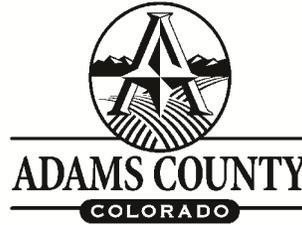


Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6880
FAX 720.523.6967
EMAIL: epermitcenter@adcogov.org

REQUEST FOR COMMENTS

Case Name:	Vakarchuk and Shakhgaldian Lot Coverage Variance
Case Number:	VSP2025-00007

March 12, 2025

The Adams County Board of Adjustment is requesting comments on the following application: **Variance to allow 16% lot coverage in the Agricultural-1 zone district where 7.5% is allowed for properties on well and septic.** The property is currently unaddressed. The Assessor's Parcel Number is 0156909009001. The applicants and owners are: Vladislav Vakarchuk and Nadiia Shakhgaldian at 11921 W. 70th Pl., Arvada, CO 80004.

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by **April 2, 2025** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to DaWright@adcogov.org.

For further information regarding this case, please contact the Community and Economic Development Department, 4430 S. Adams County Pkwy., Brighton CO 80601, (720) 523-6800. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases. Thank you for your review of this case.

Si usted tiene preguntas, por favor escribanos un correo electronico a cedespanol@adcogov.org para asistencia en espanol. Por favor incluya su direccion o numero de caso para poder ayudarle mejor.

David Wright
Planner I

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

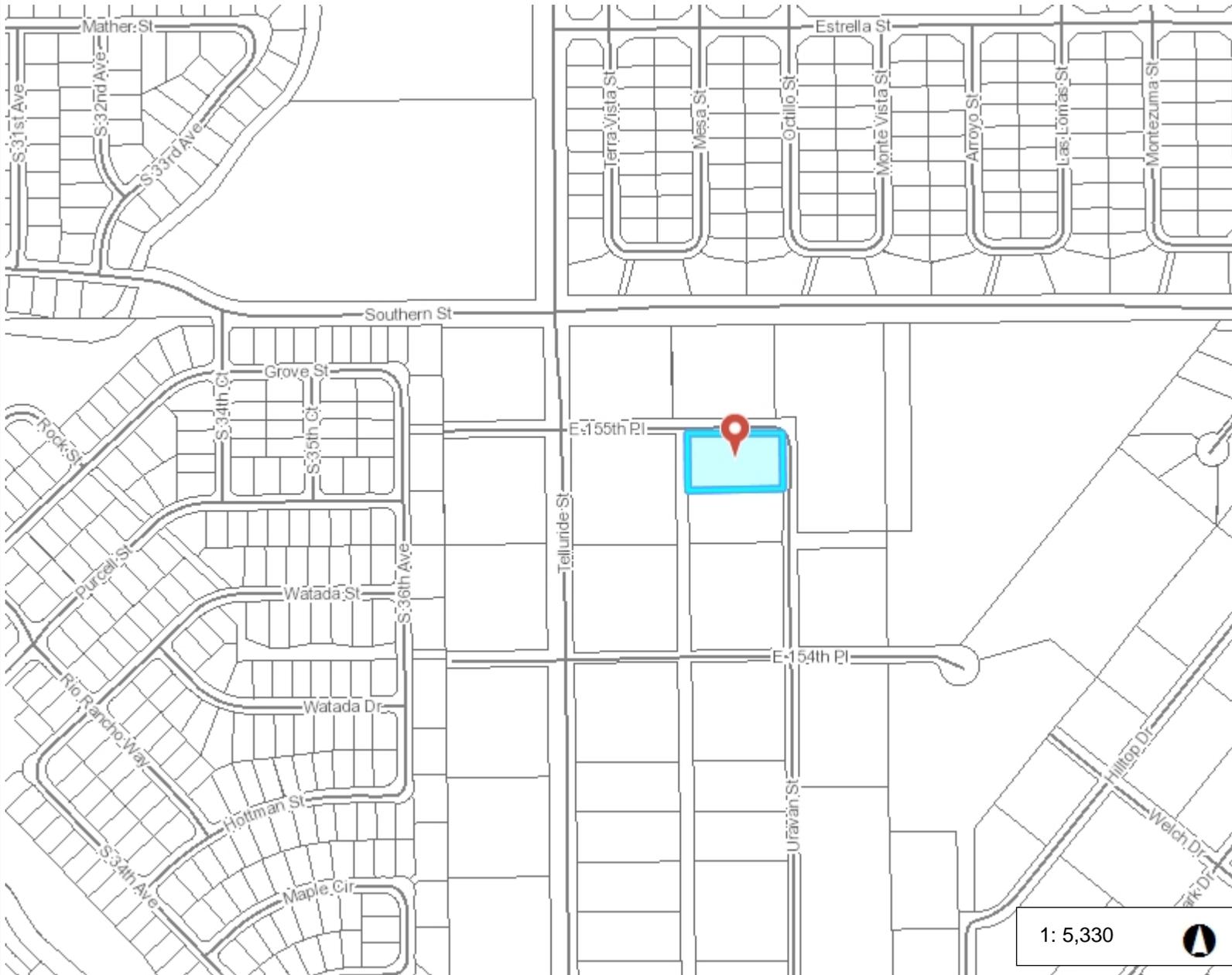
Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



Adams County Map



Legend

- Highways**
 - Interstate
 - Highway
 - Tollway
- Streets**
 - Streets
 - Ramp
- Parcels
- County Boundary

1: 5,330

0.2 0 0.08 0.2 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

VSP2025-00007
Vakarchuk and Shakhgaldian Lot Coverage Variance



DEVELOPMENT APPLICATION FORM

APPLICANT

Name(s): Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

OWNER

Name(s): Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number:

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

VIEWPOINT DRAFTING LLC

MIKHAIL BYKOV

303-437-8813

VIEWPOINTDRAFTING@GMAIL.COM

VARIANCE PROJECT NARRATIVE

Address: R0006582, BRIGHTON COLORADO 80601

To: Adams County Planning Department

We are seeking a variance for the lot coverage standard at the property located on the south west corner of Uravan St & E 155th Pl. The property is vacant and does not currently have an assigned address. The lot is zoned Agricultural-1 District (A-1) which allows from 7.5% to 12.5% lot coverage depending on if the property is served by a private well and septic or public water and sewer. Currently, this property does not have the ability to be served by public water or sewer and is forced to have a private well and septic and therefore is restricted to the minimal lot coverage of 7.5%. We request an increase of the lot coverage of this property to 16% based on the following:

This lot was originally a part of the neighboring property to the south (15523 Uravan St.), it was then subdivided and sold to the current owner. Due to this, the size of the property is half the size of those in the neighborhood and a structure limited to the minimal 7.5% lot coverage would not conform to the rest of the neighborhood as it would be much smaller than the surrounding residences. As this property is half the size of the neighboring properties, it would require twice the lot coverage ($7.5 \times 2 = 15\%$) to conform with the other homes in the neighborhood.

As this lot was subdivided from the southern neighboring property, this causes the southern property to have a greater lot coverage (approx. 10%). This subdivision has 7 other properties that have been subdivided (9 total) to a similar size as the subject property. Of those, 4 have primary residence and detached garage structures that result in the lot coverage being greater than 7.5%. Therefore, a request for greater lot coverage would not be outside of the norm for this neighborhood.

We are seeking a total of 16% lot coverage for this property as the primary structure will require ADA compliance along with dedicated therapy spaces due to the disability status and condition of a member of the family. ADA compliant structures require larger than typical doorways, hallways, bathroom areas and turnaround spaces within each room. Additionally, the family has planned to include a small indoor therapy pool as part of the main structure to accommodate the physical therapy needs of their family member. These necessary spaces increase the needed square footage and building coverage of the residence that would typically not be required.

As this property cannot be served by public water or sewer, we believe the owner should not be penalized for being forced to install a well and septic system. Had the availability of public water and sewer been available, the owner would have utilized them to service the property.

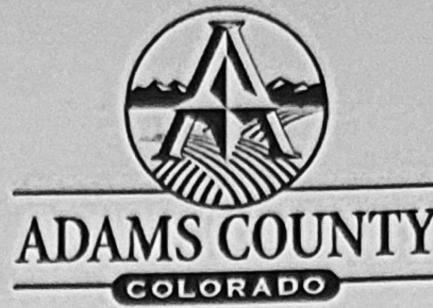
Thank you for your consideration.

Mikhail Bykov

303-437-8813

viewpointdrafting@gmail.com

Ken Musso
ASSESSOR



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
PHONE 720.523.6038
FAX 720.523.6037
www.adcogov.org

05/23/2024
VLADISLAV PAVLOVICH CAKARUCHUK AND NADIIA SHAKHGALDIAN
11921 W 70TH PL
ARVADA, CO 80004

Account Number: R0006582
Parcel Number: 0156909009001

Dear Property Owner:

Our records indicate that you purchased real estate in Adams County and the deed was recorded on 05/17/2024, reception No.2024000026295. The Clerk and Recorder notified our office that the Real Property Transfer Declaration, required by law, (39-14-102)(4)(C.R.S) was not attached to your Conveyance at the time of recording.

Please complete, sign, and mail, fax or email the attached declaration to our office within 30 days. If your Declaration is not received within thirty days, you may be subject to a monetary penalty of .025% of the property's actual value, or \$25.00, whichever is greater. (39-14-102)(b)(C.R.S.)

This declaration will be useful in determining market value during the next reappraisal. If you have any questions about the form or the information to be provided, please feel free to contact our office.

(YOU MIGHT CONTACT YOUR TITLE COMPANY TO SEE IF THEY HAVE A COPY BEFORE FILLING OUT THE ENCLOSED DECLARATION).

If you have any questions or concerns, please feel free to contact our office at 720-523-6038.

Best Regards,

KASI SIEVERS
Adams County Assessor's Office

VIEWPOINT DRAFTING LLC

MIKHAIL BYKOV

303-437-8813

VIEWPOINTDRAFTING@GMAIL.COM

INTENT FOR WATER & SEWER

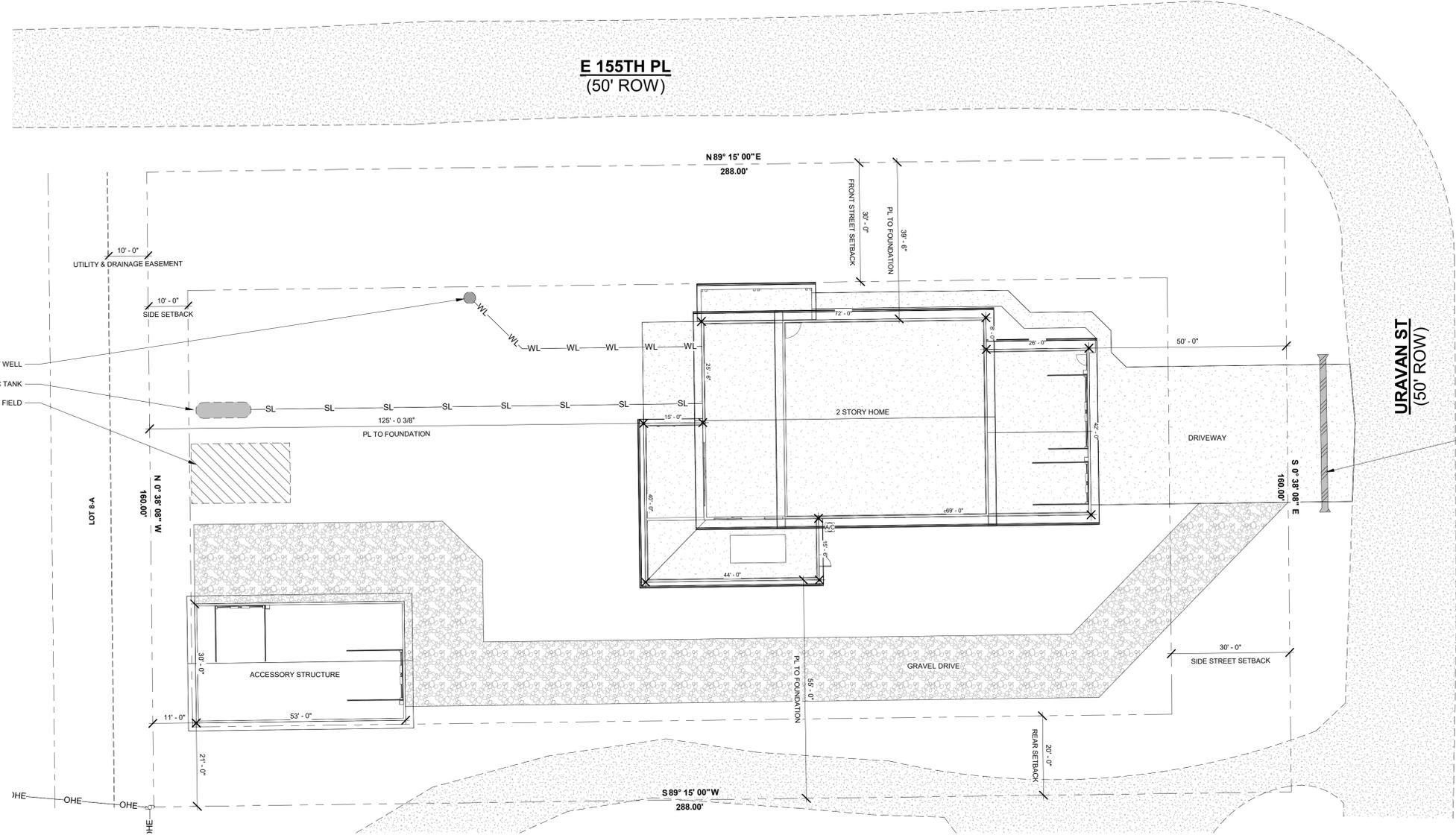
Address: R0006582, BRIGHTON COLORADO 80601

To: Adams County Planning Department

Currently this property is vacant land and does not have access to public water and sewer service. This letter will act as the intent of the owner to provide private well and septic service to the property. The owners will contact the Colorado State Division of Water Resources at the time that they are ready to peruse the construction of the residence on this property.

We spoke with Lia Campbell at the Adams County planning department and were instructed that this letter would sufficiently fulfill the Proof of Water and Sewer Services requirement of the Variance Application at this time

Sincerely,
Mikhail Bykov
303-437-8813
viewpointdrafting@gmail.com



1 SITE PLAN
 1/16" = 1'-0"

EROSION AND SEDIMENT CONTROL NOTES:

- ALL CONSTRUCTION PROJECTS, REGARDLESS OF THE SIZE, SHALL INSTALL, MAINTAIN AND REPAIR STORMWATER POLLUTION CONTROL MEASURES (CMS) TO EFFECTIVELY MINIMIZE EROSION, SEDIMENT TRANSPORT, AND THE RELEASE OF POLLUTANTS RELATED TO CONSTRUCTION ACTIVITY. CMS EXAMPLES INCLUDE: SEDIMENT CONTROL LOGS (SCL), SILT FENCE (SF), DIKES/SWALES, SEDIMENT TRAPS (ST), INLET PROTECTION (IP), OUTLET PROTECTION (OP), CHECK DAMS (CD), SEDIMENT BASINS (SB), TEMPORARY/PERMANENT SEEDING AND MULCHING (M), SOIL ROUGHENING, MAINTAINING EXISTING VEGETATION AND PROTECTION OF TREES. CMS MUST BE SELECTED, DESIGNED, ADEQUATELY SIZED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH GOOD ENGINEERING, HYDROLOGIC AND POLLUTION CONTROL PRACTICES. CMS/BMPS INSTALLATION AND MAINTENANCE DETAILS SHALL CONFORM TO URBAN DRAINAGE FLOOD CONTROL CRITERIA MANUAL VOLUME 3, OR THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) ITEM CODE BOOK. CMS MUST FILTER, SETTLE, CONTAIN OR STRAIN POLLUTANTS FROM STORMWATER FLOWS IN ORDER TO PREVENT BYPASS OF FLOWS WITHOUT TREATMENT. CMS MUST BE APPROPRIATE TO TREAT THE RUNOFF FROM THE AMOUNT OF DISTURBED AREA, THE EXPECTED FLOW RATE, DURATION, AND FLOW CONDITIONS (I.E., SHEET OR CONCENTRATED FLOW). CMS/BMPS SHALL BE SPECIFIED IN THE SWMP (IF APPLICABLE), AND THE LOCATIONS SHOWN ON THE EIC PLAN.
- SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BEFORE ANY EARTH DISTURBING ACTIVITIES COMMENCE.
- THE OWNER/CONTRACTOR SHALL NOTIFY THE APPROPRIATE INSPECTOR ONCE ALL INITIAL CONTROL MEASURES HAVE BEEN INSTALLED FOR AN INITIAL INSPECTION AT LEAST FORTY EIGHT (48) HOURS PRIOR TO THE INSPECTION. CONSTRUCTION ACTIVITY CANNOT BEGIN UNTIL A PASSING INITIAL INSPECTION HAS OCCURRED.
- STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES SHALL NOT CAUSE, HAVE THE REASONABLE POTENTIAL TO CAUSE, OR MEASURABLY CONTRIBUTE TO EXCEED ANY WATER QUALITY STANDARD.
- TRACKING OF DIRT ONTO PAVED PUBLIC OR PRIVATE PAVED ROADS IS NOT ALLOWED. THE USE OF DIRT RAMPS TO ENTER/EXIT FROM AN UNPAVED INTO A PAVED AREA IS PROHIBITED. VEHICLE TRACKING CONTROLS SHALL BE IMPLEMENTED. OTHERWISE ENTRANCE AREA MUST DRAIN THRU A CM TOWARDS THE PRIVATE SITE.
- TRUCK LOADS OF FILL MATERIAL IMPORTED TO OR CUT MATERIAL EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORTATION ON PUBLIC ROW. HAUL ROUTES MUST BE PERMITTED BY THE COUNTY. NO MATERIAL SHALL BE TRANSPORTED TO ANOTHER SITE WITHOUT APPLICABLE PERMITS.
- CONSTRUCTION SHALL BE PHASED IN A MANNER TO LIMIT EARTH DISTURBING ACTIVITIES (I.E. THE ENTIRE PROJECT SITE SHOULD NOT BE DISTURBED IF CONSTRUCTION WILL ONLY BE OCCURRING IN ONE PARTICULAR SECTION).
- SEDIMENT CAUSED BY ACCELERATED SOIL EROSION SHALL BE REMOVED FROM RUNOFF WATER BEFORE IT LEAVES THE CONSTRUCTION SITE.
- THE OWNER/CONTRACTOR SHALL INSPECT THE CONSTRUCTION SITE (INCLUDING ALL CONTROL MEASURES, STORAGE CONTAINERS, AND CONSTRUCTION EQUIPMENT) AT A MINIMUM OF EVERY 7 CALENDAR DAYS OR EVERY 14 CALENDAR DAYS, IF ON THE 14 DAY FREQUENCY A 24-HOUR POST STORM INSPECTION MUST BE CONDUCTED AFTER A PRECIPITATION EVENT OR SNOW MELT.
- THE OWNER/CONTRACTOR SHALL KEEP A RECORD OF ALL INSPECTIONS ON SITE AND AVAILABLE FOR REVIEW. INSPECTION REPORTS MUST IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE PERMIT.
- CONTROL MEASURES DESIGNED FOR CONCRETE WASHOUT WASTE MUST BE IMPLEMENTED. THIS INCLUDES WASHOUT WASTE DISCHARGED TO THE GROUND AND WASHOUT WASTE FROM CONCRETE TRUCKS AND MASONRY OPERATIONS.
- TEMPORARY CMS/BMPS SHALL BE REMOVED AFTER THE SITE HAS REACHED FINAL STABILIZATION.
- CONTROL MEASURES REQUIRING MAINTENANCE OR ADJUSTMENT SHALL BE REPAIRED IMMEDIATELY AFTER OBSERVATION OF THE FAILING CONTROL MEASURE.
- SILT FENCE PATCHING: PATCHING IS ONLY ALLOWED ON THE TOP HALF OF THE FENCE. NOT MORE THAN TWO (2) PATCHES PER SECTION OF FENCE. SILT FENCE WITH HOLES OR DETERIORATION ON THE LOWER HALF OF THE FENCE MUST BE REPLACED. REPAIR TYPICALLY INVOLVES REPLACING THE SILT FENCE TO MAINTAIN THE CMS EFFECTIVENESS TO DRAIN SLOWLY AND FUNCTION AS ORIGINALLY DESIGNED.
- DEWATERING OPERATIONS DISCHARGING OFF-SITE INTO ANY WATERS CONVEYANCE SYSTEMS INCLUDING WETLANDS, IRRIGATION DITCHES, CANALS, RIVERS, STREAMS OR STORM SEWER SYSTEMS, REQUIRE A STATE CONSTRUCTION DEWATERING PERMIT.
- PERMITTED PROJECTS SHALL KEEP THE CDPHE'S STORMWATER DISCHARGE PERMIT, STORMWATER MANAGEMENT PLAN (SWMP) AND INSPECTION LOGS AVAILABLE ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, AND FOR AN ADDITIONAL 3 YEARS AFTER PERMIT CLOSE-OUT.
- PERMITTED OWNER AND/OR CONTRACTOR SHALL CLOSE THE STATE AND CITY/COUNTY PERMIT ONCE FINAL STABILIZATION IS REACHED. STORMWATER INSPECTIONS SHALL CONTINUE UNTIL INACTIVATION NOTICE IS FILED WITH CDPHE.

GENERAL NOTES:

- ALL WORK SHALL COMPLY WITH THE GOVERNING LAWS, CODES AND ORDINANCES ALL WORK SHALL COMPLY WITH THE GOVERNING LAWS, CODES AND ORDINANCES OF THE COUNTY OF BOULDER, COLORADO.
- THESE DRAWINGS DO NOT INDICATE ANY STAGING OR PHASING. THESE DRAWINGS DO NOT INDICATE ANY STAGING OR PHASING.
- IT IS IN THE INTENT OF THESE DRAWINGS AND INCLUDED SPECIFICATIONS THAT THE GENERAL CONTRACTOR AND EACH OF HIS SUBCONTRACTORS PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, AND EQUIPMENT TO COMPLETE THEIR RESPECTIVE WORK WITHIN THE RECOGNIZED STANDARDS OF WORKMANSHIP OF THE INDUSTRY.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD AND NOTIFY DRAFTER WHERE ANY CONFLICTS EXIST.
- ALL GENERAL AND SUB- CONTRACTORS SHALL VISIT SITE, THOROUGHLY EXAMINE AND VERIFY EXISTING CONDITIONS AND DIMENSIONS RESPECTIVE TO THEIR AREA OF WORK PRIOR TO SUBMITTING COSTS AND BIDS. DRAFTER SHALL NOT BE RESPONSIBLE FOR ANY ADDITIONAL WORK NOT SHOWN OR IN CONFLICT WITH THE BALANCE OF THE CONTRACT DOCUMENTS.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- REFER TO ERI REPORT FOR MANDATORY ENERGY / PERFORMANCE REQUIREMENTS PER BOULDER COUNTY BUILD SMART. PROJECT TO ACHIEVE NET 0 (ERIS 0) AND ERI OF 50 OR LESS PRIOR TO PV SOLAR ARRAY CONTRIBUTION.
- PROJECT OWNER AND /OR GENERAL CONTRACTOR ARE TO PROVIDE SPECIFICATIONS FOR ALL MATERIALS, EQUIPMENT AND FINISHES TO THE DRAFTER FOR REVIEW AT A MINIMUM ONE WEEK OR GREATER IN ADVANCE OF SCHEDULED PROCUREMENT. IF FAILING TO DO SO, THE DRAFTER IS RELIEVED OF ANY AND ALL RESPONSIBILITY CONCERNING THESE SELECTIONS AND MATERIALS.
- ALL SUBMITTALS TO THE DRAFTER TO BE ACCOMPANIED WITH WRITTEN STATEMENT CERTIFYING COMPLIANCE WITH THE PLANS AND SPECIFICATION. FAILURE TO PROVIDE WRITTEN CERTIFICATION WILL RESULT IN SUBMITTALS BEING RETURNED TO THE GENERAL CONTRACTOR WITH NO REVIEW OR ACCEPTANCE HAVING TAKEN PLACE.
- SUBSTITUTION REQUESTS FOR MATERIALS OR ASSEMBLIES ARE TO BE PROVIDED TO THE DRAFTER A MINIMUM OF TWO WEEKS OR GREATER IN ADVANCE OF SCHEDULED PROCUREMENT AND ARE TO BE ACCOMPANIED BY FULL DOCUMENTATION OF MATERIAL OR ASSEMBLY BEING SUBSTITUTED ALONG WITH WRITTEN CERTIFICATION FROM GENERAL CONTRACTOR THAT THE MATERIAL OR ASSEMBLY BEING SUBSTITUTED IS IN FULL COMPLIANCE WITH THE SPECIFIED PRODUCT. FAILURE TO PROVIDE CERTIFICATION WILL RESULT IN SUBSTITUTION REQUESTS BEING RETURNED TO THE GENERAL CONTRACTOR WITH NO REVIEW OR ACCEPTANCE HAVING TAKEN PLACE.
- THE DRAFTER SHALL NOT BE RESPONSIBLE FOR ANY INJURIES TO PERSON OR DAMAGE TO BUILDING DUE TO ACCIDENTS OF ANY NATURE OR CAUSE DURING CONSTRUCTION.
- COORDINATE ALL PLAN DETAILS WITH HVAC, PLUMBING, ELECTRICAL AND SITE CONTRACT DOCUMENTS PRIOR TO ORDERING OF OR INSTALLATION OF ALL ITEMS AND WORK.
- INSTALL ADEQUATE SOLID BLOCKING AND PARTITION REINFORCING FOR ALL WALL MOUNTED CABINETS, ACCESSORIES, EQUIPMENT, AND HANDRAILS.
- ALL WORK PERTAINING TO RATED ASSEMBLIES REFERENCING U.L. DESIGN NUMBERS REQUIRE THE SPECIFIED PRODUCTS AND MATERIALS, AND INSTALLATION OF SUCH IN ACCORDANCE WITH NATIONALLY RECOGNIZED STANDARDS AS RECOMMENDED BY THE NATIONAL FIRE PROTECTION ASSOCIATION AND THE GOVERNING AUTHORITIES.
- ELECTRICAL SYSTEM IS DESIGN - BUILD. ELECTRICAL CONTRACTOR TO PROVIDE THE NECESSARY DESIGN AND OBTAIN THE NECESSARY PERMITS FOR ALL WORK PROPOSED.
- ELECTRICIAN TO INSTALL BOXES AND WALK THE SITE WITH THE OWNER PRIOR TO INSTALLATION OF ANY ADDITIONAL EQUIPMENT AND ROUGH INS TO VERIFY OWNER'S PREFERENCES FOR OUTLETS, SWITCHES, AND OTHER EQUIPMENT.
- MECHANICAL SYSTEM IS DESIGN - BUILD. MECHANICAL CONTRACTOR TO PROVIDE THE NECESSARY DESIGN AND OBTAIN THE NECESSARY PERMITS FOR ALL WORK PROPOSED.
- PLUMBING WORK IS DESIGN - BUILD. PLUMBING CONTRACTOR IS RESPONSIBLE FOR ALL DESIGN, INSTALLATION, TESTING, AND FOR OBTAINING ALL APPROVALS.
- SOIL REPORT AND CONCLUSIONS TO APPLY BY.
- ALL UTILITIES PASSING THROUGH STRUCTURAL ELEMENTS WHICH ARE GROUND SUPPORTED (RETAINING WALLS, SLABS ON GRADE, ETC) ARE TO BE DESIGNED WITH FLEXIBLE CONNECTIONS TO ACCOMMODATE SOIL MOVEMENT.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR SATISFACTORY REPAIR OR RESTORATION TO COMMUNITY / HOA STANDARDS OF ANY PUBLIC INFRASTRUCTURE CHANGED OR DAMAGED BY CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT.
- GENERAL CONTRACTOR IS TO ENSURE THAT THE PUBLIC ROW ADJACENT TO THIS SITE IS KEPT FREE AND CLEAR OF MUD AND DEBRIS THAT RESULT FROM CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT.
- GENERAL CONTRACTOR IS TO ENSURE THAT NO DIRECT STORM WATER RUNOFF FROM THE BUILDING IS DIRECTLY DEPOSITED ON ANY SIDEWALK, STREET, OR GUTTER, NOR DISCHARGED INTO ANY SANITARY SEWER.
- THE GENERAL NOTES, SYMBOLS AND LEGENDS CONTAIN INFORMATION THAT MAY OR MAY NOT PERTAIN TO THIS PARTICULAR PROJECT.

PLANNING INFORMATION:

ADDRESS: E 155TH PL & URAVAN ST
 BRIGHTON CO 80601

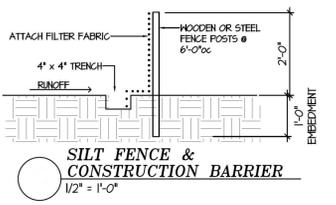
COUNTY: ADAMS
 ZONE DISTRICT: A-1
 BUILDING TYPE: DETACHED SINGLE FAMILY

LOT SIZE: 46,080 SF
 ALLOWABLE COVERAGE: 3,456 SF 7.5%
 MAIN BUILDING FOOTPRINT: 5,742 SF
 DETACHED GARAGE: 1,590 SF
 TOTAL LOT COVERAGE: 7,332 SF 15.91%

SQUARE FOOTAGE:
 MAIN FLOOR: 3,600 SF
 SUN ROOM: 361 SF
 THERAPY POOL AREA: 689 SF
 2ND FLOOR: 2,112 SF
 ATTACHED GARAGE: 1,092 SF
 TOTAL LIVING AREA: 4,650 SF
 DETACHED GARAGE: 1,590 SF

SHEET INDEX

Sheet Number	Sheet Name
A0.0	SITE PLAN
A1.0	MAIN FLOOR PLAN
A1.1	2ND FLOOR PLAN
A1.2	ROOF PLAN
A1.3	SCHEDULES
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS



SILT FENCE & CONSTRUCTION BARRIER
 1/2" = 1'-0"

- LOCATE THE SILT FENCE AT LEAST 10 FEET FROM THE TOE OF STEEP SLOPES AND NEARLY LEVEL THROUGHOUT ITS LENGTH.
- DIG A TRENCH APPROXIMATELY 6 INCHES DEEP AND 4 INCHES WIDE, OR A V-TRENCH, IN THE LINE OF THE FENCE. DRIVE POSTS SECURELY AT LEAST 16 INCHES INTO THE GROUND ON THE DOWNSLOPE SIDE OF THE TRENCH. SPACE POSTS A MAXIMUM OF 10 FEET APART IF FENCE IS SUPPORTED BY WIRE, 6 FEET IF EXTRA STRENGTH FABRIC IS USED WITHOUT SUPPORT WIRE. ADJUST SPACING TO PLACE POSTS AT LOW POINTS ALONG THE FENCE LINE.
- FASTEN SUPPORT WIRE FENCE TO UPSLOPE SIDE OF POSTS, EXTENDING 6 INCHES INTO THE TRENCH. ATTACH CONTINUOUS LENGTH OF FABRIC TO UPSLOPE SIDE OF POSTS. AVOID JOINTS, PARTICULARLY AT LOW POINTS IN THE FENCE LINE. WHERE JOINTS ARE NECESSARY, FASTEN FABRIC SECURELY TO SUPPORT POSTS AND OVERLAP TO THE NEXT POST.
- PLACE THE FABRIC IN THE TRENCH SO THE BOTTOM FOLDS ACROSS THE BOTTOM OF THE TRENCH. PLACE BACKFILL IN THE TRENCH OVER THE FABRIC TO THE GROUNDLINE AND COMPACT WITH A POWER TAMPER.
- INSTALL FENCE PRIOR TO ANY GRADING OR SITE DISTURBANCE.

PAVING:
 THE ALLEYWAY NEEDS TO BE PAVED PER DIVISION 1, SECTION 1.1.4 POLICY STATEMENTS, D. REQUIRED PUBLIC IMPROVEMENTS. 3. ALLEYS (AS NOTED IN THE ENGLEWOOD DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS). [HTTPS://WWW.ENGLEWOOD.CO.GOV/HOME/SHOWDOCUMENT?ID=25427](https://www.ENGLEWOOD.CO.GOV/HOME/SHOWDOCUMENT?ID=25427) PLANS SHALL INCLUDE A PROFESSIONAL ENGINEER STAMPED PLAN AND PROFILE OF THE ALLEY. THE PLAN AND PROFILE MUST SHOW THAT THE PROPOSED DESIGN WILL INCORPORATE THE EXISTING ALLEY CONDITIONS AND WILL ADHERE TO HISTORIC DRAINAGE OF THE ALLEY. PLAN AND PROFILE SHALL EXTEND AT A MINIMUM 100FT IN EACH DIRECTION FROM THE EDGE OF PROPERTY WITH CROSS SECTIONS IN 25FT INTERVALS PER SECTION 2 ROADWAY AND PAVEMENT DESIGN GUIDE SUB SECTION 1.2.1 FOUND HERE: [HTTPS://WWW.ENGLEWOOD.CO.GOV/HOME/SHOWPUBLISHEDDOCUMENT?ID=25427](https://www.ENGLEWOOD.CO.GOV/HOME/SHOWPUBLISHEDDOCUMENT?ID=25427) IT IS RECOMMENDED THAT SURVEY TAKES ADDITIONAL SHOTS OF CROSS STREET SIDEWALK / ALLEY CONNECTIONS TO VERIFY OVERALL DIRECTION OF ALLEY DRAINAGE. PAVED ALLEY SECTION EDGES MUST TIE INTO EXISTING SURFACES CREATING A SMOOTH TRANSITION FROM EXISTING ALLEY TO NEW PAVED SECTION. EXPOSED PAVING EDGES WILL NOT BE PERMITTED. PLAN AND PROFILE PLAN SET SHALL CLEARLY LABEL SURVEY BENCHMARK USED FOR ELEVATIONS. AS BUILDS OF CONCRETE PAVED ALLEYS MUST BE SUBMITTED TO THE CITY OF ENGLEWOOD PUBLIC WORKS DEPARTMENT PRIOR TO FINAL INSPECTION AND SIGNOFF.

MAINTENANCE:
 THE LAND OWNERS, OR SUCCESSORS IN INTEREST SHALL BE RESPONSIBLE FOR THE REGULAR AND PROPER MAINTENANCE OF ALL LANDSCAPING ELEMENTS INSTALLED ON THE RIGHT-OF-WAY OR ON PRIVATE PROPERTY, FROM THE BACK OF CURB OF THE STREET AND KEEP THEM IN GOOD AND HEALTHY CONDITION. ALL LANDSCAPING STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED AS NECESSARY TO MAINTAIN THEM IN A STRUCTURALLY SOUND CONDITION.

