

NARRATIVE FOR PLANNING REVIEW

AC Hotel – 1202 Summit Blvd; Frisco, CO PERMIT B-22-0054

GENERAL

SHEET A103 - ROOF PLAN

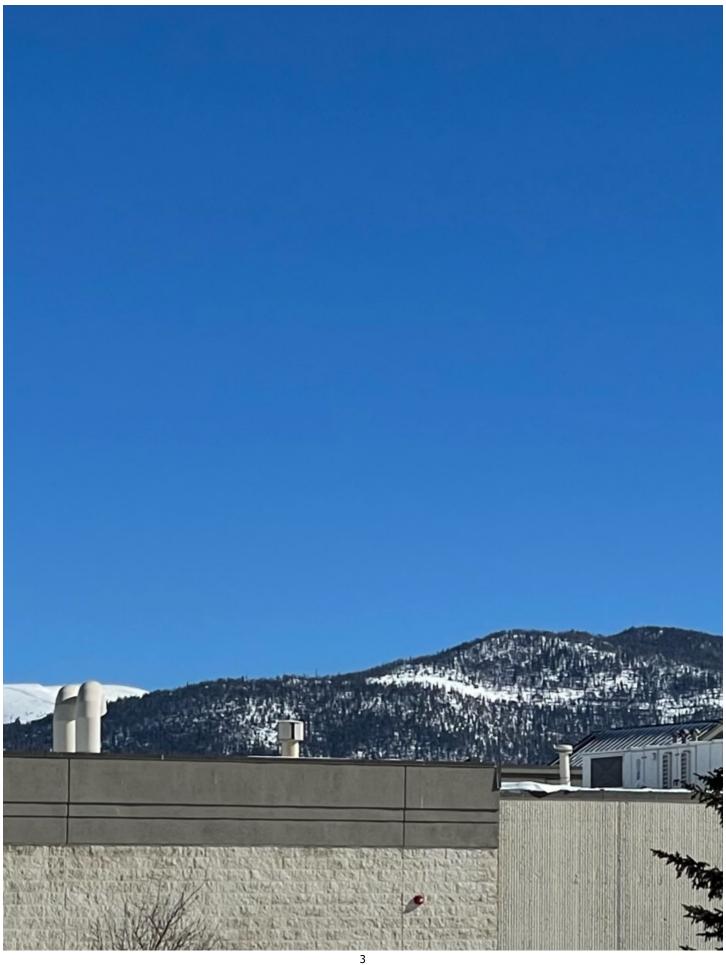
- Plan shows installed Mechanical systems on upper roof. Request was to provide screening around them per the UDC. UDC 180-6.21.3.D.4.g notes "All rooftop mechanical, electrical, and electronic equipment shall be screened in a manner that is compatible with and substantially similar to the colors and materials of the building or the roof." We are proposing enclosing the rooftop mechanical equipment with a roof-based screening system, with properties and characteristics similar to that of the building to the east of our site, the Kum-n-Go service station. See photos below; cut sheets for typical details are attached. The remaining ductwork on the roof shall be painted white.
- Plans show the addition of roof mounted guardrails at the standpipe locations at each perimeter stair tower of the roof. Cut Sheets are attached.

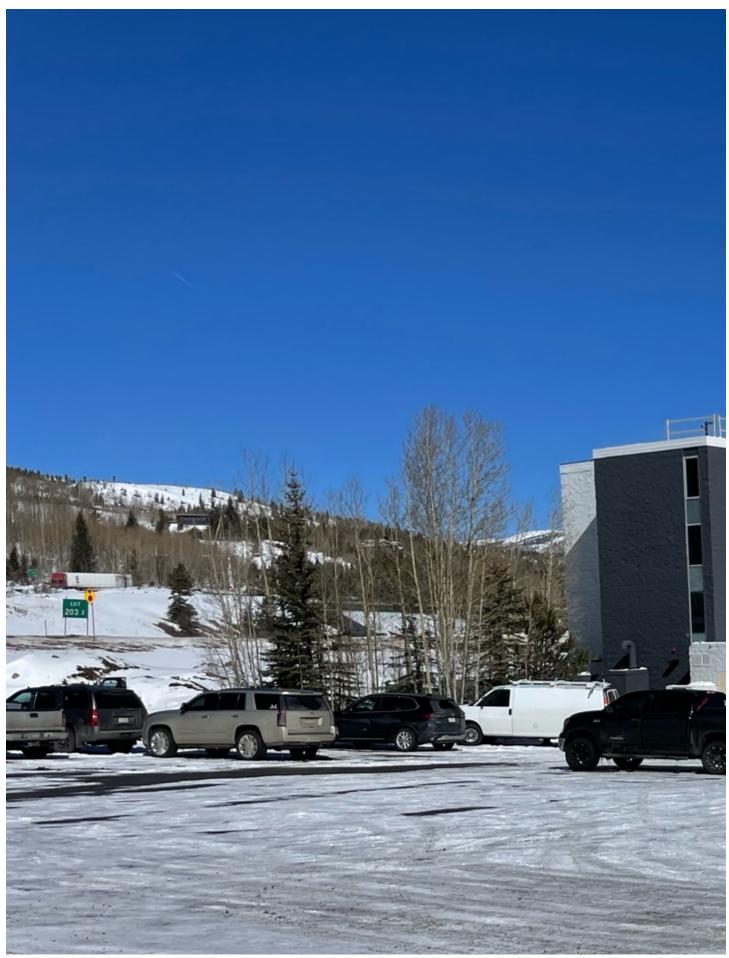
SHEET A312 - STAIRS

- Modified stairs to roof per fabricator's discussions. Stair revisions dropped elevation of roof-level landing down 7" from roof edge. This was done to possibly provide better structural connection at top landing to wall of building.
- Modified handrails per same change above. Applied rule for 21" sphere at rails but raised top of railing to 48" AFF.
- These stairs were a requirement of the Summit County Fire Rescue to access maintenance issues on the roof with respects to the elevators.

END OF NARRATIVE.





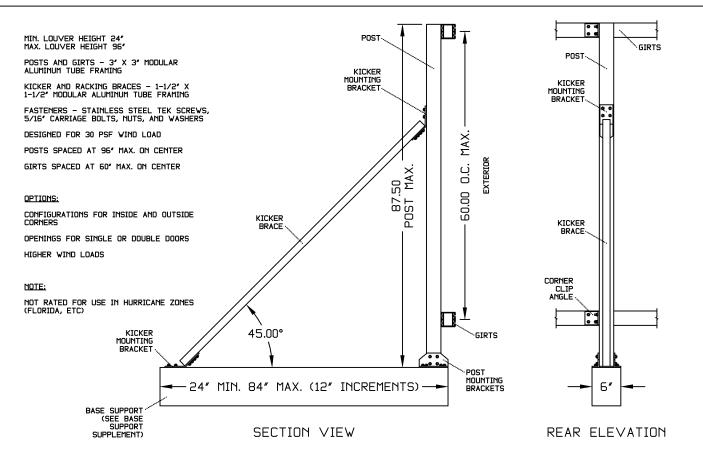


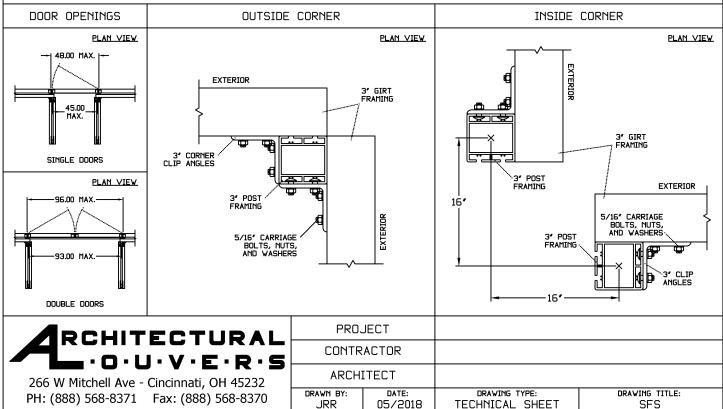




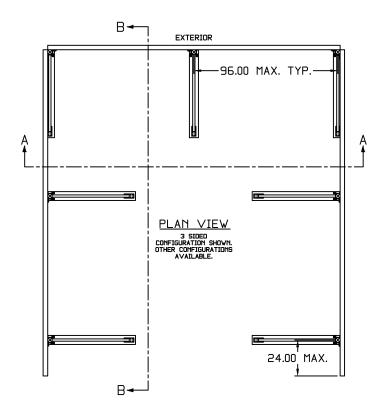


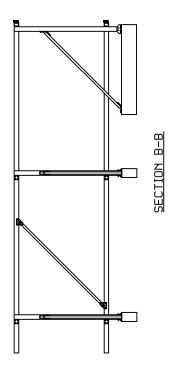
STURDISTRUCT ROOFTOP FRAMING SYSTEM FOR LOUVERED EQUIPMENT SCREENS

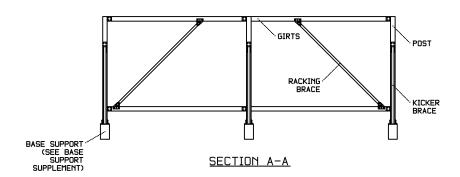




STURDISTRUCT ROOFTOP FRAMING SYSTEM FOR LOUVERED EQUIPMENT SCREENS







RCHITECTURAL -O-U-V-E-R-S

266 W Mitchell Ave - Cincinnati, OH 45232 PH: (888) 568-8371 Fax: (888) 568-8370

PROJECT			
CONTRACTOR			
ARCHITECT			
DRAWN BY: JRR	DATE: 05/2018	DRAWING TYPE: TECHNICAL SHEET	DRAWING TITLE: SFS

ROOF MOUNTED BASE SUPPORTS FOR STURDISTRUCT FRAMING SYSTEM

FOOT AND EXTENSION: 0.080° THICKNESS WELDED ALUMINUM

WOOD NAILER: 2 X 6 NOMINAL WOOD

TOP CAP: 0.14' THICKNESS X 6' WIDE EXTRUDED ALUMINUM (SLOTTED)

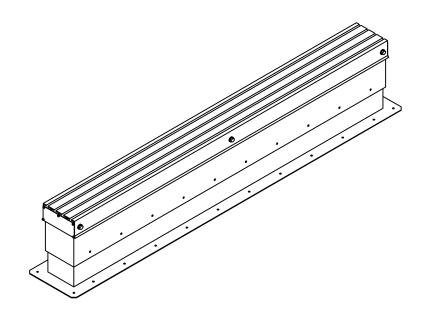
ASSEMBLY FASTENERS: STAINLESS STEEL

MODEL FBS10: ADJUSTABLE HEIGHT FROM 10' TO 16'

MODEL FBS16: ADJUSTABLE HEIGHT FROM 16' TO 24'

OPTIONS:

LENGTHS FROM 24' TO 84' (12' INCREMENTS) SIZED TO FIT ROOF FRAMING SYSTEM



MODEL	MIN HEIGHT	MAX HEIGHT	SECTION DETAIL	
FBS10	10.00 MIN.	16.00 MAX.	TOP CAP. ADJUSTABLE EXTENSION WITH 2 X 6 WOOD NAILER.	
FBS16	15.00 MIN.	24.00 MAX.	DPTIONAL ROOF INSULATION (BY OTHERS) CONCRETE ROOF DECK (BY OTHERS) CBY OTHERS)	
RCHITECTURAL PROJECT				

CONTRACTOR

ARCHITECT

DATE:

05/2018

DRAWING TYPE:

TECHNICAL SHEET

DRAWN BY:

JRR

-·O·U·V·E·R·S

266 W Mitchell Ave - Cincinnati, OH 45232

PH: (888) 568-8371 Fax: (888) 568-8370

DRAWING TITLE:

FBS

ACCU-FIT CAL 3209



DESCRIPTION

Built for compliance under both Cal-OSHA and federal OSHA regulations, our Accu-Fit Cal 3209 system is a complete fall-protection solution. It is designed to work with either the Traditional (straight) or Architectural (curved) stanchion style of the 1-1/4" Accu-Fit Railing system and is easily installed by securing into our weighted, low-profile galvanized base plates that require no rooftop penetration.

USES/REQUIREMENTS

- Used for fall protection at flat roof perimeters and around rooftop equipment with a pitch of 5 degrees (1:12 or less)
- Parapet wall required for installation

COMPLIANCE

- Compliant with Cal-OSHA standards (Title 8, 1620 & 3209)
- Compliant with OSHA standards (29 CFR 1910.29 & 29 CFR 1926.502)
- Independently tested by nationally accredited engineering lab (documentation available upon request)

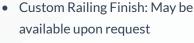
PRODUCT SPECIFICATIONS

- Assembly height: 42" (107cm) top rail and 21" (53cm) mid-rail
- All-steel construction for long-term durability
- 1-1/4" Sch. 40 galvanized pipe
- 3/8" thick base plate (1/2" thick with rubber trim)
- 190-pound weight (two mated together parts)
- 21' lengths of pipe easily trimmed at corners and obstructions

FINISHES

- Standard Finish: Hot-dipped galvanized
 - ailing Finish: May be

GALVANIZED



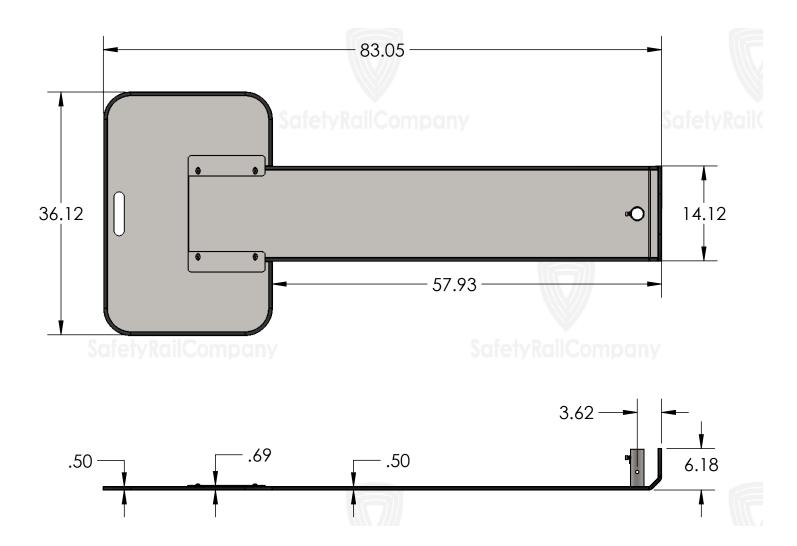


FEATURES

- Complies with Cal-OSHA and federal OSHA standards
- Non-penetrating design will not compromise roof membrane
- No welding or drilling required for installation
- American Welding Society certified (AWS D1.1 & D1.3)

- Up to 8' stanchion spacing
- Low-profile base
- 100% Made in America
- Return rails or outriggers are not required for Cal-OSHA or OSHA compliance
- Two stanchion options, including curved design for pleasing architectural sight lines

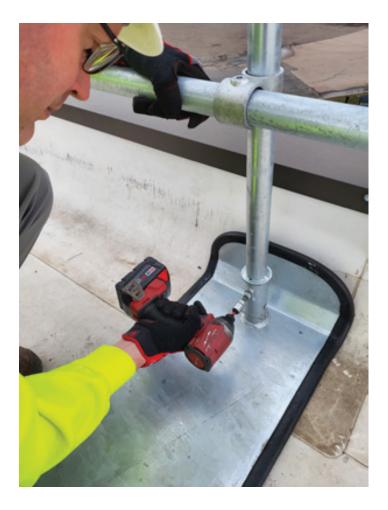




SIZE OPTIONS

Accu-Fit Railing systems consist of three components: Base plate, stanchion and railing pipes. The railing pipes are typically provided in 21' lengths of 1-1/4" Sch. 40 galvanized pipe. Pipes are inserted into stanchions and spliced end to end forming a continuous railing profile. Pipe is easily trimmed in the field at corners or obstructions. This system adapts easily to jobsite conditions and greatly reduces the need for precise pre-measurement of installation site.





INSTALLATION

- Install top rail at 42" (107cm) and mid-rail at 21" (53cm)
- Place bases at a maximum distance of 8' intervals on roof
- Secure stanchion into base plate with provided pin
- Secure stanchion to base with provided set screw (torqued at 29 pounds)
- Trim pipes on corners or terminations as needed
- Estimated install rate: 60' per hour

At EDGE Fall Protection, we pride ourselves on integrity. Our entire purpose is to ensure your facility's compliance with all applicable regulations, including those in California. We take the time to assess our clients' needs and engineer a system just for them.

Our manufacturer, The Safety Rail Co. has the same values which is why they built the Accu-Fit Cal 3209: a guardrail system designed specifically for California compliance. With the Accu-Fit Cal 3209, there's no need to worry whether your fall-protection system is compliant: we've done that for you, supported with third-party, independent-certified and sealed testing documentation. And, as with most of our fall-protection solutions, the Accu-Fit Cal 3209 is non-penetrating, utilizing low-profile bases that do not require drilling into the roof membrane.

- Is Your Fall-Protection System Compliant Under Cal-OSHA Standards?
- Federal OSHA Compliance Does Not Always Equal Cal-OSHA Compliance
- Stricter California Regulations Require Higher Top Rail,
 Shorter Rail Lengths, and Ability to Withstand Tougher Force
 Standards
- SRC's Accu-Fit Cal 3209: Built for Heavy-Duty California Compliance and Independently Tested to Meet All Requirements

In the end, it's important for California residents to remember that federal OSHA compliance is only one piece of the puzzle — Cal-OSHA has their own, more strict set of rules. Be sure to review your fall-protection plan to guarantee it adheres to all regional standards — and please feel free to contact Edge Fall Protection for expert advice: we'll gladly help you craft a site-specific Accu-Fit 3209 system for your California facility!

WE INSTALL TOO!

Let us do it for you. Call to get a quote for our professional installation services.





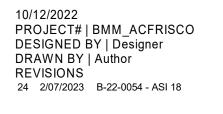
—NEW PORTE COCHERE & ENTRANCE RAMP



cushingterrell.com 800.757.9522



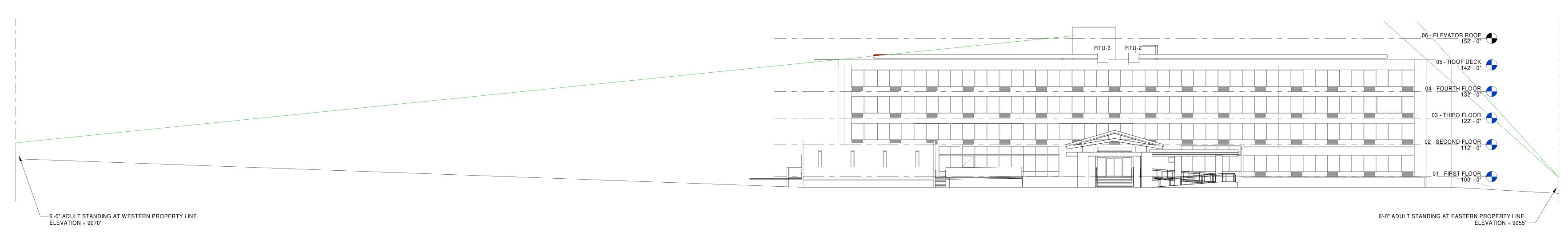
CONSTRUCTION DOCUMENTS



ROOF PLAN

2/13/2023 10:13:46 AM | Project# BMM_ACFRISCO |

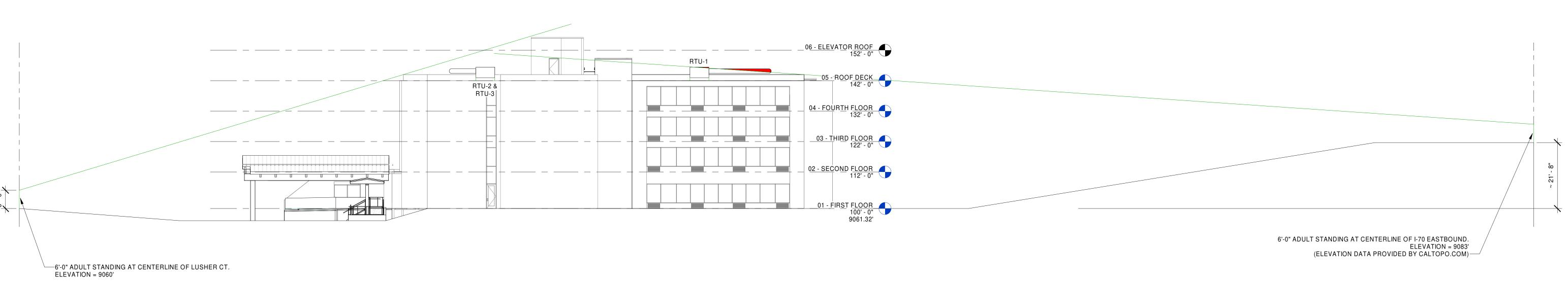




SOUTH ELEVATION - MECHANICAL VIEWSCAPES

1/16" = 1'-0"

1/17/2023 3:03:33 PM | Project# BMM_ACFRISCO |



2 EAST ELEVATION - MECHANICAL VIEWSCAPES

SK-6 1/16" = 1'-0"



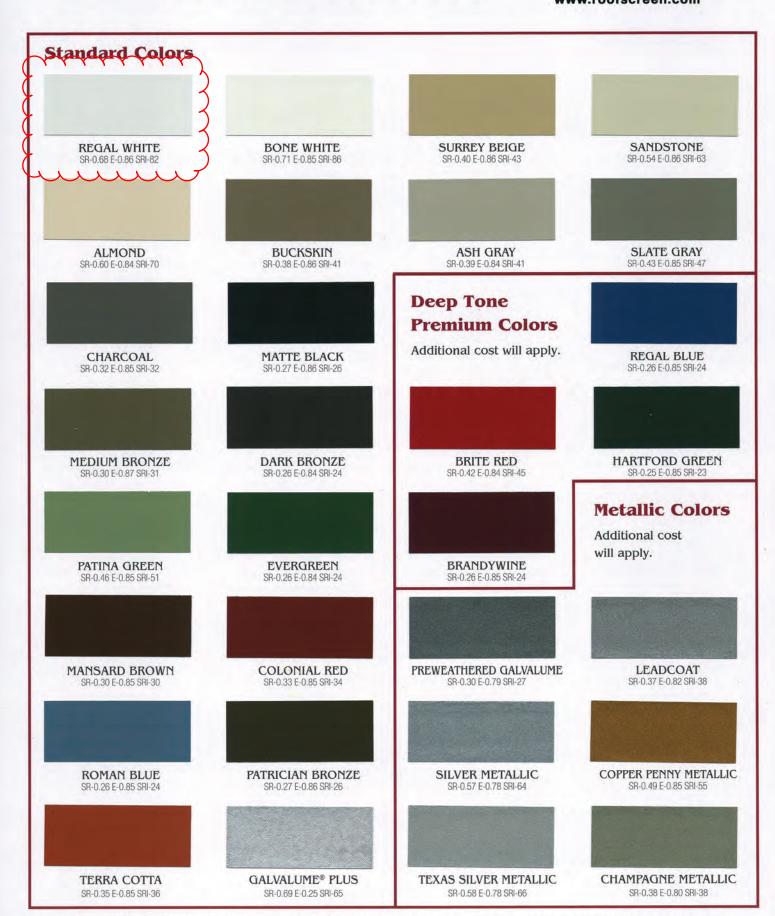
CONSTRUCTION DOCUMENTS

10/12/2022 PROJECT# | BMM_ACFRISCO DESIGNED BY | WOOD DRAWN BY | DAVIES REVISIONS

> MECHANICAL VIEWSCAPES



347 Coral Street Santa Cruz, CA 95060 Ph: 831-421-9230 Toll Free Ph: 866-766-3727 www.roofscreen.com



PRODUCT DATA SHEET

■RoofScreen

7.2 Rib Panel *Updated 11.09.2022*

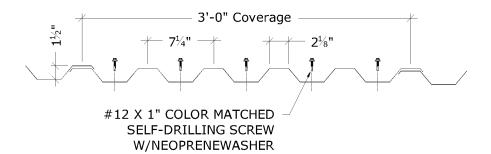
www.roofscreen.com

7.2 Rib Panel

Due to its 1 %" deep profile, the 7.2 Rib Panel has excellent spanning capabilities, making it an economical choice with a high strength to cost ratio.

- Material: 24ga steel standard, other gauges may be available. Available in perforated aluminum.
- Length: Up to 30'. Extra charges may apply for lengths shorter than 4'.
- Attachment: Exposed fasteners, color matched to panel.
- Finish: Factory applied Kynar.
- Colors: Choose from standard color chart.
- Warranty: 20 years.
- Installation: Orient vertically or horizontally. Color matched exposed fasteners.







P.O. BOX 4100 • FRISCO, COLORADO 80443 • 970-668-5276

NOTICE OF DECISION – ADMINISTRATIVE SITE PLAN (PLANNING COMMISSION REVIEW)

APPLICATION: ADM-23-0003

APPLICANT: Chris Manley, Manager, BMM AC Frisco, LLC

PROJECT LOCATION: 1202 North Summit Boulevard / Lot 2A, Block A, Discovery Interchange

West Subdivision

DECISION BY: Community Development Department

DATE OF DECISION: March 7, 2023

NATURE OF REQUEST: Planning File No. ADM-23-0003: An Administrative Site Plan Application for rooftop mechanical screening for B-22-0022, an interior remodel and porte-cochere remodel at 1202 North Summit Boulevard (aka Summit Suites Hotel).

ANALYSIS: During the interior remodel work associated with permit number B-22-0022, the applicant installed rooftop mechanical equipment that was not previously shown on the plans. Staff informed the applicant via email on December 27, 2022, that all rooftop mechanical equipment must be screened pursuant to §180-6.21.3.D.4. Rooftop Materials,

"All rooftop mechanical, electrical, and electronic equipment shall be screened in a manner that is compatible with and substantially similar to the colors and materials of the building or the roof."

The applicant submitted materials showing two rectangular sections of ventilated screen walls approximately 42" tall. The two areas to be enclosed by the screen wall are 16'x16' on the center of the northern wing of the building, and 16'x28' on the center of the southern wing of the building. There is approximately 208 feet of ducting that runs east/west along the roof of the southern wing of the building and an additional 47 feet of ductwork that runs north/south along the roof of the northern wing of the building. The ductwork extends approximately 2 feet above the parapet wall. The application materials propose to paint the ductwork white to match the building. The materials also show guardrails in three corners of the building around standpipes to meet Summit Fire regulations.

According to the 2018 International Mechanical Code equipment is defined as:

"Piping, ducts, vents, control devices and other components of systems other than appliances that are permanently installed and integrated to provide control of environmental conditions for buildings. This definition shall also include other systems specifically regulated in this code."

After correspondence with the applicant regarding the need to screen the mechanical ductwork, and a site visit on March 3, 2023, to further discuss concerns with screening and compliance with UDC requirements, the applicant has chosen not to modify their application to screen the rooftop mechanical ductwork. They requested to have their application denied by the Community Development Department so that they may appeal this decision to the Planning Commission.

FINDINGS: The Community Development Department finds that the application materials do not illustrate screening of the rooftop mechanical equipment in compliance with §180-6.21.1 or §180-6.21.3.D.4.

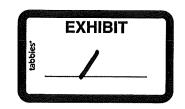
DECISION: Based upon the application materials provided, and subsequent conversations with the applicant demonstrating that the applicant does not wish to modify their application to adequately screen the rooftop mechanical equipment, the Community Development department hereby **DENIES** the application subject to the above findings.



Appeal of a Planning Decision Form

Pursuant to Chapter 180, Article 2, Section 2.7.1 of the Town Code, Appeals, the undersigned hereby requests consideration by the Frisco:

Planning Commission (if staff decision	on)	
Town Council (if Planning Commission	on decision)	
of a decision made on (date) $\frac{3}{7}$	23 for a (subject) ROFTOR	DUCT & MECHANICAL
SCREENING		
Physical Address: 1202 N. Su	MMIT BLVD. FRISTO, C	0 80443
Legal Address: Lor 2A, BrockA, Al recorded Tawarey 15, 2014 under This appeal is a request to PERMIT or DEN	Scovery Interchange WEST, A RECEPTION No. 10 46458 COM NY (specify) the following developmen	AS SHOWN ON THE PLAT BY OF SUMMET, STATE OF COLDRADO ht/request/application:
PERMIT THE PLANS AS P	REVIOUSLY SUBMITTED WI	THOUT SCREENING
OF NON-EQUIPMENT DU	IT WORK.	
I am appealing this decision because:		
LODE HAS BEEN FINTERPRE 15 SUBJECT TO DISPARATE	PETER THEORRECTLY AND /	OR THE PROJECT
15 SUBJECT TO DISPARATE		THE CODE
I understand my objection may be given a lat that hearing to answer questions regardi		or Town Council and I will be present
I, THE UNDERSIGNED AUTHORIZES THE THIS APPLICATION UNDER THE REQUIRED OTHER PERTAINING TOWN CODES. THE APPLICANT AND ANY IMPROPER IN DELAYED PROCESSING OF THIS APPLICANT MANCEY Name (please print)	REMENTS SET BY THE TOWN OF F HE ACCURACY OF THIS INFORMAT NOTIFICATION CAUSED BY INCORF PLICATION.	RISCO ZONING ORDINANCE AND TOO IS THE RESPONSIBILITY OF
Some AS MALLING	(720) 702-1959	11/4
Physical Address	Phone	Fax
1. m	3-17-2022	cmanley@ 53-harels.co
Signature	Date	Email



To: Town of Frisco Planning Commission

From: BMM AC Frisco LLC and

5 Senses Hospitality Management

Re: Appeal of Planning Decision dated March 7, 2023 for B-022-0022

General Application Information (previously provided, reiterated herein for purposes of Appeal of Planning Decision dated March 37, 2023 for B-022-0022)

Project Street Address: 1202 N. Summit Blvd., Frisco, CO 80443

Property Legal Description: Lot 2A, Block A, Discovery Interchange West, as shown on the Plat recorded January 15, 2014 under Reception No. 1046458, County of Summit, State of Colorado.

Owner Name/Address:

BMM AC Frisco LLC

270 Saint Paul Street

Ste. 200

Denver, CO 80206

Applicant Name/Address:

Chris Manley, Member

BMM AC Frisco LLC 270 Saint Paul Street

Ste. 200

Denver, CO 80206

Description of Work: Town Staff has requested additional screening of rooftop duct work.

Zoning District: Gateway (GW) District

Lot Size: +/- 130,711 square feet, more or less.

Lot Coverage Information: Existing hotel (structural) and attendant walkways, landscape and parking (non-structural).

Parking Spaces: Existing, at time of April 26, 2021 Survey, 102 (94 car, 8, truck); not to exceed 130.

Lot Coverage: Existing, 21,297 square feet/130,711 square feet = .16293196 (16.29%); maximum 60%; no additional coverage proposed; this calculation concerns only impervious structural footprint (parking lots, landscaping, walkways, drainage pans and other non-structural improvements to the lot are not included in this calculation).

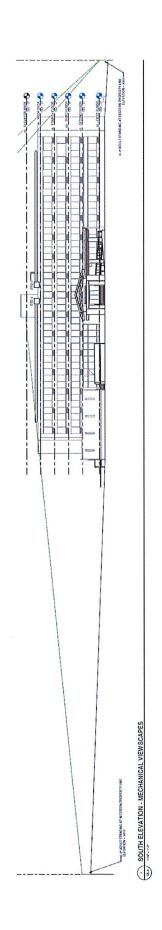
Number of Residential Units: N/A.

Non-residential GFA: 21,297 square feet.

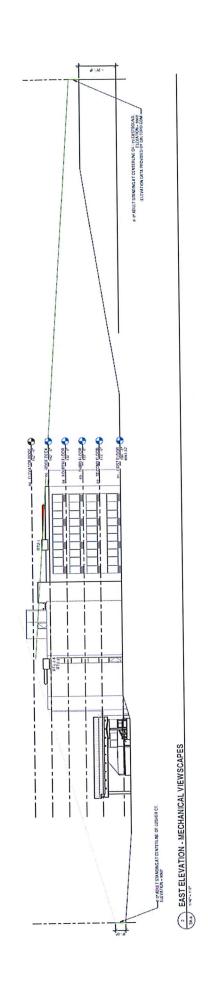


Neither Equipment Nor Ductwork is visible from Southern Elevation at Property Line

Modest visibility in SW Corner. Appellee has agreed to screen this southwest portion.



Neither Equipment Nor Ductwork is visible from Eastern Elevation at Property Line



Examples Where Ductwork is Visible from Property Line for Newer Construction

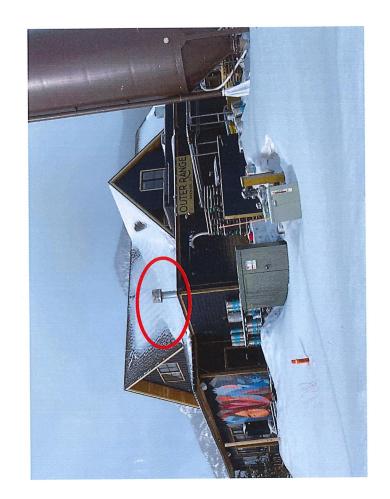


Frisco Transit Center



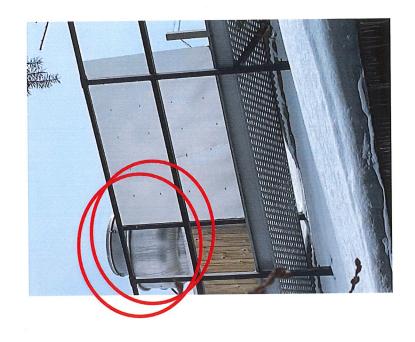


Outer Range Brewery (not painted)





Outer Range Brewery (not painted)





Uptown on Main

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1.



Tavern West



Whole Foods (no screening on exterior). Same should apply to us along Northern Elevation



Whole Foods Development





Pure Kitchen



Kum and Go

Which Wich / Starbucks





Starbucks



equipment w/o any effort to screen) Whole Foods Development (Actual



Examples Where Ductwork is Visible Adjacent Property for Newer Construction



Whole Foods Northern Elevation



TITLE COMMITMENT EXCEPTIONS

THE FILLIAMME SMEDLE B-2 FIRES WERE FIRES FROM UND THE ELEMENTE COMPANY'S
COMMINDENT ON ACCESSION 12-4 WITH OF DETERME ON CO SUPPLIED, AT 500 P.M., ITEMS
NUMBERD 1 THROUGH 6, AND 22 ARE CRAFBAL OR HON-SURREY RELITED INDE.

- © ITEMS, COMMITTANS AND PROVISIONS OF ARRESPIENT FOR EXEMBLY TO TOWN OF PRISCO FOR THITE LUK RECORDED FEBRUARY 02, 1977 AF RECEPTION NO. 183286, DOES NOT AFTECT SUBJECT PROPERTY, SHOWN AND PLOTTED HEREON.
- 11. TERMS, CONDITIONS AND PROVISIONS OF ACCESS RECORDED AUGUST 18, 1972 IN BOOK 223 AT PAGE 351, DOES NOT APPECT SUBJECT PROPERTY. 10. TERMS, CONDITIONS AND PROVISIONS OF ACCESS RECORDED JANUARY 08, 1970 IN BOOK 198 AT PAGE 468. DOES NOT AFFECT SUBJECT PROPERTY.
- ACCESS, IN THE FOLLOWING DEEDS: RECORDED JULY 25, 1982 IN 800K 194 AT PAGE 195, RECORDED SEPTIMERS 11, 1970 IN 800K 203 AT PAGE 143, AND RECORDED MARCH 8, 1972 IN 800K 205 AT PAGE 48, DOES NOT AFFECT SUBJECT PROPERTY.
- (a) EXSEMPTING MOTE AND DEPURITIONS AS SHAWN AND RESERVED ON THE RECORDED PLAT OF DESCRIPTING HAVE FOR THE RECORDED MAY 14, 1973 UNDER RECEPTION NO. 133802.

 APPECIS SUBJECT PROPERTY, PLOTTED HOTEON.
- (2, 2013 AT RECEPTION NO. 1028581. AFFECTS SUBJECT PROPERTY, PLOTTED HEXEON.
- (B) EXSENDER, NOTES AND DEDICATIONS & SHOWN OF MET PLAT FOR RESUBBNISSION OF LOT Z.
 TOGOCK A DISCOVERY INTERVANCE WEST RECORDED WAINERY 15, 2014 UNDER RECEPTION NO.
 TOGASS. AFTERTS SUBJECT PROPERTY, PLOTED HEREDM.
- © TEMS, CONDITIONS, PROSENINS, BUREDES AND GELEVATIONS OF QUIT CLAM DEDT FOR ACCESS INSTRUCTION AND 3.5 S. MANAGEREN INC. RECORDED PERSONNEL TO, 2014 MURIER RECEIPTION NO. 1045008 AND DED RECOMPCINE ACCESS INSTRUCTION FOR THE RECEIPTION FOR THE PROPERTY OF THE ACCESS INSTRUCTION OF STATE INSTRUCTION FOR THE PROPERTY OF THE ACCESS INSTRUCTION AND DESTRUCTION AND DE
- TEME, CONTINUE AND PROVISORS OF WITE OF DEFENCIALIST AND SHOWN HORSEN, UNKNOWN DEFICIENT WAS AND PROVISORS OF WITE OF DEFENCIAL CREATION AND CREATIONS AND CREATION AND CREATI
- 18. TERMS, CONDITIONS AND PROVISIONS OF CONSENT AGREEMENT RECORDED FEBRUARY 29, 2016 AT RECEPTION NO.1109682, AFFECTS SUBJECT PROPERTY, NO PLOTINGUE CONDITIONS.
- (B) TERMS, CONDITIONS AND PROVISIONS OF INDRESS, ERRESS SUBRICONCY ACCESS, UTILITY AND INDRIVANCE EXPELIENT ERYTHEN LOTS 24. AND 28 RECORDED SEPTEMBER 14, 2016 AT RECEPTION NO. 1121410. AFFECTS SUBJECT PROPERTY, PLOTTED HEREON.
- (3) TERMS, CONDITIONS AND PROVISIONS OF UTILITY EXSEMBNT RECORDED MAY 30, 2018 AT RECEPTION NO. 1171233, AFFECTS SUBJECT PROPERTY, PLOTTED HEREDN.
- 21. TERUS, CONDITIONS AND PROVISIONS OF HOLD HARMLESS AND INDEMNITY AGREEMENT RECORDED NOVELHORS 02, 2018 AT RECEPTION NO. 118408S. AFFECTS SUBJECT PROPERTY, NO PLOTINGIES CONDITIONS.

CURRENT ZONING INFORMATION

ACCORDING TO THE SUMMIT COUNTY COMMUNITY PANNING AND DEPELDMENT DEPARTMENT SIMP REPORT DREED JUNE 20, 2018, THE SUBJECT PROPERTY IS ZONING CLASSIFIED AS CATEMAY (GW) DISTRICT.

MINIMUM LOT AREA: NONE REQUIRED

MAXIMUM LOT COVERACE: NONE REQUIRED:

MAXIMUM LOT COVERACE IS SIXTY PERCENT (60%).

FRONT YARD (LUSHER COURT) MIN: 20' SIDE YARD (MIN): 10' REAR YARD (MIN): 1D'

HEIGHT PITCHED ROOF: 50' FLAT ROOF: 40'

ARKING SPACES
PER BEDROOM
FOR EACH RESIDENT EMPLOYEE UNIT

IN EPPRESSATION IS MOE FOR THE ACCIDANT OR COMPLETENESS OF SUD THROUGH OF THE SHEWER OF SUD THROUGH OF THE SHEWER OF SUD THROUGH OF THROUG BICYCLE PARKING SPACE - 10 SPACES



TITLE COMMITMENT LEGAL DESCRIPTION HE FUNDAME COMMITMENT LEGAL DESCRIPTION HE FUNDAME COMMITMENT OF THE CHARMES COMMITMENT HO. NECESCRIPT OF M THIS COMMITMENT IS DESCRIBED AS FOLLOWS.

LOT 24, A RESUBDAYSION OF LOT 2, BLOCK A, DISCOVERY INTERCHANCE WEST, AS SHOWN ON THE PALY RECORDED ANALYSEY 15, 2014 UNDER RECEPTION NO. 1046458, COUNTY OF SUMMIT, STATE OF COLORADO.

- AREA OF CONCERN

 STOWAL LES 10.4 WARMAN SUPRERLY OF PROPERTY LINE.

 MULDOO THIS LITS 4.42 WARMAN SUPPRERLY OF PROPERTY LINE.

 MULDOO THIS LITS 19.7 WARMAN SUPPRERLY OF PROPERTY LINE.

 POPER CONCRETE LIES 3.56 WARMAN HORT PROPE SETURING.

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BASIS OF BEARINGS

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A.L.T.A./N.S.P.S. Land Title Survey NORTHWEST QUARTER (NW 1/4) OF SECTION 26. TOWNSHIP S SOUTH, RANGE 78 WEST
OF THE 6TH PRINCIPAL MERIDAN
TOWN OF FRISCO, COUNTY OF SUMMIT, STATE OF COLORADO

INDEX TO SHEETS
Shoet 1 COVER SHEET
Shoet 2 BLOCK DETAIL
Shoet 3 LOT DETAIL

SITE AREA

- SURVEYOR NOTES

 1. ACCREMAC TO COLOMOO, LAW YOU MUST COMMENCE ANY LEAL ACTEM BASED UPON ANY DETECT IN THIS SLAFFEY WHICH MIREST YOUR SCHEN YOU FRET DESCRIPTS UND ETECT. IN HIS SLAFFEY WHICH MIREST YOUR SCHEN WHO FRET COMMENCED WORE THAN TEN YEARS PROM THE OATE OF THE CARRIFOCATION SHOWN HEEDEN.
- THIS SURRY DOES NOT CONSTITUTE A TILLE SEARCH BY PORETS SURCEING COMPANY NO. TO DETERMINE ONNESSIN OR RECORDETS OR RECORD, RERHY OF WAY, AND TILL OF RECORDS, POPERS SURVEING COMPANY COMMITTED CHOS (DOES NO.) MERCEZEZESTIC-Z, WITH AN EFFECTIVE ONE OF DE . TOP IN THIS METOLANCIES.
- 3. FIELD SURVEY COMPLETION COMPLETION DATE: APRIL 21, 2021.

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- UNIT OF MEASUREMENT: U.S. SURVEY FOOT.
- 5. CURRENT ZONING: GATEWAY (GW) DISTRICT.
- THE SUBJECT REPERTY IS THE SAME AS THE PROPERTY INSCRIBED IN LIAM TITLE CHARACTE CHARACTE CHARACTE CHARACTE CHARACTE CHARACTE CHARACTE AND PLA, MORE CHARACTE AND PLA, MORE CHARACTE CH
- HERE ARE NO DEPONDENTS ONTO ADDINNE PREUSES, STREETS OR ALLEYS BY AMY BULDING STRECTINESS OR OTHER WHOREVERS IS COUNTED ON THE SUBJECT PROPERTY, AND NO DEPONDENCIES ONTO THE SUBJECT PROPERTY AND NO DEPONDENCE ONTO THE SUBJECT PROPERTY BY BULDINGS. STRUCTURES OR OTHER MPROPERTIES STRAFTED ON ADJUNING PREDICES, EXCETY AS ASONN.
- The subject property has direct vehicular and pedestrian access to and from lusher court, which is a paved, public right-of-way.
- TUCOD ZONE DESCANTOK THE SUBJECT PROPERTY LIES WITHN ZONE "X" (APEXS DETERMINED TO BE QUISIDE THE AZX ANUM, CHANCE FLOODPLAN) AS SHOWN ON FEAR FLR.M. MAP #08117COSSSF. WITH AN EFFECTIVE DATE OF 11/16/2018.
- IN HE UNDERGROUND UTLITES SHOWN HEREIN WERE LOCATED FROM SURFACE PRINCIPE COLLECTED ON A MERCHANGE COLLECTED ON A MERCHANGE AND SURFACE COLLECTED ON A MERCHANGE AND SURFACE WERE AND A MERCHANGE AND A MERCHA
- 11. THE BUILDING HEICHT, SHOWN HEREON, WAS MEASURED BETWEEN THE HIGHEST POINT OF THE BUILDING AND THE FINISHED FLOOR ELEVATION IN THE APPROXIMATE LOCATION AS DEPICTED ON THE DRAWING.
- 12. AS OF THE DATE OF THIS SURVEY THERE ARE 94 RECILIAR STRIPED PARKING AREAS AND B TRUCK PARKING SPACES FOR A TOTAL OF 102 PARKING SPACES.
- 13. AS OF THE DATE OF THIS SUMBY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 14. AS OF THE DATE OF THIS SURVEY THERE WERE NO OBSERVED SUBSTANTIAL AREA OF REFUSE.
- 15. THIS ALTA/N.S.P.S. LAND TITLE SURVEY CONSISTS OF THREE (3) SHEETS, AND SHOULD NOT BE CONSIDERED COMPLETE UNIESS ALL SHEETS ARE INCLUDED AS A SET.

18. THE SUBJECT PROPERTIES CONTAIN ±130,171 SQUARE FEET OR ±2,988 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

TO: FIVE SENSES HOSPITALITY HANGEHENT, LLC, A COLORADO LIMITED L'ABILITY COMPANY, 4UZ RELAX, INC., J COLORADO CORPORATION, AND TO LAND TITLE CLARANTEE COMPANY.

THIS IS TO CERTEY THAT THE MAP OR PLAT AND THE SURPEY ON WHEN IT IS ASCED WRITE MAP IN PECCHANALE WITH THE SURPEY IN THE SURPEYS, ADMIT! STANDLENED HAD ALDEFTED BY MIT, AND NEST, AND INCLUDES ITEMS I. A. 2. 3. 4 (AL), (BI), 7(A), 7(B)(A), 7(B), A), 11, 13, 14, 16, AND 19 OF TABLE A THEREOF, THE FIELD WORK MAS COMPLETED ON APRIL. 21, 2021.

DATE OF PLAT OR MAP: APRIL 26, 2021.

RICHARD B. CABRIEL, P.L.S.
COLORADO LECISEL NO. 37929
FOR AND CH BENULF OF POWER SURVEYING COMPANY, INC.
BYTH BROWNEY
DEWER, CO 80221
(202) 702—1817



INDEXING STATEMENT

DEPOSITED THIS RECEPTION NUMBER

COUNTY SURVEYOR / DEPUTY COUNTY SURVEYOR



