Community & Economic Development Department adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000B Brighton, CO 80601-8218

PHONE 720.523.6800

EMAIL epermitcenter@adcogov.org

Request for Comments

Case Name: Maiker Boyers Rezoning and Preliminary Development Plan

Project Number: PRC2024-00017

December 3, 2024

The Adams County Planning Commission is requesting comments on the following application: 1. Zoning Map Amendment (Rezoning) to change the zoning designation of 2.1 acres to Planned Unit Development; 2. Preliminary Development Plan to allow a mixed-use development including 117 dwelling units and approximately 4,200 square feet of commercial space. This request is located at 7295 WASHINGTON ST. The Assessor's Parcel Number is 0171934408003.

Applicant Information: Maiker

CASA REDONDA LLLP

3033 W. 71ST AVENUE, SUITE 1000

3033 W 71ST AVE STE 1000 WESTMINSTER, CO 80030

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 12/24/2024 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to BMarin@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases.

Thank you for your review of this case.

Brayan Marin Planner III

BOARD OF COUNTY COMMISSIONERS



Community & Economic Development Department Planning & Development

4430 S. Adams County Pkwy., 1st Floor, Suite W2000B

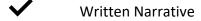
Brighton, CO 80601-8218

Phone: 720.523.6800 Website: adcogov.org

A rezoning (zoning map amendment) is a public process that changes a property's zone district.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on page 2.

✓	Development Application Form (pg. 4)
•	Development Application Form (pg. 4)



Supplemental items may be needed on a case-by-case basis. *Email documentation will be required if supplemental items are deemed unnecessary.

V •	Please contact the Planner of the Day (<u>CEDD-POD@adcogov.org</u>) to determine
	whether a Neighborhood Meeting is necessary.

V ·	Please contact the Engineer of the Day (<u>CEDD-ENG@adcogov.org</u>) to determine
·	whether a Level 1 Storm Drainage Study is necessary.

Applications Fees	Amount	Due
Application	\$1,500	After complete application received
Adams County Health	\$210 (public utilities -TCHD Level 2) \$360 (individual septic -TCHD Level 3)	After complete application received

Guide to Rezoning Application

This application shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked Microsoft OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF, although you may provide multiple PDFs to ensure no file exceeds 100 MB. Once a complete application has been received, fees will be invoiced and payable online at www.permits.adcogov.org.

Written Narrative

A written explanation of the project including the existing and proposed zone district and proposed use
of the property.

Site Plan Showing Proposed Development:

- A detailed drawing of existing and proposed improvements.
- Including:
 - o Streets, roads, and intersections
 - O Driveways, access points, and parking areas
 - o Existing and proposed structures, wells, and septic systems
 - o Easements, utility lines, and no build or hazardous areas
 - o Scale, north arrow, and date of preparation

Proof of Ownership:

- A deed may be found in the Office of the Clerk and Recorder.
- A title commitment is prepared by a professional title company.

Proof of Water and Sewer:

- A written statement from the appropriate water/sewer district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider.
- Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587.
- A written statement from Adams County Health Department indicating the viability of obtaining Onsite Wastewater Treatment Systems.

Legal Description:

- Geographical description of a real estate property.
- Visit http://gisapp.adcogov.org/quicksearch/ to find the legal description for your property.

Statement of Taxes Paid:

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office
- Or www.adcotax.com

Trip Generation Letter:

• Shall be determined based upon the methodologies of the most current, Institute of Transportation Engineers (ITE) Trip Generation Manual for the average vehicle trips during the weekday AM peak hour and weekday PM peak hour.

Supplemental Documents

Neighborhood Meeting Summary:

- Please refer to Section 2-01-02 of the Adams County Development Standards and Regulations for the specific requirements regarding time, location, and notice.
- A written summary shall be prepared including the materials submittal presented at the meeting, any issues identified at the meeting, and how those issues have been addressed.

Preliminary Drainage Analysis:

• A general narrative discussing the pertinent drainage characteristics and problems, and proposed drainage characteristics if the subdivision is approved.

Community & Economic Development Department www.adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000 Brighton, CO 80601-8204 PHONE 720.523.6800 FAX 720.523.6998

PROJECT NAME	:		
APPLICANT			
Name(s):		Phone #:	
Address:			
City, State, Zip:			
2nd Phone #:		Email:	
OWNER			
Name(s):		Phone #:	
Address:			
City, State, Zip:			
2nd Phone #:		Email:	
TECHNICAL REP	PRESENTATIVE (Consultant, Engi	neer, Surveyo	or, Architect, etc.)
Name:		Phone #:	
Address:			
City, State, Zip:			
2nd Phone #:		Email:	

DESCRIPTION OF SITE

Address:		
City, State, Zip:		
Area (acres or square feet):		
Tax Assessor Parcel Number		
Existing Zoning:		
Existing Land Use:		
Proposed Land Use:	Zoning = PUD / Use = Mixed Use Multi-Family Based on Advancing Adams County Comprehensive plan Future Land Use is Mixed-Use Employment)
Have you attended	d a Conceptual Review? YES NO NO	
If yes, please list F	PRE#:	
under the authorit	at I am making this application as owner of the above-described property or actir ty of the owner (attached authorization, if not owner). I am familiar with all pertine cedures, and fees of the County. I understand that the Application Review Fee is no atements made on this form and additional application materials are true to the be and belief.	nt n-
Name:	Date:	
	Owner's Printed Name	
Name:	Proof 4 C	
	Owner's Signature	



MEMORANDUM

To: Brayan Marin, Case Manager - Senior Planner @ Adams County Planning and Development

From: Erin Bagnall - SOPHER SPARN ARCHITECTS LLC

Project: Maiker Boyers – 7295 Washington St, Denver, Colorado 80229

Date: 22 November 2024

Re: WRITTEN NARRATIVE – Rezoning and PDP Review Submittal

This document is a written narrative describing the proposed Maiker Housing development, located at 7295 Washington St. This document outlines how the application meets all applicable PDP and Rezoning review criteria and is being submitted in preparation for the Adams County PDP and Rezoning application requirements.

The subject property is the site of the former Boyers Coffee warehouse located at 7295 North Washington Street in Denver, CO 80229 and as further described in the submittal documents. The parcel currently includes a damaged brick warehouse/building and billboard situated on approximately 2.132 acres, more or less. The property is currently zoned I-1. A historic schoolhouse originally built in 1927 is situated on the property but was severely damaged by a fire with only the outer façade remaining.

Maiker Housing Partners proposes to rezone the site to PUD zoning and develop the site into a mixed-use development containing ground level commercial space for a future Boyers Coffee shop with permanently affordable housing on the upper floors. The project will be a new community hub and gateway for the Welby Neighborhood of Adams County, in support of the goals and vision established in the **Welby Subarea Plan**. The project will celebrate the history of the site by incorporating historic elements of the 1927 schoolhouse and continue the rich tradition of the Boyers coffee shop as a community hub and meeting place.

The purpose and objective of a Planned Unit Development (P.U.D.) is to encourage the development of land as a single unit. A P.U.D. allows greater flexibility in the design of a development, more variety and diversification in the relationships between buildings, open spaces and uses, and conservation/retention of historical and natural topographic features while meeting the goals, policies and objectives of the comprehensive plan.

NOTE:

- The applicant team understands that a PUD will require a Minor Subdivision Plat and requests that this application run concurrently with the FDP submittal.
- Building Name "Maiker Boyers" and/or "The Welby" is Subject to Change
- The existing billboard at the western edge of the site will remain after development, as a condition of the Purchase and Sale Agreement.

I - PLANNING, ZONING & ARCHITECTURAL CONSIDERATIONS

PROJECT CHARACTER - GENERAL

The new proposal will create a vibrant, permanently affordable residential option for Adams County residents. The site's vicinity to Downtown Denver and proximity to mass transit options and the Clear Creek Trailway make it a perfect opportunity to begin to implement the strategies identified in the **Welby Subarea Plan**. When implemented in 2014, the stated goal of the document was to build on and transform the existing assets, reinvest, and maintain a vibrant community that attracts investments from both inside and outside Welby. The new Welby

proposal under review will not only re-establish a well-loved community asset in the Boyers Coffee Shop, but it will also help meet Adams's County's affordable housing goals, a residential building managed and delivered via Maiker Housing Partners.

PROJECT HISTORY

After a devastating fire in 2020, The Boyers Coffeeshop—a well-loved Welby community hub and icon— was forced to close its doors. With the support of Adams County and the assistance of Boyers Coffee, Maiker Housing Partners was given the opportunity to redevelop the site into a permanently affordable development that would re-establish the Boyers Coffee community hub into the neighborhood fabric. Under the goals established in the **Welby Subarea Plan**, this property can become a catalyst of development for the Welby Neighborhood. The Maiker Team understands that transformative change does not occur separately from outside events or influences, so three neighborhood meetings/charettes were held.

Charrette #1

The Maiker Welby project team had its first charette to discuss the project in Q1 of 2024. At this charette, we invited members of the Affordable Housing community, the Boyers Coffee Community, and the Adams County community together to discuss the site, its opportunities and its strengths. The conversation was centered around how we make impactful affordable housing for people, which demographics/populations to serve in the immediate area, how we can best fit Adams County's goals and vision, and how we best preserve and reinvigorate the Boyers Coffee Community as a neighborhood and community hub.

Charrette #2

The Maiker Welby project team had its second charette to discuss the project in Q2 of 2024. After the first charette, the team recognized the importance to obtain ideas directly from the historic residents of the Welby community. The central Boyers Coffee shop was a landmark to the area, with memories beginning within the original schoolhouse for Washington School, built in 1927. By inviting the families to this charette, the team learned how thisbuilding holds a special place in the community memory, and the development team felt it was important to discuss the project and learn how we might honor the special memory of the place.

Neighborhood Meeting

In accordance to redevelopment requirements, a neighborhood meeting was held at Welby Community School Cafeteria on October 15th, 2024. Because of the location, we increased the radius for notice to 2000' feet from the property. We provided information about the schematic plans, elevations and perspectives for all in attendance. The format was an open house, allowing attendees the opportunity to provide feedback and react to the concept. The team found that after holding the previous two charettes with the community, the feedback from the neighborhood meeting was positive with minimal adversity. See Neighborhood Meeting Summary in submittal documents.

Future/Continual Outreach

Being a tight-knit community, the Welby Neighbors Association is an active group that holds monthly meetings for local discussion. The coordinators have invited Maiker to further present our drawings and answer questions at their next meeting on November 26th. We're honored by these good relationships and will embrace these opportunities to make ourselves available for all residents in an ongoing and open-ended nature.

PROPOSED USES, ZONING AND NEIGHBORHOOD CONTEXT

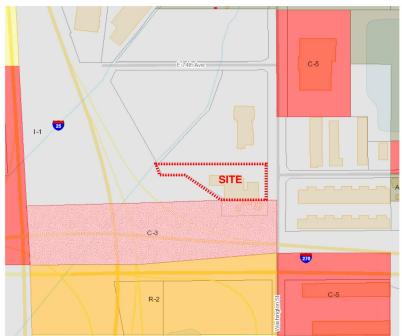
The project site is completely within the I-1 zone, bordered on the south by a small parcel with C-3 zoning, and otherwise surrounded by I-1 zoning. The Project is requesting a rezoning to PUD to promote allowable execution of the following goals:

Creating a smart density within a mixed-use, multifamily affordable community on the existing ~2.132-acre

site, while

- Respecting the memory of the historic neighborhood and school, while
- Applying the proposed goals in the Welby Subarea Plan, while
- Reinvesting in the community hub and gathering space lost to the Boyers fire, while
- Reinvigorating the area by adding new architecture and commercial destinations, while
- Utilizing affordable housing tax credits and funding opportunities in the most cost-effective way possible, and
- Maximizing this parcel's opportunities to house as many qualifying households as permitted per zoning code and as reasonable for the location.

Zoning Map



3-34 PLANNED UNIT DEVELOPMENT (P.U.D.) 3-34-03-01 SUPERIOR DESIGN

USE OF FLEXIBILITY TO IMPROVE DESIGN - The PUD zoning supports the project in creating a three dimensional design well suited for the unique site placement and density needs. PUD zoning allows the project to be scaled in relation to the interstate and the future growth outlook in the area. The project's proximity to the 'edge' of Welby and along a major transportation corridor (Washington) makes it suitable for densification and placed perfectly as a catalyst for future growth of the neighborhood as it begins the transition from all industrial to the vision of the Welby Subarea, where "Residential development in these areas should be designed so that it is compatible with the commercial feel of these corridors, utilizing enhanced architectural features, and vertical mixed-use design where appropriate."

Further – the PUD zoning will support **117** affordable housing units, **43** more units than allowable per MU zoning. Consistent with the Goals of Advancing Adams County, the flexibility provided within the PUD zone classification will allow for a larger amount of affordable housing options for Adams County residents.

COMPATIBLE WITH ADJACENT USES —The team recognizes the goal of this building is to be a catalyst project for the area, and that our parcel's presently distressed condition is hardly compatible for the surrounding area, as-is. While the first project in after a change to the long-range planning outlook may feel unaligned with some adjacent uses, an influx of residents, taxes, and activity ultimately brings an economic benefit to existing businesses in the area. In terms of compatibility to each adjacent land use:

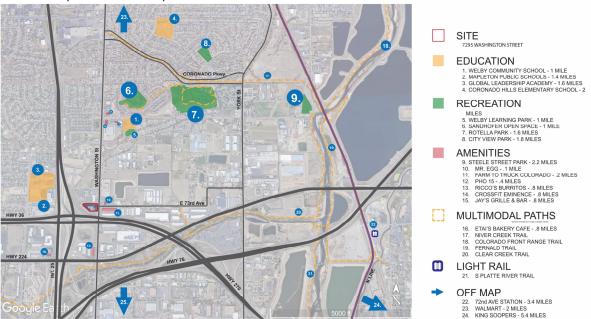
- A natural, mutual benefit can be seen with the retail center directly across Washington Street, as our residents will help foster retail growth and word-of-mouth interest in the retail center and businesses.
- While the waste-management truck parking lot to the North is indeed less compatible, the fact that this parcel is leased (and not owned) implies that it is a non-permanent fixture to the area. If this lease continues, the increased tax revenue from residents and the new business opportunity next door would logically aid them in the long-run (particularly with a company specializing with transportation and relying on County road improvements). If the lease does not renew, the increase of value and transformation of this block would surely benefit the parcel's owner and potentially pave the way to a more compatible future. In either case, the trucks do not appear to be in service during evening and night-time hours, and should not hamper the residents within the building, all things considered.
- o The neighboring funeral parlor will also enjoy increased exposure from new residents (and their families, social circles, or connections). Maiker sees "A Better Place" in particular as one that champions low-income stability and provides services with lower prices and incentives to our shared demographic—so much that Maiker agrees with the parlor's statement in that affordable housing and A Better Place can fit seamlessly as neighbors.
- Via community outreach, neighbors and community members have expressed that the economic growth from new residential buildings will activate the area's retail and provide more opportunity for localized employment. The addition of more retail along the Washington corridor with the return of the Boyers Coffee community hub will provide an invigorating net benefit to surrounding Welby employment centers and residents, thereby showing compatibility with the neighborhood.
- SCREENING REQUIRED Based on the catalyst nature of the project, the applicant team is requesting modifications to the screening required between adjacent land uses. As part of the PUD approval process, we wish to seek a modification to these requirements to reduce the required size of bufferyards while maintaining the intent of the bufferyard to adequately separate lesser intensity uses from higher intensity uses. We are requesting:
 - Northern Property Boundary New Residential Use to Existing Industrial Use REQUIRED Bufferyard Type D: 15 foot minimum bufferyard width with (3) trees per 60 linear feet and (6) foot sight obscuring fence or wall. PROPOSED On the Northern property boundary, the building is set +/- 70'-4" from the property line, separated by a 6'-0" wide landscape bufferyard, which will be planted at the required density, a 61' wide double-loaded parking drive aisle / fire access lane, and a 5' sidewalk. There is an existing sight obscuring fence at the property line that will be maintained or improved as required. Beyond the fence and offsite, there is an existing water canal separating the properties already. This +70' distance meets the intent of the bufferyard requirement, by providing an ample separation between the lesser intensity use of the proposed mixed-use project to the higher intensity industrial property to the North.
 - O Southern Property Boundary New Residential Use to Existing Commercial Use REQUIRED Bufferyard Type C: 15 foot minimum bufferyard width with (2) trees per 80 linear feet and (6) foot sight obscuring fence or wall. PROPOSED Along the Southern property boundary, all residential units and functions are located on the second level or above, and there is commercial space at ground level. We feel this would support a bufferyard requirement of commercial to commercial, which is bufferyard Type A a 5 foot minimum bufferyard. Additionally, while the property to the south is currently commercial use, the scale and feel of the buildings are residential in nature and would further support a reduced bufferyard requirement. We are proposing to provide an approximately 6'-8" wide bufferyard at grade level along the southern property boundary planted to a density determined sufficient by Adams County.

3-34-03-03 PEDESTRIAN AND BICYCLE AMENITIES

The project will offer improved pedestrian and bicycle amenities by improved circulation/hardscape and facilities for convenient bicycle storage. There will be short term bike parking at grade, as well as indoor long term bike storage facilities for residents and employees.

The pedestrian and bicycle amenities provided will align with the future growth of Washington Street, outlined in the 2022 Transportation Master Plan. Improvements to Washington Street will include an off-street bike lane (road diet) and/or sidewalk improvements slated from East 52nd to 83rd that will help The Welby residents have easy access into Downtown and quickly connect to the wider bike and walk network provided along the Clear Creek Trail

The applicant team understands the existing barriers to connectivity will be there at first occupancy and will encourage the use of existing infrastructure along Washington Street (via the sidewalk) as a way to connect to the Clear Creek Trail (less than .5 miles) for active outdoor use and connection to the broader areas via bike and foot.



3-34-03-04 PARKING

The applicant team is requesting a parking reduction of 18%, providing for 148 parking spaces when 183 are required. We will work with our traffic consultant to create a traffic demand management program that implements measures that will reduce trips and parking. Solutions could include: RTD passes, transit enhancements, Electric bike charging stations, and additional bike storage.

PARKING, ACCESS, SERVICE & SITE SAFETY

- Residential Parking will be provided at grade along the north edge of the site and covered within the building below the podium.
 - The site plan shows 148 off street parking spaces. Overall parking counts will require a 18% parking reduction request from the parking requirements for Adams County.
- The site is proposing 24 short-term bicycle parking spaces and 46 long-term secure and covered bicycle parking spaces which exceeds the Adams County requirement 10 spaces on site.
- The primary vehicular access to the site is provided at the signalized crossing at Washington and 73rd. For the convenience and use of the retail along Washington Street, an exit/right out only is proposed south of the retail parking area along Washington. The design team feels this will help with vehicular circulation during retail hours.

3-34-03-05 OPEN SPACE

Adams County Design Requirements and Performance Standards section 4-19-09-01-04 states a minimum required landscaped area of 30% of the site area for multi-family projects. As part of the PUD review process, we wish to seek a modification to this requirement given the constraints of the project site. As shown in the attached conceptual site plan drawings we are proposing approx. 20% of the site area to be landscaped with the landscaping distributed across the site. This distribution balances the site constraints and parking needs of the proposed project and is a significant improvement on the current site landscaped area, which is located predominantly at the inaccessible West end of the site.

ADAMS COUNTY OPEN SPACE REQUIREMENTS FOR OVERALL SITE

REQUIREMENT CATEGORY	OPEN SPACE & ACTIVE OPEN SPACE AREA REQUIREMENTS	OPEN SPACE & ACTIVE OPEN SPACE AREAS PROVIDED
MINIMUM OPEN SPACE AREA	A MIN. OF 30% OF THE LOT AREA SHALL BE OPEN SPACE.	OPEN SPACE AT GRADE = 23,076 SF OPEN SPACE ON ELEV. DECKS = 8,175.6 SF
(sec. 3-34-03-05)	A MIN. OF 25% OF THE OPEN SPACE SHALL BE ACTIVE OPEN SPACE.	TOTAL OPEN SPACE = 31,251.6 SF or 32.3% of the lot
	LOT = 92,861.6 SF; 30% = 27,858.5 SF	ACTIVE OPEN SPACE AT GRADE = 6,250.8 SF
	25% OF 27,858.47 SF = 6,964.6 SF	ACTIVE OPEN SPACE ON ELEVATED DECKS = 8,175.6 SF TOTAL ACTIVE OPEN SPACE = 14,426.4 SF or 46% of the open space

LANDSCAPE CONSIDERATIONS

Overall Concept

As a result of the location and density goals, The Welby project will utilize a comfortable amount of open space at ground level, allocating much of the usable open space on the protected and elevated podium areas. At grade, usable open space landscape improvements will include site walks, a dog park, pedestrian connectivity, and smaller gathering areas. The design team is intentionally elevating the open space area to bring the usable open space into a protected and controlled zone and to allow for more density of units on the site.

The Elevated Outdoor Gathering Space

The building residential footprint intentionally creates two connected, yet distinct elevated courtyards.

- One smaller, and to the north, will be a respite during summer months. This courtyard will have flexible seating areas and shade growth planting. This area will provide indoor/outdoor connection for occupants in the fitness area, as well as those using the community room.
- The larger courtyard will be an area for flexible activities, with areas for grill, yoga, yard games, etc. The activity for the space will be customized for the demographic we anticipate for the building and the unit types provided.



Street Frontages and Connections

 At the Washington Street frontage, retail storefront area and residential lobby area will open to hardscape with plantings, allowing for the outdoor activation of the storefront and lobby entries. The improvements to the ROW sidewalk and trees will improve the pedestrian realm along Washington Street.

II- CIVIL ENGINEERING CONSIDERATIONS

PROPERTY AND EASEMENTS

Existing Conditions

- ALTA Improvement Survey Plat was completed by R&R Engineers-Surveyors, Inc dated 3/17/23. The surveyed property consists of approximately 2.132 acres (+/- 92,862 SF) and is located in unincorporated County of Adams, State of Colorado:
 - The existing site includes the remains of a 2 story building with an associated parking lot and utilities.
- o Existing Zoning is I-1
- o Future land Use is Mixed-Use Employment
- o Parcel # 0171934408003
- o Address commonly known as: 7295 Washington St., Denver, CO 80229

Proposed Improvements & Coordination

- Utility and Drainage easements will be dedicated as dictated by the County per the entitlement process.
- New public access easements will be needed if any public access ways extend beyond the existing R.O.W./easements, including access easements for sidewalks.
- The site proposes rezoning to PUD

SITE ACCESS AND LAYOUT

Existing Conditions

- o The existing site is positioned along the frontage of Washington Street, directly across from E. 73rd Avenue. An existing signal is located at the intersection of these two streets.
- The subject parcel is bordered on the East by Washington Street. On the North by a waste management facility (I-1 Zoning), On the South by a site that operates as a funeral services office (C-3 Zoning), and to the West by CDOT highway I-25 (I-1)
- o Existing site features include a two-story Boyer's Coffee facility.
- Public sidewalks exist along Washington on the Eastern frontage and encroach into the site by an average of a few feet.

• Proposed Improvements & Coordination

- Proposed site improvements include a five-story mixed-use building that includes a new Boyer's
 coffee facility, 2 anticipated retail spaces, a lower-floor parking garage and 117 affordable housing
 units. The development includes associated concrete walks, patios, and outdoor parking with
 supporting landscaping.
- Stormwater for the site provides water quality treatment above ground in multiple rain gardens
 planned around the site. Once circulating through a rain garden, stormwater is routed to an
 underground detention system at which point the system provides a controlled release rate before
 being routed to the existing County system within Washington Street.
- o The site proposes 2 access points. One to function comparable to the existing condition at the existing intersection. This access point provides one lane entering the site and two lanes existing the site. One thru/left, the other a right-only. It is not anticipated that the existing signal will need to be modified. The site also proposes an additional "right out" only on the southern edge.
- Asphalt pavement thickness requirements for the proposed site are not currently known. Typically, a
 five (5)-inch section is required in parking stalls and a seven (7)-inch asphalt section is recommended
 in drives. These asphalt depths are to be confirmed by the geotechnical engineer.
- O Concrete pavement thickness requirements for the proposed site are not currently known. Typically, an eight (8)-inch section with #4 rebar at 18-inches on center is required for service areas and trash pads, a six (6)-inch section with welded wire mesh is required for drives that receive vehicular traffic, and a four (4)-inch section for walks. Curb and gutter will be constructed within the parking lot with locations agreeable to the County. All concrete paving will have a 28-day, 4500-psi mix with Type II cement and fibermesh reinforcement.
- o Emergency vehicle site access will need to be reviewed and approved by the fire department and county review engineer. The site provides accessible drive aisles on 2 sides of the building, and proposes to provide an FDC on the face of the building for emergency services. Additionally the building and units are to be sprinkled internally and will use fire-resistant gypcrete in accordance with international and local fire code.
- The site has been designed to be ADA compliant using walks, curb ramps, and will provide the federally/locally required number of ADA parking stalls and units.

GRADING AND DRAINAGE

Existing Conditions

- The existing site is previously developed and has approximately 8' of fall from the rear of the site to the frontage. This equates to approximately 1-2% of average grade. The high point is approximately 5153' and a low of approximately 5145'.
- Stormwater collection infrastructure exists near the East side of the site, and appears to discharge directly to the public infrastructure in Washington Street. It does not appear that there is any treatment or detention facility on site.
- There is one existing building on site, and supporting parking. There is additionally a large concrete pad, rending the site as a majority impervious area.

 The site is surveyed as Flood Zone "X", which is outside the 100 year flood plain (under .2% change of annual flood) based on FEMA Flood Insurance Rate Map # 08001C0603 H, Panel 603 of 1150, dated March 5, 2007.

Proposed Improvements & Coordination

- More than 1 acre of disturbance is proposed for this site. Per the requirements in Adams County, stormwater quality enhancements and stormwater detention are proposed on the site. Stormwater Quality is required to be provided above ground. Water quality for this site is obtained using rain gardens. Following initial capture within the rain gardens, the stormwater is routed to an onsite underground detention system in which the stormwater is routed through a control structure to control the release rate. The treated and detained stormwater is then released to a storm main located in Washington St.
- o It is anticipated that minor improvements to Washington Street adjacent to the site will be required, however this activity excludes modification to signal infrastructure.
- o Construction stormwater management and erosion control plans will be required for the site. A State Stormwater Management Plan will be required.
- Subgrade preparation will be required for proposed structures and for new flatwork/paving. The
 geotechnical recommendations for earthwork over-excavation and compaction are not currently
 available.
- o An underground stormwater system is anticipated that shall be constructed of reinforced concrete.
- Rain gardens will attempt to utilize non-invasive, native vegetation, however will prioritize plantings that are most resilient and effective at nutrient removal.

WATER UTILITIES

• Existing Conditions

- There is an existing water meter and backflow preventer serving the existing facility
- o Water mains exist within the Washington Street ROW.
- The site is presently serviced by the North Washington Steet Water and Sanitation District. Applicant
 was provided a "will-serve" letter by the District on 7/25/2024. The District expects sufficient capacity
 for proposed use and unit count.

Proposed Improvements & Coordination

- The site anticipates a 3" Domestic service and a 6-10" fire service. The services will enter the building into an internal meter room.
- An FDC will be provided on the exterior of the building to supplement the sprinkler system in the event of emergency.
- Additional coordination with the city engineers, fire department, and plumbing engineer to determine meter size, fire suppression pipe size, emergency access requirements, and proposed hydrant locations will be required for fire protection for the proposed buildings.
- o Irrigation facilities will be needed for the landscaped areas around the site. Irrigation facilities will be designed by the landscape architect.

SANITARY SEWER UTILITIES

Existing Conditions

 There is an existing gravity sanitary sewer system that extends across the Eastern property line, internal to the site. This main services the existing Boyer's Coffee facility.

Proposed Improvements & Coordination

- The site proposes collecting sanitary flows from all units and commercial facilities to an 8" pipe and shall connect to the existing main running along the eastern frontage.
- o Grease from the coffee facility as well as the other commercial establishments are collected internal to the building and routed to a grease trap.
- The grease trap has been oversized for this current activity and has been sized to accommodate future tenant conversions to restaurant or other grease creating uses.

DRY UTILITIES

• Existing Conditions

- No formal meetings with dry utility companies have occurred as of this date. The location and capacity of these utility services has not been verified. It is recommended that dry utility meetings and procurement of "will-serve" letters occur as soon as possible with the appropriate companies including Xcel (gas/electric), Comcast (cable), etc. Other required non-city utilities such as fiber optic telecom should be explored as well.
- Electrical on this site is currently metered and serviced by Xcel. Xcel has an existing contract with Boyers Coffee for use by their onsite food truck. Xcel does not have a contract with Applicant as of this date
- This site previously contained a gas meter via Xcel. Xcel has removed this meter prior to Applicant's acquisition of the property.

Proposed Improvements & Coordination

o Further coordination with the project mechanical engineer and the appropriate utility companies will be required to determine the size and location of all dry utility improvements and to identify lines to be relocated or abandoned as part of the redevelopment of the site.

III-FUTURE LAND USE CONSIDERATIONS

Alignment with Welby Subarea Plan (2014)

The Welby Subarea was identified in the Advancing Adams Comprehensive Plan update of 2012 as an important opportunity area to study. Via the subarea planning process, a blueprint for Welby and the place it can evolve into was determined by the community. The adopted subarea plan states, "It is important to note that while the Welby Plan informs future development, and the needs and wants of the community (thus providing predictability), it is advisory in nature and is a dynamic document that can evolve and respond to changing conditions. It envisions vibrant corridors and neighborhoods built on community pride."

The Welby project being submitted will meet the following strategies laid out in the adopted subarea plan: **Economic Development**: Develop a vibrant, strong, and friendly business environment that encourages residential, commercial, and industrial development where new development from diverse markets is embraced. The project will reinstate a beloved community hub within the retail ground floor, have opportunities for suitable additional retail spaces at the ground floor (retail spaces beyond Boyers Coffee area are being kept flexible at this time to allow for appropriate retail to grow with the market) and introduce residential uses into the area to help define the neighborhood as a vibrant and friendly community for business.

Environmental: Seek to create a greener and healthier environment. The project will deliver a newly constructed building under all the latest energy code requirements and safety standards, promote active & communal lifestyles, and provide amenities to reduce dependence on vehicles. Although not finalized for this project, sustainability is a Maiker mission statement and all new Maiker construction projects follow either Electrification-Ready with EGC+ or

All-Electric designation with Zero Energy Ready Homes.

Historical & Cultural: Honor Welby's rich agricultural past and create and promote a culturally enriched environment. *The project team is working closely with the historic Welby community to incorporate and honor the memory of the schoolhouse and the history of the Welby community through public art, reuse of original building materials, and historic photographs.*

Infrastructure: Provide for the safe, efficient, and cost-effective movement of people, goods, and services that will promote growth in the community *The project will deliver upgrades to the existing infrastructure on the site and provide another step in the direction of growth and safety envisioned along the corridor.*

Public Safety: Maintain a safe community environment. *The project will deliver upgrades to the existing fire* damaged building on the site and provide another step in the direction of growth and safety envisioned along the corridor.

Recreation, Open Space, and Agriculture: Provide a variety of recreational opportunities, preserve existing open space, and utilize agricultural areas for educational and economic prospects with willing property owners. *The project will deliver a newly constructed building and community gathering hub. The building open space will be more urban use, and the occupants will have the opportunity to access Clear Creek Trail less than .5 miles from the property along Washington. Like other Maiker projects, active amenities will be a highlight of this building to create livable, community-driven homes where people want to live.*

Vibrant Neighborhoods: Support a resilient community rich in different ages, incomes, and household types, and promote distinctive and attractive neighborhoods with a strong sense of place that sustains the vision of Welby The project will deliver 117 permanently affordable housing units to Adams County, maintained and managed by Maiker Housing Partners. All common areas, entries, and amenities will be ADA accessible, with multiple units designed for ADA and hearing/visually assisted residents. The project's placement at the south edge of the Welby neighborhood allows for a more vertical and urban architecture, appropriate with the adjacent future land use the corridor envisioned in the Subarea Plan.

Alignment with Advancing Adams Comprehensive Plan (2022)

The Welby project will meet the following strategies laid out in the comprehensive plan update from 2022.

Community and Housing (COH)

Strategy COH 2.1.02: Encourage a variety of housing types in locations proximate to job centers and transit access. The project has great proximity to the economic employment areas for Adams County. It has immediate highway access and is centrally located to the major career-hubs of Downtown Denver, Boulder, and Broomfield (each only ±20-minute drive). The site is along Washington Blvd, with an RTD Bus immediately adjacent to the property.

Strategy COH 2.1.03: Support programs, partners, and development projects that increase housing choices including affordable housing and missing middle housing, as further detailed in the 2018 Balanced Housing Plan and subsequent updates. The project will deliver 117 affordable housing units to Adams County, to residents with mixed incomes of between 30% AMI and 70% AMI. All common areas, entries, and amenities will be fully ADA-compliant and multiple units will be designed to accommodate ADA residents or residents who are requiring hearing/visually assistance. Maiker may include Project Based Vouchers at this property. Maiker's HCV and FCV departments specialize in providing multiple services to all residents, including: rent & utility assistance, various aid programs, and multiple annual events for residents (community gatherings, service days, job workshops, health seminars, and others).

Strategy COH 4.1.06: Explore opportunities to expand affordable housing and work-force housing to meet the needs of current and future residents and the County's economic development goals. *Under PUD zoning, the project will deliver 117 affordable housing units to Adams County, to residents with mixed incomes of between 30% AMI and 70% AMI. (NOTE - This is 43 more units than would be allowable under MU zoning.) These AMI's cover a range of professions including teachers, postal service workers, retail and industrial workers, and young professionals just starting in the workforce. AMI's will be selected from a completed market study to identify current demand. Being a Public Housing Authority, all units will remain affordable for the life of the building.*

Strategy COH 5.1.01: Establish transitions in land use between residential and industrial areas to reduce exposure to air and noise pollutants. The Mixed-Use Employment future land use identified in the Welby Subarea Plan characterizes the uses as light industrial, office, indoor warehousing and other clean industry... suitable to work with adjacent multi-family residential uses. A Noise Study was completed by DL Adams and Associates between January 11-17, 2024 which identified acceptable noise levels for residential housing at this location. (SEE ATTACHED REPORT AT END OF DOCUMENT)

Cultural Heritage (CH)

Strategy CH 3.3.02: Explore various techniques such as wayfinding signage, public art, and other programming elements to identify and recognize Organized Neighborhood Groups and/or census tracts within the unincorporated county The project team is working closely with the historic Welby community to incorporate and honor the waning memory of the schoolhouse and the history of the Welby community through public art, reuse of original building materials, and historic photographs.

Five Strategic Corridors and Subareas (CSP)

Strategy CSP 1.3: Coordinate with jurisdictions and property owners to establish consistent design elements to contribute to a more cohesive physical character along a corridor.

Strategy CSP 4.3: Continue to review the FLUM, zoning, and vision established by sub-area plans to evaluate new proposed residential uses and other uses that conflict with and may be negatively impacted by permitted industrial operations that align with their future land-use designation.

Strategy CSP 4.6: Coordinate with property owners on the corridor to identify opportunities to rezone to mixed-use to align development with the Future Land-Use map. This project will be a catalyst to help spur the visioning along the Washington Corridor within the Welby Subarea Planning process and subsequent Advancing Adams Comp Plan updates. The project will bring ROW improvements via improved sidewalks (ADA), landscaping, and building and parking placement. The planning originally considered mixed use development in the northern section of the corridor, however, the plan left space for reevaluation over time. Our proposal is an opportunity for Adams County to identify this site as a great potential to align residential use with future growth of the corridor and work alongside the clean, indoor industrial uses' that could also activate the corridor per the Welby Subarea Plan. The project will advance an identity for the Welby neighborhood that is forward thinking but respectful of the past.

2-02-15-06-02 ZONING MAP AMENDMENTS - Criteria For Rezoning

The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a Zoning Map amendment, shall find:

The Zoning Map amendment is consistent with the Adams County Comprehensive Plan. The PUD zone designation is consistent with the Welby Subarea Plan and thereby the Advancing Adams Comprehensive Plan 2022 as outlined above.

The Zoning Map amendment is consistent with the purposes of these standards and regulations. The PUD

zone designation is consistent with the purposes of these standards and regulations as outlined above.

The Zoning Map amendment will comply with the requirements of these standards and regulations. The PUD zone designation will comply with all requirements as outlined above.

The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

The PUD zone designation is compatible to the area and neighborhood, and not detrimental to future development nor health and safety as outlined above.

ATTACHMENT A
MAIKER BOYERS - Site Noise Assessment Report

January 26, 2024

Ms. Kate Adams Sopher Sparn Architects, LLC 3340 Walnut Street Denver, Colorado 80205

Subject: - Maiker Housing - Site Noise Assessment (DLAA #23-124)

Dear Kate,

Between January 11, 2024 and January 17, 2024, D. L. Adams Associates conducted long-term noise measurements at the Maiker Housing project site in Denver, CO. The site is located adjacent to a large highway interchange (NE corner of I-25 and I-270), as well as facing a busy surface artery (Washington Street). Measurements were conducted over 5 days for 24 hours a day to capture background noise levels from highway and street traffic. Results of measurements are compared to industry standards, such as the U.S. Department of Housing and Urban Development's Noise Guidebook.

Please note, our recommendations are based on meeting acoustical objectives only, and should be reviewed by qualified personnel for compliance with applicable building codes prior to implementation.

Measurement Procedure

Sound level measurements were taken with a Larson Davis Model 831 (S/N 0003720) sound level meter, using a PCB model 377B20 (S/N 108760) ½" free-field microphone. Calibration for the measurement system (sound meter, preamp, and microphone) was checked in the field before and after the measurements with a Larson Davis CAL 200 Acoustic Calibrator (S/N 15795).

We placed the meter on a rooftop above the south portion of the building, facing west, towards the nearest highway, approximately 250 feet from the edge of I-270; see Figures 1 and 2 below. Measurements began on Thursday, January 11, 2024 at approximately 11:00 a.m. and ended Wednesday, January 17, 2024 at approximately 1:00 p.m. Data for January 11 and January 17 was not used, as full 24-hour periods were not measured.

The measurements recorded the overall A-weighted sound level (LA_{EQ}) in 15-minute intervals, as well as the average sound level in each octave and one-third octave frequency band. Statistical metrics, such as the L_{MAX} , L_{MIN} , L_{99} , L_{90} , L_{50} , L_{25} , L_{10} , and L_{01} were also measured in terms of overall A-weighted level, octave, and one-third octave bands.





Figures 1 and 2. Measurement Equipment Location At South Rooftop

Noise Criteria

We compared the on-site noise levels to industry standards, including HUD standards.

HUD Criteria

The U.S. Department of Housing and Urban Development (HUD) Site Acceptability Standards for exterior sound levels are summarized in Table 1 below. These standards regulate the acceptability of sites for residential buildings with HUD funding, but are also useful in evaluating projects not seeking HUD funding. Levels are expressed in terms of Day-Night Average Sound Level ($L_{\rm DN}$), which is the average sound level over a 24-hour period to which a 10 dB penalty has been applied to nighttime hours (10:00 p.m. to 7:00 a.m.).

Table 1: HUD Site Acceptability Standards

Category	DNL	Comments
Acceptable	Less than or equal to 65 dBA	No special acoustical design consideration necessary.
Normally Unacceptable	Greater than 65 dBA, but less than or equal to 70 dBA	5 dB additional attenuation required through the use of barriers or in design to ensure interior noise levels are acceptable.
Normally Unacceptable	Greater than 70 dBA, but less or equal to 75 dBA	10 dB additional attenuation required through the use of barriers or in design to ensure interior noise levels are acceptable.
Unacceptable	Greater than 75 dBA	Attenuation measures must be submitted and approved on a case-by-case basis.

Measurement Results

The Day-Night average sound level (L_{DN}) adds 10 dB to the sound level measured during nighttime hours (10:00 p.m. to 7:00 a.m.). Table 2 below displays the L_{DN} levels for each day that the meter was recording measurements, as well as the calculated noise levels at the property line, closer to the highway than the measurement location; see discussion below.

Table 2: Daily Levels at Measurement Location and est. at Property Line (dBA)

Date	Leq (meas.)	L _{DN} (meas.)	Leq (est.)	L _{DN} (est.)
January 12	63	69	65	71
January 13	56	60	58	62
January 14	58	62	60	64
January 15	57	63	59	65
January 16	64	68	66	70

Discussion

Based on industry standards, daily L_{DN} levels are either Acceptable, or Normally Unacceptable. Traffic noise levels are clearly higher on weekdays, with the highest levels measured on a Friday and a Tuesday, and the lowest levels on Saturday and Sunday, and slightly higher levels on Monday, which was a holiday (MLK Jr. Day). Our design will address the worst-case scenario, which are the Normally Unacceptable weekday traffic levels. This requires, as per the HUD design standard, the exterior facade of building(s) on the site to undergo acoustic study, to ensure that the interior noise level of residential units caused by exterior noise sources does not exceed 45 dBA. We therefore conducted a study of the exterior building façade, to determine what construction would be required to allow the residential units facing the highway to meet this standard.

We performed schematic level exterior-to-interior noise transmission calculations. Two different source levels, A & B, were used. Source A was an average exterior weekday noise level of 63 dBA at the property line and Source B was a maximum exterior weekday noise level of 72 dBA at the property line. Note that the maximum sound levels do not represent the absolute loudest sounds measured on site, as it is typically impractical for the building design and/or budget to accommodate these infrequent events, nor is this required to meet the applicable standards. However, the maximum noise level used in our calculations does represent the vast majority of louder noise sources impacting the measurement location.

As we did not have building plans, we assumed the receiving room façade was at the property line closest to the highway, approximately 200' from the edge of the elevated roadway, at the southwest corner of the property. We used the measured noise levels to calculate the increased noise levels that would have been measured at the receiving room location. As our measurement location was significantly above grade, close to the level of the elevated roadway, we did not calculate any change in sound level due to elevation; noise levels at upper floors, being further from the roadway, will typically be less than those on lower floors. We assumed the room was sized 12'L x 12'W x 9'H (average size for residential multifamily bedroom).

Exterior system isolation performance levels are shown in both Composite Sound Transmission Class (STC_C) and Outdoor/Indoor Transmission Class (OITC) values. Composite ratings are

Kate Adams January 26, 2024 Page 4 of 4

affected by the STC ratings of individual components, and the relative square footage of these components. Actual square footages are not currently available, but wall performances are typically dominated by the glazing system performance, as glazing typically has the lowest sound isolation performance of any component of the building façade. The total square footage of glazing will therefore most directly affect the composite rating of the facade. We assumed a window size typical to some of our past residential projects; if the amount of glazing on this project ends up being significantly larger than average, this analysis may require revision.

Three different exterior systems were used in this analysis. Exterior System #1 was rated STC_C 35 (glazing STC 31 / OITC 26), Exterior System #2 was rated STC_C 39 (glazing STC 35 / OITC 30), and Exterior System #3 was rated STC_C 45 (glazing STC 41 / OITC 35). For all systems, a wall STC rating of 45, which is typical for market-rate residential construction, was used. This wall type is comprised of gypsum board on the interior, insulation in the stud cavity, exterior sheathing, and paneling/siding over the sheathing, typically Hardie board or metal panels.

The results of these basic noise transmission calculations are summarized in Table 3 below. Note that these levels are only the contribution of exterior noise to the background noise levels within units. Other daily noise sources, such as HVAC systems, typically cause some of these levels to be higher.

Table 3. Exterior-to-Interior Noise Calculations

Exterior System Performance	Interior Level from AVG Exterior Noise (63 dBA)	Interior Level from MAX Exterior Noise (72 dBA)
Exterior System #1: STC _C 35 (Glazing STC 31 / OITC 26)	30 dBA	39 dBA
Exterior System #2: STC _C 39 (Glazing STC 35 / OITC 30)	28 dBA	38 dBA
Exterior System #3: STC _C 45 (Glazing STC 41 / OITC 35)	28 dBA	37 dBA

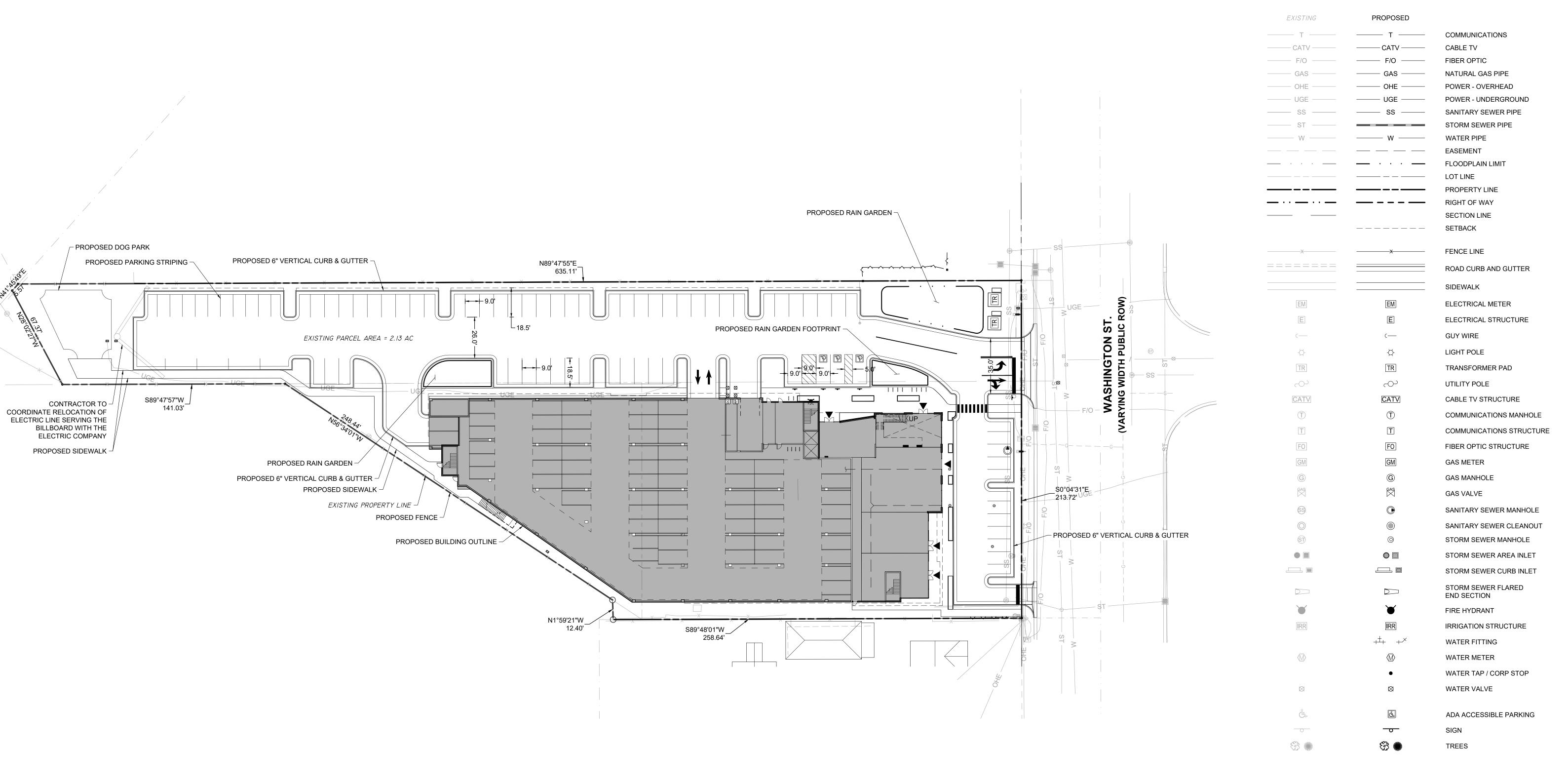
As stated above, HUD standards stipulate a maximum interior noise level from exterior noise sources of 45 dBA. Based on our calculations, no special glazing would be required to meet this criterion. We typically recommend, as a design goal for residential units, a more stringent criterion of 35 dBA, for enhanced occupant comfort, and to accommodate occasionally louder sounds. However, given exterior noise levels, this would require the use of specialty windows (thicker/laminated glazing, deeper window frames) for windows facing the highway, which would significantly increase the cost of the windows. Limiting the amount of glazing in rooms facing the highway will also reduce intrusive noise.

If you have any questions about information in this report, please do not hesitate to ask.

Sincerely,

Scott Petrovits
Senior Consultant

LEGEND

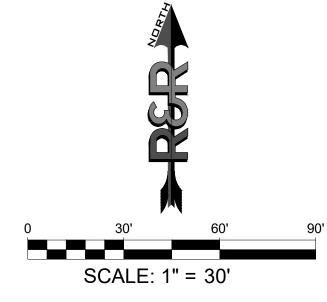


BENCHMARK (NAVD83 Datum)
ORIGINATING BENCHMARK:
SET MAG NAIL IN ASPHALT AS SHOWN ON SHEET 2. USED OPUS PROCESSING FOR COORDINATE AND ELEVATION

(96%). (LIES APPROXIMATELY 9.2' NORTH OF WESTERLY MOST CORNER OF CONCRETE FOUNDATION.)

RESULT ON MARCH 9, 2023, HAVING USED 13,340 OF 14,196 OBSERVATIONS (94%) AND 68 OF 71 FIXED AMBIGUITIES

ELEVATION = 5149.69'







DO NOT SCALE FROM DRAWING. VERIFY ALL DIMENSIONS ON SITE.







PDP & REZONING SUBMITTAL

11/22/2024

C1.01

6/27/2023 at 2:40 PM, 1 OF 4, REC: \$28.00 DocStamp: \$225.00

TD Pgs: 2 Josh Zygielbaum, Adams County, CO.

SPECIAL WARRANTY DEED

WITNESS, that Grantor, for and in consideration of the sum of Ten and No/100s Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, grant, bargain, sell and confirm unto Grantee, and Grantee's heirs and assigns, forever, all of Grantor's right, title and interest in and to (i) that certain real property located in Adams County, Colorado being more particularly described in EXHIBIT A attached hereto and incorporated herein by this reference, together with all reversions, remainders, easements, rights-of-way and appurtenances (the "Land"), and (ii) any and all improvements placed, constructed, installed or located on the surface of the Land;

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained Land;

TO HAVE AND TO HOLD the said Land above bargained and described unto Grantee, and Grantee's successors and assigns forever, and Grantor does covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of Grantee, and Grantee's successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, subject to all statutory exceptions and all exceptions provided in EXHIBIT B attached hereto and by this reference incorporated herein.

[Signatures on the following page]

Recording Requested by: FNTG-NCS Colorado

N00411029

6/27/2023 at 2:40 PM, 2 OF 4,

TD Pgs: 2 Josh Zygielbaum, Adams County, CO.

IN WITNESS WHEREOF the Grantor has executed this deed on the date set forth above.

GRANTOR:

7295 HOLDING COMPANY, LLC, a Colorado limited liability company

By: Mariow, Manager

Douglass Barrow, Manager

STATE OF COLORADO

county of Adams) ss.

The foregoing instrument was acknowledged before me this Hay of June, 2023, by Jason Barrow and Douglass Barrow, as Managers of 7295 Holding Company, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 09/21/2023

MY COMMISSION EXPIRES SEPTEMBER 21, 2023

[SEAL]

Notary Public

6/27/2023 at 2:40 PM, 3 OF 4,

TD Pgs: 2 Josh Zygielbaum, Adams County, CO.

EXHIBIT A to Special Warranty Deed

Legal Description

Lot 1 of Amended Boyer Coffee Subdivision, situated in the County of Adams, State of Colorado.

And that parcel described in Quitclaim Deed recorded April 25, 2017 at Reception No. 2017000035965, as follows:

A parcel of land, Parcel 105 REV.3-EX, being a portion of Parcel 105, REV.3 of the Department of Transportation, State of Colorado, Project No. IM-IR(CX) 025-3(107) Phase I, situated in the Southeast Quarter of Section 34, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Amended Boyer Coffee Subdivision, said document recorded in Book F18 at Page 929 under Reception No. C1190981 of the Adams County Records; thence South 89°52'32" West along the Westerly extension of the South line of said Lot 1, a distance of 18.24 feet; thence North 01°54'50" West, a distance of 12.40 feet to a point on the Southwest line of said Lot 1, said point being the Northeasterly line of said Parcel 105, REV.3; thence South 56°29'30" East along said Southwest and Northeasterly line, a distance of 22.37 feet to the Point of Beginning.

Basis of Bearings: Bearings are based on the South line of Lot 1, Amended Boyer Coffee Subdivision recorded at Reception No. C1190981 bearing South 89°52'32" West.

For informational purposes only: Assessor Parcel No. R0152797 / 0171934408003

6/27/2023 at 2:40 PM, 4 OF 4,

TD Pgs: 2 Josh Zygielbaum, Adams County, CO.

EXHIBIT B to Special Warranty Deed

Permitted Exceptions

- 1. Taxes and assessments for the year 2023 and subsequent years, a lien not yet due and payable.
- 2. Reservation of an easement for a concrete lined water ditch as disclosed in the Warranty Deed recorded November 27, 1987 in Book 3393 at Page 415.
- 3. Reservation of all right or rights of access to and from S.H. 25 and 270, as described in the Quit Claim Deed from the Department of Transportation, State of Colorado, to William J. Boyer, recorded April 25, 1996 in Book 4732 at Page 408.
- 4. Notes, easements and rights of ways as shown on the plat of Amended Boyer Coffee Subdivision recorded August 11, 2003 in Book F18 at Page 929 at Reception No. C1190981.
- 5. Encroachment of a fence on the Property along the southwesterly property line as shown on the ALTA/NSPS Land Title Survey prepared by R&R Engineers-Surveyors, Inc., dated March 17, 2023, and designated as Project No. MH23023.
- 6. Terms, conditions, provisions, burdens and obligations as set forth in that certain unrecorded Option to Lease Agreement by and between Grantor and Grantee, as evidenced by the Memorandum of Option to Lease Agreement recorded on even date herewith after this Special Warranty Deed.
- 7. Right of tenants, as tenants only, with respect to unrecorded leases.

26526589v4

North Washington Street

Water and Sanitation

District

3172 E. 78th Avenue, Denver, CO 80229 303 / 288 – 6664

To Whom It May Concern:

Dear Sir/Madame:

The North Washington Street Water and Sanitation District ("District") provides the following in response to your request for water and sanitary sewer service dated July 25th 2024 related to the property located at 7295 Washington Street Denver CO 80229. ("Property"). The District can provide water and sewer service to the Property based on conditions set forth herein. The following are general requirements for water and sanitary sewer service. The District Rules and Regulations and the standards and requirements of Denver Water and Metro Wastewater Reclamation District must be complied with as an on-going condition of service.

The subject Property is understood to be entirely within the service and boundary area of the District based on your assertions. The District makes no representation or warranty in regard to the Property boundaries and applicant is responsible for verification of same. If the Property is outside of the District's boundaries, applicant is responsible for undertaking and paying all costs to include the Property within the District's boundaries. Treatment of sewage generated within the District is provided by the Metro Wastewater Reclamation District. Treatment and provision of water within the District is provided by Denver Water. Conditions for water and sanitary service from the District include meeting the requirements contained herein and payment of all fees and costs as provided in District's Rules and Regulations along with those of Denver Water and Metro Wastewater Reclamation District. Timing of water and sanitary availability is subject to further coordinated by the County and District.

Water and Sanitary availability are subject to review and acceptance of design documents from owner/developer of the Property, by the District. Appropriate right-of-way easements and agreements are required for all water and sanitary sewer extensions. Jurisdictional coordination, approvals, permitting, license agreements and easements are to be completed prior to acceptance of plans. All costs associated with collection and distribution system improvements required to serve the Property are the responsibility of the owner/developer including guarantee of improvements and warranty periods.

Receipt of service is also subject to all costs being paid by owner/developer for engineering, reviews, construction, observation, and inspections at the then current rate fee structure established by the District, including establishing an imprest account with the District as a deposit for such accounts. Please be aware that proper tap connection and development fees are required to be paid, at the most recent fee schedule, prior to connection to the District main.

The North Washington Street Water and Sanitation requires a signature of acceptance of this Will Sever Letter by the developer prior to scheduling a pre-design meeting.

Signature of developer representative:	<u>.</u>
Print Signature:	
Date: Mike DeMattee	

mdemattee@nwswsd.com

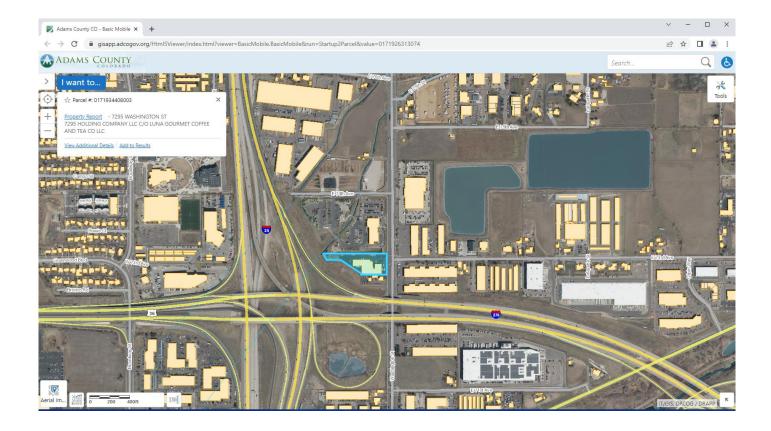
District Manager

303-288-6664

Exhibit A Legal Description of the Subject Property

SUB:AMENDED BOYER COFFEE SUBD LOT:1 TOG WITH PARC 105 REV 3-EX BEING A PORT OF THE SE4 OF SEC 34/2/68 DESC AS FOLS BEG AT THE SW COR OF LOT 1 AMENDED BOYER COFFEE SUBD TH S 89D 52M 32S W 18/24 FT TH N 01D 54M 50S W 12/40 FT TH S 56D 29M 30S E 22/37 FT TO THE POB (REC NO 2017000035965), COUNTY OF ADAMS, STATE OF COLORADO, also commonly known as 7295 N. Washington Street, Denver, Colorado 80229.

Parcel Number: 0191934408003





Statement Of Taxes Due

Account Number R0152797 Assessed To Parcel 0171934408003 MHP AQUISITIONS LLC 3033 W 71ST AVE STE 1000 WESTMINSTER, CO 80030-5440

Legal Description Situs Address

SUB: AMENDED BOYER COFFEE SUBD LOT: 1 TOG WITH PARC 105 REV 3-EX BEING A PORT OF THE SE4 OF SEC 34/2/68 DESC AS FOLS BEG AT THE SW COR OF LOT 1 AMENDED BOYER COFFEE SUBD TH S 89D 52M 32S W 18/24 FT TH N 01D 54M 50S W 12/40 FT TH S 56D 29M 30S E 22/37 FT TO THE POB (REC NO 2017000035965)

7295 WASHINGTON ST

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023 \$9,4	15.60	\$282.47	\$0.00 (\$	59,698.07)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 07/25/2024					\$0.00
Tax Billed at 2023 Rates for Tax Area 085 -	085				
Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$337.03	COMM LND	\$360,215	\$92,130
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$1,608.92	WHSE/STORAG		
GENERAL	22.7110000	\$2,095.31	FARM/RANCH BLD		\$130
NORTH WASHINGTON WATER & SA	0.5740000*	\$52.96	COUNTY TOTAL LAND	\$382,601	\$25,630
RETIREMENT	0.3140000	\$28.97	9239	\$515	\$30
ROAD/BRIDGE	1.3000000	\$119.94			
DEVELOPMENTALLY DISABLED	0.2570000	\$23.71	Total	\$743,816	\$117,920
SD 1 BOND (Mapleton)	10.0790000	\$929.89			
SD 1 GENERAL (Mapleton)	42.4750000	\$3,918.75			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$9.23			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$83.03			
SOCIAL SERVICES	2.2530000	\$207.86			
Taxes Billed 2023	102.0550000	\$9,415.60			

Tax amounts are subject to change due to endorsement, advertising, or fees. Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer & Public Trustee 4430 S Adams County Parkway, Suite W1000 Brighton, CO 80601 720-523-6160

* Credit Levy

LSC TRANSPORTATION CONSULTANTS, INC.



1889 York Street Denver, CO 80206 (303) 333-1105 FAX (303) 333-1107 E-mail: lsc@lscdenver.com

November 20, 2024

Mr. Jacob Schneck Sopher Sparn Architects, LLC 2505 Walnut Street, Suite 200 Boulder, CO 80302

> Re: Maiker Boyers Adams County, CO LSC #240770

Dear Mr. Schneck:

Per your request, we have completed this trip generation compliance letter for the proposed Maiker Boyers redevelopment in Adams County, Colorado.

INTRODUCTION

The purpose of this letter is to estimate the trip generation potential for the currently proposed land use.

LAND USE

The redeveloped site is proposed to include about 117 apartment dwelling units, a coffee shop with about 2,031 square feet, and about 2,159 square feet of retail space. The conceptual site plan is attached for reference.

TRIP GENERATION

Table 1 shows the estimated average weekday, morning peak-hour, and afternoon peak-hour trip generation for the currently proposed land use based on the rates from *Trip Generation*, 11th Edition, 2021 by the Institute of Transportation Engineers (ITE).

The currently proposed land use is projected to generate about 1,733 vehicle-trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 109 vehicles would enter and about 128 vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:00 p.m., about 68 vehicles would enter and about 58 vehicles would exit the site. These estimates are expected to be reduced due to passby trips as shown in Table 1.

CONCLUSION

The peak-hour trip generation potential of the proposed Maiker Boyers redevelopment is reasonable and can be accommodated by the existing traffic signal control.

* * *

We trust this information will assist you in planning for the proposed Maiker Boyers redevelopment.

Respectfully submitted:

LSC Transportation Consultants Inc

3901

Christophen S. McGranahan, P Principal/President

CSM/wc

11-20-24

Enclosures: Table 1

Site Plan

 $G: \label{lem:gamma:projects 2021-2030} \ 2024 \ 240770-Maiker Boyers Trip Gen \ Report \ Maiker Boyers Trip Gen-112024. wpd \ Report \ Maiker Boyers \ Maiker \ Ma$

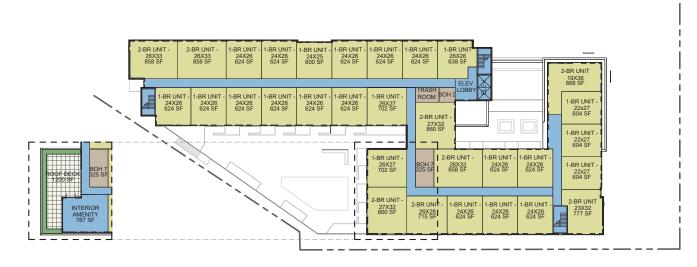
Table 1 ESTIMATED TRAFFIC GENERATION Maiker Boyers Adams County, CO

LSC #240770; November, 2024

		Trip Generation Rates (1)					Vehicle-Trips Generated				
		Average	Average AM Peak-Hour PM Peak-Hour		ak-Hour	Average	AM Peak-Hour		PM Peak-Hour		
Trip Generating Category	Quantity	Weekday	ln	Out	ln	Out	Weekday	In	Out	ln	Out
CURRENTLY PROPOSED LAND USE											
Apartments (2)	117 DU ⁽³⁾	4.54	0.085	0.285	0.238	0.152	531	10	33	28	18
Coffee Shop (4)	2.031 KSF (5)	533.57	47.471	45.609	16.145	16.145	1,084	96	93	33	33
Retail ⁽⁶⁾	2.159 KSF ⁽⁵⁾	54.45	1.416	0.944	3.295	3.295	118	3	2	7	7
						Total =	1,733	109	128	68	58
					Passby 1	Trips ⁽⁷⁾ =	1,005	85	85	32	32
					Primary	y Trips =	728	24	43	36	26

Notes:

- (1) Source: Trip Generation, Institute of Transportation Engineers, 11th Edition, 2021
- (2) ITE Land Use No. 221 Multifamily Housing (Mid-Rise)
- (3) DU = dwelling units
- (4) ITE Land Use No. 936 Coffee/Donut Shop w/o drive-through window no daily rate given the daily rate is based on the rates for with drive-through because the peak-hour rates are similar.
- (5) KSF = 1,000 square feet
- (6) ITE Land Use No. 822 Strip Retail Plaza (<40k)
- (7) Passby trips are assumed to be 34% for the retail land use and 89% for the coffee shop land use based on the *Trip Generation Handbook*, 3rd Edition.



3 03 - PDP THIRD FLOOR PLAN



4 05 - LEVEL 5 ROOF DECK PLAN

TOTAL BUILDING AREA				
LEVEL FLOOR AREA				
01 - GROUND LEVEL	34343 SF			
02 - SECOND LEVEL	25666 SF			
03 - THIRD LEVEL	25428 SF			
04 - FOURTH LEVEL	25440 SF			
05 - FIFTH LEVEL	25012 SF			
TOTAL BUILDING AREA	135888 SF			

NET COMMERCIAL ARE	Α	
FLOOR AREA		
5050.05		

FLOOR AREA 105218 SF	NET RESIDENTIAL AREA				
105218 SF	FLOOR AREA				
	105218 SF				

PROPOSED - UNIT BREAKDOWN		
UNIT TYPE	LEVEL	COUNT
1-BR	02 - SECOND LEVEL	21
1-BR	03 - THIRD LEVEL	23
1-BR	04 - FOURTH LEVEL	23
1-BR	05 - FIFTH LEVEL	21
1-BR: 88 88		
2-BR	02 - SECOND LEVEL	6
2-BR	03 - THIRD LEVEL	8
2-BR	04 - FOURTH LEVEL	8
2-BR	05 - FIFTH LEVEL	7
2-BR: 29		29
TOTAL UNIT COUNT: 117		117

PARKING COUNT LEGEND			
PROPOSED PARKING			
STANDARD	= 117 (79%)		
COMPACT	= 31 (21%)		
TOTAL PROPOSED PARKING	=148 SPACES		
REQUIRED PARKING			
RESIDENTIAL PARKING	= 132 SPACES		
((88) - 1-BR UNITS @ 1 SPACE	= 88 SPACES)		
((29) - 2-BR UNITS @ 1.5 SPAC	E = 44 SPACES)		
VISITORS @ 15% OF 132	= 20 SPACES		
RETAIL @ 1 SPACE PER 3 SEA	TS = 30 SPACES		
TOTAL REQUIRED PARKING	= 182 SPACES		
PROPOSED PARKING	~ 18.6% REDUCTION		
REDUCTION	(-34 SPACES)		
PROPOSED RESIDENTIAL	1.01 SPACES/ UNIT		
PARKING RATIO			

AVG. UNIT AREA			
UNIT TYPE AVERAGE AREA			
-BR	624 SF		
-BR 860 SF			

	EXISTING	PROPOSED
ZONING	I-1	PUD
USE	MANUFACTURING/ DISTRIBUTION	COMMERCIAL, RESIDENTIAL MIXED-USE
SITE AREA	2.13	2 AC
DWELLING UNITS PER ACRE	54.8 DUAC	
OCCUPANCY	R-2; M; B	
CONSTRUCTION TYPE	5 STORIES: (4) STORIES TYPE VA OVER (1) STORY TYPE IA	
SPRINKLERED	NFPA 13	
PROPOSED HEIGHT	5 STORIES; APPROX. 60' - 0"	
PROPOSED BUILDING AREA	135,888 SF	
PROPOSED SETBACKS		
FRONT	50' - 0"	
REAR	N/A	
SIDE - SOUTH	10' - 5"	
SIDE - NORTH	70' - 4"	

ZONING SUMMARY





MEMORANDUM

To: Brayan Marin, Case Manager - Senior Planner @ Adams County Planning and Development

From: Erin Bagnall - SOPHER SPARN ARCHITECTS LLC

Project: The Welby – 7295 Washington St, Denver, Colorado 80229

Date: 22 November 2024

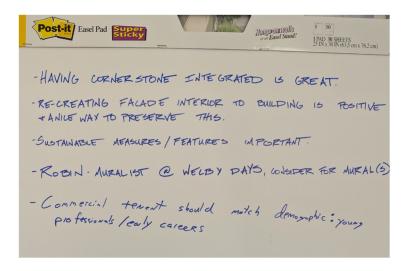
Re: NEIGHBORHOOD MEETING SUMMARY – Rezoning and PDP Review Submittal

Neighborhood Meeting

As a part of the Redevelopment requirements, a neighborhood meeting was held at Welby Community School Cafeteria on October 15th, 2024. Because of the location, we increased the radius for notice to 2000' feet from the property. We provided information about the schematic plans, elevations and perspectives for all in attendance. The format was an open house, allowing attendees the opportunity to provide feedback and react to the concept. The team found that after holding the previous two charettes with the community, the feedback from the neighborhood meeting was positive.

COMMENT CARD
Name (Optional): Zobin Operisio
Comments: Left the Art, love the corner stone
LOVE WELFY SIGN "
ALSO LOVE The re-use of the original
Pol





SIGN IN

MAIKER BOYERS NEIGHBORHOOD MEETING 10.15.2024

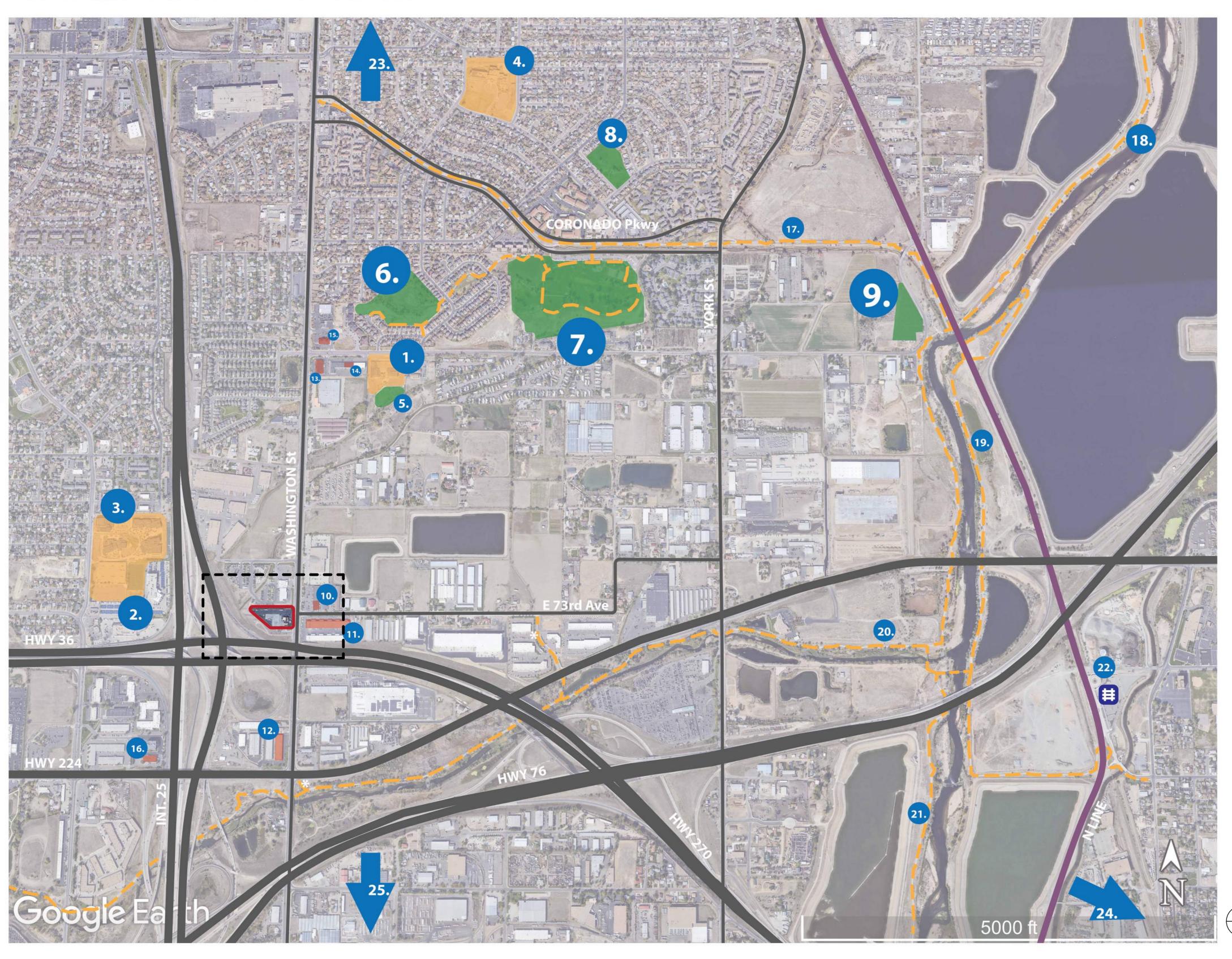
No	Name	Email	Mailing Address
1	Rose Many Heidenker	ich tosemaristan ann	421 E 76th cart not 10 even 1 Co 80229 581 E 767 Ave Denver Co 80229
2	Carolo Adducci	Adduccic agicom	581 € 767 Ave Denver Co 80229
3		Frank @ centerland : com	Denver Co 80229 7285 G-1/pm Way #100 Denver 80229
4			
5		lildumper@comcast.net	7150 Broadway 8001 451 E. 76 th Ave Denver 80209
6	VicaNorma Fran	UL N-FRANKOCOLORODH	SHTING SON 74CI PACE
7	Loura molin as		7405 Ray St 80229
8	Robin OPS/150	robinodorisio Csma Dem	7403 Race 80229
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SOPHERSPARN

ARCHITECTS LLC

Attachment A: Neighborhood Meeting Presentation Boards

VICINITY MAP



LEGEND

SITE

7295 WASHINGTON STREET

EDUCATION

- 1. WELBY COMMUNITY SCHOOL 1 MILE
- 2. MAPLETON PUBLIC SCHOOLS 1.4 MILES
- 3. GLOBAL LEADERSHIP ACADEMY 1.6 MILES
- 4. CORONADO HILLS ELEMENTARY SCHOOL 2 MILES

RECREATION

- 5. WELBY LEARNING PARK 1 MILE
- 6. SANDHOFER OPEN SPACE 1 MILE
- 7. ROTELLA PARK 1.6 MILES
- 8. CITY VIEW PARK 1.8 MILES
- 9. STEELE STREET PARK 2.2 MILES

AMENITIES

- 10. MR. EGG .1 MILE
- 11. FARM TO TRUCK COLORADO .2 MILES
- 12. PHO 15 .4 MILES
- 13. RICCO'S BURRITOS .8 MILES
- 14. CROSSFIT EMINENCE .8 MILES
- 15. JAY'S GRILLE & BAR .8 MILES
- 16. ETAI'S BAKERY CAFE .8 MILES

MULTIMODAL PATHS *NOTES POSSIBLE ELITLIBE CONNECTIONS

- 17. NIVER CREEK TRAIL
- 18. COLORADO FRONT RANGE TRAIL
- 19. FERNALD TRAIL
- 20. CLEAR CREEK TRAIL
- 21. S PLATTE RIVER TRAIL

LIGHT RAIL

22. 72nd AVE STATION - 3.4 MILES



- 23. WALMART 2 MILES
- 4. KING SOOPERS 5.4 MILES
- 25. RINO ART DISTRICT 6.1 MILES

CONCEPTUAL WORK-IN-PROGRESS AND SUBJECT TO CHANGE



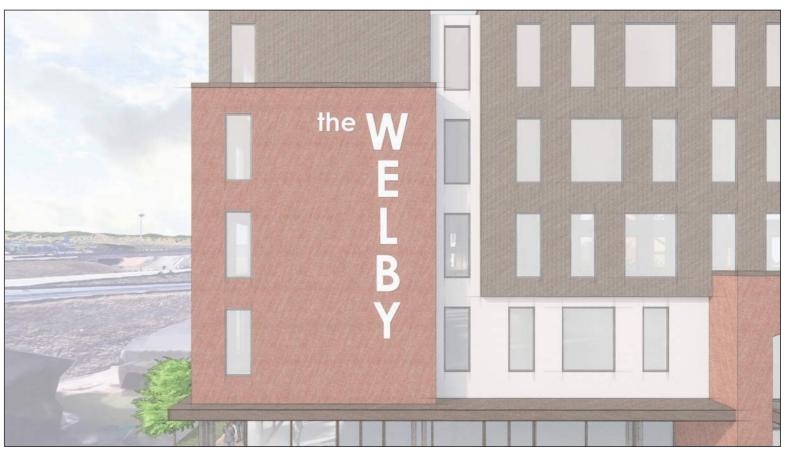
VIEW FROM WASHINGTON STREET & 73RD AVE. INTERSECTION



PROMINENT COMMUNITY ENTRY



SITE HISTORY



INDENITY AND BRANDING



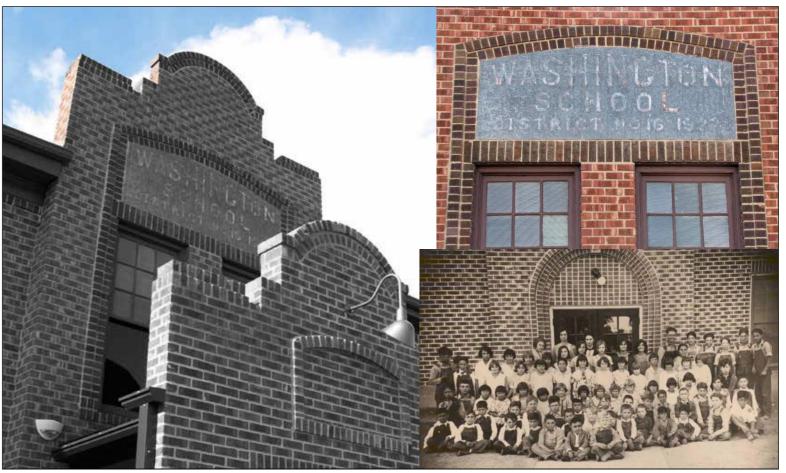
MURAL ART





VIEW FROM INTERSTATE 270





SITE HISTORY



OUTDOOR SPACE



ACTIVATED STOREFRONT

10.15.2024













3 03 - LEVEL 3-5 CONCEPTUAL FLOOR PLAN



4 05 - LEVEL 5 ROOF DECK PLAN

TOTAL BUILDING AREA			
LEVEL	FLOOR AREA		
01 - GROUND LEVEL	34446 SF		
02 - SECOND LEVEL	25671 SF		
03 - THIRD LEVEL	25428 SF		
04 - FOURTH LEVEL	25440 SF		
05 - FIFTH LEVEL	25012 SF		
TOTAL BUILDING AREA	135997 SF		

NET COMMERCIAL AREA			
FLOOR AREA			
5652 SF			
NET RESIDENTIAL AREA			
NET RESIDENTIAL AREA FLOOR AREA			

PROPOSED - UNIT BREAKDOWN			
UNIT TYPE	LEVEL	COUNT	
1-BR	02 - SECOND LEVEL	21	
1-BR	03 - THIRD LEVEL	23	
1-BR	04 - FOURTH LEVEL	23	
1-BR	05 - FIFTH LEVEL	21	
1-BR: 88		88	
2-BR	02 - SECOND LEVEL	6	
2-BR	03 - THIRD LEVEL	8	
2-BR	04 - FOURTH LEVEL	8	
2-BR	05 - FIFTH LEVEL	7	
2-BR: 29		29	
TOTAL UNIT COUNT: 117		117	

TOTAL PARKING PROPOSED	= 150 SPACES
STANDARD	= 119 (80%)
COMPACT	= 31 (20%)
COMPACT	- 31 (20%)
TOTAL REQUIRED PARKING	= 182 SPACES
RESIDENTIAL PARKING	= 132 SPACES
(88 - 1-BR UNITS @ 1 SPACE	= 88 SPACES)
(29 - 2-BR UNITS @ 1.5 SPACE	= 44 SPACES)
VISITORS @ 15% OF 132	= 20 SPACES ¹
RETAIL @ 1 SPACE PER 3 SEAT	S = 30 SPACES
PROPOSED PARKING	~ 18% REDUCTION
REDUCTION	(-32 SPACES)
PROPOSED RESIDENTIAL	1.25 SPACES/ UNIT
PARKING RATIO	

AVG. UNIT AREA			
AVERAGE AREA			
624 SF			
860 SF			

ZONING

USE	MANUFACTURING/ DISTRIBUTION	COMMERCIAL, RESIDENTIAL MIXED-USE	
SITE AREA	2.13	AC	
DWELLING UNITS PER ACRE	51.2 DUAC		
OCCUPANCY	R-2; M; B		
CONSTRUCTION TYPE	5 STORIES: (4) STORIES TYPE VA OVER (1) STORY TYPE IA		
SPRINKLERED	NFPA 13		
PROPOSED HEIGHT	5 STORIES; APPROX. 60' - 0"		
PROPOSED BUILDING AREA	135,997 SF		
PROPOSED SETBACKS			
FRONT	50' - 0"		
REAR	N / A		
SIDE - SOUTH	10' - 5"		
SIDE - NORTH	70' - 4"		

ZONING SUMMARY

EXISTING





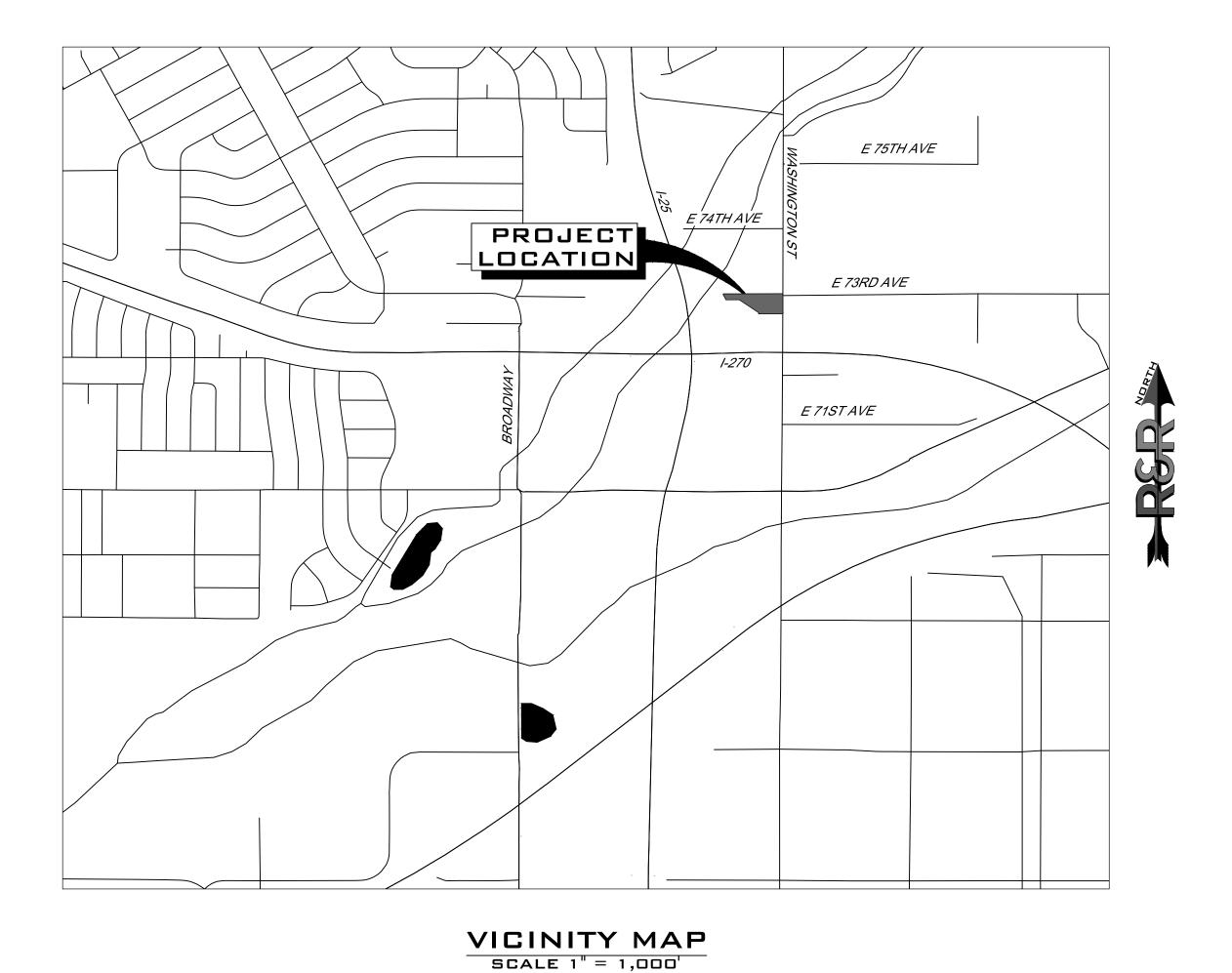
CONCEPTUAL WORK-IN-PROGRESS AND SUBJECT TO CHANGE

Level 1 – Storm Drainage Plan						
Item	Submitted ¹	County U	se Only			
No.	Submitted	Rejected	N/A			
1.				Sheet Size –24" x 36" or 11" x 17" or 8½" x 11"		
2.	$\overline{\mathbf{V}}$			Project Title Sheet		
3.				Project Site Plan		
4.	$\overline{\mathbf{V}}$			Title Block – include name and address of proposed project/development.		
				Drawing Information		
5.				 North arrow indicator Section-Township-Range Drawing Scale Symbol Legend 		
6.				Name, address and telephone of the applicant, agent, or owner.		
7.	\checkmark			Name, address and telephone of the person preparing the plan.		
8.	\checkmark			Site Layout – including property boundaries, dimensions, area (in square feet or acres), adjoining street names and right-of-way widths.		
9.	✓			Contour Lines - from the best available source, spot elevations, or indications of direction and steepness of slopes, with the source clearly identified		
10.	✓			Drainage Structures - including existing and proposed structures (pipes, catch basins, channels, ponds, irrigation ditches, etc.) and impervious surfaces (parking lots, driveways, patios, buildings, etc.)		
11.	$\overline{\mathbf{V}}$			Utilities – existing and/or proposed with easements identified.		
12.	$\overline{\mathbf{V}}$			Natural Features – including drainage channels, wetlands, water bodies, areas of natural vegetation, and flood plains.		
13.	~			Area of Disturbance – including proposed clearing limits, areas to be graded, filled, excavated, or otherwise disturbed. The location of graded slopes shall be indicated, together with the proposed steepness and height. The location of stockpiles, haul roads and disposal sites shall also be indicated		
14.	\checkmark			Erosion and Sedimentation Control – including location and type of erosion and sedimentation control measures proposed.		
15.	General Construction Notes – include notes for clarification (see Appendix for County Examples.)					
Develo	Developer's Comments (please reference the item number for each comment)					
County's Comments						

¹ To be checked by the Developer. If a "submitted" box is not checked, the Applicant must explain (in comment box above) or the application may be rejected for insufficient information.

MAIKER BOYERS PRELIMINARY DEVELOPMENT PLAN

LOCATED AT: 7295 WASHINGTON ST., ADAMS COUNTY, CO 80229 LOT 1, AMENDED BOYER COFFEE SUBDIVISION (7295 WASHINGTON ST, DENVER, CO) LOCATED IN THE SE QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO



SHEET LIST TABLE		
SHEET NUMBER	SHEET TITLE	
C0.01	COVER SHEET	
C0.02	GENERAL NOTES	
C0.03	GENERAL NOTES	
C1.00	EXISTING CONDITIONS AND DEMO PLAN	
C1.01	SITE PLAN	
C1.02	UTILITY PLAN	
C2.00	EROSION AND SEDIMENTATION CONTROL PLAN - INITIAL	
C2.01	EROSION AND SEDIMENTATION CONTROL PLAN - INTERIM	
C2.02	EROSION AND SEDIMENTATION CONTROL PLAN - FINAL	

BENCHMARK:

(NAVD83 DATUM)

ORIGINATING BENCHMARK:

SET MAG NAIL IN ASPHALT AS SHOWN ON SHEET 2. USED OPUS PROCESSING FOR COORDINATE AND ELEVATION RESULT ON MARCH 9, 2023, HAVING USED 13,340 OF 14,196 OBSERVATIONS (94%) AND 68 OF 71 FIXED AMBIGUITIES (96%). (LIES APPROXIMATELY 9.2' NORTH OF WESTERLY MOST CORNER OF CONCRETE FOUNDATION.)

ELEVATION = 5149.69'

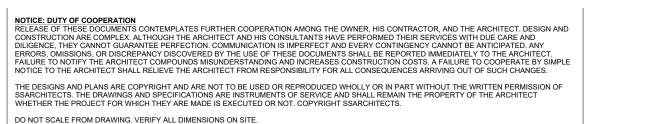
BASIS OF BEARINGS:

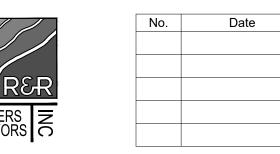
BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. HAVING AN ASSUMED BEARING OF NORTH 00°04'31" WEST, SAID LINE BEING MONUMENTED AT EACH END BY A FOUND REBAR WITH 3-1/4" ALUMINUM CAP (STAMPING ILLEGIBLE) IN A RANGE BOX.





DO NOT SCALE FROM DRAWING. VERIFY ALL DIMENSIONS ON SITE.





GENERAL CONSTRUCTION AND SURVEY NOTES

- LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES IF APPLICABLE.
- CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER
- ANY DISCREPANCY OR CONFLICT WITHIN THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. DISCREPANCIES OR CONFLICTS NOT BROUGHT TO THE ENGINEER'S ATTENTION AND CLARIFIED DURING BIDDING OF THE PROJECT WILL BE DEEMED TO HAVE BEEN BID OR PROPOSED IN THE MORE COSTLY MANNER, AND THE BETTER QUALITY OR GREATER QUANTITY OF THE WORK SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH ENGINEER'S INTERPRETATION.
- LOCATIONS, ELEVATIONS, AND DIMENSION OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME THESE DRAWINGS WERE PREPARED, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT THE INDICATED LOCATION OF UNDERGROUND UTILITIES, STRUCTURES, AND FACILITIES IS APPROXIMATE AND REFLECTS THE BEST INFORMATION AVAILABLE FROM SURVEYS AND RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT SIZE, LOCATION, DEPTH, HEIGHT, ELEVATION, DIMENSION, AND EXTENT OF ALL UNDERGROUND AND OVERHEAD FACILITIES AND OTHER FEATURES AFFECTING THEIR WORK PRIOR TO PROCEEDING WITH ANY CONSTRUCTION ACTIVITY THAT MAY AFFECT SUCH FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY FAILURE TO COMPLY WITH THESE INSTRUCTIONS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION 72 HOURS PRIOR TO STARTING CONSTRUCTION. ANY TIE-IN SHALL BE COORDINATED BY THE CONTRACTOR WITH THE PUBLIC WORKS DEPARTMENT. AT LEAST 48 HOURS IN ADVANCE.
- THE CONTRACTOR'S SURVEYOR SHALL OBTAIN AN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARKS, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK. ALL BENCHMARKS OR MONUMENTS THAT NEED TO BE RELOCATED SHALL BE DONE SO BY A LICENSED SURVEYOR.
- 7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER/DEVELOPER AND ENGINEER OF ANY PROBLEM CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR MUST HAVE THE APPROVED CONSTRUCTION DRAWINGS IN THEIR POSSESSION PRIOR TO THE START OF CONSTRUCTION. AT LEAST ONE (1) COPY OF THE APPROVED PLANS. WITH REVISIONS. MUST BE KEPT ON-SITE AT ALL TIMES.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS SPECIFIC AUTHORIZATION HAS BEEN GRANTED BY ADJACENT PROPERTY OR RIGHT OF WAY OWNER.
- 10. CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY JOB SITE AT ALL TIMES.

PERFORM THE PROPOSED WORK.

- 11. ALL STATIONS AND OFFSETS REFER TO THE CONSTRUCTION REFERENCE LINE, WHICH SHALL BE THE CENTERLINE OF THE ROADWAY, UNLESS OTHERWISE NOTED.
- 12. ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
- 13. THE CONSTRUCTION LENGTHS INDICATED IN THESE PLANS ARE APPROXIMATE. ACTUAL LIMITS MAY BE SET IN THE FIELD AS DIRECTED BY THE ENGINEER.
- 14. THE CONTRACTOR SHALL OBTAIN, AT THEIR OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARDS, SPECIFICATIONS, PERMITS, BONDS, ETC. WHICH ARE NECESSARY TO
- 15. THE CONTRACTOR SHALL HAVE A FOREMAN, OR RESPONSIBLE PARTY ON SITE AT ALL TIMES WHEN WORK IS BEING PERFORMED. ALL WORKERS ON THE JOB SITE WILL BE COURTEOUS TO THE PUBLIC AT ALL TIMES AND SHALL REFER ANY QUESTIONS OR CONCERNS TO THE CONTRACTOR'S FOREMAN OR MUNICIPALITY INSPECTOR.
- 16. THE CONTRACTOR SHALL MAINTAIN DETAILED "RECORD" DRAWINGS THROUGH THE COURSE OF CONSTRUCTION THAT DETAIL ALL FIELD ADJUSTMENTS IN THE EVENT SURVEYED AS-BUILT INFORMATION CANNOT BE OBTAINED PRIOR TO UTILITY BURIAL. RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER ALONG WITH SURVEYED AS-BUILT DRAWINGS FOR APPROVAL PRIOR TO FINAL ACCEPTANCE OF THE WORK BY THE OWNER.
- 17. "AS-BUILT" DRAWINGS ARE TO BE PREPARED BY A LICENSED SURVEYOR PER JURISDICTIONAL PERMIT REQUIREMENTS AND SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO FINAL ACCEPTANCE OF THE WORK BY OWNER, AS-BUILT DRAWINGS MUST DEPICT THE SIZE, TYPE OF MATERIAL, AND HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY, STORMWATER RELATED SITE IMPROVEMENTS. THIS INCLUDES BUT IS NOT LIMITED TO STORMWATER PIPES (INVERTS MUST BE SHOWN), INLETS, CURBS, SWALES, BERMS AND GRADE CHANCES IN PAVED AREAS. IN PARKING AND RETENTION AREAS THE AS-BUILT DRAWINGS MUST INCLUDE TOP-OF-BANK, TOE-OF-SLOPE, GRADE BREAKS, AND BOTTOM ELEVATIONS. PAVED, CONCRETE. AND LANDSCAPED AREAS MUST BE CLEARLY DEFINED. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE AS-BUILTS THAT MEET ALL OWNER, GOVERNMENTAL AGENCIES, AND ENGINEER OF RECORD'S REQUIREMENTS. AS-BUILTS MUST BE PERFORMED AND SIGNED AND SEALED BY A STATE LICENSED LAND SURVEYOR.
- 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUALITY CONTROL MEASURES AND TESTING TO ENSURE THE WORK CONFORMS TO THE SPECIFICATIONS AND DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING ALL NECESSARY INSPECTIONS. ANY WORK FOUND TO BE DEFECTIVE OR NOT IN COMPLIANCE SHALL BE CORRECTED BY THE ENGINEER AT THEIR OWN EXPENSE.
- 19. CONSTRUCTION EASEMENTS, RIGHT-OF-WAY, AND OTHER CRITICAL EASEMENTS SHALL BE DELINEATED WITH TEMPORARY STAKING BY THE CONTRACTOR.
- 20. REFER TO FINAL RECORDED PLAT FOR LOT, TRACT, PARCEL, AND EASEMENT LOCATIONS AND DESIGNATIONS.
- 21. ALL RETAINING WALLS OVER 4' IN HEIGHT REQUIRE A BUILDING PERMIT. (MEASURED FROM BOTTOM OF FOOTER TO TOP OF WALL)
- 22. THE INFORMATION PROVIDED ON THESE PLANS DEPICT ONLY THE TOP OF WALL ELEVATION AND THE BOTTOM OF WALL ELEVATION WHERE THE FACE OF THE WALL MEETS THE FINISHED GRADE. DEPTH OF FOOTINGS OR ANY OTHER REQUIRED STRUCTURAL ELEMENTS ARE NOT INCLUDED. RETAINING WALLS SHALL BE DESIGNED BY OTHERS.
- 23. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE
- 24. ALL TRENCH EXCAVATIONS SHALL BE PROPERLY SLOPED, SHORED, OR OTHERWISE SUPPORTED IN A MANNER REQUIRED BY OSHA AND AS REQUIRED BY STATE OR LOCAL LAWS.
- 25. IF CONFLICTING INFORMATION IS NOTED WITHIN THESE PLANS, THE CONTRACTOR IS TO IMMEDIATELY CONTACT THE ENGINEER FOR CLARIFICATION.

EROSION AND SEDIMENT CONTROL NOTES

- LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES, IF APPLICABLE.
- THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE EROSION PLANS AND STANDARD DETAILS IN THIS PLAN SET PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS. ALL STORMWATER POLLUTION PREVENTION MEASURES PRESENTED IN THESE DRAWINGS, AND/OR IN THE STORMWATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERIC PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE CONDITIONS DURING CONSTRUCTION UNTIL THE PROJECT IS ACCEPTED.
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- BEST MANAGEMENT PRACTICES AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
- PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS SHALL ALWAYS BE RETAINED ON SITE.
- THE CONTRACTOR SHALL LIMIT CLEARING TO THE MINIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION
- CONTROL SEQUENCING SHOWN ON THESE PLANS. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED
- 11. THE GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND

CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES,

10. CONTRACTOR SHALL APPLY EROSION CONTROL BLANKETS TO ALL SLOPES 3:1 (H:V) OR

12. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

OFFICE TRAILERS, AND TOILET FACILITIES.

- 13. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- 14. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATION IS PROHIBITED.
- 15. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- 16. ALL DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE, MUST BE STABILIZED TEMPORARILY WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAN VARIETIES. STRAW/HAY, MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING OR BLANKETS AS SHOWN ON THESE DRAWINGS.
- 17. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED AND/OR VEGETATED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
- 18. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD. THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE, ONLY USE INGRESS/EGRESS LOCATIONS AS PROVIDED.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- 20. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE. CONTRACTOR SHALL ALSO REMOVE ALL SILT/SEDIMENT/DEBRIS PRIOR TO CERTIFICATION.
- 21. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- 22. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- 23. DUE TO THE GRADE CHANGES DURING DEVELOPMENT OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
- 24. SEE SITE PLAN FOR PERMANENT AND TEMPORARY SIGNAGE.
- 25. THE GENERAL CONTRACTOR IS TO DESIGNATE/IDENTIFY AREAS ON THESE DRAWINGS, INSIDE THE LIMITS OF DISTURBANCE FOR WASTE DISPOSAL AND DELIVERY OF MATERIAL STORAGE.
- 26. THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES ON A WEEKLY BASIS AND FOLLOWING MAJOR STORM EVENTS. REPARATIVE ACTION SHALL BE TAKEN WITHIN 24 HOURS OF INSPECTION. EROSION CONTROL INSPECTORS SHALL KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES INCLUDING DATES OF INSPECTIONS, NAMES OF INSPECTORS, OBSERVATIONS, ACTIONS TAKEN, AND RAINFALL
- SEDIMENT SHALL BE REMOVED FROM BMP MEASURES ONCE SEDIMENT HAS REACHED ONE-HALF HEIGHT OF THE BARRIER.
- 28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A DEWATERING PLAN TO REGULATORY AGENCIES IF NECESSITATED.

DEMOLITION NOTES

- LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES, IF APPLICABLE.
- ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE DEMOLISHED OR REMOVED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET AND/OR PROJECT SPECIFICATIONS. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE AREA TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH. THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIALS AND COMPACTED PER THE PROJECT SPECIFICATIONS, AS DETERMINED BY THE ONSITE GEOTECHNICAL ENGINEER.
- ITEMS SHOWN TO BE RELOCATED SHALL BE CAREFULLY REMOVED AND STORED BY THE CONTRACTOR UNTIL SUCH TIME AS THEY CAN BE PLACED IN THEIR NEW LOCATION. CONTRACTOR SHALL VERIFY THESE ITEMS WITH THE OWNER PRIOR TO CONSTRUCTION.
- IF ELEMENTS ARE DISCOVERED THAT ARE NOT DEPICTED IN THIS SET OF PLANS OR SUPPORTING REPORTS, THEY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER
- CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD.
- ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES AND STRUCTURES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AND AT THE CONTRACTOR'S EXPENSE.
- ALL UTILITY DISCONNECTION. REMOVAL. RELOCATION. CUTTING. CAPPING AND /OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY /
- ALL UTILITY AND STRUCTURE REMOVAL. RELOCATION. CUTTING. CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY MUNICIPALITY AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT IS NOT LIMITED TO: WELLS, ASBESTOS, UNDERGROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE. AVAILABLE ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO: PHASE I ESA, PHASE II, AND ASBESTOS SURVEY. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
- EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND SHALL FUNCTION PROPERLY PRIOR TO INITIALIZATION OF DEMOLITION ACTIVITIES. ADDITIONALLY, THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITIES.
- 10. CONTRACTOR SHALL COORDINATE AN ASBESTOS INSPECTION/SURVEY PRIOR TO DEMOLITION OF ANY BUILDING. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED. THE DEVELOPER AND OR OWNER SHALL PROVIDE THE PHASE I ESA TO THE CONTRACTOR.
- CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES.
- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. REPAIR TO PRE-CONSTRUCTION CONDITION OR BETTER.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
- DAMAGE TO LOOPS OR ANY SIGNAL EQUIPMENT CAUSED BY CONSTRUCTION OF THIS PROJECT MUST BE REPAIRED OR REPLACED TO ORIGINAL OR BETTER CONDITION BY THE CONTRACTOR AT NO COST TO THE OWNER OR MUNICIPALITY
- 15. ASPHALT/CONCRETE REMOVAL SHALL BE FULL DEPTH TO SUBGRADE PROVIDE NEAT, STRAIGHT, FULL DEPTH, SAW CUTS OF EXISTING PAVEMENT. LANDSCAPE AREAS SHALL BE BACKFILLED PER LANDSCAPE PLANS/GUIDELINES.
- 16. NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S
- 17. THE CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING THAT APPROPRIATE MEASURES ARE TAKEN IF PREVIOUSLY UNIDENTIFIED ENVIRONMENTAL IMPACTS ARE DISCOVERED ON THE DEVELOPMENT SITE.
- 18. UPON DISCOVERY OF PREVIOUSLY UNIDENTIFIED CONTAMINATION, THE CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING WORKERS' HEALTH AND SAFETY. IF UNSAFE WORKING CONDITIONS PREVAIL, THE CONTRACTOR WILL BE RESPONSIBLE FOR STOPPING WORK WITHIN SAID AREA IMMEDIATELY. THE CONTRACTOR SHALL MAKE AN ATTEMPT TO DOCUMENT AND ASSESS THE NATURE AND DISPOSITION OF THE IDENTIFIED IMPACT. FOLLOWING THIS INITIAL DOCUMENTATION, THE CONTRACTOR WILL NOTIFY THE ENVIRONMENTAL CONSULTANT OF THE DISCOVERY.
- 19. IF IT IS SAFE TO OPERATE WITHIN THE AFFECTED AREA, THE CONTRACTOR, UNDER THE DIRECTION OF THE ENVIRONMENTAL CONSULTANT, WILL APPLY APPROPRIATE MEASURES TO PRECLUDE EXACERBATION OF THE IDENTIFIED IMPACT.
- 20. UPON NOTIFICATION, THE ENVIRONMENTAL CONSULTANT SHALL CONDUCT A PRELIMINARY INVESTIGATION OF THE AFFECTED AREA(S) AND DETERMINE THE APPROPRIATE COURSE OF ACTION. FURTHERMORE, THE ENVIRONMENTAL CONSULTANT SHALL BE RESPONSIBLE FOR INITIATING THE REQUISITE NOTIFICATION PROCEDURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- WORK WILL RESUME WITHIN THE AFFECTED AREA AT THE DIRECTION OF THE ENVIRONMENTAL CONSULTANT.
- APPROVAL FROM THE PERMIT ISSUING JURISDICTION MUST BE OBTAINED PRIOR TO THE REMOVAL OF NATIVE VEGETATION.
- CONTRACTOR TO COORDINATE WITH LOCAL UTILITY PROVIDERS PRIOR TO ANY MODIFICATION OR ANY INTERRUPTION IN SERVICE. 24. ANY DISTURBANCE OR DAMAGE TO EXISTING FEATURES WITHIN RIGHTS-OF-WAYS SHALL BE

REPAIRED TO ORIGINAL CONDITION OR BETTER, AND THE RIGHT OF WAY OWNER SHALL BE

- 25. ANY DESTRUCTION OF PAVEMENT AS A RESULT OF UTILITY CONSTRUCTION SHALL BE REPLACED THE FULL LANE WIDTH PER APPLICABLE CONSTRUCTION STANDARDS.
- 26. IF ANY HISTORICAL OR CULTURAL ARTIFACTS ARE DISCOVERED DURING DEMOLITION. THE CONTRACTOR SHALL IMMEDIATELY CEASE WORK IN THAT AREA AND NOTIFY THE OWNER AND APPROPRIATE AUTHORITIES.
- 27. THE CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCES AND RESTRICT LOUD DEMOLITION ACTIVITIES TO THE HOURS SPECIFIED BY LOCAL REGULATIONS OR AS DIRECTED BY THE OWNER
- 28. THE CONTRACTOR SHALL MONITOR AND CONTROL VIBRATIONS FROM DEMOLITION ACTIVITIES TO PREVENT DAMAGE TO ADJACENT STRUCTURES AND UTILITIES.

TEMPORARY TRAFFIC CONTROL NOTES

- LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES, IF APPLICABLE.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFE MOVEMENT OF PEDESTRIANS AND VEHICLES THROUGHOUT ALL PHASES OF CONSTRUCTION, INCLUDING DELIVERIES AND DROP-OFFS IN WORK ZONES. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN ALL NECESSARY TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) AND MUTCD STANDARDS AS WELL AS ANY ADDITIONAL REQUIREMENTS IMPOSED BY THE STATE'S DOT.
- ALL TRAFFIC CONTROL MEASURES SHALL PRIORITIZE SAFETY ABOVE ALL ELSE.
- ACCESS TO ALL SIDE STREETS AND DRIVEWAYS SHALL BE CONTINUOUSLY MAINTAINED FOR THE DURATION OF THE PROJECT UNLESS PREVIOUSLY APPROVED BY THE LOCAL JURISDICTION.
- ANY LANE CLOSURE REQUIRES APPROVAL BY THE LOCAL JURISDICTION DEPARTMENT AS WELL AS ADVANCED NOTICE OF 72 HOURS WHEN THE LANE CLOSURE IS TO OCCUR. CONTRACTOR TO TAKE ADDITIONAL CONSIDERATION IN COMMUNICATION OF SPECIFIC HOMES AND BUSINESSES THAT ARE TO BE IMPACTED.
- ENSURE EMERGENCY VEHICLES CAN ACCESS AT ALL TIMES. ANY BLOCKAGES OR DIVERSIONS SHOULD BE COMMUNICATED TO LOCAL EMERGENCY SERVICES IN ADVANCE.
- DURING PERIODS OF LANE CLOSURES, THE CONTRACTOR IS TO PROVIDE A DOT CERTIFIED SITE TRAFFIC SUPERVISOR FOR THE INSTALLATION, MAINTENANCE, AND REMOVAL OF TRAFFIC CONTROL DEVICES (E.G. BARRICADES, SIGNS, ARROW PANELS, ETC.) AS OUTLINED IN THE STATE'S DEPARTMENT OF TRANSPORTATION STANDARDS.
- TRAFFIC CONTROL MEASURES ARE TO BE MONITORED, PARTICULARLY DURING PEAK HOURS. TO ENSURE THAT CONTROL MEASURES ARE EFFECTIVE AND THAT NO DANGEROUS SITUATIONS ARISE.
- BE PREPARED TO ADJUST TRAFFIC CONTROL MEASURES AS NEEDED. WHAT WORKS DURING ONE PHASE OF CONSTRUCTION MAY NOT BE SUITABLE FOR ANOTHER.
- 10. IF WORK IS BEING PERFORMED AT NIGHT. ENSURE ALL TRAFFIC CONTROL DEVICES ARE CLEARLY VISIBLE. THIS MIGHT REQUIRE ADDITIONAL LIGHTING OR REFLECTIVE MATERIALS.
- 11. MAINTAIN THOROUGH DOCUMENTATION OF ALL TRAFFIC CONTROL MEASURES, INCLUDING ADJUSTMENTS MADE DURING THE CONSTRUCTION PROCESS.

SOURCES	OF INFORMAT	
DESCRIPTION	COMPANY	DATE
BOUNDARY SURVEY	R&R ENGINEERS-SURVEYORS, LLC	3/17/2023
TOPOGRAPHIC SURVEY	R&R ENGINEERS-SURVEYORS, LLC	3/17/2023
ARCHITECTURAL INFORMATION & DIMENSIONS	SOPHER SPARN ARCHITECTS, LLC	11/19/2024
HISTORICAL/CULTURAL RESOURCE SURVEY		
BUILDING UTILITY CONNECTION LOCATIONS	RJA ENGINEERING	11/15/2024
GEOTECHNICAL REPORT	PARTNER ASSESSMENT CORPORATION	3/22/2023
ENVIRONMENTAL REPORT		
TRAFFIC IMPACT ANALYSIS	LSC TRANSPORTATION CONSULTANTS	TBD
MECHANICAL, ELECTRICAL, PLUMBING (MEP)	RJA ENGINEERING	11/15/2024

* = THE FOLLOWING SOURCES HAVE BEEN UTILIZED IN PREPARATION OF THESE PLANS. IT IS POSSIBLE THAT UPDATES TO THESE SOURCES HAVE BEEN COMPLETED FOLLOWING ISSUANCE OF THESE PLANS, AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE LATEST VERSION.











NOTIFIED IMMEDIATELY

PAVING NOTES

- LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES, IF APPLICABLE.
- EXISTING PAVEMENT SHALL BE SAWCUT IN PROPOSED PATCH AREAS TO A DEPTH REQUIRED FOR THE PROPOSED PAVEMENT AS SHOWN ON THE PLANS.
- ALL PROPOSED ASPHALT PATCHES AND SURFACING OVERLAID ON EXISTING PAVEMENT SHALL BE FEATHERED SMOOTHLY INTO THE EXISTING PAVEMENT, AND MAY REQUIRE THE NEED FOR A MILLED BUTT-JOINT AS DIRECTED BY THE ENGINEER.
- 4. ALL SIDEWALKS ARE TO BE 4" THICK IN NON-VEHICULAR AREAS. UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE STATED IN THE SPECIFICATIONS OR UNDER A SEPARATE ITEM, ALL EXCESS MILLINGS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF AT AN APPROVED SITE PROVIDED BY THE CONTRACTOR.
- NO SURFACING SHALL BE APPLIED TO ANY MANHOLE COVERS, FRAMES, VALVE BOXES, GAS DROPS, ETC. EXISTING APPURTENANCES ARE TO BE ADJUSTED TO FINISHED GRADE.
- ALL EXISTING AND PROPOSED UTILITY AND STORM SEWER STRUCTURE TOPS THAT ARE TO BE EXPOSED WITHIN ANY SIDEWALK OR PAVED AREAS SHALL BE ADJUSTED SO THAT THE TOP SURFACE OF COVERS OR FRAMES SHALL BE FLUSH WITH THE SIDEWALK OR PAVEMENT
- 8. ANY FACILITIES DAMAGED THAT ARE LOCATED OUTSIDE THE LIMITS OF DISTURBANCE SHALL BE REPAIRED IN A TIMELY MANNER AND AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR IS TO ENSURE THAT THE QUALITY OF MATERIALS AND WORKMANSHIP FOR PAVING MEETS OR EXCEEDS THE STANDARDS SET BY LOCAL AND STATE REGULATIONS.
- 10. PAVING OPERATIONS SHALL NOT BE CONDUCTED DURING RAINY WEATHER OR WHEN THE BASE MATERIAL IS WET OR FROZEN.
- 11. PROPER COMPACTION OF THE SUBGRADES, BASE, AND SURFACE LAYERS IS ESSENTIAL. THE CONTRACTOR SHALL ENSURE THAT THESE ARE COMPACTED TO THE SPECIFICATIONS PROVIDED IN THE PLANS OR DICTATED BY STATE/LOCAL REGULATION.
- 12. ALL JOINTS SHALL BE PROPERLY SEALED TO PREVENT WATER INFILTRATION AND ENSURE THE LONGEVITY OF THE PAVEMENT.
- 13. FRESHLY LAID ASPHALT SHALL BE PROTECTED FROM TRAFFIC UNTIL IT HAS COOLED AND
- 14. THE CONTRACTOR SHALL DISTURB NO MORE GROUND THAN WHAT IS NECESSARY FOR CONSTRUCTION. NO OPEN EXCAVATED TRENCH, OR OTHER UNSAFE CONDITION, WILL BE LEFT
- 15. UPON COMPLETION OF PAVING WORK, THE CONTRACTOR SHALL CLEAN UP AND REMOVE ALL SURPLUS MATERIALS, LEAVING THE SITE IN A NEAT AND ORDERLY CONDITION.
- 16. CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT THICKNESS AND FOUNDATION RECOMMENDATIONS.

TREES & VEGETATION NOTES

- LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES, IF APPLICABLE.
- THE CONTRACTOR SHALL VERIFY WHICH TREES ARE TO BE SAVED AND PROTECTED PRIOR TO COMMENCING CONSTRUCTION. DURABLE FENCE PROTECTION BARRIERS SHALL BE INSTALLED AROUND ALL TREES TO BE SAVED WITH FENCE PLACEMENT A MINIMUM OF 10 FEET FROM TREE CANOPY OR THE DRIP LINE, WHICHEVER IS GREATER.
- 3. THE CONTRACTOR SHALL NOT DISTURB AREAS AROUND EXISTING TREES TO BE SAVED.
 - THE CONTRACTOR SHALL PROTECT EXISTING GRASS, LANDSCAPING, AND TREES NOT IN DIRECT CONFLICT WITH PROPOSED IMPROVEMENTS DURING CONSTRUCTION. GRASSED AREAS DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITH TOPSOIL AND SODDED.
- THE CONTRACTOR SHALL REMOVE ALL VEGETATION, TREES, STUMPS, GRASSES, ORGANIC SOIL, DEBRIS, AND DELETERIOUS MATERIALS IN CONFLICT WITH IMPROVEMENTS.
- AFTER THE CONTRACTOR HAS REMOVED THE MATERIALS AS DESCRIBED ABOVE, HE SHALL STRIP SUITABLE TOPSOIL AND STOCKPILE FOR LANDSCAPING USE.
- THE CONTRACTOR SHALL EXERCISE EXTRA CARE TO AVOID DAMAGE TO TREES AND ORNAMENTAL SHRUBS PLANTED AND MAINTAINED BY PROPERTY OWNERS IN THE TERRACES FRONTING THEIR PROPERTY
- CONTRACTOR SHALL COMPENSATE OWNER FOR DAMAGE TO TREES NOT SHOWN TO BE
- OAK TREES DAMAGED DURING CONSTRUCTION SHALL BE SEALED WITHIN SIX HOURS OF DAMAGE TO PREVENT INFECTION BY OAK WILT.

GRADING & DRAINAGE NOTES

- LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES, IF APPLICABLE.
- ELEVATIONS DEPICTED HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD 88), OR AS SPECIFIED ON THE PLAN SET.
- THE CONTRACTOR SHALL THOROUGHLY REVIEW ASSOCIATED PROFESSIONAL REPORTS (ENVIRONMENTAL, DRAINAGE, GEOTECHNICAL, ETC.) AND IMPLEMENT SITE SPECIFIC RECOMMENDATIONS OF THESE REPORTS.
- PRIOR TO GRADING, CONTRACTOR TO COORDINATE WITH UTILITY CONTRACTORS TO ENSURE NO UNDERGROUND UTILITIES ARE DAMAGED DURING OPERATIONS.
- CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS RELATED TO GRADING AND DRAINAGE HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
- IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER AND ENGINEER FOR REVIEW.
- ANY SETTLEMENT OR SOIL ACCUMULATION BEYOND THE PROPERTY LIMITS DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY.
- STREET CONTOURS SHOWN ON THESE PLANS REPRESENT TOP OF ASPHALT ELEVATION.
- COMPACTION FILL MATERIAL SHALL BE COMPACTED ACCORDING TO THE APPROPRIATE GOVERNING AGENCY REGULATIONS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL
- 10. STATION AND OFFSET INFORMATION FOR STORM DRAIN INFRASTRUCTURE REFERENCE THE CENTER OF THE SPECIFIED STRUCTURE BOTTOM. CONTRACTOR IS TO CONFIRM LENGTHS ASSOCIATED WITH PIPES THAT INCLUDE A MITERED END SECTION.
- 11. PRESSURIZED MAINS OR OTHER "DRY UTILITY" LINES IN CONFLICT WITH GRAVITY SEWER OR GRAVITY STORM ARE TO BE RESOLVED BY ADJUSTING THE PRESSURIZED AND/OR "DRY UTILITY" SYSTEMS. CONTRACTOR TO IMMEDIATELY NOTIFY ENGINEER IF CONFLICTS ARE OBSERVED THAT ARE NOT DEPICTED ON THESE PLANS.
- 12. WHERE IT IS NECESSARY TO DEFLECT PIPE EITHER HORIZONTALLY OR VERTICALLY, PIPE JOINT DEFLECTION SHALL NOT EXCEED THE MAXIMUM VALUES SPECIFIED IN AWWA C-600-B2 OR BOX OF THE PIPE MANUFACTURER'S MAXIMUM RECOMMENDED DEFLECTION, WHICHEVER IS MORE STRINGENT.
- 13. PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY THE ENGINEER OF ANY UNACCEPTABLE AREAS.
- 14. EDGE OF NEW PAVEMENT TO BE FLUSH WITH EXISTING PAVEMENT TO ASSURE A SMOOTH. CONTINUOUS GRADE.
- 15. ALL SIDEWALK CURB AND GUTTER, STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES. HANDICAP RAMPS, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL, ADA, AND STATE SPECIFICATIONS AND REQUIREMENTS.
- 16. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL ADA ACCESSIBLE SIDEWALKS MAINTAIN SLOPES NOT TO EXCEED 5% LONGITUDINALLY AND 2% CROSS SLOPES. SLOPES AT ACCESSIBLE PARKING SPACES AND ACCESS AISLE SHALL BE A MAXIMUM 2%, AND THE MANEUVERING CLEARANCE AT EXTERIOR ENTRANCES SHALL HAVE A MAXIMUM SLOPE OF 2%. THE MAXIMUM SLOPE OF A RAMP SHALL NOT EXCEED 12:1 (H:V)
- 17. FOR AREAS OUTSIDE THE PROPERTY LINES, REPAIR AND/OR REPLACE ALL DAMAGE DONE TO EXISTING ELEMENTS (SIDEWALKS, PAVING, LANDSCAPING, ETC.) AS REQUIRED BY THE OWNER AND/OR GOVERNING AUTHORITY.
- 18. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY. CONTRACTOR SHALL DISPOSE OF ALL WASTE/DEBRIS FROM SITE TO A PROPER AND APPROVED WASTE SITE.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST THE EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- 20. ALL CUT OR FILL SLOPES SHALL BE 4:1 (H:V) OR FLATTER UNLESS OTHERWISE NOTED.
- 21. EXISTING DRAINAGE STRUCTURES SHALL BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES SHALL BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- 22. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- 23. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- 24. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- 25. CONTRACTOR TO VERIFY EXISTING PAVEMENT GRADES WHERE MODIFICATIONS AND/OR DRIVEWAY CONNECTIONS ARE BEING MADE. IF THERE IS ANY DEVIATION FROM THE EXISTING GRADES SHOWN HEREON THE CONTRACTOR MUST CONTACT ENGINEER OF RECORD FOR DIRECTION.
- 26. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 3" OF TOPSOIL AND BE SODDED TO MATCH SURROUNDING AREA.
- 27. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
- 28. ALL STORM PIPE SHALL BE REINFORCED CONCRETE PIPE WITHIN THE RIGHT OF WAY, OR AS SPECIFIED IN THESE DOCUMENTS.
- 29. CONTRACTOR TO RAISE ALL EXISTING UTILITY MANHOLES, VAULT BOXES, METER BOXES, ETC. TO PROPOSED GRADES UNLESS OTHERWISE NOTED.
- 30. CONTRACTOR SHALL REVIEW ALL GEOTECHNICAL REPORTS FOR SUPPLEMENTAL CONSTRUCTION RECOMMENDATIONS.

UTILITY NOTES

- LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES, IF APPLICABLE.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST PLACE AN 811 TICKET, AND/OR CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987). CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED. ANY DEVIATION FROM THESE PLANS SHALL NEED TO BE APPROVED BY THE ENGINEER OF RECORD AND/OR AGENCIES WITH SIGNED AND WRITTEN CONSENT.
- THE CONTRACTOR IS TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, WHETHER SHOWN OR NOT, PRIOR TO CONSTRUCTION, REPORT ANY CONFLICTS TO ENGINEER.
- THE CONTRACTOR SHALL MAINTAIN OPEN COMMUNICATION WITH UTILITY PROVIDERS THROUGHOUT THE PROJECT TO ENSURE THAT ANY DISRUPTIONS TO SERVICE ARE MINIMIZED AND COORDINATED.
- BEFORE STARTING ANY EXCAVATION, THE CONTRACTOR SHALL USE A UTILITY LOCATING SERVICE TO IDENTIFY AND MARK THE LOCATION OF ALL UNDERGROUND UTILITIES.
- 6. NO TEMPORARY CONNECTIONS TO FIRE HYDRANTS MAY BE MADE WITHOUT THE EXPRESS AUTHORIZATION OF THE UTILITY OWNER.
- BACKFLOW DEVICES ARE CRUCIAL FOR PREVENTING CONTAMINATION OF THE POTABLE WATER SUPPLY. THE CONTRACTOR SHOULD ENSURE THAT THESE DEVICES ARE INSTALLED CORRECTLY, TESTED REGULARLY, AND PASS ALL LOCALLY REQUIRED INSPECTIONS.
- NO VALVES IN THE OWNER'S WATER DISTRIBUTION SYSTEM SHALL BE OPERATED BY THE CONTRACTOR WITHOUT PRIOR PERMISSION OF THE OWNER. THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN A VALVE IS TO BE OPERATED AND SHALL ONLY OPERATE THE VALVE IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. COORDINATE ALL SHUTDOWN OF MAINS FOR TIE-INS WITH THE OWNER 72 HOURS PRIOR TO WORK BEING COMPLETED. THE CONTRACTOR SHALL INSPECT THE MATERIALS FOR DEFECTS AT THE TIME THEY ARE UNLOADED, AND ANY MATERIALS FOUND DEFECTIVE SHALL BE REMOVED FROM THE SITE.
- ALL UTILITY WORK SHALL BE INSPECTED BY A QUALIFIED PROFESSIONAL TO ENSURE IT MEETS THE DESIGN SPECIFICATIONS AND ANY APPLICABLE REGULATIONS.
- 10. THE CONTRACTOR SHALL HAVE EMERGENCY PROTOCOLS IN PLACE IN CASE OF UTILITY DAMAGE OR OTHER UNFORESEEN ISSUES. THIS INCLUDES IMMEDIATE NOTIFICATION OF ALL APPROPRIATE PARTIES AND TAKING STEPS TO MITIGATE ANY POTENTIAL HAZARDS.
- WHEN WORKING NEAR WATER SOURCES OR IN ENVIRONMENTALLY SENSITIVE AREAS, THE CONTRACTOR SHALL TAKE EXTRA PRECAUTIONS TO PREVENT CONTAMINATION OR DAMAGE TO THE ENVIRONMENT.
- 12. NO TIE-IN SHALL BE MADE TO THE EXISTING UTILITY SYSTEM UNTIL ALL TEST RESULTS HAVE BEEN PROVIDED TO THE LOCAL PUBLIC WORKS DEPARTMENT AND ARE VERIFIED.
- PRIOR TO TESTING, ANY CONNECTION TO THE PUBLIC WATER SUPPLY SHALL BE THROUGH AN APPROVED AND TESTED BACKFLOW DEVICE.
- 14. PLUG EXISTING SEWER BEFORE INSTALLING ANY NEW SEWER MAIN.
- 15. CONCRETE PADS SHALL BE PROVIDED AROUND CLEAN-OUTS (24"X24"X4").
- ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT
- IN STATE/LOCAL SPECIFICATIONS FOR WATER MAIN CONSTRUCTION.
- WATER AND SANITARY SEWER SHOULD BE KEPT TEN (10') APART (PARALLEL) OR 18" APART WHEN CROSSING (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
- 18. THE CONTRACTOR SHALL INSTALL ALL WATER MAINS BELOW THE JURISDICTIONAL FROST
- CONTRACTOR TO PLACE IDENTIFICATION RIBBON AND TRACER WIRE PER UTILITY PROVIDER'S SPECIFICATIONS.
- NEW WATER MAINS AND FORCE MAINS TO BE PVC C900. UNLESS OTHERWISE SHOWN IN PLANS AND APPROVED BY UTILITY PROVIDER. HYDROSTATIC TESTING WILL BE PERFORMED UNDER THE SUPERVISION OF THE UTILITY PROVIDER
- 21. NEW SEWER MAINS ARE TO BE SDR31 PVC UNLESS OTHERWISE SHOWN IN PLANS AND APPROVED BY THE UTILITY PROVIDER.
- 22. CONTRACTORS SHOULD USE HTH FOR DISINFECTION OF WATER LINES (NOT CHLORINE INJECTION) UNLESS APPROVED OTHERWISE PRIOR TO ISSUANCE OF PERMIT.
- 23. NEW WATERLINES SHALL BE TIED INTO THE EXISTING WATER SYSTEM UNDER THE SUPERVISION OF LOCAL PUBLIC WORKS PERSONNEL NO LATER THAN 14 DAYS AFTER PASSING BACTERIOLOGICAL TESTS.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO OVERFLOWS OR SPILLAGE OF SEWER OCCURS. SHOULD THIS OCCUR, THE CONTRACTOR SHALL:
 - A. IDENTIFY THE SOURCE OF THE SPILL AND ATTEMPT TO ELIMINATE ANY ADDITIONAL SPILLAGE.
 - B. NOTIFY THE UTILITY PROVIDER.
 - C. CONTAIN THE SPILL IN PLACE AND AVOID CONTAMINATION OF STREAMS.
 - D. DISINFECT THE AREA OF THE SPILL WITH A MIXTURE OF HTH CHLORINE AND WATER.
- E. ALL WORK SHALL BE DONE ACCORDING TO STATE AND LOCAL GUIDELINES.
- 25. CONTRACTOR TO PROVIDE NOTICE TO RESIDENTS OF SHUTDOWN OF MAIN. CONTRACTOR TO NOTIFY RESIDENTS OF WORK WITHIN THEIR PROPERTY AND OF THE RELOCATION OF METERS. ANY COMPLAINTS BY RESIDENTS ARE TO BE PASSED IMMEDIATELY TO THE UTILITY PROVIDER'S INSPECTOR OR TO THE UTILITY PROVIDER'S OFFICE. TAKE APPROPRIATE MEASURES TO PROTECT EXISTING SANITARY SEWER LATERALS SHOWN IN PLANS. ANY REPAIRS TO BE MADE AT THE CONTRACTORS' EXPENSE.
- ABANDONED CUSTOMER LINES SHALL BE CAPPED OR PLUGGED AT THE PROPERTY LINE.
- 27. ASBESTOS PIPE REMOVAL AND DISPOSAL IS THE CONTRACTOR'S RESPONSIBILITY.
- 28. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN THE PROXIMITY OF WATER MAINS, WASTEWATER FORCE MAINS, AND GRAVITY MAINS. MAIN LOCATIONS SHOWN ON PLANS MAY NOT BE EXACT. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING UTILITY LOCATIONS.
- 29. SHOULD A PIPE EMERGENCY OCCUR, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY OWNER.
- 30. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROVIDER AT LEAST SEVEN DAYS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION PROJECT. 31. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROVIDER AT LEAST 48 HOURS PRIOR TO ANY
- UTILITY CONSTRUCTION. CONSTRUCTION ACTIVITIES SHALL NOT CAUSE INTERRUPTIONS IN WATER OR WASTEWATER SERVICE. THE CONTRACTOR SHALL COORDINATE PREAPPROVED INTERRUPTIONS OF SERVICE
- 33. THE MATERIALS, PRODUCTS, AND CONSTRUCTION OF ALL UTILITIES CONNECTING TO THE MUNICIPAL SYSTEMS SHALL BE IN CONFORMANCE WITH MUNICIPAL UTILITIES STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- 34. ALL MAINS AND FACILITIES WITHIN THE LIMITS OF THE PROJECT SHALL BE SUPPORTED AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.

- 35. THE CONTRACTOR SHALL ADJUST ALL EXISTING MAINS AND FACILITIES IN CONFLICT WITH NEW GRADE. NEW OR ALTERED ROADWAYS, SIDEWALKS, DRIVEWAYS, OR STORM WATER IMPROVEMENTS. FACILITIES TO BE ADJUSTED INCLUDE, BUT ARE NOT LIMITED TO PIPELINES, PUMP STATIONS, VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANTS, MANHOLE COVERS,
- THE CONTRACTOR SHALL PROVIDE FOR BYPASSING AND/OR HAULING WASTEWATER DURING APPROVED INTERRUPTIONS OF WASTEWATER FLOWS AND CONNECTIONS. THE CONTRACTOR SHALL SUBMIT A BYPASS PLAN SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO THE
- ALL VALVES INSTALLED AS PART OF THIS CONSTRUCTION PROJECT SHALL REMAIN CLOSED DURING CONSTRUCTION. KEEP VALVES ON ALL WET TAPS CLOSED UNTIL CLEARED BY INSPECTOR. DO NOT CONNECT NEWLY CONSTRUCTED WATER MAINS TO ANY EXISTING WATER MAINS UNLESS CLEARED BY UTILITY PROVIDER.

UTILITY COMPANY FOR APPROVAL PRIOR TO IMPLEMENTATION BY CONTRACTOR.

- THE CONTRACTOR SHALL PROVIDE A JUMPER ASSEMBLY WITH A BACKFLOW PREVENTER FOR MAKING TEMPORARY CONNECTIONS TO AN EXISTING POTABLE WATER SOURCE IN ORDER TO CHLORINATE AND FLUSH NEW WATER MAINS WITH POTABLE WATER. ANY TEMPORARY POTABLE WATER CONNECTIONS TO FORCE MAIN SHALL ALSO BE EQUIPPED WITH A BACKFLOW PREVENTER.
- FOR PVC PIPE THAT WILL BE OWNED AND MAINTAINED BY THE MUNICIPALITY, NO PIPE BENDING IS ALLOWED. THE MAXIMUM ALLOWABLE TOLERANCE FOR JOINT DEFLECTION IS 0.75 DEGREES (3-INCHES PER JOINT PER 20 FT STICK OF PIPE.) ALIGNMENT CHANGE SHALL BE MADE ONLY WITH SLEEVES AND FITTINGS.
- FOR NON-PVC PIPE THAT WILL BE OWNED AND MAINTAINED BY THE MUNICIPALITY, LONG RADIUS CURVES, EITHER HORIZONTAL OR VERTICAL, MAY BE INSTALLED WITH STANDARD PIPE BY DEFLECTIONS AT THE JOINTS. MAXIMUM DEFLECTIONS AT PIPE JOINTS, FITTINGS AND LAYING RADIUS FOR THE VARIOUS PIPE LENGTHS SHALL NOT EXCEED 75% OF THE PIPE MANUFACTURER'S RECOMMENDATION.
- MAINTAIN UTILITY PROVIDER'S RECOMMENDED MINIMUM COVER OVER ALL PROPOSED WATER, WASTEWATER, AND RECLAIMED WATER LINES.
- 42. ANY LIGHTING SHOWN HEREON IS AS SPECIFIED BY THE CLIENT AND IS INCLUDED FOR INFORMATION PURPOSES ONLY, AS DIRECTED BY THE OWNER AND/OR PUBLIC AGENCY REQUIREMENTS. R&R ENGINEERS-SURVEYORS, INC. HAS NOT PERFORMED THE LIGHTING DESIGN, AND THEREFORE DOES NOT WARRANT AND IS NOT RESPONSIBLE FOR THE DEGREE AND/OR ADEQUACY OF ILLUMINATION ON THIS PROJECT.
- 43. CONTRACTOR SHALL MAINTAIN ELECTRICAL SERVICE TO ALL EXISTING BUILDINGS, TRANSFORMERS TO REMAIN, AND ALL EXISTING SITE LIGHTS DURING ALL PHASES OF CONSTRUCTION.
- 44. ANY SEPTIC SYSTEMS DEPICTED ON THESE PLANS ARE REPRESENTATIVE ONLY. A SEPTIC SYSTEM SHALL REQUIRE DESIGN AND PERMITTING TO BE PERFORMED BY OTHERS.
- ALL WATER WELLS SHALL BE TESTED, AND APPROVED BY STATE DEP AND LOCAL HEALTH DEPARTMENT PRIOR TO USE ON PRIVATE HOMES. WELLS WILL NOT BE ALLOWED FOR PUBLIC POTABLE WATER CONSUMPTION. WELLS WILL NOT BE ALLOWED AS A SOURCE OF FIRE PROTECTION.

SIGNAGE & STRIPING NOTES

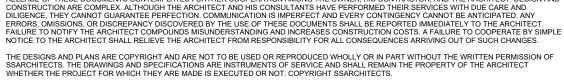
- LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES, IF APPLICABLE.
- 2. STRIPING SHALL REFER TO COLORADO DOT STANDARD PLANS S-627-1
- ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL REMAIN UNLESS OTHERWISE NOTED IN THE PLANS OR AS DIRECTED BY THE ENGINEER. SIGN LOCATIONS SHOWN ON PLANS ARE APPROXIMATE AND MAY REQUIRE FIELD ADJUSTMENT, AS DIRECTED BY THE ENGINEER.
- ANY EXISTING SIGNS TO REMAIN THAT ARE DISTURBED OR RELOCATED DURING CONSTRUCTION SHALL BE RESET TO CURRENT STANDARDS FOR HEIGHT, OFFSET, AND METHOD OF INSTALLATION.
- CAUTION SHOULD BE EXERCISED WHILE RELOCATING EXISTING SIGNS SO AS TO PREVENT DAMAGE TO THE SIGN. DAMAGE BEYOND USE, AS DETERMINED BY THE ENGINEER, SHALL REQUIRE REPLACEMENT BY THE CONTRACTOR AT HIS EXPENSE.
- CAUTION SHOULD BE EXERCISED DURING THE INSTALLATION OF NEW SIGNS. BOTH EXISTING AND PROPOSED UTILITIES MAY EXIST IN THE VICINITY OF PROPOSED SIGN LOCATIONS, INCLUDING THE POTENTIAL FOR UTILITIES AND OTHER OBJECTS NOT IDENTIFIED IN THESE
- ALL SIGNS SHALL BE COMPLIANT WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND DOT STANDARDS, AS WELL AS ANY ADDITIONAL LOCAL REQUIREMENTS.
- ALL STRIPING AND PAVEMENT MARKINGS IN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND SHALL NOT BE APPLIED UNTIL A MINIMUM OF 30 DAYS AFTER THE PLACEMENT OF THE FINAL ASPHALT SURFACE. IN THE INTERIM. STRIPING SHALL BE PAINT AND ANY REQUIRED RPM'S INSTALLED PER THE PLANS. DO NOT STRIPE ACROSS MANHOLE LIDS OR DRAINAGE
- STRIPING WITHIN PRIVATE PROPERTY IS TO FOLLOW DOT GUIDELINES WHERE PRACTICABLE. PAINT MAY BE UTILIZED FOR PARKING STRIPING AND LANE STRIPING WITHIN PRIVATE
- REFLECTIVE PAVEMENT MARKINGS (RPM'S) SHALL BE INSTALLED IN ALL LOCATIONS AS REQUIRED BY DOT DESIGN STANDARD (LATEST EDITION).
- 11. ANY PAVEMENT MARKINGS AND RPM'S THAT ARE DESTROYED, DAMAGED, OR DIMINISHED BY CONSTRUCTION ACTIVITIES FOR UP TO 500 FEET IN EITHER DIRECTION BEYOND THE LIMITS OF CONSTRUCTION SHALL BE REPLACED OR REFURBISHED BY THE CONTRACTOR.
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ADJACENT RIGHT-OF-WAYS FOR THE DURATION OF CONSTRUCTION, AT A MINIMUM, THE CONTRACTOR SHALL MOW THE RIGHT-OF-WAY ON AN AS NEEDED BASIS AND MAINTAIN THE DRAINAGE CONVEYANCE SYSTEM. ADDITIONAL MAINTENANCE MAY BE REQUIRED ON A CASE-BY-CASE
- 13. ALL SIGNS AND STRIPING SHALL BE CLEARLY VISIBLE TO DRIVERS, PEDESTRIANS, AND OTHER ROAD USERS. THIS INCLUDES ENSURING THAT SIGNS ARE NOT OBSCURED BY VEGETATION, OTHER STRUCTURES, OR DIRT/GRIME.
- 14. ALL HANDICAPPED SPACES SHALL HAVE AN ABOVE GRADE IDENTIFICATION SIGN MEETING ADA AND OTHER APPROPRIATE GOVERNING AGENCY STANDARDS.



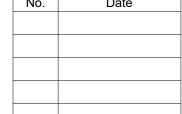
2505 Walnut | Suite 200 | Boulder, CO 80302

303.442.4422 | www.sophersparn.com





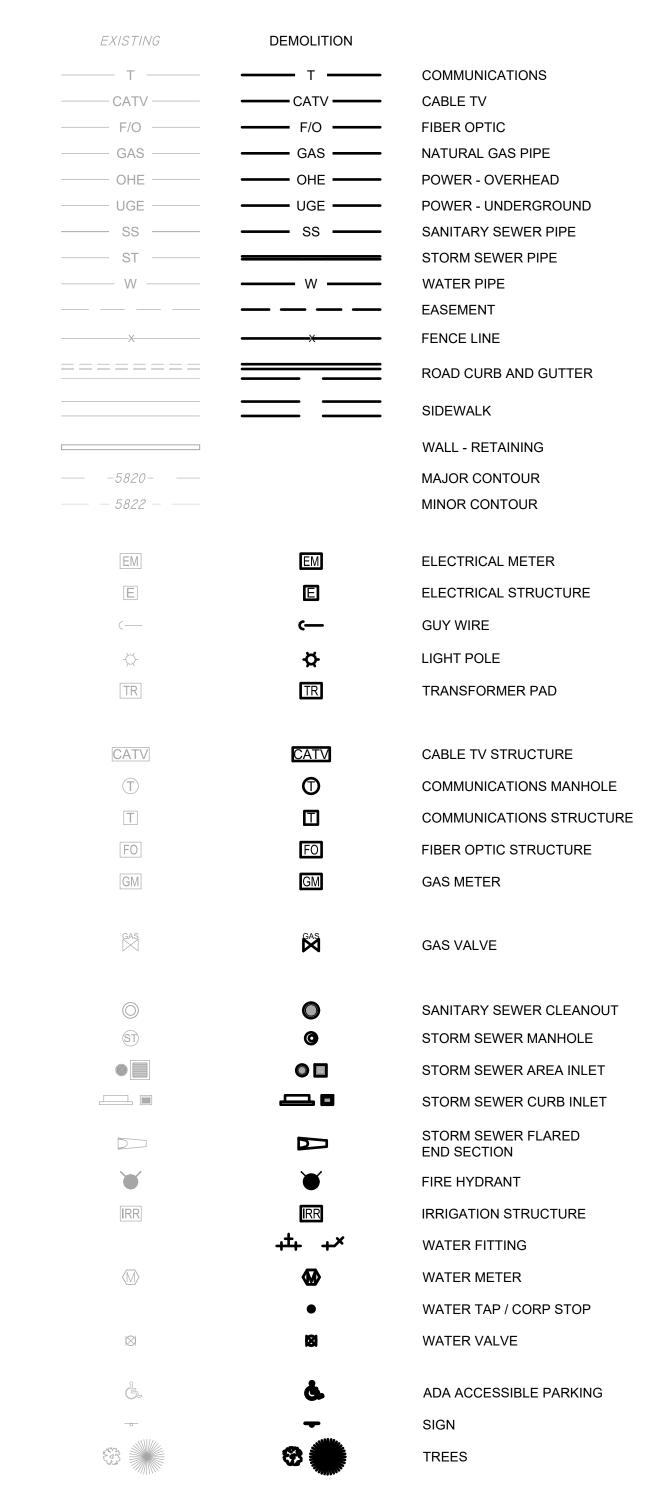


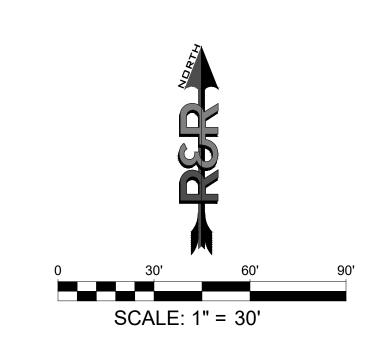


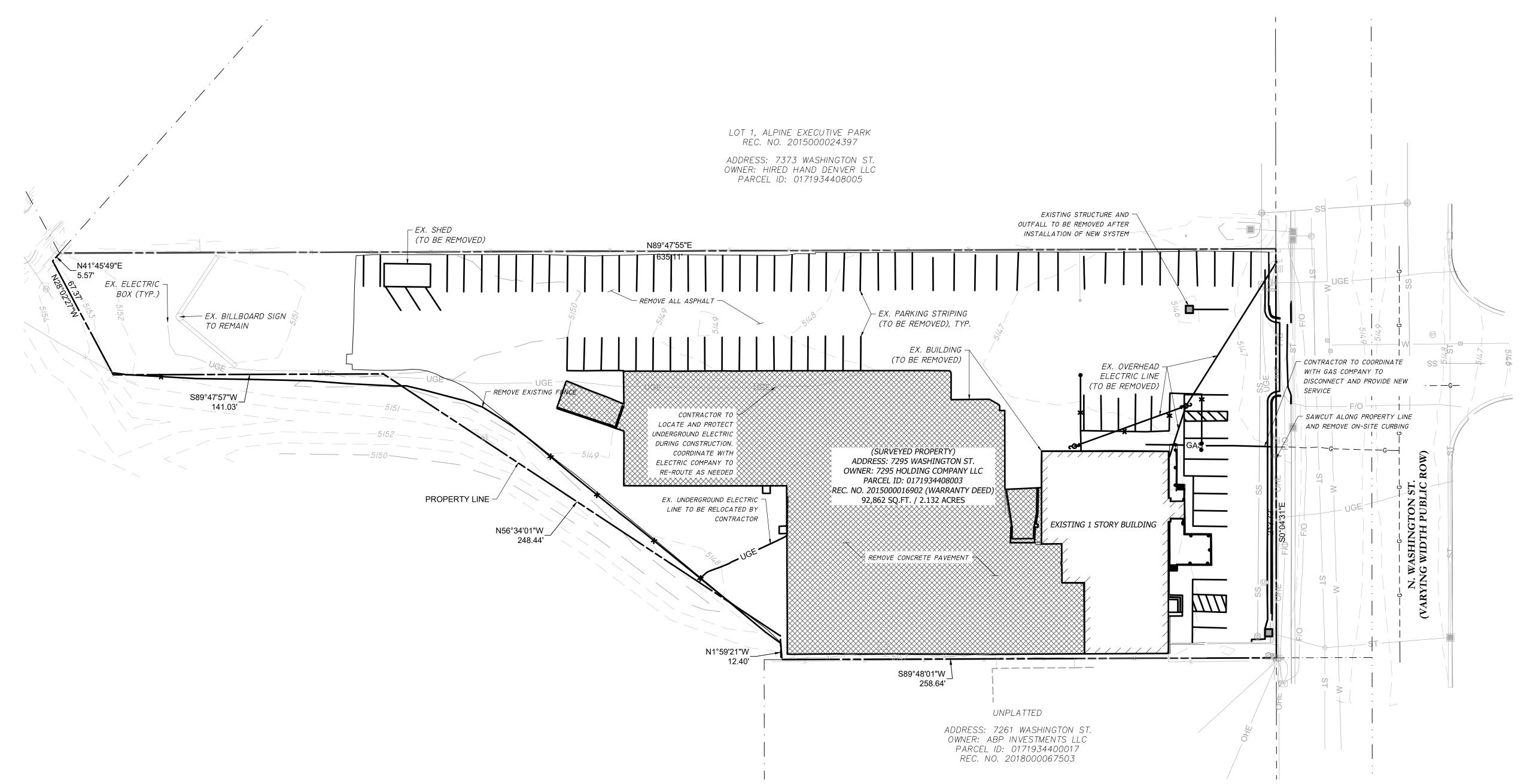


WITH THE INSPECTORS 7 WORKING DAYS IN ADVANCE.

DEMOLITION LEGEND









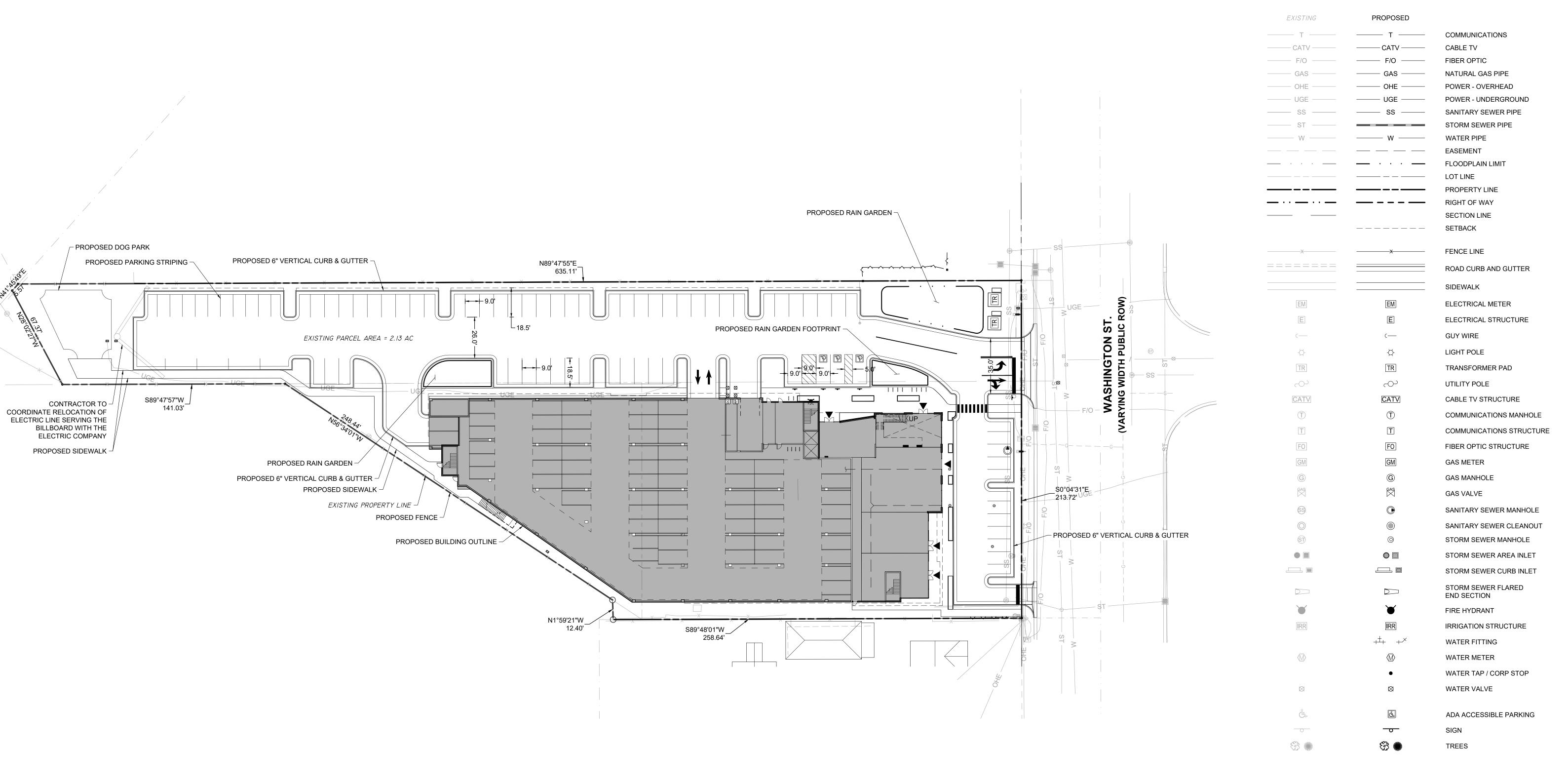


DO NOT SCALE FROM DRAWING. VERIFY ALL DIMENSIONS ON SITE.





LEGEND

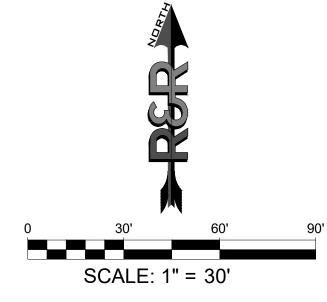


BENCHMARK (NAVD83 Datum)
ORIGINATING BENCHMARK:
SET MAG NAIL IN ASPHALT AS SHOWN ON SHEET 2. USED OPUS PROCESSING FOR COORDINATE AND ELEVATION

(96%). (LIES APPROXIMATELY 9.2' NORTH OF WESTERLY MOST CORNER OF CONCRETE FOUNDATION.)

RESULT ON MARCH 9, 2023, HAVING USED 13,340 OF 14,196 OBSERVATIONS (94%) AND 68 OF 71 FIXED AMBIGUITIES

ELEVATION = 5149.69'







DO NOT SCALE FROM DRAWING. VERIFY ALL DIMENSIONS ON SITE.





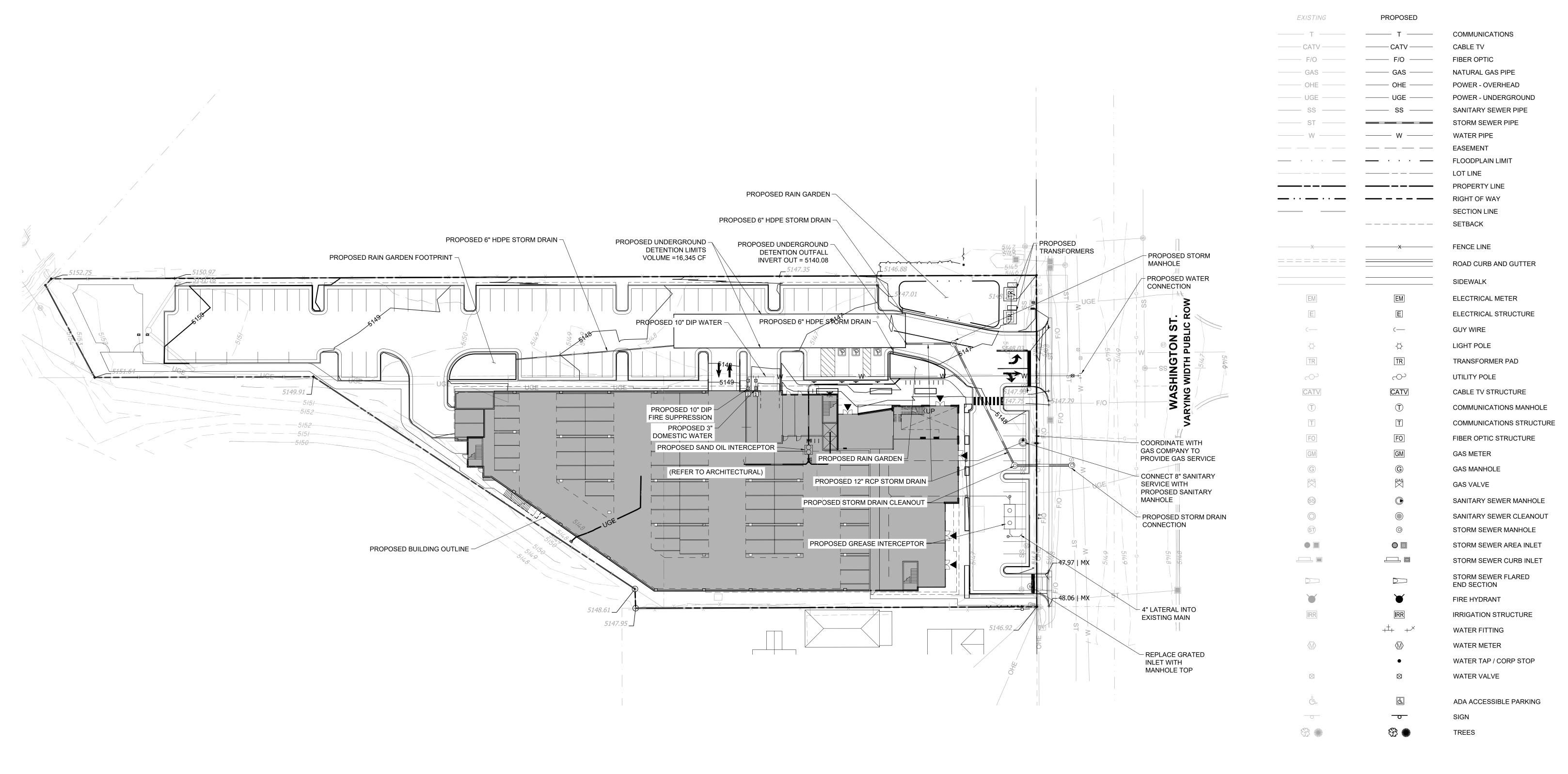


PDP & REZONING SUBMITTAL

11/22/2024

C1.01

LEGEND



BENCHMARK (NAVD83 Datum)
ORIGINATING BENCHMARK:
SET MAG NAIL IN ASPHALT AS SHOWN ON SHEET 2. USED OPUS PROCESSING FOR COORDINATE AND ELEVATION

RESULT ON MARCH 9, 2023, HAVING USED 13,340 OF 14,196 OBSERVATIONS (94%) AND 68 OF 71 FIXED AMBIGUITIES (96%). (LIES APPROXIMATELY 9.2' NORTH OF WESTERLY MOST CORNER OF CONCRETE FOUNDATION.)

0 30' 60' 90 SCALE: 1" = 30'





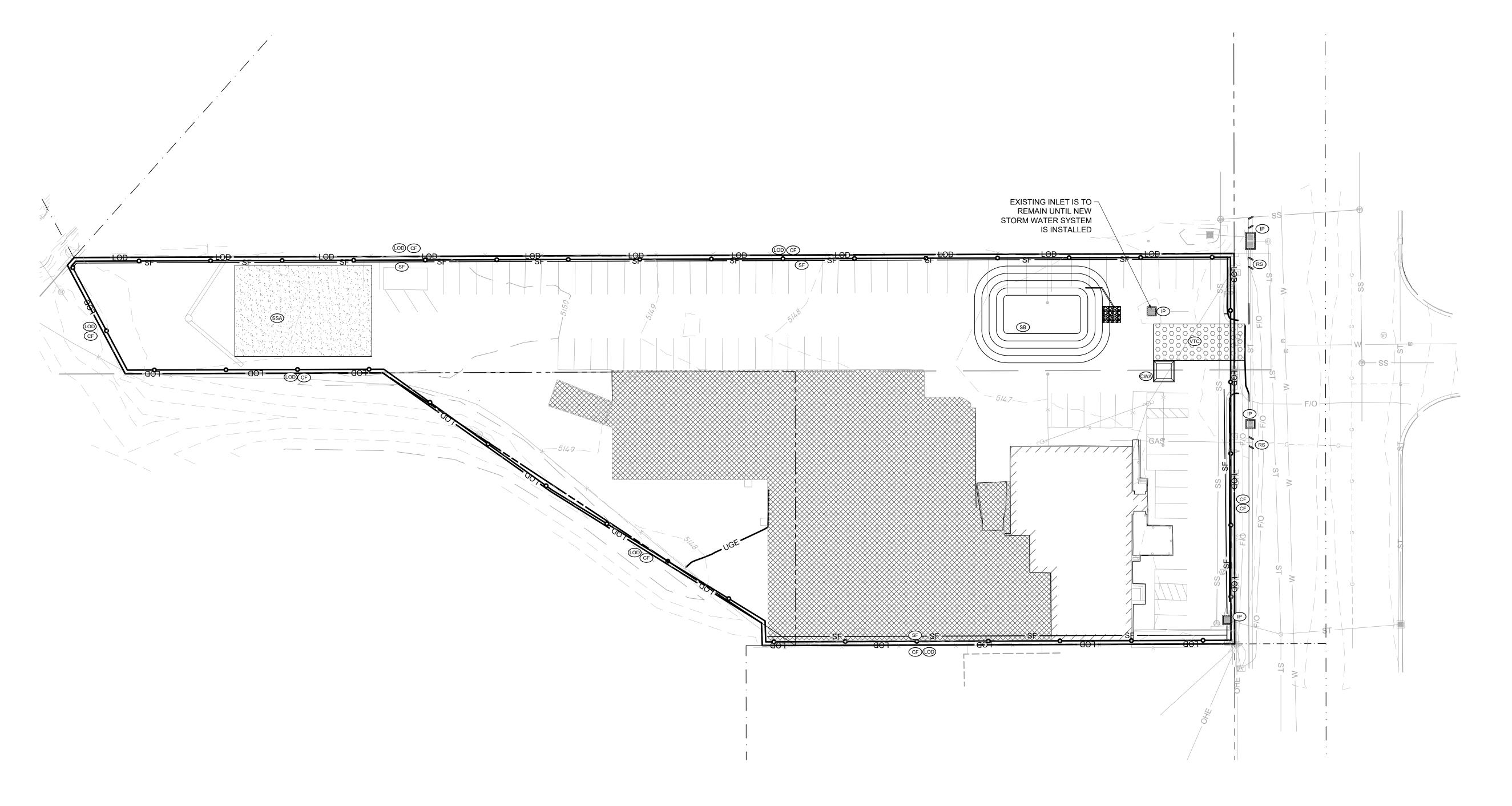


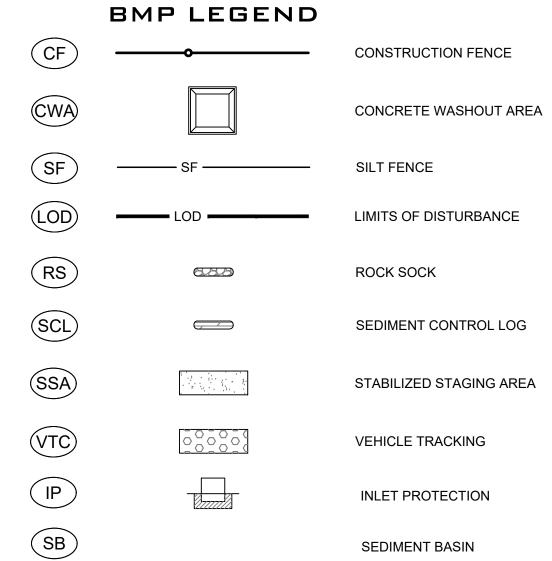
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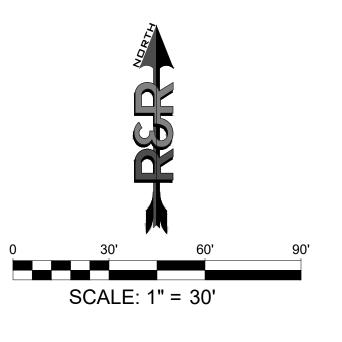
DO NOT SCALE FROM DRAWING. VERIFY ALL DIMENSIONS ON SITE.



ELEVATION = 5149.69'





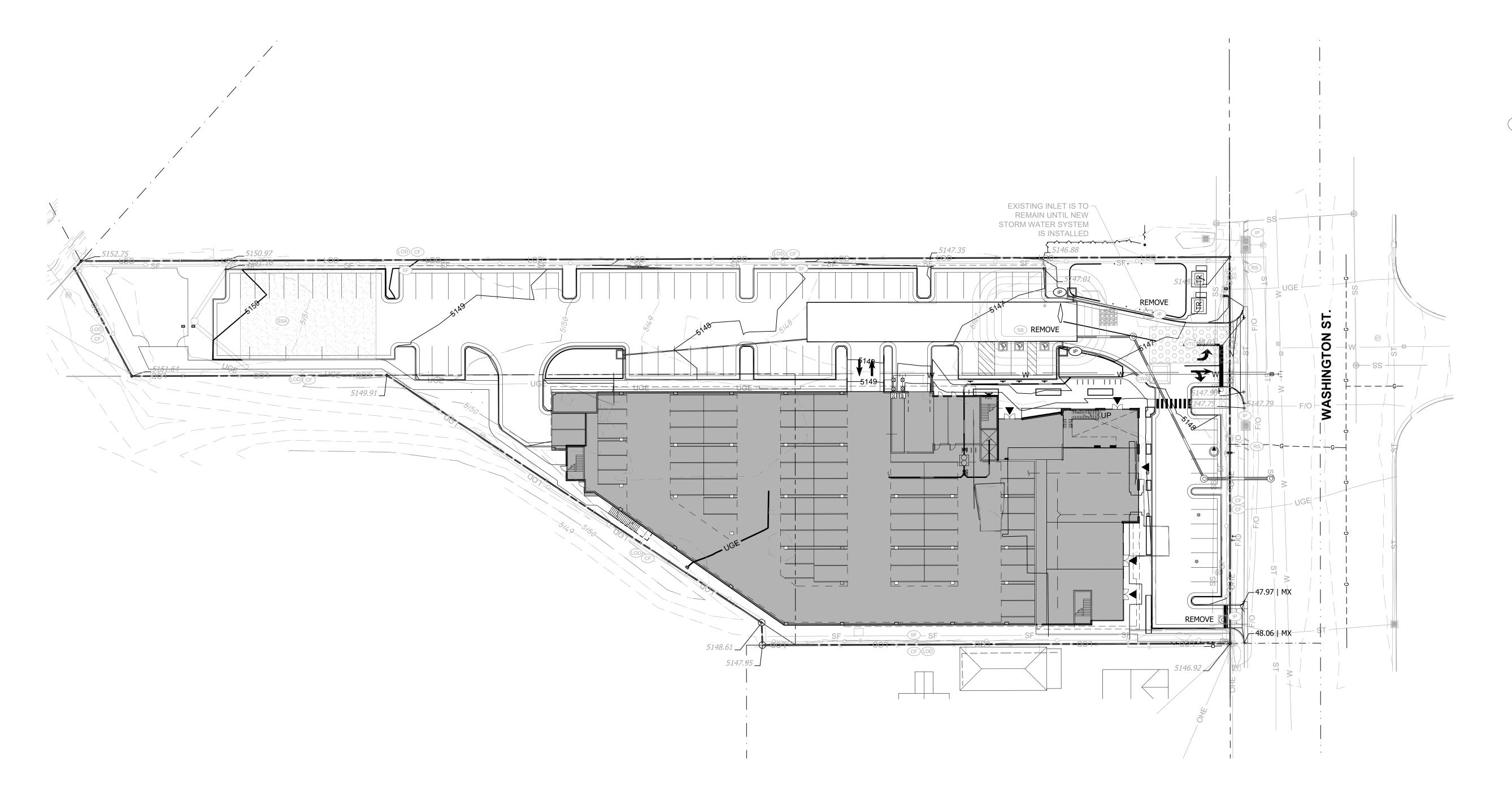




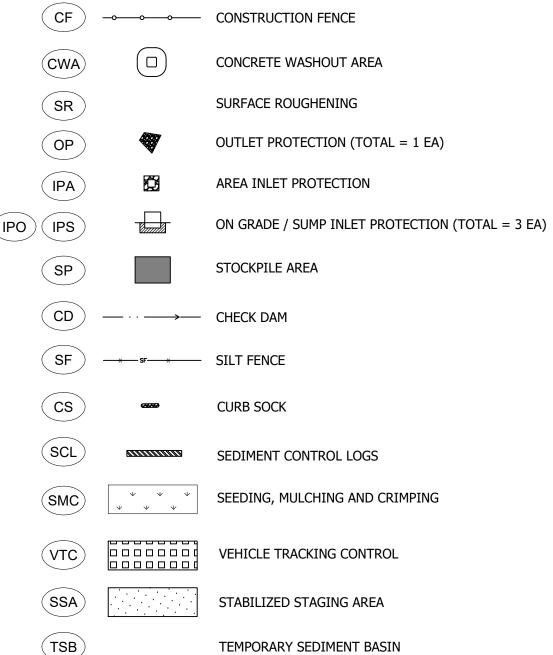






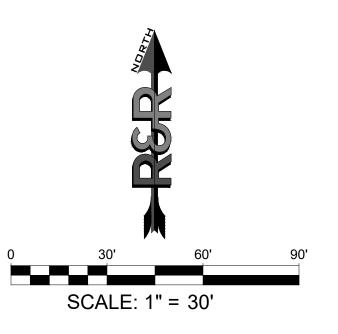






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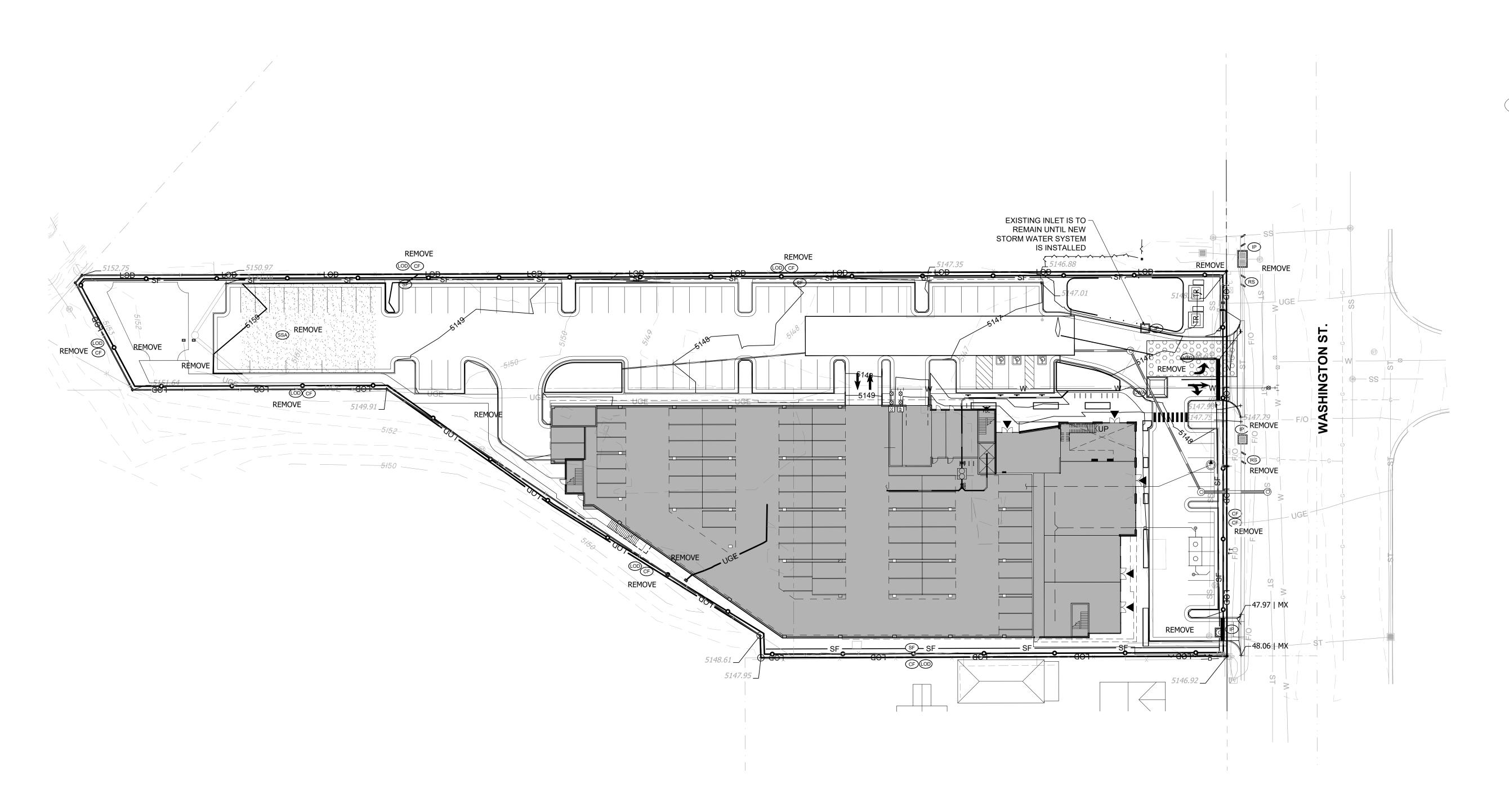




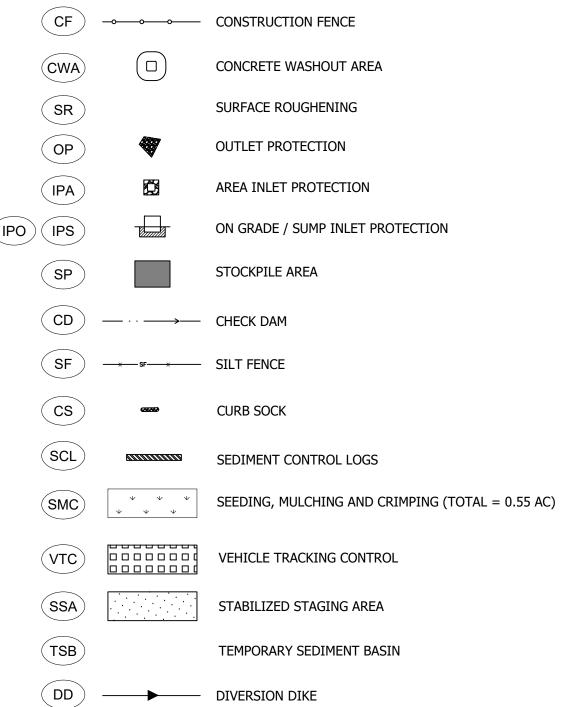




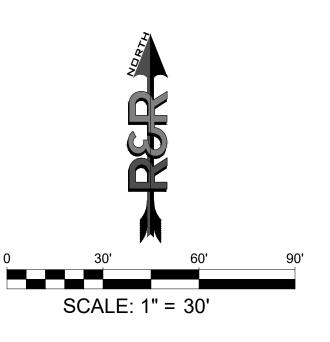




EROSION & SEDIMENT CONTROL LEGEND



EROSION CONTROL BLANKET









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Community & Economic Development Department Planning & Development

4430 S. Adams County Pkwy., 1st Floor, Suite W2000B

Brighton, CO 80601-8218

Phone: 720.523.6800 Website: adcogov.org

PLANNED UNIT DEVELOPMENT

(PRELIMINARY DEVELOPMENT PLAN)

The purpose of a Planned Unit Development is to establish an area of land, controlled by one or more landowners, to be developed under unified control or unified plan of development which does not correspond in lot size, bulk, or type of use, density, lot coverage, open space, or other restriction to the existing land use regulations. The Preliminary Development Plan establishes vested rights to develop a property in accordance with the plan.

Please include this page with your submittal. Submittal instructions are at the top of page 2. More information about checklist items can be found on page 2.

	Development Application	
✓	Written Explanation	
✓	Preliminary Development Plan	
✓	Application for Rezoning	
•	Application for Preliminary Plat ←	Per email correspondence with case manager, Brayan Marin, on 11/14/2024, staff supported a request to delay submission of the Minor Subdivision Plat application until a later PDP or FDP submittal.
✓	Proof of Ownership	<u> </u>
✓	Proof of Water, Sewer, and Utility Services	
✓	Legal Description	
✓	Certificate of Taxes Paid	

Fees Due When Application Deemed Complete			
Preliminary Development Plan	\$2,200		

Preliminary Development Plan - Guide to Development Application Submittal

This application shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked Microsoft OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF, although you may provide multiple PDFs to ensure no file exceeds 100 MB. Once a complete application has been received, fees will be invoiced and payable online at www.permits.adcogov.org.

Written Explanation of the Project:

 A clear and concise, yet thorough, description of the proposal. Please include, if applicable, timeframe, purpose of project, and improvements that will be made to the site

Copy of Preliminary Development Plan:

- Site specific development plan, which describes and establishes the type and intensity of uses for a specific parcel or parcels of land
- Shall include the proposed land uses, the layout of landscaping, circulation, architectural elevations, buildings, and preliminary plat

Application for Rezoning:

• Purpose is to change the boundaries of the zone districts shown on the Zoning Map

Application for Preliminary Plat:

- Includes refinement of the design considering the geologic hazards, environmentally sensitive areas, sources of required services, vehicular/pedestrian circulation, and the relationship to surrounding land use
- Plat requirements are included in the application packet.

Proof of Ownership:

- · A deed may be found in the Office of the Clerk and Recorder
- A title commitment is prepared by a professional title company

Proof of Water/Sewer/Utilities

Water

- A written statement from the appropriate water district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587.

Sewer

- A written statement from the appropriate sanitation district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- A written statement from Tri-County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems.

Utilities (Gas, Electric, etc.)

- A written statement from the appropriate utility provider indicating that they will provide service to the property.
- Copy of a current bill from the service provider.

Statement of Taxes Paid:

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office or visit ADCOTAX.COM
- Treatment System

Community & Economic Development Department www.adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000 Brighton, CO 80601-8204 PHONE 720.523.6800 FAX 720.523.6998

Application Type	: Planned Onlit Development - Preili	ninary Devel	opment Plan	
PROJECT NAME	i:			
APPLICANT				
Name(s):		Phone #:		
Address:				
City, State, Zip:				
2nd Phone #:		Email:		
OWNER				
Name(s):		Phone #:		
Address:				
City, State, Zip:				
2nd Phone #:		Email:		
TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)				
Name:		Phone #:		
Address:				
City, State, Zip:				
2nd Phone #:		Email:		

DESCRIPTION OF SITE Address: City, State, Zip: Area (acres or square feet): Tax Assessor Parcel Number **Existing** Zoning: **Existing Land** Use: Zoning = PUD / Use = Mixed Use Multi-Family **Proposed Land** Based on Advancing Adams County Comprehensive Use: plan Future Land Use is Mixed-Use Employment Have you attended a Conceptual Review? YES NO If yes, please list PRE#: I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is

non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name: ProcEld C

Owner's Signature



MEMORANDUM

To: Brayan Marin, Case Manager - Senior Planner @ Adams County Planning and Development

From: Erin Bagnall - SOPHER SPARN ARCHITECTS LLC

Project: Maiker Boyers – 7295 Washington St, Denver, Colorado 80229

Date: 22 November 2024

Re: WRITTEN NARRATIVE – Rezoning and PDP Review Submittal

This document is a written narrative describing the proposed Maiker Housing development, located at 7295 Washington St. This document outlines how the application meets all applicable PDP and Rezoning review criteria and is being submitted in preparation for the Adams County PDP and Rezoning application requirements.

The subject property is the site of the former Boyers Coffee warehouse located at 7295 North Washington Street in Denver, CO 80229 and as further described in the submittal documents. The parcel currently includes a damaged brick warehouse/building and billboard situated on approximately 2.132 acres, more or less. The property is currently zoned I-1. A historic schoolhouse originally built in 1927 is situated on the property but was severely damaged by a fire with only the outer façade remaining.

Maiker Housing Partners proposes to rezone the site to PUD zoning and develop the site into a mixed-use development containing ground level commercial space for a future Boyers Coffee shop with permanently affordable housing on the upper floors. The project will be a new community hub and gateway for the Welby Neighborhood of Adams County, in support of the goals and vision established in the **Welby Subarea Plan**. The project will celebrate the history of the site by incorporating historic elements of the 1927 schoolhouse and continue the rich tradition of the Boyers coffee shop as a community hub and meeting place.

The purpose and objective of a Planned Unit Development (P.U.D.) is to encourage the development of land as a single unit. A P.U.D. allows greater flexibility in the design of a development, more variety and diversification in the relationships between buildings, open spaces and uses, and conservation/retention of historical and natural topographic features while meeting the goals, policies and objectives of the comprehensive plan.

NOTE:

- The applicant team understands that a PUD will require a Minor Subdivision Plat and requests that this application run concurrently with the FDP submittal.
- Building Name "Maiker Boyers" and/or "The Welby" is Subject to Change
- The existing billboard at the western edge of the site will remain after development, as a condition of the Purchase and Sale Agreement.

I - PLANNING, ZONING & ARCHITECTURAL CONSIDERATIONS

PROJECT CHARACTER - GENERAL

The new proposal will create a vibrant, permanently affordable residential option for Adams County residents. The site's vicinity to Downtown Denver and proximity to mass transit options and the Clear Creek Trailway make it a perfect opportunity to begin to implement the strategies identified in the **Welby Subarea Plan**. When implemented in 2014, the stated goal of the document was to build on and transform the existing assets, reinvest, and maintain a vibrant community that attracts investments from both inside and outside Welby. The new Welby

proposal under review will not only re-establish a well-loved community asset in the Boyers Coffee Shop, but it will also help meet Adams's County's affordable housing goals, a residential building managed and delivered via Maiker Housing Partners.

PROJECT HISTORY

After a devastating fire in 2020, The Boyers Coffeeshop—a well-loved Welby community hub and icon— was forced to close its doors. With the support of Adams County and the assistance of Boyers Coffee, Maiker Housing Partners was given the opportunity to redevelop the site into a permanently affordable development that would re-establish the Boyers Coffee community hub into the neighborhood fabric. Under the goals established in the **Welby Subarea Plan**, this property can become a catalyst of development for the Welby Neighborhood. The Maiker Team understands that transformative change does not occur separately from outside events or influences, so three neighborhood meetings/charettes were held.

Charrette #1

The Maiker Welby project team had its first charette to discuss the project in Q1 of 2024. At this charette, we invited members of the Affordable Housing community, the Boyers Coffee Community, and the Adams County community together to discuss the site, its opportunities and its strengths. The conversation was centered around how we make impactful affordable housing for people, which demographics/populations to serve in the immediate area, how we can best fit Adams County's goals and vision, and how we best preserve and reinvigorate the Boyers Coffee Community as a neighborhood and community hub.

Charrette #2

The Maiker Welby project team had its second charette to discuss the project in Q2 of 2024. After the first charette, the team recognized the importance to obtain ideas directly from the historic residents of the Welby community. The central Boyers Coffee shop was a landmark to the area, with memories beginning within the original schoolhouse for Washington School, built in 1927. By inviting the families to this charette, the team learned how thisbuilding holds a special place in the community memory, and the development team felt it was important to discuss the project and learn how we might honor the special memory of the place.

Neighborhood Meeting

In accordance to redevelopment requirements, a neighborhood meeting was held at Welby Community School Cafeteria on October 15th, 2024. Because of the location, we increased the radius for notice to 2000' feet from the property. We provided information about the schematic plans, elevations and perspectives for all in attendance. The format was an open house, allowing attendees the opportunity to provide feedback and react to the concept. The team found that after holding the previous two charettes with the community, the feedback from the neighborhood meeting was positive with minimal adversity. See Neighborhood Meeting Summary in submittal documents.

Future/Continual Outreach

Being a tight-knit community, the Welby Neighbors Association is an active group that holds monthly meetings for local discussion. The coordinators have invited Maiker to further present our drawings and answer questions at their next meeting on November 26th. We're honored by these good relationships and will embrace these opportunities to make ourselves available for all residents in an ongoing and open-ended nature.

PROPOSED USES, ZONING AND NEIGHBORHOOD CONTEXT

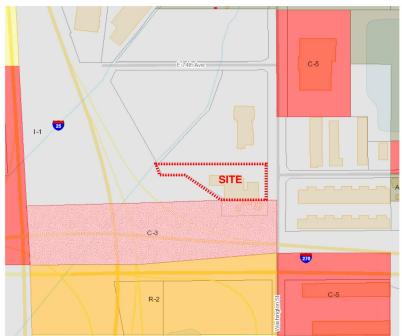
The project site is completely within the I-1 zone, bordered on the south by a small parcel with C-3 zoning, and otherwise surrounded by I-1 zoning. The Project is requesting a rezoning to PUD to promote allowable execution of the following goals:

Creating a smart density within a mixed-use, multifamily affordable community on the existing ~2.132-acre

site, while

- Respecting the memory of the historic neighborhood and school, while
- Applying the proposed goals in the Welby Subarea Plan, while
- Reinvesting in the community hub and gathering space lost to the Boyers fire, while
- Reinvigorating the area by adding new architecture and commercial destinations, while
- Utilizing affordable housing tax credits and funding opportunities in the most cost-effective way possible, and
- Maximizing this parcel's opportunities to house as many qualifying households as permitted per zoning code and as reasonable for the location.

Zoning Map



3-34 PLANNED UNIT DEVELOPMENT (P.U.D.) 3-34-03-01 SUPERIOR DESIGN

USE OF FLEXIBILITY TO IMPROVE DESIGN - The PUD zoning supports the project in creating a three dimensional design well suited for the unique site placement and density needs. PUD zoning allows the project to be scaled in relation to the interstate and the future growth outlook in the area. The project's proximity to the 'edge' of Welby and along a major transportation corridor (Washington) makes it suitable for densification and placed perfectly as a catalyst for future growth of the neighborhood as it begins the transition from all industrial to the vision of the Welby Subarea, where "Residential development in these areas should be designed so that it is compatible with the commercial feel of these corridors, utilizing enhanced architectural features, and vertical mixed-use design where appropriate."

Further – the PUD zoning will support **117** affordable housing units, **43** more units than allowable per MU zoning. Consistent with the Goals of Advancing Adams County, the flexibility provided within the PUD zone classification will allow for a larger amount of affordable housing options for Adams County residents.

COMPATIBLE WITH ADJACENT USES —The team recognizes the goal of this building is to be a catalyst project for the area, and that our parcel's presently distressed condition is hardly compatible for the surrounding area, as-is. While the first project in after a change to the long-range planning outlook may feel unaligned with some adjacent uses, an influx of residents, taxes, and activity ultimately brings an economic benefit to existing businesses in the area. In terms of compatibility to each adjacent land use:

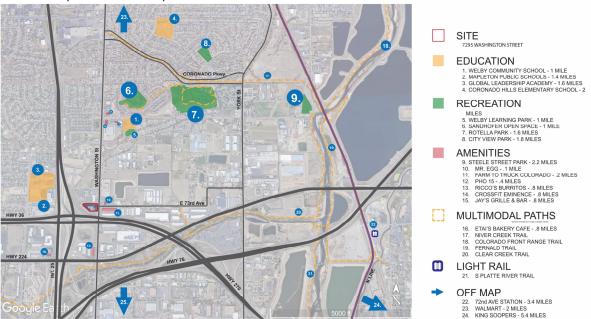
- A natural, mutual benefit can be seen with the retail center directly across Washington Street, as our residents will help foster retail growth and word-of-mouth interest in the retail center and businesses.
- While the waste-management truck parking lot to the North is indeed less compatible, the fact that this parcel is leased (and not owned) implies that it is a non-permanent fixture to the area. If this lease continues, the increased tax revenue from residents and the new business opportunity next door would logically aid them in the long-run (particularly with a company specializing with transportation and relying on County road improvements). If the lease does not renew, the increase of value and transformation of this block would surely benefit the parcel's owner and potentially pave the way to a more compatible future. In either case, the trucks do not appear to be in service during evening and night-time hours, and should not hamper the residents within the building, all things considered.
- o The neighboring funeral parlor will also enjoy increased exposure from new residents (and their families, social circles, or connections). Maiker sees "A Better Place" in particular as one that champions low-income stability and provides services with lower prices and incentives to our shared demographic—so much that Maiker agrees with the parlor's statement in that affordable housing and A Better Place can fit seamlessly as neighbors.
- Via community outreach, neighbors and community members have expressed that the economic growth from new residential buildings will activate the area's retail and provide more opportunity for localized employment. The addition of more retail along the Washington corridor with the return of the Boyers Coffee community hub will provide an invigorating net benefit to surrounding Welby employment centers and residents, thereby showing compatibility with the neighborhood.
- SCREENING REQUIRED Based on the catalyst nature of the project, the applicant team is requesting modifications to the screening required between adjacent land uses. As part of the PUD approval process, we wish to seek a modification to these requirements to reduce the required size of bufferyards while maintaining the intent of the bufferyard to adequately separate lesser intensity uses from higher intensity uses. We are requesting:
 - Northern Property Boundary New Residential Use to Existing Industrial Use REQUIRED Bufferyard Type D: 15 foot minimum bufferyard width with (3) trees per 60 linear feet and (6) foot sight obscuring fence or wall. PROPOSED On the Northern property boundary, the building is set +/- 70'-4" from the property line, separated by a 6'-0" wide landscape bufferyard, which will be planted at the required density, a 61' wide double-loaded parking drive aisle / fire access lane, and a 5' sidewalk. There is an existing sight obscuring fence at the property line that will be maintained or improved as required. Beyond the fence and offsite, there is an existing water canal separating the properties already. This +70' distance meets the intent of the bufferyard requirement, by providing an ample separation between the lesser intensity use of the proposed mixed-use project to the higher intensity industrial property to the North.
 - O Southern Property Boundary New Residential Use to Existing Commercial Use REQUIRED Bufferyard Type C: 15 foot minimum bufferyard width with (2) trees per 80 linear feet and (6) foot sight obscuring fence or wall. PROPOSED Along the Southern property boundary, all residential units and functions are located on the second level or above, and there is commercial space at ground level. We feel this would support a bufferyard requirement of commercial to commercial, which is bufferyard Type A a 5 foot minimum bufferyard. Additionally, while the property to the south is currently commercial use, the scale and feel of the buildings are residential in nature and would further support a reduced bufferyard requirement. We are proposing to provide an approximately 6'-8" wide bufferyard at grade level along the southern property boundary planted to a density determined sufficient by Adams County.

3-34-03-03 PEDESTRIAN AND BICYCLE AMENITIES

The project will offer improved pedestrian and bicycle amenities by improved circulation/hardscape and facilities for convenient bicycle storage. There will be short term bike parking at grade, as well as indoor long term bike storage facilities for residents and employees.

The pedestrian and bicycle amenities provided will align with the future growth of Washington Street, outlined in the 2022 Transportation Master Plan. Improvements to Washington Street will include an off-street bike lane (road diet) and/or sidewalk improvements slated from East 52nd to 83rd that will help The Welby residents have easy access into Downtown and quickly connect to the wider bike and walk network provided along the Clear Creek Trail

The applicant team understands the existing barriers to connectivity will be there at first occupancy and will encourage the use of existing infrastructure along Washington Street (via the sidewalk) as a way to connect to the Clear Creek Trail (less than .5 miles) for active outdoor use and connection to the broader areas via bike and foot.



3-34-03-04 PARKING

The applicant team is requesting a parking reduction of 18%, providing for 148 parking spaces when 183 are required. We will work with our traffic consultant to create a traffic demand management program that implements measures that will reduce trips and parking. Solutions could include: RTD passes, transit enhancements, Electric bike charging stations, and additional bike storage.

PARKING, ACCESS, SERVICE & SITE SAFETY

- Residential Parking will be provided at grade along the north edge of the site and covered within the building below the podium.
 - The site plan shows 148 off street parking spaces. Overall parking counts will require a 18% parking reduction request from the parking requirements for Adams County.
- The site is proposing 24 short-term bicycle parking spaces and 46 long-term secure and covered bicycle parking spaces which exceeds the Adams County requirement 10 spaces on site.
- The primary vehicular access to the site is provided at the signalized crossing at Washington and 73rd. For the convenience and use of the retail along Washington Street, an exit/right out only is proposed south of the retail parking area along Washington. The design team feels this will help with vehicular circulation during retail hours.

3-34-03-05 OPEN SPACE

Adams County Design Requirements and Performance Standards section 4-19-09-01-04 states a minimum required landscaped area of 30% of the site area for multi-family projects. As part of the PUD review process, we wish to seek a modification to this requirement given the constraints of the project site. As shown in the attached conceptual site plan drawings we are proposing approx. 20% of the site area to be landscaped with the landscaping distributed across the site. This distribution balances the site constraints and parking needs of the proposed project and is a significant improvement on the current site landscaped area, which is located predominantly at the inaccessible West end of the site.

ADAMS COUNTY OPEN SPACE REQUIREMENTS FOR OVERALL SITE

REQUIREMENT CATEGORY	OPEN SPACE & ACTIVE OPEN SPACE AREA REQUIREMENTS	OPEN SPACE & ACTIVE OPEN SPACE AREAS PROVIDED
MINIMUM OPEN SPACE AREA (sec. 3-34-03-05)	A MIN. OF 30% OF THE LOT AREA SHALL BE OPEN SPACE. A MIN. OF 25% OF THE OPEN SPACE SHALL BE ACTIVE OPEN SPACE.	OPEN SPACE AT GRADE = 23,076 SF OPEN SPACE ON ELEV. DECKS = 8,175.6 SF TOTAL OPEN SPACE = 31,251.6 SF or 32.3% of the lot
	LOT = 92,861.6 SF; 30% = 27,858.5 SF 25% OF 27,858.47 SF = 6,964.6 SF	ACTIVE OPEN SPACE AT GRADE = 6,250.8 SF ACTIVE OPEN SPACE ON ELEVATED DECKS = 8,175.6 SF TOTAL ACTIVE OPEN SPACE = 14,426.4 SF or 46% of the open space

LANDSCAPE CONSIDERATIONS

Overall Concept

As a result of the location and density goals, The Welby project will utilize a comfortable amount of open space at ground level, allocating much of the usable open space on the protected and elevated podium areas. At grade, usable open space landscape improvements will include site walks, a dog park, pedestrian connectivity, and smaller gathering areas. The design team is intentionally elevating the open space area to bring the usable open space into a protected and controlled zone and to allow for more density of units on the site.

The Elevated Outdoor Gathering Space

The building residential footprint intentionally creates two connected, yet distinct elevated courtyards.

- One smaller, and to the north, will be a respite during summer months. This courtyard will have flexible seating areas and shade growth planting. This area will provide indoor/outdoor connection for occupants in the fitness area, as well as those using the community room.
- The larger courtyard will be an area for flexible activities, with areas for grill, yoga, yard games, etc. The activity for the space will be customized for the demographic we anticipate for the building and the unit types provided.



Street Frontages and Connections

 At the Washington Street frontage, retail storefront area and residential lobby area will open to hardscape with plantings, allowing for the outdoor activation of the storefront and lobby entries. The improvements to the ROW sidewalk and trees will improve the pedestrian realm along Washington Street.

II- CIVIL ENGINEERING CONSIDERATIONS

PROPERTY AND EASEMENTS

Existing Conditions

- ALTA Improvement Survey Plat was completed by R&R Engineers-Surveyors, Inc dated 3/17/23. The surveyed property consists of approximately 2.132 acres (+/- 92,862 SF) and is located in unincorporated County of Adams, State of Colorado:
 - The existing site includes the remains of a 2 story building with an associated parking lot and utilities.
- o Existing Zoning is I-1
- o Future land Use is Mixed-Use Employment
- o Parcel # 0171934408003
- o Address commonly known as: 7295 Washington St., Denver, CO 80229

Proposed Improvements & Coordination

- Utility and Drainage easements will be dedicated as dictated by the County per the entitlement process.
- New public access easements will be needed if any public access ways extend beyond the existing R.O.W./easements, including access easements for sidewalks.
- The site proposes rezoning to PUD

SITE ACCESS AND LAYOUT

Existing Conditions

- o The existing site is positioned along the frontage of Washington Street, directly across from E. 73rd Avenue. An existing signal is located at the intersection of these two streets.
- The subject parcel is bordered on the East by Washington Street. On the North by a waste management facility (I-1 Zoning), On the South by a site that operates as a funeral services office (C-3 Zoning), and to the West by CDOT highway I-25 (I-1)
- Existing site features include a two-story Boyer's Coffee facility.
- Public sidewalks exist along Washington on the Eastern frontage and encroach into the site by an average of a few feet.

• Proposed Improvements & Coordination

- Proposed site improvements include a five-story mixed-use building that includes a new Boyer's
 coffee facility, 2 anticipated retail spaces, a lower-floor parking garage and 117 affordable housing
 units. The development includes associated concrete walks, patios, and outdoor parking with
 supporting landscaping.
- Stormwater for the site provides water quality treatment above ground in multiple rain gardens
 planned around the site. Once circulating through a rain garden, stormwater is routed to an
 underground detention system at which point the system provides a controlled release rate before
 being routed to the existing County system within Washington Street.
- o The site proposes 2 access points. One to function comparable to the existing condition at the existing intersection. This access point provides one lane entering the site and two lanes existing the site. One thru/left, the other a right-only. It is not anticipated that the existing signal will need to be modified. The site also proposes an additional "right out" only on the southern edge.
- Asphalt pavement thickness requirements for the proposed site are not currently known. Typically, a
 five (5)-inch section is required in parking stalls and a seven (7)-inch asphalt section is recommended
 in drives. These asphalt depths are to be confirmed by the geotechnical engineer.
- O Concrete pavement thickness requirements for the proposed site are not currently known. Typically, an eight (8)-inch section with #4 rebar at 18-inches on center is required for service areas and trash pads, a six (6)-inch section with welded wire mesh is required for drives that receive vehicular traffic, and a four (4)-inch section for walks. Curb and gutter will be constructed within the parking lot with locations agreeable to the County. All concrete paving will have a 28-day, 4500-psi mix with Type II cement and fibermesh reinforcement.
- o Emergency vehicle site access will need to be reviewed and approved by the fire department and county review engineer. The site provides accessible drive aisles on 2 sides of the building, and proposes to provide an FDC on the face of the building for emergency services. Additionally the building and units are to be sprinkled internally and will use fire-resistant gypcrete in accordance with international and local fire code.
- The site has been designed to be ADA compliant using walks, curb ramps, and will provide the federally/locally required number of ADA parking stalls and units.

GRADING AND DRAINAGE

Existing Conditions

- The existing site is previously developed and has approximately 8' of fall from the rear of the site to the frontage. This equates to approximately 1-2% of average grade. The high point is approximately 5153' and a low of approximately 5145'.
- Stormwater collection infrastructure exists near the East side of the site, and appears to discharge directly to the public infrastructure in Washington Street. It does not appear that there is any treatment or detention facility on site.
- There is one existing building on site, and supporting parking. There is additionally a large concrete pad, rending the site as a majority impervious area.

 The site is surveyed as Flood Zone "X", which is outside the 100 year flood plain (under .2% change of annual flood) based on FEMA Flood Insurance Rate Map # 08001C0603 H, Panel 603 of 1150, dated March 5, 2007.

Proposed Improvements & Coordination

- More than 1 acre of disturbance is proposed for this site. Per the requirements in Adams County, stormwater quality enhancements and stormwater detention are proposed on the site. Stormwater Quality is required to be provided above ground. Water quality for this site is obtained using rain gardens. Following initial capture within the rain gardens, the stormwater is routed to an onsite underground detention system in which the stormwater is routed through a control structure to control the release rate. The treated and detained stormwater is then released to a storm main located in Washington St.
- o It is anticipated that minor improvements to Washington Street adjacent to the site will be required, however this activity excludes modification to signal infrastructure.
- o Construction stormwater management and erosion control plans will be required for the site. A State Stormwater Management Plan will be required.
- Subgrade preparation will be required for proposed structures and for new flatwork/paving. The
 geotechnical recommendations for earthwork over-excavation and compaction are not currently
 available.
- o An underground stormwater system is anticipated that shall be constructed of reinforced concrete.
- Rain gardens will attempt to utilize non-invasive, native vegetation, however will prioritize plantings that are most resilient and effective at nutrient removal.

WATER UTILITIES

• Existing Conditions

- There is an existing water meter and backflow preventer serving the existing facility
- o Water mains exist within the Washington Street ROW.
- The site is presently serviced by the North Washington Steet Water and Sanitation District. Applicant
 was provided a "will-serve" letter by the District on 7/25/2024. The District expects sufficient capacity
 for proposed use and unit count.

Proposed Improvements & Coordination

- The site anticipates a 3" Domestic service and a 6-10" fire service. The services will enter the building into an internal meter room.
- An FDC will be provided on the exterior of the building to supplement the sprinkler system in the event of emergency.
- Additional coordination with the city engineers, fire department, and plumbing engineer to determine meter size, fire suppression pipe size, emergency access requirements, and proposed hydrant locations will be required for fire protection for the proposed buildings.
- o Irrigation facilities will be needed for the landscaped areas around the site. Irrigation facilities will be designed by the landscape architect.

SANITARY SEWER UTILITIES

Existing Conditions

 There is an existing gravity sanitary sewer system that extends across the Eastern property line, internal to the site. This main services the existing Boyer's Coffee facility.

Proposed Improvements & Coordination

- The site proposes collecting sanitary flows from all units and commercial facilities to an 8" pipe and shall connect to the existing main running along the eastern frontage.
- o Grease from the coffee facility as well as the other commercial establishments are collected internal to the building and routed to a grease trap.
- The grease trap has been oversized for this current activity and has been sized to accommodate future tenant conversions to restaurant or other grease creating uses.

DRY UTILITIES

• Existing Conditions

- No formal meetings with dry utility companies have occurred as of this date. The location and capacity of these utility services has not been verified. It is recommended that dry utility meetings and procurement of "will-serve" letters occur as soon as possible with the appropriate companies including Xcel (gas/electric), Comcast (cable), etc. Other required non-city utilities such as fiber optic telecom should be explored as well.
- Electrical on this site is currently metered and serviced by Xcel. Xcel has an existing contract with Boyers Coffee for use by their onsite food truck. Xcel does not have a contract with Applicant as of this date
- This site previously contained a gas meter via Xcel. Xcel has removed this meter prior to Applicant's acquisition of the property.

Proposed Improvements & Coordination

o Further coordination with the project mechanical engineer and the appropriate utility companies will be required to determine the size and location of all dry utility improvements and to identify lines to be relocated or abandoned as part of the redevelopment of the site.

III-FUTURE LAND USE CONSIDERATIONS

Alignment with Welby Subarea Plan (2014)

The Welby Subarea was identified in the Advancing Adams Comprehensive Plan update of 2012 as an important opportunity area to study. Via the subarea planning process, a blueprint for Welby and the place it can evolve into was determined by the community. The adopted subarea plan states, "It is important to note that while the Welby Plan informs future development, and the needs and wants of the community (thus providing predictability), it is advisory in nature and is a dynamic document that can evolve and respond to changing conditions. It envisions vibrant corridors and neighborhoods built on community pride."

The Welby project being submitted will meet the following strategies laid out in the adopted subarea plan: **Economic Development**: Develop a vibrant, strong, and friendly business environment that encourages residential, commercial, and industrial development where new development from diverse markets is embraced. The project will reinstate a beloved community hub within the retail ground floor, have opportunities for suitable additional retail spaces at the ground floor (retail spaces beyond Boyers Coffee area are being kept flexible at this time to allow for appropriate retail to grow with the market) and introduce residential uses into the area to help define the neighborhood as a vibrant and friendly community for business.

Environmental: Seek to create a greener and healthier environment. The project will deliver a newly constructed building under all the latest energy code requirements and safety standards, promote active & communal lifestyles, and provide amenities to reduce dependence on vehicles. Although not finalized for this project, sustainability is a Maiker mission statement and all new Maiker construction projects follow either Electrification-Ready with EGC+ or

All-Electric designation with Zero Energy Ready Homes.

Historical & Cultural: Honor Welby's rich agricultural past and create and promote a culturally enriched environment. *The project team is working closely with the historic Welby community to incorporate and honor the memory of the schoolhouse and the history of the Welby community through public art, reuse of original building materials, and historic photographs.*

Infrastructure: Provide for the safe, efficient, and cost-effective movement of people, goods, and services that will promote growth in the community *The project will deliver upgrades to the existing infrastructure on the site and provide another step in the direction of growth and safety envisioned along the corridor.*

Public Safety: Maintain a safe community environment. *The project will deliver upgrades to the existing fire* damaged building on the site and provide another step in the direction of growth and safety envisioned along the corridor.

Recreation, Open Space, and Agriculture: Provide a variety of recreational opportunities, preserve existing open space, and utilize agricultural areas for educational and economic prospects with willing property owners. *The project will deliver a newly constructed building and community gathering hub. The building open space will be more urban use, and the occupants will have the opportunity to access Clear Creek Trail less than .5 miles from the property along Washington. Like other Maiker projects, active amenities will be a highlight of this building to create livable, community-driven homes where people want to live.*

Vibrant Neighborhoods: Support a resilient community rich in different ages, incomes, and household types, and promote distinctive and attractive neighborhoods with a strong sense of place that sustains the vision of Welby The project will deliver 117 permanently affordable housing units to Adams County, maintained and managed by Maiker Housing Partners. All common areas, entries, and amenities will be ADA accessible, with multiple units designed for ADA and hearing/visually assisted residents. The project's placement at the south edge of the Welby neighborhood allows for a more vertical and urban architecture, appropriate with the adjacent future land use the corridor envisioned in the Subarea Plan.

Alignment with Advancing Adams Comprehensive Plan (2022)

The Welby project will meet the following strategies laid out in the comprehensive plan update from 2022.

Community and Housing (COH)

Strategy COH 2.1.02: Encourage a variety of housing types in locations proximate to job centers and transit access. The project has great proximity to the economic employment areas for Adams County. It has immediate highway access and is centrally located to the major career-hubs of Downtown Denver, Boulder, and Broomfield (each only ±20-minute drive). The site is along Washington Blvd, with an RTD Bus immediately adjacent to the property.

Strategy COH 2.1.03: Support programs, partners, and development projects that increase housing choices including affordable housing and missing middle housing, as further detailed in the 2018 Balanced Housing Plan and subsequent updates. The project will deliver 117 affordable housing units to Adams County, to residents with mixed incomes of between 30% AMI and 70% AMI. All common areas, entries, and amenities will be fully ADA-compliant and multiple units will be designed to accommodate ADA residents or residents who are requiring hearing/visually assistance. Maiker may include Project Based Vouchers at this property. Maiker's HCV and FCV departments specialize in providing multiple services to all residents, including: rent & utility assistance, various aid programs, and multiple annual events for residents (community gatherings, service days, job workshops, health seminars, and others).

Strategy COH 4.1.06: Explore opportunities to expand affordable housing and work-force housing to meet the needs of current and future residents and the County's economic development goals. *Under PUD zoning, the project will deliver 117 affordable housing units to Adams County, to residents with mixed incomes of between 30% AMI and 70% AMI. (NOTE - This is 43 more units than would be allowable under MU zoning.) These AMI's cover a range of professions including teachers, postal service workers, retail and industrial workers, and young professionals just starting in the workforce. AMI's will be selected from a completed market study to identify current demand. Being a Public Housing Authority, all units will remain affordable for the life of the building.*

Strategy COH 5.1.01: Establish transitions in land use between residential and industrial areas to reduce exposure to air and noise pollutants. The Mixed-Use Employment future land use identified in the Welby Subarea Plan characterizes the uses as light industrial, office, indoor warehousing and other clean industry... suitable to work with adjacent multi-family residential uses. A Noise Study was completed by DL Adams and Associates between January 11-17, 2024 which identified acceptable noise levels for residential housing at this location. (SEE ATTACHED REPORT AT END OF DOCUMENT)

Cultural Heritage (CH)

Strategy CH 3.3.02: Explore various techniques such as wayfinding signage, public art, and other programming elements to identify and recognize Organized Neighborhood Groups and/or census tracts within the unincorporated county The project team is working closely with the historic Welby community to incorporate and honor the waning memory of the schoolhouse and the history of the Welby community through public art, reuse of original building materials, and historic photographs.

Five Strategic Corridors and Subareas (CSP)

Strategy CSP 1.3: Coordinate with jurisdictions and property owners to establish consistent design elements to contribute to a more cohesive physical character along a corridor.

Strategy CSP 4.3: Continue to review the FLUM, zoning, and vision established by sub-area plans to evaluate new proposed residential uses and other uses that conflict with and may be negatively impacted by permitted industrial operations that align with their future land-use designation.

Strategy CSP 4.6: Coordinate with property owners on the corridor to identify opportunities to rezone to mixed-use to align development with the Future Land-Use map. This project will be a catalyst to help spur the visioning along the Washington Corridor within the Welby Subarea Planning process and subsequent Advancing Adams Comp Plan updates. The project will bring ROW improvements via improved sidewalks (ADA), landscaping, and building and parking placement. The planning originally considered mixed use development in the northern section of the corridor, however, the plan left space for reevaluation over time. Our proposal is an opportunity for Adams County to identify this site as a great potential to align residential use with future growth of the corridor and work alongside the clean, indoor industrial uses' that could also activate the corridor per the Welby Subarea Plan. The project will advance an identity for the Welby neighborhood that is forward thinking but respectful of the past.

2-02-15-06-02 ZONING MAP AMENDMENTS - Criteria For Rezoning

The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a Zoning Map amendment, shall find:

The Zoning Map amendment is consistent with the Adams County Comprehensive Plan. The PUD zone designation is consistent with the Welby Subarea Plan and thereby the Advancing Adams Comprehensive Plan 2022 as outlined above.

The Zoning Map amendment is consistent with the purposes of these standards and regulations. The PUD

zone designation is consistent with the purposes of these standards and regulations as outlined above.

The Zoning Map amendment will comply with the requirements of these standards and regulations. The PUD zone designation will comply with all requirements as outlined above.

The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

The PUD zone designation is compatible to the area and neighborhood, and not detrimental to future development nor health and safety as outlined above.

ATTACHMENT A
MAIKER BOYERS - Site Noise Assessment Report

January 26, 2024

Ms. Kate Adams Sopher Sparn Architects, LLC 3340 Walnut Street Denver, Colorado 80205

Subject: - Maiker Housing - Site Noise Assessment (DLAA #23-124)

Dear Kate,

Between January 11, 2024 and January 17, 2024, D. L. Adams Associates conducted long-term noise measurements at the Maiker Housing project site in Denver, CO. The site is located adjacent to a large highway interchange (NE corner of I-25 and I-270), as well as facing a busy surface artery (Washington Street). Measurements were conducted over 5 days for 24 hours a day to capture background noise levels from highway and street traffic. Results of measurements are compared to industry standards, such as the U.S. Department of Housing and Urban Development's Noise Guidebook.

Please note, our recommendations are based on meeting acoustical objectives only, and should be reviewed by qualified personnel for compliance with applicable building codes prior to implementation.

Measurement Procedure

Sound level measurements were taken with a Larson Davis Model 831 (S/N 0003720) sound level meter, using a PCB model 377B20 (S/N 108760) ½" free-field microphone. Calibration for the measurement system (sound meter, preamp, and microphone) was checked in the field before and after the measurements with a Larson Davis CAL 200 Acoustic Calibrator (S/N 15795).

We placed the meter on a rooftop above the south portion of the building, facing west, towards the nearest highway, approximately 250 feet from the edge of I-270; see Figures 1 and 2 below. Measurements began on Thursday, January 11, 2024 at approximately 11:00 a.m. and ended Wednesday, January 17, 2024 at approximately 1:00 p.m. Data for January 11 and January 17 was not used, as full 24-hour periods were not measured.

The measurements recorded the overall A-weighted sound level (LA_{EQ}) in 15-minute intervals, as well as the average sound level in each octave and one-third octave frequency band. Statistical metrics, such as the L_{MAX} , L_{MIN} , L_{99} , L_{90} , L_{50} , L_{25} , L_{10} , and L_{01} were also measured in terms of overall A-weighted level, octave, and one-third octave bands.





Figures 1 and 2. Measurement Equipment Location At South Rooftop

Noise Criteria

We compared the on-site noise levels to industry standards, including HUD standards.

HUD Criteria

The U.S. Department of Housing and Urban Development (HUD) Site Acceptability Standards for exterior sound levels are summarized in Table 1 below. These standards regulate the acceptability of sites for residential buildings with HUD funding, but are also useful in evaluating projects not seeking HUD funding. Levels are expressed in terms of Day-Night Average Sound Level ($L_{\rm DN}$), which is the average sound level over a 24-hour period to which a 10 dB penalty has been applied to nighttime hours (10:00 p.m. to 7:00 a.m.).

Table 1: HUD Site Acceptability Standards

Category	DNL	Comments
Acceptable	Less than or equal to 65 dBA	No special acoustical design consideration necessary.
Normally Unacceptable	Greater than 65 dBA, but less than or equal to 70 dBA	5 dB additional attenuation required through the use of barriers or in design to ensure interior noise levels are acceptable.
Normally Unacceptable	Greater than 70 dBA, but less or equal to 75 dBA	10 dB additional attenuation required through the use of barriers or in design to ensure interior noise levels are acceptable.
Unacceptable	Greater than 75 dBA	Attenuation measures must be submitted and approved on a case-by-case basis.

Measurement Results

The Day-Night average sound level (L_{DN}) adds 10 dB to the sound level measured during nighttime hours (10:00 p.m. to 7:00 a.m.). Table 2 below displays the L_{DN} levels for each day that the meter was recording measurements, as well as the calculated noise levels at the property line, closer to the highway than the measurement location; see discussion below.

Table 2: Daily Levels at Measurement Location and est. at Property Line (dBA)

Date	Leq (meas.)	L _{DN} (meas.)	Leq (est.)	L _{DN} (est.)
January 12	63	69	65	71
January 13	56	60	58	62
January 14	58	62	60	64
January 15	57	63	59	65
January 16	64	68	66	70

Discussion

Based on industry standards, daily L_{DN} levels are either Acceptable, or Normally Unacceptable. Traffic noise levels are clearly higher on weekdays, with the highest levels measured on a Friday and a Tuesday, and the lowest levels on Saturday and Sunday, and slightly higher levels on Monday, which was a holiday (MLK Jr. Day). Our design will address the worst-case scenario, which are the Normally Unacceptable weekday traffic levels. This requires, as per the HUD design standard, the exterior facade of building(s) on the site to undergo acoustic study, to ensure that the interior noise level of residential units caused by exterior noise sources does not exceed 45 dBA. We therefore conducted a study of the exterior building façade, to determine what construction would be required to allow the residential units facing the highway to meet this standard.

We performed schematic level exterior-to-interior noise transmission calculations. Two different source levels, A & B, were used. Source A was an average exterior weekday noise level of 63 dBA at the property line and Source B was a maximum exterior weekday noise level of 72 dBA at the property line. Note that the maximum sound levels do not represent the absolute loudest sounds measured on site, as it is typically impractical for the building design and/or budget to accommodate these infrequent events, nor is this required to meet the applicable standards. However, the maximum noise level used in our calculations does represent the vast majority of louder noise sources impacting the measurement location.

As we did not have building plans, we assumed the receiving room façade was at the property line closest to the highway, approximately 200' from the edge of the elevated roadway, at the southwest corner of the property. We used the measured noise levels to calculate the increased noise levels that would have been measured at the receiving room location. As our measurement location was significantly above grade, close to the level of the elevated roadway, we did not calculate any change in sound level due to elevation; noise levels at upper floors, being further from the roadway, will typically be less than those on lower floors. We assumed the room was sized 12'L x 12'W x 9'H (average size for residential multifamily bedroom).

Exterior system isolation performance levels are shown in both Composite Sound Transmission Class (STC_C) and Outdoor/Indoor Transmission Class (OITC) values. Composite ratings are

Kate Adams January 26, 2024 Page 4 of 4

affected by the STC ratings of individual components, and the relative square footage of these components. Actual square footages are not currently available, but wall performances are typically dominated by the glazing system performance, as glazing typically has the lowest sound isolation performance of any component of the building façade. The total square footage of glazing will therefore most directly affect the composite rating of the facade. We assumed a window size typical to some of our past residential projects; if the amount of glazing on this project ends up being significantly larger than average, this analysis may require revision.

Three different exterior systems were used in this analysis. Exterior System #1 was rated STC_C 35 (glazing STC 31 / OITC 26), Exterior System #2 was rated STC_C 39 (glazing STC 35 / OITC 30), and Exterior System #3 was rated STC_C 45 (glazing STC 41 / OITC 35). For all systems, a wall STC rating of 45, which is typical for market-rate residential construction, was used. This wall type is comprised of gypsum board on the interior, insulation in the stud cavity, exterior sheathing, and paneling/siding over the sheathing, typically Hardie board or metal panels.

The results of these basic noise transmission calculations are summarized in Table 3 below. Note that these levels are only the contribution of exterior noise to the background noise levels within units. Other daily noise sources, such as HVAC systems, typically cause some of these levels to be higher.

Table 3. Exterior-to-Interior Noise Calculations

Exterior System Performance	Interior Level from AVG Exterior Noise (63 dBA)	Interior Level from MAX Exterior Noise (72 dBA)
Exterior System #1: STC _C 35 (Glazing STC 31 / OITC 26)	30 dBA	39 dBA
Exterior System #2: STC _C 39 (Glazing STC 35 / OITC 30)	28 dBA	38 dBA
Exterior System #3: STC _C 45 (Glazing STC 41 / OITC 35)	28 dBA	37 dBA

As stated above, HUD standards stipulate a maximum interior noise level from exterior noise sources of 45 dBA. Based on our calculations, no special glazing would be required to meet this criterion. We typically recommend, as a design goal for residential units, a more stringent criterion of 35 dBA, for enhanced occupant comfort, and to accommodate occasionally louder sounds. However, given exterior noise levels, this would require the use of specialty windows (thicker/laminated glazing, deeper window frames) for windows facing the highway, which would significantly increase the cost of the windows. Limiting the amount of glazing in rooms facing the highway will also reduce intrusive noise.

If you have any questions about information in this report, please do not hesitate to ask.

Sincerely,

Scott Petrovits
Senior Consultant



MAIKER BOYERS | PDP & REZONING SUBMITTAL | 11.22.2024

7295 WASHINGTON ST, ADAMS COUNTY, CO 80229

<u>OWNER</u>

MAIKER HOUSING PARTNERS 3033 W. 71ST AVE., SUITE 1000 WESTMINSTER, CO 80030

CONTACT CHUCK CHRISTIAN CCHRISTIAN@MAIKERHP.ORG **ARCHITECT**

SOPHER SPARN ARCHITECTS, LLC. 2505 WALNUT STREET, SUITE 200 BOULDER, COLORADO 80302 P. 303.442.4422

CONTACT ERIN BAGNALL EBAGNALL@SOPHERSPARN.COM

CONSULTANT

CIVIL ENGINEER

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CONTACT CLIF DAYTON CDAYTON@RRENGINEERS.COM LANDSCAPE ARCHITECT

OUTDOOR DESIGN GROUP 5690 WEBSTER ST. ARVADA, CO 80002 P. 303.993.4811

CONTACT TODD RUTHERFORD

GENERAL CONTRACTOR

DENEUVE CONSTRUCTION 2344 SPRUCE ST. BOULDER, CO 80302 P. 303.444.6633

CONTACT MARTY JOHNSON MJOHNSON@DENEUVECONSTRUCTION.COM



303.442.4422 | www.sophersparn.com



ZONING DATA

2018 INTERNATIONAL BUILDING CODE BUILDING CODE: R-2 (APARTMENT UNITS) IBC USE AND OCCUPANCY: B (COFFEE SHOP) M (MERCANTILE RETAIL) **CONSTRUCTION TYPE:** (4) STORIES TYPE VA OVER (1) STORY TYPE IA ZONING DESIGNATION: EXISTING: I-1; PROPOSED: PUD SPRINKLER SYSTEM: NFPA 13, PER SECTION 903.3.1.2 LOT AREA: (PER SURVEY) 92,862 SQ. FT. (2.132 ACRES) PROPOSED DWELLING UNITS: 117 DUS 54.9 DUAC DWELLING UNITS PER ACRE: 30,285 SQ. FT. **EXISTING BUILDING COVERAGE:** PROPOSED BUILDING COVERAGE 36,013 SQ. FT. 135,888 SQ. FT. PROPOSED BUILDING AREA: **EXISTING BUILDING HEIGHT:** 28'-0" (WASHINGTON SCHOOL BUILDING) PROPOSED BUILDING HEIGHT: NUMBER OF STORIES: 5 STORIES: (4) STORIES TYPE VA OVER (1) STORY TYPE IA PROPOSED SETBACKS: FRONT (WASHINGTON ST.) NOT APPLICABLE SIDE - SOUTH 9'-9" SIDE - NORTH 70'-4" **ROOF FIRE CLASS:** CLASS B ROOF DESIGN WIND SPEED (V 3SEC ASD): 130 MPH **ROOF EXPOSURE CATEGORY:** SEISMIC DESIGN CATEGORY: SNOW LOAD: 30 PSF PARKING PROVIDED: 148 SPACES TOTAL VEHICLE PARKING STANDARD 117 (79%) COMPACT 31 (21%) **BICYCLE PARKING:** TOTAL BICYCLE PARKING LONG-TERM SHORT-TERM

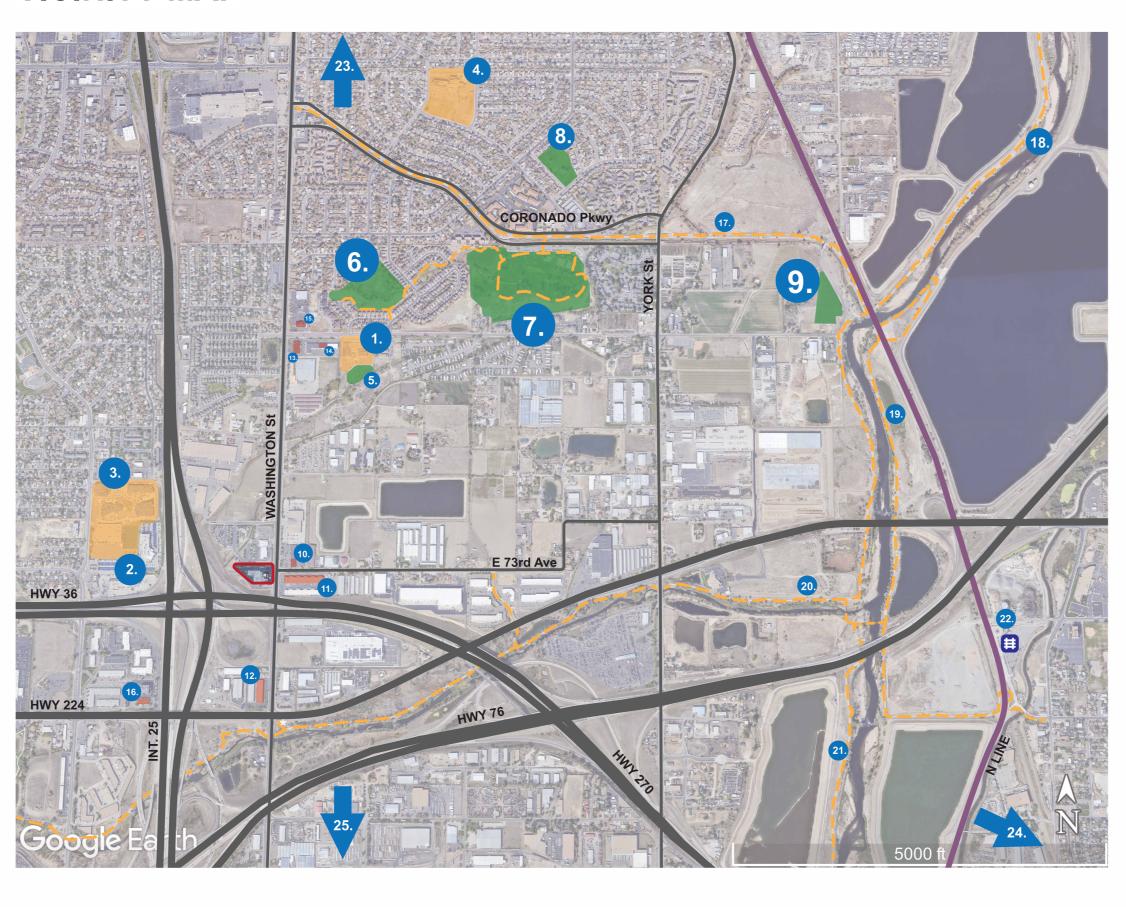
GENERAL NOTES

- 1. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- THIS PROJECT SHALL COMPLY WITH ALL GOVERNING REGULATIONS, ORDINANCES, OR COVENANTS OF
- CONTRACTOR TO VERIFY CODE REQUIREMENTS FOR STAIR HANDRAILS AND GUARDS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- CONTRACTOR TO VERIFY CONFORMANCE TO CODE REQUIREMENTS FOR LOCATIONS OF TEMPERED GLASS. TEMPERED GLASS TO BE LOCATED AT THE FOLLOWING AREAS: - WITHIN A 24" ARC OF DOORS (OPEN OR CLOSED) OR OTHER AREAS SUBJECT TO HUMAN IMPACT. - SHOWER LOCATIONS
- PROVED FIRESTOPS AT CONCEALED VERTICAL AND HORIZONTAL SPACES AND ALL FLUES & OPENINGS AT THE TOP OF WALLS.
- 6. PROVIDE FIRE-RATED PENETRATION PROTECTIVES AT ASSEMBLIES WITH REQUIRED FIRE RATING.
- 7. ALL EXTERIOR DOORS AND DOORS LEADING TO UNHEATED AREAS TO BE WEATHERSTRIPPED
- INSULATION: PER BUILDING ASSEMBLIES
- 9. ALL EXPOSED ROOF VENTS AND STACKS ARE TO BE PAINTED TO MATCH THE ADJACENT ROOF MATERIAL
- 10. CONTRACTOR TO OBSERVE MANUFACTURER'S INSTRUCTIONS AND PROCEDURES FOR INSTALLATION OF ALL MATERIAL & EQUIPMENT
- 11. PROVIDE MOISTURE RESISTANT GYP. BD. AT ALL WET WALLS. PROVIDE TILE BACKER BOARD AT SHOWER STALL WHERE WALLS ARE TO BE FINISHED WITH NON-ABSORBENT SURFACE TO MIN. HEIGHT OF 70"

ABBREVIATIONS



VICINITY MAP



LEGEND

7295 WASHINGTON STREET

EDUCATION

- 1. WELBY COMMUNITY SCHOOL 1 MILE
- 2. MAPLETON PUBLIC SCHOOLS 1.4 MILES
- 3. GLOBAL LEADERSHIP ACADEMY 1.6 MILES 4. CORONADO HILLS ELEMENTARY SCHOOL - 2

RECREATION

- 5. WELBY LEARNING PARK 1 MILE
- 6. SANDHOFER OPEN SPACE 1 MILE
- 7. ROTELLA PARK 1.6 MILES 8. CITY VIEW PARK - 1.8 MILES

AMENITIES

- 9. STEELE STREET PARK 2.2 MILES
- 10. MR. EGG .1 MILE 11. FARM TO TRUCK COLORADO - .2 MILES
- 12. PHO 15 .4 MILES
- 13. RICCO'S BURRITOS .8 MILES
- 14. CROSSFIT EMINENCE .8 MILES 15. JAY'S GRILLE & BAR - .8 MILES
- MULTIMODAL PATHS
- 16. ETAI'S BAKERY CAFE .8 MILES 17. NIVER CREEK TRAIL
- 18. COLORADO FRONT RANGE TRAIL
- 19. FERNALD TRAIL 20. CLEAR CREEK TRAIL

LIGHT RAIL

21. S PLATTE RIVER TRAIL

OFF MAP

- 22. 72nd AVE STATION 3.4 MILES
- 23. WALMART 2 MILES 24. KING SOOPERS - 5.4 MILES

RAL
COVER SHEET
PROJECT INFORMATION & SHEET INDEX
CIVI L COVER SHEET
GENERAL NOTES
GENERAL NOTES
EXISTING CONDITIONS AND DEMO PLAN
SITE PLAN
UTILITY PLAN
EROSION AND SEDIMENTATION CONTROL PLAN - INITIA
EROSION AND SEDIMENTATION CONTROL PLAN - INTER
EROSION AND SEDIMENTATION CONTROL PLAN - FINAL
SCAPE
LANDSCAPE COVER SHEET & PLANT LIST
LANDSCAPE PLAN
TECTURAL
SITE PLAN
GROUND AND SECOND LEVEL PLANS
GROUND AND SECOND LEVEL PLANS THIRD AND FOURTH LEVEL PLAN
THIRD AND FOURTH LEVEL PLAN

PROJECT DESCRIPTION

PROJECT INTENT

PROJECT CHARACTER - GENERAL

SHEET INDEX

A 2.11 CONCEPTUAL 3-D VIEWS

A 5-STORY MIXED-USE DEVELOPMENT CONTAINING GROUND LEVEL COMMERCIAL SPACE INCLUDING SPACE

APPROXIMATELY 117 PERMANENTLY AFFORDABLE 1 & 2 BEDROOM FOR RENT APARTMENT UNITS. RESIDENTIAL

MAIKER HOUSING PARTNERS PROPOSES TO REZONE THE SITE TO PUD ZONING AND DEVELOP THE SITE INTO A

MIXED-USE DEVELOPMENT CONTAINING GROUND LEVEL COMMERCIAL SPACE FOR A FUTURE BOYERS COFFEE

GOALS AND VISION ESTABLISHED IN THE WELBY SUBAREA PLAN. THE PROJECT WILL CELEBRATE THE HISTORY OF THE SITE BY INCORPORATING HISTORIC ELEMENTS OF THE 1927 SCHOOLHOUSE AND CONTINUE THE RICH

SHOP WITH PERMANENTLY AFFORDABLE HOUSING ON THE UPPER FLOORS. THE PROJECT WILL BE A NEW

THE PURPOSE AND OBJECTIVE OF A PLANNED UNIT DEVELOPMENT (P.U.D.) IS TO ENCOURAGE THE

FEATURES WHILE MEETING THE GOALS, POLICIES AND OBJECTIVES OF THE COMPREHENSIVE PLAN.

AND THE CLEAR CREEK TRAILWAY MAKE IT A PERFECT OPPORTUNITY TO BEGIN TO IMPLEMENT THE

DEVELOPMENT OF LAND AS A SINGLE UNIT. A P.U.D. ALLOWS GREATER FLEXIBILITY IN THE DESIGN OF A

DEVELOPMENT, MORE VARIETY AND DIVERSIFICATION IN THE RELATIONSHIPS BETWEEN BUILDINGS, OPEN SPACES AND USES, AND CONSERVATION AND RETENTION OF HISTORICAL AND NATURAL TOPOGRAPHIC

THE NEW PROPOSAL WILL CREATE A VIBRANT, PERMANENTLY AFFORDABLE RESIDENTIAL OPTION FOR ADAMS COUNTY RESIDENTS. THE SITE'S VICINITY TO DOWNTOWN DENVER AND PROXIMITY TO MASS TRANSIT OPTIONS

STRATEGIES IDENTIFIED IN THE WELBY SUBAREA PLAN. WHEN IMPLEMENTED IN 2014, THE STATED GOAL OF

BOYERS COFFEE SHOP, BUT IT WILL ALSO HELP MEET ADAMS'S COUNTY'S AFFORDABLE HOUSING GOALS, A

THE DOCUMENT WAS TO BUILD ON AND TRANSFORM THE EXISTING ASSETS, REINVEST, AND MAINTAIN A

VIBRANT COMMUNITY THAT ATTRACTS INVESTMENTS FROM BOTH INSIDE AND OUTSIDE WELBY. THE NEW WELBY PROPOSAL UNDER REVIEW WILL NOT ONLY RE-ESTABLISH A WELL-LOVED COMMUNITY ASSET IN THE

TRADITION OF THE BOYERS COFFEE SHOP AS A COMMUNITY HUB AND MEETING PLACE.

RESIDENTIAL BUILDING MANAGED AND DELIVERED VIA MAIKER HOUSING PARTNERS.

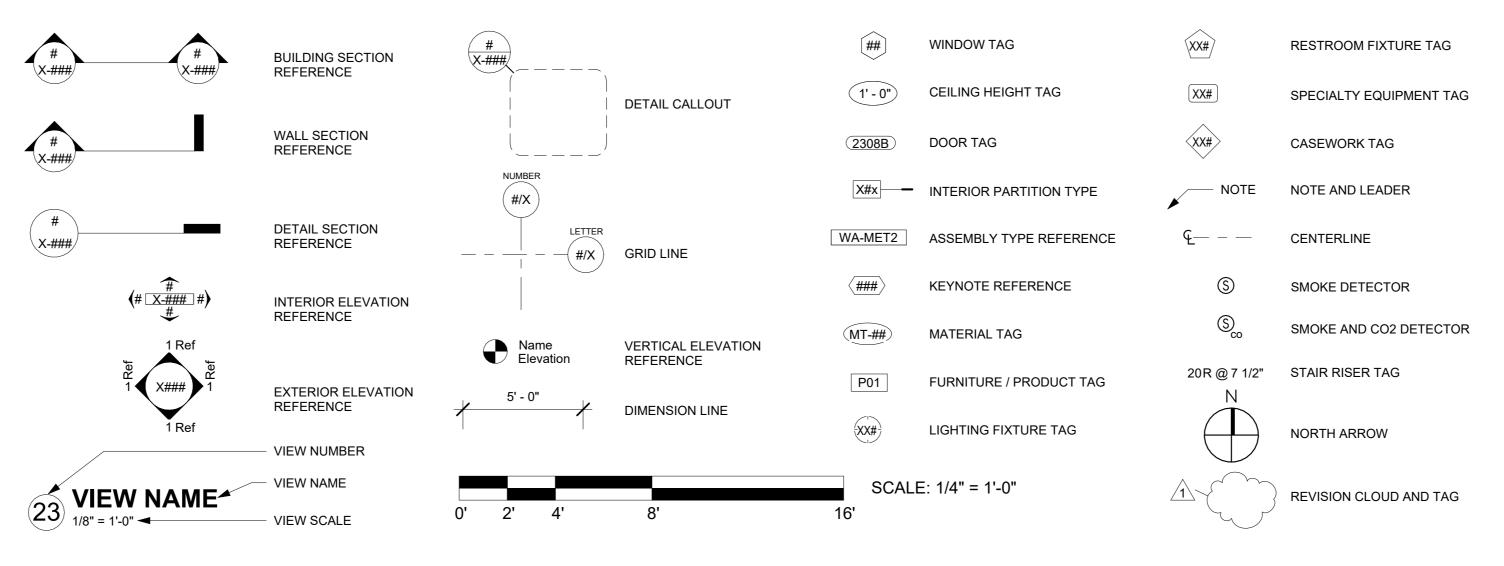
COMMUNITY HUB AND GATEWAY FOR THE WELBY NEIGHBORHOOD OF ADAMS COUNTY, IN SUPPORT OF THE

FOR A FUTURE BOYERS COFFEE SHOP, RESIDENTIAL LOBBY, AND COVERED PARKING, WITH PERMANENTLY

AMENITIES WILL INCLUDE TWO ELEVATED COURTYARDS, A FITNESS ROOM AND ROOF TOP AMENITY DECK.

AFFORDABLE HOUSING ON THE UPPER FLOORS. THE AFFORDABLE HOUSING WILL CONSIST OF

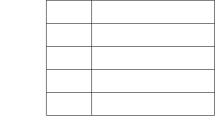
DRAWING SYMBOLS







CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND SILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY ERRORS, OMISSIONS, OR DISCREPANCY DISCOVERED BY THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. AILURE TO NOTIFY THE ARCHITECT COMPOUNDS MISUNDERSTANDING AND INCREASES CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY SIMPLE DTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES. THE DESIGNS AND PLANS ARE COPYRIGHT AND ARE NOT TO BE USED OR REPRODUCED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF SSARCHITECTS. THE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. COPYRIGHT SSARCHITECTS. DO NOT SCALE FROM DRAWING. VERIFY ALL DIMENSIONS ON SITE.

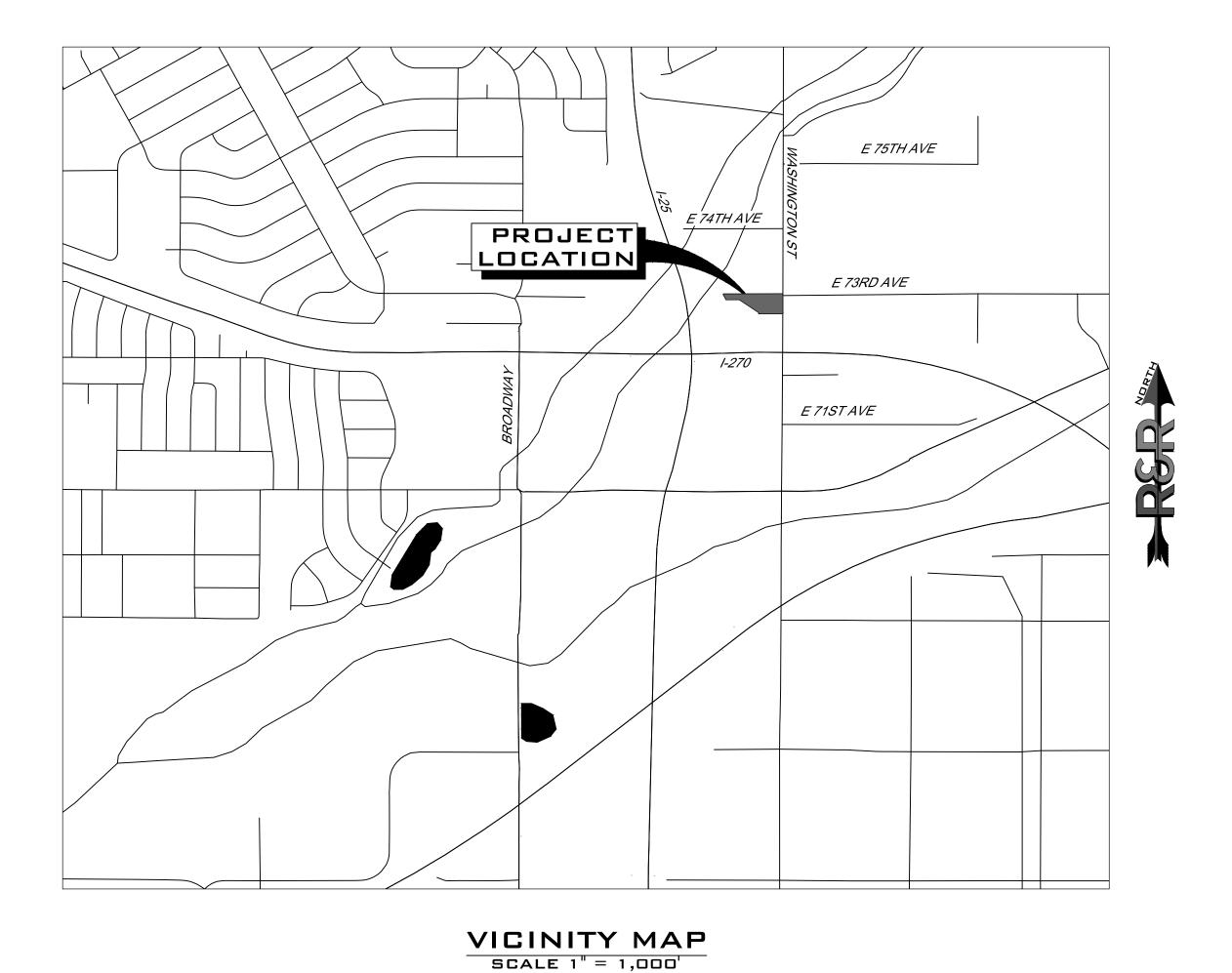


CONSULTANT

11.22.2024

MAIKER BOYERS PRELIMINARY DEVELOPMENT PLAN

LOCATED AT: 7295 WASHINGTON ST., ADAMS COUNTY, CO 80229 LOT 1, AMENDED BOYER COFFEE SUBDIVISION (7295 WASHINGTON ST, DENVER, CO) LOCATED IN THE SE QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO



SHEET	SHEET LIST TABLE				
SHEET NUMBER	SHEET TITLE				
C0.01	COVER SHEET				
C0.02	GENERAL NOTES				
C0.03	GENERAL NOTES				
C1.00	EXISTING CONDITIONS AND DEMO PLAN				
C1.01	SITE PLAN				
C1.02	UTILITY PLAN				
C2.00	EROSION AND SEDIMENTATION CONTROL PLAN - INITIAL				
C2.01	EROSION AND SEDIMENTATION CONTROL PLAN - INTERIM				
C2.02	EROSION AND SEDIMENTATION CONTROL PLAN - FINAL				

BENCHMARK:

(NAVD83 DATUM)

ORIGINATING BENCHMARK:

SET MAG NAIL IN ASPHALT AS SHOWN ON SHEET 2. USED OPUS PROCESSING FOR COORDINATE AND ELEVATION RESULT ON MARCH 9, 2023, HAVING USED 13,340 OF 14,196 OBSERVATIONS (94%) AND 68 OF 71 FIXED AMBIGUITIES (96%). (LIES APPROXIMATELY 9.2' NORTH OF WESTERLY MOST CORNER OF CONCRETE FOUNDATION.)

ELEVATION = 5149.69'

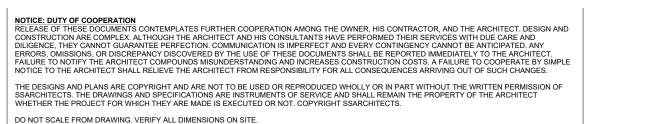
BASIS OF BEARINGS:

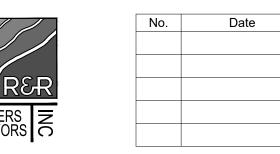
BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. HAVING AN ASSUMED BEARING OF NORTH 00°04'31" WEST, SAID LINE BEING MONUMENTED AT EACH END BY A FOUND REBAR WITH 3-1/4" ALUMINUM CAP (STAMPING ILLEGIBLE) IN A RANGE BOX.





DO NOT SCALE FROM DRAWING. VERIFY ALL DIMENSIONS ON SITE.





GENERAL CONSTRUCTION AND SURVEY NOTES

- LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES IF APPLICABLE.
- CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER
- ANY DISCREPANCY OR CONFLICT WITHIN THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. DISCREPANCIES OR CONFLICTS NOT BROUGHT TO THE ENGINEER'S ATTENTION AND CLARIFIED DURING BIDDING OF THE PROJECT WILL BE DEEMED TO HAVE BEEN BID OR PROPOSED IN THE MORE COSTLY MANNER, AND THE BETTER QUALITY OR GREATER QUANTITY OF THE WORK SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH ENGINEER'S INTERPRETATION.
- LOCATIONS, ELEVATIONS, AND DIMENSION OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME THESE DRAWINGS WERE PREPARED, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT THE INDICATED LOCATION OF UNDERGROUND UTILITIES, STRUCTURES, AND FACILITIES IS APPROXIMATE AND REFLECTS THE BEST INFORMATION AVAILABLE FROM SURVEYS AND RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT SIZE, LOCATION, DEPTH, HEIGHT, ELEVATION, DIMENSION, AND EXTENT OF ALL UNDERGROUND AND OVERHEAD FACILITIES AND OTHER FEATURES AFFECTING THEIR WORK PRIOR TO PROCEEDING WITH ANY CONSTRUCTION ACTIVITY THAT MAY AFFECT SUCH FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY FAILURE TO COMPLY WITH THESE INSTRUCTIONS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION 72 HOURS PRIOR TO STARTING CONSTRUCTION. ANY TIE-IN SHALL BE COORDINATED BY THE CONTRACTOR WITH THE PUBLIC WORKS DEPARTMENT. AT LEAST 48 HOURS IN ADVANCE.
- THE CONTRACTOR'S SURVEYOR SHALL OBTAIN AN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARKS, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK. ALL BENCHMARKS OR MONUMENTS THAT NEED TO BE RELOCATED SHALL BE DONE SO BY A LICENSED SURVEYOR.
- 7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER/DEVELOPER AND ENGINEER OF ANY PROBLEM CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR MUST HAVE THE APPROVED CONSTRUCTION DRAWINGS IN THEIR POSSESSION PRIOR TO THE START OF CONSTRUCTION. AT LEAST ONE (1) COPY OF THE APPROVED PLANS. WITH REVISIONS. MUST BE KEPT ON-SITE AT ALL TIMES.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS SPECIFIC AUTHORIZATION HAS BEEN GRANTED BY ADJACENT PROPERTY OR RIGHT OF WAY OWNER.
- 10. CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY JOB SITE AT ALL TIMES.

PERFORM THE PROPOSED WORK.

- 11. ALL STATIONS AND OFFSETS REFER TO THE CONSTRUCTION REFERENCE LINE, WHICH SHALL BE THE CENTERLINE OF THE ROADWAY, UNLESS OTHERWISE NOTED.
- 12. ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
- 13. THE CONSTRUCTION LENGTHS INDICATED IN THESE PLANS ARE APPROXIMATE. ACTUAL LIMITS MAY BE SET IN THE FIELD AS DIRECTED BY THE ENGINEER.
- 14. THE CONTRACTOR SHALL OBTAIN, AT THEIR OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARDS, SPECIFICATIONS, PERMITS, BONDS, ETC. WHICH ARE NECESSARY TO
- 15. THE CONTRACTOR SHALL HAVE A FOREMAN, OR RESPONSIBLE PARTY ON SITE AT ALL TIMES WHEN WORK IS BEING PERFORMED. ALL WORKERS ON THE JOB SITE WILL BE COURTEOUS TO THE PUBLIC AT ALL TIMES AND SHALL REFER ANY QUESTIONS OR CONCERNS TO THE CONTRACTOR'S FOREMAN OR MUNICIPALITY INSPECTOR.
- 16. THE CONTRACTOR SHALL MAINTAIN DETAILED "RECORD" DRAWINGS THROUGH THE COURSE OF CONSTRUCTION THAT DETAIL ALL FIELD ADJUSTMENTS IN THE EVENT SURVEYED AS-BUILT INFORMATION CANNOT BE OBTAINED PRIOR TO UTILITY BURIAL. RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER ALONG WITH SURVEYED AS-BUILT DRAWINGS FOR APPROVAL PRIOR TO FINAL ACCEPTANCE OF THE WORK BY THE OWNER.
- 17. "AS-BUILT" DRAWINGS ARE TO BE PREPARED BY A LICENSED SURVEYOR PER JURISDICTIONAL PERMIT REQUIREMENTS AND SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO FINAL ACCEPTANCE OF THE WORK BY OWNER, AS-BUILT DRAWINGS MUST DEPICT THE SIZE, TYPE OF MATERIAL, AND HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY, STORMWATER RELATED SITE IMPROVEMENTS. THIS INCLUDES BUT IS NOT LIMITED TO STORMWATER PIPES (INVERTS MUST BE SHOWN), INLETS, CURBS, SWALES, BERMS AND GRADE CHANCES IN PAVED AREAS. IN PARKING AND RETENTION AREAS THE AS-BUILT DRAWINGS MUST INCLUDE TOP-OF-BANK, TOE-OF-SLOPE, GRADE BREAKS, AND BOTTOM ELEVATIONS. PAVED, CONCRETE. AND LANDSCAPED AREAS MUST BE CLEARLY DEFINED. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE AS-BUILTS THAT MEET ALL OWNER, GOVERNMENTAL AGENCIES, AND ENGINEER OF RECORD'S REQUIREMENTS. AS-BUILTS MUST BE PERFORMED AND SIGNED AND SEALED BY A STATE LICENSED LAND SURVEYOR.
- 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUALITY CONTROL MEASURES AND TESTING TO ENSURE THE WORK CONFORMS TO THE SPECIFICATIONS AND DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING ALL NECESSARY INSPECTIONS. ANY WORK FOUND TO BE DEFECTIVE OR NOT IN COMPLIANCE SHALL BE CORRECTED BY THE ENGINEER AT THEIR OWN EXPENSE.
- 19. CONSTRUCTION EASEMENTS, RIGHT-OF-WAY, AND OTHER CRITICAL EASEMENTS SHALL BE DELINEATED WITH TEMPORARY STAKING BY THE CONTRACTOR.
- 20. REFER TO FINAL RECORDED PLAT FOR LOT, TRACT, PARCEL, AND EASEMENT LOCATIONS AND DESIGNATIONS.
- 21. ALL RETAINING WALLS OVER 4' IN HEIGHT REQUIRE A BUILDING PERMIT. (MEASURED FROM BOTTOM OF FOOTER TO TOP OF WALL)
- 22. THE INFORMATION PROVIDED ON THESE PLANS DEPICT ONLY THE TOP OF WALL ELEVATION AND THE BOTTOM OF WALL ELEVATION WHERE THE FACE OF THE WALL MEETS THE FINISHED GRADE. DEPTH OF FOOTINGS OR ANY OTHER REQUIRED STRUCTURAL ELEMENTS ARE NOT INCLUDED. RETAINING WALLS SHALL BE DESIGNED BY OTHERS.
- 23. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE
- 24. ALL TRENCH EXCAVATIONS SHALL BE PROPERLY SLOPED, SHORED, OR OTHERWISE SUPPORTED IN A MANNER REQUIRED BY OSHA AND AS REQUIRED BY STATE OR LOCAL LAWS.
- 25. IF CONFLICTING INFORMATION IS NOTED WITHIN THESE PLANS, THE CONTRACTOR IS TO IMMEDIATELY CONTACT THE ENGINEER FOR CLARIFICATION.

EROSION AND SEDIMENT CONTROL NOTES

- LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES, IF APPLICABLE.
- THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE EROSION PLANS AND STANDARD DETAILS IN THIS PLAN SET PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS. ALL STORMWATER POLLUTION PREVENTION MEASURES PRESENTED IN THESE DRAWINGS, AND/OR IN THE STORMWATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERIC PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE CONDITIONS DURING CONSTRUCTION UNTIL THE PROJECT IS ACCEPTED.
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- BEST MANAGEMENT PRACTICES AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
- PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS SHALL ALWAYS BE RETAINED ON SITE.
- THE CONTRACTOR SHALL LIMIT CLEARING TO THE MINIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION
- CONTROL SEQUENCING SHOWN ON THESE PLANS. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED
- 11. THE GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND

CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES,

10. CONTRACTOR SHALL APPLY EROSION CONTROL BLANKETS TO ALL SLOPES 3:1 (H:V) OR

12. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

OFFICE TRAILERS, AND TOILET FACILITIES.

- 13. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- 14. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATION IS PROHIBITED.
- 15. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- 16. ALL DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE, MUST BE STABILIZED TEMPORARILY WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAN VARIETIES. STRAW/HAY, MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING OR BLANKETS AS SHOWN ON THESE DRAWINGS.
- 17. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED AND/OR VEGETATED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
- 18. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD. THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE, ONLY USE INGRESS/EGRESS LOCATIONS AS PROVIDED.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- 20. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE. CONTRACTOR SHALL ALSO REMOVE ALL SILT/SEDIMENT/DEBRIS PRIOR TO CERTIFICATION.
- 21. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- 22. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- 23. DUE TO THE GRADE CHANGES DURING DEVELOPMENT OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
- 24. SEE SITE PLAN FOR PERMANENT AND TEMPORARY SIGNAGE.
- 25. THE GENERAL CONTRACTOR IS TO DESIGNATE/IDENTIFY AREAS ON THESE DRAWINGS, INSIDE THE LIMITS OF DISTURBANCE FOR WASTE DISPOSAL AND DELIVERY OF MATERIAL STORAGE.
- 26. THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES ON A WEEKLY BASIS AND FOLLOWING MAJOR STORM EVENTS. REPARATIVE ACTION SHALL BE TAKEN WITHIN 24 HOURS OF INSPECTION. EROSION CONTROL INSPECTORS SHALL KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES INCLUDING DATES OF INSPECTIONS, NAMES OF INSPECTORS, OBSERVATIONS, ACTIONS TAKEN, AND RAINFALL
- SEDIMENT SHALL BE REMOVED FROM BMP MEASURES ONCE SEDIMENT HAS REACHED ONE-HALF HEIGHT OF THE BARRIER.
- 28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A DEWATERING PLAN TO REGULATORY AGENCIES IF NECESSITATED.

DEMOLITION NOTES

- LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES, IF APPLICABLE.
- ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE DEMOLISHED OR REMOVED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET AND/OR PROJECT SPECIFICATIONS. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE AREA TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH. THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIALS AND COMPACTED PER THE PROJECT SPECIFICATIONS, AS DETERMINED BY THE ONSITE GEOTECHNICAL ENGINEER.
- ITEMS SHOWN TO BE RELOCATED SHALL BE CAREFULLY REMOVED AND STORED BY THE CONTRACTOR UNTIL SUCH TIME AS THEY CAN BE PLACED IN THEIR NEW LOCATION. CONTRACTOR SHALL VERIFY THESE ITEMS WITH THE OWNER PRIOR TO CONSTRUCTION.
- IF ELEMENTS ARE DISCOVERED THAT ARE NOT DEPICTED IN THIS SET OF PLANS OR SUPPORTING REPORTS, THEY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER
- CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD.
- ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES AND STRUCTURES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AND AT THE CONTRACTOR'S EXPENSE.
- ALL UTILITY DISCONNECTION. REMOVAL. RELOCATION. CUTTING. CAPPING AND /OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY /
- ALL UTILITY AND STRUCTURE REMOVAL. RELOCATION. CUTTING. CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY MUNICIPALITY AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT IS NOT LIMITED TO: WELLS, ASBESTOS, UNDERGROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE. AVAILABLE ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO: PHASE I ESA, PHASE II, AND ASBESTOS SURVEY. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
- EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND SHALL FUNCTION PROPERLY PRIOR TO INITIALIZATION OF DEMOLITION ACTIVITIES. ADDITIONALLY, THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITIES.
- 10. CONTRACTOR SHALL COORDINATE AN ASBESTOS INSPECTION/SURVEY PRIOR TO DEMOLITION OF ANY BUILDING. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED. THE DEVELOPER AND OR OWNER SHALL PROVIDE THE PHASE I ESA TO THE CONTRACTOR.
- CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES.
- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. REPAIR TO PRE-CONSTRUCTION CONDITION OR BETTER.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
- DAMAGE TO LOOPS OR ANY SIGNAL EQUIPMENT CAUSED BY CONSTRUCTION OF THIS PROJECT MUST BE REPAIRED OR REPLACED TO ORIGINAL OR BETTER CONDITION BY THE CONTRACTOR AT NO COST TO THE OWNER OR MUNICIPALITY
- 15. ASPHALT/CONCRETE REMOVAL SHALL BE FULL DEPTH TO SUBGRADE PROVIDE NEAT, STRAIGHT, FULL DEPTH, SAW CUTS OF EXISTING PAVEMENT. LANDSCAPE AREAS SHALL BE BACKFILLED PER LANDSCAPE PLANS/GUIDELINES.
- 16. NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S
- 17. THE CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING THAT APPROPRIATE MEASURES ARE TAKEN IF PREVIOUSLY UNIDENTIFIED ENVIRONMENTAL IMPACTS ARE DISCOVERED ON THE DEVELOPMENT SITE.
- 18. UPON DISCOVERY OF PREVIOUSLY UNIDENTIFIED CONTAMINATION, THE CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING WORKERS' HEALTH AND SAFETY. IF UNSAFE WORKING CONDITIONS PREVAIL, THE CONTRACTOR WILL BE RESPONSIBLE FOR STOPPING WORK WITHIN SAID AREA IMMEDIATELY. THE CONTRACTOR SHALL MAKE AN ATTEMPT TO DOCUMENT AND ASSESS THE NATURE AND DISPOSITION OF THE IDENTIFIED IMPACT. FOLLOWING THIS INITIAL DOCUMENTATION, THE CONTRACTOR WILL NOTIFY THE ENVIRONMENTAL CONSULTANT OF THE DISCOVERY.
- 19. IF IT IS SAFE TO OPERATE WITHIN THE AFFECTED AREA, THE CONTRACTOR, UNDER THE DIRECTION OF THE ENVIRONMENTAL CONSULTANT, WILL APPLY APPROPRIATE MEASURES TO PRECLUDE EXACERBATION OF THE IDENTIFIED IMPACT.
- 20. UPON NOTIFICATION, THE ENVIRONMENTAL CONSULTANT SHALL CONDUCT A PRELIMINARY INVESTIGATION OF THE AFFECTED AREA(S) AND DETERMINE THE APPROPRIATE COURSE OF ACTION. FURTHERMORE, THE ENVIRONMENTAL CONSULTANT SHALL BE RESPONSIBLE FOR INITIATING THE REQUISITE NOTIFICATION PROCEDURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- WORK WILL RESUME WITHIN THE AFFECTED AREA AT THE DIRECTION OF THE ENVIRONMENTAL CONSULTANT.
- APPROVAL FROM THE PERMIT ISSUING JURISDICTION MUST BE OBTAINED PRIOR TO THE REMOVAL OF NATIVE VEGETATION.
- OR ANY INTERRUPTION IN SERVICE. 24. ANY DISTURBANCE OR DAMAGE TO EXISTING FEATURES WITHIN RIGHTS-OF-WAYS SHALL BE

CONTRACTOR TO COORDINATE WITH LOCAL UTILITY PROVIDERS PRIOR TO ANY MODIFICATION

- REPAIRED TO ORIGINAL CONDITION OR BETTER, AND THE RIGHT OF WAY OWNER SHALL BE NOTIFIED IMMEDIATELY 25. ANY DESTRUCTION OF PAVEMENT AS A RESULT OF UTILITY CONSTRUCTION SHALL BE
- REPLACED THE FULL LANE WIDTH PER APPLICABLE CONSTRUCTION STANDARDS. 26. IF ANY HISTORICAL OR CULTURAL ARTIFACTS ARE DISCOVERED DURING DEMOLITION. THE
- CONTRACTOR SHALL IMMEDIATELY CEASE WORK IN THAT AREA AND NOTIFY THE OWNER AND APPROPRIATE AUTHORITIES.

DEMOLITION ACTIVITIES TO THE HOURS SPECIFIED BY LOCAL REGULATIONS OR AS DIRECTED

27. THE CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCES AND RESTRICT LOUD

28. THE CONTRACTOR SHALL MONITOR AND CONTROL VIBRATIONS FROM DEMOLITION ACTIVITIES TO PREVENT DAMAGE TO ADJACENT STRUCTURES AND UTILITIES.

TEMPORARY TRAFFIC CONTROL NOTES

- LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES, IF APPLICABLE.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFE MOVEMENT OF PEDESTRIANS AND VEHICLES THROUGHOUT ALL PHASES OF CONSTRUCTION, INCLUDING DELIVERIES AND DROP-OFFS IN WORK ZONES. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN ALL NECESSARY TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) AND MUTCD STANDARDS AS WELL AS ANY ADDITIONAL REQUIREMENTS IMPOSED BY THE STATE'S DOT.
- ALL TRAFFIC CONTROL MEASURES SHALL PRIORITIZE SAFETY ABOVE ALL ELSE.
- ACCESS TO ALL SIDE STREETS AND DRIVEWAYS SHALL BE CONTINUOUSLY MAINTAINED FOR THE DURATION OF THE PROJECT UNLESS PREVIOUSLY APPROVED BY THE LOCAL JURISDICTION.
- ANY LANE CLOSURE REQUIRES APPROVAL BY THE LOCAL JURISDICTION DEPARTMENT AS WELL AS ADVANCED NOTICE OF 72 HOURS WHEN THE LANE CLOSURE IS TO OCCUR. CONTRACTOR TO TAKE ADDITIONAL CONSIDERATION IN COMMUNICATION OF SPECIFIC HOMES AND BUSINESSES THAT ARE TO BE IMPACTED.
- ENSURE EMERGENCY VEHICLES CAN ACCESS AT ALL TIMES. ANY BLOCKAGES OR DIVERSIONS SHOULD BE COMMUNICATED TO LOCAL EMERGENCY SERVICES IN ADVANCE.
- DURING PERIODS OF LANE CLOSURES, THE CONTRACTOR IS TO PROVIDE A DOT CERTIFIED SITE TRAFFIC SUPERVISOR FOR THE INSTALLATION, MAINTENANCE, AND REMOVAL OF TRAFFIC CONTROL DEVICES (E.G. BARRICADES, SIGNS, ARROW PANELS, ETC.) AS OUTLINED IN THE STATE'S DEPARTMENT OF TRANSPORTATION STANDARDS.
- TRAFFIC CONTROL MEASURES ARE TO BE MONITORED, PARTICULARLY DURING PEAK HOURS. TO ENSURE THAT CONTROL MEASURES ARE EFFECTIVE AND THAT NO DANGEROUS SITUATIONS ARISE.
- BE PREPARED TO ADJUST TRAFFIC CONTROL MEASURES AS NEEDED. WHAT WORKS DURING ONE PHASE OF CONSTRUCTION MAY NOT BE SUITABLE FOR ANOTHER.
- 10. IF WORK IS BEING PERFORMED AT NIGHT. ENSURE ALL TRAFFIC CONTROL DEVICES ARE CLEARLY VISIBLE. THIS MIGHT REQUIRE ADDITIONAL LIGHTING OR REFLECTIVE MATERIALS.
- 11. MAINTAIN THOROUGH DOCUMENTATION OF ALL TRAFFIC CONTROL MEASURES, INCLUDING ADJUSTMENTS MADE DURING THE CONSTRUCTION PROCESS.

SOURCES	BOURCES OF INFORMATION*			
DESCRIPTION	COMPANY	DATE		
BOUNDARY SURVEY	R&R ENGINEERS-SURVEYORS, LLC	3/17/2023		
TOPOGRAPHIC SURVEY	R&R ENGINEERS-SURVEYORS, LLC	3/17/2023		
ARCHITECTURAL INFORMATION & DIMENSIONS	SOPHER SPARN ARCHITECTS, LLC	11/19/2024		
HISTORICAL/CULTURAL RESOURCE SURVEY				
BUILDING UTILITY CONNECTION LOCATIONS	RJA ENGINEERING	11/15/2024		
GEOTECHNICAL REPORT	PARTNER ASSESSMENT CORPORATION	3/22/2023		
ENVIRONMENTAL REPORT				
TRAFFIC IMPACT ANALYSIS	LSC TRANSPORTATION CONSULTANTS	TBD		
MECHANICAL, ELECTRICAL, PLUMBING (MEP)	RJA ENGINEERING	11/15/2024		

* = THE FOLLOWING SOURCES HAVE BEEN UTILIZED IN PREPARATION OF THESE PLANS. IT IS POSSIBLE THAT UPDATES TO THESE SOURCES HAVE BEEN COMPLETED FOLLOWING ISSUANCE OF THESE PLANS, AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE LATEST VERSION.











BY THE OWNER

PAVING NOTES

- LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES, IF APPLICABLE.
- EXISTING PAVEMENT SHALL BE SAWCUT IN PROPOSED PATCH AREAS TO A DEPTH REQUIRED FOR THE PROPOSED PAVEMENT AS SHOWN ON THE PLANS.
- ALL PROPOSED ASPHALT PATCHES AND SURFACING OVERLAID ON EXISTING PAVEMENT SHALL BE FEATHERED SMOOTHLY INTO THE EXISTING PAVEMENT, AND MAY REQUIRE THE NEED FOR A MILLED BUTT-JOINT AS DIRECTED BY THE ENGINEER.
- 4. ALL SIDEWALKS ARE TO BE 4" THICK IN NON-VEHICULAR AREAS. UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE STATED IN THE SPECIFICATIONS OR UNDER A SEPARATE ITEM, ALL EXCESS MILLINGS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF AT AN APPROVED SITE PROVIDED BY THE CONTRACTOR.
- NO SURFACING SHALL BE APPLIED TO ANY MANHOLE COVERS, FRAMES, VALVE BOXES, GAS DROPS, ETC. EXISTING APPURTENANCES ARE TO BE ADJUSTED TO FINISHED GRADE.
- ALL EXISTING AND PROPOSED UTILITY AND STORM SEWER STRUCTURE TOPS THAT ARE TO BE EXPOSED WITHIN ANY SIDEWALK OR PAVED AREAS SHALL BE ADJUSTED SO THAT THE TOP SURFACE OF COVERS OR FRAMES SHALL BE FLUSH WITH THE SIDEWALK OR PAVEMENT
- 8. ANY FACILITIES DAMAGED THAT ARE LOCATED OUTSIDE THE LIMITS OF DISTURBANCE SHALL BE REPAIRED IN A TIMELY MANNER AND AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR IS TO ENSURE THAT THE QUALITY OF MATERIALS AND WORKMANSHIP FOR PAVING MEETS OR EXCEEDS THE STANDARDS SET BY LOCAL AND STATE REGULATIONS.
- 10. PAVING OPERATIONS SHALL NOT BE CONDUCTED DURING RAINY WEATHER OR WHEN THE BASE MATERIAL IS WET OR FROZEN.
- 11. PROPER COMPACTION OF THE SUBGRADES, BASE, AND SURFACE LAYERS IS ESSENTIAL. THE CONTRACTOR SHALL ENSURE THAT THESE ARE COMPACTED TO THE SPECIFICATIONS PROVIDED IN THE PLANS OR DICTATED BY STATE/LOCAL REGULATION.
- 12. ALL JOINTS SHALL BE PROPERLY SEALED TO PREVENT WATER INFILTRATION AND ENSURE THE LONGEVITY OF THE PAVEMENT.
- 13. FRESHLY LAID ASPHALT SHALL BE PROTECTED FROM TRAFFIC UNTIL IT HAS COOLED AND
- 14. THE CONTRACTOR SHALL DISTURB NO MORE GROUND THAN WHAT IS NECESSARY FOR CONSTRUCTION. NO OPEN EXCAVATED TRENCH, OR OTHER UNSAFE CONDITION, WILL BE LEFT
- 15. UPON COMPLETION OF PAVING WORK, THE CONTRACTOR SHALL CLEAN UP AND REMOVE ALL SURPLUS MATERIALS, LEAVING THE SITE IN A NEAT AND ORDERLY CONDITION.
- 16. CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT THICKNESS AND FOUNDATION RECOMMENDATIONS.

TREES & VEGETATION NOTES

- LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES, IF APPLICABLE.
- THE CONTRACTOR SHALL VERIFY WHICH TREES ARE TO BE SAVED AND PROTECTED PRIOR TO COMMENCING CONSTRUCTION. DURABLE FENCE PROTECTION BARRIERS SHALL BE INSTALLED AROUND ALL TREES TO BE SAVED WITH FENCE PLACEMENT A MINIMUM OF 10 FEET FROM TREE CANOPY OR THE DRIP LINE, WHICHEVER IS GREATER.
- 3. THE CONTRACTOR SHALL NOT DISTURB AREAS AROUND EXISTING TREES TO BE SAVED.
 - THE CONTRACTOR SHALL PROTECT EXISTING GRASS, LANDSCAPING, AND TREES NOT IN DIRECT CONFLICT WITH PROPOSED IMPROVEMENTS DURING CONSTRUCTION. GRASSED AREAS DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITH TOPSOIL AND SODDED.
- THE CONTRACTOR SHALL REMOVE ALL VEGETATION, TREES, STUMPS, GRASSES, ORGANIC SOIL, DEBRIS, AND DELETERIOUS MATERIALS IN CONFLICT WITH IMPROVEMENTS.
- AFTER THE CONTRACTOR HAS REMOVED THE MATERIALS AS DESCRIBED ABOVE, HE SHALL STRIP SUITABLE TOPSOIL AND STOCKPILE FOR LANDSCAPING USE.
- THE CONTRACTOR SHALL EXERCISE EXTRA CARE TO AVOID DAMAGE TO TREES AND ORNAMENTAL SHRUBS PLANTED AND MAINTAINED BY PROPERTY OWNERS IN THE TERRACES FRONTING THEIR PROPERTY
- CONTRACTOR SHALL COMPENSATE OWNER FOR DAMAGE TO TREES NOT SHOWN TO BE
- OAK TREES DAMAGED DURING CONSTRUCTION SHALL BE SEALED WITHIN SIX HOURS OF DAMAGE TO PREVENT INFECTION BY OAK WILT.

GRADING & DRAINAGE NOTES

- LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES, IF APPLICABLE.
- ELEVATIONS DEPICTED HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD 88), OR AS SPECIFIED ON THE PLAN SET.
- THE CONTRACTOR SHALL THOROUGHLY REVIEW ASSOCIATED PROFESSIONAL REPORTS (ENVIRONMENTAL, DRAINAGE, GEOTECHNICAL, ETC.) AND IMPLEMENT SITE SPECIFIC RECOMMENDATIONS OF THESE REPORTS.
- PRIOR TO GRADING, CONTRACTOR TO COORDINATE WITH UTILITY CONTRACTORS TO ENSURE NO UNDERGROUND UTILITIES ARE DAMAGED DURING OPERATIONS.
- CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS RELATED TO GRADING AND DRAINAGE HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
- IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER AND ENGINEER FOR REVIEW.
- ANY SETTLEMENT OR SOIL ACCUMULATION BEYOND THE PROPERTY LIMITS DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY.
- STREET CONTOURS SHOWN ON THESE PLANS REPRESENT TOP OF ASPHALT ELEVATION.
- COMPACTION FILL MATERIAL SHALL BE COMPACTED ACCORDING TO THE APPROPRIATE GOVERNING AGENCY REGULATIONS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL
- 10. STATION AND OFFSET INFORMATION FOR STORM DRAIN INFRASTRUCTURE REFERENCE THE CENTER OF THE SPECIFIED STRUCTURE BOTTOM. CONTRACTOR IS TO CONFIRM LENGTHS ASSOCIATED WITH PIPES THAT INCLUDE A MITERED END SECTION.
- 11. PRESSURIZED MAINS OR OTHER "DRY UTILITY" LINES IN CONFLICT WITH GRAVITY SEWER OR GRAVITY STORM ARE TO BE RESOLVED BY ADJUSTING THE PRESSURIZED AND/OR "DRY UTILITY" SYSTEMS. CONTRACTOR TO IMMEDIATELY NOTIFY ENGINEER IF CONFLICTS ARE OBSERVED THAT ARE NOT DEPICTED ON THESE PLANS.
- 12. WHERE IT IS NECESSARY TO DEFLECT PIPE EITHER HORIZONTALLY OR VERTICALLY, PIPE JOINT DEFLECTION SHALL NOT EXCEED THE MAXIMUM VALUES SPECIFIED IN AWWA C-600-B2 OR BOX OF THE PIPE MANUFACTURER'S MAXIMUM RECOMMENDED DEFLECTION, WHICHEVER IS MORE STRINGENT.
- 13. PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY THE ENGINEER OF ANY UNACCEPTABLE AREAS.
- 14. EDGE OF NEW PAVEMENT TO BE FLUSH WITH EXISTING PAVEMENT TO ASSURE A SMOOTH. CONTINUOUS GRADE.
- 15. ALL SIDEWALK CURB AND GUTTER, STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES. HANDICAP RAMPS, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL, ADA, AND STATE SPECIFICATIONS AND REQUIREMENTS.
- 16. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL ADA ACCESSIBLE SIDEWALKS MAINTAIN SLOPES NOT TO EXCEED 5% LONGITUDINALLY AND 2% CROSS SLOPES. SLOPES AT ACCESSIBLE PARKING SPACES AND ACCESS AISLE SHALL BE A MAXIMUM 2%, AND THE MANEUVERING CLEARANCE AT EXTERIOR ENTRANCES SHALL HAVE A MAXIMUM SLOPE OF 2%. THE MAXIMUM SLOPE OF A RAMP SHALL NOT EXCEED 12:1 (H:V)
- 17. FOR AREAS OUTSIDE THE PROPERTY LINES, REPAIR AND/OR REPLACE ALL DAMAGE DONE TO EXISTING ELEMENTS (SIDEWALKS, PAVING, LANDSCAPING, ETC.) AS REQUIRED BY THE OWNER AND/OR GOVERNING AUTHORITY.
- 18. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY. CONTRACTOR SHALL DISPOSE OF ALL WASTE/DEBRIS FROM SITE TO A PROPER AND APPROVED WASTE SITE.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST THE EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- 20. ALL CUT OR FILL SLOPES SHALL BE 4:1 (H:V) OR FLATTER UNLESS OTHERWISE NOTED.
- 21. EXISTING DRAINAGE STRUCTURES SHALL BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES SHALL BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- 22. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- 23. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- 24. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- 25. CONTRACTOR TO VERIFY EXISTING PAVEMENT GRADES WHERE MODIFICATIONS AND/OR DRIVEWAY CONNECTIONS ARE BEING MADE. IF THERE IS ANY DEVIATION FROM THE EXISTING GRADES SHOWN HEREON THE CONTRACTOR MUST CONTACT ENGINEER OF RECORD FOR DIRECTION.
- 26. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 3" OF TOPSOIL AND BE SODDED TO MATCH SURROUNDING AREA.
- 27. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
- 28. ALL STORM PIPE SHALL BE REINFORCED CONCRETE PIPE WITHIN THE RIGHT OF WAY, OR AS SPECIFIED IN THESE DOCUMENTS.
- 29. CONTRACTOR TO RAISE ALL EXISTING UTILITY MANHOLES, VAULT BOXES, METER BOXES, ETC. TO PROPOSED GRADES UNLESS OTHERWISE NOTED.
- 30. CONTRACTOR SHALL REVIEW ALL GEOTECHNICAL REPORTS FOR SUPPLEMENTAL CONSTRUCTION RECOMMENDATIONS.

UTILITY NOTES

- LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES, IF APPLICABLE.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST PLACE AN 811 TICKET, AND/OR CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987). CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED. ANY DEVIATION FROM THESE PLANS SHALL NEED TO BE APPROVED BY THE ENGINEER OF RECORD AND/OR AGENCIES WITH SIGNED AND WRITTEN CONSENT.
- THE CONTRACTOR IS TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, WHETHER SHOWN OR NOT, PRIOR TO CONSTRUCTION, REPORT ANY CONFLICTS TO ENGINEER.
- THE CONTRACTOR SHALL MAINTAIN OPEN COMMUNICATION WITH UTILITY PROVIDERS THROUGHOUT THE PROJECT TO ENSURE THAT ANY DISRUPTIONS TO SERVICE ARE MINIMIZED AND COORDINATED.
- BEFORE STARTING ANY EXCAVATION, THE CONTRACTOR SHALL USE A UTILITY LOCATING SERVICE TO IDENTIFY AND MARK THE LOCATION OF ALL UNDERGROUND UTILITIES.
- 6. NO TEMPORARY CONNECTIONS TO FIRE HYDRANTS MAY BE MADE WITHOUT THE EXPRESS AUTHORIZATION OF THE UTILITY OWNER.
- BACKFLOW DEVICES ARE CRUCIAL FOR PREVENTING CONTAMINATION OF THE POTABLE WATER SUPPLY. THE CONTRACTOR SHOULD ENSURE THAT THESE DEVICES ARE INSTALLED CORRECTLY, TESTED REGULARLY, AND PASS ALL LOCALLY REQUIRED INSPECTIONS.
- NO VALVES IN THE OWNER'S WATER DISTRIBUTION SYSTEM SHALL BE OPERATED BY THE CONTRACTOR WITHOUT PRIOR PERMISSION OF THE OWNER. THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN A VALVE IS TO BE OPERATED AND SHALL ONLY OPERATE THE VALVE IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. COORDINATE ALL SHUTDOWN OF MAINS FOR TIE-INS WITH THE OWNER 72 HOURS PRIOR TO WORK BEING COMPLETED. THE CONTRACTOR SHALL INSPECT THE MATERIALS FOR DEFECTS AT THE TIME THEY ARE UNLOADED, AND ANY MATERIALS FOUND DEFECTIVE SHALL BE REMOVED FROM THE SITE.
- ALL UTILITY WORK SHALL BE INSPECTED BY A QUALIFIED PROFESSIONAL TO ENSURE IT MEETS THE DESIGN SPECIFICATIONS AND ANY APPLICABLE REGULATIONS.
- 10. THE CONTRACTOR SHALL HAVE EMERGENCY PROTOCOLS IN PLACE IN CASE OF UTILITY DAMAGE OR OTHER UNFORESEEN ISSUES. THIS INCLUDES IMMEDIATE NOTIFICATION OF ALL APPROPRIATE PARTIES AND TAKING STEPS TO MITIGATE ANY POTENTIAL HAZARDS.
- WHEN WORKING NEAR WATER SOURCES OR IN ENVIRONMENTALLY SENSITIVE AREAS, THE CONTRACTOR SHALL TAKE EXTRA PRECAUTIONS TO PREVENT CONTAMINATION OR DAMAGE TO THE ENVIRONMENT.
- 12. NO TIE-IN SHALL BE MADE TO THE EXISTING UTILITY SYSTEM UNTIL ALL TEST RESULTS HAVE BEEN PROVIDED TO THE LOCAL PUBLIC WORKS DEPARTMENT AND ARE VERIFIED.
- PRIOR TO TESTING, ANY CONNECTION TO THE PUBLIC WATER SUPPLY SHALL BE THROUGH AN APPROVED AND TESTED BACKFLOW DEVICE.
- 14. PLUG EXISTING SEWER BEFORE INSTALLING ANY NEW SEWER MAIN.
- 15. CONCRETE PADS SHALL BE PROVIDED AROUND CLEAN-OUTS (24"X24"X4").
- ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN STATE/LOCAL SPECIFICATIONS FOR WATER MAIN CONSTRUCTION.
- WATER AND SANITARY SEWER SHOULD BE KEPT TEN (10') APART (PARALLEL) OR 18" APART WHEN CROSSING (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
- 18. THE CONTRACTOR SHALL INSTALL ALL WATER MAINS BELOW THE JURISDICTIONAL FROST
- CONTRACTOR TO PLACE IDENTIFICATION RIBBON AND TRACER WIRE PER UTILITY PROVIDER'S SPECIFICATIONS.
- NEW WATER MAINS AND FORCE MAINS TO BE PVC C900. UNLESS OTHERWISE SHOWN IN PLANS AND APPROVED BY UTILITY PROVIDER. HYDROSTATIC TESTING WILL BE PERFORMED UNDER THE SUPERVISION OF THE UTILITY PROVIDER
- 21. NEW SEWER MAINS ARE TO BE SDR31 PVC UNLESS OTHERWISE SHOWN IN PLANS AND APPROVED BY THE UTILITY PROVIDER.
- 22. CONTRACTORS SHOULD USE HTH FOR DISINFECTION OF WATER LINES (NOT CHLORINE INJECTION) UNLESS APPROVED OTHERWISE PRIOR TO ISSUANCE OF PERMIT.
- 23. NEW WATERLINES SHALL BE TIED INTO THE EXISTING WATER SYSTEM UNDER THE SUPERVISION OF LOCAL PUBLIC WORKS PERSONNEL NO LATER THAN 14 DAYS AFTER PASSING BACTERIOLOGICAL TESTS.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO OVERFLOWS OR SPILLAGE OF SEWER OCCURS. SHOULD THIS OCCUR, THE CONTRACTOR SHALL:
 - A. IDENTIFY THE SOURCE OF THE SPILL AND ATTEMPT TO ELIMINATE ANY ADDITIONAL SPILLAGE.
 - B. NOTIFY THE UTILITY PROVIDER.
 - C. CONTAIN THE SPILL IN PLACE AND AVOID CONTAMINATION OF STREAMS.
 - D. DISINFECT THE AREA OF THE SPILL WITH A MIXTURE OF HTH CHLORINE AND WATER.
- E. ALL WORK SHALL BE DONE ACCORDING TO STATE AND LOCAL GUIDELINES.
- 25. CONTRACTOR TO PROVIDE NOTICE TO RESIDENTS OF SHUTDOWN OF MAIN. CONTRACTOR TO NOTIFY RESIDENTS OF WORK WITHIN THEIR PROPERTY AND OF THE RELOCATION OF METERS. ANY COMPLAINTS BY RESIDENTS ARE TO BE PASSED IMMEDIATELY TO THE UTILITY PROVIDER'S INSPECTOR OR TO THE UTILITY PROVIDER'S OFFICE. TAKE APPROPRIATE MEASURES TO PROTECT EXISTING SANITARY SEWER LATERALS SHOWN IN PLANS. ANY REPAIRS TO BE MADE AT THE CONTRACTORS' EXPENSE.
- ABANDONED CUSTOMER LINES SHALL BE CAPPED OR PLUGGED AT THE PROPERTY LINE.
- 27. ASBESTOS PIPE REMOVAL AND DISPOSAL IS THE CONTRACTOR'S RESPONSIBILITY.
- 28. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN THE PROXIMITY OF WATER MAINS, WASTEWATER FORCE MAINS, AND GRAVITY MAINS. MAIN LOCATIONS SHOWN ON PLANS MAY NOT BE EXACT. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING UTILITY LOCATIONS.
- 29. SHOULD A PIPE EMERGENCY OCCUR, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY OWNER.
- 30. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROVIDER AT LEAST SEVEN DAYS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION PROJECT. 31. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROVIDER AT LEAST 48 HOURS PRIOR TO ANY
- UTILITY CONSTRUCTION. CONSTRUCTION ACTIVITIES SHALL NOT CAUSE INTERRUPTIONS IN WATER OR WASTEWATER SERVICE. THE CONTRACTOR SHALL COORDINATE PREAPPROVED INTERRUPTIONS OF SERVICE
- 33. THE MATERIALS, PRODUCTS, AND CONSTRUCTION OF ALL UTILITIES CONNECTING TO THE MUNICIPAL SYSTEMS SHALL BE IN CONFORMANCE WITH MUNICIPAL UTILITIES STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- 34. ALL MAINS AND FACILITIES WITHIN THE LIMITS OF THE PROJECT SHALL BE SUPPORTED AND

- 35. THE CONTRACTOR SHALL ADJUST ALL EXISTING MAINS AND FACILITIES IN CONFLICT WITH NEW GRADE. NEW OR ALTERED ROADWAYS, SIDEWALKS, DRIVEWAYS, OR STORM WATER IMPROVEMENTS. FACILITIES TO BE ADJUSTED INCLUDE, BUT ARE NOT LIMITED TO PIPELINES, PUMP STATIONS, VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANTS, MANHOLE COVERS,
- THE CONTRACTOR SHALL PROVIDE FOR BYPASSING AND/OR HAULING WASTEWATER DURING APPROVED INTERRUPTIONS OF WASTEWATER FLOWS AND CONNECTIONS. THE CONTRACTOR SHALL SUBMIT A BYPASS PLAN SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO THE UTILITY COMPANY FOR APPROVAL PRIOR TO IMPLEMENTATION BY CONTRACTOR.
- ALL VALVES INSTALLED AS PART OF THIS CONSTRUCTION PROJECT SHALL REMAIN CLOSED DURING CONSTRUCTION. KEEP VALVES ON ALL WET TAPS CLOSED UNTIL CLEARED BY INSPECTOR. DO NOT CONNECT NEWLY CONSTRUCTED WATER MAINS TO ANY EXISTING WATER MAINS UNLESS CLEARED BY UTILITY PROVIDER.
- THE CONTRACTOR SHALL PROVIDE A JUMPER ASSEMBLY WITH A BACKFLOW PREVENTER FOR MAKING TEMPORARY CONNECTIONS TO AN EXISTING POTABLE WATER SOURCE IN ORDER TO CHLORINATE AND FLUSH NEW WATER MAINS WITH POTABLE WATER. ANY TEMPORARY POTABLE WATER CONNECTIONS TO FORCE MAIN SHALL ALSO BE EQUIPPED WITH A BACKFLOW PREVENTER.
- FOR PVC PIPE THAT WILL BE OWNED AND MAINTAINED BY THE MUNICIPALITY, NO PIPE BENDING IS ALLOWED. THE MAXIMUM ALLOWABLE TOLERANCE FOR JOINT DEFLECTION IS 0.75 DEGREES (3-INCHES PER JOINT PER 20 FT STICK OF PIPE.) ALIGNMENT CHANGE SHALL BE MADE ONLY WITH SLEEVES AND FITTINGS.
- FOR NON-PVC PIPE THAT WILL BE OWNED AND MAINTAINED BY THE MUNICIPALITY, LONG RADIUS CURVES, EITHER HORIZONTAL OR VERTICAL, MAY BE INSTALLED WITH STANDARD PIPE BY DEFLECTIONS AT THE JOINTS. MAXIMUM DEFLECTIONS AT PIPE JOINTS, FITTINGS AND LAYING RADIUS FOR THE VARIOUS PIPE LENGTHS SHALL NOT EXCEED 75% OF THE PIPE MANUFACTURER'S RECOMMENDATION.
- MAINTAIN UTILITY PROVIDER'S RECOMMENDED MINIMUM COVER OVER ALL PROPOSED WATER, WASTEWATER, AND RECLAIMED WATER LINES.
- 42. ANY LIGHTING SHOWN HEREON IS AS SPECIFIED BY THE CLIENT AND IS INCLUDED FOR INFORMATION PURPOSES ONLY, AS DIRECTED BY THE OWNER AND/OR PUBLIC AGENCY REQUIREMENTS. R&R ENGINEERS-SURVEYORS, INC. HAS NOT PERFORMED THE LIGHTING DESIGN, AND THEREFORE DOES NOT WARRANT AND IS NOT RESPONSIBLE FOR THE DEGREE AND/OR ADEQUACY OF ILLUMINATION ON THIS PROJECT.
- 43. CONTRACTOR SHALL MAINTAIN ELECTRICAL SERVICE TO ALL EXISTING BUILDINGS, TRANSFORMERS TO REMAIN, AND ALL EXISTING SITE LIGHTS DURING ALL PHASES OF CONSTRUCTION.
- 44. ANY SEPTIC SYSTEMS DEPICTED ON THESE PLANS ARE REPRESENTATIVE ONLY. A SEPTIC SYSTEM SHALL REQUIRE DESIGN AND PERMITTING TO BE PERFORMED BY OTHERS.
- ALL WATER WELLS SHALL BE TESTED, AND APPROVED BY STATE DEP AND LOCAL HEALTH DEPARTMENT PRIOR TO USE ON PRIVATE HOMES. WELLS WILL NOT BE ALLOWED FOR PUBLIC POTABLE WATER CONSUMPTION. WELLS WILL NOT BE ALLOWED AS A SOURCE OF FIRE PROTECTION.

SIGNAGE & STRIPING NOTES

- LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES, IF APPLICABLE.
- 2. STRIPING SHALL REFER TO COLORADO DOT STANDARD PLANS S-627-1
- ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL REMAIN UNLESS OTHERWISE NOTED IN THE PLANS OR AS DIRECTED BY THE ENGINEER. SIGN LOCATIONS SHOWN ON PLANS ARE APPROXIMATE AND MAY REQUIRE FIELD ADJUSTMENT, AS DIRECTED BY THE ENGINEER.
- ANY EXISTING SIGNS TO REMAIN THAT ARE DISTURBED OR RELOCATED DURING CONSTRUCTION SHALL BE RESET TO CURRENT STANDARDS FOR HEIGHT, OFFSET, AND METHOD OF INSTALLATION.
- CAUTION SHOULD BE EXERCISED WHILE RELOCATING EXISTING SIGNS SO AS TO PREVENT DAMAGE TO THE SIGN. DAMAGE BEYOND USE, AS DETERMINED BY THE ENGINEER, SHALL REQUIRE REPLACEMENT BY THE CONTRACTOR AT HIS EXPENSE.
- CAUTION SHOULD BE EXERCISED DURING THE INSTALLATION OF NEW SIGNS. BOTH EXISTING AND PROPOSED UTILITIES MAY EXIST IN THE VICINITY OF PROPOSED SIGN LOCATIONS, INCLUDING THE POTENTIAL FOR UTILITIES AND OTHER OBJECTS NOT IDENTIFIED IN THESE
- ALL SIGNS SHALL BE COMPLIANT WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND DOT STANDARDS, AS WELL AS ANY ADDITIONAL LOCAL REQUIREMENTS.
- ALL STRIPING AND PAVEMENT MARKINGS IN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND SHALL NOT BE APPLIED UNTIL A MINIMUM OF 30 DAYS AFTER THE PLACEMENT OF THE FINAL ASPHALT SURFACE. IN THE INTERIM. STRIPING SHALL BE PAINT AND ANY REQUIRED RPM'S INSTALLED PER THE PLANS. DO NOT STRIPE ACROSS MANHOLE LIDS OR DRAINAGE
- STRIPING WITHIN PRIVATE PROPERTY IS TO FOLLOW DOT GUIDELINES WHERE PRACTICABLE. PAINT MAY BE UTILIZED FOR PARKING STRIPING AND LANE STRIPING WITHIN PRIVATE
- REFLECTIVE PAVEMENT MARKINGS (RPM'S) SHALL BE INSTALLED IN ALL LOCATIONS AS REQUIRED BY DOT DESIGN STANDARD (LATEST EDITION).
- 11. ANY PAVEMENT MARKINGS AND RPM'S THAT ARE DESTROYED, DAMAGED, OR DIMINISHED BY CONSTRUCTION ACTIVITIES FOR UP TO 500 FEET IN EITHER DIRECTION BEYOND THE LIMITS OF CONSTRUCTION SHALL BE REPLACED OR REFURBISHED BY THE CONTRACTOR.
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ADJACENT RIGHT-OF-WAYS FOR THE DURATION OF CONSTRUCTION, AT A MINIMUM, THE CONTRACTOR SHALL MOW THE RIGHT-OF-WAY ON AN AS NEEDED BASIS AND MAINTAIN THE DRAINAGE CONVEYANCE SYSTEM. ADDITIONAL MAINTENANCE MAY BE REQUIRED ON A CASE-BY-CASE
- 13. ALL SIGNS AND STRIPING SHALL BE CLEARLY VISIBLE TO DRIVERS, PEDESTRIANS, AND OTHER ROAD USERS. THIS INCLUDES ENSURING THAT SIGNS ARE NOT OBSCURED BY VEGETATION, OTHER STRUCTURES, OR DIRT/GRIME.

14. ALL HANDICAPPED SPACES SHALL HAVE AN ABOVE GRADE IDENTIFICATION SIGN MEETING

ADA AND OTHER APPROPRIATE GOVERNING AGENCY STANDARDS.

- PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.

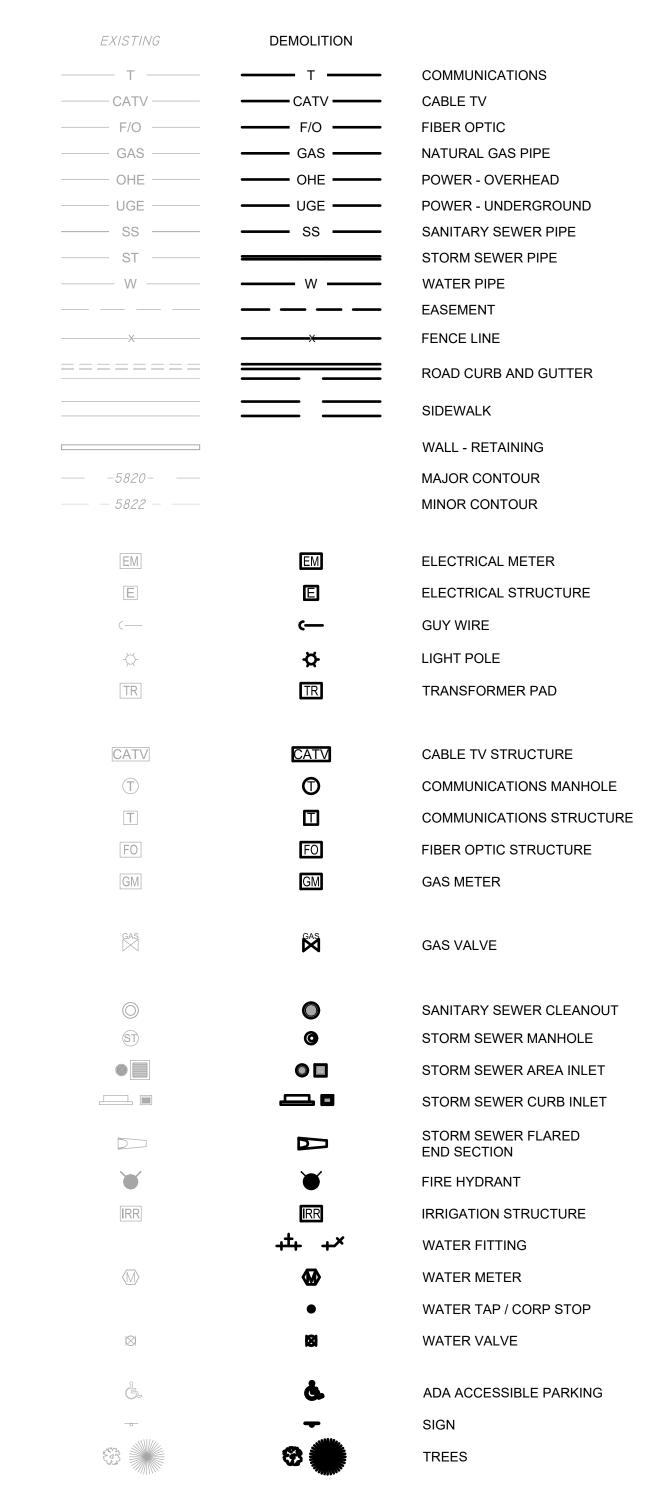
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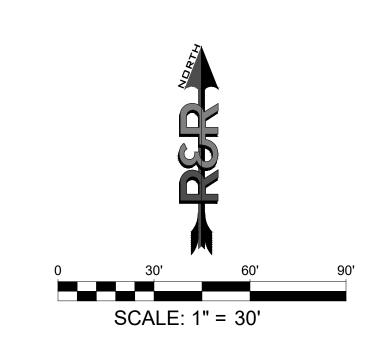
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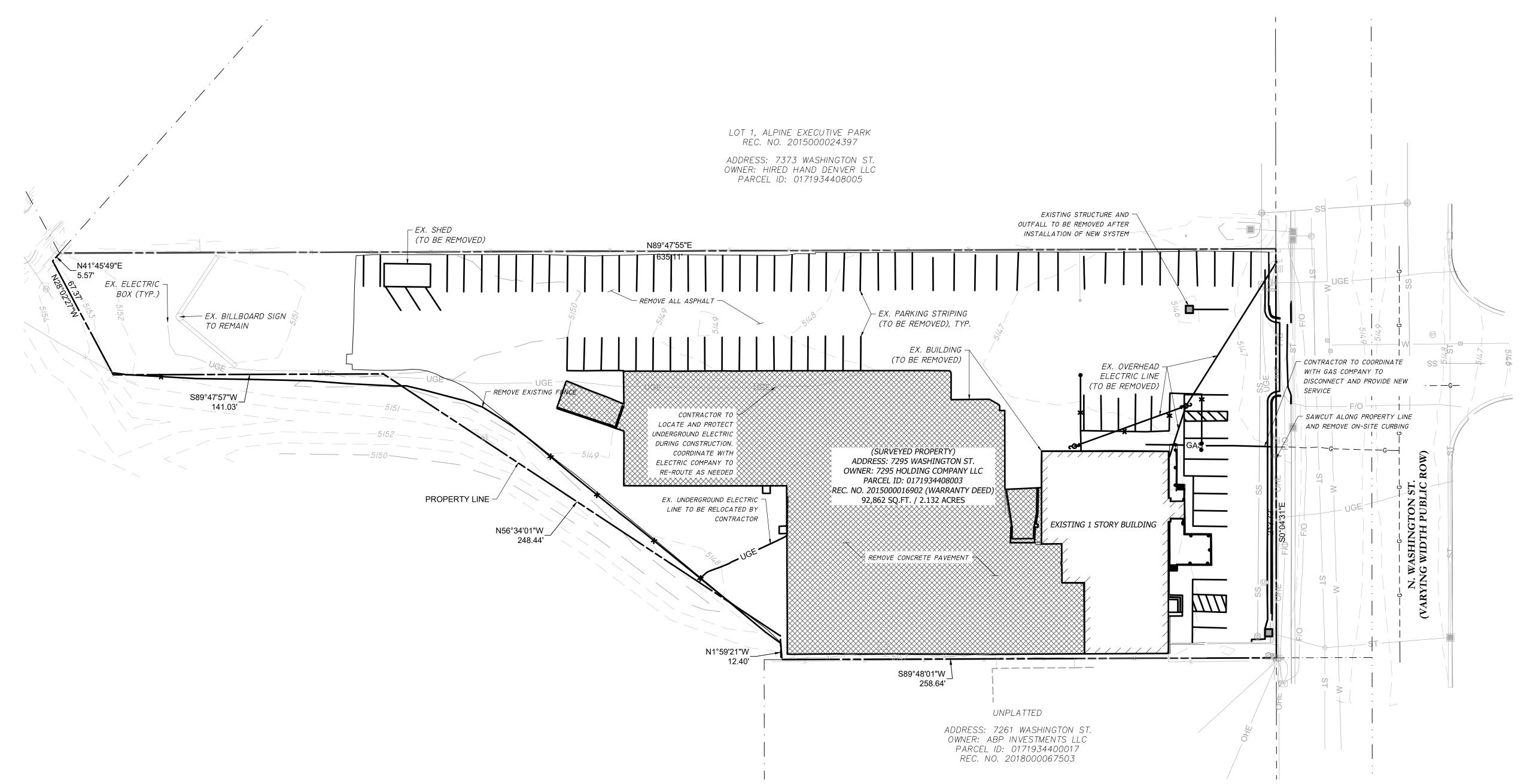
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DEMOLITION LEGEND









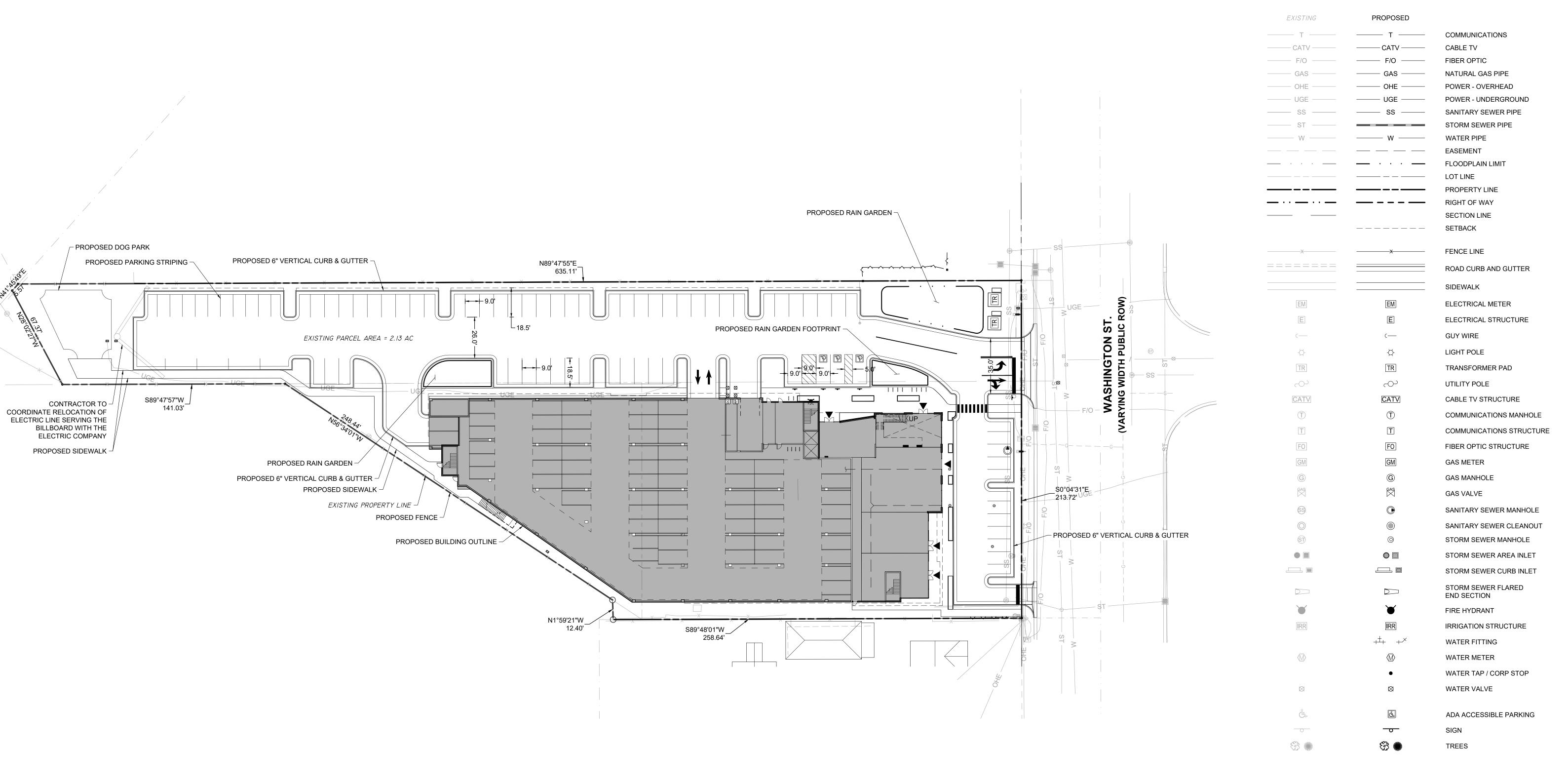


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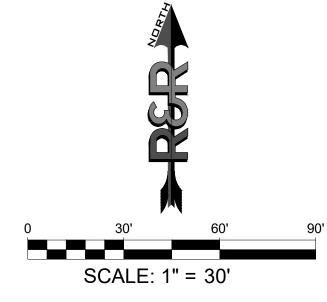


BENCHMARK (NAVD83 Datum)
ORIGINATING BENCHMARK:
SET MAG NAIL IN ASPHALT AS SHOWN ON SHEET 2. USED OPUS PROCESSING FOR COORDINATE AND ELEVATION

(96%). (LIES APPROXIMATELY 9.2' NORTH OF WESTERLY MOST CORNER OF CONCRETE FOUNDATION.)

RESULT ON MARCH 9, 2023, HAVING USED 13,340 OF 14,196 OBSERVATIONS (94%) AND 68 OF 71 FIXED AMBIGUITIES

ELEVATION = 5149.69'







DO NOT SCALE FROM DRAWING. VERIFY ALL DIMENSIONS ON SITE.





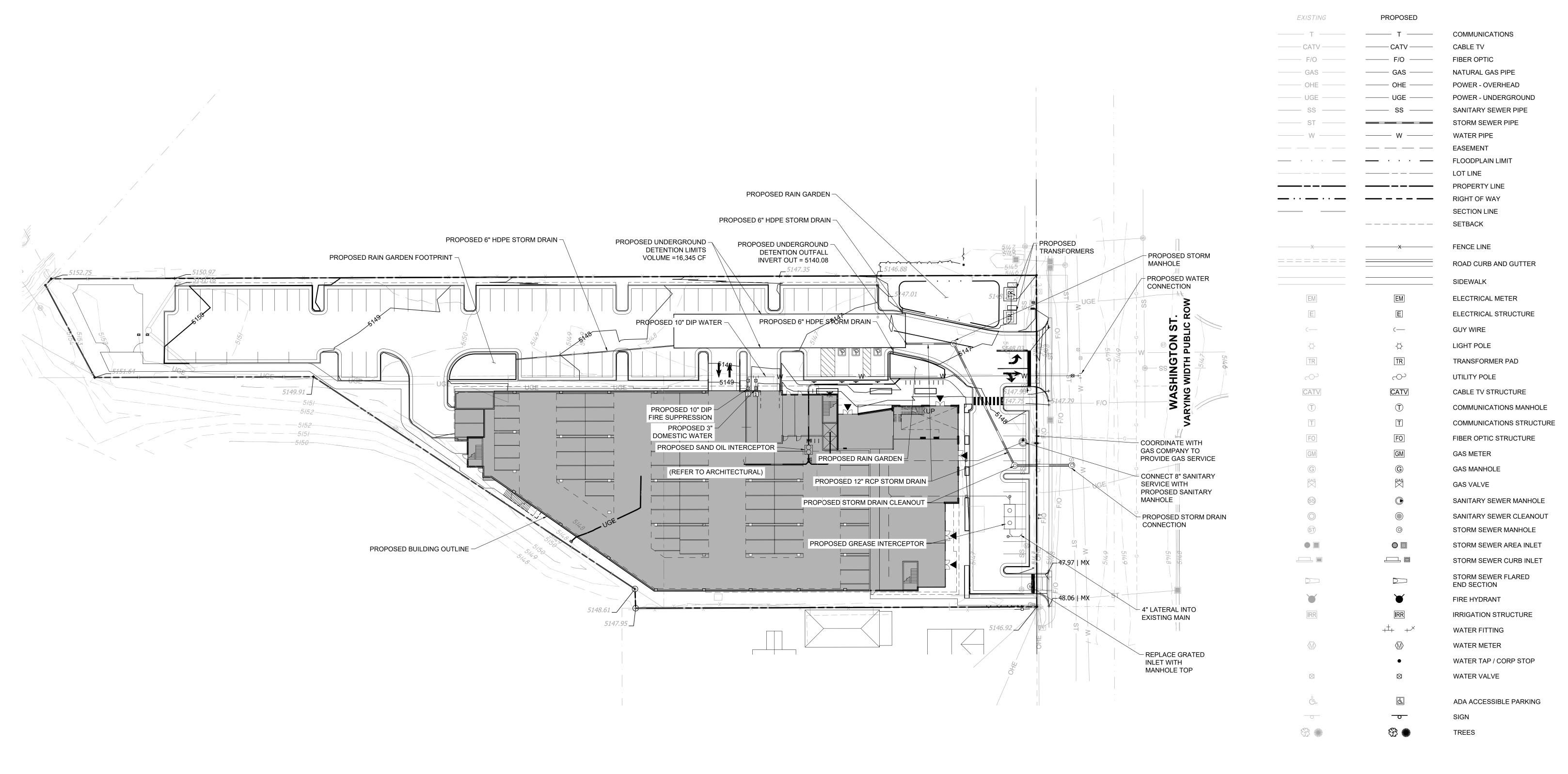


PDP & REZONING SUBMITTAL

11/22/2024

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LEGEND



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0 30' 60' 90 SCALE: 1" = 30'





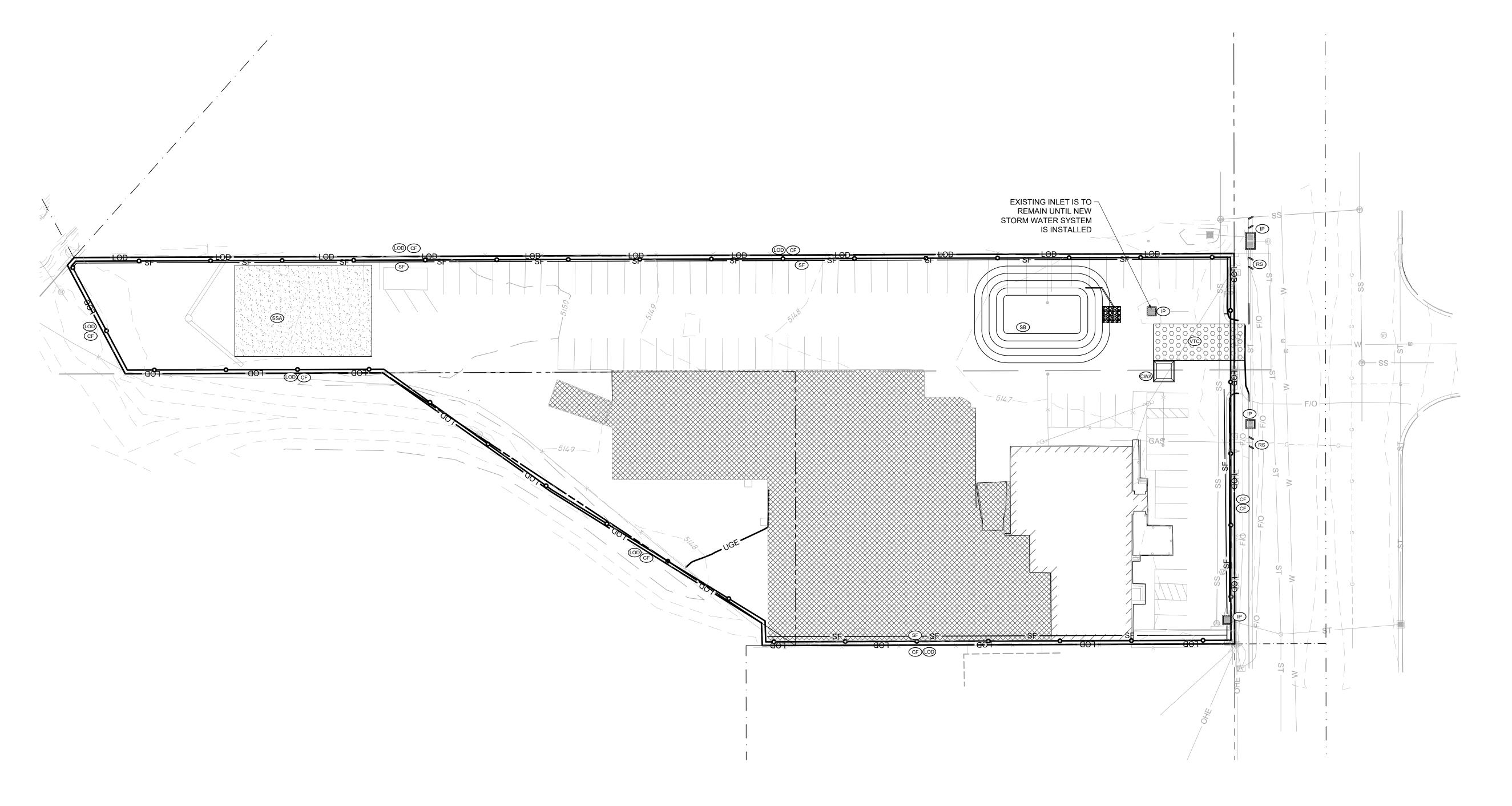


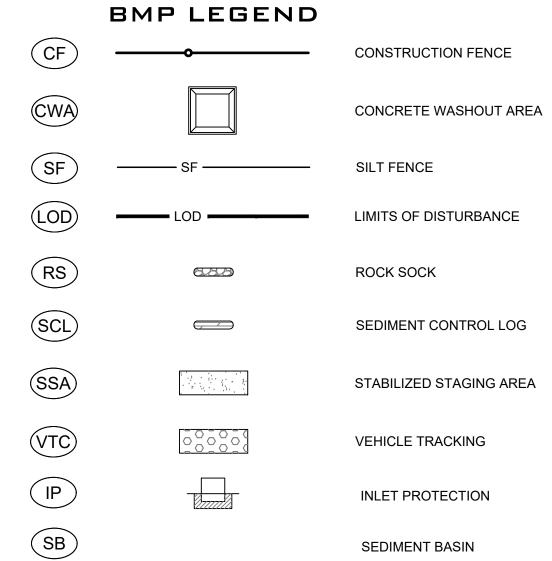
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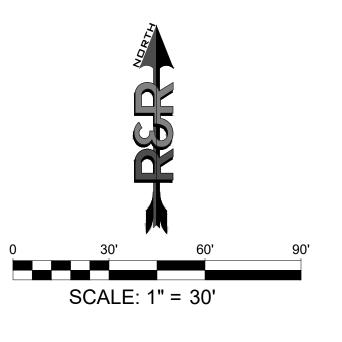
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ELEVATION = 5149.69'





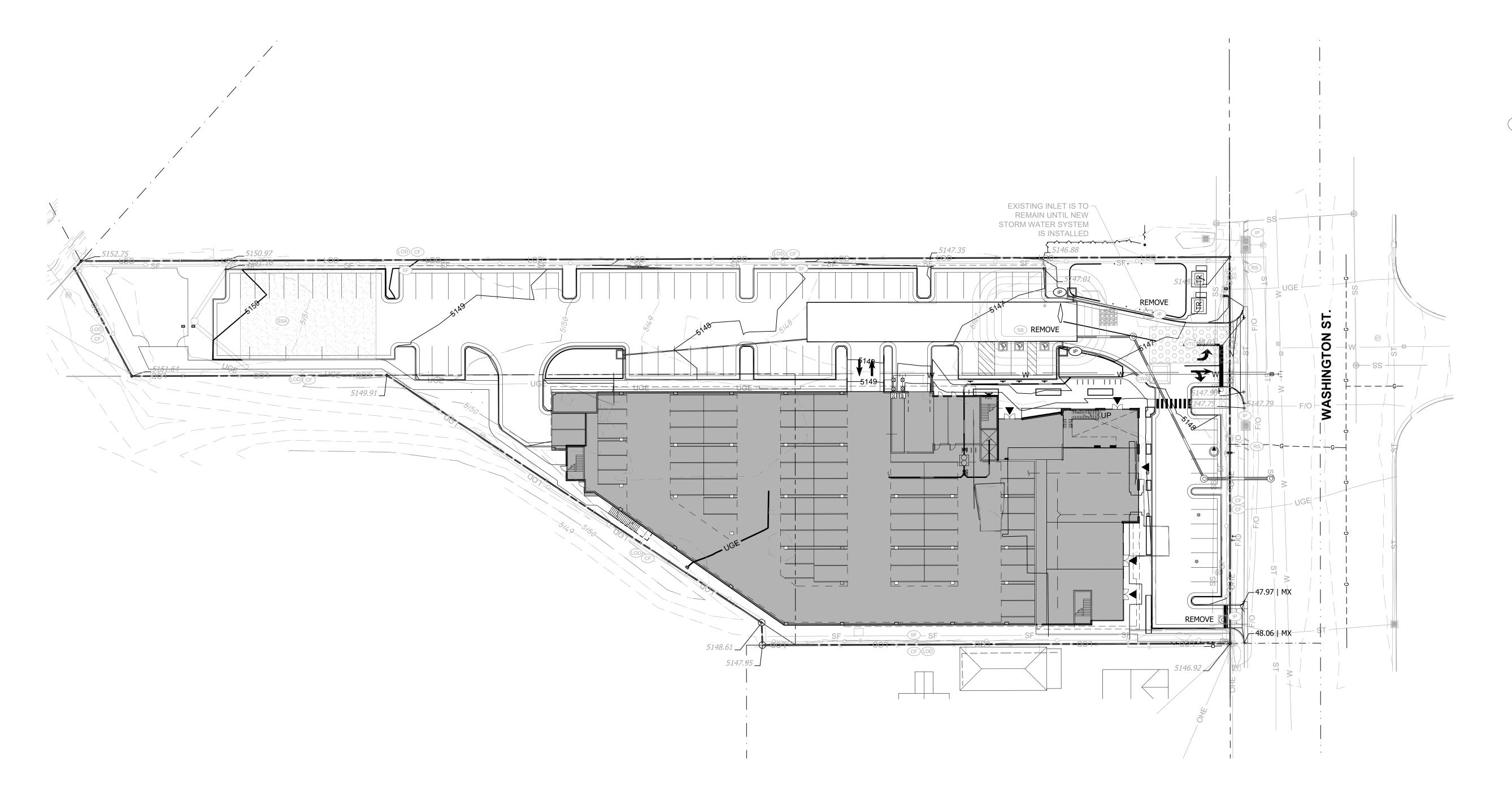




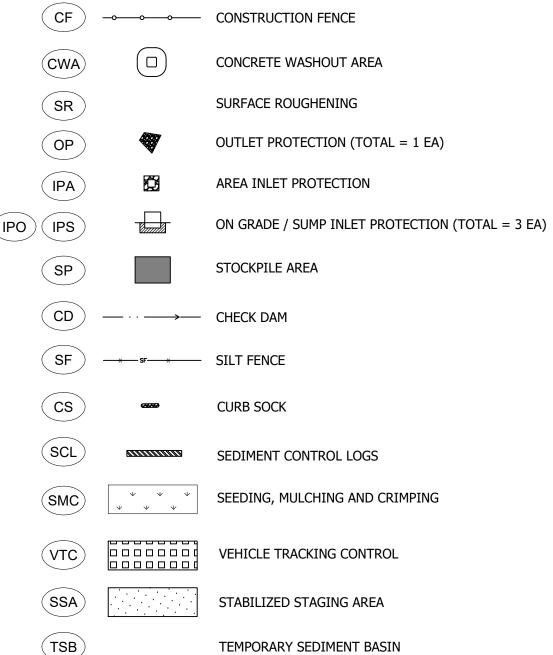






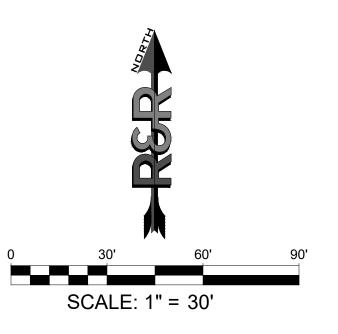






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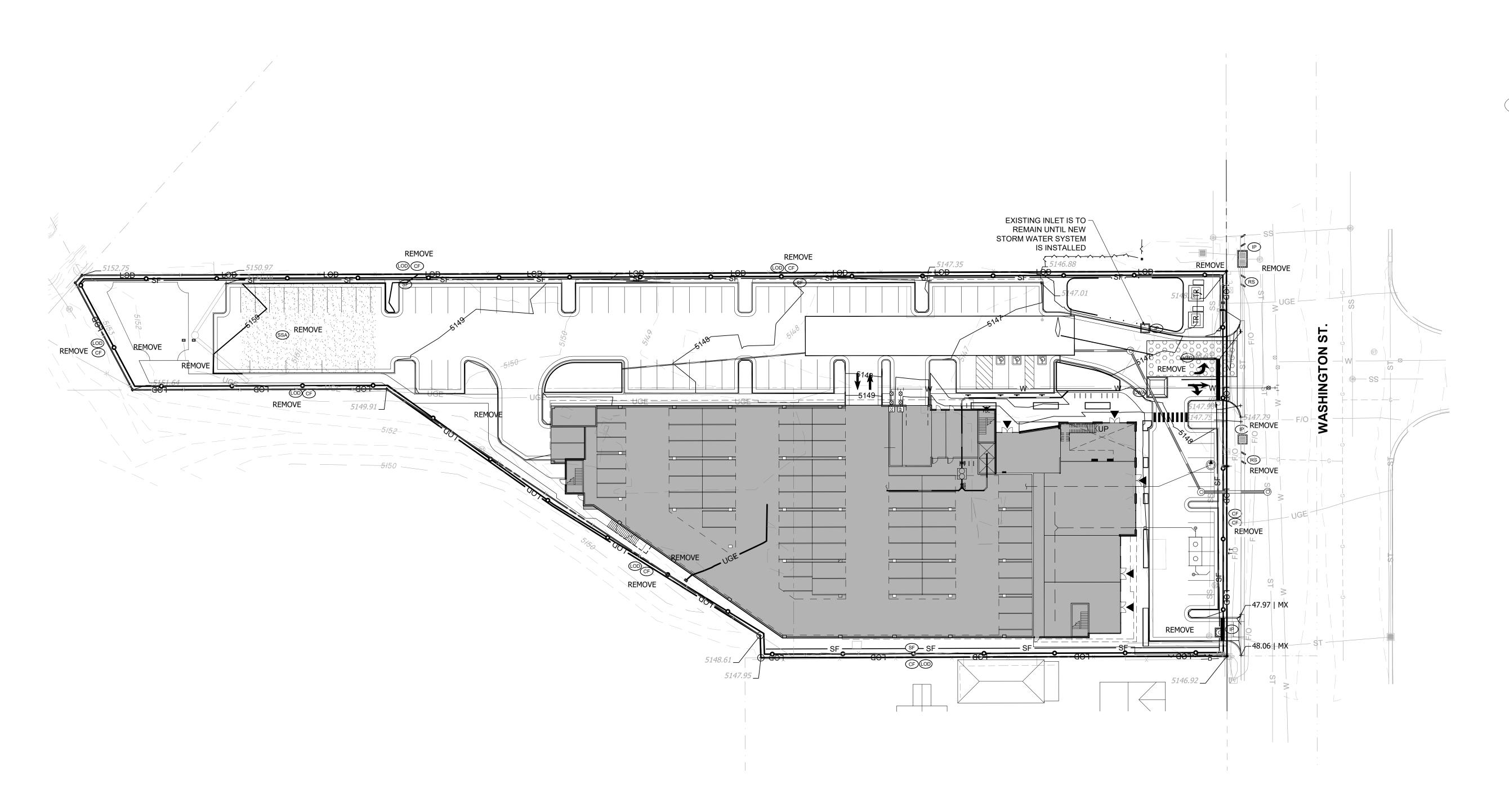




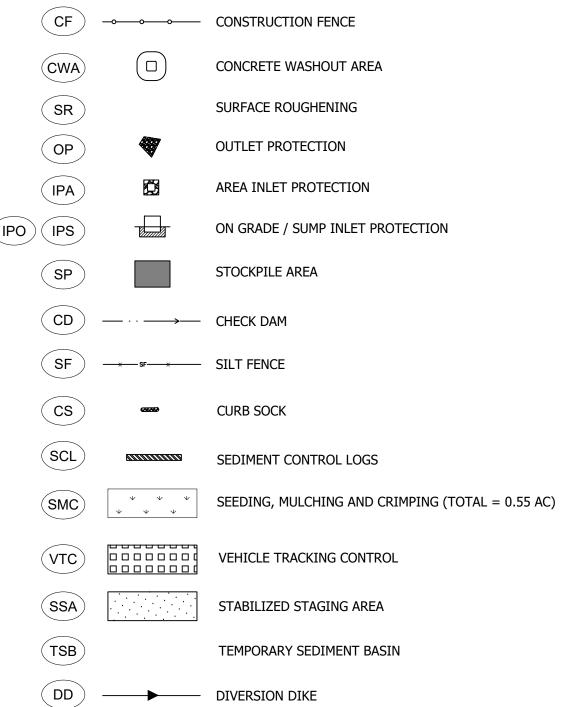




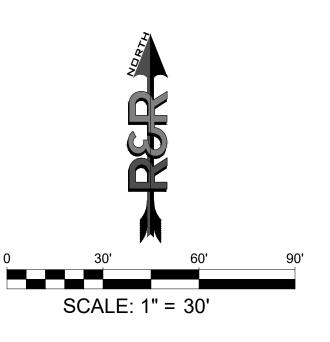




EROSION & SEDIMENT CONTROL LEGEND



EROSION CONTROL BLANKET







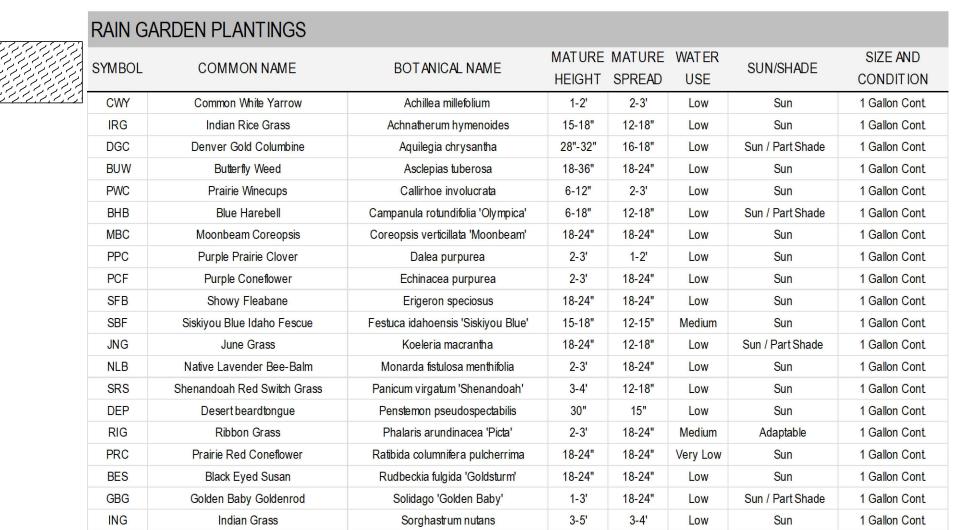


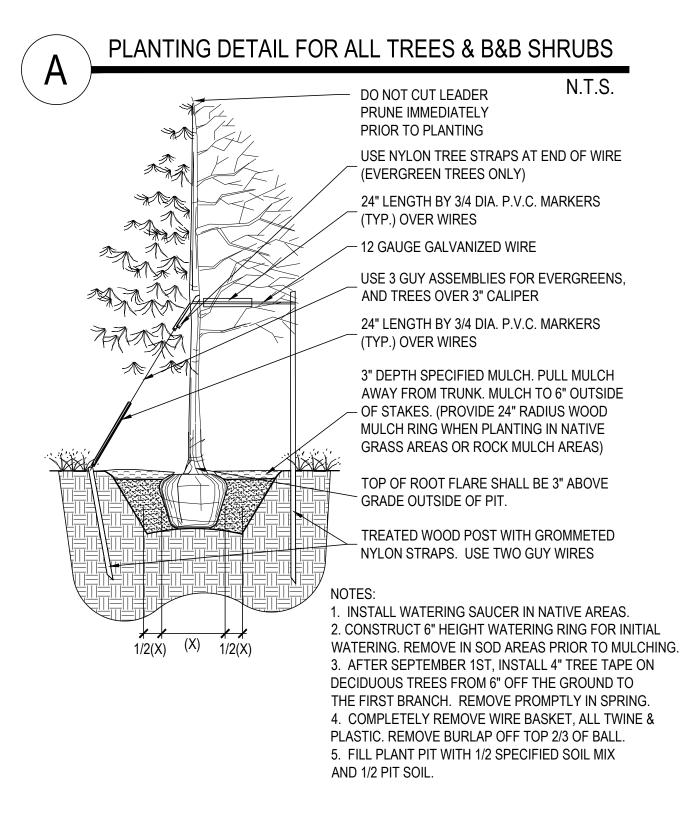
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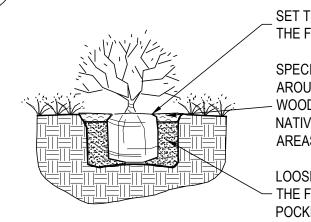
LANDSCAPE PLANT LIST

~	DECIDUC	OUS SHADE TREES							
. }	SYMBOL	COMMON NAME	BOT ANICAL NAME			MATURE		SUN/SHADE	SIZE AND
<i>*</i>			501744072144412		HEIGHT	SPREAD	USE	0011/011/122	CONDITION
	WEH	Western Hackberry	Celtis occidentalis		50-60'	40-50'	Low	Sun	2" Cal., B&B
	PSG	Princeton Sentry Ginkgo	Ginkgo biloba 'Princeton Sentry'	-0	35-40'	12-15'	Medium	Sun	2" Cal., B&B
	SKL	Skyline Honeylocust	Gleditsia triacanthos inermis 'Skylin	e'	40'	30'	Low	Sun	2" Cal., B&B
	KYC	Kentucky Coffeetree	Gymnodadus dioicus		50-60'	40-50'	Low	Sun	2" Cal., B&B
	BUO	Bur Oak Chinquapin Oak	Quercus macrocarpa Quercus muehlenbergii		50-80' 35-50'	50-80' 35-50'	Low	Sun Sun	2" Cal., B&B 2" Cal., B&B
			Quer cus muemenbergii		30-30	33-30	LOW	Suii	Z Cal., D&D
	ORNAME	NTAL TREES			MATURE	MATURE	WATER		OIZE AND
	SYMBOL	COMMON NAME	BOTANICAL NAME			MATURE		SUN/SHADE	SIZE AND
	SHS	Chadhlass Camirahann	Amelanchier canadensis		HEIGHT		USE	Com	CONDITION
	EAR	Shadblow Serviceberry Eastern Redbud	Cercis canadensis		15-25' 20-30'	15-25' 20-30'	Low	Sun Shade / Part Shade	1-1/2" Cal., B&E
	TCH	Thornless Cockspur Hawthorn	Crataegus crus-galli inermis		15-25'	15-20'	Low	Sun	1-1/2 Cal., B&E
	PSG	Princeton Sentry Ginkgo	Ginkgo biloba 'Princeton Sentry'		35-40'	12-15'	Medium	Sun	1-1/2" Cal., B&E
	SSF	Seven-son Flower	Heptacodium miconioides		18'	12'	Medium	Sun / Part Shade	1-1/2" Cal., B&E
	CSO	Crimson Spire Oak	Quercus robur x alba 'Crimschmid	Iť.	45'	14'	Medium	Sun	1-1/2" Cal., B&
	JTL	Japanese Tree Lilac	Syringa reticulata		15-25'	15-20'	Low	Sun / Part Shade	1-1/2" Cal., B&
	CCG	Clear Creek Golden Yellowhorn	Xanthoceras sorbifolium 'Pagan'		18-22'	10-15'	Low	Sun	1-1/2" Cal., B&E
	EVERGR	EEN TREES							
1					MATURE	MATURE	WATER		SIZE AND
	SYMBOL	COMMON NAME	BOTANICAL NAME		HEIGHT		USE	SUN/SHADE	CONDITION
744°	RMJ	Rocky Mountain Juniper	Juniperus scopulorum		20-30'	8-12'	Very Low	Sun	6' ht, B&B
	FNS	Fastigate Norway Spruce	Picea abies 'Cupressina'		15-20'	4-6'	Medium	Sun	6' ht, B&B
	WWS	Weeping White Spruce	Picea glauca 'Pendula'		15-25'	5-8'	Medium	Sun	6' ht, B&B
	HIS	Hoopsii Spruce	Picea pungens 'Hoopsii'		25'	12'	Medium	Adaptable	6' ht, B&B
	BRP	Bristlecone Pine	Pinus aristata		20-40'	10-20'	Low	Sun / Part Shade	6' ht, B&B
	VPP	Vanderwolf's Pyramid Pine	Pinus flexilis 'Vanderwolf's Pyramic	d'	30-50'	15-30'	Low	Sun / Part Shade	6' ht, B&B
	AUS	Austrian Pine	Pinus nigra		40-60'	30-40'	Low	Sun	6' ht, B&B
	KCA	Komet Columnar Austrian Pine	Pinus nigra 'Komet'		15-20'	4-5'	Low	Sun	6' ht, B&B
	DECIDUC	OUS SHRUBS							
\sim	SYMBOL	COMMON NAME	BOTANICAL NAME			MATURE		SUN/SHADE	SIZE AND
					HEIGHT		USE		CONDITION
	BLC	Black Chokeberry	Aronia melanocarpa elata	ŭ	5-8'	4-6'	Low	Adaptable	5 Gallon Cont
	OCJ	Orange Columnar Japanese Barberry Littleleaf Mountain Mahogany	Berberis thunbergii 'Orange Rocke Cercocarpus intricatus	et .	4-5' 6-8'	18-24" 4-6'	Low Very Low	Sun / Part Shade Sun / Part Shade	5 Gallon Cont 5 Gallon Cont
	AFD	Arctic Fire Dogwood	Cornus sericea Arctic Fire		3-4'	3-4'	Medium	Adaptable	5 Gallon Cont.
	PCE	Peking Cotoneaster	Cotoneaster lucidus		6-12'	6-10'	Low	Sun / Part Shade	5 Gallon Cont.
	CMD	Carol Mackie Daphne	Daphne x burkwoodii 'Carol Macki	e'	3-5'	3-5'	Medium	Part Shade / Shade	5 Gallon Cont.
	PPR	PURPLE PILLAR® Rose of Sharon	Hibiscus syriacus 'Purple Pillar'		10-16'	4-5'	Medium	Sun	5 Gallon Cont
	LOP	Lodense Privet	Ligustrum vulgare 'Lodense'		2-3'	3-4'	Low	Sun / Part Shade	5 Gallon Cont
	SWN	Summer Wine Ninebark	Physocarpus opulifolius 'Summer Wi	ne'	4-6'	4-6'	Low	Sun / Part Shade	5 Gallon Cont.
	CTS	Creeping Three-LeafSumac	Rhus trilobata 'Autumn Amber'		12-18"	6-8'	Very Low	Sun	5 Gallon Cont.
	GMC	Green Mound Currant	Ribes alpinum 'Green Mound'		3-4'	2-3'	Low	Sun / Part Shade	5 Gallon Cont.
	CCC	Crandall Clove Currant	Ribes odoratum 'Crandall'		3-5'	4-6'	Low	Sun / Part Shade	5 Gallon Cont.
	BTE	Black Tower Elderberry	Sambucus nigra 'Eiffel 1' PP23,633	3	6-8'	3-4'	Medium	Sun	5 Gallon Cont
	LMS	Limemound Spirea	Spiraea japonica Limemound		18-24"	2-3'	Medium	Sun / Part Shade	5 Gallon Cont.
	WSB	Western Snowberry	Symphoricarpos occidentalis		3-5'	3-5'	Low	Sun / Part Shade	5 Gallon Cont.
	PRL	Purple Reblooming Lilac	Syringa x Bloomerang		4-5'	4-5'	Low	Sun	5 Gallon Cont.
	DEC	Dwarf European Cranberry bush Compact American Cranberry bush	Viburnum opulus 'Nanum' Viburnum trilobum 'Bailey Compac	, u	1-2' 4-5'	1-2' 4-5'	Medium Medium	Adaptable Adaptable	5 Gallon Cont 5 Gallon Cont
			Viburnam tillobam balley Compac	,,	4-5	4-5	Mediaiii	Adaptable	3 Gallott Cort.
	EVERGR	EEN SHRUBS							
(+)	SYMBOL	COMMON NAME	BOTANICAL NAME			MATURE		SUN/SHADE	SIZE AND
$\bigoplus_{\bigoplus} (+)$	IDI	Inna Dhan haringa	haringan haringatelia laga Dha			SPREAD	USE	0	CONDITION 5 Gallon Cont
	COJ	Icee Blue Juniper	Juniperus horizontalis Icee Blue	,ī	2-4" 15-20'	6-8' 4-6'	Low Very Low	Sun	5 Gallon Cont
	OGH	Cologreen Juniper Oregon Grape Holly	Juniperus scopulorum 'Cologreen Mahonia aquifolium	•	4-6'	4-6'	Very Low Low	Sun Shade	5 Gallon Cont
	COG	Compact Oregon Grape Holly	Mahonia aquifolium compacta		2-3'	2-3'	Low	Shade	5 Gallon Cont.
	DGG	Dwarf Globe Green Spruce	Picea pungens 'Roundabout'		2-3'	2-3'	Medium	Adaptable	5 Gallon Cont
	ВТМ	Big Tuna Mugo Pine	Pinus mugo 'Big Tuna'		6-8'	5-6'	Low	Sun	5 Gallon Cont.
	AND	Adam's Needle Yucca	Yucca filamentosa		2-3'	3-4'	Low	Sun	5 Gallon Cont
	ORNAME	NTAL GRASSES							
					MATIIDE	MATURE	WATER		SIZE AND
⊕	SYMBOL	COMMON NAME	BOT ANICAL NAME			SPREAD	USE	SUN/SHADE	CONDITION
	BAM	Blonde Ambition Grama Grass	Bouteloua gracillis 'Blonde Ambition		2-3'		Very Low	Cus	1 Gallon Cont
	FRG	Feather Reed Grass	Calamagrostis acutifora 'Karl Foerst		2-3° 4-5'	1-2' 18-24"	Low	Sun / Part Shade	1 Gallon Cont
	KOR	Korean Feather Reed Grass	Calamagrostis acutiora Kari Foersi Calamagrostis brachytricha	w i	3-4'	2-3'	Low	Adaptable	1 Gallon Cont
	DFG	Dwarf Fountain Grass	Pennisetum alopecuroides 'Hamelı	n'	1-2'	18-24"	Low	Sun	1 Gallon Cont
	PLG	Plume Grass	Saccharum ravennae		8-12'	3-4'	Medium	Sun	5 Gallon Cont
	TBL	The Blues Little Bluestem Grass	Schizachy rium scoparium 'The Blue	es'	3-4'	18-24"	Low	Sun	1 Gallon Cont
	GSG	Giant Sacaton Grass	Sporobolus wrightii		3-6'	3-5'	Low	Sun	5 Gallon Cont
	PERENN	JIAI S							
	LINEINI			NAATUS)	IDE W	TED		
₃ 8000	SYMBOL	COMMON NAME	BOTANICAL NAME			JRE WA		SUN/SHADE	SIZE AND
√ ⊍	0.00-0			HEIGH			SE		SPACING
	MOY	Moonshine Yarrow	Achillea 'Moonshine'	24-30"			DW	Sun	1 Gallon Cont
	COH	Coronado Hyssop	Agastache aurantiaca Coronado	15-18"			ow S	Sun / Part Shade	1 Gallon Cont
	SMS	Silver Mound Sage	Artemisia schmidtiana	12-18"			ow	Sun	1 Gallon Cont
	PBO	Plumbago	Ceratostigma plumbaginoides	8-12"	2-3	3' L	ow	Adaptable	1 Gallon Cont
	OCC	Orange Carpet California Fuchsia	Epilobium canum garrettii Orange Carpet	4-6"	15-2	20" L	ow	Sun	1 Gallon Cont
	BLF	Native Blanket Flower	Gaillardia aristata	18-24"	18-2	24" L	ow	Sun	1 Gallon Cont
	CRD	Cranberry Red Daylily	Hemerocallis 'Pardon Me'	18-24"	12-1	8" L	ow	Sun	1 Gallon Cont
	CVS	Cream Variegated Sweet Iris	Iris pallida 'Argentea Variegata'	2-3'	12-1	8" L	ow S	Sun / Part Shade	1 Gallon Cont
	LTC	Little Trudy Catmint	Nepeta 'Psfike'	8-12"	18-2		ow	Sun	1 Gallon Cont
		•		2-3'	2-3		/ Low	Sun	1 Gallon Cont
	LSP	Little Spire Russian Sage	Perovskia atriplicifolia 'Little Spire'	2-3					
	LSP AJS	Autumn Joy Stonecrop	Sedum 'Autumn Joy'	18-24"	_		ow	Sun	1 Gallon Cont





PLANTING DETAIL FOR SHRUBS, AND ALL CONTAINER PLANTS LARGER THAN 1 GALLON



SET TOP OF ROOT BALL 1" HIGHER THAN THE FINISHED BED GRADE SPECIFIED MULCH- CAREFULLY TUCK MULCH AROUND EACH PLANT (PROVIDE 12" RADIUS

- WOOD MULCH RING WHEN PLANTING IN NATIVE GRASS AREAS OR ROCK MULCH AREAS) LOOSEN SIDES OF PLANT PIT, AND WATER

THE FILL IN WELL TO ELIMINATE LARGE AIR

1. PRUNE ALL DEAD OR DAMAGED BRANCHES PRIOR TO, AND AFTER PLANTING. 2. CRUMBLING OR BROKEN ROOT BALLS WILL BE REJECTED. 3. DIG PLANT PIT TWICE AS WIDE AND HIGH AS CONTAINER.

4. TAKE CARE NOT TO DAMAGE ROOT BALL WHEN REMOVING THE PLANT FROM IT'S 5. FOR ALL PLANTS IDENTIFIED WITH WATER USE OF "LOW" OR "VERY LOW" ON THE

PLANT LIST, KEEP WOOD MULCH 2" BACK FROM TRUNK OR STEM.

6. FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX AND 1/2 PIT SOIL. 7. SCORE ROOT BOUND ROOT BALLS TO FREE UP ROOTS.

GENERAL LANDSCAPE NOTES

- 1. ALL LOW PERENNIAL AND GROUNDCOVER PLANTING AREAS SHALL BE MULCHED WITH SHREDDED WESTERN RED CEDAR WOOD MULCH, AT A DEPTH OF 2". WEED BARRIER FABRIC IS NOT REQUIRED UNDER WOOD MULCH.
- 2. IN AREAS OF NATIVE SEEDING OR AREAS OF ROCK MULCH, ALL NEWLY PLANTED TREES, SHRUBS AND PERENNIALS SHALL HAVE A RING OF WOOD MULCH INSTALLED AROUND THE BASE OF EACH PLANT. SEE THE PLANTING DETAILS FOR THE SPECIFIC SIZING AND DEPTH OF THE WOOD MULCH.
- 3. ALL OTHER PLANTING BED AREAS SHALL BE MULCHED WITH 1-1/2" GRAY ROSE MULTI-COLORED RIVER ROCK, AT A DEPTH OF 3". INSTALLED OVER PERMEABLE WEED BARRIER FABRIC. DO NOT INSTALL EDGING BETWEEN WOOD MULCH AND ROCK MULCH AREAS.
- 4. SOD EDGER SHALL BE 14 GAUGE ROLLED TOP STEEL EDGING (DARK GREEN COLOR) IN THE LOCATIONS SHOWN ON THE PLANS. EDGER IS NOT REQUIRED WHERE SOD ABUTS CONCRETE.
- SOIL AT A RATE OF 5 CUBIC YARDS PER 1,000 SQUARE FEET, AND TILLED TO A DEPTH OF 6 INCHES. 6. ALL SOD AREAS, BED AREAS, AND LANDSCAPE AREAS SHALL BE FINE GRADED PRIOR TO INSTALLATION OF

5. ALL AREAS TO BE LANDSCAPED SHALL HAVE ORGANIC AMENDMENTS THOROUGHLY INCORPORATED INTO THE

FROM ALL PLANTING AREAS PRIOR TO SODDING AND PLANTING NEW MATERIALS. 7. ANY EXISTING TURF, SHRUBS, TREES, AND PLANT MATERIAL THAT IS SPECIFIED ON THE PLANS TO BE REMOVED,

NEW PLANT MATERIAL. ROCKS, WOOD, AND ANY MATERIAL LARGER THAN 1" IN DIAMETER SHALL BE REMOVED

- 8. ALL LANDSCAPED AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- 9. SOD AREAS SHALL BE ZONED SEPARATELY THAN BEDS, AND SHALL BE IRRIGATED VIA POP-UP SPRAY HEADS PROVIDING FULL (HEAD TO HEAD) COVERAGE. HEADS SHALL BE COMMERCIAL GRADE WITH REPLACEABLE NOZZLES, PRESSURE REGULATORS, AND CHECK VALVES.

SHALL BE FULLY REMOVED FROM THE SITE, INCLUDING ALL ROOTS.

10. BED AREAS SHALL BE ZONED SEPARATELY THAN SOD AREAS, AND SHALL BE IRRIGATED BY INDIVIDUAL DRIP EMITTERS TO EACH PLANT. DRIP COMPONENTS SHALL BE COMMERCIAL GRADE RAIN-BIRD OR EQUAL POINT SOURCE EMITTERS, WITH ALL PLANTS RECEIVING IRRIGATION.

ADAMS COUNTY LANDSCAPE REQUIREMENTS FOR SPECIFIC AREAS OF THE SITE

REQUIREMENT CATEGORY & LOCATION	BUFFERYARD WIDTH REQUIREMENT	WIDTH PROVIDED	LANDSCAPE REQUIREMENTS	LANDSCAPE PROVIDED
WEST BUFFERYARD (213 LF)	N/A (ADJACENT USE IS CDOT OPEN SPACE)	7' - 4"	N/A (ADJACENT USE IS CDOT OPEN SPACE)	7 TREES, 27 SHRUBS, 6 ORN. GRASSES AND 6 FT. PRIVACY FENCE
NORTH BUFFERYARD TYPE 'D' (635 LF)	15'	5' - 7"	3 TREES / 60 L.F. = 32 TREES AND 6 FT. PRIVACY FENCE	32 TREES, 32 SHRUBS, 13 GRASSES AND 6 FT. PRIVACY FENCE
SOUTH BUFFERYARD TYPE 'C' (399 LF)	15'	10' - 10"	2 TREES / 80 L.F. = 10 TREES AND 6 FT. PRIVACY FENCE	11 TREES, 28 SHRUBS, 9 ORN. GRASSES AND 6 FT. PRIVACY FENCE
STREET FRONTAGE LS WASHINGTON ST. (166 LF) OPTION 3	10' WIDE	5'	2 TREES & 5 SHRUBS / 40 LF. = 9 TREES & 21 SHRUBS	5 TREES, 27 SHRUBS, 9 ORNAMENTAL GRASSES Note: # of trees provided is limited due to utilities on north end.
PARKING LOT LANDSCAPE (87 STALLS PROPOSED)	N/A	N/A	1 TREE / 10 PRKG. STALLS = 9 TREES; AND 75% COVER LIVING LS AREA 25 SF OF INTERNAL LS AREA / 1 STALL=2175 SF	12 TREES, 40 SHRUBS, 39 ORN. GRASSES, + RAIN GARDEN PLANTINGS (TBD). 6,000 SF OF INTERNAL LS AREA

ADAMS COUNTY LANDSCAPE REQUIREMENTS FOR OVERALL SITE

REQUIREMENT CATEGORY	LANDSCAPE REQUIREMENTS	LANDSCAPE AREA OR LANDSCAPE PROVIDED
REQ. LOT LANDSCAPING (sec. 4-19-07)	A MIN. OF 10% OF THE LOT AREA SHALL BE LANDSCAPED LOT = 92,861.58 SF; 10% = 9,286 SF	17,410.6 SF (18.7% OF THE LOT)
DWELLING MULTIFAMILY LANDSCAPE (sec. 4-19-09-01-04)	30% OF THE SITE AREA SHALL BE LANDSCAPED; 30% COVER w/ LIVING GROUND MATERIAL LOT = 92,861.58 SF; 30% = 27,858 SF	17,410.6 SF AT GRADE & 2,628 SF ON THE ELEVATED DECKS = 20,038.6 SF (21.6% OF LOT)
DWELLING MULTIFAMILY REQ. TREES & SHRUBS (sec. 4-19-09-01-04)	1 LG. TREE & 2 SHRUBS, OR 2 ORN. TREES & 2 SHRUBS / 1,500 SF OF LS AREA 15,799 SF LS AREA = 11 LG. TREES OR 22 ORN. TREES & 22 SHRUBS	11 LARGE TREES, 33 EVGRN. TREES, 24 ORN. TREES, 161 SHRUBS, 139 GRASSES, & 48 PERENNIALS AT GRADE; 13 ORN. TREES, 25 SHRUBS, 127 ORN. GRASSES, 141 PERENN. ON ELEVATED DECK

SOPHERSPARN

NATIVE SEEDING - DRYLAND MIX Pawnee Buttes Seed Mixes (www.pawneebuttesseed.com):

PBSI Low Grow Mix
Application Rate: 5 LBS/1,000 SF



RELEASE OF THESE DOCUMENTS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, HIS CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY PERFORS, OMISSIONS, OR DISCREPANCY DISCOVERED BY THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.
FAILURE TO NOTIFY THE ARCHITECT COMPOUNDS MISUNDERSTANDING AND INCREASES CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES. THE DESIGNS AND PLANS ARE COPYRIGHT AND ARE NOT TO BE USED OR REPRODUCED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF SSARCHITECTS. THE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. COPYRIGHT SSARCHITECTS.

DO NOT SCALE FROM DRAWING. VERIFY ALL DIMENSIONS ON SITE.







DECIDUOUS SHADE TREES

ORNAMENTAL



EVERGREEN TREES



DECIDUOUS SHRUBS

ORNAMENTAL GRASSES



EVERGREEN SHRUBS



PERENNIALS



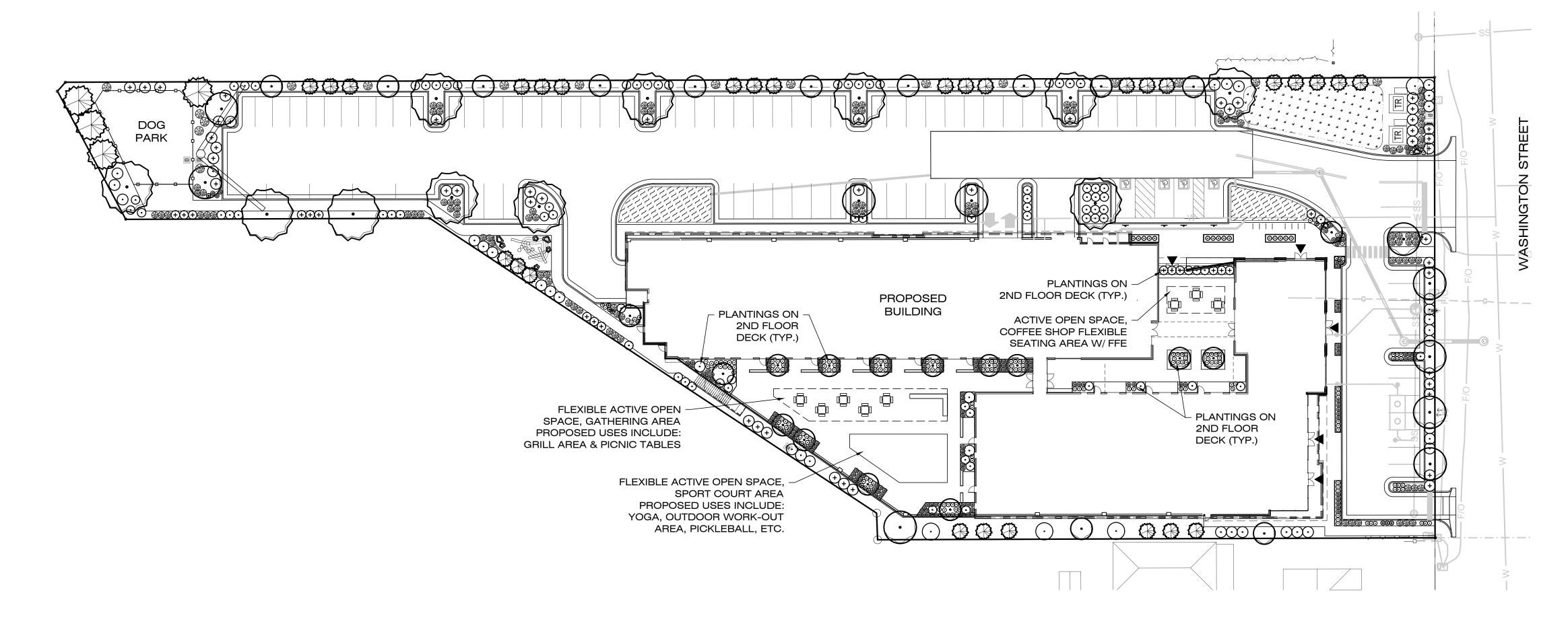
DRYLAND NATIVE SEED

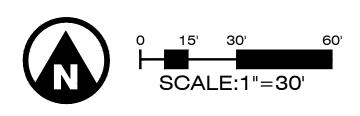


RAIN GARDEN PLANTINGS

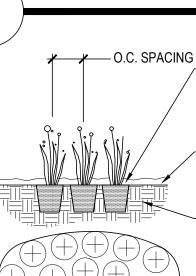


LANDSCAPE BOULDERS









₩ Y O.C. SPACING 2-1/4" OR 4" SIZE PLANT MATERIAL AS SPECIFIED ON THE

SPECIFIED MULCH- CAREFULLY TUCK MULCH AROUND EACH PLANT TO PREVENT THE SMALL PLANTS FROM - DRYING OUT (PROVIDE 8" RADIUS WOOD MULCH RING WHEN PLANTING IN NATIVE GRASS AREAS OR ROCK MULCH

- PLANTING BED SOIL- AMENDED PER SPECIFICATIONS

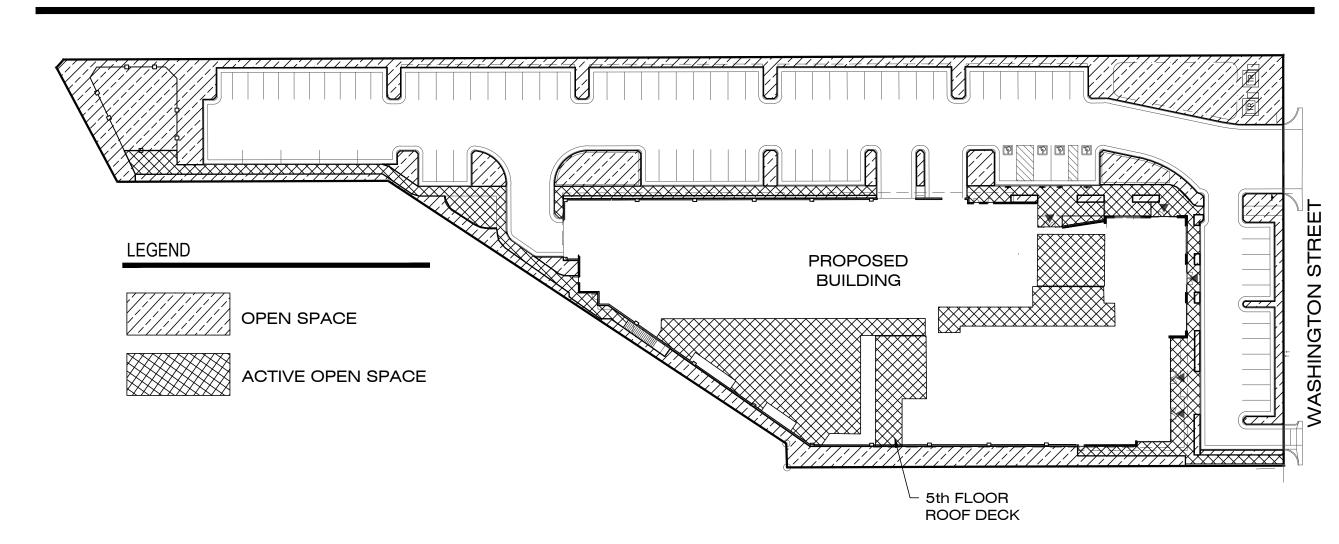
UNLESS A FORMAL PATTERN IS CALLED FOR, PLACE PLANTS AROUND THE PERIMETER OF THE PLANTING AREA FIRST, THEN FILL IN THE CENTER RANDOMLY AND

NOTE: IF INDIVIDUAL PLANT LOCATIONS ARE NOT SHOWN ON THE LANDSCAPE PLAN, SPACE PLANTS AT THE O.C. SPACING SHOWN ON THE LANDSCAPE PLANT LIST

ADAMS COUNTY OPEN SPACE REQUIREMENTS FOR OVERALL SITE

REQUIREMENT CATEGORY	OPEN SPACE & ACTIVE OPEN SPACE AREA REQUIREMENTS	OPEN SPACE & ACTIVE OPEN SPACE AREAS PROVIDED
MINIMUM OPEN SPACE AREA	A MIN. OF 30% OF THE LOT AREA SHALL BE OPEN SPACE.	OPEN SPACE AT GRADE = 23,076 SF OPEN SPACE ON ELEV. DECKS = 8,175.6 SF
(sec. 3-34-03-05)	A MIN. OF 25% OF THE OPEN SPACE SHALL BE ACTIVE OPEN SPACE.	TOTAL OPEN SPACE = 31,251.6 SF or 32.3% of the lot
	LOT = 92,861.6 SF; 30% = 27,858.5 SF	ACTIVE OPEN SPACE AT GRADE = 6,250.8 SF
	25% OF 27,858.47 SF = 6,964.6 SF	ACTIVE OPEN SPACE ON ELEVATED DECKS = 8,175.6 SF TOTAL ACTIVE OPEN SPACE = 14,426.4 SF or 46% of the open space

OPEN SPACE & ACTIVE OPEN SPACE PLAN

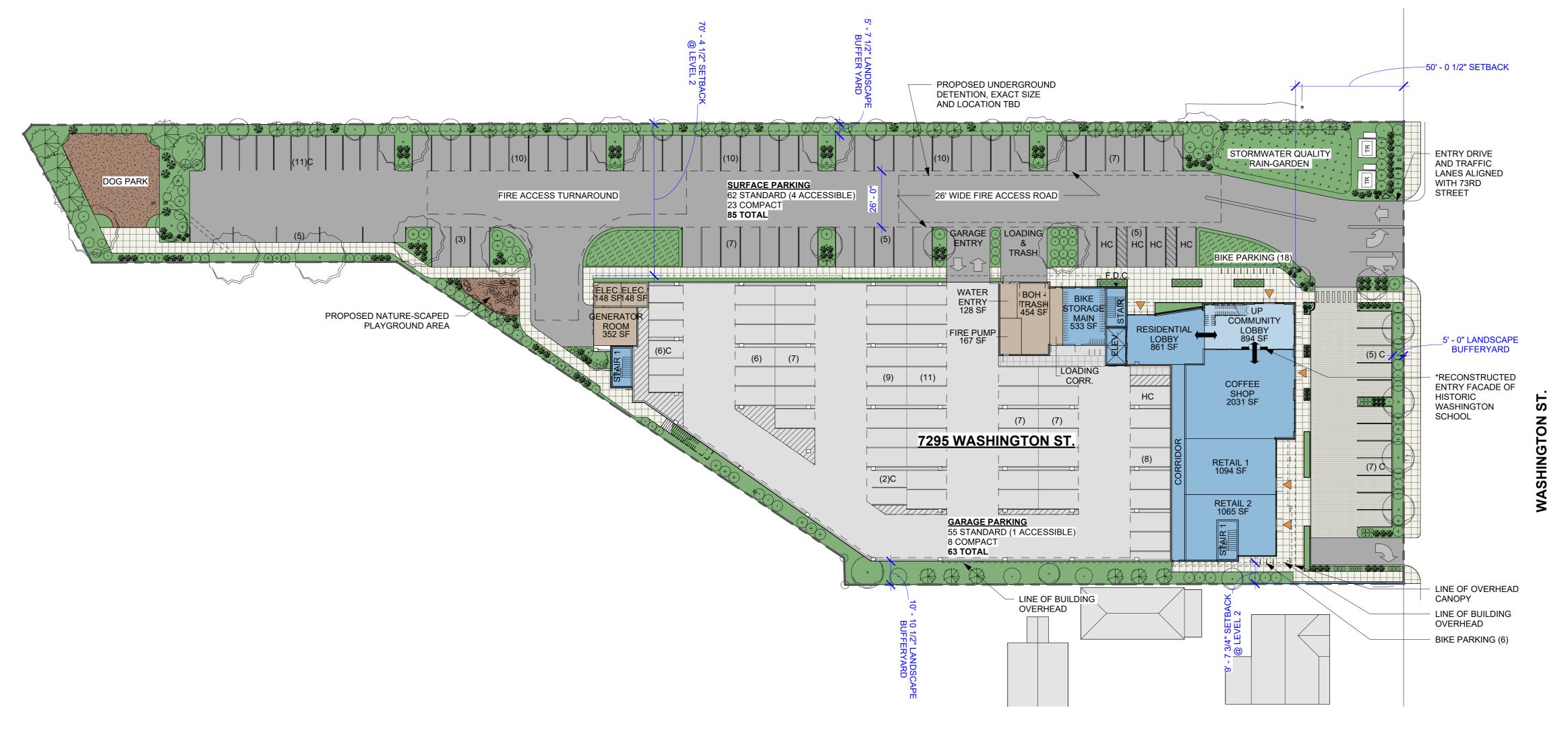








11/22/2024



PROPOSED PARKING	
STANDARD	= 117 (79%)
COMPACT	= 31 (21%)
TOTAL PROPOSED PARKING	= 148 SPACES
DECLUDED DADIVINO	
REQUIRED PARKING	- 400 CDACEC
RESIDENTIAL PARKING	= 132 SPACES
((88) - 1-BR UNITS @ 1 SPACE	
((29) - 2-BR UNITS @ 1.5 SPAC	
VISITORS @ 15% OF 132	= 20 SPACES
RETAIL @ 1 SPACE PER 3 SEA	
TOTAL REQUIRED PARKING	= 182 SPACES
PROPOSED PARKING	~ 19.0% REDUCTIO
REDUCTION	(-34 SPACES)
PROPOSED RESIDENTIAL	1.01 SPACES/ UNIT
PARKING RATIO	
PROPOSED BIKE PARKING	
LONG-TERM BIKE PARKING	= 46 (31%)*
SHORT-TERM BIKE PARKING	= 24 (16%)*
TOTAL BIKE PARKING	= 70 (47%)*

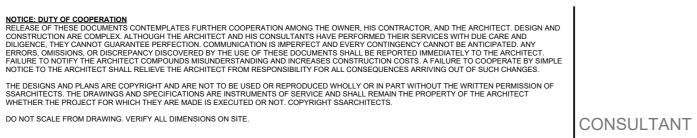
TOTAL BUILDING AREA					
LEVEL FLOOR AREA					
01 - GROUND LEVEL	34343 SF				
02 - SECOND LEVEL	25666 SF				
03 - THIRD LEVEL 25428 SF					
04 - FOURTH LEVEL	25430 SF				
05 - FIFTH LEVEL	25010 SF				
TOTAL BUILDING AREA	135876 SF				

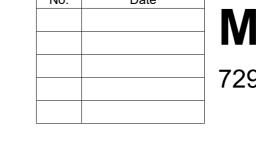
ZONING SUMMARY			
	EXISTING	PROPOSED	
ZONING	I-1	PUD	
USE	MANUFACTURING/ DISTRIBUTION	COMMERCIAL, RESIDENTIAL MIXED-USE	
SITE AREA	2 13	2 AC	
DWELLING UNITS PER ACRE	2.132 AC 54.8 DUAC		
OCCUPANCY	R-2; M; B		
CONSTRUCTION TYPE	5 STORIES: (4) STORIES TYPE VA OVER (1) STORY TYPE IA		
SPRINKLERED	NFP	A 13	
PROPOSED HEIGHT	5 STORIES; APPROX. 60' - 0"		
PROPOSED BUILDING AREA	135,888 SF		
PROPOSED SETBA	ACKS		
FRONT	50'	- 0"	
REAR	N/	Α	
SIDE - SOUTH	10'	- 5"	
SIDE - NORTH	70'	- 4"	













PROPOS	ED - UNIT BRE	AKDOWN
UNIT TYPE	LEVEL	COUNT

1-BR	02 - SECOND LEVEL	21
1-BR	03 - THIRD LEVEL	23
1-BR	04 - FOURTH LEVEL	23
1-BR	05 - FIFTH LEVEL	21
1-BR: 88		88 = 75%
2-BR	02 - SECOND LEVEL	6
2-BR	03 - THIRD LEVEL	8
2-BR	04 - FOURTH LEVEL	8
2-BR	05 - FIFTH LEVEL	7
2-BR: 29		29 = 25%

117

TOTAL UNIT COUNT: 117	
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LEVEL	DESCRIPTION	GROSS FLOOR ARE
01 - GROUND LEVEL	ВОН	1397 SF
01 - GROUND LEVEL	COMMERCIAL	4735 SF
01 - GROUND LEVEL	COMMON	3190 SF
01 - GROUND LEVEL	GARAGE	25020 SF
01 - GROUND LEVEL		34343 SF
02 - SECOND LEVEL	1-BR	13219 SF
02 - SECOND LEVEL	2-BR	4939 SF
02 - SECOND LEVEL	ВОН	595 SF
02 - SECOND LEVEL	COMMERCIAL	915 SF
02 - SECOND LEVEL	COMMON	5997 SF
02 - SECOND LEVEL		25666 SF
03 - THIRD LEVEL	1-BR	14439 SF
03 - THIRD LEVEL	2-BR	6652 SF
03 - THIRD LEVEL	ВОН	595 SF
03 - THIRD LEVEL	COMMON	3741 SF
03 - THIRD LEVEL		25428 SF
04 - FOURTH LEVEL	1-BR	14439 SF
04 - FOURTH LEVEL	2-BR	6652 SF
04 - FOURTH LEVEL	вон	595 SF
04 - FOURTH LEVEL	COMMON	3743 SF
04 - FOURTH LEVEL		25430 SF
05 - FIFTH LEVEL	1-BR	13140 SF
05 - FIFTH LEVEL	2-BR	5884 SF
05 - FIFTH LEVEL	ВОН	595 SF

COMMON

5391 SF

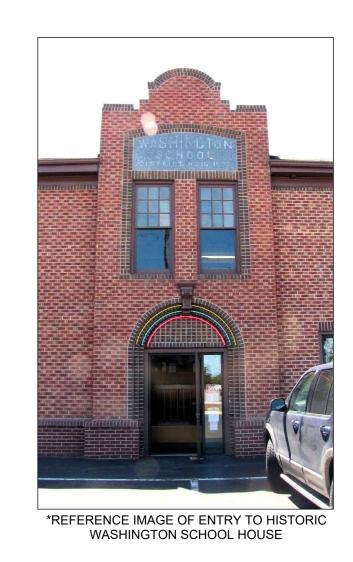
25010 SF

135876 SF

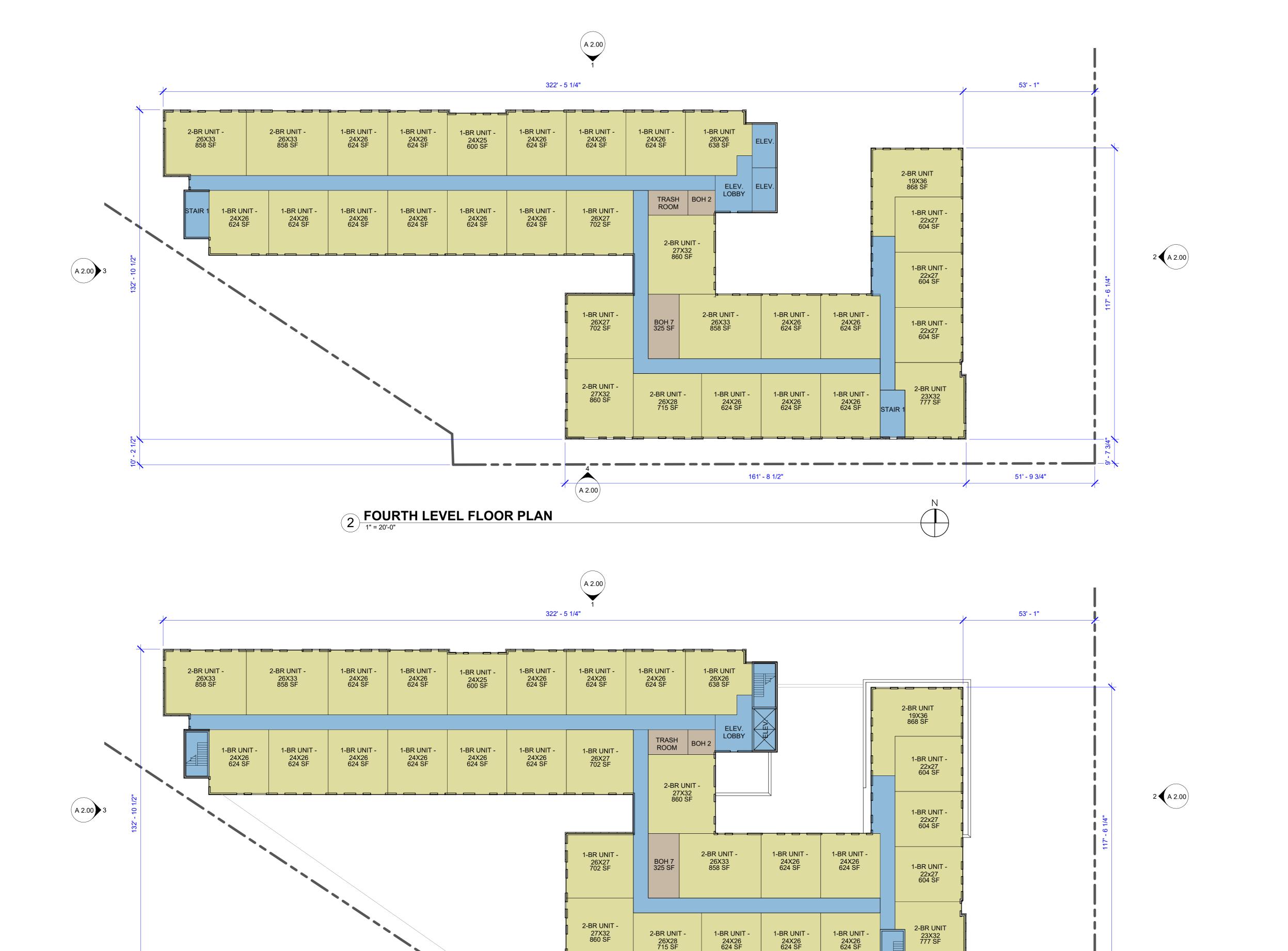
05 - FIFTH LEVEL

05 - FIFTH LEVEL

TOTAL GROSS AREA



*REFERENCE IMAGE OF WASHINGTON SCHOOL HOUSE CORNERSTONE



1-BR UNIT -24X26 624 SF

1-BR UNIT -24X26 624 SF

161' - 8 1/2"

1-BR UNIT -24X26 624 SF

UNIT TYPE	1	LEVEL		COUNT
UNITITE		LEVEL		COUNT
1-BR	02 -	SECOND LEVE	:1	21
1-BR		THIRD LEVEL		23
1-BR	+	FOURTH LEVE	:1	23
	+		.L	
1-BR	05 - 1	FIFTH LEVEL		21
1-BR: 88				88 = 7
2-BR	02 - 3	SECOND LEVE	EL	6
2-BR	03 -	THIRD LEVEL		8
2-BR	04 - 1	FOURTH LEVE	L	8
2-BR	05 - 1	FIFTH LEVEL		7
2-BR: 29				29 = 2
TOTAL UNIT (COUN	T: 117		117
(CONCE	PT - OVERALL FLO	OR AF	REA
LEVEL		DESCRIPTION	GF	ROSS FLOOR AF
01 - GROUND LEV	·=·	I		
	'EL	BOH	139	7 SF
01 - GROUND LEV		COMMERCIAL		7 SF 5 SF
01 - GROUND LEV 01 - GROUND LEV	ΈL		473	
01 - GROUND LEV 01 - GROUND LEV	EL EL	COMMERCIAL	473 319 250	5 SF 0 SF 20 SF
01 - GROUND LEV	EL EL	COMMERCIAL COMMON	473 319 250	5 SF 0 SF
01 - GROUND LEV 01 - GROUND LEV	EL EL EL	COMMERCIAL COMMON	473 319 250 343	5 SF 0 SF 20 SF
01 - GROUND LEV 01 - GROUND LEV 01 - GROUND LEV	EL EL	COMMERCIAL COMMON GARAGE	473 319 250 343	5 SF 0 SF 20 SF 43 SF
01 - GROUND LEV 01 - GROUND LEV 01 - GROUND LEV 02 - SECOND LEVI	EL EL EL	COMMERCIAL COMMON GARAGE	473 319 250 343	5 SF 0 SF 20 SF 43 SF 19 SF
01 - GROUND LEV 01 - GROUND LEV 01 - GROUND LEV 02 - SECOND LEVI 02 - SECOND LEVI	EL EL EL	COMMERCIAL COMMON GARAGE 1-BR 2-BR	473 319 250 343 132 493	5 SF 0 SF 20 SF 43 SF 19 SF 9 SF
01 - GROUND LEV 01 - GROUND LEV 01 - GROUND LEV 02 - SECOND LEV 02 - SECOND LEV 02 - SECOND LEV	EL EL EL	COMMERCIAL COMMON GARAGE 1-BR 2-BR BOH	473 319 250 343 132 493 595 915	5 SF 0 SF 20 SF 43 SF 19 SF 9 SF
01 - GROUND LEV 01 - GROUND LEV 01 - GROUND LEV 02 - SECOND LEV 02 - SECOND LEV 02 - SECOND LEV 02 - SECOND LEV	EL EL EL EL	COMMERCIAL COMMON GARAGE 1-BR 2-BR BOH COMMERCIAL	473 319 250 343 132 493 595 915 599	5 SF 0 SF 20 SF 43 SF 19 SF 9 SF SF
01 - GROUND LEV 01 - GROUND LEV 01 - GROUND LEV 02 - SECOND LEV	EL EL EL EL EL EL	COMMERCIAL COMMON GARAGE 1-BR 2-BR BOH COMMERCIAL	473 319 250 343 132 493 595 915 599 256	5 SF 0 SF 20 SF 43 SF 19 SF 9 SF SF SF SF
01 - GROUND LEV 01 - GROUND LEV 01 - GROUND LEV 02 - SECOND LEV	EL EL EL EL EL EL	COMMERCIAL COMMON GARAGE 1-BR 2-BR BOH COMMERCIAL COMMON	473 319 250 343 132 493 595 915 599 256	5 SF 0 SF 20 SF 43 SF 19 SF 9 SF SF SF 7 SF
01 - GROUND LEV 01 - GROUND LEV 01 - GROUND LEV 02 - SECOND LEV	EL EL EL EL EL EL	COMMERCIAL COMMON GARAGE 1-BR 2-BR BOH COMMERCIAL COMMON	473 319 250 343 132 493 595 915 599 256	5 SF 0 SF 20 SF 43 SF 19 SF 9 SF SF SF 7 SF 66 SF
01 - GROUND LEV 01 - GROUND LEV 01 - GROUND LEV 02 - SECOND LEV 03 - THIRD LEVEL 03 - THIRD LEVEL	EL EL EL EL EL	COMMERCIAL COMMON GARAGE 1-BR 2-BR BOH COMMERCIAL COMMON 1-BR 2-BR	473 319 250 343 132 493 595 915 599 256 144 665 595	5 SF 0 SF 20 SF 43 SF 19 SF 9 SF SF SF 7 SF 66 SF

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COMMON

04 - FOURTH LEVEL

05 - FIFTH LEVEL

TOTAL GROSS AREA

14439 SF

6652 SF

595 SF

3743 SF

25430 SF

13140 SF

5884 SF

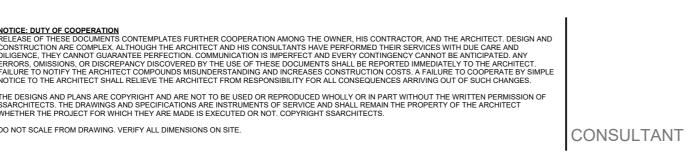
595 SF

5391 SF

25010 SF

135876 SF

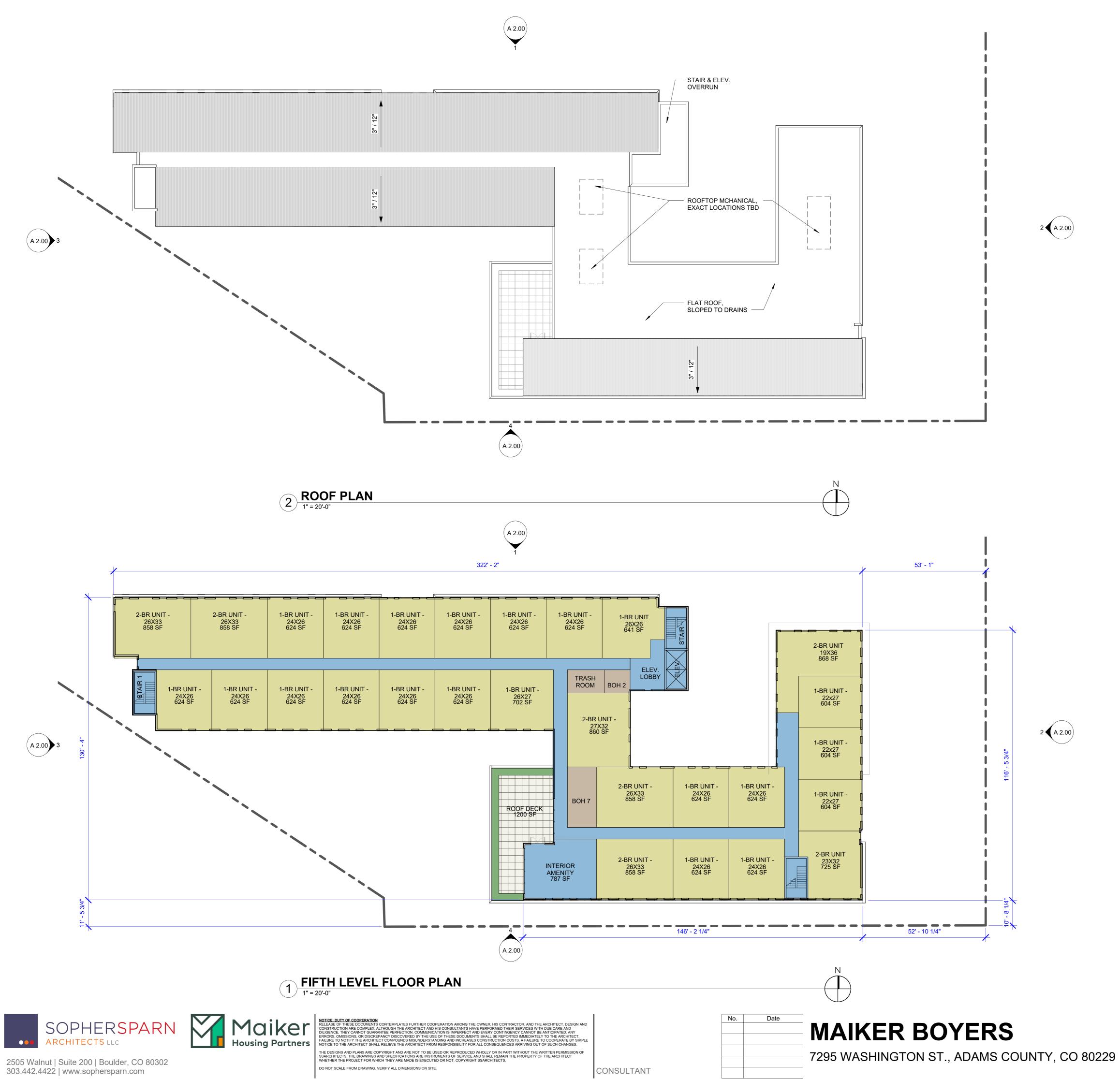




1 THIRD LEVEL FLOOR PLAN
1" = 20'-0"



51' - 9 3/4"



UNIT TYPE		LEVEL		COUNT
J 111 E				233.11
1-BR	02 - SE	ECOND LEVE	L	21
1-BR	03 - TH	HIRD LEVEL		23
1-BR	04 - FC	DURTH LEVEL	_	23
1-BR	05 - FI	FTH LEVEL		21
1-BR: 88				88 = 75
2-BR	02 - SE	COND LEVE	L	6
2-BR	03 - TH	HIRD LEVEL		8
2-BR	04 - FC	DURTH LEVEL	_	8
2-BR	05 - FI	FTH LEVEL		7
2-BR: 29				20
				29 = 29
TOTAL UNIT (COUNT:	117		29 = 29 117
		117 - OVERALL FLOODESCRIPTION		117
LEVEL	CONCEPT	- OVERALL FLOO DESCRIPTION	GI	117 REA ROSS FLOOR AR
LEVEL 01 - GROUND LEV	CONCEPT EL B	- OVERALL FLOO DESCRIPTION	GI 139	117 REA ROSS FLOOR AR
LEVEL 01 - GROUND LEV 01 - GROUND LEV	CONCEPT EL B EL C	- OVERALL FLOO DESCRIPTION	139 473	117 REA ROSS FLOOR AR
LEVEL 01 - GROUND LEV 01 - GROUND LEV 01 - GROUND LEV 01 - GROUND LEV	EL B EL C EL C	- OVERALL FLOO DESCRIPTION BOH COMMERCIAL	139 473 319 250	THEAROSS FLOOR AR
LEVEL 01 - GROUND LEV 01 - GROUND LEV 01 - GROUND LEV	EL B EL C EL C	- OVERALL FLOO DESCRIPTION BOH COMMERCIAL COMMON	139 473 319 250	117 REA ROSS FLOOR AR 17 SF 15 SF 10 SF
LEVEL 01 - GROUND LEV 01 - GROUND LEV 01 - GROUND LEV 01 - GROUND LEV	EL B EL C EL C EL C	- OVERALL FLOO DESCRIPTION BOH COMMERCIAL COMMON	139 473 319 250 343	THEAROSS FLOOR AR
LEVEL 01 - GROUND LEV 02 - SECOND LEVI 02 - SECOND LEVI	EL B EL C EL C EL G EL G EL G EL G EL G	- OVERALL FLOO DESCRIPTION BOH COMMERCIAL COMMON GARAGE -BR	139 473 319 250 343 132 493	117 REA ROSS FLOOR AR 7 SF 5 SF 10 SF 120 SF 143 SF
LEVEL 01 - GROUND LEV 02 - SECOND LEV 02 - SECOND LEV 02 - SECOND LEV	EL B EL C EL G	- OVERALL FLOO DESCRIPTION BOH COMMERCIAL COMMON GARAGE -BR -BR	139 473 319 250 343 132 493 595	117 REA ROSS FLOOR AR 17 SF 15 SF 10 SF 120 SF 143 SF 19 SF 19 SF
LEVEL 01 - GROUND LEV	EL B EL C EL G	- OVERALL FLOO DESCRIPTION BOH COMMERCIAL COMMON GARAGE -BR	139 473 319 250 343 132 493 595 915	117 REA ROSS FLOOR AR 7 SF 5 SF 10 SF 120 SF 143 SF

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COMMON

COMMON

14439 SF

6652 SF

595 SF

3741 SF

25428 SF

14439 SF

6652 SF

595 SF

3743 SF

25430 SF

13140 SF

5884 SF

595 SF

5391 SF

25010 SF

135876 SF

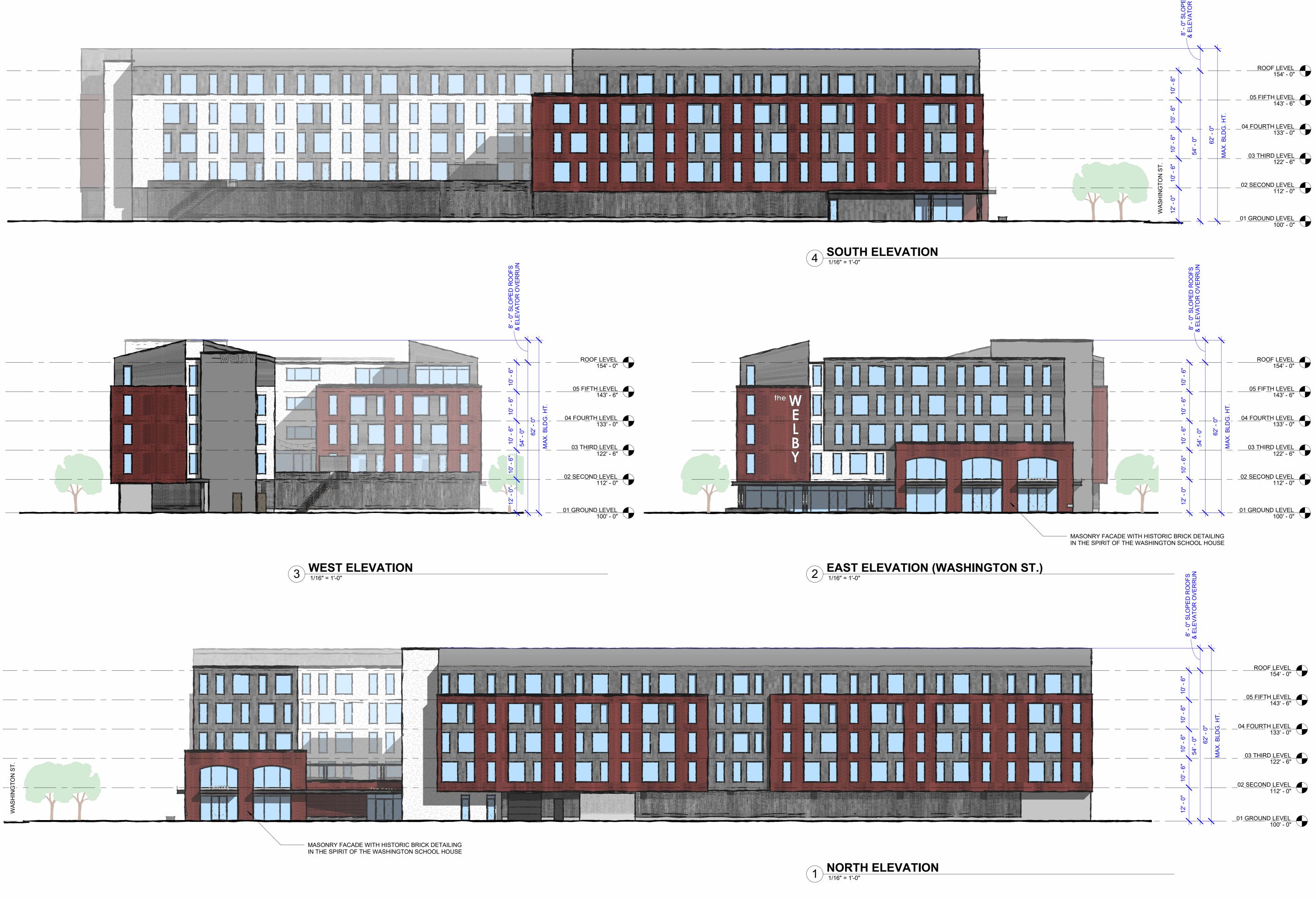
11.22.2024

03 - THIRD LEVEL

04 - FOURTH LEVEL

05 - FIFTH LEVEL

TOTAL GROSS AREA



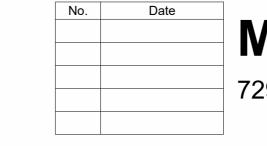


2505 Walnut | Suite 200 | Boulder, CO 80302

303.442.4422 | www.sophersparn.com







CONSULTANT



VIEW FROM WASHINGTON STREET & 73RD AVE. INTERSECTION CONCEPTUAL RENDERING



PROMINENT COMMUNITY ENTRY CONCEPTUAL RENDERING



SITE HISTORY REFERENCE IMAGERY



INDENITY AND BRANDING CONCEPTUAL RENDERING



MURAL ART CONCEPTUAL RENDERING



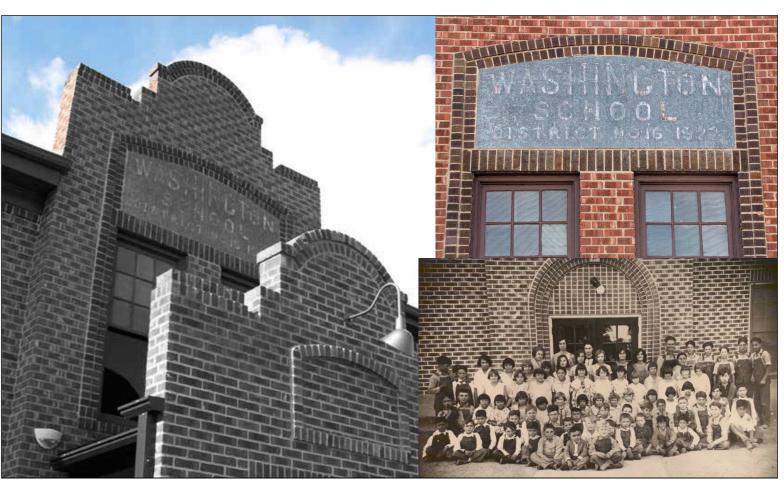




VIEW FROM INTERSTATE 270 CONCEPTUAL RENDERING



INTIMATE RESIDENTIAL ENTRY CONCEPTUAL RENDERING



SITE HISTORY REFERENCE IMAGERY



OUTDOOR SPACE CONCEPTUAL RENDERING



ACTIVATED STOREFRONT CONCEPTUAL RENDERING



6/27/2023 at 2:40 PM, 1 OF 4, REC: \$28.00 DocStamp: \$225.00

TD Pgs: 2 Josh Zygielbaum, Adams County, CO.

SPECIAL WARRANTY DEED

WITNESS, that Grantor, for and in consideration of the sum of Ten and No/100s Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, grant, bargain, sell and confirm unto Grantee, and Grantee's heirs and assigns, forever, all of Grantor's right, title and interest in and to (i) that certain real property located in Adams County, Colorado being more particularly described in EXHIBIT A attached hereto and incorporated herein by this reference, together with all reversions, remainders, easements, rights-of-way and appurtenances (the "Land"), and (ii) any and all improvements placed, constructed, installed or located on the surface of the Land;

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained Land;

TO HAVE AND TO HOLD the said Land above bargained and described unto Grantee, and Grantee's successors and assigns forever, and Grantor does covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of Grantee, and Grantee's successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, subject to all statutory exceptions and all exceptions provided in EXHIBIT B attached hereto and by this reference incorporated herein.

[Signatures on the following page]

Recording Requested by: FNTG-NCS Colorado

N00411029

6/27/2023 at 2:40 PM, 2 OF 4,

TD Pgs: 2 Josh Zygielbaum, Adams County, CO.

IN WITNESS WHEREOF the Grantor has executed this deed on the date set forth above.

GRANTOR:

7295 HOLDING COMPANY, LLC, a Colorado limited liability company

By: Mariow, Manager

Douglass Barrow, Manager

STATE OF COLORADO

COUNTY OF Adams) ss.

The foregoing instrument was acknowledged before me this Hay of June, 2023, by Jason Barrow and Douglass Barrow, as Managers of 7295 Holding Company, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 09/21/2023

MY COMMISSION EXPIRES SEPTEMBER 21, 2023

[SEAL]

Notary Public

6/27/2023 at 2:40 PM, 3 OF 4,

TD Pgs: 2 Josh Zygielbaum, Adams County, CO.

EXHIBIT A to Special Warranty Deed

Legal Description

Lot 1 of Amended Boyer Coffee Subdivision, situated in the County of Adams, State of Colorado.

And that parcel described in Quitclaim Deed recorded April 25, 2017 at Reception No. 2017000035965, as follows:

A parcel of land, Parcel 105 REV.3-EX, being a portion of Parcel 105, REV.3 of the Department of Transportation, State of Colorado, Project No. IM-IR(CX) 025-3(107) Phase I, situated in the Southeast Quarter of Section 34, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Amended Boyer Coffee Subdivision, said document recorded in Book F18 at Page 929 under Reception No. C1190981 of the Adams County Records; thence South 89°52'32" West along the Westerly extension of the South line of said Lot 1, a distance of 18.24 feet; thence North 01°54'50" West, a distance of 12.40 feet to a point on the Southwest line of said Lot 1, said point being the Northeasterly line of said Parcel 105, REV.3; thence South 56°29'30" East along said Southwest and Northeasterly line, a distance of 22.37 feet to the Point of Beginning.

Basis of Bearings: Bearings are based on the South line of Lot 1, Amended Boyer Coffee Subdivision recorded at Reception No. C1190981 bearing South 89°52'32" West.

For informational purposes only: Assessor Parcel No. R0152797 / 0171934408003

6/27/2023 at 2:40 PM, 4 OF 4,

TD Pgs: 2 Josh Zygielbaum, Adams County, CO.

EXHIBIT B to Special Warranty Deed

Permitted Exceptions

- 1. Taxes and assessments for the year 2023 and subsequent years, a lien not yet due and payable.
- 2. Reservation of an easement for a concrete lined water ditch as disclosed in the Warranty Deed recorded November 27, 1987 in Book 3393 at Page 415.
- 3. Reservation of all right or rights of access to and from S.H. 25 and 270, as described in the Quit Claim Deed from the Department of Transportation, State of Colorado, to William J. Boyer, recorded April 25, 1996 in Book 4732 at Page 408.
- 4. Notes, easements and rights of ways as shown on the plat of Amended Boyer Coffee Subdivision recorded August 11, 2003 in Book F18 at Page 929 at Reception No. C1190981.
- 5. Encroachment of a fence on the Property along the southwesterly property line as shown on the ALTA/NSPS Land Title Survey prepared by R&R Engineers-Surveyors, Inc., dated March 17, 2023, and designated as Project No. MH23023.
- 6. Terms, conditions, provisions, burdens and obligations as set forth in that certain unrecorded Option to Lease Agreement by and between Grantor and Grantee, as evidenced by the Memorandum of Option to Lease Agreement recorded on even date herewith after this Special Warranty Deed.
- 7. Right of tenants, as tenants only, with respect to unrecorded leases.

26526589v4

North Washington Street

Water and Sanitation

District

3172 E. 78th Avenue, Denver, CO 80229 303 / 288 – 6664

To Whom It May Concern:

Dear Sir/Madame:

The North Washington Street Water and Sanitation District ("District") provides the following in response to your request for water and sanitary sewer service dated July 25th 2024 related to the property located at 7295 Washington Street Denver CO 80229. ("Property"). The District can provide water and sewer service to the Property based on conditions set forth herein. The following are general requirements for water and sanitary sewer service. The District Rules and Regulations and the standards and requirements of Denver Water and Metro Wastewater Reclamation District must be complied with as an on-going condition of service.

The subject Property is understood to be entirely within the service and boundary area of the District based on your assertions. The District makes no representation or warranty in regard to the Property boundaries and applicant is responsible for verification of same. If the Property is outside of the District's boundaries, applicant is responsible for undertaking and paying all costs to include the Property within the District's boundaries. Treatment of sewage generated within the District is provided by the Metro Wastewater Reclamation District. Treatment and provision of water within the District is provided by Denver Water. Conditions for water and sanitary service from the District include meeting the requirements contained herein and payment of all fees and costs as provided in District's Rules and Regulations along with those of Denver Water and Metro Wastewater Reclamation District. Timing of water and sanitary availability is subject to further coordinated by the County and District.

Water and Sanitary availability are subject to review and acceptance of design documents from owner/developer of the Property, by the District. Appropriate right-of-way easements and agreements are required for all water and sanitary sewer extensions. Jurisdictional coordination, approvals, permitting, license agreements and easements are to be completed prior to acceptance of plans. All costs associated with collection and distribution system improvements required to serve the Property are the responsibility of the owner/developer including guarantee of improvements and warranty periods.

Receipt of service is also subject to all costs being paid by owner/developer for engineering, reviews, construction, observation, and inspections at the then current rate fee structure established by the District, including establishing an imprest account with the District as a deposit for such accounts. Please be aware that proper tap connection and development fees are required to be paid, at the most recent fee schedule, prior to connection to the District main.

The North Washington Street Water and Sanitation requires a signature of acceptance of this Will Sever Letter by the developer prior to scheduling a pre-design meeting.

Signature of developer representative:	<u>.</u>
Print Signature:	
Date: Mike DeMattee	

mdemattee@nwswsd.com

District Manager

303-288-6664





SERVICE ADDRESS	ACCOUNT NUMBER		DUE DATE
LUNA GOURMET COFFEE TEA 7295 WASHINGTON ST UNIT TEMP	53-001308	4536-9	11/14/2024
DENVER, CO 80229-6707	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	900064672	10/24/2024	\$144.45

DAILY AVERAGES	Last Year	This Year
Temperature	61° F	64° F
Electricity kWh	48.9	37.3
Electricity Cost	\$6.46	\$4.98

QUESTIONS ABOUT YOUR BILL?

See our website: xcelenergy.com
Please Call: 1-800-481-4700
Fax: 1-800-311-0050
Or write us at: XCEL ENERGY

PO BOX 8

EAU CLAIRE WI 54702-0008

SUMMARY OF CURRENT	CHARGES (detailed	charges begin on page 2)
--------------------	-------------------	--------------------------

Electricity Service	09/22/24 - 10/21/24 1081 kWh	\$144.45
Current Charges		\$1 44.45
ACCOUNT BALANCE (B	alance de su cuenta)	
Previous Balance	As of 09/22	\$238.40
Payment Received	Online Payment 10/14	-\$238.40 CR
Balance Forward		\$0.00
Current Charges		\$144.45
Amount Due (Cantidad a p	pagar)	\$144.45

INFORMATION ABOUT YOUR BILL

Now that you have a new electric meter, your monthly bill will look different than it has in the past and will show your electric use during different segments of the day. You can also sign up at xcelenergy.com/MyAccount to see your billing history and other helpful information.

Thank you for your payment.

RETURN BOTTOM PORTION WITH PAYMENT ONLY • PLEASE DO NOT INCLUDE OTHER REQUESTS • SEE BACK OF BILL FOR CONTACT METHODS



Please help our neighbors in need by donating to Energy Outreach Colorado. Please mark your donation amount on the back of this payment stub and CHECK THE RED BOX under your address below.

LUNA GOURMET COFFEE & TEA 610 E 55TH AVE UNIT 300 DENVER CO 80216-1747

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED						
53-0013084536-9	11/14/2024	\$144.45		Automated Bank Payment					
					NO	VEME	BER		
			S	M	T	W	T	F	S
Your bill is paid thro	ugh an automated b	ank payment plan.						1	2
			3	4	5	6	7	8	9
			10	11	12	13	14	15	16
			17	18	19	20	21	22	23
գիրթվի			24	25	26	27	28	29	30

լովիլովորիկոլկկկկկկկկիսիկկիսկկկկկկկկկկկ XCEL ENERGY P.O. BOX 660553 DALLAS TX 75266-0553



SERVICE ADDRESS	ACCOUNT N	ACCOUNT NUMBER	
LUNA GOURMET COFFEE TEA 7295 WASHINGTON ST UNIT TEMP	53-001308	53-0013084536-9	
DENVER, CO 80229-6707	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	900064672	10/24/2024	\$144.45

SERVICE ADDRESS: 7295 WASHINGTON ST UNIT TEMP DENVER, CO 80229-6707

NEXT READ DATE: 11/22/24
ELECTRICITY SERVICE DETAILS

 PREMISES NUMBER:
 304913479

 INVOICE NUMBER:
 1140396561

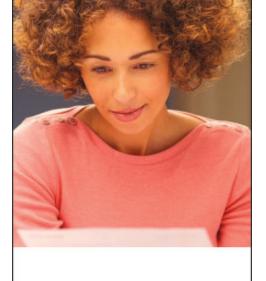
METER READING INFORMA	TION				
METER 345900604		Read Dates: 09/22/24 - 10/21/24 (29 Days)			
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE		
Mid Pk Energy	115 Actual	0 Actual	115 kWh		
On-Peak Energy	98 Actual	0 Actual	98 kWh		
Off-Peak Energy	868 Actual	0 Actual	868 kWh		
Total Energy	1081 Actual	0 Actual	1081 kWh		
Demand	Actual		6.308 kW		
Billable Demand			6 kW		

Off-Peak Energy	868 Actual	0 Actual	868 kWh
Total Energy	1081 Actual	0 Actual	1081 kWh
Demand	Actual		6.308 kW
Billable Demand			6 kW
ELECTRICITY CHARGES	RATE: (C Commercial Service	е
DESCRIPTION	USAGE UNITS	RATE	CHARGE
Service & Facility			\$12.00
Commercial Service	298.21 kWh	\$0.100920	\$30.10
Commercial Service	782.79 kWh	\$0.060580	\$47.42
Trans Cost Adj	1081 kWh	\$0.003870	\$4.18
ECAQ3	298.21 kWh	\$0.026770	\$7.98
ECAQ4	782.79 kWh	\$0.027750	\$21.72
Demand Side Mgmt	1081 kWh	\$0.006990	\$7.56

Subtotal			\$137.95
Energy Assistance Chg			\$0.59
Energy Assistance Chg			\$0.22
Colo Energy Plan Adj			\$1.35
Renew. Energy Std Adj			\$1.35
RDA	1081 kWh	- \$0.002460	- \$2.66 CR
Trans Elec Plan	1081 kWh	\$0.001170	\$1.26
Purch Cap Cost Adj	1081 kWh	\$0.004510	\$4.88
Demand Side Migmt	TUBT KVVh	\$0.006990	\$7.56

 Sales Tax
 \$6.50

 Total
 \$144.45



KNOW MORE ABOUT YOUR ENERGY USAGE

The better you understand your bill, the better you can control your energy use. That's why we're always delivering helpful information, from energy saving tips or where your energy comes from to the variety of billing options and ways to pay.

For more, visit xcelenergy.com/Bill.



TOGETHER WE POWER STABILITY.

Energy Outreach Colorado is a nonprofit partnering with Xcel Energy to provide energy bill payment assistance and energy-efficiency upgrades for affordable housing and nonprofit facilities. We need your help today! There are three ways to contribute:



- Visit the Energy Outreach Colorado website at www.energyoutreach.org to make a one-time donation.
- CHECK THE RED BOX on the front-left side of this payment stub AND select a tax-deductible contribution below.

MON	HLY DON	ATION:		
\$20	\$10	\$5	Other	

3.	Make a one-time, tax-deductible contribution of \$
	Enclose this form with your Xcel Energy payment. Or, mail to:
	ATTN PAR Dept., PO BOX 8, EAU CLAIRE, WI 54702-0008
	(Please make your check payable to Energy Outreach Colorado.)

Customers that choose to donate will have account information securely shared with Energy Outreach Colorado for tax purposes only.





SERVICE ADDRESS	ACCOUNT N	DUE DATE	
LUNA GOURMET COFFEE TEA 7295 WASHINGTON ST UNIT TEMP	53-0013084536-9		11/14/2024
DENVER, CO 80229-6707	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	900064672	10/24/2024	\$144.45

Meter 000345900604 Max Demand 10/05/2024 14:45

INFORMATION ABOUT YOUR BILL

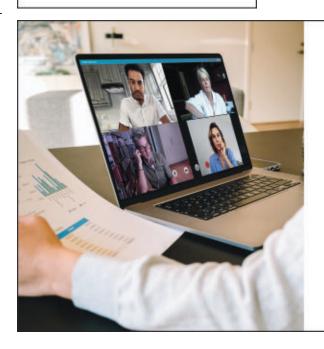
The Energy Assistance Charge is required by state law to fund programs that help income-qualified Coloradans pay their utility bills. This is reflected on your monthly bill (81 cents for electric service and 81 cents natural gas service). You may opt out of these charges by calling 800-895-4999. Find out how to get help at 866-HEAT-HELP (866-432-8435). See the back of your bill for details.



ENERGY YOU CAN COUNT ON.

We're proud to provide reliable energy to your community, whether in your home or at your business. We work to keep costs low as we focus on the safety and reliability of the electric and natural gas systems that serve you, while transitioning to cleaner energy.

Learn more at xcelenergy.com.



WANT HELP MANAGING YOUR ENERGY BILL?

Let us help you with that. From bill stabilization to payment assistance, and checking your usage rates, we have solutions that are right just for you.

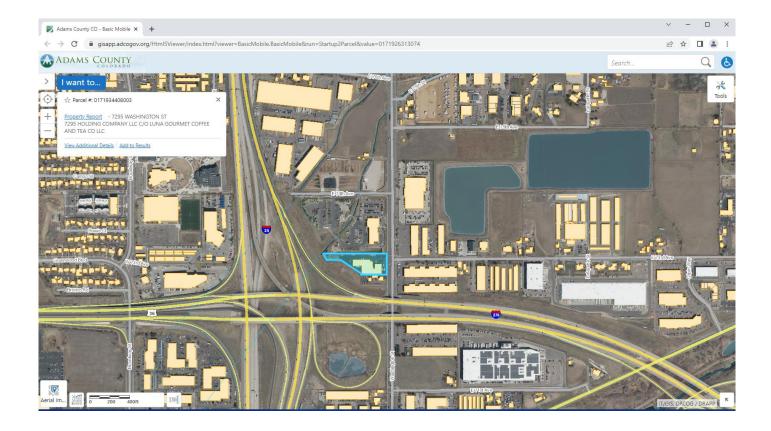
Find out more at xcelenergy.com/WaysToSave.



Exhibit A Legal Description of the Subject Property

SUB:AMENDED BOYER COFFEE SUBD LOT:1 TOG WITH PARC 105 REV 3-EX BEING A PORT OF THE SE4 OF SEC 34/2/68 DESC AS FOLS BEG AT THE SW COR OF LOT 1 AMENDED BOYER COFFEE SUBD TH S 89D 52M 32S W 18/24 FT TH N 01D 54M 50S W 12/40 FT TH S 56D 29M 30S E 22/37 FT TO THE POB (REC NO 2017000035965), COUNTY OF ADAMS, STATE OF COLORADO, also commonly known as 7295 N. Washington Street, Denver, Colorado 80229.

Parcel Number: 0191934408003





Statement Of Taxes Due

Account Number R0152797 Assessed To Parcel 0171934408003 MHP AQUISITIONS LLC 3033 W 71ST AVE STE 1000 WESTMINSTER, CO 80030-5440

Legal Description Situs Address

SUB: AMENDED BOYER COFFEE SUBD LOT: 1 TOG WITH PARC 105 REV 3-EX BEING A PORT OF THE SE4 OF SEC 34/2/68 DESC AS FOLS BEG AT THE SW COR OF LOT 1 AMENDED BOYER COFFEE SUBD TH S 89D 52M 32S W 18/24 FT TH N 01D 54M 50S W 12/40 FT TH S 56D 29M 30S E 22/37 FT TO THE POB (REC NO 2017000035965)

7295 WASHINGTON ST

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023 \$9,4	15.60	\$282.47	\$0.00	\$9,698.07)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 07/25/2024					\$0.00
Tax Billed at 2023 Rates for Tax Area 085 -	085				
Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$337.03	COMM LND	\$360,215	\$92,130
ADAMS COUNTY FIRE PROTECTIO	17.4390000	\$1,608.92	WHSE/STORAG		
GENERAL	22.7110000	\$2,095.31	FARM/RANCH BLD		\$130
NORTH WASHINGTON WATER & SA	0.5740000*	\$52.96	COUNTY TOTAL LAND	\$382,601	\$25,630
RETIREMENT	0.3140000	\$28.97	9239	\$515	\$30
ROAD/BRIDGE	1.3000000	\$119.94			
DEVELOPMENTALLY DISABLED	0.2570000	\$23.71	Total	\$743,816	\$117,920
SD 1 BOND (Mapleton)	10.0790000	\$929.89			
SD 1 GENERAL (Mapleton)	42.4750000	\$3,918.75			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$9.23			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$83.03			
SOCIAL SERVICES	2.2530000	\$207.86			
Taxes Billed 2023	102.0550000	\$9,415.60			

Tax amounts are subject to change due to endorsement, advertising, or fees. Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer & Public Trustee 4430 S Adams County Parkway, Suite W1000 Brighton, CO 80601 720-523-6160

* Credit Levy