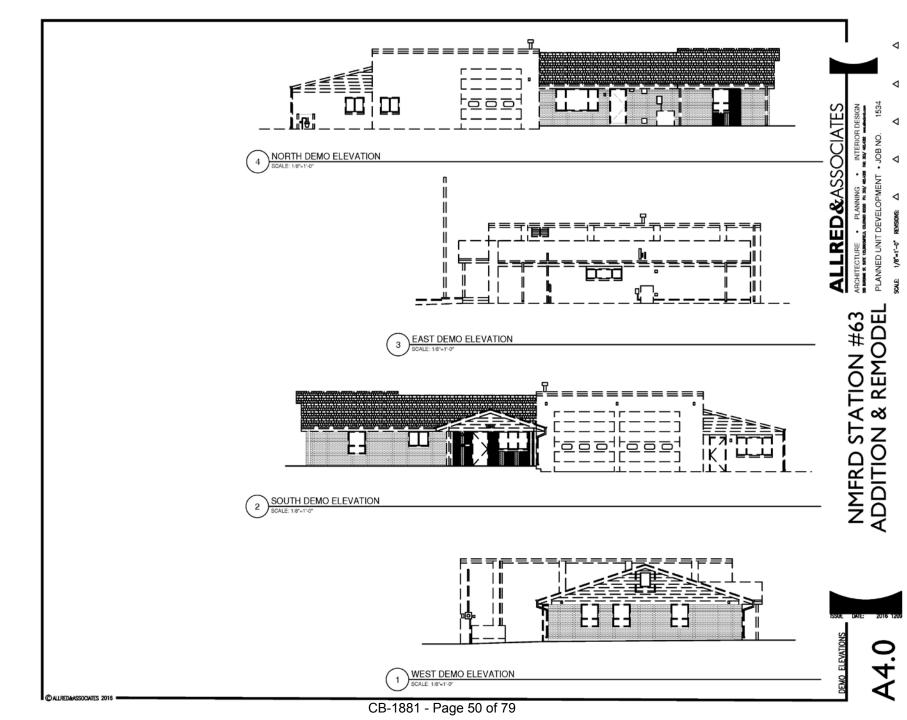


- Total landscape area equates to 15.8%.
- Maintaining two (2) mature trees and adding two (2) more.
- Additional ornamental trees and shrubs add to south of building and parking lot





	Existing	Proposed		
Height	One (1) Story • 13' (west) • 16' (east)	One (1) Story  • 14' 10" (west)  Two (2) Stories  • 37' (east)		
Materials	<ul><li>Brick Veneer (two colors)</li><li>Windows</li><li>Paneling</li></ul>	<ul><li>Brick Veneer</li><li>Storefront window</li><li>Rainscreen metal wall paneling</li></ul>		
Roof	<ul><li>Pitched (west)</li><li>Flat (east)</li></ul>	• Flat		



# NMFRD STATION #63 DDITION & REMODEL **ADDITION &**

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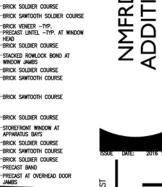
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PLANNED UNIT DEVELOPMENT

ARCHITECTU 800 BAROWK ST. SATE 13

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SOUTH & EAST ELEVATIONS

PRECAST BAND

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-STOREFRONT WINDOW

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FIBERGLASS WINDOW -TYP. U.N.O. STOREFRONT WINDOW & DOOR

CAN LIGHT MOUNTED IN SOFFIT

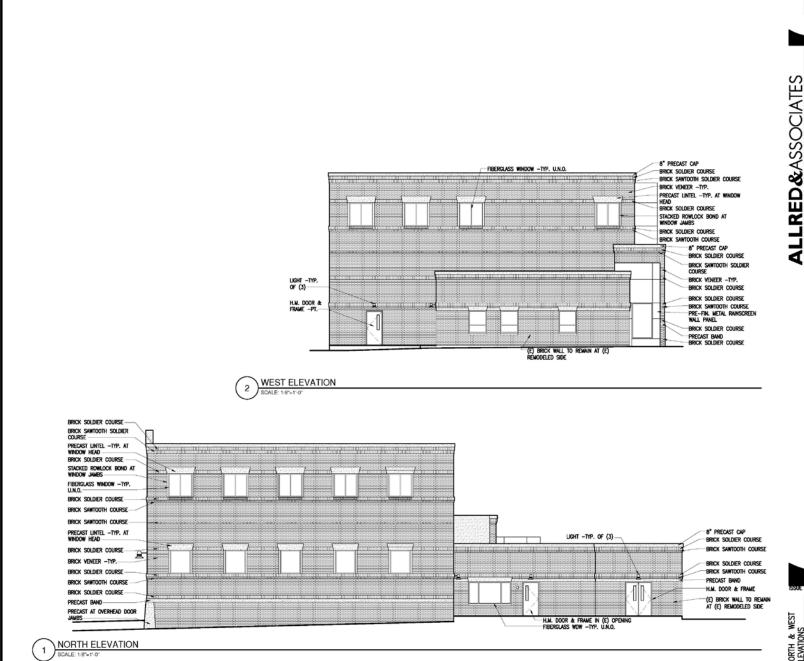
(E) BRICK WALL TO REMAIN AT (E) REMODELED SIDE

T.O. ROOF AT FITNESS 114'-10"

SOUTH ELEVATION

◆ F.F.E. 100'-0'

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NMFRD STATION #63 ADDITION & REMODEL

PLANNED UNIT DEVELOPMENT ARCHITECTURE 300 BARGHE ST. SATE 12(5003)

INTERIOR DESIGN

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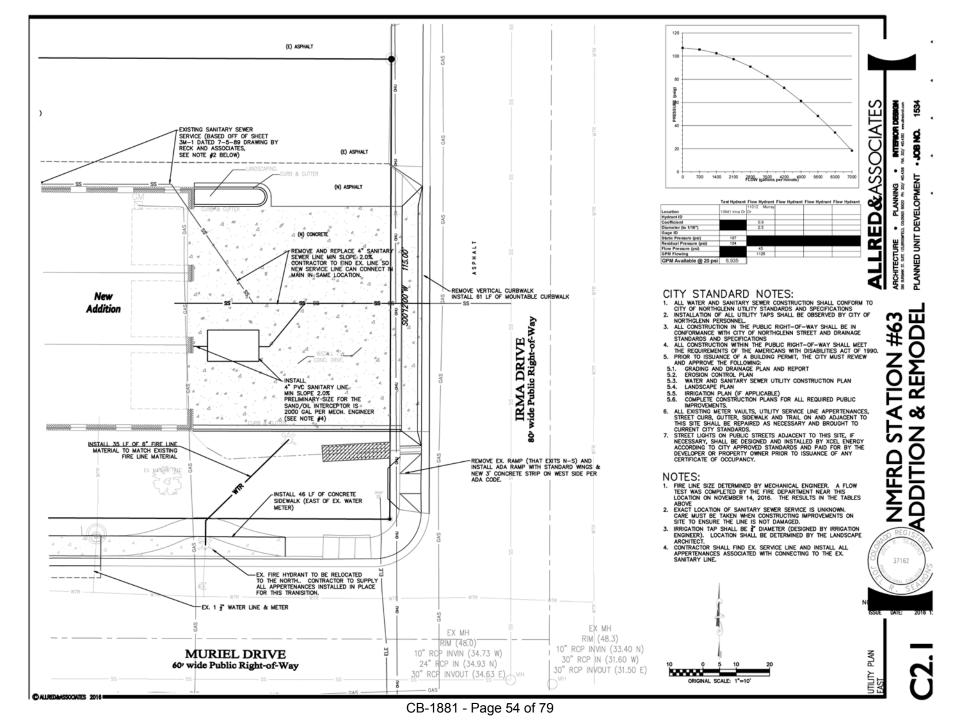
# **UTILITIES & DRAINAGE**

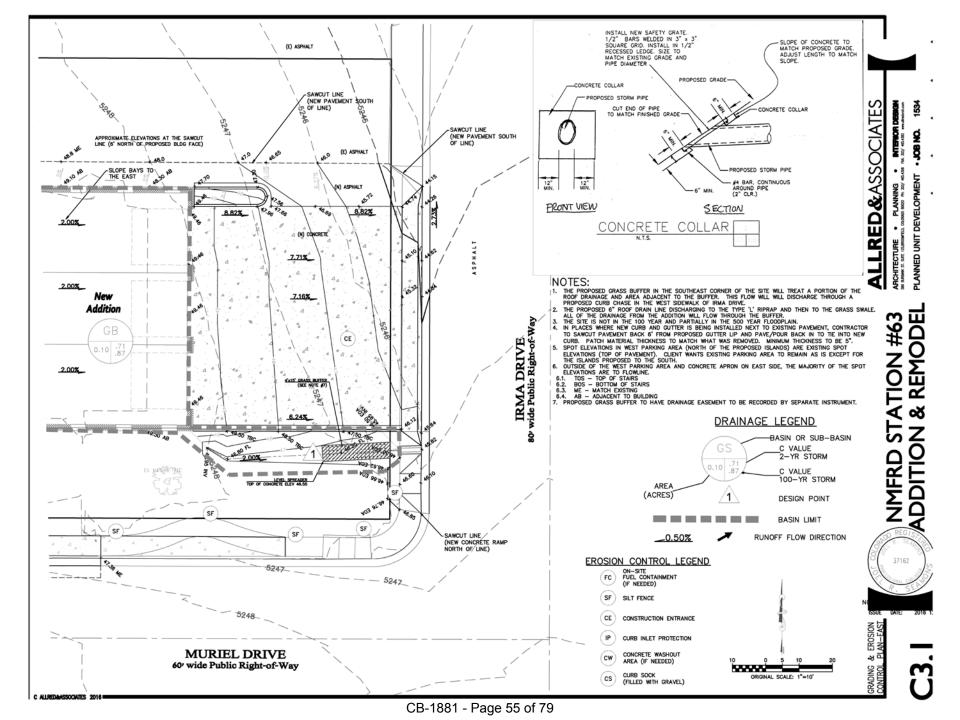
### Utilities

- Utility Report provided
- Existing utilities to be upgraded
- Existing hydrant relocated

# Drainage

- Drainage Report provided
- Onsite water quality to mitigate impacts
- SWFMA required







# **COUNCIL OPTIONS**

## **Options:**

- 1. Approve the requests as submitted;
- 2. Approve the requests with conditions/stipulations;
- 3. Deny this request for reasons stated;
- 4. Table the request for further consideration.



# RECOMMENDATION

Planning Commission recommended City Council approve the Preliminary PUD pursuant to Resolution 2017-03 included in the Council Packet.

Staff recommends approval of the Preliminary PUD with the following conditions and based on the Findings of Fact (Section 11-37-2).



# CONDITIONS OF APPROVAL

- The final mylars shall define the site orientation in regards to the listed setbacks.
- NMFRD will be required to enter into a Stormwater Facilities Maintenance Agreement prior to the issuance of a Certificate of Occupancy.
- NMFRD will be required to provide all required easements and pull all necessary permits prior to construction.

SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S BILL

ORDINANCE NO.

No. CB-1881

Series of 2017

Series of 2017

A BILL FOR A SPECIAL ORDINANCE REZONING FROM I-2 INDUSTRIAL, TO PLANNED UNIT DEVELOPMENT, CERTAIN REAL PROPERTY IN THE CITY OF NORTHGLENN COMMONLY KNOWN AS THE "NORTH METRO STATION #63" 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 I-2 with a legal description as follows:

Being a Portion of the Northeast Quarter (NE1/4) of Section 11, Township 2 South, Range 68 West of the Sixth Principal Meridian, 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 "North Metro Station #63 Addition & Remodel Preliminary & Final 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-1-17), 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**.
- <u>Section 3</u>. <u>Change of Zone Maps</u>. 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

pursuant to the provisions of Section 11-3-1 of	The official zoning map of the City of Northglenn, of the Municipal Code of the City of Northglenn, as n of the City of Northglenn shall be and hereby are ons of this Ordinance.
·	olations of the provisions of this Ordinance shall be section 1-1-10 of the Northglenn Municipal Code.
INTRODUCED, READ AND ORDER 2017.	RED POSTED this 13th day of February,  CAROL A. DODGE  Mayor Pro Tem
ATTEST:	
JOHANNA SMALL, CMC City Clerk	
PASSED ON SECOND AND FINAL 2017.	READING this day of,
	JOYCE DOWNING Mayor
ATTEST:	
JOHANNA SMALL City Clerk	
APPROVED AS TO FORM:	
COREY Y. HOFFMANN City Attorney	

#### **EXHIBIT A**

#### **LEGAL DESCRIPTION**

Being a Portion of the Northeast Quarter (NE1/4) of Section 11, Township 2 South, Range 68 West of the Sixth Principal Meridian, City of Northglenn, County of Adams, State of Colorado.

#### **EXHIBIT B**

[ATTACH PRELIMINARY PUD]

## NORTH METRO STATION #63 ADDITION & REMODEL

PRELIMINARY & FINAL PUD

BEING A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 11, TOWNSHIP 2 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS
STATE OF COLORADO

SITE DATA	GENERAL NOTES	VICINITY MAP	SHEET INDEX
BUILDING USE; FIRE STATION  TYPE OF CONSTRUCTION: V-B FULLY SPRINKLED  ZONING: I-2  EXISTING BUILDING GROSS FLOOR AREA: 4,202 SF  BUILDING GROSS FLOOR AREA: (LOWER & UPPER LEVELS): 9,350 SF  LAND USE CHART  TOTAL BUILDING FOOTPRINT  5,547 SF 1,406 SF 5,4%  DRIVEWAY/PARKING 1,456 SF 5,4%  CRIVEWAY/PARKING 1,456 SF 5,4%  DRIVEWAY/PARKING 1,406 SF 5,4%  DRIVEWAY/PARKING 1,406 SF 6,507  TOTAL PRINING PROVIDED	1. THE CITY OF NORTHGLENN RESERVES THE RICHT TO PERIODICALLY REVIEW THIS PUD FOR CONFORMANCE WITH ITS PROPOSED CONSTRUCTION SCHEDULE AND WHEN APPOPRIATE, REZONE THIS PROPERTY TO A DIFFERENT ZONING CLASSIFICATION.  2. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE CITY OF NORCHENN UTILITY STANDARDS AND SPECIFICATIONS.  3. ALL UTILITY TAPS SHALL BE SUPERVISED AND INSPECTED BY CITY OF NORTHGLENN PERSONNEL.  4. ALL CONSTRUCTION IN THE PUBLIC RIGHT—OF—WAY SHALL BE IN CONFORMANCE WITH CITY OF NORTHGLENN PUBLIC RIGHT—OF—WAY STANDARDS AND SPECIFICATIONS.  5. ALL CONSTRUCTION IN THE PUBLIC RIGHT—OF—WAY SHALL MEET THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT OF 1990.  6. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE CITY MUST REVIEW AND APPROVE THE FOLLOWING:  — GRADING AND DRAIMAGE PLAN AND REPORT  — EROSION CONTROL PLAN  — WATER AND SANITARY SEWER UTILITY CONSTRUCTION PLAN  — LANDSCAYE PLAN  — COMPLETE CONSTRUCTION PLANS.	MASHINGTON STREET  E 112TH AVE  E 112TH AVE  WASHINGTON  E 104TH AVE  E 104TH AVE	A1.0 COVER SHEET IMPROVEMENT SURVEY PLAT COVER SHEET IMPROVEMENT SURVEY PLAT A1.0 SITE PLAN A1.1 SITE DETAILS C1.0 SITE PLAN — WEST C2.0 SITE PLAN — WEST C3.0 UTILITY PLAN — WEST C5.0 GRADING PLAN — WEST C5.0 GRADING PLAN — WEST C6.0 GRADING PLAN — EAST L1 LANDSCAPE PLAN L2 LANDSCAPE PLAN L2 LANDSCAPE DETAILS A4.0 EXISTING DEMO ELEVATIONS A4.1 SOUTH & EAST ELEVATIONS A4.2 NORTH & WEST ELEVATIONS
20 PARKING SPACES 1 HANDICAP SPACES (1 VAN SPACE)	APPROVAL LIST	OWNERS CERTIFICATE	PROJECT TEAM
EXISTING AND PROPOSED STREETS -IRMA DRIVE -IMURIEL DRIVE -NO PROPOSED STREETS RESIDENTIAL UNITS; NONE PUBLIC LAND DEDICATIONS; NONE CONSTRUCTION SCHEDULE; SPRING 2017 ALLOWED USES; THE ALLOWED USE IS A FIRE STATION WITH BUNK ROOMS	MAYOR DATE  PLANNING COMMISSION CHAIRPERSON DATE  CITY CLERK DATE  DIRECTOR OF PLANNING AND DEVELOPMENT DATE  DIRECTOR OF PUBLIC WORKS AND UTILITIES DATE	I,, HEREBY AFFIRM THAT I AM  THEOF  OF THE PROPERTY DESCRIBED HEREIN, KNOWN AS NORTH METRO  FIRE STATION #63.  OWNER  DATE  NOTARY PUBLIC  DATE	OWNER NORTH METRO FIRE 101 SPADER WAY BROOMFIELD, CO 80020 C: DAVE ANDERSON P: 303.466.4434 F: E: danderson@northmetrofire.org  ARCHITECT ALLRED & ASSOCIATES 580 BURBANK ST., UNIT 125 BROOMFIELD, CO 80020 C: BRAD BONNET P: 303.465.4306 x5 F: E: brad@allredarch.com
	THIS PUD WAS FILED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER IN THE COUNTY OF ADAMS, STATE OF COLORADO, THIS	I HEREBY AFFIRM THAT THE PLANS WERE PREPARED BY ME (OR UNDER MY DIRECT SUPERVISIONS) FOR THE OWNERS THEREOF IN ACCORDANCE WITH THE PROVISIONS OF CITY OF NORTHGLENN STANDARDS AND SPECIFICATIONS. I UNDERSTAND THAT IT IS THE POLICY OF THE CITY OF NORTHGLENN THAT THE CITY DOES NOT AND WILL NOT ASSUME LIABILITY FOR FACILITIES DESIGNED BY OTHERS.  BRENT ALLRED (ARCHITECT)  DATE	420 21ST AVENUE, SUITE 101 LONGMONT, CO. 80501 C: JOEL SEAMONS P: 303.651.6626 X2 F: 303.651.0331 E: Joel@Parkengineering.net  LANDSCAPE MEURAN DESIGN GROUP 852 BROADWAY, STE 250 DENVER, CO. 80203 C: KERRY SMEESTER P: 303.512.0549 F: 303.812.1224 E: kts@meuran.com

RED&ASSOCIALE

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BROWNERS, CLOREDS 8020 PR. 203, 464,508 PR. 203

NMFRD STATION #63 ADDITION & REMODEL



SOVER SHEET

#### **IMPROVEMENT SURVEY PLAT**

BEING A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP

#### SUBJECT PROPERTY DESCRIPTION

THE SOUTH 115 FEET OF THE SOUTH 225 FEET OF TRACT 6 OF NORTHGLENN — SEVENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

(PUBLISHED ADDRESS FOR INFORMATIONAL PURPOSES ONLY: 10941 IRMA DRIVE, NORTHGLENN, COLORADO)

#### PROJECT BENCHMARK

NATIONAL GEODETIC SURVEY (N.G.S.) STATION K 411

A STAINLESS STEEL ROD IN SLEEVE, STAMPED "K 4511 1984", LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF 104TH AVENUE AND YORK STREETS.

PUBLISHED NAVD 88 ELEVATION = 5286.40 FEET

#### SURVEYOR'S NOTES

- 1. DATE OF FIELD WORK COMPLETION: MAY 4, 2016.
- 2. 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 OUR DEVIT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- 3. THIS IMPROVEMENT SURVEY PLAT, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.
- 4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING COMPANY, INC. THIS IMPROVEMENT SURVEY PLAT WAS PERFORMED AND ISSUED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 5. THIS IMPROVEMENT SURVEY PLAT CONSISTS OF TWO (2) SHEETS.
- 6. BASIS OF BEARINGS: SOUTH 00'12'00" WEST, BEING THE BEARING OF THE WEST LINE OF IRMA DRIVE, AS DEFINED AND MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON.
- 7. THE SUBJECT PROPERTY CONTAINS 25.875 SQUARE FEET OR 0.594 ACRES OF LAND, MORE OR LESS.
- 8. THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED FROM SURFACE EVIDENCE AND PAINT MARKINGS SUPPLIED BY ACCURATE UNDERGROUND UTILITY FIELD SERVICES ON MAY 4, 2016. SAID UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE IN NATURE. FOR EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES, POT-HOLING IS RECOMMENDED. EXCEPT FOR SANITARY SEWER INVERTS SHOWN HEREON, THIS SURVEYOR HAS NOT PHYSICALLY OR ACTUALLY LOCATED ANY UNDERGROUND UTILITIES SHOWN HEREON.
- 9. RECARDING THE APPARENT EXISTENCE OF SANITARY SEMER LINES IN IRMA DRIVE AND MURILL DRIVE, THE LINES HAVE BEEN SHOWN ON THE MAP SHEET FOR REFERENCE ONLY. AFTER EXAMINING THE SURVEYED INVERTS AND PIPE SIZES BETWEEN THE MANHOLES, IT IS DIFFICULT TO CONCLUDE WHICH MANHOLES CONNECT TO EACH OTHER. IT IS RECOMMENDED THAT UTILITY MAPPING RESEARCH BE CONDUCTED WITH THE CITY OF NORTHGLENN TO DETERMINE THEIR PROPER LOCATIONS.

#### SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT ON MAY 4, 2016, A SURVEY WAS MADE OF THE ABOVE DESCRIBED PROPERTY UNDER MY DIRECT SUPERVISION AND THE CORNERS WERE SET AS SHOWN, HOLDING FOUND POINTS AND PLAT DISTANCES WHEREVER POSSIBLE AND UTILIZING ADAMS COUNTY SURVEY INFORMATION FOR CONTROL. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE PARCEL ON THIS DATE, MAY 4, 2016, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBE PREMISES EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBE PREMISES EXCEPT AS NOTED.

AS THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

RICHARD B. GABRIEL, P.L.S. Colorado License No. 37929 For and on behalf of Power Surveying Company, Inc.

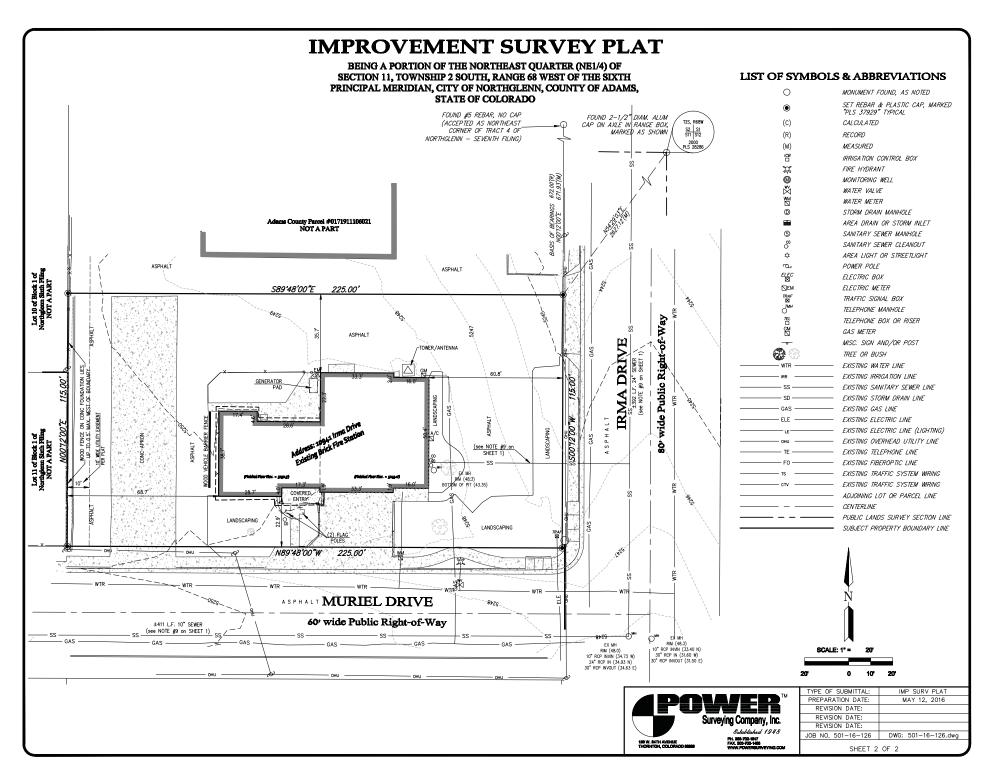


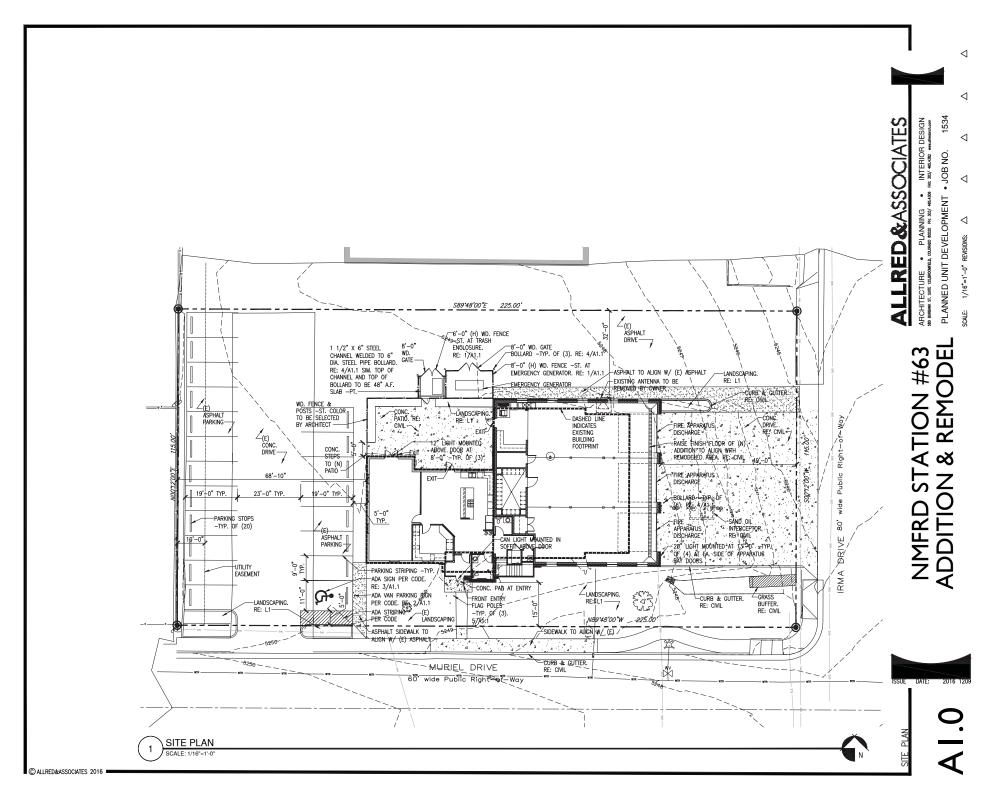
#### **CLERK & RECORDER'S CERTIFICATE**

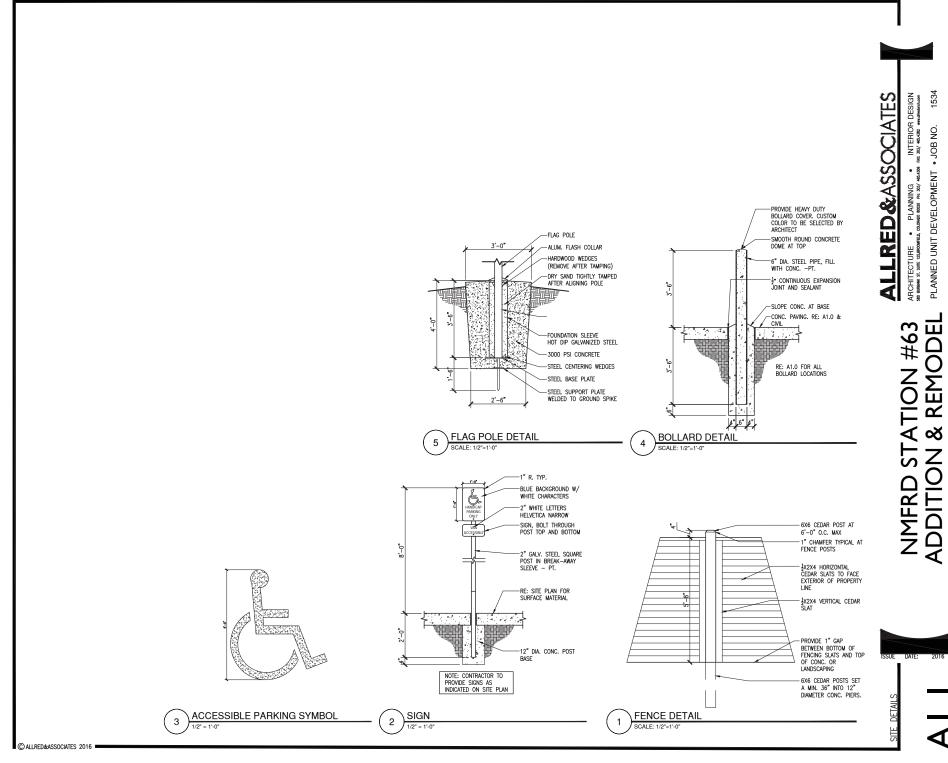
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT	O'CLOCKM.,	THIS
FILED AT RECEPTION NO		
BY: ADAMS COUNTY RECORDER		



TYPE OF SUBMITTAL:	IMP SURV PLAT				
PREPARATION DATE:	MAY 12, 2016				
REVISION DATE:					
REVISION DATE:					
REVISION DATE:					
JOB NO. 501-16-126	DWG: 501-16-126.dwg				
SHEET 1 OF 2					







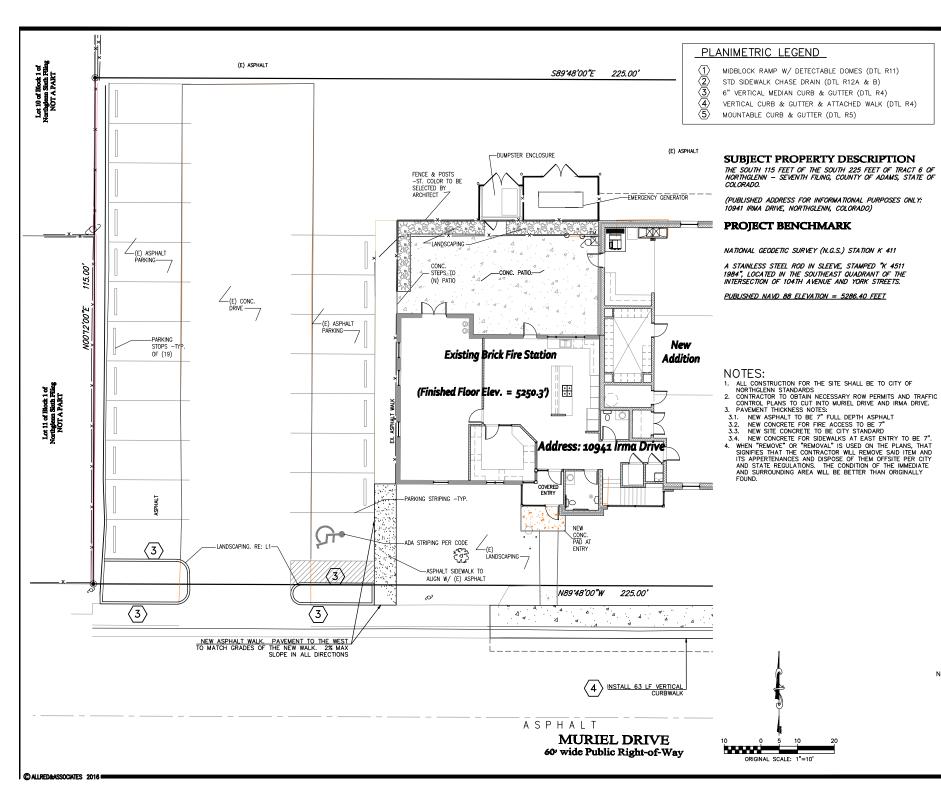
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PLANNED UNIT DEVELOPMENT

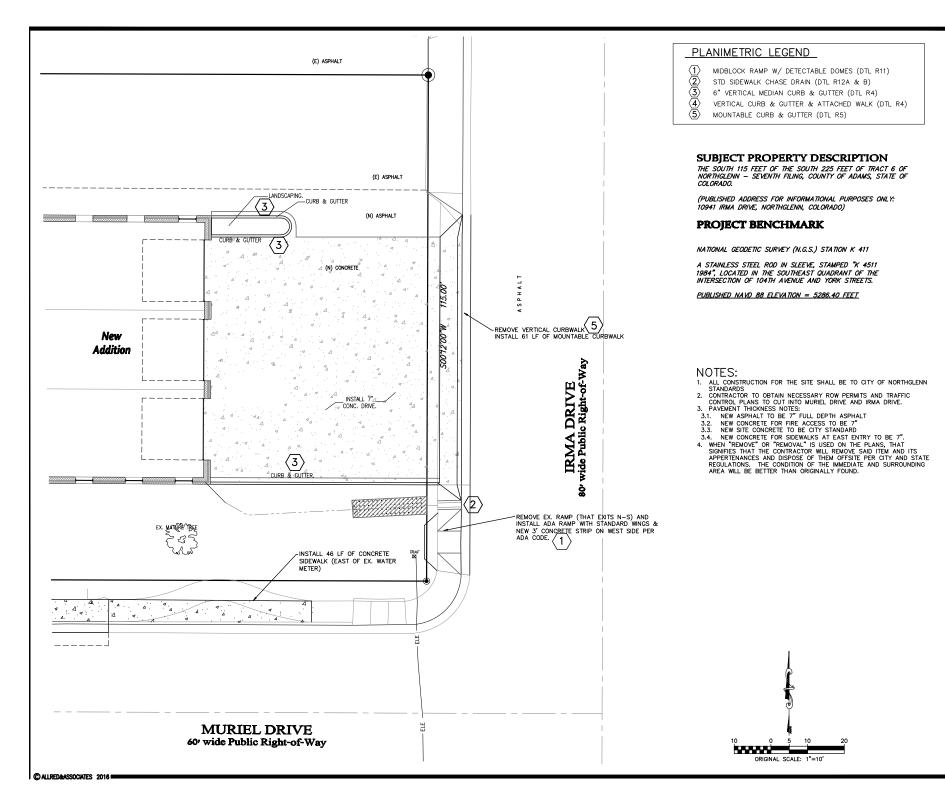
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PLANNED UNIT DEVELOPMENT

NMFRD STATION #63 ADDITION & REMODEL

PLAN

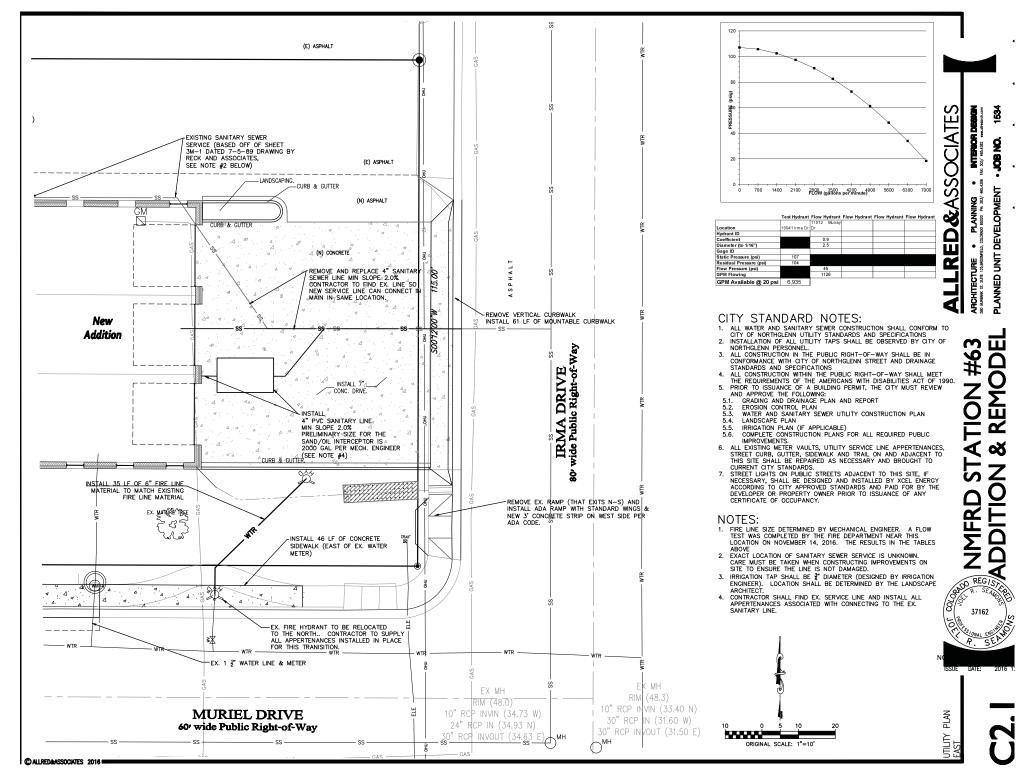


# RED&ASSOCIATES

**UNIT DEVELOPMENT** 

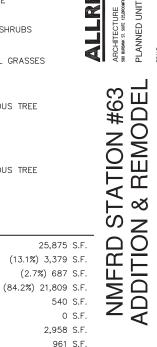
NMFRD STATION #63 ADDITION & REMODEL PLANNED

PLAN



**UNIT DEVELOPMENT** 

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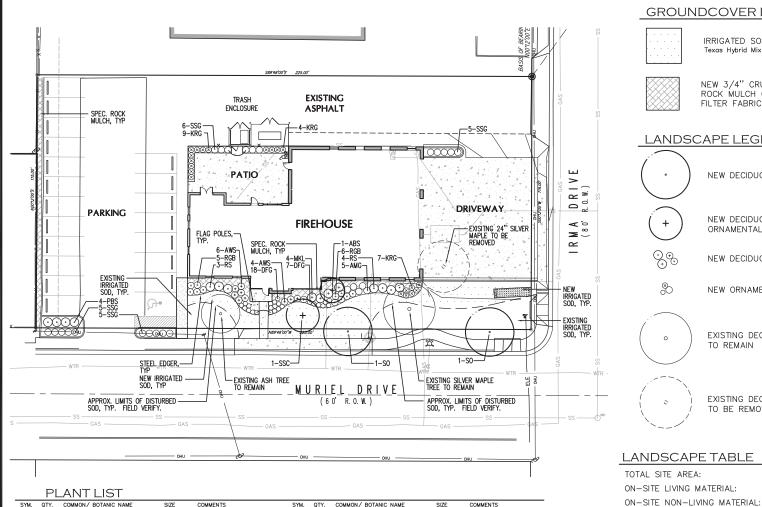
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DEVELOPMENT

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SYM.	QTY.	COMMON/ BOTANIC NAME	SIZE	COMMENTS	SYM.	QTY.	COMMON/ BOTANIC NAME	SIZE	COMMENTS
		DECIDUOUS SHADE TREES					ORNAMENTAL GRASSES		
so	2	Shumard Oak Quercus shumardii	2" cal.	Specimen quality, full crown, B&B, staked	DFG	25	Dwarf Fountain Grass Pennisetum alopecuroides	1 gal.	container, plant 24" o.c.
		ORNAMENTAL TREES			KRG	20	Korean Reed Grass	1 gal.	container, plant 36" o.c.
ABS	1	Autumn Brilliance Serviceberry Amelanchier Autumn Brilliance	1-1/2" cal.	Specimen quality, clump			Calamagrostis brachytricha Shenandoah Switch Grass		
		Amelanchier 'Autumn Brilliance'	,	form, B&B, staked	SSG	21		1 gal.	container, plant 36" o.c.
RRC	1	Royal Raindrops Crabapple Malus Royal Raindrops	1-1/2" cal.	Specimen quality, full crown, B&B, staked			Panicum virgatum 'Shenandoah' Adagio Maiden Grass		
		DECIDUOUS SHRUBS			AMG	5		1 gal.	container, plant 36" o.c.
AWS	10	Anthony Waterer Spirea Spiraea 'Anthony Waterer'	5 gal.	container, 5 canes min. plant 3' o.c.			Miscanthus sinensis 'Adagio'		
RGB	11	Rose Glow Barberry Berberis thunbergii 'Rose Glow'	5 gal.	container, 5 canes min. plant 3' o.c.					

Pawnee Buttes Sandcherry Prunus besseyi 'Pawnee Buttes'

Russian sage Perovskia atriplicifolia

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Miss Kim Lilac Syringa patula 'Miss Kim'

5 aal.

5 aal.

5 gal.

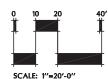
container, 5 canes min. plant 4' o.c. container, 5 canes min.

container, 5 canes min. plant 4' o.c.

REFER TO SHEET L2 FOR LANDSCAPE NOTES

REFER TO SHEET L3 FOR LANDSCAPE DETAILS





PAVING AND STRUCTURES:

R.O.W. NON-LIVING MATERIAL:

R.O.W. LIVING MATERIAL:

SPRAY IRRIGATED AREA:

DRIP IRRIGATED AREA:

**GROUNDCOVER LEGEND** 

IRRIGATED SOD Texas Hybrid Mix

FILTER FABRIC

**NEW DECIDUOUS** 

ORNAMENTAL TREE

NEW DECIDUOUS SHRUBS

NEW ORNAMENTAL GRASSES

EXISTING DECIDUOUS TREE

EXISTING DECIDUOUS TREE

TO REMAIN

TO BE REMOVED

LANDSCAPE LEGEND

NEW 3/4" CRUSHED GRANITE

ROCK MULCH OVER SPECIFIED

NEW DECIDUOUS SHADE TREE

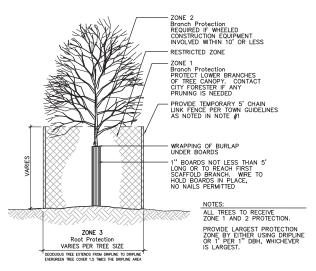


LANDSCAPE PLAN

CB-1881 - Page 74 of 79

#### TREE PRESERVATION AND REMOVAL NOTES:

- BARRICADES SHALL HAVE A 1-FOOT RADIUS PER INCH OF TRUNK DIAMETER, WITH A WOOD CHIP MULCH 6 TO 8 INCHES DEEP EXTENDING BEYOND THE BARRIER TO THE DRIPLINE, IF NEEDED. IF LOW BRANCHES WILL BE KEPT, PLACE THE FENCE OUTSIDE THE DRIPLINE. EXAMINE TREES AND BARRICADES AT LEAST ONCE A WEEK DURING CONSTRUCTION. WITHIN THE DRIP LINE OF PROTECTED EXISTING TREES, THERE SHALL BE NO CUT OR FILL UNLESS THE CONSULTING ARBORIST HAS EVALUATED AND APPROVED THE DISTURBANCE. TREE ROOTS ON TREES IN NATIVE AREAS SUCH AS THIS CAN BE FOUND AT THE VERY SURFACE OF THE SOIL, AND AS MANY OF THESE ARE FEEDER ROOTS, NO DISTURBANCE OF ANY KIND SHALL BE PERMITTED UNLESS APPROVED BY THE CONSULTING ARBORIST
- 2. ALL EXISTING PRESERVED SPRUCE TREES SHALL BE TREATED FOR Ips BEETLES TWICE PER YEAR (MARCH AND JULY).
- 3. ALL TRENCHING, BORING, AND PUSHING OF UTILITIES THROUGH THE ROOT ZONES OF EXISTING SHALL BE AVOIDED.
- 4. IF DAMAGE OCCURS TO ROOTS OF EXISTING TREES. THE ROOTS SHALL BE PRUNED AND COVERED WITH SOIL OR MOIST BURLAP WITHIN TWO HOURS.
- THE CONSULTING ARBORIST MUST BE CONTACTED PRIOR TO ANY NECESSARY CUT AND FILL EARTHWORK WITHIN THE DRIPLINE OF AN EXISTING PRESERVED TREE.
- 6. EARTHWORK SHALL NOT BE PLACED ADJACENT TO TREE TRUNKS.
- 7. ALL CONSTRUCTION ACTIVITY SHALL BE PROHIBITED WITHIN THE FENCED ROOT/DRIP LINE IN ORDER TO PREVENT SOIL COMPACTION
- 8. NO CONSTRUCTION RELATED WASH-OUT (E.G., LIME, ACID, CONCRETE) SHOULD OCCUR WITHIN 30 FEET OF ANY TREE TRUNK.
- 9. A CERTIFIED ARBORIST SHALL PRUNE ALL EXISTING PRESERVED TREES.
- SUPPLEMENTAL WATERING IS NOT RECOMMENDED UNLESS APPROVED BY THE CONSULTING ARBORIST.



#### TREE PROTECTION DETAIL

#### LANDSCAPE NOTES

- THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CON-JUNCTION WITH THE EXISTING CIVIL, MECHANICAL, ELECTRICAL, ARCHI ITECTURAL, AND IRRIGATION AS-BUILT SITE PLANS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
- ALL NEW LANDSCAPE AREAS SHALL BE ROTOTILLED WITH CLASS 1 ORGANIC COMPOST AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6"
- ALL DECIDUOUS TREES ARE TO BE APPROVED BY THE OWNER'S REPRE-SENTATIVE PRIOR TO INSTALLATION. ANY PLANT NOT MEETING THE LANDSCAPE ARCHITECT'S APPROVAL WILL BE REJECTED AT ANY TIME PRIOR
- ALL TREES TO BE STAKED OR GUYED AS PER PLANT LIST AND DETAILS.
- ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALL-
- ALL SHRUB/ORNAMENTAL GRASS BEDS SHALL BE MULCHED WITH 4" DEPTH 3/4" CRUSHED GRANITE ROCK MULCH OVER SPECIFIED FILTER FABRIC.
- ALL MULCH AREAS ADJACENT TO THE BUILDING SHALL BE MULCHED WITH 4" DEPTH 3/4" CRUSHED GRANITE ROCK MULCH OVER SPECIFIED FILTER
- ALL NEW SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH SPECIFIED ROLL TOP STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING). PLACE STEEL EDGER BETWEEN ALL ROCK AND WOOD MULCH BEDS. COLOR OF EDGER TO BE GREEN.
- ALL NEW LANDSCAPE AREAS WILL BE WATERED BY AN AUTOMATIC UNDER-GROUND IRRIGATION SYSTEM. ALL TURF AREAS LESS THAN 15' IN WIDTH SHALL HAVE LOW-ANGLE SPRAY NOZZLES DESIGNED FOR THE SPECIFIED WIDTH. ALL TURF AREAS GREATER THAN 15' SHALL BE IRRIGATED WITH GEAR-DRIVEN ROTORS WITH LOW ANGLE NOZZLES ON SEPARATE STATIONS. ALL SPRAY HEADS SHALL BE PRESSURE REDUCING DESIGNED TO PREVENT LOW HEAD DRAINAGE. ALL SHRUB BEDS SHALL BE IRRIGATED WITH A SEPARATELY ZONED DRIP SYSTEM PROVIDING FULL COVERAGE TO EACH PLANT. A RAIN SENSOR SYSTEM SHALL BE ADDED TO THE NEW IRRIGATION SYSTEM. THE CONTRACTOR SHALL USE THE EXISTING ON—SITE TAP AND BACKFLOW DEVICE AND SHALL FIELD VERIFY LOCATIONS AND CONDITION. THE LANDSCAPE CONTRACTOR SHALL SUPPLY AN IRRIGATION SYSTEM DESIGN AND SUBMITTALS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 11. 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 OF ANY DRIVEWAY AND PUBLIC STREET.
- 12. NO TREE SHALL BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY LINE
- ALL LANDSCAPING SHALL BE INSTALLED IN COMPLIANCE WITH SEC. 11-6-13. PLANTS PROHIBITED BY THE CITY OF NORTHGLENN SHALL NOT BE UTILIZED OR PLANTED ON THE PROPERTY.



denver, colorado 80206 303.512.0549 www.meuran.com

LANDSCAPE

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DEVELOPMENT PLANNING ND 80020 PH: 303/ 4 PLANNED UNIT

INTERIOR DESIGN 8: 303/ 465.4382 www.diredarch.com 9 JOB ARCHITECTURE 580 BURBANK ST. SJITE 125,8ROOMPI

STATION #63

PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING. SET SHRUB 2" HIGHER THAN THE GRADE AT WHICH IT GREW. APPLY SPECIFIED MULCH 4" DEEP. SEE SPECIFICATIONS

FOR FERTILIZER APPLICATION IN BACKFILL MIXTURE.

DIG PLANT PIT TWICE AS WIDE AS THE CONTAINER OR MORE.

REMOVE CONTAINER

LOOSEN SIDES OF PLANT PIT

DO NOT CUT SINGLE LEADER, PRUNE DAMAGED OR DEAD WOOD, AND CO-DOMINANT

LEADERS AT LANDSCAPE ARCHITECT'S DIRECTION ONLY.

WRAP ENTIRE SURFACE OF TRUNK UP TO SECOND BRANCH WITH SPECIFIED WRAPPING SECURED AT TOP AND BOTTOM & AT TWO FOOT INTERVALS. RE: SPECS FOR TIMING RE: FINAL TOP ROOTBALL GRADE

PLANT TREE 3" ABOVE FINAL TOP ROOTBALL GRADE - 36" DIA.. 4" SPECIFIED WOOD MULCH RING, TYP. IN TURE AREAS. - GRADE TO SLOPE AWAY FROM

SPECIFIED BACKFILL/FERTILIZER AS PER SPECIFICATIONS

UNDISTURBED OR COMPACTED

SETTLING OF ROOTBALL SHALL

CONCRETE CURB HOLD GRADE 1 IN.

SET ORNAMENTAL GRASS AT THE GRADE AT WHICH IT GREW

SPECIFIED MULCH 3" DEEP

HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL, TYP.

REMOVE CONTAINER SPECIFIED BACKFILL MIXTURE

BELOW EDGE

BE CAUSE FOR REJECTION

SUBGRADE

DECIDUOUS TREE PLANTING

SEE PLANS

4" MIN.

REMOVE ALL TWINE AND WIRE, PULL BURLAP BACK 2/3 MINIMUM

14 GAUGE GALV. WIRE WITH 1/2 DIA. WHITE PVC ON ENTIRE LENGTH OF EACH WIRE

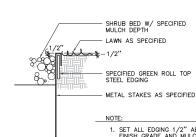
SPECIFIED TREE STRAP

- ALIGN NW/SE

SPECIFIED POSTS - ALIGN NW/SE

- 1. ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED
- 2. HOLD GRADE 1" BELOW EDGE OF WALK OR CURB. THIS DETAIL SHALL ALSO APPLY TO PERENNIAL FLOWERS IN CONTAINER.
- 3. ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER.





. SET ALL EDGING 1/2" ABOVE FINISH GRADE AND MULCH AS SHOWN. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH W/GRADES OF CONCRETE. ALL JOINTS TO BE SECURELY STAKED.





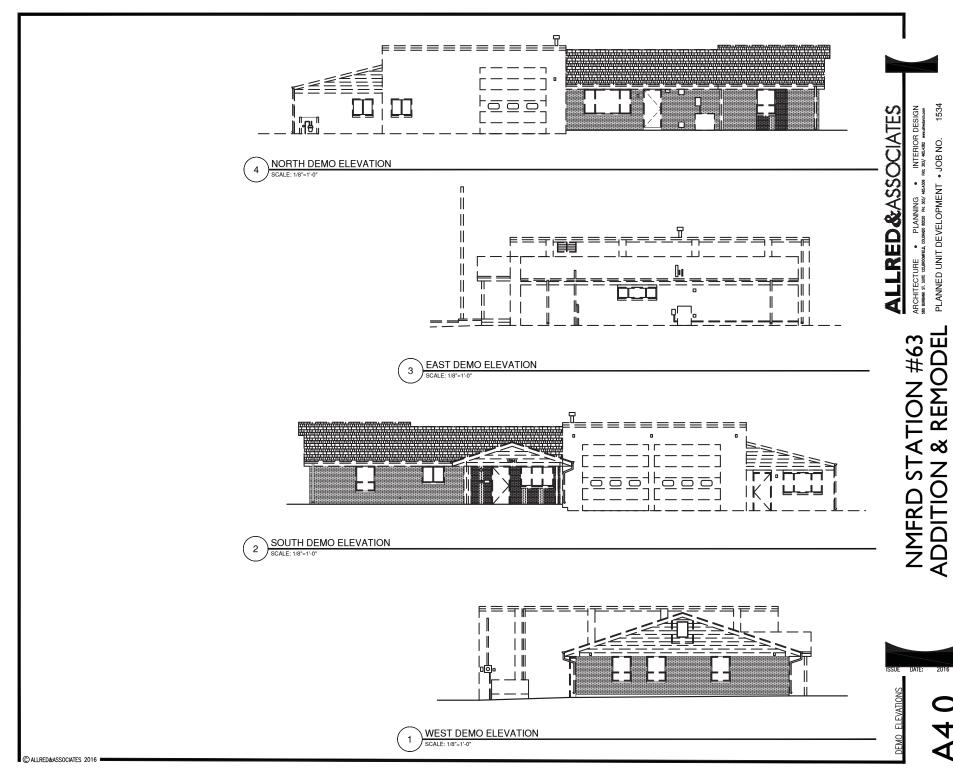


LANDSCAPE DETAILS

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ORNAMENTAL GRASS DETAIL

# FILL PLANT PIT WITH SPECIFIED SOIL MIX INCLUDING SPECIFIED CONCRETE CURB OR SIDEWALK. N.T.S.



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JOB NO.

PLANNED UNIT DEVELOPMENT

# NMFRD STATION #63 ADDITION & REMODEL

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ARCHITECTURE 560 BURBANK ST. SUTE 125,8RCOMF

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SOUTH & EAST ELEVATIONS

BRICK SOLDIER COURSE STOREFRONT WINDOW AT APPARATUS BAYS BRICK SOLDIER COURSE BRICK SAWTOOTH COURSE BRICK SOLDIER COURSE

PRECAST BAND -PRECAST AT OVERHEAD DOOR

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-STOREFRONT WINDOW

63

FIBERGLASS WINDOW -TYP. U.N.O. STOREFRONT WINDOW & DOOR

100'-0'

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SOUTH ELEVATION

(E) BRICK WALL TO REMAIN AT (E) REMODELED SIDE

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OCIATES

INTERIOR DESIGN
6: 303/ 465.432 \*\*\*\* arealmedicularin

PLANNED UNIT DEVELOPMENT

NMFRD STATION #63 ADDITION & REMODEL

NORTH & W ELEVATIONS

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