

City of Arvada

Planning Commission Agenda

MAY 21, 2024

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:

Jessica Garner, Dir. of Community and Econ Development
Emily Grogg, Senior Assistant City Attorney
Rob Smetana, Planning Manager
Claudia Vaughan, Manager of Development Engineering
Josie Suk, Systems and Administrative Manager
Heidi Van Gieson, Administrative Specialist
Dixielee Rodriguez, 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 May 7, 2024 Meeting Minutes
5. GENERAL BUSINESS
6. REPORTS
7. PETITIONS & COMMUNICATIONS
8. PUBLIC HEARINGS
 - A. DA2023-0045, Major Modification from Subsection 5-1-3-1.B.2 of the Land Development Code related to building height and number of usable floors for Texas Roadhouse, generally located at 5550 Wadsworth Blvd.

- B. DA2023-0045, Major Modification from Subsection 5-1-3-1.B.6 of the Land Development Code related to windows and doors on street-facing facades for Texas Roadhouse, generally located at 5550 Wadsworth Blvd.

9. OTHER ITEMS

10. ADJOURN



SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD
May 7, 2024

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

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

Those present: Tom Aljinovich, Doug Magee, Steve Hannan, Tim Knapp, Brandon Figliolino, Andrew Gay

THOSE ABSENT

Michael P. Griffith

ALSO PRESENT: Rob Smetana, City Planning Manager; Emily Grogg, Sr. Ass't. City Attorney; Linda Hoover, Sr. Planner; Shane Greenburg, Sr. Planner; Heidi Van Gieson, Development Tech; Dixielee Rodriguez, Recording Secretary.

Doug Magee made a motion to excuse Michael P. Griffith

Those voting Yes: Figliolino, Gay, Hannan, Aljinovich, Magee, Knapp

Those voting No:

Those absent: Griffith

The motion carried 6-0

4. **APPROVAL OF MINUTES**

January 16, 2024. The minutes had two corrections, was reprinted and stand approved as printed.

5. **GENERAL BUSINESS:** Agenda Item 5.A.

CP2024-0001 a Resolution by the Planning Commission for the City of Arvada, Colorado, Adopting the 2014 Arvada Comprehensive Plan as Arvada's Three Mile Plan Pursuant to Section 31-12-105(1)(E), C.R.S., as Amended be approved and recommended to City Council for Ratification.

MOTION

It was moved by Mr. Aljinovich that CP2024-0001 a Resolution by the Planning Commission for the City of Arvada, Colorado, Adopting the 2014 Arvada Comprehensive Plan as Arvada's Three Mile Plan Pursuant to Section 31-12-105(1)(E), C.R.S., As Amended be approved and recommended to City Council for ratification this motion is based on finding of facts on page 1 of the Staff Report.

DISCUSSION OF MOTION

None

The Following votes were cast on the motion:

Those voting Yes: Figliolino, Gay, Hannan, Aljinovich, Magee, Knapp

Those voting No:

Those absent: Griffith

The motion carried: 6-0

6. REPORTS

None

7. PUBLIC COMMENT

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

8. PUBLIC HEARINGS

8.A. DA2024-0027 Arvada House Alternative Sign Program for a Mural Facade Treatment, located at 10175 W 58th Pl.

Mr. Magee opened the public hearing.

Mr. Magee asked if all of the required documents were in order.

Ms. Hoover stated that the publication, affidavit of mailing, and the posting log are all in order.

Mr. Magee asked if there were any corrections to the staff report.

Ms. Hoover stated that there were not.

Mr. Magee stated the staff report, posting log and affidavit of mailing have been submitted and made part of the permanent record.

Mr. Magee asked Ms. Hoover to introduce the project.

Ms. Hoover introduced the project.

Jesus Bendezu - 517 Martin St Longmont, CO 80501. He stated that he is here on behalf of the Arvada House. The project is located in the triangle in between Kipling, Ralston and W 58th.

Zoning is Mixed Use -Urban and the lot area is almost 1 acre. The building area is almost 61,000 sq ft., is 6 stories in height and built in 1975, it is a fairly old building. The goal of the project is to refresh the aesthetic and extend the building's use. Project goals were to engage a local artist to create the art and use local inspiration. The Artist used Colorado wildflowers, Colorado skies and mountain ranges and the use of organic and geometric shapes as inspiration for the design. Color palette is all shades of blue.

PUBLIC COMMENT

N/A

IN FAVOR

N/A

IN OPPOSITION

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

APPLICANT REBUTTAL

N/A

QUESTIONS FROM THE COMMISSION

Mr. Knapp asked if there are any other multi level buildings that have a mural design at this time?

Ms. Hoover stated no

Mr. Knapp asked the applicant if the design being proposed is the one that was presented?

Mr. Bendezu stated that yes it was.

Mr. Knapp stated that he had read that no one showed up to the neighborhood meeting. He asked if we received any public comment?

Ms. Hoover stated that the city has not received any comments from any of the notices sent out.

Mr. Knapp asked Mr. Bendezu if he has done any other projects like this?

Mr. Bendezu stated that he has not.

Mr. Magee asked if the applicant incorporated any of the staff or residents in any of the planning?

Mr. Bendezu stated no, it was from the artist, the residents knew of it but did not give any input.

Mr. Hannan asked the staff about maintenance of this mural, are there any requirements?

Ms. Hoover stated no the city does not maintain this.

Mr Hannan asked if it will be on the part of the owners to keep it maintained?

Mr. Bendezu stated yes, that is correct.

Mr. Knapp asked if there was a way to ensure that the mural is maintained?

Rob Smetana stated that there is wording in the LDC in regards to sign maintenance that the City would be able to use since this is an Alternative Sign Program.

Mr. Knapp asked what would happen if the applicant did not comply?

Mr. Smetana stated that Code Enforcement would get involved.

MOTION FOR 8.A.

It was moved by Mr. Ajinovich That the Arvada House Alternative Sign Program for a Mural Facade Treatment approximately located at 10175 W 58th Pl, in the City of Arvada, Colorado be recommended to the Director for Approval.

This motion is based on the findings of fact and approval criteria on Page(s) 4 and 5 of the Staff Report.

DISCUSSION OF MOTION

Mr. Gay stated he is happy to see the thoughtfulness to improve the building.

Those voting Yes: Hannan, Ajinovich, Magee, Knapp, Figliolino, Gay

Those voting No:

Those absent: Griffith

The motion carried 6-0

8. PUBLIC HEARINGS - Continue

8.B. DA2023-0043 Four (4) Major Modifications for Indian Tree Golf Course Barn

1. section 5-1-2-3B - Massing: A monolithic appearance when viewed from a street.
2. section 5-1-2-3C6 - Windows/Transparency: No windows on three facades.
3. section 5-1-2-3C8c - Roof Design: A continuous roof ridgeline greater than 35-feet long.
4. section 5-1-2-3C8d - Roof Design: No eave overhangs of at least one foot.

Mr. Magee opened the public hearing.

Mr. Magee asked if all of the required documents were in order.

Mr. Greenburg stated that the publication and posting notice are all in order..

Mr Magee stated the staff report and posting log have been submitted and made part of the permanent record.

Mr. Magee asked Mr.Greenburg to introduce the project.

Mr. Greenburg introduced the project. Apex park and rec is seeking approval of a barn for golf cart storage on .16 acres of the Indian Tree Golf Course.

Applicant - Greg Proulx 12499 W Colfax Ave, Lakewood, and Tobias Strohe 6240 W 5th Place, Lakewood, CO.

Mr. Proulx stated that they are working on updating the site as the last time this was done was in the late 1990's. Project Site is approximately 600 ft off of Wadsworth, just west of the Parking lot.

Mr. Strohe stated that the building will have an open gable with a translucent material on the gable ends to allow natural light into the space. This is also to allow for future solar panels to be installed. This is why they are not using Dormers that the code would require. They are trying to have the building be contextual to the golf course environment. He stated that the building will fit well into the landscape.

Mr. Proulx stated that they have designed a new water and sanitary line that loops through the system. They are looking to maintain and not disturb the current golf course as much as possible, minimal disruption of trees. He stated that they will be removing 4 trees but planting 11 new trees equal to the diameter and caliber of the trees removed. They have looked at the lighting to make sure it does not disturb the neighbors. The two variances that they are looking for are asking for a slope of less than 1% and also using an oversized pipe to prepare for future development.

PUBLIC COMMENT

N/A

IN FAVOR

N/A

IN OPPOSITION

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

APPLICANT REBUTTAL

N/A

QUESTIONS FROM THE COMMISSION

Mr. Aljinovich asked what is currently being used as cart storage?

Mr Strohe stated that they are currently using a maintenance facility that is close to Wadsworth with a fence, but some of the carts are open to the elements.

Mr. Ajinovich asked if the current carts are acid base battery carts?

Mr. Strohe stated that they are fuel carts currently.

Mr. Aljinovich asked what is the plan if there is a spill?

Mr. Proulx stated that they are currently fuel, but that they are going to electric charged models. They will have a sand-oil separator for any runoff when cleaning the carts, so that it does not go into the storm system.

Mr. Ajinovich asked where the battery acid was going to be stored?

Mr. Proulx stated that he did not know that answer.

Mr. Smetana stated that any battery acid storage will be discussed in the building permit stage, right now we are just focusing on the exterior of the building.

Mr. Ajinovich asked if charging will occur in this building.

Mr. Proulx stated that yes, he believes that charging will occur inside this building.

Mr. Proulx stated that Mr. Strohe just made him aware that he believes it will be a Lithium Ion Battery, not Acid Based Battery.

Mr. Ajinovich asked if there were fire-retardant systems?

Mr. Proulx stated that yes, he believes there are and there is a dedicated sprinkler line for the building.

Mr. Aljinovich stated to be sure that they look at that if they go with Lithium batteries as they don't like water.

Mr. Gay asked about the fact that there are no windows in the building and whether that's related to safety, stated that they should add that to the reason for the modification- to deter theft.

Mr. Strohe stated that with it being a cart barn, they didn't want patrons looking at carts which can be unattractive.

Mr. Gay asked about the overhang major modification and how it affects drainage. Would this damage the foundation?

Mr Strohe stated they are going for simplicity of form, a contemporary form.

Mr. Knapp asked about the solar panels.

Mr. Strohe stated not that they will not be placed at this time but in the future.

Mr. Knapp asked if this would be a review for the PC or just staff?

Mr. Smetana stated that it would be an administrative decision. He also stated that there are regulations in the LDC that explain how and where they can be placed.

Mr. Knapp asked what kind of material is being used on the exterior?

Mr. Strohe stated that it would be CMU (Concrete Masonry Units) with Colored Pigment and different scales.

Mr. Knapp asked about the landscaping. Are they using the trees to obscure the building?

Mr. Proulx stated that they are using the landscape to provide additional shade, break up the facade and to establish a path of where the carts will go.

Mr. Magee asked about the solar panels, are there sky lights at the top of the gables right now?

Mr. Strohe stated that yes, they are skylights.

MOTION FOR 8.B.1

It was moved by Mr. Knapp The Major Modification for Indian Tree Golf Course Cart Barn section 5-1-2-3B - Massing: A monolithic appearance when viewed from a street be approved on this .7 acre parcel of land, generally located at 7555 Wadsworth Blvd., in the City of Arvada, to be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Page 4 of the Staff Report.

DISCUSSION OF MOTION

Mr. Hannan stated that he is concerned about the lack of windows for something of this size.

Mr. Figliolino stated that this appears to be a massive building. If it was closer to a residential area, he would deny it. Asked if the applicant can think of other ways to add landscape around it.

Mr. Knapp concurs with his fellow commissioners. He feels that there could be some other way to break it up.

Those voting Yes: Hannan, Ajinovich, Magee, Knapp, Figliolino, Gay

Those voting No:

Those absent: Griffith

The motion carried 6-0

MOTION FOR 8.B.2

It was moved by Mr. Knapp The Major Modification for Indian Tree Golf Course Cart Barn section 5-1-2-3C6 - Windows/Transparency: No windows on three facades be approved on this .7 acre parcel of land, generally located at 7555 Wadsworth Blvd., in the City of Arvada, to be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Page 4 of the Staff Report.

DISCUSSION OF MOTION

N/A

Those voting Yes: Hannan, Ajinovich, Magee, Knapp, Figliolino, Gay

Those voting No:

Those absent: Griffith

The motion carried 6-0

MOTION FOR 8.B.3

It was moved by Mr. Knapp The Major Modification for Indian Tree Golf Cart Barn section 5-1-2-3C8c - Roof Design: A continuous roof ridgeline greater than 35-feet long be approved on this .7 acre parcel of land, generally located at 7555 Wadsworth Blvd., in the City of Arvada, to be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Page 4 of the Staff Report.

DISCUSSION OF MOTION

N/A

Those voting Yes: Hannan, Ajinovich, Magee, Knapp, Figliolino, Gay

Those voting No:

Those absent: Griffith

The motion carried 6-0

MOTION FOR 8.B.4

It was moved by Mr. Knapp The Major Modification for Indian Tree Golf Course Cart Barn section 5-1-2-3C8d - Roof Design: No eave overhangs of at least one foot, be approved on this .7 acre parcel of land generally located at 7555 Wadsworth Blvd., in the City of Arvada, to be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Page 4 of the Staff Report.

DISCUSSION OF MOTION

N/A

Those voting Yes: Hannan, Ajinovich, Magee, Knapp, Figliolino, Gay

Those voting No:

Those absent: Griffith

The motion carried 6-0

9. **OTHER ITEMS**

Mr. Smetana stated that there will be a meeting on May 21st, with major modifications. Texas Roadhouse is on the agenda.

10. **ADJOURNED** at 7:01P.M.

Doug Magee, Acting Chair

Tim Knapp, Secretary

Heidi Van Gieson, Recording Secretary



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.A.

TO: PLANNING COMMISSION

DATE: May 21, 2024

SUBJECT: DA2023-0045, Major Modification from Subsection 5-1-3-1.B.2 of the Land Development Code related to building height and number of usable floors for Texas Roadhouse, generally located at 5550 Wadsworth Blvd.

Motion

That a Major Modification from Subsection 5-1-3-1.B.2 of the Land Development Code, that requires buildings adjacent to a Pedestrian Priority Street to have a minimum height of 25 feet and have at least two usable floors, be recommended to City Council for (approval) (denial).

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

Prepared by:
Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Rob Smetana, Planning Manager	5/13/2024
Josie Suk, Development Systems and Administrative Manager	5/14/2024
Emily Grogg, Senior Assistant City Attorney	5/15/2024
Jessica Garner, Director of Community and Economic Development	5/16/2024

Enclosure, exhibits & attachments required to support the report

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

Texas Roadhouse
Major Modifications
DA2023-0045

NATURE OF REQUEST

Greenberg Farrow, representing Texas Roadhouse, is requesting approval of Major Modifications for a new restaurant to be located at the northeast corner of Wadsworth Boulevard and 55th Avenue.

The project is to be located on an approximately 1.16-acre site that will be created as part of a Minor Subdivision of the lot from the Harkins Theater site. The project will include the construction of a one-story, 9,214 square foot restaurant building, a required small urban park and slight revisions to adjacent parking areas.

MAJOR MODIFICATIONS REQUESTED

The Applicant is requesting Major Modifications to the Arvada Land Development Code (LDC) standards as part of this project. Those modifications are:

1. A modification from Subsection 5-1-3-1.B.2 that requires buildings adjacent to a Pedestrian Priority Street to have a minimum height of 25 feet and have at least two usable floors.
2. A modification from Subsection 5-1-3-1.B.6 that requires transparent windows and/or doors on a minimum of 50 percent of the wall area between two and 10.5 feet above grade on facades facing a street.

LOCATION AND HISTORY

The subject property is located approximately 5550 Wadsworth Boulevard and is currently used for parking associated with the Harkins Theater.

NEIGHBORHOOD MEETING

A neighborhood meeting regarding the modifications was held on February 15, 2023. No members of the public or adjacent property owners attended the meeting.

PUBLIC NOTIFICATION

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

Written Notice: Due to the location of the proposed building being far from residential properties and streets, the Director determined that written notice was unnecessary.

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

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

SEVERED MINERAL RIGHTS

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

DEVELOPMENT REVIEW TIMELINE

The application was submitted on April 27, 2023. Staff met review deadlines, per the development review timeline. However, due to discussions regarding site related issues, the time between the applicant submissions exceeded the standard 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.

ZONING AND LAND USE

The subject property is currently zoned Open Space (OS) and is approximately .6 acres in size.

Surrounding properties are zoned and utilized as follows:

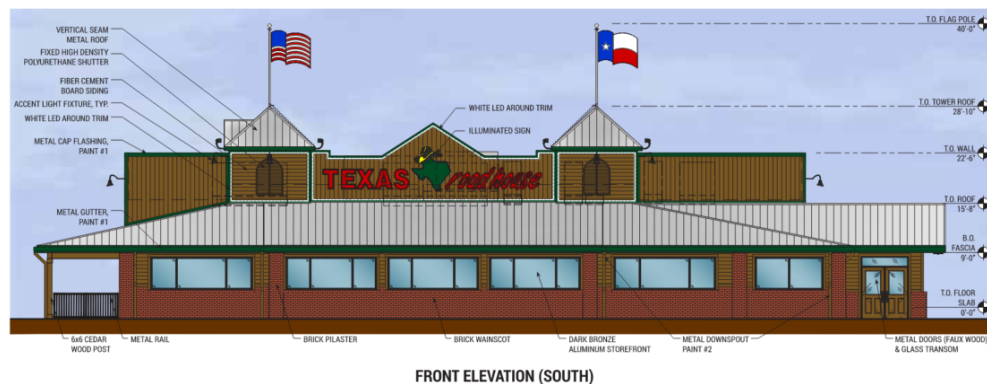
Direction	Zoning	Actual Use
North	MX-T (Mixed Use – Transit)	Commercial
South	MX-T (Mixed Use – Transit)	Commercial
East	MX-T (Mixed Use – Transit)	Commercial
West	MX-T (Mixed Use – Transit)	Hotel

PROJECT ANALYSIS

Building Design

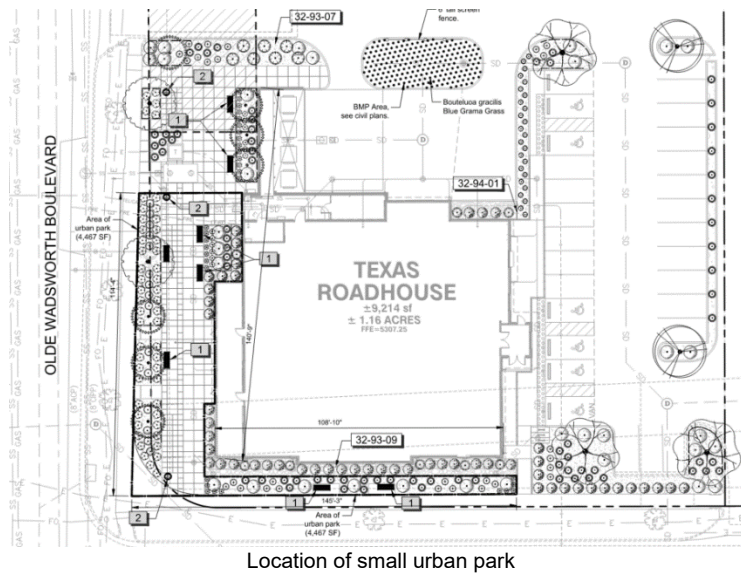
The building design of the project meets all LDC requirements except:

1. Section 5-1-3-1.B.2 regarding building height. The proposed building does not meet the minimum height requirement of 25 feet and does not have at least two usable floors. However, the building mechanical screen has a height of approximately 22 feet and the tower elements have a height of almost 29 feet. The applicant believes that height meets the intent of the requirements and that existing retail/restaurant buildings in the vicinity of the site are also single-story and approximately the same height as the proposed building.



2. Section 5-1-3-1.B.6 regarding required percentage of windows and doors on street facing facades. The proposed west façade of the building does not meet the required percentage of windows and/or doors of 50 percent of the area between two and 10.5 feet above grade. Only 11.31 percent of the façade contains transparent windows and doors. However, the façade does contain a number of spandrel glass (non-transparent) windows. Additionally, a large outdoor dining area has been located along the street facing side of the building to provide activation along the Wadsworth Boulevard. A large percentage of the required small urban park is also along the Wadsworth street frontage.





Based on the mitigation provided, the building design elements proposed as part of the project, and the justification of a single-story building as being consistent with the surrounding area, staff supports the proposed Major Modifications.

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	The requested modifications do not conflict with the Comprehensive Plan. The proposed mitigation and building design elements to be provided as part of the project comply with the intent of the zoning district in which the project is located.
2. The requested modification addresses a unique situation or incorporates creative site design.	Complies	The applicant has proposed a creative design to mitigate the two modifications that have been requested. The building height has been increased to provide a mass

		that reflects the LDC regulations. Additionally, the large outdoor dining area and the small urban park on the west side of the building will provide street activation that is not required by the LDC.
3. The requested modification will not result in incompatible development.	Complies	The proposed building meets all of the other building and site design criteria associated with the zoning district and pedestrian priority street regulations and is therefore compatible with the intent of the LDC.
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 building will not impact health, safety, or general welfare.
5. Any adverse impacts resulting from the modification will be mitigated to the extent reasonably feasible.	Complies	No adverse impacts have been identified with the proposed development.

STAFF RECOMMENDATION

Based upon project analysis and review of the Land Development Code approval criteria, Staff recommends approval of the Major Modifications by the Planning Commission.

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



FRONT ELEVATION (SOUTH)



LEFT ELEVATION (WEST)



REAR ELEVATION (NORTH)



RIGHT ELEVATION (EAST)

EXTERIOR FINISH SCHEDULE	
METAL RAILS / METAL GATE	PORTER PAINTS: EXTERIOR; COLOR: BLACK
FIBER CEMENT SIDING	ALLURA LAP SIDING, RUSTIC CEDAR 8.25" (7" EXPOSURE) COLOR: SUMMER WHEAT ALLURA VERTICAL PANEL, RUSTIC 8" OC GROOVE, COLOR: SUMMER WHEAT
EXTERIOR SHUTTERS	WHOLESALE MILLWORK HIGH DENSITY POLYURETHANE COLOR: SHERWIN WILLIAMS PAINTS, #6096 JUTE BROWN
FRONT ENTRANCE DOORS	SPECIAL-LITE SL-18 FRP DOOR OAK FINISH
FASCIA, FIBER CEMENT BOARD TRIM, METAL CAP FLASHING & GUTTERS	PAINT #1: SHERWIN WILLIAMS PAINTS, GREEN
DOWNSPOUTS	PAINT #2: SHERWIN WILLIAMS PAINTS, #6117 "SMOKEY TOPAZ" FINISH COLOR TO MATCH FIBER CEMENT COLOR
METAL DOORS & FRAMES, DUMPSTER GATES & BOLLARDS	PAINT #3: SHERWIN WILLIAMS PAINTS, GLOSS BLACK
BRICK	COMMERCIAL BRICK CORPORATION "HOMESTEAD"
BRICK (ALTERNATE)	GENERAL SHALE PHOENIX C652
METAL ROOF	METAL SALES VERTICAL SEAM, 12-INCH COVERAGE GALVALUME
DISCLAIMER NOTE: THE COLORS DEPICTED ON THESE ELEVATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY. PLEASE REFER TO MATERIAL BOARD FOR ACTUAL SAMPLE OF COLORS AND TEXTURES	

TRANSPARENCY AND GLAZING AREAS AND PERCENTAGES					
ELEVATION	PEDESTRIAN PRIORITY VIEW PLANE AREA (BETWEEN 2' & 10.5' ABOVE GRADE)	TRANSPARENT AREA	SPANDREL/FAUX WINDOW AREA	TOTAL TRANSPARENCY PERCENTAGE	TOTAL GLAZING PERCENTAGE (TRANSPARENT + SPANDREL)
SOUTH ELEVATION	884.78 SF	354.33 SF	0.00 SF	40.05%	40.05%
WEST ELEVATION	771.82 SF	87.33 SF	108.00 SF	11.31%	25.31%
NORTH ELEVATION	892.84 SF	6.33 SF	94.50 SF	0.71%	11.29%
EAST ELEVATION	820.56 SF	128.88 SF	27.00 SF	15.71%	19.00%



8600 W Bryn Mawr Avenue
Suite 800N
Chicago, IL 60631
847.788.9200
www.greenbergfarrow.com
Designing Solutions Together

Memorandum

March 18, 2024

Major Modification Justification Letter

Arvada, CO - Texas Roadhouse Relocation
NEC Olde Wadsworth Boulevard & West 55th
Avenue

The proposed relocation of the Texas Roadhouse restaurant will put the new operation into the Pedestrian Priority Zone. As a result, there are requirements triggered that were not in place when the original location was constructed and therefore, we are requesting approval of two major modifications to these Pedestrian Priority requirements as described below.

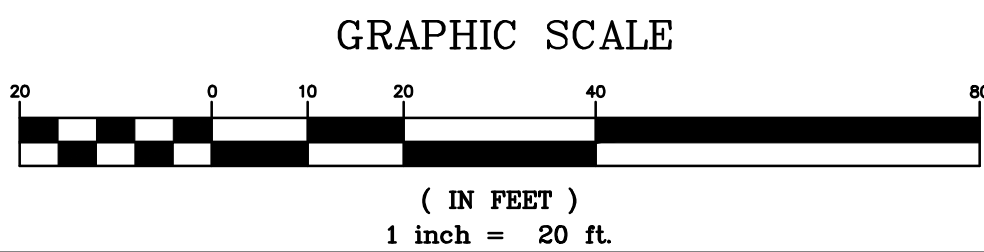
1. Requirement: Buildings in the frontage must be a minimum of 25' in height and contain 2 useable floors.
 - a. Proposed: The building is 1-story, 28'10" in height to the tower and 15' from FFE to the roofline.
 - b. Justification: While the building is a single story, the overall total height exceeds the minimum 25' and from the exterior appears as a 2-story building based on the architectural features of the towers and metal awning. Based on exterior appearance, we believe this meets the intent of the requirement to have 2 story buildings within this zone. In researching the nearby users within this pedestrian zone, much of them are also only one story with the appearance of a 2-story based on total height including the theatre, Namaste Restaurant, Starbucks, Einstein Bagels, Kokoro, Ruby Tuesday, Advanced Auto Parts, FedEx, and Lowe's to name a few.
2. Requirement: 50% of street facing walls 2-10/5' above grade must have transparent window and doors in order to provide clear views of building interiors from the street and to allow natural surveillance of the street and adjacent outdoor spaces.
 - a. Proposed: West elevation facing Wadsworth reflects 11.31% transparency.
South elevation facing 55th Street reflects 40% transparency.
 - b. Justification: The interior operation of the restaurant is not conducive to full transparent windows as the rear (north) half of the restaurant is back of house (kitchen, restroom, storage, utility) and would be unsightly from exterior perspective. This layout is outlined in the floor plan included in the submittal package for reference. In lieu of transparent windows on the west elevation affected by this operational layout, we've added a number of faux windows with spandrel glazing to increase the total glazing along the west to 25.31%. We believe

the additional faux windows combined with the proposed outdoor patio area and urban park along this elevation provides the pedestrian friendly environment the transparency requirement is intended to achieve. It should also be mentioned that the outdoor dining area has been extended by approximately 200 SF more than the prototypical outdoor dining area. Columns were also added to break up the elevation north of the patio. As for the south elevation, we added transparent windows along the entirety of the elevation to achieve the 40.05% transparency which based on our conversation with staff can be approved with a minor modification. Regardless, there are challenges with meeting the requirement along this elevation as well. One being that the height of the wall itself until it reaches the metal awning feature is only 9' which does not permit expanded window height up to the 10.5' dimension this calculation is based on. The second challenge being there are booths along this elevation that are raised 10" above the finished floor. If the windows were enlarged towards the ground floor the exterior view would be into under the table. In addition to help offset the reduction of transparency overall, we've added faux windows along both north and east elevations to achieve another 30% of glazing to the overall building.

In summary, the remaining of the Pedestrian Priority Zone requirements are all met by the proposal. We believe we've worked with staff to meet the intent of the requirements with our best efforts while not compromising the interior layout of the restaurant operation. Despite falling short of the two above-mentioned requirements, the proposed project will be compatible to the surrounding existing development and promote the intent of the pedestrian priority zone. The adjacent zoning and uses to the proposed project are all commercial in nature including a movie theatre, full-service restaurants, home improvement retail, auto retail, and a hotel. We believe the proposed relocation will be a beneficial addition to the corner of Olde Wadsworth Boulevard and W. 55th Street corridors. Thank you for your time.

- CONTRACTOR SHALL CONTACT STATE ONE CALL SYSTEM (811) AND/OR PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
- CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND COORDINATE ALL DEMOLITION WITH THE MUNICIPALITY AND OWNERS REPRESENTATIVE TO ENSURE PROTECTION AND MAINTENANCE OF EXISTING SITE FEATURES NOT NOTED FOR REMOVAL.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DEVICES SHALL BE INSTALLED AND FUNCTIONAL BEFORE THE SITE IS OTHERWISE DISTURBED. THEY SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SITE STABILIZATION HAS BEEN ACHIEVED (SEE STORMWATER POLLUTION PREVENTION PLAN FOR ADDITIONAL INFORMATION AND DETAILS).
- THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF DEMOLITION WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC AND CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
- THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY PROVIDED TO THE ENGINEER FOR DESIGN. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY REQUIRE REMOVAL FOR THE PROPOSED SITE IMPROVEMENTS BUT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES PRIOR TO COMMENCING ANY SITE DEMOLITION OPERATIONS TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE PROPOSED AREA OF WORK. CONTRACTOR SHALL ALSO CONTACT CAITLIN DAWSON WITH TEXAS ROADHOUSE (502-855-5556 OR CAITLIN.DAWSON@TEXASROADHOUSE.COM) TO COORDINATE DISCONNECTION OF THE EXISTING BUILDING TELEPHONE SERVICE.
- CONTRACTOR SHALL COORDINATE ANY SHUT DOWNS OF EXISTING ROADWAYS AND UTILITIES WITH THE NECESSARY GOVERNING AUTHORITIES.
- ALL EXISTING BUILDINGS, FOUNDATIONS, CONCRETE OR ASPHALT PAVEMENT OR WALKS, CURB AND GUTTER AND MISCELLANEOUS STRUCTURES (INCLUDING, BUT NOT LIMITED TO FENCES, POLES, YARD LIGHTS, ELECTRICAL PANELS, WHEEL STOPPS AND MISCELLANEOUS DEBRIS) NOTED TO BE REMOVED SHALL BE DEMOLISHED, REMOVED FROM THE SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
- VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED BUILDINGS, PAVEMENTS, OR WALKS OR WITHIN 24" THEREOF SHALL BE BACKFILLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT.
- AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED, FINAL GRADE OF BACKFILL IN DEMOLITION AREAS SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT TO PRESENT A NEAT, WELL DRAINED APPEARANCE, AND TO PREVENT WATER FROM DRAINING UNNECESSARILY ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL PROVIDE TEMPORARY DIVERSION SWALES OR OTHER MEANS OF MAINTAINING ADEQUATE SITE DRAINAGE.
- ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED (REFER TO LANDSCAPE PLANS FOR ALL LANDSCAPING REMOVAL REQUIREMENTS).
- ALL EXISTING TREES, BRUSH AND MISCELLANEOUS VEGETATION NOTED TO BE REMOVED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR (REFER TO LANDSCAPE PLANS FOR ALL LANDSCAPING REMOVAL REQUIREMENTS).
- CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- ALL FIRE ACCESS LINES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
- ALL EXISTING SANITARY SEWERS, STORM SEWERS, WATER MAINS OR IRRIGATION LINES AND APPURTENANCES NOTED FOR REMOVAL WITHIN THE AREA OF THE PROPOSED CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR. ALL ABANDONED SEWER LINES SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM OF TWO (2) FEET NON-SHRINK CONCRETE MORTAR PLUGS UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MAKE NECESSARY ARRANGEMENTS TO HAVE RECYCLABLE MATERIALS REMOVED FROM THE SITE AND RECYCLED.
- SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- SIDEWALK REMOVALS SHALL BE REMOVED AND REPLACED TO THE NEAREST JOINT.

1. SERVICE LINES BEING ABANDONED NEED TO BE REMOVED AND CAPPED AT THE MAIN.
2. ABANDONMENT OR REMOVAL OF ALL PIPES AND APPURTENANCES MUST COMPLY WITH SECTION 332 OF THE CITY CODE.
3. SECTIONS OF SIDEWALK BEING REMOVED AND REPLACED TO BE NEAREST JOINT.



	PROPERTY LINE
	PROPOSED SAW CUT LINE
	EXISTING CURB TO BE REMOVED
	EXISTING CURB AND GUTTER TO BE REMOVED
	EXISTING ELECTRIC LINE TO BE REMOVED
	EXISTING GAS SERVICE TO BE REMOVED
	EXISTING SANITARY SEWER SERVICE TO BE REMOVED
	EXISTING STORM SEWER TO BE REMOVED
	EXISTING WATER SERVICE TO BE REMOVED
	EXISTING TREE TO BE REMOVED

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PROJECT TEAM

DEVELOPER
TEXAS ROADHOUSE
CONTACT: DUANE BANET
6040 DUTCHMANS LANE, SUITE 400
LOUISVILLE, KY 40205
502-386-5096

[illegible]

PROFESSIONAL IN CHARGE
RYAN SCOTT, PE

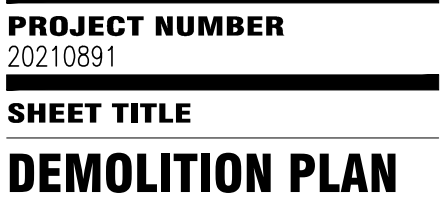
PROJECT MANAGER
JANSON TING

QUALITY CONTROL
JANSON TING

DRAWN BY
NOEL BRISENO

PROJECT NAME

SULLIVAN SUBDIVISION, FILING NO. 1
AMENDMENT NO. 3
MINOR SUBDIVISION



SHEET NUMBER

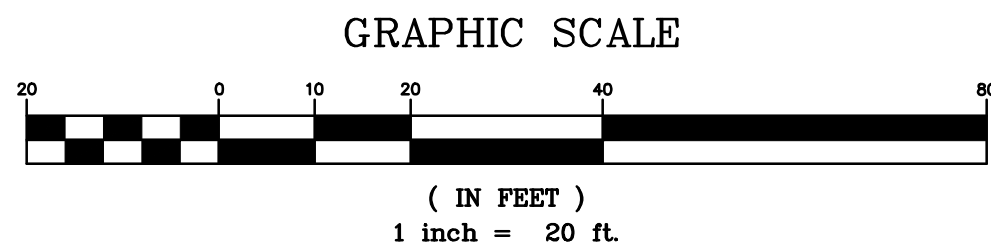
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SHEET
3
OF 14

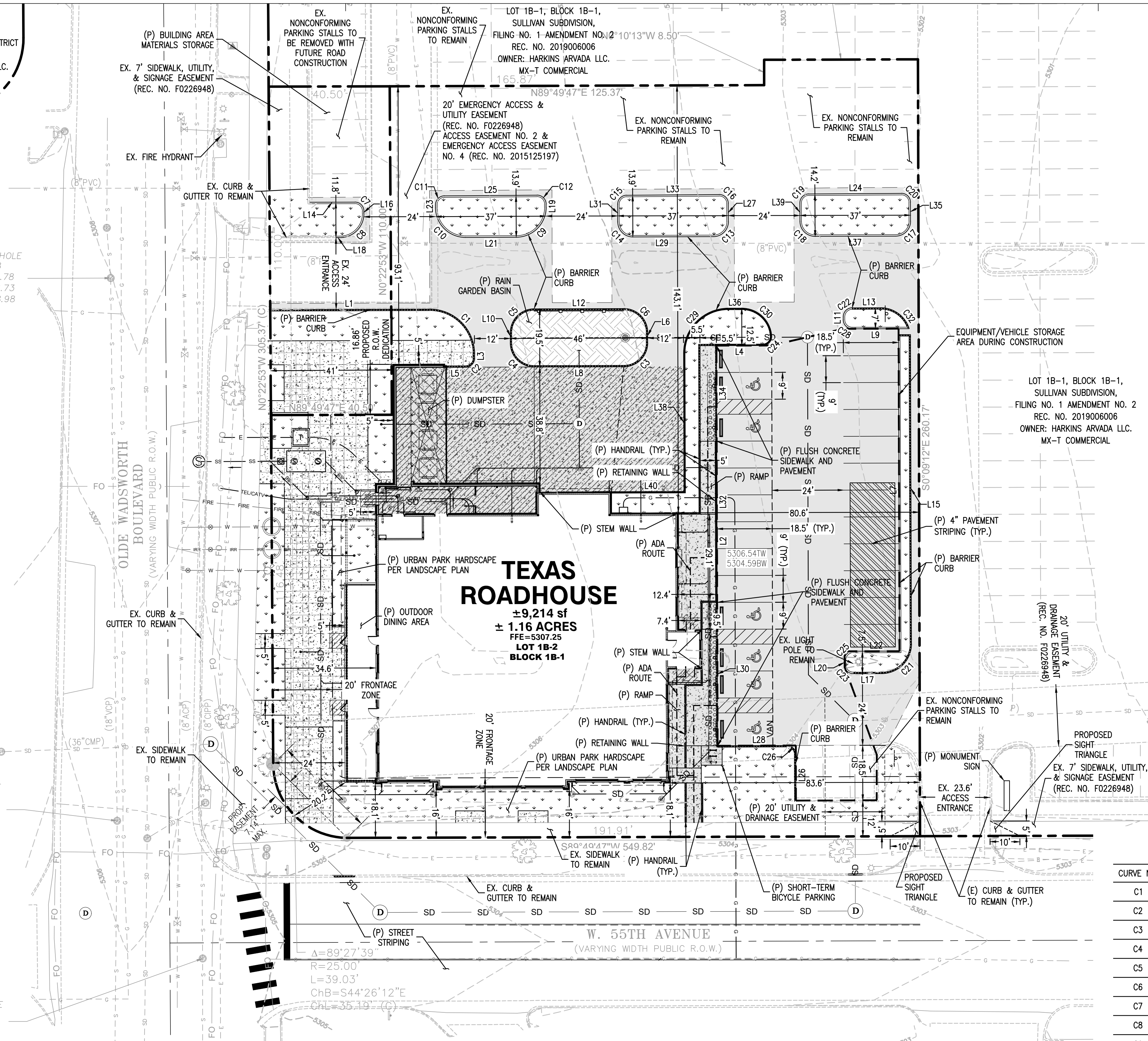
NOT ISSUED FOR CONSTRUCTION

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SITE SETBACKS, EASEMENTS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST STATE AND LOCAL GOVERNMENT CONSTRUCTION STANDARDS AND SPECIFICATIONS.
5. ALL HANDICAP ACCESSIBLE SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS.
6. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED BY THE CONTRACTOR AFTER SUCH A DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
7. CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS. ARCHITECTURAL PLANS SHALL BE USED FOR BUILDING TAKEOUT.
8. CONTRACTOR SHALL COORDINATE ALL LANDSCAPE IMPROVEMENTS, INCLUDING NEW PLANTINGS AND TURF AREA RESTORATION REQUIREMENTS, WITH LANDSCAPE PLANS.
9. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB TO FACE OF CURB OR EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
11. ALL CURB RADII ARE MEASURED AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
12. ALL NEW ASPHALT AND/OR CONCRETE PAVING SHALL MATCH EXISTING PAVEMENTS FLUSH.
13. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
14. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
15. ALL FIRE ACCESS LANCES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
16. ALL DETECTABLE WARNING PLATES SHALL BE PREFORMED PLASTIC INSERTS UNLESS OTHERWISE NOTED.
17. SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

	PROPOSED CONCRETE SIDEWALK 5" PORTLAND CEMENT CONCRETE 4" AGGREGATE BASE
	PROPOSED INTEGRAL BLACK COLORED CONCRETE SIDEWALK 5" PORTLAND CEMENT CONCRETE 4" AGGREGATE BASE
	PROPOSED CONCRETE LANDING 6" PORTLAND CEMENT CONCRETE (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR REINFORCEMENT, AGGREGATE, AND SUBGRADE REQUIREMENTS)
	PROPOSED INTEGRAL BLACK COLORED CONCRETE LANDING 6" PORTLAND CEMENT CONCRETE (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR REINFORCEMENT, AGGREGATE, AND SUBGRADE REQUIREMENTS)
	PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE 7" PORTLAND CEMENT CONCRETE (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR REINFORCEMENT, AGGREGATE, AND SUBGRADE REQUIREMENTS)
	PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE SLAB 7" PORTLAND CEMENT CONCRETE (SEE GEOTECHNICAL REPORT)
	PROPOSED ASPHALT PAVEMENT 6" ASPHALT 9" AGGREGATE BASE COURSE 12" SUBGRADE (SEE GEOTECHNICAL REPORT)
	PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)



SANITARY MANHOLE
RIM = 5305.42
INV(N) = 5299.10
INV(S) = 5299.10



1. THE DEVELOPER WILL BE REQUIRED TO REPLACE ANY BROKEN, CRACKED, SETTLED, RAISED, ETC. CURB, GUTTER, AND SIDEWALK THAT FRONTS THE LOT OR IS PUBLIC TO ANY CO ON THAT LOT.

LINE DATA		
LINE No.	BEARING	DISTANCE
L31	N0°09'12"W	5.94'
L32	S0°10'13"E	24.45'
L33	N89°36'18"E	31.00'
L34	S0°10'13"E	32.00'
L35	S0°09'12"E	6.31'
L36	N89°49'47"E	4.52'
L37	S89°50'18"W	27.00'
L38	N0°10'13"W	46.32'
L39	N0°09'12"W	6.18'
L40	N89°49'47"E	24.31'

	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED REVERSE PITCH CONCRETE CURB AND GUTTER
	PROPOSED PARKING STALL COUNT
	PROPOSED CONCRETE WHEEL STOP
	PROPOSED SIGN
	PROPOSED PYLON SIGN
	PROPOSED LIGHT POLE
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
	PROPOSED TAPPING SLEEVE AND VALVE
	PROPOSED WATER METER AND VAULT
	PROPOSED GATE VALVE AND VALVE BOX
	PROPOSED TRANSFORMER PAD
	PROPOSED GAS METER
	PROPOSED ELECTRIC METER, CT CABINET AND DISCONNECT
	PROPOSED STORM SEWER STRUCTURE
	PROPOSED SANITARY SEWER GREASE INTERCEPTOR
	PROPOSED SANITARY SEWER STRUCTURE

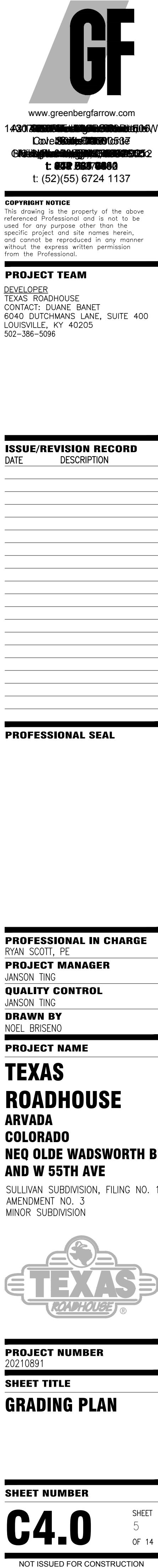
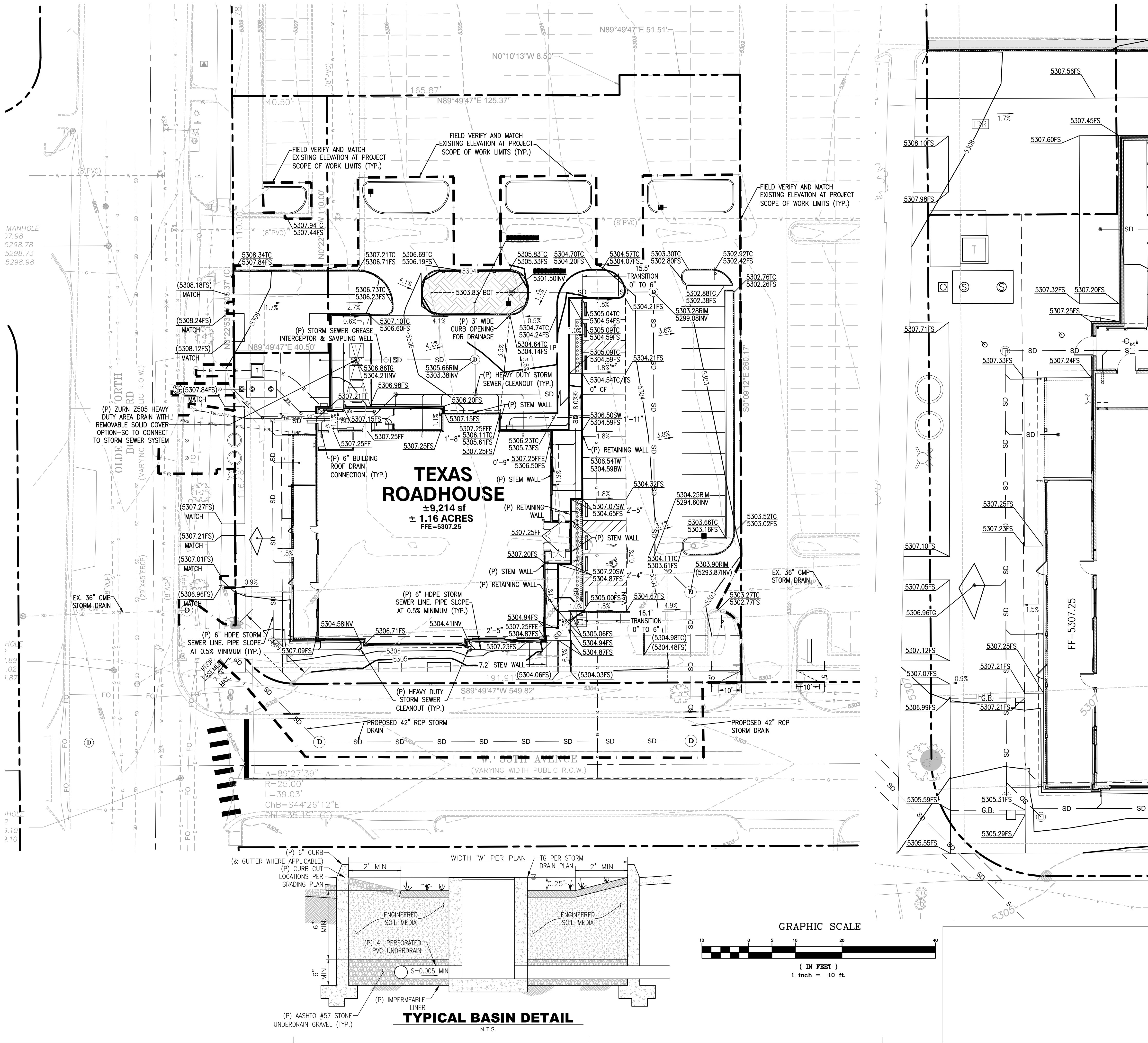
CURVE DATA			
CURVE No.	DELTA	LENGTH	RADIUS
C16	90°14'30"	4.73'	3.00'
C17	90°05'37"	7.85'	4.99'
C18	90°06'45"	7.85'	4.99'
C19	89°45'30"	4.70'	3.00'
C20	90°14'30"	4.73'	3.00'
C21	90°00'00"	15.71'	10.00'
C22	90°00'00"	4.71'	3.00'
C23	90°00'00"	4.71'	3.00'
C24	94°05'46"	4.93'	3.00'
C25	90°00'00"	4.71'	3.00'
C26	90°00'00"	4.71'	3.00'
C28	90°00'00"	4.71'	3.00'
C29	90°00'00"	23.56'	15.00'
C30	85°54'14"	14.99'	10.00'
C32	90°00'00"	15.71'	10.00'



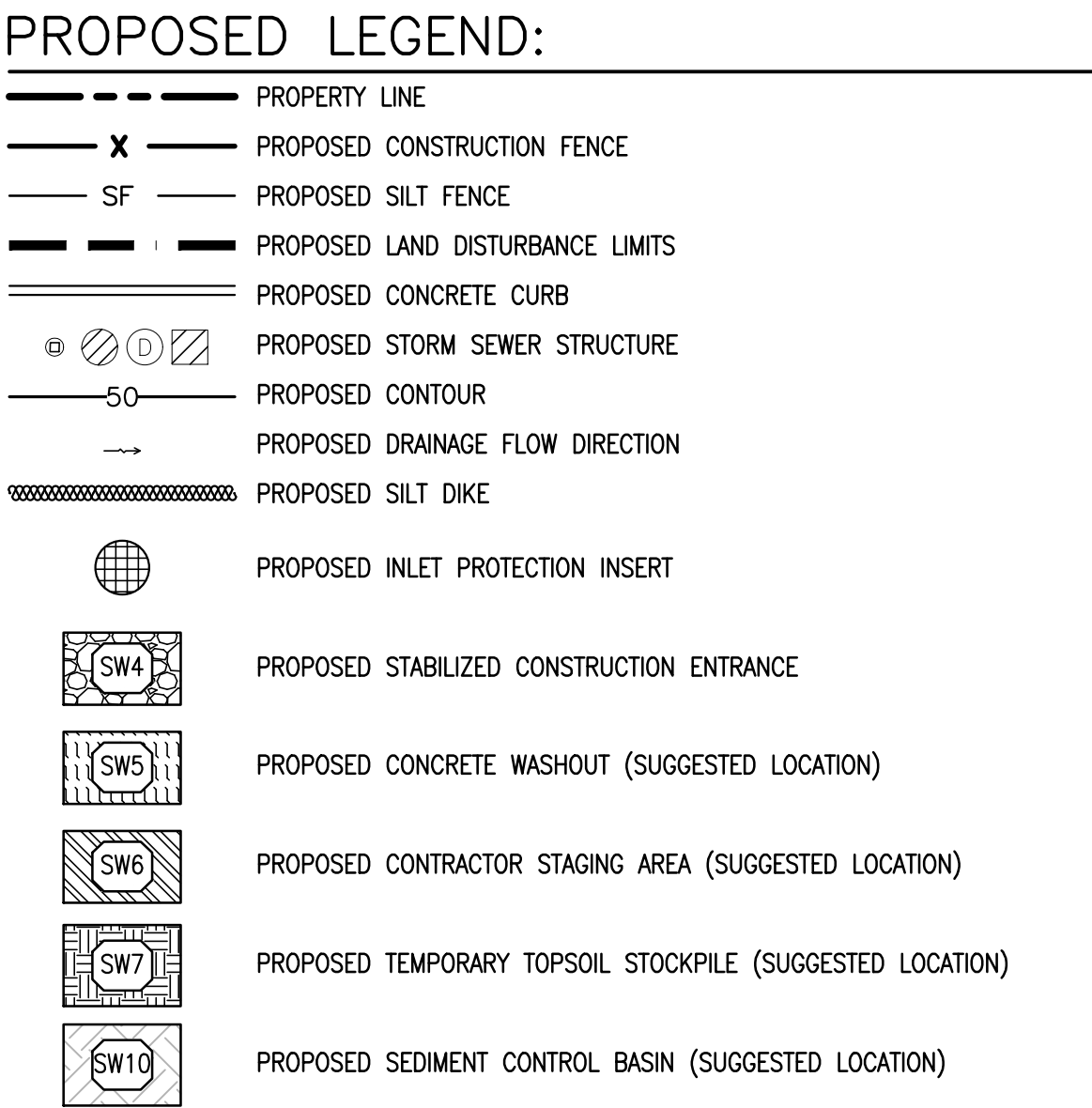
NOT ISSUED FOR CONSTRUCTION

	PROPERTY LINE
	PROPOSED LAND DISTURBANCE LIMITS
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED STORM SEWER
	PROPOSED CONCRETE WHEEL STOP
	PROPOSED SIGN
	PROPOSED PYLON SIGN
	PROPOSED LIGHT POLE
	PROPOSED STORM SEWER STRUCTURE
	PROPOSED CONTOUR
	PROPOSED GRADING RIDGE LINE
	PROPOSED DRAINAGE FLOW DIRECTION
	PROPOSED OVERLAND FLOOD ROUTE
	PROPOSED SPOT ELEVATION
	SITE BENCH MARK (SEE SURVEY FOR ADDITIONAL INFORMATION)

5. ALL GRADING AND SITE PREPARATION WORK SHALL CONFORM WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
6. CONTRACTOR SHALL CAREFULLY PRESERVE ALL SITE BENCHMARKS AND REFERENCE POINTS DURING CONSTRUCTION OPERATIONS.
7. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST LOCATE THE LOCAL UTILITY LOCATION CENTER AT LEAST FORTY-EIGHT (48) HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED SITE IMPROVEMENTS SHOWN ON THE PLANS.
8. CONTRACTOR SHALL INSTALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO COMMENCEMENT OF SITE GRADING OPERATIONS.
9. ALL PROPOSED GRADING, PAVEMENT, APRONS, CURBS, WALKS, ETC. SHALL MATCH EXISTING GRADES FLUSH.
10. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO ALL STORM DRAINAGE STRUCTURES. ANY AREA OF SURFACE PONDING SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
11. ALL EXISTING AND PROPOSED TOP OF FRAME ELEVATIONS FOR STORM, SANITARY, WATER AND OTHER UTILITY STRUCTURES SHALL BE ADJUSTED TO MEET FINISHED GRADE WITHIN THE PROJECT LIMITS.
12. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
13. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
14. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
15. MAXIMUM CROSS SLOPES AND LONGITUDINAL SLOPES FOR ALL CONCRETE SIDEWALKS AND HANDICAP ACCESSIBLE ROUTES SHALL NOT EXCEED 2% AND 5%, RESPECTIVELY.
16. MAXIMUM SLOPES WITHIN THE HANDICAP ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
17. MAXIMUM GRADE DIFFERENCE BETWEEN PAVEMENT SURFACES AND ADJACENT CONCRETE SIDEWALKS FOR THE ACCESSIBLE ROUTE TO THE BUILDING SHALL NOT EXCEED 1/4" VERTICAL OR 1/2" WHEN BEVELED.
18. ALL HANDICAP ACCESSIBLE EXTERIOR DOORWAY LOCATIONS REQUIRE AN EXTERIOR LANDING THAT IS A MINIMUM OF FIVE (5) FEET IN LENGTH WITH A SLOPE NOT EXCEEDING 2% IN ANY DIRECTION.
19. EXCAVATION SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A. AND LOCAL REGULATIONS.
20. ALL STRUCTURE BENCH WALLS SHALL BE SHAPED AND FORMED FOR A CLEAN TRANSITION WITH PROPER HYDRAULICS TO ALLOW THE SMOOTH CONVEYANCE OF FLOWS THROUGH THE MANHOLE OR BOX INLET. THE BENCH WALL SHALL FORM A DEFINED CHANNEL, TO A MINIMUM HEIGHT OF 80-PERCENT OF THE INSIDE DIAMETER OF THE INLET AND OUTLET PIPES TO FORM A "U" SHAPED CHANNEL, CONSTRUCTED AT A MINIMUM 1/4-INCH PER FOOT SLOPE TO THE MANHOLE WALL.
21. ALL STORM WATER INLETS AND CATCH BASIN CAPINGS SHALL HAVE THE WORDS "NO DUMPING, DRAINS TO STREAM", OR SIMILARLY APPROVED MESSAGE, CAST IN RAISED OR RECESSED LETTERS AT A MINIMUM OF 1" IN HEIGHT. IN ADDITION, A SYMBOL OF A FISH SHALL ALSO BE CAST WITH THE LETTERS.
22. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
23. SLOPES MUST NOT BE STEEPER THAN 4:1 IN AREAS TO BE MOWED AND MAINTAINED BY THE CITY OF ARVADA.



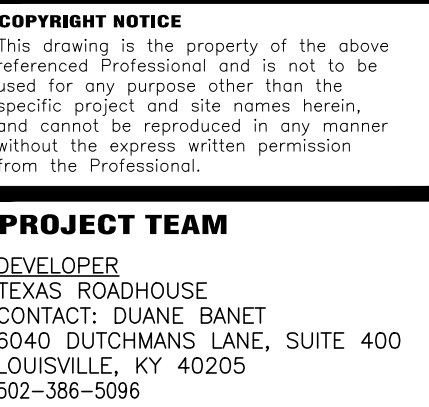
1. COPIES OF THE APPROVED STORMWATER POLLUTION PREVENTION PLANS (SWPPP) SHALL BE MAINTAINED ON THE SITE AT ALL TIMES ALONG WITH ANY NECESSARY PERMITS AND INSPECTION FORMS.
2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DEVICES SHALL BE INSTALLED AND FUNCTIONAL BEFORE THE SITE IS OTHERWISE DISTURBED. THEY SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SITE STABILIZATION HAS BEEN ACHIEVED.
3. CONTRACTOR SHALL IMPLEMENT SITE SPECIFIC BEST MANAGEMENT PRACTICES (BMPs) AS SHOWN AND REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED BY THE CONTRACTOR AS DICTATED BY SITE CONDITIONS OR THE PROJECT GOVERNING AUTHORITIES AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. ALL BEST MANAGEMENT PRACTICES AND CONTROLS SHALL CONFORM TO THE APPLICABLE FEDERAL, STATE, OR LOCAL REQUIREMENTS, STANDARDS, AND SPECIFICATIONS OR MANUAL OF PRACTICE.
5. IF AFTER REPAIRED FAILURE ON THE PART OF THE CONTRACTOR TO PROPERLY CONTROL SOIL EROSION, SEDIMENT AND/OR POLLUTION FROM THE PROJECT SITE, THE GOVERNING AUTHORITIES RESERVE THE RIGHT TO EFFECT NECESSARY CORRECTIVE MEASURES AND CHARGE ANY COSTS TO THE CONTRACTOR.
6. INLET PROTECTION SHALL BE INSTALLED AROUND EACH INLET OR CATCH BASIN WITHIN THE VICINITY OF THE DISTURBED AREA LIMITS AS SHOWN ON THE PLANS. THESE SHALL BE MAINTAINED UNTIL THE TRIBUTARY DRAINAGE AREAS HAVE ADEQUATE GRASS COVER AND/OR APPROPRIATE GROUND STABILIZATION.
7. ALL STREETS ADJACENT TO THE PROJECT SITE SHALL BE KEPT FREE OF DIRT, MUD AND DEBRIS. CONTRACTOR SHALL CLEAN ADJACENT PAVEMENTS AT THE END OF EACH WORKING DAY WHEN NECESSARY.
8. CONTRACTORS SHALL MINIMIZE BARE EARTH SURFACES DURING CONSTRUCTION TO THE EXTENT PRACTICABLE.
9. ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED AS SOON AS IS PRACTICABLE.
10. IF DURING CONSTRUCTION OPERATIONS ANY LOOSE MATERIALS ARE DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, OR DITCHES SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THIS LOOSE MATERIAL SHALL BE REMOVED.
11. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY EXISTING STORM DRAINAGE SYSTEMS. THE USE OF INLET PROTECTION OR OTHER APPROVED FUNCTIONAL METHODS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT RESULTING FROM CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
12. CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A WAY AS TO PREVENT TRACKING OF MUD OR SOIL ONTO PUBLIC THOROUGHFARES. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
13. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLotation BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
14. DUST SHALL BE ADEQUATELY CONTROLLED ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
15. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED TRASH CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
16. DURING DEWATERING OPERATIONS, WATER SHALL BE PUMPED OR OTHERWISE DISCHARGED FROM THE SITE INTO SEDIMENT BASINS, SILT TRAPS, DEWATERING BAGS OR POLYMER MIXING SWALES. DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER SYSTEMS IS PROHIBITED.
17. ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED WITHIN FOURTEEN (14) DAYS OF FINAL DISTURBANCE.
18. ALL SOIL STOCKPILES SHALL BE STABILIZED WITHIN FOURTEEN (14) DAYS OF FORMING THE STOCKPILE.
19. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT NO CASE MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED AS FOLLOWS:
 - 19.1. WHEN THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - 19.2. WHEN CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED (I.E. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS), THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASES.
20. PRE-QUALIFIED PERSONNEL (PROVIDED BY THE CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED. STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS 0.5 INCH OR GREATER (OR EQUIVALENT SNOWFALL). REQUIRED REPAIRS SHOULD BE COMPLETED WITHIN FORTY-EIGHT (48) HOURS OF THE INSPECTION.
21. EROSION CONTROL BLANKETS SHALL BE USED IN AREAS OF 4:1 SLOPE OR STEEPER.
22. ALL TEMPORARY EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE PROPERLY STABILIZED OR DISPOSED OF OFF SITE BY THE CONTRACTOR.
23. PRE-CONSTRUCTION AND CONSTRUCTION ACTIVITIES IN AREAS OTHER THAN THOSE INDICATED ON THESE PLANS (INCLUDING BUT NOT LIMITED TO ADDITIONAL PHASES OF DEVELOPMENT AND OFF-SITE BORROW OR WASTE AREAS) A SUPPLEMENTARY STORM WATER POLLUTION PREVENTION PLAN SHALL BE SUBMITTED TO THE OWNER AND ENGINEER FOR REVIEW.
24. SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.



SW1	PROPOSED PROJECT LAND DISTURBANCE LIMITS
SW2	PROPOSED SILT FENCE
SW4	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
SW5	PROPOSED CONCRETE WASHOUT WITH MINIMUM 30--MIL POLYETHYLENE LINING AND LOCATION SIGNAGE
SW6	PROPOSED CONTRACTOR STAGING AREA INCLUDING MATERIALS STORAGE, COVERED TRASH DUMPSTER, AND PORTABLE TOILET FACILITIES
SW7	PROPOSED TEMPORARY TOPSOIL STOCKPILE WITH DOUBLE SILT FENCE PROTECTION
SW8	PROPOSED INLET PROTECTION
SW9	PROPOSED FIBER ROLL
SW10	PROPOSED SEDIMENT CONTROL BASIN
*NOTE: ALL CONTROL MEASURES SHALL BE IN ACCORDANCE WITH MILE HIGH FLOOD DISTRICT (MHFD) STANDARD DETAILS AND CITY STANDARDS AND SPECIFICATIONS.	

1. OBTAIN ALL APPLICABLE SITE PERMITS AND THOROUGHLY REVIEW PROJECT'S STORMWATER POLLUTION PREVENTION PLANS (SWPPP) PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND UPDATING THE SWPPP THROUGHOUT THE DURATION OF CONSTRUCTION AS NECESSARY UNTIL FINAL SITE STABILIZATION IS ACHIEVED.
2. INSTALL PERIMETER SEDIMENT CONTROL MEASURES (I.E. SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE).
3. INSTALL INLET PROTECTION DEVICES FOR EXISTING STORM SEWER INLETS AND DRAINAGE STRUCTURES.
4. PERFORM SITE INSPECTIONS ON A WEEKLY BASIS AND WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS 0.5 INCH OR GREATER (OR EQUIVALENT SNOWFALL). AT A MINIMUM, THE INSPECTIONS SHALL INCLUDE THE DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, ALL STRUCTURAL CONTROL MEASURES, AND BEST MANAGEMENT PRACTICES ENTER OR EXIT THE SITE, AND ANY ADDITIONAL BEST MANAGEMENT PRACTICES IDENTIFIED IN THE SWPPP.
- 4.1. ALL SITE EROSION AND SEDIMENT CONTROL MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL BE CONTINUOUSLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL MAKE AND COMPLETE THE REQUIRED REPAIRS WITHIN FORTY-EIGHT (48) HOURS OF THE INSPECTION.
- 4.2. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL STRUCTURAL CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE SITE INSPECTIONS.
5. INSTALL NEW STORM SEWERS AND OTHER SITE UTILITIES AS INDICATED ON THE PLANS.
6. PROVIDE TEMPORARY SEEDING AND/OR MULCHING FOR ALL DISTURBED SITE AREAS THAT WILL NOT BE WORKED ON FOR MORE THAN FOURTEEN (14) DAYS.
7. INSTALL TEMPORARY CONCRETE WASHOUT FACILITY PRIOR TO COMMENCEMENT OF ANY CONCRETE WORK ON SITE.
8. INSTALL CURBS AND BEGIN SITE PAVING OPERATIONS (I.E. DRIVEWAYS, SIDEWALKS, ETC.)
9. PERFORM DIRECT CLEANUP OPERATIONS AND OTHER BEST MANAGEMENT PRACTICES AS NEEDED FOR AREAS ADJACENT TO THE PROJECT SITE.
10. INSTALL BUILDING FOUNDATION AND COMPLETE BUILDING CONSTRUCTION AND REMAINING SITE IMPROVEMENTS.
11. REMOVE ALL TEMPORARY SITE EROSION AND SEDIMENT CONTROL MEASURES WITHIN THIRTY (30) DAYS OF FINAL SITE STABILIZATION ONCE PERMANENT STABILIZATION OF THE ENTIRE SITE HAS BEEN COMPLETED AND ALL GROUND COVER IS ESTABLISHED.

TOTAL SITE AREA:	50,432 SQ. FT. / 1.16 ACRES
TOTAL DISTURBED AREA:	50,717 SQ. FT. / 1.16 ACRES
IMPERVIOUS AREA:	40,720 SQ. FT. / 0.93 ACRES
PERVIOUS AREA:	9,997 SQ. FT. / 0.23 ACRES



PROFESSIONAL SEAL

PROJECT MANAGER
JANSON TING
QUALITY CONTROL
JANSON TING
DRAWN BY
NOEL BRISENO
PROJECT NAME

TEXAS
ROADHOUSE
ARVADA
COLORADO
10000 NEQ OLDE WADSWORTH BLVD
AND W 55TH AVE

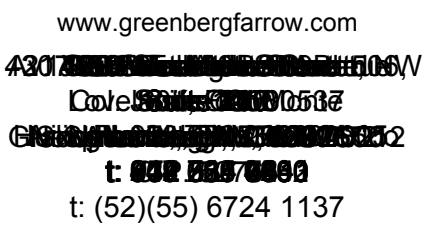


SHEET TITLE

**STORMWATER
POLLUTION
PREVENTION PLAN**

C4.1 SHEET
6
OF 14

NOT ISSUED FOR CONSTRUCTION



PROJECT TEAM
DEVELOPER
 TEXAS ROADHOUSE
 CONTACT: DUANE BANET
 1040 DUTCHMANS LANE, SUITE 400
 LOUISVILLE, KY 40205
 502-386-5096

[illegible]

PROFESSIONAL IN CHARGE
RYAN SCOTT, PE

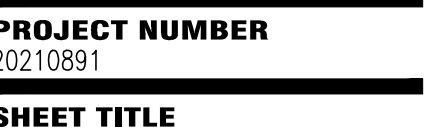
PROJECT MANAGER
ANSON TING

QUALITY CONTROL
ANSON TING

DRAWN BY
JOEL BRISENO

PROJECT NAME

TEXAS
ROADHOUSE
ARVADA
COLORADO
10000 NEQ OLDE WADSWORTH BLVD
AND W 55TH AVE



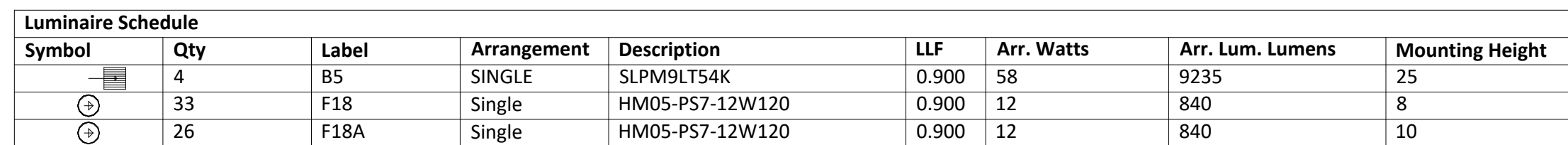
PHOTOMETRIC PLAN

SHEET NUMBER

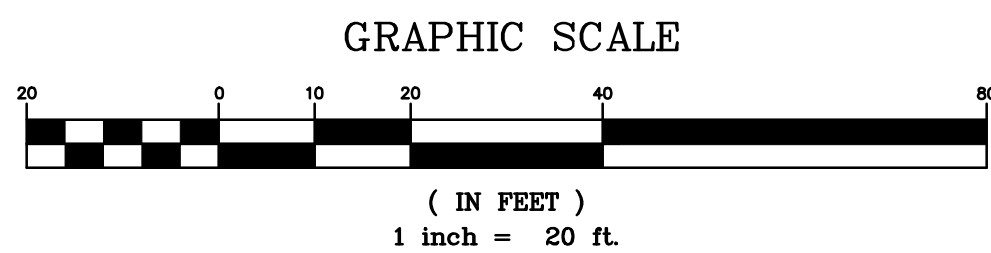
PH1.0

SHEET
X
OF 14

NOT ISSUED FOR CONSTRUCTION



Calculation Summary									
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PTSpclr	PTSpctb	Grid Z
Landscape	Fc	1.06	9.8	0.0	N.A.	N.A.	5	5	0
Parking	Fc	0.79	1.6	0.2	3.95	8.00	10	10	0
Patio	Fc	14.80	16.9	12.2	1.21	1.39	10	10	0
Property Line	Fc	0.36	0.9	0.1	3.60	9.00	10	N.A.	N.A.
Sidewalk	Fc	2.44	5.9	0.6	4.07	9.83	5	5	0
Spill Light	Fc	0.11	0.9	0.0	N.A.	N.A.	10	10	0
Under Canopy	Fc	5.06	6.0	2.4	2.11	2.50	5	5	0



Drawing Name: P:\2021\202108910\800 CE Preliminary Investigation - Design\Current Drawings\Production Files\06 Civil CDs\20210891 Master.dwg Plotted on: Mar 13, 2024 - 6:46pm Plotted by: bbaurehaz

	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED PARKING STALL COUNT
	PROPOSED CONCRETE WHEEL STOP
	PROPOSED SIGN
	PROPOSED PYLON SIGN
	PROPOSED LIGHT POLE
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
	PROPOSED TAPPING SLEEVE AND VALVE
	PROPOSED WATER METER AND VAULT
	PROPOSED GATE VALVE AND VALVE BOX
	PROPOSED TRANSFORMER PAD
	PROPOSED GAS METER
	PROPOSED ELECTRIC METER, CT CABINET AND DISCONNECT
	PROPOSED STORM SEWER STRUCTURE
	PROPOSED SANITARY SEWER GREASE INTERCEPTOR
	PROPOSED SANITARY SEWER STRUCTURE

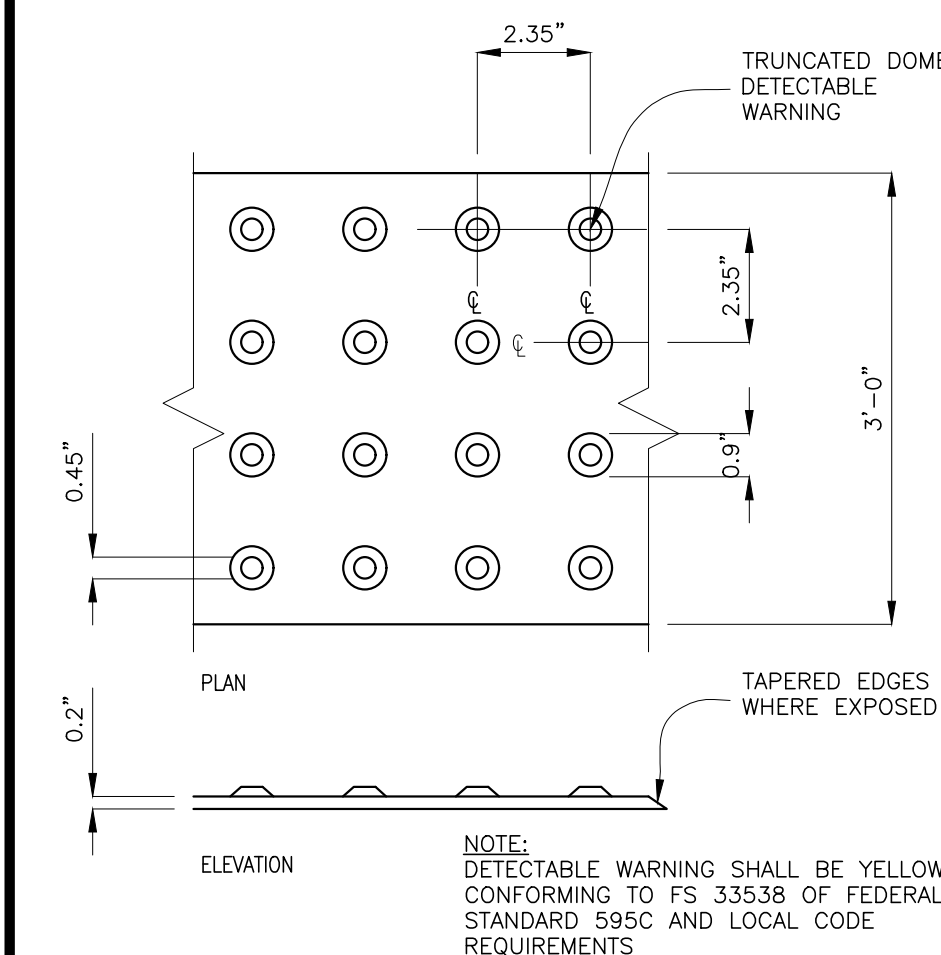
REMOVAL OF EXISTING PARKING LOT AND CONSTRUCTION OF A NEW TEXAS ROADHOUSE RESTAURANT, PARKING LOT, SIDEWALKS, CURBS, LANDSCAPING, AND ASSOCIATED UTILITY CONNECTIONS.

REMOVAL OF EXISTING 36" CMP STORM DRAIN BENEATH THE PROPOSED BUILDING AND CONSTRUCTION OF NEW 42" RCP STORM DRAIN ROUTED THROUGH PUBLIC RIGHT OF WAY.

BENCHMARK NO. 381 BEING A RAILROAD A SPIKE IN POWER POLE LOCATED ON THE NORTH SIDE OF 54TH AVENUE & QUAY STREET, APPROXIMATELY 1,656 FEET EAST OF THE SUBJECT PROPERTY.

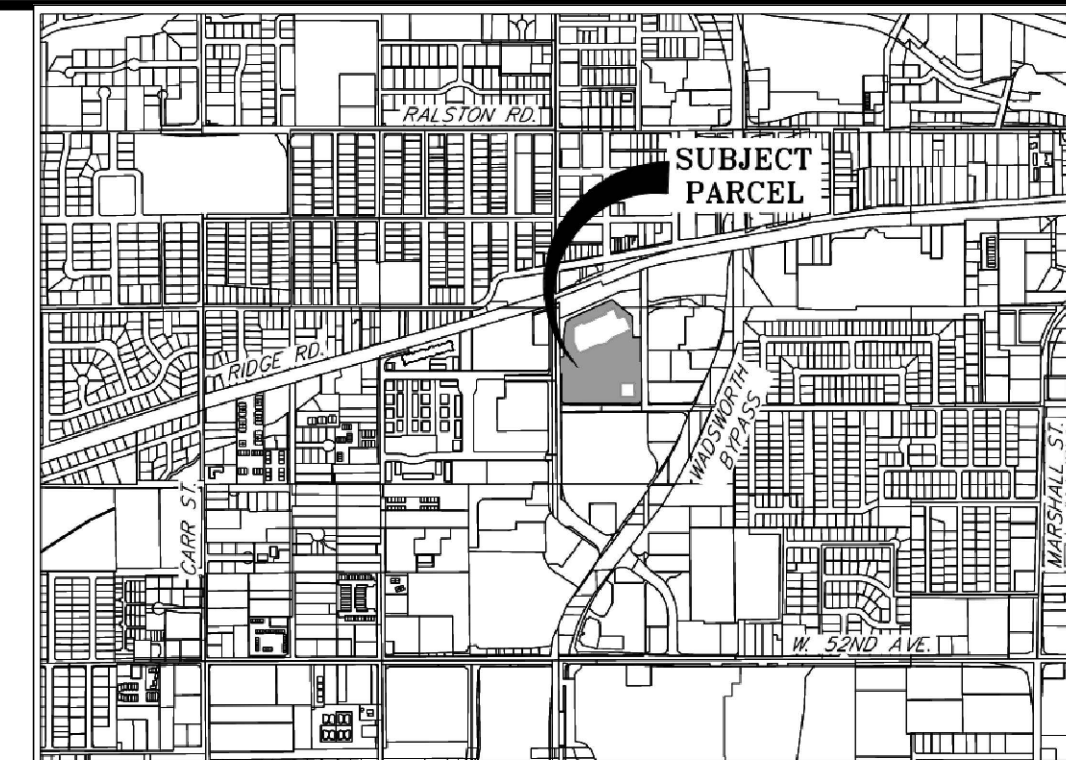
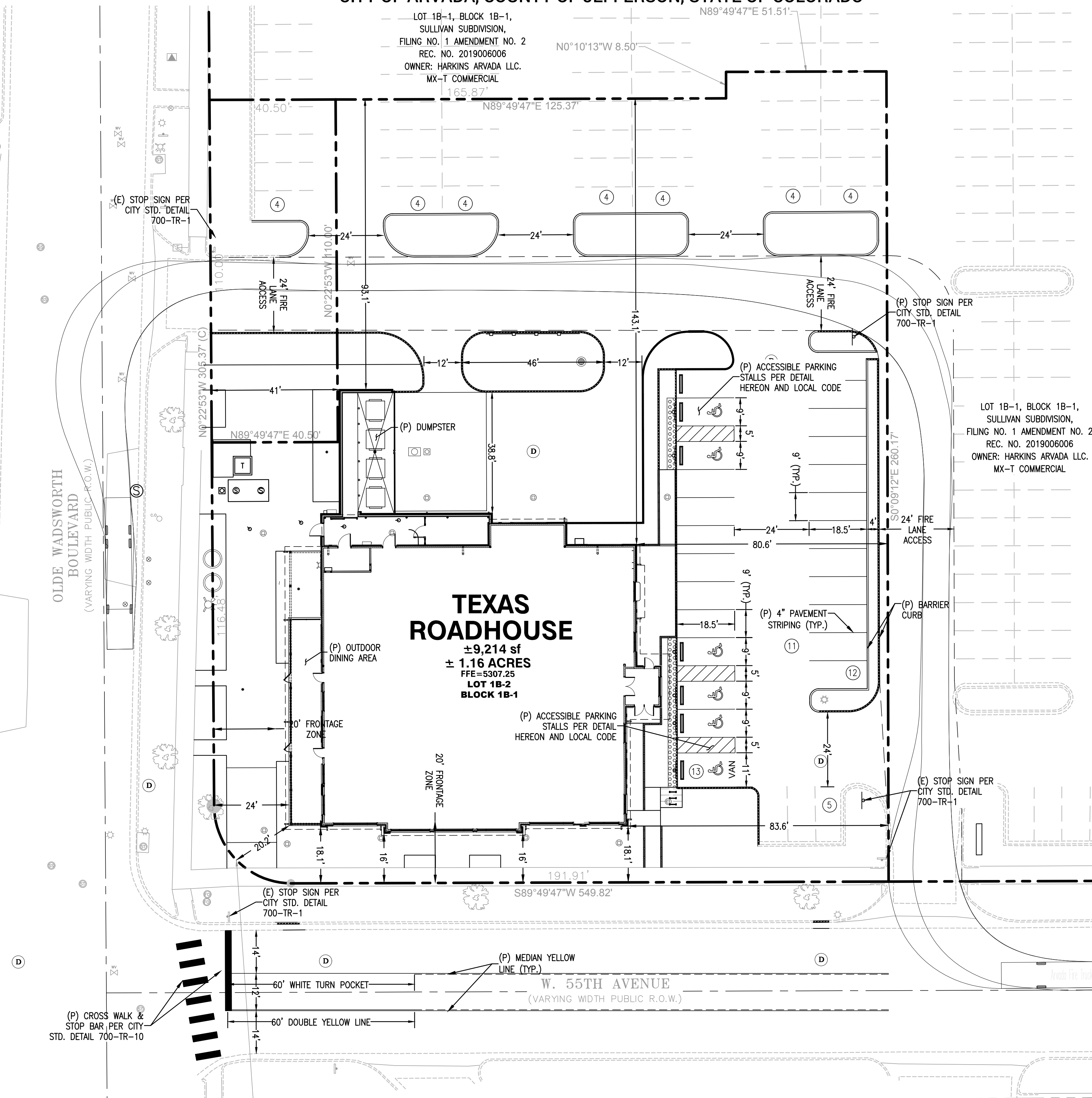
ELEVATION: 5287.68 FEET (NAVD 1988 DATUM)

1. DURING CONSTRUCTION THERE SHALL BE SIGNAGE THAT PROVIDES THE ADDRESS AT THE FIRE DEPARTMENT ACCESS POINT. THE PHARMACY SHALL BE MINIMUM OF 4 INCHES HIGH WITH 0.5 INCH STROKE AND BE VISIBLE FROM THE FIRE DEPARTMENT ACCESS POINT. THE COLOR OF THE SIGN SHALL EITHER BE A RED BACKGROUND WITH WHITE CHARACTERS OR WHITE BACKGROUND WITH RED CHARACTERS. FIRE APPARATUS ACCESS ROAD(S) SHALL BE PROVIDED WITH AN APPROVED PAVEMENT SURFACE (ASPHALT OR CONCRETE), AND SHALL BE CAPABLE OF SUPPORTING AN IMPOSED LOAD OF 85,000 POUNDS.
2. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED BEFORE CONSTRUCTION. THE FIRE APPARATUS ARE BROUGHT TO THE SITE, AND BEFORE VERTICAL CONSTRUCTION, UNLESS OTHERWISE APPROVED, THE FIRE APPARATUS ACCESS ROAD SHALL CONSIST OF THE FIRST LIFT OF ASPHALT OR CONCRETE.

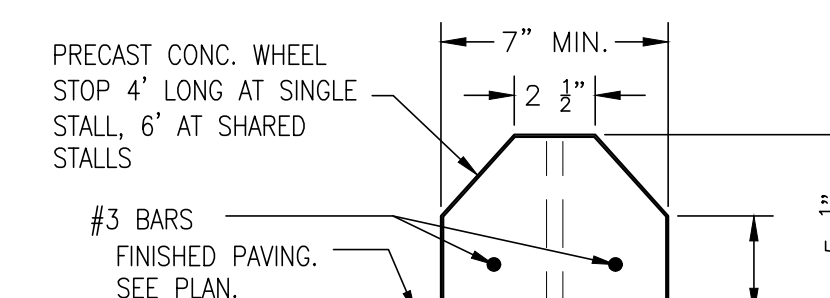


DETECTABLE WARNING DETAIL
NOT TO SCALE

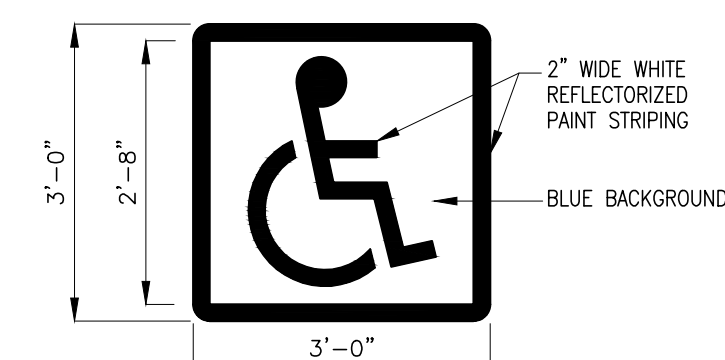
A PART OF LOT 1B-2, BLOCK 1B-1, SULLIVAN SUBDIVISION, FILING NO. 1 AMENDMENT NO. 3, MINOR SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 14 AND THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO



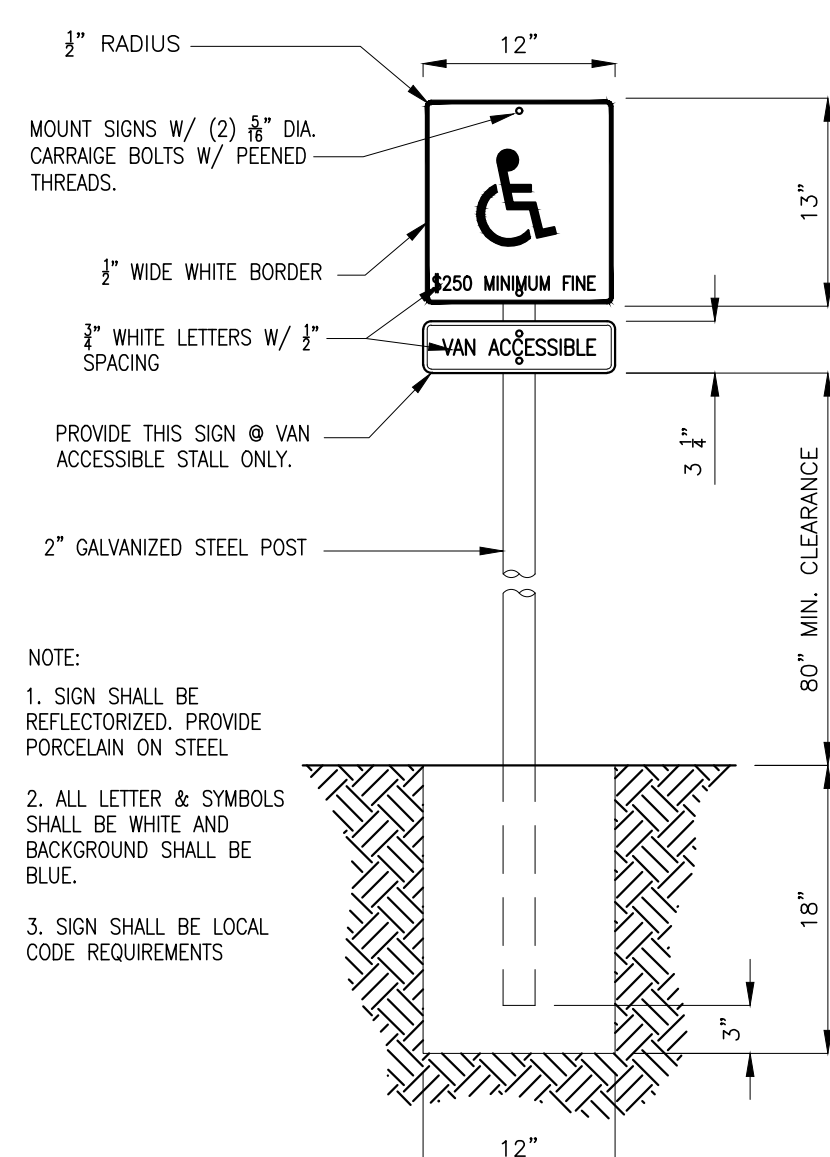
PROJECT LOCATION MAP 
N.T.S.



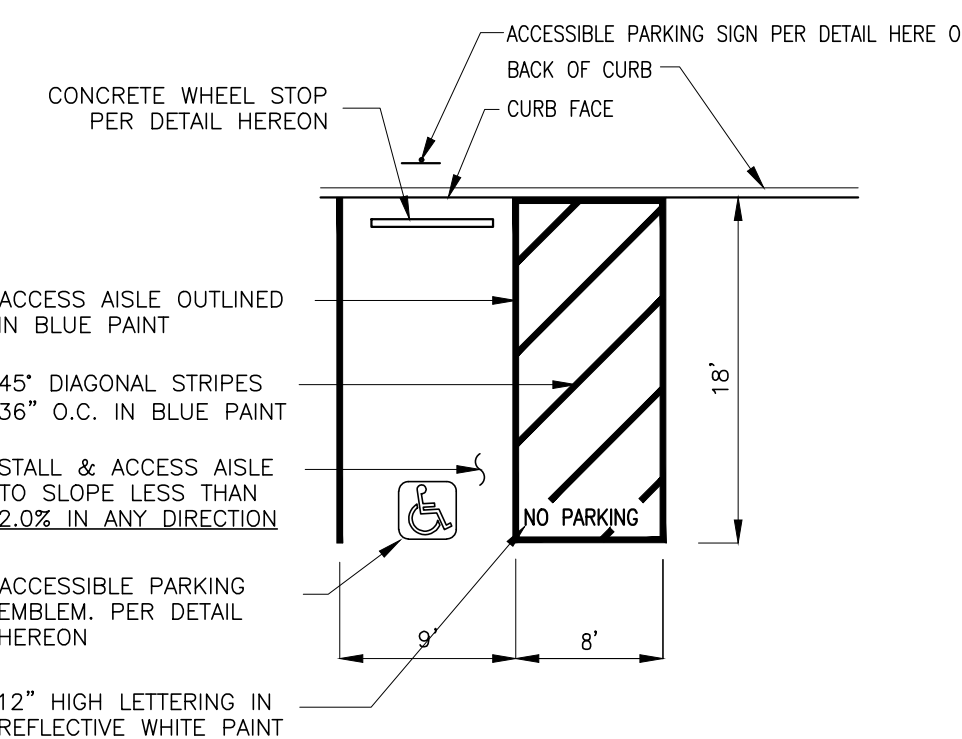
WHEEL STOP
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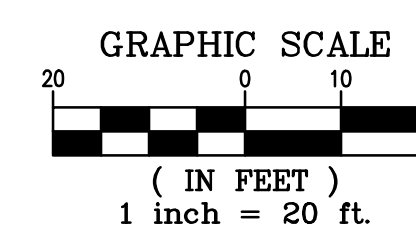
ACCESSIBLE PARKING EMBLEM



ACCESSIBLE PARKING SIGN
NOT TO SCALE



ACCESSIBLE PARKING STALL
NOT TO SCALE



OWNER
HARKINS ARVADA, LLC

DEVELOPER

TEXAS ROADHOUSE
CONTACT: DUANE BANET
6040 DUTCHMANS LANE, SUITE 400
LOUISVILLE, KENTUCKY 40205
EMAIL: DUANE.BANET@TEXASROADHOUSE.COM

TEXAS ROADHOUSE
NEQ OLDE WADSWORTH BLVD AND W 55TH AVE
CITY OF ARVADA, COLORADO

SIGNAGE AND STRIPING PLAN

GF 202108910

03-13-2024

1 OF 1



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.B.

TO: PLANNING COMMISSION

DATE: May 21, 2024

SUBJECT: DA2023-0045, Major Modification from Subsection 5-1-3-1.B.6 of the Land Development Code related to windows and doors on street-facing facades for Texas Roadhouse, generally located at 5550 Wadsworth Blvd.

Motion

That a Major Modification from Subsection 5-1-3-1.B.6 of the Land Development Code, that requires transparent windows and/or doors on a minimum of 50 percent of the wall area between two and 10.5 feet above grade on facades facing a street, be recommended to City Council for (approval) (denial).

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

Prepared by:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Rob Smetana, Planning Manager

5/13/2024

Josie Suk, Development Systems and Administrative Manager

5/14/2024

Emily Grogg, Senior Assistant City Attorney

5/15/2024

Jessica Garner, Director of Community and Economic Development

5/16/2024

Enclosure, exhibits & attachments required to support the report