

# City of Arvada

## Planning Commission Agenda

JUNE 22, 2021

**VIRTUALLY**

Regular Business

**Commission Members:**

T.O. Owens, Chairman  
Michael P. Griffith, Vice Chairman  
Patricia Connell, Secretary  
Andrew Gay  
Steve Hannan  
Tim Knapp  
Doug Magee

**Staff Members Usually Present:**

Ryan Stachelski, Dir. of Community and Economic Development  
Emily Grogg, Senior Assistant City Attorney  
Rob Smetana, Manager of City Planning and Development  
Jenny Wolfschlag, Manager of Development Engineering  
Josie Suk, Systems and Administrative Manager  
Stephanie Wallace, Administrative Specialist

**Info: 720-898-7435**

In accordance with physical distancing guidelines, the Planning Commission meeting will be held remotely using webinar technology. A recording of the meeting will also be available later on. The meeting will include an open comment period where participants will have three minutes to provide comments to the Commission. Members of the public who wish to provide public comment on any agenda item or during general public comment should go to [www.arvada.org/PLNCOMMISSION](http://www.arvada.org/PLNCOMMISSION) and register for the meeting. If any member of the public wishes to submit a comment regarding the item on the agenda, you may submit comments in writing via email to the Planning Department at [cedboardsandcommission@arvada.org](mailto:cedboardsandcommission@arvada.org). Comments must be received no later than 5 p.m. the day before the meeting. All timely comments submitted will be presented to the Planning Commission. Please contact Josie Suk with any questions at 720-898-7627.

### **PLANNING COMMISSION MEETING – VIRTUALLY 6:15 PM**

1. CALL TO ORDER
2. MOMENT OF REFLECTION
3. PLEDGE OF ALLEGIANCE
4. ROLL CALL OF MEMBERS
5. APPROVAL OF MINUTES
  - A. Approval of June 8, 2021 Minutes
6. GENERAL BUSINESS
7. REPORTS
8. PETITIONS & COMMUNICATIONS
  - A. Comments from the General Public on items not on the agenda

9. PUBLIC HEARINGS

- A. Major Modification from the Land Development Code subsection 3-1-3-8 C.1.a for Caliber Collision, generally located at 6782 Fig Street
- B. Major Modification from the Land Development Code subsection 3-1-3-8 C.1.c for Caliber Collision, generally located at 6782 Fig Street
- C. Conditional Use Application for Center Land at Indiana Business Park, generally located at 14763 W. 65<sup>th</sup> Way and 6595 Holman Street

10. OTHER ITEMS

11. ADJOURN



**SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD**  
**JUNE 8, 2021**

Planning Commission meeting minutes are not an exact transcript and represent key points and the basis of discussion.

1. **CALLED MEETING TO ORDER**– By T.O. Owens at 6:15 P.M.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL OF MEMBERS**

Those present: T.O. Owens, Michael P. Griffith, Andrew Gay, Patricia Connell, Doug Magee, Steve Hannan, Tim Knapp

**THOSE ABSENT**

None

**ALSO PRESENT:** Ryan Stachelski, Director of Community and Economic Development; Rob Smetana, City Planning Manager; Emily Grogg, Sr. Ass't. City Attorney; Shane Greenburg, Planner II; Jacob Nitchals, Senior Planner; Jonathon Moore, Planner I; Josie Suk, Manager of Dev. Systems and Administrative Services; Stephanie Wallace, Recording Secretary/Administrative Specialist; Abigail Ogg, Administrative Specialist

4. **APPROVAL OF MINUTES** – May 18, 2021. The minutes stand approved.
5. **GENERAL BUSINESS**  
  
None.
6. **REPORTS**  
  
None.
7. **PUBLIC COMMENT ON ISSUES NOT SCHEDULED ON AGENDA**  
  
None.
8. **PUBLIC HEARINGS**

**Comprehensive Plan Amendment, Annexation and Rezoning 15812 West 64th Avenue, Approximately Located at 15812 West 64th Avenue and an Annexation 15812 West 64th Avenue.**

Mr. Owens entered into the record the Staff Report dated June 8, 2021, affidavits of mailing and posting, and posting log.

Mr. Greenburg gave a brief overview of the project. Staff recommends approval.

John Johnson and Alina Randall, applicant, explained the site, the zoning, and the reasons for the requests. She stated currently there's not any construction plan for the lot.

Mr. Owens opened the hearing for comments from the public.

## **PUBLIC COMMENT**

### **IN FAVOR**

None.

### **IN OPPOSITION**

None.

## **APPLICANT REBUTTAL**

None.

Mr. Owens closed public comment.

## **QUESTIONS FROM THE COMMISSION**

Mr. Magee asked the applicant if the home to the South is owner occupied and not a rental.

Mr. Johnson responded that he lives there.

Mr. Magee and Mr. Johnson had some discussion on the slope of the property.

Mr. Magee asked Staff, if the R13 zoning that is being requested has a 35 foot height limitation.

Mr. Greenburg responded, correct 35 foot.

Mr. Magee and Mr. Greenburg discussed if the height matches the residential units to the North of 64<sup>th</sup> and to the South. Mr. Greenburg stated the max height for the RN zoning is 28 feet. He stated the applicant originally proposed a mixed use zoning, which would have given a 45 foot height. Mr. Greenburg commented that in the neighborhood meeting, comments where concerning the height. The applicant went with the R13 to have the max height of 35 feet.

Mr. Magee asked if the R13 zoning is different than the current zoning directly to the West from 12.5, which R13 has some conditional and limited uses. Would that come before the Planning Commission or would that be resolved administratively.

Mr. Greenburg responded Conditional Use would go to Planning Commission.

Mr. Gay asked for a guesstimate on approximately how many units would fit on 1.93 acres in the R13 designation.

Mr. Greenburg responded approximately 20 units.



Mr. Knapp asked for clarification that this lot is still in Jefferson County.  
Mr. Greenburg responded it is currently A2 in Jefferson County.

Mr. Knapp asked if there are any plans coming before the City at this time.

Mr. Greenburg responded not that the City is aware of.

Mr. Knapp asked for clarification regarding the staff report and the proposed annexation and rezoning is consistent with the City Council's Strategic Plan and principles and Community and Economic Development work could Staff identify and explain what this is based upon.

Mr. Greenburg responded that Staff is recommending approval on the comprehensive plan amendment and if the Commission approves it would comply with the strategic plan that 95% of all developments conform to the City's Comprehensive Plan.

Mr. Knapp asked if the applicant has provided any information as to what is being proposed with the R13 and how it will be built out.

Mr. Greenburg responded that Staffs understanding is the applicant would not be developing, but will be selling the lots.

Mr. Johnson stated he is not developing the property. Just intends to do the annexing and rezoning to create flexibility for sale of the property, as well as potentially adding sewer to sell the lots separately.

Mr. Hannan stated he did not receive the neighborhood meeting summary and wanted a quick overview of what the neighborhood said.

Mr. Greenburg apologized for that not being included. He stated the biggest concern from the neighborhood meeting was the 45 foot tall buildings and potentially allowing commercial on the lots that are allowed in the mixed use zoning. He stated the neighborhood seemed to like that the applicant agreed to go to R13 with a maximum height of 35 feet.

Ms. Connell asked if this would impact the traffic on 64<sup>th</sup>.

Mr. Greenburg responded there is no site plan at this point; therefore no traffic study will be done.

Mr. Griffith asked if the Planning Commission would hear what would potentially be developed on this site.

Mr. Greenburg responded unless they are proposing something that is not allowed on R13, it would be reviewed by Staff.

Mr. Griffith asked if Staff could give an idea of what could potentially be developed at this site.

Mr. Greenburg responded R13 could allow townhome, duplexes, and single family homes. There are some restrictions on buffer yards between multi families such as townhomes. He stated engineering would decide if a traffic study would be required once we know what would be proposed for this site.

Mr. Owens asked if there were any further comments, no more comments were made. Mr. Owens asked for a motion.

**MOTION:**

It was moved by Mr. Magee, that the Comprehensive Plan Amendment for 15812 West 64th Avenue, LDR to MDR, generally located at 15812 West 64th avenue be approved and recommended to City Council for ratification.

**DISCUSSION OF MOTION:**

None

The following votes were cast on the motion:

Those voting Yes: Owens, Griffith, Gay, Connell, Magee, Hannan, Knapp

Those voting No: None

Those absent: None

The motion carried 7-0.

Mr. Owens explained that the motion carried.

Mr. Owens asked for a motion.

**MOTION:**

It was moved by Mr. Magee, that the Annexation for 15812 West 64th avenue, generally located at 15812 West 64th Avenue, be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Page(s) 5 and 6 of the Staff Report.

**DISCUSSION OF MOTION:**

None

The following votes were cast on the motion:

Those voting Yes: Owens, Griffith, Gay, Connell, Magee, Hannan, Knapp

Those voting No: None

Those absent: None

The motion carried 7-0.

Mr. Owens explained that the motion carried.

Mr. Owens asked for a motion.

**MOTION:**

It was moved by Mr. Magee, that the Rezoning for 15812 West 64th avenue, from Jefferson County to the City of Arvada R13, generally located at 15812 West 64th Avenue, be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Page(s) 5 and 6 of the Staff Report.

**DISCUSSION OF MOTION:**

None

The following votes were cast on the motion:

Those voting Yes: Owens, Griffith, Gay, Connell, Magee, Hannan, Knapp

Those voting No: None

Those absent: None

The motion carried 7-0.

Mr. Owens explained that the motion carried.

**Conditional Use Application for Ralston Gardens Parking Lot, Generally Located at 9250 Ralston Road.**

Mr. Nitchals stated there is one correction that Commissioner Magee pointed out. The second neighborhood meeting actually occurred on June 2, 2021, not June 9<sup>th</sup> as indicated in the Staff Report. The first neighborhood meeting was held in November 2019 and was well attended; however, it was prior to the adoption of the new Land Development Code.

Mr. Owens entered into the record the Staff Report dated June 8, 2021, affidavits of mailing and posting, and posting log. He asked if there are any additions or corrections to the staff report.

Mr. Nitchals gave a brief overview of the stand-alone parking lot with approximately 156 spaces on 1.9 acres. Staff recommends approval, subject to the condition listed on the last page of the staff report.

George Thorn, with Mile High Development, gave an overview of the stand-alone parking lot on parcel A which will support a 102 unit, a 4 story affordable housing project on parcel B.

Andre Baros, SAR, stated this is the last phase of this partnership with AURA and the master plan for this area. The current access road which will be brought up to drivable conditions, both parcels do not function separately. The parking on Parcel A exists only to serve the housing on Parcel B. There will be a retaining wall at the end to be the community gardens. Mr. Baros further explained that there will be a Paseo between the parking and the building and that they will all function as a single project.

Mr. Owens opened the hearing for comments from the public.

**PUBLIC COMMENT**

**IN FAVOR**

None.

**IN OPPOSITION**

None.

**APPLICANT REBUTTAL**

None.

Mr. Owens closed public comment.

### **QUESTIONS FROM THE COMMISSION**

Mr. Griffith suggested adding handicap/ADA access. He asked if there is a timeframe for both projects to be complete to have a better idea if the parking is going to be there first then the building.

Mr. Thorn responded we will make our application to the Colorado Housing Finance Authority for tax credits to support the affordable housing and really the entire development costs. They will notify the 20 or 30 applicants of whether they successful or not sometime around Thanksgiving. Then we will proceed immediately to go through the City's process. Groundbreaking on the project would be around summer 2022 and it would finish 20 months later.

Mr. Baros clarified that the parking lot would be used to stage construction for the affordable housing, so they would back out of the site after constructing the building first and then develop the parking last as they wrap up.

There was further discussion from Mr. Griffith and Mr. Thorn on affordable housing.

Mr. Knapp asked for clarification on the site plan for the parking area that it appears the ingress and egress for that parking area for the 150 stalls is only on Garrison.

Mr. Baros responded it is primarily on Garrison, but that they have to maintain a connection back to the Walmart side, but we anticipate all the traffic to coming to Garrison.

Mr. Knapp asked if there will be security cameras installed for the open parking lot in the long range planning.

Mr. Thorn responded yes, it will be safe, well landscaped, well lit and with a significant number of security cameras.

Mr. Owens asked if there were any further comments, no more comments were made. Mr. Owens asked for a motion.

### **MOTION:**

It was moved by Mr. Magee, that the Conditional Use Application for Ralston Gardens Parking Lot, generally located at 9250 Ralston Road, be recommended to City Council for approval, with the following condition.

The Conditional Use for the proposed parking lot shall only be valid if it is used to comply with the off-street parking requirements of the associated affordable multifamily development at the southeast corner of Ralston Road and Garrison Street.

This motion is based on the findings of fact and approval criteria on Page 8 and 9 of the Staff Report.

### **DISCUSSION OF MOTION**

Mr. Hannan thanked the applicant and acknowledged this has been in the process for a number of years and it's nice to see it finally making it with the multifamily usage and affordable. He thanked Mr. Thorn for addressing the concern on the impact on the Paseo. He stated his support of the project.

Mr. Magee agreed with Mr. Hannan and expressed his appreciation on the separated sidewalks, without people having to walk through the parking lot traffic and acknowledged the solar to cover the area. He also stated his support of the project.

Ms. Connell stated her support of the project, because it allows access to the affordable housing, the utilization of space, connection and the modifications that were provided in the open space that is provided for people who can't afford to buy homes but have access to the amenities.

Mr. Griffith stated his apperception of the project and will be supporting it.

The following votes were cast on the motion:

Those voting Yes: Owens, Griffith, Gay, Connell, Magee, Hannan, Knapp

Those voting No: None

Those absent: None

The motion carried 7-0.

Mr. Owens explained that the motion carried.

**Major Modification Greyshoe Unit Addition, Generally Located at 5430 Estes Street.**

Mr. Owens opened the public hearing, and asked Staff if the required documents were in order.

Mr. Moore stated that three forms of notice are required. Staff published notice in the paper and the mailing affidavits and posting log are both in order. There were no additions or corrections added to staff report

Mr. Owens entered into record the Staff Report DA2021-0037 dated June 8, 2021, posting log affidavit, affidavit of mailing and posting log.

Mr. Moore gave a brief overview of the project and application for a major modification, the subject property contains 8,145 square feet and is located at the Northeast corner of Estes St. and West 54th Place. The proposal to add a unit will primarily require internal modifications to the existing building, as well as the addition of three off-street parking spaces to the site. Major Modifications are required since parking is not allowed within the front setback. The Major Modification is also to reduce the minimum lot size and minimum lot width requirements for the property. Mr. Moore continued to state that a site plan application and building permit will be required if this request is approved by the Planning Commission and City Council. The application would then be reviewed administratively.

Mr. Scherer, applicant, gave an overview of the design of the project. Mr. Scherer explained that the previous owner had made improvements to add a fourth unit by adding a fourth electrical meter. He stated that they only just learned that the fourth unit was not allowed, based on the zoning. They are requesting major modifications to allow for a fourth unit.

Ms. Hsu, applicant, gave an overview of the existing parking issue and the inability to add the required amount. She asked for a waiver on the parking requirement.

Mr. Moore clarified that staff's understating of the request has been to allow parking in the front setback, which is not allowed per the Land Development Code. He stated that there is a misunderstanding on the applicant's part and stated that all parking spaces would be required.

Ms. Hsu confirmed that Mr. Moore was correct.

Mr. Owens opened the hearing for comments from the public.

## **PUBLIC COMMENT**

### **IN FAVOR**

None.

### **IN OPPOSITION**

None.

## **APPLICANT REBUTTAL**

None.

Mr. Owens closed public comment

## **QUESTIONS FROM THE COMMISSION**

Mr. Knapp asked staff if there was already an overflow issue with parking in the neighborhood without the current proposal.

Mr. Moore stated that many properties on W 54th PI did not meet parking or access standards. Those standards are intended to accommodate current residents, leaving street parking to guests and short term parking.

Mr. Gay asked staff if the request to eliminate parking spaces should change recommendation to reject application.

Mr. Moore stated that it shouldn't change the recommendation, as the parking reduction was not part of this request. To reduce parking spaces there would need to be significant benefit to The City of Arvada. Staff would not be able to support parking reduction.

Mr. Gay asked applicant if property was bought with express intent to create a four-unit property.

Ms. Hsu stated that the property was marketed with the intent to develop into a four-unit property at time of purchase.

Mr. Magee asked staff if additional parking could be added to Estes St. instead of extending non-conforming parking on south side.

Mr. Moore stated that parking off Estes St. is also considered a front setback and would have to conform to the same standard.

Mr. Griffith asked staff what the additional information requested from Police and Fire was for safety and if they were satisfied.

Mr. Moore stated that the information requested was asking about adding sprinklers to the building and an egress window and the applicant would need to respond to the request as part of the site plan and building permit.

Mr. Griffith asked staff what the length of the sidewalk/curb would be that needs to be replaced or repaired by the applicant.

Mr. Moore stated that it would be the entire broken sidewalk/curb on W. 54th Place.

#### **MOTION:**

It was moved by Mr. Magee, that a Major Modification for Greyshoe Unit Addition, generally located at 5430 Estes St., be recommended to City Council for approval and the staff condition about replacing the broken sidewalk and curb be included.

This motion is based on the findings of fact and approval criteria on Pages 7 and 8 of the Staff Report.

#### **DISCUSSION OF MOTION**

Mr. Owens stated that he encourages people to invest in the City of Arvada; however this isn't the right place or option. He stated his concerns of due diligence when buying a property and not rely on citizens and the City to allow modifications not up to code. He stated that he will not be supporting the motion.

Mr. Hannan stated that this use makes sense in this neighborhood and only this neighborhood. He stated that due to the year built, he believes it to be a reasonable modification and will be supporting the motion.

Mr. Magee stated that 4 of the 5 approval criteria are not being met. He stated that due to the public safety and non-conforming zoning issues he will not be supporting the motion.

Mr. Gay stated he didn't want to kill the entrepreneurial spirit in Arvada, and gathered no safety issues existed. He stated that he will be supporting the motion.

Mr. Knapp stated that parking is a big issue currently and if approved it will continue to push the parking issue and create more public safety issues. He stated that he will not be supporting the motion.

Mr. Griffith stated that he carefully looked into the criteria to make sure there is a benefit to the community. He stated that neighborhood concerns were met in the neighborhood meeting and could potentially solve the some of the housing issue. He stated that he would be supporting the motion.

Ms. Connell stated she is reluctant to approve the request due to other potential applicants wanting to do the same thing in other areas. She stated that she will not be supporting the motion.

The following votes were cast on the motion:  
Those voting Yes: Griffith, Hannan, Gay  
Those voting No: Connell, Magee, Knapp, Owens  
Those absent: None  
The motion failed 3-4.

Mr. Owens explained that the motion failed.

9. **OTHER ITEMS**

Mr. Owens asked Staff if there are any items to consider.

Mr. Smetana reminded the Commission that there is a meeting on June 22, 2021. He stated that there are no items scheduled for the July 6, 2021 meeting.

It was moved by Mr. Owens to cancel the Planning Commission meeting on July 6, 2021, as there are no items on the agenda.

The following votes were cast on the motion:  
Those voting Yes: Owens, Griffith, Gay, Connell, Magee, Hannan, Knapp  
Those voting No: None  
Those absent: None  
The motion carried 7-0.

10. **ADJOURNED** at 7:46 P.M.

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T.O. Owens, Chair

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Patricia Connell, Secretary

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Stephanie Wallace, Recording Secretary





## REPORT TO PLANNING COMMISSION

AGENDA ITEM  
8.A.

TO: PLANNING COMMISSION

DATE: June 22, 2021

SUBJECT: Comments from the General Public on items not on the agenda

### **Report in Brief**

MOTION:

MOVED BY: \_\_\_\_\_

That DA2020-0102, NAME OF CASE and LOCATION, be recommended to City Council for (approval subject to the condition stated in the Staff Report, Item \_\_\_, Page \_\_\_) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) \_\_\_ of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

YES \_\_\_\_\_ NO \_\_\_\_\_ ABSENT \_\_\_\_\_

Prepared by:

Stephanie Wallace, Administrative Specialist

Reviewed by:

Approved by:

Josie Suk, Development Systems and Administrative Manager 6/16/2021

Enclosure, exhibits & attachments required to support the report



## REPORT TO PLANNING COMMISSION

AGENDA ITEM  
9.A.

TO: PLANNING COMMISSION

DATE: June 22, 2021

SUBJECT: Major Modification from the Land Development Code subsection 3-1-3-8 C.1.a for Caliber Collision, generally located at 6782 Fig Street

### Report in Brief

MOTION:

MOVED BY: \_\_\_\_\_

That a Major Modification from the Land Development Code subsection 3-1-3-8 C.1.a for Caliber Collision, generally located at 6782 Fig Street, be recommended to City Council for (approval)(denial).

This motion is based on the findings of fact and approval criteria on Page 7 and 8 of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

YES \_\_\_\_\_ NO \_\_\_\_\_ ABSENT \_\_\_\_\_

Prepared by:

Stephanie Wallace, Administrative Specialist

Reviewed by:

Approved by:

Carol Ibanez, Senior Planner

6/14/2021

Josie Suk, Development Systems and Administrative Manager

6/14/2021

Robert Smetana, Manager of City Planning and Development

6/15/2021

Ryan Stachelski, Director of Community and Economic Development

6/16/2021

Enclosure, exhibits & attachments required to support the report

**City of Arvada**  
**Community and Economic Development Department**  
**PUBLIC HEARING STAFF REPORT**

**Caliber Collision Development**  
**Major Modification Request**  
DA2021-0025

**NATURE OF REQUEST**

Jon Hauser, Drake Collision Partners, Applicant is requesting approval of two major modifications from the Land Development Code (LDC) for motor vehicle repairs and service standards. The property is located on 6782 Fig Street, Lot 3 Block 4 of the Parkway Center Subdivision.

A 16,900 square foot Caliber Collision motor vehicle repair and service building is proposed on a vacant 2.78 acre lot. The property is zoned IL (Industrial Light) and allows the proposed land use. A Site Plan was submitted that requires two Major Modifications to the LDC. Access to the site is from Fig Street.

**MAJOR MODIFICATIONS REQUESTED**

The Applicant is requesting modifications to the LDC as follows:

1. Subsection 3-1-3-8 C.1.a All vehicle repair uses shall be conducted within a completely enclosed building.

The applicant is requesting to store vehicles outside of the building within a fenced storage area for 83 vehicle stalls. A six-foot privacy fences with landscape buffer are proposed to screen the storage area. A 20 foot wide landscape buffer is provided on the east side of the property to screen the vehicle storage area from residential uses and future Eldridge Street right-of-way. The landscape buffer provided exceeds the requirement for the number trees, shrubs, and percentage of evergreen trees. The enhanced landscape and fence mitigate the impact of the storage area.

2. Subsection 3-1-3-8 C.1.c Storage of vehicles on the premises shall not exceed 15 days.

The applicant is requesting that number of days to store vehicles on site be increased from 15 to 30 days. It is Caliber Collision best practice to schedule vehicle service and complete work on time. However, there are times when certain parts are not available locally as well as delays of parts from the international supply chains. The additional 15 days will insure that the vehicles are stored within the secured storage area.

All vehicle repairs will be performed within the building's 11 service bays. Vehicles are repaired all day long. Depending on the type of repair required, the repair time may vary. Repair work may be completed on the same day while other vehicles may take longer. If certain vehicle parts are not available and need to be ordered, the repair will take longer to complete. Other scenarios that may delay the repair are hailstorm or major weather events. The increase in

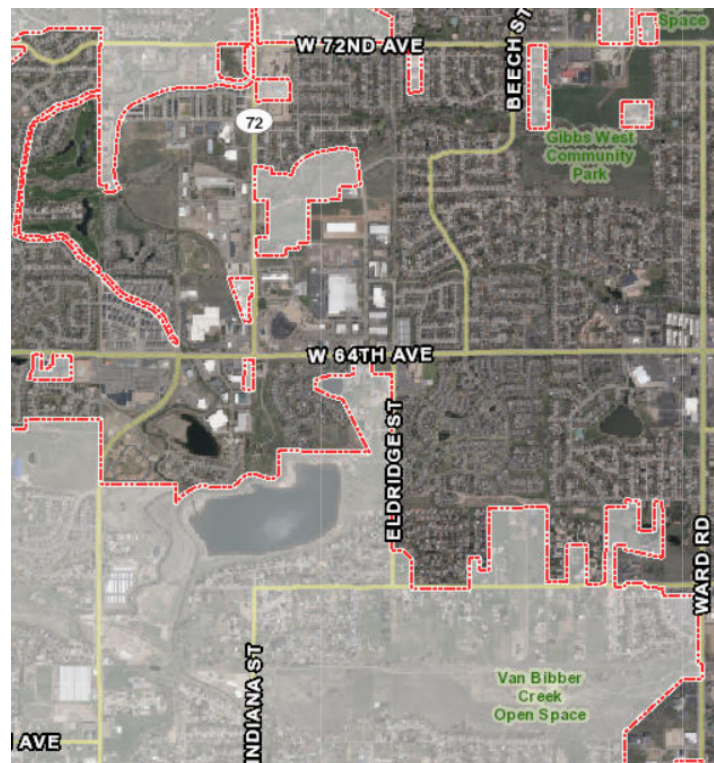
number days the vehicles are on the site will be temporary. The demand for service of vehicles requires an outdoor storage area. Insurance companies also require that vehicles be in a secure and safe environment. Otherwise, they will not pay to have the work done.

Staff supports the Major Modifications to mitigate the impact of vehicles to be stored outside by enhancing the site with a six-foot privacy fence and a wider landscape buffer yard with evergreen trees and large shrubs to screen the vehicles from the adjacent neighborhood. Except for the residential neighborhood to the east, the primary land uses in this area are industrial, outdoor storage, offices and warehouses, which are compatible with this development.

### **LOCATION AND HISTORY**

The subject property is located at 6782 Fig Street in the Parkway Center subdivision. The site is undeveloped with existing native grasses. The Parkway Center was annexed and zoned PUD-BP (Planned Unit Development –Business Professional) and PUD-I (Planned Unit Development Industrial) to the City of Arvada in February 1975. An (ODP) Outline Development Plan which included 70 acres for professional office use and 53 acres for light industrial park land uses was approved at the time. In 1977, Cobe Laboratories (now LivaNova) was the first development to be constructed. Since then, light industrial uses including Prescient, Easter Owen and Martinez Fire Protection were developed.

On May, 2020, the City updated the LDC and created new zoning districts and remapped the property from PUD-I to IL (Industrial, Light).



### **NEIGHBORHOOD MEETING**

Division 8-2-2 of the Land Development Code requires that at least one neighborhood meeting be held for projects that require public hearings before the Planning Commission and City Council.

The required neighborhood meeting took place on February 3, 2021 and was a virtual meeting. A total of 24 people participated on a zoom call meeting including four members of the developer's team. The applicant provided a brief summary of the site and discussed the proposed major modifications to the LDC. The applicant fielded questions and discussed Caliber Collision's business and hours of operation, the number of paint booths and type of filtrations used and why an outdoor storage area was necessary. Other questions related to traffic, road improvements, type of stormwater and detention pond, and fencing along the east side of the property adjacent to the residential uses. In addition, the applicant received five emails with similar questions which the applicant responding to each email.

A summary of the meeting is attached.

### **PUBLIC NOTIFICATION**

Division 8-2-4 of the Land Development Code requires public notification for all public hearings as follows:

Written Notice: At least 15 days prior to all public hearings, written notice must be mailed to all property owners within 500 feet of the subject property and to all homeowners associations and neighborhood associations with a known interest in the subject property. The applicant will provide an affidavit of mailing verifying this requirement has been met prior to the public hearing.

Posted Notice: At least 15 days prior to all public hearings, signs notifying the public of the hearing must be posted on the subject property. The applicant will provide a posting log verifying that this requirement has been met prior to the public hearing.

Published Notice: At least 15 days prior to all public hearings, notice of the hearing must be published in a newspaper of general circulation in the City. The required notice has been published.

### **DEVELOPMENT REVIEW TIMELINE**

The application was accepted by the City for review on February 16, 2021. The application was processed under the standard review and met the appropriate timeline.

### **ALIGNMENT WITH CITY COUNCIL STRATEGIC PLAN**

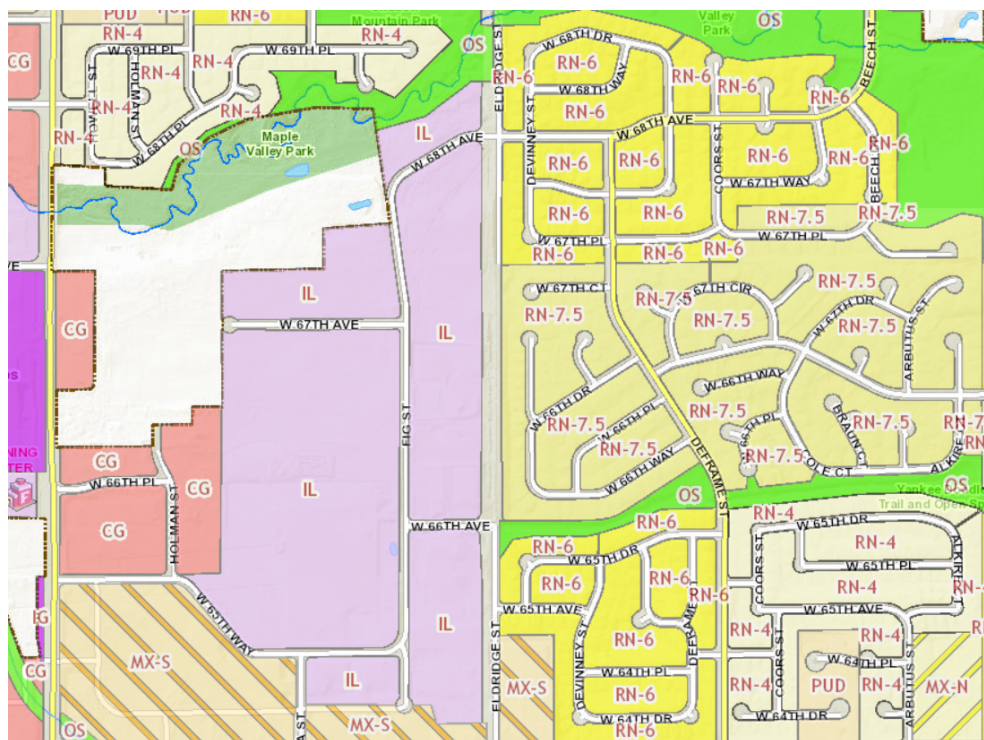
This project aligns with the Community and Economic Development strategic goal.

## **ZONING AND LAND USE**

The subject property is currently zoned IL (Industrial Light) and is approximately 2.78 acres in size. Surrounding properties are zoned and utilized as follows:

| Direction | Zoning          | Actual Use                |
|-----------|-----------------|---------------------------|
| North     | IL              | Vacant land               |
| South     | IL              | Warehouse/office building |
| East      | RN-6 and RN-7.5 | Single-Family Residential |
| West      | IL and CG       | Vacant land               |

**Zoning Map for 6782 Fig Street**



## **PROJECT ANALYSIS**

### **Compliance with the Comprehensive Plan**

The site is within area designated as Commercial on the 2014 Comprehensive Plan Future Land Use Map.

### **Setbacks**

The IL zone district setbacks and those provided on the site are as follows:

| Setback Standards | Minimum | Provided |
|-------------------|---------|----------|
| Front             | 20 ft.  | 89.2 ft. |

|                          |               |                           |
|--------------------------|---------------|---------------------------|
| <b>Street Side</b>       | <b>20 ft.</b> | <b>N/A</b>                |
| <b>Interior Side</b>     | <b>5 ft.</b>  | <b>77.2 ft./ 62.4 ft.</b> |
| <b>Rear</b>              | <b>5 ft.</b>  | <b>95.6 ft.</b>           |
| <b>Front Parking</b>     | <b>20 ft.</b> | <b>20.4 ft.</b>           |
| <b>Lot Coverage Max.</b> | <b>30 %</b>   | <b>14.1%</b>              |

## Building Height

The maximum building height is 40 feet. The proposed building height is 26 feet with the parapet at 28 feet.

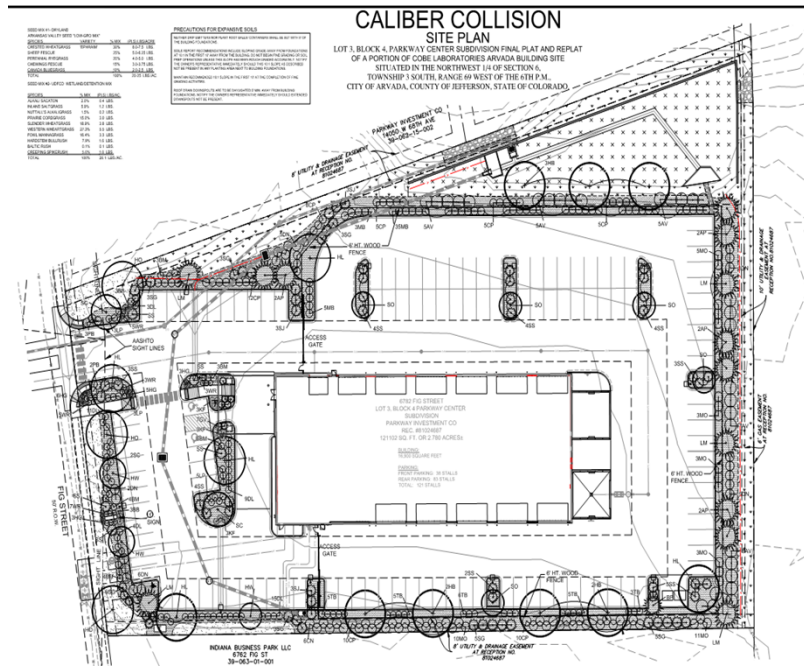
## Open Space

The 2.78 acre site has 51,118 square feet of landscaped area or 42.2 percent.

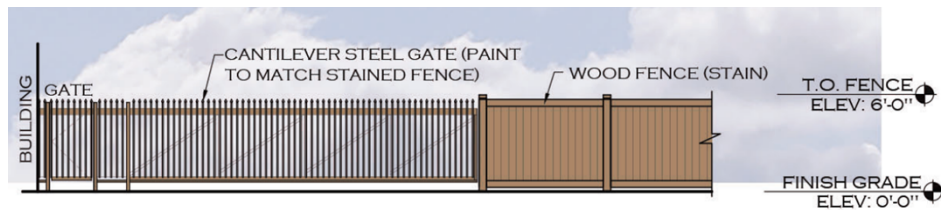
## Landscaping, Buffering and Fencing

The minimum landscape requirement is 15 percent; however the total amount provided is 51,118 square feet or 42 percent. The perimeter landscaping includes a combination of deciduous, ornamental and evergreen trees.

A 20 foot wide landscape buffer is provided on the east side of the property to screen the vehicle storage area from residential uses to the east of the future Eldridge Street right-of-way. The landscape buffer provided exceeds the requirement for number trees, shrubs, and percentage of evergreen trees. A six foot privacy fence and steel access gates to provide secure and screen the storage area has also been provided to act as a buffer.







## Building Design

The building design is a modern single story building with primary materials of stone, stucco and an aluminum storefront. The building facade incorporates architectural details, building articulation varying the parapet heights, windows and awnings and changes in materials, colors, and texture to create interest. The front of the building incorporates a storefront and a porte-cochere.



## Circulation and Connectivity

Primary access to the site will be from Fig Street, a two-lane local street with attached sidewalks. Eldridge Street is a narrow two-lane local street that currently dead ends on the south end of the development. No access from Eldridge Street is proposed from this development.

## Grading and Drainage

The site currently drains from southwest to northeast. All flows generated from the site will be routed and detained in the proposed water quality and detention pond on the northeast corner of the site.

## Parking and Loading

The LDC 4-5-2-2G Parking Standards requires three spaces/per service bay (11 bays) require 33 spaces. A total of 38 spaces are provided. The outdoor vehicle storage area will have 83 stalls to store vehicles temporarily while waiting to be repaired.



### Utility Services

There is an existing 10 inch water main and an eight inch sanitary sewer main on Fig Street to connect to serve the building. Dry utilities will be provided by and Xcel, Century Link and other providers.

### Police and Fire Protection

Police and the Arvada Fire Protection District will serve this site.

### **LAND DEVELOPMENT CODE APPROVAL CRITERIA**

It is the responsibility of the applicant to justify the requested land use application. The Planning Commission should make a recommendation to the City Council based on its findings regarding the approval criteria shown in the table below and upon testimony heard during the public hearing as it applied to the criteria.

Staff performed an analysis of the proposal, based on the approval criteria listed in Section 8-3-11-4 D Major Modification, and presents the following findings:

| Div. 8-3-11-4 D Major Modification Approval Criteria                                                                                                                 | Finding  | Rationale                                                                                                                                                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. The requested modification is consistent with the Comprehensive Plan and the stated purpose of the applicable zoning district.                                    | Complies | The modifications allow the project to be consistent with the Comprehensive Plan and the IL zoning district.                                                                                                                                                                                                        |
| 2. The requested modification addresses a unique situation or incorporates creative site design.                                                                     | Complies | Additional enhancements for a wider landscape buffer which exceeds the required number of trees, shrubs and percent of evergreen trees as well as a privacy fence are incorporated with the site design.                                                                                                            |
| 3. The requested modification will not result in incompatible development.                                                                                           | Complies | The modification will not result in incompatible development with the enhanced landscape and privacy fence screening the storage area from the neighborhood to the east. The area is primarily light industrial, outdoor storage office and warehouse land uses that are compatible with the motor vehicle repairs. |
| 4. The requested modification will have no significant adverse impact on the health, safety or general welfare of surrounding property owners or the general public. | Complies | The modifications will have no significant adverse impact on the health, safety or general welfare of the adjacent property owners or the general public.                                                                                                                                                           |
| 5. Any adverse impacts resulting from the modification will be mitigated to the extent                                                                               | Complies | The site plan mitigates any adverse impact by providing a 20 foot                                                                                                                                                                                                                                                   |

|                      |  |                                                                |
|----------------------|--|----------------------------------------------------------------|
| reasonably feasible. |  | landscape buffer, a six foot privacy fence and security gates. |
|----------------------|--|----------------------------------------------------------------|

**STAFF RECOMMENDATION**

Based upon project analysis and review of the Land Development Code approval criteria, staff recommends approval of the Major Modifications.

The Planning Commission may recommend denial of the requests if it cannot make affirmative findings of the approval criteria stated above.

**MEMORANDUM**

**TO:** Carol Ibanez, Arvada – Planning Department  
**PREPARED BY:** Cole C. Haberer, P.E.  
**PROJECT:** Caliber Collision – 6782 Fig Street  
**DATE:** 2/12/2021  
**SUBJECT:** Neighborhood Meeting Summary

---

To whom it may concern

The following memo is to summarize the neighborhood meeting held for this project on February 3<sup>rd</sup> 2021. A notice to the adjacent properties and neighbors was prepared and send out via mail on January 14<sup>th</sup> 2021, 20 days prior to the meeting date. This meeting was hosted via a Zoom meeting due to the current COVID social distancing concerns. The meeting was set to allow for 500 participants if needed.

A total of 24 participants joined, this included the developer, architect, city planner and host. The meeting was started at 6:00 P.M. with an introduction of the development team and project. A brief summary of the type of development and business proposed was presented. It was discussed that the project request for a major modification was for the added parking storage related to the business.

After the introduction and project presentation a Q&A session was held. The neighbors had concerns with traffic impact and loading. It was discussed that Caliber Collision does not generate significant traffic loads and that a study addressing this was being completed. Neighbors wanted to know if the parking yard was going to be fenced and screened. It was discussed that a screen fence per city code would be provided. There were questions with respect to business operations and hours. This was addressed. There were questions about how paint booth spray would be contained. It was discussed that paint spray filtration would be provided as required by state and federal standards. There were questions about how storm water would be handled, and it was discussed that a detention pond and water quality would be provided per city and state requirements.

Overall the Q&A session was informative and no one at the meeting objected to the major modification request. The meeting was concluded at 7:00 P.M. and all participants were provided with contact info for HCI incase they had any follow questions.

To date there has been five follow communications related to this project. One asking for more info on the traffic. Two asking for more info on the fence. One asking to be notified when the application is submitted, and one individual opposing the project. We have addressed each inquire as possible and will notify those who have requested to be informed when the application submittal is made.

## AFFIDAVIT OF MAILING

I, Cole C. Haberer, certify that letters of notification were mailed in accordance with Section 3.3 of the Arvada Land Development Code for the public hearing/neighborhood meeting to be held on February 3<sup>rd</sup>, 2021. A copy of the letter and list of recipients is attached and made a part of this Affidavit.

Said mailing was made on 01/14/2021.



Signature

STATE OF COLORADO     )  
                                          ) ss  
COUNTY OF Arapahoe     )

The above and foregoing Affidavit as subscribed before me this 12 day of February 2021, personally by Cole C. Haberer.



Notary Public

My Commission expires: 10/04/2023

LESLIE JEAN KANCIR  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20194038176  
MY COMMISSION EXPIRES 10/04/2023

# HCI ENGINEERING

---

A division of  
**HABERER CARPENTRY INC.**

Date: 06.08.2021

To: City of Arvada  
Community Development Dpt. – Planning  
Division  
8101 Ralston Rd.  
Arvada, CO 80001

From: HCI Engineering  
621 Southpark Drive  
Suite 1600  
Littleton, CO 80120

Attn: Carol Ibanez

**RE: DA2021-0025: Caliber Collision – Request for Major Modification**

---

Dear Ms. Ibanez,

We are submitting this Major Modification Request as a part of the proposed project above. This letter serves to detail the three Major Modification Requests, and their justifications under the approval criteria, LDC Section 8-3-11-4-D. Approval criteria for Major Modifications consists of the following:

1. The requested modification is consistent with the Comprehensive Plan and the stated purpose of the applicable zoning district;
2. The requested modification addresses a unique situation or incorporates creative site design;
3. The requested modification will not result in incompatible development;
4. The requested modification will have no significant adverse impact on the health, safety or general welfare of surrounding property owners or the general public; and
5. Any adverse impacts resulting from the modification will be mitigated to the extent reasonably feasible.

**LDC Standards: 3-1-3-8-C-1-a**

This section states, “All vehicle repair uses shall be conducted within a completely enclosed building.”

It is requested that storage of vehicles within the exterior storage yard be allowed.

1. Motor Vehicle Repairs and Service (Light) and Motor Vehicle Storage are both Limited Uses within the Industrial, Light Zone District. All work being performed on any vehicle will be performed in the enclosed building. Vehicles are proposed to be temporarily stored outside of the building while being serviced.

# HCI ENGINEERING

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HABERER CARPENTRY INC.

---

2. Public parking is provided outside of the service yard fence on the west side of the building. The LDC calls for a total of 39 parking stalls (11 service bays x 3 = 33 for vehicle repair, 3 stalls per 1,000 SF x 1,933 SF = 6 for business area). There are 38 stalls provided outside of the fenced yard. With the exception of the one required space, the remainder of the 83 stalls within the fenced yard are proposed for vehicle repair operations and temporary storage.

Due to the nature of the way Caliber Collision does business, it requires the additional stalls to accommodate its workflow. The insurance companies require vehicles to be stored within a gated yard. Vehicles are brought in and out of the service bays throughout the day as parts arrive and work gets completed. Parts do not stack neatly on shelves, so they are installed as quickly as possible as to eliminate part storage requirements. Bad hailstorms, or other events cause temporary increases in volume, where additional storage is needed to protect the vehicles and employees.

3. No adverse effects are expected on neighboring developments due to this modification.
4. No adverse effects are expected on surrounding property owners or the public. The storage yard fence is proposed to be a 6' tall wooden fence as to screen all serviced vehicles. Additional landscaping is proposed on the exterior of the fence all sides of the storage yard, with extra attention given to the east side which faces the residential neighborhood.
5. The storage yard is completely fenced in with a 6' tall wooden fence, and steel gates on the west side. Landscaping and buffer zones are provided according to code, and will also help screen the yard, and provide noise mitigation while vehicles are being moved between the yard and building.

## **LDC Standards: 3-1-3-8-C-1-c**

This section states, "Storage of vehicles on the premises shall not exceed 15 days."

It is requested that this 15-day limit be extended to 30 days.

1. Motor Vehicle Storage is a Limited Use within the Industrial, Light Zone District.
2. With the changing times of vehicle storage and repair, every attempt will be made to meet these guidelines. It is in Caliber Collision's best interest to have the vehicles repaired in a matter of days and off the site and back to the owner as quickly as possible. At times of high customer volume (after large hail storms for example) customers are scheduled to bring vehicles in on scheduled dates as a way to mitigate extended storage times. Although Caliber Collision does everything it can to get vehicles back in their customers hands as quickly as possible, at times, a vehicle may require a few extra days on site because of part shipment delays due to international supply chains, and scarcity of certain parts, which are out of caliber's control.
3. No adverse effects are expected on neighboring developments due to this modification.
4. No adverse effects are expected on surrounding property owners or the general public.

# HCI ENGINEERING

---

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5. Caliber will do everything they can to meet the original 15-day limit set by the code. Vehicles not meeting this limit will only be by extenuating circumstances due to supply chain limitations. All vehicles being serviced will be stored within the fenced yard, without direct sight into the yard from neighboring properties or public sidewalk.

Sincerely,

---

Garrett Goodlin, P.E.



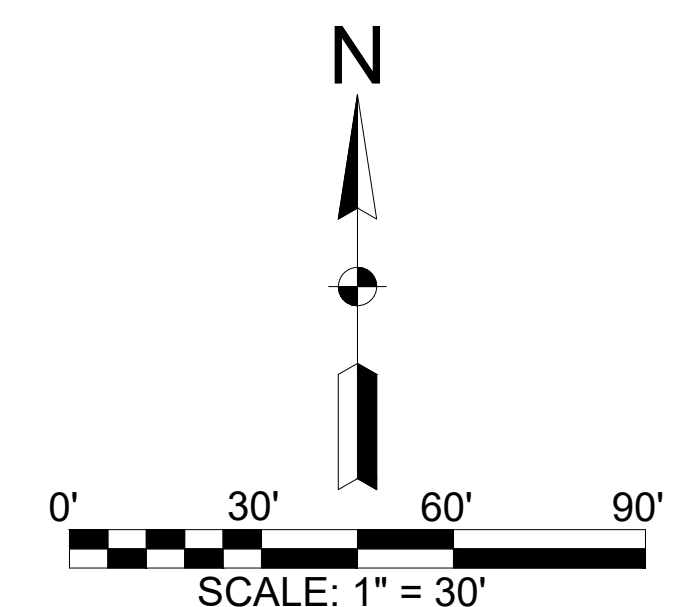
LOT 3, BLOCK 4, PARKWAY CENTER SUBDIVISION FINAL PLAT AND REPLAT OF  
A PORTION OF COBE LABORATORIES ARVADA BUILDING SITE  
SITUATED IN THE NORTHWEST 1/4 OF SECTION 6,  
TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO.



### HATCHING LEGEND

NOTES:

1. APPROVED FIRE LANE AND EMERGENCY ACCESS SHALL BE PROVIDED DURING VERTICAL CONSTRUCTION, UNLESS OTHERWISE APPROVED. THE EVA SHALL CONSIST OF THE FIRST LIFT OF ASPHALT OR CONCRETE AND BE PROVIDED PRIOR TO COMMENCING VERTICAL CONSTRUCTION.
2. DURING CONSTRUCTION THERE SHALL BE SIGNAGE THAT PROVIDES THE ADDRESS AT THE FIRE DEPARTMENT ACCESS POINT. THE CHARACTERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A 0.5 INCH STROKE AND VISIBLE FROM THE FIRE DEPARTMENT ACCESS POINT. THE COLOR OF THE SIGN SHALL EITHER BE A RED BACKGROUND WITH WHITE CHARACTERS OR WHITE BACKGROUND WITH RED CHARACTERS.



Now what's **below**,  
Call before you dig.



CALL 811 2-BUSINESS DAYS IN  
ADVANCE BEFORE YOU DIG,  
GRADE, OR EXCAVATE FOR THE  
MARKING OF UNDERGROUND  
MEMBER UTILITIES.

# CALIBER COLLISION

## SITE PLAN

6782 FIG ST., ARVADA, CO 80004

**DRAKE COLLISION PARTNERS**  
496 S. BROADWAY, DENVER, CO

| REVISIONS: |          |               |
|------------|----------|---------------|
| No.        | Date:    | Description:  |
| 1          | 02.12.21 | 1ST SUBMITTAL |
| 2          | 04.02.21 | 2ND SUBMITTAL |
| 3          | 06.10.21 | 3RD SUBMITTAL |

Project No: HCL 20\_46

Drawn By: TGG

Checked By: CCH

Date Issued: 6/8/2021

Sheet Name:  
SITE PLAN

Sheet  
Number:

## CS1.1



LOT 3, BLOCK 4, PARKWAY CENTER SUBDIVISION FINAL PLAT AND REPLAT  
OF A PORTION OF COBE LABORATORIES ARVADA BUILDING SITE  
SITUATED IN THE NORTHWEST 1/4 OF SECTION 6,  
TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO, —

SEED MIX #2- UDFCD WETLAND/DETENTION MIX

## PRECAUTIONS FOR EXPANSIVE SOILS

NEITHER DRIP EMITTERS NOR PLANT ROOT BALLS/ CONTAINERS SHALL BE SET WITH 5' OF THE BUILDING FOUNDATIONS.

SOILS REPORT RECOMMENDATIONS INCLUDE SLOPING GRADE AWAY FROM FOUNDATIONS AT 10:1 IN THE FIRST 10' AWAY FROM THE BUILDING. DO NOT BEGIN FINE GRADING OR SOIL PREP OPERATIONS UNLESS THIS SLOPE HAS BEEN ROUGH GRADED ACCURATELY. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY SHOULD THIS 10:1 SLOPE AS DESCRIBED NOT BE PRESENT IN ANY PLANTING AREA NEXT TO BUILDING FOUNDATIONS.

MAINTAIN RECOMMENDED 10:1 SLOPE IN THE FIRST 10' AT THE COMPLETION OF FINE GRADING ACTIVITIES.

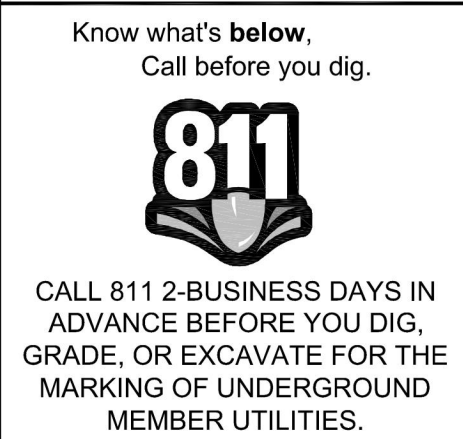
ROOF DRAIN DOWNSPOUTS ARE TO BE DAYLIGHTED 5' MIN. AWAY FROM BUILDING FOUNDATIONS. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY SHOULD EXTENDED DOWNSPOUTS NOT BE PRESENT.



SEE SHEET L1.1 FOR PLANT LIST, NOTES AND DETAILS.

|                   |
|-------------------|
| Project No: 19_08 |
| Drawn By: JDC     |
| Checked By: TJ    |
| Date Issued:      |
| Sheet Name:       |
| LANDSCAPE PLAN    |
| Sheet Number:     |

# L1.0





# CALIBER COLLISION

## SITE PLAN

LOT 3, BLOCK 4, PARKWAY CENTER SUBDIVISION FINAL PLAT AND REPLAT OF  
A PORTION OF COBE LABORATORIES ARVADA BUILDING SITE  
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TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO.

### LEGEND:

#### STUCCO:

ST-1 DRYVIT, BAVARIAN WOOD #448  
ST-2 DRYVIT, AMARILLO WHITE #113  
ST-3 DRYVIT, ANTIQUE GRAY #618  
ST-4 SHERWIN WILLIAMS "TRICORN BLACK" (SW6258)

#### STONE:

CS-1 CULTURED STONE, "LIMESTONE" COLOR: BUCKS COUNTY

#### PRE-CAST:

PC-1 PRE-CAST, DAVIS COLOR #5447 "MESA BUFF"

#### PAINT:

PT-1 SHERWIN WILLIAMS: SW6107 "NOMADIC DESERT"  
PT-2 SHERWIN WILLIAMS: SW7048 "URBANE BRONZE" LOW SHEEN UDB

#### STEEL:

MTL-1 STEEL COATING, METL-SPAN PREM. WEATHER XL "BURNISHED SLATE"

#### COPING/DOWNSPOUTS:

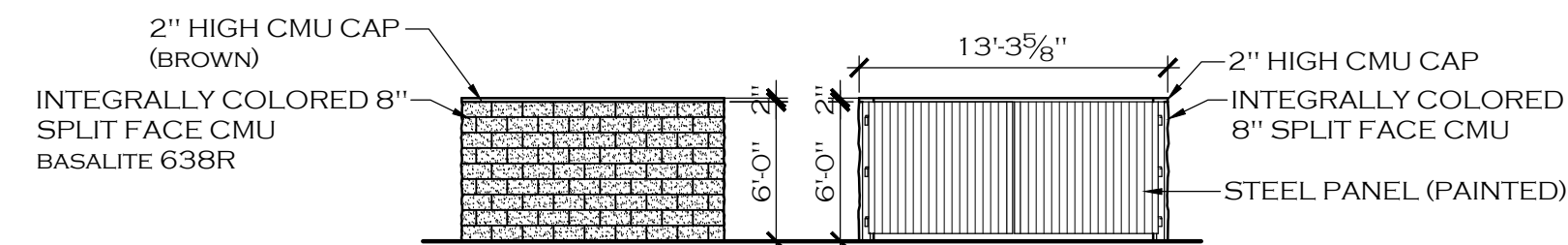
MC-1 PREFINISHED METAL, METL-SPAN "BURNISHED SLATE"

#### STOREFRONT:

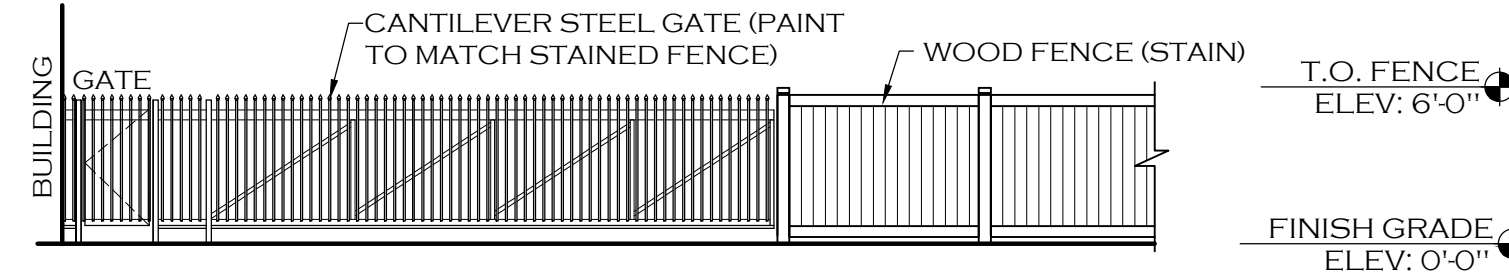
AL-1 KAWNEER, DARK BRONZE



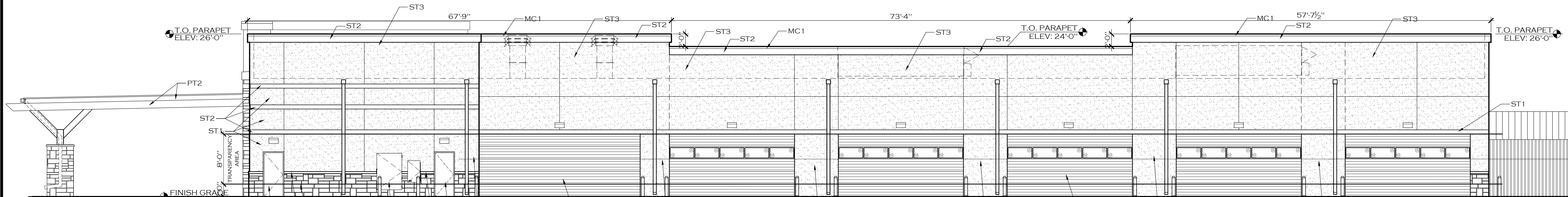
METAL BUILDING DETAILS  
SCALE: 1/8" = 1'-0"



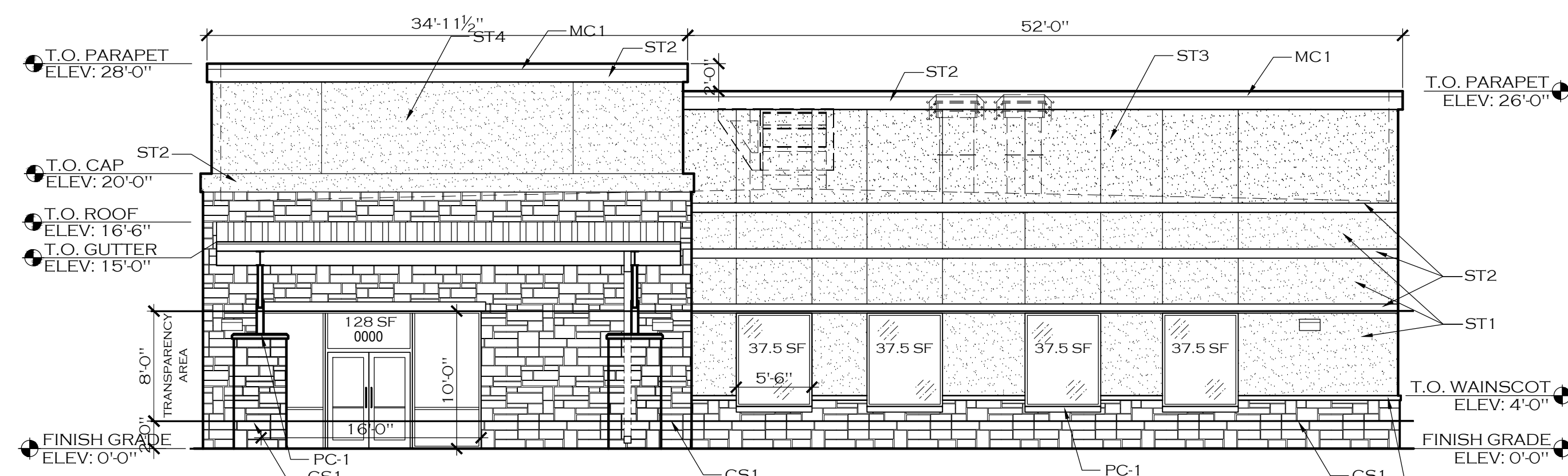
INTERIOR TRASH ENCLOSURE  
SCALE: 1/8" = 1'-0"



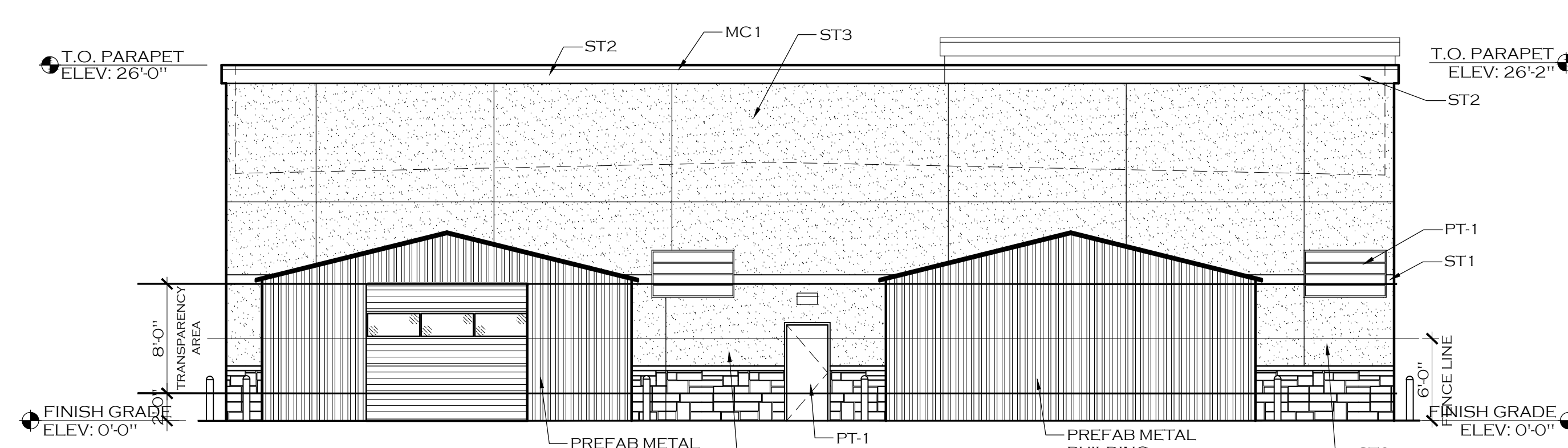
PERIMETER FENCE WITH ENTRY GATE  
SCALE: 1/8" = 1'-0"



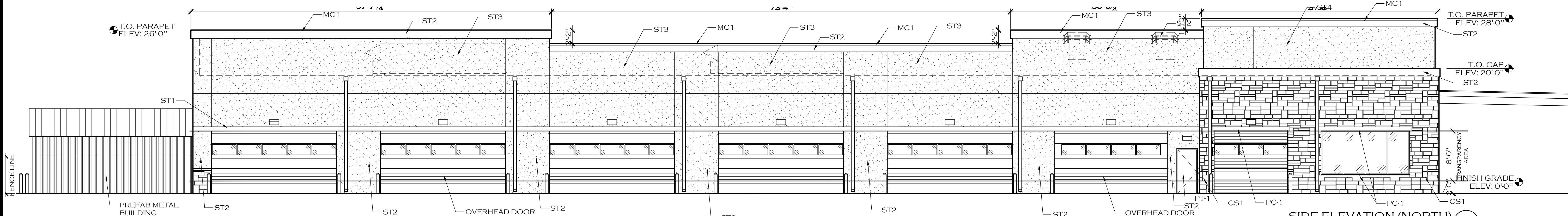
SIDE ELEVATION (SOUTH)  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (WEST)  
SCALE: 1/8" = 1'-0"

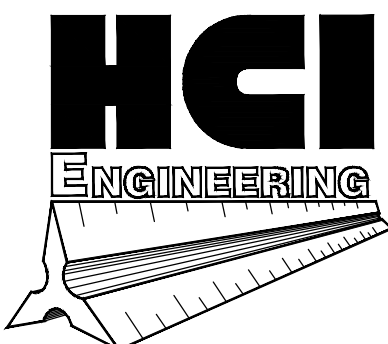


REAR ELEVATION (EAST)  
SCALE: 1/8" = 1'-0"



SIDE ELEVATION (NORTH)  
SCALE: 1/8" = 1'-0"

BUILDING TRANSPARENCY:  
NORTH: NEEDED: 0 SF PROVIDED: 184 SF  
SOUTH: NEEDED: 0 SF PROVIDED: 165 SF  
EAST: NEEDED: 0 SF PROVIDED: 0 SF  
WEST: NEEDED: 278 SF PROVIDED: 278 SF  
(NOTE: WEST ELEVATION FACES STREET)



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HABERER CARPENTRY INC.  
621 SOUTH PARK DR., SUITE 1000  
LITTLETON CO, 80120  
PHONE: (303) 878-3800  
INFO@HABERERGROUP.COM



6140 Greenwood Plaza Blvd.  
Greenwood Village, CO 80111

Know what's below.  
Call before you dig.



CALL 811 2-BUSINESS DAYS IN  
ADVANCE BEFORE YOU DIG.  
GRADE, OR EXCAVATE FOR THE  
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CALIBER COLLISION  
SITE PLAN  
6702 FIG ST. ARVADA, CO 80004  
DRAKE COLLISION PARTNERS FIVE LLC  
496 S. BROADWAY, DENVER, CO 80209

| REVISIONS: |          |               |
|------------|----------|---------------|
| No.        | Date:    | Description:  |
| 1          | 02.05.21 | 1ST SUBMITTAL |
| 2          | 04.02.21 | 2ND SUBMITTAL |
| 3          | 05.28.21 | 3RD SUBMITTAL |

Project No: 21-105  
Drawn By: MB  
Checked By: HC  
Date Issued: 01/28/2021  
Sheet Name:  
Sheet Name: Building Elevations  
Sheet Number:

A1.0



# CALIBER COLLISION

## SITE PLAN

LOT 3, BLOCK 4, PARKWAY CENTER SUBDIVISION FINAL PLAT AND REPLAT OF  
A PORTION OF COBE LABORATORIES ARVADA BUILDING SITE  
SITUATED IN THE NORTHWEST 1/4 OF SECTION 6,  
TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO.

### LEGEND:

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#### COPING/DOWNSPOUTS:

MC-1 PREFINISHED METAL, METL-SPAN "BURNISHED SLATE"

#### STOREFRONT:

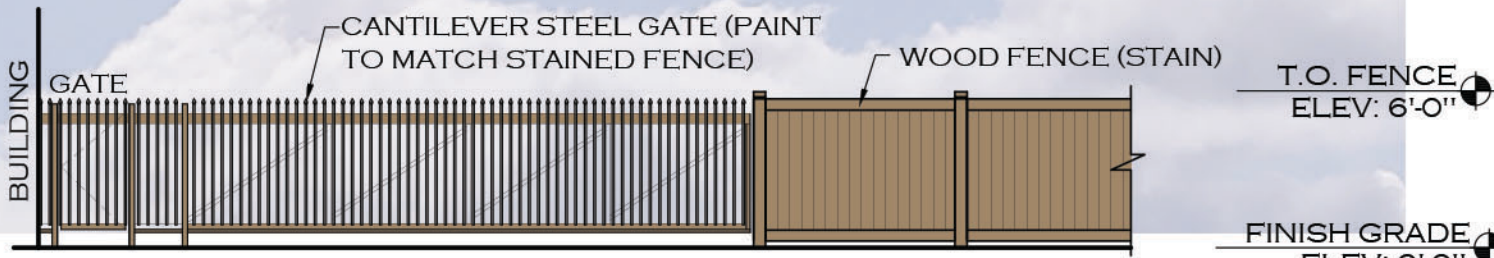
AL-1 KAWNEER, DARK BRONZE



VERTICAL RIB PANELS (TAN)  
HORIZONTAL RIB DOOR (WHITE)



2" HIGH CMU CAP (BROWN)  
INTEGRALLY COLORED 8" SPLIT FACE CMU BASALITE 638R  
2" HIGH CMU CAP  
INTEGRALLY COLORED 8" SPLIT FACE CMU  
STEEL PANEL (PAINTED)



CANTILEVER STEEL GATE (PAINT TO MATCH STAINED FENCE)  
WOOD FENCE (STAIN)  
T.O. FENCE ELEV. 6'-0"  
FINISH GRADE ELEV. 0'-0"

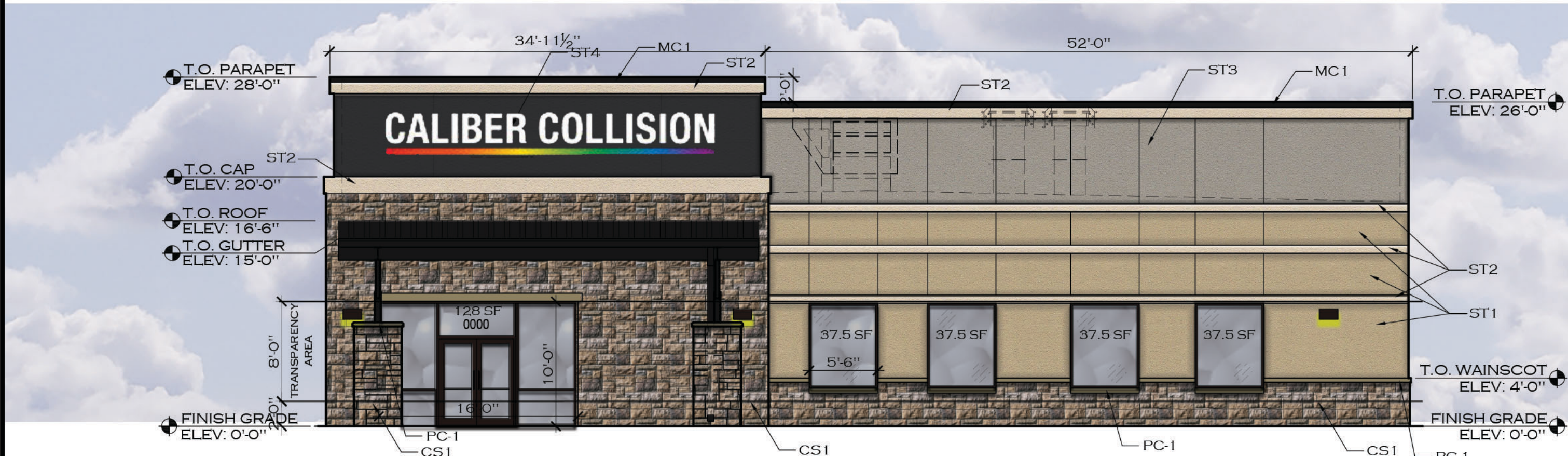
METAL BUILDING DETAILS 7  
SCALE: 1/8" = 1'-0"

INTERIOR TRASH ENCLOSURE 6  
SCALE: 1/8" = 1'-0"

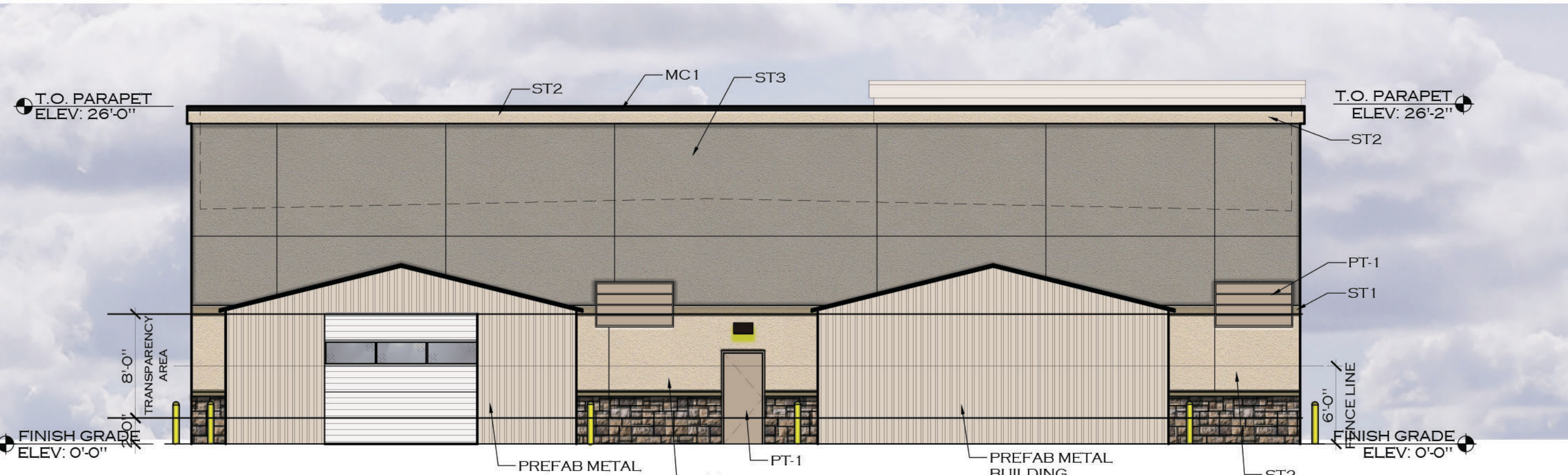
PERIMETER FENCE WITH ENTRY GATE 5  
SCALE: 1/8" = 1'-0"



SIDE ELEVATION (SOUTH) 3  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (WEST) 4  
SCALE: 1/8" = 1'-0"

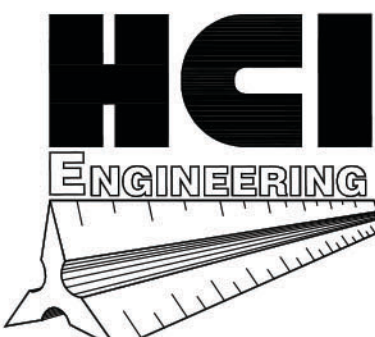


REAR ELEVATION (EAST) 2  
SCALE: 1/8" = 1'-0"



SIDE ELEVATION (NORTH) 1  
SCALE: 1/8" = 1'-0"

BUILDING TRANSPARENCY:  
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(NOTE: WEST ELEVATION FACES STREET)



A DIVISION OF  
HABERER CARPENTRY INC.  
621 SOUTH PARK DR., SUITE 1600  
LITTLETON CO, 80120  
PHONE (303) 979-3300  
INFO@HABERERGROUP.COM



nama  
partners llc

6140 Greenwood Plaza Blvd.  
Greenwood Village, CO 80111

Know what's below,  
Call before you dig.



CALL 811 2-BUSINESS DAYS IN  
ADVANCE BEFORE YOU DIG,  
GRADE, OR EXCAVATE FOR THE  
MARKING OF UNDERGROUND  
MEMBER UTILITIES.

CALIBER COLLISION

SITE PLAN

6752 FIG ST, ARVADA, CO 80004  
DRAKE COLLISION PARTNERS FIVE LLC  
496 S. BROADWAY, DENVER, CO 80209

### REVISIONS:

| No. | Date:    | Description:  |
|-----|----------|---------------|
| 1   | 02.05.21 | 1ST SUBMITTAL |
| 2   | 04.02.21 | 2ND SUBMITTAL |
| 3   | 05.28.21 | 3RD SUBMITTAL |

Project No: 21-105

Drawn By: MB

Checked By: HC

Date Issued: 01/28/2021

Sheet Name:

Sheet Name: Building Elevations

Sheet

Number:

A1.1





## REPORT TO PLANNING COMMISSION

AGENDA ITEM  
9.B.

TO: PLANNING COMMISSION

DATE: June 22, 2021

SUBJECT: Major Modification from the Land Development Code subsection 3-1-3-8 C.1.c for Caliber Collision, generally located at 6782 Fig Street

### Report in Brief

MOTION:

MOVED BY: \_\_\_\_\_

That a Major Modification from the Land Development Code subsection 3-1-3-8 C.1.c for Caliber Collision, generally located at 6782 Fig Street, be recommended to City Council for (approval)(denial).

This motion is based on the findings of fact and approval criteria on Page 7 and 8 of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

YES \_\_\_\_\_ NO \_\_\_\_\_ ABSENT \_\_\_\_\_

Prepared by:

Josie Suk, Development Systems and Administrative Manager

Reviewed by:

Approved by:

Enclosure, exhibits & attachments required to support the report



## REPORT TO PLANNING COMMISSION

AGENDA ITEM  
9.C.

TO: PLANNING COMMISSION

DATE: June 22, 2021

SUBJECT: Conditional Use Application for Center Land at Indiana Business Park, generally located at 14763 W. 65<sup>th</sup> Way and 6595 Holman Street

### Report in Brief

MOTION:

MOVED BY: \_\_\_\_\_

That a Conditional Use Application to allow IL (Light Industrial) uses within a new commercial flex building located in a CG (Commercial, General) zoning district for Center Land at Indiana Business Park, generally located at 14763 W. 65<sup>th</sup> Way and 6595 Holman Street, be recommended to City Council for (approval) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) 8 & 9 of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

YES \_\_\_\_\_ NO \_\_\_\_\_ ABSENT \_\_\_\_\_

Prepared by:

Stephanie Wallace, Administrative Specialist

Reviewed by:

Approved by:

Jeremiah Bebo, Planner II

6/11/2021

Josie Suk, Development Systems and Administrative Manager

6/14/2021

Robert Smetana, Manager of City Planning and Development

6/15/2021

Ryan Stachelski, Director of Community and Economic Development

6/16/2021

Enclosure, exhibits & attachments required to support the report

**City of Arvada**  
**Community and Economic Development Department**  
**PUBLIC HEARING STAFF REPORT**

**Center Land at Indiana Business Park**  
**Conditional Use**  
**DA2021-0045**

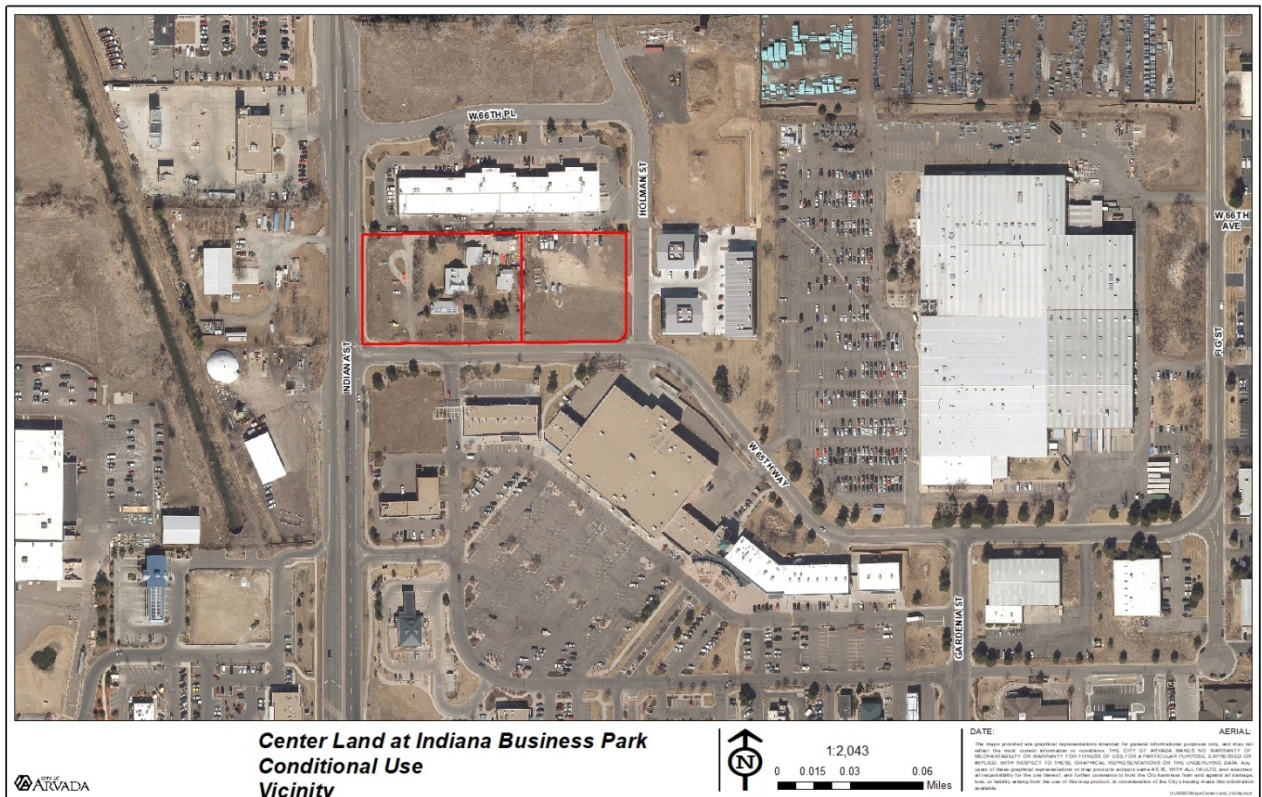
**NATURE OF REQUEST**

Indiana Business Park, LLC. and Galloway & Company, Inc. are requesting approval of a Conditional Use in order to allow light industrial uses within a new commercial flex building located in a CG (Commercial, General) zoning district. The Conditional Use would allow the property owner to lease tenant spaces to businesses that would be defined as light industry in the Land development Code (LDC). The proposed building is approximately 35,227 square feet in size and would contain a total of twelve tenant spaces each with an overhead door.

**LOCATION AND HISTORY**

The property currently consists of two separate lots. One lot at 14763 W. 65<sup>th</sup> Way contains a 4,077 square-foot single family home with various accessory buildings. The second lot located at 6595 Holman Street is currently undeveloped.

The property was annexed into the city in 1980 with the Roske Rose Alderfer Annexation. The existing single-family home at 14763 W. 65<sup>th</sup> Way was constructed in 1909 and the land is unplatted. The property at 6595 Holman Street otherwise known as Lot 2 of the Indiana Business Center Minor Subdivision was platted in 1997.



## **NEIGHBORHOOD MEETING**

Division 8-2-2 of the Land Development Code requires that at least one neighborhood meeting be held for projects that require public hearings before the Planning Commission and City Council.

The required neighborhood meeting for this project took place on April 22, 2021. Due to the COVID-19 pandemic, the required neighborhood meeting was held virtually. The applicant, staff, and two neighbors were in attendance. In the meeting general questions concerning the types of tenants expected, delivery vehicles and trucks, timing of construction, and outdoor storage came up.

The applicant prepared a summary of the meeting, which is attached.

## **PUBLIC NOTIFICATION**

Division 8-2-4 of the Land Development Code requires public notification for all public hearings as follows:

**Written Notice:** At least 15 days prior to all public hearings, written notice must be mailed to all property owners within 500 feet of the subject property and to all homeowners associations and neighborhood associations with a known interest in the subject property. The applicant will

provide an affidavit of mailing verifying this requirement has been met prior to the public hearing.

Posted Notice: At least 15 days prior to all public hearings, signs notifying the public of the hearing must be posted on the subject property. The applicant will provide a posting log verifying that this requirement has been met prior to the public hearing.

Published Notice: At least 15 days prior to all public hearings, notice of the hearing must be published in a newspaper of general circulation in the City. The required notice has been published.

### **SEVERED MINERAL RIGHTS**

At least 30 days prior to the public hearing, written notice of the application must be mailed to any owner of mineral rights associated with the subject property. The applicant has provided the required Certification of Notice pursuant to Colorado Revised Statute 24-65.5-103.

### **DEVELOPMENT REVIEW TIMELINE**

The application was accepted by the City for review on April 27, 2020. The standard review timeline allows for three reviews within a 20 week timeframe to reach a Planning Commission public hearing. This project required one review and will be presented to Planning Commission within nine weeks of acceptance of the application.

### **ALIGNMENT WITH CITY COUNCIL STRATEGIC PLAN**

This project aligns with the Community and Economic Development strategic goals.

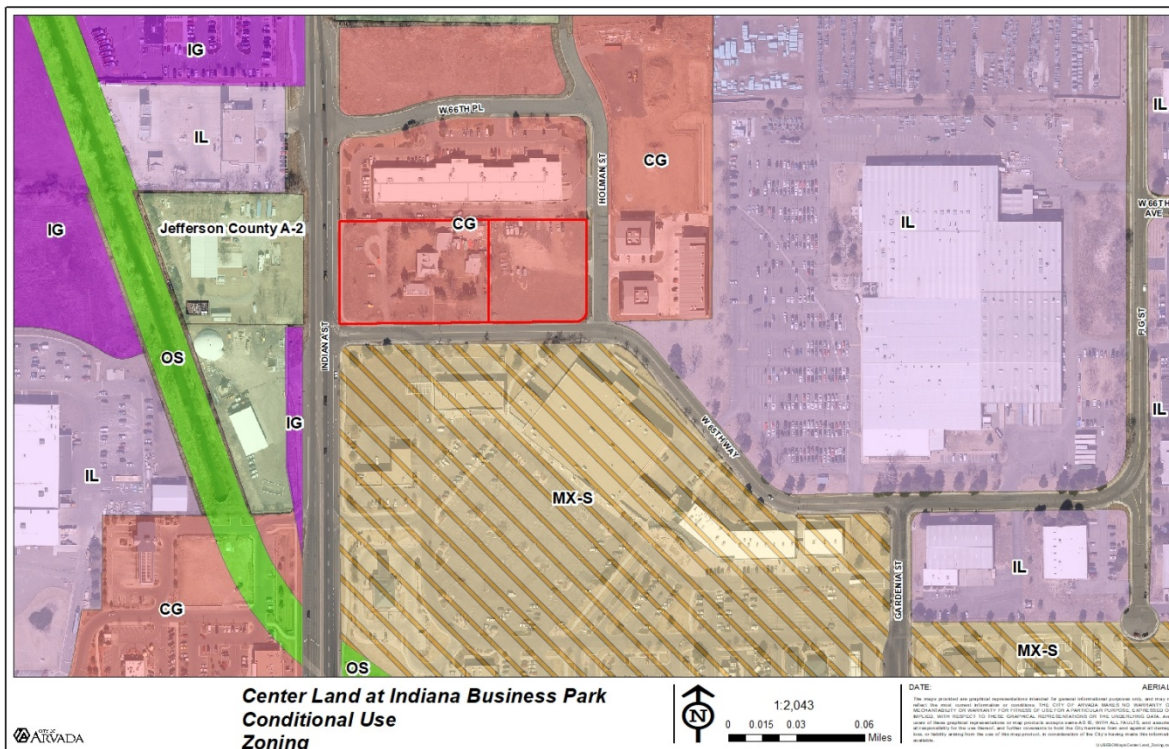
### **ZONING AND LAND USE**

The subject property is currently zoned CG and is approximately 3.15 acres in size.

Surrounding properties are zoned and utilized as follows:

| Direction                              | Zoning                              | Actual Use                                                   |
|----------------------------------------|-------------------------------------|--------------------------------------------------------------|
| North                                  | CG                                  | Commercial/Industrial Flex Building                          |
| South (across W. 65 <sup>th</sup> Way) | MX-S (Mixed Use – Suburban)         | Commercial Shopping Center                                   |
| East (across Holman St.)               | CG                                  | Micro-Spaces (commercial, restaurant, light industrial uses) |
| West (across Indiana St.)              | Jefferson County A-2 (Agricultural) | Insulation Company                                           |





## PROJECT ANALYSIS

### Compliance with the Comprehensive Plan

The project site is designated as Neighborhood/Community Commercial on the 2014 Comprehensive Plan Future Land Use map. The proposed Conditional Use is consistent with the following Comprehensive Plan Goals & Policies:

Goal L-2: Plan for a balanced mix of commercial and residential land uses in Arvada.

#### Policy L-2.1: Complete Community

The City will provide for a balanced mix of land uses by promoting redevelopment and continuing to reserve lands for future commercial and industrial development as well as a variety of housing choices.

Goal L-5: Designate and promote redevelopment and infill to generate economic revitalization, improve physical conditions, and provide and appropriate mix of quality housing choices.

Goal ED-2: Plan for new employment centers that will provide primary jobs in Arvada.

#### Policy ED-2.1: Land for Employment Uses

The City will retain lands in strategic, transit supportive parts of the City for new employment centers to accommodate office, manufacturing, high tech, flexible space, and other primary employment uses. Targeted industries include medical,

manufacturing, research and development, biomedical, energy, enabling technology, and professional services. Future employment centers are located at:

- Parkway Business Center (Indiana and 64<sup>th</sup> Avenue);
- Indiana Street and 86<sup>th</sup> Parkway;
- Indiana Street and 66<sup>th</sup> Avenue (Parkway Business Center and environs);
- Olde Town;
- Ralston Creek (Triangle area);
- Ward Road and I-70; and
- Southeast Arvada and the 60<sup>th</sup> and Sheridan/Arvada Gold Strike TOD Station.

Goal ED-4: Redevelop and revitalize existing commercial and industrial areas.

Policy ED-4.1: Promote Redevelopment of Underutilized Commercial Areas

The City will promote through incentives and infrastructure investment, new development, and reinvestment in designated “redevelopment areas” to retain or attract businesses and repurpose areas for retail, office, and a diversity of housing types, as may be appropriate.

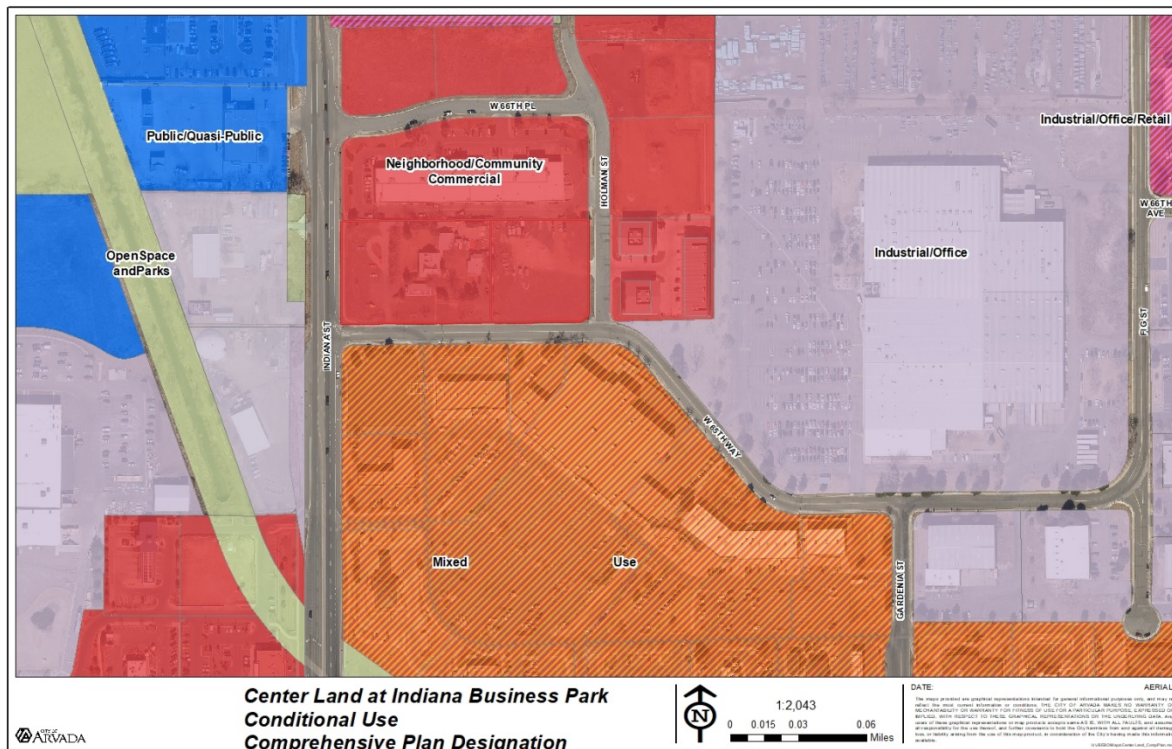
Goal ED-5: Improve the City’s economic base and its financial strength

Policy ED-5.1: Strengthen and Diversify the City’s Tax Base

In order to fund existing and future service commitments, the City will continue to monitor and support existing retail and employment uses, as well as promote opportunities to attract new retail uses, primary employers, tourism, and targeted entrepreneurial and technical industry clusters. The City will seek supplemental revenue sources in addition to sales tax, to allow city services to be less susceptible to retail market considerations.

The Conditional Use application complies with the above goals and policies from the Comprehensive Plan by allowing light industrial uses to locate and operate in a new commercial/industrial flex building in an area that already contains these uses. This area of the city is identified in the plan as an area to support various commercial, light industrial, and employment uses and opportunities to serve nearby residents.

Although end-users are not known at this time for the tenant spaces proposed in the building, potential light industrial uses could include: uses for research and development, assembly, remanufacturing, compounding, packaging, testing or treatment of products generally from previously prepared materials or components with limited outdoor storage and limited external impacts or risks. Examples include: assembly, testing or repair centers of products or machinery, general contractor offices or special subcontractors, food or beverage production, manufacturing of textiles or glass products, packaging of products or wholesaling for retailers.



### Setbacks

The CG zone district requires that non-residential buildings be set back 20 feet from a front property line, ten feet from an internal side and 20 feet from a rear.

Setbacks will be reviewed as part of a Site Plan application. Currently the proposal exceeds these requirements.

### Building Height

The maximum building height allowed in this CG zoning district is 45 feet. Building height will be reviewed as part of a Site Plan application. Currently the proposal shows a one-story building at 25 feet.

### Open Space

The CG zoning district requires a minimum of 20 percent of the site be landscape surface area. Compliance with the landscaped surface area will be reviewed as part of a Site Plan. Currently the proposal shows a landscape surface area of 23.5 percent.

In the CG zone district only five percent of the site may be used for outdoor storage. At this time the applicant has proposed none.

### Landscaping, Buffering and Fencing

Specific details of the landscape plan will be reviewed as part of any future Site Plan application. Currently the proposal includes 36 new deciduous trees, nine new ornamental trees, and six new evergreen trees, the majority of which are located along the three street frontages of the property.



## Building Design

The final design of the building will be reviewed as part of a Site Plan application. Currently the proposal includes a one-story building containing a storefront design on the facades facing Indiana Street, W. 65<sup>th</sup> Way, and Holman Street. The north elevation facing the similarly designed building to the north contains 12 overhead garage doors for deliveries. The predominant material of the building is stucco textured tilt-up concrete panels, split-faced CMU and aluminum storefront with clear glazing. The intent of the design is to match and be compatible with the existing building to the north.



## Circulation and Connectivity

One point of vehicular access to the site is proposed directly off of W. 66<sup>th</sup> way. Additional cross-access connections are provided between this site and the property to the north. No access is proposed off on Indiana Street.

A trip generation letter was required to demonstrate that the traffic anticipated to be generated by this project can be harmoniously integrated with the existing development. The report indicates that this project will generate an average of 191 average daily trips with 21 morning peak and 18 evening peak hour trips. The letter concluded the traffic impacts of the proposed project can be accommodated by the existing roadway network and no major improvements are needed. Light industrial uses are limited to 50 semi-truck trips per day. A truck trip being defined as one roundtrip to-and-from the site.

### **Grading and Drainage**

Stormwater will be conveyed to an underground detention and water quality facility system. Further review of the details and design will take place as part of a Site Plan application.

### **Parking and Loading**

Minimum parking requirements are as follows:

|                                       |                           |
|---------------------------------------|---------------------------|
| Retail Sales and Service Type 1 and 2 | 4 spaces per 1,000 GFA    |
| Light Industry                        | 1.75 spaces per 1,000 GFA |

The current proposal shows a total of 147 spaces with five accessible spaces which exceeds the requirement. Parking will be reviewed in more detail with a Site Plan application.

### **Utility Services**

Water and sanitary sewer service are provided by the City and are available.

### **Police and Fire Protection**

Police and Fire protection are both provided for the site and Arvada Fire has reviewed the proposal.

### **LAND DEVELOPMENT CODE APPROVAL CRITERIA**

It is the responsibility of the applicant to justify the requested land use application. The Planning Commission should make a recommendation to the City Council based on its findings regarding the approval criteria shown in the table(s) below and upon testimony heard during the public hearing as it applied to the criteria.

Staff performed an analysis of the proposal, based on the approval criteria listed in Section 3 of the Land Development Code, and presents the following findings:

| <b>Div. 8-3-5 Conditional Use Approval Criteria</b>                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Finding</b> | <b>Rationale</b>                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------------------------------------------------------------------------------------------------------------|
| 1. The application complies with the applicable standards of this LDC, other adopted City ordinances, resolutions and regulations including but not limited to any use-specific standards for the proposed conditional use in Division 3-1-3, any approved Master Development Plan that includes the property, and any conditions specifically applied to development of the property by the Planning Commission or City Council in a prior decision affecting the property; | Complies       | The application complies with all of the standards of the LDC and no modifications are being requested at this time. |
| 2. The application is consistent with the Arvada Comprehensive Plan;                                                                                                                                                                                                                                                                                                                                                                                                         | Complies       | The application is consistent with the Arvada Comprehensive Plan.                                                    |
| 3. The use is consistent with the purpose and intent of the zoning district in which it is located;                                                                                                                                                                                                                                                                                                                                                                          | Complies       | The use is consistent with the purpose and intent of the CG zoning district, as light industry is allowed as         |

|                                                                                                                                                                                                                                                                                                                |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                |          | a Conditional Use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 4. The size, scale, height, density, multi-modal traffic impacts, hours of operation and other similar characteristics of the proposed use are comparable with existing and planned uses in the surrounding area and the zoning district regulations;                                                          | Complies | The size, scale, height, density, and traffic impacts are consistent with the planned uses in the surrounding area. The surrounding properties are identified as Neighborhood/Community Commercial, Mixed Use, and Industrial/Office in the Comprehensive Plan. Existing commercial and light industrial uses are located directly to the north, south and east. Staff finds that the proposed conditional use is comparable with existing and planned uses in the surrounding area. |
| 5. Facilities and services including sewer, water, storm water, gas, electricity, police and fire protection, and roads and transportation will, prior to or as part of the development, be available to serve the subject property while maintaining adequate levels of service for existing development; and | Complies | All services are available for this site.                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 6. The application mitigates any adverse impacts on the surrounding area to the degree practicable.                                                                                                                                                                                                            | Complies | The application mitigates adverse impacts to the surrounding area to the degree practicable.                                                                                                                                                                                                                                                                                                                                                                                         |

### **STAFF RECOMMENDATION**

Based upon project analysis and review of the Land Development Code approval criteria, staff recommends approval of the project.

The Planning Commission may recommend denial of the request(s) if it cannot make affirmative findings of the approval criteria stated above.



## Neighborhood Meeting Summary



6162 S. Willow Drive, Suite 320  
Greenwood Village, CO 80111  
303.770.8884 • [GallowayUS.com](http://GallowayUS.com)

### Meeting Agenda

Meeting Name: Neighborhood Meeting – Indiana Business Park  
65<sup>th</sup> and Indiana  
Location: Virtual – via zoom  
Date: 4/22/2021 – 5pm

Attendees: ☒ Jeff Weeder-Consultant  
☒ Kenny Lombard-Owner  
☒ Jeremiah Bebo – City Staff  
☒ Theresa Hovingh – Sundyne (Adjacent Owner Notification)  
☒ Pam Benigno – Arvada Resident (City Posting on Next door)  
☐

Notes: A brief presentation of the site plan, building elevations and an explanation of the purpose for the public process was given by the consultant followed by a brief description by the landowner about his family's history of residence and business with Arvada. After the presentations, the floor was opened for questions and discussion.

Theresa had a question about the timing of approvals and expected construction timing. Jeremiah responded with a general time frame of approvals around 30 weeks. Kenny responded that the goal was to start construction this time next year (2022).

Pam Benigno stated that she was happy to hear that truck delivery and Truck delivery traffic wasn't going to be running all night when residents were trying to sleep.

Meeting concluded with no further discussion or questions.



LOT 1, INDIANA BUSINESS CENTER MINOR SUBDIVISION FILING NO. 2  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3  
SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF  
ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

LOT 1, INDIANA BUSINESS CENTER MINOR SUBDIVISION FILING NO. 2  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3  
SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF  
ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

INDIANA BUSINESS PARK, LLC  
7285 GILPIN WAY, SUITE 100  
DENVER, CO 80229  
TEL: (303) 288-3874  
FAX: (303) 288-3878  
CONTACT: KENNY LOMBARDI

ALEXANDER ASSOC. ARCHITECTS, L.L.C.  
10262 W. IDA AVENUE, UNIT 241  
LITTLETON, CO 80127  
TEL: (303) 956-3630  
CONTACT: CLARENCE HAVILAND, AIA

GALLOWAY & COMPANY, INC.  
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TEL: (303) 770-8884  
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CONTACT: JESSICA GREENOUGH, PE

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FAX: (303) 770-3636  
CONTACT: TROY NOSER, RLA, CID

R.W. BAYER & ASSOCIATES, INC.  
12170 TEJON STREET, NO 700  
WESTMINSTER, CO 80234  
TEL: (303) 452-4433  
CONTACT: RAYMOND M. BAYER, PLS

GALLOWAY & COMPANY, INC.  
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CONTACT: BRIAN HORAN, PE

TRIAx ENGINEERING, LLC.  
530 BROADWAY  
DENVER, CO 80216  
TEL: (720) 230-1931  
FAX: (720) 230-5471  
CONTACT: VINOD RAVINDRAN, P.E.

SHT - SHEET  
Δ - DEFLECTION ANGLE  
L - LENGTH  
R - RADIUS  
CB - CHORD BEARING  
C - CHORD LENGTH  
N - NORTH/NORTHING  
W - WEST  
E - EAST/EASTING  
S - SOUTH  
DET - DETAIL  
EX - EXISTING  
W/ - WITH  
PC - POINT OF CURVATURE/PORTLAND CEMENT  
WMF - WELDED WIRE FABRIC  
VERT - VERTICAL  
OC - ON CENTER  
FDC - FIRE DEPARTMENT CONNECTION  
CT - COURT  
DR - DRIVE  
TYP - TYPICAL  
REC - RECEPTION NUMBER  
Ø, DIA - DIAMETER  
PT - POINT OF TANGENCY  
MIN - MINIMUM  
MAX - MAXIMUM  
HOPE - HIGH DENSITY POLYETHYLENE  
TC - TOP OF CURB ELEVATION  
BC - BOTTOM BACK OF CURB ELEVATION  
FL - FLOWLINE ELEVATION  
FG - FINISHED GRADE  
TOG - TOP OF GRATE  
HP - HIGH POINT  
LP - LOW POINT  
TR - TOP OF RAMP  
BR - BOTTOM OF RAMP  
ME - MATCH EXISTING  
CO - CURB OPENING

CITY OF ARVADA  
8101 RALSTON ROAD  
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CONTACT: JERIMIAH BEBO

CITY OF ARVADA  
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CONTACT: JAKE SAWAYA

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XCEL ENERGY  
18000 E 22ND AVENUE, UNIT B  
AURORA, CO 80011  
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CONTACT: TONY PIETRAS

CITY OF ARVADA  
8101 RALSTON ROAD  
ARVADA, CO 80003  
TEL: (720) 898-7612  
CONTACT: DON MCPHERSON

INDIANA BUSINESS PARK, LLC IS PROPOSING TO DEVELOP ONE (1) COMMERCIAL/INDUSTRIAL FLEX BUILDING ON LOT 1 OF INDIANA BUSINESS CENTER MINOR SUBDIVISION FILING NO. 2. THE PROPOSED COMMERCIAL/INDUSTRIAL FLEX BUILDING IS APPROXIMATELY 35,227 SQUARE FEET IN SIZE.

THE PROPOSED COMMERCIAL/INDUSTRIAL FLEX BUILDING ON LOT 1 IS THE SUBJECT OF THIS FDP WILL PROVIDE A TOTAL OF ONE HUNDRED FORTY-SEVEN (147) PARKING SPACES, INCLUDING ONE HUNDRED FORTY-TWO (142) STANDARD PARKING SPACES, FIVE (5) ADA SPACES, AND TWELVE (12) BICYCLE SPACES. OVERALL LANDSCAPING FOR LOT 1 IS 23.5% OPEN SPACE, WITH AT LEAST 75% OF THAT BEING PLANTED MATERIALS. IN ADDITION TO THE ON-SITE LANDSCAPING, THERE WILL BE SITE LIGHTING AND PUBLIC INFRASTRUCTURE TO PROVIDE WATER AND SANITATION SERVICES.



| SHEET NUMBER | DESCRIPTION               |
|--------------|---------------------------|
| C0.0         | COVER SHEET               |
| C1.1         | SITE PLAN                 |
| L1.1         | LANDSCAPE PLAN            |
| L1.2         | LANDSCAPE NOTES & DETAILS |
| A1.0         | EXTERIOR COLOR ELEVATIONS |

1. ANY PROPOSED FENCES, WALLS, SIGNS, AND ACCESSORY STRUCTURES SHOWN ON THIS PLAN ARE ILLUSTRATIVE ONLY AND SUBJECT TO SEPARATE REVIEWS AND PERMITS.
2. FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED WITH AN APPROVED ALL-WEATHER SURFACE (CONCRETE OR ASPHALT) AND SHALL BE CAPABLE OF SUPPORTING AN IMPOSED LOAD OF 85,000 POUNDS.
3. THE APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE APFD. THE FIRE APPARATUS ACCESS ROADS SHALL CONSIST OF THE FIRST LIFT OF ASPHALT OR CONCRETE AND SHALL BE PROVIDED PRIOR TO COMMENCING VERTICAL CONSTRUCTION. ALTERNATIVE TEMPORARY FIRE APPARATUS ACCESS ROAD MATERIALS AND/OR DESIGNS SHALL BE APPROVED AND PERMITTED BY THE APFD. THE PRIVATE ROADS THROUGH THE SITE SHALL BE DEDICATED ON THE FINAL PLAT AS "FIRE APPARATUS ACCESS ROADS" OR OTHER SIMILAR LANGUAGE AS REQUIRED BY THE CITY OF ARVADA.
4. A 3'-0" CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS AND NOT OBSTRUCTED.
5. FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL TO PROVIDE THE MINIMUM REQUIRED FIRE FLOW PRIOR TO COMMENCING VERTICAL CONSTRUCTION.
6. DURING CONSTRUCTION AND UPON COMPLETION THERE SHALL BE BUILDING SIGNAGE PROVIDED, A MINIMUM OF 0'-4" INCHES HIGH WITH A 0.5" STROKE VISIBLE FROM THE STREET OR ROAD FRONTING THAT BUILDING.

CITY OF ARVADA BENCHMARK 858 BEING A 3-1/4" BRASS CAP IN CONCRETE  
STAMPED "UDFCD RL-3 2002"  
ELEVATION: 5538.67', NAVD88 DATUM

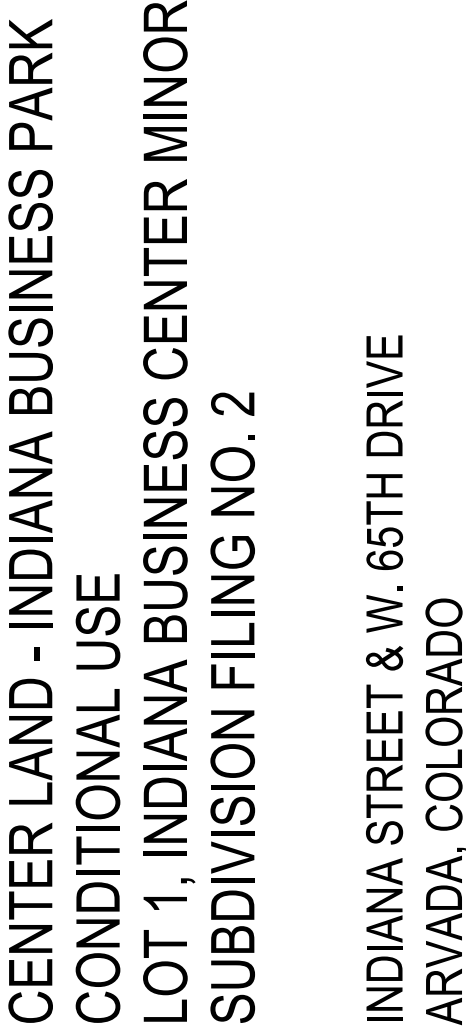
1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



COPYRIGHT

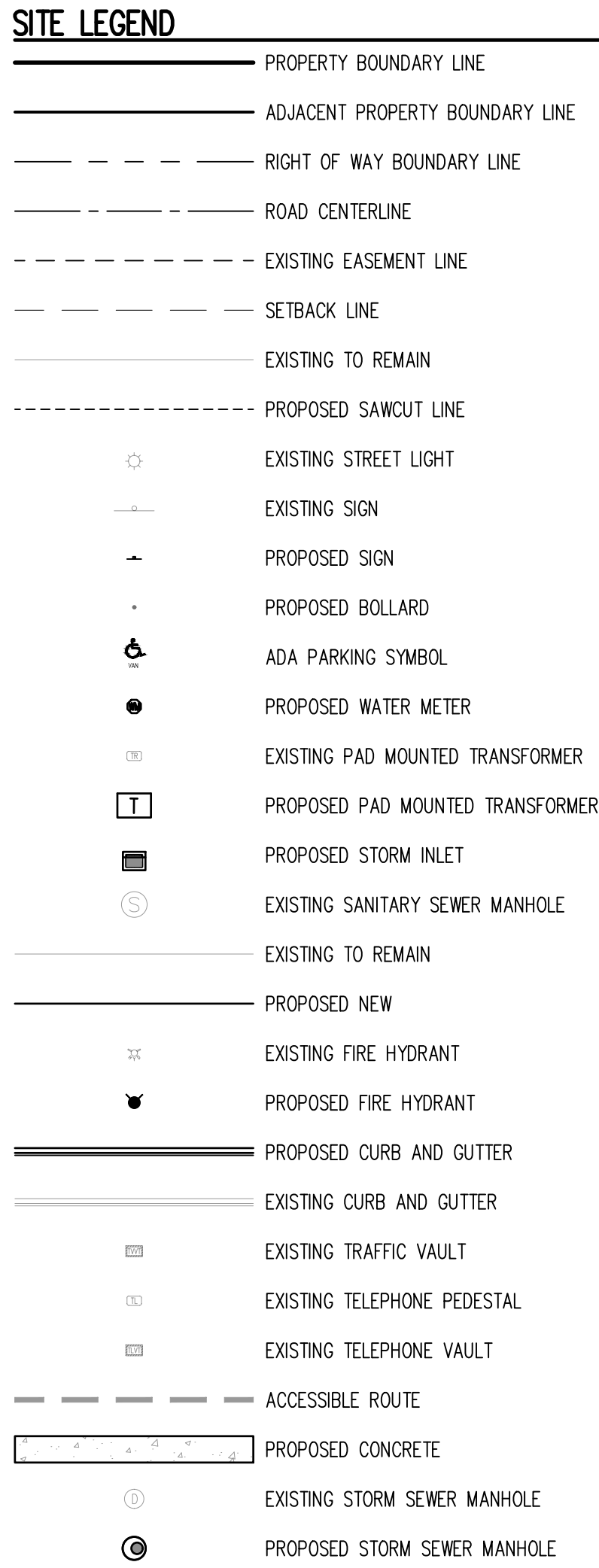
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COVER SHEET

# C0.0



LOT 1, INDIANA BUSINESS CENTER MINOR SUBDIVISION FILING NO. 2  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3  
SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF  
ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO



3. FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED WITH AN APPROVED ALL-WEATHER SURFACE (CONCRETE OR ASPHALT). ACCESS ROADS SHALL BE CAPABLE OF SUPPORTING AN IMPOSED LOAD OF 85,000 LBS (2018 IFC SECTION 502.2.3). THE PROPOSED HEAVY-DUTY ASPHALT AND CONCRETE SHALL BE PROVIDED TO BE ABLE TO SUPPORT THE REQUIRED LOAD, PROVIDE THE GEOTECHNICAL ENGINEERS REPORT.
4. THE EVA SHALL PROVIDE A MINIMUM INSIDE TURNING RADIUS AND AN OUTSIDE TURNING RADIUS SUFFICIENT TO ALLOW NAVIGATION OF AFPD APPARATUS AND ALLOW EFFECTIVE FIRE SUPPRESSION OPERATIONS. A TURNING ANALYSIS OF THE SITE SHALL BE PROVIDED AND INDICATE THAT ACCESS THROUGHOUT THE SITE WILL ACCOMMODATE AFPD TOWER 56. THE TURNING ANALYSIS SHALL INCLUDE THE INTERIOR DRIVES OF THE PARKING LOT. THE DEVELOPER OR REPRESENTATIVE SHALL CONTACT THE AFPD COMMUNITY RISK REDUCTION DIVISION FOR APPARATUS DIMENSIONS FOR USE IN THE TURNING ANALYSIS.
5. THE MINIMUM WIDTH OF THE EVA SHALL BE CLEAR AND UNOBSTRUCTED 24 FEET FOR BUILDING HEIGHTS LESS THAN 30 FEET.
6. THE PRIVATE ROADS THROUGH THE SITE SHALL BE DEDICATED ON THE FINAL PLAT AS "EMERGENCY ACCESS LANES" OR OTHER SIMILAR LANGUAGE AS REQUIRED BY THE CITY OF ARVADA.
7. PROVIDE A SIGNAGE PLAN INDICATING THE LOCATION OF FIRE LANE SIGNAGE. THE FIRE LANE SIGNAGE SHALL COMPLY WITH THE CITY OF ARVADA ENGINEERING STANDARDS AND SHALL BE PROVIDED ON THE CURB LINE (2018 IFC SECTION 503.3).
8. FIRE HYDRANTS SHALL BE PROVIDED SO THAT ALL PORTIONS OF BUILDINGS ARE WITHIN 400-FT OF FIRE HYDRANT. THE PROXIMITY SHALL BE MEASURED ALONG THE FIRE APPARATUS ACCESS ROUTE TO THE BUILDING AND VIA AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING(S) AT GRADE LEVEL. THE PROXIMITY MAY BE INCREASED TO 600-FT WITH INSTALLATION OF AN APPROVED FIRE SPRINKLER SYSTEM.
9. THE MINIMUM FIRE-FLOW AS DETERMINED BY ARVADA FIRE SHALL BE PROVIDED BY THE FIXED-WATER DISTRIBUTION SYSTEM. FIRE-FLOW IS CALCULATED USING THE TOTAL FLOOR AREA OF ALL FLOORS WITHIN THE EXTERIOR WALLS OF THE LARGEST BUILDING AND THE CONSTRUCTION TYPE. REDUCTION IN REQUIRED FIRE-FLOW IS ALLOWED WITH INSTALLATION OF AN APPROVED FIRE SPRINKLER SYSTEM AND AS APPROVED BY ARVADA FIRE. BASED UPON THE INFORMATION PROVIDED AND ASSUMING TYPE II-B CONSTRUCTION OF OVER 35,000 SQ FT FOR THE STRUCTURE, THE MINIMUM REQUIRED FIRE-FLOW IS DETERMINED AS FOLLOWS: 2,000 GPM
10. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS. THE CLEAR SPACE SHALL BE MEASURED FROM THE TOP CENTER OF THE HYDRANT AND THERE SHALL BE NO OBSTRUCTIONS DIRECTLY IN FRONT OF FIRE HYDRANTS (2018 IFC SECTION 507.5.5) ALL OF THE TREES WITHIN THIS DEVELOPMENT SHALL PROVIDE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13 FEET 6 INCHES FOR EMERGENCY VEHICLE ACCESS (2018 SECTION 503.2.1).
11. FIRE HYDRANTS SHALL BE INSTALLED AND/OR MADE OPERATIONAL TO PROVIDE THE MINIMUM REQUIRED FIRE-FLOW PRIOR TO COMMENCING CONSTRUCTION ABOVE GRADE. (2018 IFC SECTION 501.4).
12. APPROVED FIRE APPARATUS ACCESS SHALL BE PROVIDED DURING CONSTRUCTION. UNLESS OTHERWISE APPROVED, FIRE APPARATUS ACCESS CONSISTING OF THE FIRST-LIFT OF ASPHALT OR CONCRETE SHALL BE PROVIDED PRIOR TO COMMENCING CONSTRUCTION ABOVE GRADE. (2018 IFC SECTIONS 501.4 AND 502.2.3 AMENDED).
13. DURING CONSTRUCTION AND UPON COMPLETION THERE SHALL BE BUILDING CURBS PROVIDED, A MINIMUM OF 4-INCHES HIGH AND 0.5-INCH STROKE AND VISIBLE FROM THE STREET OR ROAD FRONTING THAT BUILDING (2018 IFC SECTION 505).
14. COMPLETE SPECIFICATIONS AND BUILDING CONSTRUCTION PLANS SHALL BE SUBMITTED DIRECTLY TO THE FIRE DISTRICT (AFPD) FOR REVIEW AND APPROVAL AT THE SAME TIME PLANS ARE SUBMITTED TO THE ARVADA BUILDING INSPECTION DIVISION AND PRIOR TO CONSTRUCTION OCCURRING. THE DEVELOPER IS ENCOURAGED TO CONTACT THE AFPD COMMUNITY RISK REDUCTION DIVISION TO VERIFY PLAN SUBMITTAL REQUIREMENTS AND FIRE DISTRICT PERMIT FEES PRIOR TO PLANS SUBMITTAL.

**NOTES:**

1. ALL DIMENSIONS ARE TO FLOWLINE UNLESS NOTED OTHERWISE.
2. ALL CURB SHALL BE 6" VERTICAL CURB WITH 12" GUTTER UNLESS NOTED OTHERWISE (SEE DETAIL SHEET C1.3).
3. REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.
4. SIGNS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ALL SIGNS MUST MEET THE ARVADA LAND DEVELOPMENT CODE. A SIGN PERMIT MUST BE OBTAINED FROM CITY OF ARVADA PRIOR TO INSTALLATION.

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5. THE DEVELOPER IS REQUIRED TO REPLACE ANY BROKEN, CRACKED, SETTLED, RAISED, OR DAMAGED CURB, GUTTER, AND SIDEWALK THAT FRONTS THE SITE (PUBLIC OR PRIVATE) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

CITY OF ARVADA BENCHMARK 858 BEING A 3-1/4" BRASS CAP IN CONCRETE  
STAMPED "UDFCD RL-3 2002"  
ELEVATION: 5538.67', NAVD88 DATUM

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

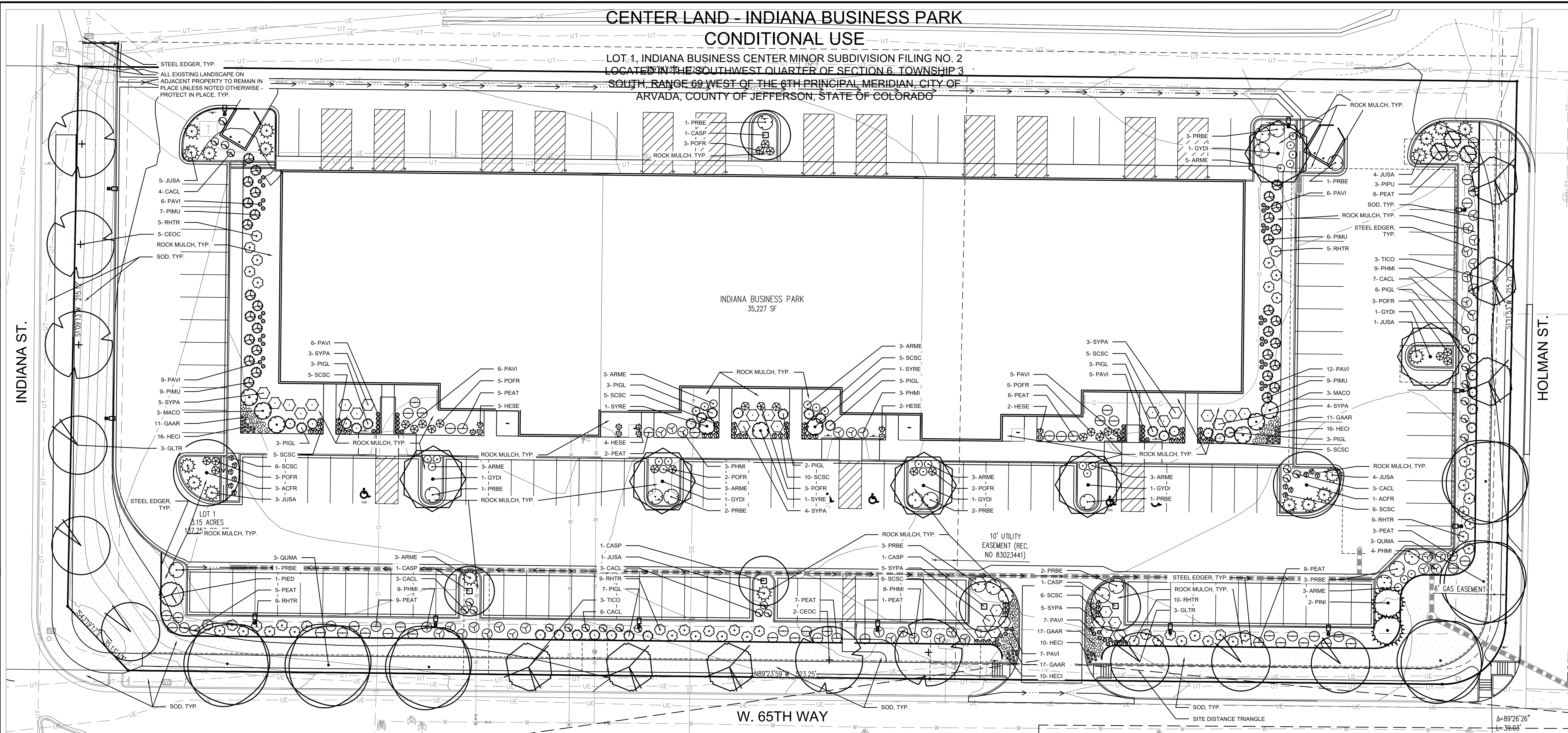
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

## C1.1



## CONDITIONAL USE

LOT 1, INDIANA BUSINESS CENTER MINOR SUBDIVISION FILING NO. 2  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3  
SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF  
ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO



### PLANTING LEGEND

| QTY | LEGEND  |              | COMMON NAME | PLANTING SIZE<br>(MINIMUM) | MATURE<br>SIZE | WATER USE<br>(VL, L, M, H) | % of Total<br>Trees |
|-----|---------|--------------|-------------|----------------------------|----------------|----------------------------|---------------------|
|     | ABBREV. | BOTANIC NAME |             |                            |                |                            |                     |

## DECIDUOUS TREES

|   |      |                                             |                         |             |        |     |     |
|---|------|---------------------------------------------|-------------------------|-------------|--------|-----|-----|
| 2 | ACFR | ACER X FREEMANII 'JEFFERSRED'               | AUTUMN BLAZE MAPLE      | 2" CAL. B&B | 50X40" | L/M | 4%  |
| 5 | CASP | CATALPA SPECIOSA                            | WESTERN CATALPA         | 2" CAL. B&B | 50X30" | L   | 10% |
| 5 | CEOC | CELTIS OCCIDENTALIS                         | COMMON HACKBERRY        | 2" CAL. B&B | 60X40" | L   | 10% |
| 6 | GLTR | GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' | SHADEMASTER HONEYLOCUST | 2" CAL. B&B | 50X35" | L   | 12% |
| 6 | GYDI | GYMNOCLADUS DIOICUS 'ESPRESSO'              | ESPRESSO COFFEETREE     | 2" CAL. B&B | 50X35" | L   | 12% |
| 6 | QUMA | QUERCUS MACROCARPA                          | BUR OAK                 | 2" CAL. B&B | 70X50" | L   | 12% |
| 6 | TICO | TILIA CORDATA 'GREENSPIRE'                  | GREENSPIRE LINDEN       | 2" CAL. B&B | 40X30" | M   | 12% |

### EVERGREEN TREES

|   |      |                            |                        |               |         |     |    |
|---|------|----------------------------|------------------------|---------------|---------|-----|----|
| 3 | PIPU | PICEA PUNGENS 'FAT ALBERT' | FAT ALBERT BLUE SPRUCE | 6' HEIGHT B&B | 15'X10' | L/M | 6% |
| 1 | PIED | PINUS EDULIS               | PINYON PINE            | 6' HEIGHT B&B | 25'X15' | L   | 2% |
| 2 | PINI | PINUS NIGRA                | AUSTRIAN PINE          | 6' HEIGHT B&B | 50'X20' | L   | 4% |

## ORNAMENTAL TREES

|   |      |                    |                      |               |         |     |     |
|---|------|--------------------|----------------------|---------------|---------|-----|-----|
| 6 | MACO | MALUS 'CORALBURST' | CORALBURST CRABAPPLE | 1.5" CAL. B&B | 12'X10' | L   | 12% |
| 3 | SYRE | SYRINGA RETICULATA | JAPANESE TREE LILAC  | 1.5" CAL. B&B | 15'X12' | L/M | 6%  |

### DECIDUOUS SHRUBS

|    |      |                                      |                           |                 |        |     |     |
|----|------|--------------------------------------|---------------------------|-----------------|--------|-----|-----|
| 26 | ARME | ARONA MELANOCARPA 'IROUOUI'S BEAUTY' | BLACK CHOKEBERRY          | #5 CONT. 18-24" | 3X3'   | VL  | N/A |
| 26 | CACL | CARYOPTERIS X CLANDONENSIS           | BLUE MIST SPIREA          | #5 CONT. 18-24" | 3X3'   | VL  | N/A |
| 53 | PEAT | PEROVSKIA ATRIPICIFLUA               | RUSSIAN SAGE              | #5 CONT. 18-24" | 4X4'   | VL  | N/A |
| 36 | PHMI | PHILADELPHUS MICROPHYLLUS            | LITTLELEAF MOCKORANGE     | #5 CONT. 18-24" | 4X4'   | VL  | N/A |
| 26 | POFR | POTENTILLA FRUTICOSA 'TANGERINE'     | TANGERINE POTENTILLA      | #5 CONT. 18-24" | 2X3'   | L/M | N/A |
| 20 | PRBE | PRUNUS BESSEYI 'PAWNEE BUTTES'       | PAWNEE BUTTES SAND CHERRY | #5 CONT. 18-24" | 18"X8" | VL  | N/A |
| 47 | RHUS | RHUS TRILOBATA                       | THREE LEAF SUMAC          | #5 CONT. 18-24" | 4X4'   | VL  | N/A |
| 29 | SYPA | SYRINGA PATULA 'MISS KIM'            | MISS KIM LILAC            | #5 CONT. 18-24" | 5X5'   | VL  | N/A |

### EVERGREEN SHRUBS

|    |      |                            |                     |                 |        |     |     |
|----|------|----------------------------|---------------------|-----------------|--------|-----|-----|
| 19 | JUSA | JUNIPERUS SABINA 'BUFFALO' | BUFFALO JUNIPER     | #5 CONT. 18-24" | 12"X8" | VL  | N/A |
| 33 | PIGL | PICEA PUNGENS 'GLOBOSA'    | GLOBE BLUE SPRUCE   | #5 CONT. 18-24" | 3'X4'  | L/M | N/A |
| 31 | PIMU | PINUS MUGO 'SLOWMOUND'     | SLOWMOUND MUGO PINE | #5 CONT. 18-24" | 3'X4'  | L   | N/A |

## ORNAMENTAL GRASSES

|    |      |                                |                          |          |           |    |     |
|----|------|--------------------------------|--------------------------|----------|-----------|----|-----|
| 11 | HESE | HELIOTRICHON SEMPERVIRENS      | BLUE AVENA               | #1 CONT. | 2.5'X2.5' | VL | N/A |
| 95 | PAVI | PANICUM VIRGATUM 'HEAVY METAL' | HEAVY METAL SWITCH GRASS | #1 CONT. | 4'X18"    | L  | N/A |
| 32 | SCSC | SCHIZACHYRIUM SCOPARIUM        | LITTLE BLUESTEM          | #1 CONT. | 3'X2'     | VL | N/A |

## PERENNIALS

|    |      |                       |                        |          |         |     |     |
|----|------|-----------------------|------------------------|----------|---------|-----|-----|
| 56 | GAAR | GAILLARDIA ARISTATA   | BLANKET FLOWER         | #1 CONT. | 24"x24" | VL  | N/A |
| 52 | HECI | HEUCHERA 'CITRONELLA' | CITRONELLA CORAL BELLS | #1 CONT. | 12"x12" | L/M | N/A |

SOD

|           |            |                               |     |  |   |     |
|-----------|------------|-------------------------------|-----|--|---|-----|
| 17,592 SF | FESCUE SOD | RTF (RHIZOMATOUS TALL FESCUE) | SOD |  | M | N/A |
|-----------|------------|-------------------------------|-----|--|---|-----|

MULCH

|           |                   |                                                                                                      |       |  |     |     |
|-----------|-------------------|------------------------------------------------------------------------------------------------------|-------|--|-----|-----|
| 16,927 sf | ROCK COBBLE MULCH | 2'-4" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS | MULCH |  | N/A | N/A |
| AS NEEDED | WOOD MULCH        | DARK BROWN SHREDDED HARDWOOD MULCH                                                                   | MULCH |  | N/A |     |

## EDGING

|        |  |              |                                            |        |  |     |     |
|--------|--|--------------|--------------------------------------------|--------|--|-----|-----|
| 725 LF |  | STEEL EDGING | BLACK STEEL EDGING, SEE<br>LANDSCAPE NOTES | EDGING |  | N/A | N/A |
|--------|--|--------------|--------------------------------------------|--------|--|-----|-----|

**CAUTION**  
UTILITIES EXIST WITHIN CONSTRUCTION  
LIMITS. CONTRACTOR IS RESPONSIBLE  
FOR IDENTIFYING THEIR LOCATION  
PRIOR TO CONSTRUCTION.

### UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS CONTRACT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERRING TO THE ABOVE MENTIONED DOCUMENTS.

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CLP02X\_Landscape Plan - L1.1 LANDSCAPE

## L1.1

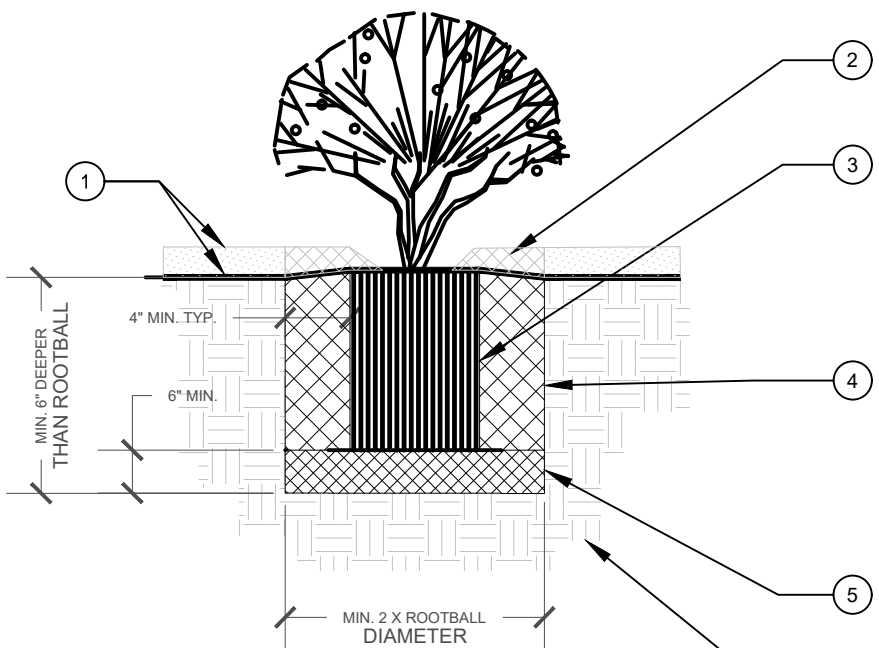


PLANTING NOTES

- GENERAL
- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
  - LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
  - CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
  - ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
  - THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
  - LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
  - ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
  - FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
  - THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
  - WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
  - ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
  - LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
- FINISH GRADING AND SOIL PREPARATION
- CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
  - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
  - THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
  - AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER

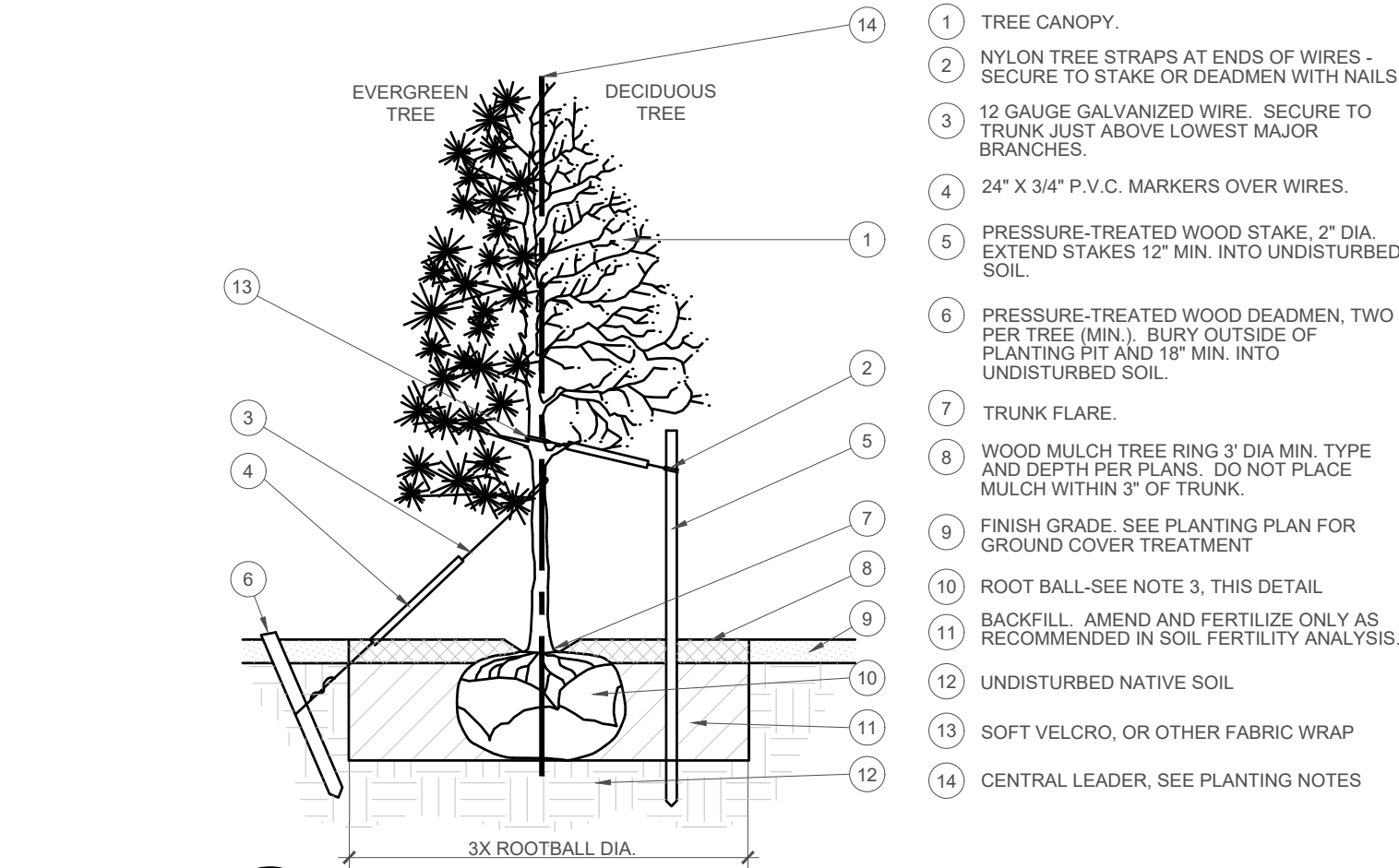
CITY OF ARVADA WATER WISE LANDSCAPE NOTES

- PLANT SELECTION: ALL TREE, SHRUB, GROUND COVER, PERENNIAL, VINE, AND GRASS SELECTIONS SHALL COME FROM THE CITY'S RECOMMENDED LIST. SUBSTITUTIONS ARE ONLY ALLOWED IF APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR UPON REVIEWING EVIDENCE AS TO THE WATER-CONSERVING QUALITIES OF PROPOSED SUBSTITUTIONS.
- USE OF HIGH-WATER-DEMAND LANDSCAPES: HIGH WATER-DEMAND LANDSCAPES (SUCH AS IRRIGATED COOL SEASON TURF GRASS) ARE LIMITED TO AREAS OF HIGH PEDESTRIAN ACTIVITY, TREE LAWNS, PRIMARY ENTRANCE FEATURES, CLUB-HOUSES, WETLAND PLANTINGS, OR IN SINGLE-FAMILY LOT FRONT YARDS. HIGH-WATER-DEMAND TURF SHALL BE MINIMIZED TO THE EXTENT PRACTICABLE AND NOT EXCEED 50% OF THE TOTAL LANDSCAPE AREA IN RESIDENTIAL PROJECTS AND 35% IN COMMERCIAL, OFFICE OR INDUSTRIAL PROJECTS. HIGH-WATER-DEMAND TURF IS SPECIFICALLY PROHIBITED IN THE FOLLOWING (UNLESS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR AFTER REVIEWING EVIDENCE OF A WATER-EFFICIENT IRRIGATION SYSTEM):
  - PARKING LOT ISLANDS,
  - SLOPES GREATER THAN 4:1,
  - STREET MEDIANS,
  - STORMWATER DETENTION PONDS, UNLESS DESIGNED FOR ACTIVE RECREATION OR NEEDED AS PART OF REQUIRED WETLANDS;
  - ANY SPACE LESS THAN 8 FEET WIDE.
- GROUPING PLANTS ACCORDING TO WATER NEEDS: ALL PLANTINGS SHOULD BE GROUPED ACCORDING TO THEIR WATER NEEDS TO MINIMIZE WATER USE.
- SOIL AMENDMENTS: PRIOR TO PLANTING, ALL SITES FOR PLANTINGS SHALL INCORPORATE SOIL AMENDMENTS AT A RATE OF 3 CUBIC YARDS PER 1,000 SQUARE FEET TO A MINIMUM DEPTH OF 6". A LESSER AMOUNT SHALL BE ALLOWED IF A SOIL TEST SHOWS THAT 3 CUBIC YARDS PER 1,000 SQUARE FEET IS NOT NECESSARY FOR WATER RETENTION AND DEEP ROOTING OF PLANT MATERIALS. IF THE SPECIFIED PLANT MATERIAL REQUIRES LESS FERTILE SOIL, THOSE AREAS MAY HAVE LESS SOIL AMENDMENTS INSTALLED IF APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR. THESE AREAS SHALL BE IDENTIFIED ON THE LANDSCAPE PLAN. EXISTING TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS SOIL AMENDMENTS OR TOPSOIL. NO TOPSOIL SHALL BE REMOVED FROM THE SITE UNLESS THE CITY APPROVES THE TRANSFER OF TOPSOIL TO A CITY-OWNED PARK OR OPEN SPACE AREA. A NOTE SHALL BE PLACED ON THE LANDSCAPE PLAN REFLECTING THE ABOVE REQUIREMENTS REGARDING SOIL AMENDMENTS AND TOPSOIL. EXAMPLES OF ACCEPTABLE SOIL AMENDMENTS INCLUDE COMPOST AND AGED MANURE, MOUNTAIN PEAT AND INORGANIC MATERIALS SUCH AS SAND, GYPSUM AND LIME ARE PROHIBITED SOIL AMENDMENTS. ALL SITES ARE SUBJECT TO INSPECTION BY THE CITY FOR COMPLIANCE WITH SOIL AMENDMENT REQUIREMENTS.
- IRRIGATION: THE LANDSCAPE PLAN SHALL LABEL OR NOTE THE TYPE OF IRRIGATION TO BE APPLIED TO EACH PLANT HYDROZONE TO ENSURE THAT PLANTS RECEIVE ONLY THE NEEDED WATER. IN ADDITION, THE PLAN SHALL INCLUDE:
  - A RAIN SENSOR WITH AUTOMATIC SHUT-OFF OF THE SYSTEM DURING PERIODS OF HIGH MOISTURE;
  - A DRIP, SUB-SURFACE, BUBBLER OR LOW VOLUME IRRIGATION SYSTEM FOR ALL PLANTING STRIPS LESS THAN 8' WIDE AND ALL PLANTING BEDS INVOLVING TREES, SHRUBS, PERENNIALS AND GROUND COVER; AND
  - AN IRRIGATION CLOCK WHICH ALLOWING PROGRAMMING TO MEET THE DIFFERENTIAL NEEDS OF THE SPECIFIED PLANTING PLAN.
- RESTRICTIVE COVENANTS REQUIRING SOD: ANY RESTRICTIVE COVENANT THAT BECOMES EFFECTIVE AFTER JULY 15, 2003 SHALL NOT PROHIBIT THE USE OF WATER WISE LANDSCAPES OR REQUIRE MORE THAN 50% HIGH-WATER-DEMAND TURF. THIS PROVISION SHALL NOT RESTRICT THE INDIVIDUAL AND VOLUNTARY USE OF A GREATER PERCENTAGE OF HIGH-WATER-DEMAND TURF.



1 SHRUB AND PERENNIAL DETAIL

SCALE: NOT TO SCALE



2 TREE PLANTING DETAIL

SCALE: NOT TO SCALE

CENTER LAND - INDIANA BUSINESS PARK  
CONDITIONAL USE

LOT 1, INDIANA BUSINESS CENTER MINOR SUBDIVISION FILING NO. 2  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3  
SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF  
ARVADA, COLORADO

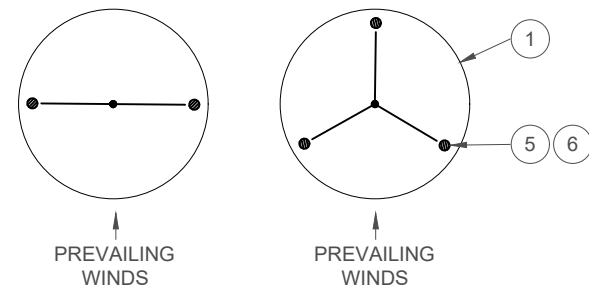
- PLANTING
- ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADERS ARE DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
  - ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SPECIES CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED AND REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANT APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
  - ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO "T-STAKES" SHALL BE USED FOR TREES.
  - ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
  - ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  - ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
  - ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
  - ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: BLACK.
  - THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
  - A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
  - LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE: MULCH, EDGER, LANDSCAPE FABRIC, ETC.
  - MULCHING
  - AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
  - ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
  - INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
  - ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
  - ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
  - ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #C1-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

LOT 3 & 4 LANDSCAPE CALCULATIONS

| AREAS OF REQUIRED LANDSCAPING                                                       | AREA       | FORMULA                                                                            | TOTAL QUANTITY REQUIRED                    | TOTAL QUANTITY PROVIDED                    |
|-------------------------------------------------------------------------------------|------------|------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------|
| TOTAL REQUIRED LANDSCAPE AREA                                                       | 137,253 SF | 20% OF TOTAL SITE AREA (137,253 SF TOTAL SITE)                                     | 27,451 SF REQUIRED                         | 32,244 SF PROVIDED (23.5%)                 |
| REQUIRED GENERAL LANDSCAPE AREAS (PERMEABLE AREAS EXCLUDING AREAS ALREADY REQUIRED) | 7,626 SF   | 1 CANOPY TREE PER 2,000 SF, 1 SMALL TREE/EVERGREEN PER 1,500 SF, 75% LIVE COVERAGE | 4 CANOPY TREES AND 5 EVERGREEN/SMALL TREES | 4 CANOPY TREES AND 5 EVERGREEN/SMALL TREES |
| REQUIRED PARKING LOT TREES AND SHRUBS                                               | 3,920 SF   | 1 TREE AND 8 SHRUBS PER 300 SF OF REQUIRED PARKING LOT LANDSCAPING                 | 13 TREES AND 104 SHRUBS                    | 13 TREES AND 104 SHRUBS                    |
| FOUNDATION PLANTINGS                                                                | 480 LF     | 1 SHRUB PER 5 LF OF BUILDING FACADE                                                | 96 SHRUBS                                  | 96 SHRUBS                                  |
| STREET TREES                                                                        | 944 LF     | 1 TREE PER 40 LF                                                                   | 23 TREES                                   | 23 TREES                                   |

- NOTES:
- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
  - REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3" OF ABOVE FINISH GRADE.
  - CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL.
  - TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH.
  - REMOVE ALL NURSERY STAKES AFTER PLANTING. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
  - DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.

STAKING EXAMPLES (PLAN VIEW)



PREVAILING WINDS

PREVAILING WINDS

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SUPPLY.
- ALL NON-IRRIGATED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO TAIL.
- HYDROZONES CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER TO EACH HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LANDSCAPE GUARANTEE AND MAINTENANCE

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
- DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

CITY OF ARVADA LANDSCAPE MAINTENANCE NOTE

- ALL PLANTS SHALL BE MAINTAINED CONTINUALLY IN A HEALTHY CONDITION IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL HORTICULTURAL STANDARDS AND PRACTICES. PLANTS THAT DIE OR ARE UNHEALTHY SHALL BE REPLACED. REGULAR PRUNING AND TRIMMING SHALL APPLY TO MAINTAIN HEALTH AND AN ATTRACTIVE APPEARANCE AND TO PERMIT THE PLANTS TO ACHIEVE THEIR INTENDED FORM AND HEIGHT. LANDSCAPE AREAS SHALL REMAIN FREE OF WEEDS, LITTER, JUNK, RUBBISH AND OTHER NUISANCES AND OBSTRUCTIONS. TO PREVENT WEED GROWTH, EROSION AND BLOWING DUST, AREAS NOT COVERED BY VEGETATION SHALL BE COVERED WITH MULCH, WOOD OR BARK CHIPS, OR DECORATIVE ROCKS OR COBBLE, OR SIMILAR NATURAL MATERIALS PROVIDING A CLEAN, UNIFORM APPEARANCE.

CAUTION  
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

UTILITY NOTES

- THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
- THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
- THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

**Galloway**  
6162 S. Willow Drive, Suite 320  
Greenwood Village, CO 80111  
303.770.8884  
GallowayUS.com

PRELIMINARY  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION

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CENTER LAND - INDIANA BUSINESS PARK  
CONDITIONAL USE  
LOT 1, INDIANA BUSINESS CENTER MINOR  
SUBDIVISION FILING NO. 2  
INDIANA STREET & W. 65TH DRIVE  
ARVADA, COLORADO

| #   | Date    | Issue / Description     | Init. |
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Project No: CLP000002

Drawn By: AS

Checked By: OTT

Date: JUNE 2021

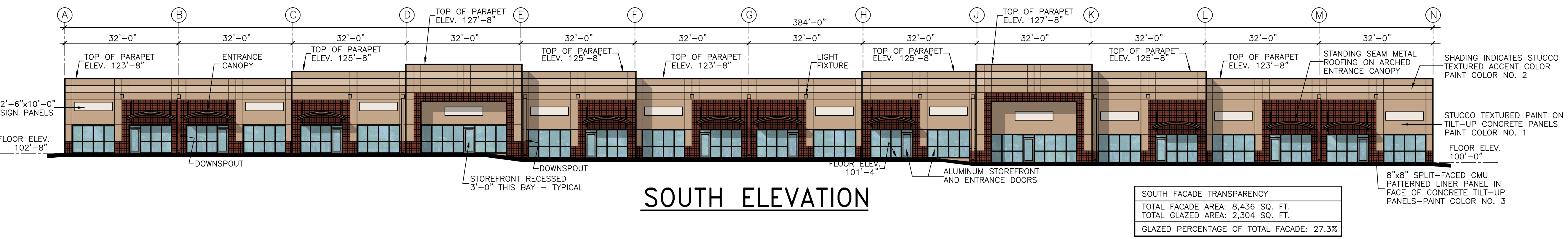
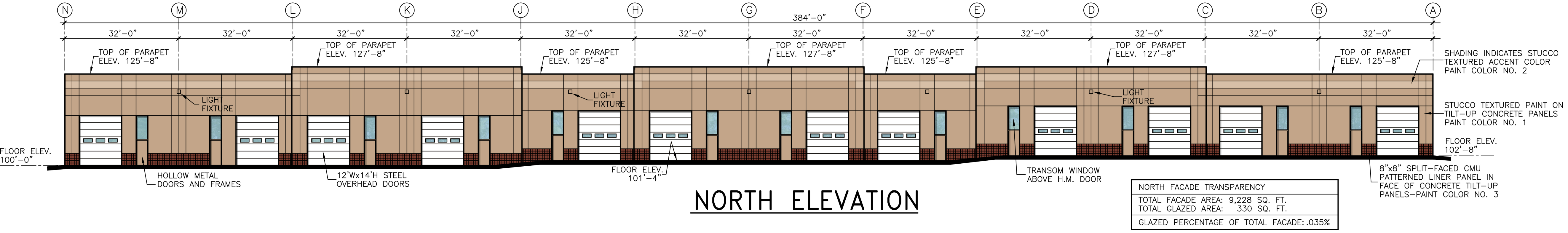
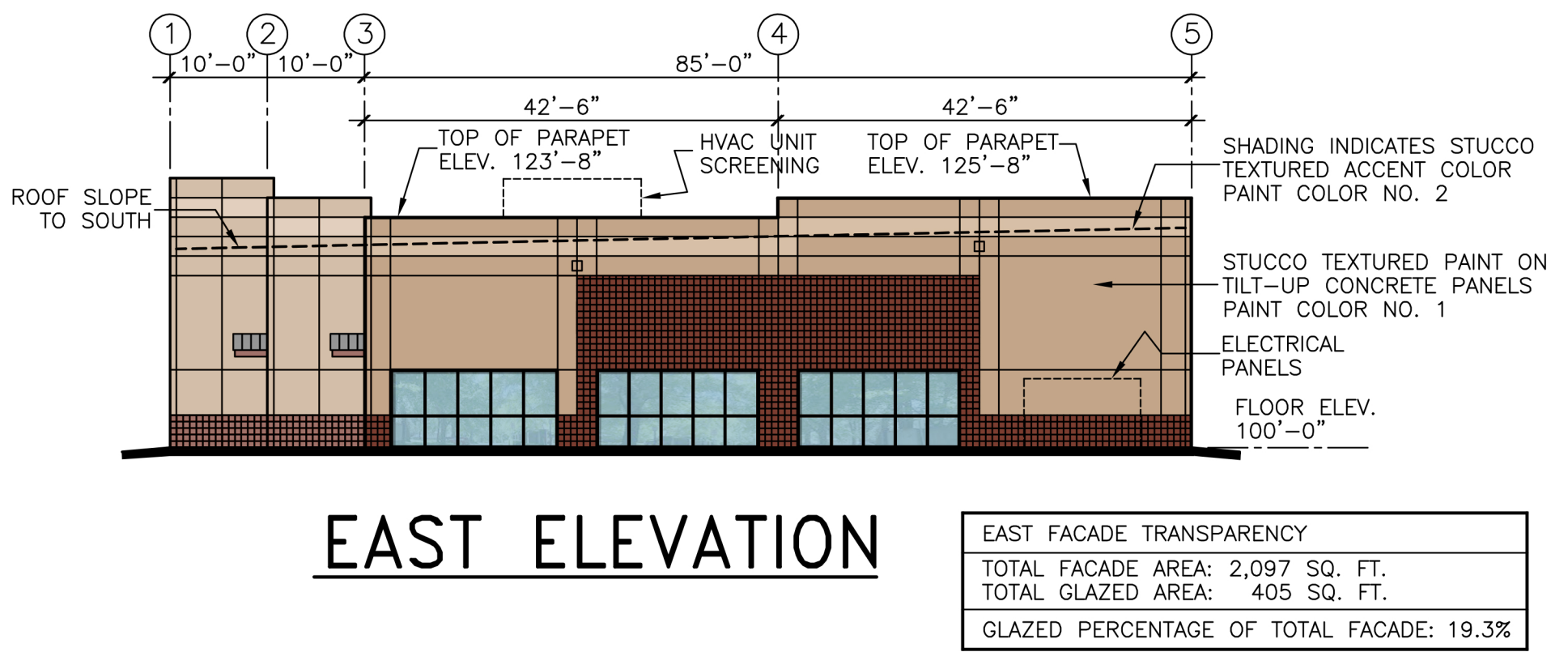
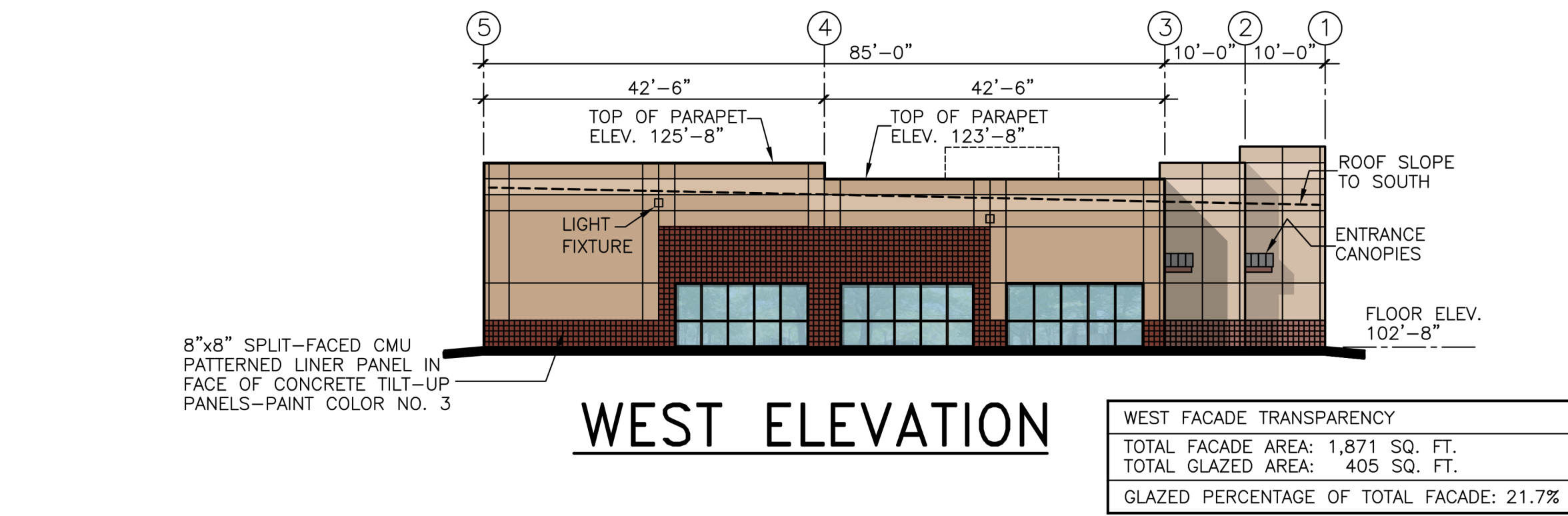
CLP02X\_Landscape Plan - L1.2 LANDSCAPE

L1.2



CENTER LAND - INDIANA BUSINESS PARK  
CONDITIONAL USE

LOT 1, INDIANA BUSINESS CENTER MINOR SUBDIVISION FILING NO. 2  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3  
SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF  
ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO



EXTERIOR ELEVATIONS

SCALE 1/16" = 1'-0"

ALEXANDER ASSOC. ARCHITECTS, L.L.C.

10262 W. IDA AVE. - UNIT 241  
LITTLETON, COLORADO 80127  
303-956-3630

OFFICE/WAREHOUSE PROJECT

14763 W. 65th DRIVE, ARVADA, COLORADO  
CENTER LAND BUILDERS, LLC

DATE: 2/22/21  
DRAWN: CH  
CHK'D: FA  
REV.:

FILE NO. 14763\_ElevE

PROJECT NO. 21-04

DRAWING NUMBER

A1.0

SHEET 1 OF 1