




**PLANNING & DEVELOPMENT MEMORANDUM  
#31-2023**

**DATE:** July 24, 2023

**TO:** Honorable Mayor Meredith Leighty and City Council Members

**THROUGH:** Heather Geyer, City Manager   
Jason Loveland, Interim Deputy City Manager 

**FROM:** Brook Svoboda, Director of Planning & Development   
Ashley McFarland, Planner II

**SUBJECT:** CB-2007 – Rezone of 10691 Melody Drive to Multifamily (RM-2)

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**PURPOSE**

To consider CB-2007, an ordinance on second reading, to rezone the property at 10691 Melody Drive from Commercial General (CG)/Commercial Auto (CA) to Multifamily (RM-2).

**BACKGROUND**

The applicant, Kimley Horn and Associates, on behalf of Headwaters Group, is requesting consideration for a rezoning of the property located at 10691 Melody Drive from CG/CA to Multifamily (RM-2). The 4.53-acre lot is located on the west side of Melody Drive, south of Kennedy Drive, and north of West 106<sup>th</sup> Avenue. The property currently contains three buildings, including a 9,000-square-foot retail space, 6,000-square-foot restaurant space, 9,000-square-foot commercial and retail space, and a parking lot area. Should this rezoning be approved, these structures would come down for the site's redevelopment.

The applicant has submitted a formal site plan application proposing a 172-unit senior independent living multifamily housing development. Any future development would be required to conform to the development standards within the Unified Development Ordinance (UDO) for review of applicable development standards and engineering requirements. It is important to note that any future development would need to comply with all applicable development standards in the UDO pertaining to the RM-2 zone district. Any future development would be considered a Major Site Plan and require review and approval from the Planning Commission.

The Planning Commission reviewed the proposed rezone at a public hearing on May 16, 2023, and voted 7-0 to recommend approval of the rezoning to City Council. Attachment 1 includes the staff report and exhibits presented to the Planning Commission and has additional background information on the rezoning request.

Following public testimony on the requested rezone, the Planning Commission determined that the proposed RM-2 zone district was the most appropriate zoning designation for this property, was consistent with the Comprehensive Plan, is consistent with the neighboring multifamily (RM-2) zone district to the west, and consistent with the zoning criteria outlined in the UDO for rezoning requests. An analysis of those criteria is included in the Planning Commission staff memorandum in Attachment 1.

The property is identified as an Area of Change/Area of Focus. Rezoning the site to the RM-2 zone district provides a transition from the commercial uses to the east and south and is compatible with the multifamily zoning to the west. Additionally, the RM-2 district would allow the development of diverse medium-density housing types. Rezoning to multifamily would encourage walkability and serve as a connection to both the neighboring Northglenn Marketplace and

Northglenn Square commercial centers. Rezoning to a multifamily zone district would be more consistent with the Comprehensive Plan by adding needed housing to the surrounding adjacent commercial properties, thus providing a mix of uses in the area.

The City Council received the proposed application at the July 10, 2023 meeting and approved it on first reading.

#### **BUDGET/TIME IMPLICATIONS**

There are no financial or time impacts to the City.

If City Council approves the proposed rezoning, the applicant would be required to submit any necessary site plan and subdivision plat required for entitling the property. These applications would be reviewed by staff and forwarded to the appropriate approval body (either Planning Commission and/or City Council) as required by the UDO.

#### **STAFF RECOMMENDATION**

Staff recommends approval of CB-2007 on second reading.

#### **STAFF REFERENCE**

If Council Members have any questions, please contact Brook Svoboda, Director of Planning & Development, at [bsvoboda@northglenn.org](mailto:bsvoboda@northglenn.org) or 303.450.8937.

#### **ATTACHMENTS**

1. Planning Commission staff memorandum (May 16, 2023)
2. Presentation
3. Letters of Support for Rezoning Request





**Planning & Development**  
 11701 Community Center Drive  
 Northglenn, CO 80233  
 P: 303-450-8739  
 F: 303-450-8708  
 northglenn.org

**PLANNING AND DEVELOPMENT DEPARTMENT**  
**MEMORANDUM**

**DATE:** May 16, 2023  
**TO:** Planning Commission  
**FROM:** Ashley McFarland, Planner II  
**THROUGH:** Becky Smith, Planning Manager  
 Brook Svoboda, Director of Planning and Development  
**SUBJECT:** Z-1-23, Rezone of 10691 Melody Drive

**REQUEST**

The applicant, Kimley Horn and Associates, on behalf of Headwaters Group, is requesting consideration for a rezoning of the property located at 10691 Melody Drive from Commercial General (CG)/Commercial Auto (CA) to Multifamily (RM-2).

**RECOMMENDATION**

Staff Recommendation:

Staff recommends the Planning Commission forward a recommendation for approval of a rezone from Commercial General (CG)/Commercial Auto (CA) to Multifamily (RM-2) for the property 10691 Melody Drive, based on the recommended findings of fact outlined in the Resolution attached.

Recommended Motion:

*“Move to approve Planning Commission Resolution 23-07 approving case number Z-1-23, for the rezoning of 10691 Melody Drive to Multifamily.”*

**DISCUSSION**

Site Data

The following table summarizes the site data for the property see Exhibit A for an Aerial Map of the vicinity):

<b>Address/General Location</b>	10691 Melody Drive
<b>Zoning</b>	Commercial General/Commercial Auto
<b>Acreage</b>	4.53 acres

<b>Building Square Footage (Existing/Proposed)</b>	Existing: 9,000 sq. ft. retail space, 6249 sq. ft. restaurant space, 9,000 sq. ft. commercial and retail space and parking lot area.
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Characteristics of the Site (see Attachment A for an Aerial Vicinity Map)

- Three existing retail, commercial, and restaurant buildings and parking lot area.
- The properties are zoned CG – Commercial General and CA – Commercial Auto.
- The area to the East has undergone multiple tenant finish changes including combining and subdividing of retail spaces to accommodate incoming retail needs for the Northglenn Marketplace.

Zoning and Surrounding Land Uses

The following table summarizes the zoning and land uses for the properties surrounding this site (see Attachment B for a Zoning Map of the vicinity):

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	CG – Commercial General	Commercial and Retail – Wells Fargo Building
<b>South</b>	CA – Commercial Auto	Retail and Restaurant – Northglenn Square
<b>East</b>	CA – Commercial Auto	Retail and Restaurant – Northglenn Marketplace
<b>West</b>	RM-2 - Multifamily	Multifamily – Beacon House Apartments and The Heights on Huron Apartments

Notification Requirements:

Notification for this application was conducted in accordance with the requirements of Section 11-6-3(e) Scheduling and Notice of Public Hearings of the UDO. Notice of the public hearing was published in the Northglenn-Thornton Sentinel at least 15 days prior to the public hearing. Additionally, a mailed notice was sent to all property owners within the City of Northglenn within 300 feet of the property, and a sign was posted at least 15 days prior to the public hearing.

Analysis:

The applicant submitted Attachment C, Headwaters Group rezoning application, prior to the adoption of the new Looking Up, A Vision for Northglenn’s Future Comprehensive Plan in April 2023; therefore the application was reviewed for compliance with the previously approved Imagine Northglenn: The Next 40 Years Comprehensive Plan. However, staff believes that the application is consistent with both documents.

The Northglenn Comprehensive Plan, Imagine Northglenn: The Next 40 Years identifies the site at 10691 Melody Drive as an area of land use change. An area of change is either a single property or a group of properties identified for potential future rezoning. Both comprehensive plans identify the property as desired to rezone to mixed-use high density. Additionally, both comprehensive plans state a goal to diversify housing types within Northglenn.

To the east of this property, at the Northglenn Marketplace, multiple tenant finish projects have occurred over the past 5 years. Changes include combining and subdividing retail spaces to accommodate the changing needs of the shopping center.

The Comprehensive Plan’s Future Land Use Maps designated the subject property as Mixed-Use High Intensity. Mixed-Use High-Intensity is defined as development that is 250,000 square feet in total gross leasable space and permits greater concentrations of office uses. Where appropriate,

large-scale single uses, utilizing pedestrian-oriented site layout and architecture. Greater residential densities are encouraged within and around the development to provide support for a core of pedestrian activity. The area should be highly served by multiple transit routes. City Staff believes rezoning the property to RM-2 Multifamily would encourage the objectives of the plan by providing higher-density housing that is mixed within the existing largely commercial area. The rezoning would be compatible with current and future land uses in the area by being consistent with the multifamily zoning of the property adjacent to the west. Future development would provide the opportunity for diverse medium-intensity housing to act as a transition from the primarily commercial areas to the south and east.

The purpose statement of the RM-2 zone district states: The RM-2 district is intended to provide housing at varied densities including attached single-family and multifamily uses. The RM-2 district also may include community, educational, and limited supportive uses. The RM-2 district may serve as a transition between higher-intensity commercial and mixed-use districts and lower-density residential districts. Staff finds the proposed use to be consistent with the purpose statement.

Table 3-2-A lists all uses allowed within the RM-2 zone district. The Table of allowed Uses is provided as Attachment D, attached below. Uses allowed by right are indicated with the check mark, cells showing an "S" indicate uses that require a Special Use Permit and are subject to procedures in Subsection 11-6-5(b), Special Use Permit, prohibited uses are shown as blank cells, and accessory uses are indicated with an "A" requiring compliance with Section 11-3-4, Accessory Uses and Structures. Approval of a rezoning to RM-2 would allow for all uses identified in the table.

Rezoning to RM-2 allows the property flexibility in the type of residential development that could occur as future development on the site. The rezoning would provide a diversification of uses in the area. Rezoning the property would also encourage the redevelopment of an aging commercial property. Finally, the rezoning would provide an optimal mix of uses, increasing the number of residential units in close proximity to the Northglenn Marketplace and Northglenn Square commercial areas.

If the site were to be rezoned, it would be subject to standards outlined in Section 11-6-4(a). Meaning that any future development would need to comply with those standards. The Commission is only considering a request to rezone the property. Any future development on the site must comply with all applicable development standards and processes outlined in this section as well as any other appropriate standards in the UDO. Staff finds it likely that any future redevelopment of the site would require a Major Site Plan, with final approval of such site plan being at the approval of the Planning Commission. Below is a summary of development standards for the proposed zone district:

<b>RM-2 – Multifamily Building Standards</b>	
Minimum Lot Area, Single-Family Attached and Duplex	2,000 sq. ft. per unit
Minimum Lot Area, Multifamily	1,000 sq. ft. per unit
Minimum Lot Area, all other uses	10,500 sq. ft.
Minimum Lot Width	70 ft.
Maximum Height, Primary	60 ft.
Maximum Height, Accessory	20 ft.
Minimum Front Building Setback	15 ft.
Side, Single-Family Attached and Duplex	5 ft.
Side, all other uses/Side, (detached accessory)	10 ft./ 5 ft.

Minimum Rear/Rear (detached accessory)	10 ft./None
Maximum Building Coverage	60%
Maximum Impervious Surface Coverage	80%

**APPROVAL CRITERIA**

Applicable Code Provisions:

The following sections of the code have been considered in review of this application.

- Section 11-6-4(a) – Rezoning

Rezoning Procedure and Criteria Analysis:

Section 11-6-2 states the Planning Commission shall review rezoning applications and recommend approval, approval with conditions or denial in accordance with Section 11-6-4(a)(3)(E)(iii) – Rezoning Approval Criteria. The Planning Commission’s recommendation will be provided to City Council, where then City Council will review and provide decision.

<b>Criteria:</b>	<b>Staff Analysis:</b>
(1) The proposed rezoning is consistent with the Comprehensive Plan and the purposes of this UDO;	The proposed rezoning is consistent with the City of Northglenn Comprehensive Plan. The property is identified as an Area of Change/Area of Focus in the plan and the proposed rezoning will encourage redevelopment of the site, from a large, underutilized property that lacks street activation and walkability. Additionally, the proposed rezoning will encourage a diversification of residential uses that will blend into the change area.
(2) The rezoning is consistent with the purpose statement of the proposed zoning district;	The proposed rezoning is consistent with the purpose statement of RM-2 that would allow development of diverse medium-density housing types. Rezoning to multifamily would encourage walkability and serve as a connection to both the neighboring Northglenn Marketplace and Northglenn Square commercial centers; thus, increasing economic vitality along Melody Drive. The RM-2 district is compatible with the surrounding land uses and provides a transition zone from the multifamily and commercial uses surrounding the property.
(3) There have been significant changes in the area to warrant a zoning change; The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood; and	Changes within the area include tenant commercial changes to the east and south. Rezoning to a multifamily zone district would be more consistent with the Northglenn Comprehensive Plan by adding needed housing to the surrounding adjacent commercial properties, thus providing a mix of uses in the area. Rezoning would lead to redevelopment of the site that is currently underutilized and lacks walkability.
(4) Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development. And/or:	Public facilities and services are available to service the property adequately. The city has the capacity to serve this property with water, sewer, etc.; these engineering or other by-department specifics will be

	<p>reviewed for compliance during the entitlement application review. Specific utility studies (storm, water, sewer) will be included at the time of site plan review to ensure compliance with the Northglenn UDO and all City Engineering Standards and Specifications.</p>
<p>(6) There was an error in establishing the current zoning;</p>	<p>Although there was not an error in zoning, the City's Comprehensive Plan identified this area as an area of change. This means that over time the neighborhood has evolved, and the current use is no longer desired in the neighborhood.</p>

**ADMINISTRATION**

Possible Actions by the Planning Commission:

The Planning Commission is not the final approval authority for a rezone to Multifamily (RM-2). The Planning Commission shall review the application and provide a recommendation to the City Council. The Commission's 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

Next Steps:

The Planning Commission's recommendation will be forward to City Council for consideration. The application request would require City Council to approve an ordinance rezoning the property following a public hearing. At this time, the rezone is not scheduled with City Council. Future site development will be required to undergo review as outlined in the UDO.

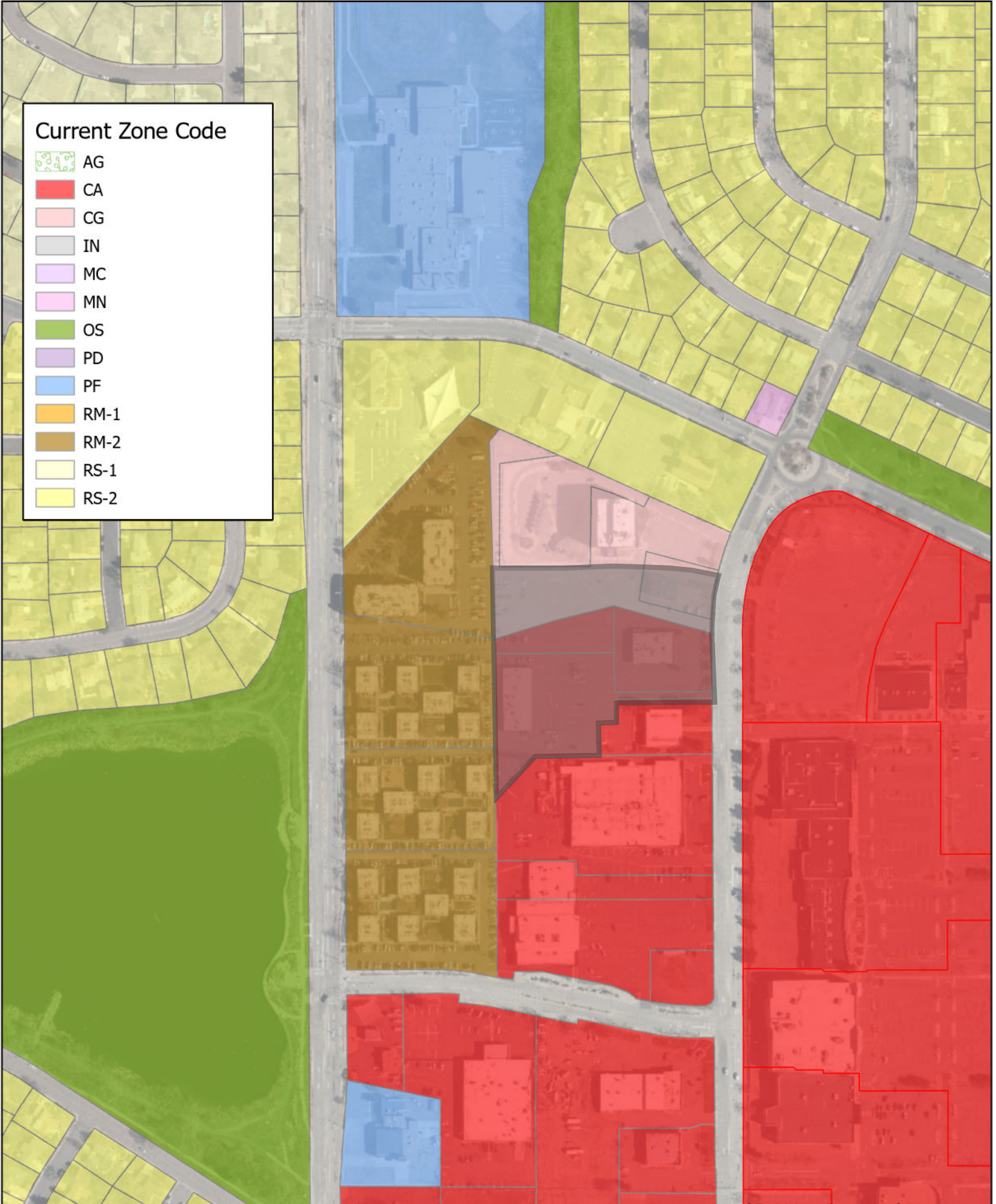
**ATTACHMENTS**

- Attachment A – Aerial Map
- Attachment B – Zoning Map
- Attachment C – Rezoning Application and Applicant's Supporting Documentation
- Attachment D – Table of Allowed Uses






















**Current Zone Code**

	AG
	CA
	CG
	IN
	MC
	MN
	OS
	PD
	PF
	RM-1
	RM-2
	RS-1
	RS-2



**City of Northglenn**  
11701 Community Center Drive  
Northglenn, CO 80233  
P: 303-451-8326  
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[northglenn.org](http://northglenn.org)

## OVERVIEW

The purpose of the rezoning procedure is to make amendments to the Official Zoning Map of the City of Northglenn to reflect changes in public policy, changed conditions, or to advance the welfare of the City. The zoning classification of any parcel in the City may be amended using this procedure. The purpose is neither to relieve particular hardships nor to confer special privileges or rights on any person. Rezoning shall not be used when a special use permit, variance, or administrative adjustment could be used to achieve the same result. An application to rezone a property is also reviewed for compliance with the City of Northglenn Comprehensive Plan and any applicable subarea or topical Master Plans. A complete description of the procedures for a Rezoning review can be found in Section 11-6-4(a) of the Unified Development Ordinance (UDO).

## SUBMITTAL REQUIREMENTS

The following application package must be submitted to the Planning and Development Department to commence review. Submittals should be electronic, or one (1) paper copy will also be accepted. Any missing information may cause the application to be incomplete and, therefore, rejected.

- Completed **Application Form**.
- Application Fee** of \$500.
- Proof of Ownership**
- ALTA Survey** that includes the legal boundary description of the property
- Project Description/Justification Letter** that summarizes the rezoning request, includes written justification in response to the required criteria detailed below, discussion of surrounding zoning, conformance with the Comprehensive Plan, and any applicable subarea or topical Master Plans. Refer to your Pre-Application Meeting notes for guidance.
- Additional Information**, as may be required by the Planning staff or if applicable to the proposed site plan request.

## PROCESS

- Prior to submittal of a Rezoning application, you are required to schedule a Pre-Application Meeting in accordance with Section 11-6-4(a) of the UDO. Contact the Planning and Development Department at 303-450-8739 to schedule a Pre-Application Meeting.
- Applications can be submitted electronically to [development@northglenn.org](mailto:development@northglenn.org) or directly to Planning and Development Department staff at City Hall (11701 Community Center Drive).
- Upon receipt of an application, the Planning staff will review the application package for completeness. If the application is deemed complete, it will be referred out to the city's Development Review Committee, which consists of various city departments, including Planning, Building, Engineering, Public Works, North Metro Fire Rescue, and any other agency/department that might have an interest in the application.
- The Planning and Development Department will compile all comments from the various city departments and other agencies and provide a written review letter within 15 business days of submittal. If a resubmittal is required, it will be requested in the review letter. Any resubmittals will follow this same procedure.





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- Once an application has completed the staff review, it can be scheduled for public hearing before the Planning Commission to provide recommendation to City Council for final approval.
- In order for a Rezoning to be approved, it must meet the approval criteria outlined in Section 11-6-4(a)(3)(E)(iii) of the code, which is further described later in this guide.
- Planning Commission meetings are scheduled the first and third Tuesdays of the month at 7:00 p.m. in the City Council Chambers at City Hall (11701 Community Center Drive). The exact date and time for your meeting will be coordinated with you upon receipt of a complete application and full staff review.
- City Council meetings are scheduled the second and fourth Mondays of the month at 7:00 p.m. in the City Council Chambers at City Hall (11701 Community Center Drive). City Council includes two required dates, 1<sup>st</sup> Reading to schedule the item, and 2<sup>nd</sup> reading to conduct the public hearing. Attendance is only required at the public hearing during 2<sup>nd</sup> reading. The exact date and time for your meeting will be coordinated with you upon receipt of a complete application and full staff review.
- The Planning and Development Department will notice the public hearing in accordance with code requirements, meaning that a sign will be posted on the property at least 15 days before the public hearing date. Additionally, staff will publish notice of the public hearing in the local Northglenn-Thornton newspaper and send mailed notices to all property owners within 300 feet of the Rezoning request. Please note that the public hearing sign shall remain on the property until after the public hearing date. If a replacement sign is required, please contact the Planning and Development Department.
- No building permit may be issued until a Rezoning has been approved if proposed site work requires rezoning for the use. Rezonings may also be required in conjunction with development permits or approvals.

## CODE REQUIREMENTS

Section 11-6-4(a) of the Unified Development Ordinance (UDO) addresses the requirements for a Rezoning application. The following references are excerpts from the UDO pertaining to the Rezoning review process. Additionally, Rezoning applications shall be in compliance with all applicable development standards and zoning district regulations identified in the UDO. Please refer to the city's Municipal Code for a complete listing of all requirements outlined in the UDO.

### ***Section 11-6-4(a)(3)(E)(iii). Rezoning Approval Criteria***

In reviewing a proposed Rezoning, the Planning Commission and City Council shall review the rezoning application and recommend approval, approval with conditions, or denial in accordance with Subsection 11-6-3(f) and the criteria below:

1. The proposed rezoning is consistent with the Comprehensive Plan and the purposes of this UDO;
2. The rezoning is consistent with the purpose statement of the proposed zoning district;
3. There have been significant changes in the area to warrant a zoning change; The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood; and
4. Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development. And/or:
5. There was an error in establishing the current zoning;

*Please note that a Rezoning must comply with all applicable requirements outlined in the Northglenn UDO.*



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[northglenn.org](http://northglenn.org)

**REZONING**  
**Attachment 1**  
Application Guide

*The city's UDO can be found at [www.northglenn.org/municode](http://www.northglenn.org/municode).*



**City of Northglenn**  
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 northglenn.org

**PROJECT INFORMATION**

General Description of Request: Develop an four story, 196, 850 square foot active adult living facility with 172 dwelling units.

*Attach hereto a Project Description Letter that describes in detail the request.*

Property Address or Location: 10691, 10699, and 10701 Melody Drive

Legal Description: Part of Tract "C", Resubdivision of Lot 1, Block 47, Lots 2-39, Block 48, and Blocks 49, 50, 51, 52, and 53, North Glenn - Fifth Filing

Current Zoning District: Commercial General/Commercial Auto-Oriented Proposed Zoning District: RM-2

Lot area: 4.53 Acres

**PROPERTY OWNER(S) INFORMATION**

Name: Jeff Hoffman

Company (if applicable): HG AA Northglenn, LLC

Address: Clayton Street, Suite 307

City: Denver State: CO Zip: 80206

Phone: 312.617.5736 Email: jeff.hoffman@headwatersgrp.com

**AUTHORIZED AGENT (If other than owner)**

Name: Ramsey Pickard

Company (if applicable): Kimley Horn & Associates

Address: 3801 Automation Way, Suite 210

City: Fort Collins State: CO Zip: 80525

Phone: 970.628.9930 Email: ramsey.pickard@kimley-horn.com

**OWNER(S) & AGENT CERTIFICATION**

I hereby depose and state under the penalties of perjury that all statements, proposals and/or plans submitted with/or contained in this application are true and correct and the application is complete to the best of my knowledge and belief.

Agent's Signature: *Ramsey Pickard* Date: 2.9.2023

Owner(s)' Signature(s): *Jeff Hoffman* Date: 2/21/2023

**STAFF USE ONLY:**

Case Number:  
 \_\_\_\_\_

Date Application Received:  
 \_\_\_\_\_



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HEADWATERS  
GROUP  
WHERE GREAT THINGS BEGIN

April 7, 2023

City of Northglenn Planning Division  
11701 Community Center Drive  
Northglenn, CO 80233

RE: 10691 Melody Drive Rezoning Approval Criteria

Dear Mr. Eric Ensey,

The following are responses to the Rezoning Approval Criteria set forth by the City of Northglenn in regards to projects seeking rezoning. The numbering corresponds to the Unified Development Ordinance [Zoning Code] Section 11-6-4(a)(3)E(iii), "Rezoning Approval Criteria."

1. The request to change the zoning over 10691 Melody Drive from the existing CA, Commercial Auto-Oriented to RM-2, with the use 'Independent Living Facility' is in line with the 2010 Comprehensive Plan, Imagine Northglenn: The Next 40 Years. The comprehensive plan's housing policies and strategies (5B.2) indicates a goal to "diversify housing stock and encourage the development of new housing products in Northglenn." This project would bring approximately 172 new units of senior housing to Northglenn. This request is also in line with the comprehensive plan strategies 5B2.3 to "provide zoning on critical vacant parcels that encourages the development of a variety of housing types," and 5B2.4 to "investigate 'gaps' in the housing market and determine locational opportunities for varying housing products that would diversify the overall housing stock." In the comprehensive plan maps, this area is suggested to go from "commercial" to "mixed use high intensity." The creation of infill housing on a currently vacant and underutilized parking lot would be in line with the strategies of the comprehensive plan.

This request is also consistent with the currently drafted comprehensive plan update: Looking Up, A Vision for Northglenn's Future, a 20 Year Comprehensive Plan. Section 3.2, Land Use, Goal 1 is to "support effective development/redevelopment practices in



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WHERE GREAT THINGS BEGIN

identified Areas of Focus (AOF) considering equity and environmental sustainability as a component of the recommendations.” This parcel is in AOF 2, Marketplace as identified in Section 4.1, Areas of Focus which indicates a recommended Mixed Use Regional land use. According to the draft comprehensive plan, the population of older adults (aged 65 years or older) “increased over the last 10 years” (3.8). This project would provide housing stock for this increasing group of Northglenn residents at an affordably priced rate which achieves Goal 2, Sec. 3.8 of the drafted Comprehensive Plan update, “diversify housing types to accommodate all stages of housing needs” and Goal 3, Sec. 3.8, “improve affordability for current Northglenn residents.”

2. The rezoning is consistent with the purpose of the proposed RM-2 district’s purpose statement *to provide housing at varied densities including attached single-family and multifamily uses. The RM-2 district also may include community, educational, and limited supportive uses. The RM-2 district may serve as a transition between higher intensity commercial and mixed-use districts and lower density residential districts.*

This project would provide senior housing including community space and limited supportive uses and would serve as a transition between nearby single family residential and suggested mixed-use high intensity in the AOF as indicated in the comprehensive plan update, explained above.

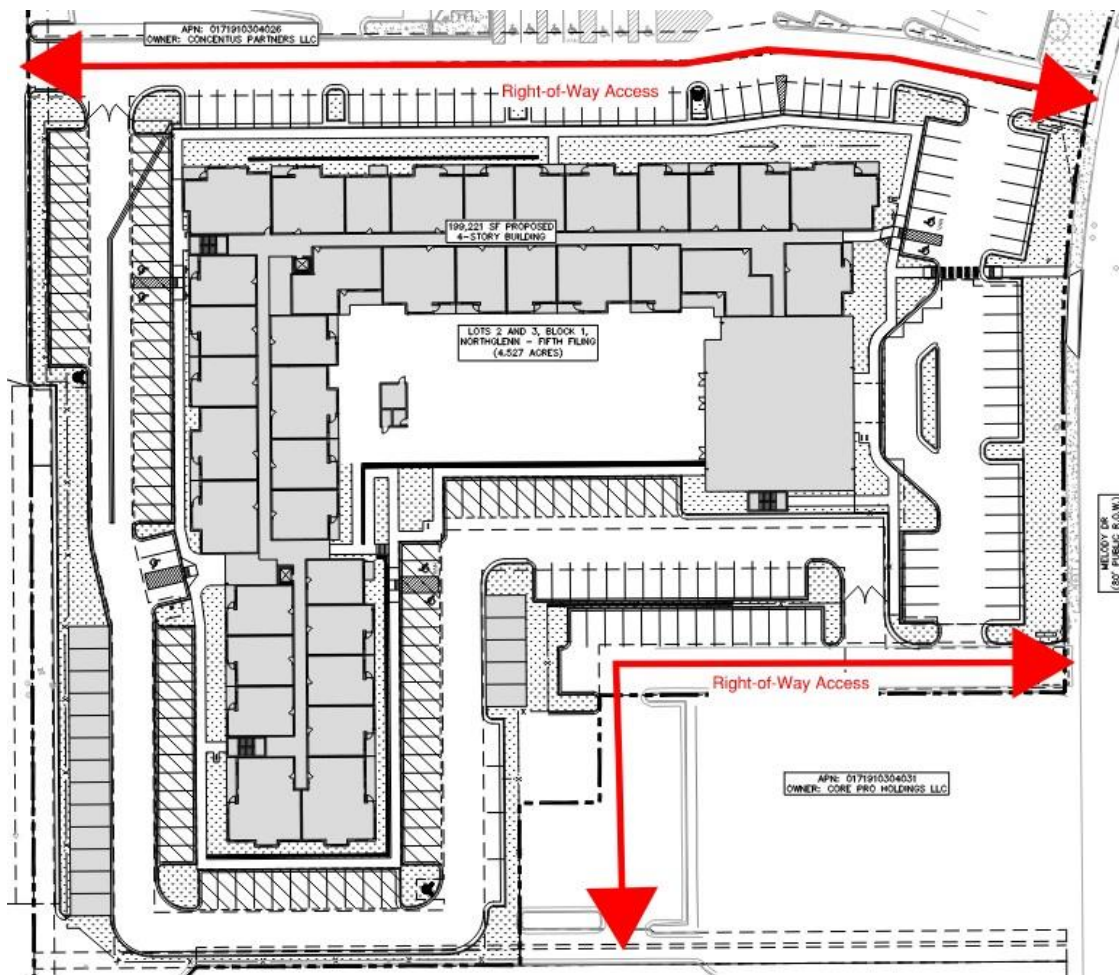
3. The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood as the surrounding area is currently zoned Commercial, Auto-Oriented and is an area of focus for increased redevelopment in the comprehensive plan. The adjacent property to the west of our site is zoned RM-2, which matches the proposed zoning of our site. The single-family residential homes across Huron St. and Kennedy Dr. are outside of the area of focus and will not be directly adjacent to this rezoned parcel. The community input from the ongoing comprehensive plan update indicates that this area is the preferential location for higher intensity multi-family housing and redevelopment.
4. Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development. Existing public right of way access will be maintained for sites adjacent to the west. Utilities for neighboring



## HEADWATERS GROUP

WHERE GREAT THINGS BEGIN

sites are not going to be negatively impacted. Additionally public transportation in the area has capacity for this project as there are several bus stops within walking distance on Huron Street and 106<sup>th</sup>. The residents have the ability to walk to the Northglenn Marketplace for shopping. The location of the site is ideal for an Independent Living Facility due to the access of nearby commercial uses, such as retail and restaurants.



5. The current zoning no longer aligns with the drafted Comprehensive Plan. The site is located in Focus Area #3, where high-density residential is an allowed use. We believe that the change in zoning meets the intent of the drafted Comprehensive Plan to diversify housing types to accommodate all stages of housing needs.



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**HEADWATERS  
GROUP**

WHERE GREAT THINGS BEGIN

In summary, the purpose of this rezoning is to allow for development of an Independent Living Facility. This will be a 4-story building that includes a clubhouse and outdoor courtyard as well as programming including fitness, social, and arts classes for residents. An Independent Living Facility is an allowed use under Group Living of the RM-2 zoning. This use matches the need for housing options for an aging Northglenn population and the goals of the current comprehensive plan and drafted update to the comprehensive plan for increased density and redevelopment in the area, as well as diversity of housing stock.

The Headwaters leadership team has previously owned and operated a professional senior living management company responsible for over 50 senior living communities. Headwaters Group is based in Denver at 288 Clayton Street, Suite 307. I am the Senior Vice President of Development and am passionate about bringing this unique opportunity to Northglenn. My contact information is included below.

Thank you for your consideration of these documents and our rezoning application. We ask that staff recommend approval of the rezoning based on the above criteria.

**Jeff Hoffman**

SVP Development, Headwaters Group

Jeff.hoffman@headwatersgrp.com

312-617-5736

312-617-5736



EXHIBIT A

Attachment 1

PARCEL DESCRIPTION

THAT PORTION OF TRACT "C", RESUBDIVISION OF LOT 1, BLOCK 47, LOTS 2-39, BLOCK 48, AND BLOCKS 49, 50, 51, 52 AND 53, NORTH GLENN - FIFTH FILING, PER THE PLAT RECORDED AT RECEPTION NO. 807546 IN THE RECORDS OF ADAMS COUNTY, LYING WITHIN THE WEST HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT C;  
THENCE ALONG THE EAST LINE OF SAID TRACT C AND ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 10°31'18", A RADIUS OF 605.00 FEET, AN ARC LENGTH OF 111.10 FEET, AND A CHORD BEARING AND DISTANCE OF S17°09'44"W, 110.94 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EAST LINE OF SAID TRACT C THE FOLLOWING TWO (2) COURSES):

1) ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 12°15'46", A RADIUS OF 605.00 FEET, AN ARC LENGTH OF 129.49 FEET, AND A CHORD BEARING AND DISTANCE OF S05°46'12"W, 129.24 FEET;

2) S 00°21'43" E, A DISTANCE OF 162.94 FEET;  
THENCE DEPARTING SAID EAST LINE S89°38'17"W, A DISTANCE OF 229.94 FEET;  
THENCE S00°09'52"E, A DISTANCE OF 52.92 FEET;  
THENCE S89°30'43"W, A DISTANCE OF 39.82 FEET;  
THENCE S00°21'42"E, A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY SOUTH LINE OF SAID TRACT C;

THENCE ALONG SAID EASTERLY SOUTH LINE THE FOLLOWING TWO (2) COURSES:

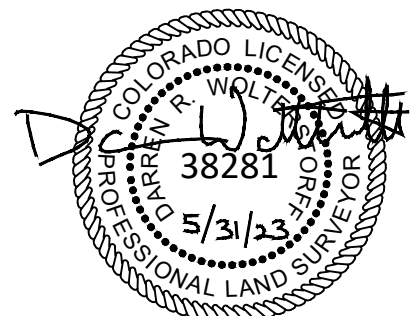
1) S89°38'17"W, A DISTANCE OF 160.06 FEET;  
2) S41°16'17"W, A DISTANCE OF 120.42 FEET;  
THENCE DEPARTING SAID EASTERLY SOUTH LINE N00°21'43"W, A DISTANCE OF 535.41 FEET;  
THENCE N89°35'20"E, A DISTANCE OF 332.77 FEET;  
THENCE N82°19'53"E, A DISTANCE OF 39.91 FEET;  
THENCE S85°47'48"E, A DISTANCE OF 59.77 FEET;  
THENCE S77°08'48"E, A DISTANCE OF 94.36 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 197,250 SQ. FT OR 4.528 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE NORTH LINE OF TRACT "C", RESUBDIVISION OF LOT 1, BLOCK 47, LOTS 2-39, BLOCK 48, AND BLOCKS 49, 50, 51, 52 AND 53, NORTH GLENN - FIFTH FILING, BEARING S 65°33'05" E, A DISTANCE OF 597.60 FEET, AS MONUMENTED AT THE NORTHWEST END BY A FOUND 1" ILLEGIBLE YELLOW PLASTIC CAP, AND AT THE SOUTHEAST END BY A FOUND HOLE IN CONCRETE WITH BROKEN REBAR.

I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

\_\_\_\_\_  
DARREN R. WOLTERSTORFF, PLS 38281  
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.







# HEADWATERS NORTHGLENN ACTIVE ADULT LIVING SUBDIVISION

Attachment 1

A RESUBDIVISION OF PART OF TRACT "C", RESUBDIVISION OF LOT 1, BLOCK 47, LOTS 2-39, BLOCK 48, AND BLOCKS 49, 50, 51, 52 AND 53, NORTH GLENN - FIFTH FILING, LOCATED IN THE WEST HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.

CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

### LEGAL DESCRIPTION:

BEING THE OWNER(S) OF THE REAL PROPERTY OF 7.242 ACRES DESCRIBED AS FOLLOWS:

THAT PORTION OF TRACT "C", RESUBDIVISION OF LOT 1, BLOCK 47, LOTS 2-39, BLOCK 48, AND BLOCKS 49, 50, 51, 52 AND 53, NORTH GLENN - FIFTH FILING, PER THE PLAT RECORDED AT RECEPTION NO. 807546 IN THE RECORDS OF ADAMS COUNTY, LYING WITHIN THE WEST HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF SAID TRACT C; THENCE ALONG THE EAST LINE OF SAID TRACT C THE FOLLOWING TWO (2) COURSES: 1) ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 22°47'04", A RADIUS OF 605.00 FEET, AN ARC LENGTH OF 240.59 FEET, AND A CHORD BEARING AND DISTANCE OF S 11°01'51" W, 239.00 FEET; 2) S 00°21'43" E, A DISTANCE OF 162.94 FEET; THENCE DEPARTING SAID EAST LINE S89°38'17" W, A DISTANCE OF 229.94 FEET; THENCE S00°09'52"E, A DISTANCE OF 52.92 FEET; THENCE S89°30'43"W, A DISTANCE OF 39.82 FEET; THENCE S00°21'42"E, A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY SOUTH LINE OF SAID TRACT C;

THENCE ALONG SAID EASTERLY SOUTH LINE THE FOLLOWING TWO (2) COURSES: 1) S89°38'17"W, A DISTANCE OF 160.06 FEET; 2) S41°16'17"W, A DISTANCE OF 120.42 FEET; THENCE DEPARTING SAID EASTERLY SOUTH LINE N00°21'43"W, A DISTANCE OF 855.38 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT C; THENCE ALONG THE SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: 1) N43°02'47"E, A DISTANCE OF 21.50 FEET; 2) S65°33'05"E, A DISTANCE OF 597.60 FEET TO THE POINT OF BEGINNING;

CONTAINING 315,461 SQ. FT. OR 7.242 ACRES, MORE OR LESS.

### OWNERSHIP AND DEDICATION CERTIFICATE:

THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE CITY COUNCIL OF NORTHGLENN CITY, COLORADO, THAT AS OF THE DATE SET FORTH BELOW, WE AND BEING THE OWNER(S) OF THE LAND DESCRIBED ABOVE, HAVE GOOD RIGHT AND FULL POWER TO CONVEY, ENCUMBER AND SUBDIVIDE SAME, AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS AND RIGHTS-OF-WAY EXCEPT THE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THIS PLAT. IN THE EVENT OF A DEFECT IN SAID TITLE WHICH BREECHES THE WARRANTIES IN THIS CERTIFICATE, THE UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE(S) TO REMEDY SUCH DEFECT UPON DEMAND BY NORTHGLENN CITY, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE.

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNERS, MORTGAGEES OR LIEN HOLDERS OF THE LAND DESCRIBED ABOVE, HAVE CAUSED THE LAND TO BE AID OUT AND PLATTED UNDER THE NAME OF HEADWATERS NORTHGLENN ACTIVE ADULT LIVING SUBDIVISION AND DO HEREBY DEDICATE AND GRANT TO THE PUBLIC FOREVER AND IN FEE SIMPLE THE ROADS AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, AND DO HEREBY DEDICATE TO NORTHGLENN CITY, AND APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES STATED IN COMPLIANCE WITH THE CITY OF NORTHGLENN SUBDIVISION REGULATIONS AND THE LANDOWNERS SHALL BEAR ALL EXPENSE INVOLVED IN PLANNING, DESIGN, AND CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS EXCEPT TO THE EXTENT EXPRESSLY STATED IN ANY CITY-APPROVED AND RECORDED SUBDIVISION IMPROVEMENT AGREEMENT. DEDICATION SHALL BE FINAL UPON ADOPTION BY THE CITY COUNCIL ACCEPTING THE PROPERTY DEDICATED BY THIS PLAT. EXCEPT AS OTHERWISE STATED ON THIS PLAT, THERE SHALL BE NO LIMITATION OR RESTRICTION UPON THE PURPOSE OR PUBLIC USE OF PROPERTY DEDICATED BY THIS PLAT.

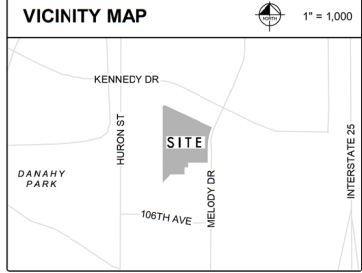
IN WITNESS WHEREOF; WE DO HEREUNTO SET OUR HANDS AND SEALS THIS \_\_\_\_ DAY OF \_\_\_\_.

(PRINTED NAME OF OWNER) \_\_\_\_\_  
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS.

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_ BY \_\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_



### NOTES:

- 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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS PROPERTY IS LOCATED WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR COUNTY OF ADAMS, COMMUNITY PANEL NUMBER 8001C0313J, MAP EFFECTIVE DATE DECEMBER 2, 2021. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAPS.
- THE SURVEYED PROPERTY CONTAINS A CALCULATED AREA OF 315,461 SQ. FT. OR 7.242 ACRES, MORE OR LESS.
- BEARINGS ARE BASED ON THE NORTH LINE OF TRACT "C"; RESUBDIVISION OF LOT 1, BLOCK 47, LOTS 2-39, BLOCK 48, AND BLOCKS 49, 50, 51, 52 AND 53, NORTH GLENN - FIFTH FILING, BEARING S 65°33'05" E, A DISTANCE OF 597.52 FEET, AS MONUMENTED AT THE NORTHWEST END BY A FOUND ILLIBLEGIBLE YELLOW PLASTIC CAP, AND AT THE SOUTHEAST END BY A FOUND HOLE IN CONCRETE WITH BROKEN REBAR.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- TITLE INSURANCE NOTE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY KIMLEY-HORN AND ASSOCIATES, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORDS KIMLEY-HORN AND ASSOCIATES, INC. RELIED UPON TITLE PREPARED BY NCS-1142285-CO AND NCS-1142265A-CO DATED SEPTEMBER 14, 2022 AT 5:00 P.M. AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, TO DELINEATE THE AFORESAID INFORMATION.

**OWNER/DEVELOPER**  
HEADWATER GROUP, LLC  
288 CLAYTON ST., SUITE 307  
DENVER, CO 80206  
CONTACT: JEFF HOFFMAN  
PHONE: 312.617.5736

**LANDSCAPE ARCHITECT**  
NORRIS DESIGN  
1101 BANNOCK ST  
DENVER, CO 80204  
CONTACT: GREG BANKS, PLA, LEED  
PHONE: 303.852.1166

**LAND SURVEYOR**  
KIMLEY-HORN AND ASSOCIATES, INC  
4582 SOUTH ULSTER ST, #1500  
DENVER, CO 80237  
CONTACT: DARREN WOLTERSTORFF, PLS  
PHONE: 303.228.2319

**ARCHITECT**  
SANTULAN ARCHITECTURE  
3457 RINGSBY CT, UNIT 209  
DENVER, CO 80216  
CONTACT: HARSH PARIKH  
PHONE: 303.588.7558

**CIVIL ENGINEER**  
KIMLEY-HORN AND ASSOCIATES, INC.  
3801 AUTOMATION WAY, SUITE 210  
FORT COLLINS, CO 80525  
CONTACT: EMILY FELTON, P.E.  
PHONE: 303.228.2300

### CITY APPROVAL CERTIFICATE:

THIS IS TO HEREBY CERTIFY THAT ON \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE CITY OF NORTHGLENN, COLORADO, HAS APPROVED THIS \_\_\_\_ (PRELIMINARY PLAT OR FINAL PLAT) FOR THE \_\_\_\_ (NAME OF SUBDIVISION) IN CONFORMANCE WITH THE ORDINANCES OF THE CITY OF NORTHGLENN.

BY: \_\_\_\_\_  
DIRECTOR, PLANNING AND DEVELOPMENT

\_\_\_\_\_  
DIRECTOR, PUBLIC WORKS

\_\_\_\_\_  
CHAIR, PLANNING COMMISSION

\_\_\_\_\_  
MAYOR, CITY OF NORTHGLENN

### SURVEYORS CERTIFICATE:

I, DARREN R. WOLTERSTORFF, DO HEREBY CERTIFY THAT THE SURVEY OF THE BOUNDARY OF HEADWATERS NORTHGLENN ACTIVE ADULT LIVING SUBDIVISION WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY REPRESENTS SAID SURVEY.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF. IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

### PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DARREN R. WOLTERSTORFF, PLS 38281  
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.  
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM

**RECORDATION CERTIFICATE:**  
STATE OF COLORADO } SS  
COUNTY OF ADAMS }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED OF RECORD AT MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

RECEPTION NO. \_\_\_\_\_, FILE \_\_\_\_\_, MAP \_\_\_\_\_.

BY: \_\_\_\_\_  
CLERK AND RECORDER

# Kimley»Horn

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DENVER, COLORADO 80237

Tel. No. (303) 228-2300  
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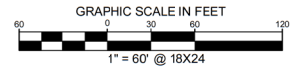
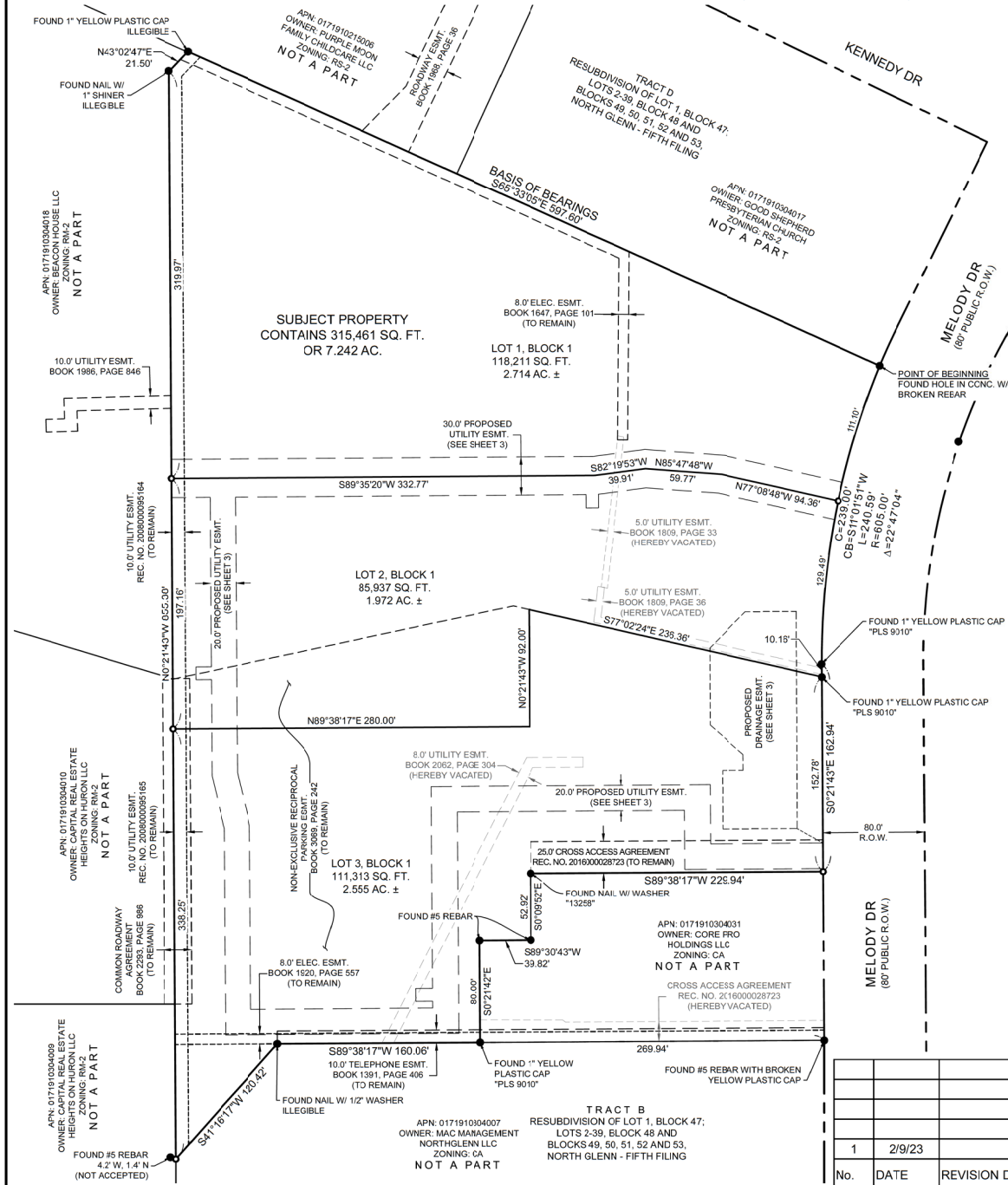
No.	DATE	REVISION DESCRIPTION
1	2/9/23	REV.

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	PTM	DRW	Feb. 2023	196502002	1 OF 5

# HEADWATERS NORTHGLENN ACTIVE ADULT LIVING SUBDIVISION

Attachment 1

A RESUBDIVISION OF PART OF TRACT "C", RESUBDIVISION OF LOT 1, BLOCK 47, LOTS 2-39, BLOCK 48, AND BLOCKS 49, 50, 51, 52 AND 53, NORTH GLENN - FIFTH FILING,  
 LOCATED IN THE WEST HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 6E WEST OF THE 6TH P.M.  
 CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND	
●	PROPERTY CORNER FOUND AS NOTED
○	PROPERTY CORNER SET - SET 18" LONG NO. 5 REBAR WITH 1-1/2" ALUM. CAP STAMPED "PLS 38281"
APN	ASSESSOR PARCEL NUMBER

LINE TYPE LEGEND	
—————	BOUNDARY LINE
—————	LOT LINE
—————	EASEMENT LINE AS NOTED
—————	RIGHT-OF-WAY LINE
—————	ADJOINER LINE

**PRELIMINARY**  
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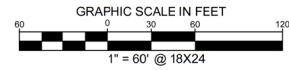
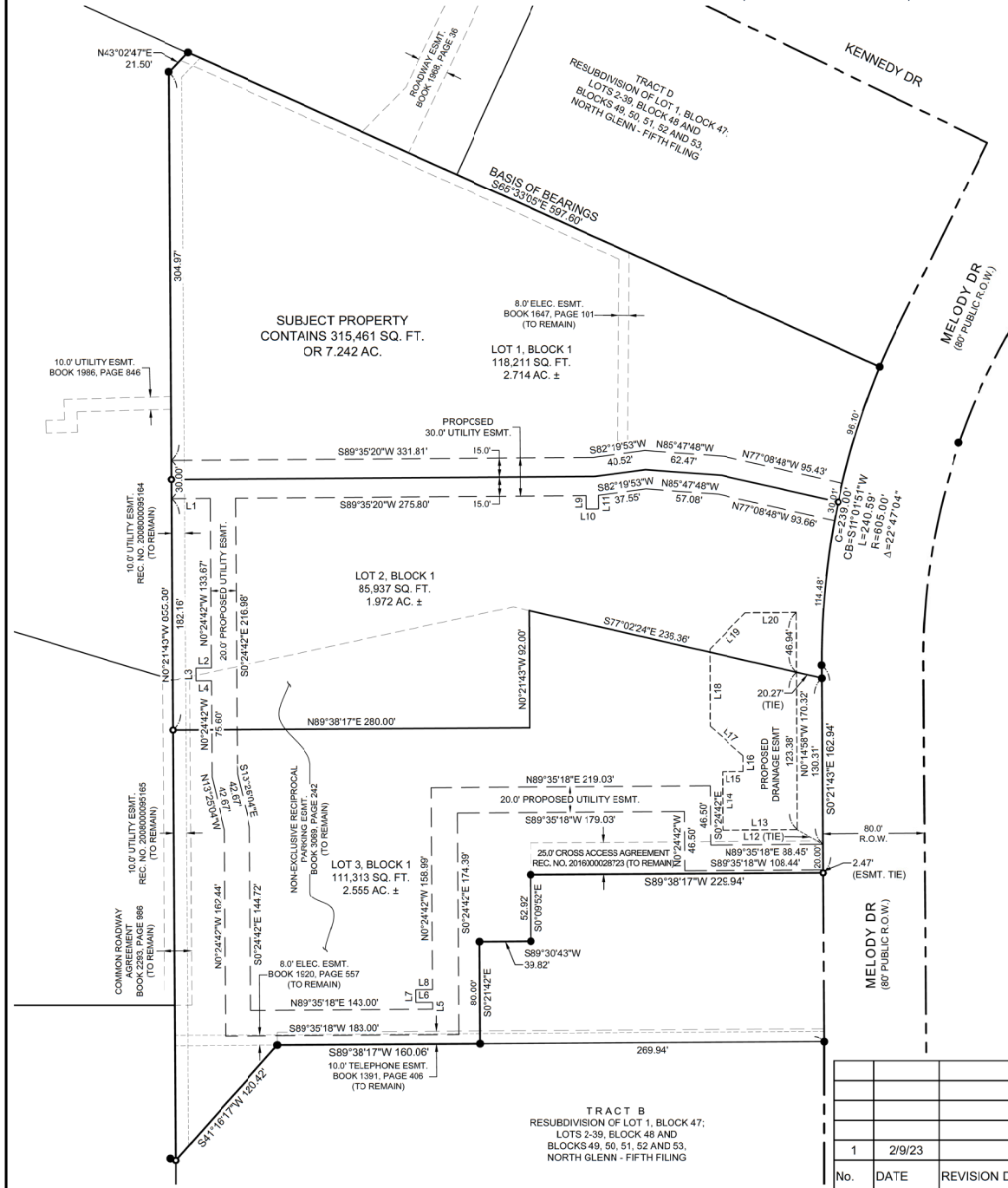
No.	DATE	REVISION DESCRIPTION
1	2/9/23	REV.

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	PTM	DRW	Feb. 2023	196502002	2 OF 5

# HEADWATERS NORTHGLENN ACTIVE ADULT LIVING SUBDIVISION

Attachment 1

A RESUBDIVISION OF PART OF TRACT "C", RESUBDIVISION OF LOT 1, BLOCK 47, LOTS 2-39, BLOCK 48, AND BLOCKS 49, 50, 51, 52 AND 53, NORTH GLENN - FIFTH FILING,  
 LOCATED IN THE WEST HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 6E WEST OF THE 6TH P.M.  
 CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



NO.	BEARING	LENGTH
L1	S89°35'20"W	29.68'
L2	N89°35'18"E	12.00'
L3	N00°24'42"W	10.00'
L4	S89°35'18"W	12.00'
L5	N00°24'42"W	5.40'
L6	S89°35'18"W	13.46'
L7	N00°24'42"W	10.00'
L8	N89°35'18"E	8.46'
L9	N00°24'42"W	10.49'
L10	S89°35'18"W	10.00'

NO.	BEARING	LENGTH
L11	S00°24'42"E	10.71'
L12	N60°27'21"W	23.03'
L13	N89°35'18"E	58.95'
L14	S00°14'58"E	45.88'
L15	S89°35'18"W	16.82'
L16	S00°24'42"E	12.36'
L17	S48°34'45"E	35.15'
L18	S00°14'58"E	60.37'
L19	S44°46'50"W	40.12'
L20	S89°35'18"W	40.04'

LEGEND	
●	PROPERTY CORNER FOUND AS NOTED
○	PROPERTY CORNER SET - SET 18" LONG NO. 5
○	REBAR WITH 1-1/2" ALUM. CAP STAMPED "PLS 38281"
○	ASSESSOR PARCEL NUMBER

LINE TYPE LEGEND	
---	BOUNDARY LINE
---	LOT LINE
---	EASEMENT LINE AS NOTED
---	RIGHT-OF-WAY LINE
---	ADJOINER LINE

**PRELIMINARY**  
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**Kimley»Horn**

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1" = 60'	PTM	DRW	Feb. 2023	196502002	5 OF 5

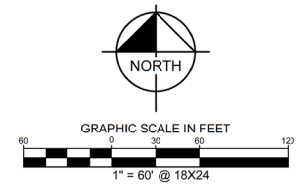
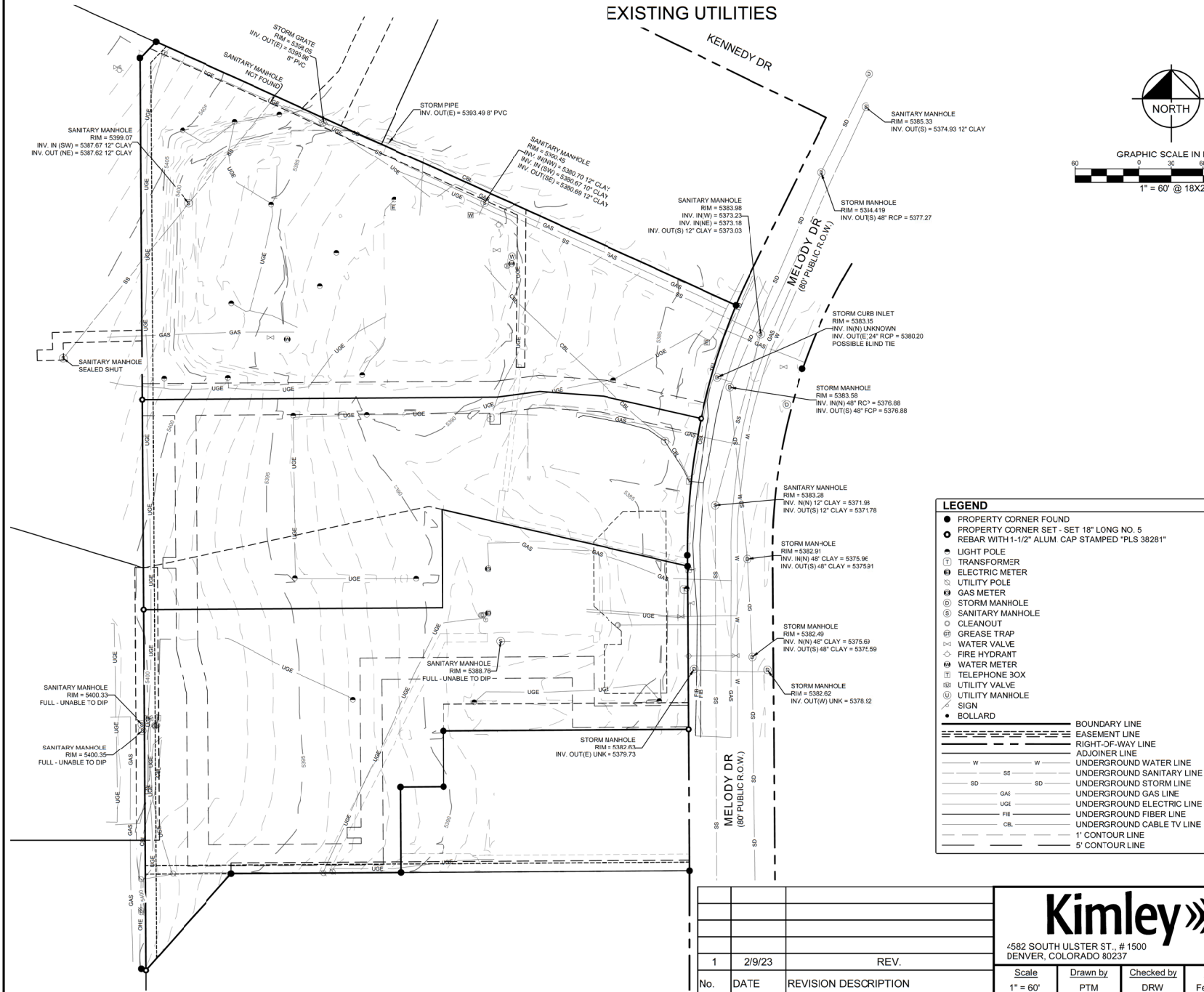


# HEADWATERS NORTHGLENN ACTIVE ADULT LIVING SUBDIVISION

Attachment 1

A RESUBDIVISION OF PART OF TRACT "C", RESUBDIVISION OF LOT 1, BLOCK 47, LOTS 2-39, BLOCK 48, AND BLOCKS 49, 50, 51, 52 AND 53, NORTH GLENN - FIFTH FILING,  
 LOCATED IN THE WEST HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 6E WEST OF THE 6TH P.M.  
 CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

## EXISTING UTILITIES



LEGEND	
●	PROPERTY CORNER FOLD
○	PROPERTY CORNER SET - SET 18" LONG NO. 5 REBAR WITH 1-1/2" ALUM. CAP STAMPED "PLS 38281"
⊙	LIGHT POLE
⊕	TRANSFORMER
⊖	ELECTRIC METER
⊗	UTILITY POLE
⊘	GAS METER
⊙	STORM MANHOLE
⊚	SANITARY MANHOLE
○	CLEANOUT
⊕	GREASE TRAP
⊖	WATER VALVE
⊗	FIRE HYDRANT
⊘	WATER METER
⊙	TELEPHONE BOX
⊚	UTILITY VALVE
⊛	UTILITY MANHOLE
⊜	SIGN
●	BOLLARD
---	BOUNDARY LINE
---	EASEMENT LINE
---	RIGHT-OF-WAY LINE
---	ADJOINER LINE
---	UNDERGROUND WATER LINE
---	UNDERGROUND SANITARY LINE
---	UNDERGROUND STORM LINE
---	UNDERGROUND GAS LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND FIBER LINE
---	UNDERGROUND CABLE TV LINE
---	1' CONTOUR LINE
---	5' CONTOUR LINE

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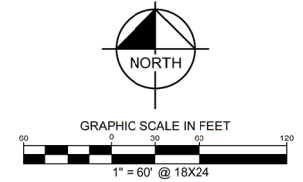
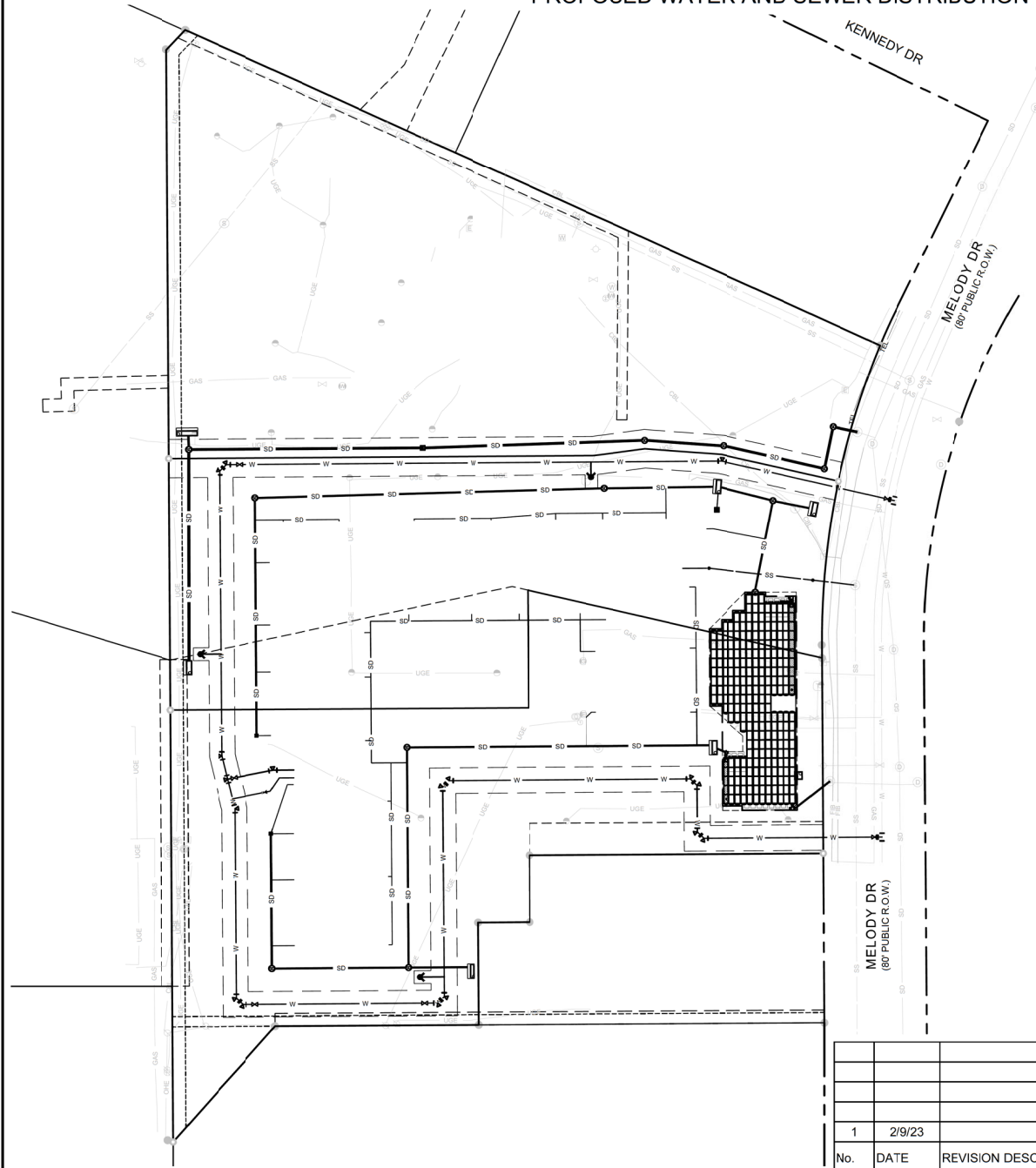
Scale 1" = 60'	Drawn by PTM	Checked by DRW	Date Feb. 2023	Project No. 196502002	Sheet No. 4 OF 5
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# HEADWATERS NORTHGLENN ACTIVE ADULT LIVING SUBDIVISION

Attachment 1

A RESUBDIVISION OF PART OF TRACT "C", RESUBDIVISION OF LOT 1, BLOCK 47, LOTS 2-39, BLOCK 48, AND BLOCKS 49, 50, 51, 52 AND 53, NORTH GLENN - FIFTH FILING,  
 LOCATED IN THE WEST HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 6E WEST OF THE 6TH P.M.

## CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO PROPOSED WATER AND SEWER DISTRIBUTION SYSTEM



LEGEND	
●	PROPERTY CORNER FOUND
○	PROPERTY CORNER SET - SET 18" LONG NO. 5 REBAR WITH 1-1/2" ALUM. CAP STAMPED "PLS 38281"
⊙	EXISTING FEATURES
⊙	LIGHT POLE
⊙	TRANSFORMER
⊙	ELECTRIC METER
⊙	UTILITY POLE
⊙	GAS METER
⊙	STORM MANHOLE
⊙	SANITARY MANHOLE
⊙	CLEANOUT
⊙	GREASE TRAP
⊙	WATER VALVE
⊙	FIRE HYDRANT
⊙	WATER METER
⊙	TELEPHONE BOX
⊙	UTILITY VALVE
⊙	UTILITY MANHOLE
⊙	SIGN
●	BOLLARD
⊙	PROPOSED FEATURES
⊙	FIRE HYDRANT
⊙	WATER VALVE
⊙	STORM MANHOLE
⊙	CURB INLET
---	BOUNDARY LINE
---	EASEMENT LINE
---	RIGHT-OF-WAY LINE
---	ADJOINER LINE
---	EXISTING UTILITY LINES
---	UNDERGROUND WATER LINE
---	UNDERGROUND SANITARY LINE
---	UNDERGROUND STORM LINE
---	UNDERGROUND GAS LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND FIBER LINE
---	UNDERGROUND CABLE TV LINE
---	PROPOSED UTILITY LINES
---	UNDERGROUND WATER LINE
---	UNDERGROUND SANITARY LINE
---	UNDERGROUND STORM LINE

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# Kimley»Horn

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 DENVER, COLORADO 80237

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	PTM	DRW	Feb. 2023	196502002	5 OF 5

**LEGAL DESCRIPTION PER TITLE COMMITMENT NCS-1142265-CO:**

THAT PORTION OF TRACT "C", RESUBDIVISION OF LOT 1, BLOCK 47, LOTS 2-39, BLOCK 48, AND BLOCKS 49, 50, 51, 52 AND 53, NORTH GLENN - FIFTH FILING, ADAMS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF SAID TRACT "C" WHICH POINT IS ALSO THE NORTHEAST CORNER OF TRACT "B" OF SAID SUBDIVISION;

THENCE WESTERLY AND PERPENDICULAR TO THE WEST LINE OF MELODY DRIVE AND PERPENDICULAR TO THE EAST LINE OF SAID TRACT "C" A DISTANCE OF 430.00 FEET;

THENCE ON AN ANGLE TO THE LEFT "OF 48°22'00" A DISTANCE OF 120.42 FEET;

THENCE ON AN ANGLE TO THE RIGHT OF 138°22'00" A DISTANCE OF 338.38 FEET;

THENCE ON AN ANGLE TO THE RIGHT "OF 90°00'00" A DISTANCE OF 280.00 FEET [SEE NOTE BELOW];

THENCE ON AN ANGLE TO THE LEFT "OF 80°00'00" A DISTANCE OF 92.00 FEET;

THENCE ON AN ANGLE TO THE RIGHT OF 103°19'19" A DISTANCE OF 238.36 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "C";

THENCE ON AN ANGLE TO THE RIGHT OF 75°40'41" AND ON THE EAST LINE OF SAID TRACT "C" A DISTANCE OF 285.91 FEET TO THE POINT OF BEGINNING AND EXCEPT THAT PORTION DESCRIBED IN PERSONAL REPRESENTATION RECORDED APRIL 15, 2016 AT RECEPTION NO. 201600028274 [REC. NO. 201600028274 - SEE NOTE BELOW] AND SPECIAL WARRANTY DEED RECORDED APRIL 15, 2016 AT RECEPTION NO. 201600028275 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO.

[SURVEYOR'S NOTE: THE LEGAL DESCRIPTION IN TITLE COMMITMENT NCS-1142265-CO DOES NOT DESCRIBE A MATHEMATICALLY CLOSED PARCEL. THE DESCRIPTION APPEARS TO BE MISSING THE CALL ADDED ABOVE IN ITALICS WHICH IS FROM EXHIBIT C OF THE DOCUMENT RECORDED IN BOOK 3069, PAGE 242. ADDITIONALLY THERE APPEARS TO BE A SCRIBER'S ERROR IN THE RECEPTION NUMBER OF THE EXCEPTION PARCEL.]

**NOTES:**

- 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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITMENTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE OBSERVED ADDRESS FOR THE SURVEYED PROPERTY IS 10591 AND 10695 MELODY DRIVE, NORTHGLENN, CO 80234.
- THIS PROPERTY IS LOCATED WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR COUNTY OF ADAMS, COMMUNITY PANEL 090103131. MAP EFFECTIVE DATE DECEMBER 2, 2021. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAPS.
- THE SURVEYED PROPERTY CONTAINS A CALCULATED AREA OF 111,313 SQ. FT. OR 2.555 ACRES, MORE OR LESS.
- BASIS OF ELEVATIONS: ELEVATIONS ARE BASED UPON ADAMS COUNTY BENCHMARK "95.0211" A 3-1/4" ALUMINUM DISK AT THE SOUTHEAST CORNER OF THE INTERSECTION OF COLORADO BLVD. AND RIVERDALE RD. (ELEVATION = 5096.57 NAVD88)
- NO ZONING REPORT WAS PROVIDED TO THE SURVEYOR AT THE TIME OF SURVEY.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE SURFACE EVIDENCE AND SURFACE MARKINGS PLACED BY A UTILITY COMPANY OR UTILITY LOCATING SERVICE. FOR UNDERGROUND ALIGNMENTS, KIMLEY-HORN RELIED UPON THE EXPERTISE OF THE LOCATING TECHNICIAN TO PROPERLY AND ACCURATELY PLACE SURFACE MARKINGS FOR ALL BURIED UTILITIES. CONSEQUENTLY, KIMLEY-HORN CAN MAKE NO WARRANTY, EXPRESSED OR IMPLIED, THAT ALL BURIED UTILITIES ARE SHOWN OR THAT THOSE BURIED UTILITIES SHOWN WERE ACCURATELY MARKED. PRIOR TO ANY CONSTRUCTION YOU MUST CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987. CALL AT LEAST 2 BUSINESS DAYS IN ADVANCE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES BEFORE YOU DIG, GRADE OR EXCAVATE. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT OR PAVING, LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY UTILITY AND/OR DRAINAGE SERVICE. VERIFY INFO PRIOR TO ANY NEW DESIGN, DEVELOPMENT OR CONSTRUCTION.
- NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED AT THE TIME OF SURVEY.
- THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES THAT THE SURVEYOR OF RECORD IS AWARE OF.
- BEARINGS ARE BASED ON THE EASTERLY SOUTH LINE OF TRACT C, RESUBDIVISION OF LOT 1, BLOCK 47, LOTS 2-39, BLOCK 48 AND BLOCKS 49, 50, 51, 52, AND 53, NORTH GLENN-FIFTH FILING, BEARING S 89°38'17" W, A DISTANCE OF 430.00 FEET, AS MONUMENTED AT THE EAST END BY A FOUND #5 REBAR WITH BROKEN YELLOW CAP, AND AT THE WEST END BY A FOUND NAIL WITH ILLIGIBLE 1/2" WASHER.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AGREEMENTS, LEASE AGREEMENTS AND OWNERSHIP TITLE EVIDENCE.
- ANY DECLARATION MADE HEREON OR HEREIN IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL, INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OF EXISTING WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- POTENTIAL AREAS OF CONCERN:**
  - UNDERGROUND ELECTRIC LINE APPEARS TO LIE OUTSIDE OF EASEMENT.
  - UNDERGROUND ELECTRIC LINE, OVERHEAD UTILITY LINE APPEAR TO BE OUTSIDE OF EASEMENT.

**DEPOSITING CERTIFICATE:**

DEPOSITED THIS \_\_\_ DAY OF \_\_\_ 20\_\_ A.D. AT \_\_\_ O'CLOCK \_\_\_ M., IN BOOK \_\_\_ OF LAND SURVEY PLATS AT PAGE \_\_\_ DEPOSIT NO. \_\_\_ RECORDS OF \_\_\_ COUNTY, COLORADO.

SIGNED:

TITLE:

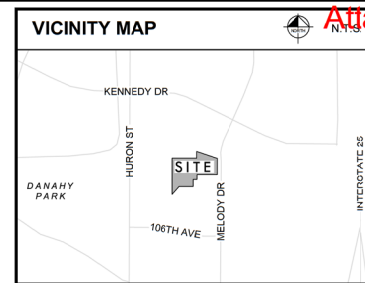
BY: \_\_\_\_\_

**NOTES ADDRESSING SCHEDULE B EXCEPTIONS:**

THIS ALTA/NSPS LAND TITLE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY KIMLEY-HORN AND ASSOCIATES, INC. TO DETERMINE OWNERSHIP OF THIS TRACT. VERIFY THE DESCRIPTION SHOWN. VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, KIMLEY-HORN AND ASSOCIATES, INC. RELIED UPON TITLE COMMITMENT FILE NO. NCS-1142265-CO, EFFECTIVE DATE SEPTEMBER 14, 2022 AT 5:00 P.M. PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

EXCEPT AS OTHERWISE EXPRESSLY NOTED IN NOTES BELOW, KIMLEY-HORN AND ASSOCIATES, INC. DID NOT EXAMINE OR ADDRESS THE EFFECTS, FEES OR ASSESSMENTS DUE, TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, RESERVATIONS AND/OR RESTRICTIONS CONTAINED IN THE DOCUMENTS REFERRED TO IN ANY ITEMS SHOWN IN THE TITLE COMMITMENT. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND STATED PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.

- ④ - INDICATES THE EXCEPTION NUMBER WITHIN SCHEDULE B OF THE ABOVE TITLE REPORT.
- EXCEPTION NOS. 1-8 ARE STANDARD EXCEPTIONS. (CONTAIN NO PLOTTABLE INFORMATION)
- 9. ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE NORTH GLENN METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED NOVEMBER 15, 1960 IN BOOK 878 AT PAGE 240. (AFFECTS - BLANKET IN NATURE)
- 10. EASEMENTS, NOTES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT OF RESUBDIVISION OF LOT 1, BLOCK 47, LOTS 2-39 BLOCK 48 AND BLOCKS 49, 50, 51, 52 AND 53, NORTH GLENN-FIFTH FILING, RECORDED APRIL 1, 1997 RECEPTION NO. 807546. (AFFECTS - BLANKET IN NATURE)
- 11. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE PUBLIC SERVICE COMPANY OF COLORADO EASEMENT RECORDED NOVEMBER 27, 1970 IN BOOK 1647 AT PAGE 131. (DOES NOT AFFECT SURVEYED PROPERTY)
- 12. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE PUBLIC SERVICE COMPANY OF COLORADO UTILITY EASEMENT RECORDED JULY 25, 1972 IN BOOK 1809 AT PAGE 33. (DOES NOT AFFECT SURVEYED PROPERTY)
- 13. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE PUBLIC SERVICE COMPANY OF COLORADO UTILITY EASEMENT RECORDED JULY 25, 1972 IN BOOK 1809 AT PAGE 35. (DOES NOT AFFECT SURVEYED PROPERTY - LIES OUTSIDE OF PROPERTY AS SHOWN HEREON)
- 14. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE PUBLIC SERVICE COMPANY OF COLORADO EASEMENT RECORDED DECEMBER 19, 1972 IN BOOK 1835 AT PAGE 859. (AFFECTS SURVEYED PROPERTY - DOCUMENT DOES NOT DESCRIBE A PLOTTABLE EASEMENT)
- ⑮ TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE UTILITY EASEMENT RECORDED MARCH 27, 1974 IN BOOK 1920 AT PAGE 557. (AFFECTS SURVEYED PROPERTY AS SHOWN HEREON)
- 16. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE GRANT OF EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF A ROAD RECORDED DECEMBER 12, 1974 IN BOOK 1968 AT PAGE 36. (DOES NOT AFFECT SURVEYED PROPERTY)
- 17. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE UTILITY EASEMENT RECORDED APRIL 9, 1975 IN BOOK 1986 AT PAGE 846. (DOES NOT AFFECT SURVEYED PROPERTY)
- ⑰ TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE UTILITY EASEMENT RECORDED MAY 7, 1976 IN BOOK 2062 AT PAGE 304. (AFFECTS SURVEYED PROPERTY AS SHOWN HEREON)
- 19. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE EASEMENT RECORDED DECEMBER 13, 1976 IN BOOK 2109 AT PAGE 466. (AFFECTS SURVEYED PROPERTY - DOCUMENT DOES NOT DESCRIBE A PLOTTABLE EASEMENT)
- ⑲ TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE EASEMENT AGREEMENT RECORDED NOVEMBER 17, 1978 IN BOOK 2293 AT PAGE 986. (AFFECTS SURVEYED PROPERTY AS SHOWN HEREON)
- ⑳ TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE AGREEMENT RECORDED NOVEMBER 4, 1985 IN BOOK 3069 AT PAGE 242. (AFFECTS SURVEYED PROPERTY AS SHOWN HEREON)
- ㉑ TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE LEASE EVIDENCED BY MEMORANDUM OF PCS SITE AGREEMENT RECORDED AUGUST 8, 1996 IN BOOK 4812 AT PAGE 933 AND RE-RECORDED SEPTEMBER 25, 1996 IN BOOK 4845 AT PAGE 164 AND FIRST AMENDMENT TO PCS SITE AGREEMENT RECORDED FEBRUARY 11, 2010 AT RECEPTION NO. 20100003944. (AFFECTS SURVEYED PROPERTY - DOCUMENT DOES NOT DESCRIBE A PLOTTABLE EASEMENT)
- 23. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE LEASE EVIDENCED BY MEMORANDUM OF LEASE RECORDED MAY 12, 2004 AT RECEPTION NO. 20040003844. (AFFECTS SURVEYED PROPERTY - DOCUMENT DOES NOT DESCRIBE A PLOTTABLE EASEMENT)
- 24. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE PUBLIC SERVICE COMPANY OF COLORADO EASEMENT RECORDED DECEMBER 8, 2008 AT RECEPTION NO. 2008000095164. (DOES NOT AFFECT SURVEYED PROPERTY)
- ⑳ TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS, RESERVATIONS AND AGREEMENTS AS SET FORTH IN THE PUBLIC SERVICE COMPANY OF COLORADO EASEMENT RECORDED DECEMBER 8, 2008 AT RECEPTION NO. 2008000095165. (AFFECTS SURVEYED PROPERTY AS SHOWN HEREON)
- ㉑ TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE CR38S ACCESS AGREEMENT RECORDED APRIL 15, 2016 AT RECEPTION NO. 201600028273. (AFFECTS SURVEYED PROPERTY AS SHOWN HEREON)
- 27. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §5498A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §5181 ET SEQ.) OR UNDER SIMILAR STATE LAWS. (NOT A SURVEY MATTER)



PREPARED FOR:  
HEADWATERS GROUP, LLC  
288 CLAYTON ST., SUITE 307  
DENVER, CO 80206

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
4582 SOUTH ULSTER STREET, SUITE 1500 DENVER,  
COLORADO 80237  
PHONE: 303-228-2300  
CONTACT: DARREN R. WOLTERSTORFF, PLS

**SURVEYORS CERTIFICATION:**

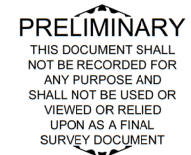
TO: HEADWATERS GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY;  
FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 8, 11(b), 13, 16, 17, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 23, 2022.

DATE OF PLAT OR MAP: \_\_\_\_\_, 2022

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE IS ACCURATE TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF. IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DARREN R. WOLTERSTORFF, PLS 38231  
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.  
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM



**ALTA/NSPS LAND TITLE SURVEY**  
A PORTION OF TRACT C, RESUBDIVISION OF LOT 1, BLOCK 47, LOTS 2-39, BLOCK 48, AND BLOCKS 49, 50, 51, 52 AND 53, NORTH GLENN - FIFTH FILING  
LOCATED IN THE WEST HALF OF SECTION 10,  
TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.  
CITY OF NORTHGLENN, COUNTY OF ADAMS,  
STATE OF COLORADO



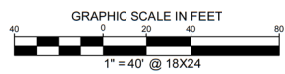
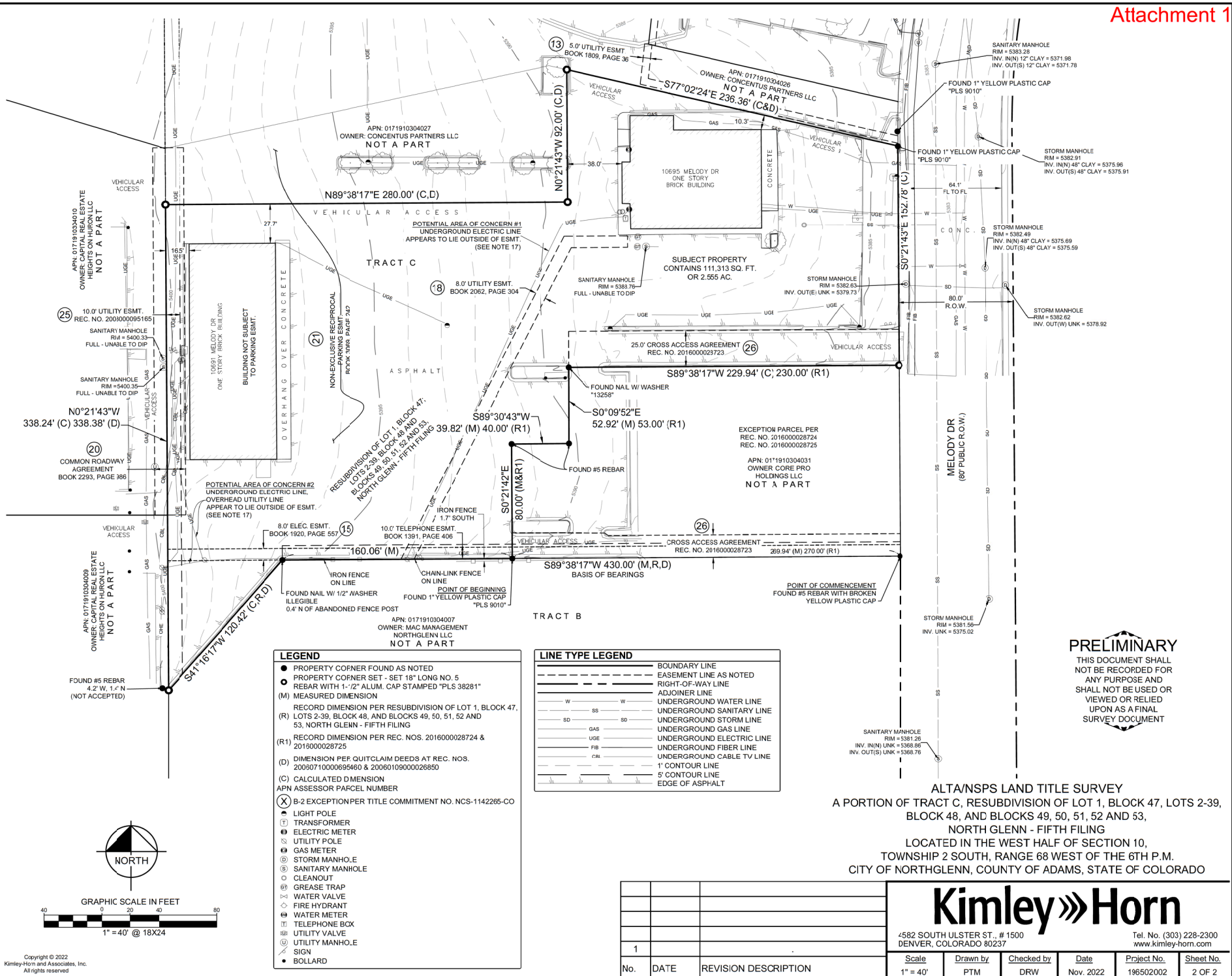
4582 SOUTH ULSTER ST., # 1500  
DENVER, COLORADO 80237  
Tel. No. (303) 228-2300  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	PTM	DRW	Nov. 2022	196502002	1 OF 2

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No.	DATE	REVISION DESCRIPTION
1		





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- LEGEND**
- PROPERTY CORNER FOUND AS NOTED
  - PROPERTY CORNER SET - SET 18" LONG NO. 5
  - REBAR WITH 1-1/2" ALUM. CAP STAMPED "PLS 38281"
  - (M) MEASURED DIMENSION
  - RECORD DIMENSION PER RESUBDIVISION OF LOT 1, BLOCK 47, LOTS 2-39, BLOCK 48, AND BLOCKS 49, 50, 51, 52 AND 53, NORTH GLENN - FIFTH FILING
  - (R1) RECORD DIMENSION PER REC. NOS. 2016000028724 & 2016000028725
  - (D) DIMENSION PER QUITCLAIM DEEDS AT REC. NOS. 2005071000695460 & 20060109000026850
  - (C) CALCULATED DIMENSION
  - APN ASSESSOR PARCEL NUMBER
  - (X) B-2 EXCEPTION PER TITLE COMMITMENT NO. NCS-1142265-CO
  - LIGHT POLE
  - (T) TRANSFORMER
  - ELECTRIC METER
  - UTILITY POLE
  - GAS METER
  - STORM MANHOLE
  - SANITARY MANHOLE
  - CLEANOUT
  - GREASE TRAP
  - WATER VALVE
  - FIRE HYDRANT
  - WATER METER
  - TELEPHONE BOX
  - UTILITY VALVE
  - UTILITY MANHOLE
  - SIGN
  - BOLLARD

- LINE TYPE LEGEND**
- BOUNDARY LINE
  - - - - EASEMENT LINE AS NOTED
  - · - · RIGHT-OF-WAY LINE
  - · - · ADJOINER LINE
  - · - · UNDERGROUND WATER LINE
  - · - · UNDERGROUND SANITARY LINE
  - · - · UNDERGROUND STORM LINE
  - · - · UNDERGROUND GAS LINE
  - · - · UNDERGROUND ELECTRIC LINE
  - · - · UNDERGROUND FIBER LINE
  - · - · UNDERGROUND CABLE TV LINE
  - · - · 1' CONTOUR LINE
  - · - · 5' CONTOUR LINE
  - · - · EDGE OF ASPHALT

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

ALT/ANSPS LAND TITLE SURVEY  
A PORTION OF TRACT C, RESUBDIVISION OF LOT 1, BLOCK 47, LOTS 2-39, BLOCK 48, AND BLOCKS 49, 50, 51, 52 AND 53, NORTH GLENN - FIFTH FILING  
LOCATED IN THE WEST HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

**Kimley»Horn**

4582 SOUTH ULSTER ST., # 1500 DENVER, COLORADO 80237 Tel. No. (303) 228-2300 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	PTM	DRW	Nov. 2022	196502002	2 OF 2

No.	DATE	REVISION DESCRIPTION
1		



**LEGAL DESCRIPTION PER TITLE COMMITMENT NO. NCS-1142265A-CO:**

**A PORTION OF PARCEL 1-A:**

THAT PORTION OF TRACT "C", RESUBDIVISION OF LO 1, BLOCK 47, LOTS 2-39, BLOCK 48, AND BLOCKS 49, 50, 51, 52 AND 53, NORTH GLENN - FIFTH FILING, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF SAID TRACT "C"; THENCE SOUTHERLY ON THE EAST LINE OF SAID TRACT "C" AND ON A CURVE TO THE LEFT, WITH A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 09°28'13", AN ARC DISTANCE OF 101.00 FEET; THENCE NORTHWESTERLY ON A RADIAL LINE FROM SAID CURVE A DISTANCE OF 180.00 FEET; THENCE ON AN ANGLE TO THE LEFT OF 96°39'26", A DISTANCE OF 120.00 FEET; THENCE ON AN ANGLE TO THE LEFT OF 83°20'07", A DISTANCE OF 177.56 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "C"; THENCE SOUTHERLY ON THE EAST LINE OF SAID TRACT "C" AND ON A CURVE TO THE LEFT WITH A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 01°57'00", AN ARC DISTANCE OF 2059 FEET TO A POINT OF TANGENT; THENCE SOUTHERLY ON SAID TANGENT A DISTANCE OF 10.16 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 103°19'19", A DISTANCE OF 236.36 FEET; THENCE ON AN ANGLE TO THE LEFT OF 103°19'19", A DISTANCE OF 82.00 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 90°00'00", A DISTANCE OF 280.00 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 90°00'00", A DISTANCE OF 517.14 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 43°24'30", A DISTANCE OF 21.48 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 71°24'06", A DISTANCE OF 597.60 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

**PARCEL 1-B:**

THE BENEFICIAL EASEMENT FOR A ROADWAY CREATED BY GRANT OF EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF ROAD, RECORDED DECEMBER 12, 1974, IN BOOK 1968, AT PAGE 36, COUNTY OF ADAMS, STATE OF COLORADO.

**PARCEL 1-C:**

THE BENEFICIAL EASEMENT FOR PARKING CREATED BY AGREEMENT RECORDED NOVEMBER 4, 1985, IN BOOK 3069 AT PAGE 242, COUNTY OF ADAMS, STATE OF COLORADO.

**PARCEL 1-I:**

THAT PORTION OF TRACT "C", RESUBDIVISION OF LO 1, BLOCK 47, LOTS 2-39, BLOCK 48, AND BLOCKS 49, 50, 51, 52 AND 53, NORTH GLENN - FIFTH FILING, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF TRACT "C", ON THE WESTERLY LINE OF MELODY DRIVE (ALSO BEING THE NORTHEAST CORNER OF TRACT "B"); THENCE NORTHERLY ON THE EASTERLY LINE OF TRACT "C", A DISTANCE OF 296.07 FEET TO A POINT OF CURVE; THENCE CONTINUING NORTHERLY ALONG THE EASTERLY LINE OF TRACT "C", ON A CURVE TO THE RIGHT WITH A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 13°18'52", AN ARC DISTANCE OF 20.59 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ON THE EASTERLY LINE OF TRACT "A" ON SAID CURVE AN ARC DISTANCE OF 120 FEET; THENCE WESTERLY ON A RADIAL LINE FROM SAID CURVE A DISTANCE OF 180.00 FEET; THENCE SOUTHERLY ON AN ANGLE TO THE LEFT OF 96°39'26", A DISTANCE OF 120 FEET; THENCE EASTERLY ON AN ANGLE TO THE LEFT OF 83°20'34", A DISTANCE OF 180.00 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

**NOTES:**

- 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 ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITTEE CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE OBSERVED ADDRESS FOR THE SURVEYED PROPERTY IS 10959 AND 10701 MELODY DRIVE, NORTHGLENN, CO 80234.
- THIS PROPERTY IS LOCATED WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR COUNTY OF ADAMS, COMMUNITY PANEL NUMBER 08001C03131, MAP EFFECTIVE DATE DECEMBER 2, 2021. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAPS.
- THE SURVEYED PROPERTY CONTAINS A CALCULATED AREA OF 204,149 SQ. FT. OR 4.687 ACRES, MORE OR LESS.
- BASIS OF ELEVATIONS: ELEVATIONS ARE BASED UPON ADAMS COUNTY BENCHMARK "95.0211" A 3-1/4" ALUMINUM DISK AT THE SOUTHEAST CORNER OF "THE INTERSECTION OF COLORADO BLVD. AND RIVERDALE RD. (ELEVATION = 5096.57 NAVD 88)
- NO ZONING REPORT WAS PROVIDED TO THE SURVEYOR AT THE TIME OF SURVEY.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE SURFACE EVIDENCE AND SURFACE MARKINGS PLACED BY A UTILITY COMPANY OR UTILITY LOCATING SERVICE. FOR UNDERGROUND ALIGNMENTS, KIMLEY-HORN RELIED UPON THE EXPERTISE OF THE LOCATING TECHNICIAN TO PROPERLY AND ACCURATELY PLACE SURFACE MARKINGS FOR ALL BURIED UTILITIES. CONSEQUENTLY, KIMLEY-HORN CAN MAKE NO WARRANTY, EXPRESSED OR IMPLIED, THAT ALL BURIED UTILITIES ARE SHOWN OR THAT THOSE BURIED UTILITIES SHOWN WERE ACCURATELY MARKED. PRIOR TO ANY CONSTRUCTION YOU MUST CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987. CALL AT LEAST 2 BUSINESS DAYS IN ADVANCE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES BEFORE YOU DIG, GRADE OR EXCAVATE. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT OR PAVING, LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY UTILITY AND/OR DRAINAGE SERVICE. VERIFY INFO PRIOR TO ANY NEW DESIGN, DEVELOPMENT OR CONSTRUCTION.
- NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED AT THE TIME OF SURVEY.
- THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES THAT THE SURVEYOR OF RECORD IS AWARE OF.
- BEARINGS ARE BASED ON THE NORTH LINE OF TRACT "C", RESUBDIVISION OF LOT 1, BLOCK 47, LOTS 2-39, BLOCK 48, AND BLOCKS 49, 50, 51, 52 AND 53 NORTH GLENN - FIFTH FILING, BEARING S 65°33'05" E, A DISTANCE OF 597.52 FEET, AS MONUMENTED AT THE NORTHWEST END BY A FOUND ILLIBLEGIBLE YELLOW PLASTIC CAP, AND AT THE SOUTHEAST END BY A FOUND HOLE IN CONCRETE WITH BROKEN REBAR.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AGREEMENTS, LEASE AGREEMENTS AND OWNERSHIP TITLE EVIDENCE.
- ANY DECLARATION MADE HEREON OR HEREIN IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OF EXISTING WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- POTENTIAL AREAS OF CONCERN:
  - PARKING AREA APPEARS TO BE USED BY ADJOINER PROPERTY WITHOUT AN APPARENT EASEMENT.
  - SANITARY LINE CROSSES SUBJECT PROPERTY WITHOUT AN APPARENT EASEMENT.
  - STORM PIPE DRAINS OUTSIDE OF SUBJECT PROPERTY.

**NOTES ADDRESSING SCHEDULE B EXCEPTIONS:**

THIS ALTA/NSPS LAND TITLE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY KIMLEY-HORN AND ASSOCIATES, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, KIMLEY-HORN AND ASSOCIATES, INC. RELIED UPON TITLE COMMITMENT FILE NO. NCS-1142265-CO, EFFECTIVE DATE SEPTEMBER 14, 2022 AT 5:00 P.M. AND TITLE COMMITMENT FILE NO. NCS-1142265A-CO, EFFECTIVE DATE SEPTEMBER 14, 2022 AT 5:00 P.M., BOTH PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

EXCEPT AS OTHERWISE EXPRESSLY NOTED IN NOTES BELOW, KIMLEY-HORN AND ASSOCIATES, INC. DID NOT EXAMINE OR ADDRESS THE EFFECTS, FEES OR ASSESSMENTS DUE, TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, RESERVATIONS AND/OR RESTRICTIONS CONTAINED IN THE DOCUMENTS REFERRED TO IN ANY ITEMS SHOWN IN THE TITLE COMMITMENT, EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND STATED PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.

(#) - INDICATES THE EXCEPTION NUMBER WITHIN SCHEDULE B OF THE ABOVE TITLE REPORT.

EXCEPTION NOS. 1-8 ARE STANDARD EXCEPTIONS. (CONTAIN NO PLOTTABLE INFORMATION)

- ANY TAX LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE NORTH GLENN METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED NOVEMBER 15, 1960 IN BOOK 878 AT PAGE 240. (AFFECTS - BLANKET IN NATURE)
- EASEMENTS, NOTES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT OF RESUBDIVISION OF LOT 1, BLOCK 47, LOTS 2-39, BLOCK 48 AND BLOCKS 49, 50, 51, 52 AND 53, NORTH GLENN-FIFTH FILING, RECORDED APRIL 1, 1967 RECEPTION NO. 897546. (AFFECTS - BLANKET IN NATURE)

(11) TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE PUBLIC SERVICE COMPANY OF COLORADO EASEMENT RECORDED NOVEMBER 27, 1970 IN BOOK 1647 AT PAGE 161. (AFFECTS SURVEYED PROPERTY AS SHOWN HEREON)

(12) TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE PUBLIC SERVICE COMPANY OF COLORADO UTILITY EASEMENT RECORDED JULY 25, 1972 IN BOOK 1809 AT PAGE 13. (AFFECTS SURVEYED PROPERTY AS SHOWN HEREON)

(13) TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE PUBLIC SERVICE COMPANY OF COLORADO UTILITY EASEMENT RECORDED JULY 25, 1972 IN BOOK 1809 AT PAGE 36. (AFFECTS SURVEYED PROPERTY AS SHOWN HEREON)

(14) TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE PUBLIC SERVICE COMPANY OF COLORADO EASEMENT RECORDED DECEMBER 19, 1972 IN BOOK 1835 AT PAGE 859. (AFFECTS SURVEYED PROPERTY - DOCUMENT DOES NOT DESCRIBE A PLOTTABLE EASEMENT)

(15) TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE UTILITY EASEMENT RECORDED MARCH 27, 1974 IN BOOK 1920 AT PAGE 557. (LIES OUTSIDE OF SUBJECT PROPERTY)

(16) TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE GRANT OF EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF A ROAD RECORDED DECEMBER 12, 1974 IN BOOK 1968 AT PAGE 36. (THIS DOCUMENT IS PARCEL 1-E IN THE LEGAL DESCRIPTION, EASEMENT LIES OUTSIDE OF SUBJECT PROPERTY AS SHOWN HEREON)

(17) TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE UTILITY EASEMENT RECORDED APRIL 9, 1975 IN BOOK 1986 AT PAGE 846. (LIES OUTSIDE OF SUBJECT PROPERTY AS SHOWN HEREON)

(18) TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE UTILITY EASEMENT RECORDED MAY 7, 1976 IN BOOK 2062 AT PAGE 304. (LIES OUTSIDE OF SUBJECT PROPERTY AS SHOWN HEREON)

(19) TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE EASEMENT RECORDED DECEMBER 13, 1976 IN BOOK 2109 AT PAGE 496. (AFFECTS SURVEYED PROPERTY - DOCUMENT DOES NOT DESCRIBE A PLOTTABLE EASEMENT)

(20) TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE EASEMENT AGREEMENT RECORDED NOVEMBER 17, 1978 IN BOOK 2293 AT PAGE 985. (AFFECTS SURVEYED PROPERTY AS SHOWN HEREON)

(21) TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE AGREEMENT RECORDED NOVEMBER 4, 1985 IN BOOK 3069 AT PAGE 242. (THIS DOCUMENT IS PARCEL 1-C IN THE LEGAL DESCRIPTION, AFFECTS SURVEYED PROPERTY AS SHOWN HEREON)

(22) TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE LEASE EVIDENCED BY MEMORANDUM OF PCS SITE AGREEMENT RECORDED AUGUST 8, 1998 IN BOOK 4812 AT PAGE 903 AND RE-RECORDED SEPTEMBER 25, 1998 IN BOOK 4345 AT PAGE 164 AND FIRST AMENDMENT TO PCS SITE AGREEMENT RECORDED FEBRUARY 11, 2010 AT RECEPTION NO. 201000009414. (AFFECTS SURVEYED PROPERTY - DOCUMENT DOES NOT DESCRIBE A PLOTTABLE EASEMENT)

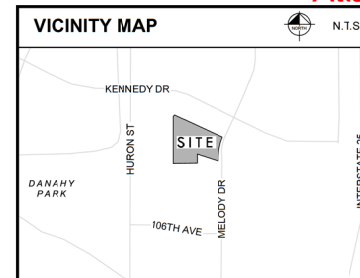
(23) TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE LEASE EVIDENCED BY MEMORANDUM OF LEASE RECORDED MAY 12, 2004 AT RECEPTION NO. 20040512000348410. (AFFECTS SURVEYED PROPERTY - DOCUMENT DOES NOT DESCRIBE A PLOTTABLE EASEMENT)

(24) TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE PUBLIC SERVICE COMPANY OF COLORADO EASEMENT RECORDED DECEMBER 8, 2008 AT RECEPTION NO. 2008080095164. (AFFECTS SURVEYED PROPERTY AS SHOWN HEREON)

(25) TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS, RESERVATIONS AND AGREEMENTS AS SET FORTH IN THE PUBLIC SERVICE COMPANY OF COLORADO EASEMENT RECORDED DECEMBER 8, 2008 AT RECEPTION NO. 2008080095165. (LIES OUTSIDE OF SUBJECT PROPERTY AS SHOWN HEREON)

(26) TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE CROSS ACCESS AGREEMENT RECORDED APRIL 15, 2016 AT RECEPTION NO. 2016000028723. (LIES OUTSIDE OF SUBJECT PROPERTY)

(27) ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1950 (7 U.S.C. §§499a, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS. (NOT A SURVEY MATTER)



**DEPOSITING CERTIFICATE:**

DEPOSITED THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_ A.D. AT \_\_\_\_ O'CLOCK \_\_\_\_ M., IN BOOK \_\_\_\_ OF LAND SURVEY PLATS AT PAGE \_\_\_\_, DEPOSIT NO. \_\_\_\_, RECORDS OF \_\_\_\_ COUNTY, COLORADO.

SIGNED: \_\_\_\_\_

TITLE: \_\_\_\_\_

BY: \_\_\_\_\_

**SURVEYORS CERTIFICATION:**

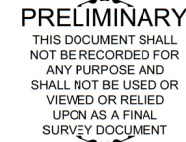
TO: HEADWATER GROUP, LLC;  
FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 8, 11(b), 13, 16, 17, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 23, 2022.

DATE OF PLAT OR MAP: \_\_\_\_\_, 2022

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DARREN R. WOLTERSTORFF, PLS 38281  
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.  
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM



PREPARED FOR:  
HEADWATERS GROUP, LLC  
288 CLAYTON ST., SUITE 307  
DENVER, CO 80206

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
4582 SOUTH ULSTER STREET, SUITE 1500 DENVER,  
COLORADO 80237  
PHONE: 303-228-2300  
CONTACT: DARREN R. WOLTERSTORFF, PLS

**ALTA/NSPS LAND TITLE SURVEY**  
A PORTION OF TRACT C, RESUBDIVISION OF LOT 1, BLOCK 47, LOTS 2-39, BLOCK 48, AND BLOCKS 49, 50, 51, 52 AND 53, NORTH GLENN - FIFTH FILING, LOCATED IN THE WEST HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

1			
No.	DATE	REVISION	DESCRIPTION

# Kimley»Horn

4582 SOUTH ULSTER ST., # 1500  
DENVER, COLORADO 80237

Tel. No. (303) 228-2300  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	PTM	DRW	Nov. 2022	196502002	1 OF 2











PROJECT:  
HEADWATERS INDEPENDENT LIVING FACILITY  
10691 MELODY DR  
NORTHGLENN, CO  
PREPARED FOR:  
BIG KA NORTHGLENN, LLC  
288 CLAYTON STREET, SUITE 307  
DENVER, CO 80206  
DESIGN MANAGER:  
JEFF HOFFMAN  
T: (312) 617-5739

**Kimley-Horn**  
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
3801 AUTOMATION WAY, SUITE 210  
FORT COLLINS, CO 80525  
T: (303) 228-2300

**SANTULAN**  
ARCHITECTURE  
SANTULAN ARCHITECTURE  
3457 RINGSBY COURT, UNIT 209  
DENVER, CO 80216  
T: (303) 625-2955

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding  
NORRIS DESIGN  
LANDSCAPE ARCHITECT  
1101 BANNOCK STREET  
DENVER, CO 80204  
T: (303) 892-1166

DESIGNED BY: RJP  
DRAWN BY: ANP  
CHECKED BY: EPF  
DATE: 02/10/2023

PROFESSIONAL SEALS  
**PRELIMINARY**  
FOR REVIEW ONLY  
NOT FOR CONSTRUCTION  
**Kimley-Horn**  
Kimley-Horn and Associates, Inc.

No.	Description	Date

KH PROJECT NO.: 196563001

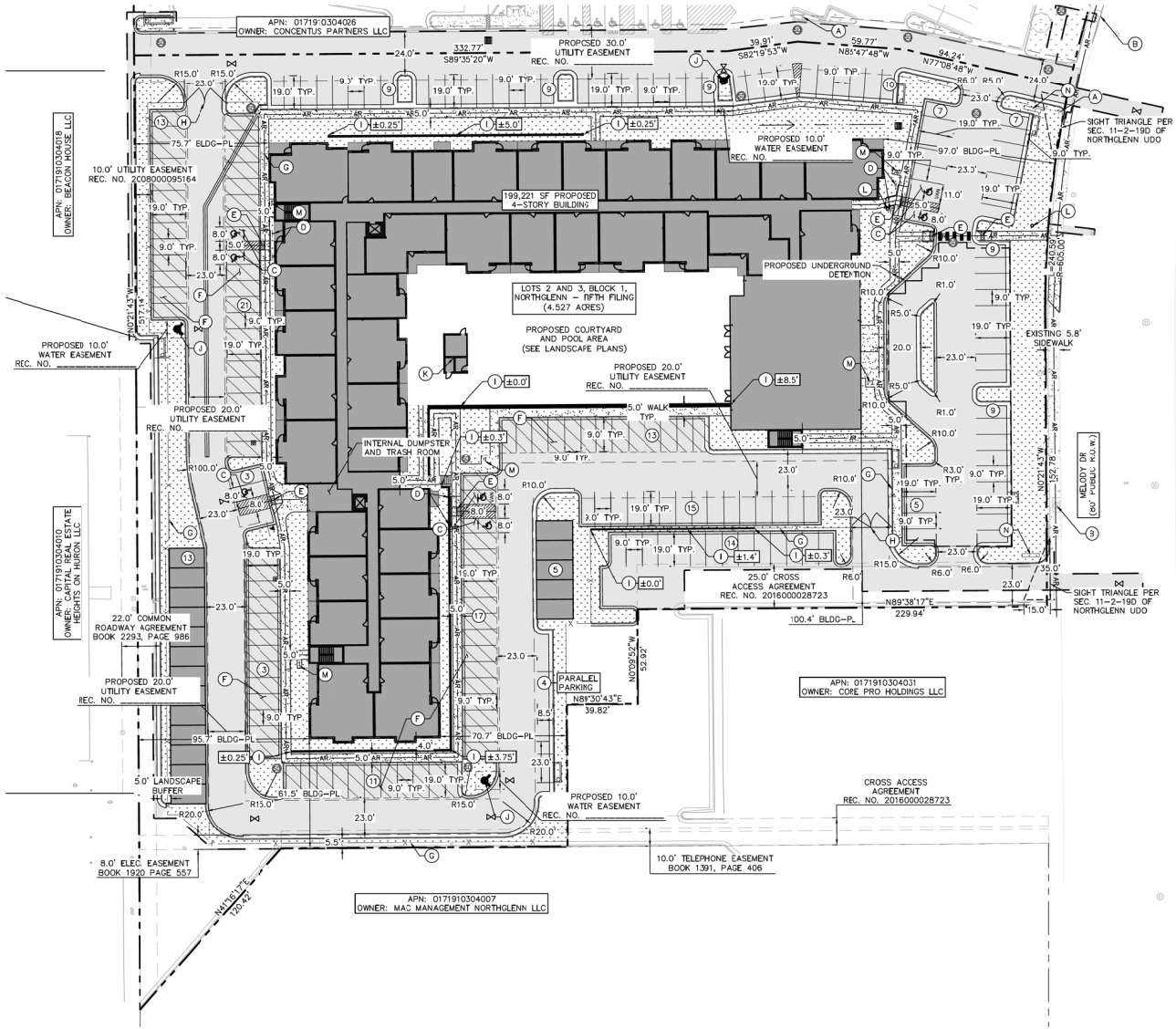
SHEET TITLE  
**SITE PLAN**

SHEET NUMBER  
**3 OF 8**

# HEADWATERS INDEPENDENT LIVING FACILITY MAJOR SITE PLAN

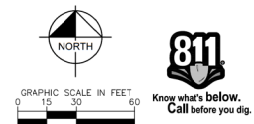
10691 MELODY DRIVE  
LOCATED IN THE WEST 1/4 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68  
WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

- SITE PLAN NOTES**
1. ALL PARKING LOT AREAS AND DRIVE LANES NOT IDENTIFIED AS CONCRETE ON THE SITE PLAN, SHALL BE ASPHALT PAVEMENT AND SHALL MEET THE REQUIREMENTS OF THE FINAL APPROVED GEOTECHNICAL REPORT AND THE CITY'S STANDARDS.
  2. ALL DIMENSIONS AND RADII ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
  3. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS OF CITY OF NORTHGLENN AND CDOT AS ACCEPTABLE.
  4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
  5. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NORTHGLENN AND MUTCD REQUIREMENTS.



- LEGEND**
- PROPERTY LINE
  - - - EXISTING EASEMENT LINE
  - - - PROPOSED EASEMENT LINE
  - EXISTING CURB AND GUTTER
  - PROPOSED CURB AND GUTTER
  - LIMITS OF DISTURBANCE
  - ACCESSIBLE ROUTE
  - X - X - PROPOSED FENCE
  - ⊙ EXISTING SANITARY SEWER MANHOLE
  - ⊙ EXISTING STORM MANHOLE
  - ⊙ EXISTING WATER MANHOLE
  - ⊙ EXISTING WATER VALVE
  - ⊙ EXISTING FIRE HYDRANT
  - EXISTING SIDEWALK
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED LANDSCAPE
  - PROPOSED ASPHALT PAVEMENT
  - PROPOSED BUILDING
  - PROPOSED CARPORT
  - ⊙ PROPOSED STORM MANHOLE
  - ⊙ PROPOSED 5' TYPE R INLET
  - ⊙ PROPOSED 10' TYPE R INLET
  - ⊙ PROPOSED TYPE C INLET
  - ⊙ PROPOSED WATER VALVE
  - ⊙ PROPOSED FIRE HYDRANT

- KEYNOTES**
- (A) EXISTING SIGN TO REMAIN
  - (B) EXISTING STORM INLET TO REMAIN
  - (C) PROPOSED ADA PARKING SPACE
  - (D) PROPOSED ADA PARKING SIGN
  - (E) PROPOSED CURE RAMP
  - (F) PROPOSED CARPORT
  - (G) PROPOSED FENCE
  - (H) PROPOSED GATE
  - (I) PROPOSED WALL
  - (J) PROPOSED FIRE HYDRANT
  - (K) PROPOSED POOL SHED AND RESTROOM (297 SF)
  - (L) PROPOSED SANITARY SEWER CLEANOUT
  - (M) PROPOSED BIKE RACK
  - (N) PROPOSED MONUMENT SIGN
  - (P) PROPOSED PARKING COUNT

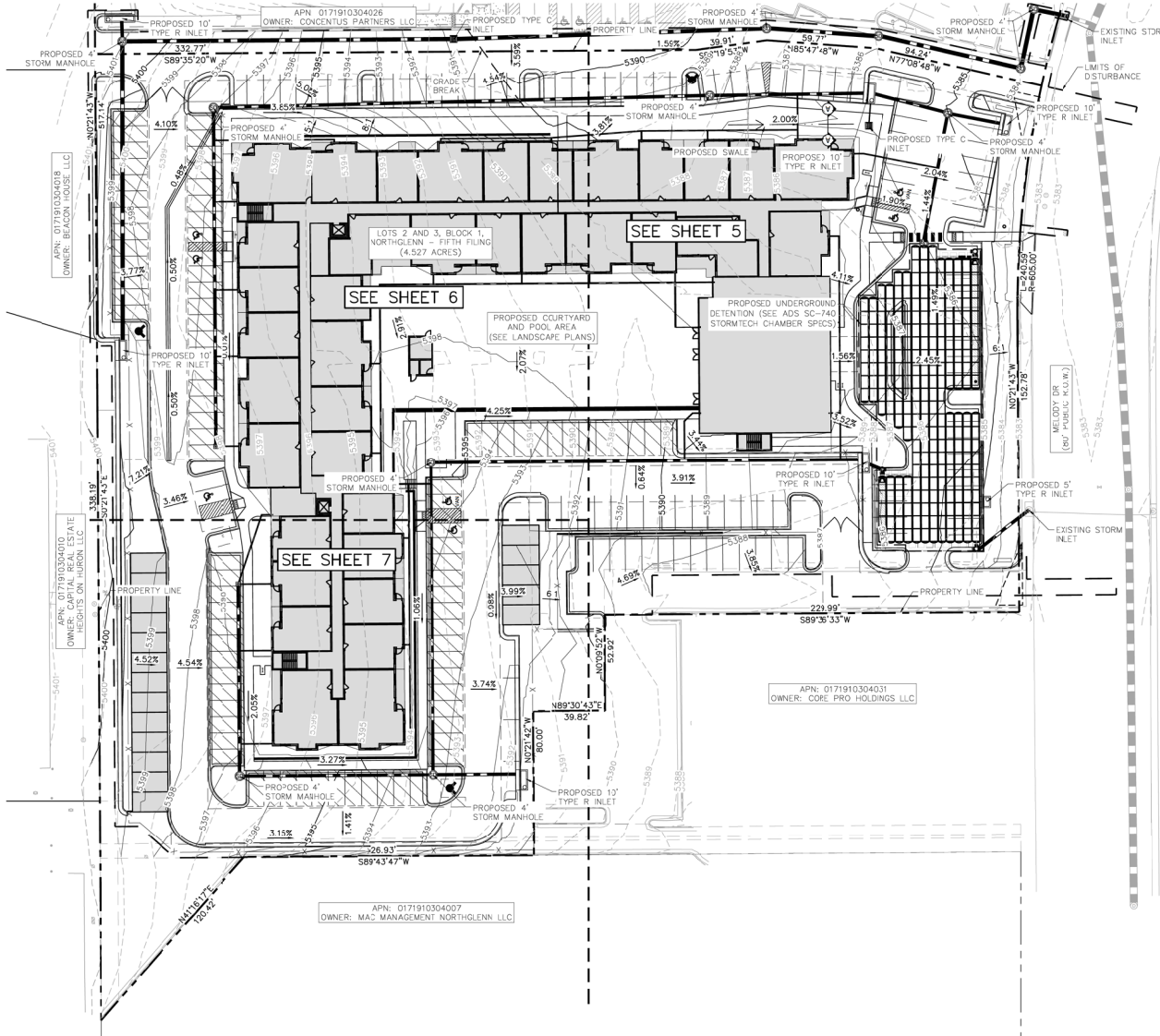


ALL DIMENSIONS AND RADII ARE TO FLOWLINE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND RADII. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NORTHGLENN AND THE STATE OF COLORADO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NORTHGLENN AND THE STATE OF COLORADO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NORTHGLENN AND THE STATE OF COLORADO.



# HEADWATERS INDEPENDENT LIVING FACILITY MAJOR SITE PLAN

10691 MELODY DRIVE  
LOCATED IN THE WEST 1 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68  
WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF NORTHGLEN, COUNTY OF ADAMS, STATE OF COLORADO



**LEGEND**

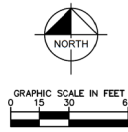
	PROPERTY LINE
	EXISTING EASEMENT LINE
	LIMITS OF DISTURBANCE
	PROPOSED SWALE
	GRADE BREAK
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	EXISTING 4" STORM MANHOLE
	PROPOSED 4" STORM MANHOLE
	PROPOSED 5" TYPE R INLET
	PROPOSED 10" TYPE R INLET
	PROPOSED TYPE C INLET

**GRADING PLAN NOTES**

1. ALL GRADE ELEVATIONS ARE CURB FLOWLINE ELEVATIONS UNLESS INDICATED OTHERWISE.
2. ADD 0.5' TO FLOWLINE GRADE ELEVATIONS FOR TOP OF CURB ELEVATIONS, UNLESS OTHERWISE INDICATED.
3. ALL SLOPES ACROSS ADA PARKING SPACES SHALL BE 2% MAX. IN ALL DIRECTIONS.
4. GROSS SLOPES ON SIDEWALK SHALL BE 2% MAX.
5. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTIONS.
6. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
7. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
8. MAINTAIN A MINIMUM OF 2.00% SLOPE IN BITUMINOUS PAVEMENT AREAS, 1.00% SLOPE IN CONCRETE PAVEMENT AREAS.

**ABBREVIATIONS**

FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
EG	EXISTING GRADE
SW	SIDEWALK
FL	FLOWLINE
ME	MATCH EXISTING
HP	HIGH POINT
LP	LOW POINT
TR	TOP OF RAMP
BR	BOTTOM OF FAMP
TW	TOP OF WALL
BW	BOTTOM OF WALL



**PROJECT:**  
HEADWATERS INDEPENDENT LIVING FACILITY  
10691 MELODY DR  
NORTHGLEN, CO  
**PREPARED FOR:**  
BIG AA NORTHGLEN, LLC  
288 CLAYTON STREET, SUITE 307  
DENVER, CO 80205  
**DESIGN MANAGER:**  
JEFF HOFFMAN  
T: (312) 617-5739

**Kimley»Horn**  
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
3801 AUTOMATION WAY, SUITE 210  
FORT COLLINS, CO 80525  
T: (303) 228-2300

**SANTULAN ARCHITECTURE**  
SANTULAN ARCHITECTURE  
3457 RINGSBY COURT, UNIT 209  
DENVER, CO 80216  
T: (303) 625-2995

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding  
NORRIS DESIGN  
LANDSCAPE ARCHITECT  
1101 BANNOCK STREET  
DENVER, CO 80204  
T: (303) 892-1166

DESIGNED BY: RJP  
DRAWN BY: ANP  
CHECKED BY: EPF  
DATE: 02/10/2023

**PROFESSIONAL SEAL**  
**PRELIMINARY**  
FOR REVIEW ONLY  
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**Kimley»Horn**  
KimleyHorn and Associates, Inc.

No.	Description	Date

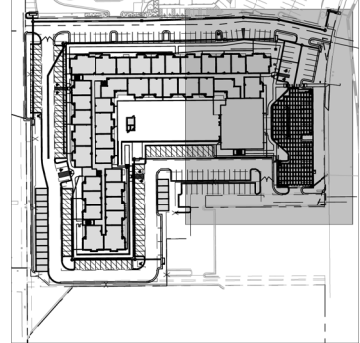
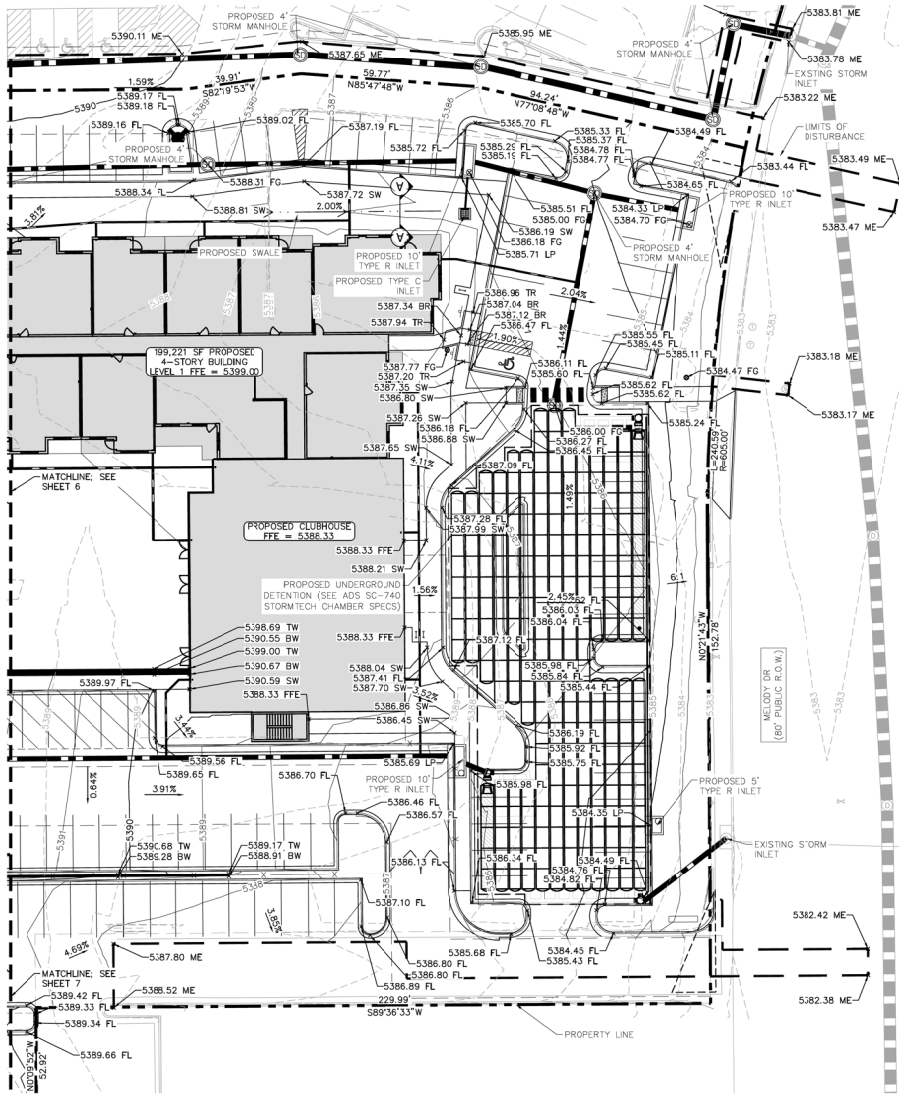
KH PROJECT NO.: 196563001

**SHEET TITLE**  
OVERALL GRADING AND DRAINAGE PLAN

**SHEET NUMBER**  
4 OF 8

# HEADWATERS INDEPENDENT LIVING FACILITY MAJOR SITE PLAN

10691 MELODY DRIVE  
LOCATED IN THE WEST 1/4 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68  
WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF NORTHGLEN, COUNTY OF ADAMS, STATE OF COLORADO



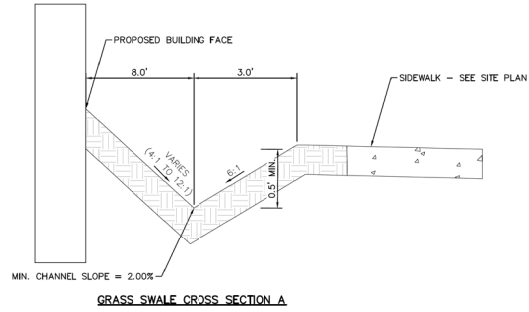
**LEGEND**

- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- LIMITS OF DISTURBANCE
- - - PROPOSED SWALE
- - - GRADE BREAK
- EXISTING STORM SEWER
- - - PROPOSED STORM SEWER
- - - EXISTING MAJOR CONTOURS
- - - EXISTING MINOR CONTOURS
- - - PROPOSED MAJOR CONTOURS
- - - PROPOSED MINOR CONTOURS
- ⊙ EXISTING 4' STORM MANHOLE
- ⊙ PROPOSED 4' STORM MANHOLE
- ⊙ PROPOSED 5' TYPE R INLET
- ⊙ PROPOSED 10' TYPE R INLET
- ⊙ PROPOSED TYPE C INLET

- GRADING PLAN NOTES**
1. ALL GRADE ELEVATIONS ARE CURB FLOWLINE ELEVATIONS UNLESS INDICATED OTHERWISE.
  2. ADD 0.5' TO FLOWLINE GRADE ELEVATIONS FOR TOP OF CURB ELEVATIONS, UNLESS OTHERWISE INDICATED.
  3. ALL SLOPES ACROSS ADA PARKING SPACES SHALL BE 2% MAX. IN ALL DIRECTIONS.
  4. CROSS SLOPES ON SIDEWALK SHALL BE 2% MAX.
  5. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTIONS.
  6. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
  7. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
  8. MAINTAIN A MINIMUM OF 2.00% SLOPE IN BITUMINOUS PAVEMENT AREAS ("YP."), 1.00% SLOPE IN CONCRETE PAVEMENT AREAS.

**ABBREVIATIONS**

- FFE FINISHED FLOOR ELEVATION
- FG FINISHED GRADE
- EG EXISTING GRADE
- SW SIDEWALK
- FL FLOWLINE
- ME MATCH EXISTING
- HP HIGH POINT
- LP LOW POINT
- TR TOP OF RAMP
- BR BOTTOM OF RAMP
- TW TOP OF WALL
- BW BOTTOM OF WALL



PROJECT:  
HEADWATERS INDEPENDENT LIVING FACILITY  
10691 MELODY DR  
NORTHGLEN, CO  
PREPARED FOR:  
BIG AA NORTHGLEN, LLC  
288 CLAYTON STREET, SUITE 307  
DRIVER  
92026  
DESIGN MANAGER:  
JEFF HOFFMAN  
T: (312) 617-5739

**Kimley»Horn**  
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
3801 AUTOMATION WAY, SUITE 210  
FORT COLLINS, CO 80525  
T: (303) 228-2300

**SANTULAN**  
ARCHITECTURE  
SANTULAN ARCHITECTURE  
3457 RINGSBY COURT, UNIT 209  
DENVER, CO 80216  
T: (303) 625-2595

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding  
NORRIS DESIGN  
LANDSCAPE ARCHITECT  
1101 BANNOCK STREET  
DENVER, CO 80204  
T: (303) 892-1166

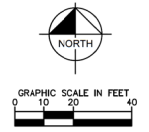
DESIGNED BY: RJP  
DRAWN BY: ANP  
CHECKED BY: EPF  
DATE: 02/10/2023

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No.	Description	Date

KH PROJECT NO.: 196563001

SHEET TITLE  
**DETAILED GRADING AND DRAINAGE PLAN**



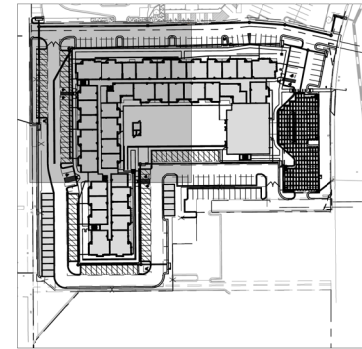
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Know what's below.  
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**5 OF 8**

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# HEADWATERS INDEPENDENT LIVING FACILITY MAJOR SITE PLAN

10691 MELODY DRIVE  
LOCATED IN THE WEST 1 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68  
WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



PROJECT:  
HEADWATERS INDEPENDENT  
LIVING FACILITY  
10691 MELODY DR  
NORTHGLENN, CO  
PREPARED FOR:  
BIG AA NORTHGLENN, LLC  
288 CLAYTON STREET, SUITE 307  
DENVER, CO 80205  
DESIGN MANAGER:  
JEFF HOFFMAN  
T: (312) 617-5739

**Kimley»Horn**  
© 2023 KIMLEY-HORN AND  
ASSOCIATES, INC.  
3801 AUTOMATION WAY, SUITE 210  
FORT COLLINS, CO 80525  
T: (303) 228-2300

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ARCHITECTURE  
SANTULAN ARCHITECTURE  
3457 RINGSBY COURT, UNIT 209  
DENVER, CO 80216  
T: (303) 625-2595

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding  
NORRIS DESIGN  
LANDSCAPE ARCHITECT |  
1101 BANNOCK STREET  
DENVER, CO 80202  
T: (303) 892-1166

DESIGNED BY: RJP  
DRAWN BY: ANP  
CHECKED BY: EPF  
DATE: 02/10/2023

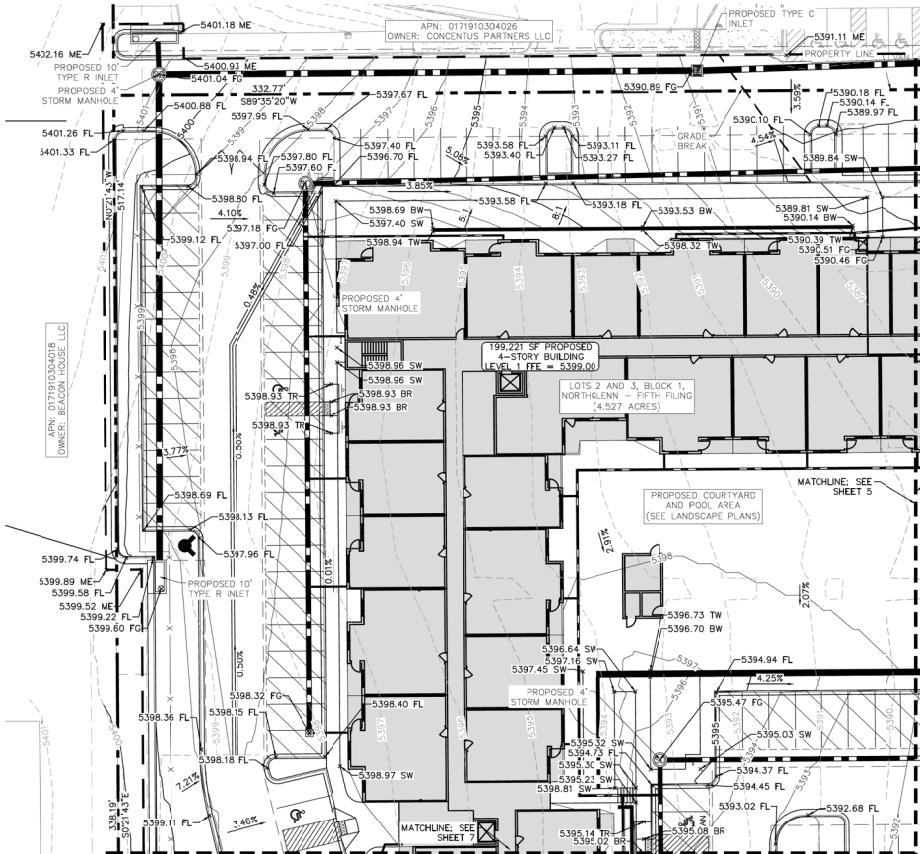
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KimleyHorn and Associates, Inc.

No.	Description	Date

KH PROJECT NO.: 196563001

SHEET TITLE  
**DETAILED  
GRADING AND  
DRAINAGE PLAN**

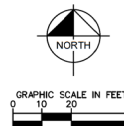
SHEET NUMBER  
**6 OF 8**



- LEGEND**
- PROPERTY LINE
  - - - EXISTING EASEMENT LINE
  - LIMITS OF DISTURBANCE
  - PROPOSED SWALE
  - GRADE BREAK
  - EXISTING STORM SEWER
  - PROPOSED STORM SEWER
  - EXISTING MAJOR CONTOURS
  - EXISTING MINOR CONTOURS
  - PROPOSED MAJOR CONTOURS
  - PROPOSED MINOR CONTOURS
  - ⊙ EXISTING 4' STORM MANHOLE
  - ⊙ PROPOSED 4' STORM MANHOLE
  - ⊙ PROPOSED 5' TYPE R INLET
  - ⊙ PROPOSED 10' TYPE R INLET
  - PROPOSED TYPE C INLET

- GRADING PLAN NOTES**
1. ALL GRADE ELEVATIONS ARE CUR3 FLOWLINE ELEVATIONS UNLESS INDICATED OTHERWISE.
  2. ADD 0.5' TO FLOWLINE GRADE ELEVATIONS FOR TOP OF CURB ELEVATIONS, UNLESS OTHERWISE INDICATED.
  3. ALL SLOPES ACROSS ADA PARKING SPACES SHALL BE 2% MAX. IN ALL DIRECTIONS.
  4. GROSS SLOPES ON SIDEWALK SHALL BE 2% MAX.
  5. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTIONS.
  6. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
  7. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
  8. MAINTAIN A MINIMUM OF 2.00% SLOPE IN BITUMINOUS PAVEMENT AREAS (TYP.). 1.00% SLOPE IN CONCRETE PAVEMENT AREAS.

- ABBREVIATIONS**
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  - BW BOTTOM OF WALL











**HEADWATERS GROUP**

PROJECT:  
HEADWATERS ACTIVE  
ADULT LIVING  
10691 MELODY DR  
NORTHGLENN, CO  
PREPARED FOR:  
H6 AA NORTHGLENN, LLC  
205 CLAYTON STREET, SUITE 307  
DENVER, CO 80206  
DESIGN MANAGER:  
JEFF HOFFMAN  
T: (312) 617-5739

**KimleyHorn**

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3001 AUTUMN WAY, SUITE 210  
FORT COLLINS, CO 80525  
T: (303) 228-2300

**SANTULAN ARCHITECTURE**

SANTULAN ARCHITECTURE  
3457 RINGSBY COURT, UNIT 209  
DENVER, CO 80216  
T: (303) 825-2995

**NORRIS DESIGN**

NORRIS DESIGN  
LANDSCAPE ARCHITECT  
1311 BANNOCK STREET  
DENVER, CO 80204  
T: (303) 892-1166

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No.	Description	Date
	SITE PLAN SUBMITTAL #1	2.9.2023

KH PROJECT NO.: 196563001

SHEET TITLE

**LANDSCAPE NOTES**

SHEET NUMBER

**09 OF 22**



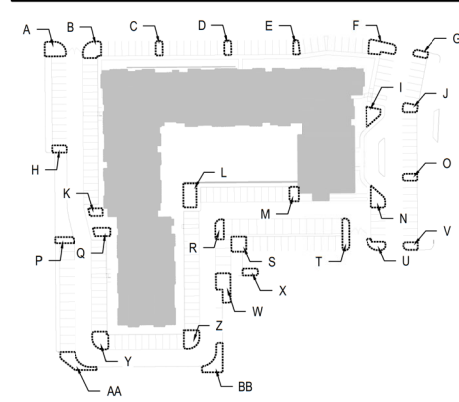
# HEADWATERS ACTIVE ADULT LIVING MAJOR SITE PLAN

10691 MELODY DRIVE  
LOCATED IN THE WEST 1/2 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 38  
WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF NORTHGLENN COUNTY OF ADAMS, STATE OF COLORADO

**GENERAL NOTES**

- THE CONTRACTOR AND OWNER'S REPRESENTATIVE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A PRE-CONSTRUCTION MEETING PRIOR TO START OF ANY WORK SHOWN ON THESE PLANS.
- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. REVISIONS TO THESE DOCUMENTS, REVIEW AND CONSIDERATIONS OF SUBSTITUTIONS, OWNER DIRECTED CHANGES, AND/OR RFI RESPONSES WHICH REQUIRE PROVIDING ADDITIONAL DETAIL AFTER APPROVAL OF THE PERMIT SET MAY REQUIRE APPROVAL OF AN ADDITIONAL SERVICES REQUEST BY THE CLIENT.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBTSTRUCTED BY THE CONTRACTOR. CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.
- NO PLANT MATERIAL OTHER THAN GRASS COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
- MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
- THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE IS PROHIBITED.
- OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISTURBANCE OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- RETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS, DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITION AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
- ALL TREES ADJACENT AND/OR EXTENDING OVER FIRE DEPARTMENT ACCESS ROADWAYS ARE TO BE LIMBED TO 15'-8" MIN. HEIGHT TO ENSURE AN UNOBTSTRUCTED VERTICAL CLEARANCE ACROSS THE ENTIRE 20' WIDTH PURSUANT TO IFC SECTION 903.2.1.
- ALL FIRE HYDRANTS HAVE A 3'0" MIN. WORKSPACE AROUND THE HYDRANT PURSUANT TO IFC SECTION 907.5.5.

**PARKING AREA LANDSCAPING**



\*NOTES:  
\* PROVIDED TREE/SHRUB COUNT INSUFFICIENT DUE TO EASEMENT CONFLICT  
\*\* PROVIDED TREE/SHRUB COUNT INSUFFICIENT DUE TO PEDESTRIAN CROSSING

**STREET TREE REQUIREMENT**

STREET	LINEAR FEET	REQUIRED TREES (1 PER 40 LF)	PROVIDED TREES
MELODY DRIVE	257 LF	7	8

**LANDSCAPE REQUIREMENT**

PERVIOUS SURFACE AREA	REQUIRED TREES (1 PER 500 SF)	PROVIDED TREES	REQUIRED SHRUBS/GRASSES (10 PER 500 SF)	PROVIDED SHRUBS/GRASSES	PROVIDED PERENNIALS
33,178	67	91	664	777	445

NOTES:  
1. ALL GRASSES COUNTED TOWARDS REQUIREMENT ARE 18" MIN. WIDE AT MATURITY, #1 (1 GALLON) PERENNIALS NOT COUNTED TOWARDS SHRUB TOTAL.

PARKING LOT INTERIOR LANDSCAPED ISLAND	REQUIRED TREES	PROVIDED TREES	REQUIRED SHRUBS	PROVIDED SHRUBS
A	1	1	5	6
B	1	1	5	6
C	1	1	5	6
D	1	1	5	6
E	1	0*	5	3*
F	2	2	10	11
G	1	1	5	7
H	1	1	5	5
I	1	1	5	11
J	1	0**	5	5
K	1	0**	5	6
L	2	2	10	13
M	1	1	5	8
N	1	1	5	8
O	1	1	5	6
P	1	1	5	6
Q	1	1	5	6
R	2	0*	10	11
S	1	1	5	6
T	2	1*	10	12
U	1	1	5	6
V	1	1	5	6
W	2	2	10	10
X	1	1	5	6
Y	2	1*	10	10
Z	2	1*	10	10
AA	1	1	5	6
BB	1	2	5	6

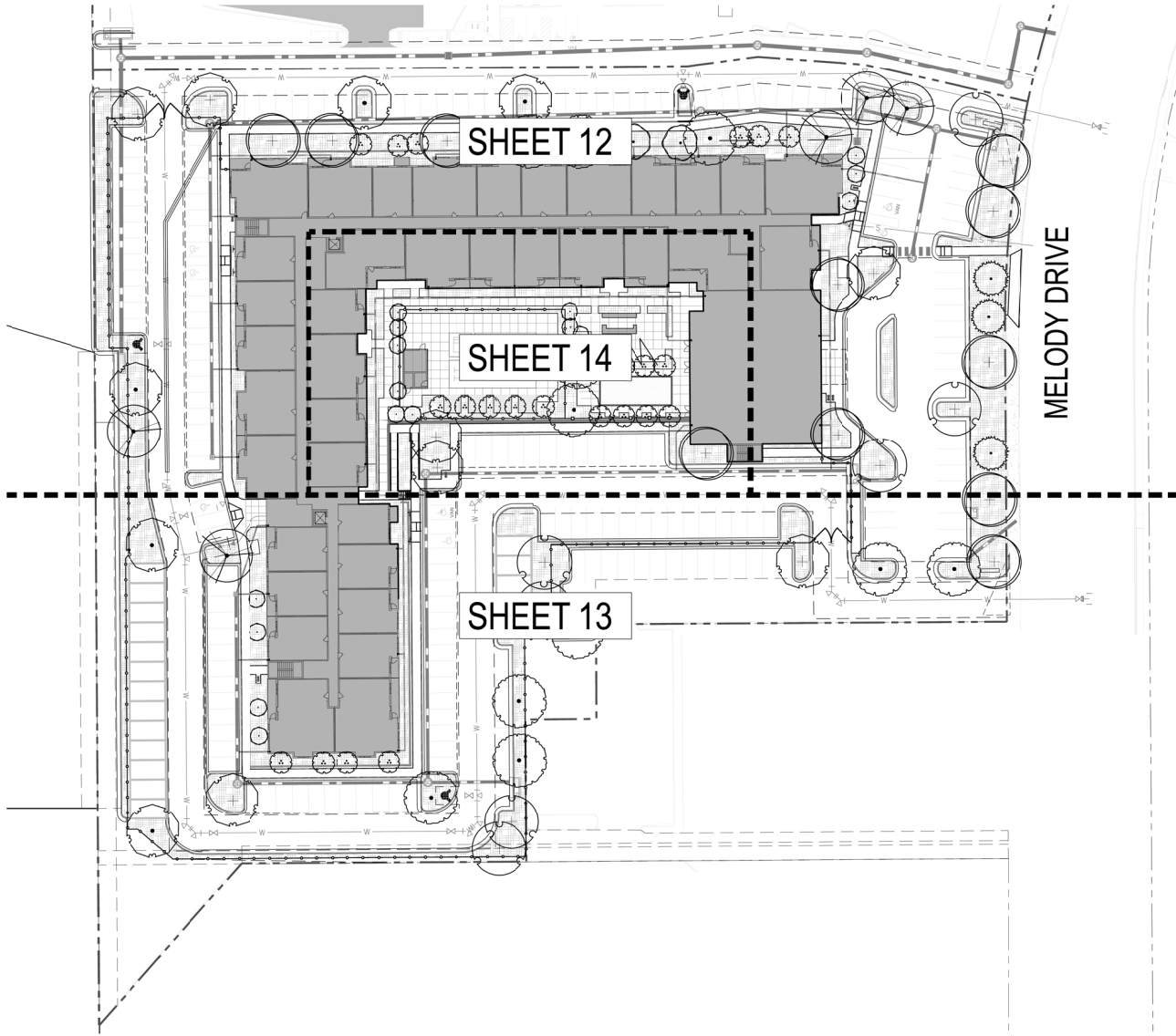






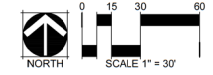
# HEADWATERS ACTIVE ADULT LIVING MAJOR SITE PLAN

10691 MELODY DRIVE  
LOCATED IN THE WEST 1/4 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 88  
WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF NORTHGLENN COUNTY OF ADAMS, STATE OF COLORADO



### LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- SYNTHETIC TURF LAWN
- SHRUB BED
- EASEMENT LINE
- POOL/PERIMETER FENCE
- 4" FENCE/GUARD RAIL
- PROPERTY LINE



**HEADWATERS GROUP**

PROJECT:  
HEADWATERS ACTIVE ADULT LIVING  
10691 MELODY DR  
NORTHGLENN, CO  
PREPARED FOR:  
H6 - AA NORTHGLENN, LLC  
285 CLAYTON STREET, SUITE 307  
DENVER, CO 80206  
DESIGN MANAGER:  
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T: (312) 617-5739

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© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
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FORT COLLINS, CO 80525  
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No.	Description	Date
1	SITE PLAN SUBMITTAL 01	2.9.2023

KH PROJECT NO.: 196563001

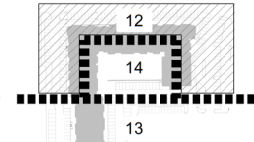
SHEET TITLE  
**OVERALL LANDSCAPE PLAN**

SHEET NUMBER  
**11 OF 22**

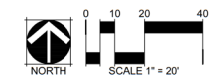
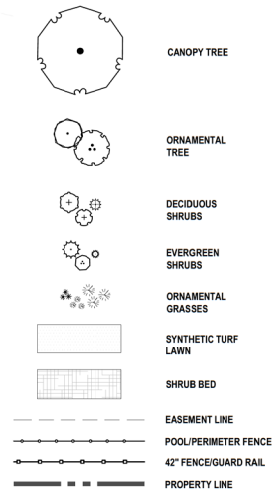
# HEADWATERS ACTIVE ADULT LIVING MAJOR SITE PLAN

10691 MELODY DRIVE  
LOCATED IN THE WEST 1/2 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 38  
WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

## KEY MAP

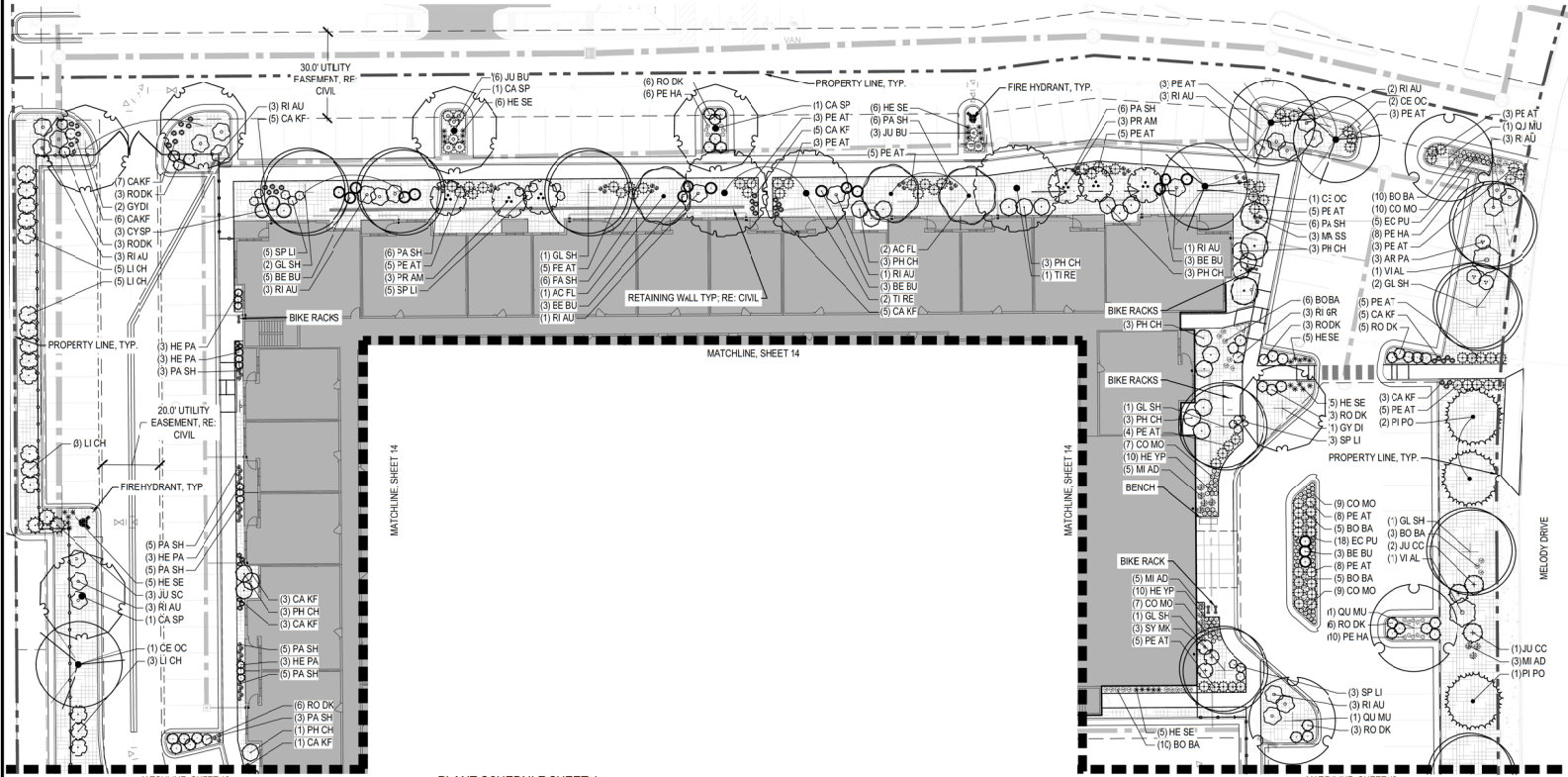


## LEGEND



NOTE: PEDESTRIAN SIGHT TRIANGLES - NO ITEMS THAT AREA WIDER THAN 18 INCHES MAY BE TALLER THAN 30" INCHES WITHIN THIS TRIANGLE.

CORNER SIGHT TRIANGLE - MUST BE FREE OF ALL ITEMS OVER 30" INCHES HEIGHT EXPECT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT.



### PLANT SCHEDULE SHEET 1

DECIDUOUS TREES	COMMON NAME	EVERGREEN SHRUBS	COMMON NAME
CA SP	NORTHERN CATALPA	AR PA	PANCHITO MANZANITA
CE OC	COMMON HAZELBERRY	HE PA	RED JUCCA
GL SH	SHADEMASTER LOCUST	JU BU	BUFFALO JUNIPER
GY DI	KENTUCKY COFFEETREE	JU CC	CALGARY CARPET JUNIPER
QU MU	CHINKAPIN OAK	JU SC	SCANDIA JUNIPER
TI RE	REDMOND AMERICAN LINDEN	ORNAMENTAL GRASSES	COMMON NAME
EVERGREEN TREES	COMMON NAME	BO BA	BLOND AMBITION BLUE GRAMA GRASS
PI PO	PONDEROSA PINE	CA KF	KARL FOERSTER FEATHER REED GRASS
ORNAMENTAL TREES	COMMON NAME	HE SE	BLUE OAT GRASS
AC FL	FLAME AMUR MAPLE	MI AD	COMPACT MANDEN GRASS
MA SS	SPRING SNOW CRAB APPLE	PA SH	SHENANDOAH SWITCH GRASS
PR AM	AMERICAN PLUM	PE HA	HAMELIN FOUNTAIN GRASS
DECIDUOUS SHRUBS	COMMON NAME	PERENNIALS	COMMON NAME
BE BU	BURGUNDY CAROUSEL BARBERRY	CO MO	MOONBEAM TICKSEED
CY SP	SPANISH GOLD BROOM	EC PU	CONEFLOWER
LI CH	CHEYENNE FRIEY	HE YP	BLACKBERRY CRISP CORAL BELLS
PE AT	RUSSIAN SAGE		
PH CH	LEWIS MOCK ORANGE		
RI GR	GREEN MOUND ALPINE CURRANT		
RI AU	GOLDEN CURRANT		
RO DK	PINK DOUBLE KNOCK OUT® ROSE		
SP LI	JMEMOUNDS SPREA		
SY MK	MISS KIM LILAC		
VI AL	ALLEGHANY VIBURNUM		

**HEADWATERS GROUP**

PROJECT: HEADWATERS ACTIVE ADULT LIVING  
10691 MELODY DR NORTHGLENN, CO  
PREPARED FOR: H&A NORTHGLENN, LLC 285 CLAYTON STREET, SUITE 307 DENVER, CO 80206  
DESIGN MANAGER: JEFF HOFFMAN T: (312) 617-5739

**Kimley-Horn**

© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 3801 AUTOMATION WAY, SUITE 210 FORT COLLINS, CO 80525 T: (303) 228-2300

**SANTULAN ARCHITECTURE**

SANTULAN ARCHITECTURE 3457 RINGSBY COURT, UNIT 209 DENVER, CO 80216 T: (303) 825-2595

**NORRIS DESIGN**

Planning | Landscape Architecture | Branding  
NORRIS DESIGN LANDSCAPE ARCHITECT 1151 BANNOCK STREET DENVER, CO 80204 T: (303) 892-1166

PROFESSIONAL SEALS

**PRELIMINARY**  
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**Kimley-Horn**  
Kimley-Horn and Associates, Inc.

No.	Description	Date
1	SITE PLAN SUBMITTAL 01	2.9.2023

KH PROJECT NO.: 196563001

SHEET TITLE  
**LANDSCAPE PLAN**

SHEET NUMBER  
**12 OF 22**

Know what's below.  
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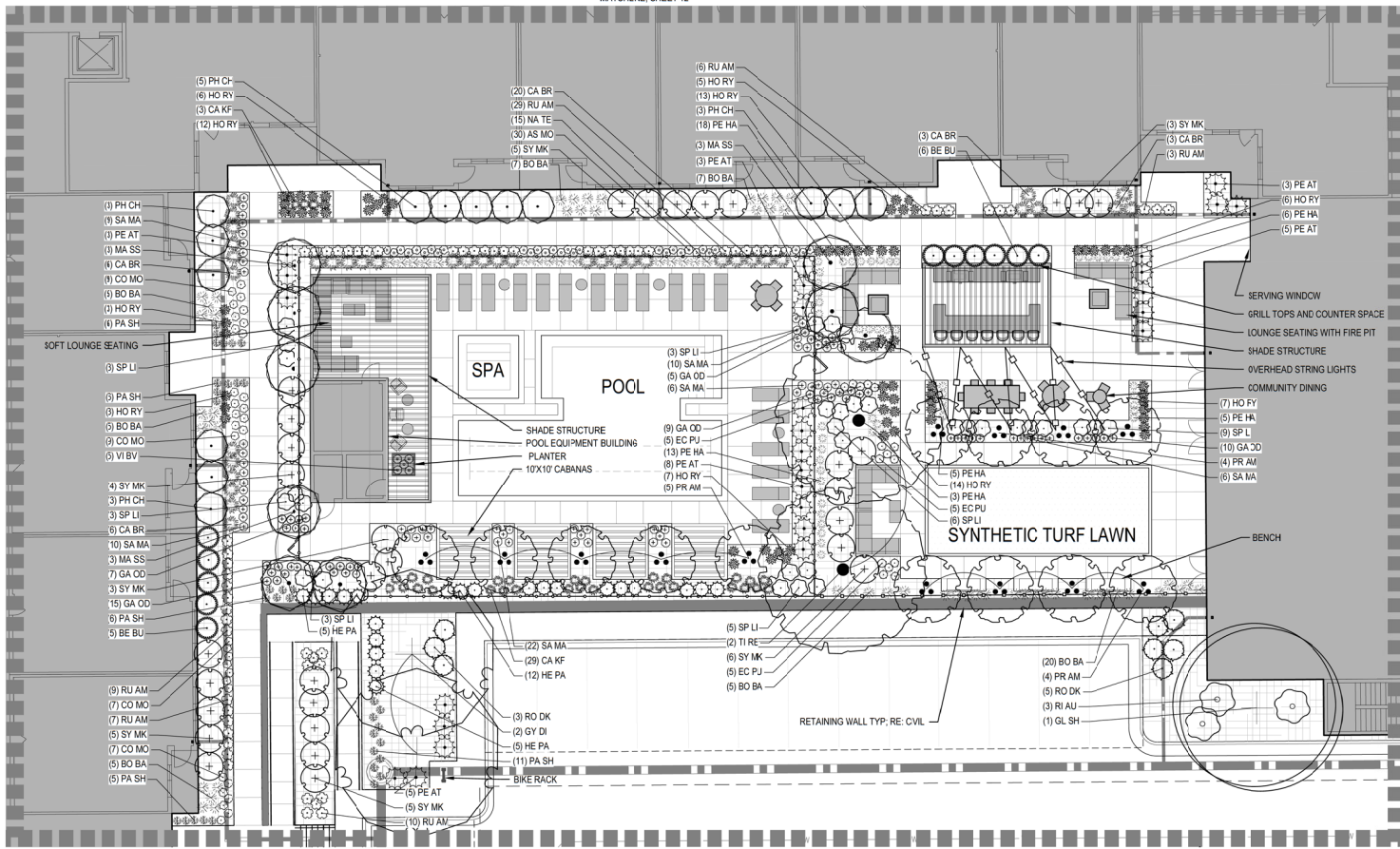
P:\Users\jhooper\OneDrive - Kimley-Horn and Associates, Inc. Desktop\2023\10691 MELODY DRIVE\10691 MELODY DRIVE - NORTHGLENN, CO - 2/21/2023 4:26 PM  
 P:\Users\jhooper\OneDrive - Kimley-Horn and Associates, Inc. Desktop\2023\10691 MELODY DRIVE\10691 MELODY DRIVE - NORTHGLENN, CO - 2/21/2023 4:26 PM  
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# HEADWATERS ACTIVE ADULT LIVING MAJOR SITE PLAN

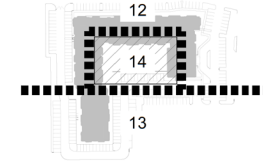
10691 MELODY DRIVE  
LOCATED IN THE WEST 1/2 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 88  
WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF NORTHGLENN COUNTY OF ADAMS, STATE OF COLORADO



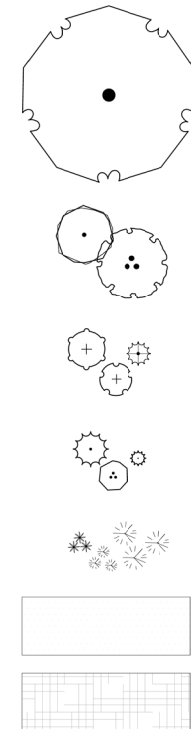
PLANT SCHEDULE COURTYARD ENLARGEMENT

DECIDUOUS TREES	COMMON NAME	ORNAMENTAL GRASSES	COMMON NAME
3L SH	SHADEMASTER LOCUST	BO BA	BLOD AMBITION BLUE GRAMA GRASS
3Y DI	KENTUCKY COFFEETREE	CA BR	KOREAN FEATHER REED GRASS
TIRE	REDMOND AMERICAN LINDEN	CA KF	KARL FOERSTER FEATHER REED GRASS
		NA TE	MEXICAN FEATHER GRASS
		PA SH	SHENANDOAH SWITCH GRASS
		PE HA	HAMELN FOUNTAIN GRASS
ORNAMENTAL TREES	COMMON NAME	PERENNIALS	COMMON NAME
WA SS	SPRING SNOW CRAB APPLE	AS MO	MONCH FRIKART'S ASTER
PR AM	AMERICAN PLUM	CO MO	MOONBEAM TICKSEED
		EC PU	CORNERLOWER
		GA OD	SWEET WOODRUFF
		HO RY	ROYAL STANDARD HOSTA
		RU AM	BLACK-EYED SUSAN
		SA MA	MAY NIGHT SAGE
		VI BV	BOWLES COMMON PERIWINKLE
DECIDUOUS SHRUBS	COMMON NAME	COMMON NAME	COMMON NAME
8E BU	BURGUNDY CAROUSEL BARBERRY		
PE AT	RUSSIAN SAGE		
PH CH	LEWIS MOCK ORANGE		
RI AU	GOLDEN CURRANT		
RO DK	PINK DOUBLE KNOCK OUT® ROSE		
3P LI	LIMEMOUND SPIREA		
3Y MK	MISS KIM LILAC		
EVERGREEN SHRUBS	COMMON NAME	COMMON NAME	COMMON NAME
HE PA	RED YUCCA		

KEY MAP



LEGEND



NOTE: PEDESTRIAN SIGHT TRIANGLES - NO ITEMS THAT AREA WIDER THAN 18 INCHES MAY BE TALLER THAN 30" INCHES WITHIN THIS TRIANGLE.

CORNER SIGHT TRIANGLE - MUST BE FREE OF ALL ITEMS OVER 30" INCHES HEIGHT EXPECT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT.



HEADWATERS GROUP

PROJECT:  
HEADWATERS ACTIVE ADULT LIVING  
10691 MELODY DR  
NORTHGLENN, CO  
PREPARED FOR:  
H6 + AA NORTHGLENN, LLC  
226 CLAYTON STREET, SUITE 307  
DENVER, CO 80206  
DESIGN MANAGER:  
JEFF HOFFMAN  
T: (312) 617-5739

Kimley Horn

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3001 AUTOMATION WAY, SUITE 210  
FORT COLLINS, CO 80525  
T: (303) 228-2300

SANTULAN ARCHITECTURE

SANTULAN ARCHITECTURE  
3457 RINGSBY COURT, UNIT 209  
DRIVER, CO 80216  
T: (303) 825-2595

NORRIS DESIGN  
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NORRIS DESIGN  
LANDSCAPE ARCHITECT  
1121 BIANCODY STREET  
DENVER, CO 80204  
T: (303) 892-1166

PROFESSIONAL SEALS

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Kimley Horn  
Kimley-Horn and Associates, Inc.

No. Description Date  
SITE PLAN SUBMITTAL 01 2.15.2023

KH PROJECT NO.: 196563001

SHEET TITLE

COURTYARD ENLARGEMENT

SHEET NUMBER

14 OF 22





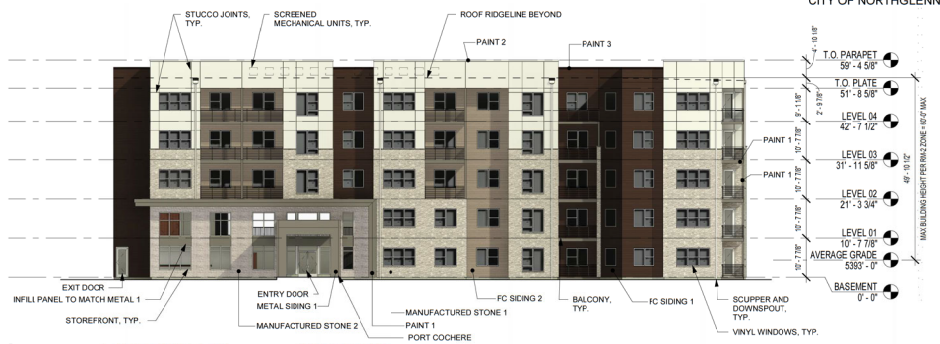




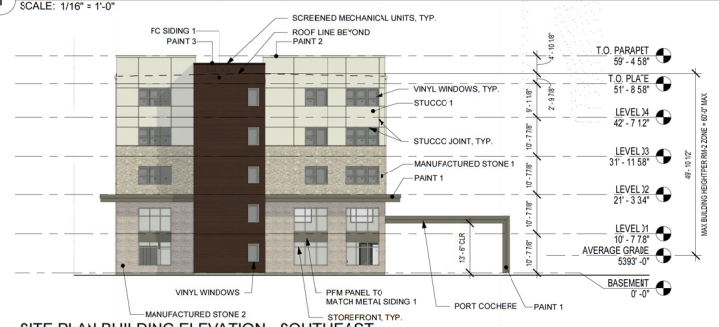


# HEADWATERS ACTIVE ADULT LIVING MAJOR SITE PLAN

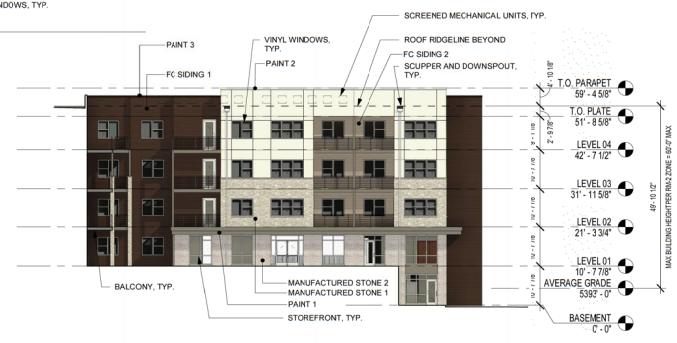
10691 MELODY DRIVE  
LOCATED IN THE WEST 1/4 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68  
WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



1 SITE PLAN BUILDING ELEVATION - EAST ELEVATION  
SCALE: 1/16" = 1'-0"



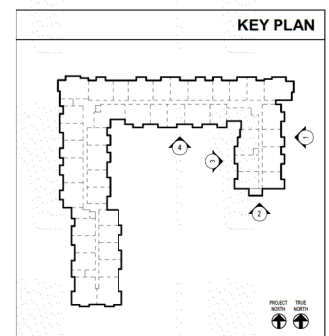
2 SITE PLAN BUILDING ELEVATION - SOUTHEAST ELEVATION  
SCALE: 1/16" = 1'-0"



3 SITE PLAN BUILDING ELEVATION - COURTYARD WEST ELEVATION  
SCALE: 1/16" = 1'-0"



4 SITE PLAN BUILDING ELEVATION - COURTYARD SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



SITE PLAN MATERIAL LEGEND		
IMAGE TAG	NAME	DESCRIPTION
1	MANUFACTURED STONE 1	MANUFACTURED STONE OF VARIETY OF SHAPES WITH OFF WHITE, GRAY, AND MUTED COLOR HUES
2	MANUFACTURED STONE 2	OFF WHITE TEXTURED STONE
3	STUCCO 1	OFF WHITE
4	FC SIDING 1	DARK BROWN
5	FC SIDING 2	DARK GRAY
6	METAL SIDING 1	MUTED BRONZE
7	PAINT 1	PAINT TO MATCH METAL SIDING 1
8	PAINT 2	PAINT TO MATCH STUCCO 1
9	PAINT 3	PAINT TO MATCH FC SIDING 1
10	STOREFRONT	CLEAR ANODIZED



HEADWATERS GROUP

PROJECT:  
HEADWATERS ACTIVE ADULT LIVING  
10691 MELODY DR  
NORTHGLENN, CO  
PREPARED FOR:  
FC & A NORTHGLENN, LLC  
288 CLAYTON STREET, SUITE 301  
DENVER, CO 80226

ARCHITECT:  
KIMLEY-HORN  
711 (312) 617-5739

Kimley»Horn

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5801 AUTUMN WAY, SUITE 210  
FORT COLLINS, CO 80525  
(970) 228-2200

SANTULAN ARCHITECTURE

SANTULAN ARCHITECTURE  
3457 RINGSBY COURT, UNIT 209  
DENVER, CO 80216  
(303) 829-2936

NORRIS DESIGN

Planning | Landscape Architecture | Branding  
NORRIS DESIGN  
LANDSCAPE ARCHITECT  
1101 B ANNICK STREET  
DENVER, CO 80202  
(303) 892-1166

DESIGNED BY: MANDY/IB/DJ/AD  
DRAWN BY: DJ/SE/TB  
CHECKED BY: IB/JMP  
DATE: 02/10/2024

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Kimley-Horn and Associates, Inc.

No. Description Date  
SITE PLAN SUBMITTAL 1 06/10/2023

PROJECT NO.: 19656300

SHEET TITLE  
BUILDING ELEVATIONS



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**HEADWATERS GROUP**

PROJECT:  
HEADWATERS ACTIVE ADULT LIVING  
10691 MELODY DR  
NORTHGLENN, CO  
PREPARED FOR:  
HC KA NORTHGLENN, LLC  
288 CLAYTON STREET, SUITE 307  
DENVER, CO 80226  
ARCHITECT:  
KIMLEY-HORN AND ASSOCIATES, INC.  
1101 B ANNICK STREET  
DENVER, CO 80216  
TEL: (312) 617-5739

**Kimley»Horn**

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13801 AUTUMN WAY, SUITE 209  
FORT COLLINS, CO 80525  
TEL: (970) 228-7200

**SANTULAN ARCHITECTURE**

SANTULAN ARCHITECTURE  
3457 RINGSBY COURT, UNIT 209  
DENVER, CO 80216  
TEL: (303) 829-2996

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding  
NORRIS DESIGN  
LANDSCAPE ARCHITECT  
1101 B ANNICK STREET  
DENVER, CO 80216  
TEL: (303) 892-1166

DESIGNED BY: MANDY/IB/DJ/AV  
DRAWN BY: DJ/SE/TB  
CHECKED BY: IB/JMP  
DATE: 02/10/2023  
**PRELIMINARY**  
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**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

No. Description Date  
SITE PLAN SUBMITTAL 1 06/10/2023

PH PROJECT NO.: 19656300

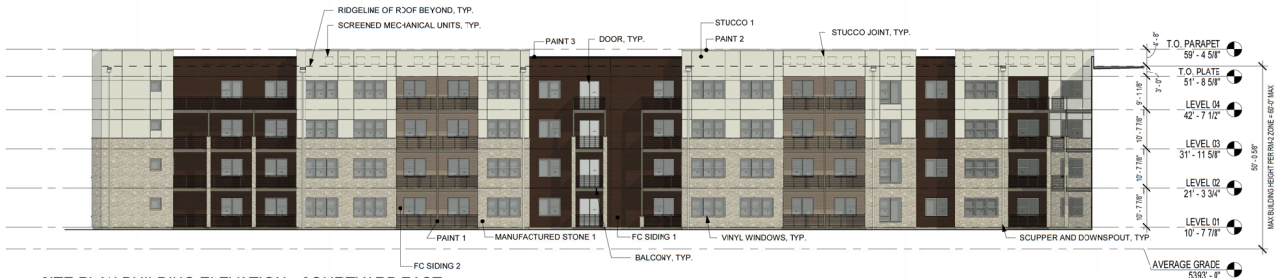
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**BUILDING ELEVATIONS**

SHEET NUMBER

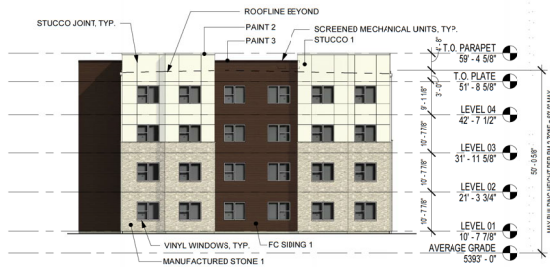
19 of 22

# HEADWATERS ACTIVE ADULT LIVING MAJOR SITE PLAN

10691 MELODY DRIVE  
LOCATED IN THE WEST 1/4 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68  
WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



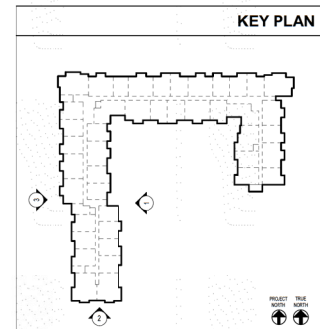
1 SITE PLAN BUILDING ELEVATION - COURTYARD EAST  
ELEVATION  
SCALE: 1/16" = 1'-0"



2 SITE PLAN BUILDING ELEVATION - SOUTHWEST  
ELEVATION  
SCALE: 1/16" = 1'-0"



3 SITE PLAN BUILDING ELEVATION - WEST ELEVATION  
ELEVATION  
SCALE: 1/16" = 1'-0"



**SITE PLAN MATERIAL LEGEND**

IMAGE TAG	NAME	DESCRIPTION
1	MANUFACTURED STONE 1	MANUFACTURED STONE OF VARIETY OF SHAPES WITH OFF WHITE, GRAY, AND MUTED COLOR HUES
2	MANUFACTURED STONE 2	OFF WHITE TEXTURED STONE
3	STUCCO 1	OFF WHITE
4	FC SIDING 1	DARK BROWN
5	FC SIDING 2	DARK GRAY
6	METAL SIDING 1	MUTED BRONZE
7	PAINT 1	PAINT TO MATCH METAL SIDING 1
8	PAINT 2	PAINT TO MATCH STUCCO 1
9	PAINT 3	PAINT TO MATCH FC SIDING 1
10	STOREFRONT	CLEAR ANODIZED



Know what's below.  
Call before you dig.



# HEADWATERS ACTIVE ADULT LIVING MAJOR SITE PLAN

10691 MELODY DRIVE  
LOCATED IN THE WEST 3 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68  
WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



**HEADWATERS  
GROUP**

PROJECT:  
HEADWATERS ACTIVE  
ADULT LIVING  
10691 MELODY DR  
NORTHGLENN, CO  
PREPARED FOR:  
FIG AA, NORTHGLENN, LLC  
288 CLAYTON STREET, SUITE 307  
DENVER, CO 80206  
DESIGN MANAGER:  
JEFF HOFFMAN  
T: (312) 617-5739

**Kimley»Horn**  
© 2023 KIMLEY-HORN AND  
ASSOCIATES, INC.  
3801 AUTOMATION WAY, SUITE 210  
FORT COLLINS, CO 80525  
T: (303) 228-2300

**SANTULAN  
ARCHITECTURE**  
SANTULAN ARCHITECTURE  
3457 RINGSB\* COURT, UNIT 209  
DENVER, CO 80216  
T: (303) 625-2666

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding  
NORRIS DESIGN  
LANDSCAPE ARCHITECT  
1101 BANNOCK STREET  
DENVER, CO 80204  
T: (303) 892-1166

PROFESSIONAL SEALS  
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**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

No.	Description	Date
1	SITE PLAN SUBMITTAL 1	8/16/2023

KH PROJECT NO.: 196563001

SHEET TITLE  
**Site Lighting  
Photometric**

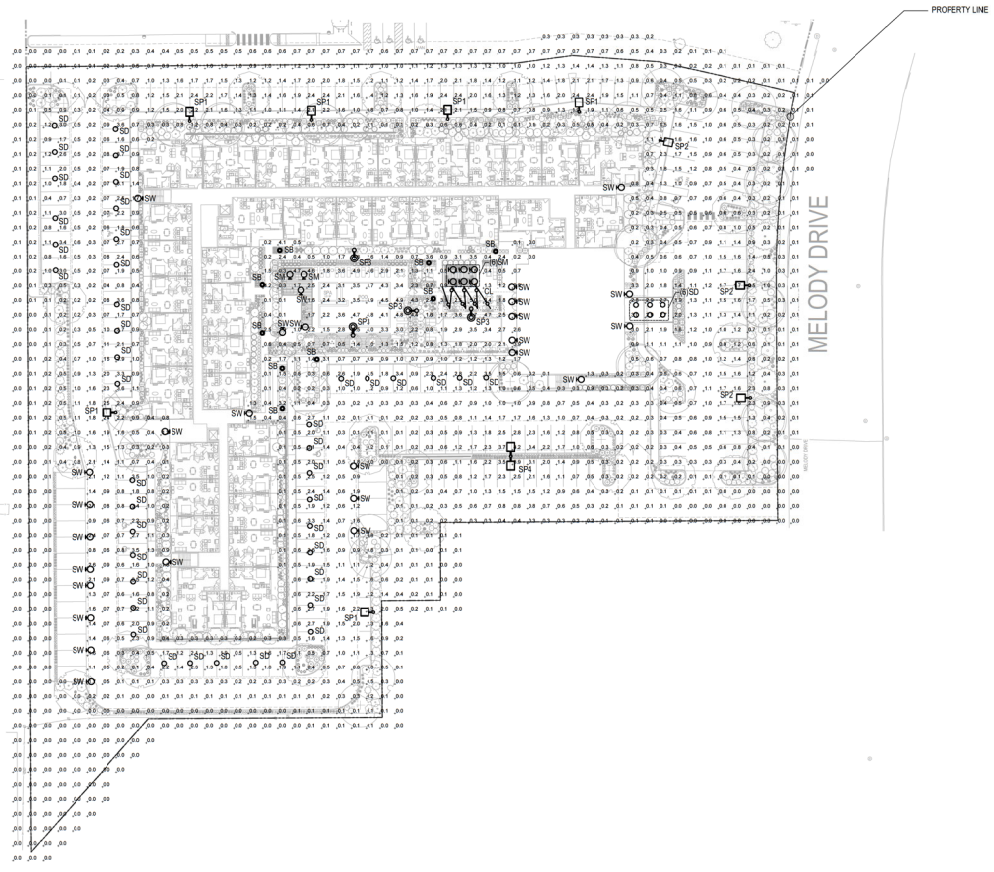
SHEET NUMBER:  
**21 OF 22**



STUDIO LIGHTING  
63 SUNSET DR.  
BAILEY, CO 80421  
303.242.1572



Know what's below.  
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## 1 SITE LIGHTING PHOTOMETRIC SCALE: 1" = 40'-0"

- PHOTOMETRY PLAN GENERAL NOTES:
- VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
  - SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS.
  - ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
  - THERE WILL BE NO OFF-SITE GLARE ALLOWED.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF NORTHGLENN EXTERIOR LIGHTING STANDARDS

KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO ANY PARTY FOR THE DESIGN OF THIS PROJECT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.







**(d) Table of Allowed Uses**

<b>Table 3-2-A: Table of Allowed Uses</b> √ = allowed by right    S = special use permit    A = accessory    Blank cell = use prohibited    + = Use-specific standards apply																
	Residential						Mixed-Use				Other Nonresidential					Use-Specific Standards
	RS-1	RS-2	RS-3	RM-1	RM-2	MH	MN	MC	MR	CG	CA	IN	PF	AG	OS	
<b>Residential</b>																
<b>Household Living</b>																
Dwelling, Duplex				√	√		√									
Dwelling, Live/Work							√+	√+	√+			S+			11-3-3(c)(2)	
Dwelling, Multifamily				√	√		S+	√+	√+						11-3-3(c)(3)	
Dwelling, Single-Family Attached				√+	√+		√+	S+							11-3-3(c)(4)	
Dwelling, Single-Family Detached	√	√	√				√							√		
Manufactured Home Park, HUD-Code						√+									11-3-3(c)(5)	
<b>Group Living</b>																
Assisted Living Facility	S	S	S	√	√	S	S	√	√							
Group Home, FHAA	√+	√+	√+	√+	√+	√+	√+	√+	√+					√+	11-3-3(c)(6)	
Group Home, Supportive Housing	√+	√+	√+				√+							√+	11-3-3(c)(7)	
Independent Living Facility				√	√		√									
<b>Public, Institutional, and Civic Uses</b>																
<b>Community and Cultural Facilities</b>																
Assembly	S	S	S	S	S	S	S	S	S	S	S	S				
Cemetery or Interment Facility												S		S	√	
Club or Lodge							S	S	S	S	S	S				
Community Center	S	S	S	S	S	S	S	√	√	√	√	√	√	√		
Daycare	S	S	S	S	S	S	S	S	S	√	√	A+	A+		11-3-3(d)(1)	
Emergency or Community Operations Facility	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
Funeral Facility								S	S	S	S	S		S		
Park and Open Space, Active	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
Park and Open Space, Passive													√	√	√	
<b>Educational Facilities</b>																
School, Public or Private	S	S	S	S	S	S	√	√	√	√	√	√	√	√		
School, Vocational or Trade								√	√	√	√	√				
<b>Healthcare Facilities</b>																
Hospital								√	√	√	√	√	√			
Medical or Dental Clinic							S	√	√	√	√	√	√			
<b>Commercial Uses</b>																
<b>Agricultural and Animal Uses</b>																
Agriculture, General												√+	√+	√+	11-3-3(e)(2)	
Agriculture, Urban	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	√+	A+	

**Table 3-2-A: Table of Allowed Uses**

√ = allowed by right    S = special use permit    A = accessory    Blank cell = use prohibited    + = Use-specific standards apply

	Residential					Mixed-Use				Other Nonresidential					Use-Specific Standards	
	RS-1	RS-2	RS-3	RM-1	RM-2	MH	MN	MC	MR	CG	CA	IN	PF	AG		OS
Community Garden	√	√	√	√	√	√	√	√	√				√	√	√	
Kennel, Commercial										S+	√+	√+		√+		11-3-3(e)(4)
Stable, Commercial														S+	S+	11-3-3(e)(5)
Veterinary Hospital or Clinic							S+	√+	√+	√+	√+	√+	√+	√+		11-3-3(e)(6)
<b>Recreation and Entertainment</b>																
Indoor Recreation Facility							S	√	√	√	√	√	√		S	
Outdoor Recreation Facility									S	S	S	S	√	S	√	
<b>Food and Beverage Services</b>																
Bar, Tavern, or Lounge							S+	√+	√+	√+	√+	√+				11-3-3(e)(7)
Catering Establishment							S	√	√	√	√	√				
Microbrewery, Distillery, or Winery							S+	√+	√+	√+	√+	√+				11-3-3(e)(8)
Restaurant							√+	√	√	√	√	√				11-3-3(e)(9)
Restaurant, with Drive-Through								√+	√+	√+	√+	√+				11-4-6(i)
<b>Office, Business, and Professional Services</b>																
Administrative, Professional, and Government Office							√+	√	√	√	√	√	√			11-3-3(e)(10)
Financial Institution							√+	√	√	√	√	√				11-3-3(e)(11)
Research and Development								√	√	√	√	√	√			
<b>Personal Services</b>																
Laundry Facility, Commercial										√	√	√				
Laundry Facility, Self-Service				A+	A+	A+	√+	√	√	√	√	√				11-3-3(e)(12)
Personal Services, General							√+	√	√	√	√	√	A			11-3-3(e)(13)
<b>Retail Sales</b>																
Building Materials and Supply Store							√+	√+	S+	√	√	√				11-3-3(e)(14)
General Retail, Less than 10,000 Square Feet							√+	√	√	√	√	√	A			11-3-3(e)(15)
General Retail, 10,000 Square Feet or More								√	√	√	√	√				
Liquor Store								√	√	√	√	√				
Marijuana Establishment, Medical	<i>Subject to Licensing Requirements in Article 18-14</i>															11-3-3(e)(16)
Marijuana Establishment, Retail	<i>Subject to Licensing Requirements in Article 18-16</i>															11-3-3(e)(17)
Nursery or Garden Supply Store								√	√+	√	√	√	√	√		11-3-3(e)(18)
<b>Lodging Facilities</b>																
Bed and Breakfast				S+	S+		√+	√+	√+	√+	√+			√+		11-3-3(e)(19)
Boarding or Rooming House					√		√	√	√							
Hotel/Motel							S	√	√	√	√	√				
Short-Term Rental	√+	√+	√+	√+	√+		√+	√+	√+					√+		11-3-3(e)(20)

**Table 3-2-A: Table of Allowed Uses**

√ = allowed by right S = special use permit A = accessory Blank cell = use prohibited + = Use-specific standards apply

	Residential						Mixed-Use				Other Nonresidential					Use-Specific Standards
	RS-1	RS-2	RS-3	RM-1	RM-2	MH	MN	MC	MR	CG	CA	IN	PF	AG	OS	
<b>Transportation</b>																
Rail Yard												S				
Transit Terminal or Station				S	S		√	√	√	√	√	√	√	√	√	√
<b>Vehicles and Equipment</b>																
Auto Wash								S	S	S	√	√	√			
Automotive Fuel Sales								S+	S+	√+	√+	√+	√+			11-3-3(e)(21)
Automotive Repair, Major										S+	√+	√+				11-3-3(e)(22)
Automotive Repair, Minor								S+	S+	√+	√+	√+				11-3-3(e)(23)
Automotive Sales and Leasing									S+		S	S				11-3-3(e)(24)
Equipment and Machinery Sales and Rental										S+	√+	√+				11-3-3(e)(25)
Parking Facility								√+	√+	√	√	√	√		√	11-3-3(e)(26)
<b>Sexually Oriented Businesses</b>																
Sexually Oriented Business												√+				11-3-3(e)(27)
<b>Industrial Uses</b>																
<b>Manufacturing and Processing</b>																
Food Processing											√+	√+				11-3-3(f)(1)
Oil and Gas Operations	<i>See Section 11-3-6</i>															
Manufacturing, Artisan							S+	√+	√+	√	√	√	√			11-3-3(f)(2)
Manufacturing, Light										S+	S+	√+				11-3-3(f)(3)
Mining and Extraction										S+	S+	S+	S+	S+		11-3-3(f)(4)
<b>Storage and Warehousing</b>																
Contractor Office or Equipment Storage Yard										√+	√+	√+				11-3-3(f)(5)
Outdoor Storage												√+	√+			11-3-3(f)(6)
Salvage Yard												S				
Self-Service Storage												√+				11-3-3(f)(7)
Warehousing and Wholesale Facility												√				
<b>Public and Semi-Public Utility Uses</b>																
<b>Utilities</b>																
Public Utility, Major							S+	S+	S+	S+	S+	S+	S+	S+	S+	11-3-3(g)(1)
Public Utility, Minor	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	11-3-3(g)(1)
Water Storage Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S+	11-3-3(g)(2)
<b>Wireless Service Facilities</b>																
Wireless Service Facilities	<i>See Section 11-3-3(g)(3)</i>															
<b>Accessory Uses</b>																
Accessory Dwelling Unit	A+	A+	A+	A+	A+		A+								A+	11-3-4(d)(1)

**Table 3-2-A: Table of Allowed Uses**

√ = allowed by right    S = special use permit    A = accessory    Blank cell = use prohibited    + = Use-specific standards apply

	Residential						Mixed-Use				Other Nonresidential					Use-Specific Standards
	RS-1	RS-2	RS-3	RM-1	RM-2	MH	MN	MC	MR	CG	CA	IN	PF	AG	OS	
Caretaker Dwelling Unit												A+	A+	A+	A+	11-3-4(d)(1)(E)(ii)
Drive-Through Facility								A+	A+	A+	A+	A+				11-4-6(i)
Home Occupation	A+	A+	A+	A+	A+	A+	A+	A+	A+							11-3-4(d)(4)
Outdoor Dining							A+	A+	A+	A+	A+	A+	A+			11-3-4(d)(5)
Outdoor Sales and Display							A+	A+	A+	A+	A+	A+	A+	A+		11-3-4(d)(6)
Outdoor Storage, Accessory	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	11-3-4(d)(7)
Sale of Produce and Plants Raised on Premises	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	11-3-4(d)(8)
<b>Temporary Uses</b>																
Construction Support Activity	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	11-3-5(d)(1)
Farmer’s Market or Open Air Market							√	√	√	√	√	√	√	√	√	
Mobile Food Vending								√+	√+	√+	√+	√+	√+	√+	√+	11-3-5(d)(2)
Seasonal Sales							√+	√+	√+	√+	√+	√+	√+	√+	√+	11-3-5(d)(3)
Special Event	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	11-3-5(d)(4)



# *REZONE 10691 MELODY DRIVE*

**Ashley McFarland**

*Planner II*

303.450.8738

[amcfarland@northglenn.org](mailto:amcfarland@northglenn.org)

**Council Meeting**

*July 24, 2023*



CITY OF  
**Northglenn**

# ***PURPOSE***

**To consider CB-2007, an ordinance on second reading and following a public hearing, to rezone the property 10691 Melody Drive from Commercial General (CG)/Commercial Auto (CA) to Multifamily (RM-2).**

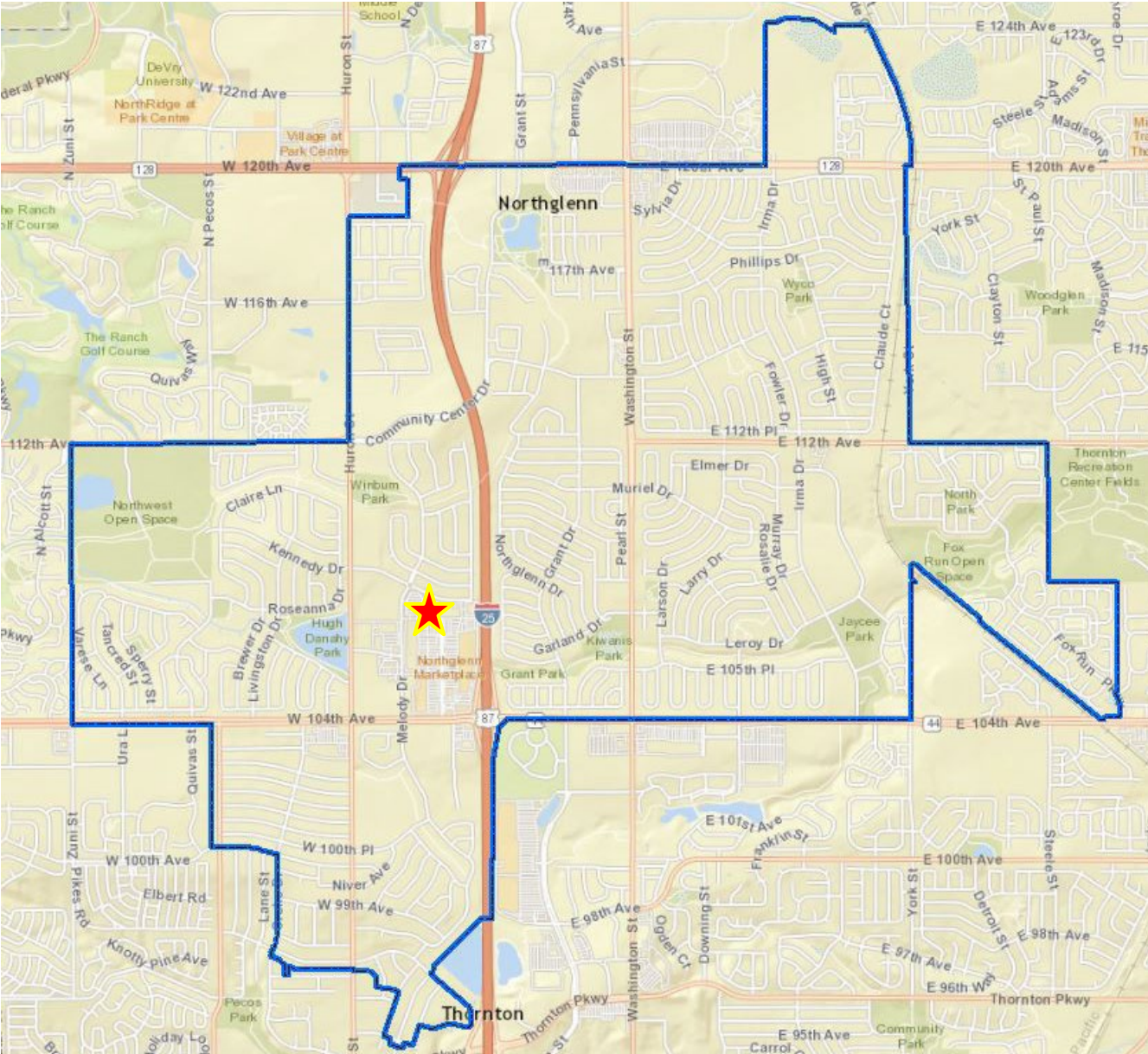


# ***REQUEST***

**The applicant, Headwaters Group, is currently under contract to purchase the property and is making the request.**



# VICINITY MAP





# ***AERIAL MAP***



# ***SITE DATA***

<b>Address</b>	10691 Melody Drive
<b>General Location</b>	West side of Melody Drive between Kennedy Drive and West 106 <sup>th</sup> Avenue
<b>Zoning</b>	CG – Commercial General and CA – Commercial Auto
<b>Acreage</b>	4.53 acres
<b>Building Square Footage (Existing/proposed)</b>	Existing: 9,000 sq. ft. retail space, 6,249 sq. ft. restaurant space, 9,000 sq. ft. commercial and retail space, and parking lot area.

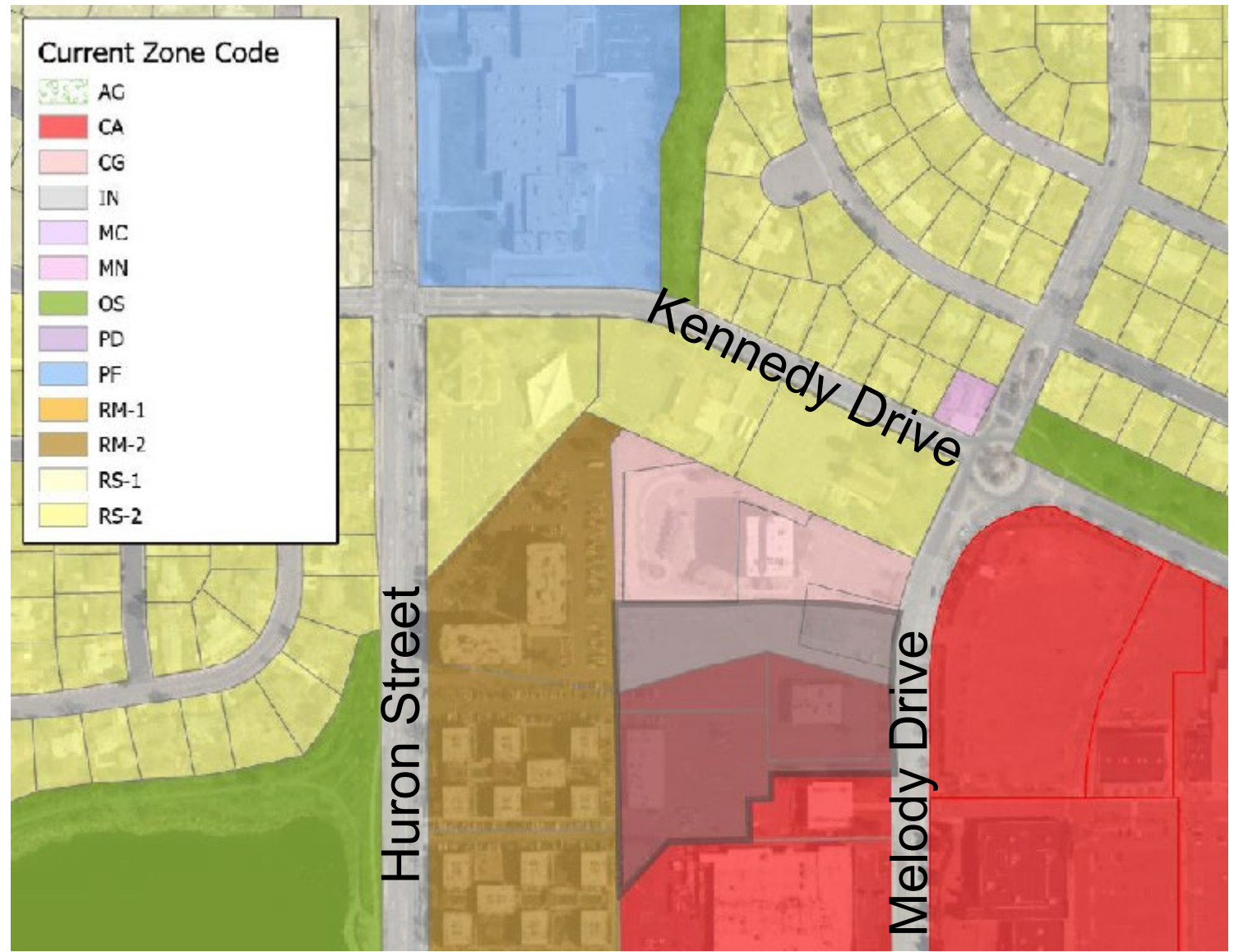


# ***SITE CHARACTERISTICS***

- Three existing retail, commercial, and restaurant space buildings and parking lot area.
- Various commercial uses (Northglenn Marketplace and Northglenn Square) adjacent to the east and south, former Wells Fargo Building (commercial and retail uses) adjacent to the north, multifamily, RM-2, housing (Beacon House Apartments and The Heights on Huron) adjacent to the west.
- The area to the east (Northglenn Marketplace) has undergone multiple tenant finish changes.



# ZONING





# NOTIFICATION

Notification was given in accordance with the requirements of Unified Development Ordinance (UDO) Section 11-6-5(b):

- A. Mailed notice sent to all property owners within 300 feet of the property
- B. Publication in the Northglenn-Thornton Sentinel
- C. Public hearing notice sign was posted on the property



Public Notice  
LEGAL NOTICE

CASE NUMBER: MSP-2-23

To Whom It May Concern:

You are hereby notified that on Tuesday, August 1, 2023, at 6:00pm in the Council Chambers of the City of Northglenn (11701 Community Center Dr.), a public hearing will be held with the Planning Commission on a request by the applicant, Headwaters Group, for consideration of a Major Site Plan to allow the development of a 172-unit senior independent living multifamily housing community on 4.53 acres. This hearing is for property located along the west side of Melody Drive between Kennedy Drive and West 106th Avenue and is legally described as the following:

PART OF TRACT "C", RESUBDIVISION OF LOT 1, BLOCK 47, LOTS 2-39, BLOCK 48, AND BLOCKS 49, 50, 51, 52, AND 53, NORTHGLENN FIFTH FILING, LOCATED IN THE WEST HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO.

All interested parties may appear and be heard.

Rebecca Smith, Secretary  
Northglenn Planning Commission  
11701 Community Center Drive  
Northglenn, CO 80233

Legal Notice No. NTS2724  
First Publication: July 13, 2023  
Last Publication: July 13, 2023  
Publisher: Northglenn-Thornton Sentinel



# *CASE ANALYSIS*

## Rezone 10691 Melody Drive



CITY OF  
**Northglenn**

# ANALYSIS

## Comprehensive Plan Consistency

- Within Area of Change
- Future Land Use Map shows property as Mixed-Use High Intensity.
- Rezone to RM-2 would encourage redevelopment that promotes active streetscapes, walkability, and diversification of housing.
- Rezone would ensure compatibility with surrounding commercial and residential properties.



# ANALYSIS

CONT'D

## Planning Commission and City Staff Analysis

- Area of Change: Large, underutilized property that lacks street activation and walkability
- Recent changes in the area, including tenant commercial changes to the east and south, have brought changes to the area.
- Rezoning would bring a better mix of uses to the area.
- Rezoning would encourage the development of diverse housing types and act as a transition zone from multifamily and commercial uses surrounding the property.
- Public facilities and services are available to service the property.





# ANALYSIS

## RM-2 Multifamily Building Standards

CONT'D

Minimum Lot Area, Single-Family Attached and Duplex	2,000 sq. ft. per unit
Minimum Lot Area, Multifamily	1,000 sq. ft. per unit
Minimum Lot Area, all other uses	10,500 sq. ft. per unit
Minimum Lot Width	70 ft.
Maximum Height, Primary	60 ft.
Maximum Height, Accessory	20 ft.
Minimum Front Building Setback	15 ft.
Side, Single-Family Attached and Duplex	5 ft.
Side, all other uses/Side, (detached accessory)	10 ft./5 ft.
Minimum Rear/Rear (detached accessory)	10 ft./None
Maximum Building Coverage	60%
Maximum Impervious Surface Coverage	80%



# ***RECOMMENDATION***

**Rezone 10691 Melody Drive**



**CITY OF**  
**Northglenn**

# ***APPROVAL CRITERIA***

- Section 11-4-6(a) of UDO – Rezoning
- Staff provided a thorough analysis of the criteria on pages 4 and 5 of the Planning Commission staff memorandum.
- The purpose of a rezoning is to make amendments to the Zoning Map of the City to reflect changes in public policy, changed conditions or to advance the welfare of Northglenn.



# ***RECOMMENDATION***

## **Planning Commission:**

- Reviewed the request and conducted a public hearing on May 16, 2023.
- Unanimous approval of the request to rezone to Multifamily.

Staff recommends City Council approval of CB-2007, an ordinance rezoning 10691 Melody Drive to Multifamily on second reading.





# *ADMINISTRATION*

## Rezone 10691 Melody Drive



CITY OF  
**Northglenn**

# ***COUNCIL OPTIONS***

1. Approve the request with or without conditions or stipulations;
2. Deny the request for reasons stated and by identifying where the request does not meet the approval criteria; or
3. Table the request for further consideration.



# ***NEXT STEPS***

**Future site plan and subdivision platting will be required before development can take place.**

- Planning Commission is the final reviewing body for development plans.
- Major Site Plans and Final Plats are to be reviewed and approved by the Planning Commission and shall be consistent with zone district and development standards outlined in the UDO.
- City Council is the final approval for final plats that require public infrastructure or subdivision improvement agreements.



# *QUESTIONS?*



**CITY OF**  
**Northglenn**





**Jordon Perlmutter & Co.**

Subject: Letter of Support for Rezoning Request at 10691 Melody Drive

Dear Members of the Northglenn City Council,

As Principal of Jordon Perlmutter & Co., one of the Denver metro area's largest real estate and property development companies, I am writing to express my strong support for the request to change the zoning over 10691 Melody Drive from the existing CA, Commercial Auto-Oriented to RM-2, with the use 'Independent Living Facility'. Perlmutter & Co., owns the properties at 10691 Melody Drive and 10695 Melody drive and we are under contract to sell the properties to Headwaters Group. Based on Headwaters proposed development, commitment to community engagement, and plan to provide critically needed housing for seniors, we firmly believe that this rezoning will bring numerous benefits to the community and will enhance the overall quality of life for residents in the area.

This rezoning request aligns perfectly with the goals and vision outlined in the 2010 Comprehensive Plan, Imagine Northglenn: The Next 40 Years. The comprehensive plan's housing policies and strategies (5B.2) state a goal to "diversify housing stock and encourage the development of new housing products in Northglenn." By approving this rezoning, Headwaters Group would have the opportunity to bring approximately 172 new units of senior housing to Northglenn, fulfilling the city's commitment to meeting the housing needs of our aging population.

Furthermore, the rezoning request is consistent with the comprehensive plan's strategies 5B2.3 and 5B2.4, which emphasize the importance of providing zoning that encourages the development of a variety of housing types and addressing the gaps in the housing market. The proposed independent living facility on the vacant and underutilized parking lot at 10691 Melody Drive would contribute to diversifying our overall housing stock and offer much-needed housing options for our senior residents. The creation of infill housing on this site would not only conform to the strategies outlined in the comprehensive plan but also revitalize an underused area within our city.

While I understand that this development will necessitate the relocation of existing businesses, Perlmutter & Co., has worked with the businesses to mitigate challenges and assist with relocation. The process of relocating a business can be challenging, and it is essential to minimize the negative impacts on the business owners and employees involved. It is critical to ensure that the relocation of these businesses is handled with fairness and compassion, and Perlmutter & Co., continues to work closely with the affected businesses.

In summary, I urge the Northglenn City Council to support the rezoning request at 10691 Melody Drive. By doing so, you will be promoting the realization of the city's comprehensive

plan objectives, enhancing housing diversity, and addressing the housing needs of our senior population. This rezoning proposal represents an opportunity for Northglenn to evolve and thrive while staying true to the long-term vision of our community.

Thank you for considering my views on this matter. Should you require any additional information or wish to discuss this matter further, please do not hesitate to contact me.

Sincerely,

Subject: Letter of Support for Rezoning Request at 10691  
Melody Drive

Dear Members of the Northglenn City Council,

As Representative of Concentus Partners, I am writing to express my strong support for the request to change the zoning over 10691 Melody Drive from the existing CA, Commercial Auto-Oriented to RM-2, with the use 'Independent Living Facility'. Concentus Partners owns the properties at 10701 Melody Drive (the Wells Fargo building) and 10699 Melody Drive and we are under contract to sell 10699 Melody Drive to Headwaters Group. After the sale we will retain ownership of 10701 Melody Drive and we will remain neighbors directly adjacent to the Headwaters senior housing community. Based on Headwaters proposed development, commitment to community engagement, and plan to provide critically needed housing for seniors, we firmly believe that this rezoning will bring numerous benefits to the community and will enhance the overall quality of life for residents in the area.

This rezoning request aligns perfectly with the goals and vision outlined in the 2010 Comprehensive Plan, Imagine Northglenn: The Next 40 Years. The comprehensive plan's housing policies and strategies (5B.2) state a goal to "diversify housing stock and encourage the development of new housing products in Northglenn." By approving this rezoning, Headwaters Group would have the opportunity to bring approximately 172 new units of senior housing to Northglenn, fulfilling the city's commitment to meeting the housing needs of our aging population.

Furthermore, the rezoning request is consistent with the comprehensive plan's strategies 5B2.3 and 5B2.4, which emphasize the importance of providing zoning that encourages the development of a variety of housing types and addressing the gaps in the housing market. The proposed independent living facility on the vacant and underutilized parking lot at 10691 Melody Drive would contribute to diversifying our overall

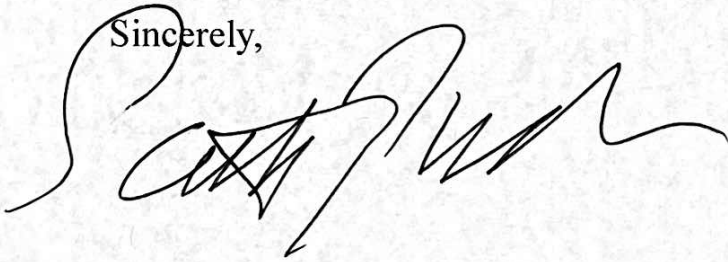


housing stock and offer much-needed housing options for our senior residents. The creation of infill housing on this site would not only conform to the strategies outlined in the comprehensive plan but also revitalize an underused area within our city.

In summary, I urge the Northglenn City Council to support the rezoning request at 10691 Melody Drive. By doing so, you will be promoting the realization of the city's comprehensive plan objectives, enhancing housing diversity, and addressing the housing needs of our senior population. This rezoning proposal represents an opportunity for Northglenn to evolve and thrive while staying true to the long-term vision of our community.

Thank you for considering my views on this matter. Should you require any additional information or wish to discuss this matter further, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to be "Scott R. [unclear]", written in a cursive style.

SPONSORED BY: MAYOR LEIGHTY

COUNCIL MEMBER'S BILL

ORDINANCE NO.

No. CB-2007  
Series of 2023

\_\_\_\_\_  
Series of 2023

A BILL FOR A SPECIAL ORDINANCE REZONING FROM COMMERCIAL GENERAL (CG) AND COMMERCIAL AUTO-ORIENTED (CA) TO MULTIFAMILY (RM-2) CERTAIN REAL PROPERTY GENERALLY IDENTIFIED AS THAT PORTION OF TRACT "C", RESUBDIVISION OF LOT 1, BLOCK 47, LOTS 2-39, BLOCK 48, AND BLOCKS 49, 50, 51, 52 AND 53, NORTH GLENN – FIFTH FILING, PER THE PLAT RECORDED AT RECEPTION NO. 807546 IN THE RECORDS OF ADAMS COUNTY, LYING WITHIN THE WEST HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF NORTHGLENN

**WHEREAS**, the property legally described in **Exhibit A**, attached hereto and incorporated herein by this reference, is currently zoned Commercial General (CG) and Commercial Auto-Oriented (CA); and

**WHEREAS**, the City Council desires to rezone the property described in **Exhibit A** to Multifamily (RM-2).

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 rezoning is consistent with the Comprehensive Plan and the purposes of the Unified Development Ordinance;
- (b) The rezoning is consistent with the purpose statement of the proposed zoning district;
- (c) There have been significant changes in the area to warrant a zoning change;
- (d) The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood;
- (e) Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development; and/or
- (f) There was an error in establishing the current zoning.

Section 2.     Rezoning. Pursuant to the provisions of the Unified Development Ordinance, and upon the recommendation of the Northglenn Planning Commission, a zoning change to Multifamily (RM-2) is hereby allowed and granted for the real property in the City of Northglenn, Colorado, described in the attached **Exhibit A**.



Section 3. Change of Zone Maps. The official zoning map of the City of Northglenn, as amended, and the Comprehensive Master Plan of the City of Northglenn shall be and hereby ordered amended to conform with the provisions of this Ordinance.

Section 4. Violations-Penalty. Violations of the provisions of this Ordinance shall be punishable under the provisions provided in Section 1-1-10 of the Northglenn Municipal Code.

INTRODUCED, READ, AND ORDERED POSTED this 10<sup>th</sup> day of July, 2023.

  
MEREDITH LEIGHTY  
Mayor

ATTEST:

  
JOHANNA SMALL, CMC  
City Clerk

PASSED ON SECOND AND FINAL READING this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
MEREDITH LEIGHTY  
Mayor

ATTEST:

\_\_\_\_\_  
JOHANNA SMALL, CMC  
City Clerk

APPROVED AS TO FORM:

  
COREY Y. HOFFMANN  
City Attorney

# EXHIBIT A

## PARCEL DESCRIPTION

THAT PORTION OF TRACT "C", RESUBDIVISION OF LOT 1, BLOCK 47, LOTS 2-39, BLOCK 48, AND BLOCKS 49, 50, 51, 52 AND 53, NORTH GLENN - FIFTH FILING, PER THE PLAT RECORDED AT RECEPTION NO. 807546 IN THE RECORDS OF ADAMS COUNTY, LYING WITHIN THE WEST HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY, DESCRIBED AS FOLLOWS:

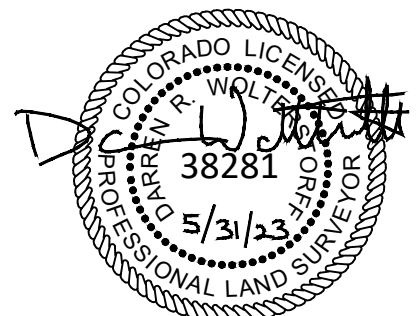
COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT C;  
THENCE ALONG THE EAST LINE OF SAID TRACT C AND ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 10°31'18", A RADIUS OF 605.00 FEET, AN ARC LENGTH OF 111.10 FEET, AND A CHORD BEARING AND DISTANCE OF S17°09'44"W, 110.94 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING ALONG THE EAST LINE OF SAID TRACT C THE FOLLOWING TWO (2) COURSES):  
1) ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 12°15'46", A RADIUS OF 605.00 FEET, AN ARC LENGTH OF 129.49 FEET, AND A CHORD BEARING AND DISTANCE OF S05°46'12"W, 129.24 FEET;  
2) S 00°21'43" E, A DISTANCE OF 162.94 FEET;  
THENCE DEPARTING SAID EAST LINE S89°38'17"W, A DISTANCE OF 229.94 FEET;  
THENCE S00°09'52"E, A DISTANCE OF 52.92 FEET;  
THENCE S89°30'43"W, A DISTANCE OF 39.82 FEET;  
THENCE S00°21'42"E, A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY SOUTH LINE OF SAID TRACT C;  
THENCE ALONG SAID EASTERLY SOUTH LINE THE FOLLOWING TWO (2) COURSES:  
1) S89°38'17"W, A DISTANCE OF 160.06 FEET;  
2) S41°16'17"W, A DISTANCE OF 120.42 FEET;  
THENCE DEPARTING SAID EASTERLY SOUTH LINE N00°21'43"W, A DISTANCE OF 535.41 FEET;  
THENCE N89°35'20"E, A DISTANCE OF 332.77 FEET;  
THENCE N82°19'53"E, A DISTANCE OF 39.91 FEET;  
THENCE S85°47'48"E, A DISTANCE OF 59.77 FEET;  
THENCE S77°08'48"E, A DISTANCE OF 94.36 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 197,250 SQ. FT OR 4.528 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE NORTH LINE OF TRACT "C", RESUBDIVISION OF LOT 1, BLOCK 47, LOTS 2-39, BLOCK 48, AND BLOCKS 49, 50, 51, 52 AND 53, NORTH GLENN - FIFTH FILING, BEARING S 65°33'05" E, A DISTANCE OF 597.60 FEET, AS MONUMENTED AT THE NORTHWEST END BY A FOUND 1" ILLEGIBLE YELLOW PLASTIC CAP, AND AT THE SOUTHEAST END BY A FOUND HOLE IN CONCRETE WITH BROKEN REBAR.

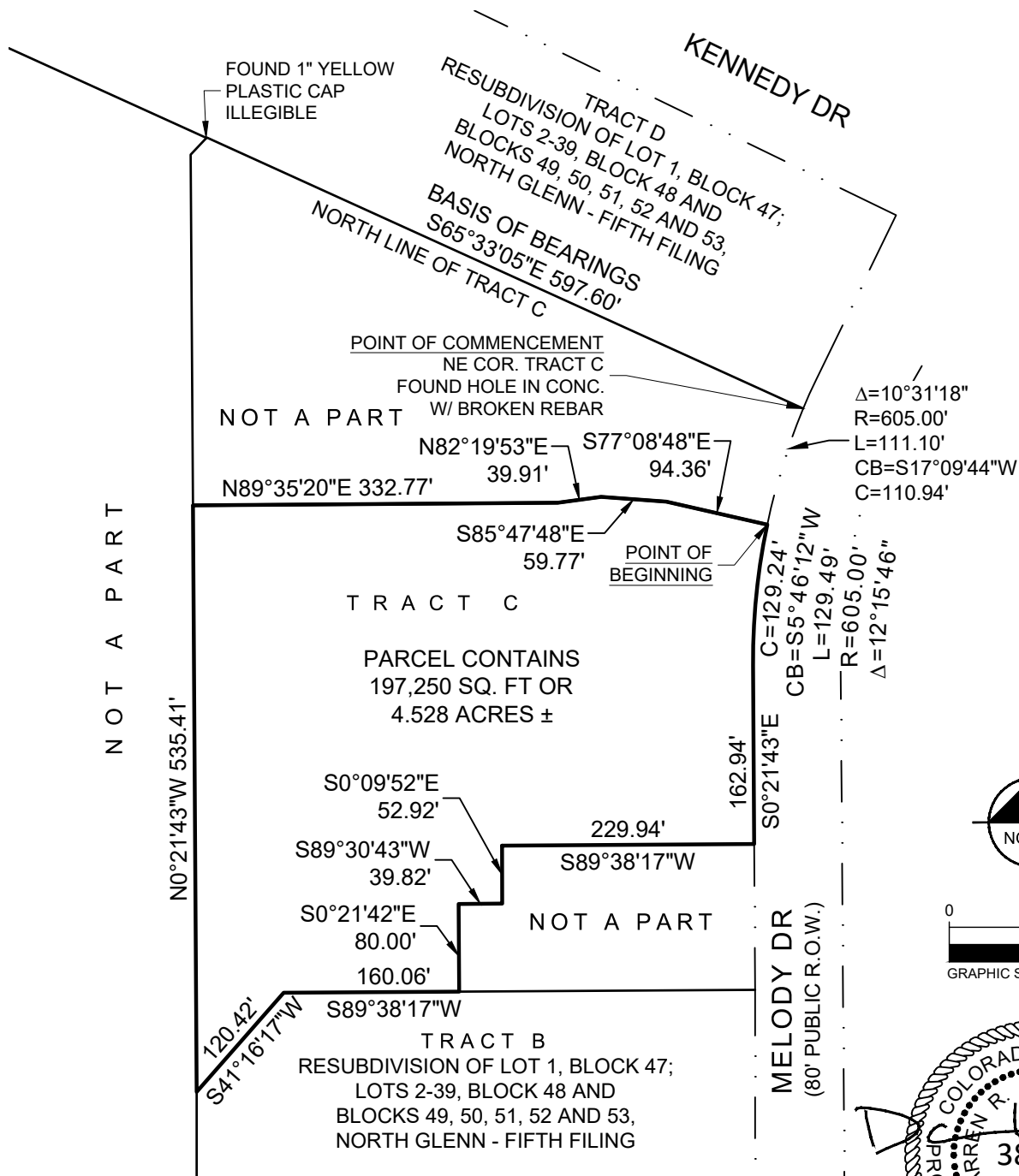
I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

\_\_\_\_\_  
DARREN R. WOLTERSTORFF, PLS 38281  
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.



# EXHIBIT A

A PORTION OF TRACT C, RESUBDIVISION OF LOT 1, BLOCK 47, LOTS 2-39, BLOCK 48, AND BLOCKS 49, 50, 51, 52 AND 53, NORTH GLENN - FIFTH FILING LYING WITHIN THE WEST HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



NOT A PART

NOT A PART  
N89°35'20"E 332.77'

POINT OF COMMENCEMENT  
NE COR. TRACT C  
FOUND HOLE IN CONC.  
W/ BROKEN REBAR

RESUBDIVISION OF LOT 1, BLOCK 47;  
LOTS 2-39, BLOCK 48 AND  
BLOCKS 49, 50, 51, 52 AND 53,  
NORTH GLENN - FIFTH FILING  
BASIS OF BEARINGS  
S65°33'05"E 597.60'

KENNEDY DR

$\Delta=10^{\circ}31'18''$   
R=605.00'  
L=111.10'  
CB=S17°09'44"W  
C=110.94'

POINT OF BEGINNING  
S85°47'48"E 59.77'

TRACT C  
PARCEL CONTAINS  
197,250 SQ. FT OR  
4.528 ACRES ±

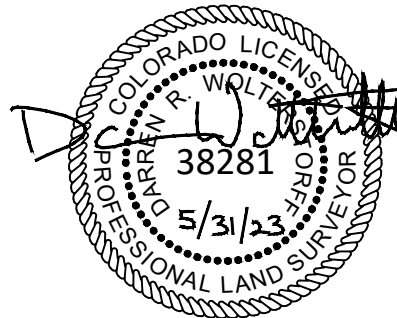
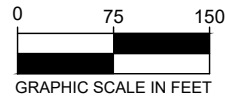
C=129.24'  
CB=S5°46'12"W  
L=129.49'  
R=605.00'  
 $\Delta=12^{\circ}15'46''$

N0°21'43"W 535.41'

S0°09'52"E 52.92'  
S89°30'43"W 39.82'  
S0°21'42"E 80.00'  
S89°38'17"W 229.94'  
S89°38'17"W 160.06'

TRACT B  
RESUBDIVISION OF LOT 1, BLOCK 47;  
LOTS 2-39, BLOCK 48 AND  
BLOCKS 49, 50, 51, 52 AND 53,  
NORTH GLENN - FIFTH FILING

MELODY DR  
(80' PUBLIC R.O.W.)



**NOTES:**

1. 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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.

# Kimley»Horn

6200 SOUTH SYRACUSE WAY, #300  
GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	PTM	DRW	May, 2023	196502002	2 OF 2