

ZONING: MF	<p>The 2020 Comprehensive Plan Future Land Use designation for this site is “Mixed Residential Neighborhood” (MRN) (page 4.17). The Comprehensive Plan envisions MRN areas as included a range of housing densities and types.</p> <p>The proposal envisions no change the the type of housing on the subject site. This proposal meets the vision of the 2020 Thornton Comprehensive Plan.</p> <p>Public Land Dedication (PLD) was previously satisfied with a cash payment on September 10, 1973.</p>
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2023-03-20

An aerial photograph of a school campus. The campus features several large, modern school buildings with grey roofs and light-colored walls. There are multiple parking lots filled with cars. A central area contains a green sports field, possibly a soccer field, and a smaller field. The surrounding area is mostly dry, brown grass. The image is oriented horizontally, with the school buildings running vertically.

OVERLOOK AT THORNTON TEAM

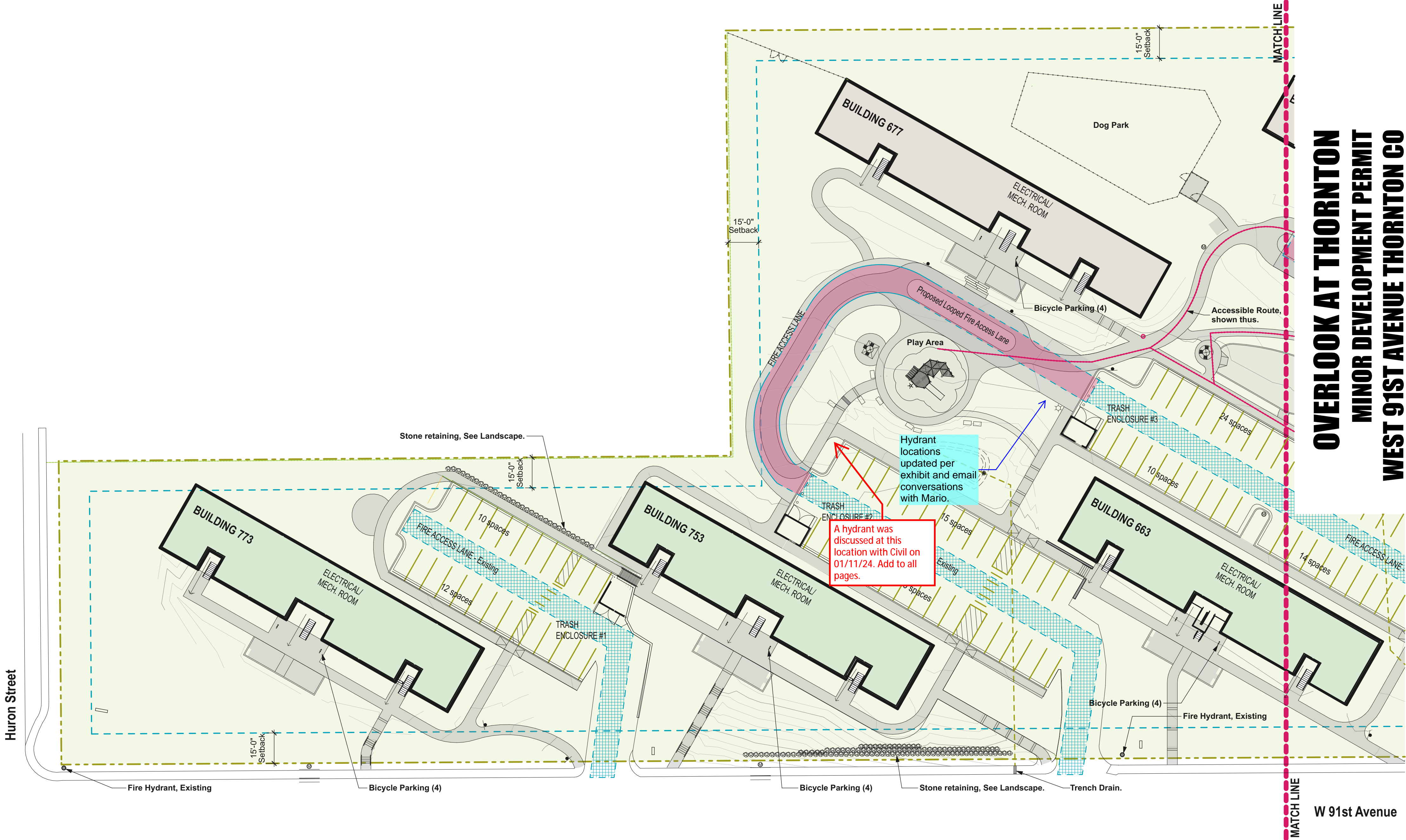
STRUCTURAL ENGINEER	MECHANICAL ENGINEER	ELECTRICAL ENGINEER	PLUMBING ENGINEER	SURVEYOR	SWIMMING POOL CONSULTANT
ESS Nayat Schneider Smith	Boulder Engineering	Boulder Engineering	Boulder Engineering	Martin/Martin Consulting Engineers	High Country Pools, Inc.
Principal Engineer	Principal Engineer	Principal Engineer	Principal Engineer	Associate Survey Manager	Installer
Travis Smith	Michael Vair	Michael Vair	Michael Vair	Rick Nobbie, PLS	Tyler Westermann
720 925 5058	303 444 6038	303 444 6039	303 444 6040	303 431 6100 x 360	720-338-4070
travis.s@essdenver.com	michael@boulderengineering.com	michael@boulderengineering.com	michael@boulderengineering.com	RNOBBE@martinmartin.com	twesterman@highcountrypools.com
3141 Walnut Street #203A Denver CO 80205	1717 15th Street Boulder CO 80302	1717 15th Street Boulder CO 80302	1717 15th Street Boulder CO 80302	12499 West Colfax Avenue Lakewood CO 80215	6330 South College Avenue Fort Collins CO 80525

2022-03-25

2022-12-01

L1.100	TREE MITIGATION PLAN
L2.000	GENERAL NOTES AND SCHEDULE
L2.001	GENERAL NOTES AND SCHEDULE
L4.001	LANDSCAPE NOTES AND SCHEDULE
L4.100	OVERALL LANDSCAPE PLAN
170	LANDSCAPE PLAN
171	LANDSCAPE PLAN
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179	CONSTRUCTION DETAILS
180	CONSTRUCTION DETAILS

OVERLOOK AT THORNTON
MINOR DEVELOPMENT PERMIT
WEST 91ST AVENUE THORNTON CO



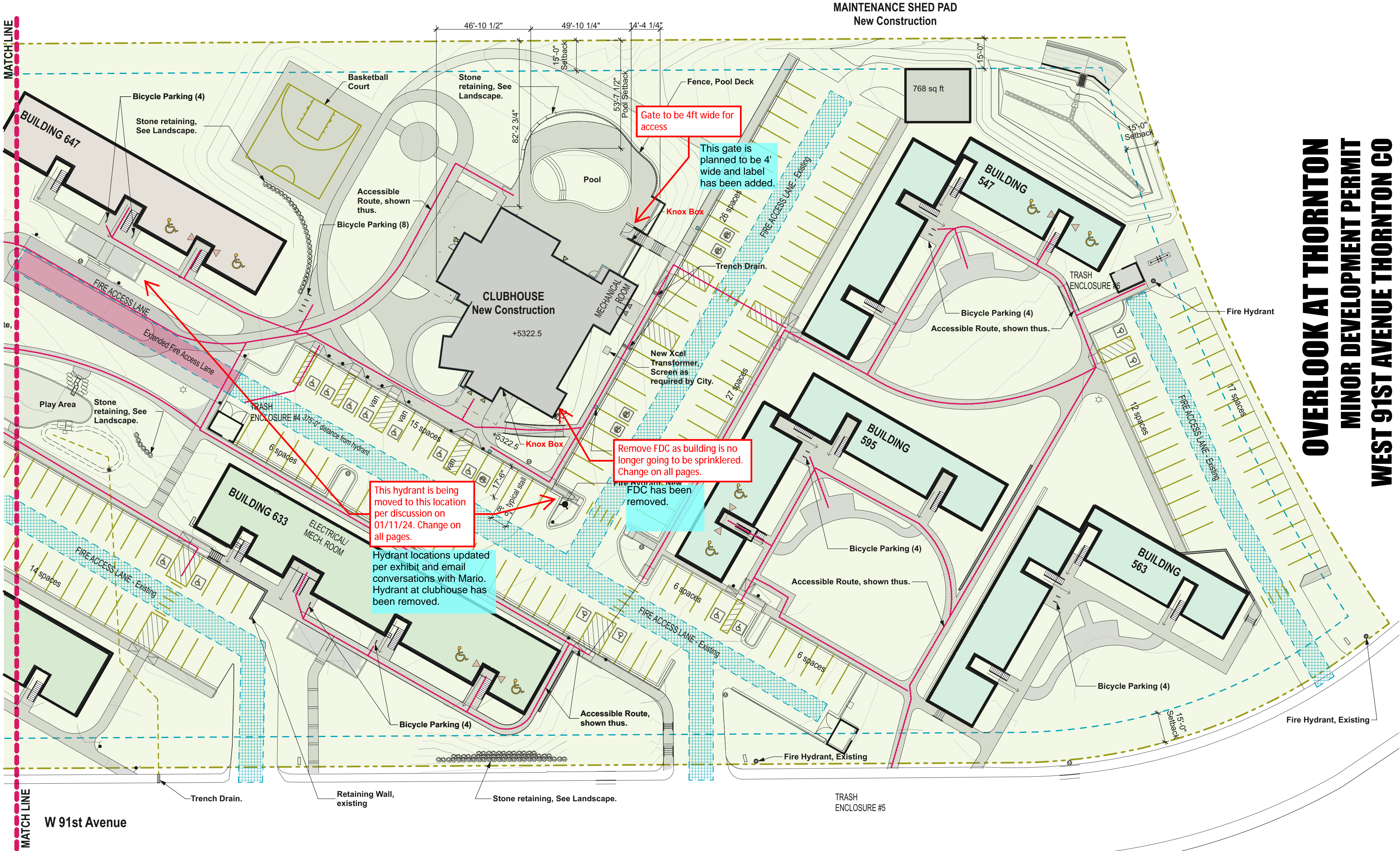
RELEASES

2022-08-30
2022-12-01
2022-02-21
2023-03-28
2023-04-20
2023-12-22

MDP -
ARCHITECTURAL
SITE PLAN - WEST

MDP
MDP 2
MDP 3
MDP 4
MDP 5
Amendment

OVERLOOK AT THORNTON
MINOR DEVELOPMENT PERMIT
WEST 91ST AVENUE THORNTON CO



RELEASES

2022-08-30
2022-12-01
2022-02-21
2023-03-28
2023-04-20
2023-12-22

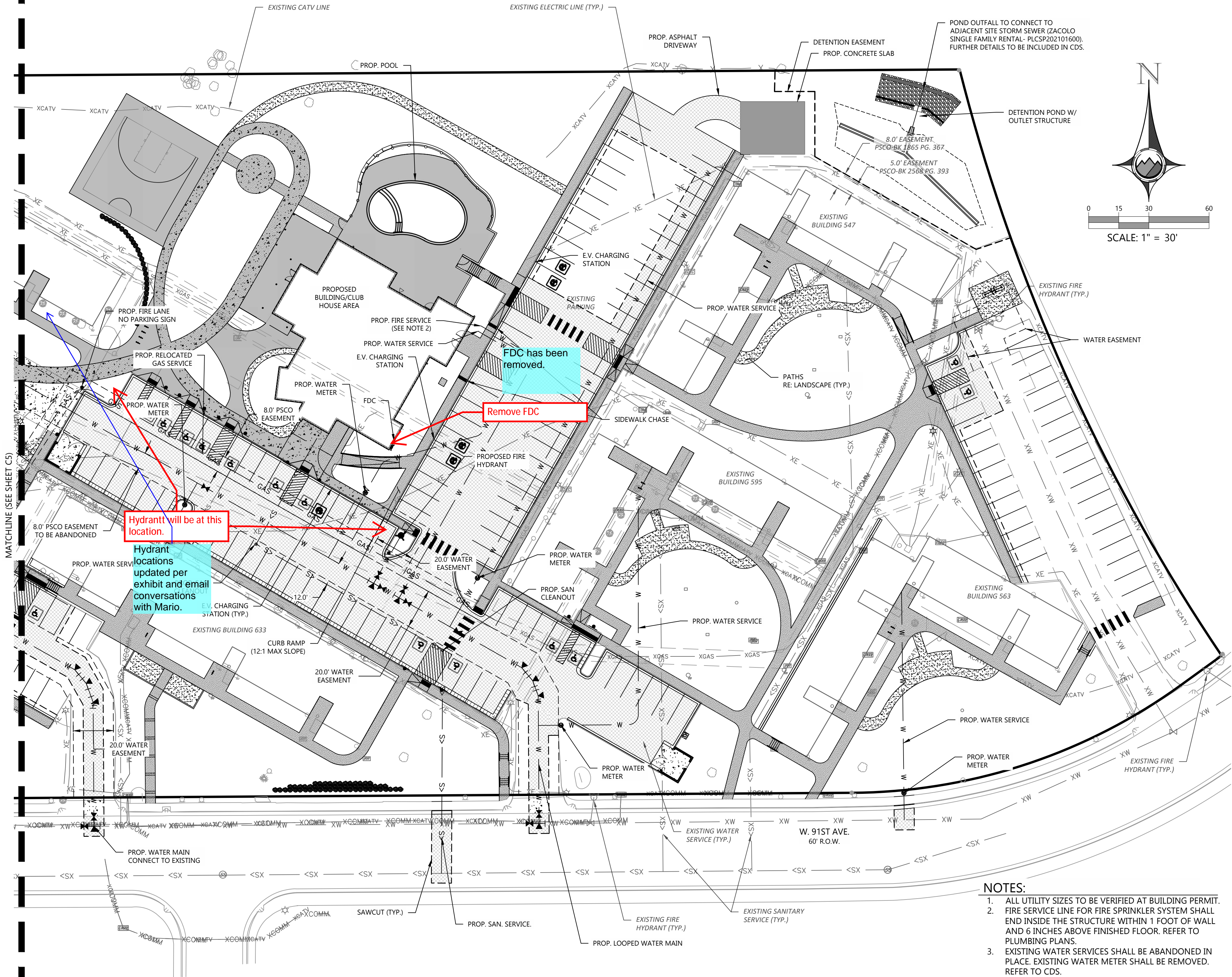
MDP -
ARCHITECTURAL
SITE PLAN - EAST

MDP
MDP 2
MDP 3
MDP 4
MDP 5
Amendment

RELEASES

2022-08-30	MDP
2022-12-01	MDP 2
2023-02-21	MDP 3
2023-03-28	MDP 4
2023-04-20	MDP 5
2023-12-22	— Amendment

MDP - CIVIL UTILITY PLAN



- NOTES:**
1. ALL UTILITY SIZES TO BE VERIFIED AT BUILDING PERMIT.
 2. FIRE SERVICE LINE FOR FIRE SPRINKLER SYSTEM SHALL END INSIDE THE STRUCTURE WITHIN 1 FOOT OF WALL AND 6 INCHES ABOVE FINISHED FLOOR. REFER TO PLUMBING PLANS.
 3. EXISTING WATER SERVICES SHALL BE ABANDONED IN PLACE. EXISTING WATER METER SHALL BE REMOVED. REFER TO CDS.
 4. FOR OVERALL PLAN & LEGEND SEE SHEET C1

164



OVERLOOK AT THORNTON

MINOR DEVELOPMENT PERMIT

WEST 91ST AVENUE THORNTON CO



M

DOG RUN FENCE AND GATE

SCALE: NTS



K

POOL FENCE / GATE

SCALE: NTS

Gate shall be 4ft wide with Knox lock or other FF access.



H

EXERCISE STATION

SCALE: NTS

- NOTES:
- 1) INSTALL PER MANUFACTURER SPECIFICATIONS
 - 2) RE: MATERIAL SCHEDULE FOR MODEL, COLOR, FINISH, ETC.



D

HARVEST TABLE

SCALE: NTS



- NOTES:
- 1) INSTALL PER MANUFACTURER SPECIFICATIONS
 - 2) RE: MATERIAL SCHEDULE FOR MODEL, COLOR, FINISH, ETC.

L

PRIVACY FENCE

SCALE: NTS



- NOTES:
1. GRILL BASIS-OF-DESIGN: RE: MATERIAL SCHEDULE FOR MODEL, COLOR, FINISH DIMENSIONS
 2. REFER TO MANUFACTURERS INFORMATION FOR REQUIRED CUT-OUT DIMENSIONS AND INSTALLATION OF ALL FIXTURES.
 3. GAS DESIGN TO BE PER MEP.
 4. ELECTRICAL DESIGN TO BE PER ELECTRICAL CONSULTANT.

J

GRILL COUNTER

SCALE: NTS



G

HAMMOCK POSTS

SCALE: NTS



- NOTES:
- 1) SURFACE MOUNT, INSTALL PER MANUFACTURER SPECIFICATIONS
 - 2) RE: MATERIAL SCHEDULE FOR MODEL, COLOR, FINISH, ETC.

C

BICYCLE REPAIR STATION

SCALE: NTS

STAKING: INSTALL 6" METAL T-POST STAKES OUTSIDE PLANTING PIT IN UNDISTURBED MULCHED SOIL. USE #12 GAUGE GALVANIZED WIRE.

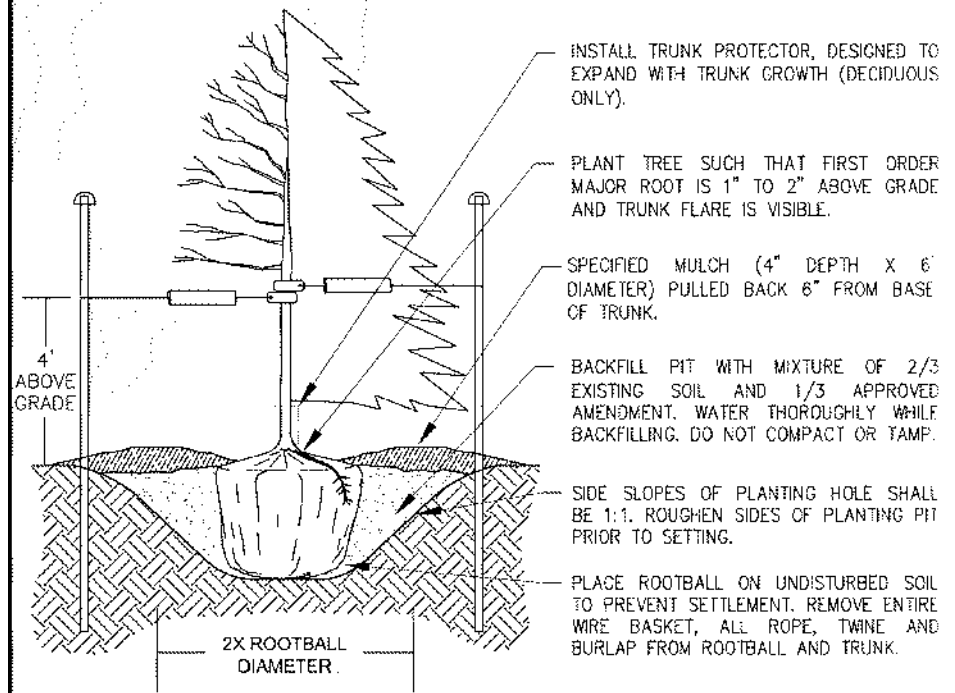
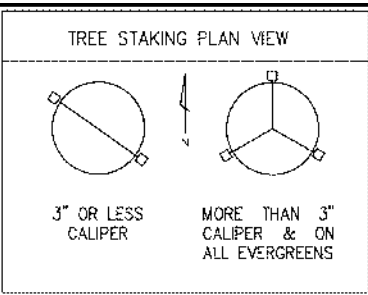
ALLOW FOR SOME TRUNK MOVEMENT


ATTACH TO 2" NYLON STRAPS THROUGH METAL GROMMETS, WITH 1/2" x 15" WHITE PVC SLEEVE ON EACH WIRE.

NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF TRUNK GROWTH.

ADD PROTECTOR CAP TO TOP OF POST.

WRAP TREES TO FIRST BRANCH IF PLANTED IN THE FALL. DO NOT WRAP IF PLANTED IN SPRING.



	CITY OF THORNTON, COLORADO STANDARDS & SPECIFICATIONS	ISSUED: MARCH 1996
		REVISED: APRIL 2010
		DRAWING NO. 800-1A
DECIDUOUS AND EVERGREEN TREE PLANTING DETAIL		

I

PLANTING DETAILS

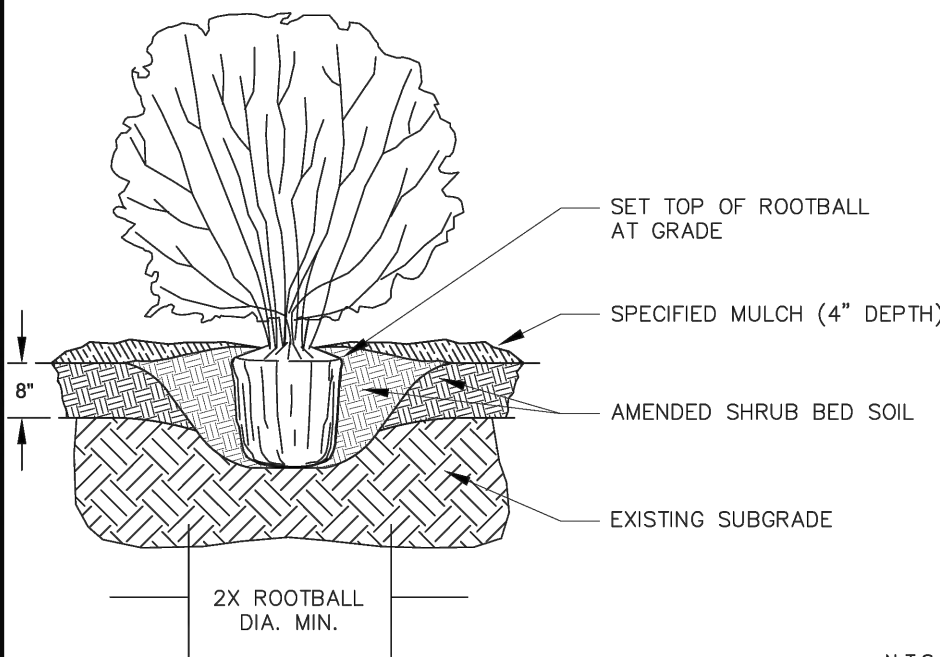
SCALE: NOT TO SCALE

PLANT SHRUBS 1/2 MATURE WIDTH OR 4' FROM EDGE OF WALK, CURB OR EDGING.

ENTIRE SHRUB BED AREA SHALL BE AMENDED WITH 4 CUBIC YARDS (6 CUBIC YARDS FOR CITY MAINTAINED PROJECTS) OF CLASS I OR CLASS II COMPOST PER 1000 S.F. TILLED TO DEPTH OF 8".

IF PLANT IS ROOT BOUND AND HAS CIRCLING ROOTS, SHEAR 1/2" OF THE ROOTMASS OFF OF ALL SIDES AND BOTTOM.

DO NOT PLANT SHRUBS HIGHER THAN SURROUNDING GRADE. BACKFILL SOIL SHOULD BE PULLED OVER TOP OF ROOTBALL (NO MORE THAN 1") TO PREVENT MOISTURE WICKING AND TO ALLOW ROOTS TO GROW INTO SURROUNDING SOIL.



	CITY OF THORNTON, COLORADO STANDARDS & SPECIFICATIONS	N.T.S.
		ISSUED: MARCH 1996
		REVISED: APRIL 2010
SHRUB PLANTING DETAIL		DRAWING NO. 800-2



- NOTES:
- 1) SURFACE MOUNT, INSTALL PER MANUFACTURER SPECIFICATIONS
 - 2) RE: MATERIAL SCHEDULE FOR MODEL, COLOR, FINISH, ETC.

F

BIKE RACK

SCALE: 1" = 1'-0"



- NOTES:
- 1) RE: MATERIAL SCHEDULE FOR MODEL, COLOR, FINISH, ETC.
 - 2) IN-GROUND MOUNT, INSTALL PER MANUFACTURER SPECIFICATIONS
 - 3) PROVIDE METAL WASTE CONTAINER FOR COALS

E

CHARCOAL GRILL

SCALE: NTS



B

TRASH RECEPTACLE

SCALE: 1" = 1'-0"



- NOTES:
- 1) IN-GROUND MOUNT, INSTALL PER MANUFACTURER SPECIFICATIONS
 - 2) RE: MATERIAL SCHEDULE FOR MODEL, COLOR, FINISH, ETC.

A

DOG WASTE STATION

SCALE: NTS

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MDP - LANDSCAPE
CONSTRUCTION
DETAILS