




PLANNING & DEVELOPMENT MEMORANDUM
#44-2023

DATE: Sept. 11, 2023

TO: Honorable Mayor Meredith Leighty and City Council Members

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

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

SUBJECT: CR-119 – Headwaters Northglenn Independent Living Subdivision Amendment No. 1
Final Plat & Subdivision Improvement Agreement

PURPOSE

To consider CR-119, a resolution approving the Headwaters Northglenn Independent Living Subdivision Amendment No. 1 Final Plat and associated Subdivision Improvement Agreement (SIA).

BACKGROUND

This Final Plat and associated SIA is for public infrastructure improvements required to serve the proposed Headwaters Independent Living Facility at 10691 Melody Drive. Also, part of the application package is a Major Site Plan, which is not being presented to City Council. Final approval of the major site plan, as outlined in the City's Unified Development Ordinance (UDO), is by the Planning Commission. Final Plats are required to be forwarded to Council when public infrastructure is required as part of the development. The Planning Commission voted unanimously to approve the major site plan, subject to the approval of the Final Plat by City Council. Additionally, the Commission voted unanimously to recommend approval of the Final Plat to City Council. The Planning Commission's resolutions approving the major site plan and recommending approval of the Final Plat are included as Attachment 1 to this memorandum. Additionally, a copy of the Planning Commission staff report, which includes a complete analysis of the Final Plat, is included as Attachment 2 for reference.

The Final Plat is a replat of the existing Lot 2 and Lot 3, Block 1 of the Headwaters Northglenn Independent Living Subdivision. The plat is required to combine the two existing lots into one lot to accommodate the proposed development. The plat is only intended to establish property boundaries, however, the proposed development on the property would accommodate a new 172-unit multifamily independent living facility on the site.

The proposed replat includes the combined total acreage of 4.53 acres. The plat is intended to memorialize final lot lines; property measures; all easements, including utility and access easements; and public infrastructure improvements in the form of a water main and drainage detention improvements. In accordance with Section 11-5-6 of the UDO, Guarantee of Public Improvements, when public infrastructure is required to be constructed as part of a Final Plat, a subdivision improvement agreement is required to be approved by City Council.

Staff has reviewed the proposed Headwaters Northglenn Independent Living Subdivision Amendment No. 1 Final Plat for compatibility with the subdivision design standards outlined in Article 5 of the UDO. Staff provided a thorough analysis of the criteria in the staff report on pages 6 and 7 of Attachment 2. Staff finds that the proposed subdivision plat complies with the City's requirements outlined in the UDO for subdivisions as well as all submittal requirements outlined in the Administrative Manual for Final Plat applications. The proposed Final Plat also includes public infrastructure improvements, therefore requiring approval of the SIA from City Council. Section 2 of CR-119 would approve the SIA between the City and HG AA Northglenn, LLC.

The SIA outlines the responsibility of the developer to install all public infrastructure to the City's standards and specifications. Prior to the City assuming acceptance of those improvements, they would be inspected by the City and assurances would be placed on the improvements should they fail within two years after acceptance.

The project would construct \$301,975 in public improvements, which include 1,695 linear feet of a 10-inch water main, 95 linear feet of a 6-inch fire line, gate valves and four fire hydrant assemblies.

The SIA 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. In summary, the developer would be required to submit civil plans for review by the Public Works Department, along with a performance guarantee (in the form of a Letter of Credit) that covers the public improvements to be installed. Staff would not record the Final Plat until such surety has been provided.

BUDGET/TIME IMPLICATIONS

The result of the subdivision plat does not have any direct budgetary impacts. Municipal Code Section 11-6-6(c)(4)(F)(ii) states the following: "The City shall record the Final Plat with the County Clerk within 30 days of approval, but not before security for public infrastructure or other improvements has been posted pursuant to Section 11-5-6. If security for such improvements is not posted within 30 days following Final Plat approval, the approval shall lapse." The applicant would be required to submit fully executed mylars for recording as well as the security outlined in the Subdivision Improvement Agreement presented to City Council this evening within 30 days of Council's approval, or approval lapses and the applicant would be required to resubmit an application for review and approval.

Although the cost of installation of these improvements would be the responsibility of the developer, once the City accepts the improvements they would become a maintenance responsibility of the City. 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 acceptance or certificates of occupancy can be issued for the development.

STAFF RECOMMENDATION

Staff recommends approval of CR-119.

STAFF REFERENCE

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

ATTACHMENTS

1. Planning Commission Resolutions 2023-09 & 2023-11
2. Planning Commission Headwaters Major Site Plan Staff Report

RESOLUTION 2023-09
NORTHGLENN PLANNING COMMISSION

A RESOLUTION PROVIDING APPROVAL OF THE HEADWATERS GROUP HEADWATERS INDEPENDENT LIVING FACILITY MAJOR SITE PLAN, LEGALLY DESCRIBED A RESUBDIVISION OF LOT 2, AND LOT 3, BLOCK 1, HEADWATERS NORTHGLENN INDEPENDENT LIVING SUBDIVISION LOCATED IN THE WEST HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO.

WHEREAS, Northglenn Ordinance 11-6-5(a) requires that the Northglenn Planning Commission review and make final decision on any application for Major Site Plan review; and

WHEREAS, the Northglenn Planning Commission therefore desires to make its final decision on the proposed Major Site Plan application as required by law; and

WHEREAS, the Planning Commission has found that the application satisfies the applicable criteria for site plans under 11-6-5(a)(3)(E)(ii).

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

Section 1. The City of Northglenn Planning Commission hereby approves the proposed Headwaters Independent Living Facility Major Site Plan.


Section 3. The decision of the Northglenn Planning Commission is subject to the following conditions:

1. Major Site Plan approval is subject to the City Council's approval of the Subdivision Improvements Agreement.
2. Civil, grading, right-of-way, and building construction drawings shall be submitted for review and approved prior to commencing construction.

DATED this 15th day of August, 2023



Sonia Di Carlo
Planning Commission Chair

ATTEST:


Rebecca Smith, AICP
Secretary

**RESOLUTION 2023-11
NORTHGLENN PLANNING COMMISSION**

**A RESOLUTION PROVIDING A FAVORABLE RECOMMENDATION TO
THE CITY COUNCIL FOR APPROVAL OF THE HEADWATERS
NORTHGLENN INDEPENDENT LIVING SUBDIVISION AMENDMENT
NO. 1 FINAL PLAT.**

WHEREAS, Northglenn Ordinance 11-6-6(c) requires that the Northglenn Planning Commission review and make recommendation to Council any application for Final Plat that requires the installation of public infrastructure; and

WHEREAS, the proposed development will include the installation of new public infrastructure, including water mains and drainage improvements.

WHEREAS, to accommodate this development, the City of Northglenn desires to replat the property to accommodate said development; and

WHEREAS, the Northglenn Planning Commission also desires to provide a recommendation to the City Council on the proposed Final Plat application as required by law; and

WHEREAS, the Planning Commission has found that the application satisfies the applicable criteria for final plats under section 11-6-6(c)(4)(E)(iii).

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

Section 1. The City of Northglenn Planning Commission hereby provides a favorable recommendation to the City Council for the Headwaters Northglenn Independent Living Subdivision Amendment No. 1 Final Plat.

Section 3. The decision of the Northglenn Planning Commission is subject to the following conditions:

1. Executed mylar copies of Final Plat will be required to be recorded with Adams County prior to issuance of a building permit.
2. No grading, building, or other permits required by the City shall be issued until all of the above conditions have been met.

DATED this 15th day of August, 2023

Sonia Di Ca o
Planning Commission Chair

becca Sm th, AICP
Secretary



Planning & Development
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Northglenn, CO 80233
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F: 303-450-8708
northglenn.org

PLANNING AND DEVELOPMENT DEPARTMENT
MEMORANDUM

DATE: August 15, 2023
TO: Planning Commission
FROM: Ashley McFarland, Planner II
THROUGH: Becky Smith, Planning Manager
Brook Svoboda, Director of Planning and Development
SUBJECT: Case #MSP-2-23 Headwaters Independent Living Facility Major Site Plan & Plat-1-23 Headwaters Northglenn Independent Living Subdivision Amendment No. 1 (Headwaters Group)

REQUEST

The applicant, Headwaters Group, is seeking a recommendation of approval to City Council of a Final Subdivision Plat, and approval of a Major Site Plan for the development of a 172-unit independent living housing facility on 4.53 acres located at 10691 Melody Drive. The applicant is proposing a standalone 4-story multifamily building, including a clubhouse, outdoor pool, and courtyard.

RECOMMENDATION

Staff Recommendation:

Staff recommends the Planning Commission recommend approval to City Council of a Final Plat for the proposed Headwaters Northglenn Independent Living Subdivision Amendment No. 1, and for final approval of a Major Site Plan for the development of a 172-unit multifamily senior housing residential development. Staff is recommending the following conditions of approval for the Planning Commission’s consideration of the Final Plat and Major Site Plan:

1. Executed mylar copies of Final Plat will be required to be recorded with Adams County prior to issuance of a building permit.
2. No grading, building, or other permits require by the city shall be issued until all of the above conditions have been met.

Recommended Motions:

The following is a recommended motion for the proposed Major Site Plan:

“I move to approve Resolution 2023-09, approving the Major Site Plan for Headwaters Independent Living Facility, subject to the conditions outlined therein.”

The following is a recommendation motion for the proposed Final Plat:

“I move to approve Resolution 2023-11, recommending approval to City Council of the Headwaters Northglenn Independent Living Subdivision Amendment No. 1. Final Plat, subject to the conditions outlined therein.”

DISCUSSION

Background

Site Data

Location	Property is located on the west side of Melody Drive between Kennedy Drive and West 106 th Avenue.
Subdivision	A resubdivision of Lot 2, and Lot 3, Block 1, Headwaters Northglenn Independent Living Subdivision located in the west half of Section 10, Township 2 South, Range 68, west of the sixth principal meridian, City of Northglenn, County of Adams, State of Colorado.
Zoning	CB-2007 approved the rezone of the property from Commercial General/Auto to Multifamily on July 24, 2023. The property is subject to compliance with section 11-2-6 RM-2 Multifamily.
Existing Land Use	The site currently contains a 9,000 sq. ft retail space, 6,249 sq. ft. restaurant space, and 9,000 sq. ft. commercial and retail space, and parking lot area.
Acreage	4.53 acres.

Characteristics of the Site (see Attachment A for an Aerial Vicinity Map)

- Three existing retail, commercial, and restaurant buildings and parking lot areas.
- The properties were rezoned from Commercial General and Commercial Auto to Multifamily (RM-2) on July 24, 2023.
- The area to the East has undergone multiple tenant finish changes including combining and subdividing of retail spaces to accommodate incoming needs for the Northglenn Marketplace.
- There is multifamily housing adjacent to the West.

Zoning and Surrounding Land Uses (see Attachment B for a Zoning Map of the Vicinity)

The following table summarizes the zoning and land uses for the properties surrounding this site:

	Zoning	Land Use
North	CG – Commercial General	Commercial and Retail – Wells Fargo Building

South	CA – Commercial Auto	Retail and Restaurant – Northglenn Square
East	CA – Commercial Auto	Retail and Restaurant – Northglenn Marketplace
West	RM-2 - Multifamily	Multifamily – Beacon House Apartments and The Heights on Huron Apartments

Notification Requirements

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

ANALYSIS

The following sections include an analysis of various topics related to the application being presented to the Commission. The proposed development was reviewed in accordance with applicable section of Chapter 11 of the Municipal Code – The Unified Development Ordinance (UDO), and the Northglenn Comprehensive Plan.

Major Site Plan

Land Use and Density.

On July 24, 2023, CB-2007 approved the property to be rezoned from Commercial General/ Commercial Auto to Multifamily. Following approval of CB-2007, the rezone applicant, Headwaters Group, submitted this Major Site Plan application proposing a 172-unit independent living facility. The development submittal was reviewed in accordance with all requirements outlined in the Administrative Manual for Major Site Plan applications. Staff finds that the proposed land use is consistent with the approved Plat and Section 11-2-6 RM-2 Multifamily.

The development area associated with the proposed Major Site Plan includes a total of 4.53 acres. The density proposed for the site is 38 units per acre.

Development Standards.

The UDO established various development standards ranging from setbacks to building height to lot coverage. In staff’s review of these standards, the proposed Major Site Plan is consistent with the Development Standards.

1. Setbacks. The RM-2 zone district has a minimum front setback of 15ft, a minimum 5ft side setback, and a minimum 10ft rear setback. The development meets all minimum setback standards outlined in Section 11-2-6(b) of the UDO.
2. Building Height. The UDO stipulates a maximum building height of 60 feet. The development meets the maximum height requirements.

Architectural Design.

Sheets 25-27 of the proposed Major Site Plan (Attachment C) show color renderings of the structures and the architectural details for the proposed development.

The site plan proposes a ground-floor courtyard with an outdoor pool area, internal trash room, and clubhouse as amenities for the tenants. All units will be age-restricted, providing senior housing to the area.

There are specific architectural design standards outlined in Section 11-4-8 of the UDO. Staff has reviewed the architectural design for compliance and finds the development is consistent with the UDO. The development proposed 4-sided architectural features including two different stone masonry types and colors, stucco and siding with multiple colors proposed. The development is also providing parapets, roof changes, ground floor canopies, and insets for balcony units. The development has either met or exceeded the masonry requirement and separately determined transparency requirement for both the ground-floor and upper-floor wall areas. Finally, the development was organized with units surrounding central courtyard.

Parking.

Table 4-6-A: Minimum Off-Street Parking outlines independent living facility parking requirements. The site data table and parking table on Page 1 of the Major Site Plan indicates that the site requires 172 parking spaces. The site plan details 208 parking spaces with optional garage, carport, and surface parking. The development does meet EV parking and accessible parking requirements as determined by the adopted 2021 International Building Code.

The development exceeds the minimum bicycle parking requirements outlined in Section 11-6-4(f)(1). The development is required to provide 11 bicycle parking spaces and are proposing 12 spaces.

The proposed Major Site Plan exceeds the parking requirement.

Site Lighting.

Light poles are 20', 12', and 9' in height, which is less than the code maximum height for lighting. The Lighting Plan is provided on Sheets 28 and 29 of the Major Site Plan. The light plan shows that light spillover does not exceed a one-foot candle at any property line.

Landscaping and Fencing.

Sheets 8-15 of the Major Site Plan detail the proposed landscaping for the site. The UDO requires 1 tree and 5 shrubs or ornamental grasses per 800 sq. ft. of required pervious coverage area. The RM-2 zone district required 20% minimum pervious coverage for the entire site. The proposed development exceeds the pervious coverage and landscaping requirements by providing 21% pervious coverage, 88 trees, 8 street trees along Melody Drive, and 785 shrubs/grasses.

A 42" perimeter fence is proposed and detailed on sheet 16. A retaining wall along a segment of the North facing elevation is proposed. Section 11-4-7(m)(3)(A) – Maximum Height – states retaining walls over four feet in height shall be designed by a State of Colorado licensed structural engineer. This structural engineering detail will be reviewed administratively and will be required prior to the release of the building permit.

Drainage.

The Public Works Department has reviewed the Drainage Report provided by the applicant and deemed the submittal consistent with the City's Engineering Standards and Specifications. The Drainage report detailed underground detention beneath the parking area on the east section of the property. The development meets all City of Northglenn Standards and mile High Flood District Standards and is not anticipated to adversely affect the existing storm sewer facilities and downstreet infrastructure. Off-site conditions have been improved. Drainage improvement for the site includes private roof drains, curb and gutter, drainage plans, and a private storm sewer network that directs runoff to the private underground detention system. The overall

imperviousness of the site will decrease from 94% to 81%. Finally, there are no anticipated floodplain impacts. City Staff has provided the Drainage Report Summary as Attachment D to this Staff Report.

Traffic and Streets.

The Public Works Department has reviewed the Traffic Report provided by the applicant and deemed the submittal consistent with the City's Engineering Standards and Specifications. The Traffic Report acknowledges the two existing full movement accesses along the west side of Melody Drive as the primary access to the site. The Traffic Report determined the site to generate 558 weekday daily trips. The existing intersection are expected to operate acceptably with existing lane configurations and control through 2045. City Staff has provided the Traffic Report Executive Summary as Attachment E to this Staff Report.

Utilities.

The Public Works Department has reviewed the Utility Report provided by the applicant and deemed the submittal consistent with the City's Engineering Standards and Specifications. The Utility Plan is detailed on sheet 8. The development includes various public improvements, including a 10" water main, fire hydrant assemblies and 6" fire line, and gate valves. The specifics of those improvements are outlined in Attachment F – Headwaters Subdivision Improvements Agreement. The Final Plat with SIA is reviewed by the Planning Commission and the Commission makes a recommendation to City Council. City Council makes the final decision. The SIA will be scheduled with the City Council in the coming weeks and must be approved prior to the issuance of a building permit.

Final Plat

The Headwaters Northglenn Independent Living Subdivision Final Plat is provided in Attachments G.

The proposed Final Plat was reviewed concurrently in conformance with the review procedures outlined in Article 6, and the subdivision design standards outlined in Article 5 of the UDO. Staff finds that the proposed subdivision plat complies with the city's requirements outlined in the code for subdivisions as well as all submittal requirements outlined in the Administrative Manual for Final Plat applications.

The Final Plat is a replat of the existing Lot 2 and Lot 3 Block 1 of the Headwaters Northglenn Independent Living Subdivision. This plat is required to combine the two existing lots into one lot for development improvements. The plat also memorializes a utility and drainage easements associated with this development. Further, it contains the final lot lines, all easements, and property measurements.

The proposed replat includes the combined total acreage of 4.528 acres. The Plat also includes public infrastructure improvements in the form of water main and drainage improvements. Because of these improvements, the City Council will be required to approve the Final Plat along with a Subdivision Improvement Agreement (SIA).

The required SIA outlines the responsibility of the developer to install all public infrastructure to city standards. Prior to the city assuming acceptance of those improvements, they will be inspected by the city as well as assurances placed on the improvements should those improvements fail within a certain number of years from acceptance. Those improvement agreements are not reviewed by the Planning Commission and have not been included as part of this packet.

APPROVAL CRITERIA

Applicable Approval Code Provisions.

The following sections of the code should be considered with the review of this application.

- Section 11-6-5(a) of the UDO (Site Plan Review)
- Section 11-6-6(c) of the UDO (Final Plat)

Criteria Analysis.

Section 11-6-5(a)(3)(E)(ii) requires the proposed Major Site Plan to comply with the following approval criteria. A brief staff analysis is provided for each:

Criteria:	Staff Analysis:
a) The site plan complies with applicable standards in this UDO, including Article 2, Zoning Districts; Article 3, Use Regulations; Article 4, Development Standards; and any other applicable standards of this UDO.	The proposed Headwaters Major Site Plan complies with all applicable standards of the UDO as outlined in the analysis section of the staff report.
b) The site plan is consistent with any previously approved plat, Planned Development, or any other precedent land use approval; and	The proposed Major Site Plan is consistent with the Headwaters Northglenn Independent Living Subdivision Amendment No.1 Final Plat.
c) The site plan is consistent with the Comprehensive Plan and other adopted City policies and plans	The proposed Major Site Plan is consistent with the Comprehensive Plan.

Final Plat Procedure.

Section 11-6-6(c) of the UDO outlines that the Planning Commission review and provide a recommendation to City Council, followed by City Council review and adoption for any Final Plat that includes public infrastructure. The Headwaters Northglenn Independent Living Subdivision Amendment No. 1 includes public infrastructure, including water mains and drainage improvements.

Criteria Analysis – Final Plat.

Section 11-6-6(c)(4)(E)(iii) requires the proposed Final Plat to comply with the following approval criteria. A brief staff analysis is provided for each:

Criteria:	Staff Analysis:
a) The final plat conforms to the approved preliminary	The proposed Final Plat is consistent with the Preliminary Plat. This plat is a replat of lot 2 and lot 3 to

plat, including any conditions of approval;	combine the lots and add the necessary easements for public utility lines.
b) The development will substantially comply with all requirements of this UDO; and	The proposed Final Plat complies with all requirements of the UDO as outlined in the analysis section of the staff report.
c) The development will comply with the applicable technical standards and specifications adopted by the City.	The proposed Final Plat complies with all technical standards and specifications adopted by the City. The City's Public Works Department reviewed and approved the traffic, utility, and drainage reports for the Headwaters development.

ADMINISTRATION

Possible Actions by the Planning Commission.

The Planning Commission is the final approval authority for the review of a Major Site Plan and shall review the application and make a final decision. The Commission's options for recommendation are as follows:

1. Approval of the request, with or without conditions or stipulations;
2. Denial of the request for reasons stated; or
3. Table the request for further consideration or additional information.

The Planning Commission is not the final approval authority for review of a Final Plat that includes public infrastructure and shall review the application and provide a recommendation to the City Council. The Commission's options for recommendation are as follows:

1. Recommend approval of the request, with or without conditions or stipulations.
2. Recommend denial of the request for reasons stated; or
3. Table the request for further consideration or additional information.

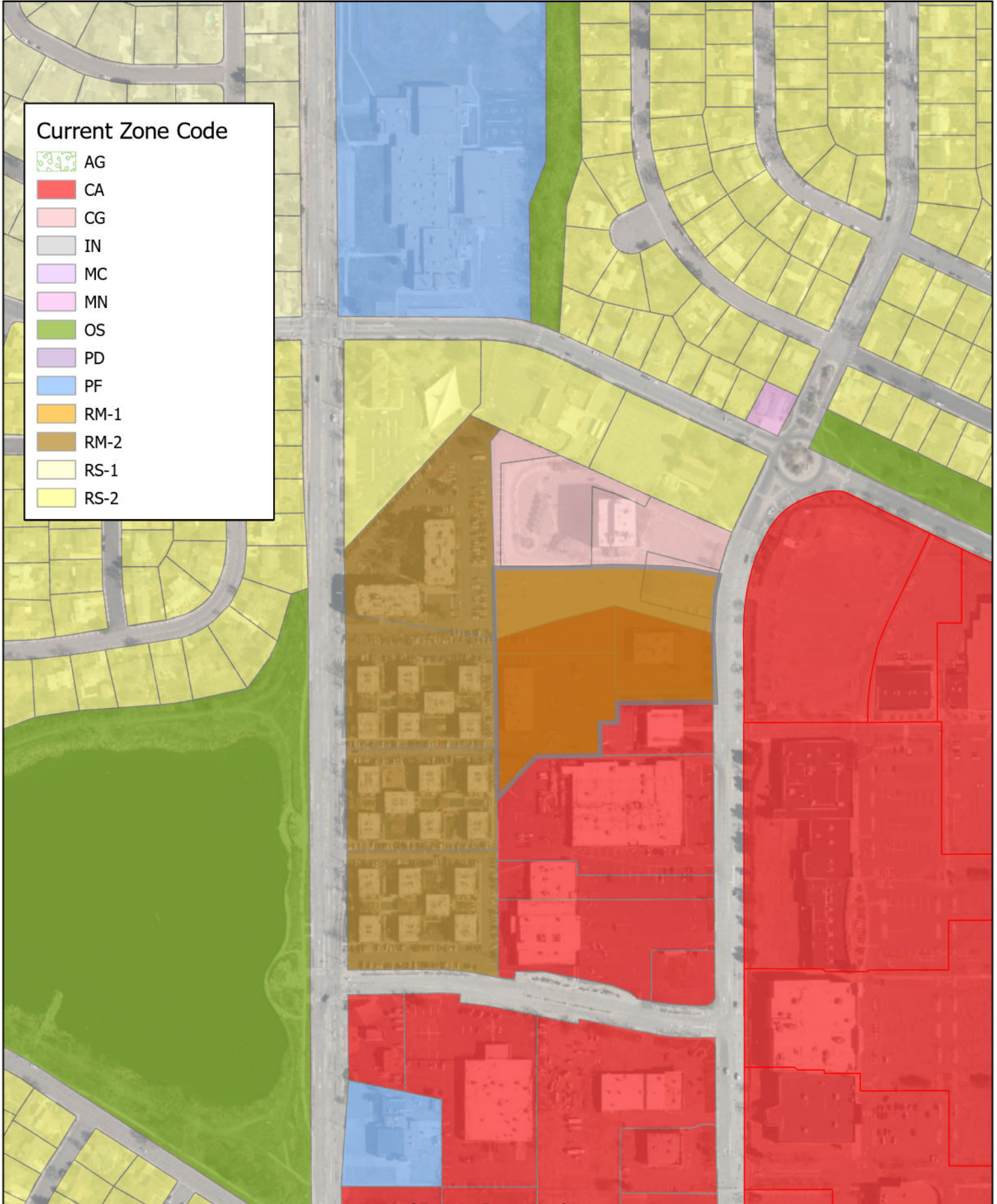
Next Steps.

The Planning Commission's recommendation on the Final Plat will be forwarded to City Council for consideration. A public hearing for the application will be held at the September 11, 2023, City Council meeting. The Planning Commission's decision on the Major Site Plan will be conditioned upon City Council approval of the proposed Final Plat.














ATTACHMENTS

- Attachment A – Aerial Vicinity Map
- Attachment B – Zoning Map
- Attachment C – Major Site Plan
- Attachment D – Headwaters Drainage Report Summary
- Attachment E – Headwaters Traffic Study Executive Summary
- Attachment F – Headwaters Subdivision Improvements Agreement
- Attachment G – Headwaters Northglenn Independent Living Subdivision Amend. No. 1 Final Plat





Current Zone Code

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

HEADWATERS INDEPENDENT LIVING FACILITY MAJOR SITE PLAN

10691 MELODY DRIVE
LOT 2, BLOCK 1, HEADWATERS NORTHGLENN INDEPENDENT LIVING SUBDIVISION,
LOCATED IN THE WEST 1/2 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH P.M.,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

PROJECT DESCRIPTION

HEADWATERS INDEPENDENT LIVING FACILITY WILL INCLUDE 172 UNITS IN A STANDALONE 4-STORY RESIDENTIAL BUILDING. ALSO INCLUDED IN THE 4-STORY STRUCTURE ARE AN INTERNAL TRASH ROOM AND A CLUBHOUSE. AN OUTDOOR POOL IS INCLUDED IN THE MAIN COURTYARD.

SITE DATA TABLE

LOT SIZE	197,250 SF / 4.53 AC	
PROPOSED ZONING OF THE SITE	RM-2, INDEPENDENT LIVING FACILITY	
	AREA	PERCENTAGE
BUILDING COVERAGE (60% MAX)	58,040 SF	29%
PARKING COVERAGE	78,483 SF	40%
LANDSCAPING COVERAGE	41,054 SF	21%
HARDSCAPING COVERAGE	19,673 SF	10%
EXISTING IMPERVIOUS COVERAGE	185,860 SF	94%
PROPOSED IMPERVIOUS COVERAGE	153,468 SF	79%
PARKING	REQUIRED	PROPOSED
VEHICLE	172	208
BICYCLE	11	12
ACCESSIBLE	7	7
MAXIMUM BUILDING HEIGHT	60'-0"	59'-6 1/2"
SETBACKS	REQUIRED	PROVIDED
FRONT	15'-0"	95'-8 1/2"
SIDE	5'-0"	57'-0"
REAR	10'-0"	74'-10 3/4"



VICINITY MAP
SCALE: 1" = 750'



PARKING

TYPE	COUNT	REQUIRED
GARAGE	30	
STANDARD SURFACE (INCLUDES 36 SHARED SPACES)	91	INDEPENDENT LIVING FACILITY: 1 SPACE PER 6 PATIENT BEDS (0 PATIENT BEDS); PLUS 1 SPACE FOR EACH 4 ROOMING UNITS (0 ROOMING UNITS); PLUS 1 SPACE FOR EACH 3 DWELLING UNIT (172 UNITS) = 122
CARPPOOL	87	
ACCESSIBLE*	7	PER TABLE 1106.1 = 7 (1 VAN)
EV PARKING*	11	5% OF TOTAL PARKING = 11
TOTAL PROVIDED	208	TOTAL REQUIRED = 172

*NOT INCLUDED IN TOTAL PARKING COUNT

LEGAL DESCRIPTION

LOT 2, BLOCK 1, HEADWATERS NORTHGLENN INDEPENDENT LIVING SUBDIVISION

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS AND DEMOLITION
3	SITE PLAN
4	OVERALL GRADING AND DRAINAGE PLAN
5	DETAILED GRADING AND DRAINAGE PLAN
6	DETAILED GRADING AND DRAINAGE PLAN
7	DETAILED GRADING AND DRAINAGE PLAN
8	UTILITY PLAN
9	LANDSCAPE NOTES
10	LANDSCAPE SCHEDULES
11	OVERALL LANDSCAPE PLAN
12	LANDSCAPE PLAN
13	LANDSCAPE PLAN
14	COURTYARD ENLARGEMENT
15	LANDSCAPE DETAILS
16	LANDSCAPE DETAILS
17	LANDSCAPE DETAILS
18	IRRIGATION NOTES
19	OVERALL IRRIGATION PLAN
20	IRRIGATION PLAN
21	IRRIGATION PLAN
22	IRRIGATION DETAILS
23	IRRIGATION DETAILS
24	IRRIGATION DETAILS
25	BUILDING ELEVATIONS
26	BUILDING ELEVATIONS
27	BUILDING ELEVATIONS
28	SITE LIGHTING PHOTOMETRIC
29	LIGHTING DETAILS

CITY APPROVAL CERTIFICATE

THIS IS TO HEREBY CERTIFY THAT ON _____ DAY OF _____, 20____, THE CITY OF NORTHGLENN, COLORADO, HAS APPROVED THIS SITE PLAN FOR THE DEVELOPMENT OF HEADWATERS INDEPENDENT LIVING FACILITY IN CONFORMANCE WITH THE ORDINANCES OF THE CITY OF NORTHGLENN.

BY: _____
CHAIR, PLANNING COMMISSION

_____ DIRECTOR, PLANNING AND DEVELOPMENT

_____ DIRECTOR, PUBLIC WORKS

OWNER'S CERTIFICATE

WE, HG AA NORTHGLENN LLC, AS OWNERS OF THE 4.53-ACRE TRACT DESCRIBED ABOVE AND FOREGOING SITE PLAN HEADWATERS INDEPENDENT LIVING FACILITY DO HEREBY ESTABLISH SAID DEVELOPMENT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATION ON SAID SITE PLAN. WE FURTHER CERTIFY THAT ALL IMPROVEMENTS SHOWN ON SAID SITE PLAN SHALL BE CONSTRUCTED IN LOCATION SHOWN.

IN TESTIMONY WHEREOF, HG AA NORTHGLENN GROUP HAS CAUSED THESE PRESENTS TO BE SIGNED BY JEFF HOFFMAN, ITS PRESIDENT THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY (OR AUTHORIZED TRUST OFFICER), BEN BURKE, AND ITS COMMON SEAL, HEREUNTO AFFIXED BY THIS ____ DAY OF _____, 20____.

BY: _____
JEFF HOFFMAN
HG AA NORTHGLENN, LLC
SENIOR VICE PRESIDENT OF DEVELOPMENT

ATTEST: _____

BY: _____
BEN BURKE
MANAGING PARTNER

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.

OWNER/DEVELOPER
HG AA NORTHGLENN, LLC
288 CLAYTON ST, SUITE 307
DENVER, CO 80206
CONTACT: JEFF HOFFMAN
PHONE: 312.617.5736

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

LANDSCAPE ARCHITECT
NORRIS DESIGN
1101 BANNOCK ST
DENVER, CO 80204
CONTACT: GREG BANKS, PLA, LEED
PHONE: 303.892.1166

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

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



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

Kimley-Horn

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DENVER, CO 80216
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NORRIS DESIGN
Planning | Landscape Architecture | Branding

NORRIS DESIGN
LANDSCAPE ARCHITECT
1101 BANNOCK STREET
DENVER, CO 80204
T: (303) 892-1166

DESIGNED BY: RJP
DRAWN BY: ANP
CHECKED BY: EPF
DATE: 06/20/2023

PROFESSIONAL SEALS
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Kimley-Horn and Associates, Inc.

No.	Description	Date

KH PROJECT NO.: 196563001

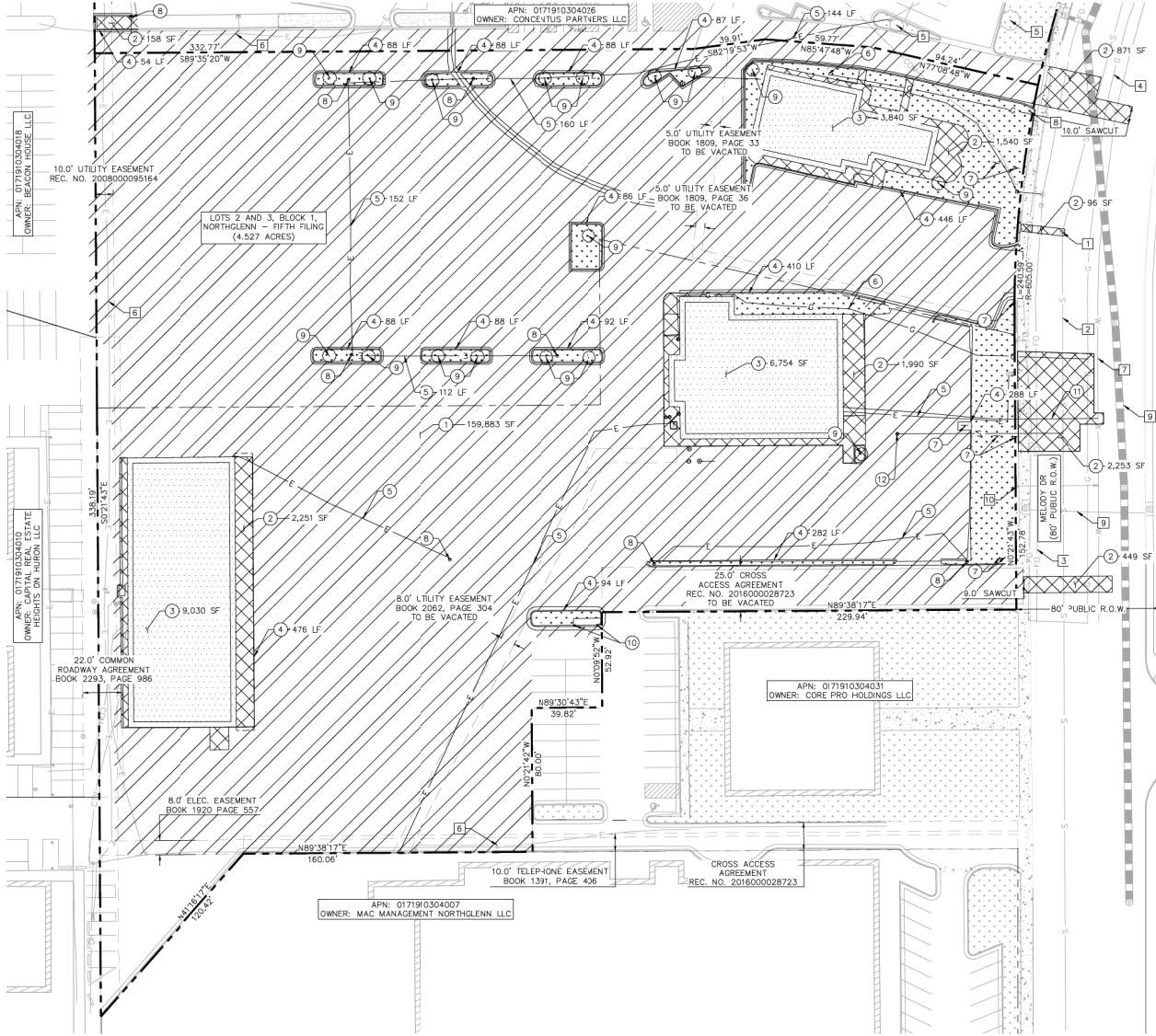
SHEET TITLE
COVER SHEET

SHEET NUMBER
1 OF 29



HEADWATERS INDEPENDENT LIVING FACILITY MAJOR SITE PLAN

10691 MELODY DRIVE
LOT 2, BLOCK 1, HEADWATERS NORTHGLENN INDEPENDENT LIVING SUBDIVISION,
LOCATED IN THE WEST 1/2 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH P.M.,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- EXISTING STORM SEWER
- S --- EXISTING SANITARY SEWER
- W --- EXISTING WATER MAIN
- E --- EXISTING UNDERGROUND ELECTRIC
- F --- EXISTING FIBER OPTIC LINE
- G --- EXISTING GAS MAIN
- [Pattern] REMOVE EXISTING BUILDING (19,624 SF)
- [Pattern] REMOVE EXISTING CONCRETE (9,608 SF)
- [Pattern] REMOVE EXISTING ASPHALT (159,883 SF)
- [Pattern] REMOVE EXISTING LANDSCAPING (11,389 SF)

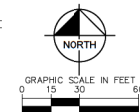
REMOVAL/RELOCATION NOTES

- 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 GAS METER AND ASSOCIATED LINES (ABANDON AT PROPERTY LINE)
- 7 REMOVE SIGN
- 8 REMOVE LIGHT POLE
- 9 REMOVE TREE
- 10 REMOVE TRAFFIC BOLLARD
- 11 REMOVE WATER LINE (ABANDON AT THE MAIN)
- 12 REMOVE CLEANOUT AND ASSOCIATED SANITARY SEWER LINE (ABANDON AT THE MAIN)

*NOTE: ALL WATER AND SANITARY SERVICE LINES MUST BE ABANDONED AT THE MAIN.

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
- 10 FIRE HYDRANT



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SHEET TITLE
EXISTING CONDITIONS AND DEMOLITION

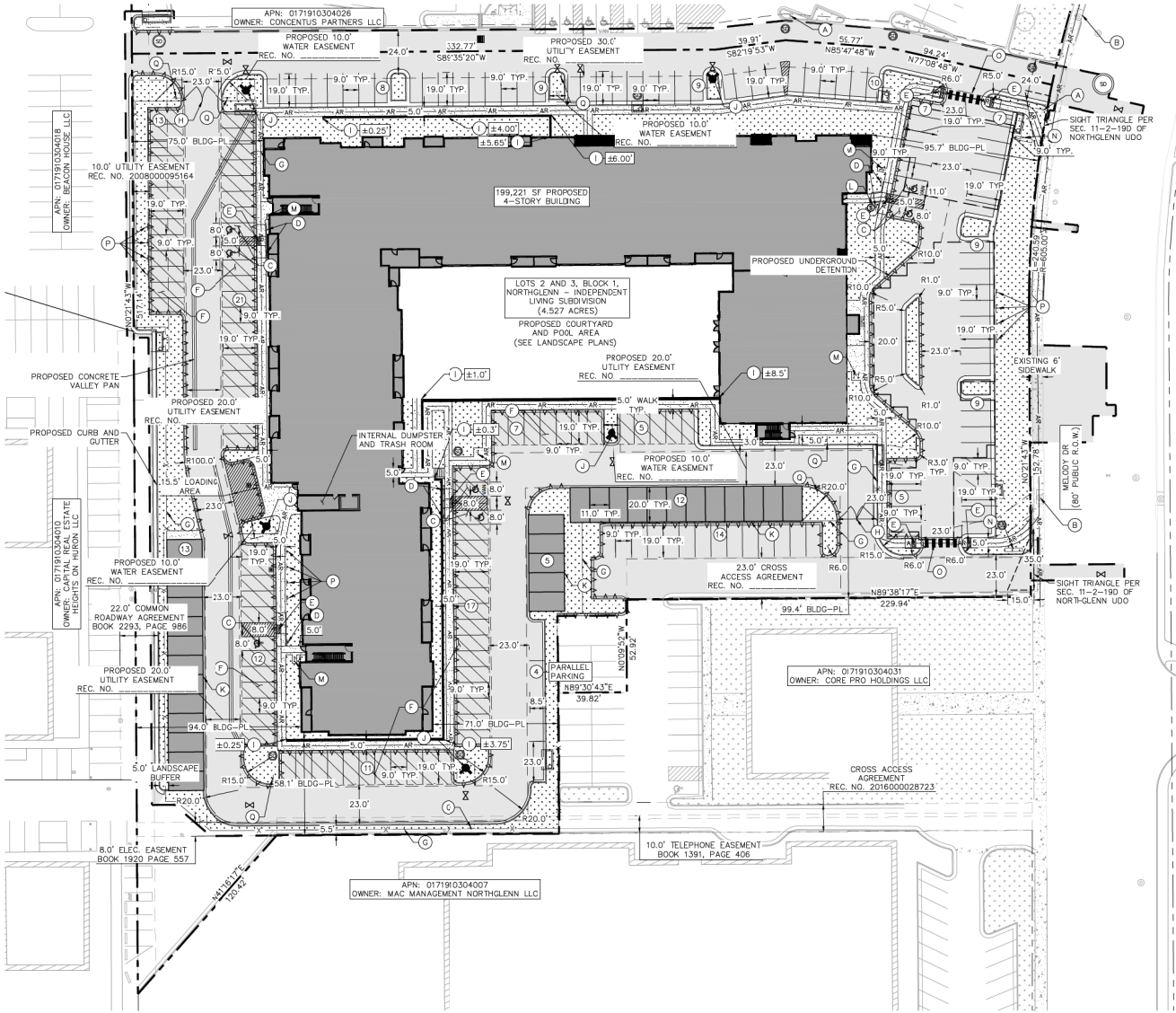
SHEET NUMBER
2 OF 29

HEADWATERS INDEPENDENT LIVING FACILITY MAJOR SITE PLAN

10691 MELODY DRIVE
LOT 2, BLOCK 1, HEADWATERS NORTHGLENN INDEPENDENT LIVING SUBDIVISION,
LOCATED IN THE WEST 1/2 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH P.M.,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

SITE PLAN NOTES

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



- LEGEND**
- PROPERTY LINE
 - - - EXISTING EASEMENT LINE
 - - - PROPOSED EASEMENT LINE
 - ===== EXISTING CURB AND GUTTER
 - ===== PROPOSED CURB AND GUTTER
 - ~~~~~ PROPOSED SPILL CURB
 - LIMITS OF DISTURBANCE
 - AR --- ACCESSIBLE ROUTE
 - X - X - PROPOSED FENCE
 - ⊙ EXISTING SANITARY SEWER MANHOLE
 - ⊙ EXISTING STORM MANHOLE
 - ⊙ EXISTING WATER MANHOLE
 - ⊙ EXISTING WATER VALVE
 - ⊙ EXISTING FIRE HYDRANT
 - ===== EXISTING SIDEWALK
 - ===== PROPOSED CONCRETE SIDEWALK
 - ===== PROPOSED LANDSCAPE
 - ===== PROPOSED ASPHALT PAVEMENT
 - ===== PROPOSED BUILDING
 - ===== PROPOSED CARPORT
 - ⊙ PROPOSED STORM MANHOLE
 - ⊙ PROPOSED 5' TYPE R INLET
 - ⊙ PROPOSED 10' TYPE R INLET
 - ⊙ PROPOSED TYPE C INLET
 - ⊙ PROPOSED WATER VALVE
 - ⊙ PROPOSED FIRE HYDRANT
 - ⊙ PROPOSED NO PARKING FIRE LANE SIGN

- KEYNOTES**
- (A) EXISTING SIGN TO REMAIN
 - (B) EXISTING STORM INLET TO REMAIN
 - (C) PROPOSED ADA PARKING SPACE
 - (D) PROPOSED ADA PARKING SIGN
 - (E) PROPOSED CURB RAMP
 - (F) PROPOSED CARPORT
 - (G) PROPOSED FENCE
 - (H) PROPOSED GATE
 - (I) PROPOSED WALL
 - (J) PROPOSED FIRE HYDRANT
 - (K) PROPOSED POOL SHED AND RESTROOM (297 SF)
 - (L) PROPOSED SANITARY SEWER MANHOLE
 - (M) PROPOSED BIKE RACK
 - (N) PROPOSED MONUMENT SIGN
 - (O) PAVEMENT STRIPING FOR ADA CROSSWALK
 - (P) EV CHARGING STATION
 - (Q) PROPOSED NO PARKING FIRE LANE SIGN
 - (R) PROPOSED PARKING COUNT



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10691 MELODY DR
NORTHGLENN, CO
PREPARED FOR:
HG AA NORTHGLENN, LLC
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DENVER, CO 80206
DESIGN MANAGER:
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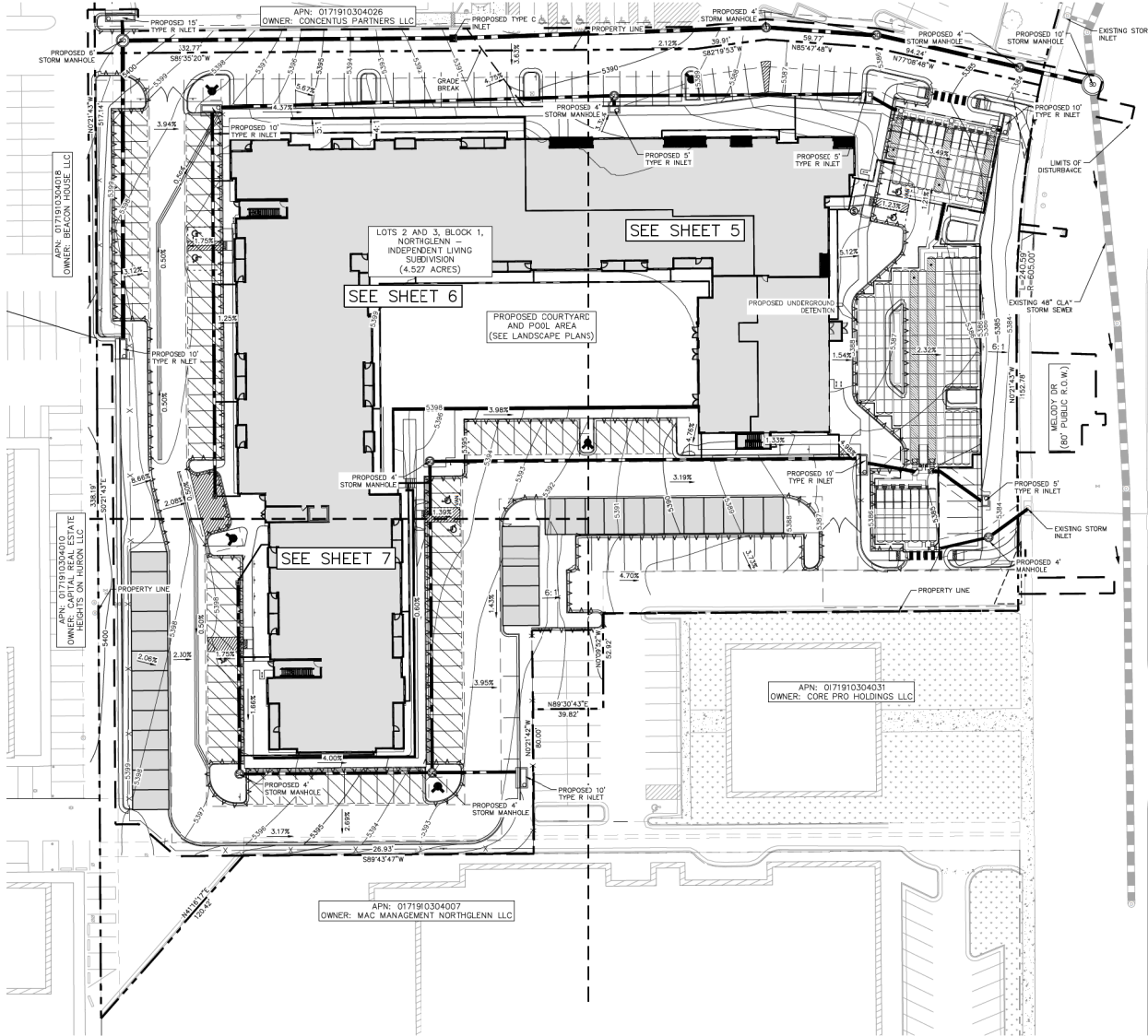
SHEET TITLE
SITE PLAN

SHEET NUMBER
3 OF 29



HEADWATERS INDEPENDENT LIVING FACILITY MAJOR SITE PLAN

10691 MELODY DRIVE
LOT 2, BLOCK 1, HEADWATERS NORTHGLENN INDEPENDENT LIVING SUBDIVISION,
LOCATED IN THE WEST 1/2 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH P.M.,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



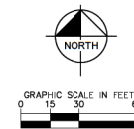
LEGEND	
---	PROPERTY LINE
---	EXISTING EASEMENT LINE
---	LIMITS OF DISTURBANCE
---	PROPOSED SWALE
---	GRADE BREAK
---	PROPOSED SPILL CURB
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	EXISTING MAJOR CONTOURS
---	EXISTING MINOR CONTOURS
---	PROPOSED MAJOR CONTOURS
---	PROPOSED MINOR CONTOURS
⊙	EXISTING 4" STORM MANHOLE
⊙	PROPOSED 4" STORM MANHOLE
⊙	PROPOSED 5" TYPE R INLET
⊙	PROPOSED 10" TYPE R INLET
⊙	PROPOSED TYPE C INLET
---	DELINEATION OF ADA PARKING AND ACCESS. SLOPES NOT TO EXCEED 2% IN THIS AREA.

GRADING PLAN NOTES

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

ABBREVIATIONS

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



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No. Description Date

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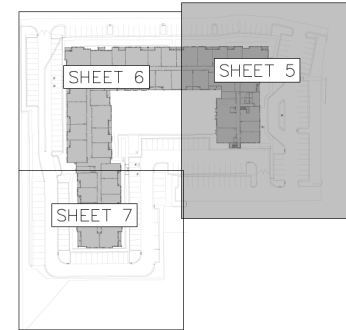
SHEET TITLE
**OVERALL
GRADING AND
DRAINAGE PLAN**

SHEET NUMBER

4 OF 29

HEADWATERS INDEPENDENT LIVING FACILITY MAJOR SITE PLAN

10691 MELODY DRIVE
LOT 2, BLOCK 1, HEADWATERS NORTHGLENN INDEPENDENT LIVING SUBDIVISION,
LOCATED IN THE WEST 1/2 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH P.M.,
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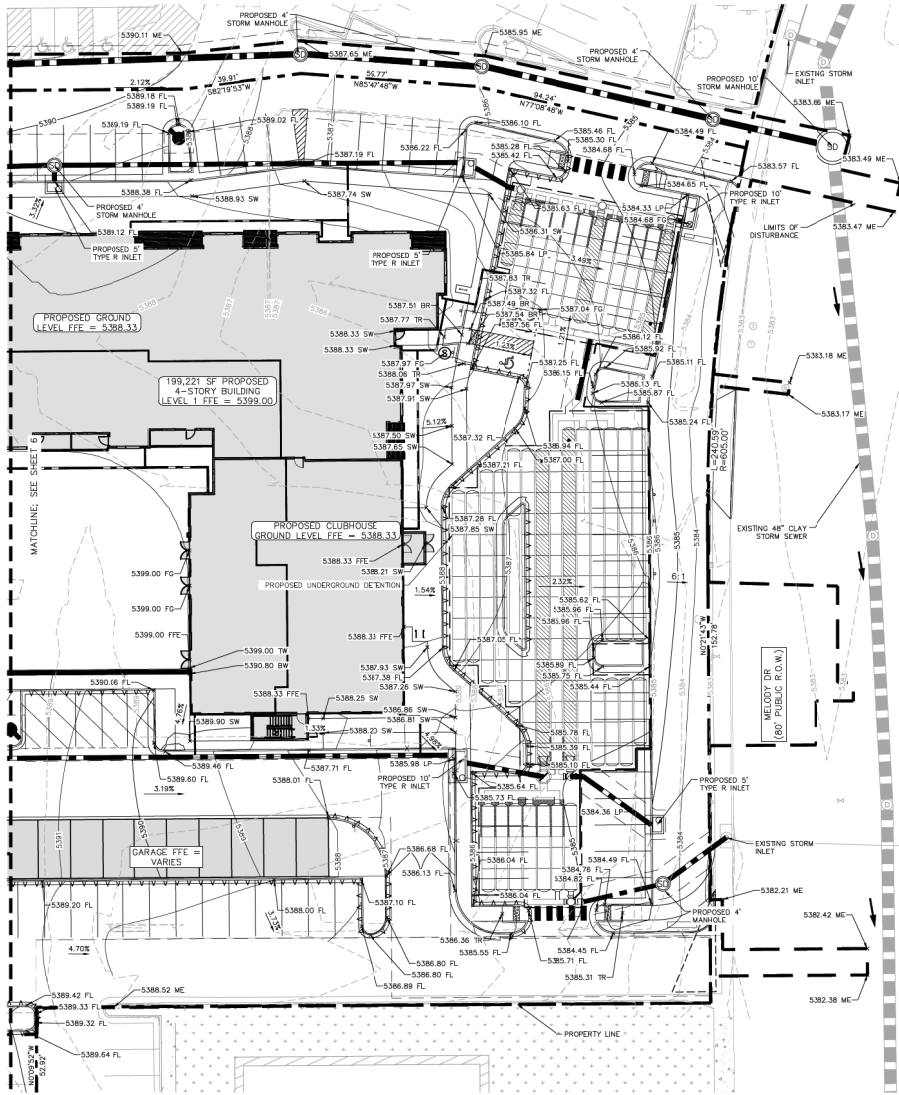
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SHEET TITLE
DETAILED GRADING AND DRAINAGE PLAN

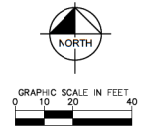
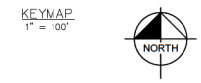
SHEET NUMBER
5 OF 29



- LEGEND**
- PROPERTY LINE
 - EXISTING EASEMENT LINE
 - LIMITS OF DISTURBANCE
 - PROPOSED SWALE
 - GRADE BREAK
 - PROPOSED SPILL CURB
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING MAJOR CONTOURS
 - EXISTING MINOR CONTOURS
 - PROPOSED MAJOR CONTOURS
 - PROPOSED MINOR CONTOURS
 - EXISTING 4' STORM MANHOLE
 - PROPOSED 4' STORM MANHOLE
 - PROPOSED 5' TYPE R INLET
 - PROPOSED 10' TYPE R INLET
 - PROPOSED TYPE C INLET
 - DELINEATION OF ADA PARKING AND ACCESS. SLOPES NOT TO EXCEED 2% IN THIS AREA.

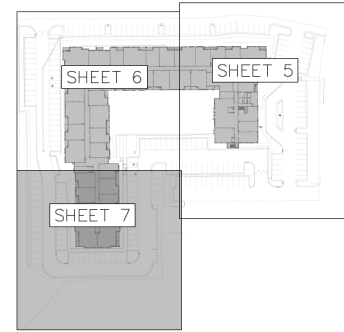
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 - REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTIONS.
 - ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
 - MAINTAIN A MINIMUM OF 2.00% SLOPE IN BITUMINOUS PAVEMENT AREAS (TYP.), 1.00% SLOPE IN CONCRETE PAVEMENT AREAS.

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

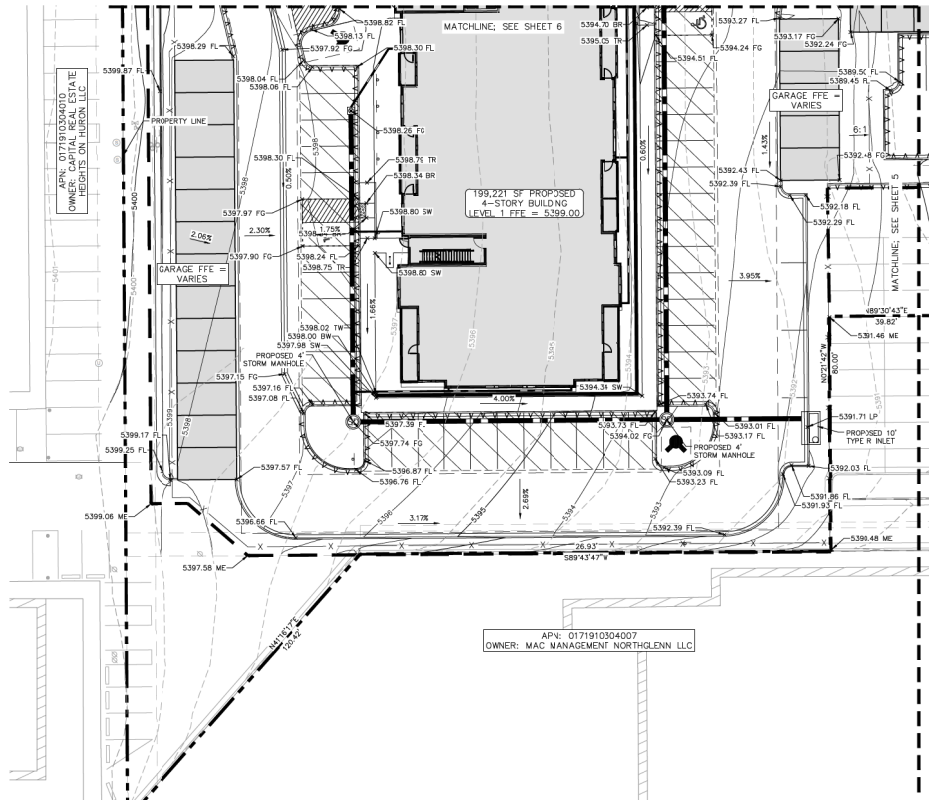


HEADWATERS INDEPENDENT LIVING FACILITY MAJOR SITE PLAN

10691 MELODY DRIVE
LOT 2, BLOCK 1, HEADWATERS NORTHGLENN INDEPENDENT LIVING SUBDIVISION,
LOCATED IN THE WEST 1/2 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH P.M.,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



KEYMAP
1" = 00'



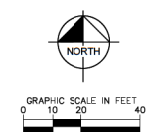
LEGEND

---	PROPERTY LINE
---	EXISTING EASEMENT LINE
---	LIMITS OF DISTURBANCE
---	PROPOSED SWALE
---	GRADE BREAK
vvvvvvvvvvvvvv	PROPOSED SPILL CURB
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	EXISTING MAJOR CONTOURS
---	EXISTING MINOR CONTOURS
---	PROPOSED MAJOR CONTOURS
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○	EXISTING 4' STORM MANHOLE
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TR	TOP OF RAMP
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GRAPHIC SCALE IN FEET
0 10 20 40



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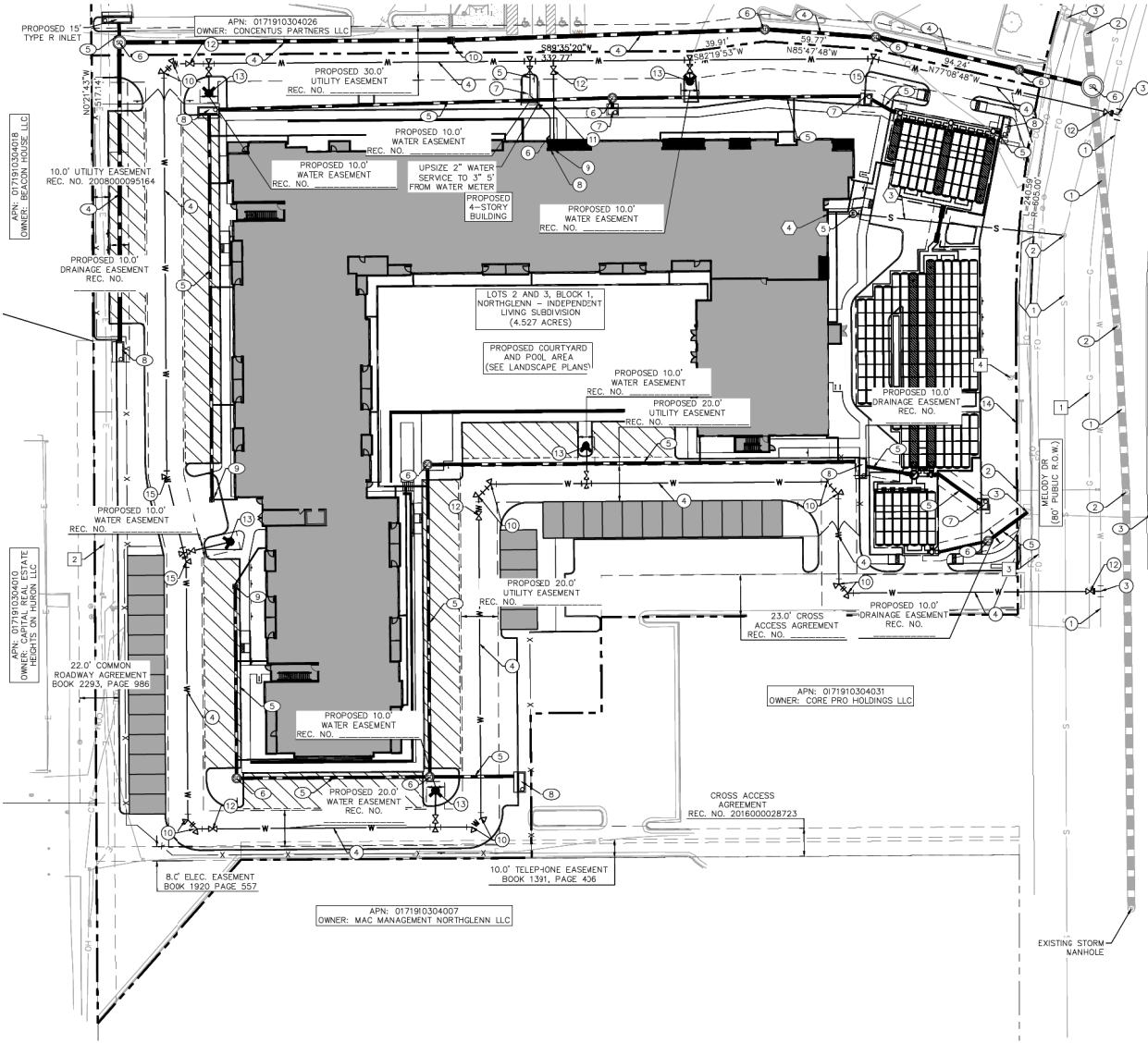
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SHEET TITLE
DETAILED GRADING AND DRAINAGE PLAN

SHEET NUMBER
7 OF 29

HEADWATERS INDEPENDENT LIVING FACILITY MAJOR SITE PLAN

10691 MELODY DRIVE
LOT 2, BLOCK 1, HEADWATERS NORTHGLENN INDEPENDENT LIVING SUBDIVISION,
LOCATED IN THE WEST 1/2 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH P.M.,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

---	PROPERTY LINE
- - - -	PROPOSED LOT LINE
- - - -	EXISTING EASEMENT LINE
W	EXISTING WATER MAIN
S	EXISTING SANITARY SEWER MAIN
F	EXISTING FIBER OPTIC LINE
G	EXISTING GAS LINE
E	EXISTING POWER LINE
---	EXISTING STORM MAIN
W	PROPOSED WATER LINE
S	PROPOSED SANITARY SEWER LINE
F	PROPOSED FIRE LINE
---	PROPOSED STORM SEWER

WATER NOTES

- 1 EX. 12" C-900 PVC WATER MAIN
- 2 EX. FIRE HYDRANT TO REMAIN
- 3 PROP. WATER LINE P.O.C TO EX. MAIN (10"x12" TAPPING SLEEVE W/ 10" TAPPING VALVE)
- 4 PROP. 10" C-900 PVC WATER MAIN
- 5 PROP. 2" TYPE K COPPER WATER LINE
- 6 PROP. 3" TYPE K COPPER WATER LINE
- 7 PROP. 2" DOMESTIC WATER METER (24" ALUMINUM MANHOLE RING AND COVER W/ CAM LOCK)
- 8 DOMESTIC WATER SERVICE BUILDING P.O.C. (METER AND BACKFLOW PREVENTION LOCATED INSIDE BUILDING)
- 9 FIRE SERVICE BUILDING P.O.C.
- 10 45' MJ DI BEND
- 11 PROP. 6" DIP FIRE LINE
- 12 PROP. MJ GATE VALVE
- 13 PROP. HYDRANT ASSEMBLY (10"x6" MJ TEE, 6" LATERAL, AND 6" MJ GATE VALVE)
- 14 WATER LINE TO BE ABANDONED AT PROPERTY LINE
- 15 11.25' MJ DI BEND

SANITARY SEWER NOTES

- 1 EX. 12" PVC SANITARY SEWER MAIN
- 2 PROP. SANITARY SEWER SERVICE P.O.C AT MANHOLE
- 3 PROP. 10" SDR-35 PVC SANITARY SEWER SERVICE
- 4 SANITARY SEWER BUILDING P.O.C.
- 5 PROP. 4" MANHOLE

STORM SEWER NOTES

- 1 EX. 48" CLAY STORM SEWER LINE
- 2 EX. STORM MANHOLE
- 3 EX. STORM INLET
- 4 PROP. 24" HDPE STORM SEWER LINE
- 5 PROP. 18" PVC SDR-35 STORM SEWER LINE
- 6 PROP. STORM MANHOLE, SIZE PER GRADING PLAN
- 7 PROP. 5' TYPE R CURB INLET
- 8 PROP. 10' TYPE R CURB INLET
- 9 PROP. CLEANOUT
- 10 PROP. TYPE C INLET

DRY UTILITY NOTES

- 1 EX. NATURAL GAS MAIN
- 2 EX. UNDERGROUND ELECTRIC LINE
- 3 EX. FIBER OPTIC LINE
- 4 EX. TRANSFORMER

UTILITY PLAN NOTES

1. ITEMS SHOWN INTERNAL TO THE BUILDING FOR REFERENCE ONLY. REFER TO APPROPRIATE ARCHITECTURAL OR BUILDING PLANS FOR INFORMATION.
2. DIMENSIONS ARE SHOWN FLOWLINE TO FLOWLINE UNLESS OTHERWISE NOTED.
3. ALL EXISTING UTILITIES TO REMAIN AND BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.
4. ALL DRY UTILITIES ARE SHOWN FOR REFERENCE ONLY. EXACT LOCATION AND CONNECTION TO EXISTING UTILITIES TO BE DETERMINED BY UTILITY PROVIDER.



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

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DRAWN BY: ANP
CHECKED BY: EPF
DATE: 06/20/2023

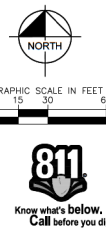
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No.	Description	Date

KH PROJECT NO.: 196563001

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
8 OF 29



HEADWATERS INDEPENDENT LIVING FACILITY

MAJOR SITE PLAN

10691 MELODY DRIVE
 LOCATED IN THE WEST 1/2 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 6E
 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



HEADWATERS
 GROUP

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No.	Description	Date
1	SITE PLAN SUBMITTAL 01	2.10.2023
2	SITE PLAN SUBMITTAL 02	4.14.2023

KH PROJECT NO.: 196563001

SHEET TITLE

LANDSCAPE
 NOTES

SHEET NUMBER

09 OF 29

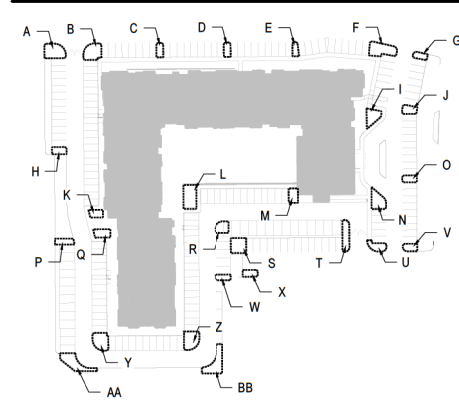


Know what's below.
 Call before you dig.

GENERAL NOTES

- THE CONTRACTOR AND OWNER'S REPRESENTATIVE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A PRE-CONSTRUCTION MEETING PRIOR TO START OF ANY WORK SHOWN ON THESE PLANS.
- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. REVISIONS TO THESE DOCUMENTS, REVIEW AND CONSIDERATIONS OF SUBSTITUTIONS, OWNER DIRECTED CHANGES, AND/OR RFI RESPONSES WHICH REQUIRE PROVIDING ADDITIONAL DETAIL AFTER APPROVAL OF THE PERMIT SET MAY REQUIRE APPROVAL OF AN ADDITIONAL SERVICES REQUEST BY THE CLIENT.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS. WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-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 OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED 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 GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH THE OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
- MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
- THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE IS PROHIBITED.
- OPEN SPACE SWALES, IF ONLY ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISTURBANCE OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- 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 LIMBED TO 13'-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 507.4.3.

PARKING AREA LANDSCAPING



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

STREET TREE REQUIREMENT

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

LANDSCAPE REQUIREMENT

PERVIOUS SURFACE AREA	REQUIRED TREES (1 PER 500 SF)	PROVIDED TREES	REQUIRED SHRUBS/GRASSES (10 PER 500 SF)	PROVIDED SHRUBS/GRASSES	PROVIDED PERENNIALS
33,178	67	88	664	785	424

NOTES:

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

HEADWATERS INDEPENDENT LIVING FACILITY MAJOR SITE PLAN

10691 MELODY DRIVE
LOCATED IN THE WEST 1/2 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 6E
WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
CA SP	5	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	6' HEIGHT
CE OC	3	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2' CAL
GL SH	11	GLEITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2' CAL
GY DI	7	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2' CAL
QU MU	8	QUERCUS MUEHLBERGII	CHINKAPIN OAK	B & B	2' CAL
TR E	9	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B	2' CAL
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
PI PO	3	PINUS PONDEROSA	PONDEROSA PINE	B & B	6' HT.
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AC FL	2	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	B & B	1.5' CAL
MA SS	16	MALUS X SPRINGS SNOW	SPRING SNOW CRAB APPLE	B & B	1.5' CAL
FR AM	22	FRAXINUS AMERICANA	AMERICAN PLUM	B & B	1.5' CAL
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
BE BU	27	BERBERIS THUNBERGII 'BALTWO' TM	BURGUNDY CAROUSEL BARBERRY	CONT.	#5
OY SP	3	CYTISUS PURSIANS 'SPANISH GOLD'	SPANISH GOLD BROOM	CONT.	#5
LI CH	37	LIGULSTRUM VULGARE 'CHEYENNE'	CHEYENNE PRIVET	CONT.	#5
PE AT	115	PEROVSKIA ATRIPLOICIFOLIA	RUSSIAN SAGE	CONT.	#5
PH CH	38	PHILADELPHUS LEWISII 'CHEYENNE'	LEWIS MOCK ORANGE	CONT.	#5
RI GR	6	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	CONT.	#5
RI AU	53	RIBES AUREUM	GOLDEY CURRANT	CONT.	#5
RO DK	73	ROSA X 'RADTKOPINK'	PINK DOUBLE KNOCK OUT® ROSE	CONT.	#5
SP LI	54	SPIRAEA X BUMALDA 'MONHUB'	LIMEMOUND® SPIREA	CONT.	#5
SY MK	36	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	CONT.	#5
VIAL	2	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY VIBURNUM	CONT.	#5
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AR PA	3	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	#5
HE PA	71	HESPERALOE PARVIFLORA	RED YUCCA	CONT.	#5
JU BU	36	JUNPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	CONT.	#5
JU CC	3	JUNPERUS SABINA 'CALGARY CARPET' TM	CALGARY CARPET JUNIPER	CONT.	#5
JU SC	9	JUNPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	CONT.	#5
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
BO BA	93	BOUTELLOIA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1
CA BR	70	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	CONT.	#1
CA KF	71	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#1
HE SE	74	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	#1
MI AD	18	MISCANTHUS SINENSIS 'ADAGIO'	COMPACT MAIDEN GRASS	CONT.	#1
NA TE	15	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	CONT.	#1
PA SH	174	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	CONT.	#1
FE HA	120	PENNISETUM ALOPECUROIDES 'HAMELYN'	HAMELYN FOUNTAIN GRASS	CONT.	#1
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AS MO	30	ASTER X FRIKARTI 'MONCH'	MONCH' FRIKARTI'S ASTER	CONT.	#1
CO MO	83	COREOPSIS X MOONBEAM	MOONBEAM TICKSEED	CONT.	#1
EC PU	61	ECHINACEA PURPUREA	CONEFLOWER	CONT.	#1
GA OD	46	GALUM ODORATUM	SWEET WOODRUFF	CONT.	#1
HE YP	20	HEUCHERA X 'BLACKBERRY CRISP'	BLACKBERRY CRISP CORAL BELLS	CONT.	#1
HO RY	80	HOSTA X 'ROYAL STANDARD'	ROYAL STANDARD HOSTA	CONT.	#1
RJ AM	53	RUBECKIA AMPLEXICAULIS	BLACK-EYED SUSAN	CONT.	#1
SA MA	66	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	CONT.	#1
VI BV	5	VINCA MINOR 'BOWLES'	BOWLES COMMON PERIWINKLE	CONT.	#1



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1	SITE PLAN SUBMITTAL 01	2.10.2023
2	SITE PLAN SUBMITTAL 02	4.14.2023

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SHEET TITLE

LANDSCAPE
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10 OF 29

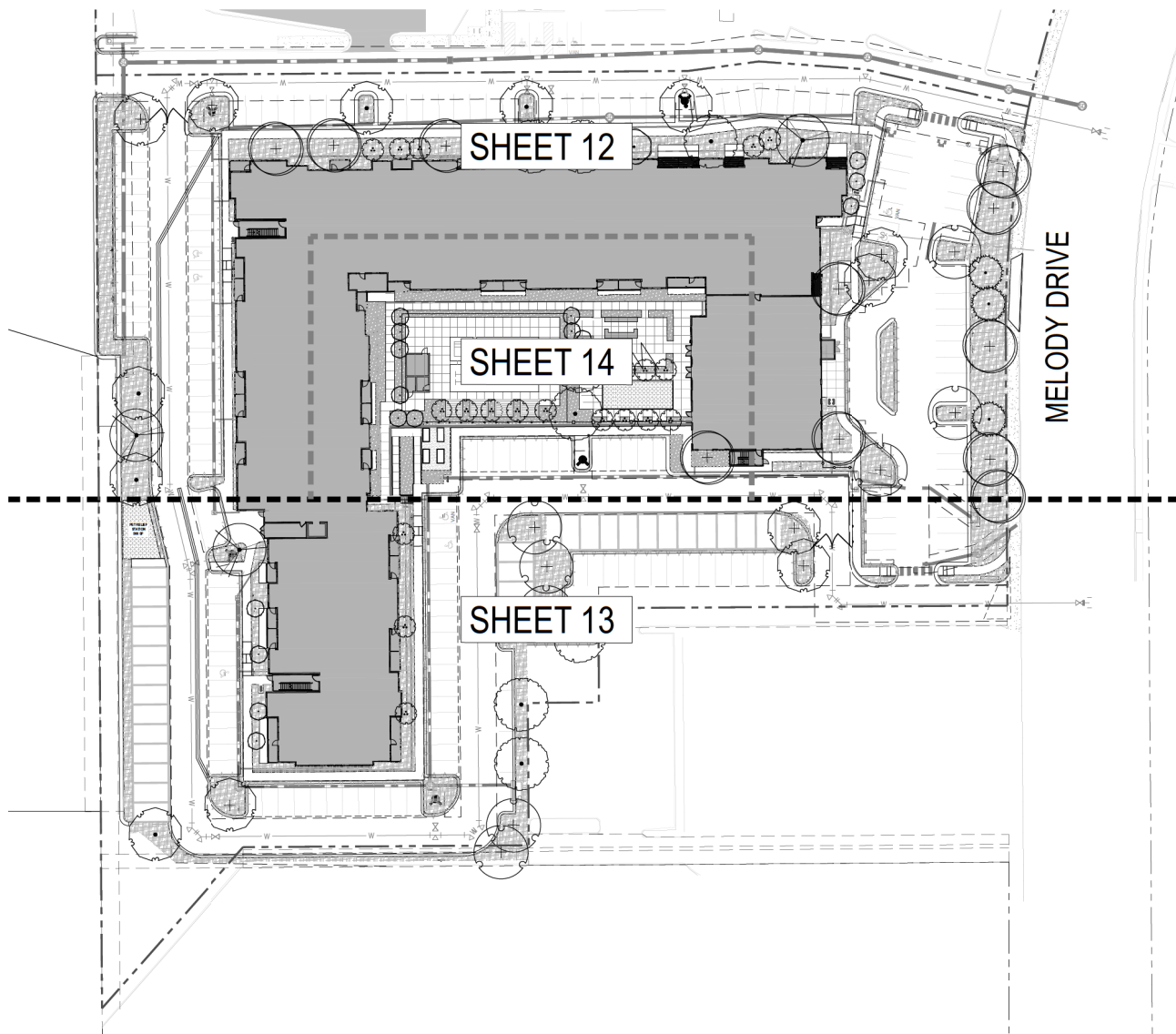


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







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MAJOR SITE PLAN

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 CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

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



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DESIGNED BY: RJP
 DRAWN BY: ANF
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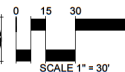
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No.	Description	Date
1	SITE PLAN SUBMITTAL 01	2.10.2023
2	SITE PLAN SUBMITTAL 02	4.14.2023

KH PROJECT NO: 196563001

SHEET TITLE
**OVERALL
 LANDSCAPE PLAN**

SHEET NUMBER
11 OF 29



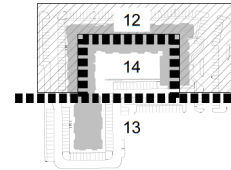
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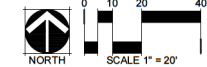
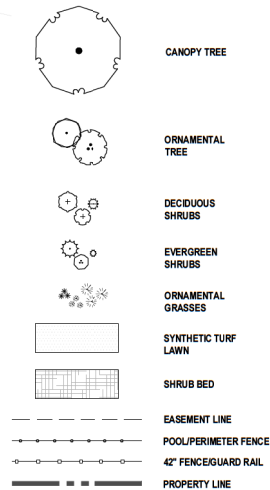
MAJOR SITE PLAN

10691 MELODY DRIVE
 LOCATED IN THE WEST 1/2 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 6E
 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

KEY MAP



LEGEND



NOTE: PEDESTRIAN SIGHT TRIANGLES - NO ITEMS THAT AREA WIDER THAN 18 INCHES MAY BE TALLER THAN 30\"/>

CORNER SIGHT TRIANGLE - MUST BE FREE OF ALL ITEMS OVER 30\"/>



HEADWATERS GROUP

PROJECT:
 HEADWATERS ACTIVE
 ADULT LIVING
 10691 MELODY DR
 NORTHGLENN, CO
 PREPARED FOR:
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 DESIGN MANAGER:
 JEFF HOFFMAN
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DESIGNED BY: RJP
 DRAWN BY: ANF
 CHECKED BY: EPF
 DATE: 04/14/2023

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KH PROJECT NO: 196563001

SHEET TITLE

LANDSCAPE
 PLAN

SHEET NUMBER

12 OF 29



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PLANT SCHEDULE SHEET 1

DECIDUOUS TREES

CA SP
 CE OC
 GL SH
 GY DI
 QU MU
 TI RE

EVERGREEN TREES

PI PO

ORNAMENTAL TREES

AC FL
 MA SS
 PR AM

DECIDUOUS SHRUBS

BE BU
 CY SP
 LI CH
 PE AT
 PH CH
 RI GR
 RI AU
 RO DK
 SP LI
 SY MK
 VI AL

COMMON NAME

NORTHERN CAL TALPA
 COMMON HOCKBERRY
 SHADEMASTER LOCUST
 KENTUCKY COFFEETREE
 CHINKAPIN OAK
 REDMOND AMERICAN LINDEN

COMMON NAME

PONDEROSA PINE

COMMON NAME

FLAME AMUR MAPLE
 SPRING SNOW CRAB APPLE
 AMERICAN PLUM

COMMON NAME

BURGUNDY CAROUSEL BARBERRY
 SPANISH GOLD BROOM
 CHEYENNE PRIVET
 RUSSIAN SAGE
 LEWIS MOCK ORANGE
 GREEN MOUND ALPINE CURRANT
 GOLDEN CURRANT
 PINK DOUBLE KNOCK OUT® ROSE
 LIMEMOUND SPIREA
 MISS KIM LILAC
 ALLEGHANY VIBURNUM

EVERGREEN SHRUBS

AR PA
 JU BU
 JU CC
 JU SC

ORNAMENTAL GRASSES

BO BA
 CA KF
 HE SE
 MI AD
 PA SH
 PE HA

PERENNIALS

CO MO
 EC PU
 HE YP

COMMON NAME

PANCHITO MANZANITA
 RED YUCCA
 BUFFALO JUNIPER
 CALGARY CARPET JUNIPER
 SCANDIA JUNIPER

COMMON NAME

BLOND AMBITION BLUE GRAMA GRASS
 KARL FOERSTER FEATHER REED GRASS
 BLUE OAT GRASS
 COMPACT MADSEN GRASS
 SHENANDOAH SWITCH GRASS
 HAMELN FOUNTAIN GRASS

COMMON NAME

MOONBEAM TICKSEED
 CONEFLOWER
 BLACKBERRY CRISP CORAL BELLS

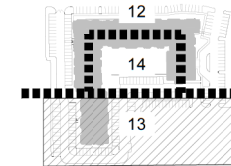
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HEADWATERS INDEPENDENT LIVING FACILITY

MAJOR SITE PLAN

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 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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KEY MAP



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PROJECT: HEADWATERS ACTIVE ADULT LIVING
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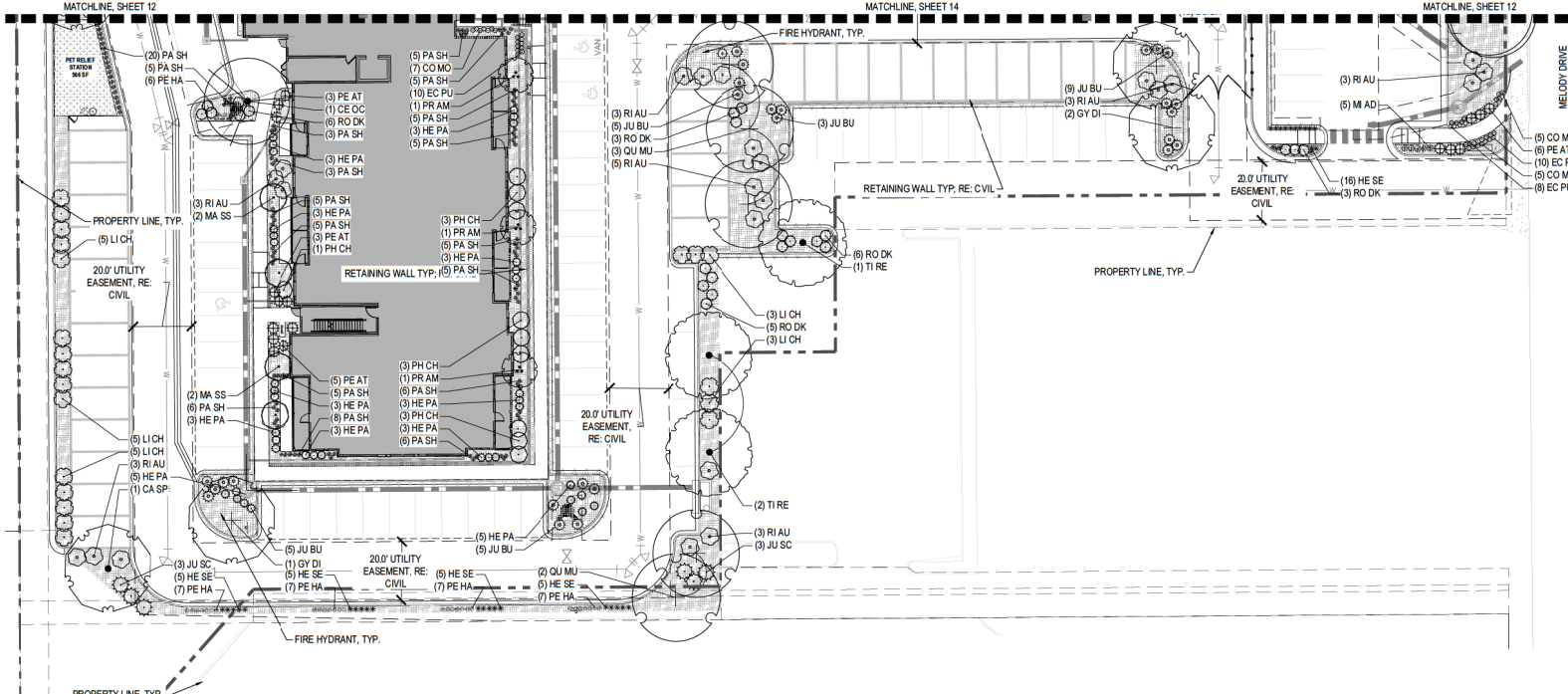
KH PROJECT NO.: 196563001

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

13 OF 29



LEGEND

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



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

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

PLANT SCHEDULE SHEET 2

DECIDUOUS TREES	COMMON NAME
CA SP	NORTHERN CATALPA
CE OC	COMMON HACKBERRY
GL SH	SHADEMASTER LOOUST
GY DI	KENTUCKY COFFEETREE
QU MU	CHINKAPIH OAK
TIRE	REDMOND AMERICAN LINDEN

ORNAMENTAL TREES	COMMON NAME
MA SS	SPRING SNOW CRAB APPLE
PR AM	AMERICAN PLUM

DECIDUOUS SHRUBS	COMMON NAME
LI CH	CHEYENNE PRIVET
PE AT	RUSSIAN GAGE
PH CH	LEWIS MOCK ORANGE
RI AU	GOLDEN CURRANT
RO DK	PINK DOUBLE KNOCK OUT® ROSE

EVERGREEN SHRUBS	COMMON NAME
HE PA	RED YUCCA
JU BU	BUFFALO JUNIPER
JU SC	SCANDIA JUNIPER

ORNAMENTAL GRASSES	COMMON NAME
HE SE	BLUE OAT GRASS
MI AD	COMPACT MAIDEN GRASS
PA SH	SHENANDOAH SWITCH GRASS
PE HA	HAMELN FOUNTAIN GRASS

PERENNIALS	COMMON NAME
CO MO	MOONBEAM TICKSEED
EC PU	CONEFLOWER

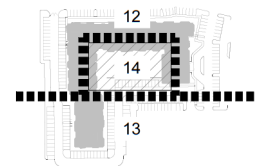


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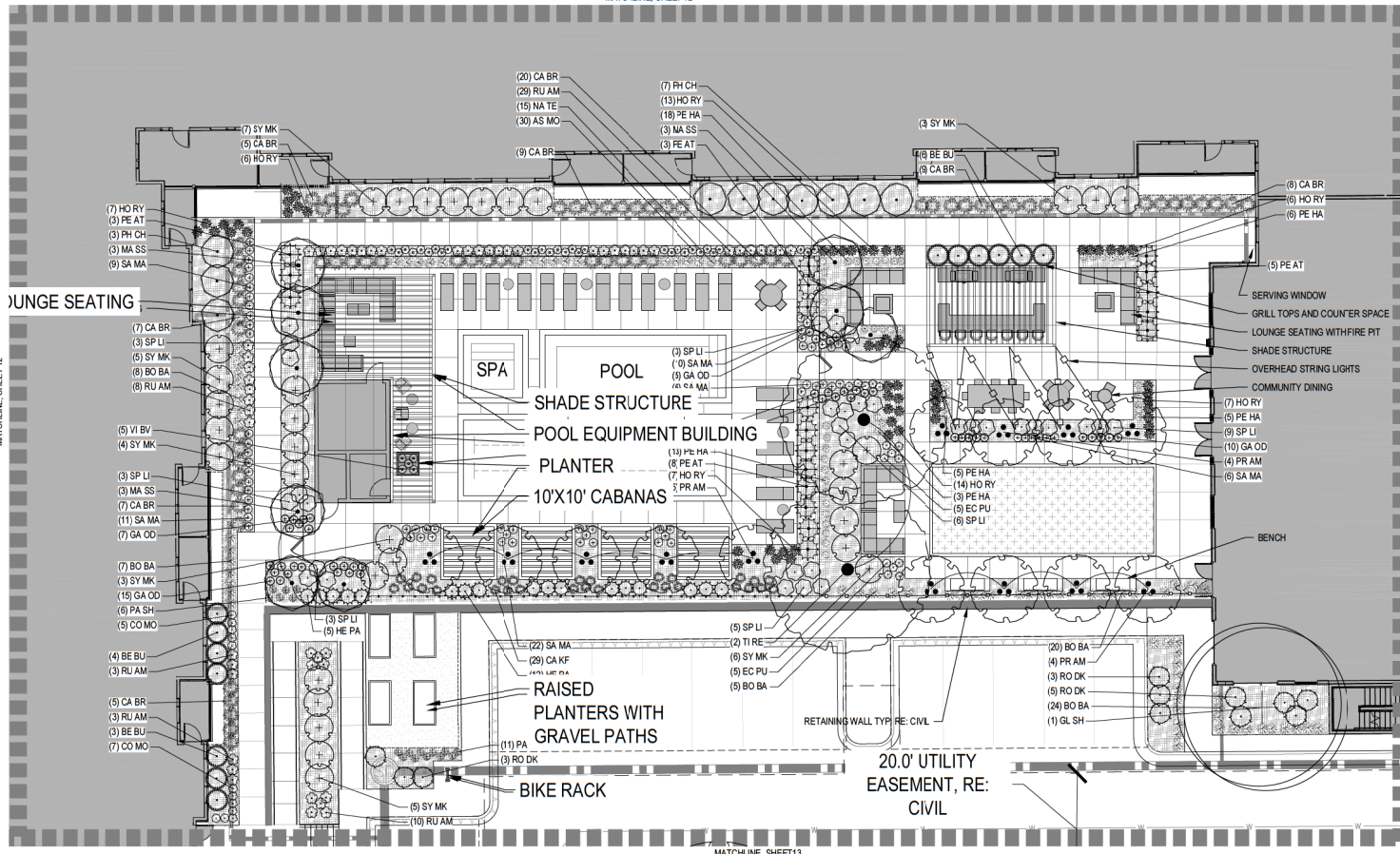
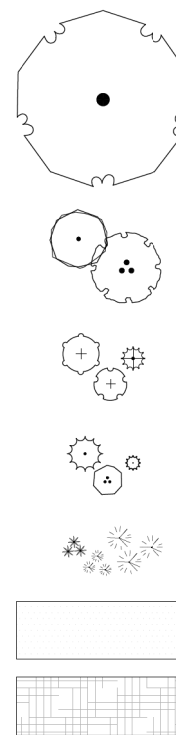
MAJOR SITE PLAN

10691 MELODY DRIVE
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 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

KEY MAP



LEGEND



PLANT SCHEDULE COURTYARD ENLARGEMENT

DECIDUOUS TREES	COMMON NAME	ORNAMENTAL GRASSES	COMMON NAME
GL SH	SHADEMASTER LOCUST	BO BA	BLOND AMBITION BLUE GRAMA GRASS
TI RE	REDMOND AMERICAN LNDEN	CA BR	KOREAN FEATHER REED GRASS
		CA KF	KARL FOERSTER FEATHER REED GRASS
		MA TE	MEXICAN FEATHER GRASS
		PA SH	SHENANDOAH SWITCH GRASS
		PE HA	HAMELN FOUNTAIN GRASS
ORNAMENTAL TREES	COMMON NAME	PERENNIALS	COMMON NAME
MA SS	SPRING SNOW CRAB APPLE	AS MO	MONCH FRISKART'S ASTER
PR AM	AMERICAN PLUM	CO MO	MOONBEAM TICKSEED
		EC PU	CONEFLOWER
		GA OD	SWEET WOODRUFF
		HO RY	ROYAL STANDARD HOSTA
		RU AM	BLACK-EYED SUSAN
		SA MA	MAY NIGHT SAGE
		VI BV	BOWLES COMMON PERWINKLE
DECIDUOUS SHRUBS	COMMON NAME		
BE BU	BURGUNDY CAROUSEL BARBERRY		
PE AT	RUSSIAN SAGE		
PH CH	LEWIS MOCK ORANGE		
RO DK	PINK DOUB.E KNOCK OUT® ROSE		
SP LI	LIMEMOUND® SPREA		
SY MK	MISS KIM LILAC		
EVERGREEN SHRUBS	COMMON NAME		
HE PA	RED YUCCA		

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

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PROJECT NO.: 196563001

SHEET TITLE: **COURTYARD ENLARGEMENT**

SHEET NUMBER: **14 OF 29**

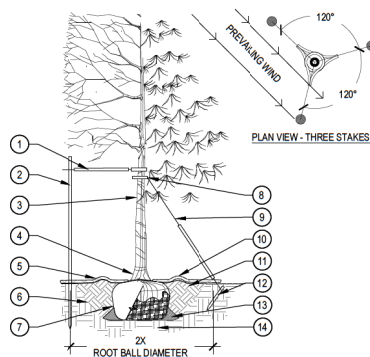
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MAJOR SITE PLAN

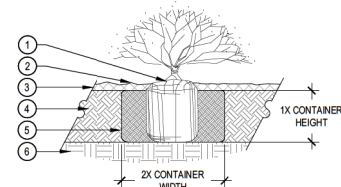
10691 MELODY DRIVE

LOCATED IN THE WEST 1/2 OF SECTION 10, TOWNSHIP 2 SOUTH, COLORADO 66
WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



- 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 FPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 6" 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 IT OPPOST 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 1/3 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



- NOTES:**
- 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 JUNIPERS 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.

- SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- FINISH GRADE (TOP OF MULCH)
- SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-001
- TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 6" IN BED
- BACKFILLED AMENDED SOIL
- UNDISTURBED SOIL

1 TREE PLANTING DETAIL

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

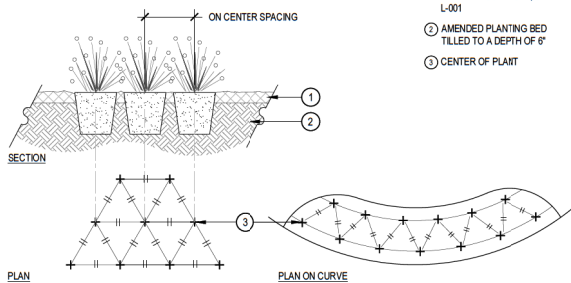
2 SHRUB PLANTING

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

- SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-001
- AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- CENTER OF PLANT

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 MOST 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 MOST 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.



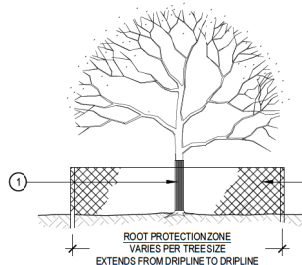
- NOTES:**
- WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSSED.

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

4 TREE PROTECTION

- 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.
- BRANCH PROTECTION - PROTECT LOWER BRANCHES OF TREE CANOPY. PROVIDE CONSTRUCTION FENCING OR EQUAL AT DRIFLINE MINIMUM.
- PLACE SIGNS EVERY 50'. PLACE SIGNS WHERE VISIBLE. ATTACH TO FENCING.



KEEP OUT TREE PROTECTION AREA
SIGN

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



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2	SITE PLAN SUBMITTAL 02	4/14/2023

KH PROJECT NO.: 196563001

SHEET TITLE

DETAILS

SHEET NUMBER

15 OF 29



HEADWATERS INDEPENDENT LIVING FACILITY MAJOR SITE PLAN

10691 MELODY DRIVE
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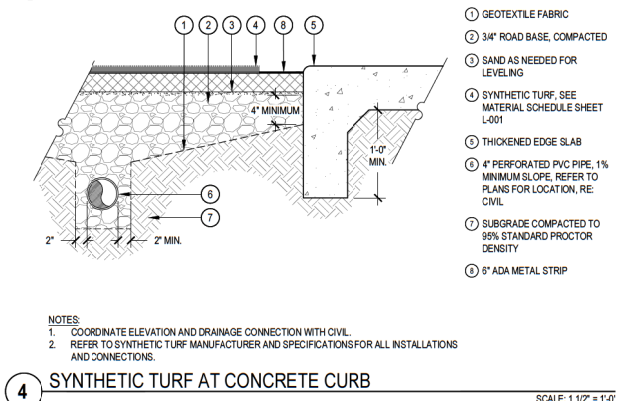
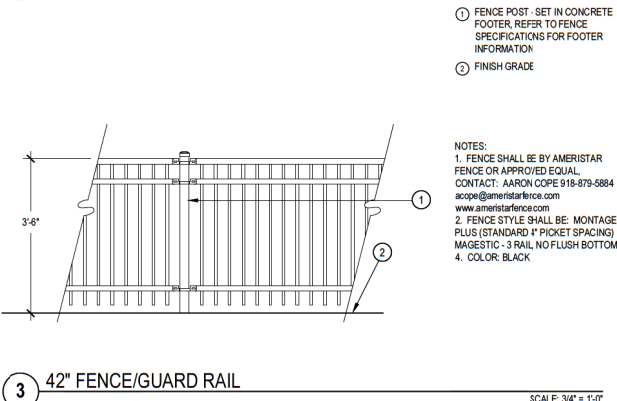
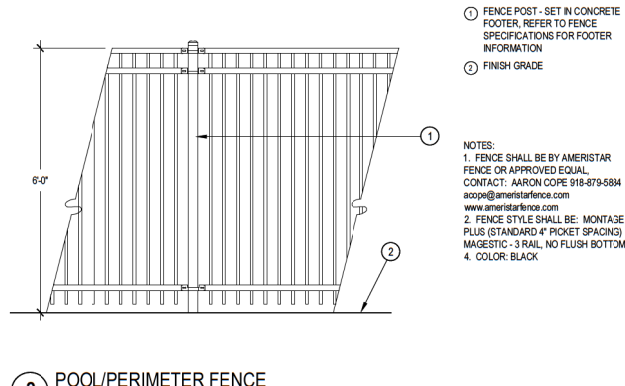
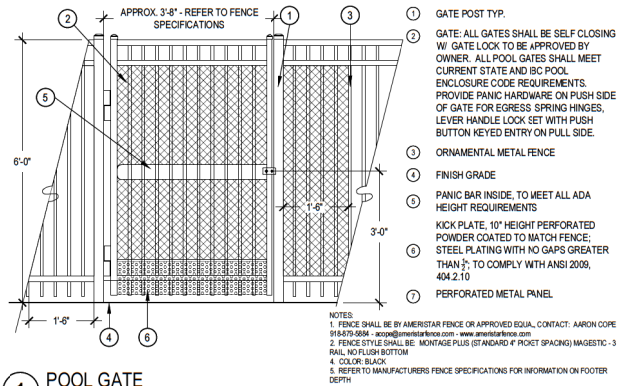
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DETAILS

SHEET NUMBER

16 OF 29



HEADWATERS INDEPENDENT LIVING FACILITY MAJOR SITE PLAN

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



**HEADWATERS
GROUP**

PROJECT:
HEADWATERS ACTIVE
ADULT LIVING
10691 MELODY DR
NORTHGLENN, CO
PREPARED FOR:
HG AA NORTHGLENN, LLC
288 CLAYTON STREET, SUITE 307
DENVER, CO 80206
DESIGN MANAGER:
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PROFESSIONAL SEALS



No.	Description	Date
	SITE PLAN SUBMITTAL 01	2.10.2023
	SITE PLAN SUBMITTAL 02	4.14.2023

KH PROJECT NO.: 196563001

SHEET TITLE

DETAILS

SHEET NUMBER

17 OF 29



KEYSTONE RIDGE DESIGNS
HARMONY LITTER RECEPTACLE
COLOR: MATTE BLACK (OR APPROVED EQUAL)

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



MANUFACTURER: KEYSTONE
RIDGE DESIGNS
PRODUCT: SONANCE
MODEL #: SNO1-3
COLOR: MATTE BLACK

NOTE EACH BIKE RACK
HOLDS 2 BIKES, 1 PER EACH
SIDE. INSTALL PER
MANUFACTURER'S
SPECIFICATION.

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

1 TRASH RECEPTACLE

2 BIKE RACK



KEYSTONE RIDGE DESIGNS (OR APPROVED EQUAL)

PRODUCT: RB26
DESCRIPTION: ROBINSON BENCH WITH BACK 6 FT
SIZE: 72" LENGTH, 24 1/2" WIDTH, 31 1/2" HEIGHT
MATERIALS: POLYESTER POWDER COATED CAST ALUMINUM, LPE HARDWOOD SLATS
COLOR: BLACK

SURFACE MOUNT; TO CONCRETE, OR REFER TO GILDS WHEN MOUNTING IN CRUSHER FINES
<http://www.keystoneridgedesigns.com/products/ProductDetail.aspx?prodid=1750>

NOTE:
MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS

NTS



AS SHOWN OR SIMILAR TYPE PET PICKUP STATION

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

3 BENCH

4 PET PICK-UP STATION



HEADWATERS INDEPENDENT LIVING FACILITY

MAJOR SITE PLAN

16991 MELODY DRIVE
LOCATED IN THE WEST $\frac{1}{2}$ OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 6E
WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



IRRIGATION GENERAL NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL COORDINATE AS NECESSARY WITH THE GENERAL CONTRACTOR AND OWNER'S REPRESENTATIVE FOR SUCCESSFUL COMPLETION OF THIS WORK.
3. ALL IRRIGATION EQUIPMENT IS TO BE AS SPECIFIED OR APPROVED EQUAL PER THE DISCRETION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR ASSUMES ALL LIABILITY ASSOCIATED WITH THE MODIFICATION OF THE IRRIGATION SYSTEM DESIGN WITHOUT NOTIFYING THE OWNER'S REPRESENTATIVE.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT A THOROUGH SITE INSPECTION AND REVIEW OF THE PROJECT CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: LANDSCAPE PLAN, UTILITY PLAN, CIVIL/UTILITY PLAN, ARCHITECTURE PLAN, GRADING AND DRAINAGE PLAN AND ALL OTHER ASSOCIATED PLANS AND SPECIFICATIONS THAT AFFECT THIS WORK PRIOR TO START OF WORK. IF THE CONTRACTOR OBSERVES ANY DISCREPANCIES AMONG THE CONSTRUCTION DOCUMENTS AND THE EXISTING CONDITIONS ON SITE, IT IS THEIR RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY.
5. THE CONTRACTOR MUST VERIFY THE LOCATION OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. IF THE CONTRACTOR FAILS TO DO SO AND DAMAGES ANY UNDERGROUND UTILITIES, THE CONTRACTOR SHALL PAY FOR ANY REPAIR WORK ASSOCIATED WITH SAID DAMAGES.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ADEQUATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN ALL IRRIGATION DISTRIBUTION LINES AND ALL UTILITIES (EXISTING OR PROPOSED), CONDUIT, STORM WATER COMPONENTS, DRAINS, ETC.
7. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL AND STATE REGULATIONS AND INSTALL THE IRRIGATION SYSTEM AND ITS COMPONENTS PER MANUFACTURER'S SPECIFICATIONS. THE CONTRACTOR SHALL OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS REQUIRED BY ANY LOCAL AND STATE AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
8. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND PAYING FOR CERTIFICATION OF THE BACKFLOW PREVENTER BY A STATE CERTIFIED INSPECTOR. THE CONTRACTOR SHALL PROVIDE CERTIFICATES TO THE OWNER'S REPRESENTATIVE PRIOR TO PROJECT ACCEPTANCE.
9. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN LANDSCAPE AREAS AND WITHIN THE PROJECT LIMITS. EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN FOR GRAPHIC CLARITY ONLY. IF THERE IS A QUESTION REGARDING THE LOCATION OF ANY COMPONENT OF THE IRRIGATION SYSTEM, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE. IF THE CONTRACTOR NEGLECTS TO NOTIFY THE NECESSARY PARTIES, THE CONTRACTOR SHALL PAY FOR ANY REPLACEMENT OR MODIFICATION TO ENSURE PROPER LOCATION AND OPERATION OF THE IRRIGATION SYSTEM AND ITS COMPONENTS.
10. ALL IRRIGATION DISTRIBUTION LINES AND EQUIPMENT INCLUDING BUT NOT LIMITED TO, MAINLINE, LATERALS, SPRAY HEADS, DRIP EMITTERS SHALL BE KEPT A MINIMUM DISTANCE OF 8' AWAY FROM ALL BUILDING AND WALL FOUNDATIONS, OR AS STIPULATED IN THE GEOTECHNICAL REPORT, WHICHEVER IS GREATER. EQUIPMENT MAY BE SHOWN IN THIS AREA FOR GRAPHIC CLARITY. COORDINATE ALL REQUIRED SETBACKS WITH OWNER'S REPRESENTATIVE PRIOR TO START OF WORK.
1. EACH VALVE SHALL BE INSTALLED IN A SEPARATE VALVE BOX AS DETAILED. ALL VALVE BOXES AND LIDS SHALL BE COMMERCIAL GRADE, PLASTIC WITH SELF-LOCKING COVERS. LID COLOR TO BE GREEN. INSTALL FLUSH TO FINISH GRADE AND PER CONSTRUCTION DETAILS. DO NOT INSTALL IN PAVED AREAS OR IN BOTTOMS OF DRAINAGE SWALES/BASINS.
2. CONTRACTOR SHALL INSTALL DETECTABLE MARKING TAPE OR #14g DIRECT BURRY TRACER WIRE IN ALL PRESSURE MAINLINE TRENCHES. SEE IRRIGATION DETAILS FOR MORE INFORMATION.
3. PLANT MATERIAL LOCATIONS TAKE PRECEDENCE OVER ROUTING OF IRRIGATION PIPING. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
4. THE CONTRACTOR SHALL MARK THE LOCATION OF THE MAINLINE, CONTROL VALVES, GATE VALVES AND HEAD LAYOUT OF A REPRESENTATIVE SPRAY ZONE. SCHEDULE A REVIEW WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
5. INSTALL SCH. 40 BALL WITH OPERATIONAL INDICATOR AT END OF ALL DRIP LATERALS AS DETAILED. FLUSH ALL LATERALS THOROUGHLY BEFORE INSTALLING EMITTERS AND BUBBLERS.
6. CONTRACTOR SHALL FINE TUNE AND ADJUST NOZZLE DIRECTION AND RADIUS TO REDUCE OVERSPRAY ONTO PAVING OR HARD SURFACES.
7. CONTRACTOR SHALL INSTALL A QUICK COUPLER IN 10" VALVE BOX AT THE END OF ALL BRANCHES OF THE MAINLINE, OR AS SHOWN ON PLANS, FOR WINTERIZATION AND FLUSHING OF MAINLINE.
8. THE CONTRACTOR SHALL PERFORM A PRESSURE TEST ON ALL MAINLINES. CONTRACTOR SHALL PRESSURIZE MAINLINES TO 120 PSI AND MAINTAIN PRESSURE AT 120 PSI FOR A MINIMUM CONTINUOUS PERIOD OF TWO (2) HOURS TO ACHIEVE FINAL ACCEPTANCE.
9. THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE DURING A THREE(3) NIGHT PER WEEK, SIXTEEN(16) HOURS PER NIGHT WATERING WINDOW. DRIP IRRIGATION ZONES MAY BE ALLOWED TO RUN ON A SEPARATE SCHEDULE FROM THIS WATER WINDOW DEPENDING JURISDICTION. LANDSCAPE ESTABLISHMENT WILL REQUIRE INCREASED IRRIGATION WATER FOR DURATION OF THE ESTABLISHMENT PERIOD AND MAY REQUIRE TWICE THE AMOUNT OF WATER AS ESTABLISHED PLANT MATERIAL. THE CONTRACTOR SHALL COORDINATE WATERING SCHEDULES AND APPLICATION RATES WITH THE OWNER'S REPRESENTATIVE PRIOR TO FINAL ACCEPTANCE.
10. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED PEAK SEASON WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND VARIABLE WEATHER CONDITIONS.
 - PESCUERBLUEGRASS BLEND TURF: 1.75" PER WEEK PEAK SEASON
 - TREE, SHRUB, AND PERENNIAL PLANT MATERIAL: 1.00" PER WEEK PEAK SEASON
 - NATIVE DROUGHT TOLERANT SEED MIX: 0.75" PER WEEK PEAK SEASON
11. THE CONTRACTOR SHALL PROVIDE A SEASONAL MAINTENANCE SCHEDULE WHICH SHALL BEGIN ON APRIL 15TH AND END ON OCTOBER 15TH TO ENSURE THE EFFICIENCY AND LONGEVITY OF THE IRRIGATION SYSTEM. THE MAINTENANCE SCHEDULE SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING LIST OF BEST MANAGEMENT PRACTICES:
 - CHECK HEADS FOR COVERAGE AND LEAKAGE.
 - CHECK CONTROLLER PROGRAMMING AND ADJUST FOR SEASONAL CHANGES AS NECESSARY.
 - VERIFY THAT THE WATER SUPPLY AND PRESSURE ARE AS STATED IN THE DESIGN.
 - CERTIFY THE BACKFLOW PREVENTION DEVICE AND SUBMIT TEST RESULTS TO THE PROPERTY MANAGER.
 - PERIODICALLY VERIFY THE THE SENSORS IN THE IRRIGATION SYSTEM ARE OPERATING CORRECTLY.
 - WINTERIZATION AND SPRING START UP PROCEDURES.

IRRIGATION POINT OF CONNECTION NOTES

1. **POINT OF CONNECTION:** THERE IS ONE (1) POINT OF CONNECTION ON THIS PROJECT.
 POZ #1: 1" DEDICATED IRRIGATION WATER METER LOCATED ON MELODY DRIVE - SEE PLANS.
 • CONTRACTOR IS TO LOCATE AND CONNECT DOWNSTREAM OF THE DEDICATED POTABLE IRRIGATION WATER METER (PROVIDED BY OTHERS) WITH TYPE K COPPER AT A DEPTH OF 48" OR PER LOCAL CODE, WHICHEVER IS GREATER. EXTEND COPPER TO BACKFLOW PREVENTION UNIT. EXTEND COPPER TUBING MINIMUM 30' HORIZONTAL FROM BACKFLOW PREVENTER AND INSTALL ONE MANUAL DRAIN, TRANSITION TO AND EXTEND CLASS 200 PVC MAINLINE TO GATE VALVE, MASTER VALVE, FLOW SENSOR, 1" COPPER COUPLER, AND EXTEND MAINLINE TO VALVES AS SHOWN.
 • ALL PIPING FROM THE DEDICATED IRRIGATION POTABLE METER THROUGH DRAIN VALVE DOWNSTREAM OF THE BACKFLOW PREVENTION UNIT SHALL BE THE SAME SIZE AS THE METER UNLESS OTHERWISE NOTED.
 • THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES, OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS ASSOCIATED WITH THE WORK. FINAL LOCATION OF BACKFLOW PREVENTION UNIT SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. **CONTROLLER LOCATION:** THERE IS ONE (1) CONTROLLER ON THIS PROJECT.
CONTROLLER #1: WALL MOUNTED CONTROLLER LOCATED EAST SIDE OF BUILDING, FACING MELODY DRIVE - SEE PLANS.
 • CONTROLLER SHALL BE PROGRAMMED TO RUN MULTIPLE ZONES AT ONE TIME WITH A MAXIMUM TOTAL OF 18 GPM.
 • CONTROLLER TO BE MOUNTED PER DETAILS AND MANUFACTURER'S SPECIFICATIONS.
 • CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND ELECTRICAL PLANS FOR POWER SERVICE. ALL ELECTRICAL EQUIPMENT AND POWER CONNECTION INSTALLATION SHALL CONFORM TO ALL LOCAL CODES. INSTALL A LINE VOLTAGE SURGE DEVICE (INTERMATIC AG2401C3 OR SQUARE D S20A1175) FOR 120V IN A JUNCTION BOX PRIOR TO CONTROLLER.
 • RAIN/FREEZE SENSOR: MOUNT THE RAIN SENSOR ON BUILDING EAVE IN PROXIMITY TO THE CONTROLLER. THE SENSOR SHALL BE MOUNTED IN LOCATION IN FULL SUN AND OPEN TO RAINFALL. FOLLOWING SPECIFICATIONS: REQUIRED MINIMUM STATIC RECEIVER MOUNT WIRELESS RECEIVER ON OR ADJACENT TO THE IRRIGATION CONTROLLER.
3. **SYSTEM PRESSURE:** THE SYSTEM HAS BEEN DESIGNED PER THE FOLLOWING SPECIFICATIONS: REQUIRED MINIMUM STATIC PRESSURE OF 15 PSI AND MAXIMUM SAFE VELOCITY OF 5 FPS IN ANY PVC PIPE AND 7.5 FPS IN ANY COPPER PIPE.
 • PER (WATER PURVEYOR/CITY WATER) THE STATIC PRESSURE ON SITE IS APPROXIMATELY TBD.
 • THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE PRESSURE IN THE FIELD AT THE POINT OF CONNECTION BEFORE CONSTRUCTION BEGINS AND FOR NOTIFYING THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE DESIGN PRESSURE OF THE SYSTEM AND THE MEASURED PRESSURE IN THE FIELD. IF THE CONTRACTOR FAILS TO NOTIFY OWNER'S REPRESENTATIVE OF SUCH DISCREPANCIES, THEN THE CONTRACTOR ASSUMES ALL LIABILITY AND COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS TO ACCOMMODATE THE ACTUAL PRESSURE.
 • FLOW SENSOR: SENSOR REQUIRES A MINIMUM FLOW FOR PROPER READINGS. MULTIPLE ZONES MAY BE REQUIRED TO RUN SIMULTANEOUSLY TO ACHIEVE THE MINIMUM FLOWS REQUIRED. CONTRACTOR TO SET 'K' VALUES PER MANUFACTURER.
4. **FLOW SENSOR REQUIRES A MINIMUM FLOW OF 0.22 GPM.**
5. **COMMUNICATION:** IT IS RECOMMENDED THAT THE IRRIGATION CONTROLLER BE CONNECTED TO A WATER MANAGEMENT CONTROL SOFTWARE FOR OPTIMUM FUNCTION OF THE IRRIGATION SYSTEM. COORDINATE WITH OWNER'S REPRESENTATIVE AND CONTACT THE LOCAL CONTROLLER MANUFACTURER REPRESENTATIVE OR AUTHORIZED VENDOR PRIOR TO ORDERING CONTROLLER FOR COMMUNICATION AND CONNECTIVITY OPTIONS.

CONVENTIONAL WIRE NOTES

1. GROUNDING FOR THE IRRIGATION CONTROLLER SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND PER THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS GUIDE 100-2002 FOR BARTH GROUNDING ELECTRONIC EQUIPMENT IN IRRIGATION SYSTEMS FOUND AT www.asic.org/Design_Guides.aspx. FOR TECHNICAL SUPPORT REGARDING THE IRRIGATION CONTROLLER OR GROUNDING PLEASE CONTACT THE MANUFACTURER.
2. NEW CONTROLLER WIRE SHALL BE 14GA MIN. UL APPROVED WIRE. CONTRACTOR SHALL VERIFY EXISTING CONNECTIONS AND USE UL APPROVED WIRE STRIPPER AND 360 DEG. WATER PROOF CONNECTIONS AT ALL NEW SPLICES AND CONNECTION POINTS. CONTRACTOR TO INSTALL RED ELECTRIC MARKING TAPE WITH CONTROLLER WIRE THAT IS NOT WITH MAINLINE. WIRE SHALL BE BUNDLED TOGETHER BY BLACK ELECTRICAL TAPE EVERY 10'.
3. CONTRACTOR SHALL HAVE 30' OF SPARE CONTROL WIRE PRESENT AT ALL SP/ICE POINTS. SPARE WIRE SHALL BE COILED IN A NEAT AND ORDERLY FASHION AT EACH SLICE POINT.
4. CONTRACTOR SHALL EXTEND TWO (2) SPARE CONTROL WIRES, AND ONE (1) SPARE COMMON WIRE AT THE END OF THE MAINLINE. CONTRACTOR SHALL INSTALL ONE (1) WIRE PULL BOX AT EACH END OF THE MAINLINE.

SLEEVING COORDINATION NOTES

1. **INSTALLATION OF IRRIGATION SLEEVING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR FOR LOCATION AND SIZING OF SLEEVES PRIOR TO THE START OF CONSTRUCTION.**
2. SLEEVES SHALL BE INSTALLED PRIOR TO THE START OF PAVING OPERATIONS.
3. THE CONTRACTOR SHALL SLEEVE ALL IRRIGATION DISTRIBUTION LINES, VALVE CONTROL WIRES AND COMMUNICATION WIRES UNDER ALL PAVED SURFACES, WALL FOOTERS, DRAINAGE CHANNELS, INLETS, CATCH BASINS, ETC.
4. ALL SLEEVES SHALL EXTEND A MINIMUM OF 12" BEYOND EDGE OF ALL OBSTRUCTIONS. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER ANY OBSTRUCTIONS.
5. EACH PIPE SHALL BE IN A SEPARATE SLEEVE. WIRES SHALL BE IN A SEPARATE PIPE UNDER ALL PAVED SURFACES.
6. SLEEVING SHALL BE INSTALLED PER THE SIZES AND QUANTITIES SHOWN ON THE PLANS BASED ON THE CHART BELOW.

PIPING	REQUIRED SLEEVE SIZE
MAINLINE PIPING	3" CLASS 200 PVC
LATERAL PIPING	2X NOMINAL DIAMETER OF LATERAL
SIMULTANEOUS	2" CLASS 200 PVC

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MODEL NO. DESCRIPTION	DETAIL # AND SHEET	
--- --- U	IRRIGATION SERVICE LINE / METER	1" DEDICATED IRRIGATION METER SHOWN FOR REFERENCE ONLY - REFER TO CIVIL/WATER/UTILITY PLANS	NA	NA
[]	IRRIGATION CONTROLLER	HUNTER HCC-860-SS + WIFI-EXT-KIT + ICM-400 120VAC POWER REQUIRED - SEE PLANS FOR LOCATION	1	22
[]	RAIN SENSOR	HUNTER RAIN CLK REFER TO CONTROLLER NOTES	2	22
[]	BACKFLOW PREVENTER	FERO 1" 528VA AND GUARD SHACK 68-1 FLUSH OFF ENCLOSURE WITH FROSTGUARD BLANKET, POWDER COATED FOREST GREEN	3/4	22
[]	MANUAL DRAIN VALVE	MATCO-NORCA 1/2" 201 X INSTALLED IN AEP 910L-1G2G VALVE BOX	5	22
[]	QUICK COUPLER	HUNTER HQ-4H-RC INSTALLED IN AEP 910L-1G2G VALVE BOX	2	23
[]	MASTER VALVE	HUNTER IBV-101 G WITH SHIELDED COMMUNICATION CABLE BACK TO CONTROLLER. INSTALLED IN AEP 101S-1G2G VALVE BOX	6	22
[]	FLOW SENSOR	FLOMEQ Q5200-10 WITH SHIELDED COMMUNICATION CABLE BACK TO CONTROLLER. INSTALLED IN AEP 101S-1G2G VALVE BOX	1	23
[]	ISOLATION GATE VALVE	MATCO-NORCA 514TX MATCH LINE SIZE. INSTALLED IN AEP 910L-1G2G VALVE BOX	3	23
[]	DRIP VALVE ASSEMBLY	HUNTER IC2-101-LF WITH SCH 40 BALL VALVE, INSTALLED IN AEP 1320-1G2G VALVE BOX, SIZED PER PLAN	4	23
[]	SLEEVING	REFER TO SLEEVING NOTES	1	24
---	PVC MAINLINE	CLASS 200 PVC BE SIZE: 1-1/2" UNLESS OTHERWISE NOTED	2	24
- - - -	DRIP LATERAL	UV RESISTANT POLYETHYLENE SIZE: 3/4" MINIMUM UNLESS OTHERWISE NOTED	2	24
- - - - F	FLUSH END CAP	HOSE END FLUSH GAP & OPERATIONAL INDICATOR INSTALLED IN AEP 910L-1G2G VALVE BOX	6	24

VALVE CALLOUT	EMITTER SCHEDULE				
	VALVE/STATION NUMBER	PLANT TYPE	EMITTER	QTY.	TOTAL GPH
	ZONE DESIGNATION: S (SHRUB BED)	PERENNIAL / GRASSES	0.5 GPH	TWO EACH	1.0 GPH
		DEODIOUS SHRUBS	1.0 GPH	TWO EACH	2.0 GPH
		EVERGREEN SHRUBS	1.0 GPH	TWO EACH	2.0 GPH
		DEODIOUS TREE	1.0 GPH	EIGHT EACH	8.0 GPH
		EVERGREEN TREE	1.0 GPH	EIGHT EACH	8.0 GPH

- EMITTER NOTES**
1. ALL PLANT MATERIAL SHALL BE IRRIGATED WITH RAIN BRD XB SERIES PRESSURE COMPENSATING EMITTERS.
 2. EMITTER SCHEDULE IS FOR REFERENCE ONLY. THE CONTRACTOR SHALL ADJUST EMITTER AND NUMBER OF EMITTERS BASED ON THE NEEDS OF INDIVIDUAL PLANTS OR PLANT HYDROZONES.
 3. 1/4" DISTRIBUTION TUBING NOT TO EXCEED 8' IN LENGTH.
 4. RAIN BRD DBC-025 DIFFUSER BUG CAP AND TS-025 STAKE ON ALL 1/4" DISTRIBUTION TUBING EMISSION POINTS.
 5. REFER TO DRIP IRRIGATION DETAILS 2-6, SHEET 24.

PROJECT: HEADWATERS ACTIVE ADULT LIVING
16991 MELODY DR NORTHGLENN, CO
PREPARED FOR: HG AA NORTHGLENN, LLC 288 101 W. LAYTON STREET, SUITE 307 DENVER, CO 80208
DESIGN MANAGER: JEFF HOFFMAN (312) 617-5739



DESIGNED BY: RJP
DRAWN BY: ANF
CHECKED BY: EPP
DATE: 04/14/2023

PROFESSIONAL SEALS



No.	Description	Date
1	SITE PLAN SUBMITTAL 01	2.10.2023
2	SITE PLAN SUBMITTAL 02	4.14.2023

KH PROJECT NO: 196563001

SHEET TITLE
IRRIGATION NOTES

SHEET NUMBER

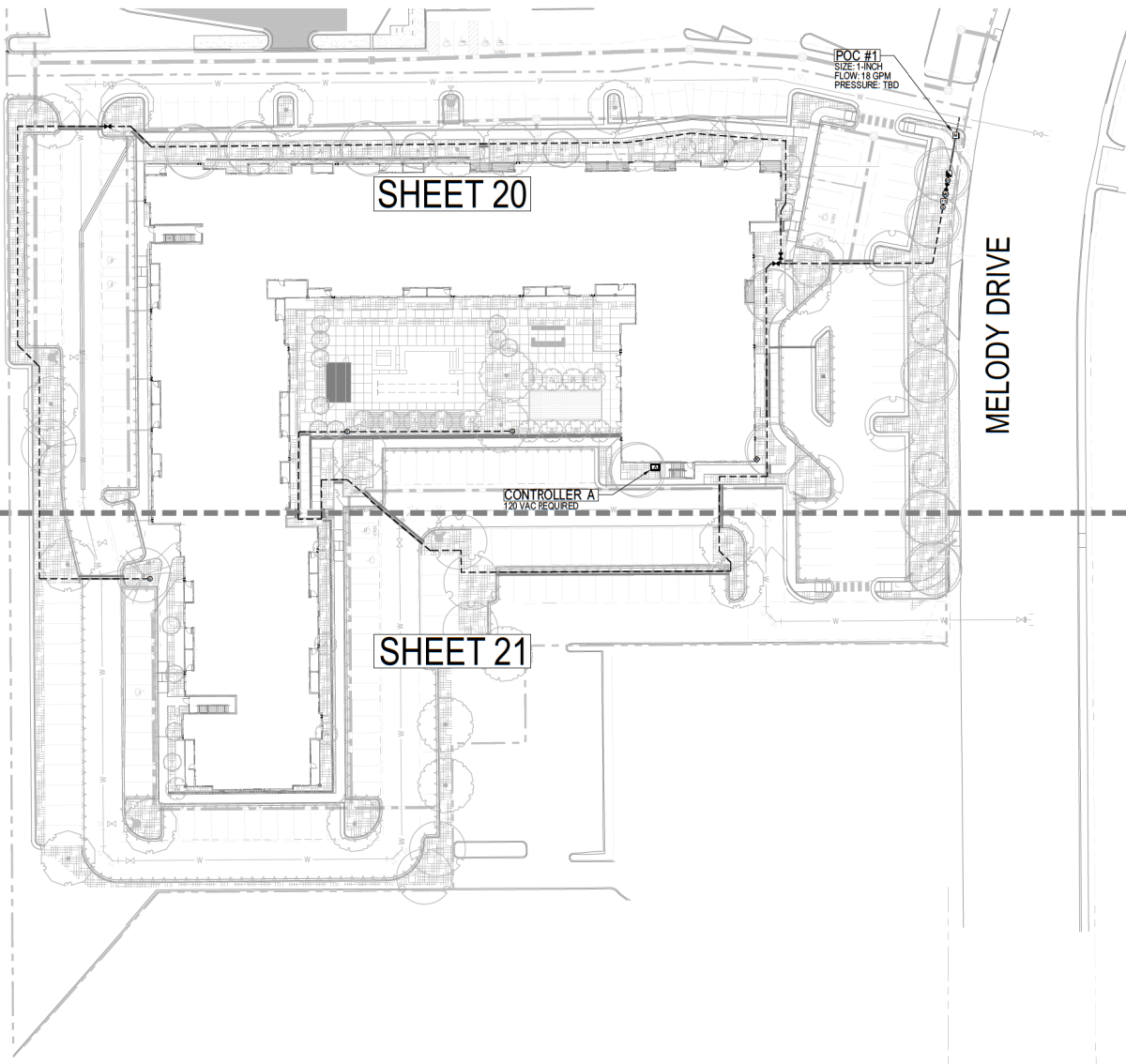
18 OF 29



HEADWATERS INDEPENDENT LIVING FACILITY

MAJOR SITE PLAN

10691 MELODY DRIVE
 LOCATED IN THE WEST 1/2 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 6E
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PROFESSIONAL SEALS

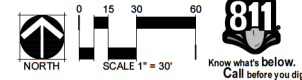
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No.	Description	Date
1	SITE PLAN SUBMITTAL 01	2-10-2023
2	SITE PLAN SUBMITTAL 02	4-14-2023

KH PROJECT NO: 196563001

SHEET TITLE
OVERALL IRRIGATION PLAN

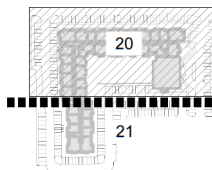
SHEET NUMBER
19 OF 29



HEADWATERS INDEPENDENT LIVING FACILITY MAJOR SITE PLAN

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WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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KEY MAP



HEADWATERS
GROUP

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HEADWATERS ACTIVE
ADULT LIVING
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SANTULAN
ARCHITECTURE

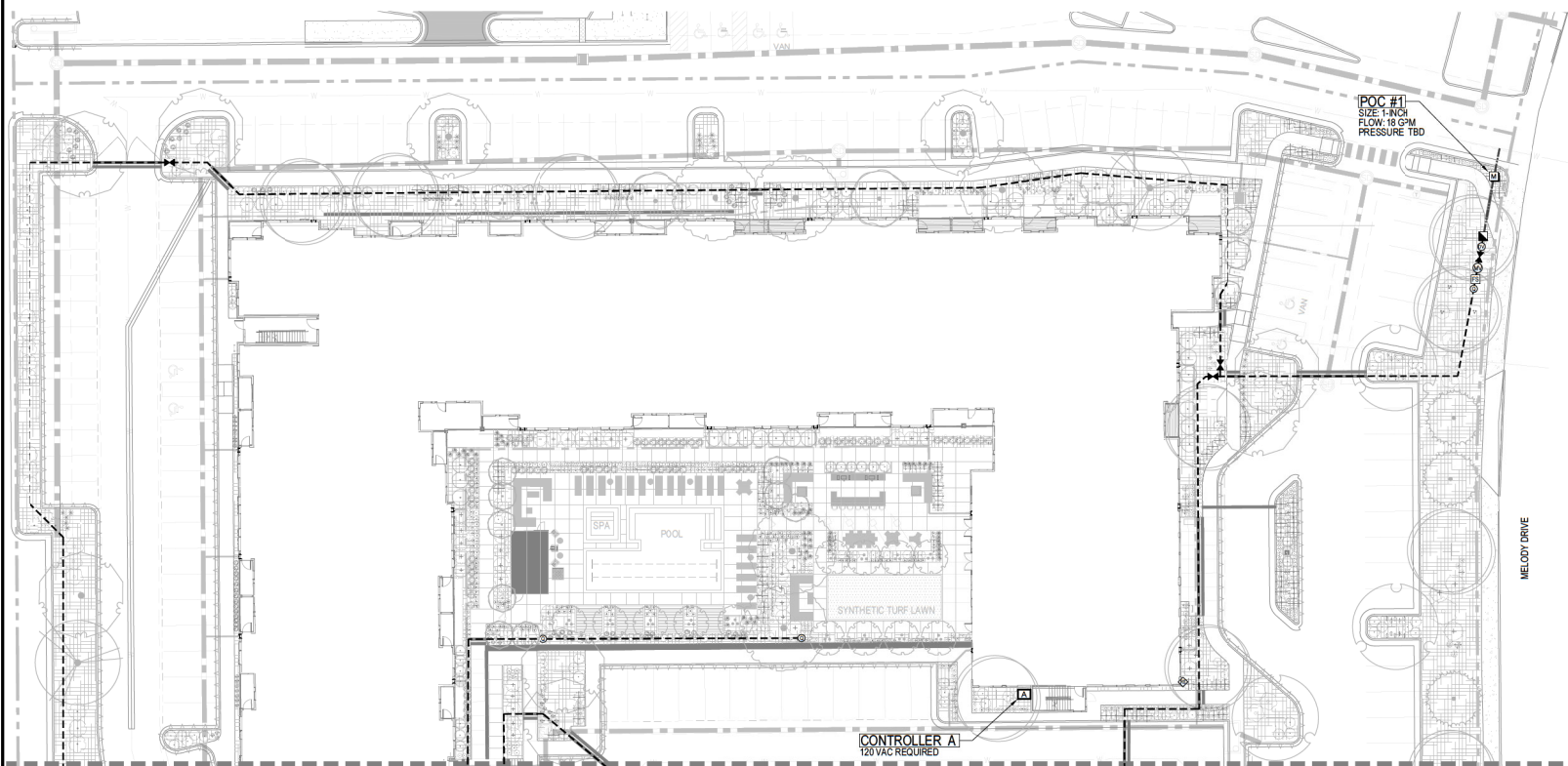
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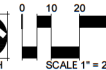
IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION
---	IRRIGATION SERVICE LINE / METER
□	IRRIGATION CONTROLLER
◇	RAIN SENSOR
▣	BACKFLOW PREVENTER
⊕	MANUAL DRAIN VALVE
⊙	QUICK COUPLER
⊗	MASTER VALVE
⊠	FLOW SENSOR
⊞	ISOLATION GATE VALVE
⊕	DRIP VALVE ASSEMBLY
---	SLEEVEING
---	PVC MAINLINE
---	DRIP
---	LATERAL
---	FLUSH END CAP



MITCHLINE, SHEET 21

CONTROLLER A
120 VAC REQUIRED



PROFESSIONAL SEALS

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Kimley-Horn and Associates, Inc.

No.	Description	Date
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KH PROJECT NO.: 196563001

SHEET TITLE

IRRIGATION
PLAN

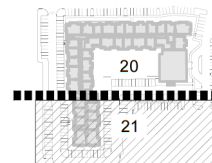
SHEET NUMBER

20 OF 29

HEADWATERS INDEPENDENT LIVING FACILITY MAJOR SITE PLAN

10691 MELODY DRIVE
LOCATED IN THE WEST 1/2 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 6E
WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

KEY MAP



HEADWATERS GROUP

PROJECT:
HEADWATERS ACTIVE
ADULT LIVING
10691 MELODY DR
NORTHGLENN, CO
PREPARED FOR:
HG AA NORTHGLENN, LLC
286 CLAYTON STREET, SUITE 307
DENVER, CO 80206
DESIGN MANAGER:
JEFF HOFFMAN
T: (312) 617-5139

KimleyHorn

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No.	Description	Date
1	SITE PLAN SUBMITTAL 01	2/10/2023
2	SITE PLAN SUBMITTAL 02	4/14/2023

KH PROJECT NO.: 196563001

SHEET TITLE

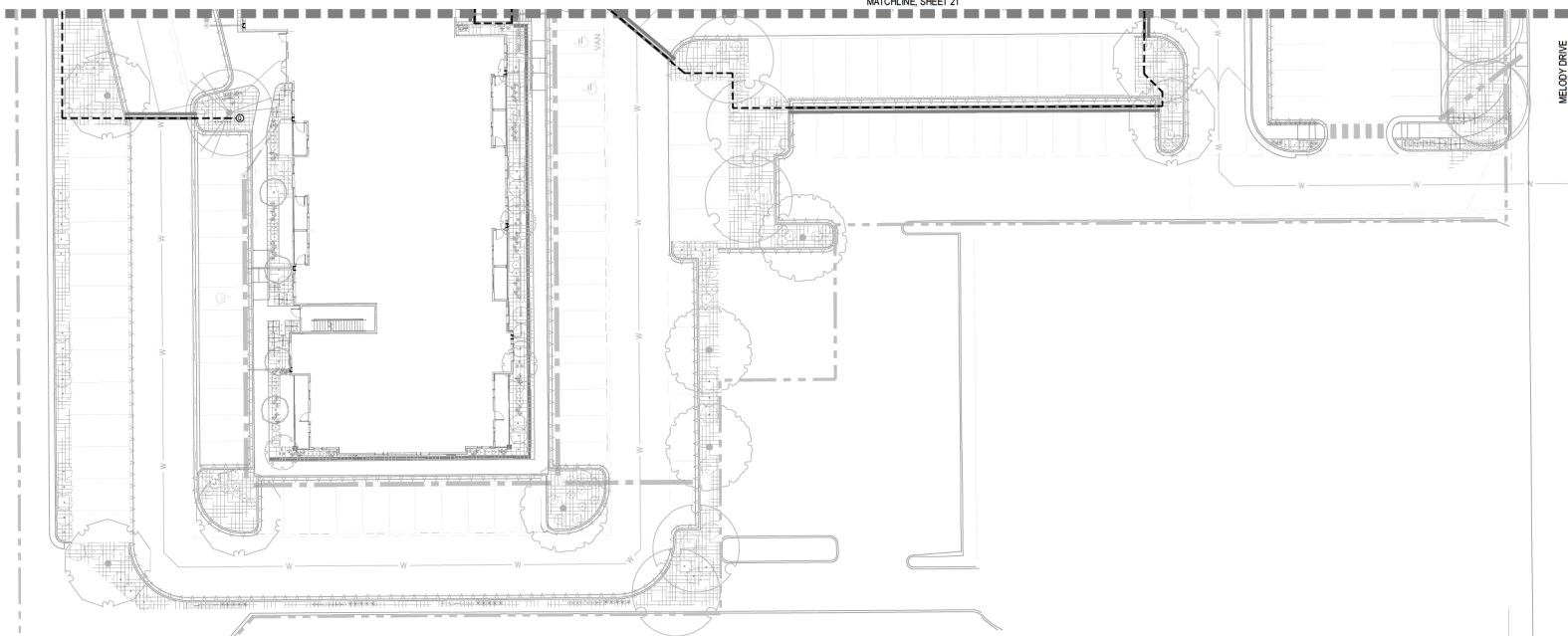
IRRIGATION PLAN

SHEET NUMBER

21 OF 29

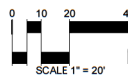
IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION
---	IRRIGATION SERVICE LINE / METER
□	IRRIGATION CONTROLLER
◇	RAIN SENSOR
▣	BACKFLOW PREVENTER
⊕	MANUAL DRAIN VALVE
⊗	QUICK COUPLER
⊙	MASTER VALVE
⊠	FLOW SENSOR
⊞	ISOLATION GATE VALVE
⊕	DRIP VALVE ASSEMBLY
---	SLEEVING
---	PVC MAINLINE
---	DRIP LATERAL
---	FLUSH END CAP



MELODY DRIVE

MATCHLINE SHEET 21



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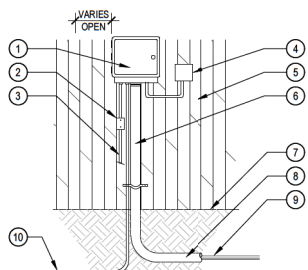
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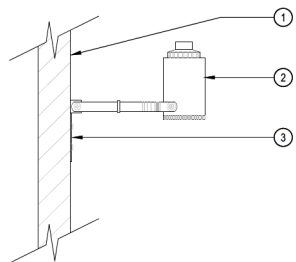
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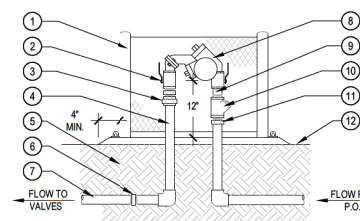
- 1 CONTROLLER MOUNT AT EYE-LEVEL PER MANUFACTURER'S RECOMMENDATIONS
- 2 DISCONNECT SWITCH
- 3 120 POWER SOURCE IN STEEL CONDUIT
- 4 WIRELESS SENSOR RECEIVER
- 5 BUILDING EXTERIOR WALL
- 6 RIGID STEEL CONDUIT W/ CONTROL WIRES TO VALVES
- 7 FINISH GRADE
- 8 CONDUIT TO EXTEND 5 FT. BEYOND WALL
- 9 UF DIRECT BURIAL WIRE TO CONTROL VALVES
- 10 UF DIRECT BURIAL WIRE TO GROUNDING PER ASIC GUIDELINES

NOTE:
1. ALL ELECTRICAL AND CONTROLLER WIRE TO BE INSTALLED PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
2. GROUND CONTROLLER PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
3. PROVIDE WATERPROOF SEALANT FOR ALL CONDUIT AND WIRE ACCESS POINTS.
4. PROVIDE LOCK FOR ENCLOSURE.



- 1 SUITABLE FASCIA, WALL OR GUTTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN AND IS OPEN TO RAINFALL.
- 2 WIRELESS RAIN SENSOR. LOCATE WITHIN 500' OF THE CONTROLLER.
- 3 SECURE MOUNTING BRACKET TO EXTERIOR WALL WITH SCREWS PER LOCAL CODES

NOTE:
1. PROVIDE WATERPROOF SEALANT FOR ALL CONDUIT AND WIRE ACCESS POINTS.
2. FINAL LOCATION AND MOUNTING SYSTEM TO BE DETERMINED BY OWNER.
3. SENSOR SHOULD NOT BE MOUNTED UNDER TREES, IN AREAS AFFECTED BY SPRINKLER SYSTEM OR UNDER EAVE OF HOUSE.



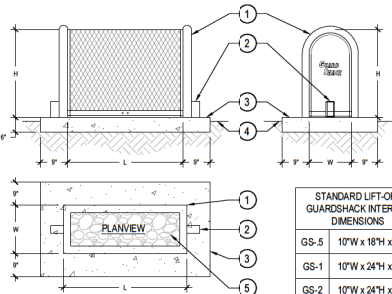
- 1 BACKFLOW ENCLOSURE
- 2 BALL VALVE
- 3 BRASS UNION
- 4 TYPE K COPPER PIPE
- 5 COMPACTED SUBGRADE
- 6 PVC ADAPTOR 30" BEYOND UNIT
- 7 PVC MAINLINE
- 8 REDUCED PRESSURE BACKFLOW PREVENTER WITH BALL VALVES
- 9 BRASS RISER
- 10 BRASS WYE STRAINER (100 MESH)
- 11 COPPER ADAPTER
- 12 FINISH GRADE

NOTE:
1. INSTALL PER LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS.
2. PROVIDE PVC PIPE PROTECTION AROUND COPPER SUPPLY LINES AS THEY GO THROUGH THE CONCRETE SLAB BASE.
3. BACKFLOW PREVENTION DEVICES SHALL BE PLACED A MINIMUM OF TWO (2) FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
4. PROVIDE THRUST BLOCS FOR LINES 2-1/2" OR LARGER.

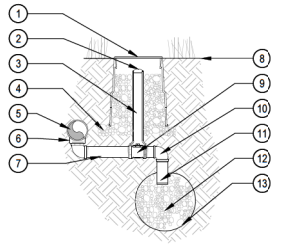
1 CONTROLLER WALL MOUNT EXTERIOR

2 RAIN SENSOR SURFACE MOUNT

3 BACKFLOW FBEO 825YA

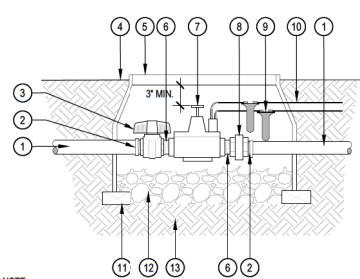


NOTE:
1. INSTALL GUARDSHACK LIFT-OFF UNIT 51 POWDER COATED STEEL GUARD SHACK PER MANUFACTURER'S SPECIFICATIONS.
2. ALL BOLTS FOR MOUNTING BRACKETS SHALL BE ZINC PLATED TAMPER PROOF.
3. PRODUCT AVAILABLE FROM GUARDSHACK 3831 E. GROVE ST. PHOENIX, AZ 85040, PH: (602) 426-1002 EXT. 422 FX; (602) 426-1005
4. PROVIDE KEYED PADLOCK, MASTER LOCK MODEL #87 W (2) TWO KEYS FOR LOCKING SECURITY ENCLOSURE.



- 1 10" LOCKING ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO BE FLUSH WITH FINISH GRADE.
- 2 2" VALVE MARKER
- 3 2" CL160 PVC ACCESS SLEEVE LENGTH AS REQUIRED.
- 4 3" DEPTH 3/4" CRUSHED GRAVEL 6" BEYOND EDGE OF BOX
- 5 PVC PRESSURE MAIN LINE
- 6 SCH. 80 TEE PER MAINLINE SIZE. ALIGN IN A DOWNWARD POSITION
- 7 SCH. 80 PVC NIPPLE
- 8 FINISH GRADE
- 9 1" BRONZE STOP VALVE WITH SLOTTED KEY OPERATOR
- 10 SCH. 80 PVC ELL
- 11 SCH. 80 PVC NIPPLE
- 12 3/4" GRAVEL SUMP - 1 CU. FT. MIN
- 13 SOIL BLANKET ENCLOSING SUMP AMOCO ENG. FABRIC 4545 - 4.5 OZ. OR EQUAL

NOTE:
1. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE
2. LOCATE DRAIN VALVE AT POINT OF CONNECTION AND AT ALL LOW POINT(S) ALONG THE IRRIGATION MAINLINE AS NEEDED.



- 1 PVC MAINLINE
- 2 SCH. 80 PVC MALE ADAPTER
- 3 SCH. 80 PVC BALL VALVE
- 4 FINISH GRADE
- 5 LOCKING VALVE BOX
- 6 SCH. 80 PVC NIPPLE (THREADED)
- 7 MASTER VALVE
- 8 SCH. 80 PVC UNION (THREADED)
- 9 WATERPROOF ELECTRICAL CONNECTIONS
- 10 WIRES TO CONTROLLER
- 11 BRICK SUPPORTS 2 MIN.
- 12 3/4" GRAVEL SUMP - 8" DEPTH
- 13 COMPACTED SUBGRADE

NOTE:
1. INSTALL MASTER VALVE PER MANUFACTURER'S SPECIFICATIONS FOR WIRING AND GROUNDING.

4 BACKFLOW ENCLOSURE LIFT-OFF

5 MANUAL DRAIN VALVE

6 MASTER VALVE



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No.	Description	Date
1	SITE PLAN SUBMITTAL 01	2/20/2023
2	SITE PLAN SUBMITTAL 02	4/14/2023

KH PROJECT NO.: 196563001

SHEET TITLE

IRRIGATION
DETAILS

SHEET NUMBER

22 OF 29

HEADWATERS INDEPENDENT LIVING FACILITY MAJOR SITE PLAN

10691 MELODY DRIVE
LOCATED IN THE WEST 1/2 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 6E
WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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No.	Description	Date
1	SITE PLAN SUBMITTAL #1	2/20/2023
2	SITE PLAN SUBMITTAL #2	4/14/2023

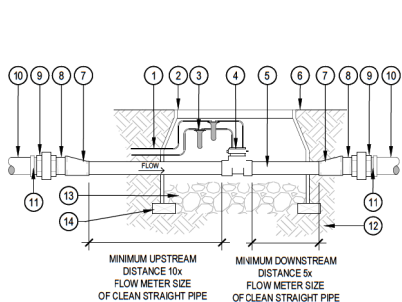
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SHEET TITLE

IRRIGATION
DETAILS

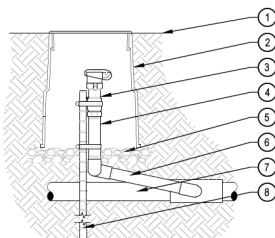
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23 OF 29



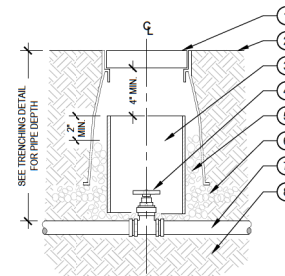
- ① WIRES TO CONTROLLER
- ② LOCKING VALVE BOX
- ③ WATERPROOF ELECTRICAL CONNECTIONS
- ④ FLOW SENSOR PER SCHEDULE
- ⑤ DOWNSIZED MAINLINE
- ⑥ FINISH GRADE
- ⑦ SCH. 80 PVC ECCENTRIC COUPLING (S x S) - SIZE & QTY TO BE DETERMINED IN FIELD
- ⑧ SCH. 80 PVC NIPPLE (MPTxS)
- ⑨ SCH. 80 PVC UNION (THREADED)
- ⑩ PVC MAINLINE
- ⑪ SCH. 80 PVC MALE ADAPTER
- ⑫ COMPACTED SUBGRADE
- ⑬ 3/4" GRAVEL SUMP 8" DEPTH
- ⑭ BRICK SUPPORTS 2 MIN.

NOTE:
1. INSTALL FLOW SENSOR PER MANUFACTURER'S SPECIFICATIONS FOR WIRING AND GROUNDING.



- ① FINISH GRADE
- ② 10" ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO FLUSH WITH FINISH GRADE
- ③ QUICK COUPLING VALVE W/ LOCKING COVER PER SCHEDULE
- ④ SCH. 80 PVC RISER (T x T)
- ⑤ 3" DEPTH 3/4" GRAVEL BASE EXTEND 6" BEYOND EDGE OF BOX
- ⑥ PVC SWING JOINT
- ⑦ PVC MAINLINE
- ⑧ 24" LONG #4 REBAR TO HOLD QUICK COUPLER IN PLACE W/ (2) STAINLESS STEEL CLAMPS

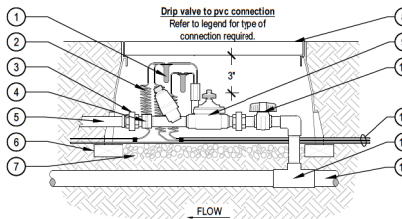
NOTES:
1. EACH QUICK COUPLER SHALL BE IN A SEPARATE VALVE BOX.
2. PROVIDE (1) QUICK COUPLER KEY FOR EACH QUICK COUPLER VALVE.
3. QUICK COUPLER SHALL HAVE LOCKING RUBBER COVER. COLOR PER LEGEND.
4. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUB-GRADE.
5. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.



- ① LOCKING ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO BE FLUSH WITH FINISH GRADE
- ② FINISH GRADE
- ③ 8" SCH 40 PVC ACCESS SLEEVE LENGTH AS REQUIRED.
- ④ GATE VALVE W/ CROSS HANDLE AND SOLID WEDGE DISC PER SCHEDULE
- ⑤ 3/4" GRAVEL SUMP FILL IN AND AROUND BOX AS REQUIRED.
- ⑥ 3" DEPTH 3/4" GRAVEL EXTEND 6" BEYOND EDGE OF BOX
- ⑦ PVC MAINLINE
- ⑧ COMPACTED SUBGRADE

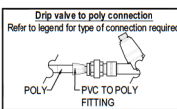
NOTE:
1. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.
2. DO NOT REST VALVE BOX OR ACCESS SLEEVES ON MAINLINE OR LATERAL LINE.
3. PROVIDE GATE VALVE KEY - LENGTH AS REQUIRED.

1 FLOW SENSOR SCALE: NTS



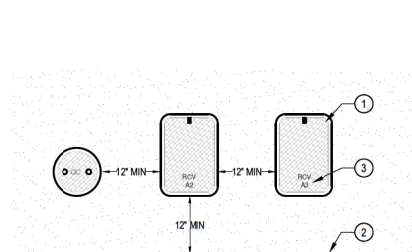
- ① WATERPROOF CONNECTORS Refer to legend for type of connection required.
- ② 30' COIL OF WIRE MINIMUM PLACED IN BOX.
- ③ (2) SCH. 80 PVC UNION (THREADED)
- ④ PVC COUPLING (FPTxFFT)
- ⑤ PVC LATERAL
- ⑥ BRICK SUPPORT 4 MIN
- ⑦ 4" DEPTH GRAVEL SUMP
- ⑧ VALVE BOX PER LEGEND, FLUSH TOP OF BOX W/ GRADE
- ⑨ CONTROL VALVE PER LEGEND
- ⑩ SCH. 80 PVC BALL VALVE
- ⑪ CONTROL AND COMMON WIRES FROM CONTROLLER
- ⑫ SCH. 80 PVC TEE (SxSxT)
- ⑬ PVC MAINLINE

NOTES:
1. BUNDLE & TAPE WIRE EVERY 10 FT. SEAL WIRE ENDS WITH WATERPROOF SPLICING MATERIAL.
2. 30' MINIMUM LENGTH OF CONTROL WIRE COILED AND PLACED IN BOX AT WATER PROOF CONNECTION TO SOLENOID.
3. INSTALL DRIP CONTROL ZONE KIT PER MANUFACTURER'S SPECIFICATIONS FOR WIRING



4 DRIP CONTROL ZONE KIT SCALE: NTS

2 QUICK COUPLER SCALE: NTS



- ① VALVE BOX, ALIGN EVENLY AND SPACE EVENLY FROM SIDEWALK, STRUCTURE, WALL, OR CURB
- ② SIDEWALK OR PAVING
- ③ VALVE BOX LID BRANDED WITH CONTROLLER & STATION NUMBER

NOTE:
1. INSTALL ONLY ONE RCV TO VALVE BOX. LOCATE AT LEAST 12-INCHES FROM AND ALIGN WITH NEARBY WALLS OR EDGES OF PAVED AREAS. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL.
2. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL, BUT AVOID GROUPING MORE THAN THREE (3) STANDARD VALVE BOXES TOGETHER IN A SERIES.
3. ARRANGE GROUPED VALVE BOXES IN RECTANGULAR PATTERNS.

5 VALVE BOX PLACEMENT SCALE: NTS

3 GATE VALVE 2" AND SMALLER SCALE: NTS

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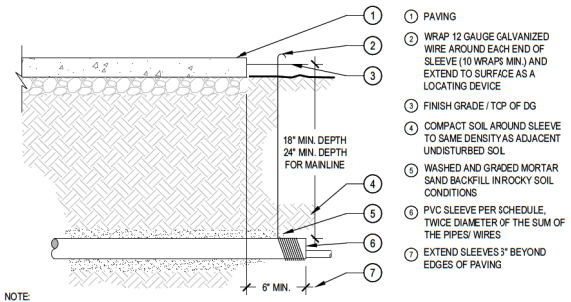
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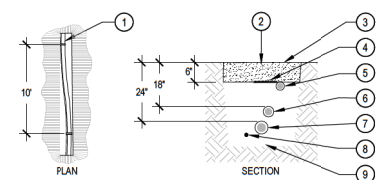
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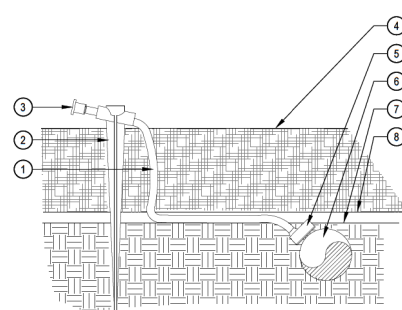
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- 1 PAVING
- 2 WRAP 12 GAUGE GALVANIZED WIRE AROUND EACH END OF SLEEVE (10 WRAPS MIN) AND EXTEND TO SURFACE AS A LOCATING DEVICE
- 3 FINISH GRADE / TOP OF DG
- 4 COMPACT SOIL AROUND SLEEVE TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL
- 5 WASHED AND GRADED MORTAR SAND BACKFILL IN ROCKY SOIL CONDITIONS
- 6 PVC SLEEVE PER SCHEDULE, TWICE DIAMETER OF THE SUM OF THE PIPES' WIRES
- 7 EXTEND SLEEVES 3" BEYOND EDGES OF PAVING



- NOTE:
1. ALL MAINLINES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN IN PLAN VIEW ABOVE.
3. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES.
4. ALL ELECTRICAL WIRE CONNECTIONS TO VALVES AND SPICES TO BE INSTALLED WITHIN A VALVE BOX AND MADE WITH DRY WATERPROOF CONNECTORS, OR APPROVED EQUAL.
5. BUNDLE AND TAPE WIRING AT 10' INTERVALS
6. VALVE WIRES TO BE INSTALLED WITHIN MAINLINE TRENCH WHEREVER POSSIBLE.
7. BEDDING MATERIAL SHALL BE 1/4" MINUS SAND, AND SHALL BE 3" BELOW LOWEST PIPE OR WIRE AND 3" ABOVE HIGHEST PIPE OR WIRE WITHIN TRENCH.
8. BEDDING MATERIAL SHALL BE IN MAINLINE TRENCH ONLY.
9. BEDDING IS NOT REQUIRED IN POLYETHYLENE TUBING TRENCHES.
10. EXCAVATED COVER MATERIAL SHALL BE FREE FROM DEBRIS AND ROCKS 1/2" OR GREATER.
11. PIPE BEDDING MATERIAL TO BE ROCK AND DEBRIS FREE, BACKFILL IN 6' LIFTS, PUDDLE WITH WATER BETWEEN LIFTS.
- 1 SNAKE PVC OR POLYETHYLENE PIPE IN TRENCH
 - 2 EXCAVATED COVER MATERIAL (SEE NOTES)
 - 3 FINISH GRADE
 - 4 MAINLINE MARKING TAPE (PURPLE MARKING TAPE IF RECLAIMED)
 - 5 POLYETHYLENE DRIP LATERAL/ DRIP PVC LATERAL PIPE (6" MIN. COVERAGE, 18" MIN. COVERAGE BELOW PEDESTRIAN WALKS.)
 - 6 IRRIGATION LATERAL PIPE
 - 7 IRRIGATION MAINLINE PIPE
 - 8 VALVE WIRING
 - 9 BEDDING MATERIAL (SEE NOTES)



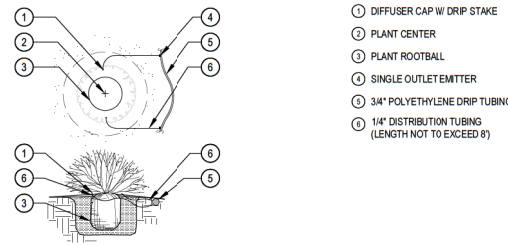
- 1 1/4" DISTRIBUTION TUBING, RUN TUBING UNDER WEED BARRIER FABRIC TO PLANT, LENGTH NOT TO EXCEED 8'
- 2 UNIVERSAL 1/4" STAKE
- 3 DIFFUSER CAP
- 4 TOP OF MULCH
- 5 PRESSURE COMPENSATING EMITTER PER EMITTER SCHEDULE, INSTALL EMITTER AT 45° TO 60° ANGLE
- 6 3/4" POLYETHYLENE TUBING SET WITH TOP OF TUBING FLUSH WITH FINISH GRADE OF SOIL
- 7 FINISH GRADE OF SOIL
- 8 WEED BARRIER FABRIC

NOTE:
1. ALL SLEEVES SHALL BE INSPECTED PRIOR TO BACKFILLING.
2. CAP SLEEVES UNTIL USE.
3. MULTIPLE SLEEVES REQUIRE 4" HORIZONTAL SEPARATION WITHIN SAME SLEEVE TRENCH.
4. IRRIGATION PIPE AND WIRE SHALL NOT SHARE THE SAME SLEEVE.
5. MARK / STAMP - 'X' AND/OR INSTALL PLACARD AT BACK OF CURB.

1 PIPE SLEEVE SCALE: NTS

2 PIPE TRENCH SCALE: NTS

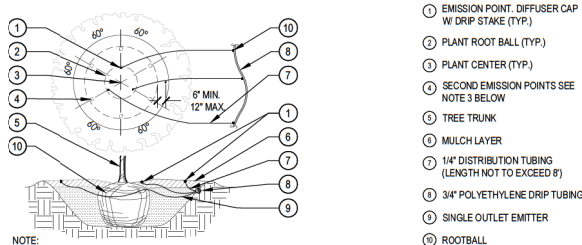
3 SINGLE OUTLET EMITTER SCALE: NTS



- 1 DIFFUSER CAP W/ DRIP STAKE
- 2 PLANT CENTER
- 3 PLANT ROOTBALL
- 4 SINGLE OUTLET EMITTER
- 5 3/4" POLYETHYLENE DRIP TUBING
- 6 1/4" DISTRIBUTION TUBING (LENGTH NOT TO EXCEED 8')

NOTE:
1. EMITTERS SHALL BE EQUALLY SPACED AROUND ROOTBALL.
2. FLUSH ALL LINES THOROUGHLY PRIOR TO EMITTER INSTALLATION.
3. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL EMITTERS ON THE UPHILL SIDE OF PLANT.
4. EMITTERS SHALL BE SELF-FLUSHING PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE.
5. DRIP VALVE ZONES (HYDROZONES) ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS AND SUN EXPOSURE.
6. CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLAN.

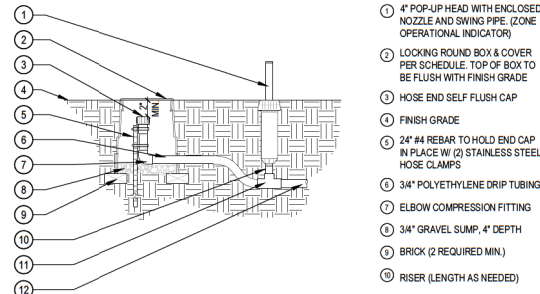
4 SINGLE OUTLET EMITTER PLACEMENT SCALE: NTS



- 1 EMISSION POINT, DIFFUSER CAP W/ DRIP STAKE (TYP.)
- 2 PLANT ROOT BALL (TYP.)
- 3 PLANT CENTER (TYP.)
- 4 SECOND EMISSION POINTS SEE NOTE 3 BELOW
- 5 TREE TRUNK
- 6 MULCH LAYER
- 7 1/4" DISTRIBUTION TUBING (LENGTH NOT TO EXCEED 8')
- 8 3/4" POLYETHYLENE DRIP TUBING
- 9 SINGLE OUTLET EMITTER
- 10 ROOTBALL

NOTE:
1. MAXIMUM LENGTH OF ONE DISTRIBUTION TUBE SHALL BE 8'.
2. ALL EMISSION POINTS SHALL BE LOCATED ON UPHILL SIDE OF PLANT MATERIAL. ONE EMISSION POINT SHALL BE DIRECTLY TO PLANT BALL AS INDICATED. ADDITIONAL EMISSION POINTS SHALL BE WITHIN PLANT PIT PERMITTED AS DIRECTED IN THE EMITTER SCHEDULE.
3. SECOND EMISSION POINTS (IF NEEDED) AS PER THE EMITTER SCHEDULE FOR TREES WITH 3" CALIPER OR GREATER OR CONIFEROUS TREES 10' OR GREATER IN HEIGHT.
4. THIS IS A WATERING GUIDE ONLY. SITE, SOIL AND PLANT CONDITIONS VARY GREATLY. CONTRACTOR MUST OBSERVE THE PLANT MATERIAL AND MAKE ADJUSTMENTS AS NECESSARY FOR PROPER PLANT WATER REQUIREMENT.

5 TREE EMITTER PLACEMENT SCALE: NTS



- 1 4" POP-UP HEAD WITH ENCLOSED NOZZLE AND SWING PIPE (ZONE OPERATIONAL INDICATOR)
- 2 LOCKING ROUND BOX & COVER PER SCHEDULE, TOP OF BOX TO BE FLUSH WITH FINISH GRADE
- 3 HOSE END SELF FLUSH CAP
- 4 FINISH GRADE
- 5 24" #4 REBAR TO HOLD END CAP IN PLACE W/ (2) STAINLESS STEEL HOSE CLAMPS
- 6 3/4" POLYETHYLENE DRIP TUBING
- 7 ELBOW COMPRESSION FITTING
- 8 3/4" GRAVEL SLUMP, 4" DEPTH
- 9 BRICK (2 REQUIRED MIN.)
- 10 RISER (LENGTH AS NEEDED)
- 11 COMPRESSION TEE W/ POLY TO PVC ADAPTER
- 12 PVC LATERAL

NOTE:
1. COMPACT SOIL AROUND VALVE BOX TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.
2. SECURE STAKE TO FLUSHEND CAP OR PVC NIPPLE WITH A MIN. OF 2 HOSE CLAMPS.
3. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.

6 DRIP FLUSH END CAP WITH INDICATOR SCALE: NTS

PROFESSIONAL SEALS

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Kimley-Horn and Associates, Inc.

No.	Description	Date
1	SITE PLAN SUBMITTAL 01	2.30.2023
2	SITE PLAN SUBMITTAL 02	4.14.2023

KH PROJECT NO.: 196563001

SHEET TITLE

IRRIGATION
DETAILS

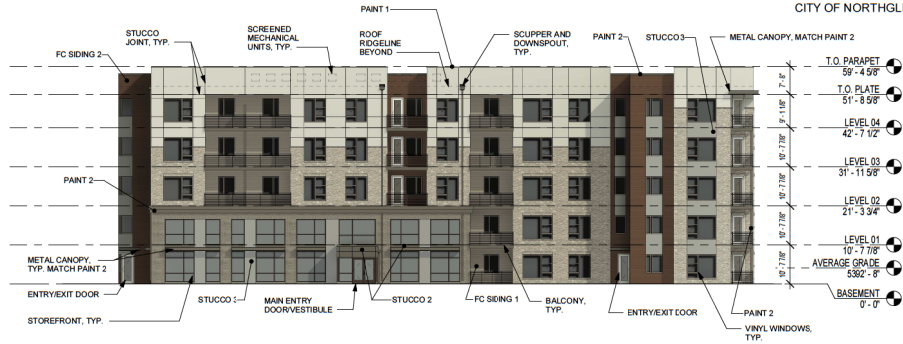
SHEET NUMBER

24 OF 29



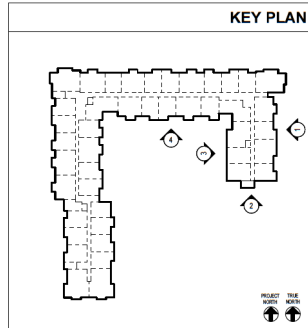
HEADWATERS INDEPENDENT LIVING FACILITY MAJOR SITE PLAN

10691 MELODY DRIVE
LOCATED IN THE WEST 1/4 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 63
WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



Material Calculations for East Elevation Facing Public Street

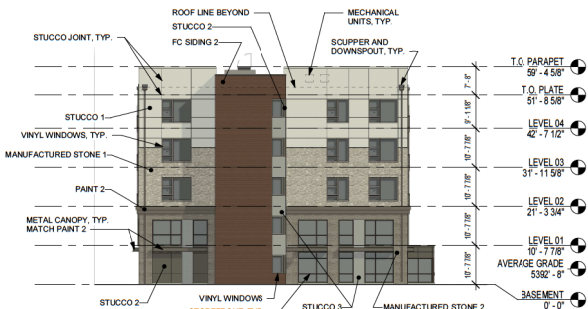
Material	East Elevation	East Elev. Total Wall Area	Material Percentage @ East Elev.
Stone	2681	10228	26.21%
Transparency	2546	10228	25%



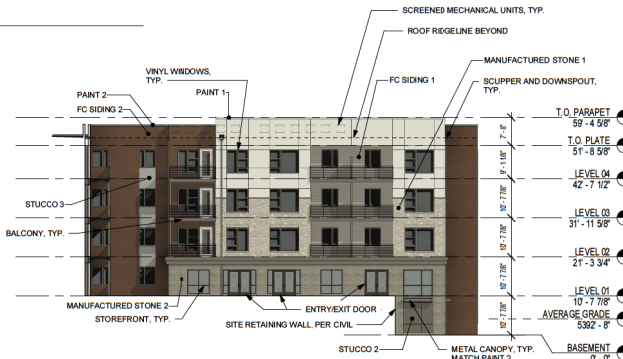
SITE PLAN MATERIAL LEGEND

IMAGE	TAG	NAME	DESCRIPTION
	1	MANUFACTURED STONE 1	LIGHT COLORED SMALL STACKED STONE
	2	MANUFACTURED STONE 2	DARK LARGE FORMAT STONE
	3	STUCCO 1	OFF WHITE
	4	STUCCO 2	MUTED BROWN
	5	STUCCO 3	DARY GRAY
	6	FC SIDING 1	MEDIUM GRAY
	7	FC SIDING 2	DARK BROWN
	8	PAINT 1	PAINT TO MATCH STUCCO 1
	9	PAINT 2	PAINT TO MATCH STUCCO 2
	10	STOREFRONT	DARK BRONZE

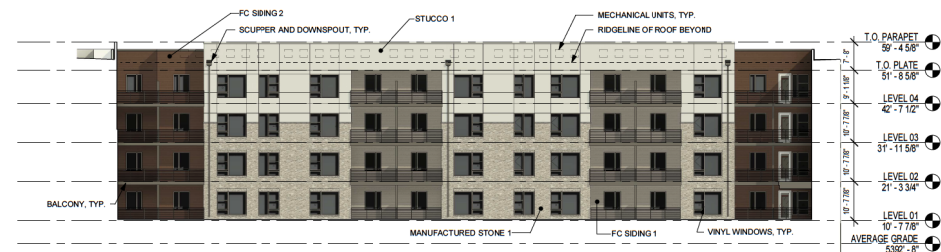
1 SITE PLAN BUILDING ELEVATION - EAST ELEVATION
SCALE: 1/16" = 1'-0"



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



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



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



PROJECT:
HEADWATERS INDEPENDENT LIVING FACILITY
10691 MELODY DR
NORTHGLENN, CO
PREPARED FOR:
HC, AA, NORTHGLENN, LLC
288 CLAYTON STREET, SUITE 307
DENVER, CO 80206

DESIGN MANAGER:
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T: (312) 617-5739

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DESIGNED BY: MA/SD/TB/DJ/HS
DRAWN BY: DJ/SD/TB
CHECKED BY: TB/JHP
DATE: 03/16/2023

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Kimley-Horn and Associates, Inc.

No.	Description	Date
1	SITE PLAN SUBMITTAL 1	02/10/2023
2	SITE PLAN SUBMITTAL 2	04/14/2023
3	SITE PLAN SUBMITTAL 3	06/20/2023

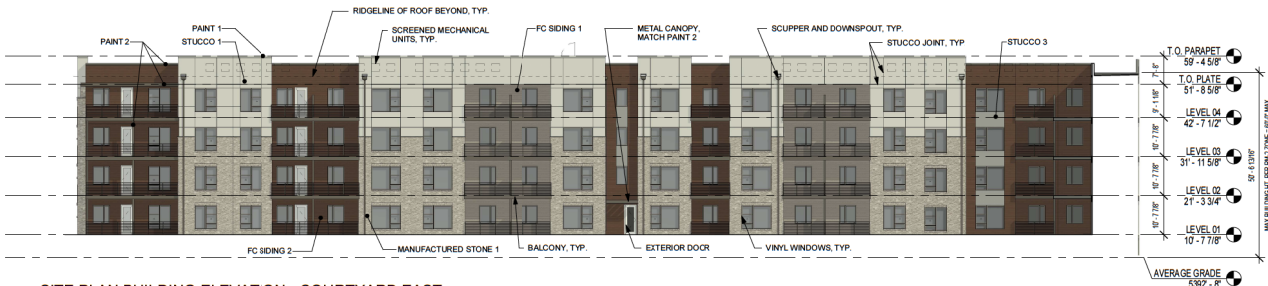
KH PROJECT NO.: 196563001

SHEET TITLE
BUILDING ELEVATIONS

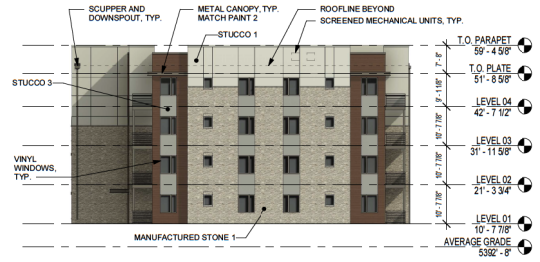
SHEET NUMBER
25 OF 29

HEADWATERS INDEPENDENT LIVING FACILITY MAJOR SITE PLAN

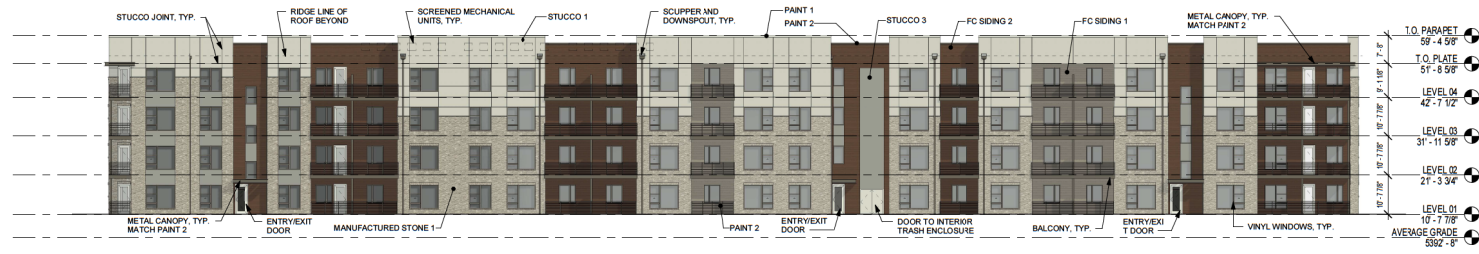
10691 MELODY DRIVE
LOCATED IN THE WEST 1/4 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 63
WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



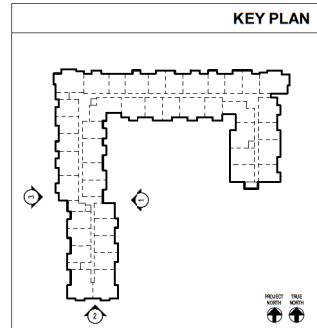
1 SITE PLAN BUILDING ELEVATION ON - COURTYARD EAST
ELEVATION
SCALE: 1/16" = 1'-0"



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



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



SITE PLAN MATERIAL LEGEND			
IMAGE	TAG	NAME	DESCRIPTION
	1	FC SIDING 1 MANUFACTURED STONE 1	MEDIUM GRAY LIGHT COLORED SMALL STACKED STONE
	2	MANUFACTURED STONE 2	DARK LARGE FORMAT STONE
	3	STUCCO 1	OFF WHITE
	4	STUCCO 2	MUTED BROWN
	5	STUCCO 3	DARY GRAY
	6	FC SIDING 1	MEDIUM GRAY
	7	FC SIDING 2	DARK BROWN
	8	PAINT 1	PAINT TO MATCH STUCCO 1
	9	PAINT 2	PAINT TO MATCH STUCCO 2
	10	STOREFRONT	DARK BRONZE

HEADWATERS GROUP

PROJECT:
HEADWATERS INDEPENDENT LIVING FACILITY
10691 MELODY DR
NORTHGLENN, CO

PREPARED FOR:
HC, AA NORTHGLENN, LLC
288 CLAYTON STREET, SUITE 307
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DRAWN BY: DJ/SD/TB
CHECKED BY: TB/PHP
DATE: 03/10/2023

PROFESSIONAL SEALS

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No.	Description	Date
1	SITE PLAN SUBMITTAL 1	02/10/2023
2	SITE PLAN SUBMITTAL 2	04/14/2023
3	SITE PLAN SUBMITTAL 3	06/20/2023

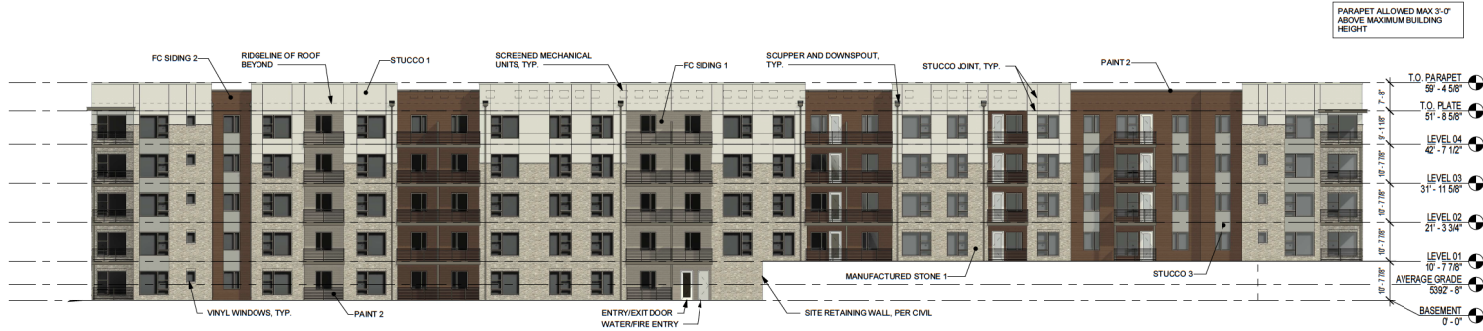
KH PROJECT NO.: 196563001

SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER
26 OF 29

HEADWATERS INDEPENDENT LIVING FACILITY MAJOR SITE PLAN

10691 MELODY DRIVE
LOCATED IN THE WEST 1/4 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 63
WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

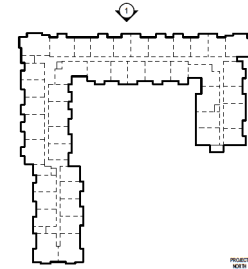


1 SITE PLAN BUILDING ELEVATION - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

SECTION 11-4-8 SITE AND BUILDING DESIGN COMPLIANCE

Code Section	Requirement (or Sub)	Response
11-4-8(1)(B)(i) - Building Placement and Orientation	Protect Natural Topography and preserve existing trees and landscape material and provide Public Space	Complies. Site intended to be redeveloped from parking and commercial building.
11-4-8(1)(B)(ii) - Building Entrances	Building entrance to face public street with clearly defined and accessible pedestrian circulation	Complies. Building entrance to be visible from Alamy Drive with clearly defined accessible circulation.
11-4-8(1)(B)(iii) - Building Mass	Buildings that not exceed more than 32' 0" continuous feet without incorporating at least one of the following 3 elements for each 32' 0" segment: 1. Buildings should only use approved materials from UDO, Brick, Stone, and Masonry Materials minimum 30% of exterior walls. Accessory structures shall be architecturally compatible with it's associated principal structure or screened from view of adjoining properties or abutting public right-of-way.	Complies using 3 of the 3 elements required.
11-4-8(1)(B)(iv) - Exterior Finish Materials	Buildings should only use approved materials from UDO, Brick, Stone, and Masonry Materials minimum 30% of exterior walls. Accessory structures shall be architecturally compatible with it's associated principal structure or screened from view of adjoining properties or abutting public right-of-way.	Complies. Proposed use of Stucco, Masonry Materials for entire building. Complies building, painted Wood, and that requires Architectural Appeal. Proposed building complies with minimum 30% (including 15% Stone for entire building) requirement that exterior walls be constructed with masonry materials.
11-4-8(1)(C) - Roof Form	The envelope building shall be finished in similar levels of architectural details, materials and typical treatment.	Complies. Architectural envelope consistent across all elevations.
11-4-8(1)(D) - Transparency (Windows, Doors, Openings)	15% of ground floor area of facade facing public street or other public area shall contain windows, other transparent materials or door ways. 20% of upper floor area of all building facades shall contain windows or other transparent materials. Windows shall not be reflective.	Complies. 20% Vertical changes in heights across facade that is larger than 60'-0" is greater than one.
11-4-8(1)(E) - Signage	Signage shall not be located outside building envelope.	Complies. No exterior building signage proposed.

KEY PLAN



SITE PLAN MATERIAL LEGEND

IMAGE	TAG	NAME	DESCRIPTION
	1	MANUFACTURED STONE 1	LIGHT COLORED SMALL STACKED STONE
	2	MANUFACTURED STONE 2	DARK LARGE FORMAT STONE
	3	STUCCO 1	OFF WHITE
	4	STUCCO 2	MUTED BROWN
	5	STUCCO 3	DARY GRAY
	6	FC SIDING 1	MEDIUM GRAY
	7	FC SIDING 2	DARK BROWN
	8	PAINT 1	PAINT TO MATCH STUCCO 1
	9	PAINT 2	PAINT TO MATCH STUCCO 2
	10	STOREFRONT	DARK BRONZE



HEADWATERS GROUP

PROJECT:
HEADWATERS INDEPENDENT LIVING FACILITY
10691 MELODY DR
NORTHGLENN, CO
PREPARED FOR:
HC, AA, NORTHGLENN, LLC
288 CLAYTON STREET, SUITE 307
DENVER, CO 80206
DESIGN MANAGER:
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CHECKED BY: TB/JHP
DATE: 03/10/2023

PROFESSIONAL SEALS



No.	Description	Date
1	SITE PLAN SUBMITTAL 1	02/10/2023
2	SITE PLAN SUBMITTAL 2	04/14/2023
3	SITE PLAN SUBMITTAL 3	06/20/2023

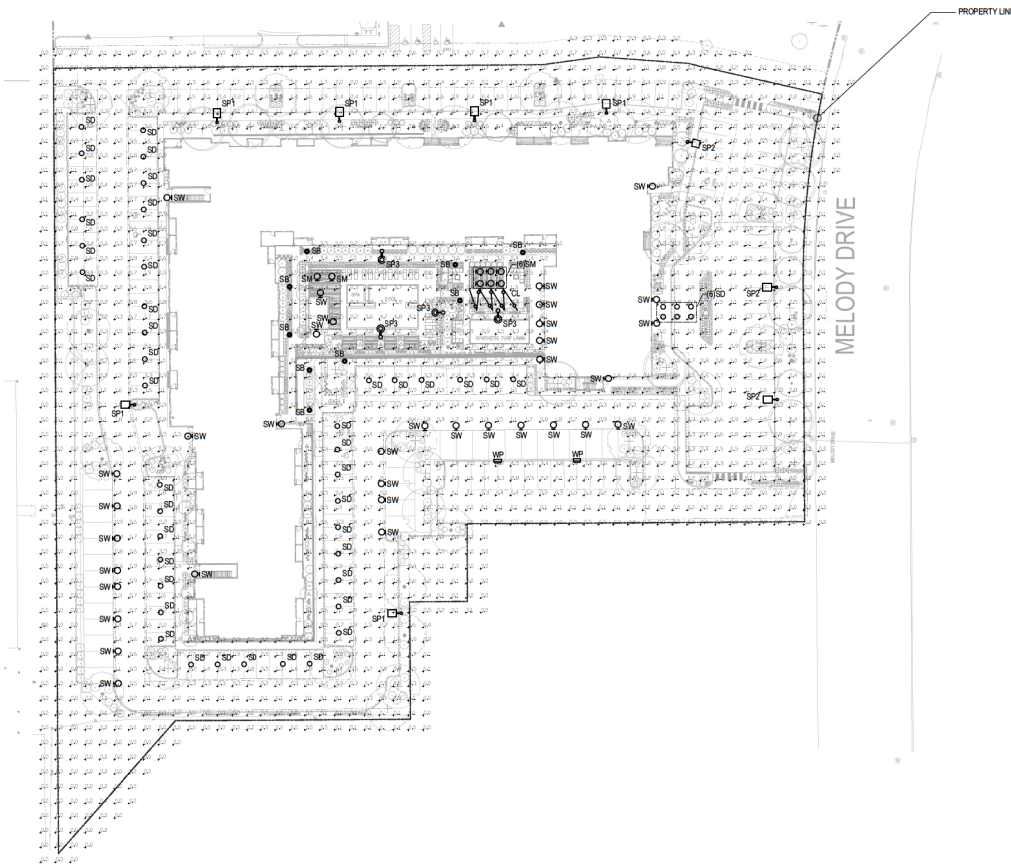
KH PROJECT NO.: 196563001

SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER
27 OF 29

HEADWATERS INDEPENDENT LIVING FACILITY MAJOR SITE PLAN

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



1 SITE LIGHTING PHOTOMETRIC
SCALE: 1" = 40'-0"

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



HEADWATERS GROUP

PROJECT:
HEADWATERS INDEPENDENT LIVING FACILITY
10691 MELODY DR
NORTHGLENN, CO
PREPARED FOR:
HG AA NORTHGLENN, LLC
288 CLAYTON STREET, SUITE 307
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No.	Description	Date

KH PROJECT NO.: 196563001

SHEET TITLE
Site Lighting Photometric

SHEET NUMBER
28 OF 29



STUDIO LIGHTNING
80 SINSET DR.
BAILEY, CO 80801
303.242.1572



Know what's below.
Call before you dig.

HEADWATERS INDEPENDENT LIVING FACILITY MAJOR SITE PLAN

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



HEADWATERS
GROUP

PROJECT:
HEADWATERS INDEPENDENT
LIVING FACILITY
10691 MELODY DR
NORTHGLENN, CO
PREPARED FOR:
HG AA NORTH-GLENN, LLC
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DENVER, CO 80206

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No.	Description	Date
KH PROJECT NO.:	196536001	

SHEET TITLE
Lighting Details

SHEET NUMBER
29 OF 29



STUDIO LIGHTING
60 SINSET DR.
BAILEY, CO 80821
303.242.1572



Know what's below.
Call before you dig.

Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	SHIELDING
CL	CATENARY LIGHT	COURTYARD	SUSPENDED 1'-0" AFG	N/A	AMERICAN LIGHTING LFS-12V-1.5-LED-WW	LED	1.00	1.5W/FT	N/A EQUIVALENT OF LESS THAN 90 FOOT INCANDESCENT
SB	BOLLARD WALKWAYS		1'-0" AFG	BLACK	INVUE ABB-B1-LED38-D1-S-BK	LED	1.00	16W	FULL CUTOFF
SD	DOWNLIGHT	MAIN ENTRY & CARPORTS	1'-0" AFG AT CARPORTS 10'-0" AT MAIN ENTRY	WHITE	HALO SMR-6-600-WH	LED	1.00	9.0W	FULL CUTOFF
SM	SIDE MOUNT LIGHT	PERGOLA	1'-0" AFG	BLACK	LUMIERE 9004-WI-RW-LED3000-F- BK-U1-UV	LED	1.00	10W	FULL CUTOFF
SP1	SITE POLE PARKING & DRIVES		10'-0" AFG	BLACK	MCGRAW-EDISON GLEON-SA1C-730U-T3- BK-DM	LED	1.00	50W	FULL CUTOFF
SP2	SITE POLE PARKING & DRIVES		10'-0" AFG	BLACK	MCGRAW-EDISON GLEON-SA1C-730U-T4FT- BK-DM	LED	1.00	50W	FULL CUTOFF
SP3	SITE POLE COURTYARDS		2'-0" AFG	BLACK	INVUE ECM-EQ2-LED-E-174-SR- SN-BK-7030-VAB12	LED	1.00	5W	FULL CUTOFF
SW	WALL SCIENCE	ENTRIES & GARAGES	1'-0" AFG	BLACK	LUMIERE 303-WI-LED1-3000- UV-T4-DM10-BK	LED	1.00	8.9W	FULL CUTOFF
WP	WALL PACK SIDEWALKS		2'-0" AFG	BLACK	MCGRAW-EDISON GWC-SA1-A-730-U-T2-BK- DM	LED	1.00	3W	FULL CUTOFF



Features
- Custom built to specification (allow 3-4 weeks)
- Meet the special order requirements
- Translucent polycarbonate covers are shockproof, resistant and resistant to abrasion
- Includes stainless steel injection molded nylon socket supports (available in 18" height) for use with 100-120V AC LED lamps
- Suitable for use in wet locations

Festoon Light String
Made to your specifications with waterproof, UL listed festoon lights in white or other lengths, globe color (Clear, Amber, and Soft White) and socket type and spacing. Festoon lights are made to order. Order quantity must be 100 or more. Price quoted for 100 or more. Festoon lights are made to order. Order quantity must be 100 or more. Price quoted for 100 or more.

Technical Information
Socket: LFS-12V
Input Voltage: 12V AC LED (24V AC, Edison (Optional))
Socket: E26
Material: Cast Aluminum
Lumens: 120 lm/watt
Color: Warm White
Dimming: Not dimmable
Warranty: 5 Year Limited Warranty
Model No.: LFS-12V-1.5-LED-WW

Available Globe Colors
Clear, Amber, Soft White, Purple, Blue, Yellow

Dimming Options
- Standard dimmers (please refer to product literature)

Lighting / Ratings
- Wet Locations

INVUE

ABB ABOR BOLLARD

Specifications
- Custom built to specification (allow 3-4 weeks)
- Meet the special order requirements
- Translucent polycarbonate covers are shockproof, resistant and resistant to abrasion
- Includes stainless steel injection molded nylon socket supports (available in 18" height) for use with 100-120V AC LED lamps
- Suitable for use in wet locations

Technical Information
Socket: LFS-12V
Input Voltage: 12V AC LED (24V AC, Edison (Optional))
Socket: E26
Material: Cast Aluminum
Lumens: 120 lm/watt
Color: Warm White
Dimming: Not dimming
Warranty: 5 Year Limited Warranty
Model No.: ABB-B1-LED38-D1-S-BK

Available Globe Colors
Clear, Amber, Soft White, Purple, Blue, Yellow

Dimming Options
- Standard dimmers (please refer to product literature)

Lighting / Ratings
- Wet Locations

HALO

SD

SMR-6-600-WH

Specifications
- Custom built to specification (allow 3-4 weeks)
- Meet the special order requirements
- Translucent polycarbonate covers are shockproof, resistant and resistant to abrasion
- Includes stainless steel injection molded nylon socket supports (available in 18" height) for use with 100-120V AC LED lamps
- Suitable for use in wet locations

Technical Information
Socket: LFS-12V
Input Voltage: 12V AC LED (24V AC, Edison (Optional))
Socket: E26
Material: Cast Aluminum
Lumens: 120 lm/watt
Color: Warm White
Dimming: Not dimming
Warranty: 5 Year Limited Warranty
Model No.: SMR-6-600-WH

Available Globe Colors
Clear, Amber, Soft White, Purple, Blue, Yellow

Dimming Options
- Standard dimmers (please refer to product literature)

Lighting / Ratings
- Wet Locations

SP1/2

McGraw-Edison
GLEON Galleon
Area / Site Luminaire

Product Features
- Durable
- Energy Efficient
- Long Life

Product Certifications
- IESNA
- DLC
- ENEC
- ETL

Connected Systems
- Wireless
- Integrated

Specifications
- Custom built to specification (allow 3-4 weeks)
- Meet the special order requirements
- Translucent polycarbonate covers are shockproof, resistant and resistant to abrasion
- Includes stainless steel injection molded nylon socket supports (available in 18" height) for use with 100-120V AC LED lamps
- Suitable for use in wet locations

Technical Information
Socket: LFS-12V
Input Voltage: 12V AC LED (24V AC, Edison (Optional))
Socket: E26
Material: Cast Aluminum
Lumens: 120 lm/watt
Color: Warm White
Dimming: Not dimming
Warranty: 5 Year Limited Warranty
Model No.: GLEON-SA1C-730U-T3-BK-DM

Available Globe Colors
Clear, Amber, Soft White, Purple, Blue, Yellow

Dimming Options
- Standard dimmers (please refer to product literature)

Lighting / Ratings
- Wet Locations

Lumiere

SM

9004

Specifications
- Custom built to specification (allow 3-4 weeks)
- Meet the special order requirements
- Translucent polycarbonate covers are shockproof, resistant and resistant to abrasion
- Includes stainless steel injection molded nylon socket supports (available in 18" height) for use with 100-120V AC LED lamps
- Suitable for use in wet locations

Technical Information
Socket: LFS-12V
Input Voltage: 12V AC LED (24V AC, Edison (Optional))
Socket: E26
Material: Cast Aluminum
Lumens: 120 lm/watt
Color: Warm White
Dimming: Not dimming
Warranty: 5 Year Limited Warranty
Model No.: 9004-WI-RW-LED3000-F-BK-U1-UV

Available Globe Colors
Clear, Amber, Soft White, Purple, Blue, Yellow

Dimming Options
- Standard dimmers (please refer to product literature)

Lighting / Ratings
- Wet Locations

INVUE

SP3

ECM/EMM
EPIC MEDIUM LED

Specifications
- Custom built to specification (allow 3-4 weeks)
- Meet the special order requirements
- Translucent polycarbonate covers are shockproof, resistant and resistant to abrasion
- Includes stainless steel injection molded nylon socket supports (available in 18" height) for use with 100-120V AC LED lamps
- Suitable for use in wet locations

Technical Information
Socket: LFS-12V
Input Voltage: 12V AC LED (24V AC, Edison (Optional))
Socket: E26
Material: Cast Aluminum
Lumens: 120 lm/watt
Color: Warm White
Dimming: Not dimming
Warranty: 5 Year Limited Warranty
Model No.: ECM-EQ2-LED-E-174-SR-SN-BK-7030-VAB12

Available Globe Colors
Clear, Amber, Soft White, Purple, Blue, Yellow

Dimming Options
- Standard dimmers (please refer to product literature)

Lighting / Ratings
- Wet Locations

Lumiere

EON 303-W1-LED1
Ceiling / Wall Mount
Direct / Indirect

Product Features
- Durable
- Energy Efficient
- Long Life

Product Certifications
- IESNA
- DLC
- ENEC
- ETL

Connected Systems
- Wireless
- Integrated

Specifications
- Custom built to specification (allow 3-4 weeks)
- Meet the special order requirements
- Translucent polycarbonate covers are shockproof, resistant and resistant to abrasion
- Includes stainless steel injection molded nylon socket supports (available in 18" height) for use with 100-120V AC LED lamps
- Suitable for use in wet locations

Technical Information
Socket: LFS-12V
Input Voltage: 12V AC LED (24V AC, Edison (Optional))
Socket: E26
Material: Cast Aluminum
Lumens: 120 lm/watt
Color: Warm White
Dimming: Not dimming
Warranty: 5 Year Limited Warranty
Model No.: 303-W1-LED1-3000-UV-T4-DM10-BK

Available Globe Colors
Clear, Amber, Soft White, Purple, Blue, Yellow

Dimming Options
- Standard dimmers (please refer to product literature)

Lighting / Ratings
- Wet Locations

McGraw-Edison
GWC Galleon Wall
Wall Mount Luminaire

Product Features
- Durable
- Energy Efficient
- Long Life

Product Certifications
- IESNA
- DLC
- ENEC
- ETL

Connected Systems
- Wireless
- Integrated

Specifications
- Custom built to specification (allow 3-4 weeks)
- Meet the special order requirements
- Translucent polycarbonate covers are shockproof, resistant and resistant to abrasion
- Includes stainless steel injection molded nylon socket supports (available in 18" height) for use with 100-120V AC LED lamps
- Suitable for use in wet locations

Technical Information
Socket: LFS-12V
Input Voltage: 12V AC LED (24V AC, Edison (Optional))
Socket: E26
Material: Cast Aluminum
Lumens: 120 lm/watt
Color: Warm White
Dimming: Not dimming
Warranty: 5 Year Limited Warranty
Model No.: GWC-SA1A-730-U-T2-BK-DM

Available Globe Colors
Clear, Amber, Soft White, Purple, Blue, Yellow

Dimming Options
- Standard dimmers (please refer to product literature)

Lighting / Ratings
- Wet Locations

the existing inlet and storm sewer along the west side of Melody Drive. Off-site basins in the proposed condition generate a maximum runoff of 59.1 cfs in the major storm condition. The proposed off-site improvements associated with the development are not anticipated to have negative impacts to downstream infrastructure.

Per the Criteria, the WQCV itself shall be increased by 20% to account for sedimentation. Any proposed concept must have performance verified by third party testing such as the New Jersey Corporation for Advanced Technology (NJCAT), or equivalent testing, and must also meet Colorado Water Rights requirements of section 37-92-602(8), Colorado Revised Statutes (C.R.S.). The proposed private ADS underground detention system has been sized to provide the required WQCV and an additional 20% per the Criteria. Calculations for the required WQCV can be found in **Appendix C**.

The isolator row system utilized within the proposed private ADS MC-740 underground detention and water system primarily functions to capture total suspended solids and debris. A layer of ADS Plus fabric is placed between the chamber and the stone foundations. The fabric traps sediments as well as protects stone base during cleaning and maintenance. The Isolator Row PLUS is a verified filtration manufactured treatment device by the New Jersey Corporation for Advanced Testing (NJCAT) in accordance with NJDEP Filter Protocols. Refer to **Appendix A** for summary of testing.

SUMMARY

RELATION TO OFF-SITE CONDITIONS

Proposed drainage designs associated with the Project have been designed in accordance with applicable City of Northglenn Standards and Mile High Flood District Standards and are not anticipated to adversely affect the existing storm sewer facilities and downstream infrastructure. Off-Site conditions have been improved to direct flows to outfall into the existing storm system within Melody Drive.

SUMMARY OF PROPOSED IMPROVEMENTS

The proposed drainage improvements will collect runoff generated by the Site improvements using private roof drains, curb and gutter, drainage pans, and a private storm sewer network, to the proposed private underground detention system. Site drainage will discharge by private storm sewer into the existing storm sewer along Melody Drive at historic flow rates. The overall imperviousness of the Site will decrease from 94.3% to 81.1% with the proposed improvements.

FLOODPLAIN IMPACTS

The Site is located within FEMA FIRM panel number 08001C0313J, dated 12/2/21. This Site is currently mapped within Zone X (unshaded) areas outside of the 0.2% annual chance floodplain. There are no anticipated floodplain impacts.

STATE OR FEDERAL REGULATIONS

Proposed drainage designs associated with the Project have been designed in accordance with applicable State Regulations and are not anticipated to adversely affect the existing storm sewer facilities to where they discharge. No federal regulations have been applied to this design, as none are known to exist that are applicable.

COMPLIANCE WITH APPLICABLE REGULATIONS AND STANDARDS

Proposed drainage designs associated with the Project have been designed in accordance with applicable City of Northglenn Public Right-of-Way Standards and Specifications and Urban Drainage and Flood Control District Standards and are not anticipated to adversely affect the existing storm sewer facilities to where they discharge.

MAINTENANCE – UNDERGROUND DETENTION AND WATER QUALITY SYSTEM

JetVac maintenance is recommended if sediment has been collected to an average depth of 3" (76 mm) inside the Isolator Row Plus. More frequent maintenance may be required to maintain minimum flow rates through the Isolator Row Plus. The JetVac process utilizes a high pressure water nozzle to propel itself down the Isolator Row Plus while scouring and suspending sediments. As the nozzle is retrieved, a wave of suspended sediments is flushed back into the manhole for vacuuming. Most sewer and pipe maintenance companies have vacuum/ JetVac combination vehicles. Fixed nozzles designed for culverts or large diameter pipe cleaning are preferable. Rear facing jets with an effective spread of at least 45" (1143 mm) are best. StormTech recommends a maximum nozzle pressure of 2000 psi be utilized during cleaning. The JetVac process shall only be performed on StormTech Rows that have ADS Plus fabric over the foundation stone. A Flamp (flared end ramp) is attached to the inlet pipe on the inside of the chamber end cap to provide a smooth transition from pipe invert to fabric bottom. It is configured to improve chamber function performance over time by distributing sediment and debris that would otherwise collect at the inlet. It also serves to improve the fluid and solid flow back into the inlet pipe during maintenance and cleaning, and to guide cleaning and inspection equipment back into the inlet pipe when complete.

REFERENCES

1. Public Right-of-Way Standards and Specifications, City of Northglenn, 2015 Edition.
2. Urban Storm Drainage Criteria Manuals, Volumes 1-3, Mile High Flood District; latest revisions.
3. Flood Insurance Rate Map, Adams County, Colorado and Incorporated Areas, Map Number 08001C0313J, Federal Emergency Management Agency (FEMA), Map Revised December 2, 2021.
4. Soil Survey of Adams County Area, Colorado, Natural Resources Conservation Service (NRCS), 1975.
5. Wells Fargo Parking Improvements Final Drainage Letter, Kimley-Horn, February 8th, 2023
6. National Wetlands Inventory Map, Obtained from U.S. Fish and Wildlife Service's Wetlands Mapper – Current Revision February 2023
7. NOAA Precipitation Frequency Data Server, NOAA Atlas 14, Volume 8, Version, Obtained from NOAA's National Weather Service Hydrometeorological Design Studies Center server – Current revision dated February 2023

1.0 EXECUTIVE SUMMARY

The report has been prepared to document the results of a Traffic Impact Study for Headwaters Independent Living Facility proposed to be located along the west side of Melody Drive, north of 106th Avenue, and south of Kennedy Drive in Northglenn, Colorado. Headwaters Independent Living Facility is proposed to include 172 senior adult housing units. It is expected that Headwaters Independent Living Facility will be completed in the next couple of years; therefore, analysis was conducted for the 2025 short-term buildout horizon as well as the 2045 long-term twenty-year planning horizon.

The purpose of this traffic study is to identify project traffic generation characteristics to determine potential project traffic related impacts on the local street system and to develop the necessary mitigation measures required for the identified traffic impacts. The following intersections were incorporated into this traffic study in accordance with the City of Northglenn standards and requirements:

- Kennedy Drive & Huron Street (#1)
- Kennedy Drive & Melody Drive (#2)
- 104th Avenue & Melody Drive (#3)

In addition, two existing full movement accesses along the west side of Melody Drive (#4 & #5) to remain were evaluated.

Regional access to Headwaters Independent Living Facility will be provided by Interstate 25 (I-25) and US Highway 287 (US-287). Primary access will be provided by Huron Street, 104th Avenue, and Kennedy Drive. Direct access will be provided by two existing full movement accesses (#4 & #5) along the west side of Melody Drive.

Headwaters Independent Living Facility is expected to generate approximately 558 weekday daily trips, with 34 of these trips occurring during the morning peak hour and 43 of these trips occurring during the afternoon peak hour.

Based on the analysis presented in this report, Kimley-Horn believes Headwaters Independent Living Facility will be successfully incorporated into the existing and future roadway network. Analysis of the existing street network, the proposed project development, and expected traffic volumes resulted in the following conclusions and recommendations:

- With completion of the Headwaters Independent Living Facility project, access will be provided by two existing accesses along the west side of Melody Drive. The lane configurations at both project accesses are recommended to remain as existing. It is recommended that an R1-1 “STOP” sign be installed on the eastbound approach of the south access along Melody Drive. Of note, the eastbound exiting approach of the north access along Melody currently provides a stop sign. The existing middle access along Melody Drive will be removed with construction of the Headwaters Independent Living Facility project.
- The study area key intersections are expected to operate acceptably with existing lane configurations and control throughout the 2045 horizon.
- Any onsite or offsite improvements should be incorporated into the Civil Drawings and conform to standards of the City of Northglenn and the Manual on Uniform Traffic Control Devices (MUTCD) – 2009 Edition.

**CITY OF NORTHGLENN
SUBDIVISION IMPROVEMENT AGREEMENT – FINAL PLAT
FOR**

THIS SUBDIVISION IMPROVEMENT AGREEMENT ("Agreement") is entered into and made by and between **HG AA NORTHGLENN, LLC**, a Delaware limited liability company ("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 final plat for the Property, titled ("Final Plat"), 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 including but not limited to, storm drainage facilities, public thoroughfares and streets, private drives, curb, gutter and sidewalk, and other public and private facilities and improvements as described in the Final Plat application to serve the proposed development of the Property;

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

WHEREAS, on, the City Council of the City of Northglenn, after holding all necessary public hearings and having received a recommendation of approval from the Planning Commission on _____, approved the final plat for the Property. A copy of the final plat is attached hereto as **Exhibit B** and incorporated herein; and

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.

NOW, THEREFORE, in consideration of the mutual promises, covenants, and agreements of the parties, the approval by the City of Northglenn of the Final Plat, the dedication of certain land to the City for public purposes, and other good and valuable considerations, 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 subdivision of 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 **DELIVERY OF FINAL PLAT**. Upon the City's approval of the Final Plat, Owner/Developer shall immediately deliver the original of the Final Plat, containing all revisions and amendments required by the City Council or as directed by City Staff prior to Final Plat approval, to the City Clerk. Owner/Developer shall also pay for the costs of recordation of the Final Plat and this Agreement. In addition, Owner/Developer shall deliver to the City Clerk, along with the Final Plat, two (2) sets of complete and final Construction Plans.

- 3.0 **RECORDATION OF PLAT**. Owner/Developer shall prepare and submit to the City Clerk the Final Plat in a form and upon material acceptable for recordation by the Adams County Clerk and Recorder and shall provide the required Security as hereinafter defined. Failure of Owner/Developer to submit an acceptable Final Plat and Security as specified in Section 11 of this Agreement 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 Final Plat approval for the Project and this Agreement. If Owner/Developer timely submits a completed and recordation-ready Final Plat to the City, the City agrees to record the Final Plat no later than fifteen (15) days after it is submitted to and received by the City. The Final Plat and Construction Plans, as approved by the City, are incorporated into this Agreement for all purposes including illustration and interpretation of the terms and conditions of this Agreement.

- 4.0 **PUBLIC UTILITY FEES**. Owner/Developer shall pay all installation charges for lighting and gas services required by Xcel Energy providing services to the Project.

- 5.0 UNDERGROUNDING OF ALL UTILITIES. The Owner/Developer shall underground all electric, gas, cable and telephone lines (collectively, "utilities") within the boundaries of the Final Plat or which are required to be relocated pursuant to this Agreement or as a condition of approval of the Final Plat. All utilities providing public services to the Project shall be located within dedicated and platted public utility easements or public street rights-of-way which shall be approved and subject to acceptance by the City.
- 6.0 SUBDIVISION MONUMENTATION. In accordance with the applicable provisions of the Colorado Revised Statutes, as amended, and the Northglenn City Municipal Code, as amended, the Owner/Developer shall establish all subdivision monumentation and have the monumentation approved by the City prior to issuance of any certificate of occupancy within the Project.
- 7.0 STREET MAINTENANCE. The Owner/Developer shall take all reasonable steps necessary 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 all reasonable steps necessary 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 during the construction of the Public Improvements as defined herein as a result of Owner/Developer's negligence, willful misconduct or in violation of any requirement of this Agreement, 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.
- 8.0 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.
- 8.1 The Owner/Developer shall be responsible for all onsite drainage retention and detention as prescribed in Articles 13 & 17 of Chapter 16 of the City of Northglenn Municipal Code as amended.
- 8.2 PUBLIC PROPERTY DEDICATION/TITLE POLICY. A title commitment for any Property being dedicated to the City or upon which Public Improvements are being constructed shall be provided to the City. The title commitment shall show that all property is or shall be, subsequent to the execution and recording of the Final Plat, free and clear of all liens and encumbrances (other than real estate taxes which are not yet due and payable) which would make the dedications unacceptable as the City in its sole discretion determines. The title policy evidenced by the title commitment shall be provided thirty (30) days after the recording of the Final Plat.

8.3 By execution of the Final Plat, the Owner/Developer has offered for dedication to the City at no cost and the City has accepted such dedication of certain real property interests, as depicted on the Final Plat. No building permit or certificate of occupancy shall be issued unless and until the above requirement is satisfied.

9.0 CONSTRUCTION OF PUBLIC IMPROVEMENTS. The Owner/Developer shall design, furnish, construct, and install the following public improvements as illustrated on the Final Plat and the approved Construction Plans ("Public Improvements") 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 Final Plat, 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. No excavation, facility or Public Improvement shall be covered until inspected by Northglenn, or the applicable service provider, or until such inspection is waived by the City in writing.

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

10.1 Final construction and engineering plans and drawings (collectively, the "Public Improvement Plans") suitable for the commencement of construction of all Public Improvements required within for Project bearing the stamp of a Colorado licensed engineer with experience in the design and engineering of such improvements. Such Public Improvement 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 amended and shall be subject to approval by the City Engineer in accordance with the Northglenn City Municipal Code. Such Public Improvement Plans shall specifically include, by way of illustration but not limitation, 100% complete final construction and engineering plans and drawings;

and

10.2 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 letter of credit or other surety required from the Owner/Developer for the Public Improvements.

11.0 REQUIRED SECURITY FOR PUBLIC IMPROVEMENTS.

11.1 In order to secure the construction and installation of the Public Improvements the Owner/ Developer shall, prior to recording the final plat in the real estate records of Adams County, which recording shall occur no later than ninety (90) days after the execution of this Agreement, at the Owner/Developer's expense, furnish the City with the performance guarantee described herein. The performance guarantee 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 construction cost estimate described in Section 10.2 of this Agreement, in order to secure the performance and completion of the Public Improvements. The Owner/Developer agrees that approval of the final plat of the City is contingent upon the Owner/Developer's provision of the performance guarantee described herein within ninety (90) days of the execution of this agreement in the amount and form provided herein. Failure of the Owner/Developer to provide cash or an irrevocable letter of credit to the City in the manner provided herein shall negate the City's approval of the final plat. Letters of credit shall be substantially in the form and content 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, earth work, overlot grading or the erection of any structure, temporary or otherwise, until the City has received the cash or received and approved the irrevocable letter of credit.

Due to the length 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 of letter of credit held as security by the City for performance of this Agreement 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 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 Public Improvements. Upon providing such documentation to the City, City shall, within twenty (20) 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.

In the event the Public Improvements are not constructed or completed within the period of time specified herein of this agreement or a written extension of time mutually agreed upon by the parties to this agreement, the City may draw on the cash or letter of credit to complete the Public Improvements called for in this agreement. 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.

Upon completion of performance of such improvements, conditions and requirements within the required time and the approval of the City Public Works Director, the Owner/Developer shall provide cash or shall issue an irrevocable letter of credit to the City in the amount of ten percent (10%) 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. If the Public Improvements are not completed within the required time, the monies may be used to complete the improvements.

12.0 COMPLETION AND ACCEPTANCE OF PUBLIC IMPROVEMENTS.

12.1 The Owner/Developer shall complete construction of the Public Improvements within Two (2) Years of the date on which the Owner/Developer provides the performance guarantee to the City for the construction of the Public Improvements in accordance with the terms of

this Agreement. Upon completion of construction of the Public Improvements and Owner/Developer's written request for probationary acceptance of such Improvements ("Construction Acceptance"), the Owner/Developer shall:

1. 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
2. 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. The Owner/Developer shall promptly modify, alter, and repair at its own cost and expense any improvements not constructed in accordance with the Construction Plans so that the improvements conform to the Construction Plans. 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.

12.2 The City shall issue to the Owner/Developer a certificate of Construction Acceptance granting probationary acceptance of the Public Improvements and setting the terms of the warranty period. The probation and warranty period ("Warranty Period") shall terminate Two (2) years from the date of Construction Acceptance.

12.3 At the end of the Warranty Period, the City shall reinspect the Public Improvements and require correction of all defects and failures of the Public Improvements prior to the issuance of final acceptance of the Public Improvements and release of any remaining Security ("Final Acceptance").

13.0 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.

14.0 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

which 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.

- 15.0 FORM OF PAYMENT OF ALL FEES AND CHARGES. Unless otherwise agreed to by the City Manager 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 .
- 16.0 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 or which are agreed to by the Parties as justifying delay.
- 17.0 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 Final Plat is intended to waive or modify any applicable provision of state or local law.
- 18.0 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.
- 19.0 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. At the time it records the Final Plat, the City shall also record this Agreement. To the extent permitted by law, all Owner/Developer and all future successors, heirs, legal representatives, and assigns of the Owner/Developer shall be jointly and severally responsible for all terms, conditions, and obligations set forth in this Agreement.
- 20.0 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.

- 21.0 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.
- 22.0 AGREEMENT AND RELEASE. All or part of 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 of Northglenn. Any such written assignment shall expressly refer to this Agreement, specify the particular rights, duties, obligations, responsibilities, or benefits so assigned, and shall not be effective unless approved by resolution of the City Council. 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, at its sole discretion, require the party assuming any duty, obligation, or 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 the party.
- 23.0 VESTED RIGHTS AND SUBSEQUENT LEGISLATIVE ENACTMENT. The Parties acknowledge and understand that the approval of the Final Plat 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 Final Plat 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 Final Plat 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.

24.0 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, or of any other person or entity for whose act or omission the Owner/Developer is liable, 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 suit, action, or claim together with all reasonable expenses and attorney fees incurred by the City in defending any such suit, action or claim.

The Owner/Developer shall pay all property taxes due and owing on the Property dedicated to the City concurrently with or prior to such dedication, and shall indemnify and hold harmless the City for any property tax liability arising at or prior to the dedication to the City.

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.

24.1 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.

24.2 RELEASE OF LIABILITY. It is expressly understood that the City cannot be legally bound by the presentations 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.

25.0 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.

26.0 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.

27.0 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.

- 28.0 TITLE AND AUTHORITY. The Owner/Developer expressly warrants and represents to the City that it is the record owner of the property constituting the Property and further represents and warrants, together with the undersigned individuals, that the undersigned individuals have full power and authority to enter into this subdivision agreement. The Owner/Developer and the undersigned individuals understand that the City is relying on such representations and warranties in entering into this Agreement.
- 29.0 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.
- 30.0 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.
- 31.0 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 in the performance of the agreement, the Owner/Developer shall pay the attorney fees, expenses and court costs of the City.
- 32.0 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 or parties. 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

OWNER/DEVELOPER

HG AA NORTHGLENN, LLC
a Delaware limited liability company

By: _____

Print Name: _____

Title: _____

STATE OF COLORADO)
COUNTY OF _____) ss.

Acknowledged before me on this ____ day of _____, 2023,
by _____, as _____ for HG AA Northglenn, LLC.

Witness my hand and official seal.

My commission expires: _____

Notary Public

[S E A L]

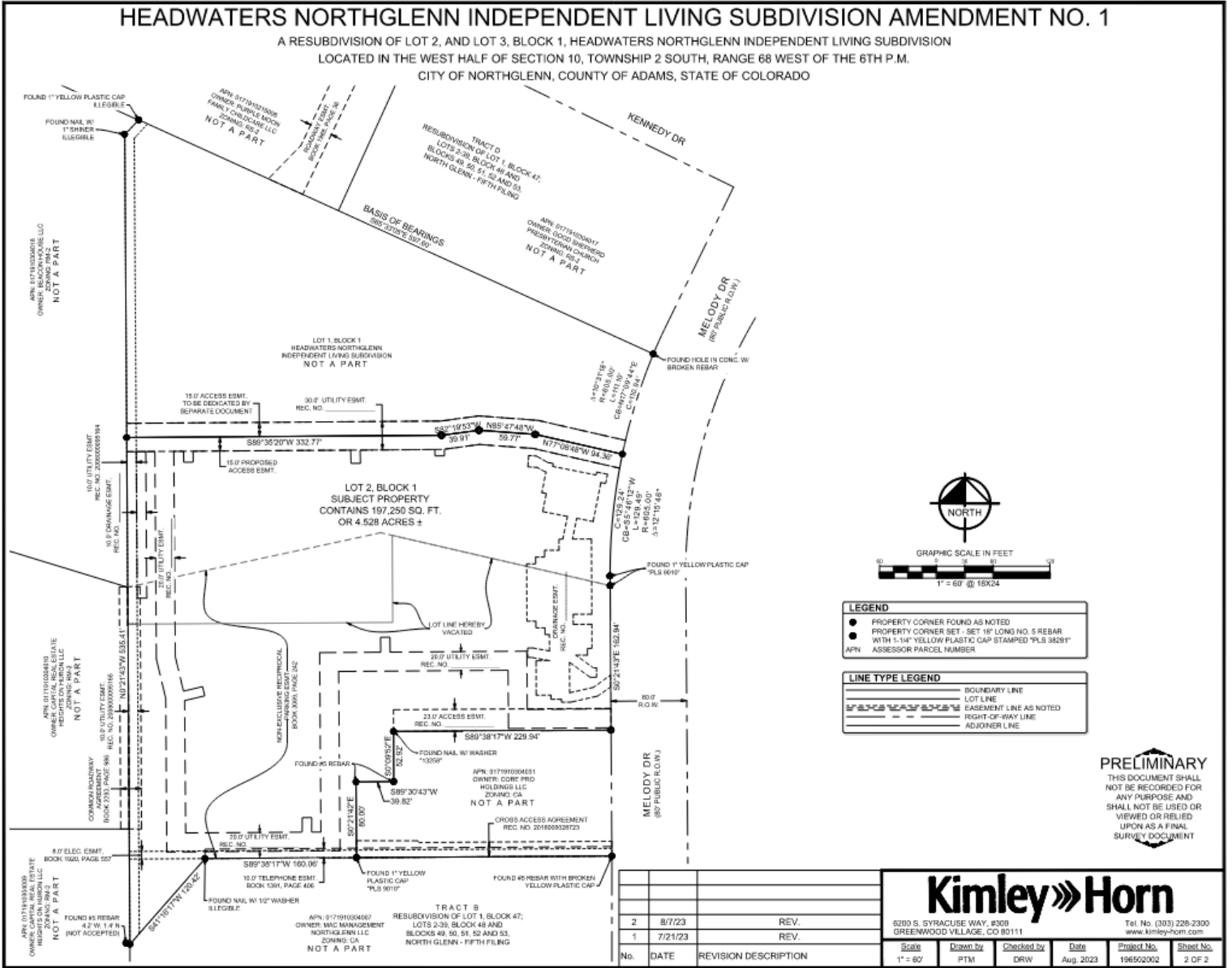
**EXHIBIT A
DESCRIPTION OF PROPERTY**

Lot 2, Block 1, Headwaters Northglenn Independent Living Subdivision Amendment No.
1

EXHIBIT B FINAL PLAT

HEADWATERS NORTHGLENN INDEPENDENT LIVING SUBDIVISION AMENDMENT NO. 1

A RESUBDIVISION OF LOT 2, AND LOT 3, BLOCK 1, HEADWATERS NORTHGLENN INDEPENDENT LIVING SUBDIVISION
 LOCATED IN THE WEST HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

- PROPERTY CORNER FOUND AS NOTED
- PROPERTY CORNER SET - SET 1" LONG NO. 5 REBAR WITH 1/4" YELLOW PLASTIC CAP STAMPED "PLS 3828Y" APN ASSESSOR PARCEL NUMBER

LINE TYPE LEGEND

- BOUNDARY LINE
- - - LOT LINE
- · - · - EASEMENT LINE AS NOTED
- · - · - RIGHT-OF-WAY LINE
- · - · - ADJONER LINE

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

Kimley»Horn

6200 S. SYRACUSE WAY, #300
 GREENWOOD VILLAGE, CO 80111
 Tel No. (303) 228-2300
 www.kimley-horn.com

No.	DATE	REVISION DESCRIPTION
2	8/7/23	REV.
1	7/21/23	REV.

EXHIBIT C
DESCRIPTION OF PUBLIC IMPROVEMENTS

Public Improvements include the following:

- 1,695 LF of 10" PVC Water Main
- (4) fire hydrant assemblies
- (5) 10" gate valves
- 95 LF of 6" DIP
- (5) 6" gate valves

EXHIBIT D ENGINEER'S COST ESTIMATES

Headwaters Independent Living Facility

Private Engineer's Cost Estimate {Project Name and LU Case Number}				This ECE to include <u>horizontal</u> on-site improvements only. Leave out items covered by BUILDING VALUATION ESTIMATE (Bldg. Permit)
SF=Square Feet LF=Linear Feet SY=Square Yard EA=Each LS=Lump Sum				
Utilities On-Site				
Description	Unit	Quantity	Unit Cost	Total Cost
Water Main (10" PVC w/ bedding)	LF	1695	\$150.00	\$254,250.00
10" Gate Valve	EA	4	\$1,700.00	\$6,800.00
Fire line (6" DIP w/bedding)	LF	95	\$65.00	\$6,175.00
6" Gate Valve	EA	5	\$1,350.00	\$6,750.00
Fire Hydrant Assembly	EA	4	\$7,000.00	\$28,000.00
			Subtotal	\$301,975.00

**EXHIBIT E
LETTER OF CREDIT FORM**

BANK LETTERHEAD
NAME OF INSTITUTION
ADDRESS
CITY, STATE, ZIP

SAMPLE

DATE

IRREVOCABLE STANDBY LETTER OF CREDIT

BENEFICIARY:

PERMITTEE:

CITY OF NORTHGLENN
11701 COMMUNITY CENTER DRIVE
NORTHGLENN, COLORADO 80233

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.

AMOUNT: \$AMOUNT U.S. DOLLARS

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

STANDBY LETTERS OF CREDIT

HEADWATERS NORTHGLENN INDEPENDENT LIVING SUBDIVISION AMENDMENT NO. 1

A RESUBDIVISION OF LOT 2, AND LOT 3, BLOCK 1, HEADWATERS NORTHGLENN INDEPENDENT LIVING SUBDIVISION
 LOCATED IN THE WEST HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION:

HG AA NORTHGLENN, LLC, BEING THE OWNER(S) OF THE REAL PROPERTY OF 4.528 ACRES DESCRIBED AS FOLLOWS:
 LOT 2, BLOCK 1, HEADWATERS NORTHGLENN INDEPENDENT LIVING SUBDIVISION, AMENDMENT NO. 1
 CONTAINING 197,250 SQ. FT OR 4.528 ACRES, MORE OR LESS.

OWNERSHIP AND DEDICATION CERTIFICATE:

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

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNERS, MORTGAGEES OR LIEN HOLDERS OF THE LAND DESCRIBED ABOVE, HAVE CAUSED THE LAND TO BE LAID OUT AND PLATTED UNDER THE NAME OF HEADWATERS NORTHGLENN INDEPENDENT LIVING SUBDIVISION AMENDMENT NO. 1 AND DO HEREBY DEDICATE AND GRANT TO THE PUBLIC FOREVER AND IN FEE SIMPLE THE ROADS AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, AND DO HEREBY DEDICATE TO NORTHGLENN CITY, AND APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES STATED IN COMPLIANCE WITH THE CITY OF NORTHGLENN SUBDIVISION REGULATIONS AND THE LANDOWNERS SHALL BEAR ALL EXPENSE INVOLVED IN PLANNING, DESIGN, AND CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS EXCEPT TO THE EXTENT EXPRESSLY STATED IN ANY CITY-APPROVED AND RECORDED SUBDIVISION IMPROVEMENT AGREEMENT. DEDICATION SHALL BE FINAL UPON ADOPTION BY THE CITY COUNCIL ACCEPTING THE PROPERTY DEDICATED BY THIS PLAT. EXCEPT AS OTHERWISE STATED ON THIS PLAT, THERE SHALL BE NO LIMITATION OR RESTRICTION UPON THE PURPOSE OR PUBLIC USE OF PROPERTY DEDICATED BY THIS PLAT.

IN WITNESS WHEREOF, WE DO HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____.

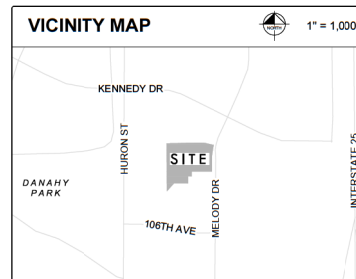
PRINCIPAL, HG AA NORTHGLENN, LLC

STATE OF _____)
) SS.
 COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, ____ BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____



NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS PROPERTY IS LOCATED WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR COUNTY OF ADAMS, COMMUNITY PANEL NUMBER 0800100313J, MAP EFFECTIVE DATE DECEMBER 2, 2021. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAPS.
4. THE SURVEYED PROPERTY CONTAINS A CALCULATED AREA OF 197,250 SQ. FT. OR 4.528 ACRES, MORE OR LESS.
5. BEARINGS ARE BASED ON THE NORTH LINE OF TRACT "C", RESUBDIVISION OF LOT 1, BLOCK 47, LOTS 2-39, BLOCK 48, AND BLOCKS 49, 50, 51, 52 AND 53, NORTH GLENN - FIFTH FILING, BEARING S 65°33'05" E, A DISTANCE OF 597.60 FEET, AS MONUMENTED AT THE NORTHWEST END BY A FOUND 1" ILLEGIBLE YELLOW PLASTIC CAP, AND AT THE SOUTHEAST END BY A FOUND HOLE IN CONCRETE WITH BROKEN REBAR.
6. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
7. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
8. TITLE INSURANCE NOTE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY KIMLEY-HORN AND ASSOCIATES, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORDS KIMLEY-HORN AND ASSOCIATES, INC. RELIED UPON TITLE PREPARED BY AND NCS-1142265A-CO DATED SEPTEMBER 14, 2022 AT 5:00 P.M. AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, TO DELINEATE THE AFORESAID INFORMATION.

CITY APPROVAL CERTIFICATE:

THIS IS TO HEREBY CERTIFY THAT ON ____ DAY OF _____, 20____, THE CITY OF NORTHGLENN, COLORADO, HAS APPROVED THIS FINAL PLAT FOR HEADWATERS NORTHGLENN INDEPENDENT LIVING SUBDIVISION AMENDMENT NO. 1 IN CONFORMANCE WITH THE ORDINANCES OF THE CITY OF NORTHGLENN.

BY _____
 DIRECTOR, PLANNING AND DEVELOPMENT

 DIRECTOR, PUBLIC WORKS

SURVEYORS CERTIFICATE:

I, DARREN R. WOLTERSTORFF, DO HEREBY CERTIFY THAT THE SURVEY OF THE BOUNDARY OF HEADWATERS NORTHGLENN INDEPENDENT LIVING SUBDIVISION AMENDMENT NO. 1 WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY REPRESENTS SAID SURVEY.

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

PRELIMINARY

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

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

OWNER/DEVELOPER
 HG AA NORTHGLENN, LLC
 288 CLAYTON ST, SUITE 307
 DENVER, CO 80206
 CONTACT: JEFF HOFFMAN
 PHONE: 312.617.5736

ARCHITECT
 SANTULAN ARCHITECTURE
 3457 RINGSBY CT UNIT 209
 DENVER, CO 80215
 CONTACT: HARSH PARIKH
 PHONE: 303.588.7558

LANDSCAPE ARCHITECT
 NORRIS DESIGN
 1101 BANNOCK ST
 DENVER, CO 80204
 CONTACT: GREG BANKS, PLA, LEED
 PHONE: 303.892.1166

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

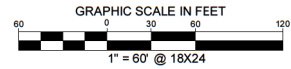
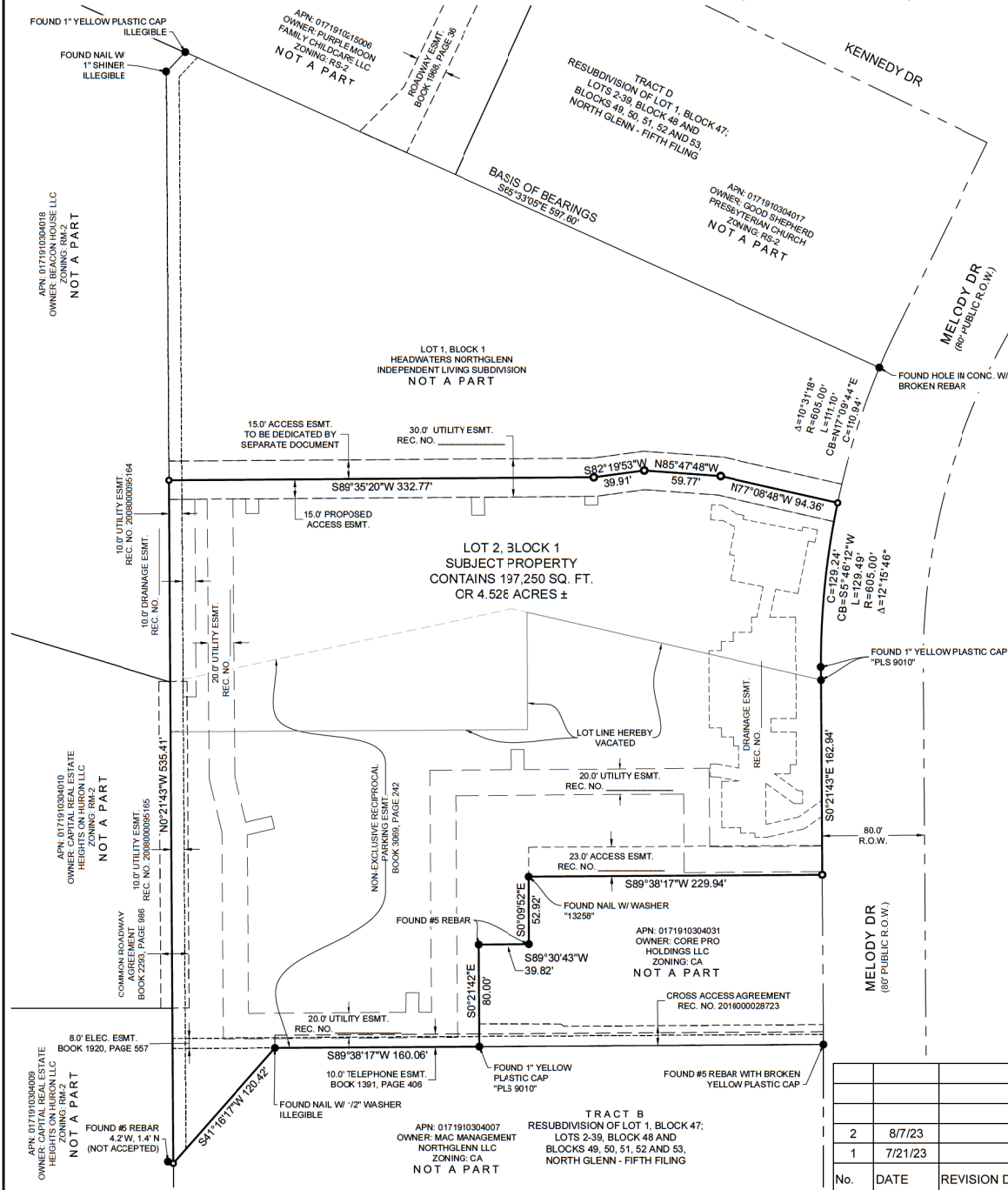
LAND SURVEYOR
 KIMLEY-HORN AND ASSOCIATES, INC
 6200 S. SYRACUSE WAY, #300
 GREENWOOD VILLAGE, CO 80111
 CONTACT: DARREN WOLTERSTORFF, PLS
 PHONE: 303.228.2319

2	8/7/23	REV.
1	7/21/23	REV.
No.	DATE	REVISION DESCRIPTION

		6200 S. SYRACUSE WAY, #300 GREENWOOD VILLAGE, CO 80111		Tel. No. (303) 228-2300 www.kimley-horn.com	
		Scale N/A	Drawn by PTM	Checked by DRW	Date Aug. 2023

HEADWATERS NORTHGLENN INDEPENDENT LIVING SUBDIVISION AMENDMENT NO. 1

A RESUBDIVISION OF LOT 2, AND LOT 3, BLOCK 1, HEADWATERS NORTHGLENN INDEPENDENT LIVING SUBDIVISION
 LOCATED IN THE WEST HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND	
●	PROPERTY CORNER FOUND AS NOTED
●	PROPERTY CORNER SET - SET 18" LONG NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38281"
APN	ASSESSOR PARCEL NUMBER

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

PRELIMINARY
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No.	DATE	REVISION DESCRIPTION
2	8/7/23	REV.
1	7/21/23	REV.

Kimley»Horn

6200 S. SYRACUSE WAY, #300
 GREENWOOD VILLAGE, CO 80111
 Tel. No. (303) 228-2300
 www.kimley-horn.com

Scale 1" = 60'	Drawn by PTM	Checked by DRW	Date Aug. 2023	Project No. 196502002	Sheet No. 2 OF 2
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SPONSORED BY: MAYOR LEIGHTY

COUNCIL MEMBER'S RESOLUTION

RESOLUTION NO.

No. CR-119
Series of 2023

Series of 2023

A RESOLUTION APPROVING THE FINAL PLAT AND SUBDIVISION AGREEMENT FOR THE HEADWATERS NORTHGLENN INDEPENDENT LIVING SUBDIVISION AMENDMENT NO. 1 FINAL PLAT AND SUBDIVISION IMPROVEMENT AGREEMENT

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

Section 1. Following a duly noticed public hearing thereon, the City Council hereby approves the Headwaters Northglenn Independent Living Subdivision Amendment No. 1 Final Plat, attached hereto as **Exhibit A**, and incorporated herein by this reference. The City Council specifically finds that the proposed Headwaters Northglenn Independent Living Subdivision Amendment No. 1 Final Plat complies with the applicable City requirements outlined in the Unified Development Ordinance for subdivisions as well as all submittal requirements outlined in the Administrative Manual for Final Plat applications.

Section 2. The City Council hereby approves the Subdivision Improvement Agreement between the City of Northglenn and HG AA Northglenn, LLC, attached hereto as **Exhibit B**, and incorporated herein by this reference.

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

HEADWATERS NORTHGLENN INDEPENDENT LIVING SUBDIVISION AMENDMENT NO. 1

A RESUBDIVISION OF LOT 2, AND LOT 3, BLOCK 1, HEADWATERS NORTHGLENN INDEPENDENT LIVING SUBDIVISION
 LOCATED IN THE WEST HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION:

HG AA NORTHGLENN, LLC, BEING THE OWNER(S) OF THE REAL PROPERTY OF 4.528 ACRES DESCRIBED AS FOLLOWS:

LOT 2, BLOCK 1, HEADWATERS NORTHGLENN INDEPENDENT LIVING SUBDIVISION, AMENDMENT NO. 1
 CONTAINING 197,250 SQ. FT OR 4.528 ACRES, MORE OR LESS.

OWNERSHIP AND DEDICATION CERTIFICATE:

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

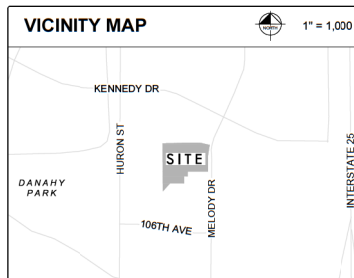
PRINCIPAL, HG AA NORTHGLENN, LLC

STATE OF _____)
) SS.
 COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, ____ BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____



NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS PROPERTY IS LOCATED WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR COUNTY OF ADAMS, COMMUNITY PANEL NUMBER 0800100313J, MAP EFFECTIVE DATE DECEMBER 2, 2021. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAPS.
4. THE SURVEYED PROPERTY CONTAINS A CALCULATED AREA OF 197,250 SQ. FT. OR 4.528 ACRES, MORE OR LESS.
5. BEARINGS ARE BASED ON THE NORTH LINE OF TRACT "C", RESUBDIVISION OF LOT 1, BLOCK 47, LOTS 2-39, BLOCK 48, AND BLOCKS 49, 50, 51, 52 AND 53, NORTH GLENN - FIFTH FILING, BEARING S 65°33'05" E, A DISTANCE OF 597.60 FEET, AS MONUMENTED AT THE NORTHWEST END BY A FOUND 1" ILLEGIBLE YELLOW PLASTIC CAP, AND AT THE SOUTHEAST END BY A FOUND HOLE IN CONCRETE WITH BROKEN REBAR.
6. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
7. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
8. TITLE INSURANCE NOTE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY KIMLEY-HORN AND ASSOCIATES, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORDS KIMLEY-HORN AND ASSOCIATES, INC. RELIED UPON TITLE PREPARED BY AND NCS-1142265A-CO DATED SEPTEMBER 14, 2022 AT 5:00 P.M. AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, TO DELINEATE THE AFORESAID INFORMATION.

CITY APPROVAL CERTIFICATE:

THIS IS TO HEREBY CERTIFY THAT ON ____ DAY OF _____, 20____, THE CITY OF NORTHGLENN, COLORADO, HAS APPROVED THIS FINAL PLAT FOR HEADWATERS NORTHGLENN INDEPENDENT LIVING SUBDIVISION AMENDMENT NO. 1 IN CONFORMANCE WITH THE ORDINANCES OF THE CITY OF NORTHGLENN.

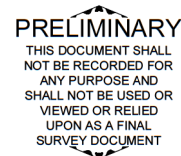
BY _____
 DIRECTOR, PLANNING AND DEVELOPMENT

 DIRECTOR, PUBLIC WORKS

SURVEYORS CERTIFICATE:

I, DARREN R. WOLTERSTORFF, DO HEREBY CERTIFY THAT THE SURVEY OF THE BOUNDARY OF HEADWATERS NORTHGLENN INDEPENDENT LIVING SUBDIVISION AMENDMENT NO. 1 WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY REPRESENTS SAID SURVEY.

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



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

OWNER/DEVELOPER
 HG AA NORTHGLENN, LLC
 288 CLAYTON ST, SUITE 307
 DENVER, CO 80206
 CONTACT: JEFF HOFFMAN
 PHONE: 312.617.5736

ARCHITECT
 SANTULAN ARCHITECTURE
 3457 RINGSBY CT UNIT 209
 DENVER, CO 80215
 CONTACT: HARSH PARIKH
 PHONE: 303.588.7558

LANDSCAPE ARCHITECT
 NORRIS DESIGN
 1101 BANNOCK ST
 DENVER, CO 80204
 CONTACT: GREG BANKS, PLA, LEED
 PHONE: 303.892.1166

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

LAND SURVEYOR
 KIMLEY-HORN AND ASSOCIATES, INC
 6200 S. SYRACUSE WAY, #300
 GREENWOOD VILLAGE, CO 80111
 CONTACT: DARREN WOLTERSTORFF, PLS
 PHONE: 303.228.2319

2	8/7/23	REV.
1	7/21/23	REV.
No.	DATE	REVISION DESCRIPTION

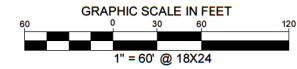
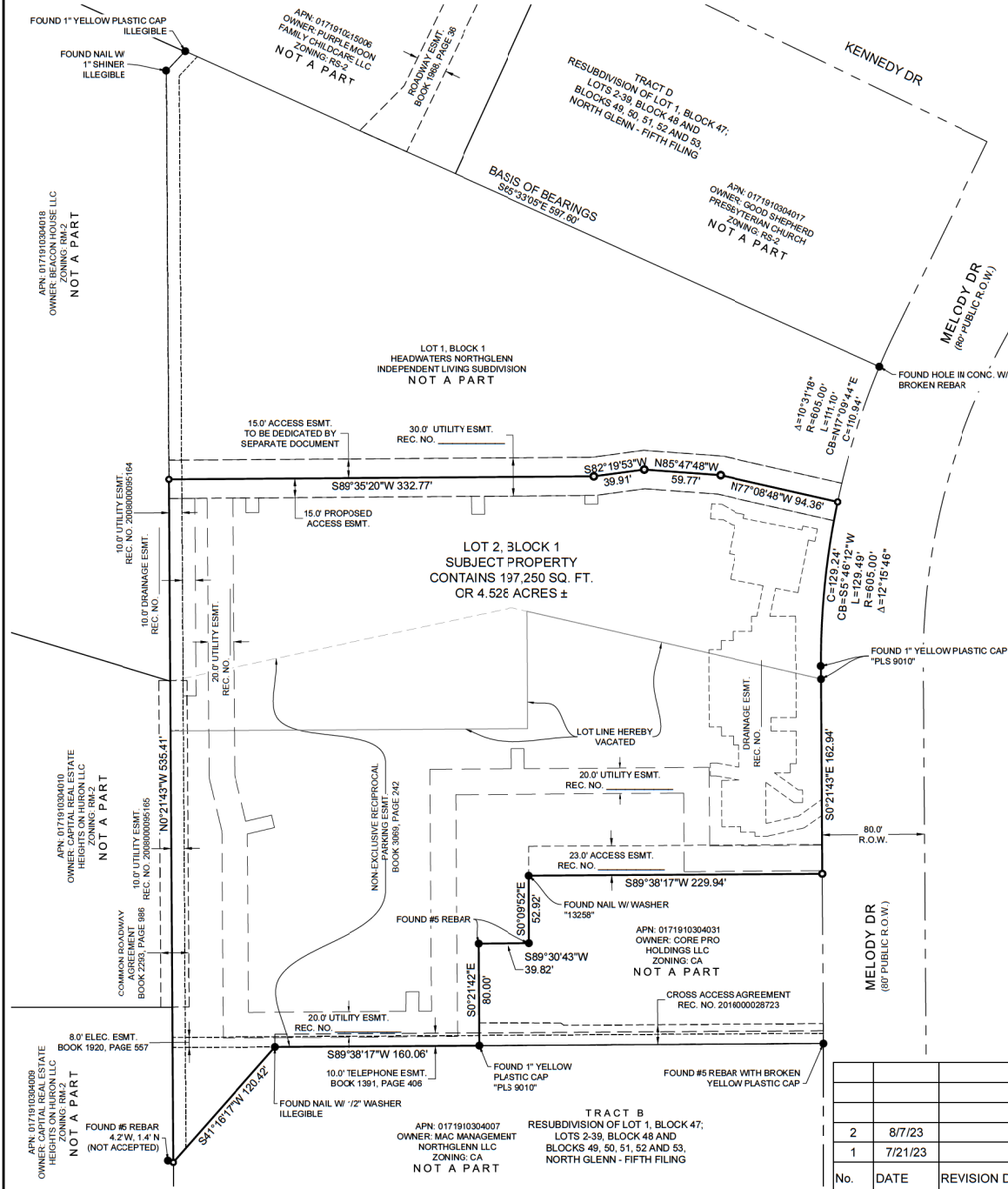
6200 S. SYRACUSE WAY, #300
 GREENWOOD VILLAGE, CO 80111

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	PTM	DRW	Aug. 2023	196502002	1 OF 2

HEADWATERS NORTHGLENN INDEPENDENT LIVING SUBDIVISION AMENDMENT NO. 1

A RESUBDIVISION OF LOT 2, AND LOT 3, BLOCK 1, HEADWATERS NORTHGLENN INDEPENDENT LIVING SUBDIVISION
 LOCATED IN THE WEST HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND	
●	PROPERTY CORNER FOUND AS NOTED
●	PROPERTY CORNER SET - SET 18" LONG NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38281"
APN	ASSESSOR PARCEL NUMBER

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

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

No.	DATE	REVISION DESCRIPTION
2	8/7/23	REV.
1	7/21/23	REV.

Kimley»Horn

6200 S. SYRACUSE WAY, #300
 GREENWOOD VILLAGE, CO 80111

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

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

**CITY OF NORTHGLENN
SUBDIVISION IMPROVEMENT AGREEMENT – FINAL PLAT
FOR
HEADWATERS NORTHGLENN INDEPENDENT LIVING SUBDIVISION
AMENDMENT NO. 1**

THIS SUBDIVISION IMPROVEMENT AGREEMENT ("Agreement") is entered into and made by and between **HG AA NORTHGLENN, LLC**, a Delaware limited liability company ("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 final plat for the Property, titled ("Final Plat"), 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 including but not limited to, storm drainage facilities, public thoroughfares and streets, private drives, curb, gutter and sidewalk, and other public and private facilities and improvements as described in the Final Plat application to serve the proposed development of the Property;

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

WHEREAS, on, the City Council of the City of Northglenn, after holding all necessary public hearings and having received a recommendation of approval from the Planning Commission on _____, approved the final plat for the Property. A copy of the final plat is attached hereto as **Exhibit B** and incorporated herein; and

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.

NOW, THEREFORE, in consideration of the mutual promises, covenants, and agreements of the parties, the approval by the City of Northglenn of the Final Plat, the dedication of certain land to the City for public purposes, and other good and valuable considerations, 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 subdivision of 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 **DELIVERY OF FINAL PLAT**. Upon the City's approval of the Final Plat, Owner/Developer shall immediately deliver the original of the Final Plat, containing all revisions and amendments required by the City Council or as directed by City Staff prior to Final Plat approval, to the City Clerk. Owner/Developer shall also pay for the costs of recordation of the Final Plat and this Agreement. In addition, Owner/Developer shall deliver to the City Clerk, along with the Final Plat, two (2) sets of complete and final Construction Plans.

- 3.0 **RECORDATION OF PLAT**. Owner/Developer shall prepare and submit to the City Clerk the Final Plat in a form and upon material acceptable for recordation by the Adams County Clerk and Recorder and shall provide the required Security as hereinafter defined. Failure of Owner/Developer to submit an acceptable Final Plat and Security as specified in Section 11 of this Agreement 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 Final Plat approval for the Project and this Agreement. If Owner/Developer timely submits a completed and recordation-ready Final Plat to the City, the City agrees to record the Final Plat no later than fifteen (15) days after it is submitted to and received by the City. The Final Plat and Construction Plans, as approved by the City, are incorporated into this Agreement for all purposes including illustration and interpretation of the terms and conditions of this Agreement.

- 4.0 **PUBLIC UTILITY FEES**. Owner/Developer shall pay all installation charges for lighting and gas services required by Xcel Energy providing services to the Project.

- 5.0 UNDERGROUNDING OF ALL UTILITIES. The Owner/Developer shall underground all electric, gas, cable and telephone lines (collectively, "utilities") within the boundaries of the Final Plat or which are required to be relocated pursuant to this Agreement or as a condition of approval of the Final Plat. All utilities providing public services to the Project shall be located within dedicated and platted public utility easements or public street rights-of-way which shall be approved and subject to acceptance by the City.
- 6.0 SUBDIVISION MONUMENTATION. In accordance with the applicable provisions of the Colorado Revised Statutes, as amended, and the Northglenn City Municipal Code, as amended, the Owner/Developer shall establish all subdivision monumentation and have the monumentation approved by the City prior to issuance of any certificate of occupancy within the Project.
- 7.0 STREET MAINTENANCE. The Owner/Developer shall take all reasonable steps necessary 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 all reasonable steps necessary 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 during the construction of the Public Improvements as defined herein as a result of Owner/Developer's negligence, willful misconduct or in violation of any requirement of this Agreement, 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.
- 8.0 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.
- 8.1 The Owner/Developer shall be responsible for all onsite drainage retention and detention as prescribed in Articles 13 & 17 of Chapter 16 of the City of Northglenn Municipal Code as amended.
- 8.2 PUBLIC PROPERTY DEDICATION/TITLE POLICY. A title commitment for any Property being dedicated to the City or upon which Public Improvements are being constructed shall be provided to the City. The title commitment shall show that all property is or shall be, subsequent to the execution and recording of the Final Plat, free and clear of all liens and encumbrances (other than real estate taxes which are not yet due and payable) which would make the dedications unacceptable as the City in its sole discretion determines. The title policy evidenced by the title commitment shall be provided thirty (30) days after the recording of the Final Plat.

8.3 By execution of the Final Plat, the Owner/Developer has offered for dedication to the City at no cost and the City has accepted such dedication of certain real property interests, as depicted on the Final Plat. No building permit or certificate of occupancy shall be issued unless and until the above requirement is satisfied.

9.0 CONSTRUCTION OF PUBLIC IMPROVEMENTS. The Owner/Developer shall design, furnish, construct, and install the following public improvements as illustrated on the Final Plat and the approved Construction Plans ("Public Improvements") 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 Final Plat, 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. No excavation, facility or Public Improvement shall be covered until inspected by Northglenn, or the applicable service provider, or until such inspection is waived by the City in writing.

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

10.1 Final construction and engineering plans and drawings (collectively, the "Public Improvement Plans") suitable for the commencement of construction of all Public Improvements required within for Project bearing the stamp of a Colorado licensed engineer with experience in the design and engineering of such improvements. Such Public Improvement 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 amended and shall be subject to approval by the City Engineer in accordance with the Northglenn City Municipal Code. Such Public Improvement Plans shall specifically include, by way of illustration but not limitation, 100% complete final construction and engineering plans and drawings;

and

10.2 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 letter of credit or other surety required from the Owner/Developer for the Public Improvements.

11.0 REQUIRED SECURITY FOR PUBLIC IMPROVEMENTS.

11.1 In order to secure the construction and installation of the Public Improvements the Owner/ Developer shall, prior to recording the final plat in the real estate records of Adams County, which recording shall occur no later than ninety (90) days after the execution of this Agreement, at the Owner/Developer's expense, furnish the City with the performance guarantee described herein. The performance guarantee 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 construction cost estimate described in Section 10.2 of this Agreement, in order to secure the performance and completion of the Public Improvements. The Owner/Developer agrees that approval of the final plat of the City is contingent upon the Owner/Developer's provision of the performance guarantee described herein within ninety (90) days of the execution of this agreement in the amount and form provided herein. Failure of the Owner/Developer to provide cash or an irrevocable letter of credit to the City in the manner provided herein shall negate the City's approval of the final plat. Letters of credit shall be substantially in the form and content 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, earth work, overlot grading or the erection of any structure, temporary or otherwise, until the City has received the cash or received and approved the irrevocable letter of credit.

Due to the length 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 of letter of credit held as security by the City for performance of this Agreement 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 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 Public Improvements. Upon providing such documentation to the City, City shall, within twenty (20) 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.

In the event the Public Improvements are not constructed or completed within the period of time specified herein of this agreement or a written extension of time mutually agreed upon by the parties to this agreement, the City may draw on the cash or letter of credit to complete the Public Improvements called for in this agreement. 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.

Upon completion of performance of such improvements, conditions and requirements within the required time and the approval of the City Public Works Director, the Owner/Developer shall provide cash or shall issue an irrevocable letter of credit to the City in the amount of ten percent (10%) 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. If the Public Improvements are not completed within the required time, the monies may be used to complete the improvements.

12.0 COMPLETION AND ACCEPTANCE OF PUBLIC IMPROVEMENTS.

12.1 The Owner/Developer shall complete construction of the Public Improvements within Two (2) Years of the date on which the Owner/Developer provides the performance guarantee to the City for the construction of the Public Improvements in accordance with the terms of

this Agreement. Upon completion of construction of the Public Improvements and Owner/Developer's written request for probationary acceptance of such Improvements ("Construction Acceptance"), the Owner/Developer shall:

1. 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
2. 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. The Owner/Developer shall promptly modify, alter, and repair at its own cost and expense any improvements not constructed in accordance with the Construction Plans so that the improvements conform to the Construction Plans. 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.

12.2 The City shall issue to the Owner/Developer a certificate of Construction Acceptance granting probationary acceptance of the Public Improvements and setting the terms of the warranty period. The probation and warranty period ("Warranty Period") shall terminate Two (2) years from the date of Construction Acceptance.

12.3 At the end of the Warranty Period, the City shall reinspect the Public Improvements and require correction of all defects and failures of the Public Improvements prior to the issuance of final acceptance of the Public Improvements and release of any remaining Security ("Final Acceptance").

13.0 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.

14.0 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

which 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.

- 15.0 FORM OF PAYMENT OF ALL FEES AND CHARGES. Unless otherwise agreed to by the City Manager 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 .
- 16.0 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 or which are agreed to by the Parties as justifying delay.
- 17.0 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 Final Plat is intended to waive or modify any applicable provision of state or local law.
- 18.0 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.
- 19.0 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. At the time it records the Final Plat, the City shall also record this Agreement. To the extent permitted by law, all Owner/Developer and all future successors, heirs, legal representatives, and assigns of the Owner/Developer shall be jointly and severally responsible for all terms, conditions, and obligations set forth in this Agreement.
- 20.0 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.

- 21.0 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.
- 22.0 AGREEMENT AND RELEASE. All or part of 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 of Northglenn. Any such written assignment shall expressly refer to this Agreement, specify the particular rights, duties, obligations, responsibilities, or benefits so assigned, and shall not be effective unless approved by resolution of the City Council. 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, at its sole discretion, require the party assuming any duty, obligation, or 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 the party.
- 23.0 VESTED RIGHTS AND SUBSEQUENT LEGISLATIVE ENACTMENT. The Parties acknowledge and understand that the approval of the Final Plat 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 Final Plat 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 Final Plat 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.

24.0 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, or of any other person or entity for whose act or omission the Owner/Developer is liable, 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 suit, action, or claim together with all reasonable expenses and attorney fees incurred by the City in defending any such suit, action or claim.

The Owner/Developer shall pay all property taxes due and owing on the Property dedicated to the City concurrently with or prior to such dedication, and shall indemnify and hold harmless the City for any property tax liability arising at or prior to the dedication to the City.

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.

24.1 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.

24.2 RELEASE OF LIABILITY. It is expressly understood that the City cannot be legally bound by the presentations 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.

25.0 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.

26.0 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.

27.0 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.

- 28.0 TITLE AND AUTHORITY. The Owner/Developer expressly warrants and represents to the City that it is the record owner of the property constituting the Property and further represents and warrants, together with the undersigned individuals, that the undersigned individuals have full power and authority to enter into this subdivision agreement. The Owner/Developer and the undersigned individuals understand that the City is relying on such representations and warranties in entering into this Agreement.
- 29.0 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.
- 30.0 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.
- 31.0 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 in the performance of the agreement, the Owner/Developer shall pay the attorney fees, expenses and court costs of the City.
- 32.0 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 or parties. Such notice shall be deemed to have been given when deposited in the United States Mail.

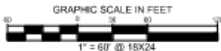
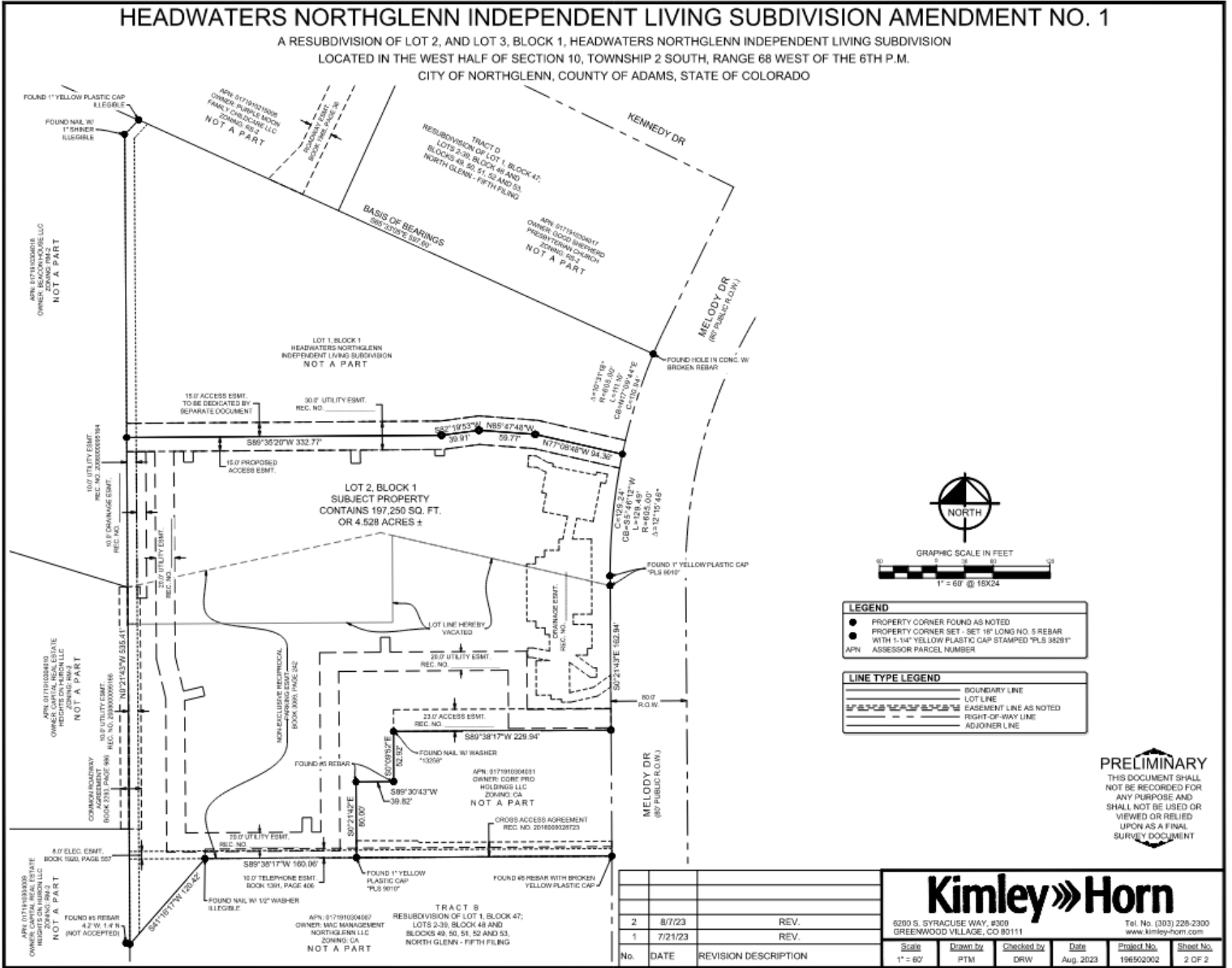
EXHIBIT A
DESCRIPTION OF PROPERTY

Lot 2, Block 1, Headwaters Northglenn Independent Living Subdivision Amendment No.
1

EXHIBIT B FINAL PLAT

HEADWATERS NORTHGLENN INDEPENDENT LIVING SUBDIVISION AMENDMENT NO. 1

A RESUBDIVISION OF LOT 2, AND LOT 3, BLOCK 1, HEADWATERS NORTHGLENN INDEPENDENT LIVING SUBDIVISION
 LOCATED IN THE WEST HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND	
●	PROPERTY CORNER FOUND AS NOTED
●	PROPERTY CORNER SET - SET 1" LONG NO. 5 REBAR WITH 1/4" YELLOW PLASTIC CAP STAMPED "PLS 3528Y"
APN	ASSESSOR PARCEL NUMBER

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

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

Kimley»Horn

6200 S. SYRACUSE WAY, #300 GREENWOOD VILLAGE, CO 80111		Tel No. (303) 228-2300 www.kimley-horn.com	
Scale	Drawn by	Checked by	Date
1" = 60'	PTM	DRW	Aug. 2023
Project No.	Sheet No.		
196502002	2 OF 2		

No.	DATE	REVISION DESCRIPTION
2	8/7/23	REV.
1	7/21/23	REV.

EXHIBIT C
DESCRIPTION OF PUBLIC IMPROVEMENTS

Public Improvements include the following:

- 1,695 LF of 10" PVC Water Main
- (4) fire hydrant assemblies
- (5) 10" gate valves
- 95 LF of 6" DIP
- (5) 6" gate valves

EXHIBIT D ENGINEER'S COST ESTIMATES

Headwaters Independent Living Facility

Private Engineer's Cost Estimate {Project Name and LU Case Number}				This ECE to include <u>horizontal</u> on-site improvements only. Leave out items covered by BUILDING VALUATION ESTIMATE (Bldg. Permit)
SF=Square Feet LF=Linear Feet SY=Square Yard EA=Each LS=Lump Sum				
Utilities On-Site				
Description	Unit	Quantity	Unit Cost	Total Cost
Water Main (10" PVC w/ bedding)	LF	1695	\$150.00	\$254,250.00
10" Gate Valve	EA	4	\$1,700.00	\$6,800.00
Fire line (6" DIP w/bedding)	LF	95	\$65.00	\$6,175.00
6" Gate Valve	EA	5	\$1,350.00	\$6,750.00
Fire Hydrant Assembly	EA	4	\$7,000.00	\$28,000.00
			Subtotal	\$301,975.00

**EXHIBIT E
LETTER OF CREDIT FORM**

BANK LETTERHEAD
NAME OF INSTITUTION
ADDRESS
CITY, STATE, ZIP

SAMPLE

DATE

IRREVOCABLE STANDBY LETTER OF CREDIT

BENEFICIARY:

PERMITTEE:

CITY OF NORTHGLENN
11701 COMMUNITY CENTER DRIVE
NORTHGLENN, COLORADO 80233

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.

AMOUNT: \$AMOUNT U.S. DOLLARS

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

STANDBY LETTERS OF CREDIT