PLANNING AND DEVELOPMENT DEPARTMENT

MEMORANDUM 17-01

DATE:	January 23, 2017
TO:	Honorable Mayor Joyce Downing and City Council Members
FROM:	James A. Hayes, AICP, City Manager JH Brook Svoboda, Director of Planning and Development BS
SUBJECT:	CB-1879 –Rezoning for Certain Real Properties at 12155 Claude Court-Northglenn Pavilions Planned Unit Development Amendment

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Purpose
To amend the existing PUD in order to develop a 34 unit multi-family development.

Background
Attached to this memo is a proposed ordinance, which if approved, would establish an amendment to the existing Planned Unit Development (PUD) zoning of parcels located at 12155 Claude Court. Staff presented the Preliminary and Final PUD application to the Planning Commission at a Public Hearing held December 20, 2016. A copy of the Planning Commission Recommendation Resolution and Staff Report with PUD Plan Set are included as Attachments 1 & 2.

As part of the PUD approval the following items will also be considered at the time of second reading of this ordinance (2/13/17):

- Final Plat
- Subdivision Improvement Agreement – for public infrastructure associated with the project

The Planning Commission voted 4-0 to recommend approval, via Planning Commission Resolution 2016-11 based on five findings of fact:

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

Planning Commission Resolution 2016-11, also includes the following condition for final adoption by the Council:

1. The applicant shall enter into a Development Agreement, with the City of Northglenn, that will be recorded with the Adam's County Assessor's Office, to memorialize the public improvements shown in the PUD plans.

2. The applicant will provide proof of a dedicated drainage easement for their stormwater facility, prior to the issuance of a building permit.
3. The applicant will provide proof of a dedicated public utility easements, prior to the issuance of a building permit.

Budget Implications
This ordinance amendment request has no budgetary impacts.

Schedule/Time Implications
NA

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

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

Staff Recommendation
Staff recommends approval of CB-1879

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

Attachments
Attachment 1 Planning Commission Resolution 2016-11
Attachment 2 Staff Report

RESOLUTION 2016-11
NORTHGLENN PLANNING COMMISSION

A RESOLUTION PROVIDING A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OF THE NORTHGLENN PAVILION PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT AND APPROVAL OF ANY FINAL PLANNED UNIT DEVELOPMENT ELEMENTS CONTAINED THEREIN

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

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

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

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

Section 1. The City of Northglenn Planning Commission hereby provides a favorable recommendation to the City Council for approval of the NORTHGLENN PAVILIONS PUD AMENDMENT in accordance with the proposed Ordinance for adoption.

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

1. The applicant shall enter into a Development Agreement, with the City of Northglenn, that will be recorded with the Adam's County Assessor's Office, to memorialize the public improvements shown in the PUD plans.
2. The applicant will provide proof of a dedicated drainage easement for their stormwater facility, prior to the issuance of a building permit.
3. The applicant will provide proof of a dedicated public utility easements, prior to the issuance of a building permit.

DATED this _____ day of _____, 2016

_____
Sonia Di Carlo
Planning Commission Chair

ATTEST:

_____
Rebecca Smith, AICP
Secretary

Case No. Z-2-16

Applicant: BH Northglenn, LLC
Location: 12185 Claude Court
Ordinance: 11-16 and 11-37-2

NORTHGLENN PAVILION
PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT
STAFF REPORT AND RECOMMENDATION

REQUEST:

The applicant, BH Northglenn, LLC, requests the Planning Commission hear and recommend, to the City Council, an amendment to the existing Planned Unit Development zoning of the parcel located at 12185 Claude Court **(EXHIBIT A)**

REASON FOR REQUEST:

The applicant proposes to amend the existing PUD in order to develop a 34 unit multi-family development **(EXHIBIT B)**.

BACKGROUND:

In 2015, the original PUD was amended to allow for 37 residential units. Previously, the site was zoned PUD for 96 residential units as a secondary phase of the initial Pavilions Planned Unit Development in 2002. Of the original development plan, only 12 units were constructed. The applicant, BH Northglenn, LLC, is requesting modification of the PUD amendment approved in 2015, to reduce the number of residential units to 34 on the remaining land. The 2015 PUD for 37 units had planned to sell the structures as an ownership product, but have the Home Owners Association (HOA) maintain all of the property outside the structures. The proposal before you today plans to subdivide the property into 34 lots and sell the lots with the structures as fee simple properties. The HOA will maintain Tracts A & B for access, utility, and landscaping purposes.

The proposal to divide the parcels into fee simple lots ultimately will change the setbacks as they were prescribed in the 2015 PUD amendment, because now they will be measured from each individual lot versus the previous configuration when the property was to be one lot. Pursuant to section 11-16-8(5) of the PUD regulations discussing amendments, reducing the setback distance from the property triggers a final PUD amendment that requires full review.

Section 11-16-8. Amendments.

(a)Except as provided below for minor amendments, an approved final PUD plan

may only be amended by submission of an amended final PUD plan which shall require the same review and approval of any final PUD.

(b)Minor amendments to an approved final PUD plan may be approved by the Director of Community Development provided that none of the following shall be allowed by way of a minor amendment.

(5)The setback distance to property lines shall not be reduced.

Per the Ordinance, the Planning Commission is required to hear and make recommendation on the Preliminary PUD and also hear and approve the Final PUD (contingent upon City Council approving the Preliminary PUD) during this hearing. If the Planning Commission makes a recommendation on the Preliminary PUD and approves the Final PUD, the recommendation will be forwarded to the City Council for approval. If City Council approves the rezoning, the PUD will be approved to obtain development permits. Under this scenario, the last step for this application will be City Council approval.

The Planning Commission must provide a recommendation of the Preliminary PUD and any decision of the Final PUD based on the criteria from Sections 11-16-2 and 11-37-2 of the Northglenn Zoning Ordinance, outlined in the Approval Criteria Section below.

SURROUNDING LAND USES:

North:	Multi-Family Residential
South:	Northglenn Pavilion Commercial Retail Development
West:	Multi-Family Residential
East:	Vacant Properties, RTD Right of Way, Single Family Residential (City of Thornton)

CASE ANALYSIS:

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

Land Use / Site Plan

The Northglenn Pavilion proposal is a modification of a previously approved multi-family. Information submitted for the Final PUD amendment depicts 34 duplex units with attached parking garages adjacent to the front door entrance. There will be two varying models (building"101", and "102") constructed.

Parking is provided at a ratio of 2 spaces per dwelling unit in the provided garage spaces. An additional 34 uncovered spaces are provided throughout the site and are not assigned to individual units. Five handicapped spaces are provided for the development at varying accessible

locations.

Landscaping

Total landscape area equates to 19% of the site with an additional 4% of the site used as a detention facility for stormwater flows. The landscaping exceeds the City's standard of 12% required on-site landscaping. The landscape plan is providing tree quantities in accordance with the City's ordinance. No prohibited species are proposed.

Architecture/Elevations

Elevations are included with the submittal and the housing style has changed from the previously approved PUD amendment. A variety of materials are shown including lap siding, brick veneer, and board & batten siding. These different materials and arrangements create a variation in the elevations that comply with the standard architectural requirements outlined in section 11-7-9(a) (2) & (3).

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

(a)Architectural Standards, Townhouses.

(2)Roof Line. Flat roofs should be avoided. Roof should include a variety of planes, be staggered horizontally, provide variable overhangs, dormer windows, or other architectural devices to provide visual relief. Piping, venting, and other rooftop penetrations should be painted to match the color of the roof.

(3)Exterior finish materials. A variety of exterior finish materials are preferred. No material designed or manufactured as an exterior wall surface is prohibited. Brick, stone or other masonry, not including concrete block, should be used on at least 30 percent of the front elevation of each unit. Concrete block, concrete panels, and metal siding are discouraged.

Utilities

The utilities for the site are being utilized from the previous unfinished development. Public Works staff worked with the previous applicant to certify the utilities to City standards. The current applicant submitted information re-certifying the analysis provided by the previous applicant. Public utility easements will be dedicated to the City through separate documents prior to the issuance of any construction permits. A portion of the utilities will be dedicated to the City as part of the City's mainline infrastructure. The City will operate and maintain those utilities once formally dedicated to the City.

Drainage

The drainage solution for the property was designed and constructed with the early development

efforts in 2002 to accommodate the original proposed development. The applicant has certified that the initial design is adequate to detain stormwater flows from the proposed development as well as the existing 12 units. Staff has reviewed the detailed plans for the stormwater detention and found that it meets the current adopted City standards.

Administration

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

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

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

APPROVAL CRITERIA:

Section 11-16-6-Approval Criteria:

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

Section 11-16-2 reads as follows:

Purpose and Intent.

(a) The purpose and intent of this Article is to create a Planned Unit Development regulation which will maximize the land resources available within the City of Northglenn. More specifically, the purposes are as follows:

(1) To ensure that zoning decisions are directed toward achievement of community goals and objectives, as embodied in the adopted Master Development Plan, rather than satisfying arbitrary minimum standards.

(2) To recognize the unique nature of each parcel of land and allow flexibility in the planning and design response.

(3) To encourage and promote innovation in land development by allowing more variety in type, design, layout, and architectural design of buildings and site amenities.

(4) To ensure that proposed rezonings and specific proposals presented to staff and the Planning Commission are constructed as presented and not used merely as a tool to facilitate property sale or some other transfer of real estate to make it more marketable.

(5) To encourage economic development to expand the City's tax base and provide employment opportunities.

(6) To create a PUD ordinance that streamlines, consolidates and simplifies zoning and subdivision, an ordinance that expedites rather than hinders the development process.

(7) To allow for the preservation of natural site amenities such as mature trees, water bodies and channels, exceptional views, etc.

(8) To promote the judicious use of open space and landscaped areas with regard to utility and visual impact.

(9) To encourage a harmonious and integrated mix of land uses and require compatibility between new and existing development.

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

Additionally;

Section 11-37-2-Zone Changes

(h) Basis for Approval. The Commission and Council shall give consideration to and satisfy themselves to the following:

(1) That a need exists for the proposal;

(2) That this particular parcel of ground is indeed the correct site for the proposed development;

(3) That there has been an error in the original zoning; or

(4) That there have been significant changes in the area to warrant a zone change;

(5) That adequate circulation exists and traffic movement would not be impeded by development; and

(6) That additional municipal service costs will not be incurred which the City is not prepared to meet.

APPROVAL CRITERIA ANALYSIS

(1) That a need exists for the proposal

Staff finds that development of the parcel is a needed improvement to the area. The site has gone undeveloped for nearly 13 years after a failed initial attempt. The existing foundation excavations pose a risk to public health and the vacancy of the lot has had a negative impact on surrounding property values.

(2) That this particular parcel of ground is indeed the correct site for the proposed development;

Staff finds the proposed development is appropriate for this site based on the previous anticipation of residential development and concurrence with the Comprehensive Plan.

(3) That there has been an error in the original zoning; or

Not Applicable

(4) That there have been significant changes in the area to warrant a zone change;

Staff finds that construction of development in the surrounding area renders this property the sole remaining vacant lot. A lack of development of the site has impacted the existing values of the surrounding properties.

(5) That adequate circulation exists and traffic movement would not be impeded by development; and

Staff finds that the traffic and circulation impacts will not be impeded by this development.

(6) That additional municipal service costs will not be incurred which the City is not prepared to meet.

Staff finds that there will be no additional municipal service costs incurred.

COMMISSION OPTIONS:

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

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

STAFF RECOMMENDATION:

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

RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant shall enter into a Development Agreement, with the City of Northglenn, that will be recorded with the Adam's County Assessor's Office, to memorialize the public improvements shown in the PUD plans.
2. The applicant will provide proof of a dedicated drainage easement for their stormwater facility, prior to the issuance of a building permit.
3. The applicant will provide proof of a dedicated public utility easements, prior to the issuance of a building permit.

RESPECTFULLY SUBMITTED:

_____

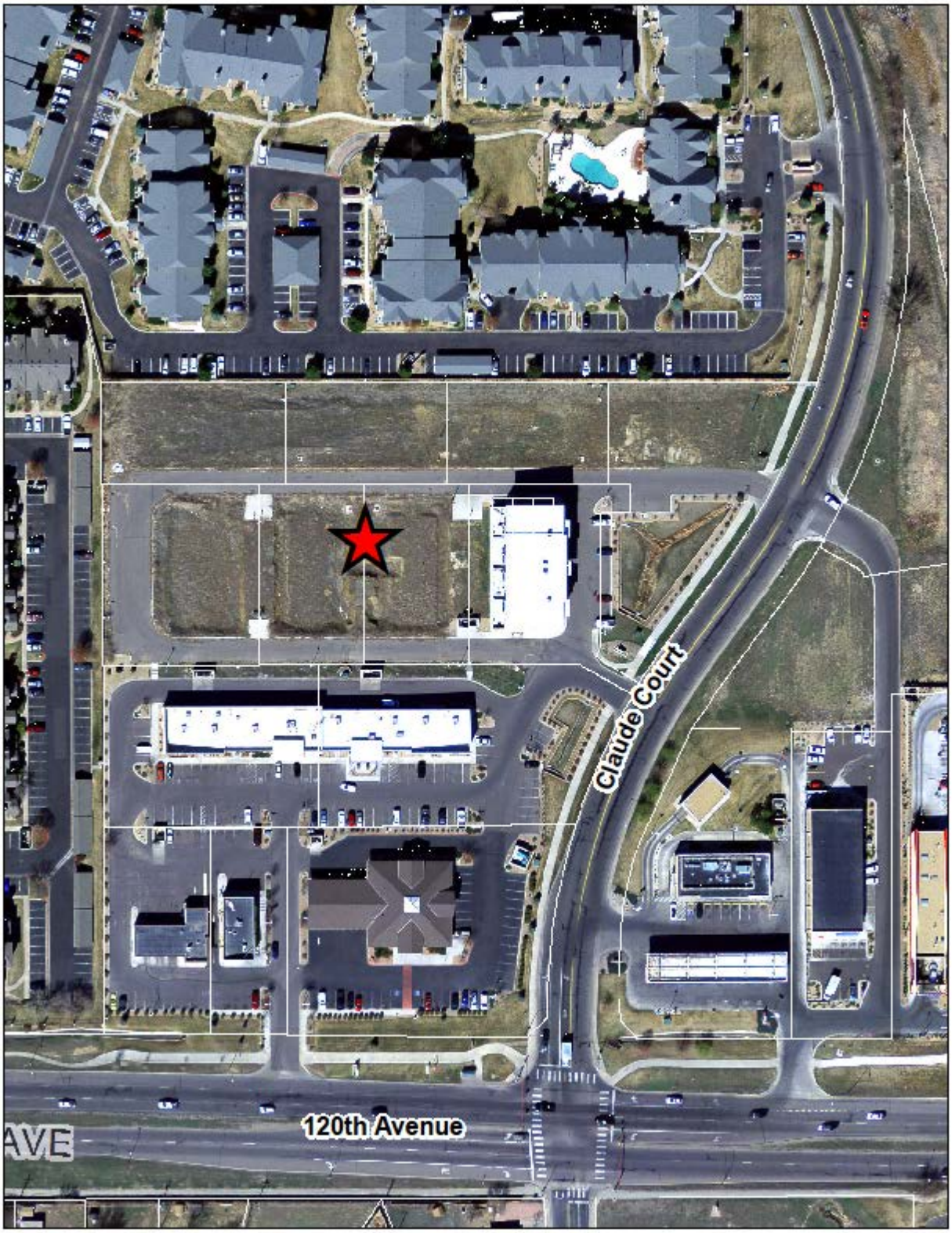
Becky Smith, AICP
Planning Manager

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

FUTURE APPLICATIONS:

1. Preliminary PUD	***Considered by City Council – February 13, 2017***
2. Building Permits	***approved administratively by staff***

EXHIBIT A



NORTHGLENN PAVILION
AMENDMENT TO FINAL PUD DEVELOPMENT PLAN
NORTHGLENN, COLORADO

THIS MINOR PUD AMENDMENT IS FOR THAT PORTION OF THE NORTHGLENN PAVILION FINAL PUD DEVELOPMENT PLAN INCLUDED IN LOTS 1-4 AND 6-8 OF THE NORTHGLENN PAVILION SUBDIVISION, FILING NO. 2.

LEGAL DESCRIPTION

LOTS 1-4 AND 6-8, NORTHGLENN PAVILION FILING NO 2, LOCATED IN THE SE 1/4 OF SECTION 35, T1S, R68W OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO.

ACKNOWLEDGEMENT

STATE OF COLORADO

COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, BY JEFF CARTER AS MANAGING PARTNER OF CLAUDE CT. 1-40, LLC., A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____.

_____
NOTARY PUBLIC

LAND USE:

ALL USES ALLOWED UNDER 3-A "MULTIPLE DWELLING ZONE".

NOTES:

1. THIS MINOR PUD AMENDMENT IS SUBJECT TO ALL THE PROVISIONS OF THE "FINAL PUD DEVELOPMENT PLAN, NORTHGLENN PAVILION, "EXCEPT AS SPECIFICALLY REVISED ON THIS MINOR AMENDMENT.
2. PRIOR TO ISSUANCE OF A BUILDING PERMIT THE FOLLOWING PLANS SHALL BE APPROVED BY THE CITY:
   - --- LANDSCAPE PLAN
   - --- GRADING AND DRAINAGE PLAN
   - --- EROSION CONTROL PLAN
   - --- WATER AND SANITARY SEWER UTILITY PLANS

OWNER:

JEFF CARTER
CLAUDE CT. 1-40, LLC.
15954 JACKSON CREEK PKWY, B 231
MONUMENT, CO 80132

SURVEYOR/CIVIL ENGINEER

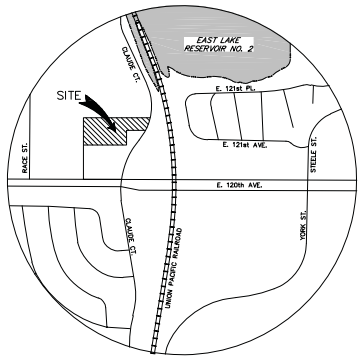
DREXEL, BARRELL, & COMPANY
1800 38TH STREET
BOULDER, CO 80301
(303) 442-4338

ARCHITECT OF RECORD:

GODDEN SUDIK ARCHITECTS
6025 SOUTH QUEBEC STREET, SUITE 375
CENTENNIAL, CO 80111
(303) 455-4437

LANDSCAPE ARCHITECT

THREE SIXTY DESIGN
1553 PLATTE STREET, #303
DENVER, CO 80202
(720) 360-0080



VICINITY MAP
NO SCALE

DETAILED BUILDING PLANS WILL BE SUBMITTED AT THE TIME OF DEVELOPMENT.

ARCHITECT'S CERTIFICATE:

I, ALEX JEWETT, A REGISTERED PROFESSIONAL ARCHITECT, DO HEREBY CERTIFY THAT THE PLANS FOR THE NORTHGLENN PAVILION, FINAL PUD WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

_____
ALEX JEWETT DATE

ENGINEER'S CERTIFICATE:

I, KRIS GARDNER, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THE PLANS FOR THE NORTHGLENN PAVILION, FINAL PUD WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

_____
KRIS GARDNER DATE

OWNER'S CERTIFICATE:

1, JEFF CARTER AS MANAGING PARTNER OF CLAUDE CT. 1-40, LLC., A COLORADO LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY DESCRIBED HEREIN, KNOWN AS LOTS 1-4 AND 6-8, NORTHGLENN PAVILION FILING NO. 2.

BY:_____ DATE:_____
JEFF CARTER

DRAWING INDEX

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COMMUNITY DEVELOPMENT APPROVAL

THIS MINOR PLANNED UNIT DEVELOPMENT (P.U.D.) AMENDMENT HAS BEEN APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF NORTHGLENN, COLORADO ON THE _____ DAY OF _____, 2017.

_____
COMMUNITY DEVELOPMENT, DIRECTOR

PUBLIC WORKS AND UTILITIES

THIS MINOR PLANNED UNIT DEVELOPMENT (P.U.D.) AMENDMENT HAS BEEN APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND UTILITIES OF THE CITY OF NORTHGLENN, COLORADO ON THE _____ DAY OF _____ , 2017.

_____
PUBLIC WORKS AND UTILITIES, DIRECTOR

PLANNING COMMISSION APPROVAL

THIS MINOR PLANNED UNIT DEVELOPMENT (P.U.D) AMENDMENT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTHGLENN, COLORADO ON THE _____ DAY OF _____, 2017.

_____
PLANNING COMMISSION, CHAIRMAN

MAYOR APPROVAL

THIS MINOR PLANNED UNIT DEVELOPMENT (P.U.D.) AMENDMENT HAS BEEN APPROVED BY THE MAYOR OF THE CITY OF NORTHGLENN, COLORADO ON THE _____ DAY OF _____, 2017.

_____
MAYOR

RECORDER'S' CERTIFICATE

THIS MINOR PLANNED UNIT DEVELOPMENT (P.U.D.) AMENDMENT HAS BEEN APPROVED BY THE CITY CLERK OF THE CITY OF NORTHGLENN, COLORADO ON THE _____ DAY OF _____, 2017.

_____
CLERK AND RECORDER

NOTARY

STATE OF COLORADO
COUNTY OF ADAMS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017 BY _____

MY COMMISSION EXPIRES _____
DATE

ph 303.455.4437
fx 303.477.5680
www.goddensudik.com

Plaza Quebec
6025 S. Quebec St.
Suite 375
Centennial, Colorado 80111

Godden | Sudik
ARCHITECTS

NORTHGLENN PAVILION
AMENDMENT TO FINAL P.U.D.
NORTHGLENN, COLORADO

COVER SHEET

PROJECT #

REV.	DATE	ISSUE	BY
	10.11.16	PUD SUBMITTAL	BH
	11.11.16	RE-SUBMITTAL	BH
	11.28.16	RE-SUBMITTAL	BH

SHEET #

1

NORTHGLENN PAVILION
AMENDMENT TO FINAL PUD DEVELOPMENT PLAN
NORTHGLENN, COLORADO

CODE COMPLIANCE:

THIS PROJECT SHALL COMPLY WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE, 2009 INTERNATIONAL FIRE CODE, 2009 INTERNATIONAL MECHANICAL CODE, 2009 PLUMBING CODE, 2009 INTERNATIONAL FUEL GAS CODE, 2009 INTERNATIONAL ENERGY CONSERVATION CODE, 2009 INTERNATIONAL PROPERTY MAINTENANCE CODE, 2014 NATIONAL ELECTRICAL CODE, OR ADOPTED CODE AT TIME OF DEVELOPMENT.

BUILDING AREA CALCULATIONS (SQ. FT.)

BUILDING 101 - FIRST FLOOR LIVING AREA .....760 PER UNIT (1,520 PER BUILDING)
BUILDING 101 - UPPER FLOOR LIVING AREA.....910 PER UNIT (1,820 PER BUILDING)
BUILDING 101 - TOTAL LIVING AREA.....1,670 PER UNIT (3,340 PER BUILDING TOTAL)

BUILDING 102 - FIRST FLOOR LIVING AREA.....768 PER UNIT (1,536 PER BUILDING)
BUILDING 102 - UPPER FLOOR LIVING AREA.....1,046 PER UNIT (2,092 PER BUILDING)
BUILDING 102 - TOTAL LIVING AREA.....1,814 PER UNIT (3,628 PER BUILDING TOTAL)

BUILDING 101 - ATTACHED 2-BAY GARAGE.....391 PER UNIT
BUILDING 102 - ATTACHED 2-BAY GARAGE .....422 PER UNIT

PARKING:

SPACES REQUIRED.....2 PER DWELLING UNIT
COVERED SPACES PROVIDED (ATTACHED GARAGES).....68
UNCOVERED SPACES PROVIDED.....29
HC SPACES PROVIDED.....5
TOTAL UNCOVERED SPACES PROVED.....34

ACCESSIBLE PARKING:

AT LEAST 2 PERCENT, BUT NOT LESS THAN ONE, OF EACH TYPE OF PARKING SPACE PROVIDED FOR OCCUPANCIES IN GROUPS R-2 AND R-3, SHALL BE ACCESSIBLE.

GENERAL NOTES:

1. ALL INFRASTRUCTURE (UTILITIES, ROADS, ETC.) WILL BE COMPLETED WITH THE BUILDINGS. FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED DURING ALL PHASES OF CONSTRUCTION. ALL WATER MAINS AND FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL PRIOR TO THE DELIVERY OF COMBUSTIBLE MATERIALS TO THE SITE
2. THE CITY OF NORTHGLENN RESERVES THE RIGHT TO PERIODICALLY REVIEW THIS PUD FOR CONFORMANCE WITH ITS PROPOSED CONSTRUCTION SCHEDULE AND WHEN APPROPRIATE, REZONE THIS PROPERTY TO A DIFFERENT ZONING CLASSIFICATION.
3. TRAFFIC CALMING SIGNAGE WILL BE INSTALLED NEAR THE TWO SITE ENTRANCES AND APPROVED BY THE CITY OF NORTHGLENN PRIOR TO ISSUANCE OF A BUILDING PERMIT.
4. SETBACK MEASURED FROM PROPERTY LINE TO FOUNDATION. EAVES, CANTILEVERS, WINDOW WELLS, A/C UNITS, UNCOVERED PATIOS ALLOWED IN SETBACKS.
5. AREA OUTSIDE OF INDIVIDUAL PROPERTY FENCE LINE IS CONSIDERED TO BE COMMON MAINTENANCE. AREA WITHIN FENCE LINE OF PROPERTY IS CONSIDERED TO BE PRIVATE MAINTENANCE.
6. FENCELINE TO BE FIELD VERIFY AND LOCATED APPROXIMATELY 10'-0" BACK FROM THE FRONT OF THE BUILDING, EXCEPTIONS MAY OCCUR DUE TO METER AND WINDOW LOCATIONS.
7. REFER TO THE CTIY OF NORTHGLENN ZONING ORDINANCES FOR THE SIZE, LOCATION AND RESTRICTIONS OF ACCESSORY STRUCTURES.

SITE AREA CALCULATIONS (SQ. FT.)

TOTAL SITE .....175,049 (4.02 ACRES)
EXISTING CONDO SITE .....7,540 (SEPARATE OWNERSHIP, EXCLUDED FROM CALCS)
TOTAL EFFECTIVE SITE .....167,509 (3.85 ACRES)
TOTAL NEW BUILDING FOOTPRINT 43,194 (25%)
PARKING CIRCULATION 63,090 (38%)
OPEN AREA
LANDSCAPE 31,595 (19%)
HARDSCAPE 23,244 (14%)
DETENTION POND 6,386 (4%)

DENSITY

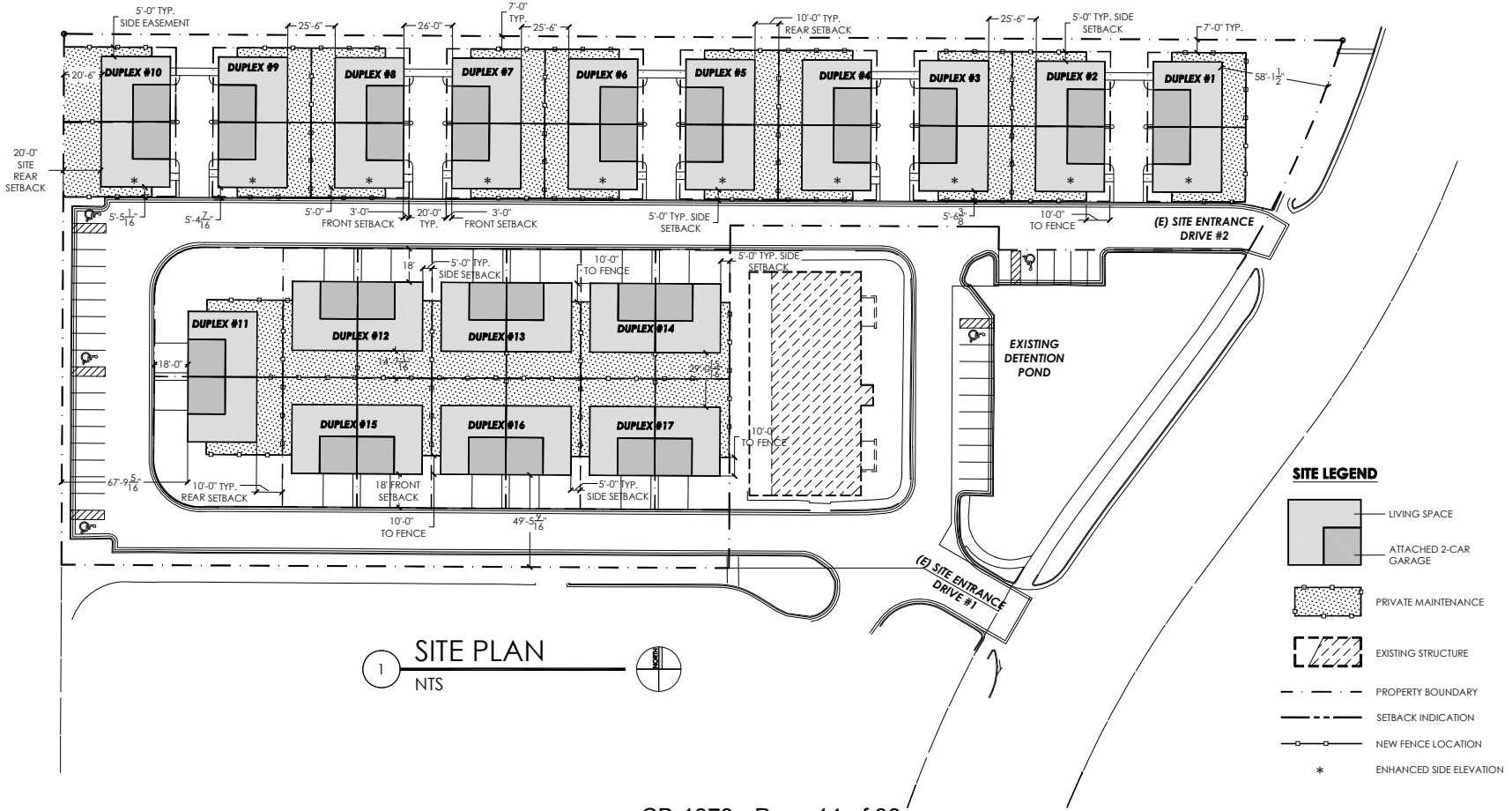
17 BUILDINGS @ 2 UNITS/BLDG = 34
TOTAL SITE .....167,509 (3.85 ACRES)
DENSITY 8.83

SETBACKS AND HEIGHT RESTRICTION:

SETBACKS FOR NORTHERN BUILDINGS (BLDG. 1- 10):
FRONT SETBACK: 3'-0"
SIDE SETBACK (NORTH): 5'-0"
SIDE SETBACK (SOUTH): 5'-0"
INTERIOR SIDE: 0'-0" AT ATTACHED SIDE OF BUILDING
REAR SETBACK: 10'-0"

SETBACKS FOR SOUTHERN BUILDINGS (BLDG. 11 - 17)
FRONT SETBACK: 18'-0"
SIDE SETBACKS: 5'-0"
REAR SETBACK: 10'-0"
INTERIOR SIDE: 0'-0" AT ATTACHED SIDE OF BUILDING

MAXIMUM BUILDING HEIGHT: 35'-0"



1 SITE PLAN
NTS

ph 303.455.4437
fx 303.477.5680
www.goddensudik.com

Plaza Quebec
6025 S. Quebec St.
Suite 375
Centennial, Colorado 80111

Godden | Sudik
ARCHITECTS

NORTHGLENN PAVILION
AMENDMENT TO FINAL P.U.D.
NORTHGLENN, COLORADO

SITE PLAN

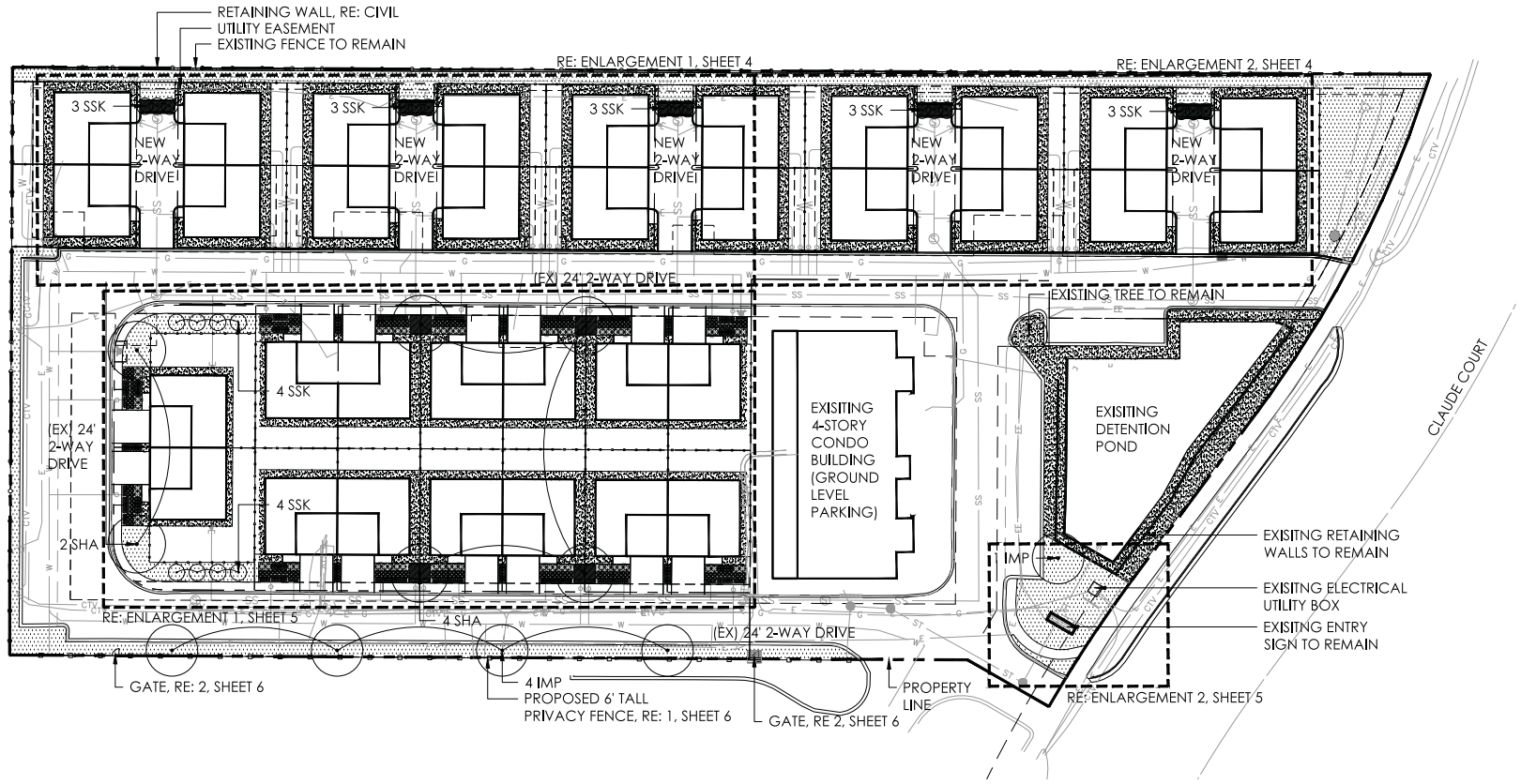
PROJECT #

REV.	DATE	ISSUE	BY
	10.11.16	PUD SUBMITTAL	BH
	11.11.16	RE-SUBMITTAL	BH
	11.28.16	RE-SUBMITTAL	BH

SHEET #

2

SHEET SIZE: 18" x 24"
IF THIS DRAWING IS NOT PRINTED ON A 18"x24" SHEET, IT IS NOT TO SCALE



1 LANDSCAPE LAYOUT PLAN

SCALE: 1"=40'-0"

N 0' 20' 40' 80'

TABLE OF LANDSCAPE REQUIREMENTS

REQUIREMENT REFERENCE	REQUIREMENT	QUANTITY	LANDSCAPE AREA REQUIRED	LANDSCAPE AREA PROVIDED	TREES REQUIRED	TREES PROVIDED	TREES EXISTING
11-6-13.a	No more than 33 1/3 percent of the landscaped area, exclusive of sidewalks, shall be covered with non-living material such as decorative rock.	53,698 SF	17,881 SF	15,593 SF sod 3,585 SF planting 6,386 SF detention 25,564 SF total			
11-6-13.c.5	Provide at least one (1) shade tree for every forty (40) ft of street frontage, and one (1) ornamental tree for each fifty (50) feet of street frontage.	360 LF			9 shade 7 orn.	11 8	1 0

GROUND MATERIALS LEGEND

- SOD
- WOOD FIBER MULCH
- ROCK MULCH
- EXISTING FENCE
- PROPOSED FENCE, RE: 1, SHEET 6

NOTE:

1. HOMEOWNER TO INSTALL BACKYARD LANDSCAPE.
2. A CHANGE IN PLANT MATERIALS OVER MORE THAN FIVE PERCENT (5%) OF THE TOTAL LANDSCAPED AREA SHALL REQUIRE SUBMISSION OF AN AMENDED LANDSCAPE PLAN TO THE CITY OF NORTHGLENN PLANNING & DEVELOPMENT DEPARTMENT, AND SUCH AMENDED LANDSCAPE PLAN MAY BE ADMINISTRATIVELY APPROVED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.
3. HOA WILL MAINTAIN COMMON AREA LANDSCAPING.

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NORTHGLENN PAVILION
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LANDSCAPE PLAN

PROJECT #			
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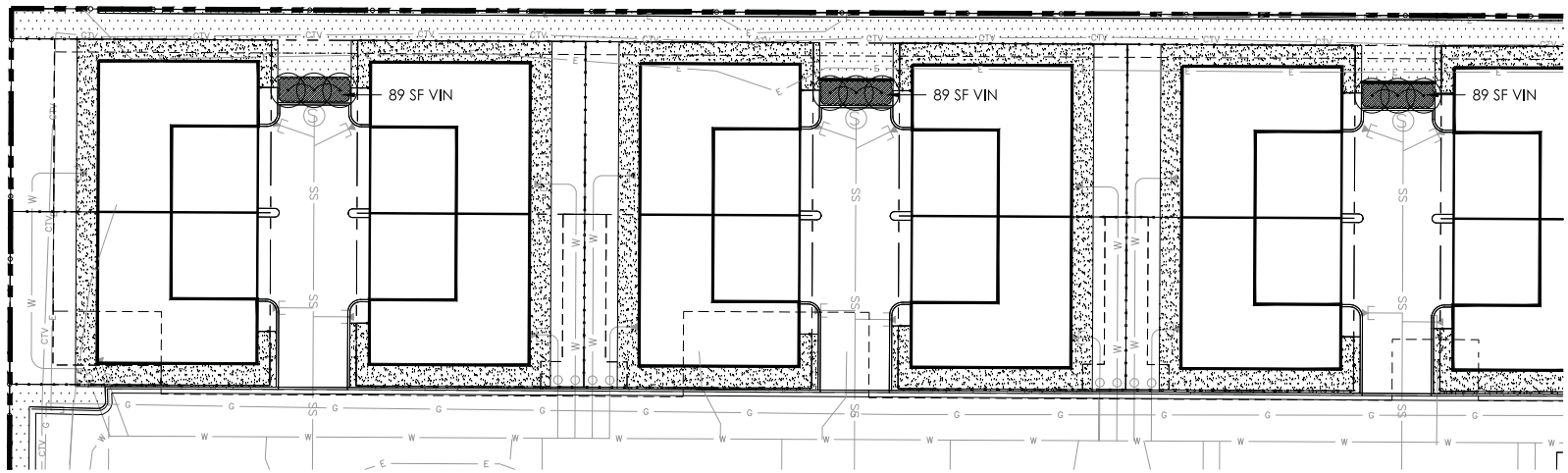
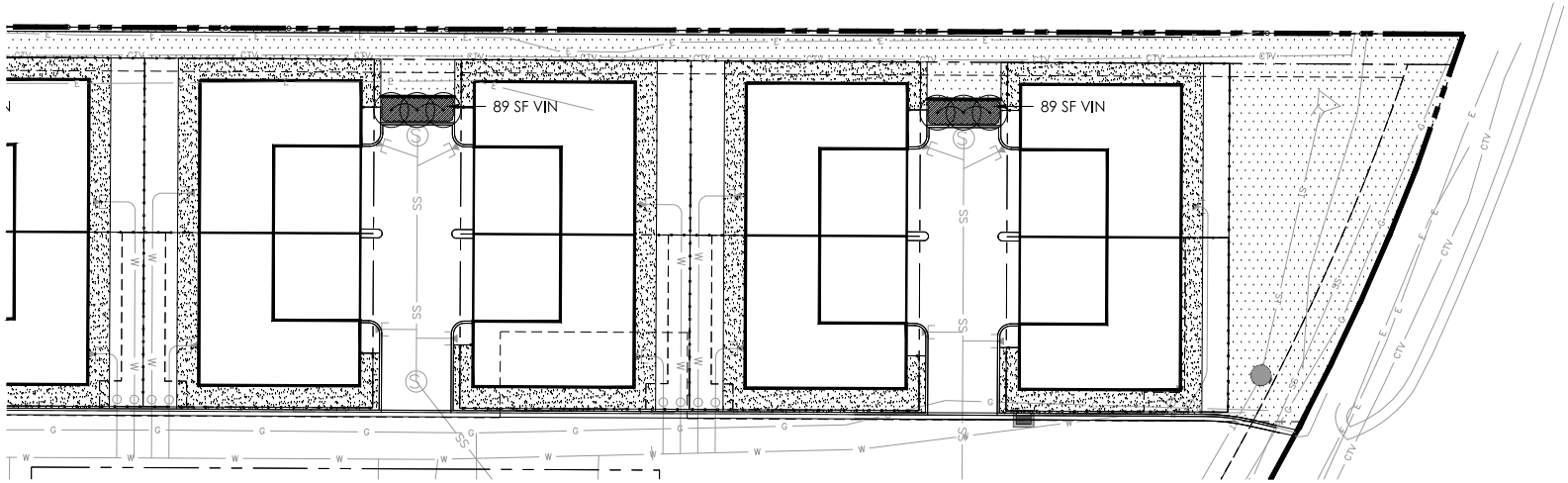


1 NORTH UNIT LANDSCAPE LAYOUT PLAN - WEST
SCALE: 1"=20'-0"

N 0' 10' 20' 40'



2 NORTH UNIT LANDSCAPE LAYOUT PLAN - EAST
SCALE: 1"=20'-0"

N 0' 10' 20' 40'

GROUND MATERIALS LEGEND

- SOD
- WOOD FIBER MULCH
- ROCK MULCH
- EXISTING FENCE
- PROPOSED FENCE, RE: 1/SHEET 6

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NORTHGLENN PAVILION
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NORTHGLENN, COLORADO

LANDSCAPE
PLANTING ENLARGEMENTS

PROJECT #

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	11.28.16	REDESIGN	CB

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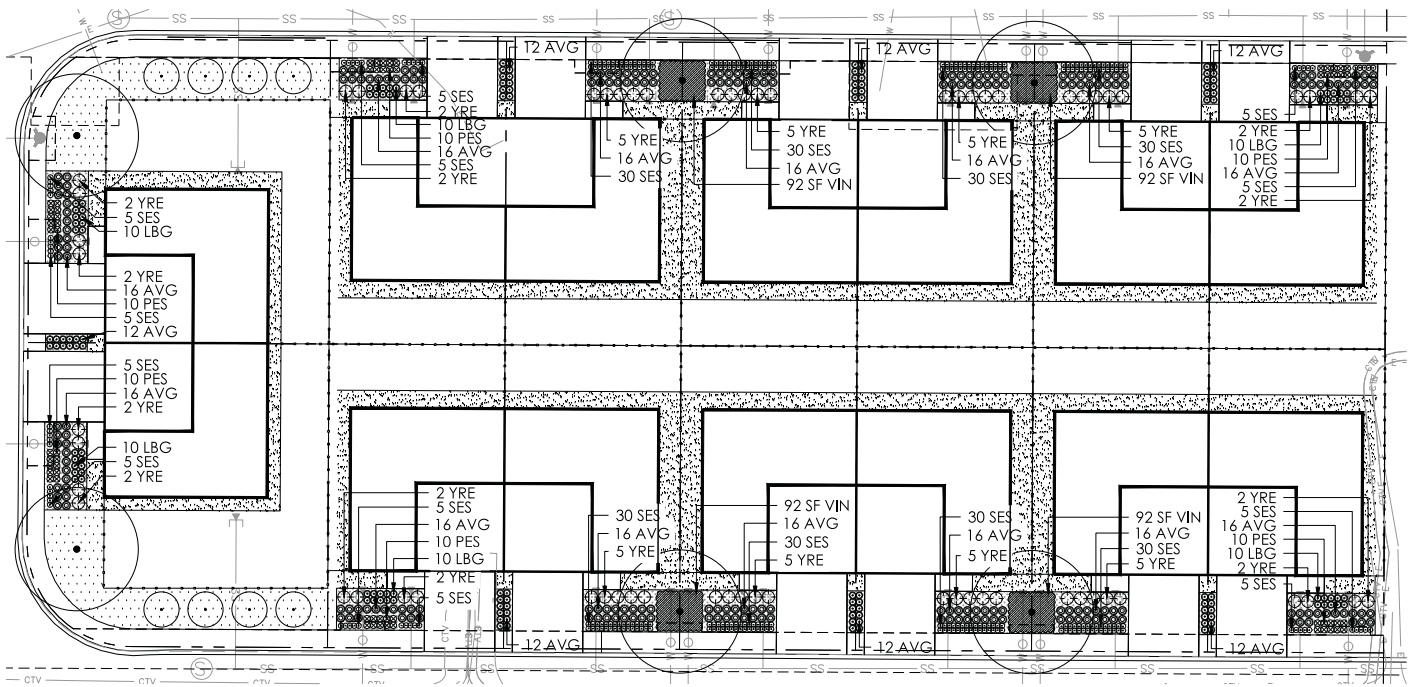
4

SHEET SIZE: 18" x 24"
IF THIS DRAWING IS NOT PRINTED ON A 18"X24" SHEET, IT IS NOT TO SCALE

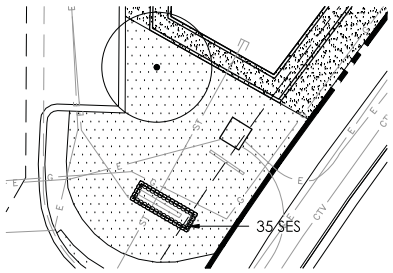
SHEET SIZE: 18" x 24"

IF THIS DRAWING IS NOT PRINTED ON A 18"X24" SHEET, IT IS NOT TO SCALE



1 SOUTH UNIT LANDSCAPE LAYOUT PLAN
SCALE: 1"=20'-0"

N 0' 10' 20' 40'



2 ENTRY LANDSCAPE LAYOUT PLAN
SCALE: 1"=20'-0"

N 0' 10' 20' 40'

GROUND MATERIALS LEGEND

- SOD
- WOOD FIBER MULCH
- ROCK MULCH
- EXISTING FENCE
- PROPOSED FENCE, RE: 1/SHEET 6

PLANT MATERIALS SCHEDULE

QUAN.	SYM.	LATIN NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
6	SHA	GLEDISTIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST	2" CAL.	SEE PLAN
5	IMP	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	2.5" CAL.	SEE PLAN
23	SSK	AMERLANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	6-8' B&B	SEE PLAN
DECIDUOUS SHRUBS					
15	CHP	LIGUSTRUM VULGARE 'CHEYENNE'	CHEYENNE PRIVET	#5 CONT.	72" O.C.
EVERGREENS					
64	YRE	HESPERALOE PARVIFLORA	RED YUCCA	#5 CONT.	24" O.C.
ORNAMENTAL GRASSES					
308	AVG	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA OAT GRASS	#5 CONT.	36" O.C.
60	LBG	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	#5 CONT.	36" O.C.
PERENNIALS					
60	PES	P. STRICTUS	ROCKY MOUNTAIN PENSTEMON	#1 CONT.	12"-18" O.C.
300	SES	S. SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	#1 CONT.	12"-18" O.C.
813 SF	VIN	VINCA MINOR 'BOWLES'	VINCA MINOR	#1 CONT.	24" O.C.

HYBRID BLUE GRASS SOD (15,593 SF)
REVEILLE HYBRID BLUEGRASS SOD

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NORTHGLENN PAVILION
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LANDSCAPE
PLANTING ENLARGEMENTS

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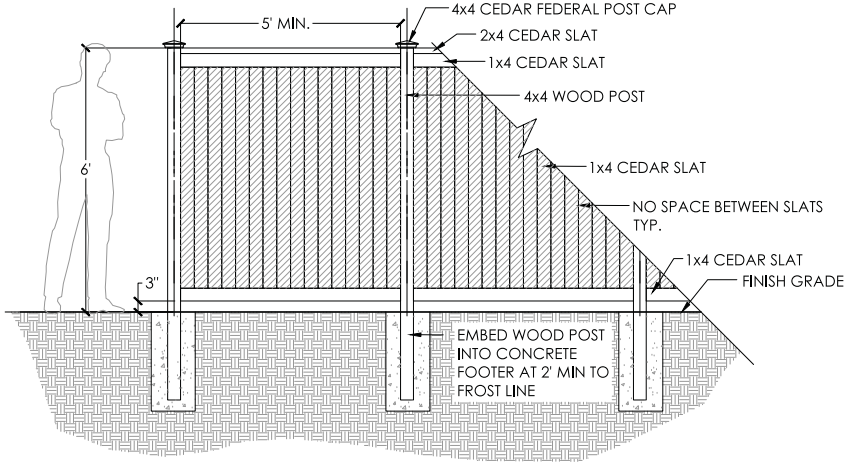
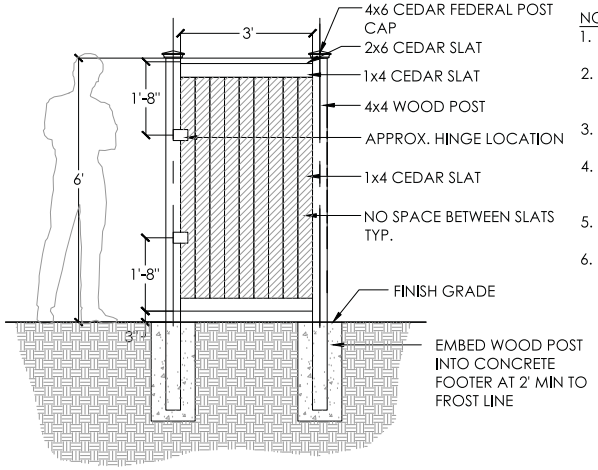
NOTES:
1. NO SPACE BETWEEN CEDAR SLATS TYP.
2. STAIN CEDAR SLATS CABOT SEMI SOLID WOOD STAIN, COLOR: TBD.
3. USE CLEAR HEART CEDAR SLATS 1" THICK TYP.
4. SLATS TO BE INSTALLED WITH A NAIL GUN USING RING SHANK NAILS.

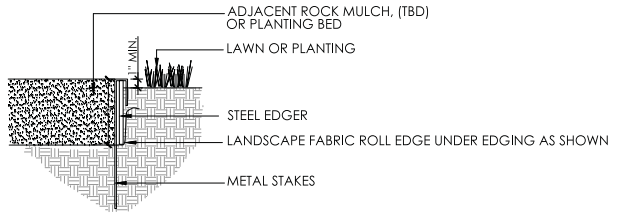


1 6' HT CEDAR PRIVACY FENCE - FRONT ELEVATION
SCALE: 1/2"=1'-0"



NOTES:
1. NO SPACE BETWEEN CEDAR SLATS TYP.
2. STAIN CEDAR SLATS CABOT SEMI SOLID WOOD STAIN, COLOR: TBD.
3. USE CLEAR HEART CEDAR SLATS 1" THICK TYP.
4. SLATS TO BE INSTALLED WITH A NAIL GUN USING RING SHANK NAILS.
5. RE: PLAN FOR GATE OPENING DIRECTION.
6. FABRICATOR SHOP DRAWINGS TO BE APPROVED BY LANDSCAPE ARCHITECT.

2 6' HT CEDAR PRIVACY FENCE - GATE - PRIVATE
SCALE: 1/2"=1'-0"



NOTES:
1. CONTRACTOR TO SUBMIT SAMPLE PRIOR TO ORDERING MATERIAL OR DELIVERING TO SITE.
2. NO EDGER REQUIRED WHEN ROCK MULCH IS ADJACENT TO PAVEMENT, BORDER, OR WALLS.
3. SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
4. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
5. ALL JOINTS TO BE SECURELY STAKED.
6. CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

3 ROCK MULCH & STEEL EDGER
SCALE: N.T.S.

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LANDSCAPE DETAILS

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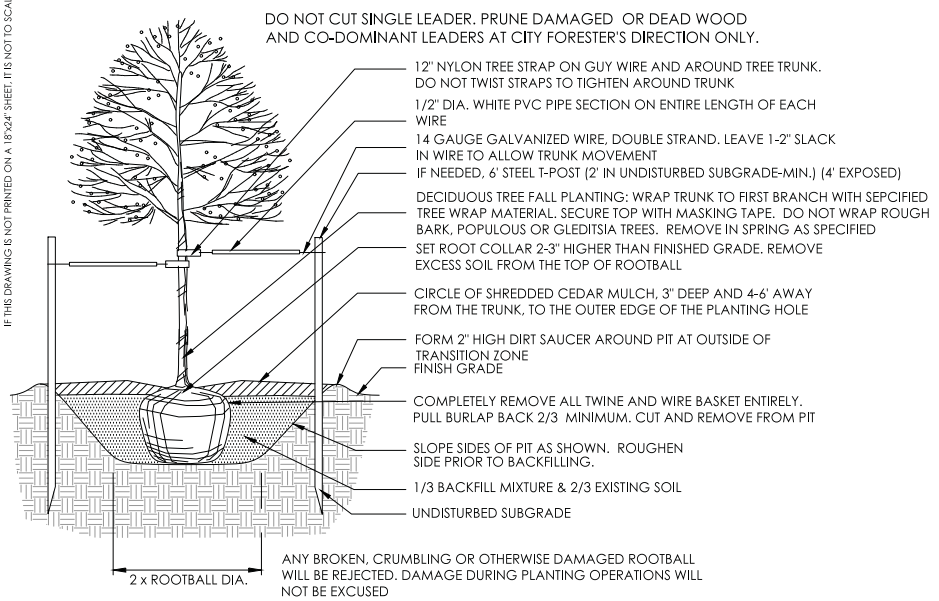
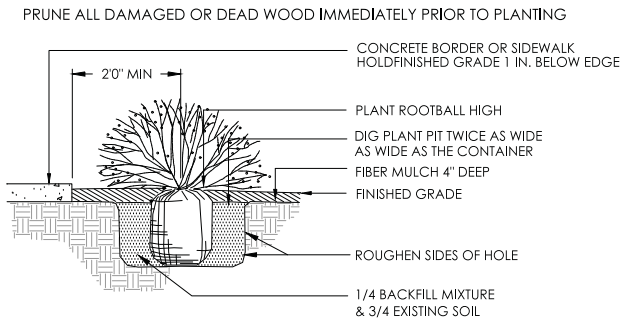
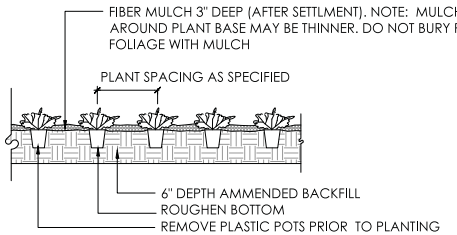


1 DECIDUOUS TREE PLANTING
SCALE: N.T.S.



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



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

GENERAL NOTES:

1. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.
2. CONTRACTOR TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO BEFORE DIGGING, INCLUDING BUT NOT LIMITED TO, TRENCHING, SHRUB AND TREE PLANTING PITS. IF UTILITIES OCCUR WITHIN (3) THREE FEET OF PROPOSED FOOTINGS, THE CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE OWNER.
3. CONTRACTOR IS RESPONSIBLE FOR FULL ON-SITE INVESTIGATIONS AS NEEDED IN ORDER TO GAIN A FULL UNDERSTANDING OF EXISTING CONDITIONS PRIOR TO CONSTRUCTION. FAILURE TO INSPECT THE SITE PRIOR TO CONSTRUCTION SHALL NOT BE CAUSE FOR REQUESTING ADDITIONAL MONIES BY THE CONTRACTOR.
4. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR FOR SAFETY PRECAUTIONS OR PROBLEMS UTILIZED IN CONNECTION WITH THE WORK, AND HE/SHE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
5. DEVELOPER MAY CHANGE PLANT LOCATIONS SO LONG AS NOT TO REDUCE PLANT MATERIAL.
6. TREE LOCATIONS MAY CHANGE TO ACCOMMODATE UTILITY CONFLICTS.

LANDSCAPE NOTES:

1. ALL NEW LANDSCAPE AND IRRIGATION SHALL BE UNDER WARRANTY FOR A PERIOD OF (1) ONE YEAR. THE WARRANTY PERIOD SHALL COMMENCE ONCE ALL PUNCH LIST ITEMS ARE SATISFACTORY COMPLETED AND A LETTER OF FINAL COMPLETION IS PROVIDED FROM THE OWNER'S REPRESENTATIVE. ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1 YEAR AFTER THE FINAL COMPLETION IS PROVIDED IN WRITING.
2. PLANT MATERIAL AND BED LOCATIONS TO BE STAKED BY THE LANDSCAPE CONTRACTOR FOR REVIEW BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ALL ADJUSTMENTS SHALL BE MADE BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT DIG PLANT PITS UNTIL LOCATIONS ARE APPROVED.
3. ROUGH GRADING TO PLUS OR MINUS ONE TENTH OF A FOOT BY GENERAL CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE FINISH GRADING IN ALL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR TO APPROVE ROUGH GRADES PRIOR TO MOBILIZATION. MOBILIZATION ON THE PART OF THE LANDSCAPE CONTRACTOR WILL INDICATE THAT ROUGH GRADING IS ACCEPTABLE TO THE LANDSCAPE CONTRACTOR, AND THEREFORE BE RESPONSIBLE FOR PROVIDING ALL FINISHED GRADES TO MEET THE CIVIL GRADING PLANS.
4. NOTIFY LANDSCAPE ARCHITECT IN ORDER TO TAG TREES AT THE NURSERY MINIMUM EARLY SPRING PRIOR TO INSTALLATION. SHRUBS WILL BE INSPECTED ON-SITE. LANDSCAPE PLANT MATERIALS MAY BE REJECTED AT ANY TIME DUE TO ISSUES OF QUALITY.
5. ALL NEW LANDSCAPE AREAS SHALL BE IRRIGATED BY A COMMERCIAL GRADE, FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.CONTRACTOR IS RESPONSIBLE FOR GENERATING AN IRRIGATION PLAN FOR REVIEW AND AN AS BUILT PLAN AS REQUIRED.
6. ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULE AND REGULATIONS.
7. TRUNK-WRAP TAPE: TWO LAYERS OF CRINKLED PAPER CEMENTED TOGETHER WITH BITUMINOUS MATERIAL, 4 INCHES (102 MM) WIDE MIN.
8. WRAPPING TREE TRUNKS: WRAP TREES WITH TRUNK-WRAP TAPE. START AT BASE OF TRUNK AND SPIRAL COVER TRUNK TO HEIGHT OF FIRST BRANCHES. OVERLAP WRAP, EXPOSING HALF THE WIDTH, AND SECURELY ATTACH WITHOUT CAUSING GIRDLING. DO NOT USE STAPLES. INSPECT TREE TRUNKS FOR INJURY, IMPROPER PRUNING, AND INSECT INFESTATION AND TAKE CORRECTIVE MEASURES REQUIRED BEFORE WRAPPING. DO NOT WRAP ROUGH BARK, POPULUS OR GLEDITSIA TREES. REMOVE WRAP IN SPRING.
   - 8.1. NO TREE SHALL BE WRAPPED AFTER MAY 21 OR BEFORE NOVEMBER 1.
   - 8.2. ALL DECIDUOUS TREES SHALL BE WRAPPED BY NOV. 15. REMOVE TREE WRAP BY MAY 15.
   - 8.3. CONTRACTOR SHALL BE RESPONSIBLE FOR WRAPPING AND UNWRAPPING TREES DURING THE WARRANTY PERIOD.
9. FIBER MULCH AT PLANTING BEDS: ORGANIC MULCH FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF SHREDDED CEDAR NOT LARGER THAN FOUR INCHES (4") IN LENGTH. SUBMIT 1.0 CF SAMPLE FOR APPROVAL.

SOIL CONDITIONER:

1. COMPOSTED MATERIAL SHALL CONSIST OF AGED ORGANIC MATTER, FREE OF WEED OR OTHER NOXIOUS PLANT SEEDS, LUMPS, STONES, OR OTHER FOREIGN CONTAMINANTS HARMFUL TO PLANT LIFE, AND HAVING THE FOLLOWING CHARACTERISTICS BASED ON A NUTRIENT TEST PERFORMED NO LONGER THAN 3 MONTHS PRIOR TO ITS INCORPORATION INTO THE PROJECT:
   - 1.1. ORGANIC MATTER: 25% MINIMUM.
   - 1.2. SALT CONTENT: 5.0 MMHOS/CM MAXIMUM.
   - 1.3. PH: 8.5 MAXIMUM.
   - 1.4. CARBON TO NITROGEN RATIO OF 10:1 TO 20:1.
   - 1.5. PARTICLE SIZE NO PARTICLE SMALLER THAN SILT OR CLAY SIZE, OR LARGER THAN ½" DIAMETER
2. APPLICATION RATE SHALL BE 4 CUBIC YARDS PER 1000 SQUARE FEET. ACCEPTABLE PRODUCT: CLASS I COMPOST, SUCH AS ECOGRO OR BIO-COMP, AS PROVIDED BY A1 ORGANICS, EATON, CO, OR APPROVED EQUAL.
3. FINISH GRADE TO BE BELOW THE EDGE OF PAVEMENT PRIOR TO SODDING OR PLANTING:
   - 3.1. SEEDED/SODDED AREAS: ALLOW 1 INCH FOR SOD.
   - 3.2. PLANTED AREAS: ALLOW 3 INCHES FOR MULCH

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NORTHGLENN PAVILION
AMENDMENT TO FINAL P.U.D.
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LANDSCAPE DETAILS & NOTES

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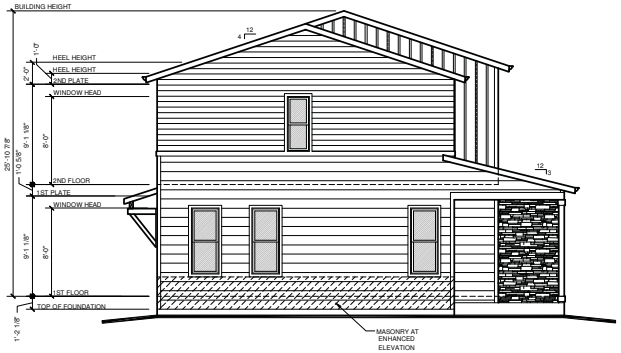
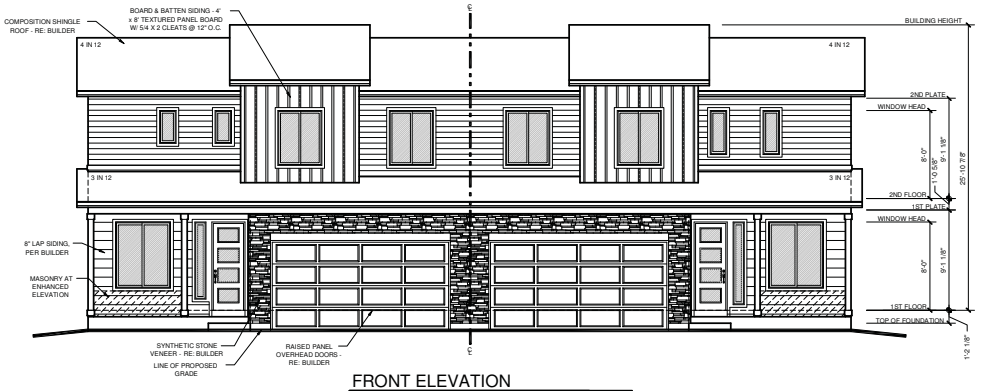


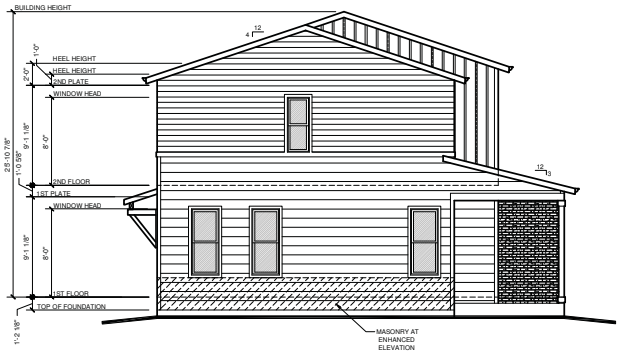
LEFT ELEVATION

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



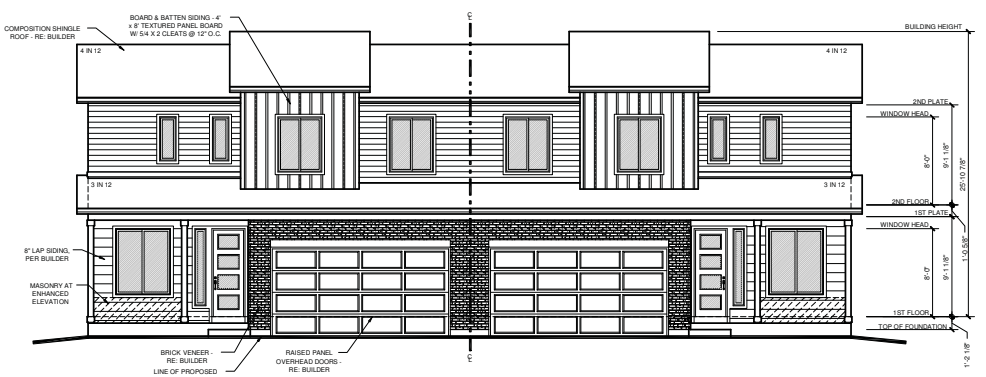
FRONT ELEVATION

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



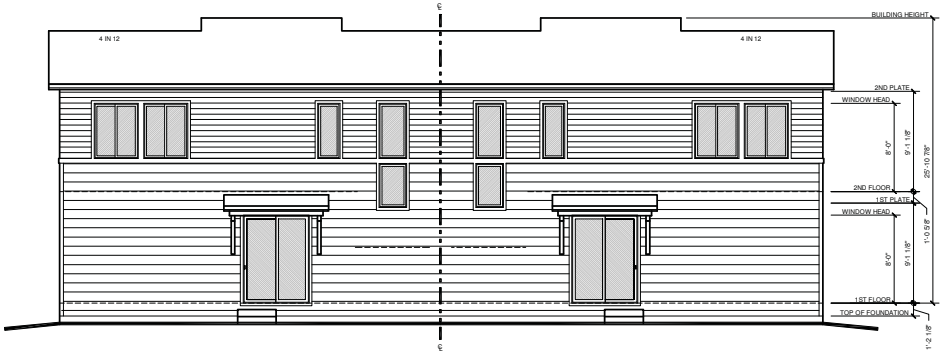
LEFT ELEVATION

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



FRONT ELEVATION

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



REAR ELEVATION

ELEVATION A & B SCALE: 3/16" = 1'-0"

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NORTHGLENN PAVILION
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NORTHGLENN, COLORADO

BUILDING 101
ELEVATION A & B

PROJECT #

REV.	DATE	ISSUE	BY
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	11.11.16	RE-SUBMITTAL	BH
	11.28.16	RE-SUBMITTAL	BH

SHEET #

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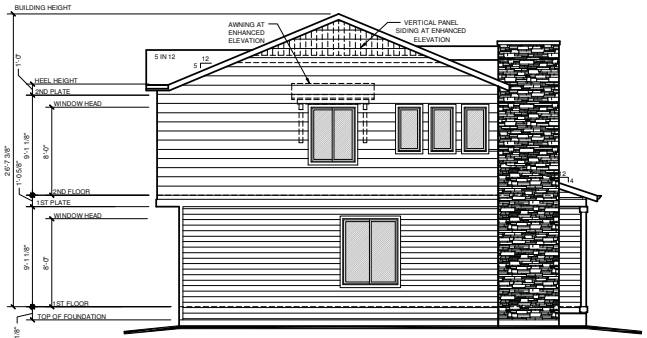
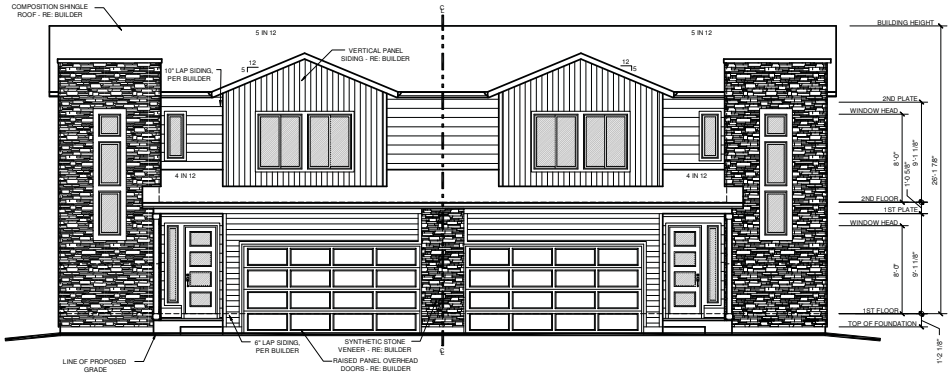


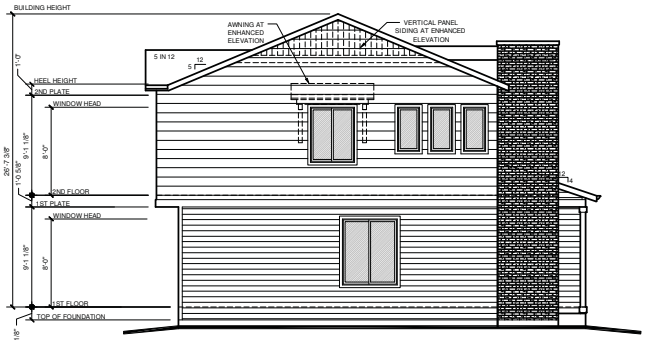
LEFT ELEVATION

ELEVATION A (RIGHT ELEVATION SIMILAR) SCALE: 1/8" = 1'-0"



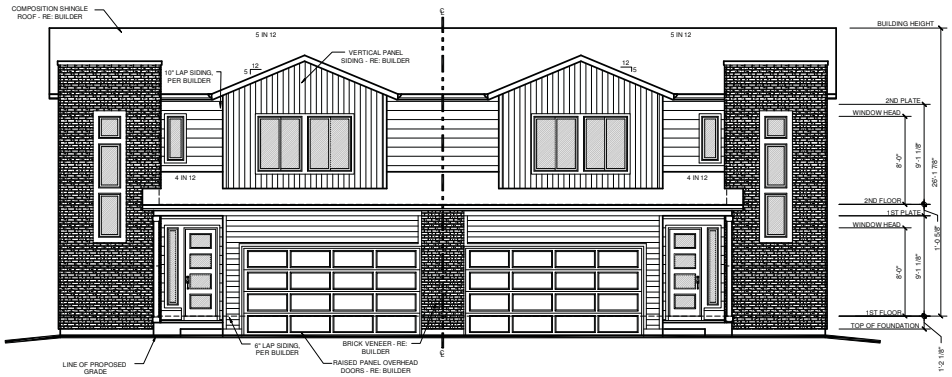
FRONT ELEVATION

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



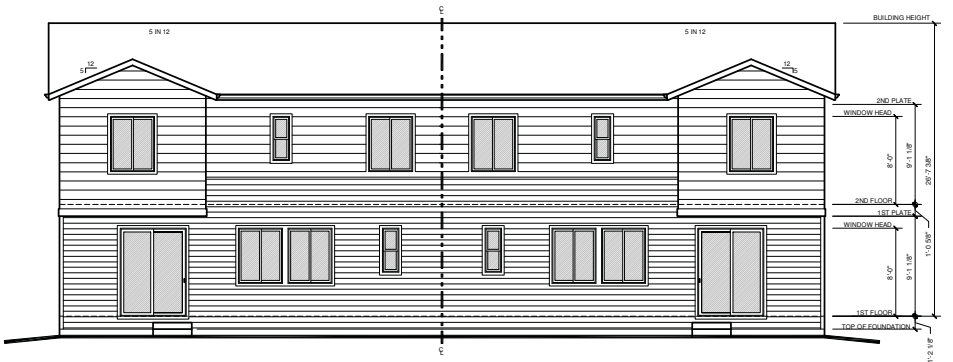
LEFT ELEVATION

ELEVATION B (RIGHT ELEVATION SIMILAR) SCALE: 1/8" = 1'-0"



FRONT ELEVATION

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



REAR ELEVATION

ELEVATION A & B SCALE: 1/8" = 1'-0"

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NORTHGLENN PAVILION
AMENDMENT TO FINAL P.U.D.

NORTHGLENN, COLORADO

BUILDING 102
ELEVATION A & B

PROJECT #

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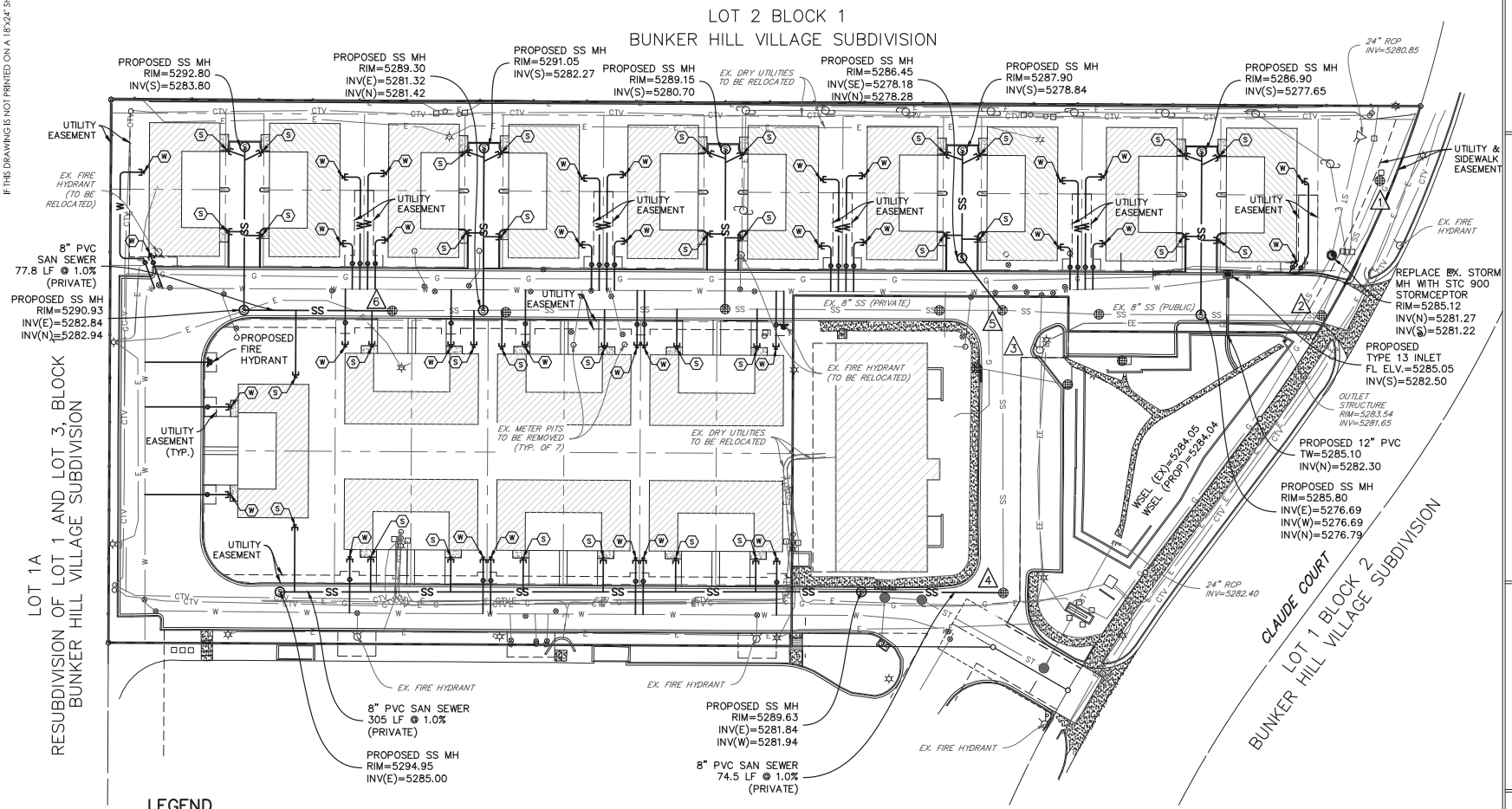
	11.11.16	RE-SUBMITTAL	BH
	11.28.16	RE-SUBMITTAL	BH

SHEET #

9

SHEET SIZE: 18" x 24"

LOTS 1–4 AND 6–8
NORTHGLENN PAVILION, FILING NO. 2



LEGEND

- EX. WATER ..... W
- EX. FIRE HYDRANT ..... ⊄
- EX. WATER VALVE ..... ⊗
- EX. SANITARY SEWER ..... SS
- EX. SANITARY SEWER MANHOLE ..... ⊕
- PROPOSED SANITARY SEWER (8") PRIVATE PVC @ 1.0% ..... SS
- PROPOSED WATER SERVICE AND METER (3/4") ..... W
- PROPOSED SANITARY SERVICE (4") ..... S
- SANITARY SEWER DESIGN POINT 1

N

40 20 0 40

SCALE: 1"=40'

BENCHMARK

BENCHMARK FOR TOPOGRAPHY IS TOP OF MONUMENT FOR THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST, FOUND IN RANGE BOX AS 5295.34 FEET NAVD DATUM.

UTILITY NOTES – SITE SPECIFIC

1. ALL EXISTING UTILITY SERVICE LINES THAT ARE NOT USED AS PART OF THIS PROJECT SHALL BE CAPPED AT THE MAIN AND ABANDONED.
2. VARIOUS DRY UTILITIES WILL NEED TO BE RELOCATED TO ACCOMMODATE THE PROPOSED DEVELOPMENT.
3. ALL EXISTING AND PROPOSED WATER MAINS WILL BE DEDICATED TO THE CITY, OWNER RESPONSIBILITY WILL BE AFTER THE METER. PORTIONS OF SANITARY SEWER SHALL BE DEDICATED TO THE CITY AS SHOWN ON THIS SHEET (PUBLIC/PRIVATE).

UTILITY NOTES – GENERAL

1. ALL WORK SHALL CONFORM TO THE CITY OF NORTHGLENN UTILITY STANDARDS AND SPECIFICATIONS AS WELL AS STREET AND DRAINAGE STANDARDS AND SPECIFICATIONS.
2. ALL WATER TAPS TO BE MADE BY CONTRACTOR AND CONTRCTOR TO INSTALL APPROVED TAPPING SADDLES ON ALL WATER TAPS.
3. CONTRACTOR SHALL PROTECT ALL ADJACENT IMPROVEMENTS (BUILDINGS, PARKING LOTS, LANDSCAPE AREAS, ETC...) FROM DAMAGE AND EROSION AT THE CONTRACTOR'S EXPENSE. ALL DISTURBED AREAS OFF-SITE SHALL BE RESTORED TO A MINIMUM OF THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE THE PROPOSED WORK AND SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
5. ALL EXISTING UTILITY LINE LOCATIONS MUST BE VERIFIED BY THE CONTRACTOR AND THE ENGINEER NOTIFIED PRIOR TO CONSTRUCTION. IT IS THE PLANS' INTENT TO SHOW ALL EXISTING UTILITIES, HOWEVER IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SATISFY HIMSELF THAT ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT HAVE BEEN PROPERLY LOCATED.
6. ALL WATER LINES SHALL HAVE A MINIMUM FIVE (5) FEET OF COVER BELOW FINISHED GRADE.
7. ALL WATER AND SEWER CONSTRUCTION MUST BE IN CONFORMANCE WITH CITY OF NORTHGLENN UTILITY STANDARDS AND SPECIFICATIONS.
8. MANHOLE AND WATER VALVE LOCATIONS SHALL BE MARKED ON CURBS.
9. HYDRANT, FIRE, AND SERVICE LINES MUST MAINTAIN 30" CLEARANCE BETWEEN THEM.
10. A MINIMUM SEPARATION OF 10 FEET HORIZONTALLY SHALL BE MAINTAINED BETWEEN PARALLEL WATER MAIN AND SANITARY SEWER MAIN.
11. A MINIMUM SEPARATION OF 5 FEET HORIZONTALLY SHALL BE MAINTAINED BETWEEN PARALLEL WATER MAIN AND STORM SEWER MAIN.
12. BUILDING UTILITY SERVICE LOCATIONS ARE SUBJECT TO CHANGE AND SHALL BE COORDINATED WITH ARCHITECTURAL AND LANDSCAPING PLANS.
13. TREES WILL NOT BE ALLOWED WITHIN 5' OF ANY UTILITY MAIN OR SERVICE LINE.
14. THE MAXIMUM DEPTH FROM FINISH GRADE TO THE OPERATOR NUT OF ANY VALVE OR CURB STOP VALVE WILL BE 5'.
15. THE STANDARD FIRE HYDRANT ASSEMBLY SHALL INCLUDE TEE, 6" VALVE, 6" PIPE TO THE HYDRANT, AND HYDRANT.
16. PER GEOTECH REPORT, GROUNDWATER IN THE NORTHERN PORTION OF THE SITE MAY BE ABOVE THE PROPOSED SANITARY SEWER DEPTHS. PER THE CITY OF NORTHGLENN, AN UNDERDRAIN CONNECTION TO THE EXISTING SANITARY SEWER IS NOT AVAILABLE. CONTACT ENGINEER IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION OF SANITARY SEWER SYSTEM.
17. ALL UTILITY CROSSING SHALL PROVIDE A MINIMUM OF 24" OF CLEARANCE BETWEEN PIPES UNLESS OTHERWISE NOTED.
18. PORTIONS OF EXISTING UTILITY EASEMENTS WILL BE VACATED AND ADDITIONAL EASEMENTS WILL BE DEDICATED TO ACCOMODATE PROPOSED LAYOUT.

DBC
Drexel, Barrell & Co.
DREXEL, BARRELL & CO.
Engineers Surveyors
1800 38TH STREET
BOULDER, COLORADO 80301

NORTHGLENN PAVILION
AMENDMENT TO FINAL P.U.D.
NORTHGLENN, COLORADO

UTILITY PLAN

PROJECT # 15780-04BLCV

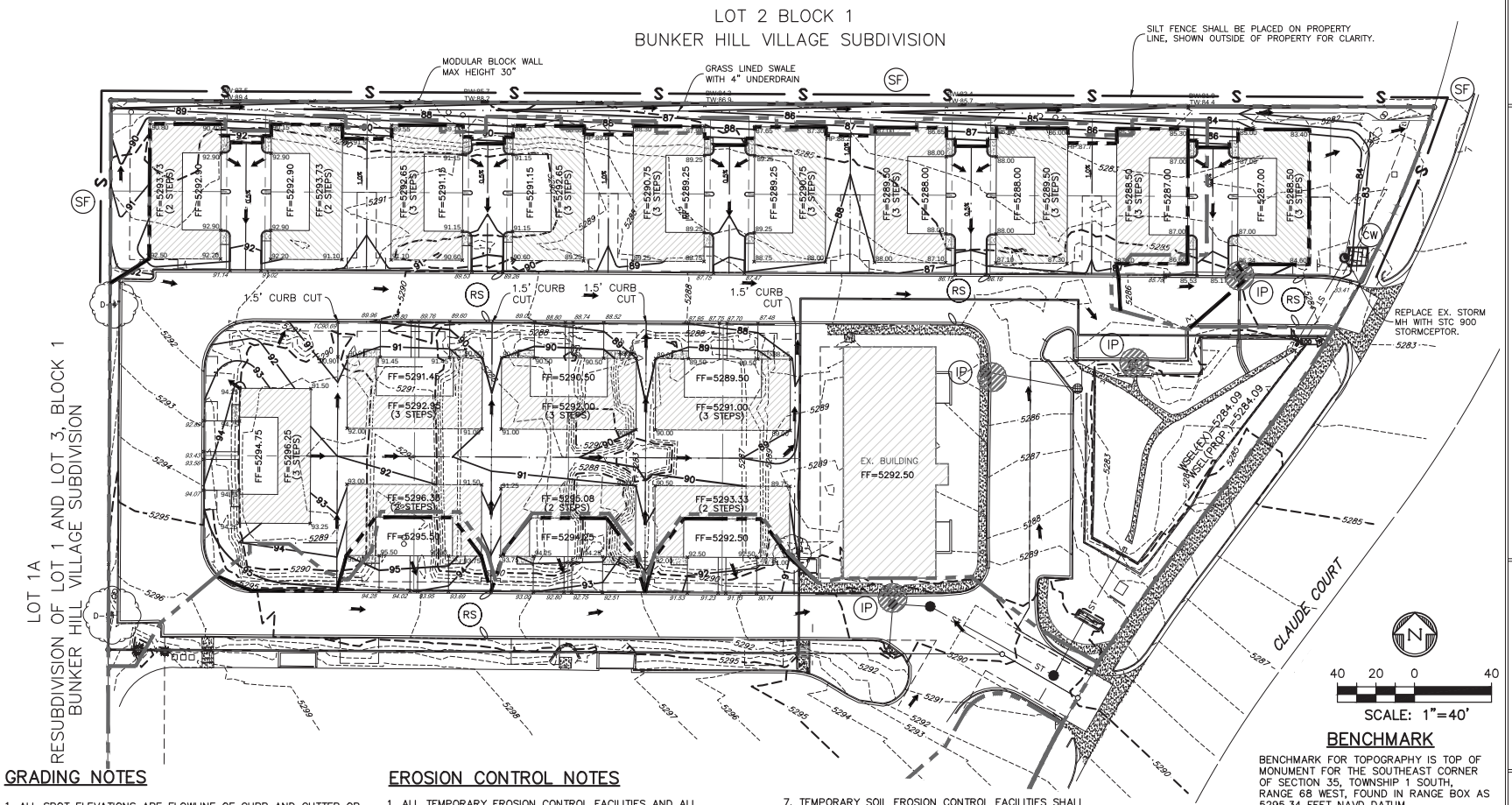
REV.	DATE	ISSUE	BY
	10-11-16	PUD SUBMITTAL	KG
	11-11-16	2ND PUD SUBMITTAL	KG

SHEET # 10

IF THIS DRAWING IS NOT PRINTED ON A 18"X24" SHEET, IT IS NOT TO SCALE

SHEET SIZE: 18" x 24"
IF THIS DRAWING IS NOT PRINTED ON A 18"X24" SHEET, IT IS NOT TO SCALE

LOTS 1–4 AND 6–8
NORTHGLENN PAVILION, FILING NO. 2



SCALE: 1"=40'

BENCHMARK

BENCHMARK FOR TOPOGRAPHY IS TOP OF MONUMENT FOR THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST, FOUND IN RANGE BOX AS 5295.34 FEET NAVD DATUM.

GRADING NOTES

1. ALL SPOT ELEVATIONS ARE FLOWLINE OF CURB AND GUTTER OR TOP OF FINISHED GRADE UNLESS OTHERWISE NOTED.
2. ALL PROPOSED CONTOURS ARE TO TOP OF FINISHED PAVING AND LANDSCAPED AREAS UNLESS OTHERWISE NOTED.
3. MAXIMUM LANDSCAPE SLOPE SHALL BE 3(HOR) TO 1(VERT)
   MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 1.00%
   MINIMUM SLOPE ON ASPHALT SURFACES SHALL BE 1.00%
   MINIMUM SLOPE ON CONCRETE SURFACES SHALL BE 0.50%
4. REFER TO SOILS REPORT FURNISHED BY OWNER FOR ALL COMPACTING REQUIREMENTS.
5. ADD 5000 TO ALL SPOT ELEVATIONS AND PROPOSED CONTOUR ELEVATIONS TO REACH PROJECT DATUM.
6. EXISTING SPOT ELEVATIONS AND TOPOGRAPHIC INFORMATION IS FROM A FIELD SURVEY BY DREXEL BARRELL & CO. IN APRIL OF 2015.
7. THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR THE ADAMS COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08001C0312H, WITH AN EFFECTIVE DATE OF MARCH 5, 2007.

EROSION CONTROL NOTES

1. ALL TEMPORARY EROSION CONTROL FACILITIES AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATION SHALL BE INSTALLED BEFORE ANY EARTH DISTURBANCE OPERATIONS TAKE PLACE.
2. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION AND SHOULD NOT EXCEED THE EROSION EXPECTED TO OCCUR FOR THE SITE IN ITS TOTALLY UNDEVELOPED STATE.
3. ALL PERSONS ENGAGED IN EARTH DISTURBANCES SHALL DESIGN, IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES, IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS ADOPTED BY THE CITY.
4. ALL EARTH DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED AND COMPLETED IN SUCH A MANNER SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST POSSIBLE PERIOD OF TIME.
5. SEDIMENT CAUSED BY ACCELERATED SOIL EROSION SHALL BE REMOVED FROM RUNOFF WATER BEFORE IT LEAVES THE SITE OF THE EARTH DISTURBANCE.
6. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF WATER AROUND, THROUGH OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE WATER FLOW TO A NON–EROSIVE VELOCITY.
7. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATIONS PRESCRIBED IN ACCORDANCE WITH THE PROVISIONS OF THE "EROSION AND SEDIMENT CONTROL FOR CONSTRUCTION ACTIVITIES" AND IN ACCORDANCE WITH THE PERMANENT EROSION CONTROL FEATURES SHOWN ON THE SOIL STABILIZATION PLAN APPROVED BY THE CITY.
8. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN FOURTEEN (14) CALENDAR DAYS AFTER FINAL GRADING OR THE EARTH DISTURBANCE HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH DISTURBANCE HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH DISTURBANCE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED WITHIN FOURTEEN (14) CALENDAR DAYS. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION MEASURES ARE IMPLEMENTED.
9. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED FOR CONSTRUCTION. VEHICLE TRACKING IS NOT SHOWN DUE TO SITE CONDITIONS, BUT CONTRACTOR WILL BE RESPONSIBLE TO PREVENT TRACKING OF SEDIMENT INTO THE PUBLIC RIGHT–OF–WAY.

LEGEND

- PROPOSED SPOT ELEVATION 89.75x
- PROPOSED INTERMEDIATE CONTOUR 87
- PROPOSED INDEX CONTOUR 90
- EX. INTERMEDIATE CONTOUR 5287
- EX. INDEX CONTOUR 5290
- PROPOSED DRAINAGE BASIN BOUNDARY .....
- PREVIOUS DRAINAGE BASIN BOUNDARY .....
- DIRECTION OF FLOW .....
- INLET PROTECTION ..... IP
- SILT FENCE ..... SF — S —
- ROCK SOCKS ..... RS
- CONCRETE WASHOUT ..... CW
- 100 YEAR OVERFLOW .....

DREXEL, BARRELL & CO.
Engineers Surveyors
1800 38TH STREET
BOULDER, COLORADO 80301

NORTHGLENN PAVILION
AMENDMENT TO FINAL P.U.D.
NORTHGLENN, COLORADO

GRADING AND STORM WATER MANAGEMENT PLAN

PROJECT # 15780-04BLCV

REV.	DATE	ISSUE	BY
	10-11-16	PUD SUBMITTAL	KG
	11-11-16	2ND PUD SUBMITTAL	KG

SHEET # 11

SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S BILL ORDINANCE NO.

No. CB-1879
Series of 2017 Series of 2017

A BILL FOR A SPECIAL ORDINANCE REZONING FROM PLANNED UNIT DEVELOPMENT (PUD), TO PLANNED UNIT DEVELOPMENT CERTAIN REAL PROPERTY IN THE CITY OF NORTHGLENN COMMONLY KNOWN AS THE "NORTHGLENN PAVILIONS" IN THE COUNTY OF ADAMS, STATE OF COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF NORTHGLENN

WHEREAS, all of the property described in **Exhibit A** is currently zoned PUD with a legal description as follows:

Lots 1, 2, 3, 4, 6, 7, and 8, Northglenn Pavilion Filing No. 2, Located in the SE ¼ of Section 35, T1S, R68W of the 6th P.M. City of Northglenn, County of Adams, State of Colorado.

WHEREAS, the City Council desires to rezone the property described in **Exhibit A** to PUD, pursuant to the "Amendment to the Final P.U.D." attached hereto as **Exhibit B**.

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

Section 1. Findings of Fact. The City Council hereby makes the following findings of fact:

(a) The proposed development is compatible with the surrounding area;

(b) The proposed development is not inconsistent with the City's Master Plan;

(c) The proposed development does not adversely affect the health, safety, and welfare of the inhabitants of the area and the City of Northglenn;

(d) Adequate circulation exists and traffic movement will not be impeded by the proposed development; and

(e) Additional municipal service costs will not be incurred.

Section 2. Rezoning. Pursuant to the provisions of the Northglenn Zoning Ordinance, as amended, and upon the recommendation of the Northglenn Planning Commission (Case No. Z-2-16), a zoning change to Planned Unit Development (PUD) is hereby allowed and granted for the real property in the City of Northglenn, Colorado described in the attached **Exhibit A**, pursuant to the "Amendment to the Final P.U.D." attached as **Exhibit B**.

Section 3. Change of Zone Maps. The official zoning map of the City of Northglenn, pursuant to the provisions of Section 11-3-1 of the Municipal Code of the City of Northglenn, as amended, and the Comprehensive Master Plan of the City of Northglenn shall be and hereby are ordered amended to conform with the provisions of this Ordinance.

Section 4. Public Improvement Agreement Requirement. The PUD shall not be recorded until the following conditions are satisfied:

(a) The property shall be subdivided, and a Public Improvement Agreement entered into to cause the necessary public improvements to be constructed to serve the Property;

(b) A Performance Guarantee shall be provided to secure construction of the necessary public improvements;

(c) The applicant will provide proof of a dedicated drainage easement for their stormwater facility, prior to the issuance of a building permit;

(d) The applicant will provide proof of dedicated public utility easements, prior to the issuance of a building permit; and

(e) The PUD shall be recorded concurrently with the Subdivision Plat and the Public Improvement Agreement.

Section 5. Violations-Penalty. Violations of the provisions of this Ordinance shall be punishable under the provisions provided in Section 1-1-10 of the Northglenn Municipal Code.

INTRODUCED, READ AND ORDERED POSTED this ____ day of _____, 2017.

_____
JOYCE DOWNING
Mayor

ATTEST:

_____
JOHANNA SMALL, CMC
City Clerk

PASSED ON SECOND AND FINAL READING this ____ day of _____, 2017.

_____
JOYCE DOWNING
Mayor

ATTEST:

_____
JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:

_____
COREY Y. HOFFMANN
City Attorney

EXHIBIT A

LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 6, 7, and 8, Northglenn Pavilion Filing No. 2, Located in the SE ¼ of Section 35, T1S, R68W of the 6th P.M. City of Northglenn, County of Adams, State of Colorado.

EXHIBIT B

[ATTACH PRELIMINARY PUD]

NORTHGLENN PAVILION
AMENDMENT TO FINAL PUD DEVELOPMENT PLAN
NORTHGLENN, COLORADO

THIS MINOR PUD AMENDMENT IS FOR THAT PORTION OF THE NORTHGLENN PAVILION FINAL PUD DEVELOPMENT PLAN INCLUDED IN LOTS 1-4 AND 6-8 OF THE NORTHGLENN PAVILION SUBDIVISION, FILING NO. 2.

LEGAL DESCRIPTION

LOTS 1-4 AND 6-8, NORTHGLENN PAVILION FILING NO 2, LOCATED IN THE SE 1/4 OF SECTION 35, T1S, R68W OF THE 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO.

ACKNOWLEDGEMENT

STATE OF COLORADO

COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, BY JEFF CARTER AS MANAGING PARTNER OF CLAUDE CT. 1-40, LLC., A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____.

_____
NOTARY PUBLIC

LAND USE:

ALL USES ALLOWED UNDER 3-A "MULTIPLE DWELLING ZONE".

NOTES:

1. THIS MINOR PUD AMENDMENT IS SUBJECT TO ALL THE PROVISIONS OF THE "FINAL PUD DEVELOPMENT PLAN, NORTHGLENN PAVILION, "EXCEPT AS SPECIFICALLY REVISED ON THIS MINOR AMENDMENT.
2. PRIOR TO ISSUANCE OF A BUILDING PERMIT THE FOLLOWING PLANS SHALL BE APPROVED BY THE CITY:
   - --- LANDSCAPE PLAN
   - --- GRADING AND DRAINAGE PLAN
   - --- EROSION CONTROL PLAN
   - --- WATER AND SANITARY SEWER UTILITY PLANS

OWNER:

JEFF CARTER
CLAUDE CT. 1-40, LLC.
15954 JACKSON CREEK PKWY, B 231
MONUMENT, CO 80132

SURVEYOR/CIVIL ENGINEER

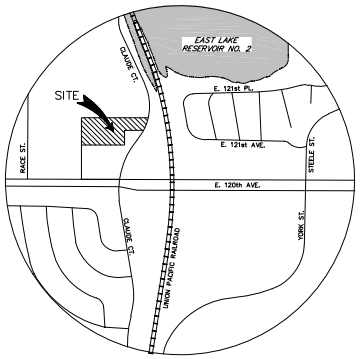
DREXEL, BARRELL, & COMPANY
1800 38TH STREET
BOULDER, CO 80301
(303) 442-4338

ARCHITECT OF RECORD:

GODDEN SUDIK ARCHITECTS
6025 SOUTH QUEBEC STREET, SUITE 375
CENTENNIAL, CO 80111
(303) 455-4437

LANDSCAPE ARCHITECT

THREE SIXTY DESIGN
1553 PLATTE STREET, #303
DENVER, CO 80202
(720) 360-0080



VICINITY MAP
NO SCALE

NORTH

DETAILED BUILDING PLANS WILL BE SUBMITTED AT THE TIME OF DEVELOPMENT.

ARCHITECT'S CERTIFICATE:

I, ALEX JEWETT, A REGISTERED PROFESSIONAL ARCHITECT, DO HEREBY CERTIFY THAT THE PLANS FOR THE NORTHGLENN PAVILION, FINAL PUD WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

_____
ALEX JEWETT DATE

ENGINEER'S CERTIFICATE:

I, KRIS GARDNER, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THE PLANS FOR THE NORTHGLENN PAVILION, FINAL PUD WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

_____
KRIS GARDNER DATE

OWNER'S CERTIFICATE:

1, JEFF CARTER AS MANAGING PARTNER OF CLAUDE CT. 1-40, LLC., A COLORADO LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY DESCRIBED HEREIN, KNOWN AS LOTS 1-4 AND 6-8, NORTHGLENN PAVILION FILING NO. 2.

BY:_____ DATE:_____
JEFF CARTER

DRAWING INDEX

TITLE SHEET.....1
SITE PLAN.....2
LANDSCAPE PLAN.....3
LANDSCAPE PLANTING ENLARGEMENTS.....4
LANDSCAPE PLANTING ENLARGEMENTS.....5
LANDSCAPE DETAILS.....6
LANDSCAPE DETAILS AND NOTES.....7
BUILDING 101 ELEVATION A & B.....8
BUILDING 102 ELEVATION A & B.....9
UTILITY PLAN.....10
GRADING AND STORM WATER MANAGEMENT PLAN.....11

COMMUNITY DEVELOPMENT APPROVAL

THIS MINOR PLANNED UNIT DEVELOPMENT (P.U.D.) AMENDMENT HAS BEEN APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF NORTHGLENN, COLORADO ON THE _____ DAY OF _____, 2017.

_____
COMMUNITY DEVELOPMENT, DIRECTOR

PUBLIC WORKS AND UTILITIES

THIS MINOR PLANNED UNIT DEVELOPMENT (P.U.D.) AMENDMENT HAS BEEN APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND UTILITIES OF THE CITY OF NORTHGLENN, COLORADO ON THE _____ DAY OF _____ , 2017.

_____
PUBLIC WORKS AND UTILITIES, DIRECTOR

PLANNING COMMISSION APPROVAL

THIS MINOR PLANNED UNIT DEVELOPMENT (P.U.D) AMENDMENT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTHGLENN, COLORADO ON THE _____ DAY OF _____, 2017.

_____
PLANNING COMMISSION, CHAIRMAN

MAYOR APPROVAL

THIS MINOR PLANNED UNIT DEVELOPMENT (P.U.D.) AMENDMENT HAS BEEN APPROVED BY THE MAYOR OF THE CITY OF NORTHGLENN, COLORADO ON THE _____ DAY OF _____, 2017.

_____
MAYOR

RECORDER'S' CERTIFICATE

THIS MINOR PLANNED UNIT DEVELOPMENT (P.U.D.) AMENDMENT HAS BEEN APPROVED BY THE CITY CLERK OF THE CITY OF NORTHGLENN, COLORADO ON THE _____ DAY OF _____, 2017.

_____
CLERK AND RECORDER

NOTARY

STATE OF COLORADO
COUNTY OF ADAMS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017 BY _____

MY COMMISSION EXPIRES _____
DATE

ph 303.455.4437
fx 303.477.5680
www.goddensudik.com

Plaza Quebec
6025 S. Quebec St.
Suite 375
Centennial, Colorado 80111

Godden | Sudik
ARCHITECTS

NORTHGLENN PAVILION
AMENDMENT TO FINAL P.U.D.
NORTHGLENN, COLORADO

COVER SHEET

PROJECT #

REV.	DATE	ISSUE	BY
	10.11.16	PUD SUBMITTAL	BH
	11.11.16	RE-SUBMITTAL	BH
	11.28.16	RE-SUBMITTAL	BH

SHEET #

1

NORTHGLENN PAVILION
AMENDMENT TO FINAL PUD DEVELOPMENT PLAN
NORTHGLENN, COLORADO

CODE COMPLIANCE:

THIS PROJECT SHALL COMPLY WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE, 2009 INTERNATIONAL FIRE CODE, 2009 INTERNATIONAL MECHANICAL CODE, 2009 PLUMBING CODE, 2009 INTERNATIONAL FUEL GAS CODE, 2009 INTERNATIONAL ENERGY CONSERVATION CODE, 2009 INTERNATIONAL PROPERTY MAINTENANCE CODE, 2014 NATIONAL ELECTRICAL CODE, OR ADOPTED CODE AT TIME OF DEVELOPMENT.

BUILDING AREA CALCULATIONS (SQ. FT.)

BUILDING 101 - FIRST FLOOR LIVING AREA .....760 PER UNIT (1,520 PER BUILDING)
BUILDING 101 - UPPER FLOOR LIVING AREA.....910 PER UNIT (1,820 PER BUILDING)
BUILDING 101 - TOTAL LIVING AREA.....1,670 PER UNIT (3,340 PER BUILDING TOTAL)

BUILDING 102 - FIRST FLOOR LIVING AREA.....768 PER UNIT (1,536 PER BUILDING)
BUILDING 102 - UPPER FLOOR LIVING AREA.....1,046 PER UNIT (2,092 PER BUILDING)
BUILDING 102 - TOTAL LIVING AREA.....1,814 PER UNIT (3,628 PER BUILDING TOTAL)

BUILDING 101 - ATTACHED 2-BAY GARAGE.....391 PER UNIT
BUILDING 102 - ATTACHED 2-BAY GARAGE .....422 PER UNIT

PARKING:

SPACES REQUIRED.....2 PER DWELLING UNIT
COVERED SPACES PROVIDED (ATTACHED GARAGES).....68
UNCOVERED SPACES PROVIDED.....29
HC SPACES PROVIDED.....5
TOTAL UNCOVERED SPACES PROVED.....34

ACCESSIBLE PARKING:

AT LEAST 2 PERCENT, BUT NOT LESS THAN ONE, OF EACH TYPE OF PARKING SPACE PROVIDED FOR OCCUPANCIES IN GROUPS R-2 AND R-3, SHALL BE ACCESSIBLE.

GENERAL NOTES:

1. ALL INFRASTRUCTURE (UTILITIES, ROADS, ETC.) WILL BE COMPLETED WITH THE BUILDINGS. FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED DURING ALL PHASES OF CONSTRUCTION. ALL WATER MAINS AND FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL PRIOR TO THE DELIVERY OF COMBUSTIBLE MATERIALS TO THE SITE
2. THE CITY OF NORTHGLENN RESERVES THE RIGHT TO PERIODICALLY REVIEW THIS PUD FOR CONFORMANCE WITH ITS PROPOSED CONSTRUCTION SCHEDULE AND WHEN APPROPRIATE, REZONE THIS PROPERTY TO A DIFFERENT ZONING CLASSIFICATION.
3. TRAFFIC CALMING SIGNAGE WILL BE INSTALLED NEAR THE TWO SITE ENTRANCES AND APPROVED BY THE CITY OF NORTHGLENN PRIOR TO ISSUANCE OF A BUILDING PERMIT.
4. SETBACK MEASURED FROM PROPERTY LINE TO FOUNDATION. EAVES, CANTILEVERS, WINDOW WELLS, A/C UNITS, UNCOVERED PATIOS ALLOWED IN SETBACKS.
5. AREA OUTSIDE OF INDIVIDUAL PROPERTY FENCE LINE IS CONSIDERED TO BE COMMON MAINTENANCE. AREA WITHIN FENCE LINE OF PROPERTY IS CONSIDERED TO BE PRIVATE MAINTENANCE.
6. FENCELINE TO BE FIELD VERIFY AND LOCATED APPROXIMATELY 10'-0" BACK FROM THE FRONT OF THE BUILDING, EXCEPTIONS MAY OCCUR DUE TO METER AND WINDOW LOCATIONS.
7. REFER TO THE CTIY OF NORTHGLENN ZONING ORDINANCES FOR THE SIZE, LOCATION AND RESTRICTIONS OF ACCESSORY STRUCTURES.

SITE AREA CALCULATIONS (SQ. FT.)

TOTAL SITE .....175,049 (4.02 ACRES)
EXISTING CONDO SITE .....7,540 (SEPARATE OWNERSHIP, EXCLUDED FROM CALCS)
TOTAL EFFECTIVE SITE .....167,509 (3.85 ACRES)
TOTAL NEW BUILDING FOOTPRINT 43,194 (25%)
PARKING CIRCULATION 63,090 (38%)
OPEN AREA
LANDSCAPE 31,595 (19%)
HARDSCAPE 23,244 (14%)
DETENTION POND 6,386 (4%)

DENSITY

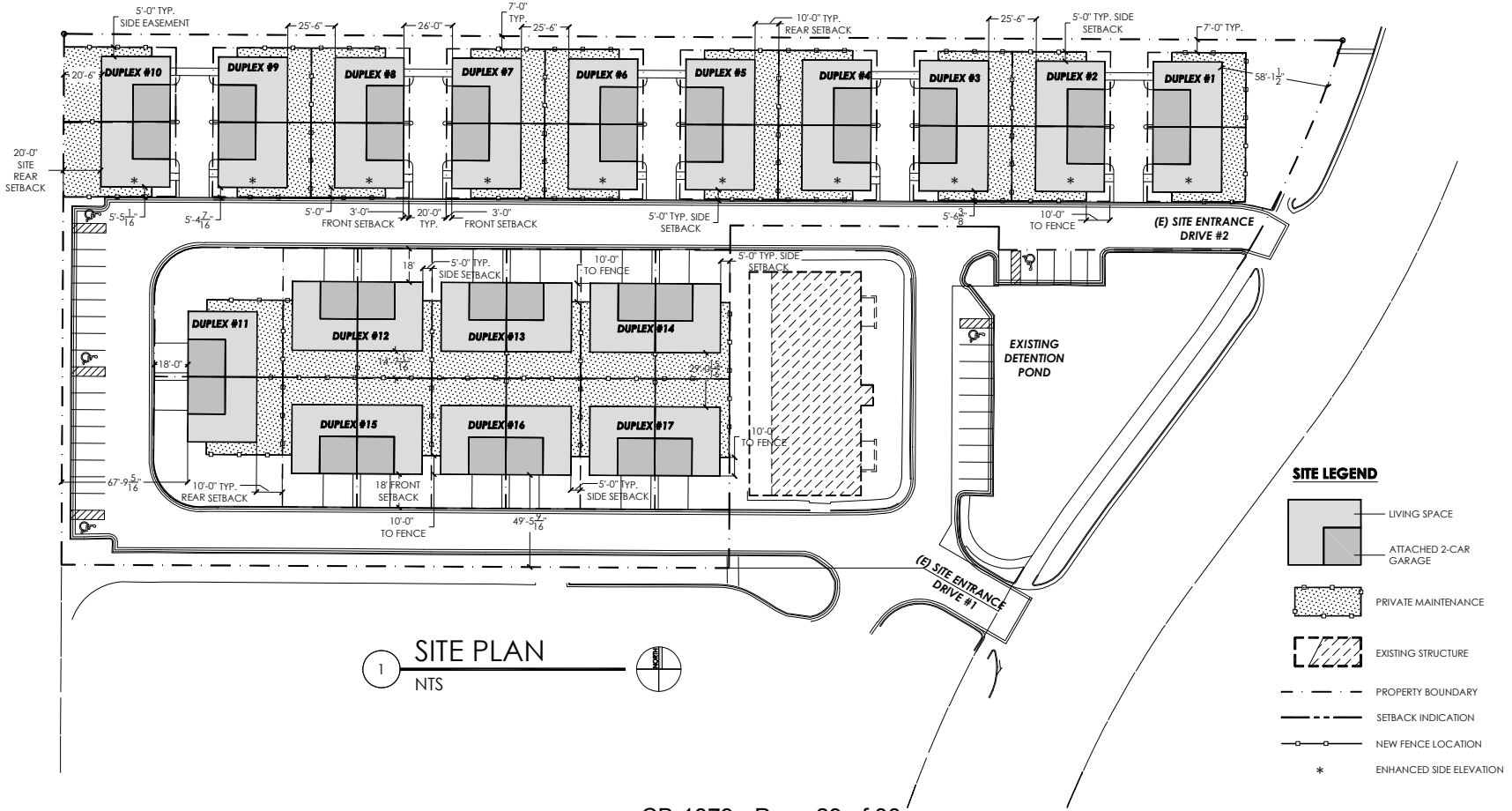
17 BUILDINGS @ 2 UNITS/BLDG = 34
TOTAL SITE .....167,509 (3.85 ACRES)
DENSITY 8.83

SETBACKS AND HEIGHT RESTRICTION:

SETBACKS FOR NORTHERN BUILDINGS (BLDG. 1- 10):
FRONT SETBACK: 3'-0"
SIDE SETBACK (NORTH): 5'-0"
SIDE SETBACK (SOUTH): 5'-0"
INTERIOR SIDE: 0'-0" AT ATTACHED SIDE OF BUILDING
REAR SETBACK: 10'-0"

SETBACKS FOR SOUTHERN BUILDINGS (BLDG. 11 - 17)
FRONT SETBACK: 18'-0"
SIDE SETBACKS: 5'-0"
REAR SETBACK: 10'-0"
INTERIOR SIDE: 0'-0" AT ATTACHED SIDE OF BUILDING

MAXIMUM BUILDING HEIGHT: 35'-0"



1 SITE PLAN
NTS

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fx 303.477.5680
www.goddensudik.com

Plaza Quebec
6025 S. Quebec St.
Suite 375
Centennial, Colorado 80111

Godden | Sudik
ARCHITECTS

NORTHGLENN PAVILION
AMENDMENT TO FINAL P.U.D.
NORTHGLENN, COLORADO

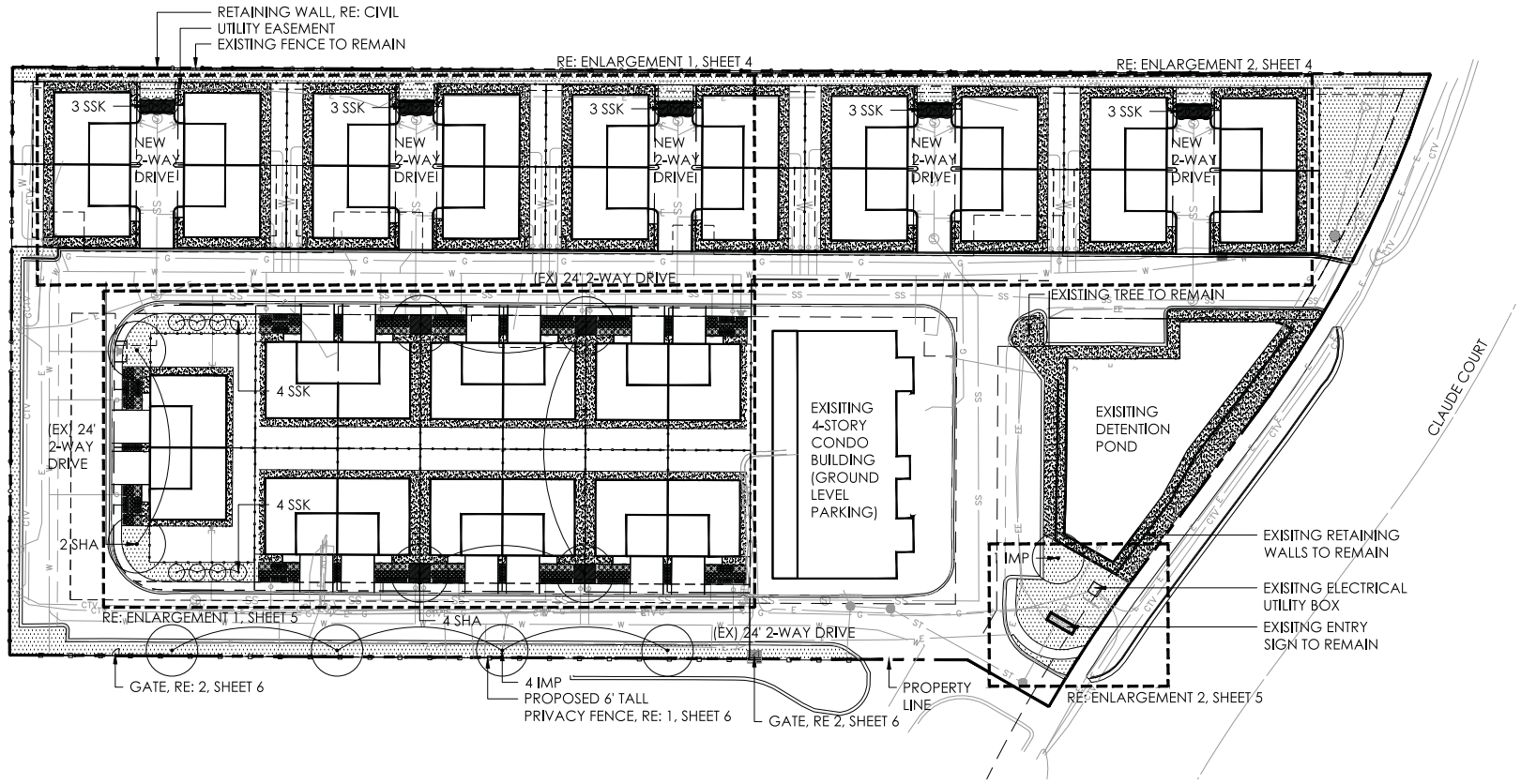
SITE PLAN

PROJECT #

REV.	DATE	ISSUE	BY
	10.11.16	PUD SUBMITTAL	BH
	11.11.16	RE-SUBMITTAL	BH
	11.28.16	RE-SUBMITTAL	BH

SHEET #
2

SHEET SIZE: 18" x 24"
IF THIS DRAWING IS NOT PRINTED ON A 18"x24" SHEET, IT IS NOT TO SCALE



1 LANDSCAPE LAYOUT PLAN

SCALE: 1"=40'-0"

N 0' 20' 40' 80'

TABLE OF LANDSCAPE REQUIREMENTS

REQUIREMENT REFERENCE	REQUIREMENT	QUANTITY	LANDSCAPE AREA REQUIRED	LANDSCAPE AREA PROVIDED	TREES REQUIRED	TREES PROVIDED	TREES EXISTING
11-6-13.a	No more than 33 1/3 percent of the landscaped area, exclusive of sidewalks, shall be covered with non-living material such as decorative rock.	53,698 SF	17,881 SF	15,593 SF sod 3,585 SF planting 6,386 SF detention 25,564 SF total			
11-6-13.c.5	Provide at least one (1) shade tree for every forty (40) ft of street frontage, and one (1) ornamental tree for each fifty (50) feet of street frontage.	360 LF			9 shade 7 orn.	11 8	1 0

GROUND MATERIALS LEGEND

- SOD
- WOOD FIBER MULCH
- ROCK MULCH
- EXISTING FENCE
- PROPOSED FENCE, RE: 1, SHEET 6

NOTE:

1. HOMEOWNER TO INSTALL BACKYARD LANDSCAPE.
2. A CHANGE IN PLANT MATERIALS OVER MORE THAN FIVE PERCENT (5%) OF THE TOTAL LANDSCAPED AREA SHALL REQUIRE SUBMISSION OF AN AMENDED LANDSCAPE PLAN TO THE CITY OF NORTHGLENN PLANNING & DEVELOPMENT DEPARTMENT, AND SUCH AMENDED LANDSCAPE PLAN MAY BE ADMINISTRATIVELY APPROVED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.
3. HOA WILL MAINTAIN COMMON AREA LANDSCAPING.

three sixty design
1830 Platte Street
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NORTHGLENN PAVILION
AMENDMENT TO FINAL P.U.D.
NORTHGLENN, COLORADO

LANDSCAPE PLAN

PROJECT #			
REV.	DATE	ISSUE	BY
	11.28.16	REDESIGN	CB

SHEET # 3

SHEET SIZE: 18" x 24"
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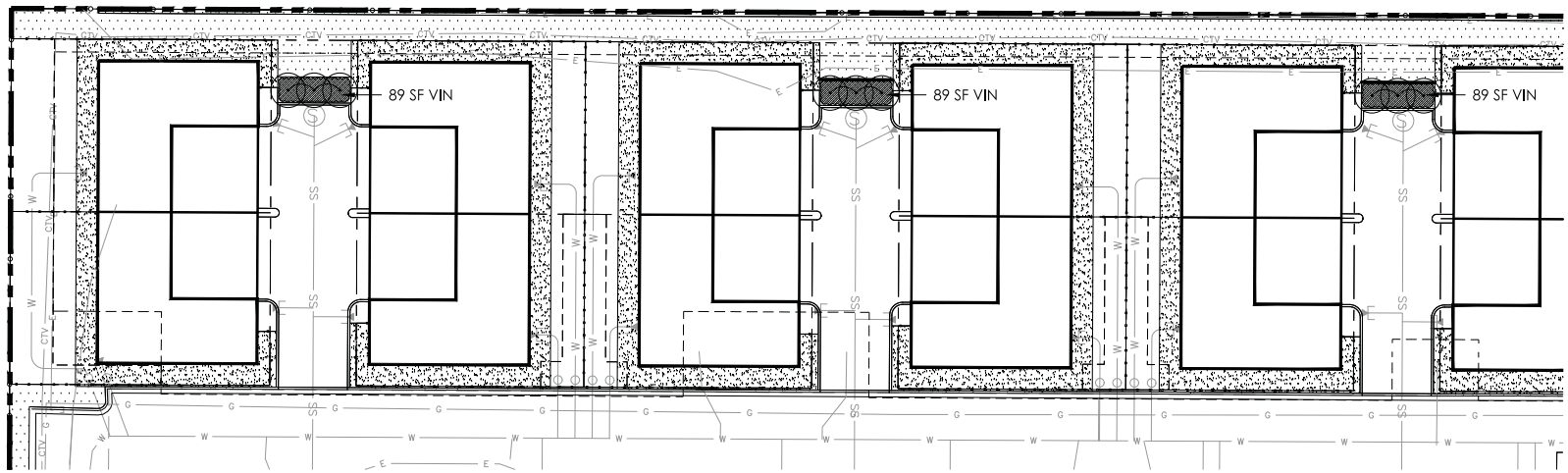
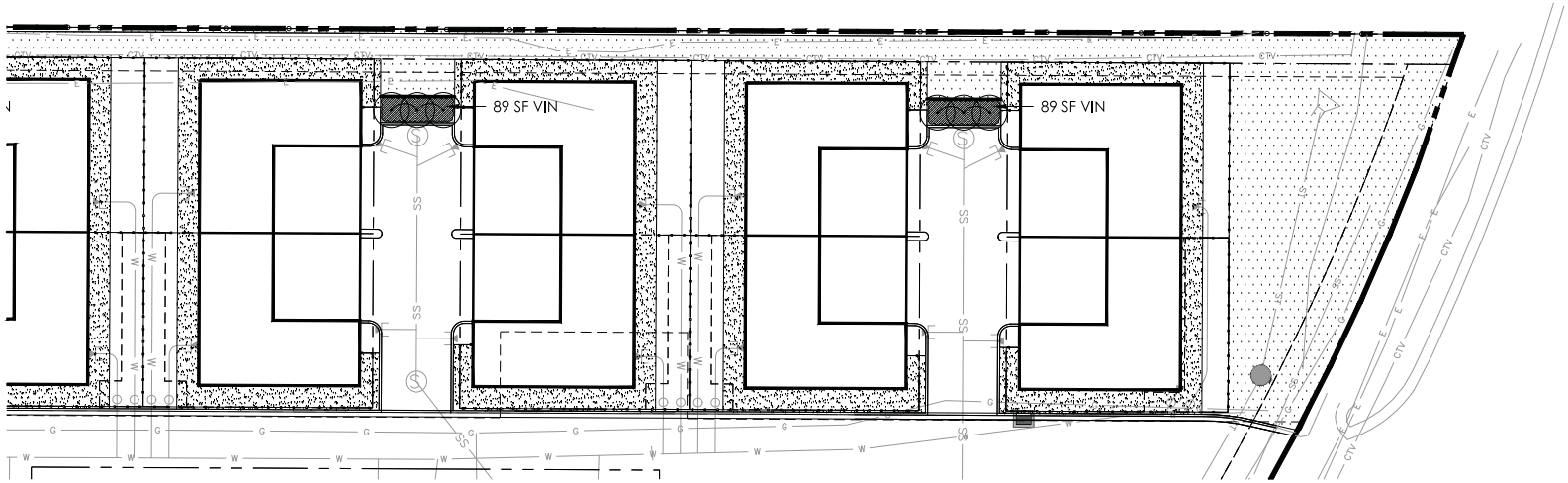


1 NORTH UNIT LANDSCAPE LAYOUT PLAN - WEST
SCALE: 1"=20'-0"

N 0' 10' 20' 40'



2 NORTH UNIT LANDSCAPE LAYOUT PLAN - EAST
SCALE: 1"=20'-0"

N 0' 10' 20' 40'

GROUND MATERIALS LEGEND

- SOD
- WOOD FIBER MULCH
- ROCK MULCH
- EXISTING FENCE
- PROPOSED FENCE, RE: 1/SHEET 6

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NORTHGLENN PAVILION
AMENDMENT TO FINAL P.U.D.
NORTHGLENN, COLORADO

LANDSCAPE
PLANTING ENLARGEMENTS

PROJECT #

REV.	DATE	ISSUE	BY
	11.28.16	REDESIGN	CB

SHEET #
4

SHEET SIZE: 18" x 24"
IF THIS DRAWING IS NOT PRINTED ON A 18"X24" SHEET, IT IS NOT TO SCALE

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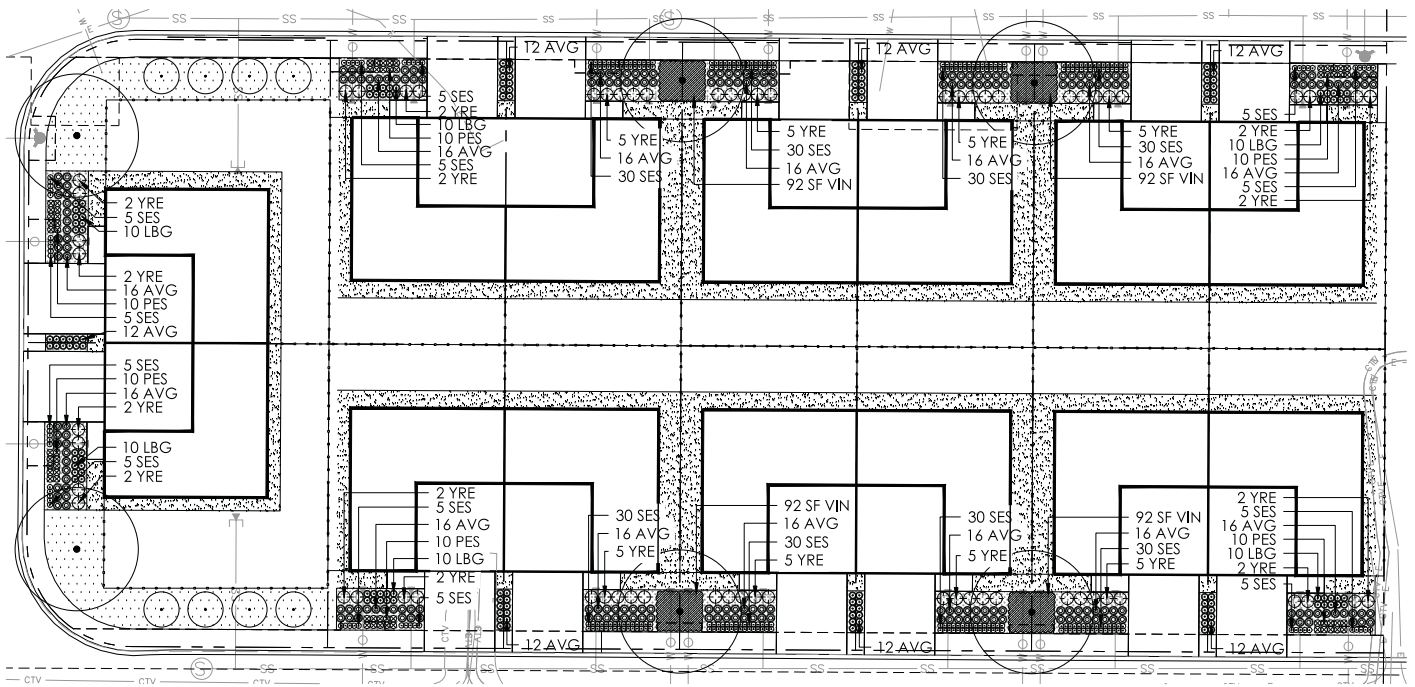
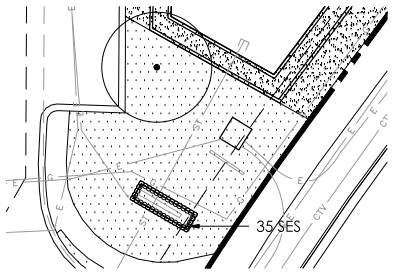


1 SOUTH UNIT LANDSCAPE LAYOUT PLAN
SCALE: 1"=20'-0"

N 0' 10' 20' 40'



2 ENTRY LANDSCAPE LAYOUT PLAN
SCALE: 1"=20'-0"

N 0' 10' 20' 40'

GROUND MATERIALS LEGEND

- SOD
- WOOD FIBER MULCH
- ROCK MULCH
- EXISTING FENCE
- PROPOSED FENCE, RE: 1/SHEET 6

PLANT MATERIALS SCHEDULE

QUAN.	SYM.	LATIN NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
6	SHA	GLEDISTIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST	2" CAL.	SEE PLAN
5	IMP	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	2.5" CAL.	SEE PLAN
23	SSK	AMERLANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	6-8' B&B	SEE PLAN
DECIDUOUS SHRUBS					
15	CHP	LIGUSTRUM VULGARE 'CHEYENNE'	CHEYENNE PRIVET	#5 CONT.	72" O.C.
EVERGREENS					
64	YRE	HESPERALOE PARVIFLORA	RED YUCCA	#5 CONT.	24" O.C.
ORNAMENTAL GRASSES					
308	AVG	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA OAT GRASS	#5 CONT.	36" O.C.
60	LBG	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	#5 CONT.	36" O.C.
PERENNIALS					
60	PES	P. STRICTUS	ROCKY MOUNTAIN PENSTEMON	#1 CONT.	12"-18" O.C.
300	SES	S. SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	#1 CONT.	12"-18" O.C.
813 SF	VIN	VINCA MINOR 'BOWLES'	VINCA MINOR	#1 CONT.	24" O.C.

HYBRID BLUE GRASS SOD (15,593 SF)
REVEILLE HYBRID BLUEGRASS SOD

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NORTHGLENN PAVILION AMENDMENT TO FINAL P.U.D.

NORTHGLENN, COLORADO

LANDSCAPE PLANTING ENLARGEMENTS

PROJECT #

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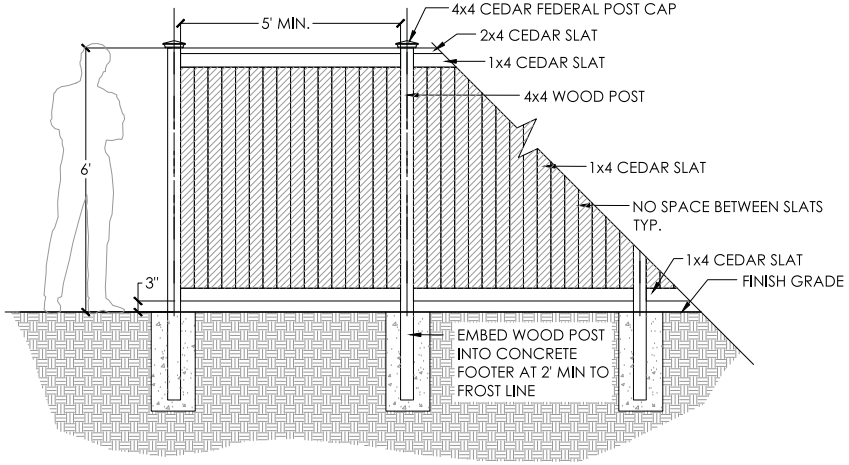
SHEET #

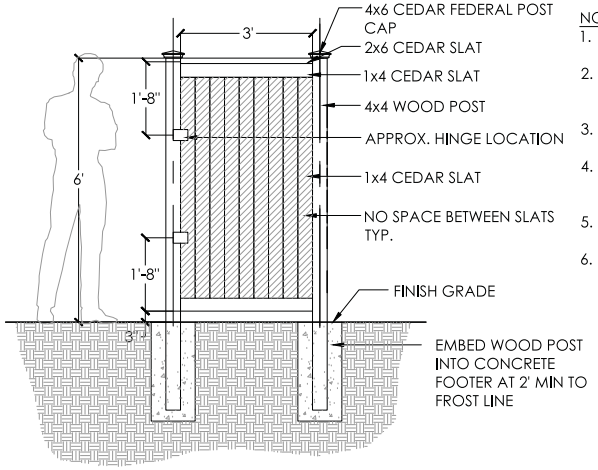
5

SHEET SIZE: 18" x 24"
IF THIS DRAWING IS NOT PRINTED ON A 18"X24" SHEET, IT IS NOT TO SCALE

NOTES:
1. NO SPACE BETWEEN CEDAR SLATS TYP.
2. STAIN CEDAR SLATS CABOT SEMI SOLID WOOD STAIN, COLOR: TBD.
3. USE CLEAR HEART CEDAR SLATS 1" THICK TYP.
4. SLATS TO BE INSTALLED WITH A NAIL GUN USING RING SHANK NAILS.

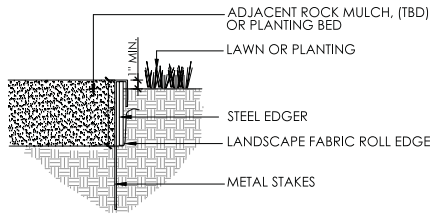


1 6' HT CEDAR PRIVACY FENCE - FRONT ELEVATION
SCALE: 1/2"=1'-0"



NOTES:
1. NO SPACE BETWEEN CEDAR SLATS TYP.
2. STAIN CEDAR SLATS CABOT SEMI SOLID WOOD STAIN, COLOR: TBD.
3. USE CLEAR HEART CEDAR SLATS 1" THICK TYP.
4. SLATS TO BE INSTALLED WITH A NAIL GUN USING RING SHANK NAILS.
5. RE: PLAN FOR GATE OPENING DIRECTION.
6. FABRICATOR SHOP DRAWINGS TO BE APPROVED BY LANDSCAPE ARCHITECT.

2 6' HT CEDAR PRIVACY FENCE - GATE - PRIVATE
SCALE: 1/2"=1'-0"



NOTES:
1. CONTRACTOR TO SUBMIT SAMPLE PRIOR TO ORDERING MATERIAL OR DELIVERING TO SITE.
2. NO EDGER REQUIRED WHEN ROCK MULCH IS ADJACENT TO PAVEMENT, BORDER, OR WALLS.
3. SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
4. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
5. ALL JOINTS TO BE SECURELY STAKED.
6. CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

3 ROCK MULCH & STEEL EDGER
SCALE: N.T.S.

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NORTHGLENN PAVILION AMENDMENT TO FINAL P.U.D.
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LANDSCAPE DETAILS

PROJECT #			
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	11.28.16	REDESIGN	CB

SHEET #
6

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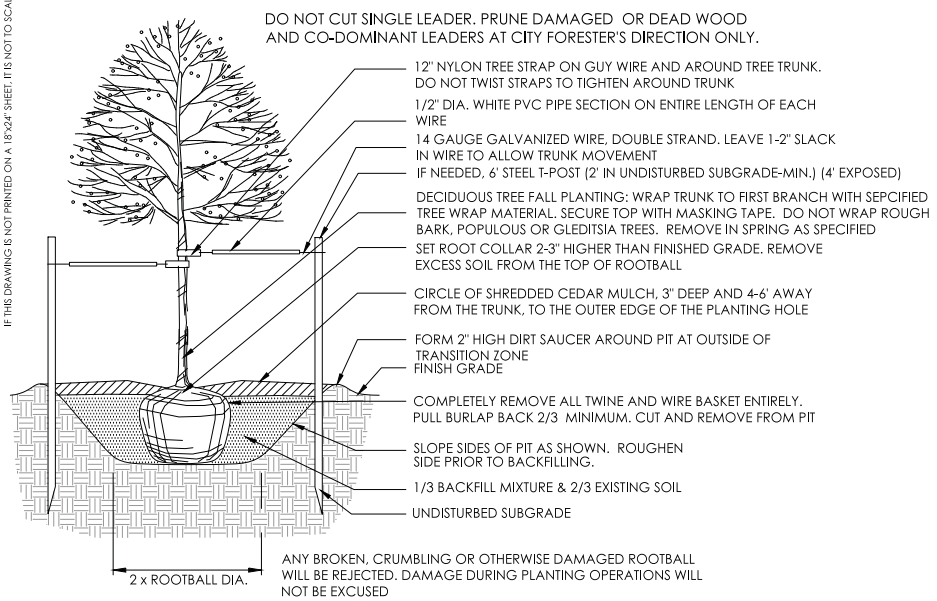
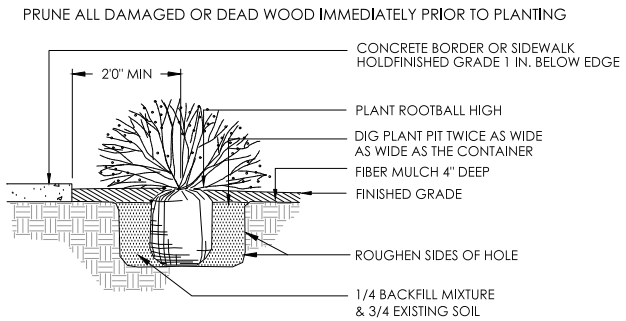
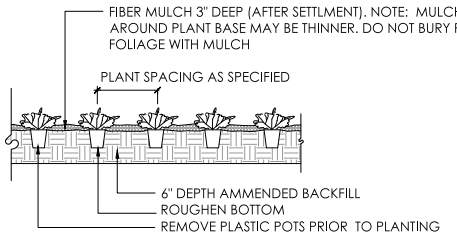


1 DECIDUOUS TREE PLANTING
SCALE: N.T.S.



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



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

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GENERAL NOTES:

1. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.
2. CONTRACTOR TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO BEFORE DIGGING, INCLUDING BUT NOT LIMITED TO, TRENCHING, SHRUB AND TREE PLANTING PITS. IF UTILITIES OCCUR WITHIN (3) THREE FEET OF PROPOSED FOOTINGS, THE CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE OWNER.
3. CONTRACTOR IS RESPONSIBLE FOR FULL ON-SITE INVESTIGATIONS AS NEEDED IN ORDER TO GAIN A FULL UNDERSTANDING OF EXISTING CONDITIONS PRIOR TO CONSTRUCTION. FAILURE TO INSPECT THE SITE PRIOR TO CONSTRUCTION SHALL NOT BE CAUSE FOR REQUESTING ADDITIONAL MONIES BY THE CONTRACTOR.
4. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR FOR SAFETY PRECAUTIONS OR PROBLEMS UTILIZED IN CONNECTION WITH THE WORK, AND HE/SHE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
5. DEVELOPER MAY CHANGE PLANT LOCATIONS SO LONG AS NOT TO REDUCE PLANT MATERIAL.
6. TREE LOCATIONS MAY CHANGE TO ACCOMMODATE UTILITY CONFLICTS.

LANDSCAPE NOTES:

1. ALL NEW LANDSCAPE AND IRRIGATION SHALL BE UNDER WARRANTY FOR A PERIOD OF (1) ONE YEAR. THE WARRANTY PERIOD SHALL COMMENCE ONCE ALL PUNCH LIST ITEMS ARE SATISFACTORY COMPLETED AND A LETTER OF FINAL COMPLETION IS PROVIDED FROM THE OWNER'S REPRESENTATIVE. ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1 YEAR AFTER THE FINAL COMPLETION IS PROVIDED IN WRITING.
2. PLANT MATERIAL AND BED LOCATIONS TO BE STAKED BY THE LANDSCAPE CONTRACTOR FOR REVIEW BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ALL ADJUSTMENTS SHALL BE MADE BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT DIG PLANT PITS UNTIL LOCATIONS ARE APPROVED.
3. ROUGH GRADING TO PLUS OR MINUS ONE TENTH OF A FOOT BY GENERAL CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE FINISH GRADING IN ALL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR TO APPROVE ROUGH GRADES PRIOR TO MOBILIZATION. MOBILIZATION ON THE PART OF THE LANDSCAPE CONTRACTOR WILL INDICATE THAT ROUGH GRADING IS ACCEPTABLE TO THE LANDSCAPE CONTRACTOR, AND THEREFORE BE RESPONSIBLE FOR PROVIDING ALL FINISHED GRADES TO MEET THE CIVIL GRADING PLANS.
4. NOTIFY LANDSCAPE ARCHITECT IN ORDER TO TAG TREES AT THE NURSERY MINIMUM EARLY SPRING PRIOR TO INSTALLATION. SHRUBS WILL BE INSPECTED ON-SITE. LANDSCAPE PLANT MATERIALS MAY BE REJECTED AT ANY TIME DUE TO ISSUES OF QUALITY.
5. ALL NEW LANDSCAPE AREAS SHALL BE IRRIGATED BY A COMMERCIAL GRADE, FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.CONTRACTOR IS RESPONSIBLE FOR GENERATING AN IRRIGATION PLAN FOR REVIEW AND AN AS BUILT PLAN AS REQUIRED.
6. ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULE AND REGULATIONS.
7. TRUNK-WRAP TAPE: TWO LAYERS OF CRINKLED PAPER CEMENTED TOGETHER WITH BITUMINOUS MATERIAL, 4 INCHES (102 MM) WIDE MIN.
8. WRAPPING TREE TRUNKS: WRAP TREES WITH TRUNK-WRAP TAPE. START AT BASE OF TRUNK AND SPIRAL COVER TRUNK TO HEIGHT OF FIRST BRANCHES. OVERLAP WRAP, EXPOSING HALF THE WIDTH, AND SECURELY ATTACH WITHOUT CAUSING GIRDLING. DO NOT USE STAPLES. INSPECT TREE TRUNKS FOR INJURY, IMPROPER PRUNING, AND INSECT INFESTATION AND TAKE CORRECTIVE MEASURES REQUIRED BEFORE WRAPPING. DO NOT WRAP ROUGH BARK, POPULUS OR GLEDITSIA TREES. REMOVE WRAP IN SPRING.
   - 8.1. NO TREE SHALL BE WRAPPED AFTER MAY 21 OR BEFORE NOVEMBER 1.
   - 8.2. ALL DECIDUOUS TREES SHALL BE WRAPPED BY NOV. 15. REMOVE TREE WRAP BY MAY 15.
   - 8.3. CONTRACTOR SHALL BE RESPONSIBLE FOR WRAPPING AND UNWRAPPING TREES DURING THE WARRANTY PERIOD.
9. FIBER MULCH AT PLANTING BEDS: ORGANIC MULCH FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF SHREDDED CEDAR NOT LARGER THAN FOUR INCHES (4") IN LENGTH. SUBMIT 1.0 CF SAMPLE FOR APPROVAL.

SOIL CONDITIONER:

1. COMPOSTED MATERIAL SHALL CONSIST OF AGED ORGANIC MATTER, FREE OF WEED OR OTHER NOXIOUS PLANT SEEDS, LUMPS, STONES, OR OTHER FOREIGN CONTAMINANTS HARMFUL TO PLANT LIFE, AND HAVING THE FOLLOWING CHARACTERISTICS BASED ON A NUTRIENT TEST PERFORMED NO LONGER THAN 3 MONTHS PRIOR TO ITS INCORPORATION INTO THE PROJECT:
   - 1.1. ORGANIC MATTER: 25% MINIMUM.
   - 1.2. SALT CONTENT: 5.0 MMHOS/CM MAXIMUM.
   - 1.3. PH: 8.5 MAXIMUM.
   - 1.4. CARBON TO NITROGEN RATIO OF 10:1 TO 20:1.
   - 1.5. PARTICLE SIZE NO PARTICLE SMALLER THAN SILT OR CLAY SIZE, OR LARGER THAN ½" DIAMETER
2. APPLICATION RATE SHALL BE 4 CUBIC YARDS PER 1000 SQUARE FEET. ACCEPTABLE PRODUCT: CLASS I COMPOST, SUCH AS ECOGRO OR BIO-COMP, AS PROVIDED BY A1 ORGANICS, EATON, CO, OR APPROVED EQUAL.
3. FINISH GRADE TO BE BELOW THE EDGE OF PAVEMENT PRIOR TO SODDING OR PLANTING:
   - 3.1. SEEDED/SODDED AREAS: ALLOW 1 INCH FOR SOD.
   - 3.2. PLANTED AREAS: ALLOW 3 INCHES FOR MULCH

SHEET SIZE: 18" x 24"

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NORTHGLENN PAVILION
AMENDMENT TO FINAL P.U.D.
NORTHGLENN, COLORADO

LANDSCAPE
DETAILS & NOTES

PROJECT #			
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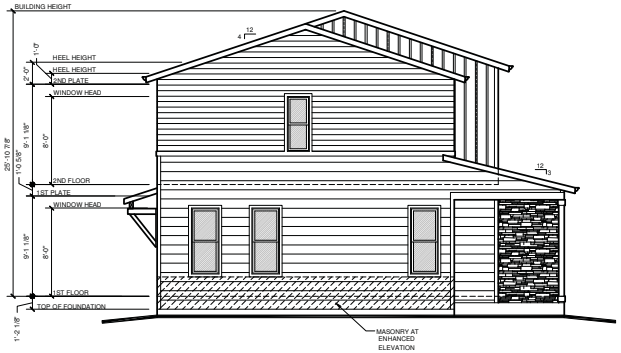
	11.28.16	REDESIGN	CB

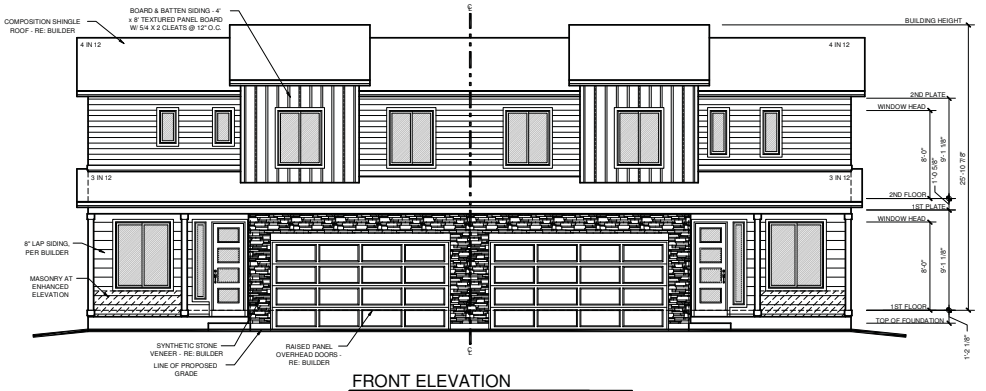
SHEET #
7

IF THIS DRAWING IS NOT PRINTED ON A 18"X24" SHEET, IT IS NOT TO SCALE



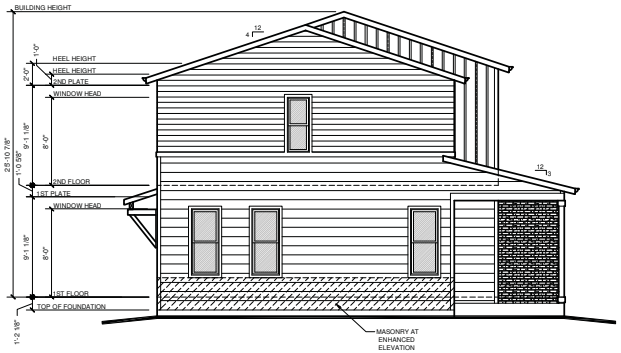
LEFT ELEVATION

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



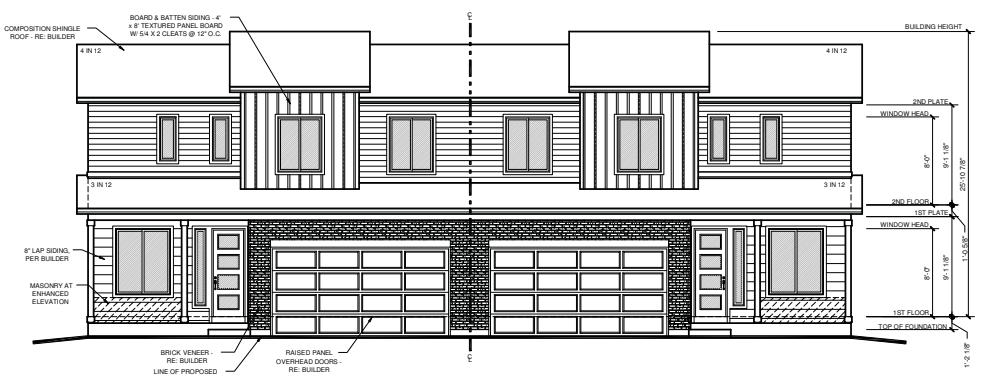
FRONT ELEVATION

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



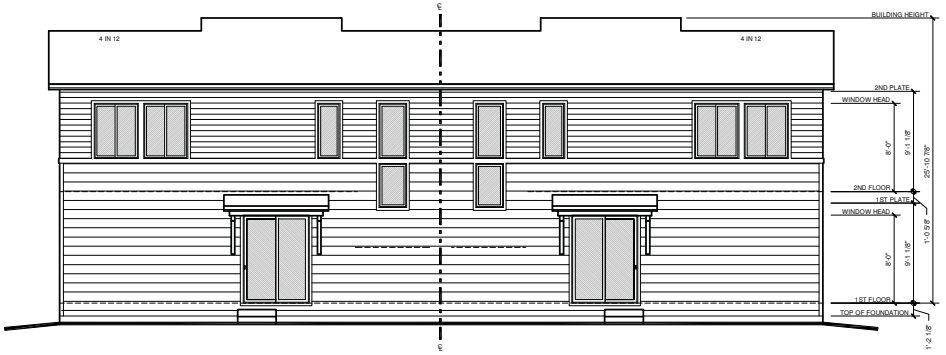
LEFT ELEVATION

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



FRONT ELEVATION

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



REAR ELEVATION

ELEVATION A & B SCALE: 3/16" = 1'-0"

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ARCHITECTS

NORTHGLENN PAVILION
AMENDMENT TO FINAL P.U.D.
NORTHGLENN, COLORADO

BUILDING 101
ELEVATION A & B

PROJECT #

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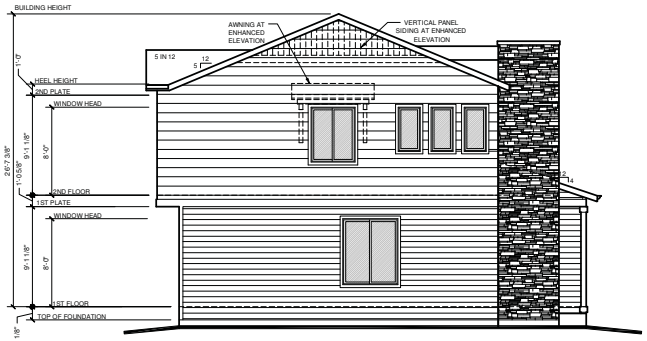
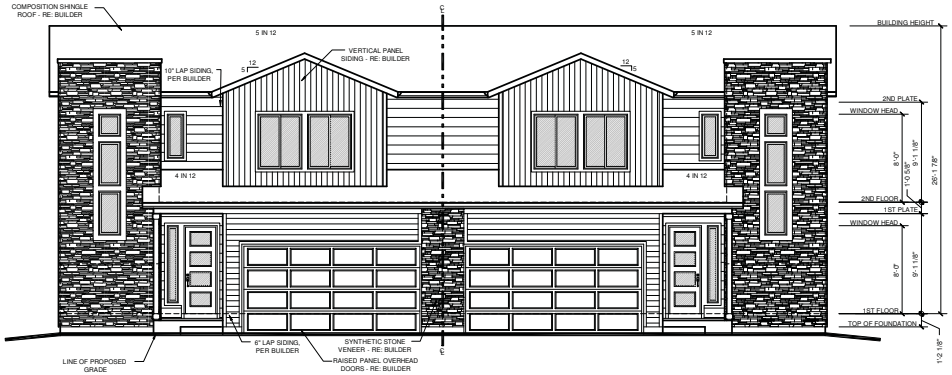
SHEET #

8



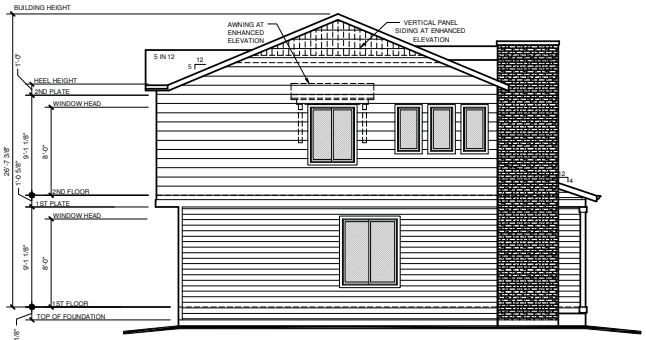
LEFT ELEVATION

ELEVATION A (RIGHT ELEVATION SIMILAR) SCALE: 1/8" = 1'-0"



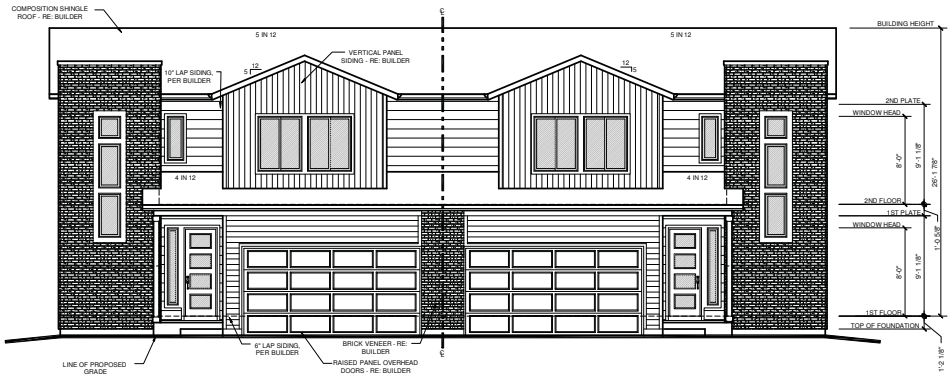
FRONT ELEVATION

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



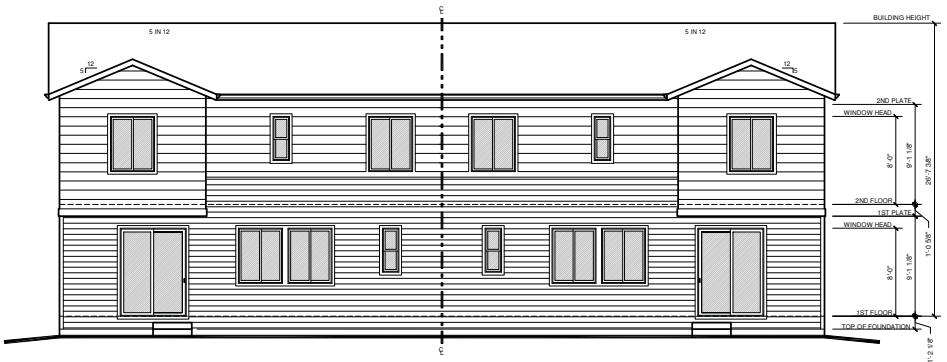
LEFT ELEVATION

ELEVATION B (RIGHT ELEVATION SIMILAR) SCALE: 1/8" = 1'-0"



FRONT ELEVATION

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



REAR ELEVATION

ELEVATION A & B SCALE: 1/8" = 1'-0"

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NORTHGLENN PAVILION
AMENDMENT TO FINAL P.U.D.
NORTHGLENN, COLORADO

BUILDING 102
ELEVATION A & B

PROJECT #

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	10.11.16	PUD SUBMITTAL	BH
	11.11.16	RE-SUBMITTAL	BH
	11.28.16	RE-SUBMITTAL	BH

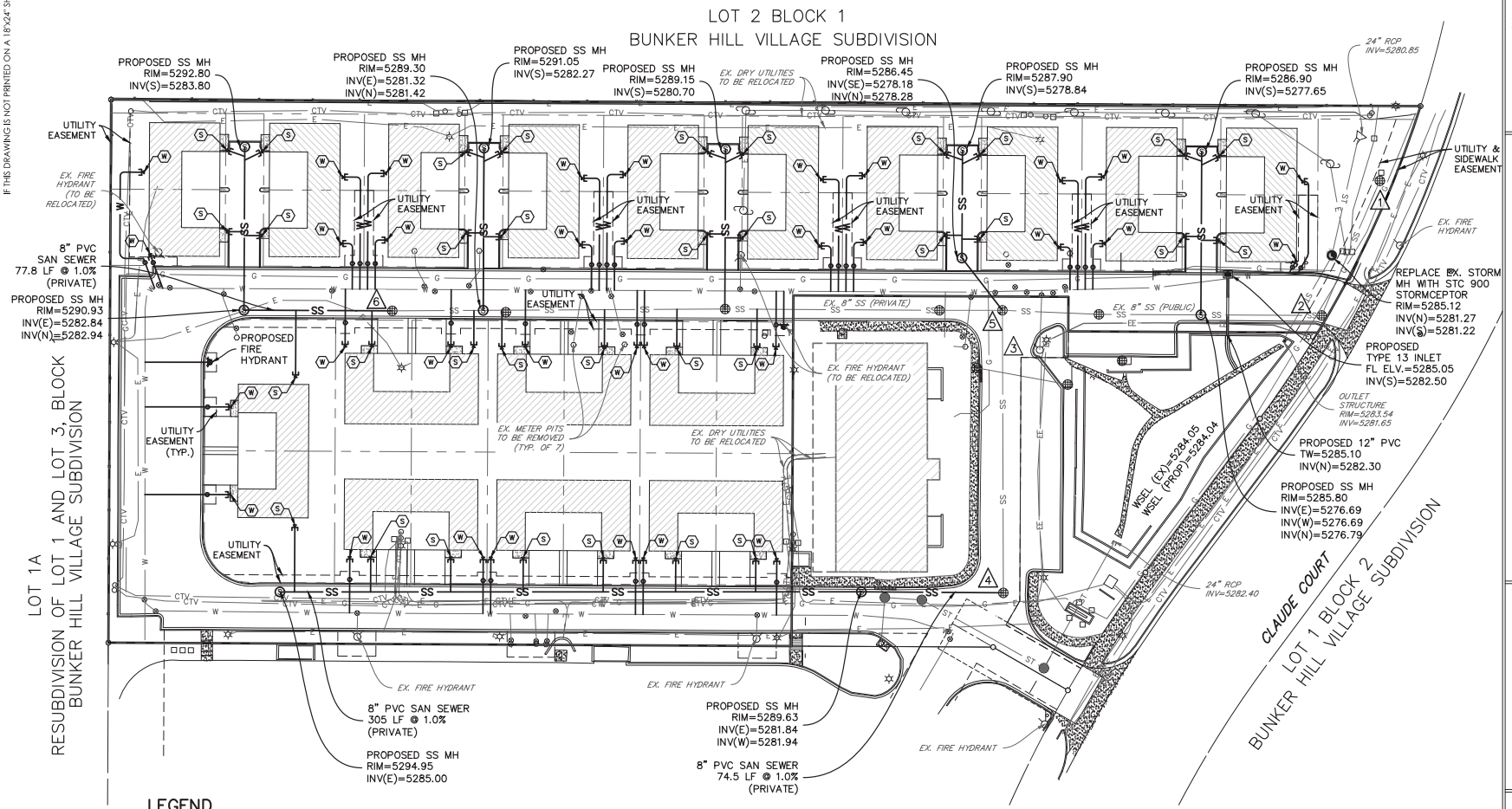
SHEET #

9

SHEET SIZE: 18" x 24"

IF THIS DRAWING IS NOT PRINTED ON A 18"X24" SHEET, IT IS NOT TO SCALE

LOTS 1–4 AND 6–8
NORTHGLENN PAVILION, FILING NO. 2



LEGEND

- EX. WATER ..... W
- EX. FIRE HYDRANT ..... ⊄
- EX. WATER VALVE ..... ⊗
- EX. SANITARY SEWER ..... SS
- EX. SANITARY SEWER MANHOLE ..... ⊕
- PROPOSED SANITARY SEWER (8") PRIVATE PVC @ 1.0% ..... SS
- PROPOSED WATER SERVICE AND METER (3/4") ..... W
- PROPOSED SANITARY SERVICE (4") ..... S
- SANITARY SEWER DESIGN POINT 1

N

40 20 0 40

SCALE: 1"=40'

BENCHMARK

BENCHMARK FOR TOPOGRAPHY IS TOP OF MONUMENT FOR THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST, FOUND IN RANGE BOX AS 5295.34 FEET NAVD DATUM.

UTILITY NOTES – SITE SPECIFIC

1. ALL EXISTING UTILITY SERVICE LINES THAT ARE NOT USED AS PART OF THIS PROJECT SHALL BE CAPPED AT THE MAIN AND ABANDONED.
2. VARIOUS DRY UTILITIES WILL NEED TO BE RELOCATED TO ACCOMMODATE THE PROPOSED DEVELOPMENT.
3. ALL EXISTING AND PROPOSED WATER MAINS WILL BE DEDICATED TO THE CITY, OWNER RESPONSIBILITY WILL BE AFTER THE METER. PORTIONS OF SANITARY SEWER SHALL BE DEDICATED TO THE CITY AS SHOWN ON THIS SHEET (PUBLIC/PRIVATE).

UTILITY NOTES – GENERAL

1. ALL WORK SHALL CONFORM TO THE CITY OF NORTHGLENN UTILITY STANDARDS AND SPECIFICATIONS AS WELL AS STREET AND DRAINAGE STANDARDS AND SPECIFICATIONS.
2. ALL WATER TAPS TO BE MADE BY CONTRACTOR AND CONTRCTOR TO INSTALL APPROVED TAPPING SADDLES ON ALL WATER TAPS.
3. CONTRACTOR SHALL PROTECT ALL ADJACENT IMPROVEMENTS (BUILDINGS, PARKING LOTS, LANDSCAPE AREAS, ETC...) FROM DAMAGE AND EROSION AT THE CONTRACTOR'S EXPENSE. ALL DISTURBED AREAS OFF-SITE SHALL BE RESTORED TO A MINIMUM OF THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE THE PROPOSED WORK AND SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
5. ALL EXISTING UTILITY LINE LOCATIONS MUST BE VERIFIED BY THE CONTRACTOR AND THE ENGINEER NOTIFIED PRIOR TO CONSTRUCTION. IT IS THE PLANS' INTENT TO SHOW ALL EXISTING UTILITIES, HOWEVER IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SATISFY HIMSELF THAT ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT HAVE BEEN PROPERLY LOCATED.
6. ALL WATER LINES SHALL HAVE A MINIMUM FIVE (5) FEET OF COVER BELOW FINISHED GRADE.
7. ALL WATER AND SEWER CONSTRUCTION MUST BE IN CONFORMANCE WITH CITY OF NORTHGLENN UTILITY STANDARDS AND SPECIFICATIONS.
8. MANHOLE AND WATER VALVE LOCATIONS SHALL BE MARKED ON CURBS.
9. HYDRANT, FIRE, AND SERVICE LINES MUST MAINTAIN 30" CLEARANCE BETWEEN THEM.
10. A MINIMUM SEPARATION OF 10 FEET HORIZONTALLY SHALL BE MAINTAINED BETWEEN PARALLEL WATER MAIN AND SANITARY SEWER MAIN.
11. A MINIMUM SEPARATION OF 5 FEET HORIZONTALLY SHALL BE MAINTAINED BETWEEN PARALLEL WATER MAIN AND STORM SEWER MAIN.
12. BUILDING UTILITY SERVICE LOCATIONS ARE SUBJECT TO CHANGE AND SHALL BE COORDINATED WITH ARCHITECTURAL AND LANDSCAPING PLANS.
13. TREES WILL NOT BE ALLOWED WITHIN 5' OF ANY UTILITY MAIN OR SERVICE LINE.
14. THE MAXIMUM DEPTH FROM FINISH GRADE TO THE OPERATOR NUT OF ANY VALVE OR CURB STOP VALVE WILL BE 5'.
15. THE STANDARD FIRE HYDRANT ASSEMBLY SHALL INCLUDE TEE, 6" VALVE, 6" PIPE TO THE HYDRANT, AND HYDRANT.
16. PER GEOTECH REPORT, GROUNDWATER IN THE NORTHERN PORTION OF THE SITE MAY BE ABOVE THE PROPOSED SANITARY SEWER DEPTHS. PER THE CITY OF NORTHGLENN, AN UNDERDRAIN CONNECTION TO THE EXISTING SANITARY SEWER IS NOT AVAILABLE. CONTACT ENGINEER IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION OF SANITARY SEWER SYSTEM.
17. ALL UTILITY CROSSING SHALL PROVIDE A MINIMUM OF 24" OF CLEARANCE BETWEEN PIPES UNLESS OTHERWISE NOTED.
18. PORTIONS OF EXISTING UTILITY EASEMENTS WILL BE VACATED AND ADDITIONAL EASEMENTS WILL BE DEDICATED TO ACCOMODATE PROPOSED LAYOUT.

DBC
Drexel, Barrell & Co.
DREXEL, BARRELL & CO.
Engineers Surveyors
1800 38TH STREET
BOULDER, COLORADO 80301

NORTHGLENN PAVILION
AMENDMENT TO FINAL P.U.D.
NORTHGLENN, COLORADO

UTILITY PLAN

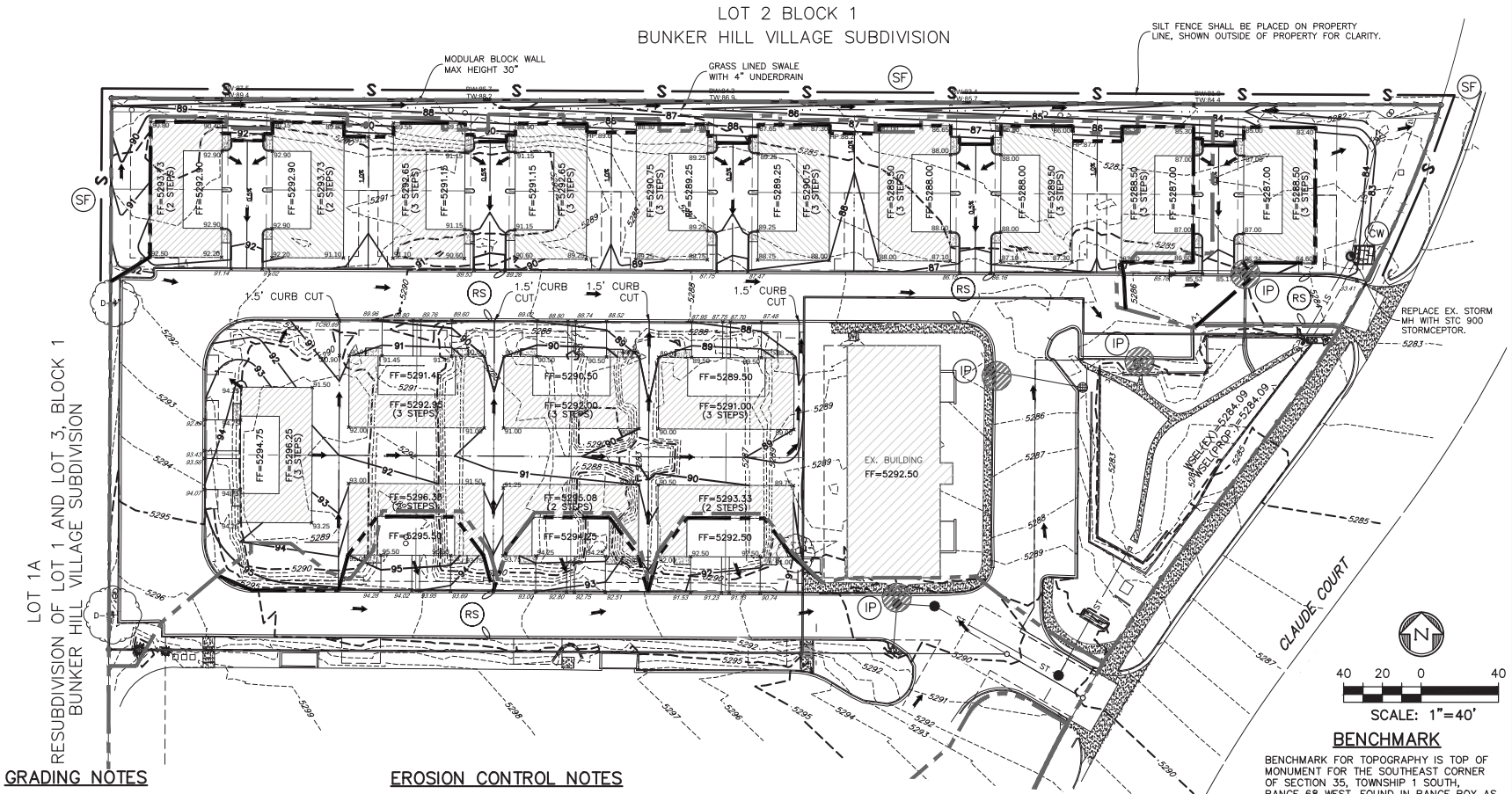
PROJECT # 15780-04BLCV

REV.	DATE	ISSUE	BY
	10-11-16	PUD SUBMITTAL	KG
	11-11-16	2ND PUD SUBMITTAL	KG

SHEET # 10

SHEET SIZE: 18" x 24"
IF THIS DRAWING IS NOT PRINTED ON A 18"X24" SHEET, IT IS NOT TO SCALE

LOTS 1–4 AND 6–8
NORTHGLENN PAVILION, FILING NO. 2



SCALE: 1"=40'

BENCHMARK

BENCHMARK FOR TOPOGRAPHY IS TOP OF MONUMENT FOR THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST, FOUND IN RANGE BOX AS 5295.34 FEET NAVD DATUM.

GRADING NOTES

1. ALL SPOT ELEVATIONS ARE FLOWLINE OF CURB AND GUTTER OR TOP OF FINISHED GRADE UNLESS OTHERWISE NOTED.
2. ALL PROPOSED CONTOURS ARE TO TOP OF FINISHED PAVING AND LANDSCAPED AREAS UNLESS OTHERWISE NOTED.
3. MAXIMUM LANDSCAPE SLOPE SHALL BE 3(HOR) TO 1(VERT)
   MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 1.00%
   MINIMUM SLOPE ON ASPHALT SURFACES SHALL BE 1.00%
   MINIMUM SLOPE ON CONCRETE SURFACES SHALL BE 0.50%
4. REFER TO SOILS REPORT FURNISHED BY OWNER FOR ALL COMPACTING REQUIREMENTS.
5. ADD 5000 TO ALL SPOT ELEVATIONS AND PROPOSED CONTOUR ELEVATIONS TO REACH PROJECT DATUM.
6. EXISTING SPOT ELEVATIONS AND TOPOGRAPHIC INFORMATION IS FROM A FIELD SURVEY BY DREXEL BARRELL & CO. IN APRIL OF 2015.
7. THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR THE ADAMS COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08001C0312H, WITH AN EFFECTIVE DATE OF MARCH 5, 2007.

EROSION CONTROL NOTES

1. ALL TEMPORARY EROSION CONTROL FACILITIES AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATION SHALL BE INSTALLED BEFORE ANY EARTH DISTURBANCE OPERATIONS TAKE PLACE.
2. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION AND SHOULD NOT EXCEED THE EROSION EXPECTED TO OCCUR FOR THE SITE IN ITS TOTALLY UNDEVELOPED STATE.
3. ALL PERSONS ENGAGED IN EARTH DISTURBANCES SHALL DESIGN, IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES, IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS ADOPTED BY THE CITY.
4. ALL EARTH DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED AND COMPLETED IN SUCH A MANNER SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST POSSIBLE PERIOD OF TIME.
5. SEDIMENT CAUSED BY ACCELERATED SOIL EROSION SHALL BE REMOVED FROM RUNOFF WATER BEFORE IT LEAVES THE SITE OF THE EARTH DISTURBANCE.
6. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF WATER AROUND, THROUGH OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE WATER FLOW TO A NON–EROSIVE VELOCITY.
7. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATIONS PRESCRIBED IN ACCORDANCE WITH THE PROVISIONS OF THE "EROSION AND SEDIMENT CONTROL FOR CONSTRUCTION ACTIVITIES" AND IN ACCORDANCE WITH THE PERMANENT EROSION CONTROL FEATURES SHOWN ON THE SOIL STABILIZATION PLAN APPROVED BY THE CITY.
8. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN FOURTEEN (14) CALENDAR DAYS AFTER FINAL GRADING OR THE EARTH DISTURBANCE HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH DISTURBANCE HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH DISTURBANCE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED WITHIN FOURTEEN (14) CALENDAR DAYS. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION MEASURES ARE IMPLEMENTED.
9. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED FOR CONSTRUCTION. VEHICLE TRACKING IS NOT SHOWN DUE TO SITE CONDITIONS, BUT CONTRACTOR WILL BE RESPONSIBLE TO PREVENT TRACKING OF SEDIMENT INTO THE PUBLIC RIGHT–OF–WAY.

LEGEND

- PROPOSED SPOT ELEVATION 89.75x
- PROPOSED INTERMEDIATE CONTOUR 87
- PROPOSED INDEX CONTOUR 90
- EX. INTERMEDIATE CONTOUR 5287
- EX. INDEX CONTOUR 5290
- PROPOSED DRAINAGE BASIN BOUNDARY .....
- PREVIOUS DRAINAGE BASIN BOUNDARY .....
- DIRECTION OF FLOW .....
- INLET PROTECTION ..... IP
- SILT FENCE ..... SF — S —
- ROCK SOCKS ..... RS
- CONCRETE WASHOUT ..... CW
- 100 YEAR OVERFLOW .....

DREXEL, BARRELL & CO.
Engineers Surveyors
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NORTHGLENN PAVILION
AMENDMENT TO FINAL P.U.D.
NORTHGLENN, COLORADO

GRADING AND
STORM WATER
MANAGEMENT PLAN

PROJECT # 15780-04BLCV

REV.	DATE	ISSUE	BY
	10-11-16	PUD SUBMITTAL	KG
	11-11-16	2ND PUD SUBMITTAL	KG

SHEET # 11