TOWN OF ELIZABETH – UPDATED 3/13/2023
BOARD OF TRUSTEES REGULAR MEETING
Tuesday, March 14, 2023, at 7:00 PM
Town Hall, 151 S. Banner Street

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC STATEMENT

1. Trustee Angela Ternus

UNSCHEDULED PUBLIC COMMENT

AGENDA CHANGES

CONSENT AGENDA

2. Minutes of the Regular Meeting of February 28, 2022, at 7:00 p.m.
3. Minutes from the Special Meeting of March 8, 2023, at 6:00 p.m.
4. Introduce new Public Works Employee, Nick Setyan

NEW BUSINESS

5. Discussion and Possible Action regarding appointment of Carrie Wedel to the Main Street Board of Directors for a three-year term through March 31, 2026 - Zach Higgins
6. Discussion and possible approval of the transfer of ownership from Buzzards Pizza to Jac's Inc. – Michelle Oeser

OLD BUSINESS

7. Discussion and possible action on Resolution 23R13, a Resolution adopting a revised schedule for Land Use Development Fees – Patrick Davidson

PUBLIC HEARING

8. 701 S Elizabeth Street – Pine Ridge Crossing Site Plan Amendment - Zach Higgins

NEW BUSINESS

9. Discussion and Possible action for approval regarding 701 S Elizabeth Street – Pine Ridge Crossing Site Plan Amendment – Zach Higgins

PUBLIC HEARING

10. SE corner of Walnut Street and S Elbert Street - Walnut Grove Sketch Plan – Zach Higgins

NEW BUSINESS

11. Discussion and Possible action for approval regarding SE corner of E Walnut St and S Elbert St - Walnut Grove Sketch Plan – Zach Higgins

MANAGEMENT MONITORING REPORTS

12. Management Monitoring Reports

BOARD OF TRUSTEES REPORTS

13. Board reports

STUDENT LIAISON REPORT

14. Student Liaison report – Karli Pronske

MINUTES

15. Minutes of the Historic Advisory Board Meeting of February 6, 2023
16. Minutes of the Planning Commission Meeting of February 21, 2023

EXECUTIVE SESSION

17. To hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. 24-6-402(4)(b) regarding the Elizabeth Police Department

ADJOURNMENT

MEETING PROTOCOL AND STANDARDS OF CONDUCT

Public Participation

Public comment is encouraged and will be listed as an agenda item at every regular Board meeting.

Each individual wishing to be heard during the public comment period will be given up to three (3) minutes to make a comment.

The public comment period will not be used to make political endorsements or for political campaign purposes.

Questions from the Board will be for clarification purposes only. Public comment will not be used as a time for problem solving or reacting to comments made but, rather, for listening to the comments of citizens without taking any formal action.

The Board may direct the Town Administrator to provide information requested by a speaker during the public comment period.

Speakers are not allowed to make belligerent, accusatory, impertinent, slanderous, threatening, abusive, or disparaging comments.

The Mayor may elect to defer public comment on a specific issue that appears on the regular agenda until that specific item is addressed.

The Mayor may call for order when sidebar conversations occur in the audience. Those conversations are distracting from the Board addressing the topics at hand.

Members of the public who do not follow proper conduct after a warning in a public meeting may be barred from further participation at that meeting or removed from the Board Chambers pursuant to the Elizabeth Municipal Code and Colorado Revised Statutes.

Board of Trustees – Record of Proceedings

February 28, 2023

CALL TO ORDER
The Regular Meeting of the Board of Trustees of the Town of Elizabeth was called to order on Tuesday, February 28, 2023, at 7:02 p.m. by Mayor Nick Snively.

ROLL CALL
Present were Mayor Nick Snively, Mayor Pro Tem Linda Secrist, and Trustees Loren Einspahr, Tammy Payne, Angela Ternus, Barb McGinn, and Joe Belongia. There was a quorum to do business.

Also present were Town Administrator Patrick Davidson, Town Clerk Michelle Oeser, Community Development Director Zach Higgins, Interim Police Chief Jeff Engel, Public Works Director Mike DeVol, Assistant Public Works Director James McErnie, Finance Officer Hannah Bruce, and Town Attorney Corey Hoffmann.

PLEDGE OF ALLEGIANCE
Mayor Snively led the Board in the Pledge of Allegiance.

UNSCHEDULED PUBLIC COMMENT
Paul Schwartzkopf – Town of Elizabeth resident.

AGENDA CHANGES
No agenda changes from the Administration.

No agenda changes from the Board.

Agenda set.

CONSENT AGENDA
1. Minutes of the Meeting of February 14, 2023, at 7:01 p.m.
2. Approval of Out of State Travel for 2023 Main Street Now Conference

Motion by Trustee McGinn, seconded by Trustee Einspahr, to accept the Consent Agenda with change.
The vote of those Trustees present was 7 in favor and 0 opposed. Motion passed unanimously.

Mayor Snively closed the Regular Meeting and entered the Public Hearing at 7:09 p.m.

PUBLIC HEARING

3. Cowboy Up In Kiowa Special Event Liquor License application

Town Clerk Michelle Oeser gave a staff report. Teri Mills, the Cowboy Up In Kiowa Representative, discussed the event with the Board.

Mayor Snively opened the Public Hearing to public comment. There was no public comment.

Mayor Snively closed the Public Hearing at 7:13 p.m.

NEW BUSINESS

4. Discussion and possible action on the approval of a Special Event Liquor License application for Cowboy Up In Kiowa

Motion by Trustee McGinn, seconded by Trustee Payne, to approve the Special Event Liquor License application for Cowboy Up In Kiowa.
The vote of those Trustees present was 7 in favor and 0 opposed. Motion passed unanimously.

PRESENTATIONS

5. Casey Westbrook, Colorado Parks, and Wildlife

Casey Westbrook with Colorado Parks gave an annual deer management presentation to the Board. The Board all agreed they would like Mr. Westbrook to move forward with the deer management program in 2023.

6. Gene Gregory, Gesin Lot

Gene Gregory made a presentation to the Board on his vision for developing the Gesin Lot.

7. Discussion and possible action on Resolution 23R11, a Resolution calling a Special Election to be held on Tuesday, May 16, 2023, on the question of whether to affirm Ordinance 22-10, which approved zoning for the Elizabeth West Property, and fixing the Ballot Title therefore

Motion by Trustee Payne, seconded by Trustee Einspahr, to approve Resolution 23R11, a Resolution calling a Special Election to be held on Tuesday, May 16, 2023, on the question of

whether to affirm Ordinance 22-10, which approved zoning for the Elizabeth West Property, and fixing the Ballot Title, therefore.
The vote of those Trustees present was 7 in favor and 0 opposed. Motion passed unanimously.

8. Discussion and possible action on Ordinance 23-03, an Ordinance repealing and reenacting Section 7-7-310 of the Town of Elizabeth Municipal Code regarding dogs in public parks

Motion by Mayor Pro Tem Secrist, seconded by Trustee Belongia, to approve Ordinance 23-03, an Ordinance repealing and reenacting Section 7-7-310 of the Town of Elizabeth Municipal Code regarding dogs in public parks.
The vote of those Trustees present was 7 in favor and 0 opposed. Motion passed unanimously.

9. Discussion and possible action on Resolution 23R12, a Resolution approving a letter proposal with BBC Research and Consulting for purposes of performing a Comprehensive Impact Fee Study for the Town of Elizabeth

Motion by Trustee Payne, seconded by Trustee McGinn, to approve Resolution 23R12, a Resolution approving a letter proposal with BBC Research and Consulting for purposes of performing a Comprehensive Impact Fee Study for the Town of Elizabeth.
The vote of those Trustees present was 7 in favor and 0 opposed. Motion passed unanimously.

10. Discussion and possible action on Resolution 23R13, a Resolution adopting a revised schedule for Land Use Development Fees

Resolution 23R13 was tabled to the March 14, 2023, Regular Board meeting.

11. Discussion and possible action on Resolution 23R14, a Resolution authorizing the Director of Public Works to expend funds for purpose of the demolition or improvements located at 171 South Banner Street, Elizabeth, Colorado

Motion by Trustee Einspahr, seconded by Mayor Pro Tem Secrist, to approve Resolution 23R14, a Resolution authorizing the Director of Public Works to expend funds for purpose of the demolition or improvements located at 171 South Banner Street, Elizabeth, Colorado.
The vote of those Trustees present was 7 in favor and 0 opposed. Motion passed unanimously.

12. Discussion and possible action on Resolution 23R15, a Resolution repealing Resolution 18R04 regarding the prior approval of the Main Street Cross Sections pursuant to

Elizabeth Municipal Code Section 16-3-140, and establishing and approving a revised Main Street Cross Section

Resolution 23R15 was tabled to a future Board meeting.

13. Discussion and possible action on Resolution 23R16, a Resolution repealing Resolution 09R06 regarding the Town of Elizabeth purchasing policy, and adopting a revised and amended purchasing policy for the Town of Elizabeth

Motion by Mayor Pro Tem Secrist, seconded by Trustee McGinn, to approve Resolution 23R16, a Resolution repealing Resolution 09R06 regarding the Town of Elizabeth purchasing policy, and adopting a revised and amended purchasing policy for the Town of Elizabeth.
The vote of those Trustees present was 6 in favor and 1 opposed. Trustee Ternus opposed.
Motion passed.

MANAGEMENT MONITORING REPORTS

- Town Administrator Patrick Davidson discussed the outcome of the two Open House meetings hosted on the Community and Senior Activity Center.
- Mr. Davidson reminded the Board of the upcoming Water 101 training.
- Mayor Snively said the public meetings were great and that the students and teacher did a great job.
- Mayor Snively told the Board that people have been reaching out to him about attending the Water 101 training.
- Trustee McGinn said that she likes the Town daily tidbits.
- Town Clerk Michelle Oeser requested direction from the Board on the progress of the Electric Vehicle Charging Station being installed in Town.
- Ms. Oeser discussed upcoming Elizabeth Chamber of Commerce events.
- Ms. Oeser discussed the possibility of having reindeer at the Mayor's Tree Lighting.
- Ms. Oeser updated the Board on the new Town passport service website. Ms. Oeser encouraged Board members to visit the site to see how it is set up.
- Ms. Oeser advised the Board of the upcoming Town Audit.
- Town Attorney Corey Hoffmann discussed upcoming legislation.
- Discussion on legislation followed.
- Interim Police Chief Jeff Engel told the Board he is currently looking at efficiencies and feasibility, as well as communications within the department.
- Interim Chief Engel stated he is also working on rewriting police liability policies.
- Interim Chief Engel said that he is putting an emphasis on training opportunities for officers.

- Interim Chief Engel stated that all officers will be attending critical and crisis intervention training.
- Community Development Director Zach Higgins informed the Board that a Planner/Project Manager has been hired.
- Public Works Director Mike DeVol informed the Board that a new Public Works employee has been hired and they have another applicant to consider for the position.
- Mr. DeVol told the Board that Assistant Public Works Director James McErnie has put a lot of hard work into the demolition project and contract.
- Discussion followed on open positions in the Public Works Department.
- Trustee Einspahr discussed equipment needed for Public Works.

BOARD OF TRUSTEE REPORTS

- Trustee Payne discussed what the senior community would like to see in the proposed Community and Senior Active Center.
- Trustee Belongia discussed attending the Hunter's Legacy event at Elizabeth High School.
- Mayor Snively discussed what positions are open in all Town Departments.
- Mayor Snively discussed the referendum going to a public vote in May.
- Mayor Snively brought up the subject of future moratoriums on growth.
- Mayor Snively discussed the Streetscape project.

STUDENT LIAISON REPORT

- Student Liaison Karli Pronske discussed her written report.
- Ms. Pronske explained what the Elizabeth High School Seniors were wearing around Town and why they were wearing them.
- Ms. Pronske told the Board about this year's senior prank.

MINUTES

4. Minutes of the Main Street Board of Directors Meeting of January 9, 2023
5. Minutes of the Planning Commission Meeting of February 7, 2022

ADJOURNMENT

Motion by Trustee McGinn, seconded by Mayor Pro Tem Secrist, to adjourn the meeting at 9:32 p.m.

The vote of those Trustees present was unanimously in favor. Motion carried.

Town Clerk Michelle Oeser

Mayor Nick Snively

Board of Trustees – Record of Proceedings

March 8, 2023

CALL TO ORDER
The Special Meeting of the Board of Trustees of the Town of Elizabeth was called to order on Tuesday, March 8, 2023, at 6:00 p.m. by Mayor Nick Snively.

ROLL CALL
Present were Mayor Nick Snively, Mayor Pro Tem Linda Secrist, and Trustees Loren Einspahr, Tammy Payne, Angela Ternus, Barb McGinn, and Joe Belongia. There was a quorum to do business.

Also present were Town Administrator Patrick Davidson, Town Clerk Michelle Oeser, Community Development Director Zach Higgins, Interim Police Chief Jeff Engel, Public Works Director Mike DeVol, and Finance Officer Hannah Bruce.

PLEDGE OF ALLEGIANCE
Mayor Snively led the Board in the Pledge of Allegiance.

NEW BUSINESS
1. Discussion and possible action on employee compensation

Town Administrator Patrick Davidson provided the Board with a Staff report.
Trustee Ternus removed herself from the meeting at 6:38 p.m.

The Board gave Mr. Davidson direction to move forward with the increases in Staff compensation as presented.

ADJOURNMENT
Motion by Trustee Payne, seconded by Trustee Einspahr, to adjourn the meeting at 7:23 p.m. The vote of those Trustees present was unanimously in favor. Motion carried.

_____ _____

Town Clerk Michelle Oeser Mayor Nick Snively

TO: Honorable Mayor and Board of Trustees

FROM: Zach Higgins, AICP Community Development Director

DATE: March 14, 2023

SUBJECT: MSBOD Appointment

SUMMARY

The Town has received one application for the one (1) Main Street Board of Directors opening. Carrie Wedel has applied to fill the remaining open seat on the Board. The term for the position is a three-year appointment starting 04/01/2023 through March 31, 2026. The Main Street Board of Directors has seven (7) seats with three (3) year terms. Carrie Wedel has provided a completed application, resume, and a letter of interest.

BOARD RECOMMENDATION

The Main Street Board of Directors will be providing recommendation for this candidate at their 03/13/2023 meeting and will be requesting review for appointment by the Board of Trustees.

ATTACHMENT(S)

Application

Resume

Letter of Interest

APPLICATION FOR APPOINTMENT
ELIZABETH MAIN STREET BOARD

Please complete the following application for consideration for service on the Elizabeth Main Street Board of Directors. Along with this application please submit a letter of interest for the position describing your experience, expertise, and reasons you would like to be a member of the Board of Directors.

Name: CARRIE WEDEL

[redacted]

Occupation: Community Relations Specialist

Please list your areas of experience and expertise:

___ Administration
___ Accounting/Finance
✓ Program Development
✓ Communications
✓ Public Relations
___ Design
✓ Marketing / Advertising
___ Economic Development
___ Historic Preservation
✓ Event Management
___ Downtown Business Activity

Additional areas of expertise/ experience _____

Have you attended an Elizabeth Main Street meeting, event, forum, webinar, etc.?

___ Yes
X No

If so, please explain your involvement.

_____

_____

_____

Please submit this application along with your letter of interest. Make sure you have read through the Elizabeth Main Street Board of Directors job description and understand the position's responsibility and requirements.

Submit to: Zach Higgins, AICP Planner/Project Manager Town of Elizabeth
zhiggins@townofelizabeth.org – (303) 725-7496 – 151 S Banner Street, PO Box 159, Elizabeth CO 80107

Carrie Wedel

[redacted]

Career

Action-driven leadership with more than ten years of management experience. Over 20 years of customer service and community outreach.

Experience

Community Relations Specialist

CORE Electric Cooperative, Sedalia, CO

May 2022 – current

Plan and implement community outreach and member experience programmatic events. Provide community organizations, (Non-Profit and Service) with a single point of contact for organization resources and solutions. Work to create volunteer projects and strengthen and leverage relationships. Supports Board Member grant scope of work and annual audit process.

Developing a strategic plan for Community investment, organizational engagement, and employee volunteerism. Oversees the charitable contributions program. Preparation of monthly donation budget reports for the Chief Member Experience Officer, CEO, and board members.

Public Affairs and Outreach Admin

CORE Electric Cooperative, Sedalia, CO

January 2019 – May 2022

The administrator of over $500,000 in charitable giving; member outreach programs including VTO, Education Grants, and Senior Citizen engagement; Board of Director elections and annual meetings; Project management for corporate Employee events and large member engagement events.

Engineering Services Clerk

CORE Electric Cooperative, Sedalia, CO

June 2017 – December 2018

Initial contact point for all new and upgrade projects for members and developers' applications. Small and medium residential application process development. Knowledge of rates and regulations, billing, membership, and power.

Manager Restaurant

Santiago's Mexican Restaurant, Castle Rock, Co.

February 2011 – June 2017

Directed sales and service in a 2 million-dollar-a-year restaurant. Managed daily operations, dealt with customers, and supported and worked with the owner to motivate growth. Guaranteed fulfillment of company policies and procedures, especially health and safety and quality. Hired and coordinated communications and training for new employees. Ensured results met clients' and owners' expectations. Organized and carried out large catering events.

Teacher in Parents as Teachers

Lincoln County School District #2, Afton, WY

August 2007 - June 2009

Built and maintained client base for home visit program. Performed in-home lessons and visits for up to 28 families per month, including keeping up-to-date and organized records of children's progress. Completed 20 hours of continuing education hours per year to maintain Parents as Teachers Certification. Created end-of-year reports for all children in the program. Participated in community education events representing both Parents as Teachers and Lincoln County School District.

Phone Order Representative / Key Lead

Artco Wedding Invitations/ Taylor Corp., Rexburg, ID

March 1996 - February 1998

Resolved client problems and complaints keeping cordial and helpful. Anticipated customers' needs and recommended products. Performed Data Entry tasks with precise and intense attention to detail. Trained new employees on software. Awarded Employee of the quarter for exemplary customer service and no errors.

Assistant Manager

Hearts Gas Station, American Fork, UT

December 1998 - June 2001

Hired and trained sales associates. Coordinated work schedules and assigned duties and responsibilities to each worker in the store. Supervised and evaluated cashiers' and sales associates' performance. Traced inventory, ordered merchandise, controlled sales, reconciled cash and receipts, and made bank deposits.

Human Resource Assistant / Inpatient Scheduler

Sunnyview Rehabilitation Hospital, Schenectady, NY

January 1992 – July 1994

Conducted timecard audit. Assisted HR manager with timecards, including manual entry and total hours. Assisted payroll manager in data entry. Acquired knowledge of payroll and benefits in a nonprofit platform. Scheduled inpatients for therapy with various Therapists, printed and distributed schedules—acquired knowledge of patient rights and privacy.

Education

Accounting Paraprofessional

BYU – Idaho, Rexburg, ID

May 1997

Student-teacher; volunteer VITA tax prep; 3.0 GPA.

Humanities – **General Education**

Schenectady County Community College **-** Schenectady, New York

1992-1994

Education, Humanities Maintained a 2.8 GPA in general studies.

Communication

Developed the charitable donation program to become a critical member outreach and public relations asset.

Leadership

Over 15 years of volunteer leadership in a church community, including cub scouts, teaching, and youth program directing.

[redacted]

The Energy to Thrive™

CORE ELECTRIC COOPERATIVE

March 2, 2023

Carrie Wedel
Community
RelationsSpecialist

Zach Higgins
Town of Elizabeth/Main Street Board
151 S Banner Street
PO Box 159
Elizabeth, Colorado 80107

Dear Zach and the Main Street Board,

Thank you for taking the time to consider my application to be a part of the Main Street Board for the Town of Elizabeth. My team member, Angie Bedolla, brought the opportunity to my attention. CORE's Manager of Local Government and Business Relations. My team is Business Development, and I am the Community Relations Specialist. I have been with CORE Electric Cooperative for five years and in this position for over three years. I administer the Director's community giving program, among other jobs relating to outreach, member experience and communications. I have also been involved with the Elizabeth Area Chamber through CORE's membership.

As a board member, I would act as a representative and liaison of CORE Electric Cooperative and represent the people of Elizabeth. I am a resident of Elbert County and live just outside of Elizabeth proper. I have lived there with my husband and kids for seven years. Elizabeth has been an integral part of our daily lives, as I shop, eat and pass through Elizabeth daily. My kids attended Elizabeth schools and one lives in Elizabeth proper, just a few blocks off Main Street.

As a board member, I would bring value and experience from both a business and personal perspective. I look forward to meeting you.

Carrie Wedel

Carrie Wedel
Community Relations Specialist
CORE Electric Cooperative

TO: Honorable Mayor and Board of Trustees
FROM: Michelle Oeser Town Clerk
DATE: March 14, 2023
SUBJECT: Liquor License Transfer

SUMMARY

Laura and Joel Wendler purchased Buzzard's Pizza and have applied to transfer the current liquor license. The Wendler's turned in their application on Monday March 6, 2023. All fees have been paid to both the Town and the State. All required paperwork has been submitted and completed. A liquor license transfer does not require a public hearing and is an administration approval process.

Once approved, the submitted application goes onto the State of Colorado Liquor Enforcement Division for review and approval. If approved, a temporary permit will be issued to Jac's Restaurant. The permit is good for 180 days while the State reviews and approves the application.

STAFF RECOMMENDATION

Staff recommends the Board approve Jac's Inc. liquor license transfer application.

ATTACHMENTS(S)

Liquor Transfer Application

DR 8404 (07/01/22)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
(303) 205-2300

Colorado Liquor Retail License Application

☐ New License ☐ New-Concurrent ☒ Transfer of Ownership ☐ State Property Only ☐ Master file

- All answers must be printed in black ink or typewritten
- Applicant must check the appropriate box(es)
- Applicant should obtain a copy of the Colorado Liquor and Beer Code: SBG.Colorado.gov/Liquor

1. Applicant is applying as a/an ☐ Individual ☐ Limited Liability Company ☐ Association or Other ☒ Corporation ☐ Partnership (includes Limited Liability and Husband and Wife Partnerships)

2. Applicant if an LLC, name of LLC; if partnership, at least 2 partner's names; if corporation, name of corporation: Jac's Inc. — FEIN Number: [redacted]

2a. Trade Name of Establishment (DBA): Jac's — State Sales Tax Number: — Business Telephone: 303-646-3333

3. Address of Premises (specify exact location of premises, include suite/unit numbers): 344 E. Kiowa Ave

City: Elizabeth — County: Elbert — State: CO — ZIP Code: 80107

4. Mailing Address (Number and Street): [redacted] — City or Town: Elizabeth — State: CO — ZIP Code: 80107

5. Email Address: jacsrestaurant22@yahoo.com

6. If the premises currently has a liquor or beer license, you **must** answer the following questions

Present Trade Name of Establishment (DBA)	Present State License Number	Present Class of License	Present Expiration Date
Buzzards Pizza	03-09551	Beer and Wine	July 04, 2023

Section A — Nonrefundable Application Fees*

- ☐ Application Fee for New License $1,100.00
- ☐ Application Fee for New License w/Concurrent Review $1,200.00
- ☒ Application Fee for Transfer $1,100.00

Section B — Liquor License Fees*

- ☐ Add Optional Premises to H & R ..... $100.00 X _____ Total _____
- ☐ Add Related Facility to Resort Complex $75.00 X _____ Total _____
- ☐ Add Sidewalk Service Area $75.00
- ☐ Arts License (City) $308.75
- ☐ Arts License (County) $308.75
- ☒ Beer and Wine License (City) $351.25
- ☐ Beer and Wine License (County) $436.25
- ☐ Brew Pub License (City) $750.00
- ☐ Brew Pub License (County) $750.00
- ☐ Campus Liquor Complex (City) $500.00
- ☐ Campus Liquor Complex (County) $500.00
- ☐ Campus Liquor Complex (State) $500.00
- ☐ Club License (City) $308.75
- ☐ Club License (County) $308.75
- ☐ Distillery Pub License (City) $750.00
- ☐ Distillery Pub License (County) $750.00
- ☐ Hotel and Restaurant License (City) $500.00
- ☐ Hotel and Restaurant License (County) $500.00
- ☐ Hotel and Restaurant License w/one opt premises (City) $600.00
- ☐ Hotel and Restaurant License w/one opt premises (County) $600.00
- ☐ Liquor-Licensed Drugstore (City) $227.50

Section B (Cont.) — Liquor License Fees*

- ☐ Liquor-Licensed Drugstore (County) $312.50
- ☐ Lodging & Entertainment - L&E (City) $500.00
- ☐ Lodging & Entertainment - L&E (County) $500.00
- ☐ Manager Registration - H & R $30.00
- ☐ Manager Registration - Tavern $30.00
- ☐ Manager Registration - Lodging & Entertainment $30.00
- ☐ Manager Registration - Campus Liquor Complex $30.00
- ☐ Optional Premises License (City) $500.00
- ☐ Optional Premises License (County) $500.00
- ☐ Racetrack License (City) $500.00
- ☐ Racetrack License (County) $500.00
- ☐ Resort Complex License (City) $500.00
- ☐ Resort Complex License (County) $500.00
- ☐ Related Facility - Campus Liquor Complex (City) $160.00
- ☐ Related Facility - Campus Liquor Complex (County) $160.00
- ☐ Related Facility - Campus Liquor Complex (State) $160.00
- ☐ Retail Gaming Tavern License (City) $500.00
- ☐ Retail Gaming Tavern License (County) $500.00
- ☐ Retail Liquor Store License–Additional (City) $227.50
- ☐ Retail Liquor Store License–Additional (County) $312.50
- ☐ Retail Liquor Store (City) $227.50
- ☐ Retail Liquor Store (County) $312.50
- ☐ Tavern License (City) $500.00
- ☐ Tavern License (County) $500.00
- ☐ Vintners Restaurant License (City) $750.00
- ☐ Vintners Restaurant License (County) $750.00

*** Note that the Division will not accept cash**

Questions? Visit: SBG.Colorado.gov/Liquor for more information

Do not write in this space - For Department of Revenue use only

Liability Information

License Account Number	Liability Date	License Issued Through (Expiration Date)	Total
			$

DR 8404 (07/01/22)

Name	Type of License	Account Number
Jac's	Beer & Wine (City)	

7. Is the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers under the age of twenty-one years? — Yes ☐ No ☒

8. Has the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers ever (in Colorado or any other state):
   a. Been denied an alcohol beverage license? ☐ ☒
   b. Had an alcohol beverage license suspended or revoked? ☐ ☒
   c. Had interest in another entity that had an alcohol beverage license suspended or revoked? ☐ ☒
   If you answered yes to 8a, b or c, explain in detail on a separate sheet.

9. Has a liquor license application (same license class), that was located within 500 feet of the proposed premises, been denied within the preceding two years? If "yes", explain in detail. ☐ ☒

10. Are the premises to be licensed within 500 feet, of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary? ☐ ☒ or
    Waiver by local ordinance? ☐ ☐
    Other: _____

11. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of greater than (>) 10,0000? **NOTE**: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS. ☐ ☒ N/A

12. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of less than (<) 10,0000? **NOTE**: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS. ☐ ☒ N/A

13. a. For additional Retail Liquor Store only. Was your Retail Liquor Store License issued on or before January 1, 2016? ☐ ☐ N/A
    b. Are you a Colorado resident? ☐ ☐

14. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any current financial interest in said business including any loans to or from a licensee. Westlake Liquor Red Feather Lakes CO ☒ ☐

15. Does the applicant, as listed on line 2 of this application, **have legal possession of the premises by ownership**, lease or other arrangement? ☐ ☐
    ☒ Ownership ☒ Lease ☐ Other (Explain in Detail) _____
    a. If leased, list name of landlord and tenant, and date of expiration, **exactly** as they appear on the lease:

Landlord	Tenant	Expires
Wendler Properties Inc	Jac's	3/7/2024

    b. Is a percentage of alcohol sales included as compensation to the landlord? If yes, complete question 16. ☐ ☒
    c. Attach a diagram that designates the area to be licensed in black bold outline (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8 1/2" X 11".

16. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies) will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business? Attach a separate sheet if necessary.

Last Name	First Name	Date of Birth	FEIN or SSN	Interest/Percentage
Last Name	First Name	Date of Birth	FEIN or SSN	Interest/Percentage

Attach copies of all notes and security instruments and any written agreement or details of any oral agreement, by which any person (including partnerships, corporations, limited liability companies, etc.) will share in the profit or gross proceeds of this establishment, and any agreement relating to the business which is contingent or conditional in any way by volume, profit, sales, giving of advice or consultation.

17. Optional Premises or Hotel and Restaurant Licenses with Optional Premises:
    Has a local ordinance or resolution authorizing optional premises been adopted? ☐ ☐ N/A
    Number of additional Optional Premise areas requested. (See license fee chart)

18. For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), include a diagram of the service area and documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions. N/A

DR 8404 (07/01/22)

Name	Type of License	Account Number
Jac's	Beer & Wine (City)	

19. Liquor Licensed Drugstore (LLDS) applicants, answer the following:
- **a.** Is there a pharmacy, licensed by the Colorado Board of Pharmacy, located within the applicant's LLDS premise? ☐ ☐ N/A
  If "yes" a copy of license must be attached.

20. Club Liquor License applicants answer the following: **Attach a copy of applicable documentation** Yes No
- **a.** Is the applicant organization operated solely for a national, social, fraternal, patriotic, political or athletic purpose and not for pecuniary gain? ☐ ☐
- **b.** Is the applicant organization a regularly chartered branch, lodge or chapter of a national organization which is operated solely for the object of a patriotic or fraternal organization or society, but not for pecuniary gain? ☐ ☐ N/A
- **c.** How long has the club been incorporated?
- **d.** Has applicant occupied an establishment for three years (three years required) that was operated solely for the reasons stated above? ☐ ☐

21. Brew-Pub, Distillery Pub or Vintner's Restaurant applicants answer the following:
- **a.** Has the applicant received or applied for a Federal Permit? (Copy of permit or application must be attached) ☐ ☐ N/A

22. Campus Liquor Complex applicants answer the following:
- **a.** Is the applicant an institution of higher education? ☐ ☐
- **b.** Is the applicant a person who contracts with the institution of higher education to provide food services? ☐ ☐ N/A
  If "yes" please provide a copy of the contract with the institution of higher education to provide food services.

23. For all on-premises applicants.
- **a.** For all Liquor Licensed Drugstores (LLDS) the Permitted Manager must also submit an Manager Permit Application - DR 8000 and fingerprints. N/A

Last Name of Manager	First Name of Manager

24. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number. Yes ☐ No ☐ N/A

25. Related Facility - Campus Liquor Complex applicants answer the following: ☐ ☐
- **a.** Is the related facility located within the boundaries of the Campus Liquor Complex?
  If yes, please provide a map of the geographical location within the Campus Liquor Complex.
  If no, this license type is not available for issues outside the geographical location of the Campus Liquor Complex. N/A
- **b.** Designated Manager for Related Facility- Campus Liquor Complex

Last Name of Manager	First Name of Manager

26. Tax Information. Yes ☐ No ☒
- **a.** Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business?
- **b.** Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? ☐ ☒

27. If applicant is a corporation, partnership, association or limited liability company, applicant must list all **Officers, Directors, General Partners, and Managing Members.** In addition, applicant must list any stockholders, partners, or members with **ownership of 10% or more in the applicant. All persons listed below** must also attach form DR 8404-I (Individual History Record), and make an appointment with an approved State Vendor through their website. See application checklist, Section IV, for details.

Name	Home Address, City & State	DOB	Position	%Owned
Laura Wendler	[redacted]		President	50
Joel Wendler			VP	50

DR 8404 (07/01/22)

Name	Type of License	Account Number
Joe's	Beer and Wine City	

** If applicant is owned 100% by a parent company, please list the designated principal officer on above.
** Corporations - the President, Vice-President, Secretary and Treasurer must be accounted for above (include ownership percentage if applicable)
** If total ownership percentage disclosed here does not total 100%, applicant must check this box:

☐ Applicant affirms that no individual other than these disclosed herein owns 10% or more of the applicant and does not have financial interest in a prohibited liquor license pursuant to Article 3 or 5, C.R.S.

Oath Of Applicant

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor or Beer Code which affect my license.

Authorized Signature	Printed Name and Title	Date
Laura M. Wendler	Laura Wendler President	3-6-23

Report and Approval of Local Licensing Authority (City/County)

Date application filed with local authority	Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application)

The Local Licensing Authority Hereby Affirms that each person required to file DR 8404-I (Individual History Record) or a DR 8000 (Manager Permit) has been:

☐ Fingerprinted
☐ Subject to background investigation, including NCIC/CCIC check for outstanding warrants

That the local authority has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with and aware of, liquor code provisions affecting their class of license

(Check One)

☐ Date of inspection or anticipated date _____
☐ Will conduct inspection upon approval of state licensing authority

	Yes	No
☐ Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1,500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of > 10,0000?	☐	☐
☐ Is the Liquor Licensed Drugstore(LLDS) or Retail Liquor Store (RLS) within 3,000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of < 10,0000?	☐	☐
NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.		
☐ Does the Liquor-Licensed Drugstore (LLDS) have at least twenty percent (20%) of the applicant's gross annual income derived from the sale of food, during the prior twelve (12) month period?	☐	☐

The foregoing application has been examined; and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 44, Article 4 or 3, C.R.S., and Liquor Rules. **Therefore, this application is approved.**

Local Licensing Authority for	Telephone Number	☐ Town, City ☐ County	
Signature	Print	Title	Date
Signature	Print	Title	Date

DR 8404-I (03/20/19)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
(303) 205-2300

Individual History Record

To be completed by the following persons, as applicable: sole proprietors; general partners regardless of percentage ownership, and limited partners owning 10% or more of the partnership; all principal officers of a corporation, all directors of a corporation, and any stockholder of a corporation owning 10% or more of the outstanding stock; managing members or officers of a limited liability company, and members owning 10% or more of the company; and any intended registered manager of Hotel and Restaurant, Tavern and Lodging and Entertainment class of retail license

Notice: This individual history record requires information that is necessary for the licensing investigation or inquiry. All questions must be answered in their entirety or the license application may be delayed or denied. If a question is not applicable, please indicate so by "N/A". **Any deliberate misrepresentation or material omission may jeopardize the license application.** (Please attach a separate sheet if necessary to enable you to answer questions completely)

1. Name of Business: Jac's Inc. [redacted]
2. Your Full Name (last, first, middle): Wendler, Laura, Maureen
3. List any other names you have used
4. Mailing address (if different from residence)
Email Address [redacted]

5. List current residence address. Include any previous addresses within the last five years. (Attach separate sheet if necessary)

	Street and Number	City, State, Zip	From	To
Current	[redacted]	Elizabeth, CO 80107	Aug. 1999	Present
Previous				

6. List all employment within the last five years. Include any self-employment. (Attach separate sheet if necessary)

Name of Employer or Business	Address (Street, Number, City, State, Zip)	Position Held	From	To
Wendler Properties	154 E. Kiowa Elizabeth, CO 80107 (No mail delivery to this address)	Owner	2010	Present

7. List the name(s) of relatives working in or holding a financial interest in the Colorado alcohol beverage industry.

Name of Relative	Relationship to You	Position Held	Name of Licensee

8. Have you ever applied for, held, or had an interest in a Colorado Liquor or Beer License, or loaned money, furniture, fixtures, equipment or inventory to any licensee? (If yes, answer in detail.) ☐ Yes ☒ No

9. Have you ever received a violation notice, suspension, or revocation for a liquor law violation, or have you applied for or been denied a liquor or beer license anywhere in the United States? (If yes, explain in detail.) ☐ Yes ☒ No

10. Have you ever been convicted of a crime or received a suspended sentence, deferred sentence, or forfeited bail for any offense in criminal or military court or do you have any charges pending? (If yes, explain in detail.) ☐ Yes ☒ No

11. Are you currently under probation (supervised or unsupervised), parole, or completing the requirements of a deferred sentence? (If yes, explain in detail.) ☐ Yes ☒ No

12. Have you ever had any professional license suspended, revoked, or denied? (If yes, explain in detail.) ☐ Yes ☒ No

Personal and Financial Information

Unless otherwise provided by law, the personal information required in question #13 will be treated as confidential. The personal

[redacted] d. U.S. Citizen ☒ Yes ☐ No

h. Naturalization Certificate Number	i. Date of Certification	j. If an Alien, Give Alien's Registration Card Number	k. Permanent Residence Card Number

[redacted] If so, give number and state.
State CO

14. Financial Information.

a. Total purchase price or investment being made by the applying entity, corporation, partnership, limited liability company, other.
$ 165,000.00

b. List the total amount of the **personal** investment , made by the person listed on question #2, in this business including any notes, loans, cash, services or equipment, operating capital, stock purchases or fees paid. $ _____

*** If corporate investment only please skip to and complete section (d)**
**** Section b should reflect the total of sections c and e**

c. Provide details of the personal investment described in 14b. You must account for all of the sources of this investment. (Attach a separate sheet if needed)

Type: Cash, Services or Equipment	Account Type	Bank Name	Amount

d. Provide details of the corporate investment described in 14 (a). You must account for all of the sources of this investment. (Attach a separate sheet if needed)

Type: Cash, Services or Equipment	Loans	Account Type	Bank Name	Amount
Restaurant Business	N/A		Bank of the West	$165,000.00

e. Loan Information (Attach copies of all notes or loans)

Name of Lender	Address	Term	Security	Amount

Oath of Applicant

I declare under penalty of perjury that this application and all attachments are true, correct, and complete to the best of my knowledge.

Authorized Signature	Print Signature	Title	Date
Laura M. Wendler	Laura Wendler	President	3/

DR 8404-I (03/20/19)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
(303) 205-2300

Individual History Record

To be completed by the following persons, as applicable: sole proprietors; general partners regardless of percentage ownership, and limited partners owning 10% or more of the partnership; all principal officers of a corporation, all directors of a corporation, and any stockholder of a corporation owning 10% or more of the outstanding stock; managing members or officers of a limited liability company, and members owning 10% or more of the company; and any intended registered manager of Hotel and Restaurant, Tavern and Lodging and Entertainment class of retail license

Notice: This individual history record requires information that is necessary for the licensing investigation or inquiry. All questions must be answered in their entirety or the license application may be delayed or denied. If a question is not applicable, please indicate so by "N/A". **Any deliberate misrepresentation or material omission may jeopardize the license application.** (Please attach a separate sheet if necessary to enable you to answer questions completely)

1. Name of Business: Jac's [redacted]

2. Your Full Name (last, first, middle): Wendler, Joel Curtis

3. List any other names you have used:

4. Mailing address (if different from residence):

Email Address:

5. List current residence address. Include any previous addresses within the last five years. (Attach separate sheet if necessary)

Street and Number	City, State, Zip	From	To
[redacted]	Elizabeth, CO 80107	Aug 1999	Present

6. List all employment within the last five years. Include any self-employment. (Attach separate sheet if necessary)

Name of Employer or Business	Address (Street, Number, City, State, Zip)	Position Held	From	To
Wendler Properties Inc	154 E. Kiowa Elizabeth, CO 80107	Owner	2010	Present

7. List the name(s) of relatives working in or holding a financial interest in the Colorado alcohol beverage industry.

Name of Relative	Relationship to You	Position Held	Name of Licensee

8. Have you ever applied for, held, or had an interest in a Colorado Liquor or Beer License, or loaned money, furniture, fixtures, equipment or inventory to any licensee? (If yes, answer in detail.) ☒ Yes ☐ No

9. Have you ever received a violation notice, suspension, or revocation for a liquor law violation, or have you applied for or been denied a liquor or beer license anywhere in the United States? (If yes, explain in detail.) ☒ Yes ☐ No

Violation notice at Westlake Liquor in Red Feather Lakes. When an employee did not ask for proper identification and sold alcohol to an underaged person.

DR 8404-I (03/20/19)

10. Have you ever been convicted of a crime or received a suspended sentence, deferred sentence, or forfeited bail for any offense in criminal or military court or do you have any charges pending? (If yes, explain in detail.) ☐ Yes ☒ No

11. Are you currently under probation (supervised or unsupervised), parole, or completing the requirements of a deferred sentence? (If yes, explain in detail.) ☐ Yes ☒ No

12. Have you ever had any professional license suspended, revoked, or denied? (If yes, explain in detail.) ☐ Yes ☒ No

Personal and Financial Information

Unless otherwise provided by law, the personal information required in question #13 will be treated as confidential. The personal information required in question #13 is solely for identification purposes.

[redacted] d. U.S. Citizen ☒ Yes ☐ No

h. Naturalization Certificate Number	i. Date of Certification	j. If an Alien, Give Alien's Registration Card Number	k. Permanent Residence Card Number

l. [redacted] If so, give number and state. State CO

14. Financial Information.

a. Total purchase price or investment being made by the applying entity, corporation, partnership, limited liability company, other. $ 165,000.00

b. List the total amount of the **personal** investment , made by the person listed on question #2, in this business including any notes, loans, cash, services or equipment, operating capital, stock purchases or fees paid. $ ~~165,000.00~~

*** If corporate investment only please skip to and complete section (d)**
**** Section b should reflect the total of sections c and e**

c. Provide details of the personal investment described in 14b. You must account for all of the sources of this investment. (Attach a separate sheet if needed)

Type: Cash, Services or Equipment	Account Type	Bank Name	Amount

d. Provide details of the corporate investment described in 14 (a). You must account for all of the sources of this investment. (Attach a separate sheet if needed)

Type: Cash, Services or Equipment	Loans	Account Type	Bank Name	Amount
Restaurant Business	N/A		Bank of the West	$165,000.00

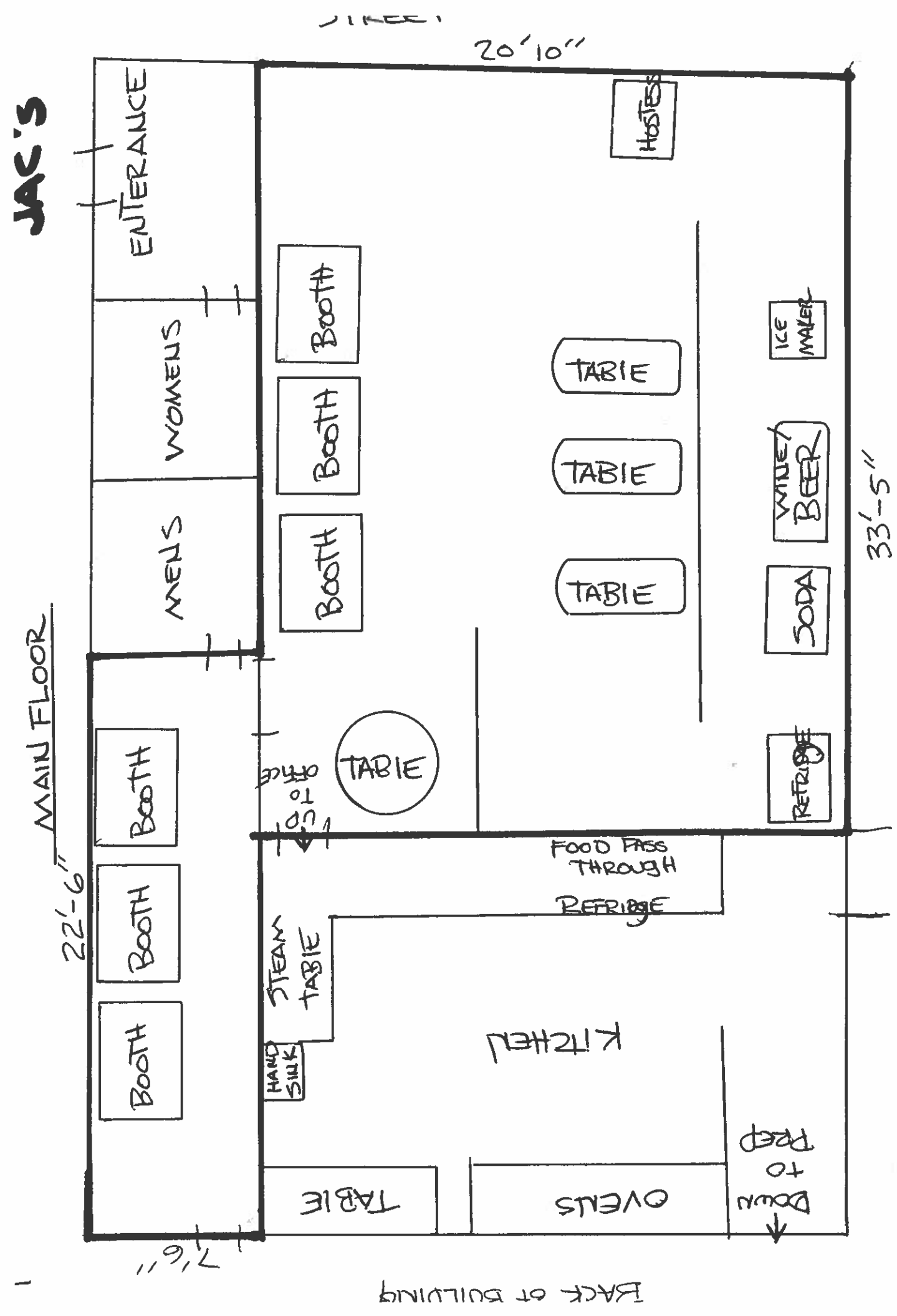
e. Loan Information (Attach copies of all notes or loans)

Name of Lender	Address	Term	Security	Amount

Oath of Applicant

I declare under penalty of perjury that this application and all attachments are true, correct, and complete to the best of my knowledge.

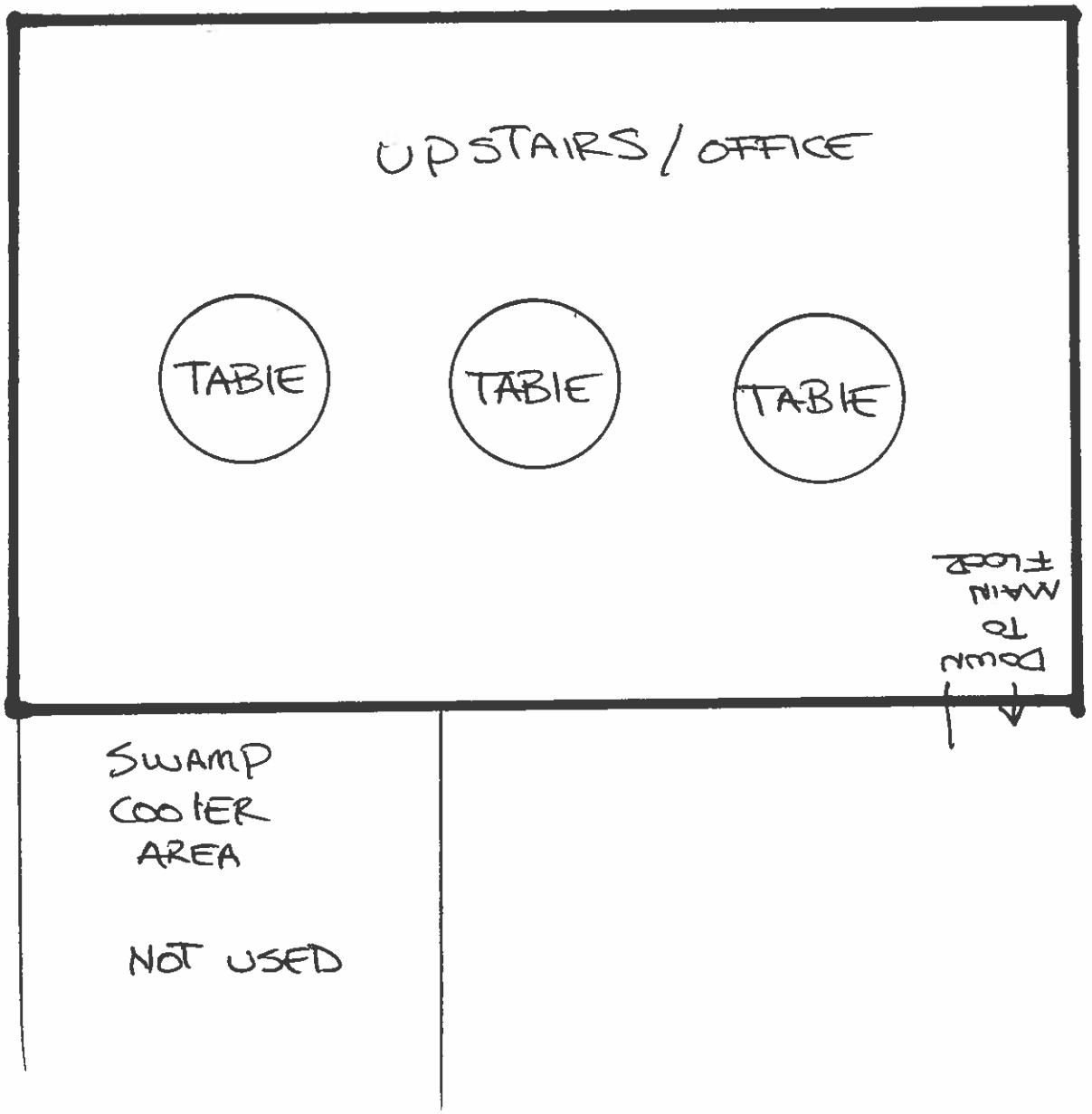
Authorized Signature	Print Signature	Title	Date
[signature]	Joel Wendler	V. P.	3-6


JAC'S
ENTERANCE
WOMENS
MENS
BOOTH
BOOTH
BOOTH
HOSTESS
TABLE
TABLE
TABLE
ICE MAKER
WINE/ BEER
SODA
REFRIGE
20'10"
33'-5"
MAIN FLOOR
22'-6"
TABLE
TO OFFICE
FOOD PASS THROUGH
REFRIGE
BOOTH
BOOTH
BOOTH
STEAM TABLE
HAND SINK
KITCHEN
TABLE
OVENS
Down to Prep
BACK of BUILDING

JAE'S

SODA
HEAT
BASEMENT
Box STORAGE
WINE
DRY STORAGE
TO PREP
DOWN TO STORAGE
TABLE
SINK
TO KITCHEN
PREP
MOP SINK
HAND SINK
SINK
TABLE
TABLE
TO WALK IN
HOBART
REFRIGS
TO PREP
FREEZER
BEER STORAGE
REFRIGERATOR
15'8"
BACK OF BUILDING
6'4"

JAC'S


UPSTAIRS / OFFICE
TABLE
TABLE
TABLE
Down To Main Floor
SWAMP COOLER AREA
NOT USED

LEASE/RENTAL AGREEMENT

This Lease is made between Wendler Properties, Inc., herein called "Landlord," and **Jac's INC & Laura Wendler** Individually, herein called "Tenant." Tenant hereby leases from Landlord the premises situated in the **Town of Elizabeth, County of Elbert, State of Colorado**, described as **344 E Kiowa, Elizabeth, CO 80107** ("Premises"), upon the following TERMS and CONDITIONS:

1. **TERM AND RENT.** Landlord demises the above Premises commencing **March 8, 2023** and ending **March 7, 2024**, unless sooner terminated as provided herein, at the monthly rental of **Two Thousand Four Hundred Fifty Dollars ($2,450.00),** payable in advance on the first day of each month for that month's rental during the term of this Lease. All rental payments shall be made payable to "Wendler Properties" and tendered to P.O. Box 1357, Elizabeth, Colorado, 80107-1357. Tenant shall have a grace period of 6 days and if rent is not received by the end of the 7th day of any month, a late fee shall be assessed at a rate of ten percent (10%) of the rent amount (e.g. $245.00) per day. Tenant shall be considered in default of lease once nonpayment of rent is beyond grace period. Any failure to make a payment, including reimbursement for any payments that Landlord may make when the tenant does not, will be considered and defined as a material default in the lease. Upon approaching expiration of lease, Tenant shall give proper written notice of no less than 90 days stating desire to vacate or stay. This lease is nonrenewable, unless agreed upon by both tenant and Landlord.
2. **INSURANCE.** Tenant will obtain/maintain Commercial General Liability Insurance and endorse said policy to name the Landlord as Additional Insured and endorse policy to Waive Subrogation in the interest of the Landlord. To the maximum extent permitted by insurance policies, Tenant waives any and all rights of subrogation which might otherwise exist. Liability limits on the policy will be no less than $1,000,000 per occurrence with a General Aggregate limit and a Products/Completed Operations aggregate, both no less than $1,000,000. If Tenant is in the business of furnishing, manufacturing, distributing or selling Liquor, then Tenant shall maintain Liquor Liability Insurance, a limit that is no less than $1,000,000 per occurrence. **Tenant will provide Landlord a certificate of liability insurance naming Landlord as additional insured** and identifying that Subrogation is waived and copy of endorsement issued by the insurance company naming Landlord as Additional Insured. Tenant, at their expense, shall maintain insurance on their own Personal Property as well as coverage for Plate Glass on Landlord's real property. Certificate of Insurance(s) for any required coverage's noted shall provide for 30 days written notice to Landlord in the event of cancellation or material change in coverage. If the Leased Premises or any other part of the building is damaged by fire or other casualty resulting from any act of negligence of Tenant or any of Tenant's agents, employees, or invitees, rent shall not be diminished or abated while such damages are under repair, and Tenant shall be responsible for the cost of repair not covered by insurance. If Tenant shall fail to procure and maintain said insurance, Landlord may, but shall not be required to, procure and maintain the same, but at the expense of Tenant and any and all charges incurred by Landlord shall be reimbursed by Tenant within 30 days. A late fee charge will be assessed at 10% per day from the date of Landlord's payment. Notwithstanding use stated in item 5, no use shall be made or permitted

Initials

to be made of the Premises nor acts done which will cause the cancellation of any insurance policy covering said Premises or any building of which the Premises may be a part, and if Tenant's use of the Premises causes an increase in said insurance rates, Tenant shall pay any such increase.

3. **UTILITIES.** Tenant shall be liable for one hundred percent (100%) of building utility charges including but not limited to water, sewer, gas/propane, and electricity supplied to the Premises, together with any taxes thereon. Tenant shall be liable for one hundred percent (100%) of snow removal and waste removal for this Premises, together with any taxes thereon. Tenant acknowledges that the leased Premises is designed for **Restaurant/Bar use.** Tenant shall not use any equipment or devices that utilize excessive electrical energy or that may, in Landlord's reasonable opinion, overload the wiring or interfere with electrical services to other tenants.

4. **SECURITY DEPOSIT.** Upon executions of lease with Landlord a security deposit in the amount of **Two Thousand Four Hundred Fifty Dollars ($2,450.00).** Security deposit shall be refundable if premises at end of lease period is found to be in same condition as it was at the inception of the lease other than normal wear and tear. All utility bills must be paid in full by date of termination. Only after Landlord confirms that all payments have been made will any applicable deposits be returned to Tenant. All keys must be returned to Landlord.

5. **USE.** Tenant shall use and occupy the Premises for **Restaurant/Bar use.** The Premises shall be used for the intended purpose(s) only. Tenant agrees to clean and have vent hoods/fire extinguisher system inspected and certified as required by the health department. The premises must not be used for any unlawful purpose or for any use or purpose contrary to or in violation of State or local statutes, ordinances, or regulations. Tenant shall not use the Premises for the purposes of storing, manufacturing, or selling any Marijuana, explosives, flammables, or other inherently dangerous substance, chemical, thing, or device.

6. **ASSIGNMENT AND SUBLETTING.** Tenant shall not assign this Lease or sublet any portion of the Premises without the prior written consent of the Landlord, which shall not be unreasonably withheld. One of the conditions of consent shall be completion of a Tenant application form provided by Wendler Properties, Inc. to prospective person or persons subletting and that includes giving written consent to a background check. Any such assignment or subletting without consent by Landlord shall be void and, at the option of the Landlord, may terminate this lease. In the event that Landlord shall consent to sublease, Tenant shall pay Landlord a fee of $200.00 incurred in connection with giving such consent. Any new proposed tenant replacing current Tenant must meet reasonable qualifications to be replaced as Tenant as set by the Landlord including but not limited to approval based on a credit check, criminal check, and proof of income, and must complete a Tenant application form provided by Wendler Properties, Inc. Tenant agrees to require from any sublet tenants proof of insurance and updated contact information and current business licenses and must provide such information to Landlord upon commencement of sublet agreements.

7. **QUIET ENJOYMENT.** Landlord covenants that on Tenant's payment of the rent and performing all agreements, requirements, and covenants herein contained, Tenant may occupy the demised premises for the agreed term.

8. **ORDINANCES AND STATUTES.** Tenant shall comply with all statutes, ordinances, and requirements of all municipal, state, and federal authorities now in

Initials _____

at any time within sixty (60) days prior to the expiration of this Lease, to place upon the Premises any "To Let" signs, and permit persons desiring to Lease the same to inspect the Premises thereafter.

13. **SURRENDER OF PREMISES.** At the expiration of the lease term, Tenant shall quit and surrender the premises hereby demised in as good state and condition as it was at the commencement of this lease, reasonable use and wear thereof and damages by the elements excepted.

14. **DEFAULT.** If Tenant defaults in the payment of rent, or any additional rent or other changes, or defaults in the performance of any of the obligations, covenants, or conditions herein, Landlord may give Tenant notice of such default, verbal or written, and if Tenant does not cure any such default within three (3) days' notice, on the date specified in such notice, the term of this Lease shall terminate if Landlord elects. In that event, Tenant shall then quit and surrender the Premises to Landlord, without extinguishing Tenant's liability for rent for the remainder of the lease terms and any other changes. If this Lease shall have been so terminated by Landlord, Landlord may at any time thereafter resume possession of the Premises by any lawful means and remove Tenant or other occupants and their effects.

15. **ABANDONMENT.** If at any time during the term of this lease Tenant abandons the demised premises or any part thereof, Landlord may, at his option, enter the demised premises by any means without being liable for any claims and without becoming liable to Tenant for damages or for any payment of any kind whatsoever, and may receive and collect all rent payable by reletting, and, at Landlord's option, hold Tenant liable for any difference between the rent that would have been payable under this lease during the balance of the unexpired term, if this lease has continued in force, and the net rent for such period realized by Landlord by means of such reletting. If Landlord's right of re-entry is exercised following abandonment of the Premises by Tenant, then Landlord may consider any personal property belonging to Tenant and left on the premises to also have been abandoned, in which case Landlord may dispose of all such personal property in any manner Landlord shall deem proper and is hereby relieved of all liability for doing so.

16. **RETURNED CHECKS.** If, for any reason, a check used by Tenant to pay Landlord is returned without having been paid, Tenant will pay a charge of $50.00 as additional rent in addition to a possible late charge. After the second time a Tenant's check is returned, Tenant must thereafter secure a money order for payment of rent.

17. **ATTORNEY FEES.** In case suit should be brought for recovery of the Premises, or for any sum due here under, or because of any act which may arise out of the possession of the Premises by either party, the Landlord shall be entitled to costs incurred in connection with action, including reasonable attorney's fees.

18. **PARKING.** During the terms of this Lease, Tenant shall have the nonexclusive use in common automobile parking areas, driveways, and foot ways, subject to any rules and regulations for the use thereof as prescribed from time to time of Landlord or government regulations. Landlord has the right and ability to designate parking areas for Tenants. Landlord is not responsible for, nor does Landlord assume any liability for damages caused by fire, theft, casualty, or any other cause whatsoever with respect to any car or its contents. Snow removal in any parking area is not the responsibility of the Landlord.

19. **INDEMNIFICATION OF LANDLORD.** To the extent and as provided by law, Tenant hereby agrees that Landlord shall not be liable for injury to Tenant or its

Initials

force, or which may hereafter be in force, pertaining to the use of the Premises at the Tenant's expense. This shall include but not be limited to sidewalk maintenance as required by the Town of Elizabeth. Tenant shall not use or permit use of the Premises in any manner that will tend to create waste or a nuisance which tends to unreasonably disturb other tenants in the building containing the Premises. Tenant shall maintain fire extinguishers, smoke alarms, and/or any other safety devices required by municipal, state, or federal authorities.

9. **COMMON AREAS.** N/A. The phrase "Common Area" means all areas and facilities outside the Premises that are provided and designated for general use and convenience of invitees. Tenant shall respect and not abuse all areas of building considered Common Areas including but not limited to hallways, stairways, and restrooms. The manner in which Common Areas shall be maintained and the expenditures for such maintenance shall be at the sole discretion of the Landlord. Storage, either permanent or temporary, of any materials, supplies, or equipment in the Common Areas is strictly prohibited. Should Tenant violate this provision of the Lease, then in such event, Landlord may, at its option, either terminate this Lease or without notice to Tenant permanently remove said materials, supplies, or equipment from the Common Areas. If removal is necessary, Tenant shall be responsible for payment of any costs involved in said removal.

10. **REPAIRS AND ALTERATIONS.** Tenant shall not, without first obtaining the **written** consent of Landlord, make any alterations, additions, or improvements in, to or about the Premises including placement of signs. Any such alterations, additions, or improvements must comply with all requirements of applicable building codes and permits including those materially affecting health and safety. Proof of liability insurance must be provided prior to any and all approved repairs.

11. **CARE MAINTENANCE of PREMISES.** Tenant accepts the Premises in the condition existing as of the date of the possession hereunder. Tenant shall, at all times, maintain the Premises in good, safe, and sanitary condition, including but not limited to plate glass, electrical wiring, lighting, plumbing, and heating/cooling system, and any other system or equipment upon the Premises at his/her own expense and shall surrender the same, at termination hereof, in substantially the same condition as received, normal wear and tear excepted. Tenant shall be responsible for any and all repairs required to the Premises specifically excluding the roof, exterior walls, and structural foundations, which shall be maintained by Landlord. Tenant agrees to maintain any and all fire extinguishers and smoke detectors. Semi-annual maintenance of furnace and/or air conditioner shall be required by Landlord. Tenant agrees to provide proof of such maintenance. Tenant is responsible for maintaining all pest control. **Tenant agrees to clean and have vent hoods/fire extinguisher system inspected and certified as required by the health department.** Tenant shall maintain in good condition such portions adjacent to the Premises such as sidewalks and shrubbery. Tenant agrees at all times to provide safe and clean sidewalks and walkways adjacent to Premises. This includes snow and ice removal. Repairs required due to "Acts of God" are the responsibility of the Landlord. Upon vacating premises, Tenant shall not remove any items that belong to Landlord including but not limited to fire extinguishers, smoke alarms/detectors, appliances, furniture, equipment.

12. **ENTRY AND INSPECTION.** Tenant shall permit Landlord or Landlord's agent to enter upon Premises at reasonable times or in an emergency, and upon reasonable notice, for the purpose of inspecting the same, and will permit Landlord

Initials

business or for any loss of income therefrom or for damages to the goods, wares, merchandise, or other property of Tenant, nor shall Landlord be liable for injury to person of Tenant, Tenant's employees, invitees, customers, or any other person in or about the Premises or any part thereof. Tenant agrees to indemnify and hold Landlord harmless from any claims for damages which arise in connection with any such occurrence. Said indemnification shall include indemnity from any costs or attorney fees which Landlord may incur in defending said claim.

20. **EMINENT DOMAIN.** If the Premises or any part thereof or any estate therein, or any other part of the building materially affecting Tenant's use of the Premises, shall be taken by eminent domain, this Lease shall terminate on the date when title vests pursuant to such taking. The rent, and any additional rent, shall be apportioned as of the termination date, and any rent paid for any period beyond that date shall be repaid to the Tenant. Tenant shall not be entitled to any part of the award for such taking or any payment in lieu thereof, nor shall Tenant have any claim against Landlord for any taking of fixtures and improvements owned by Tenant or for moving expenses.

21. **DESTRUCTION OF PREMISES.** In the event of a partial destruction of the Premises other than by Act of God, responsibility of repair shall be reasonably determined by Landlord. In the event of a partial destruction of the Premises during the term hereof and it is determined that the Tenant is responsible for repairs, such repairs must be made and completed under existing government laws and regulation by the expiration date of the lease unless it interferes with other Tenants on the Premises. If such interference occurs, repairs must be made within sixty (60) days. In the event of a partial destruction of the Premises during the term hereof and if it is determined that the Landlord is responsible for repairs, Landlord shall repair the same, provided that such repairs can be made within sixty (60) days under existing governmental laws and regulations, but such partial destruction shall not terminate this Lease, except that Tenant shall be entitled to proportionate reduction of rent while such repairs are being made, based upon the extent to which the making of such repairs shall interfere with the business of Tenant on the Premises. If such repairs cannot be made within said sixty (60) days, Landlord, at his/her option, may make the same within a reasonable time, this Lease continuing in effect with the rent proportionately abated as aforesaid, and in the event that Landlord shall not elect to make such repairs which cannot be made within sixty (60) days, this Lease may be terminated at the option of either party. In the event that the building in which the demised Premises may be situated is destroyed to an extent of not less than one-third of the replacement costs thereof, Landlord may elect to terminate this Lease whether the demised Premises be injured or not. A total destruction of the building in which the Premises may be situated shall terminate this Lease.

22. **KEYS.** If all keys are not forfeited and returned to Landlord upon termination of lease, Tenant shall be charged **One Hundred Dollars ($100.00).**

23. **LOCKS.** Tenant agrees not to change locks on any door without first obtaining Landlord's written permission. Tenant agrees to pay for changing any locks and to provide Landlord with one duplicate key per lock. If Tenant becomes locked out of the premises, Tenant is responsible for all expenses involved in regaining entry.

24. **ANIMALS.** Tenant is **Not** allowed to keep animals on premises.

25. **TAXES.** Landlord shall pay all real estate taxes for the land and building in which leased premises are situated. In the event that there is any increase during any

Initials _____

year of the term of this Lease in the City, County, or State real estate taxes over and above the amount of such taxes assessed for the tax year during which the term of this Lease commences, whether because of increased rate of valuation, Tenant shall pay to Landlord upon request, a portion of the increase in taxes upon the land and building in which the Leased Premises are situated upon presentation of paid tax bill(s), amount determined by Landlord. In the event that such taxes are assessed for a tax year extending beyond the terms of the Lease, the obligation of Tenant shall be proportionate to the portion of the Lease term included in such year. Tenant shall pay any and all charges and fees which may be imposed by the EPA or other similar government regulations or authorities because of Tenant's presence or Tenant's activities on the premises.

26. **HOLDOVER BY TENANT.** Should Tenant remain in possession of the demised premises with the consent of Landlord after the natural expiration of this lease, a new lease shall be created by the Landlord.
27. **HEIRS, ASSIGNS, SUCCCESSORS.** This Lease is binding upon and inures to the benefit of the heirs, assigns, and successors in interest to the parties.
28. **SUBORDINATION.** This Lease is and shall be subordinated to all existing and future liens and encumbrances against the property.
29. **WAIVER**. No failure of Landlord to enforce any term hereof shall be deemed to be a waiver.
30. **BUILDING**. If building is sold at any time during the terms of this agreement, then upon sale, the lease may be terminated at the option of either Tenant or the new Landlord.
31. **LANDLORD'S RULES AND REGULATIONS**. Tenant shall faithfully observe and comply with the rules and regulations that Landlord shall from time to time promulgate. Landlord reserves the right from time to time to make all reasonable modifications to said rules and regulations. Any breach of the covenants, conditions, or promises of the Tenant shall be determined to be a material breach. Landlord shall not be responsible to Tenant for the non-performance of any of said rules and regulations by any other tenants or occupants.
32. **NOTICE OF INTENT TO VACATE**. (This paragraph only applies when this Agreement is or has become a month-to-month Agreement.) Landlord shall advise Tenant of any changes in terms of tenancy with advance notice in writing of at least 30 days. Changes may include notice of termination, rent adjustments, or other reasonable changes in the terms of this Agreement.
33. **RADON GAS DISCLOSURE.** As required by law, (Landlord) (Seller) makes the following disclosure: "Radon Gas" is occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines may have been found in buildings in **Elbert County**. Additional information regarding radon and radon testing may be obtained from your county public health unit.
34. **NOTICES**. Any notice which either party may or is required to give, shall be given by mailing the same, postage prepaid, to Tenant at:

Laura Wendler
1272 Pawnee Parkway
Elizabeth, CO 80107

Initials _____

Or to Landlord at P.O. BOX 1357, Elizabeth, CO 80107, or at such other places as may be designated by the parties from time to time. Tenant agrees to notify landlord of new phone numbers and/or mailing addresses within 30 days of obtaining such number or address.

35. **BINDING EFFECT.** The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this lease.

36. **ENTIRE AGREEMENT.** The foregoing constitutes the entire agreement between the parties and may be modified by Landlord. This includes any modifications to the insurance requirements.

37. **OTHER TERMS:** 1) If Tenant has placed electrical signs on building, upon termination of lease, Tenant agrees to remove the sign and the electrical box shall remain as part of the building. 2) Tenant agrees to provide Landlord with copy of valid business and/or liquor license 3) Tenant agrees to pay the first months pro-rated rent in the amount of $1896.79 ($79.03 per day for 24 days). Last month's rent of $2450.00 and a security deposit in the amount of $2450.00.

Landlord:

Wendler Properties, Inc. Date 3-8-23

Tenant:

Laura M. Wendler Date 3/6/23

Laura Wendler DBA Jac's INC

Initials

E-Filed

Colorado Secretary of State
Date and Time: 02/28/2023 11:41 AM
ID Number: 20231237306

Document number: 20231237306
Amount Paid: $50.00

Document must be filed electronically.
Paper documents are not accepted.
Fees & forms are subject to change.
For more information or to print copies
of filed documents, visit www.coloradosos.gov.

ABOVE SPACE FOR OFFICE USE ONLY

Articles of Incorporation for a Profit Corporation

filed pursuant to § 7-102-101 and § 7-102-102 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name for the corporation is

Jac's, Inc.

(Caution: The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)

2. The principal office address of the corporation's initial principal office is

Street address
344 E Kiowa Avenue
(Street number and name)

Elizabeth CO 80107
(City) *(State)* *(ZIP/Postal Code)*

(Province – if applicable) United States
(Country)

Mailing address
(leave blank if same as street address) [redacted]
(Street number and name or Post Office Box information)

Elizabeth CO 80107
(City) *(State)* *(ZIP/Postal Code)*

(Province – if applicable) United States
(Country)

3. The registered agent name and registered agent address of the corporation's initial registered agent are

Name
(if an individual)
Wendler Laura
(Last) *(First)* *(Middle)* *(Suffix)*

or

(if an entity)

(Caution: Do not provide both an individual and an entity name.)

Street address
344 E Kiowa Avenue
(Street number and name)

Elizabeth CO 80107
(City) *(State)* *(ZIP/Postal Code)*

Mailing address
(leave blank if same as street address) [redacted]
(Street number and name or Post Office Box information)

Elizabeth CO 80107
(City) *(State)* *(ZIP/Postal Code)*

(The following statement is adopted by marking the box.)

☒ The person appointed as registered agent above has consented to being so appointed.

4. The true name and mailing address of the incorporator are

Name
(if an individual) Wendler (Last) Laura (First) (Middle) (Suffix)

or

(if an entity)
(Caution: Do not provide both an individual and an entity name.)

Mailing address [redacted] *er and name or Post Office Box information)*

Elizabeth (City) CO (State) 80107 (ZIP/Postal Code)

CO Province – if applicable) United States (Country)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

☐ The corporation has one or more additional incorporators and the name and mailing address of each additional incorporator are stated in an attachment.

5. The classes of shares and number of shares of each class that the corporation is authorized to issue are as follows.

◉ The corporation is authorized to issue 100,000 common shares that shall have unlimited voting rights and are entitled to receive the net assets of the corporation upon dissolution.

○ Information regarding shares as required by section 7-106-101, C.R.S., is included in an attachment.

6. *(If the following statement applies, adopt the statement by marking the box and include an attachment.)*

☐ This document contains additional information as provided by law.

7. *(Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)*

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)

The delayed effective date and, if applicable, time of this document is/are _____.
(mm/dd/yyyy hour:minute am/pm)

Notice:

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

8. The true name and mailing address of the individual causing the document to be delivered for filing are

Elbert David L
(First) (Middle) (Suffix)

[redacted]
(Number and name or Post Office Box information)

Kiowa CO 80117
(City) (State) (ZIP/Postal Code)

(Province – if applicable) United States
(Country)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

☐ This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

Disclaimer:
This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Jac's, Inc.

is a

Corporation

formed or registered on 02/28/2023 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20231237306 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 03/02/2023 that have been posted, and by documents delivered to this office electronically through 03/06/2023 @ 09:06:17 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 03/06/2023 @ 09:06:17 in accordance with applicable law. This certificate is assigned Confirmation Number 14754818 .

Jena Griswold

Secretary of State of the State of Colorado

**********End of Certificate**********

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, https://www.coloradosos.gov/biz/CertificateSearchCriteria.do entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, https://www.coloradosos.gov click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

THIS LICENSE MUST BE POSTED IN PUBLIC VIEW

(07/01/2012)

STATE OF COLORADO
DEPARTMENT OF REVENUE

LIQUOR ENFORCEMENT DIVISION
1707 Cole Blvd, Suite 300
Lakewood, CO 80401

EHLEN PROPERTIES, LLP
dba BUZZARD'S PIZZA
344 EAST KIOWA AVENUE
Elizabeth CO 80107

ALCOHOL BEVERAGE LICENSE

Liquor License Number	License Expires at Midnight
03-09551	**July 04, 2023**
License Type: **BEER & WINE (CITY)**	
Authorized Beverages: **MALT AND VINOUS LIQUOR**	

This license is issued subject to the laws of the State of Colorado and especially under the provisions of Title 44, Articles 4, 3, CRS 1973, as amended. This license is nontransferable and shall be conspicuously posted in the place above described. This license is only valid through the expiration date shown above. Any questions concerning this license should be addressed to: Colorado Liquor Enforcement Division, 1707 Cole Blvd, Suite 300 Lakewood, CO 80401.

In testimony whereof, I have hereunto set my hand. 6/28/2022 ZER

Michelle Stone-Principato — Michelle Stone-Principato, Division Director

Mark Ferrandino — Mark Ferrandino, Executive Director/CEO

DR 4679 (09/21/06)
COLORADO DEPARTMENT OF REVENUE

AFFIDAVIT - RESTRICTIONS ON PUBLIC BENEFITS

I, Laura Wendler, swear or affirm under penalty of perjury under the laws of the State of Colorado that **(check one)**:

- [x] I am a United States citizen.
- [ ] I am not a United States citizen but I am a Permanent Resident of the United States.
- [ ] I am not a United States citizen but I am lawfully present in the United States pursuant to Federal law.
- [ ] I am a foreign national not physically present in the United States.

I understand that this sworn statement is required by law because I have applied for a public benefit. I understand that state law requires me to provide proof that I am lawfully present in the United States prior to receipt of this public benefit. I further acknowledge that making a false, fictitious, or fraudulent statement or representation in this sworn affidavit is punishable under the criminal laws of Colorado as perjury in the second degree under Colorado Revised Statute 18-8-503 and it shall constitute a separate criminal offense each time a public benefit is fraudulently received.

Signature	Date
Laura M. Wendler	3/3/23

DR 8495 (07/23/19)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division

Tax Check Authorization, Waiver, and Request to Release Information

I, Laura Wendler am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of Jac's Inc. (the "Applicant/Licensee") to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business) Jac's / Laura Wendler	[redacted]	
[redacted] / 344 E. Kiowa Ave		
City Elizabeth	State CO	Zip 80107
Ho[redacted]		
Printed name of person signing on behalf of the Applicant/Licensee: Laura Wendler		
Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information) Laura M Wendler	[redacted]	

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

DR 8004 (12/21/16)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
(303) 205-2300

Wholesaler Affidavit of Compliance

Section 12-47-303(1)(d), C.R.S.

Wholesaler Licensee Name (If an LLC; partnership; corporation or name of corporation)		License Number
Ehlen Properties, LLP		03-09551
Trade Name of Establishment/Doing Business As (DBA)		**Phone Number**
Buzzards Pizza		303-646-3333
Physical Address	**City**	**State / ZIP**
344 E. Kiowa Ave	Elizabeth	CO 80107
Email Address		
Transferor Retailer Licensee Name		**License Number**
Jac's Inc.		
Trade Name of Establishment/Doing Business As (DBA)		**Phone Number**
Jac's		303-646-3333
Physical Address	**City**	**State / ZIP**
344 E. Kiowa Ave	Elizabeth	CO 80107

The above wholesaler affirms that all alcohol beverages delivered to the above transferor retailer are:

☐ Paid in Full (only for the purposes of complying with section 12-47-303(1)(d), C.R.S.)

Note: If Paid in full is selected, the wholesaler may no longer extend credit to the transferee or transferor until the local and state licensing authorities have approved the transfer of the liquor license.

☐ Not Paid in Full

Wholesaler:			
Signature	**Print**	**Title**	**Date**

Instructions: Please print this document for your records.

MyBizColorado

COLORADO DEPT OF REVENUE

Thank you for registering with the Colorado Department of Revenue!
Your electronic application has been received.
You will receive your Sales Tax License and/or Wage Withholding information in the mail in the next 10 business days.

You may use this receipt as a temporary Sales Tax License in the interim.

Filing Information

Your filing information is as follows

Date: 3/2/23

Name: Jac's, Inc.

Address: 344 E. Kiowa Avenue\nElizabeth, Colorado 80107

Sales Tax Account Number: [redacted]

Sales Tax Filing Frequency: Monthly ($300 in taxes/month or m

Wage Withholding Account Number [redacted]

Wage Withholding Filing Frequency: Monthly ($7,000 to $49,000/year)

Websites

State of Colorado: www.colorado.gov

Colorado Department of Revenue: www.colorado.gov/revenue

Colorado Department of Revenue Online Customer Support Site:
revenuestateco.custhelp.com

File and pay your sales tax online: www.colorado.gov/RevenueOnline

Register to pay by EFT: www.colorado.gov/revenue/eft

Please wait 2-3 business days while we validate your registration before attempting to access your account in Revenue Online. You will receive your license(s) in the mail within 10 business days. If you do not already have access to Revenue Online, you may use information from that letter to sign-up.

COLORADO
Department of Revenue

Receipt - Online Payment

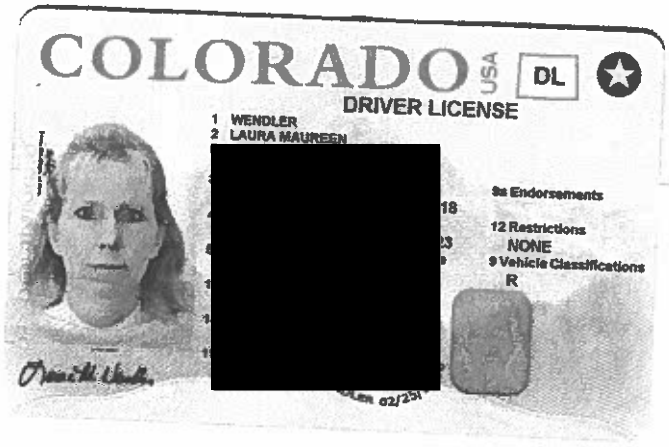
Confirmation: 0-023-283-007
Payment Date: 16-Feb-2023

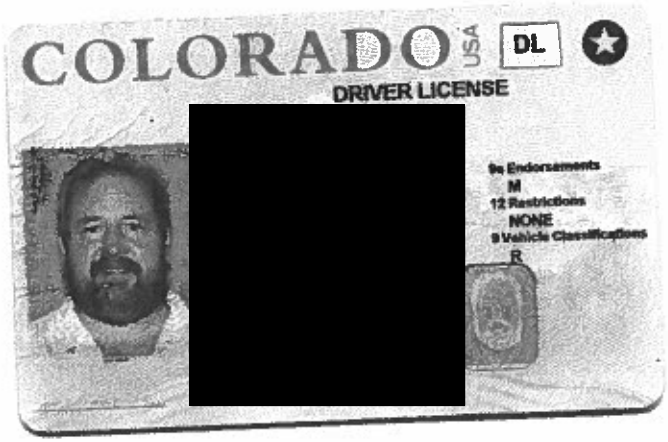
Transactions	Amount Due
Driver License Fee	$30.87
Payment Portal Administration Fee	$1.46
	$32.33

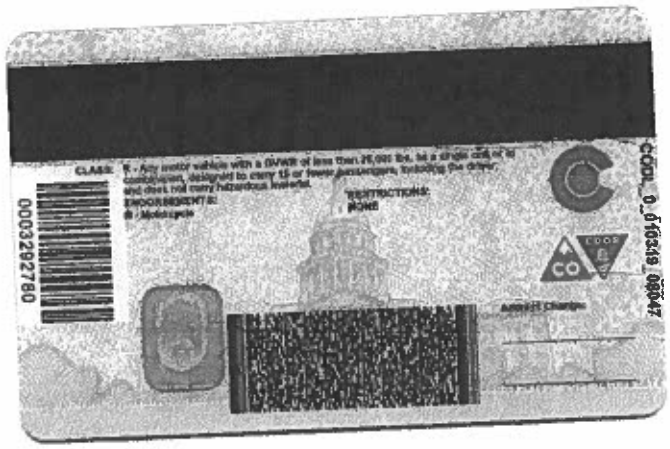
Payment	Payment ID Number	Tendered
Online Credit Card	2026466912	$32.33
Total Payment		$32.33

This receipt shows a valid driving privilege when presented in conjunction with your previous driver license through 18-Mar-2023

If you do not receive your driver license in the mail by the expiration date listed above please check our where's my driver license/ID online service




COLORADO
USA
DL
DRIVER LICENSE
9a Endorsements
M
12 Restrictions
NONE
9 Vehicle Classifications
R


CLASS:
RESTRICTIONS:
NONE
0003292780

TO: Honorable Mayor, Mayor Pro Tem, and Board of Trustees
FROM: Patrick Davidson, Town Administrator
DATED: February 28, 2023 – REVISED March 8, 2023
SUBJECT: Proposed Increase in Land Use Development Fees

NOTE: This matter came before the Board of Trustees on February 28, 2023. Upon further discussion of the Board, the matter was referred back to staff with direction to expand the calculations to contemplate the prospects of larger developments than those proposed in the prior draft. The revised chart seeks to build out the revised PUD calculations to include a more gradual sliding-scale approach to developments based on acreage involved.

BACKGROUND

Land Use Development Fees are those fees tied directly with development of land within the Town of Elizabeth. These fees include such items as annexation, the review of planned unit developments, site plans, and final plats. The purpose of the fees is not to generate revenue for the Town of Elizabeth, rather the fees are to offset some of the costs incurred by the Town in supporting this vital role in the community. These fees are paid by the developer as part of making raw land available for a commercial venture, whether it is residential or retail in nature.

ANALYSIS

The Town Board has not addressed these Land Use Development Fees since Resolution 19R12, and it is time to review them. Attached is a spreadsheet listing the current fees and deposits and the proposed updated fees and deposits. The following categories are included in the proposed fee list:

PUD 5 acres or less
PUD > 5 acres but less than or equal to 10
PUD >10 acres but less than or equal to 20
PUD > 20 acres but less than or equal to 50
PUD > 50 acres

STAFF RECOMMENDATION

Staff recommends these proposed fee increases to reflect the actual costs incurred by the Town in processing future development plans for developers.

BUDGET CONSIDERATIONS

There is no known additional expense resulting from the Board's action. The increase in fees will likely increase revenue for the Town but will be entirely offset by increases in expenses to the Town and Community Development.

ATTACHMENTS

REVISED - Resolution Establishing Land Use Development Fees

REVISED - Spreadsheet Demonstrating Current and Proposed Fees and Deposits.

RESOLUTION 23R13

A RESOLUTION ADOPTING A REVISED SCHEDULE FOR LAND USE DEVELOPMENT FEES

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ELIZABETH, COLORADO AS FOLLOWS:

1. Pursuant to Article 10 of Chapter 16 of the Town of Elizabeth Municipal Code, the Board of Trustees hereby adopts the Land Use Fee and Deposit Schedule, attached hereto as Exhibit A, and incorporated herein by this reference.

PASSED, APPROVED, and ADOPTED this 14th day of March 2023, by the Board of Trustees of the Town of Elizabeth, Colorado, on first and final reading, by a vote of _____ for and _____ against.

_____
Nick Snively, Mayor

ATTEST:

_____
Michelle M. Oeser, Town Clerk

Application	Current Fee	Current Deposit	Proposed Fee	Proposed Deposit
Annexation	$ 500.00	$ 4,000.00	$1000/initial + $50/acre	$ 5,000.00
Final Plat	$ 500.00	$ 3,000.00	$ 1,000.00	$ 5,000.00
Minor Subdivision	$ 300.00	$ 1,000.00	$ 750.00	$ 2,500.00
PUD 5 acres less	$500/initial + $30/each additional	$ 3,000.00	$1,000/initial + $500/acre	$ 5,000.00
PUD > 5 acres	$1000/initial + $30/each additional	$ 4,500.00		
PUD > 5 acres but less than or equal to 10			$2,500/initial + $500/acre	$ 7,500.00
PUD > 10 acres but less than or equal to 20			$2,500/initial + $600/acre	$ 10,000.00
PUD > 20 acres but less than or equal to 50			$3,500/initial + $600/acre	$ 15,000.00
PUD > 50 acres			$5,000/initial + $750/acre	$ 20,000.00
Preliminary Plan	$ 1,000.00	$ 5,000.00	$ 3,000.00	$ 5,000.00
Replat/Vacate/Amendment	$ 300.00	$ 500.00	$ 1,000.00	$ 2,500.00
Rezone - Traditional Zones	$400/initial + $30/each additional	$ 1,500.00	$ 1,000.00	$ 3,000.00
Sign Permit	$ 75.00	$ -	$ 150.00	$ 300.00
Site Plan Less than 2 Acres	$ 400.00	$ 3,000.00	$ 1,500.00	$ 3,500.00
Site Plan Over 2 Acres	$400/initial + $30/each additional	$ 4,500.00	$ 2,500.00	$ 5,000.00
Site Plan Amendment - Full Process	$ 300.00	$ 2,000.00	$ 1,500.00	$ 2,500.00
Site Plan Amendment - No Referral	$ 20.00	$ -	$ 250.00	$ 500.00
Sketch Plan	$ 250.00	$ 3,000.00	$ 750.00	$ 3,500.00
Temporary Structure / Use Permit	$ 20.00	$ -	$ 250.00	$ 250.00
Use by Special Review	$ 500.00	$ 2,000.00	$ 1,250.00	$ 3,500.00
Variance Request	$ 300.00	$ 1,000.00	$ 500.00	$ 1,500.00
Condominium Plat			$ 1,000.00	$ 2,000.00

STAFF REPORT
Site Plan Amendment Application / Pine Ridge Crossing

Applicant: Pine Ridge Apartments, LLC. / Applicant Representative: Tahoe Consulting, LLC.
Location: 701 S. Elizabeth Street, Elizabeth CO
Zoning: Commercial Mixed- Use (CMU)
Date: Updated for 3/14/23 Board of Trustee's hearing

Exhibits:
Exhibit A: Applicant's submittal documents and proposed plans
Exhibit B: Referral agency compiled comment letters, redlines, and applicant's response

APPLICANT REQUEST

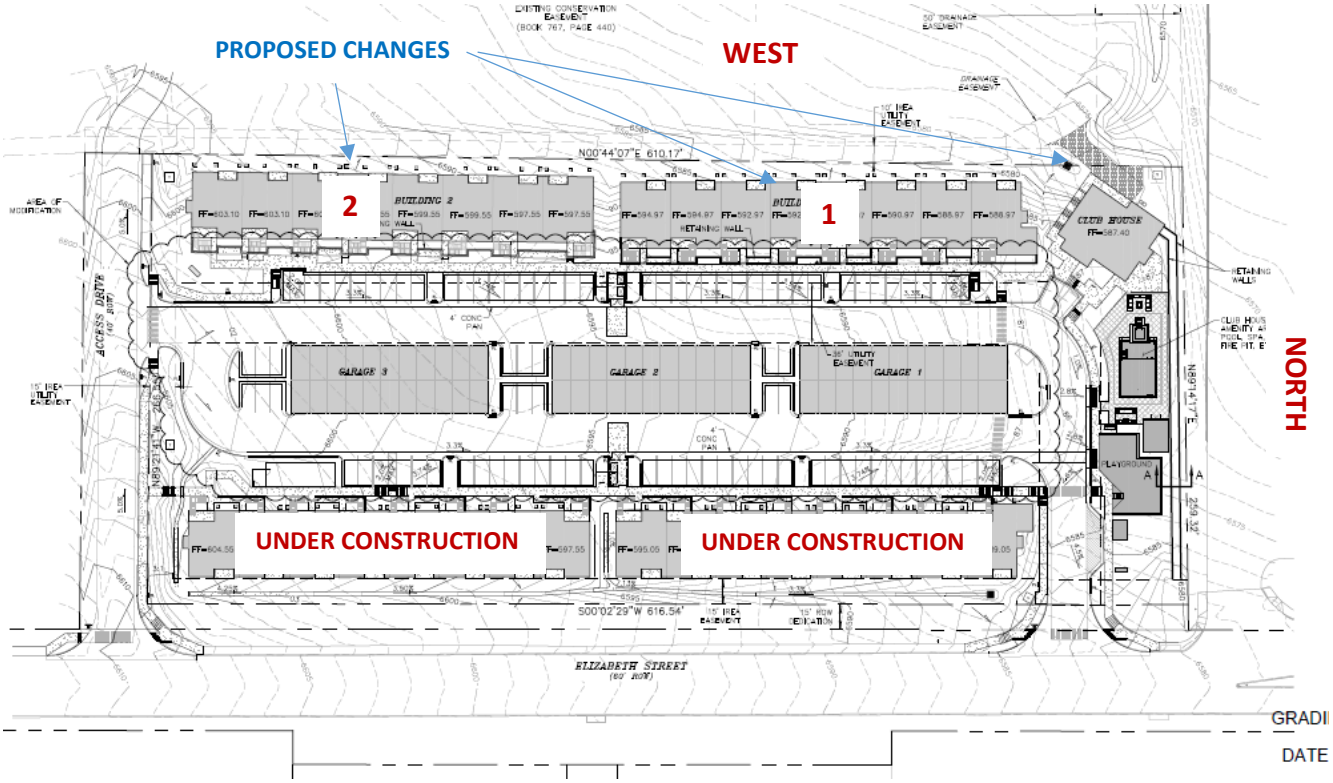
The Applicants, Pine Ridge Apartments, LLC, request the Planning Commission provide a recommendation of approval to the Board of Trustees for a proposed Site Plan Amendment Application at the Pine Ridge Crossing development, located at the corner of E. Kiowa Ave, and County Road 13 in the Town of Elizabeth, CO. (Exhibit A).

In accordance with Section 16-2-20 (a) of the Elizabeth Municipal Code (EMC) – Site Plan Standards and Procedures – an approved Site Plan may be revised or amended and per Sec. 16-2-20 (k), this application may be process as a minor revision or formal amendment. Due to the nature of the request, staff has processed the site plan amendment as a formal amendment that will require a full submittal to all applicable referral agencies as well as Planning Commission and Board of Trustees review and approval processes. In accordance with Section 16-2-40(g) the Planning Commission shall consider a site plan application and make a recommendation to the Board of Trustees to approve, approve with conditions, continue to obtain additional information, or deny.

General Project Location



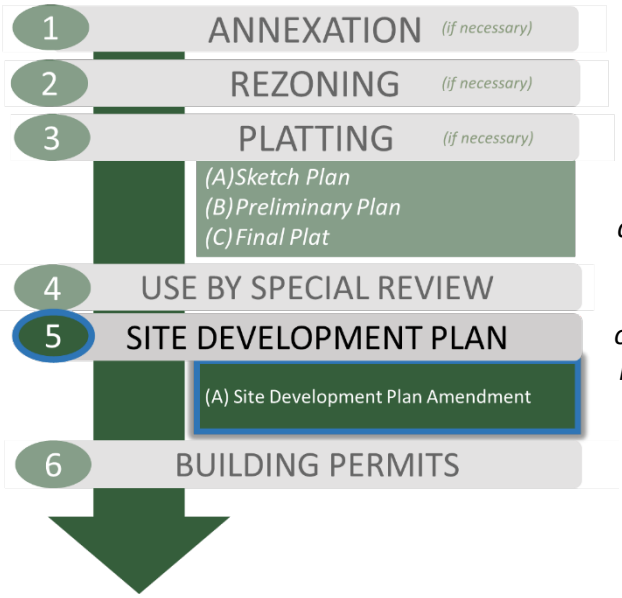
Proposal/Background:
The applicant is proposing to amend the previously approved Pine Ridge Crossing site plan to increase the density of allowed dwelling units, without reconfiguring the buildings, infrastructure or increasing the building height.



The original project was approved through the Town's *Use by Special Review and Site Plan processes in 2019. The subject site is 4.19 acres and is currently being developed to support four (4) two-story apartment buildings, parking (both surface and garage), pool, clubhouse/management office and playground. The four apartment buildings included (16) two- bedroom apartments each, totaling (64) proposed units. The approved proposal provided 150 parking spaces, of which 60 are parking spaces provided in garages.

The proposal for a Site Plan Amendment includes the addition of 16-units to the overall development with eight additional units proposed in each of buildings one (1) & two (2). The additional units are proposed as "garden-level", lower floor additions to each building bringing the total unit count to 80 units. Parking would be increased to 160 spaces to meet the Town's current parking standards, with six parking spaces dedicated to ADA. The site is in proximity to but removed from the 100-year floodplain.

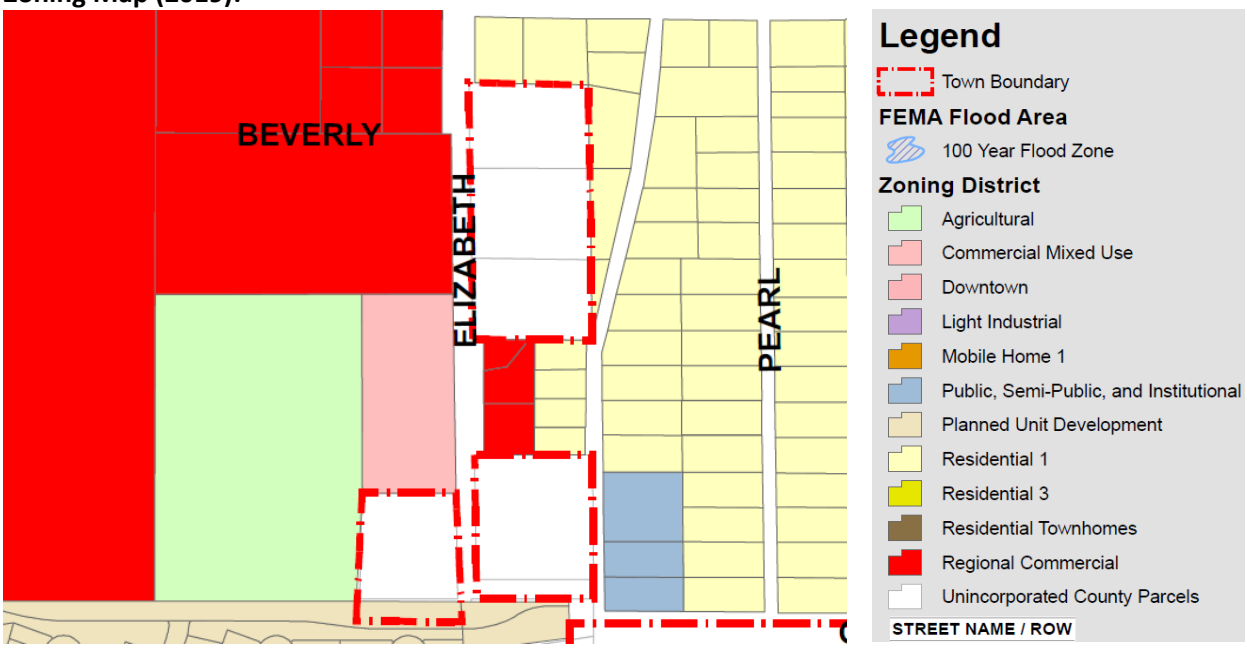
Additionally, changes to the clubhouse elevations and an expansion of the overall gross floor area of the clubhouse were noted as part of the review process. These changes were not outlined in the original narrative submitted with the proposal. The expansion of the gross floor area is proposed in the form of basement storage area for maintenance equipment. This expansion seemingly has little to no impact on the bulk standards or design of the clubhouse.



**Staff note - As noted, the original project was entitled under a Site Plan process and a Use by Special Review process that includes various criteria for approval. The Use by Special Review process is a requirement for all residential development that is proposed in a Commercial Mixed-Use zone district. Based on the analysis of the proposed changes to the project, the absence of code language considering amendments to Uses by Special Review, and the accompanying impacts of higher densities (traffic, noise, etc..), staff has elected to have the Planning Commission and Board of Trustees hear this proposal as a Site Plan Amendment.*

Approval Criteria:
Section 16-2-40 of the EMC includes criteria for the Planning Commission to consider in order to offer a favorable recommendation for approval to the Board of Trustees. This includes review against all applicable standards as found in the EMC, the Elizabeth Comprehensive Plan, and the Town of Elizabeth Design Guidelines.

Zoning Map (2019):



Surrounding Land Uses:

North: Big R Store (Regional Commercial)
South: Single-family dwelling units (Unincorporated County Parcels - Residential)
East: Vacant (Regional Commercial)
West: Single-family dwelling units (Agricultural)

Current Site – Aerial View



Current Site – (Under Development)



Current Site – (Under Development)



Site – Vacant (prior to start of construction)



CASE ANALYSIS

Elizabeth Municipal Code (EMC):

The proposal is to amend the previously approved Pine Ridge Crossing site plan located within the Commercial Mixed-use (CMU) district. Approval for residential uses in the CMU district was granted via the Use by Special Review process as required per code. As such, the following topics outline the specific analysis applied to the proposal:

- **Density**
    - The Town's comprehensive plan anticipates "Mixed-Use" development in this location with a general range of residential densities from 8-24 dwelling units per acre. The increase to 80 units would seemingly provide an overall density of approximately 19.1 units/acre, an increase of 3.82 units/acre from the previous density or 25%. The proposed density increase is well within the range of anticipated density for the mixed-use designation of the Comprehensive Plan and as noted on the future land use map.
    - ~~The current zoning code establishes a "minimum lot/space size (square feet)" of "2,500 sq. ft." This is assumed to be a minimum land to unit, area ratio that helps prescribe density for a particular parcel within the CMU zoning district. Although not expressly denoted in the code, this type of regulation is traditionally used to regulate density. Per application of these zoning parameters, the additional units would require an approximate 1-acre larger parcel size to adhere to the standards. Overall, using these parameters, the 80 total units would require a development property of approximately 4.6 acres.~~
        - **<u>Update to staff report 3/2/23</u> – Staff researched the history of the changes to the Land Development Code, via ordinance, and the application of the "minimum lot/space size (square feet)" requirement as amended in 2017. Based on the staff report that accompanies the ordinance, it appears that the language was not intended to require a minimum of 2,500 sq. ft. per unit as implied above. Staff rescinds the original discussion of the requirement and believes that the outlined comprehensive plan densities are the appropriate policy to apply to this review.**
- **Bulk Standards:**
    - Per code Sec. 16-1-20, building height "means the vertical distance from the average finished grade to the highest point of the roof surface. A weighted average on the perimeter of the building may be utilized." The amended site plan proposes to provide for additional units located below (sub-surface) the surrounding grade for building one and two only and includes space for accessing and traversing the area at the base of the building. Essentially, no additional height will be added from that approved with the original site plan.

- **Lighting:**
    - The light levels measured at the SW corner of the site do not demonstrate compliance with code Sec. 16-8-20 (b)(6); therefore, an updated lighting plan that shows compliance with this standard has been requested from the applicant.
        - **Update to staff report 3/2/23 – The applicant has updated the lighting plan to depict compliance with the code.**
- **Drainage:**
    - A drainage memo was provided by the applicant and reviewed by staff consultants. Staff has requested additional grading detail regarding the new entry area retaining walls which have been trigged by the garden level units, and an addendum to the drainage report that discusses the increase in impervious area and changes needed to the storm drainage facilities including the pond and its outlet control box.
        - **Update to staff report 3/2/23 – The applicant has updated the drainage plan to depict compliance with Town standards. The civil construction referral consultant is satisfied with the proposed changes to the drainage plan.**
- **Floodplain**
    - The floodplain does not impact the site.
- **Parking:**
    - The applicant has demonstrated compliance with code Sec 16-6-10 (b.1) that requires two (2) off-street parking spaces be provided for each new dwelling unit (d.u.). The amended parking configuration proposes 160 parking spaces (80 d.u. x 2 parking spaces). From the total provided parking spaces, six are allocated as ADA parking spaces, which shows compliance with code Sec. 16-6-10 (f.1).
- **Traffic and Access**
    - No changes to the existing structures are proposed that would change the traffic patterns and access to the site will remain the same. The Town's Traffic consultant provided no comments regarding the proposal.
- **Right-of-Way (ROW)**
    - No new ROW is proposed with the amended site plan.
- **Landscaping**
    - Per code Sec. 16-2-50 (2.b and 2.c), at least seventy-five percent (75%) of the area required to be landscaped shall have a ground cover of living plant materials, including but not limited to grass and other recognized ground-covering plant materials. The remaining twenty-five percent (25%) of the area required to be landscaped may be covered with bark, wood chips, wood shavings, rock, stones or other materials approved during the site plan processes. As denoted for change, the overall required landscape area appears to be comprised of 31% non-living material and 69% living

material. An updated landscape plan that shows compliance with this standard has been requested from the applicant.

- Per code Sec. 16-2-50 (2.f), all development projects requiring off-street parking spaces for fifty (50) or more cars shall allocate a minimum area equal to ten percent (10%) of the total area covered by the parking lot for landscaped islands. The area covered by the parking lot shall include parking stalls and vehicular circulation aisles, but exclude driveways, access drives, loading areas and similar access features. As proposed, the landscape islands comprise approximately 9% (2,537 sf /27,388 sf) of the parking lot square footage. An updated landscape plan that shows compliance with this standard has been requested from the applicant.
    - **Update to staff report 3/2/23 – The applicant addressed the landscaping comments provided above with their updated submittal being brought forward for approval consideration. Their non-living landscape percentage stands at 31% which is a reduction (improvement) from the original approved site plan that allowed 33% non-living material. Staff believes that this is an improvement and increase to the amount of living material as compared to the approved plan from 2019. The applicant also adjusted the landscape islands to depict compliance per staff comment above.**

The Town of Elizabeth Design Standards and Guidelines:
The original proposal was reviewed in the context of the Town's adopted Design Standards and Guidelines. Nothing regarding the proposed additional units will impact the requirements of the Design Standards and Guidelines.

Elizabeth Comprehensive Plan:
The Town's Comprehensive Plan (2019) anticipates "Mixed-Use" development in this location with a general range of residential densities from 8-24 dwelling units per acre. The previously approved site plan allowed for 64 units and an overall density of 15.3 units/acre. The increase to 80 units would seemingly provide an overall density of approximately 19.1 units/acre, an increase of 3.82 units/acre from the previous density or 25%. The proposed density increase is well within the range of anticipated density for the mixed-use designation of the Comprehensive Plan and as noted on the future land use map. The increased density furthers the Town's goal of offering expanded housing options and increasing density as outline below:

- **Future Land Use and Development - GOAL 1, POLICY 1.4:** *Encourage the diversification of Elizabeth's housing options to meet the full life cycle of the community's housing needs. This would enable residents to remain in the community as their housing needs change and would accommodate a more diverse range of residents from a wider range of ages to live in Elizabeth.*
    - By increasing the density, the enhanced availability of housing options will benefit the Town and serve as a resource for residents of all ages.
- **Future Land Use and Development GOAL 3:** *Future development in Elizabeth incorporates appropriate levels of density and design to support increased housing options, the viability of neighborhood commercial, and overall long-term neighborhood sustainability.*

- The increased density and previously approved design ensure that the Town's availability of new residential housing is focused near commercial services, which may ensure long-term neighborhood sustainability.

Findings and Staff Recommendation

The following findings and staff recommendation are offered for consideration by the Planning Commission:

Findings:
The proposal has been found to generally comply with the standards for development as found in the Chapter 16 of the Elizabeth Municipal Code. Staff finds the following specific details are applicable.

1. The proposal fulfills the purpose of the CMU zone district by spurring high-density residential development.
2. The proposed density increase is well within the range of anticipated density for the mixed-use designation of the Comprehensive Plan and as noted on the future land use map.
3. Parking opportunities are increased to support the increased density.
4. The proposed increase in density is in general compliance with the bulk standard requirements for the CMU district.
5. The applicant has satisfied all of the requirements of the various referral agencies and service providers. All referral partners have deemed the project to be in compliance with the requirements of the Land Development Code, Utility Requirements and Specifications, and other applicable Municipal Code Requirements

Staff Recommendation:
Based on the analysis above, staff believes that the application meets the criteria for a Site Plan as set forth in Chapter 16 of the Elizabeth Municipal Code and recommends that the Planning Commission forward the Site Plan Amendment request to the Board of Trustees with a favorable recommendation.

Planning Commission Recommendation

At the 3/7/23 Planning Commission meeting, the Commission provided a recommendation of approval, for the amendment, for consideration by the Board of Trustees. The Commission did not recommend any additional conditions of approval.

EXHIBIT A

PINE RIDGE CROSSING
SITE PLAN AMENDMENT
SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160
4.187 ACRES

SITE PLAN NOTES:

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE TOWN PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.

2. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.

3. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENT, LOTS,TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.

4. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.

5. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 16-8-20 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.

6. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH TOWN SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.

7. FIRE HYDRANTS MUST MEET OR EXCEED ELIZABETH FIRE PROTECTION DISTRICT STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.

8. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.

9. ALL SIDEWALKS AND RAMPS MUST CONFORM TO TOWN STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.

10.COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION. THE PROPERTY OWNERS' ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS IN COMMON OPEN SPACE AREAS.

11. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO TOWN OF ELIZABETH STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

12. TRASH ENCLOSURE NOTE:
TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM OF SIX (6) FEET AND OF THE SAME OR COMPLEMENTARY MATERIAL AND COLOR AS THE MAIN BUILDING.

13. AMERICANS WITH DISABILITIES NOTE:
THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THIS ACT.

14. CONSTRUCTION NOTE:
THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCIES PRIOR TO THE ISSUANCE OF BUILDING PERMITS.



VICINITY MAP
SCALE: N.T.S.

PROPERTY DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERDIAN, ELBERT COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE N89°21'41'W ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 370.75 FEET TO THE WEST RIGHT OF WAY LINE OF ELIZABETH STREET; THENCE N89°21'41'E ALONG SAID SOUTH LINE A DISTANCE OF 269.92 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING N89°21'41'W ALONG SAID SOUTH LINE OF A DISTANCE OF 664.95 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE N00°41'18" E ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF A DISTANCE OF 949.88 FEET; THENCE N89°14'17"E A DISTANCE OF 924.19 FEET TO THE WEST RIGHT OF WAY LINE OF ELIZABETH STREET; THENCE N89°21'41" W A DISTANCE OF 282.18 FEET; THENCE S02°10'53E A DISTANCE OF 315.98 FEET TO THE POINT OF BEGINNING; ALL IN THE COUNTY OF ELBERT.
COUNTY OF ELBERT, STATE OF COLORADO

ARCHITECT STATEMENT

I, _____, BEING A REGISTERED PROFESSIONAL ARCHITECT IN THE STATE OF COLORADO, HEREBY ATTEST THAT THIS SITE PLAN AND SET OF DRAWINGS HAVE BEEN DESIGNATED IN CONFORMANCE WITH ALL OF THE TOWN OF ELIZABETH DESIGN STANDARDS

_____ _____
REGISTERED ARCHITECT DATE

CLERK AND RECORDER

STATE OF COLORADO)

) SS

COUNTY OF ELBERT)
I hereby certify that this site plan was filed in my office on this _____day of _____, 20____A.D., at _____a.m./p.m., and was recorderd at Reception Number _____

_____(Signature)
County Clerk and Recorder

PROPERTY OWNER

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE PROPERTY DESCRIBED HEREIN IN THE TOWN OF ELIZABETH, COUNTY OF ELBERT AND STATE OF COLORADO.

_____
NCA, LLC, DBA PINE RIDGE APARTMENTS, LLC

SIGNED THIS _____DAY OF _____, 2022

CIVIL ENGINEER'S STATEMENT

I, _____, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL OF THE TOWN OF ELIZABETH CONSTRUCTION STANDARDS

_____ _____
REGISTERED PROFESSIONAL ENGINEER DATE

LIST OF CONTACTS:

OWNER:
NCA, LLC, DBA PINE RIDGE APARTMENTS, LLC
14205 E. DAVIES AVENUE
cENTENNIAL, CO 80112

CIVIL ENGINEER / SURVEYOR:
CKE ENGINEERING INC.
14257 WEST EVANS CIRCLE
LAKEWOOD, CO 80228

ELECTRICAL ENGINEER
BOULDER ENGINEERING COMPANCY
1717 15TH STREET
BOULDER, CO 80302

TRAFFIC ENGINEER
EST, INC
1873 S. BELLAIRE STREET, SUITE 1101
DENVER, CO 80222

ARCHITECT:
PWN ARCHITECTS & PLANNERS, INC.
9250 E. COSTILLA AVE., SUITE 620
GREENWOOD VILLAGE, CO 80112

LANDSCAPE ARCHITECT:
BASELINE ENGINEERING CORPORATION
112 N. RUBEY DRIVE, #210
GOLDEN, CO 80403

GEOTECHNICAL SERVICES:
GEOSCIENCE & DESIGN, INC.
P.O. BOX 68
FRANKTOWN, CO 80116

SITE DATA:

EXISTING ZONING:
CMU - COMMERCIAL MIXED USE (USE BY SPECIAL REVIEW)

SITE BREAKDOWN:

TOTAL NET SITE AREA:	181,824 S.F.	4.17 ACRES	100%
BUILDING COVERAGE:	54,470 S.F.	1.25 ACRES	30%
DRIVE, WALKS & PARKING:	89,479 S.F.	2.05 ACRES	49%
LANDSCAPE COVERAGE:	37,875 S.F.	0.87 ACRES	21%rv
TOTAL:	**181,824 S.F.**	**4.17 ACRES**	**100%**

CURRENT ZONING: CMU - COMMERCIAL MIXED USE

GROSS DENSITY: 20 DU/ACRE

BUILDING COVERAGE:RV

BUILDING	FOOTPRINT AREA	CONSTRUCTION TYPE	SPRINKLER SYSTEM
BUILDING TYPE 1, BUILDING 4	10,208 S.F.	TYPE VB	NFPA 13R
BUILDING TYPE 1B, BUILDING 1	10,004 S.F.	TYPE VB	NFPA 13R
BUILDING TYPE 2, BUILDING 3	10,004 S.F.	TYPE VB	NONE
BUILDING TYPE 2B, BUILDING 2	10,208 S.F	TYPE VB	NONE
CLUBHOUSE	2,026 S.F.	TYPE VB	NONE

PARKING REQUIRED:

STANDARD PARKING:	EACH DWELLING UNIT:	2 REQUIRED
HANDICAP PARKING:	101-199 PARKING SPACE	6 REQUIRED
TOTAL:	**(80 UNITS X 2 SPACES)**	**160 SPACES REQUIRED**

PARKING PROVIDED:

GARAGE STALL - FULL-SIZE AUTO	32 PARKING SPACES
GARAGE STALL - OVERSIZED AUTO	32 PARKING SPACES
GARAGE VAN ACCESSIBLE	2 PARKING SPACES
(90 DEGREE ANGLE: 9'-0" X 18'-0" FULL-SIZE AUTO)	90 PARKING SPACES
HANDICAP PARKING:	4 PARKING SPACES
TOTAL:	**160 SPACES PROVIDED**

PARKING BREAKDOWN:

STANDARD	128 (50%)
OVERSIZED	33 (25%)

BUILDING TYPES:
MAXIMUM BUILDING HEIGHT ALLOWED: 3 STORIES

	HEIGHT	TOTAL # ON SITE	2 BEDROOMS	3 BEDROOMS	GARAGES	STORAGE
BUILDING TYPE 1	2 STORY	1	14	2		
BUILDING TYPE 1B	3 STORY	1	21	3		
BUILDING TYPE 2	2 STORY	1	16			
BUILDING TYPE 2B	3 STORY	1	24			
BUILDING TYPE 3	1 STORY	1	-	-	20	2
BUILDING TYPE 4	1 STORY	2	-	-	44	
CLUBHOUSE		1	-	-	-	-
MAIL		1	-	-	-	-
TRASH ENCLOSURES		2	-	-	-	-
TOTAL:			**75**	**5**	**64**	**2**

TOTAL APT. UNITS: 80 UNITS ON SITE

SETBACK DATA:
15'-0" TO E. ELIZABETH STREET.
5'-0" TO NON-ARTERIAL STREETS

PROPOSED BUILDING HEIGHT:

BUILDING TYPE	HEIGHT
CLUBHOUSE	20' - 6"
BUILDING TYPE 1	31' - 8"
BUILDING TYPE 2	31' - 4"
BUILDING TYPE 3	19' - 9"
BUILDING TYPE 4	20' - 3"
MAIL KIOSK	11' - 10"
POOL EQUIPMENT	11' - 5"

SHEET INDEX

1 COVER SHEET
2 ARCHITECTURAL SITE PLAN
3 GRADING AND DRAINAGE PLAN
4 UTILITY PLAN
5 LANDSCAPE SCHEDULE
6 LANDSCAPE PLAN
7 LANDSCAPE PLAN
8 PLAYGROUND DETAILS
9 LANDSCAPE PLAN
10 CLUBHOUSE ELEVATIONS
11 BUILDING TYPE 1 ELEVATIONS
12 BUILDING TYPE 1B ELEVATIONS
13 BUILDING TYPE 2 ELEVATIONS
14 BUILDING TYPE 2B ELEVATIONS
15 BUILDING TYPE 1 AND 2 SECTIONS
16 BUILDING TYPE 1 AND 2 PERSPECTIVES
17 BUILDING TYPE 3 AND 4 ELEVATIONS
18 ACCESSORY BUILDING ELEVATIONS
19 SITE PHOTOMETRIC PLAN
20 SITE LIGHTING CUT SHEET
21 SITE LIGHTING CUT SHEET

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

COVER SHEET

DATE PREPARED: 01-05-2023
DATE REVISED: 03-01-2023
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennnial, CO 80112

SHEET 1 OF 21

John B. Collins Architect, LLC
1305 S. Gaylord St. Denver, Co. 80210
P: 720 334 2210 E: jc@jbcarch.com

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

NOTES

1 A TOTAL OF 2 TYPE "A" UNITS ARE PROVIDED. SEE SITE PLAN FOR LOCATIONS.
2 REFER TO CIVIL CONSTRUCTION DRAWINGS FOR RETAINING WALL LOCATIONS.
3 REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN AND LAYOUT.
4 VERIFY PARKING SIGNAGE WITH CURRENT CODES AND STANDARDS.
5 COORD. ALL SIDEWALK CHASES LOCATION AND DESIGN W/ CIVIL.

ACCESSIBLE UNIT REQUIREMENT

IBC REQUIREMENT:
2 "TYPE A" UNITS ARE REQUIRED PER 2018 IBC 1107.6.2.1.1
(80 TOTAL UNITS X 2% = 2 UNITS)

PROVIDED UNITS:
TWO BEDROOM - UNIT A1, UNIT A2, UNIT B1 & UNIT B2
THREE BEDROOM - UNIT C1 & C2

COLORADO TITLE 9 REQUIREMENT:
TYPE A UNITS: 2 UNITS PROVIDED X 6 = 12 POINTS
TYPE B UNITS: 78 UNITS PROVIDED X 2 = 156 POINTS
TOTAL 168 POINTS PROVIDED

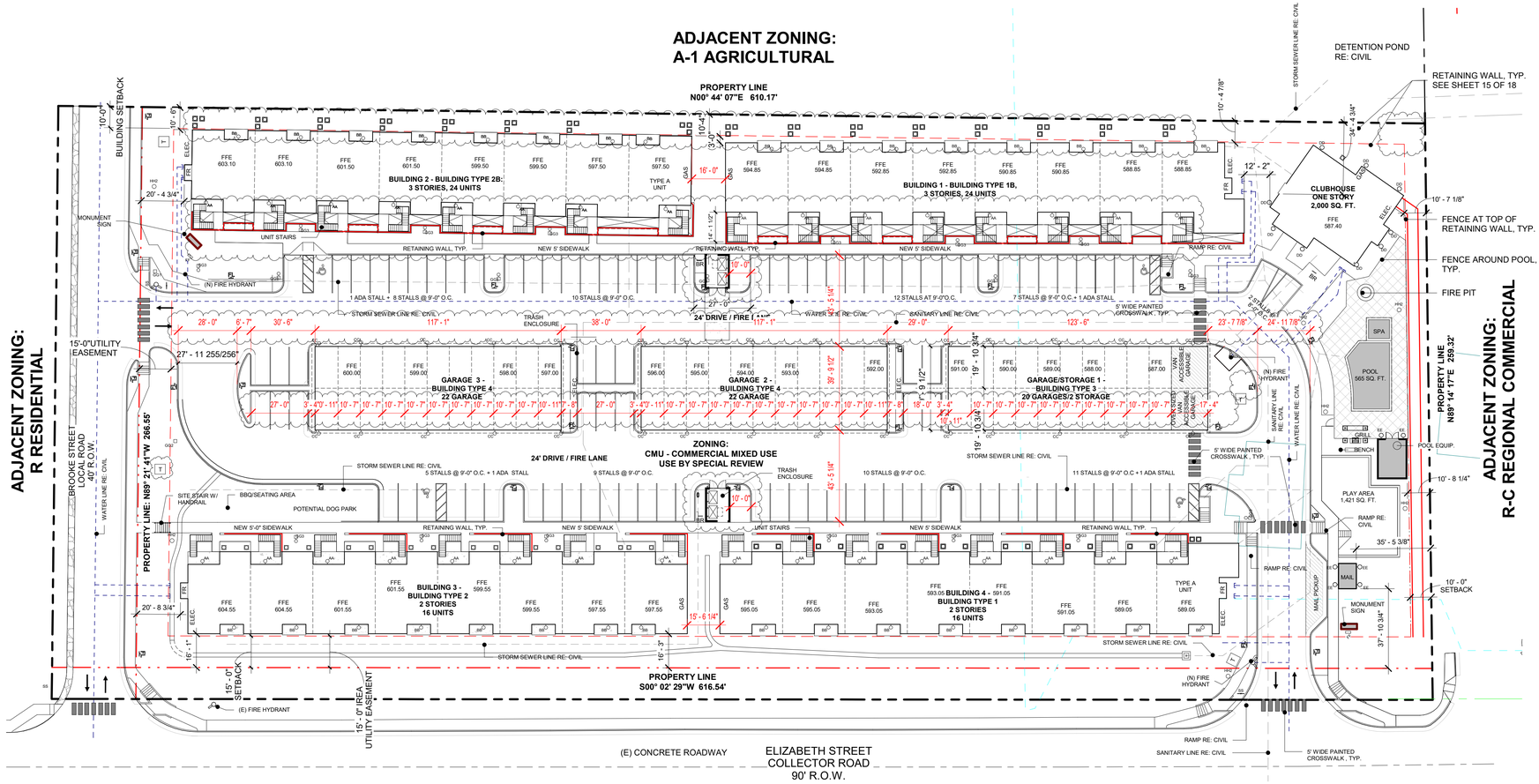
102 POINTS REQUIRED

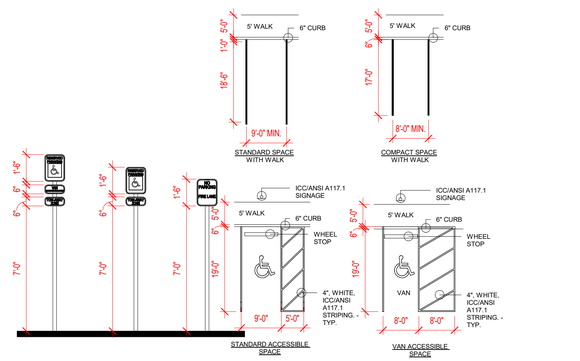
LAND USE DATA:

TOTAL UNITS	SITE AREA	UNIT/ACRE
80 UNITS	4.187 ACRES	19.1 UNITS/ACRE

SITE PLAN KEY:

- TYPE "A" UNIT
- ACCESSIBLE CURB RAMP
- HANDICAP PARKING SPACE
- RESERVED HANDICAP PARKING SIGN
- SS STOP SIGN
- FIRE LANE SIGN LOCATION TO BE COORDINATED WITH COMMERCE CITY TRAFFIC ENGINEER (SEE DETAILS)
- BR BIKE RACK
- 2 HR FIRE SEPARATION WALL
- CURB CHASE
- F.H. FIRE HYDRANT
- F.R. FIRE RISER ROOM W/ APPROVED KNOX BOX
- ELEC. LOCATION OF ELECTRICAL METERS
- GAS LOCATION OF ELECTRICAL METERS
- CONDENSER
- T TRANSFORMER
- TURN ARROW
- ADA ACCESS ROUTES
- RETAINING WALL
- EXPOSED FOUNDATION
- AA LIGHT FIXTURE (AA)
- BB LIGHT FIXTURE (BB)
- CC LIGHT FIXTURE (CC)
- DD LIGHT FIXTURE (DD)
- EE LIGHT FIXTURE (EE)
- FF LIGHT FIXTURE (FF)
- GG1, GG2 & GG3 LIGHT FIXTURE (GG1, GG2 & GG3)
- HH2 LIGHT FIXTURE (HH2)
- EXIST. LIGHT POLE TO REMAIN
- EX. HYD EXIST. FIRE HYDRANT
- EB EXIST. ELECTRICAL BOX
- EXIST. TRANSFORMER
- EXISTING TREE, NONE TO REMAIN





SITE PLAN - PLANNING

1" = 30'-0"

0' 15' 30' 60' 120'

N

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

ARCHITECTURAL SITE PLAN

DATE PREPARED: 01-05-2023
DATE REVISED: 03-01-2023
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennnial, CO 80112

SHEET 2 OF 21

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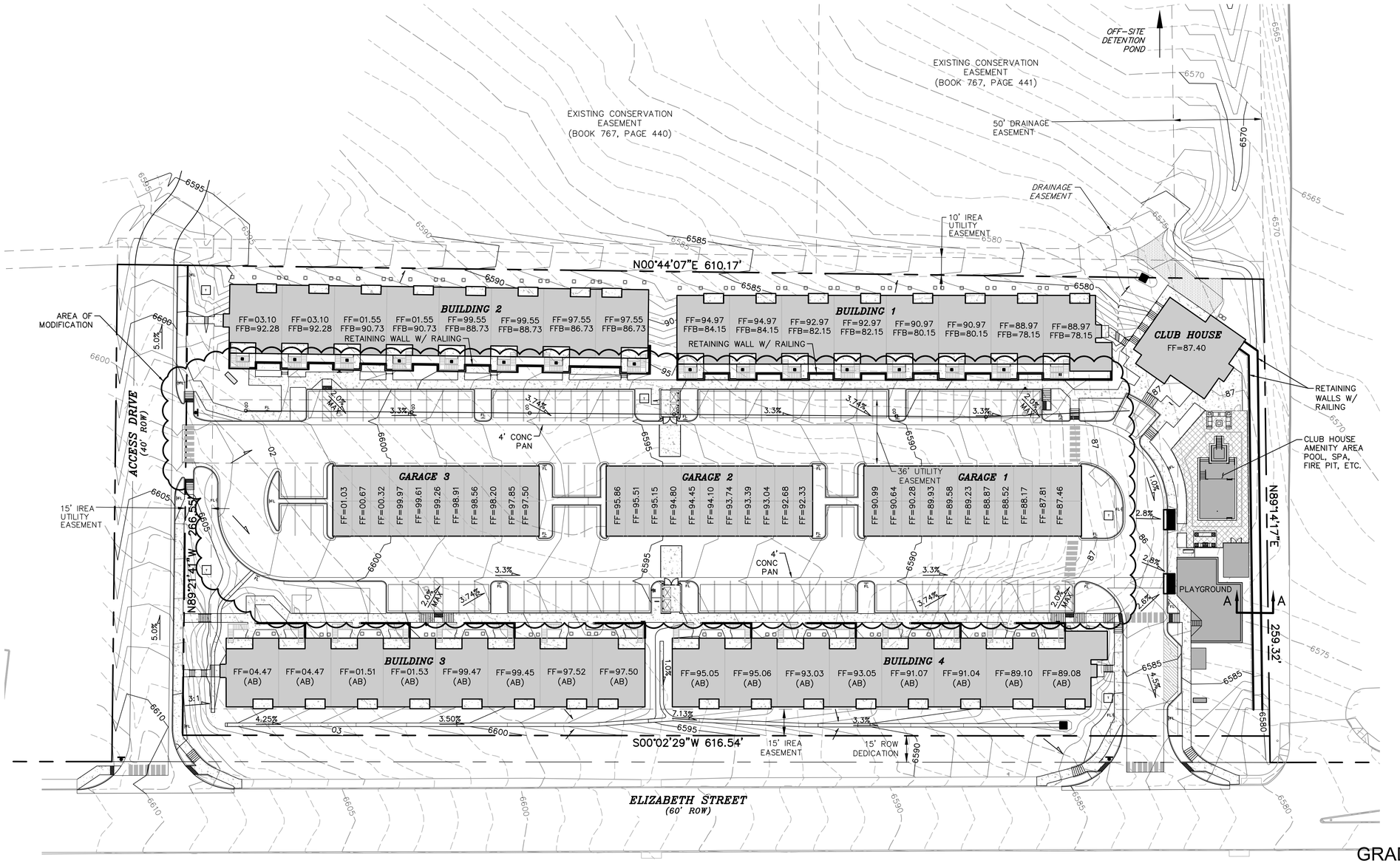
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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

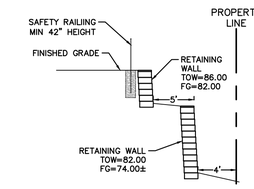
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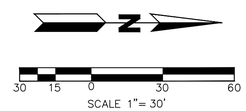
EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY	
	EASEMENT	
	CONCRETE	
	CURB AND GUTTER	
5500	CONTOUR	5500
SS	SANITARY SEWER	SS
ST	STORM SEWER	ST
W	WATER LINE	W
UGE	UNDERGROUND ELECTRIC	
TELE	TELEPHONE CABLE	TELE
GAS	GAS LINE	GAS
	FIRE HYDRANT	
	LIGHT POLE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CLEAN OUT	
	WATER VALVE	
	CURB INLET	
	AREA INLET	
	FES	
	SIGN	
	PROPERTY PIN	
	FIRE LANE NO PARKING SIGN	

(AB) – DENOTES AS-BUILT



SECTION A-A

NOTE:
PROVIDE REINFORCEMENT PER MANUFACTURER'S RECOMMENDATIONS.



CKE Engineering assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

CKE ENGINEERING, INC.
14257 W. EVANS CIRCLE
LAKEWOOD, CO. 80228
(303) 917-1757

GRADING AND DRAINAGE PLAN

DATE PREPARED: 01-05-2023

DATE REVISED:03-01-2023

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

14205 E. Davies Ave
Centennial, CO 80112

SHEET 3 OF 21

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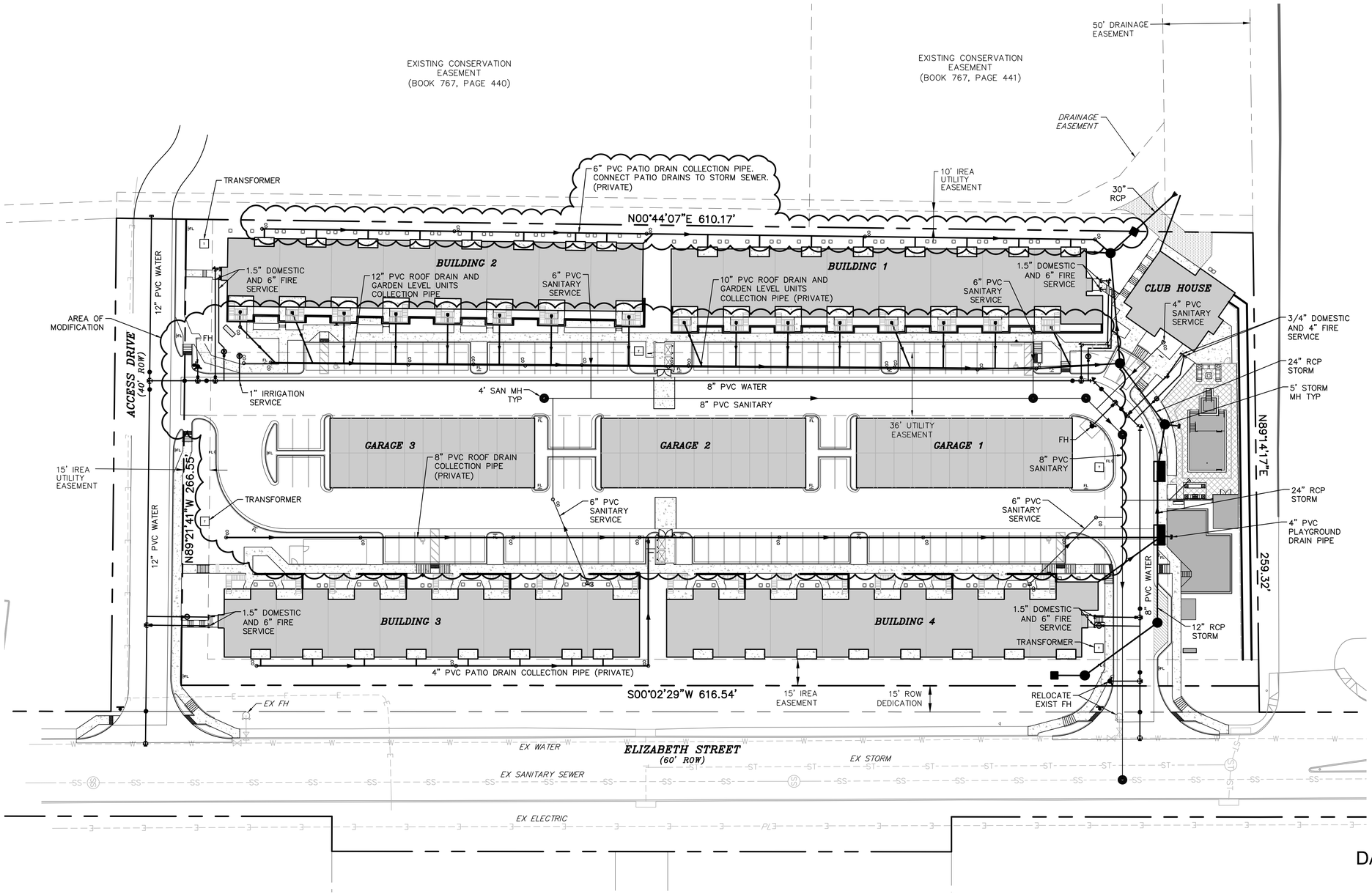
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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY	
	EASEMENT	
	CONCRETE	
	CURB AND GUTTER	
5500	CONTOUR	5500
SS	SANITARY SEWER	SS
ST	STORM SEWER	ST
W	WATER LINE	W
UGE	UNDERGROUND ELECTRIC	
TELE	TELEPHONE CABLE	TELE
GAS	GAS LINE	GAS
	FIRE HYDRANT	
	LIGHT POLE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CLEAN OUT	
	WATER VALVE	
	CURB INLET	
	AREA INLET	
	FES	
	SIGN	
	PROPERTY PIN	
	FIRE LANE NO PARKING SIGN	

N

30 15 0 30 60

SCALE 1"= 30'

CKE Engineering assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

CKE ENGINEERING, INC.
14257 W. EVANS CIRCLE
LAKEWOOD, CO. 80228
(303) 917-1757

UTILITY PLAN

DATE PREPARED: 01-05-2023

DATE REVISED: 03-01-2023

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

14205 E. Davies Ave
Centennial, CO 80112

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160
4.187 ACRES

PLANT SCHEDULE:

SYMBOL	TAG	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	HT	WIDTH	HYDRO - ZONE	NOTES	%
DECIDUOUS CANOPY TREES										
	ACE	5	ACCOLADE ELM	ULMUS MORTON 'ACCOLADE'	2"CAL.	50	30	M-H	B&B	19%
	AGG	3	AUTUMN GOLD GINKGO	GINKGO BILOBA 'AUTUMN GOLD'	2"CAL.	40	30	M-H	B&B	12%
	CTA	4	CATALPA	CATALPA SPECIOSA	2"CAL.	45	30	M-H	B&B	15%
	HAC	6	HACKBERRY	CELTIS OCCIDENTALIS	2"CAL.	50	45	M-H	B&B	23%
	KCT	8	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS 'ESPRESSO'	2"CAL.	50	45	M-H	B&B	31%
	Subtotal	26								
EVERGREEN TREES										
	LBP	3	LIMBER PINE	PINUS FLEXILIS	6' HT	35	15	L-M	B&B	100%
	Subtotal	3								
DECIDUOUS SHRUBS										
	BMS	32	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	5 GAL.	3	3	L-M		6%
	CPB	26	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY"	5 GAL.	2	3	L-M		5%
	CSR	30	CAREFREE SUNSHINE ROSE	ROSA 'CAREFREE SUNSHINE ROSE'	5 GAL.	3	3	M		6%
	FWS	50	FOUR WING SALTBUSH	ATRIPLEX CANESCENS	5 GAL.	6	3	L		10%
	KDD	48	KELSEY DWARF DOGWOOD	CORNUS SERICEA 'KELSEYI'	5 GAL.	3	3	M		9%
	KOR	177	KNOCK OUT PINK ROSE	ROSA 'KNOCK OUT PINK ROSE'	5 GAL.	3	3	M		35%
	KSV	38	KOREAN SPICE VIBURNUM	VIBURNUM CARLESII	5 GAL.	6	6	M-H		7%
	MAE	4	MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'	5 GAL.	5	5	M		1%
	PML	16	MEYER LILAC	SYRINGA MEYERI 'PALIBIN'	5 GAL.	5	5	M		3%
	RUS	45	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL.	4	4	L		9%
	WSC	39	WESTERN SAND SHERRY	PRUNUS BESSEYI	5 GAL.	5	5	L-M		8%
	YTD	2	YELLOWTWIG DOGWOOD	CORNUS SERICEA 'FLAVIRAMEA'	5 GAL.	6	6	M		0%
	Subtotal	507								
LOW SPREADING SHRUBS										
	ARJ	18	ARCADIA JUNIPER	JUNIPERUS SABINA 'ARCADIA'	5 GAL.	2	6	L-M		6%
	BRD	81	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	5 GAL.	1	6	L-M		26%
	CCJ	47	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'	5 GAL.	1	6	L-M		15%
	EFJ	6	EFFUSA COMMON JUNIPER	JUNIPERUS COMMUNIS 'EFFUSA'	5 GAL.	2	6	L		2%
	GLS	39	GRO LOW SUMAC	RHUS AROMATICA 'GRO LOW'	5 GAL.	3	7	L-M		13%
	HCS	30	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAULTII 'HANCOCK'	5 GAL.	3	5	L-M		10%
	PBC	62	CREEPING WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL.	2	5	L-M		20%
	PWJ	25	PRINCE OF WALES JUNIPER	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES'	5 GAL.	1	8	L-M		8%
	Subtotal	308								
PERENNIALS W/ CEDAR MULCH										
	AJ	58	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'	4 IN. POTS	2	1.5	L-M	18" O.C.	
	DF	48	DWARF BLANKETFLOWER	GAILLARDIA X GRANDIFLORA 'GOBLIN'	4 IN. POTS	1	2	L-M	18" O.C.	
	MN	46	MAY NIGHT SALVIA	SALVIA NEMEROSA 'MAY NIGHT'	4 IN. POTS	2	2	M	18" O.C.	
	PM	68	PARDON ME DAYLILY	HEMERCALLIS 'PARDON ME'	4 IN. POTS	1.5	1.5	M	18" O.C.	
	Subtotal	220								
ORNAMENTAL GRASSES										
	BBG	42	BIG BLUESTEM GRASS	ANDROPOGON GERARDII	1 GAL.	6	3	L-M		
	BLA	24	BLONDE AMBITION GRASS	BOUTELOUA GRACILIS	1 GAL.	2	2	L		
	FRG	105	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	1 GAL.	4	3	L-M		
	PDG	47	PRAIRIE DROPSEED GRASS	SPOROBOLUS HETEROLEPIS	1 GAL.	3	3	L-M		
	PMG	63	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURESCENS'	1 GAL.	4	3	L-M		
	SWG	86	SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'	1 GAL.	5	3	L-M		
	Subtotal	367								

NATIVE GRASS SEED
(VERY LOW WATER USE)

NATURE'S PRAIRIE SOD BY TURFMASTER SOD (970) 493.8311

SITE DATA TABLE

Site Data	Actual SF	Min Area SF Required	% Required	% Max	% Provided	CY Compost Reqd @ 4/1000 SF
Gross Site Area:	181,824	N.A.	N.A.	N.A.	100%	N.A.
Building Coverage:	54,470	N.A.	N.A.	N.A.	30%	N.A.
Hard Surface Area:	91,603	N.A.	N.A.	N.A.	50%	N.A.
Total Landscaped Area (Excluding R.O.W.)	35,751	N.A.	N.A.	N.A.	N.A.	See below
Subtotal Landscaped Area (Excluding R.O.W. & Parking Islands)	32,411	27,274	15%	N.A.	18%	See below
Native Grass	222	N.A.	N.A.	N.A.	N.A.	1
Planting Beds (Shrubs, Perennials, Ornamental Grasses)	35,529	N.A.	N.A.	N.A.	N.A.	See below
Non-Living Landscape	11,039	N.A.	N.A.	25%	31%	0
Irrigated Sod (Excluding R.O.W.)	0	N.A.	N.A.	N.A.	0%	See below
Playground area + Dog Area	1,996	N.A.	N.A.	N.A.	N.A.	N.A.
Permanently Irrigated Landscape (Including R.O.W.)	38,624	N.A.	N.A.	N.A.	N.A.	154
Native Grass (R.O.W.)	12,410	N.A.	N.A.	N.A.		50
Planting Beds (R.O.W.) (Shrubs, Perennials, Ornamental Grasses)	3,095	N.A.	N.A.	N.A.	N.A.	N.A.
					TOTAL CY OF COMPOST:	205

LANDSCAPE REQUIREMENTS

Description	Parking Lot SF	Min. 10% SF Landscaped	Min. 15% SF Landscaped	Square Foot Landscaped	Trees Required 1/1500 SF	Trees Required 1 per Island	Linear Feet	1 Tree per 40 LF	Trees Provided	Shrubs Required 5/1500 SF	Shrubs Required 5/40 LF	# of Parking Islands	Shrubs Required # of Islands X 4+ (SF-Qty of Islands X 150)/15	Shrubs Provided	Ten (10) shrubs substituted for one (1) tree
ROW (Elizabeth St)	N.A.	N.A.	N.A.	13,322	N.A.	N.A.	522	13	14	N.A.	N.A.	N.A.	N.A.	75	N.A.
ROW (Private St)	N.A.	N.A.	N.A.	2,183	N.A.	N.A.	208	5	0	N.A.	N.A.	N.A.	N.A.	0	N.A.
Parking lot interior Islands	27,462	2,746	N.A.	2,899	N.A.	12	N.A.	N.A.	11	N.A.	N.A.	12	121	93	0
Landscape Areas (Excludes Parking Lot Islands & ROW)	N.A.	N.A.	27,274	32,360	18	N.A.	N.A.	N.A.	5	91	N.A.	N.A.	N.A.	639	55
						TOTAL TREES REQUIRED:		48							
									SUBTOTAL TREES PROVIDED	30					
									ADDITIONAL TREES PROVIDED BY SHRUB SUBSTUTION	55					
									TOTAL TREES PROVIDED	85					
										TOTAL SHRUBS REQUIRED:	212				
											TOTAL SHRUBS PROVIDED:			807	

LANDSCAPE NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. OWNERS REPRESENTATIVE IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10 OF EACH SPECIES SHOWING GENUS, SPECIES AND VARIETY, ETC. PLANT TAGS TO REMAIN ON TREES AND SHRUBS UNTIL TOWN INSPECTION.
4. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
5. ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAGS OR CONTAINERIZED.
6. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION, AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY AND DESIGN CONCEPT TO BE CONSISTENT WITH APPROVED PLANS.
7. PRIOR TO INSTALLATION OF PLANT MATERIALS AND SOD, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENED.
8. ALL LANDSCAPE AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THE RATE OF 4 CUBIC YARDS PER 1000 SF ROTO-TILLED TO A DEPTH OF 6". NO ORGANIC SOIL PREPARATION WITHIN THE FIRST 5 FEET ADJACENT TO BUILDINGS.
9. ALL SHRUB AND ORNAMENTAL GRASS BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH ROCK MULCH OVER SPECIFIED GEO-TEXTILE WEED CONTROL FABRIC. ROCK MULCH SHALL BE 1-1/2" WESTERN RIVER ROCK OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE SAMPLES OF ROCK MULCH FOR LANDSCAPE ARCHITECT'S APPROVAL, PRIOR TO PURCHASE OR INSTALLATION. FINAL SELECTION SHALL BE MADE FROM SAMPLES. CUT WEED CONTROL FABRIC AROUND INDIVIDUAL ORNAMENTAL GRASS TO ALLOW FOR FULL GROWTH OF EACH PLANT. ALL PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4" DEPTH SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN PERENNIAL AREAS.
10. SHRUB BEDS ARE TO BE CONTAINED BY PERFORATED GALVANIZED ROLLTOP EDGER WITH DRAIN HOLES. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, OR WALKS. MATERIAL TO BE APPROVED BY OWNER. CONTACT LL JOHNSON FOR EDGER.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
12. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
14. LANDSCAPE TO BE INSTALLED PER CITY STANDARDS AND SPECIFICATIONS. IN CASES WHERE DISCREPANCIES EXIST BETWEEN PLANS AND CITY STANDARDS, CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION.
15. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE.
16. ALL SHRUB BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP OR SPRAY IRRIGATION SYSTEM OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF THE INDIVIDUAL PLANT MATERIAL.
17. KEEP ALL TREES MINIMUM 10 FEET BETWEEN TREES AND WATER OR SEWER MAINS, 6 FEET BETWEEN TREES AND WATER OR SEWER SERVICE LINES, 4 FEET BETWEEN TREES AND GAS LINES. STREET TREES PLANTED WITHIN THE UTILITY EASEMENT MAY CONFLICT WITH UTILITIES & ADDITIONAL CONDUIT MAY BE REQUIRED TO PROTECT UNDERGROUND ELECTRIC LINES.
18. LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT; RESETTING THE AUTOMATIC CONTROLLER; AERATING AND DE-THATCHING TURF AREAS (ONLY IF NEEDED); REPLENISHING MULCH; FERTILIZING; PRUNING, AND WEEDING IN ALL LANDSCAPED AREAS.
19. SINGLE TRUNK TREES WITHIN THE SIGHT TRIANGLE AREAS SHALL BE MAINTAINED & TRIMMED FROM THE GROUND TO A LINE AT LEAST SEVEN (7') FEET ABOVE THE LEVEL OF THE INTERSECTION.
20. ALL EXISTING TREES & SHRUBS ON SITE SHALL BE REMOVED.
21. A 5' WIDTH OF DRY BORDER IS REQUIRED AROUND THE FOUNDATION. REFER TO THE COLORADO GEOSCIENCE & DESIGN REPORT #17-839 JANUARY 23,2018 #11. SURFACE DRAINAGE: THE OWNERS SHOULD BE CAUTIONED REGARDING THE INSTALLATION OF A LAWN ADJACENT TO THE FOUNDATION WALLS. LAWN IRRIGATION MUST BE MORE THAN FIVE FEET (5') FROM THE FOUNDATION WALLS TO PREVENT WETTING OF THE SUBSURFACE SOILS. LAWN AND/OR PLANTS SHOULD NOT BE PLANTED WITHIN FIVE FEET (5') OF THE FOUNDATION WALLS. WE RECOMMEND PROVIDING DECORATIVE GRAVEL OR BARK AROUND THE FOUNDATIONS, AS SHOWN IN FOUNDATION GRADING DETAIL 2. THIS METHOD WILL PREVENT PONDING OF WATER AND PROVIDE FOR PROPER DRAINAGE FROM THE FOUNDATIONS. NON-WOVEN GEO TEXTILE FABRIC CAN BE PLACED UNDER THE MULCH TO REDUCE WEED GROWTH AND STILL ALLOW SOME EVAPORATION OF SOIL MOISTURE. SPRINKLER HEADS AND EMITTERS SHOULD NOT BE LOCATED OR SPRAY WITHIN 5 FEET OF THE FOUNDATION OR PATIO SLABS AND BEYOND BACKFILL ZONES. PLANTINGS NEAR THE FOUNDATIONS SHOULD NOT TRAP SURFACE RUNOFF. FURTHERMORE, SIDEWALKS OR LOW-WATER CONSUMPTION GROUNDCOVER ARE RECOMMENDED TO FURTHER REDUCE THE RISK OF WATER INFILTRATION NEAR THE FOUNDATION WALLS. ALL PRESSURIZED IRRIGATION LINES AND VALVE BOXES SHOULD BE LOCATED AT LEAST 10 FEET FROM THE FOUNDATION OR PATIO SLABS. "

NATIVE GRASS SEED MIX - NON-IRRIGATED
(TEMPORARILY IRRIGATED UNTIL ESTABLISHMENT)

LOW GROW MIX - DRILL SEEDED
(INCREASE SEED RATE TO 50 PLS FOR BROADCAST)

COMMON NAME	% OF TOTAL	PLS PER ACRE	HEIGHT/FT
EPHRAIM CRESTED WHEATGRASS	25	6.3	2.0
DWARF PERENNIAL RYEGRASS	18	4.5	0.5
SR3200 BLUE FESCUE	9	2.3	0.5
REUBENS CANADA BLUEGRASS	13	3.3	0.5
BARLEY	12	3.0	2.0
SHEEP FESCUE	23	5.8	2.0
TOTAL	100	25	

NATIVE GRASS SEED NOTES:

SEED SHALL BE INSTALLED WHEN AT LEAST 3 MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN 3 MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER.
ALL SEED APPLICATIONS SHALL BE DRILL SEEDED, WITH HYDROMULCH APPLIED OVER THE SEED BED AFTER SEEDING.

HYDROMULCH MIX	
WOOD FIBER MULCH	46
15-15-15 ORGANIC FERTILIZER	9
ORGANIC BINDER/TACKIFIER	4

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ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

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LANDSCAPE ARCHITECT

PLANT SCHEDULES
DATE PREPARED: 1-05-2023
DATE REVISED: 03-01-2023
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

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5 OF 21

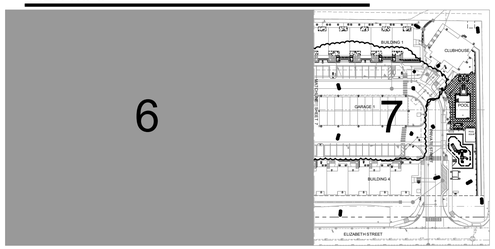
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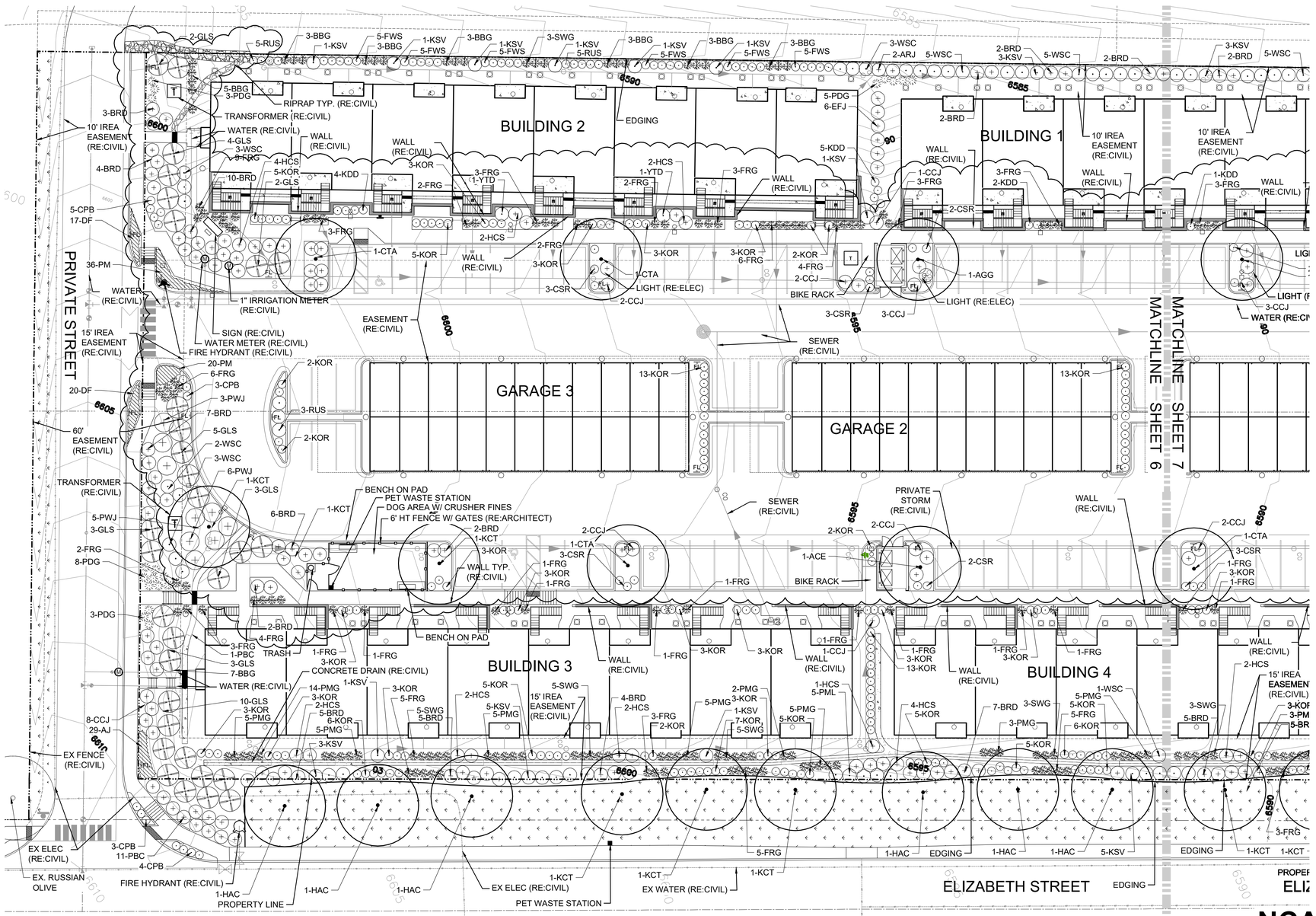
PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160
4.187 ACRES

KEYMAP





*PARTIAL PLANT SCHEDULE
(SEE SHEET 5 FOR COMPLETE SCHEDULE)

PLANT SCHEDULE:

SYMBOL	TAG	QTY.	COMMON NAME
DECIDUOUS CANOPY TREES			
	ACE	5	ACCOLADE ELM
	AGG	3	AUTUMN GOLD GINKGO
	CTA	4	CATALPA
	HAC	6	HACKBERRY
	KCT	8	KENTUCKY COFFEETREE
	Subtotal	26	
EVERGREEN TREES			
	LBP	3	LIMBER PINE
	Subtotal	3	
DECIDUOUS SHRUBS			
	BMS	32	BLUE MIST SPIREA
	CPB	26	CRIMSON PYGMY BARBERRY
	CSR	30	CAREFREE SUNSHINE ROSE
	FWS	50	FOUR WING SALTBUSH
	KDD	48	KELSEY DWARF DOGWOOD
	KOR	177	KNOCK OUT PINK ROSE
	KSV	38	KOREAN SPICE VIBURNUM
	MAE	4	MANHATTAN EUONYMUS
	PML	16	MEYER LILAC
	RUS	45	RUSSIAN SAGE
	WSC	39	WESTERN SAND SHERRY
	YTD	2	YELLOW TWIG DOGWOOD
	Subtotal	507	
LOW SPREADING SHRUBS			
	ARJ	18	ARCADIA JUNIPER
	BRD	81	BROADMOOR JUNIPER
	CCJ	47	CALGARY CARPET JUNIPER
	EFJ	6	EFFUSA COMMON JUNIPER
	GLS	39	GRO LOW SUMAC
	HCS	30	HANCOCK CORALBERRY
	PBC	62	CREEPING WESTERN SAND CHERRY
	PMJ	25	PRINCE OF WALES JUNIPER
	Subtotal	308	
PERENNIALS W/ CEDAR MULCH			
	AJ	58	AUTUMN JOY SEDUM
	DF	48	DWARF BLANKETFLOWER
	MN	46	MAY NIGHT SALVIA
	PM	68	PARDON ME DAYLILY
	Subtotal	220	
ORNAMENTAL GRASSES			
	BBG	42	BIG BLUESTEM GRASS
	BLA	24	BLONDE AMBITION GRASS
	FRG	105	FEATHER REED GRASS
	PDG	47	PRAIRIE DROPSEED GRASS
	PMG	63	PURPLE MAIDEN GRASS
	SWG	86	SWITCHGRASS
	Subtotal	367	

NATIVE GRASS SEED (VERY LOW WATER USE)
NATURE'S PRAIRIE SOD BY TURFM

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

NORTH

0 10' 20' 40'
SCALE - 1" = 20'

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LANDSCAPE ARCHITECT

PLANT SCHEDULES
DATE PREPARED: 1-05-2023
DATE REVISED: 03-01-2023
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

SHEET
6 OF 21

John B. Collins Architect, LLC
3067 S. Rosemary St., Denver, Co. 80231
P: 720 334 2210 E: jc@jbcarch.com

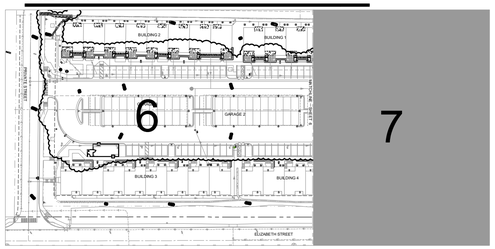
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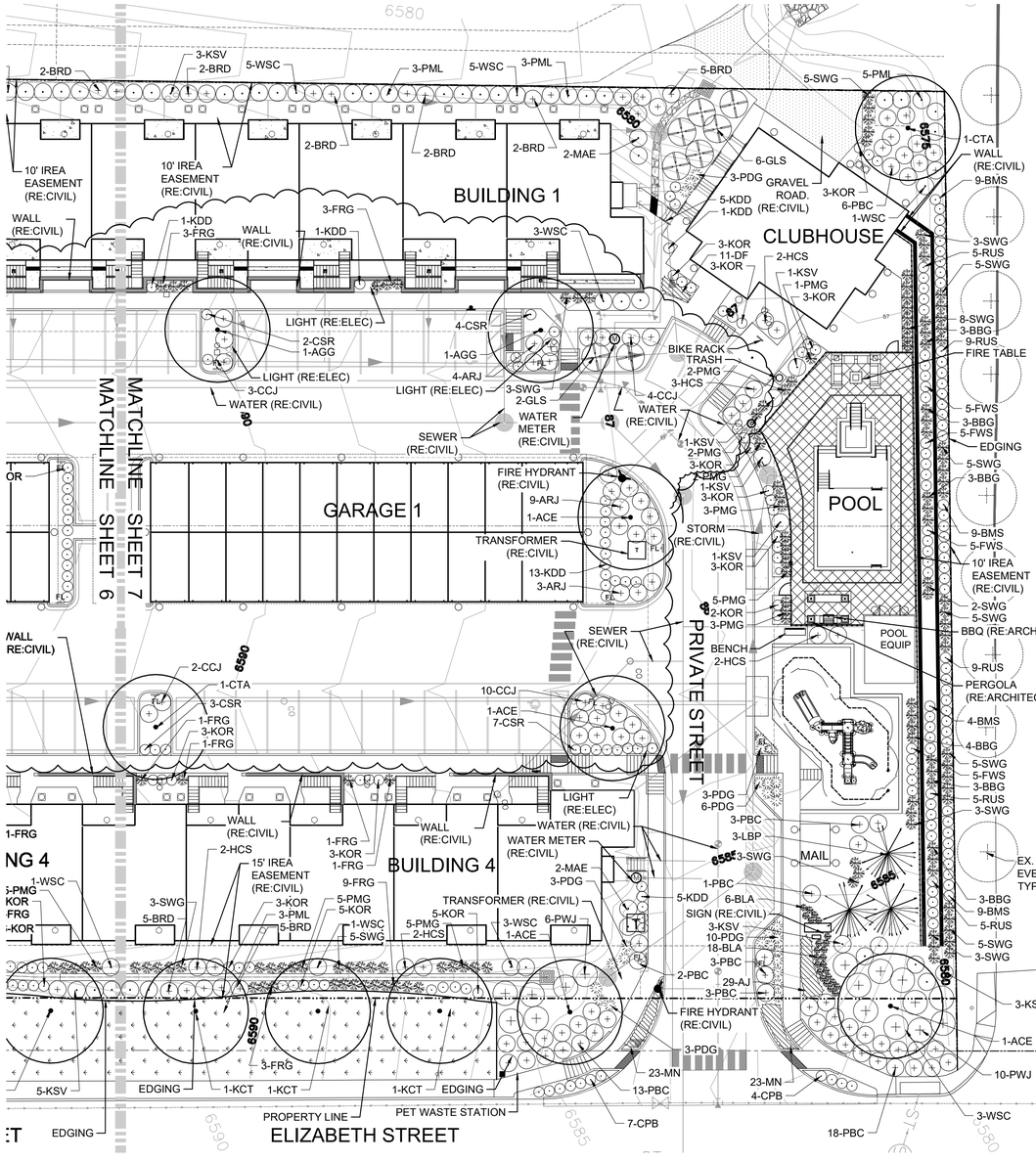
PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160 4.187 ACRES

KEYMAP





*PARTIAL PLANT SCHEDULE (SEE SHEET 5 FOR COMPLETE SCHEDULE)

PLANT SCHEDULE:

SYMBOL	TAG	QTY.	COMMON NAME
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	ACE	5	ACCOLADE ELM
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NATIVE GRASS SEED (VERY LOW WATER USE)

NATURE'S PRAIRIE SOD — BY TURFM

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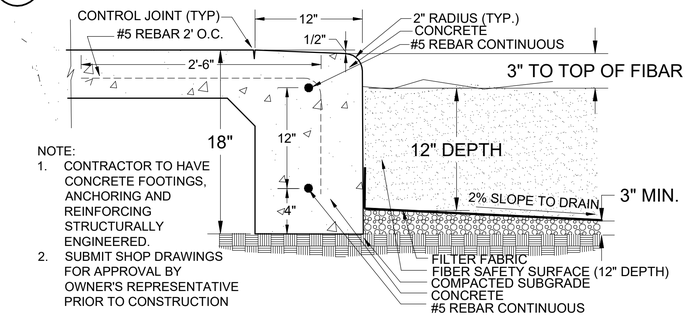
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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

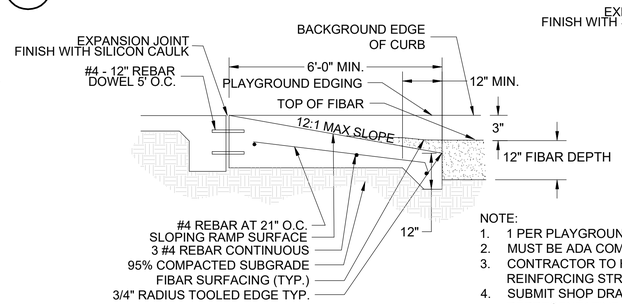
SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160 4.187 ACRES

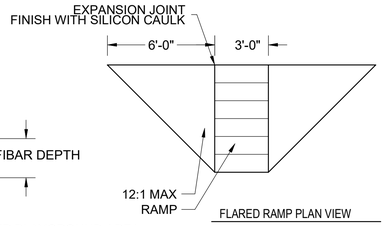
1 PLAYGROUND EDGING DETAIL (ADJACENT TO CONCRETE) NTS



NOTE:
1. CONTRACTOR TO HAVE CONCRETE FOOTINGS, ANCHORING AND REINFORCING STRUCTURALLY ENGINEERED.
2. SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION

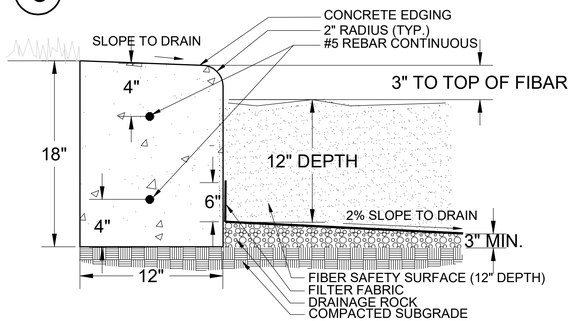
2 PLAYGROUND RAMP DETAIL NTS





NOTE:
1. 1 PER PLAYGROUND AREA
2. MUST BE ADA COMPLIANT.
3. CONTRACTOR TO HAVE CONCRETE FOOTINGS, ANCHORING AND REINFORCING STRUCTURALLY ENGINEERED.
4. SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION

3 PLAYGROUND EDGING (ADJACENT TO SOD/ BED AREA) NTS



NOTES:
1. CONTRACTOR TO HAVE CONCRETE FOOTINGS, ANCHORING AND REINFORCING STRUCTURALLY ENGINEERED.
2. SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. HEIGHT OF EDGING VARIES, SEE CIVIL DRAWINGS.

4 PLAY EQUIPMENT SCHEDULE

GAMETIME
DOUG JOHANNSEN
TRIPLE M RECREATION, LLC
1169 HALFMOON DRIVE
CASTLE ROCK, CO 80104
720.489.7311 TELEPHONE
720.489.7316 FACSIMILE
800-235-2440 TOLL FREE
DJOHANNSEN@TRIPLEMREC.COM
WWW.TRIPLEMREC.COM

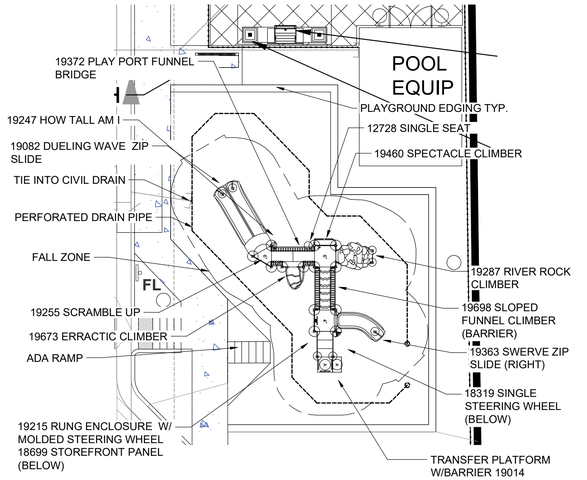
PLAYGROUND SURFACING
Fibar Safety Surface - 12" depth
6x250 Duraliner (Geotextile Fabric)

GAMETIME EQUIPMENT- Large Playground	
19287	RIVER ROCK CLIMBER
19698	SLOPED FUNNEL CLIMBER (BARRIER)
19363	SWERVE ZIP SLIDE (RIGHT)
18319	SINGLE STEERING WHEEL (BELOW)
19014	TRANSFER PLATFORM W/BARRIER
19036	ACCESS ATTACHMENT
19215	RUNG ENCLOSURE W/ MOLDED STEERING WHEEL
18699	STOREFRONT PANEL (BELOW)
19673	ERRACTIC CLIMBER
19255	SCRAMBLE UP
19082	DUELING WAVE ZIP SLIDE
19247	HOW TALL AM I
19372	PLAY PORT FUNNEL BRIDGE
12728	SINGLE SEAT
19460	SPECTACLE CLIMBER

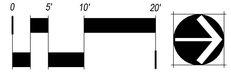
PLAYGROUND NOTES:
1. INSTALL ALL PLAY EQUIPMENT AND SAFETY SURFACE AS PER MANUFACTURERS RECOMMENDATION AND SPECIFICATIONS.CONTRACTOR TO INSTALL ALL POSTS AND HARDWARE NECESSARY TO INSTALL PLAY EQUIPMENT.
2. INSTALLER TO VERIFY LOCATION AND ORIENTATION OF PLAYGROUND EQUIP.
3. CONTRACTOR SHALL HAVE PLAY EQUIPMENT STRUCTURALLY ENGINEERED FOR REINFORCING, ANCHORING, FOOTING, AND ANY OTHER NECESSARY ENGINEERING.
4. CONTRACTOR SHALL SUBMIT DETAILED AND DIMENSIONED SHOP DRAWINGS AND DATA SHEETS FOR THE LAYOUT AND INSTALLATION OF THE PLAYGROUND EQUIPMENT FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE.
5. PLAYGROUND EQUIPMENT MUST MEET ALL REQUIREMENTS OF THE SPECIFICATIONS AND BE WITHIN ALL TOLERANCES INDICATED ON THESE DRAWINGS. BOTH FALL ZONES AND SAFETY SURFACE MUST MEET ALL ADA REQUIREMENTS AND FIT WITHIN THE LIMITS OF THE PLAYGROUND.

ADA REQUIREMENTS FOR STRUCTURE AGES 2-5 YEARS OLD	IN PLAN	REQ'D.
TOTAL NUMBER OF ELEVATED PLAY COMPONENTS	4	
TOTAL EVENTS ACCESSIBLE VIA TRANSFER	4	2
TOTAL ACCESSIBLE EVENTS VIA RAMP	0	0
TOTAL ACCESSIBLE GROUND LEVEL EVENTS	2	1
DIFFERENT TYPES OF GROUND LEVEL EVENTS	2	1
THIS PLAYGROUND MEETS ALL CURRENT ADA REQUIREMENTS & THE FINAL RULE ABOVE CHART/INFO IS APPLICABLE WHEN USING AN ACCESSIBLE SAFETY SURFACE		

ADA REQUIREMENTS FOR STRUCTURE AGES 2-12 YEARS OLD	IN PLAN	REQ'D.
TOTAL NUMBER OF ELEVATED PLAY COMPONENTS	9	
TOTAL EVENTS ACCESSIBLE VIA TRANSFER	9	5
TOTAL ACCESSIBLE EVENTS VIA RAMP	0	0
TOTAL ACCESSIBLE GROUND LEVEL EVENTS	3	3
DIFFERENT TYPES OF GROUND LEVEL EVENTS	3	3
THIS PLAYGROUND MEETS ALL CURRENT ADA REQUIREMENTS & THE FINAL RULE ABOVE CHART/INFO IS APPLICABLE WHEN USING AN ACCESSIBLE SAFETY SURFACE		



PLAYGROUND ENLARGEMENT
LARGE PLAYGROUND

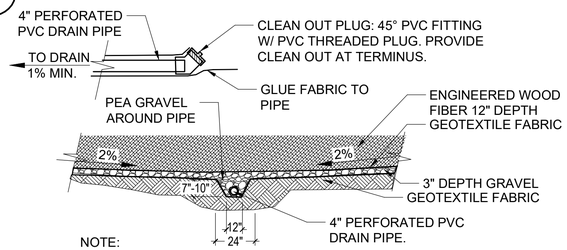


SCALE - 1" = 10' *NORTH*

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

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LANDSCAPE ARCHITECT

5 PLAYGROUND DRAIN PIPE



NOTE:
1. COMPLETELY SURROUND DRAIN SUMP AND PEA GRAVEL WITH FABRIC. OVERLAP ALL EDGES 24" MIN. GLUE FABRIC TO PIPE.
2. SLOPE PIPE IN TRENCH TOWARDS DRAIN. LOCATE PIPE HOLES FACE DOWN IN BOTTOM OF TRENCH.

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PLAYGROUND DETAILS
DATE PREPARED: 1-05-2023
DATE REVISED: 03-01-2023
PLANS PREPARED FOR:

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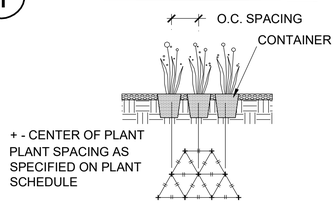
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P: 720 334 2210 E: jc@jbcarch.com

PINE RIDGE CROSSING

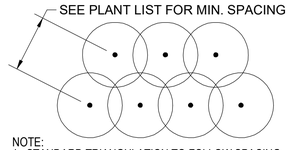
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1 PERENNIAL / POTTED DETAILS NTS

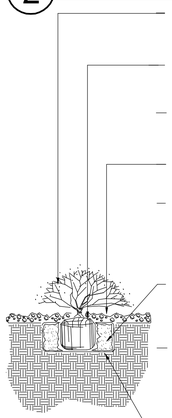


LAYOUT DETAIL



NOTE:
1. STANDARD TRIANGULATION TO FOLLOW SPACING REQUIREMENTS FOUND ON PLANT LIST.
2. PLAN TO TAKE PRECEDENT OVER GENERAL DETAIL.

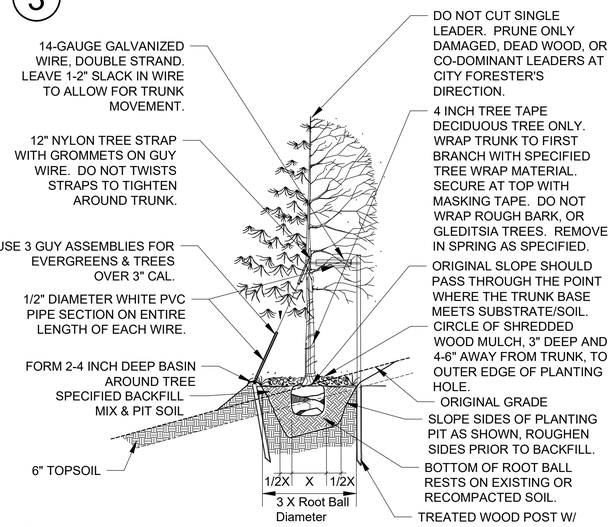
2 SHRUB PLANTING NTS



NOTE: BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.

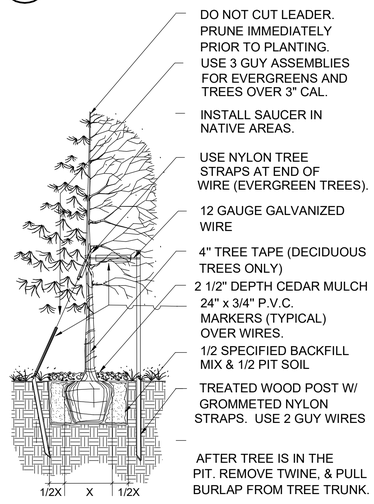
- PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING.
- SET SHRUB 1" HIGHER THAN THE FINISHED BED GRADE.
- DIG PLANT PIT TWICE AS WIDE & HIGH AS THE CONTAINER
- APPLY SPECIFIED MULCH.
- CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
- LOOSEN SIDES OF PLANT PIT & WATER IN WELL TO ELIMINATE LARGE AIR POCKETS.
- ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER.
- COMPACTED BACKFILL MIX
- FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX & 1/2 PIT SOIL

3 TREE PLANTING ON SLOPE NTS



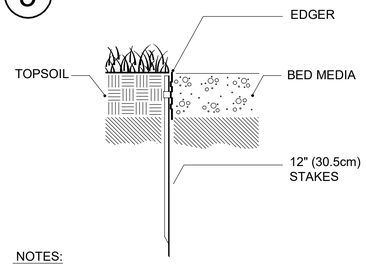
NOTE:
1. AFTER TREE IS IN THE PIT, REMOVE TWINE, & PULL BURLAP FROM TREE TRUNK AND REMOVE FROM PIT.
2. SET TOP OF ROOT BALL 2-3 INCHES ABOVE SURROUNDING FINISH GRADE.
3. ANY BROKEN, CRUMBLING, OR OTHERWISE DAMAGED ROOTBALL WILL BE REJECTED. DAMAGE DURING PLANTING OPERATIONS WILL NOT BE EXCUSED.

4 TREE PLANTING NTS



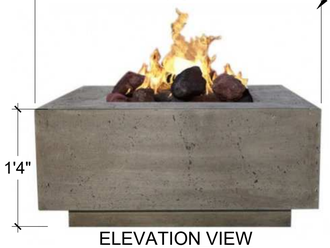
NOTE: SET TOP OF ROOT BALL 2" TO 3" ABOVE SURROUNDING FINISH GRADE.

5 EDGING DETAIL



NOTES:
1. INSTALL PER MANUFACTURER'S DIRECTION.
2. COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING. FINISH GRADE TO BE 1/2" (1.3cm) BELOW TOP OF EDGING.
3. CORNERS - CUT BASE OF EDGING UP HALF WAY AND FORM A CONTINUOUS CORNER.

6 NATURAL GAS FIREPIT - SQUARE



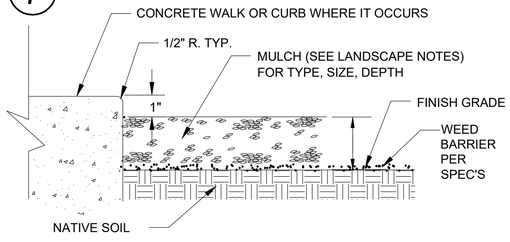
ELEVATION VIEW

TAVOLA 3 MODERN CONCRETE FIRE TABLE SQUARE 48"SQ X 16"H
MODEL# PH-407-4, STAIN COLOR: CAFE
CONTACT: ALL BACKYARD FUN
WWW.ALLBACKYARDFUN.COM
720-442-7480

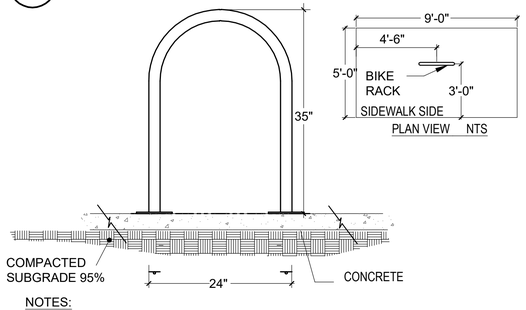
GLASS FIBER REINFORCED CONCRETE (GFRC)

FIREPIT NOTES:
1. INSTALL PER MANUFACTURER'S RECOMMENDATION.
2. OPERATES ON NATURAL GAS CONVERSION KIT (INSTALL 3-HOUR SAFETY TIMER TO SAFELY SHUT OFF NATURAL GAS).
3. GAS FIRE PIT TO HAVE: ELECTRONIC IGNITION, FIREGLASS MEDIA (COLOR/TYPE PER OWNER'S REP), WEATHERPROOF COVER, TEMPERED GLASS WINDSHIELD.
4. WIRELESS WALL MOUNTED TIMER, LOCATE TIMER PER OWNER'S REP.
5. PROVIDE TEMPERED GLASS WINDSHIELD AND & PROTECTIVE WEATHER COVER.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS & SHALL MEET STATE & LOCAL CODES.
7. CONTRACTOR SHALL PROVIDE UNDERGROUND GAS PIPE CONNECTION. (RE:CIVIL PLANS)

7 MULCH DETAIL NTS

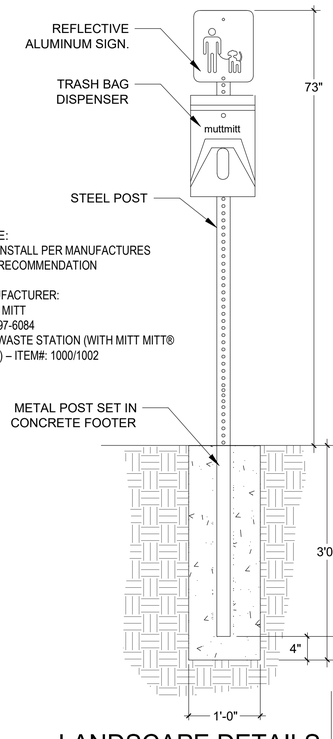


8 OUTDOOR BIKERACK DETAIL NTS



NOTES:
1. POWDERCOATED COLOR TO BE DETERMINED & APPROVED BY OWNERS' REP PRIOR TO ORDERING.
2. SURFACE MOUNT PER MANUFACTURER'S RECOMMENDATION.
3. MANUFACTURER: DERO, MODEL: HOOP RACK
4. CONCRETE PAD. RE: CIVIL PLANS FOR TYPE OF CONCRETE.

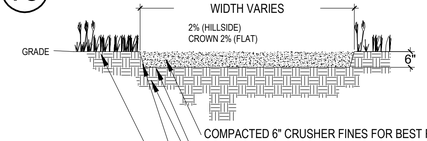
9 DOG WASTE STATION NTS



NOTE:
1. INSTALL PER MANUFACTURES RECOMMENDATION

MANUFACTURER:
MUTT MITT
800-697-6084
DOG WASTE STATION (WITH MITT MITT® 2-PLY) – ITEM#: 1000/1002

10 CRUSHER FINES PATH NTS



NOTE:
1. THE EXCAVATED AREA TO BE COMPACTED USING A DOUBLE-DRUM VIBRATORY ROLLER.
2. TREAD SURFACE ("CRUSHERFINE" OR "GRANITE SANDS") TO BE RAKED BY HAND OR MACHINE TO PROVIDE ADEQUATE OUTSLOPING (2%).
3. WHILE WET, THE SURFACE IS COMPACTED DOWN TO THE FINAL GRADE WITH THE VIBRATORY ROLLER.
4. IN WET AREAS THE TRENCH SHOULD BE COMPACTED TO 8" DEPTH. COMPACTED SUBGRADE IS TO BE COVERED WITH GEOTEXTILE FABRIC PRIOR TO INSTALLATION OF GRANITE SANDS.
5. FOR AREAS WITH A CROSS SLOPE, A DRAINAGE SWALE IS INSTALLED ON THE UPHILL SIDE OF THE TRAIL.
6. TRAIL ALIGNMENT SHOULD WORK WITH THE NATURAL TOPOGRAPHY.
7. PROVIDE OCCASIONAL VIEWING AND SEATING AREAS ALONG THE PATH TO ACCOMMODATE PASSIVE RECREATION AREAS.
8. TRAIL COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE.
9. AGGREGATE PAVING TO BLEND 'STABLIZER' OR EQUAL. BINDER ADDITIVE TO BE MIXED PER MANUFACTURER'S RECOMMENDATION.
10. CONTACT: STABLIZER SOLUTIONS INC. 205 SOUTH 28TH ST., PHOENIX, AZ 85034; PHONE (602) 225-5900, (800) 336-2468; FAX (602) 225-5902; WEBSITE STABILIZERSOLUTIONS.COM

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Engineering · Planning · Surveying
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P.: 303.940.9966 • F.: 303.940.9959 • www.baselineecorp.com
LANDSCAPE ARCHITECT

SHEET 9 OF 21

LANDSCAPE DETAILS
DATE PREPARED: 1-05-2023
DATE REVISED: 03-01-2023
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

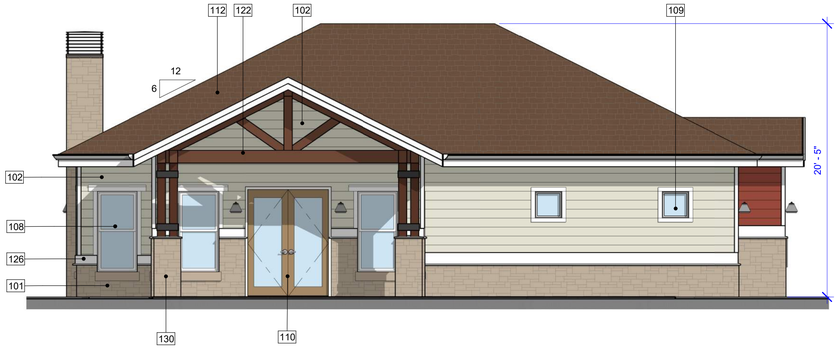
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3067 S. Rosemary St., Denver, Co. 80231
P: 720 334 2210 E: jc@jbcarch.com

PINE RIDGE CROSSING

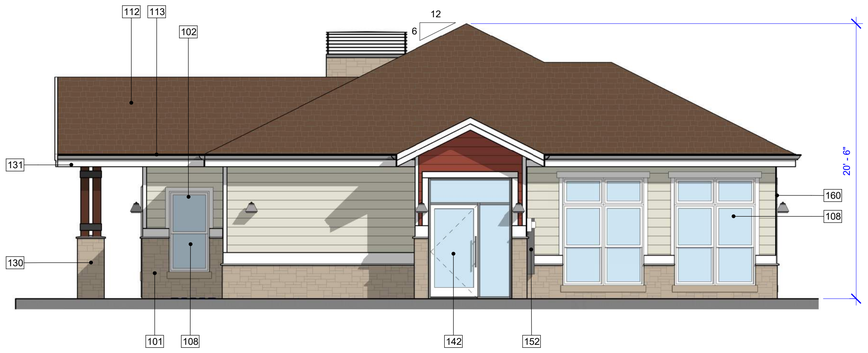
SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES



CLUBHOUSE - FRONT ELEVATION



CLUBHOUSE - EAST ELEVATION



CLUBHOUSE PERSPECTIVE 1

3/16" = 1'-0"



CLUBHOUSE - NORTH ELEVATION

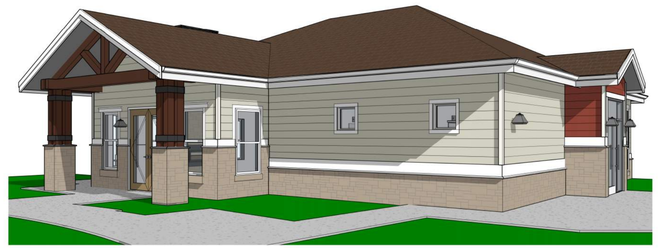
3/16" = 1'-0"

3/16" = 1'-0"



CLUBHOUSE - WEST ELEVATION

3/16" = 1'-0"



CLUBHOUSE PERSPECTIVE 2

BUILDING MATERIAL & COLOR SCHEME						
	B-1 BODY COLOR SIDING - HORIZ.	B-2 BODY COLOR SIDING - HORIZ.	B-3 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR WOOD PANEL	P-1 PUNCH COLOR DOORS
CLUBHOUSE	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT				SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 1	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 2	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 3 & 4, POOL EQUIPMENT AND MAIL KIOSK	SW7567 - NATURAL TAN					SW7024 - FUNTIONAL GRAY

ALL BUILDINGS

T-1 TRIM COLOR

WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE

P-2 PUNCH COLOR

RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN
FAUX GABLE: SW3507 - RIVERWOOD

STONE: ENVIRONMENTAL STONE WORK - CHESTNUT LEDGESTONE

WINDOWS: SHERWIN WILLIAMS, COLOR: SW 7005 PURE WHITE

ROOF: OWENS CORNING, COLOR: DRIFTWOOD

WOOD STAIN: SHERWIN WILLIAMS, COLOR: SW 3518 HAWTHORNE

ELEVATION MATERIAL NOTES	
101	CULTURED STONE
102	LAP SIDING
108	VINYL WINDOWS - OPERABLE (SINGLE, DOUBLE AND TRIPLE)
109	VINYL WINDOWS - FIXED
110	CUSTOM ENTRY DOOR
112	HIGH PROFILE ASPHALT SHINGLE ROOF
113	DOWNSPOUT AND GUTTER, COLOR TO MATCH FACIA
122	DECORATIVE WOOD TRUSS W/ DECORATIVE BRACKETS
123	GARAGE DOOR WITH ROW OF GLASS
126	WATERTABLE & 5/4X8" WOOD TRIM
130	COLUMN
131	FASCIA 2X8
142	ENTRY DOOR
151	GAS METER RE:SITE PLAN
152	ELECTRIC METER RE:SITE PLAN
153	CONDENSING UNIT RE: MECHANICAL
159	ACCESS DOOR TO ADA GARAGE.
160	CORNER TRIM 5/4X4

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

CLUBHOUSE ELEVATIONS AND PERSPECTIVES
DATE PREPARED: 01-05-2023
DATE REVISED: 03-01-2023
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennnial, CO 80112

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PINE RIDGE CROSSING

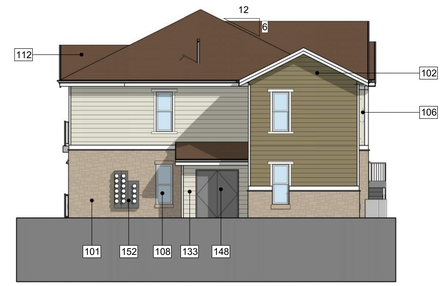
SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES



BLDG TYPE I - FRONT ELEVATION, BLDG 4
3/32" = 1'-0"

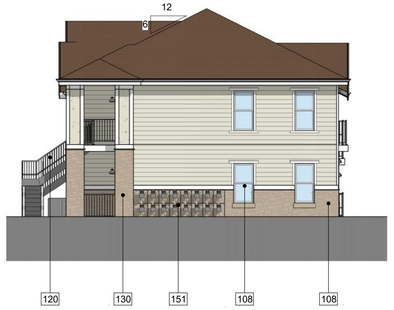


BLDG TYPE I - SIDE 1 ELEVATION, BLDG 4
3/32" = 1'-0"



BLDG TYPE 1 - REAR ELEVATION, BLDG 4
3/32" = 1'-0"

ELIZABETH STREET ELEVATION AT BUILDING # 2



BLDG TYPE I - SIDE 2 ELEVATION, BLDG 4
3/32" = 1'-0"

BUILDING MATERIAL & COLOR SCHEME						
	B-1 BODY COLOR SIDING - HORIZ.	B-2 BODY COLOR SIDING - HORIZ.	B-3 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR WOOD PANEL	P-1 PUNCH COLOR DOORS
CLUBHOUSE	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT				SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 1	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 2	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 3 & 4, POOL EQUIPMENT AND MAIL KIOSK	SW7567 - NATURAL TAN					SW7024 - FUNTIONAL GRAY

ALL BUILDINGS

T-1 TRIM COLOR

WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE

P-2 PUNCH COLOR

RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN
FAUX GABLE: SW3507 - RIVERWOOD

STONE: ENVIRONMENTAL STONE WORK - CHESTNUT LEDGESTONE

WINDOWS: SHERWIN WILLIAMS, COLOR: SW 7005 PURE WHITE

ROOF: OWENS CORNING, COLOR: DRIFTWOOD

WOOD STAIN: SHERWIN WILLIAMS, COLOR: SW 3518 HAWTHORNE

ELEVATION MATERIAL NOTES	
101	CULTURED STONE
102	LAP SIDING
103	SHAKE SIDING
106	CEMENTITIOUS PANEL
108	VINYL WINDOWS - OPERABLE (SINGLE, DOUBLE AND TRIPLE)
112	HIGH PROFILE ASPHALT SHINGLE ROOF
113	DOWNSPOUT AND GUTTER, COLOR TO MATCH FACIA
114	GABLE VENT
119	EXTERIOR LIGHT FIXTURE. RE: ELECTRICAL
120	METAL RAILING
126	WATERTABLE & 5/4X8" WOOD TRIM
130	COLUMN
131	FASCIA 2X8
133	KNOX BOX
142	ENTRY DOOR
148	FIRE RISER ROOM
151	GAS METER RE:SITE PLAN
152	ELECTRIC METER RE:SITE PLAN
157	MECHANICAL VENT. 1ST FLR. VENTS OUT WALL, 2ND FLR. VENTS THRU ROOF, RE: MECH
160	CORNER TRIM 5/4X4
161	CORNER TRIM 5/4X6
162	8" STONE TRIM

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

BUILDING TYPE 1 ELEVATIONS - BLDG FOUR
DATE PREPARED: 01-05-2023
DATE REVISED: 03-01-2023
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennnial, CO 80112

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John B. Collins Architect, LLC
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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

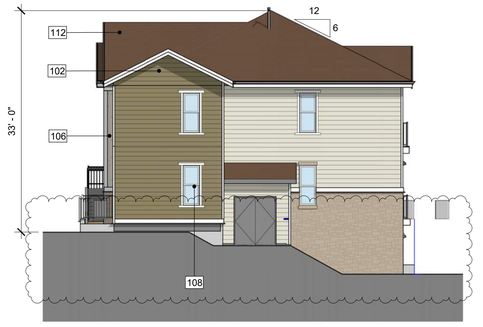
SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES



BLDG TYPE 1B - FRONT ELEVATION, BLDG 1 - THROUGH CONTINUOUS AREAWELL

3/32" = 1'-0"



BLDG TYPE IB - SIDE 1 ELEVATION, BLDG 1

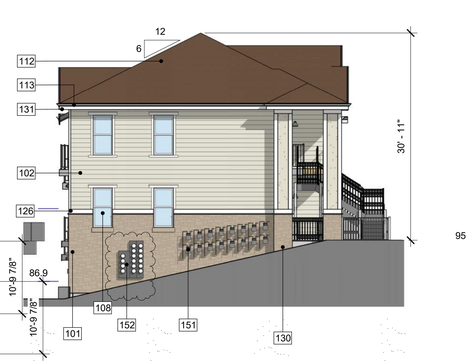
3/32" = 1'-0"

2 / A3.10



BLDG TYPE 1B - REAR ELEVATION, BLDG 1

3/32" = 1'-0"



BLDG TYPE IB - SIDE 2 ELEVATION, BLDG 1

3/32" = 1'-0"

BUILDING MATERIAL & COLOR SCHEME						
	B-1 BODY COLOR SIDING - HORIZ.	B-2 BODY COLOR SIDING - HORIZ.	B-3 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR WOOD PANEL	P-1 PUNCH COLOR DOORS
CLUBHOUSE	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT				SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 1	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 2	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 3 & 4, POOL EQUIPMENT AND MAIL KIOSK	SW7567 - NATURAL TAN					SW7024 - FUNTIONAL GRAY

ALL BUILDINGS

T-1 TRIM COLOR

WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE

P-2 PUNCH COLOR

RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN
FAUX GABLE: SW3507 - RIVERWOOD

STONE: ENVIRONMENTAL STONE WORK - CHESTNUT LEDGESTONE

WINDOWS: SHERWIN WILLIAMS, COLOR: SW 7005 PURE WHITE

ROOF: OWENS CORNING, COLOR: DRIFTWOOD

WOOD STAIN: SHERWIN WILLIAMS, COLOR: SW 3518 HAWTHORNE

ELEVATION MATERIAL NOTES	
101	CULTURED STONE
102	LAP SIDING
103	SHAKE SIDING
106	CEMENTITIOUS PANEL
108	VINYL WINDOWS - OPERABLE (SINGLE, DOUBLE AND TRIPLE)
112	HIGH PROFILE ASPHALT SHINGLE ROOF
113	DOWNSPOUT AND GUTTER, COLOR TO MATCH FACIA
114	GABLE VENT
119	EXTERIOR LIGHT FIXTURE. RE: ELECTRICAL
120	METAL RAILING
126	WATERTABLE & 5/4X8" WOOD TRIM
130	COLUMN
131	FASCIA 2X8
142	ENTRY DOOR
151	GAS METER RE:SITE PLAN
152	ELECTRIC METER RE:SITE PLAN
157	MECHANICAL VENT. 1ST FLR. VENTS OUT WALL, 2ND FLR. VENTS THRU ROOF, RE: MECH
160	CORNER TRIM 5/4X4
161	CORNER TRIM 5/4X6
164	LINE OF GRADE BEHIND
165	8" CONCRETE WALL PATIO ENCLOSURE
166	SWALE GRADE UNDER WINDOW SILL
167	AREAWELL AT WINDOW

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

BUILDING TYPE 1B ELEVATIONS, BUILDING ONE

DATE PREPARED: 01-05-2023

DATE REVISED: 03-01-2023

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

14205 E. Davies Ave
Centennnial, CO 80112

SHEET
12 OF 21

John B. Collins Architect, LLC
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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

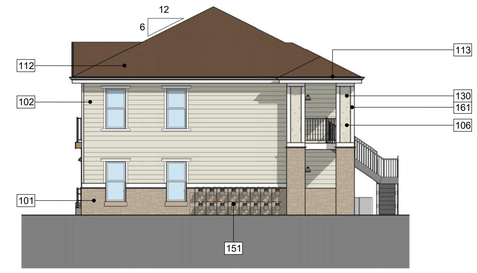
SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES



BLDG TYPE II - FRONT ELEVATION, BLDG 3

3/32" = 1'-0"



BLDG TYPE II - SIDE 1 ELEVATION, BLDG 3

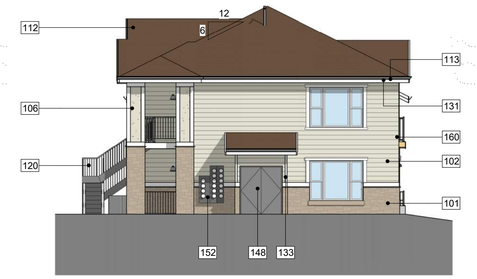
3/32" = 1'-0"



ELIZABETH STREET ELEVATION AT BUILDING # 3

BLDG TYPE II - REAR ELEVATION, BLDG 3

3/32" = 1'-0"



BLDG TYPE II - SIDE 2 ELEVATION, BLDG 3

3/32" = 1'-0"

BUILDING MATERIAL & COLOR SCHEME						
	B-1 BODY COLOR SIDING - HORIZ.	B-2 BODY COLOR SIDING - HORIZ.	B-3 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR WOOD PANEL	P-1 PUNCH COLOR DOORS
CLUBHOUSE	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT				SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 1	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 2	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 3 & 4, POOL EQUIPMENT AND MAIL KIOSK	SW7567 - NATURAL TAN					SW7024 - FUNTIONAL GRAY
ALL BUILDINGS T-1 TRIM COLOR WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE P-2 PUNCH COLOR RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN FAUX GABLE: SW3507 - RIVERWOOD						
STONE: ENVIRONMENTAL STONE WORK - CHESTNUT LEDGESTONE		WINDOWS: SHERWIN WILLIAMS, COLOR: SW 7005 PURE WHITE		ROOF: OWENS CORNING, COLOR: DRIFTWOOD		WOOD STAIN: SHERWIN WILLIAMS, COLOR: SW 3518 HAWTHORNE

ELEVATION MATERIAL NOTES	
101	CULTURED STONE
102	LAP SIDING
103	SHAKE SIDING
106	CEMENTITIOUS PANEL
108	VINYL WINDOWS - OPERABLE (SINGLE, DOUBLE AND TRIPLE)
112	HIGH PROFILE ASPHALT SHINGLE ROOF
113	DOWNSPOUT AND GUTTER, COLOR TO MATCH FACIA
114	GABLE VENT
120	METAL RAILING
126	WATERTABLE & 5/4X8" WOOD TRIM
130	COLUMN
131	FASCIA 2X8
133	KNOX BOX
142	ENTRY DOOR
148	FIRE RISER ROOM
151	GAS METER RE:SITE PLAN
152	ELECTRIC METER RE:SITE PLAN
160	CORNER TRIM 5/4X4
161	CORNER TRIM 5/4X6

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

BUILDING TYPE 2 ELEVATIONS

DATE PREPARED: 01-05-2023

DATE REVISED: 03-01-2023

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

14205 E. Davies Ave
Centennnial, CO 80112

SHEET
13 OF 21

John B. Collins Architect, LLC
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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

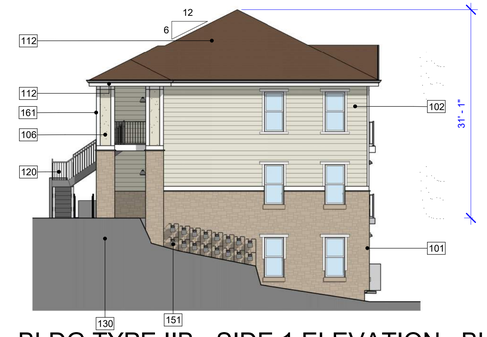
SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES



BLDG TYPE IIB - FRONT ELEVATION, BLDG 2

3/32" = 1'-0"



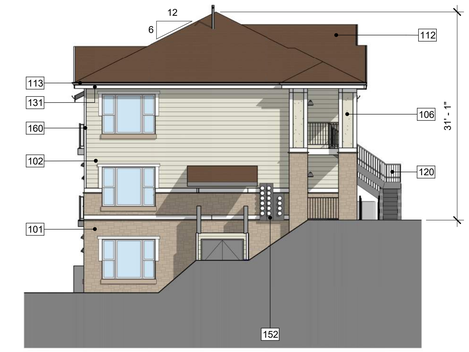
BLDG TYPE IIB - SIDE 1 ELEVATION, BLDG 2

3/32" = 1'-0"



BLDG TYPE IIB - REAR ELEVATION, BLDG 2

3/32" = 1'-0"



BLDG TYPE IIB - SIDE 2 ELEVATION, BLDG 2

3/32" = 1'-0"

BUILDING MATERIAL & COLOR SCHEME

	B-1 BODY COLOR SIDING - HORIZ.	B-2 BODY COLOR SIDING - HORIZ.	B-3 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR WOOD PANEL	P-1 PUNCH COLOR DOORS
CLUBHOUSE	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT				SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 1	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 2	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 3 & 4, POOL EQUIPMENT AND MAIL KIOSK	SW7567 - NATURAL TAN					SW7024 - FUNTIONAL GRAY

ALL BUILDINGS

T-1 TRIM COLOR

WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE

P-2 PUNCH COLOR

RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN
FAUX GABLE: SW3507 - RIVERWOOD

STONE: ENVIRONMENTAL STONE WORK - CHESTNUT LEDGESTONE

WINDOWS: SHERWIN WILLIAMS, COLOR: SW 7005 PURE WHITE

ROOF: OWENS CORNING, COLOR: DRIFTWOOD

WOOD STAIN: SHERWIN WILLIAMS, COLOR: SW 3518 HAWTHORNE

ELEVATION MATERIAL NOTES

101	CULTURED STONE
102	LAP SIDING
103	SHAKE SIDING
106	CEMENTITIOUS PANEL
108	VINYL WINDOWS - OPERABLE (SINGLE, DOUBLE AND TRIPLE)
112	HIGH PROFILE ASPHALT SHINGLE ROOF
113	DOWNSPOUT AND GUTTER, COLOR TO MATCH FACIA
114	GABLE VENT
120	METAL RAILING
126	WATERTABLE & 5/4X8" WOOD TRIM
130	COLUMN
131	FASCIA 2X8
142	ENTRY DOOR
148	FIRE RISER ROOM
151	GAS METER RE:SITE PLAN
152	ELECTRIC METER RE:SITE PLAN
160	CORNER TRIM 5/4X4
161	CORNER TRIM 5/4X6

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

BUILDING TYPE 2B ELEVATIONS

DATE PREPARED: 01-05-2023

DATE REVISED: 03-01-2023

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

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Centennnial, CO 80112

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14 OF 21

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3067 S. Rosemary St., Denver, Co, 80231
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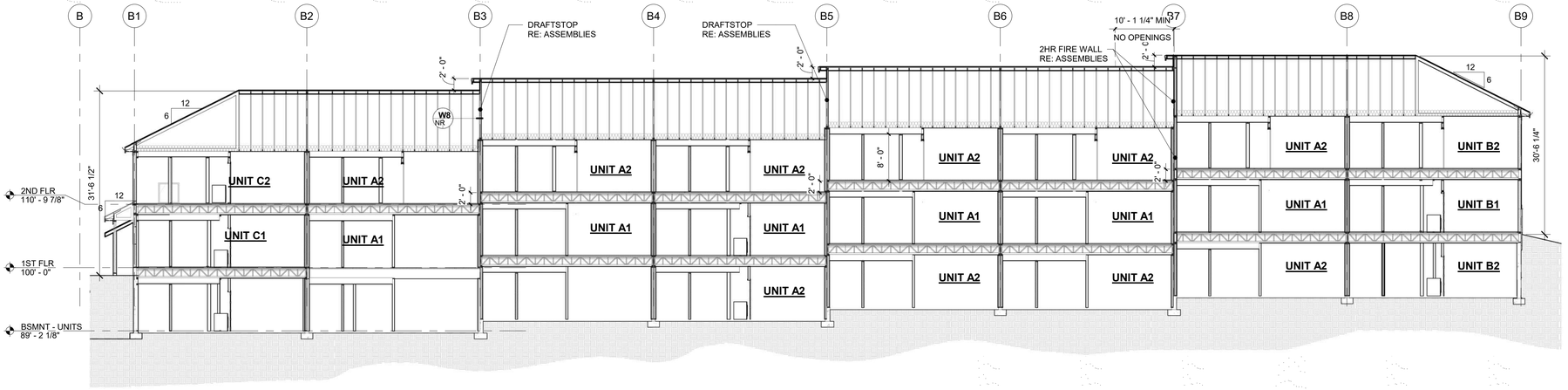
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PINE RIDGE CROSSING

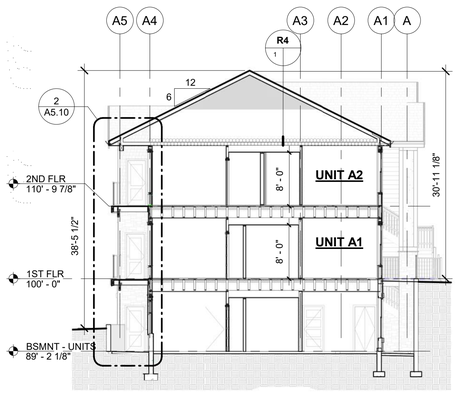
SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

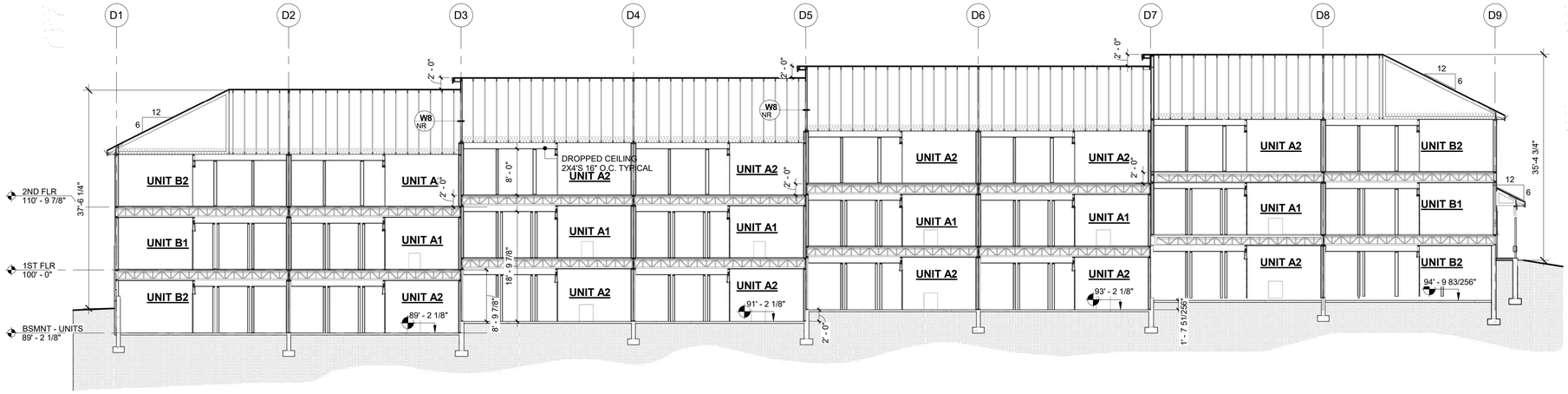
4.187 ACRES



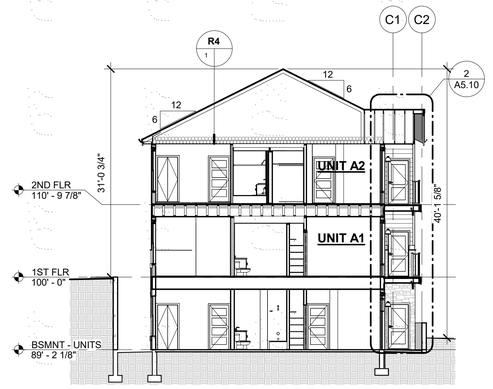
3 **BLDG 1- BUILDING SECTION - A PLANNING**
3/32" = 1'-0"



1 **BLDG 1- BUILDING SECTION - B PLANNING**
3/32" = 1'-0"



4 **BLDG 2 - BUILDING SECTION - A PLANNING**
3/32" = 1'-0"



2 **BLDG 2 - BUILDING SECTION - B PLANNING**
3/32" = 1'-0"

BUILDING TYPES 1B & 2B SECTIONS

DATE PREPARED: 01-05-2023

DATE REVISED: 03-01-2023

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

14205 E. Davies Ave
Centennnial, CO 80112

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

SHEET
15 OF 21

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3067 S. Rosemary St., Denver, Co, 80231
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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

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BUILDING TYPE IB - PERSPECTIVE 1



BUILDING TYPE IB - PERSPECTIVE 2



BUILDING TYPE IIB - PERSPECTIVE 1



BUILDING TYPE IIB - PERSPECTIVE 2

PERSPECTIVES

DATE PREPARED: 01-05-2023

DATE REVISED: 03-01-2023

PLANS PREPARED FOR:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

14205 E. Davies Ave
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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

BUILDING MATERIAL & COLOR SCHEME						
	B-1 BODY COLOR SIDING - HORIZ.	B-2 BODY COLOR SIDING - HORIZ.	B-3 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR WOOD PANEL	P-1 PUNCH COLOR DOORS
CLUBHOUSE	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT				SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 1	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 2	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 3 & 4, POOL EQUIPMENT AND MAIL KIOSK	SW7567 - NATURAL TAN					SW7024 - FUNTIONAL GRAY

ALL BUILDINGS

T-1 TRIM COLOR

WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE

P-2 PUNCH COLOR

RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN
FAUX GABLE: SW3507 - RIVERWOOD

STONE: ENVIRONMENTAL STONE WORK - CHESTNUT LEDGESTONE

WINDOWS: SHERWIN WILLIAMS, COLOR: SW 7005 PURE WHITE

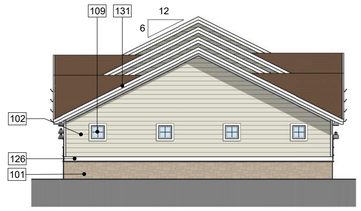
ROOF: OWENS CORNING, COLOR: DRIFTWOOD

WOOD STAIN: SHERWIN WILLIAMS, COLOR: SW 3518 HAWTHORNE



BUILDING TYPE III - FRONTELEVATION, GARAGE 1

3/32" = 1'-0"



BLDG TYPE III - SIDE 1 ELEV.

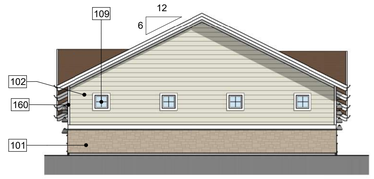
3/32" = 1'-0"

ELEVATION MATERIAL NOTES	
101	CULTURED STONE
102	LAP SIDING
109	VINYL WINDOWS - FIXED
112	HIGH PROFILE ASPHALT SHINGLE ROOF
113	DOWNSPOUT AND GUTTER, COLOR TO MATCH FACIA
114	GABLE VENT
119	EXTERIOR LIGHT FIXTURE. RE: ELECTRICAL
121	CORNER TRIM 5/4X4
123	GARAGE DOOR WITH ROW OF GLASS
126	WATERTABLE & 5/4X8" WOOD TRIM
131	FASCIA 2X8
159	ACCESS DOOR TO ADA GARAGE.
160	CORNER TRIM 5/4X4



BUILDING TYPE III - REAR ELEVATION, GARAGE 1

3/32" = 1'-0"



BLDG TYPE III - SIDE 2 ELEV.

3/32" = 1'-0"

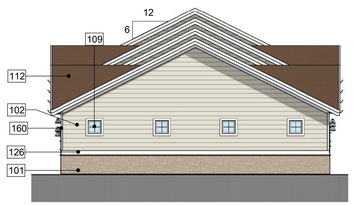


BUILDING TYPE III - PERSPECTIVE, GARAGE 1



BUILDING TYPE IV - FRONT ELEVATION, GARAGES 2 & 3

3/32" = 1'-0"



BLDG TYPE IV - SIDE 1 ELEV.

3/32" = 1'-0"

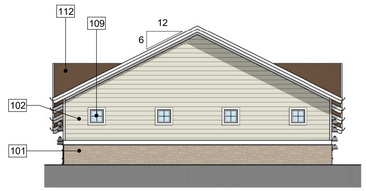


BUILDING TYPE IV - PERSPECTIVE, GARAGES 2 & 3



BUILDING TYPE IV - REAR ELEVATION, GARAGES 2 & 3

3/32" = 1'-0"



BLDG TYPE IV - SIDE 2 ELEV.

3/32" = 1'-0"

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

BUILDING TYPE 3 AND 4 ELEVATIONS AND PERSPECTIVES

DATE PREPARED: 01-05-2023

DATE REVISED: 03-01-2023

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

14205 E. Davies Ave
Centennnial, CO 80112

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

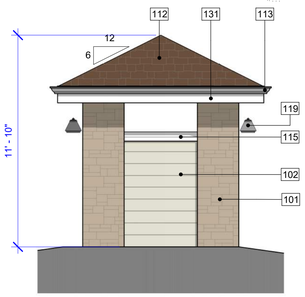
SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

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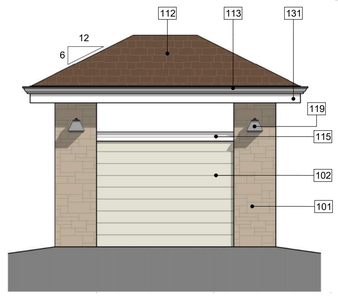
MAIL KIOSK - FRONT

1/4" = 1'-0"



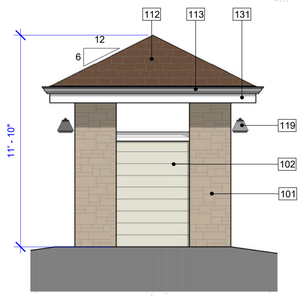
MAIL KIOSK - SIDE 1

1/4" = 1'-0"



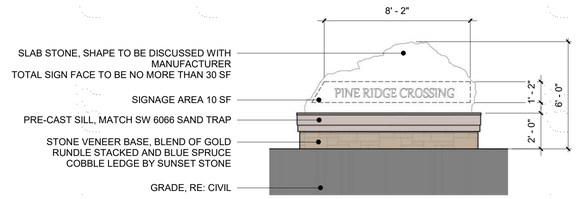
MAIL KIOSK - REAR

1/4" = 1'-0"



MAIL KIOSK - SIDE 2

1/4" = 1'-0"



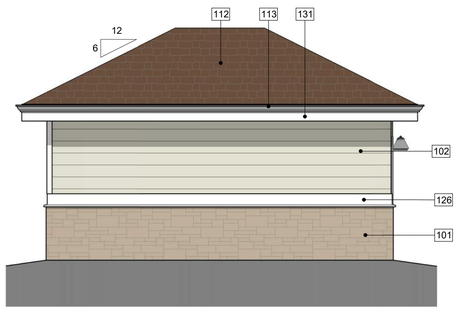
MONUMENT SIGN - FRONT

1/4" = 1'-0"



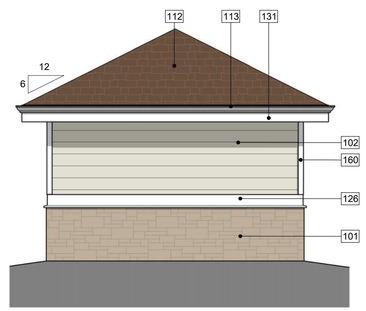
POOL EQUIP. - FRONT

1/4" = 1'-0"



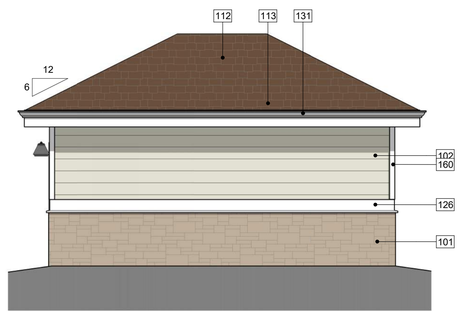
POOL EQUIP.- SIDE 1

1/4" = 1'-0"



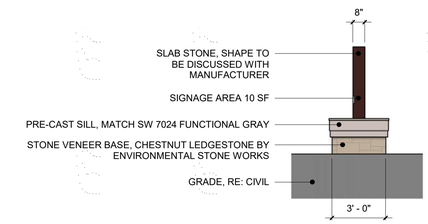
POOL EQUIP. - REAR

1/4" = 1'-0"



POOL EQUIP. - SIDE 2

1/4" = 1'-0"



MONUMENT SIGN - SIDE

1/4" = 1'-0"

BUILDING MATERIAL & COLOR SCHEME						
	B-1 BODY COLOR SIDING - HORIZ.	B-2 BODY COLOR SIDING - HORIZ.	B-3 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR WOOD PANEL	P-1 PUNCH COLOR DOORS
CLUBHOUSE	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT				SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 1	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 2	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 3 & 4, POOL EQUIPMENT AND MAIL KIOSK	SW7567 - NATURAL TAN					SW7024 - FUNTIONAL GRAY

ALL BUILDINGS

T-1 TRIM COLOR

WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE

P-2 PUNCH COLOR

RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN
FAUX GABLE: SW3507 - RIVERWOOD

STONE: ENVIRONMENTAL STONE WORK - CHESTNUT LEDGESTONE

WINDOWS: SHERWIN WILLIAMS, COLOR: SW 7005 PURE WHITE

ROOF: OWENS CORNING, COLOR: DRIFTWOOD

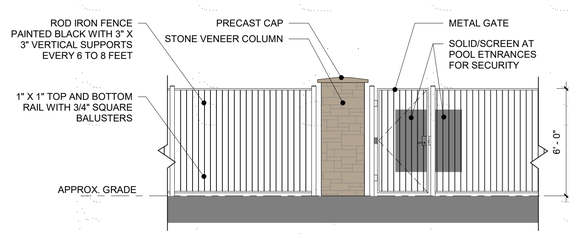
WOOD STAIN: SHERWIN WILLIAMS, COLOR: SW 3518 HAWTHORNE

ELEVATION MATERIAL NOTES	
101	CULTURED STONE
102	LAP SIDING
112	HIGH PROFILE ASPHALT SHINGLE ROOF
113	DOWNSPOUT AND GUTTER, COLOR TO MATCH FACIA
115	MANUFACTURED STONE CAP
119	EXTERIOR LIGHT FIXTURE. RE: ELECTRICAL
126	WATERTABLE & 5/4X8" WOOD TRIM
131	FASCIA 2X8
134	MAIL BOX
148	FIRE RISER ROOM
160	CORNER TRIM 5/4X4



RETAINING WALL

BROADSTONE 8" ROCK FACE FROM KEYSTONE
COLOR: SIERRA BLEND



POOL FENCING

1/4" = 1'-0"

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

ACCESSORY BUILDING ELEVATIONS

DATE PREPARED: 01-05-2023

DATE REVISED: 03-01-2023

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

14205 E. Davies Ave
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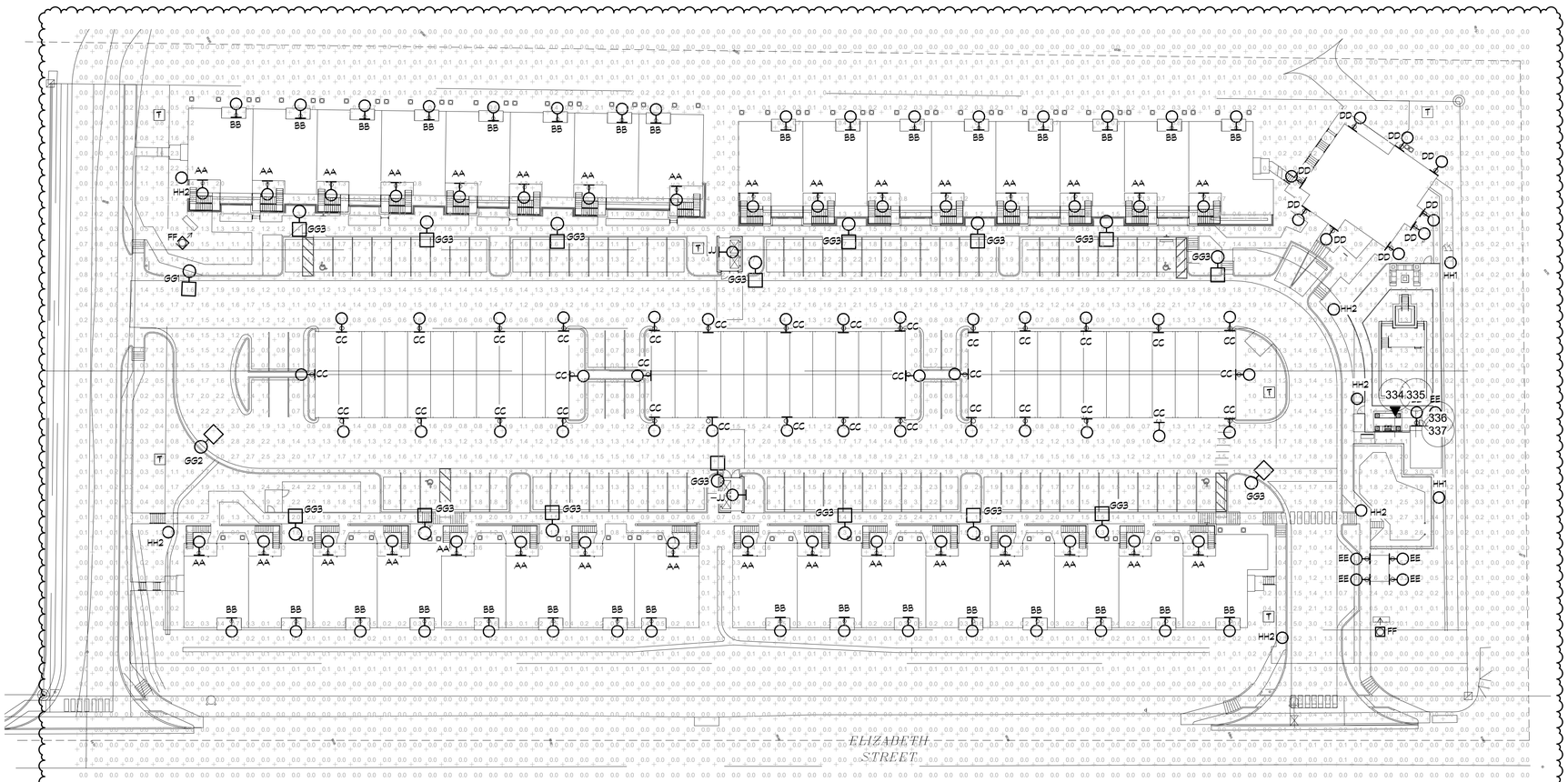
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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES



01-Site Photometric Plan
1" = 30'-0"

EXTERIOR LUMINAIRE SCHEDULE

KEY	LAMP	DESCRIPTION	CEILG (DEPTH)	MANUFACTURER/#	VOLT
AA	8W LED, 211 LUM, 3000K	EXTERIOR WALL MOUNTED SCONCE	WALL 7' A.F.F.	MODERN FORMS, PASADENA OUTDOOR LARGE LED WALL SCONCE. WS-W62610-BZ-A12175	120
BB	1-13W CFL, 450 LUM	EXTERIOR WALL MOUNTED SCONCE	WALL 8' A.F.F.	CAPITAL LIGHTING FIXTURE COMPANY, LAKESHORE 1 LIGHT WALL LANTERN, 9881OB	120
CC	11.5W LED, 585 LUM, 3000K	EXTERIOR WALL MOUNTED SCONCE	WALL 7' A.F.F.	WAC LIGHTING, SODOR LED OUTDOOR SCONCE, WS-W1770-GH	120
DD	8W LED, 800 LUM	EXTERIOR WALL MOUNTED SCONCE	WALL 10' A.F.F.	SEAGULL LIGHTING, ONE LIGHT OUTDOOR WALL LANTERN, 88242-750	120
EE	12W LED, 1400 LUM	EXTERIOR WALL MOUNTED SCONCE	WALL 9' A.F.F.	EATON LUMARK CROSSTOUR LED, XTOR1B-W	120
FF	28W LED FLOOD	MONUMENT SIGN LIGHTING FIXTURE	GROUND	HUBBELL FSL-7L LED DECORATIVE FLOOD.	120
GG1	34W LED, 3,566 LUM, 3000K, TYPE 2 DIST	PARKING LOT LIGHT FIXTURE	25' POLE	EATON STREETWORKS GALLEON LED, GAN-AF-01-LED-U-T2	120
GG2	34W LED, 3,787 LUM, 3000K, TYPE 2R DIST	PARKING LOT LIGHT FIXTURE	25' POLE	EATON STREETWORKS GALLEON LED, GAN-AF-01-LED-U-T2R	120
GG3	34W LED, 3,636 LUM, 3000K, TYPE 3 DIST	PARKING LOT LIGHT FIXTURE	25' POLE	EATON STREETWORKS GALLEON LED, GAN-AF-01-LED-U-T3	120
HH1	37W LED, 3610 LUM, 3000K TYPE 3 DIST	PEDESTRIAN PENDANT POLE LIGHT FIXTURE	10' POLE	PHILIPS LUMEC METROSCAPE PENDANT, MSR-35W32LED3K-G2-LE36	120
HH2	37W LED, 3733 LUM, 3000K, TYPE 5 DIST	PEDESTRIAN PENDANT POLE LIGHT FIXTURE	10' POLE	PHILIPS LUMEC METROSCAPE PENDANT, MSR-35W32LED3K-G2-LE55	120
JJ	LED	EXTERIOR WALL MOUNTED SCONCE	WALL 6' A.F.F.	HI-LITE MFG. CO., INC. H-LCGU-FB VAPOR JAR COLLECTION	120

NOTES: *NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN MODEL NUMBERS AND DESCRIPTIONS PRIOR TO ORDERING
*VERIFY CEILING INSULATION W/ GC AND NOTIFY ENGINEER OF ANY IC RATING CONFLICTS PRIOR TO ORDERING

SITE PHOTOMETRIC PLAN

DATE PREPARED: 01-05-2023
DATE REVISED: 03-01-2023

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

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John B. Collins Architect, LLC
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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

FIXTURE 'AA'

LUMENS
LIGHT AND LIVING

CALL US
877.445.4488
Mon-Fri 6am-6pm PT
Sat 7am-5pm PT

Pasadena Outdoor LED Wall Sconce

By **Modern Forms**

$219.00 - $259.00

IN STOCK Ships within 2 business days.


Shown in Bronze finish, Small size

FREE SHIPPING on orders over $75.

FREE GIFT ONLY AT LUMENS: Use coupon code **DISC** at checkout to get a FREE Disc LED Task Lamp (a $249 value) with qualifying $350+ Modern Forms purchase during The Design Event. Limited time only.

FREE DESIGN GIFT ONLY AT LUMENS: Use code **DESIGN** at checkout to get a FREE Alessi Nuvem Wire Basket ($50 Value) or Grey Firenze Clock ($90 value) with qualifying $400 purchase during The Design Event. Limited time only. SEE DETAILS

Finish: Bronze

Bronze | Graphite

Size: Large

S (Small) | L (Large)

ITEM #: MFM607733
MFR ID: WS-W52610-BZ

IN STOCK Ships within 2 business days. **$259.00**

Details

Named after the famous Gamble House in southern California, the Modern Forms Pasadena Outdoor LED Wall Sconce exhibits West coast arts and crafts styling. Inspired by the forms of the bungalow architecture, the sloping shade lights the space with energy efficient LEDs, and also prevents light pollution of the night sky.

WAC Lighting, founded in 1984, has developed a strong reputation for high quality decorative and task lighting. Based in Garden City, New York, WAC Lighting is a leading manufacturer of low voltage, line voltage and LED lighting, including track systems, transformers, lamps, cabinet lighting and recessed downlights.

The Pasadena Outdoor LED Wall Sconce is available with the following:

Details:

- Material: Aluminum and mouth blown glass
- Shade Material: Mouth blown etched opal glass
- Universal driver (120V-220V-277V)
- Dark Sky compliant
- ETL Listed Wet
- Made In China

Options:

- **Finish:** Bronze, Graphite
- **Size:** Small, Large

Lighting:

- 8 Watt (210 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 80000 hours

Compare Brightness:

VIEW CHART

Dimensions:

- **Large Option Fixture**: Width 9.75", Height 10", Depth 10.75", Weight 5.6 Lbs.
- **Small Option Fixture**: Width 7.5", Height 8", Depth 9.1", Weight 4.1 Lbs.

FIXTURE 'BB'

CAPITAL
LIGHTING FIXTURE COMPANY

Capital Lighting Fixture Company
5359 Rafe Banks Drive, Flowery Branch, GA, 30542-2768
TF: 800.323.3257 | **P:** 770.965.7238 | **F:** 770.965.7254
www.capitallightingfixture.com



Collection: *Lakeshore*

1 Light Wall Lantern

9881OB

6.5"W x 13"H x 5.5"D

Old Bronze

Specs

Description
1 Light Wall Lantern

Collection
Lakeshore

Finish Description
Old Bronze

Fixture Material
Metal

Glass
Frosted Glass

Lamping
1-60 Watt Medium

Voltage
120V

Certification
UL Listed. Rated for Wet Environments.

Back Plate Junction Top
4.8"

Back Plate Length
13"

Back Plate Width
5.6"

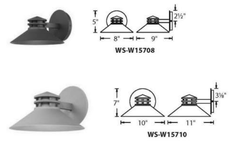
Center/Top
6.5"

Center/Bottom
6.5"

FIXTURE 'CC'

SODOR – model: WS-W157
dwelLED™ LED Outdoor

WAC LIGHTING
Responsible Lighting®



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

A Steamwork inspired approach to a traditional lantern design, Sodor is constructed with a solid die cast aluminum shade that provides fantastic glare cutoff and a weather resistant powder coated finish. The light engine is factory sealed for maximum protection against the harshest elements.

FEATURES

- Weather resistant powder coated finishes
- Heavy aluminum shade provides great glare cutoff
- Light engine is factory sealed for maximum protection from the elements
- Die-cast aluminum construction
- No transformer or driver required
- Color Temp: 3000K
- CRI: 90
- Dimming: 100% - 5% ELV
- Rated Life: 54,000 hours
- Input: 120V

SPECIFICATIONS

Construction: Aluminum and White Diffuser Lens

Light Source: High output LED.

Finish: Bronze (BZ), Graphite (GH)

Standards: ETL & cETL wet location listed. IP 65. Dark Sky Friendly

ORDER NUMBER

		Watt	LED Lumens	Delivered Lumens	Finish	
8"	**WS-W15708**	9W	750	315	**BZ** *Bronze*	
10"	**WS-W15710**	11.5W	1200	560	**GH** *Graphite*	

Example: **WS-W15708-GH**

FIXTURE 'DD'

Sea Gull Lighting
Life Illuminated | Since 1919

88242-780: One Light Outdoor Wall Lantern



Dimensions:

Width:	11"	**Extends:**	13 3/4"
Height:	26 1/4"	**Wire:**	6 1/2"
Weight:	7.5 lbs.	**Mounting Proc.:**	Cap Nuts
		Connection:	Mounted To Box

Bulbs:

1 - Medium A19 100w Max. 120v - Not included
1 - LED Medium A19 8w Max. 120v - Not included
1 - LED Medium A19 13.5w Max. 120v - Not included

Features:

- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:

1 Body - Aluminum - Burled Iron

Safety Listing:

Safety Listed for Wet Locations
Safety Listed for Wet Locations / Non-IC

Instruction Sheets:

English (HC-1180)
French (F-006)

Collection: Cape May

One Light Wall Lantern in Burled Iron Finish with Etched Hammered with Light Amber Glass Shade

UPC #: 786652242786

Finish: Burled Iron (780)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Diffuser	Glass	Etched Hammered with Light Amber	1				10 15/32	8 5/8				

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	18 1/8	4 1/2	1		9 1/4	17

Replacement Bulb Data:

Product #			Type	Base	Watts	Watts Consumed	Volts	Hours	Lumens	Temp (°K)	CRI
97308S	Frosted		A19	E-26 Medium	8	8	120v	50000	450	3000	85
97408S	Frosted		A19	E-26 Medium	8	8	120v	50000	450	2700	85
97309S	Frosted		A19	E-26 Medium	13.5	13.5	120v	50000	800	3000	85
97409S	Frosted		A19	E-26 Medium	13.5	13.5	120v	50000	800	2700	85

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	88242-780	1	786652242786	15.75	13.5	27	3.322	11.6	250	Yes
NJ Pallet		21		48	40	72.5	80.556	243.6		No
NV Pallet		21		48	40	72.5	80.556	243.6		No

FIXTURE 'EE'

EATON
Powering Business Worldwide

Lumark

Catalog #		**Type**	
Project			
Comments		**Date**	
Prepared by			

Lumark Crosstour™ LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 28W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 28W and 38W series operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

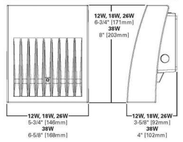
Warranty
Five-year warranty.



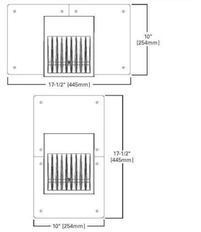
XTOR
CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B=0.34
XTOR4B=0.45

SHIPPING DATA
Approximate Net Weight:
3.7 - 5.25 lbs. (1.7 - 2.4 kgs.)

XTOR CROSSTOUR LED

POWER AND LUMENS BY FIXTURE MODEL

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR2B	XTOR2B-W	XTOR2B-Y	XTOR3B	XTOR3B-W	XTOR3B-Y	XTOR4B	XTOR4B-W	XTOR4B-Y
Delivered Lumens (Wall Mount)	1,410	1,396	1,327	2,135	2,103	1,997	2,751	2,710	2,575	4,249	4,205	3,995
Delivered Lumens (With Flood Accessory Kit) [1]	1,005	990	940	1,495	1,472	1,399	2,099	2,060	1,965	3,168	3,121	2,965
B.U.G. Rating [2]	B1 U0-G0	B1 U0-G0	B1 U0-G0	B1 U0-G0	B1 U0-G0	B1 U0-G0	B1 U0-G0	B1 U0-G0	B1 U0-G0	B2 U0-G0	B2 U0-G0	B2 U0-G0
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	38W	38W	38W

NOTES: 1 Includes shield and visor. **2** B.U.G. Rating does not apply to floodlighting.

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series [1]	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
XTOR1B=Small Door, 12W **XTOR2B**=Small Door, 18W **XTOR3B**=Small Door, 26W **XTOR4B**=Medium Door, 38W	**[Blank]**=Bright White (Standard), 5000K **W**=Neutral White, 4000K **Y**=Warm White, 3000K	**[Blank]**=Carbon Bronze (Standard) **WT**=Summit White **BK**=Black **BZ**=Bronze **AP**=Grey **GM**=Graphite Metallic **DP**=Dark Platinum	**PC1**=Photocontrol 120V [2] **PC2**=Photocontrol 208-277V [2,3] **347V**=347V [4] **HA**=50°C High Ambient [4]	**WG/XTOR**=Wire Guard [5] **XTORFLD-KNC**=Knuckle Floodlight Kit [6] **XTORFLD-TRN**=Trunnion Floodlight Kit [6] **XTORFLD-KNC-WT**=Knuckle Floodlight Kit, Summit White [6] **XTORFLD-TRN-WT**=Trunnion Floodlight Kit, Summit White [6] **EWP/XTOR**=Escutcheon Wall Plate, Carbon Bronze **EWP/XTOR-WT**=Escutcheon Wall Plate, Summit White

NOTES:
1. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Photocontrols are factory installed.
3. Order PC2 for 347V models.
4. Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
5. Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
6. Floodlight kit accessory required with Knuckle (KNC) or Trunnion (TRN). Large, small and tenon top mount and small and large impact shields.

SITE LIGHTING CUT SHEETS

DATE PREPARED: 01-05-2023
DATE REVISED: 03-01-2023

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

SHEET
20 OF 21

John B. Collins Architect, LLC
3067 S. Rosemary St., Denver, Co. 80231
P: 720 334 2210 E: jc@jbcarch.com

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

FIXTURE 'FF'

FSL LED
DECORATIVE FLOOD

Cat.#
Job
Type
HUBBELL Outdoor Lighting
Approvals

SPECIFICATIONS

Intended Use:
Ultra compact flood with wide beam NEMA 6 x 6 distribution for lighting applications such as safety/security, facade, area, or signs; operating temperature of -35°C to 40°C.

Construction:
- Rugged die-cast aluminum housing with dark bronze finish
- High impact UV stabilized acrylic outer lens protects LEDs and allows for cleaning/debris removal
- Vented housing isolates LED module from driver maximizing product life and performance
- Visor and vandal shield available

LED:
- 7 high powered LEDs
- 4000k or 5000K CCT, 70 CRI

Optical/Electrical
- Wide flood NEMA 6 x 6 distribution for general purpose flood and facade lighting
- 120-277V operation, 50/60Hz 26w, 1050mA
- IP66 and RoHS compliant driver
- 10KV surge protector

Installation:
- Traditional ½" x 14 NPS threaded adjustable knuckle mounting

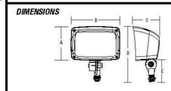
Listings:
- Meets DesignLights Consortium (DLC) qualifications
- Lighting Facts
- IP66, Listed to UL1598 for use in wet locations

Warranty:
For more information visit:
http://www.hubbelloutdoor.com/resources/warranty/

PRODUCT IMAGE(S)



DIMENSIONS



A	B	C	D	E	Weight
5.125"	7.5"	4.0"	8.625"	3.5"	6 lbs.
114 mm	190 mm	102 mm	219 mm	89 mm	2.7 kg

SHIPPING INFORMATION

Catalog Number	QUANTITY/CTN	Carton Dimensions: Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
FSL-7 (Single carton 1pc.)	2.66	9.45"	7.87"	6.69"
FSL-7 (Master carton 2 pcs.)	5.31	16.54"	19.04"	7.68"

Carton dimensions for shipping purposes only

CERTIFICATIONS/LISTINGS

IP66

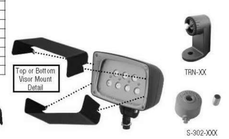
ORDERING INFORMATION

Catalog Number	Mount	Max Candle Power	Beam Pattern	Wattage	Drive Current	Voltage	Color Temperature	Lumens	LPW	Weight lbs (kg)
FSL-7	1/2" thread	1760	Wide	26	1050mA	120-277V	5000K	2448	94	6 (2.7)
FSL-7-PCU	1/2" thread	1760	Wide	26	1050mA	120-277V	5000K	2448	94	6 (2.7)
FSL-7L4K	1/2" thread	1794	Wide	26	1050mA	120-277V	4000K	2406	92.5	6 (2.7)
FSL-7L4K-PCU	1/2" thread	1794	Wide	26	1050mA	120-277V	4000K	2406	92.5	6 (2.7)

ACCESSORIES/REPLACEMENT PARTS - Order Separately

Catalog Number	Description
FSL-SPC	Polycarbonate lens (Replaces existing acrylic fixture lens)
FSL-VISOR-XX[1]	Top/Bottom visor (Top holes in lens frame for field installation)
9504F942AC	Acrylic lens w/ gasket
95047957	25w, Driver, 1040mA
20750110264	Knuckle mount Dark Bronze finish. Contact factory for additional finishes
S-302	Slipfits 1 1/2" or 2" pipe (1.9" OD or 2 3/8" OD) with 1/2" N.P.S.M. hub; Gray
S-302-MS1	Slipfits 1 1/2" or 2" pipe (1.9" OD or 2 3/8" OD) with 1/2" N.P.S.M. hub; Bronze
S-302-MS2	Slipfits 1 1/2" or 2" pipe (1.9" OD or 2 3/8" OD) with 1/2" N.P.S.M. hub; White
TRN-XX[1]	Trunnion adaptor for 1/2" threaded knuckle mount

1 Specify finish color to match fixture, e.g. 06 - Bronze



HUBBELL Outdoor Lighting

Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000
Due to our continued efforts to improve our products, product specifications are subject to change without notice.
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FSLT-LED-SPEC 10/16

FIXTURE 'GG1', 'GG2', 'GG3'

Streetworks

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480Y Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 800mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

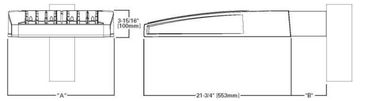


GAN
GALLEON LED

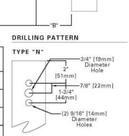
1-10 Light Squares
Solid State LED

AREA / ROADWAY LUMINAIRE

DIMENSIONS



DRILLING PATTERN



DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length[1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. **2.** EPA calculated with optional arm length.

EATON
Powering Business Worldwide

*www.designlights.org

CERTIFICATION DATA
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

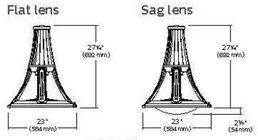
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FIXTURE 'HH1', 'HH2'

MSR

Urban
MetroScape
Pendant





EPA: 2.32 sq ft
Weight: 51 lbs (23 kg)

Key features

- Up to 96 high performance white LEDs
- Can deliver over 20,000 lumens equivalent to 400W HID
- Complete IP66 rated luminaire
- Dedicated LED optics (types 2, 3, 4 & 5)
- Operating lifespan of 100,000 hours (with L70 lumen maintenance at 25°C)
- Ships standard with dimmable (0-10V) driver

5

Pendant

Luminaire ordering guide

Example: MSR-145W64LED4K-T-LE3F-120-CDMGM2S-SMA-RCD-BKTX

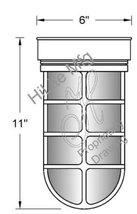
Series	Lamp	CCT	Gen.	Optics	Lens	Voltage	Driver	Adapter	Luminaire opt	Mounting	Pole	Finish
MSR MetroScape LED pendant luminaire	**35W32LED** **55W32LED** **72W32LED** **97W32LED** **55W48LED** **80W48LED** **108W48LED** **140W48LED** **70W64LED** **110W64LED** **145W64LED** **195W64LED** **90W80LED** **135W80LED** **180W80LED** **110W96LED** **160W96LED** **215W96LED**	**3K** 3000K **4K** 4000K	**G2** Gen.2	**LE2** Type II (ASYM) **LE3** Type III (ASYM) **LE3W** Type III (ASYM) wide flat lens **LE4** Type IV (ASYM) **LE5**[1] Type V (SYMM)	**F** Flat lens **S** Sag lens	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V	**CDMG** Dynadimmer for standard dimming **CLO** Pre-set driver to manage lumen depreciation **AST** Pre-set driver for progressive start-up **OTL** Pre-set driver to signal end of lamp life **DALI** Pre-set driver compatible with the DALI control system **DMG** 0-10 volt	**MA1** ¾" NPT threaded hole adapter accepting threaded tube **MA2** 1½" NPT threaded hole adapter accepting threaded tube. **SMA** Decorative retro side-mounted cast-aluminum, accepts tubes from 1⅛" to 2⅛" **SMB** Decorative contemporary side-mounted cast-aluminum, accepts tubes from 1⅛" to 2⅛"	**BX** Bird repellent **DH** Opaque decorative hood **HS** House Side Shield **PH8** Photoelectric cell **PH9** Shorting Cap **PHXL** Photoelectric cell, extended life **RCD** 5-Pin receptacle for dimming photoelectric cell **RCD7** 7-Pin receptacle for photoelectric cell **SP2** 20kV/20kA Surge Protector (optional)	Consult the Philips web site for details and the complete line of Mountings.	Consult the Philips web site for details and the complete line of Poles.	**BE2TX** **BE6TX** **BE8TX** **BG2TX** **BKTX** **BRTX** **GN4TX** **GN6TX** **GN8TX** **GNTX** **GR** **GY3TX** **NP** **RD2TX** **RD4TX** **SC** **TS** **WHTX**

FIXTURE 'JJ'

HI–LITE MFG. CO., INC
13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
web: www.hilitemfg.com
e-mail: sales@hilitemfg.com

H-LCGU-FB
Vapor Jar Collection

Job Name:
Type:
Quantity:





FINISH -Offered in exceptional finishes, comprised of: polyester/polished powder coat, baking enamal liquid, raw metal, or galvanized finishes.
Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 96(Galvanized), BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina).
Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 98, 101, 102, 137, 138, 139, 140, 121, 122, 123, 124, 125, 126, 11, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49, 15, 16.
For interior finish of fixture refer to color chart on pages 344-348.

MOUNTING - Wall, Flush or Column mount.

ACCESSORIES - Cast guard, Wire guard and Acorn globe available.

SOCKETS/LAMPS - Available in:
Incandescent
- rated 200 watt max/120 volt, medium base.

Compact Fluorescent(CFL)
- rated 13/18/26/32/42 watt max/120/277 volt, GX24Q base.

Metal Halide(MH)
- rated 35/50/70/100/150/175 watt max/120/208/240/277 volt, medium base, 4KV socket.

High Pressure Sodium(HPS)
- rated 50/70/100/150 watt max/120/277 volt, medium base.

Light-Emitted Diode(LED)
-See LED specification sheet.

LENS OPTION - CLR(Clear), RIB(Clear Ribbed), FR(Frost), RD(Red), BL(Blue), GRN(Green), AM(Amber) and AMC(Amber Crackle) available.

MADE IN THE U.S.A.

Suitable for wet location.

c UL us LISTED

SITE LIGHTING CUT SHEETS

DATE PREPARED: 01-05-2023
DATE REVISED: 03-01-2023

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

SHEET
21 OF 21

John B. Collins Architect, LLC
4961 S. Kearney St., Denver, Co. 80237
P: 720 334 2210 E: jc@jbcarch.com

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EXHIBIT B

From: Travis Reynolds
To: Travis Reynolds
Subject: RE: Pine Ridge Crossing Site Plan Amendment
Date: Thursday, March 2, 2023 4:26:34 PM
Attachments: image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png

From: Brooks Kaufman <BKaufman@core.coop>
Sent: Tuesday, February 28, 2023 10:00 AM
To: Zach Higgins <zhiggins@townofelizabeth.org>
Cc: CJ Kirst <cjkirst@tahoelandservices.net>; Cody Schuster <cschuster@core.coop>
Subject: Pine Ridge Crossing Site Plan Amendment

Zach

Attached are the updated comments Pine Ridge Crossing Site Plan Amendment.

CORE conditionally approves the site plan and is working with the applicant to address two items. Relocation of a monument sign and a trash enclosure. The applicant will grant two CORE easements by separate document at CORE electric design process. CORE approves the AC units and retaining wall encroachment into the utility easements as shown on the revised comments stated on the attached site plan.

The applicant has approved our electric design and has paid for the installation of electric facilities.

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 **MAIN**
720.733.5493 **DIRECT**
303.912.0765 **MOBILE**

www.core.coop.

ELECTRIC COOPERATIVE

The Energy to Thrive™

From: Dianna Hiatt <DHiatt@townofelizabeth.org>

EXHIBIT B

March 2, 2023

Ms. Dianna Hiatt
Community Development Administrative Assistant
Town of Elizabeth
151 S Banner Street
Elizabeth, CO 80107

RE: Pine Ridge Crossing – Site Plan Amendment 1/2023

Dear Ms. Hiatt

On behalf of the Town of Elizabeth CORE Consultants has completed our review of the application to approve Site Plan Amendment #1 for the Pine Ridge Crossing Apartments located on Elizabeth Street. After reviewing the amended Site Plan as well as the proposed Drainage Report Amendment dated March 1, 2023, CORE finds the proposed plans and reports conform to the Town of Elizabeth standards. We recommend approval of the Site Plan Amendment.

Should you have any questions, please feel free to contact me at (303) 730-5985 or by email at mnuno@liveyourcore.com

Sincerely,
CORE Consultants, Inc.

Manny Nuno, PE, CFM, LEED AP, CPESC
Project Manager

EXHIBIT B

TO: Zach Higgins, Community Development Director, Town of Elizabeth
Applicant – Tahoe Consulting, LLC
FROM: Travis Reynolds, AICP, Planning Manager, SAFEbuilt Studio
DATE: February 9, 2023
SUBJECT: Review – Site Plan Amendment – Pine Ridge Crossing

SAFEbuilt Studio staff provides the following review comments for the Pine Ridge Crossing Site Plan Amendment, generally located on 4.19 acres southeast of the intersection of Elbert Street and East Walnut Street in the Town of Elizabeth. Staff conducted the review in the context of Chapter 16 – Land Use and Development of the Town of Elizabeth Municipal Code, the Town's Master Plan, and the Elizabeth 86 PUD Development Guide.

Project Summary - The original project was approved through the Town's Use by Special Review and Site Plan processes. The property is currently zoned Commercial Mixed-Use (CMU). The applicant originally proposed to construct multifamily apartments at the project location. The concept plan included four (4) two-story apartment buildings, parking (both surface and garage), pool, clubhouse/management office and playground. The four apartment buildings included (16) two- bedroom apartments each, totaling (64) proposed units. The approved proposal provided 150 parking spaces, of which 60 are parking spaces provided in garages.

The proposal for a Site Plan Amendment includes the addition of 16-units to the overall development with eight additional units proposed in each of buildings 1 & 2. The additional units are proposed as "garden-level", lower floor additions to each building bringing the total unit count to 80 overall units. Parking would be increased to 160 spaces to meet the Town's current parking standards.

Please see the following application specific comments as they relate to the proposed Site Plan Amendment:

Comprehensive Plan, Land Use, & Density– The Town's comprehensive plan anticipates "Mixed-Use" development in this location with a general range of residential densities from 8-24 dwelling units per acre. The increase to 80 units would seemingly provide an overall density of approximately 19.1 units/acre, an increase of 3.82 units/acre from the previous density or 25%.

It should also be noted that dimensional standards of the Commercial Mixed Use district, of the existing zoning code, establishes a "minimum lot/space size (square feet)" of "2,500 sq. ft." This is assumed to be a minimum land to unit, area ratio that helps prescribe density for a particular parcel within the Commercial Mixed Use zoning district. Although not expressly denoted in the code, this type of regulation is traditionally used to regulate density. Per application of these zoning parameters, the additional units would require an approximate 1 acre larger parcel size to adhere to the standards. Overall, using these parameters, the 80 total units would require a development property of approximately 4.6 acres.

We do not agree with the interpretation of this code this way. It is not intended to dictate density. It is intended to establish a min. lot size for the use, which was met when the orig. Site Plan was approved. The site is 4.2 ac = over 180,000SF.

As noted, the original plan was entitled under a Use by Special Review that includes various criteria for approval. Based on the analysis above, the absence of code language considering amendments to Uses by Special Review, and the accompanying impacts of higher densities (traffic, noise, etc..), Town Staff has determined that it will highlight these items as part of the application for the Site Plan Amendment for consideration by the Commission and Board. Please anticipate discussing the increase in density proposed by this amendment.

Building Heights – Please note that the Town's adopted regulations highlight the definition of Building Height as the following: "Building height means the vertical distance from the average finished grade to the highest

Sections through buildings 1 &2 are provided on Sheet 15.

point of the roof surface. A weighted average on the perimeter of the building may be utilized." Staff recognizes that the proposed amendment will provide for additional units located below (sub-surface) the surrounding grade for the proposed structure and includes space for accessing and traversing the area at the base of the building. Essentially, no additional height will be added from that approved with the original site plan. Please provide a section drawing or and enhanced, elevation perspective that will more easily depict this construction condition for Town Staff and Board Members. Staff recognizes that there is technically no increase in height to the proposed structures, however, a larger bulk of the building will be exposed.

Landscaping

Please note that various elements of the approved Landscape plan are highlighted for changes under this proposal. Please provide remedy for the following required landscape standards:

Per 16-2-50 2(b)&(c) of the Elizabeth Land Development Code (LDC), at least seventy-five percent (75%) of the area required to be landscaped shall have a ground cover of living plant materials, including but not limited to grass and other recognized ground-covering plant materials. The remaining twenty-five percent (25%) of the area required to be landscaped may be covered with bark, wood chips, wood shavings, rock, stones or other materials approved during the site plan processes. As denoted for change, the overall required landscape area appears to be comprised of 31% non-living material and 69% living material. Please adjust these to depict compliance.

All development projects requiring off-street parking spaces for fifty (50) or more cars shall allocate a minimum area equal to ten percent (10%) of the total area covered by the parking lot for landscaped islands. The area covered by the parking lot shall include parking stalls and vehicular circulation aisles, but exclude driveways, access drives, loading areas and similar access features. As proposed, it appears that landscape islands comprise approximately 9% (2,537/27,388) of the parking lot square footage. Please adjust this item to depict compliance.

Upon resubmittal of the plans, please provide a written narrative that outlines the various changes to the landscape plans as compared to the original approved plans

See response on next page.

Lighting

Per 16-8-20 (b)(6) - Light levels measured twenty (20) feet beyond the site's property line that is adjacent to any residential property line or public right-of-way shall never exceed 0.1 foot-candles as a direct result of the on-site lighting. It appears that the levels are exceeded in the SW corner of the site. Please review and remedy for compliance.

The electrical engineer lowered a light on the southwest corner of Building Two 4' to 9' above grade. the site photometric is now in compliance.

Submittal requirements for Site Plan review or amendment-

REQUIREMENT	SUBMITTED	REMEDY/COMMENT
Completed land use application/fees	YES	
ESCROW paperwork/ account		
Narrative Applicant's name Proposal Current zoning General development schedule and phasing (if applicable)	YES	
Warranty deed	YES	
Interactive title commitment current within 30 days of submittal	YES	

Disclosure letter/letter of consent from property owner	YES	
Site plan (requirements specified in code-)	YES	**SEE COMMENTS ABOVE**
Landscape plan	YES	**SEE COMMENTS ABOVE**
Drainage memo	YES	**SEE COMMENTS FROM CIVIL ENGINEERING DISCIPLINE**
Colored building elevations of all sides (requirements specified in code; also see Design Standards and Guidelines)	YES	
Color and materials boards	YES	COLOR RENDERINGS PROVIDED
Diagram or schematic showing rooftop mechanical structures	NO	**PLEASE CONFIRM IF ANY MECHANICAL EQUIPMENT WILL BE PLACED ON THE GROUND AT THE PERIMTER OF ANY STRUCTURES**
Plat or metes and bounds description of property verified and signed by registered land surveyor in State	NO	**PLEASE SUBMIT THE CURRENT PLAT OF THE PROPERTY**
Site lighting photometric plan	YES	**SEE COMMENTS ABOVE**
Traffic impact study	NO	**SEE COMMENTS FROM TRAFFIC ENGINEERING CONSULTANT**

No mech. structures on roofs.

Submitted.

No traffic comments

Please provide remedy for the comments above and outlined in the attached memos. Please resubmit the information for confirmation of compliance.

Response to % of non-living not being met:

The min % of landscape of is 15% which we have exceeded to 18%. The approved SDP had 14,280 SF and 33% of non-living/67% living. We are providing 11,089 SF and 31% of non-living/ 69% living. All of the non-living SF is within this 5' of the foundation. The intent of the code is to provide a 75% live coverage of plants for the subject property. However the Geotech report states: COLORADO GEOSCIENCE & DESIGN REPORT #17-839 JANUARY 23,2018 #11. SURFACE DRAINAGE: LAWN AND/OR PLANTS SHOULD NOT BE PLANTED WITHIN FIVE FEET (5') OF THE FOUNDATION WALLS." The Geotech report must be adhered to for liability and longevity of the buildings that will provide much needed housing for the community.

We ask staff to approve this as we meet the intent of the code and comply with the previously approved plans.

COMMENT RESPONSES IN BLUE BY JOE COCO

February 3, 2023

Ms. Dianna Hiatt
Community Development Administrative Assistant
Town of Elizabeth
151 S Banner Street
Elizabeth, CO 80107

RE: Pine Ridge Crossing – Site Plan Amendment 1/2023

Dear Ms. Hiatt

EASEMENTS RESOLVED WITH CORE ELECTRIC PER MEETING ON 2/28

CORE Consultants has completed our review of the application to approve a Site Plan Amendment for Pine Ridge Crossing Apartments located on Elizabeth St. Our comments are provided on the attached red lined plans which (upon Town review) should be forwarded to the Applicant. We do note the following items of concern:

1. There remains some outstanding Easement dedications and vacations on this project that need to be rectified. Our last contact with IREA (Core Elec) occurred on 6/14/22, when we were informed that IREA could not release certain Easements until The Owner paid for some utility relocation.

2. The overall grading plan does not provide the grading detail needed at the new entry area retaining walls which have been triggered by the garden level units.

3. An addendum to the drainage report is needed to discuss the increase in impervious area and changes needed to the storm drainage facilities including the pond and its outlet control box.

REFER TO SHEEETS C6.2.1, C6.3.1 FOR THE GARDEN LEVEL DETAILD GRADING AND C6.7 FOR THE RETAINING WALL EL'S

Should you have any questions, please feel free to contact me at (303) 730-5985 or by email at mnuno@liveyourcore.com

Sincerely,
CORE Consultants, Inc.

Manny Nuno, PE, CFM, LEED AP, CPESC
Project Manager

A DRAINAGE ADDENDUM LETTER HAS BEEN INCLUDED IN THE RESUBMITTAL REFER TO SHEETS C15.0 AND C16.0 FOR REVISIONS TO THE DETENTION POND AND ITS OUTLET STRUCTURE. THE GRATE WAS RAISED 0.04' AND THE EMERGENCY OVERFLOW WEIR WAS RAISED 0.14' TO ACCOMODATE ADDTL REQIRED VOLUME.

3473 South Broadway
Englewood, Colorado 80113
303.703.4444
LIVEYOURCORE.COM

PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

SITE PLAN NOTES:

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE TOWN PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.

2. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.

3. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENT, LOTS,TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.

4. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.

5. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 16-8-20 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.

6. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH TOWN SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.

7. FIRE HYDRANTS MUST MEET OR EXCEED ELIZABETH FIRE PROTECTION DISTRICT STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.

8. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.

9. ALL SIDEWALKS AND RAMPS MUST CONFORM TO TOWN STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.

10.COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION. THE PROPERTY OWNERS' ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS IN COMMON OPEN SPACE AREAS.

11. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO TOWN OF ELIZABETH STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

12. TRASH ENCLOSURE NOTE:
TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM OF SIX (6) FEET AND OF THE SAME OR COMPLEMENTARY MATERIAL AND COLOR AS THE MAIN BUILDING.

13. AMERICANS WITH DISABILITIES NOTE:
THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THIS ACT.

14. CONSTRUCTION NOTE:
THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCIES PRIOR TO THE ISSUANCE OF BUILDING PERMITS.



VICINITY MAP

SCALE: N.T.S.

PROPERTY DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERDIAN, ELBERT COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE N89°21'41'W ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 370.75 FEET TO THE WEST RIGHT OF WAY LINE OF ELIZABETH STREET; THENCE N89°21'41'E ALONG SAID SOUTH LINE A DISTANCE OF 269.92 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING N89°21'41'W ALONG SAID SOUTH LINE OF A DISTANCE OF 664.95 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE N00°41'18" E ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF A DISTANCE OF 949.88 FEET; THENCE N89°14'17"E A DISTANCE OF 924.19 FEET TO THE WEST RIGHT OF WAY LINE OF ELIZABETH STREET; THENCE N89°21'41" W A DISTANCE OF 282.18 FEET; THENCE S02°10'53E A DISTANCE OF 315.98 FEET TO THE POINT OF BEGINNING; ALL IN THE COUNTY OF ELBERT.
COUNTY OF ELBERT, STATE OF COLORADO

ARCHITECT STATEMENT

I, _____, BEING A REGISTERED PROFESSIONAL ARCHITECT IN THE STATE OF COLORADO, HEREBY ATTEST THAT THIS SITE PLAN AND SET OF DRAWINGS HAVE BEEN DESIGNATED IN CONFORMANCE WITH ALL OF THE TOWN OF ELIZABETH DESIGN STANDARDS

_____ _____
REGISTERED ARCHITECT DATE

CLERK AND RECORDER

STATE OF COLORADO)

) SS

COUNTY OF ELBERT)
I hereby certify that this site plan was filed in my office on this _____day of _____, 20____A.D., at _____a.m./p.m., and was recorderd at Reception Number _____

_____(Signature)
County Clerk and Recorder

PROPERTY OWNER

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE PROPERTY DESCRIBED HEREIN IN THE TOWN OF ELIZABETH, COUNTY OF ELBERT AND STATE OF COLORADO.

_____
NCA, LLC, DBA PINE RIDGE APARTMENTS, LLC

SIGNED THIS _____DAY OF _____, 2022

CIVIL ENGINEER'S STATEMENT

I, _____, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL OF THE TOWN OF ELIZABETH CONSTRUCTION STANDARDS

_____ _____
REGISTERED PROFESSIONAL ENGINEER DATE

LIST OF CONTACTS:

OWNER:
NCA, LLC, DBA PINE RIDGE APARTMENTS, LLC
14205 E. DAVIES AVENUE
cENTENNIAL, CO 80112

CIVIL ENGINEER / SURVEYOR:
CKE ENGINEERING INC.
14257 WEST EVANS CIRCLE
LAKEWOOD, CO 80228

ELECTRICAL ENGINEER
BOULDER ENGINEERING COMPANCY
1717 15TH STREET
BOULDER, CO 80302

TRAFFIC ENGINEER
EST, INC
1873 S. BELLAIRE STREET, SUITE 1101
DENVER, CO 80222

ARCHITECT:
PWN ARCHITECTS & PLANNERS, INC.
9250 E. COSTILLA AVE., SUITE 620
GREENWOOD VILLAGE, CO 80112

LANDSCAPE ARCHITECT:
BASELINE ENGINEERING CORPORATION
112 N. RUBEY DRIVE, #210
GOLDEN, CO 80403

GEOTECHNICAL SERVICES:
GEOSCIENCE & DESIGN, INC.
P.O. BOX 68
FRANKTOWN, CO 80116

SITE DATA:

EXISTING ZONING:
CMU - COMMERCIAL MIXED USE (USE BY SPECIAL REVIEW)

SITE BREAKDOWN:

TOTAL NET SITE AREA:	181,824 S.F.	4.17 ACRES	100%
BUILDING COVERAGE:	54,470 S.F.	1.25 ACRES	30%
DRIVE, WALKS & PARKING:	89,479 S.F.	2.05 ACRES	49%
LANDSCAPE COVERAGE:	37,875 S.F.	0.87 ACRES	21%rv
TOTAL:	**181,824 S.F.**	**4.17 ACRES**	**100%**

CURRENT ZONING: CMU - COMMERCIAL MIXED USE

GROSS DENSITY: 20 DU/ACRE

BUILDING COVERAGE:RV

BUILDING	FOOTPRINT AREA	CONSTRUCTION TYPE	SPRINKLER SYSTEM
BUILDING TYPE 1, BUILDING 4	10,208 S.F.	TYPE VB	NFPA 13R
BUILDING TYPE 1B, BUILDING 1	10,004 S.F.	TYPE VB	NFPA 13R
BUILDING TYPE 2, BUILDING 3	10,004 S.F.	TYPE VB	NONE
BUILDING TYPE 2B, BUILDING 2	10,208 S.F	TYPE VB	NONE
CLUBHOUSE	2,026 S.F.	TYPE VB	NONE

PARKING REQUIRED:

STANDARD PARKING:	EACH DWELLING UNIT:	2 REQUIRED
HANDICAP PARKING:	101-199 PARKING SPACE	6 REQUIRED
TOTAL:	**(80 UNITS X 2 SPACES)**	**160 SPACES REQUIRED**

PARKING PROVIDED:

GARAGE STALL - FULL-SIZE AUTO	32 PARKING SPACES
GARAGE STALL - OVERSIZED AUTO	32 PARKING SPACES
GARAGE VAN ACCESSIBLE	2 PARKING SPACES
(90 DEGREE ANGLE: 9'-0" X 18'-0" FULL-SIZE AUTO)	90 PARKING SPACES
HANDICAP PARKING:	4 PARKING SPACES
TOTAL:	**160 SPACES PROVIDED**

PARKING BREAKDOWN:

STANDARD	128 (50%)
OVERSIZED	33 (25%)

BUILDING TYPES:
MAXIMUM BUILDING HEIGHT ALLOWED: 3 STORIES

	HEIGHT	TOTAL # ON SITE	2 BEDROOMS	3 BEDROOMS	GARAGES	STORAGE
BUILDING TYPE 1	2 STORY	1	14	2		
BUILDING TYPE 1B	3 STORY	1	21	3		
BUILDING TYPE 2	2 STORY	1	16			
BUILDING TYPE 2B	3 STORY	1	24			
BUILDING TYPE 3	1 STORY	1	-	-	20	2
BUILDING TYPE 4	1 STORY	2	-	-	44	
CLUBHOUSE		1	-	-	-	-
MAIL		1	-	-	-	-
TRASH ENCLOSURES		2	-	-	-	-
TOTAL:			**75**	**5**	**64**	**2**

TOTAL APT. UNITS: 80 UNITS ON SITE

SETBACK DATA:
15'-0" TO E. ELIZABETH STREET.
5'-0" TO NON-ARTERIAL STREETS

PROPOSED BUILDING HEIGHT:

BUILDING TYPE	HEIGHT
CLUBHOUSE	20' - 6"
BUILDING TYPE 1	31' - 8"
BUILDING TYPE 2	31' - 4"
BUILDING TYPE 3	19' - 9"
BUILDING TYPE 4	20' - 3"
MAIL KIOSK	11' - 10"
POOL EQUIPMENT	11' - 5"

SHEET INDEX

1 COVER SHEET
2 ARCHITECTURAL SITE PLAN
3 GRADING AND DRAINAGE PLAN
4 UTILITY PLAN
5 LANDSCAPE SCHEDULE
6 LANDSCAPE PLAN
7 LANDSCAPE PLAN
8 PLAYGROUND DETAILS
9 LANDSCAPE PLAN
10 CLUBHOUSE ELEVATIONS
11 BUILDING TYPE 1 ELEVATIONS
12 BUILDING TYPE 1B ELEVATIONS
13 BUILDING TYPE 2 ELEVATIONS
14 BUILDING TYPE 2B ELEVATIONS
15 BUILDING TYPE 1 AND 2 PERSPECTIVES
16 BUILDING TYPE 3 AND 4 ELEVATIONS
17 ACCESSORY BUILDING ELEVATIONS
18 SITE PHOTOMETRIC PLAN
19 SITE LIGHTING CUT SHEET
20 SITE LIGHTING CUT SHEET

COVER SHEET

DATE PREPARED: 01-05-2023

DATE REVISED: TBD

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennnial, CO 80112

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

SHEET 1 OF 20

John B. Collins Architect, LLC
P: 720 334 2210 E: jc@jbcarch.com

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

ENGINEERING COMMENTS - SP - 1/2023

NOTES

1 A TOTAL OF 2 TYPE "A" UNITS ARE PROVIDED. SEE SITE PLAN FOR LOCATIONS.
2 REFER TO CIVIL CONSTRUCTION DRAWINGS FOR RETAINING WALL LOCATIONS.
3 REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN AND LAYOUT.
4 VERIFY PARKING SIGNAGE WITH CURRENT CODES AND STANDARDS.
5 COORD. ALL SIDEWALK CHASES LOCATION AND DESIGN W/ CIVIL.

ACCESSIBLE UNIT REQUIREMENT

IBC REQUIREMENT:
2 "TYPE A" UNITS ARE REQUIRED PER 2018 IBC 1107.6.2.1.1
(80 TOTAL UNITS X 2% = 2 UNITS)

PROVIDED UNITS:
TWO BEDROOM - UNIT A1, UNIT A2, UNIT B1 & UNIT B2
THREE BEDROOM - UNIT C1 & C2

COLORADO TITLE 9 REQUIREMENT:
TYPE A UNITS: 2 UNITS PROVIDED X 6 = 12 POINTS
TYPE B UNITS: 78 UNITS PROVIDED X 2 = 156 POINTS
TOTAL 168 POINTS PROVIDED

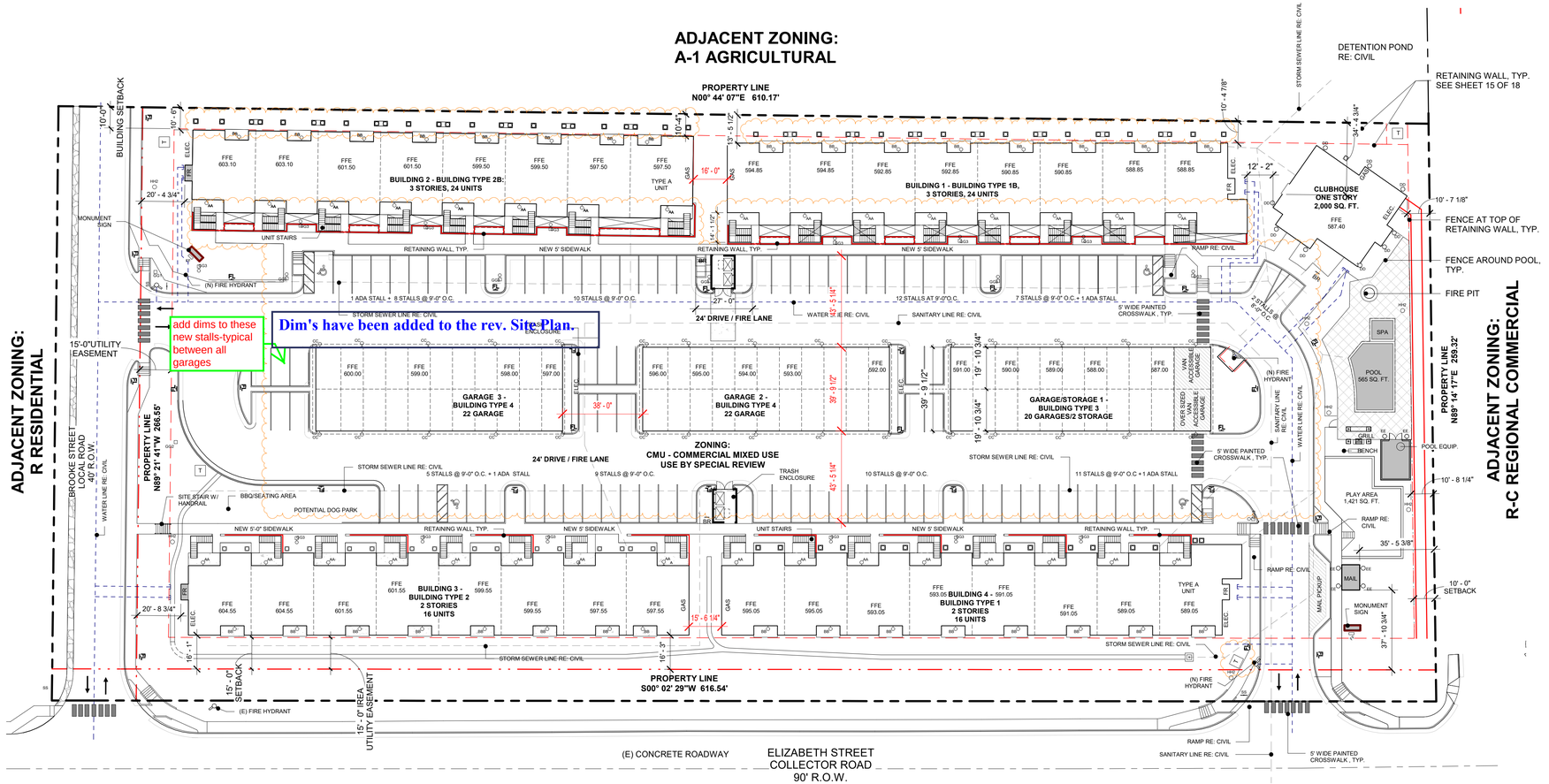
102 POINTS REQUIRED

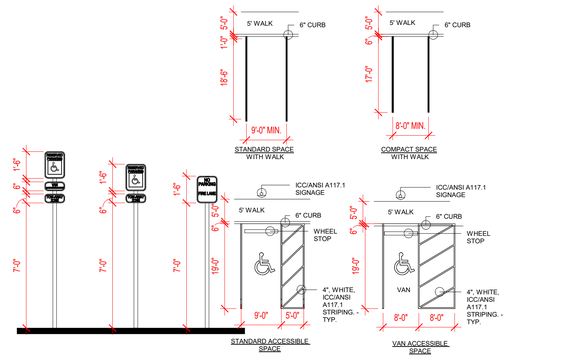
LAND USE DATA:

TOTAL UNITS	SITE AREA	UNIT/ACRE
80 UNITS	4.187 ACRES	19.1 UNITS/ACRE

SITE PLAN KEY:

- TYPE "A" UNIT
- ACCESSIBLE CURB RAMP
- HANDICAP PARKING SPACE
- RESERVED HANDICAP PARKING SIGN
- SS — STOP SIGN
- FIRE LANE SIGN LOCATION TO BE COORDINATED WITH COMMERCE CITY TRAFFIC ENGINEER (SEE DETAILS)
- BR — BIKE RACK
- 2 HR FIRE SEPARATION WALL
- CURB CHASE
- F.H. — FIRE HYDRANT
- F.R. — FIRE RISER ROOM W/ APPROVED KNOX BOX
- ELEC. — LOCATION OF ELECTRICAL METERS
- GAS — LOCATION OF ELECTRICAL METERS
- CONDENSER
- T — TRANSFORMER
- TURN ARROW
- ADA ACCESS ROUTES
- RETAINING WALL
- EXPOSED FOUNDATION
- AA, BB, CC, DD, EE, FF, GG1, GG2 & GG3 — LIGHT FIXTURES
- HH2 — LIGHT FIXTURE (HH2)
- EXIST. LIGHT POLE TO REMAIN
- EX. HYD — EXIST. FIRE HYDRANT
- EB — EXIST. ELECTRICAL BOX
- EXIST. TRANSFORMER
- EXISTING TREE, NONE TO REMAIN





SITE PLAN - PLANNING

1" = 30'-0"

0' 15' 30' 60' 120'

N

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

ARCHITECTURAL SITE PLAN

DATE PREPARED: 01-05-2023
DATE REVISED: TBD
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

SHEET 2 OF 20

John B. Collins Architect, LLC
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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

REFERENCE DETAILED GRADING PLANS IN THE CD'S.
SHEETS C6.0 AND C6.1 ARE THE PARKING LOT GRADES.
SHEETS C6.2, C6.3, C6.4, C6.5, AND C6.6 ARE THE DEETAILED GRADING PLANS FOR THE SPECIFIC BUILDINGS.
SHEETS C6.2.1 AND C6.3.1 ARE THE GARDEN LEVEL DETAILED GRADING AND STORM SEWER PLANS FOR BUILDINGS 1 AND 2.

COMMENT RESPONSES IN BLUE BY JOE COCO

Need Drain report addendum to discuss increases in "I" factor due to additional parking and possible changes to pond volumes and storage requirements

need revised detailed engineering grading plans. These plans provide a good overall plan, but lack detail

REFER TO THE ADDENDUM LETTER IN THE SUBMITTAL REFER TO SHEETS C15.0 AND C16.0 FOR REVISIONS TO THE DETENTION POND AND ITS OUTLET STRUCTURE. THE GRATE WAS RAISED 0.04' AND THE EMERGENCY OVERFLOW WEIR WAS RAISED 0.14' TO ACCOMODATE ADDTL REQIRED VOLUME.

GARDEN LEVEL FINISHED FLOORS ADDED AS FFB=XX.XX

to help simplify FF's pls add some typ Lower level FF elevs - Bldgs 1 & 2

YES. THE WALLS ARE OVER 4' IN HEIGHT AND WILL HAVE A RAILING. REFER TO SHEET C6.7 IN THE CD'S FOR WALL ELEVATIONS

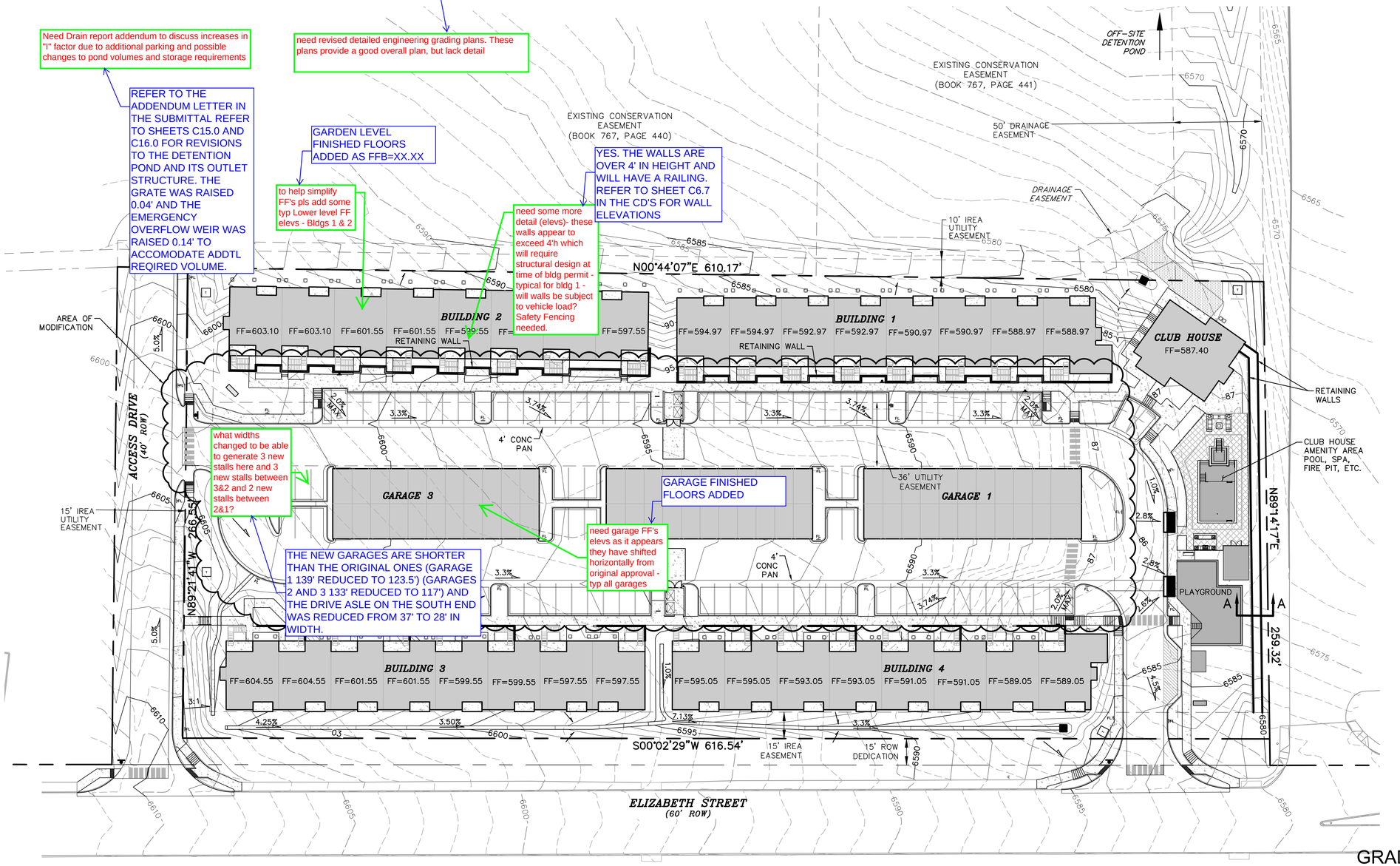
need some more detail (elevs)- these walls appear to exceed 4'h which will require structural design at time of bldg permit - typical for bldg 1 - will walls be subject to vehicle load? Safety Fencing needed.

what widths changed to be able to generate 3 new stalls here and 3 new stalls between 3&2 and 2 new stalls between 2&1?

GARAGE FINISHED FLOORS ADDED

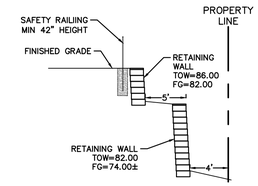
need garage FF's elevs as it appears they have shifted horizontally from original approval - typ all garages

THE NEW GARAGES ARE SHORTER THAN THE ORIGINAL ONES (GARAGE 1 139' REDUCED TO 123.5') (GARAGES 2 AND 3 133' REDUCED TO 117') AND THE DRIVE ASLE ON THE SOUTH END WAS REDUCED FROM 37' TO 28' IN WIDTH.



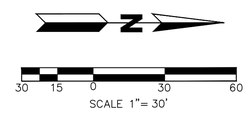
LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY	
	EASEMENT	
	CONCRETE	
	CURB AND GUTTER	
5500	CONTOUR	5500
SS	SANITARY SEWER	SS
ST	STORM SEWER	ST
W	WATER LINE	W
UGE	UNDERGROUND ELECTRIC	
TELE	TELEPHONE CABLE	TELE
GAS	GAS LINE	GAS
	FIRE HYDRANT	
	LIGHT POLE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CLEAN OUT	
	WATER VALVE	
	CURB INLET	
	AREA INLET	
	FES	
	SIGN	
	PROPERTY PIN	
	FIRE LANE NO PARKING SIGN	



SECTION A-A

NOTE:
PROVIDE REINFORCEMENT PER MANUFACTURER'S RECOMMENDATIONS.



CKE Engineering assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

CKE ENGINEERING, INC.
14257 W. EVANS CIRCLE
LAKEWOOD, CO. 80228
(303) 917-1757

GRADING AND DRAINAGE PLAN

DATE PREPARED: 1-05-2023
DATE REVISED: TBD
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

SHEET 3 OF 20

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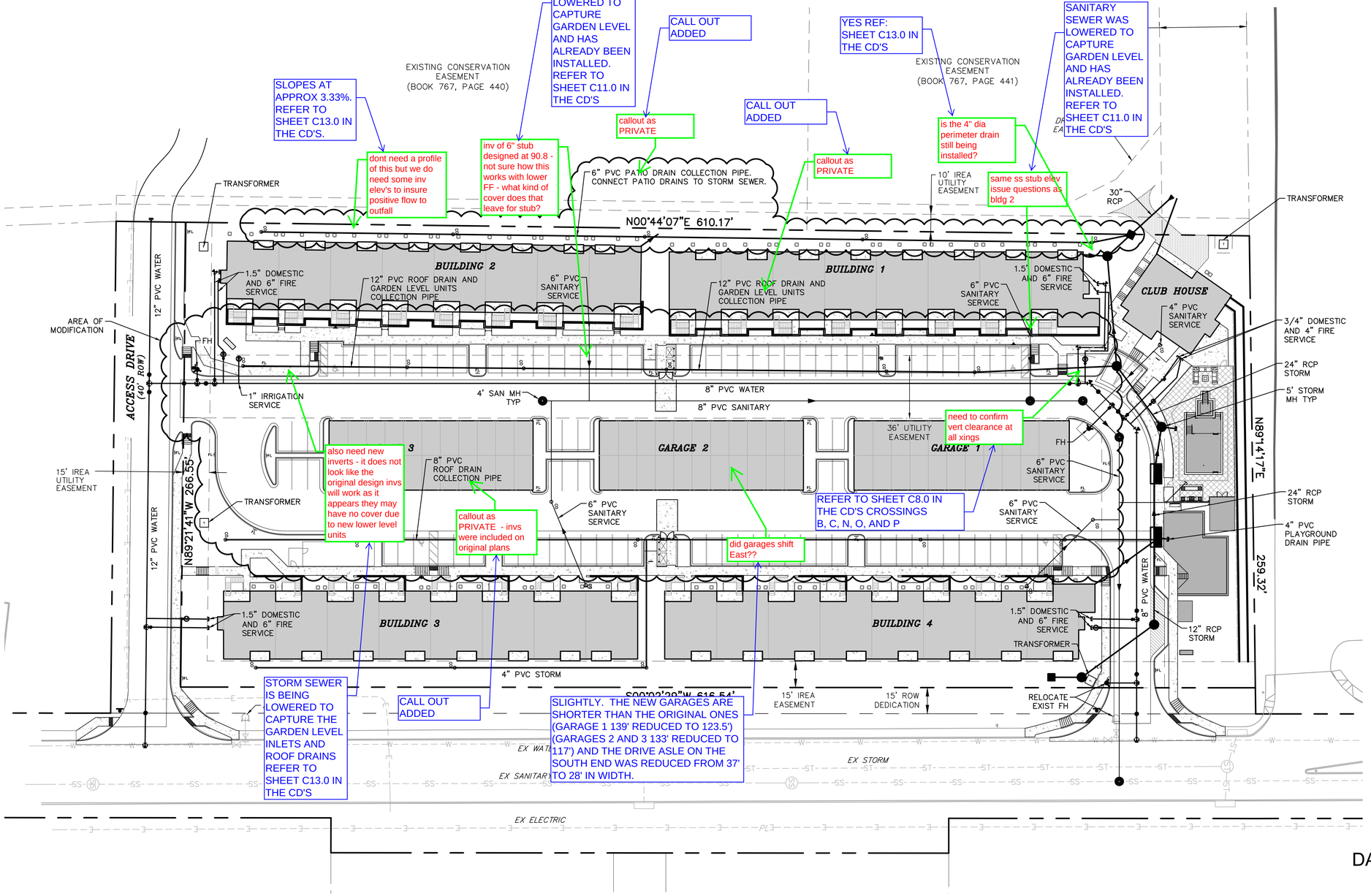
PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

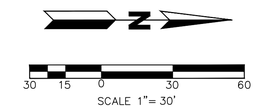
4.187 ACRES

COMMENT RESPONSES IN BLUE
BY JOE COCO



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY	
	EASEMENT	
	CONCRETE	
	CURB AND GUTTER	
5500	CONTOUR	5500
SS	SANITARY SEWER	SS
ST	STORM SEWER	ST
W	WATER LINE	W
UGE	UNDERGROUND ELECTRIC	
TELE	TELEPHONE CABLE	TELE
GAS	GAS LINE	GAS
	FIRE HYDRANT	
	LIGHT POLE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CLEAN OUT	
	WATER VALVE	
	CURB INLET	
	AREA INLET	
	FES	
	SIGN	
	PROPERTY PIN	
	FIRE LANE NO PARKING SIGN	



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UTILITY PLAN

DATE PREPARED: 1-05-2023
DATE REVISED: TBD
PLANS PREPARED FOR:

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Centennial, CO 80112

SHEET 4 OF 20

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160 4.187 ACRES

PLANT SCHEDULE:

SYMBOL	TAG	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	HT	WIDTH	HYDRO-ZONE	NOTES	%
DECIDUOUS CANOPY TREES										
	ACE	6	ACCOLADE ELM	ULMUS MORTON 'ACCOLADE'	2"CAL.	50	30	M-H	B&B	24%
	AGG	1	AUTUMN GOLD GINKGO	GINKGO BILOBA 'AUTUMN GOLD'	2"CAL.	40	30	M-H	B&B	4%
	CTA	4	CATALPA	CATALPA SPECIOSA	2"CAL.	45	30	M-H	B&B	16%
	HAC	6	HACKBERRY	CELTIS OCCIDENTALIS	2"CAL.	50	45	M-H	B&B	24%
	KCT	8	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS 'ESPRESSO'	2"CAL.	50	45	M-H	B&B	32%
	Subtotal	25								
EVERGREEN TREES										
	LBP	4	LIMBER PINE	PINUS FLEXILIS	6' HT	35	15	L-M	B&B	100%
	Subtotal	4								
DECIDUOUS SHRUBS										
	BMS	32	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	5 GAL.	3	3	L-M		6%
	CPB	26	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	5 GAL.	2	3	L-M		5%
	CSR	27	CAREFREE SUNSHINE ROSE	ROSA 'CAREFREE SUNSHINE ROSE'	5 GAL.	3	3	M		5%
	FWS	50	FOUR WING SALTBUSH	ATRIPLEX CANESCENS	5 GAL.	6	3	L		10%
	KDD	48	KELSEY DWARF DOGWOOD	CORNUS SERICEA 'KELSEYI'	5 GAL.	3	3	M		9%
	KOR	179	KNOCK OUT PINK ROSE	ROSA 'KNOCK OUT PINK ROSE'	5 GAL.	3	3	M		35%
	KSV	38	KOREAN SPICE VIBURNUM	VIBURNUM CARLESII	5 GAL.	6	6	M-H		7%
	MAE	5	MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'	5 GAL.	5	5	M		1%
	PML	18	MEYER LILAC	SYRINGA MEYERI 'PALIBIN'	5 GAL.	5	5	M		4%
	RUS	45	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL.	4	4	L		9%
	WSC	39	WESTERN SAND SHERRY	PRUNUS BESSEYI	5 GAL.	5	5	L-M		8%
	YTD	2	YELLOW TWIG DOGWOOD	CORNUS SERICEA 'FLAVIRAMEA'	5 GAL.	6	6	M		0%
	Subtotal	510								
LOW SPREADING SHRUBS										
	ARJ	25	ARCADIA JUNIPER	JUNIPERUS SABINA 'ARCADIA'	5 GAL.	2	6	L-M		8%
	BRD	75	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	5 GAL.	1	6	L-M		25%
	CCJ	38	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'	5 GAL.	1	6	L-M		13%
	EFJ	6	EFFUSA COMMON JUNIPER	JUNIPERUS COMMUNIS 'EFFUSA'	5 GAL.	2	6	L		2%
	GLS	38	GRO LOW SUMAC	RHUS AROMATICA 'GRO LOW'	5 GAL.	3	7	L-M		13%
	HCS	30	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAULTII 'HANCOCK'	5 GAL.	3	5	L-M		10%
	PBC	57	CREEPING WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL.	2	5	L-M		19%
	PWJ	28	PRINCE OF WALES JUNIPER	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES'	5 GAL.	1	8	L-M		9%
	Subtotal	297								
PERENNIALS W/ CEDAR MULCH										
	AJ	58	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'	4 IN. POTS	2	1.5	L-M	18" O.C.	
	DF	48	DWARF BLANKETFLOWER	GAILLARDIA X GRANDIFLORA 'GOBLIN'	4 IN. POTS	1	2	L-M	18" O.C.	
	MN	46	MAY NIGHT SALVIA	SALVIA NEMEROSA 'MAY NIGHT'	4 IN. POTS	2	2	M	18" O.C.	
	PM	68	PARDON ME DAYLILY	HEMERCALLIS 'PARDON ME'	4 IN. POTS	1.5	1.5	M	18" O.C.	
	Subtotal	220								
ORNAMENTAL GRASSES										
	BBG	49	BIG BLUESTEM GRASS	ANDROPOGON GERARDII	1 GAL.	6	3	L-M		
	BLA	36	BLONDE AMBITION GRASS	BOUTELOUA GRACILIS	1 GAL.	2	2	L		
	FRG	105	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	1 GAL.	4	3	L-M		
	PDG	47	PRAIRIE DROPSEED GRASS	SPOROBOLUS HETEROLEPIS	1 GAL.	3	3	L-M		
	PMG	63	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURESCENS'	1 GAL.	4	3	L-M		
	SWG	88	SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'	1 GAL.	5	3	L-M		
	Subtotal	388								

NATIVE GRASS SEED (VERY LOW WATER USE)

NATURE'S PRAIRIE SOD BY TURFMASTER SOD (970) 493.8311

SITE DATA TABLE

Site Data	Actual SF	Min Area SF Required	% Required	% Max	% Provided	CY Compost Reqd @ 4/1000 SF
Gross Site Area:	181,824	N.A.	N.A.	N.A.	100%	N.A.
Building Coverage:	54,470	N.A.	N.A.	N.A.	30%	N.A.
Hard Surface Area:	89,479	N.A.	N.A.	N.A.	49%	N.A.
Total Landscaped Area (Excluding R.O.W.)	37,875	N.A.	N.A.	N.A.	N.A.	See below
Subtotal Landscaped Area (Excluding R.O.W. & Parking Islands)	35,338	27,274	15%	N.A.	19%	See below
Native Grass	222	N.A.	N.A.	N.A.	N.A.	1
Planting Beds (Shrubs, Perennials, Ornamental Grasses)	35,940	N.A.	N.A.	N.A.	N.A.	See below
Non-Living Landscape	11,607	N.A.	N.A.	25%	31%	0
Irrigated Sod (Excluding R.O.W.)	460	N.A.	N.A.	N.A.	1%	See below
Playground area	1,253	N.A.	N.A.	N.A.	N.A.	N.A.
Permanently Irrigated Landscape (Including R.O.W.)	39,495	N.A.	N.A.	N.A.		158
Native Grass (R.O.W.)	12,410	N.A.	N.A.	N.A.		50
Planting Beds (R.O.W.) (Shrubs, Perennials, Ornamental Grasses)	3,095	N.A.	N.A.	N.A.	N.A.	N.A.
					TOTAL CY OF COMPOST:	209

LANDSCAPE REQUIREMENTS

Description	Parking Lot SF	Min. 10% SF Landscaped	Min. 15% SF Landscaped	Square Foot Landscaped	Trees Required 1/1500 SF	Trees Required 1 per Island	Linear Feet	1 Tree per 40 LF	Trees Provided	Shrubs Required 5/1500 SF	Shrubs Required 5/40 LF	# of Parking Islands	Shrubs Required # of Islands X 4+ (SF-Qty of Islands X 150)/15	Shrubs Provided	Ten (10) shrubs substituted for one (1) tree
ROW (Elizabeth St)	N.A.	N.A.	N.A.	13,322	N.A.	N.A.	522	13	14	N.A.	N.A.	N.A.	N.A.	75	N.A.
ROW (Private St)	N.A.	N.A.	N.A.	2,183	N.A.	N.A.	208	5	0	N.A.	N.A.	N.A.	N.A.	0	N.A.
Parking lot interior Islands	27,388	2,739	N.A.	2,537	N.A.	10	N.A.	N.A.	10	N.A.	N.A.	10	109	93	0
Landscape Areas (Excludes Parking Lot Islands & ROW)	N.A.	N.A.	27,274	39,574	18	N.A.	N.A.	N.A.	5	91	N.A.	N.A.	N.A.	639	55
								TOTAL TREES REQUIRED:	46						
								SUBTOTAL TREES PROVIDED	29						
								ADDITIONAL TREES PROVIDED BY SHRUB SUBSTUTION	55						
								TOTAL TREES PROVIDED	84						
											TOTAL SHRUBS REQUIRED:		200		
											TOTAL SHRUBS PROVIDED:			807	

LANDSCAPE NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. OWNERS REPRESENTATIVE IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10 OF EACH SPECIES SHOWING GENUS, SPECIES AND VARIETY, ETC. PLANT TAGS TO REMAIN ON TREES AND SHRUBS UNTIL TOWN INSPECTION.
4. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
5. ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAGS OR CONTAINERIZED.
6. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION, AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY AND DESIGN CONCEPT TO BE CONSISTENT WITH APPROVED PLANS.
7. PRIOR TO INSTALLATION OF PLANT MATERIALS AND SOD, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENED.
8. ALL LANDSCAPE AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THE RATE OF 4 CUBIC YARDS PER 1000 SF ROTO-TILLED TO A DEPTH OF 6". NO ORGANIC SOIL PREPARATION WITHIN THE FIRST 5 FEET ADJACENT TO BUILDINGS.
9. ALL SHRUB AND ORNAMENTAL GRASS BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH ROCK MULCH OVER SPECIFIED GEO-TEXTILE WEED CONTROL FABRIC. ROCK MULCH SHALL BE 1-1/2" WESTERN RIVER ROCK OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE SAMPLES OF ROCK MULCH FOR LANDSCAPE ARCHITECT'S APPROVAL, PRIOR TO PURCHASE OR INSTALLATION. FINAL SELECTION SHALL BE MADE FROM SAMPLES. CUT WEED CONTROL FABRIC AROUND INDIVIDUAL ORNAMENTAL GRASS TO ALLOW FOR FULL GROWTH OF EACH PLANT. ALL PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4" DEPTH SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN PERENNIAL AREAS.
10. SHRUB BEDS ARE TO BE CONTAINED BY PERFORATED GALVANIZED ROLLTOP EDGER WITH DRAIN HOLES. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, OR WALKS. MATERIAL TO BE APPROVED BY OWNER. CONTACT LL JOHNSON FOR EDGER.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
12. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
14. LANDSCAPE TO BE INSTALLED PER CITY STANDARDS AND SPECIFICATIONS. IN CASES WHERE DISCREPANCIES EXIST BETWEEN PLANS AND CITY STANDARDS, CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION.
15. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE.
16. ALL SHRUB BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP OR SPRAY IRRIGATION SYSTEM OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF THE INDIVIDUAL PLANT MATERIAL.
17. KEEP ALL TREES MINIMUM 10 FEET BETWEEN TREES AND WATER OR SEWER MAINS, 6 FEET BETWEEN TREES AND WATER OR SEWER SERVICE LINES, 4 FEET BETWEEN TREES AND GAS LINES. STREET TREES PLANTED WITHIN THE UTILITY EASEMENT MAY CONFLICT WITH UTILITIES & ADDITIONAL CONDUIT MAY BE REQUIRED TO PROTECT UNDERGROUND ELECTRIC LINES.
18. LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT; RESETTING THE AUTOMATIC CONTROLLER; AERATING AND DE-THATCHING TURF AREAS (ONLY IF NEEDED); REPLENISHING MULCH; FERTILIZING; PRUNING, AND WEEDING IN ALL LANDSCAPED AREAS.
19. SINGLE TRUNK TREES WITHIN THE SIGHT TRIANGLE AREAS SHALL BE MAINTAINED & TRIMMED FROM THE GROUND TO A LINE AT LEAST SEVEN (7) FEET ABOVE THE LEVEL OF THE INTERSECTION.
20. ALL EXISTING TREES & SHRUBS ON SITE SHALL BE REMOVED.
21. A 5' WIDTH OF DRY BORDER IS REQUIRED AROUND THE FOUNDATION. REFER TO THE COLORADO GEOSCIENCE & DESIGN REPORT #17-839 JANUARY 23,2018 #11. SURFACE DRAINAGE: THE OWNERS SHOULD BE CAUTIONED REGARDING THE INSTALLATION OF A LAWN ADJACENT TO THE FOUNDATION WALLS. LAWN IRRIGATION MUST BE MORE THAN FIVE FEET (5') FROM THE FOUNDATION WALLS TO PREVENT WETTING OF THE SUBSURFACE SOILS. LAWN AND/OR PLANTS SHOULD NOT BE PLANTED WITHIN FIVE FEET (5') OF THE FOUNDATION WALLS. WE RECOMMEND PROVIDING DECORATIVE GRAVEL OR BARK AROUND THE FOUNDATIONS, AS SHOWN IN FOUNDATION GRADING DETAIL 2. THIS METHOD WILL PREVENT PONDING OF WATER AND PROVIDE FOR PROPER DRAINAGE FROM THE FOUNDATIONS. NON-WOVEN GEO TEXTILE FABRIC CAN BE PLACED UNDER THE MULCH TO REDUCE WEED GROWTH AND STILL ALLOW SOME EVAPORATION OF SOIL MOISTURE. SPRINKLER HEADS AND EMITTERS SHOULD NOT BE LOCATED OR SPRAY WITHIN 5 FEET OF THE FOUNDATION OR PATIO SLABS AND BEYOND BACKFILL ZONES. PLANTINGS NEAR THE FOUNDATIONS SHOULD NOT TRAP SURFACE RUNOFF. FURTHERMORE, SIDEWALKS OR LOW-WATER CONSUMPTION GROUNDCOVER ARE RECOMMENDED TO FURTHER REDUCE THE RISK OF WATER INFILTRATION NEAR THE FOUNDATION WALLS. ALL PRESSURIZED IRRIGATION LINES AND VALVE BOXES SHOULD BE LOCATED AT LEAST 10 FEET FROM THE FOUNDATION OR PATIO SLABS. "

NATIVE GRASS SEED MIX - NON-IRRIGATED (TEMPORARILY IRRIGATED UNTIL ESTABLISHMENT)

LOW GROW MIX - DRILL SEEDED (INCREASE SEED RATE TO 50 PLS FOR BROADCAST)

COMMON NAME	% OF TOTAL	PLS PER ACRE	HEIGHT/FT
EPHRAIM CRESTED WHEATGRASS	25	6.3	2.0
DWARF PERENNIAL RYEGRASS	18	4.5	0.5
SR3200 BLUE FESCUE	9	2.3	0.5
REUBENS CANADA BLUEGRASS	13	3.3	0.5
BARLEY	12	3.0	2.0
SHEEP FESCUE	23	5.8	2.0
TOTAL	100	25	

NATIVE GRASS SEED NOTES:

SEED SHALL BE INSTALLED WHEN AT LEAST 3 MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN 3 MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER. ALL SEED APPLICATIONS SHALL BE DRILL SEEDED, WITH HYDROMULCH APPLIED OVER THE SEED BED AFTER SEEDING.

HYDROMULCH MIX	
WOOD FIBER MULCH	46
15-15-15 ORGANIC FERTILIZER	9
ORGANIC BINDER/TACKIFIER	4

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

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LANDSCAPE ARCHITECT

PLANT SCHEDULES
DATE PREPARED: 1-5-2023
DATE REVISED: TBD
PLANS PREPARED FOR:

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8067 S. Rosemary St., Centennial, CO 80112
P: 720 334 2210 E: jc@jbcarch.com

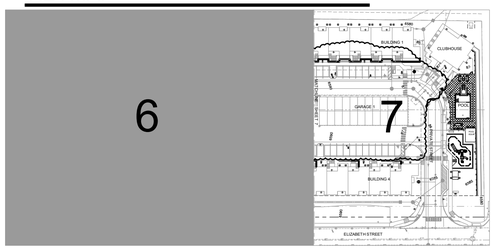
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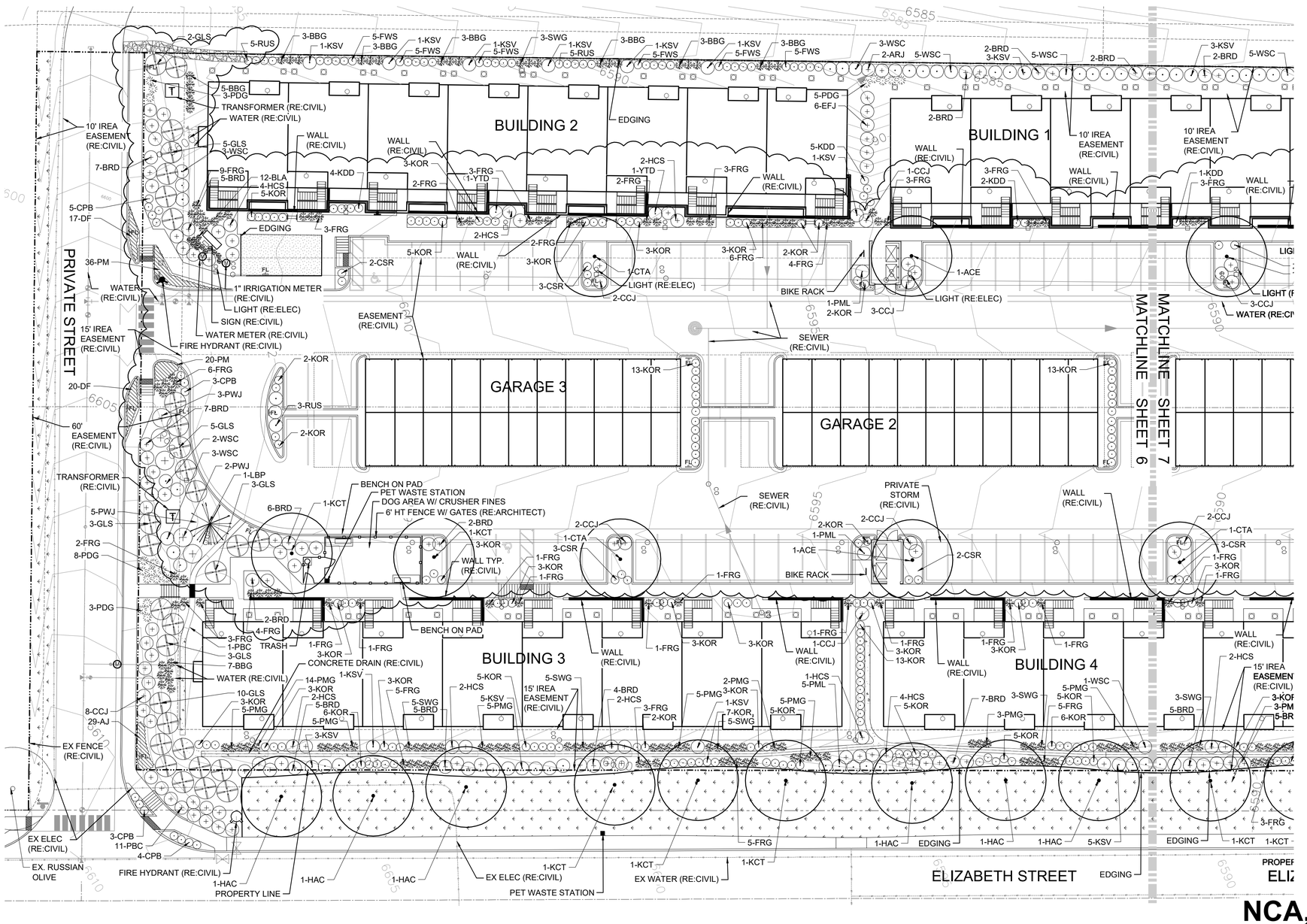
PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160
4.187 ACRES

KEYMAP





*PARTIAL PLANT SCHEDULE
(SEE SHEET 5 FOR COMPLETE SCHEDULE)

PLANT SCHEDULE:

SYMBOL	TAG	QTY.	COMMON NAME
DECIDUOUS CANOPY TREES			
	ACE	6	ACCOLADE ELM
	AGG	1	AUTUMN GOLD GINKGO
	CTA	4	CATALPA
	HAC	6	HACKBERRY
	KCT	8	KENTUCKY COFFEETREE
	Subtotal	25	
EVERGREEN TREES			
	LBP	4	LIMBER PINE
	Subtotal	4	
DECIDUOUS SHRUBS			
	BMS	32	BLUE MIST SPIREA
	CPB	26	CRIMSON PYGMY BARBERRY
	CSR	27	CAREFREE SUNSHINE ROSE
	FWS	50	FOUR WING SALTBUSH
	KDD	48	KELSEY DWARF DOGWOOD
	KOR	179	KNOCK OUT PINK ROSE
	KSV	38	KOREAN SPICE VIBURNUM
	MAE	5	MANHATTAN EUONYMUS
	PML	19	MEYER LILAC
	RUS	45	RUSSIAN SAGE
	WSC	39	WESTERN SAND SHERRY
	YTD	2	YELLOW TWIG DOGWOOD
	Subtotal	510	
LOW SPREADING SHRUBS			
	ARJ	25	ARCADIA JUNIPER
	BRD	75	BROADMOOR JUNIPER
	CCJ	38	CALGARY CARPET JUNIPER
	EFJ	6	EFFUSA COMMON JUNIPER
	GLS	38	GRO LOW SUMAC
	HCS	30	HANCOCK CORALBERRY
	PBC	57	CREEPING WESTERN SAND CHERRY
	PWJ	28	PRINCE OF WALES JUNIPER
	Subtotal	297	
PERENNIALS W/ CEDAR MULCH			
	AJ	58	AUTUMN JOY SEDUM
	DF	48	DWARF BLANKETFLOWER
	MN	46	MAY NIGHT SALVIA
	PM	68	PARDON ME DAYLILY
	Subtotal	220	
ORNAMENTAL GRASSES			
	BBG	49	BIG BLUESTEM GRASS
	BLA	36	BLONDE AMBITION GRASS
	FRG	105	FEATHER REED GRASS
	PDG	47	PRAIRIE DROPSEED GRASS
	PMG	63	PURPLE MAIDEN GRASS
	SWG	88	SWITCHGRASS
	Subtotal	388	

NATIVE GRASS SEED (VERY LOW WATER USE)
NATURE'S PRAIRIE SOD BY TURFM

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

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P: 303.940.9966 • F: 303.940.9959 • www.baselinescrp.com

NORTH

0 10' 20' 40'
SCALE - 1" = 20'

PLANT SCHEDULES
DATE PREPARED: 1-5-2023
DATE REVISED: TBD
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

John B. Collins Architect, LLC
6037 S. Kearney St. Denver, CO 80237
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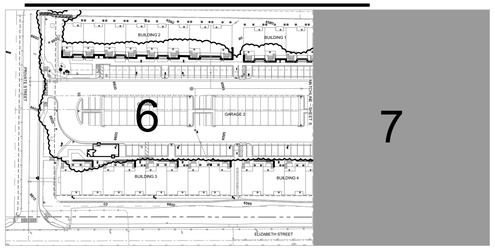
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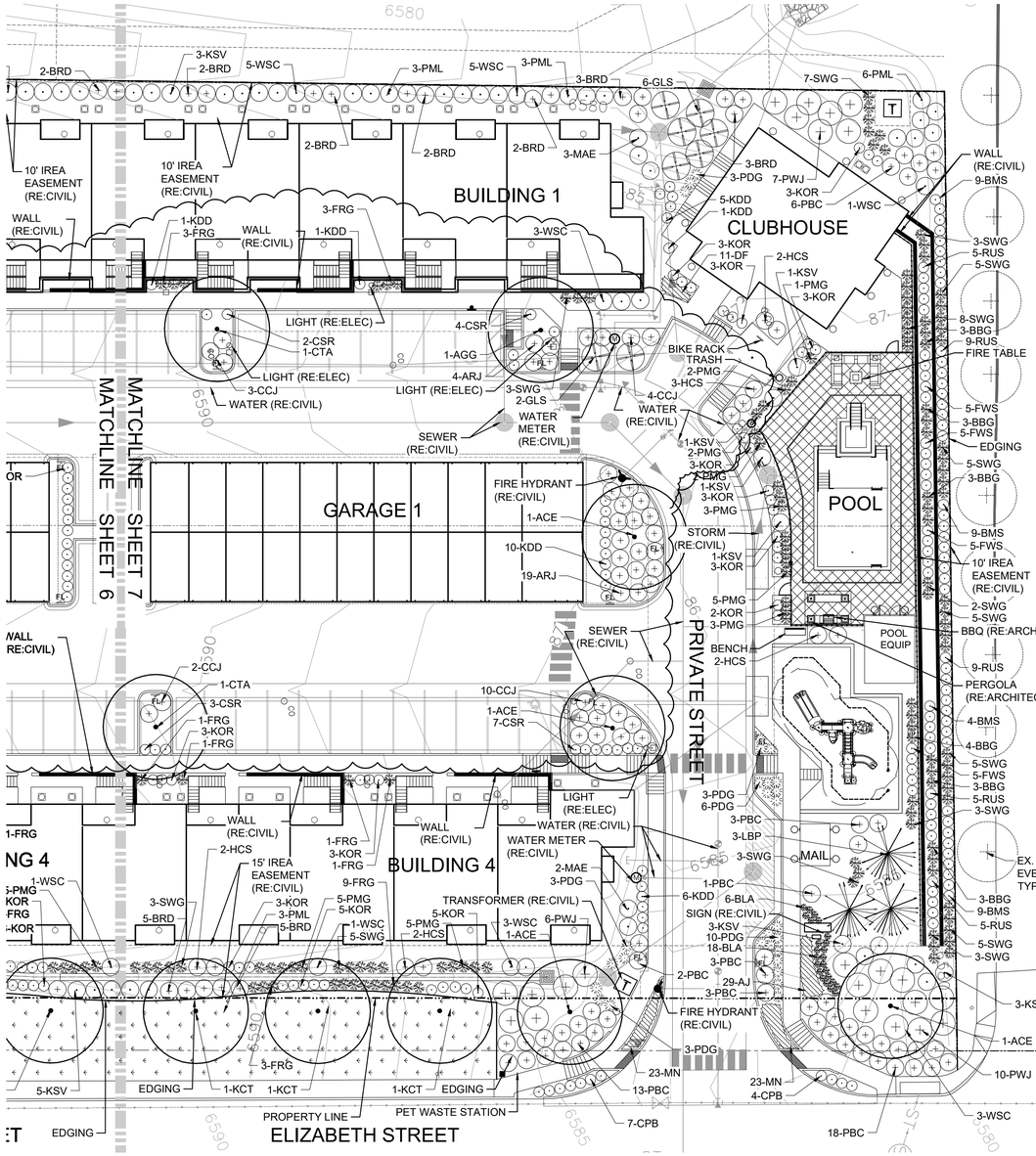
PINE RIDGE CROSSING

SITE PLAN AMENDMENT

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4.187 ACRES

KEYMAP





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NATIVE GRASS SEED
(VERY LOW WATER USE)

NATURE'S PRAIRIE SOD **BY TURFM**

NORTH

0 10' 20' 40'

SCALE - 1" = 20'

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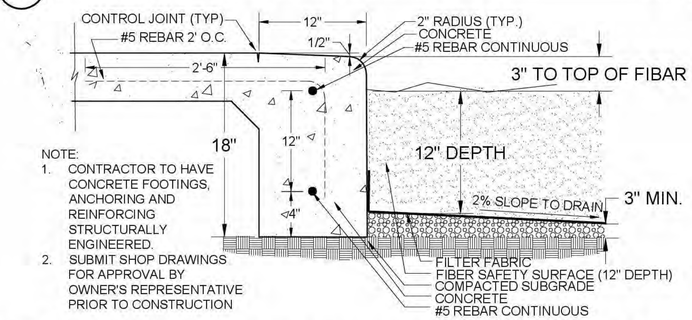
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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

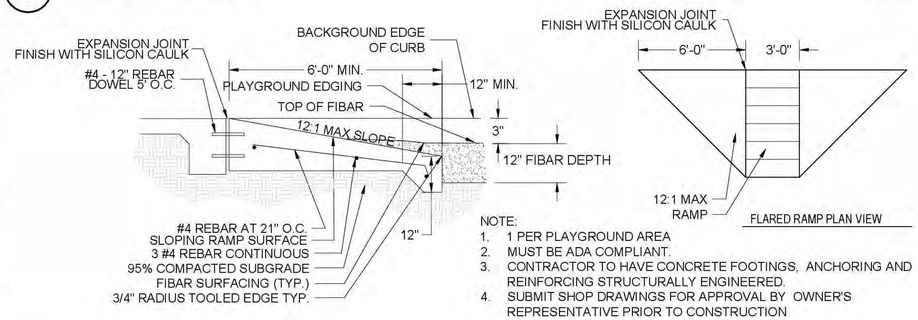
SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160 4.187 ACRES

1 PLAYGROUND EDGING DETAIL (ADJACENT TO CONCRETE) NTS



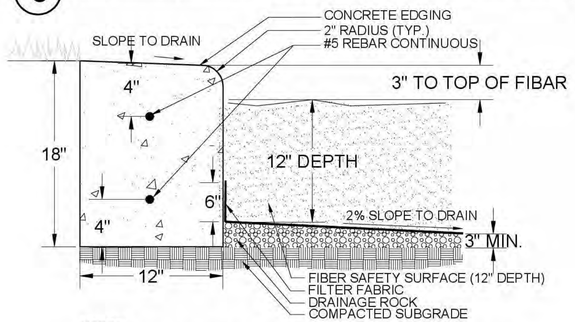
NOTE:
1. CONTRACTOR TO HAVE CONCRETE FOOTINGS, ANCHORING AND REINFORCING STRUCTURALLY ENGINEERED.
2. SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION

2 PLAYGROUND RAMP DETAIL NTS



NOTE:
1. 1 PER PLAYGROUND AREA
2. MUST BE ADA COMPLIANT.
3. CONTRACTOR TO HAVE CONCRETE FOOTINGS, ANCHORING AND REINFORCING STRUCTURALLY ENGINEERED.
4. SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION

3 PLAYGROUND EDGING (ADJACENT TO SOD/ BED AREA) NTS



NOTES:
1. CONTRACTOR TO HAVE CONCRETE FOOTINGS, ANCHORING AND REINFORCING STRUCTURALLY ENGINEERED.
2. SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. HEIGHT OF EDGING VARIES, SEE CIVIL DRAWINGS.

4 PLAY EQUIPMENT SCHEDULE

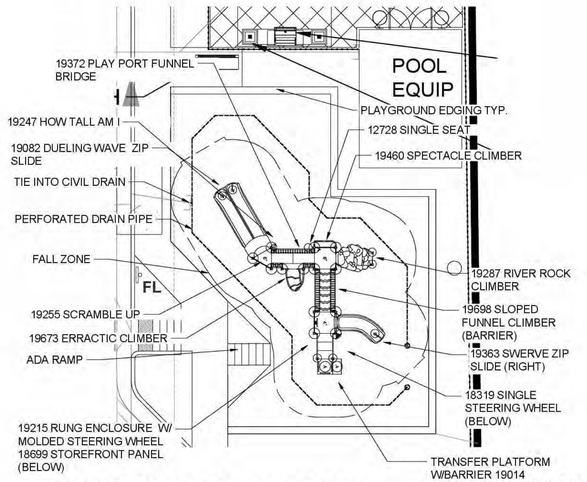
GAMETIME
DOUG JOHANNSEN
TRIPLE M RECREATION, LLC
1169 HALFMOON DRIVE
CASTLE ROCK, CO 80104
720.489.7311 TELEPHONE
720.489.7316 FACSIMILE
800-235-2440 TOLL FREE
DJOHANNSEN@TRIPLEMREC.COM
WWW.TRIPLEMREC.COM

PLAYGROUND SURFACING
Fibar Safety Surface - 12" depth
6x250 Duraliner (Geotextile Fabric)

GAMETIME EQUIPMENT- Large Playground	
19287	RIVER ROCK CLIMBER
19698	SLOPED FUNNEL CLIMBER (BARRIER)
19363	SWERVE ZIP SLIDE (RIGHT)
18319	SINGLE STEERING WHEEL (BELOW)
19014	TRANSFER PLATFORM W/BARRIER
19036	ACCESS ATTACHMENT
19215	RUNG ENCLOSURE W/ MOLDED STEERING WHEEL
18699	STOREFRONT PANEL (BELOW)
19673	ERRACTIC CLIMBER
19255	SCRAMBLE UP
19082	DUELING WAVE ZIP SLIDE
19247	HOW TALL AM I
19372	PLAY PORT FUNNEL BRIDGE
12728	SINGLE SEAT
19460	SPECTACLE CLIMBER

PLAYGROUND NOTES:
1. INSTALL ALL PLAY EQUIPMENT AND SAFETY SURFACE AS PER MANUFACTURERS RECOMMENDATION AND SPECIFICATIONS.CONTRACTOR TO INSTALL ALL POSTS AND HARDWARE NECESSARY TO INSTALL PLAY EQUIPMENT.
2. INSTALLER TO VERIFY LOCATION AND ORIENTATION OF PLAYGROUND EQUIP.
3. CONTRACTOR SHALL HAVE PLAY EQUIPMENT STRUCTURALLY ENGINEERED FOR REINFORCING, ANCHORING, FOOTING, AND ANY OTHER NECESSARY ENGINEERING.
4. CONTRACTOR SHALL SUBMIT DETAILED AND DIMENSIONED SHOP DRAWINGS AND DATA SHEETS FOR THE LAYOUT AND INSTALLATION OF THE PLAYGROUND EQUIPMENT FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE.
5. PLAYGROUND EQUIPMENT MUST MEET ALL REQUIREMENTS OF THE SPECIFICATIONS AND BE WITHIN ALL TOLERANCES INDICATED ON THESE DRAWINGS. BOTH FALL ZONES AND SAFETY SURFACE MUST MEET ALL ADA REQUIREMENTS AND FIT WITHIN THE LIMITS OF THE PLAYGROUND.

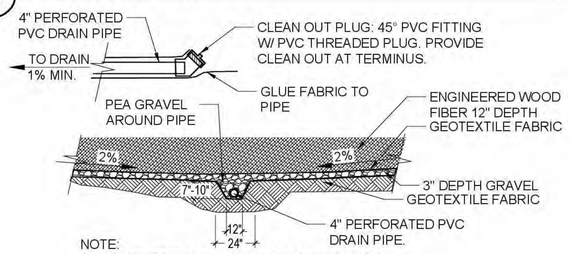
ADA REQUIREMENTS FOR STRUCTURE AGES 2-5 YEARS OLD	IN PLAN	REQ'D.
TOTAL NUMBER OF ELEVATED PLAY COMPONENTS	4	
TOTAL EVENTS ACCESSIBLE VIA TRANSFER	4	2
TOTAL ACCESSIBLE EVENTS VIA RAMP	0	0
TOTAL ACCESSIBLE GROUND LEVEL EVENTS	2	1
DIFFERENT TYPES OF GROUND LEVEL EVENTS	2	1
THIS PLAYGROUND MEETS ALL CURRENT ADA REQUIREMENTS & THE FINAL RULE ABOVE CHART/INFO IS APPLICABLE WHEN USING AN ACCESSIBLE SAFETY SURFACE		
ADA REQUIREMENTS FOR STRUCTURE AGES 2-12 YEARS OLD	**IN PLAN**	**REQ'D.**
TOTAL NUMBER OF ELEVATED PLAY COMPONENTS	9	
TOTAL EVENTS ACCESSIBLE VIA TRANSFER	9	5
TOTAL ACCESSIBLE EVENTS VIA RAMP	0	0
TOTAL ACCESSIBLE GROUND LEVEL EVENTS	3	3
DIFFERENT TYPES OF GROUND LEVEL EVENTS	3	3
THIS PLAYGROUND MEETS ALL CURRENT ADA REQUIREMENTS & THE FINAL RULE ABOVE CHART/INFO IS APPLICABLE WHEN USING AN ACCESSIBLE SAFETY SURFACE		



PLAYGROUND ENLARGEMENT
LARGE PLAYGROUND
0 5' 10' 20'
SCALE - 1" = 10' NORTH

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

5 PLAYGROUND DRAIN PIPE



NOTE:
1. COMPLETELY SURROUND DRAIN SUMP AND PEA GRAVEL WITH FABRIC. OVERLAP ALL EDGES 24" MIN. GLUE FABRIC TO PIPE.
2. SLOPE PIPE IN TRENCH TOWARDS DRAIN. LOCATE PIPE HOLES FACE DOWN IN BOTTOM OF TRENCH.

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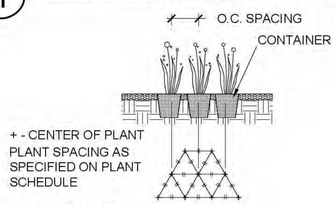
John B. Collins Architect, LLC
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PINE RIDGE CROSSING

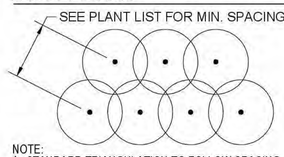
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1 PERENNIAL / POTTED DETAILS NTS

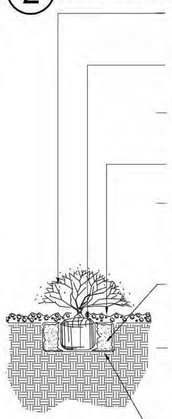


LAYOUT DETAIL



NOTE:
1. STANDARD TRIANGULATION TO FOLLOW SPACING REQUIREMENTS FOUND ON PLANT LIST.
2. PLAN TO TAKE PRECEDENT OVER GENERAL DETAIL.

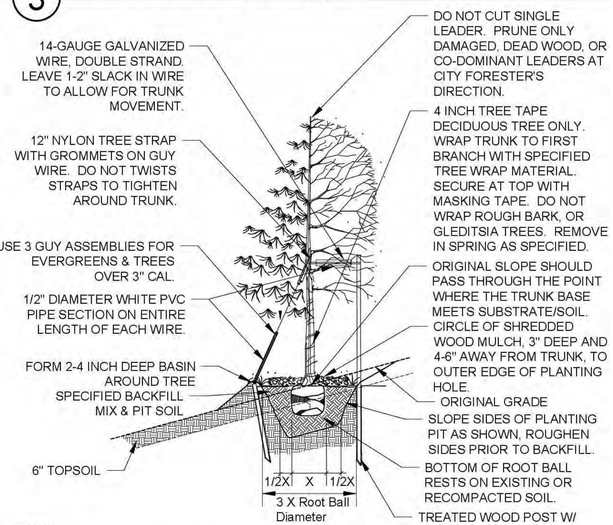
2 SHRUB PLANTING NTS



NOTE: BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.

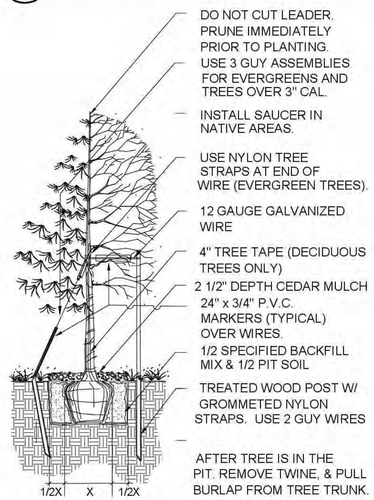
- PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING.
- SET SHRUB 1" HIGHER THAN THE FINISHED BED GRADE.
- DIG PLANT PIT TWICE AS WIDE & HIGH AS THE CONTAINER
- APPLY SPECIFIED MULCH.
- CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
- LOOSEN SIDES OF PLANT PIT & WATER IN WELL TO ELIMINATE LARGE AIR POCKETS.
- ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER.
- COMPACTED BACKFILL MIX
- FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX & 1/2 PIT SOIL

3 TREE PLANTING ON SLOPE NTS



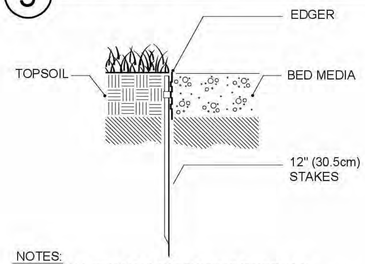
NOTE:
1. AFTER TREE IS IN THE PIT, REMOVE TWINE, & PULL BURLAP FROM TREE TRUNK AND REMOVE FROM PIT.
2. SET TOP OF ROOT BALL 2-3 INCHES ABOVE SURROUNDING FINISH GRADE.
3. ANY BROKEN, CRUMBLING, OR OTHERWISE DAMAGED ROOTBALL WILL BE REJECTED. DAMAGE DURING PLANTING OPERATIONS WILL NOT BE EXCUSED.

4 TREE PLANTING NTS



NOTE: SET TOP OF ROOT BALL 2" TO 3" ABOVE SURROUNDING FINISH GRADE.

5 EDGING DETAIL



NOTES:
1. INSTALL PER MANUFACTURER'S DIRECTION.
2. COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING. FINISH GRADE TO BE 1/2" (1.3cm) BELOW TOP OF EDGING.
3. CORNERS - CUT BASE OF EDGING UP HALF WAY AND FORM A CONTINUOUS CORNER.

6 NATURAL GAS FIREPIT - SQUARE



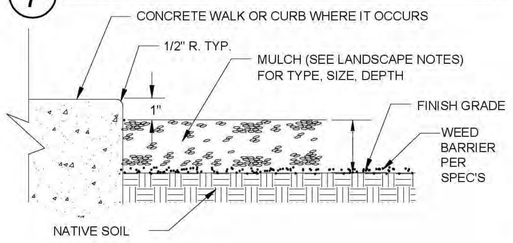
ELEVATION VIEW

TAVOLA 3 MODERN CONCRETE FIRE TABLE SQUARE 48"SQ X 16"H
MODEL# PH-407-4, STAIN COLOR: CAFE
CONTACT: ALL BACKYARD FUN
WWW.ALLBACKYARDFUN.COM
720-442-7480

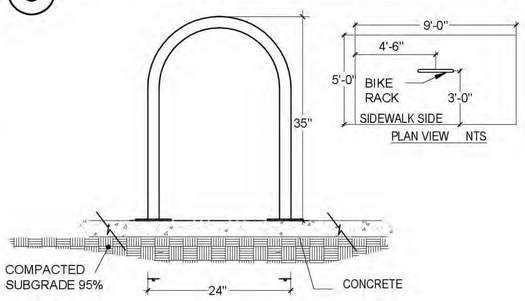
GLASS FIBER REINFORCED CONCRETE (GFRC)

FIREPIT NOTES:
1. INSTALL PER MANUFACTURER'S RECOMMENDATION.
2. OPERATES ON NATURAL GAS CONVERSION KIT (INSTALL 3-HOUR SAFETY TIMER TO SAFELY SHUT OFF NATURAL GAS).
3. GAS FIRE PIT TO HAVE: ELECTRONIC IGNITION, FIREGLASS MEDIA (COLOR/TYPE PER OWNER'S REP), WEATHERPROOF COVER, TEMPERED GLASS WINDSHIELD.
4. WIRELESS WALL MOUNTED TIMER, LOCATE TIMER PER OWNER'S REP.
5. PROVIDE TEMPERED GLASS WINDSHIELD AND & PROTECTIVE WEATHER COVER.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS & SHALL MEET STATE & LOCAL CODES.
7. CONTRACTOR SHALL PROVIDE UNDERGROUND GAS PIPE CONNECTION. (RE:CIVIL PLANS)

7 MULCH DETAIL NTS

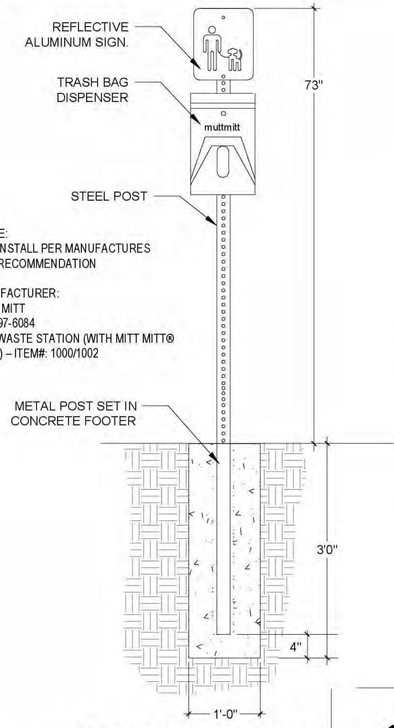


8 OUTDOOR BIKERACK DETAIL NTS



NOTES:
1. POWDERCOATED COLOR TO BE DETERMINED & APPROVED BY OWNERS' REP PRIOR TO ORDERING.
2. SURFACE MOUNT PER MANUFACTURER'S RECOMMENDATION.
3. MANUFACTURER: DERO, MODEL: HOOP RACK
4. CONCRETE PAD. RE: CIVIL PLANS FOR TYPE OF CONCRETE.

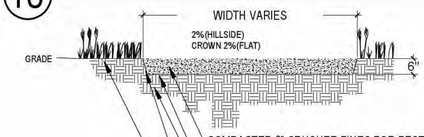
9 DOG WASTE STATION NTS



NOTE:
1. INSTALL PER MANUFACTURES RECOMMENDATION

MANUFACTURER:
MUTT MITT
800-697-6084
DOG WASTE STATION (WITH MITT MITT® 2-PLY) – ITEM#: 1000/1002

10 CRUSHER FINES PATH NTS



NOTE:
1. THE EXCAVATED AREA TO BE COMPACTED USING A DOUBLE-DRUM VIBRATORY ROLLER.
2. TREAD SURFACE ("CRUSHERFINE" OR "GRANITE SANDS") TO BE RAKED BY HAND OR MACHINE TO PROVIDE ADEQUATE OUTSLOPING (2%).
3. WHILE WET, THE SURFACE IS COMPACTED DOWN TO THE FINAL GRADE WITH THE VIBRATORY ROLLER.
4. IN WET AREAS THE TRENCH SHOULD BE COMPACTED TO 8" DEPTH. COMPACTED SUBGRADE IS TO BE COVERED WITH GEOTEXTILE FABRIC PRIOR TO INSTALLATION OF GRANITE SANDS.
5. FOR AREAS WITH A CROSS SLOPE, A DRAINAGE SWALE IS INSTALLED ON THE UPHILL SIDE OF THE TRAIL.
6. TRAIL ALIGNMENT SHOULD WORK WITH THE NATURAL TOPOGRAPHY.
7. PROVIDE OCCASIONAL VIEWING AND SEATING AREAS ALONG THE PATH TO ACCOMMODATE PASSIVE RECREATION AREAS.
8. TRAIL COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE.
9. AGGREGATE PAVING TO BLEND 'STABLIZER' OR EQUAL. BINDER ADDITIVE TO BE MIXED PER MANUFACTURER'S RECOMMENDATION.
10. CONTACT: STABLIZER SOLUTIONS INC. 205 SOUTH 28TH ST., PHOENIX, AZ 85034; PHONE (602) 225-5900, (800) 336-2468; FAX (602) 225-5902; WEBSITE STABILIZERSOLUTIONS.COM

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Engineering · Planning · Surveying
112 N. RUBEY DRIVE, SUITE 210 • GOLDEN, COLORADO, 80403
P.: 303.940.9966 • F.: 303.940.9959 • www.baselineeccorp.com
LANDSCAPE ARCHITECT

LANDSCAPE DETAILS
DATE PREPARED: 1-5-2023
DATE REVISED: TBD
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

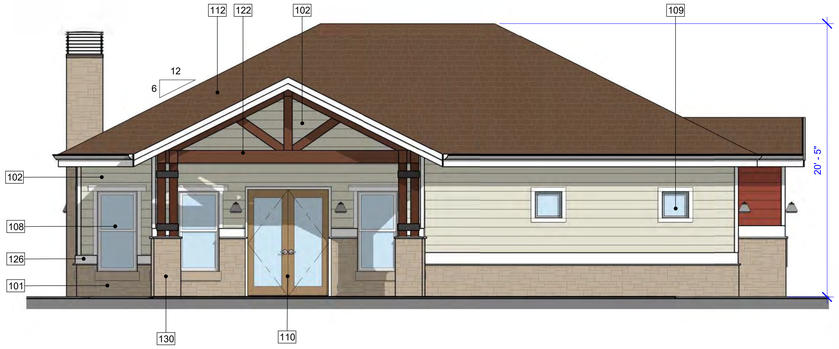
John B. Collins Architect, LLC
P: 720 334 2210 E: jc@jbcarch.com

PINE RIDGE CROSSING

SITE PLAN AMENDMENT

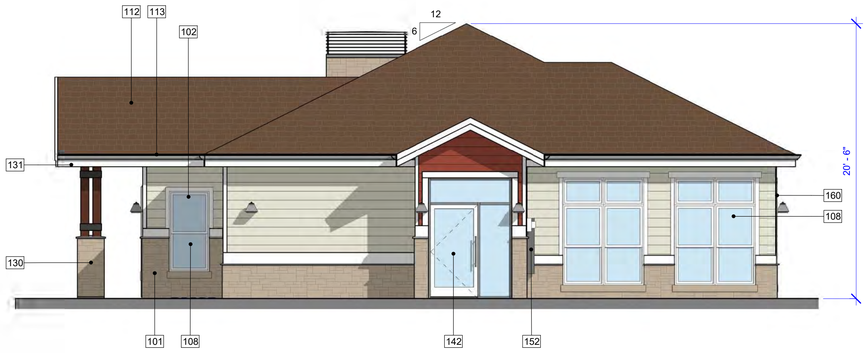
SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES



CLUBHOUSE - FRONT ELEVATION

3/16" = 1'-0"



CLUBHOUSE - EAST ELEVATION

3/16" = 1'-0"



CLUBHOUSE PERSPECTIVE 1



CLUBHOUSE - NORTH ELEVATION

3/16" = 1'-0"



CLUBHOUSE - WEST ELEVATION

3/16" = 1'-0"



CLUBHOUSE PERSPECTIVE 2

BUILDING MATERIAL & COLOR SCHEME						
	B-1 BODY COLOR SIDING - HORIZ.	B-2 BODY COLOR SIDING - HORIZ.	B-3 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR WOOD PANEL	P-1 PUNCH COLOR DOORS
CLUBHOUSE	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT				SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 1	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 2	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 3 & 4, POOL EQUIPMENT AND MAIL KIOSK	SW7567 - NATURAL TAN					SW7024 - FUNTIONAL GRAY

ALL BUILDINGS

T-1 TRIM COLOR

WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE

P-2 PUNCH COLOR

RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN
FAUX GABLE: SW3507 - RIVERWOOD

STONE: ENVIRONMENTAL STONE WORK - CHESTNUT LEDGESTONE

WINDOWS: SHERWIN WILLIAMS, COLOR: SW 7005 PURE WHITE

ROOF: OWENS CORNING, COLOR: DRIFTWOOD

WOOD STAIN: SHERWIN WILLIAMS, COLOR: SW 3518 HAWTHORNE

ELEVATION MATERIAL NOTES	
101	CULTURED STONE
102	LAP SIDING
108	VINYL WINDOWS - OPERABLE (SINGLE, DOUBLE AND TRIPLE)
109	VINYL WINDOWS - FIXED
110	CUSTOM ENTRY DOOR
112	HIGH PROFILE ASPHALT SHINGLE ROOF
113	DOWNSPOUT AND GUTTER, COLOR TO MATCH FACIA
122	DECORATIVE WOOD TRUSS W/ DECORATIVE BRACKETS
123	GARAGE DOOR WITH ROW OF GLASS
126	WATERTABLE & 5/4X8" WOOD TRIM
130	COLUMN
131	FASCIA 2X8
142	ENTRY DOOR
151	GAS METER RE:SITE PLAN
152	ELECTRIC METER RE:SITE PLAN
153	CONDENSING UNIT RE: MECHANICAL
159	ACCESS DOOR TO ADA GARAGE.
160	CORNER TRIM 5/4X4

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

CLUBHOUSE ELEVATIONS AND PERSPECTIVES
DATE PREPARED: 01-05-2023
DATE REVISED: TBD
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennnial, CO 80112

SHEET
10 OF 20

John B. Collins Architect, LLC
3687 S Xanadu St., Denver, Co. 80237
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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

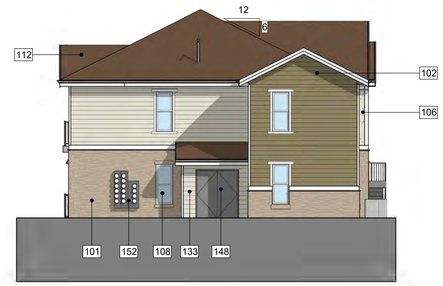
SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES



BLDG TYPE I - FRONT ELEVATION, BLDG 4

3/32" = 1'-0"



BLDG TYPE I - SIDE 1 ELEVATION, BLDG 4

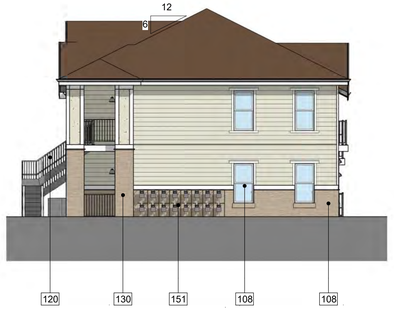
3/32" = 1'-0"



BLDG TYPE 1 - REAR ELEVATION, BLDG 4

3/32" = 1'-0"

ELIZABETH STREET ELEVATION AT BUILDING # 2



BLDG TYPE I - SIDE 2 ELEVATION, BLDG 4

3/32" = 1'-0"

BUILDING MATERIAL & COLOR SCHEME						
	B-1 BODY COLOR SIDING - HORIZ.	B-2 BODY COLOR SIDING - HORIZ.	B-3 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR WOOD PANEL	P-1 PUNCH COLOR DOORS
CLUBHOUSE	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT				SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 1	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 2	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 3 & 4, POOL EQUIPMENT AND MAIL KIOSK	SW7567 - NATURAL TAN					SW7024 - FUNTIONAL GRAY

ALL BUILDINGS

T-1 TRIM COLOR

WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE

P-2 PUNCH COLOR

RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN
FAUX GABLE: SW3507 - RIVERWOOD

STONE: ENVIRONMENTAL STONE WORK - CHESTNUT LEDGESTONE

WINDOWS: SHERWIN WILLIAMS, COLOR: SW 7005 PURE WHITE

ROOF: OWENS CORNING, COLOR: DRIFTWOOD

WOOD STAIN: SHERWIN WILLIAMS, COLOR: SW 3518 HAWTHORNE

ELEVATION MATERIAL NOTES	
101	CULTURED STONE
102	LAP SIDING
103	SHAKE SIDING
106	CEMENTITIOUS PANEL
108	VINYL WINDOWS - OPERABLE (SINGLE, DOUBLE AND TRIPLE)
112	HIGH PROFILE ASPHALT SHINGLE ROOF
113	DOWNSPOUT AND GUTTER, COLOR TO MATCH FACIA
114	GABLE VENT
119	EXTERIOR LIGHT FIXTURE. RE: ELECTRICAL
120	METAL RAILING
126	WATERTABLE & 5/4X8" WOOD TRIM
130	COLUMN
131	FASCIA 2X8
133	KNOX BOX
142	ENTRY DOOR
148	FIRE RISER ROOM
151	GAS METER RE:SITE PLAN
152	ELECTRIC METER RE:SITE PLAN
157	MECHANICAL VENT. 1ST FLR. VENTS OUT WALL, 2ND FLR. VENTS THRU ROOF, RE: MECH
160	CORNER TRIM 5/4X4
161	CORNER TRIM 5/4X6
162	8" STONE TRIM

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

BUILDING TYPE 1 ELEVATIONS - BLDG FOUR

DATE PREPARED: 01-05-2023

DATE REVISED: TBD

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

14205 E. Davies Ave
Centennnial, CO 80112

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

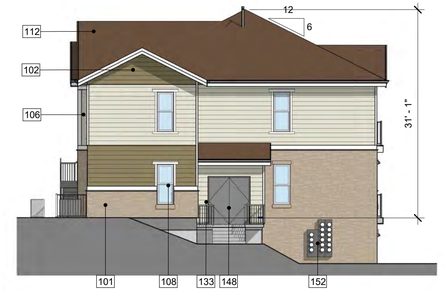
SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES



BLDG TYPE 1B - FRONT ELEVATION, BLDG 1

3/32" = 1'-0"



BLDG TYPE IB - SIDE 1 ELEVATION, BLDG 1

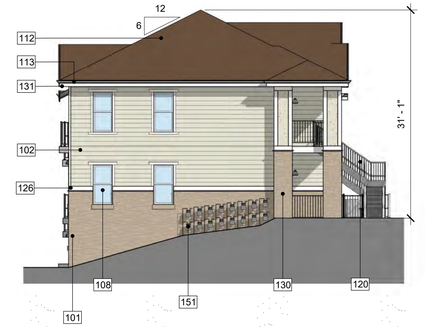
3/32" = 1'-0"

2 / A3.10



BLDG TYPE 1B - REAR ELEVATION, BLDG 1

3/32" = 1'-0"



BLDG TYPE I - SIDE 2 ELEVATION, BLDG 1

3/32" = 1'-0"

BUILDING MATERIAL & COLOR SCHEME						
	B-1 BODY COLOR SIDING - HORIZ	B-2 BODY COLOR SIDING - HORIZ	B-3 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR WOOD PANEL	P-1 PUNCH COLOR DOORS
CLUBHOUSE	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT				SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 1	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 2	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 3 & 4, POOL EQUIPMENT AND MAIL KIOSK	SW7567 - NATURAL TAN					SW7024 - FUNTIONAL GRAY

ALL BUILDINGS

T-1 TRIM COLOR

WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE

P-2 PUNCH COLOR

RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN
FAUX GABLE: SW3507 - RIVERWOOD

STONE: ENVIRONMENTAL STONE WORK - CHESTNUT LEDGESTONE

WINDOWS: SHERWIN WILLIAMS, COLOR: SW 7005 PURE WHITE

ROOF: OWENS CORNING, COLOR: DRIFTWOOD

WOOD STAIN: SHERWIN WILLIAMS, COLOR: SW 3518 HAWTHORNE

ELEVATION MATERIAL NOTES

101	CULTURED STONE
102	LAP SIDING
103	SHAKE SIDING
106	CEMENTITIOUS PANEL
108	VINYL WINDOWS - OPERABLE (SINGLE, DOUBLE AND TRIPLE)
112	HIGH PROFILE ASPHALT SHINGLE ROOF
113	DOWNSPOUT AND GUTTER, COLOR TO MATCH FACIA
114	GABLE VENT
119	EXTERIOR LIGHT FIXTURE. RE: ELECTRICAL
120	METAL RAILING
126	WATERTABLE & 5/4X8" WOOD TRIM
130	COLUMN
131	FASCIA 2X8
133	KNOX BOX
142	ENTRY DOOR
148	FIRE RISER ROOM
151	GAS METER RE:SITE PLAN
152	ELECTRIC METER RE:SITE PLAN
157	MECHANICAL VENT. 1ST FLR. VENTS OUT WALL, 2ND FLR. VENTS THRU ROOF, RE: MECH
160	CORNER TRIM 5/4X4
161	CORNER TRIM 5/4X6
162	8" STONE TRIM
164	LINE OF GRADE BEHIND

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

BUILDING TYPE 1B ELEVATIONS, BUILDING ONE

DATE PREPARED: 01-05-2023

DATE REVISED: TBD

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

14205 E. Davies Ave
Centennnial, CO 80112

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES



BLDG TYPE II - FRONT ELEVATION, BLDG 3

3/32" = 1'-0"



BLDG TYPE II - SIDE 1 ELEVATION, BLDG 3

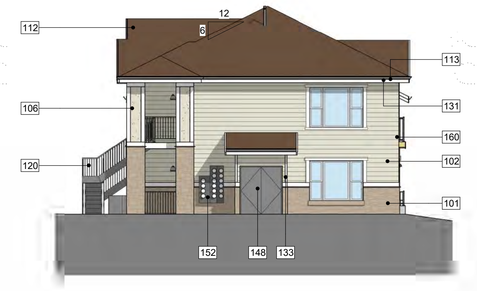
3/32" = 1'-0"



ELIZABETH STREET ELEVATION AT BUILDING # 3

BLDG TYPE II - REAR ELEVATION, BLDG 3

3/32" = 1'-0"



BLDG TYPE II - SIDE 2 ELEVATION, BLDG 3

3/32" = 1'-0"

BUILDING MATERIAL & COLOR SCHEME						
	B-1 BODY COLOR SIDING - HORIZ.	B-2 BODY COLOR SIDING - HORIZ.	B-3 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR WOOD PANEL	P-1 PUNCH COLOR DOORS
CLUBHOUSE	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT				SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 1	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 2	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 3 & 4, POOL EQUIPMENT AND MAIL KIOSK	SW7567 - NATURAL TAN					SW7024 - FUNTIONAL GRAY

ALL BUILDINGS

T-1 TRIM COLOR

WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE

P-2 PUNCH COLOR

RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN
FAUX GABLE: SW3507 - RIVERWOOD

STONE: ENVIRONMENTAL STONE WORK - CHESTNUT LEDGESTONE

WINDOWS: SHERWIN WILLIAMS, COLOR: SW 7005 PURE WHITE

ROOF: OWENS CORNING, COLOR: DRIFTWOOD

WOOD STAIN: SHERWIN WILLIAMS, COLOR: SW 3518 HAWTHORNE

ELEVATION MATERIAL NOTES

101	CULTURED STONE
102	LAP SIDING
103	SHAKE SIDING
106	CEMENTITIOUS PANEL
108	VINYL WINDOWS - OPERABLE (SINGLE, DOUBLE AND TRIPLE)
112	HIGH PROFILE ASPHALT SHINGLE ROOF
113	DOWNSPOUT AND GUTTER, COLOR TO MATCH FACIA
114	GABLE VENT
120	METAL RAILING
126	WATERTABLE & 5/4X8" WOOD TRIM
130	COLUMN
131	FASCIA 2X8
133	KNOX BOX
142	ENTRY DOOR
148	FIRE RISER ROOM
151	GAS METER RE:SITE PLAN
152	ELECTRIC METER RE:SITE PLAN
160	CORNER TRIM 5/4X4
161	CORNER TRIM 5/4X6

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

BUILDING TYPE 2 ELEVATIONS

DATE PREPARED: 01-05-2023

DATE REVISED: TBD

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

14205 E. Davies Ave
Centennnial, CO 80112

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13 OF 20

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

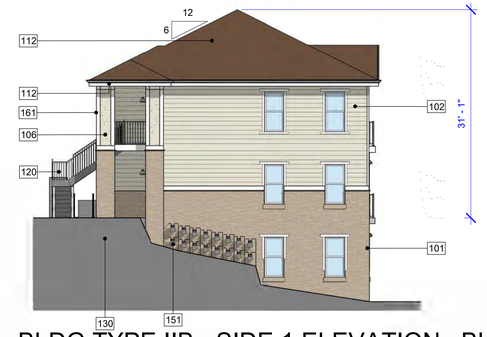
SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES



BLDG TYPE IIB - FRONT ELEVATION, BLDG 2

3/32" = 1'-0"



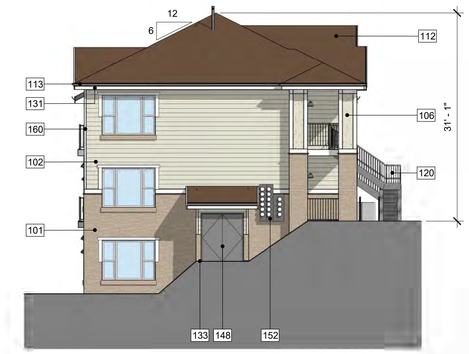
BLDG TYPE IIB - SIDE 1 ELEVATION, BLDG 2

3/32" = 1'-0"



BLDG TYPE IIB - REAR ELEVATION, BLDG 2

3/32" = 1'-0"



BLDG TYPE IIB - SIDE 2 ELEVATION, BLDG 2

3/32" = 1'-0"

BUILDING MATERIAL & COLOR SCHEME						
	B-1 BODY COLOR SIDING - HORIZ.	B-2 BODY COLOR SIDING - HORIZ.	B-3 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR WOOD PANEL	P-1 PUNCH COLOR DOORS
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BUILDING TYPE 2	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 3 & 4, POOL EQUIPMENT AND MAIL KIOSK	SW7567 - NATURAL TAN					SW7024 - FUNTIONAL GRAY

ALL BUILDINGS

T-1 TRIM COLOR

WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE

P-2 PUNCH COLOR

RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN
FAUX GABLE: SW3507 - RIVERWOOD

STONE: ENVIRONMENTAL STONE WORK - CHESTNUT LEDGESTONE

WINDOWS: SHERWIN WILLIAMS, COLOR: SW 7005 PURE WHITE

ROOF: OWENS CORNING, COLOR: DRIFTWOOD

WOOD STAIN: SHERWIN WILLIAMS, COLOR: SW 3518 HAWTHORNE

ELEVATION MATERIAL NOTES	
101	CULTURED STONE
102	LAP SIDING
103	SHAKE SIDING
106	CEMENTITIOUS PANEL
108	VINYL WINDOWS - OPERABLE (SINGLE, DOUBLE AND TRIPLE)
112	HIGH PROFILE ASPHALT SHINGLE ROOF
113	DOWNSPOUT AND GUTTER, COLOR TO MATCH FACIA
114	GABLE VENT
120	METAL RAILING
126	WATERTABLE & 5/4X8" WOOD TRIM
130	COLUMN
131	FASCIA 2X8
133	KNOX BOX
142	ENTRY DOOR
148	FIRE RISER ROOM
151	GAS METER RE:SITE PLAN
152	ELECTRIC METER RE:SITE PLAN
160	CORNER TRIM 5/4X4
161	CORNER TRIM 5/4X6

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

BUILDING TYPE 2B ELEVATIONS

DATE PREPARED: 01-05-2023

DATE REVISED: TBD

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

14205 E. Davies Ave
Centennnial, CO 80112

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES



BUILDING TYPE IB - PERSPECTIVE 1



BUILDING TYPE IB - PERSPECTIVE 2



BUILDING TYPE IIB - PERSPECTIVE 1



BUILDING TYPE IIB - PERSPECTIVE 2

PERSPECTIVES

DATE PREPARED: 01-05-2023

DATE REVISED: TBD

PLANS PREPARED FOR:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

14205 E. Davies Ave
Centennnial, CO 80112

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

BUILDING MATERIAL & COLOR SCHEME						
	B-1 BODY COLOR SIDING - HORIZ.	B-2 BODY COLOR SIDING - HORIZ.	B-3 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR WOOD PANEL	P-1 PUNCH COLOR DOORS
CLUBHOUSE	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT				SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 1	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 2	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 3 & 4, POOL EQUIPMENT AND MAIL KIOSK	SW7567 - NATURAL TAN					SW7024 - FUNTIONAL GRAY

ALL BUILDINGS

T-1 TRIM COLOR

WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE

P-2 PUNCH COLOR

RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN
FAUX GABLE: SW3507 - RIVERWOOD

STONE: ENVIRONMENTAL STONE WORK - CHESTNUT LEDGESTONE

WINDOWS: SHERWIN WILLIAMS, COLOR: SW 7005 PURE WHITE

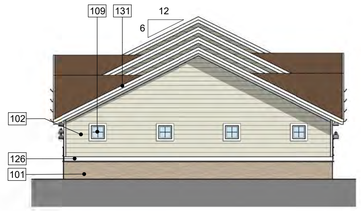
ROOF: OWENS CORNING, COLOR: DRIFTWOOD

WOOD STAIN: SHERWIN WILLIAMS, COLOR: SW 3518 HAWTHORNE



BUILDING TYPE III - FRONTELEVATION, GARAGE 1

3/32" = 1'-0"



BLDG TYPE III - SIDE 1 ELEV.

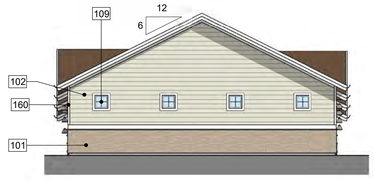
3/32" = 1'-0"

ELEVATION MATERIAL NOTES	
101	CULTURED STONE
102	LAP SIDING
109	VINYL WINDOWS - FIXED
112	HIGH PROFILE ASPHALT SHINGLE ROOF
113	DOWNSPOUT AND GUTTER, COLOR TO MATCH FACIA
114	GABLE VENT
119	EXTERIOR LIGHT FIXTURE. RE: ELECTRICAL
121	CORNER TRIM 5/4X4
123	GARAGE DOOR WITH ROW OF GLASS
126	WATERTABLE & 5/4X8" WOOD TRIM
131	FASCIA 2X8
159	ACCESS DOOR TO ADA GARAGE.
160	CORNER TRIM 5/4X4



BUILDING TYPE III - REAR ELEVATION, GARAGE 1

3/32" = 1'-0"



BLDG TYPE III - SIDE 2 ELEV.

3/32" = 1'-0"

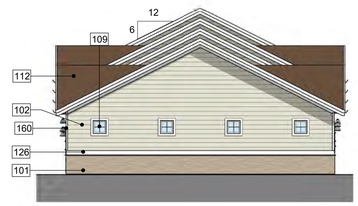


BUILDING TYPE III - PERSPECTIVE, GARAGE 1



BUILDING TYPE IV - FRONT ELEVATION, GARAGES 2 & 3

3/32" = 1'-0"



BLDG TYPE IV - SIDE 1 ELEV.

3/32" = 1'-0"

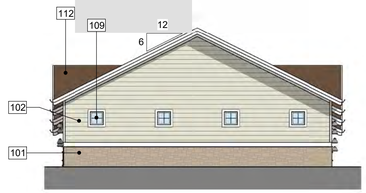


BUILDING TYPE IV - PERSPECTIVE, GARAGES 2 & 3



BUILDING TYPE IV - REAR ELEVATION, GARAGES 2 & 3

3/32" = 1'-0"



BLDG TYPE IV - SIDE 2 ELEV.

3/32" = 1'-0"

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

BUILDING TYPE 3 AND 4 ELEVATIONS AND PERSPECTIVES

DATE PREPARED: 01-05-2023

DATE REVISED: TBD

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

14205 E. Davies Ave
Centennnial, CO 80112

SHEET 16 OF 20

John B. Collins Architect, LLC
P: 720 334 2210 E: jc@jbcarch.com

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

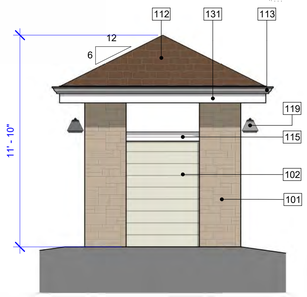
SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES



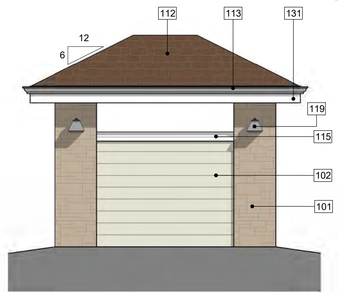
MAIL KIOSK - FRONT

1/4" = 1'-0"



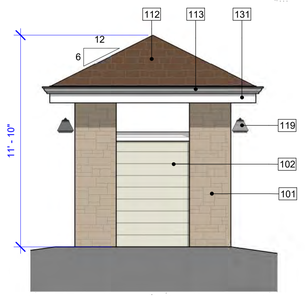
MAIL KIOSK - SIDE 1

1/4" = 1'-0"



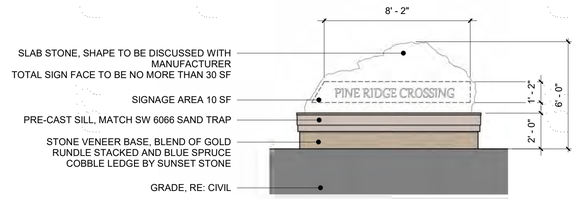
MAIL KIOSK - REAR

1/4" = 1'-0"



MAIL KIOSK - SIDE 2

1/4" = 1'-0"



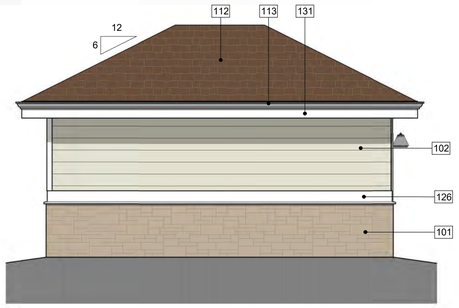
MONUMENT SIGN - FRONT

1/4" = 1'-0"



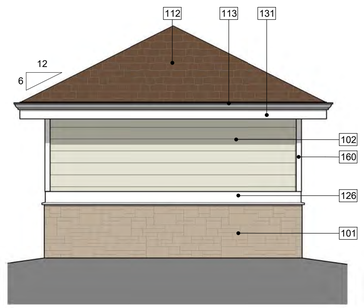
POOL EQUIP. - FRONT

1/4" = 1'-0"



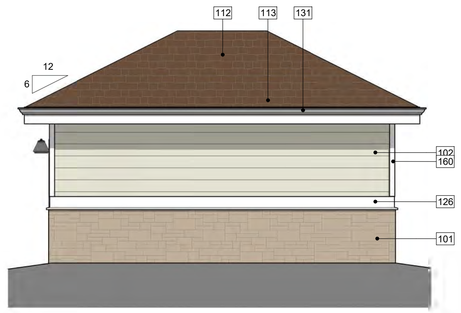
POOL EQUIP.- SIDE 1

1/4" = 1'-0"



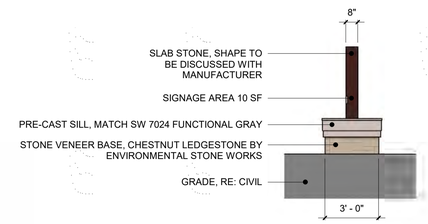
POOL EQUIP. - REAR

1/4" = 1'-0"



POOL EQUIP. - SIDE 2

1/4" = 1'-0"



MONUMENT SIGN - SIDE

1/4" = 1'-0"

BUILDING MATERIAL & COLOR SCHEME						
	B-1 BODY COLOR SIDING - HORIZ.	B-2 BODY COLOR SIDING - HORIZ.	B-3 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR SIDING - SHAKE	B-4 BODY COLOR WOOD PANEL	P-1 PUNCH COLOR DOORS
CLUBHOUSE	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT				SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 1	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW7567 - NATURAL TAN	SW 7734 - OLIVE GROVE	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 2	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW7567 - NATURAL TAN	SW 6334 - FLOWER POT	SW 7005 - PURE WHITE	SW7024 - FUNCTIONAL GRAY
BUILDING TYPE 3 & 4, POOL EQUIPMENT AND MAIL KIOSK	SW7567 - NATURAL TAN					SW7024 - FUNTIONAL GRAY

ALL BUILDINGS

T-1 TRIM COLOR

WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE

P-2 PUNCH COLOR

RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN
FAUX GABLE: SW3507 - RIVERWOOD

STONE: ENVIRONMENTAL STONE WORK - CHESTNUT LEDGESTONE

WINDOWS: SHERWIN WILLIAMS, COLOR: SW 7005 PURE WHITE

ROOF: OWENS CORNING, COLOR: DRIFTWOOD

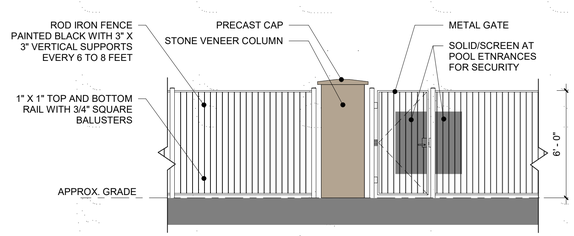
WOOD STAIN: SHERWIN WILLIAMS, COLOR: SW 3518 HAWTHORNE

ELEVATION MATERIAL NOTES	
101	CULTURED STONE
102	LAP SIDING
112	HIGH PROFILE ASPHALT SHINGLE ROOF
113	DOWNSPOUT AND GUTTER, COLOR TO MATCH FACIA
115	MANUFACTURED STONE CAP
119	EXTERIOR LIGHT FIXTURE. RE: ELECTRICAL
126	WATERTABLE & 5/4X8" WOOD TRIM
131	FASCIA 2X8
134	MAIL BOX
148	FIRE RISER ROOM
160	CORNER TRIM 5/4X4



RETAINING WALL

BROADSTONE 8" ROCK FACE FROM KEYSTONE
COLOR: SIERRA BLEND



POOL FENCING

1/4" = 1'-0"

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

ACCESSORY BUILDING ELEVATIONS

DATE PREPARED: 01-05-2023

DATE REVISED: TBD

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

14205 E. Davies Ave
Centennial, CO 80112

SHEET 17 OF 20

John B. Collins Architect, LLC
P: 720 334 2210 E: jc@jbcarch.com

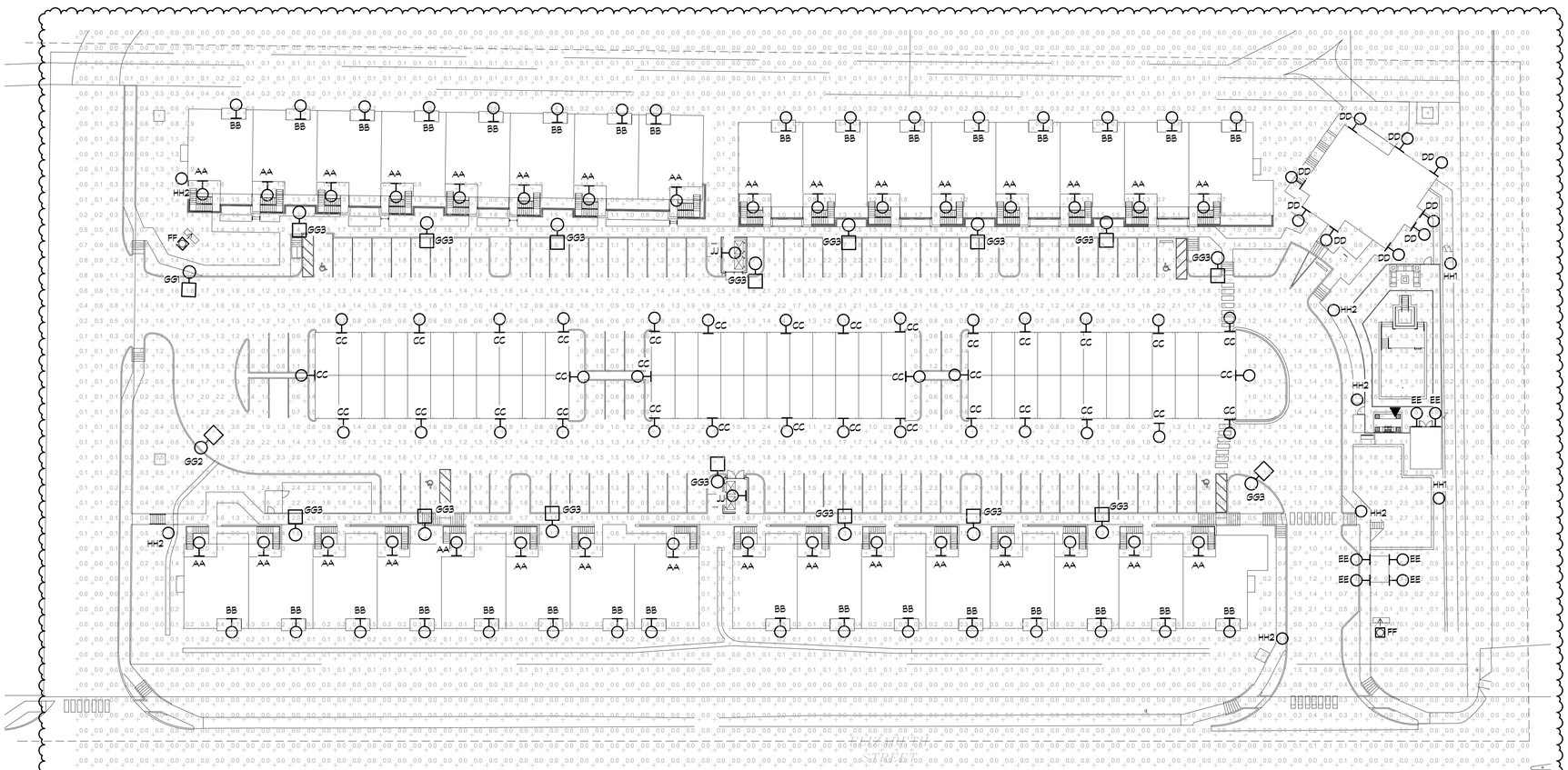
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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES



01-Site Photometric Plan
1" = 30'-0"

EXTERIOR LUMINAIRE SCHEDULE

KEY	LAMP	DESCRIPTION	CEIL'G (DEPTH)	MANUFACTURER/#	VOLT
AA	8W LED, 211 LUM, 3000K	EXTERIOR WALL MOUNTED SCONCE	WALL 7 A.F.F.	MODERN FORMS, PASADENA OUTDOOR LARGE LED WALL SCONCE WS-W62810-BZ-A12175	120
BB	1-13W CFL, 450 LUM	EXTERIOR WALL MOUNTED SCONCE	WALL 8' A.F.F.	CAPITAL LIGHTING FIXTURE COMPANY, LAKESHORE 1 LIGHT WALL LANTERN, 938108	120
CC	11.5W LED, 585 LUM, 3000K	EXTERIOR WALL MOUNTED SCONCE	WALL 7 A.F.F.	WAC LIGHTING, SODOR LED OUTDOOR SCONCE, WS-W1571O-GH	120
DD	8W LED, 800 LUM	EXTERIOR WALL MOUNTED SCONCE	WALL 10' A.F.F.	SEAGULL LIGHTING, ONE LIGHT OUTDOOR WALL LANTERN, 88242-780	120
EE	12W LED, 1400 LUM	EXTERIOR WALL MOUNTED SCONCE	WALL 9' A.F.F.	EATON LUMARK CROSSTOUR LED, XTOR1B-W	120
FF	28W LED FLOOD	MONUMENT SIGN LIGHTING FIXTURE	GROUND	HUBBELL FSL-7L LED DECORATIVE FLOOD.	120
GG1	34W LED, 3,566 LUM, 3000K, TYPE 2 DIST	PARKING LOT LIGHT FIXTURE	25' POLE	EATON STREETWORKS GALLEON LED, GAN-AF-01-LED-U-T2	120
GG2	34W LED, 3,787 LUM, 3000K, TYPE 2R DIST	PARKING LOT LIGHT FIXTURE	25' POLE	EATON STREETWORKS GALLEON LED, GAN-AF-01-LED-U-T2R	120
GG3	34W LED, 3,636 LUM, 3000K, TYPE 3 DIST	PARKING LOT LIGHT FIXTURE	25' POLE	EATON STREETWORKS GALLEON LED, GAN-AF-01-LED-U-T3	120
HH1	37W LED, 3810 LUM, 3000K TYPE 3 DIST	PEDESTRIAN PENDANT POLE LIGHT FIXTURE	10' POLE	PHILIPS LUMEC METROSCAPE PENDANT, MSR-35W32LED3K-G2-LE39	120
HH2	37W LED, 3733 LUM, 3000K, TYPE 5 DIST	PEDESTRIAN PENDANT POLE LIGHT FIXTURE	10' POLE	PHILIPS LUMEC METROSCAPE PENDANT, MSR-35W32LED3K-G2-LE55	120
JJ	LED	EXTERIOR WALL MOUNTED SCONCE	WALL 6' A.F.F.	HI-LITE MFG. CO., INC. H-LCGU-FB VAPOR JAR COLLECTION	120

NOTES: *NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN MODEL NUMBERS AND DESCRIPTIONS PRIOR TO ORDERING
*VERIFY CEILING INSULATION W/ GC AND NOTIFY ENGINEER OF ANY IC RATING CONFLICTS PRIOR TO ORDERING

SITE PHOTOMETRIC PLAN

DATE PREPARED: 01-05-2023
DATE REVISED: TBD

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

SHEET 18 OF 20

John B. Collins Architect, LLC
3567 S. Rosemary St., Aurora, CO 80247
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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

FIXTURE 'AA'

LUMENS
LIGHT AND LIVING

CALL US
877.445.4488
Mon-Fri 6am-6pm PT
Sat 7am-5pm PT

Pasadena Outdoor LED Wall Sconce

By **Modern Forms**

$219.00 - $259.00

IN STOCK Ships within 2 business days.



FREE SHIPPING on orders over $75.

FREE GIFT ONLY AT LUMENS: Use coupon code **DISC** at checkout to get a FREE Disc LED Task Lamp (a $249 value) with qualifying $350+ Modern Forms purchase during The Design Event. Limited time only.

FREE DESIGN GIFT ONLY AT LUMENS: Use code **DESIGN** at checkout to get a FREE Alessi Nuvem Wire Basket ($50 Value) or Grey Firenze Clock ($90 value) with qualifying $400 purchase during The Design Event. Limited time only. SEE DETAILS

Finish: Bronze

Bronze | Graphite

Size: Large

Small | Large

ITEM #: MPM607733
MFR ID: WS-W52610-BZ

$259.00

IN STOCK Ships within 2 business days.

Details

Named after the famous Gamble House in southern California, the Modern Forms Pasadena Outdoor LED Wall Sconce exhibits West coast arts and crafts styling. Inspired by the forms of the bungalow architecture, the sloping shade lights the space with energy efficient LEDs, and also prevents light pollution of the night sky.

WAC Lighting, founded in 1984, has developed a strong reputation for high quality decorative and task lighting. Based in Garden City, New York, WAC Lighting is a leading manufacturer of low voltage, line voltage and LED lighting, including track systems, transformers, lamps, cabinet lighting and recessed downlights.

The Pasadena Outdoor LED Wall Sconce is available with the following:

Details:

- Material: Aluminum and mouth blown glass
- Shade Material: Mouth blown etched opal glass
- Universal driver (120V-220V-277V)
- Dark Sky compliant
- ETL Listed Wet
- Made In China

Options:

- **Finish:** Bronze, Graphite
- **Size:** Small, Large

Lighting:

- 8 Watt (210 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 80000 hours

Compare Brightness:

VIEW CHART

Dimensions:

- **Large Option Fixture:** Width 9.75", Height 10", Depth 10.75", Weight 5.6 Lbs.
- **Small Option Fixture:** Width 7.5", Height 8", Depth 9.1", Weight 4.1 Lbs.

FIXTURE 'BB'

CAPITAL
LIGHTING FIXTURE COMPANY

Capital Lighting Fixture Company
5359 Rafe Banks Drive, Flowery Branch, GA, 30542-2768
TF: 800.323.3257 | **P:** 770.965.7238 | **F:** 770.965.7254
www.capitallightingfixture.com



Collection: *Lakeshore*

1 Light Wall Lantern

9881OB

6.5"W x 13"H x 5.5"D

Old Bronze

Specs

Description
1 Light Wall Lantern

Collection
Lakeshore

Finish Description
Old Bronze

Fixture Material
Metal

Glass
Frosted Glass

Lamping
1-60 Watt Medium

Voltage
120V

Certification
UL Listed. Rated for Wet Environments.

Back Plate Junction Top
4.8"

Back Plate Length
13"

Back Plate Width
5.6"

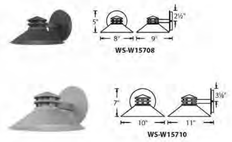
Center/Top
6.5"

Center/Bottom
6.5"

FIXTURE 'CC'

SODOR – model: WS-W157
dwelLED™ LED Outdoor

WAC LIGHTING
Responsible Lighting®



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

A Steamwork inspired approach to a traditional lantern design. Sodor is constructed with a solid die cast aluminum shade that provides fantastic glare cutoff and a weather resistant powder coated finish. The light engine is factory sealed for maximum protection against the harshest elements.

FEATURES

- Weather resistant powder coated finishes
- Heavy aluminum shade provides great glare cutoff
- Light engine is factory sealed for maximum protection from the elements
- Die-cast aluminum construction
- No transformer or driver required
- Color Temp: 3000K
- CRI: 90
- Dimming: 100% - 5% ELV
- Rated Life: 54,000 hours
- Input: 120V

SPECIFICATIONS

Construction: Aluminum and White Diffuser Lens

Light Source: High output LED.

Finish: Bronze (BZ), Graphite (GH)

Standards: ETL & cETL wet location listed, IP 65, Dark Sky Friendly

ORDER NUMBER

		Watt	LED Lumens	Delivered Lumens	Finish	
8"	**WS-W15708**	9W	750	375	**BZ** Bronze	
10"	**WS-W15710**	11.5W	1200	560	**GH** Graphite	

Example: **WS-W15708-GH**

FIXTURE 'DD'

Sea Gull Lighting
Life Illuminated | Since 1919

88242-780: One Light Outdoor Wall Lantern



Collection: Cape May

One Light Wall Lantern in Burled Iron Finish with Etched Hammered with Light Amber Glass Shade

UPC #: 786652242786

Finish: Burled Iron (780)

Dimensions:

Width:	11"	**Extends:**	13 3/4"
Height:	26 1/4"	**Wire:**	6 1/2"
Weight:	7.5 lbs.	**Mounting Proc.:**	Cap Nuts
		Connection:	Mounted To Box

Bulbs:

1 - Medium A19 100w Max. 120v - Not included
1 - LED Medium A19 8w Max. 120v - Not included
1 - LED Medium A19 13.5w Max. 120v - Not included

Features:

- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:

1 Body - Aluminum - Burled Iron

Safety Listing:

Safety Listed for Wet Locations
Safety Listed for Wet Locations / Non-IC

Instruction Sheets:

English (HC-1180)
French (F-006)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Diffuser	Glass	Etched Hammered with Light Amber	1				10 15/32	8 5/8				

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	18 1/8	4 1/2	1		9 1/4	17

Replacement Bulb Data:

Product #			Type	Base	Watts	Watts Consumed	Volts	Hours	Lumens	Temp (°K)	CRI
97308S	Frosted		A19	E-26 Medium	8	8	120v	50000	450	3000	85
97408S	Frosted		A19	E-26 Medium	8	8	120v	50000	450	2700	85
97309S	Frosted		A19	E-26 Medium	13.5	13.5	120v	50000	800	3000	85
97409S	Frosted		A19	E-26 Medium	13.5	13.5	120v	50000	800	2700	85

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	88242-780	1	786652242786	15.75	13.5	27	3.322	11.6	250	Yes
NJ Pallet		21		48	40	72.5	80.556	243.6		No
NV Pallet		21		48	40	72.5	80.556	243.6		No

FIXTURE 'EE'

EATON
Powering Business Worldwide

Lumark ark Crosstour™ LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wallsurface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

Catalog #		**Type**	
Project			
Comments		**Date**	
Prepared by			

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 28W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 28W and 38W series operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

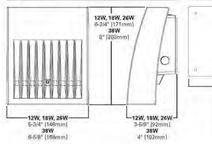
Warranty
Five-year warranty.



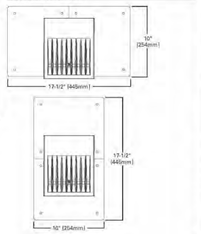
XTOR
CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
RoHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA
40°C Maximum Ambient Temperature
External Supply Wiring 60°C Minimum

EPA
Effective Projected Area (Sq. Ft.)
XTOR1B, XTOR2B, XTOR3B: 0.34
XTOR4B: 0.45

SHIPPING DATA
Approximate Net Weight:
2.7 – 5.25 lbs. (1.2 – 2.4 kgs.)

XTOR · CROSSTOUR LED

POWER AND LUMENS BY FIXTURE MODEL

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR2B	XTOR2B-W	XTOR2B-Y	XTOR3B	XTOR3B-W	XTOR3B-Y	XTOR4B	XTOR4B-W	XTOR4B-Y
Delivered Lumens (Wall Mount)	1,410	1,386	1,327	2,135	2,100	1,997	2,751	2,710	2,525	4,249	4,206	3,995
Delivered Lumens (With Flood Accessory Kit) [1]	1,105	990	940	1,495	1,472	1,299	2,099	2,060	1,965	3,168	3,121	2,965
B.U.G. Rating [2]	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	28W	28W	28W	38W	38W	38W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series [1]	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
XTOR1B–Small Door, 12W **XTOR2B**–Small Door, 18W **XTOR3B**–Small Door, 28W **XTOR4B**–Medium Door, 38W	**[Blank]**–Bright White (Standard), 5000K **W**–Neutral White, 4000K **Y**–Warm White, 3000K	**[Blank]**–Carbon Bronze (Standard) **WT**–Summit White **BK**–Black **BZ**–Bronze **AP**–Grey **GM**–Graphite Metallic **DP**–Dark Platinum	**PC1**–Photocontrol 120V[2] **PC2**–Photocontrol 208-277V[2,3] **347V**–347V[4] **HA**–50°C High Ambient [4]	**WG/XTOR**–Wire Guard [5] **XTORFLD-KNC**–Knuckle Floodlight Kit [6] **XTORFLD-TRN**–Trunnion Floodlight Kit [6] **XTORFLD-KNC-WT**–Knuckle Floodlight Kit, Summit White [6] **XTORFLD-TRN-WT**–Trunnion Floodlight Kit, Summit White [6] **EWP/XTOR**–Escutcheon Wall Plate, Carbon Bronze **EWP/XTOR-WT**–Escutcheon Wall Plate, Summit White

NOTES:
1. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Photocontrols are factory installed.
3. Order PC2 for 347V models.
4. Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
5. Wire guard for wallsurface mount. Not for use with floodlight kit accessory.
6. Floodlight kit accessory sold in each. Shade (SHC) and lens (SHL) are sold separately and must be ordered if needed.

SITE LIGHTING CUT SHEETS

DATE PREPARED: 01-05-2023
DATE REVISED: TBD

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

SHEET
19 OF 20

John B. Collins Architect, LLC
3067 S. Rosemary St., Denver, Co. 80231
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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

FIXTURE 'FF'

FSL LED
DECORATIVE FLOOD

Cat.#
Job
Type
HUBBELL Outdoor Lighting
Approvals

SPECIFICATIONS

Intended Use:
Ultra compact flood with wide beam NEMA 6 x 6 distribution for lighting applications such as safety/security, facade, area, or signs; operating temperature of -35°C to 40°C

Construction:
- Rugged die-cast aluminum housing with dark bronze finish
- High impact UV stabilized acrylic outer lens protects LEDs and allows for cleaning/debris removal
- Vented housing isolates LED module from driver maximizing product life and performance
- Visor and vandal shield available

LED:
- 7 high powered LEDs
- 4000k or 5000K CCT, 70 CRI

Optical/Electrical
- Wide flood NEMA 6 x 6 distribution for general purpose flood and facade lighting
- 120-277V operation, 50/60Hz 26W, 1050mA
- IP66 and RoHS compliant driver
- 10KV surge protector

Installation:
- Traditional ½" x 14 NPS threaded adjustable knuckle mounting

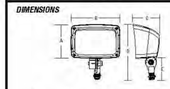
Listings:
- Meets DesignLights Consortium (DLC) qualifications
- Lighting Facts
- IP66, Listed to UL1598 for use in wet locations

Warranty:
For more information visit:
http://www.hubbelloutdoor.com/resources/warranty/

PRODUCT IMAGE(S)



DIMENSIONS



A	B	C	D	E	Weight
5.125" 114 mm	7.5" 190 mm	4.0" 102 mm	9.625" 219 mm	3.5" 89 mm	6 lbs 2.7 kg

SHIPPING INFORMATION

Catalog Number	QUANTITY/CTN	Carton Dimensions: Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
FSL-7 (Single carton 1pc.)	2 GE	8.45"	7.97"	9.69"
FSL-7 (Master carton 2 pcs.)	5.31	16.54"	18.04"	7.68"

Carton Dimensions for shipping purposes only

CERTIFICATIONS/LISTINGS

IP66

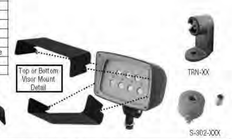
ORDERING INFORMATION

Catalog Number	Mount	Max Candle Power	Beam Pattern	Wattage	Drive Current	Voltage	Color Temperature	Lumens	LPW	Weight lbs (kg)
FSL-7	1/2" thread	1780	Wide	26	1050mA	120-277V	5000K	2448	94	6 (2.7)
FSL-7-PCU	1/2" thread	1780	Wide	26	1050mA	120-277V	5000K	2448	94	6 (2.7)
FSL-7L4K	1/2" thread	1794	Wide	26	1050mA	120-277V	4000K	2406	92.5	6 (2.7)
FSL-7L4K-PCU	1/2" thread	1794	Wide	26	1050mA	120-277V	4000K	2406	92.5	6 (2.7)

ACCESSORIES/REPLACEMENT PARTS - Order Separately

Catalog Number	Description
FSL-SPC	Polycarbonate lens (Replaces existing acrylic fixture lens)
FSL-VISOR-XX*	Top/Bottom visor (Top holes in lens frame for field installation)
9504F9423C	Acrylic lens w/ gasket
9504F9424C	Polycarbonate lens w/ gasket
9504F9357	25w, Driver, 1040mA
20750110264	Knuckle mount Dark Bronze finish. Contact factory for additional finishes
S-302	Slipfits 1 1/2" or 2" pipe (1.9" OD or 2 3/8" OD) with 1/2" N.P.S.M. hub, Gray
S-302-MB1	Slipfits 1 1/2" or 2" pipe (1.9" OD or 2 3/8" OD) with 1/2" N.P.S.M. hub, Bronze
S-302-MB2	Slipfits 1 1/2" or 2" pipe (1.9" OD or 2 3/8" OD) with 1/2" N.P.S.M. hub, White
TRN-XX*	Trunnion adaptor for 1/2" threaded knuckle mount

* Specify finish color to match fixture, e.g. 06 - Bronze.



HUBBELL Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000
Due to our continued efforts to improve our products, product specifications are subject to change without notice.
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FSLT123-SPEC 10/16

FIXTURE 'GG1', 'GG2', 'GG3'

Streetworks

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480Y Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

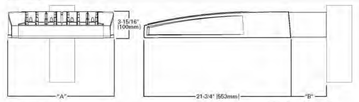


GAN
GALLEON LED

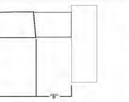
1-10 Light Squares
Solid State LED

AREA / ROADWAY LUMINAIRE

DIMENSIONS



DRILLING PATTERN



DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length †	Weight with Arm (lbs.)	EPA with Arm † (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.85
5-6	21-5/8" (548mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	10" (300mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. **2.** EPA calculated with optional arm length.

CERTIFICATION DATA
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

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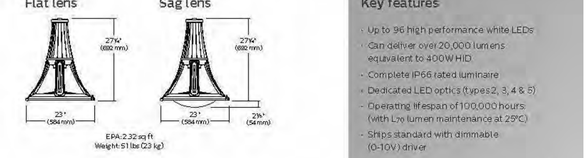
*www.designlights.org

FIXTURE 'HH1', 'HH2'

MSR



Urban
MetroScape
Pendant



EPA: 2.32 sq ft
Weight: 51 lbs (23 kg)

Key features
- Up to 96 high performance white LEDs
- Can deliver over 20,000 lumens equivalent to 400W HID
- Complete IP66 rated luminaire
- Dedicated LED optics (types 2, 3, 4 & 5)
- Operating lifespan of 100,000 hours (With L70 lumen maintenance at 25°C)
- Ships standard with dimmable (0-10V) driver

Pendant

Luminaire ordering guide

Example: MSR-145W64LED4K-T-LE3F-I20-CDMGM2S-SMA-RCD-BKTX

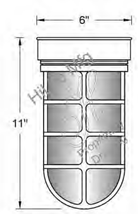
Series	Lamp	CCT	Gen.	Optics	Lens	Voltage	Driver	Adapter	Luminaire opt	Mounting	Pole	Finish
MSR MetroScape LED pendant luminaire	**35W32LED** **55W32LED** **72W32LED** **97W32LED** **55W48LED** **80W48LED** **108W48LED** **140W48LED** **70W64LED** **110W64LED** **145W64LED** **195W64LED** **90W80LED** **135W80LED** **180W80LED** **110W96LED** **160W96LED** **215W96LED**	**3K** 3000K **4K** 4000K	**G2** Gen2	**LE2** Type II (ASYM) **LE3** Type III (ASYM) **LE3W** Type III (ASYM) wide flat lens **LE4** Type IV (ASYM) **LE5*** Type V (SYMM)	**F** Flat lens **S** Sag lens	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V	**CDMG** Dynadimmer for standard dimming **CLO** Pre-set driver to manage lumen depreciation **AST** Pre-set driver for progressive start-up **OTL** Pre-set driver to signal end of lamp life **DALI** Pre-set driver compatible with the DALI control system **DMG** 0-10 volt	**MAI** 1¼" NPT threaded hole adapter accepting threaded tube **MA2** 1½" NPT threaded hole adapter accepting threaded tube. **SMA** Decorative retro side-mounted cast-aluminum, accepts tubes from 1¼" to 2⅛" **SMB** Decorative contemporary side-mounted cast-aluminum, accepts tubes from 1¼" to 2⅛"	**BX** Bird repellent **DH** Opaque decorative hood **HS** House Side Shield **PH8** Photoelectric cell **PH9** Shorting Cap **PHXL** Photoelectric cell, extended life **RCD** 5-Pin receptacle for dimming photoelectric cell **RCD7** 7-Pin receptacle for photoelectric cell **SP2** 20kV/20kA Surge Protector (optional)	Consult the Philips web site for details and the complete line of Mountings	Consult the Philips web site for details and the complete line of Poles	**BE2TX** **BE6TX** **BE8TX** **BG2TX** **BKTX** **BRTX** **GN4TX** **GN6TX** **GN8TX** **GNTX** **GR** **GY3TX** **NP** **RD2TX** **RD4TX** **SC** **TS** **WHTX**

FIXTURE 'JJ'

HI–LITE MFG. CO., INC
13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
web: www.hilitemfg.com
e-mail: sales@hilitemfg.com

H-LCGU-FB
Vapor Jar Collection

Job Name:
Type:
Quantity:





FINISH -Offered in exceptional finishes, comprised of: polyester/polished powder coat, baking enamal liquid, raw metal, or galvanized finishes.
Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 96(Galvanized), BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina).
Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 98, 101, 102, 137, 138, 139, 140, 121, 122, 123, 124, 125, 126, 11, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49, 15, 16.
For interior finish of fixture refer to color chart on pages 344-348.

MOUNTING - Wall, Flush or Column mount.

ACCESSORIES - Cast guard, Wire guard and Acorn globe available.

SOCKETS/LAMPS - Available in:
Incandescent
- rated 200 watt max/120 volt, medium base.

Compact Fluorescent(CFL)
- rated 13/18/26/32/42 watt max/120/277 volt, GX24Q base.

Metal Halide(MH)
- rated 35/50/70/100/150/175 watt max/120/208/240/277 volt, medium base, 4KV socket.

High Pressure Sodium(HPS)
- rated 50/70/100/150 watt max/120/277 volt, medium base.

Light-Emitted Diode(LED)
-See LED specification sheet.

LENS OPTION - CLR(Clear), RIB(Clear Ribbed), FR(Frost), RD(Red), BL(Blue), GRN(Green), AM(Amber) and AMC(Amber Crackle) available.

MADE IN THE U.S.A.

Suitable for wet location.

c UL us LISTED

SITE LIGHTING CUT SHEETS

DATE PREPARED: 01-05-2023
DATE REVISED: TBD

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

SHEET
20 OF 20

John B. Collins Architect, LLC
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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

SITE PLAN NOTES:

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE TOWN PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.

2. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.

3. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENT, LOTS,TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.

4. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.

5. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 16-8-20 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.

6. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH TOWN SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.

7. FIRE HYDRANTS MUST MEET OR EXCEED ELIZABETH FIRE PROTECTION DISTRICT STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.

8. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.

9. ALL SIDEWALKS AND RAMPS MUST CONFORM TO TOWN STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.

10.COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION. THE PROPERTY OWNERS' ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS IN COMMON OPEN SPACE AREAS.

11. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO TOWN OF ELIZABETH STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

12. TRASH ENCLOSURE NOTE:
TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM OF SIX (6) FEET AND OF THE SAME OR COMPLEMENTARY MATERIAL AND COLOR AS THE MAIN BUILDING.

13. AMERICANS WITH DISABILITIES NOTE:
THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THIS ACT.

14. CONSTRUCTION NOTE:
THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCIES PRIOR TO THE ISSUANCE OF BUILDING PERMITS.



VICINITY MAP

SCALE: N.T.S.

PROPERTY DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERDIAN, ELBERT COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE N89°21'41'W ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 370.75 FEET TO THE WEST RIGHT OF WAY LINE OF ELIZABETH STREET; THENCE N89°21'41'E ALONG SAID SOUTH LINE A DISTANCE OF 269.92 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING N89°21'41'W ALONG SAID SOUTH LINE OF A DISTANCE OF 664.95 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE N00°41'18" E ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF A DISTANCE OF 949.88 FEET; THENCE N89°14'17"E A DISTANCE OF 924.19 FEET TO THE WEST RIGHT OF WAY LINE OF ELIZABETH STREET; THENCE N89°21'41" W A DISTANCE OF 282.18 FEET; THENCE S02°10'53E A DISTANCE OF 315.98 FEET TO THE POINT OF BEGINNING; ALL IN THE COUNTY OF ELBERT.
COUNTY OF ELBERT, STATE OF COLORADO

ARCHITECT STATEMENT

I, _____, BEING A REGISTERED PROFESSIONAL ARCHITECT IN THE STATE OF COLORADO, HEREBY ATTEST THAT THIS SITE PLAN AND SET OF DRAWINGS HAVE BEEN DESIGNATED IN CONFORMANCE WITH ALL OF THE TOWN OF ELIZABETH DESIGN STANDARDS

_____ _____
REGISTERED ARCHITECT DATE

CLERK AND RECORDER

STATE OF COLORADO)

) SS

COUNTY OF ELBERT)
I hereby certify that this site plan was filed in my office on this _____day of _____, 20____A.D., at _____a.m./p.m., and was recorderd at Reception Number _____

_____(Signature)
County Clerk and Recorder

PROPERTY OWNER

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE PROPERTY DESCRIBED HEREIN IN THE TOWN OF ELIZABETH, COUNTY OF ELBERT AND STATE OF COLORADO.

_____
NCA, LLC, DBA PINE RIDGE APARTMENTS, LLC

SIGNED THIS _____DAY OF _____, 2022

CIVIL ENGINEER'S STATEMENT

I, _____, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL OF THE TOWN OF ELIZABETH CONSTRUCTION STANDARDS

_____ _____
REGISTERED PROFESSIONAL ENGINEER DATE

LIST OF CONTACTS:

OWNER:
NCA, LLC, DBA PINE RIDGE APARTMENTS, LLC
14205 E. DAVIES AVENUE
cENTENNIAL, CO 80112

CIVIL ENGINEER / SURVEYOR:
CKE ENGINEERING INC.
14257 WEST EVANS CIRCLE
LAKEWOOD, CO 80228

ELECTRICAL ENGINEER
BOULDER ENGINEERING COMPANCY
1717 15TH STREET
BOULDER, CO 80302

TRAFFIC ENGINEER
EST, INC
1873 S. BELLAIRE STREET, SUITE 1101
DENVER, CO 80222

ARCHITECT:
PWN ARCHITECTS & PLANNERS, INC.
9250 E. COSTILLA AVE., SUITE 620
GREENWOOD VILLAGE, CO 80112

LANDSCAPE ARCHITECT:
BASELINE ENGINEERING CORPORATION
112 N. RUBEY DRIVE, #210
GOLDEN, CO 80403

GEOTECHNICAL SERVICES:
GEOSCIENCE & DESIGN, INC.
P.O. BOX 68
FRANKTOWN, CO 80116

SITE DATA:

EXISTING ZONING:
CMU - COMMERCIAL MIXED USE (USE BY SPECIAL REVIEW)

SITE BREAKDOWN:

TOTAL NET SITE AREA:	181,824 S.F.	4.17 ACRES	100%
BUILDING COVERAGE:	54,470 S.F.	1.25 ACRES	30%
DRIVE, WALKS & PARKING:	89,479 S.F.	2.05 ACRES	49%
LANDSCAPE COVERAGE:	37,875 S.F.	0.87 ACRES	21%rv
TOTAL:	**181,824 S.F.**	**4.17 ACRES**	**100%**

CURRENT ZONING: CMU - COMMERCIAL MIXED USE

GROSS DENSITY: 20 DU/ACRE

BUILDING COVERAGE:RV

BUILDING	FOOTPRINT AREA	CONSTRUCTION TYPE	SPRINKLER SYSTEM
BUILDING TYPE 1, BUILDING 4	10,208 S.F.	TYPE VB	NFPA 13R
BUILDING TYPE 1B, BUILDING 1	10,004 S.F.	TYPE VB	NFPA 13R
BUILDING TYPE 2, BUILDING 3	10,004 S.F.	TYPE VB	NONE
BUILDING TYPE 2B, BUILDING 2	10,208 S.F	TYPE VB	NONE
CLUBHOUSE	2,026 S.F.	TYPE VB	NONE

PARKING REQUIRED:

STANDARD PARKING:	EACH DWELLING UNIT:	2 REQUIRED
HANDICAP PARKING:	101-199 PARKING SPACE	6 REQUIRED
TOTAL:	**(80 UNITS X 2 SPACES)**	**160 SPACES REQUIRED**

PARKING PROVIDED:

GARAGE STALL - FULL-SIZE AUTO	32 PARKING SPACES
GARAGE STALL - OVERSIZED AUTO	32 PARKING SPACES
GARAGE VAN ACCESSIBLE	2 PARKING SPACES
(90 DEGREE ANGLE: 9'-0" X 18'-0" FULL-SIZE AUTO)	90 PARKING SPACES
HANDICAP PARKING:	4 PARKING SPACES
TOTAL:	**160 SPACES PROVIDED**

PARKING BREAKDOWN:

STANDARD	128 (50%)
OVERSIZED	33 (25%)

BUILDING TYPES:
MAXIMUM BUILDING HEIGHT ALLOWED: 3 STORIES

	HEIGHT	TOTAL # ON SITE	2 BEDROOMS	3 BEDROOMS	GARAGES	STORAGE
BUILDING TYPE 1	2 STORY	1	14	2		
BUILDING TYPE 1B	3 STORY	1	21	3		
BUILDING TYPE 2	2 STORY	1	16			
BUILDING TYPE 2B	3 STORY	1	24			
BUILDING TYPE 3	1 STORY	1	-	-	20	2
BUILDING TYPE 4	1 STORY	2	-	-	44	
CLUBHOUSE		1	-	-	-	-
MAIL		1	-	-	-	-
TRASH ENCLOSURES		2	-	-	-	-
TOTAL:			**75**	**5**	**64**	**2**

TOTAL APT. UNITS: 80 UNITS ON SITE

SETBACK DATA:
15'-0" TO E. ELIZABETH STREET.
5'-0" TO NON-ARTERIAL STREETS

PROPOSED BUILDING HEIGHT:

BUILDING TYPE	HEIGHT
CLUBHOUSE	20' - 6"
BUILDING TYPE 1	31' - 8"
BUILDING TYPE 2	31' - 4"
BUILDING TYPE 3	19' - 9"
BUILDING TYPE 4	20' - 3"
MAIL KIOSK	11' - 10"
POOL EQUIPMENT	11' - 5"

SHEET INDEX

1	COVER SHEET	11	BUILDING TYPE 1 ELEVATIONS
2	ARCHITECTURAL SITE PLAN	12	BUILDING TYPE 1B ELEVATIONS
3	GRADING AND DRAINAGE PLAN	13	BUILDING TYPE 2 ELEVATIONS
4	UTILITY PLAN	14	BUILDING TYPE 2B ELEVATIONS
5	LANDSCAPE SCHEDULE	15	BUILDING TYPE 1 AND 2 PERSPECTIVES
6	LANDSCAPE PLAN	16	BUILDING TYPE 3 AND 4 ELEVATIONS
7	LANDSCAPE PLAN	17	ACCESSORY BUILDING ELEVATIONS
8	PLAYGROUND DETAILS	18	SITE PHOTOMETRIC PLAN
9	LANDSCAPE PLAN	19	SITE LIGHTING CUT SHEET
10	CLUBHOUSE ELEVATIONS	20	SITE LIGHTING CUT SHEET

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

COVER SHEET

DATE PREPARED: 01-05-2023

DATE REVISED: TBD

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennnial, CO 80112

SHEET 1 OF 20

John B. Collins Architect, LLC
P: 720 334 2210 E: jc@jbcarch.com

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES

NOTES

1 A TOTAL OF 2 TYPE "A" UNITS ARE PROVIDED. SEE SITE PLAN FOR LOCATIONS.
2 REFER TO CIVIL CONSTRUCTION DRAWINGS FOR RETAINING WALL LOCATIONS.
3 REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN AND LAYOUT.
4 VERIFY PARKING SIGNAGE WITH CURRENT CODES AND STANDARDS.
5 COORD. ALL SIDEWALK CHASES LOCATION AND DESIGN W/ CIVIL.

ACCESSIBLE UNIT REQUIREMENT

IBC REQUIREMENT:
2 "TYPE A" UNITS ARE REQUIRED PER 2018 IBC 1107.6.2.1.1
(80 TOTAL UNITS X 2% = 2 UNITS)

PROVIDED UNITS:
TWO BEDROOM - UNIT A1, UNIT A2, UNIT B1 & UNIT B2
THREE BEDROOM - UNIT C1 & C2

COLORADO TITLE 9 REQUIREMENT:
TYPE A UNITS: 2 UNITS PROVIDED X 6 = 12 POINTS
TYPE B UNITS: 78 UNITS PROVIDED X 2 = 156 POINTS
TOTAL 168 POINTS PROVIDED

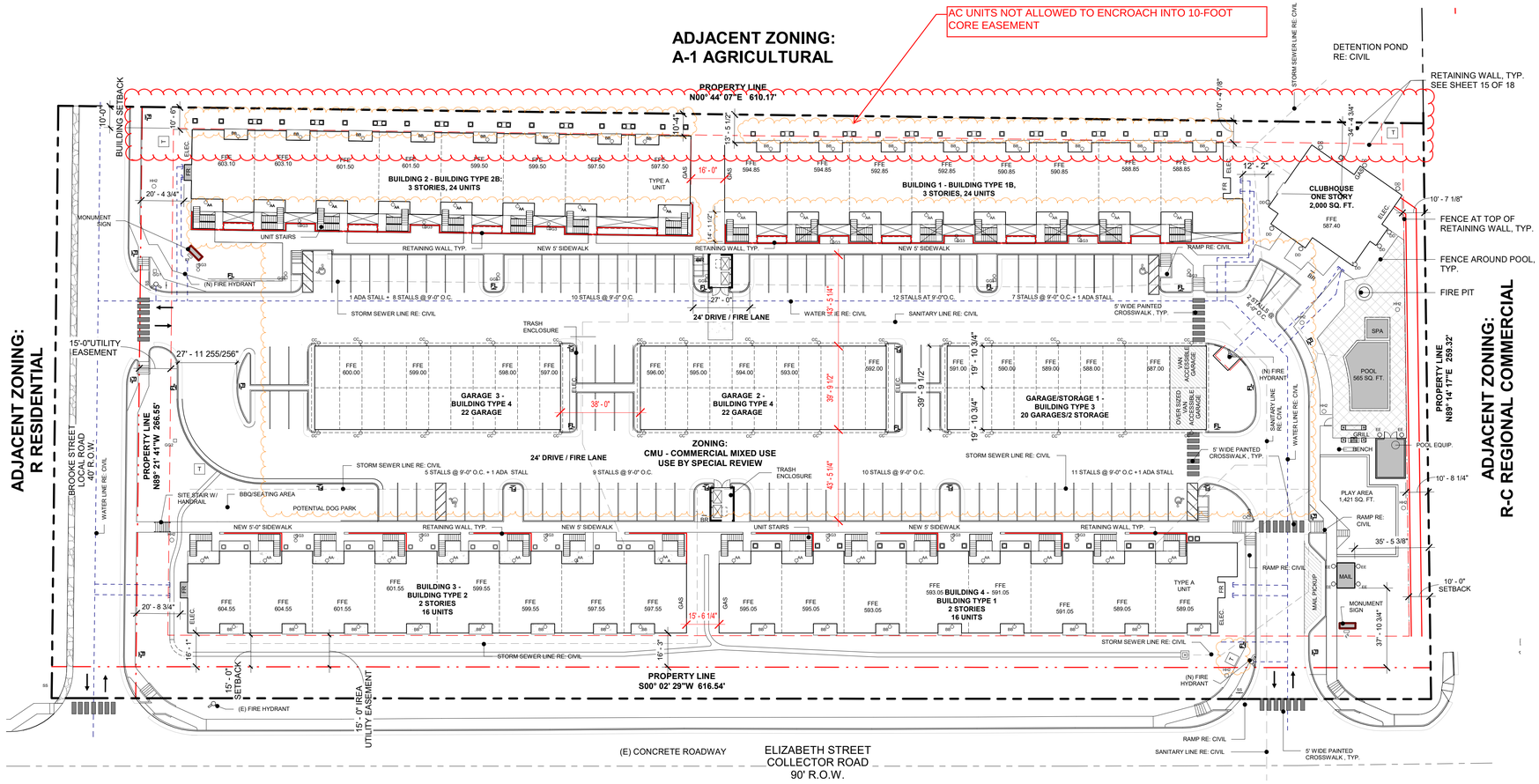
102 POINTS REQUIRED

LAND USE DATA:

TOTAL UNITS	SITE AREA	UNIT/ACRE
80 UNITS	4.187 ACRES	19.1 UNITS/ACRE

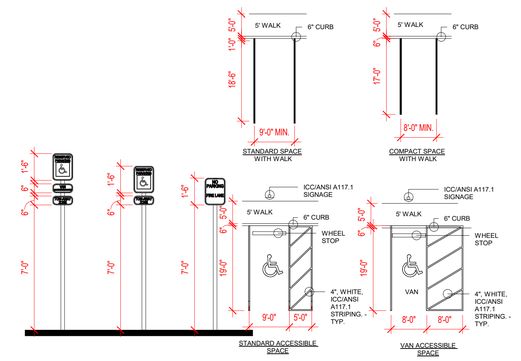
See revised CORE Electric comments dated 3-1-23 for responses.

AC UNITS NOT ALLOWED TO ENCROACH INTO 10-FOOT CORE EASEMENT



SITE PLAN KEY:

	TYPE "A" UNIT		TURN ARROW
	ACCESSIBLE CURB RAMP		ADA ACCESS ROUTES
	HANDICAP PARKING SPACE		RETAINING WALL
P	RESERVED HANDICAP PARKING SIGN		EXPOSED FOUNDATION
SS	STOP SIGN	AA	LIGHT FIXTURE (AA)
FL	FIRE LANE SIGN LOCATION TO BE COORDINATED WITH COMMERCE CITY TRAFFIC ENGINEER (SEE DETAILS)	BB	LIGHT FIXTURE (BB)
BR	BIKE RACK	CC	LIGHT FIXTURE (CC)
	2 HR FIRE SEPARATION WALL	DD	LIGHT FIXTURE (DD)
	CURB CHASE	EE	LIGHT FIXTURE (EE)
F.H.	FIRE HYDRANT	FF	LIGHT FIXTURE (FF)
F.R.	FIRE RISER ROOM W/ APPROVED KNOX BOX	GG3	LIGHT FIXTURE (GG1, GG2 & GG3)
ELEC.	LOCATION OF ELECTRICAL METERS	HH2	LIGHT FIXTURE (HH2)
GAS	LOCATION OF ELECTRICAL METERS		EXIST. LIGHT POLE TO REMAIN
	CONDENSER	EX. HYD	EXIST. FIRE HYDRANT
T	TRANSFORMER	EB	EXIST. ELECTRICAL BOX
			EXIST. TRANSFORMER
			EXISTING TREE, NONE TO REMAIN



SITE PLAN - PLANNING

1" = 30'-0"

0' 15' 30' 60' 120'

N

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

ARCHITECTURAL SITE PLAN

DATE PREPARED: 01-05-2023
DATE REVISED: TBD
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

SHEET 2 OF 20

John B. Collins Architect, LLC
P: 720 334 2210 E: jc@jbcarch.com

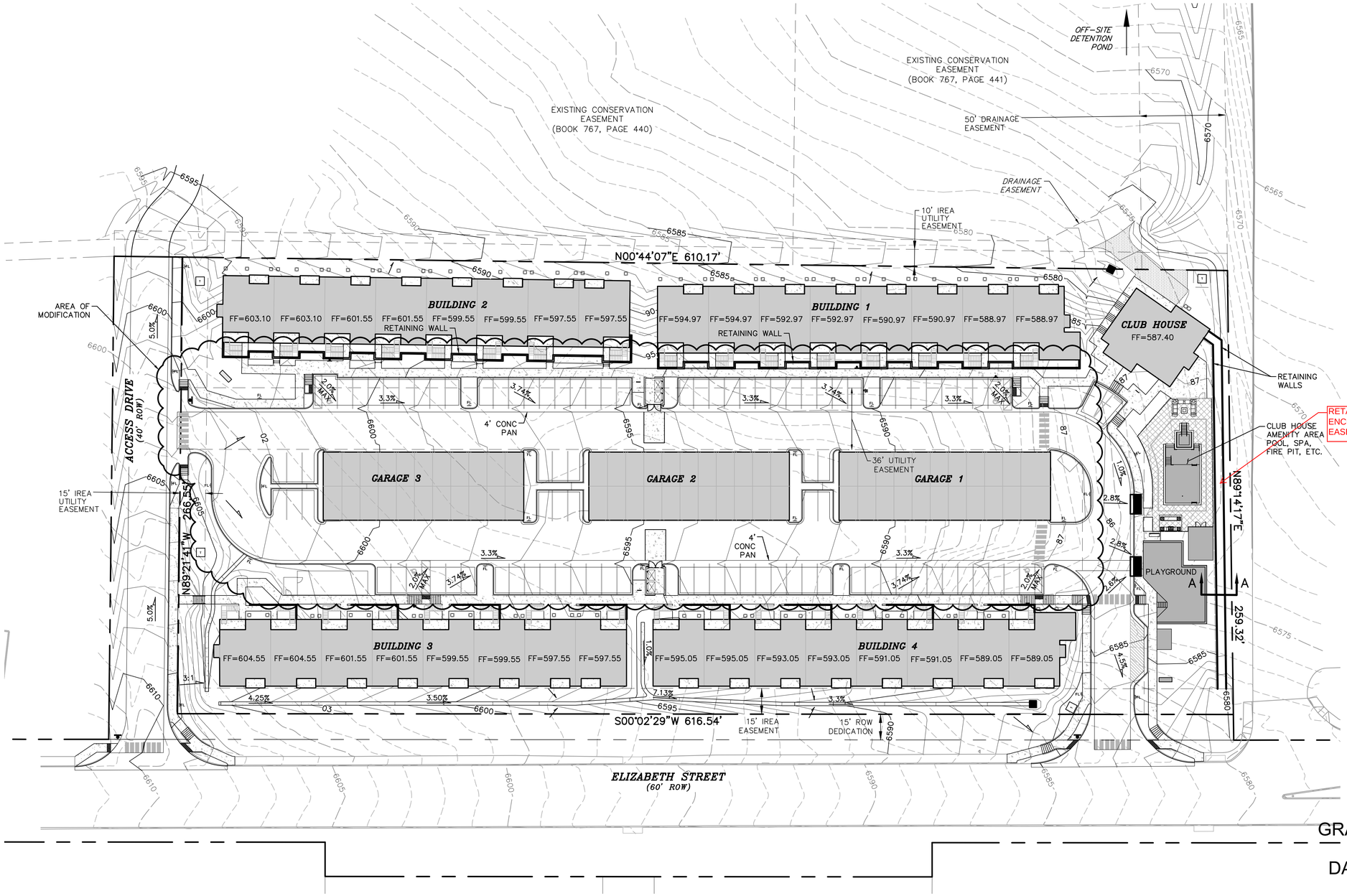
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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

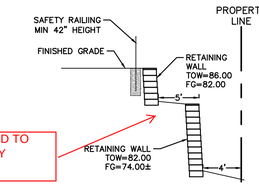
4.187 ACRES



LEGEND

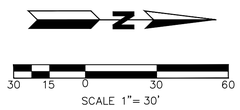
EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY	
	EASEMENT	
	CONCRETE	
	CURB AND GUTTER	
5500	CONTOUR	5500
SS	SANITARY SEWER	SS
ST	STORM SEWER	ST
W	WATER LINE	W
UGE	UNDERGROUND ELECTRIC	
TELE	TELEPHONE CABLE	TELE
GAS	GAS LINE	GAS
	FIRE HYDRANT	
	LIGHT POLE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CLEAN OUT	
	WATER VALVE	
	CURB INLET	
	AREA INLET	
	FES	
	SIGN	
	PROPERTY PIN	
	FIRE LANE NO PARKING SIGN	

RETAINING WALLS NOT ALLOWED TO ENCROACH INT0 10-FOOT UTILITY EASEMENT



SECTION A-A

NOTE:
PROVIDE REINFORCEMENT PER MANUFACTURER'S RECOMMENDATIONS.



CKE Engineering assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

CKE ENGINEERING, INC.
14257 W. EVANS CIRCLE
LAKEWOOD, CO. 80228
(303) 917-1757

GRADING AND DRAINAGE PLAN

DATE PREPARED: 1-05-2023
DATE REVISED: TBD
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

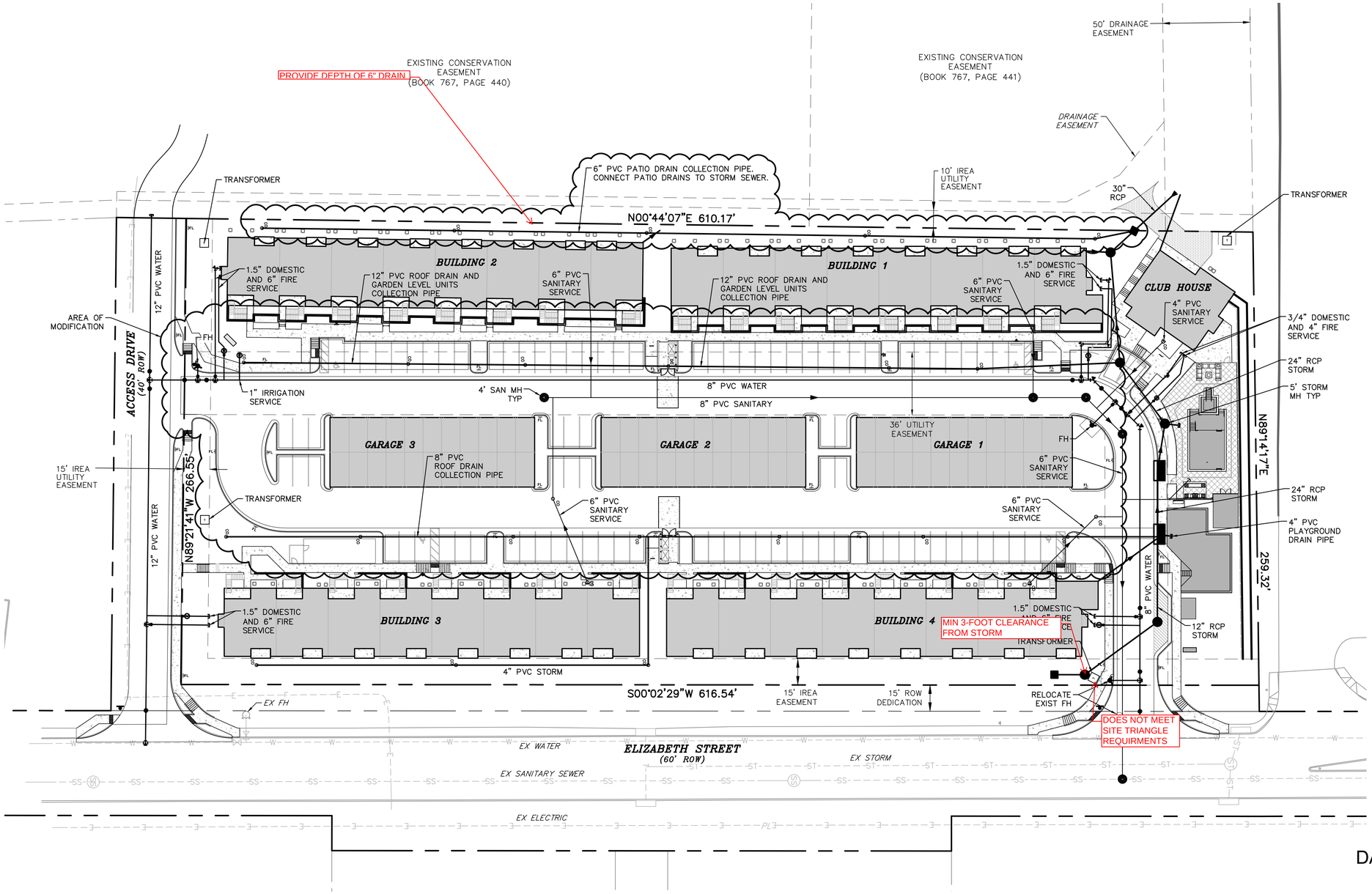
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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160

4.187 ACRES



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY	
	EASEMENT	
	CONCRETE	
	CURB AND GUTTER	
5500	CONTOUR	5500
SS	SANITARY SEWER	SS
ST	STORM SEWER	ST
W	WATER LINE	W
UGE	UNDERGROUND ELECTRIC	
TELE	TELEPHONE CABLE	TELE
GAS	GAS LINE	GAS
	FIRE HYDRANT	
	LIGHT POLE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CLEAN OUT	
	WATER VALVE	
	CURB INLET	
	AREA INLET	
	FES	
	SIGN	
	PROPERTY PIN	
	FIRE LANE NO PARKING SIGN	

N

30 15 0 30 60

SCALE 1"= 30'

CKE Engineering assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

CKE ENGINEERING, INC.
14257 W. EVANS CIRCLE
LAKEWOOD, CO. 80228
(303) 917-1757

UTILITY PLAN

DATE PREPARED: 1-05-2023

DATE REVISED: TBD

PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC

14205 E. Davies Ave
Centennial, CO 80112

SHEET 4 OF 20

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PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II
MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160
4.187 ACRES

PLANT SCHEDULE:

SYMBOL	TAG	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	HT	WIDTH	HYDRO-ZONE	NOTES	%
DECIDUOUS CANOPY TREES										
	ACE	6	ACCOLADE ELM	ULMUS MORTON 'ACCOLADE'	2"CAL.	50	30	M-H	B&B	24%
	AGG	1	AUTUMN GOLD GINKGO	GINKGO BILOBA 'AUTUMN GOLD'	2"CAL.	40	30	M-H	B&B	4%
	CTA	4	CATALPA	CATALPA SPECIOSA	2"CAL.	45	30	M-H	B&B	16%
	HAC	6	HACKBERRY	CELTIS OCCIDENTALIS	2"CAL.	50	45	M-H	B&B	24%
	KCT	8	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS 'ESPRESSO'	2"CAL.	50	45	M-H	B&B	32%
	Subtotal	25								
EVERGREEN TREES										
	LBP	4	LIMBER PINE	PINUS FLEXILIS	6' HT	35	15	L-M	B&B	100%
	Subtotal	4								
DECIDUOUS SHRUBS										
	BMS	32	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	5 GAL.	3	3	L-M		6%
	CPB	26	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	5 GAL.	2	3	L-M		5%
	CSR	27	CAREFREE SUNSHINE ROSE	ROSA 'CAREFREE SUNSHINE ROSE'	5 GAL.	3	3	M		5%
	FWS	50	FOUR WING SALTBUSH	ATRIPLEX CANESCENS	5 GAL.	6	3	L		10%
	KDD	48	KELSEY DWARF DOGWOOD	CORNUS SERICEA 'KELSEYI'	5 GAL.	3	3	M		9%
	KOR	179	KNOCK OUT PINK ROSE	ROSA 'KNOCK OUT PINK ROSE'	5 GAL.	3	3	M		35%
	KSV	38	KOREAN SPICE VIBURNUM	VIBURNUM CARLESII	5 GAL.	6	6	M-H		7%
	MAE	5	MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'	5 GAL.	5	5	M		1%
	PML	18	MEYER LILAC	SYRINGA MEYERI 'PALIBIN'	5 GAL.	5	5	M		4%
	RUS	45	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL.	4	4	L		9%
	WSC	39	WESTERN SAND SHERRY	PRUNUS BESSEYI	5 GAL.	5	5	L-M		8%
	YTD	2	YELLOW TWIG DOGWOOD	CORNUS SERICEA 'FLAVIRAMEA'	5 GAL.	6	6	M		0%
	Subtotal	510								
LOW SPREADING SHRUBS										
	ARJ	25	ARCADIA JUNIPER	JUNIPERUS SABINA 'ARCADIA'	5 GAL.	2	6	L-M		8%
	BRD	75	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	5 GAL.	1	6	L-M		25%
	CCJ	38	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'	5 GAL.	1	6	L-M		13%
	EFJ	6	EFFUSA COMMON JUNIPER	JUNIPERUS COMMUNIS 'EFFUSA'	5 GAL.	2	6	L		2%
	GLS	38	GRO LOW SUMAC	RHUS AROMATICA 'GRO LOW'	5 GAL.	3	7	L-M		13%
	HCS	30	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAULTII 'HANCOCK'	5 GAL.	3	5	L-M		10%
	PBC	57	CREEPING WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL.	2	5	L-M		19%
	PWJ	28	PRINCE OF WALES JUNIPER	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES'	5 GAL.	1	8	L-M		9%
	Subtotal	297								
PERENNIALS W/ CEDAR MULCH										
	AJ	58	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'	4 IN. POTS	2	1.5	L-M	18" O.C.	
	DF	48	DWARF BLANKETFLOWER	GAILLARDIA X GRANDIFLORA 'GOBLIN'	4 IN. POTS	1	2	L-M	18" O.C.	
	MN	46	MAY NIGHT SALVIA	SALVIA NEMEROSA 'MAY NIGHT'	4 IN. POTS	2	2	M	18" O.C.	
	PM	68	PARDON ME DAYLILY	HEMERCALLIS 'PARDON ME'	4 IN. POTS	1.5	1.5	M	18" O.C.	
	Subtotal	220								
ORNAMENTAL GRASSES										
	BBG	49	BIG BLUESTEM GRASS	ANDROPOGON GERARDII	1 GAL.	6	3	L-M		
	BLA	36	BLONDE AMBITION GRASS	BOUTELOUA GRACILIS	1 GAL.	2	2	L		
	FRG	105	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	1 GAL.	4	3	L-M		
	PDG	47	PRAIRIE DROPSEED GRASS	SPOROBOLUS HETEROLEPIS	1 GAL.	3	3	L-M		
	PMG	63	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURESCENS'	1 GAL.	4	3	L-M		
	SWG	88	SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'	1 GAL.	5	3	L-M		
	Subtotal	388								

NATIVE GRASS SEED
(VERY LOW WATER USE)

NATURE'S PRAIRIE SOD BY TURFMASTER SOD (970) 493.8311

SITE DATA TABLE

Site Data	Actual SF	Min Area SF Required	% Required	% Max	% Provided	CY Compost Reqd @ 4/1000 SF
Gross Site Area:	181,824	N.A.	N.A.	N.A.	100%	N.A.
Building Coverage:	54,470	N.A.	N.A.	N.A.	30%	N.A.
Hard Surface Area:	89,479	N.A.	N.A.	N.A.	49%	N.A.
Total Landscaped Area (Excluding R.O.W.)	37,875	N.A.	N.A.	N.A.	N.A.	See below
Subtotal Landscaped Area (Excluding R.O.W. & Parking Islands)	35,338	27,274	15%	N.A.	19%	See below
Native Grass	222	N.A.	N.A.	N.A.	N.A.	1
Planting Beds (Shrubs, Perennials, Ornamental Grasses)	35,940	N.A.	N.A.	N.A.	N.A.	See below
Non-Living Landscape	11,607	N.A.	N.A.	25%	31%	0
Irrigated Sod (Excluding R.O.W.)	460	N.A.	N.A.	N.A.	1%	See below
Playground area	1,253	N.A.	N.A.	N.A.	N.A.	N.A.
Permanently Irrigated Landscape (Including R.O.W.)	39,495	N.A.	N.A.	N.A.		158
Native Grass (R.O.W.)	12,410	N.A.	N.A.	N.A.		50
Planting Beds (R.O.W.) (Shrubs, Perennials, Ornamental Grasses)	3,095	N.A.	N.A.	N.A.	N.A.	N.A.
					TOTAL CY OF COMPOST:	209

LANDSCAPE REQUIREMENTS

Description	Parking Lot SF	Min. 10% SF Landscaped	Min. 15% SF Landscaped	Square Foot Landscaped	Trees Required 1/1500 SF	Trees Required 1 per Island	Linear Feet	1 Tree per 40 LF	Trees Provided	Shrubs Required 5/1500 SF	Shrubs Required 5/40 LF	# of Parking Islands	Shrubs Required # of Islands X 4+ (SF-Qty of Islands X 150)/15	Shrubs Provided	Ten (10) shrubs substituted for one (1) tree
ROW (Elizabeth St)	N.A.	N.A.	N.A.	13,322	N.A.	N.A.	522	13	14	N.A.	N.A.	N.A.	N.A.	75	N.A.
ROW (Private St)	N.A.	N.A.	N.A.	2,183	N.A.	N.A.	208	5	0	N.A.	N.A.	N.A.	N.A.	0	N.A.
Parking lot interior Islands	27,388	2,739	N.A.	2,537	N.A.	10	N.A.	N.A.	10	N.A.	N.A.	10	109	93	0
Landscape Areas (Excludes Parking Lot Islands & ROW)	N.A.	N.A.	27,274	39,574	18	N.A.	N.A.	N.A.	5	91	N.A.	N.A.	N.A.	639	55
								TOTAL TREES REQUIRED:	46						
								SUBTOTAL TREES PROVIDED	29						
								ADDITIONAL TREES PROVIDED BY SHRUB SUBSTUTION	55						
								TOTAL TREES PROVIDED	84						
											TOTAL SHRUBS REQUIRED:		200		
											TOTAL SHRUBS PROVIDED:			807	

LANDSCAPE NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. OWNERS REPRESENTATIVE IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10 OF EACH SPECIES SHOWING GENUS, SPECIES AND VARIETY, ETC. PLANT TAGS TO REMAIN ON TREES AND SHRUBS UNTIL TOWN INSPECTION.
4. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
5. ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAGS OR CONTAINERIZED.
6. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION, AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY AND DESIGN CONCEPT TO BE CONSISTENT WITH APPROVED PLANS.
7. PRIOR TO INSTALLATION OF PLANT MATERIALS AND SOD, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENED.
8. ALL LANDSCAPE AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THE RATE OF 4 CUBIC YARDS PER 1000 SF ROTO-TILLED TO A DEPTH OF 6". NO ORGANIC SOIL PREPARATION WITHIN THE FIRST 5 FEET ADJACENT TO BUILDINGS.
9. ALL SHRUB AND ORNAMENTAL GRASS BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH ROCK MULCH OVER SPECIFIED GEO-TEXTILE WEED CONTROL FABRIC. ROCK MULCH SHALL BE 1-1/2" WESTERN RIVER ROCK OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE SAMPLES OF ROCK MULCH FOR LANDSCAPE ARCHITECT'S APPROVAL, PRIOR TO PURCHASE OR INSTALLATION. FINAL SELECTION SHALL BE MADE FROM SAMPLES. CUT WEED CONTROL FABRIC AROUND INDIVIDUAL ORNAMENTAL GRASS TO ALLOW FOR FULL GROWTH OF EACH PLANT. ALL PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4" DEPTH SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN PERENNIAL AREAS.
10. SHRUB BEDS ARE TO BE CONTAINED BY PERFORATED GALVANIZED ROLLTOP EDGER WITH DRAIN HOLES. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, OR WALKS. MATERIAL TO BE APPROVED BY OWNER. CONTACT LL JOHNSON FOR EDGER.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
12. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
14. LANDSCAPE TO BE INSTALLED PER CITY STANDARDS AND SPECIFICATIONS. IN CASES WHERE DISCREPANCIES EXIST BETWEEN PLANS AND CITY STANDARDS, CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION.
15. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE.
16. ALL SHRUB BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP OR SPRAY IRRIGATION SYSTEM OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF THE INDIVIDUAL PLANT MATERIAL.
17. KEEP ALL TREES MINIMUM 10 FEET BETWEEN TREES AND WATER OR SEWER MAINS, 6 FEET BETWEEN TREES AND WATER OR SEWER SERVICE LINES, 4 FEET BETWEEN TREES AND GAS LINES. STREET TREES PLANTED WITHIN THE UTILITY EASEMENT MAY CONFLICT WITH UTILITIES & ADDITIONAL CONDUIT MAY BE REQUIRED TO PROTECT UNDERGROUND ELECTRIC LINES.
18. LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT; RESETTING THE AUTOMATIC CONTROLLER; AERATING AND DE-THATCHING TURF AREAS (ONLY IF NEEDED); REPLENISHING MULCH; FERTILIZING; PRUNING, AND WEEDING IN ALL LANDSCAPED AREAS.
19. SINGLE TRUNK TREES WITHIN THE SIGHT TRIANGLE AREAS SHALL BE MAINTAINED & TRIMMED FROM THE GROUND TO A LINE AT LEAST SEVEN (7) FEET ABOVE THE LEVEL OF THE INTERSECTION.
20. ALL EXISTING TREES & SHRUBS ON SITE SHALL BE REMOVED.
21. A 5' WIDTH OF DRY BORDER IS REQUIRED AROUND THE FOUNDATION. REFER TO THE COLORADO GEOSCIENCE & DESIGN REPORT #17-839 JANUARY 23,2018 #11. SURFACE DRAINAGE: THE OWNERS SHOULD BE CAUTIONED REGARDING THE INSTALLATION OF A LAWN ADJACENT TO THE FOUNDATION WALLS. LAWN IRRIGATION MUST BE MORE THAN FIVE FEET (5') FROM THE FOUNDATION WALLS TO PREVENT WETTING OF THE SUBSURFACE SOILS. LAWN AND/OR PLANTS SHOULD NOT BE PLANTED WITHIN FIVE FEET (5') OF THE FOUNDATION WALLS. WE RECOMMEND PROVIDING DECORATIVE GRAVEL OR BARK AROUND THE FOUNDATIONS, AS SHOWN IN FOUNDATION GRADING DETAIL 2. THIS METHOD WILL PREVENT PONDING OF WATER AND PROVIDE FOR PROPER DRAINAGE FROM THE FOUNDATIONS. NON-WOVEN GEO TEXTILE FABRIC CAN BE PLACED UNDER THE MULCH TO REDUCE WEED GROWTH AND STILL ALLOW SOME EVAPORATION OF SOIL MOISTURE. SPRINKLER HEADS AND EMITTERS SHOULD NOT BE LOCATED OR SPRAY WITHIN 5 FEET OF THE FOUNDATION OR PATIO SLABS AND BEYOND BACKFILL ZONES. PLANTINGS NEAR THE FOUNDATIONS SHOULD NOT TRAP SURFACE RUNOFF. FURTHERMORE, SIDEWALKS OR LOW-WATER CONSUMPTION GROUNDCOVER ARE RECOMMENDED TO FURTHER REDUCE THE RISK OF WATER INFILTRATION NEAR THE FOUNDATION WALLS. ALL PRESSURIZED IRRIGATION LINES AND VALVE BOXES SHOULD BE LOCATED AT LEAST 10 FEET FROM THE FOUNDATION OR PATIO SLABS. "

NATIVE GRASS SEED MIX - NON-IRRIGATED
(TEMPORARILY IRRIGATED UNTIL ESTABLISHMENT)

LOW GROW MIX - DRILL SEEDED
(INCREASE SEED RATE TO 50 PLS FOR BROADCAST)

COMMON NAME	% OF TOTAL	PLS PER ACRE	HEIGHT/FT
EPHRAIM CRESTED WHEATGRASS	25	6.3	2.0
DWARF PERENNIAL RYEGRASS	18	4.5	0.5
SR3200 BLUE FESCUE	9	2.3	0.5
REUBENS CANADA BLUEGRASS	13	3.3	0.5
BARLEY	12	3.0	2.0
SHEEP FESCUE	23	5.8	2.0
TOTAL	100	25	

NATIVE GRASS SEED NOTES:

SEED SHALL BE INSTALLED WHEN AT LEAST 3 MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN 3 MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER. ALL SEED APPLICATIONS SHALL BE DRILL SEEDED, WITH HYDROMULCH APPLIED OVER THE SEED BED AFTER SEEDING.

HYDROMULCH MIX	
WOOD FIBER MULCH	46
15-15-15 ORGANIC FERTILIZER	9
ORGANIC BINDER/TACKIFIER	4

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ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

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LANDSCAPE ARCHITECT

PLANT SCHEDULES
DATE PREPARED: 1-5-2023
DATE REVISED: TBD
PLANS PREPARED FOR:

NCA, LLC, dba PINE RIDGE APARTMENTS LLC
14205 E. Davies Ave
Centennial, CO 80112

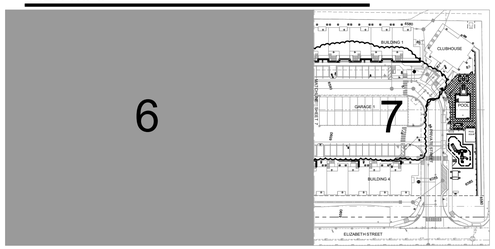
John B. Collins Architect, LLC
8057 S. Rosemary St., Denver, CO 80112
P: 720 334 2210 E: jc@jbcarch.com

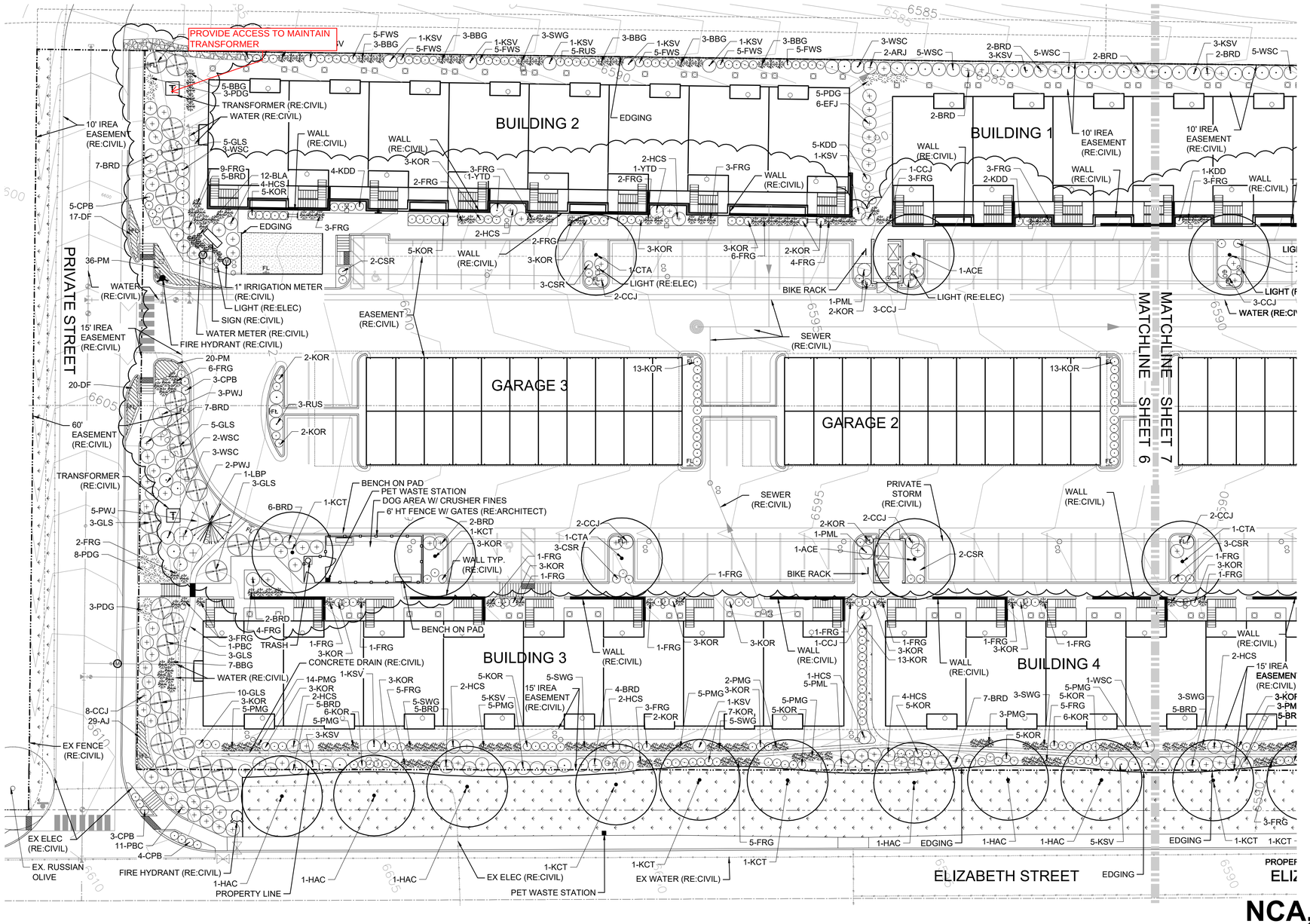
PINE RIDGE CROSSING

SITE PLAN AMENDMENT

SECTION 13, TOWNSHIP 8, RANGE 65, SUBDIVISION DESTINY VENTURES II MINOR SUBDIVISION, LOT B-1 PAR IN SE 1/4, NE 1/4: 13 8 65 DESC B 683 P160
4.187 ACRES

KEYMAP





*PARTIAL PLANT SCHEDULE
(SEE SHEET 5 FOR COMPLETE SCHEDULE)

PLANT SCHEDULE:

SYMBOL	TAG	QTY.	COMMON NAME
DECIDUOUS CANOPY TREES			
	ACE	6	ACCOLADE ELM
	AGG	1	AUTUMN GOLD GINKGO
	CTA	4	CATALPA
	HAC	6	HACKBERRY
	KCT	8	KENTUCKY COFFEETREE
	Subtotal	25	
EVERGREEN TREES			
	LBP	4	LIMBER PINE
	Subtotal	4	
DECIDUOUS SHRUBS			
	BMS	32	BLUE MIST SPIREA
	CPB	26	CRIMSON PYGMY BARBERRY
	CSR	27	CAREFREE SUNSHINE ROSE
	FWS	50	FOUR WING SALTBUSH
	KDD	48	KELSEY DWARF DOGWOOD
	KOR	179	KNOCK OUT PINK ROSE
	KSV	38	KOREAN SPICE VIBURNUM
	MAE	5	MANHATTAN EUONYMUS
	PML	19	MEYER LILAC
	RUS	45	RUSSIAN SAGE
	WSC	39	WESTERN SAND SHERRY
	YTD	2	YELLOW TWIG DOGWOOD
	Subtotal	510	
LOW SPREADING SHRUBS			
	ARJ	25	ARCADIA JUNIPER
	BRD	75	BROADMOOR JUNIPER
	CCJ	38	CALGARY CARPET JUNIPER
	EFJ	6	EFFUSA COMMON JUNIPER
	GLS	38	GRO LOW SUMAC
	HCS	30	HANCOCK CORALBERRY
	PBC	57	CREEPING WESTERN SAND CHERRY
	PWJ	28	PRINCE OF WALES JUNIPER
	Subtotal	297	
PERENNIALS W/ CEDAR MULCH			
	AJ	58	AUTUMN JOY SEDUM
	DF	48	DWARF BLANKETFLOWER
	MN	46	MAY NIGHT SALVIA
	PM	68	PARDON ME DAYLILY
	Subtotal	220	
ORNAMENTAL GRASSES			
	BBG	49	BIG BLUESTEM GRASS
	BLA	36	BLONDE AMBITION GRASS
	FRG	105	FEATHER REED GRASS
	PDG	47	PRAIRIE DROPSEED GRASS
	PMG	63	PURPLE MAIDEN GRASS
	SWG	88	SWITCHGRASS
	Subtotal	388	

NATIVE GRASS SEED (VERY LOW WATER USE)
NATURE'S PRAIRIE SOD BY TURFM

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

NORTH

SCALE - 1" = 20'

BASELINE
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LANDSCAPE ARCHITECT
112 N. RUBEY DRIVE, SUITE 210 · COLDEN, COLORADO, 80403
P: 303.940.9966 · F: 303.940.9959 · www.baselinecorp.com

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DATE PREPARED: 1-5-2023
DATE REVISED: TBD
PLANS PREPARED FOR:

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John B. Collins Architect, LLC
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P: 720 334 2210 E: jc@jbcarch.com

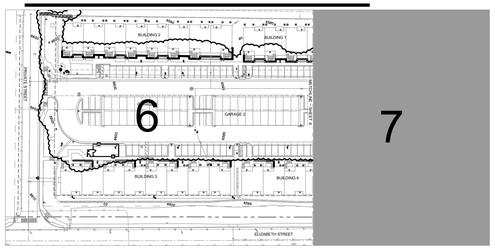
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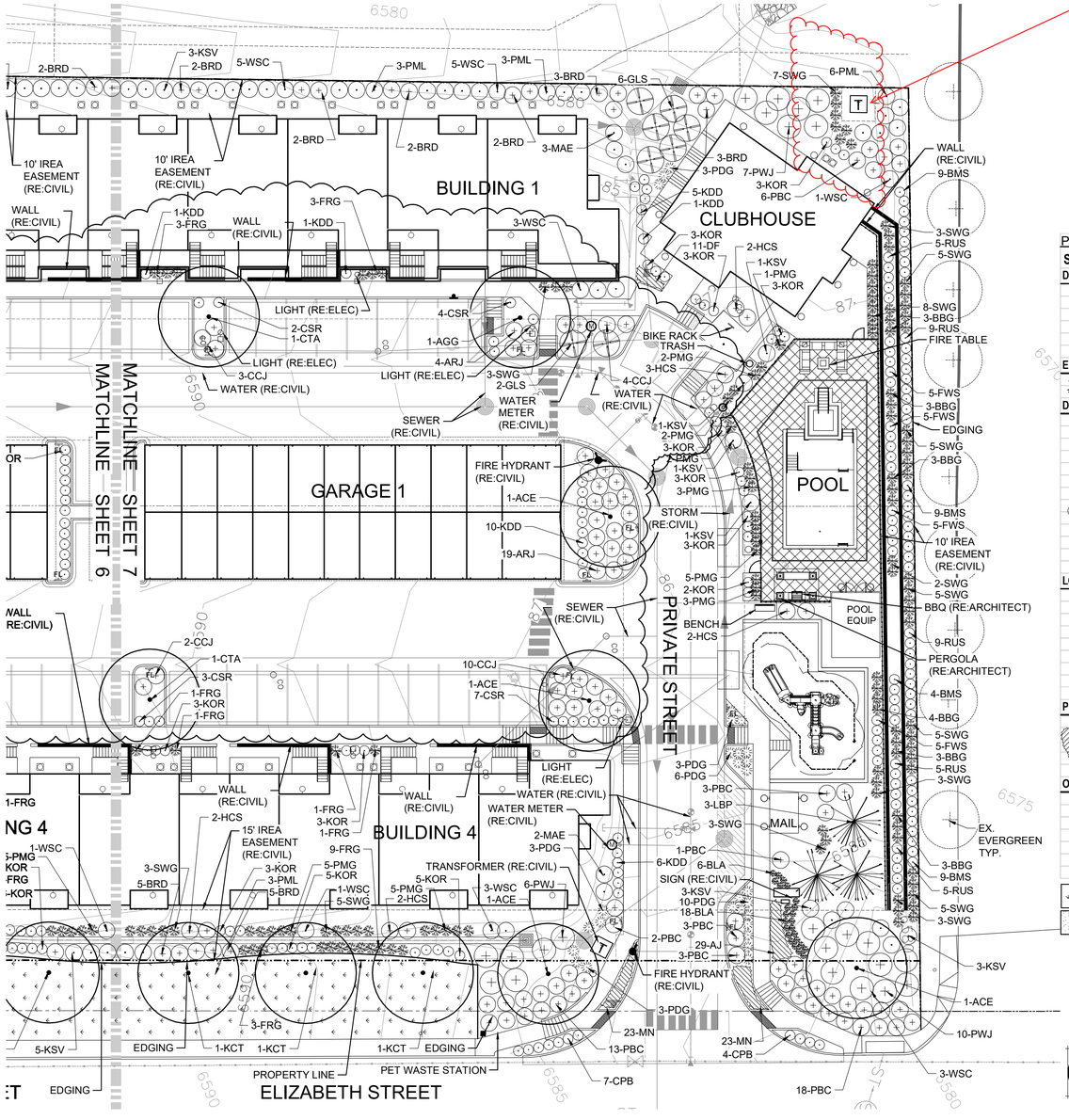
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NATIVE GRASS SEED
(VERY LOW WATER USE)

NATURE'S PRAIRIE SOD **BY TURFM**

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

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14205 E. Davies Ave
Centennial, CO 80112

John B. Collins Architect, LLC
8247 S. Kipling St., Jersey City 80127
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Elizabeth Fire Protection District

P.O. Box 441
155 W Kiowa Ave.
Elizabeth, Colorado
80107

Phone: 303-646-3800
Fax: 303-688-6994
Email: kara@elizabethfire.com
Website: https://www.elizabethfire.com

Division Chief of Administration
and Prevention

Date 2-6-2023
Applicant Pine Ridge Apartments, LLC
Applicant Address 14205 E. Davies Ave.
Project Pine Ridge Apartments Site Plan Amendment
Project Address 6213 Brooke Street Elizabeth, CO 80107
Plans Dated 1-05-23
Review Number 1
Plan Review Fee $0

Approved ☑ **Needs Changes** ☐ **Rejected** ☐

A review was conducted on the submitted plans for the above location based on the adopted codes and standards below.

☐ 2012 International Codes and Adopted Standards
☐ 2015 International Codes and Adopted Standards
☑ 2018 International Codes and Adopted Standards

Reviewed By: Kara Gerczynski Signature: _____
Title: Division Chief/Fire Marshal

RESPONSE TO PLAN REVIEW COMMENTS AND INSPECTION REQUESTS

Please read this document in its entirety. The contractor and/or applicant is responsible for compliance with all requests, comments, applicable codes, ordinance or policy of the fire department. All comments shall be addressed in writing. If plans are rejected, additional review fees may be charged. If changes are needed, additional submittals may be required.

Conditions found, or other data collected or submitted, shall not prevent the fire official from requiring correction of errors found.

Inspections are required to be requested on our website at www.elizabethfire.com or phoned in by 4:00 p.m. at 303-646-3800 the day before the day you wish the inspection.

NOTE: ALL INSPECTION TIMES ARE SUBJECT TO INSPECTOR AVAILABILITY

After hour inspections can be scheduled for additional fees. All review and inspection fees are due at the time of review pick-up. Fees schedules are located on our website at www.elizabethfire.com

Section 1

BUILDING INFORMATION

Building Square Footage: Not Given at this time
Type of Construction: VB

Section 2

Fire Service Features

FIRE SERVICE WATER SUPPLY

Required Fire Flow:

Fire flow: Previoulsy Approved
Duration: Previoulsy Approved
Total Capacity: Previoulsy Approved
Sprinklered Building reduction: Previoulsy Approved

Fire Hydrant Location and Distribution:

Number of Fire Hydrants: Previoulsy Approved
Average Spacing: Previoulsy Approved

FIRE SERVICE ACCESS

Width and Surface:

	Approved	Rejected	N/A
Width:	☑	☐	☐
Length:	☑	☐	☐
Turn-around:	☑	☐	☐
Surface:	☑	☐	☐
Premises Identification:	☑	☐	☐
Key Boxes:	☑	☐	☐
Radio coverage:	☑	☐	☐

Additional Comments:

The Impact Fee Form will need to be updated to account for the additional square footage of the west buildings. **Understood.**
Please submit the total square footage for the new buildings to update that information. **Will do.**
New building plans and deferred special system plans need to be submitted to this office for review. **Will do.**

Commercial building plans need to be submitted to this office for review. An Impact Fee Agreement needs to be signed before recordation of site plan. The required fire department access and fire hydrants shall be installed and approved prior to construction beginning above foundation level or the moving of combustible materials onto the construction site.

From:	Dianna Hiatt
To:	Randy Baca; matt@stolfusandassociates.com; mnuno@liveyourcore.com; kara@elizabethfire.org; Michael DeVol; Sean Bigler; Brooks Kaufman; Jason McKune (jason.mckune@blackhillscorp.com); Scott Pease
Cc:	Zach Higgins; Travis Reynolds
Subject:	RE: COMMENTS by February 6 - Pine Ridge Crossing Site Plan Amendment
Date:	Monday, February 6, 2023 10:19:31 AM
Attachments:	image001.png image003.png image004.png image005.png image006.png

Thanks Randy. Your comments will be helpful for Zach and Travis to review.

Enjoy your day,

Dianna Hiatt
Administrative Assistant
Community Development Department
Town of Elizabeth

Office: 303.646.4166 x4
Email : dhiatt@townofelizabeth.org

PO Box 159, 151 S Banner Street
Elizabeth, CO 80107

www.townofelizabeth.org

From: Randy Baca <rbaca@safebuilt.com>
Sent: Monday, February 6, 2023 10:15 AM
To: Dianna Hiatt <DHiatt@townofelizabeth.org>; matt@stolfusandassociates.com; mnuno@liveyourcore.com; kara@elizabethfire.org; Michael DeVol <mdevol@townofelizabeth.org>; Sean Bigler <sbigler@townofelizabeth.org>; Brooks Kaufman <BKaufman@core.coop>; Jason McKune (jason.mckune@blackhillscorp.com) <jason.mckune@blackhillscorp.com>; Scott Pease <spease@liveyourcore.com>
Cc: Zach Higgins <zhiggins@townofelizabeth.org>; Travis Reynolds <treynolds@safebuilt.com>
Subject: RE: COMMENTS by February 6 - Pine Ridge Crossing Site Plan Amendment

Just a few things I would mention…

If these buildings change to 3 stories as proposed, they would be a completely new review for a completely new building.

They are increasing the number of parking spaces by adding them between buildings, something that may actually help them since they were closer together before. They are providing six accessible spaces, code would require six, so good there. They are providing the only two van accessible spaces within the garages, which isn't a great design, but not necessarily a code violation since van space dispersion is not codified.

Those are about the only things I would look at for a change to the site plan, and building doesn't usually review civil drawings anyway. We look for this information on an architectural site plan.

Hope that is helpful. Sorry for the late submission.

Randy Baca

Building Official
7437 Village Square Lane #215
Castle Pines, CO 80108
O: (303) 705-0227
C: (303) 552-6136

rbaca@safebuilt.com

From: Dianna Hiatt <DHiatt@townofelizabeth.org>
Sent: Friday, February 3, 2023 12:09 PM
To: matt@stolfusandassociates.com; mnuno@liveyourcore.com; kara@elizabethfire.org; Randy Baca <rbaca@safebuilt.com>; Michael DeVol <mdevol@townofelizabeth.org>; Sean Bigler <sbigler@townofelizabeth.org>; Brooks Kaufman <BKaufman@core.coop>; Jason McKune (jason.mckune@blackhillscorp.com) <jason.mckune@blackhillscorp.com>; Scott Pease <spease@liveyourcore.com>
Cc: Zach Higgins <zhiggins@townofelizabeth.org>; Travis Reynolds <treynolds@safebuilt.com>
Subject: COMMENTS by February 6 - Pine Ridge Crossing Site Plan Amendment

Just a friendly reminder that we would appreciate your comments on the site plan amendment for Pine Ridge Crossing Apartments early next week. We are preparing for public meetings. Thanks!

Happy Friday.

Enjoy your day,

Dianna Hiatt
Administrative Assistant
Community Development Department
Town of Elizabeth

Office: 303.646.4166 x4
Email : dhiatt@townofelizabeth.org

PO Box 159, 151 S Banner Street
Elizabeth, CO 80107

www.townofelizabeth.org

Dianna Hiatt

From: Sean Bigler
Sent: Saturday, February 4, 2023 2:01 PM
To: Dianna Hiatt
Subject: RE: COMMENTS by February 6 - Pine Ridge Crossing Site Plan Amendment

No issues from PD.

Sergeant Sean R. Bigler / Badge #1504
Patrol Supervisor
Elizabeth Police Department
425 S. Main St. / PO Box 1527
Elizabeth, CO, 80107
Phone: 303-646-4664 Ext. 571
Fax: 303-646-0676

From: Dianna Hiatt <DHiatt@townofelizabeth.org>
Sent: Friday, February 3, 2023 12:09 PM
To: matt@stolfusandassociates.com; mnuno@liveyourcore.com; kara@elizabethfire.org; rbaca@safebuilt.com; Michael DeVol <mdevol@townofelizabeth.org>; Sean Bigler <sbigler@townofelizabeth.org>; Brooks Kaufman <BKaufman@core.coop>; Jason McKune (jason.mckune@blackhillscorp.com) <jason.mckune@blackhillscorp.com>; Scott Pease <spease@liveyourcore.com>
Cc: Zach Higgins <zhiggins@townofelizabeth.org>; Travis Reynolds <treynolds@safebuilt.com>
Subject: COMMENTS by February 6 - Pine Ridge Crossing Site Plan Amendment

Just a friendly reminder that we would appreciate your comments on the site plan amendment for Pine Ridge Crossing Apartments early next week. We are preparing for public meetings. Thanks!

Happy Friday.

Enjoy your day,

Dianna Hiatt
Administrative Assistant
Community Development Department
Town of Elizabeth

Office: 303.646.4166 x4
Email : dhiatt@townofelizabeth.org

PO Box 159, 151 S Banner Street
Elizabeth, CO 80107

www.townofelizabeth.org

From: Dianna Hiatt
Sent: Friday, January 20, 2023 3:54 PM

To: Matt Brown <matt@stolfusandassociates.com>; Manny Nuno <mnuno@liveyourcore.com>; Kara Gerczynski <kara@elizabethfire.org>; Randy Baca <rbaca@safebuilt.com>; Travis Reynolds <treynolds@safebuilt.com>; Michael DeVol <mdevol@townofelizabeth.org>; Sean Bigler <sbigler@townofelizabeth.org>; Brooks Kaufman <BKaufman@core.coop>; Jason McKune (jason.mckune@blackhillscorp.com) <jason.mckune@blackhillscorp.com>; Scott Pease <spease@liveyourcore.com>
Cc: Zach Higgins <zhiggins@townofelizabeth.org>; Patrick Davidson <pdavidson@townofelizabeth.org>
Subject: Pine Ridge Crossing Site Plan Amendment

TOWN OF ELIZABETH REFERRAL REQUEST

SUBJECT: Pine Ridge Apartments

PROJECT NAME: Pine Ridge Crossing Site Plan Amendment

PROJECT LOCATION: Elizabeth Street; Lot B-1 Destiny Ventures II Minor Subdivision

APPLICATION TYPE: Site Plan Amendment

APPLICANT: Property Owner: Pine Ridge Apartments LLC, 303-680-0091

APPLICANT REPRESENTATIVE: Tahoe Consulting LLC, cjkirst@tahoelandservices.net, 303-330-8947

COMMUNITY DEVELOPMENT DIRECTOR:

PLANNER/PROJECT MANAGER: Zach Higgins: zhiggins@townofelizabeth.org, 303-725-7496

COMMENTS DUE: Monday, February 6, 2023

The Town of Elizabeth Community Development Department has received submittal of a site plan amendment for the Pine Ridge Crossing Apartments. All documents for your review are attached to this email.

Please review the submittal documents and provide comments by replying to this email by Monday, February 6, 2023.
Thank you for your time in reviewing this rezoning request.

You may contact Zach or me with questions or for additional information.

Enjoy your day,

Dianna Hiatt
Administrative Assistant
Community Development Department
Town of Elizabeth

Office: 303.646.4166 x4
Email : dhiatt@townofelizabeth.org

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Elizabeth, CO 80107

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From:	Matthew Brown
To:	Dianna Hiatt; mnuno@liveyourcore.com; kara@elizabethfire.org; rbaca@safebuilt.com; Travis Reynolds; Michael DeVol; Sean Bigler; Brooks Kaufman; Jason McKune (jason.mckune@blackhillscorp.com); Scott Pease
Cc:	Zach Higgins; Patrick Davidson
Subject:	RE: Pine Ridge Crossing Site Plan Amendment
Date:	Tuesday, February 7, 2023 9:07:44 AM
Attachments:	image001.png 827bf33e-bc74-4a28-8d13-e198b14bf4fb.png

Hi Dianna,
I have no comments on Pine Ridge Crossings proposal to add 16 additional units to the site plan.

Regards,
Matt

Matthew J. Brown, PE, PTOE
Senior Transportation Engineer

Stolfus

Stolfus & Associates, Inc. | 5690 DTC Boulevard, Suite 330W | Greenwood Village, CO 80111
303-221-2330 | 720-979-5892 | matt@stolfusandassociates.com
www.stolfusandassociates.com

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Enjoy your day,

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Administrative Assistant
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Elizabeth, CO 80107

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STAFF REPORT

Sketch Plan Application
Lot Reconfiguration of Walnut Grove

Applicant: Unibuilders / Applicant Representative: Otto Burden, PE
Location: SE corner of E Walnut St and S Elbert St, Elizabeth CO
Zone District: Planned Unit Development (PUD)
Date: Updated for the 3/14/23 Board of Trustee's hearing

Exhibits:
Exhibit A: Sketch Plan Submittal
Exhibit B: Referral Agency Comment Letter(s) (incl. applicant response for second submittal)
Exhibit C: Preliminary Plan including proposed configuration and previously approved plat related to approved PUD and site plan

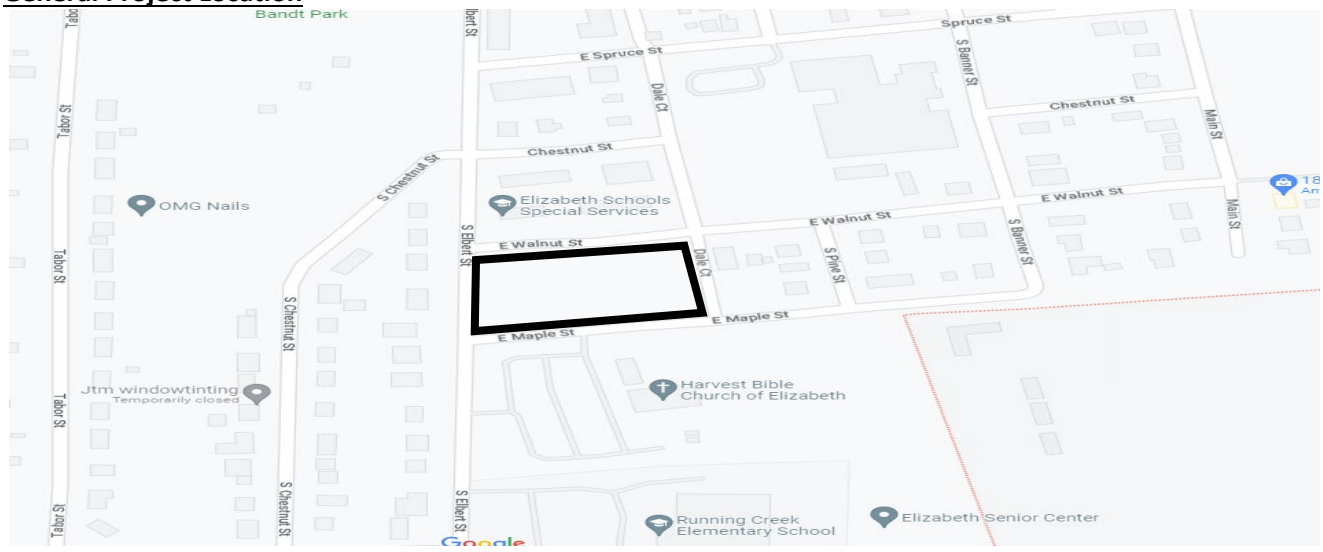
Applicant Request

The Applicant, Unibuilders, represented by Otto Burden, PE, request the Planning Commission provide a positive recommendation to the Board of Trustees to approve a Sketch Plan Application for a new residential development at the NE corner of S Elbert St and E Maple St in the Town of Elizabeth, CO.

As stated in Section 16-3-40(a) of the Elizabeth Municipal Code (EMC), the intent of the sketch plan is to examine the general feasibility of a conceptual layout of the subdivision.

In accordance with Section 16-3-40(b.7), the Planning Commission shall make a recommendation to the Board of Trustees to approve, approve with conditions, continue for additional information, or deny the sketch plan.

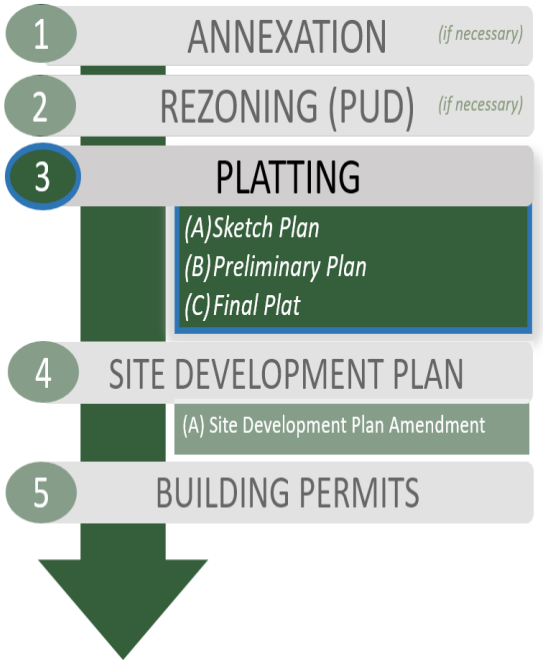
General Project Location



Proposal:
The applicant is proposing to reconfigure the previously approved Walnut Grove Townhomes Planned Development Final Plat (See Exhibit A & Exhibit C).

Background:
The subject site is a currently vacant, 1.568 acre parcel, that was previously occupied by 24 mobiles homes. In 2012, The Town approved ordinance 07-12 that rezoned the property from Mobile Home Park-2 (MH-2) to Planned Unit Development (PUD) that allowed for 28 townhomes. The ensuing resolution, 07R19, provided approval for the site plan, preliminary plat, and final plat. Through ordinance 07-15, Park Street right-of-way was vacated within the site. The PUD was subsequently amended by ordinance 18-03 to increase the density and allow for the development of up to 44 apartments and townhomes.

As mentioned, the applicant is proposing to reconfigure the final plat and develop the parcel in two phases. Phase one will include a one, 28-unit, three-story above grade and one-story below grade multi-family apartment, as well as one, one-story community building. Phase two of the development will include 14, one-story, townhomes. The current proposal proceeds a required preliminary plat and final plat process where the Commission and Board will examine additional details. As the proposal for this sketch plan differs from the existing, approved land use documents, the applicant understands that future information and additional details will be required of the preliminary and final plat process.

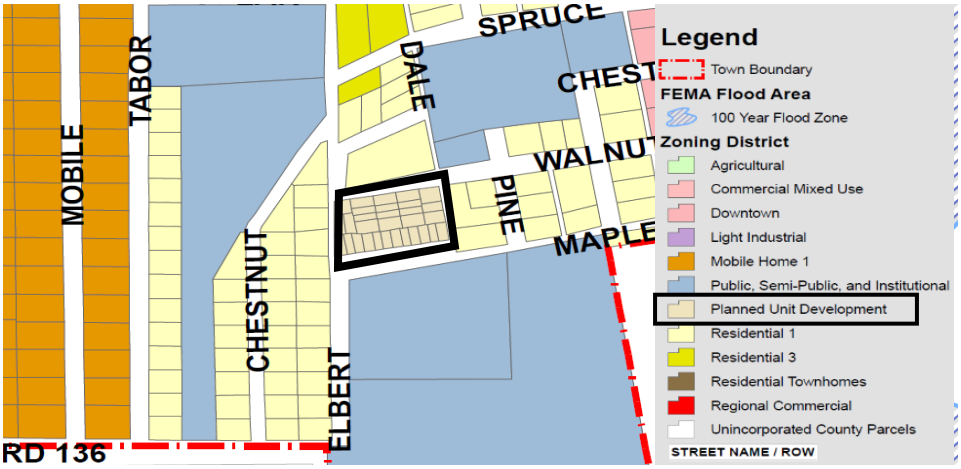


**Staff has created a visual representation of the land use application process for a subdivision. Upon a positive recommendation from the Planning Commission and approval by Board of Trustees for a sketch plan, the applicant will move forward to the next two stages of the subdivision process for finalizing the Final Plat.*

Approval Criteria:
The Land Use and Development code, Article III and Sec. 16-3-40, do not stipulate criteria for approval of a sketch plan application; therefore, staff has established a set of criteria for the Planning Commission to consider in order to offer a recommendation to the Board of Trustees. This includes review against all applicable standards as found in the EMC and the Elizabeth Comprehensive Plan.

Zoning Map (2019)

Surrounding Land Uses:
North: Elizabeth School District (Residential 1)
South: Harvest Bible Church of Elizabeth (Public, Semi-Public, and Institutional)
East: Single-family dwellings (Residential 1)
West: Single-family dwellings (Residential 1)



Current Vacant Site – Aerial View



Current Vacant Site – NE corner of S Elbert St and E Maple St



Current Vacant Site – On street view from E Maple St looking north



Current Vacant Site – NW corner of Dale Ct and E Maple St



Current Vacant Site – SW corner of S Elbert St and E Walnut St



Current Vacant Site – On street view from S Elbert St looking east



Current Vacant Site – SE corner of Dale Ct and E Walnut St



Current Vacant Site – On street view from E Walnut St looking south



Case Analysis:

Staff finds that the proposed building and site development plan displays general conformance with the applicable provisions of the EMC, the Elizabeth Comprehensive Plan, and the Town of Elizabeth Design Guidelines. Town staff has provided suggested findings and a recommendation at the end of this report.

Elizabeth Municipal Code (EMC):
The applicant is proposing to reconfigure the lot for the previously approved planned development. As such, the following topics outline the specific analysis applied to the proposal in the context of Staff's proposed sketch plan requirements.

- **Submittal Requirements (see Exhibit A)**
  - Completed land use application: This submittal requirement has been met.
  - Application fee: This submittal requirement has been met.
  - A copy of the recorded warranty deed and title commitment or updated title commitment current within thirty (30) days: The Town has received an updated title commitment.
  - A notarized letter of authorization from the landowner permitting a representative to process the application: This submittal requirement has been met.
  - Plan exhibit: This submittal requirement has been met.
  - Development reports: This submittal requirement has been met as the Town has received a preliminary drainage and geotechnical report.
- **Subdivision Design Standards**
  - The proposed lot reconfiguration has been reviewed against the subdivision design standards of code Sec. 16-3-110 and has been determined to be in general compliance.
- **Drainage**
  - Staff has completed a second round of review of the proposed drainage plan to ensure compliance with the Town standards. As of the publication of this staff report, staff has found the applicant's response acceptable.
- **Floodplain**
  - The floodplain does not impact the site.
- **Traffic and Access**
  - As the proposal will maintain the same number of approved dwelling units it is anticipated that traffic on the site will remain the same. Access has been modified due to the reconfiguration of the site. The Town's traffic consultant had no comments regarding the sketch plan application.
- **Right-of-Way (ROW)**

- No new ROW is proposed with the development. All streets internal to the development are anticipated to remain private with no dedication to the Town.

- **Landscaping**
  - The proposed landscape for the overall site meets the minimum requirement of 15% of the total site area as stated in code Sec. 16-2-50 (b.1). The applicant is proposing 22% landscaped area that includes a private playground located at the southwest corner of the site (see **Exhibit A)**. The proposed sketch plan and lot reconfiguration does not appear to conflict with the previously approved landscape plans.

Elizabeth Comprehensive Plan (2019):
Staff has found that the proposed use does not conform to the Town's currently adopted 2019 Comprehensive Plan. The future land use map depicts the site as low density residential, which proposes a density of two to four dwellings per acre (on a gross basis). However, through the rezoning of the parcel via zoning ordinance 07-12 to Planned Unit Development (PUD), an increase in the density was allowed. While the proposed density differs from the current Comprehensive Plan, the increased density aids the Town in meeting the goal of increasing housing options and density as outline below:

- **Future Land Use and Development - GOAL 1, POLICY 1.4:** *Encourage the diversification of Elizabeth's housing options to meet the full life cycle of the community's housing needs. This would enable residents to remain in the community as their housing needs change and would accommodate a more diverse range of residents from a wider range of ages to live in Elizabeth.*
  - By reconfiguring the lot, the applicant is proposing to diversify the provided housing types to meet the full life cycle of the community's housing needs and thereby better serve the Town.
- **Future Land Use and Development GOAL 3:** *Future development in Elizabeth incorporates appropriate levels of density and design to support increased housing options, the viability of neighborhood commercial, and overall long-term neighborhood sustainability.*
  - The reconfiguration of the approved final plat does not propose to further increase the density allowed by the Walnut Grove Townhomes PUD. As such, the proposal will lead to the development of the vacant site into multi-family apartments and townhomes that expands upon the available housing options for the Town.

Referrals

The following agencies provided comment during the referral period **(see Exhibit B).**

Referral Agency / Consultant	Discipline
SAFEbuilt	Community Development
CORE Engineering	Town Engineer
CORE Electric / IREA	Utility Service Provider

JVA	Public Works - Water & Sewer
Elizabeth Public Works	Public Works
Stolfus & Associates	Transportation
Elizabeth Fire Protection District	Fire
Elbert County Community Development	Community Development
Black Hills Energy	Utility Company
Elbert County Public Health	Environmental Review
Elbert County Assessor's Office	GIS

Outstanding Referral Comments:
A second submittal, with a response to comments, was received by staff (2/10/23) that will require an additional review by the above referral agencies. As of publication of this staff report the following outstanding comments remain for the applicant:

- **CORE Electric Cooperative / IREA:**
    - "CORE Electric Cooperative does not approve the Walnut Grove Sketch Plan, as the proposed development does not address existing electric facilities and the easement requirements to serve the development."
        - *Town staff note – as mentioned above, a preliminary plat and final plat process is required and subsequent to the sketch plan process. Traditionally, easement vacations and official dedication of any required easements occurs at those later stages and are reflected on the final, approved plat – as recorded with the County Clerk.*
- **CORE Engineering:**
    - The Applicant submitted a "Final" Drainage Report which includes far more detailed technical information than what is provided with a Sketch Plan. The Report must be identified as a "Preliminary" Report.
    - It is unclear from the Sketch Plan if the Applicant is intending to utilize Dale Ct in any way. This should be made clear at this Sketch Plan phase.

      Applicant's response – "Dale Ct will not be vacated. Some of the TH sidewalks are within the ROW. ROW will be used for pedestrians only and maintained by the development."

Findings and Staff Recommendation:

A favorable recommendation is provided for the sketch plan application upon review by the development review team and staff in accordance with Section 16-3-40 of the EMC. Staff provides the recommendation in the context of the following findings.

Findings:

1. The sketch plan application is a simple reconfiguration of the lots for a previously approved planned development **(see "background" section).** No proposed changes to land use accompany the application and the reconfiguration of lots does not create any additional impacts that were not considered during the previous approval process.
2. The proposal has been found to substantially comply with the standards for development as found in the Chapter 16 of the Elizabeth Municipal Code.
    a. The proposal maintains the nature of the development previously approved by the PUD ordinance and site plan approval process.
    b. The applicant has provided landscaping covering > 15% of the site.
    c. Required easement dedications or vacations are noted and can be addressed prior to subsequent platting processes required by the Town and prior to any issuance of permits for construction.
    d. An updated drainage memo has been provided, reviewed, and is under current review with the Town's engineering consultant.
    e. No floodplain issues are present.
    f. There is no evidence of increased traffic to the area that wasn't previously reviewed and approved.
3. The proposal has been found to comply with various housing elements of the Town's current Comprehensive Plan.
4. The proposal has been found to substantially comply with the Town of Elizabeth Design Standards for subdivisions as outlined in Sec. 16-3-110.
5. The development will be served by adequate water supply and waste disposal systems as determined through the previous approval process of the PUD and Site Plan.

Staff Recommendation:
Based on the analysis above, staff believes that the application meets the criteria for a recommendation of approval to the Board of Trustees as set forth in Chapter 16-3-40 (b)(9) of the Elizabeth Municipal Code.

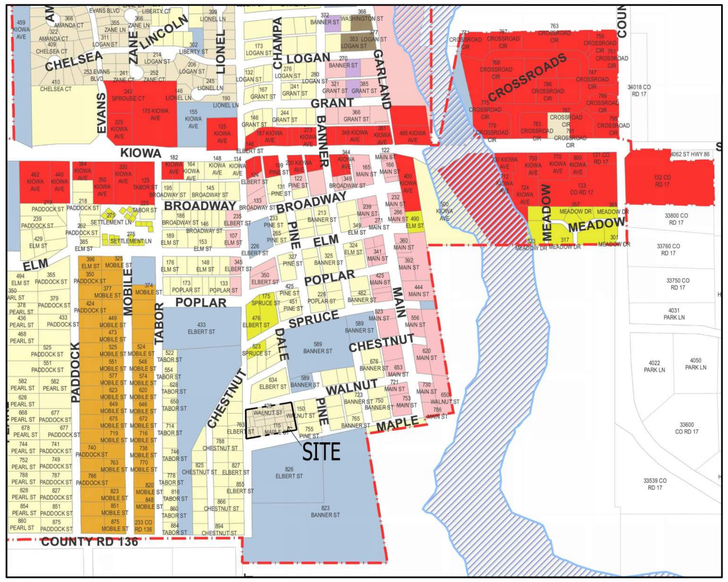
Planning Commission Recommendation:

At the 2/21/23 Planning Commission meeting, the Commission provided a recommendation of approval, for the sketch plan, for consideration by the Board of Trustees. The Commission did not recommend any additional conditions of approval.

EXHIBIT A

SKETCH PLAN
FOR
WALNUT GROVE

LOTS 1A THROUGH 6A, BLOCK 30, LOTS 7A AND 8A, BLOCK 28 AND THE 60 FOOT WIDE RIGHT-OF-WAY FOR PARK STREET LYING BETWEEN BLOCKS 28 AND 30, PHILLIPS ADDITION, AS RECORDED UNDER RECEPTION #304731, WITHIN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 64 WEST. OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO.
+/- 1.568 ACRES
LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION



VICINITY MAP
SCALE: 1" = 500'-0"
SECTION-18 TOWNSHIP-8 S RANGE-64 W

N

Legend

- Town Boundary

FEMA Flood Area

- 100 Year Flood Zone

Zoning District

- Agriculture
- Commercial Mixed Use
- Downtown
- Light Industrial
- Mobile Home 1
- Public, Semi-Public, and Institutional
- Planned Unit Development
- Residential 1
- Residential 3
- Residential Townhomes
- Regional Commercial
- Unincorporated County Parcels

STREET NAME / ROW

811
Know what's **below**.
Call before you dig.

NOTES:

1. THIS PROPOSED REPLAT-SITE PLAN COMPOSES THE ENTIRETY OF THE EXISTING PLANNED DEVELOPMENT.
2. HAZARD AREAS - NONE
3. VIEWS FROM OR TO SITE - NONE
4. WILDLIFE AREAS - NONE
5. THE STREETS INTERNAL TO THE DEVELOPMENT ARE TO REMAIN PRIVATE WITH NO DEDICATION TO THE TOWN.
6. ALL SNOW REMOVED FROM PARKING AND DRIVE AREAS MUST REMAIN ON-SITE AND NOT DEPOSITED ON PUBLIC PROPERY NOR THE RIGHT-OF-WAY.

SITE DATA

ZONING:	PLANNED UNIT DEVELOPMENT
CURRENT USE:	VACANT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
PROPERTY AREA:	68,306 SF - 1.568 ACRES
DISTURBED AREA(LOC)	1.64 ACRES
LATITUDE:	39° 21' 21.43" N
LONGITUDE:	104° 35' 55.62" W

PROJECT DESCRIPTION

PROJECT DESCRIPTION:
THE OWNER PROPOSES TO CONSTRUCT ONE, 28 UNIT, THREE-STORY ABOVE GRADE & ONE-STORY BELOW GRADE MULTI-FAMILY APARTMENT BUILDING WITHIN THE LIMITS OF BLOCKS 28 THROUGH 30 ON THE CORNER OF ELBERT & WALNUT STREET IN ELIZABETH, COLORADO. ADDITIONALLY, THE SITE WILL BE PREPARED FOR THE CONSTRUCTION OF 14, THREE-STORY TOWNHOMES AND 1 ONE-STORY COMMUNITY BLDG.

EXISTING CONDITIONS:
THE PROJECT AREA IS ZONED PUD AND IS CURRENTLY VACANT. EXISTING RUNOFF IS CURRENTLY ROUTED NORTHEAST AND IS UNDETAINED.

PROPOSED CONDITIONS:
THE SITE WILL BE BUILT IN TWO PHASES. THE FIRST PHASE WILL BE THE APARTMENT BUILDING AND COMMUNITY BUILDING. THE SECOND PHASE WILL BE TOWNHOME BUILDINGS.
THE APARTMENT & COMMUNITY BUILDINGS WILL RECEIVE UTILITY SERVICES FROM THE EXISTING WALNUT STREET RIGHT OF WAY. SANITARY SEWER WILL BE SHARED ONSITE AND ROUTED NORTH TO THE WALNUT STREET RIGHT OF WAY. A 2" WATER TAP FROM WALNUT STREET WILL SUPPLY THE APARTMENT & COMMUNITY BUILDINGS WITH POTABLE WATER ALONG WITH A SEPARATE 6" FIRE LINE FOR THE APARTMENTS. THE ONE PROPOSED HYDRANT IS SERVICED FROM A PROPOSED 6" WATER LINE NEAR THE WALNUT STREET ENTRANCE. FOR PHASE 2, THE TOWNHOMES WILL BE SERVICED BY A 2" DIA. WATER LINE TAP FROM THE EXISTING MAPLE STREET EXISTING 6" WATER MAIN TO SUPPLY POTABLE WATER. SANITARY FOR THE MIDDLE TOWNHOME BUILDINGS WILL BE AN 8" MAIN THAT GOES TO AN THE 8" SANITARY STUB THAT WILL BE BUILT IN PHASE 1 AS SHOWN ON UTILITY PLANS. THE SANITARY FOR THE EAST TOWNHOME BUILDING WILL BE SERVICED BY THE EXISTING 8" SANITARY MAIN THAT DRAINS NORTH TO WALNUT STREET.
RUNOFF FROM THE SITE WILL BE DIRECTED TO THE 3-ZONE EXTENDED DETENTION BASIN LOCATED IN THE NORTHEAST CORNER OF THE SITE. THE POND WILL DISCHARGE AT HISTORIC RATES TO THE STORM SEWER LOCATED IN WALNUT STREET.

BASIS OF BEARING & BENCHMARKS

CP 950, A #5 REBAR APPROXIMATELY 50' SOUTH OF THE SOUTHWEST CORNER, 1.3' EAST OF THE BACK OF WALK ON ELBERT STREET. ELEVATION - 6522.29'
CP 953, A #5 REBAR APPROXIMATELY 66' NORTH OF THE NORTHEAST CORNER, 2.3' WEST OF THE EDGE OF DALE COURT. NAVD88 DATUM. ELEVATION - 6498.63'

LEGAL DESCRIPTION

Lots 1-28 and Tracts A & B, Walnut Grove Townhomes Planned Development, as recorded in Elbert County, CO, Reception no. 531671, Bk 13, Pg 70 in November of 2012. Within Section 18, Township 8 South, Range 64 West of the 6th Principal Meridan, Town of Elizabeth, County of Elbert, State of Colorado.

CONSULTANT CONTACTS

APPLICANT/DEVELOPER:	UNIBUILDERS, LLC CONTACT: DAVE AHMADABADI (720)-641-0350
CIVIL ENGINEER:	COLORADO CIVIL ENGINEERING, LLC 41435 CTRY ROSE, PARKER, CO 80138 CONTACT: OTTO BURDEN, P.E. (303)-708-1930
ARCHITECT:	SANDELLA DESIGN CONTACT: DANIEL SPIESMAN (719)-839-0842
MECHANICAL:	LOHR DESIGN GROUP 5995 LASSO PLACE PARKER, COLORADO 80134 SCOTT LOHR P.E. (303) 870-5170
LIGHTING:	KAZIN & ASSOCIATES, INC. 9364 TEDDY LANE, SUITE 101 LONE TREE, COLORADO 80124 BRYAN KAZIN, PE 720-489-1609S

DEVELOPMENT DATA:

SITE AREA BREAKDOWN:

DESCRIPTION	AREA	% OF 1.568 AC
APARTMENTS	9,117 SF	13.34%
TOWNHOMES	11,439 SF	16.75%
COMMUNITY BLDG.	1,582 SF	2.32%
DRIVING/PARKING SURFACES	24,512 SF	35.89%
SIDEWALKS	6,571 SF	9.62%
LANDSCAPING (OPEN SPACE)	15,081 SF	22.08%
TOTAL	68,305.84 SF	100.00%

PARKING:
2 SPACES PER UNIT INCL HANDICAP (4MIN. W/1 VAN)=
84 TOTAL SPACES REQUIRED

TYPE	PROVIDED
STANDARD	78
HANDICAP	4 STANDARD/2 VAN
TOTAL	84

PARKING MIX:

TYPE	PROVIDED	% OF TOTAL
STANDARD HANDICAP	4	4.76%
VAN HANDICAP	2	2.38%
FULL SIZE	28	33.33%
OVERSIZED	9	10.71%
COMPACT SIZE	13	15.49%
TOWNHOME GARAGE	28	33.33%
TOTAL	84	100.00%

SHEET INDEX

C 1 - COVER SHEET
C 2 - SKETCH PLAN
C 3 - SKETCH PLAN LOTS

LOT USEAGE

LOT 1 - APARTMENT RENTALS
LOT 2 - TOWNHOUSE RENTALS
LOT 3 - COMMUNITY CENTER, OWNED BY HOA
TRACT A - DETENTON POND TRACT, OWNED & MAINTAINED BY HOA

R-3 ZONING DISTRICT DIMENSIONAL STANDARDS

ORDINANCE # 578652 B 787, P 515 (DATED 5/8/2018)

AMENDMENT TO UNDERLYING ZONING/PUD ALLOWANCES PER ORDINANCE #578652

BLDG HEIGHT:	37' MAX. HEIGHT (ENTIRE SITE)
SETBACKS:	0' - WALNUT STREET 0' - ELBERT STREET 10' - MAPLE STREET
DENSITY:	29 UNITS/ACRE
MIN. LOT WIDTH:	197 FEET

STANDARD R-3 ZONING/PUD ALLOWANCES PER TABLE 16-2

MIN. LOT SIZE:	9000 SF
MAX. LOT COVERAGES:	
UNDER ROOF	35%
MIN. VEGETATIVE AREA	20%
MIN. SQUARE FEET PER DWELLING	600 SF

ENTITLEMENT SET FOR: WALNUT GROVE

COVER SHEET

WALNUT GROVE - SKETCH PLAN

ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

DATE: 10-06-22

C 1
SHEET 1 OF 3

SKETCH PLAN
FOR
WALNUT GROVE
+/- 1.568 ACRES
LOCATED AT: SOUTHEASTERN CORNER OF ELBERT & WALNUT STREET INTERSECTION

Not included in this plat.

Not included in this plat.

Not included in this plat.

Not included in this plat.

WALNUT STREET
(60' ROW - LOCAL)

ELBERT STREET
(60' ROW - LOCAL)

MAPLE STREET
(60' ROW - LOCAL)

PROPOSED SD MH
REF: UTILITY PLANS

PROP. 6' MAX.
RET WALL
REF: GRADING
PLAN

DENOTES SIDEWALK RAMP W/ CAST
IRON DETECTABLE WARNINGS.

N80°19'44"E 329.73'

73.56'

44.00'

31.99'

10.00'
SPILLWAY

PROP. 3' MAX.
RET WALL @
NE CORNER
REF: GRADING
PLAN

CONC. DRIVE

GRAPHIC SCALE 1"=20'
20 0 20 40 60

COMMUNITY BLDG

COVERED PORCH

COVERED DECK

3-ZONE EDB
OUTLET
STRUCTURE

POND RETAINING
DECORATIVE FENCING
BY OWNER/ARCH/GC

DETENTION
POND

PROP. 4' MAX.
RET WALL
REF: GRADING
PLAN

PROP. 3' MAX.
RET WALL
REF: GRADING
PLAN

LOCATION OF
POND ACCESS
FOR CLEAN
OUT PURPOSES

PROP. 4' MAX.
RET WALL
REF: GRADING
PLAN

PROP. 2.5' MAX.
RET WALL
REF: GRADING
PLAN

150 E WALNUT
STREET
ONE-STORY
SINGLE FAMILY
RESIDENCE
1904 SF

DETACHED
GARAGE
480 SF

RICHARD V. & BARBARA L. MILLSAPPS
150 E WALNUT STREET
ZONED: RESIDENTIAL 1

DENOTES 3'
SECOND FLOOR
OVERHANG (TYP.)

TRASH
ENCLOSURE

PROPOSED
INVERTED
U-STYLE
BIKE RACKS

PROP. TYPE R
5' INLET

TYPE-A
UNIT 1
GROUND
LEVEL

TYPE-A
UNIT 2
GROUND
LEVEL

APARTMENTS -28 UNITS TOTAL
(24 UNITS ARE IN 3 LEVELS
ABOVE PARKING)

TYPE-A
UNIT 3
GROUND
LEVEL

TYPE-A
UNIT 4
GROUND
LEVEL

PED RAMP
CURB CUT

PLAYGROUND
3' MAX RETAINING
WALLS REF: GRADING
PLANS

TH1
TH2
TOWNHOMES
4
TH3
TH4

TH7
TOWNHOMES
5
TH6
TH5

TH8
TH9

TH10
TH11
TH12
TOWNHOMES
5
TH13
TH14

DENOTES 3'
SECOND FLOOR
OVERHANG (TYP.)

DENOTES 3'
SECOND FLOOR
OVERHANG (TYP.)

DENOTES SIDEWALK RAMP W/ CAST
IRON DETECTABLE WARNINGS (TYP.)

755 S PINE
STREET
ONE-STORY
SINGLE FAMILY
RESIDENCE
735 SF

ROGER F. GRIMES
755 S PINE STREET
ZONED: RESIDENTIAL 1

N00°24'23"W 200.38'

N09°22'58"W 197.79'

N80°19'58"E 361.00'

4 FS
1FS
4FS
2CS
6 FS
4 OS
1CS
8 FS
1VA
1VA
4 HC
8 CS
5 FS
1 OS
4OS

NOTES:
STRIPED CROSSWALKS SHALL BE
PAINTED ACROSS ALL ACCESS POINTS.

SYMBOL & LINETYPE LEGEND

- PROJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED FENCE
- PROPOSED RAILING/GUARDRAIL
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- EXISTING PAVEMENT
- PROPOSED DRIVING SURFACE
- EXISTING CONCRETE
- PROPOSED CONCRETE

ENTITLEMENT SET FOR:
WALNUT GROVE

SITE DIMENSION PLAN

WALNUT GROVE - SKETCH PLAN

ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

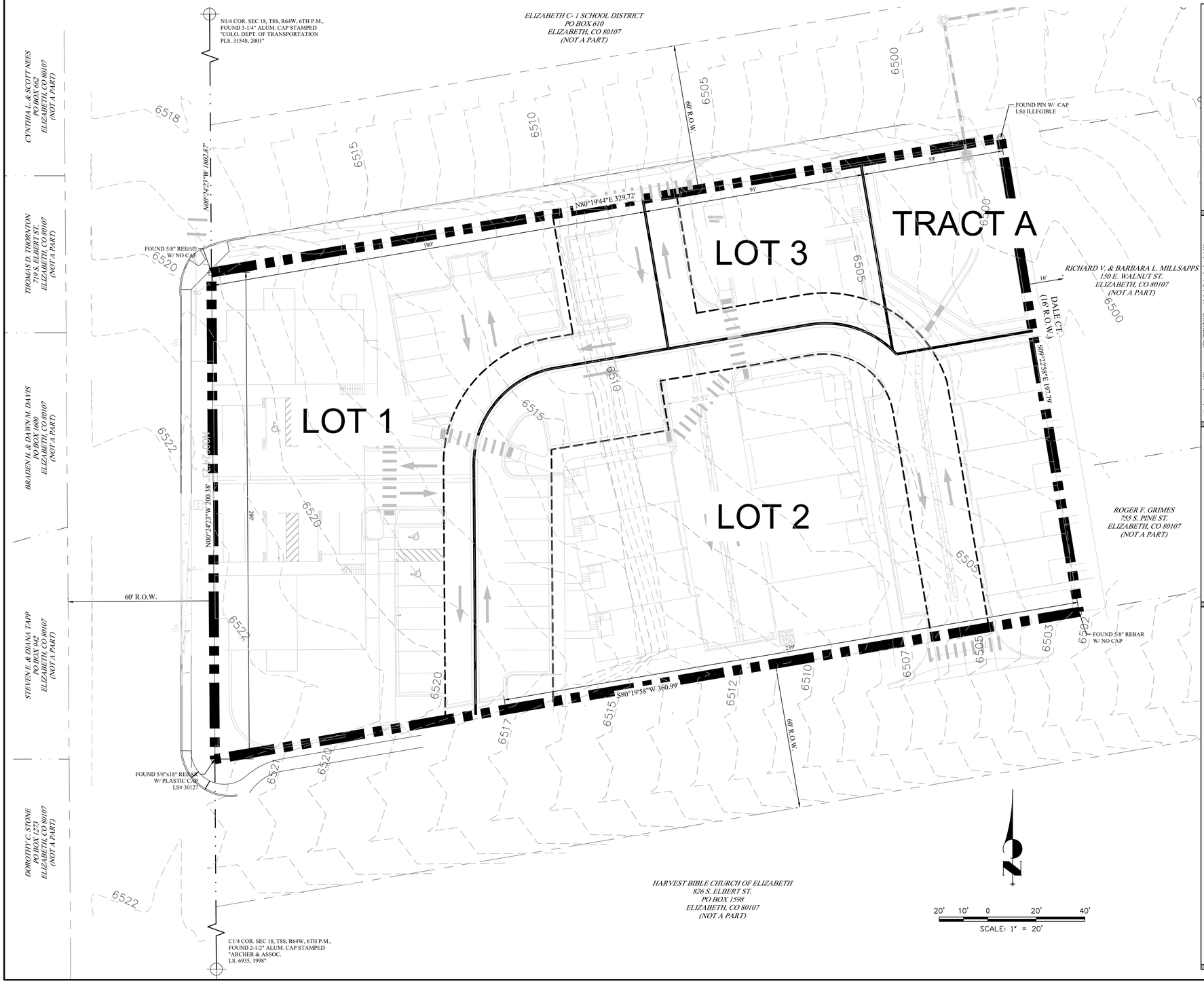
DATE: 10-06-22

C 2
SHEET 2 OF 3

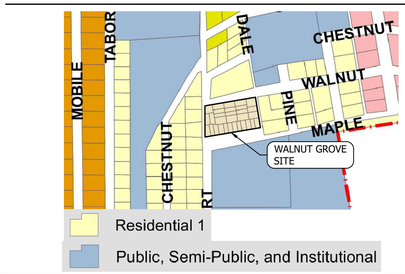
WALNUT GROVE

SKETCH PLAN

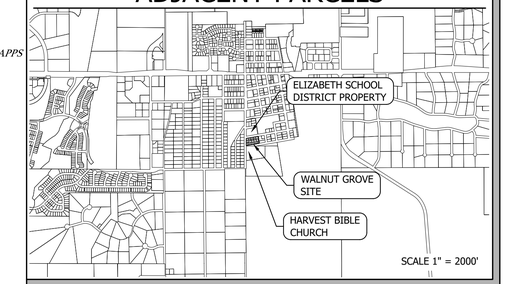
A VACATION AND REPLAT OF LOTS 1-28 AND TRACTS A & B, WALNUT GROVE TOWNHOMES PLANNED DEVELOPMENT
PART OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 65 WEST, 6TH P.M.
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO



ZONING MAP



ADJACENT PARCELS



NOTES

1. PEDESTRIAN MOVEMENT IS ALLOWED OVER AND ACROSS ALL SIDEWALKS WITHIN THIS PLAT.
2. CONVEYANCE OF DRAINAGE IS ALLOWED OVER AND ACROSS ALL LOTS WITHIN THIS PLAT.
3. LOT 3 – COMMUNITY CENTER BUILDING AND TRACT A – DETENTION POND ARE TO BE MAINTAINED EQUALLY BY LOTS 1 AND 2.
4. ALL INTERNAL PRIVATE STREETS, SIDEWALKS (INCLUDING EXISTING DALE COURT), ALL FRONTAGE LANDSCAPING AND IRRIGATION AND SITE LANDSCAPING ARE TO BE MAINTAINED BY THE PERTINENT LOT.
5. EXISTING DALE COURT (R.O.W.) SHALL BE UTILIZED FOR PUBLIC PEDESTRIAN SIDEWALK AND DRAINAGE SWALE AND SHALL BE MAINTAINED EQUALLY BETWEEN LOTS 1 AND 2.

TOWN OF ELIZABETH APPROVALS

RECOMMENDED FOR APPROVAL BY THE ELIZABETH PLANNING COMMISSION TO THE BOARD OF TRUSTEES THE _____ DAY OF _____, 2022 A.D.

CHAIR _____ ATTEST: TOWN CLERK _____

APPROVED BY THE ELIZABETH BOARD OF TRUSTEES THE _____ DAY OF _____, 2022, A.D.

CHAIR _____ ATTEST: TOWN CLERK _____

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) SS
COUNTY OF ELBERT)

I HEREBY CERTIFY THAT THIS PD REZONE AND SITE PLAN MAP WAS FILED IN MY OFFICE THIS ____ DAY OF _____, 2022, A.D. AT _____ AM/PM, AND WAS RECORDED PER RECEPTION NUMBER _____.

CLERK AND RECORDER _____

CCE Colorado Civil Engineering, LLC
41435 Country Rose Circle
Parker, Colorado 80138
303-708-1930

PREPARED FOR:
UNIBUILDERS
2200 S JASMINE ST UNIT 109
DENVER, CO 80222-5708

WALNUT GROVE
ELIZABETH, COLORADO

JOB NO.	1347
DESIGN BY:	OB
ISSUE DATE:	01/03/2023

REVISIONS:
1.) REVISED PER TOWN 02/09/2023
2.)
3.)
4.)

SKETCH PLAN

C 3

SHEET: 3 OF 3

Project Narrative for

Walnut Grove

Legal Description:

Lots 1-28 and Tracts A & B, Walnut Grove Townhomes Planned Development, as recorded in Elbert County, CO, Reception no. 531671, Bk 13, Pg 70 in November of 2012. Within Section 18, Township 8 South, Range 64 West of the 6th Principal Meridan, Town of Elizabeth, County of Elbert, State of Colorado.

Owner/Applicant/Developer:
David Ahmadabadi
Elizabeth 44, LLC
Email: dave@unibuilders.com

Site plan by:
Colorado Civil Engineering - Otto Burden, PE
Email: oburden@coloradocivil.com

Project Narrative

The owner proposes to construct one, 28-unit, three-story above grade & one-story below grade multi-family apartment building within the limits of blocks 28 through 30 on the corner of Elbert & Walnut street in Elizabeth, Colorado. Additionally, the site will be prepared for the construction of 14, three-story townhomes. All townhome units have a two-car garage on the lower level. The apartments have four lower level, Type-A, handicap units. Additional handicap parking has been provided to ensure adequate visitor spaces as well as available spaces for the handicap residents.

The site is zoned PUD and is currently vacant. Adjacent sites are as follows: The proposed development is bordered by Walnut Street Right of Way to the north, a vacant alley right of way to the east abutting residential home sites, Maple Street Right of Way to the south, and the Elbert Street Right of Way to the west. The proposed site will have access off of Walnut Street and Maple Street.

Water for the proposed apartments will be acquired from the existing water main located in the Walnut Street Right of Way. This structure will incorporate an NFPA 13 system. Water for the proposed townhomes will be acquired via an 2" water line that will make a connection in Maple Street during Phase 2 of the project. These townhomes will utilize the same residential taps to install an NFPA 13D system in each unit. Backflow prevention and metering will take place within the unit. A hydrant is proposed just west of the clubhouse to comply with spacing and distance requirements delineated by the IFC. On-site sanitary sewer will be served by a 8" pvc sewer line and manholes to connect to the existing town sewer in Walnut street. Townhouse units will be served by this constructed line or by the existing line in the town right of way just east of the detention pond. Irrigation will be provided efficiently as site landscaping has been designed to use minimal water and utilize on-site water to the maximum effect through drainage design and concept. The proposed development is bordered by Walnut Street Right of Way to the north, a vacant alley right of way to the east abutting residential home sites, Maple Street Right of Way to the south, and the Elbert Street Right of Way to the west

The proposed site has incorporated usable open space in multiple locations. A playground has been planned for in the southwest corner of the site and adequate parking has been provided for the development.

The owner is proposing to build all site improvements necessary for the apartment building, parking, community room, and storm water runoff and detention facility in Phase 1. Phase 2 will include the townhouses, water extension to Maple street, sewer, and additional landscaping.

The Developers plan on beginning site grading as soon as possible and target occupancy time frame on the Apartment building is Summer of 2023.

CANYON CREEK ENGINEERING
CIVIL
PLANNING
STRUCTURAL

Preliminary Drainage Report for

Walnut Grove

LOTS 1A THROUGH 6A, BLOCK 30, LOTS 7A AND 8A, BLOCK 28 AND THE 60 FOOT WIDE RIGHT-OF-WAY FOR PARK STREET LYING BETWEEN BLOCKS 28 AND 30, PHILLIPS ADDITION, AS RECORDED UNDER RECEPTION #304731, WITHIN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 64 WEST. OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO.

Owner/Applicant/Developer:
Arman K Pishke
Elizabeth 44, LLC
Email: arman@unibuilders.com

Design/Report by:
Canyon Creek Engineering - Phil Giesing, P.E.
Email: Phil@canyoncreekengineering.com

Final Drainage Report V1.0 for Elizabeth 44.

Table of Contents:

Drainage Statements and Report	pages 3-11
Vicinity Map	page 12
Flood Insurance Rate Map	page 13
Soils Map	page 14
Soil Types Explained	pages 15-16
NOAA Point Precipitation Frequency Estimates	pages 17-20
UD-Detention Stage vs. Storage Calculations	page 21
UD-Detention Outlet Structure Calculations/Release Rates	pages 22-23
Subbasin Flows	pages 24-25
Open Channel Flow Design Point Calculations	page 26
Pond Outlet Pipe Calculations	page 27
On-Site Drainage Subbasin Map **DR.0**	FOLDED & ATT
Drainage Details **DR.1**	FOLDED & ATT

CANYON CREEK ENGINEERING
CIVIL
PLANNING
STRUCTURAL

DRAINAGE STATEMENTS

Engineer's Certification:

This report for the final drainage design of (Elizabeth 44) was prepared by me or under my direct supervision in accordance with the provisions of Town of Elizabeth Storm Drainage Design and Technical Criteria, and was designed to comply with the provisions thereof. I understand that the Town of Elizabeth does not and will not assume liability for drainage facilities designed by others.

Phil Giesing – Registered Professional Engineer
State of Colorado
No. 27384

Seal/Date

DRAINAGE REPORT

I. GENERAL LOCATION AND DESCRIPTION:

a. Site Location

1. Site Vicinity Map
   - Please refer to the table of contents for the location of the site vicinity map within this report. Proposed site is located in the southeastern corner of the Elbert and Maple Street Intersection within Elizabeth, Colorado.
2. Township, range, section, ¼ section
   - Township 8 south, Ranges 64 west, NE 1/4 of section 18.
3. Existing and proposed streets, roadways, and highways adjacent to and within the proposed development, or within the area served by the proposed drainage improvements
   - The proposed development will have access off of Maple Street and Walnut Street. The proposed site is bordered by Elbert Street to the west. The drainage improvements serve the site described above and a portion of the existing vacant alley to the east of the site.
4. Names of surrounding or adjacent developments, including land use or zoning information
   - The proposed development is bordered by Walnut Street Right of Way to the north, a vacant alley right of way to the east abutting residential home sites, Maple Street Right of Way to the south, and the Elbert Street Right of Way to the west.

b. Description of Property

1. Area in Acres
   - Project area enclosed by the property boundary is 1.568 acres but limits of construction are depicted on the GESC plan and contain 2.01 acres.
2. Ground cover, vegetation, site topography and slopes
   - Existing ground cover consists of native grasses and slopes steeply to the northeast, away from the Elbert Street Right of Way.
3. NRCS Soils Classification Map and discussion
   - Please refer to the table of contents for the location of the site soils map and soils description within this report. 100 percent of our on-site soils fall into hydraulic soils group B. These soils consist of Bresser Sandy Loam.
4. Major and minor drainageways
   - The proposed site is not located within any drainageways as the highpoint in the vicinity is in the Elbert street right of way abutting the proposed site to the west.
5. Floodplains delineated by UDFCD FHAD studies or on FEMA FIRM Maps
   - Please refer to the table of contents for the location of the FEMA

FIRM map within this report. Our site is not impacted by existing floodplain.

6. Existing irrigation canals or ditches
   - None are existing or known of on-site.
7. Significant Geological Features
   - There are no significant geological features existing on-site.
8. Proposed land use
   - Proposed land use is Multi-family Residential.

II. DRAINAGE BASINS AND SUBBASINS:

a. Major Drainage Basins

1. On-site and off-site major drainage basin characteristics and flow patterns and paths
   - Please reference the on-site drainage subbasin map that is folded and attached at the back of this report. Basins with the A designation are within the limits of our site and are conveyed to the pond in all but one location. Basins with the OS designation are located off-site and are delineated only because they contribute to design point flows and to the detention pond. Flow currently heads to the northeast where it is undetained. Runoff will still be routed to the northeast where it will be detained, treated, and released at or below historic rates.
2. Existing and proposed land uses within the basins if known
   - Only abutting right of way contributes to our runoff generated (OS basins) and routed to the detention pond.
3. Discussion of all drainageway planning or floodplain delineation studies that affect the major drainageways, such as UDFCD FHAD studies and outfall system planning studies
   - We are not aware of any of these studies currently. The on-site basins post developed condition matches that of the pre-developed condition. Our detention ponds will release historic flows or less for the 100-yr storm for approximately 1.57 acres of tributary area.
4. Discussion of the condition of any channel within or adjacent to the development, including existing conditions, need for improvements, and impact on the proposed development
   - The proposed detention pond will require a connection to the existing storm sewer network located within the walnut street right of way.
5. Discussion of the impacts of the off-site flow patterns and paths, under fully developed conditions
   - Minimal impact to off-site flow paths and patterns are anticipated.

b. Minor Drainage Basins

1. On-site and off-site minor drainage basin characteristics and flow patterns and paths under historic and developed conditions

- Please reference the on-site drainage subbasin map that is folded and attached at the back of this report. Basins with the A designation are within the limits of our site and are conveyed to the pond. Basins with the OS designation are located off-site and are delineated only because they contribute to design point flows. Flow currently heads to the northeast where it is undetained. Runoff will still be routed to the northeast where it will be detained, treated, and released at historic rates.

2. Existing and proposed land uses within the basins
   - Only abutting right of way contributes to our runoff generated.
3. Discussion of irrigation facilities that will influence or be impacted by the site drainage
   - There are no irrigation facilities that will be impacted due to site drainage.
4. Discussion of the impacts of the off-site flow patterns and paths, under fully developed conditions
   - Minimal impact to off-site flow paths and patterns are anticipated. In the event of a pond emergency overflow, the emergency spillway will discharge to the north into the Walnut Street right of way.

III. DRAINAGE DESIGN CRITERIA:

a. Regulations
   1. Describe the use of optional provisions and any deviation from these CRITERIA and justification for such actions.
      - The drainage concept has been designed using NRCS Soil data, NOAA precipitation data, The rational method for minor onsite flows, and the urban drainage criteria and UD-Detention workbooks.

b. Drainage Studies, Outfall Systems Plans, Site Constraints
   1. Discuss previous drainage studies or master plans for the site or project that influence the stormwater facility design
      - We are not in possession of any prior study for the site in question.
   2. Discuss drainage studies for adjacent developments and how those developments affect the stormwater facility design
      - We are not in possession of any prior studies for the adjacent sites but fully developed conditions for our site do not negatively impact adjacent developments
   3. Discuss UDFCD Outfall Systems Plans and how recommendations in those studies affect the design
      - We are not in possession of any outfall system plans. Recommendations if applicable to the site can be accommodated if provided.

4. Discuss impacts to stormwater management facility design caused by site constraints, such as streets, utilities, light rail, rapid transit, existing structures, etc
    - The main site constraints in developing the proposed site is the lack of storm sewer to the north of the property for discharge of our pond, the excess of soil on-site for balancing cut and fills, and the existing slopes of both Walnut and Maple Street.

c. Hydrology
1. Runoff calculations method(s)
    - Rational Method.
2. Design Storm recurrence intervals
    - Design storm return periods provided are 5-year, 10 year and 100-year.
3. Design rainfall
    - NOAA Point Precipitation Frequency Estimates for Elizabeth, Colorado.
4. Detention storage calculations method(s)
    - Please see attached UD-Detention workbook pages. Stage vs. Storage table is shown with user inputted parameters. The proposed pond is a 3-zone extended detention basin. A typical outlet structure incorporating a micro pool will be provided. Water will be released over time using an orifice plate and weir/grate leading to the city storm sewer. An emergency spillway will be incorporated into the retaining wall and spill onto Walnut street right of way.
5. Detention storage release rate calculation method
    - Please see attached UD-Detention workbook pages. Outlet Calculations using orifice plate, weir/grate and spillways are shown with user inputted parameters to ensure less than historic flows are provided in the post-developed condition.

d. Hydraulics
1. Methods used to determine conveyance facility capacities
    - Urban Drainage spreadsheets and workbooks have been provided showing the required design point calculations. Less detailed, open channel flow calculations have also been provided to delineate flows at other design points.
2. Hydraulic grade line calculation method and discussion of loss coefficients
3. Not applied at this time.
4. Methods used to calculate water surface profile
    - Stage vs Storage workbook has been applied to the onsite detention facility. An outlet structure detail on sheet DR.1 has been provided showing the schematic in section view.
5. Detention pond routing

- Not applied at this time.

e. Water Quality Enhancement

1. Discuss proposed best management practices
   - Micropool and proper release rates have been implemented.
2. Identify design procedures
   - First, Subbasin flow table input parameters were delineated using basin maps, and on-site soils maps. Design point flows were verified and calculations provided showing adequate capacities within the flow path. UD-Detention workbooks were used to model the pond and it's outlet.

IV. STORMWATER MANAGEMENT FACILITY DESIGN:

a. Stormwater Conveyance Facilities

1. Discuss general conveyance concepts
   - Grass lined swales will be used where possible but due to the urban nature of the site, these locations are limited. Sidewalk chases are used instead of inlets wherever possible to continue the flow of runoff on the surface. The site should be relatively low maintenance and risk from a drainage perspective for this reason.
2. Discuss proposed drainage paths and patterns
   - Refer to the on-site subbasin maps located at the back of this report for flow paths and patterns.
3. Discuss storm sewer design, including inlet and pipe locations and sizes, tributary basins and areas, peak flow rates at design points, hydraulic grade lines, etc.
   - Please refer to the offsite and on-site subbasin flow tables for deign point flows. Calculations have been provided at the back of this report showing the flow rates and depths within the pipes and chases.
4. Discuss storm sewer outfall locations and design, including method of energy dissipation
   - Energy will be dissipated with riprap basins where applicable.
5. Discuss how runoff is conveyed from all outfalls to the nearest major drainageway, including a discussion of the flow path and capacity downstream of the outfall to the nearest major drainageway
   - Ultimately on-site and upstream off-site flows are routed to the northeast, as they were historically.
6. Discuss open channel and swale designs, including dimensions, alignments, tributary basins and areas, peak flow rates at design points, stabilization and grade control improvements, low flow or trickle channel capacities, water surface elevations, etc
   - This information can be obtained throughout the calculations. WSE data has been provided on the drainage basin map within the pond section. Trickle channel is not proposed within this concept as pond bottom slopes are adequate to prevent ponding. Slopes

greater than 4:1 will be stabilized with erosion control blanket and channels with sizable flows will be stabilized using riprap basins.

7. Discuss allowable street capacities
    - Runoff in concrete swales in access roads will be less than 3" deep at 100yr storm event. The Type R inlet will be submerged 7.5" during a 100 yr storm event (1.5" above top of curb, to be detained by landscaping).
8. Discuss maintenance aspects of the design and easements and tracts that are required for stormwater conveyance purposes
    - Sediment removal will be required at the pond bottom, maintenance access easements will be required at these locations.
9. Discussion of the facilities needed off site for the conveyance of minor and major flows to the major drainageway
    - The site will require a manhole in the Walnut street right of way and a length of pipe to the northeast to connect to the existing town of Elizabeth storm sewer system.

b. Stormwater Storage Facilities
1. Discuss detention pond designs, including release rates, storage volumes and water surface elevations for the 2-year, 100-year and emergency overflow conditions, outlet structure design, emergency spillway design, etc
    - Please see attached UD-Detention workbook pages. Stage vs. Storage table is shown with user inputted parameters. The proposed pond is a 3-zone extended detention basin. The pond does not have any low slopes requiring a trickle channel. A typical outlet structure incorporating a micro pool will be provided. Water will be released over time using an orifice plate, overflow weir/grate, and emergency spillway.
2. Discuss pond outfall locations and design, including method of energy dissipation
    - Pond outfall will be connected to the existing storm sewer within the walnut street right of way. No energy dissipation is required.
3. Discuss how runoff is conveyed from all pond outfalls and emergency spillways to the nearest major drainageway, including a discussion of the flow path and capacity downstream of the outfall to the nearest major drainageway
    - Please refer to the on-site subbasin maps for flow path from pond to adjacent property. Runoff is routed through vacant property to the existing floodplain to the east.
4. Discuss maintenance aspects of the design and easements and tracts that are required for stormwater storage purposes
    - Ponds will require sediment removal in the future to ensure that the micropool continues to function properly. Maintenance access

easements will be in place to have these facilities kept in proper working order.

c. Water Quality Enhancement Best Management Practices
   1. Discuss the design of all structural water quality Best Management Practices, including tributary areas, sizing, treatment volumes, design features, etc
      - Water Quality is provided through extended drain times within the proposed full spectrum detention pond.
   2. Discuss how runoff is conveyed from all pond outfalls to the nearest major drainageway, including a discussion of the flow path and capacity downstream of the outfall to the nearest major drainageway
      - Please refer to the On-site drainage subbasin map sheet DR.0 for conveyance and path of pond flows.
   3. Discuss the operation and maintenance aspects of the design and easements and tracts that are required for stormwater quality enhancement purposes
      - Easements will be required to maintain the stormwater treatment facilities.

d. Floodplain Modification
   1. Discuss why the floodplain modifications are proposed
      - No floodplain modifications are proposed.
   2. Discuss the source of the floodplain information and level of detail (UDFCD Flood Hazard Area Delineation or FEMA Flood Insurance Rate Maps)
      - Please refer to the table of contents for the locations of the FEMA FIRM within this report.
   3. Discuss details of floodplain modifications, including level of encroachment, velocities, depths, stabilization measures, water surface elevations, etc
      - Floodplain does not encroach on the proposed site.
   4. Discuss Conditional Letter or Map Revision (CLOMR) and Letter or Map Revision (LOMR) requirements
      - Not applicable.
   5. Discuss County floodplain development regulations and Floodplain Development Permit
      - No development within the FEMA floodplain proposed.

e. Additional Permitting Requirements
   1. Section 404 of the clean water act
      - No discharge of dredged or fill material is proposed within our site.
   2. The endangered species act
      - We are not aware of any endangered species that are native to the proposed site.
   3. Other local, state or federal requirements

- 97% of stormwater from the 5-yr event will be held on-site for no longer than 72 hours. Refer to the UD-Detention outlet structure and release rates workbook for these values.

f. General
   1. Discuss all tables, figures, charts, drawings, etc. that were used in design of stormwater management facilities and describe materials that are included in the appendix of the report
      - Please refer to the table of contents for a list of all tables, maps, and spreadsheets produced in the process of designing stormwater management facilities.

V. CONCLUSIONS:

a. Compliance with Standards
   1. Criteria
      - NOAA precipitation depths are compliant with Elizabeth Criteria. Pond design and treatment of runoff is compliant with UDFCD recommendations.
   2. UDFCD Criteria
      - The proposed site is complaint with many of UDFCD's provisions. This is evident in our effort to reduce erosion and provide water quality features for the site.
   3. Manual
      - Pond design is largely focused around accommodating recommendations from the UDFCD.

b. Drainage Concept
   1. Discuss overall effectiveness of stormwater management design to properly convey, store and treat stormwater
      - The post-developed condition of our site will not adversely impact downstream and adjacent sites. Conveyance and storage based BMPs will be implemented and preserved throughout the site as detailed above.

VI. REFERENCES:

a. Town of Elizabeth Drainage Criteria.
b. Urban Drainage and Flood Control District Storm Drainage Criteria Manuals (volumes 1 through 3) and related workbooks.

VII. APPENDICES:

a. Hydrological Computations
   1. Reference table of contents and resultant calculations.
b. Hydraulic Computations
   1. Reference table of contents and resultant calculations.



VICINITY MAP

SCALE: 1" = 500'-0"

SECTION-18 TOWNSHIP-8 S RANGE-64 W

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. The **horizontal datum** was NAD83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the **North American Vertical Datum of 1988 (NAVD88)**. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-2, #9202
1315 East-West Highway
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242 or visit its website at http://www.ngs.noaa.gov/.

Base Map information shown on this FIRM was provided in digital format by Elbert County GIS Department and Anderson Consulting Engineers, Inc. These data are current as of 2009.

This map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables *in the Flood Insurance Study Report (which contains authoritative hydraulic data)* may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

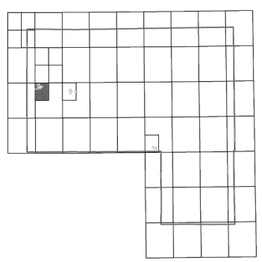
Contact **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, *a Flood Insurance Study Report*, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://www.msc.fema.gov/.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA Map (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/.

Elbert County Vertical Datum Offset Table

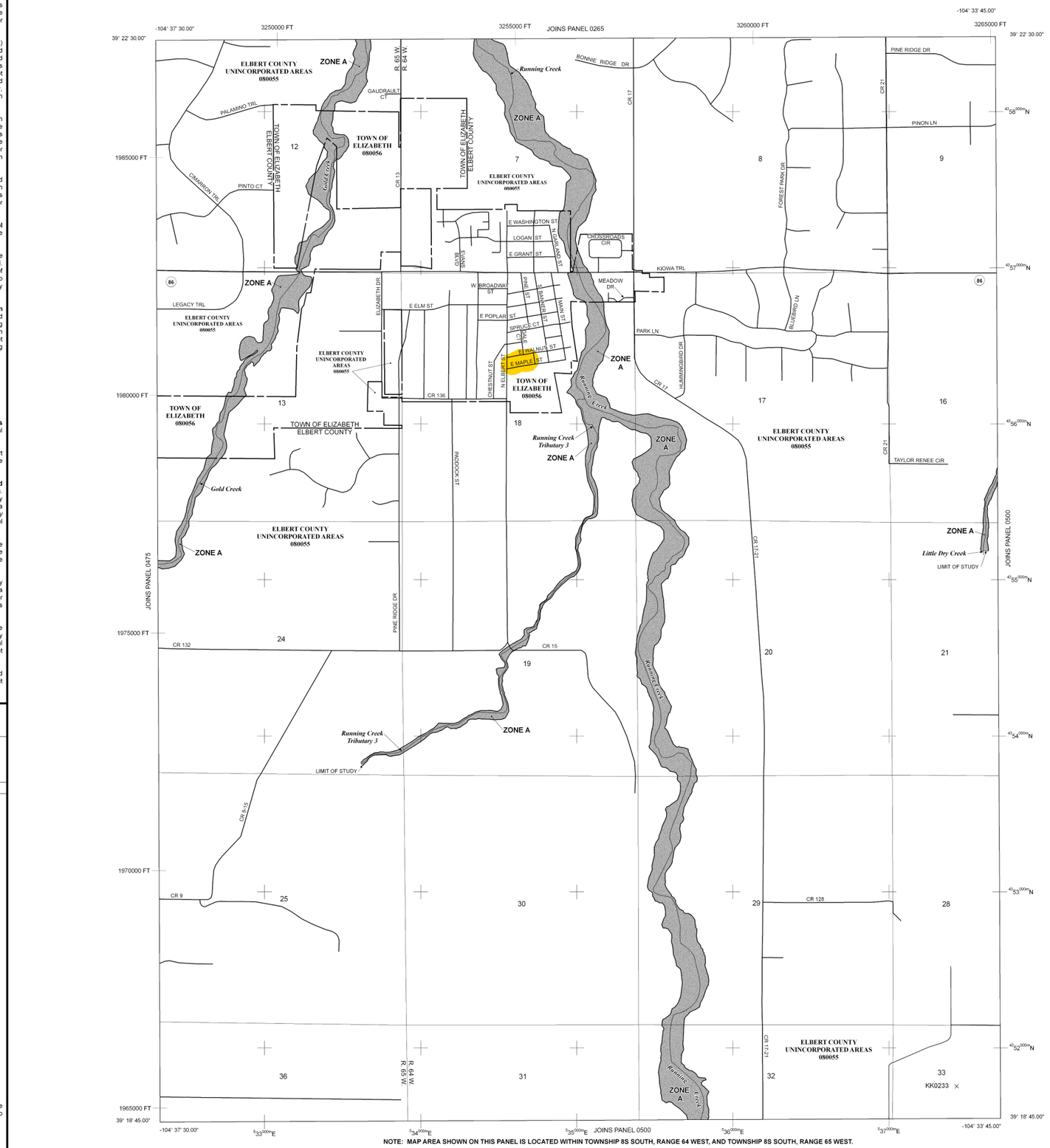
Flooding Source	Vertical Datum Offset (ft)
N/A	N/A

Panel Location Map



This Digital Flood Insurance Rate Map (DFIRM) was produced through a Cooperating Technical Partner (CTP) agreement between the State of Colorado Water Conservation Board (CWCB) and the Federal Emergency Management Agency (FEMA).

Additional Flood Hazard information and resources are available from local communities and the Colorado Water Conservation Board.



NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 8S SOUTH, RANGE 64 WEST, AND TOWNSHIP 8S SOUTH, RANGE 65 WEST.

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.
ZONE AE Base Flood Elevations determined.
ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR Special Flood Hazard Area Formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

Floodplain boundary
Floodway boundary
Zone D Boundary
CBRS and OPA boundary
Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
513 — Base Flood Elevation line and value; elevation in feet*
(EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

A — A Cross section line
23 — 23 Transect line
97° 07' 30.00" / 32° 22' 30.00" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
4275000mN 1000-meter Universal Transverse Mercator grid ticks, zone 13
6000000 FT 5000-foot grid ticks: Colorado State Plane coordinate system, central zone (FIPSZONE 0502), Lambert Conformal Conic Projection
DX5510 × Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5 River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
MARCH 17, 2011

For community map revision history prior to countywide mapping, refer to the Community Map History Table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'
500 0 1000 2000 FEET
300 0 300 600 METERS

NFIP

PANEL 0480C

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

ELBERT COUNTY, COLORADO AND INCORPORATED AREAS

PANEL 0480 OF 1200

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
ELBERT COUNTY	080055	0480	C
ELIZABETH, TOWN OF	080056	0480	C

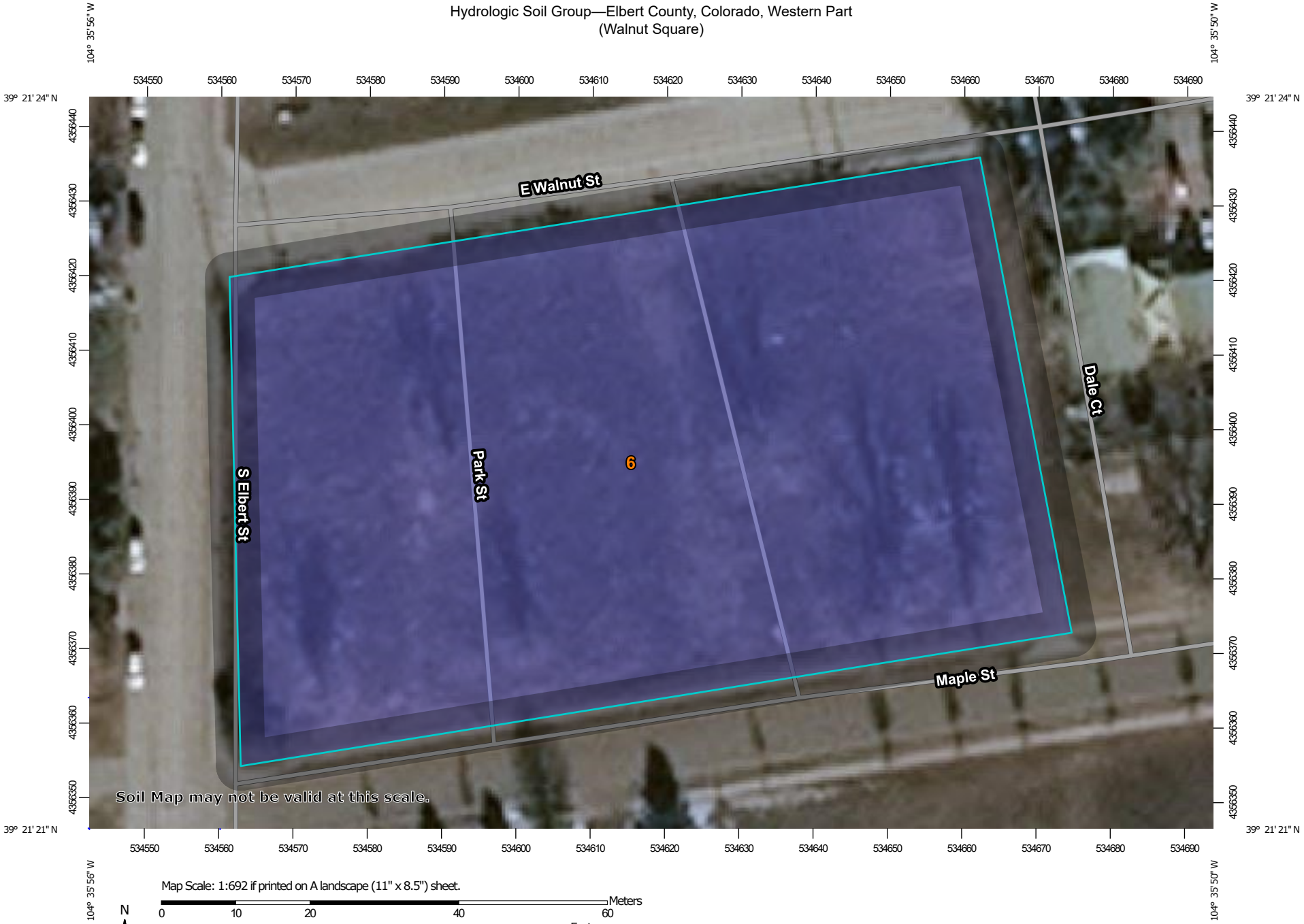
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER 08039C0480C

EFFECTIVE DATE: MARCH 17, 2011

Federal Emergency Management Agency

Hydrologic Soil Group—Elbert County, Colorado, Western Part
(Walnut Square)



Map Scale: 1:692 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 30 60 120 180

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A
A/D
B
B/D
C
C/D
D
Not rated or not available

Soil Rating Lines

A
A/D
B
B/D
C
C/D
D
Not rated or not available

Soil Rating Points

A
A/D
B
B/D
C
C/D
D
Not rated or not available

Water Features

Streams and Canals

Transportation

Rails
Interstate Highways
US Routes
Major Roads
Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Elbert County, Colorado, Western Part
Survey Area Data: Version 14, Sep 10, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 24, 2018—Nov 19, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
6	Bresser sandy loam, cool, 5 to 9 percent slopes	B	1.7	100.0%
Totals for Area of Interest			**1.7**	**100.0%**

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

NOAA Atlas 14, Volume 8, Version 2
Location name: Elizabeth, Colorado, USA*
Latitude: 39.3562°, Longitude: -104.5986°
Elevation: 6514.26 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.231** (0.188-0.286)	**0.287** (0.233-0.355)	**0.382** (0.309-0.474)	**0.465** (0.374-0.580)	**0.586** (0.458-0.758)	**0.685** (0.521-0.892)	**0.788** (0.578-1.05)	**0.896** (0.630-1.22)	**1.05** (0.707-1.45)	**1.17** (0.765-1.63)
10-min	**0.338** (0.275-0.419)	**0.420** (0.341-0.520)	**0.559** (0.452-0.694)	**0.681** (0.548-0.849)	**0.859** (0.670-1.11)	**1.00** (0.762-1.31)	**1.15** (0.846-1.53)	**1.31** (0.923-1.78)	**1.53** (1.03-2.12)	**1.71** (1.12-2.38)
15-min	**0.413** (0.335-0.511)	**0.512** (0.415-0.634)	**0.682** (0.552-0.847)	**0.831** (0.668-1.03)	**1.05** (0.817-1.35)	**1.22** (0.930-1.59)	**1.41** (1.03-1.87)	**1.60** (1.13-2.17)	**1.87** (1.26-2.59)	**2.08** (1.37-2.91)
30-min	**0.561** (0.456-0.695)	**0.696** (0.565-0.863)	**0.927** (0.750-1.15)	**1.13** (0.908-1.41)	**1.42** (1.11-1.84)	**1.66** (1.26-2.16)	**1.91** (1.40-2.53)	**2.17** (1.52-2.94)	**2.53** (1.71-3.50)	**2.82** (1.85-3.93)
60-min	**0.703** (0.571-0.871)	**0.864** (0.701-1.07)	**1.15** (0.927-1.42)	**1.40** (1.12-1.74)	**1.77** (1.38-2.29)	**2.07** (1.58-2.71)	**2.40** (1.76-3.19)	**2.74** (1.93-3.73)	**3.23** (2.18-4.48)	**3.62** (2.37-5.05)
2-hr	**0.844** (0.690-1.04)	**1.03** (0.843-1.27)	**1.37** (1.11-1.68)	**1.67** (1.35-2.06)	**2.12** (1.67-2.73)	**2.49** (1.91-3.24)	**2.89** (2.14-3.83)	**3.32** (2.36-4.49)	**3.93** (2.68-5.43)	**4.42** (2.92-6.13)
3-hr	**0.931** (0.763-1.14)	**1.13** (0.924-1.38)	**1.49** (1.21-1.82)	**1.81** (1.47-2.23)	**2.31** (1.83-2.98)	**2.73** (2.10-3.54)	**3.18** (2.37-4.20)	**3.67** (2.62-4.95)	**4.37** (2.99-6.02)	**4.93** (3.28-6.82)
6-hr	**1.11** (0.912-1.34)	**1.33** (1.09-1.62)	**1.73** (1.42-2.11)	**2.11** (1.72-2.58)	**2.68** (2.14-3.44)	**3.17** (2.46-4.09)	**3.70** (2.77-4.86)	**4.28** (3.07-5.73)	**5.10** (3.52-6.98)	**5.77** (3.86-7.93)
12-hr	**1.33** (1.10-1.60)	**1.59** (1.32-1.92)	**2.06** (1.70-2.49)	**2.48** (2.04-3.01)	**3.12** (2.51-3.96)	**3.67** (2.86-4.68)	**4.25** (3.20-5.53)	**4.88** (3.53-6.49)	**5.78** (4.02-7.85)	**6.51** (4.39-8.88)
24-hr	**1.59** (1.33-1.91)	**1.89** (1.58-2.27)	**2.42** (2.01-2.90)	**2.89** (2.39-3.48)	**3.59** (2.89-4.50)	**4.17** (3.27-5.27)	**4.79** (3.63-6.17)	**5.45** (3.96-7.18)	**6.38** (4.46-8.59)	**7.12** (4.84-9.66)
2-day	**1.88** (1.57-2.23)	**2.22** (1.86-2.63)	**2.80** (2.34-3.34)	**3.32** (2.75-3.97)	**4.07** (3.29-5.04)	**4.68** (3.69-5.86)	**5.32** (4.06-6.79)	**6.00** (4.39-7.84)	**6.95** (4.89-9.28)	**7.70** (5.27-10.4)
3-day	**2.04** (1.72-2.41)	**2.42** (2.03-2.86)	**3.05** (2.56-3.62)	**3.61** (3.01-4.30)	**4.41** (3.57-5.43)	**5.06** (3.99-6.29)	**5.73** (4.38-7.27)	**6.43** (4.72-8.35)	**7.41** (5.23-9.84)	**8.18** (5.62-11.0)
4-day	**2.17** (1.83-2.56)	**2.57** (2.17-3.03)	**3.25** (2.73-3.84)	**3.83** (3.20-4.54)	**4.67** (3.78-5.72)	**5.34** (4.23-6.61)	**6.04** (4.62-7.63)	**6.77** (4.98-8.75)	**7.77** (5.51-10.3)	**8.56** (5.90-11.5)
7-day	**2.53** (2.14-2.96)	**2.95** (2.50-3.46)	**3.67** (3.10-4.31)	**4.29** (3.60-5.06)	**5.19** (4.23-6.33)	**5.92** (4.71-7.28)	**6.66** (5.14-8.38)	**7.45** (5.52-9.59)	**8.54** (6.09-11.2)	**9.39** (6.52-12.5)
10-day	**2.84** (2.41-3.31)	**3.28** (2.79-3.83)	**4.04** (3.41-4.72)	**4.69** (3.95-5.51)	**5.63** (4.61-6.83)	**6.39** (5.11-7.84)	**7.18** (5.55-8.99)	**8.01** (5.95-10.3)	**9.15** (6.55-12.0)	**10.0** (7.00-13.3)
20-day	**3.73** (3.19-4.32)	**4.26** (3.64-4.94)	**5.15** (4.39-5.98)	**5.92** (5.01-6.89)	**7.00** (5.75-8.40)	**7.86** (6.31-9.54)	**8.74** (6.80-10.8)	**9.65** (7.22-12.3)	**10.9** (7.86-14.2)	**11.9** (8.34-15.6)
30-day	**4.50** (3.86-5.18)	**5.13** (4.40-5.92)	**6.18** (5.28-7.14)	**7.05** (5.99-8.18)	**8.27** (6.80-9.85)	**9.21** (7.42-11.1)	**10.2** (7.93-12.5)	**11.1** (8.35-14.1)	**12.4** (8.99-16.1)	**13.4** (9.48-17.6)
45-day	**5.50** (4.73-6.31)	**6.29** (5.41-7.22)	**7.56** (6.48-8.70)	**8.60** (7.33-9.93)	**10.0** (8.24-11.8)	**11.1** (8.93-13.2)	**12.1** (9.46-14.8)	**13.1** (9.88-16.5)	**14.5** (10.5-18.6)	**15.5** (11.0-20.2)
60-day	**6.37** (5.50-7.29)	**7.31** (6.30-8.37)	**8.80** (7.57-10.1)	**9.99** (8.54-11.5)	**11.6** (9.54-13.6)	**12.7** (10.3-15.1)	**13.8** (10.8-16.8)	**14.9** (11.2-18.6)	**16.3** (11.8-20.8)	**17.2** (12.3-22.5)

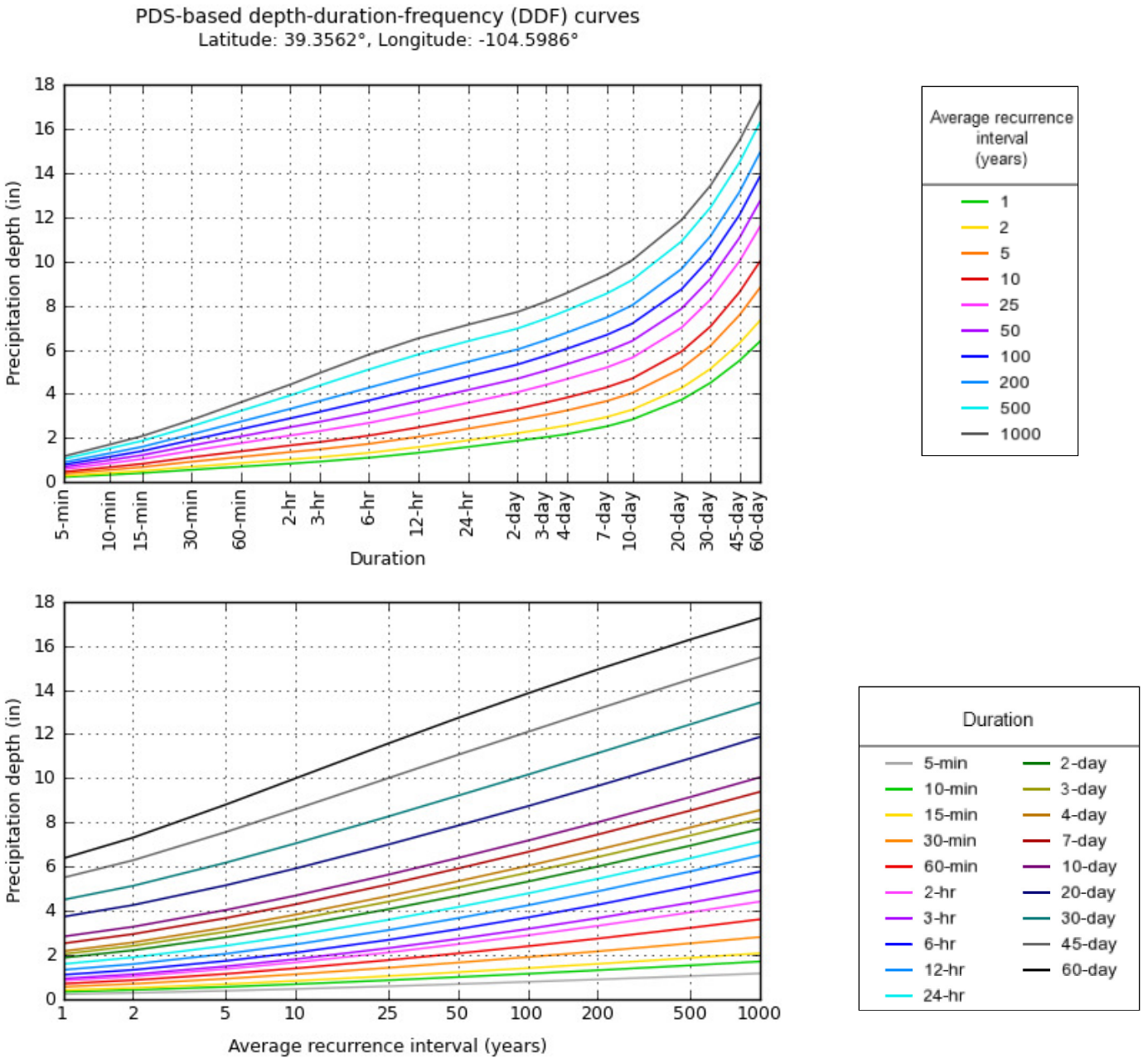
[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical



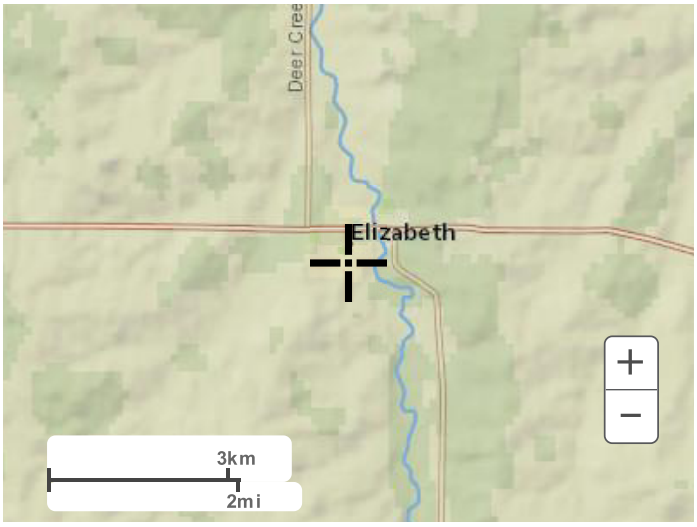
NOAA Atlas 14, Volume 8, Version 2

Created (GMT): Mon Jul 22 18:23:04 2019

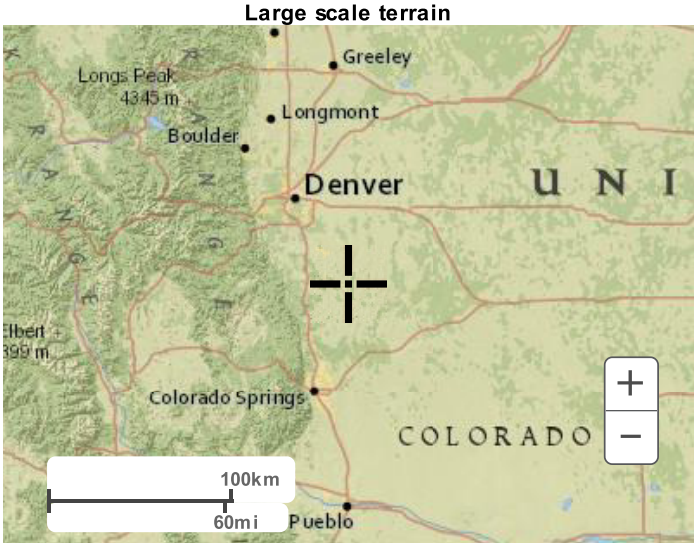
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Maps & aerials

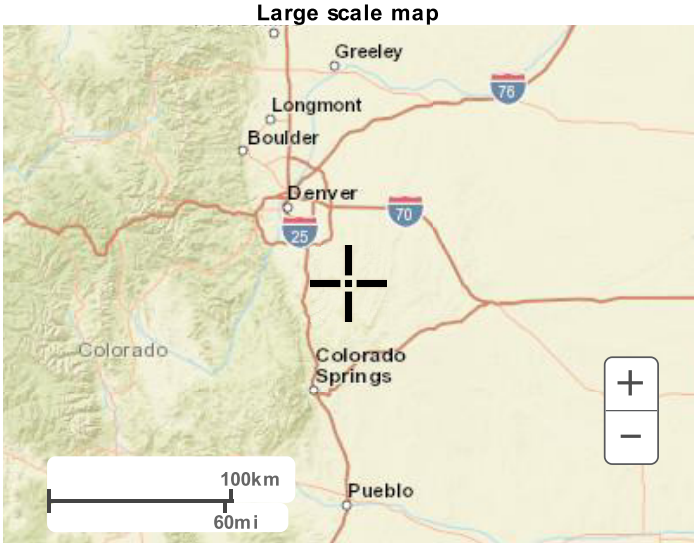
Small scale terrain



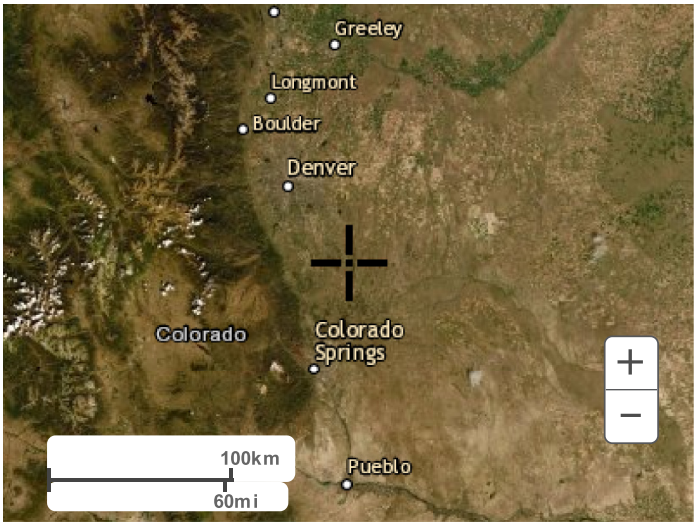
Large scale terrain



Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

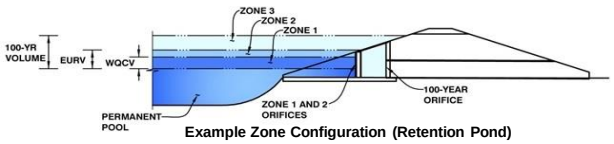
Disclaimer

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.04 (February 2021)

Project: Elizabeth 44

Basin ID: design point 5



Example Zone Configuration (Retention Pond)

Watershed Information

Selected BMP Type =	EDB	
Watershed Area =	1.57	acres
Watershed Length =	350	ft
Watershed Length to Centroid =	200	ft
Watershed Slope =	0.050	ft/ft
Watershed Imperviousness =	80.00%	percent
Percentage Hydrologic Soil Group A =	0.0%	percent
Percentage Hydrologic Soil Group B =	100.0%	percent
Percentage Hydrologic Soil Groups C/D =	0.0%	percent
Target WQCV Drain Time =	40.0	hours
Location for 1-hr Rainfall Depths =	User Input	

After providing required inputs above including 1-hour rainfall depths, click 'Run CUHP' to generate runoff hydrographs using the embedded Colorado Urban Hydrograph Procedure.

			Optional User Overrides	
Water Quality Capture Volume (WQCV) =	0.043	acre-feet		acre-feet
Excess Urban Runoff Volume (EURV) =	0.139	acre-feet		acre-feet
2-yr Runoff Volume (P1 = 0.86 in.) =	0.078	acre-feet	0.86	inches
5-yr Runoff Volume (P1 = 1.15 in.) =	0.110	acre-feet	1.15	inches
10-yr Runoff Volume (P1 = 1.4 in.) =	0.139	acre-feet	1.40	inches
25-yr Runoff Volume (P1 = 1.77 in.) =	0.188	acre-feet	1.77	inches
50-yr Runoff Volume (P1 = 2.07 in.) =	0.226	acre-feet	2.07	inches
100-yr Runoff Volume (P1 = 2.4 in.) =	0.270	acre-feet	2.40	inches
500-yr Runoff Volume (P1 = 2.41 in.) =	0.271	acre-feet	2.41	inches
Approximate 2-yr Detention Volume =	0.080	acre-feet		
Approximate 5-yr Detention Volume =	0.112	acre-feet		
Approximate 10-yr Detention Volume =	0.145	acre-feet		
Approximate 25-yr Detention Volume =	0.171	acre-feet		
Approximate 50-yr Detention Volume =	0.185	acre-feet		
Approximate 100-yr Detention Volume =	0.202	acre-feet		

Define Zones and Basin Geometry

Zone 1 Volume (WQCV) =	0.043	acre-feet
Zone 2 Volume (EURV - Zone 1) =	0.096	acre-feet
Zone 3 Volume (100-year - Zones 1 & 2) =	0.062	acre-feet
Total Detention Basin Volume =	0.202	acre-feet

Depth Increment = 1.00 ft

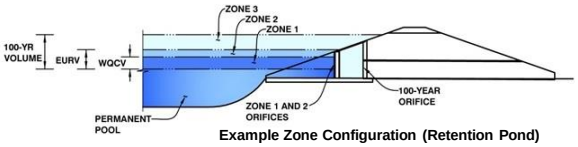
Stage - Storage Description	Stage (ft)	Optional Override Stage (ft)	Length (ft)	Width (ft)	Area (ft²)	Optional Override Area (ft²)	Area (acre)	Volume (ft³)	Volume (ac-ft)
Top of Micropool	--	0.00	--	--	--	16	0.000		
6495	--	1.00	--	--	--	1,150	0.026	583	0.013
6496	--	2.00	--	--	--	2,080	0.048	2,198	0.050
6497	--	3.00	--	--	--	3,010	0.069	4,743	0.109
6498	--	4.00	--	--	--	3,200	0.073	7,848	0.180
6499	--	5.00	--	--	--	3,260	0.075	11,078	0.254
6500	--	6.00	--	--	--	3,300	0.076	14,358	0.330
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DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.04 (February 2021)

Project:

Basin ID:



Example Zone Configuration (Retention Pond)

	Estimated Stage (ft)	Estimated Volume (ac-ft)	Outlet Type
Zone 1 (WQCV)	1.84	0.043	Orifice Plate
Zone 2 (EURV)	3.44	0.096	Orifice Plate
Zone 3 (100-year)	4.30	0.062	Weir (No Pipe)
Total (all zones)		0.202	

User Input: Orifice at Underdrain Outlet (typically used to drain WQCV in a Filtration BMP)

Underdrain Orifice Invert Depth =	N/A	ft (distance below the filtration media surface)	Underdrain Orifice Area =	N/A	ft^2
Underdrain Orifice Diameter =	N/A	inches	Underdrain Orifice Centroid =	N/A	feet

Calculated Parameters for Underdrain

User Input: Orifice Plate with one or more orifices or Elliptical Slot Weir (typically used to drain WQCV and/or EURV in a sedimentation BMP)

Invert of Lowest Orifice =	0.00	ft (relative to basin bottom at Stage = 0 ft)	WQ Orifice Area per Row =	N/A	ft^2
Depth at top of Zone using Orifice Plate =	3.44	ft (relative to basin bottom at Stage = 0 ft)	Elliptical Half-Width =	N/A	feet
Orifice Plate: Orifice Vertical Spacing =	13.80	inches	Elliptical Slot Centroid =	N/A	feet
Orifice Plate: Orifice Area per Row =	N/A	inches	Elliptical Slot Area =	N/A	ft^2

Calculated Parameters for Plate

User Input: Stage and Total Area of Each Orifice Row (numbered from lowest to highest)

	Row 1 (required)	Row 2 (optional)	Row 3 (optional)	Row 4 (optional)	Row 5 (optional)	Row 6 (optional)	Row 7 (optional)	Row 8 (optional)
Stage of Orifice Centroid (ft)	0.00	1.15	2.29					
Orifice Area (sq. inches)	0.30	0.32	0.32					

	Row 9 (optional)	Row 10 (optional)	Row 11 (optional)	Row 12 (optional)	Row 13 (optional)	Row 14 (optional)	Row 15 (optional)	Row 16 (optional)
Stage of Orifice Centroid (ft)								
Orifice Area (sq. inches)								

User Input: Vertical Orifice (Circular or Rectangular)

	Not Selected	Not Selected				
Invert of Vertical Orifice =	N/A	N/A	ft (relative to basin bottom at Stage = 0 ft)	Vertical Orifice Area =	N/A	N/A ft^2
Depth at top of Zone using Vertical Orifice =	N/A	N/A	ft (relative to basin bottom at Stage = 0 ft)	Vertical Orifice Centroid =	N/A	N/A feet
Vertical Orifice Diameter =	N/A	N/A	inches			

Calculated Parameters for Vertical Orifice

User Input: Overflow Weir (Dropbox with Flat or Sloped Grate and Outlet Pipe OR Rectangular/Trapezoidal Weir (and No Outlet Pipe))

	Zone 3 Weir	Not Selected				
Overflow Weir Front Edge Height, Ho =	4.20	N/A	ft (relative to basin bottom at Stage = 0 ft)	Height of Grate Upper Edge, H_t =	4.20	N/A feet
Overflow Weir Bottom Length =	4.00	N/A	feet	Overflow Weir Slope Length =	4.00	N/A feet
Overflow Weir Side Slopes =	0.00	N/A	H:V	Grate Open Area / 100-yr Orifice Area =	N/A	N/A
Horiz. Length of Weir Sides =	4.00	N/A	feet	Overflow Grate Open Area w/o Debris =	11.14	N/A ft^2
Overflow Grate Type =	Type C Grate	N/A		Overflow Grate Open Area w/ Debris =	5.57	N/A ft^2
Debris Clogging % =	50%	N/A	%			

Calculated Parameters for Overflow Weir

User Input: Outlet Pipe w/ Flow Restriction Plate (Circular Orifice, Restrictor Plate, or Rectangular Orifice)

	Not Selected	Not Selected				
Depth to Invert of Outlet Pipe =	N/A	N/A	ft (distance below basin bottom at Stage = 0 ft)	Outlet Orifice Area =	N/A	N/A ft^2
Circular Orifice Diameter =	N/A	N/A	inches	Outlet Orifice Centroid =	N/A	N/A feet
				Half-Central Angle of Restrictor Plate on Pipe =	N/A	N/A radians

Calculated Parameters for Outlet Pipe w/ Flow Restriction Plate

User Input: Emergency Spillway (Rectangular or Trapezoidal)

Spillway Invert Stage=	4.50	ft (relative to basin bottom at Stage = 0 ft)	Spillway Design Flow Depth=	0.34	feet
Spillway Crest Length =	8.00	feet	Stage at Top of Freeboard =	5.84	feet
Spillway End Slopes =	4.00	H:V	Basin Area at Top of Freeboard =	0.08	acres
Freeboard above Max Water Surface =	1.00	feet	Basin Volume at Top of Freeboard =	0.32	acre-ft
Spillway position relative to Overflow Weir =	Offset				

Calculated Parameters for Spillway

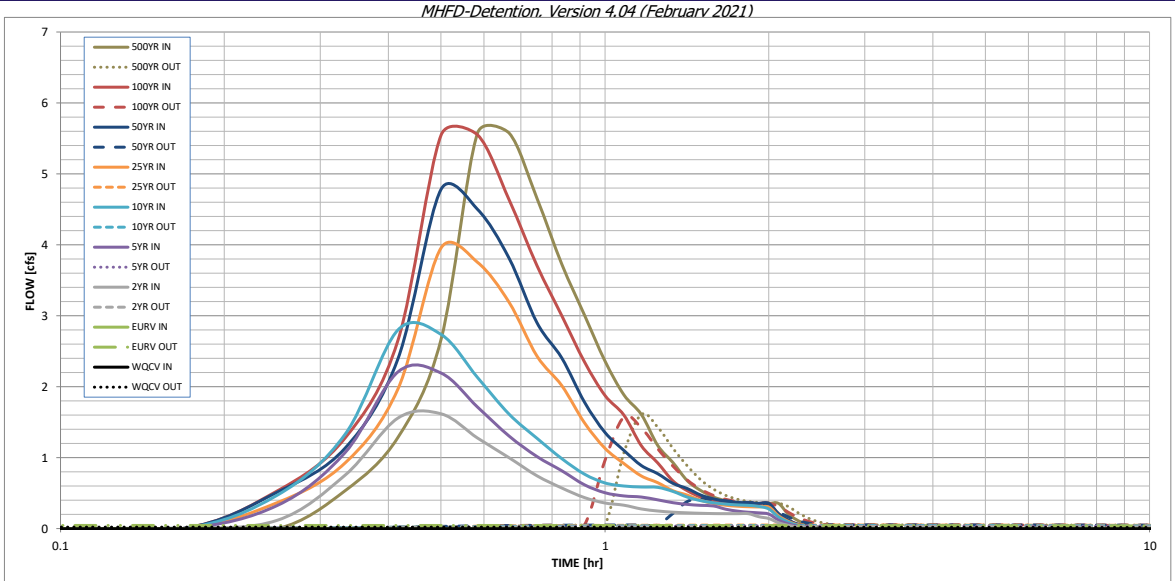
Routed Hydrograph Results

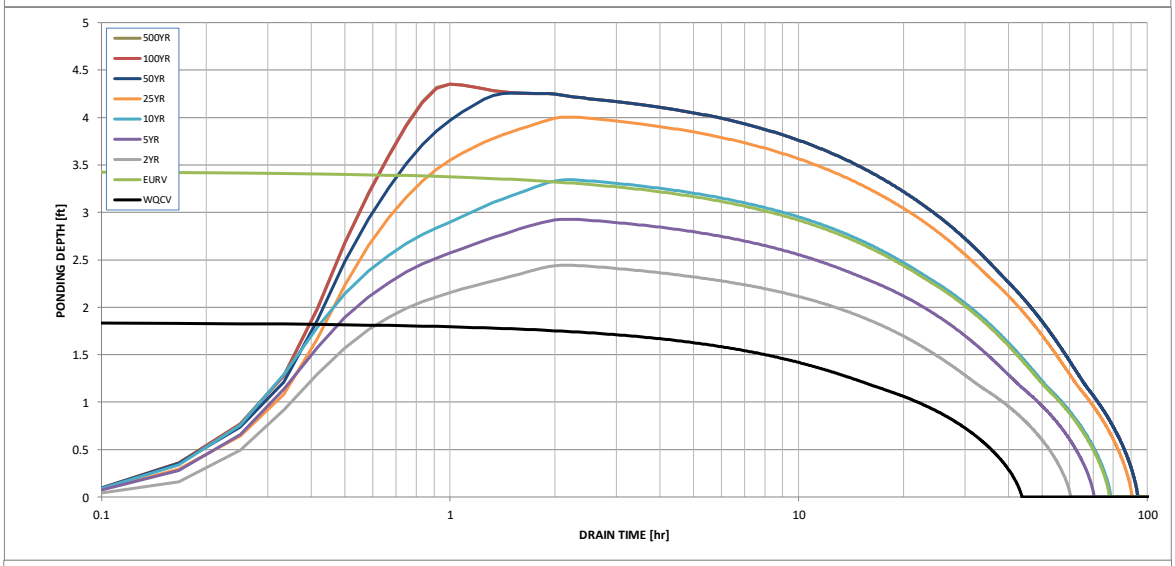
The user can override the default CUHP hydrographs and runoff volumes by entering new values in the Inflow Hydrographs table (Columns W through AF).

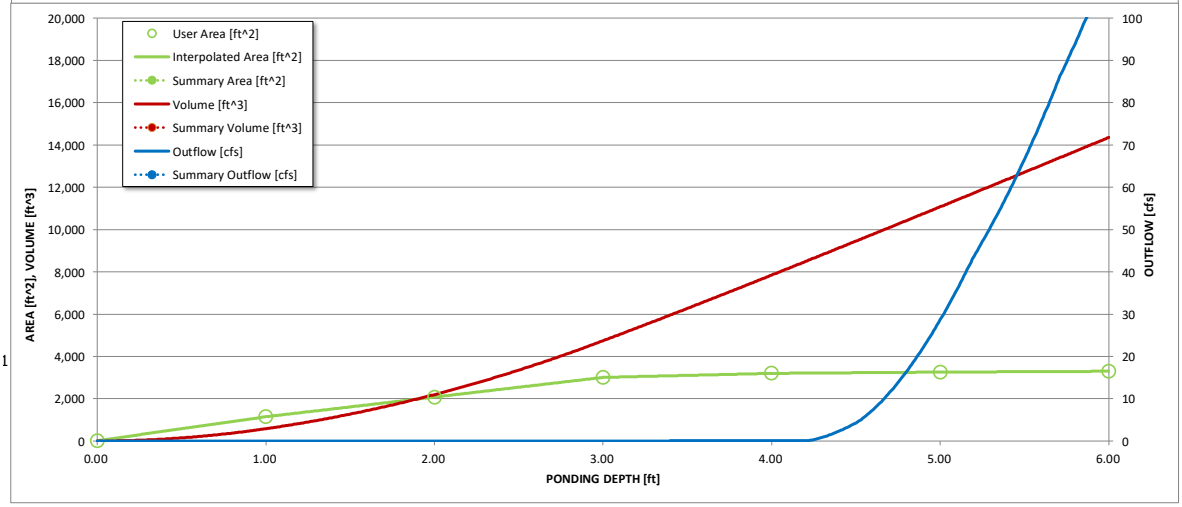
Design Storm Return Period =	WQCV	EURV	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	500 Year
One-Hour Rainfall Depth (in) =	N/A	N/A	0.86	1.15	1.40	1.77	2.07	2.40	2.41
CUHP Runoff Volume (acre-ft) =	0.043	0.139	0.078	0.110	0.139	0.188	0.226	0.270	0.271
Inflow Hydrograph Volume (acre-ft) =	N/A	N/A	0.078	0.110	0.139	0.188	0.226	0.270	0.271
CUHP Predevelopment Peak Q (cfs) =	N/A	N/A	0.0	0.1	0.4	1.2	1.7	2.2	2.3
OPTIONAL Override Predevelopment Peak Q (cfs) =	N/A	N/A							
Predevelopment Unit Peak Flow, q (cfs/acre) =	N/A	N/A	0.01	0.05	0.25	0.76	1.05	1.42	1.44
Peak Inflow Q (cfs) =	N/A	N/A	1.6	2.2	2.8	4.0	4.8	5.6	5.6
Peak Outflow Q (cfs) =	0.0	0.0	0.0	0.0	0.0	0.1	0.4	1.6	1.6
Ratio Peak Outflow to Predevelopment Q =	N/A	N/A	N/A	0.5	0.1	0.0	0.3	0.7	0.7
Structure Controlling Flow =	Plate	Plate	Plate	Plate	Plate	Plate	Overflow Weir 1	Overflow Weir 1	Overflow Weir 1
Max Velocity through Grate 1 (fps) =	N/A	N/A	N/A	N/A	N/A	N/A	0.0	0.0	0.0
Max Velocity through Grate 2 (fps) =	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Time to Drain 97% of Inflow Volume (hours) =	40	69	54	63	70	79	81	79	79
Time to Drain 99% of Inflow Volume (hours) =	**42**	74	58	67	75	85	88	87	87
Maximum Ponding Depth (ft) =	1.84	3.43	2.44	2.93	3.34	4.00	4.26	4.35	4.35
Area at Maximum Ponding Depth (acres) =	0.04	0.07	0.06	0.07	0.07	0.07	0.07	0.07	0.07
Maximum Volume Stored (acre-ft) =	0.043	0.139	0.074	0.103	0.133	0.180	0.199	0.206	0.206

DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.04 (February 2021)







Calculation of Peak Runof

Designer: pg
Company: canyon creek
Date: 10/18/2021
Project: elizabeth 44
Location:

Version 2.00 released May 2017

Cells of this color are for required user-input
Cells of this color are for optional override values
Cells of this color are for calculated results based on overrides

$$t_i = \frac{0.395(1.1 - C_5)\sqrt{L_i}}{S_i^{0.33}}$$

$$t_t = \frac{L_t}{60K\sqrt{S_t}} = \frac{L_t}{60V_t}$$

Computed $t_c = t_i + t_t$

Regional $t_c = (26 - 17i) + \frac{L_t}{60(14i + 9)\sqrt{S_t}}$

$t_{minimum} = 5$
$t_{minimum} = 10$

Selected $t_c =$

Subcatchment Name	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C							Overland (Initial) Flow Time					Channe		
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	Overland Flow Length L_i (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Overland Flow Slope S_i (ft/ft)	Overland Flow Time t_i (min)	Channelized Flow Length L_t (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)
DP1	0.19	B	65.0	0.50	0.54	0.58	0.66	0.69	0.73	0.77	50.00			0.020	5.72	150.00		
				0.51	0.53	0.56	0.64	0.67	0.71	0.76					5.79			
DP2	0.18	B	85.0	0.69	0.72	0.74	0.78	0.80	0.82	0.85	50.00			0.100	2.28	130.00		
				0.71	0.73	0.74	0.78	0.80	0.82	0.85					2.21			
DP3	1.36	B	85.0	0.69	0.72	0.74	0.78	0.80	0.82	0.85	50.00			0.040	3.09	320.00		
				0.71	0.74	0.75	0.79	0.81	0.83	0.85					2.91			
DP4	0.08	B	90.0	0.74	0.76	0.78	0.81	0.83	0.84	0.87	50.00			0.030	2.98	100.00		
				0.74	0.76	0.77	0.81	0.82	0.84	0.86					3.02			
DP5	1.57	B	80.0	0.64	0.67	0.70	0.75	0.77	0.80	0.83	50.00			0.020	4.34	120.00		
				0.67	0.69	0.71	0.75	0.78	0.80	0.83					4.16			

f using Rational Method

(urban)
) (non-urban)

$\max\{t_{minimum}, \min(\text{Computed } t_c, \text{Regional } t_c)\}$

Select UDFCD location for NOAA Atlas 14 Rainfall Depths from the pulldown list OR enter your own depths obtained from the NOAA website (click this link)

	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
1-hour rainfall depth, P1 (in) =	0.86	1.15	1.40	1.77	2.07	2.40	3.23

	a	b	c
Rainfall Intensity Equation Coefficients =	28.50	10.00	0.786

$$I(in/hr) = \frac{a * P_1}{(b + t_c)^c}$$

$$Q(cfs) = CIA$$

lized (Travel) Flow Time				Time of Concentration			Rainfall Intensity, I (in/hr)							Peak Flow, Q (cfs)						
Channelized Flow Slope S_t (ft/ft)	NRCS Conveyance Factor K	Channelized Flow Velocity V_t (ft/sec)	Channelized Flow Time t_t (min)	Computed t_c (min)	Regional t_c (min)	Selected t_c (min)	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
0.060	15	3.67	0.68	6.41	15.51	6.41	2.73	3.64	4.43	5.60	6.54	7.59	10.21	0.26	0.37	0.49	0.70	0.86	1.05	1.50
				6.47										0.26	0.37	0.47	0.68	0.83	1.02	1.47
0.080	15	4.24	0.51	2.79	11.92	5.00	2.93	3.90	4.75	6.00	7.02	8.14	10.96	0.36	0.50	0.64	0.85	1.01	1.20	1.67
				2.72										0.37	0.51	0.63	0.84	1.01	1.20	1.68
0.050	20	4.47	1.19	4.28	12.69	5.00	2.93	3.90	4.75	6.00	7.02	8.14	10.96	2.75	3.81	4.80	6.39	7.66	9.09	12.62
				4.10										2.83	3.93	4.84	6.45	7.73	9.19	12.66
0.030	20	3.46	0.48	3.46	11.15	5.00	2.93	3.90	4.75	6.00	7.02	8.14	10.96	0.17	0.24	0.30	0.39	0.47	0.55	0.76
				3.50										0.17	0.24	0.29	0.39	0.46	0.55	0.75
0.020	20	2.83	0.71	5.05	13.10	5.05	2.92	3.89	4.74	5.99	7.00	8.12	10.93	2.95	4.11	5.22	7.06	8.51	10.17	14.22
				4.87										3.07	4.21	5.28	7.05	8.58	10.20	14.24

DRAINAGE BASINS

ONSITE RUNOFF TO POND	A1	5,859sf. 0.13ac.	.10ac.@100% impervious .03ac.@ 10% impervious
	A2	7,244sf. 0.13ac.	.10ac.@100% impervious .03ac.@ 10% impervious
	A3	30,270sf. 0.69ac.	.60ac.@100% impervious .09ac.@ 10% impervious
	A4	7,770sf. 0.18ac.	.15ac.@100% impervious .03ac.@ 10% impervious
	A5	8,253sf. 0.19ac.	.18ac.@100% impervious .01ac.@ 10% impervious
	A6	2,070sf. 0.05ac.	.05ac.@100% impervious
	A7	4,754sf. 0.11ac.	.01ac.@100% impervious .10ac.@ 10% impervious

OFFSITE TO POND	OS1	752sf. 0.02ac.	.01ac.@100% impervious .01ac.@ 10% impervious
	OS2	445sf. 0.01ac.	.01ac.@100% impervious
	OS3	287sf. 0.01ac.	.01ac.@ 10% impervious
	OS4	1,246sf. 0.03ac.	.02ac.@100% impervious .01ac.@ 10% impervious

BYPASS POND	B1	1,015sf. 0.02ac.	.02ac.@100% impervious
	B2	71sf. 0.01ac.	.01ac.@ 10% impervious
	C1	463sf. 0.01ac.	.005ac.@100% impervious .005ac.@10% impervious

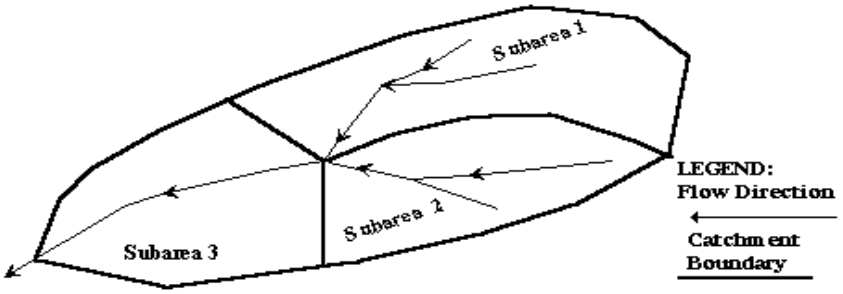
DESIGN POINTS

				5yr	10yr	100yr	
1	SIDEWALK CHASE BASIN A2 + OS1 = 7,997sf.	0.18ac.	1	0.37	0.47	1.02	
2	CONCRETE PAN BASIN A4 = 7,770sf.	0.18ac.	2	0.51	0.63	1.20	
3	TYPE R INLET BASIN A1+A2+A3+A4+A5+OS1+OS2+OS3= 59,396sf.	1.36ac.	3	3.93	4.84	9.19	7.5" DEPTH @100YR
4	SWALE INTO POND BASIN A6+OS4 = 2,709sf.	0.06ac.	4	0.24	0.29	0.55	
5	OUTLET STRUCTURE BASINS A1 through A7+OS1 through OS4=68,343sf.	1.57ac.	5	4.21	5.28	10.20	

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

Designer: pg
Company: canyon creek
Date: 10/18/2021
Project: elizabeth 44
Location:



Subcatchment Name
DP 1

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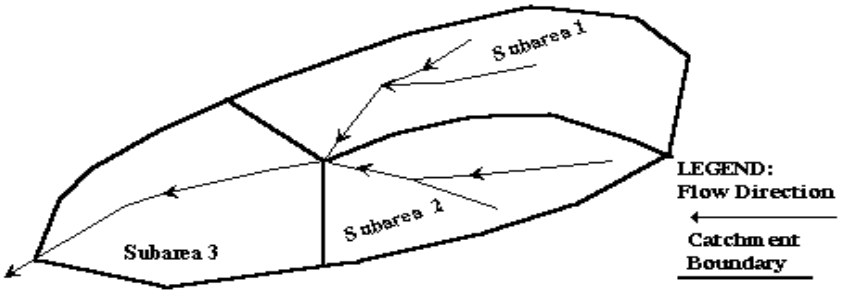
See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
OS1	0.02	B	10.0	0.06	0.07	0.14	0.31	0.38	0.47	0.57
A2	0.11	B	100.0	0.84	0.86	0.86	0.88	0.89	0.89	0.90
A2	0.06	B	10.0	0.06	0.07	0.14	0.31	0.38	0.47	0.57
Total Area (ac)	0.19		Area-Weighted C	0.51	0.53	0.56	0.64	0.67	0.71	0.76
			Area-Weighted Override C	0.51	0.53	0.56	0.64	0.67	0.71	0.76

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

Designer: pg
Company: canyon creek
Date: 10/18/2021
Project: elizabeth 44
Location:



Subcatchment Name
DP2

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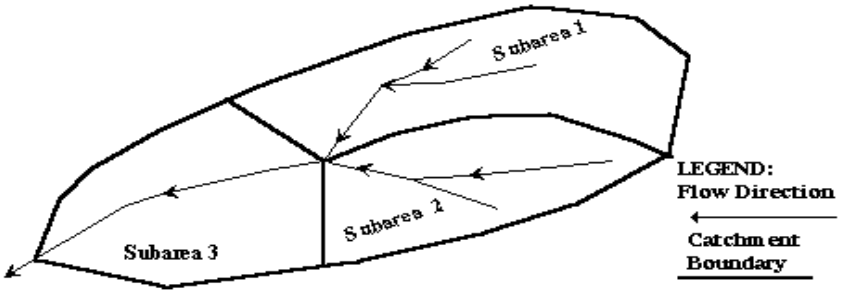
See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
A4	0.15	B	100.0	0.84	0.86	0.86	0.88	0.89	0.89	0.90
	0.03	B	10.0	0.06	0.07	0.14	0.31	0.38	0.47	0.57
Total Area (ac)	0.18		Area-Weighted C	0.71	0.73	0.74	0.78	0.80	0.82	0.85
			Area-Weighted Override C	0.71	0.73	0.74	0.78	0.80	0.82	0.85

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

Designer: pg
Company: canyon creek
Date: 10/18/2021
Project: elizabeth 44
Location:



Subcatchment Name
DP3

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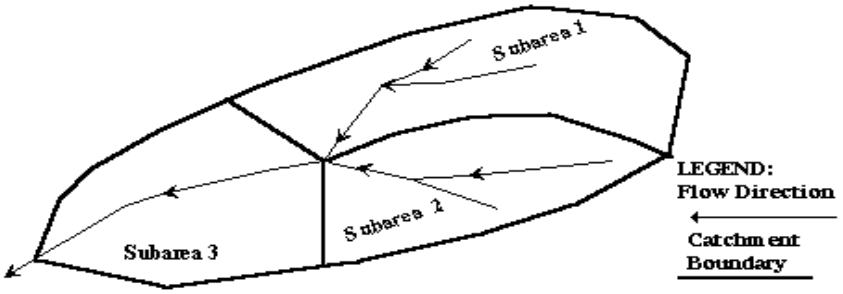
See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
A1	0.10	B	100.0	0.84	0.86	0.86	0.88	0.89	0.89	0.90
	0.03	B	10.0	0.06	0.07	0.14	0.31	0.38	0.47	0.57
A2	0.10	B	100.0	0.84	0.86	0.86	0.88	0.89	0.89	0.90
	0.03	B	10.0	0.06	0.07	0.14	0.31	0.38	0.47	0.57
A3	0.60	B	100.0	0.84	0.86	0.86	0.88	0.89	0.89	0.90
	0.09	B	10.0	0.06	0.07	0.14	0.31	0.38	0.47	0.57
A4+A5	0.33	B	100.0	0.84	0.86	0.86	0.88	0.89	0.89	0.90
	0.04	B	10.0	0.06	0.07	0.14	0.31	0.38	0.47	0.57
OS1-3	0.02	B	100.0	0.84	0.86	0.86	0.88	0.89	0.89	0.90
	0.02	B	10.0	0.06	0.07	0.14	0.31	0.38	0.47	0.57
Total Area (ac)	**1.36**		**Area-Weighted C**	**0.71**	**0.74**	**0.75**	**0.79**	**0.81**	**0.83**	**0.85**
			Area-Weighted Override C	**0.71**	**0.74**	**0.75**	**0.79**	**0.81**	**0.83**	**0.85**

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

Designer: pg
Company: canyon creek
Date: 10/18/2021
Project: elizabeth 44
Location:



Subcatchment Name
DP4

Cells of this color are for required user-input
Cells of this color are for optional override values
Cells of this color are for calculated results based on overrides

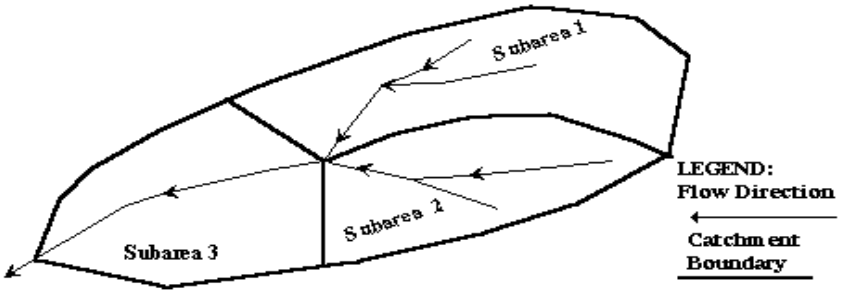
See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
A6	0.05	B	100.0	0.84	0.86	0.86	0.88	0.89	0.89	0.90
OS4	0.02	B	100.0	0.84	0.86	0.86	0.88	0.89	0.89	0.90
	0.01	B	10.0	0.06	0.07	0.14	0.31	0.38	0.47	0.57
Total Area (ac)	**0.08**		**Area-Weighted C**	**0.74**	**0.76**	**0.77**	**0.81**	**0.82**	**0.84**	**0.86**
			Area-Weighted Override C	**0.74**	**0.76**	**0.77**	**0.81**	**0.82**	**0.84**	**0.86**

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

Designer: pg
Company: canyon creek
Date: 10/18/2021
Project: elizabeth 44
Location:



Subcatchment Name
DP5

Cells of this color are for required user-input
Cells of this color are for optional override values
Cells of this color are for calculated results based on overrides

See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
A BASINS	1.19	B	100.0	0.84	0.86	0.86	0.88	0.89	0.89	0.90
	0.31	B	10.0	0.06	0.07	0.14	0.31	0.38	0.47	0.57
OS BASINS	0.04	B	100.0	0.84	0.86	0.86	0.88	0.89	0.89	0.90
	0.03	B	10.0	0.06	0.07	0.14	0.31	0.38	0.47	0.57
Total Area (ac)	**1.57**		**Area-Weighted C**	**0.67**	**0.69**	**0.71**	**0.75**	**0.78**	**0.80**	**0.83**
			Area-Weighted Override C	**0.67**	**0.69**	**0.71**	**0.75**	**0.78**	**0.80**	**0.83**

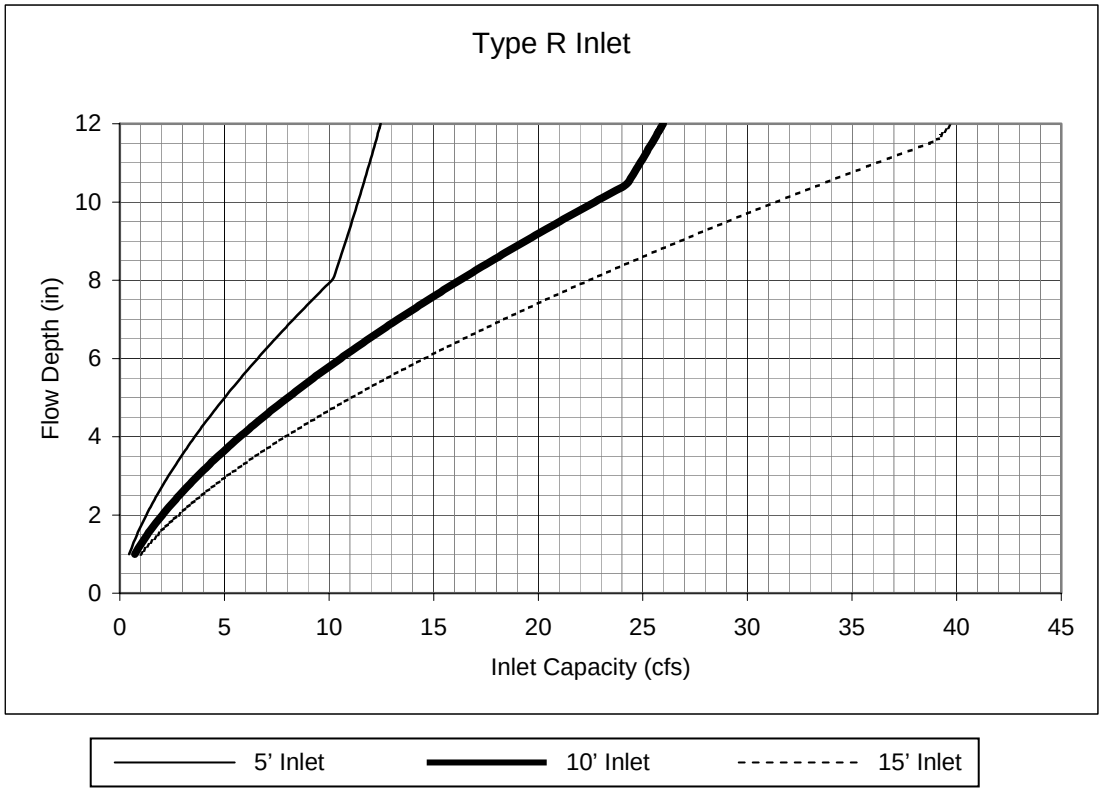
Elizabeth 44
SIDEWALK CHASE AND CONCRETE SWALE

Sidewalk Chase DP #1				
	A	0.33	FT2	
	P	1.6	FT	
	R	0.20625		
	S	0.02	FT/FT	
	N	0.015	Conc.	
	Q	1.954967	CFS	100YR = 1.5CFS
	V	5.924143	FPS	
	g	32.2	ft/s^2	
	Top width	1	ft	
	D	0.33	ft	
	Fr	1.817359	**Protect Outlet	

Townhome Drive Aisle DP #2 (3% Long. Slope)				
	A	0.47	FT2	
	P	5	FT	
	R	0.094		
	S	0.03	FT/FT	
	N	0.015	CONC	
	Q	2.019567	CFS	100YR=1.67CFS
	V	4.296951	FPS	
	g	32.2	ft/s^2	
	Top width	21.22	ft	
	D	0.26	ft	
	Fr	1.485066		

FIGURE 8-13, INLET CAPACITY CHART SUMP CONDITIONS

CURB OPENING (TYPE R) INLET



Notes:
1. The Douglas County standard inlet parameters must apply to use this chart.



GRAPHIC SCALE 1"=20'

20 0 20 40 60

DRAINAGE BASINS

ONSITE RUNOFF TO POND	A1	5,859sf. 0.13ac.	.10ac.@100% impervious .03ac.@ 10% impervious
	A2	7,244sf. 0.13ac.	.10ac.@100% impervious .03ac.@ 10% impervious
	A3	30,270sf. 0.69ac.	.60ac.@100% impervious .09ac.@ 10% impervious
	A4	7,770sf. 0.18ac.	.15ac.@100% impervious .03ac.@ 10% impervious
	A5	8,253sf. 0.19ac.	.18ac.@100% impervious .01ac.@ 10% impervious
	A6	2,070sf. 0.05ac.	.05ac.@100% impervious
	A7	4,754sf. 0.11ac.	.01ac.@100% impervious .10ac.@ 10% impervious
OFFSITE TO POND	OS1	752sf. 0.02ac.	.01ac.@100% impervious .01ac.@ 10% impervious
	OS2	445sf. 0.01ac.	.01ac.@100% impervious
	OS3	287sf. 0.01ac.	.01ac.@ 10% impervious
	OS4	1,246sf. 0.03ac.	.02ac.@100% impervious .01ac.@ 10% impervious
BYPASS POND	B1	1,015sf. 0.02ac.	.02ac.@100% impervious
	B2	71sf. 0.01ac.	.01ac.@ 10% impervious
	C1	463sf. 0.01ac.	.005ac.@100% impervious .005ac.@10% impervious

DESIGN POINTS

				5yr	10yr	100yr	
⚠	SIDEWALK CHASE BASIN A2 + OS1 = 7,997sf.	0.18ac.	⚠	0.37	0.47	1.02	
⚠	CONCRETE PAN BASIN A4 = 7,770sf.	0.18ac.	⚠	0.51	0.63	1.20	
⚠	TYPE R INLET BASIN A1+A2+A3+A4+A5+OS1+OS2+OS3= 59,396sf.	1.36ac.	⚠	3.93	4.84	9.19	7.5" DEPTH @100YR
⚠	SWALE INTO POND BASIN A6+OS4 = 2,709sf.	0.06ac.	⚠	0.24	0.29	0.55	
⚠	OUTLET STRUCTURE BASINS A1 through A7+OS1 through OS4=68,343sf.	1.57ac.	⚠	4.21	5.28	10.20	

CANYON CREEK ENGINEERING
CIVIL PLANNING STRUCTURAL
cce@canyoncreekengineering.com
PO BOX 3072, PARKER, CO 80134 303.805.1803

PROJECT FOR:
ELIZABETH 44, LLC

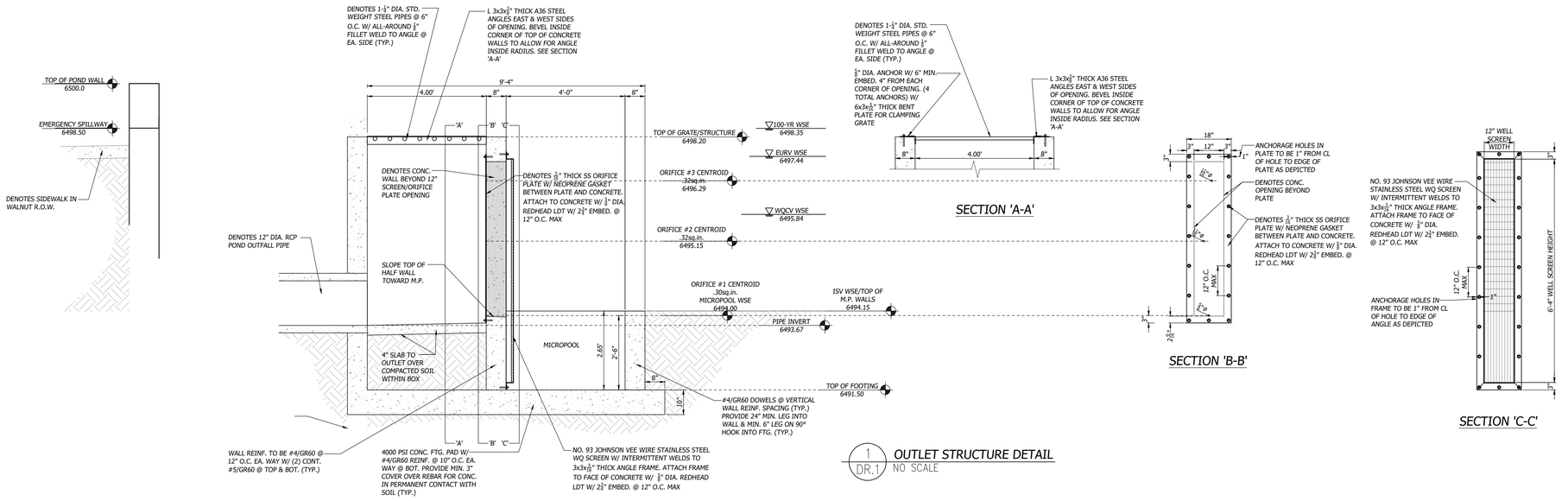
ON-SITE DRAINAGE SUBBASIN MAP

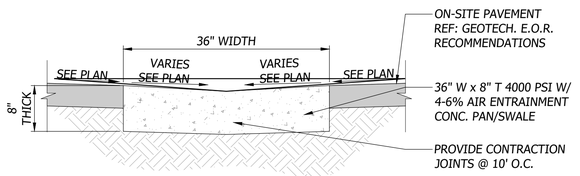
ELIZABETH 44 - FINAL DRAINAGE REPORT

ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

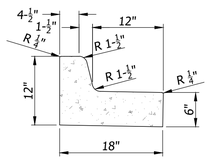
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DR.0
1 OF 2



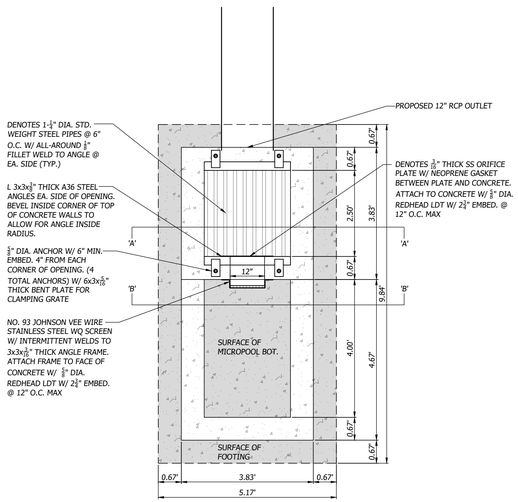


2 C3.1 TYPICAL ON-SITE CROSS PANS
1"=1'-0



GUTTER CROSS SLOPES: ¼ IN./FT. WHEN DRAINING AWAY FROM CURB & 1 IN./FT. WHEN DRAINING TOWARD CURB.

3 C3.1 TYPICAL ON-SITE CURB AND GUTTER
1"=1'-0



4 C3.1 OUTLET STRUCTURE PLAN
1"=2'-0

CANYON CREEK ENGINEERING
CIVIL PLANNING STRUCTURAL
cce@canyoncreekengineering.com
PO BOX 3072, PARKER, CO 80134 303.805.1803

PROJECT FOR:
ELIZABETH 44, LLC

DRAINAGE DETAILS

ELIZABETH 44 - FINAL DRAINAGE REPORT

ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

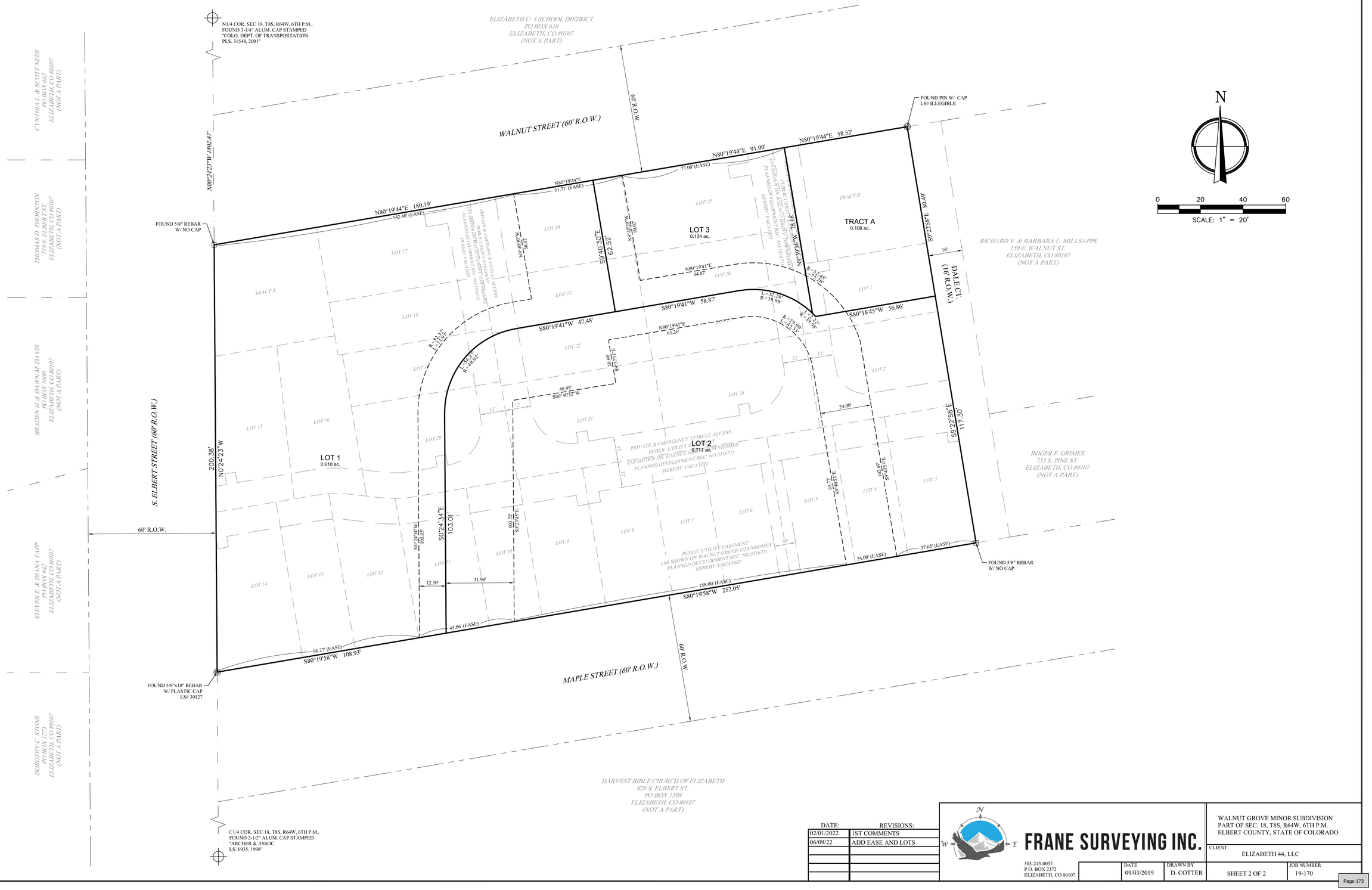
DATE: 10-19-20

DR.1
2 OF 2

WALNUT GROVE MINOR SUBDIVISION

A VACATION AND REPLAT OF LOTS 1-28 AND TRACTS A & B, WALNUT GROVE TOWNHOMES PLANNED DEVELOPMENT

PART OF SECTION 18, T. 8 S, R. 64 W, 6TH P.M., TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO



DATE:	REVISIONS:
02/01/2022	1ST COMMENTS
06/09/22	ADD EASE AND LOTS

FRANE SURVEYING INC.
303-243-0037
P.O. BOX 2372
ELIZABETH, CO 80107

WALNUT GROVE MINOR SUBDIVISION
PART OF SEC. 18, T8S, R64W, 6TH P.M.
ELBERT COUNTY, STATE OF COLORADO

CLIENT: ELIZABETH 44, LLC

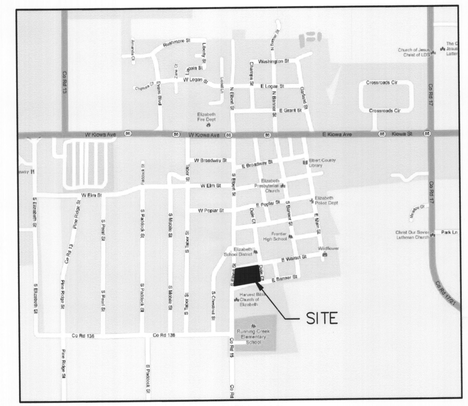
	DATE	DRAWN BY:	JOB NUMBER
SHEET 2 OF 2	09/03/2019	D. COTTER	19-170


WALNUT STREET (60' R.O.W.)
S. ELBERT STREET (60' R.O.W.)
MAPLE STREET (60' R.O.W.)
Aerial Map
© 2022 Microsoft Corporation © 2022 Maxar ©CNES (2022) Distribution Airbus DS

ALTA/ACSM LAND TITLE SURVEY

PART OF SECTION 18, T. 8 S, R. 64 W, 6TH P.M.
COUNTY OF ELBERT, STATE OF COLORADO





VICINITY MAP
N.T.S.

GENERAL NOTES:

1. All references to books, pages and reception numbers are public documents on file with the Clerk and Recorder of the County of Elbert, Colorado.

2. According to FEMA FIRM Map # 08039C0480C, the subject property does not fall within any designated flood zone.

3. There is no observable evidence of this site being used as a solid waste dump, sump or sanitary landfill.

4. There is no observable evidence of recent earth work, building construction or building additions.

5. Underground gas lines may exist on site as evidenced by previous surveys, however, no markers were found on the subject property. Before any construction, call 811 Colorado One Call, for utility locates, 72 hours prior to any construction.

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

TITLE COMMITMENT NOTES:

This survey does not constitute a title search by High Prairie Survey Co., Inc. to determine ownership of this tract or to verify the description shown; the compatibility of this description with that of adjacent tracts; nor easements of record. For all information regarding easements, right-of-ways or title of record, High Prairie Survey Co., Inc. relied upon title commitment provided by Unified Title Company, LLC, their Commitment No.: 55502UTC; Dated January 08, 2018.

The following comments are in regards to the the same above-mentioned Commitment.
The numbers in our comments correspond to the numbering system used in said Commitment.

Schedule A:

1. – 3. High Prairie Survey Co., Inc. did not examine or address these items.

4. Legal is shown hereon as listed on said Title Commitment.

Schedule B – Section I:

a. – h. High Prairie Survey Co., Inc. did not examine or address these items.

Schedule B – Section II Exceptions:

1. – 8. High Prairie Survey Co., Inc. did not examine or address these items.

9. the Plat of Phillips Addition to the Town of Elizabeth recorded May 5, 1889, has been superceded by the plat of Walnut Grove Townhomes Planned Development.

10. High Prairie Survey Co., Inc. did not examine or address these items.

11. All applicable easements and restrictions from the plat of Phillips Addition Third Addiiton have been incorporated hereon.

12. – 16. All items as shown hereon.

PROPERTY DESCRIPTION

TRACT A–B, LOTS 1–28, WALNUT GROVE TOWNHOMES PLANNED DEVELOPMENT, COUNTY OF ELBERT, STATE OF COLORADO.

CONTAINING 68,305 SQ. FT. OR 1.57 ACRES MORE OR LESS.

TITLE COMMITMENT CERTIFICATION:

TO: GREEN STREET DEVELOPMENT & UNIFIED TITLE COMPANY, LLC.

This is to certify that this map or plat and the survey performed on 04/16/2018, on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2015, and includes items 1, 3 & 4 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered with the State of Colorado, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Keith Westfall, Colorado PLS #30127
For and on behalf of
High Prairie Survey Co.

CERTIFICATE OF DEPOSIT:

Deposited this _____ day of _____, 20_____, in the County Surveyor's land survey plats/right-of-way surveys at reception number_____, in the office of the Elbert County Clerk and Recorder.

Signed_____

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	16°01'26"	16.78'	60.00'	S88°20'41"W	16.73'
C2	6°10'00"	6.46'	60.00'	S83°24'58"W	6.45'
C3	9°51'26"	10.32'	60.00'	N88°34'19"W	10.31'
C4	16°01'26"	16.78'	60.00'	N88°20'41"E	16.73'
C5	6°43'56"	7.05'	60.00'	S87°00'34"E	7.05'
C6	9°17'30"	9.73'	60.00'	N84°58'43"E	9.72'
C7	7°43'00"	6.46'	48.00'	S84°11'28"W	6.46'
C8	8°18'26"	6.96'	48.00'	N87°47'49"W	6.95'
C9	8°17'29"	10.42'	72.00'	S87°47'21"E	10.41'
C10	7°43'57"	9.72'	72.00'	N84°11'56"W	9.71'
C11	90°00'00"	29.85'	19.00'	N35°19'58"E	26.87'
C12	90°00'00"	29.85'	19.00'	S54°40'02"E	26.87'
C13	90°00'00"	29.85'	19.00'	N35°19'58"E	26.87'
C14	90°00'00"	21.99'	14.00'	S54°40'02"E	19.80'

DISCLAIMER: PLEASE NOTE THAT SURVEYING IS AN INEXACT SCIENCE AND IS SUBJECT TO A CERTAIN DEGREE OF INACCURACY AND OPINION.

BASIS OF BEARINGS:

CONSIDERING THE SOUTH LINE OF LOT 6A TO HAVE AN ASSUMED BEARING OF N80°18'23"E AND MONUMENTED AS SHOWN HEREON.

"NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon."

LEGEND

- PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT
- PUBLIC UTILITY EASEMENT
- PUBLIC ACCESS AND DRAINAGE EASEMENT
- PLATTED BOUNDARY
- RIGHT OF WAY LINE
- SECTION LINE
- EASEMENT LINE
- SECTION CORNER MONUMENT
- SET PIN WITH CAP LS# 30127
- FOUND SURVEY MARKER (AS DESCRIBED)

0 20 40 60
SCALE: 1" = 20'

REFERENCE DWG:

DATE:	REVISIONS:

High Prairie Survey Co.
LAND SURVEYING CONSTRUCTION STAKING
OIL AND GAS SURVEYING
303-621-8672 FAX 303-621-7749
P.O. BOX 384
KIOWA, COLORADO 80117

SCALE	DATE	DRAWN BY
1"=30'	04/17/2018	D. COTTER

TITLE: ALTA/ACSM LAND TITLE SURVEY
PART OF SEC. 18, T8S, R64W, 6TH P.M.
ELBERT COUNTY, STATE OF COLORADO

CLIENT: GREEN STREET DEVELOPMENT

SHEET 1 OF 1 | JOB NUMBER 18067-ALTA

October 19, 2022

Mr. Otto Burden
Colorado Civil Engineering LLC
303-708-1930

RE: Will Serve Letter for Water and Sanitary Sewer Service of Walnut Grove

Dear Mr. Burden,

The Town of Elizabeth has the ability to serve Water and Sanitary Sewer Service for Walnut Grove Apartments and Townhomes. The Town of Elizabeth Water and Sewer Standards can be found on-line for your reference. The Town of Elizabeth will need calculations for the number of plumbing fixtures for the entire project so that we can assess for the Equivalent Residential Unit (EQR) and Tap Fees per Town Resolution 22R31 (attached) review and approval with the Public Works Director, Town Engineer, and Town Administrator for concurrence.

Please note this letter does not authorize the disruption of the current property, including pre-construction or construction activities. It also does not waive any steps in the approval process, including the payment of water, sewer, and renewable water tap fees.

Please feel free to contact me for any questions or concerns.

Thank you,

Mike DeVol
Town of Elizabeth
Public Works Director
GCWWTP Operations
mdevol@townofelizabeth.org
303-913-6453

EXHIBIT B

TO: Zach Higgins, Acting Community Development Director
FROM: Travis Reynolds, AICP, Planning Manager, SAFEbuilt Studio
DATE: February 2, 2023
SUBJECT: Review – Sketch Plan for Walnut Grove

SAFEbuilt Studio staff provides the following review comments for the Walnut Grove Sketch Plan, generally located on 1.57 acres southeast of the intersection of Elbert Street and East Walnut Street in the Town of Elizabeth. Staff conducted the review in the context of Chapter 16 – Land Use and Development of the Town of Elizabeth Municipal Code, the Town's Master Plan, and the Elizabeth 86 PUD Development Guide.

Sec. 16-3-40(d) Sketch Plan Exhibit Requirements: Please supply the following information or add the following items to the sketch plan exhibit.

1. Please provide a copy of the existing, recorded plat as a depiction of the current property configuration.

Recorded plat included in resubmittal.

2. Upon resubmittal of the plans, please include copies of the previously amended subdivision improvement agreement (2016). Please note that an updated agreement will be required as part of future plat processes.

Old SIA included in resubmittal. Revisions coming understood.

3. Please combine the two pages as submitted for the Sketch Plan into one document with a consistent numbering sequence.

Sheet Nos and Title has been revised on all 3 sheets.

4. Please adjust the "Sheet Index" to include only the proposed pages of the Sketch Plan. Alternatively, please submit the listed utility and grading plans.

Sheet Index has been revised.

5. Please include a lot table indicating the anticipated use of each lot and the anticipated use of Tract A.

Lot use table has been added to the cover sheet.

6. Please depict all easements as noted in the title commitment and the ALTA survey as submitted. Easement conflicts are not as critical for the sketch plan process, but will be critical for required, future Preliminary and Final plat steps.

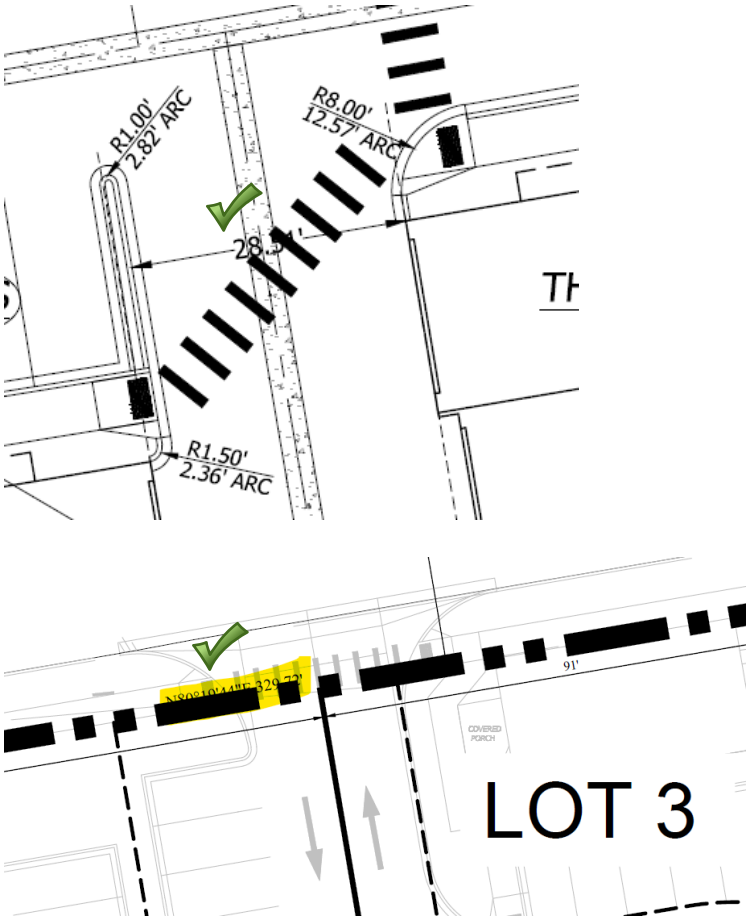
Current Preliminary Plan and Proposed replat included in resubmittal.

7. Please provide contour lines on the sketch plan, depicted at ten-foot intervals.

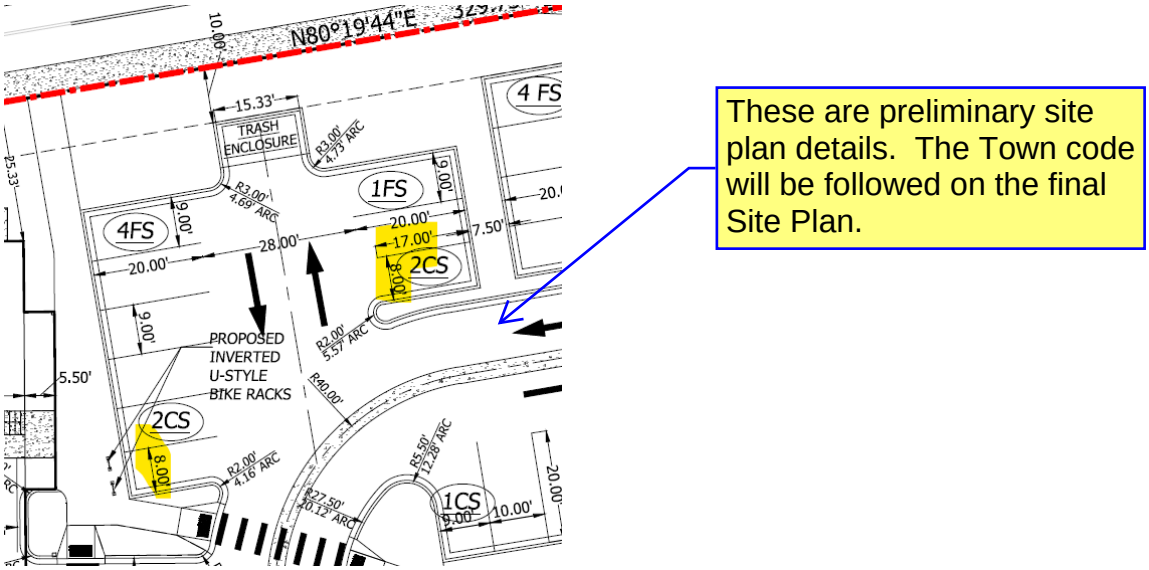
General Comments

a. Adjust labels and symbology such that the symbology does not obstruct any labels. Kindly reference the examples below.

Revisions have been made to the plan per this suggestion.



2. Per Sec. 16-6-10 of the Code, the minimum parking stall width is 9 feet and the length is 18 feet. Some parking spaces in the sketch plan do not meet these requirements. Please modify the sketch plan accordingly. Kindly reference the example below from page two of the sketch plan.



External Review Agency Comments

Civil Comments (CORE Engineering) – Please see the attached letter and relines below

Civil Comments – Water and Sewer – (JVA, Inc.) – No comments at this time

Public Works – Town of Elizabeth

1. Please note that the streets internal to the development are anticipated to remain private with no dedication to the Town.

2. Please note that all snow removed from parking and drive areas must remain on-site and not deposited on public property or the right-of-way.

CORE Electric Cooperative

1. Please note that the CORE Electric Cooperative will require utility easements that are not depicted on the sketch plan submittal. Please see the planning comments above regarding the depiction of easements and other information.

Utility easements will be added as the design progresses and easement needs determined.

Elizabeth FIRE -

1. Attached to this email is Invoice 123-274 for $267.00 for Walnut Grove Sketch Plan (see below). Once we have received payment for that invoice, we will be able to release those review comments to you. 2/2/23

So noted. Has been passed onto the developer.

We accept payments via credit/debit card or electronic check through the payment portal available on our website: https://elizabethfpd.colorado.gov/make-a-payment. If you would prefer to mail a check to our department, please use the PO Box address listed below:

So noted. Has been passed onto the developer.

Traffic (Stolfus) – No comments

U.S. Fish and Wildlife – No comments

Pines and Plains Libraries – No comments

Dale Ct will not be vacated. Some of the TH sidewalks are within the ROW. ROW will be used for pedestrians only and maintained by the development.

Elbert County

GIS

1. Please clarify if there is a plan to vacate a portion of the Dale Ct. ROW? As depicted, it appears that a portion of the town homes extend into Dale Ct.

2. Please coordinate with the County regarding addressing for the structures at a later date.

So noted.

Public Health - No Comments

Please address the comments outlined above and resubmit the requested information to the Town. Please include a comment response letter outlining your responses to comments. This will help the reviewers expedite responses to the requested updates.

CANYON CREEK ENGINEERING
CIVIL
PLANNING
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As per Sketch Plan requirements, this report is being reviewed as a "Preliminary" report need to revise this title as such

Revisions made

identify as Walnut Grove

Revisions made

Final Drainage Report for

Elizabeth 44

LOTS 1A THROUGH 6A, BLOCK 30, LOTS 7A AND 8A, BLOCK 28 AND THE 60 FOOT WIDE RIGHT-OF-WAY FOR PARK STREET LYING BETWEEN BLOCKS 28 AND 30, PHILLIPS ADDITION, AS RECORDED UNDER RECEPTION #304731, WITHIN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 64 WEST. OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO.

Owner/Applicant/Developer:
Arman K Pishke
Elizabeth 44, LLC
Email: arman@unibuilders.com

Design/Report by:
Canyon Creek Engineering - Phil Giesing, P.E.
Email: Phil@canyoncreekengineering.com

Final Drainage Report V1.0 for Elizabeth 44.

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Drainage Details **DR.1**	FOLDED & ATT

CANYON CREEK ENGINEERING
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DRAINAGE STATEMENTS

Engineer's Certification:

This report for the final drainage design of (Elizabeth 44) was prepared by me or under my direct supervision in accordance with the provisions of Town of Elizabeth Storm Drainage Design and Technical Criteria, and was designed to comply with the provisions thereof. I understand that the Town of Elizabeth does not and will not assume liability for drainage facilities designed by others.

Preliminary drainage report was prepared by Phil Giesing, Canyon Creek Engineering. The Final drainage report will be prepared and certified by Colorado Civil Engineering.

Phil Giesing – Registered Professional Engineer Seal/Date
State of Colorado
No. 27384

update engineers certification per Criteria Manual Sec 2.2 (IV) - also do not need Developers cert for a Prelim report

DRAINAGE REPORT

I. GENERAL LOCATION AND DESCRIPTION:

a. Site Location

1. Site Vicinity Map
   - Please refer to the table of contents for the location of the site vicinity map within this report. Proposed site is located in the southeastern corner of the Elbert and Maple Street Intersection within Elizabeth, Colorado.
2. Township, range, section, ¼ section
   - Township 8 south, Ranges 64 west, NE 1/4 of section 18.
3. Existing and proposed streets, roadways, and highways adjacent to and within the proposed development, or within the area served by the proposed drainage improvements
   - The proposed development will have access off of Maple Street and Walnut Street. The proposed site is bordered by Elbert Street to the west. The drainage improvements serve the site described above and a portion of the existing vacant alley to the east of the site.
4. Names of surrounding or adjacent developments, including land use or zoning information
   - The proposed development is bordered by Walnut Street Right of Way to the north, a vacant alley right of way to the east abutting residential home sites, Maple Street Right of Way to the south, and the Elbert Street Right of Way to the west.

b. Description of Property

1. Area in Acres
   - Project area enclosed by the property boundary is 1.568 acres but limits of construction are depicted on the GESC plan and contain 2.01 acres.
2. Ground cover, vegetation, site topography and slopes
   - Existing ground cover consists of native grasses and slopes steeply to the northeast, away from the Elbert Street Right of Way.
3. NRCS Soils Classification Map and discussion
   - Please refer to the table of contents for the location of the site soils map and soils description within this report. 100 percent of our on-site soils fall into hydraulic soils group B. These soils consist of Bresser Sandy Loam.
4. Major and minor drainageways
   - The proposed site is not located within any drainageways as the highpoint in the vicinity is in the Elbert street right of way abutting the proposed site to the west.
5. Floodplains delineated by UDFCD FHAD studies or on FEMA FIRM Maps
   - Please refer to the table of contents for the location of the FEMA

FIRM map within this report. Our site is not impacted by existing floodplain.

6. Existing irrigation canals or ditches
   - None are existing or known of on-site.
7. Significant Geological Features
   - There are no significant geological features existing on-site.
8. Proposed land use
   - Proposed land use is Multi-family Residential.

II. DRAINAGE BASINS AND SUBBASINS:

a. Major Drainage Basins

1. On-site and off-site major drainage basin characteristics and flow patterns and paths
   - Please reference the on-site drainage subbasin map that is folded and attached at the back of this report. Basins with the A designation are within the limits of our site and are conveyed to the pond in all but one location. Basins with the OS designation are located off-site and are delineated only because they contribute to design point flows and to the detention pond. Flow currently heads to the northeast where it is undetained. Runoff will still be routed to the northeast where it will be detained, treated, and released at or below historic rates.
2. Existing and proposed land uses within the basins if known
   - Only abutting right of way contributes to our runoff generated (OS basins) and routed to the detention pond.
3. Discussion of all drainageway planning or floodplain delineation studies that affect the major drainageways, such as UDFCD FHAD studies and outfall system planning studies
   - We are not aware of any of these studies currently. The on-site basins post developed condition matches that of the pre-developed condition. Our detention ponds will release historic flows or less for the 100-yr storm for approximately 1.57 acres of tributary area.
4. Discussion of the condition of any channel within or adjacent to the development, including existing conditions, need for improvements, and impact on the proposed development
   - The proposed detention pond will require a connection to the existing storm sewer network located within the walnut street right of way.
5. Discussion of the impacts of the off-site flow patterns and paths, under fully developed conditions
   - Minimal impact to off-site flow paths and patterns are anticipated.

b. Minor Drainage Basins

1. On-site and off-site minor drainage basin characteristics and flow patterns and paths under historic and developed conditions

- Please reference the on-site drainage subbasin map that is folded and attached at the back of this report. Basins with the A designation are within the limits of our site and are conveyed to the pond. Basins with the OS designation are located off-site and are delineated only because they contribute to design point flows. Flow currently heads to the northeast where it is undetained. Runoff will still be routed to the northeast where it will be detained, treated, and released at historic rates.

2. Existing and proposed land uses within the basins
   - Only abutting right of way contributes to our runoff generated.
3. Discussion of irrigation facilities that will influence or be impacted by the site drainage
   - There are no irrigation facilities that will be impacted due to site drainage.
4. Discussion of the impacts of the off-site flow patterns and paths, under fully developed conditions
   - Minimal impact to off-site flow paths and patterns are anticipated. In the event of a pond emergency overflow, the emergency spillway will discharge to the north into the Walnut Street right of way.

III. DRAINAGE DESIGN CRITERIA:

a. Regulations
   1. Describe the use of optional provisions and any deviation from these CRITERIA and justification for such actions.
      - The drainage concept has been designed using NRCS Soil data, NOAA precipitation data, The rational method for minor onsite flows, and the urban drainage criteria and UD-Detention workbooks.

b. Drainage Studies, Outfall Systems Plans, Site Constraints
   1. Discuss previous drainage studies or master plans for the site or project that influence the stormwater facility design
      - We are not in possession of any prior study for the site in question.
   2. Discuss drainage studies for adjacent developments and how those developments affect the stormwater facility design
      - We are not in possession of any prior studies for the adjacent sites but fully developed conditions for our site do not negatively impact adjacent developments
   3. Discuss UDFCD Outfall Systems Plans and how recommendations in those studies affect the design
      - We are not in possession of any outfall system plans. Recommendations if applicable to the site can be accommodated if provided.

4. Discuss impacts to stormwater management facility design caused by site constraints, such as streets, utilities, light rail, rapid transit, existing structures, etc
    - The main site constraints in developing the proposed site is the lack of storm sewer to the north of the property for discharge of our pond, the excess of soil on-site for balancing cut and fills, and the existing slopes of both Walnut and Maple Street.

c. Hydrology
1. Runoff calculations method(s)
    - Rational Method.
2. Design Storm recurrence intervals
    - Design storm return periods provided are 5-year, 10 year and 100-year.
3. Design rainfall
    - NOAA Point Precipitation Frequency Estimates for Elizabeth, Colorado.
4. Detention storage calculations method(s)
    - Please see attached UD-Detention workbook pages. Stage vs. Storage table is shown with user inputted parameters. The proposed pond is a 3-zone extended detention basin. A typical outlet structure incorporating a micro pool will be provided. Water will be released over time using an orifice plate and weir/grate leading to the city storm sewer. An emergency spillway will be incorporated into the retaining wall and spill onto Walnut street right of way.
5. Detention storage release rate calculation method
    - Please see attached UD-Detention workbook pages. Outlet Calculations using orifice plate, weir/grate and spillways are shown with user inputted parameters to ensure less than historic flows are provided in the post-developed condition.

d. Hydraulics
1. Methods used to determine conveyance facility capacities
    - Urban Drainage spreadsheets and workbooks have been provided showing the required design point calculations. Less detailed, open channel flow calculations have also been provided to delineate flows at other design points.
2. Hydraulic grade line calculation method and discussion of loss coefficients
3. Not applied at this time.
4. Methods used to calculate water surface profile
    - Stage vs Storage workbook has been applied to the onsite detention facility. An outlet structure detail on sheet DR.1 has been provided showing the schematic in section view.
5. Detention pond routing

- Not applied at this time.

e. Water Quality Enhancement

1. Discuss proposed best management practices
   - Micropool and proper release rates have been implemented.
2. Identify design procedures
   - First, Subbasin flow table input parameters were delineated using basin maps, and on-site soils maps. Design point flows were verified and calculations provided showing adequate capacities within the flow path. UD-Detention workbooks were used to model the pond and it's outlet.

IV. STORMWATER MANAGEMENT FACILITY DESIGN:

a. Stormwater Conveyance Facilities

1. Discuss general conveyance concepts
   - Grass lined swales will be used where possible but due to the urban nature of the site, these locations are limited. Sidewalk chases are used instead of inlets wherever possible to continue the flow of runoff on the surface. The site should be relatively low maintenance and risk from a drainage perspective for this reason.
2. Discuss proposed drainage paths and patterns
   - Refer to the on-site subbasin maps located at the back of this report for flow paths and patterns.
3. Discuss storm sewer design, including inlet and pipe locations and sizes, tributary basins and areas, peak flow rates at design points, hydraulic grade lines, etc.
   - Please refer to the offsite and on-site subbasin flow tables for deign point flows. Calculations have been provided at the back of this report showing the flow rates and depths within the pipes and chases.
4. Discuss storm sewer outfall locations and design, including method of energy dissipation
   - Energy will be dissipated with riprap basins where applicable.
5. Discuss how runoff is conveyed from all outfalls to the nearest major drainageway, including a discussion of the flow path and capacity downstream of the outfall to the nearest major drainageway
   - Ultimately on-site and upstream off-site flows are routed to the northeast, as they were historically.
6. Discuss open channel and swale designs, including dimensions, alignments, tributary basins and areas, peak flow rates at design points, stabilization and grade control improvements, low flow or trickle channel capacities, water surface elevations, etc
   - This information can be obtained throughout the calculations. WSE data has been provided on the drainage basin map within the pond section. Trickle channel is not proposed within this concept as pond bottom slopes are adequate to prevent ponding. Slopes

greater than 4:1 will be stabilized with erosion control blanket and channels with sizable flows will be stabilized using riprap basins.

7. Discuss allowable street capacities
    - Runoff in concrete swales in access roads will be less than 3" deep at 100yr storm event. The Type R inlet will be submerged 7.5" during a 100 yr storm event (1.5" above top of curb, to be detained by landscaping).
8. Discuss maintenance aspects of the design and easements and tracts that are required for stormwater conveyance purposes
    - Sediment removal will be required at the pond bottom, maintenance access easements will be required at these locations.
9. Discussion of the facilities needed off site for the conveyance of minor and major flows to the major drainageway
    - The site will require a manhole in the Walnut street right of way and a length of pipe to the northeast to connect to the existing town of Elizabeth storm sewer system.

b. Stormwater Storage Facilities
1. Discuss detention pond designs, including release rates, storage volumes and water surface elevations for the 2-year, 100-year and emergency overflow conditions, outlet structure design, emergency spillway design, etc
    - Please see attached UD-Detention workbook pages. Stage vs. Storage table is shown with user inputted parameters. The proposed pond is a 3-zone extended detention basin. The pond does not have any low slopes requiring a trickle channel. A typical outlet structure incorporating a micro pool will be provided. Water will be released over time using an orifice plate, overflow weir/grate, and emergency spillway.
2. Discuss pond outfall locations and design, including method of energy dissipation
    - Pond outfall will be connected to the existing storm sewer within the walnut street right of way. No energy dissipation is required.
3. Discuss how runoff is conveyed from all pond outfalls and emergency spillways to the nearest major drainageway, including a discussion of the flow path and capacity downstream of the outfall to the nearest major drainageway
    - Please refer to the on-site subbasin maps for flow path from pond to adjacent property. Runoff is routed through vacant property to the existing floodplain to the east.
4. Discuss maintenance aspects of the design and easements and tracts that are required for stormwater storage purposes
    - Ponds will require sediment removal in the future to ensure that the micropool continues to function properly. Maintenance access

easements will be in place to have these facilities kept in proper working order.

c. Water Quality Enhancement Best Management Practices
   1. Discuss the design of all structural water quality Best Management Practices, including tributary areas, sizing, treatment volumes, design features, etc
      - Water Quality is provided through extended drain times within the proposed full spectrum detention pond.
   2. Discuss how runoff is conveyed from all pond outfalls to the nearest major drainageway, including a discussion of the flow path and capacity downstream of the outfall to the nearest major drainageway
      - Please refer to the On-site drainage subbasin map sheet DR.0 for conveyance and path of pond flows.
   3. Discuss the operation and maintenance aspects of the design and easements and tracts that are required for stormwater quality enhancement purposes
      - Easements will be required to maintain the stormwater treatment facilities.

d. Floodplain Modification
   1. Discuss why the floodplain modifications are proposed
      - No floodplain modifications are proposed.
   2. Discuss the source of the floodplain information and level of detail (UDFCD Flood Hazard Area Delineation or FEMA Flood Insurance Rate Maps)
      - Please refer to the table of contents for the locations of the FEMA FIRM within this report.
   3. Discuss details of floodplain modifications, including level of encroachment, velocities, depths, stabilization measures, water surface elevations, etc
      - Floodplain does not encroach on the proposed site.
   4. Discuss Conditional Letter or Map Revision (CLOMR) and Letter or Map Revision (LOMR) requirements
      - Not applicable.
   5. Discuss County floodplain development regulations and Floodplain Development Permit
      - No development within the FEMA floodplain proposed.

e. Additional Permitting Requirements
   1. Section 404 of the clean water act
      - No discharge of dredged or fill material is proposed within our site.
   2. The endangered species act
      - We are not aware of any endangered species that are native to the proposed site.
   3. Other local, state or federal requirements

- 97% of stormwater from the 5-yr event will be held on-site for no longer than 72 hours. Refer to the UD-Detention outlet structure and release rates workbook for these values.

f. General
   1. Discuss all tables, figures, charts, drawings, etc. that were used in design of stormwater management facilities and describe materials that are included in the appendix of the report
      - Please refer to the table of contents for a list of all tables, maps, and spreadsheets produced in the process of designing stormwater management facilities.

V. CONCLUSIONS:

a. Compliance with Standards
   1. Criteria
      - NOAA precipitation depths are compliant with Elizabeth Criteria. Pond design and treatment of runoff is compliant with UDFCD recommendations.
   2. UDFCD Criteria
      - The proposed site is complaint with many of UDFCD's provisions. This is evident in our effort to reduce erosion and provide water quality features for the site.
   3. Manual
      - Pond design is largely focused around accommodating recommendations from the UDFCD.

b. Drainage Concept
   1. Discuss overall effectiveness of stormwater management design to properly convey, store and treat stormwater
      - The post-developed condition of our site will not adversely impact downstream and adjacent sites. Conveyance and storage based BMPs will be implemented and preserved throughout the site as detailed above.

VI. REFERENCES:

a. Town of Elizabeth Drainage Criteria.
b. Urban Drainage and Flood Control District Storm Drainage Criteria Manuals (volumes 1 through 3) and related workbooks.

VII. APPENDICES:

a. Hydrological Computations
   1. Reference table of contents and resultant calculations.
b. Hydraulic Computations
   1. Reference table of contents and resultant calculations.



VICINITY MAP

SCALE: 1" = 500'-0"

SECTION-18 TOWNSHIP-8 S RANGE-64 W

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. The **horizontal datum** was NAD83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the **North American Vertical Datum of 1988 (NAVD88)**. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-2, #9202
1315 East-West Highway
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242 or visit its website at http://www.ngs.noaa.gov/.

Base Map information shown on this FIRM was provided in digital format by Elbert County GIS Department and Anderson Consulting Engineers, Inc. These data are current as of 2009.

This map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables *in the Flood Insurance Study Report (which contains authoritative hydraulic data)* may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

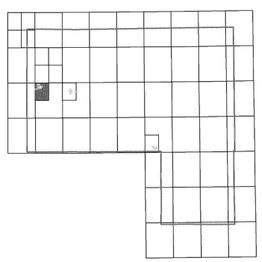
Contact **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, *a Flood Insurance Study Report*, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://www.msc.fema.gov/.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA Map (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/.

Elbert County Vertical Datum Offset Table

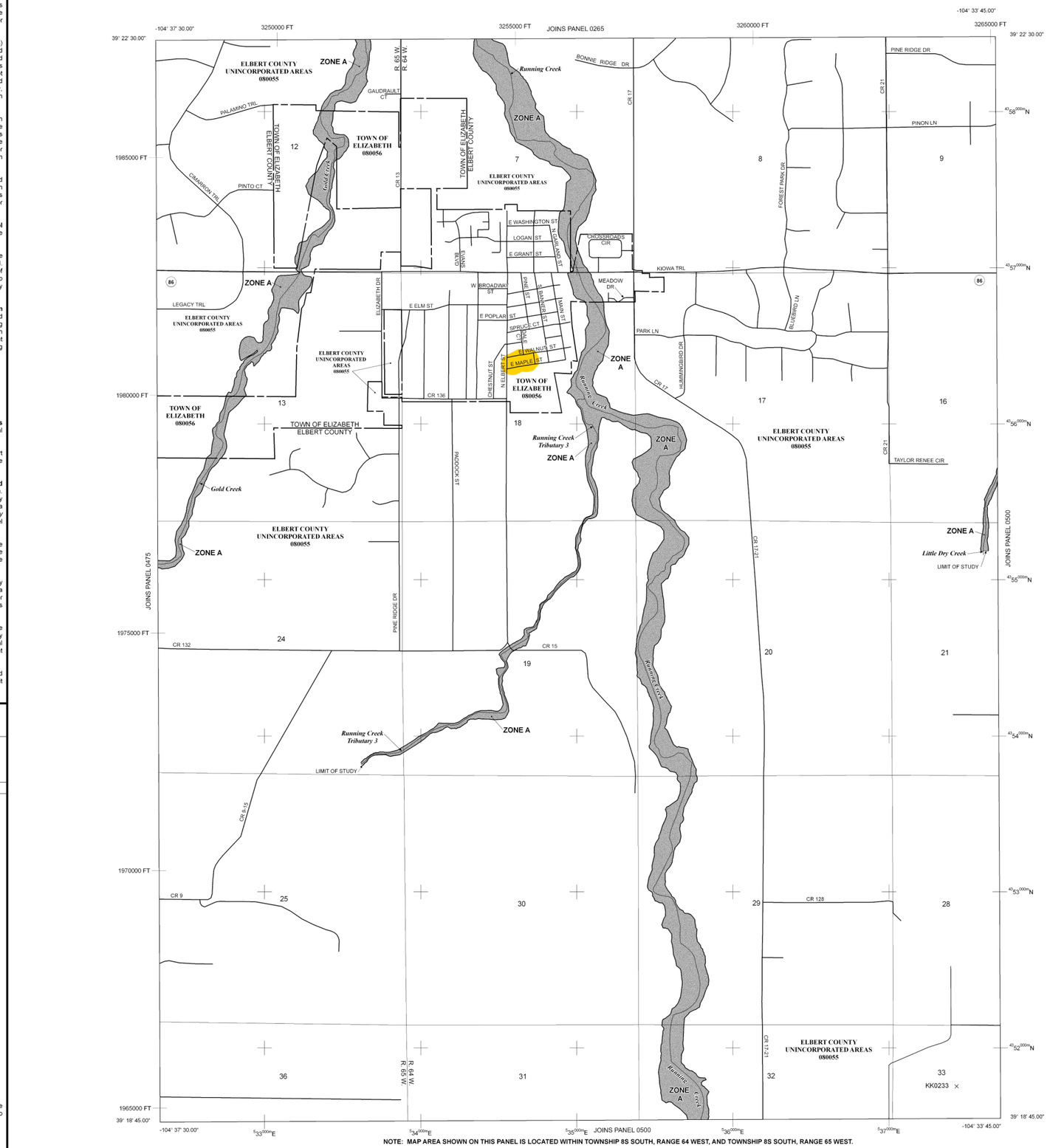
Flooding Source	Vertical Datum Offset (ft)
N/A	N/A

Panel Location Map



This Digital Flood Insurance Rate Map (DFIRM) was produced through a Cooperating Technical Partner (CTP) agreement between the State of Colorado Water Conservation Board (CWCB) and the Federal Emergency Management Agency (FEMA).

Additional Flood Hazard information and resources are available from local communities and the Colorado Water Conservation Board.



NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 8S SOUTH, RANGE 64 WEST, AND TOWNSHIP 8S SOUTH, RANGE 65 WEST.

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.
ZONE AE Base Flood Elevations determined.
ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR Special Flood Hazard Area Formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

Floodplain boundary
Floodway boundary
Zone D Boundary
CBRS and OPA boundary
Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
513 — Base Flood Elevation line and value; elevation in feet*
(EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

A — A Cross section line
23 — 23 Transect line
97° 07' 30.00" / 32° 22' 30.00" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
4275000mN 1000-meter Universal Transverse Mercator grid ticks, zone 13
6000000 FT 5000-foot grid ticks: Colorado State Plane coordinate system, central zone (FIPSZONE 0502), Lambert Conformal Conic Projection
DX5510 × Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5 River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
MARCH 17, 2011

For community map revision history prior to countywide mapping, refer to the Community Map History Table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'
500 0 1000 2000 FEET
300 0 300 600 METERS

PANEL 0480C

FIRM
FLOOD INSURANCE RATE MAP
ELBERT COUNTY, COLORADO
AND INCORPORATED AREAS

PANEL 0480 OF 1200
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
ELBERT COUNTY	080055	0480	C
ELIZABETH, TOWN OF	080056	0480	C

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

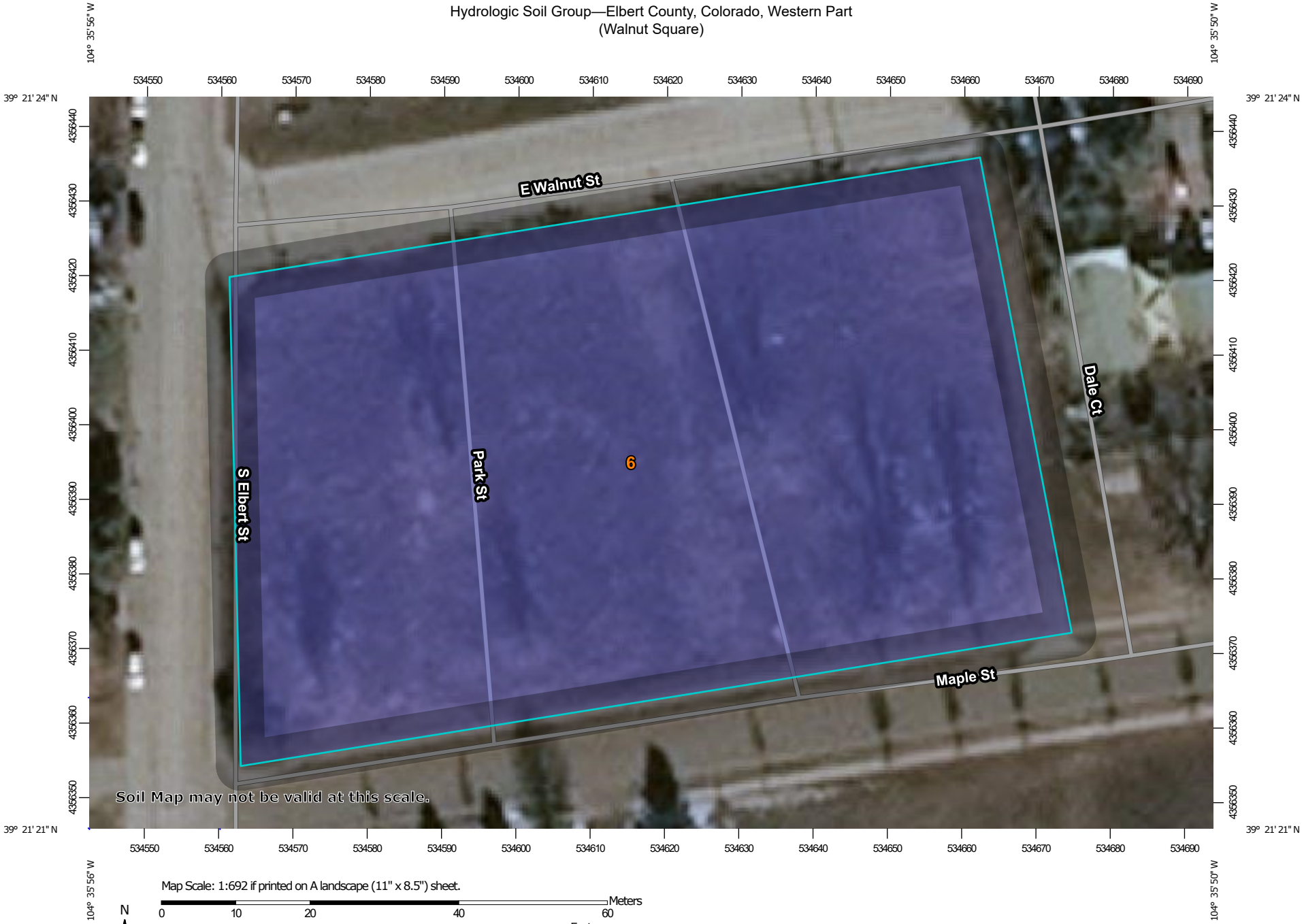
MAP NUMBER
08039C0480C

EFFECTIVE DATE:
MARCH 17, 2011

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

Hydrologic Soil Group—Elbert County, Colorado, Western Part
(Walnut Square)



Map Scale: 1:692 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 30 60 120 180

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A
A/D
B
B/D
C
C/D
D
Not rated or not available

Soil Rating Lines

A
A/D
B
B/D
C
C/D
D
Not rated or not available

Soil Rating Points

A
A/D
B
B/D
C
C/D
D
Not rated or not available

Water Features

Streams and Canals

Transportation

Rails
Interstate Highways
US Routes
Major Roads
Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Elbert County, Colorado, Western Part
Survey Area Data: Version 14, Sep 10, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 24, 2018—Nov 19, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
6	Bresser sandy loam, cool, 5 to 9 percent slopes	B	1.7	100.0%
Totals for Area of Interest			**1.7**	**100.0%**

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

NOAA Atlas 14, Volume 8, Version 2
Location name: Elizabeth, Colorado, USA*
Latitude: 39.3562°, Longitude: -104.5986°
Elevation: 6514.26 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.231** (0.188-0.286)	**0.287** (0.233-0.355)	**0.382** (0.309-0.474)	**0.465** (0.374-0.580)	**0.586** (0.458-0.758)	**0.685** (0.521-0.892)	**0.788** (0.578-1.05)	**0.896** (0.630-1.22)	**1.05** (0.707-1.45)	**1.17** (0.765-1.63)
10-min	**0.338** (0.275-0.419)	**0.420** (0.341-0.520)	**0.559** (0.452-0.694)	**0.681** (0.548-0.849)	**0.859** (0.670-1.11)	**1.00** (0.762-1.31)	**1.15** (0.846-1.53)	**1.31** (0.923-1.78)	**1.53** (1.03-2.12)	**1.71** (1.12-2.38)
15-min	**0.413** (0.335-0.511)	**0.512** (0.415-0.634)	**0.682** (0.552-0.847)	**0.831** (0.668-1.03)	**1.05** (0.817-1.35)	**1.22** (0.930-1.59)	**1.41** (1.03-1.87)	**1.60** (1.13-2.17)	**1.87** (1.26-2.59)	**2.08** (1.37-2.91)
30-min	**0.561** (0.456-0.695)	**0.696** (0.565-0.863)	**0.927** (0.750-1.15)	**1.13** (0.908-1.41)	**1.42** (1.11-1.84)	**1.66** (1.26-2.16)	**1.91** (1.40-2.53)	**2.17** (1.52-2.94)	**2.53** (1.71-3.50)	**2.82** (1.85-3.93)
60-min	**0.703** (0.571-0.871)	**0.864** (0.701-1.07)	**1.15** (0.927-1.42)	**1.40** (1.12-1.74)	**1.77** (1.38-2.29)	**2.07** (1.58-2.71)	**2.40** (1.76-3.19)	**2.74** (1.93-3.73)	**3.23** (2.18-4.48)	**3.62** (2.37-5.05)
2-hr	**0.844** (0.690-1.04)	**1.03** (0.843-1.27)	**1.37** (1.11-1.68)	**1.67** (1.35-2.06)	**2.12** (1.67-2.73)	**2.49** (1.91-3.24)	**2.89** (2.14-3.83)	**3.32** (2.36-4.49)	**3.93** (2.68-5.43)	**4.42** (2.92-6.13)
3-hr	**0.931** (0.763-1.14)	**1.13** (0.924-1.38)	**1.49** (1.21-1.82)	**1.81** (1.47-2.23)	**2.31** (1.83-2.98)	**2.73** (2.10-3.54)	**3.18** (2.37-4.20)	**3.67** (2.62-4.95)	**4.37** (2.99-6.02)	**4.93** (3.28-6.82)
6-hr	**1.11** (0.912-1.34)	**1.33** (1.09-1.62)	**1.73** (1.42-2.11)	**2.11** (1.72-2.58)	**2.68** (2.14-3.44)	**3.17** (2.46-4.09)	**3.70** (2.77-4.86)	**4.28** (3.07-5.73)	**5.10** (3.52-6.98)	**5.77** (3.86-7.93)
12-hr	**1.33** (1.10-1.60)	**1.59** (1.32-1.92)	**2.06** (1.70-2.49)	**2.48** (2.04-3.01)	**3.12** (2.51-3.96)	**3.67** (2.86-4.68)	**4.25** (3.20-5.53)	**4.88** (3.53-6.49)	**5.78** (4.02-7.85)	**6.51** (4.39-8.88)
24-hr	**1.59** (1.33-1.91)	**1.89** (1.58-2.27)	**2.42** (2.01-2.90)	**2.89** (2.39-3.48)	**3.59** (2.89-4.50)	**4.17** (3.27-5.27)	**4.79** (3.63-6.17)	**5.45** (3.96-7.18)	**6.38** (4.46-8.59)	**7.12** (4.84-9.66)
2-day	**1.88** (1.57-2.23)	**2.22** (1.86-2.63)	**2.80** (2.34-3.34)	**3.32** (2.75-3.97)	**4.07** (3.29-5.04)	**4.68** (3.69-5.86)	**5.32** (4.06-6.79)	**6.00** (4.39-7.84)	**6.95** (4.89-9.28)	**7.70** (5.27-10.4)
3-day	**2.04** (1.72-2.41)	**2.42** (2.03-2.86)	**3.05** (2.56-3.62)	**3.61** (3.01-4.30)	**4.41** (3.57-5.43)	**5.06** (3.99-6.29)	**5.73** (4.38-7.27)	**6.43** (4.72-8.35)	**7.41** (5.23-9.84)	**8.18** (5.62-11.0)
4-day	**2.17** (1.83-2.56)	**2.57** (2.17-3.03)	**3.25** (2.73-3.84)	**3.83** (3.20-4.54)	**4.67** (3.78-5.72)	**5.34** (4.23-6.61)	**6.04** (4.62-7.63)	**6.77** (4.98-8.75)	**7.77** (5.51-10.3)	**8.56** (5.90-11.5)
7-day	**2.53** (2.14-2.96)	**2.95** (2.50-3.46)	**3.67** (3.10-4.31)	**4.29** (3.60-5.06)	**5.19** (4.23-6.33)	**5.92** (4.71-7.28)	**6.66** (5.14-8.38)	**7.45** (5.52-9.59)	**8.54** (6.09-11.2)	**9.39** (6.52-12.5)
10-day	**2.84** (2.41-3.31)	**3.28** (2.79-3.83)	**4.04** (3.41-4.72)	**4.69** (3.95-5.51)	**5.63** (4.61-6.83)	**6.39** (5.11-7.84)	**7.18** (5.55-8.99)	**8.01** (5.95-10.3)	**9.15** (6.55-12.0)	**10.0** (7.00-13.3)
20-day	**3.73** (3.19-4.32)	**4.26** (3.64-4.94)	**5.15** (4.39-5.98)	**5.92** (5.01-6.89)	**7.00** (5.75-8.40)	**7.86** (6.31-9.54)	**8.74** (6.80-10.8)	**9.65** (7.22-12.3)	**10.9** (7.86-14.2)	**11.9** (8.34-15.6)
30-day	**4.50** (3.86-5.18)	**5.13** (4.40-5.92)	**6.18** (5.28-7.14)	**7.05** (5.99-8.18)	**8.27** (6.80-9.85)	**9.21** (7.42-11.1)	**10.2** (7.93-12.5)	**11.1** (8.35-14.1)	**12.4** (8.99-16.1)	**13.4** (9.48-17.6)
45-day	**5.50** (4.73-6.31)	**6.29** (5.41-7.22)	**7.56** (6.48-8.70)	**8.60** (7.33-9.93)	**10.0** (8.24-11.8)	**11.1** (8.93-13.2)	**12.1** (9.46-14.8)	**13.1** (9.88-16.5)	**14.5** (10.5-18.6)	**15.5** (11.0-20.2)
60-day	**6.37** (5.50-7.29)	**7.31** (6.30-8.37)	**8.80** (7.57-10.1)	**9.99** (8.54-11.5)	**11.6** (9.54-13.6)	**12.7** (10.3-15.1)	**13.8** (10.8-16.8)	**14.9** (11.2-18.6)	**16.3** (11.8-20.8)	**17.2** (12.3-22.5)

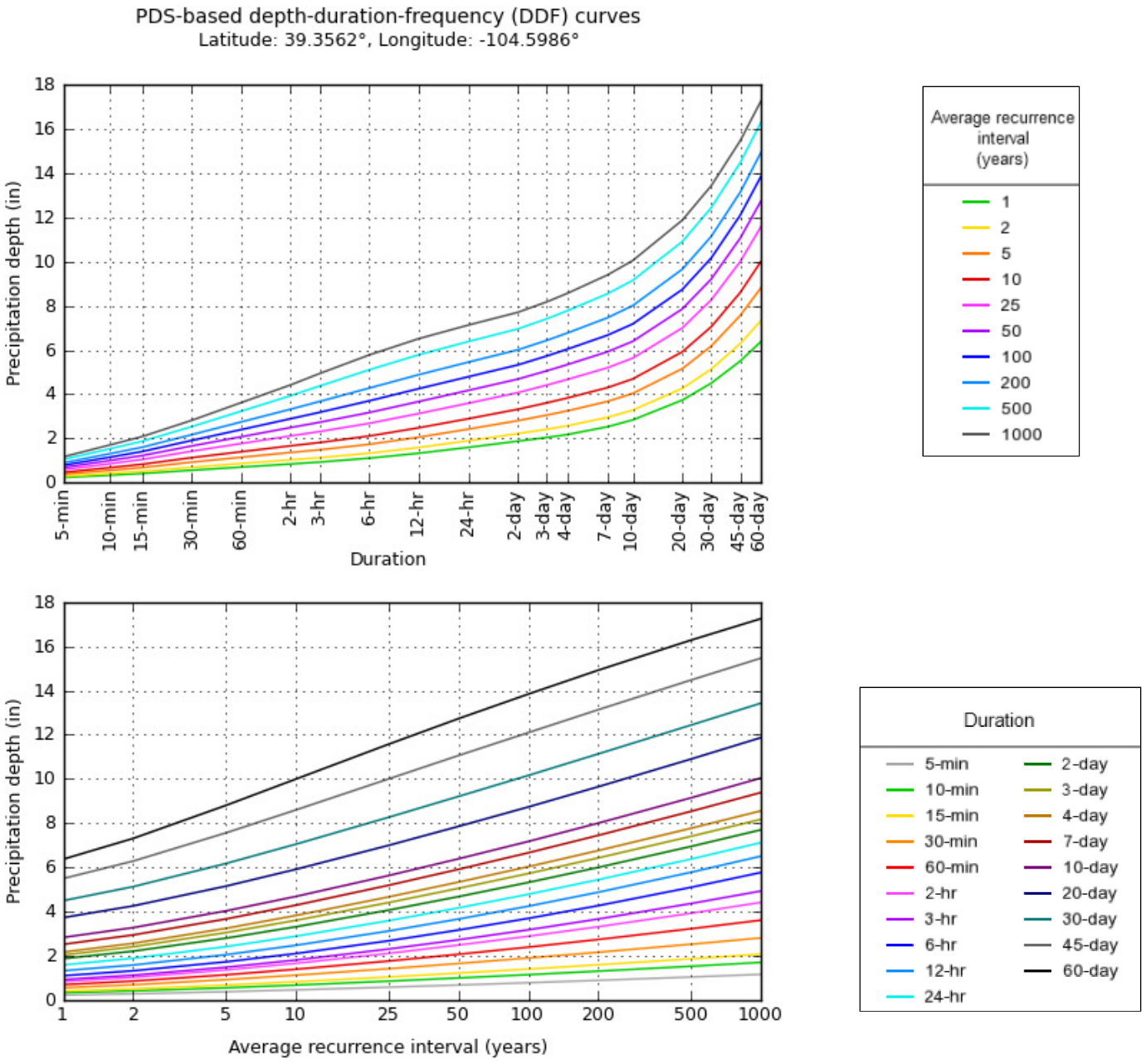
[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical



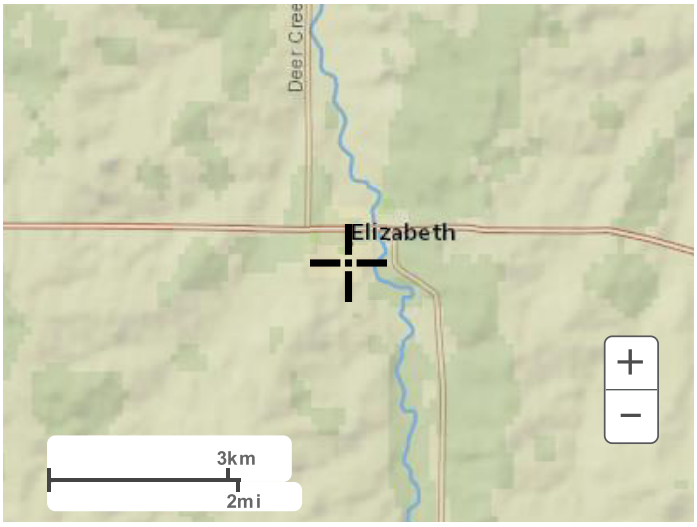
NOAA Atlas 14, Volume 8, Version 2

Created (GMT): Mon Jul 22 18:23:04 2019

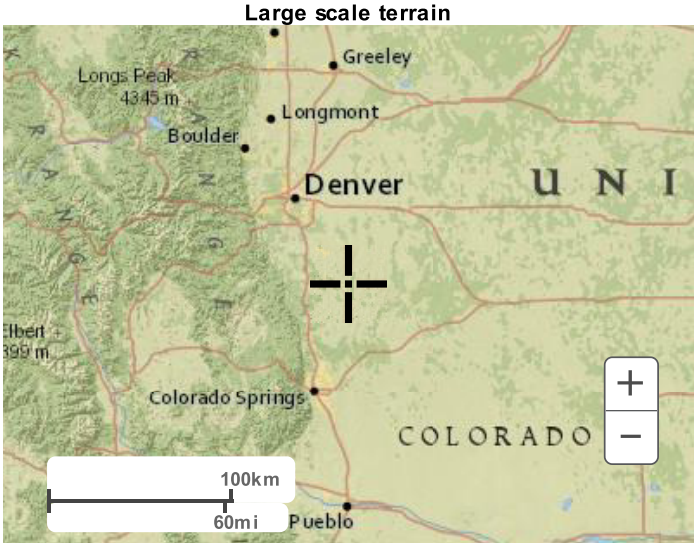
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Maps & aerials

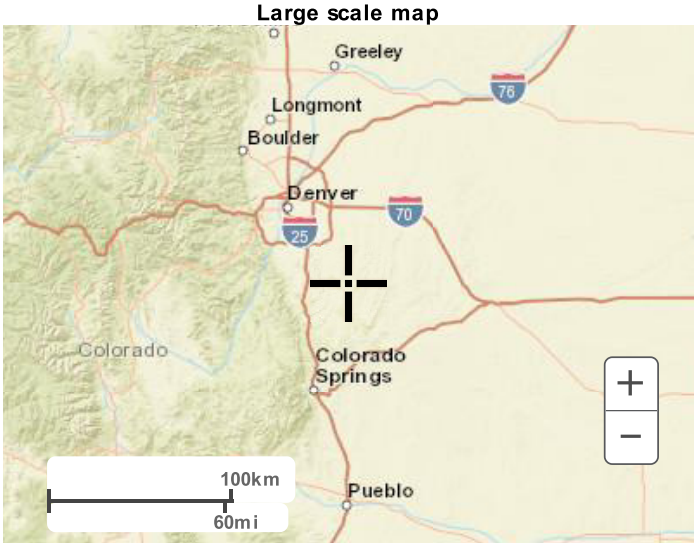
Small scale terrain



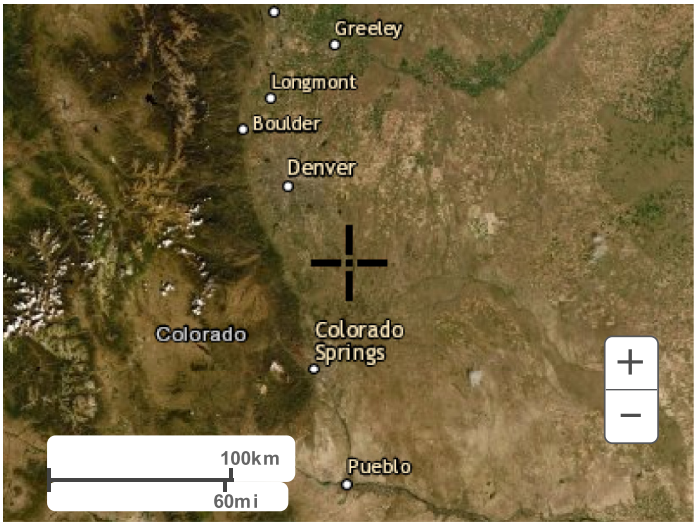
Large scale terrain



Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

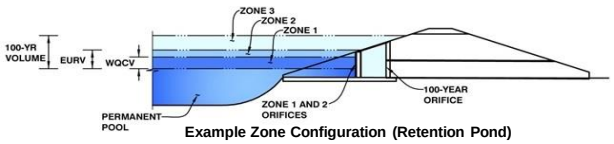
Disclaimer

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.04 (February 2021)

Project: Elizabeth 44

Basin ID: design point 5



Example Zone Configuration (Retention Pond)

Watershed Information

Selected BMP Type =	EDB	
Watershed Area =	1.57	acres
Watershed Length =	350	ft
Watershed Length to Centroid =	200	ft
Watershed Slope =	0.050	ft/ft
Watershed Imperviousness =	80.00%	percent
Percentage Hydrologic Soil Group A =	0.0%	percent
Percentage Hydrologic Soil Group B =	100.0%	percent
Percentage Hydrologic Soil Groups C/D =	0.0%	percent
Target WQCV Drain Time =	40.0	hours
Location for 1-hr Rainfall Depths =	User Input	

After providing required inputs above including 1-hour rainfall depths, click 'Run CUHP' to generate runoff hydrographs using the embedded Colorado Urban Hydrograph Procedure.

			Optional User Overrides	
Water Quality Capture Volume (WQCV) =	0.043	acre-feet		acre-feet
Excess Urban Runoff Volume (EURV) =	0.139	acre-feet		acre-feet
2-yr Runoff Volume (P1 = 0.86 in.) =	0.078	acre-feet	0.86	inches
5-yr Runoff Volume (P1 = 1.15 in.) =	0.110	acre-feet	1.15	inches
10-yr Runoff Volume (P1 = 1.4 in.) =	0.139	acre-feet	1.40	inches
25-yr Runoff Volume (P1 = 1.77 in.) =	0.188	acre-feet	1.77	inches
50-yr Runoff Volume (P1 = 2.07 in.) =	0.226	acre-feet	2.07	inches
100-yr Runoff Volume (P1 = 2.4 in.) =	0.270	acre-feet	2.40	inches
500-yr Runoff Volume (P1 = 2.41 in.) =	0.271	acre-feet	2.41	inches
Approximate 2-yr Detention Volume =	0.080	acre-feet		
Approximate 5-yr Detention Volume =	0.112	acre-feet		
Approximate 10-yr Detention Volume =	0.145	acre-feet		
Approximate 25-yr Detention Volume =	0.171	acre-feet		
Approximate 50-yr Detention Volume =	0.185	acre-feet		
Approximate 100-yr Detention Volume =	0.202	acre-feet		

Define Zones and Basin Geometry

Zone 1 Volume (WQCV) =	0.043	acre-feet
Zone 2 Volume (EURV - Zone 1) =	0.096	acre-feet
Zone 3 Volume (100-year - Zones 1 & 2) =	0.062	acre-feet
Total Detention Basin Volume =	0.202	acre-feet

Depth Increment = 1.00 ft

Stage - Storage Description	Stage (ft)	Optional Override Stage (ft)	Length (ft)	Width (ft)	Area (ft²)	Optional Override Area (ft²)	Area (acre)	Volume (ft³)	Volume (ac-ft)
Top of Micropool	--	0.00	--	--	--	16	0.000		
6495	--	1.00	--	--	--	1,150	0.026	583	0.013
6496	--	2.00	--	--	--	2,080	0.048	2,198	0.050
6497	--	3.00	--	--	--	3,010	0.069	4,743	0.109
6498	--	4.00	--	--	--	3,200	0.073	7,848	0.180
6499	--	5.00	--	--	--	3,260	0.075	11,078	0.254
6500	--	6.00	--	--	--	3,300	0.076	14,358	0.330

So Noted.

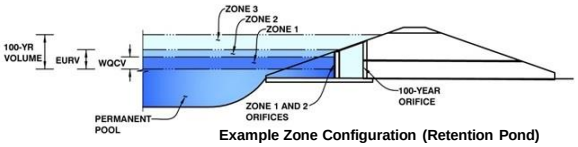
NOTE THAT AT THIS SKETCH PLAN PHASE WE CANNOT DO A DETAILED REVIEW OF THESE REMAINING CALCULATIONS AS DETAILED ENGINEERING GRADING AND SITE CONSTRUCTION DRAWINGS ARE UNAVAILABLE.

DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.04 (February 2021)

Project:

Basin ID:



Example Zone Configuration (Retention Pond)

	Estimated Stage (ft)	Estimated Volume (ac-ft)	Outlet Type
Zone 1 (WQCV)	1.84	0.043	Orifice Plate
Zone 2 (EURV)	3.44	0.096	Orifice Plate
Zone 3 (100-year)	4.30	0.062	Weir (No Pipe)
Total (all zones)		0.202	

User Input: Orifice at Underdrain Outlet (typically used to drain WQCV in a Filtration BMP)

Underdrain Orifice Invert Depth =	N/A	ft (distance below the filtration media surface)	Underdrain Orifice Area =	N/A	ft^2
Underdrain Orifice Diameter =	N/A	inches	Underdrain Orifice Centroid =	N/A	feet

Calculated Parameters for Underdrain

User Input: Orifice Plate with one or more orifices or Elliptical Slot Weir (typically used to drain WQCV and/or EURV in a sedimentation BMP)

Invert of Lowest Orifice =	0.00	ft (relative to basin bottom at Stage = 0 ft)	WQ Orifice Area per Row =	N/A	ft^2
Depth at top of Zone using Orifice Plate =	3.44	ft (relative to basin bottom at Stage = 0 ft)	Elliptical Half-Width =	N/A	feet
Orifice Plate: Orifice Vertical Spacing =	13.80	inches	Elliptical Slot Centroid =	N/A	feet
Orifice Plate: Orifice Area per Row =	N/A	inches	Elliptical Slot Area =	N/A	ft^2

Calculated Parameters for Plate

User Input: Stage and Total Area of Each Orifice Row (numbered from lowest to highest)

	Row 1 (required)	Row 2 (optional)	Row 3 (optional)	Row 4 (optional)	Row 5 (optional)	Row 6 (optional)	Row 7 (optional)	Row 8 (optional)
Stage of Orifice Centroid (ft)	0.00	1.15	2.29					
Orifice Area (sq. inches)	0.30	0.32	0.32					

	Row 9 (optional)	Row 10 (optional)	Row 11 (optional)	Row 12 (optional)	Row 13 (optional)	Row 14 (optional)	Row 15 (optional)	Row 16 (optional)
Stage of Orifice Centroid (ft)								
Orifice Area (sq. inches)								

User Input: Vertical Orifice (Circular or Rectangular)

	Not Selected	Not Selected				
Invert of Vertical Orifice =	N/A	N/A	ft (relative to basin bottom at Stage = 0 ft)	Vertical Orifice Area =	N/A	N/A ft^2
Depth at top of Zone using Vertical Orifice =	N/A	N/A	ft (relative to basin bottom at Stage = 0 ft)	Vertical Orifice Centroid =	N/A	N/A feet
Vertical Orifice Diameter =	N/A	N/A	inches			

Calculated Parameters for Vertical Orifice

User Input: Overflow Weir (Dropbox with Flat or Sloped Grate and Outlet Pipe OR Rectangular/Trapezoidal Weir (and No Outlet Pipe))

	Zone 3 Weir	Not Selected					
Overflow Weir Front Edge Height, Ho =	4.20	N/A	ft (relative to basin bottom at Stage = 0 ft)	Height of Grate Upper Edge, H_t =	4.20	N/A	feet
Overflow Weir Bottom Length =	4.00	N/A	feet	Overflow Weir Slope Length =	4.00	N/A	feet
Overflow Weir Side Slopes =	0.00	N/A	H:V	Grate Open Area / 100-yr Orifice Area =	N/A	N/A	
Horiz. Length of Weir Sides =	4.00	N/A	feet	Overflow Grate Open Area w/o Debris =	11.14	N/A	ft^2
Overflow Grate Type =	Type C Grate	N/A		Overflow Grate Open Area w/ Debris =	5.57	N/A	ft^2
Debris Clogging % =	50%	N/A	%				

Calculated Parameters for Overflow Weir

User Input: Outlet Pipe w/ Flow Restriction Plate (Circular Orifice, Restrictor Plate, or Rectangular Orifice)

	Not Selected	Not Selected				
Depth to Invert of Outlet Pipe =	N/A	N/A	ft (distance below basin bottom at Stage = 0 ft)	Outlet Orifice Area =	N/A	N/A ft^2
Circular Orifice Diameter =	N/A	N/A	inches	Outlet Orifice Centroid =	N/A	N/A feet
				Half-Central Angle of Restrictor Plate on Pipe =	N/A	N/A radians

Calculated Parameters for Outlet Pipe w/ Flow Restriction Plate

User Input: Emergency Spillway (Rectangular or Trapezoidal)

Spillway Invert Stage=	4.50	ft (relative to basin bottom at Stage = 0 ft)	Spillway Design Flow Depth=	0.34	feet
Spillway Crest Length =	8.00	feet	Stage at Top of Freeboard =	5.84	feet
Spillway End Slopes =	4.00	H:V	Basin Area at Top of Freeboard =	0.08	acres
Freeboard above Max Water Surface =	1.00	feet	Basin Volume at Top of Freeboard =	0.32	acre-ft
Spillway position relative to Overflow Weir =	Offset				

Calculated Parameters for Spillway

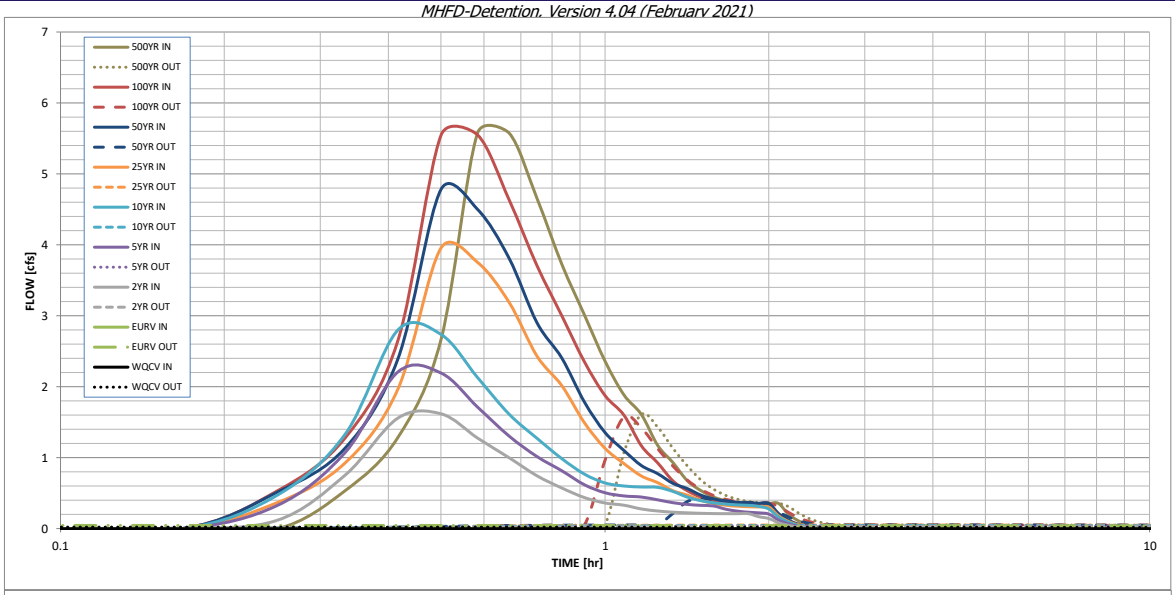
Routed Hydrograph Results

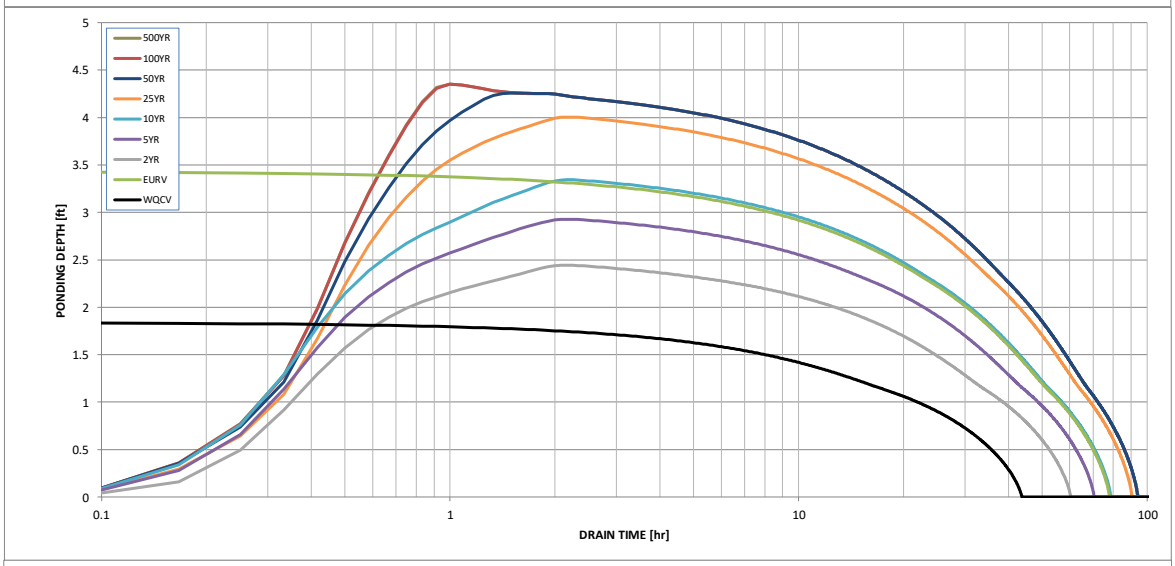
The user can override the default CUHP hydrographs and runoff volumes by entering new values in the Inflow Hydrographs table (Columns W through AF).

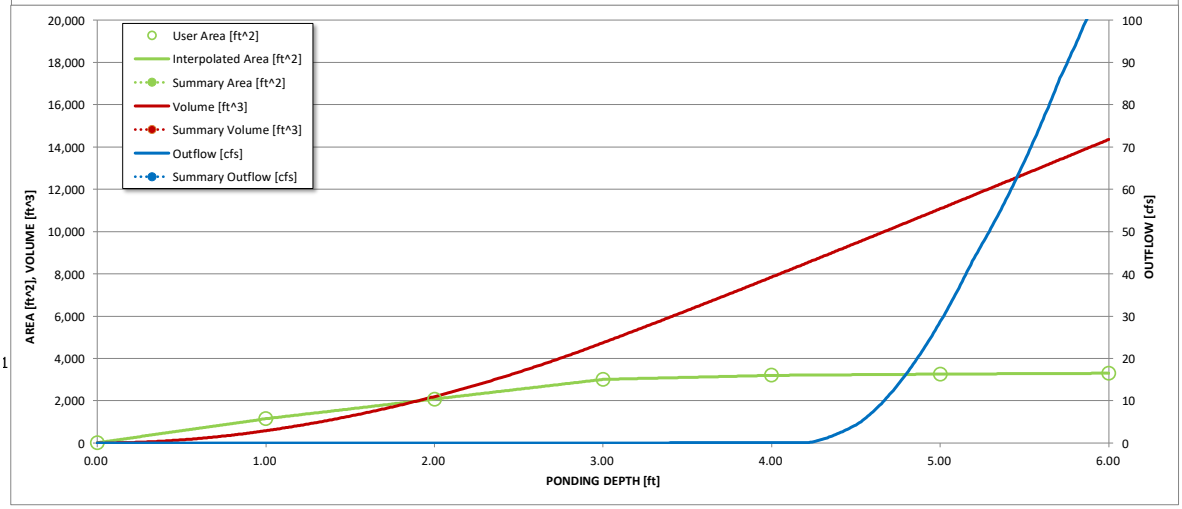
Design Storm Return Period =	WQCV	EURV	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	500 Year
One-Hour Rainfall Depth (in) =	N/A	N/A	0.86	1.15	1.40	1.77	2.07	2.40	2.41
CUHP Runoff Volume (acre-ft) =	0.043	0.139	0.078	0.110	0.139	0.188	0.226	0.270	0.271
Inflow Hydrograph Volume (acre-ft) =	N/A	N/A	0.078	0.110	0.139	0.188	0.226	0.270	0.271
CUHP Predevelopment Peak Q (cfs) =	N/A	N/A	0.0	0.1	0.4	1.2	1.7	2.2	2.3
OPTIONAL Override Predevelopment Peak Q (cfs) =	N/A	N/A							
Predevelopment Unit Peak Flow, q (cfs/acre) =	N/A	N/A	0.01	0.05	0.25	0.76	1.05	1.42	1.44
Peak Inflow Q (cfs) =	N/A	N/A	1.6	2.2	2.8	4.0	4.8	5.6	5.6
Peak Outflow Q (cfs) =	0.0	0.0	0.0	0.0	0.0	0.1	0.4	1.6	1.6
Ratio Peak Outflow to Predevelopment Q =	N/A	N/A	N/A	0.5	0.1	0.0	0.3	0.7	0.7
Structure Controlling Flow =	Plate	Plate	Plate	Plate	Plate	Plate	Overflow Weir 1	Overflow Weir 1	Overflow Weir 1
Max Velocity through Grate 1 (fps) =	N/A	N/A	N/A	N/A	N/A	N/A	0.0	0.0	0.0
Max Velocity through Grate 2 (fps) =	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Time to Drain 97% of Inflow Volume (hours) =	40	69	54	63	70	79	81	79	79
Time to Drain 99% of Inflow Volume (hours) =	**42**	74	58	67	75	85	88	87	87
Maximum Ponding Depth (ft) =	1.84	3.43	2.44	2.93	3.34	4.00	4.26	4.35	4.35
Area at Maximum Ponding Depth (acres) =	0.04	0.07	0.06	0.07	0.07	0.07	0.07	0.07	0.07
Maximum Volume Stored (acre-ft) =	0.043	0.139	0.074	0.103	0.133	0.180	0.199	0.206	0.206

DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.04 (February 2021)







Calculation of Peak Runof

Designer: pg
Company: canyon creek
Date: 10/18/2021
Project: elizabeth 44
Location:

Version 2.00 released May 2017

Cells of this color are for required user-input
Cells of this color are for optional override values
Cells of this color are for calculated results based on overrides

$$t_i = \frac{0.395(1.1 - C_5)\sqrt{L_i}}{S_i^{0.33}}$$

$$t_t = \frac{L_t}{60K\sqrt{S_t}} = \frac{L_t}{60V_t}$$

Computed $t_c = t_i + t_t$

Regional $t_c = (26 - 17i) + \frac{L_t}{60(14i + 9)\sqrt{S_t}}$

$t_{minimum} = 5$
$t_{minimum} = 10$

Selected $t_c =$

Subcatchment Name	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C							Overland (Initial) Flow Time					Channe		
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	Overland Flow Length L_i (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Overland Flow Slope S_i (ft/ft)	Overland Flow Time t_i (min)	Channelized Flow Length L_t (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)
DP1	0.19	B	65.0	0.50	0.54	0.58	0.66	0.69	0.73	0.77	50.00			0.020	5.72	150.00		
				0.51	0.53	0.56	0.64	0.67	0.71	0.76					5.79			
DP2	0.18	B	85.0	0.69	0.72	0.74	0.78	0.80	0.82	0.85	50.00			0.100	2.28	130.00		
				0.71	0.73	0.74	0.78	0.80	0.82	0.85					2.21			
DP3	1.36	B	85.0	0.69	0.72	0.74	0.78	0.80	0.82	0.85	50.00			0.040	3.09	320.00		
				0.71	0.74	0.75	0.79	0.81	0.83	0.85					2.91			
DP4	0.08	B	90.0	0.74	0.76	0.78	0.81	0.83	0.84	0.87	50.00			0.030	2.98	100.00		
				0.74	0.76	0.77	0.81	0.82	0.84	0.86					3.02			
DP5	1.57	B	80.0	0.64	0.67	0.70	0.75	0.77	0.80	0.83	50.00			0.020	4.34	120.00		
				0.67	0.69	0.71	0.75	0.78	0.80	0.83					4.16			

AT FINAL REPORT STAGE WE WILL NEED TO SEE A BREAKDOWN OF THESE VALUES (HOW WAS WEIGHTED "i" DETERMINED?)

So Noted.

f using Rational Method

(urban)
) (non-urban)

$\max\{t_{minimum}, \min(\text{Computed } t_c, \text{Regional } t_c)\}$

Select UDFCD location for NOAA Atlas 14 Rainfall Depths from the pulldown list OR enter your own depths obtained from the NOAA website (click this link)

	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
1-hour rainfall depth, P1 (in) =	0.86	1.15	1.40	1.77	2.07	2.40	3.23

	a	b	c
Rainfall Intensity Equation Coefficients =	28.50	10.00	0.786

$$I(in/hr) = \frac{a * P_1}{(b + t_c)^c}$$

$$Q(cfs) = CIA$$

lized (Travel) Flow Time				Time of Concentration			Rainfall Intensity, I (in/hr)							Peak Flow, Q (cfs)						
Channelized Flow Slope S_t (ft/ft)	NRCS Conveyance Factor K	Channelized Flow Velocity V_t (ft/sec)	Channelized Flow Time t_t (min)	Computed t_c (min)	Regional t_c (min)	Selected t_c (min)	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
0.060	15	3.67	0.68	6.41	15.51	6.41	2.73	3.64	4.43	5.60	6.54	7.59	10.21	0.26	0.37	0.49	0.70	0.86	1.05	1.50
				6.47										0.26	0.37	0.47	0.68	0.83	1.02	1.47
0.080	15	4.24	0.51	2.79	11.92	5.00	2.93	3.90	4.75	6.00	7.02	8.14	10.96	0.36	0.50	0.64	0.85	1.01	1.20	1.67
				2.72										0.37	0.51	0.63	0.84	1.01	1.20	1.68
0.050	20	4.47	1.19	4.28	12.69	5.00	2.93	3.90	4.75	6.00	7.02	8.14	10.96	2.75	3.81	4.80	6.39	7.66	9.09	12.62
				4.10										2.83	3.93	4.84	6.45	7.73	9.19	12.66
0.030	20	3.46	0.48	3.46	11.15	5.00	2.93	3.90	4.75	6.00	7.02	8.14	10.96	0.17	0.24	0.30	0.39	0.47	0.55	0.76
				3.50										0.17	0.24	0.29	0.39	0.46	0.55	0.75
0.020	20	2.83	0.71	5.05	13.10	5.05	2.92	3.89	4.74	5.99	7.00	8.12	10.93	2.95	4.11	5.22	7.06	8.51	10.17	14.22
				4.87										3.07	4.21	5.28	7.05	8.58	10.20	14.24

DRAINAGE BASINS

ONSITE RUNOFF TO POND	A1	5,859sf. 0.13ac.	.10ac.@100% impervious .03ac.@ 10% impervious
	A2	7,244sf. 0.13ac.	.10ac.@100% impervious .03ac.@ 10% impervious
	A3	30,270sf. 0.69ac.	.60ac.@100% impervious .09ac.@ 10% impervious
	A4	7,770sf. 0.18ac.	.15ac.@100% impervious .03ac.@ 10% impervious
	A5	8,253sf. 0.19ac.	.18ac.@100% impervious .01ac.@ 10% impervious
	A6	2,070sf. 0.05ac.	.05ac.@100% impervious
	A7	4,754sf. 0.11ac.	.01ac.@100% impervious .10ac.@ 10% impervious

OFFSITE TO POND	OS1	752sf. 0.02ac.	.01ac.@100% impervious .01ac.@ 10% impervious
	OS2	445sf. 0.01ac.	.01ac.@100% impervious
	OS3	287sf. 0.01ac.	.01ac.@ 10% impervious
	OS4	1,246sf. 0.03ac.	.02ac.@100% impervious .01ac.@ 10% impervious

BYPASS POND	B1	1,015sf. 0.02ac.	.02ac.@100% impervious
	B2	71sf. 0.01ac.	.01ac.@ 10% impervious
	C1	463sf. 0.01ac.	.005ac.@100% impervious .005ac.@10% impervious

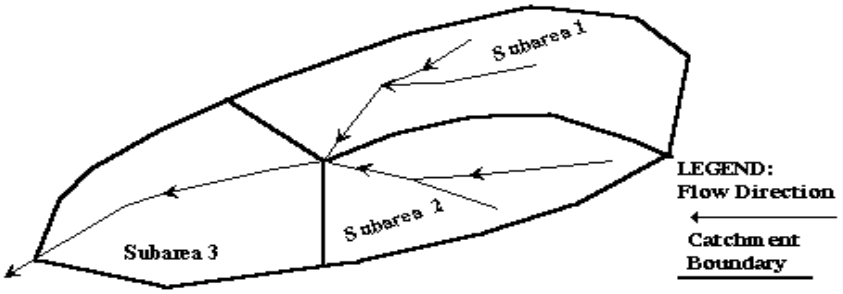
DESIGN POINTS

				5yr	10yr	100yr	
1	SIDEWALK CHASE BASIN A2 + OS1 = 7,997sf.	0.18ac.	1	0.37	0.47	1.02	
2	CONCRETE PAN BASIN A4 = 7,770sf.	0.18ac.	2	0.51	0.63	1.20	
3	TYPE R INLET BASIN A1+A2+A3+A4+A5+OS1+OS2+OS3= 59,396sf.	1.36ac.	3	3.93	4.84	9.19	7.5" DEPTH @100YR
4	SWALE INTO POND BASIN A6+OS4 = 2,709sf.	0.06ac.	4	0.24	0.29	0.55	
5	OUTLET STRUCTURE BASINS A1 through A7+OS1 through OS4=68,343sf.	1.57ac.	5	4.21	5.28	10.20	

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

Designer: pg
Company: canyon creek
Date: 10/18/2021
Project: elizabeth 44
Location:



Subcatchment Name
DP 1

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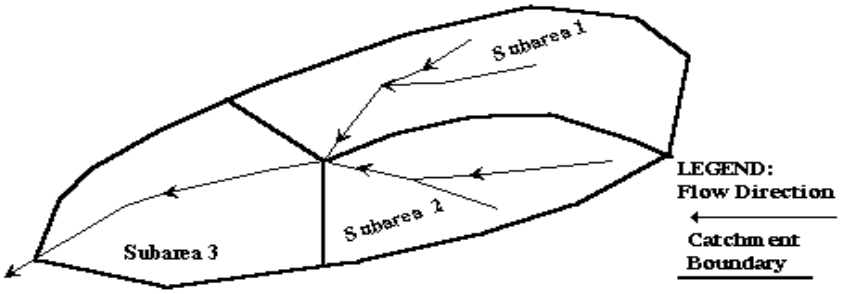
See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
OS1	0.02	B	10.0	0.06	0.07	0.14	0.31	0.38	0.47	0.57
A2	0.11	B	100.0	0.84	0.86	0.86	0.88	0.89	0.89	0.90
A2	0.06	B	10.0	0.06	0.07	0.14	0.31	0.38	0.47	0.57
Total Area (ac)	0.19		Area-Weighted C	0.51	0.53	0.56	0.64	0.67	0.71	0.76
			Area-Weighted Override C	0.51	0.53	0.56	0.64	0.67	0.71	0.76

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

Designer: pg
Company: canyon creek
Date: 10/18/2021
Project: elizabeth 44
Location:



Subcatchment Name
DP2

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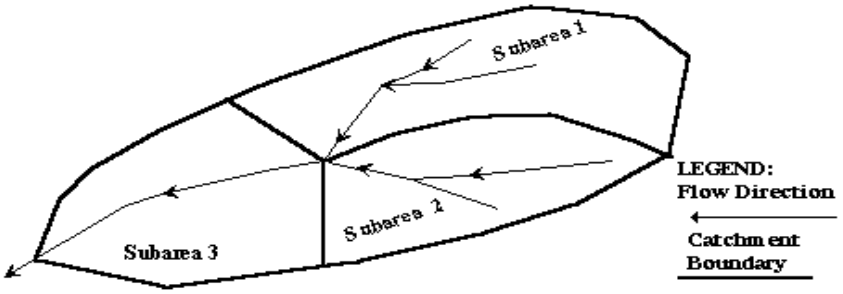
See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
A4	0.15	B	100.0	0.84	0.86	0.86	0.88	0.89	0.89	0.90
	0.03	B	10.0	0.06	0.07	0.14	0.31	0.38	0.47	0.57
Total Area (ac)	0.18		Area-Weighted C	0.71	0.73	0.74	0.78	0.80	0.82	0.85
			Area-Weighted Override C	0.71	0.73	0.74	0.78	0.80	0.82	0.85

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

Designer: pg
Company: canyon creek
Date: 10/18/2021
Project: elizabeth 44
Location:



Subcatchment Name
DP3

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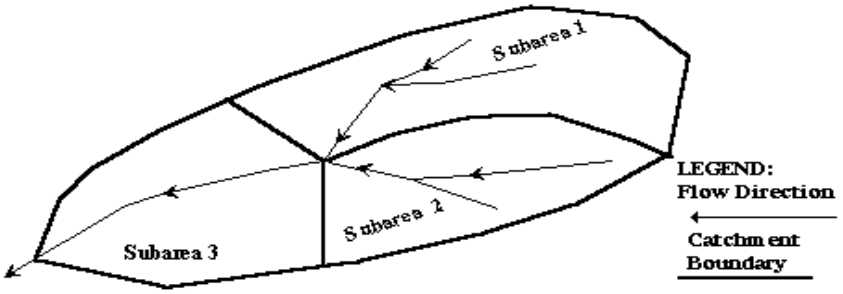
See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
A1	0.10	B	100.0	0.84	0.86	0.86	0.88	0.89	0.89	0.90
	0.03	B	10.0	0.06	0.07	0.14	0.31	0.38	0.47	0.57
A2	0.10	B	100.0	0.84	0.86	0.86	0.88	0.89	0.89	0.90
	0.03	B	10.0	0.06	0.07	0.14	0.31	0.38	0.47	0.57
A3	0.60	B	100.0	0.84	0.86	0.86	0.88	0.89	0.89	0.90
	0.09	B	10.0	0.06	0.07	0.14	0.31	0.38	0.47	0.57
A4+A5	0.33	B	100.0	0.84	0.86	0.86	0.88	0.89	0.89	0.90
	0.04	B	10.0	0.06	0.07	0.14	0.31	0.38	0.47	0.57
OS1-3	0.02	B	100.0	0.84	0.86	0.86	0.88	0.89	0.89	0.90
	0.02	B	10.0	0.06	0.07	0.14	0.31	0.38	0.47	0.57
Total Area (ac)	**1.36**		**Area-Weighted C**	**0.71**	**0.74**	**0.75**	**0.79**	**0.81**	**0.83**	**0.85**
			Area-Weighted Override C	**0.71**	**0.74**	**0.75**	**0.79**	**0.81**	**0.83**	**0.85**

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

Designer: pg
Company: canyon creek
Date: 10/18/2021
Project: elizabeth 44
Location:



Subcatchment Name
DP4

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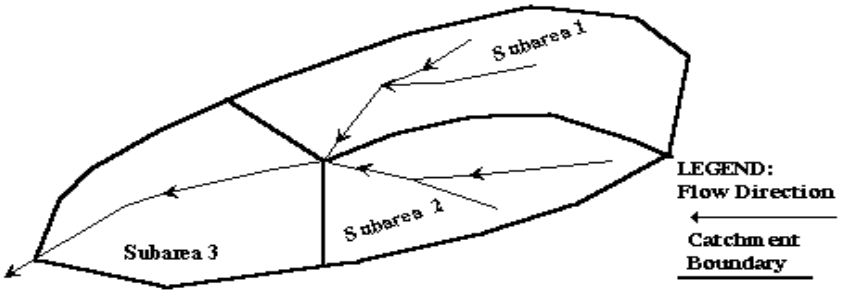
See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
A6	0.05	B	100.0	0.84	0.86	0.86	0.88	0.89	0.89	0.90
OS4	0.02	B	100.0	0.84	0.86	0.86	0.88	0.89	0.89	0.90
	0.01	B	10.0	0.06	0.07	0.14	0.31	0.38	0.47	0.57
Total Area (ac)	0.08		Area-Weighted C	0.74	0.76	0.77	0.81	0.82	0.84	0.86
			Area-Weighted Override C	0.74	0.76	0.77	0.81	0.82	0.84	0.86

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

Designer: pg
Company: canyon creek
Date: 10/18/2021
Project: elizabeth 44
Location:



Subcatchment Name
DP5

Cells of this color are for required user-input
Cells of this color are for optional override values
Cells of this color are for calculated results based on overrides

See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
A BASINS	1.19	B	100.0	0.84	0.86	0.86	0.88	0.89	0.89	0.90
	0.31	B	10.0	0.06	0.07	0.14	0.31	0.38	0.47	0.57
OS BASINS	0.04	B	100.0	0.84	0.86	0.86	0.88	0.89	0.89	0.90
	0.03	B	10.0	0.06	0.07	0.14	0.31	0.38	0.47	0.57
Total Area (ac)	**1.57**		**Area-Weighted C**	**0.67**	**0.69**	**0.71**	**0.75**	**0.78**	**0.80**	**0.83**
			Area-Weighted Override C	**0.67**	**0.69**	**0.71**	**0.75**	**0.78**	**0.80**	**0.83**

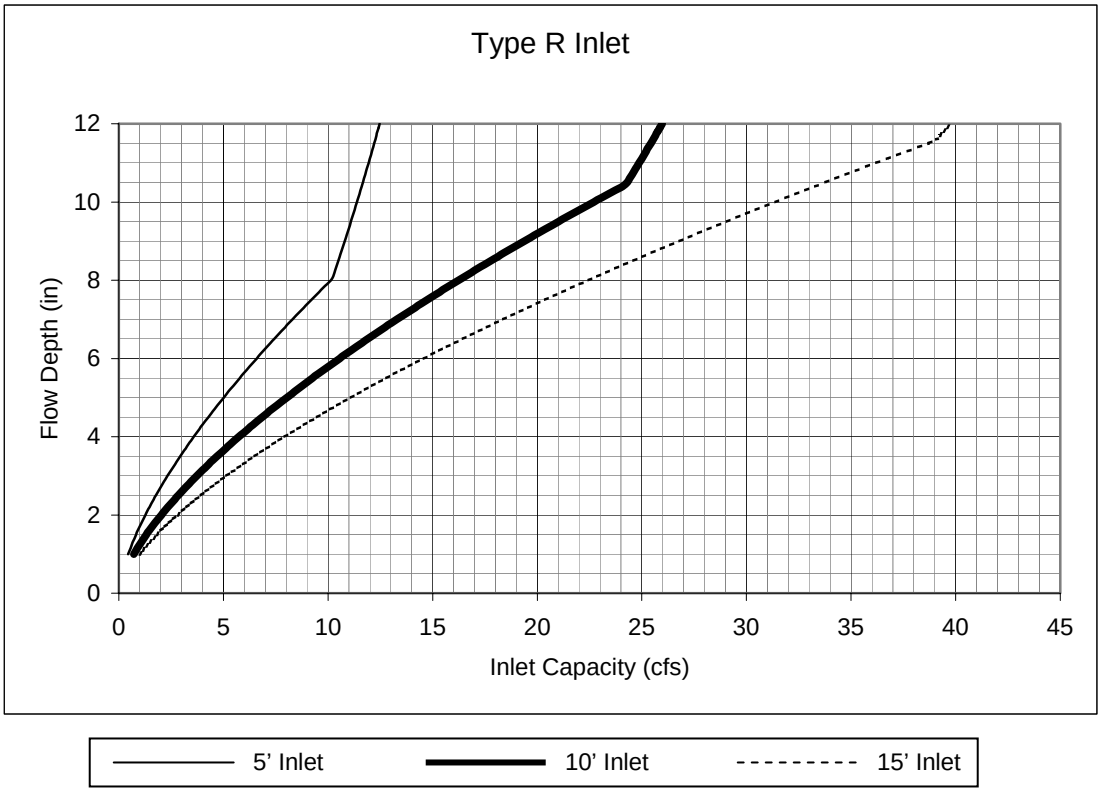
Elizabeth 44
SIDEWALK CHASE AND CONCRETE SWALE

Sidewalk Chase DP #1				
	A	0.33	FT2	
	P	1.6	FT	
	R	0.20625		
	S	0.02	FT/FT	
	N	0.015	Conc.	
	Q	1.954967	CFS	100YR = 1.5CFS
	V	5.924143	FPS	
	g	32.2	ft/s^2	
	Top width	1	ft	
	D	0.33	ft	
	Fr	1.817359	**Protect Outlet	

Townhome Drive Aisle DP #2 (3% Long. Slope)				
	A	0.47	FT2	
	P	5	FT	
	R	0.094		
	S	0.03	FT/FT	
	N	0.015	CONC	
	Q	2.019567	CFS	100YR=1.67CFS
	V	4.296951	FPS	
	g	32.2	ft/s^2	
	Top width	21.22	ft	
	D	0.26	ft	
	Fr	1.485066		

FIGURE 8-13, INLET CAPACITY CHART SUMP CONDITIONS

CURB OPENING (TYPE R) INLET



Notes:
1. The Douglas County standard inlet parameters must apply to use this chart.



ITS DIFFICULT TO SEE THE DRAINAGE BASIN BOUNDARIES ON THIS PLAN

Basins depicted in red lines now.

GRAPHIC SCALE 1"=20'

20 0 20 40 60

DRAINAGE BASINS

ONSITE RUNOFF TO POND	A1	5,859sf. 0.13ac.	.10ac.@100% impervious .03ac.@ 10% impervious
	A2	7,244sf. 0.13ac.	.10ac.@100% impervious .03ac.@ 10% impervious
	A3	30,270sf. 0.69ac.	.60ac.@100% impervious .09ac.@ 10% impervious
	A4	7,770sf. 0.18ac.	.15ac.@100% impervious .03ac.@ 10% impervious
	A5	8,253sf. 0.19ac.	.18ac.@100% impervious .01ac.@ 10% impervious
	A6	2,070sf. 0.05ac.	.05ac.@100% impervious
	A7	4,754sf. 0.11ac.	.01ac.@100% impervious .10ac.@ 10% impervious
OFFSITE TO POND	OS1	752sf. 0.02ac.	.01ac.@100% impervious .01ac.@ 10% impervious
	OS2	445sf. 0.01ac.	.01ac.@100% impervious
	OS3	287sf. 0.01ac.	.01ac.@ 10% impervious
	OS4	1,246sf. 0.03ac.	.02ac.@100% impervious .01ac.@ 10% impervious
BYPASS POND	B1	1,015sf. 0.02ac.	.02ac.@100% impervious
	B2	71sf. 0.01ac.	.01ac.@ 10% impervious
	C1	463sf. 0.01ac.	.005ac.@100% impervious .005ac.@10% impervious

DESIGN POINTS

				5yr	10yr	100yr	
1	SIDEWALK CHASE BASIN A2 + OS1 = 7,997sf.	0.18ac.	1	0.37	0.47	1.02	
2	CONCRETE PAN BASIN A4 = 7,770sf.	0.18ac.	2	0.51	0.63	1.20	
3	TYPE R INLET BASIN A1+A2+A3+A4+A5+OS1+OS2+OS3= 59,396sf.	1.36ac.	3	3.93	4.84	9.19	7.5" DEPTH @100YR
4	SWALE INTO POND BASIN A6+OS4 = 2,709sf.	0.06ac.	4	0.24	0.29	0.55	
5	OUTLET STRUCTURE BASINS A1 through A7+OS1 through OS4=68,343sf.	1.57ac.	5	4.21	5.28	10.20	

CANYON CREEK ENGINEERING
CIVIL PLANNING STRUCTURAL
cce@canyoncreekengineering.com
PO BOX 3072, PARKER, CO 80134 303.805.1803

PROJECT FOR:
ELIZABETH 44, LLC

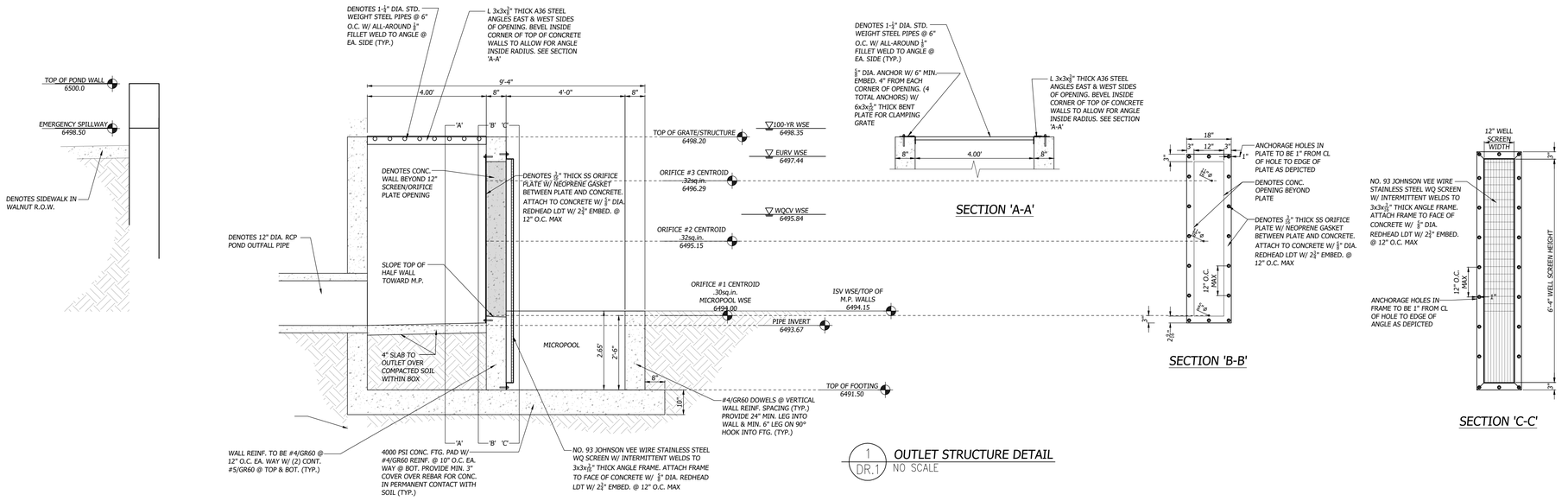
ON-SITE DRAINAGE SUBBASIN MAP

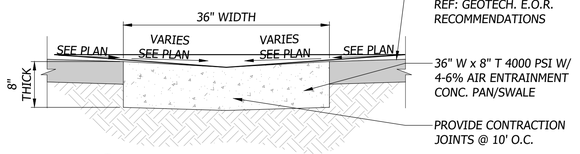
ELIZABETH 44 - FINAL DRAINAGE REPORT

ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

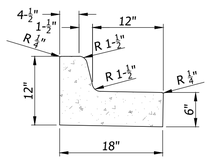
DATE: 10-19-20

DR.0
1 OF 2



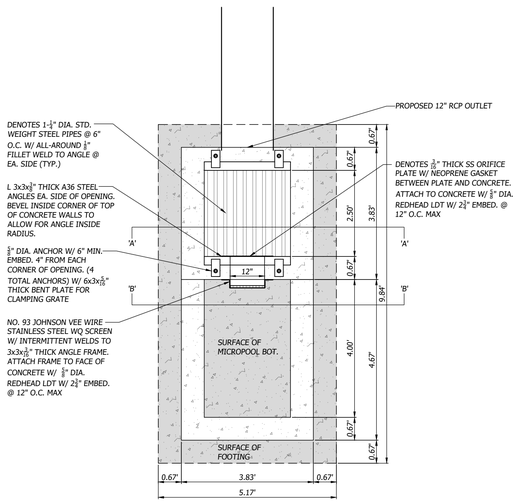


2 C3.1 TYPICAL ON-SITE CROSS PANS
1"=1'-0



GUTTER CROSS SLOPES: ½ IN./FT. WHEN DRAINING AWAY FROM CURB & 1 IN./FT. WHEN DRAINING TOWARD CURB.

3 C3.1 TYPICAL ON-SITE CURB AND GUTTER
1"=1'-0



4 C3.1 OUTLET STRUCTURE PLAN
1"=2'-0

CANYON CREEK ENGINEERING
CIVIL PLANNING STRUCTURAL
cce@canyoncreekengineering.com
PO BOX 3072, PARKER, CO 80134 303.805.1803

PROJECT FOR:
ELIZABETH 44, LLC

DRAINAGE DETAILS

ELIZABETH 44 - FINAL DRAINAGE REPORT

ELBERT & WALNUT STREET INTERSECTION
ELIZABETH, COLORADO

DATE: 10-19-20

DR.1
2 OF 2

February 2, 2023

Ms. Dianna Hiatt
Community Development Administrative Assistant
Town of Elizabeth
151 S Banner Street
Elizabeth, CO 80107

RE: Walnut Grove – Sketch Plan Review

Dear Ms. Hiatt

We have completed our review of the application to approve a Sketch Plan for the property at the Southeast corner of Walnut and Elbert Streets. Our comments are provided on the attached red lined plans, which (upon Town review) should be forwarded to the Applicant. We do note the following items of concern:

1. The Applicant submitted a "Final" Drainage Report which includes far more detailed technical information than what is provided with a Sketch Plan. The Report must be identified as a "Preliminary" Report.

2. It is unclear from the Sketch Plan if the Applicant is intending to utilize Dale Ct in any way. This should be made clear at this Sketch Plan phase.

Attached with this letter is a copy of the redlined plans for your reference. Should you have any questions, please feel free to contact me at (303) 730-5985 or by email at mnuno@liveyourcore.com

Sincerely,
CORE Consultants, Inc.



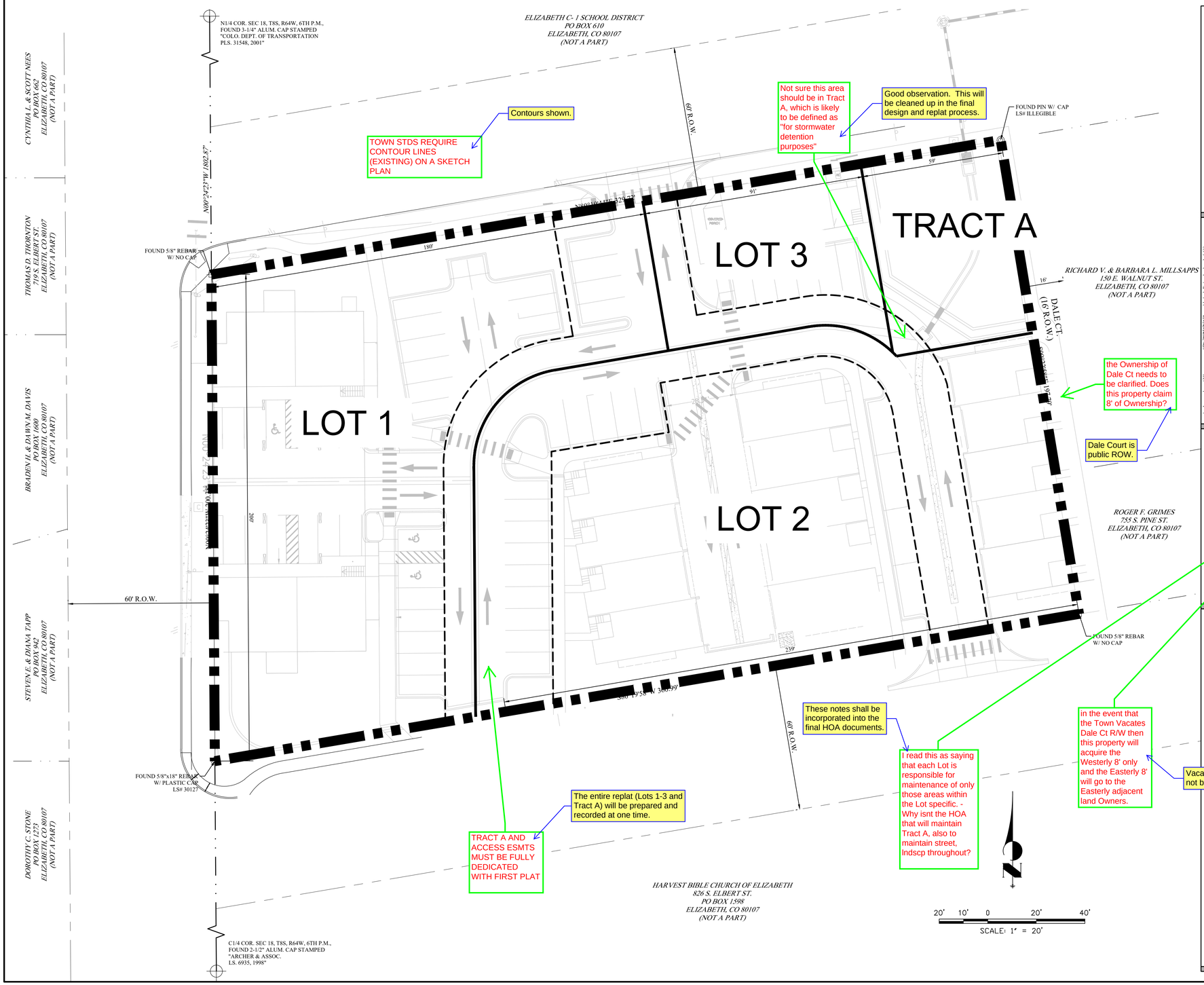
Manny Nuno, PE, CFM, LEED AP, CPESC
Project Manager

3473 South Broadway
Englewood, Colorado 80113
303.703.4444
LIVEYOURCORE.CO

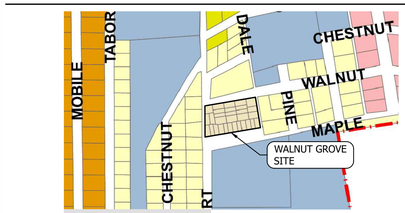
WALNUT GROVE

SKETCH PLAN

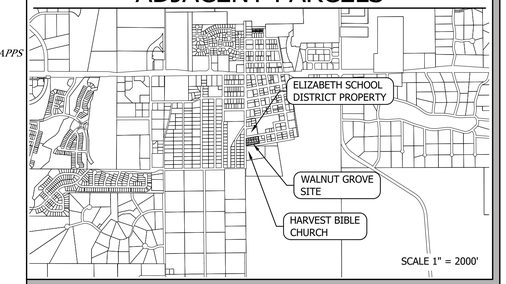
A VACATION AND REPLAT OF LOTS 1-28 AND TRACTS A & B, WALNUT GROVE TOWNHOMES PLANNED DEVELOPMENT
PART OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 65 WEST, 6TH P.M.
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO



ZONING MAP



ADJACENT PARCELS



NOTES

1. PEDESTRIAN MOVEMENT IS ALLOWED OVER AND ACROSS ALL SIDEWALKS WITHIN THIS PLAT.
2. CONVEYANCE OF DRAINAGE IS ALLOWED OVER AND ACROSS ALL LOTS WITHIN THIS PLAT.
3. LOT 3 – COMMUNITY CENTER BUILDING AND TRACT A – DETENTION POND ARE TO BE MAINTAINED EQUALLY BY LOTS 1 AND 2.
4. ALL INTERNAL PRIVATE STREETS, SIDEWALKS (INCLUDING EXISTING DALE COURT), ALL FRONTAGE LANDSCAPING AND IRRIGATION AND SITE LANDSCAPING ARE TO BE MAINTAINED BY THE PERTINENT LOT.
5. EXISTING DALE COURT (R.O.W.) SHALL BE UTILIZED FOR PUBLIC PEDESTRIAN SIDEWALK AND DRAINAGE SWALE AND SHALL BE MAINTAINED EQUALLY BETWEEN LOTS 1 AND 2.

TOWN OF ELIZABETH APPROVALS

RECOMMENDED FOR APPROVAL BY THE ELIZABETH PLANNING COMMISSION TO THE BOARD OF TRUSTEES THE _____ DAY OF _____, 2022 A.D.

_____ _____
CHAIR ATTEST: TOWN CLERK

APPROVED BY THE ELIZABETH BOARD OF TRUSTEES THE _____ DAY OF _____, 2022, A.D.

_____ _____
ATTEST: TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) SS
COUNTY OF ELBERT)

I HEREBY CERTIFY THAT THIS PD REZONE AND SITE PLAN MAP WAS FILED IN MY OFFICE THIS ____ DAY OF _____, 2022, A.D. AT _____ AM/PM, AND WAS RECORDED PER RECEPTION NUMBER _____.

_____
CLERK AND RECORDER

CCE Colorado Civil Engineering, LLC
41435 Country Rose Circle
Parker, Colorado 80138
303-708-1930

PREPARED FOR:
UNIBUILDERS
2200 S JASMINE ST UNIT 109
DENVER, CO 80222-5708

WALNUT GROVE
ELIZABETH, COLORADO

JOB NO.	1347
DESIGN BY:	OB
ISSUE DATE:	01/03/2023

REVISIONS:
1.)
2.)
3.)
4.)

SKETCH PLAN

C 3

SHEET: 3 OF 3

Elizabeth Fire Protection District

155 West Kiowa Ave.
Elizabeth,CO 80107

(303) 646-3800

Invoice

Date	Invoice #
2/2/2023	123-274

Bill To
Unibuilders 2200 S Jasmin St Unit 109 Denver, CO 80222

Description	Amount
Walnut Grove Sketch Plan	142.00

Elizabeth Fire Protection District is pleased to announce that we are now able to take payments online. By working with the Colorado Statewide Internet Portal Authority (SIPA) on their secured platform, you can click on the link below to make your payment with a credit card or e-check. Credit cards accepted are American Express, Discover, Mastercard, and Visa. A portal administration fee for credit card payments or electronic check payments will be charged and retained by the Portal, not Elizabeth Fire Protection District. A convenience fee of $1 will be charged for payments made using an electronic check regardless of the transaction amount.
The convenience fee for credit cards are as follows: the amount of the (payment + $.75 x 2.25%) + $.75
Please click on this link to make a payment https://secure.colorado.gov/payment/elizabethfirerescue

Total $142.00

March 9, 2023

Ms. Dianna Hiatt
Community Development Administrative Assistant
Town of Elizabeth
151 S Banner Street
Elizabeth, CO 80107

RE: Walnut Grove – Sketch Plan Review

Dear Ms. Hiatt

We have completed our 2nd review of the application of a Sketch Plan for the above project, and find it to be acceptable.

Should you have any questions, please feel free to contact me at (303) 730-5985 or by email at mnuno@liveyourcore.com

Sincerely,
CORE Consultants, Inc.



Manny Nuno, PE, CFM, LEED AP, CPESC
Project Manager

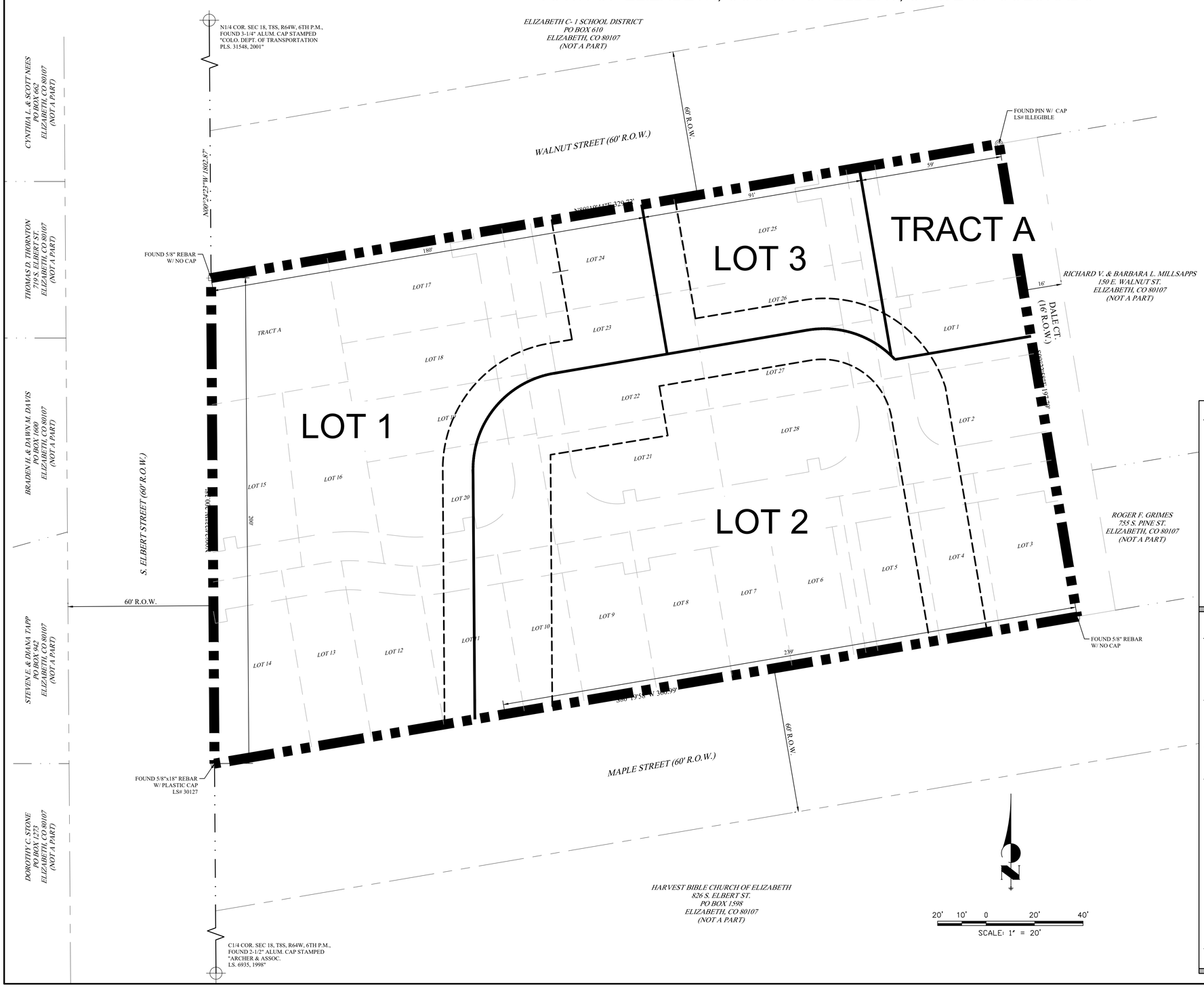
3473 South Broadway
Englewood, Colorado 80113
303.703.4444
LIVEYOURCORE.CO

EXHIBIT C

WALNUT GROVE

PRELIMINARY PLAN

A VACATION AND REPLAT OF LOTS 1-28 AND TRACTS A & B, WALNUT GROVE TOWNHOMES PLANNED DEVELOPMENT
PART OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 65 WEST, 6TH P.M.
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO



NOTES

1. PEDESTRIAN MOVEMENT IS ALLOWED OVER AND ACROSS ALL SIDEWALKS WITHIN THIS PLAT.
2. CONVEYANCE OF DRAINAGE IS ALLOWED OVER AND ACROSS ALL LOTS WITHIN THIS PLAT.
3. TRACT A OPEN SPACE, COMMUNITY CENTER BUILDING, DETENTION/WATER QUALITY POND AND PARKING LOT ARE TO BE MAINTAINED EQUALLY BY LOTS 1 AND 2 WITHIN THIS PLAT.
4. ALL INTERNAL PRIVATE STREETS, SIDEWALKS (INCLUDING EXISTING DALE COURT), ALL FRONTAGE LANDSCAPING AND IRRIGATION (EXCEPT STREET TREES) AND SITE LANDSCAPING ARE TO BE MAINTAINED EQUALLY BY LOTS 1 AND 2.
5. EXISTING DALE COURT (R.O.W.) SHALL BE UTILIZED FOR PUBLIC PEDESTRIAN SIDEWALK AND DRAINAGE SWALE AND SHALL BE MAINTAINED EQUALLY BETWEEN LOTS 1 AND 2..

TOWN OF ELIZABETH APPROVALS

RECOMMENDED FOR APPROVAL BY THE ELIZABETH PLANNING COMMISSION TO THE BOARD OF TRUSTEES THE _____ DAY OF _____, 2022 A.D.

CHAIR _____ ATTEST: TOWN CLERK _____

APPROVED BY THE ELIZABETH BOARD OF TRUSTEES THE _____ DAY OF _____, 2022, A.D.

CHAIR _____ ATTEST: TOWN CLERK _____

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) SS
COUNTY OF ELBERT)

I HEREBY CERTIFY THAT THIS PD REZONE AND SITE PLAN MAP WAS FILED IN MY OFFICE THIS ____ DAY OF _____, 2022, A.D. AT _____ AM/PM, AND WAS RECORDED PER RECEPTION NUMBER _____.

CLERK AND RECORDER _____

CCE Colorado Civil Engineering, LLC
41435 Country Rose Circle
Parker, Colorado 80138
303-708-1930

PREPARED FOR:
UNIBUILDERS
2200 S JASMINE ST UNIT 109
DENVER, CO 80222-5708

WALNUT GROVE
ELIZABETH, COLORADO

JOB NO.	1347
DESIGN BY:	OB
ISSUE DATE:	12/22/2022

REVISIONS:
1.)
2.)
3.)
4.)

PRELIMINARY PLAN

P 1

SHEET: 1 OF 2

WALNUT GROVE

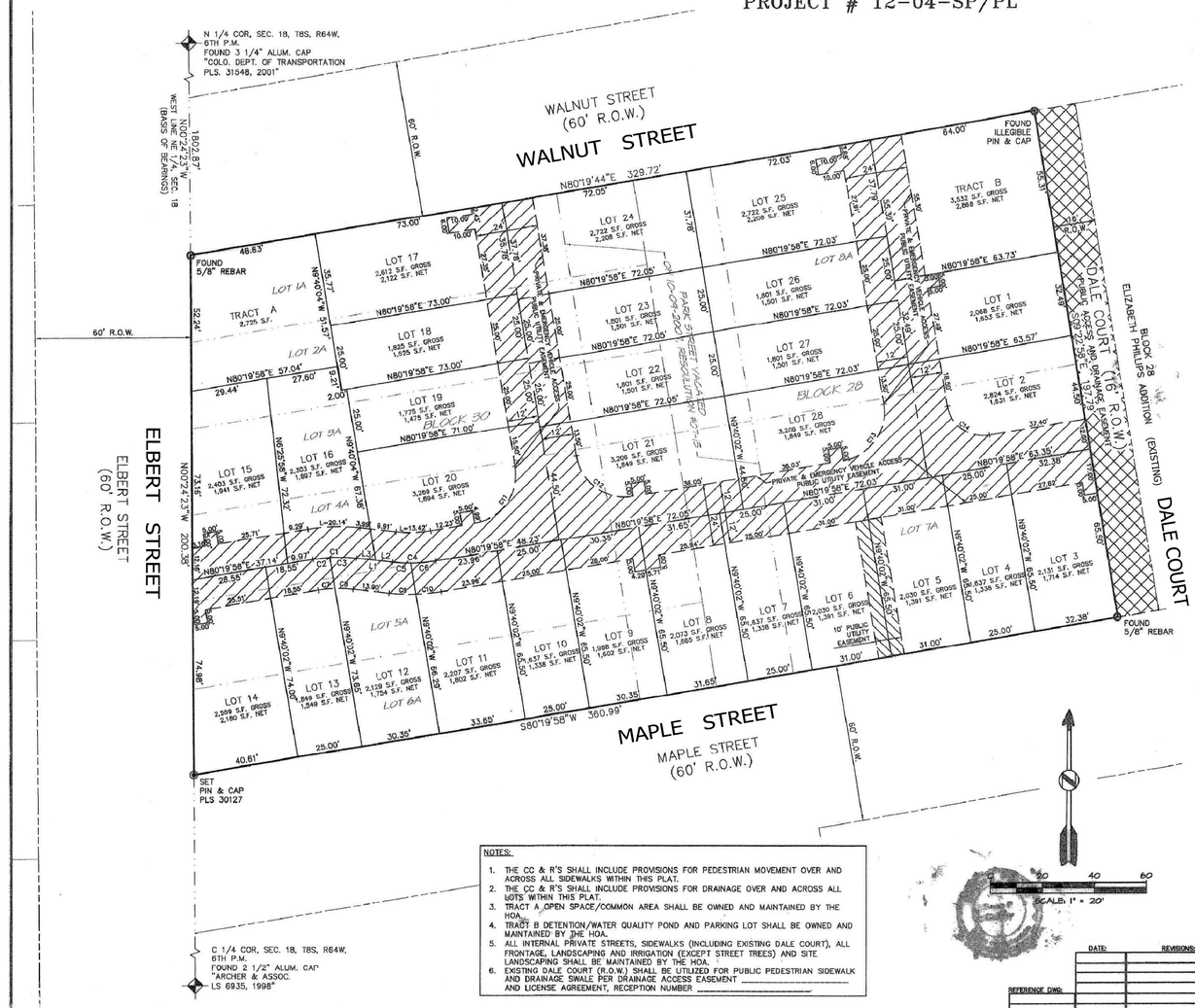
PRELIMINARY PLAN

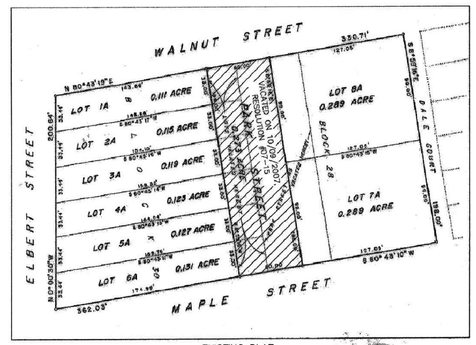
A VACATION AND REPLAT OF LOTS 1-28 AND TRACTS A & B, WALNUT GROVE TOWNHOMES PLANNED DEVELOPMENT
PART OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 65 WEST, 6TH P.M.
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO

WALNUT GROVE TOWNHOMES PLANNED DEVELOPMENT

FINAL PLAT

A VACATION AND REPLAT OF LOTS 1A-6A, BLOCK 30 AND LOTS 7A & 8A
BLOCK 28, PHILLIPS ADDITION 3RD AMENDMENT
LOCATED IN THE NE 1/4 OF SEC. 18, T8S, R64W, 6TH P.M.
COUNTY OF ELBERT, STATE OF COLORADO
PROJECT # 12-04-SP/PL





EXISTING PLAT
PHILLIPS ADDITION THIRD AMENDMENT
SCALE: 1"=50'

LEGEND

- PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT
- PUBLIC UTILITY EASEMENT
- PUBLIC ACCESS AND DRAINAGE EASEMENT
- PLATTED BOUNDARY
- RIGHT OF WAY LINE
- SECTION LINE
- EASEMENT LINE
- SECTION CORNER MONUMENT
- SET PIN WITH CAP LS# 30127
- FOUND SURVEY MARKER (AS DESCRIBED)

30' 15' 0 30' 60'
SCALE: 1" = 30'

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	16°01'26"	16.78'	60.00'	S88°20'41"W	16.73'
C2	6°10'00"	6.46'	60.00'	S83°24'58"W	6.45'
C3	9°51'26"	10.32'	60.00'	N88°34'19"W	10.31'
C4	16°01'26"	16.78'	60.00'	N88°20'41"E	16.73'
C5	6°43'56"	7.05'	60.00'	S87°00'34"E	7.05'
C6	9°17'30"	9.73'	60.00'	N84°58'43"E	9.72'
C7	7°43'05"	6.46'	48.00'	S84°11'28"W	6.46'
C8	8°18'28"	6.96'	48.00'	N87°47'49"W	6.95'
C9	8°17'29"	10.42'	72.00'	S87°43'21"E	10.41'
C10	7°43'57"	9.72'	72.00'	N84°11'56"W	9.71'
C11	90°00'00"	28.85'	19.00'	N35°19'58"E	26.87'
C12	90°00'00"	28.85'	19.00'	S54°40'02"E	26.87'
C13	90°00'00"	28.85'	19.00'	N35°19'58"E	26.87'
C14	90°00'00"	21.99'	14.00'	S54°40'02"E	19.80'

NOTES:

1. THE CC & R'S SHALL INCLUDE PROVISIONS FOR PEDESTRIAN MOVEMENT OVER AND ACROSS ALL SIDEWALKS WITHIN THIS PLAT.
2. THE CC & R'S SHALL INCLUDE PROVISIONS FOR DRAINAGE OVER AND ACROSS ALL LOTS WITHIN THIS PLAT.
3. TRACT A OPEN SPACE/COMMON AREA SHALL BE OWNED AND MAINTAINED BY THE HOA.
4. TRACT B DETENTION/WATER QUALITY POND AND PARKING LOT SHALL BE OWNED AND MAINTAINED BY THE HOA.
5. ALL INTERNAL PRIVATE STREETS, SIDEWALKS (INCLUDING EXISTING DALE COURT), ALL FRONTAGE, LANDSCAPING AND IRRIGATION (EXCEPT STREET TREES) AND SITE LANDSCAPING SHALL BE MAINTAINED BY THE HOA.
6. EXISTING DALE COURT (R.O.W.) SHALL BE UTILIZED FOR PUBLIC PEDESTRIAN SIDEWALK AND DRAINAGE SWALE PER DRAINAGE ACCESS EASEMENT _____ AND LICENSE AGREEMENT, RECEPTION NUMBER _____

DATE: REVISIONS:
REFERENCE DWG:

High Prairie Survey Co.
LAND SURVEYING CONSTRUCTION STAKING
OIL AND GAS SURVEYING
303-621-8672 FAX 303-621-2717
P.O. BOX 384 KIOWA, COLORADO 80117

TITLE	
WALNUT GROVE TOWNHOMES PLANNED DEVELOPMENT FINAL PLAT	
CLIENT	
MASTERWORKS	
SCALE 1"=20'	DATE 09/17/12
DRAWN BY DLC	JOB NUMBER 12031-FP
SHEET 2 OF 2	

531671 B: 13 P: 70 PLAT
11/28/2012 09:08:52 AM Page: 2 of 2 R 21.00 D
Data Recorded/Recorder: Elbert County, CO

B13 Pg. 70-2

EXISTING PLAT
WALNUT GROVE TOWNHOMES PLANNED DEVELOPMENT

BY HIGH PRAIRIE SURVEY CO
RECEPTION #531671, BOOK 13, PAGE 70
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO
RECORDED NOVEMBER 28, 2012

CCE Colorado Civil Engineering, LLC
41435 Country Rose Circle
Parker, Colorado 80138
303-708-1930

PREPARED FOR:
UNIBUILDERS
2200 S JASMINE ST UNIT 109
DENVER, CO 80222-5708

WALNUT GROVE
ELIZABETH, COLORADO

JOB NO.	1347
DESIGN BY:	OB
ISSUE DATE:	12/22/2022

REVISIONS:
1.)
2.)
3.)
4.)

EXISTING RECORDED PLAT

P 2

SHEET: 2 OF 2

March 14, 2023

Management Team Updates

Community Development – Zach Higgins

- The Planning Commission Water Training, held on 03/07/2023, was a very informative event that I believe helped not only the Planning Commission better understand water in our community, but many general public members as well.
- Community Development has hired a new Planner/Project Manager. She is scheduled to start on 03/17/2023.
- Staff will be working with the MSBOD and Manny with CORE to get possible dates for a joint workshop with the BOT to discuss the Main Street Streetscape Design.
- The Planning Commission has recommended for approval the Walnut Grove Sketch Plan and the Pine Ridge Crossing Site Plan Amendment
- Staff is having the kickoff call with BBC Research regarding the Impact Fee Study on 03/16.
- The MSBOD and HAB have given formal recommendation of a request to include a façade improvement grant into the budget for 2024.
- The HAB continues to work on the creation of the first Historic District in Town and update the Design Guidelines in relation to Historic and adjacent buildings.
- The HAB has decided to pursue additional properties for local historic register designation.
- The HAB has formally designated 09/30/2023 for this year's Walk and Talk.
- The MSBOD is continuing their work on creating a 5k event to occur this fall.
- The Planning Commission will continue their Planning Commissioner Training series from the American Planning Association in the coming weeks.
- Staff and two MSBOD members will be attending the Main Street Now Conference in Boston from 03/27 – 03/29.

Town Clerk – Michelle Oeser

- Karen Goldman will be assisting with the May 16th Special Election. Karen has helped us in the past and is very knowledgeable. Karen is working on another election on May 16th, so we will be working with her by phone or virtually on that specific date.
- Allison will be sworn in as a temporary Deputy Clerk for the election period. This is being put into place so that Allison can help with retrieving ballots from the box and logging the ballot chain of custody. Two people are required for both processes. This will cover us if Harmony or I are out of the office.
- I have included a request for sponsorship from the Elizabeth Education Foundation for the STARS banquet. The Board approved adding this in the budget to be an annual donation. This donation will be for $500.00 as previously approved.
- Allison and I have discussed giving the Board a quarterly report on how many passports we are processing. Our thought was to do this for the first year to see how things progress.

Police –

- No Report

Public Works and Utilities – Mike DeVol

No Report

ELIZABETH, CO

ELIZABETH EDUCATION FOUNDATION EEF

EST. 1998

RECEIVED

FEB 2 7 2023

Town of Elizabeth

February 21, 2023

Dear Valued Business Member and Education Supporter,

Please help us support the next generation of leaders by sponsoring the STARS program! In 1998, the Elizabeth Education Foundation (EEF) began the STARS (Students Taking Accountability and Responsibility Seriously) banquet to recognize outstanding students in the Elizabeth School District. Faculty members nominate 50 students in grades 5-12 for their commitment to our community.

Students may only receive this prestigious honor once. Nominees are honored at an invitation-only banquet where they receive their award. **Our banquet hosts 240 people annually.**

This year's banquet will take place at **7 p.m., April 1,** in the Elizabeth High School.

The Elizabeth Education Foundation is a 501(c)(3) nonprofit organization which provides teacher grants, senior scholarships, and STARS awards. All donations are tax deductible.

STARS Platinum Sponsor- $1,000 or more
The highest sponsorship level includes the sponsor's name and logo featured in the STARS video presentation and program, on the EEF website and table cards at the STARS banquet. In addition, the sponsor's name and logo will be included in the news release, and you and a guest are invited to the STARS banquet.

STARS Gold Sponsor- $500
Sponsor's name & logo will be featured in the STARS video presentation, program & table cards at the STARS banquet. In addition, you and a guest are invited to the STARS banquet.

STARS Silver Sponsor - $250
Sponsor's name will be featured in the program and on table cards at the STARS banquet.

In-kind Donation - items to be used as door prizes for students.
Donor's name will be featured in the program.

Sponsorships must be submitted no later than **March 17, 2023**. Donations can be made via PayPal or check, payable to the Elizabeth Education Foundation and mailed to the address below. Donations can also be submitted online at https://elizabethef.org/donate.

For more information on the Elizabeth Education Foundation, and other opportunities to engage with us, please visit our website at elizabethef.org.

THANK YOU FOR SUPPORTING EDUCATIONAL EXCELLENCE IN ELIZABETH!

303-646-6761 | ELIZABETHEF.ORG
P.O. BOX 1538, ELIZABETH, CO 80107

ELIZABETH, CO



EST. 1998

ELIZABETH EDUCATION FOUNDATION SPONSOR FORM

SPONSORSHIP DEADLINE FOR THE 2023 BANQUET IS **MARCH 17, 2023**

_____ Platinum Sponsorship Level - $1,000 or more

_____ Gold Sponsorship Level - $500

_____ Silver Sponsorship Level - $250

_____ In-kind Donation – Please list donation item(s)

Company Name: _____

Company Address: _____

Donor's Name and Phone Number: _____

Donor's Email Address: _____

Please email your business logo in JPEG or GIF format to ElizabethEducationFoundatin@outlook.com.

Donations can be made via check, payable to the Elizabeth Education Foundation and mailed to the address below. Donations can also be submitted online at https://elizabethef.org/donate.

THANK YOU FOR SUPPORTING EDUCATIONAL EXCELLENCE IN ELIZABETH!

303-646-6761 | ELIZABETHEF.ORG
P.O. BOX 1538, ELIZABETH, CO 80107

Report Criteria:

Report type: Summary

```
Check.Check number = {SQL} (tblCheck.CheckNumber in (SELECT    c.CheckNumber
FROM        dbo.tblCheck c INNER JOIN
              dbo.tblCheckDetail cd ON c.ID = cd.tblCheckID
GROUP BY c.CheckNumber
HAVING      (SUM(cd.Amount) >= 20000)))
Check.Type = {<>} "Adjustment"
```

Payee	Check Number	Amount
CORE CONSULTANTS, INC	10621	30,402.33
HOFFMANN, PARKER, WILSON & CARBERRY PC	10663	20,860.50
Grand Totals:		51,262.83

CORE Consultants INC. is primarily the Mainstreet Streetscape project and Public Street Improvements. These are both credited to the 2022 budget and were budgeted items..

Hoffmann, Parker, Wilson & Carbery PC is a majority of Court Attorney fees. This was credited to the 2022 budget. These costs are due to trial cases.

TO: Honorable Mayor and Board of Trustees
FROM: Karli Pronske Student Liaison
DATE: March 9th, 2023
SUBJECT: Student Liaison Report

SUMMARY
March is the calm before the storm!

After February was so busy, things finally have begun to slow down with the start of a new month. Spring sports (baseball, girls soccer, girls golf, and track) are kicking off, and all of the winter sports are having their end of season banquets.

Spring Break will begin on March 16th, and will last until March 26th! EHS Students are thrilled for this much needed break, and have already started making plans for their vacation. Hopefully this break will allow students to come back to school reinvigorated, with even more energy to finish out the school year.

Students are getting more and more excited as the end of the year approaches, especially the senior class. April becomes very busy for EHS students. The STARS Banquet will take place on April 1st. The STARS Award program is run by the Elizabeth Education Foundation, and awards students for taking accountability and responsibility seriously (STARS). Then the Seniors will have their Senior Luncheon on April 12th, along with Senior Sneak on April 21st. The seniors will be able to find out their senior superlatives, and will celebrate their final year with their peers at Cielo in Castle Pines for their senior luncheon. Then seniors will all go to Top Golf for senior sneak the week after. Prom will be on April 14th, and will be held at the Mile High Station in Denver.

HISTORIC ADVISORY BOARD – RECORD OF PROCEEDINGS
FEBRUARY 6, 2023

CALL TO ORDER
The Regular Meeting of the Historic Advisory Board was called to order on Monday, February 6, 2023, at 4:35 PM by Chair John Quest.

ROLL CALL
Present were Chair John Quest, Vice Chair Aimee Woodall, and Board Member Bob Rasmussen. There was a quorum to conduct business.

Also present were Planner/Project Manager Zach Higgins, Town Clerk Michelle Oeser, and Community Development Administrative Assistant Dianna Hiatt.

AGENDA CHANGES
There were no changes to the agenda as presented.

UNSCHEDULED PUBLIC COMMENT
There was no unscheduled Public Comment.

MINUTES
1. Regular Minutes of January 9,2029

Motion by Ms. Woodall, seconded by Mr. Rasmussen, to approve the minutes from January 9, 2023.
The vote of those Board Members present was unanimously in favor. Motion carried.

NEW BUSINESS
2. Discussion and possible action on Election of 2023 Historic Advisory Board Historian
   Discussion tabled to the March 6, 2023, meeting.

3. Discussion and possible action regarding Façade Improvement Grant Recommendation to

the Board of Trustee

Motion by Vice Chair Woodall, seconded by Mr. Rasmussen, to request the Town pursue incentives for grants available in façade improvements or other grants available for historic buildings.
The vote of those Board Members present was unanimously in favor. Motion carried.

3. Discussion regarding upcoming Town of Elizabeth Birthday Event Historic Materials

Discussion on providing Historic Materials for the Town of Elizabeth Birthday Event.

STAFF REPORTS

- Mr. Higgins reviewed his written report that was provided to the Board.

BOARD REPORTS

There were no reports from the Board.

ADJOURNMENT

Motion by Vice Chair Woodall, seconded by Mr. Rasmussen, to adjourn meeting at 5:04 PM. The vote of those Board Members present was unanimously in favor. Motion carried.

Town Clerk Michelle Oeser

TOWN OF ELIZABETH INCORPORATED SEAL SEPTEMBER 24, 1890 ELBERT COUNTY COLORADO

Chair John Quest

PLANNING COMMISSION – RECORD OF PROCEEDINGS
FEBRUARY 21, 2023

CALL TO ORDER

The Regular Meeting of the Elizabeth Planning Commission was called to order on Tuesday, February 21, 2023, at 6:32 PM by Chair Jenny Case.

ROLL CALL

Present were Chair Jenny Case, Vice Chair Amy Schmidt, and Commissioners Julie Uhernik, Greg Lindbloom, George Fick, and Ed Beard. Commissioner Rob Porter was absent. There was a quorum to conduct business.

Also present were Town Administrator Patrick Davidson, Community Development Director Zach Higgins, Town Clerk Michelle Oeser, and Community Development Administrative Assistant Dianna Hiatt.

AGENDA CHANGES

No agenda changes from staff.

No agenda changes by the Commissioners.

UNSCHEDULED PUBLIC COMMENT

No Unscheduled Public Comment.

CONSENT AGENDA

1. Minutes of the Regular Meeting of February 7, 2023

Motion by Commissioner Fick, seconded by Commissioner Uhernik, to approve the Consent Agenda as presented.
The vote of those Commissioners present was unanimously in favor. Motion carried.

Chair Case closed the regular meeting and opened the public hearing at 6:34 pm.

PUBLIC HEARING

2. 701 S Elizabeth St - Pine Ridge Crossing Site Plan Amendment

Staff and the applicant gave reports.
Chair Case opened to public comment. There was no public comment.

Chair Case closed the public hearing and went into new business at 6:54 pm.

NEW BUSINESS

3. Discussion and possible action on recommendation for approval regarding 701 S Elizabeth Street - Pine Ridge Crossing Site Plan Amendment

Motion by Commissioner Fick, seconded by Vice Chair Schmidt, to continue the public hearing to the regular Planning Commission meeting of March 7, 2023.
The vote of those commissioners present was unanimously in favor. Motion carried.

Chair Case closed the regular meeting and opened the public hearing at 6:55 pm.

PUBLIC HEARING

4. SE corner of Walnut Street and S Elbert Street - Walnut Grove Sketch Plan

Staff gave a report followed by the applicant's report.
Chair Case opened to public comment.
Steve Tapp – Town of Elizabeth resident
David Ternus –Town of Elizabeth resident
Paul Schwartzkopf – Town of Elizabeth Resident

Chair Case closed the public hearing and went into new business at 7:51 pm.

NEW BUSINESS

5. Discussion and possible action on recommendation for approval regarding SE corner of E Walnut St and S Elbert St - Walnut Grove Sketch Plan

Motion by Commissioner Fick, seconded by Commissioner Lindbloom, to accept the Walnut Grove Sketch Plan as presented.
A roll call vote was taken. Of those commissioners present the vote was 3 in favor and 2 opposed.

Commissioners Fick and Lindbloom opposed. Motion carried.

STAFF REPORT

- Mr. Higgins discussed the upcoming Planning Commissioner Training Series
- Mr. Higgins updated the Commissioners regarding Ordinance 23-02. Discussion followed regarding developer meeting requirements.
- Mr. Higgins reminded the Commissioners of the upcoming Water Law Training.
- Mr. Higgins provided information to the Commissioners on Referral Agencies Training.
- Mr. Higgins gave the Commissioners an update regarding Stolfuls' presentation to the Board of Trustees on their Main Street findings.
- Mr. Higgins reminded the Commissioners of the upcoming Old Town Traffic Study Public Meeting.
- Mr. Higgins let the Commissioners know that the Town has requested for them to participate in a Town Senior Center Open House.

COMMISSIONER REPORTS

Commissioners did not have any reports.

ADJOURNMENT

Motion by Commissioner Lindbloom, seconded by Vice Chair Schmidt, to adjourn meeting at 8:27 p.m. The vote of those Commissioners present was unanimously in favor. Motion carried.

Chair Jenny Case

Deputy Town Clerk Harmony Malakowski

TOWN OF ELIZABETH INCORPORATED SEAL SEPTEMBER 24 1890 ELBERT COUNTY COLORADO