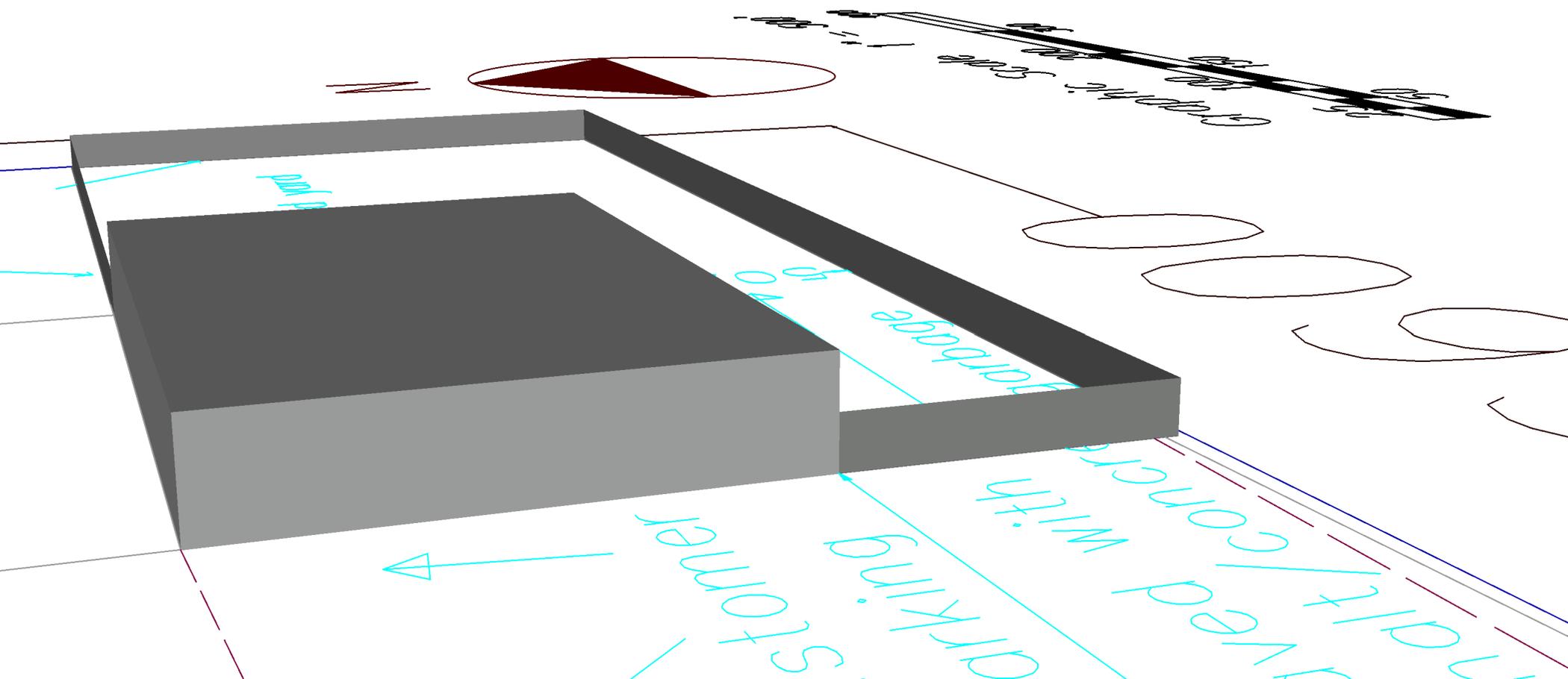
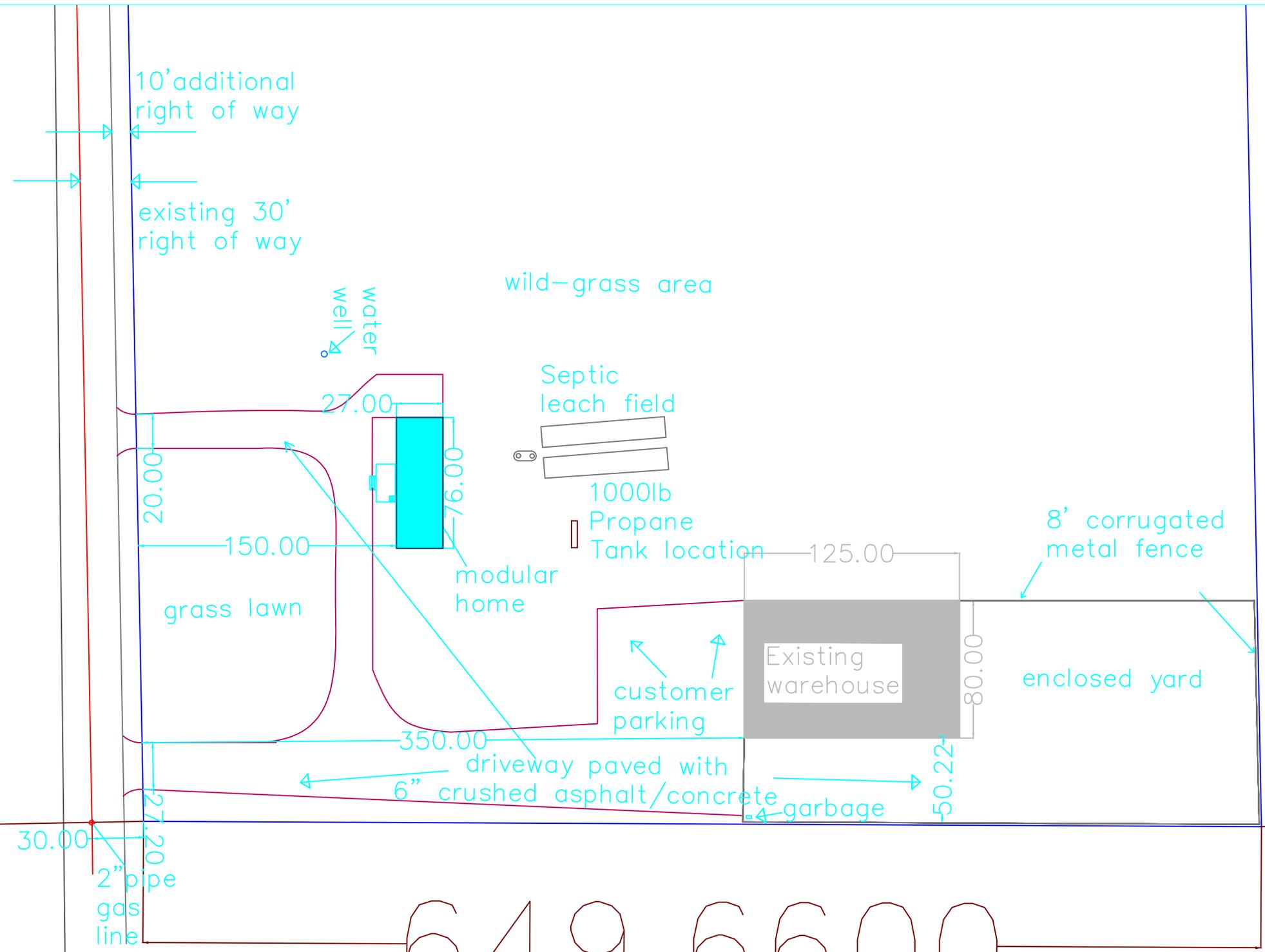


Anastasiya Bondarenko
 7200 E 54th Place,
 Commerce city, CO
 80022
 303-842-4205

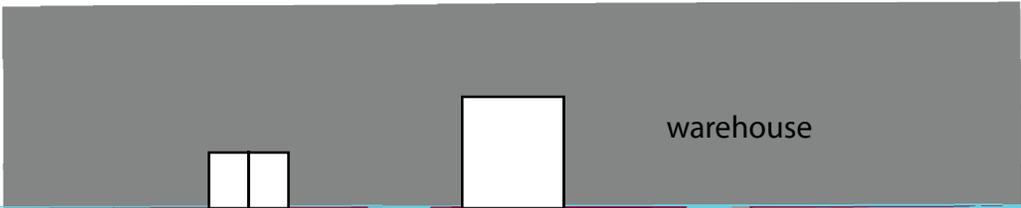
Parcel:
 0156524200001
 Site Plan

Site Address:
 14010 Petterson Rd,
 Hudson, CO 80642





649,66000



warehouse



8' Corrugated Metal Fence

Anastasiya Bondarenko
14010 Petterson Rd,
Hudson, CO, 80642

Adams County
Community & Economic Development Department

Response to Development Review Team Comments – 2nd Review

Date: 04/09/2025

Project Number: RCU2024-00032

Project Name: Bondarenko Equipment Repair

PLN01: We intend to use the existing 10,000 sqft warehouse building for storage and heavy repair and services on farm equipment, trailers and vehicles including trucks and tractors. We want to provide repair service for local farmers on their farming equipment, as well as to local customers on vehicles, trucks/ tractors, and trailers. We provide heavy mechanical repair services. Items on site include semi-tractors, with trailers, Conex containers, outdoor storage to include tires, car parts, pallets, fire pit wood, metal shelving and RVs. Trailers are part of farming equipment for customers, also to include commercial lawn mower, forklifts, and tractors.

This is a family owned operation.

Days and Hours of operations: Monday- Friday 10am-5pm

No employees, this is family owned and operated business includes Andrey, Anastasiya and some days our son Austin.

Licenses required: we currently hold a Colorado Dealers license #41350, as well as sales tax license for resale Colorado Sales Tax License 42-69149-0001.

PLN02: Please see attached APPROVED updated well permit for commercial use

PLN03: The home on the property will continue to serve as our primary residence for our family.

PLN04: Since this is a home / family operation, we do not anticipate having heavy flow of customers. We have a designated area (see revised parking plan) for customer parking. We anticipate no more than 1-2 customers at one given point.

PLN05: The fence is an 8' height corrugated metal fence shown on plan and elevation. Fence starts from the front / south side of the warehouse extending to the farthest east point on property, and back to north east-corner of the warehouse.

PLN06: Garbage is stored behind 8' corrugated metal fence on south side of warehouse.

PLN07: SEE ATTACHED WAREHOUSE PLAN. It is an open floor plan warehouse as was already submitted and approved with Adams county Building permit for this warehouse.

PLN08: ACKNOWLEDGED

ROW01 & ROW02: ACKNOWLEDGED

ENG1: SEE ATTACHED ENGINEER DRAINAGE IMPACT LETTER

ENG2: Trip Generation Analysis has been submitted

ENG3: ACKNOWLEDGED

ENG4: ACKNOWLEDGED

ENG5: ALL ACCESS POINTS HAVE BEEN PERMITTED AND APPROVED

ENG6: NOT PLANNING TO IMPORT ANY SOIL

ENG7: PROJECT SITE IS NOT LOCATED WITHIN A DELINEATED 100-YEAR FLOOD HAZARD ZONE

ENG8: ACKNOWLEDGED

ENV1: WATER WELL LOCATION HAS BEEN APPROVED AND INSTALLED, WE ARE NOT MOVING OR DOING ANY CHANGES TO WATER WELL AND ITS LOCATION.

ENV2: PROPOSED USE WILL NOT HAVE ANY EMPLOYEES. IT IS FAMILY OWNED AND OPERATED.

ENV3: I HAVE SUBMITTED REQUIRED DOCUMENTS WITH THE DWR TO UPDATE EXISTING WELL DESIGNATION FOR COMMERCIAL USE.

ENV4: SEPTIC SYSTEM WAS INITIALLY DESIGNED TO ALLOW FOR FUTURE EXPENSION USE. NO CHANGES WILL BE MADE TO SEPTIC SYSTEM.

ENV5: SEPTIC SYSTEM HAS BEEN INSTALLED WITH ALL SETBACK DISTANCES AND REGULATIONS REQUIREMENTS AND PASSED ALL INSPECTIONS.

ENV6: NO CHANGES NEEDED, AS THE INITIAL DESIGN WAS MADE TO ALLOW FOR FUTURE EXPANSION USE.

ENV7: ACKNOWLEDGED. Any and all repairs and maintenance will be performed inside the warehouse on a concrete pad.

ENV8: NO AIR PERMIT REQUIRED AS WE ARE NOT POLLUTING THE AIR.

ENV9: NO EMPLOYEES

ENV10: OUR ROADS HAVE NO DUST. THE PUBLIC ROAD, PETERSON RD, IS AN UNPAVED ROAD THAT DOES HAVE DUST. WE ARE ASKING THAT THIS ROAD BE TREATED TO HELP CONTROL DUST THAT GOES RIGHT TO OUR PROPERTY.

ENV11: NO FILL IS IMPORTED.

ENV12: Andrey performs mainly mobile operations and onsite repairs inside the warehouse on a concrete pad. Repairs include: Forklifts, hydraulic equipment for lawn mowers, semi-trailers brake repair (including personal semi-trailers), and frame pull for autos. We recycle used oil, we drop it off at AutoZone, we do oil service for our personal vehicles only, no fluid changes customers.

ENV13: ACKNOWLEDGED

ENV14: ACKNOWLEDGED

ENV15: Since we have no employees, and only anticipated maximum 1-2 customers, the nuisance hazard impacts will be at minimum.

ENV16: ACKNOWLEDGED

BSD1: NO NEW STRUCTURED ARE ADDED. We already went through and have been approved with Adams County for the warehouse building permit. **Project Name: BDP23-0915.**

BSD2: ACKNOWLEDGED

BSD3: ACKNOWLEDGED

BSD4: NO NEW BUILDINGS ARE TO BE ADDED. CURRENT BUILDING HAS ALREADY BEEN APPROVED THROUGH COUNTY AND FIRE DEPARTMENT. Project Name: BDP23-0915

NS01: ACKNOWLEDGED

NS02: Storage container is stored behind fence and will not be seen.

NS03: ALL STORED VEHICLES/ TRAILERS ARE STORED BEHIND FENCE OUT OF PUBLIC VIEW

NS04: ACKNOWLEDGED



Community & Economic Development Department
Planning & Development
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800 | FAX 720.523.6967
adcogov.org

Development Team Review Comments

The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

- A response to each comment with a description of the revisions and the page of the response on the site plan;
- Any revised plans or renderings; and
- A list identifying any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided electronically through e-mail or a flash drive delivered to the One-Stop Customer Service Center. The following items will be expected by our One-Stop Customer Service Center:

- One digital copy of all new materials
 - All digital materials shall be in a single PDF document
 - The single PDF document shall be bookmarked
 - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided
 - Electronic copies can be emailed to epermitcenter@adcogov.org as a PDF attachment. If the files are too large to attach, the email should include an unlocked Microsoft OneDrive link. Alternatively, the resubmittal can be delivered to the One-Stop counter on a flash drive.

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



Re-submittal Form

Case Name/ Number: Bondarenko Equipment Repair / RCU2024-00032

Case Manager: Brayan Marin

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement (Microsoft Word version)
- Other: _____

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Engineering Planner; Right-of-Way; Addressing; Building Safety;

Neighborhood Services; Environmental; Parks; Attorney; Finance; Plan Coordination



Community & Economic Development Department
Planning & Development
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800 | FAX 720.523.6967
adcogov.org

Development Review Team Comments – 2nd Review

Date: 3/24/2025

Project Number: RCU2024-00032

Project Name: Bondarenko Equipment Repair

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for your Conditional Use Permit Application. The Development Review Team review comments may change if you provide different information during a land use submittal/ building permit. Please contact the case manager if you have any questions.

Also, please note where “Section” is referenced, it is referring to the appropriate section of the Adams County Development Standards and Regulations.

Commenting Division: Development Services, Planning

Name of Reviewer: Brayán Marin, Senior Planner

Email: Bmarin@adcogov.org

Property Notes:

Address: 14010 Petterson Rd.

Parcel Number: 0156524200001

Acreage: 38.3 AC / 1,668,348 Sq. Ft.

Zoning: Agricultural -3 (A-3)

Future Land Use Designation: Agriculture Large Scale

Request: Conditional Use Permit to allow for agricultural equipment repair in the Agricultural-3 zone district.

Surrounding Zoning:

North: Agricultural -3 (A-3)

South: Agricultural -3 (A-3)

East: Agricultural -3 (A-3)

West: Agricultural -3 (A-3)

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

PLN01: **(Outstanding Comment)** The conditional use permit request calls to allow for agricultural equipment repair on the subject property. However, upon review of the application, site, as well as satellite imagery, there are appears to be trucks, semi-truck trailers, Recreation Vehicles (RVs), and vehicles parked around the property, however staff did not see any agricultural equipment or vehicles on the site. Furthermore, upon reviewing the website for your business, it appears that there are sale of vehicles taking place on the site. To better understand the request, a revised project narrative will be required explaining all uses that take place.

*Applicant Response: We intend to use the existing 10,000 sqft warehouse building for storage and heavy repair and services on farm equipment, trailers and vehicles including trucks. We want to provide repair service for local farmers on their farming equipment, as well as on vehicles, trucks, and trailers. We provide heavy mechanical repair services. This is a family owned operation.
Days and Hours of operations: Monday- Friday 10am-5pm*

No employees, this is family owned and operated business includes Andrey, Anastasiya and some days our son Austin.

Licenses required: we currently hold a Colorado Dealers license #41350, as well as sales tax license for resale Colorado Sales Tax License 42-69149-0001.

***Planner Response:** Latest reinspection from Code compliance states that there are over 12 semi-trucks, with trailers, Conex containers, outdoor storage to include tires, car parts, scrap wood, scrap metal and over 13 RVs throughout the property. No farming equipment was found during the last inspection that was carried out on 2.21.25. Include ALL ITEMS that are stored on the site.*

PLN02: **(Outstanding Comment)** The well permit provided with this application states that as part of the conditions of approval, “(4) water from this well may be used for domestic purposes inside 1 single family dwelling, and the watering of 4 of the owner’s own large non-commercial domestic animals”. Applicant will need to contact the Colorado Division of Water Resources and amend their well permit to allow commercial uses on the property. Applicant will need to provide proof of this change with your resubmittal.

Furthermore, Condition of approval (5) states “The irrigated area shall not exceed 1,000 square feet of lawn and garden. As part of the landscape plan, please include the square footage of the areas that are to be irrigated to make sure it meets compliance with the condition of approval.

Applicant Response: I have submitted and paid required documents and fee to Colorado Division of Water Resources to have our current well permit amended to allow for commercial uses on the property.

Planner Response: Staff understand that this approval takes time to formally be granted by the state agency and therefore will recommend that this requirement be met through a condition of approval, meaning that the applicant will need to submit a formal approval letter at the time of Change in Use.

PLN04: **(Outstanding Comment)** Per section 4-15-02-05 Surface of parking area states:

“off-road parking areas shall be surfaced and maintained with a Portland or asphalt concrete surface, or other suitable surface as determined by the Director of Community and Economic Development. Drainage shall be subject to the approval of the Director of Community and Economic Development.

The surface of the parking area shall be maintained with the following minimum requirements:

- 1. Potholes shall not exceed six (6) inches deep or six (6) inches wide.*
- 2. Cracks shall not exceed three (3) inches in width.*
- 3. The parking area shall be maintained in a weed free condition pursuant to Section 4-17.*
- 4. All striping shall be evident at the property line.”*

Applicant will need to provide a revised site plan showing the complete parking area along with dimensions, and surface material for the proposed storage area.

Applicant Response: Acknowledged.

Planner Response: Although the applicant acknowledges the requirement, the resubmittal does not include details on the type of surface for the parking area. The applicant must provide a formal response along with a revised site plan that specifies the parking surface material and its dimensions.

PLN05: **(Outstanding Comment)** Provide elevations for the proposed fence that will be used to conceal the parked vehicles. Please include all dimensions as part of the elevations per Sec. 4-11-01-03-07 Screen Fencing.

Applicant Response: SEE ATTACHED ELEVATIONS

Planner Response: This information does not appear to be included in the resubmittal. The applicant must provide elevations of the proposed fence to ensure compliance with county standards.

PLN06: **(Outstanding Comment)** Per section 4-11-01-03-08 Garbage Area Screening, “Garbage area screening shall consist of a six (6) foot high minimum screen fence made of wood or masonry material. Fencing materials should be cleaned and maintained at all times to present an orderly appearance. No garbage storage area shall be located within twenty (20) feet of a public sidewalk.” As part of your revised site plan, please include the area designated for garbage disposal and include elevations with their corresponding elevations for the proposed fence.

Applicant Response: Garbage is stored behind metal fence

Planner Response: (Outstanding Comment) The revised site plan does not show the location of the garbage area. Additionally, the resubmittal does not include elevations or details on the fence material.

The applicant must provide the formal location of the garbage area, along with elevations, dimensions, and the proposed fence material in the next submittal.

PLN07: **(Outstanding Comment)** Please provide a layout of the interior of the warehouse to understand how this facility operates. Be sure to include all bays and their use.

Applicant Response: SEE ATTACHED WAREHOUSE PLAN

Planner Response: (Outstanding Comment) The resubmittal does not include an interior layout of the warehouse. The applicant must provide a formal layout with the next submittal.

Commenting Division: Development Services, Engineering:

Name of Review: Laurie A. Clark/ Civil Engineer III

Email: LAclark@adcogov.org

ENG9: The Trip Generation Analysis that has been submitted is approved. Based on the information provided, a Traffic Impact Study will not be required.

ENG10: All engineering concerns have been addressed.

Commenting Division: Environmental Programs

Name of Review: Megan Grant

Email: MGrant@adcogov.org

The following may be included as conditions of the permit:

ENVC1. Per ACHD Regulation Number O-22, Section 4, an OWTS Use Permit must be obtained within 12 months prior to a change in use of the property from residential to commercial. To obtain a Use Permit, the OWTS will need to be inspected by a NAWT Certified Use Permit Inspector. If it is determined by the inspector that the system has deficiencies that require repair, these repairs must be completed prior to ACHD issuing a Use Permit.

ENVC2. All requirements of the septic use permit issued by ACHD and ACHD Regulation O-22 must be met and maintained.

ENVC3. No parking or storage would be permitted on top of the septic system components, including the leach fields.

ENVC4. The water well permit with the Colorado Division of Water Resources (DWR) for the existing well designation will be updated for commercial use and a determination from DWR that the water availability and supply are sufficient.

ENVC5. All requirements of the water well permit issued by DWR must be met and maintained.

ENVC6. The applicant/operator shall follow all applicable hazardous materials and waste management

regulations to ensure proper management of hazardous materials and waste such that they do not present a significant actual or potential hazard to public health, safety, or the environment.

ENVC7. Applicant/operator shall perform truck and equipment repair and maintenance on a concrete pad and/or inside a building.

ENVC8. All hydraulic fluids, oils, and other pollutant sources used for vehicle and equipment maintenance and repair shall be stored within a covered area and in secondary containment.

ENVC9. Applicant/operator should limit engine idling to the maximum extent feasible to mitigate off-site noise and air quality impacts to surrounding properties and shall not exceed five minutes within any sixty-minute period, except as authorized. Refer to CRS Title 42 – Vehicles and Traffic Idling Standard, Article 14 – State Idling Standard, Section 42-14-105. Idling for Colorado law.

ENVC10. The applicant shall contact the CDPHE Air Pollution Control Division (APCD) to determine if an air permit is required or the business is exempt. Additional information is available at: <https://www.colorado.gov/pacific/cdphe/categories/services-and-information/environment/air-quality/air-emissions-business-and-industry>. If an air permit is required (or exemption granted), this documentation will be submitted for Adams County review.

Commenting Division: Development Services, Building Safety:

Name of Review: Heather B. Whitaker / Plans Examiner II

Email: hwhitaker@adcogov.org

This is a change of use/occupancy and will require a building permit.

BSD1- Building permits would be required for each new structure. Building permits are required for the repair, alteration, addition, or change in use or occupancy of an existing structure. Engineered plans will be required to obtain permits.

BSD2- Applicant should refer to commercial and industrial submittal requirements. Here is a link for your reference

https://epermits.adcogov.org/sites/default/files/Commercial_Industrial%20Submittal%20Requirements_20_0.pdf

BSD3- Current adopted codes are the 2018 International Building Codes and the 2017 National Electrical Code.

BSD4- Applicant should contact Fire Department for their requirements. This is a separate permit, review, and inspection with your local fire department. Plan review approval from the fire department will be required at time of building permit.

BSD5- Building height, number of stories, and building area are limited based on type of construction, occupancy, and whether fire sprinklers will be installed. A complete building safety review will be required to determine these limitations with the application of a building permit.

Commenting Division: Community Safety and Well Being, Neighborhood Services:

Name of Review: Cornelia Warnke / Code Compliance Officer – Senior

Email: cwarnke@adcogov.org

Code has a case open VIO2024-00957 for the following violations:

NS01: 3-05-01 & 3-07-01 & 3-10-02 & 4-02-02-02 & 4-03-03-02-07(11): Please remove all junk, trash, rubbish, and debris items from the entire property. Outdoor storage is prohibited at this A-3 zoned property.

NS02: 4-02-02-08: Please remove any portable, movable, or temporary storage container(s) over 120 square feet. Storage containers greater than 120 square feet for the purpose of outside storage, are not allowed.

NS03: 4-03-03-02-14 (3) Please limit the number of vehicles/trailers (operable and registered) stored, for 72 hours or longer, on this A-3 zoned property to two (2).

NS04: 4-03-03-02-14 (7) Please remove all unlicensed or inoperable vehicles/trailers from the entire property or store inside a fully enclosed garage. All vehicles stored outside must be in working order and have current and proper licensing displayed.



ORIGINAL PERMIT APPLICANT(S)

ANASTASIYA BONDARENKO
 ANDREY BONDARENKO

APPROVED WELL LOCATION

Water Division: 1 Water District: 1
 Designated Basin: LOST CREEK
 Management District: LOST CREEK
 County: ADAMS
 Parcel Name: N/A
 Physical Address: N/A

SW 1/4 NW 1/4 Section 24 Township 1.0 S Range 64.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 542095.0 Northing: 4422232.0

PERMIT TO USE AN EXISTING WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT
CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-90-105 for a change of use of an existing well constructed under permit no. 322681 on a tract of land of 38.38 acres described as the W1/2 of the W1/2 of the NW1/4 of Section 24, Township 1 South, Range 64 West of the Sixth P.M., Adams County, for one well to be used in one commercial business described as mobile repair and storage business. The business must meet the qualifications as described in CRS 37-90-105(1)(c)(II). Use of this well in a commercial business having another small capacity commercial well is prohibited unless a new permit to use this well is granted.
- 4) Issuance of this permit cancels permit no. 322681.
- 5) The use of groundwater from this well is limited to fire protection, domestic purposes inside 1 single-family dwelling, the watering of poultry, the watering of 4 domestic animals, and the irrigation of not more than 1,000 square feet of lawn and garden.
- 6) The pumping rate of this well shall not exceed 15 GPM.
- 7) The annual withdrawal of groundwater from this well shall not exceed 0.5 acre-feet.
- 8) Production from this well is restricted to the Upper Arapahoe aquifer.
- 9) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Lost Creek Ground Water Management District and the Division of Water Resources upon request.
- 10) This well must be located not more than 200 feet from the location specified on this permit.

NOTE: This well is withdrawing water from a non-renewable aquifer. While the withdrawals from this aquifer are administered based on a 100 year aquifer life, water level declines may prevent this well from diverting the permitted amounts for that 100 years.

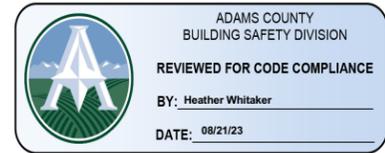
NOTE: This well is located within the Lost Creek Ground Water Management District where local District Rules apply which may further limit the withdrawal and use of designated groundwater as authorized under this permit.

Issued By SHANNON PORTER

Date Issued: 3/6/2025

Expiration Date: N/A

STRUCTURAL NOTES



STRUCTURAL GENERAL NOTES AND SPECIFICATIONS:

DIVISION 01 – GENERAL

- The Engineer of Record only assumes responsibility for that which was prepared by the Engineer of Record.
- Refer to Structural Cover Sheet for applicable structural codes.
- The structure shown on these drawings is structurally sound only in its completed form. The contractor shall brace all earth, forms, concrete, steel, wood, masonry, to resist gravity, earth, wind and construction loads during construction.
- Contractor shall exercise proper precaution to verify all existing conditions and layout or work. Immediately notify Engineer of any discrepancies. Contractor is responsible for any error resulting from failure to exercise such precaution.
- Any discrepancies, errors or omissions discovered in the contract documents shall be brought to the attention of the Engineer before proceeding with related work. Otherwise, the correction of such items is the responsibility of the contractor and/or subcontractor.
- Where a detail, typical detail, section, typical section or a note is shown for one condition, it shall apply for all like or similar conditions unless otherwise noted.
- Should structural conflicts occur affecting fit-up of structural material, contractor shall notify engineer. Under no circumstances should structural material be modified to accommodate fit-up without the engineer's approval.

DIVISION 02 – CONCRETE

Foundation Criteria:

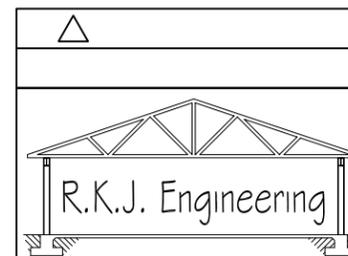
- Interior column footings have been designed for placement on original, undisturbed soil or compacted fill material of 1500 PSF minimum bearing capacity.
- All fill areas shall be cleared and stripped of organic material under building or paving areas. Proof rolling of existing soil and compaction of fill material to 95% Standard Proctor shall be completed to within 12" of the bottom of the floor slab to a distance of 8'-0" outside of building area before footing excavation is begun. The remaining 12" below the slab shall be compacted to 95% Standard Proctor. Parking areas shall be compacted to a minimum of 90% Standard Proctor. Any engineered structural fill shall be placed in 8" lifts, maximum.

Concrete:

- All concrete construction shall conform to ACI 301, Specifications for Structural Concrete for Buildings, ACI Building Code 318, ACI 322 and Guide for Concrete Floor and Slab Construction ACI 302.1R.
- When hot or cold weather conditions exist during placement and curing of concrete that would impair the quality and strength of concrete, special measures shall be taken as specified in ACI 305 "Hot Weather Concreting" and ACI 306 "Cold Weather Concreting".
- Structural concrete shall be as follows, unless otherwise noted, 28 day minimum compressive strength:
 - Footings & Foundations: 3500 PSI
 - Floor Slab: 3500 PSI
 Slump attained shall be 4" (+/- 1"). Concrete for masonry filled cells may be placed with 8" to 11" slump.
- Unless noted otherwise, details of concrete reinforcement and accessories shall be in accordance with ACI 315, Manual of Standard Practice for Detailing Reinforced Concrete Structures and CRSI MSP-1, Manual of Standard Practice, latest edition.
- Reinforcing steel shall conform to ASTM A615, grade 60, and ASTM A616.
- Unless otherwise noted, reinforcing lap splices shall be ACI Class B splices using the following lap lengths:

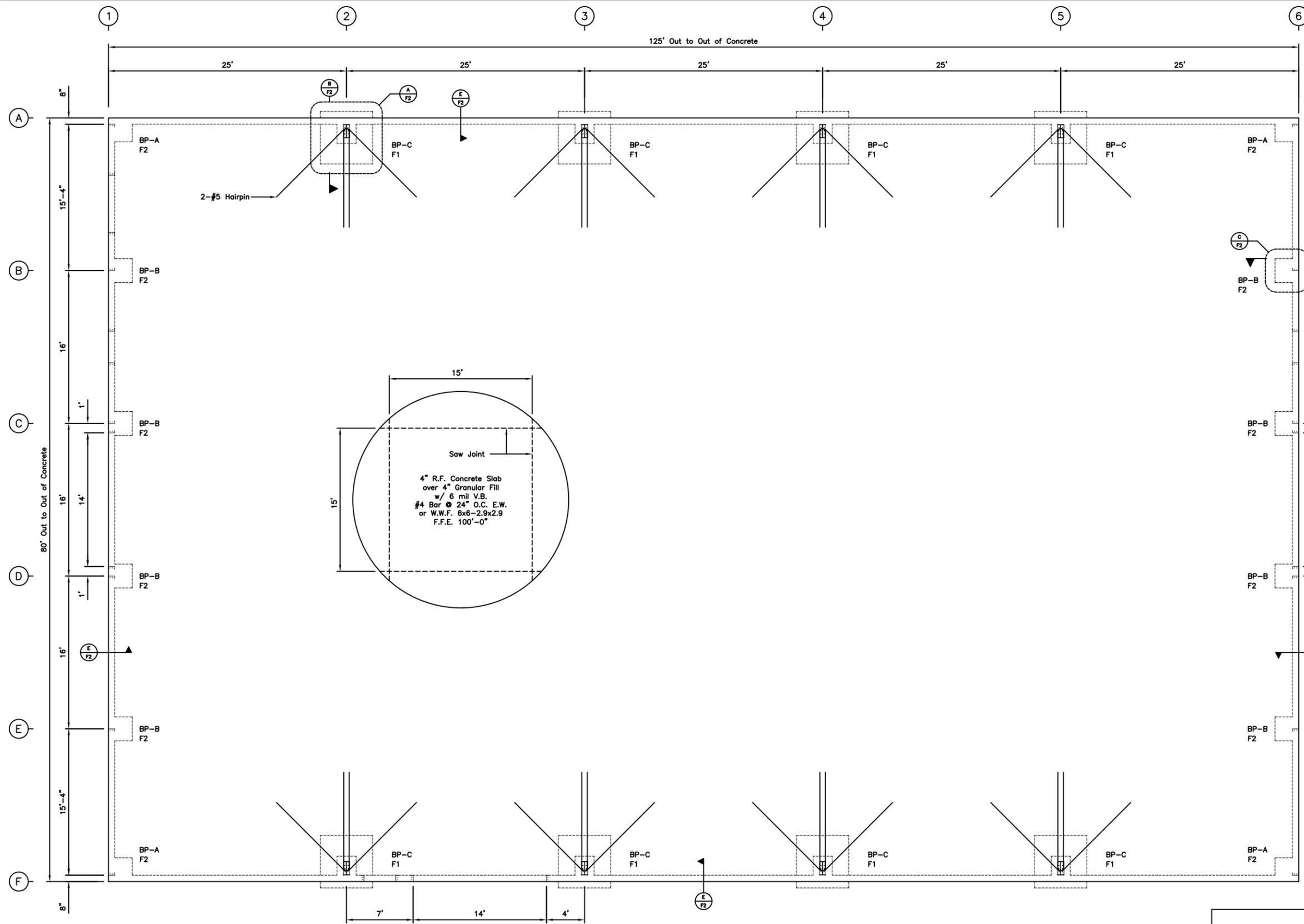
#4	24"
#5	30"
#6	36"
#7	42"
- All welded reinforcing steel shall be ASTM A706 and be free of oil, scale, and rust. Welding of bars shall conform to ANSI/AWS D1.4 "Structural Welding Code – Reinforcing Steel".
- Wire mesh shall conform to ASTM A185; minimum lap to be 6 inches.
- Provide corner bars at corners of concrete walls and footings. Size and spacing of bars shall match size and spacing of longitudinal bars in walls or footings.
- Concrete slab and design criteria shall be as noted on the structural plans.
- Place 6 mil (nom.) polyethylene vapor barrier under all building slabs on grade, lap 12" minimum.

- Slabs on grade shall be placed using strip placement. Sawed joints (noted as S.J. foundation plan) shall be cut as soon as possible after slab is able to support weight of saw and be cut without raveling. Sawing shall be performed within 4 to 12 hours and absolutely before 24 hours has passed from time after first placement. Saw joint nearest midpoint of strip first and then half-way between cuts next.
- Unless noted otherwise, minimum clear cover for reinforcement shall be as follows:
 - concrete cast against earth-3"
 - formed concrete exposed to earth or weather- 1 1/2" for #5 bars and smaller, 2" for #6 bars and larger.
- Immediately upon final troweling of slabs, coat with curing compound which meets or exceeds ASTM C-309 "Liquid Membrane-Forming Compounds for Curing Concrete." Coverage shall not be less than 1 gallon per 160 square feet of slab area or more if recommended by curing compound manufacturer (minimum of 8 to 10 mils thick).
- Floors shall be finished to FF 35 and FL 25, minimum.
- Do not add calcium chloride or other salty compounds to concrete without specific authorization by Structural Engineer. In no case shall calcium chloride exceed 1 percent.
- Use Portland Cement Type I or II conforming to ASTM C150-92. Aggregates shall be normal weight conforming to ASTM C33.
- For every vertical or horizontal bar discontinued by an opening, one bar (min. of two bars) shall be added at the side of the openings. Slabs at corners of openings, cut-outs and penetrations shall be reinforced with 2-#4 (3-0" long) diagonals unless otherwise noted.
- Pipes, ducts, conduits, etc. shall not be placed in slabs unless approved by the engineer. (Place all pipes below slab).
- Concrete exposed to weather shall be air-entrained 3.0% to 5.0%. Interior slabs shall have air content of 0% to 3% maximum.



R. Keith Joyce, P.E.
517 Pear Orchard Road
Statesboro, GA 30458
(706) 302-2075

All Metal Fab Steel Buildings		
A Bond LLC		
Hudson, CO 80642		
Date :	3/10/23	Drawn By :
Scale :	N.T.S.	RKJ
SPECIFICATION		FO



FOUNDATION PLAN
SCALE: N.T.S.

ADAMS COUNTY
BUILDING SAFETY DIVISION
REVIEWED FOR CODE COMPLIANCE
BY: Heather Whitaker
DATE: 08/21/23

Slab will be 4" thick resting on 4" Granular Fill

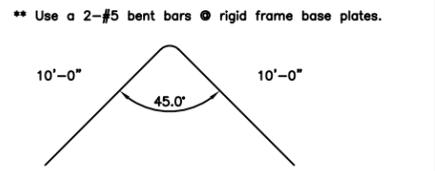
Reinforced with #4 Bar @ 24" O.C. E.W.
OR W.W.F. 6x6-W2.9xW2.9
OR Fiber Mesh

Design Strength: $f'c = 3500$ p.s.i.

Minimum Cover:
Cast against earth = 3"
Exposed to earth or weather = 2"
All other reinforcement = 1 1/2"

Reinforcement:
 $f_y = 60,000$ p.s.i.
All laps shall be 48 x bar ϕ u.n.o.
#3 - 18"
#4 - 24"
#5 - 30"
#6 - 36"

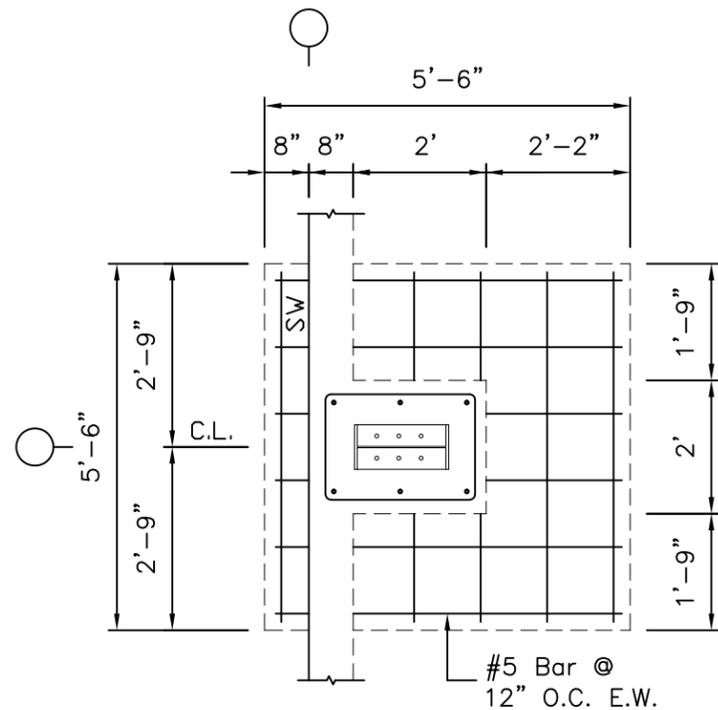
Soils:
Allowable Bearing = 1500 p.s.f.



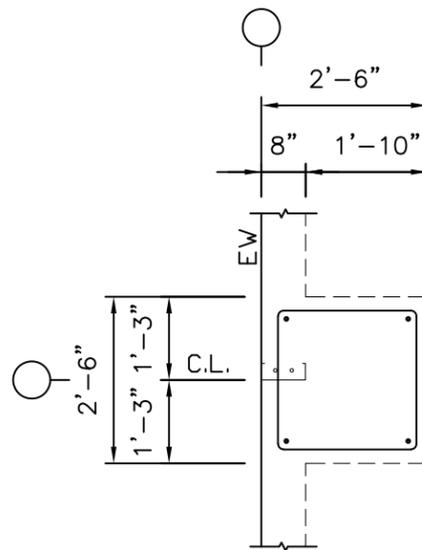
R.K.J. Engineering

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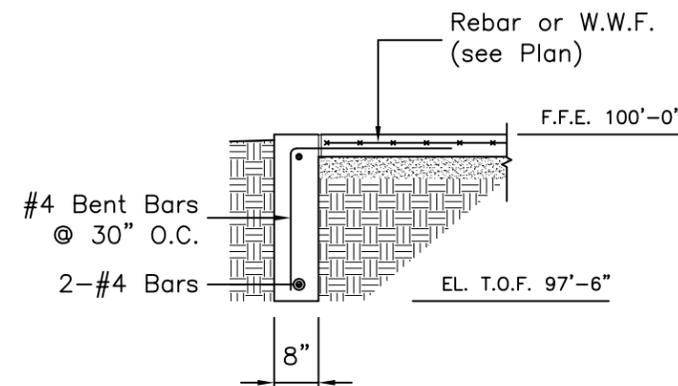
All Metal Fab Steel Buildings		
A Bond LLC		
Hudson, CO 80642		
Date :	3/10/23	Drawn By :
Scale :	N.T.S.	RKJ
FOUNDATION PLAN		F1



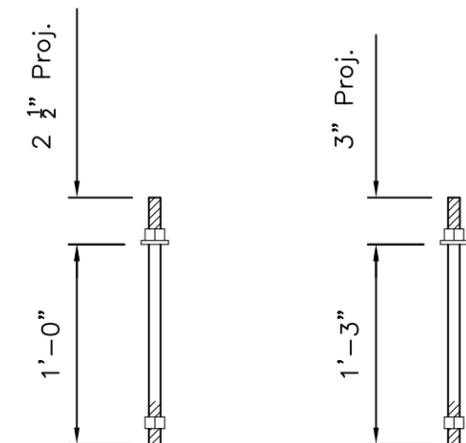
DETAIL A
FOOTING "F1"
Scale: N.T.S.



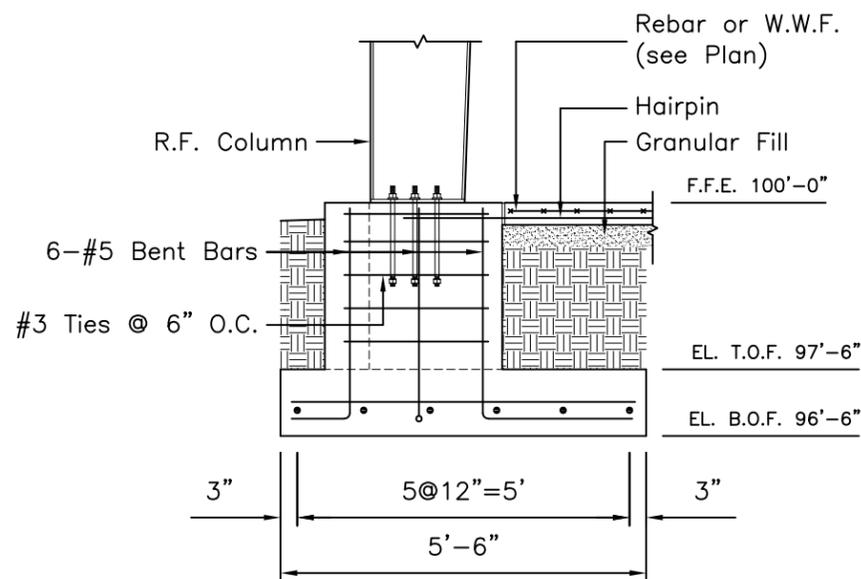
DETAIL C
FOOTING "F2"
Scale: N.T.S.



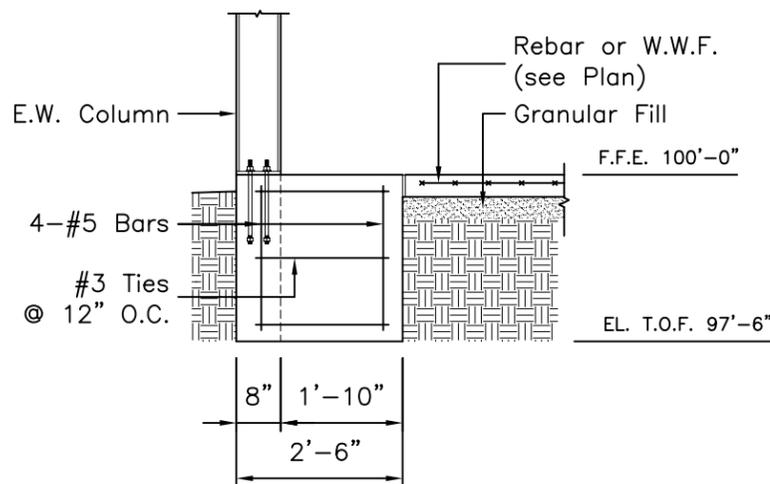
SECTION E
Scale: N.T.S.



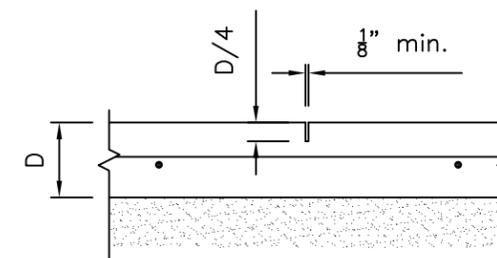
ANCHOR BOLT **ANCHOR BOLT**
F1554 - 5/8"Ø A.B. F1554 - 3/4"Ø A.B.



SECTION B
Scale: N.T.S.



SECTION D
Scale: N.T.S.



TYP. SAW JOINT
Scale: N.T.S.



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Scale :	N.T.S.	RKJ
SECTIONS/DETAILS		F2