## Community & Economic Development Department

adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000B Brighton, CO 80601-8218

PHONE 720.523.6800

EMAIL epermitcenter@adcogov.org

## **Request for Comments**

Case Name: Granite World of Colorado Rezoning

Case Number: RCU2024-00007

March 21, 2024

The Adams County Planning Commission is requesting comments on the following application: **Zoning map** amendment (rezone) of approximately 0.95 acres from Agricultural-1 to Industrial-1. The site is also affected by the Mineral Conservation Overlay zone district. This request is located at 6600 Franklin St. The Assessor's Parcel Number is 0182502401003.

Applicant Information: Granite World of Colorado

Brian Blasco 1780 E 66th Ave. Denver, CO 80229

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 12, 2024, 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 GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. 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.

Greg Barnes

Principal Planner

## Community & Economic Development Department www.adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000 Brighton, CO 80601-8204 PHONE 720.523.6800 FAX 720.523.6998

Application Typ	e:
Sub	ceptual Review Preliminary PUD Temporary Use odivision, Preliminary Final PUD Variance odivision, Final Rezone Conditional Use t Correction/ Vacation Special Use Other:
PROJECT NAME	E: Granite world of Colorado
APPLICANT	
Name(s):	Brian Blasco Phone #: 303-818-4941
Address:	1780 E 66th Ave
City, State, Zip:	Denver co 80229
2nd Phone #:	720-244-6554 Email: Brian@granite-world.com
OWNER	
Name(s):	Brian Blasco Phone #: 303 - 818 - 4941
Address:	6600 Franklin st
City, State, Zip:	Denver co 80229
2nd Phone #:	720-244-6554 Email: Kelly@granite-world.com
TECHNICAL RE	PRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)
Name:	Phone #:
Address:	
City, State, Zip:	
2nd Phone #:	Fmail:

## **DESCRIPTION OF SITE**

Address:	6600 Franklin Street
City, State, Zip:	Denver CO 80229
Area (acres or square feet):	41,382 SQFT
Tax Assessor Parcel Number	0182502401003
Existing Zoning:	Agricultural
Existing Land Use:	Residential
Proposed Land Use:	Industrial
Have you attende	d a Conceptual Review? YES NO NO
If Yes, please list	PRE#: PRE 2023 - 000 29
under the author pertinent requiren Fee is non-refund	at I am making this application as owner of the above described property or acting rity of the owner (attached authorization, if not owner). I am familiar with all nents, procedures, and fees of the County. I understand that the Application Review dable. All statements made on this form and additional application materials are my knowledge and belief.
Name:	Brian Blasco Date: 3-1-24
Name:	Owner's Printed Name
	Owner's Signature

## 3. Written Explanation of Project

To Whom It May Concern:

We would like to apply for conceptual review for a variance to request to rezone parcel number 0182502401003 which is currently R1 and we would like request variance to rezone it to I1 We are apply for a variance because our lot size is .95 acre. In order to qualify for I1 Well, our lot would need to be a minimum of 1 acre. We are just below the acreage size and requesting a variance to approve the lot to be rezoned.

Majority of the parcels around our lot have been granted approval to rezone as industrial use and every neighboring lot that touches our land is zoned for industrial use. We own a building across the street from this lot, Granite World of Colorado, 1780 E 66<sup>th</sup> Street, and all the land around our property is also zoned for industrial use.

Our intent is to build an industrial use building on the lot, working closely with Adams County to ensure we are within county and state specifications and regulations. We plan to build a 20,000-25,000 square foot building. We would like to schedule a conceptual review meeting to meet with the county engineer, planner, etc. to ensure we are within county guidelines to be approved for 11

Should you have questions or concerns, please contact my office at 720-244-6554.

Sincerely,

Brian Blasco

Owner

Granite World of Colorado

# 3. Written Explanation of the Project

## **HARDSHIP STATEMENT**

Using the following hardship criteria for granting a variance, please provide an explanation of how the critieria have been satisfied (see Section Section 2-02-21-06 of the Adams County Development Standards and Regulations for the full text of the criteria). Please feel free to attach your statements using a separate piece of paper.

1. There exists special physical requirements or circumstances of the subject property such as irregularity, narrowness, shallowness, or slope.

We are requesting one variance for the lot size requirement of Industrial I-1. The property is .95 acre, just under the minimal 1 acre requirement for I-1. No other variances will be a problem upon rezone, as the current buildings will be demolished or relocated, and replaced with one single structure built to code.

Every neighboring lot that touches our land has already been rezoned to Industrial.

2. Because of these physical circumstances, the strict application of the code would deprive the applicant of rights commonly enjoyed by other properties in the same district.

Currently, the property is zoned agricultural, with a residential house on it. The entire neighboring area was once zoned agricultural — most of which is now zoned industrial. We are asking for the same to be applied to us.

3. Granting the variance will not confer on the applicant any special privilege.

Granting the variance will allow the lot to be used as the neighborhood is already being used – Industrial. No special privilege is requested. Most of the neighbors have already been rezoned to Industrial.

4. Due to the physical circumstances or conditions, the property cannot be developed in conformity with the regulations.

If the property remains as is, it will not be in similar usage as the neighborhood. To be in harmony, we are requesting a variance, so that we too can use the property for industrial purposes.

5. The special circumstances or hardship is not self-imposed.

The property owner has not taken any actions to cause the lot size to be slightly under 1 acre. Any other variances are not going to be a problem upon rezone, as the buildings will be demolished or moved.

6. That the variance, if granted, will be in harmony with the general purpose and intent of the Adams County regulations and with the Adams County Comprehensive Plan.

The variance, if granted, will allow the lot to be in harmony with the neighborhood – most of which has already been rezoned Industrial. We believe a harmonious neighborhood to be congruent with intent of Adams County Comprehensive Plan and regulations.

## HARDSHIP STATEMENT (CONT)

7. That the variance, if granted, will not cause substantial detriment to the public good or impair the intent of these standards and regulations.

Public good will be increased with our intended usage of the lot. We plan to replace the current structures with a 20,000 – 25,000 square foot building, which will be subdivided into 4 or 5 smaller units. The smaller tenants will then be able to serve the existing larger tenants in the surrounding area. The new structure and improvements will be designed in accordance with current standards and regulations.

8. That the variance, if granted, would not allow a use which is not otherwise permitted in the zone district in which the property is located, would not result in the extension of a non-conforming use, or would change the zone classification on the property.

The variance, if granted, would allow for industrial use of the property. This is in complete harmony with the surrounding neighborhood, which already operates Industrial.

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

## **Public Hearing Notification**

Case Name:

Granite World Lot Size Variance

Case Number:

VSP2023-00017

Board of Adjustment Hearing Date:

09/07/2023 at 6:00 p.m.

August 15, 2023

A public hearing has been set by the Adams County Board of Adjustment to consider the following request: Variance to allow a 0.95-acre lot within the Industrial-1 zone district where a minimum lot size of 1 acre is required. The proposed use will be Industrial. This request is located at 6600 FRANKLIN ST. The Assessor's Parcel Number(s) 0182502401003

Applicant Information:

**GWP LLC BRIAN BLASCO** 

17860 E 66TH AVE 6600 FRANKLIN ST DENVER, CO 802297110

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Department of Community and Economic Development, 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text may be viewed.

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.

fayla Bajelan

Layla Bajelan, Senior Long Range Planner

Case Manager

- - BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco

Emma Pinter
DISTRICT 3

Steve O'Dorisio

Lynn Baca
DISTRICT 5

## **Fidelity National Title Company**

1120 W 122nd Avenue, Sulte 105, Westminster, CO 80234 Phone: (303)452-2989 | Fax: (303)633-7600

## FINAL BUYER'S STATEMENT

Settlement Date: January 31, 2023 Disbursement Date: January 31, 2023

Escrow Number: 141-F20442-22
Escrow Officer: Jenice Schaffer

Email: jschaffer@fnf.com

Buyer: GWP, LLC, a Colorado limited liability company

Seller: Williar: → DeLuzio Property: 6600 F. klin St

Denver, CO 80229-7110

			\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERA	TION		in more in the second	A SEA CONTRACTOR OF THE ACTOR OF THE ACTOR		
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Deposit			-,	100,000.00		20,000,00
PRORATIONS/ADJUSTM	ENTS					20,000.00
Stormwater fee Semi-Annua \$83.00	ally at	01/31/23-07/01/23 (\$83.00 / 181 X 151 days)		69.24		
County Taxes at \$3,143.28		01/01/23 to 01/31/23 (\$3,143.28 / 365 X 30 days)				050.05
TITLE & ESCROW CHAR	GES	(***, *********************************				258.35
Title - Real Estate Closing F		Fidelity National Title Company		405.00		
Title - Tax Certificate	` .	Fidelity National Title Company		185.00		
CO 110.1-06 - Deletion - States	andard	Fidelity National Title Company		13.50 75.00		
GOVERNMENT CHARGE	^					
Recording Fees	3	77.1 th. A4 th.				
CO - Deed (Warranty)	\$18.00	Fidelity National Title Company		18.00		
Documentary Fee	φ10.00					
Record Statement of Authori	· .	Fidelity National Title Company		115.00		
	ıy	Fidelity National Title Company		13.00		
Subtotals		the state of the s	1 14	50,488.74		20.250.25
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TOTALS					1,	130,230.39
APPOVED AND ACCES			1,15	50,488.74	1,1	150,488.74

## APPROVED AND ACCEPTED

Sales or use taxes on personal property not included. Fidelity National Title Company assumes no responsibility for the adjustment of special taxes or assessments unless they are shown on the Treasurer's Certificate of Taxes Due. The condition of title to the property is to be determined by reference to the title evidence provided by Seller or by personal investigation. The above statement of settlement is approved as of the settlement date shown above and Escrow Holder is hereby authorized to disburse as Trustee funds as indicated.

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

BUYER:

GWP LLC

Brice Bloo

Managing Member

Selling Agent/Broker

Resident Realty

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Fidelity National Title Company

Settlement Agent

## **Fidelity National Title Company**

1120 W 122nd Avenue, Sulte 105, Westminster, CO 80234 Phone: (303)452-2989 | Fax: (303)633-7600

## FINAL BUYER'S STATEMENT

Settlement Date: January 31, 2023 Disbursement Date: January 31, 2023

Escrow Number: 141-F20442-22
Escrow Officer: Jenice Schaffer

Email: jschaffer@fnf.com

Buyer: GWP, LLC, a Colorado limited flability company

Seller: William J. DeLuzio Property: 6600 Franklin St

Denver, CO 80229-7110

		\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERATION				······································	
Sale Price of Property		1.1	50,000.00		
Deposit	•	-,	00,000.00		20,000.0
PRORATIONS/ADJUSTMENTS					20,000.00
Stormwater fee Semi-Annually at \$83.00	01/31/23-07/01/23 (\$83.00 / 181 X 151 days)		69.24		
County Taxes at \$3,143.28	01/01/23 to 01/31/23 (\$3,143.28 / 365 X 30 days)				250.04
TITLE & ESCROW CHARGES	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				258.35
Title - Real Estate Closing Fee (Buyer)	Fidelity National Title Company		405.00		
Title - Tax Certificate	Fidelity National Title Company		185.00		
CO 110.1-06 - Deletion - Standard	Fidelity National Title Company		13.50		
Exceptions	The Company		75.00		
GOVERNMENT CHARGES					
Recording Fees	Fidelity National Title Company		10.00		
CO - Deed (Warranty) \$18.00	,,,,,,		18.00		
Documentary Fee	Fidelity National Title Company		115.00		
Record Statement of Authority	Fidelity National Title Company				
Subtotals			13.00		
Balance Due FROM Buyer		1,15	0,488.74	2	20,258.35
				1.13	30,230.39
TOTALS		1.15	0,488.74		50,488.74

## APPROVED AND ACCEPTED

Sales or use taxes on personal property not included. Fidelity National Title Company assumes no responsibility for the adjustment of special taxes or assessments unless they are shown on the Treasurer's Certificate of Taxes Due. The condition of title to the property is to be determined by reference to the title evidence provided by Seller or by personal investigation. The above statement of settlement is approved as of the settlement date shown above and Escrow Holder is hereby authorized to disburse as Trustee funds as indicated.

**BUYER:** 

GWP LLC

BY:

Brian Blasco Managing Member

Spliing Agont Broker
Tony Thurman

Resident Realty

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Fidelity National Title Company

Settlement Agent

## **Fidelity National Title Company**

1120 W 122nd Avenue, Suite 105, Westminster, CO 80234 Phone: (303)452-2989 | Fax: (303)633-7600

## FINAL SELLER'S STATEMENT

Settlement Date: January 31, 2023 Disbursement Date: January 31, 2023

Escrow Number: 141-F20442-22 Escrow Officer: Jenice Schaffer

Email: jschaffer@fnf.com

Buyer: GWP, LLC, a Colorado limited liability company

Seller: William J. DeLuzio Property: 6600 Franklin St

Denver, CO 80229-7110

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FINANCIAL CONSIDERATION		A DESCRIPTION OF THE PARTY OF T	THE PART HAVE THE TOWN THE PARTY OF THE PART	The Management of the Control of the
Sale Price of Property				1,150,000.0
PRORATIONS/ADJUSTMENTS				.,
Stormwater fee Semi-Annually at \$83.00	01/31/23-07/01/23 (\$83.00 / 181 X 151 days)			69.24
County Taxes at \$3,143.28	01/01/23 to 01/31/23 (\$3,143.28 / 365 X 30 days)			
COMMISSIONS	(40,140,207,303 X 30 days)		258.35	
Commission - Listing Agent	Pieters Inc		22 222 22	
_	\$1,150,000.00 @ 2.8000% = \$32,200.00		32,200.00	
Commission - Selling Agent	Resident Realty		32,200.00	
	\$1,150,000.00 @ 2.8000% = \$32,200.00		02,200.00	
TITLE & ESCROW CHARGES				
Title - Real Estate Closing Fee (Seller)	Fidelity National Title Company Fidelity National Title Company		185.00	
Owners Title Policy			3,145.00	
Policies to be issued:	· •		0,140.00	
Owners Policy				
Coverage: \$1,150,000.00 Premium: \$	3,145.00 Version: ALTA Owners Policy 6-17-06			
MISCELLANEOUS CHARGES	,			
Property Taxes 2022 Due	Adams County Treasurer		2 424 50	
Stormwater	Adams County Stormwater		3,434.50	
Jtility Escrow	North Washington Street Water and Sanitation		83.00	
Subtotals	Transfer Street Water and Sanitation		500.00	
Balance Due TO Seller			72,005.85	1,150,069.24
			78,063.39	
OTALS			50,069.24	1,150,069.24
PPROVED AND ACCEPTED		-,,,	,500.4-	1,100,005.24

## APPROVED AND ACCEPTED

Sales or use taxes on personal property not included. Fidelity National Title Company assumes no responsibility for the adjustment of special taxes or assessments unless they are shown on the Treasurer's Certificate of Taxes Due. The condition of title to the property is to be determined by reference to the title evidence provided by Seller or by personal investigation. The above statement of settlement is approved as of the settlement date shown above and Escrow Holder is hereby authorized to

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

SELLER:

William J. Del uzio

Listing Agent/Broker

Pietospino.

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Fidelity National Title Company

Settlement Agent



## **Pieters Realty**

Jeff Zoerb Managing Broker sharon@denverbroker.net

jeff@denverbroker.net;

Ph: 303.847.3526

1	The Con	printed	portions of this form, except differentiated additions, have been approved by the Colorado Real Estate (SWA35-8-10) (Mandatory 1-11)
2 3 4	THI	IS FOR	M HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT ND TAX OR OTHER COUNSEL BEFORE SIGNING.
5 6			SOURCE OF WATER ADDENDUM
7			TO CONTRACT TO BUY AND SELL REAL ESTATE
8 9			Date: 9/7/2022
10	1. /	ADDEN	NDUM TO CONTRACT TO BUY AND SELL REAL ESTATE. This Source of Water
11 12	Add	lendum Buyer	(Addendum) is made a part of that Contract to Buy and Sell Real Estate between Seller
13			dated 12/7/2022 (Contract), for the purchase and sale of the Property known as No. NKLIN Street, DENVER, CO 80229
14 15	2. 8	SOURC	CE OF POTABLE WATER. Seller discloses the following information for the source of
16 17	pota	able wa	iter for the Property:
18	[Sel	lect an	d complete 1, 2 or 3 as applicable.]
19 20		2.1	The Property's source of water is a Well. Well Permit #:
21			If a well is the source of water for the Property, a copy of the current Well Permit
22			Is Is Not attached.
23 24	X	•	
25		2.2	The Water Provider for the Property can be contacted at:
26			Name: North Washington Street Water & Sanitation Distric
27			Address: 3172 E. 78th Avenue Denver, CO 80229
28			Web Site: https://www.colorado.gov/nwswsd Phone No.:303-288-6664
29			1 Holle 140.:303-200-0004
30		2.3	There is neither a Well nor a Water Provider for the Property. The source of water
31			for the Property is [describe source]:
32	NOT	'C TA 1	
33	NON	EIUE	BUYER: SOME WATER PROVIDERS RELY, TO VARYING DEGREES ON
35	INVE	STIGA	WABLE GROUND WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR
36	THE	PROV	TE THE DESCRIBED SOURCE) TO DETERMINE THE LONG-TERM SUFFICIENCY OF IDER'S WATER SUPPLIES.
37			DENOTIALER SUFFLIES.
38	ı	WIL	LIAM J DE LUZIO
25			LIAM J DE LUZIO Date: 9/16/2022
39 40	مالم	r.	
41	OGIICI	'	Date:
42			
74			

## 

SWA35-8-10. SOURCE OF WATER ADDENDUM TO CONTRACT TO BUY AND SELL REAL ESTATE. CTM eContracts - ©2022 MRI Software LLC - All Rights Reserved

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Robert E. Port,

bert M. Hayden, L.S. 27268



## **Statement Of Taxes Due**

Account Number R0098157 Assessed To

Parcel 0182502401003 **DE LUZIO WILLIAM J** 6600 FRANKLIN ST DENVER, CO 80229-7110

Legal Description	
SUB:HARVEST ACRES BLK:9 DESC: THE S 170 FT OF THE W 242/82 FT	٢

Situs Address 6600 FRANKLIN ST

		1112 11 2 12/02	<u> </u>	0000	FRANK	LIN ST	
Year	Tax	Interest		Fees	Dava	ments	
Tax Charge				1000	ray	menta	Balance
2022	3,434.50	\$0.00	<del> </del>	\$0.00	(62.42	14.50	
Total Tax Charge				\$0.00	(\$3,43	4.30)	\$0.00
Grand Total Due as of 04/24/2023							\$0.00
Tax Billed at 2022 Rates for Tax Area 08	5 . 085						\$0.00
Authority		Levy					
RANGEVIEW LIBRARY DISTRICT	3.615	•	Amount	Values		Actual	Assessed
ADAMS COUNTY FIRE PROTECTIO		40000	\$115.17	RES IMPRV LAN	-	\$91,000	\$6,320
GENERAL			\$559.27	SINGLE FAMILY	RES _	<b>\$</b> 367,498	\$25,540
NORTH WASHINGTON WATER & S.	22.843	* *	\$727.78	Total		\$458,498	\$31,860
RETIREMENT	•	50000	\$24.69			4 100, 170	<b>\$51,000</b>
	0.314	10000	\$10.00				
ROAD/BRIDGE	1.300	00000	\$41.42				
DEVELOPMENTALLY DISABLED	0.257	70000	\$8.19				
SD I BOND (Mapleton)	12.969	0000	\$413.19				
SD 1 GENERAL (Mapleton)	44.920	00000	\$1,431.15				

\$1,431.15

\$3.19

\$28.67

\$71.78

\$3,434.50

0.1000000

0.9000000

2.2530000

107.8000000

Tax amounts are subject to change due to endorsement, advertising, or fees. Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer & Public Trustee 4430 S Adams County Parkway, Suite W1000 Brighton, CO 80601 720-523-6160

URBAN DRAINAGE SOUTH PLATTE

URBAN DRAINAGE & FLOOD CONT

SOCIAL SERVICES

Taxes Billed 2022

\* Credit Levy

## NOT REQUIRED

## CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We,				
(the "Applicant") by signi	ng below, hereby dec	clare and certify as f	ollows:	
With respect to the proper	ty located at:			
Legal Description:		<del></del>		
Degat Description.				
Parcel #(s):				
(PLEASE CHECK ONE):				
On the	day of	. 20	which is not les	s than thirty days
before the ini	tial public hearing, n	otice of application	for surface develo	opment was provided
to mineral es	tate owners pursuant	to section 24-65.5-1	03 of the Colorad	o Revised Statutes;
T/TYY 1		<u>or</u>		
I/We have se	arched the records of	the Adams County	Tax Assessor and	the Adams County
Clerk and Re	corder for the above tified therein.	identified parcel and	I have found that i	no mineral estate
owner is iden	umed merein.			
Date:	Applicant:			
	By:			
	Print Name:			
	A J J			
STATE OF COLORADO			<del></del>	
STATE OF COLORADO	)			
COUNTY OF ADAMS	)			
Subscribed and swor	n to before me this _	day of	, 20	, by
	··			
Witness my hand and	official seal.			
M (1)				
My Commission expires:	<del></del>	M. D. L.P.		_
		Notary Public		
After Recording Return T	o:	Name and Address o	of Person Preparing I	egal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.

## APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT, PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b) , (the "Applicant") by signing below, hereby declare and certify as follows: Brian Concerning the property located at: Physical Address: 6600 Franklin St Denver CO 80229 Legal Description: The south 170 feet of the west 242.82 ft of Black 9 Harvest Acres, County of Adams, State of Coloro do Parcel #(s): 0182502401003 With respect to qualifying surface developments, that (PLEASE CHECK ONE): No mineral estate owner has entered an appearance or filed an objection to the proposed application for development within thirty days after the initial public hearing on the application; or The Applicant and any mineral estate owners who have filed an objection to the proposed application for development or have otherwise filed an entry of appearance in the initial public hearing regarding such application no later than thirty days following the initial public hearing on the application have executed a surface use agreement related to the property included in the application for development, the provisions of which have been incorporated into the application for development or are evidenced by a memorandum or otherwise recorded in the records of the clerk and recorder of the county in which the property is located so as to provide notice to transferees of the Applicant, who shall be bound by such surface use agreements; or The application for development provides: Access to mineral operations, surface facilities, flowlines, and pipelines in support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements: (ii) An oil and gas operations area and existing well site locations in accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; and (iii) That the deposit for incremental drilling costs described in section 24-65.5-103.7 of the Colorado Revised Statutes has been made.

After Recording Return To:

By:

Print Name:

Address:

Brian Blasco

Brian Blasco

1780 & 66th Ave

Denver Co 80229

STATE OF COLORADO )	
COUNTY OF ADAMS )	
Subscribed and sworn to before me this  Brian Blasco	day of
Witness my hand and official seal.	
My Commission expires: 10/28/2026	Notary Public
HENRY WILFREDO JIMENEZ ARAMBURU NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20224041679 MY COMMISSION EXPIRES OCTOBER 28, 2028	Name and Address of Person Preparing Legal Description.

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department within thirty days after the initial public hearing on all applicable land use applications.



January 30, 2024

Adams County
Public Works – Traffic and Transportation
4430 South Adams County Parkway
Brighton, CO
303.659.2120

## RE: 6600 Franklin Street Development - Trip Generation Letter

To Whom It May Concern:

Loewen Engineering, Inc. has prepared a Trip Generation Letter to supplement the proposed rezoning of 6600 Franklin Street within unincorporated Adams County on behalf of the subject property owner, Granite World of Colorado. Trip generation analysis was estimated based on land use for industrial zone lots (I-1). The existing condition of the lot is zoned as agricultural (A-1) and has requested a variance by Adams County to be rezoned as (I-1); refer to case number VSP2023-00017. The trip generation summary herein estimates trip generation anticipated by the rezoning and by the future development that will be addressed further if the development of the lot occurs.

## **Existing Traffic/Road Conditions**

The property at 6600 Franklin Street is bound by Planned Unit Development (PUD) to the south/southeast, and private Industrial-2 (I-2) properties existing at all other adjacent lots. The current residence has existing access via a 30-ft wide strip of property extending to Franklin Street. Adjacent streets to the property (Franklin Street to the West and East 66<sup>th</sup> Avenue to the south) are defined as collector roads and not proposed to change as part of this rezoning. Existing connections to Franklin Street and East 66<sup>th</sup> Avenue are collector roadways and private industrial developments with entrances directly connected to the roadway.

## **Traffic Generation Analysis**

As required for the rezoning of the lot, a trip generation analysis was performed in accordance with parameters set by the Institute of Transportation Engineers (ITE). The existing development is currently a single family detached residential property and the proposed zoning change will change the zoning to an industrial lot (Zoned I-1) which will be accessed from Franklin Street. Based on national averages from studies by the ITE, the existing lot generates approximately 1 trip per PM peak hour resulting in a daily trip generation of approximately 10 trips (ITE Trip Generation Manual). The proposed rezoning requested as part of this submittal is not proposed to construct any structures at this time but is planned future submittals. Therefore, for the submittal related only to the lot rezoning, we estimate an increase in 0 trips per PM peak hour resulting in an additional 0 daily trips as a building of a defined square footage will not be constructed as part of the rezoning.

Once rezoning is completed, a plan for site improvements will be submitted to Adams County with an estimate footprint of a new building. Preliminary plans estimate the new industrial building will be approximately 18,000 SF. Using estimates from the ITE, a building of this size classified as a warehouse building type will result in approximately 14 trips for PM Peak hour yielding roughly 70 trips per day based on average daily trip calculation method which we estimate will require a Phase I or Phase II traffic study (based on the final structure size to be



confirmed during final design of the lot. A final traffic study will be provided once the final structure size is determined, and the design team can accurately access the trip generations associated with said structure.

Please reach out with any questions or concerns regarding the analysis.

Regards,

Daniel Loewen, PE

President

Loewen Engineering, Inc.



# 6600 FRANKLIN STREET

LEVEL 1 - STORM DRAINAGE PLAN



DATE



	SHEET LIST TABLE — CIVIL
SHEET NUMBER	SHEET TITLE
1	COVER
2	GENERAL NOTES
3	SITE PLAN
4	EXISTING DRAINAGE MAP
5	PROPOSED DRAINAGE MAP
6	EROSION AND SEDIMENT CONTROL PLAN
7	EROSION AND SEDIMENT CONTROL PLAN DETAILS (1 OF 2)
8	EROSION AND SEDIMENT CONTROL PLAN DETAILS (2 OF 2)

## CONTACT INFORMATION

CIVIL ENGINEER
Loewen Engineering
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7388 S Revere Parkway, Unit 601
Centennial, CO 80112
720.667.2063

OWNER Granite World of Colorado Contact: Brian Blasco 1780 E 66th Avenue Denver, CO 80229 303.430.8400



JANUARY 2024

PROJECT ENGINEER: DANIEL LOEWEN, P.E.

STAFF ENGINEER: KEVIN NOSIGLIA, E.I. DATE





Job No. 22-013 SHEET 1

#### **REQUIRED NOTE:**

1 PUBLIC IMPROVEMENTS SHALL CONFORM TO ADAMS COUNTY STANDARDS AND SPECIFICATIONS AND LATEST EDITION OF COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

#### ADAMS COUNTY EROSION CONTROL PLAN GENERAL NOTES:

- 1 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 EXAMPLE 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 (MU), 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 (CDDT) 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 EC PLAN.
- 1) PRIOR TO CONSTRUCTION, PROJECTS DISTURBING 1 OR MORE ACRES OF LAND, OR ANY PROJECT BELONGING TO A COMMON PLAN OF DEVELOPMENT DISTURB 1 OR MORE ACRES, MUST OBTAIN:
  A GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES, FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, AND
- AN ADAMS COUNTY STORMWATER QUALITY PERMIT WITHIN THE UNINCORPORATED ADAMS COUNTY MS4 AREA.
- 2) PERMITTED PROJECTS SHALL DEVELOP A STORMWATER MANAGEMENT PLAN (SWMP), AKA EROSION AND SEDIMENT CONTROL PLAN (ESCP), IN COMPLIANCE WITH CDPHE MINIMUM REQUIREMENTS. THE APPROVED SWMP, INCLUDING EROSION CONTROL (EC) PLAN (SITE MAP), SHALL BE KEPT ON SITE AND UPDATED AT ALL TIMES. THE QUALIFIED STORMWATER MANAGER IS RESPONSIBLE FOR IMPLEMENTING THE SWMP AND CMS (AKA BMPS) DURING CONSTRUCTION.
- 3) PERMITTED PROJECTS SHALL PERFORM REGULAR STORMWATER INSPECTIONS EVERY 7 CALENDAR DAYS; OR EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY PRECIPITATION OR SNOWMELT EVENT THAT CAUSES SURFACE EROSION. INSPECTION FREQUENCY CAN BE REDUCED FOR POST STORM EVENT INSPECTIONS AT TEMPORARILY IDLE SITES AND ALSO FOR STORMWATER INSPECTIONS AT COMPLETED SITES WAITING FOR FINAL STABILIZATION. INSPECTION REPORTS MUST IDENTIFY ANY INCIDENTS OF NON COMPLIANCE.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) TEMPORARY CMS/BMPS SHALL BE REMOVED AFTER THE SITE HAS REACHED FINAL STABILIZATION.
- 8) 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.
- 9) 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.
- 10) PERMITTED LANDOWNER 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.

#### PERFORMANCE STANDARD NOTES:

TRANSPORT.

- 1. STORMWATER RUNOFF FROM DISTURBED AREAS MUST FLOW TO AT LEAST ONE (1) CM TO MINIMIZE SEDIMENT IN THE DISCHARGE. DO NOT ALLOW SEDIMENT TO LEAVE THE SITE. THE BEST WAY TO PREVENT SEDIMENT OR POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM IS TO STABILIZE THE SITE AS QUICKLY AS POSSIBLE, PREVENTING EROSION AND STOPPING SEDIMENT RUN OFF AT ITS SOURCE
- 2. PHASE CONSTRUCTION TO MINIMIZE DISTURBED AREAS, INCLUDING DISTURBANCE OF STEEP SLOPES. (I.E. THE ENTIRE PROJECT SITE SHOULD NOT BE DISTURBED IF CONSTRUCTION WILL ONLY BE OCCURRING IN ONE PARTICULAR SECTION OF THE SITE).LIMIT SOIL EXPOSURE TO THE SHORTEST POSSIBLE PERIOD OF TIME. PROTECT NATURAL FEATURES AND EXISTING VEGETATION WHENEVER POSSIBLE. REMOVAL OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS. MAINTAIN PRE EXISTING VEGETATION (OR EQUIVALENT CMS) FOR AREAS WITHIN 50 HORIZONTAL FT OF RECEIVING WATERS.
- 3. SOIL COMPACTION MUST BE MINIMIZED FOR AREAS WHERE INFILTRATION CMS WILL OCCUR OR WHERE FINAL STABILIZATION WILL BE ACHIEVED THROUGH VEGETATIVE COVER.
  4. ALL SOIL IMPORTED TO OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT THE LOSS OF MATERIAL DURING
- 5. DUST EMISSIONS RESULTING FROM GRADING ACTIVITIES OR WIND SHALL BE CONTROLLED.
- 6. INSTALL CONSTRUCTION FENCE (ORANGE) TO PROTECT WETLANDS AND OTHER SENSITIVE AREAS AND TO PREVENT ACCESS, AND TO DELINEATE THE LIMITS OF CONSTRUCTION. DO NOT USE SILT FENCE TO PROTECT WETLANDS SINCE TRENCHING MAY IMPACT THESE AREAS.
- 7. CMS INTENDED TO CAPTURE OVERLAND, LOW VELOCITY SHEET FLOW AT A FAIRLY LEVEL GRADE SHALL ONLY BE INSTALLED ALONG CONTOURS.
- 8. INSTALL CMS, SUCH AS CHECK DAMS, PERPENDICULAR TO THE CONCENTRATED FLOWS TO REDUCE FLOW VELOCITY.
- 9. STORM DRAIN INLETS WITHIN AND ADJACENT TO THE CONSTRUCTION SITE MUST BE PROTECTED. ANY PONDING OF STORMWATER AROUND INLET PROTECTION MUST NOT CAUSE EXCESSIVE FLOODING OR DAMAGE ADJACENT AREAS OR STRUCTURES.
- 10. INSTALL VEHICLE TRACKING CONTROL (VTC) TO ENTER/EXIT UNPAVED AREA. DO NOT USE RECYCLED CRUSHED CONCRETE OR ASPHALT MILLINGS FOR VEHICLE TRACKING PADS.

- 11. STRAW BALES SHALL NOT BE USED FOR PRIMARY EROSION OR SEDIMENT CONTROL (I.E. STRAW BALES MAY BE USED FOR REINFORCEMENT BEHIND ANOTHER BMP SUCH AS SILT FENCE).
- 12. OUTLETS SYSTEMS (SUCH AS SKIMMER OR PERFORATED RISER PIPE) SHALL BE INSTALLED TO WITHDRAW WATER FROM OR NEAR THE SURFACE LEVEL WHEN DISCHARGING FROM BASINS. WATER CANNOT DRAIN FROM THE BOTTOM OF THE POND.
- 13. TEMPORARY STABILIZATION MUST BE IMPLEMENTED FOR EARTH DISTURBING ACTIVITIES ON ANY PORTION OF THE SITE WHERE LAND DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED (FOR MORE THAN 14 CALENDAR DAYS). TEMPORARY STABILIZATION METHODS EXAMPLES: TARPS, SOIL TACKIFIER, AND HYDROSEED. TEMPORARY STABILIZATION REQUIREMENT MAY EXCEED THE 14 DAY SCHEDULE WHEN EITHER THE FUNCTION OF THE SPECIFIC AREA REQUIRES IT TO REMAIN DISTURBED, OR, PHYSICAL CHARACTERISTICS OF THE TERRAIN AND CLIMATE PREVENT STABILIZATION AS LONG AS THE CONSTRAINTS AND ALTERNATIVE SCHEDULE IS DOCUMENTED ON THE SWMP, AND LOCATIONS ARE IDENTIFIED ON THE EC PLAN (SITE MAP).
- 14. RUNOFF FROM STOCKPILE AREA MUST BE CONTROLLED. SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE PROTECTED FROM WIND AND WATER EROSION WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION. INSTALL CMS/BMPS 5 FT AWAY FROM THE TOE OF THE STOCKPILE'S SLOPE.
- 15. WATER USE TO CLEAN CONCRETE TRUCKS SHALL BE DISCHARGED INTO A CONCRETE WASHOUT AREA (CWA). THE PREDEFINED CONTAINMENT AREA MUST BE IDENTIFIED WITH A SIGN, AND SHALL ALLOW THE LIQUIDS TO EVAPORATE OR DRY OUT. CWA DISCHARGES THAT MAY REACH GROUNDWATER MUST FLOW THROUGH SOIL THAT HAS BUFFERING CAPACITY PRIOR TO REACHING GROUNDWATER. THE CONCRETE WASHOUT LOCATION SHALL BE NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT AND WOULD RESULT IN BUFFERING CAPACITY NOT BEING ADEQUATE, SUCH AS NEAR NATURAL DRAINAGES, SPRINGS, OR WETLANDS. IN THIS CASE, A LINER UNDERNEATH IS NEEDED FOR AREAS WITH HIGH GROUNDWATER LEVELS. CWA SHALL NOT BE PLACED IN LOW AREAS, DITCHES OR ADJACENT TO STATE WATERS. PLACE CWA 50 FT AWAY FROM STATE WATERS.
- 16. WASTE, SUCH AS BUILDING MATERIALS, WORKERS TRASH AND CONSTRUCTION DEBRIS, MUST BE PROPERLY MANAGED TO PREVENT STORMWATER POLLUTION.
- 17. INSTALL STABILIZED STAGING AREA (SSA) TO STORE MATERIALS, CONSTRUCTION TRAILER, ETC.
- 18. IF CONDITIONS IN THE FIELD WARRANT ADDITIONAL CMS/BMPS TO THE ONES ORIGINALLY APPROVED ON THE SWMP OR EC PLAN (CIVIL DRAWING), THE LANDOWNER OR CONTRACTOR SHALL IMPLEMENT MEASURES DETERMINED NECESSARY, AS DIRECTED BY THE COUNTY.
- 19. PERMANENT CMS/BMPS FOR SLOPES, CHANNELS, DITCHES, OR DISTURBED LAND AREA SHALL BE PERFORMED IMMEDIATELY AFTER FINAL GRADING. CONSIDER THE USE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER AND AREAS WITH CONCENTRATED FLOWS SUCH AS SWALES, LONG CHANNELS AND ROADSIDE DITCHES.
- 20. THE DISCHARGE OF SANITARY WASTE INTO THE STORM SEWER SYSTEM IS PROHIBITED. PORTABLE TOILETS MUST BE PROVIDED, SECURED AND PLACED ON PERMEABLE SURFACES. AWAY FROM THE CURBSIDE. STORM INLETS AND/OR DRAINAGE WAYS.
- 21. REMOVE TEMPORARY CMS/BMPS ONCE FINAL STABILIZATION IS REACHED, UNLESS OTHERWISE AUTHORIZED.
- 22. FINAL STABILIZATION MUST BE IMPLEMENTED. FINAL STABILIZATION IS REACHED WHEN ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED, AND EITHER A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST 70% OF PRE DISTURBANCE LEVELS, OR EQUIVALENT PERMANENT ALTERNATIVE METHOD HAS BEEN IMPLEMENTED.
- 23. PROVIDE SPILL PREVENTION AND CONTAINMENT MEASURES FOR CONSTRUCTION MATERIALS, WASTE AND FUEL STORAGE AREAS. BULK STORAGE (55 GALLONS OR GREATER) OF PETROLEUM PRODUCTS AND LIQUID CHEMICALS MUST HAVE SECONDARY CONTAINMENT, OR EQUIVALENT PROTECTION, IN ORDER TO CONTAIN SPILLS AND TO PREVENT SPILLED MATERIAL FROM ENTERING STATE WATERS
- 24. REPORT SPILLS OR RELEASES OF CHEMICAL, OIL, PETROLEUM PRODUCT, SEWAGE, ETC., WHICH MAY REACH THE STORM SEWER OR ENTER STATE WATERS WITHIN 24 HOURS FROM TIME OF DISCOVERY. GUIDANCE AVAILABLE AT WWW.CDPHE.STATE.CO.US/EMP/SPILLSANDRELEASED.HTM. STATE OF COLORADO SPILL LINE: 1 877 518 5608. ADAMS COUNTY STORMWATER HOTLINE: 720 523 6400; PUBLIC WORKS 303 453 8787 AND THE TRI COUNTY HEALTH DEPARTMENT AT 303 220 9200.

#### MAINTENANCE STANDARD NOTES:

- 1. MAINTAIN AND REPAIR CMS ACCORDING TO APPROVED EROSION CONTROL PLAN (CIVIL DRAWING) TO ASSURE THEY CONTINUE PERFORMING AS ORIGINALLY INTENDED.
- $2~{\rm CMS/BMPS}$  REQUIRING MAINTENANCE OR ADJUSTMENT SHALL BE REPAIRED IMMEDIATELY AFTER OBSERVATION OF THE FAILING BMP.
- 3 CMS SHALL BE CLEANED WHEN SEDIMENT LEVELS ACCUMULATE TO HALF THE DESIGN UNLESS OTHERWISE SPECIFIED.
- 4 SWMP AND EC PLAN SHALL BE CONTINUOUSLY UPDATED TO REFLECT NEW OR REVISED CMS/BMPS DUE TO CHANGES IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, TO ACCURATELY REFLECT THE ACTUAL FIELD CONDITIONS. A NOTATION SHALL BE MADE IN THE SWMP, INCLUDING DATE OF CHANGES IN THE FIELD, IDENTIFICATION OF THE CMS REMOVED, MODIFIED OR ADDED, AND THE LOCATIONS OF THOSE CMS. UPDATES MUST BE MADE WITHIN 72 HOURS FOLLOWING THE CHANGE.
- 5 MAINTAIN VEHICLE TRACKING CONTROL (VTC), IF SEDIMENT TRACKING OCCURS, CLEAN UP IMMEDIATELY. SWEEP BY HAND OR THE USE STREET SWEEPERS (WITH VACUUM SYSTEM), FLUSHING OFF PAVED SURFACES WITH WATER IS PROHIBITED.
- 6 CWA MUST BE CLEANED ONCE WASTE ACCUMULATION REACHES %OF THE WET STORAGE CAPACITY OF THE STRUCTURE. LEGALLY DISPOSED OF CONCRETE WASTE. DO NOT BURY ON-SITE.
- 7 CLEAN-UP SPILLS IMMEDIATELY AFTER DISCOVERY, OR CONTAIN UNTIL APPROPRIATE CLEANUP METHODS CAN BE EMPLOYED. FOLLOW MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP, ALONG WITH PROPER DISPOSAL METHODS. RECORDS OF SPILLS, LEAKS, OR OVERFLOWS THAT RESULT IN DISCHARGE OF POLLUTANTS MUST BE DOCUMENTED AND MAINTAINED.
- 8 REMOVE SEDIMENT FROM STORM SEWER INFRASTRUCTURE (PONDS, STORM PIPES, OUTLETS, INLETS, ROADSIDE DITCHES, ETC.), AND RESTORE VOLUME CAPACITY UPON COMPLETION OF PROJECT OR PRIOR TO INITIAL ACCEPTANCE OF PUBLIC IMPROVEMENTS (IF APPLICABLE). DO NOT FLUSH SEDIMENT OFFSITE, CAPTURE ON-SITE AND DISPOSED OF AT AN APPROVED LOCATION. THESE NOTES ARE NOT INTENDED TO BE ALL-INCLUSIVE, BUT TO HIGHLIGHT THE BASIC STORMWATER POLLUTION PREVENTION REQUIREMENTS FOR CONSTRUCTION ACTIVITIES TO COMPLY WITH CDPS STORMWATER CONSTRUCTION PERMIT AND BE IN CONFORMANCE WITH COUNTY STANDARDS.

PREPARED BY:



7388 S REVERE PKWY SUITE 601 CENTENNIAL, CO 80112 O: (720) 667-2063

PREPARED FOR



VERIFY SCALE:

BAR IS ONE INCH
ON ORIGINAL
DRAWINGS



6600 FRANKLIN STREET GENERAL NOTES

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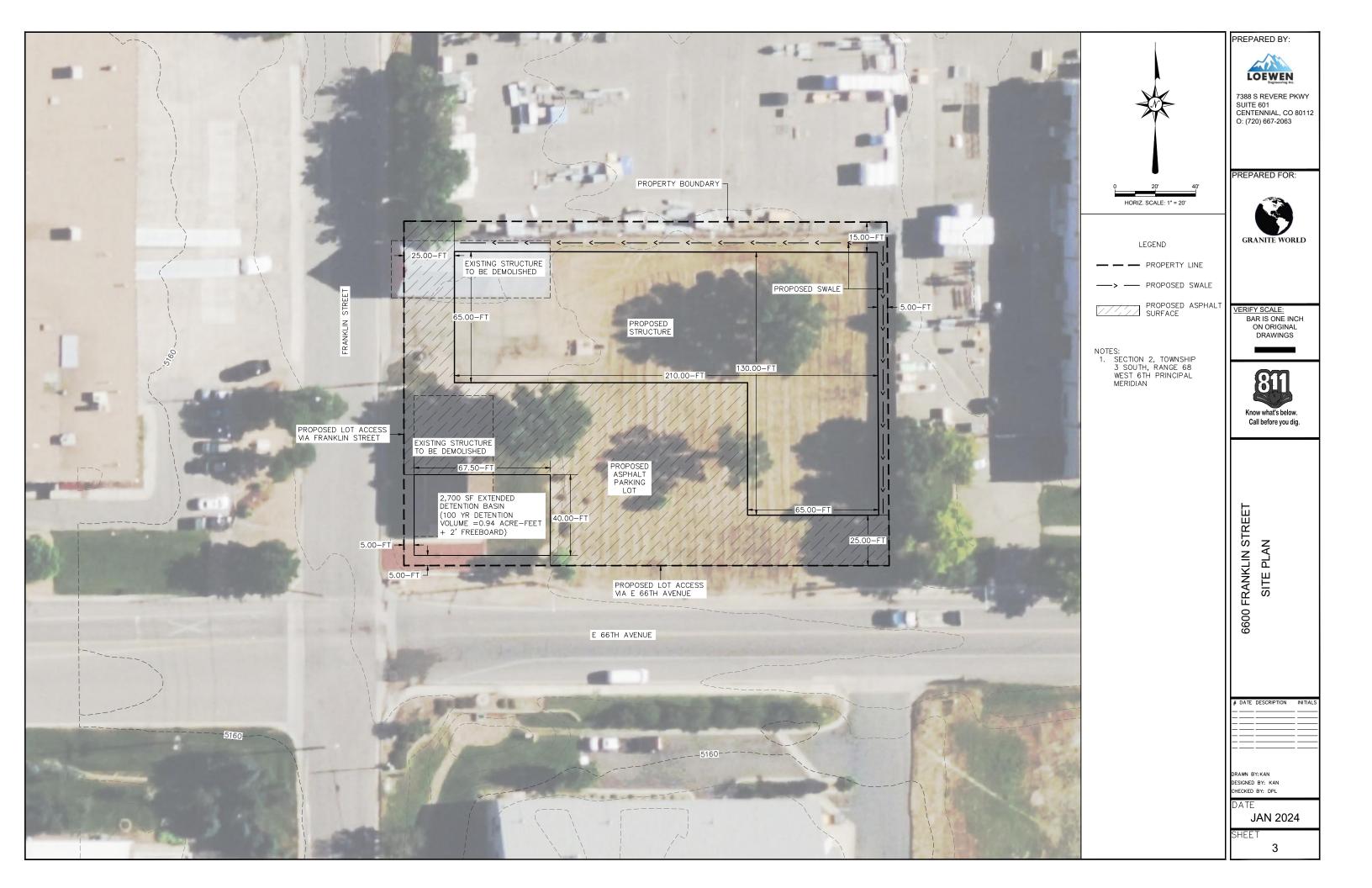
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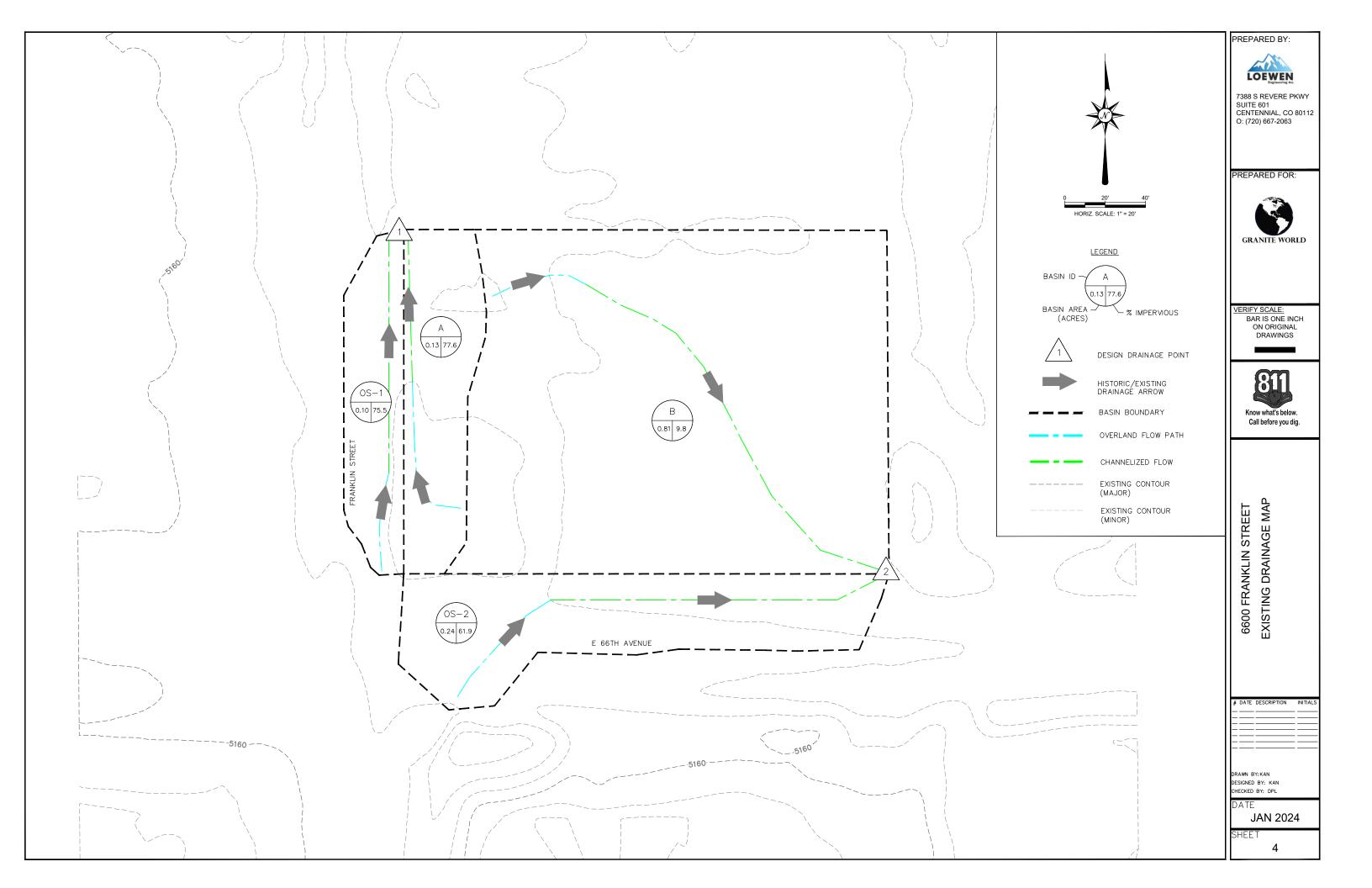
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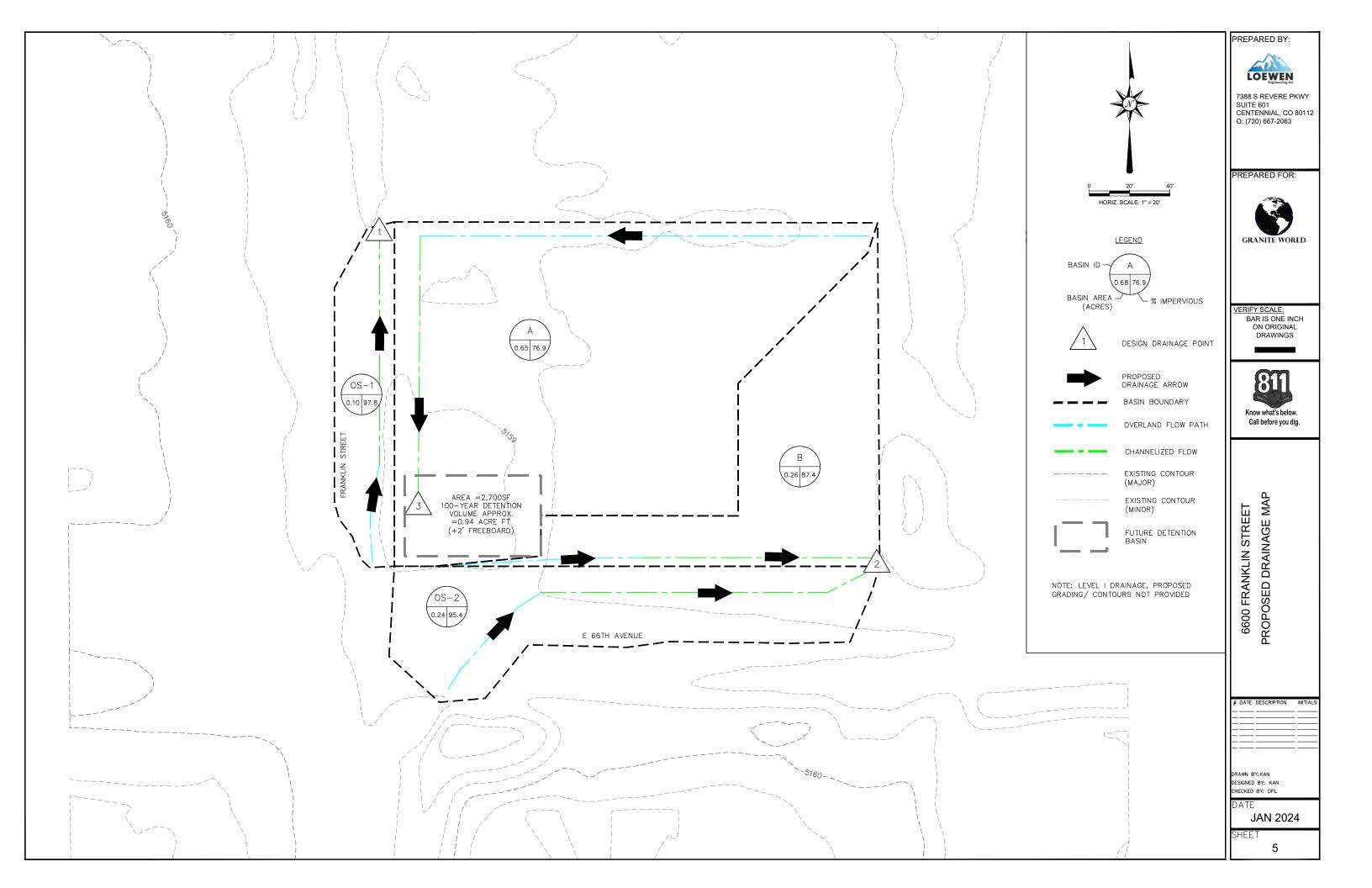
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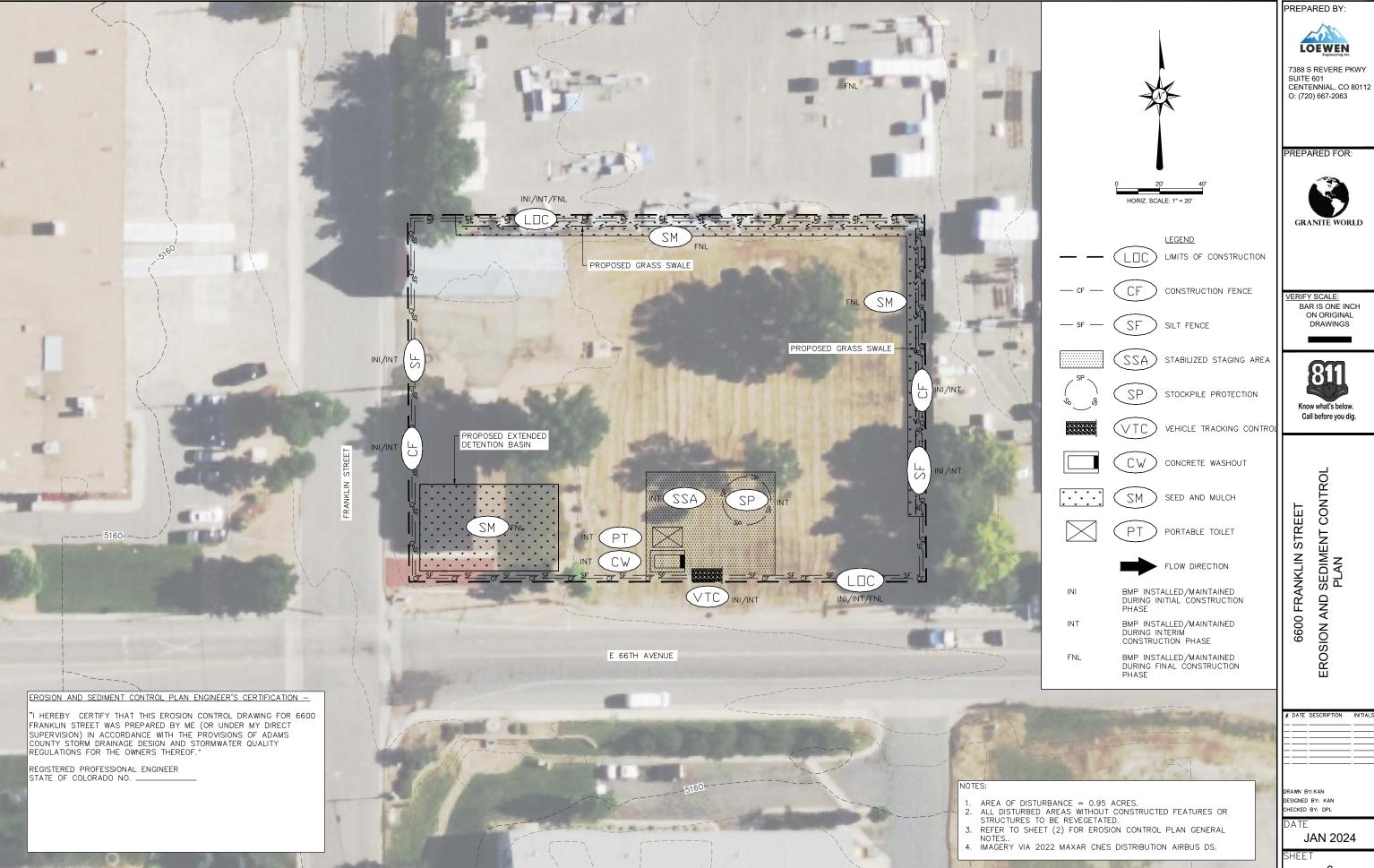
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MM-2

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/ POLY LINER

INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION.
MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE, INSPECT BMPs AS SOON AS
POSSIBLE (AND ALWAY'S WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE
EROSION, AND PERFORM NECESSARY MAINTENANCE.

FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THORPOLIDIA.

 WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE. INSPECT PVC PIPE ALONG CURB LINE FOR CLOGGING AND DEBRIS. REMOVE OBSTRUCTIONS PROMPTLY.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS, CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

MATERIALS STAGING IN ROADWAY MAINTENANCE NOTES

(DETAILS ADAPTED FROM AURORA, COLORADO)

PREPARED BY:

7388 S REVERE PKWY SUITE 601 CENTENNIAL, CO 80112 O: (720) 667-2063

PREPARED FOR:



BAR IS ONE INCH ON ORIGINAL **DRAWINGS** 



Call before you dig.

## CONTROL )F 2) STREET SEDIMENT ( ETAILS (1 OF 6600 FRANKLIN AND AND ION AN EROSI

# DATE DESCRIPTION

RAWN BY: KAN DESIGNED BY: KAN CHECKED BY: DPL

JAN 2024

SP STOCKELLE

STOCKPILE PROTECTION PLAN

STOCKPILE PROTECTION INSTALLATION NOTES

SP-1. STOCKPILE PROTECTION

3. STABILIZE THE STOCKPILE SURFACE WITH SUBFACE ROUGHENING, TEMPORARY SEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS, SOIS STOCKPILED FOR AN MULCHING, EROSION TOWN OF THE MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).

Urban Drainage and Flood Control Distric

STOCKPILE PROTECTION MAINTENANCE NOTES

MM-2

INSPECT BMP@ EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION MAINTENANCE OF BMP@ SHOULD BE PROACTIVE, NOT REACTIVE, INSPECT BMP@ AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION, INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DICLUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

STOCKPILE PROTECTION MAINTENANCE NOTES

4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.

5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

(DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFOD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SP-2. MATERIALS STAGING IN ROADWAY

MATERIALS STAGING IN ROADWAYS INSTALLATION NOTES

BERM MATERIAL BULAR SILT DIKE,

SEE PLAN VIEW FOR
 -LOCATION OF MATERIAL STAGING AREA(S),
 -CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.

2. FEATURE MUST BE INSTALLED PRIOR TO EXCAVATION, EARTHWORK OR DELIVERY OF MATERIALS.

3. MATERIALS MUST BE STATIONED ON THE POLY LINER, ANY INCIDENTAL MATERIALS DEPOSITED ON PAVED SECTION OR ALONG CURB LINE MUST BE CLEANED UP PROMPTLY. 4. POLY LINER AND TARP COVER SHOULD BE OF SIGNIFICANT THICKNESS TO PREVENT DAMAGE OR LOSS OF INTEGRITY.

5. SAND BAGS MAY BE SUBSTITUTED TO ANCHOR THE COVER TARP OR PROVIDE BERMING UNDER THE BASE LINER.

6, FEATURE IS NOT INTENDED FOR USE WITH WET MATERIAL. THAT WILL BE DRAINING AND/OR SPREADING OUT ON THE POLY LINER OR FOR DEMOLITION MATERIALS.

7. THIS FEATURE CAN BE USED FOR:

-WHEN OTHER STAGING LOCATIONS AND OPTIONS ARE LIMITED.
-OTHER LIMITED APPLICATION AND SHORT DURATION STAGING.

Urban Drainage and Flood Control District

SP-5

CWA

Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

SM-4

**SM-4** 

SP-3

**Vehicle Tracking Control (VTC)** 

SEE PLAN WEW FOR
 —LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
 —TYPE OF CONSTRUCTION ENTRANCE(S)/EXITS(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).

Urban Drainage and Flood Control District

Urban Storm Drainage Criteria Manual Volume 3

6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DEFFERENCE ARE NATED.

**Concrete Washout Area (CWA)** 

8 X 8 MIN

MM-1MM-1 Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION.
MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS
POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE
EROSION, AND PERFORM NECESSARY MAINTENANCE.

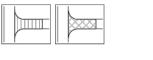
FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

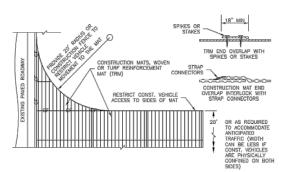
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED. 7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(CETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD) NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE MITTED.

**Vehicle Tracking Control (VTC)** 







VTC-3. VEHICLE TRACKING CONTROL W/ CONSTRUCTION MAT OR TURF REINFORCEMENT MAT (TRM)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICLIAR ACCESS.

3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.

4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES. 5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION.
MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS
POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE
ERGISION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION, INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

SECTION A CWA-1, CONCRETE WASHOUT AREA CWA INSTALLATION NOTES

8 X 8 MIN.

CONCRETE WASHOUT AREA PLAN

3° MIN.

SEE PLAN VIEW FOR:

 CWA INSTALLATION LOCATION.

2. DO NOT LICATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBOOY, DO NOT LICATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES, IF SITE CONSTRAINTS MAKE THIS INFESSIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE. THE CWA MUST BE INSTALLED WITH AN IMPREMEABLE LINER (16 MIL MIN, THICKNESS) OR SURFACE STORAGE ALTERNATIVES UISING PREFABBIOATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY B' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.

5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO LICEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RISS.

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

Urban Drainage and Flood Control District

CWA-3

Urban Drainage and Flood Control District

7

Urban Drainage and Flood Control District

November 2010

VTC-5

VTC-6

Urban Drainage and Flood Control District

November 2010

CWA-4

November 2010

SM-3

1 MIN

CF-1

CONSTRUCTION FENCE INSTALLATION NOTES

SEE PLAN VIEW FOR:
 -LOCATION OF CONSTRUCTION FENCE.

STUDDED STEEL

- PLASTIC CAP, TYP

PLASTIC MESH CONSTRUCTION FENCE

2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4" HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.

4. STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10".

5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

CF

INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION.
MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS
POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE
EROSION, AND PERFORM INCESSARY MAINTENANCE.

FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

5. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTRUCTION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH OTSPOOL, SECIED AND MULLCHE, OR OTHERWISE STABLIZED AS APPROVED BY LOCAL

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFOD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

CONSTRUCTION FENCE MAINTENANCE NOTES

FLOW -

SF

PREPARED BY:

7388 S REVERE PKWY SUITE 601 CENTENNIAL, CO 80112 O: (720) 667-2063

PREPARED FOR:



BAR IS ONE INCH ON ORIGINAL DRAWINGS



Know what's below.

Call before you dig.

CONTROL F 2) STREET ENT (2 OF SEDIME ETAILS ( 6600 FRANKLIN AND ANDE NON PLA EROSI

# DATE DESCRIPTION

RAWN BY: KAN DESIGNED BY: KAN CHECKED BY: DPL

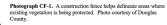
JAN 2024

Description

A construction fence restricts site access to designated entrances and exits, delineates construction site boundaries, and keeps construction out of sensitive areas such as natural areas to be preserved as open space, wetlands and riparian areas.

#### **Appropriate Uses**

A construction fence can be used to delineate the site perimeter and locations within the site where access is restricted to protect natural resources such as wetlands waterhodies trees and other natural areas of the site that should not be



If natural resource protection is an objective, then the construction fencing should be used in combination with other perimeter control BMPs such as silt fence, sediment control logs or similar measures

#### **Design and Installation**

Construction fencing may be chain link or plastic mesh and should be installed following manufacturer's recommendations. See Detail CF-1 for typical installation

Do not place construction fencing in areas within work limits of machinery.

#### Maintenance and Removal

- Inspect fences for damage; repair or replace as necessary.
- Fencing should be tight and any areas with slumping or fallen posts should be reinstalled.
- · Fencing should be removed once construction is complete

Construction Fence		
Functions		
Erosion Control	No	
Sediment Control	No	
Site/Material Management	Yes	

SC-1

SF-4

Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CF-1

CF-2 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

**SM-6** 

Urban Storm Drainage Criteria Manual Volume 3

Stabilized Staging Area (SSA)

Urban Drainage and Flood Control District

SM-3

Urban Drainage and Flood Control District

SILT FENCE

SECTION A

SF-1. SILT FENCE

THICKNESS OF GEOTEXTILE HAS

T-2

**Grass Swale** 

## Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.

4. SILT FENCE SHALL BE PULLEO TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.

6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "U-HOOK." THE 'U-HOOK." EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10" — 20").

7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES. SILT FENCE MAINTENANCE NOTES

INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION.
MAINTENANCE OF BMPs SHOULD BE PROAGTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS
POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE
ERGISION, AND PERFORM INCESSARY MAINTENANCE.

FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BIMPS IN EFFECTIVE OPERATING CONDITION, INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROLIGIST.

3. WHERE  $\text{BMP}_{\&}$  HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NECDED TO MANTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SCOMEM'S A PPROXIMATELY 6".

5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.

SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.

7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFOD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTES.

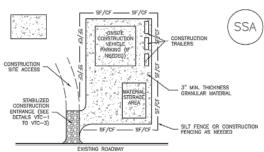
**SM-6** 

STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VECETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

(DETAILS ADAPTED FROM DOLIGIAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD

## Stabilized Staging Area (SSA)



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

SEE PLAN VIEW FOR
 LOCATION OF STAGING AREA(\$).
 -CONTRECTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.

STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.

3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE. 4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR

5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION.
MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS
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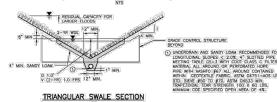
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3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE

ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

STABILIZED STAGING AREA MAINTENANCE NOTES

# TRAPEZOIDAL SWALE SECTION



STRUCTURES INTO THE BANK A MIN. 0.5' ABOVE THE 2-YR WSE THE PROPERTY OF THE ENSURE ACCESS TO DUTLE BY CLEAN OUT OR OTHER ACCESSIBLE STRUCTURE

Figure GS-1. Grass Swale Profile and Sections

SWALE PROFILE

November 2010

8

Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

November 2010

November 2010

Urban Drainage and Flood Control District

SSA-3

SSA-4

Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

November 2010

GS-6

Urban Drainage and Flood Control District

## **Brittany N. Ramirez**

From: Controller < Controller@granite-world.com>

**Sent:** Friday, March 1, 2024 1:49 PM

To: CPD ePermit Center
Cc: Brian Blasco; Kelly Blasco

**Subject:** 6600 Franklin Street - Rezone application

**Attachments:** 6600 Franklin - Rezone Application.pdf; Site Plan 20240108-6600 FRANKLIN STREET

SHEET SET.pdf; 20240131 - Trip Generation Letter.pdf; 01262024 6600 Franklin Street -

Level I Drainage Plan.pdf

**Categories:** Brittany

You don't often get email from controller@granite-world.com. Learn why this is important

Please be cautious: This email was sent from outside Adams County

Please see attached rezone application for 6600 Franklin Street.

We are requesting a rezone to Industrial I1.

Please let us know next steps, and when to pay.



Michelle Depres
Controller
Granite World of Colorado

Granite World of Colorado 1780 E. 66<sup>th</sup> Ave

Denver, CO 80229 Cell: 303-917-1484 www.granite-world.com

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