



Town of Elizabeth

Planning Commission Regular Meeting

Tuesday, June 17, 2025 at 6:30 PM

Town Hall, 151 S. Banner Street

Call to Order

Roll Call

Public Comment

This is a meeting of the Planning Commission held in public. We welcome you here and thank you for your time and concerns. When you are recognized, please stand and state your name and address to the Commission. Your comments will be limited to 3 minutes. The Planning Commissioners may not respond to your comments during this meeting. Rather, they may take your comments and suggestions under advisement and your questions will be directed to the appropriate person or department for follow-up. Personal attacks against Commissioners, Administrative Staff, or Employees will not be recognized. If a response from Staff is requested, the Chair will direct Staff to have a response at the next regularly scheduled Commission meeting.

Agenda Changes

Consent Agenda

1. Minutes of the May 20, 2025 Regular Meeting

Public Hearing

This matter requires this body to conduct a quasi-judicial hearing, which means the body must find facts and base its decision upon the application of the adopted regulation standards/criteria and the competent, substantial, and material evidence received during this hearing.

2. Resolution 25R22, the Elizabeth Liquor Store Project at 787 Crossroads Circle

New Business

3. Discussion and possible action regarding recommendation for approval of Resolution 25R22, a Resolution approving the Site Development Plan for the Elizabeth Liquor Store Project to the Board of

Action may be taken on any and all items listed on the agenda.

Accommodations for disabilities may be made upon request.

Trustees

Staff Report

Commissioner Reports

Adjournment

Action may be taken on any and all items listed on the agenda.
Accommodations for disabilities may be made upon request.



Town of Elizabeth

Planning Commission Regular Meeting

Tuesday, May 20, 2025 at 6:30 PM

Town Hall, 151 S. Banner Street

Call to Order

The Regular Meeting of the Planning Commission was called to order on Tuesday, May 20, 2025, at (Enter Time) by Chair George Fick.

Roll Call

Present:

Chair George Fick
Vice Chair Amy Schmidt
Commissioner Greg Lindbloom
Commissioner Julie Uhernik
Commissioner Cynthia Thye
Commissioner Ed Beard

Absent:

Commissioner Shawn Sommer
Commissioner Jim Santangelo

There was a quorum to do business.

Also in Attendance: Planner/Project Manager Alexandra Cramer, Town Administrator Patrick Davidson, and Deputy Town Clerk Harmony Malakowski.

Public Comment

There was no Public Comment.

Agenda Changes

No changes from Administration.

No changes from the Board.

Agenda set.

Consent Agenda

1. Minutes of the Regular Meeting of February 4, 2025

Motion by Vice Chair Schmidt, seconded by Commissioner Thye, to Approve the Minutes of the Regular Meeting of February 4, 2025.

Voting Yes: Chair Fick, Vice Chair Schmidt, Commissioner Lindbloom, Commissioner Uhernik, Commissioner Thye

Voting No: None

Motion Passed Unanimously (5-0)

Chair Fick closed the Regular Meeting and opened the Public Hearing at 6:32 PM.

Public Hearing

2. Ordinance 25-07, An Ordinance Amending Various Provisions of Chapter 16 of the Town of Elizabeth Municipal Code Updating the Town's Land Use and Development Code

Ms. Cramer provided a Staff Report.

There was no Public Comment.

Chair Fick closed the Public Hearing and opened the Regular Meeting at 6:41 PM.

New Business

3. Discussion and possible action to recommend approval of Ordinance 25-07, An Ordinance Amending Various Provisions of Chapter 16 of the Town of Elizabeth Municipal Code Updating the Town's Land Use and Development Code to the Board of Trustees

Motion by Commissioner Thye, seconded by Vice Chair Schmidt, to recommend approval of Ordinance 25-07, An Ordinance Amending Various Provisions of Chapter 16 of the Town of Elizabeth Municipal Code Updating the Town's Land Use and Development Code to the Board of Trustees.

Voting Yes: Chair Fick, Vice Chair Schmidt, Commissioner Lindbloom, Commissioner Uhernik, Commissioner Thye

Voting No: None

Motion Passed Unanimously (5-0)

Staff Report

4. Staff Report

- Planner/Project Manager Cramer:
 - Update regarding Main Street Streetscape.
 - Update on the Depot Parking Lot.
- Commissioner Beard:
 - Had a question regarding Main Street Streetscape.
- Vice Chair Schmidt:
 - Asked a question regarding the Running Creek Park detention pond.
- Commissioner Thye:
 - Asked a question regarding the planters on Main Street.
- Planner/Project Manager Cramer:
 - HAB coloring contest.
 - Oral History program.
 - PROST in drafting phase.
- Commissioner Lindbloom:

- Asked a follow-up question regarding the Main Street planters.

Commissioner Reports

- Vice Chair Schmidt:
 - Asked for updates regarding the Gesin lot, Walnut Grove, and Main Street Station.
- Commissioner Uhernik:
 - Had a question regarding the Frontier Parking Lot.
- Commissioner Thye:
 - Provided updates regarding the Elizabeth Artist Guild activities.
- Commissioner Uhernik:
 - Provided an update regarding the High Plains Singers' concert.
 - Provided her observations regarding traffic on Main Street with the events that occurred this past weekend.
 - Asked if there was going to be a planned Main Street Grand Opening event.
- Vice Chair Schmidt:
 - Asked for an update regarding the open Community Development Director position.

Adjournment

Motion by Chair Fick, seconded by Commissioner Uhernik, to Approve the Adjournment at 7:34 PM.

Voting Yes: Chair Fick, Vice Chair Schmidt, Commissioner Lindbloom, Commissioner Uhernik, Commissioner Thye

Voting No: None

Motion Passed (5-0)

Deputy Town Clerk Harmony Malakowski

Chair George Fick



STAFF REPORT

Site Plan Application

Elizabeth Liquor Store

787 Crossroads Circle

Applicant: Harjot Singh / Point Consulting LLC

Location: 787 Crossroads Circle (Elizabeth Crossroads Business Park Lot 11)

Exhibit A: Applicant's submittal documents and proposed plans

Exhibit B: Referral agency approvals

Exhibit C: Public Notice

Executive Summary

Point Consulting LLC, on behalf of property owner Harjot Singh, has submitted a site plan application for a 4,980-square-foot, two-tenant commercial building at 787 Crossroad Circle. The 0.64-acre site is currently vacant and is located within Lot 11 of the Elizabeth Crossroads Business Park, which is part of the Hollow Woods PUD.

The proposal consists of a primary liquor store tenant occupying approximately 3,000 square feet and a secondary retail tenant occupying 1,980 square feet. The development plan includes 25 parking spaces (including one ADA-compliant space), drive aisles, a drive-through lane, sidewalks, a trash enclosure, landscaped areas, and utility connections. The drive-through window is proposed for the building's southern side with counterclockwise circulation.

The site design includes ADA access from the north sidewalk along Crossroad Circle, with customer access through east-facing doors and delivery access through west-facing doors. The applicant states the project has been designed to comply with Elizabeth Municipal Code requirements and the Hollow Woods PUD provisions.



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COMMUNITY DEVELOPMENT DEPARTMENT

Staff has reviewed the application materials and received comments from referral agencies. The review examined zoning compliance, site design and access, public improvements, landscaping and screening, utilities, and building design against applicable standards.

This staff report analyzes the proposal's compliance with the Elizabeth Municipal Code and the Hollow Woods PUD requirements for the Planning Commission's consideration.

Applicant Request:

Point Consulting LLC, on behalf of property owner Harjot Singh, has submitted a site plan application for development of a 4,980-square-foot commercial building at 787 Crossroad Circle. The building is proposed to house two retail tenants: a primary liquor store (approximately 3,000 square feet) and a secondary retail tenant (1,980 square feet). The property is currently vacant and is zoned PUD.

Proposal and Background Summary:

The subject property is Lot 11 of the Elizabeth Crossroads Business Park, encompassing 0.64 acres (27,672 square feet) within the Hollow Woods PUD, which was established by Ordinance 15-10 in 2015. The property was rezoned to PUD to accommodate liquor-related uses, with the PUD extending Regional Commercial (RC) land use rights to support "Liquor Manufacturing (Distillery or Rectifier) operations" as well as "Food and Beverage processing" uses beyond the standard RC district permissions.

The site is currently vacant. The proposed two-tenant building utilizes stone and metal materials for the exterior design. The development plan includes 25 parking spaces, internal drive aisles, a drive-through facility, pedestrian sidewalks, landscaping, and a screened trash enclosure. The drive-through lane is proposed for the building's southern elevation with counterclockwise circulation patterns.

The access plan includes ADA-compliant features and pedestrian movement. The primary customer entrance is proposed to face east toward the parking area, with service and delivery access planned for the building's rear (west side). Site utilities would connect to existing Town of Elizabeth water and sewer infrastructure as established in the original Elizabeth Crossroads Business Park subdivision.

Surrounding Zoning Districts:

North: RC, Regional Commercial

South: RC, Regional Commercial

East: RC, Regional Commercial

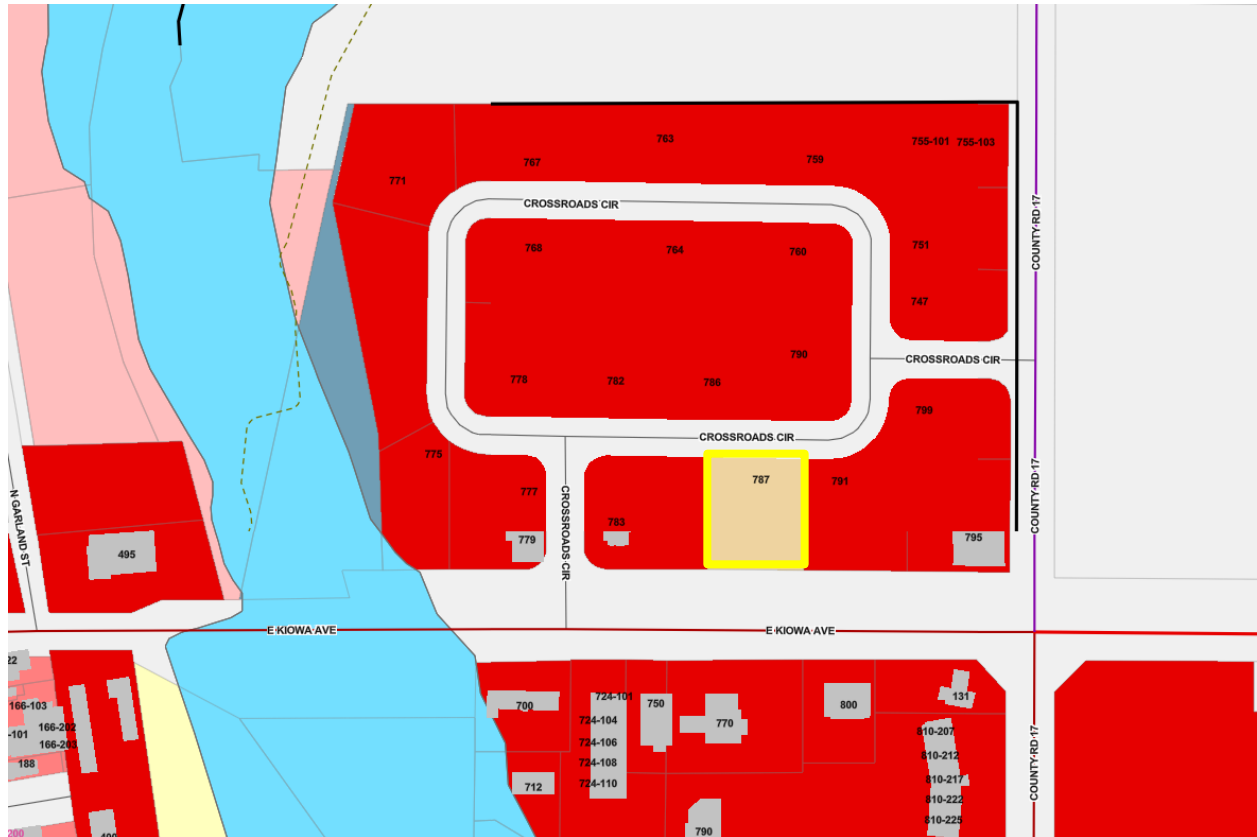
West: RC, Regional Commercial



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

General Project Location



Approval Criteria:

Section 16-2-40 of the EMC includes criteria for the Planning Commission and Board of Trustees to consider for site plans in order to offer a favorable recommendation for approval to the Board of Trustees. This includes review against all applicable standards as found in the EMC Land Use and Development code, the Elizabeth Comprehensive Plan, and the Town of Elizabeth Design Guidelines.

Site Plan Case Analysis:

Staff finds that the proposed commercial development and site plan displays general conformance with the applicable provisions of the EMC, the Elizabeth Comprehensive Plan, and the Town of Elizabeth Design Standards and Guidelines.

Elizabeth Municipal Code (EMC) and Hollow Woods PUD:



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The Hollow Woods PUD was adopted by Ordinance 15-10 in 2015. The PUD extends Regional Commercial (RC) land use rights to support "Liquor Manufacturing (Distillery or Rectifier) operations" and "Food and Beverage processing" beyond standard RC district permissions. The following analysis addresses specific requirements:

PUD Compliance:

- **Permitted Uses:** The PUD permits all principal uses allowed in the RC district per Article I, Section 16-1-150 of the EMC, plus "Food and Beverage processing" and other uses deemed similar by the town planner or zoning administrator.
- **Dimensional Standards:** The PUD references Article I, Section 16-1-150 of the EMC, applying Regional Commercial (RC) district dimensional standards per Table 16-6.

Additional EMC Requirements:

- **Bulk Standards:** The proposed building dimensions and site layout are subject to setback, height, and lot coverage standards established for the RC district per Table 16-6 of the EMC.
- **Drainage:** Site drainage must meet Town standards with appropriate runoff management.
- **Floodplain:** The site is not located within identified floodplain areas.
- **Traffic and Access:** Site access is proposed from Crossroad Circle through a single access point for both passenger vehicles and delivery trucks, with an additional drive-through lane.
- **Parking:** The EMC requires one space per 200 square feet of floor area. The proposal provides 25 parking spaces for 4,980 square feet of floor area ($4,980 \text{ SF} \div 200 = 24.9$ spaces).
- **Right-of-Way (ROW):** Existing public improvements along Crossroad Circle serve the development.
- **Open Space:** The Hollow Woods PUD references fulfillment of the Chapter 16 requirement for 20% open space dedication through the pre-existing open space dedication established under the Elizabeth Crossroads Business Park annexation agreement recorded June 18, 1999.
- **Utilities:** The PUD specifies that water and sewer are to be provided by the Town of Elizabeth as established in the Elizabeth Crossroads Business Park subdivision infrastructure.
- **Landscaping:** The EMC requires minimum landscaped area. The proposal provides 20% of the total site area for landscaping.



The Town of Elizabeth Design Standards and Guidelines:

The Town's Design Standards and Guidelines apply to the proposed commercial building:

- **Building Mass & Scale:** The proposed building is designed for commercial use within the business park setting.
- **Building Materials:** The exterior design utilizes stone and metal materials.
- **Architectural Style:** The building incorporates commercial design elements through varied materials and architectural detailing.
- **Standards Compliance:** The project must meet Town standards for commercial development, including requirements for building articulation and material quality as specified in the Design Standards and Guidelines.

Elizabeth Comprehensive Plan:

Staff finds that the proposed site plan complies with the Town's adopted Comprehensive Plan:

- The development supports commercial growth within designated areas, consistent with the Plan's economic development goals.
- The site design maintains appropriate standards for commercial development while ensuring compatibility with the surrounding business park environment.
- The project contributes to the tax base while providing commercial services to the community.

Findings and Staff Recommendation:

The Elizabeth Liquor Store site plan application has been reviewed and analyzed by the development review team and staff in accordance with Chapter 16 of the EMC.

Findings:

1. **PUD Compliance:** The proposed site plan demonstrates full compliance with the Hollow Woods PUD as established by Ordinance 15-10, including conformance with permitted uses, dimensional standards, and design guidelines.
2. **Use Compatibility:** The liquor store use is specifically contemplated and permitted under the Hollow Woods PUD, which extends Regional Commercial rights to support "Liquor Manufacturing (Distillery or Rectifier) operations" and related commercial uses.



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COMMUNITY DEVELOPMENT DEPARTMENT

3. **Site Design:** The proposed site plan demonstrates compliance with all applicable RC district standards as applied through the PUD and the Hollow Woods Development Plan requirements.
4. **Traffic and Circulation:** The site access, internal circulation, and drive-through design provide safe and efficient traffic movement without adversely impacting the surrounding street network.
5. **Parking:** The development provides adequate parking to meet code requirements and anticipated demand for both tenant spaces.
6. **Utilities:** The site can be adequately served by existing Town of Elizabeth water and sewer infrastructure as established in the Elizabeth Crossroads Business Park subdivision.
7. **Landscaping:** The landscape plan exceeds minimum requirements and provides appropriate screening and visual enhancement.
8. **Building Design:** The proposed architecture utilizes materials specifically approved by the Hollow Woods PUD and is compatible with the business park setting and applicable design standards.
9. **Open Space:** Open space requirements are satisfied through the pre-existing dedication established under the Elizabeth Crossroads Business Park annexation agreement.
10. **Comprehensive Plan Consistency:** The development aligns with the Town's goals for appropriate commercial development within designated areas and supports the economic development objectives contemplated by the PUD.

Staff Recommendation:

Based on the analysis above, staff has reviewed the proposed site plan for 787 Crossroad Circle against the criteria set forth in Chapter 16 of the Elizabeth Municipal Code and the requirements of the Hollow Woods PUD as established by Ordinance 15-10. Staff recommends the Planning Commission offer a recommendation for approval of Resolution 25R22 to the Board of Trustees with no further conditions.

Attachment(s)

Resolution 25R22

Exhibit A

Exhibit B

Exhibit C

RESOLUTION 25R22

A RESOLUTION APPROVING THE SITE DEVELOPMENT PLAN FOR THE ELIZABETH LIQUOR STORE PROJECT

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ELIZABETH, COLORADO AS FOLLOWS:

Section 1. The Site Development Plan for the Elizabeth Liquor Store Project, attached hereto as **Exhibit A**, is hereby approved pursuant to Section 16-2-40 of the Town of Eliabeth Municipal Code.

PASSED, APPROVED, and ADOPTED this ____ day of _____, 2025, by the Board of Trustees of the Town of Elizabeth, Colorado, on first and final reading, by a vote of _____ for and _____ against.

Angela Ternus, Mayor

ATTEST

Michelle M. Oeser, Town Clerk

ELIZABETH LIQUOR STORE
SITE PLAN

LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO

LEGAL DESCRIPTION

LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
ELBERT COUNTY, COLORADO

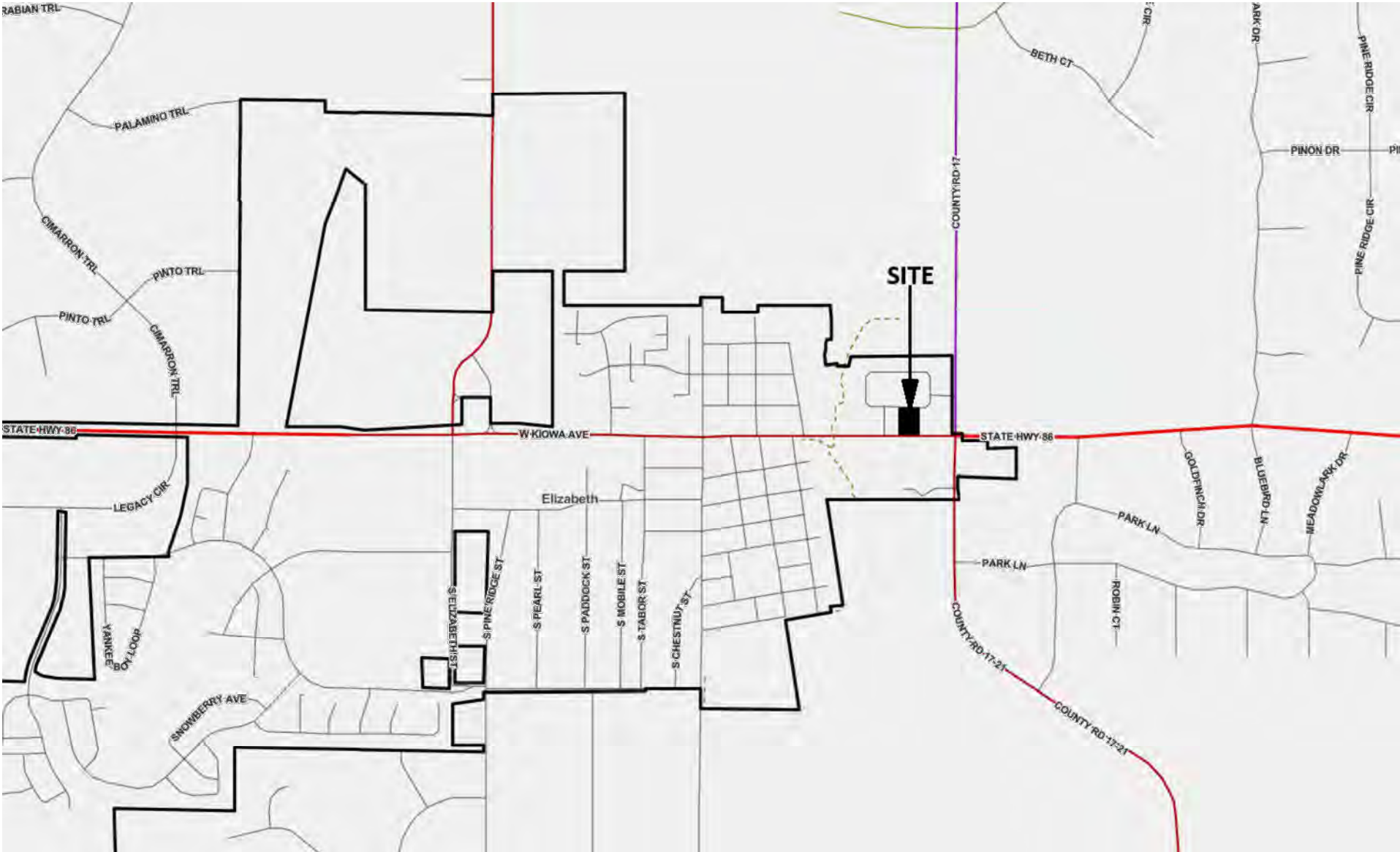
BENCHMARK

DOUGLAS COUNTY BENCHMARK:

DCBM LOVE
ELEVATION = 6705.71 (NAVD88)

BASIS OF BEARINGS

BEARINGS ARE PLATTED AND BASED ON THE CONSIDERATION THAT THE SOUTH LINE OF LOTS 11 & 12, ELIZABETH CROSS ROADS BUSINESS PARK, COUNTY OF ELBERT, STATEOF COLORADO BEARS N89° 43' 03" W; AS SHOWN HEREON BETWEEN THOSE IDENTIFIED MONUMENTS.



VICINITY MAP
SCALE: 1"=1,500'



PROJECT TEAM

OWNER
HARIOT SINGH
10146 BLUE BLOOD PLACE
LITTLETON, CO 80125
PHONE: 720.757.4700

ARCHITECT
NAMA PARTNERS, LLC
CONTACT: HERB CASNER
PHONE: 303.905.7567

CIVIL ENGINEER
POINT CONSULTING, LLC
8460 W KEN CARYL AVE, SUITE 101
LITTLETON, CO 80128
CONTACT: TIFFANY WATSON, PE
PHONE: 720.258.6836

LANDSCAPE ARCHITECT
POINT CONSULTING, LLC
8460 W KEN CARYL AVE, SUITE 101
LITTLETON, CO 80128
CONTACT: JIM SHIPTON, PLA
PHONE: 720.258.6836

LAND SURVEYOR
DAVID E. ARCHER & ASSOC INC
105 WILCOX STREET
CASTLE ROCK, CO 80104
PHONE: 303.688.4642

ELIZABETH WATER DEPARTMENT
ELIZABETH PUBLIC WORKS
303 WASHINGTON STREET
ELIZABETH, CO 80107
PHONE: 303.646.0916

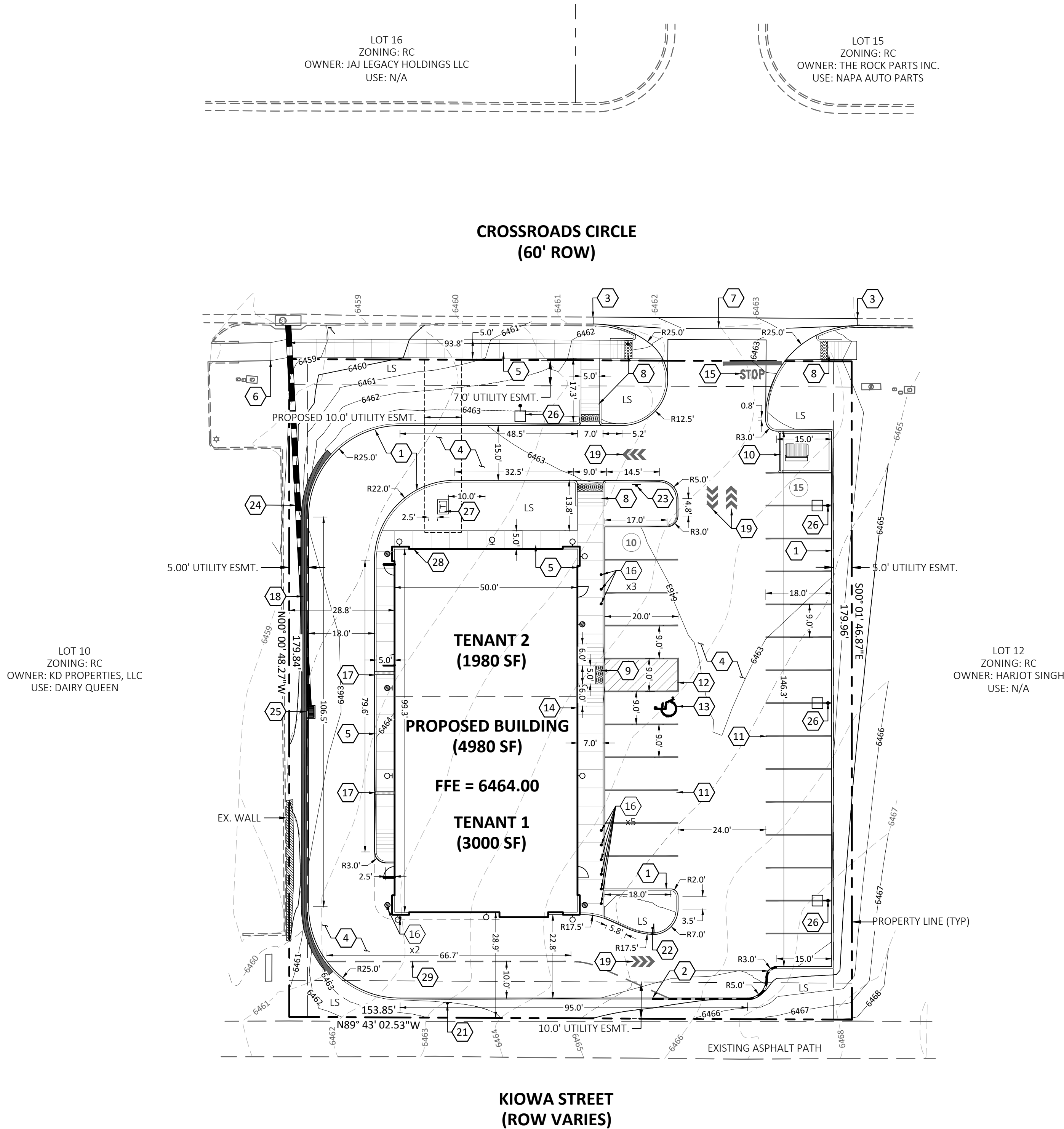
ELIZABETH SANITATION DEPARTMENT
ELIZABETH PUBLIC WORKS
303 WASHINGTON STREET
ELIZABETH, CO 80107
PHONE: 303.646.0916

SITE DATA TABLE	
ZONING	PUD
LOT SIZE	27,672 SF / 0.635 ACRES
NUMBER OF DWELLING UNITS	0
NUMBER OF BUILDINGS	1
NUMBER OF RETAIL UNITS	2
GROSS FLOOR AREA	4,980 SF
PROPOSED TENANT 1 USE	RETAIL
PROPOSED TENANT 2 USE	RETAIL

SHEET INDEX	
SHEET NUMBER	DRAWING TITLE
1	COVER
2	SITE PLAN
3	LANDSCAPE PLAN
4	LANDSCAPE DETAILS
5	ARCHITECTURAL ELEVATION
6	ARCHITECTURAL ELEVATIONS
7	SITE PHOTOMETRIC PLAN
8	PHOTOMETRIC FIXTURE CUT SHEETS
9	PHOTOMETRIC FIXTURE CUT SHEETS
10	PHOTOMETRIC FIXTURE CUT SHEETS

ELIZABETH LIQUOR STORE
SITE PLAN

LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO



LEGEND

- PROPERTY LINE
- EASEMENT BOUNDARY
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED 18" MONOLITHIC CURB
- PROPOSED CONCRETE PAVEMENT
- PROPOSED LANDSCAPING
- PROPOSED SIDEWALK
- ADA ACCESSIBLE ROUTE
- EXISTING FIRE HYDRANT
- PROPOSED SITE LIGHTING
- PROPOSED SIGN
- HANDICAP PARKING STALL
- PARKING COUNT PER ROW
- PROPOSED STORM LINE
- PROPOSED LIGHT POLE

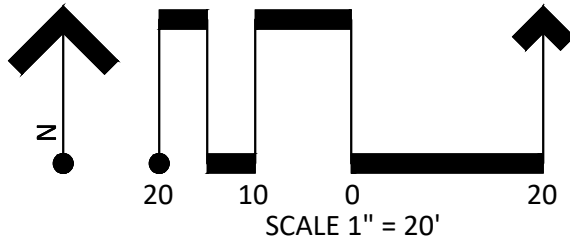
CONSTRUCTION NOTES

- INSTALL 6-INCH MONOLITHIC CURB.
- INSTALL 18-INCH MONOLITHIC CURB.
- MATCH EXISTING CURB AND GUTTER.
- INSTALL 6" THICK CONCRETE PAVEMENT.
- INSTALL CONCRETE SIDEWALK, WIDTH PER PLAN.
- MATCH EXISTING SIDEWALK. USE #4 REBAR @ 2' O.C. (MIN 3 BARS).
- INSTALL CONCRETE CROSS PAN.
- INSTALL ADA RAMP.
- INSTALL VERTICAL CURB MIDBLOCK RAMP.
- INSTALL TRASH ENCLOSURE WITH 6-FT BRICK WALLS.
- PAINT 4-INCH THICK WHITE PARKING STRIPE. LENGTH AND SPACING PER PLAN.
- PAINT 4-INCH THICK DIAGONAL PAVEMENT MARKING @ 2-FEET O.C.
- PAINT WHITE ACCESSIBLE PARKING SYMBOL.
- INSTALL ACCESSIBLE PARKING SIGN.
- PAINT WHITE 1-FOOT WIDE STOP BAR WITH 2-FOOT HEIGHT "STOP" LETTERS.
- INSTALL BOLLARD.
- INSTALL SIDEWALK CHASE DRAIN.
- INSTALL MSE RETAINING WALL.
- PAINT DIRECTIONAL ARROWS.
- INSTALL SITE LIGHT POLE. RE: PHOTOMETRIC PLAN
- INSTALL TRAILER PARKING ONLY SIGN.
- INSTALL DO NOT ENTER SIGN EXIT ONLY SIGN.
- INSTALL ONE WAY SIGN.
- INSTALL 15" HDPE STORM PIPE.
- INSTALL CURB INLET.
- INSTALL LIGHT POLE.
- INSTALL PAD MOUNTED TRANSFORMER.
- CORE ELECTRIC METERING LOCATION.
- PAINT 4-INCH THICK WHITE DASHED PARKING STRIPE. LENGTH AND SPACING PER PLAN.

GENERAL NOTES

- REFER TO SHEET 1, COVER SHEET, FOR THE BENCHMARK AND BASIS OF BEARINGS.

PARKING REQUIREMENTS TABLE		
	REQUIRED	PROVIDED
TOTAL SPACES	25	25
ACCESSIBLE	1	1
CITY CODE REQUIRES 1 PARKING SPACE FOR EACH 200 SQUARE FEET OF USABLE FLOOR AREA. BASED ON THIS CODE, AND A TOTAL FLOOR AREA OF 4980 SQUARE FEET, 25 TOTAL PARKING SPACES ARE REQUIRED.		
CITY CODE REQUIRES 1 ACCESSIBLE PARKING SPACE WHEN 1-25 PARKING SPACES ARE PROVIDED. BASED ON THIS CODE, 1 ACCESSIBLE PARKING SPACE WAS PROVIDED.		



ELIZABETH LIQUOR STORE

SITE PLAN

DESCRIPTION
ORIGINAL PREPARATION
2ND SITE PLAN SUBMITTAL

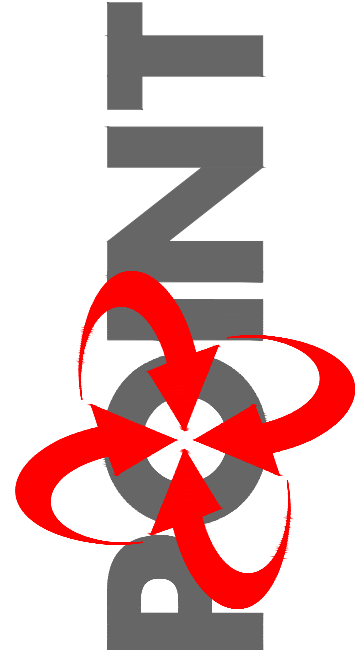
DATE
2024.12.20
2025.03.14

SHEET 2

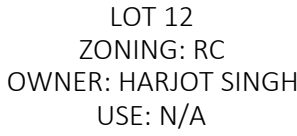
JOB NO. 24.067

787 CROSSROAD CIRCLE, ELIZABETH, COLORADO 80107

POINT CONSULTING, LLC
8460 W. KEN CARYL AVE #101
LITTLETON, CO 80128
720-258-6836
www.pnt-llc.com
PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING



LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO



	PROPERTY LINE
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	EASEMENT BOUNDARY
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING FIRE HYDRANT
	4-INCH 12 GAUGE ROLLED TOP STEEL EDGER
	EXISTING TELEPHONE LINE
	EXISTING ELECTRIC LINE
	EXISTING FIBER OPTIC LINE
	EXISTING GAS LINE
	EXISTING STORM DRAIN

LANDSCAPE DATA		
DESCRIPTION	REQUIRED	PROVIDED
PAVED AREA	N/A	27,710 SF
TOTAL LANDSCAPE AREA	4,157 SF (15%)	5,607 SF (20%)

TREE AND SHRUB REQUIREMENTS

***REQUEST TO SUBSTITUTE ONE PARKING ISLAND TREE WITH 10 SHRUBS DUE TO A UTILITY EASEMENT CONSTRAINT.

***ADDITIONAL SHRUBS REQUIRED DUE TO THREE LANDSCAPE ISLANDS BEING LARGER THAN 150 SF.

CROSSROADS CIRCLE ROW REQUIREMENTS				
DESCRIPTION	AMOUNT (SF, LF, EA)	FORMULA (SF, LF, EA)	TREES REQ.	TREES PROV.
STREET TREES	83 LF	1 T/40 LF	2	2

1. REFER TO SHEET C0.00, COVER SHEET, FOR THE BENCHMARK AND BASIS OF BEARINGS.
2. SHRUBS BEDS ARE TO BE IRRIGATION WITH DRIP IRRIGATION
3. SOD AND SEED AREAS ARE TO BE IRRIGATION BY SPRAY IRRIGATION.
4. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS AND NOT OBSTRUCTED.
5. REFER TO SHEET L3.90, FOR THE PLANT LIST, LANDSCAPE NOTES AND LANDSCAPE DETAILS.



ELIZABETH LIQUOR STORE
CONSTRUCTION DOCUMENTS

LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO

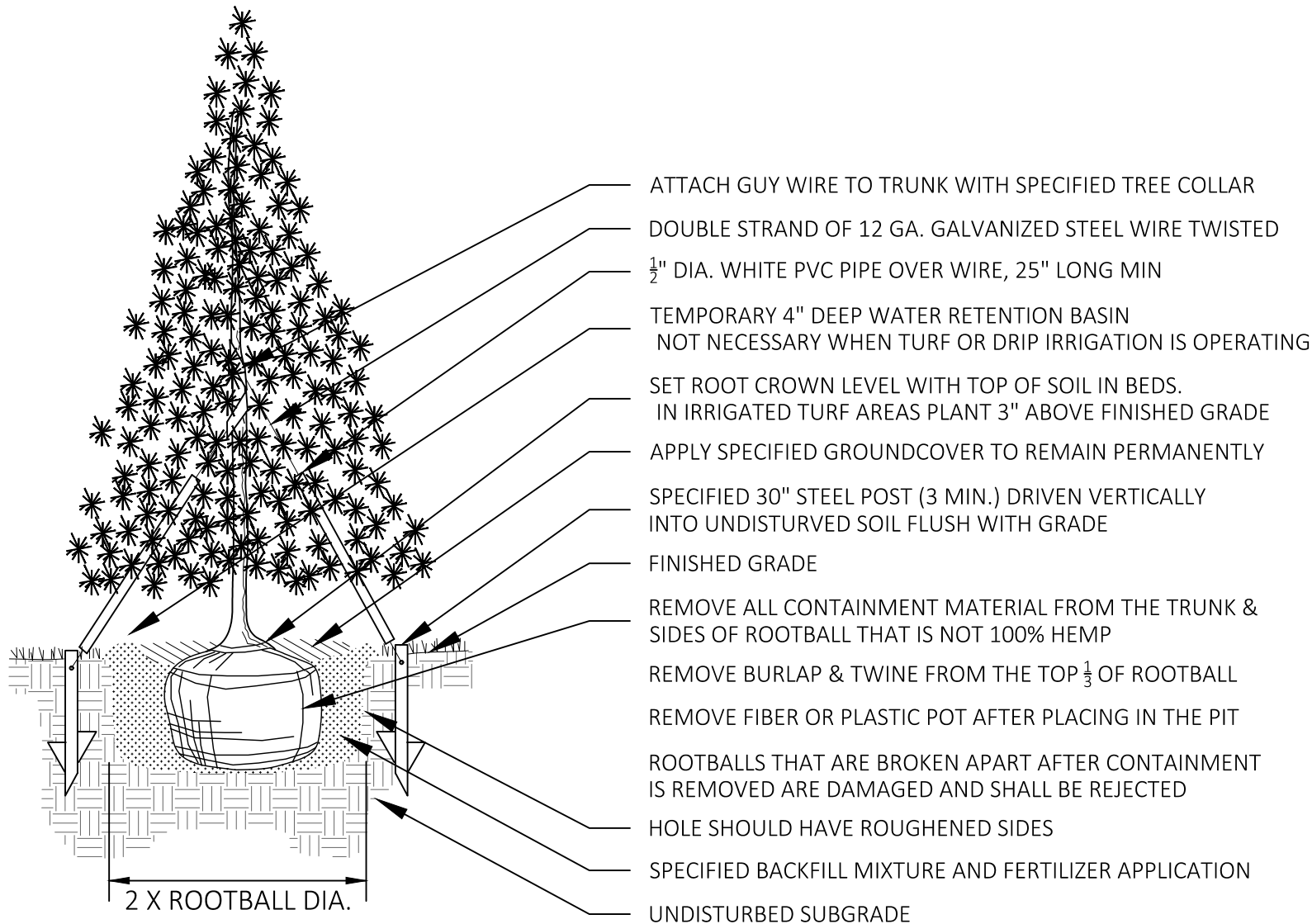
LANDSCAPE NOTES

- THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, IRRIGATION, ARCHITECTURAL, MECHANICAL AND ELECTRICAL PLANS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
- LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR, FROM DATE OF FINAL ACCEPTANCE.
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- BEFORE COMMENCING WORK, CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, ETC.
- ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE IN SCHEDULES.
- OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED FOR THE PROJECT. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS, ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND. PLANTING PROCEDURES SHALL CONFORM TO DETAILS.
- ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL B&B PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE OR OTHER CONTAINMENT MATERIAL, EXCEPT FOR THE BURLAP, REMOVED FROM THE TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING.
- IRRIGATION: ALL LANDSCAPE AREAS TO BE SERVED BY AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL INCLUDE: A RAIN SENSOR WITH AUTOMATIC SHUT-OFF OF THE SYSTEM DURING PERIODS OF HIGH MOISTURE; A DRIP, SUB-SURFACE, BUBBLER OR LOW VOLUME IRRIGATION SYSTEM FOR ALL PLANTING STRIPS LESS THAN 8" WIDE AND ALL PLANTING BEDS INVOLVING TREES, SHRUBS, PERENNIALS AND GROUND COVER AND IRRIGATION CLOCK WHICH ALLOWS PROGRAMMING TO MEET THE A DIFFERENTIAL NEEDS OF THE SPECIFIED PLANTING PLAN.
- DISTRIBUTE IMPORTED TOPSOIL OVER AREAS TO BE GRASSED TO A MINIMUM DEPTH OF FOUR (4") INCHES, AND TO A DEPTH OF TEN (10") INCHES IN SHRUB AND PERENNIAL BEDS. TOPSOIL TO BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL FREE FROM WEEDS, LITER, GRASS, STONES LARGER THAN 1", ROOTS OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH.
- SOIL PREPARATION: MIX THE FOLLOWING SOIL AMENDMENTS AND APPLY SHRUB BED AREAS.
 - ASPEN RICH COMPOST -- 4 CUBIC YARDS PER 1,000 S.F.
 - COMMERCIAL FERTILIZER (20-10-5): 10 lbs. PER 1,000 S.F.
 - SUPERPHOSPHATE: 10 lbs. PER 1,000 S.F.

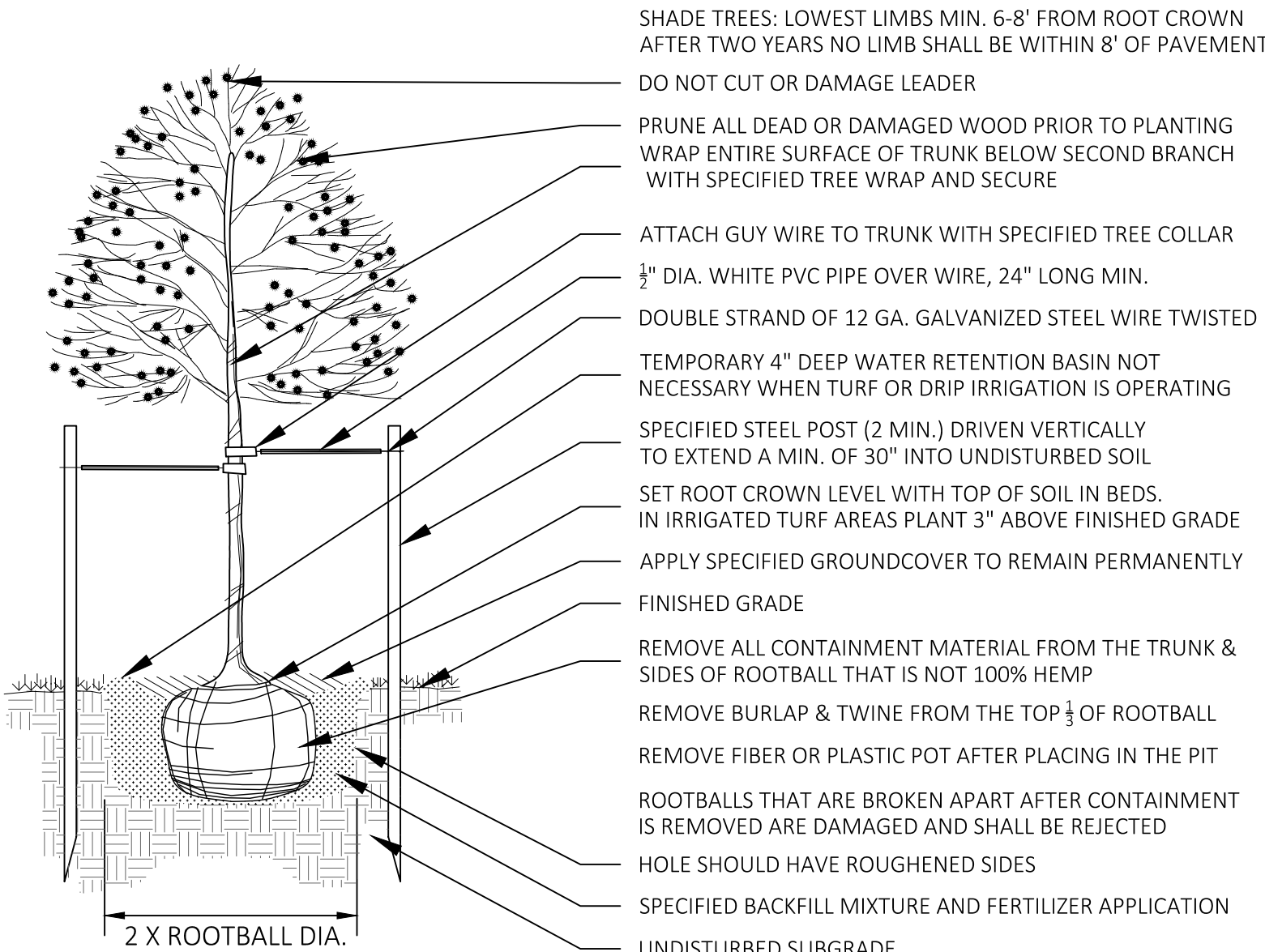
- BACKFILL FOR TREES AND SHRUBS: SHALL CONSIST OF 1/3 ASPEN RICH COMPOST AND 2/3 SITE SOIL. FERTILIZE WITH AGRI-FORM TABLETS AT MANUFACTURER'S RECOMMENDED RATES.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADES IN LANDSCAPE AREAS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL AS NECESSARY BY THIS WORK.
- TEST SOIL IN PROPOSED LANDSCAPE AREAS PREVIOUSLY PAVED OR BUILT ON FOR STERILENT AND REMOVE CONTAMINATED SOIL. BACKFILL WITH SPECIFIED TOPSOIL.
- CONTRACTOR SHALL REPAIR ALL DAMAGE DUE TO HIS CONSTRUCTION AND KEEP PROJECT AREAS CLEAN AND ORDERLY DURING AND UPON COMPLETION OF HIS WORK.

MATERIALS:

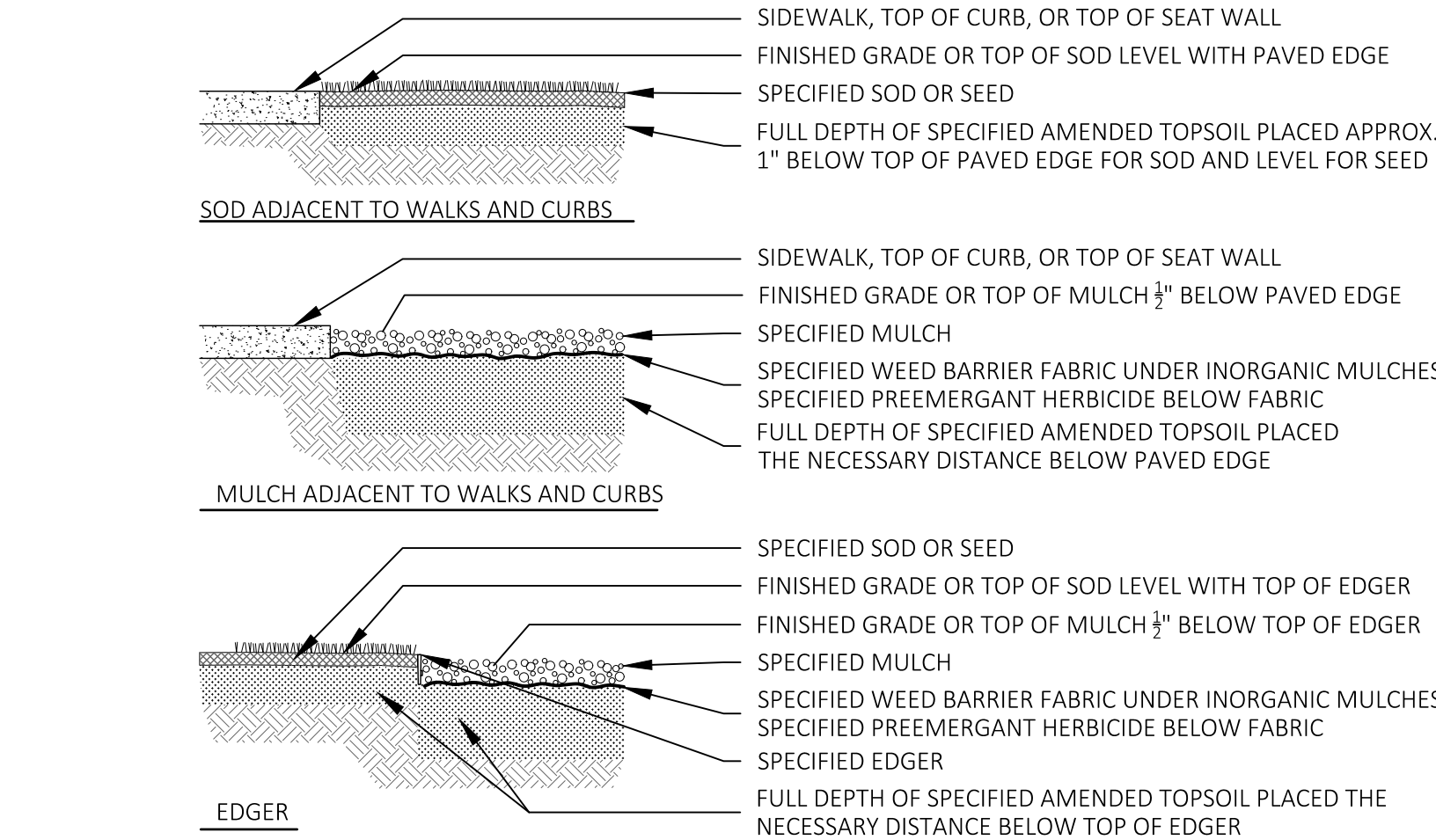
- ROCK MULCH: INSTALL 3-INCHES OF 1-1/2" PLATTE RIVER ROCK, PER EWING OUTDOOR SUPPLY, 35049 CO RD 13, ELIZABETH, CO 80107 (303) 646-8811. IN SPECIFIED SHRUB BEDS OVER TYPAR 3301 WEED MAT OR APPROVED EQUAL, AFTER APPLYING PRE-EMERGENT HERBICIDE.
- NATIVE SEED MIX: IN SPECIFIED AREAS SHALL BE ROCKY MOUNTAIN NATIVE MIX, PER PINE LANE NURSERY, 18200 APACHE DRIVE PARKER, CO 80134 (303) 841-3009.
- SOD: IN SPECIFIED AREAS SHALL BE BUFFALO SOD, PER THE SOD GUY, 42600 SUMMIT VIEW CT. PARKER, CO 80138 (303) 841-7575.
- LANDSCAPE EDGING: IN THE SPECIFIED AREAS, INSTALL 4-INCH, 12 GAUGE ROLLED TOP STEEL EDGING, PER EWING OUTDOOR SUPPLY, 35049 CO RD 13, ELIZABETH, CO 80107 (303) 646-8811.



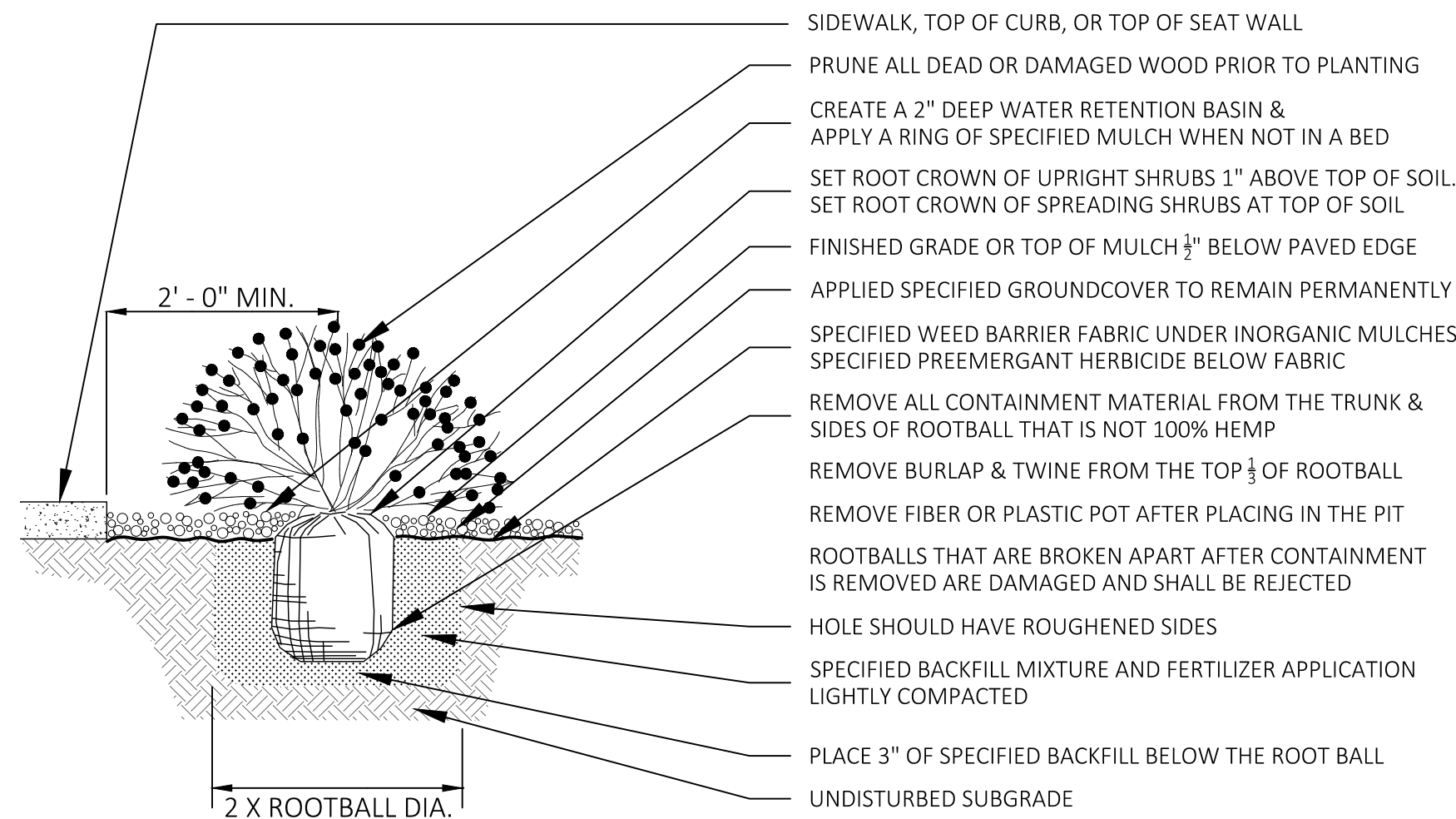
A EVERGREEN TREE PLANTING W/ GUY WIRES
NOT TO SCALE



B DECIDUOUS TREE PLANTING
NOT TO SCALE



C EDGE TREATMENT
NOT TO SCALE



D SHRUB PLANTING
NOT TO SCALE

CONSTRUCTION DOCUMENTS

ELIZABETH LIQUOR STORE

787 CROSSROAD CIRCLE, ELIZABETH, COLORADO 80107

JOB NO. 24.067

DESCRIPTION
ORIGINAL PREPARATION
2ND CD SUBMITAL

DATE
2024.12.20
2025.03.14

13.90

POINT CONSULTING, LLC

8460 W. KEN CARYL AVE #101
LITTLETON, CO 80128
720-258-6836
www.pnt-llc.com

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING



ELIZABETH LIQUOR STORE
LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO



LEGEND:

INTEGRALLY COLORED CMU: (MANUFACTURER: BASALITE)

CMU-1, SPLIT FACE, "605WR"

CMU-2, COMB FACE, "600WR"

CMU-3, GROUND FACE, "720WR"

STOREFRONT:

SF-1 ANODIZED FINISH (BLACK) (KAWNEER)

GL-1 CLEAR GLAZING

GL-2 SPANDREL GLAZING

COPING / FLASHING/TRELLIS/AWNINGS:

MTL-1 BERRIDGE "MATTE BLACK"

PAINT:

PT-1 BENJAMIN MOORE "2120-10 JET BLACK"

GOOSENECK LIGHT FIXTURE - BLACK

EXIT/EMERGENCY LIGHT

ALL EXTERIOR BUILDING LIGHTING TO BE FULL CUT OFF.



WEST ELEVATION
SCALE: 1/4" = 1'-0"

2

EAST ELEVATION
SCALE: 1/4" = 1'-0"

1

SITE PLAN

ELIZABETH LIQUOR STORE

787 CROSSROAD CIRCLE, ELIZABETH, COLORADO 80107

JOB NO. 24.067

DESCRIPTION

ORIGINAL PREPARATION
2ND SITE PLAN SUBMITTAL

DATE

2024.12.20
2025.03.14

EXTERIOR ELEVATIONS

A5

nama
partners llc

2287 Pinto Trail
Elizabeth, CO 80107

nama partners, llc. 2024 All Rights Reserved

ELIZABETH LIQUOR STORE
LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO



- LEGEND:**
- INTEGRALLY COLORED CMU: (MANUFACTURER: BASALITE)
- CMU-1, SPLIT FACE, "605WR"
 - CMU-2, COMB FACE, "600WR"
 - CMU-3, GROUND FACE, "720WR"
- STOREFRONT:
- SF-1 ANODIZED FINISH (BLACK) (KAWNEER)
 - GL-1 CLEAR GLAZING
 - GL-2 SPANDREL GLAZING
- COPING / FLASHING/TRELLIS/AWNINGS:
- MTL-1 BERRIDGE "MATTE BLACK"
- PAINT:
- PT-1 BENJAMIN MOORE "2120-10 JET BLACK"
- GOOSENECK LIGHT FIXTURE - BLACK
- EXIT/EMERGENCY LIGHT
- ALL EXTERIOR BUILDING LIGHTING TO BE FULL CUT OFF.

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

4



SIDE (NORTH) (D)
SCALE: 1/4" = 1'-0"

SIDE (SOUTH) (B)
SCALE: 1/4" = 1'-0"



FRONT (WEST) (C)
SCALE: 1/4" = 1'-0"

REAR (EAST) (A)
SCALE: 1/4" = 1'-0"

TRASH ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"

5

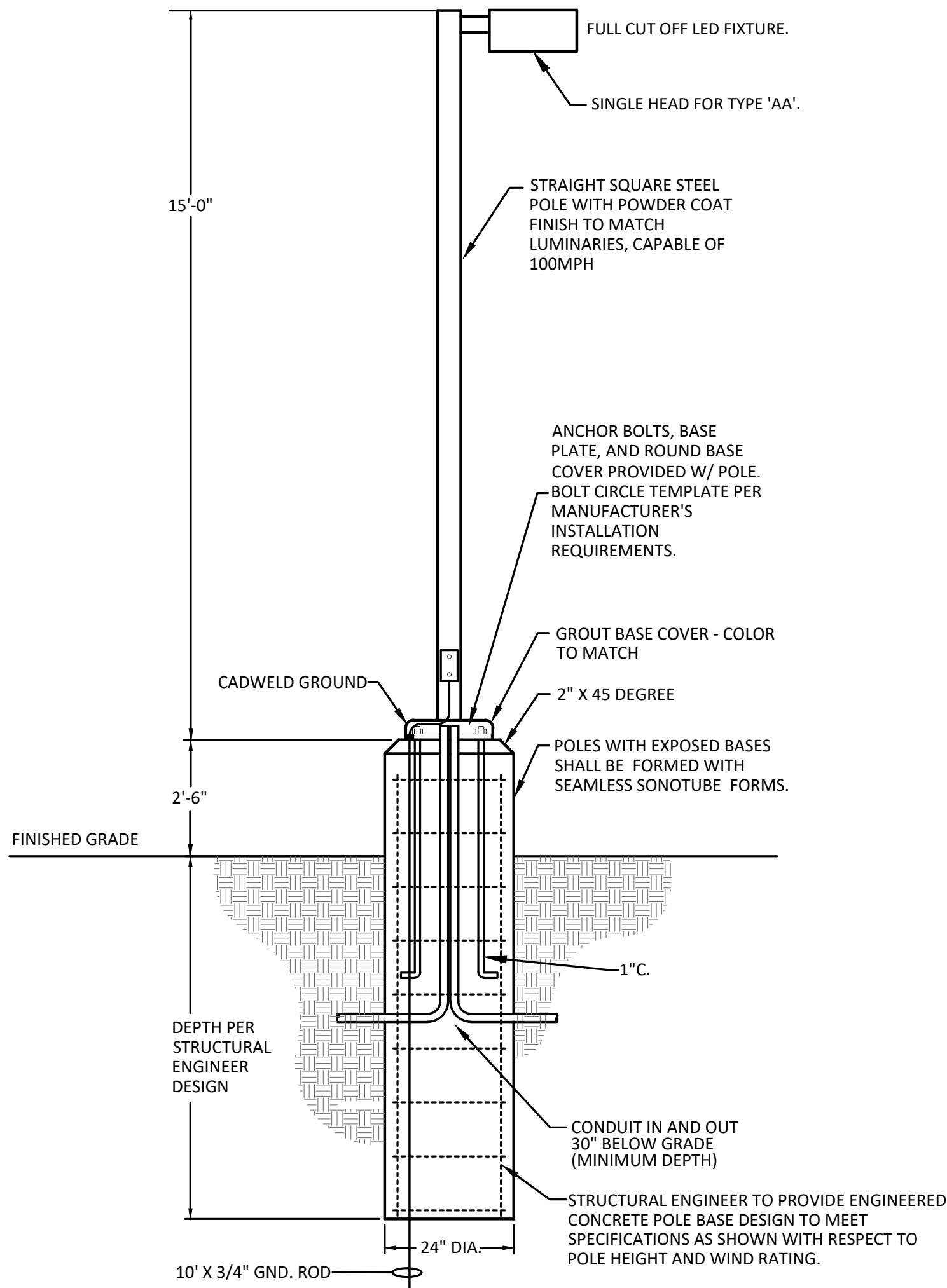


NORTH ELEVATION
SCALE: 1/4" = 1'-0"

3

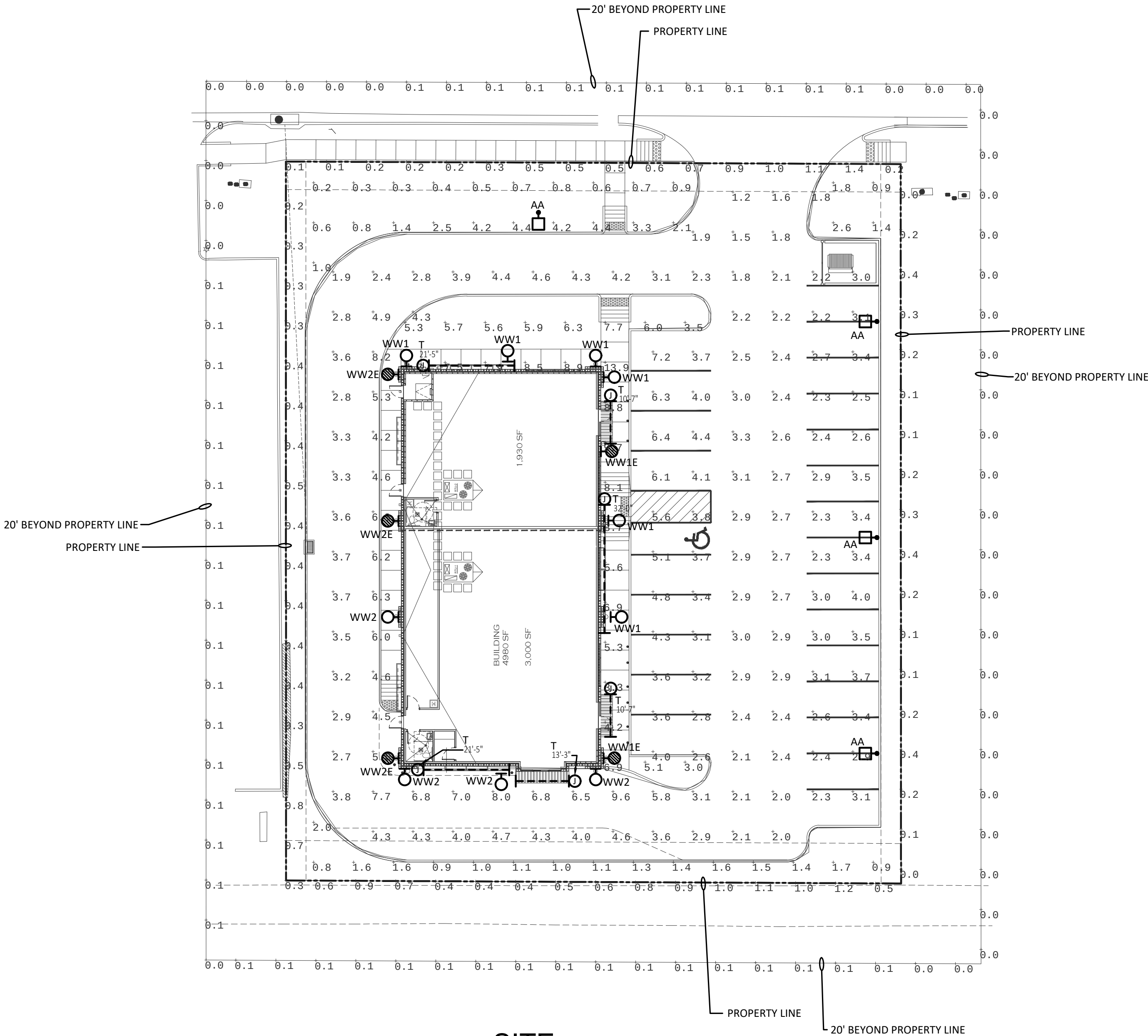
ELIZABETH LIQUOR STORE
SITE PLAN

LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO



TYPE 'AA' POLE BASE
DETAIL - ELEVATED BASE

NOT TO SCALE

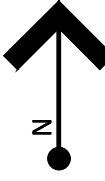


1 SITE
PHOTOMETRIC PLAN

SCALE: 1"=20'-0"

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
20' Beyond Property Line	Illuminance	Fc	0.07	0.1	0.0	N.A.	N.A.	
Bldg Adjacent Sidewalk and Land	Illuminance	Fc	6.77	13.9	3.0	2.26	4.63	
Outer Landscape Area	Illuminance	Fc	1.51	4.4	0.2	7.55	22.00	
Parking Area & Driveways	Illuminance	Fc	3.64	9.6	1.2	3.03	8.00	
Property Line	Illuminance	Fc	0.45	1.4	0.0	N.A.	N.A.	

Light Fixture Schedule										
Designation	Lamps		Fixture Characteristics	Fixture Mounting				Fixture Specification		
	# of Lamps	Lamp Type		Finish	Method	Ceiling Type	Recess Depth	Manufacturer	Catalog #	Voltage
AA	1	LED - 7,451 Lumens, 59 Watts (3000K)	LED Pole Mounted Fixture with Type IV Forward Throw Distribution with House Side Shield	Black	Pole Overall Height: 17'-6" AFF	--	--	McGraw-Edison	GLEON-SA2C-830-U-T4FT-BK-HSS	Universal
T	--	LED - 200 Lumens/Ft., 2.3 Watts/Ft. (3000K)	Wet Location Rated LED Tape Light (Length as Shown)		Surface	Metal Awning/Trellis	--	Juno	JFX-24V-200LM-16FT-30K-90CRI-WL (Provide Power Supply Compatible with Lengths Shown & Future Phase Power Supply) (Provide Adequate Hardware for Complete Installation)	120V
WW1	--	LED - 3,980 Lumens, 34 Watts (3000K)	Wall Mounted Area Light with Type IV Forward Throw Distribution	Black	Wall: 10'-0" AFF	--	--	McGraw-Edison	GWC-SA1A-830-U-T4FT-BK	Universal
WW1E	--	LED - 3,980 Lumens, 34 Watts (3000K)	Same as Type 'WW1' with 90 Minute Battery Back-up	Black	Wall: 10'-0" AFF	--	--	McGraw-Edison	GWC-SA1A-830-U-T4FT-BK-CBP	Universal
WW2	--	LED - 4,976 Lumens, 34 Watts (3000K)	Wall Mounted Area Light with Type III with Spill Control Distribution	Black	Wall: 10'-0" AFF	--	--	McGraw-Edison	GWC-SA1A-830-U-SL3-BK	Universal
WW2E	--	LED - 4,976 Lumens, 34 Watts (3000K)	Same as Type 'WW2' with 90 Minute Battery Back-up	Black	Wall: 10'-0" AFF	--	--	McGraw-Edison	GWC-SA1A-830-U-SL3-BK-CBP	Universal



ELIZABETH LIQUOR STORE

SITE PLAN

DESCRIPTION
ORIGINAL PREPARATION
2ND SITE PLAN SUBMITAL

DATE
2024.12.20
2025.03.14

LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

ELIZABETH LIQUOR STORE

SITE PLAN

LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO

Project	Catalog #	Type
Prepared by	Notes	Date



McGraw-Edison

GWC Galleon Wall

Wall Mount Luminaire

Product Features



Product Certifications



Connected Systems

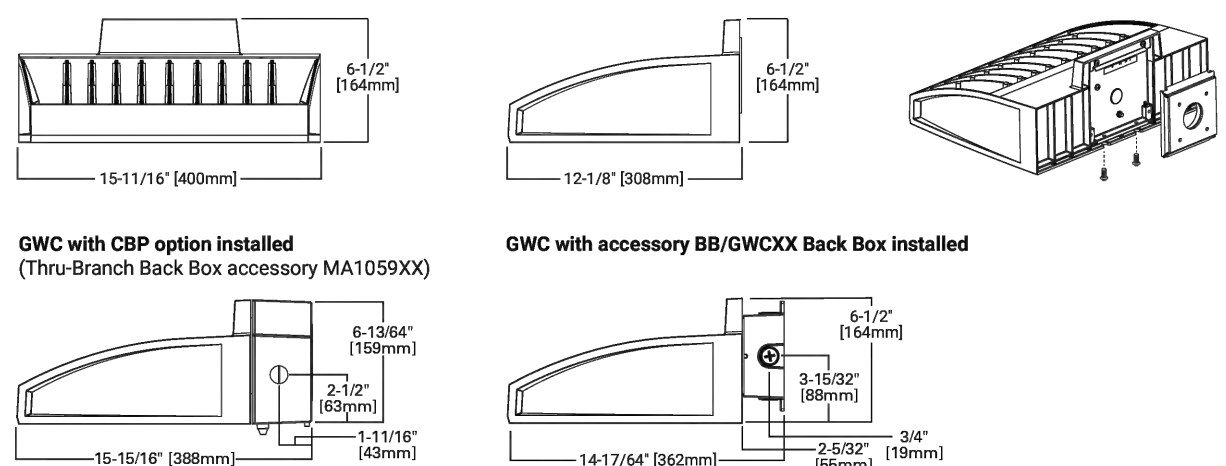
- WaveLinx PRO Wireless
- WaveLinx LITE Wireless
- Enlighted

Quick Facts

- Choice of thirteen high-efficiency, patented AccuLED Optics
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

Dimensional Details

Net Weight: 17.0 lbs (7.7 kg)



NOTE:
1. Wall Mounting dimensions are based on confirm qualification. Not all product variations are DLC qualified.
2. Not certified for 3000K CCT and warmer only.



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May 22, 2024 5:02 PM

McGraw-Edison

Ordering Information

SAMPLE NUMBER: GWC-SA2C-740-U-T4FT-GM

Product Family	Configuration	Light Engine	Color Temperature	Voltage	Distribution	Finish		
GWC-Galleon Wall BAA-GWC-Galleon Wall, Buy American Act Compliant ² TAA-GWC-Galleon Wall, Trade Agreements Act Compliant ²	SA1=1 Square SA2=2 Squares ¹ Z=Configured ²	A=615mA B=800mA C=1000mA D=1200mA E=1350mA F=1500mA G=1650mA H=1800mA I=2000mA J=2200mA K=2400mA L=2600mA M=2800mA N=3000mA O=3200mA P=3400mA Q=3600mA R=3800mA S=4000mA T=4200mA U=4400mA V=4600mA W=4800mA X=5000mA Y=5200mA Z=5400mA AA=5600mA AB=5800mA AC=6000mA AD=6200mA AE=6400mA AF=6600mA AG=6800mA AH=7000mA AI=7200mA AJ=7400mA AK=7600mA AL=7800mA AM=8000mA AN=8200mA AO=8400mA AP=8600mA AQ=8800mA AR=9000mA AS=9200mA AT=9400mA AU=9600mA AV=9800mA AW=10000mA AX=10200mA AY=10400mA AZ=10600mA BA=10800mA BB=11000mA BC=11200mA BD=11400mA BE=11600mA BF=11800mA BG=12000mA BH=12200mA BI=12400mA BJ=12600mA BK=12800mA BL=13000mA BM=13200mA BN=13400mA BO=13600mA BP=13800mA BQ=14000mA BR=14200mA BS=14400mA BT=14600mA BU=14800mA BV=15000mA BW=15200mA BX=15400mA BY=15600mA BZ=15800mA CA=16000mA CB=16200mA CC=16400mA CD=16600mA 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XU=123600mA XV=123800mA XW=124000mA XX=124200mA XY=124400mA XZ=124600mA YA=124800mA YB=125000mA YC=125200mA YD=125400mA YE=125600mA YF=125800mA YG=126000mA YH=126200mA YI=126400mA YJ=126600mA YK=126800mA YL=127000mA YM=127200mA YN=127400mA YO=127600mA YP=127800mA YQ=128000mA YR=128200mA YS=128400mA YT=128600mA YU=128800mA YV=129000mA YW=129200mA YX=129400mA YY=129600mA YZ=129800mA ZA=130000mA ZB=130200mA ZC=130400mA ZD=130600mA ZE=130800mA ZF=131000mA ZG=131200mA ZH=131400mA ZI=131600mA ZJ=131800mA ZK=132000mA ZL=132200mA ZM=132400mA ZN=132600mA ZO=132800mA ZP=133000mA ZQ=133200mA ZR=133400mA ZS=133600mA ZT=133800mA ZU=134000mA ZV=134200mA ZW=134400mA ZX=134600mA ZY=134800mA ZZ=135000mA						
Options (Add to Bill)				Accessories (Add to Bill)				
F=Single Fused (120V or 240V Must Specify Voltage) P=Double Fused (240V or 480V Must Specify Voltage) 2=2-Wire 3=3-Wire 20K=Series 20K, 144 Square Protective Device 24K=Series 24K, 144 Square Protective Device 28K=Series 28K, 144 Square Protective Device 32K=Series 32K, 144 Square Protective Device 40K=Series 40K, 144 Square Protective Device 48K=Series 48K, 144 Square Protective Device 60K=Series 60K, 144 Square Protective Device 72K=Series 72K, 144 Square Protective Device 84K=Series 84K, 144 Square Protective Device 96K=Series 96K, 144 Square Protective Device 108K=Series 108K, 144 Square Protective Device 120K=Series 120K, 144 Square Protective Device 144K=Series 144K, 144 Square Protective Device 168K=Series 168K, 144 Square Protective Device 192K=Series 192K, 144 Square Protective Device 216K=Series 216K, 144 Square Protective Device 240K=Series 240K, 144 Square Protective Device 264K=Series 264K, 144 Square Protective Device 288K=Series 288K, 144 Square Protective Device 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Protective Device 5232K=Series 5232K, 144 Square Protective Device 5256K=Series 5256K, 144 Square Protective Device 5280K=Series 5280K, 144 Square Protective Device 5304K=Series 5304K, 144 Square Protective Device 5328K								

NOTE:
1. Single light components qualified. Refer to www.designlighting.com, Certified Products List under Family Models for details.
2. Two light options with CSP options limited to 120°C. CSP not available in combination with sensor options at 1200mA.
3. Recommended drivers are listed by wattage and operating voltage. Choose driver closest to supplied voltage above current output.
4. Not available with 1000mA, 1200mA, 1500mA, 1800mA, 2000mA, 2200mA, 2400mA, 2600mA, 2800mA, 3000mA, 3200mA, 3400mA, 3600mA, 3800mA, 4000mA, 4200mA, 4400mA, 4600mA, 4800mA, 5000mA, 5200mA, 5400mA, 5600mA, 5800mA, 6000mA, 6200mA, 6400mA, 6600mA, 6800mA, 7000mA, 7200mA, 7400mA, 7600mA, 7800mA, 8000mA, 8200mA, 8400mA, 8600mA, 8800mA, 9000mA, 9200mA, 9400mA, 9600mA, 9800mA, 10000mA, 10200mA, 10400mA, 10600mA, 10800mA, 11000mA, 11200mA, 11400mA, 11600mA, 11800mA, 12000mA, 12200mA, 12400mA, 12600mA, 12800mA, 13000mA, 13200mA, 13400mA, 13600mA, 13800mA, 14000mA, 14200mA, 14400mA, 14600mA, 14800mA, 15000mA, 15200mA, 15400mA, 15600mA, 15800mA, 16000mA, 16200mA, 16400mA, 16600mA, 16800mA, 17000mA, 17200mA, 17400mA, 17600mA, 17800mA, 18000mA, 18200mA, 18400mA, 18600mA, 18800mA, 19000mA, 19200mA, 19400mA, 19600mA, 19800mA, 20000mA, 20200mA, 20400mA, 20600mA, 20800mA, 21000mA, 21200mA, 21400mA, 21600mA, 21800mA, 22000mA, 22200mA, 22400mA, 22600mA, 22800mA, 23000mA, 23200mA, 23400mA, 23600mA, 23800mA, 24000mA, 24200mA, 24400mA, 24600mA, 24800mA, 25000mA, 25200mA, 25400mA, 25600mA, 25800mA, 26000mA, 26200mA, 26400mA, 26600mA, 26800mA, 27000mA, 27200mA, 27400mA, 27600mA, 27800mA, 28000mA, 28200mA, 28400mA, 28600mA, 28800mA, 29000mA, 29200mA, 29400mA, 29600mA, 29800mA, 30000mA, 30200mA, 30400mA, 30600mA, 30800mA, 31000mA, 31200mA, 31400mA, 31600mA, 31800mA, 32000mA, 32200mA, 32400mA, 32600mA, 32800mA, 33000mA, 33200mA, 33400mA, 33600mA, 33800mA, 34000mA, 34200mA, 34400mA, 34600mA, 34800mA, 35000mA, 35200mA, 35400mA, 35600mA, 35800mA, 36000mA, 36200mA, 36400mA, 36600mA, 36800mA, 37000mA, 37200mA, 37400mA, 37600mA, 37800mA, 38000mA, 38200mA, 38400mA, 38600mA, 38800mA, 39000mA, 39200mA, 39400mA, 39600mA, 39800mA, 40000mA, 40200mA, 40400mA, 40600mA, 40800mA, 41000mA, 41200mA, 41400mA, 41600mA, 41800mA, 42000mA, 42200mA, 42400mA, 42600mA, 42800mA, 43000mA, 43200mA, 43400mA, 43600mA, 43800mA, 44000mA, 44200mA, 44400mA, 44600mA, 44800mA, 45000mA, 45200mA, 45400mA, 45600mA, 45800mA, 46000mA, 46200mA, 46400mA, 46600mA, 46800mA, 47000mA, 47200mA, 47400mA, 47600mA, 47800mA, 48000mA, 48200mA, 48400mA, 48600mA, 48800mA, 49000mA, 49200mA, 49400mA, 49600mA, 49800mA, 50000mA, 50200mA, 50400mA, 50600mA, 50800mA, 51000mA, 51200mA, 51400mA, 51600mA, 51800mA, 52000mA, 52200mA, 52400mA, 52600mA, 52800mA, 53000mA, 53200mA, 53400mA, 53600mA, 53800mA, 54000mA, 54200mA, 54400mA, 54600mA, 54800mA, 55000mA, 55200mA, 55400mA, 55600mA, 55800mA, 56000mA, 56200mA, 56400mA, 56600mA, 56800mA, 57000mA, 57200mA, 57400mA, 57600mA, 57800mA, 58000mA, 58200mA, 58400mA, 58600mA, 58800mA, 59000mA, 59200mA, 59400mA, 59600mA, 59800mA, 60000mA, 60200mA, 60400mA, 60600mA, 60800mA, 61000mA, 61200mA, 61400mA, 61600mA, 61800mA, 62000mA, 62200mA, 62400mA, 62600mA, 62800mA, 63000mA, 63200mA, 63400mA, 63600mA, 63800mA, 64000mA, 64200mA, 64400mA, 64600mA, 64800mA, 65000mA, 65200mA, 65400mA, 65600mA, 65800mA, 66000mA, 66200mA, 66400mA, 66600mA, 66800mA, 67000mA, 67200mA, 67400mA, 67600mA, 67800mA, 68000mA, 68200mA, 68400mA, 68600mA, 68800mA, 69000mA, 69200mA, 69400mA, 69600mA, 69800mA, 70000mA, 70200mA, 70400mA, 70600mA, 70800mA, 71000mA, 71200mA, 71400mA, 71600mA, 71800mA, 72000mA, 72200mA, 72400mA, 72600mA, 72800mA, 73000mA, 73200mA, 73400mA, 73600mA, 73800mA, 74000mA, 74200mA, 74400mA, 74600mA, 74800mA, 75000mA, 75200mA, 75400mA, 75600mA, 75800mA, 76000mA, 76200mA, 76400mA, 76600mA, 76800mA, 77000mA, 77200mA, 77400mA, 77600mA, 77800mA, 78000mA, 78200mA, 78400mA, 78600mA, 78800mA, 79000mA, 79200mA, 79400mA, 79600mA, 79800mA, 80000mA, 80200mA, 80400mA, 80600mA, 80800mA, 81000mA, 81200mA, 81400mA, 81600mA, 81800mA, 82000mA, 82200mA, 82400mA, 82600mA, 82800mA, 83000mA, 83200mA, 83400mA, 83600mA, 83800mA, 84000mA, 84200mA, 84400mA, 84600mA, 84800mA, 85000mA, 85200mA, 85400mA, 85600mA, 85800mA, 8

ELIZABETH LIQUOR STORE

SITE PLAN

LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO

JFX Series

JFX LED Tapelight



Project: _____

Fixture Type: _____

Location: _____

Contact/Phone: _____

Product Features

JFX Tapelight is a versatile system capable of being used in task or accent lighting in commercial, retail, residential and outdoor settings. This system is ideal for linear run lengths up to 40ft of continuous illumination. The wet location option offers IP65 rating with fully encapsulated tapelight providing a robust and durable solution for outdoor applications. When used with an extrusion to create an enclosure, the overall height of the enclosure is less than 0.5" thick, which makes this tapelight ideal for being hidden underneath cabinets or in tight wall features. A LED population of up to 36 LEDs per foot means uniform illumination even without the use of a diffuser. JFX Tapelight keeps the installation easy with NEC rated junction boxes included with all drivers.

Applications

- Ideal for long, linear run lengths
- Flexible PCB allows mounting to curved surfaces which are 4" radius or greater
- Minimized overall profile for hidden installation
- Linkable end to end
- Wet location rated for outdoor usage
- 3M adhesive rated for multiple working surfaces such as: metals, woods, plastics.



JFX Series

ORDERING INFORMATION

Juno JFX

Example: JFX 24V 200LM 16FT 27K 90CRI DL

Series	Voltage	Lumen	Real Length	CCT	CRI	IP Rating
JFX ¹ Juno Flex Tapelight	24V 24 VOLT	100LM ² 100 LUMENS PER FOOT 200LM 200 LUMENS PER FOOT 300LM 300 LUMENS PER FOOT	16FT 16.4FT REEL 100FT 100FT REEL	27K 2700K CCT 30K 3000K CCT 40K 4000K CCT RGBW ^{1A,13} RED GREEN BLUE WHITE	90CRI ¹ 90 CRI	DL DAMP LOCATION WL WET LOCATION

JFX CUSTOM ORDERING TREE

Example: JFX 24V 200LM 16FT 27K 90CRI DL SLCH

Series	Voltage	Lumen	Custom Length ^{1,14}	CCT	CRI	IP Rating	Channels	Lead Length
JFX ¹ Juno Flex Tapelight	24V 24 VOLT	100LM ² 100 LUMENS PER FOOT 200LM ² 200 LUMENS PER FOOT 300LM 300 LUMENS PER FOOT	1FT 1 FOOT 2FT 2 FOOT 3FT 3 FOOT 4FT ¹ 4 FOOT 2IN 2 INCHES 4IN ⁴ 4 INCHES 6IN ⁴ 6 INCHES 8IN ⁴ 8 INCHES 10IN 10 INCHES	27K 2700K CCT 30K 3000K CCT 40K 4000K CCT RGBW ^{1A,13} RED GREEN BLUE WHITE	90CRI ¹ 90 CRI	DL DAMP LOCATION WL WET LOCATION	NSLCH NO SUN CHANNEL SLCH ¹⁵ SUN CHANNEL	24IN 24IN LEAD

Driver Ordering Table

Ordering Example: JFXDRY 120VAC NLV 20W

Series	Voltage	Type	Wattage
JFXDRY JFX Driver	120VAC	MLV Low Voltage Dimmable Driver	20W 20 Watts
JFXDRY JFX Driver	120VAC	MLV Low Voltage Dimmable Driver	40W 40 Watts
JFXDRY JFX Driver	120VAC	MLV Low Voltage Dimmable Driver	60W 60 Watts
JFXDRY JFX Driver	120VAC	MLV Low Voltage Dimmable Driver	90W 90 Watts
JFXDRY JFX Driver	120VAC	MLV Low Voltage Dimmable Driver	100W 100 Watts
JFXDRY JFX Driver	120VAC	MLV Low Voltage Dimmable Driver	100W 100 Watts

Accessories	Order as separate catalog number
JFX DBM ¹	RGBW DBM Dimmer and Receiver
JFX RGBW DMX ^{1,14}	RGBW DMX Decoder
JFX SLCH ^{1,15}	Slim Channel, 48"
JFX CNT ^{1,11,12}	Pack of 4 Connectors (for use with static CCT tape only)
JFX CNT TTEE ¹⁴	Pack of 5 Static CCT Connector Tape-to-Tape
JFX CNT TTW ¹⁴	Pack of 5 Static CCT Connector Tape-to-Wire
JFX RGBW CNT TTEE ¹⁴	RGBW Connector Tape-to-Tape & Self-to-End
JFX RGBW CNT TTW ¹⁴	RGBW Connector Tape-to-Wire, 60N Jumper Cable
JFX RGBW CNT TTW ¹⁴	RGBW Connector Tape-to-Wire, 60N Jumper Cable

End Caps and Hardware	
REAJFX SLCH HDHWKIT #200	Extrusion hardware kit with dips (2), screw (2), and end caps (1 each)
REAJFX WL HDHWKIT #200	Wet location hardware kit with end caps (2 each) and dips (10)

JFX Series

Specifications

Construction

Flexible JFX tapelight is manufactured with the highest quality PCB materials, components, and binning processes to ensure color and lumen consistency for a high-end professional installation. With up to 36 LEDs per foot, JFX ensures illumination uniformity for tight space and hidden light source applications. For Wet Location Options, a complete silicone encapsulation is included for an IP65-rated tapelight. Can be field cut at marked locations using standard steel office scissors for desired linear length.

LED Light Engine

Long-life LEDs mounted to a flexible PCB with a minimum bend radius of 4" (Front to Back), coupled with quality drivers to provide extended service life. JFX is rated to deliver L70 @ 50,000 hours. The product can be dimmed to 10% or less depending on driver and/or control option utilized.

Electrical Connections

JFX utilizes a 120VAC or MVOLT (120-277V) drivers at 50/60Hz (see driver specification tables below). All drivers provide a constant voltage output of 24VDC with output ratings from 20 to 100 watts. Capable of operating from -22°C to +70°C ambient.

Testing

All test reports are based on published industry procedures; field performance may differ from actual performance.

Warranty

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Tapelight Specifications

Tapelight	Watts/Ft	Diameter	Max Run (Ft)	Lumens/Ft			
				27K	30K	40K	RGBW
JFX Sate 200 DL	2.3	1"	40	185	191	200	n/a
JFX Sate 200 WL	2.3	1"	40	172	178	186	n/a
JFX Sate 300 DL	3.4	1"	25	275	285	298	n/a
JFX Sate 300 WL	3.4	1"	25	256	265	277	n/a
JFX RGBW 100 DL	2.2	1"	25	n/a	n/a	n/a	86
JFX RGBW 100 WL	2.2	1"	25	n/a	n/a	n/a	81

Minimum Allowable Run Length (Total Ft)

Driver	20W	40W	60W	90W	60W	100W
Tapelight						
200 DL/WL	1.2	3.5	5.2	8.3	n/a	n/a
300 DL/WL	1.2	2.4	3.5	5.6	n/a	n/a
100 RGBW	n/a	n/a	n/a	n/a	1.1	1.8

Maximum Allowable Run Length (Ft)

Driver	20W	40W	60W	90W	60W	100W
Tapelight						
200 DL/WL	7.0	19.3	28.9	46.4	28.1	40.0
300 DL/WL	4.7	9.4	14.1	22.6	17.6	25.3
100 RGBW	n/a	n/a	n/a	n/a	27.3	45.5

SITE PLAN

ELIZABETH LIQUOR STORE

787 CROSSROAD CIRCLE, ELIZABETH, COLORADO 80107

JOB NO. 24-087

DESCRIPTION

ORIGINAL PREPARATION
2ND SITE PLAN SUBMITTAL

DATE

2024.12.20
2025.03.14

10

FIXTURE CUT SHEETS

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2ND SITE PLAN SUBMITTAL



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

EXHIBIT A



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

LAND USE APPLICATION

DATE: 12/4/2024

NAME OF PROJECT: Elizabeth Liquor Store

NAME OF APPLICANT: Blake Widmer

ADDRESS AND LEGAL DESCRIPTION OF PROJECT: 787 Crossroad Circle, Elizabeth, Colorado 80107

Lot 11 Elizabeth Cross Roads Business Park, Section 7 Township 8 South Range 64 West, Elbert County, Colorado

Please check the appropriate item(s):

☐ REZONE

☐ PLAT

☐ USE BY SPECIAL REVIEW

☒ PUD (planned unit development)

☐ MINOR PLAT/REPLAT

☐ ANNEXATION

☐ VARIANCE

☐ SUBDIVISION

☐ MINOR SUBDIVISION

☒ SITE PLAN

☐ OTHER _____

PRESENT ZONING: PUD

AREA IN ACRES: 0.64

PROPOSED ZONING: PUD

PRESENT USE: _____

PROPOSED # OF LOTS (if applicable): 1

PROPOSED GROSS FLOOR AREA (if applicable): 4950 Sq. Ft.

*PROPERTY OWNER

NAME: Harjot Singh

ADDRESS: 10146 Blue Blood Place

Littleton, CO 80125

TELEPHONE #: 720-757-4700

EMAIL: arshgrewal@hotmail.com

Harjot Singh
SIGNATURE OF OWNER

SIGNATURE OF OWNER

APPLICANT REPRESENTATIVE

NAME: Blake Widmer

ADDRESS: 8460 Ken Caryl Ave #101

TELEPHONE #: 203-521-8769

EMAIL: bwidmer@pnt-llc.com

Blake Widmer
SIGNATURE OF APPLICANT

SIGNATURE OF APPLICANT

*OWNERS SIGNATURE NEEDS TO BE NOTARIZED

Subscribed and sworn to be before me this 4th day of December, 20 24.
My commission expires

June 13, 2025

Yvonne Denise Shipton
Notary





December 20, 2024

Zach Higgins
Elizabeth Community Development
151 S Banner St
Elizabeth, CO 80107

Re: Proposal Narrative for 787 Crossroad Circle PUD and Site Plan Submittal

Dear Mr. Higgins,

Our company, Point Consulting LLC, on behalf of the property owner, Harjot Singh, is proposing a project within the Town of Elizabeth. The project is located at 787 Crossroad Circle on a vacant parcel of land. The project is located on Lot 11 of the Elizabeth Crossroads Business Park, parcel number 8407415012. The property is 0.64 acres in size and is part of the Hollow Woods PUD.

We are proposing a 4980 square foot, two tenant building. The primary tenant, which will take up approximately 3000 square feet of the building, will be a liquor store. The lot has been zoned to PUD to accommodate for this proposed use. The associated improvements associated with this business include 24 full size parking spaces, 1 ADA parking space, drive aisles, a drive-thru lane, sidewalks, a trash enclosure, landscaped areas and relevant utilities. The drive thru window will be located on the southern side of the building, and customers making use of it will circulate the site in a counterclockwise fashion. ADA access will be available to the site and building from the north sidewalk along Crossroad Circle. Customers will access the building through doors on the east (front) and deliveries will be made to doors on the west (back). Architectural, Civil, and Landscape components of the site have all been designed to comply with Elizabeth Municipal Code and conform to the Hollow Woods Development Plan and Design Guide.

We look forward to working with the Town of Elizabeth on this project. Please do not hesitate to reach out with any questions.

Sincerely,

Blake Widmer
Project Manager
Point Consulting LLC

bwidmer@pnt-llc.com

ELIZABETH LIQUOR STORE
SITE PLAN

LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO

LEGAL DESCRIPTION

LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
ELBERT COUNTY, COLORADO

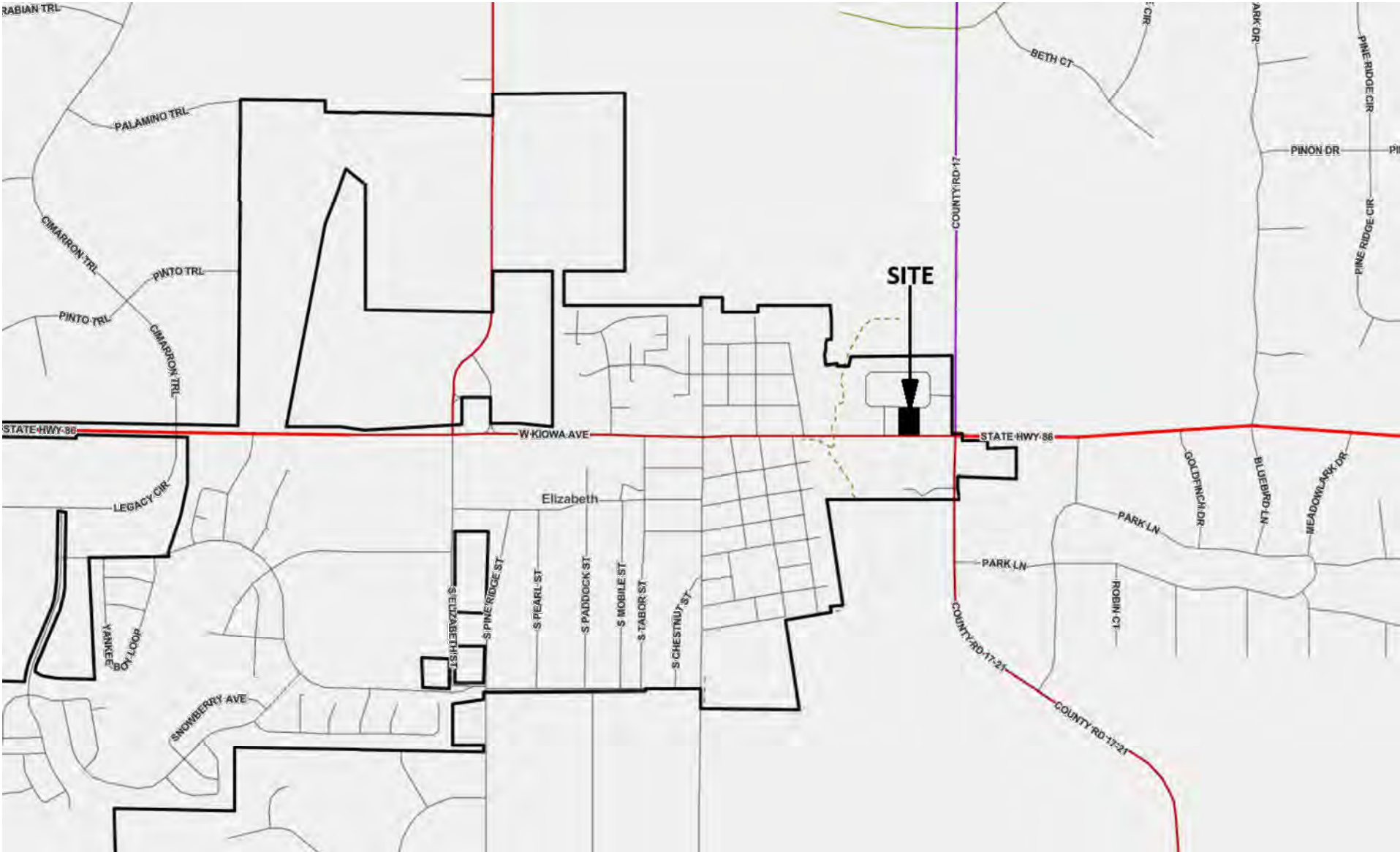
BENCHMARK

DOUGLAS COUNTY BENCHMARK:

DCBM LOVE
ELEVATION = 6705.71 (NAVD88)

BASIS OF BEARINGS

BEARINGS ARE PLATTED AND BASED ON THE CONSIDERATION THAT THE SOUTH LINE OF LOTS 11 & 12, ELIZABETH CROSS ROADS BUSINESS PARK, COUNTY OF ELBERT, STATEOF COLORADO BEARS N89° 43' 03" W; AS SHOWN HEREON BETWEEN THOSE IDENTIFIED MONUMENTS.



VICINITY MAP
SCALE: 1"=1,500'



PROJECT TEAM

OWNER
HARIOT SINGH
10146 BLUE BLOOD PLACE
LITTLETON, CO 80125
PHONE: 720.757.4700

ARCHITECT
NAMA PARTNERS, LLC
CONTACT: HERB CASNER
PHONE: 303.905.7567

CIVIL ENGINEER
POINT CONSULTING, LLC
8460 W KEN CARYL AVE, SUITE 101
LITTLETON, CO 80128
CONTACT: TIFFANY WATSON, PE
PHONE: 720.258.6836

LANDSCAPE ARCHITECT
POINT CONSULTING, LLC
8460 W KEN CARYL AVE, SUITE 101
LITTLETON, CO 80128
CONTACT: JIM SHIPTON, PLA
PHONE: 720.258.6836

LAND SURVEYOR
DAVID E. ARCHER & ASSOC INC
105 WILCOX STREET
CASTLE ROCK, CO 80104
PHONE: 303.688.4642

ELIZABETH WATER DEPARTMENT
ELIZABETH PUBLIC WORKS
303 WASHINGTON STREET
ELIZABETH, CO 80107
PHONE: 303.646.0916

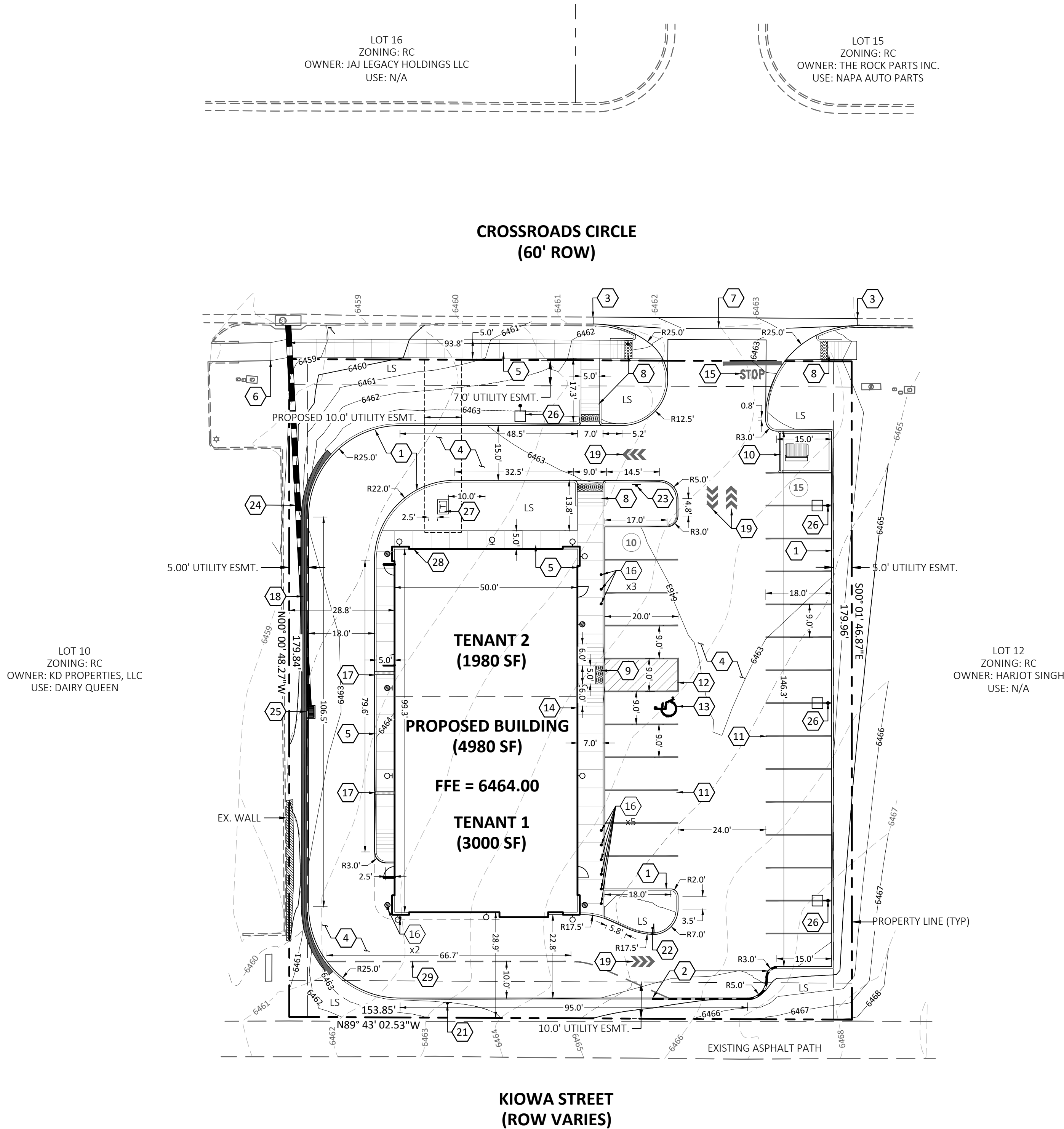
ELIZABETH SANITATION DEPARTMENT
ELIZABETH PUBLIC WORKS
303 WASHINGTON STREET
ELIZABETH, CO 80107
PHONE: 303.646.0916

SITE DATA TABLE	
ZONING	PUD
LOT SIZE	27,672 SF / 0.635 ACRES
NUMBER OF DWELLING UNITS	0
NUMBER OF BUILDINGS	1
NUMBER OF RETAIL UNITS	2
GROSS FLOOR AREA	4,980 SF
PROPOSED TENANT 1 USE	RETAIL
PROPOSED TENANT 2 USE	RETAIL

SHEET INDEX	
SHEET NUMBER	DRAWING TITLE
1	COVER
2	SITE PLAN
3	LANDSCAPE PLAN
4	LANDSCAPE DETAILS
5	ARCHITECTURAL ELEVATION
6	ARCHITECTURAL ELEVATIONS
7	SITE PHOTOMETRIC PLAN
8	PHOTOMETRIC FIXTURE CUT SHEETS
9	PHOTOMETRIC FIXTURE CUT SHEETS
10	PHOTOMETRIC FIXTURE CUT SHEETS

ELIZABETH LIQUOR STORE
SITE PLAN

LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO



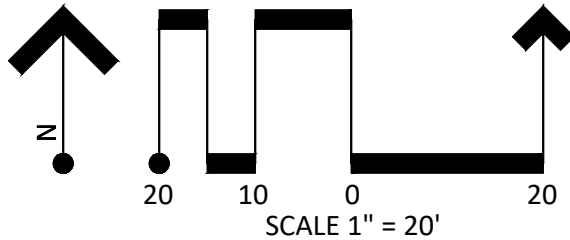
- LEGEND**
- PROPERTY LINE
 - EASEMENT BOUNDARY
 - EXISTING CURB AND GUTTER
 - PROPOSED CURB AND GUTTER
 - PROPOSED 18" MONOLITHIC CURB
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED LANDSCAPING
 - PROPOSED SIDEWALK
 - ADA ACCESSIBLE ROUTE
 - EXISTING FIRE HYDRANT
 - PROPOSED SITE LIGHTING
 - PROPOSED SIGN
 - HANDICAP PARKING STALL
 - PARKING COUNT PER ROW
 - PROPOSED STORM LINE
 - PROPOSED LIGHT POLE

- CONSTRUCTION NOTES**
- INSTALL 6-INCH MONOLITHIC CURB.
 - INSTALL 18-INCH MONOLITHIC CURB.
 - MATCH EXISTING CURB AND GUTTER.
 - INSTALL 6" THICK CONCRETE PAVEMENT.
 - INSTALL CONCRETE SIDEWALK, WIDTH PER PLAN.
 - MATCH EXISTING SIDEWALK. USE #4 REBAR @ 2' O.C. (MIN 3 BARS).
 - INSTALL CONCRETE CROSS PAN.
 - INSTALL ADA RAMP.
 - INSTALL VERTICAL CURB MIDBLOCK RAMP.
 - INSTALL TRASH ENCLOSURE WITH 6-FT BRICK WALLS.
 - PAINT 4-INCH THICK WHITE PARKING STRIPE. LENGTH AND SPACING PER PLAN.
 - PAINT 4-INCH THICK DIAGONAL PAVEMENT MARKING @ 2-FEET O.C.
 - PAINT WHITE ACCESSIBLE PARKING SYMBOL.
 - INSTALL ACCESSIBLE PARKING SIGN.
 - PAINT WHITE 1-FOOT WIDE STOP BAR WITH 2-FOOT HEIGHT "STOP" LETTERS.
 - INSTALL BOLLARD.
 - INSTALL SIDEWALK CHASE DRAIN.
 - INSTALL MSE RETAINING WALL.
 - PAINT DIRECTIONAL ARROWS.
 - INSTALL SITE LIGHT POLE. RE: PHOTOMETRIC PLAN
 - INSTALL TRAILER PARKING ONLY SIGN.
 - INSTALL DO NOT ENTER SIGN EXIT ONLY SIGN.
 - INSTALL ONE WAY SIGN.
 - INSTALL 15" HDPE STORM PIPE.
 - INSTALL CURB INLET.
 - INSTALL LIGHT POLE.
 - INSTALL PAD MOUNTED TRANSFORMER.
 - CORE ELECTRIC METERING LOCATION.
 - PAINT 4-INCH THICK WHITE DASHED PARKING STRIPE. LENGTH AND SPACING PER PLAN.

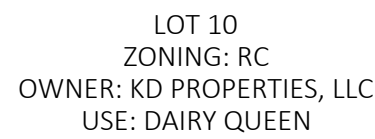
GENERAL NOTES

1. REFER TO SHEET 1, COVER SHEET, FOR THE BENCHMARK AND BASIS OF BEARINGS.

PARKING REQUIREMENTS TABLE		
	REQUIRED	PROVIDED
TOTAL SPACES	25	25
ACCESSIBLE	1	1
CITY CODE REQUIRES 1 PARKING SPACE FOR EACH 200 SQUARE FEET OF USABLE FLOOR AREA. BASED ON THIS CODE, AND A TOTAL FLOOR AREA OF 4980 SQUARE FEET, 25 TOTAL PARKING SPACES ARE REQUIRED.		
CITY CODE REQUIRES 1 ACCESSIBLE PARKING SPACE WHEN 1-25 PARKING SPACES ARE PROVIDED. BASED ON THIS CODE, 1 ACCESSIBLE PARKING SPACE WAS PROVIDED.		



LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO



	PROPERTY LINE
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	EASEMENT BOUNDARY
	EXISTING CONTOUR
5280	PROPOSED CONTOUR
	EXISTING FIRE HYDRANT
	4-INCH 12 GAUGE ROLLED TOP STEEL EDGER
TEL	EXISTING TELEPHONE LINE
ELE	EXISTING ELECTRIC LINE
F/O	EXISTING FIBER OPTIC LINE
GAS	EXISTING GAS LINE
SD	EXISTING STORM DRAIN
	PROPOSED 1-1/2" PLATTE RIVER COBBLE
	PROPOSED ROCKY MOUNTAIN NATIVE MIX
	PROPOSED BUFFALO TURF GRASS

LANDSCAPE DATA

DESCRIPTION	REQUIRED	PROVIDED
SITE AREA	N/A	27,710 SF
OVERALL LANDSCAPE AREA	4,157 SF (15%)	5,607 SF (20%)

GROUND COVER		
LIVING VEGETATION	3,118 SF (75%)	3,453 SF (83%)

DESCRIPTION	AMOUNT (SF, LF, EA)	FORMULA (SF, LF, EA)	TREES REQ.	TREES PROV.	SHRUBS REQ.	SHRUBS PROV.
PARKING LOT ISLANDS	4 EA (831 SF TOTAL)	1 T & 4 SH / ISLAND	4	*3	16	**32
LANDSCAPE AREA	4,776 SF	1 T & 5 SH / 1500 SF	3	3	16	*26

****ADDITIONAL SHRUBS REQUIRED DUE TO THREE LANDSCAPE ISLANDS BEING LARGER THAN 150 SF.**

DESCRIPTION	AMOUNT (SF, LF, EA)	FORMULA (SF, LF, EA)	TREES REQ.	TREES PROV.
STREET TREES	83 LF	1 T/40 LF	2	2

1. REFER TO SHEET C0.00 COVER SHEET, FOR THE BENCHMARK AND BASIS OF BEARINGS.
2. SHRUBS BEDS ARE TO BE IRRIGATION WITH DRIP IRRIGATION
3. SOD AND SEED AREAS ARE TO BE IRRIGATION BY SPRAY IRRIGATION.
4. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS AND NOT OBSTRUCTED.
5. REFER TO SHEET L3.90, FOR THE PLANT LIST, LANDSCAPE NOTES AND LANDSCAPE DETAILS.



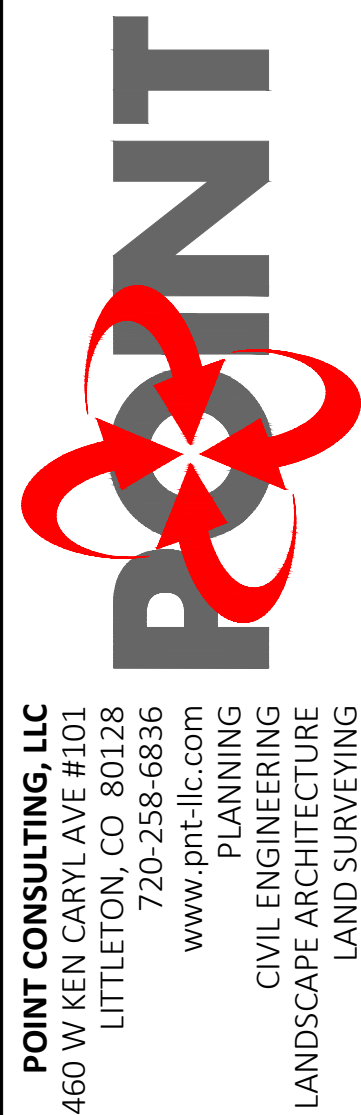
LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO

3. THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, IRRIGATION, ARCHITECTURAL, MECHANICAL AND ELECTRICAL PLANS TO FORM COMPLETE INFORMATION REGARDING THIS PROJECT.
2. LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
3. ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR, FROM DATE OF FINAL ACCEPTANCE.
4. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
5. BEFORE COMMENCING WORK, CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, ETC.
6. ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE IN SCHEDULES.
7. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED FOR THE PROJECT. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS, ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND. PLANTING PROCEDURES SHALL CONFORM TO DETAILS.
8. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
9. ALL B&B PLANT MATERIAL SHALL HAVE ALL ROOT, TWINE OR OTHER CONTAMINMENT MATERIAL, EXCEPT FOR THE BURLAP, REMOVED FROM THE TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING.
10. IRRIGATION: ALL LANDSCAPE AREAS TO BE SERVED BY AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL INCLUDE: A RAIN SENSOR WITH AUTOMATIC SHUT-OFF OF THE SYSTEM DURING PERIODS OF HIGH MOISTURE. A Drip, SUB-SURFACE, BURIED OR LOW VOLUME IRRIGATION SYSTEM FOR ALL PLANTING STRIPS LESS THAN 8" WIDE AND ALL PLANTING BEDS INVOLVING TREES, SHRUBS, PERENNIALS AND GROUND COVER; AND N IRRIGATION CLOCK WHICH ALLOWS PROGRAMMING TO MEET THE A DIFFERENTIAL NEEDS OF THE SPECIFIED PLANTING PLAN.
11. DISTRIBUTE IMPORTED TOPSOIL OVER AREAS TO BE GRASSED TO A MINIMUM DEPTH OF FOUR (4") INCHES, AND TO A DEPTH OF TEN (10") INCHES IN SHRUB AND PERENNIAL BEDS. TOPSOIL TO BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL FREE FROM WEEDS, LITTER, GRASS, STONES LARGER THAN 1", ROOTS OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH.
12. SOIL PREPARATION: MIX THE FOLLOWING SOIL AMENDMENTS AND APPLY SHRUB BED AREAS.
 - A. ASPEN RICH COMPOST -- 4 CUBIC YARDS PER 1,000 S.F.
 - B. COMMERCIAL FERTILIZER (20-10-5): 10 lbs. PER 1,000 S.F.
 - C. SUPERPHOSPHATE: 10 lbs. PER 1,000 S.F.

18. ROCK MULCH: INSTALL 3-INCHES OF 1-1/2" PLATTE RIVER ROCK, PER EWING OUTDOOR SUPPLY, 35049 CO 8107, ELIZABETH, CO 80137 (303) 646-8811. IN SPECIFIED SHRUB BEDS OVER TYPAR 3301 WEED MAT OR APPROVED EQUAL, AFTER APPLYING PRE-EMERGENT HERBICIDE.
19. NATIVE SEED MIX: IN SPECIFIED AREAS SHALL BE ROCKY MOUNTAIN NATIVE MIX, PER PINE LANE NURSERY, 18200 APACHE DRIVE PARKER, CO 80134 (303) 841-3009.
20. SOD: IN SPECIFIED AREAS SHALL BE BUFFALO SOD, PER THE SOD GUY, 42600 SUMMIT VIEW CT. PARKER, CO 80138 (303) 841-7575.
21. LANDSCAPE EDGING: IN THE SPECIFIED AREAS, INSTALL 4-INCH, 12 GAUGE ROLLED TOP STEEL EDGING, PER EWING OUTDOOR SUPPLY, 35049 CO 8107, ELIZABETH, CO 80137 (303) 646-8811.



Qty.	Sym.	Scientific/Botanic Name	Container/Size	Notes	Habit	Water Usage
DECIDUOUS TREES						
2	SSL	SUMMER SPRITE LINDEN Tilia cordata 'Summer Sprite'	2" CAL. SINGLE TRUNK	FULL CROWN, B&B, STAKED SPECIMEN QUALITY	16x10 FEET	MEDIUM
3	UPO	URBAN PINNACLE OAK Quercus macrocarpa 'JFS-KW3'	2" CAL. SINGLE TRUNK	FULL CROWN, B&B, STAKED SPECIMEN QUALITY	55x25 FEET	VERY LOW
EVERGREEN TREES						
2	HIS	HOOPSII SPRUCE Picea pungens 'Hoopsii'	6'-10" HT. SEE PLAN	FULL FORM, B&B SPECIMEN QUALITY, GUYED	25X12 FEET	LOW
ORNAMENTAL TREES						
1	WKH	WINTER KING HAWTHORN Crataegus viridis 'Winter King'	1 1/2" CAL SINGLE TRUNK	STRAIGHT TRUNK, B&B SPECIMEN QUALITY, STAKED	20X20 FEET	LOW
DECIDUOUS SHRUBS						
3	FLB	FINELINE FERN LEAF BUCKTHORN Rhamnus frangula 'Ron Williams'	5 GAL. 18"-24" HT.	SPACING 3' O.C. 5 CANES MIN.	6X3 FEET	LOW
18	LDN	LITTLE DEVIL NINEBARK Physocarpus opulifolius 'Donna May'	5 GAL. 18"-24" HT.	SPACING 3' O.C. 5 CANES MIN.	4x4 FEET	LOW
12	LDP	LEADPLANT Amorpha canescens	5 GAL. 18"-24" HT.	SPACING 4' O.C. 5 CANES MIN.	3X3 FEET	VERY LOW
18	LPT	LODENSE PRIVET Ligustrum vulgare 'Lodense'	5 GAL. 18"-24" HT.	SPACING 4' O.C. 5 CANES MIN.	3X4 FEET	VERY LOW
EVERGREEN SHRUBS						
7	BOJ	BUFFALO JUNIPER Juniperus sabina 'Buffalo'	5 GAL. 18"-24" SPREAD	SPACING 4' O.C. 5 CANES MIN.	18"x7 FEET	VERY LOW
ORNAMENTAL GRASSES						
14	SSG	SHENANDOAH SWITCHGRASS Panicum virgatum 'Shenandoah'	1 GAL. ESTABLISHED	SPACING 24" O.C.	4X2 FEET	VERY LOW



ELIZABETH LIQUOR STORE

787 CROSSROAD CIRCLE, ELIZABETH, COLORADO 80107

JOB NO. 24.067

DESCRIPTION	ORIGINAL PREPARATION	2ND CD SUBMITTAL

DATE
2024.12
2025.03

3.90

ELIZABETH LIQUOR STORE
LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO



LEGEND:

INTEGRALLY COLORED CMU: (MANUFACTURER: BASALITE)

CMU-1, SPLIT FACE, "605WR"

CMU-2, COMB FACE, "600WR"

CMU-3, GROUND FACE, "720WR"

STOREFRONT:

SF-1 ANODIZED FINISH (BLACK) (KAWNEER)

GL-1 CLEAR GLAZING

GL-2 SPANDREL GLAZING

COPING / FLASHING/TRELLIS/AWNINGS:

MTL-1 BERRIDGE "MATTE BLACK"

PAINT:

PT-1 BENJAMIN MOORE "2120-10 JET BLACK"

GOOSENECK LIGHT FIXTURE - BLACK

EXIT/EMERGENCY LIGHT

ALL EXTERIOR BUILDING LIGHTING TO BE FULL CUT OFF.



WEST ELEVATION
SCALE: 1/4" = 1'-0"

2

EAST ELEVATION
SCALE: 1/4" = 1'-0"

1

SITE PLAN

ELIZABETH LIQUOR STORE

787 CROSSROAD CIRCLE, ELIZABETH, COLORADO 80107

JOB NO. 24.067

DESCRIPTION

ORIGINAL PREPARATION
2ND SITE PLAN SUBMITTAL

DATE

2024.12.20
2025.03.14

EXTERIOR ELEVATIONS

A5

nama
partners llc

2287 Pinto Trail
Elizabeth, CO 80107

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ELIZABETH LIQUOR STORE
LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO



- LEGEND:**
- INTEGRALLY COLORED CMU: (MANUFACTURER: BASALITE)
- CMU-1, SPLIT FACE, "605WR"
 - CMU-2, COMB FACE, "600WR"
 - CMU-3, GROUND FACE, "720WR"
- STOREFRONT:
- SF-1 ANODIZED FINISH (BLACK) (KAWNEER)
 - GL-1 CLEAR GLAZING
 - GL-2 SPANDREL GLAZING
- COPING / FLASHING/TRELLIS/AWNINGS:
- MTL-1 BERRIDGE "MATTE BLACK"
- PAINT:
- PT-1 BENJAMIN MOORE "2120-10 JET BLACK"
- GOOSENECK LIGHT FIXTURE - BLACK
- EXIT/EMERGENCY LIGHT
- ALL EXTERIOR BUILDING LIGHTING TO BE FULL CUT OFF.

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

4



SIDE (NORTH) (D)
SCALE: 1/4" = 1'-0"

SIDE (SOUTH) (B)
SCALE: 1/4" = 1'-0"

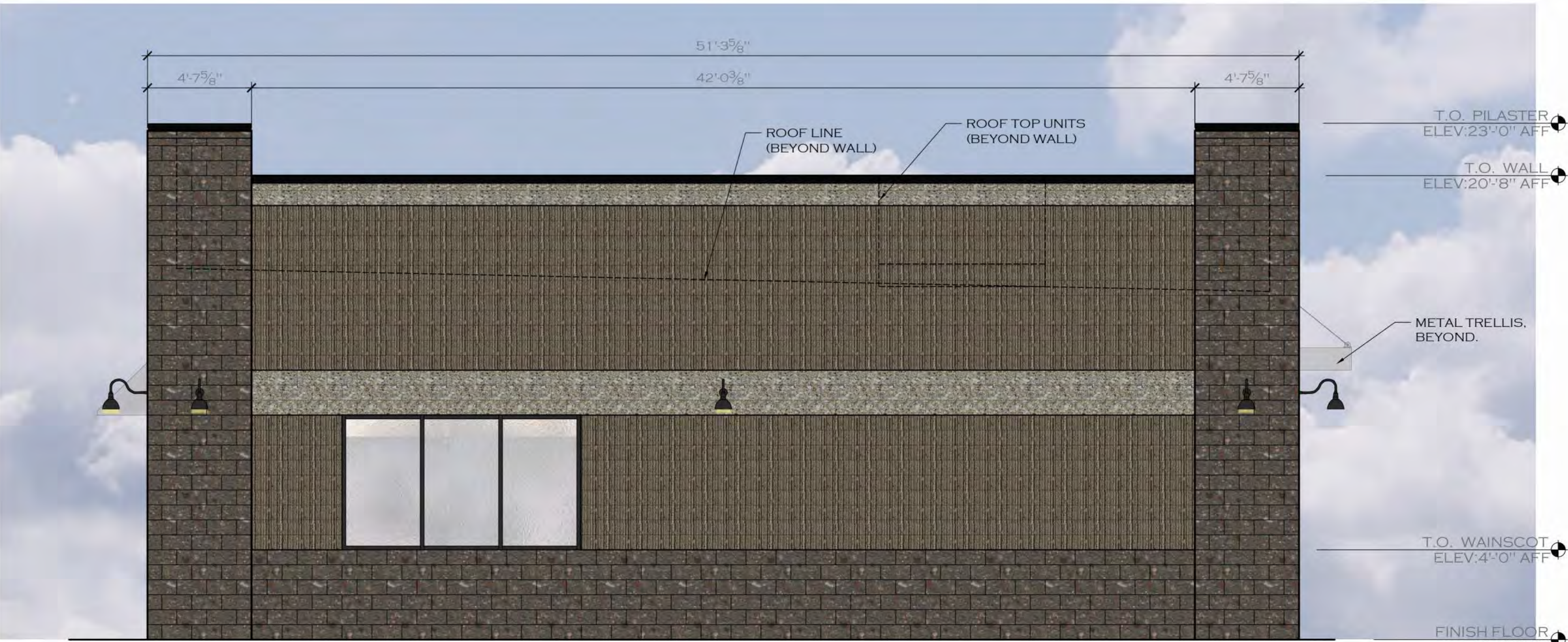


FRONT (WEST) (C)
SCALE: 1/4" = 1'-0"

REAR (EAST) (A)
SCALE: 1/4" = 1'-0"

TRASH ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"

5



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

3

SITE PLAN
ELIZABETH LIQUOR STORE

DESCRIPTION

ORIGINAL PREPARATION
2ND SITE PLAN SUBMITTAL

DATE
2024.12.20
2025.03.14

EXTERIOR ELEVATIONS

A6

787 CROSSROAD CIRCLE, ELIZABETH, COLORADO 80107

JOB NO. 24.067

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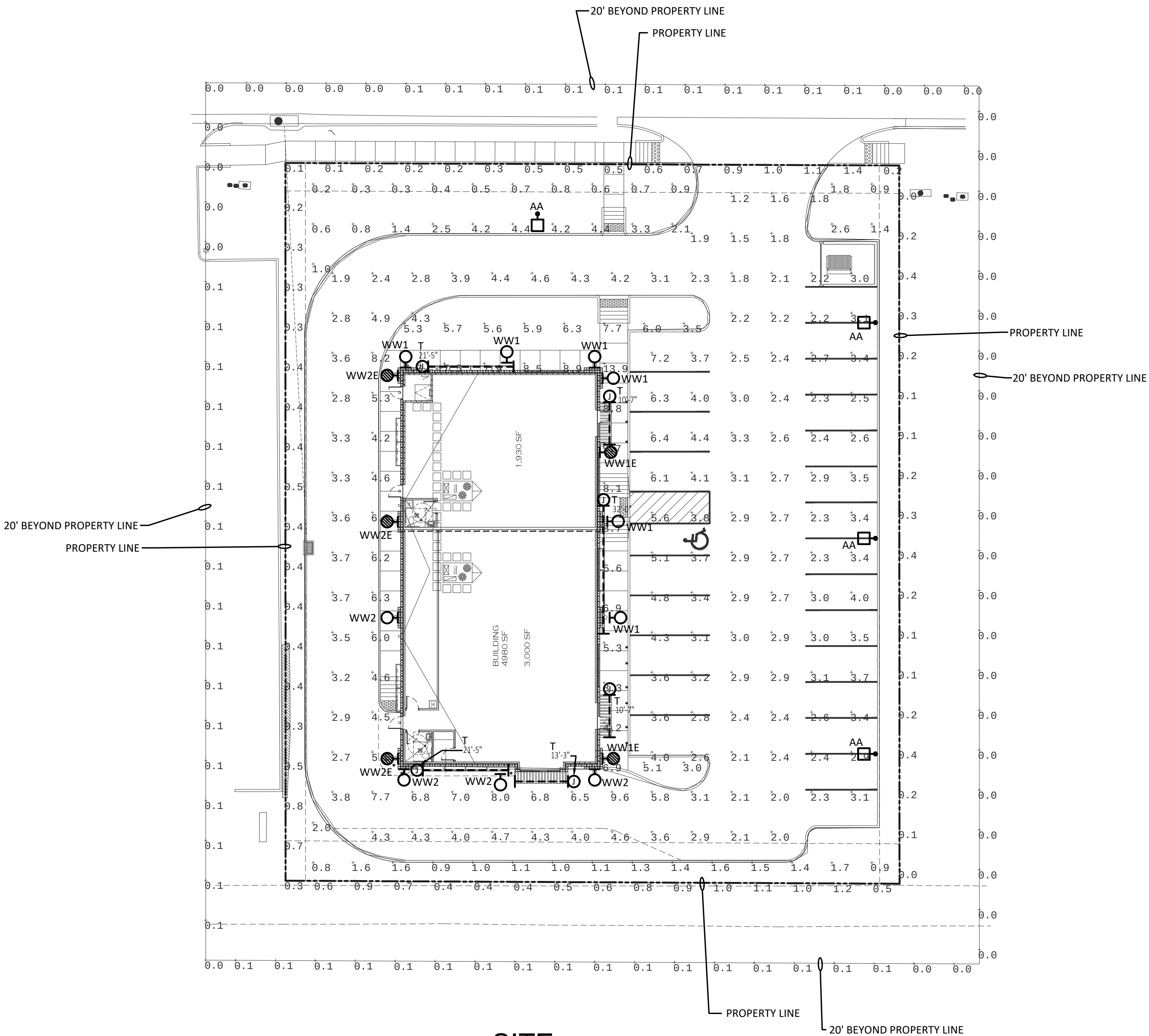
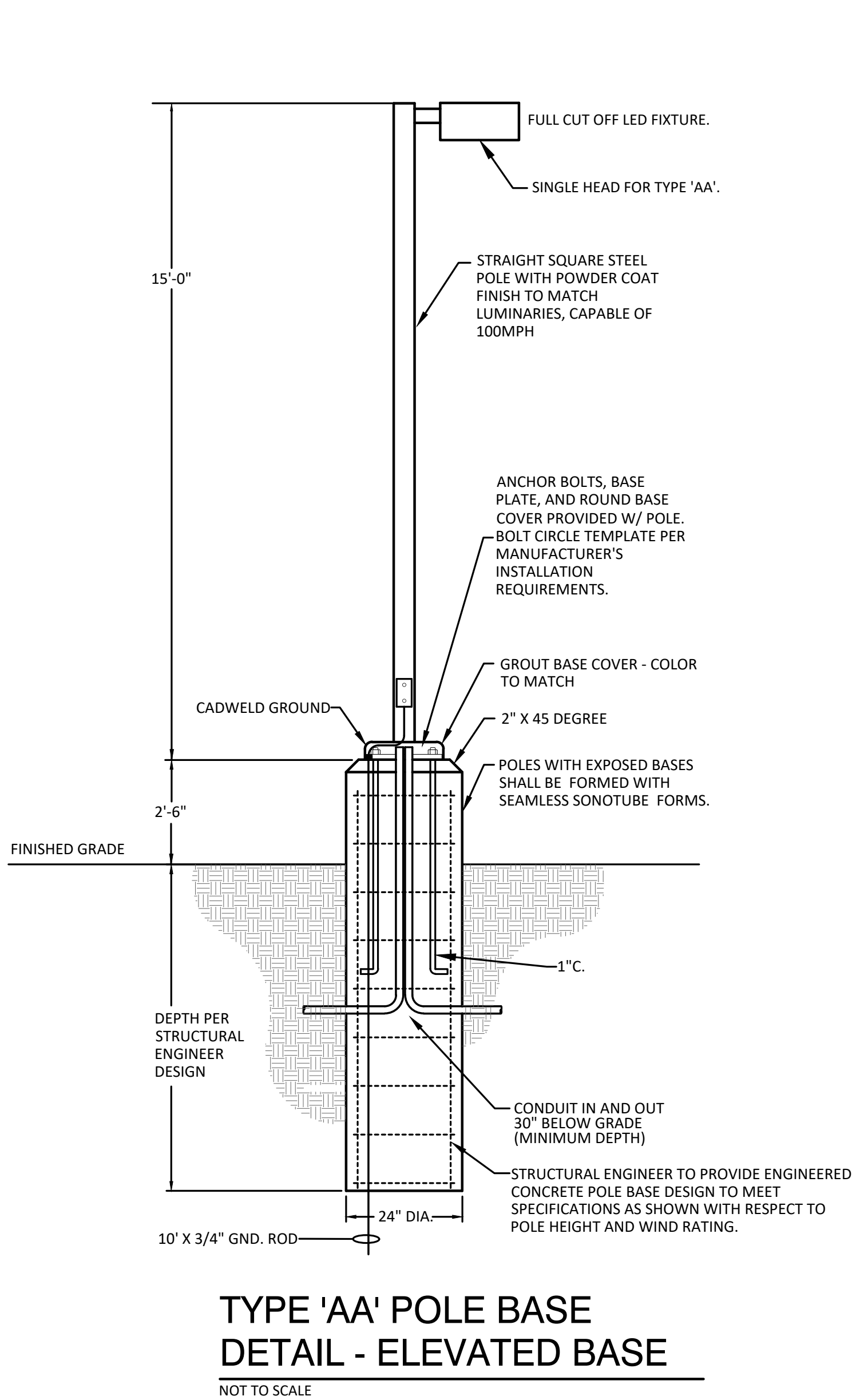
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Elizabeth, CO 80107

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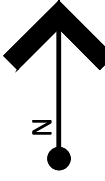
ELIZABETH LIQUOR STORE
SITE PLAN

LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO



Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
20' Beyond Property Line	Illuminance	Fc	0.07	0.1	0.0	N.A.	N.A.	
Bldg Adjacent Sidewalk and Land	Illuminance	Fc	6.77	13.9	3.0	2.26	4.63	
Outer Landscape Area	Illuminance	Fc	1.51	4.4	0.2	7.55	22.00	
Parking Area & Driveways	Illuminance	Fc	3.64	9.6	1.2	3.03	8.00	
Property Line	Illuminance	Fc	0.45	1.4	0.0	N.A.	N.A.	

Light Fixture Schedule										
Designation	Lamps		Fixture Characteristics	Fixture Mounting				Fixture Specification		
	# of Lamps	Lamp Type		Finish	Method	Ceiling Type	Recess Depth	Manufacturer	Catalog #	Voltage
AA	1	LED - 7,451 Lumens, 59 Watts (3000K)	LED Pole Mounted Fixture with Type IV Forward Throw Distribution with House Side Shield	Black	Pole Overall Height: 17'-6" AFF	--	--	McGraw-Edison	GLEON-SA2C-830-U-T4FT-BK-HSS	Universal
T	--	LED - 200 Lumens/Ft., 2.3 Watts/Ft. (3000K)	Wet Location Rated LED Tape Light (Length as Shown)		Surface	Metal Awning/Trellis	--	Juno	JFX-24V-200LM-16FT-30K-90CRI-WL (Provide Power Supply Compatible with Lengths Shown & Future Phase Power Supply) (Provide Adequate Hardware for Complete Installation)	120V
WW1	--	LED - 3,980 Lumens, 34 Watts (3000K)	Wall Mounted Area Light with Type IV Forward Throw Distribution	Black	Wall: 10'-0" AFF	--	--	McGraw-Edison	GWC-SA1A-830-U-T4FT-BK	Universal
WW1E	--	LED - 3,980 Lumens, 34 Watts (3000K)	Same as Type 'WW1' with 90 Minute Battery Back-up	Black	Wall: 10'-0" AFF	--	--	McGraw-Edison	GWC-SA1A-830-U-T4FT-BK-CBP	Universal
WW2	--	LED - 4,976 Lumens, 34 Watts (3000K)	Wall Mounted Area Light with Type III with Spill Control Distribution	Black	Wall: 10'-0" AFF	--	--	McGraw-Edison	GWC-SA1A-830-U-SL3-BK	Universal
WW2E	--	LED - 4,976 Lumens, 34 Watts (3000K)	Same as Type 'WW2' with 90 Minute Battery Back-up	Black	Wall: 10'-0" AFF	--	--	McGraw-Edison	GWC-SA1A-830-U-SL3-BK-CBP	Universal



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LANDSCAPE ARCHITECTURE
LAND SURVEYING

ELIZABETH LIQUOR STORE

787 CROSSROAD CIRCLE, ELIZABETH, COLORADO 80107

7

DATE
2024.12.20
2025.03.14

DESCRIPTION
ORIGINAL PREPARATION
2ND SITE PLAN SUBMITAL

7

SITE PLAN

ELIZABETH LIQUOR STORE

787 CROSSROAD CIRCLE, ELIZABETH, COLORADO 80107

7

LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO

Area / Site Luminaire

Product Features



Product Certifications



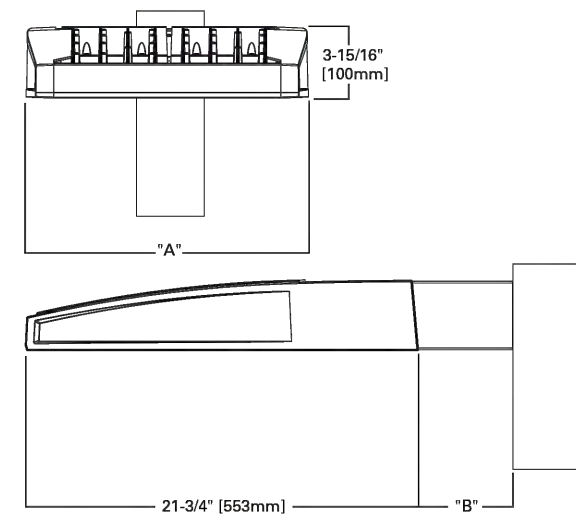
Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless
- Enlighted

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 LPW
- Options to meet Buy American and other domestic preference requirements

Dimensional Details



NOTES:
1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 2000K CCT and warmer only.



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August 8, 2024 10:35 PM

McGraw-Edison

Ordering Information

SAMPLE NUMBER: GLEON-SA4C-740-U-T4FT-GM

[illegible][illegible]

PS500020EN page 2
August 8, 2024 10:35 PM

GLEON Galleon

McGraw-Edison

GLEON Galleon

 Supplemental Performance Guide™

Number of Light Sources	1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)	67	129	191	258	320	382	448	511	575	640
Input Current @ 120V (A)	0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87
Input Current @ 240V (A)	0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14
Input Current @ 240V (A)	0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71
Input Current @ 277V (A)	0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36
Input Current @ 347V (A)	0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92
Input Current @ 480V (A)	0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45

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* Nominal data for 70 CRL. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.



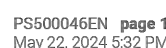
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LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless
- Enlighted

- Choice of thirteen high-efficiency, patented AccuLED Optics
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

NOTES:
1. Visit <http://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IBA Certified for 3003K CCT and warmer only.

[illegible]

Construction	Electrical
• Driver enclosure thermally isolated from optics for optimal thermal performance • Die-cast aluminum heat sinks • IP66 rated housing • 1.5G vibration rated	• LED driver assembly mounted for ease of maintenance • Standard with 0-10V dimming • Optional 10kV or 20kV surge module • Suitable for operation in -40°C to 40°C ambient

- Patented, high-efficiency injection-molded AccuLED Optics technology
- 13 optical distributions
- IDA Certified (3000K CCT and warmer only)

- LED driver assembly mounted for ease of maintenance
- Standard with 0-10V dimming
- Optional 10kV or 20kV surge module
- Suitable for operation in -40°C to 40°C ambient environments; Optional 50°C high ambient (HA) configuration
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Comes pre-set to the highest position at the lumen output selected

- Gasketed and zinc plated rigid steel mounting attachment
- "Hook-N-Lock" mechanism for easy installation

- Housing finished in super durable TGIC poly powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal



* Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.



LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO

LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
ELBERT COUNTY, COLORADO

DOUGLAS COUNTY BENCHMARK:

DCBM LOVE
ELEVATION = 6705.71 (NAVD88)

BEARINGS ARE PLATTED AND BASED ON THE CONSIDERATION THAT THE SOUTH LINE OF LOTS 11 & 12, ELIZABETH CROSS ROADS BUSINESS PARK, COUNTY OF ELBERT, STATE OF COLORADO BEARS N89° 43' 03" W; AS SHOWN HEREON BETWEEN THOSE IDENTIFIED MONUMENTS.



OWNER
HARJOT SINGH
10146 BLUE BLOOD PLACE
LITTLETON, CO 80125
PHONE: 720.757.4700

ARCHITECT
NAMA PARTNERS, LLC
CONTACT: HERB CASNER
PHONE: 303.905.7567

CIVIL ENGINEER
POINT CONSULTING, LLC
8460 W KEN CARYL AVE, SUITE 101
LITTLETON, CO 80128
CONTACT: TIFFANY WATSON, PE
PHONE: 720.258.6836

LANDSCAPE ARCHITECT
POINT CONSULTING, LLC
8460 W KEN CARYL AVE, SUITE 101
LITTLETON, CO 80128
CONTACT: JIM SHIPTON, PLA
PHONE: 720.258.6836

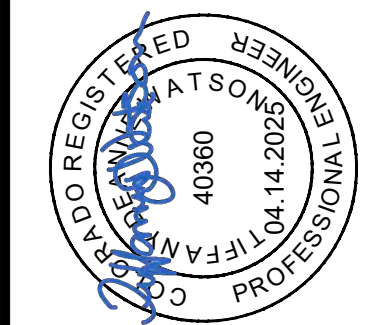
LAND SURVEYOR
DAVID E. ARCHER & ASSOC INC
105 WILCOX STREET
CASTLE ROCK, CO 80104
PHONE: 303.688.4642

ELIZABETH WATER DEPARTMENT
ELIZABETH PUBLIC WORKS
303 WASHINGTON STREET
ELIZABETH, CO 80107
PHONE: 303.646.0916

ELIZABETH SANITATION DEPARTMENT
ELIZABETH PUBLIC WORKS
303 WASHINGTON STREET
ELIZABETH, CO 80107
PHONE: 303.646.0916

SHEET INDEX

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www.pnt-llc.com
CIVIL ENGINEERING
PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING



PREPARED UNDER
THE DIRECT
SUPERVISION OF
TIFFANY D. WATSON
COLORADO
LICENSE NO. 40360
FOR AND ON
BEHALF OF POINT
CONSULTING, LLC

CONSTRUCTION DOCUMENTS

ELIZABETH LIQUOR STORE

787 CROSSROAD CIRCLE, ELIZABETH, COLORADO 80107

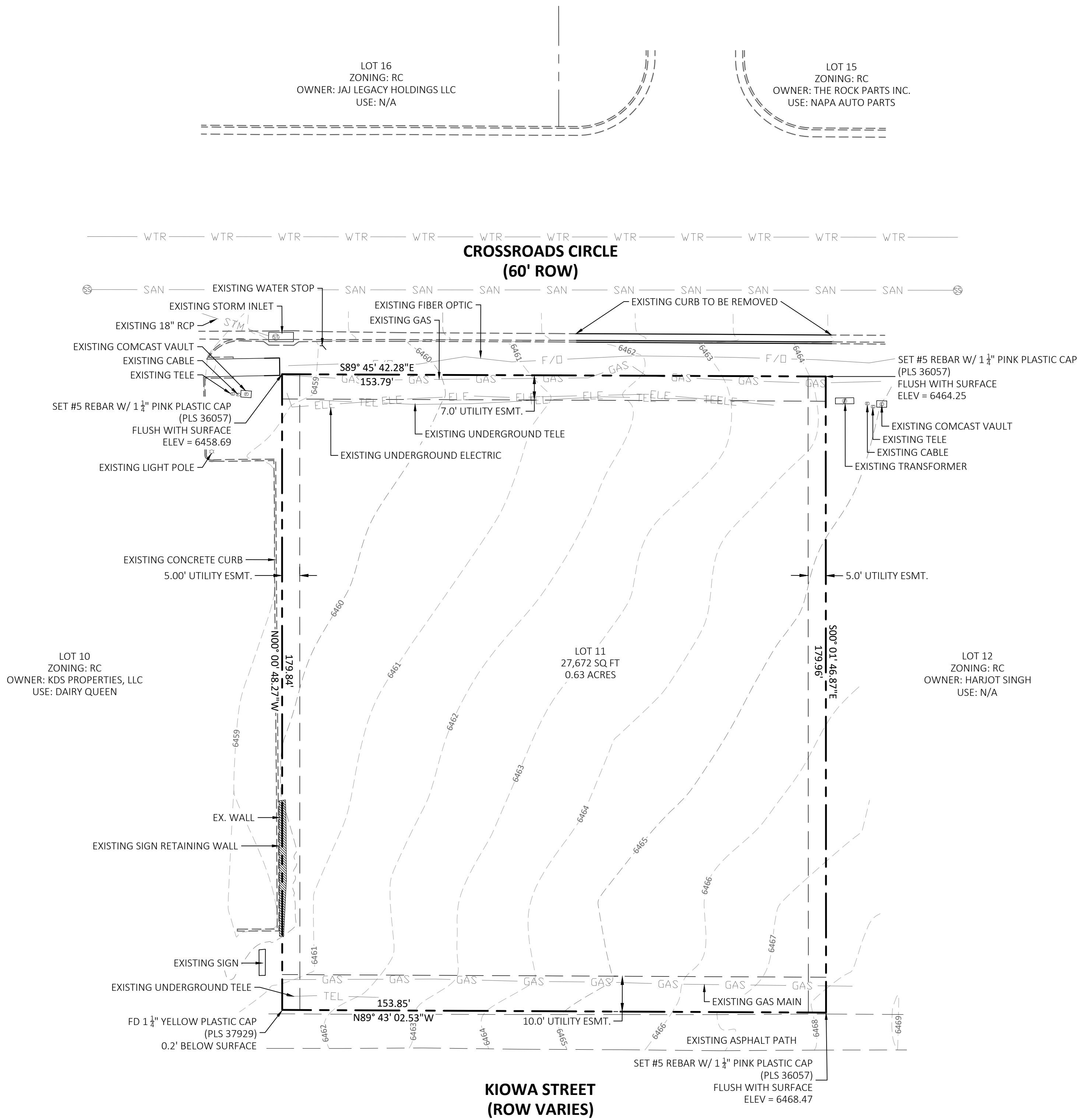
JOB NO. 24.067

COVER SHEET

C0.00



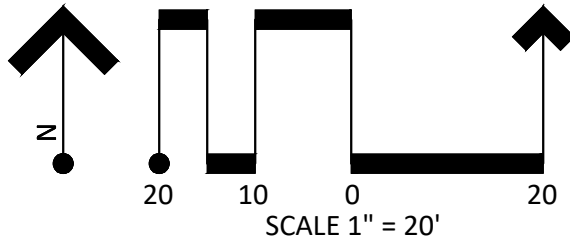
ELIZABETH LIQUOR STORE
CONSTRUCTION DOCUMENTS
LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO



- LEGEND**
- PROPERTY LINE
 - EXISTING CURB AND GUTTER
 - EASEMENT BOUNDARY
 - EXISTING ELECTRIC LINE
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING WATER MAIN
 - EXISTING GAS LINE
 - EXISTING FIRE HYDRANT

BENCHMARK
DOUGLAS COUNTY BENCHMARK:
DCBM LOVE
ELEVATION = 6705.71 (NAVD88)

- GENERAL NOTES**
- REFER TO SHEET C0.00, COVER SHEET, FOR THE BASIS OF BEARINGS.
 - REFER TO SHEETS C5.10-C5.12, FOR EROSION CONTROL PLANS.

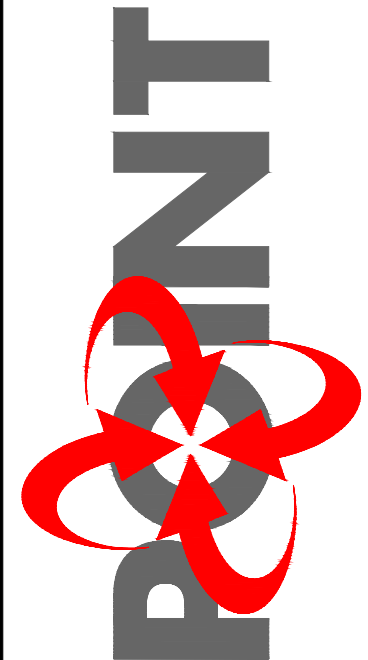


CONSTRUCTION DOCUMENTS		ELIZABETH LIQUOR STORE	
DATE		DESCRIPTION	
2024.12.20		ORIGINAL PREPARATION	
2025.03.14		2ND CD SUBMITTAL	
2025.04.23		3RD CD SUBMITTAL	
C2.10		EXISTING CONDITIONS & DEMOLITION PLAN	
JOB NO. 24.067		787 CROSSROAD CIRCLE, ELIZABETH, COLORADO 80107	

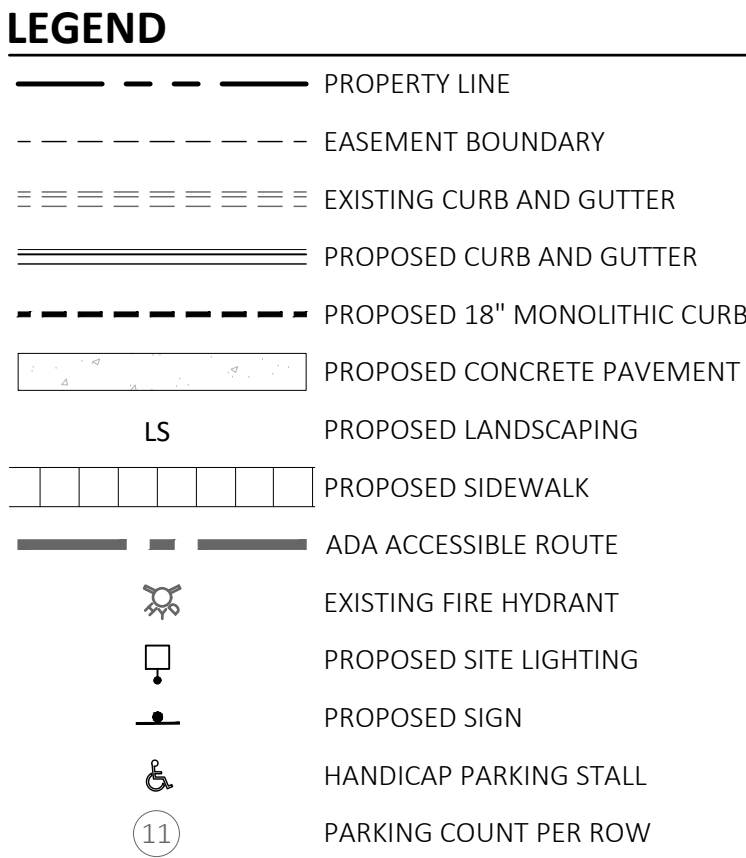
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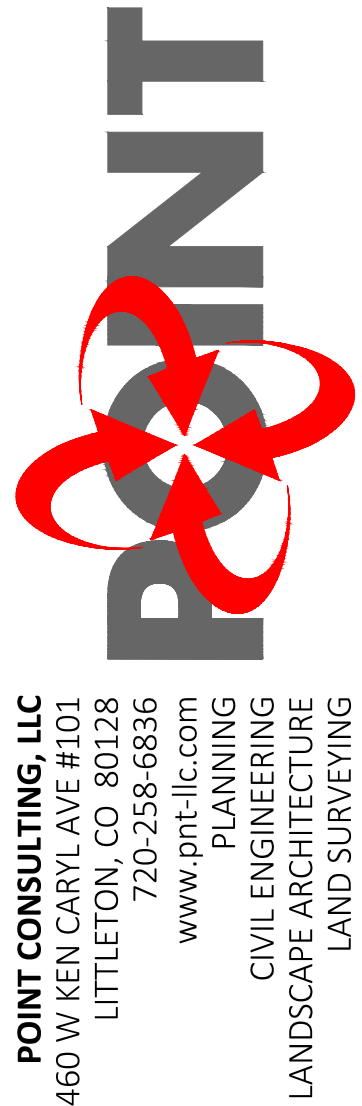


LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO



1	INSTALL 6-INCH MONOLITHIC CURB. RE: SHEETS C3.90, DETAIL A.
2	INSTALL 12-INCH MONOLITHIC CURB. RE: SHEET C3.90, DETAIL A.
3	MATCH EXISTING CURB AND GUTTER. INSTALL 6" THICK CONCRETE PAVEMENT. RE: SHEET C3.90, DETAIL C.
4	INSTALL CONCRETE SIDEWALK, WIDTH PER PLAN. RE: SHEETS C3.90, DETAIL A.
6	MATCH EXISTING SIDEWALK. USE #4 REBAR @ 2' O.C. (MIN 3 BARS).
7	INSTALL 6' CONCRETE CROSS PAN. RE: SHEET C3.90, DETAIL B.
8	INSTALL ADA RAMP. RE: SHEETS C3.91, DETAIL D.
9	INSTALL VERTICAL CURB MIDBLOCK RAMP. RE: SHEET C3.91, DETAIL D.
10	INSTALL TRASH ENCLOSURE WITH 6'-8" BRICK WALLS. RE: ARCHITECTURAL PLANS.
11	PAINT 4-INCH THICK WHITE PARKING STRIPE. LENGTH AND SPACING PER PLAN.
12	PAINT 4-INCH THICK WHITE DIAGONAL PAVEMENT MARKING @ 2-FOOT O.C.
13	PAINT WHITE ACCESSIBLE PARKING SYMBOL. RE: SHEET C3.92, DETAIL E.
14	INSTALL WALL MOUNTED ACCESSIBLE PARKING SIGN. RE: SHEET C3.92, DETAIL H.
15	PAINT WHITE 1-FOOT WIDE STOP BAR WITH 2-FOOT HEIGHT "STOP" LETTERS. INSTALL BOLLARD. RE: SHEET C3.92, DETAIL F.
16	INSTALL SIDEWALK CHASE DRAIN. RE: SHEET C3.92, DETAIL I.
17	INSTALL MSE RETAINING WALL. RE: SHEET C4.10, DETAIL A.
19	PAINT DIRECTIONAL ARROWS. RE: SHEET C3.92, DETAIL H.
20	INSTALL SITE LIGHT POLE. RE: PHOTOMETRIC PLAN
21	INSTALL TRAILER PARKING ONLY SIGN. RE: SHEET C3.92, DETAIL H.
22	INSTALL DO NOT ENTER SIGN EXIT ONLY SIGN. RE: SHEET C3.92, DETAIL H.
23	INSTALL ONE WAY SIGN. RE: SHEET C3.92, DETAIL H.
24	INSTALL LIGHT POLE AND BASE. RE: PHOTOMETRIC PLAN.
25	INSTALL PAD MOUNTED TRANSFORMER. RE: SHEET C6.91, DETAIL J.
26	PAINT 4-INCH THICK WHITE DASHED PARKING STRIPE. LENGTH AND SPACING PER PLAN.
27	SAW CUT AND REMOVE EXISTING ASPHALT, CURB, AND GUTTER. PAVEMENT TO BE REPLACED. REPLACEMENT ASPHALT AND CONCRETE TO MATCH EXISTING THICKNESS.

1. REFER TO SHEET C0.00, COVER SHEET, FOR THE BENCHMARK AND BASIS OF BEARINGS.
2. REFER TO SHEET C3.90-C3.92, FOR SITE DETAILS.



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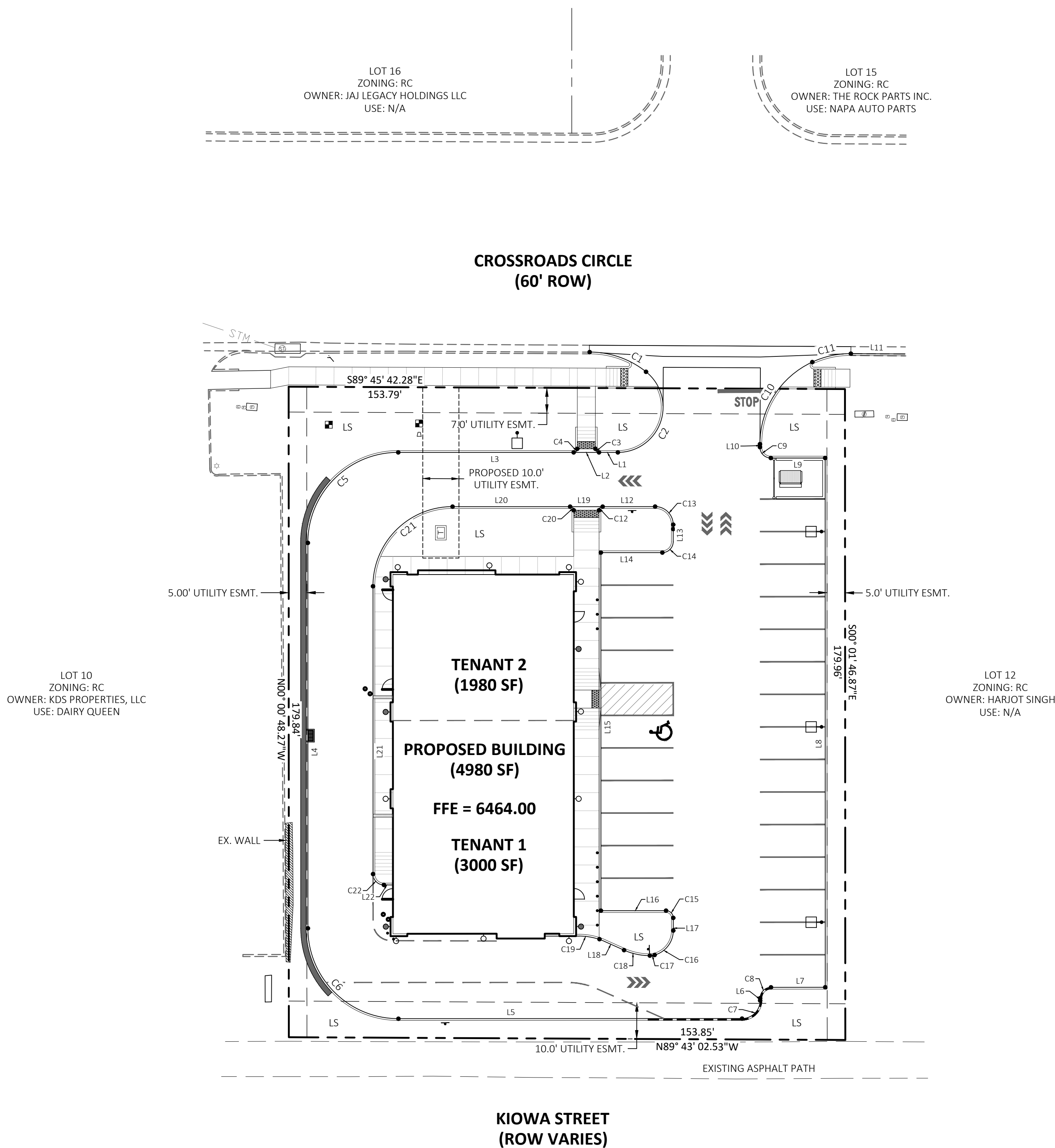
CONSTRUCTION DOCUMENTS

787 CROSSROAD CIRCLE, ELIZABETH, COLORADO 80107

JOB NO. 24.067

DATE	DESCRIPTION
2024.12.20	ORIGINAL PREPARATION
2025.03.14	2ND CD SUBMITTAL
2025.04.23	3RD CD SUBMITTAL
-	-
-	-
-	-
-	-
-	-
-	-
C3.10	SITE PLAN

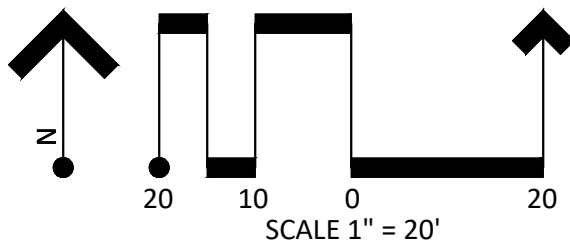
ELIZABETH LIQUOR STORE
CONSTRUCTION DOCUMENTS
LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO



LEGEND	
	PROPERTY LINE
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	PROPOSED ASPHALT EDGE
	PROPOSED SIDEWALK
	HANDICAP PARKING STALL
	EASEMENT BOUNDARY
	PARKING COUNT PER ROW
	PROPOSED SIGN
	PROPOSED SITE LIGHTING
	EXISTING FIRE HYDRANT
	PROPOSED STORM STRUCTURES
	LANDSCAPE AREA

Line Table						
Line #	Length	Direction	Northing (Start)	Easting (Start)	Northing (End)	Easting (End)
L1	5.21	S89° 59' 11.73"W	1558088.27	3257006.59	1558088.27	3257001.39
L2	7.00	N89° 59' 11.73"E	1558088.27	3256994.39	1558088.27	3257001.39
L3	48.50	S89° 59' 11.73"W	1558088.27	3256994.39	1558088.26	3256945.89
L4	106.57	S00° 00' 48.27"E	1558063.25	3256920.89	1557956.69	3256920.92
L5	95.00	N89° 59' 11.73"E	1557931.69	3256945.92	1557931.71	3257040.92
L6	0.66	N00° 00' 48.27"W	1557936.71	3257045.92	1557937.38	3257045.92
L7	15.00	N89° 59' 11.73"E	1557940.38	3257048.92	1557940.38	3257063.92
L8	146.34	N00° 00' 48.27"W	1557940.38	3257063.92	1558086.72	3257063.89
L9	15.00	S89° 59' 11.73"W	1558086.72	3257063.89	1558086.72	3257048.89
L10	0.84	N00° 00' 48.27"W	1558089.71	3257045.89	1558090.55	3257045.89
L11	14.95	S89° 42' 11.59"E	1558115.56	3257071.02	1558115.48	3257085.96
L12	14.50	S89° 59' 11.73"W	1558073.27	3257016.89	1558073.27	3257002.39
L13	4.70	N00° 00' 48.27"W	1558063.57	3257021.89	1558068.28	3257021.89
L14	17.00	N89° 59' 11.73"E	1558060.57	3257001.89	1558060.57	3257018.89
L15	99.00	N00° 00' 48.27"W	1557961.57	3257001.92	1558060.57	3257001.89
L16	18.00	S89° 59' 11.73"W	1557961.57	3257019.92	1557961.57	3257001.92
L17	3.50	N00° 00' 48.27"W	1557956.07	3257021.92	1557959.57	3257021.92
L18	5.81	S65° 58' 57.65"E	1557953.02	3257003.01	1557950.66	3257008.32
L19	9.00	N89° 59' 11.73"E	1558073.27	3256993.39	1558073.27	3257002.39
L20	32.50	S89° 59' 11.73"W	1558073.27	3256993.39	1558073.26	3256960.89
L21	79.57	S00° 00' 48.27"E	1558051.26	3256938.90	1557971.69	3256938.91
L22	2.50	N89° 59' 11.73"E	1557968.69	3256941.92	1557968.69	3256944.42

Curve Table						
Curve #	Length	Radius	Delta	Northing (Start)	Easting (Start)	Northing (End)
C1	16.824	25.000	038.5576	1558116.00	3256998.80	1558110.55
C2	30.858	12.500	141.4424	1558110.55	3257014.38	1558088.27
C3	1.571	1.000	090.0000	1558088.27	3257001.39	1558089.27
C4	1.571	1.000	090.0000	1558089.27	3256995.39	1558088.27
C5	39.270	25.000	090.0000	1558088.26	3256945.89	1558063.25
C6	39.270	25.000	090.0000	1557956.69	3256920.92	1557931.69
C7	7.854	5.000	090.0000	1557931.71	3257040.92	1557936.71
C8	4.712	3.000	090.0000	1557937.38	3257045.92	1557940.38
C9	4.712	3.000	090.0000	1558086.72	3257048.89	1558089.71
C10	28.392	25.000	065.0706	1558090.55	3257045.89	1558113.23
C11	11.013	25.000	025.2396	1558113.23	3257060.34	1558115.56
C12	1.571	1.000	090.0000	1558073.27	3257002.39	1558072.27
C13	7.854	5.000	090.0000	1558068.28	3257021.89	1558073.27
C14	4.712	3.000	090.0000	1558060.57	3257018.89	1558063.57
C15	3.142	2.000	090.0000	1557959.57	3257021.92	1557961.57
C16	9.131	7.000	074.7354	1557949.32	3257016.76	1557956.07
C17	1.332	5.000	015.2646	1557949.14	3257015.45	1557949.32
C18	7.340	17.500	024.0307	1557950.66	3257008.32	1557949.14
C19	8.167	18.174	025.7471	1557954.54	3256995.05	1557953.02
C20	1.571	1.000	090.0000	1558072.27	3256994.39	1558073.27
C21	34.558	22.000	090.0000	1558073.26	3256960.89	1558051.26
C22	4.712	3.000	090.0000	1557971.69	3256938.91	1557968.69



POINT CONSULTING, LLC

8460 W. KEN CARYL AVE #101

LITTLETON, CO 80128

720-258-6836

www.pnt-llc.com

PLANNING

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE

LAND SURVEYING

DO NOT REGISTERED

REGISTERED PROFESSIONAL

LANDSCAPE ARCHITECT

40380

04.14.2025

PREPARED UNDER THE DIRECT SUPERVISION OF

TIFFANY D. WATSON

COLORADO LICENSE NO. 40360

FOR AND ON BEHALF OF POINT CONSULTING, LLC

CONSTRUCTION DOCUMENTS

ELIZABETH LIQUOR STORE

787 CROSSROAD CIRCLE, ELIZABETH, COLORADO 80107

JOB NO. 24.067

DESCRIPTION

ORIGINAL PREPARATION

2ND CD SUBMITTAL

3RD CD SUBMITTAL

DATE

2024.12.20

2025.03.14

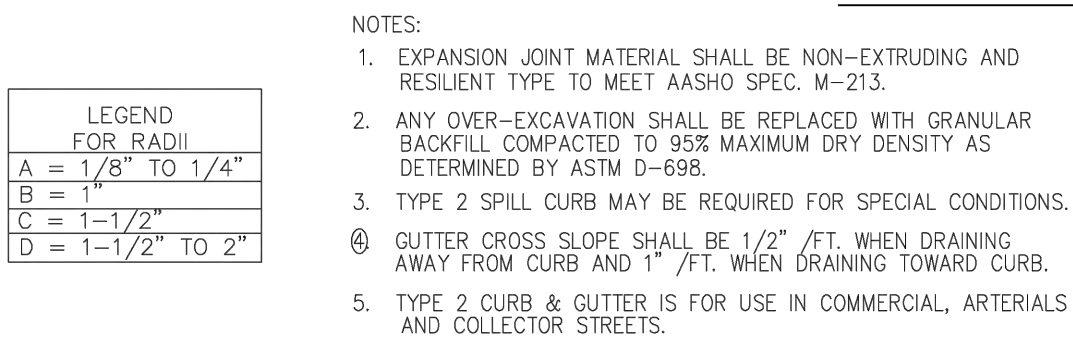
2025.04.23

C3.20

HORIZONTAL CONTROL PLAN

Page 39 of 136

LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO



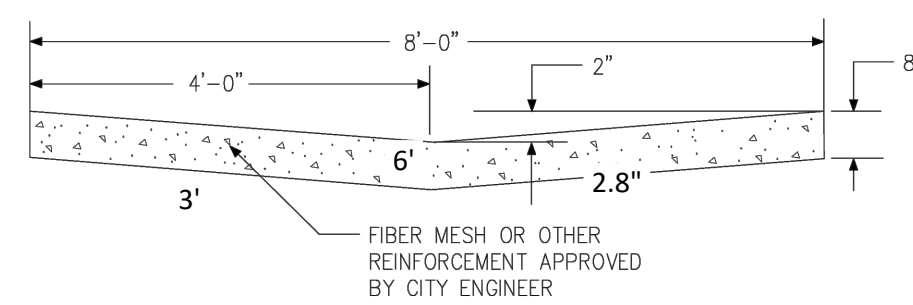
	STANDARDS & SPECIFICATIONS	REVISED:	6" VERTICAL CURB AND GUTTER
	DATE:	DRAWING NO. 500-13	

CURB AND SIDEWALK DETAILS
NOT TO SCALE

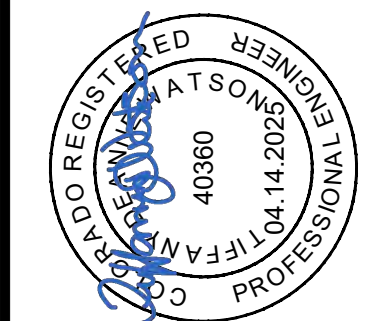


TOWN OF ELIZABETH STANDARD ROADWAY DETAILS	
CURB, GUTTER, & SIDEWALK DETAILS	
SCALE: <u>NOT TO SCALE</u>	DATE: <u>02/10/09</u>
APPROVED: <u>TEST INC. OF DENVER</u> TOWN ENGINEER	RD-1

CONCRETE JOINT DETAILS
NOT TO SCALE



CROSS PAN / ENTRANCE DETAIL
NOT TO SCALE



PREPARED UNDER
THE DIRECT
SUPERVISION OF
TIFFANY D. WATSON
COLORADO
LICENSE NO. 40360
FOR AND ON
BEHALF OF POINT
CONSULTING, LLC

CONSTRUCTION DOCUMENTS

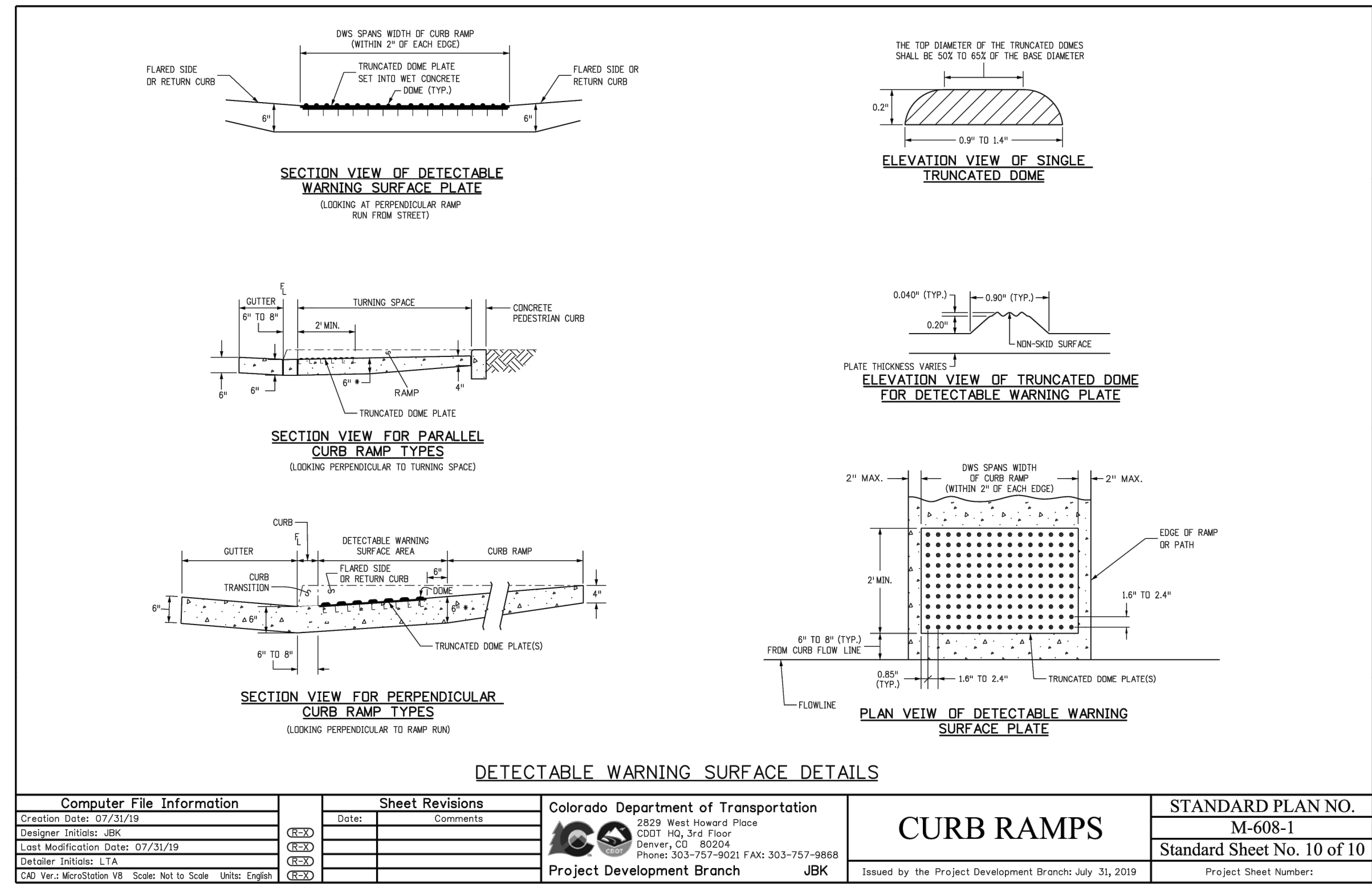
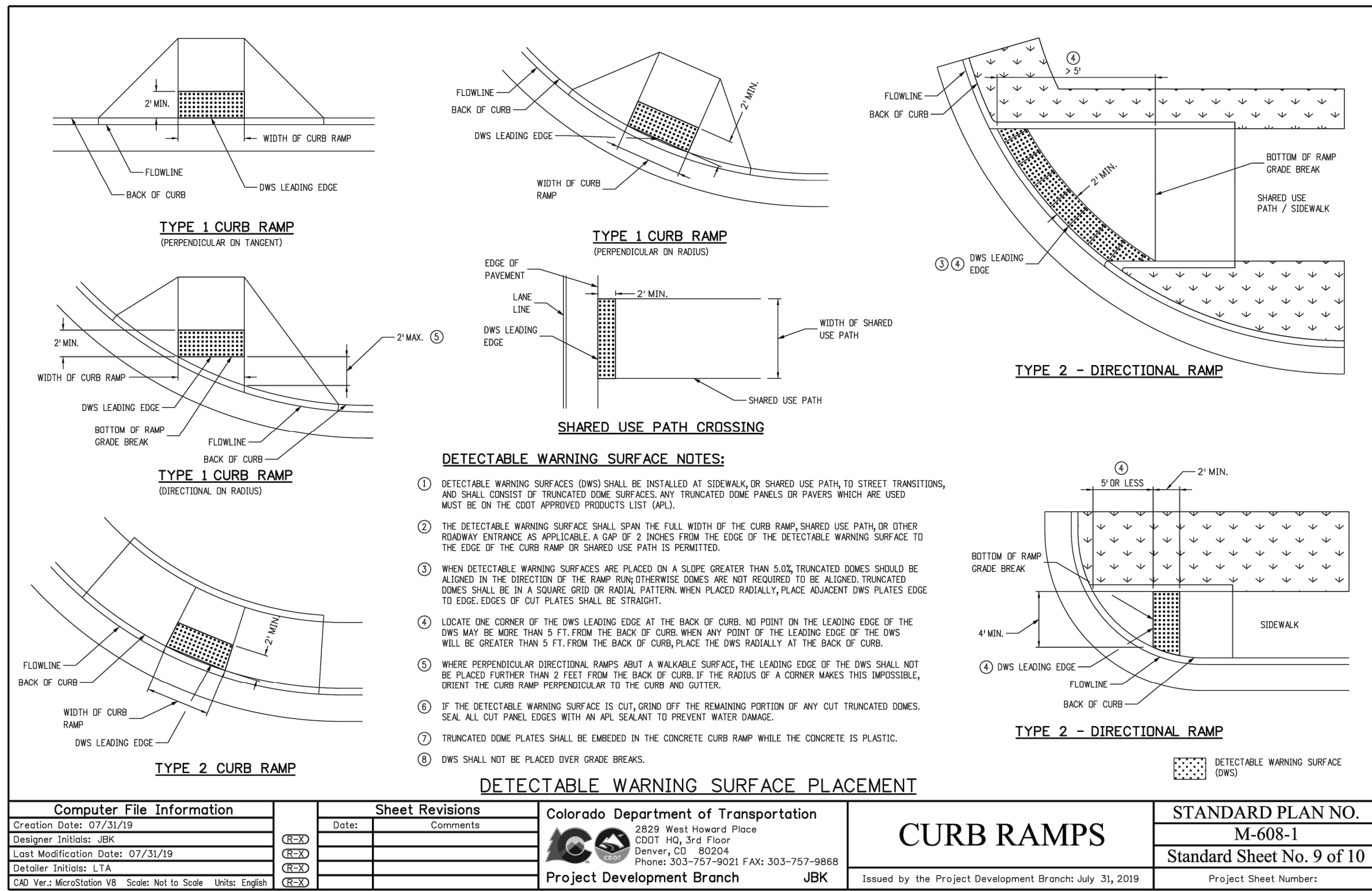
ELIZABETH LIQUOR STORE

787 CROSSROAD CIRCLE, ELIZABETH, COLORADO 80107

0.24.067

	DATE	DESCRIPTION
	2020.12.20	-
	2025.03.14	-
	2025.04.23	-
	-	-
	-	-
	-	-
	-	-
C3-90		SITE CONSTRUCTION DETAILS

ELIZABETH LIQUOR STORE
CONSTRUCTION DOCUMENTS
 LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
 SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
 COUNTY OF ELBERT, STATE OF COLORADO



NOTES

SLOPED TRANSITIONS SHALL COMPLY WITH ALL APPLICABLE RULES AND GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT.

SLOPED TRANSITIONS SHALL BE CONSISTENT WITH THE CURRENT PUBLICATION OF FEDERAL GUIDELINES FOR ACCESSIBLE RIGHTS OF WAY

LONGITUDINAL SLOPES WITHIN THE TRANSITION SHALL NOT EXCEED 1:12 (8.33%).

CROSS SLOPES, OR SLOPES PERPENDICULAR TO THE DIRECTION OF TRAVEL
SHALL NOT EXCEED 1:50 (2.0%)

THE LOWER LANDSIDE AREA IS A REQUIRED ELEMENT.
SLOPE TRANSITIONS ARE A REQUIRED ELEMENT AND SHALL:

- A. NOT EXCEED 1:12 (8.3%) LONGITUDINAL SLOPE ALONG THE SHORTEST SIDE UNLESS TRANSITION LENGTH EXCEEDS 15.0'
- B. NOT EXCEED 1:50 (2.0%) SLOPE PERPENDICULAR TO THE TRAVELED DIRECTION.
- C. NOT EXCEED 15.0' IN LENGTH AS MEASURED ALONG THE SHORTEST SIDE. MAXIMUM LONGITUDINAL SLOPE SHALL BE ADJUSTED TO ACCOMMODATE THE LENGTH.
- D. NOT BE LESS THAN 6.0' IN LENGTH.

THE UPPER LANDING AREA IS REQUIRED IF:

A. THE ADJOINING SIDEWALK HAS A LONGITUDINAL GRADE (DIRECTION OF TRAVEL) IN EXCESS OF 1:20 (5.0%). SAID LANDING SHALL NOT EXCEED A 1:20 (5.0%) SLOPE IN ANY DIRECTION.

B. A CHANGE IN DIRECTION IS REQUIRED TO ENTER OR EXIT THE SLOPED TRANSITION. SAID LANDING SHALL NOT EXCEED 1:50 (2.0%) SLOPE IN ANY DIRECTION.

LANDINGS AND SLOPED TRANSITIONS SHALL MATCH THE WIDTH OF THE ADJOINING SIDEWALK, 3.0' MINIMUM.

ALL TOOLED JOINTS WITHIN THE SLOPED TRANSITIONS SHALL RUN PERPENDICULAR TO THE DIRECTION OF TRAVEL.

ALL TOOLED JOINTS WITHIN THE LOWER LANDING AREA SHALL RUN PARALLEL TO AND/OR PERPENDICULAR TO THE DIRECTION OF VEHICULAR TRAVEL WITHIN THE TRAVELED WAY.

TOWN OF ELIZABETH STANDARD ROADWAY DETAILS	
HANDICAP RAMP DETAIL NOTES	
SCALE: <u>NOT TO SCALE</u>	DATE: <u>02/10/08</u>
APPROVED:	
_____ DIST. INC. OF DENVER TOWN ENGINEER	RD-3B

Computer File Information	
Creation Date: 07/31/19	
Designer Initials: JBK	(R-X)
Last Modification Date: 07/31/19	(R-X)
Detailer Initials: LTA	(R-X)

Sheet Revisions	
Date:	Comments

Colorado Department of Transportation
 2829 West Howard Place
 CDDT HQ, 3rd Floor
 Denver, CO 80204
 Phone: 303-757-8021 FAX: 303-757-8868
Project Development Branch **JRK**

CURB RAMPS	STANDARD PLAN NO.
	M-608-1
	Standard Sheet No. 4 of 10
Issued by the Project Development Branch: July 31, 2019	Project Sheet Number:

Computer File Information	
Creation Date: 07/31/19	
Designer Initials: JBK	(X)
Last Modification Date: 07/31/19	(X)
Detailer Initials: LTA	(X)
CAD User: MFC-Elation VR	(X)

Sheet Revisions	
Date:	Comments



Colorado Department of Transportation
2825 North
CDOT
Denver, CO 80202
Phone: (303) 769-3000



Project Development

Department of Transportation 1st Howard Place 3rd Floor D 80204 3-757-9021 FAX: 303-757-9868 District Branch JBK	CURB Issued by the Project Developer
---	---

AMPS	STANDARD PLAN
	M-608-1
	Standard Sheet No. 1 of 1
Event Branch: July 31, 2019	Project Sheet Number:

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ADA RAMP DETAILS

NOT TO SCALE

NOTE: DETECTABLE WARNING INLAID PATTERN OF TRUNCATED DOMES SHALL BE BRICK RED CAST-IN-PLACE PANELS BY ADA SOLUTIONS, INC. (WWW.ADATILE.COM, 800-372-0519), OR APPROVED EQUAL.

CONSTRUCTION DOCUMENTS

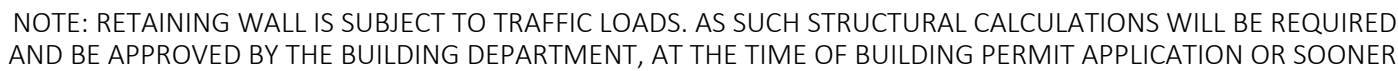
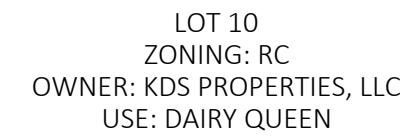
ELIZABETH LIQUOR STORE

787 CROSSROAD CIRCLE, ELIZABETH, COLORADO 80107

SITE CONSTRUCTION DETAILS

C3.91

LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO



(A) 3'-4" MAX MSE RETAINING WALL CROSS-SECTION
NOT TO SCALE

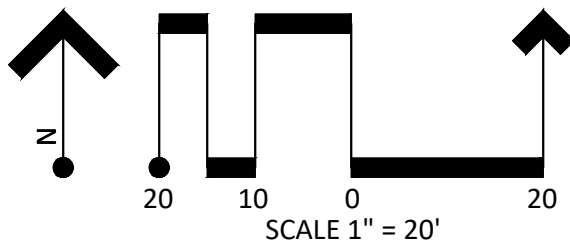
- | | |
|-----|--|
| | PROPERTY LINE |
| | EXISTING CURB AND GUTTER |
| | PROPOSED CURB AND GUTTER |
| | EASEMENT BOUNDARY |
| | EXISTING CONTOUR |
| | PROPOSED CONTOUR |
| | PROPOSED CONCRETE SIDEWALK |
| | EXISTING STORM SEWER PIPE |
| | PROPOSED STORM SEWER PIPE |
| | EXISTING FIRE HYDRANT |
| | PROPOSED TRANSFORMER |
| | PROPOSED SPOT ELEVATION |
| | EXISTING SPOT ELEVATION |
| HP | HIGH POINT AT FINISHED GRADE |
| LP | LOW POINT AT FINISHED GRADE |
| GB | GRADE BREAK |
| ME | MATCH EXISTING |
| TF | TOP OF FOOTER |
| BF | BOTTOM OF FOOTER |
| TW | TOP OF WALL |
| BW | BOTTOM OF WALL |
| TBC | TOP OF BACK OF CURB |
| | ACCESSIBLE PARKING NOT TO EXCEED 2% IN ANY DIRECTION |
| | PROPOSED ADA ROUTE |
| | PROPOSED SITE LIGHTING |

- 1 INSTALL 6-INCH MONOLITHIC CURB.
RE: SHEETS C3.90, DETAIL A.
- 2 INSTALL 12-INCH MONOLITHIC CURB.
RE: SHEET C3.90, DETAIL A.
- 3 MATCH EXISTING CURB AND GUTTER.
- 4 INSTALL 6" THICK CONCRETE PAVEMENT.
RE: SHEET C3.90, DETAIL C.
- 5 INSTALL CONCRETE CROSS PAN.
RE: SHEET C3.90, DETAIL B.
- 6 INSTALL ADA RAMP.
RE: SHEETS C3.91, DETAIL D.
- 7 INSTALL VERTICAL MIDLOCK RAMP.
RE: SHEET C3.91, DETAIL D.
- 8 INSTALL CONCRETE SIDEWALK, WIDTH PER PLAN.
RE: SHEETS C3.90, DETAIL A.
- 9 MATCH EXISTING SIDEWALK. USE #4 REBAR @ 2' O.C. (MIN 3 BARS).
- 10 INSTALL MSE RETAINING WALL. SEE PLANS FOR BOTTOM OF WALL ELEVATIONS.
RE: SHEET C4.10, DETAIL A.
- 11 INSTALL CURB CHASE DRAIN.
RE: SHEET C3.92, DETAIL I.
- 12 DRAINAGE FLOW LINE.

1. REFER TO SHEET CO.00, COVER SHEET, FOR THE BENCHMARK AND BASIS OF BEARINGS.
2. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE SURFACE UNLESS OTHERWISE NOTED ON PLAN.
3. ALL SPOT ELEVATIONS ARE TRUNCATED, ADD 6400 TO EACH SPOT ELEVATION.
4. 2% TYPICAL THROUGH TRUNCATED DOMES, ACCESSIBLE PARKING 2.0% MAX. SLOPE IN ANY DIRECTION.
5. ANY LANDING AND TURNING SPACES SHALL BE 2% OR LESS IN ANY DIRECTION.

DOUGLAS COUNTY BENCHMARK:

DCBM LOVE
ELEVATION = 6705.71 (NAVD88)



CONSTRUCTION DOCUMENTS

CONSTRUCTION DOCUMENTS

787 CRC
JOB NO 24 067

GRADING PLAN

DESCRIPTION	ORIGINAL PREPAR.

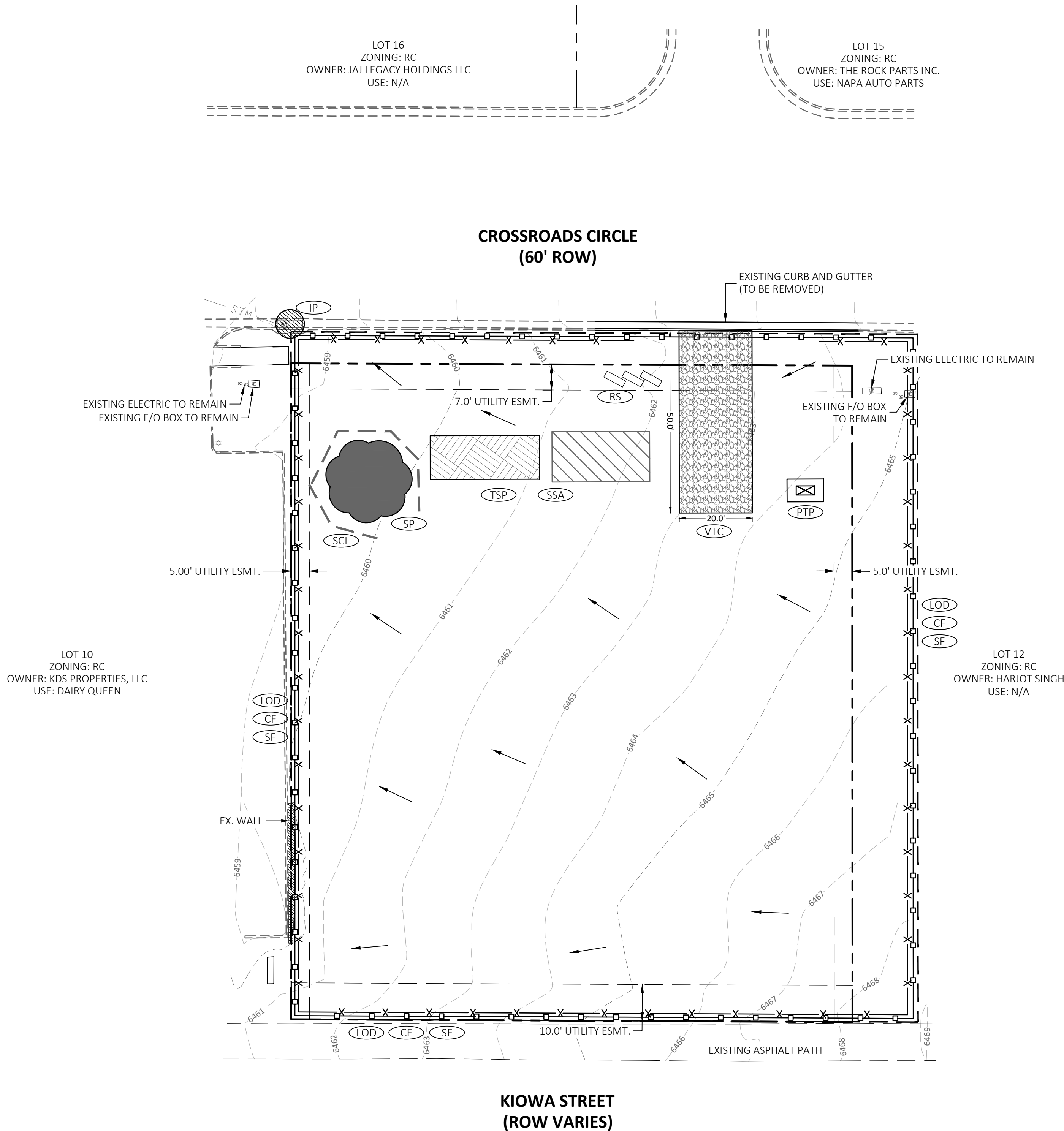
ORIGINAL PREPARATION
2ND CD SUBMITTAL
3RD CD SUBMITTAL

DATE
2024.12.20

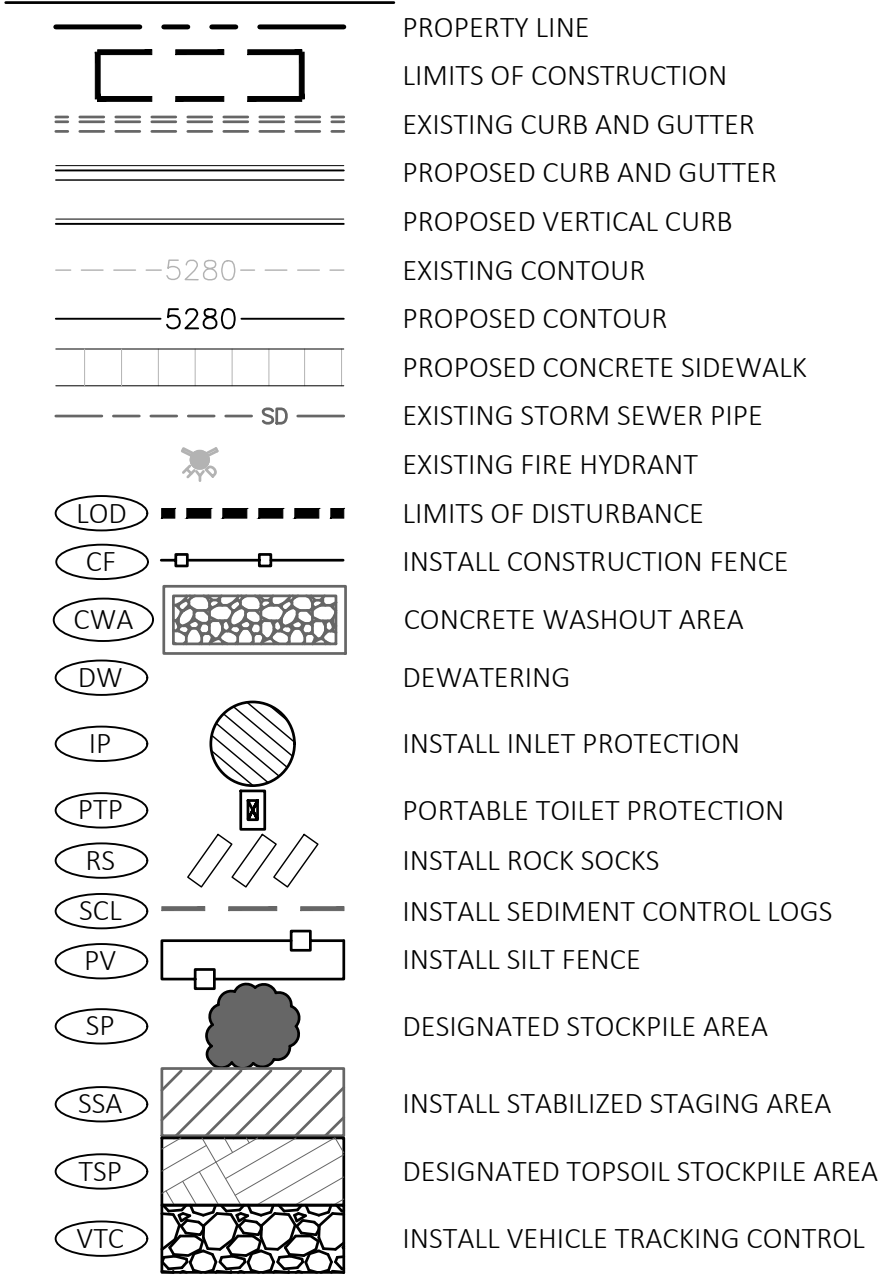
2024.12.20	2025.03.14	2025.04.23
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CA 10

ELIZABETH LIQUOR STORE
CONSTRUCTION DOCUMENTS
LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO



LEGEND



CUT/FILL CALCULATIONS

CUT	834 CU YD
FILL	888 CU YD
NET FILL	54 CU YD
TOTAL DISTURBED AREA	30,954 SF

*CUT AND FILL CALCULATIONS ARE FROM EXISTING GRADE TO FINISHED SURFACE. PAVEMENT AND BASE THICKNESS, BUILDING EXCAVATION, AND UTILITY EXCAVATION ARE NOT INCLUDED IN THE CALCULATION.

EROSION CONTROL SCHEDULE

INITIAL: WORK DURING THE INITIAL PHASE INCLUDES THE DEMOLITION AND CLEARING OF SIDEWALK CONCRETE AND CLEARING AND GRUBBING OF EXISTING VEGETATION. PRIOR TO SITE DISTURBANCE, THE FOLLOWING BMPs SHALL BE INSTALLED: VEHICLE TRACKING CONTROL, ROCK SOCKS, INLET PROTECTION, EXISTING VEGETATION PROTECTION, STOCKPILE PROTECTION AREAS, STABILIZED STAGING AREA, SILT FENCE, AND CONSTRUCTION FENCE.

INTERIM: WORK DURING THE INTERIM PHASE INCLUDES THE COMPLETION OF GRADING, UTILITY INSTALLATION, PAVEMENT INSTALLATION, AND HORIZONTAL/VERTICAL BUILDING CONSTRUCTION. UPON COMPLETION, THE STOCKPILE PROTECTION AREA, VEHICLE TRACKING CONTROL, EXISTING VEGETATION PROTECTION, STABILIZED STAGING AREA, SILT FENCE, AND CONSTRUCTION FENCE SHALL BE REMOVED.

FINAL: WORK DURING THE FINAL PHASE INCLUDES THE INSTALLATION OF THE FOLLOWING ABOVE GROUND FEATURES: LANDSCAPING, LIGHT POLES, SIGNAGE/STRIPING, AND SEDIMENT CONTROL LOGS BEHIND ALL NEW CURB AND GUTTER AND SIDEWALK. UPON FINAL STABILIZATION OF THE SITE, ALL REMAINING BMPs SHALL BE REMOVED.

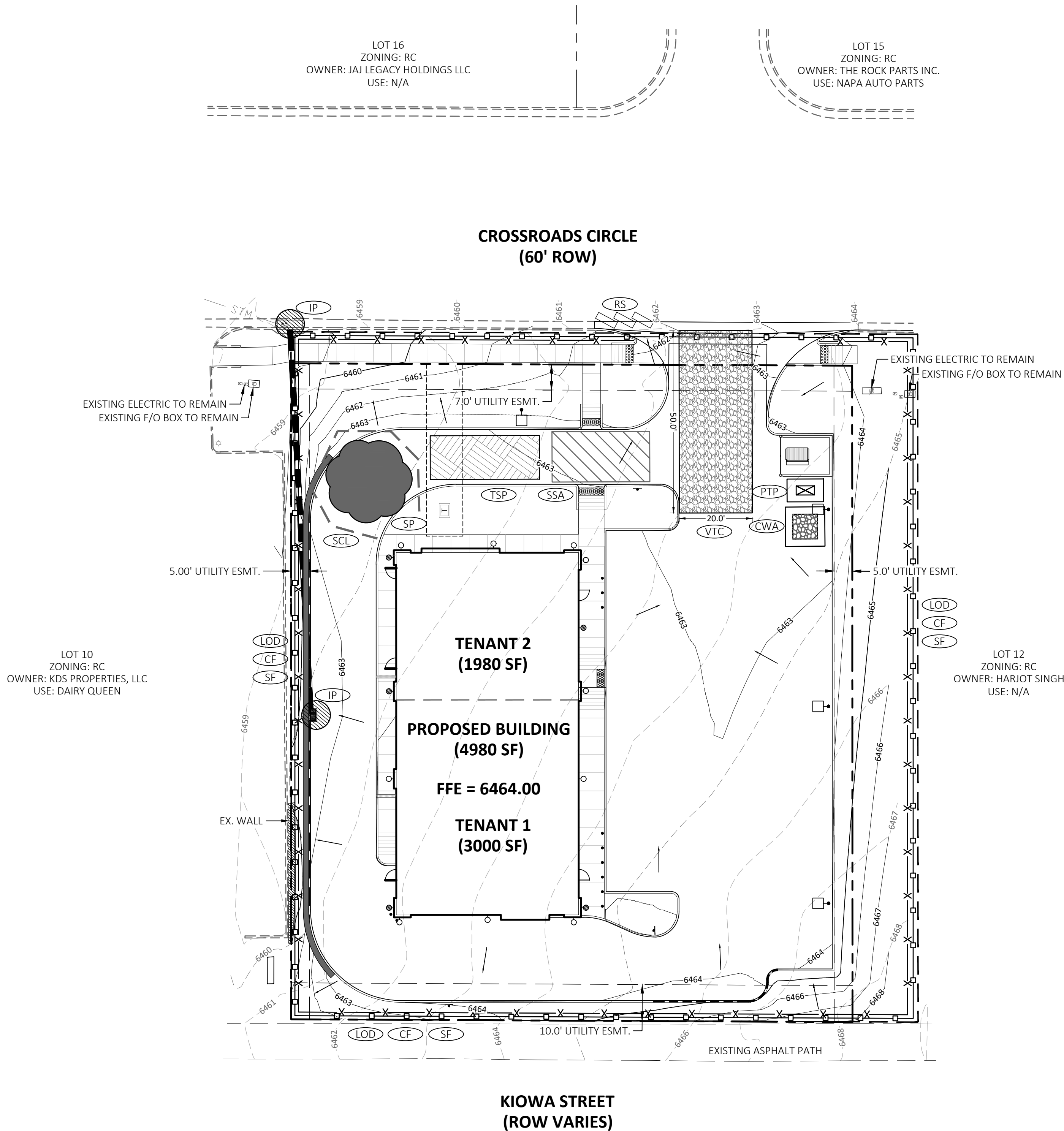
BENCHMARK

DOUGLAS COUNTY BENCHMARK:
DCBM LOVE
ELEVATION = 6705.71 (NAVD88)

GENERAL NOTES

- REFER TO SHEET C0.00, COVER SHEET, FOR THE BASIS OF BEARINGS.
- REFER TO SHEETS C5.90-C5.93 FOR EROSION CONTROL DETAILS.
- ALL BMP'S SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

ELIZABETH LIQUOR STORE
CONSTRUCTION DOCUMENTS
LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO



LEGEND

PROPERTY LINE
LIMITS OF CONSTRUCTION
EXISTING CURB AND GUTTER
PROPOSED CURB AND GUTTER
PROPOSED VERTICAL CURB
EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED CONCRETE SIDEWALK
EXISTING STORM SEWER PIPE
EXISTING FIRE HYDRANT
LIMITS OF DISTURBANCE
INSTALL CONSTRUCTION FENCE
CONCRETE WASHOUT AREA
DEWATERING
INSTALL INLET PROTECTION
PORTABLE TOILET PROTECTION
INSTALL ROCK SOCKS
INSTALL SEDIMENT CONTROL LOGS
INSTALL SILT FENCE
DESIGNATED STOCKPILE AREA
INSTALL STABILIZED STAGING AREA
DESIGNATED TOPSOIL STOCKPILE AREA
INSTALL VEHICLE TRACKING CONTROL

CUT/FILL CALCULATIONS

CUT	834 CU YD
FILL	888 CU YD
NET FILL	54 CU YD
TOTAL DISTURBED AREA	30,954 SF

*CUT AND FILL CALCULATIONS ARE FROM EXISTING GRADE TO FINISHED SURFACE. PAVEMENT AND BASE THICKNESS, BUILDING EXCAVATION, AND UTILITY EXCAVATION ARE NOT INCLUDED IN THE CALCULATION.

EROSION CONTROL SCHEDULE

INITIAL: WORK DURING THE INITIAL PHASE INCLUDES THE DEMOLITION AND CLEARING OF SIDEWALK CONCRETE AND CLEARING AND GRUBBING OF EXISTING VEGETATION. PRIOR TO SITE DISTURBANCE, THE FOLLOWING BMPs SHALL BE INSTALLED: VEHICLE TRACKING CONTROL, ROCK SOCKS, INLET PROTECTION, EXISTING VEGETATION PROTECTION, STOCKPILE PROTECTION AREAS, STABILIZED STAGING AREA, SILT FENCE, AND CONSTRUCTION FENCE.

INTERIM: WORK DURING THE INTERIM PHASE INCLUDES THE COMPLETION OF GRADING, UTILITY INSTALLATION, PAVEMENT INSTALLATION, AND HORIZONTAL/VERTICAL BUILDING CONSTRUCTION. UPON COMPLETION, THE STOCKPILE PROTECTION AREA, VEHICLE TRACKING CONTROL, EXISTING VEGETATION PROTECTION, STABILIZED STAGING AREA, SILT FENCE, AND CONSTRUCTION FENCE SHALL BE REMOVED.

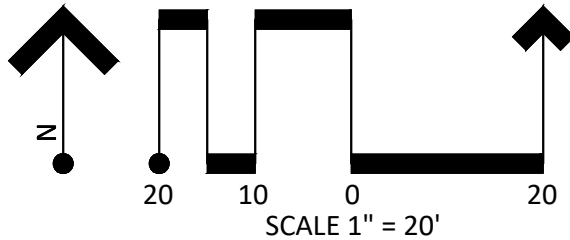
FINAL: WORK DURING THE FINAL PHASE INCLUDES THE INSTALLATION OF THE FOLLOWING ABOVE GROUND FEATURES: LANDSCAPING, LIGHT POLES, SIGNAGE/STRIPING, AND SEDIMENT CONTROL LOGS BEHIND ALL NEW CURB AND GUTTER AND SIDEWALK. UPON FINAL STABILIZATION OF THE SITE, ALL REMAINING BMPs SHALL BE REMOVED.

BENCHMARK

DOUGLAS COUNTY BENCHMARK:

DCBM LOVE
ELEVATION = 6705.71 (NAVD88)

- GENERAL NOTES
- REFER TO SHEET C0.00, COVER SHEET, FOR THE BASIS OF BEARINGS.
 - REFER TO SHEETS C5.90-C5.93 FOR EROSION CONTROL DETAILS.
 - ALL BMP'S SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



CONSTRUCTION DOCUMENTS			ELIZABETH LIQUOR STORE	787 CROSSROAD CIRCLE, ELIZABETH, COLORADO 80107	JOB NO. 24.067
DATE	DESCRIPTION				
2024.12.20	ORIGINAL PREPARATION				
2025.03.14	2ND CD SUBMITTAL				
2025.04.23	3RD CD SUBMITTAL				
-	-				
-	-				
-	-				
C5.11			INTERIM EROSION CONTROL PLAN		

PREPARED UNDER THE DIRECT SUPERVISION OF
TIFFANY D. WATSON
COLORADO LICENSE NO. 40360
FOR AND ON BEHALF OF POINT CONSULTING, LLC

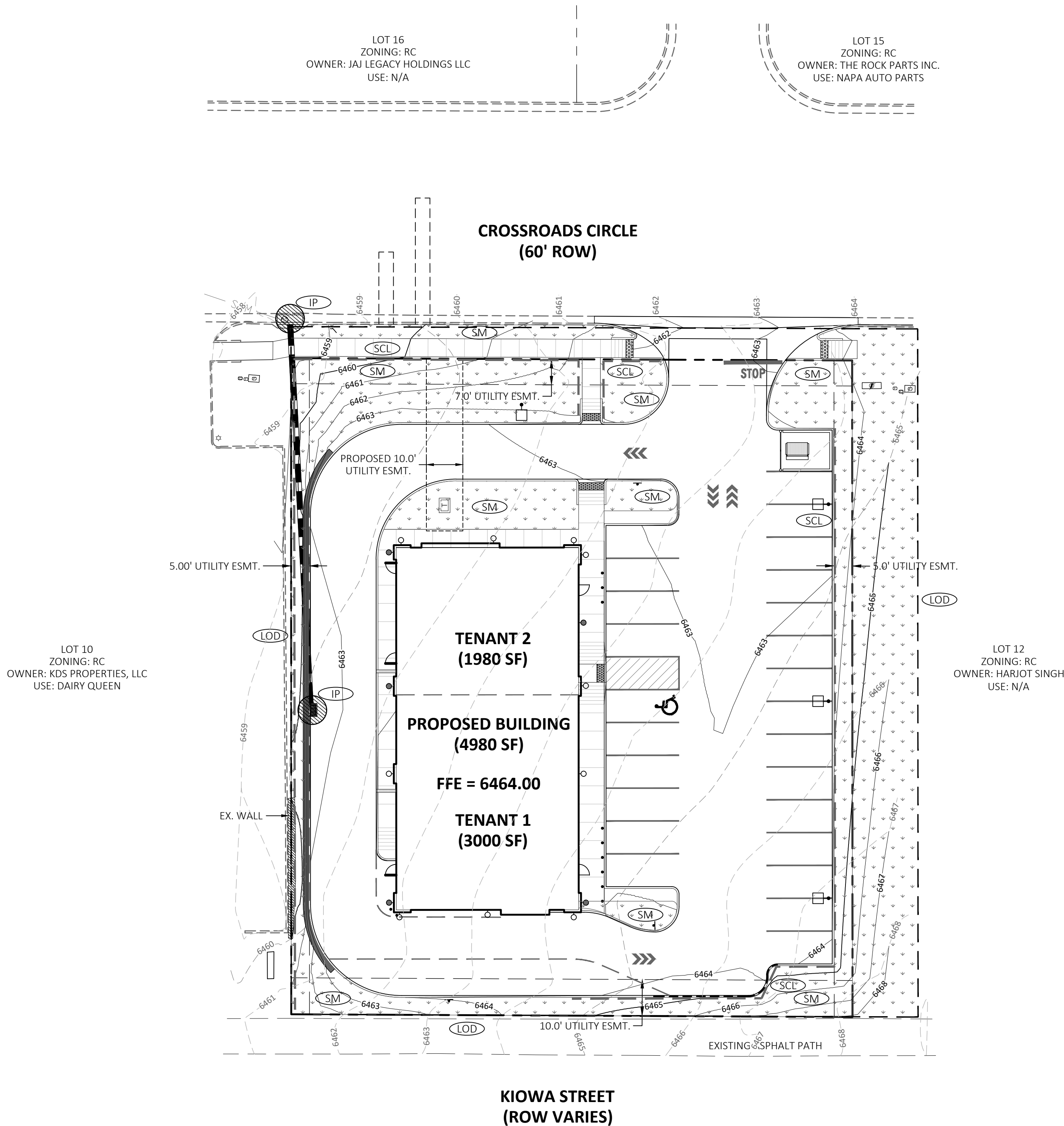


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LANDSCAPE ARCHITECTURE
LAND SURVEYING

ELIZABETH LIQUOR STORE
CONSTRUCTION DOCUMENTS

LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
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LEGEND	
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	LIMITS OF CONSTRUCTION
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	PROPOSED CURB AND GUTTER
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	INSTALL CONSTRUCTION FENCE
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FINAL: WORK DURING THE FINAL PHASE INCLUDES THE INSTALLATION OF THE FOLLOWING ABOVE GROUND FEATURES: LANDSCAPING, LIGHT POLES, SIGNAGE/STRIPING, AND SEDIMENT CONTROL LOGS BEHIND ALL NEW CURB AND GUTTER AND SIDEWALK. UPON FINAL STABILIZATION OF THE SITE, ALL REMAINING BMPs SHALL BE REMOVED.

BENCHMARK
DOUGLAS COUNTY BENCHMARK:
DCBM LOVE
ELEVATION = 6705.71 (NAVD88)

- GENERAL NOTES**
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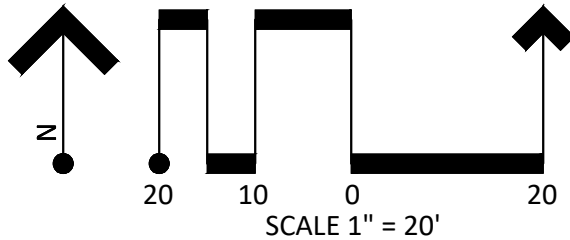
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TIFFANY D. WATSON
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FOR AND ON
BEHALF OF POINT
CONSULTING, LLC

CONSTRUCTION DOCUMENTS		ELIZABETH LIQUOR STORE		787 CROSSROAD CIRCLE, ELIZABETH, COLORADO 80107		JOB NO. 24.067	
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2025.04.23	3RD CD SUBMITTAL	2025.04.23	3RD CD SUBMITTAL	2025.04.23	3RD CD SUBMITTAL	2025.04.23	3RD CD SUBMITTAL
C5.12		FINAL EROSION CONTROL PLAN		C5.12		C5.12	



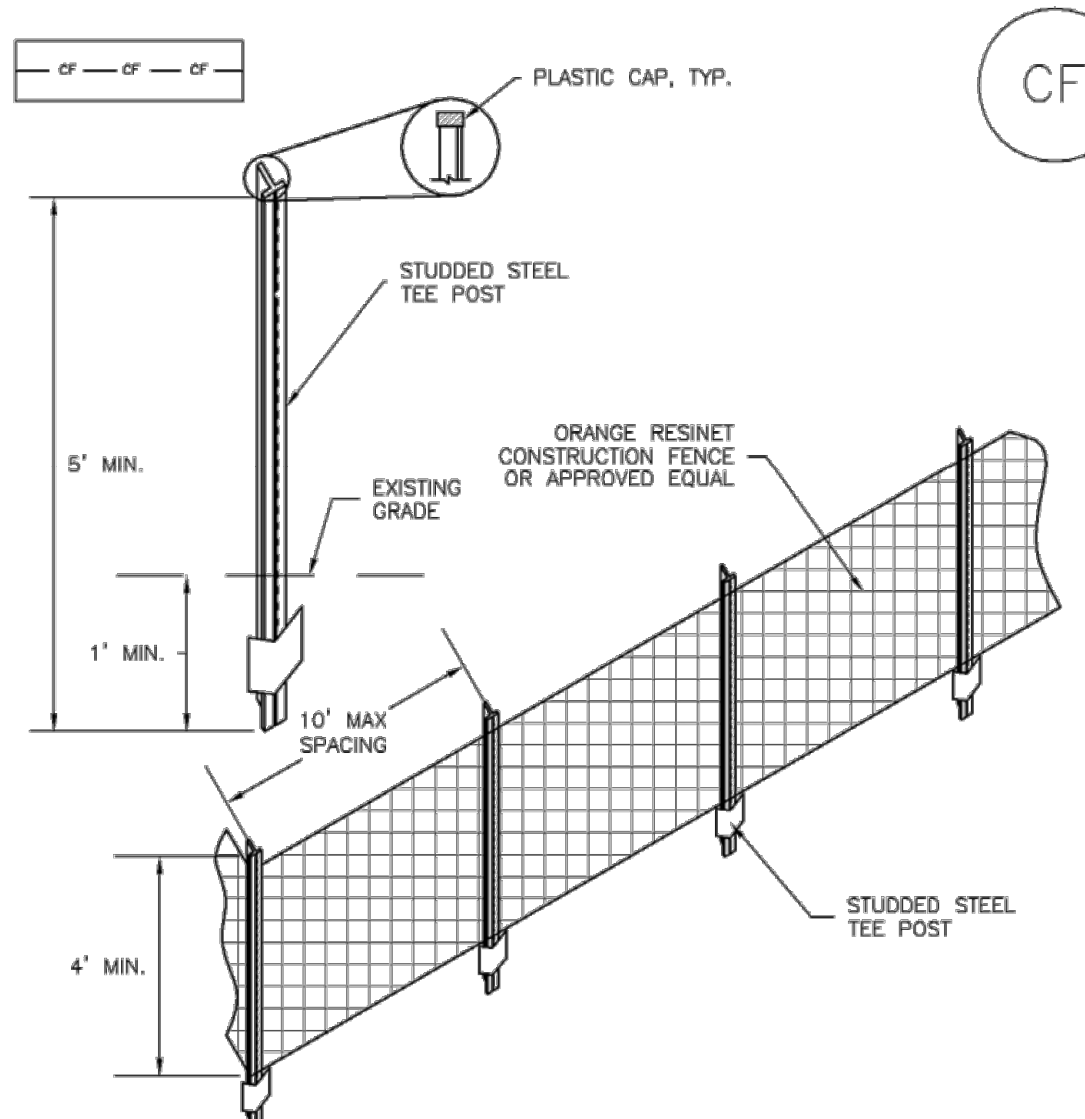
ELIZABETH LIQUOR STORE

CONSTRUCTION DOCUMENTS

LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO

SM-3

Construction Fence (CF)



CF-1. PLASTIC MESH CONSTRUCTION FENCE

CONSTRUCTION FENCE INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
-LOCATION OF 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.

CONSTRUCTION FENCE MAINTENANCE NOTES

1. 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.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
5. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

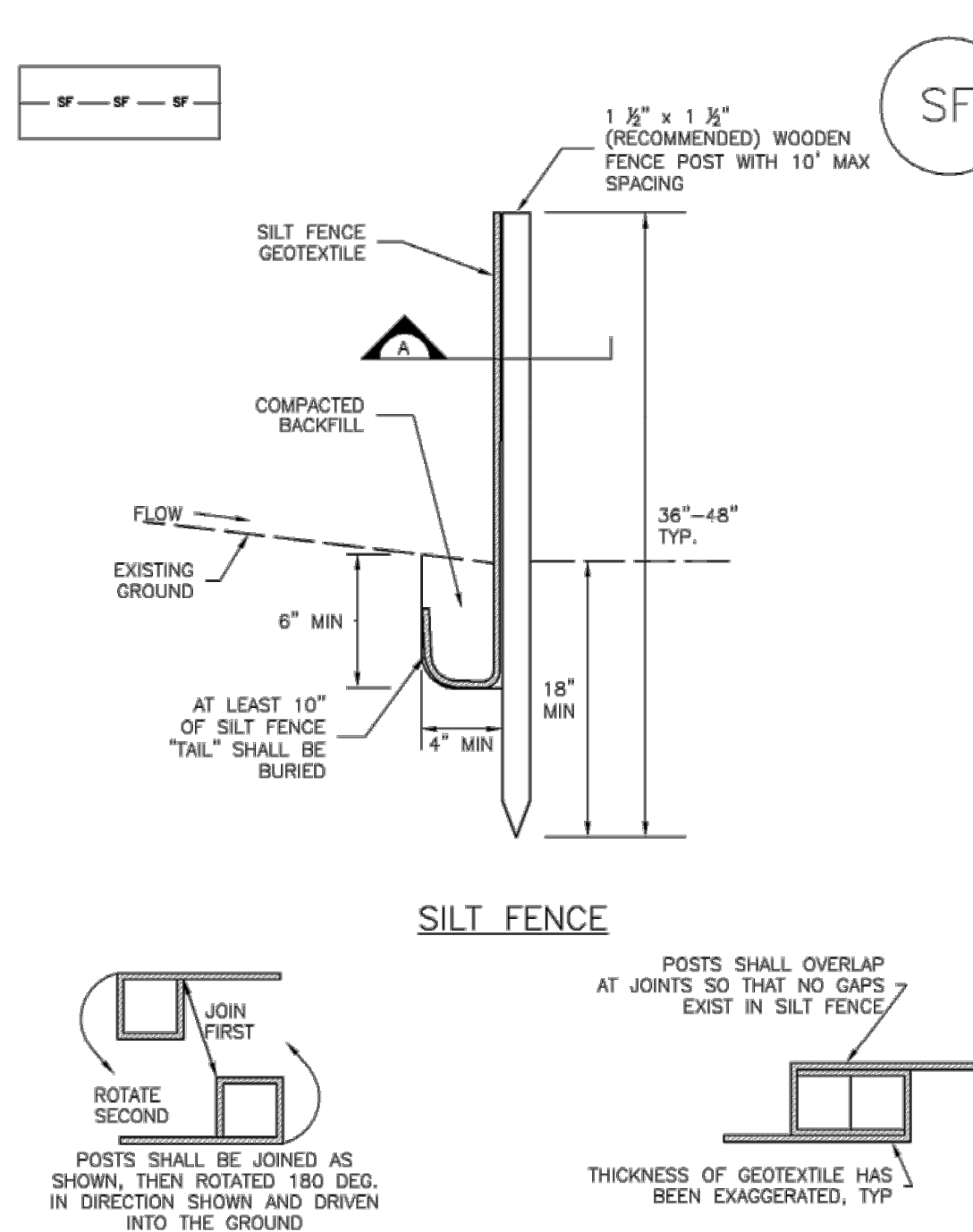
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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

November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

CF-3

Silt Fence (SF)



SILT FENCE

SECTION A

SF-1. SILT FENCE

SILT FENCE INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
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.
3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
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 "J-HOOK." THE "J-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

1. 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.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
6. 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.

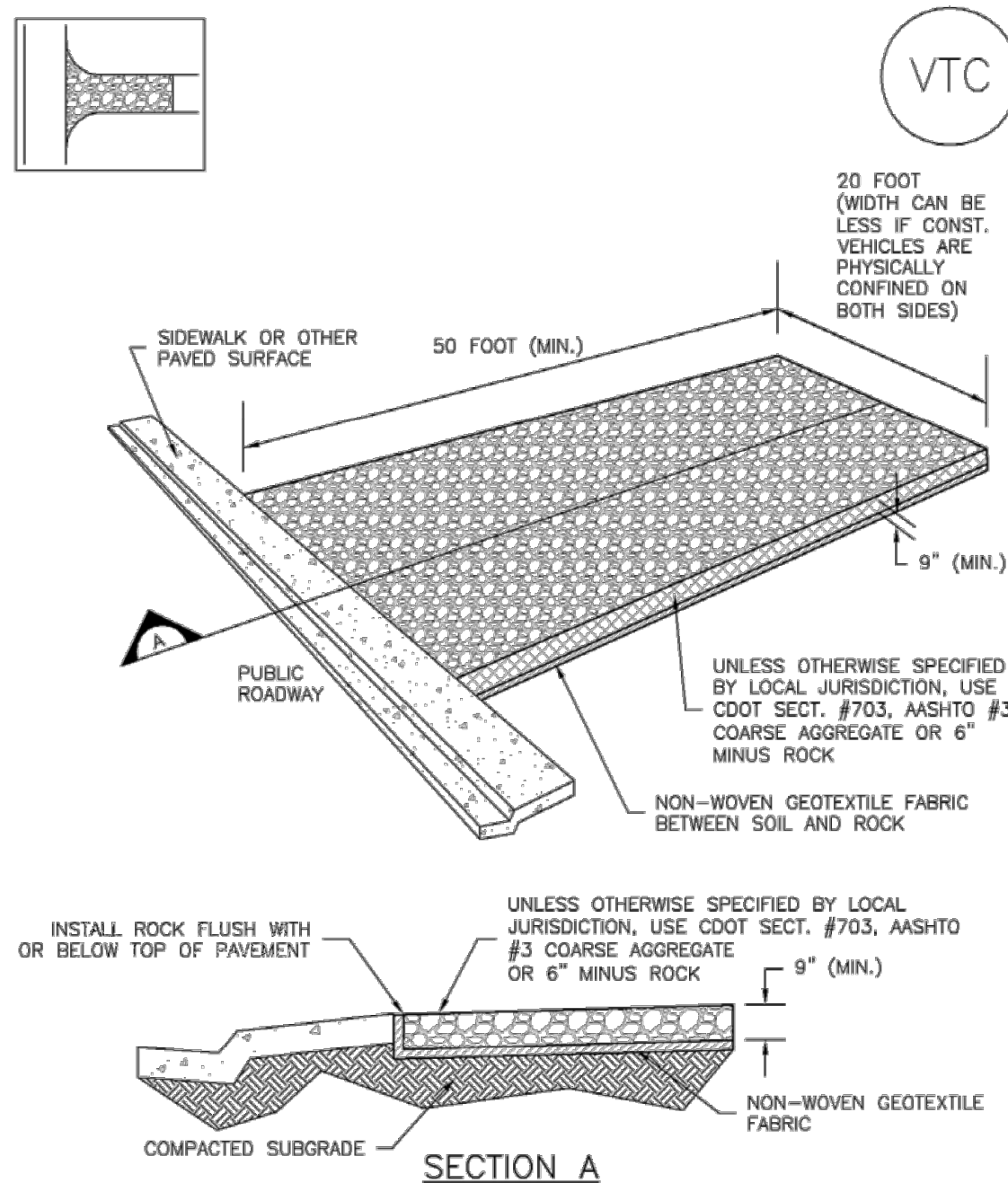
(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)

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

SF-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

November 2010

Vehicle Tracking Control (VTC)



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
-LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
-TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
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 VEHICULAR 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.
6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, ASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

1. 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.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
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.
5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

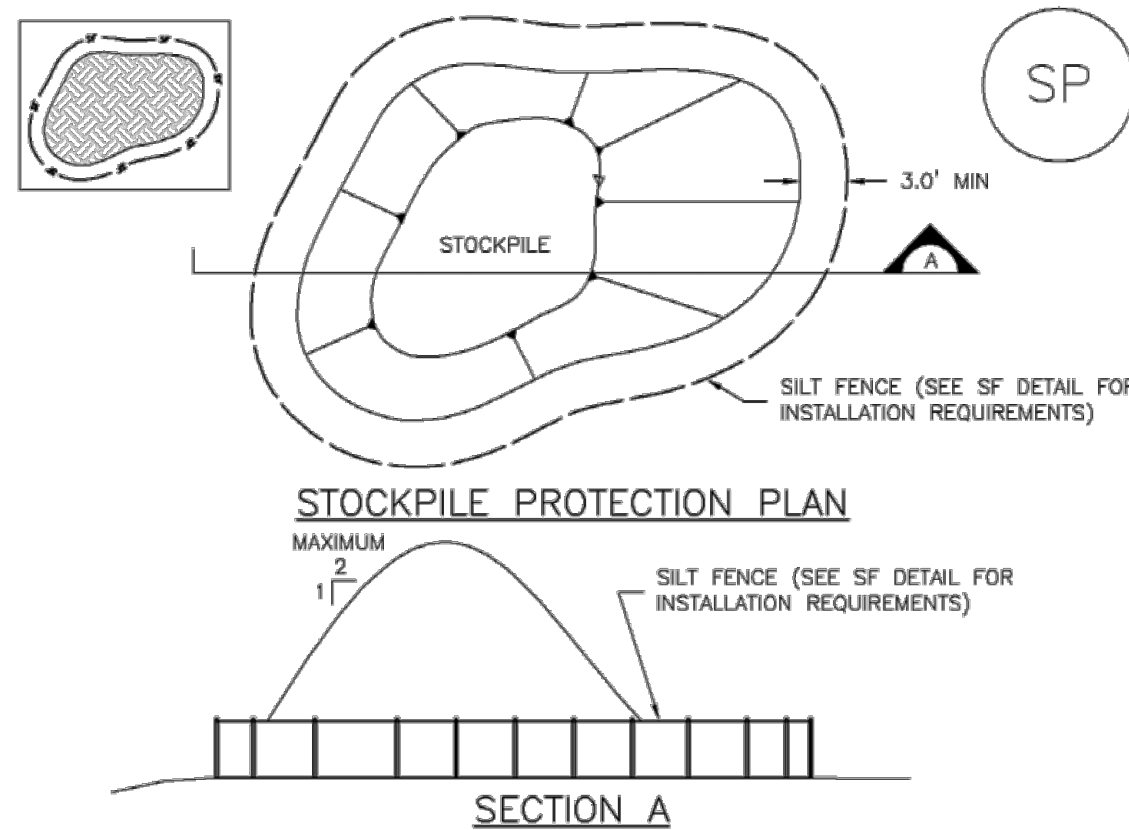
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

VTC-6 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

November 2010

Stockpile Management (SP)



SP-1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
-LOCATION OF STOCKPILES.
-TYPE OF STOCKPILE PROTECTION.
2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR 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).
4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

SP-3

CONSTRUCTION DOCUMENTS

ELIZABETH LIQUOR STORE

787 CROSSROAD CIRCLE, ELIZABETH, COLORADO 80107
JOB NO. 24-067

DESCRIPTION

ORIGINAL PREPARATION
2ND CD SUBMITTAL
3RD CD SUBMITTAL

DATE

2024.12.20
2025.03.14
2025.04.23

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Temporary and Permanent Seeding (TS/PS) EC-2

Description

Temporary seeding can be used to stabilize disturbed areas that will be inactive for an extended period. Permanent seeding should be used to stabilize areas at final grade that will not be otherwise stabilized. Effective seeding includes preparing a seedbed, selecting an appropriate seed mixture, using proper planting techniques, and protecting the seeded area with mulch, geotextiles, or other appropriate measures.



Photograph TS/PS-1. Equipment used to drill seed. Photo courtesy of Douglas County.

Appropriate Uses

When the soil surface is disturbed and will remain inactive for an extended period (typically determined by local government requirements), proactive stabilization measures, including planting a temporary seed mix, should be implemented. If the inactive period is short-lived (on the order of two weeks), techniques such as surface roughening may be appropriate. For longer periods of inactivity of up to one year, temporary seeding and mulching can provide effective erosion control. Permanent seeding should be used on finished areas that have not been otherwise stabilized.

The USDCM Volume 2 *Revegetation* Chapter contains suggested annual grains and native seed mixes to use for temporary seeding. Alternatively, local governments may have their own seed mixes and timelines for seeding. Check jurisdictional requirements for seeding and temporary stabilization.

Design and Installation

Effective seeding requires proper seedbed preparation, selecting an appropriate seed mixture, using appropriate seeding equipment to ensure proper coverage and density, and protecting seeded areas with mulch or fabric until plants are established.

The USDCM Volume 2 *Revegetation* Chapter contains detailed seed mixes, soil preparation practices, and seeding and mulching recommendations that should be referenced to supplement this Fact Sheet.

Drill seeding is the preferred seeding method. Hydroseeding is not recommended except in areas where steep slopes prevent use of drill seeding equipment, and even in these instances it is preferable to hand seed and mulch. Some jurisdictions do not allow hydroseeding or hydromulching.

Seedbed Preparation

Prior to seeding, ensure that areas to be revegetated have soil conditions capable of supporting vegetation. Overlot grading can result in loss of topsoil and compaction, resulting in poor quality subsoils at the ground surface that

Temporary and Permanent Seeding	
Functions	
Erosion Control	Yes
Sediment Control	No
Site/Material Management	No

have low nutrient value, little organic matter content, few soil microorganisms, rooting restrictions, and conditions less conducive to infiltration of precipitation. As a result, it is typically necessary to provide stockpiled topsoil, compost, or other soil amendments and rototill them into the soil to a depth of 6 inches or more.

Topsoil should be salvaged during grading operations for use and spread on areas to be revegetated later. Topsoil should be viewed as an important resource to be utilized for vegetation establishment, due to its water-holding capacity, structure, texture, organic matter content, biological activity, and nutrient content. The rooting depth of most native grasses in the semi-arid Denver metropolitan area is 6 to 18 inches. If present, at a minimum of the upper 6 inches of topsoil should be stripped, stockpiled, and ultimately respread across areas that will be revegetated.

Where topsoil is not available, subsoils should be amended to provide an appropriate plant-growth medium. Organic matter, such as well digested compost, can be added to improve soil characteristics conducive to plant growth. Other treatments can be used to adjust soil pH conditions when needed. Soil testing, which is typically inexpensive, should be completed to determine and optimize the types and amounts of amendments that are required.

If the disturbed ground surface is compacted, rip or rototill the upper 12 inches of the surface prior to placing topsoil. If adding compost to the existing soil surface, rototilling is necessary. Surface roughening will assist in placing a stable topsoil layer on steeper slopes, and allow infiltration and root penetration to greater depth. Topsoil should not be placed when either the salvaged topsoil or receiving ground are frozen or snow covered.

Prior to seeding, the soil surface should be rough and the seedbed should be firm, but neither too loose nor compacted. The upper layer of soil should be in a condition suitable for seeding at the proper depth and conducive to plant growth. Seed-to-soil contact is the key to good germination.

Refer to MHFD's Topsoil Management Guidance for detailed information on topsoil assessment, design, and construction.

Temporary Vegetation

To provide temporary vegetative cover on disturbed areas which will not be paved, built upon, or fully landscaped or worked for an extended period (typically 30 days or more), plant an annual grass appropriate for the time of planting and mulch the planted areas. Temporary grain seed mixes suitable for the Denver metropolitan area are listed in Table TS/PS-1. Native temporary seed mixes are provided in USDCM Volume 2, Chapter 13, Appendix A. These are to be considered only as general recommendations when specific design guidance for a particular site is not available. Local governments typically specify seed mixes appropriate for their jurisdiction.

Permanent Revegetation

To provide vegetative cover on disturbed areas that have reached final grade, a perennial grass mix should be established. Permanent seeding should be performed promptly (typically within 14 days) after reaching final grade. Each site will have different characteristics and a landscape professional or the local jurisdiction should be contacted to determine the most suitable seed mix for a specific site. In lieu of a specific recommendation, one of the perennial grass mixes appropriate for site conditions and growth season listed in seed mix tables in the USDCM Volume 2 *Revegetation* Chapter can be used. The pure live seed (PLS) rates of application recommended in these tables are considered to be absolute minimum rates for seed applied using proper drill-seeding equipment. These are to be considered only as general

Mulching (MU) EC-4

Description

Mulching consists of evenly applying straw, hay, shredded wood mulch, rock, bark or compost to disturbed soils and securing the mulch by crimping, tackifiers, netting or other measures. Mulching helps reduce erosion by protecting bare soil from rainfall impact, increasing infiltration, and reducing runoff. Although often applied in conjunction with temporary or permanent seeding, it can also be used for temporary stabilization of areas that cannot be reseeded due to seasonal constraints.



Photograph MU-1. An area that was recently seeded, mulched, and crimped.

Mulch can be applied either using standard mechanical dry application methods or using hydromulching equipment that hydraulically applies a slurry of water, wood fiber mulch, and often a tackifier.

Appropriate Uses

Use mulch in conjunction with seeding to help protect the seedbed and stabilize the soil. Mulch can also be used as a temporary cover on low to mild slopes to help temporarily stabilize disturbed areas where growing season constraints prevent effective reseeded. Disturbed areas should be properly mulched and tacked, or seeded, mulched and tacked promptly after final grade is reached (typically within no longer than 14 days) on portions of the site not otherwise permanently stabilized.

Standard dry mulching is encouraged in most jurisdictions; however, hydromulching may not be allowed in certain jurisdictions or may not be allowed near waterways.

Do not apply mulch during windy conditions.

Design and Installation

Prior to mulching, surface-roughen areas by rolling with a crimping or punching type roller or by track walking. Track walking should only be used where other methods are impractical because track walking with heavy equipment typically compacts the soil.

A variety of mulches can be used effectively at construction sites. Consider the following:

Mulch	
Functions	
Erosion Control	Yes
Sediment Control	Moderate
Site/Material Management	No

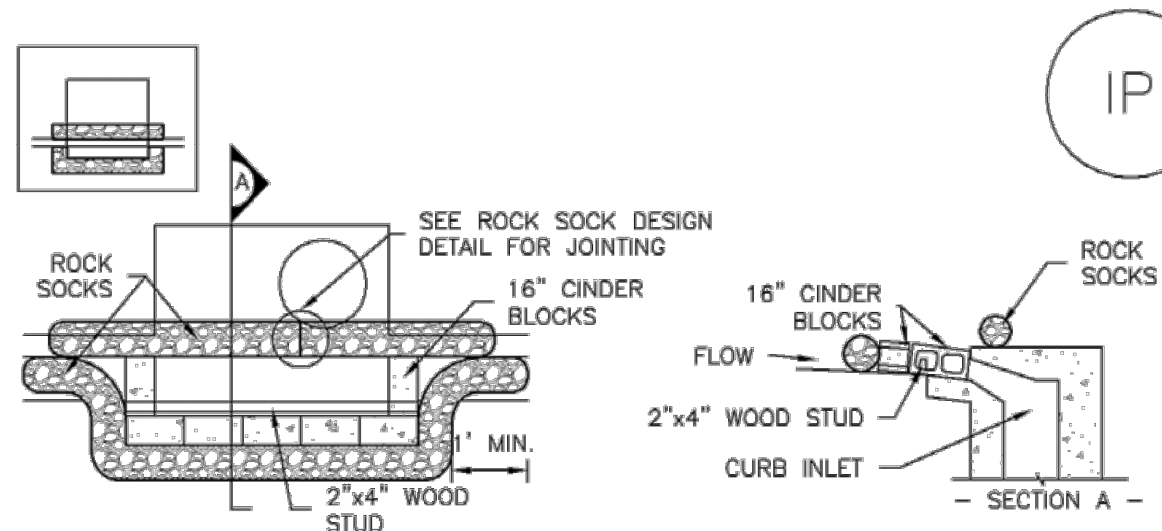
- Clean, weed-free and seed-free cereal grain straw should be applied evenly at a rate of 2 tons per acre and must be tacked or fastened by a method suitable for the condition of the site. Straw mulch must be anchored (and not merely placed) on the surface. This can be accomplished mechanically by crimping or with the aid of tackifiers or nets. Anchoring with a crimping implement is preferred, and is the recommended method for areas flatter than 3:1. Mechanical crimpers must be capable of tucking the long mulch fibers into the soil to a depth of 3 inches without cutting them. An agricultural disk, while not an ideal substitute, may work if the disk blades are dull or blunted and set vertically; however, the frame may have to be weighted to afford proper soil penetration.
- Grass hay may be used in place of straw; however, because hay is comprised of the entire plant including seed, mulching with hay may seed the site with non-native grass species which might in turn out-compete the native seed. Alternatively, native species of grass hay may be purchased, but can be difficult to find and are more expensive than straw. Purchasing and utilizing a certified weed-free straw is an easier and less costly mulching method. When using grass hay, follow the same guidelines as for straw (provided above).
- On small areas sheltered from the wind and heavy runoff, spraying a tackifier on the mulch is satisfactory for holding it in place. For steep slopes and special situations where greater control is needed, erosion control blankets anchored with stakes should be used instead of mulch.
- Hydraulic mulching consists of wood cellulose fibers mixed with water and a tackifying agent and should be applied at a rate of no less than 1,500 pounds per acre (1,425 lbs of fibers mixed with at least 75 lbs of tackifier) with a hydraulic mulcher. For steeper slopes, up to 2000 pounds per acre may be required for effective hydros seeding. Hydromulch typically requires up to 24 hours to dry; therefore, it should not be applied immediately prior to inclement weather. Application to roads, waterways and existing vegetation should be avoided.

- Erosion control mats, blankets, or nets are recommended to help stabilize steep slopes (generally 3:1 and steeper) and waterways. Depending on the product, these may be used alone or in conjunction with grass or straw mulch. Normally, use of these products will be restricted to relatively small areas. Biodegradable mats made of straw and jute, straw-coconut, coconut fiber, or excelsior can be used instead of mulch. (See the ECM/TRM BMP for more information.)
- Some tackifiers or binders may be used to anchor mulch. Check with the local jurisdiction for allowed tackifiers. Manufacturer's recommendations should be followed at all times. (See the Soil Binder BMP for more information on general types of tackifiers.)
- Rock can also be used as mulch. It provides protection of exposed soils to wind and water erosion and allows infiltration of precipitation. An aggregate base course can be spread on disturbed areas for temporary or permanent stabilization. The rock mulch layer should be thick enough to provide full coverage of exposed soil on the area it is applied.

Maintenance and Removal

After mulching, the bare ground surface should not be more than 10 percent exposed. Reapply mulch, as needed, to cover bare areas.

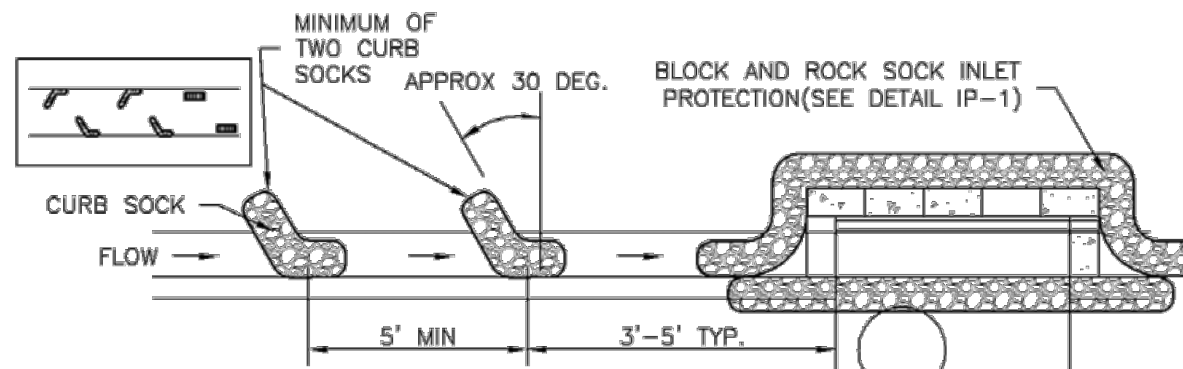
Inlet Protection (IP)



IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
- CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
- GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

- SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
- PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
- SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
- AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

GENERAL INLET PROTECTION INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF INLET PROTECTION.
 - TYPE OF INLET PROTECTION (IP-1, IP-2, IP-3, IP-4, IP-5, IP-6)
- INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
- 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.

INLET PROTECTION 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.
- SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR ¼ OF THE HEIGHT FOR STRAW BALES.
- INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
- WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, 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 NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

IP-8 Urban Drainage and Flood Control District August 2013
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Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Species* (Common name)	Growth Season*	Pounds of Pure Live Seed (PLS)/acre*	Planting Depth (inches)
1. Oats	Cool	35 - 50	1 - 2
2. Spring wheat	Cool	25 - 35	1 - 2
3. Spring barley	Cool	25 - 35	1 - 2
4. Annual ryegrass	Cool	10 - 15	½
5. Millet	Warm	3 - 15	½ - ¾
6. Winter wheat	Cool	20 - 35	1 - 2
7. Winter barley	Cool	20 - 35	1 - 2
8. Winter rye	Cool	20 - 35	1 - 2
9. Triticale	Cool	25 - 40	1 - 2
* Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or mowed closer than 8 inches.			
Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.			
b See Table TS/PS-2 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months.			
c Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.			

Table TS/PS-2. Seeding Dates for Annual and Perennial Grasses

Seeding Dates	Annual Grasses (Numbers in table reference species in Table TS/PS-1)		Perennial Grasses	
	Warm	Cool	Warm	Cool
January 1–March 15			✓	✓
March 16–April 30		1,2,3	✓	✓
May 1–May 15			✓	
May 16–June 30	5			
July 1–July 15	5			
July 16–August 31				
September 1–September 30		6, 7, 8, 9		
October 1–December 31			✓	✓

Mulch

Cover seeded areas with mulch or an appropriate rolled erosion control product to promote establishment of vegetation. Anchor mulch by crimping, netting or use of a non-toxic tackifier. See the USDCM Volume 2 *Revegetation* Chapter and Volume 3 Mulching BMP Fact Sheet (EC-04) for additional guidance.

Maintenance and Removal

Monitor and observe seeded areas to identify areas of poor growth or areas that fail to germinate. Reseed and mulch these areas, as needed.

If a temporary annual seed was planted, the area should be reseeded with the desired perennial mix when there will be no further work in the area. To minimize competition between annual and perennial species, the annual mix needs time to mature and die before seeding the perennial mix. To increase success of the perennial mix, it should be seeded during the appropriate seeding dates the second year after the temporary annual mix was seeded. Alternatively, if this timeline is not feasible, the annual mix seed heads should be removed and then the area seeded with the perennial mix.

An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado. Reseed portions of the site that fail to germinate or remain bare after the first growing season.

Seeded areas may require irrigation, particularly during extended dry periods. Targeted weed control may also be necessary.

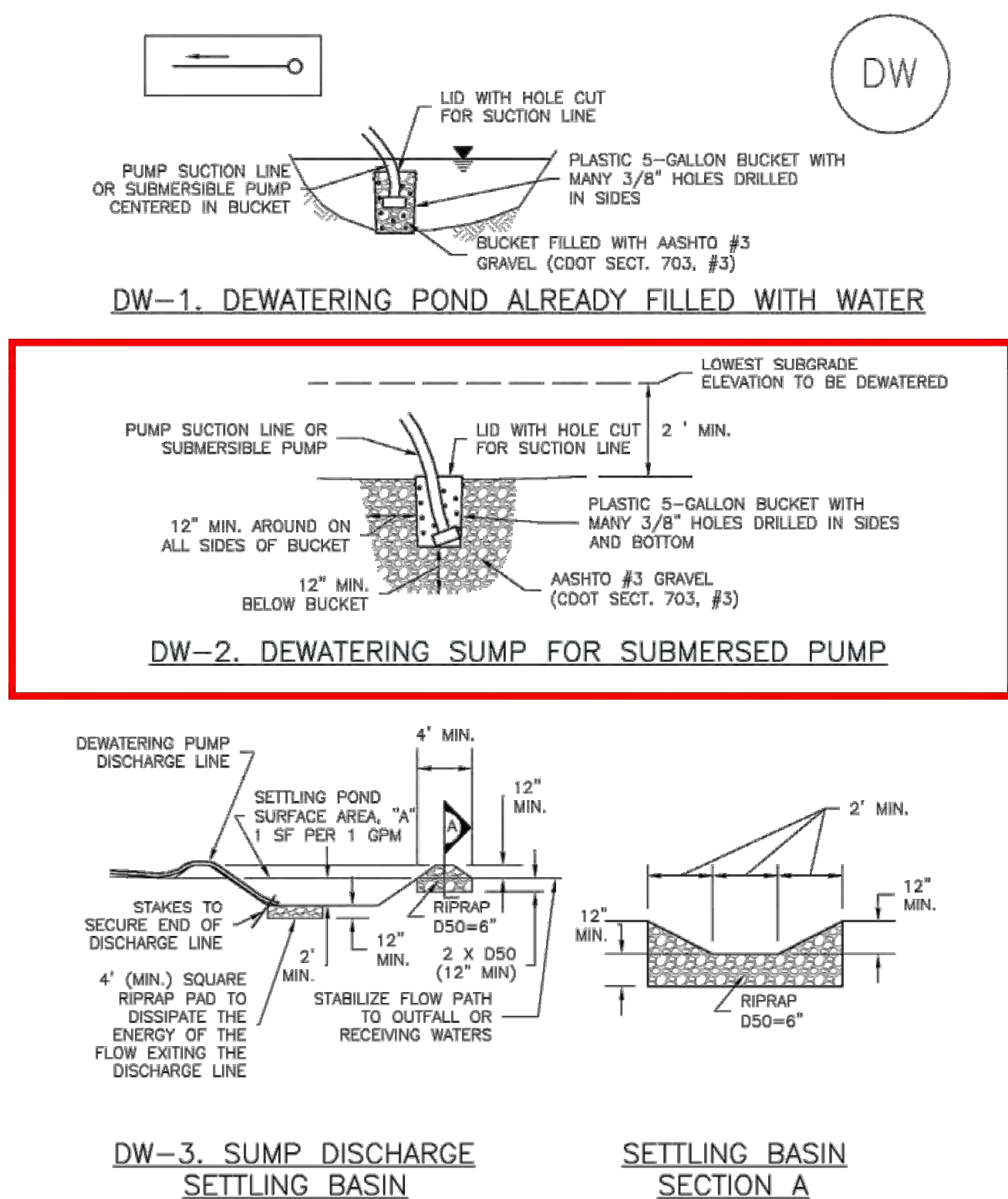
Protect seeded areas from construction equipment and vehicle access.

January 2021 Urban Drainage and Flood Control District TS/PS-5
Urban Storm Drainage Criteria Manual Volume 3

MU-2 Urban Drainage and Flood Control District June 2012
Urban Storm Drainage Criteria Manual Volume 3

LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO

SM-9



November 2010 Urban Drainage and Flood Control District DW-3
Urban Storm Drainage Criteria Manual Volume 3

SM-9

DEWATERING INSTALLATION NOTES

4. Dewatering operations shall use one or more of the dewatering pumps shown above, well points, or other means approved by the local jurisdiction to reduce the pumping of sediment, and shall provide a temporary sediment basin or filtration BMP to reduce sediment to allowable levels prior to release off site or to a receiving waterway. A sediment basin may be used in lieu of sump discharge settling basin shown above if a 4-foot-square RIRPAP pad is placed at the discharge point and the discharge end of the line is staked in place to prevent movement of the line.

DEWATERING MAINTENANCE NOTES:

1. 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.

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

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

4. DEWATERING BMPs ARE REQUIRED IN ADDITION TO ALL OTHER PERMIT REQUIREMENTS.

5. TEMPORARY SETTLING BASINS SHALL BE REMOVED WHEN NO LONGER NEEDED FOR DEWATERING OPERATIONS. ANY DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

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.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

Protection of Existing Vegetation (PV)

Surface Cover During Phased Construction

Install construction fencing or other perimeter controls around areas to be protected from clearing and grading as part of construction phasing.

Maintaining surface cover on steep slopes for the maximum practical duration during construction is recommended.

Open Space Preservation

Where natural open space areas will be preserved as part of a development, it is important to install construction fencing around these areas to protect them from compaction. This is particularly important when areas with soils with high infiltration rates are preserved as part of LID designs. Preserved open space areas should not be used for staging and equipment storage.

Wetlands and Riparian Areas

Install a construction fence around the perimeter of the wetland or riparian (streamside vegetation) area to prevent access by equipment. In areas downgradient of disturbed areas, install a perimeter control such as silt fence, sediment control logs, or similar measure to minimize sediment loading to the wetland.

Tree Protection

- Before beginning construction operations, establish a tree protection zone around trees to be preserved by installing construction fences. Allow enough space from the trunk to protect the root zone from soil compaction and mechanical damage, and the branches from mechanical damage (see Table PV-1). If low branches will be kept, place the fence outside of the drip line. Where this is not possible, place fencing as far away from the trunk as possible. In order to maintain a healthy tree, be aware that about 60 percent of the tree's root zone extends beyond the drip line.

Table PV-1
Guidelines for Determining the Tree Protection Zone
 (Source: Matheny and Clark, 1998; as cited in GreenCO and WWE 2008)

	Distance from Trunk (ft) per inch of DBH		
Species Tolerance to Damage	Young	Mature	Over mature
<i>Good</i>	0.5'	0.75'	1.0'
<i>Moderate</i>	0.75'	1.0'	1.25'
<i>Poor</i>	1.0'	1.25'	1.5'

Notes: DBH = diameter at breast height (4.5 ft above grade); Young = <20% of life expectancy; Mature = 20%-80% of life expectancy; Over mature =>80% of life expectancy

- Most tree roots grow within the top 12 to 18 inches of soil. Grade changes within the tree protection zone should be avoided where possible because seemingly minor grade changes can either smother

¹ Tree Protection guidelines adapted from GreenCO and WWE (2008). *Green Industry Best Management Practices (BMPs) for the Conservation and Protection of Water Resources in Colorado: Moving Toward Sustainability*, Third Release. See www.greenco.org for more detailed guidance on tree preservation.

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Urban Storm Drainage Criteria Manual Volume 3

SM-2

roots (in fill situations) or damage roots (in cut situations). Consider small walls where needed to avoid grade changes in the tree protection zone.

- Place and maintain a tier of mulch 4 to 6-inch thick from the tree trunk to the fencing, keeping a 6-inch space between the mulch and the trunk. Mulch helps to preserve moisture and decrease soil compaction if construction traffic is unavoidable. When planting operations are completed, the mulch may be reused throughout planting areas.
- Limit access, if needed at all, and appoint one route as the main entrance and exit to the tree protection zone. Within the tree protection zone, do not allow any equipment to be stored, chemicals to be dumped, or construction activities to take place except fine grading, irrigation system installation, and planting operations. These activities should be conducted in consultation with a landscaping professional, following Green Industry BMPs.
- Be aware that soil compaction can cause extreme damage to tree health that may appear gradually over a period of years. Soil compaction is easier to prevent than repair.

Maintenance and Removal

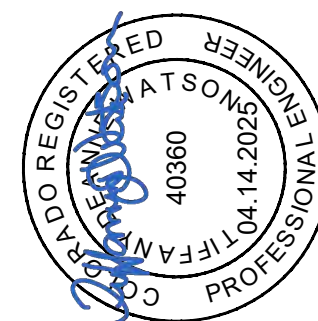
Repair or replace damaged or displaced fencing or other protective barriers around the vegetated area

If damage occurs to a tree, consult an arborist for guidance on how to care for the tree. If a tree in a designated preservation area is damaged beyond repair, remove and replace with a 2-inch diameter tree of the same or similar species.

Construction equipment must not enter a wetland area, except as permitted by the U.S. Army Corps of Engineers (USACE). Inadvertent placement of fill in a wetland is a 404 permit violation and will require notification of the USACE.

If damage to vegetation occurs in a protected area, reseed the area with the same or similar species following the recommendations in the USDCM *Revegetation* chapter.

November 2010 Urban Drainage and Flood Control District PV-3
Urban Storm Drainage Criteria Manual Volume 3



PREPARED UNDER
THE DIRECT
SUPERVISION OF
TIFFANY D. WATSON
COLORADO
LICENSE NO. 40360
FOR AND ON
BEHALF OF POINT
CONSULTING, LLC

CONSTRUCTION DOCUMENTS

ELIZABETH LIQUOR STORE

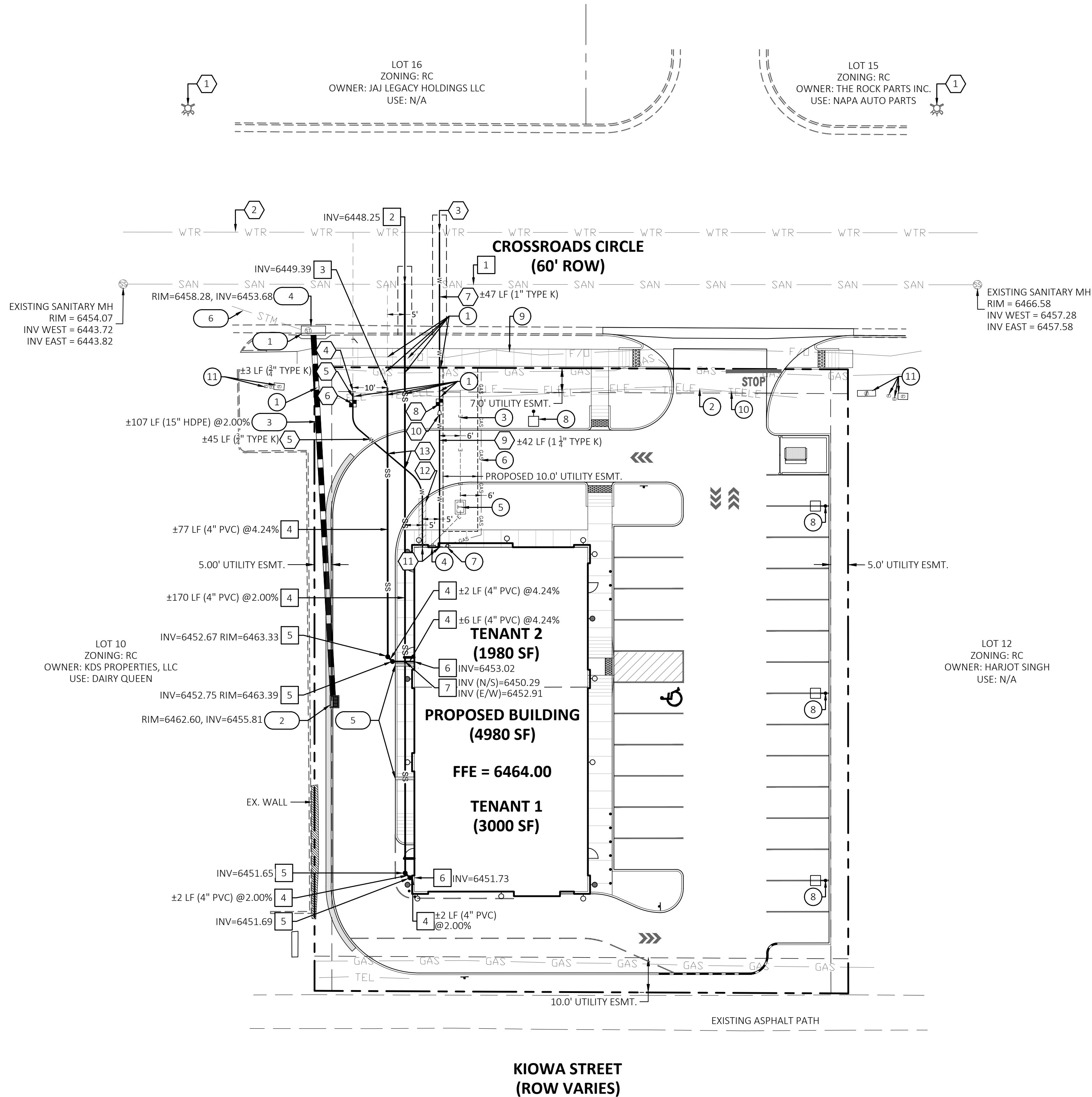
787 CROSSROAD CIRCLE, ELIZABETH, COLORADO 80107

9.24.067

DESCRIPTION
ORIGINAL PREPARATION
2ND CD SUBMITTAL
3RD CD SUBMITTAL
-
-
-
-
-

ELIZABETH LIQUOR STORE
CONSTRUCTION DOCUMENTS

LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO



GENERAL NOTES

- REFER TO SHEET C0.00, COVER SHEET, FOR THE BENCHMARK AND BASIS OF BEARINGS.
- REFER TO SHEET C0.10 FOR GENERAL NOTES AND UTILITY NOTES.
- REFER TO SHEET C6.90 FOR UTILITY DETAILS.
- CONTRACTOR TO COORDINATE WITH CORE ELECTRIC CO-OP FOR ELECTRIC SERVICES.
- CONTRACTOR TO COORDINATE WITH BLACK HILLS ENERGY FOR GAS SERVICES.
- CONTRACTOR TO PROTECT ALL EXISTING PRIVATE UTILITIES.
- ALL SHOWN LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION.
- ALL PROPOSED STORM DRAINAGE FACILITIES ARE PRIVATELY OWNED AND MAINTAINED.

LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED VERTICAL CURB
- PROPOSED SIDEWALK
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING FIBER-OPTIC LINE
- EXISTING FIRE HYDRANT
- PROPOSED WATER SERVICE
- WATER SERVICE REDUCER
- SANITARY SEWER MANHOLE
- PROPOSED SANITARY SERVICE
- PROPOSED ELECTRIC LINE
- PROPOSED STORM LINE
- PROPOSED GAS SERVICE
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER
- PROPOSED STORM STRUCTURES

CONSTRUCTION NOTES

DRY:

- CAUTION! UTILITY CROSSING. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL PRIOR TO COMMENCING CONSTRUCTION.
- EXISTING UNDERGROUND ELECTRIC. PROTECT IN PLACE.
- INSTALL UNDERGROUND ELECTRIC SERVICE, CONTRACTOR TO COORDINATE WITH CORE ELECTRIC CO-OP.
- ELECTRIC SERVICE CONNECTION TO BUILDING, CONTRACTOR TO COORDINATE WITH CORE ELECTRIC CO-OP.
- INSTALL PAD TRANSFORMER, CONTRACTOR TO COORDINATE WITH CORE ELECTRIC CO-OP. RE: SHEET C6.91, DETAIL J.
- INSTALL UNDERGROUND GAS SERVICE. CONTRACTOR TO COORDINATE WITH BLACK HILLS ENERGY.
- GAS SERVICE CONNECTION TO BUILDING.
- INSTALL LIGHT POLE. RE: PHOTOMETRIC PLANS.
- EXISTING FIBER-OPTIC LINE. PROTECT IN PLACE.
- EXISTING TELEPHONE LINE. PROTECT IN PLACE.
- PROTECT EXISTING PRIVATE UTILITIES.

WATER:

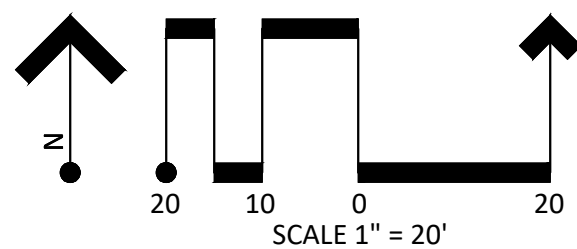
- EXISTING FIRE HYDRANT.
- EXISTING 8-INCH PVC WATER MAIN.
- TIE INTO EXISTING 8-INCH WATER MAIN WITH A WET TAP.
- TIE INTO EXISTING WATER STUB OUT.
- PROPOSED 3/4-INCH TYPE K SERVICE LINE. SEE PLAN FOR LENGTH.
- PROPOSED 3/4-INCH WATER METER. RE: SHEET C.90, DETAIL F.
- PROPOSED 1-INCH TYPE K SERVICE LINE. SEE PLAN FOR LENGTH.
- PROPOSED 1-INCH WATER METER. RE: SHEET C.90, DETAIL F.
- PROPOSED 1 1/4-INCH TYPE K SERVICE LINE. SEE PLAN FOR LENGTH.
- PROPOSED 1-INCH TO 1 1/4-INCH TYPE K REDUCER COUPLING.
- CONNECT WATER LINE TO BUILDING. RE: PLUMBING PLANS.
- PROPOSED CONCRETE PIPE ENCASEMENT RE: SHEET C6.90, DETAIL B.
- CAUTION! UTILITY CROSSING. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL PRIOR TO COMMENCING CONSTRUCTION. RE: SHEET C6.90, DETAIL A.

STORM:

- EXISTING TOWN OF ELIZABETH CURB INLET. PROTECT IN PLACE.
- INSTALL 2'X3' NYLOPLAST INLET. RE: SHEET C6.91, DETAIL I.
- INSTALL 15" HDPE STORM. SEE PLAN FOR LENGTH AND SLOPES. RE: SHEET C6.91, DETAIL H.
- INSTALL CONNECTION TO INLET. INVERT PER PLAN.
- INSTALL CURB CHASE DRAIN. RE: SHEET C3.92, DETAIL I.
- EXISTING 18" RCP.

SANITARY:

- EXISTING 8-INCH PVC SANITARY SEWER.
- CONNECT TO EXISTING 8-INCH PVC SANITARY SEWER.
- CONNECT TO EXISTING 6-INCH PVC SANITARY STUB. CONTRACTOR TO VERIFY LOCATION IN FIELD.
- INSTALL 4-INCH PVC SANITARY SEWER LINE WITH TRACER WIRE. SEE PLAN FOR SLOPE AND LENGTHS. RE: SHEET C6.90, DETAIL D.
- INSTALL 4-INCH PVC SANITARY CLEANOUT. RE: SHEET C6.91, DETAIL G.
- CONNECT SANITARY LINE TO BUILDING. RE: PLUMBING PLANS.
- CAUTION! SANITARY CROSSING. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL PRIOR TO COMMENCING CONSTRUCTION. SEE PLAN FOR INVERTS.



CONSTRUCTION DOCUMENTS
ELIZABETH LIQUOR STORE
787 CROSSROAD CIRCLE, ELIZABETH, COLORADO 80107
JOB NO. 24.067

DATE	DESCRIPTION
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2025.03.14	2ND CD SUBMITTAL
2025.04.23	3RD CD SUBMITTAL

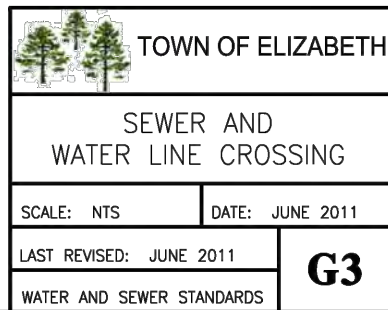
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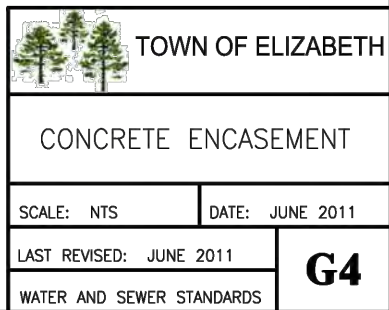


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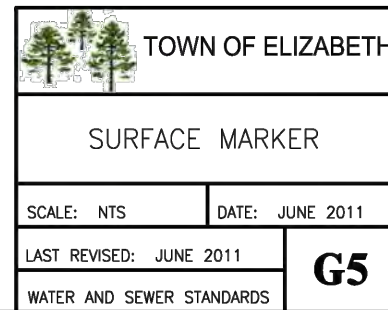




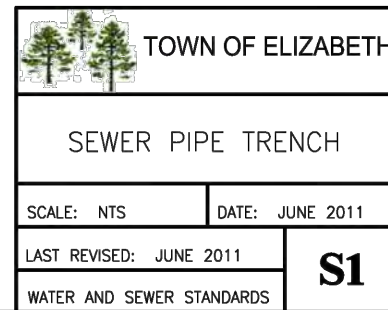
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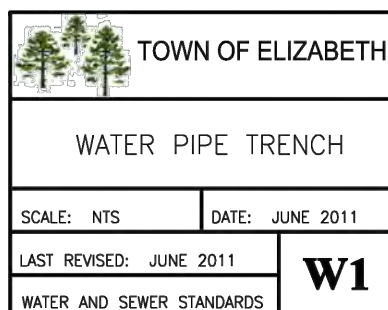
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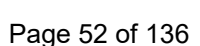
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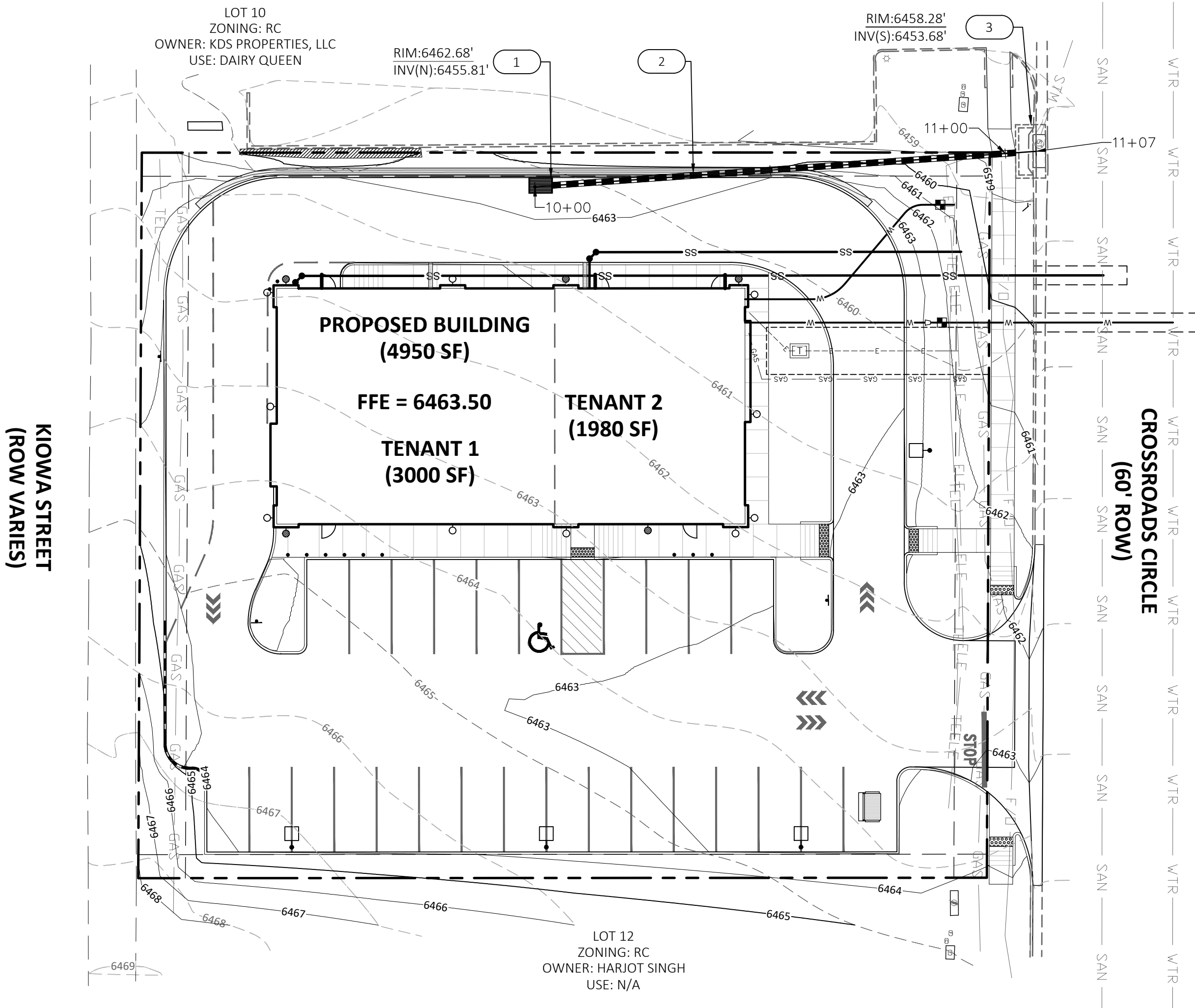
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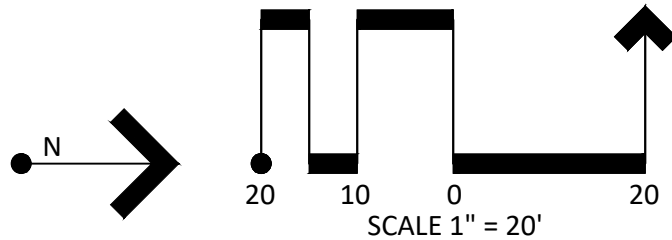
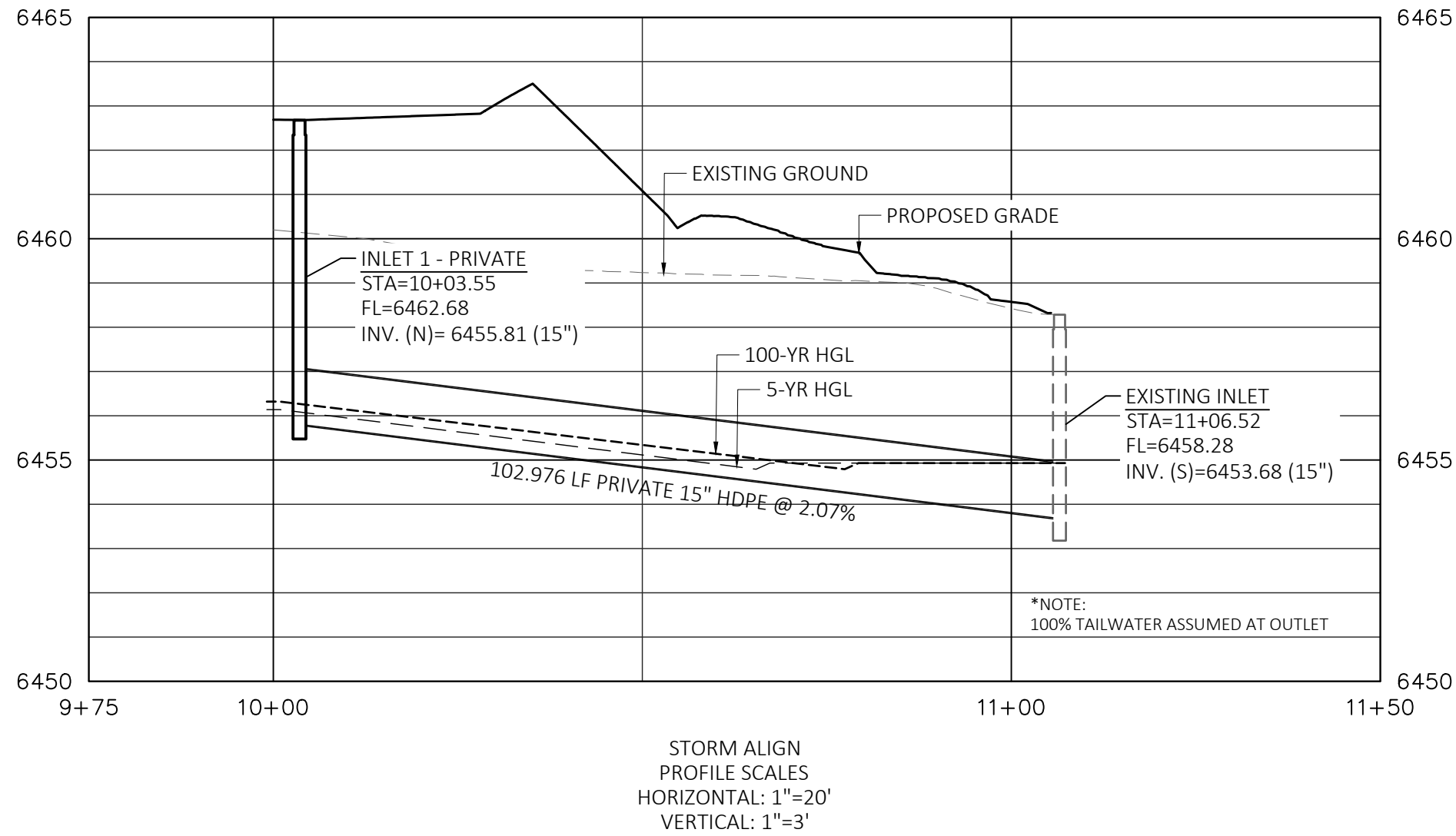


ELIZABETH LIQUOR STORE
CONSTRUCTION DOCUMENTS
LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO



- LEGEND**
- PROPERTY LINE
 - EXISTING CURB AND GUTTER
 - PROPOSED VERTICAL CURB
 - PROPOSED SIDEWALK
 - EXISTING SANITARY SEWER
 - EXISTING WATER MAIN
 - EXISTING STORM SEWER
 - EXISTING GAS LINE
 - EXISTING ELECTRIC LINE
 - EXISTING FIBER-OPTIC LINE
 - EXISTING FIRE HYDRANT
 - PROPOSED WATER SERVICE
 - WATER SERVICE REDUCER
 - SANITARY SEWER MANHOLE
 - PROPOSED SANITARY SERVICE
 - PROPOSED ELECTRIC LINE
 - PROPOSED STORM LINE
 - PROPOSED GAS SERVICE
 - PROPOSED LIGHT POLE
 - PROPOSED TRANSFORMER
 - PROPOSED STORM STRUCTURES

- CONSTRUCTION NOTES**
- INSTALL 2'x3' NYLOPLAST INLET.
RE: SHEET C6.91, DETAIL I.
 - INSTALL 15-INCH HDPE STORM PIPE. SEE PLAN FOR LENGTH AND SLOPES.
RE: SHEET C6.91, DETAIL H.
 - CONNECT TO EXISTING 10' TYPE R INLET. CORE AND GROUT PIPE.



PREPARED UNDER
THE DIRECT
SUPERVISION OF
TIFFANY D. WATSON
COLORADO
LICENSE NO. 40360
FOR AND ON
BEHALF OF POINT
CONSULTING, LLC

CONSTRUCTION DOCUMENTS

ELIZABETH LIQUOR STORE

787 CROSSROAD CIRCLE, ELIZABETH, COLORADO 80107

JOB NO. 24.067

DESCRIPTION

ORIGINAL PREPARATION

2ND CD SUBMITTAL

3RD CD SUBMITTAL

DATE

2024.12.20

2025.03.14

2025.04.23

C7.10

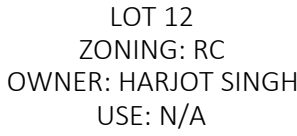
STORM SEWER PLAN AND PROFILE

POINT

POINT CONSULTING, LLC
8460 W. KEN CARYL AVE #101
LITTLETON, CO 80128
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PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING



LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO



	PROPERTY LINE
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	EASEMENT BOUNDARY
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING FIRE HYDRANT
	4-INCH 12 GAUGE ROLLED TOP STEEL EDGE
	EXISTING TELEPHONE LINE
	EXISTING ELECTRIC LINE
	EXISTING FIBER OPTIC LINE
	EXISTING GAS LINE
	EXISTING STORM DRAIN

PROPOSED DECIDUOUS TREE



PROPOSED ORNAMENTAL TREE

PROPOSED EVERGREEN SHRUBS



PROPOSED ORNAMENTAL GRASSES

PROPOSED SITE LIGHTING

DESCRIPTION	REQUIRED	PROVIDED
SITE AREA	N/A	27,710 SF
OVERALL LANDSCAPE AREA	4,157 SF (15%)	5,607 SF (20%)

GROUND COVER		
LIVING VEGETATION	3,118 SF (75%)	3,453 SF (83%)

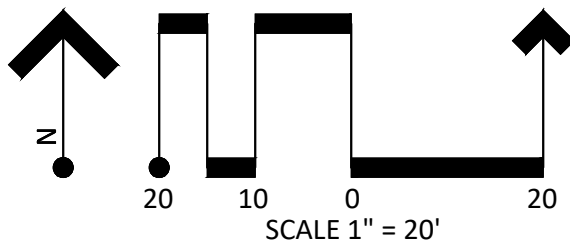
DESCRIPTION	AMOUNT (SF, LF, EA)	FORMULA (SF, LF, EA)	TREES REQ.	TREES PROV.	SHRUBS REQ.	SHRUBS PROV.
PARKING LOT ISLANDS	4 EA (831 SF TOTAL)	1 T & 4 SH / ISLAND	4	*3	16	**32
LANDSCAPE AREA	4,776 SF	1 T & 5 SH / 1500 SF	3	3	16	*26

*REQUEST TO SUBSTITUTE ONE PARKING ISLAND TREE WITH 10 SHRUBS DUE TO A UTILITY EASEMENT CONSTRAINT.

****ADDITIONAL SHRUBS REQUIRED DUE TO THREE LANDSCAPE ISLANDS BEING LARGER THAN 150 SF.**

DESCRIPTION	AMOUNT (SF, LF, EA)	FORMULA (SF, LF, EA)	TREES REQ.	TREES PROV.
STREET TREES	83 LF	1 T/40 LF	2	2

1. REFER TO SHEET C0.00, COVER SHEET, FOR THE BENCHMARK AND BASIS OF BEARINGS.
2. SHRUBS BEDS ARE TO BE IRRIGATION WITH DRIP IRRIGATION
3. SOD AND SEED AREAS ARE TO BE IRRIGATION BY SPRAY IRRIGATION.
4. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS AND NOT OBSTRUCTED.
5. REFER TO SHEET L3.90, FOR THE PLANT LIST, LANDSCAPE NOTES AND LANDSCAPE DETAILS.



PREPARED UNDER
THE DIRECT
SUPERVISION OF
JAMES H. SHIPTON
COLORADO
LICENSE NO. LA 214
FOR AND ON
BEHALF OF POINT
CONSULTING, LLC

CONSTRUCTION DOCUMENTS

787 CROSSROAD CIRCLE, ELIZABETH, COLORADO 80107

JOB NO. 24.067

LANDSCAPE PLAN

3.10

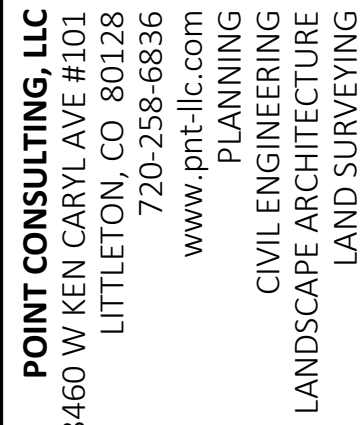
LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO

3. THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, IRRIGATION, ARCHITECTURAL, MECHANICAL AND ELECTRICAL PLANS TO FORM COMPLETE INFORMATION REGARDING THIS PROJECT.
2. LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
3. ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR, FROM DATE OF FINAL ACCEPTANCE.
4. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
5. BEFORE COMMENCING WORK, CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, ETC.
6. ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE IN SCHEDULES.
7. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED FOR THE PROJECT. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS, ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND. PLANTING PROCEDURES SHALL CONFORM TO DETAILS.
8. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
9. ALL B&B PLANT MATERIAL SHALL HAVE ALL ROOT, TWINE OR OTHER CONTAMINATION MATERIAL, EXCEPT FOR THE BURLAP, REMOVED FROM THE TRUNK AND WIRE TIE BALL OF THE PLANT PRIOR TO PLANTING.
10. IRRIGATION: ALL LANDSCAPE AREAS TO BE SERVED BY AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL INCLUDE: A. RAIN SENSOR WITH AUTOMATIC SHUT-OFF OF THE SYSTEM DURING PERIODS OF HIGH MOISTURE; A DRIP, SUB-SURFACE, BUBBLER OR LOW VOLUME IRRIGATION SYSTEM FOR ALL PLANTING STRIPS LESS THAN 8" WIDE AND ALL PLANTING BEDS INVOLVING TREES, SHRUBS, PERENNIALS AND GROUND COVER; AND N IRRIGATION CLOCK WHICH ALLOWS PROGRAMMING TO MEET THE DIFFERENTIAL NEEDS OF THE SPECIFIED PLANTING PLAN.
11. DISTRIBUTE IMPORTED TOPSOIL OVER AREAS TO BE GRASSED TO A MINIMUM DEPTH OF FOUR (4") INCHES, AND TO A DEPTH OF TEN (10") INCHES IN SHRUB AND PERENNIAL BEDS. TOPSOIL TO BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL FREE FROM WEEDS, UTILITY GRASS, STONES LARGER THAN 1", ROOTS OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH.
12. SOIL PREPARATION: MIX THE FOLLOWING SOIL AMENDMENTS AND APPLY SHRUB BED AREAS.
 - A. ASPEN RICH COMPOST -- 4 CUBIC YARDS PER 1,000 S.F.
 - B. COMMERCIAL FERTILIZER (20-10-5): 10 lbs. PER 1,000 S.F.
 - C. SUPERPHOSPHATE: 10 lbs. PER 1,000 S.F.

18. ROCK MULCH: INSTALL 3-INCHES OF 1-1/2" PLATTE RIVER ROCK, PER EWING OUTDOOR SUPPLY, 35049 CO RD 13, ELIZABETH, CO 80107 (303) 646-8811. IN SPECIFIED SHRUB BEDS OVER TYPAR 3301 WEED MAT OR APPROVED EQUAL, AFTER APPLYING PRE-EMERGENT HERBICIDE.
19. NATIVE SEED MIX: IN SPECIFIED AREAS SHALL BE ROCKY MOUNTAIN NATIVE MIX, PER PINE LANE NURSERY, 18200 APACHE DRIVE PARKER, CO 80134 (303) 841-3009.
20. SOD: IN SPECIFIED AREAS SHALL BE BUFFALO SOD, PER THE SOD GUY, 42600 SUMMIT VIEW CT. PARKER, CO 80138 (303) 841-7575.
21. LANDSCAPE EDGING: IN THE SPECIFIED AREAS, INSTALL 4-INCH, 12 GAUGE ROLLED TOP STEEL EDGING, PER EWING OUTDOOR SUPPLY, 35049 CO RD 13, ELIZABETH, CO 80107 (303) 646-8811.



Qty.	Sym.	Scientific/Botanic Name	Container/Size	Notes	Habit	Water Usage
DECIDUOUS TREES						
2	SSL	SUMMER SPRITE LINDEN Tilia cordata 'Summer Sprite'	2" CAL. SINGLE TRUNK	FULL CROWN, B&B, STAKED SPECIMEN QUALITY	16x10 FEET	MEDIUM
3	UPO	URBAN PINNACLE OAK Quercus macrocarpa 'JFS-KW3'	2" CAL. SINGLE TRUNK	FULL CROWN, B&B, STAKED SPECIMEN QUALITY	55x25 FEET	VERY LOW
EVERGREEN TREES						
2	HIS	HOOPSII SPRUCE Picea pungens 'Hoopsii'	6'-10" HT. SEE PLAN	FULL FORM, B&B SPECIMEN QUALITY, GUYED	25X12 FEET	LOW
ORNAMENTAL TREES						
1	WKH	WINTER KING HAWTHORN Crataegus viridis 'Winter King'	1 1/2" CAL SINGLE TRUNK	STRAIGHT TRUNK, B&B SPECIMEN QUALITY, STAKED	20X20 FEET	LOW
DECIDUOUS SHRUBS						
3	FLB	FINELINE FERN LEAF BUCKTHORN Rhamnus frangula 'Ron Williams'	5 GAL. 18"-24" HT.	SPACING 3' O.C. 5 CANES MIN.	6X3 FEET	LOW
18	LDN	LITTLE DEVIL NINEBARK Physocarpus opulifolius 'Donna May'	5 GAL. 18"-24" HT.	SPACING 3' O.C. 5 CANES MIN.	4x4 FEET	LOW
12	LDP	LEADPLANT Amorpha canescens	5 GAL. 18"-24" HT.	SPACING 4' O.C. 5 CANES MIN.	3X3 FEET	VERY LOW
18	LPT	LODENSE PRIVET Ligustrum vulgare 'Lodense'	5 GAL. 18"-24" HT.	SPACING 4' O.C. 5 CANES MIN.	3X4 FEET	VERY LOW
EVERGREEN SHRUBS						
7	BOJ	BUFFALO JUNIPER Juniperus sabina 'Buffalo'	5 GAL. 18"-24" SPREAD	SPACING 4' O.C. 5 CANES MIN.	18"x7 FEET	VERY LOW
ORNAMENTAL GRASSES						
14	SSG	SHENANDOAH SWITCHGRASS Panicum virgatum 'Shenandoah'	1 GAL. ESTABLISHED	SPACING 24" O.C.	4X2 FEET	VERY LOW

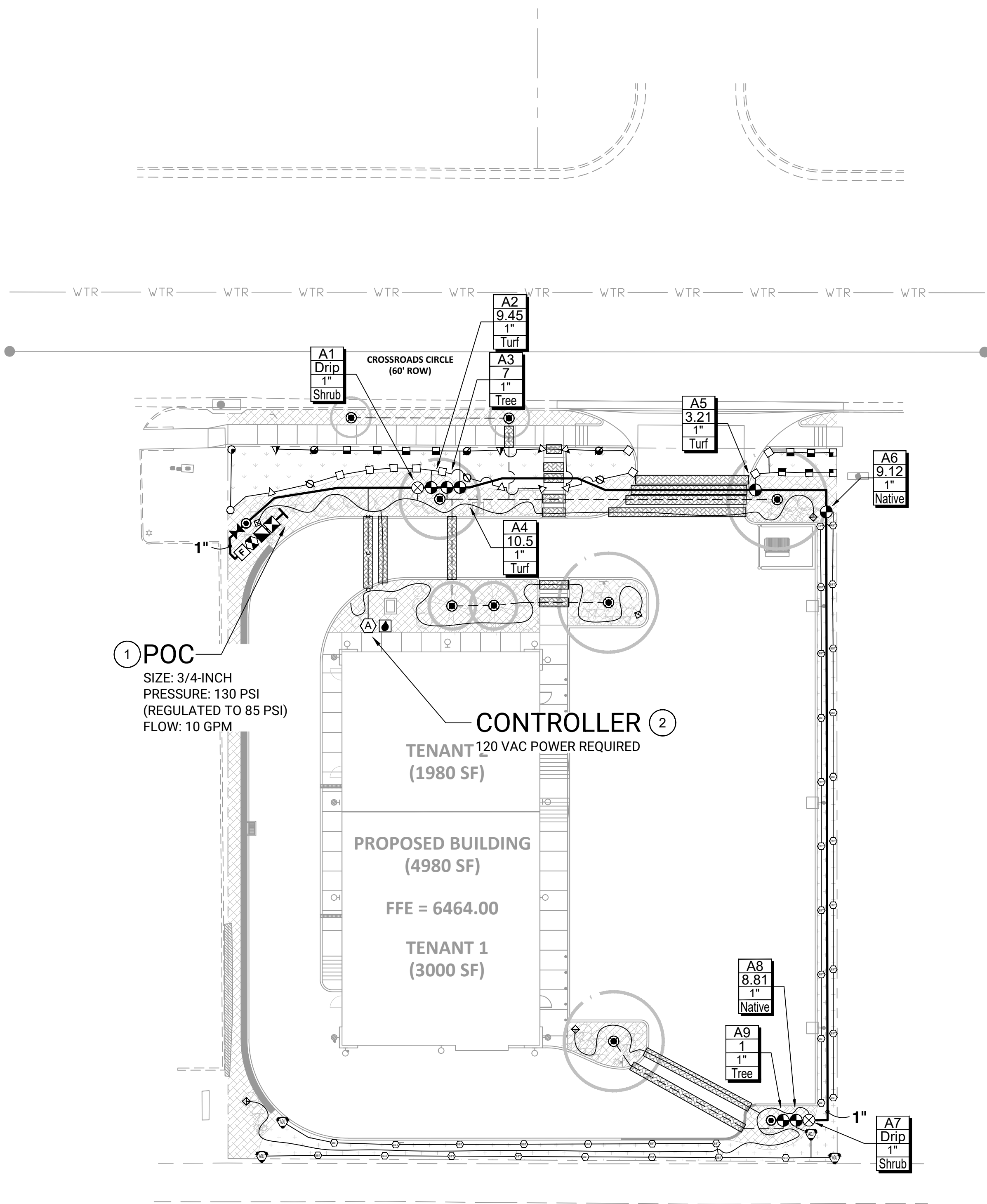


787 CROSSROAD CIRCLE, ELIZABETH, COLORADO 80107

DATE	DESCRIPTION
2023.12.20	ORIGINAL PREPARATION
2023.04.14	3RD CD SUBMITTAL
2023.04.23	3RD CD SUBMITTAL
-	-
-	-
-	-
-	-
-	-
-	-
-	-
13.90	LANDSCAPE DETAILS

ELIZABETH LIQUOR STORE
CONSTRUCTION DOCUMENTS

LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO



NATIVE SEEDING IRRIGATION

SPRINKLERS LOCATED IN NATIVE SEEDED AREAS WILL BE SPACED AT 110-120% OF THEIR RADIUS OF THROW. THIS PROVIDES ADEQUATE COVERAGE FOR SEED GERMINATION AND ESTABLISHMENT WHILE REDUCING THE NUMBER OF SPRINKLERS REQUIRED AND SAVING COST.

IRRIGATION SYSTEM DESIGN PARAMETERS

THE FACTORS IN THE TABLE BELOW WERE UTILIZED IN THE IRRIGATION SYSTEM DESIGN TO DETERMINE TAP CAPACITY REQUIREMENTS AND MAINLINE SIZE AND ARE MADE AVAILABLE TO GUIDE DECISIONS ON THE SYSTEM OPERATION BY THE CONTRACTOR. MULTIPLE ZONES WILL BE REQUIRED TO OPERATE AT THE SAME TIME UP TO A COMBINED TOTAL EQUAL TO THE MINIMUM FLOW REQUIRED AT THE POC WHEN ZONE SIZES ARE LOWER THAN THE MINIMUM FLOW REQUIRED AT THE POC.

MINIMUM PRESSURE REQUIREMENT AT POC	76 PSI
MINIMUM FLOW REQUIRED AT POC	10 GPM
MAXIMUM FLOW AT FURTHEST POINTS OF THE SYSTEM	9 GPM
TOTAL IRRIGATION DAYS PER WEEK	3 DAYS
WATER WINDOW PER DAY	16 HRS

IRRIGATION LEGEND

- SLEEVES: CLASS 200 PVC
- POINT-OF-CONNECTION ASSEMBLY
- MAINLINE PIPE: CLASS 200 PVC
1-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC
1-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO DRIP EMITTERS: UV RADIATION RESISTANT POLYETHYLENE
3/4-INCH SIZE UNLESS OTHERWISE INDICATED, ROUTING IS DIAGRAMMATIC
- IRRIGATION CONTROL WIRES IN CONDUIT OR WITH WARNING TAPE
- LATERAL PIPE TO TREE EMITTERS: CLASS 200 PVC
3/4-INCH SIZE UNLESS OTHERWISE INDICATED
- UNCONNECTED PIPE CROSSING
- REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS:
RAIN BIRD PEB (SIZED PER PLAN)
- REMOTE CONTROL DRIP VALVE ASSEMBLY: RAIN BIRD XC2-PRB-100-COM
- QUICK COUPLING VALVE ASSEMBLY: RAIN BIRD SRC
- ISOLATION GATE VALVE ASSEMBLY: MATCO 514
- FLOW SENSOR ASSEMBLY: RAIN BIRD FS100P
- BACKFLOW PREVENTION ASSEMBLY: FEBCO 825YA (3/4")
- MASTER VALVE ASSEMBLY: RAIN BIRD PEB (1")
- FLUSH CAP ASSEMBLY WITH DRIP INDICATOR
- IRRIGATION CONTROLLER UNIT
WITH LNK2 WIFI MODULE
RAIN BIRD ESP-ME3
- WEATHER SENSOR: RAIN BIRD WR2 WIRELESS RAIN/FREEZE SENSOR
- PRESSURE REDUCING VALVE ASSEMBLY: ZURN 500XL, REGULATED TO 85 PSI
- POP-UP SPRAY SPRINKLER: RAIN BIRD 1806-S-P30 W/U-SERIES 8 NOZZLE
PRESSURE: 30 PSI RADIUS: 8 FEET
FLOW (GPM): Q-0.26 H-0.52 F-1.05
- POP-UP SPRAY SPRINKLER: RAIN BIRD 1806-S-P30 W/U-SERIES 10 NOZZLE
PRESSURE: 30 PSI RADIUS: 10 FEET
FLOW (GPM): Q-0.41 H-0.82 F-1.64
- POP-UP SPRAY SPRINKLER: RAIN BIRD 1806-S-P30 W/U-SERIES 12 NOZZLE
PRESSURE: 30 PSI RADIUS: 12 FEET
FLOW (GPM): Q-0.65 H-1.30 F-2.60
- POP-UP SPRAY SPRINKLER: RAIN BIRD 1806-S-P30 W/U-SERIES 15 NOZZLE
PRESSURE: 30 PSI RADIUS: 15 FEET
FLOW (GPM): Q-0.92 H-1.85 F-3.70
- POP-UP SPRAY SPRINKLER: RAIN BIRD 1806-S-P30 W/MPR SERIES NOZZLE
PRESSURE: 30 PSI RADIUS: 4 FEET X 15 FEET
FLOW (GPM): HEVAN08-1.17 HEVAN10-1.78 HEVAN12-2.37 HEVAN15-3.70
- POP-UP ROTATING SPRAY SPRINKLER: RAIN BIRD 1812-S-P45
PRESSURE: 45 PSI RADIUS: 8 FEET TO 14 FEET
FLOW (GPM): Q-0.32 H-0.63 F-1.27
- POP-UP ROTATING SPRAY SPRINKLER: RAIN BIRD 1812-S-P45
W/RVAN STRIP SERIES NOZZLE
PRESSURE: 45 PSI RADIUS: ADJUSTABLE RECTANGULAR SPRAY
FLOW (GPM): SST-5'x30' 0.48 LCS/RCS 5'x15' 0.24
- TREE BUBBLER ASSEMBLY: TWO (2) RAIN BIRD 1402 BUBBLERS
PRESSURE: 30 PSI
FLOW (GPM): 0.50 PER BUBBLER; 1.00 PER ASSEMBLY
- INDICATES CONTROLLER AND STATION NUMBER
- INDICATES LATERAL DISCHARGE (GPM)
- INDICATES VALVE SIZE (INCHES)
- INDICATES LANDSCAPE APPLICATION

INSTALLATION GENERAL NOTES

- THE SYSTEM DESIGN ASSUMES A DYNAMIC PRESSURE REGULATED TO 85 PSI FOR THE IRRIGATION SYSTEM, AT A DESIGN FLOW OF 10 GPM AT THE 3/4-INCH IRRIGATION POINT-OF-CONNECTION (POC). TAP, METER, BACKFLOW PREVENTER, MASTER VALVE AND FLOW METER SHALL BE SIZED AS INDICATED IN THE DRAWING LEGEND. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- COORDINATE UTILITY LOCATES ("CALL BEFORE YOU DIG") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:
 - ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE.
 - TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES.
 - USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF TEES IN THE BULLNOSE CONFIGURATION, OR USE OF CROSS TYPE FITTINGS IS NOT ALLOWED.
- PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
 - TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.
 - TWO (2) OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF ALL ROTARY SPRINKLERS.
- SELECT NOZZLES FOR SPRAY AND ROTARY SPRINKLERS WITH ARCS WHICH PROVIDE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVERSPRAY FOR THE SITE CONDITIONS. CAREFULLY ADJUST THE RADIUS OF THROW AND ARC OF COVERAGE OF EACH ROTARY SPRINKLER TO PROVIDE THE BEST PERFORMANCE.
- THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR. PIPE SLEEVES SHALL BE SIZED TWICE THE NOMINAL SIZE OF THE PIPE PASSING THROUGH.
- INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
- THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
- INSTALL TWO (2) #14 AWG CONTROL WIRES ON STANDARD WIRE SYSTEMS, FOR USE AS SPARES. INSTALL SPARE WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE. COIL 3 FEET OF WIRE IN VALVE BOX.

ESTIMATED ANNUAL WATER USE

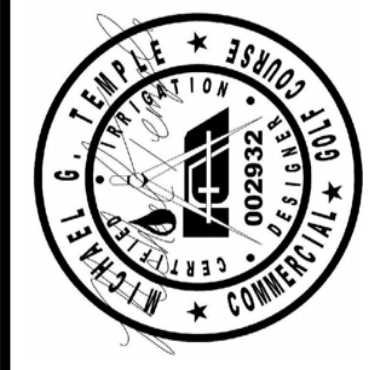
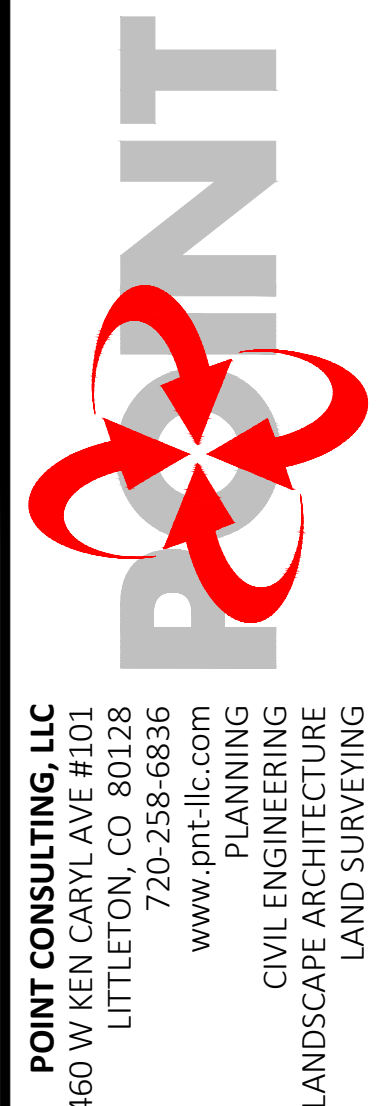
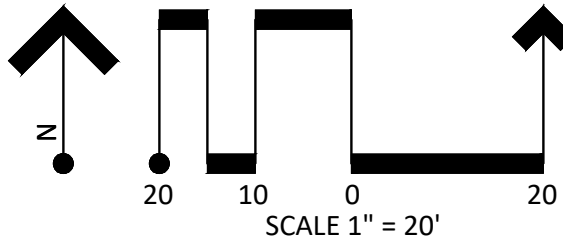
THE IRRIGATION SYSTEM AS SHOWN ON THIS PLAN HAS AN ESTIMATED ANNUAL WATER USE OF 56,079 GALLONS. TO VERIFY EFFICIENT IRRIGATION SYSTEM OPERATION, THE OWNER SHALL COMPARE THIS ESTIMATED IRRIGATION WATER USE WITH ACTUAL WATER USE, AS RECORDED ON SITE, AFTER ALL PLANT MATERIAL HAS BEEN ESTABLISHED.

THE ESTIMATED ANNUAL IRRIGATION WATER USE OF THIS SYSTEM IS BASED ON 30-YEARS AVERAGE EVAPOTRANSPIRATION RATES (ET) FOR THE LOCAL AREA AND TYPICAL NEW IRRIGATION SYSTEM EQUIPMENT EFFICIENCIES. MAJOR DEVIATIONS FROM THIS ESTIMATE USE SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND CURRENT IRRIGATION MAINTENANCE COMPANY AT THE TIME OF THE DEVIATION.

TO VERIFY EFFICIENT IRRIGATION SYSTEM OPERATION AND WATER USE, AN IRRIGATION SYSTEM EVALUATION AND AUDIT SHOULD BE PERFORMED.

CONSTRUCTION NOTES

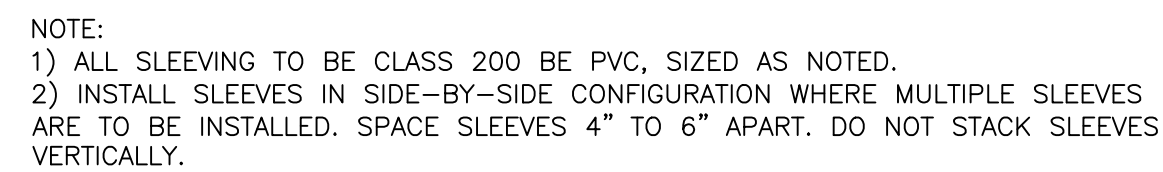
- THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE IRRIGATION WATER TAP AND METER INSTALLED BY OTHERS AT THE APPROXIMATE LOCATION SHOWN. INSTALL BACKFLOW PREVENTION UNIT AND MASTER VALVE ASSEMBLY AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE.
- WALL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.



CONSTRUCTION DOCUMENTS
ELIZABETH LIQUOR STORE
ELIZABETH, COLORADO
JOB NO. 24.067

DATE	DESCRIPTION	IR:10
2024.12.20	ORIGINAL PREPARATION	
2025.03.07	2ND TOWN SUBMITTAL	

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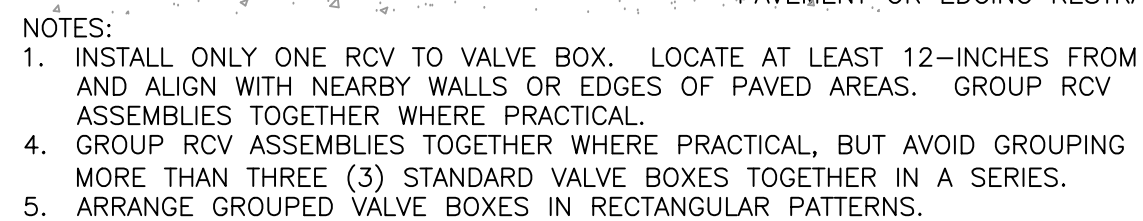


11 TYPICAL SLEEVING
DETAIL



15 BUBBLER ASSEMBLY FOR TREES IN SHRUB BEDS

19 DRIP SYSTEM
OPERATION INDICATOR



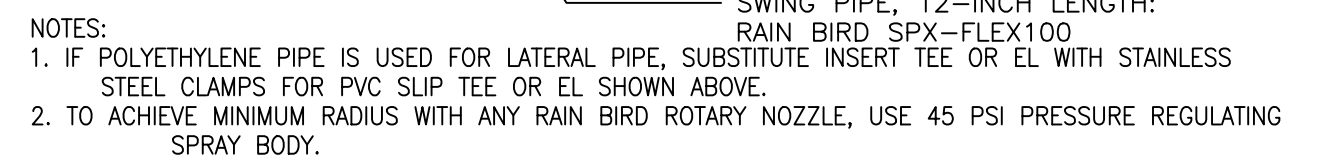
12 TYPICAL VALVE BOX INSTALLATION



NOTES:

1. ALL EMISSION POINTS TO BE LOCATED ON THE UPHILL SIDE OF PLANT MATERIAL.
2. ALL EMITTER QUANTITIES AND FLOW RATES ARE FOR RECOMMENDATION ONLY. THE CONTRACTOR SHALL CONSULT AND CONFIRM WITH LOCAL PRACTICE PRIOR TO INSTALLATION.

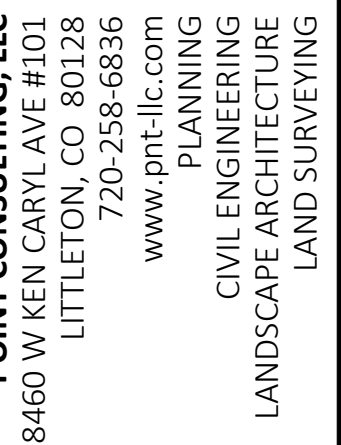
20 EMITTER SCHEDULE



14 12-INCH POP UP
R-VAN ROTARY NOZZLE



18 DRIP FLUSH CAP ASSEMBLY



ELIZABETH LIQUOR STORE

ADAMSON, J. W.

JOB NO. 24.067

IRRIGATION PLAN

IR3.12

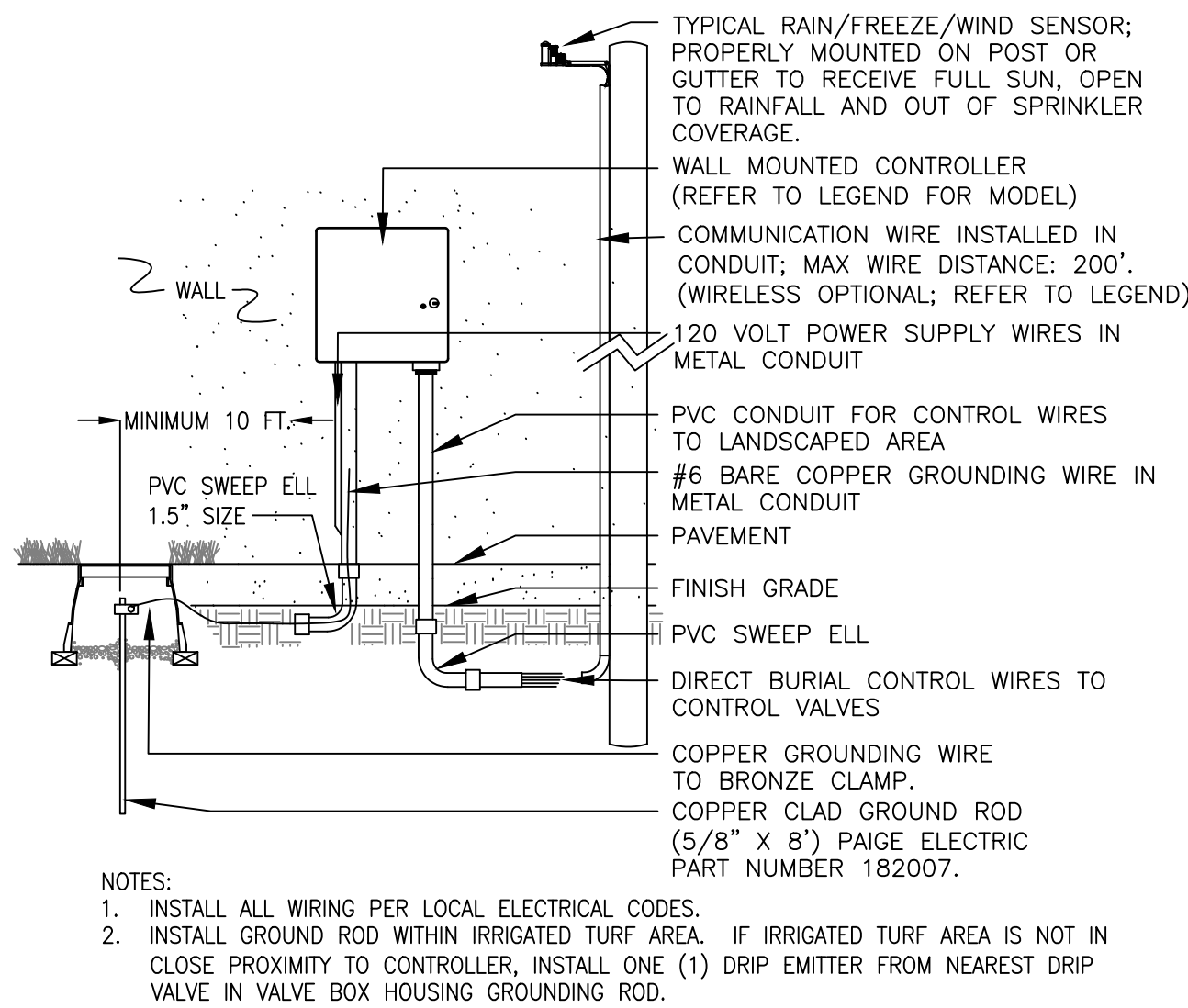
1991-1992

2024 12 30
2024 12 30ORIGINAL PREPARATION
2ND TOWN SUBMITTAL

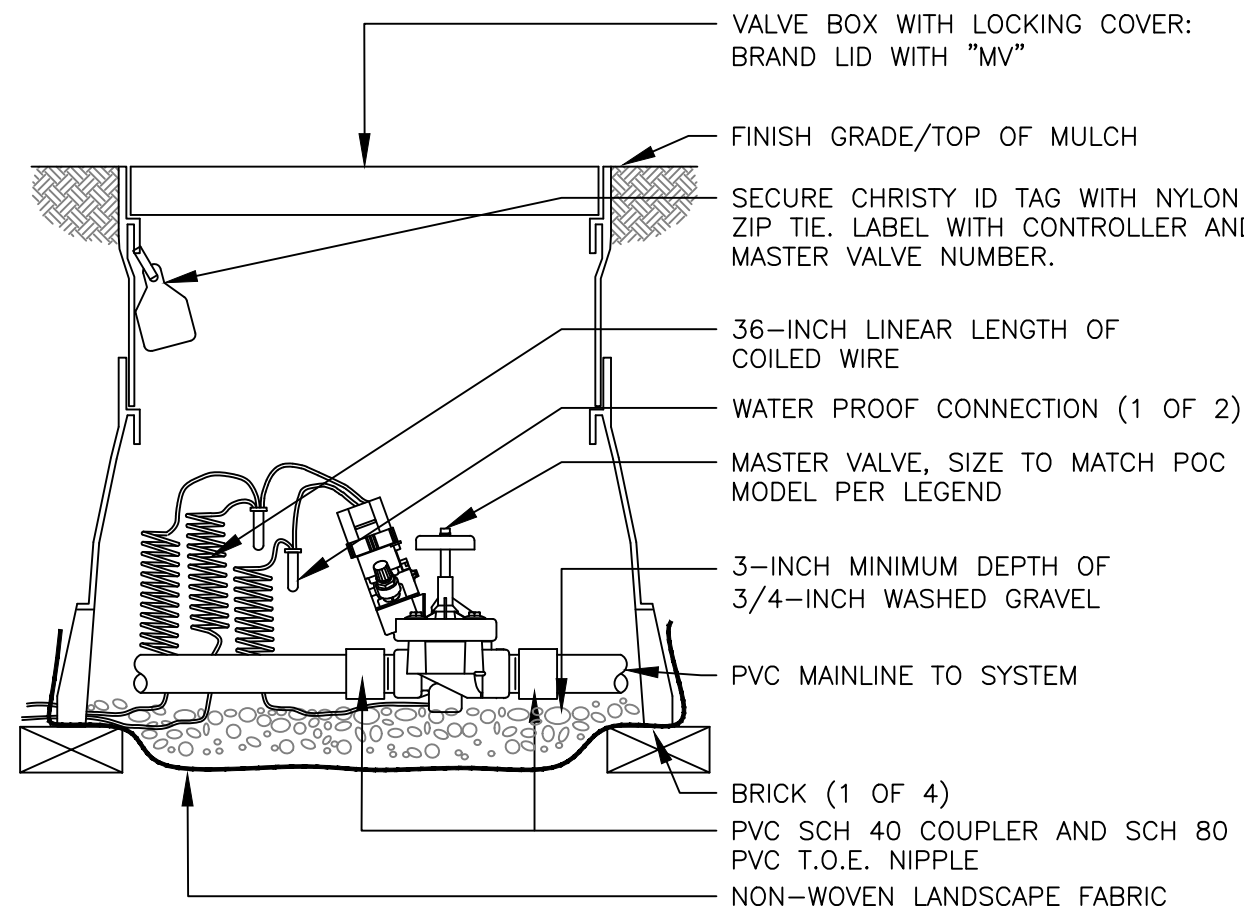
2024.12.20
2025.03.07

ELIZABETH LIQUOR STORE
CONSTRUCTION DOCUMENTS

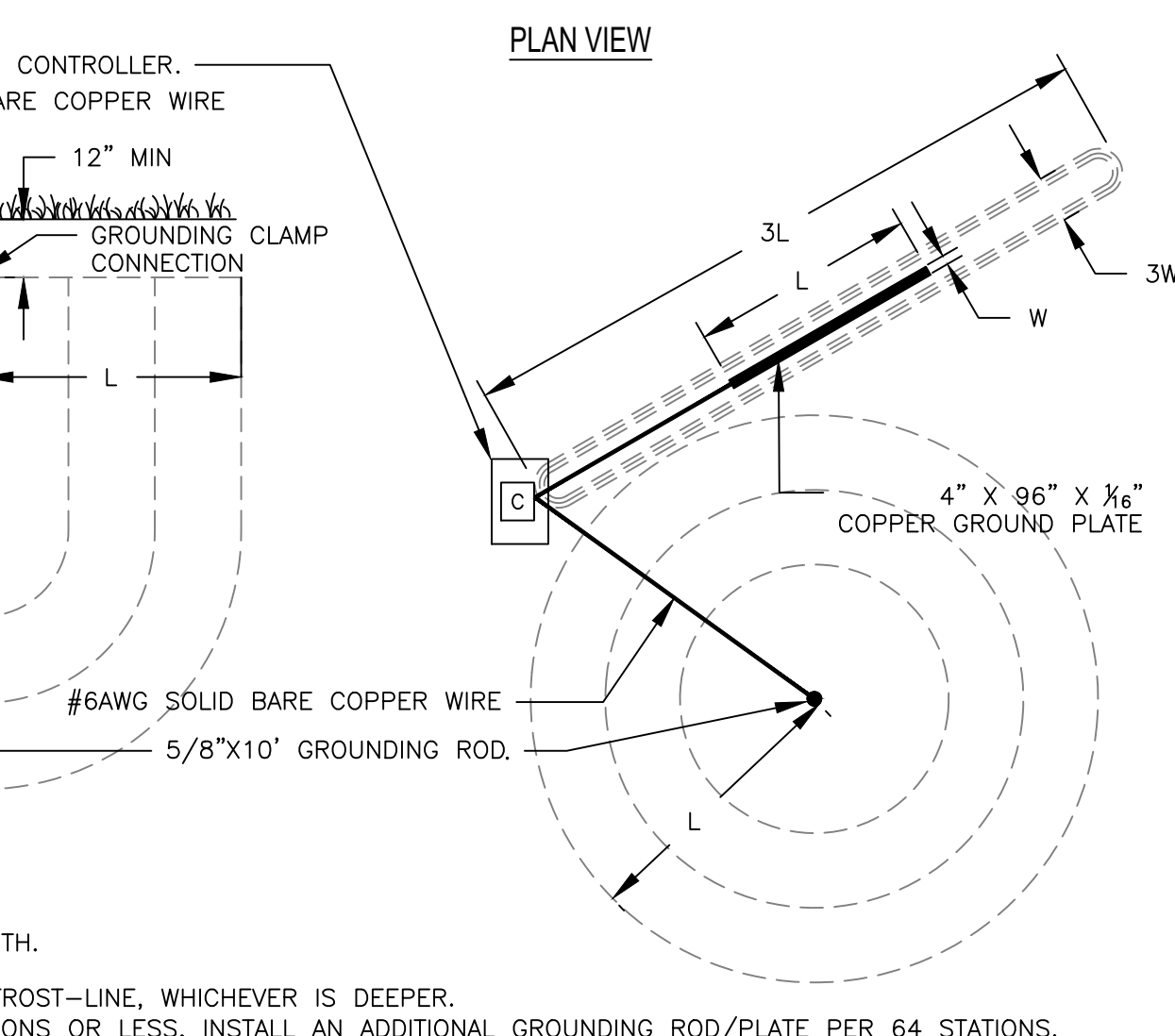
LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO



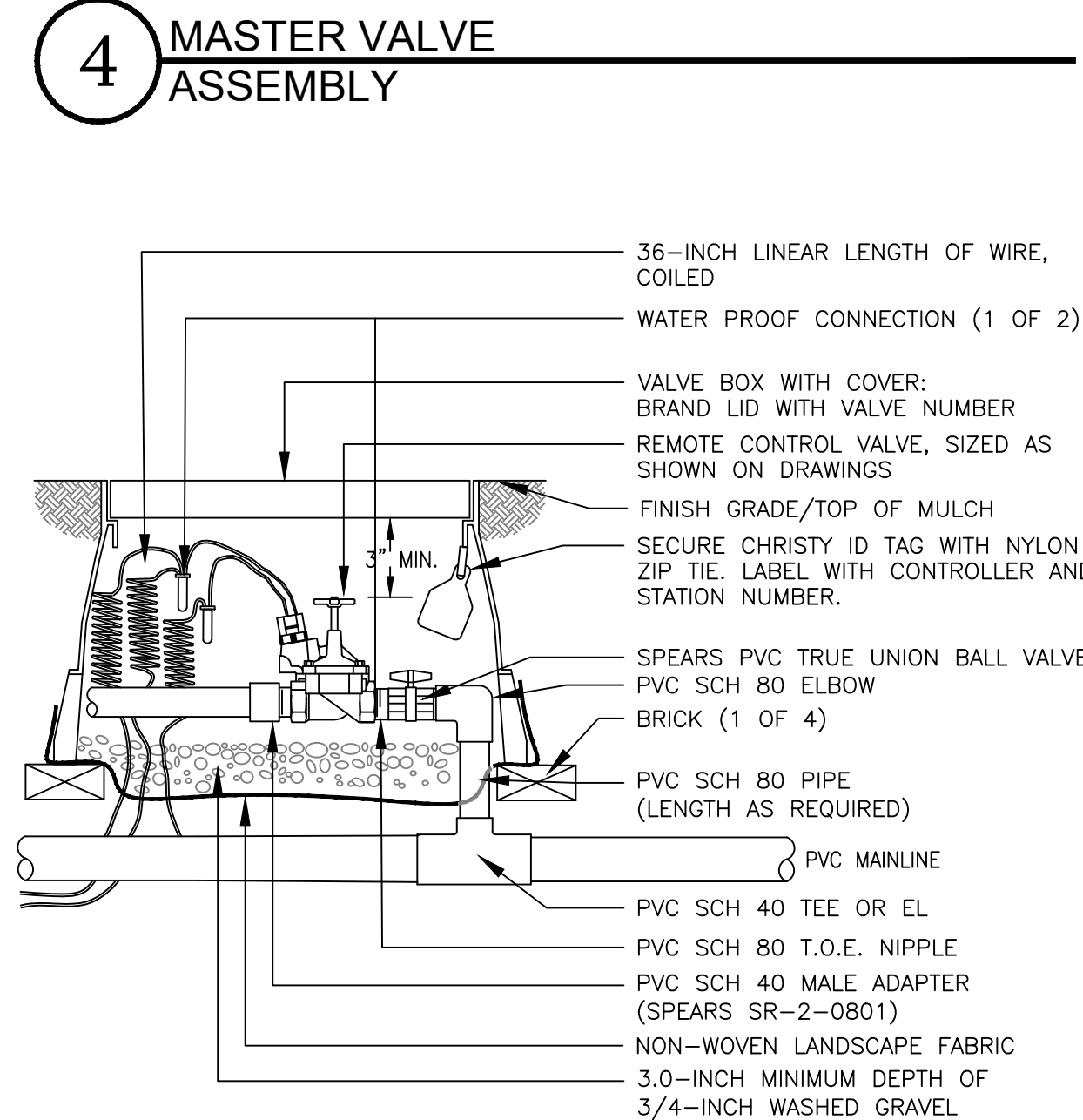
1 WALL MOUNT
CONTROLLER ASSEMBLY



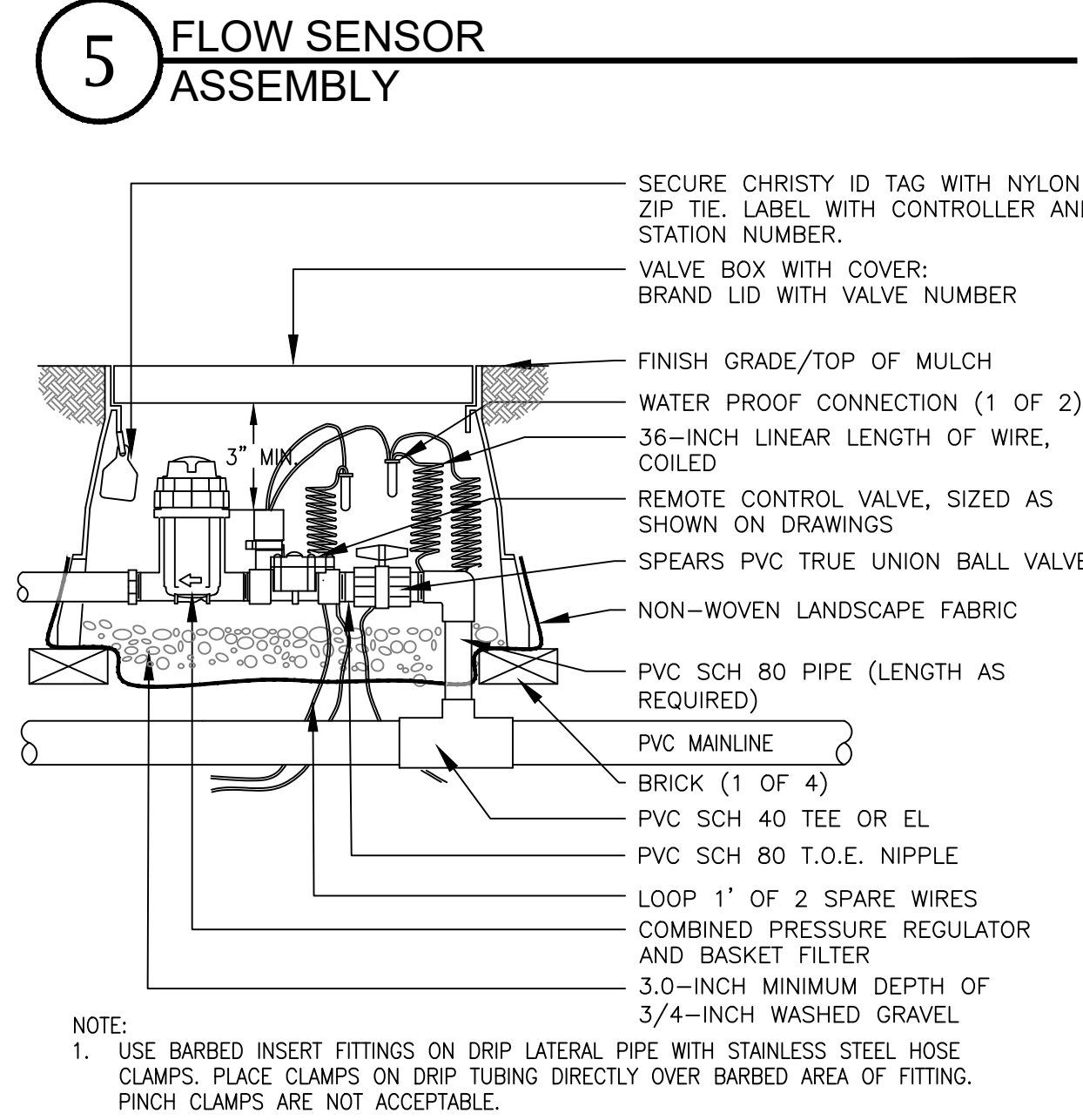
2 TYPICAL IRRIGATION CONTROLLER
GROUNDING ROD OR PLATE INSTALLATION



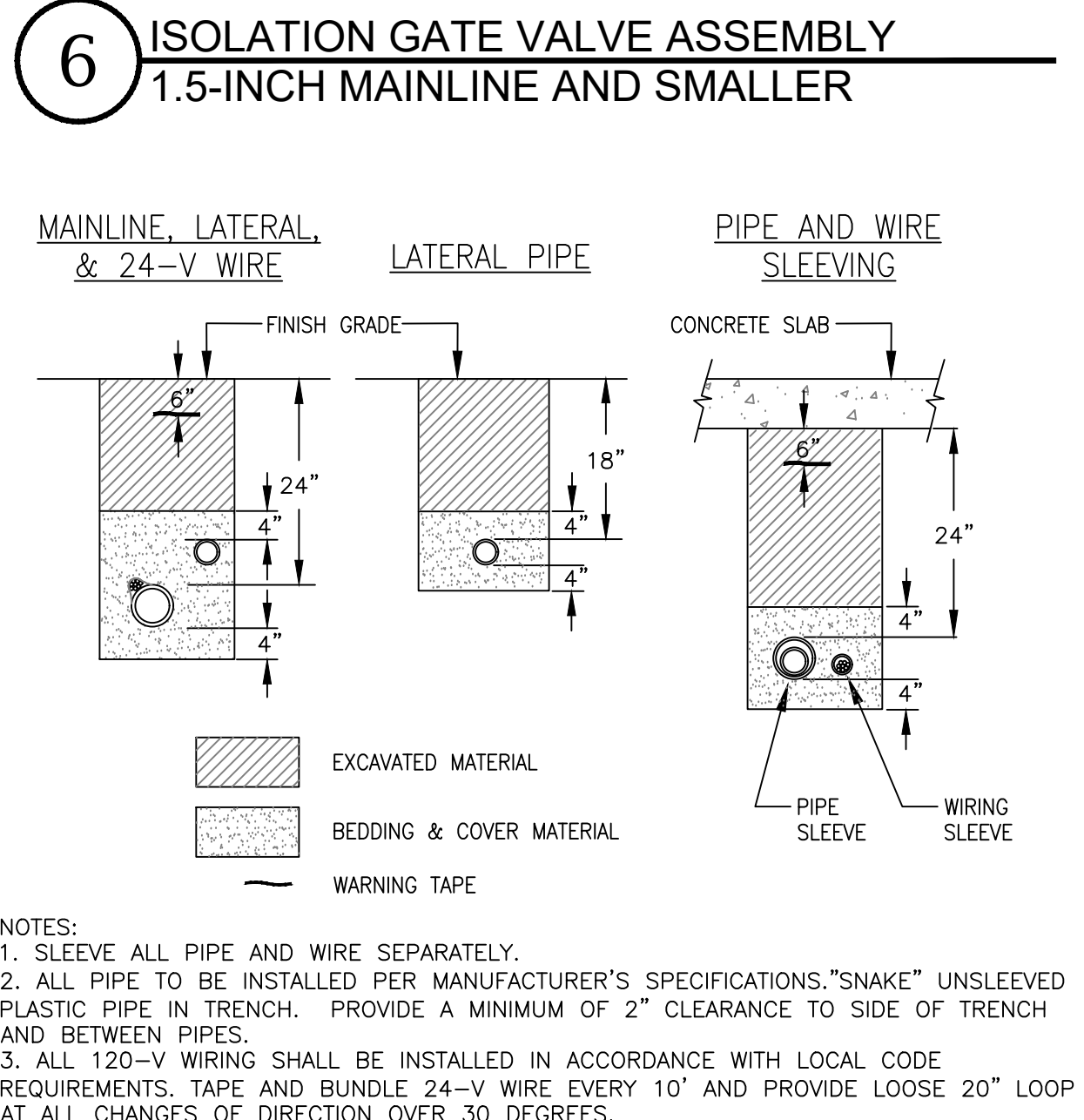
3 BACKFLOW PREVENTION
UNIT ASSEMBLY



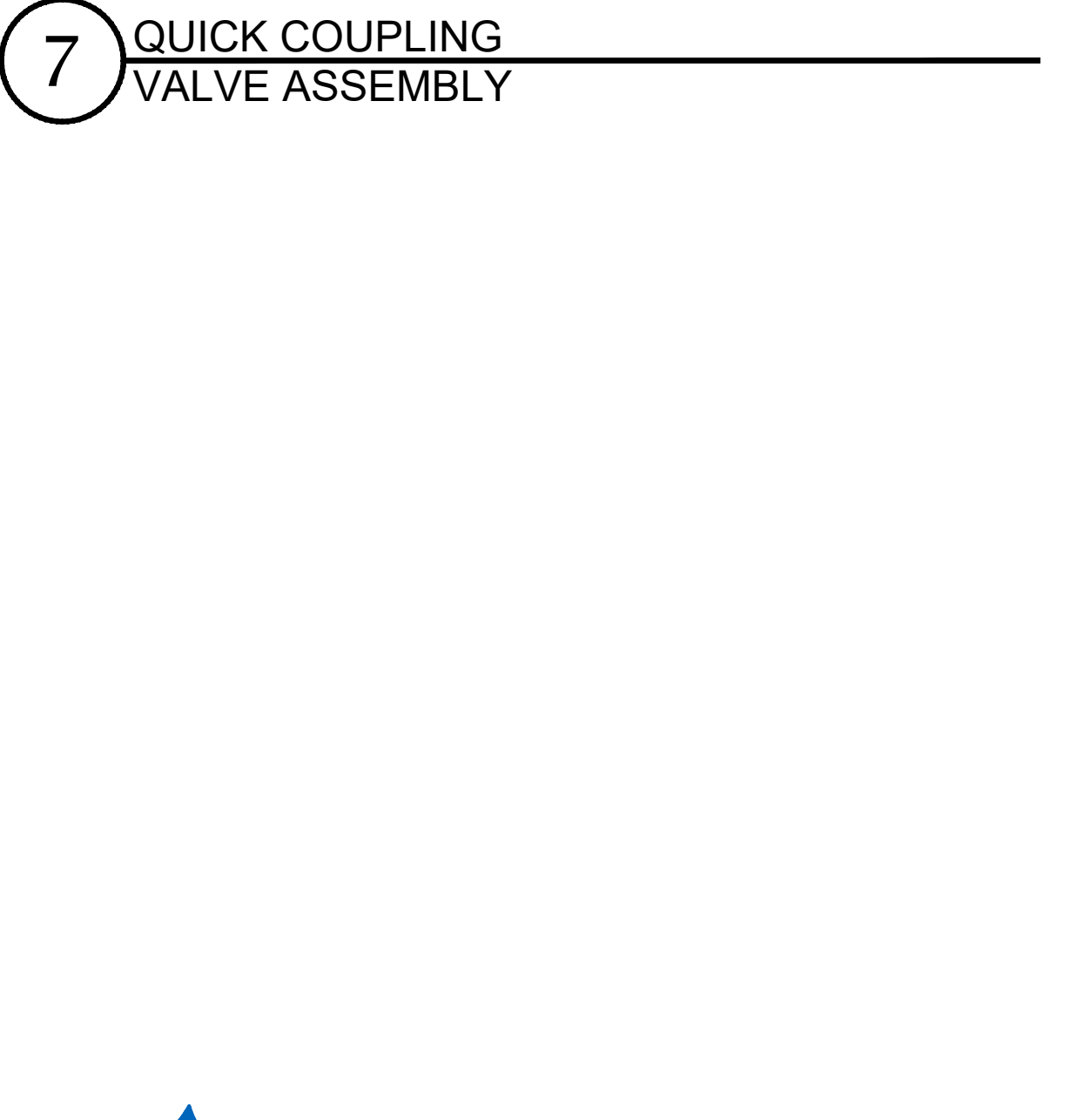
4 MASTER VALVE
ASSEMBLY



5 FLOW SENSOR
ASSEMBLY



6 ISOLATION GATE VALVE ASSEMBLY
1.5-INCH MAINLINE AND SMALLER



7 QUICK COUPLING
VALVE ASSEMBLY

8 REMOTE CONTROL SPRINKLER
VALVE ASSEMBLY

9 REMOTE CONTROL DRIP
VALVE ASSEMBLY

10 TYPICAL TRENCHING
DETAIL



787 Crossroad Circle - Elizabeth Liquor Store				
Engineers Estimate of Probable Cost - Public ROW Improvements				
Prepared by: Point Consulting, LLC				
Date: March 4, 2025				
	Amount	Measurement	Cost / Unit	Cost
Public Improvements Cost Estimate				
Public Storm Improvements				
Traffic Control	1	LS	\$8,000.00	\$ 8,000.00
Steel Plates	1	LS	\$4,000.00	\$ 4,000.00
15" HDPE Storm Pipe	10	LF	\$200.00	\$ 2,000.00
Paving				
Demo existing curb/gutter	75	LF	\$20.00	\$ 1,500.00
Curb and Gutter	75	LF	\$52.00	\$ 3,900.00
CDOT Driveway Curb Cut	1	EA	\$10,000.00	\$ 10,000.00
Asphalt Trenching and Repairs	38	LF	\$200.00	\$ 7,600.00
ADA Ramp	2	EA	\$5,000.00	\$ 10,000.00
Sidewalks	68	SY	\$60.00	\$ 4,080.00
			COST	\$ 51,080.00
			25% CONTINGENCY	\$ 12,770.00
			TOTAL COST	\$ 63,850.00
			Total Letter of Credit amount	\$ 63,850.00

LANDSCAPE IMPROVEMENT COSTS

Elizabeth Liquor Store

787 Crossroads Cir, Elizabeth, CO 80107

4/4/2025

Work Category	Improvement Item	Unit	Plan Quantity	Unit Cost	Total Cost
Landscaping					
Trees	2" Caliper Deciduous Tree	EACH	2	\$ 600.00	\$ 1,200.00
				Total	\$ 1,200.00
Groundcover	Rock Mulch	TONS	6	\$ 100.00	\$ 600.00
				Total	\$ 600.00
Miscellaneous	Irrigation	SQ FT	352	\$ 2.00	\$ 704.00
	Soil Amendment	CU YD	4	\$ 85.00	\$ 340.00
				Total	\$ 1,044.00
IMPROVEMENTS TOTAL					
				Subtotal	\$ 2,844.00
				15% Contingency	\$ 426.60
				TOTAL	\$ 3,270.60



KDS Enterprises / KDS Properties

783 Crossroads Cir.
Elizabeth, Co. 80107

To whom it may concern:

KDS Properties LLC approves the construction and future maintenance of the proposed 15" HDPE storm sewer that crosses onto our property at 783 Crossroads Circle from 787 Crossroads Circle and ties into the existing inlet along the shared property line.

Please feel free to reach out to me if you have any questions or concerns.

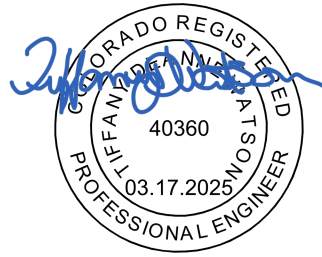
A handwritten signature in black ink that reads 'Emily Kraft'.

Emily Kraft, Vice President and Managing Partner

303-349-0397

ekraft1080@gmail.com

Town of Elizabeth Public Works
303 Washington Street
Elizabeth, CO 80107



The purpose of this Drainage Conformance Letter is to confirm that the proposed development is in general conformance with the original Elizabeth Crossroads Final Drainage and Sediment Control Report by Hydrodynamics Incorporated dated December 23, 1999. Please reference Appendix D for supporting excerpts from the Master Drainage Report (MDR) and Appendix E for supporting material from the construction plans.

The existing site is currently undeveloped, vacant land. The site slopes from southeast to northwest at 3-5%. The overall site varies in elevation from a low elevation of 6458 to a high elevation of 6468. The existing soils onsite consist of Nunn clay loam and belong to hydrologic soils group C. See Appendix A for the soils report and Appendix D for the Historic Drainage Map. The site is not in a flood hazard zone as shown on the Flood Insurance Rate Map Community Panel Number 08039C0480C, March 17, 2011; and can be found in Appendix A. There is an existing inlet within Crossroads Circle near the northwestern corner of the site. This inlet currently accepts site flow. Developed flow from the site is tributary to the Crossroads Circle drainage system. The Crossroads Circle Drainage System is tributary to the Elizabeth Crossroads Business Park Subdivision's regional detention pond.

There are 4 onsite basins for the proposed site. The four onsite basins are P1, P2, P3, and X1, please see Appendix C for the proposed drainage map. Developed flow from these basins will be collected and conveyed to the existing inlet at the northeast of the site in Crossroads Circle via sheet flow and the proposed inlet. Flows from the existing inlet are tributary to the existing regional water quality and detention pond west of the site.

1. Basin P1 is 0.03-acres and is the northwestern portion of the site. This basin consists of landscape area and is similar to the historic condition. The MDR modeled this basin as a commercial development with 95% imperviousness. Developed flow from this basin will follow historic paths to the existing inlet at DP 1. Flows from this inlet are tributary to the existing water quality and detention pond west of the site. The runoff coefficients for the 5-year and 100-year storms are 0.20 and 0.57, respectively, with an imperviousness of 20.00%. Basin P1's flows are 0.02 cfs and 0.14 cfs for the minor and major storm, respectively.
2. Basin P2 is 0.34-acres and is the eastern portion of the site. This basin consists mostly of paved concrete/asphalt, sidewalk, and landscape area. The MDR modeled this basin as a commercial development with 95% imperviousness. Developed flow from this basin is tributary to the existing inlet at DP 1. Please note that because the existing inlet assumes a site imperviousness of 95% and the site

has an imperviousness of 77.38% the inlet is sufficient. Flows from this inlet are tributary to the existing water quality and detention pond west of the site. The runoff coefficients for the 5-year and 100-year storms are 0.68 and 0.81, respectively, with an imperviousness of 79.56%. Basin P2's flows are 0.91 cfs and 2.24 cfs for the minor and major storm, respectively

3. Basin P3 is 0.23-acres and is the western portion of the site. This basin consists mostly of paved concrete/asphalt, sidewalk, roof and a portion of landscape area. The MDR modeled this basin as a commercial development with 95% imperviousness. Developed flow from this basin will overland flow to the proposed inlet at DP2. This inlet shall be connected to the existing inlet within Crossroads Circle via the proposed private storm sewer infrastructure for this site. Flows from this existing inlet are tributary to the existing water quality and detention pond west of the site. The runoff coefficients for the 5-year and 100-year storms are 0.78 and 0.86, respectively, with an imperviousness of 91.74%. Basin P3's flows are 0.70 cfs and 1.61 cfs for the minor and major storm, respectively.
4. Basin X1 is 0.03-acres and is along the site's western border. This basin consists of landscape area and is similar to the historic condition. Developed flow from this basin will follow historic paths westward. The runoff coefficients for the 5-year and 100-year storms are 0.20 and 0.57, respectively, with an imperviousness of 20.00%. Basin P1's flows are 0.02 cfs and 0.14 cfs for the minor and major storm, respectively.

The proposed development will result in improved site conditions when compared to the anticipated site conditions under the MDR. Under the MDR site imperviousness was estimated at 95% and is now proposed at 77.38%. Since site the proposed impervious area is less than the impervious area allowed by the MDR, it is in compliance with the MDR and Town of Elizabeth Drainage Requirements.

References:

Town of Elizabeth Drainage Planning Submittal Requirements, October 1998

Soil Survey of Jefferson County, Colorado, United States Department of Agriculture, Washington, DC, July 6, 2021

Urban Drainage and Flood Control District Criteria Manual, Volume 1, Revised March 2024

Urban Drainage and Flood Control District Criteria Manual, Volume 2, Revised January 2016

Urban Drainage and Flood Control District Criteria Manual, Volume 3, Revised March 2024

Elizabeth Crossroads Final Drainage and Sediment Control Report prepared by Hydrodynamics Incorporated, December 1999

APPENDICES

- A. Reference Material**
- B. Hydrologic Calculations**
- C. Proposed Conditions Drainage Map**
- D. Excerpts from the Master Drainage Report**
- E. Excerpts from the Construction Drawings**

APPENDIX A

REFERENCE MATERIALS



NOAA Atlas 14, Volume 8, Version 2
Location name: Elizabeth, Colorado, USA*
Latitude: 39.362°, Longitude: -104.5911°
Elevation: 6462 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps_&_aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.231 (0.188-0.286)	0.287 (0.232-0.355)	0.382 (0.309-0.474)	0.465 (0.374-0.580)	0.586 (0.457-0.758)	0.685 (0.520-0.893)	0.788 (0.578-1.05)	0.896 (0.630-1.22)	1.05 (0.707-1.45)	1.17 (0.765-1.63)
10-min	0.338 (0.275-0.419)	0.420 (0.340-0.520)	0.559 (0.452-0.695)	0.681 (0.547-0.849)	0.859 (0.670-1.11)	1.00 (0.762-1.31)	1.15 (0.846-1.53)	1.31 (0.922-1.78)	1.53 (1.04-2.13)	1.71 (1.12-2.39)
15-min	0.413 (0.335-0.511)	0.512 (0.415-0.634)	0.682 (0.551-0.847)	0.831 (0.668-1.04)	1.05 (0.817-1.35)	1.22 (0.929-1.59)	1.41 (1.03-1.87)	1.60 (1.12-2.17)	1.87 (1.26-2.59)	2.08 (1.37-2.91)
30-min	0.562 (0.456-0.696)	0.697 (0.565-0.864)	0.928 (0.750-1.15)	1.13 (0.908-1.41)	1.42 (1.11-1.84)	1.66 (1.26-2.16)	1.91 (1.40-2.53)	2.17 (1.52-2.94)	2.53 (1.71-3.51)	2.82 (1.85-3.94)
60-min	0.704 (0.571-0.872)	0.865 (0.702-1.07)	1.15 (0.927-1.42)	1.40 (1.12-1.74)	1.77 (1.38-2.30)	2.08 (1.58-2.71)	2.40 (1.76-3.20)	2.75 (1.93-3.74)	3.23 (2.18-4.49)	3.62 (2.38-5.06)
2-hr	0.845 (0.691-1.04)	1.03 (0.843-1.27)	1.37 (1.11-1.69)	1.67 (1.35-2.06)	2.12 (1.67-2.73)	2.49 (1.91-3.24)	2.89 (2.14-3.83)	3.32 (2.36-4.50)	3.93 (2.68-5.44)	4.42 (2.92-6.15)
3-hr	0.932 (0.763-1.14)	1.13 (0.925-1.38)	1.49 (1.21-1.83)	1.81 (1.47-2.24)	2.31 (1.83-2.98)	2.73 (2.10-3.54)	3.18 (2.37-4.21)	3.67 (2.62-4.96)	4.37 (2.99-6.02)	4.94 (3.28-6.83)
6-hr	1.11 (0.912-1.34)	1.33 (1.09-1.62)	1.73 (1.42-2.11)	2.11 (1.72-2.58)	2.68 (2.14-3.44)	3.17 (2.46-4.09)	3.70 (2.77-4.86)	4.28 (3.07-5.74)	5.10 (3.52-6.99)	5.77 (3.86-7.94)
12-hr	1.33 (1.10-1.60)	1.59 (1.32-1.92)	2.05 (1.69-2.48)	2.48 (2.03-3.01)	3.12 (2.50-3.96)	3.66 (2.86-4.68)	4.25 (3.20-5.53)	4.88 (3.53-6.49)	5.78 (4.02-7.86)	6.51 (4.38-8.89)
24-hr	1.59 (1.33-1.91)	1.89 (1.58-2.27)	2.42 (2.01-2.90)	2.89 (2.38-3.48)	3.59 (2.89-4.50)	4.17 (3.27-5.27)	4.78 (3.62-6.17)	5.44 (3.96-7.18)	6.37 (4.46-8.59)	7.12 (4.83-9.66)
2-day	1.88 (1.57-2.23)	2.21 (1.85-2.63)	2.80 (2.34-3.34)	3.31 (2.75-3.96)	4.06 (3.28-5.04)	4.68 (3.68-5.85)	5.32 (4.05-6.79)	6.00 (4.39-7.84)	6.94 (4.89-9.28)	7.70 (5.26-10.4)
3-day	2.04 (1.72-2.41)	2.41 (2.03-2.86)	3.05 (2.55-3.62)	3.60 (3.00-4.29)	4.40 (3.56-5.42)	5.05 (3.99-6.28)	5.72 (4.37-7.26)	6.42 (4.71-8.34)	7.40 (5.22-9.84)	8.16 (5.61-11.0)
4-day	2.17 (1.83-2.56)	2.57 (2.16-3.03)	3.24 (2.72-3.83)	3.82 (3.19-4.53)	4.65 (3.77-5.71)	5.33 (4.22-6.60)	6.02 (4.61-7.62)	6.75 (4.97-8.74)	7.76 (5.50-10.3)	8.55 (5.89-11.4)

7-day	2.52 (2.14-2.95)	2.94 (2.49-3.45)	3.66 (3.09-4.30)	4.28 (3.59-5.05)	5.18 (4.22-6.32)	5.90 (4.70-7.27)	6.65 (5.12-8.37)	7.44 (5.50-9.58)	8.52 (6.07-11.2)	9.37 (6.50-12.5)
10-day	2.83 (2.41-3.30)	3.28 (2.78-3.82)	4.03 (3.41-4.71)	4.68 (3.94-5.50)	5.62 (4.60-6.82)	6.38 (5.10-7.83)	7.16 (5.54-8.98)	7.99 (5.94-10.2)	9.13 (6.54-12.0)	10.0 (6.99-13.3)
20-day	3.72 (3.18-4.31)	4.26 (3.63-4.93)	5.15 (4.38-5.98)	5.91 (5.00-6.88)	6.99 (5.74-8.39)	7.84 (6.30-9.53)	8.72 (6.78-10.8)	9.64 (7.21-12.2)	10.9 (7.84-14.2)	11.9 (8.32-15.6)
30-day	4.49 (3.85-5.17)	5.12 (4.39-5.91)	6.17 (5.26-7.13)	7.04 (5.98-8.17)	8.25 (6.79-9.83)	9.19 (7.40-11.1)	10.1 (7.91-12.5)	11.1 (8.34-14.0)	12.4 (8.98-16.1)	13.4 (9.46-17.6)
45-day	5.48 (4.72-6.29)	6.27 (5.39-7.20)	7.54 (6.46-8.68)	8.58 (7.31-9.91)	9.98 (8.22-11.8)	11.0 (8.90-13.2)	12.1 (9.44-14.8)	13.1 (9.85-16.4)	14.4 (10.5-18.6)	15.4 (10.9-20.2)
60-day	6.36 (5.48-7.27)	7.29 (6.28-8.35)	8.78 (7.54-10.1)	9.97 (8.52-11.5)	11.5 (9.50-13.5)	12.7 (10.3-15.1)	13.8 (10.8-16.8)	14.9 (11.2-18.5)	16.2 (11.8-20.8)	17.2 (12.2-22.4)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

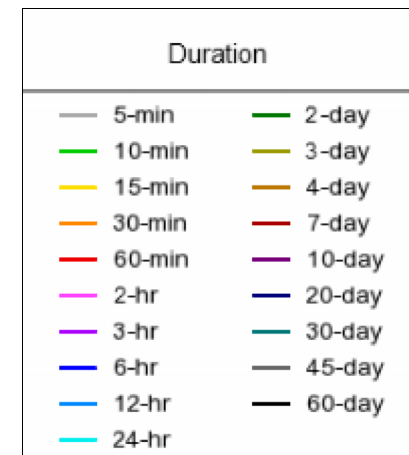
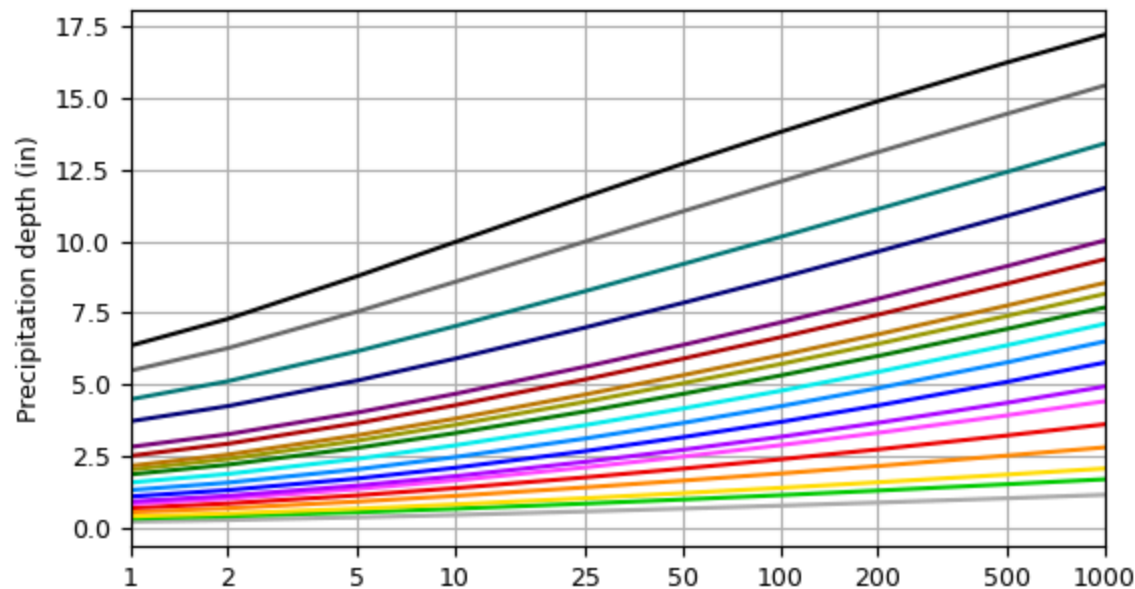
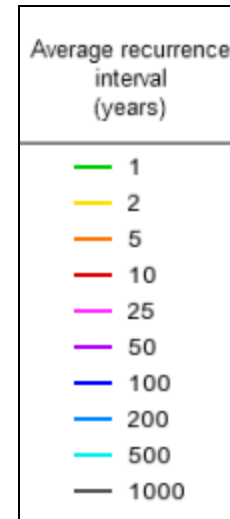
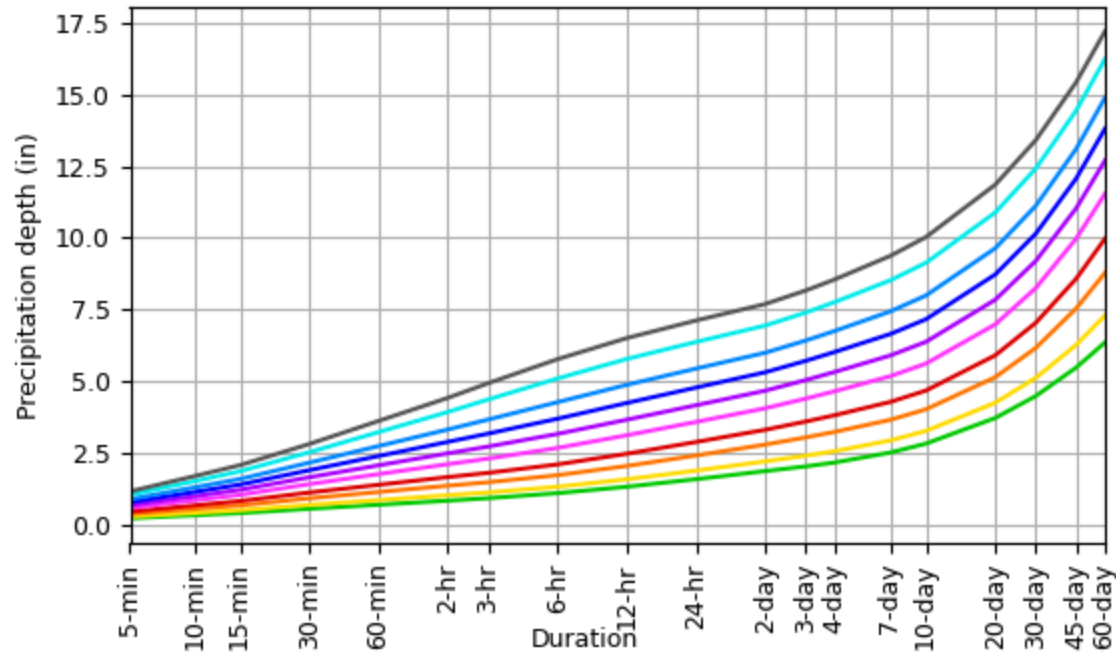
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical

PDS-based depth-duration-frequency (DDF) curves
Latitude: 39.3620°, Longitude: -104.5911°

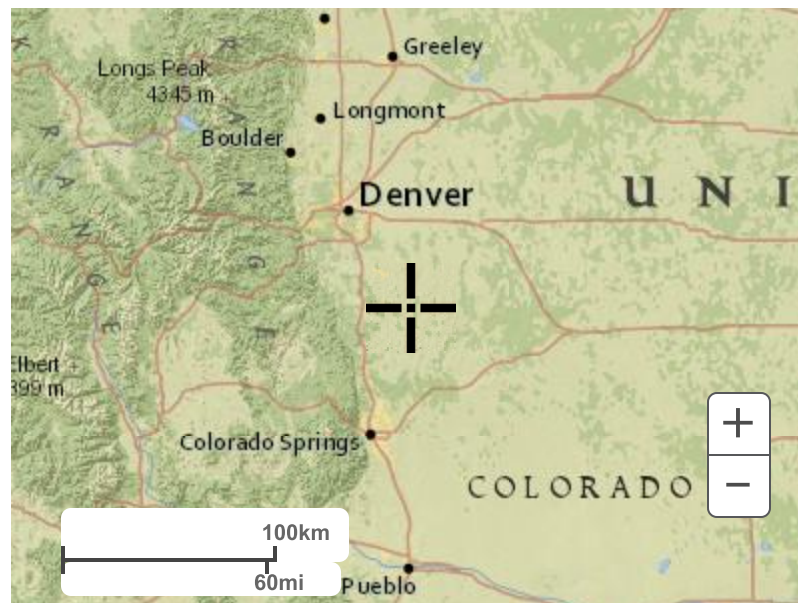


Average recurrence interval (years)

NOAA Atlas 14, Volume 8, Version 2

Created (GMT): Tue Nov 26 18:49:55 2024

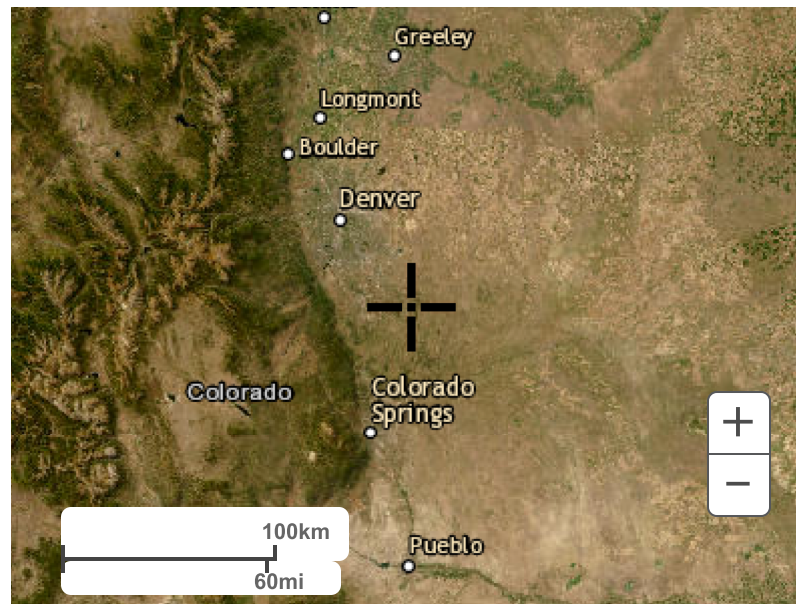
[Back to Top](#)**Maps & aerals****Small scale terrain****Large scale terrain**



Large scale map



Large scale aerial



[Back to Top](#)

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[National Weather Service](#)
[National Water Center](#)
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

[Disclaimer](#)



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Elbert County, Colorado, Western Part**

**24.067 ELIZABETH LIQUOR
STORE**



Custom Soil Resource Report
Soil Map (24.067 ELIZABETH LIQUOR STORE)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Elbert County, Colorado, Western Part
Survey Area Data: Version 20, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 9, 2021—Jun 12, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend (24.067 ELIZABETH LIQUOR STORE)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
32	Nunn clay loam, 0 to 4 percent slopes	1.0	100.0%
Totals for Area of Interest		1.0	100.0%

Map Unit Descriptions (24.067 ELIZABETH LIQUOR STORE)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Elbert County, Colorado, Western Part

32—Nunn clay loam, 0 to 4 percent slopes

Map Unit Setting

National map unit symbol: 2tlpq
Elevation: 5,450 to 6,430 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 100 to 130 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Nunn and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Nunn

Setting

Landform: Pediments, terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium

Typical profile

A - 0 to 6 inches: clay loam
Bt - 6 to 18 inches: clay
Btk - 18 to 30 inches: clay
Bk - 30 to 47 inches: clay loam
BCK - 47 to 80 inches: clay loam

Properties and qualities

Slope: 0 to 4 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 7 percent
Maximum salinity: Nonsaline to very slightly saline (0.1 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 0.5
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Ecological site: R049XB208CO - Clayey Foothill
Hydric soil rating: No

Minor Components

Heldt

Percent of map unit: 10 percent

Landform: Pediments, terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: R049XB208CO - Clayey Foothill

Hydric soil rating: No

Englewood

Percent of map unit: 5 percent

Landform: Pediments, terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

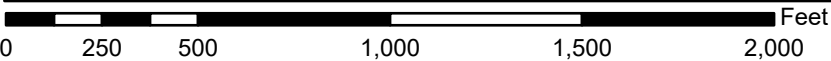
Ecological site: R049XB208CO - Clayey Foothill

Hydric soil rating: No

National Flood Hazard Layer FIRMMette



104°35'47"W 39°21'57"N



1:6,000

104°35'9"W 39°21'29"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/26/2024 at 6:53 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Table 6-3. Recommended percentage imperviousness values

Land Use or Surface Characteristics	Percentage Imperviousness (%)
Business:	
Downtown Areas	95
Suburban Areas	75
Residential lots (lot area only):	
Single-family	
2.5 acres or larger	12
0.75 – 2.5 acres	20
0.25 – 0.75 acres	30
0.25 acres or less	45
Apartments	75
Industrial:	
Light areas	80
Heavy areas	90
Parks, cemeteries	10
Playgrounds	25
Schools	55
Railroad yard areas	50
Undeveloped Areas:	
Historic flow analysis	2
Greenbelts, agricultural	2
Off-site flow analysis (when land use not defined)	45
Streets:	
Paved	100
Gravel (packed)	40
Drive and walks	90
Roofs	90
Lawns, sandy soil	2
Lawns, clayey soil	2

Table 6-4. Runoff coefficient equations based on NRCS soil group and storm return period

NRCS Soil Group	Storm Return Period						
	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year	500-Year
A	$C_A = 0.84i^{1.302}$	$C_A = 0.86i^{1.276}$	$C_A = 0.87i^{1.232}$	$C_A = 0.88i^{1.124}$	$C_A = 0.85i+0.025$	$C_A = 0.78i+0.110$	$C_A = 0.65i+0.254$
B	$C_B = 0.84i^{1.169}$	$C_B = 0.86i^{1.088}$	$C_B = 0.81i+0.057$	$C_B = 0.63i+0.249$	$C_B = 0.56i+0.328$	$C_B = 0.47i+0.426$	$C_B = 0.37i+0.536$
C/D	$C_{C/D} = 0.83i^{1.122}$	$C_{C/D} = 0.82i+0.035$	$C_{C/D} = 0.74i+0.132$	$C_{C/D} = 0.56i+0.319$	$C_{C/D} = 0.49i+0.393$	$C_{C/D} = 0.41i+0.484$	$C_{C/D} = 0.32i+0.588$

Where:

i = % imperviousness (expressed as a decimal)

C_A = Runoff coefficient for Natural Resources Conservation Service (NRCS) HSG A soils

C_B = Runoff coefficient for NRCS HSG B soils

$C_{C/D}$ = Runoff coefficient for NRCS HSG C and D soils.

The values for various catchment imperviousness and storm return periods are presented graphically in Figures 6-1 through 6-3, and are tabulated in Table 6-5. These coefficients were developed for the Denver region to work in conjunction with the time of concentration recommendations in Section 2.4. Use of these coefficients and this procedure outside of the semi-arid climate found in the Denver region may not be valid. The UD-Rational Excel workbook performs all the needed calculations to find the runoff coefficient given the soil type and imperviousness and the reader may want to take advantage of this macro-enabled Excel workbook that is available for download from the UDFCD's website www.udfcd.org.

See Examples 7.1 and 7.2 that illustrate the Rational Method.

TABLE 6-3. RECOMMENDED IMPERVIOUSNESS BY SURFACE TYPES

SURFACE TYPES		IMPERVIOUSNESS
Roadways and Paved Streets		95%
Concrete Driveways and Walks		95%
Roofs		95%
Gravel	No Traffic (Pedestrian Use)	40%
	Low-traffic Areas (Maintenance Paths and Substations)	60%
	High-traffic Areas (Roadways and Parking)	80%
Disturbed Soil (Including Lawns, Managed/Active Turf, Landscaped Areas with Water-Wise Vegetation, and Uncompacted Gravel/Mulch Planting Beds)		20%
Undisturbed or Decompacted Soil (Native Grasses and Open Space Areas)		5%
Artificial Turfs ¹	Landscape Applications (without Subgrade Drainage Layer)	25% – 45%
	Sport Fields (with Underdrain Pipe System)	60% – 80%
Water Surfaces (Lakes/Reservoirs/Irrigation Ponds)		100%
Solar Fields ²	Grass Cover (Varies with Panel Orientation Relative to Ground Contours)	10% – 45%
	Gravel Cover (Varies with Panel Orientation Relative to Ground Contours)	50% – 75%
Historic Flow Analysis, Greenbelts, Agricultural		5%
Newly Graded Areas		65%
Stormwater Control Measures ³	Retention Ponds & Constructed Wetland Ponds	100%
	Rooftop Systems – Blue Roofs	95%
	Rooftop Systems – Green Roofs (extensive)	65%
	Rooftop Systems – Green Roofs (intensive)	50%
	Permeable Pavement – CGP/PGP/RGP	55%
	Permeable Pavement – PICP	45%
	Extended Detention Basins	25%
	Receiving Pervious Areas (incl. Grass Buffers & Grass Swales)	20%
	Bioretention & Sand Filters	10%

¹ Consult with the manufacturer to get a recommended value.

² Assumes 1:1 ratio of panels to aisles. See MHFD's technical memorandum regarding *Determination of Solar Panel Field Runoff Coefficients and Imperviousness Values* for additional information on procedures for determining percent imperviousness based on panel width, panel spacing, and panel orientation relative to ground contours and how to reflect other impervious areas such as roads and pads that may be part of a solar field and layouts with wider inter-panel spacing.

³ See MHFD's technical memorandum regarding *Evaluation of Percent Imperviousness for Stormwater Control Measures* for background information.

APPENDIX B

HYDROLOGIC CALCULATIONS

PROJECT: Elizabeth Liquor Store
 PROJECT NO. 24.067
 DESIGN BY: KFD
 DATE: 12/2/2024

Proposed/Existing	Land Use	%Imp
	Roadways/Streets/Walks	95
	Roofs	95
	Disturbed Soil	20
Undisturbed or Decomacted	Soil	5
	Historic	5

Soil Types: Nunn clay loam

Hydrologic Grouping: Type C

Runoff Coefficients: $C_{r/D}(2\text{year}) = 0.83i^{1.122}$
 $C_{r/D}(5\text{year}) = 0.82i^{+0.035}$
 $C_{r/D}(10\text{year}) = 0.74i^{+0.132}$
 $C_{r/D}(100\text{year}) = 0.41i^{+0.484}$

Proposed Basins (proposed conditions)		Land Use (Acres)					Weighted Runoff Coefficient				
Basin	Total Area	Roadways/ Streets/Walks	Roof Area	Disturbed Soil	Undisturbed Soil	Historic Area	C2	C5	C10	C100	%Imp
P1	0.03	0.00	0.00	0.03	0.00	0.00	0.14	0.20	0.28	0.57	20.00
P2	0.34	0.27	0.00	0.07	0.00	0.00	0.64	0.69	0.72	0.81	79.56
P3	0.23	0.11	0.11	0.01	0.00	0.00	0.75	0.79	0.81	0.86	91.74
X1	0.03	0.00	0.00	0.03	0.00	0.00	0.14	0.20	0.28	0.57	20.0

TOTAL AREA (ACRES): 0.630
 TOTAL IMPERVIOUSNESS (%): 77.38

Historic Basins (existing conditions)		Land Use (Acres)					Weighted Runoff Coefficient				
Basin	Total Area	Roadways/ Streets/Walks	Roof Area	Disturbed Soil	Undisturbed Soil	Historic Area	C2	C5	C10	C100	%Imp
H1	0.63	0.00	0.00	0.00	0.00	0.630	0.029	0.076	0.169	0.505	5.00

TOTAL AREA (ACRES): 0.630
 TOTAL IMPERVIOUSNESS (%): 5.00

Calculation of Peak Runoff using Rational Method	
Area (A)	1000000
Runoff Coefficient (C)	0.5
Intensity (I)	10
Time of Concentration (Tc)	10
Peak Runoff (Qp)	1000000

Q(cfs) = CIA

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Inlet Report

INLET DP 2 - 5 YEAR

Grate Inlet

Location	= Sag
Curb Length (ft)	= -0-
Throat Height (in)	= -0-
Grate Area (sqft)	= 6.00
Grate Width (ft)	= 2.00
Grate Length (ft)	= 3.00

Gutter

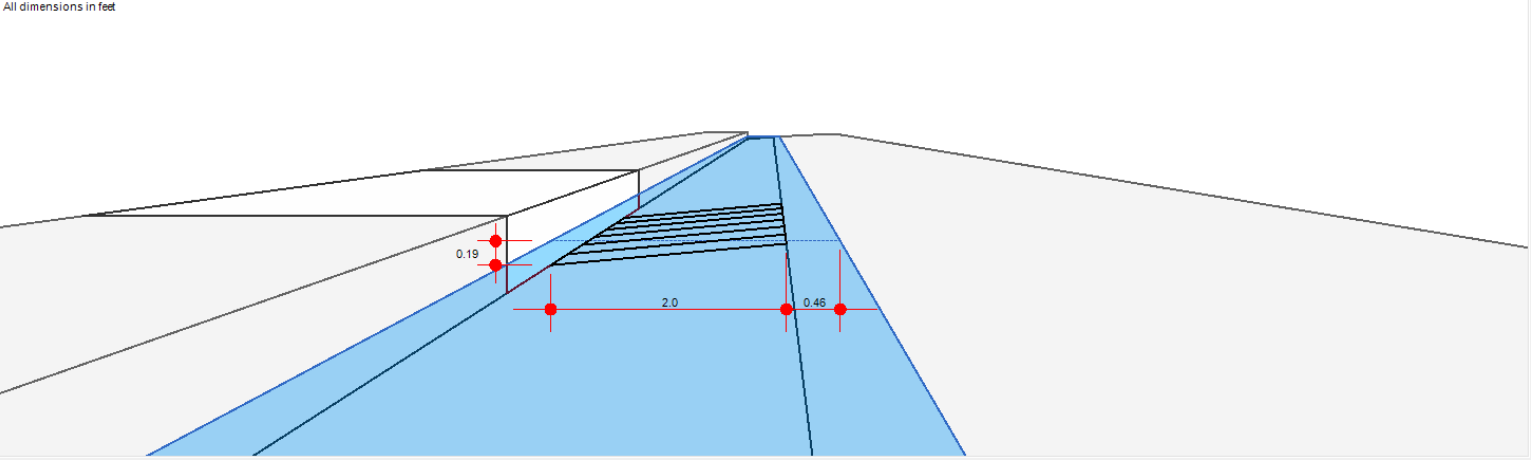
Slope, Sw (ft/ft)	= 0.083
Slope, Sx (ft/ft)	= 0.045
Local Depr (in)	= -0-
Gutter Width (ft)	= 2.00
Gutter Slope (%)	= -0-
Gutter n-value	= -0-

Calculations

Compute by:	Known Q
Q (cfs)	= 0.70

Highlighted

Q Total (cfs)	= 0.70
Q Capt (cfs)	= 0.70
Q Bypass (cfs)	= -0-
Depth at Inlet (in)	= 2.24
Efficiency (%)	= 100
Gutter Spread (ft)	= 2.46
Gutter Vel (ft/s)	= -0-
Bypass Spread (ft)	= -0-
Bypass Depth (in)	= -0-



Inlet Report

INLET DP 2 - 100 YEAR

Grate Inlet

Location	= Sag
Curb Length (ft)	= -0-
Throat Height (in)	= -0-
Grate Area (sqft)	= 6.00
Grate Width (ft)	= 2.00
Grate Length (ft)	= 3.00

Gutter

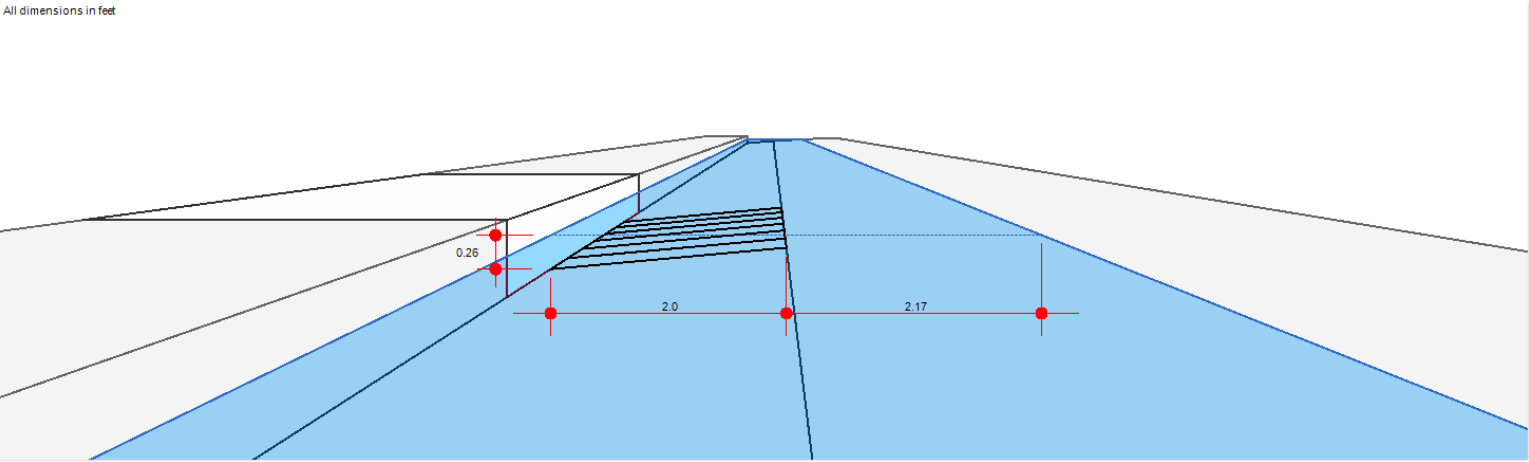
Slope, Sw (ft/ft)	= 0.083
Slope, Sx (ft/ft)	= 0.045
Local Depr (in)	= -0-
Gutter Width (ft)	= 2.00
Gutter Slope (%)	= -0-
Gutter n-value	= -0-

Calculations

Compute by:	Known Q
Q (cfs)	= 1.61

Highlighted

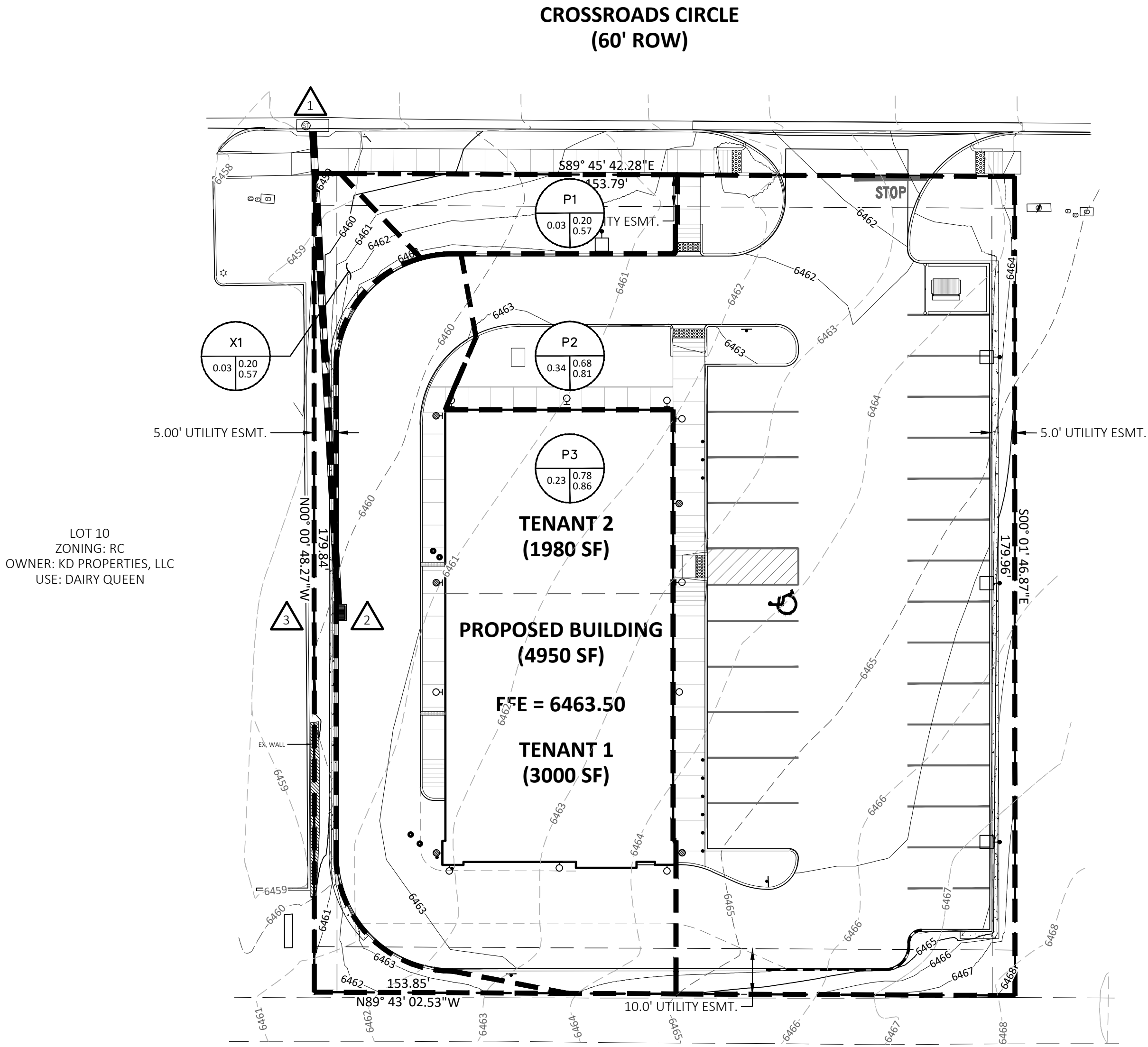
Q Total (cfs)	= 1.61
Q Capt (cfs)	= 1.61
Q Bypass (cfs)	= -0-
Depth at Inlet (in)	= 3.16
Efficiency (%)	= 100
Gutter Spread (ft)	= 4.17
Gutter Vel (ft/s)	= -0-
Bypass Spread (ft)	= -0-
Bypass Depth (in)	= -0-



APPENDIX D

PROPOSED CONDITION DRAINAGE MAP

ELIZABETH LIQUOR STORE
CONSTRUCTION DOCUMENTS
LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
COUNTY OF ELBERT, STATE OF COLORADO



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED VERTICAL CURB
- PROPOSED SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- EXISTING STORM SEWER
- PROPOSED STORM LINE
- DRAINAGE FLOW ARROW
- BASIN BOUNDARY
- PROPOSED DESIGN POINT
- DRAINAGE BASIN DESIGNATION
- 5-YEAR COEFFICIENT
- 100-YEAR COEFFICIENT
- AREA IN ACRES

SUMMARY RUNOFF TABLE				
BASIN	DESIGN POINT	AREA (ACRES)	Q 5-YR (CFS)	Q 100-YR (CFS)
P1	1	0.03	0.02	0.14
P2	1	0.34	0.91	2.24
P3	2	0.23	0.70	1.61
X1	3	0.03	0.02	0.14

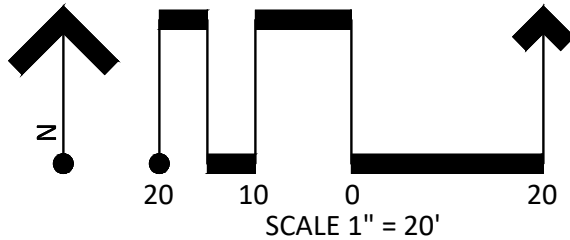
GENERAL NOTES

1. REFER TO SHEET C0.00, COVER SHEET, FOR THE BENCHMARK AND BASIS OF BEARINGS.

BENCHMARK

DOUGLAS COUNTY BENCHMARK:

DCBM LOVE
ELEVATION = 6705.71 (NAVD88)



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CONSTRUCTION DOCUMENTS

ELIZABETH LIQUOR STORE

ELIZABETH, COLORADO

JOB NO. 24.067

DATE
2024.10.28

DESCRIPTION
ORIGINAL PREPARATION

SHEET 1 OF 1

PROPOSED DRAINAGE MAP

APPENDIX D

EXCERPTS FROM THE MASTER DRAINAGE REPORT

December 23, 1999

Mr. Kevin Archer
David E. Archer & Associates
105 Wilcox Street
Castle Rock, CO 80104

RE: Elizabeth Crossroads Final Drainage and Sediment & Erosion Control Report
Project No. 9409-90

Dear Mr. Archer:

As requested, we have completed a final drainage report for the above referenced site. The report meets criteria set forth in Resolution 99R01 as adopted by the Town of Elizabeth on January 12, 1999.

GENERAL LOCATION AND DESCRIPTION

The property is located in the southeast quarter of Section 7, Township 8 South and Range 64 West of the 6th P.M. and within Elbert County, Colorado. The 19.828 acre site is bounded on the North by undeveloped property, on the West by Running Creek, on the South by State Highway 86, and on the East by County Road 17.

Table 1 provides a summary of soils found on the site as recorded on the SCS maps. The SCS information also indicates these soils have moderate to severe limitations on construction. Existing vegetation on the land consists of pasture grass.

Table 1. Summary of Soils Found on the Site (from SCS, 1980).

SOIL NUMBER	NAME	HYDROLOGIC SOIL GROUP	RAINFALL EROSION FACTOR	WIND EROSION FACTOR
32	Nunn clay loam	C	0.24 & 0.28	6
34	Peyton sandy loam	B	0.10 & 0.15	3

The site is situated such that offsite flows from about 53 acres enter the property from the north. In addition, the southwest corner of the property is impacted by runoff from Highway 86 and lands located northeast and southwest of the property.

Flood plain maps for this area were developed by the Colorado Water Conservation Board and demonstrate part of the western property is within a 100-year flood plain boundary.

No irrigation facilities are impacted by this development.

Final development of this small business site shall consist of approximately 17.81 acres with 2.02 acres remaining undeveloped. **Imperviousness of this site will be 85 percent or less.**

DRAINAGE DESIGN CRITERIA

Historic onsite and offsite peak flood flows were calculated by the Rational Method and SCS Curved Number Method, respectively. Hydraulic calculations were completed by use of Manning's Equation or by using nomographs developed by the Urban Drainage and Flood Control District (UDFCD). Detention values and allowable release rates for developed conditions were calculated by equations developed by the UDFCD. Evaluations for water quality were completed by methods developed by the UDFCD.

DRAINAGE BASINS AND SUB-BASINS

Onsite historic peak flows will be realized by releasing flows through a detention pond. Historic runoff waters flowing onto the site from the North and south are summarized in Table 2 (see Appendix I and Appendix II).

Table 2. Summary of Historic Offsite Flows as Calculated by the SCS Curve Number Method.

DESIGN POINT	CONTRIB. AREA (ACRES)	5-YEAR FLOW (CFS)	100-YEAR FLOW (CFS)	COMMENTS
OS1	52.5	9.0	62.3	CN = 65, Type B Soils, Grass
OS2	561	58.7	439	CN = 65, Type B Soils, Grass & Trees

Historic offsite flows from OS-1 will be conveyed in a drainage channel along the northwest corner of the property before discharging into Running Creek. Runoff from OS-2 will continue to be conveyed westward to Running Creek.

For this analysis, we have assumed runoff from about 555 acres may impact the intersection of County Road 17 and Highway 86. Our evaluation identified an existing 36-inch CMP exists under County Road 17 that will convey approximately 50 cfs. Thus, the potential exists that 100-year flood flow events will exceed the pipe capacity and will spill over County Road 17 onto Highway 86.

DRAINAGE FACILITY DESIGN

Once developed conditions occur, runoff from the site will flow into a detention pond before discharging into Running Creek. A summary of detention volumes and release rates as calculated by the UDFCD equations appears in Table 3.

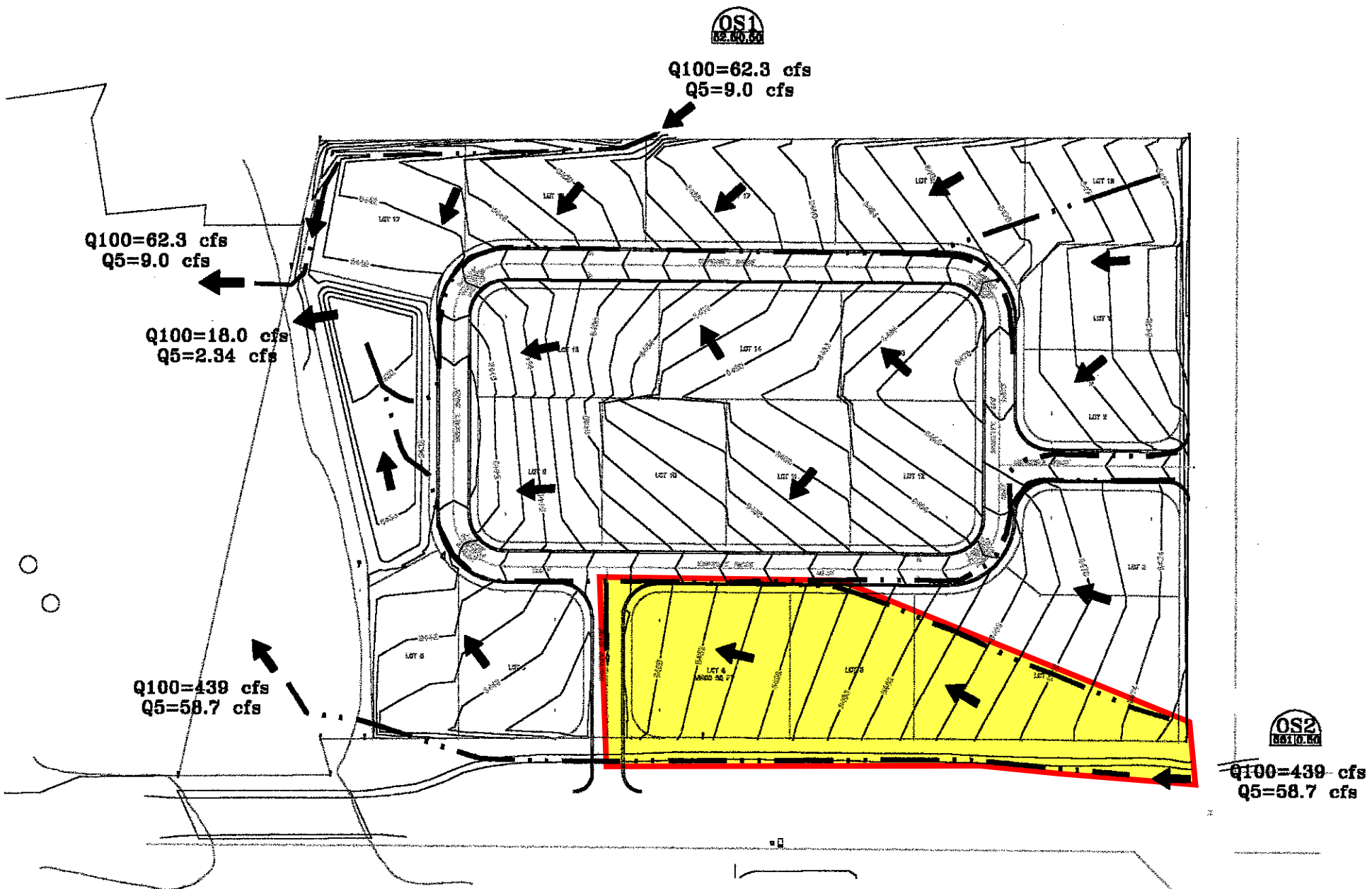
Table 3. Volumes and Release Rates for the Detention Pond as Calculated by UDFCD Equations.

POND	CONTRIB. AREA (ACS)	5-YEAR RELEASE RATE (CFS)	100-YEAR RELEASE RATE (CFS)	5-YEAR VOLUME (CU FT)	100-YEAR VOLUME (CU FT)
Main	17.81	3.02	17.8	53,960	103,410

Type-13 inlets located along the interior road will capture developed flows from all but two lots and discharge the runoff into the detention pond. For this evaluation, it is assumed that final

APPENDIX I

MAPS AND SUPPORTING INFORMATION



APPENDIX II

HYDROLOGIC DATA

UDFCD DETENTION & DISCHARGE VALUES FOR ELIZABETH CROSSROADS

***** DETERMINING THE AMOUNT OF IMPERVIOUS AREA TO POND

BUILDING	0	SQ FT	=	0.00	ACRES
CONCRETE /ASPHALT	659433	SQ FT	=	15.14	ACRES
LANDSCAPE	116371	SQ FT	=	2.67	ACRES
GRAVEL/CRUSH ASPHALT	0	SQ FT	=	0.00	ACRES
GRASS OR TREES	0	SQ FT	=	0.00	ACRES
TOTAL	775804	SQ FT	=	17.81	ACRES

PERCENT IMPERVIOUS =	85.00
----------------------	-------

***** DETERMINING THE K FACTORS *****

$$K_{100} = (1.78I - 0.002I^2 - 3.56)/1000 = 0.133$$

$$K_{10} = (0.95I - 1.90)/1000 = 0.079$$

$$K_5 = 36.57I + 0.008/I - 78.58 = 3030$$

***** RELEASE RATES FOR B SOILS *****

Q100 =	1.00	CFS/ACRE
Q10 =	0.30	CFS/ACRE
Q5 =	0.17	CFS/ACRE

***** EVALUATING DETENTION AND RELEASE RATES *****

V100 = K100 x A =	2.37	AF =	103407	CU FT
Q100 =	17.81	CFS		
V10 = K10 x A =	1.40	AF =	61172	CU FT
Q10 =	5.34	CFS		
V5 = K5 x A =	1.24	AF =	53962	CU FT
Q5 =	3.03	CFS		

David E. Archer & Associates

PEAK FLOW BY THE RATIONAL METHOD

PROJECT NUMBER	97-0119
PROJECT NAME	Elizabeth Crossroads
DATE	23-Dec-99
COMPLETED BY	jat

DEVELOPED CONDITIONS ANALYSIS	
BASIN: D1	
AREA =	164035.34 Sq Ft
AREA =	3.77 ACRES
LENGTH =	520.35 FEET
SLOPE =	4.00 PERCENT
DELTA L =	220.35 FEET
DEVELOPED COVER: COMMERCIAL DEVELOPMENT 95% Impervious COMBINATION ASPHALT, BUILDINGS & LANDSCAPE	
VEL =	4.00 FT/SEC
C2 =	0.87
C5 =	0.87
C10 =	0.88
C100 =	0.89

TIME OF CONCENTRATION	
$T_i = [1.8 \times (1.1 - C_5) \times L^{0.5}] / S^{1/3}$	***** MAX L = 300 FT *****
$T_t = L / (60 \times V)$	
$T_c = T_i + T_t$ (MINIMUM OF 5 MINUTES)	
Ti =	4.5 MINUTES
Tt =	0.9 MINUTES
Tc =	5.4 MINUTES *****

PROJECTED RAINFALL INTENSITY	
I2 =	3.55 INCHES/HOUR
I5 =	4.68 INCHES/HOUR
I10 =	5.46 INCHES/HOUR
I100 =	8.62 INCHES/HOUR

PROJECTED DEVELOPED PEAK FLOWS BY RATIONAL METHOD	
Q2 =	11.64 CFS
Q5 =	15.34 CFS
Q10 =	18.10 CFS
Q100 =	28.88 CFS

APPENDIX III

HYDRAULIC DATA

Worksheet

Worksheet for Combination Inlet On Grade

Project Description	
Worksheet	Combination Inlet - 1
Type	Combination Inlet On Grade
Solve For	Efficiency

Input Data	
Discharge	15.34 cfs
Local Depression	2.0 in
Local Depression Width	7.00 ft
Slope	2.0000 %
Gutter Width	2.50 ft
Gutter Cross Slope	2.0000 %
Road Cross Slope	2.0000 %
Mannings Coefficient	0.013
Curb Opening Length	7.00 ft
Grate Width	2.50 ft
Grate Length	7.00 ft
Grate Type	P-50 mm (P-1-7/8")
Clogging	25.0 %

Options	
Calculation Option	Use Both
Grate Flow Option	xclude None

Results	
Efficiency	0.49
Intercepted Flow	7.52 cfs
Bypass Flow	7.82 cfs
Spread	16.30 ft
Depth	0.33 ft
Flow Area	2.7 ft²
Gutter Depression	0.0 in
Total Depression	2.0 in
Velocity	5.77 ft/s
Splash Over Velocity	13.53 ft/s
Frontal Flow Factor	1.00
Side Flow Factor	0.20
Grate Flow Ratio	0.36
Equivalent Cross Slope	5.0694 %
Active Grate Length	5.25 ft
Length Factor	0.00
Total Interception Length	0.00 ft

Worksheet

Worksheet for Circular Channel

Project Description	
Worksheet	Circular Channel - 1
Flow Element	Circular Channel
Method	Manning's Formula
Solve For	Full Flow Diameter

Input Data	
Mannings Coefficient	0.013
Slope	3.7000 %
Discharge	7.52 cfs

Results	
Depth	1.04 ft
Diameter	12 in
Flow Area	0.8 ft ²
Wetted Perimeter	0.00 ft
Top Width	0.00 ft
Critical Depth	1.01 ft
Percent Full	100.0 %
Critical Slope	3.2742 %
Velocity	8.93 ft/s
Velocity Head	1.24 ft
Specific Energy	2.27 ft
Froude Number	0.00
Maximum Dischar	8.09 cfs
Discharge Full	7.52 cfs
Slope Full	3.7000 %
Flow Type	N/A

APPENDIX E

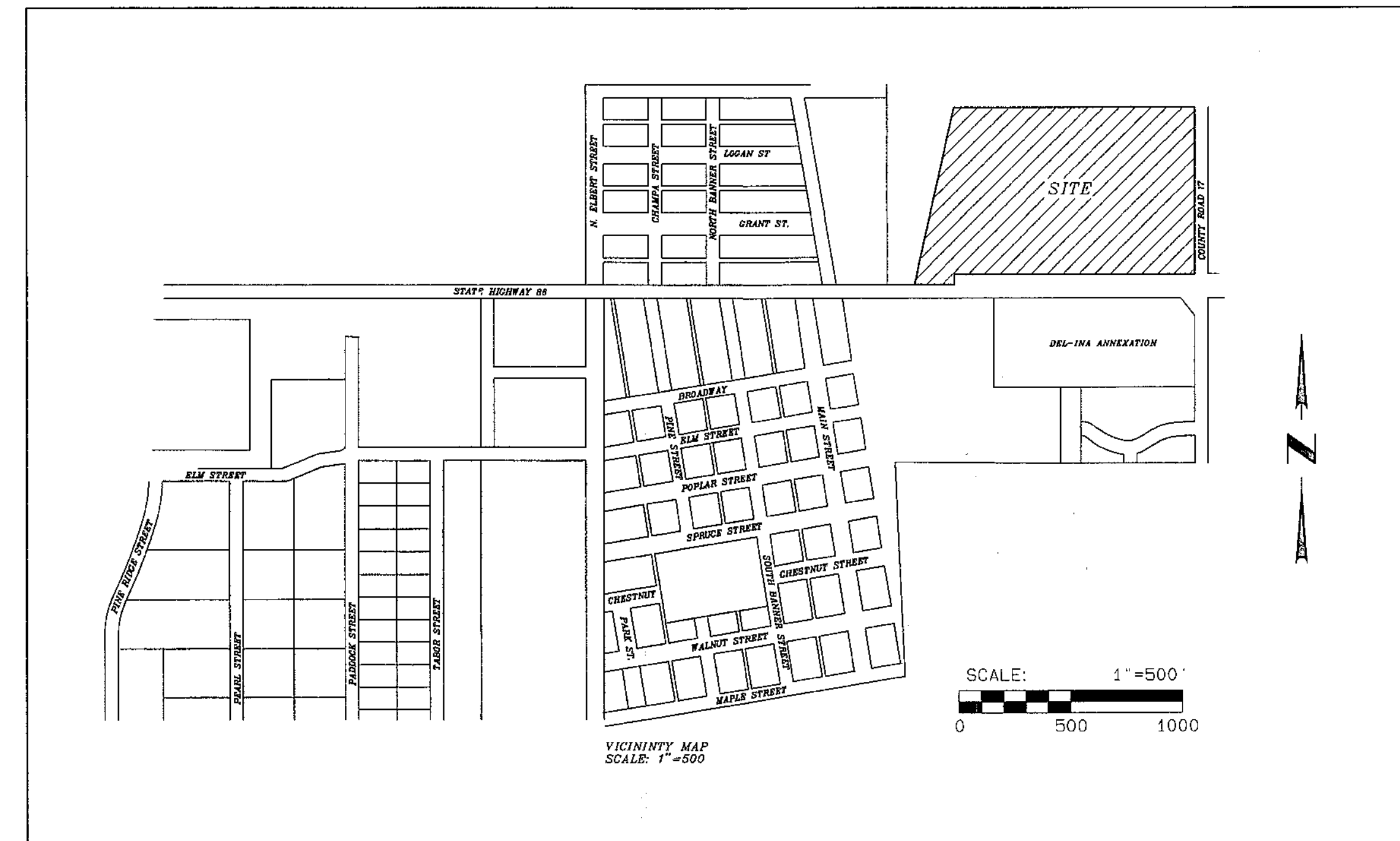
EXCEPRTS FROM APPROVED CONSTRUCTION PLANS

ELIZABETH CROSSROADS BUSINESS PARK CONSTRUCTION PLANS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, T8S,
R64W, 6th P.M., TOWN OF ELIZABETH, ELBERT COUNTY, COLORADO

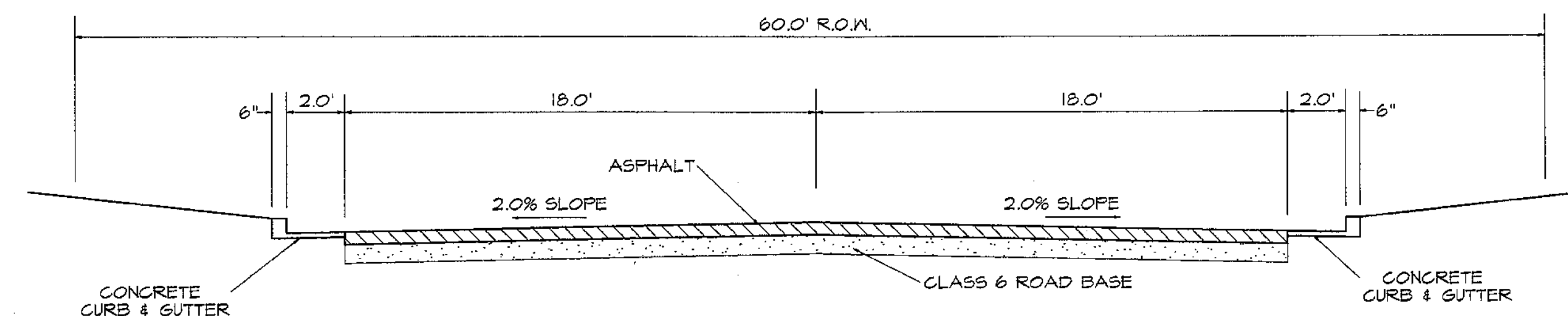
General Notes:

1. Water Line Shall Be Installed Per Town of Elizabeth Water System Specifications, Adopted April 27, 1999
2. Sewer Line Shall Be Installed Per Town of Elizabeth Sanitary Sewer System Specifications, Adopted April 27, 1999



PREPARED FOR:

ELIZABETH CROSSROADS BUSINESS PARK LLC
3180 S. JASMINE WAY
DENVER, CO 80222
Contact: ROD HURLBUT
(303) 263-0351



TYPICAL ROAD SECTION
NOT TO SCALE

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	CONSTRUCTION NOTES
3	SITE IMPROVEMENT PLAN
4	HABITAT CONSERVATION / MITIGATION PLAN
5	ROAD PLAN AND PROFILE STA. 0+00 TO STA. 8+00
6	ROAD PLAN AND PROFILE STA. 8+00 TO STA. 19+96
7	EAST AND SOUTH ENTRIES W/ WATERLINES
8	UTILITY SITE PLAN
9	WATERLINE SITE PLAN
10	WATERLINE PLAN AND PROFILE STA. 0+00 TO STA. 8+00
11	WATERLINE PLAN AND PROFILE STA. 8+00 TO STA. 19+96
12	WATER LINE DETAILS, WEST RUN PROFILE
13	SANITARY SEWER SITE PLAN
14	SANITARY SEWER PLAN AND PROFILE, NORTH LEG
15	SANITARY SEWER PLAN AND PROFILE, SOUTH LEG
16	STORM SEWER SITE PLAN
17	STORM SEWER PROFILES
18	HWY 86 PLAN AND PROFILE
19	HWY 86 STRIPING DETAILS
20	HWY 86 CROSS SECTIONS STA. 7+20 TO STA. 8+80
21	HWY 86 CROSS SECTIONS STA. 9+00 TO STA. 11+00
22	HWY 86 CROSS SECTIONS STA. 11+20 TO STA. 13+20
23	HWY 86 CROSS SECTIONS STA. 13+40 TO STA. 15+20
24	HWY 86 CROSS SECTIONS STA. 15+40 TO STA. 17+40
25	HWY 86 CROSS SECTIONS STA. 17+60 TO STA. 19+19
26	NORTH CR 17 PLAN AND PROFILE STA. 0+00 TO STA. 7+50
27	NORTH CR 17 PLAN AND PROFILE STA. 7+50 TO STA. 8+40
28	SOUTH CR 17 PLAN AND PROFILE
29	CR 17 STRIPING DETAILS
30	CDOT M&S STANDARDS
31	CDOT M&S STANDARDS

AS-BUILT
7-25-07

PREPARED BY: *[Signature]*
AS-BUILT 7-25-07

TOWN OF ELIZABETH APPROVALS
THESE PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM
DATE OF DEVELOPEMENT SERVICES APPROVAL

RECOMMENDED APPROVAL BY:

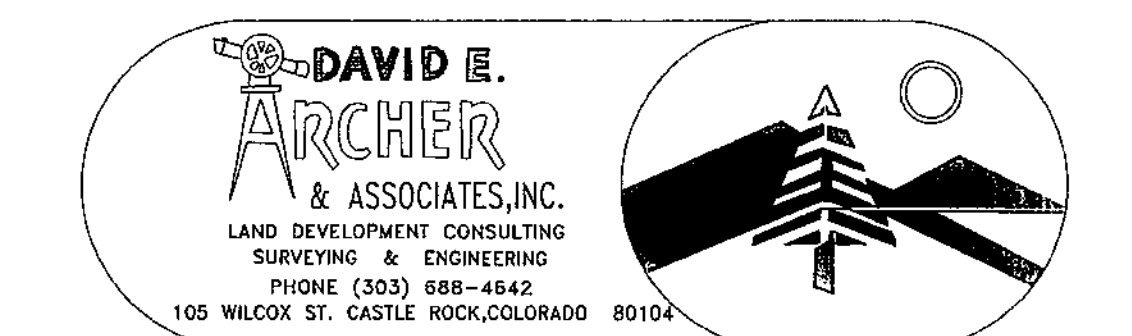
ENGINEERING DIVISION DATE

APPROVED BY: DATE

DEVELOPEMENT SERVICES DATE

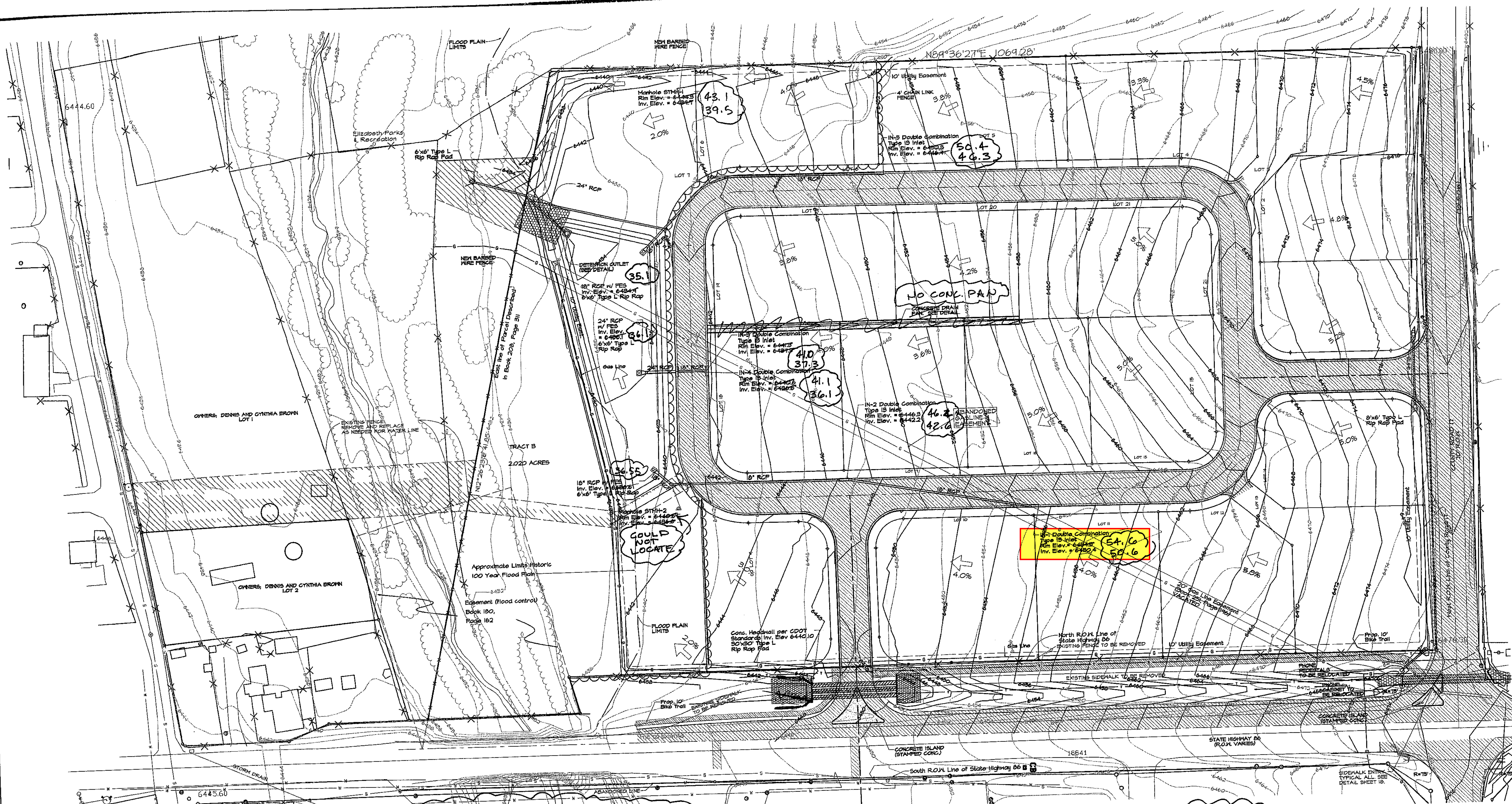
I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF ELIZABETH AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

Kevin E. Archer, P.E. Date



SHEET 1 OF 31
JOB NUMBER 197-0119

REVISIONS
AS-BUILT 7-25-07



	REQUIRED	PROVIDED
5 YEAR	27,475 C.F.	35,401 C.F.
100 YEAR	81,434 C.F.	78,472 C.F.
	103,401 C.F.	103,401 C.F.

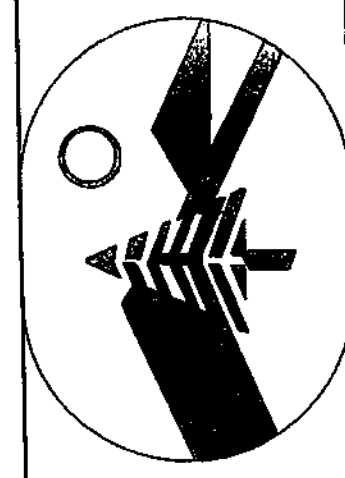
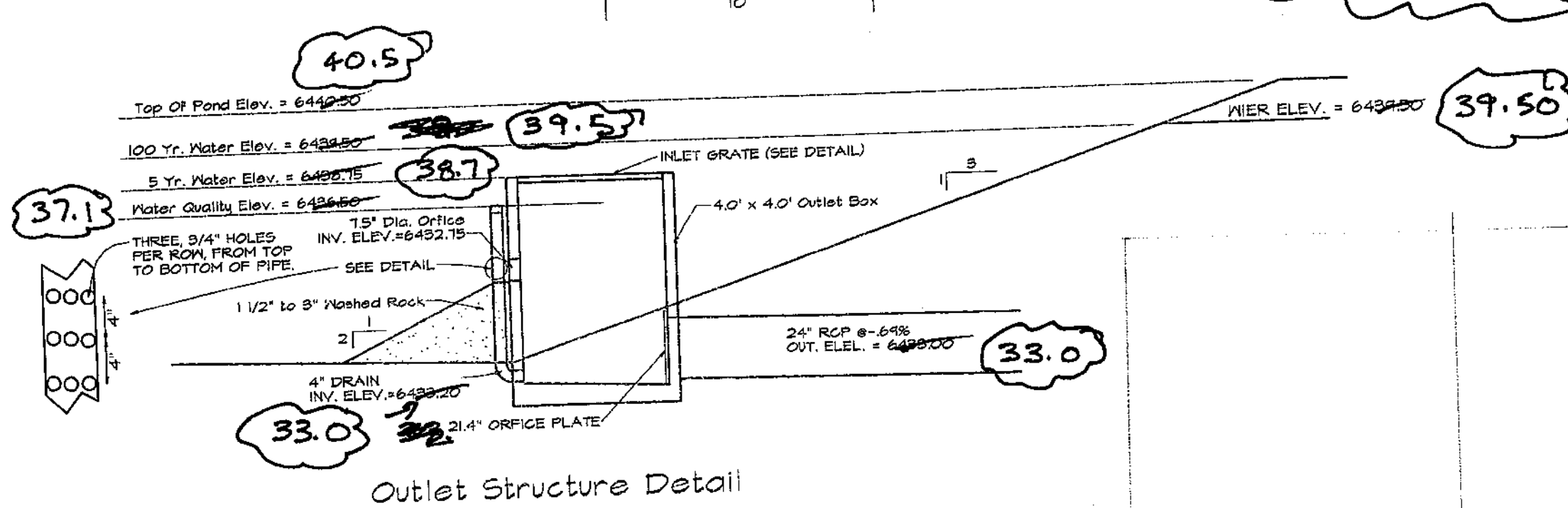
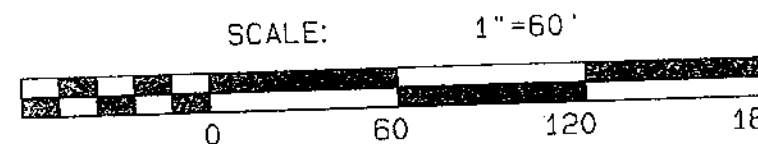
DETENTION
POND
VOLUMES

AS-BUILT
7-25-07

PREPARED BY: *[Signature]*
AS-BUILT

LEGEND

- 6430 EXISTING MINOR CONTOURS
- 6460 EXISTING MAJOR CONTOURS
- 6450 PROPOSED MINOR CONTOURS
- 6460 PROPOSED MAJOR CONTOURS
- PROPERTY BOUNDARIES
- LOT LINES
- EASEMENT
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE W/ MANHOLE
- PROPOSED SEWER SERVICE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- POWER LINE
- GAS LINE
- TELEPHONE LINE
- RIP - RAP
- EXISTING FENCE
- NEW BARBED FENCE
- NEW CHAIN LINK FENCE
- FIRE HYDRANT
- GATE VALVE



DAVID E.
ARCHER
ASSOCIATES, INC.
LAND SURVEYING & ENGINEERING
PHONE (303) 888-4642
105 WILLOW ST. CASTLE ROCK, COLORADO 80104

REV. 0000
AS-BUILT 7-25-07

Elizabeth Crossroads
STORM SEWER SITE PLAN
Section 7, Township 8, South Range 64 West, 6th P.M.
Town of Elizabeth, Elbert County, Colorado.
Elizabeth Crossroads LLC, 2111 Elm Road, Franktown, CO 80116
Contact: Chris Gregory (303) 660-8764

SCALE	As Noted
DATE	4-21-05
DRN	at/mth/kea
APP'D	kea
JOB NUMBER	97-0119
Sheet	16 of 31

Colorado
Geoscience & Design, Inc.
P.O. Box 68, Franktown, CO 80116

Phone: 303.688.2150
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Fax: 303.688.1295
www.CoGeoDesign.com

Harjot Singh
99 South Sheridan Blvd.
Lakewood, CO 80226

SUBSURFACE INVESTIGATION
OF

787 CROSSROAD CIRCLE
ELBERT COUNTY, COLORADO

REPORT NO. 24-321
September 23, 2024



NOT VALID WITHOUT
ORIGINAL SIGNATURE

GEOTECHNICAL CIVIL ENGINEERS

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GENERAL

This report presents the results of data obtained during the subsurface investigation at **787 CROSSROAD CIRCLE, ELBERT COUNTY, COLORADO**. This investigation was made to determine the type of foundation required, allowable bearing capacity, and groundwater conditions encountered at the time of the field investigation.

SITE CONDITIONS

At the present time the site is vacant. It is our understanding a commercial building at grade is planned for the site. The proposed structure will consist of wood or steel framed construction with a steel reinforced concrete foundation.

The topography of the site is generally flat. The vegetation at the site consists of native grass and weeds. The weather was warm and clear at the time of the investigation.

If the type of construction changes from that specified above, please contact this office for additional recommendations and/or requirements.

FIELD AND LABORATORY INVESTIGATION

Two (2) exploratory test holes were drilled on September 28, 2024, at the site shown on the Location Map, Figure 1. The test holes were drilled with a four-inch (4") diameter auger advanced with a CME-45 soil exploration drill rig.

At specific intervals, the drilling tools were removed from the test holes and soil samples were obtained with a two-inch (2") diameter spoon sampling tube. The depths at which soil samples were taken and a description of the soil encountered are shown on the Log of Test Holes, Figure 2, and the Summary of Laboratory Testing, Table 1.

All soil samples were carefully observed in the field during the drilling operation. These samples were classified in the laboratory through visual observation and laboratory testing to determine the pertinent properties. The natural moisture content and dry density was obtained from relatively undisturbed drive samples of typical soils. Swell-consolidation tests were performed on typical soil samples see Figure 3. These tests indicate the behavior of the soil upon various loadings in a wetted condition.

Groundwater was encountered at a depth of 24-feet in B1 and 19-feet in B2 at the time of the field investigation. When checked later, groundwater was not encountered however, B1 caved to 24-feet. These observations represent the groundwater conditions at the time of drilling or measurement and may not be indicative of the conditions at other times. Groundwater levels can be expected to fluctuate with varying seasonal weather conditions and if the sites use irrigation for lawns.

Site soil conditions encountered may appear different from the test borings as presented in this report. **An excavation observation is required and must be performed by a representative of this office to verify existing soil conditions, and the proposed design bearing pressure.** The excavation observation must be performed only after the entire building footprint has been excavated to the bottom of bearing elevation. In addition, it may be necessary to revise our foundation recommendations based upon results of the excavation.

Failure to follow the observation requirements noted herein may jeopardize the success of this construction project and Colorado Geoscience and Design Inc. shall be absolved from any and all responsibility for any damages arising from the failure to obtain proper site observations.

If an individual or contractor performs an open-hole or site observation other than a representative from Colorado Geoscience and Design, Inc. or disregards the foundation recommendations cited herein, other than those provided by Colorado Geoscience and Design, Inc.'s, or that which has been approved by the local building officials, that individual or contractor will assume all liability for using this subsurface investigation and its relevant construction recommendations.

FOUNDATION RECOMMENDATIONS

Based on our evaluation of the subsurface conditions, we recommend the proposed commercial building be founded on continuous concrete footings and pads. A professional engineer should use the following design criteria to design the foundations.

1. The footings and pads shall be designed a maximum soil bearing pressure of 1,000 pounds per square foot (DL+LL). The entire foundation shall bear on the fine-grained sand.
2. No footing or pad shall bear upon topsoil or soils that contain organic material. All loose and disturbed soil shall be removed before pouring the concrete for the footings or bearing pads.
3. All continuous footings supporting perimeter concrete foundation walls shall be a minimum of least 16 inches wide or wider per design requirements. We recommend footings be reinforced to bridge isolated soft areas up to 10 feet. Exterior footings should be provided with at least 3 feet of soil cover for frost protection, or per county codes.
4. The foundation walls shall be designed for an active horizontal pressure based on an equivalent fluid density of 40 pounds per cubic foot plus any applicable surcharge or hydrostatic loads.

5. In place structural settlements are very difficult to predict with any reasonable accuracy, due to the large number of variable geotechnical parameters involved. However, based upon the currently available methods of settlement prediction, it is estimated that total structural settlement will be on the order of 1" and differential structural settlement will be on the order of ½".

CRITERIA FOR SLAB-ON-GRADE CONSTRUCTION

Virtually all concrete slabs undergo some type of movement. Concrete slabs placed on soils comprised of medium dense or dense granular material or comprised of soft or stiff clays with swell potential less than 1% under a 1000 lb surcharge is considered unlikely to sustain intolerable movement by standard engineering practice.

Cracking of slabs-on-grade is difficult to control and should be expected to occur with time. Cracking may be the result of many factors such as concrete shrinkage and daily and seasonal variability in temperature and humidity and not necessarily the result of soil movement.

Further, cracks and movement of slabs-on-grade can be transmitted through rigid floor coverings such as ceramic tile. Performance expectations should be taken into consideration in the selection of floor slab coverings.

If floor coverings or coatings less permeable than the concrete slab are used, or if moisture is a concern, we recommend a vapor retarder be placed beneath the slab. Flooring installation should be consistent with the flooring manufacturer's recommendations for subsoil and slab construction and moisture testing prior to installation.

A change in water content in soils is a major contributor to slab movement.

Colorado Geoscience and Design recommends that steps be taken to reduce the possibility of intolerable concrete slab movement due to changes in water content. Properly landscaped yards, drainage from the foundation walls, and the installation of perimeter and/or under slab drainage systems are ways to mitigate changes in the water content of the indigenous soils (**See "Surface Drainage"**).

A slab performance risk evaluation was conducted in general compliance with industry guidelines for the local area. The risk assessment of a site for potential movement is not absolute; rather, it represents a judgment based upon the data available and our experience in the area. Movement of foundations and concrete flat work will occur over time in low to very high-risk areas as the soil moisture content increases. On low and moderate rated sites, slab movements of up to 3 inches across the slab with cracking of up to ¼ inch in width and/or differential movement are not unusual. The damage generally increases as the risk assessment increases and as the depth of wetting increases. It must be understood, however, that assessing risk is an opinion, and the prediction of heave is not an exact science. Therefore, it may be possible that heave less than or in excess of what is described herein may be experienced. This risk should

be communicated to the subsequent homebuyer. We recommend the owner or prospective buyer review “A Guide to Swelling Soils for Colorado Homebuyers and Homeowners”, which is a special publication produced (SP43) by the Colorado Geological Survey to assist homeowners in reducing damage caused by swelling soils.

Swell Potential Chart

Slab Performance Risk Category	Representative Percent Swell (1,000 psf Surcharge)
Low	0 to <2
Moderate	2 to <4
High	4 to <6
Very High	≥ 6

Note: the representative percent swell values presented are not necessarily measured values; rather, they are a judgment of the swell of the soil and bedrock profile likely to influence slab performance.

The swell potential of the indigenous soils for the residence at this site meets the criteria for low risk of slab-on-grade movement. Concrete slabs may be used for basement slabs, garage slabs, or exterior surfaces (sidewalks, patios and aprons) placed on the non-expansive native soils but may move, and will be entirely at the risk of the builder/contractor/homeowner. Furthermore, intolerable movement of any slab on grade may occur at the site as a result of future factors beyond the control of Colorado Geoscience and Design, Inc.

If differential slab-on-grade movement is not acceptable to the owner/builder, and if the builder/contractor/homeowner is unwilling to accept the risk of differential slab-on-grade movement, a structural floor above a crawl space is required. A structural floor-like system may be authorized.

The builder/contractor/homeowner shall be cautioned that problems with mold may arise when floors are built over a crawl space or with a structural floor. In order to prevent such problems, it may be necessary to take specific actions to mitigate the potential for molds, such as installing actively controlled humidistat systems and devices, providing adequate ventilation of enclosed spaces below the floor, and/or treatment of the soils with anti-mold, anti-fungal chemical agents. Colorado Geoscience and Design, Inc. will not be responsible for any and all claims arising from issues of mold or fungal contamination. It is the builder's responsibility to adequately address these issues during construction.

If the builder/contractor/homeowner accepts all of the risk of slab-on-grade movement and chooses a slab-on-grade, the following steps shall be part of the concrete slab design:

- Any soil disturbed during construction shall be compacted by use of a vibratory plate in the case of loose granular soils or wheel rolled by heavy equipment in the case of soft clay or silt soils prior to placement of the concrete slab.

- The soil should be kept moist but not wet during the compaction process as well as immediately prior to the placement of the concrete slab directly onto the soil. Steps shall be taken to ensure that subsurface moisture beneath the concrete slab remains constant during the construction process.
- The concrete slab shall be structurally isolated from all foundations and shall be isolated from penetrations by suitable expansion material not less than ½" thick. The floating concrete slab shall be completely isolated from all utility lines.
- Control joints shall be provided in the concrete slab. These control joints must be saw cut or tooled to a minimum of one third of the thickness of the slab. No portion of the concrete slab will have an area greater than neither 100 square feet nor a maximum dimension of 12'-0" in any direction without a control joint.
- All non-bearing partition walls shall be constructed with a minimum of 3 inches of float to allow for slab-on-grade movement.
- If a hot water heating system is used, the piping may be cast within the concrete slab if the slab is reinforced with steel rebar and special care is taken not to damage the piping during future construction activities. Nails shall not be driven into a concrete slab that has hot water piping. Base plates should be attached with construction adhesive or anchor bolts cast in the concrete slab at the time of placement.
- If a forced air furnace is used, a 2" flexible connection should be installed between the furnace and the duct.

PLACEMENT OF FOUNDATION FILL

Expansive soil is not suitable for backfill material adjacent to the foundation backfill or for retaining walls. Any soil disturbed or imported material adjacent to the foundation walls shall be re-compacted to a minimum of 92% of Standard Proctor Density, ASTM D-698. Compaction of each lift adjacent to walls should be accomplished with hand-operated tampers or other lightweight compactors. Over compaction may cause excessive lateral earth pressure, which could result in wall movement. No water flooding techniques should be used in the compaction of backfill.

SUBSURFACE DRAINAGE

The installation of an exterior foundation perimeter drainage system is required for any habitable space below grade level. See Perimeter Drain Detail 1, for a suggested method of installing this system. The perimeter drain shall discharge at a daylight location a minimum of 15-feet away from the home. The daylight end shall have a screened end section to prevent rodents from entering the drain. Alternatively, the perimeter drain may discharge into a sump pit with a sump pump. If a sump pit is used,

homeowners should perform routine observations of the sump pump system to make sure it remains in good working order. Failure to install and failure of a sump pump system can cause serious foundation problems. **Water accumulation around foundation elements is the major cause of foundation stress, therefore proper installation of the perimeter drain is critical.**

SURFACE DRAINAGE

The backfill soil around the foundations should be moistened and well-compacted in 12-inch maximum lifts with hand operated mechanical compaction equipment to prevent future settling. Controlled puddling of the backfill soils is not allowed.

Site grading is critical. A simple means of reducing moisture change to prevent water infiltration into the soil is to slope the ground away from the foundation. For proper drainage, a slope of 10% (1' in 10') away from the foundations in all directions is required. This slope must be maintained for a minimum distance of 10'-0".

The property owner should inspect the area around the foundation regularly particularly after rainstorms to determine if proper drainage away from the structure has been maintained. The owners are advised to immediately fill in any settled area near the foundations to eliminate containment of water.

Roof drainage should include gutters, downspouts, extensions, and splash blocks. Down spouts must discharge onto concrete splash blocks or into metal gutter extensions at least 6-feet away from the foundation walls and beyond any backfill zones directing water away from the foundation.

The owners should be cautioned regarding the installation of a lawn adjacent to the foundation walls. Lawn irrigation must be more than five feet (5') from the foundation walls to prevent wetting of the subsurface soils. Lawn and/or plants should not be planted within five feet (5') of the foundation walls. We recommend providing decorative gravel or bark around the foundations, as shown in Foundation Grading Detail 2. This method will prevent ponding of water and provide for proper drainage from the foundations. Non-woven geo textile fabric can be placed under the mulch to reduce weed growth and still allow some evaporation of soil moisture.

Sprinkler heads and emitters should not be located or spray within 5 feet of the foundation or patio slabs and beyond backfill zones. Plantings near the foundations should not trap surface runoff. Furthermore, sidewalks or low-water consumption groundcover are recommended to further reduce the risk of water infiltration near the foundation walls. All pressurized irrigation lines and valve boxes should be located at least 10 feet from the foundation or patio slabs.

Buried rain gutter discharge pipes are not recommended because of often undetected seepage problems caused by clogging, crushing and adverse grading of the pipes. Similarly, infiltration basins are not recommended adjacent to or upgrade of adjacent

structures. If detention is required by statute, infiltration basins should be located down gradient and at least 30 feet from foundations.

Changes in site grading by landscapers or property owners can have damaging effects on foundations and concrete basement and garage slabs-on-grade. It is the property owner's responsibility to control water and maintain the site to prevent infiltration near foundations. Additionally, it is the property owner's responsibility to maintain downspouts and buried sprinkler system conduits.

FOUNDATION EXCAVATION

Precautions should be taken in deep excavations for safety of workers and to protect nearby structures. The sides of the temporary excavations should be sloped or benched per OSHA excavation requirements. Spoils from the excavation should not be placed within 2 feet of the excavation sidewalls and the excavation should not be subject to excess vibration wetting or drying. It is the owner/contractor responsibility to be familiar with the OSHA Safety and Health Standards for the Construction Industry, 29 CFR Part 1926, or the appropriate foundation chapters of the International Building Code prior to construction.

RADON GAS

Most counties in Colorado have average radon levels (measured in homes) above the U.S. EPA recommended level of 4 PicoCuries per liter of air (pCi/l). Results of a 1987-1988 EPA-supported radon study for Colorado indicated that granitic rocks, in particular, generally have elevated levels of uranium.

Radon tends to accumulate in poorly ventilated areas below ground level and can accumulate in above grade construction as well. Providing increased ventilation of basements and crawl spaces and sealing of the joints can mitigate build-up of radon gas. This mitigation is best implemented during the design and construction phase of the residence. **The Colorado Geologic Survey and the U.S. EPA are both good sources for additional information regarding radon.**

GENERAL INFORMATION

Based on this subsurface investigation, the proposed foundations appear to be technically feasible to be constructed at the proposed site. The structures should be designed for construction in the direct vicinity of the boring location. If the proposed locations change, additional borings will be required to assess the soil conditions at the new location.

Permitting work will be required to obtain any local and state approval, and design work will need to be performed by a qualified professional engineer to bring this project into final design, and subsequent construction.

A qualified contractor experienced with similar projects should carry out the construction of this project. The construction process should be carefully observed and documented to ensure the construction is performed in accordance with the design drawings and technical specifications.

In any soil investigation, it is necessary to assume that the subsurface soil conditions do not vary greatly from the conditions encountered in our field and laboratory testing. Our experience has been that at times soil conditions do change and variations do occur and may become apparent at the time of excavation for the foundation system.

The work contained herein was performed by, or under the direct supervision of a licensed Professional Engineer in the State of Colorado. Professional judgments and evaluations are presented based on information gathered during the drilling operations, conversations with the owner and/or contractor, and on experience with similar projects. The performance of the project is not guaranteed in any manner, only that the engineering work and judgments rendered meet the standard of care of the engineering profession. The engineering services performed are within the limits set by the Client, with the usual thoroughness and competence of the engineering profession. No other representation, expressed or implied, is included or intended.

If this subsurface investigation is 4 years or older, Colorado Geoscience and Design, Inc. shall review the recommendations cited in this report to ensure all applicable codes are current and comply with the current state and county regulations.

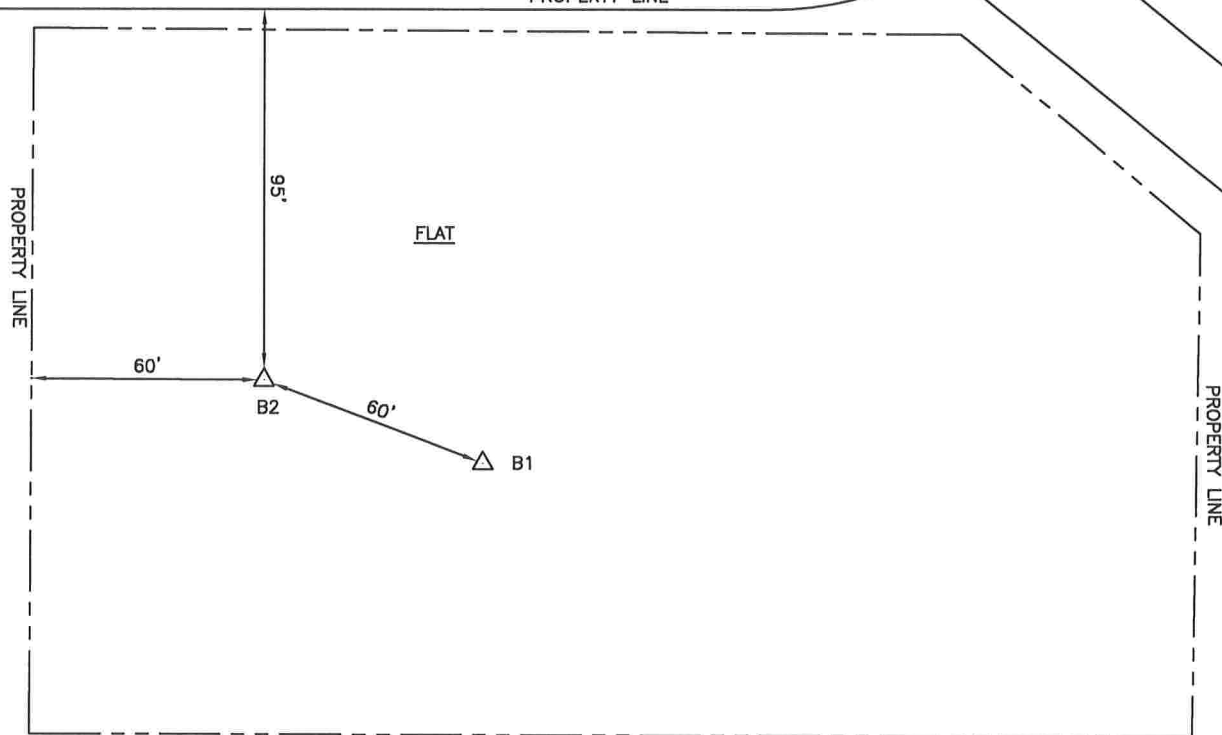
The parties specifically agree that Colorado Geoscience and Design, Inc. has not been retained nor will they render an opinion concerning any environmental issues, hazardous waste or any other known or unknown conditions that may be present on this site, since this is not in the scope of this report.

LEGEND

-  SOIL PROFILE TEST PIT
-  FOUNDATION SOIL TEST BORINGS
-  PERCOLATION TEST HOLES
-  SOIL PROFILE HOLE

CROSSROADS CIRCLE

PROPERTY LINE



SIDEWALK

PROPERTY LINE

EAST KIOWA AVENUE

ID	GPS LOCATOR	ELEV
B1	39°21.716' N 104°48.455' W	6470
B2	39°21.720' N 104°35.467' W	6467



SITE MAP

ALL LOCATIONS SHOWN ARE BASED ON SPECIFIC INFORMATION FURNISHED BY OTHERS OR ESTIMATES MADE IN THE FIELD BY COLORADO GEOSCIENCE PERSONNEL. THE LOCATIONS, DISTANCES, DIRECTIONS, ETC. ARE NOT THE RESULT OF A PROPERTY SURVEY BUT ARE APPROXIMATIONS AND ARE NOT WARRANTED TO BE EXACT. IT IS THE OWNER/BUILDER'S RESPONSIBILITY TO DEFINE PROPERTY BOUNDARIES AND ENSURE ALL ON-SITE IMPROVEMENTS ARE LOCATED WITHIN THE PLATTED SITE AND OUT OF INAPPROPRIATE EASEMENTS. ALL DISTANCES ARE TO BE VERIFIED PRIOR TO EXCAVATION.

HARJOT
SINGH

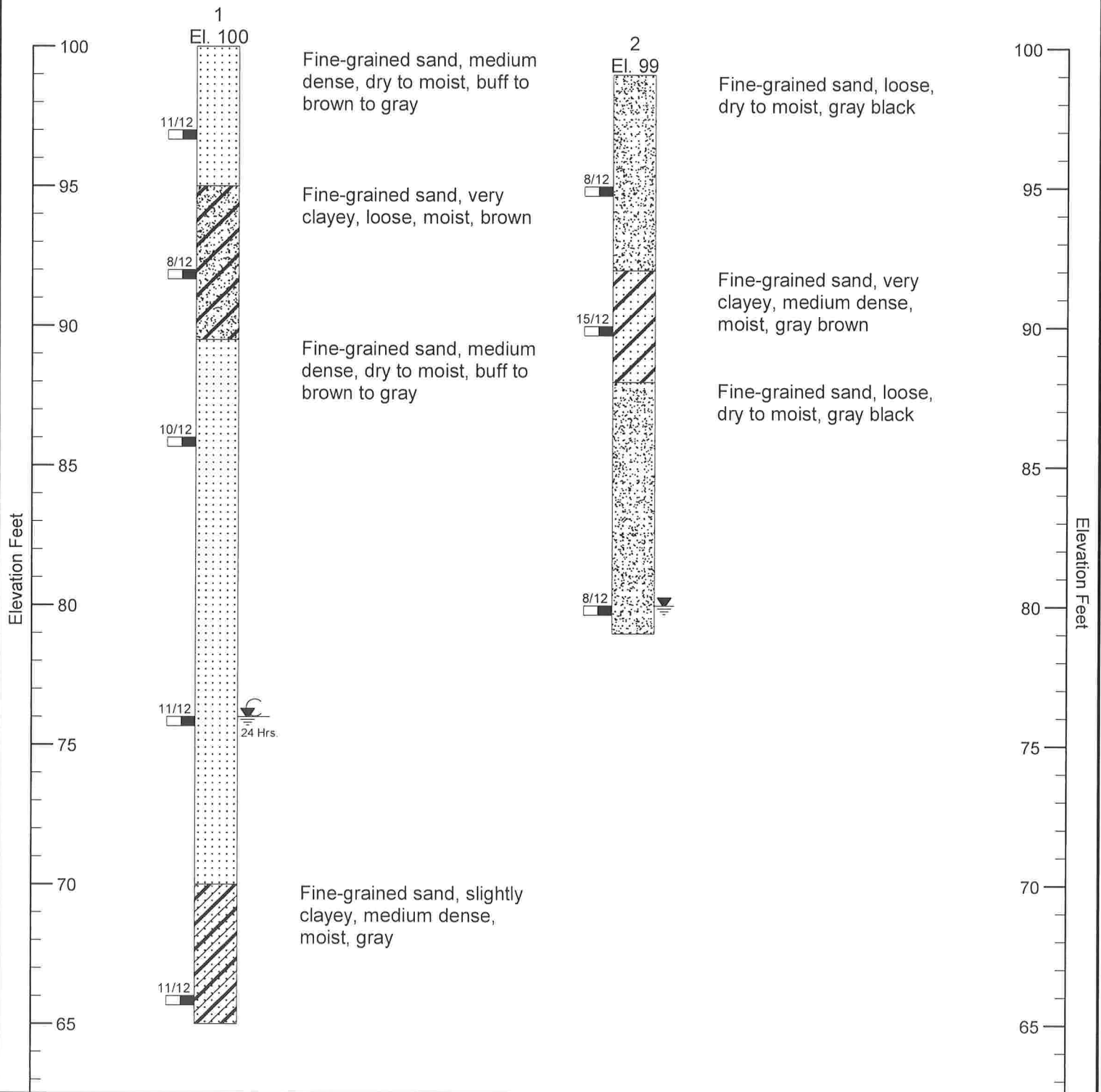
SITE LOCATION
784 CROSSROADS CIRCLE
ELBERT COUNTY
COLORADO

SCALE
1" = 50'

JOB NO.
24-321

FIG. 1

Log of Test Holes



Notes:

1. x/y indicates that "x" number of blows of a 140-pound hammer falling 30 inches are required to drive a 2-inch diameter sampler "y" number of inches.

2.  Indicates depth at which soil samples were taken.

Where Applicable---

a.  Indicates ground water encountered during the drilling operation.

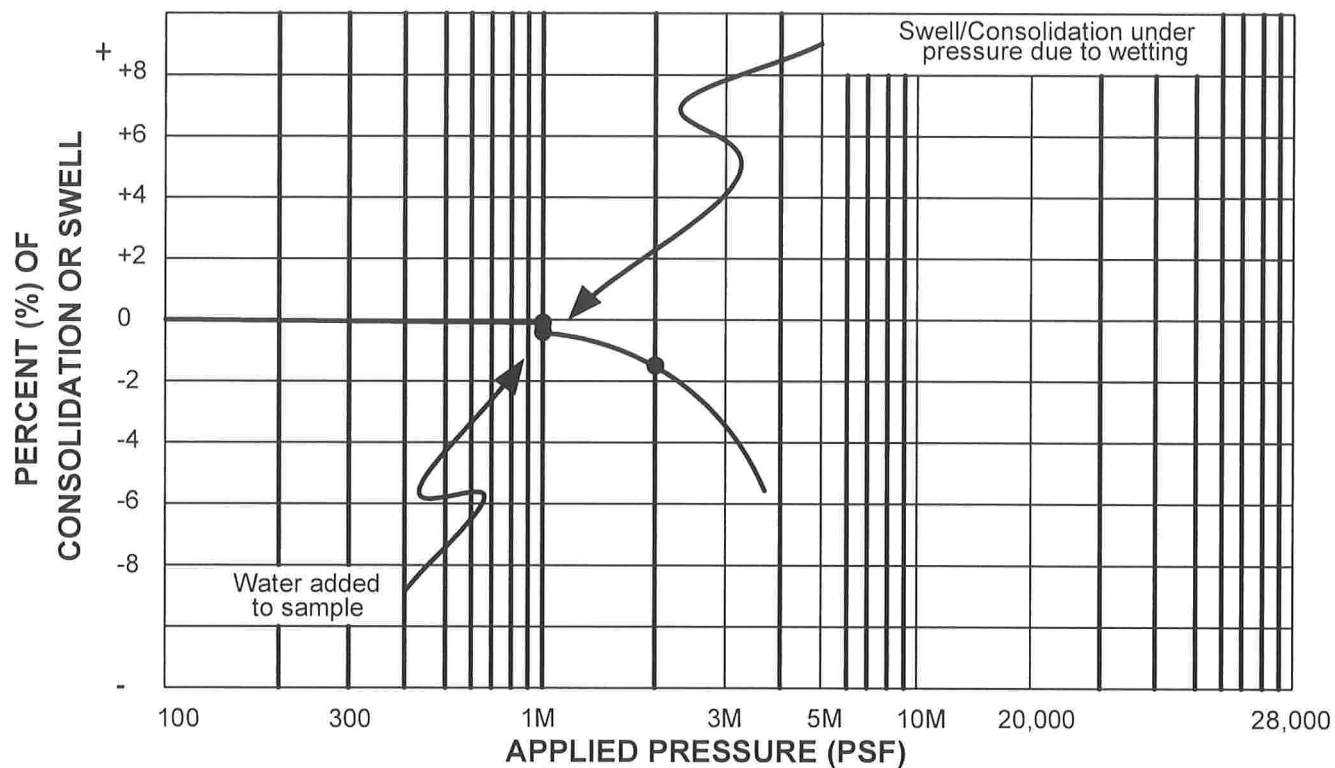
b.  Indicates ground water encountered after 24 hours.

c.  Indicates auger refusal.

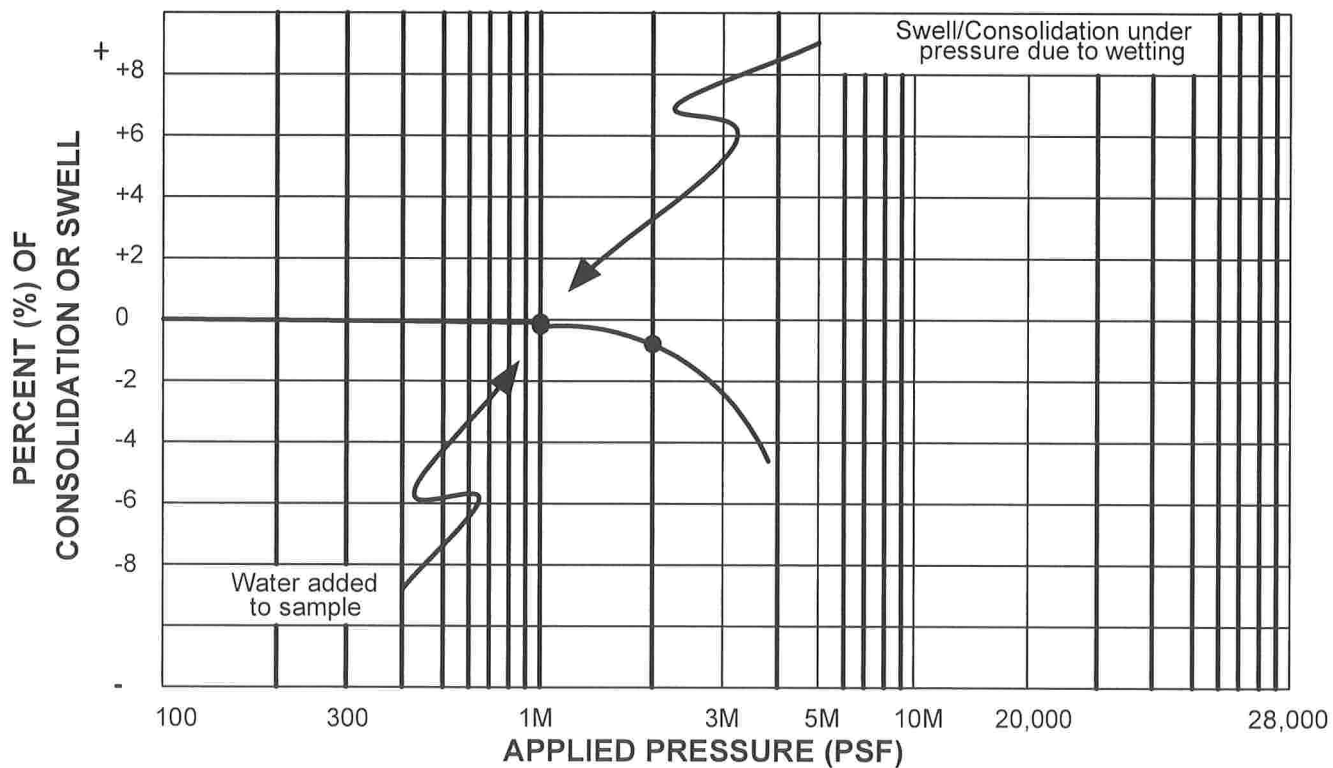
d.  Indicates caving.

Figure 2

SWELL - CONSOLIDATION TESTS



Test Hole No. 1 Depth 8' Soil Description: Fine-grained sand, very clayey, loose, moist, brown



Test Hole No. 2 Depth 9' Soil Description: Fine-grained sand, very clayey, medium dense, moist, gray brown

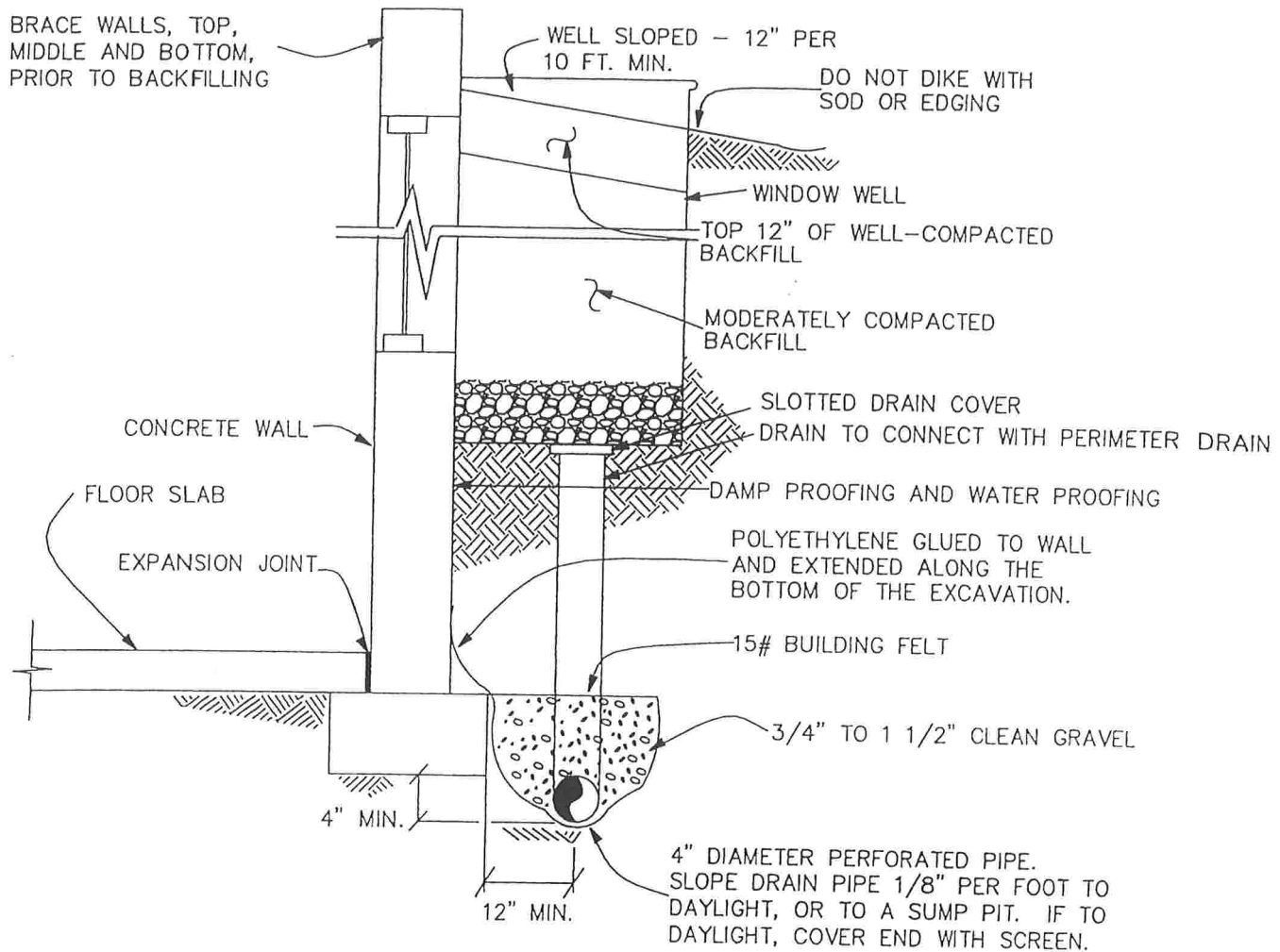
SUMMARY OF LABORATORY TESTING

Address: 787 Crossroad Circle
Elbert County, Colorado

Job Number:

24-321

Hole No.	Depth (feet)	Moisture Content %	Gradation			140 # Hammer Blows	Relative Swell/ Consolidation %	Dry Density pcf	Soil Description
			Gravel %	Sand %	Passing #200 sieve %				
1	3	3	1	93	6	11/12	Loose	---	Fine-grained sand, medium dense, dry to moist, buff to brown to gray
1	8	18	1	55	44	8/12	-0.3	109	Fine-grained sand, very clayey, loose, moist, brown
1	14	6	1	91	8	10/12	Loose	---	Fine-grained sand, medium dense, dry to moist, buff to brown to gray
1	24	16	3	89	8	11/12	Loose	---	Fine-grained sand, medium dense, dry to moist, buff to brown to gray
1	34	19	1	83	16	11/12	Loose	---	Fine-grained sand, slightly clayey, medium dense, moist, gray
2	4	3	1	89	10	8/12	Loose	---	Fine-grained sand, loose, dry to moist, gray black
2	9	15	1	56	43	15/12	-0.1	112	Fine-grained sand, very clayey, medium dense, moist, gray brown
2	19	16	1	89	10	8/12	Loose	---	Fine-grained sand, loose, dry to moist, gray black



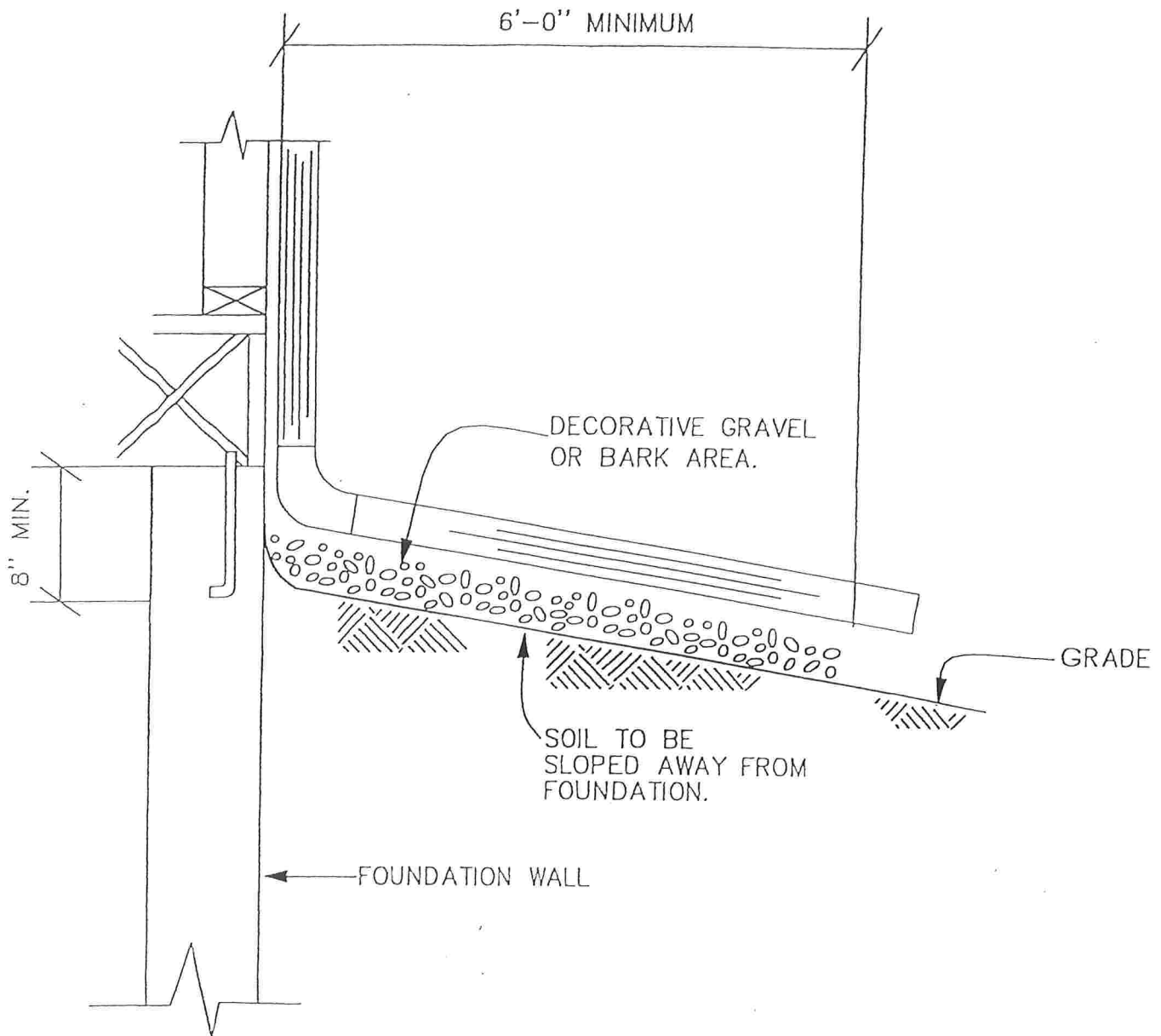
BACKFILL AROUND THE FOUNDATION SHOULD BE MOISTENED AND COMPACTED AND THE FINAL GRADE SHOULD BE WELL SLOPED TO PRECLUDE PONDING OF RAINFALL, IRRIGATION WATER, AND SNOW MELT ADJACENT TO FOUNDATION WALLS.

CAUTION:

DO NOT DIKE OR IMPEDE THE FLOW OF WATER AWAY FROM FOUNDATION WALLS WITH SOD, EDGING OR DECORATIVE GRAVEL AND POLYETHYLENE. DOWNSPOUTS AND SILL COCKS SHOULD DISCHARGE INTO SPLICE BLOCKS OR LONG EXTENSIONS.

EXTERIOR DRAIN SYSTEM BELOW GRADE FOR WINDOW WELL & PERIMETER DRAIN AND BACKFILL DETAILS (FOR FOOTING FOUNDATION)

FOUNDATION GRADING DETAIL



NOTE:

1. PROVIDE A MINIMUM SLOPE OF 12" IN THE FIRST 10'-0" FROM HOUSE (10%).
2. DOWNSPOUTS AND EXTENSIONS SHOULD EXTENDED 6'-0" BEYOND THE FOUNDATION.

APPENDIX

Important Information About the Report

The data collected by Colorado Geoscience & Design, Inc. during this investigation was used to provide geotechnical information and recommendations regarding subsurface conditions on the site investigated, the effect of those conditions on the proposed construction, and the foundation type for the named client. The stratification lines indicated on the boring log are approximate, and subsurface conditions encountered may differ from those presented herein. This uncertainty cannot be eliminated because of the many variabilities associated with geology. For example, material and engineering characteristics of soil and bedrock may change more gradually or more quickly than indicated in this report, and the actual engineering properties of non-sampled soil or rock may differ from interpretations made based on boring logs. Quantitative conclusions regarding the performance of geotechnical structures prior to construction are not possible because of the complexity of subsurface conditions. Rather, engineering judgments and experience are used to estimate likely geotechnical performance and provide the necessary recommendations for design and construction. Put another way, we cannot be sure about what is not visible, so the collected data and our training and experience are used to develop predictions and recommendations. There are no guarantees or warranties implied or expressed.

The owner and/or client must understand that uncertainties are associated with geotechnical engineering, and they, the owner and/or client, must determine the level of risk they are willing to accept for the proposed construction. The risks can be reduced, but not eliminated, through more detailed investigation, which costs more money and takes more time, and through any appropriate construction which might be recommended as a result of that more detailed investigation. To reduce the level of uncertainty, this report was prepared only for the referenced client and for the proposed construction indicated in the report. Unless authorized by Colorado Geoscience & Design, Inc. in writing, the owner will assume additional geotechnical risk if this report is used for any construction that differs from that indicated in the report. Our firm should be consulted well before changes in the proposed construction occur, such as the nature, size, configuration, orientation, or location of any improvements. Additionally, the knowledge and experience of local geotechnical practices is continually expanding and it must be understood the presented recommendations were made according to the standard of practice at the time of report issuance. If the construction occurs one or more years after issuance of the report, the owner and/or client should contact our firm to determine if additional investigation or revised recommendations would be advisable.

Geotechnical practice in the Denver Region must consider the risk associated with expansive soils and bedrock. Geotechnical practice in the Denver area uses a relative scale to evaluate swelling potentials. As stated in the Subsurface Investigation, when the sample is wetted under a surcharge pressure (loading) of 1000 pounds per square foot (PSF), the measured amount of swell is classified as low, moderate, high, or very high.

Table 1 presents the relative classification criteria for the percentage of expansion relative to the initial sample height, at the indicated surcharge pressure.

Swell Potential Chart

SWELL POTENTIAL AT 1,000 LBS.	CLASSIFICATION
0 to ½%	Non-expansive/Very low
½ to 1½%	Low
1½ to 3½%	Moderate
3½ to 6%	High
6 to 8%	Very High
Greater than 8%	Critical

The swell potential classifications are based on the percentage of swell for samples placed on swell/consolidation machines under a surcharge of 1000 pounds per square foot.

The relative swell classification can be correlated to potential slab damage as follows:

Low - minor slab cracking, minor differential movement, and heave

Moderate - lab cracking and differential movement, partial framing void and furnace plenum closure.

High to Very High - large slab cracking and differential movement, closed voids, closed furnace plenum, and possible pipe rupture.

These effects are based on monitoring and observation by several firms in the Denver metropolitan area and are not limited to the relative swell classification. More or less damage can occur in all classifications because of the uncertainty associated with subsurface conditions and geotechnical engineering.

It is important to note that measured swell or soil expansion is not the only geotechnical criteria for the type of floor and foundation recommendations. Additional criteria considered include:

- Soil and bedrock type and variability
- Stratigraphy
- Groundwater depth and anticipated post-construction moisture conditions.
- Surface water drainage and features
- Post-construction landscaping and irrigation
- Construction details and proposed use
- Local experience

Post-construction landscaping and owner maintenance will greatly affect structures on expansive soils and bedrock. Typically, irrigated landscaping increases the soil moisture content above the pre-constructed water content. Slabs, pavements, and structures significantly reduce evaporation of the soil moisture. Therefore, post-construction heave and resulting damage to buildings and other improvements are likely to occur on sites with expansive soils because of the high probability that subsurface moisture content will increase as the property and surrounding area is developed. Poor owner maintenance, such as negative slopes adjacent to foundation walls and irrigated landscaping adjacent to the foundation, also will significantly increase the risk of damage from expansive soil and bedrock. The property owner, and anyone he or she plans to sell the property to, must understand the risks associated with construction in an expansive soil area and also must assume responsibility for maintenance of the structure. The owner and prospective purchaser also should review "*A Guide to Swelling Soils for Colorado Homebuyers and Homeowners*," which is a special publication (SP 43) produced by the Colorado Geological Survey to assist homeowners in reducing damage caused by swelling soils.

SPECIAL WARRANTY DEED

State Doc Fee: \$27.00
Recording Fee: \$18.00

THIS DEED is dated the 26 day of ^{KAR}~~May~~^{APRIL KAR}, 2024, and is made between
(whether one, or more than one),

Gregory R. and Kimberley A. Richardson Revocable Family Trust

the "Grantor" of the County of Elbert and State of Colorado and

Harjot Singh and Arashdeep Kaur

SRK initial KAR initial

as Joint Tenants, (whether one, or more than one), the "Grantee", whose legal address is 787 Crossroads Circle, Elizabeth, CO 80107 of the County of Elbert and State of Colorado

WITNESS, that the Grantor, for and in consideration of the sum of Two Hundred Seventy Thousand Dollars and No Cents (\$270,000.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Elbert and State of Colorado described as follows:

Lot 11, ELIZABETH CROSS ROADS BUSINESS PARK, County of Elbert, State of Colorado.

also known by street address as: 787 Crossroads Circle, Elizabeth, CO 80107

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, and the Grantee's heirs and assigns forever. The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree that the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor except and subject to: Statutory Exceptions as defined in C.R.S. § 38-30-113(5)(a).

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Gregory R. and Kimberley A. Richardson Revocable
Family Trust

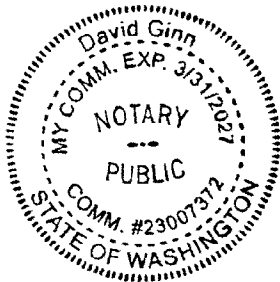
By: [Signature] TRUSTEE
Gregory R. Richardson, Trustee

By: [Signature] Trustee
Kimberley A. Richardson, Trustee

State of ^{DG}~~Colorado~~ ^{WASHINGTON}
County of ^{DG}~~Elbert~~ ^{KING}

The foregoing instrument was acknowledged before me this 26th day of ^{APRIL}~~May~~, 2024 by Gregory R. Richardson and Kimberley A. Richardson as Trustees of Gregory R. and Kimberley A. Richardson Revocable Family Trust.

[Signature]
Notary Public:
My Commission Expires: 02/31/2027



LAND SURVEY PLAT
In Section 7, Township 8 South, Range 64 West,
6th P.M, Elbert County, Colorado

NOTES:

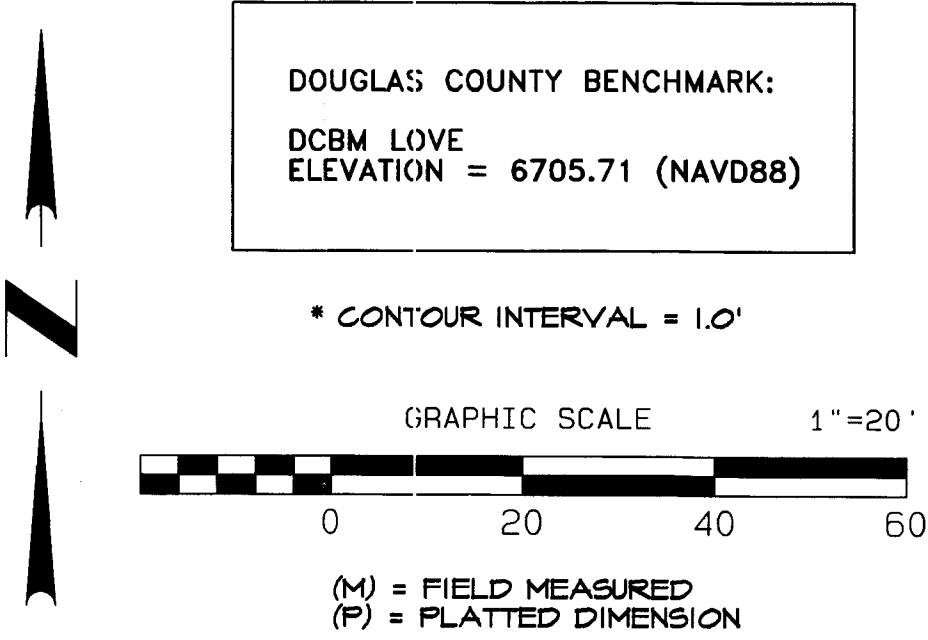
1. This survey was performed without the benefit of a title insurance commitment or a title insurance policy. A title insurance commitment or a title insurance policy may disclose facts not reflected on this survey.
2. Corner monuments were set or found and accepted as indicated hereon.
3. Client did not want encumbrances or rights of way researched beyond the Platted Easements.
4. All measurements shown hereon are U.S. Survey Feet.
5. Conflicting boundary evidence (if any) is as shown. Encroachments (if any) are as shown hereon. Fence lines (if any) are not indicative of property lines and are as shown hereon.
6. The subject property shown hereon does not lie within any 100 year flood plain per Firm Map No. 08039C0480C, Dated: March 17, 2011.
7. According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

BASIS OF BEARINGS

Bearings are plotted and based on the consideration that the South line of Lots 11 & 12, Elizabeth Cross Roads Business Park, County of Elbert, State of Colorado bears N89°43'03"W; as shown hereon between those identified monuments.

PROPERTY DESCRIPTION:

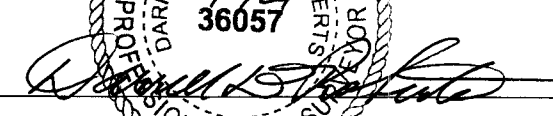
LOT 11 ELIZABETH CROSS ROADS BUSINESS PARK
SECTION 7 TOWNSHIP 8 SOUTH RANGE 64 WEST
ELBERT COUNTY, COLORADO.



CERTIFICATE OF SURVEY:

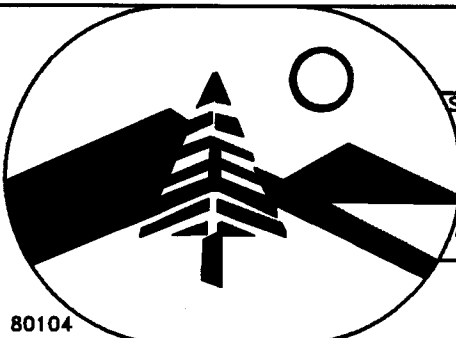
I, Darrell Eugene Roberts, a duly registered Professional Land Surveyor practicing in the State of Colorado, do hereby certify to Singh Harjot that on August 6, 2024, a survey was made under my direct supervision, of 787 Crossroads Circle, Elbert County, Colorado. The survey was made on the ground using the normal standard of care of Professional Land Surveyors, and is based upon the professional land surveyor's knowledge, information and belief, that it is in accordance with applicable standards of practice and that this plat accurately represents said survey. It is not a guaranty or warranty, either expressed or implied. The location and dimensions of all buildings, buildings under construction, improvements, platted easements and rights of way in evidence or known to me and encroachments by or on the premises are accurately shown. This survey does not constitute a title search by David E. Archer and Associates, Inc. of the property shown and described hereon to determine:

1. Ownership of the tract of land.
2. Compatibility of this description with those of adjacent tracts of land.
3. Rights of way, easements and encumbrances of record affecting this tract of land.

Signed 
Darrell E Roberts for and on behalf of David E. Archer & Assoc.

REVISIONS
REVISED TO SHOW INVERTS
& RESCALED
12-2-24 LH

DAVID E.
ARCHER
& ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104



TITLE LAND SURVEY PLAT
787 CROSSROADS CIRCLE
In Sec. 7, Township 8 South, Range 64 West,
6th P.M., Elbert County, Colorado.

SCALE 1"=20'
DATE 8-7-24
BY LH
AP'D.

CLIENT SINGH HARJOT

JOB NUMBER 24-0514

Sheet 1 of 1



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

EXHIBIT B



TOWN OF ELIZABETH

PO Box 159, 151 S. Banner Street • Elizabeth CO 80107 • 303-646-4166 x4

REFERRAL AGENCY REVIEW FORM

Project Title: ELIZABETH LIQUOR STORE- Site Plan

Description: A proposed Commercial development

Review Sent Date: 5/13/2025

Review Due by: 5/16/2025

REFERRAL AGENCY	Engineering – Terracina Design	
Contact Name	Martin Metsker PE	
Contact Email and Phone Number	mmetsker@terracinadesign.com 720-854-9456	

COMMENTS:

1. Engineering has no further comments on the Site Plan, Construction CD's and Drainage Report, and therefore recommends approval.

Please feel free to contact me at any time with questions.

From: [Michael DeVol](#)
To: [Alexandra Cramer](#)
Subject: RE: Elizabeth Liquor Store Site Plan
Date: Monday, May 12, 2025 3:15:26 PM
Attachments: [image001.png](#)

Alex,

Public Works has NO Issues with the changes provided on the drawings.

From: Alexandra Cramer <acramer@townofelizabeth.org>
Sent: Monday, May 12, 2025 2:56 PM
To: Michael DeVol <mdevol@townofelizabeth.org>
Subject: FW: Elizabeth Liquor Store Site Plan

Hi Mike,

Could you please review the below email and let me know your thoughts as soon as you can? We are close to wrapping up this project review.

Thank you!

Alexandra Cramer

Planner / Project Manager

Elizabeth, CO. 80107

Phone: 303-646-4166

acramer@townofelizabeth.org



From: Alexandra Cramer
Sent: Wednesday, April 23, 2025 3:47 PM
To: Michael DeVol <mdevol@townofelizabeth.org>
Cc: Martin Metsker <mmetsker@terracinadesign.com>
Subject: Elizabeth Liquor Store Site Plan

Hi Mike,

From: [Brooks Kaufman](#)
To: [Alexandra Cramer](#)
Subject: RE: Elizabeth Liquor Store Site Plan - Final Approval
Date: Thursday, May 15, 2025 2:08:31 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Alexandra

CORE Electric Cooperative approves the site plan.

Respectfully

Brooks Kaufman

Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop.



 [Book time to meet with me](#)

From: Alexandra Cramer <acramer@townofelizabeth.org>

Sent: Tuesday, May 13, 2025 1:59 PM

Subject: Elizabeth Liquor Store Site Plan - Final Approval

[CAUTION:] This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.

Hi everyone,

The Elizabeth Liquor Store Site Plan review process is nearing completion. I wanted to circulate the documents to everyone one final time. Please send me any issues or concerns by Friday, May 16th.



TOWN OF ELIZABETH

PO Box 159, 151 S. Banner Street • Elizabeth CO 80107 • 303-646-4166 x4

REFERRAL AGENCY REVIEW FORM

Project Title: Elizabeth Liquor Store Site Plan

Description: Site Plan for an approximately 4,980sf building

Review Sent Date: 1/14/2025

Review Due by: 2/4/2025

REFERRAL AGENCY	Elbert County Planning Department
Contact Name	Danny Klibaner
Contact Email and Phone Number	Danny.klibaner@elbertcounty-co.gov

COMMENTS:

Elbert County Planning has no objection to the proposed site plan.



TOWN OF ELIZABETH

PO Box 159, 151 S. Banner Street • Elizabeth CO 80107 • 303-646-4166 x4

REFERRAL AGENCY REVIEW FORM

Project Title: Elizabeth Liquor Store Site Plan

Description: Site Plan for an approximately 4,980sf building

Review Sent Date: 1/14/2025

Review Due by: 2/4/2025

REFERRAL AGENCY	Stolfus and Associates
Contact Name	Max Rusch
Contact Email and Phone Number	max@stolfusandassociates.com 303-221-2300

COMMENTS:

Our previous round of comments have been addressed. There are no further comments.



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

EXHIBIT C

Page 133 of 136

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Planning Commission and Board of Trustees shall hold public hearings concerning a Site Development Plan Application, located on property described in Exhibit A and generally located at 787 Crossroad Circle, Elizabeth, CO 80107, approximately 330 feet northeast of the intersection of Crossroad Circle and E Kiowa Ave and approximately 500 feet northwest of the intersection of E Kiowa Ave and CR 17, pursuant to the Town of Elizabeth Land Development Ordinance.

The public hearings are to be held before the Planning Commission on June 17, 2025 at 6:30 p.m. and before the Board of Trustees on July 8, 2025 at 7 p.m., or as soon as possible thereafter. The public hearing shall be held in the Town Hall, 151 S. Banner Street, Elizabeth, Colorado, or at such other time or place in the event this hearing is adjourned. Further information is available through the Town Community Development Department at (303) 646-4166.

ALL INTERESTED PERSONS MAY ATTEND.

EXHIBIT A (Legal Description)

Lot 11, Elizabeth Cross Roads Business Park, situated in Section 7, Township 8 South, Range 64 West of 6th P.M., Town of Elizabeth, County of Elbert, State of Colorado

EXHIBIT B (Project Narrative)

The project is located at 787 Crossroad Circle on a vacant parcel of land. The project is located on Lot 11 of the Elizabeth Crossroads Business Park, parcel number 8407415012. The property is 0.64 acres in size and is part of the Hollow Woods PUD.

The project contains a 4980 square foot, two tenant building. The primary tenant, which will take up approximately 3000 square feet of the building, will be a liquor store. The lot has been zoned to PUD to accommodate for this proposed use. The associated improvements associated with this business include 24 full size parking spaces, 1 ADA parking space, drive aisles, a drive-thru lane, sidewalks, a trash enclosure, landscaped areas and relevant utilities. The drive-thru window will be located on the southern side of the building, and customers making use of it will circulate the site in a counterclockwise fashion. ADA access will be available to the site and building from the north sidewalk along Crossroad Circle. Customers will access the building through doors on the east (front) and deliveries will be made to doors on the west (back). Architectural, Civil, and Landscape components of the site have all been designed to comply with Elizabeth Municipal Code and conform to the Hollow Woods Development Plan and Design Guide.

SIGN POSTING AFFIDAVIT



Blake Widmer, The above sign was posted on 5/30/2025 pursuant to the Town of Elizabeth Land Development Code, by Applicant.

Blake Widmer

Signature

STATE OF COLORADO)

) ss.

COUNTY OF Jefferson)

Subscribed and sworn to before me this 2nd day of June, 2025, by Blake Widmer.

My commission expires: June 13, 2025

(SEAL)

YVONNE DENISE SHIPTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134037090
MY COMMISSION EXPIRES JUNE 13, 2025

Yvonne Denise Shipton

Notary Public



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

For publication on Thursday, June 5, 2025

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission and Board of Trustees shall hold public hearings concerning a site development plan application for the property described in Exhibit A located at 787 Crossroads Circle, pursuant to the Town of Elizabeth Land Development Ordinance.

A public hearing is to be held before the Planning Commission on June 17th, at 6:30 p.m. and a public hearing before the Board of Trustees on July 8th, 2025, at 7:00 p.m., or as soon as possible thereafter. The public hearings shall be held in the Town Hall, 151 South Banner Street, Elizabeth, Colorado, or at such other time or place in the event these hearings are adjourned. Further information is available through the Town Community Development Department at (303) 646-4166.

ALL INTERESTED PERSONS MAY ATTEND.

EXHIBIT A (legal description)

Lot 11, Elizabeth Cross Roads Business Park, situated in Section 7, Township 8 South, Range 64 West of 6th P.M., Town of Elizabeth, County of Elbert, State of Colorado