



Re-submittal Form

Case Name/ Number: A Better Place Conditional Use Permit / RCU2022-00018

Case Manager: Braylan Marin

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement (Microsoft Word version)
- Other: **Comment Letter addressing all comments provided by Staff**

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

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

The cover letter must include the following information:

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

For County Use Only:

Date Accepted: _____

Staff (accepting intake): _____

Resubmittal Active: Addressing, Building Safety, Neighborhood Services,

Engineering, Environmental, Parks, Planner, ROW, SIA - Finance, SIA - Attorney



October 18, 2023

Brayan Marin
Case Manager, Planner II
Adams County
Bmarin@adcogov.org
720-523-6977

RE: RCU2022-00018 A Better Place Conditional Use Permit

Dear Brayan Marin,

Thank you for the comments on April 14, 2023 for the above-mentioned project. In an effort to address your comments concisely and simplify your review, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER: ADAMS COUNTY A BETTER PLACE – CONDITIONAL USE PERMIT

DEVELOPMENT REVIEW TEAM COMMENTS

DEVELOPMENT SERVICES – Brayan Marin

1. PLN01: Please provide the following information in a revised site plan:
 1. width of the site in your revised site plan.
 2. Setback for the dwelling at the front of the property.
 3. Northern setback of the proposed crematory from property line
 - *Response: The following information is provided in a revised site plan.*

2. PLN02: Applicant is looking to obtain a crematory air permit from the Colorado Department of Health & Environment.
– Applicant will need to provide this approved permit prior to scheduling this application for public hearing.
 - *Response: Acknowledge, the client will be applying and obtaining this permit prior to building permit release.*

3. PLN03: The current site plan proposes 4 parking spaces and 1 ADA compliant parking space. Will additional parking be required as part of the crematorium use? Will the proposed structure have a loading zone? If so, please include the location in a revised site plan.
 - *Response: 6 standard and 1 ADA stall is being proposed, and the proposed structure has loading zones inside the crematorium located at the pull in entrances shown on the site plan.*

4. PLN04: Please include the landscape that was approved for this site as part of permit BDP22-1125.
 - *Response: Approved landscaping has included on the site plan.*

5. PLN05: The current location of the trash enclosure could lead to unforeseen accidents. A more suitable are for the enclosure would be in the rear of the property and away from constant traffic of the site.

- *Response: The trash enclosure relocated to the north side of the site and is out of the way but still accessible. No longer adjacent to constant traffic.*
- 6. PLN06: Please provide elevations for the proposed crematorium and trash enclosure to review compliance with Height of structure.
 - *Response: Elevations for proposed crematorium and trash enclosure are provided.*
- 7. PLN07: Please review all comments by County Staff and outside agencies as well as citizen comment regarding your proposed project and address them accordingly.
 - *Response: All comments are reviewed and addressed accordingly in this letter.*

DEVELOPMENT SERVICES, ROW AGENT – David Dittmer

1. ROW1: A Minor Subdivision Plat is required to bring the lot into compliance. The parcel was created 8/28/1992 in Book 3946, page 776 of the Adams County Public Records. Per CRS regulations, any parcel under 35 acres created after 5/5/1972 must be within a subdivision. The CUP cannot be approved until this is completed.
 - *Response: Noted and we are working with the County on the subdivision plat.*

DEVELOPMENT SERVICES, ENGINEERING – Steve Krawczyk

2. ENG1: Traffic Analysis: The analysis is acceptable in addressing any off-site improvements that may be necessary to mitigate traffic impacts from the proposed development and address the access onto Washington Street.
 - *Response: Acknowledged, thank you.*
3. ENG2: Plat and Engineering Review: The applicant needs to be aware that prior to building permit and/or lot sale a Plat and Engineering Review is required in conformance with the Adams County Development Regulations. The Applicant will be required to address access, drainage, and parking. Improvements of the existing sidewalk/Handicap Ramps along Washington Street to the current standard template and dedication of Right-of-way along the street frontage if needs to be addressed.
 - *Response: Acknowledged, thank you.*

DEVELOPMENT SERVICES, ENVIRONMENTAL – Megan Grant

4. ENV1: For projects that require an air permit, the applicant shall contact the APCD at (303) 692-3100 for information about the process. Additional information is available at: <https://www.colorado.gov/pacific/cdphe/categories/services-and-information/environment/air-quality/air-emissions-business-and-industry>.
 - *Response: Acknowledged, thank you.*
5. ENV2: If the company employs fewer than 100 employees and releases less than 75 tons/year of regulated pollutants, the applicant may qualify for the Colorado Department of Public Health and the Environment (CDPHE) Air Pollution Control Division's (APCD) Small Business Assistance Program. For assistance with air quality requirements and pollution prevention practices, the applicant should call 303-692-3175 or visit <https://www.colorado.gov/pacific/cdphe/small-business-assistance-program-sbap>.
 - *Response: Acknowledged, thank you.*

- 6. ENV3: The subject parcel is located within the Adams County Mineral Conservation Overlay (MCO) district, the purpose of which is to establish reasonable and uniform limitations, safeguards, and controls for the conservation and wise utilization of natural resources and for rehabilitation of excavated land. Land within this classification is designated as containing commercial mineral deposits in sufficient size parcels and in areas where extraction and rehabilitation can be undertaken while still protecting the health, safety, and welfare of the inhabitants of the area and the County. Although this parcel is located within the MCO district, the parcel is less than 5 acres and previously developed; therefore, the MCO restrictions are not applicable in this case.
 - *Response: Acknowledged, thank you.*

- 7. ENV4: Exposure to air pollution is associated with numerous health problems including asthma, lung cancer, and heart disease. Construction and traffic in unpaved areas may contribute to increased fugitive dust emissions. Adams County recommends the applicant utilize all available methods to minimize fugitive dust during all phases of construction.
 - *Response: All available methods to minimize fugitive dust during construction will be utilized.*

BUILDING SAFETY COMMENTS

BUILDING SAFETY – Heath Whitaker

- 8. BSD1: A building permit would be required for each structure. Engineered plans will be required to obtain permits.
 - *Response: Acknowledged, thank you.*

- 9. BSD2: Applicant should refer to commercial and industrial submittal requirements. Here is a link for https://epermits.adcogov.org/sites/default/files/Commercial_Industrial%20Submittal%20Requirements_20_0.pdf your reference
 - *Response: Acknowledged, thank you.*

- 10. BSD3: Current adopted codes are the 2018 International Building Codes and the 2017 National Electrical Code.
 - *Response: The constricton documents adhere to current adapted codes.*

- 11. BSD4: Applicant should contact Fire Department for their requirements. This is a separate permit, review, and inspection with your local fire department. Plan review approval from the fire department will be required at time of building permit.
 - *Response: Fire Department has been contacted and plan review approval will be obtained before release of building permit.*

REGIONAL TRANSPORATION DISTRICT COMMENTS

ENGINEER III – Scott Woodruff

- 12. The RTD engineering Review team has no exceptions to this project at this time. This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

- *Response: Acknowledged, thank you.*

COLORADO DEPARTMENT OF TRANSPORTATION COMMENTS

PERMIT UNIT – REGION 1 – Aaron Eyl

13. CDOT has reviewed the referral for project number RCU2022-00018, A Better Place conditional use permit and have the following comments: No objection to the conditional use permit as CDOT does not comment on land use decisions.

- *Response: Acknowledged, thank you.*

14. Any work in the CDOT Right-of-Way will require a permit from our office. This includes, but is not limited to survey, landscaping, or utility work.

- *Response: Acknowledged, thank you. It is anticipated that a CDOT permit will be submitted along with the future engineering plans.*

15. Any signing that will be visible to a CDOT Highway must comply with all applicable State rules governing outdoor advertising per 2 CCR 601-3. All signing must be on private property.

- *Response: Acknowledged, thank you.*

16. With the work being adjacent to the State Highway we request to review a Drainage Report. The following are comments from our Hydraulic Engineer:

- The 9,000 sf increase in impervious area must be tributary to CDOT right-of-way and may not exceed historic, undeveloped rates.
- Drainage Report with calculations supporting the design.
- Historic Basin map showing historic flow patterns and a table containing historic, undeveloped flow rates.
- Proposed Basin map with a table containing proposed flow rates. Make sure the historic & proposed basin maps contain a design point(s) at the CDOT right-of-way for comparison.
- *Response: We will prepare a drainage report at the time of engineering plan review and will submit to CDOT.*

XCEL ENERGY COMMENTS

RIGHT OF WAY AND PERMITS – Violeta Ciocanu

17. Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the Conditional Use Permit for A Better Place. Please be aware PSCo owns and operates existing underground natural gas on the south side and electric distribution facilities on the east side of the property line. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document (i.e. transformers) – be sure to ask the Designer to contact a Right-of-Way & Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

- *Response: The application will be completed for any new natural gas or electric service, or modification to existing facilities and submitted with the Engineering plans. Other comments acknowledged, thank you.*

CITIZEN COMMENTS**James C. Saccomano**

18. I am in opposition to the cremation of bodies at this location, which is near my own home as well as companies that serve and prepare food, as well as to other retail locations. I feel that the cremation of bodies is not compatible with both my own residential property and with these existing businesses. In fact, I suspect that these businesses would suffer a loss of revenue as a result. This particular business does not reflect either the spirit or intention of the recently completed Welby Subarea Plan, and I respectfully ask the commissioners to either deny the application or add the restriction of cremating bodies to the 1-1 zone approval or change in the use permit. Thank you for your consideration in the matter.

- *Response: Comment acknowledged, thank you.*

Linette Brozovich

19. We appreciate the important service that the funeral home is giving to the community. However, we absolutely and vehemently oppose the cremation of bodies at this location, which is adjacent to public retail, food production and food service. The cremation/burning of bodies is not a compatible or harmonious use with these existing businesses and would cause irreparable damage to revenue. This type of industrial process can be considered unclean, by the emission or the perceived emission of bi-products from the process of cremation. Although I-1 is permitted and welcomed, in regard to the comp-plan and subarea-plan, because the plans allow for an array of commercial uses, this particular industrial use does not reflect the spirit or intention of Welby Subarea Plan. I would ask the commissioners either deny the application for the I-1 zoning, or add the restriction of cremating bodies to the I-1 zone approval or change in use permit.

- *Response: Comment acknowledged, thank you.*

MAPLETON PUBLIC SCHOOLS**SENIOR DEPUTY SUPERINTENDENT - Mike Crawford**

20. We are in receipt of ABP Investments' request for an Impact Analysis regarding the potential funeral home/mortuary/crematorium on the property at 7261 Washington St, Denver, CO 80229. Typically, the District performs impact analyses for developments that are residential in nature to determine if the District has the ability and infrastructure to absorb the potential students. The proposed development appears to be commercial in nature and therefore will not generate any potential students that would need to be considered or absorbed by the District. While the District does not typically take an official position on proposed construction projects, we pay close attention to the impacts development projects have on our community. In general, Mapleton Public Schools is in favor of new development that renders our community a more healthy and supportive place for student learning, and which does not tend to make school district operations, such as transportation of students, more difficult. With that said, it has come to our attention that there are currently at least three other crematoriums within a few blocks of 7261 Washington Street: Kramer Family Funeral & Cremation Center, Stork-Bullock Family Mortuary, as well as Colorado Mortuary Services. With very little effort, it is easy to find significant information about the process of corpse cremation. Some websites report that cremation generates numerous harmful air pollutants, including particulate matter (PM), sulfur dioxide (SO₂), nitrogen oxides (NO_x), volatile organic compounds (VOCs), and heavy metals. Articles further state that these pollutants could have severe effects on the surrounding environment and human health. We strongly encourage Adams County to seek input from the Health Department to determine if a fourth crematorium within such

a small footprint is safe for the surrounding community. Having so many of these services concentrated in one area raises significant concerns for the health and safety of the students and families living in this area and across our school district.

- *Response: Comment acknowledged, thank you.*

MAIKER HOUSING PARTNERS

VICE PRESIDENT OF REAL ESTATE DEVELOPMENT – Steve Kunshier

21. The Adams County Housing Authority d/b/a Maiker Housing Partners (“Maiker”) is responding to the Request for Comments dated March 15, 2023, regarding the A Better Place Conditional Use Permit case, project number RCU2022-0018 (the “Permit”). Maiker is an interested, concerned, and relevant party in this Permit Case. Maiker is under contract to purchase the property at 7295 North Washington Street, which is the neighboring parcel of the subject property. 7295 Holding Company LLC—being the seller and current owner of 7295 North Washington---has provided Maiker with the aforementioned Request for Comments, and has authorized Maiker to issue additional input for the owner’s benefit. Maiker intends on developing this parcel into a mixed-use building to provide affordable housing units for qualified residents of Adams County. The future building is also planned by Maiker to consist of a new coffee shop for the historic Boyers Coffee Company, as well as additional commercial space uniquely utilized for public meeting places. Maiker has been in direct conversations with the County regarding our plan for this parcel that is consistent with the future land use. The adoption of the Permit risks detriment to the future development of the area. The subject parcel is located within the “Welby Area” and incorporated into The County’s Welby Neighborhood Plan. The future land use for the immediate surrounding area is specified as Mixed Use Employment. This land use accommodates supporting retail and community facilities particularly along the Washington Street corridor. If the area intends to grow and attract future businesses, a crematorium may reduce the area’s appeal and desirability along Washington Street for future commercial opportunities. The Welby Plan encourages residential opportunities near primary transportation corridors, specifically Washington Street and near Regional Transit Districts and the commuter rail stations at East 72nd Avenue. There are currently two existing residential and agricultural use parcels within a 500’ radius of the subject parcel. Being located on Washington Street, the Permit and the nature of a crematorium could restrict and reduce any future opportunities in the vicinity. This could impede the County’s plans and further impact the County’s desire for increased walkability and less reliance on vehicles.

- *Response: Comment acknowledged, thank you.*

LUNA GOURMET COFFEE & TEA COMPANY

MANAGEMENT

22. Luna Gourmet Coffee & Tea Company (dba Boyer’s Coffee) is in receipt of the letter your office sent, dated 3/15/23, seeking comments on a Conditional Use Permit for the neighbors that share our north property line, A Better Place Funeral Home. Since 1970, Boyer’s Coffee has been a long-standing property owner and business operator at 7295 Washington Street, and our 2.2 Acres directly shares the northern property line with A Better Place Funeral Home. We strongly oppose the Conditional Use for installing and operating a crematorium onsite at 7261 Washington Street for health & safety reasons, future property use reasons, property devaluation reasons, and we believe that is incongruent with the future revitalization goals that the community has for Washington Street as a gateway to Adams county. We have had an amicable yet silent relationship with A Better Place since they purchased the property a few years ago, and we do not oppose their existing business operation as we understood it to be. We understood that the location was only a funeral home office where A Better Place officed out of, and also met with families to plan funerals and cremations; and a showroom for caskets, urns and other appropriate items for their business.

We have been under the understanding that no deceased were kept onsite, and that A Better Place used a larger crematorium for cremation services, as they did not provide those onsite. In receiving the letter your office sent, we are now being made aware of the property not being properly zoned, which is of concern to us. We do not fully understand what business operations have been taken place that would not be suitable for the zoning, which is an uncomfortable feeling for our employees and customers. We support the owners in fixing the illegal aspects of the land that are not in compliance; However we do not support the Conditional Use to add a crematorium or cold storage for the deceased. We do not believe that having a crematorium or cold storage on a main street like Washington Street is in line with the community's desire to grow mixed use density in this exact area which would be highly beneficial to elevating Adam's County vision for the next 20 years. Instead, this type of Conditional Use should be permitted in different and more appropriate areas of the county. If a crematorium is installed next to our property, the future use of our property will be significantly limited and compromised. Initial research suggests that no residential housing can be within 500ft of a crematorium. If this holds true, by permitting this Conditional Use, the County would be limiting the ability to create other uses on our property next door that are directly in line with maturing our community's master plans, with mixed-use development. In addition, by installing a crematorium on this site, several other businesses around will have possible limitations of future use and redevelopment imposed on their property as well. If a crematorium is installed next to our property, and if it limits the use of our property as a result, the domino effect is more Industrial type businesses operating on Washington Street, instead of Retail, Restaurants, Apartments, Light Commercial, and other appropriate businesses that would foster a main street setting. As a business, we have been invited to participate in brainstorming sessions by the County around a revitalization of Washington Street. Adding a crematorium in this specific location would not be in line with this revitalization of Washington Street. We have operated a coffee business for decades next door, and from a health and safety perspective, in addition to a customer desirability perspective, adding a crematorium would make using our outdoor patio space highly unattractive, and possibly a health risk. From a health and safety perspective, our initial research shows that even the most current technology for cremating bodies, leaves some harmful opacity in the air, creating air quality concerns. Specifically, mercury and other metals found in dental work do not fully break down during the cremation process and as a result is left in the air. The financial impact by devaluing the use of our 2.2 Acre site needs to be considered. Adding a crematorium next door will limit our use of the land, and therefore limit the marketability and value of the land. If this would financially jeopardize our company's asset values, which is an unacceptable consequence, then we would have to seek compensation for financial losses. Furthermore, if there was a negative stigma that was associated with our coffee company due to a crematorium next door, the damages to a 55 year old consumer brand could be detrimental. We have current plans and high expectations to rezone and redevelop our 2.2 acre land into a mixed-use project that will directly benefit the community at large with housing, a coffee shop and retail. By permitting a crematorium next door, the county may inadvertently prohibit the mixed-use development being planned. In 2023 we are in a unique position to begin the lengthy process of truly revitalizing Washington Street by focusing on zoning and permits that directly support the Welbly and Adams County Economic growth plans. Reserving Washington Street for the most accretive businesses and mixed-use projects is paramount to revitalizing what has been plagued with too many industrial and off-putting businesses that face a very important Gateway into Adams County. We strongly oppose this Conditional Use for adding a crematorium, and we hope that the county agrees that the negative implications far outweigh the positive benefits of adding another crematorium to our neighborhood, directly on Washington Street.

- *Response: Comment acknowledged, thank you.*

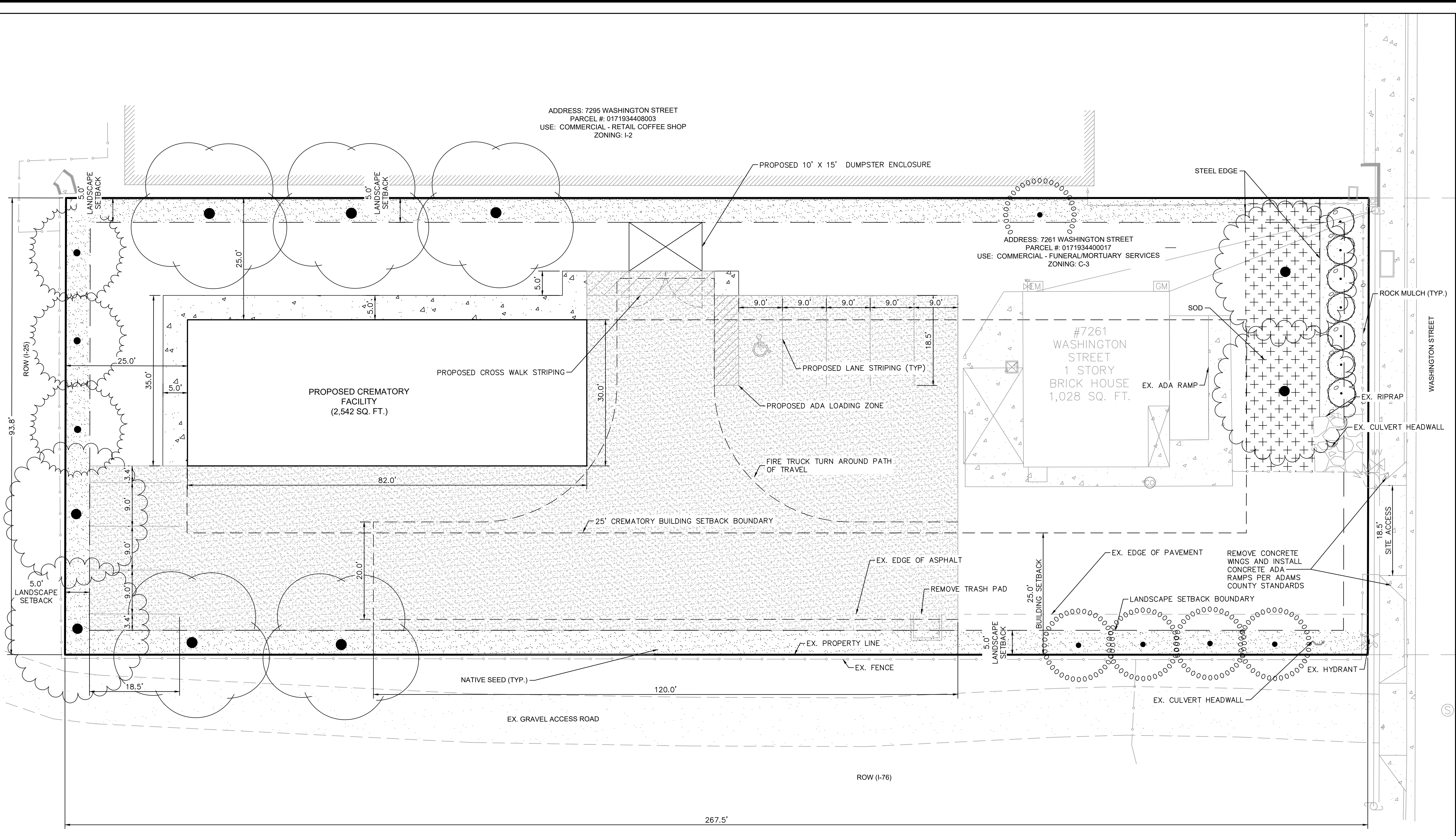
We appreciate your review and approval of these plans. Please contact me at 720-943-5665 or at kyle.watson@kimley-horn.com should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'KW', with a large, stylized flourish extending to the right.

Kyle Watson
KIMLEY-HORN AND ASSOCIATES, INC.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



ADDRESS: 7295 WASHINGTON STREET
 PARCEL #: 0171934408003
 USE: COMMERCIAL - RETAIL COFFEE SHOP
 ZONING: I-2

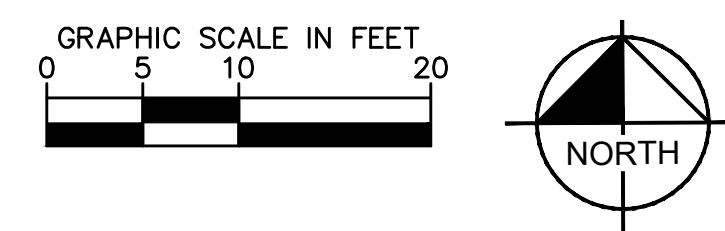
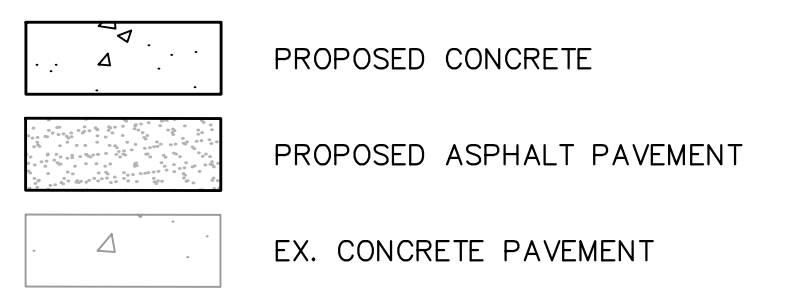
ADDRESS: 7261 WASHINGTON STREET
 PARCEL #: 0171934400017
 USE: COMMERCIAL - FUNERAL/MORTUARY SERVICES
 ZONING: C-3

SITE DATA TABLE	
EXISTING USE	FUNERAL/MORTUARY SERVICES
PROPOSED USE	FUNERAL/MORTUARY SERVICES WITH CREMATORY
BUILDING SIZE	2542 SQ. FT. TOTAL
PROPOSED PARKING	7 STANDARD
REQUIRED PARKING	6 SPACES (1 SPACES/600 SQ. FT.)

PLANT SCHEDULE

TREES			GROUND COVERS		
CODE	COMMON / BOTANICAL NAME	COMMON / BOTANICAL NAME	CODE	COMMON / BOTANICAL NAME	COMMON / BOTANICAL NAME
Co	COMMON HACKBERRY / CELTIS OCCIDENTALIS	Xp	NATIVE SEED MIX / NATIVE SEED MIX	Xc	1.5'-2' HORIZON RIVER ROCK MULCH / ROCK MULCH
Gk	KENTUCKY COFFEETREE / GYMNOCLADUS DIOICA	Ts	DROUGHT TOLERANT FESCUE BLEND / TURF SOD		
Mp	PRAIRIFIRE CRABAPPLE / MALUS X PRAIRIFIRE'				
Pp	PONDEROSA PINE / PINUS PONDEROSA				
SHRUBS					
PP2	DWARF MUGO PINE / PINUS MUGO 'PUMILIO'				

LEGEND:



NO.	REVISION	BY	DATE	APPR

Kimley»Horn
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 South Syracuse Street, Suite 300
 Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: KEW
 DRAWN BY: JHZ
 CHECKED BY: KEW
 DATE: 10/18/2023

A BETTER PLACE
 7261 WASHINGTON STREET, DENVER, CO 80229
 CONDITIONAL USE - SITE PLAN

Metal Building Crematory Design

from *Cremation Systems*

Human Cremation Facilities

Installation by our factory-trained technicians



CFS-2300 Human Cremation Chambers



Arrive **Tuesday** morning with retort and crane, retort installed, stack erected, decorative cover installed.

Wednesday — Connect the utilities, run the chamber, teach operation and maintenance procedures.

Thursday — Perform the first cremations. If no case is available, we provide guidance via our internet based Tek Marshal.

If you have a building or are considering a structure, give us a call and we can establish if it is suitable for a crematory and if it is properly zoned.



For many cremation locations in America, a prefabricated metal building is the most economical type of structure available. Typically, a metal building can be built with office and bathroom facilities for \$100/ft². Generally a 30' x 40' crematory office floor plan can accommodate a Human and Pet retort or two Human chambers. Site conditions and utility access can be variable, but a 1,200 ft² crematory typically will cost \$120,000. Cremation Systems normally delivers a Human retort and accessories, installs the equipment, fires the chamber, and trains your cremationists, for approximately \$150,000. Total cost for a suitable metal building* and cremation equipment in most U.S.A. markets is normally less than \$270,000.

Metal components delivered —	\$40/ft ²
Metal building construction —	\$20/ft ²
Concrete slab —	\$20/ft ²
Interior walls, bathroom, utilities —	\$20/ft ²

\$120K building, **\$150K** Human retort, delivery, installation, and accessories.

All for about \$270K

* **Metal building supplied and installed by others.**



Cremation Systems™

Division of Armil CFS, Inc.

15660 South LaSalle Street
South Holland, IL 60473

708-339-6810

Fax: 708-339-0517

www.cremsys.com



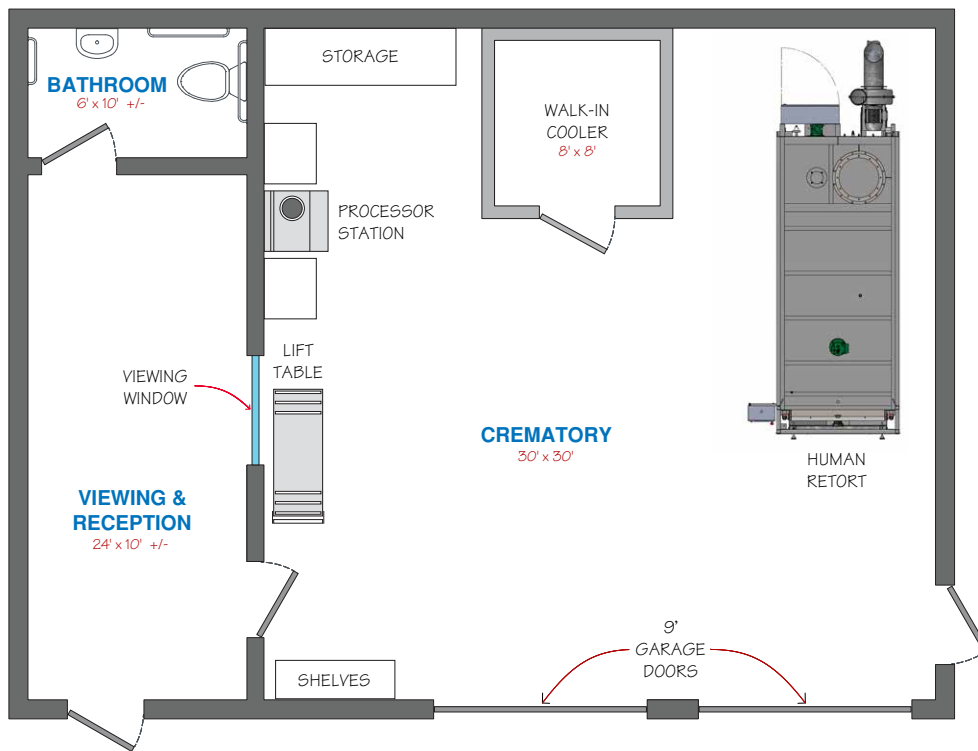
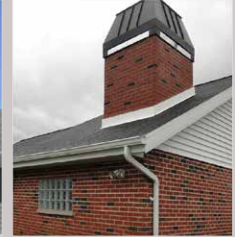
© 2021, Cremation Systems

Metal Building Crematory Design from *Cremation Systems*

Key Features include:

- ◆ Remote problem diagnosis via the Internet
- ◆ State Air Operating Permit submission
- ◆ Electric hydraulic lift table with digital scale
- ◆ Processing station
- ◆ Decorated stack
- ◆ Viewing window
- ◆ Quick Change Hearth System
- ◆ Fire Marshal crematory monitoring system
- ◆ Floor plans are fully reversible

Exclusive safety and monitoring systems



Lift Table

Electric, hydraulic, digital scale



Processor Station

Typical Floor Plan

1200 ft² — Office, Bathroom, Viewing/Reception, Accessories with Human Retort: **≥ \$270,000**

For more information about our cremation equipment, send us a request on our Contact Us page, or contact:

Tom Krowl

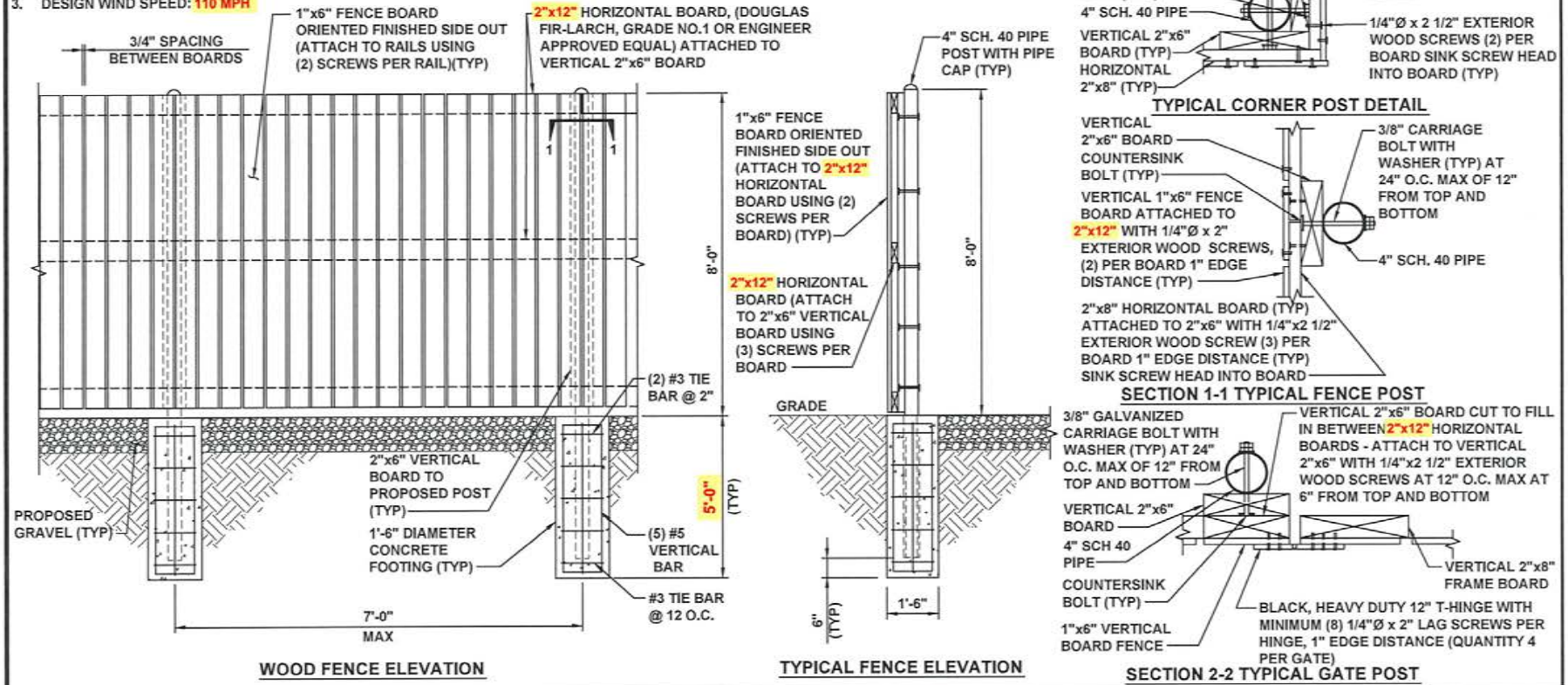
Vice President of Marketing
Cremation Systems

708-339-6810 • tom@cremsys.com

Dumpster Enclosure Fence Detail

NOTES

1. HEAVY DUTY PRESSURE TREATED WOOD WITH WATER REPELLENT PRESERVATIVE TREATMENT INTERIOR AND EXTERIOR TO MATCH EXISTING FENCE (PER LOCAL AREA AVAILABILITY).
2. PRE-DRILL LAG SCREW HOLES TO 70% OF LAG SCREW DIAMETER.
3. DESIGN WIND SPEED: **110 MPH**

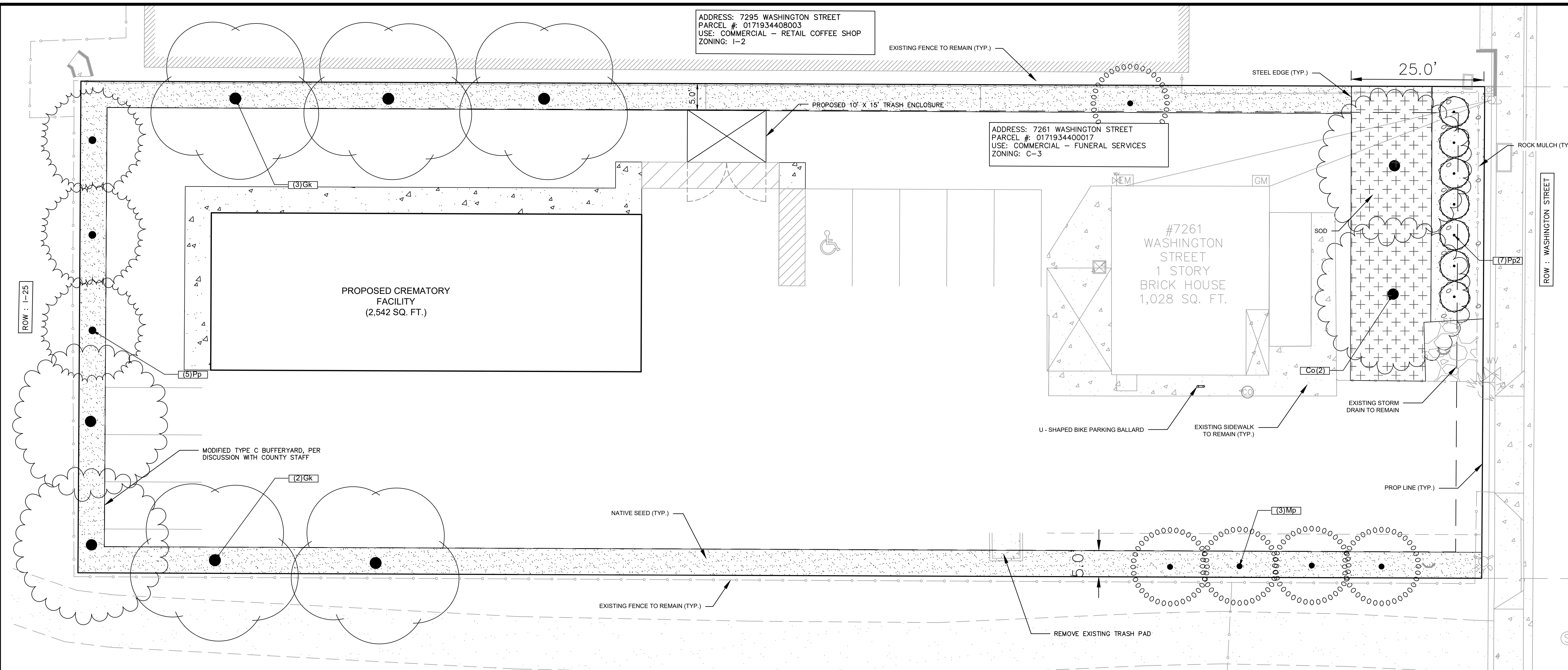


TYPICAL WOODEN FENCE DETAIL

NO SCALE

A

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



NO.	REVISION	BY	DATE	APPR

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Street, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: AMP
DRAWN BY: AMP
CHECKED BY: OPH
DATE: 10/18/2023

A BETTER PLACE
7261 WASHINGTON STREET, DENVER, CO 80229
LANDSCAPE PLAN

PROJECT NO.
196448000

SHEET
2

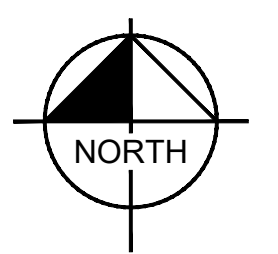
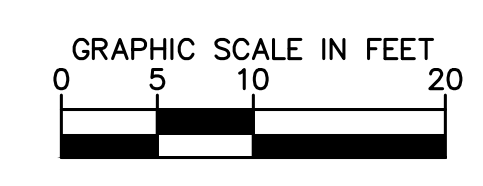
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL	10' - 12' HT.	2	
	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	B & B	2.5" CAL	10' - 12' HT.	5	
	MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE	B & B	2" CAL	8' - 10' HT.	5	
	PINUS PONDEROSA / PONDEROSA PINE	B & B		6' HT. MIN.	5	
SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	REMARKS	
	PINUS MUGO 'PUMILIO' / DWARF MUGO PINE	5 GAL	18" SPR	7		
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS	
	NATIVE SEED MIX / NATIVE SEED MIX	SEED		3,168 SF		
	ROCK MULCH / 1.5"-2" HORIZON RIVER ROCK MULCH	-		446 SF	BY PIONEER SAND	
	TURF SOD / DROUGHT TOLERANT FESCUE BLEND	SOD		849 SF		

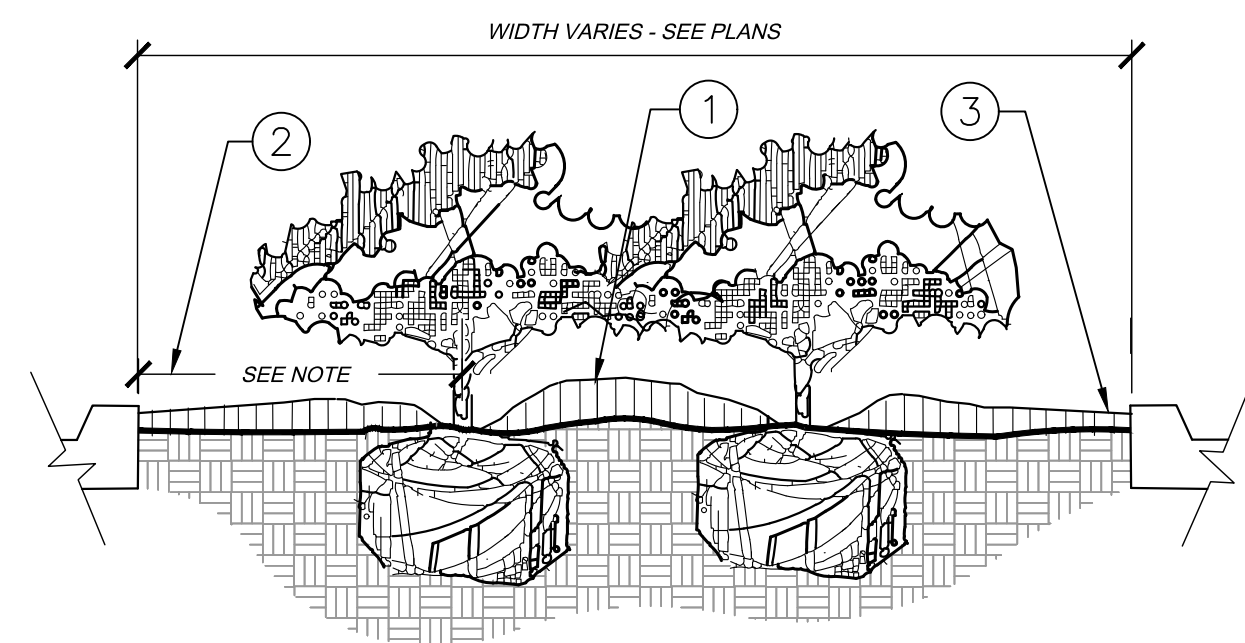
LANDSCAPE CODE REQUIREMENTS:

STREET FRONTAGE LANDSCAPING:	AMOUNT	REQUIRED	PROVIDED
WASHINGTON STREET 4-19-07-01: OPTION 1 25' BUFFERYARD			
1 TREE AND 2 SHRUBS PER 40 LF	94 LF	3 TREES AND 5 SHRUBS	2 TREES* AND 7 SHRUBS
<u>BUFFER LANDSCAPE:</u> 4-19-06-01: BUFFERYARD A 5' BUFFERYARD AND 1 TREE PER 80 LF			
NORTH BUFFERYARD	267 LF	4 TREES	4 TREES
4-19-06-01: MODIFIED BUFFERYARD C** 5' BUFFERYARD AND 1 TREE PER 40 LF			
WEST BUFFERYARD	94 LF	4 TREES	4 TREES
SOUTH BUFFERYARD	267 LF	7 TREES	7 TREES
<u>PARKING LOT LANDSCAPE:</u> 1 TREE EVERY 10 PARKING STALLS	15 STALLS	2 TREES	2 TREES

*One tree placed in south bufferyard due to space restrictions
**MODIFIED TYPE C BUFFERYARD OF 5' WIDTH PERMITTED PER CONVERSATIONS WITH COUNTY



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

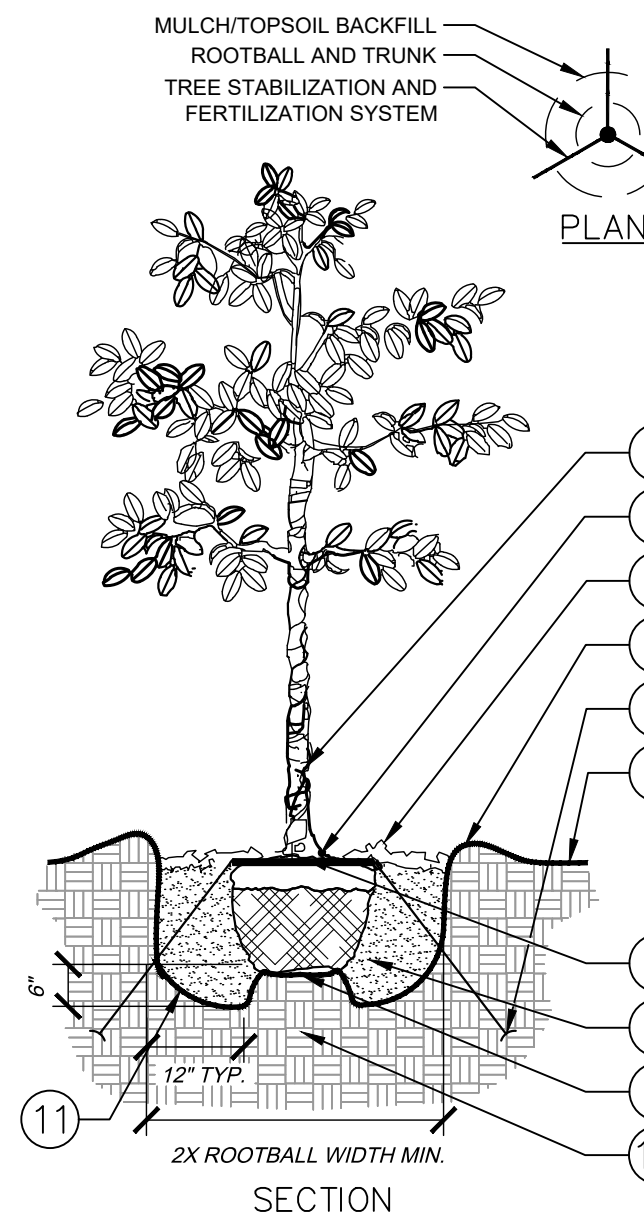


- 1 CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
- 2 CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 4" CONTINUOUS MULCH OR TURF. SEE PLANS.
- 3 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

NOTES:

- A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
- B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).
- C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

1 PLANTED PARKING LOT ISLANDS/MEDIANS
SECTION / NTS



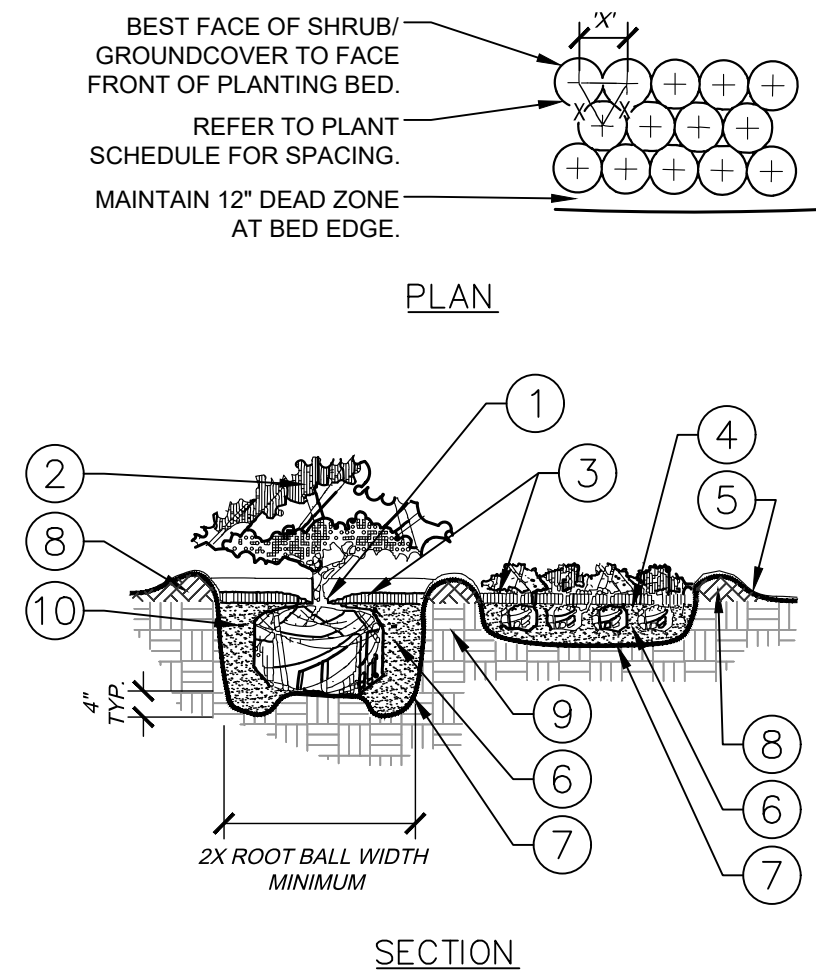
- 1 TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
- 2 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
- 3 3" MINIMUM MULCH AS SPECIFIED, WHERE TREES ARE PLACED IN SOIL. MULCH RING FOR TREES SHALL BE 6" DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- 4 4" HIGH BERM, FIRMLY COMPACTED.
- 5 ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

- 6 FINISHED GRADE. (SEE GRADING PLAN)
- 7 TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
- 8 PREPARED PLANTING SOIL AS SPECIFIED.
- 9 TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
- 10 UNDISTURBED NATIVE SOIL.
- 11 SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

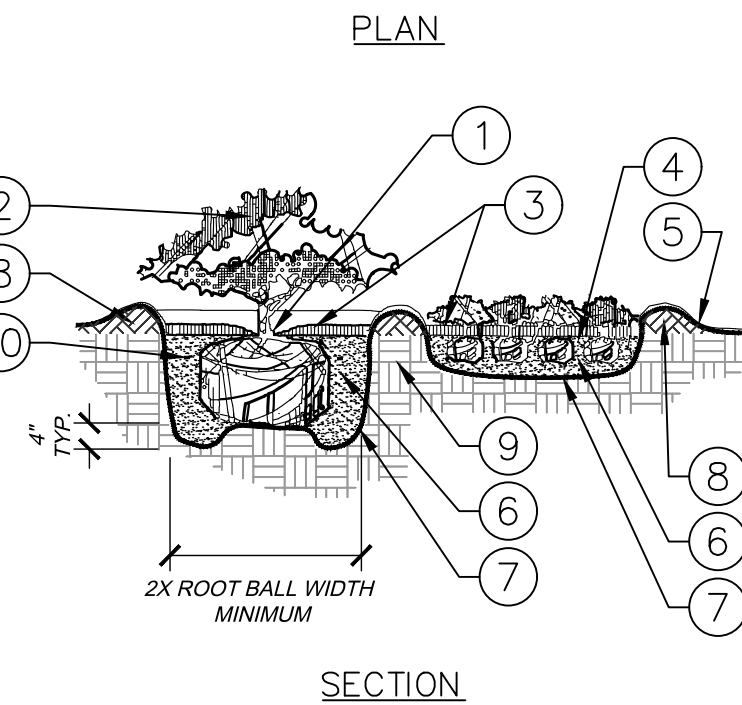
NOTES:

- A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
- B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRLDE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
- C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

2 TREE PLANTING
SECTION / PLAN NTS



BEST FACE OF SHRUB/
GROUNDCOVER TO FACE
FRONT OF PLANTING BED.
REFER TO PLANT
SCHEDULE FOR SPACING.
MAINTAIN 12" DEAD ZONE
AT BED EDGE.

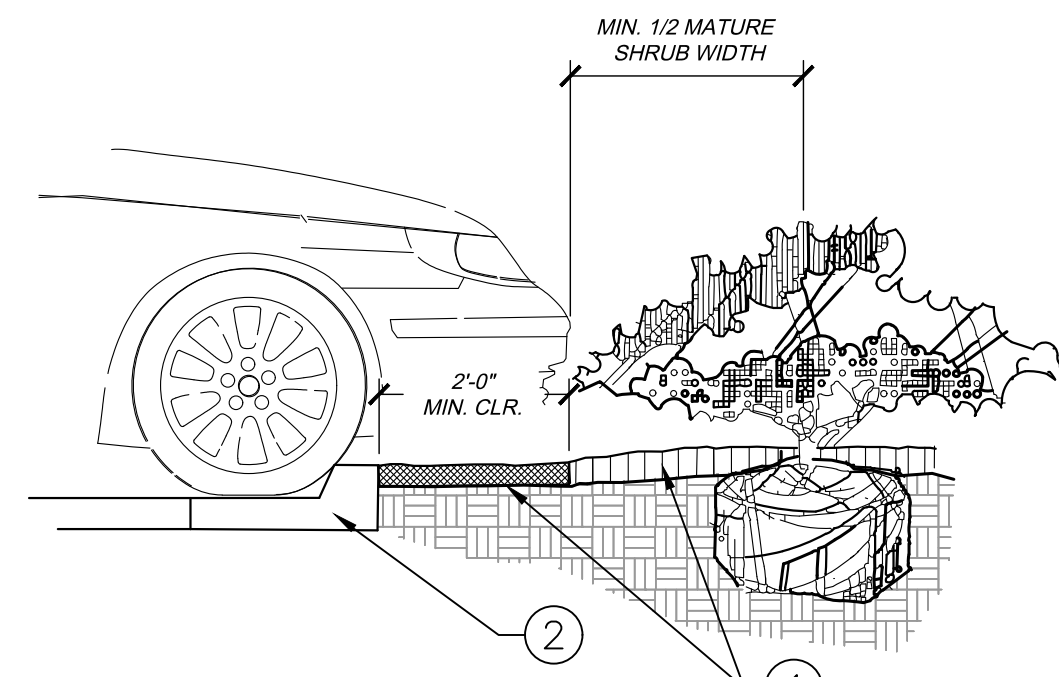


- 1 TOP OF ROOTBALLS TO BE PLANTED AT GRADE OR SLIGHTLY ABOVE SURROUNDING SOIL. 2" DIA. CLEAR OF MULCH AT TRUNK FLARE.
- 2 PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
- 3 4" MULCH LAYER AS SPECIFIED.
- 4 EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
- 5 FOR CONDITIONS WITH FINISHED GRADE OF 4:1 MAX SLOPE ON ALL SIDES (SEE GRADING PLAN).
- 6 PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
- 7 SCARIFY PLANT OPENING SIDES AND BOTTOM.
- 8 4" HIGH BERM FIRMLY COMPACTED.
- 9 UNDISTURBED NATIVE SOIL.
- 10 FERTILIZER TABLETS (MAX 3" DEEP)

NOTES:

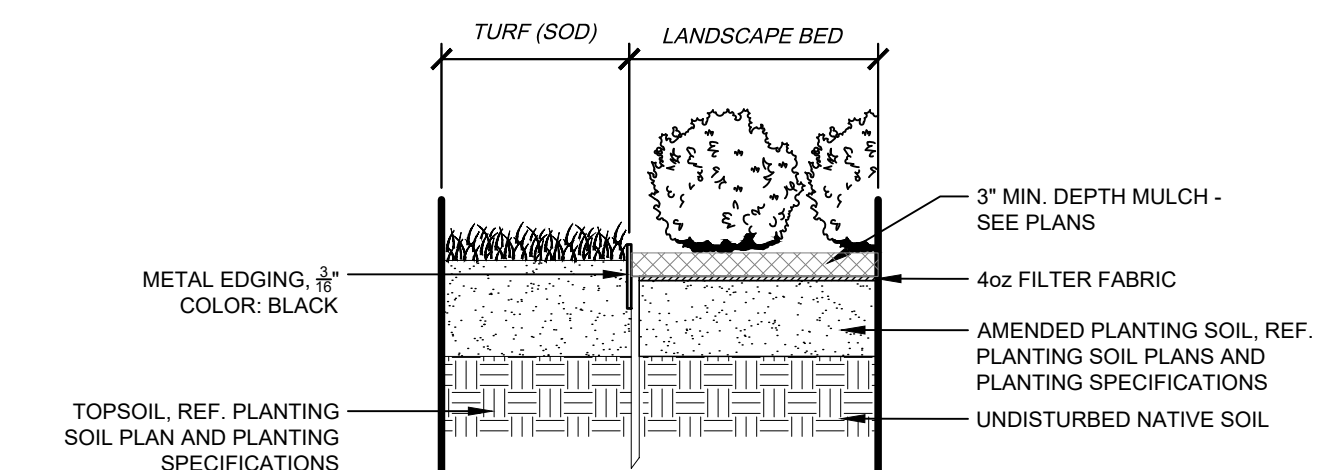
- A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING AREAS PRIOR TO INSTALLATION.
- B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.
- C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY PROJECT LANDSCAPE ARCHITECT.
- D. PRE-EMERGENT HERBICIDE TO BE APPLIED PRIOR TO PLANT INSTALLATION.

3 SHRUB/GROUNDCOVER PLANTING
SECTION / PLAN NTS



- 1 INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 4" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
- 2 CURB / PARKING LOT EDGE.

4 PARKING SPACE/CURB PLANTING
SECTION NTS



5 METAL EDGER AT PLANTING BED
1" = 1" (KHA-LP-DET-21) NTS

6 6' STD 3 RAIL W/4X4 POSTS & 1X6 PICKETS FENCE
SECTION / NTS

SCHEMATIC IRRIGATION NOTES

1. CONTRACTOR TO MODIFY / ADJUST EXISTING IRRIGATION SYSTEM OR INSTALL NEW SYSTEM COMPONENTS AS NECESSARY TO PROVIDE 100% HEAD TO HEAD COVERAGE OF ALL NEW PLANT MATERIAL AND MAINTAIN CURRENT IRRIGATION COVERAGE OF EXISTING MATERIAL TO REMAIN.
2. IRRIGATION CONTRACTOR IS RESPONSIBLE TO INSPECT EXISTING COMPLETE EXISTING IRRIGATION SYSTEM AND INSPECT FOR ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF EXISTING CONTROLLER(S).
3. IRRIGATION SHALL NOT BE COMBINED ON A SINGLE ZONE AND SHALL BE ZONED ACCORDING TO IRRIGATION TYPE AND THE SYSTEMS AVAILABLE WATER / PRESSURE. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER FOR REVIEW PRIOR TO INSTALLATION.
4. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS. CONTRACTOR SHALL FIELD VERIFY.
5. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
6. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON-SITE.
7. CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
8. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
9. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
10. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS.
11. MAINLINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.
12. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
13. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES.
14. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
15. SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE. OPEN CUT IS NOT AN OPTION.
16. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HE" LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
17. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW" THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
18. ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN NDS VALVE BOXES AS FOLLOWS:
RECTANGULAR 12X17" HEAVY DUTY BOX, (PURPLE COVER FOR REUSE TO BE PROVIDED WHERE APPROPRIATE).
19. ALL IRRIGATION HEADS/DRIP TUBING SHALL BE LOCATED ONE (1) FOOT FROM BACK OF CURB WHEN NEXT TO A ROADWAY. (THIS SHALL NOT INCLUDE PARKING AREAS OR DRIVE AISLES).
20. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
21. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. TREE RINGS, DRIFLINE, AND ROTARY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
22. ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND AIR RELIEF VALVE. IN THE EVENT THAT A DRIP ZONE HAS MORE THAN ONE HIGH OR LOW POINT, MORE THAN ONE AIR RELIEF VALVE OR FLUSH VALVE WILL BE REQUIRED FOR THAT ZONE. DRIFLINE SHALL PROVIDE 0.9 GPH EMITTERS, 18" O.C. WITH 18" LINE SPACING AT A MINIMUM.
23. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS. IF REQUIRED, ALL WIRING FOR A TWO WIRE PATH SHALL BE WITH RED/BLUE TWISTED PAIR 14 AWG. ELECTRIC CONTROL LINES FROM THE DECODER TO THE SOLENOID VALVES SHALL BE TWISTED PAIR 18 AWG. ALL DECODERS SHALL BE GROUNDED EVERY 1,000 F. OR EVERY 10 DEVICES. ALL WIRE SHALL BE FURNISHED IN MINIMUM 2,500 REELS AND SPlicing SHALL BE MINIMIZED. BURY SPICE KIT ALL 24 VOLT WIRING SHALL BE DONE IN ACCORDANCE WITH EXISTING CODES. SPlicing SHALL BE IN VALVE BOXES OR CONTROLLERS ONLY. IRRIGATION SYSTEM CONTROL SHALL BE TWO WIRE PATH. CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS REQUIREMENTS FOR THIS INSTALLATION. TWO WIRE SYSTEM SHALL HAVE 2-WAY COMMUNICATIONS FIELD PROGRAMMABILITY, STATION SPECIFICATIONS AND INTEGRATED SURGE PROTECTION.
24. ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 1/2" ELECTRICAL CONDUIT.
25. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
26. ALL UNIMPROVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Street, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: AMP
DRAWN BY: AMP
CHECKED BY: OPH
DATE: 10/18/2023

A BETTER PLACE
7261 WASHINGTON STREET, DENVER, CO 80229
LANDSCAPE DETAILS

PROJECT NO.
196448000

SHEET

4

NO.	REVISION	BY	DATE