

**PLANNING & DEVELOPMENT MEMORANDUM**  
**#36-2023**

**DATE:** Aug. 14, 2023

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

**THROUGH:** Heather Geyer, City Manager *hmg*  
Jason Loveland, Interim Deputy City Manager *AL2*

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

**SUBJECT:** CR-17 – Alexan Northglenn Development Agreement

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**PURPOSE**

To consider CR-17, a resolution approving the Alexan Northglenn Development Agreement with Maple Multifamily Land TX LLP, for public infrastructure improvements required to serve the proposed Alexan Northglenn Major Site Plan at 505 Community Center Drive.

**BACKGROUND**

A Development Agreement is identical to the form and requirements of a Subdivision Improvement Agreement but is required when no subdivision is necessary for a development. Because the Alexan Northglenn Major Site Plan did not require any form of subdivision of the existing parcel, a development agreement is required for the proposed public infrastructure improvements to accommodate the development. The public improvements associated with this agreement are required to service the proposed 353 multifamily units to be located at 505 Community Center Drive.

The project will construct \$365,007.37 in public improvements, which includes 2,200 linear feet of an 8-inch looped water main, installation of nine fire hydrant assemblies, and installation of median curb, gutter, concrete, striping, signage, and landscaping at the existing median in Community Center Drive.

The development agreement outlines the financial security obligations, approval requirements for the civil construction documents, final acceptance, and the warranty provisions for the public improvements constructed by the developer, more particularly described below:

1. Prior to the issuance of any permits, the City Engineer shall certify/approve the 100% Civil Construction Plans.
2. Developer shall provide a performance guarantee (cash or letter of credit) in the amount of 110% of the construction cost estimate for the improvements.
3. The issuance of any permits will be withheld until the performance guarantee is provided and accepted by the City.

4. The developer shall have two years to complete the public improvements from the date the performance guarantee is provided to the City.
5. Upon completion of the public improvements within the required time and upon the approval of the Public Works Director, the owner/developer shall provide or authorize the City to retain cash or shall issue a replacement irrevocable letter of credit to the City in the amount of 20% of the total cost of construction and installation of the public improvements, to be held by the City during the two-year warranty period.
6. At the end of the warranty period, the City will re-inspect the improvements and then issue final acceptance with a release of the remaining surety.

### **BUDGET/TIME IMPLICATIONS**

Although the cost of installation of these improvements will be the responsibility of the developer, once the City accepts the improvements those will become a maintenance responsibility of the City.

The Alexan Northglenn Major Site Plan requires approval by the Planning Commission only. However, the development agreement must be approved by City Council before any public infrastructure improvements can be installed. The timing of installation of the improvements would be consistent with the agreement and would need to be completed and accepted by the City before any final sign-offs or certificates of occupancy can be issued for the development.

### **STAFF RECOMMENDATION**

Staff recommends approval of CR-17.

### **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.

SPONSORED BY: MAYOR LEIGHTY

COUNCIL MEMBER'S RESOLUTION

RESOLUTION NO.

No. CR-17  
Series of 2023

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

A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF NORTHGLENN AND NORTHGLENN APARTMENTS, LLC FOR THE ALEXAN NORTHGLENN MAJOR SITE PLAN PUBLIC INFRASTRUCTURE IMPROVEMENTS

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

Section 1. The Development Agreement between the City of Northglenn and Northglenn Apartments, LLC, attached hereto as Exhibit 1, for the Alexan Northglenn Major Site Plan Public Infrastructure Improvements is hereby approved and the Mayor is authorized to execute same on behalf of the City of Northglenn, Colorado.

DATED at Northglenn, Colorado, this \_\_\_\_ day of \_\_\_\_\_, 2023.

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

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
COREY Y. HOFFMANN  
City Attorney

**CITY OF NORTHGLENN  
DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** ("Agreement") is entered into and made by and between Northglenn Apartments, L.L.C. ("Owner/Developer") and the **CITY OF NORTHGLENN, COLORADO**, a Colorado home rule municipal corporation whose address is 11701 Community Center Dr, Northglenn, Colorado, hereinafter referred to as the "City" or "Northglenn." The Owner/Developer and the City shall collectively be referred to as the "Parties." This Agreement shall be effective following execution by the Owners/Owner/Developer and immediately upon the date of the authorized execution of this Agreement by the City.

**RECITALS AND REPRESENTATIONS:**

**WHEREAS**, Owner/Developer represents that it is the sole owner of the following described property located in the City of Northglenn, County of Adams, State of Colorado:  
**See Exhibit A**  
hereinafter referred to as the "Property;"

**WHEREAS**, Owner/Developer represents that it has authority to apply for and process a Major Site Plan for the Property pursuant to Section 11-6-5(a)(2)(B) of the Northglenn Municipal Code (the "Application"), and is authorized to obtain all necessary approvals and enter into any agreements necessary for the development of the Property (the "Project");

**WHEREAS**, Owner/Developer plans to develop the Project and such development requires the dedication, construction, installation, and/or improvement of certain public improvements as described in the Application to serve the proposed Project;

**WHEREAS**, in conjunction with submittal of the Application, the Owner/Developer has submitted to the City supporting documentation including 100% complete construction, engineering, grading/drainage, utility, street improvement, storm sewer, and electrical plans and drawings (collectively the "Construction Plans");

**WHEREAS**, it is the intent of this Agreement that the Owner/Developer shall be responsible for and shall pay all costs and expenses associated with the proposed development of the Project as specifically set forth herein.

**NOW, THEREFORE**, in consideration of the mutual promises, covenants, and agreements of the Parties, the approval by the City of Northglenn of the Application, and other good and valuable consideration, the sufficiency and adequacy of which are hereby acknowledged by the Parties, the Parties hereto agree as follows:

**AGREEMENT**

- 1.0 PURPOSE. The purpose of this agreement is to set forth the terms, conditions, and fees to be paid by the Owner/Developer upon approval of the Major Site Plan Application for the Property. All conditions contained herein are in addition to any and all requirements of the City of Northglenn Subdivision and Zoning Regulations, the City of Northglenn Home Rule Charter, any and all state statutes, and any other sections of the City of Northglenn Municipal Code, and are not intended to supersede any requirements contained therein.
  
- 2.0 RECORDATION. Owner/Developer shall prepare and submit to the City Clerk the original of the Major Site Plan, reflecting all revisions and amendments as directed by City Staff, in a form and upon material acceptable to the City, and shall provide the required Security as hereinafter defined. In addition, Owner/Developer shall deliver to the City Clerk two (2) sets of complete and final Construction Plans. Failure of Owner/Developer to submit an acceptable Major Site Plan and Security to the City Clerk within ninety (90) days of the date of this Agreement shall, upon the enactment of a resolution by the City Council finding that the submittal was untimely, void approval for the Project and this Agreement. Owner/Developer shall pay for the costs of recordation of this Agreement.
  
- 3.0 PUBLIC UTILITY FEES. Owner/Developer shall pay all installation charges for lighting and gas services required by Xcel Energy providing services to the Project.
  
- 4.0 UNDERGROUNDING OF ALL UTILITIES. The Owner/Developer shall underground all electric, gas, cable and telephone lines (collectively, "utilities") within the boundaries of the Project or which are required to be relocated pursuant to this Agreement or as a condition of approval of the Major Site Plan. All utilities providing public services to the Project shall be located within dedicated public utility easements or public street rights-of-way which shall be approved and subject to acceptance by the City.
  
- 5.0 STREET MAINTENANCE. The Owner/Developer shall take commercially reasonable steps to limit and prevent the accumulation of, and to remove accumulated, mud, sediment, dirt, trash, and other debris that is "tracked," blown, or otherwise carried onto public property and public rights-of-way during development of the Project. Owner/Developer also shall take commercially reasonable steps to prevent its construction activities from damaging adjacent properties, including public rights-of-way and other public property. If any adjacent property or public right-of-way is damaged or destroyed pursuant to Owner/Developer's construction of the Public Improvements as defined herein, Owner/Developer shall, at its sole cost, promptly repair or replace the same to a condition similar or equal to that existing before such damage.
  
- 6.0 DRAINAGE, RETENTION, AND DETENTION FACILITIES. The Owner/Developer shall construct all drainage, retention, and detention in

accordance with the Construction Plans approved by the City Engineer. The Owner/Developer shall be responsible for all onsite drainage retention and detention as prescribed in Articles 13 and 17 of Chapter 16 of the City of Northglenn Municipal Code as amended.

- 7.0 CONSTRUCTION OF PUBLIC IMPROVEMENTS. The Owner/Developer shall design, furnish, construct, and install the following public improvements ("Public Improvements") as set forth on the Major Site Plan and the approved Construction Plans at the Owner/Developer's cost and expense:

**See Exhibit C – Public Improvements Description**

The Public Improvements shall be designed, furnished, constructed, and installed in accordance with the Major Site Plan, the Construction Plans and the Public Improvement Plans approved by the City Engineer and in accordance with applicable provisions of the City's applicable ordinances, rules and regulations in effect at the time of construction and all uniform building, construction, fire, plumbing, and safety codes adopted by the City in effect at the time of construction.

At all times during construction of the Public Improvements, the City shall have the right to test and inspect, or to require testing and inspection of, materials and construction at Owner/Developer's expense, consistent with the City's customary standards, uniformly applied. No excavation, facility or Public Improvement shall be covered until inspected by the City, or the applicable service provider, or until such inspection is waived by the City in writing.

- 8.0 CONSTRUCTION PLANS AND COST ESTIMATE REQUIRED. Prior to the recordation of this Agreement or the issuance of the first building permit for any improvement within the Project, the Owner/Developer shall provide to the City the following:

- 8.1 The Construction Plans, suitable for the commencement of construction of all Public Improvements required for the Project bearing the stamp of a Colorado licensed engineer with experience in the design and engineering of such improvements. Such Construction Plans shall be prepared in accordance with this Agreement, the Northglenn City Municipal Code, and the City of Northglenn Public Right-of-Way Standards and Specifications, as the same may be amended from time to time, and shall be subject to approval by the City Engineer in accordance with the Northglenn City Municipal Code.
- 8.2 Construction cost estimates, as shown in **Exhibit D**, for all costs and expenses associated with the construction and completion of all Public Improvements to be constructed by the Owner/Developer in accordance with this Agreement. Such cost estimate shall bear the stamp and a certification of accuracy of a Colorado-licensed engineer with experience in

construction cost estimating. The City may, in its discretion and at the City's cost and expense, submit the Public Improvement Plans and Owner/Developer's cost estimate to a City-retained engineer for review and an opinion of the construction cost estimate. Reasonable revisions and modifications to the Owner/Developer's construction cost estimate requested by the City or the City-retained engineer shall be implemented by the Owner/Developer prior to final acceptance of the estimate by the City. Where the City's cost estimate exceeds the Owner/Developer's estimate, the City's estimate shall govern and control the amount of any required Security.

## 9.0 REQUIRED SECURITY FOR PUBLIC IMPROVEMENTS.

- 9.1 To secure the construction and installation of the Public Improvements, the Owner/ Developer shall furnish the City with the performance guaranty described herein (the "Security"). The performance guaranty provided by the Owner/Developer shall be cash or an irrevocable letter of credit in which the City is designated as beneficiary in an amount equal to one hundred ten percent (110%) of the construction cost estimate as described herein. Failure of the Owner/Developer to provide cash or an irrevocable letter of credit to the City in the manner provided in this Agreement shall negate the City's approval of the Major Site Plan. Letters of credit shall be substantially in the form set forth in Exhibit E, attached hereto and incorporated herein, and shall be subject to the review and approval of the City Attorney. The Owner/Developer shall not start the construction of any public or private improvement on the Property including, but not limited to, staking, earthwork, overlot grading or the erection of any structure, temporary or otherwise, until the City has received the cash or received and approved the Security.
- 9.2 Due to the duration of the construction period for the Public Improvements, Owner/Developer may at any time on or after the anniversary of this Agreement request that the City release that portion of the cash or letter of credit held as Security by the City for performance of this Agreement for discrete completed segments of the Public Improvements to reduce the amount of such Security to the estimated cost of the remaining construction costs to be incurred to complete the Public Improvements. Owner/Developer shall, if requested by City, provide to City copies of invoices for discrete completed segments of construction of the Public Improvements, evidence of payment of such invoices, provisional lien releases for portions of the work performed through such date and any other documents reasonably requested by City related to construction progress towards completion of the entirety of the Public Improvements. Nothing in this Section 9.2 shall be construed to require the City to release any portion of the Security that relates to a partially completed component of the Public Improvements required to be constructed pursuant to this Agreement.

Upon providing such completed documentation to the City, City shall, within thirty (30) days, release to Owner/Developer that portion of the Security held by the City equal to the difference between (i) the amount of Security held by the City and (ii) the estimated costs remaining to complete construction of the Public Improvements; provided, that such release shall not reduce the amount of the Security below the amount required by this Agreement to be retained by the City between the date of completion of the Public Improvements and the end of the warranty period discussed below.

- 9.3 If the Public Improvements are not constructed or completed within the period of time specified in this Agreement, as may be extended as mutually agreed upon by the Parties, the City may draw on the Security to complete the Public Improvements. In the event the letter of credit is to expire within fourteen (14) calendar days and the Owner/Developer has not yet provided a satisfactory replacement, the City may draw on the letter of credit and either hold such funds as security for performance of this agreement or spend such funds to finish the Public Improvements or correct problems with the Public Improvements, as the City deems appropriate.
- 9.4 Upon completion of performance of such Public Improvements within the required time and upon the approval of the City Public Works Director, the Owner/Developer shall provide or authorize the City to retain cash or shall issue a replacement irrevocable letter of credit to the City in the amount of twenty percent (20%) of the total cost of construction and installation of the Public Improvements, to be held by the City during the two (2) year warranty period.

#### 10.0 COMPLETION AND ACCEPTANCE OF PUBLIC IMPROVEMENTS.

- 10.1 The Owner/Developer shall complete construction of the Public Improvements within two (2) years after the date on which the Owner/Developer provides the Security to the City for the construction of the Public Improvements in accordance with the terms of this Agreement. The Owner/Developer shall promptly modify, alter, and repair at its own cost and expense any Public Improvements not constructed in accordance with the Construction Plans, except as otherwise approved by the City Engineer, so that the Public Improvements conform to the Construction Plans. Upon completion of construction of the Public Improvements and Owner/Developer's written request for initial acceptance of such Public Improvements ("Construction Acceptance"), the Owner/Developer shall:
- a) File with the City an original or sepia reproducible copy of the as-built construction plans of such Public Improvement(s), stamped and



certified by the Engineer of Record who shall also be a Colorado registered professional engineer; and

- b) Submit to the City a sworn affidavit and documentary evidence that there exists no lien or encumbrance upon or against the Public Improvements resulting from unpaid amounts owing to contractors, subcontractors, material persons, or other persons involved or engaged in the construction or installation of the Public Improvements.

10.2 The City shall issue to the Owner/Developer a certificate of Construction Acceptance granting initial acceptance of the Public Improvements and setting the terms of the warranty period ("Warranty Period"), which shall terminate two (2) years after the date of Construction Acceptance. . The Public Improvements shall become the property of the City (and the City's maintenance responsibility) upon Construction Acceptance of the Public Improvements by the City.

10.3 At the end of the Warranty Period, the City shall reinspect the Public Improvements and require correction of any defects and failures of the Public Improvements attributable to items subject to warranty or that are construction defects prior to issuing a final acceptance of the Public Improvements and release of any remaining Security ("Final Acceptance").

11.0 WARRANTY OF PUBLIC IMPROVEMENTS. The Owner/Developer hereby represents that the Public Improvements shall be designed to reasonably achieve the purposes intended for the Public Improvements and hereby warrants the design, quality of materials, quality of construction, and quality of workmanship of all such City-accepted Public Improvement(s) for a period of two (2) years from the date of the City's Construction Acceptance of the Public Improvements.

12.0 PAYMENT OF FEES AND CHARGES. The Owner/Developer will comply with all ordinances, rules, and regulations of the City and shall pay all fees and other charges in a timely manner as required by the City including, but not limited to, building permit fees, inspection fees, tap or connection fees, and plan review fees that are imposed by the City by ordinance, rule, resolution, motion, agreement, or by the terms and conditions of this Agreement. In addition to any other remedy available to the City, the City may withhold and deny issuance of any building permit, certificate of occupancy, or other permit or approval until all due and outstanding fees are paid by the Owner/Developer.

13.0 FORM OF PAYMENT OF ALL FEES AND CHARGES. Unless otherwise agreed to by the City Manager or its designee on a case-by-case basis, the Owner/Developer's payment of fees and charges specified by this Agreement shall be made in the form of certified funds, cashier's check, or cash delivered to the

City of Northglenn, City Hall, 11701 Community Center Dr, Northglenn City, Colorado.

- 14.0 DELAYS. The Parties have executed this Agreement such that completion of the improvements shall be subject to strikes, accidents, acts of God, weather conditions that justify a delay of construction in light of standard practices in the building profession, inability to secure labor, fire regulations or restrictions imposed by any government or governmental agency, or other delay resulting from events that are beyond the control of the delaying Party, as reasonably documented by the delaying Party, which Party shall have an obligation to use commercially reasonable efforts to mitigate.
- 15.0 WAIVER. A waiver by any Party to this Agreement of the breach of any term or provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach by either Party. The Parties understand and agree that nothing contained in the Agreement is intended to waive or modify any applicable provision of state or local law.
- 16.0 NO WAIVER OF GOVERNMENTAL IMMUNITY. Nothing in this Agreement shall be construed to waive, limit, or otherwise modify any governmental immunity that may be available by law to the City of Northglenn, its officials, employees, contractors, or agents, or any other person acting on behalf of the City and, in particular, governmental immunity afforded or available pursuant to the Colorado Governmental Immunity Act, Title 24, Article 10, Part 1 of the Colorado Revised Statutes.
- 17.0 BINDING EFFECT. The Parties hereto agree that this Agreement, by its terms, shall be binding upon the successors, heirs, legal representatives, and assigns thereof and shall constitute covenants running with the described property. The City shall also record this Agreement.
- 18.0 NO THIRD-PARTY BENEFICIARIES. It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the City and Owner/Developer, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third person on such Agreement. It is the express intention of the City and Owner/Developer that any person other than the City or Owner/Developer and their successors and assigns receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.
- 19.0 GOVERNING LAW, VENUE, AND ENFORCEMENT. This Agreement shall be governed by the laws of the State of Colorado. Venue for any action arising from this Agreement shall lie with any appropriate court within Adams County, Colorado. The Parties agree and acknowledge that this Agreement may be enforced at law or in equity, including an action for damages or specific performance. In addition

to any other available remedies, it is understood and agreed that the City may withhold any permits or certificates requested by the Owner/Developer, including but not limited to building permits and certificates of occupancy for any lot within the Project in the event of a breach of this Agreement by the Owner/Developer.

- 20.0 AGREEMENT AND RELEASE. The rights, duties, obligations, responsibilities, or benefits set forth in this Agreement shall not be assigned by the Owner/Developer without the express written consent of the City Manager or its designee, which consent shall not be unreasonably withheld, provided Owner/Developer has provided to the City sufficient evidence of the financial capacity of any successor in interest to assume the obligations of Owner/Developer hereunder. No assignment shall release the Owner/Developer from performance of any duty, obligation, or responsibility unless such release is clearly expressed in such written document of assignment. Prior to approving any release of the Owner/Developer, the City may, in its reasonable discretion, require the party assuming any duty, obligation, responsibility of the Owner/Developer to provide to the City written evidence of financial or other ability or capability to meet the particular duty, obligation or responsibility being assumed by such party.
- 21.0 VESTED RIGHTS AND SUBSEQUENT LEGISLATIVE ENACTMENT. The Parties acknowledge and agree that the approval of the Major Site Plan was not processed or approved in accordance with or pursuant to Section 13, Article 3 of Chapter 11 of the Northglenn City Municipal Code or C.R.S. § 24-68-101 et seq. and the approval of the Major Site Plan does not constitute approval of a "site specific development plan" as that phrase is defined in either Chapter 11 of the Northglenn City Municipal Code or in C.R.S. § 24-68-101 et seq. The approval of the Major Site Plan shall not therefore create or grant a "vested property right" as defined by Chapter 11, Article V and C.R.S. § 24-68-101 et seq. Nothing in this Agreement shall limit, prevent, or preclude the later adoption by the City Council of a legislative enactment which is general in nature and which may be applicable to the Project as well as other similarly situated property; subject, however, to rights which may accrue to the Owner/Developer by virtue of the vesting of property rights acquired in accordance with common law.
- 22.0 INDEMNIFICATION. The Owner/Developer shall indemnify and hold harmless the City, its officers, employees, agents or servants from any and all suits, actions, and claims of every nature and description caused by, arising from or on account of any act or omission of the Owner/Developer with respect to construction of the Public Improvements; and the Owner/Developer shall pay any and all judgments rendered against the City as the result of any third-party suit, action, or claim related to Owner/Developer's obligations and performance hereunder, together with all reasonable expenses and attorney fees incurred by the City in defending any such suit, action or claim.

The Owner/Developer shall require that all contractors and other employees engaged in construction of Public Improvements shall maintain adequate workers' compensation insurance and public liability coverage and shall faithfully comply with the provisions of the Federal Occupational Safety and Health Act.

22.1 WAIVER OF DEFECTS. In executing this Agreement, the Owner/Developer waives all objections it may have concerning defects, if any, in the formalities whereby it is executed, or concerning the power of the City to impose conditions on the Owner/Developer as set forth herein, and concerning the procedure, substance, and form of the ordinances or resolutions adopting this Agreement.

22.2 RELEASE OF LIABILITY. It is expressly understood that the City cannot be legally bound by the representations of any of its officers or agents or their designees except in accordance with the City of Northglenn Home Rule Charter, the City of Northglenn Municipal Code, and the laws of the State of Colorado.

23.0 PARAGRAPH CAPTIONS. The captions of the paragraphs are set forth only for the convenience and reference of the Parties and are not intended in any way to define, limit or describe the scope or intent of this Agreement.

24.0 INVALID PROVISION; SEVERABILITY. If any provision of this Agreement shall be determined to be void by any court of competent jurisdiction, then such determination shall not affect any other provision hereof, and all of the other provisions shall remain in full force and effect. It is the intention of the Parties hereto that if any provision of this Agreement is capable of two constructions, one of which would render the provision void, and the other which would render the provision valid, then the provision shall have the meaning which renders it valid.

25.0 RECORDING OF AGREEMENT. This Agreement shall be recorded in the real estate records of Adams County and shall be a covenant running with the Property in order to put prospective purchasers or other interested parties on notice as to the terms and provisions hereof.

26.0 TITLE AND AUTHORITY. The Owner/Developer expressly warrants and represents to the City that the undersigned individuals have full power and authority to enter into this Agreement. The Owner/Developer acknowledges and agrees that the City is relying on such representations and warranties in entering into this Agreement.

27.0 INTEGRATION AND AMENDMENT. This Agreement represents the entire agreement between the Parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the Parties.

- 28.0 INCORPORATION OF EXHIBITS. Unless otherwise stated in this Agreement, exhibits referenced in this Agreement shall be incorporated into this Agreement for all purposes. Construction documentation referenced herein is a public record on file and available for review at the City of Northglenn, City Hall, 11701 Community Dr, Northglenn City, Colorado.
- 29.0 ATTORNEY FEES. Should this Agreement become the subject of litigation to resolve a claim of default of performance by the Owner/Developer and a court of competent jurisdiction determines that the Owner/Developer was in default of performance of this Agreement, the Owner/Developer shall pay the attorney fees, expenses and court costs of the City.
- 30.0 NOTICES. Any notice required or permitted by this Agreement shall be in writing and shall be deemed to have been sufficiently given for all purposes if sent by certified mail or registered mail, postage and fees prepaid, addressed to the Party to whom such notice is to be given at the address set forth on the signature page below, or at such other address as has been previously furnished in writing, to the other Party. Such notice shall be deemed to have been given when deposited in the United States Mail.

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

**CITY OF NORTHGLENN**, a Colorado home rule municipal corporation

ATTEST:

By: \_\_\_\_\_  
Johanna Small, CMC, City Clerk

By: \_\_\_\_\_  
Meredith Leighty, Mayor

**Northglenn Apartments, L.L.C.**, a Delaware limited liability company

By: COCH 117 Northglenn, L.P., a Delaware limited partnership, its managing member

By: Maple Multi-Family Development, L.L.C., a Texas limited liability company, its general partner

By: *[Signature]*  
Jarvie Worcester, Vice President

STATE OF COLORADO )  
 ) ss.  
COUNTY OF Denver )

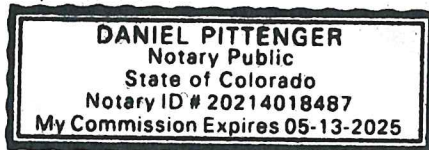
Acknowledged before me on July 20<sup>th</sup>, 2023 by Jarvie Worcester, as Vice President for the Northglenn Apartments, L.L.C.

Witness my hand and official seal.

My commission expires: 05-13-2025

*Daniel Pittenger*  
Notary Public

[ S E A L ]



**EXHIBIT A  
DESCRIPTION OF PROPERTY**

LOT 1, BLOCK 2, ALLIANCE DATA SUBDIVISION, A REPLAT OF BLOCKS 2 & 3, HURON HEIGHTS -  
SECOND FILING,

LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF NORTHGLENN IN QUITCLAIM DEED  
RECORDED JANUARY 7, 2003 UNDER RECEPTION NO. [C1077065](#),

COUNTY OF ADAMS, STATE OF COLORADO.

**EXHIBIT B  
MAJOR SITE PLAN**



# ALEXAN NORTHGLENN MAJOR SITE PLAN

505 W. COMMUNITY CENTER DRIVE, NORTHGLENN, CO 80234

LOT 1, BLOCK 2, ALLIANCE DATA SUBDIVISION, A REPLAT OF BLOCKS 2 & 3, HURON HEIGHTS - SECOND FILING,  
LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF NORTHGLENN IN QUITCLAIM DEED  
RECORDED JANUARY 7, 2003 UNDER RECEPTION NO. C1077065,  
COUNTY OF ADAMS, STATE OF COLORADO.

## PROJECT DESCRIPTION:

ALEXAN NORTHGLENN MULTI-FAMILY WILL INCLUDE 353 FOR RENT UNITS IN A STANDALONE 5-STORY WOOD FRAMED RESIDENTIAL APARTMENT BUILDING OF TYPE III CONSTRUCTION AND 2 STANDALONE 3-STORY WOOD FRAMED RESIDENTIAL APARTMENT BUILDINGS OF TYPE III CONSTRUCTION, ALSO INCLUDED IN THE 5-STORY STRUCTURE ARE TRASH LEASING/MAIL, CLUBHOUSE, AND FITNESS CENTERS, AN OUTDOOR SWIMMING POOL IS INCLUDED WITHIN THE MAIN COURTYARD.

## SITE DATA TABLE:

LOT SIZE	374,616 SF - 8.6 Acres	
ZONING OF THE SITE	MIXED USE CORRIDOR (MC)	
	AREA	PERCENTAGE
BUILDING COVERAGE	96,801 SF	25%
PARKING COVERAGE	186,334 SF	50%
LANDSCAPING COVERAGE	73,955 SF	20%
HARDSCAPING COVERAGE	17,526 SF	5%
TOTAL IMPERVIOUS COVERAGE	300,661 SF	80%
PARKING REQUIRED	NUMBER	
VEHICLE	536	
	REQUIRED	PROPOSED
BICYCLE	26	26
PARKING PROVIDED	NUMBER	
	542	
ACCESSIBLE PARKING	REQUIRED	PROPOSED
	11	9 STANDARD 2 VAN
SETBACKS	MINIMUM	
FRONT	5 FT	
SIDE	5 FT	
REAR	10' ( REAR WO ALLEY 5' (DETACHED ACCESSORY STRUCTURE)	

## PARKING:

TYPE	COUNT	REQUIRED
STANDARD GARAGE	38	STUDIO UNITS (31) @ 1 SP/UNIT = 31
STANDARD SURFACE	275	1 BEDRM UNITS (177) @ 1.25 SP/UNIT = 222
COMPACT SURFACE	124	2 BEDRM UNITS (101) @ 1.5 SP/UNIT = 152
TOWNHOMES	18	TOWNHOME UNITS (9) @ 2 SP/UNIT = 18
LIVE WORK		LIVE WORK UNITS (13) @ 1.5 SP/UNIT = 20
CARPPOOL	76	3 BEDRM UNITS (22) @ 2 SP/UNIT = 44
		GUEST PARKING 10% OF TOTAL REQ. = 49
		TOTAL = 536
GARAGE ACCESSIBLE	2	PER TABLE 1106.1 (2% OF TOTAL REQ.) = 11
SURFACE ACCESSIBLE	9	
TOTAL PROVIDED	542	TOTAL REQUIRED 536

## UNITS:

TYPE	SIZE	MIX	PERCENT
STUDIOS	540 - 621 SF	31	8.78%
1 BD/1 BA	701 - 921 SF	177	50.14%
LIVE WORK	930 SF	13	3.68%
2 BD/2 BA	1,046 - 1,325 SF	101	28.61%
3 BD/ 3 BA	1,440 SF	22	6.23%
TOWNHOMES	1,703 - 1,715 SF	9	2.55%
TOTAL		353	

## BUILDING INFORMATION:

BUILDING	BUILDING TYPE	STORIES	MAXIMUM BUILDING HEIGHT	PROPOSED BUILDING HEIGHT
1	A	5	60'-0" MAX	60'-6"
	B			
2	A	3	60'-0" MAX	37'-6"
3	A	3	60'-0" MAX	37'-6"

Sheet #	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	OVERALL SITE PLAN
4	DETAILED SITE PLAN NORTH
5	DETAILED SITE PLAN SOUTH
6	OVERALL GRADING AND DRAINAGE PLAN
7	OVERALL UTILITY PLAN
8	LANDSCAPE NOTES
9	AMENITY SCHEDULE
10	OVERALL LANDSCAPE PLAN
11	LANDSCAPE PLAN
12	LANDSCAPE PLAN
13	LANDSCAPE PLAN
14	LANDSCAPE PLAN
15	LANDSCAPE PLAN
16	LANDSCAPE PLAN ENLARGEMENT
17	LANDSCAPE DETAILS
18	LANDSCAPE DETAILS
19	LANDSCAPE DETAILS
20	BUILDING 1 ELEVATIONS
21	BUILDING 1 ELEVATIONS
22	BUILDING 1 ELEVATIONS
23	BUILDING 2 & 3 ELEVATIONS
24	GARAGE ELEVATIONS
25	PHOTOMETRIC PLAN
26	LIGHTING SPECIFICATIONS
27	LIGHTING SPECIFICATIONS
28	LIGHTING SPECIFICATIONS

## CITY APPROVAL CERTIFICATE:

THIS IS TO HEREBY CERTIFY THAT ON \_\_\_\_\_ THE CITY OF NORTHGLENN, COLORADO, HAS APPROVED THIS SITE PLAN FOR THE DEVELOPMENT OF ALEXAN NORTHGLENN MULTI-FAMILY DEVELOPMENT IN CONFORMANCE WITH THE ORDINANCES OF THE CITY OF NORTHGLENN.

BY: \_\_\_\_\_  
CHAIR, PLANNING COMMISSION (MAJOR SITE PLANS ONLY)

\_\_\_\_\_  
DIRECTOR, PLANNING AND DEVELOPMENT

\_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS

## OWNERS CERTIFICATE:

I (OR WE), MAPLE MULTI-FAMILY LAND TX, LP (TRAMMELL CROW RESIDENTIAL), AS OWNERS OF THE 8.6 ACRE TRACT DESCRIBED ABOVE AND FOREGOING SITE PLAN ALEXAN NORTHGLENN MULTI-FAMILY DEVELOPMENT DO HEREBY ESTABLISH SAID DEVELOPMENT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATION ON SAID SITE PLAN. I (WE) FURTHER CERTIFY THAT ALL IMPROVEMENTS SHOWN ON SAID SITE PLAN SHALL BE CONSTRUCTED IN LOCATION SHOWN.

IN TESTIMONY WHEREOF, TRAMMELL CROW RESIDENTIAL HAS CAUSED THESE PRESENTS TO BE SIGNED BY JASON BENTLEY, ITS PRESIDENT THEREUNTO AUTHORIZED, ATTESTED BY IS SECRETARY (OR AUTHORIZED TRUST OFFICER), \_\_\_\_\_ AND ITS COMMON SEAL HEREUNTO AFFIXED BY THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_.

BY: \_\_\_\_\_  
JARVE WORCESTER  
TRAMMELL CROW RESIDENTIAL  
REGIONAL CONSTRUCTION PRESIDENT

ATTEST: \_\_\_\_\_  
BY: \_\_\_\_\_ (NAME OF SECRETARY OR AUTHORIZED TRUST OFFICER)  
\_\_\_\_\_  
(TITLE)

(AFFIX CORPORATE SEAL)

## GENERAL NOTES:

1) SIGNAGE IS NOT REVIEWED AS PART OF THIS SITE PLAN APPROVAL. ALL SIGNAGE REQUIRES A SEPARATE REVIEW IN ACCORDANCE WITH THE REQUIREMENTS OF THE SIGN CODE.



VICINITY MAP  
SCALE: 1"= 1000'

## OWNER:

MAPLE MULTI-FAMILY LAND TX, LP  
C/O TRAMMELL CROW RESIDENTIAL  
2420 17TH STREET, SUITE 250  
DENVER, CO 80202  
PHONE: 970.470.0627  
CONTACT: JARVE WORCESTER

## ARCHITECT:

JHP ARCHITECTURE/URBAN DESIGN  
8340 MEADOW ROAD, SUITE 150  
DALLAS, TX 75231  
PHONE: 214.363.5687  
CONTACT: BRIAN KEITH, AIA, AICP, LEED AP

## CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.  
1125 17TH STREET, SUITE 1400  
DENVER, CO 80202  
PHONE: 303.228.2322  
CONTACT: MEGHAN MOGEE, P.E., LEED AP

## SURVEYOR:

KIMLEY-HORN AND ASSOCIATES, INC.  
4582 SOUTH ULSTER STREET, SUITE 1500  
DENVER, CO 80237  
PHONE: 720.739.3134  
CONTACT: DARREN R. WOLSTERSORFF, PLS

## LANDSCAPE ARCHITECT:

NORRIS DESIGN  
1101 BANNOCK STREET  
DENVER, CO 80204  
PHONE: 303.575.4551  
CONTACT: KAYLEIGH ROBINSON

## DEVELOPER:

MAPLE MULTI-FAMILY LAND TX, LP  
C/O TRAMMELL CROW RESIDENTIAL  
2420 17TH STREET, SUITE 250  
DENVER, CO 80202  
PHONE: 970.470.0627  
CONTACT: JARVE WORCESTER

**Kimley»Horn**

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COVER SHEET  
SHEET 1 OF 28

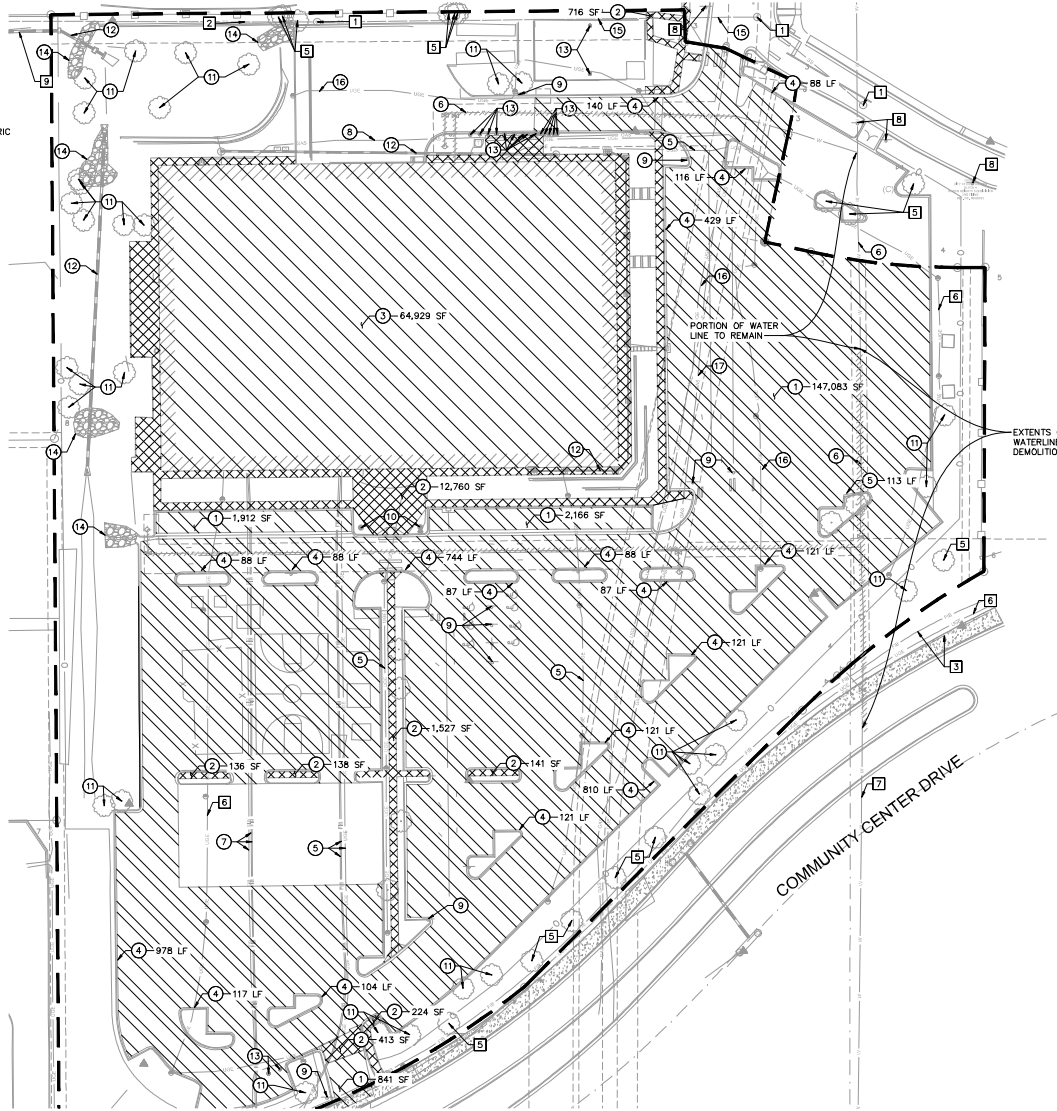
# ALEXAN NORTHGLENN MAJOR SITE PLAN

505 W. COMMUNITY CENTER DRIVE, NORTHGLENN, CO 80234

LOT 1, BLOCK 2, ALLIANCE DATA SUBDIVISION, A REPLAT OF BLOCKS 2 & 3, HURON HEIGHTS - SECOND FILING,  
LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF NORTHGLENN IN QUITCLAIM DEED  
RECORDED JANUARY 7, 2003 UNDER RECEPTION NO. C1077065,  
COUNTY OF ADAMS, STATE OF COLORADO.

**LEGEND**

	PROPERTY LINE
	RIGHT-OF-WAY (ROW)
	EXISTING STORM SEWER
	EXISTING WATER MAIN
	EXISTING UNDERGROUND ELECTRIC
	EXISTING GAS MAIN
	EXISTING FIBER OPTIC LINE
	EXISTING FIBER OPTIC LINE
	EXISTING FENCELINE
	REMOVE EXISTING BUILDING
	REMOVE EXISTING CONCRETE
	REMOVE EXISTING ASPHALT

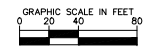


**REMOVAL/RELOCATION NOTES**

- ① REMOVE ASPHALT, AREA AS NOTED
- ② REMOVE CONCRETE, AREA AS NOTED
- ③ REMOVE EXISTING BUILDING, AREA AS NOTED
- ④ REMOVE CONCRETE CURB, LENGTH AS NOTED
- ⑤ REMOVE UNDERGROUND ELECTRIC LINE
- ⑥ REMOVE WATER STRUCTURE AND ASSOCIATED LINES
- ⑦ REMOVE FIBER OPTIC LINE
- ⑧ REMOVE GAS METER AND ASSOCIATED LINES
- ⑨ REMOVE SIGN
- ⑩ REMOVE POLE
- ⑪ REMOVE TREE
- ⑫ REMOVED STORM SEWER SERVICE AND LINE
- ⑬ REMOVE TRAFFIC BOLLARD
- ⑭ REMOVE RIP RAP
- ⑮ REMOVE SANITARY SEWER SERVICE AND LINE
- ⑯ REMOVE UNDERGROUND ELECTRIC LINE
- ⑰ REMOVE GAS LINE

**PROTECT IN PLACE/ TO REMAIN**

- 1 SANITARY MANHOLE
- 2 SANITARY LINE
- 3 FIBER OPTIC LINE
- 4 GAS LINE
- 5 TREE
- 6 UNDERGROUND ELECTRIC LINE
- 7 WATER LINE
- 8 SIGN
- 9 STORM SEWER SERVICE AND LINE



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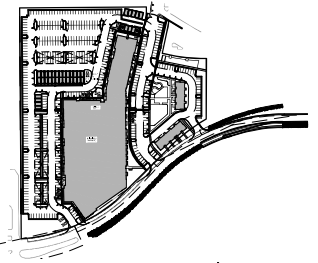
EXISTING CONDITIONS AND DEMOLITION PLAN  
SHEET 2 OF 28



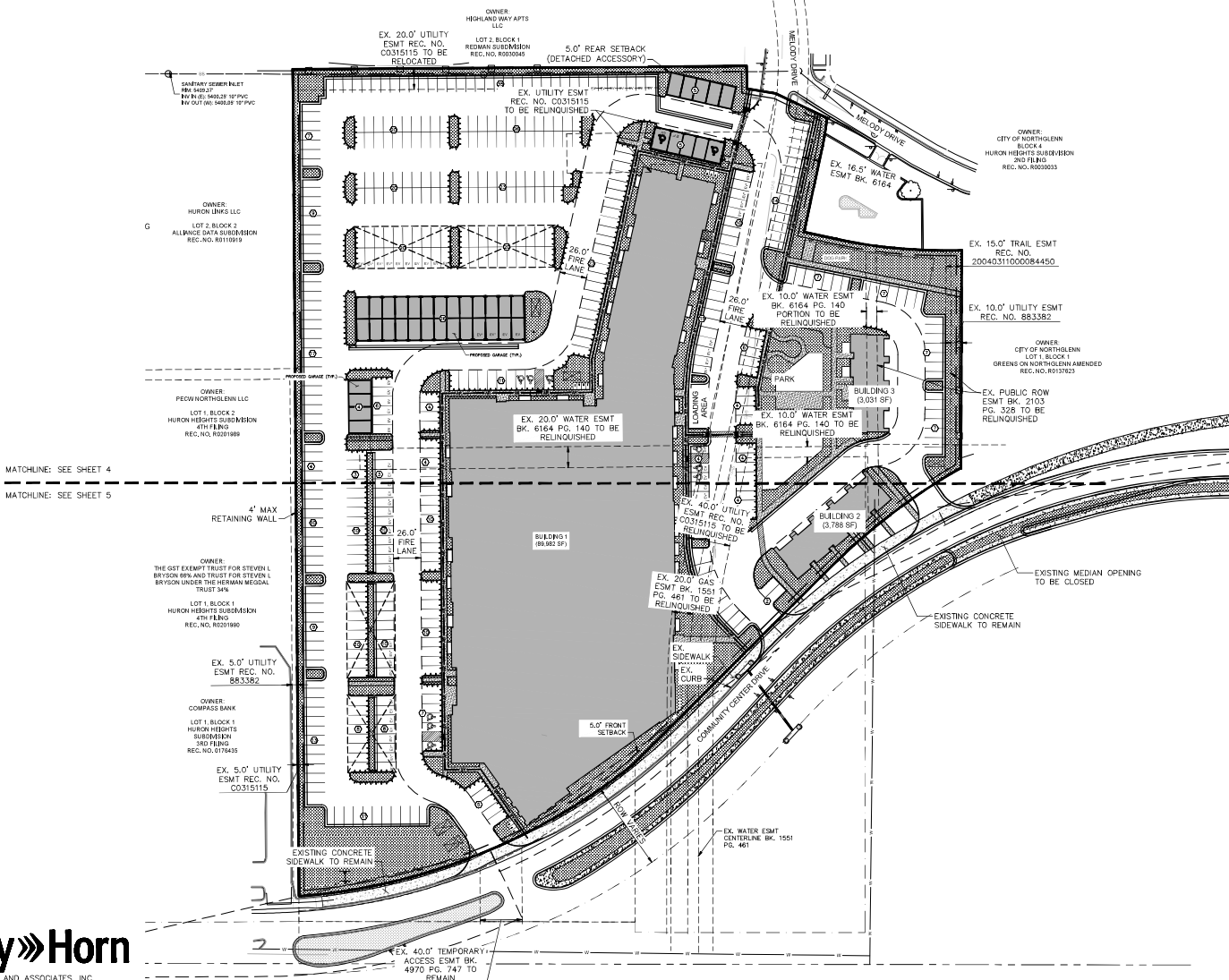
# ALEXAN NORTHGLENN MAJOR SITE PLAN

505 W. COMMUNITY CENTER DRIVE, NORTHGLENN, CO 80234

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KEYMAP  
SCALE: 1"=200'



### EXISTING LEGEND

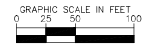
- EXISTING EASEMENT LINE
- EXISTING CURB AND GUTTER
- EXISTING SIGN
- EXISTING CONCRETE PAVEMENT

### PROPOSED LEGEND

- PROPOSED PROPERTY/ROW LINE
- PROPOSED CURB AND GUTTER
- AR PROPOSED ADA PATH OF TRAVEL
- PROPOSED RETAINING WALL (RE: LANDSCAPE PLANS FOR FINAL FINISH & SPECIFICATION)
- ⊗ PROPOSED PARKING COUNT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LANDSCAPING
- EV PROPOSED EV STALL (37)
- EV\* EV CAPABLE PARKING STALL. CONDUIT PROVIDED FOR POTENTIAL FUTURE USE (37)

### SITE NOTES:

- 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.
- RETAINING WALLS SHALL BE MSE POURED IN PLACE CONCRETE WALLS. COLOR, SPECIFIC BLOCK TYPE, AND MANUFACTURER TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS AND RADII ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS OF CITY OF NORTHGLENN AND CDOT AS APPLICABLE.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND NOTIFY THE ENGINEER AND DEVELOPER OF ANY DISCREPANCIES.
- ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NORTHGLENN AND MUTCD REQUIREMENTS.
- REFERENCE GRADING PLAN FOR RETAINING WALL HEIGHTS.
- ALL CURB RADII 3" UNLESS OTHERWISE NOTED.
- FOR PAVEMENT SECTIONS AND MATERIALS, REFER TO GEOTECHNICAL ENGINEERING REPORT NO. 22-3-138, DATED 06/03/22, BY KUMAR AND ASSOCIATES, INC.
- STREET STRIPING SUCH AS DIAGONAL HASHING (OR APPROVED EQUAL) IS TO BE PROVIDED IN THE ADA PATH OF TRAVEL FROM BUILDING ONE TO MELODY DRIVE.



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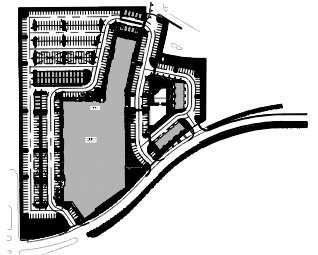
OVERALL SITE PLAN  
SHEET 3 OF 28



# ALEXAN NORTHGLENN MAJOR SITE PLAN

505 W. COMMUNITY CENTER DRIVE, NORTHGLENN, CO 80234

LOT 1, BLOCK 2, ALLIANCE DATA SUBDIVISION, A REPLAT OF BLOCKS 2 & 3, HURON HEIGHTS - SECOND FILING, LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF NORTHGLENN IN QUITCLAIM DEED RECORDED JANUARY 7, 2003 UNDER RECEPTION NO. C1077065, COUNTY OF ADAMS, STATE OF COLORADO.



**EXISTING LEGEND**

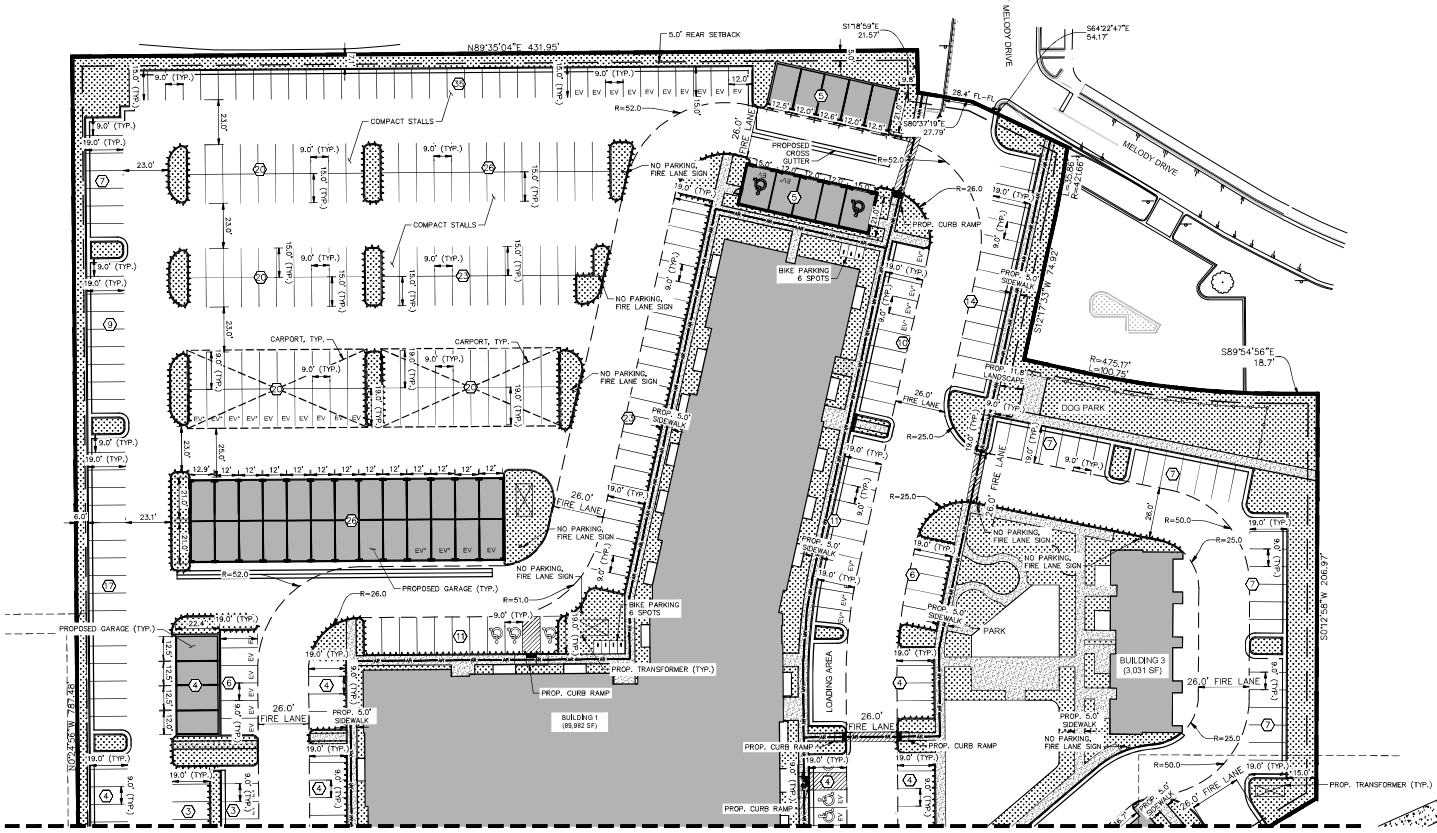
- EXISTING CURB AND GUTTER
- EXISTING SIGN
- EXISTING CONCRETE PAVEMENT

**PROPOSED LEGEND**

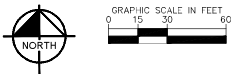
- PROPOSED PROPERTY/ROW LINE
- PROPOSED CURB AND GUTTER
- PROPOSED ADA PATH OF TRAVEL
- PROPOSED RETAINING WALL (RE: LANDSCAPE PLANS FOR FINAL FINISH & SPECIFICATION)
- PROPOSED PARKING COUNT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LANDSCAPING
- PROPOSED EV STALL (37)
- EV CAPABLE PARKING STALL. CONDUIT PROVIDED FOR POTENTIAL FUTURE USE (37)

**SITE 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. RETAINING WALLS SHALL BE MSE POURED IN PLACE CONCRETE WALLS. COLOR, SPECIFIC BLOCK TYPE, AND MANUFACTURER TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION.
3. ALL DIMENSIONS AND RADII ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
4. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS OF CITY OF NORTHGLENN AND CDOT AS APPLICABLE.
5. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND NOTIFY THE ENGINEER AND DEVELOPER OF ANY DISCREPANCIES.
6. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NORTHGLENN AND MUTCD REQUIREMENTS.
7. REFERENCE GRADING PLAN FOR RETAINING WALL HEIGHTS.
8. ALL CURB RADII 3" UNLESS OTHERWISE NOTED.
9. FOR PAVEMENT SECTIONS AND MATERIALS, REFER TO GEOTECHNICAL ENGINEERING REPORT NO. 22-3-139, DATED 06/03/22, BY KUMAR AND ASSOCIATES, INC.
10. STREET STRIPING SUCH AS DIAGONAL HASHING (OR APPROVED EQUAL) IS TO BE PROVIDED IN THE ADA PATH OF TRAVEL FROM BUILDING ONE TO MELODY DRIVE.



MATCHLINE: SEE SHEET 5



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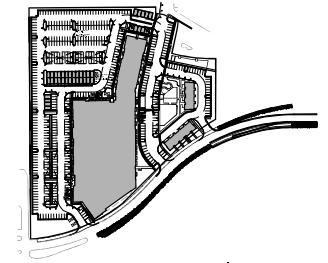
DETAILED SITE PLAN NORTH  
SHEET 4 OF 28



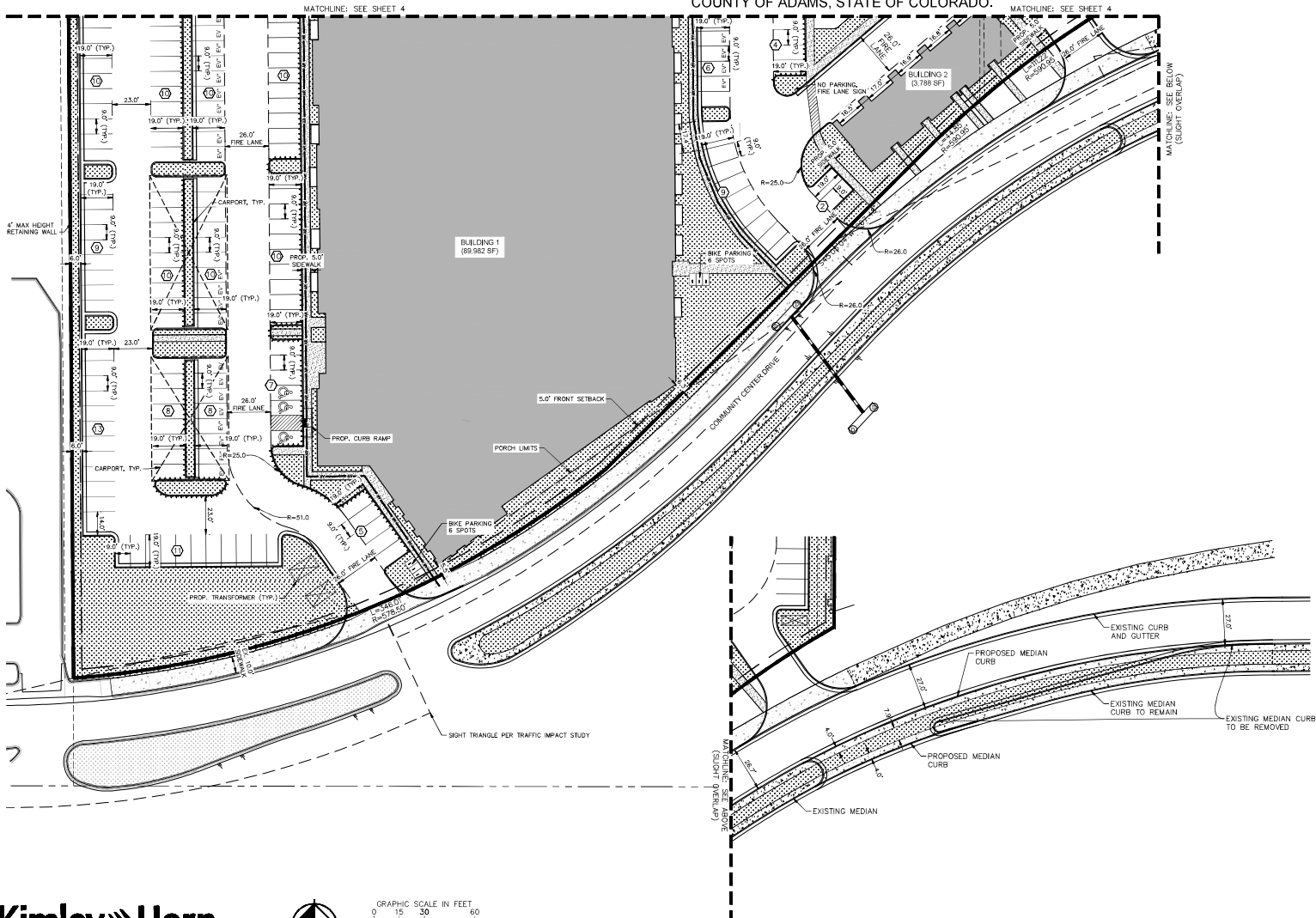
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505 W. COMMUNITY CENTER DRIVE, NORTHGLENN, CO 80234

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KEYMAP  
SCALE: 1"=200'



### EXISTING LEGEND

- EXISTING CURB AND GUTTER
- EXISTING SIGN
- EXISTING CONCRETE PAVEMENT

### PROPOSED LEGEND

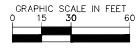
- PROPOSED PROPERTY/ROW LINE
- PROPOSED CURB AND GUTTER
- PROPOSED ADA PATH OF TRAVEL
- PROPOSED RETAINING WALL (PE: LANDSCAPE PLANS FOR FINAL FINISH & SPECIFICATION)
- PROPOSED PARKING COUNT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LANDSCAPING
- PROPOSED EV STALL (37)
- EV\* EV CAPABLE PARKING STALL, CONDUIT PROVIDED FOR POTENTIAL FUTURE USE. (37)

### SITE 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. RETAINING WALLS SHALL BE MSE Poured IN PLACE CONCRETE WALLS. COLOR, SPECIFIC BLOCK TYPE, AND MANUFACTURER TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION.
3. ALL DIMENSIONS AND RADI ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
4. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS OF CITY OF NORTHGLENN AND CDOT AS APPLICABLE.
5. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND NOTIFY THE ENGINEER AND DEVELOPER OF ANY DISCREPANCIES.
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9. FOR PAVEMENT SECTIONS AND MATERIALS, REFER TO GEOTECHNICAL ENGINEERING REPORT NO. 22-3-139, DATED 06/03/22, BY KUMAR AND ASSOCIATES, INC.
10. STREET STRIPING SUCH AS DIAGONAL HASHING (OR APPROVED EQUAL) IS TO BE PROVIDED IN THE ADA PATH OF TRAVEL FROM BUILDING ONE TO MELODY DRIVE.



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DETAILED SITE PLAN SOUTH  
SHEET 5 OF 28

# ALEXAN NORTHGLENN MAJOR SITE PLAN

505 W. COMMUNITY CENTER DRIVE, NORTHGLENN, CO 80234

LOT 1, BLOCK 2, ALLIANCE DATA SUBDIVISION, A REPLAT OF BLOCKS 2 & 3, HURON HEIGHTS -SECOND FILING,  
LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF NORTHGLENN IN QUITCLAIM DEED  
RECORDED JANUARY 7, 2003 UNDER RECEPTION NO. C1077065,  
COUNTY OF ADAMS, STATE OF COLORADO.

### LEGEND

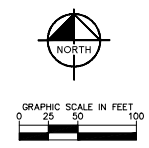
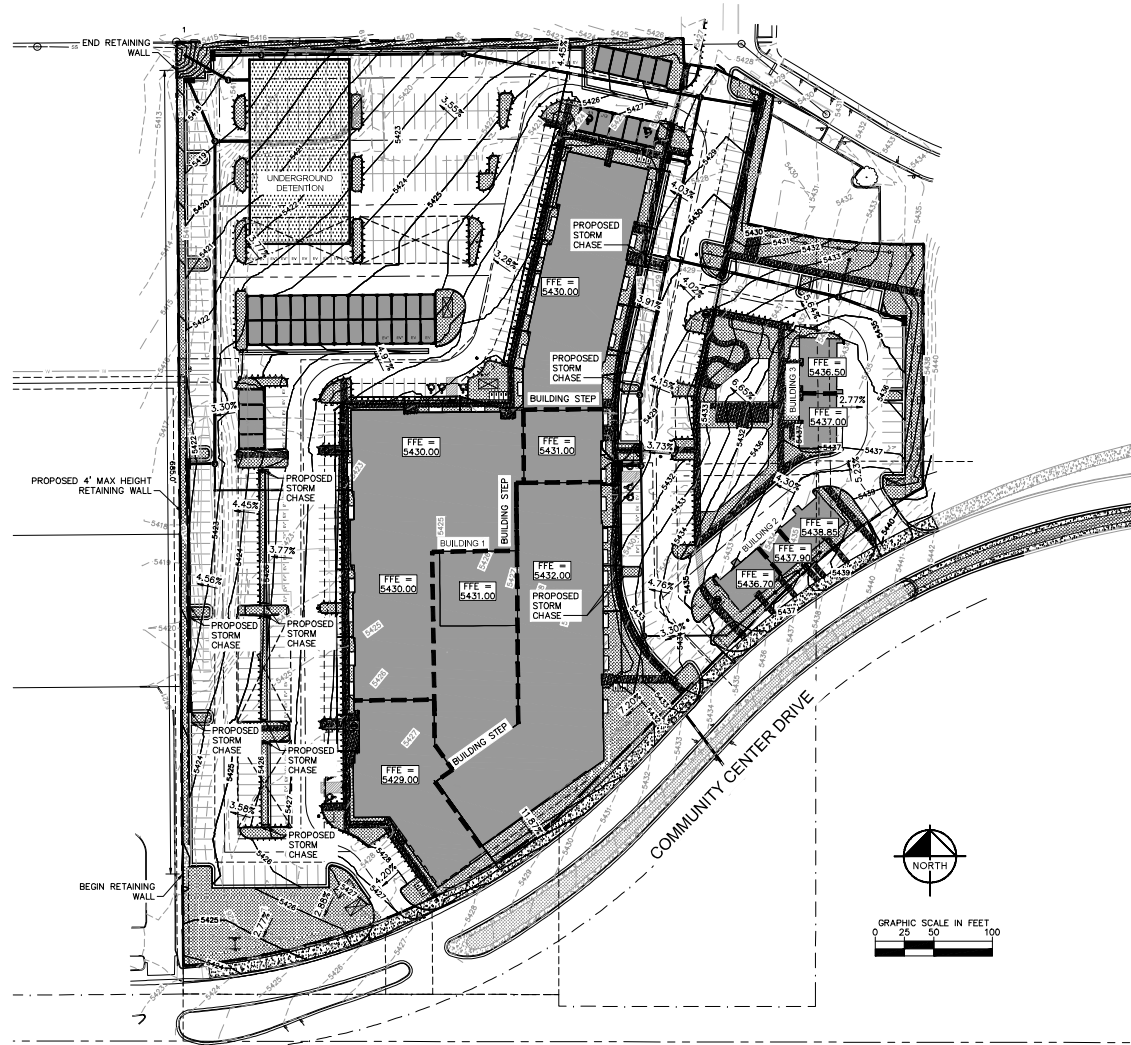
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED STORM INLET
- PROPOSED STORM SEWER

### GENERAL 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. ALL STORM SEWER PIPES AND STRUCTURES TO BE INSTALLED WILL BE PRIVATE FACILITIES.
6. ALL ELEVATION LABELS TRUNCATED BY 5600 FEET

### GRADING PLAN NOTES

FFE - FINISHED FLOOR ELEVATION



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OVERALL GRADING AND DRAINAGE PLAN  
SHEET 6 OF 28

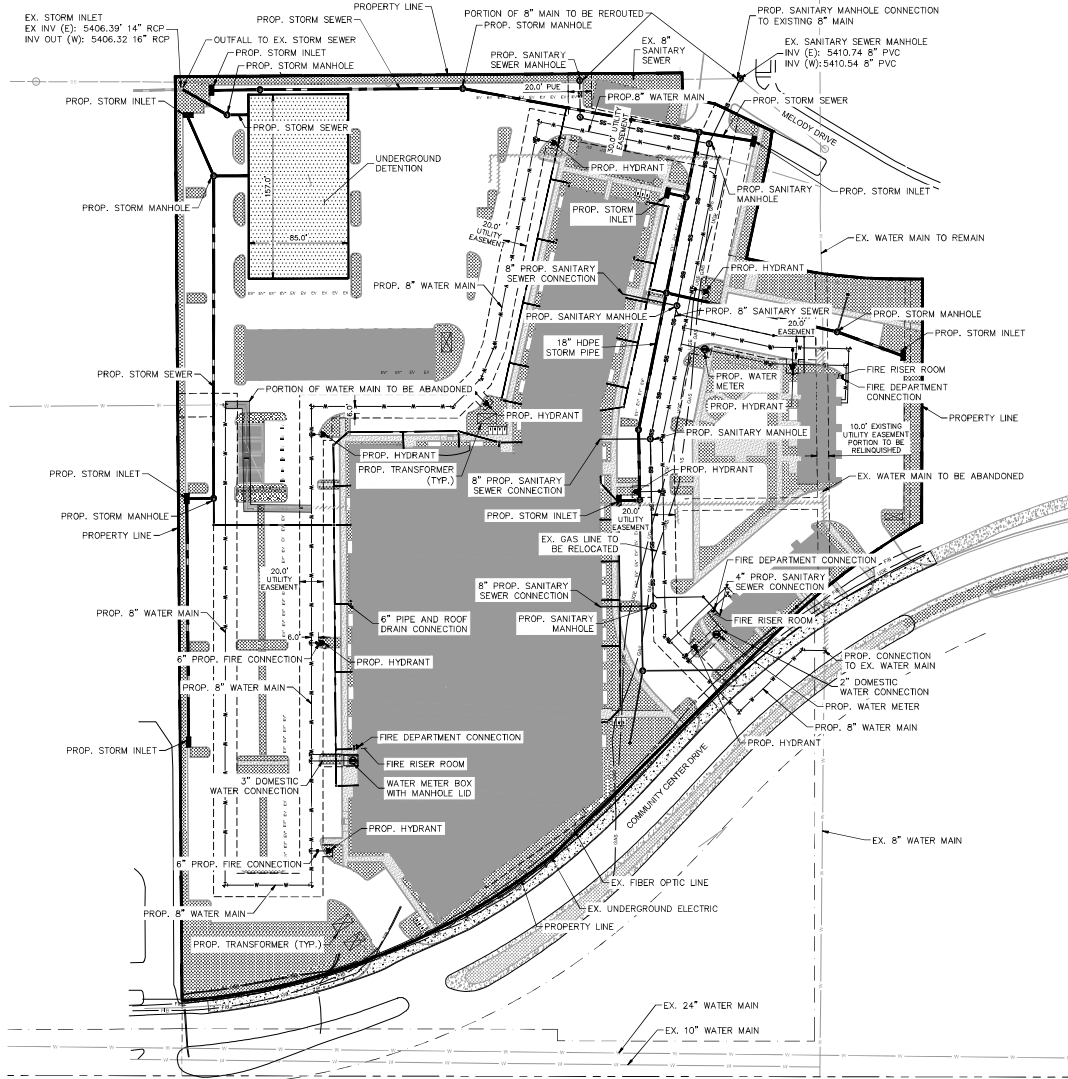
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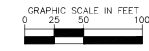
**LEGEND**

	PROPERTY BOUNDARY
	WATER MAIN
	SANITARY SEWER
	STORM PIPE
	PROP. SANITARY SEWER MANHOLE
	PROP. STORM SEWER MANHOLE
	PROP. STORM INLET
	PROP. FIRE HYDRANT



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OVERALL UTILITY PLAN  
SHEET 7 OF 28

# ALEXAN NORTHGLENN MAJOR SITE PLAN

505 W. COMMUNITY CENTER DRIVE, NORTHGLENN, CO 80234

LOT 1, BLOCK 2, ALLIANCE DATA SUBDIVISION, A REPLAT OF BLOCKS 2 & 3, HURON HEIGHTS -SECOND FILING,  
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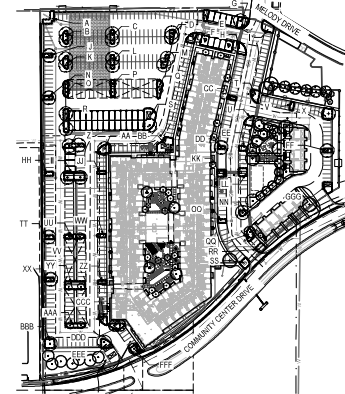
## GENERAL NOTES

- 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 REQUIREMENT 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 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 AUTHORED 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-COMFORMANCE 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 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 UNOBTURED BY EQUIPMENT, 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 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 DESIGNATED 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 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 PLANTING 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.
- DETENTION 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 CONDITIONS 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 LIMITED TO 15'-6" MIN. HEIGHT TO ENSURE AN UNOBSTRUCTED VERTICAL CLEARANCE ACROSS THE ENTIRE 20' WIDTH PURSUANT TO IFC SECTION 503.2.1.
- ALL FIRE HYDRANTS HAVE A 3'-0" MIN. WORKSPACE AROUND THE HYDRANT PURSUANT TO IFC SECTION 903.5.
- THE NEEDM LANDSCAPING WEST OF EAST ACCESS #6 THAT IS TALLER THAN 3' MUST BE REMOVED AND LOW PROFILE LANDSCAPING (LESS THAN 3' TALL) MUST BE PLANTED IN ITS PLACE.

## PARKING AREA LANDSCAPING



\*NOTES:  
\* PROVIDED TREES/SHRUB COUNT INSUFFICIENT DUE TO EASEMENT CONFLICT  
\*\* PROVIDED TREES/SHRUB COUNT INSUFFICIENT DUE TO PEDESTRIAN ACCESS

## STREET TREE REQUIREMENT

STREET	LINEAR FEET	REQUIRED TREES (1 PER 40 LF)	PROVIDED TREES
COMMUNITY CENTER DRIVE	754	19	2*
MELOY DRIVE	68	2	1*

## 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
72,923 SF	146	137	1460	2384	711

### NOTES:

- TREES ARE DEFICIENT DUE TO SITE ENCUMBRANCES OF EXISTING AND PROPOSED UTILITIES AND EASEMENTS. DUE TO THE HIGH DENSITY OF UTILITY EASEMENTS, TREES HAVE BEEN PROVIDED WHERE REASONABLY POSSIBLE WITHOUT COMPROMISING DESIGN AND TREE HEALTH. DUE TO TREE DEFICIENCIES LARGER SHRUB MATERIAL AND A SURPLUS OF SHRUBS AND GRASSES ARE PROVIDED.
- ADDITIONAL EASEMENT EXHIBITS AND JUSTIFICATION HAS BEEN PROVIDED TO THE CITY/DIRECTOR FOR APPROVAL BY SEPARATE DOCUMENT.
- SEVEN (7) EVERGREEN TREES HAVE BEEN PROVIDED IN THE SOUTHWEST CORNER TO ADEQUATELY BUFFER THE PARKING LOT IN LIEU OF STREET TREES, PROVIDING YEAR ROUND COVERAGE.
- ALL GRASSES COUNTED TOWARDS REQUIREMENT ARE 18" MIN. WIDE AT MATURITY, #1 (1 GALLON) PERENNIALS NOT COUNTED TOWARDS SHRUB TOTAL.

## SEED MIX LIST

### IRRIGATED FESCUE TURF MIX

HEAT RESISTANT TEXAS BLUEGRASS MIX.  
CONTRACTOR SHALL SUBMIT OUT SHEETS FOR APPROVAL.

### DRYLAND SEED

COMMON NAME	BOTANICAL NAME	%	SEED LBS./1000	SEED LBS./ACR
BLUE GRAMA	BOUTELOUA GRACILE	10%	6.6	6.6
CAMPER LITTLE BLUESTEM	SCIRPUS CAPILLARIS	5%	3.0	3.0
PRairie SANDBERG	CALAMAGROSTIS CANADENSIS	5%	3.0	3.0
SAND DROPSIED	SPOROBOLUS CRISTATUS	5%	3.0	3.0
VAUGHN BISCUTIS GRAMMA	BOUTELOUA CURTIPENDULA	5%	3.0	3.0
ARBERA WESTERN WHEATGRASS	AGROPYRON SMITHII 'ARBERA'	10%	6.6	6.6
SAND BLUESTEM	ANDROPOGON HALLII 'SANDER'	10%	6.6	6.6
BUFFALOGRASS	BUCHLOE DACTYLOIDES 'SHARPS IMPROVED'	20%	13.2	13.2
		100%	34.5 LBS./1000	34.5 LBS./ACR

PARKING LOT INTERIOR LANDSCAPED ISLAND	REQUIRED TREES	PROVIDED TREES	REQUIRED SHRUB EQUIVALENTS	PROVIDED SHRUB EQUIVALENTS
A	2	0*	10	15
B	2	2	10	10
C	2	2	10	10
D	2	2	10	10
E	1	0*	5	9
F	1	0*	5	9
G	1	1	5	14
H	1	0*	5	10
I	1	0*	5	14
J	1	1	5	7
K	2	2	10	10
L	2	2	10	10
M	2	2	10	11
N	1	1	5	6
O	2	2	10	10
P	2	2	10	10
Q	2	2	10	11
R	2	2	10	16
S	2	1*	10	20
T	1	0*	5	10
U	1	0*	5	7
V	1	0*	5	9
X	1	1	5	14
Z	2	2	10	12
AA	1	1	5	11
BB	2	0*	10	29
CC	1	0*	10	14
DD	1	1	5	5
EE	1	0*	5	6
FF	1	1	5	9
HH	1	0*	5	7
II	2	2	10	29
JJ	1	0*	10	14
KK	1	0*	5	15
LL	1	0*	5	11
NN	1	1	5	9
OO	1	0*	5	6
QQ	1	1	5	9
RR	1	0*	5	11
SS	1	0*	5	7
TT	1	1	5	11
UU	1	1	5	5
VV	1	1	5	5
WW	1	0*	5	5
XX	1	1	5	6
YY	2	2	10	38
ZZ	1	0*	5	14
AAA	2	2	10	11
BBB	1	1	5	17
CCC	1	0*	5	10
DDD	1	2	5	14
EEE	1	1	5	10
FFF	1	1	5	21
GGG	1	0*	5	7

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LANDSCAPE NOTES  
ISSUE DATE: 12-21-22  
SHEET 08 OF 28



# ALEXAN NORTHGLENN MAJOR SITE PLAN

505 W. COMMUNITY CENTER DRIVE, NORTHGLENN, CO 80234

LOT 1, BLOCK 2, ALLIANCE DATA SUBDIVISION, A REPLAT OF BLOCKS 2 & 3, HURON HEIGHTS -SECOND FILING,  
LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF NORTHGLENN IN QUITCLAIM DEED  
RECORDED JANUARY 7, 2003 UNDER RECEPTION NO. C1077065,  
COUNTY OF ADAMS, STATE OF COLORADO.

## PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY	ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
AS FL	ASSIULUS FLAVA	YELLOW BUCKEYE	B & B	2'CAL	4	AR/W	ANDROPOGON GERARDII 'WINDWALKER'	WINDWALKER BIG BLUE STEM	CONT.	#1	38
CA BE	CARPINUS BETULUS FASTIGIATA	PYRAMIDAL EUROPEAN HORNBEAN	B & B	2	2	BO BA	BOUETOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1	132
CA FF	CARPINUS BETULUS FRANS FONTAINE	FRANS FONTAINE HORNBEAN	B & B	2'CAL	16	CA KF	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#1	157
CA SP	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2'CAL	8	HK/NC	HAKONCHLOA MACRA	JAPANESE FOREST GRASS	CONT.	#1	178
CE OC	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2'CAL	8	HE SE	HELICTROTICHON SEMPERVIRENS	BLUE DAT GRASS	CONT.	#1	326
GL SH	GLEDITSIA THACANTHOS INERMIS 'SHADEMASTER TM'	SHADEMASTER LOCUST	B & B	2'CAL	9	MI AD	MISCANTHUS SINENSIS 'ADAGIO'	COMPACT MAIDEN GRASS	CONT.	#1	8
GY DI	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEE TREE	B & B	2'CAL	6	PA SH	PANICUM VIRGATUM 'SHEENWOODH'	SWITCH GRASS	CONT.	#1	3
KO PA	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	B & B	2'CAL	9	PE HA	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	CONT.	#1	81
QU MA	QUERCUS MACROCARPA	BURR OAK	B & B	2'CAL	5	SC ST	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION BLUESTEM GRASS	CONT.	#1	79
QU MU	QUERCUS MUEHLBERGERI	CHINKAPIN OAK	B & B	2'CAL	4	SP HE	SPOROBOLUS HETEROLEPIS	PRairie DROPSIED	CONT.	#1	202
QU RP	QUERCUS ROBUR 'REGAL PRINCE'	REGAL PRINCE ENGLISH OAK	B & B	2'CAL	15						
TIRE	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B	2'CAL	2						
						PERENNIALS					
						AC M					
						AG AP	AGASTACHE RUPESTRIS 'APACHE SUNSET'	APACHE SUNSET THREADLEAF HYSSOP	CONT.	#1	68
						AS MN	ASTER X FRIKARTII 'MONCH'	MONCH FRIKART'S ASTER	CONT.	#1	29
						CB RN	CENTRANTHUS RUBER	RED VALERIAN	CONT.	#1	38
						CO MO	COREOPSIS X MOONBEAM'	MOONBEAM TICKSEED	CONT.	#1	15
						EC PU	ECHINACIA PURPUREA	PURPLE CONEFLOWER	CONT.	#1	168
						GA OD	GALLUM ODORATUM	SWEET WOODRUFF	CONT.	#1	49
						HE SC	HEUCHERA X BLACKBERRY ICE	BLACKBERRY ICE CORAL BELLS	CONT.	#1	64
						HO RS	HOSTA X ROYAL STANDARD	ROYAL STANDARD PLANTAIN LILY	CONT.	#1	6
						HO EL	HOSTA X ELEGANS	ELEGANT HOSTA	CONT.	#5	28
						IR FT	IRIS X GERMANICA FULL TIDE	FULL TIDE GERMAN IRIS	CONT.	#1	16
						LN HC	LILOEUM X HECKROTTII	GOLD LAME HONEYBUCKLE	CONT.	#1	3
						NP WL	NEPETA X WALKER'S LOW	WALKER'S LOW CATMINT	CONT.	#1	69
						PH BI	PHLOX BIBLOA	SNOWMASS PHLOX	CONT.	#1	5
						PH SW	PHLOX SUBULATA	CREEPING PHLOX - WHITE	CONT.	#1	8
						RU FU	RUDECKIA FLUIDA 'GOLDSTRUM'	BLACK-EYED SUSAN	CONT.	#1	118
						SA MN	SALMA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SALMA	CONT.	#1	20
						VEL U	VERONICA LIMNENSIS	TURKISH VERONICA	CONT.	#1	20
						VIBV	VINCA MINOR 'BOWLES'	BOWLES COMMON PERIWINKLE	CONT.	#1	35

## SITE AMENITY SCHEDULE

					
DESCRIPTION: BENCH MANUFACTURER: LANDSCAPE FORMS (OR APPROVED EQUAL) MODEL: FGP COLOR / FINISH: TBD NOTES: SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS	DESCRIPTION: LITTER RECEPTACLE MANUFACTURER: LANDSCAPE FORMS (OR APPROVED EQUAL) MODEL: FGP COLOR / FINISH: TBD NOTES: SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS	DESCRIPTION: BIKE RACK MANUFACTURER: LANDSCAPE FORMS (OR APPROVED EQUAL) MODEL: BOLA BIKE RACK COLOR / FINISH: TBD NOTES: SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS	DESCRIPTION: PLANTER MANUFACTURER: KORNEGAY DESIGN (OR APPROVED EQUAL) MODEL: QUARTZ COLOR / FINISH: TBD NOTES: INSTALL PER MANUFACTURER'S SPECIFICATIONS	DESCRIPTION: PET PICK-UP STATION MANUFACTURER: PET PICKUPS (OR APPROVED EQUAL) MODEL: MODERN DOG HIT COLOR / FINISH: TBD NOTES: SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS	DESCRIPTION: FIRE FEATURE MANUFACTURER: PALCOFORM (OR APPROVED EQUAL) MODEL: 72 FOLD COLOR / FINISH: TBD NOTES: INSTALL PER MANUFACTURER'S SPECIFICATIONS

## SITE MATERIALS SCHEDULE

ITEM	DESCRIPTION	MANUFACTURER	SIZE/DIMENSIONS	PRODUCT NAME	NOTES
	STANDARD GRAY CONCRETE	N/A	RE: HARDSCAPE PLANS FOR AREA	N/A	INSTALL PER MANUFACTURER'S SPECIFICATIONS, RE: HARDSCAPE PLANS FOR LOCATION
	ENHANCED PAVING A	TBD	RE: HARDSCAPE PLANS FOR AREA	COLOR / FINISH TBD	INSTALL PER MANUFACTURER'S SPECIFICATIONS, RE: HARDSCAPE PLANS FOR LOCATION
	ENHANCED PAVING B	TBD	RE: HARDSCAPE PLANS FOR AREA	COLOR / FINISH TBD	INSTALL PER MANUFACTURER'S SPECIFICATIONS, RE: HARDSCAPE PLANS FOR LOCATION
	TURF LAWN	RE: LANDSCAPE NOTES	RE: HARDSCAPE PLANS FOR AREA	RE: LANDSCAPE NOTES	INSTALL PER LANDSCAPE NOTES, RE: LANDSCAPE PLANS FOR LOCATION
	SHRUB BED	PIONEER SAND CONTACT: 866.600.0652 (OR APPROVED EQUAL)	RE: HARDSCAPE PLANS FOR AREA	PIONEER BLUE 1-12" REF TO PLANS FOR AREA	INSTALL PER MANUFACTURER'S SPECIFICATIONS, RE: PLANS FOR LOCATION
	CRUSHER FINES	PIONEER SAND CONTACT: 866.600.0652 (OR APPROVED EQUAL)	RE: HARDSCAPE PLANS FOR AREA	TBD	INSTALL PER MANUFACTURER'S SPECIFICATIONS, RE: PLANS FOR LOCATION
	FENCE	AMERISTAR FENCE CONTACT: 888.333.3422 (OR APPROVED EQUAL)	REFER TO PLANS FOR LAYOUT & LOCATION, HEIGHT TBD	FENCE STYLE TBD	INSTALL PER MANUFACTURER'S SPECIFICATIONS, RE: PLANS FOR LOCATION
	GLASS POOL FENCE	AQUAVIEW POOL FENCING CONTACT: 877.228.7034 (OR APPROVED EQUAL)	REFER TO PLANS FOR LAYOUT & LOCATION, HEIGHT TO BE 60" MINIMUM	FENCE STYLE TBD	INSTALL PER MANUFACTURER'S SPECIFICATIONS, RE: PLANS FOR LOCATION

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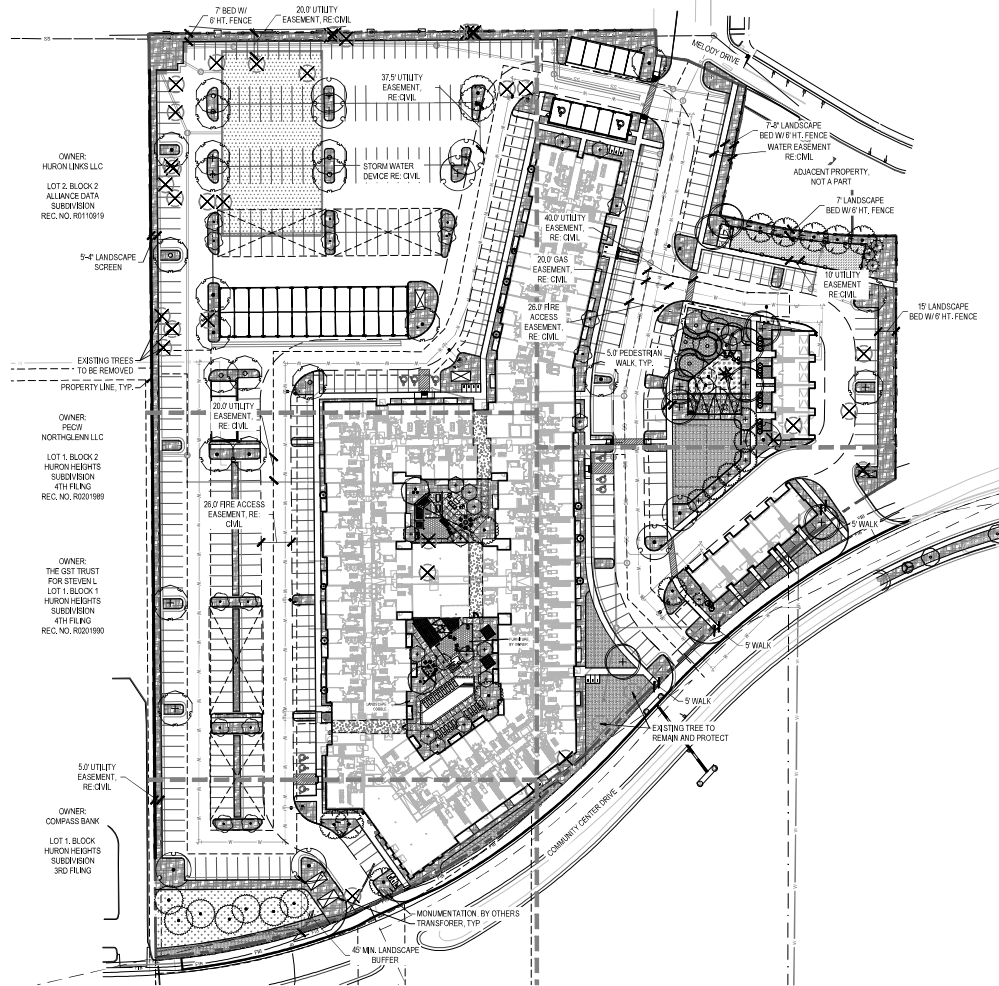
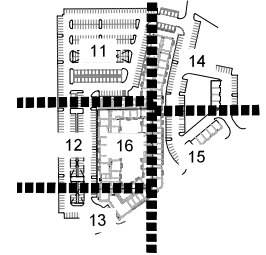
AMENITY SCHEDULE  
ISSUE DATE: 12-21-22  
SHEET 09 OF 28

# ALEXAN NORTHGLENN MAJOR SITE PLAN

505 W. COMMUNITY CENTER DRIVE, NORTHGLENN, CO 80234

LOT 1, BLOCK 2, ALLIANCE DATA SUBDIVISION, A REPLAT OF BLOCKS 2 & 3, HURON HEIGHTS -SECOND FILING,  
LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF NORTHGLENN IN QUITCLAIM DEED  
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COUNTY OF ADAMS, STATE OF COLORADO.

## KEY MAP



## LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- EX. TREE TO REMOVE
- EX. TREE TO REMAIN
- SOD/PERSE/BLUEGRASS BLEND
- CRUSHER FINES
- LANDSCAPE MULCH
- ENHANCED PAVING A
- ENHANCED PAVING B
- ENHANCED PAVING C
- SYNTHETIC TURF
- PEA GRAVEL
- WOOD FIBER MULCH
- EASEMENT LINE
- METAL EDGER
- PRIVACY FENCE
- GLASS POOL FENCE
- DOG PARK FENCE
- PROPERTY LINE
- TABLE
- BENCH
- LANDSCAPE BOULDER
- BIKE RACK

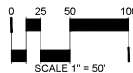
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OVERALL  
LANDSCAPE  
SHEET 10 OF 28

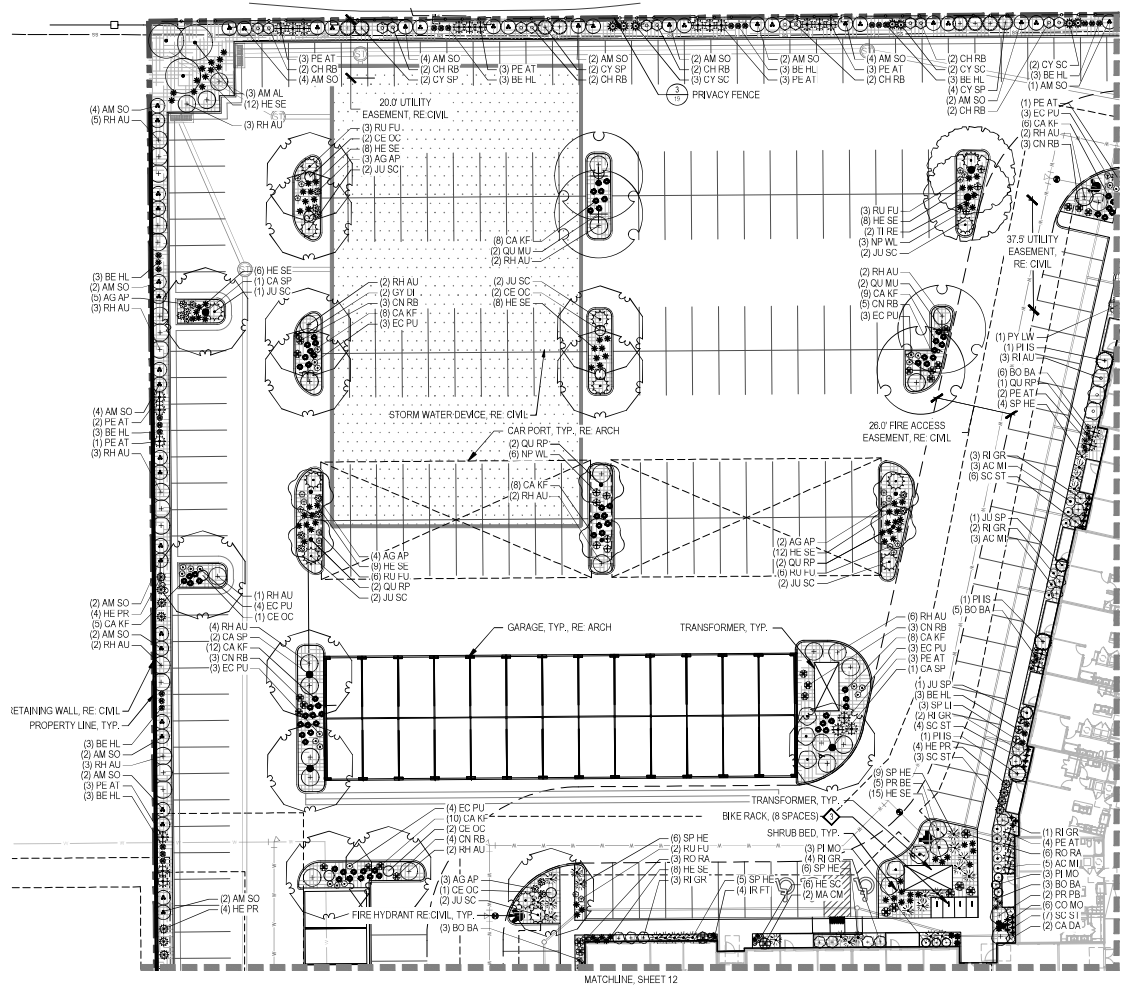
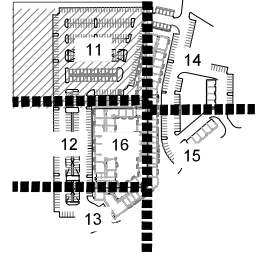
ISSUE DATE: 12-21-22

# ALEXAN NORTHGLENN MAJOR SITE PLAN

505 W. COMMUNITY CENTER DRIVE, NORTHGLENN, CO 80234

LOT 1, BLOCK 2, ALLIANCE DATA SUBDIVISION, A REPLAT OF BLOCKS 2 & 3, HURON HEIGHTS -SECOND FILING,  
LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF NORTHGLENN IN QUITCLAIM DEED  
RECORDED JANUARY 7, 2003 UNDER RECEPTION NO. C1077065,  
COUNTY OF ADAMS, STATE OF COLORADO.

## KEY MAP



## LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- EX. TREE TO REMAIN
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- TURF LAWN
- CRUSHER FINES
- LANDSCAPE MULCH
- ENHANCED PAVING A
- ENHANCED PAVING B
- ENHANCED PAVING C
- SYNTHETIC TURF
- PEA GRAVEL
- WOOD FIBER MULCH
- EASEMENT LINE
- METAL EDGER
- PRIVACY FENCE
- GLASS POOL FENCE
- DOG PARK FENCE
- PROPERTY LINE
- TABLE
- BENCH
- LANDSCAPE BOULDER
- BIKE RACK

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.

**Kimley»Horn**

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LANDSCAPE PLAN  
SHEET 11 OF 28

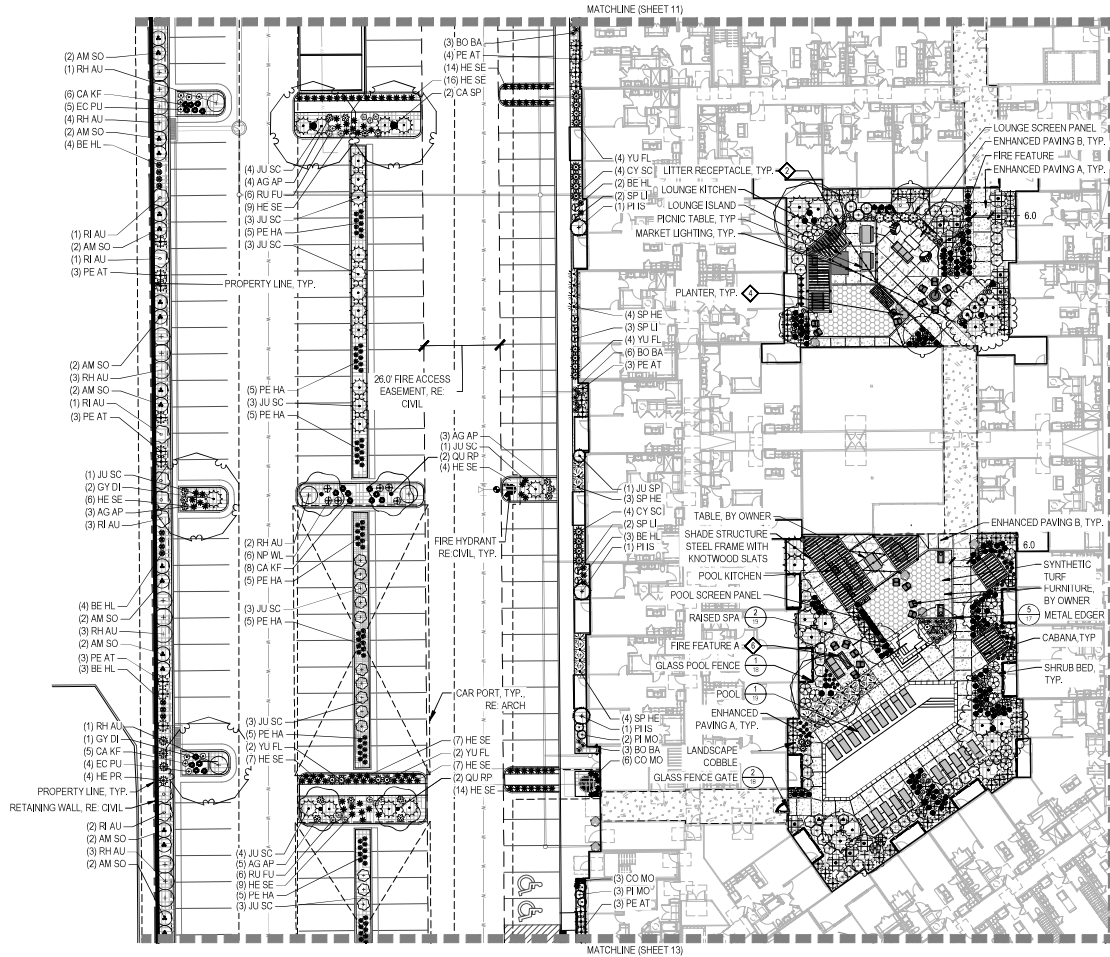
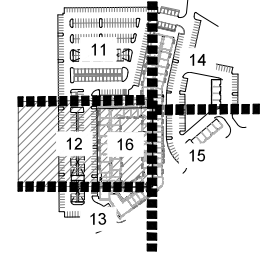
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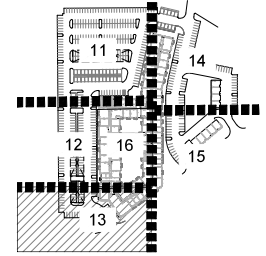
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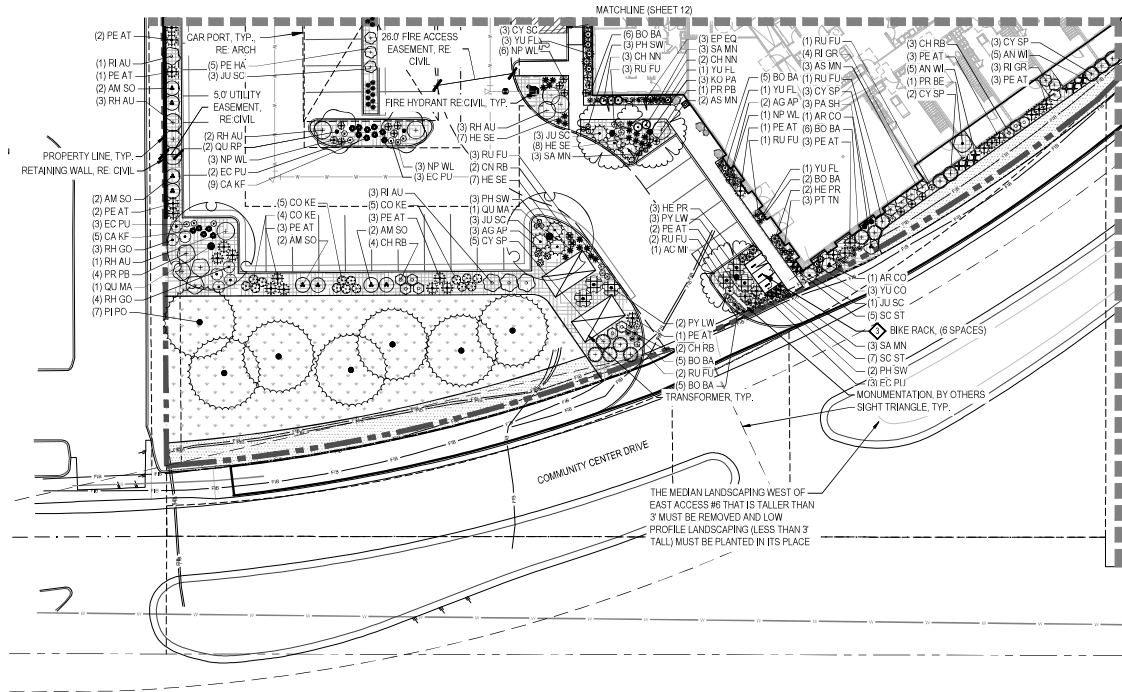


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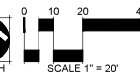
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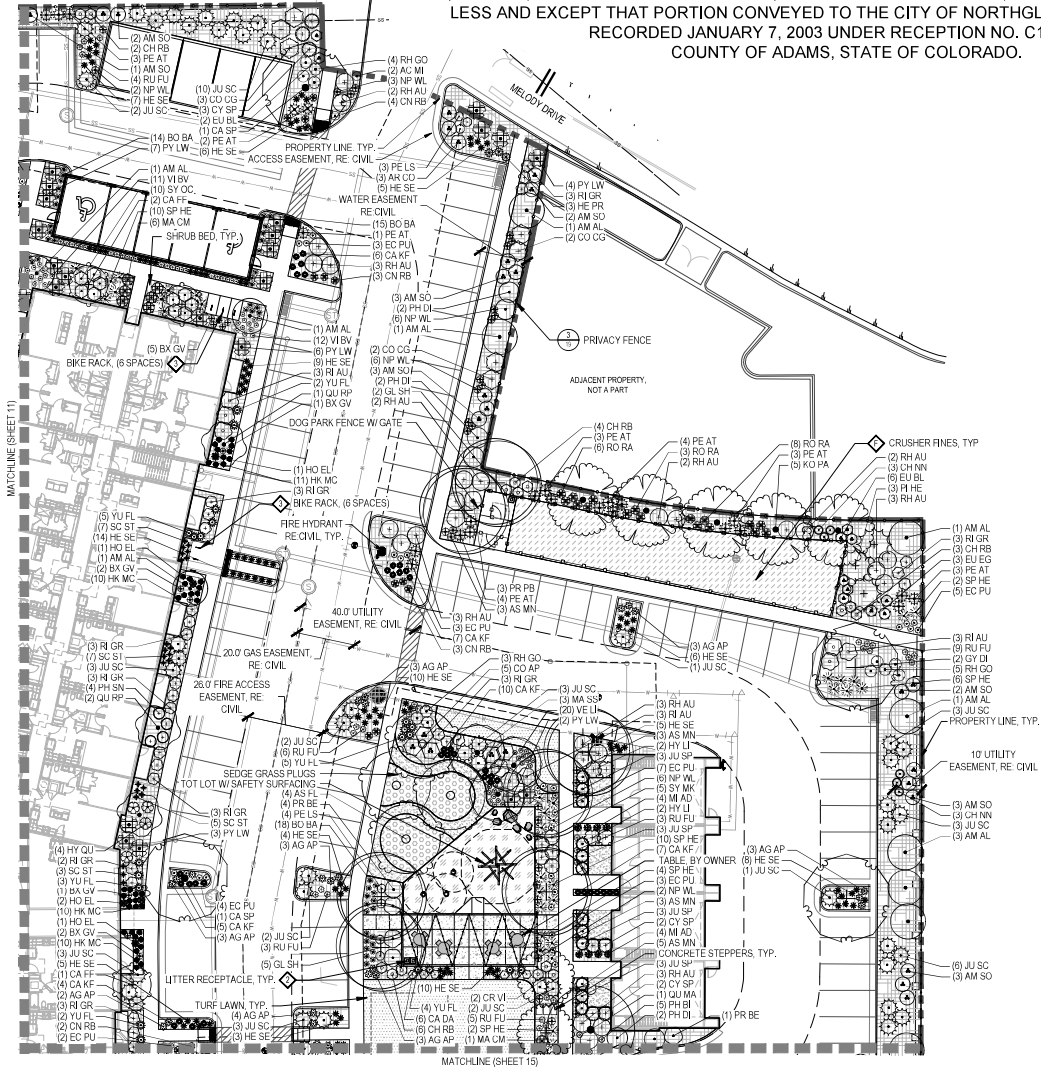
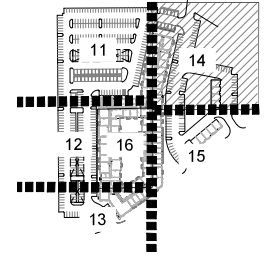
LANDSCAPE PLAN  
SHEET 13 OF 28

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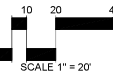
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SHEET 14 OF 28

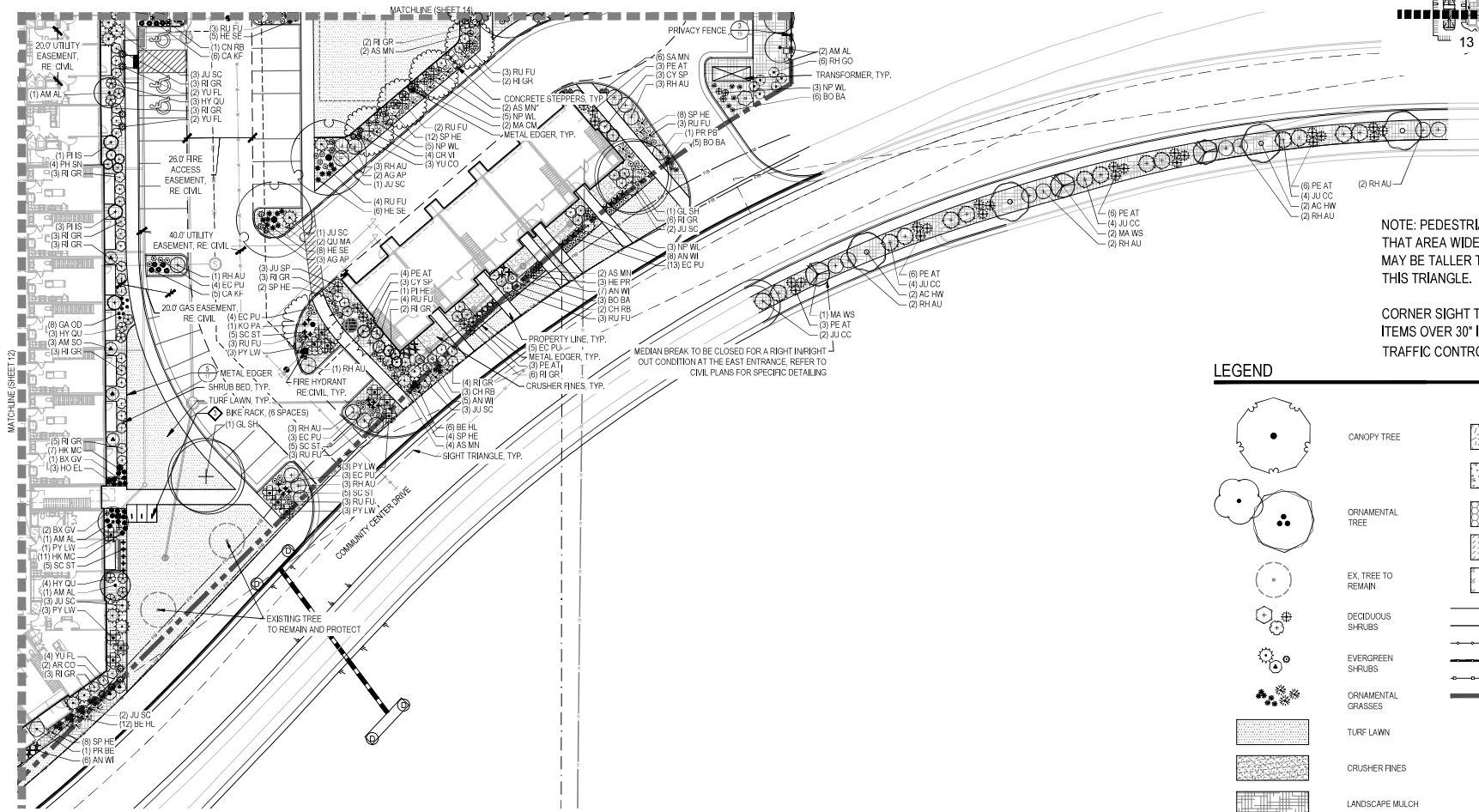
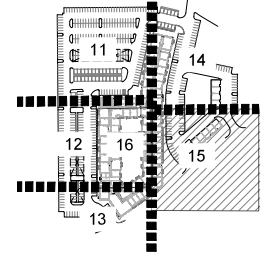
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	ORNAMENTAL TREE		ENHANCED PAVING C
	EX. TREE TO REMAIN		SYNTHETIC TURF
	DECIDUOUS SHRUBS		PEA GRAVEL
	EVERGREEN SHRUBS		WOOD FIBER MULCH
	ORNAMENTAL GRASSES		EASEMENT LINE
	TURF LAWN		METAL EDGER
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	LANDSCAPE MULCH		GLASS POOL FENCE
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SHEET 15 OF 28

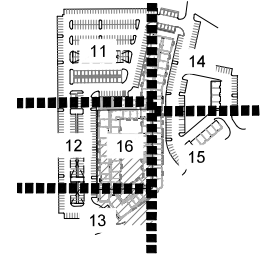
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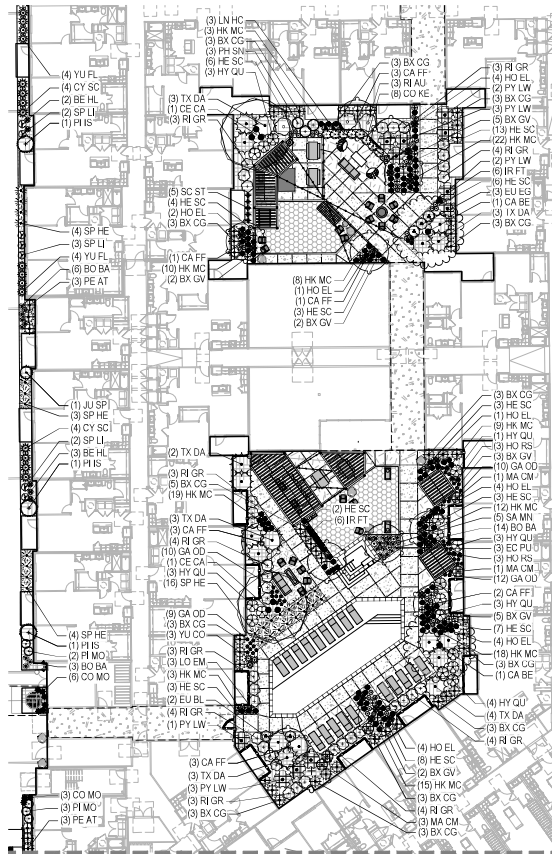
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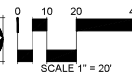
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LANDSCAPE PLAN ENLARGEMENT  
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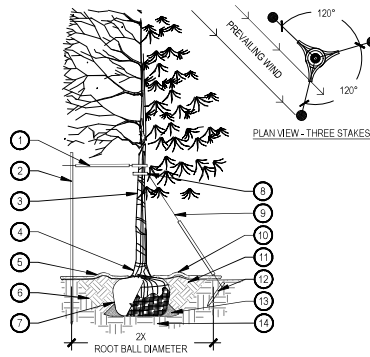
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### PRUNING NOTES

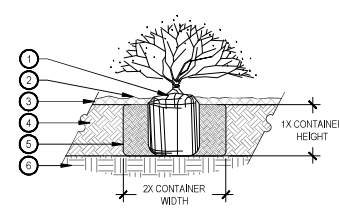
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

### STAKING NOTES

- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
  - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
  - 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
  - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
- WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



- PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 2" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY. WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
- PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1'-2" ABOVE FINISHED GRADE
- 2'-0" RADIUS MULCH RING, CENTERED ON TRUNK, 3" DEPTH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. FINISHED GRADE REFERENCES TOP OF MULCH
- 1:1 SLOPE ON SIDES OF PLANTING HOLE
- ROPES AT TOP OF ROOTBALL SHALL BE CUT. REMOVE TOP 1/8 OF BURLAP. NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING
- 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% BY VOLUME, ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
- PLACE SOIL AROUND ROOT BALL FIRMLY. DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

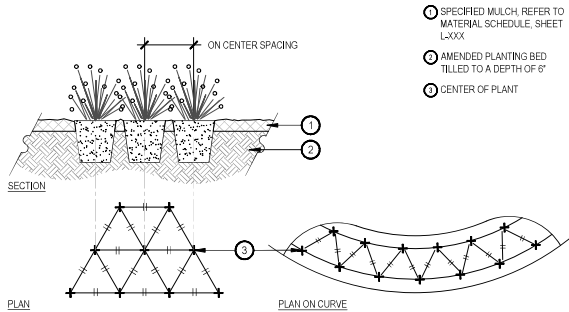


### NOTE:

- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
- CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
- ALL JUNPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
- DIG PLANT FIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
- PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING. DO NOT PRUNE MORE THAN 20% OF LIMBS.

## 1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"

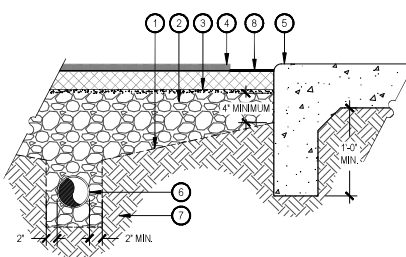


- SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- CENTER OF PLANT

- NOTES
- WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

## 3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



### NOTES

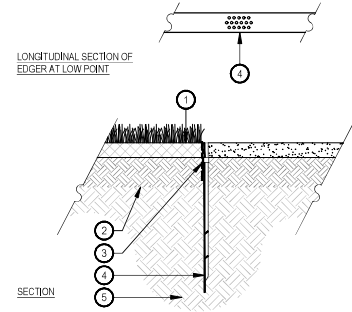
- COORDINATE ELEVATION AND DRAINAGE CONNECTION WITH CIVIL.
- REFER TO SYNTHETIC TURF MANUFACTURER AND SPECIFICATIONS FOR ALL INSTALLATIONS AND CONNECTIONS.

## 4 SYNTHETIC TURF AT CONCRETE CURB

SCALE: 1 1/2" = 1'-0"

## 2 SHRUB PLANTING

SCALE: 1 1/2" = 1'-0"



### NOTES

- THERE SHALL BE NO EXPOSED SHARP/ JAGGED EDGES.
- CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.
- ENSURE POSITIVE DRAINAGE.

## 5 METAL EDGER

SCALE: 1" = 1'-0"

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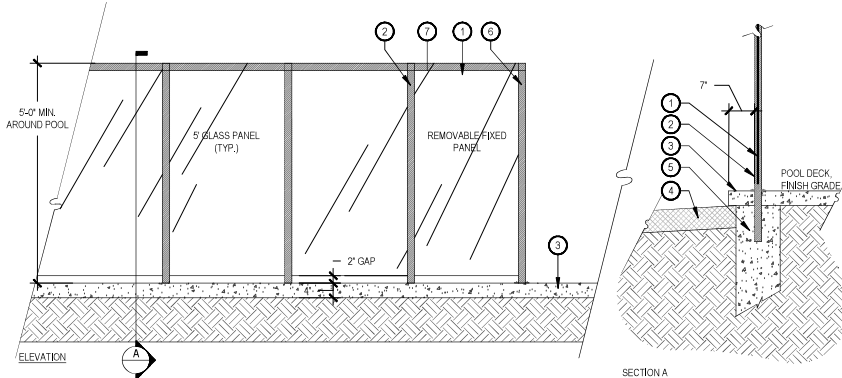
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DETAILS  
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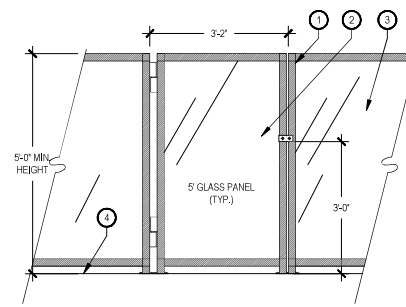


1 GLASS POOL FENCE

**NOTES:**

- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL.
- INSTALL CLAMPS PER MANUFACTURER SPECIFICATIONS.
- CONTRACTOR TO ENSURE CLAMPS ARE PROPERLY WATERPROOFED.
- FENCE STYLE REFER TO AMENITY SCHEDULE.
- FENCE COLOR REFER TO AMENITY SCHEDULE.
- ALL FENCING AROUND POOL AREA SHALL MEET CURRENT STATE AND IBC POOL ENCLOSURE CODE REQUIREMENTS.
- REFER TO MANUFACTURER SPECIFICATIONS FOR INFORMATION ON FOOTER DEPTH.

- 1 1/4" or 3/8" TEMPERED GLASS, CLEAR, SIZES VARY. 5' HT. MIN. PANELS TO BE USED, RE MATERIAL SCHEDULE, SHEET L-001
- 2 AQUANEW GLASS POOL FENCING SYSTEM WITH ALUMINUM FRAME ON SIDES OF GLASS AND TOP RAILING, EMBEDDED MOUNT, PER MANUFACTURER'S SPECIFICATIONS, RE MATERIAL SCHEDULE SHEET L-001
- 3 ADJACENT PAVING, RE HARDSCAPE PLANS
- 4 ADJACENT LANDSCAPE, RE LANDSCAPE PLANS
- 5 FOOTER PER STRUCTURAL REQUIREMENTS, INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 6 POLE TO BE SURFACED MOUNTED, GLASS FENCE PANEL TO BE REMOVABLE.
- 7 TOP RAILING



2 GLASS FENCE GATE

- 1 GATE POST TYP.
- 2 GLASS FENCE GATE, REFER TO MATERIAL SCHEDULE SHEET L-001, ALL GATES SHALL BE SELF CLOSING WITH GATE LOCK TO BE APPROVED BY OWNER. PROVIDE PANIC HARDWARE ON PUSH SIDE OF GATE FOR EGRESS, SPRING HINGES, ACCESS CONTROL LEVER HANDLE ON PULL SIDE.
- 3 GLASS FENCE, REFER TO DETAIL
- 4 FINISH GRADE
- 5 GATE TO BE ACCESS CONTROLLED

NOTES:  
1. REFER TO MANUFACTURER'S FENCE SPECIFICATIONS FOR INFORMATION ON FOOTER DEPTH.

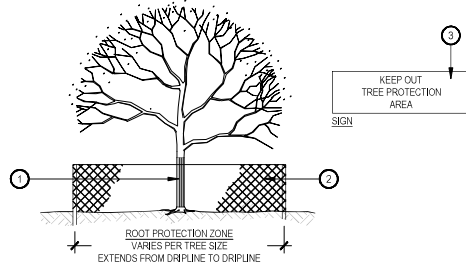
SCALE: 3/4" = 1'-0"

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**NOTES:**

- TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
- TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER. FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
- FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
- TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
- WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. ROOTS SHALL BE CUT NO MORE THAN 1/3 OF THE RADIUS FROM DRIFLINE TO TRUNK. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. ROOT STIMULATOR SHALL BE APPLIED TO CUT ROOTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
- WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT, WHENEVER POSSIBLE. ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
- ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.

3 TREE PROTECTION



- 1 TRUNK PROTECTION - 1" BOARDS NO LESS THAN 5' LONG OR TO REACH FIRST SCAFFOLD BRANCH. WIRE TO HOLD BOARDS IN PLACE, NO NAILS PERMITTED. INCLUDE WRAPPING OF BURLAP UNDER BOARDS.
- 2 BRANCH PROTECTION - PROTECT LOWER BRANCHES OF TREE CANOPY. PROVIDE CONSTRUCTION FENCING OR EQUAL AT DRIFLINE MINIMUM.
- 3 PLACE SIGNS EVERY 50' PLACE SIGNS WHERE VISIBLE. ATTACH TO FENCING.

SCALE: 1/8" = 1'-0"

**Kimley»Horn**

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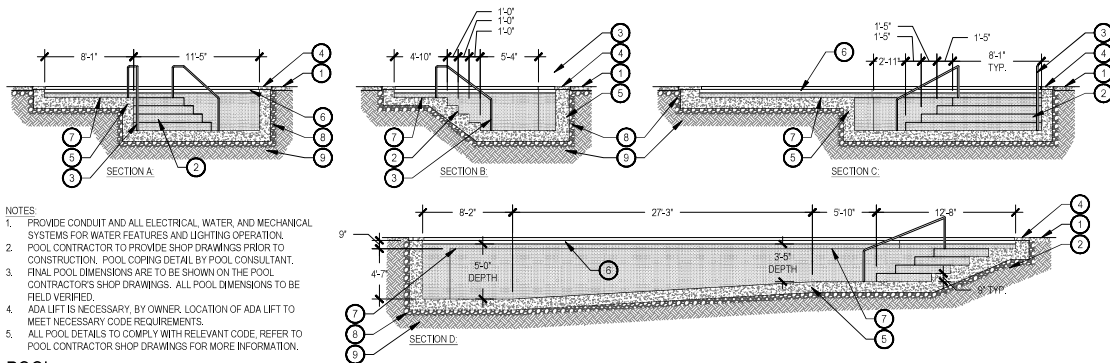
ISSUE DATE: 12-21-22

DETAILS  
SHEET 18 OF 28

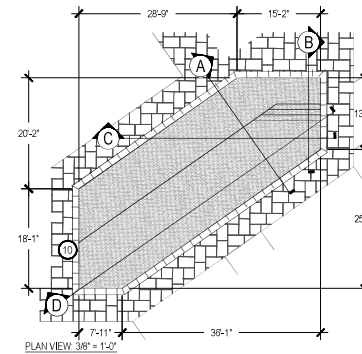
# ALEXAN NORTHGLENN MAJOR SITE PLAN

505 W. COMMUNITY CENTER DRIVE, NORTHGLENN, CO 80234

LOT 1, BLOCK 2, ALLIANCE DATA SUBDIVISION, A REPLAT OF BLOCKS 2 & 3, HURON HEIGHTS -SECOND FILING,  
LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF NORTHGLENN IN QUITCLAIM DEED  
RECORDED JANUARY 7, 2003 UNDER RECEPTION NO. C1077065,  
COUNTY OF ADAMS, STATE OF COLORADO.

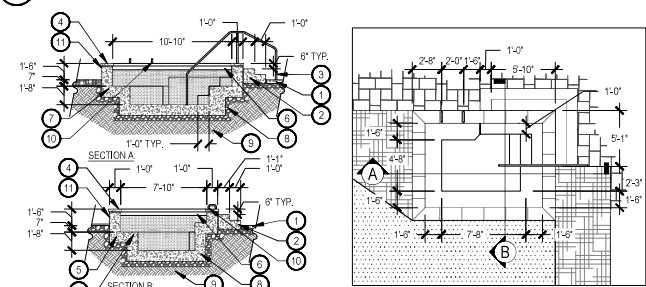


- NOTES**
1. PROVIDE CONDUIT AND ALL ELECTRICAL, WATER, AND MECHANICAL SYSTEMS FOR WATER FEATURES AND LIGHTING OPERATION.
  2. POOL CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO CONSTRUCTION. POOL COPING DETAIL BY POOL CONSULTANT.
  3. FINAL POOL DIMENSIONS ARE TO BE SHOWN ON THE POOL CONTRACTOR'S SHOP DRAWINGS. ALL POOL DIMENSIONS TO BE FIELD VERIFIED.
  4. ADA LIFT IS NECESSARY. BY OWNER, LOCATION OF ADA LIFT TO MEET NECESSARY CODE REQUIREMENTS.
  5. ALL POOL DETAILS TO COMPLY WITH RELEVANT CODE. REFER TO POOL CONTRACTOR SHOP DRAWINGS FOR MORE INFORMATION.



1. ADJACENT PAVING SURFACE, EXPANSION JOINT REQUIRED WHERE CONCRETE PAVING MEETS WALL OR COPING
2. CONCRETE STEPS, FINISHED POOL PLASTER, RE: MATERIAL SCHEDULE SHEET L-001
3. 1.5" WIDTH STAINLESS STEEL POOL AND SPA RAILING, FINAL DETAILS PER POOL CONTRACTOR, ALL APPLICABLE CODES TO BE MET
4. PRECAST POOL COPING, RE: MATERIAL SCHEDULE L-001
5. POOL SHELL / WALL STRUCTURE, POOL CONTRACTOR REQUIRED TO PROVIDE SHOP DRAWINGS FOR POOL AND SPA SHELLS, RE: MATERIAL SCHEDULE SHEET L-001
6. WATER LINE TILE, RE: SHEET L-001
7. BAJA SHELF, TOP OF SHELF 9" BELOW TOP OF COPING
8. COMPACTED AGGREGATE BASE, REFER TO GEOTECHNICAL RECOMMENDATIONS FOR DEPTH AND COMPACTION RATE
9. COMPACTED SUBGRADE, GEOTECHNICAL RECOMMENDATIONS FOR COMPACTION DEPTH AND COMPACTION RATE
10. ADA LIFT, BY POOL CONTRACTOR IN ACCORDANCE WITH ALL ADA REQUIREMENTS. POOL CONTRACTOR TO VERIFY ALL NECESSARY PERMITS, RE: PLAN VIEW

## 1 POOL



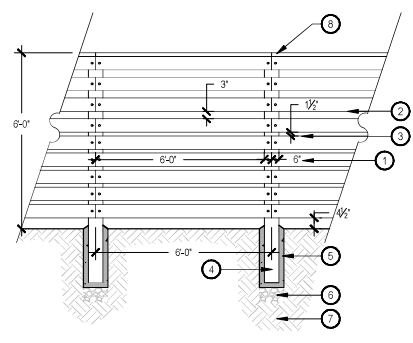
- NOTES**
1. PROVIDE CONDUIT AND ALL ELECTRICAL, WATER, AND MECHANICAL SYSTEMS FOR WATER FEATURES AND LIGHTING OPERATION.
  2. POOL CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO CONSTRUCTION. POOL COPING DETAIL BY POOL CONSULTANT.
  3. FINAL POOL DIMENSIONS ARE TO BE SHOWN ON THE POOL CONTRACTOR'S SHOP DRAWINGS. ALL POOL DIMENSIONS TO BE FIELD VERIFIED.
  4. ADA LIFT IS NECESSARY. BY OWNER, LOCATION OF ADA LIFT TO MEET NECESSARY CODE REQUIREMENTS.
  5. ALL POOL DETAILS TO COMPLY WITH RELEVANT CODE. REFER TO POOL CONTRACTOR SHOP DRAWINGS FOR MORE INFORMATION.

## 2 RAISED SPA

1. ADJACENT PAVING SURFACE, EXPANSION JOINT REQUIRED WHERE CONCRETE PAVING MEETS WALL OR COPING
2. CONCRETE STEPS, FINISHED POOL PLASTER, RE: MATERIAL SCHEDULE SHEET L-001
3. 1.5" WIDTH STAINLESS STEEL POOL AND SPA RAILING, FINAL DETAILS PER POOL CONTRACTOR, ALL APPLICABLE CODES TO BE MET
4. PRECAST POOL COPING, RE: MATERIAL SCHEDULE L-001
5. SPA SHELL / WALL STRUCTURE, POOL CONTRACTOR REQUIRED TO PROVIDE SHOP DRAWINGS FOR POOL AND SPA SHELLS, RE: MATERIAL SCHEDULE L-001
6. WATER LINE TILE, RE: MATERIAL SCHEDULE L-001
7. SEAT WALL, TOP OF SEAT 18" BELOW WATER LINE
8. COMPACTED AGGREGATE BASE, REFER TO GEOTECHNICAL RECOMMENDATIONS FOR DEPTH AND COMPACTION RATE
9. COMPACTED SUBGRADE, GEOTECHNICAL RECOMMENDATIONS FOR COMPACTION DEPTH AND COMPACTION RATE
10. ADA TRANSFER BAR, BY POOL CONTRACTOR IN ACCORDANCE WITH ALL ADA REQUIREMENTS. POOL CONTRACTOR TO VERIFY ALL NECESSARY PERMITS, RE: PLAN VIEW
11. EXTERIOR POOL WALL, BRICK VENEER, RE: MATERIAL SCHEDULE L-001

SCALE: 3/16" = 1'-0"

## 3 PRIVACY FENCE



1. 6"x6" SQUARE TREATED CEDAR POST
2. 6" x 2" PRESSURE TREATED HORIZONTAL PINE WITH FLAT FLUSH ENDS. PICKETS TO BE ATTACHED TO POSTS WITH DECK SCREWS ON SIDE OF POSTS THAT FACES ADJACENT STREET. WOOD PICKETS TO BE STAINED TO MATCH ARCHITECTURE
3. 1.5" GAP BETWEEN EACH HORIZONTAL PICKET
4. WATERPROOFING BASE OF FENCE POST. WOOD LIFE CREOSOTE BLACK, BELOW GROUND WOOD PRESERVATIVE
5. CONCRETE FOOTER, RE: STRUCTURAL
6. 3/4" WASHED ROCK, CLEAN AGGREGATE DRAINAGE COURSE
7. ADJACENT SUBGRADE
8. FENCE CAP, 6" x 2" PRESSURE TREATED HORIZONTAL PINE WITH FLAT FLUSH ENDS

SCALE: 1/2" = 1'-0"

**Kimley»Horn**

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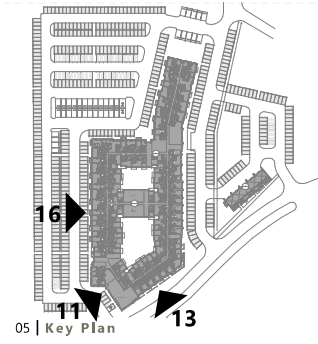
NOT FOR CONSTRUCTION

ISSUE DATE: 12-21-22

SHEET 19 OF 28

# ALEXAN NORTHGLENN

505 W. COMMUNITY CENTER DRIVE, NORTHGLENN, CO 80234  
 LOT 1, BLOCK 2, ALLIANCE DATA SUBDIVISION, A REPLAT OF BLOCKS 2 & 3, HURON HEIGHTS - SECOND FILING,  
**MAJOR SITE PLAN**  
 LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF NORTHGLENN IN QUITCLAIM DEED



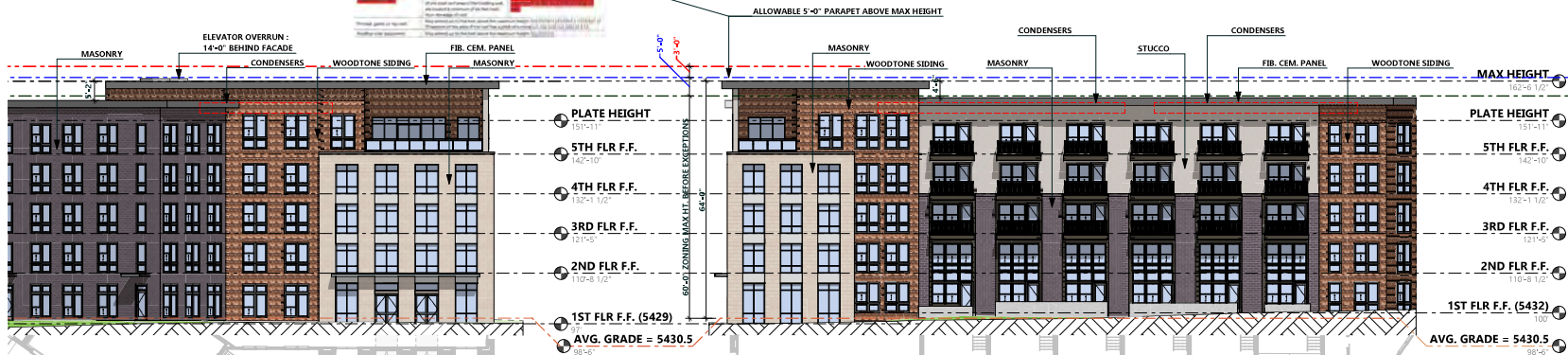
MATERIAL LEGEND	
	BRICK
	STONE
	STUCCO
	FIB. CEM. PANEL
	FIB. CEM. SIDING
	GROUND

Material Percentages			
Building Type	Building Side	Material	Net Area
BLDG1	South	WOODTONE SIDING	5,867 = 44.6%
	South	MASONRY	4,909 = 37.4%
	South	STUCCO	1,620 = 12.3%
	South	FIBER CEMENT PANEL	746 = 5.7%
			100%



RECORDED JANUARY 7, 2003 UNDER RECEPTION NO. C1077065,

COUNTY OF ADAMS, STATE OF COLORADO.



11 | South West Elevation

1"=15'

13 | South East Elevation (Public ROW : Facing Community Center Dr.)

1"=15'

HIGHEST GRADE = 5432.00  
 LOWEST GRADE = 5429.00  
 AVERAGE GRADE = 5430.50



16 | West Elevation (Facing Huron St.)

1"=15'

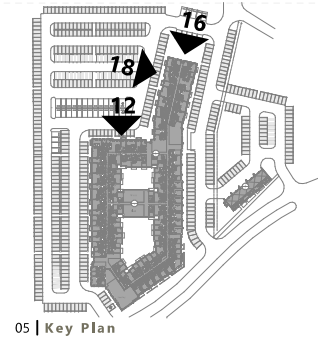
SHEET TITLE  
 SHEET 20 OF 28

# ALEXAN NORTHGLENN

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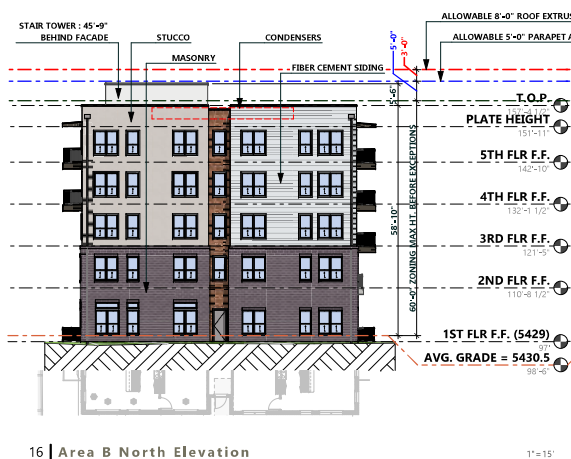
MATERIAL LEGEND	
	BRICK
	STONE
	STUCCO
	FIB. CEM. PANEL
	FIB. CEM. SIDING
	GROUND

Material Percentages				
Building Type	Building Side	Material	Net Area	
BLDG1	North	MASONRY	2,015 = 30.5%	
		WOODTONE SIDING	2,357 = 17.7%	
		STUCCO	2,414 = 20.4%	
		FIBER CEMENT SIDING	3,575 = 31.4%	
	West	MASONRY	7,841 = 32.6%	
		STUCCO	4,324 = 17.9%	
		WOODTONE SIDING	2,799 = 11.6%	
		FIBER CEMENT SIDING	9,142 = 32.9%	
				100%
				100%



Table 2 - 19-C - Allowable Maximum Building Height Exemptions	
Use of Exemption	Maximum Building Height (Feet)
1. Single-Family Detached Dwelling	35
2. Single-Family Attached Dwelling	35
3. Two-Family Attached Dwelling	35
4. Multi-Family Dwelling	35
5. Commercial Building	35
6. Industrial Building	35
7. Public Building	35
8. Religious Building	35
9. Educational Building	35
10. Health Care Building	35
11. Child Care Building	35
12. Day Care Building	35
13. Senior Care Building	35
14. Community Center Building	35
15. Recreation Building	35
16. Public Works Building	35
17. Utility Building	35
18. Storage Building	35
19. Warehouse Building	35
20. Manufacturing Building	35
21. Office Building	35
22. Retail Building	35
23. Restaurant Building	35
24. Bar Building	35
25. Entertainment Building	35
26. Hotel Building	35
27. Motel Building	35
28. Apartment Building	35
29. Condominium Building	35
30. Townhome Building	35
31. Other Building	35

HIGHEST GRADE = 5432.00  
 LOWEST GRADE = 5429.00  
 AVERAGE GRADE = 5430.50



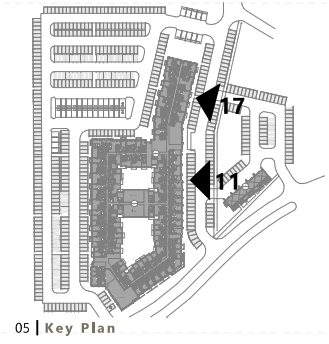
SHEET TITLE  
 SHEET 21 OF 28

# ALEXAN NORTHGLENN

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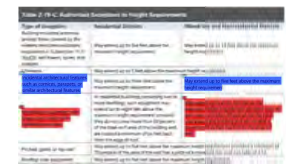


MATERIAL LEGEND	
	BRICK
	STONE
	STUCCO
	FIB. CEM. PANEL
	FIB. CEM. SIDING
	GROUND

Material Percentages				
Building Type	Building Side	Material	Net Area	
BLDG1	East	MASONRY	6,027	= 30.6%
	East	STUCCO	7,688	= 39.1%
	East	FIBER CEMENT SIDING	4,183	= 21.3%
	East	FIBER CEMENT PANEL	619	= 3.1%
	East	WOODTONE SIDING	1,165	= 5.9%
				1,900



HIGHEST GRADE = 5432.00  
 LOWEST GRADE = 5429.00  
 AVERAGE GRADE = 5430.50



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COUNTY OF ADAMS, STATE OF COLORADO.



**MATERIAL LEGEND**

	BRICK
	STONE
	STUCCO
	FIB. CEM. PANEL
	FIB. CEM. SIDING
	GROUND

**BLDG II Material Percentages ROW**

Building Type	Building Side	Material	Net Area	
BLDG II	South	STUCCO	2,635	= 27.9%
	South	MASONRY	3,047	= 32.1%
	South	WOODTONE SIDING	1,056	= 11.1%
	South	FIBER CEMENT PANEL	2,735	= 28.9%
				100%

**BLDG III Material Percentages ROW**

Building Type	Building Side	Material	Net Area	
BLDG III	South	WOODTONE SIDING	372	= 11.1%
	South	FIBER CEMENT PANEL	1,955	= 58.2%
	South	MASONRY	1,032	= 30.7%
				100%

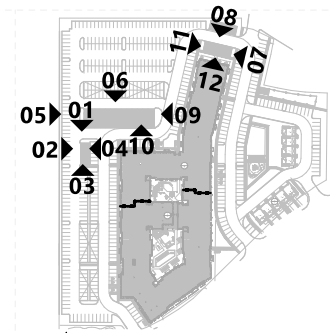


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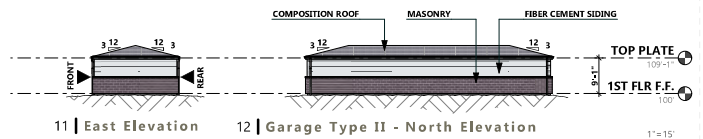
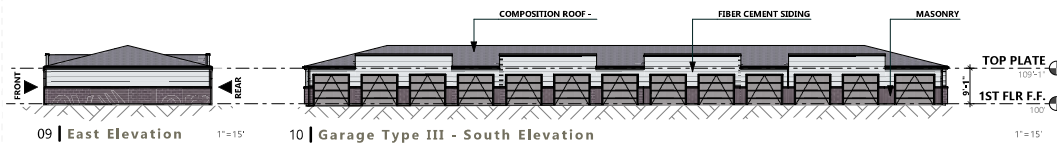
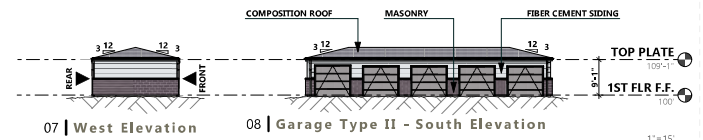
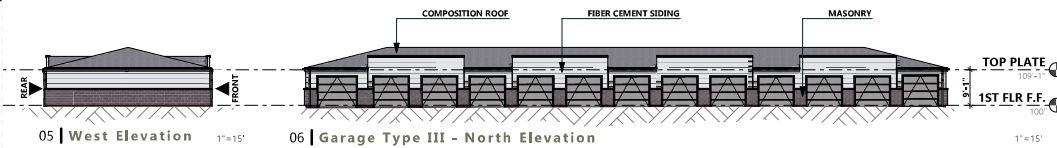
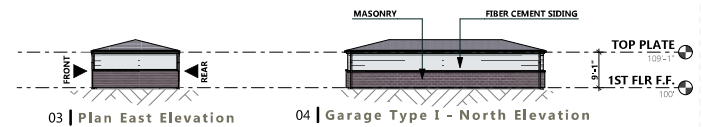
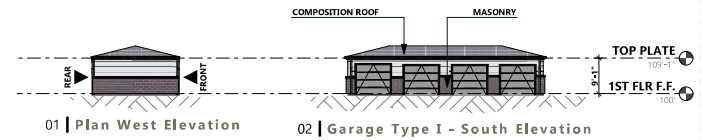
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MATERIAL LEGEND	
	BRICK
	STONE
	STUCCO
	FIB. CEM. PANEL
	FIB. CEM. SIDING
	GROUND

Garage Type I - Material Percentages			
Building Type	Building Side	Material	Net Area
Type I	East	MASONRY	93 = 48.2%
		FIBER CEMENT SIDING	100 = 51.8%
	North	FIBER CEMENT SIDING	237 = 53.5%
		MASONRY	206 = 46.5%
	South	MASONRY	57 = 32.8%
		FIBER CEMENT SIDING	117 = 67.2%
West	FIBER CEMENT SIDING	100 = 53.5%	
	MASONRY	87 = 46.5%	
Type II	East	MASONRY	88 = 46.8%
		FIBER CEMENT SIDING	100 = 53.2%
	North	MASONRY	256 = 46.5%
		FIBER CEMENT SIDING	295 = 53.5%
	South	MASONRY	65 = 31.0%
		FIBER CEMENT SIDING	145 = 69.0%
West	MASONRY	87 = 46.5%	
	FIBER CEMENT SIDING	100 = 53.5%	
Type III	East	FIBER CEMENT SIDING	198 = 53.5%
		MASONRY	172 = 46.5%
	North	MASONRY	275 = 30.5%
		FIBER CEMENT SIDING	627 = 69.5%
	South	MASONRY	275 = 30.5%
		FIBER CEMENT SIDING	627 = 69.5%
West	MASONRY	146 = 46.3%	
	FIBER CEMENT SIDING	198 = 53.7%	



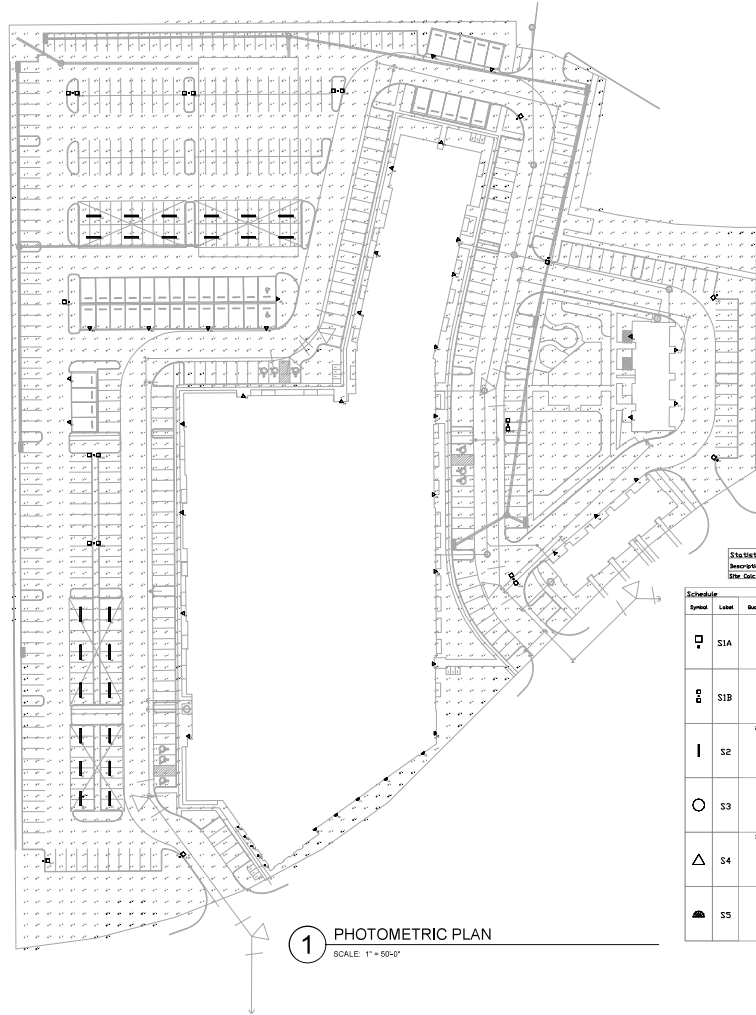
SHEET TITLE  
SHEET 24 OF 28



# ALEXAN NORTHGLENN MAJOR SITE PLAN

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**1** PHOTOMETRIC PLAN  
SCALE: 1" = 50'-0"

STATISTICS						
Description	Symbol	Qty	Max	Min	Max/Min	Avg/Min
Site Code Zone	+	12	182	41	141	150

Schedule	Label	Quantity	Manufacturer	Existing Number	Description	Number Lamps	Lamp Foot Cps	Light Loss Factor	Watts
	S1A	7	BYVINE LIGHTING & MFG	NEL	RECESSED-LED Outdoor Pole/Arm-Mounted Area and Roadway Luminaires Mounted at 27'	1	13227	1	3000
	S1B	7	BYVINE LIGHTING & MFG	NEL	RECESSED-LED Outdoor Pole/Arm-Mounted Area and Roadway Luminaires Mounted at 27'	1	13227	1	341
	S2	24	LITPARO LIGHTING	CVT 1-48 280LM PUGL 100K WASH	CONTRACTOR 3000K LED VANCE 10k, 40', BLACK 10-0770662, 60 DEG Mounted below lot park.	1	Absolute	1	4190
	S3	3	GLOBALUX LIGHTING	ADL	7' 3/8" Downlight Mounted below entry canopy.	1	3096	1	14769
	S4	33	RAV LIGHTING INC.	OV, ALZEED	Valspach Mounted at 25'	1	Absolute	1	28600
	S5	4	VAC LIGHTING	10-10000-1000-V1	Surface-mounted Luminaire Mounted at 27'	1	Absolute	1	21633

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**SITE LIGHTING**  
**MSL SERIES**

**DIVINE LIGHTING**  
FABRICATION & POWDER COATING (LLC)

Standard Product Specifications

**Materials:**  
Cast Aluminum Housing  
Powder Coated  
Tempered Glass  
LED  
Integrated LED Array

**Listing:**  
NRTL Listed to Meet UL 2598 Standard  
120/277V

**Installation Information:**  
Install by Qualified Electrician  
Warranty:  
2 Years From Date of Shipment

**DIMENSIONS:**  
MSLS: 8.25" W x 12.67" L x 1.71" H  
MSLM: 12.25" W x 15.71" L x 1.71" H  
MSU: 12.25" W x 27.71" L x 1.71" H

(does not include mounting H/H)

**MSLS**  
**MSLM**  
**MSU**

**MS1B**  
**MS2B**  
**MS3B**

MODEL	FINISH	WATTAGE	BEAM	TYPES	OPTION
MSLS	Black	18W	30°	1, 2, 3, 4, 5	None
MSLM	Black	36W	30°	1, 2, 3, 4, 5	None
MSU	Black	72W	30°	1, 2, 3, 4, 5	None

Divine Lighting Fabrication & Powder Coating, LLC  
1000 S. W. 10th St., Suite 100  
Cottonwood, AZ 86301

1 FIXTURE "S1A AND S1B"  
SCALE: NO SCALE

**LITHONIA LIGHTING**

**CSVT**  
Vapor Tight LED Strip Light

**FEATURES & SPECIFICATIONS**

**CONSTRUCTION**

**INSTALLATION**

**WARRANTY**

**CSVT**

**NSF**  
**DLC**  
**UL**  
**ETL**  
**CE**

2 FIXTURE "S2"  
SCALE: NO SCALE

**CSVT Vapor Tight LED Strip Light**

Model	Length	Power	Beam Angle	Temp. Range	IP Rating	Mounting	Notes
CSVT-1000	1000mm	10W	30°	-40°C to 60°C	IP67	Surface Mount	
CSVT-2000	2000mm	20W	30°	-40°C to 60°C	IP67	Surface Mount	
CSVT-3000	3000mm	30W	30°	-40°C to 60°C	IP67	Surface Mount	

**DIMENSIONS**

**LITHONIA LIGHTING**

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COUNTY OF ADAMS, STATE OF COLORADO.

**Globalux LIGHTING**

**ROL™ Series LED Round Low Profile Light**

**DESCRIPTION**  
ROL Series LED disk light provides versatile lighting on standard line voltage, yet produces the high energy savings you desire from LED fixtures. The ROL series allows for easy upgrade your lighting from the traditional recessed cans to a more modern looking, energy efficient solution. This light can be easily mounted onto a junction box or can be retrofitted into an existing recessed can with the optional optional mounting adapter and converter.

**Specification Features**

- Construction: Injection molded eye with diffusers lens for optimal visual comfort while providing unobstructed light output.
- Light Output: High energy and low energy design and mounting adapter system, installation without protection.
- Qualification: All addresses are built in U.S. 100% and 2-1/2" wide with 1/2" hole diameter for easy installation. All units are UL listed and meet or exceed all applicable codes. Adheres to UL 875, ENEC, and TUV standards. Adheres to UL 875, ENEC, and TUV standards. Adheres to UL 875, ENEC, and TUV standards. Adheres to UL 875, ENEC, and TUV standards.

**Ordering Information**

Model	Finish	Color	Beam Angle	Mounting	Color Temp.	Power	Price
ROL	White	White	30°	Standard	3000K	10W	\$12.99
ROL	White	White	30°	Standard	4000K	10W	\$12.99
ROL	White	White	30°	Standard	5000K	10W	\$12.99
ROL	White	White	30°	Standard	6000K	10W	\$12.99
ROL	White	White	30°	Standard	7000K	10W	\$12.99
ROL	White	White	30°	Standard	8000K	10W	\$12.99
ROL	White	White	30°	Standard	9000K	10W	\$12.99
ROL	White	White	30°	Standard	10000K	10W	\$12.99

**WPLED26**

**RAE**

**Color Boxer** Weight: 1.2 lbs

**Technical Specifications**

**Compliance**  
UL Listed: Suitable for use in up to 40°C (104°F).  
Cold Weather Starting: The minimum starting temperature is -40°C (-40°F).  
DLC Listed: This product is listed by Design Light Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC S.1.  
DLC Product Code: P0001739

**Performance**  
Lifetime: 100,000 Hour LED lifespan based on IEEE LM-80 results and TM-21 calculations.  
RoHS: Formulated for high durability and long-lasting color.

**Electrical**  
Type: Constant Current  
Watts: 24W  
Current: 0.23A  
Color Temp: 3000K (10000)  
2000K (10000)  
2400K (10000)  
2700K (10000)  
Input Watts: 26.7W  
Efficiency: 111.1 lm/W

**LED Characteristics**  
Color Consistency: 7-step MacAdam Ellipse binning at 10000 correlated color temperature to reduce color shift.  
Color Stability: LED color temperature is warranted to ±1000K (±10%) when 2000 hours temperature over 8.5 (±10%)

**Diagrams**  
Includes mounting and wiring diagrams.

**WPLED26**

**RAE**

**Technical Specifications (continued)**

**LED Characteristics**  
Color Uniformity: Consistent color across the entire fixture.  
Color Rendering: High color rendering index (CRI) for accurate color reproduction.  
Other: The WPLED26 design is protected by U.S. Pat. 8,048,841 and Canada Pat. 2,446,746.

**Optical**  
Beam Spread: 30°  
Beam Angle: 30°

**Dimensions**  
Includes diagrams showing mounting and wiring details.

**Features**  
Maximum 100% of total lumens at 100,000 hours.  
Superior heat sinking with die cast aluminum housing (110-110000-01) 100 up to 277 volts.  
5 Year, No Compromise Warranty.

1 FIXTURE "S3"  
SCALE: NO SCALE

2 FIXTURE "S4"  
SCALE: NO SCALE


# ALEXAN NORTHGLENN MAJOR SITE PLAN

505 W. COMMUNITY CENTER DRIVE, NORTHGLENN, CO 80234

LOT 1, BLOCK 2, ALLIANCE DATA SUBDIVISION, A REPLAT OF BLOCKS 2 & 3, HURON HEIGHTS -SECOND FILING,  
LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF NORTHGLENN IN QUITCLAIM DEED  
RECORDED JANUARY 7, 2003 UNDER RECEPTION NO. C1077065,  
COUNTY OF ADAMS, STATE OF COLORADO.

### TUBE ARCHITECTURAL DS-WE06

8" Extended Single LED Wall Mount



**PRODUCT DESCRIPTION**  
The latest energy efficient LED technology in an appealing cylindrical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

**FEATURES**

- Single light extended body high performance exterior rated LED wall mount
- Fixture can install upside down to alter light distribution
- Solid aluminum construction
- 5 year warranty

**ORDERING NUMBER**

Ordering Number	Beam Angle	Color Temp	ICB	Quantity	Efficiency	Finish
DS-WE06	S	2700K	60	2020	100	67
	S	3000K	60	2020	100	67
	S	3500K	60	2020	100	67
	S	4000K	60	2020	100	67
DS-WE06	N	2700K	60	2020	100	67
	N	3000K	60	2020	100	67
	N	3500K	60	2020	100	67
	N	4000K	60	2020	100	67
DS-WE06	F	2700K	60	2020	100	67
	F	3000K	60	2020	100	67
	F	3500K	60	2020	100	67
	F	4000K	60	2020	100	67

### WAC LIGHTING

Fixture Type:

Catalog Number:

Project:

Location:

**SPECIFICATIONS**

**Input:** Universal voltage 120V - 277VAC, 50/60Hz

**Dimming:** Electronic low voltage (ELV) 100% - 0% 0-10V, 100% - 1%

**Light Source:** High output 3 Step Max. Adam Elipse CCB Rated life: 40,000 hours at L70

**Finish:** Electrochemically powder coated white, black, BRN, GRN, PUR, RFL, RFL

**Standards:** IP65 rated, ETL, UL ETL, wet location listing, Energy Star v.2.2, Title 24, ASHRAE 90.1 Compliant

**Operating Temp:** -13°F to 122°F (5°F to 50°C), 4°F to 121°F (40°F to 111°F)

1 FIXTURE "S5"  
SCALE: NO SCALE

## **Exhibit C**

### **Description of Public Improvements**

Public Improvements include the following:

- Installation of 2,200 LF of 8" water main from eastern end of site in Community Center drive to existing water main at the west side of the project.
- Installation of Fire Hydrant Assemblies (9 total) and associated 6" ductile iron pipe.
- Installation of median curb, gutter, concrete, and landscaping at the existing median in Community Center Drive consistent with the Construction Documents dated 2022-1104.

# EXHIBIT D



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

**Opinion of Probable Construction Cost**

<b>Client:</b> Maple Multi Family Land TX, LP	<b>Date:</b> 3/14/2023
<b>Project:</b> Alexan Northglenn / 505 W. Community Center Drive	<b>Prepared By:</b> WJR
<b>KHA No.:</b> 096253025	<b>Checked By:</b> CPG

<b>Public Improvements</b>	<b>Sheet: 1 of 1</b>
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This OPC is not intended for basing financial decisions, or securing funding. Review all notes and assumptions. Since Kimley-Horn and Associates, Inc. has no control over the cost of labor, materials, equipment, or services furnished by others, or over methods of determining price, or over competitive bidding or market conditions, any and all opinions as to the cost herein, including but not limited to opinions as to the costs of construction materials, shall be made on the basis of experience and best available data. Kimley-Horn and Associates, Inc. cannot and does not guarantee that proposals, bids, or actual costs will not vary from the opinions on costs shown herein. The total costs and other numbers in this Opinion of Probable Cost have been rounded.

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
<b><u>Roadway Improvements - Community Center Drive</u></b>					
1	Curb and Gutter	397	LF	\$19.04	\$ 7,558.88
2	Median Concrete	2,295	SF	\$6.00	\$ 13,770.00
3	Median Landscaping	2,370	SF	\$5.00	\$ 11,850.00
4	Drive Approach with ADA Ramps	3	EA	\$3,500.00	\$ 10,500.00
5	Signage and Striping	1	ALLOW	\$2,000.00	\$ 2,000.00
6	Demo Existing Curb and Gutter	200	LF	\$6.00	\$ 1,200.00
				<b>Subtotal:</b>	<b>\$ 46,878.88</b>
<b><u>Proposed Water Improvements (Public)</u></b>					
1	8" C-900 PVC Water Main, Installed (bends valves, tees, crosses)	2,142	LF	\$95.00	\$ 203,490.00
2	6" Fire Ductile Iron Laterals	118	LF	\$42.00	\$ 4,956.00
3	Fire Hydrant Assembly	9	EA	\$8,500.00	\$ 76,500.00
				<b>Subtotal:</b>	<b>\$ 284,946.00</b>
Subtotal					\$ 331,824.88
Contingency (%,+/-) 10%					\$ 33,182.49
<b>Project Total:</b>					<b>\$ 365,007.37</b>

**NOTES:**

**This OPC has been developed based upon the following:**

1. Mobilization, General Conditions, Testing, etc., are not included within this OPC.
2. Traffic Control shall be provided by the Contractor and is not included within this OPC.

**EXHIBIT E  
LETTER OF CREDIT FORM**

BANK LETTERHEAD  
NAME OF INSTITUTION  
ADDRESS  
CITY, STATE, ZIP

SAMPLE

DATE

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IRREVOCABLE STANDBY LETTER OF CREDIT

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BENEFICIARY:

PERMITTEE:

CITY OF NORTHGLENN  
11701 COMMUNITY CENTER DRIVE  
NORTHGLENN, COLORADO 80233

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LETTER OF CREDIT NUMBER:

DATE ISSUED:

EXPIRARY DATE: THIS IRREVOCABLE LETTER OF CREDIT SHALL EXPIRE 12 MONTHS AFTER THE ISSUANCE DATE; PROVIDED THAT NAME OF INSTITUTION HAS GIVEN THE CITY OF NORTHGLENN NOT LESS THAN 30 DAYS NOR MORE THAN 60 DAYS PRIOR WRITTEN NOTICE OF THE IMPENDING EXPIRATION.

AT: ISSUING BANK'S INTERNATIONAL BANKING COUNTERS LOCATED AT ADDRESS INDICATED ABOVE.

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AMOUNT:            \$AMOUNT U.S. DOLLARS

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WE HEREBY ISSUE THIS IRREVOCABLE STANDBY LETTER OF CREDIT AVAILABLE BY PAYMENT BY DRAFT(S) DRAWN AT SIGHT ON NAME OF INSTITUTION AND ACCOMPANIED BY THE FOLLOWING DOCUMENTS:

1. THIS ORIGINAL LETTER OF CREDIT.

2. A STATEMENT ISSUED AND SIGNED BY THE BENEFICIARY CERTIFYING AS FOLLOWS:

"THE UNDERSIGNED, AN AUTHORIZED REPRESENTATIVE OF THE CITY OF NORTHGLENN, HEREBY CERTIFIES THE PERMITTEE HAS FAILED TO COMPLY WITH A CONDITION UPON WHICH THE CERTIFICATE OF OCCUPANCY WAS ISSUED BY THE CITY OF NORTHGLENN TO THE PERMITTEE FOR THE FOLLOWING PROPERTY:  
\_\_\_\_\_."

SPECIAL CONDITIONS:

PARTIAL DRAWING IS PERMITTED.

PURSUANT TO U.S. LAW, WE ARE PROHIBITED FROM ISSUING, TRANSFERRING, ACCEPTING OR PAYING LETTERS OF CREDIT TO ANY PARTY OR ENTITY IDENTIFIED BY THE OFFICE OF FOREIGN ASSETS CONTROL, U.S. DEPARTMENT OF TREASURY, OR SUBJECT TO DENIAL OF EXPORT PRIVILEGES BY THE U.S. DEPARTMENT OF COMMERCE.

DRAFT DRAWN UNDER THIS CREDIT MUST BEAR THE CLAUSE: "DRAWN" UNDER NAME OF INSTITUTION IRREVOCABLE STANDBY LETTER OF CREDIT NUMBER.

THIS CREDIT IS SUBJECT TO "THE UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY CREDITS" (1993 REVISION) INTERNATIONAL CHAMBER OF COMMERCE PUBLICATION NUMBER 500.

WE HEREBY ENGAGE WITH YOU THAT DRAFT(S) DRAWN AND/OR DOCUMENTS PRESENTED AND NEGOTIATED UNDER AND IN COMPLIANCE WITH THE TERMS OF THIS IRREVOCABLE STANDBY LETTER OF CREDIT WILL BE DULY HONORED UPON PRESENTATION TO US.

NAME OF INSTITUTION  
A MEMBER OF THE FEDERAL RESERVE SYSTEM

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STANDBY LETTERS OF CREDIT