

City of Arvada

Planning Commission Agenda

JULY 19, 2022
CITY COUNCIL CHAMBERS
Regular Business

Commission Members:

Michael P. Griffith, Chair
Doug Magee, Vice Chair
Tim Knapp, Secretary
Tom Aljinovich
Brandon Figliolino
Andrew Gay
Steve Hannan

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
Abigail Ogg, Administrative Specialist
Heidi Van Gieson, Administrative Specialist

Info: 720-898-7435

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 for information about how to participate. If any member of the public wishes to submit written comment regarding the item on the agenda, you may submit comments in writing via email to the Planning Department at 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 – 6:15 PM

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF MEMBERS
4. APPROVAL OF MINUTES
 - A. Approval of June 21, 2022 Planning Commission Minutes
5. GENERAL BUSINESS
6. REPORTS
7. PETITIONS & COMMUNICATIONS
8. PUBLIC HEARINGS
 - A. 6446 Iris Way Garage Expansion Major Modification from the Land Development Code subsection 2-1-3-3A to allow for a reduction in the side setback from 7.5 ft to 3ft with RN 7.5

zoning,

- B. Annexation of certain land into the City of Arvada for a 2.11 acre parcel of land approximately located at 12016 West 82nd Avenue.
- C. Zoning certain land in the City of Arvada for a 2.11 acre parcel of land from Jefferson County A-2 (Agricultural 2) to City of Arvada RN-7.5 (Residential Neighborhood 7.5) and Amending the Official Zoning Maps of the City of Arvada, Colorado, approximately located at 12016 W 82nd Avenue.

9. OTHER ITEMS

10. ADJOURN



SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD
JUNE 21, 2022

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

1. CALLED MEETING TO ORDER– By Michael P. Griffith at 6:19 P.M.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL OF MEMBERS

Those present: Michael P. Griffith, Andrew Gay, Tim Knapp, Brandon Figliolino, Steve Hannan

THOSE ABSENT

Magee, Aljinovich

Mr. Griffith moved to excuse Magee and Aljinovich

Those voting No:

Those voting Yes: Griffith, Gay, Knapp, Figliolino, Hannan

Those absent: Magee, Aljinovich

Motion Carried: 5-0

ALSO PRESENT: Ryan Stachelski, Director of Community and Economic Development; Rob Smetana, City Planning Manager; Emily Grogg, Sr. Ass't. City Attorney; Abigail Ogg, Recording Secretary.

4. APPROVAL OF MINUTES

June 7, 2022. The minutes stand approved as corrected.

The commission discussed the possibility of keeping minutes more detailed.

Ms. Grogg suggested further discussion of minute procedure.

5. GENERAL BUSINESS

None

6. REPORTS

None

7. PUBLIC COMMENT

There was no one wishing to speak. Public Comment was closed.

8. PUBLIC HEARINGS

LDC2022-0001 An Ordinance Amending the Land Development Code, of the Arvada City Code.

Mr. Griffith opened the public hearing and entered into the record the corrected staff report dated June 21, 2022.

City of Arvada Staff gave a brief description of the proposed Land Development Code amendments.

The City of Arvada Attorney explained the additional amendment pertaining to murals and content review that was not mentioned at the workshop, along with 6-1-5-1A and 3-1-5-3-G1A grammatical corrections.

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

PUBLIC COMMENT

IN FAVOR

IN OPPOSITION

Richard Bohling, 14991 W. 70th Ave., stated his opposition, due to truck trip definitions and the rezoning of industrial areas. He also requested the analysis of the Comprehensive Plan.

Nancy Young, 7706 Robinson Way, stated her opposition due to truck trip/fleet definitions and heavy logistics centers, the use of the word multi modal and the longevity of public infrastructure.

Phil Lankford, 16878 W. 65th Circle stated his opposition due to the perceived urgency of the proposed changes and the definitions for industrial zoning.

Mike Rawluk, 18735 W. 59th Dr., stated his opposition due to fleet vehicle definition, traffic study requirements and process.

Mike Schweitzer, 14615 W. 62nd Place, stated his opposition due to the perceived urgency of the proposed changes, truck trip definitions and potential problems the changes could create.

Gina Hallisey, 14626 W. 68th Place, stated her opposition due to truck trip definitions, public infrastructure effects and perceived hastiness of changes.

STAFF REBUTTAL

Mr. Griffith closed public comment.

QUESTIONS FROM THE COMMISSION

Commissioner Hannan asked about the process for congruence of Comprehensive Plan and Land Development Code, along with the timing of the proposed changes.

Mr. Smetana explained that the new Land Development Code requirements were developed based upon the goals and policies of the Comprehensive Plan.

Commissioner Hannan asked how Arvada Industrial zoning, heavy truck and truck trips definitions compared to other metro areas and Colorado Department of Transportation.

Mr. Smetana stated there is no generic standard for heavy truck classification and truck trip definition. He also explained that many metropolitan cities do not have weight limits for heavy truck use in their zoning or land development codes.

Commissioner Gay asked what the procedure of defining truck classification and trips and how these were going to be enforced.

Mr. Smetana explained the City Council had previously discussed the appropriate number of truck trips and the fleet vehicle definition by using historical numbers and past impact to public infrastructure.

Commissioner Knapp asked about the right of entry by the Director along with the removal of violation fees on the Short Term Rental Ordinance

Ms. Grogg explained that local law enforcement/code enforcement would uphold the short-term rental regulations of the code and administer violations.

Commissioner Gay asked for specification of contract fleet vehicles and parking requirements.

Mr. Smetana explained that off-site parking for fleet vehicles is not allowed per the Land Development Code and would have to go through a Conditional Use approval process through the Planning Commission and City Council.

Commissioner Griffith asked what the process was for public input and the feedback provided.

Mr. Smetana stated the procedure for responding to public input and all of the public engagement that was included during this Land Development Code update and adoption process.

Commissioners Knapp and Griffith suggested to add language to Amendment 8-2-3-11J to allow the Planning Commission to hear an administratively approved Development Application if it is called up.

Commissioner Figliolino suggested a tracking process for Short Term Rentals and for long term housing. Short Term Rental tracking and effect on long term rental housing.-Figliolino

MOTION:

It was moved by Mr. Knapp, that an Ordinance Amending the Land Development Code of the Arvada City Code be recommended to City Council for approval. Subject to typographical errors, noted at the beginning of this hearing, those being found and expressed by the City Attorney in Amendments 6-1-5-1-A and 3-1-5-3-G1A This motion is based on the findings of fact and approval criteria on Page 2 & 3 of the staff report.

Mr. Knapp made a motion to amend the motion at issue by amending the language of the proposed 8-2-3-11-J to the Land Development Code to the following:

“1. Prior to the effective date of any decision by the director on a Track 1 application, any member of the City Council may move to call up the development application for consideration within 17 days of the Directors decision.

2.If the motion passes:

A. The application may be brought before the City Council as a public hearing as soon as practicable following the date on which the decision was made for review and consideration in accordance with the criteria provided in this Land Development Code. In which case the City Council shall have the authority to approve, approve with conditions, modify, or reverse the decision of the director, or

B. The City Council may refer the application back to the director for further consideration, or

C. Order it to be heard at the next available Planning Commission meeting for their recommendation prior to going before the City Council.”

Figliolino stated his concerns for the developers timeline

Those voting Yes: Griffith, Hannan, Knapp, Gay, Figliolino

Those voting No:

Those absent: Aljinovich, Magee

The motion carried 5-0

Further discussion as to whether there are any other amendments to the motion presented by Mr. Knapp.

The commission made suggestions for other amendments to the proposed truck definition and truck trips per day.

Mr. Gay suggested further study of vehicle definition and trips per day.

Mr. Hannan stated his support of the vehicle and trip per day definition.

Mr. Knapp stated his support as well.

Mr. Griffith stated his opposition to the proposed definitions of truck trips and heavy vehicles.

Ms. Grogg stated that the Commission is an advisory board and the approval criteria for amending the LDC requires that the proposed amendment is consistent with the Comprehensive Plan. .

The commission discussed the amendment with the following concerns:

Mr. Griffith stated he would like to see the procedure and possibly more opportunity for Public input for the Comprehensive Plan. He also stated he would like to see a reduction in the number of allowed truck trips.

Mr. Gay stated his concern for the definition of fleet vehicles and heavy trucks.

It was moved by Mr. Griffith to amend the current motion as stated with the approved amendments to also include a threshold of 50 heavy truck trips per day or less to designate a light industry use and a threshold of above 50 heavy truck trips per day to designate a heavy logistic center.

Those voting Yes: Griffith, Knapp, Gay, Figliolino

Those voting No: Hannan

Those absent: Magee, Aljinovich

The motion carried 4-1

8. **OTHER ITEMS**

Cancellation of July 5, 2022 meeting

Mr. Griffith moved to cancel the July 5, 2022 meeting

Those voting Yes: Griffith, Hannan, Knapp, Gay, Figliolino

Those voting No:

Those absent: Magee, Aljonovich

The motion carried 5-0

9. **ADJOURNED** at 8:44 P.M.

Michael P. Griffith, Chair

Tim Knapp, Secretary

Abigail Ogg, Recording Secretary



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.A.

TO: PLANNING COMMISSION

DATE: July 19, 2022

SUBJECT: 6446 Iris Way Garage Expansion Major Modification from the Land Development Code subsection 2-1-3-3A to allow for a reduction in the side setback from 7.5 ft to 3ft with RN 7.5 zoning,

Report in Brief

MOTION:

MOVED BY: _____

I move that DA2022-0011, 6446 Iris Way Garage Expansion Major Modification from the Land Development Code subsection 2-1-3-3A to allow for a reduction in the side setback from 7.5 ft to 3ft with RN 7.5 zoning, be recommended to City Council for (approval) (denial).

This motion is based on the findings of fact and approval criteria on Page 4 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:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Linda Hoover, Senior Planner

7/11/2022

Josie Suk, Development Systems and Administrative Manager

7/12/2022

Robert Smetana, Manager of City Planning and Development

7/12/2022

Emily Grogg, Senior Assistant City Attorney

7/12/2022

Ryan Stachelski, Director of Community and Economic Development

Enclosure, exhibits & attachments required to support the report

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

6446 Iris Way Garage Expansion
Major Modification
DA2022-0011

NATURE OF REQUEST

Dorian Krausz owns the property at 6446 Iris Way and is requesting approval of a Major Modification to reduce the side setback to allow for a garage expansion.

MAJOR MODIFICATIONS REQUESTED

The Applicant is requesting a modification to the Arvada Land Development Code (LDC) standards as part of this project. The requested modification is:

To reduce the required side setback on the north side of the lot from 7.5 feet down to 3 feet.

LOCATION AND HISTORY

The subject property is located in an established neighborhood in the middle of Arvada, more specifically at 6446 Iris Way. The property was platted as part of the Arvada West Filing No. 4 subdivision back in 1958 and the home was constructed shortly thereafter. The existing ranch-style home is approximately 1,300 square feet in size, including a one car garage. The property owner desires to add onto the existing home by enlarging the garage space to allow for a two car garage. In order to accomplish this addition, a major modification to the Land Development Code (LDC) is required.

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 December 2, 2021 via Zoom. The applicant, staff, and two neighbors were in attendance. The property owner to the north expressed concern about the potential impacts to her property as a result of moving the adjacent structure closer to her own. Of particular concern was potential impacts to the grading and drainage in the area as the adjacent neighbor said water already pools near the property line between the two homes during major rain events. The neighbor also mentioned potential impacts from noise and exhaust/pollution being closer to the bedroom area of her home. Dorian has been working with this adjacent property owner to try and address her concerns. The second neighbor lived farther away and will not be directly affected by the proposed improvements and as a result had no concerns.

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 has provided 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

This application was submitted on February 12, 2022 and proceeded through three rounds of development review. Most of the issues related to verifying that any potential drainage impacts associated with this addition would be adequately addressed, as explained in further detail below.

ALIGNMENT WITH CITY COUNCIL STRATEGIC PLAN

The project is consistent with the City Council Strategic Plan principles for the Community and Economic Development work system.

ZONING AND LAND USE

The subject property is currently zoned RN 7.5 (Residential Neighborhood 7.5) which is intended for single family uses. This lot is approximately 7,300 square feet and has an existing ranch-style single family home of approximately 1,400 square feet in size (including the existing one car garage). This lot is in the middle of the block and fully surrounded by other single family homes, all with the same RN7.5 zoning designation.

PROJECT ANALYSIS

Compliance with the Comprehensive Plan

The property is designated as Suburban Residential on the Comprehensive Plan Future Land Use map which supports single-family residential homes as the primary use in these areas. As such, this property is in compliance with the Comprehensive Plan.

Setbacks and Lot Coverage

The existing and proposed setbacks are as follows:

Location	Required	Existing	Proposed	Action Needed
Front	20 feet	28 feet	unchanged	n/a
South side	7.5 feet	12 feet	unchanged	n/a
North side	7.5 feet	12 feet	3 feet	Major Modification
Rear	10 feet	30 feet	unchanged	n/a

The front façade of the garage shall be in alignment with the front façade of the home. The maximum allowed lot coverage for this zoning designation is 40%. The current lot coverage is approximately 22% and it will increase to approximately 28% with this addition. As a result, the proposed lot coverage will continue to be in compliance with the LDC.

Building Design

The proposed addition is intended to match the architectural design of the remainder of the existing home. To accomplish that, the roof pitch will be the same and the north/south ridgeline will be carried across the new garage expansion. In addition, the exterior building colors and materials will be red brick on the lower portion with slate blue siding on top to be consistent with the existing home. The single story addition will also comply with the maximum building height requirement of 28 feet as measured from grade to the midpoint of the highest peak.

Grading and Drainage

A small drainage swale will be formed within the three foot setback between the new garage addition and the shared property line to ensure any potential drainage flows will remain on Dorian's lot and be directed toward the street and away from the structures. The grades on the adjoining lot are to remain in its current state.

Utility Services

Water and Sewer service is in front of the home within Iris Way right-of-way and will not be affected by this proposed addition. The plat does not reflect any utility easements along the side of this lot.

Landscaping

The existing driveway is already double wide to accommodate two vehicles side by side, however covered garage parking is currently only provided for one of these two spaces. As a result, this garage addition will not require changes in the front landscaping. Landscaping along the north side of the lot will be reduced to a three foot wide strip along the property line once the garage is constructed.

Police and Fire Protection

The property will continue to be served by Arvada Police and Arvada Fire Protection District.

School District

The property is within the Jefferson County R-1 School District and this addition will have no effect on the district.

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 Chapter 8 of the Land Development Code, and presents the following findings:

Div. 8-3-11 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	This home will remain as a single family residence in compliance with the Comprehensive Plan.
2. The requested modification addresses a unique situation or incorporates creative site design.	Partially Complies	This neighborhood has a mix of two car and one car garages depending on the size of the lot. This request will allow for a two car garage in keeping with other homes in the neighborhood. However, there is no creative design or unique situation associated with this project.
3. The requested modification will not result in incompatible development.	Complies	The proposed garage design will be consistent with the form, color, and materials of the existing home.
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 north/south ridgeline will direct flows to the east and west areas of the lot. A gentle swale will also be constructed along the north lot line to direct flows toward the street. Grades on the adjacent lot will remain unchanged.
5. Any adverse impacts resulting from the modification will be mitigated to the extent reasonably feasible.	Complies	As noted above, the proposed building design and drainage swale are intended to mitigate any adverse impacts.

STAFF RECOMMENDATION

Based upon project analysis and review of the Land Development Code approval criteria, staff position is neutral with regard to this project request.

NEIGHBORHOOD MEETING SUMMARY

Property of Interest: 6446 Iris Way, Arvada, CO 80004

Owner: Dorian Krausz

Zone District: RN 7.5

Major Modification Request – Side Setback Reduction Greater than 20%

1. The neighborhood meeting took place on Thursday, December 2, 2021 at 6pm through zoom.
2. A total of 105 letters were sent out on November 10, 2021. An affidavit was sent to Linda Hoover as well. The affidavit is attached in this application for your convenience.
3. There were 4 people in attendance, including Linda Hoover and myself, Dorian Krausz. The two guests were Sue Garcia (owner of 6448 Iris Way) and a women who lived at the end of the block.
4. Sue Garcia expressed concerns related to drainage of rainfall between our properties with the reduced spaced between our houses.
5. The concerns listed in item 4 above were addressed with a document attached here.
6. All concerns were addressed and Sue Garcia was satisfied with the information provided.

NOTICE OF NEIGHBORHOOD MEETING

This notice is to inform you of an upcoming opportunity to participate in a neighborhood meeting for a potential development project planned within the City of Arvada.

PROJECT NAME: 6446 Iris Way Major Modification

PROPERTY LOCATION: 6446 Iris Way

APPLICATION SUMMARY: The property owner at 6446 Iris Way desires to expand the existing one car garage to allow for a two car garage. As such a major modification is requested to reduce the required side setback from 7.5 feet down to 3 feet.

MEETING INFORMATION

DATE: Thursday, December 2, 2021

LOCATION: Virtual zoom link: <https://bit.ly/6446-neighborhood-meeting> ID: 885 9978
0521 Passcode: 511532

TIME: 6pm

PROJECT REPRESENTATIVE

NAME: Dorian Krausz

PHONE NUMBER: 415-686-2759

EMAIL ADDRESS: doriankrausz92@gmail.com

ARVADA STAFF CONTACT

NAME: Linda Hoover

PHONE NUMBER: 720-484-1476

EMAIL ADDRESS: LHoover@arvada.org

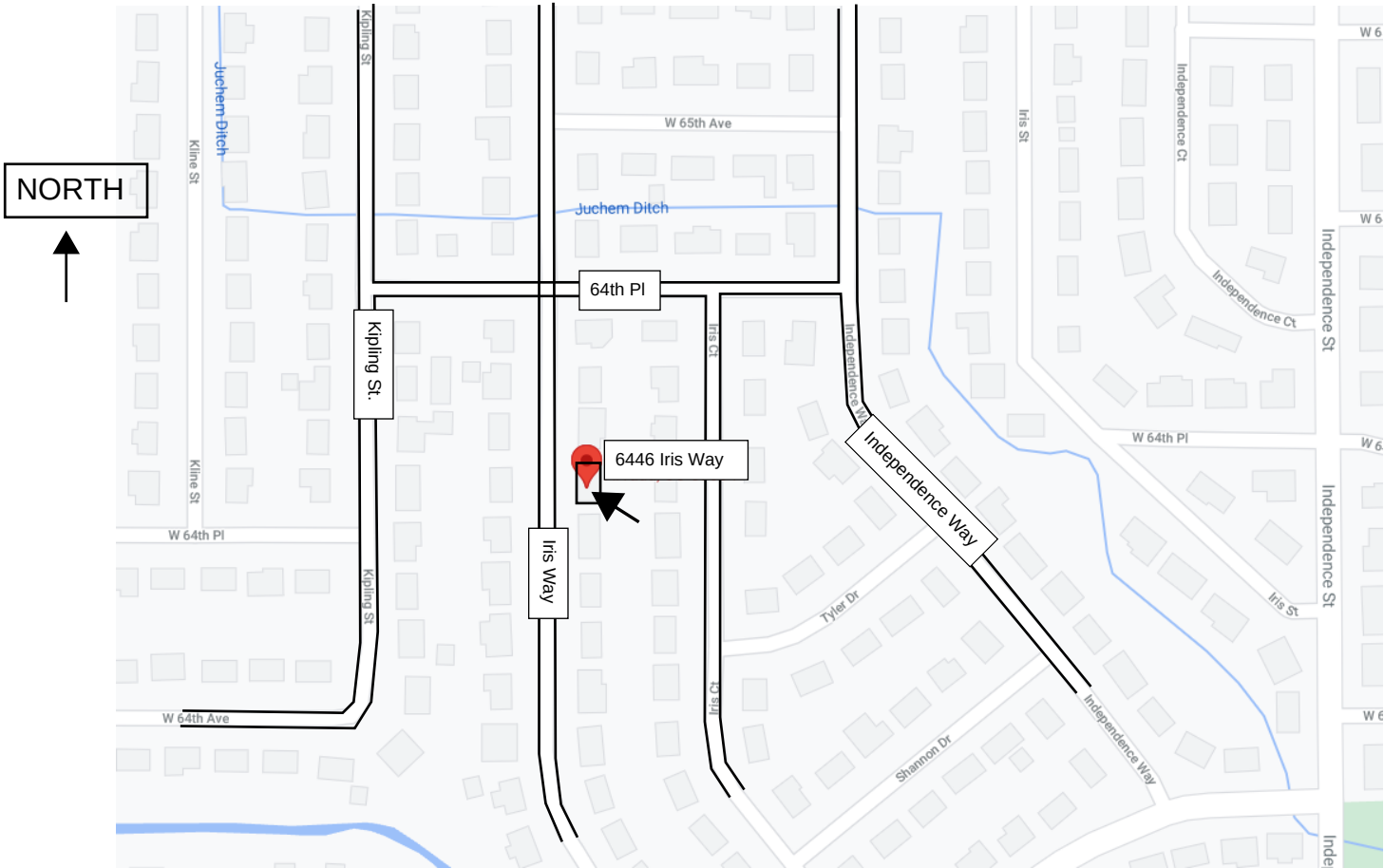
A neighborhood meeting is the first step of the public process in the City of Arvada for developments that require a public hearing. This is done to help ensure community input and feedback into proposed developments prior to any formal application being submitted. If an application is submitted and the project moves forward, property owners and Homeowners Associations located within 500 feet of the subject property will be notified of the dates of both the Planning Commission hearing and the City Council hearing approximately 10 days in advance of the hearing dates.

During the neighborhood meeting, the project representative will present the proposal to the audience, and may have a graphical representation of the proposal, a project fact sheet, and/or detailed handouts regarding specific details of the planned development for audience review.

Audience members will be given an opportunity to ask questions and provide comments regarding the proposed project. Arvada city staff will be available at the meeting to address any questions regarding the development review and application process.

Please feel free to contact the project representative or the Arvada staff contact listed above with any questions regarding the meeting.

PROJECT VICINITY MAP



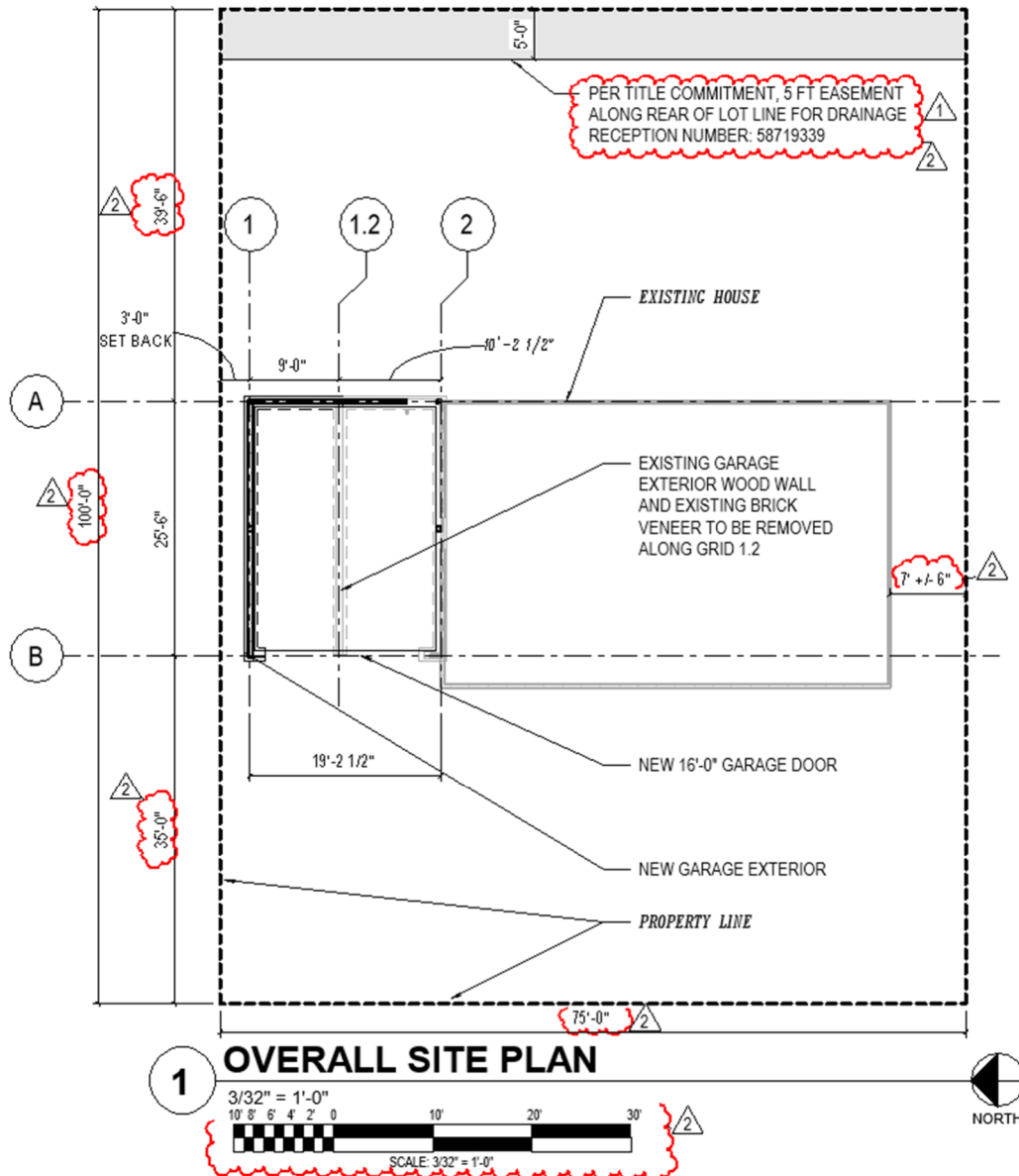


Figure 1

Property under consideration: 6446 Iris Way, Arvada, CO 80004

- Located in the SW 1/4 of section 3, township 3 south, range 69 west, 6th p.m., city of Arvada, county of Jefferson, state of Colorado. Area = 7500 sq.ft, or .172 acres more or less
- Lot 13 of Block 19

Adjacent Property: 6448 Iris Way, Arvada, CO 80004

- Located in the SW 1/4 of section 3, township 3 south, range 69 west, 6th p.m., city of Arvada, county of Jefferson, state of Colorado. Area = 7500 sq.ft, or .172 acres more or less
- Lot 14 of Block 19

1

(E) 6448 IRIS WAY EXTERIOR

2'-10" ABOVE REFERENCE PT
(SURVEY PT = 5395.8')

A

13'-0"

12'-0"

(E) 6446 IRIS WAY
EXTERIOR

2'-6" ABOVE REFERENCE PT
(SURVEY PT = 5395.5')

2.56%
SLOPE

1

SLOPE
DOWN

0.8-1%
SLOPE

1

SLOPE
DOWN

2'-10" ABOVE REFERENCE PT
(SURVEY PT = 5395.8')

B

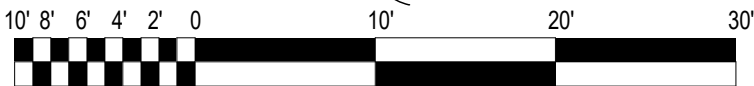
3.85%
SLOPE

1

2'-4" ABOVE REFERENCE PT
(SURVEY PT = 5395.3')



NORTH



SCALE: 3/32" = 1'-0"

PROPERTY LINE = FENCE LINE

REFERENCE POINT = 0'-0"
(SURVEY BENCHMARK = 5393.0')

NOTES:

1. SURVEY COMPLETED USING A STADIA ROD WITH ROD LEVEL & TRIPOD
2. ALL ELEVATIONS LISTED ARE IN 'FT' ABOVE SIDEWALK REFERENCE POINT
3. IN SUMMARY, THE GROUND IS SLOPING DOWN FROM 6448 TO 6446 PROPERTY (6"), AND THEN DOWN TOWARDS THE STREET (>24")
4. DURING CONSTRUCTION ACTIVITIES, A SILT FENCE WILL BE USED ALONG THE PROPERTY LINE TO CATCH SEDIMENT RUNOFF. A ROCK SOCK WILL ALSO BE USED ALONG THE STREET TO AVOID SEDIMENT RUNOFF.
5. GRADING AT NEW GARAGE EXTERIOR WILL BE DESIGNED TO AVOID ANY DRAINAGE TOWARDS NEW FOUNDATION ELEMENTS.

1

GARAGE EXPANSION

DETAIL TITLE:

ELEVATION SURVEY BETWEEN 6446 AND 6448
PROPERTIES - CURRENT

DETAIL NO:

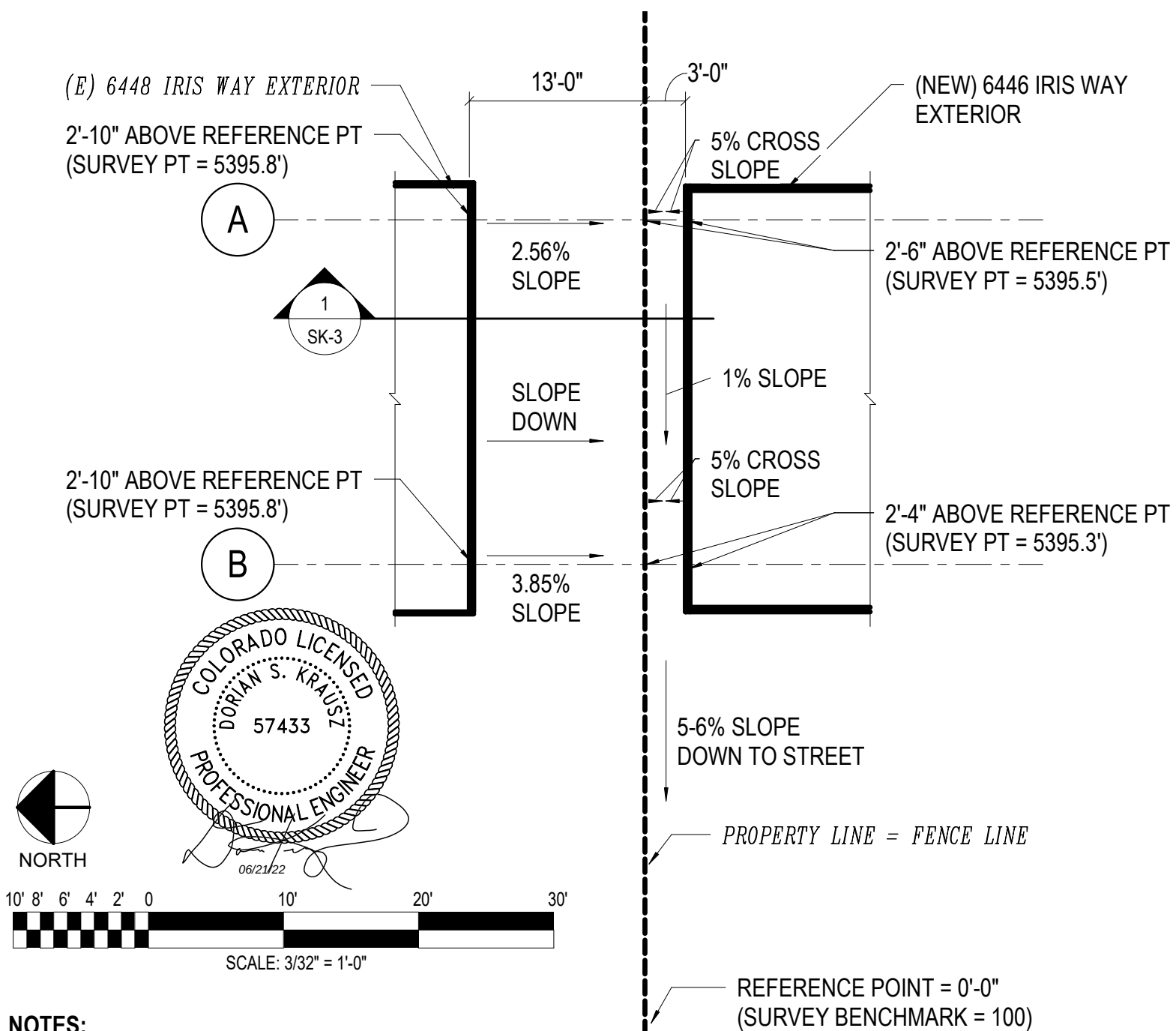
SK-1

PROJECT NUMBER:

PA2021-0193

DWG REF:

DATE: 02/08/22



NOTES:

1. SURVEY COMPLETED USING A STADIA ROD WITH ROD LEVEL & TRIPOD
2. ALL ELEVATIONS LISTED ARE IN 'FT' ABOVE SIDEWALK REFERENCE POINT
3. IN SUMMARY, THE GROUND IS SLOPING DOWN FROM 6448 TO 6446 PROPERTY (6"), AND THEN DOWN TOWARDS THE STREET (>24")
4. DURING CONSTRUCTION ACTIVITIES, A SILT FENCE WILL BE USED ALONG THE PROPERTY LINE TO CATCH SEDIMENT RUNOFF. A ROCK SOCK WILL ALSO BE USED ALONG THE STREET TO AVOID SEDIMENT RUNOFF.
5. GRADING AT NEW GARAGE EXTERIOR WILL BE DESIGNED TO AVOID ANY DRAINAGE TOWARDS NEW FOUNDATION ELEMENTS.

GARAGE EXPANSION

DETAIL TITLE:

NEWLY GRADED AREA BETWEEN 6446 AND 6448
PROPERTIES

DETAIL NO:

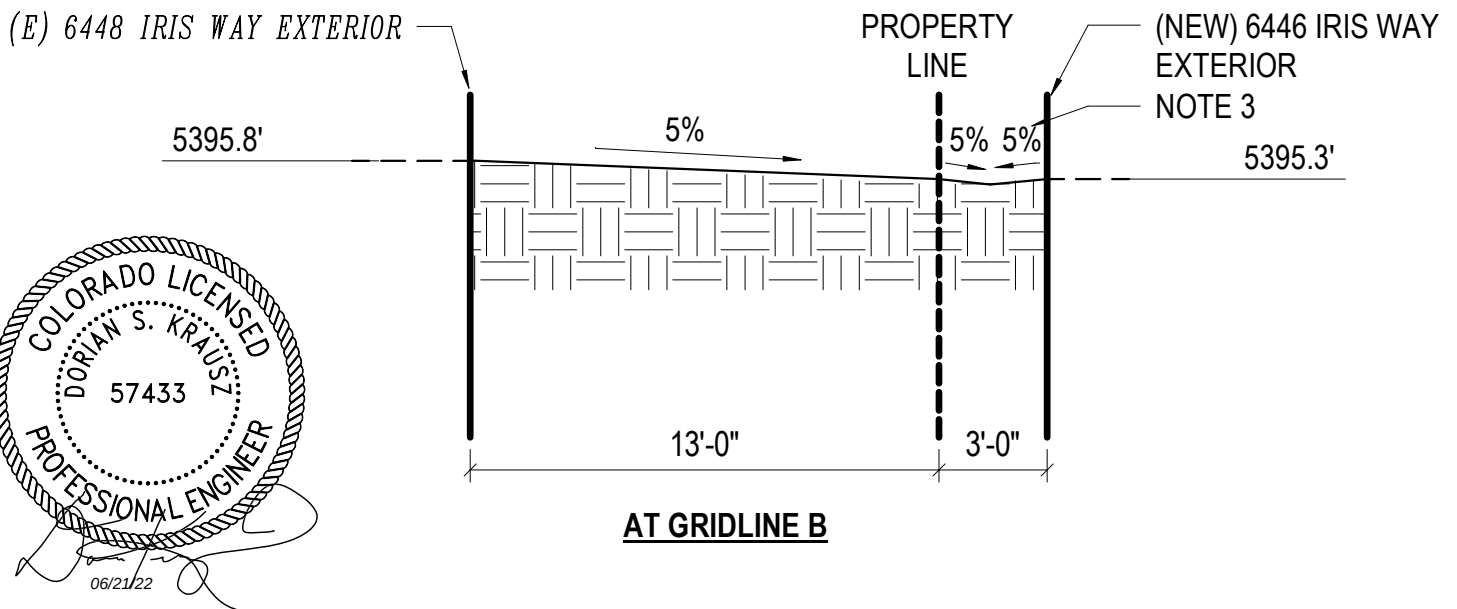
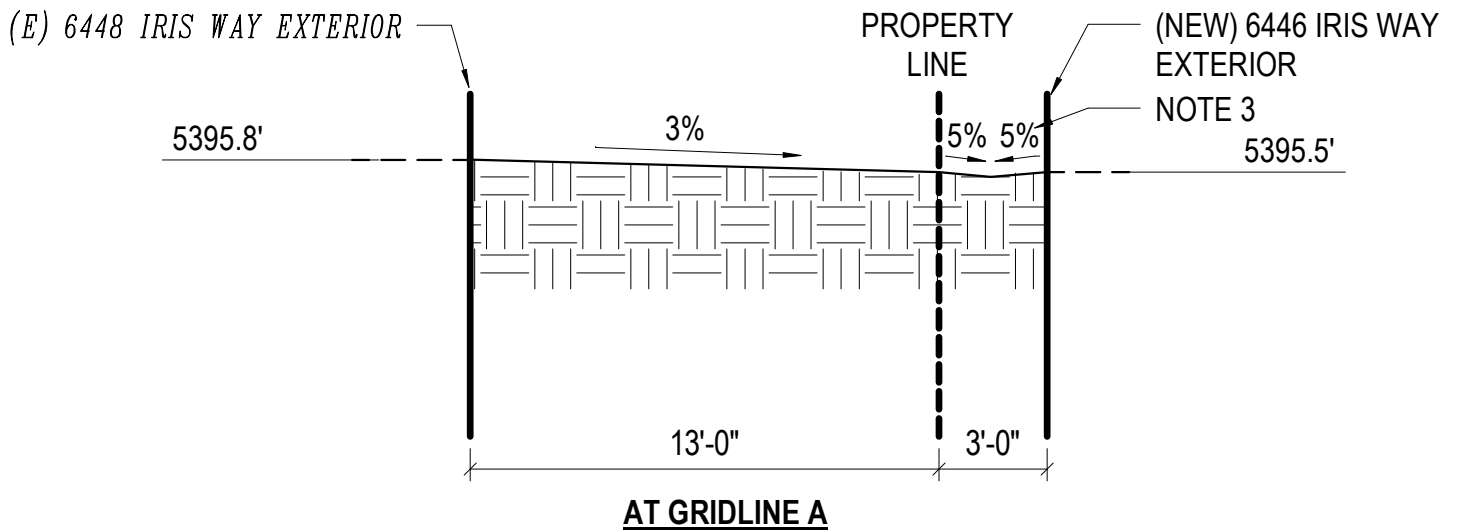
SK-2

PROJECT NUMBER:

PA2021-0193

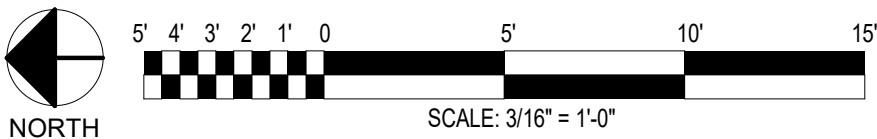
DWG REF:

DATE: 06/06/22



NOTES:

1. NEWLY GRADED SWALE WILL BE A GRASS SWALE
2. EXISTING GRADES BETWEEN PROPERTY LINE AND NEIGHBORING 6448 IRIS WAY PROPERTY MAINTAINED
3. CROSS SLOPE OF SWALE BETWEEN PROPERTY LINE AND NEW 6446 IRIS WAY STRUCTURE CAN VARY BETWEEN 5% AND 25%, AT CONTRACTOR'S OPTION



GARAGE EXPANSION

DETAIL TITLE:
NEWLY GRADED SWALE SECTIONS

DETAIL NO:

SK-3

PROJECT NUMBER: PA2021-0193

DWG REF:

DATE: 06/07/22



GARAGE EXPANSION

6446 IRIS WAY
ARVADA, CO 80004

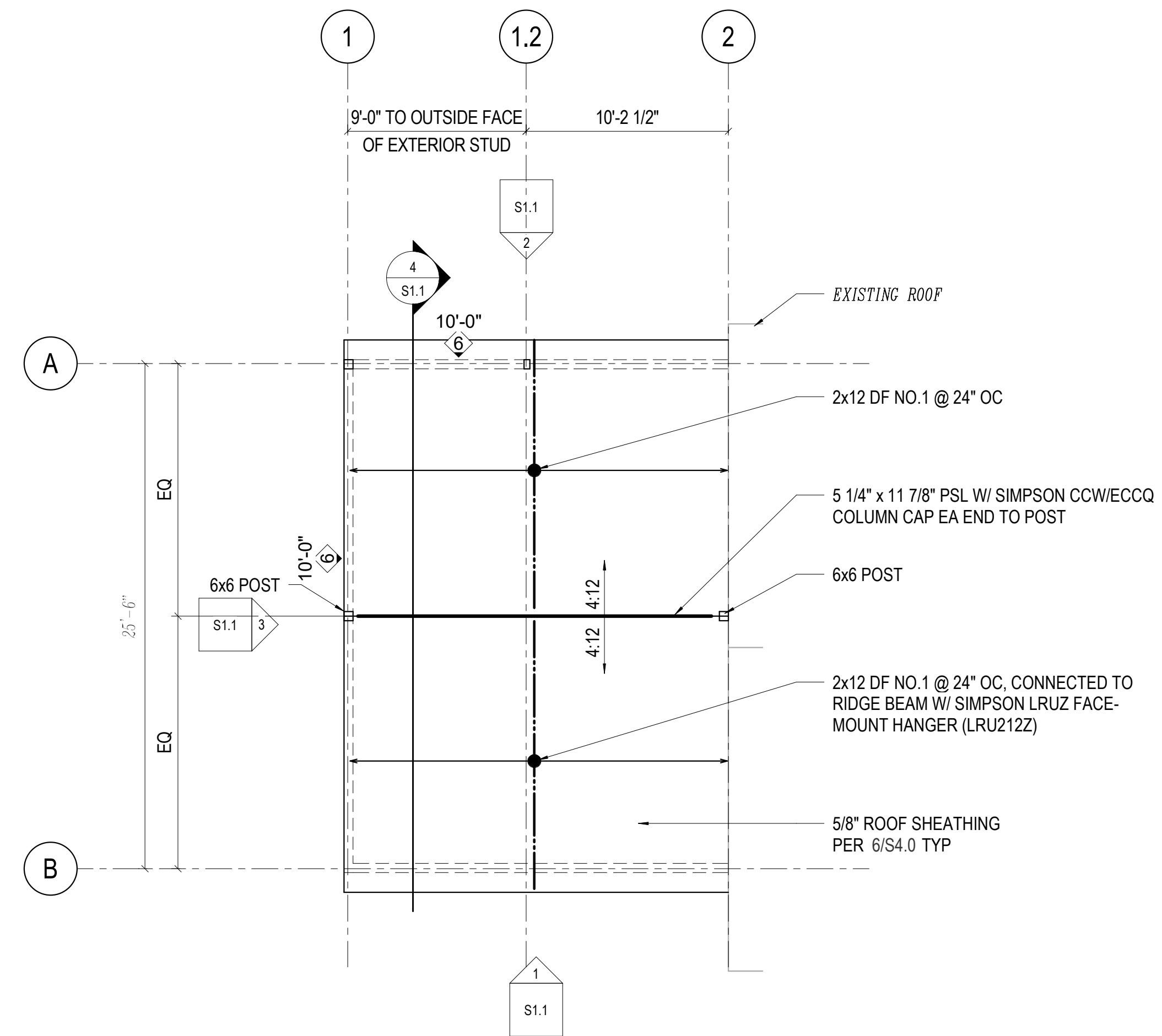
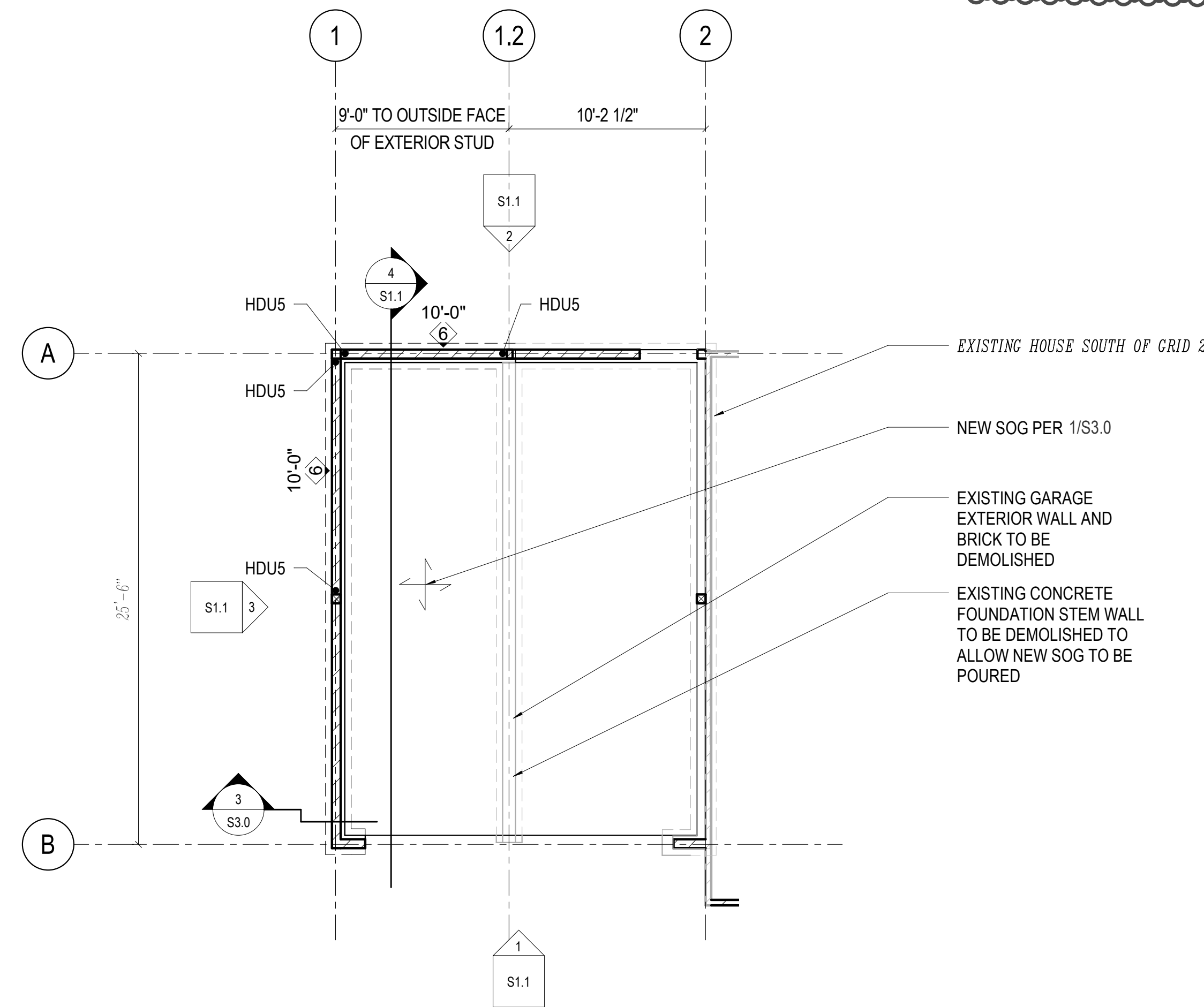
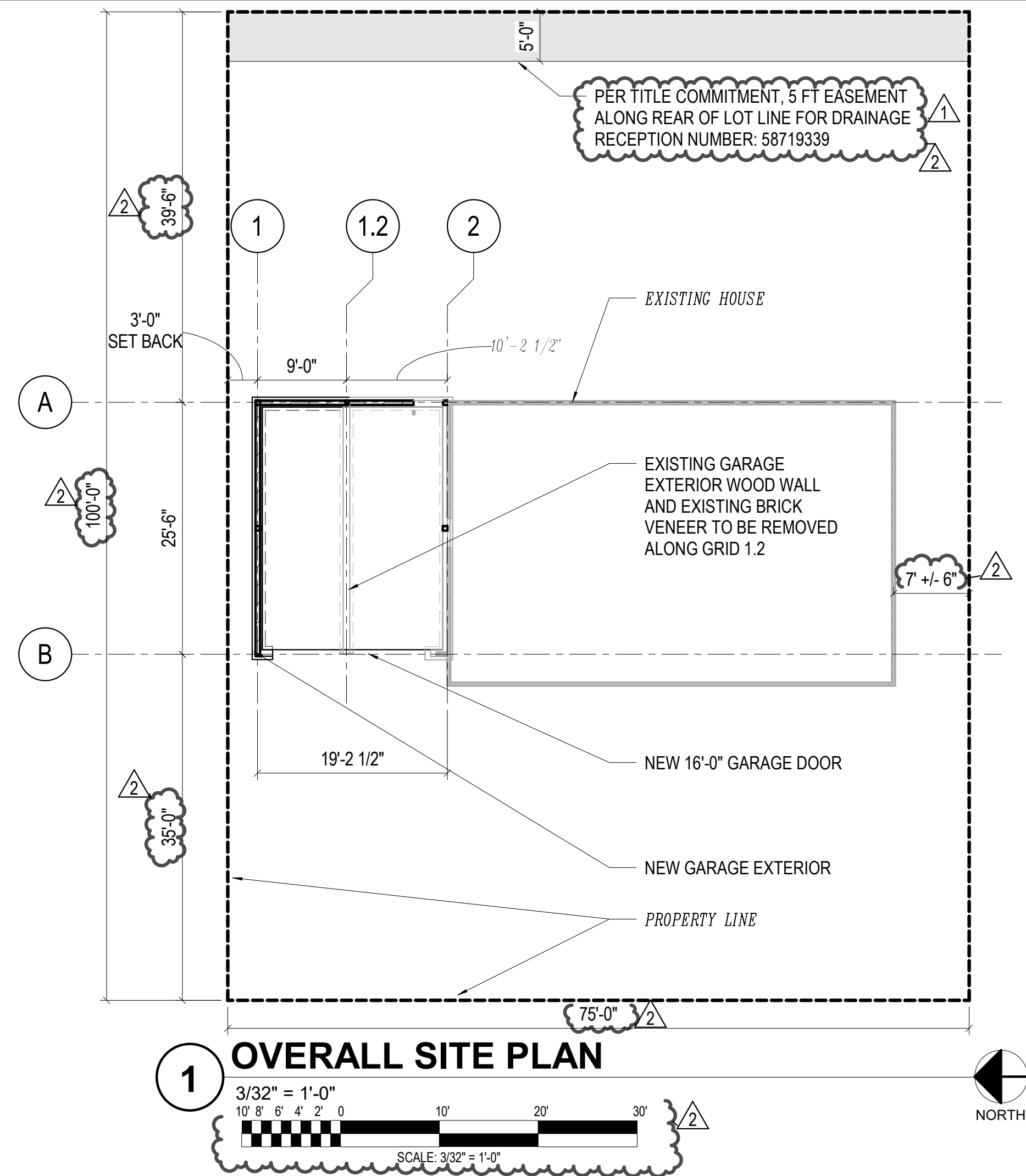
REVISIONS		
NO.	ISSUE	DATE
1	REVIEW ITERATION 1	04/08/22
2	REVIEW ITERATION 2	06/08/22

PROJECT NO: PA2021-0193
DATE: 01/05/22

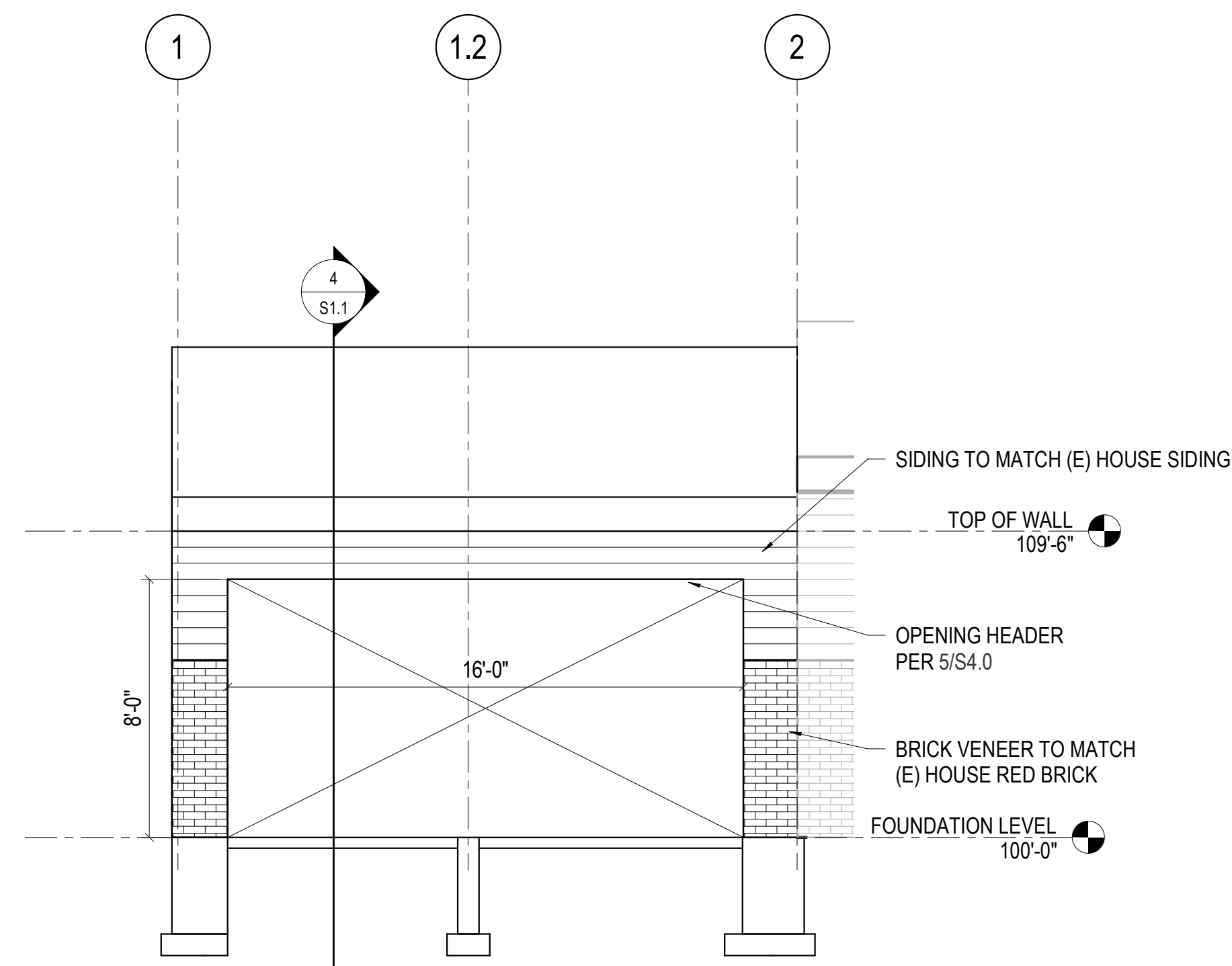
SHEET TITLE:
PLANS

SHEET NUMBER:

S1.0



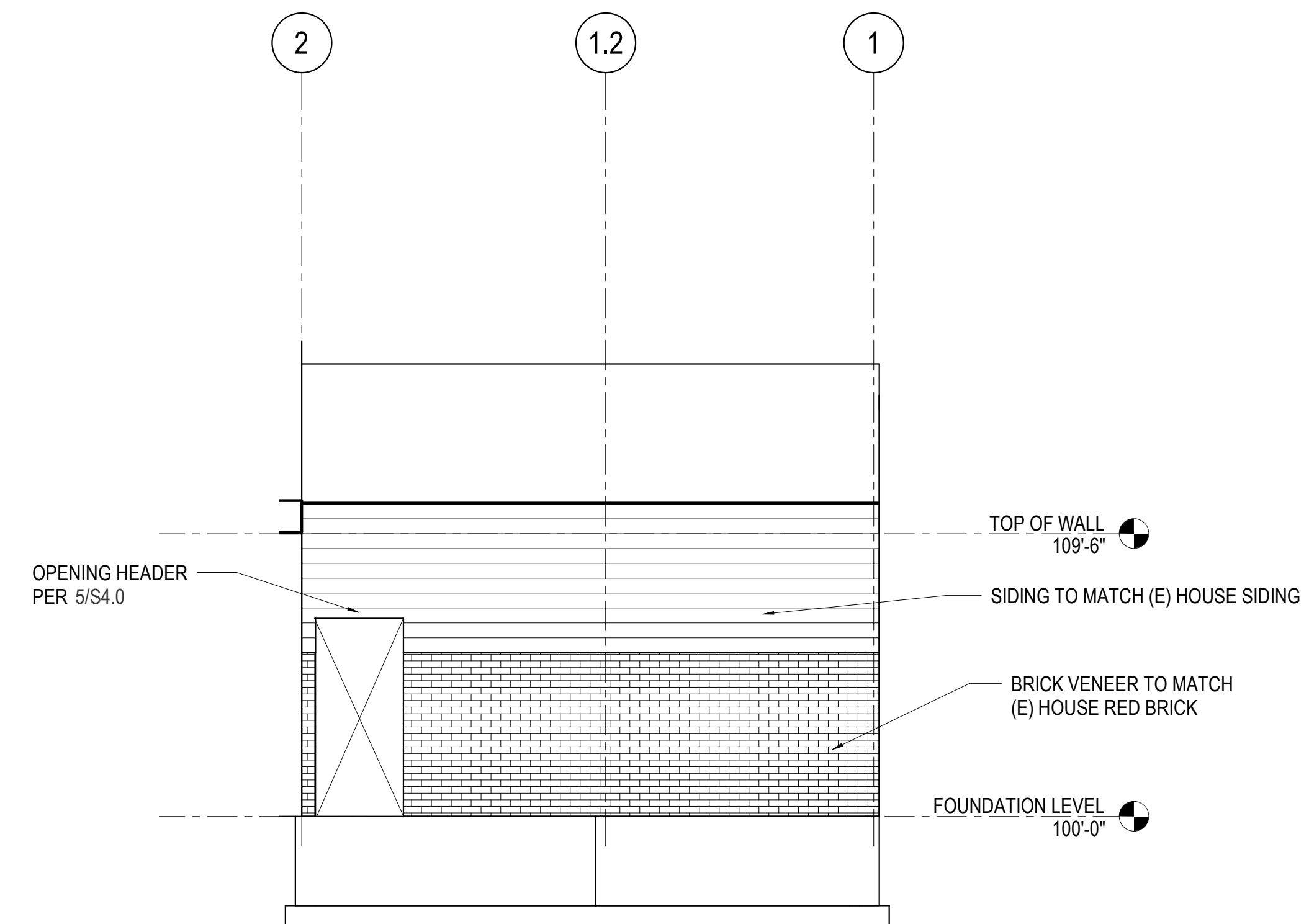
- NOTES:
- FOR TYPICAL WOOD STRUCTURAL WALL FRAMING DETAILS, SEE 4/S4.0
 - FOR TYPICAL WOOD SHEAR WALL DETAILS (SHEAR WALL NOTED ON PLAN), SEE 5/S4.1



1/4" = 1'-0"

NOTES:

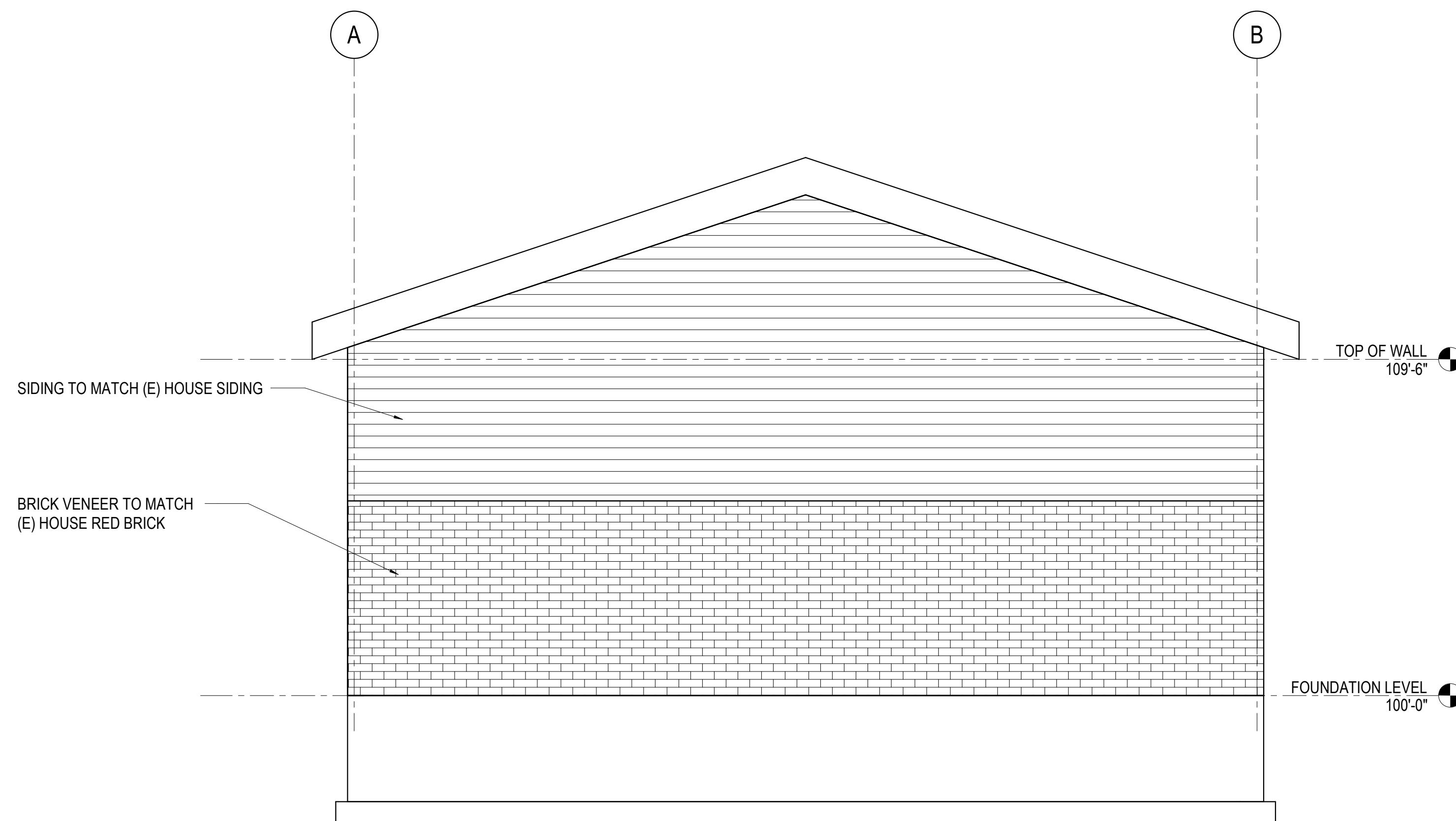
1. FOR TYPICAL WOOD STRUCTURAL WALL FRAMING DETAILS, SEE 4/S4.0
2. FOR TYPICAL WOOD SHEAR WALL DETAILS (SHEAR WALL NOTED ON PLAN), SEE 5/S4.1



1/4" = 1'-0"

NOTES:

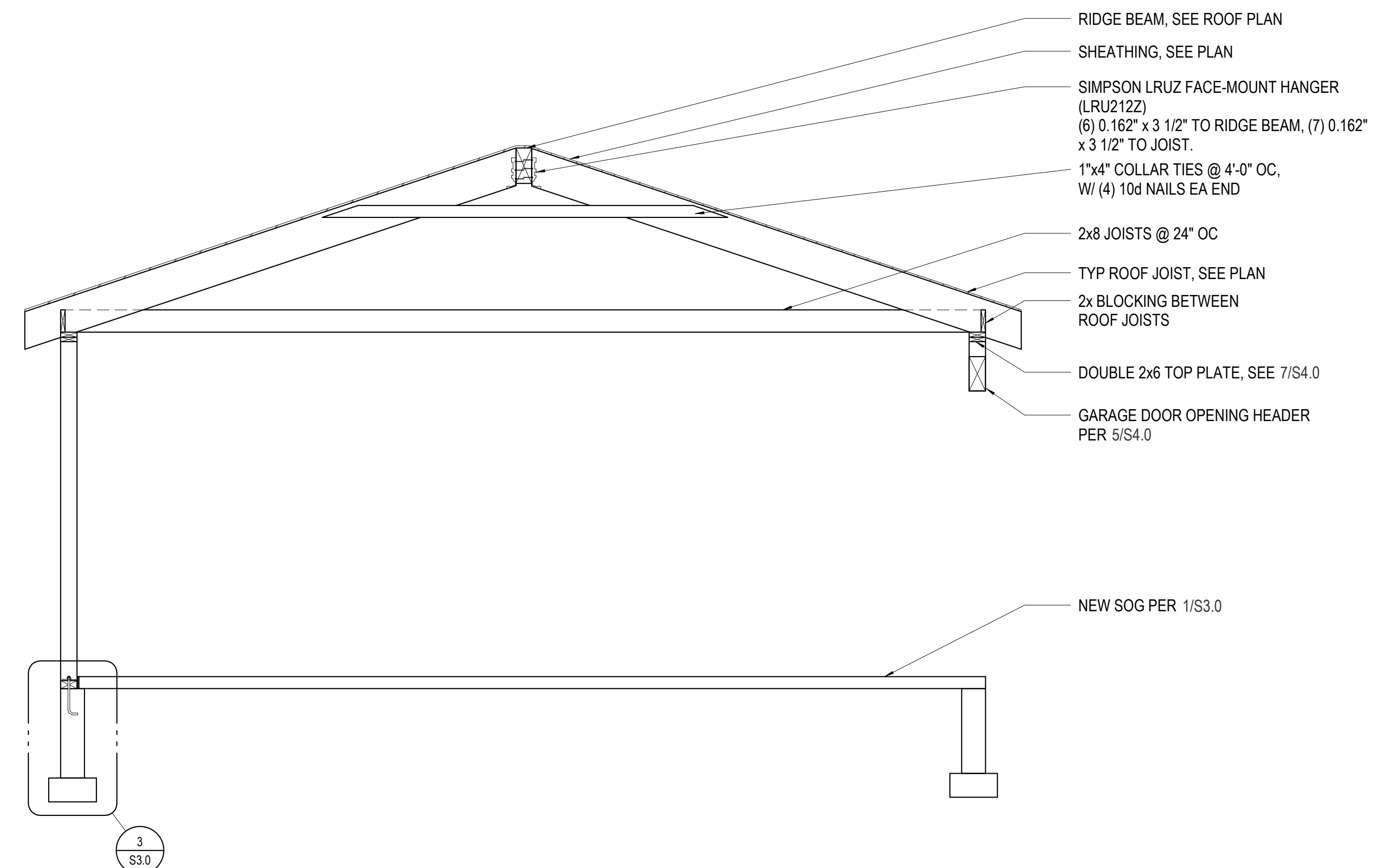
1. FOR TYPICAL WOOD STRUCTURAL WALL FRAMING DETAILS, SEE 4/S4.0
2. FOR TYPICAL WOOD SHEAR WALL DETAILS (SHEAR WALL NOTED ON PLAN), SEE 5/S4.1



3/8" = 1'-0"

NOTES:

1. FOR TYPICAL WOOD STRUCTURAL WALL FRAMING DETAILS, SEE 4/S4.0
2. FOR TYPICAL WOOD SHEAR WALL DETAILS (SHEAR WALL NOTED ON PLAN), SEE 5/S4.1



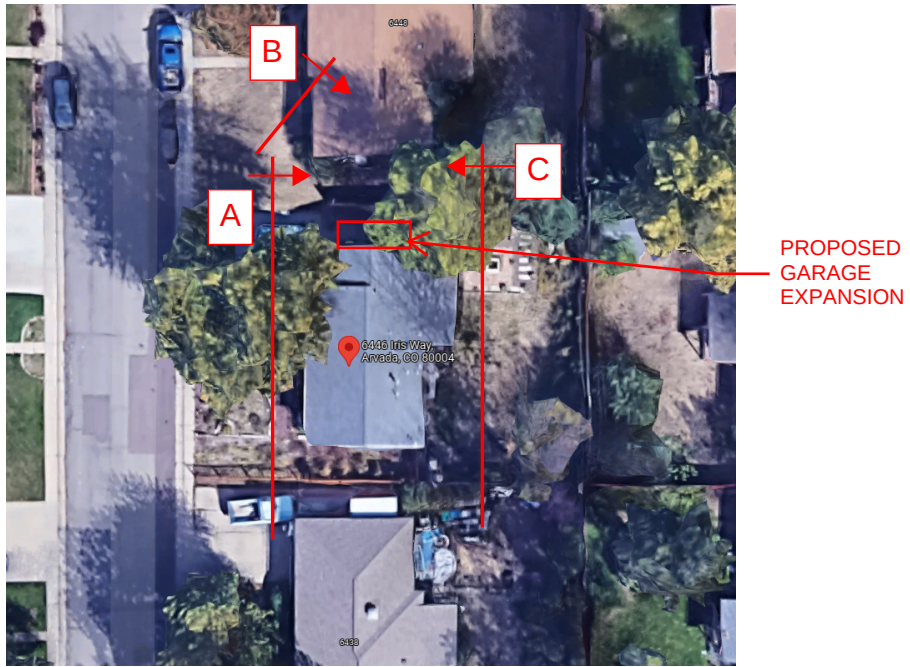
NOTES:

1. FOR TYPICAL WOOD STRUCTURAL WALL FRAMING DETAILS, SEE 4/S4.0
2. FOR TYPICAL WOOD SHEAR WALL DETAILS (SHEAR WALL NOTED ON PLAN), SEE 5/S4.1

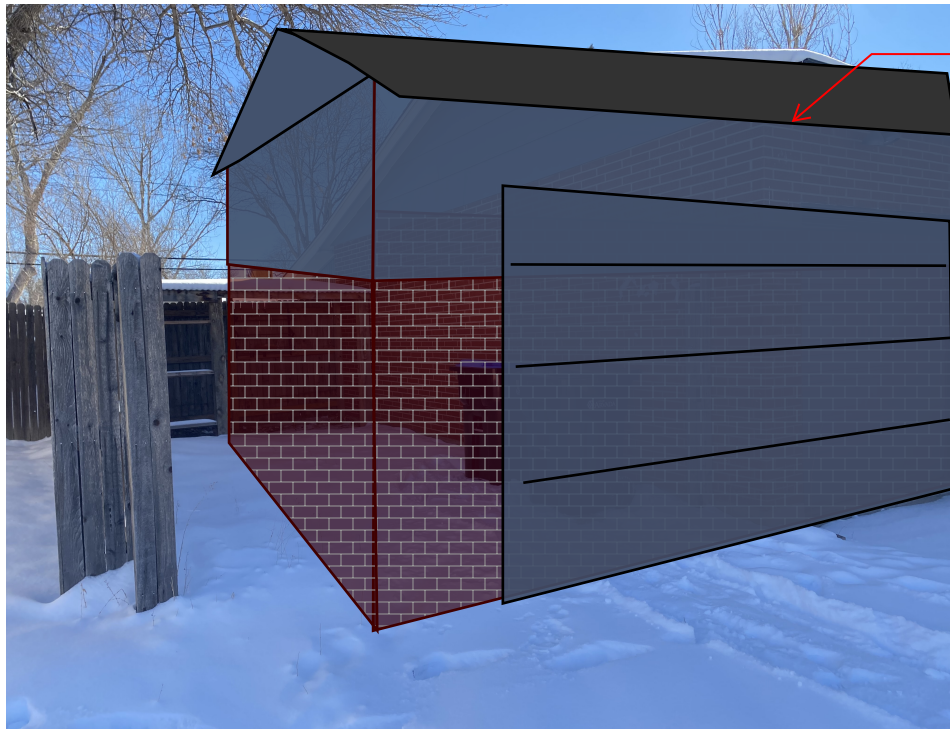
6446 IRIS WAY
ARVADA, CO 80004

PROJECT NO: PA2021-0193
DATE: 01/24/22

SHEET NUMBER:
S1.1



A WEST ELEVATION - PROPOSED EXPANSION



THE EVE
OVERHANGS OF
THE NEW
ADDITION WILL BE
IDENTICAL TO THE
EXISTING EVE
OVERHANGS OF
THE REMAINDER
OF THE HOUSE.

B NORTH ELEVATION - PROPOSED EXPANSION



C EAST ELEVATION - PROPOSED EXPANSION



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.B.

TO: PLANNING COMMISSION

DATE: July 19, 2022

SUBJECT: Annexation of certain land into the City of Arvada for a 2.11 acre parcel of land approximately located at 12016 West 82nd Avenue.

Report in Brief

MOTION:

MOVED BY: _____

That DA2021-0023 Union Estates, generally located at 12016 West 82nd Avenue, be recommended to City Council for (approval) (denial) of the annexation.

This motion is based on the findings of fact and approval criteria on Page 6 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:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Carol Ibanez, Senior Planner

7/7/2022

Josie Suk, Development Systems and Administrative Manager

7/12/2022

Robert Smetana, Manager of City Planning and Development

7/12/2022

Emily Grogg, Senior Assistant City Attorney

7/13/2022

Ryan Stachelski, Director of Community and Economic Development

Enclosure, exhibits & attachments required to support the report

November 25, 2020

Carol Ibanez
Senior Planner
City of Arvada

RE: Summary of Union Estates neighborhood meeting

On November 12th, 2020 we held a zoom neighborhood meeting to discuss the Union Estates development at the NW corner of 82nd Ave and Union St. We sent 28 neighbor invites, we had five join the meeting. Overall, the meeting was good. No one expressed any concern over the development and was received well from the neighbors.

We discussed the number of lots, lot size and type of home that will be constructed. We mentioned that there will be an HOA established to maintain all common area. We also discussed timelines of construction and answered to the best of our knowledge. A preliminary lot plan was available for their review.

Only one neighbor questioned a tree that is on our property but overhangs into their property, lot 2A The Hills at Stanley Lake. We have not determined yet if that tree will interfere with any of the infrastructure. We did express that any healthy tree on the site will be saved if found not to be impeding construction. If it is necessary to remove that tree in question, we will contact that owner prior.

As far as we know there are no other neighborhood concerns. I mentioned to all attendees they are welcome to contact me at any time if they do have questions in the future.

There were no sign-up sheets because of the Zoom format. The affidavit of mailing was sent to you earlier.

Steve Lindsey
President
Linco Enterprises

NAME OF ANNEXATION: Union Estates

APPROXIMATE LOCATION: 12161 w 82nd Ave, Arvada Co (NW corner 82nd and Union)

**PETITION FOR ANNEXATION OF UNINCORPORATED
TERRITORY IN THE COUNTY OF Jefferson,
STATE OF COLORADO, TO THE CITY OF ARVADA,
STATE OF COLORADO**

TO THE MAYOR AND THE CITY COUNCIL OF THE CITY OF ARVADA, COLORADO:

The undersigned in accordance with the Municipal Annexation Act of 1965, Chapter 31, Article 12, C.R.S. 1973, as amended, hereby petitions the City Council of the City of Arvada for annexation to the City of Arvada of the following described unincorporated territory located in the County of Jefferson, State of Colorado, to wit:

LEGAL DESCRIPTION

In support of the said Petition, your Petitioner alleges that:

1. It is desirable and necessary that the above-described territory be annexed to the City of Arvada.
2. No less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City of Arvada.
3. A community of interest exists between the territory proposed to be annexed and the City of Arvada.
4. The territory proposed to be annexed is urban or will be urbanized in the future.
5. The territory proposed to be annexed is integrated or is capable of being integrated with the City of Arvada.
6. No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
 - a. is divided into separate parts or parcels without the written consent of the landowner, or landowners thereof.
 - b. comprising twenty acres or more which, together with the buildings and improvements situated thereon, has an assessed value in excess of two-hundred thousand dollars for an ad valorem tax purpose for the year preceding the annexation is included within the territory proposed to be annexed, without the written consent of the landowner or landowners thereof.
7. No annexation proceedings have been commenced by another municipality for the annexation of part or all of the area proposed herein to be annexed to Arvada.
8. Annexation of the territory proposed to be annexed will not result in detachment of area from any school district and the attachment of the same to another school district.
9. The Signer(s) of the Petition comprise(s) the landowner(s) of one hundred percent of the territory included in the area proposed to be annexed, exclusive of streets and alleys and any land owned by the annexing municipality.

Owner's Signature: _____

Address : 12650 W 54th DR ARVADA, 80002 UNIT A

Date of signing: 3/3/22

PROPERTY DESCRIPTION OF ANNEXATION PARCEL:

PARCEL A:

A TRACT OF LAND LOCATED IN THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., JEFFERSON COUNTY, COLORADO CONSISTING OF A PORTION OF TRACT 22, DENVER VIEW GARDENS, A SUBDIVISION RECORDED IN THE OFFICIAL RECORDS OF JEFFERSON COUNTY IN PLAT BOOK 2 AT PAGE 59A TOGETHER WITH A PORTION OF LOT 21, RUSTIC ACRES, A SUBDIVISION RECORDED IN THE OFFICIAL RECORDS OF JEFFERSON COUNTY IN PLAT BOOK 20 AT PAGE 36 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 22; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ON AN ASSUMED BEARING ALONG THE WEST LINE OF SAID TRACT 22 A DISTANCE OF 36.55 FEET TO A POINT 30 FEET NORTH OF THE PHYSICAL CENTER LINE OF WEST 82ND AVENUE (MAY 1995) AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES, 13 MINUTES, 10 SECONDS EAST A DISTANCE OF 225.02 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST PARALLEL TO THE WEST LINE OF SAID TRACT 22, A DISTANCE OF 389.09 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 73.01 FEET OF LOT 21, RUSTIC ACRES; THENCE SOUTH 89 DEGREES, 43 MINUTES, 22 SECONDS WEST PARALLEL TO THE SOUTH LINE OF SAID LOT 21 A DISTANCE OF 225.00 FEET TO THE WEST LINE OF SAID LOT 21; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 21 AND THE WEST LINE OF SAID TRACT 22 A DISTANCE OF 384.94 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF JEFFERSON, STATE OF COLORADO.

PARCEL B:

THAT PORTION OF LOT 21, RUSTIC ACRES, A SUBDIVISION RECORDED IN THE OFFICIAL RECORDS OF JEFFERSON COUNTY IN PLAT BOOK 20 AT PAGE 36, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 21; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ON AN ASSUMED BEARING ALONG THE WEST LINE OF SAID LOT 21, A DISTANCE OF 73.01 FEET; THENCE NORTH 89 DEGREES, 43 MINUTES, 22 SECONDS EAST PARALLEL TO THE SOUTH LINE OF SAID LOT 21, A DISTANCE OF 225.00 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST A DISTANCE OF 73.01 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 21; THENCE SOUTH 89 DEGREES, 42 MINUTES, 23 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 225.00 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF JEFFERSON, STATE OF COLORADO.

PARCEL C:

A TRACT OF LAND KNOWN AS THE EASTERLY 9.5 FEET OF BLOCK 21, DENVER VIEW GARDENS.

SAID TRACT BEING ALSO KNOWN AS A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 21, DENVER VIEW GARDENS; THENCE NORTH ALONG THE EAST LINE LINE OF SAID BLOCK 21, 630.55 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 21, 6 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 630.55 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID BLOCK 21, WHICH IS 9.5 FEET WEST OF THE SOUTHEAST CORNER OF SAID BLOCK 21; THENCE EAST ALONG SAID SOUTH LINE 9.5 FEET TO THE POINT OF BEGINNING, COUNTY OF JEFFERSON, STATE OF COLORADO.

ANNEXATION AREA CONTAINS: 91,995.1 SQUARE FEET OR 2.11 ACRES.

NOTES:

1.) THIS ANNEXATION MAP HAS BEEN PREPARED IN CONFORMANCE WITH CRS 31-12-104-(1).

2) FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 5509-373862 DATED FEBRUARY 9, 2022 AT 8:00 AM WAS USED FOR THE LEGAL DESCRIPTIONS AND RESEARCH OF EASEMENTS, RIGHTS-OF-WAY AND ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.

3.) FIELD SURVEY CONDUCTED JUNE, 2020, EXISTING SURVEY MONUMENTS AS RECOVERED AND LAND SURVEY PLATS ON RECORD WITH JEFFERSON COUNTY WERE USED IN BOUNDARY CALCULATIONS.

4.) DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

5.) A STRIP OF LAND LYING BETWEEN THE SUBJECT PROPERTY AND THE WESTERLY LINE OF LOTS 1A AND 2A OF THE HILLS OF STANLEY LAKE LOTS 1A AND 2A, A MINOR SUBDIVISION IS APPARENTLY REMNANT PORTIONS OF LOTS 18, 19, 20 AND 21 OF RUSTIC ACRES, BOOK 20, PAGE 36 THAT WERE NOT INCLUDED IN THE SUBSEQUENT PLATS OF THE HILLS AT STANLEY LAKE, RECEPTION NO. F0373561 OR THE HILLS OF STANLEY LAKE LOTS 1A AND 2A, A MINOR SUBDIVISION, RECEPTION NO. F0745360 AND IS NOT INCLUDED IN THIS ANNEXATION.

TABLE OF REMNANT PORTIONS OF LOTS 18-21, RUSTIC ACRES, BOOK 20, PAGE 36: DIMENSIONS ARE SHOWN APPROXIMATELY, FOR GENERAL INFORMATION PURPOSES ONLY AND BASED ON RECORDED PLAT DIMENSIONS. THESE PORTIONS OF LOTS ON THE ADJACENT PROPERTY WERE NOT INCLUDED IN THE SURVEY OR INCLUDED IN THIS ANNEXATION MAP.

A = THE WESTERLY PORTION OF LOT 21 RUSTIC ACRES, BOOK 36 (15.85' X 26.99').

B = THE WESTERLY PORTION OF LOT 20 RUSTIC ACRES, BOOK 36 (15.85' X 100').

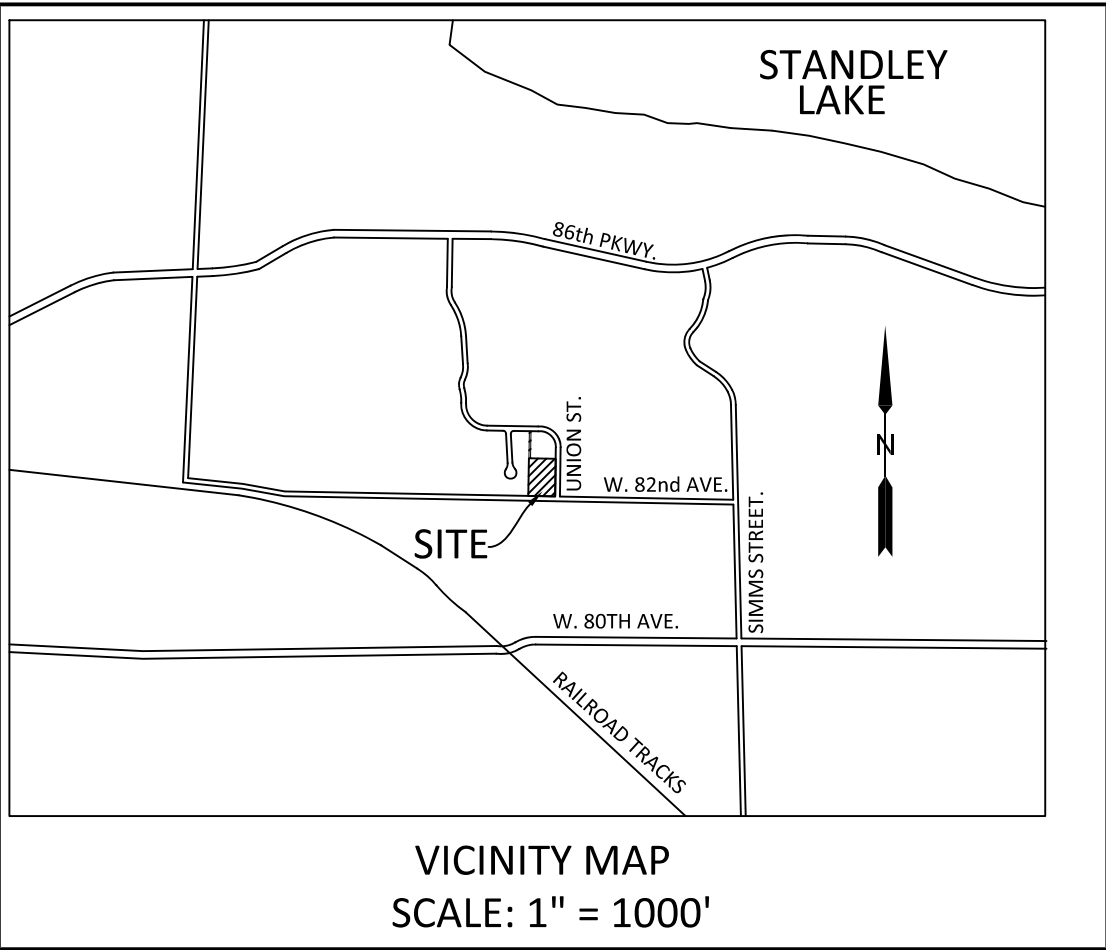
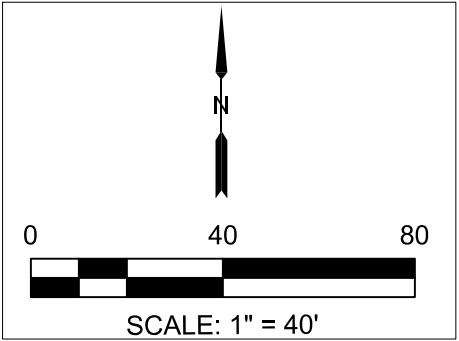
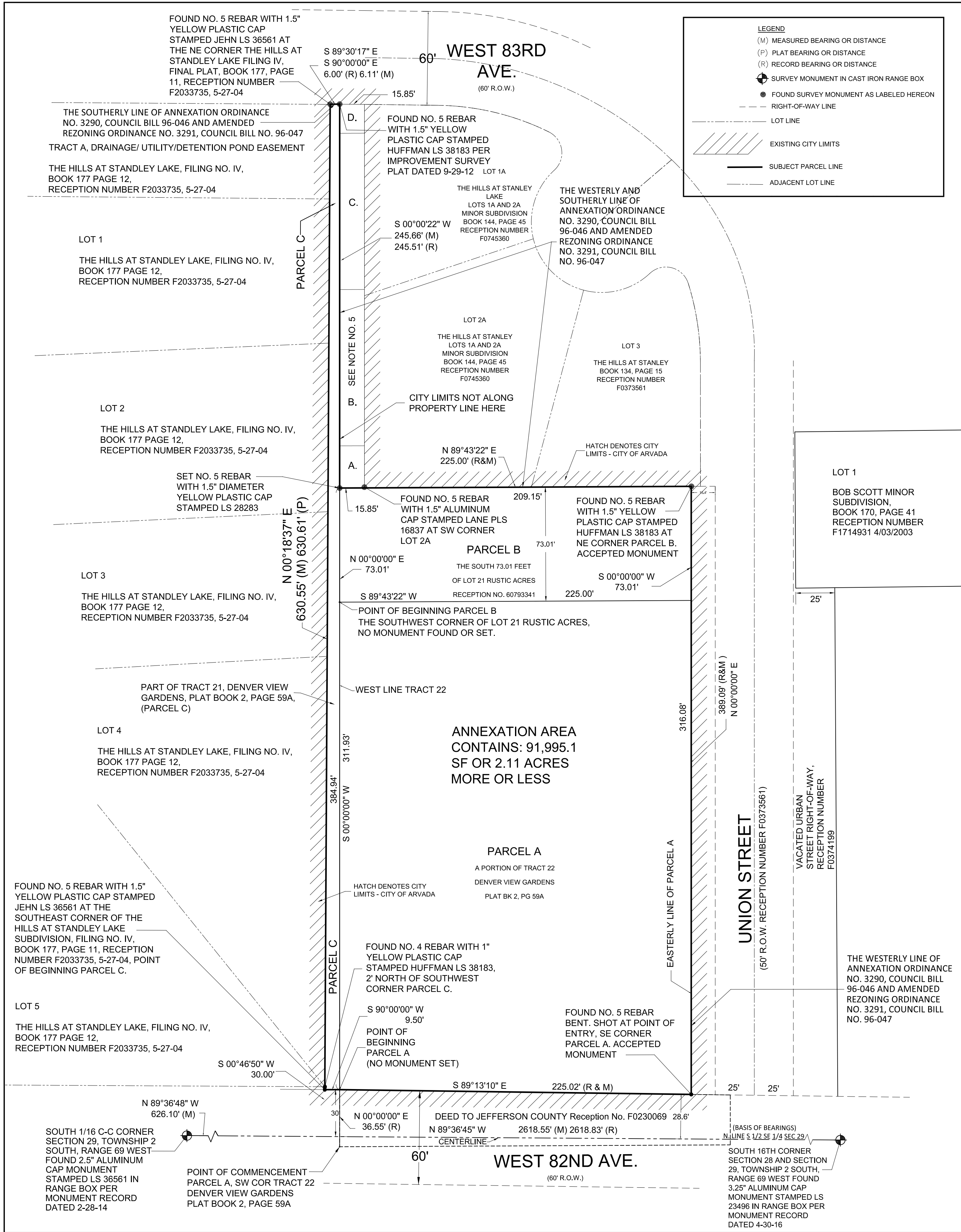
C = THE WESTERLY PORTION OF LOT 19 RUSTIC ACRES, BOOK 36 (15.85' X 100').

D = THE WESTERLY PORTION OF LOT 18 RUSTIC ACRES, BOOK 36 (15.85' X 18.44' +/-).

6.) BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M. IS ASSUMED TO BEAR SOUTH 89°36'45" EAST BETWEEN A FOUND 2.5 INCH DIAMETER ALUMINUM CAP STAMPED LS 36561 IN RANGE BOX AT THE SOUTH 1/16TH, CENTER-CENTER CORNER OF SECTION 29 AND A FOUND 3.25 INCH DIAMETER ALUMINUM CAP MONUMENT STAMPED LS 23496 IN RANGE BOX AT THE SOUTH 1/16TH CORNER SECTIONS 28 AND 29 TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.

UNION ESTATES ANNEXATION MAP

PARCELS OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO.



TOTAL ANNEXATION AREA: 91,995.1 SQUARE FEET OR 2.11 ACRES.

TOTAL BOUNDARY ANNEXATION: 1730.93 LINEAR FEET.

TOTAL BOUNDARY CONTIGUOUS WITH CITY LIMITS: 1469.42 LINEAR FEET.

CONTIGUITY STATEMENT:

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 1730.93 LINEAR FEET.

ONE-SIXTH OF TOTAL PERIMETER OF AREA = 288.49 LINEAR FEET.

PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 1715.08 LINEAR FEET.

THE TOTAL CONTIGUOUS PERIMETER IS 99%, WHICH EXCEEDS THE 1/6 AREA REQUIRED.

SURVEYOR'S CERTIFICATION:

THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF ARVADA AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973, 31-12-104-(1) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

ROBERT A. RICKARD, CO PLS NO. 28283
FOR AND ON BEHALF OF
ROCK CREEK SURVEYING, LLC

APPROVAL CERTIFICATE:

APPROVED FOR FILING BY THE CITY OF ARVADA THIS ____ DAY OF ____, 20__.

MAYOR: _____ ATTEST: _____
CITY CLERK

ORDINANCE NUMBER (S) _____

CLERK AND RECORDER:

RECEPTION NUMBER _____

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF JEFFERSON COUNTY, AT GOLDEN COLORADO ON THIS ____ DAY OF ____, 20__ AT ____ O'CLOCK.

BY: _____
JEFFERSON COUNTY CLERK AND RECORDER

DEPUTY CLERK _____

PREPARED BY:
ROCK CREEK SURVEYING, LLC
3021 GARDENIA WAY
SUPERIOR, COLORADO 80027
(303) 521-7376

06/07/2022

SHEET 1 OF 1

PARCELS OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER
OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF JEFFERSON, STATE OF COLORADO.

SHEET 1 OF 1

SITE DATA TABLE

ZONING CLASSIFICATION: RN-7.5

ALL DEVELOPMENT STANDARDS OF THE RN-7.5 SHALL APPLY

MINIMUM LOT SIZE: 7,500SF
6,681SF
LOT 2

MINIMUM BUILDING SETBACKS:

1. SINGLE FAMILY STRUCTURES
FRONT: 20' (SIDE-LOAD GARAGE)
FRONT: 20' (DETACHED GARAGE)
SIDE: 7.50' FROM LOT LINE
LOT 2 AND EAST SIDE OF LOT 3
6.00' FROM LOT LINE
REAR: 10' FROM LOT LINE

NUMBER OF LOTS: 7

THERE WILL BE 3 CAR GARAGES AND 2 PARKING SPACES IN THE DRIVEWAYS LEAVING A TOTAL OF 5 PARKING SPACES PER UNIT.

TOTAL PROJECT AREA: 89,663SF

ROW DEDICATION: 2,345SF

LEGAL DESCRIPTION AND DEDICATION:

BEING LOTS 1-7 AND TRACTS A AND B, UNION ESTATES - MINOR PLAT LOCATED IN A PORTION OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M. IS ASSUMED TO BEAR SOUTH 89°30'43" EAST BETWEEN A FOUND 2.5 INCH DIAMETER ALUMINUM CAP STAMPED LS 36561 IN RANGE BOX AT THE SOUTH 1/16TH, CENTER-CENTER CORNER OF SECTION 29 AND A FOUND 3.25 INCH DIAMETER ALUMINUM CAP MONUMENT STAMPED LS 23496 IN RANGE BOX AT THE SOUTH 1/16TH* CORNER SECTIONS 28 AND 29. COMMENCING AT A FOUND 2.5 INCH DIAMETER ALUMINUM CAP MONUMENT STAMPED LS 36561 IN RANGE BOX AT THE SOUTH 1/16TH*, CENTER-CENTER CORNER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.;

THENCE SOUTH 89°36'45" EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 29 A DISTANCE OF 626.29 FEET;

THENCE NORTH 00°25'15" EAST A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST 82ND AVENUE AT THE SOUTHEAST CORNER OF THE HILLS AT STANDLEY LAKE SUBDIVISION RECORDED MAY 27, 2004 AS RECEPTION NO. F2033735, THE POINT OF BEGINNING; THENCE NORTH 00°18'37" EAST ALONG THE EASTERLY LINE OF SAID HILLS AT STANDLEY LAKE SUBDIVISION A DISTANCE OF 630.55 FEET TO A FOUND NO. 5 REBAR WITH 1.5 INCH DIAMETER YELLOW PLASTIC CAP STAMPED LS 36561 AT THE NORTHEAST CORNER OF SAID HILLS AT STANDLEY LAKE SUBDIVISION AT THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 83RD AVENUE;

THENCE SOUTH 89°30'17" EAST ALONG THE SOUTHERLY LINE OF SAID RIGHT-OF-WAY LINE A DISTANCE OF 6.11 FEET TO A FOUND NO. 5 REBAR WITH 1.5 INCH DIAMETER YELLOW PLASTIC CAP STAMPED HUFFMAN LS 38183.

THENCE SOUTH 00°00'22" WEST A DISTANCE OF 245.66 FEET;

THENCE NORTH 89°43'22" EAST A DISTANCE OF 15.85 FEET TO A FOUND NO. 5 REBAR WITH 1.5 INCH DIAMETER ALUMINUM CAP STAMPED LS 1887 AT THE SOUTHWEST CORNER OF LOT 2A OF THE HILLS AT STANDLEY LAKE LOTS 1A AND 2A MINOR SUBDIVISION, RECORDED NOVEMBER 30, 1998 AS RECEPTION NO. F0745360;

THENCE NORTH 89°49'27" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 2A AND ALONG THE SOUTHERLY LINE OF LOT 3 OF THE HILLS OF STANDLEY LAKE SUBDIVISION RECORDED FEBRUARY 20, 1992 AS RECEPTION NO. F0373561 A DISTANCE OF 209.15 FEET TO A FOUND NO. 5 REBAR WITH 1.5" DIAMETER YELLOW PLASTIC CAP STAMPED 36183 AT THE WESTERLY RIGHT-OF-WAY LINE OF UNION STREET, PER RECEPTION NO. F0373561;

THENCE SOUTH 00°00'00" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 389.09 FEET TO A FOUND NO. 5 REBAR AT THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 82ND AVENUE PER RIGHT-OF-WAY DEED RECORDED AS RECEPTION NO. F0230009;

THENCE NORTH 89°13'10" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 225.02 FEET;

THENCE SOUTH 90°00'00" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 9.50 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS: 91,995.1 SQUARE FEET OR 2.11 ACRES MORE OR LESS.

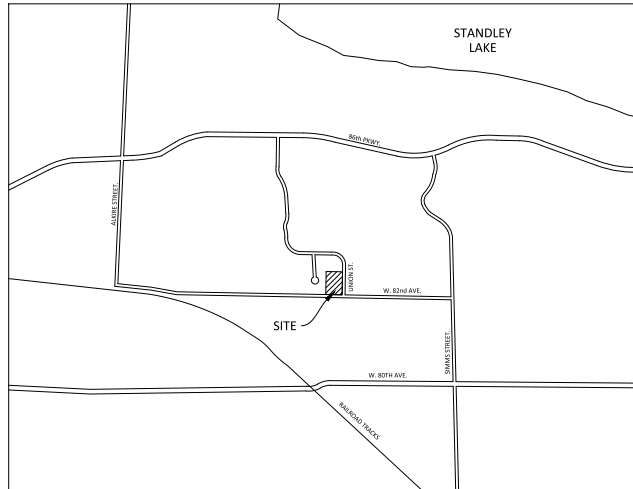
HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF UNION ESTATES, AND HEREBY DEDICATE TO THE CITY OF ARVADA IN FEE SIMPLE, EXCEPT THOSE OF PRIOR RECORD, THE STREET AND PUBLIC WAY AS SHOWN ON THE PLAT, AND GRANTS TO THE CITY OF ARVADA SUCH EASEMENTS AS ARE CREATED HEREBY AND DEPICTED OR, BY NOTE, REFERENCED HEREON, ALONG WITH THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, AND APPURTENANCES, EITHER DIRECTLY OR THROUGH THE VARIOUS APPLICABLE SERVICE PROVIDERS AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF SUCH EASEMENT; UNLESS MORE NARROWLY DEFINED BY NOTE HEREON, UTILITY SHALL MEAN SEWER, WATER, DRAINAGE, ELECTRICITY, GAS, TELEPHONE, CABLE AND OTHER TELECOMMUNICATION FACILITIES.

GENERAL NOTES:

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 APPO. 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 APPO. 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 0.3" STROKE AND VISIBLE FROM THE STREET OR ROAD FRONTING THAT BUILDING.
7. ARCHITECTURAL ELEVATIONS OF THE HOMES TO BE BUILT ARE NOT INCLUDED IN THIS SITE PLAN SINCE THE HOMES TO BE BUILT ARE CUSTOM HOMES AND WILL BE DESIGNED BY INDIVIDUAL LOT OWNERS.

UNION ESTATES SITE PLAN

LOTS 1-7 AND TRACTS A AND B, UNION ESTATES - MINOR PLAT LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO.



VICINITY MAP

NOT TO SCALE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS ASSUMES THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 4 BEARS S89°55'50"W BETWEEN THE FOUND MONUMENTS SHOWN AND DESCRIBED HEREON.

PROJECT BENCHMARK:

CITY OF ARVADA BENCHMARK #913
2" BRASS CAP CENTERED IN BACK OF CURB AT THE SOUTHWEST CORNER OF 72ND AVENUE AND KIPLING ST.
CITY OF ARVADA DATUM = 5539.60
SITE DATUM = 5539.95

SITE DATUM IS 0.35 FEET HIGHER THAN THE CITY OF ARVADA DATUM, THEREFORE, ALL ELEVATIONS SHOWN ON THESE PLANS SHOULD HAVE 0.35 FEET SUBTRACTED TO REFERENCE THE NEWER CITY OF ARVADA DATUM.

SITE DATUM WAS ESTABLISHED MAY 10, 2004 BASED ON OLDER PUBLISHED ELEVATIONS FOR BENCHMARK #328 AND VERIFIED DEC. 13, 2009 BY FIELD METHODS USING BM #328 AND BM #164.

ENGINEER:
ALLIANCE CONSULTING
16415 WEST 85TH LANE UNIT B
ARVADA, COLORADO 80007
ATTN: DAVID E. MOORE, PE
PHONE: (720) 625-1571
EMAIL: slindsey@acq.com

SURVEYOR:
ROCK CREEK SURVEYING, LLC
3021 GARDENIA WAY
SUPERIOR, COLORADO 80027
ATTN: ROBERT A. RICHARD, PLS
PHONE: (303) 521-7376

OWNER/DEVELOPER:
LINCO ENTERPRISES, LLC
12650 W. 54TH DRIVE, UNIT A
ARVADA, CO 80002
ATTN: STEVE LINDSEY
PHONE: (303) 522-1571
EMAIL: slindsey@acq.com

PUBLIC WORKS:
CITY OF ARVADA
8101 RALSTON ROAD
ARVADA, COLORADO 80002
ATTN: JANE SAWAYA
PHONE: (720) 765-6629
EMAIL: jsawaya@arvada.org

CITY PLANNER:
CITY OF ARVADA
8101 RALSTON ROAD
ARVADA, COLORADO 80002
ATTN: CAROL IBANEZ
PHONE: (720) 898-7657
EMAIL: karyen@arvada.org

ENGINEERING AND TRAFFIC:
CITY OF ARVADA
8101 RALSTON ROAD
ARVADA, COLORADO 80002
ATTN: SHANE GREENBURG
PHONE: (720) 898-7747
EMAIL: sgreenburg@arvada.org

LAND DIVISION:
CITY OF ARVADA
8101 RALSTON ROAD
ARVADA, COLORADO 80002
ATTN: KARI AYERS
PHONE: (720) 898-7657
EMAIL: karyen@arvada.org

FIRE PROTECTION DISTRICT:
CITY OF ARVADA
8101 RALSTON ROAD
ARVADA, COLORADO 80002
ATTN: KEVIN KIRBY
PHONE: (303) 228-3610
EMAIL: kevin.kirby@arvadafire.com

APPROVED:

CITY ENGINEER DATE JOB NUMBER

REVIEW IS FOR GENERAL COMPLIANCE WITH THE CITY OF ARVADA "ENGINEERING CODE OF STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS", LATEST EDITION. SOLE RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS SHALL REMAIN WITH THE REGISTERED PROFESSIONAL ENGINEER SEALING THESE PLANS. THE CITY DOES NOT ACCEPT LIABILITY FOR FACILITIES DESIGNED BY OTHERS.

ALLIANCE CONSULTING ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

CONTRACTOR TO
VERIFY EXISTING
UTILITIES PRIOR
TO CONSTRUCTION

SHEET LIST TABLE	
Sheet Number	Sheet Title
P1	COVER SHEET
P2	SITE PLAN
L1.0	FINAL LANDSCAPE PLAN
L1.1	TREE SURVEY
L2.0	LANDSCAPE DETAILS & NOTES

LEGEND

	EXISTING	PROPOSED
RIGHT-OF-WAY LOT LINE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER LINE	---	---
CONTOUR LINE	---	---
CURB & GUTTER	---	---
EDGE OF ASPHALT	---	---
CHAINLINK FENCE	---	---
SANITARY SEWER MH	---	---
STORM SEWER MH	---	---
INLET	---	---
WATER VALVE	---	---
FIRE HYDRANT	---	---
ELECTRICAL TRANSFORMER	---	---
NOTED SIGNS	---	---

RESPONSIBILITY STATEMENT:

THE CITY OF ARVADA IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN OR DIMENSIONS AND ELEVATIONS ON THE PLANS. THE CITY OF ARVADA REPORT IS FOR GENERAL COMPLIANCE WITH THE CITY OF ARVADA "ENGINEERING CODE OF STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS". THE CITY OF ARVADA, THROUGH THE ACCEPTANCE OF THE CONSTRUCTION PLAN OR DRAINAGE REPORT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THE CONSTRUCTION PLAN OR DRAINAGE REPORT. THE CITY DOES NOT ACCEPT LIABILITY FOR FACILITIES DESIGNED BY OTHERS.

SCALE: REPRODUCTION
DATE: 5/26/2023
DRAWN BY: J. SAWAYA
CHECKED BY: D. MOORE
APPROVED BY: D. MOORE
DATE: 5/26/2023
REVISIONS: 1. 5/26/2023
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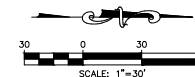
LOTS 3, 4 AND 5 WILL REQUIRE FIRE SPRINKLER SYSTEMS. FIRE DEPARTMENT ACCESS CANNOT BE PROVIDED TO WITHIN 150 FEET OF ALL EXTERIOR WALLS.

UNION ESTATES SITE PLAN

LOTS 1-7 AND TRACTS A AND B, UNION ESTATES - MINOR PLAT LOCATED IN THE NORTH HALF OF THE
SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO.

CONTRACTOR TO
VERIFY EXISTING
UTILITIES PRIOR
TO CONSTRUCTION

PLAN VIEW
SCALE: 1" = 30'



PROJECT BENCHMARK:

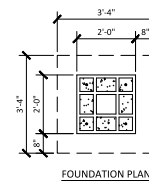
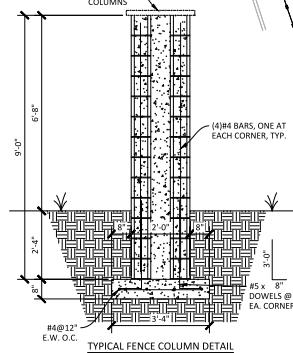
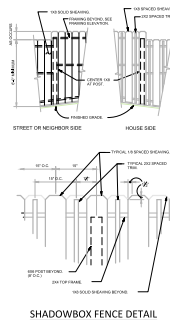
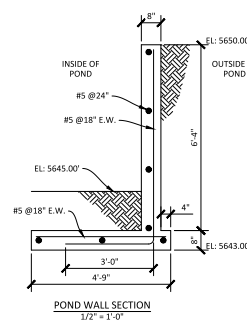
CITY OF ARVADA BENCHMARK #913
2" BRASS CAP CENTERED IN BACK OF CURB AT THE SOUTHWEST CORNER OF 72ND
AVENUE AND KIPLING ST.
CITY OF ARVADA DATUM = 5539.60
SITE DATUM = 5539.95

LEGEND

- SET NO. 5 REBAR WITH ORANGE PLASTIC CAP, PLS 28283
- FOUND REBAR AS NOTED
- ⊕ FOUND RANGE BOX AS NOTED
- SECTION LINE
- PARCEL BOUNDARY LINE
- - - PROPOSED LOT LINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING PROPERTY LINE
- - - EXISTING CENTERLINE
- SET NO. 5 REBAR, 18 INCH LENGTH, WITH 1.5-INCH DIAMETER YELLOW PLASTIC CAP STAMPED LS 28283.
- ◁ SET NO. 6 REBAR, 30 INCH LENGTH, WITH 2.5-INCH DIAMETER ALUMINUM CAP STAMPED LS 28283 IN RANGE BOX.
- TUCKER DITCH CENTERLINE
- FENCE COLUMN
- - - LIMITS OF CONSTRUCTION / DISTURBANCE

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	N45°00'00"W	21.21'
C2	13.09'	15.00'	49°59'41"	S65°00'09"W	12.68'
C3	52.00'	55.00'	54°10'33"	N67°05'35"E	50.09'
C4	36.38'	55.00'	37°53'57"	S66°52'10"E	35.72'
C5	30.00'	55.00'	31°15'00"	S32°17'42"E	29.63'
C6	32.00'	55.00'	33°20'24"	S00°00'00"E	31.55'
C7	19.98'	55.00'	20°49'04"	S37°04'44"W	19.87'
C8	26.18'	55.00'	27°16'22"	S72°10'57"W	25.93'
C9	52.00'	55.00'	54°10'33"	N67°05'35"W	50.09'
C10	13.09'	15.00'	49°59'41"	S65°00'09"E	12.68'
C11	23.56'	15.00'	90°00'00"	N45°00'00"E	21.21'
C12	39.45'	25.00'	90°24'06"	N44°47'57"E	35.48'
C13	24.06'	25.00'	55°20'30"	S66°25'30"E	23.15'
C14	228.00'	45.00'	290°18'01"	S00°00'00"E	51.43'
C15	24.06'	25.00'	55°59'00"	S66°25'30"W	23.15'
C16	39.09'	25.00'	89°34'39"	N45°12'41"W	35.72'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N90°00'00"W	9.87
L2	N90°00'00"W	9.87
L3	N90°00'00"W	15.00
L4	N90°00'00"W	15.64



ALLIANCE CONSULTING ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

SCALE VERIFICATION
 BAR IS ONE INCH
 ON ORIGINAL DRAWING
 IF NOT SHOWN ON SHEET
 ADJUST SCALES ACCORDINGLY

REUSE OF DOCUMENT

THE DESIGN & DESIGNATION OF ANY PROJECT OF PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS, LANDSCAPE ARCHITECTS, AND PROFESSIONAL SURVEYORS, OR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER, IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT AUTHORIZATION.

For marking of underground member utilities.

Call utility notification center of Colorado
 2-business days in advance before you dig.
 Dig! Safely! 1-800-922-1987
 www.cocogov.org

[illegible]

**Alliance Consulting
Engineers & Surveyors**

16415 W. BETH LAKE, SUITE B • AURORA, CO. 80007 • PH: (303) 625-1571

PLANNING • ENGINEERING • CONSTRUCTION MANAGEMENT
PROJECT MANAGEMENT • SURVEYING

SITE PLAN

DESIGNED BY: DEM	DRAWING NAME: SITE PLAN
DRAWN BY: PSD	APPROVED BY:
JOB NUMBER: 20018	
DATE: 5/26/2022	
SCALE: 1" = 30'	
SHEET NO: P2 of 5	



3. Single Family Residential Front Yard Landscaping Requirements: Prior to the issuance of a certificate of occupancy, single or two-family residences on lots containing less than 6,000 square feet of land area shall be landscaped as follows:
 - a. Tree lawns and front setback areas shall be landscaped with trees, turf, low ground covers, shrubs, or flowers (unless such setback areas are adjacent to designated open spaces).
 - b. Subject to documented soil difficulties, shrubs shall be planted at a maximum spacing of 5 feet on center along all building foundations facing the street.
 - c. At least one ornamental shrub, or evergreen tree shall be installed in the front setback area.
 - d. Tree lawns shall contain street trees spaced at a maximum of one tree per 40 linear feet.
 - e. Fencing for interior lots will be by the individual lot owners, in accordance with City standards.

11. **Landscaping Requirements.** Landscaping shall be required for all new developments and shall be designed to enhance the visual quality of the site and the surrounding area. Landscaping shall be designed to provide a permanent and functional landscape that is aesthetically pleasing and functional. Landscaping shall be designed to provide a permanent and functional landscape that is aesthetically pleasing and functional. Landscaping shall be designed to provide a permanent and functional landscape that is aesthetically pleasing and functional.

Tree Mitigation: 80 caliper inches to be mitigated. 20 inches are mitigated with street trees leaving 60 caliper inches remaining (9 inches per individual lot). Caliper inches must be mitigated at time of building permit or a fee-in-lieu of \$300 per inch will be charged

Tree Mitigation: A minimum of (3) 3" caliper deciduous trees, or 10' tall evergreen trees, will be installed on each lot or adjacent ROW at time of building permit.

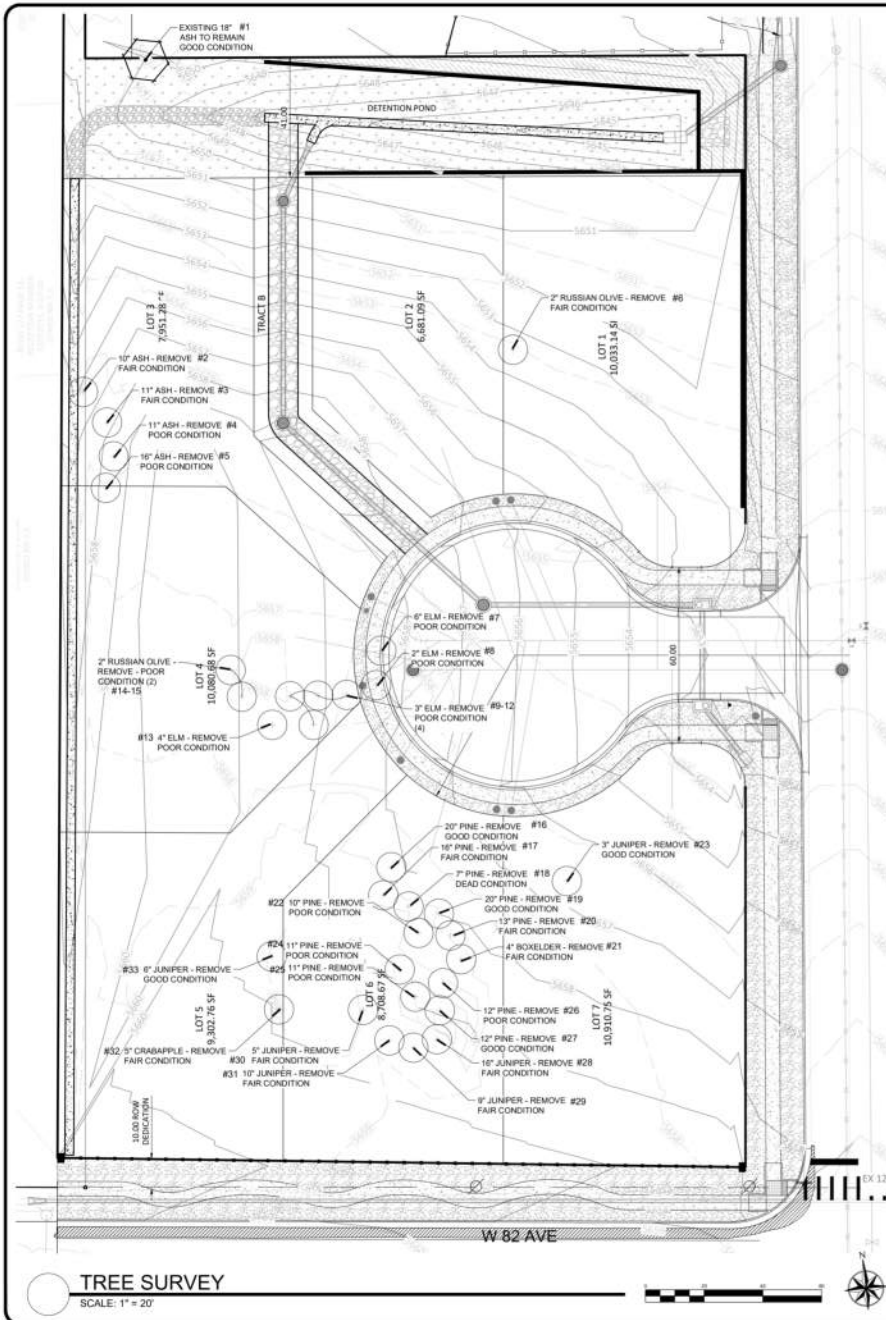
* Trees in the cul de sac will be planted in the front yard for each lot at the time of landscaping in the building permit and construction process

PDSI Prairie Wetland Mix

- (14%) Aklak Bulrush
(14%) Prairie Cordgrass
(10%) Indian Grass
(14%) Big Bluestem
(6%) Three Square Bulrush
(6%) Soft Stem Bulrush
(6%) Olney's Threesquare Bulrush
(6%) Meadow Sedge
(6%) Balfie Rush
(6%) Popcorn Sedge
(6%) Winged Duck Potato
(4%) Lens Sedge
(2%) Woolly Grass
- BROADCAST @ 10 lbs/Acre (PL)

PBSI Low Grow Native Mix

- (25%) Idaho Fescue
(25%) Sandberg Bluegrass
(25%) Rocky Mountain Fescue
(25%) Sheep Fescue
BROADCAST @ 5 lbs/1000 (F)



PLANT SCHEDULE						QTY FOR REFERENCE ONLY UNITS: GAL, COST PER PLAN	
TREES	CODE	QTY	BOTANICAL / COMMON NAME	COUNT	GAL		
	CS	3	CATALPA SPECIOSA / CATALPA	8.8.8	2' GAL		
	CD	3	CELASTRUS OCCIDENTALIS / COMMON HUCKLEBERRY	8.8.8	2' GAL		
	QM	6	QUERCUS MUhlenBERGII / CHINQUAPIN OAK	8.8.8	2' GAL		
	EX-RM	32	REMOVE AS INDICATED / EXISTING TREES TO BE REMOVED	EX			
	EX-PR	1	TO REMAIN / PROTECT DURING CONSTRUCTION - EXISTING TREE TO REMAIN	EX			
MULCHES	CODE	QTY	BOTANICAL / COMMON NAME	COUNT	FIELD		
	RM	5,786 SF	ROCK MULCH - RIVER ROCK 1" / 2" PER OWNER APPROVAL, PLACE TO A UNIFORM DEPTH OF 2"		MULCH		
SOIL/SEED	CODE	QTY	BOTANICAL / COMMON NAME	COUNT	FIELD		
	LOBS	1,488 SF	LOW GROWN NATIVE SEED MIX / PRAIRIE BUTTER SEED CO. 5,000,000 SF. TEMPORARILY IRRIGATED LOW GROW MIX.	6663			
	LOS	6,534 SF	PRAIRIE WETLAND SEED MIX / ARIZONA VALLEY SEED SOLUTIONS TO REMOVED.	SEED			

Tree Mitigation: A minimum of (3) 3" caliper deciduous trees, or 10' tall evergreen trees, will be installed on each lot or adjacent ROW at time of construction.

Tree Mitigation: 80 caliper inches to be mitigated. 20 inches are mitigated with street trees leaving 60 caliper inches remaining (9 inches per individual lot). Caliper inches must be mitigated at time of building permit or a fee-in-lieu of \$300 per inch will be charged

UNION ESTATES - ARVADA, CO

TREE INVENTORY CHART

TREE #	SPECIES	DIAMETER INCHES	CONDITION	MITIGATION VALUE	COMMENTS
1	Fraxinus	18	Good		To remain - protect during construction
2	Fraxinus	10	Fair		To be removed
3	Fraxinus	11	Fair		To be removed
4	Fraxinus	11	Poor		To be removed
5	Fraxinus	16	Poor		To be removed
6	Eleagnus	3	Fair		To be removed
7	Ulmus	6	Poor		To be removed
8	Ulmus	2	Poor		To be removed
9	Ulmus	3	Poor		To be removed
10	Ulmus	3	Poor		To be removed
11	Ulmus	3	Poor		To be removed
12	Ulmus	3	Poor		To be removed
13	Ulmus	4	Poor		To be removed
14	Eleagnus	3	Poor		To be removed
15	Eleagnus	2	Poor		To be removed
16	Pinus	20	Good		To be removed
17	Pinus	16	Fair		To be removed
18	Pinus	7	Dead		To be removed
19	Pinus	20	Good		To be removed
20	Pinus	13	Fair		To be removed
21	Acer	4	Fair		To be removed
22	Pinus	10	Poor		To be removed
23	Juniperus	3	Good		To be removed
24	Pinus	11	Poor		To be removed
25	Pinus	11	Poor		To be removed
26	Pinus	12	Poor		To be removed
27	Pinus	12	Good		To be removed
28	Juniperus	10	Fair		To be removed
29	Juniperus	9	Fair		To be removed
30	Juniperus	10	Fair		To be removed
31	Juniperus	6	Fair		To be removed
32	Melia	5	Fair		To be removed
33	Juniperus	6	Good		To be removed

REVISED:
03/22/22

03/22/22



UNION ESTATES
ARVADA, CO
TREE SURVEY

PROJ. NO.:
DATE: 09.04.21
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET L11

City File #

GENERAL NOTES

(Note: All references to "Contractor" are specific to "Landscape Contractor" unless noted as "General or other type of Contractor")

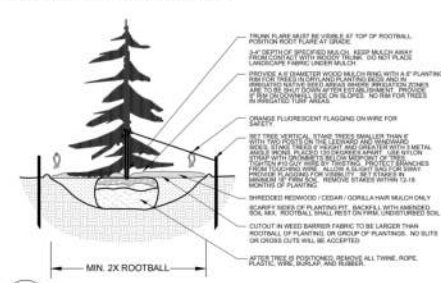
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC CITY'S PREVAL OVER WRITTEN CITY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS. LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
- EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEARED OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
- GENERAL CONTRACTOR TO RE-SPEAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
 - 1" BELOW CURB FOR ALL SLOPED AREAS.
 - 2" BELOW CURB FOR ALL SLOPED AREAS.
 - 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
- CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
- AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 CYCDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS. 2 CYCDS. PER 1000 SQUARE FEET FOR SEEDING AREAS. TILL MIXING THOROUGHLY INTO THE UPPER 8" OF SOIL.
- FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS. FINE GRADE IN SLOPED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 3" AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD AND SEED IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE Laid WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
- MULCH: ALL PLANTING BEDS THAT CALL FOR WOOD MULCH TO RECEIVE 4" ORGANIC SHREDED BARK MULCH. SHREDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. ALL MULCH BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.

ALL AREAS THAT CALL FOR COBBLE/ROCK MULCH TO RECEIVE MIN. 3" DEPTH. UNLESS NOTED OTHERWISE, USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR ALL MULCHED AND PERENNIAL/PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE).

TREES IN COBBLE/ROCK MULCH SOD AND SEEDING AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH RING. 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH SOD AND SEEDING AREAS TO RECEIVE A WOOD MULCH RING AT 2X DIAMETER OF ROOT BALL. 3" DEPTH. NO FABRIC UNDERLAYMENT IN WOOD MULCH RINGS.

NOTES

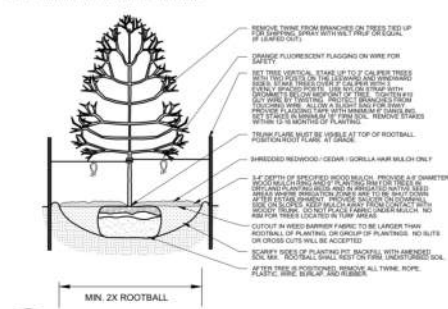
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- PRUNE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY.
- FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



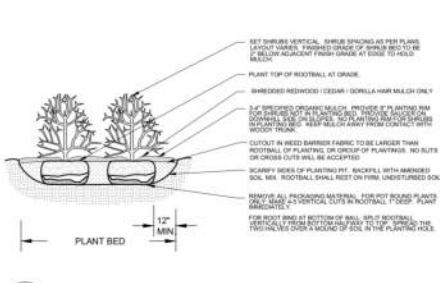
1 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

NOTES

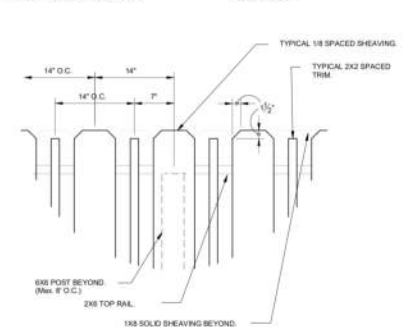
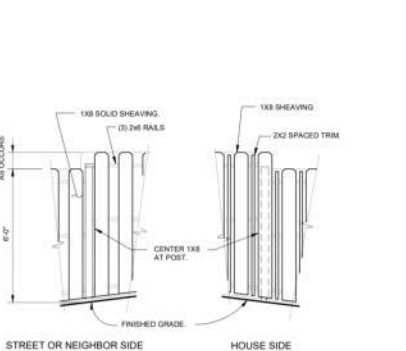
- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES. CROSS OVER BRANCHES, AND HEAVY OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
- WARP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- DEEP WATER ALL PLANTS AT TIME OF PLANTING.



2 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

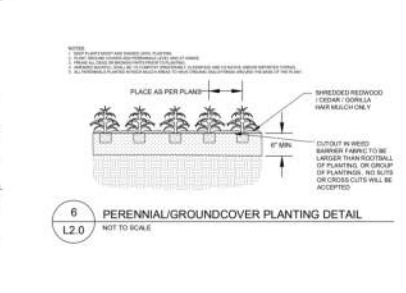


3 SHRUB PLANTING DETAIL
NOT TO SCALE



4 SHADOWBOX FENCE DETAIL
NOT TO SCALE

5 PERENNIAL/GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



6 PERENNIAL/GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

REVISIONS:	
City Comment:	03.02.22

NDS
NORTH DAKOTA DESIGN SERVICES
Landscape Architecture
Land Planning • Irrigation Design
1000 4th Street, Suite 200
Bismarck, ND 58501
701.223.4444 • info@nds-northdakota.com

UNION ESTATES
ARVADA, CO

PROJ. NO.:	
DATE:	09.04.21
SCALE:	See Sheet
DRAWN BY:	JBO
CHECK BY:	NAM
SHEET	L20

City File #

LEGAL DESCRIPTION AND DEDICATION:

THE UNDERSIGNED, BEING THE OWNERS OF A PORTION OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO AND BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:
BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M. IS ASSUMED TO BEAR SOUTH 89°36'45" EAST BETWEEN A FOUND 2.5 INCH DIAMETER ALUMINUM CAP STAMPED LS 36561 IN RANGE BOX AT THE SOUTH 1/16TH, CENTER-CENTER CORNER OF SECTION 29 AND A FOUND 3.25 INCH DIAMETER ALUMINUM CAP MONUMENT STAMPED LS 23496 IN RANGE BOX AT THE SOUTH 1/16TH CORNER SECTIONS 28 AND 29.
COMMENCING AT A FOUND 2.5 INCH DIAMETER ALUMINUM CAP MONUMENT STAMPED LS 36561 IN RANGE BOX AT THE SOUTH 1/16TH, CENTER-CENTER CORNER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.;
THENCE SOUTH 89°36'45" EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 29 A DISTANCE OF 626.29 FEET;
THENCE NORTH 00°23'15" EAST A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST 82ND AVENUE AT THE SOUTHEAST CORNER OF THE HILLS AT STANDLEY LAKE SUBDIVISION RECORDED MAY 27, 2004 AS RECEPTION NO. F2033735, THE POINT OF BEGINNING; THENCE NORTH 00°18'37" EAST ALONG THE EASTERLY LINE OF SAID HILLS AT STANDLEY LAKE SUBDIVISION A DISTANCE OF 630.55 FEET TO A FOUND NO. 5 REBAR WITH 1.5 INCH DIAMETER YELLOW PLASTIC CAP STAMPED LS 36561 AT THE NORTHEAST CORNER OF SAID HILLS AT STANDLEY LAKE SUBDIVISION AT THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 83RD AVENUE;
THENCE SOUTH 89°30'17" EAST ALONG THE SOUTHERLY LINE OF SAID RIGHT-OF-WAY LINE A DISTANCE OF 6.11 FEET TO A FOUND NO. 5 REBAR WITH 1.5 INCH DIAMETER YELLOW PLASTIC CAP STAMPED HUFFMAN LS 38183.
THENCE SOUTH 00°00'22" WEST A DISTANCE OF 245.66 FEET;
THENCE NORTH 89°43'22" EAST A DISTANCE OF 15.85 FEET TO A FOUND NO. 5 REBAR WITH 1.5 INCH DIAMETER ALUMINUM CAP STAMPED LS 16837 AT THE SOUTHWEST CORNER OF LOT 2A OF THE HILLS AT STANDLEY LAKE LOTS 1A AND 2A MINOR SUBDIVISION, RECORDED NOVEMBER 30, 1998 AS RECEPTION NO. F0745360;
THENCE NORTH 89°43'22" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 2A AND ALONG THE SOUTHERLY LINE OF LOT 3 OF THE HILLS OF STANDLEY LAKE SUBDIVISION RECORDED FEBURARY 20, 1992 AS RECEPTION NO. F0373561 A DISTANCE OF 209.15 FEET TO A FOUND NO. 5 REBAR WITH 1.5" DIAMETER YELLOW PLASTIC CAP STAMPED 36183 AT THE WESTERLY RIGHT-OF-WAY LINE OF UNION STREET, PER RECEPTION NO. F0373561;
THENCE SOUTH 00°00'00" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 389.09 FEET TO A FOUND NO. 5 REBAR AT THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 82ND AVENUE PER RIGHT-OF-WAY DEED RECORDED AS RECEPTION NO. F0230069;
THENCE NORTH 89°13'10" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 225.02 FEET;
THENCE SOUTH 90°00'00" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 9.50 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS: 91,995.1 SQUARE FEET OR 2.11 ACRES MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF UNION ESTATES, AND HEREBY DEDICATE TO THE CITY OF ARVADA IN FEE SIMPLE, EXCEPT THOSE OF PRIOR RECORD, THE STREET AND PUBLIC WAY AS SHOWN ON THE PLAT, AND GRANTS TO THE CITY OF ARVADA SUCH EASEMENTS AS ARE CREATED HEREBY AND DEPICTED OR, BY NOTE, REFERENCED HEREON, ALONG WITH THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, AND APPURTENANCES, EITHER DIRECTLY OR THROUGH THE VARIOUS APPLICABLE SERVICE PROVIDERS AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF SUCH EASEMENT. UNLESS MORE NARROWLY DEFINED BY NOTE HEREON, UTILITY SHALL MEAN SEWER, WATER, DRAINAGE, ELECTRICITY, GAS, TELEPHONE, CABLE AND OTHER TELECOMMUNICATION FACILITIES.

OWNER:

BY _____
LINCO ENTERPRISES LLC

AS _____
MANAGER, LINCO ENTERPRISES,LLC

NOTARY:

STATE OF COLORADO
JSS
COUNTY OF JEFFERSON

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

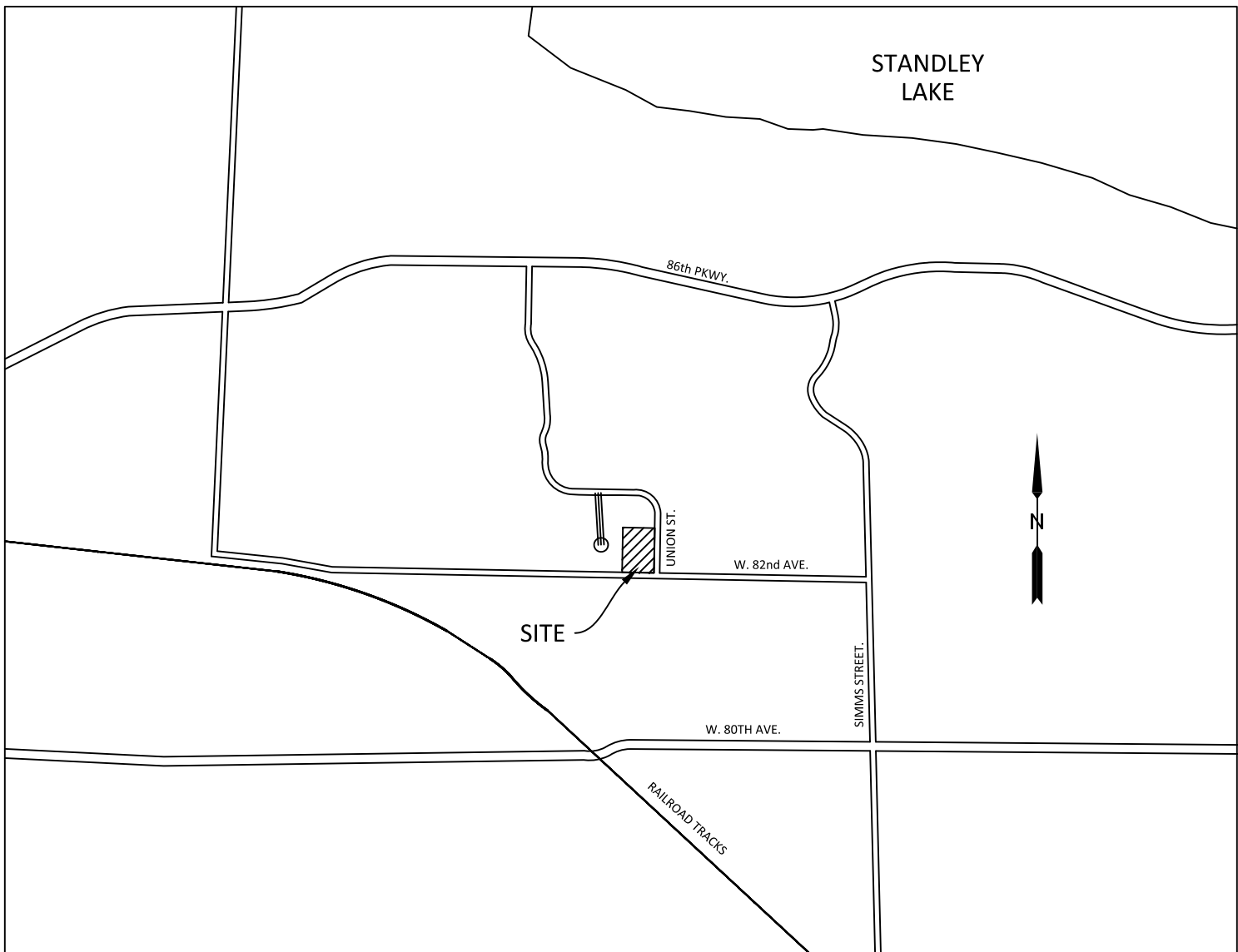
20____, BY _____ AS _____ OF _____.

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES: _____

UNION ESTATES - MINOR PLAT

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO.
SHEET 1 OF 2
MINOR PLAT



VICINITY MAP
N.T.S.

NOTES:

- FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 5509-3738262 DATED FEBRUARY 9, 2022 AT 8:00 AM WAS USED FOR THE LEGAL DESCRIPTIONS AND RESEARCH OF EASEMENTS, RIGHTS-OF-WAY AND ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
- DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET.
- FIELD SURVEY CONDUCTED IN JUNE 2020. EXISTING SURVEY MONUMENTS AS RECOVERED AND LAND SURVEY PLATS ON RECORD WITH JEFFERSON COUNTY WERE USED IN BOUNDARY CALCULATIONS.
- A STRIP OF LAND LYING BETWEEN THE SUBJECT PROPERTY AND THE WESTERLY LINE OF LOTS 1A AND 2A OF THE HILLS OF STANLEY LAKE LOTS 1A AND 2A, A MINOR SUBDIVISION IS APPARENTLY REMNANT PORTIONS OF LOTS 18, 19, 20 AND 21 OF RUSTIC ACRES, BOOK 20, PAGE 36 THAT WERE NOT INCLUDED IN THE SUBSEQUENT PLATS OF THE HILLS AT STANLEY LAKE, RECEPTION NO. F0373561 OR THE HILLS OF STANDLEY LAKE LOTS 1A AND 2A, A MINOR SUBDIVISION, RECEPTION NO. F0745360 AND IS NOT INCLUDED IN THIS MINOR PLAT.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND SURVEY BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
- NOTICE: ACCORDING TO COLORADO LAW YOU UST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- THE STORM WATER DETENTION AREA SHOWN HEREON (WITHIN AN EASEMENT GRANTED TO THE CITY OF ARVADA FOR SUCH PURPOSE) SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER AND SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. IN THE EVENT THAT SAID CONSTRUCTION AND MAINTENANCE IS NOT PERFORMED BY SAID OWNER, THE CITY OF ARVADA SHALL (WITHOUT WAIVING ANY OTHER RIGHTS AVAILABLE TO IT) HAVE THE RIGHT TO PERFORM THE NECESSARY WORK, THE COST OF WHICH SAID OWNER, HEIRS, SUCCESSORS, AND ASSIGNS AGREES TO PAY UPON BILLING.
- NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED WITHIN THE STORMWATER DETENTION EASEMENT AND NO CHANGES OR ALTERATIONS AFFECTING THE HYDRAULIC CHARACTERISTICS OF THE DETENTION AREA WILL BE MADE WITHOUT THE APPROVAL OF THE CITY OF ARVADA.
- UTILITY EASEMENTS ARE HEREBY GRANTED AS EIGHT (8) FEET WIDE ALONG ALONG ALL REAR LOT LINES, FIVE (5) FEET WIDE ALONG THE SIDE OF LOTS, EIGHT (8) FEET WIDE ALONG BOTH SIDES OF ALL STREETS. A SEVEN AND ONE HALF (7.50) FOOT WIDE DRAINAGE AND UTILITY EASEMENT IS HEREBY GRANTED ALONG THE WEST LOT LINE OF LOTS 3-5 AS SHOWN. UTILITY MEANS SEWER, WATER, ELECTRICITY, TELEPHONE, CABLE AND OTHER TELECOMMUNICATIONS FACILITIES. THOSE EASEMENTS ALONG BOTH SIDES OF STREETS ARE RESERVED EXCLUSIVELY FOR THE USE OF GAS MAINS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT APPROXIMATELY RIGHT ANGLES BUT IN NO EVENT SHALL ANY PERMANENT STRUCTURE BE ALLOWED IN THE AREA RESERVED FOR GAS MAINS; PROVIDED HOWEVER, CONCRETE DRIVES, SIDEWALKS, AND UTILITIES ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES. ALL SIDE AND REAR LOT LINE EASEMENTS ARE FOR UTILITY AND DRAINAGE PURPOSES. NO RETAINING WALLS, FENCE, SHRUBS, TREES OR OTHER OBSTRUCTIONS MAY BE PLACED WITHIN THE EASEMENTS THAT WILL OBSTRUCT THE FLOW OF DRAINAGE IN SAID EASEMENTS. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY EASEMENT OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE EASEMENT OR RIGHT-OF-WAY BE GRANTED.
- ALL LOT CORNER MONUMENTS SHALL BE SET PER COLORADO STATE STATUTE 38-51-105.
- ALL SIDE AND REAR EASEMENTS ARE FOR UTILITY AND DRAINAGE PURPOSE. (U.D.E. TYPICAL)
- ALL FRONT EASEMENTS ARE FOR UTILITY PURPOSES. (U.E. TYPICAL). FRONT EASEMENTS ALONG BOTH SIDES OF THE STREET ARE RESERVED FOR UTILITIES.
- THIS PARCEL OF LAND DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN IN THE FEMA FIRM MAP, PANEL NO. 08059C018SF, DATED 02/05/2014.
- PERMANENT SWALES ALONG WEST PROPERTY LINE OF LOTS 3, 4 AND 5 SHALL BE MAINTAINED BY THE PROPERTY OWNERS FOR DRAINAGE PURPOSES.

TITLE CERTIFICATION:

I, _____, AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY, DULY FORMED AND EXISTING PURSUANT TO THE STATUTES OF COLORADO FOR THE PURPOSE OF INSURING TITLES TO REAL PROPERTY IN COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREIN ABOVE INDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS AND EASEMENTS AND THAT THE TITLE TO SUCH LANDS IS THAT OF THE DEDICATORS, FREE AND CLEAR OD ALL LIENS AND ENCUMBRANCES.

DATED THIS ____ DAY OF _____, 20__

FIRST AMERICAN TITLE INSURANCE COMPANY

BY:TITLE:

SURVEYOR'S CERTIFICATION:

I, ROBERT A. RICKARD, A DULY LICENSED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.

ROBERT A. RICKARD, PLS NO. 28283DATE
FOR AND ON BEHALF OF
ROCK CREEK SURVEYING, LLC

APPROVAL CERTIFICATE:

APPROVED FOR FILING BY THE COMMUNITY AND ECONOMIC DEVELOPMENT OF THE CITY OF ARVADA, COLORADO THIS ____ DAY OF _____, 20__.

COMMUNITY AND ECONOMIC DEVELOPMENT CITY CLERK

CLERK AND RECORDER'S CERTIFICATE:

RECEPTION NUMBER _____

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF JEFFERSON COUNTY, AT GOLDEN, COLORADO ON THIS ____ DAY OF _____, 20__, AT ____ O'CLOCK _M..

JEFFERSON COUNTY CLERK AND RECORDERBY: DEPUTY CLERK

TRACT	AREA	USE	OWNERSHIP
TRACT A	11,159 S.F.	DRAINAGE, DETENTION	HOA
TRACT B	2818 S.F.	POND ACCESS & U.D.E.	HOA
TRACT C	2346 S.F.	82ND AVE. ROW	COA

FINAL PLAT – UNION ESTATES
PART OF THE N 1/2 OF THE SE 1/4 OF SEC. 29, T2 S, R69W OF THE 6TH P.M.,
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO.

REVISIONS

ROCK CREEK SURVEYING, LLC.

3021 GARDENIA WAY
SUPERIOR, CO 80027
303-521-7376

DRAWN: PSD

REVISIONS:

SCALE: 1"=30'

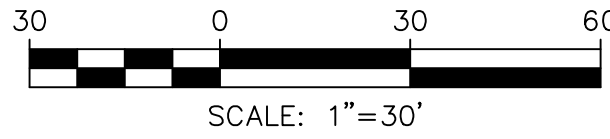
FIELD DATE: 06-09-2020

DATE: JUNE-7-2022

UNION ESTATES - MINOR PLAT

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER
OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO.
SHEET 2 OF 2
MINOR PLAT

PLAN VIEW
SCALE: 1" = 30'



LEGEND

- SET NO. 5 REBAR WITH ORANGE PLASTIC CAP, PLS 28283
- FOUND REBAR AS NOTED
- FOUND RANGE BOX AS NOTED
- SECTION LINE
- PARCEL BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING PROPERTY LINE
- EXISTING CENTERLINE
- SET NO. 5 REBAR, 18 INCH LENGTH, WITH 1.5-INCH DIAMETER YELLOW PLASTIC CAP STAMPED LS 28283.
- SET NO. 6 REBAR, 30 INCH LENGTH, WITH 2.5-INCH DIAMETER ALUMINUM CAP STAMPED LS 28283 AS A RANGE POINT IN RANGE BOX.
- TUCKER DITCH CENTERLINE

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N90°00'00"W	9.87'
L2	N90°00'00"W	9.87'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	N45°00'00"W	21.21'
C2	13.09'	15.00'	49°59'41"	S65°00'09"W	12.68'
C3	52.00'	55.00'	54°10'33"	N67°05'35"E	50.09'
C4	36.38'	55.00'	37°53'57"	S66°52'10"E	35.72'
C5	30.00'	55.00'	31°15'00"	S32°17'42"E	29.63'
C6	32.00'	55.00'	33°20'24"	S00°00'00"E	31.55'
C7	19.98'	55.00'	20°49'04"	S27°04'44"W	19.87'
C8	26.18'	55.00'	27°16'22"	S72°10'57"W	25.93'
C9	52.00'	55.00'	54°10'33"	N67°05'35"W	50.09'
C10	13.09'	15.00'	49°59'41"	S65°00'09"E	12.68'
C11	23.56'	15.00'	90°00'00"	N45°00'00"E	21.21'
C12	20.22'	55.00'	21°03'30"	N48°01'01"E	20.10'

C:\USERS\ROCK CREEK SURVEYING\DOCUMENTS\ROCK CREEK SURVEYING - LCL\UNION-DAVID MOORE, P.E.\12161 W. 82ND AVE, ARVADA, CO 80004\12161 W. 82ND AVE, ARVADA, CO 80004.DWG

FINAL PLAT - UNION ESTATES
PART OF THE N 1/2 OF THE SE 1/4 OF SEC. 29, T2 S, R69W OF THE 6TH P.M.,
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO.

REVISIONS

ROCK CREEK SURVEYING, LLC.
3021 GARDENIA WAY
SUPERIOR, CO 80027
303-521-7376

DRAWN: PSD

FIELD DATE: 06-09-2020

SCALE: 1"=30'

DATE: JUNE-7-2022

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

UNION ESTATES
ANNEXATION AND REZONING
DA2021-0023

NATURE OF REQUEST

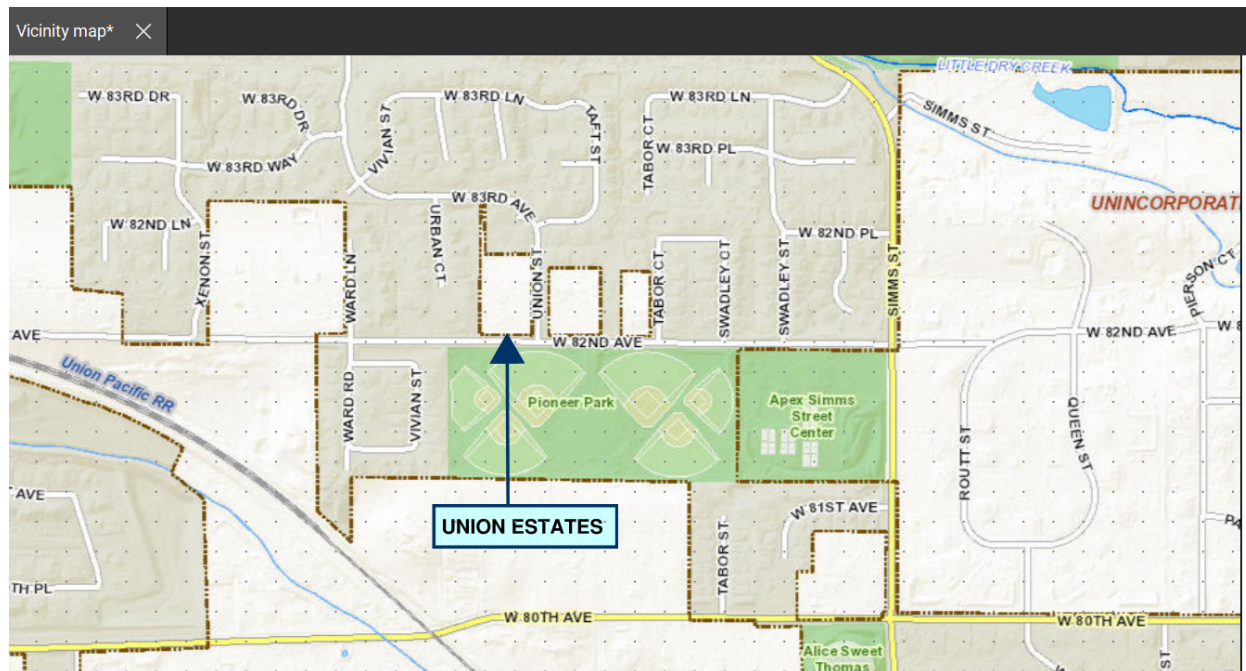
Steve Lindsey, Linco Enterprises, the applicant is seeking annexation of approximately 2.11 acres located at the northwest corner of West 82nd Avenue and Union Street. The applicant is also requesting rezoning approval from Jefferson County A-2 (Agriculture) to RN-7.5 (Residential 7.5) to allow a maximum of seven single-family residential lots. A Site Plan to develop seven custom single-family homes and a Minor Subdivision are also submitted and are under the administrative review process.

LOCATION AND HISTORY

The subject property is located at 12016 West 82nd Avenue and is currently a vacant parcel zoned A-2 (Agricultural-2) in Jefferson County. The Hills at Standley Lake subdivisions lies to the north, west and east side of the property. The City's Pioneer Park is directly to the south.

As part of the 2020 Land Development Code, the City rezoned and remapped the established areas of the various subdivisions for single-family detached homes zoned PUD-R (Planned Unit Development-Residential) to RN-7.5 (Residential Neighborhood). The intent of the RN zone district is to maintain the character of mature established neighborhoods to allow development and redevelopment that are consistent with the neighborhood's architectural character.

Consistent with the existing neighborhoods, the proposed zoning for the property is RN-7.5. The seven lot subdivision will be custom-homes to be built by the applicant who is a custom home builder.



NEIGHBORHOOD MEETING

Division 8-2-3-4 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 November 12, 2020. The applicant, staff, and five neighbors were in attendance.

The applicant provided an overview of the proposed lots and that it meets the RN-7.5 development standards. The adjacent neighbors to the east were concerned that the lots sizes were smaller than their lots and that homes would be located closer to their homes. They also asked what type of homes would to be built.

The applicant responded that the minimum lot size and setbacks were consistent with the subdivisions. The development will be custom-homes and that he would work with the adjacent property owners to screen the backyards with landscape. No further concerns were raised.

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 development application was submitted on, March 1, 2021 and was processed under the public hearing development cases review track of 26 weeks. For a variety of reasons, the applicant and City did not meet the established review and submittal timeline.

ALIGNMENT WITH CITY COUNCIL STRATEGIC PLAN

The project is consistent with the City Council Strategic Plan principles for the Community and Economic Development work system. This development conforms to City Council Strategic Result (SR1) that 95% of development approvals conform to City's Comprehensive Plan on an annual basis.

ZONING AND LAND USE

The subject property is currently zoned RN-7.5 (Residential Neighborhood Sub-district- 7.5) and is approximately 2.11 acres in size.

Surrounding properties are zoned and utilized as follows:

Direction	Zoning	Actual Use
North	RN-7.5 (Residential 7.5)	Single family homes
South	OS (Open Space)	Pioneer Park
East	RN-12.5 (Residential 12.5)	Single family homes
West	RN-7.5 (Residential 7.5)	Single family homes

Planning Map



PROJECT ANALYSIS

Annexation

Eligibility for Annexation: The total perimeter contiguous to the City is 1715.08 linear feet which exceeds the 1/6 (16%) area requirement. The City surrounds the property to the west, north, south and a portion of the east. The annexation petition submitted by the applicant indicates that it has been signed by 100% of the landowners.

Compliance with the Comprehensive Plan

The property is designated Suburban Residential in the 2014 Comprehensive Plan with primary uses for single-family detached with a maximum density of six dwelling units per acre. The proposed development is for seven units on 2.11 acres.

Compliance with Other Applicable Plans

There are no other applicable plans associated with this property.

RN-7.5 Setbacks

The proposed minimum setbacks and dimensional standards for the development are as follows:

Building lot size minimum: 7,500 square feet
Minimum lot width: 75 feet
Minimum front and street side: 20 feet
Side: 7.5 feet
Rear setbacks: 10 feet
Maximum lot coverage: 40%

Building Height

The maximum building height is 28 feet. The custom homes will be designed to meet the maximum height.

Open Space

The RN zone district maximum building lot coverage of 40% defines the total open space for each lot.

Landscaping, Buffering and Fencing

The proposed landscape, buffer and fencing will be consistent with the adjacent subdivisions.

Parks

Park land dedication and park development fees will be assessed for seven new homes and will be paid prior to the approval of the Site Plan.

Building Design

The building design for each lot will vary for each custom home that will need to meet the LDC building standards. The applicant has indicated it will be similar to the existing homes in terms of materials and quality of the existing homes adjacent to the property.

Circulation and Connectivity

Access to the site will be from Union Street into a cul-de-sac. West 82nd Avenue abuts the property to the site. West 82nd Avenue will be improved to collector street standards requiring additional right-of-way dedication, with curb, gutter and sidewalks.

Grading and Drainage

The 2.11 acre property generally slopes to the north and northeast. It also lies within the Little Dry Creek drainage basin and flows into Clear Creek. The runoff from the property will outfall into a 15-inch storm sewer in Union Street and drains to Little Dry Creek.

Parking and Loading

The required parking space for each lot is two off-street parking spaces. Each home will have a minimum of two car garages with driveways.

Utility Services

Dry utility providers (i.e. gas, electric, phone and cable services) will design and provide service to the area including telephone, cable television, and internet services. The service providers include Century Link, TDS, Public Service and Xcel Energy.

Police and Fire Protection

The Arvada Police Department (APD) will provide police service from the Whisper Creek Station at 14360 West 89th Drive. The Arvada Fire Protection District (AFPD) will serve the

development. A new fire station is constructed within Candelas development and will serve the site.

School District

Union Estates is within the Jefferson County R-1 School District (JeffCo). School land dedication fees-in-lieu will be assessed and paid by the applicant upon approval of the Site Plan.

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 tables 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 Chapter 8 of the Land Development Code, and presents the following findings:

Div. 8-3-3 Annexation and Disconnection Approval Criteria	Finding	Rationale
1. The annexation is in accord with the Comprehensive Plan and the best interests of the City would be served by annexation of such property.	Complies	The proposed annexation complies with the Municipal Annexation Act of 1965.
2. The property is capable of being integrated into the City and developed in compliance with all applicable provisions of this Code and the Arvada City Code.	Complies	The property is capable of being integrated into the City and developed in compliance with RN-7.5 zone district standards as well other City regulations.
3. At the time any development of the area proposed to be annexed is completed, there will be capacity to adequately serve residents of such area with all necessary utilities, facilities and public services.	Complies	All necessary utilities and facilities are available to serve and to connect to the public infrastructure when constructed.

Div. 8-3-4 Zoning and Rezoning Approval Criteria	Finding	Rationale
1. The rezoning is consistent with the Arvada Comprehensive Plan, or an adopted sub-area plan, corridor plan, or urban renewal plan, or reflects conditions that have changed since the adoption of the Comprehensive Plan.	Complies	The RN-7.5 zone district is consistent with the Suburban Residential land use category and other applicable policies in the Comprehensive Plan.
2. The intended land use is consistent with the stated intent of the proposed zoning district.	Complies	The single-family detached homes are consistent with the intent of the RN-7.5.

3. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will, prior to development, be available to serve the subject property while maintaining adequate levels of service to existing development.	Complies	All facilities and services are available to serve the site. The applicant will also be improving West 82 nd Avenue to meet the collector street standard to include dedication of right-of-way, curb, gutter and sidewalk.
4. The intended land use for which the rezoning is sought will not result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated.	Complies	The vacant lot will be developed for seven single-family detached homes. Other than during construction, there are no significant adverse impacts since the adjacent properties have been developed.
5. The rezoning is consistent with the character of existing or planned development on adjacent properties and in the surrounding area or neighborhood, or measures will be taken to substantially buffer or otherwise substantially mitigate any negative impacts.	Complies	The RN-7.5 is consistent with the existing neighborhoods area.

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 find that a recommendation to approve the DA2021-0023 is supported by the approval criteria.

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



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.C.

TO: PLANNING COMMISSION

DATE: July 19, 2022

SUBJECT: Zoning certain land in the City of Arvada for a 2.11 acre parcel of land from Jefferson County A-2 (Agricultural 2) to City of Arvada RN-7.5 (Residential Neighborhood 7.5) and Amending the Official Zoning Maps of the City of Arvada, Colorado, approximately located at 12016 W 82nd Avenue.

Report in Brief

MOTION:

MOVED BY: _____

That the zoning of certain land in the City of Arvada, DA2021-0023 Union Estates, for a 2.11 acre parcel of land from Jefferson County A-2 (Agricultural 2) to City of Arvada RN-7.5 (Residential Neighborhood 7.5) and Amending the Official Zoning Maps of the City of Arvada, Colorado, approximately located at 12016 West 82nd Avenue, be recommended to City Council for (approval) (denial).

This motion is based on the findings of fact and approval criteria on Pages 6-7 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:

Kevin Luy, Records Management Coordinator

Reviewed by:

Approved by:

Carol Ibanez, Senior Planner

7/7/2022

Josie Suk, Development Systems and Administrative Manager

7/12/2022

Robert Smetana, Manager of City Planning and Development

7/12/2022

Emily Grogg, Senior Assistant City Attorney

7/13/2022

Ryan Stachelski, Director of Community and Economic Development

7/14/2022

SUBJECT: Zoning certain land in the City of Arvada for a 2.11 acre parcel of land from Jefferson County A-2 (Agricultural 2) to City of Arvada RN-7.5 (Residential Neighborhood 7.5) and Amending the Official Zoning Maps of the City of Arvada, Colorado, approximately located at 12016 W 82nd Avenue.

PAGE: 2
ITEM: 8.C.

Enclosure, exhibits & attachments required to support the report