



Metropolitan District Board of Directors Regular Meeting Agenda
Tuesday, April 25, 2023 – 6:00 PM
Ranch House, Bradford Room, 7676 S. Continental Divide Rd, Littleton, CO 80127

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/84631421266>

+1 408 638 0968

Webinar ID: 846 3142 1266

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Approval of Agenda**
- IV. Conflict of Interest**
- V. Approval of Minutes**
 - a. March 28, 2023 Regular Board Meeting Minutes
- VI. Proclamations**
 - a. Arbor Day Proclamation
- VII. Financial Report and Staff Updates**
 - a. Monthly Financial Update
 - b. Staff and Legislative Updates
 - c. Capital Project Updates
- VIII. Communication and Discussion Topics**
 - a. Potential Future Mill Levy Election
 - b. Communication and Outreach Strategies
 - c. Fees and Charges for New Rental Room and Before & After School Program
 - d. North American Development Group Interior Restroom Plans and Specifications Approval
 - e. First Amendment to the Inclusion Agreement with NADG and Tree Lawn Plans & Specifications
- IX. Public Comment**

State your full name. You will have a three minute time limit. Raise your hand to participate via Zoom.
- X. Action Items - Resolution(s)**
 - a. A Resolution Adopting a Revised Schedule of Fees and Charges for the Sunshine Room and Patio and the Before & After School Program for Calendar Year 2023
- XI. Action Item - Motion(s)**
 - a. Approval of North American Development Group Interior Restroom Plans & Specifications
 - b. Approval of First Amendment to the Inclusion Agreement with NADG
 - c. Motion on any other matter that arises during the meeting
- XII. Board Comments**
- XIII. Adjourn**

Announcements and Next Meeting

Individuals who require special accommodation to attend and/or participate in the meeting should call 303-979-1876 x136 to advise the ADA Compliance Officer of their specific need(s) prior to the meeting. The next regular Board meeting is scheduled for May 23, 2023.

MINUTES
METROPOLITAN DISTRICT BOARD OF DIRECTORS REGULAR MEETING
KEN-CARYL RANCH METROPOLITAN DISTRICT

A Ken-Caryl Ranch Metropolitan District Board of Directors Regular Meeting was held on Tuesday, March 28, 2023 at the Ranch House, Bradford Room, 7676 S. Continental Divide Rd, Littleton, CO 80127.

ATTENDANCE

Board Members Present:

Jim Conzelman, Secretary
Kayla Kirkpatrick, Director
Joe Levy, President
Lauri Lehan-Milano, Vice President
Mike Miro, Treasurer

Board Members Absent:

None.

Others Present:

Traci Wieland, District Manager
Victoria DeSair, Administrative Analyst
Lauren Feeny, Finance Director (via telephone)
Amy Lear, Recreation Director (via telephone)
Richard Plack, Parks Director (via telephone)
Scott Babich, Facilities Director
Emily Powell, Attorney (via telephone)
Kelley Duke, Attorney (via telephone for Executive Session)

Audience Present (Approximate):

In-Person: 6
Via Telephone/Zoom: 4

- I. Call to Order
Chairperson Levy called the meeting to order at 6:02 p.m.
- II. Pledge of Allegiance
Chairperson Levy led the Pledge of the Allegiance.
- III. Approval of Agenda
Director Levy made a motion to amend the agenda to include two Communication and Discussion Items: CORE Electric Cooperative Election, and Jefferson County Requirement to Amend Plans & Specifications for the Tree Lawns within the NADG Land Development Project. Director Conzelman seconded the motion, which passed 5-0. Director Kirkpatrick made a motion to amend the agenda to include a Communication and Discussion item to discuss a Director's questions related to the Agreement for Inclusion of Property with NADG ("Inclusion Agreement"), clarification of meeting attendees, and community engagement and education opportunities for the Inclusion Agreement. Director Lehan-Milano seconded the motion, which passed 4-1, with Director Miro voting against
- IV. Conflict of Interest
None.

V. Approval of Minutes

a. February 28, 2023 Regular Board Meeting Minutes

Director Levy made a motion to approve the minutes, subject to including three wording changes as proposed by Director Levy and Director Kirkpatrick. Director Conzelman seconded the motion, which passed 5-0.

VI. Financial Report and Staff Updates

a. Monthly Financial Update

Finance Director Feeney reviewed the financial update, drawing attention to use of the Capital Fund and the capital projects that were completed.

b. Staff and Legislative Updates

Recreation Director Lear updated the Board regarding priority registration for summer camps, the successful hiring season for lifeguards, and the upcoming Easter event. Attorney Powell provided an update regarding the State legislative activity that is of interest to special districts, which includes focus on employment law, wildfire prevention, and property taxes.

c. Capital Project Updates

District Manager Wieland reviewed the new three-year capital report that will be supplied with monthly capital reports. Facilities Director Babich reviewed the progress of the Sunshine Room renovation, the accessible restroom at the Community Center, and patio installation progress at the Community Center.

VII. Communication and Discussion Topics

a. Potential Future Mill Levy Election

Finance Director Feeney presented updated financial forecasting information for the Board to consider as part of ongoing discussions regarding a potential future mill levy election. The updated forecasting models are based on several assumptions: the RAR (residential assessment rate), the potential increase in home values for valuation year 2023, and ongoing discussions of legislative impacts. Staff stressed that these assumptions represent only the District's best educated guesses and should be considered examples of potential outcomes, as it is not possible for the District to definitively project any assumed figures. The Board suggested additional information be obtained from the District's auditor regarding recommended operating reserve levels that can be factored into future financial forecasting. Staff will present updated information at the April meeting in order for revised modeling to be presented at the May meeting. Staff also presented information regarding community feedback regarding a potential future mill levy election obtained thus far. Additional information will be presented at the April meeting.

b. Communication and Outreach Strategies

Chairperson Levy introduced the communication and outreach topic, reminding the Board that many of the concepts had been discussed in January of 2022. Administrative Analyst DeSair presented updated information regarding communication and outreach strategies with current efforts to encourage two-way engagement with the community as opposed to the already successfully utilized one-way efforts such as the newspaper, the e-news, and the website. The Board supported more information regarding the livecasting and recording of Board meetings and a convenient option for residents to meet in small groups with Board members. Staff will develop options for consideration at the April meeting.

- c. Amended & Restated Reorganization Agreement with the Ken-Caryl Ranch Master Association
District Manager Wieland provided an update on the Amended & Restated Reorganization Agreement ("Agreement") between the Metropolitan District and the Master Association. Final feedback from the Master Association insurer, the Master Association legal team, and the Colorado Special Districts Property & Liability Pool were incorporated into the proposed final Agreement presented in the Board packet. The Agreement was approved by the Master Association at its March 21, 2023 Board meeting.
- d. North American Development Group Interior Restroom Plans and Specifications Approval
District Manager Wieland provided an update to the Board regarding the North American Development Group ("NADG") interior restroom Plans & Specifications. NADG submitted draft Plans & Specifications for the interior restrooms on Parcels A and B of NADG's planned development on March 13, 2023. Parks Director Plack and Facilities Director Babich worked with NADG representatives to refine those plans, with final Plans & Specifications received on March 24, 2023. Those plans were uploaded to the new housing development webpage on the Ken-Caryl Ranch website and emailed to the Board on the same day. Following discussion, the Board requested additional information regarding the possibility of solar, waterless urinals, and public feedback on the interior restroom Plans & Specifications prior to consideration of approval. Attorney Powell reminded the Board there is a 45-day approval period. Staff will compile additional information for consideration at the April meeting.
- e. Agreement for Inclusion of Property; Amendment or Waiver of Requirement for Parcel C Plat
Attorney Powell presented information regarding the Inclusion Agreement entered into with NADG. Pursuant to C.R.S. § 32-1-105, the District Court's January 5, 2022 Order of Inclusion of the development area into the District's jurisdiction is not effective until it is recorded with the Jefferson County Clerk and Recorder. Section 2.1.3 of the Inclusion Agreement provides that the recording will not occur until certain terms and conditions are satisfied by NADG. One of the terms and conditions for inclusion is that the final plats for Parcels A, B, and C are approved by the County and recorded. However, because Parcel C will not have any subdivided lots, there will be no plat for Parcel C. Instead, Parcel C will have a site plan that is approved by the County and recorded, which is anticipated in late July. Attorney Powell provided the Board with options to either seek to amend the Inclusion Agreement to change Section 2.1.3 to require County-approved and recorded plats for Parcels A and B, and a County-approved and recorded site plan for Parcel C, or to waive the requirement that Parcel C have a County-approved and recorded plat for Parcel C prior to recording the Order of Inclusion, since that requirement is not operative and cannot be complied with. Attorney Powell and District Manager Wieland also provided information regarding the Jefferson County's recent requirement that NADG amend the tree lawns within the NADG Land Development Project, for which Plans & Specifications already have been approved by the District.

Directors Miro and Conzelman suggested the issue be reviewed again at the April meeting, in order to consider recording the Order for Inclusion by the April 28 statutory deadline to secure the property tax revenues from the property for collection year 2024. Directors Kirkpatrick and Lehan-Milano also suggested further consideration at the April meeting, but would prefer to amend the Agreement to require County and approval of a Parcel C site plan prior to recording, so that the District is assured that all entitlements are finalized before including the property. Staff will present updated information at the April meeting. Attorney Powell will develop a proposed contract amendment to revise the language regarding a County-approved and recorded plat for Parcel C to instead reference a County-approved and recorded site plan.

- f. Discussion Regarding a Director's Questions Related to the Inclusion Agreement, Clarification of Meeting Attendees, and Community Engagement and Education Opportunities for the Inclusion Agreement

Director Kirkpatrick requested Board discussion regarding the questions she has posed about the Inclusion Agreement with NADG. Director Kirkpatrick inquired why her questions were going to be answered in person as opposed to Coalition of Concern Citizens' questions, which were answered in writing. Director Lehan-Milano stated the meeting is specifically to provide answers to Director Kirkpatrick's questions as a Board member, and in person meeting with a Board member is the best use of staff and legal resources. Director Kirkpatrick requested clarification of the meeting attendees. Chairperson Levy indicated Director Lehan-Milano had requested to attend along with District Manager Wieland and Attorney Powell after the February meeting. Director Kirkpatrick requested Board discussion regarding a resident's request to also attend the meeting. A majority of Board members felt it was not appropriate to provide access to an internal District meeting of Board members and staff to only a single resident. Attorney Powell confirmed that there is a different ethical standard for legal counsel when meeting with Board members as clients, as opposed to meetings with the public.

- g. CORE Electric Cooperative Election
District Manager Wieland provided information about the ballot the District received for the CORE Electric Cooperative Election. The Board determined it will not cast a vote in the election.
- h. Jefferson County Requirement to Amend Plans & Specifications for the Tree Lawns within the NADG Land Development Project
The Board discussed this topic during Item VII.e. and determined it would consider updated information at the April meeting.

VIII. Public Comment

John Fosholt inquired if the builders had been identified for the NADG land development and if that information can be added to the website. He also expressed support for native trees in the land development. Donnell Berg thanked the Board for their volunteer efforts and expressed support for continuation of the mill levy in an effort to maintain amenities. Tim Berg supports a long-term planning approach for urban forestry and water conservancy. JB Robert Espinoza attended the meeting to obtain more information regarding the potential revenue shortfalls that were discussed as a part of the potential mill levy election discussion. Kassie Fischer expressed support for more interactive outreach efforts with the community and supports the recording of meetings.

IX. Action Item - Motion(s)

- a. Approval of the Amended & Restated Reorganization Agreement with the Ken-Caryl Ranch Master Association
Director Lehan-Milano made a motion to approve the Amended & Restated Reorganization Agreement with the Ken-Caryl Ranch Master Association. Director Miro seconded the motion, which passed 5-0.
- b. Approval of the North American Development Group Interior Restroom Plans and Specifications
Director Levy made a motion to table consideration of approval of the North American Development Group Interior Restroom Plans and Specifications until the April Board meeting. Director Lehan-Milano seconded the motion, which passed 5-0.

X. Board Comments

None.

XI. Executive Session pursuant to C.R.S. § 24.6.402(4)(b) to receive advice of legal counsel regarding a land donation agreement with North American Development Group.

Director Kirkpatrick requested information regarding the purpose of Executive Session. Attorney Powell indicated it was to receive legal advice regarding the terms of a potential land donation agreement with NADG. Director Levy made a motion to enter executive session pursuant to C.R.S. § 24.6.402(4)(b) to receive advice of legal counsel regarding a land donation agreement with North

American Development Group at 9:04 p.m. Director Conzelman seconded the motion, which passed 5-0. Attorney Powell certified for the record that the executive session constituted attorney client privileged communications and would not be recorded. The Board took a five-minute break before commencing the Executive Session.

Director Levy made a motion to exit Executive Session at 10:06 p.m. Director Kirkpatrick seconded the motion, which passed 5-0.

XII. Possible Action on Items Discussed in Executive Session
None.

XIII. Adjourn
Director Levy made a motion to adjourn at 10:07 p.m. Director Conzelman seconded the motion, which passed 5-0.



*** OFFICIAL PROCLAMATION ***

WHEREAS in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, *and*

WHEREAS this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, *and*

WHEREAS Arbor Day is now observed throughout the nation and the world, *and*

WHEREAS trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, *and*

WHEREAS trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, *and*

WHEREAS trees increase property values, enhance the economic vitality of business areas, and beautify our community, *and*

WHEREAS trees — wherever they are planted — are a source of joy and spiritual renewal.

NOW, THEREFORE, I, Joe Levy, President of the Ken-Caryl Ranch Metropolitan District Board of Directors, do hereby proclaim April 28, 2023 as ARBOR DAY in Ken-Caryl Ranch, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands.

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

DATED THIS 25th day of April 2023

Joe Levy, President

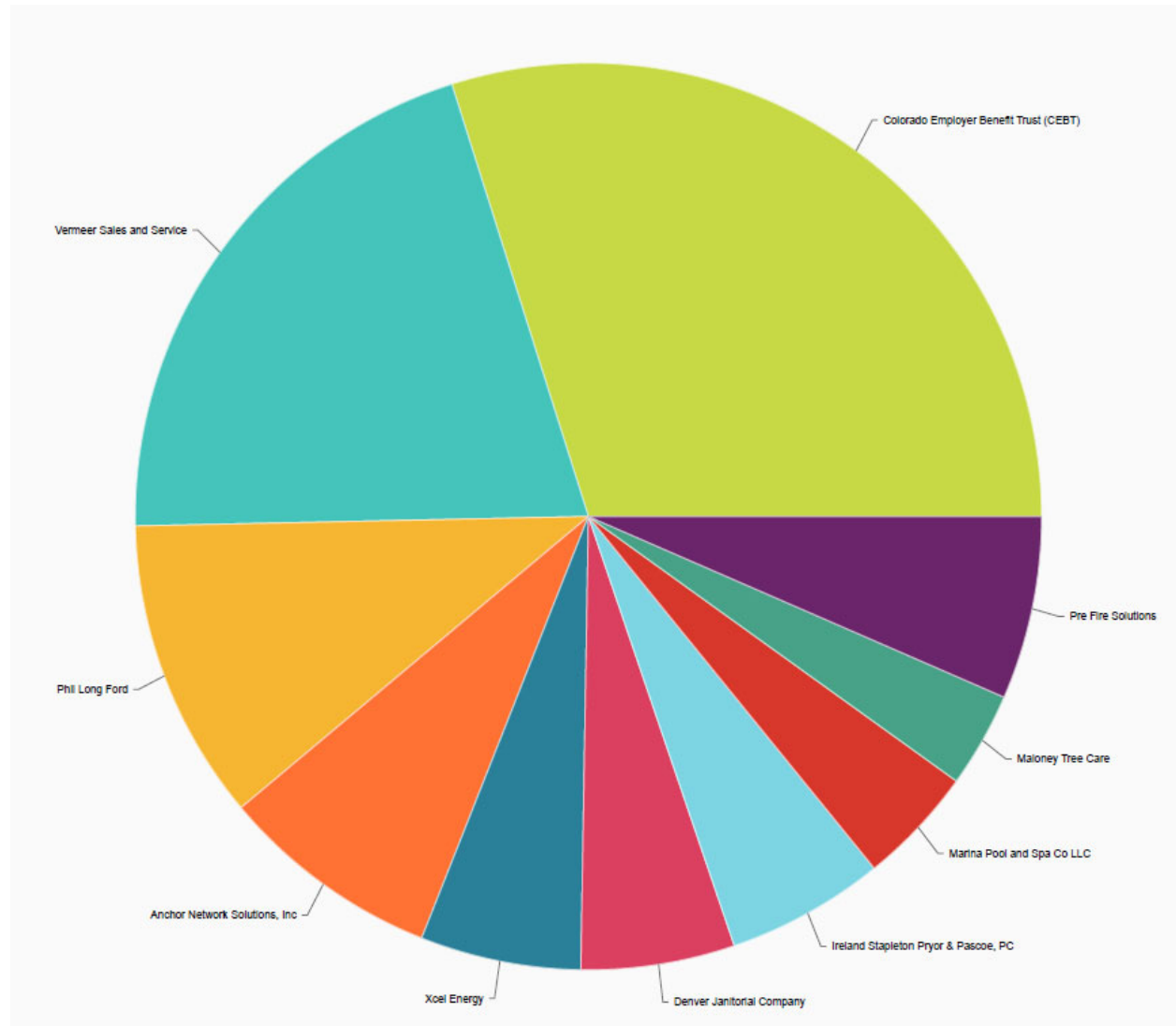
Ken-Caryl Ranch Metropolitan District
 KCRMD Balance Sheet
 As of March 31, 2023

	General Fund Year To Date 03/31/2023	Conservation Trust & Grant Fund Year To Date 03/31/2023	Debt Service Fund Year To Date 03/31/2023	Plains Metropolitan Dist Settlement Fund Year To Date 03/31/2023	Community Garden Fund Year To Date 03/31/2023	Veterans Monument Fund Year To Date 03/31/2023	Capital Reserve Fund Year To Date 03/31/2023	All Locations Year To Date 03/31/2023
Assets								
Cash and cash equivalents- unrestricted	5,052,078	-	-	-	-	-	-	5,052,078
Cash and cash equivalents- restricted	-	191,754	-	161,674	-	-	-	353,428
Accounts and grants receivable	277,338	-	-	-	-	-	-	277,338
Due from KCRMA	27,827	-	-	-	-	-	-	27,827
Due from other funds	-	-	368,039	-	37,113	7,234	917,135	1,329,521
Prepaid expenditures	98,036	-	-	-	-	-	-	98,036
Property taxes receivable	2,120,336	-	554,766	-	-	-	-	2,675,102
Total Assets	7,575,615	191,754	922,805	161,674	37,113	7,234	917,135	9,813,330
Liabilities, Deferred Inflows, and Fund Balances (Deficits)								
Liabilities								
Accounts payable and accrued liabilities	173,381	-	-	-	-	-	-	173,381
Refunds and deposits payable	10,000	-	-	-	-	-	-	10,000
Due to other funds	1,329,522	-	-	-	-	-	-	1,329,522
Unearned revenue	282,949	-	-	-	-	-	-	282,949
Total Liabilities	1,795,852	-	-	-	-	-	-	1,795,852
Deferred Inflow of Resources								
Deferred property tax revenues	2,120,335	-	554,766	-	-	-	-	2,675,101
Total Deferred Inflow of Resources	2,120,335	-	554,766	-	-	-	-	2,675,101
Total Fund Balances (Deficits)								
Assigned (Operating Reserve)	300,000	-	-	-	-	-	-	300,000
Nonspendable	98,036	-	-	-	-	-	-	98,036
Restricted (TABOR)	188,334	-	-	-	-	-	-	188,334
Restricted (Other Funds)	-	191,754	368,039	161,674	37,113	7,234	917,135	1,682,949
Unassigned	3,073,058	-	-	-	-	-	-	3,073,058
Total Fund Balances (Deficits)	3,659,428	191,754	368,039	161,674	37,113	7,234	917,135	5,342,377
Total Liabilities, Deferred Inflows, and Fund Balances (Deficits)	7,575,615	191,754	922,805	161,674	37,113	7,234	917,135	9,813,330

Ken-Caryl Ranch Metropolitan District
KCRMD Budget to Actual
As of March 31, 2023

	01/01/2023 Through				Year Ending
	03/31/2023				12/31/2023
	Actual	Budget YTD	Budget Variance	Budget %	Annual Budget
Property Tax Revenue	1,394,917	1,572,864	(177,947)	89%	3,515,253
Specific Ownership Taxes	82,593	75,000	7,593	110%	300,000
General & Administration	111,096	94,352	16,744	118%	341,396
Facilities - RH	7,113	13,000	(5,887)	55%	52,000
Facilities - DL	3,916	8,500	(4,584)	46%	34,000
Parks	39,766	29,683	10,083	134%	60,655
Wellness	35,589	33,625	1,964	106%	139,057
General Recreation Programs	13,221	12,140	1,081	109%	69,970
Aquatics	5,000	4,000	1,000	125%	50,725
Events	2,100	2,150	(50)	98%	36,575
Tennis	201,374	208,755	(7,381)	96%	681,070
School Age Youth Programs	126,226	98,173	28,053	129%	674,756
Preschool	59,407	57,351	2,056	104%	205,203
Total Revenue	2,082,318	2,209,593	(127,275)	94%	6,160,660
General & Administration	325,729	347,772	(22,043)	94%	1,424,873
Facilities - RH	70,505	84,524	(14,019)	83%	324,581
Facilities - DL	8,802	12,629	(3,827)	70%	47,828
Facilities - CC	81,088	83,788	(2,700)	97%	321,499
Parks	385,204	469,489	(84,285)	82%	2,057,399
Recreation Management	55,927	59,140	(3,213)	95%	227,320
Wellness	24,915	25,456	(541)	98%	101,822
General Recreation Programs	6,071	3,005	3,066	202%	39,038
Aquatics	45,210	100,842	(55,632)	45%	403,005
Events	12,816	10,027	2,789	128%	61,480
Tennis	106,373	118,664	(12,291)	90%	454,458
School Age Youth Programs	77,153	119,581	(42,428)	65%	494,414
Preschool	42,589	52,252	(9,663)	82%	210,983
Total Expenditures	1,242,382	1,487,169	(244,787)	84%	6,168,700
Excess of Revenues Over Expenditures	839,936	722,424	-	-	(8,040)
Other Financing Sources (Uses)	(1,153,350)	-	-	-	-
Net Change in Fund Balance	(313,414)	722,424	-	-	(8,040)
Fund Balance - Beginning of Year	3,972,842				
Fund Balance - End of Period	3,659,428				

KCRMD Accounts Payable Analysis for the year



2023 Capital Fund Projects

Complete - Project complete
In Progress
No Progress
Move to 2024

Project	2023 Budget	2023 YTD	Remaining	Notes
Community Center Building Exterior Door Replacement	7,500	7,968	(468)	New door was installed in March. Installation date is being scheduled for hardware.
Community Center Building Fitness Equipment	60,000	59,995	5	Estimated delivery date in Q2.
Community Center Sunshine Room Renovation	15,000	14,001	999	Complete.
Community Center Club Drive Crosswalks	6,500	6,500	-	Complete.
Community Center Pool ADA Restrooms	40,000	16,410	23,590	New gate installed, room painted, flooring installed, check-in building moved, and concrete work was completed. Scheduling welder to refabricate and install railing.
Community Center Parking Lot/Round a bout Crack Fill and Seal Coat	9,100		9,100	Contractor secured. Completion timeline to be determined in March.
Community Center Pool Cover	60,000	-	60,000	Existing cover will be shipped to manufacture to ensure proper replacement is procured.
Community Center Pool Deck Chairs	25,000	24,990	10	Scheduled to ship on April 24, 2023.
Community Park Park Master Planning, Design Development, Construction Docs	187,500	30,660	156,840	Final concept to be presented to the community in May; Board presentation to follow.
North Ranch Park -Park Playground Replacement	142,000	148,364	(6,364)	Playground equipment has arrived; installation by early May.
Parks Shop Parking Lot Crack Fill and Seal Coat	10,750	-	10,750	Contractor secured. Completion timeline to be determined in March.
Ranch House Tennis Court Fix drainage Between 4 and 5	8,500	-	8,500	Exploring additional options for repair. Waiting until spring tourneys to observe usage.
Z Project Parks Furniture, Fixtures, and Signage	25,000	4,244	20,756	Secured replacement trash cans. Purchasing remaining in Q3.
Z Project Recreation Mini Buses Vehicles	155,000	75,657	79,343	Procured one bus in January. Received notification that procurement of second bus will likely be hindered due to supply chain issues.
Z Project #27 - 2003 - F350 - 2wd - Utility Body - Irrigation Truck Vehicles	56,000	61,036	(5,036)	Procured in January.
Z Project #25- 2002-F350 - Crew Cab Vehicles	52,000	-	52,000	Still attempting procurement with significant challenges.
Z Project #24 - 2002 -F 350 - 4wd Vehicles	52,000	-	52,000	Still attempting procurement with significant challenges.
Z Project #31 - 2006 - F250 - 4wd with Plow Vehicles	50,000	-	50,000	Still attempting procurement with significant challenges.
Z Project Vermeer BC1400 XL - Tree/Brush Chipper Equipment	89,000	111,075	(22,075)	Delivered in February.
Z Project Genie Man Lift Equipment	15,000	10,576	4,424	Delivered in February.
Total	1,065,850	571,476	494,374	

2023 Conservation Trust Fund Capital Projects

Complete - Project complete
In Progress
No Progress
Move to 2024

Project	2023 Budget	2023 YTD	Remaining	Notes
Community Center Outdoor Area Preschool Playground Convert to Picnic Area	13,000	13,000	-	Concrete work is completed. Shelter posts are installed. Shade material anticipated by Memorial Day.
Community Center Pool Shade Structure	15,000	8,857	6,143	Ordered on January 12, 2023. Anticipated delivery and install is before Memorial Day.
Community Center & Ranch House Outdoor Tennis Courts Replace shade over benches and bench slats	9,000	8250	750	Ordered mid-March. Install expected Q2.
North Ranch Park Park Crushed Granite Trail Completion	21,500	-	21,500	Secured contractor. Installation in Q2.
Ranch House Tennis Court Resurfacing	29,000	28,940	60	Contractor secured. Work scheduled Q2.
Total	87,500		87,500	

Ken-Caryl Ranch Metropolitan District 3-Year Capital Plan

Location 1	Location 2	Project	2024	2025	2026
Community Park	Park	Irrigation Replacement	550,000	550,000	
Community Park	Park	Ballfields, Safety Improvements, Second Shelter, Restroom, Splashpad, Pickleball	500,000	500,000	500,000
Open Space	South Valley Road	Hard-Surface Trail Replacement	445,000		
Community Park	Park	Master Planning, Design Development, Construction Docs	240,000		
Z Project		Vehicles	176,000	223,000	159,000
Community Center	Indoor Tennis Building	Insulation	100,000		
Community Center	Indoor Tennis Building	Exterior Roof - Seal and Recoat	88,500		
Community Center	Building	Lobby Renovation	85,000		
Open Space	South Hogback	Resource Management Plan - SHOS	75,000		
Z Project		Equipment	70,000	150,000	75,500
Community Center	Indoor Tennis Building	Court Resurfacing	50,000		
Community Center	Outdoor Area	Playground Shade	25,000		
Ranch House	Pool	Cabanas	16,000		
Z Project		Water Efficiency Renovations	10,000	15,000	15,000
Z Project		Lighting Audit	7,500		
Community Center	Club Drive	Curb/Gutter, Mill and Repave		500,000	
Ranch House	Tennis Court	Seating and Shade Between Centre and 1		100,000	
Community Center	Building	Fitness Equipment		75,000	
Community Center	Building	Yoga Room Patio Enclosure		55,000	
Z Project		Parks Furniture, Fixtures, and Signage		55,000	
Ranch House	Park	Baseball Field Renovation		50,000	
Community Center	Building	HVAC - Carrier Chiller		45,000	
Z Project		Rental Room FF&E		25,000	
Community Center	Outdoor Tennis Court	Resurfacing		20,000	21,000
Z Project		Fitness Stations		15,000	
Community Center	Indoor Tennis Building	Building Sweeper Machine		12,000	
Community Center	Pool	ADA Lift		10,000	
Community Center	Club Drive	Crack Fill and Seal Coat		9,000	
Community Center	Pool	Splashpad Feature Renovation			175,000
Community Center	Building	Weight/Cardio Room Floor Replacement			28,600
Community Center	Outdoor Tennis Court	Lighting Replacements			25,000
Ranch House	Tennis Court	Resurfacing			20,000
Community Center	Building	Carpet Replacement			15,000
Z Project		Community Survey			12,500
Community Center	Indoor/Outdoor Tennis	Ball Machine Replacement			8,000

Ken-Caryl Ranch Metropolitan District
Agenda Item Executive Summary

Agenda Item: Potential Mill Levy Election

Meeting Date: April 25, 2023

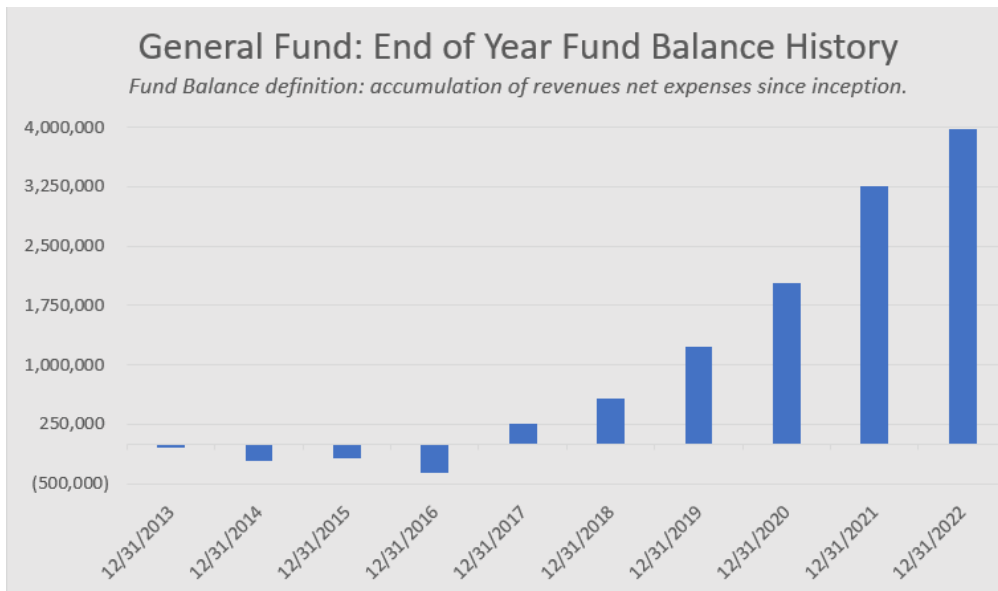
Executive Summary:

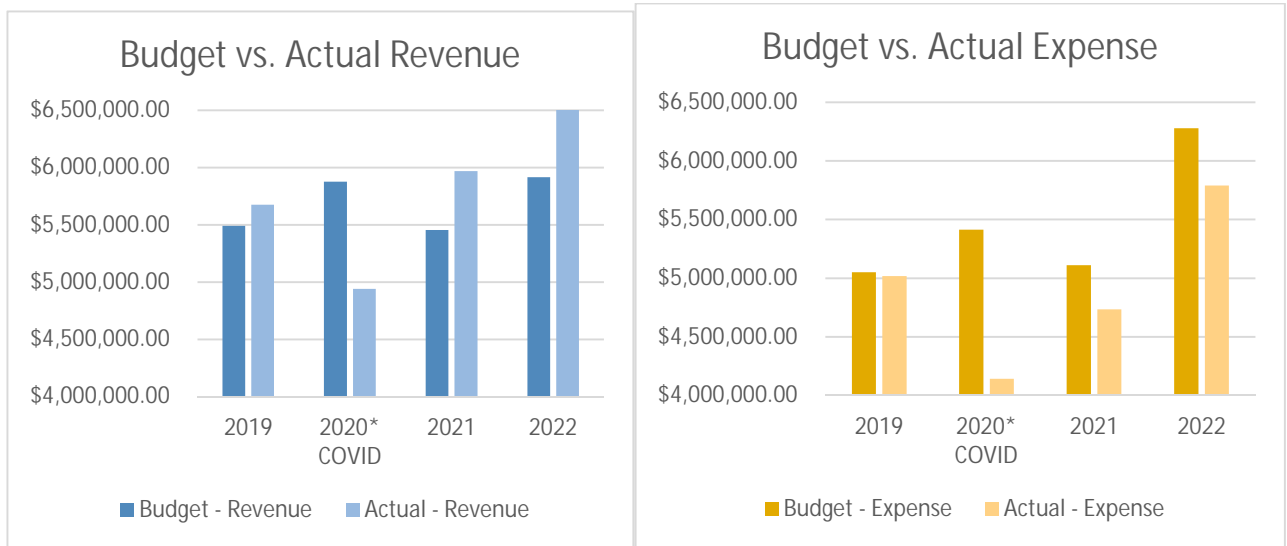
The Board will continue discussions regarding a potential future mill levy election. If the District's voters were to approve a mill levy continuation ballot issue similar to that approved at Foothills Parks and Recreation, the tax revenue would potentially fund the continuation of the 10-year capital plan, improvements at Community Park, implementation of ongoing Community Survey priorities, and would off-set increased operational costs due to inflation and state mandates. The following is information that will aid in the ongoing discussions.

Reserve Recommendations

At its March meeting, the Board asked for additional information regarding the funding of a future operating reserve that can be integrated into the mill levy forecasting models. The following is historical and current information that will provide context to future budget conversations regarding this topic.

The District has experienced a negative end-of-year fund balance in the General Fund for 10 of the last 19 years. A fund balance is the accumulation of revenues net expenses. However, the last six years have not only ended with a positive fund balance, but the fund balance has continued to increase from the prior year. In response to the COVID pandemic, the Board directed staff to investigate cash flow needs and maintain a substantial reserve due to the uncertainty of the pandemic's impact on District revenue sources. Thanks to this prudent decision, in 2020, District expenses came in significantly under budget, which was enough to account for reduced revenues and also produce an overall increase in fund balance. This trend continued in 2021 when District revenues came in over budget and expenses under budget. During 2022 budget discussions, the Board felt it was necessary to establish a \$300,000 Operating Reserve Fund Balance. This assigned fund balance was established as an emergency backup fund balance. This estimate was based on experiences from COVID and monthly operations, and the District's ability to respond and react to major financial hardships while still being able to maintain operations. The pattern of an increasing fund balance has continued throughout 2022 (unaudited until May 2023) and projected 2023.





Recent mill levy forecast discussions have concurrently brought up discussion regarding the District's current operating reserve and whether that figure should be increased. As the Board is aware, the District's fiscal policies include the following definition for the Operating Reserve:

"The District shall strive to establish an Operating Reserve funded by unrestricted and unassigned reserves from the Fund Balance in an amount as may be established by the Board as part of its annual budgeting process or otherwise throughout the year. The objective of the Operating Reserve is to reserve funds if needed in the event of a financial crisis (e.g., unforeseen events, a circumstance which was known to be possible but cannot be predicted with certainty, sudden increase in expenses, one-time unbudgeted expenses, unanticipated loss of revenues, or uninsured losses). The Operating Reserve will serve to minimize the potential financial crisis and its impact on operations and the community." Fiscal Policies, section 2b.

The District's audit firm, Haynie & Company, was contacted per direction received during the March 25 Board meeting. The audit firm can provide fund balance definitions that can be utilized by the Board for future determinations; however, the firm will not identify an assigned or committed fund balance figure for the District to utilize. This is ultimately up to the Board's discretion and the District's ability to respond and react to major financial hardships while still being able to maintain operations. Staff recommends this as a budgetary discussion and does not recommend changing the current mill levy forecasting to increase the current operating reserve.

Community Outreach

Staff has begun high-level community education and feedback efforts regarding a potential mill levy election. In the March 15 issue of Life at Ken-Caryl, the District Manager's regular column provided an educational overview of the potential mill levy continuation ballot issue. Because the Board supported beginning the conversation with the community now, the District Manager asked residents for feedback and asked if any small groups would be interested in engaging in a conversation about the possibility of a mill levy continuance. Communications around the topic will also be included in the e-News and on social media. The following is a brief synopsis of the feedback received thus far.

Email Communication: Ten people made comment, with several comments back and forth between the residents and staff. The major themes included: overall lack of understanding of the District's property tax versus the Master Association's HOA dues, request for historical information about the 2014 mill levy ballot

issue, support for continuation of the mill levy to support maintenance efforts, concern over increases in home valuations, support for increased program fees or return of pool fees, and lack of support for property tax increases.

Community Planning Committee (CPC): The CPC has been providing the District with high-level feedback regarding the possible continuation of the mill levy for several months. Staff provided an update to the CPC on the financial forecasting efforts. Members suggested education around efficiencies that have been gained over the last several years.

Ken-Caryl Ranch Senior Group: On April 18, the District Manager and Administrative Analyst met with five members of the Senior Club. Staff provided an overview of the potential mill levy continuation, a draft list of spending priorities, as well as a list of potential items that could be funded. Members of the group provided excellent insights into the presentation, and had suggestions for additional information that should be discussed. Staff will take their feedback and incorporate it into future community meetings and other small group meetings.

Ken-Caryl Ranch Conservation Club: A few members of the Conservation Club expressed interest in meeting with staff. Staff is currently coordinating schedules and setting up the meeting, which should occur in the next two weeks.

Ken-Caryl Ranch Trail Club: The Trail Club sent a request to its members asking for volunteers to meet with staff. Staff will schedule a meeting once a group is established.

Local Realtors: Staff is reaching out to several local realtors to set up a small group meeting.

Staff suggests additional community outreach and feedback efforts be discussed at the May meeting after the updated financial forecasting is presented. These additional efforts would likely include town hall style meetings and webinars to engage residents in discussion.

Statement of Priorities

As community education and feedback progresses, questions are arising and will continue regarding the Board's priorities for spending. Staff recommends a high-level Board discussion regarding District values and spending priorities that may be achieved both with or without a mill levy continuation so that information requests from residents can be answered with specificity.

Proposed Priorities for Discussion

Important capital improvements, deferred maintenance, and resident priorities directly identified in the 2021 Community Survey that the Board may wish to discuss as priorities for spending include:

1. Enhancing water conservation and energy efficiency by replacing or improving aging systems
2. Improving and maintaining the Community Center building, pool, and campus
3. Improving and maintaining District-owned or leased park spaces such as Community Park
4. Continuing a regular maintenance schedule to prevent past deferred maintenance issues
5. Retaining property tax revenues without the need to bond and incur debt

In addition to requests from the community for priority spending specificity, the community has asked for information regarding spending efficiencies that the District has achieved thus far. In addition to the fund balance increase and operational savings discussed earlier in this agenda item, staff is working to develop a full list of efficiencies that have been realized over the last several years. Several efficiencies to highlight include:

- 11% reduction in Full-Time Equivalents (FTE) Employees
 - 2018 actual was 62
 - 2023 budgeted at 55
- Introduction of online program registration and room rental reservation system to provide greater convenience to residents while reducing administrative burden and expense.

- Creation of a cost recovery philosophy for all programs and facility fees.

Timeline Regarding Potential Mill Levy Election

- 2023 Board Meetings: Discussion to contemplate potential mill levy election and solicit community feedback.
- March 2023 – Summer 2023: Solicitation of community feedback; small group informal meetings in March and April; formal larger community efforts in May and June
- July 28: Deadline to advise the Jefferson County Clerk and Recorder of the District's possible participation in November 2023 Coordinated Election.
- August 22 Board Meeting: District Board Meeting actions needed if moving forward with mill levy election:
 - Approval of Resolution Calling for Election
 - Approval of IGA with Jefferson County Clerk and Recorder for participation in Coordinated Election
 - Approval of Factual Summary
 - Approval of Resolution of Advocacy
- August 29 (3pm): Deadline to submit Intergovernmental Agreement to Jefferson County Clerk and Recorder for coordinated election.
- September 8: Ballot certification due to Jefferson County.
- November 7: Election Day

Ken-Caryl Ranch Metropolitan District Agenda Item Executive Summary

Agenda Item: Communication and Outreach Strategies

Meeting Date: April 25, 2023

Executive Summary:

The Metropolitan District Board discussed communication and outreach strategies at the March 28, 2023 Board meeting and determined it would like additional information regarding implementation of the LiveCast Video feature of the agenda management software system and additional two-way outreach efforts.

LiveCast Video Feature and Meeting Recording

Staff is exploring two options for recording meetings and having them available for replay:

- Option 1: Implement the LiveCast Video feature of the Granicus agenda management software system. It would tie in with our agenda and allow residents to skip to desired sections of the meeting on the recording. It would also ensure accessibility and inclusiveness with a video player that's tested by third-party ADA experts. To see an example of the LiveCast video, go to Snowmass Town Council https://snowmassvillage.granicus.com/player/clip/1130?view_id=6&redirect=true&h=c6b011d0ea7ace4afdf199c21097464c. Approximately \$5,000 for one-time hardware cost, and ongoing subscription is approximately \$4,000 annually.
- Option 2: If we want to try recording meetings before investing in the LiveCast paid system, a free option would be to simply record the videos via Zoom then post them on our YouTube channel. The recording wouldn't have the capability for residents to jump to specific sections of the meeting, nor would it ensure accessibility.

Please note that if the Board decides to record meetings, formal action by the Board may be required.

District Outreach Efforts

- Rotating options for Community Connections. Monthly meeting at a coffee shop, community facility, or via Zoom for residents to discuss pertinent issues or topics with one or two Board members and District staff. We would rotate physical locations or Zoom options. Board members would rotate each month.
- Online financial transparency tool through OpenGov. Displays interactive financial reports. Cost is approximately \$7,500 per year.
- Individual Board members can include a Calendly link in their email signatures to allow residents to easily schedule one-on-one sessions.
- Staff-led communications initiatives to help with community engagement that are planned over the next couple years in the draft Strategic Plan:
 - Develop annual marketing plan.
 - Develop District Board and community education plan for Budget 101.
 - Targeted communications based on demographics; use all different types of social media.
 - Connection with new residents (new resident video, social media live, personal email to new residents, new resident Zoom, etc.).
 - Continue education of differences between Metropolitan District and Master Association with regular newspaper section, FAQs, inclusion of page on website, etc.
 - Distribute an annual report to all residents.

The Board is asked to discuss the above options, among others it may wish, and provide staff direction for moving forward.

Ken-Caryl Ranch Metropolitan District Agenda Item Executive Summary

Agenda Item: Fees and Charges for New Rental Room and Before & After School Program

Meeting Date: April 25, 2023

Executive Summary:

The District approved its 2023 Fees and Charges at the December 14, 2022 Board meeting. Since that time, the Sunshine Room and Patio at the Community Center has been renovated for community use, and approved fees are required to begin rentals. Also, the Jefferson County School District announced school start times are changing for the 2023/2024 school year, which will dramatically impact the Ranch House Before & After School program, and revised fees are required for the renovated program.

Sunshine Room and Patio at the Community Center

Prior to COVID, the Sunshine Room at the Community Center was previously utilized for the District's full-day preschool program. Ongoing staff recruitment and retention challenges were exacerbated by the pandemic, so the District made the difficult decision to close one of the two preschool rooms at the Community Center in the fall of 2020. In addition, the preschool playground adjacent to the Sunshine Room was removed in spring of 2022 due to age and the inability for the District to secure replacement parts. Both these challenges presented an opportunity for the District to capitalize upon feedback received from the 2021 Community Survey, which included the desire for more shade, gathering space, smaller group rental space, and additional programming opportunities.

With the future of preschool programming now focused on preschool enrichment and with the discontinuation of one of the preschool rooms, the District transformed the Sunshine Room into community rental space usable for birthday parties, social events, business meetings, and other small group (30 or less) events. Renovation of the Sunshine Room began in February and was largely completed by Facilities staff. All flooring and preschool-sized amenities (cabinets, tables, etc.) were removed. New counter space, flooring, lighting, furniture, an audio/visual monitor, and a refrigerator were installed. The space also includes its own restroom facility. The renovation was completed in late March. The patio is currently being transformed into another community space with shade and picnic tables. The shade structure supports were installed in February, and the concrete pad is scheduled to be completed mid-April (weather dependent). The shade sails are scheduled to arrive by Memorial Day. Patio rentals will occur Memorial Day through the first week of October with Sunshine Room rentals occurring throughout the year in coordination with business hours at the Community Center and Community Center Pool. Rental hours will be evaluated throughout the year and will be adjusted as necessary.

The total budget for these two renovations was \$76,746. The anticipated actual cost is \$71,911.



Ranch House Before & After School Program Fee Structure Revision

Jefferson County School District announced a change to school start times for the 2023/2024 school year. A redesign of the existing programs was necessary, which includes a revised fee structure. A survey of current Before & After participants was conducted in early 2023 to gather feedback on how best to meet community needs for the 2023/2024 school year. Utilizing the survey results, the following changes are being made to the B&A program:

- Given the earlier start time of 7:30 a.m. at Shaffer Elementary, there was minimal interest in Before Care so that program will no longer be offered. After Care at the Ranch House will now begin at 2:30 p.m. adding an additional hour to the current schedule, necessitating a higher fee.
- Bradford Before & After participants were interested in a premier registration, which will give participants the opportunity to register for specific days annually. Participants that choose this option are guaranteed the days they select at the beginning of the school year. Days are non-refundable. The option to register monthly will also continue to be available to registered participants, but space is on a first come, first-served basis.
- Before & After will institute resident priority registration for annual and monthly registrations.
- The District is planning to open the Community Center as a second site for the Bradford Before & After program. Currently, staff is being shared to operate the program at Dakota Lodge; however, this is not ideal for programming and participant needs. To significantly improve program quality, the District will offer two locations for Bradford Before & After, requiring additional staff and a necessary fee increase.
- Hiring and retaining staff continues to be a challenge. In order to attract higher-quality candidates and stay competitive within the market, wage increases continue to be necessary for the program, which requires a fee increase for Before & After, Full Days and school-year Break Camps.

The Board will be asked to approve the revised fee structure during the Action Items portion of the agenda.

2023 Updated Fee Schedule - Before & After School Program and Sunshine Room and Patio

PREVIOUSLY APPROVED Before & After Care PRE-REGISTERED:	23/24	23/24	Per	REVISED Before & After Care PRE-REGISTERED:	23/24	23/24	Per	Differential
	School Year District	School Year Non District			School Year District	School Year Non District		
	Rate	Rate			Rate	Rate		
Before School Only	17	22	Day	Before School Only (Bradford)	21	27	Day	30%
After School Only	17	22	Day	After School (Bradford)	21	27	Day	30%
Both Before & After	28	36	Day	After School (Shaffer)	24	31	Day	30%
				Both Before & After (Bradford)	34	44	Day	30%
Full Day/Break Camp	50	65	Day	Full Day/Break Camp	55	72	Day	30%
Enrollment Fee - single	85	111	Child	Enrollment Fee - single	85	111	Child	30%
Enrollment Fee - additional children	15	20	Child	Enrollment Fee - additional children	15	20	Child	30%

PREVIOUSLY APPROVED Before & After Care DROP IN:	23/24	23/24	Per	REVISED Before & After Care DROP IN:	23/24	23/24	Per	Differential
	School Year District	School Year Non District			School Year District	School Year Non District		
	Rate	Rate			Rate	Rate		
Before School Only	21	26	Drop In Day	Before School Only (Bradford)	24	30	Drop In Day	25%
After School Only	21	26	Drop In Day	After School (Bradford)	24	30	Drop In Day	25%
				After School (Shaffer)	27	34	Drop In Day	25%
Both Before & After	32	40	Drop In Day	Both Before & After (Bradford)	37	46	Drop In Day	25%
Full Day/Break Camp	54	69	Drop In Day	Full Day/Break Camp	58	73	Drop In Day	25%

Facility and Park Rentals	2023	2023 Non	Per
	District Rate	District Rate	
Sunshine Room (Monday - Thursday)	40	52	hour
Sunshine Room (Friday - Sunday)	60	78	hour
Sunshine Room Patio	50	65	2 hour block

**RESOLUTION
BOARD OF DIRECTORS
KEN CARYL RANCH METROPOLITAN DISTRICT**

A RESOLUTION ADOPTING A REVISED SCHEDULE OF FEES AND CHARGES FOR THE SUNSHINE ROOM AND PATIO AND THE BEFORE & AFTER SCHOOL PROGRAM FOR CALENDAR YEAR 2023

WHEREAS, the Ken-Caryl Ranch Metropolitan District ("**District**") is a political subdivision of the State of Colorado, organized pursuant to C.R.S. § 32-1-101, *et seq.*, to provide park and recreation services to residents within, and to individuals passing through, its jurisdiction;

WHEREAS, the District's Board of Directors ("**Board**") is authorized to fix and from time to time to increase or decrease fees, rates, and charges for services, programs, and facilities furnished by the District, C.R.S. § 32-1-1001(1)(j)(I);

WHEREAS, each year, the Board adopts a schedule of fees and charges for some of its services, programs, and facility access, with the purpose of generating sufficient revenue to recover some or all of the District's direct costs in providing the services, programs, and facilities;

WHEREAS, at a public meeting held on December 14, 2022, the Board adopted a schedule of fees and charges for calendar year 2023 ("**2023 Fee Schedule**"), which included, among other fees and charges, fees and charges for the Sunshine Room and Patio and the Before & After School Program for calendar year 2023;

WHEREAS, the District's executive staff have since determined that the fees and charges for the Sunshine Room and Patio and the Before & After School Program for calendar year 2023 should be revised in order to better align with the District's cost recovery goals; and

WHEREAS, the District's executive staff has developed a revised schedule of fees and charges for the Sunshine Room and Patio and the Before & After School Program for calendar year 2023 ("**2023 Revised Fees**"). A copy of the 2023 Revised Fees is attached to this Resolution. The Board has reviewed the 2023 Revised Fees and finds that the fees and charges set forth therein are reasonable and necessary to cover some of the costs the District incurs in providing the Sunshine Room and Patio and the Before & After School Program.

NOW, THEREFORE, be it resolved by the Board of Directors of the Ken-Caryl Ranch Metropolitan District that:

1. Effective April 26, 2023, The attached 2023 Revised Fees are hereby adopted as the schedule of fees and charges for the Sunshine Room and Patio and the Before & After School Program for the calendar year 2023.

2. All other fees and charges as set forth in the 2023 Fee Schedule for calendar year 2023 shall continue in full force and effect and are unamended by this Resolution or the Board's adoption of the 2023 Revised Fees.

ADOPTED this 25th day of April 2023

BOARD OF DIRECTORS OF THE
KEN-CARYL RANCH METROPOLITAN DISTRICT

Ken-Caryl Ranch Metropolitan District Agenda Item Executive Summary

Agenda Item: North American Development Group Interior Restroom Plans and Specifications Approval

Meeting Date: April 25, 2023

Executive Summary:

Pursuant to Section 7.3 of the Agreement for Inclusion of Property (Inclusion Agreement) entered into between the North American Development Group (NADG) and the District, NADG is required to submit to the District Plans & Specifications for the parks and recreation amenities. The District has approved all Plans & Specifications except those for the interior restrooms on Parcels A and B of NADG's planned development, which were submitted by NADG to the District on March 27, 2023. Staff has reviewed the interior restroom Plans & Specifications for compatibility with anticipated and existing maintenance practices. Staff finds the proposed Plans & Specifications to be maintenance and user-friendly and will be a welcome addition to existing public amenities.

Staff requested a change to the Plans & Specifications to include the automatic locks on the two restrooms, similar to how the Ranch House and Community Center tennis restrooms currently function. This change addresses some of the feedback from residents in the bathroom survey. The Board also asked for feedback from the community specifically regarding the interior restroom Plans & Specifications and additional information regarding waterless urinals and solar. The following is information regarding each topic.

Waterless Urinals

Highlands Ranch Metropolitan District previously utilized waterless urinals in its park system; however, that District is now in the process of removing them. The District determined it didn't provide enough water savings over the increased daily maintenance that was required. The District also found one of the biggest issues was urine calcifying in the urinal and clogging of the urinal filter. The filter-changing process is labor intensive. Cleaning also involves clearing of trash, sunflower seeds, and other debris that isn't able to be flushed. Overall, staff does not recommend using waterless urinals.

Solar Panels

Initial research was conducted with three companies about the installation of solar panels on the Parcels A and B park restrooms. Given that there is no history of usage (billing) for these structures, the estimates are based off square footage of similar sized buildings. The proposals are based on a 2.4 kw solar system, six panels each capable of producing 400 watts. The structure is capable of holding a larger system with more panels; however, if credits are accumulated by producing more electricity than used, the credits are non-transferable. There is no benefit to installing a system larger than the building is capable of using. Without having any history of usage for the structures, the panels would have to be purchased outright, so leasing is not an option, making all repair and maintenance costs the responsibility of the District. The initial cost of installation is approximately \$11,500 per structure. It would take approximately five years to pay off the investment if the billing was \$200 a month. Again, without billing history these estimates are speculation. Maintenance costs are not included in these estimates. All the companies agreed it would be best to have at least one year of billing history for load and usage to accurately calculate the size of the solar system needed. Staff concurs and recommends waiting until after a year of use to reconsider the investment.

Community Feedback on Interior Restroom Specifications

A brief survey asking for feedback about the Parcels A and B interior restroom specifications was communicated to residents via the e-News and Facebook. The full set of comments are included in the Board packet. Here is a summary of the feedback:

- Fifty-eight comments submitted.
- Roughly 65% of the comments were positive, neutral, or had constructive feedback.
 - Constructive feedback included making the restrooms gender neutral, locking the restrooms at night, concern about the temperature of stainless-steel toilets, solar power, waterless urinals, and sanitary product dispensers. *Restrooms will be open from dawn to dusk seasonally, controlled by door locks with timers.
 - Critical comments centered around the following themes: sterile design, crime and drug concerns, fire resistance, maintenance costs, generally against public bathrooms in the community, and overall opposition to land development.

The interior restroom Plans & Specifications are the final Plans & Specifications to be approved by the Board pursuant to the Inclusion Agreement. Pursuant to Section 7.3 of the Inclusion Agreement, the District has 45 days from March 27, 2023 to provide its approval or any comments, questions, or objections for the interior restroom Plans & Specifications. Staff recommends approval of the interior restroom Plans & Specifications as presented at the April 25, 2023 meeting.

NADG Restroom Interior Plans & Specifications Feedback

What is your opinion about the interior bathroom specs?

58 Total Responses:

Happy to have restrooms available!

Seems to cover all necessities.

Reminds me of a morgue. Or a rest stop. Very sterile. Ewww.

Please don't build a bathroom at parcel a. you know this will attract crime, drugs, and not be safe for us homeowners...especially with the proximity of the park n ride and your ridiculous insistence on making Indore go through. Surely you know what happened with the restrooms at the bus stations? The crime and drugs are so bad they had to close them. You are going to create a lot of noise for current residents with these amenities. No one wants them. We can already hear the baseball games inside, over TV, conference calls, etc with all doors and windows closed.

Loose the mirror idea. It can still be vandalized. Any bathroom built should be for biologically created male or female period.

Would love to see All Gender and Family bathroom space made available.

We need to be mindful of the harm we are causing by not providing more accessible public spaces to those in our communities who exist outside of a gender binary. Having a separate family bathroom space is invaluable when managing multiple children.

Manual flushing handle - children with sensory issues dont like the automatic flushing.

Please ensure the ladies bathroom has seat covers.

I think they are great.

Looks like it's fit for a jail cell. Will there be any natural light, such as a skylight? Is there a heater for winter, or ventilation-a/c for summer? What material are the walls, and will they have any color on them? The bottle filler is good.

The specs appear to be fine. I am more concerned with how often the bathrooms will be accessible, and how much monitoring will be done to address safety issues and the use of the restrooms for other purposes besides their intended use.

Works for me

Bathroom shouldn't be built. Injection unfriendly lighting should be used.

Seems the interior is well designed with Vandal resistant surfaces. Is lighting planned, including lighting on the exterior?

These bathrooms need to be re-evaluated. Not only are they wood frame buildings, but they will need constant maintenance, plus they will attract vagrants. Please remove these from the master plan!!

I think the bathrooms should be taken out of the master plan. They will lead to more problems than they are worth.

Easy to maintain and clean. Look's good for a park restroom

I like the idea of the water fountain. The bathroom overall looks good and is always better than a porta potty. One downside I see is those stainless steel toilets are terribly cold and uncomfortable in the cold weather. But still better than nothing. I do like the bathroom idea but also have to admit as a neighboring resident I'm a little concerned about them being an unmonitored space that could be used for unintended activity.

Thanks

Who will pay for maintenance of this?!?!?

please do not put a bathroom here, meth contamination is likely

bad idea, we do not want the NADG development or these bathrooms

Please include drinking fountains with water bottle fill ups (the ones pictured look great!) And please consider a different material for the toilets. Stainless steel is FREEZING. Finally, please do not let concerns of drug use or unhoused persons using the bathrooms influence your decisions. Our parks need bathrooms.

Just so it stays clean!

The bathroom is fine. I am still numb in shock that you are cramming a whole community on the only place we have left at sunset ridge to breathe & have a little Peace. Now there will be none! 🤔

Looks good to me.

Are these to be open 24/7? Hopefully not. Are these to be monitored? Will there be security cameras outside?

What about "waterless"toilets/urinals?

Seems great - can you provide clarity on where Parcels A & B are located?

They look like prison cells

Good that there's changing stations in both.

looks to be very complete and well thought out!

Terrible idea refuse to take ownership let NADG KEEP THEM AS PART OF THEIR DISTRICT AFTER ALL THEY ARE ATTACHED TO CLUB AMENITIES ONLY PEOPLE THERE CAN USE. WHY SHOULD WE Pay FOR CLEANING AND MAINTAINING?? Continuous problems and money galore for metro district. We sure keep coming out on the 💩 end of every deal with NADG.....AND AS THEY ARE BUILT OUT OF WOOD NOT FIREPROOF WHICH THEY SHOULD BE IN THIS CONSCIOUS FIRE AREA.

I am concerned about the proximity of the bathrooms to the bus stop. We should strive to keep our amenities clean and private, however public bathrooms may attract trouble.

Who is paying for the upkeep and utility costs of these bathrooms? I hope it isn't all of the HOA, as they won't be used by people that live in the Valley or Plains.

Half-baked design. No ventilation specs. SS fixtures will look terrible within a year or two, just like ugly bathrooms at clement park. Do not build or take part in the bathrooms—KC can MOT afford to maintain them.

I strongly oppose building any public bathrooms in the community. There is no need for a public bathroom in our neighborhood!!!In light of recent problems with public bathrooms being used for illegal meth consumption and contamination I believe these bathrooms might become an unwelcome hazard. Boulder, Arvada and

Littleton's main libraries bathrooms were all closed for lengthy and expensive cleaning due to meth contamination, and I'd hesitate to use any public bathroom any longer due to that danger, unless the bathroom had a paid attendant in them during main use hours and then they are locked when attendants are not available.

Bathroom specifications seem fine. A little sterile but based on the worry of vandalism, probably appropriate.

These look adequate to me.

please don't put bathrooms here

the Hogback MD should be addressing this

Solar power for electric including lighting

Tankless urinal

These bathrooms should be locked and have a code or they will become unusable.

No to this concept. Will attract issues with drug use and homeless.

I would just make both of the men's rooms toilets instead of a urinal, more utility and privacy.

Seems like all the bathroom essentials. =)

womens restroom needs an option for sanitary product dispensing (ie: pads, tampons, refreshing wipes, even diapers). Mens restrooms should also have a product dispenser for diapers and wipes.

Looks good

Looks good!

Maybe save some money by only installing a water fill and 1 drinking fountain station. The taller one next to it seems redundant. Just a cost savings thing...looks great otherwise!

Thank you for including changing tables in both restrooms!

Reference MEP1.0: Will the light sources in the "RECESSED CAN CEILING LIGHT FIXTURES" be blue to discourage drug injection?

Looks fine to me.

Looks fine to me.

This configuration appears to have been well thought out. How will this bathroom be maintained?

Why can't they be unisex?

What about 4 unisex stalls instead?

Looks pretty good. ADA grab bars are not on the specs here but appear in the full bath plan. I am not seeing the height placement of light switches identified on the full bath plan to ensure they are ADA compliant.

It looks really good to me. Thanks

Why not just have 2 with the same plan that are gender neutral- no need to specify Mens and womens

KEN CARYL RESTROOM

PARCELS A & B - JEFFERSON COUNTY, CO.

NORTH AMERICAN DEVELOPMENT GROUP

PROJECT DATA

LOCATION:
COUNTY OF JEFFERSON, STATE OF COLORADO
Centennial, CO 80111

BUILDING DESCRIPTION:
SINGLE STORY WOOD FRAMED
NEW CONSTRUCTION V-B

BUILDING CODE:
2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2020 NATIONAL ELECTRICAL CODE (NEC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2018 INTERNATIONAL FUEL GAS CODE
2008 ICC/ANSI A117.1 ACCESSIBILITY STANDARD
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

PROJECT DIRECTORY

<p>ARCHITECT Godden Sudik Architects 5975 S. Quebec St., Suite 250 Centennial, CO 80111 p:303.455.4437 Contact: Janel Venter jventer@goddensudik.com</p>	<p>STRUCTURAL Dossey Sudik Architects 5975 S. Quebec St., Suite 250 Centennial, CO 80111 p:303.996.0208 Contact: David Dossey davedossey@dosseysudik.com</p>	<p>LANDSCAPE 1500 West Canal Court Littleton, CO 80120 Office: (720) 283-6783 x139 Cell: (720) 771-2986 swade@redland.com www.redland.com</p>
<p>MEP Given & Associates 735 South Xenon Court #201 Lakewood, CO 80228 303-638-6590 Contact: Trevor Kindell</p>	<p>CIVIL 1500 West Canal Court Littleton, CO 80120 Office: (720) 283-6783 x126 Cell: (303) 875-7193 trazler@redland.com www.redland.com</p>	<p>OWNER North American Development Group 400 Clematis St, Suite 201 West Palm Beach, FL 33401 Office: (561) 578-8700</p>

PROJECT INDEX

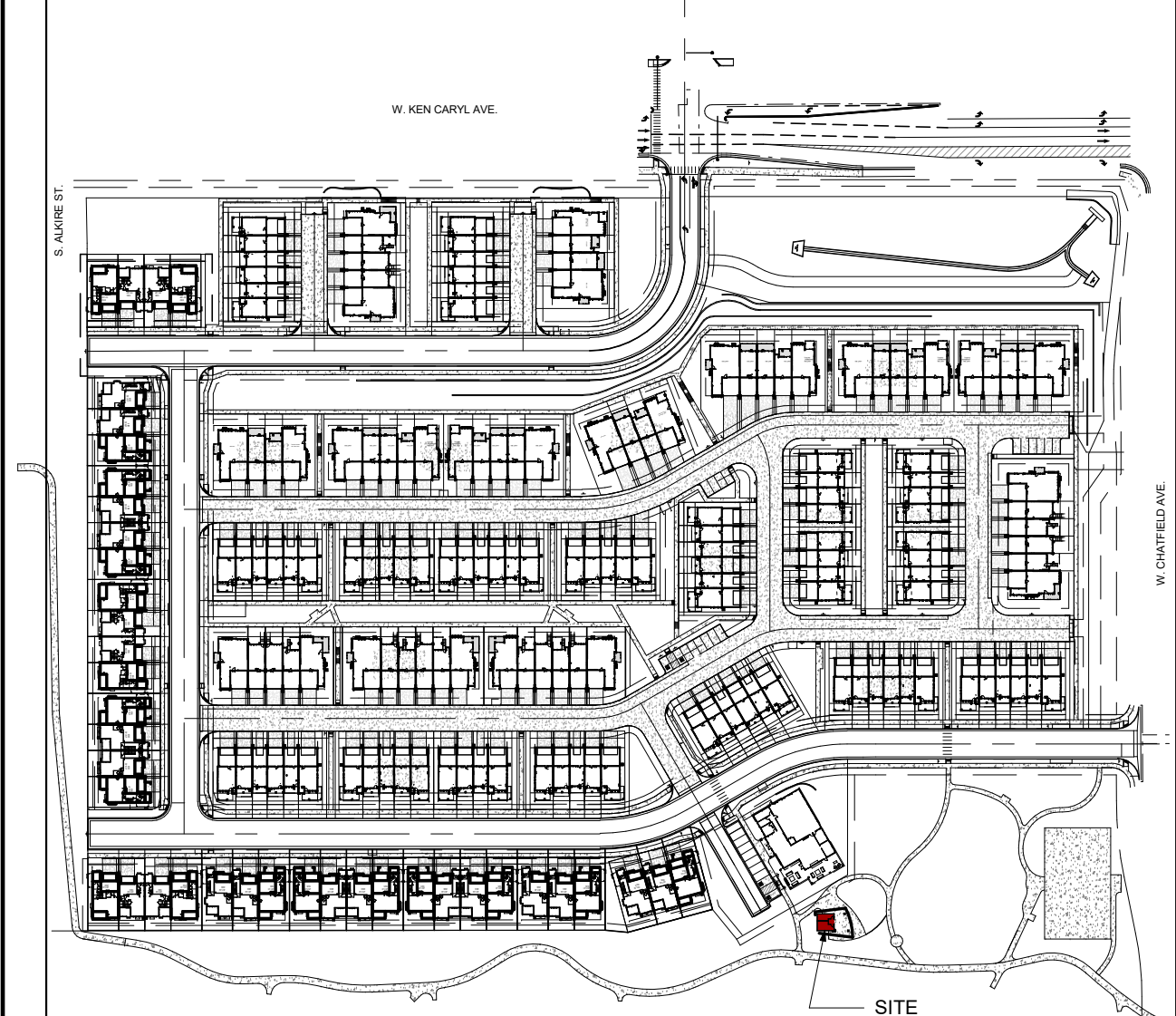
DRAWING INDEX

SHEET NUMBER	SHEET NAME
A0.00	COVER SHEET
A0.20	ACCESSIBILITY DETAILS
A0.50	ARCHITECTURAL SITE PLAN
A1.10	BUILDING PLANS / INTERIOR ELEVATIONS
A1.11	EXTERIOR ELEVATIONS / SECTIONS
A6.10	SIDING DETAILS
A6.11	ADH. MASONRY DETAILS
A6.12	ROOF & TRANSITION DETAILS
A8.00	RESTROOM SPECIFICATIONS
MEP.10	MEP LAYOUTS

VICINITY MAP



SITE PLAN



GENERAL NOTES

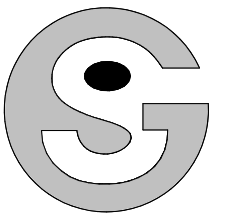
2018 INTERNATIONAL BUILDING CODE

GENERAL CONDITIONS:

- THE BUILDER, PROJECT MANAGER, SUPERINTENDENT AND ALL SUBCONTRACTORS ARE TO EXAMINE AND VERIFY ALL DIMENSIONS AND CONDITIONS BOTH ON THE PLANS AND IN THE FIELD, AND BE RESPONSIBLE FOR ANY ADJUSTMENTS AND/OR CORRECTIONS.
- PERMIT DRAWINGS: THE ARCHITECT HAS BEEN CONTRACTED TO PROVIDE LIMITED SERVICES, IN REGARDS TO THE CONTRACT DOCUMENTS. THE ARCHITECT WILL PREPARE THIS SET OF PERMIT DRAWINGS. OTHER COMPONENTS OF THE CONTRACT DOCUMENTS AS LISTED BELOW ARE BY THE BUILDER OR THE BUILDER'S CONSULTANTS INCLUDING:
 - CIVIL
 - SOILS TEST & ENVIRONMENTAL REPORTS
 - SITE SURVEYS AND PLOT PLANS
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE OWNER'S SELECTION OF ANY SPECIFIC PRODUCT, MANUFACTURER, OR METHOD OF INSTALLATION NOT DOCUMENTED IN THE CONSTRUCTION DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- CONSTRUCTION PHASE SERVICES: THE ARCHITECT IS NOT CONTRACTED FOR CONSTRUCTION PHASE SERVICES INCLUDING:
 - REVIEW OF SHOP DRAWING AND PRODUCT SUBMITTALS
 - CONSTRUCTION OBSERVATIONS
 - ADMINISTRATION OF THE CONSTRUCTION CONTRACT INCLUDING PAYMENT APPLICATIONS
- CLARIFICATIONS & RFIS: IN THE EVENT THAT ADDITIONAL DETAIL OR GUIDANCE IS NEEDED BY THE OWNER / BUILDER, CONTRACTOR OR SUBCONTRACTOR FOR CONSTRUCTION OF ANY ASPECT OF THE PROJECT, THEY SHALL IMMEDIATELY NOTIFY THE ARCHITECT. FAILURE TO GIVE A SIMPLE NOTICE SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR THE CONSEQUENCES. ANY DISCREPANCY OR AMBIGUITY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.
- PROJECT TO BE BUILT FROM THE "CONSTRUCTION DOCUMENTS" OR "FOR CONSTRUCTION" SET OF DRAWINGS.
- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. DIMENSIONS TAKE PRECEDENCE OVER DRAWING - DO NOT SCALE.

CODES AND REFERENCED STANDARDS:

- CURRENTLY ADOPTED CODES:
 - INTERNATIONAL BUILDING CODE, 2018 EDITION
 - 2018 INTERNATIONAL MECHANICAL CODE (IMC)
 - 2020 NATIONAL ELECTRICAL CODE (NEC)
 - 2018 INTERNATIONAL PLUMBING CODE (IPC)
 - 2018 INTERNATIONAL FUEL GAS CODE
 - 2009 ICC/ANSI A117.1 ACCESSIBILITY STANDARD
 - 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 - LOCAL AMENDMENTS
- ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL CODES. CONTRACTOR TO SECURE ALL PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION. ALL REFERENCES TO IBC SECTIONS HEREIN REFER TO THE 2018 INTERNATIONAL BUILDING CODE. LOCAL CODES MAY SUPERCEDE THE REQUIREMENTS OF THE IBC.
- REFERENCED STANDARDS: AS DETAILED IN IBC CHAPTER 35, NUMEROUS REQUIREMENTS FOR PRODUCTS AND INSTALLATION METHODS ARE SPECIFIED BY THE IBC. WHEN NOT SPECIFIED BY THESE PERMIT DRAWINGS, IT IS THE RESPONSIBILITY OF THE BUILDER / CONTRACTOR AND ALL SUBCONTRACTORS TO VERIFY COMPLIANCE WITH THESE REFERENCED STANDARDS. THE BUILDER / CONTRACTOR AND/OR THE SUBCONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IF ANY PORTION OF THE DRAWINGS CONTRADICT THE REFERENCED STANDARDS.
- MANUFACTURER'S INSTRUCTIONS & RECOMMENDATIONS: THE BUILDER / CONTRACTOR AND/OR THE SUBCONTRACTORS SHALL FOLLOW ALL MFR INSTRUCTIONS AND RECOMMENDATIONS. IF ANY PORTION OF THE DRAWINGS CONTRADICT THE MANUFACTURER'S INSTRUCTIONS, THE BUILDER / CONTRACTOR AND/OR THE SUBCONTRACTORS SHALL IMMEDIATELY NOTIFY THE ARCHITECT.
- **SITE WORK:**
 - SOILS REPORT: PROVIDE SITE PREPARATION AS SPECIFIED BY THE SOILS ENGINEER REPORT INCLUDING A FOUNDATION DRAINAGE SYSTEM.
 - PROVIDE A MINIMUM CLEARANCE OF 6" FROM ALL EXTERIOR WALL COVERINGS (EXCEPT 4" FOR MASONRY VENEER) TO THE TOP OF FINISH GRADE.
 - PROVIDE A MINIMUM CLEARANCE OF 8" FROM THE NON-TREATED BASE OF WOOD FRAMING TO THE TOP OF ADJACENT GRADE.
 - SLOPE GRADE AWAY FROM THE STRUCTURE PER THE SOILS REPORT OR PER CODE REQUIREMENTS. WITHIN THE FIRST 10 FEET OF THE BUILDING, GRADE SHALL FALL A MINIMUM 6" AND IMPERVIOUS SURFACES SHALL SLOPE A MINIMUM 2% AWAY FROM THE BUILDING WHILE COMPLYING WITH ALL APPLICABLE CODE AND ACCESSIBILITY REQUIREMENTS (2015 IBC SEC. 1804.4).
 - GALVANIZED DOWNSPOUTS TO HAVE ADJUSTABLE EXTENDERS TO CARRY WATER MIN. 5'-0" AWAY FROM BUILDINGS OR AS RECOMMENDED BY SOILS REPORT OR PER LOCAL CODES. WHERE APPLICABLE, REFER TO CIVIL DRAWINGS FOR LOCATION OF AND CONNECTIONS TO THE STORM DRAIN SYSTEM.
 - GUARDRAILS - SHALL BE LOCATED ALONG ALL OPEN-SIDED WALKING SURFACES INCLUDING STAIRS, RAMPS AND LANDINGS (INCLUDING PATIOS) THAT ARE LOCATED MORE THAN 30" HIGH TO ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.
 - GUARDS SHALL BE NOT LESS THAN 42" HIGH.
 - INTERMEDIATE BALUSTERS/RAILS SHALL BE CONSTRUCTED SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.
- FOUNDATION DESIGN AND SOILS REPORT BY A COLORADO REGISTERED ENGINEER. ENGINEER SHALL BE ON HAND AT TIME OF INSPECTION.
- AN ENGINEERED FOUNDATION DESIGN IS PREPARED SEPARATELY FOR EACH SITE BY A COLORADO REGISTERED PROFESSIONAL ENGINEER USING GUIDELINES FOUND IN THE SOILS REPORT AND ACTUAL FIELD CONDITIONS. CONTACT THE STRUCTURAL ENGINEER FOR THESE DOCUMENTS.
- ALL SILL PLATES INSTALLED IN CONTACT WITH THE SLAB OR FOUNDATION ARE TO BE PRESSURE-TREATED.
- BRICK IS TO BE ATTACHED WITH CORROSION-RESISTANT ANCHOR TIES AS PER 2018 IBC SECTION 1403.



Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goddensudik.com

5975 S. Quebec Street
Suite 250
Centennial, CO 80111

KEN CARYL RESTROOM

PARCELS A & B - JEFFERSON COUNTY, CO.

NOT FOR CONSTRUCTION

DRAWN BY:
E.A.D.

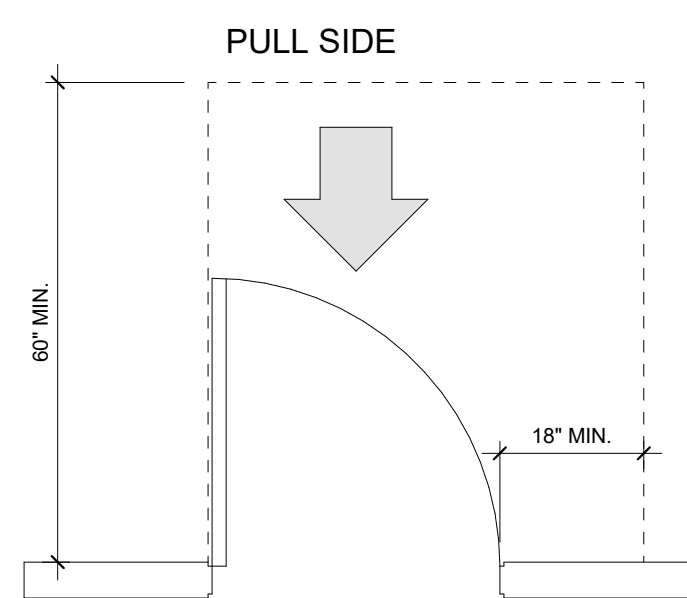
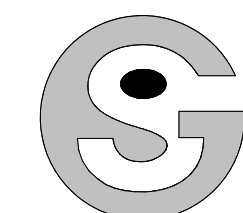
CHECKED BY:
K.D.

ISSUE DATE:
2023.03.13

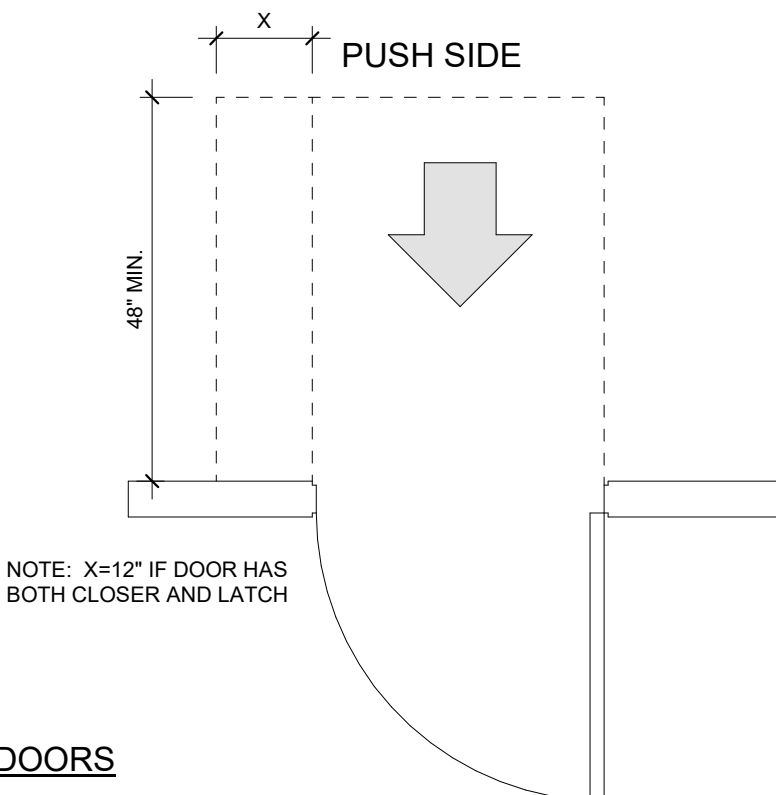
REVISIONS:

COVER SHEET

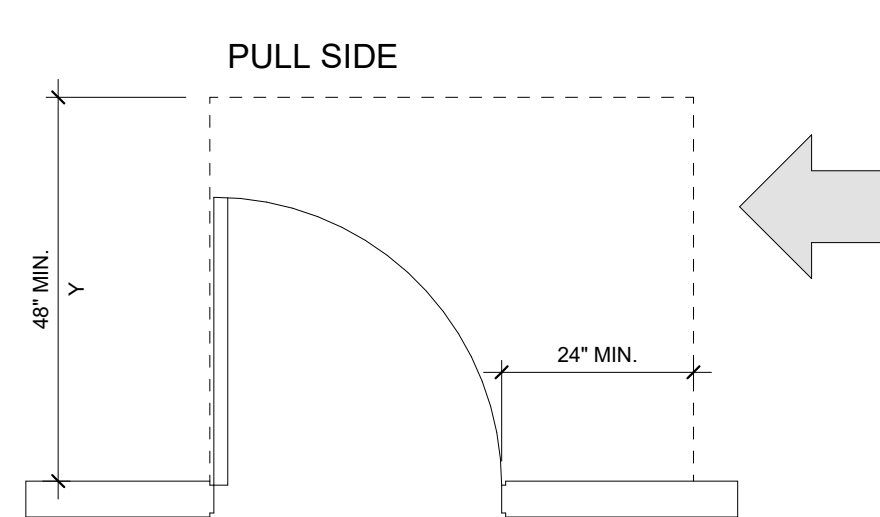
A0.00



FRONT APPROACH SWINGING DOORS

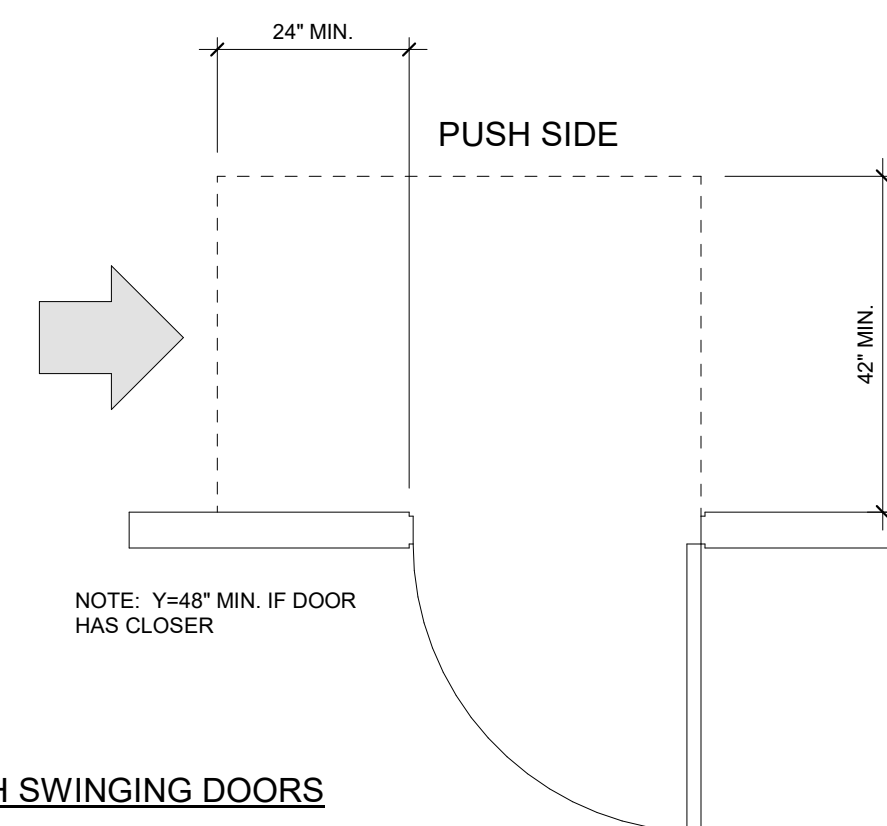


NOTE: X=12\"/>

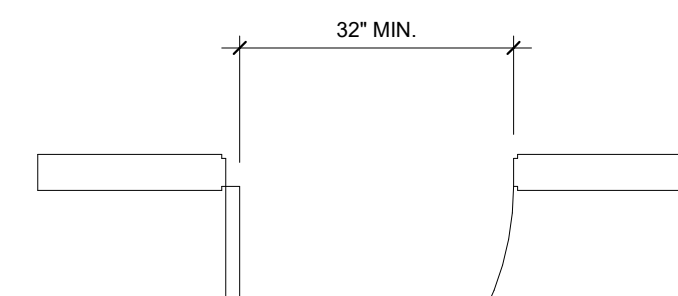


NOTE: Y=54\"/>

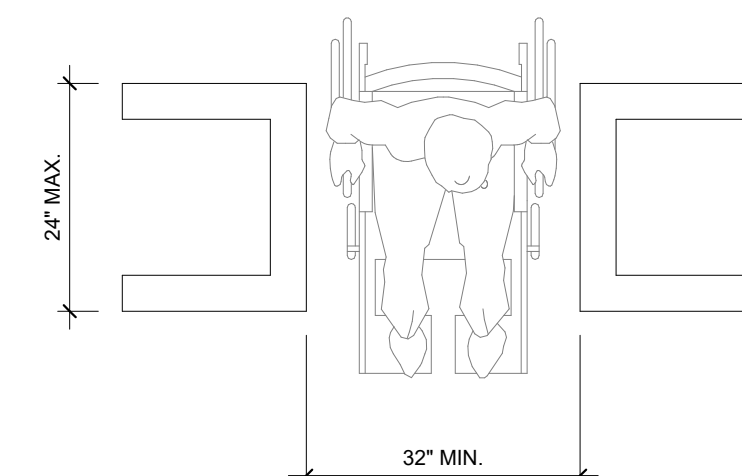
LATCH SIDE APPROACH SWINGING DOORS



NOTE: Y=48\"/>

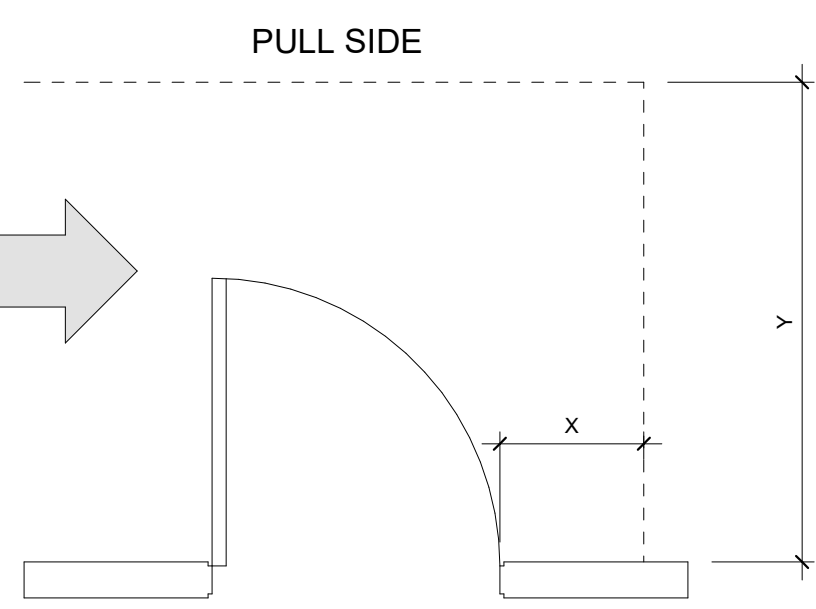


MINIMUM DOORWAY WIDTH AT ENTRY DOOR



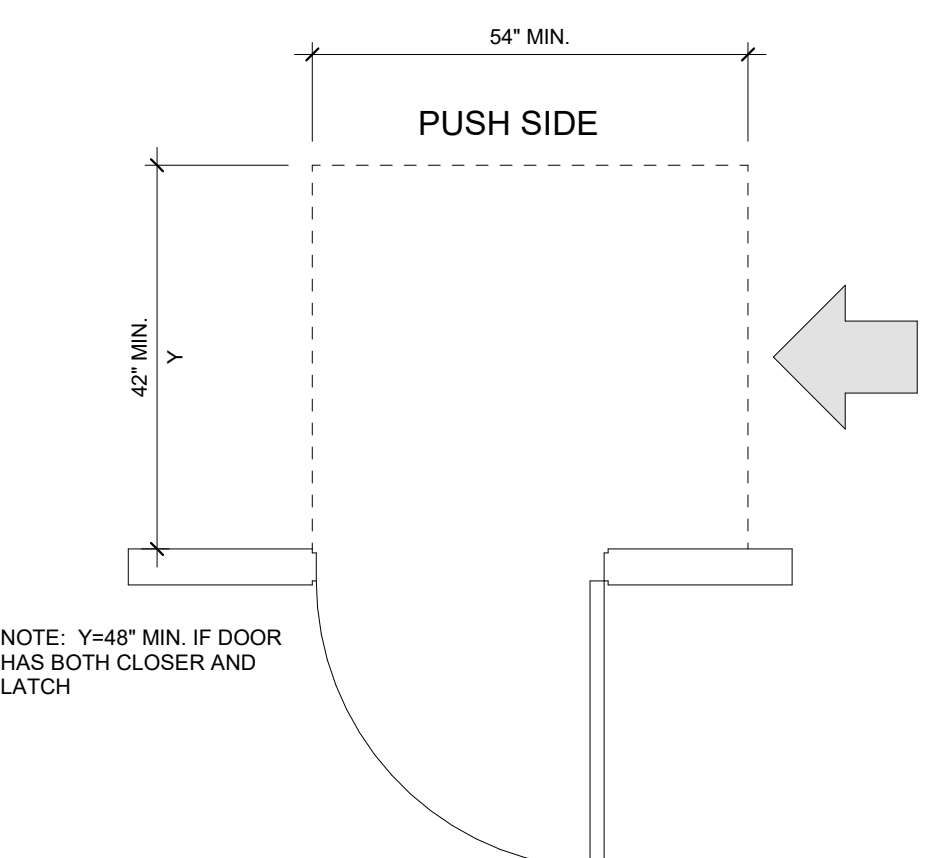
MAXIMUM DOORWAY DEPTH

NOTES:
A. DOORWAYS SHALL HAVE A MINIMUM CLEAR OPENING OF 32 IN. WITH DOOR OPEN 90 DEGREES, MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP.
B. DOORS NOT REQUIRING FULL USER PASSAGE, SUCH AS SHALLOW CLOSETS, MAY HAVE THE CLEAR OPENING REDUCED TO 20 IN. MINIMUM.
C. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED ARE ACCEPTABLE DESIGNS. WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

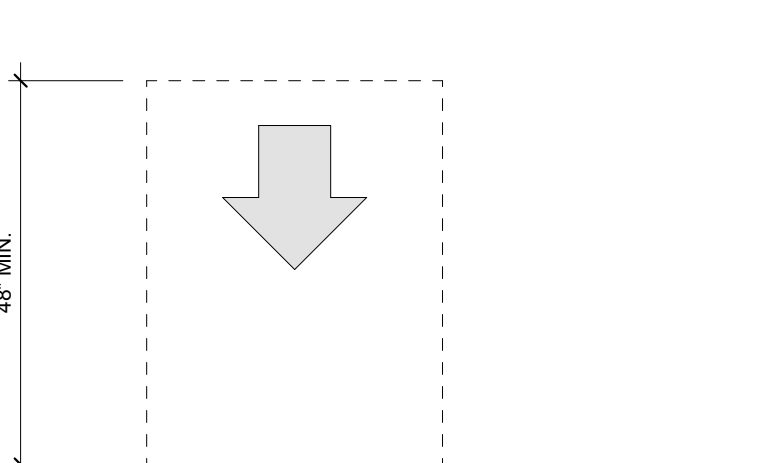


NOTE: X=36\"/>

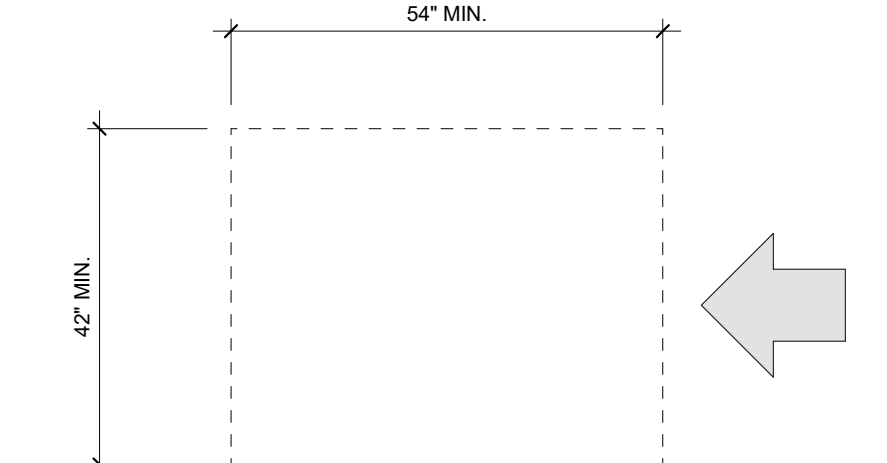
HINGE SIDE APPROACH SWINGING DOORS



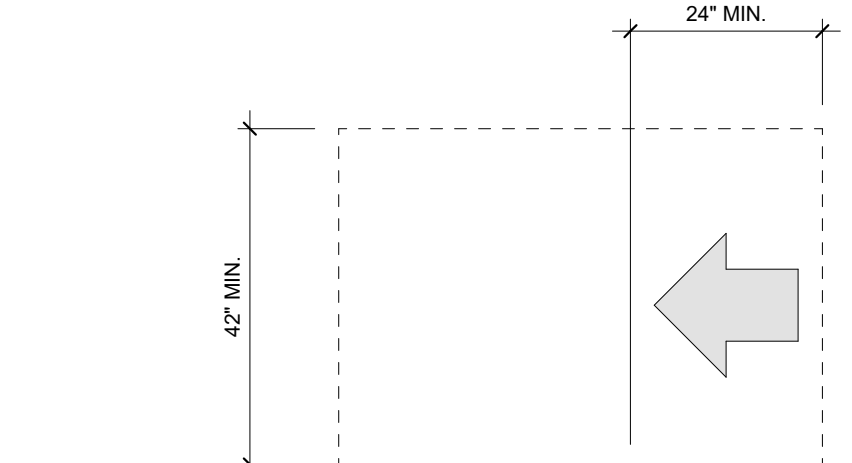
NOTE: Y=48\"/>



FRONT APPROACH - SLIDING DOORS AND FOLDING DOORS

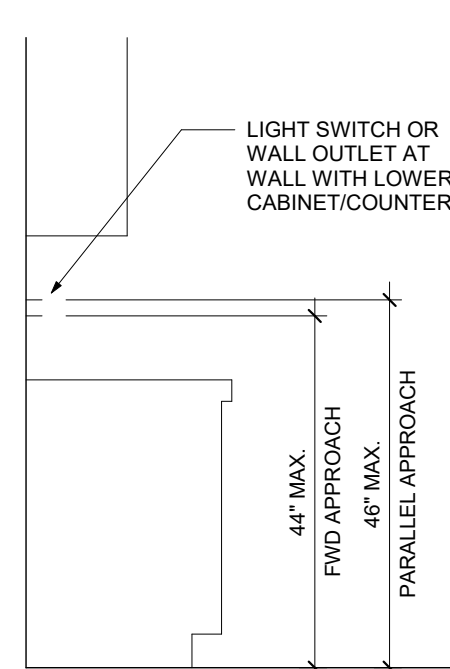


SLIDE SIDE APPROACH - SLIDING DOORS AND FOLDING DOORS



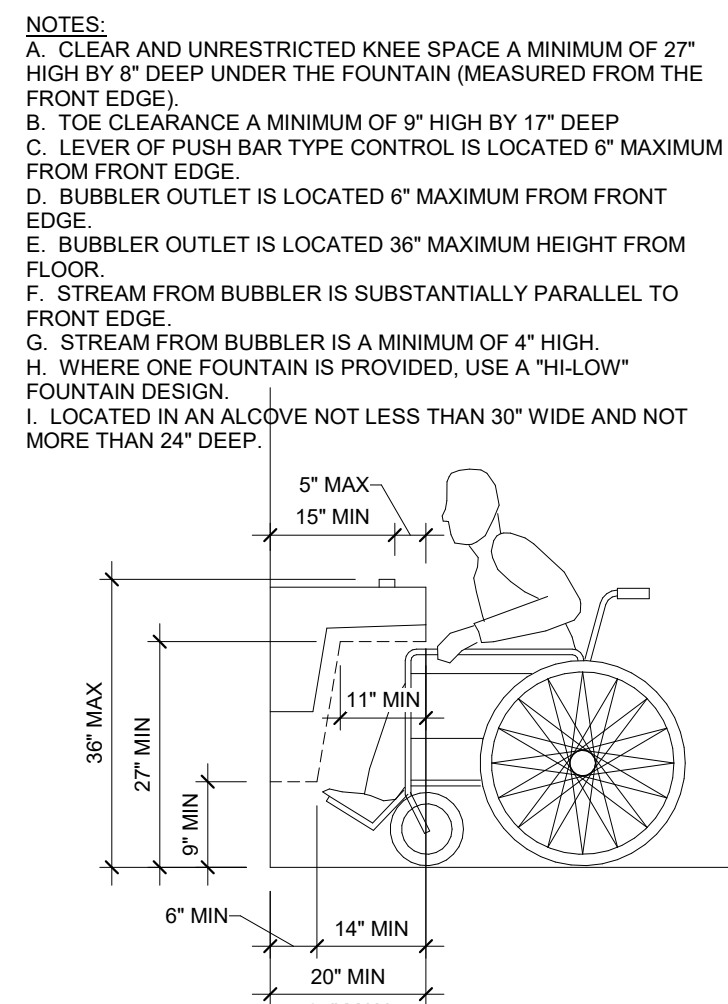
LATCH SIDE APPROACH - SLIDING DOORS AND FOLDING DOORS

10 MANEUVERING CLEARANCES AT DOORS
1/2" = 1'-0"



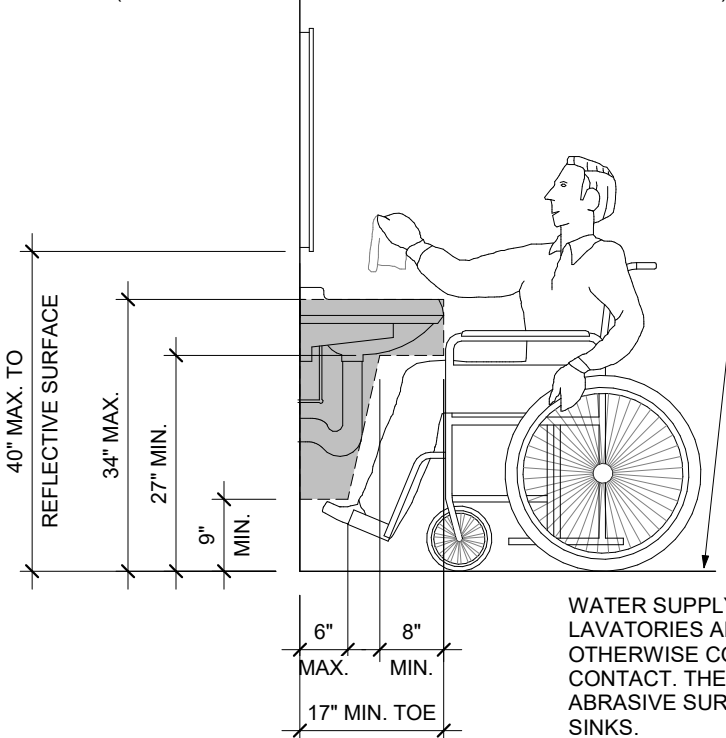
SWITCHES / CONTROLS / OUTLETS
THE OPERABLE PORTION OF SWITCHES OR CONTROLS ON WALLS SHALL BE LOCATED NOT MORE THAN 48\"/>

9 ACCESSIBLE OUTLET/SWITCH MOUNTING HEIGHTS
1/2" = 1'-0"



8 DRINKING FOUNTAIN
1/2" = 1'-0"

NOTES:
A. CLEAR AND UNRESTRICTED KNEE SPACE A MINIMUM OF 27\"/>



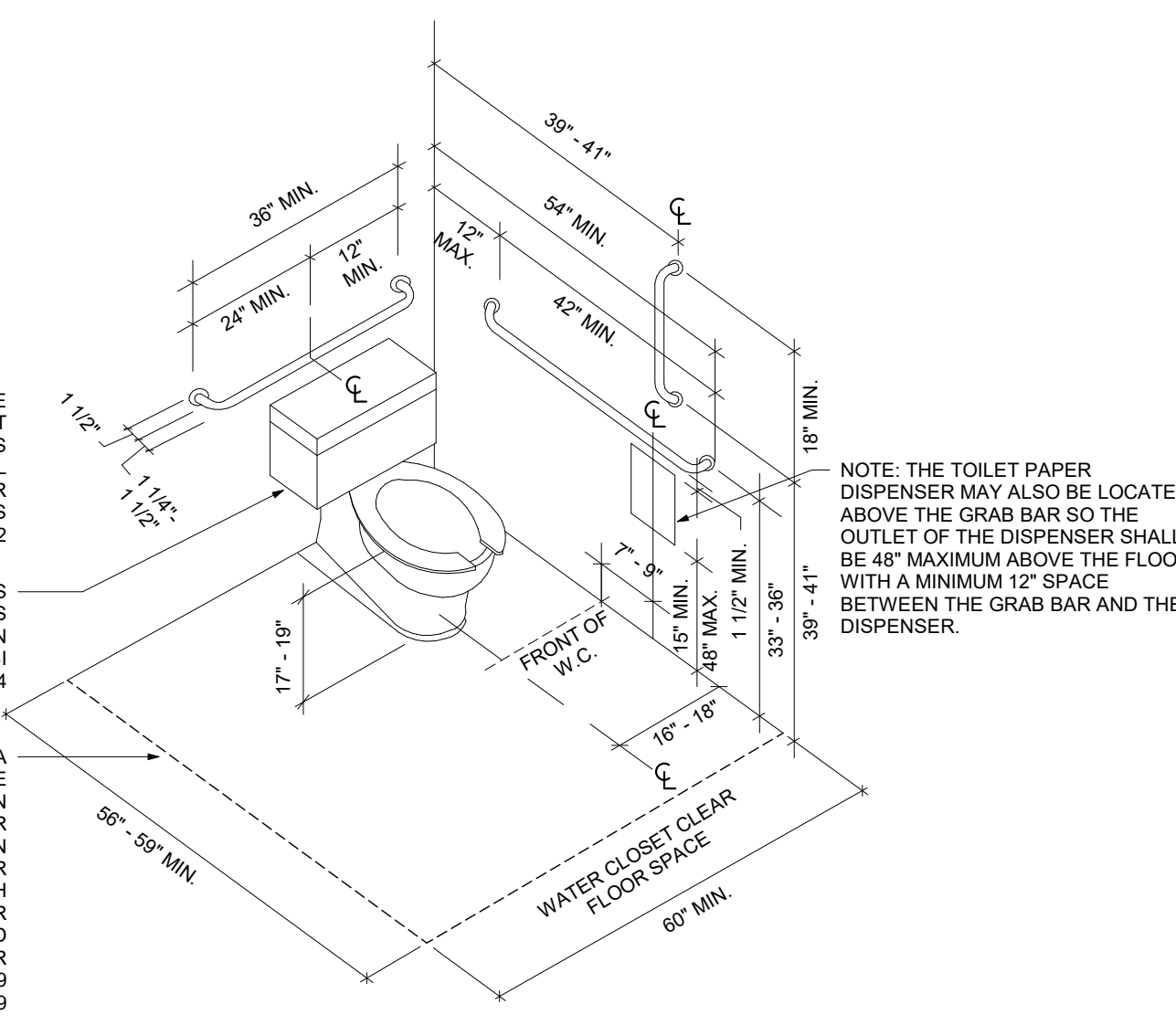
7 ACCESSIBLE LAVATORIES AND SINKS
1/2" = 1'-0"

ACCESSIBLE LAVATORIES SHALL COMPLY WITH ICC/ANSI A117.1-2009 SECTION 606.2

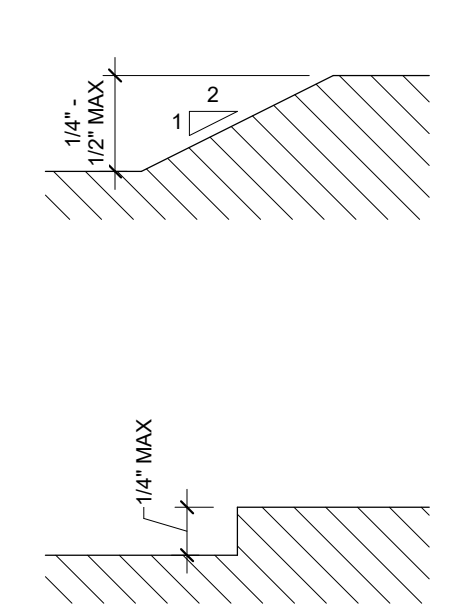
A CLEAR FLOOR SPACE SHALL BE PROVIDED AT ACCESSIBLE LAVATORIES AND SINKS OF 30\"/>

ACCESSIBLE WATER CLOSETS AND TOILET COMPARTMENTS SHALL BE LOCATED AS SHOWN AND COMPLY WITH ICC/ANSI A117.1-2009 SECTION 604

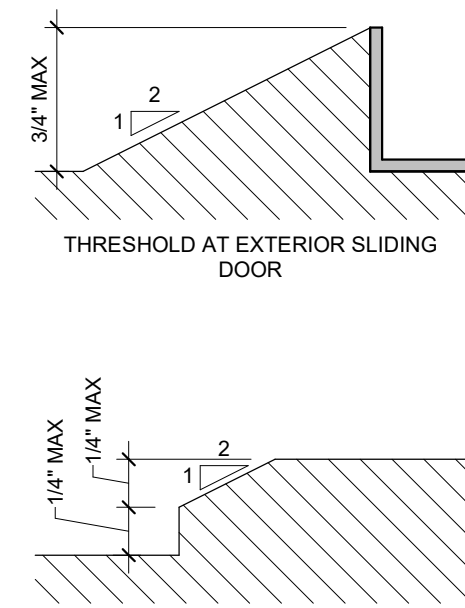
6 ACCESSIBLE WATER CLOSETS AND TOILET COMPARTMENTS
1/2" = 1'-0"



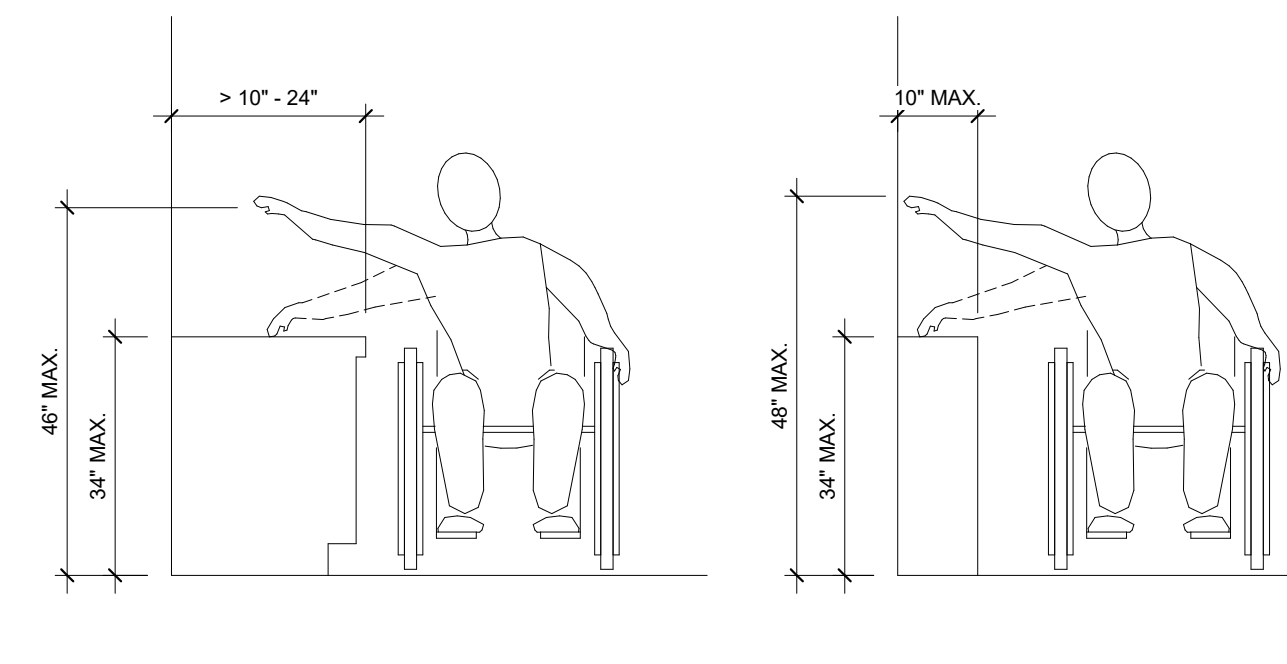
NOTE: THE TOILET PAPER DISPENSER MAY ALSO BE LOCATED ABOVE THE GRAB BAR SO THE OUTLET OF THE DISPENSER SHALL BE 48\"/>



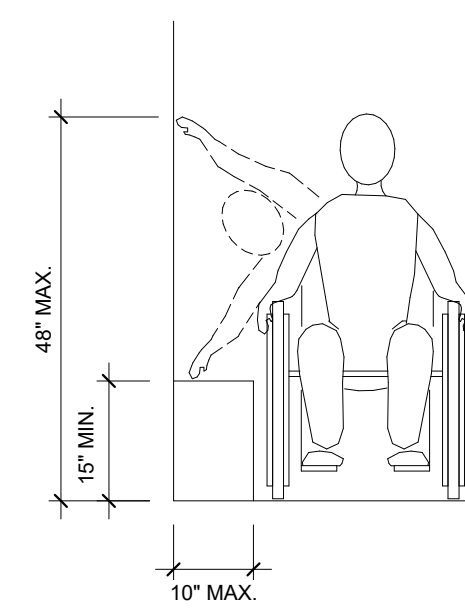
5 THRESHOLD PROFILES
1/2" = 1'-0"



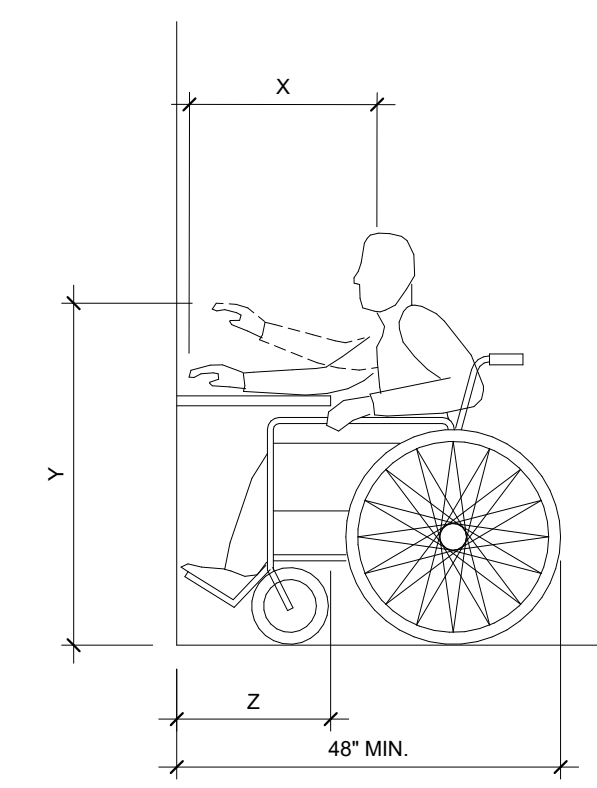
4 OBSTRUCTED SIDE REACH
1/2" = 1'-0"



3 UNOBSTRUCTED SIDE REACH
1/2" = 1'-0"

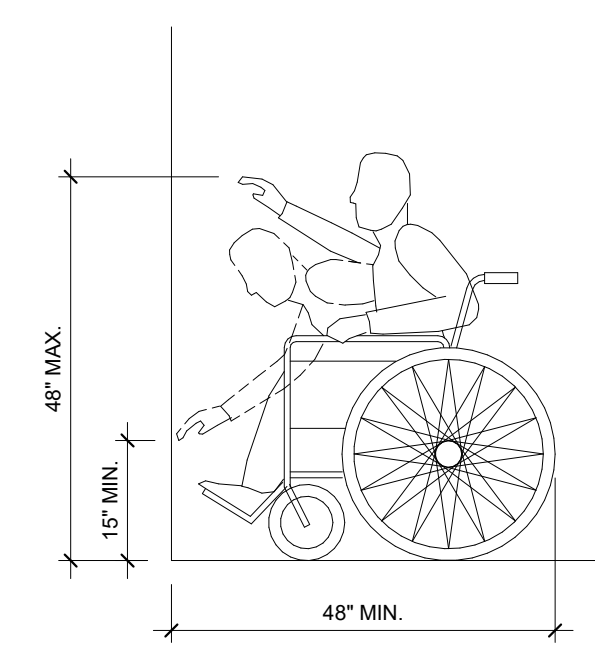


2 OBSTRUCTED FORWARD REACH
1/2" = 1'-0"



NOTES:
1. X SHALL BE <25 INCHES; Z SHALL BE >X.
2. WHEN X <20 INCHES, THEN Y SHALL BE 48 INCHES MAXIMUM.
3. WHEN X IS 20 TO 25 INCHES, THEN Y SHALL BE 44 INCHES MAXIMUM.

1 UNOBSTRUCTED FORWARD REACH
1/2" = 1'-0"



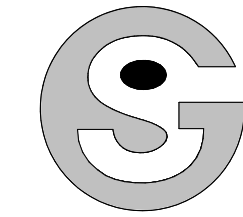
DRAWN BY:
E.A.D.
CHECKED BY:
K.D.
ISSUE DATE:
2023.03.13

REVISIONS:

NO.	DESCRIPTION

ACCESSIBILITY DETAILS

A0.20



Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goddensudik.com

5975 S. Quebec Street
Suite 250
Centennial, CO 80111

KEN CARYL RESTROOM
PARCELS A & B - JEFFERSON COUNTY, CO.

DRAWN BY:
E.A.D.
CHECKED BY:
K.D.
ISSUE DATE:
2023.03.13

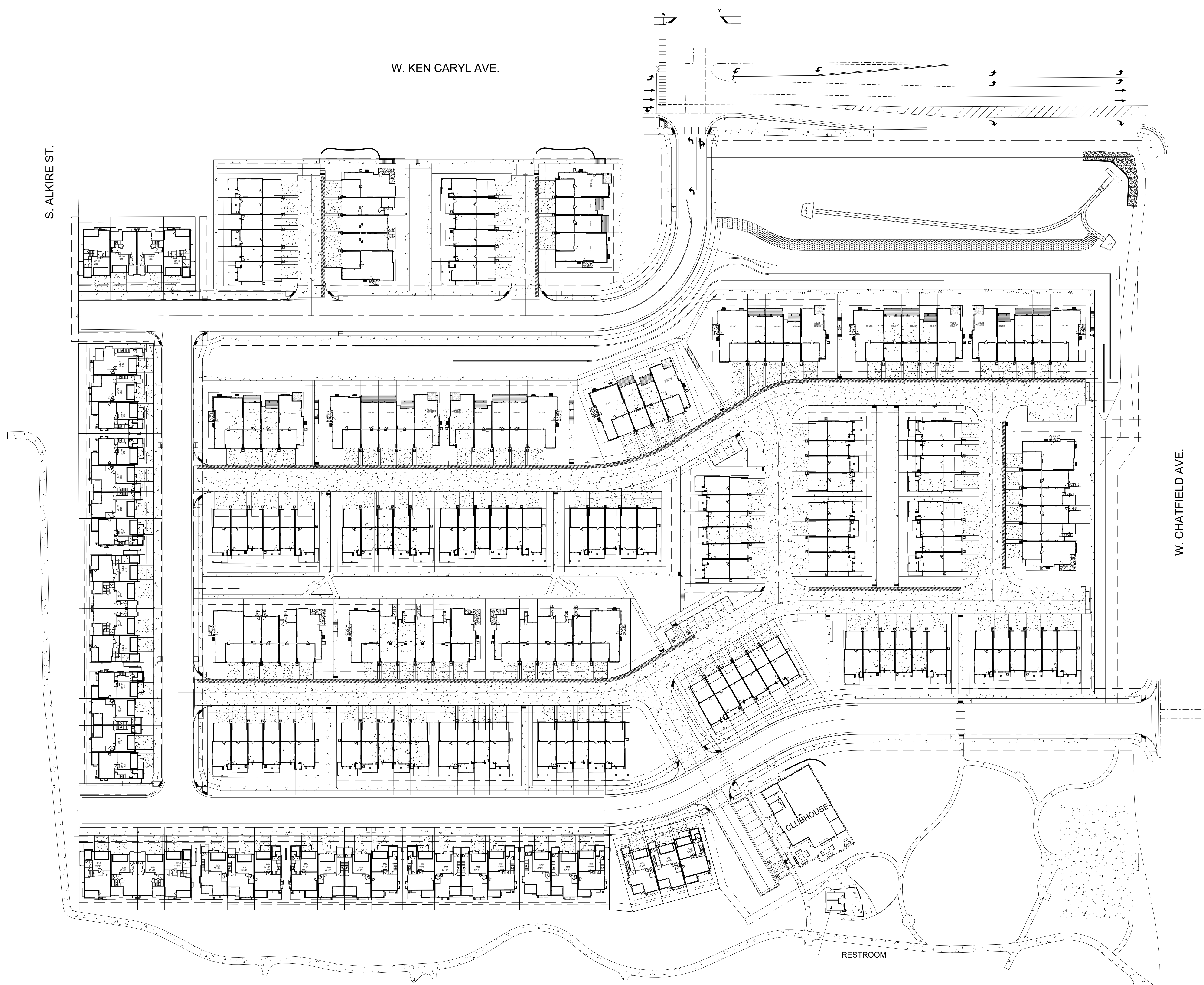
REVISIONS:

ARCHITECTURAL
SITE PLAN

A0.50

© Copyright 2019
Godden | Sudik Architects & Planners, Inc.

- SITE PLAN NOTES**
- REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION NOT SHOWN OR NOTED ON PLANS.
 - DIMENSIONS TAKE PRECEDENCE OVER DRAWING - DO NOT SCALE!
 - THE ARCHITECTURAL SITE PLAN IS INCLUDED TO GRAPHICALLY INDICATE APPROXIMATE LOCATIONS OF BUILDINGS, PARKING, AND BUILDING NUMBERS ONLY.
 - REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING, SIDEWALKS, MONUMENT, AND FENCE DESIGN.
 - REFER TO CIVIL ENGINEER'S DRAWINGS FOR HORIZONTAL, DIMENSIONAL CONTROLS, GRADING, FINISH FLOOR ELEVATIONS, BUILDING STEPPING, DRAINAGE, UTILITY EASEMENTS, AND ACCESSIBLE ROUTE LOCATIONS AND DETAILS.
 - REFER TO MEP ENGINEER'S DRAWINGS FOR THE LOCATIONS OF ALL METERS, PANELS, CLEANOUTS, TRANSFORMERS, AND PARKING LOT AND SITE LIGHTING.
 - SCUPPERS & DOWNSPOUTS ARE TO BE FIELD VERIFIED FOR LOCATION BY BUILDER. DOWNSPOUTS TO HAVE ADJUSTABLE EXTENDERS TO CARRY WATER MIN. 5'-0" AWAY FROM BUILDING OR AS RECOMMENDED BY SOILS REPORT, OR, WHERE APPLICABLE, CONNECT DIRECTLY TO THE STORM DRAIN SYSTEM. REFER TO CIVIL DRAWINGS FOR DETAILS AND LOCATIONS.
- ADA / ACCESSIBILITY NOTES**
- 2018 INTERNATIONAL BUILDING CODE
- ACCESSIBLE ROUTES**
- AT LEAST 60% OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE PER IBC 2018 SECTION 1105.1.
 - COMMON SPACES INTENDED FOR PUBLIC USE INCLUDING BUT NOT LIMITED TO CLUBHOUSES, FITNESS AREAS, MAIL, TRASH, AND STORAGE FACILITIES, MAINTENANCE BUILDINGS, AND OTHER AMENITY SPACES SHALL BE ACCESSIBLE PER IBC 2018 SECTION 1103 AND THE AMERICANS WITH DISABILITIES ACT.
 - AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED CONNECTING ACCESSIBLE BUILDINGS AND SITE FACILITIES WITH THE PRIMARY ENTRANCES OF EACH ACCESSIBLE DWELLING UNIT PER IBC 2018 SECTION 1107.4.
 - ALL ACCESSIBLE ROUTES MUST COMPLY WITH ICC/ANSI A117.1-2017 CHAPTER 4.
 - SLOPES GREATER THAN 1:20 ON ANY OF THE ACCESSIBLE ROUTES SHALL REQUIRE HANDRAILS COMPLYING WITH ICC/ANSI A117.1-2017 SECTION 405 & 505 AND NOT EXCEED A SLOPE OF 1:12.
- SIGNAGE - IBC 2018 SECTION 1111**
- 1111.1 SIGNS**
REQUIRED ACCESSIBLE ELEMENTS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT THE FOLLOWING LOCATIONS:
- ACCESSIBLE PARKING SPACES REQUIRED BY SECTIONS 1106.1 AND 1106.2, EXCEPT WHERE THE TOTAL NUMBER OF PARKING SPACES PROVIDED IS FOUR OR LESS.
 - ACCESSIBLE PASSENGER LOADING ZONES.
 - ACCESSIBLE ROOMS WHERE MULTIPLE SINGLE-USER TOILET OR BATHING ROOMS ARE CLUSTERED AT A SINGLE LOCATION.
 - ACCESSIBLE ENTRANCES WHERE NOT ALL ENTRANCES ARE ACCESSIBLE.
 - ACCESSIBLE CHECK-OUT AISLES WHERE NOT ALL AISLES ARE ACCESSIBLE.
 - FAMILY OR ASSISTED-USE TOILET AND BATHING ROOMS.
 - ACCESSIBLE DRESSING, FITTING AND LOCKER ROOMS WHERE NOT ALL SUCH ROOMS ARE ACCESSIBLE.
 - ACCESSIBLE AREAS OF REFUGE IN ACCORDANCE WITH SECTION 1009.9.
 - EXTERIOR AREAS FOR ASSISTED RESCUE IN ACCORDANCE WITH SECTION 1009.9.
 - IN RECREATIONAL FACILITIES, LOCKERS THAT ARE REQUIRED TO BE ACCESSIBLE IN ACCORDANCE WITH SECTION 1109.9.
- 1111.2 DIRECTIONAL SIGNAGE**
DIRECTIONAL SIGNAGE INDICATING THE ROUTE TO THE NEAREST LIKE ACCESSIBLE ELEMENT SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS. THESE DIRECTIONAL SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY:
- INACCESSIBLE BUILDING ENTRANCES.
 - INACCESSIBLE PUBLIC TOILETS AND BATHING FACILITIES.
 - ELEVATORS NOT SERVING AN ACCESSIBLE ROUTE.
 - AT EACH SEPARATE-SEX TOILET AND BATHING ROOM INDICATING THE LOCATION OF THE NEAREST FAMILY OR ASSISTED-USE TOILET OR BATHING ROOM WHERE PROVIDED IN ACCORDANCE WITH SECTION 1109.2.1.
 - AT EXITS AND EXIT STAIRWAYS SERVING A REQUIRED ACCESSIBLE SPACE, BUT NOT PROVIDING AN APPROVED ACCESSIBLE MEANS OF EGRESS, SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1009.10.
 - WHERE DRINKING FOUNTAINS FOR WHEELCHAIR AND STANDING USE ARE NOT LOCATED ADJACENT TO EACH OTHER, DIRECTIONAL SIGNAGE SHALL BE PROVIDED INDICATING THE LOCATION OF THE OTHER TYPE.
- 1111.3 OTHER SIGNS**
SIGNAGE INDICATING SPECIAL ACCESSIBILITY PROVISIONS SHALL BE PROVIDED AS SHOWN:
- EACH ASSEMBLY AREA REQUIRED TO COMPLY WITH SECTION 1108.2.7 SHALL PROVIDE A SIGN NOTIFYING PATRONS OF THE AVAILABILITY OF ASSISTIVE LISTENING SYSTEMS.
 - AT EACH DOOR TO AN AREA OF REFUGE PROVIDING DIRECT ACCESS TO A STAIRWAY, EXTERIOR AREA FOR ASSISTED RESCUE, EXIT STAIRWAY, EXIT PASSAGEWAY OR EXIT DISCHARGE, SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1013.4.
 - AT AREAS OF REFUGE, SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1009.11.
 - AT EXTERIOR AREAS FOR ASSISTED RESCUE, SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1009.11.
 - AT TWO-WAY COMMUNICATION SYSTEMS, SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1009.8.2.



1 SITE PLAN
1" = 50'-0"

ROOF VENTING CALCULATIONS	
ROOF 1:	TOTAL ROOF AREA = 916 SQ. FT. = 131,904 IN ²
	REQUIRED VENTILATION: 131,904/300 = 440 IN ² NET FREE AREA
	VENTILATION PROVIDED: AT ROOF: 4 VENTS @ 51 IN ² = 204 IN ²
	AT EAVE: 6 VENTS @ 42 IN ² = 252 IN ²
	TOTAL PROVIDED: 456 IN ²

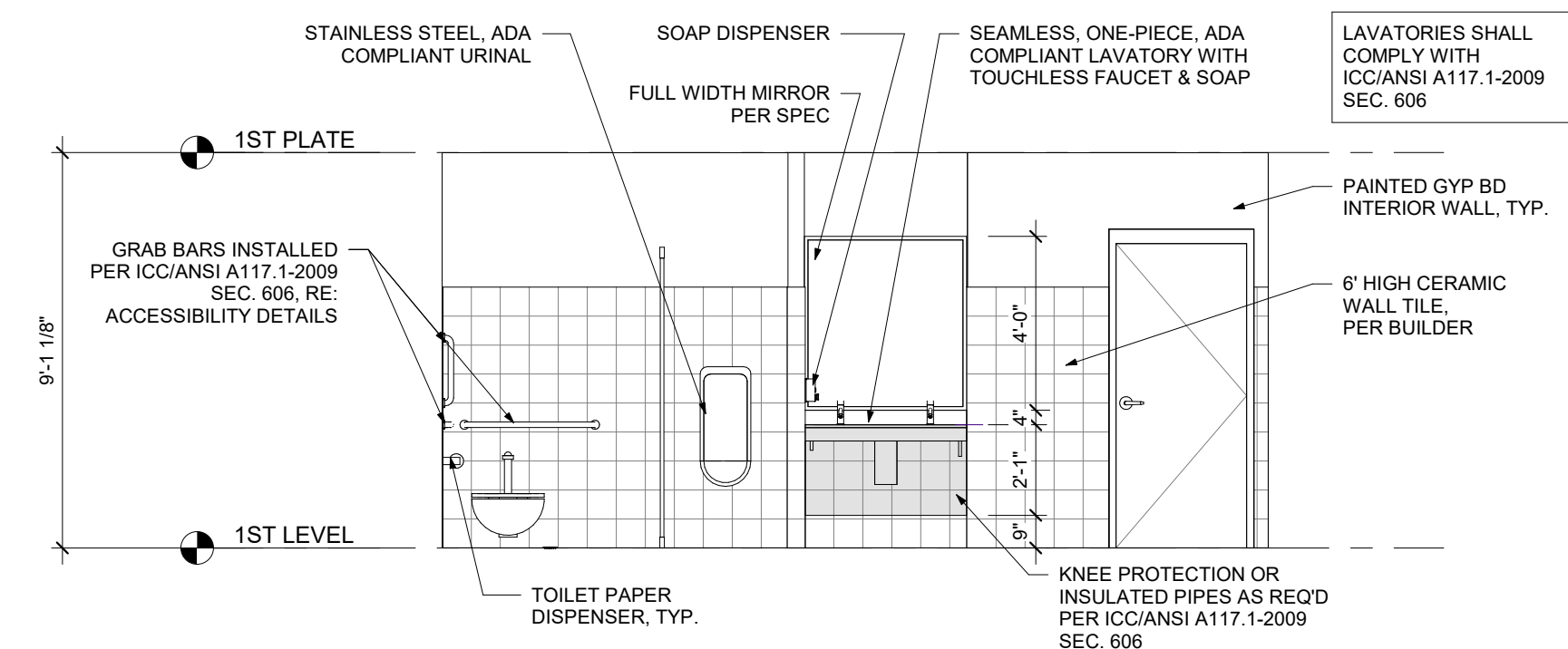
- ### BUILDING PLAN NOTES
- 2018 INTERNATIONAL BUILDING CODE
- BUILDING PLANS ARE SHOWN FOR OVERALL BUILDING CONFIGURATION AS WELL AS EXTERIOR AND CORE/SHELL INFORMATION. REFER TO UNIT PLANS FOR DETAILS OF INTERIOR UNIT WALLS AND ELEMENTS.
 - REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION NOT SHOWN OR NOTED ON PLANS.
 - REFER TO WALL AND FLOOR ASSEMBLY SHEETS FOR TYPICAL BUILDING ASSEMBLIES.
 - DIMENSIONS TAKE PRECEDENCE OVER DRAWING - DO NOT SCALE!
 - ALL NON-90° ANGLES ARE 45° U.N.O.
 - PROVIDE 4" MIN. DOOR JAMB CENTER WITH AN OPENING, (TYP. U.N.O.)
 - CHANGES IN LEVEL GREATER THAN 1/2" IN HEIGHT SHALL BE RAMPED AND SHALL COMPLY WITH ICC/ANSI A117.1-2009 SECTIONS 405 OR 406. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2 PER SECTION 303.3.
 - THE PRIMARY ENTRANCE TO BOTH THE TYPE 'A' AND 'B' UNITS SHALL BE LOCATED ON AN ACCESSIBLE ROUTE FROM PUBLIC OR COMMON AREAS PER ICC/ANSI A117.1-2009 SECTIONS 1003.2 AND 1004.2.
 - 2018 IBC SECTION 1010.1.9.5 - BOLT LOCKS: MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED.
 - PER 2018 IBC SECTION 1010.1.9 DOOR OPERATIONS - EXCEPT AS SPECIFICALLY PERMITTED BY THIS SECTION EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
 - NOTE REGARDING EXIT DOORS: INSTALL PANIC AND FIRE HARDWARE ON REQUIRED EXIT DOORS PER 2015 IBC SECTION 1010.1.10.1. THE ACTUATING PORTION OF THE RELEASING DEVICE SHALL EXTEND AT LEAST ONE-HALF OF THE DOOR LEAF WIDTH AND THE MAXIMUM UNLATCHING FORCE SHALL NOT EXCEED 15 POUNDS.
 - PROVIDE ATTIC ACCESS WITH AN OPENING NOT LESS THAN 20" X 30" TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30". A 30" MIN. CLEAR HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE ACCESS OPENING PER 2015 IBC SECTION 1208.2. ACCESS DOORS SHALL BE 1 HOUR RATED, LOCATED AT THE TOP OF EACH STAIR LANDING OR WHERE OTHERWISE SHOWN.
 - FIRE RATED ASSEMBLIES MUST CONTINUE UNINTERRUPTED AT ALL LOCATIONS PER IBC AND LOCAL CODES.
 - FIREBLOCKING SHALL BE PROVIDED WITHIN STUD WALLS AT 10' INTERVALS AND VERTICALLY AT THE FLOOR AND CEILING LEVELS PER 2018 IBC SECTION 718.2.2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES PER SECTION 718.2.3. AT STAIRWAYS PER SECTION 718.2.4. AT FLOOR AND CEILING PENETRATIONS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES PER SECTION 718.2.5. AND WITHIN CONCEALED SLEEPER-TYPE FLOOR SYSTEMS PER SECTION 718.2.7. RE: ROOF PLANS FOR DRAFTSTOPPING REQUIREMENTS IN ATTICS.
 - ALL EXTERIOR OPENINGS OR WALL PENETRATIONS EXPOSED TO WEATHER ARE TO BE FLASHED AND FILLED WITH SEALANT TO PREVENT MOISTURE AND AIR INFILTRATION. PROVIDE ALL FLASHING AND COUNTER-FLASHING ITEMS AS INDICATED AND AS REQUIRED TO MAKE THE COMPLETED WORK WATERPROOF. FLASHING SHALL BE BRAKE FORMED TO SHARP LINES AND FITTED TO DETAILS. FLASH AND COUNTER-FLASH AT ALL ROOF TO WALL CONDITIONS. G.I. FLASH AND CALK WOOD BEAMS AND LOCKOUTS PROJECTING THROUGH EXTERIOR WALLS OR ROOF SURFACES. FLASH ALL EXTERIOR DOOR AND WINDOW OPENINGS WITH MANUFACTURER'S APPROVED METHODS AND MATERIALS. RE: 2018 IBC SECTION 1404.4.
 - SLOPE ALL CONCRETE EXTERIOR FLATWORK 1/8" PER FOOT (MIN.) AWAY FROM THE STRUCTURE TO PROVIDE PROPER DRAINAGE PER 2018 IBC SECTION 1904.4.

- ### ROOF VENTING NOTES
- 2018 INTERNATIONAL BUILDING CODE
- REFER TO GENERAL ROOF NOTES FOR ADDITIONAL INFORMATION NOT SHOWN OR NOTED ON PLANS.
 - VENTILATION REQUIRED: ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16" MIN. AND 1/4" MAX. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4" SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING OR SIMILAR MATERIAL W/ OPENINGS HAVING A LEAST DIMENSION OF 1/16" MIN. AND 1/4" MAX. PER 2018 IBC SECTION 1202.2.2.
 - MINIMUM VENT AREA: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/500 OF THE AREA OF THE VENTED SPACE. REDUCTION OF THE MINIMUM NET FREE VENTILATING AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS, PER 2018 IBC SECTION 1202.2.1.
 - VENT AND INSULATION CLEARANCE: ROOF VENT LOCATIONS TO BE COORDINATED WITH TRUSSES SO AS NOT TO BLOCK THE FREE FLOW OF AIR AND REDUCE THE NET FREE AREA. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1" SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT PER 2018 IBC SECTION 1202.2.1.
 - INSULATION BAFFLES: WHERE SOFFIT VENTS ARE INDICATED, INSTALL INSULATION BAFFLES TO PROVIDE CLEAR AIR SPACE AS REQUIRED PER SECTION 1108. RE: FLASHING DETAILS FOR ADDITIONAL INFORMATION.
 - LIMIT ROOF VENTS TO NO MORE THAN TWO OPENINGS PER ROOF SHEATHING PANEL WITH NO TWO OPENINGS IN THE SAME PANEL BETWEEN THE SAME TRUSSES.
 - UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES PERMITTED PER 2018 IBC SECTION 1202.3.

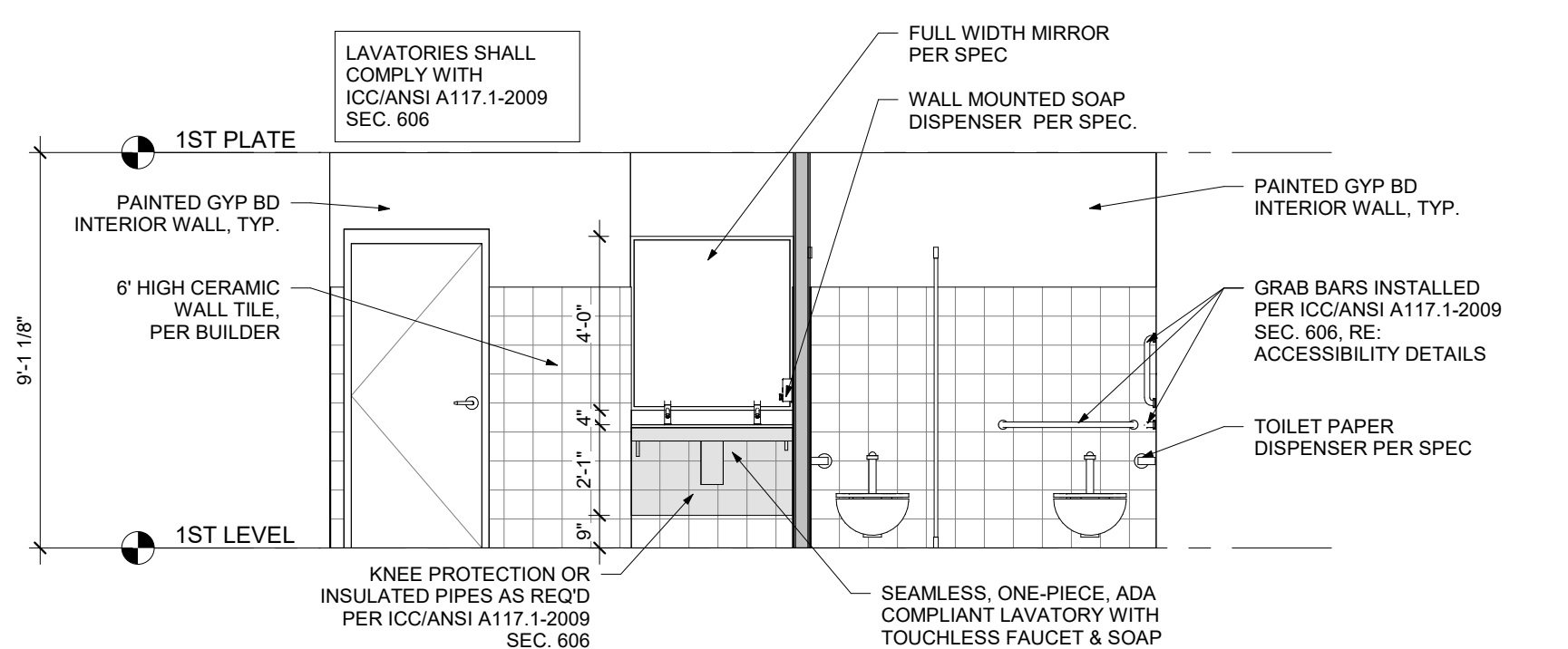
- ### ROOF PLAN NOTES
- 2018 INTERNATIONAL BUILDING CODE
- REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION NOT SHOWN OR NOTED ON PLANS.
 - ALL OVERHANGS ARE MEASURED HORIZONTALLY FROM FACE OF FRAME TO END OF TRUSS/RAFTER. RE: DETAILS. ALL SOFFITS ARE TO BE FLAT, U.N.O.
 - ALL TRUSSES TO BE FABRICATED AND DESIGNED UNDER THE SUPERVISION OF A COLORADO LICENSED STRUCTURAL ENGINEER.
 - ALL OVERFRAMING TO BEAR DIRECTLY ON TRUSSES OR OVER SOLID, IMMEDIATE BLOCKING BETWEEN TRUSSES. PROVIDE CUTOUTS IN AREAS OF OVERFRAMING TO CONNECT ROOF AREAS.
 - PROVIDE ROOF VENTS AND / OR SOFFIT VENTS TO PROVIDE ATTIC VENTILATION AS REQUIRED PER 2018 IBC SECTION 1202. RE: ROOF VENTING NOTES AND CALCULATIONS.
 - WATERPROOFING OF OPENINGS AT THE ROOF: AROUND VENT PIPES, AND AT EXTERIOR WALLS SHALL BE MADE WATER TIGHT PER 2018 IBC SECTION 305.5.
 - THE ANNUAL SPACE BETWEEN PENETRATIONS OF PIPES AND SIMILAR AND ALL OPENINGS IN A BUILDING ENVELOPE WALL, FLOOR, OR CEILING ASSEMBLY SHALL BE SEALED PER 2018 IBC SECTION 315. WHERE APPLICABLE, PENETRATIONS IN FIRE-RATED ASSEMBLIES SHALL BE SEALED IN ACCORDANCE WITH 2018 IBC SECTION 714.
 - PIPES AND VENTS SHALL BE PAINTED TO MATCH ADJACENT MATERIALS.
 - ROOF ASSEMBLIES PER 2018 IBC CHAPTER 15: ROOF ASSEMBLIES SHALL PROVIDE A WEATHER RESISTANT ROOF SYSTEM AND SHALL INCLUDE WEATHER PROTECTION PER 2018 IBC SECTION 1503 AND ROOF COVERINGS PER SECTION 1507. RE: FLASHING DETAILS FOR ADDITIONAL INFORMATION.
 - CRICKETS AND SADDLES SHALL BE INSTALLED AT THE REQUIRED LOCATIONS PER 2018 IBC SECTION 1503.5. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERINGS. PROVIDE APPROPRIATE UNDERLAYMENT AS APPLICABLE TO THE CRICKET OR SADDLE SLOPE.
 - LOW SLOPE ROOFS - ASPHALT SHINGLES: ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF 2:12 OR GREATER. DOUBLE UNDERLAYMENT SHALL BE PROVIDED AT ROOF SLOPES FROM 2:12 TO LESS THAN 4:12. PER 2018 IBC TABLE 1507.1.1(2).
 - AN ICE BARRIER SHALL BE INSTALLED AT EAVES, EXTENDING FROM THE LOWEST EDGE TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL PER 2018 IBC SECTION 1507.1.2 OR AS REQUIRED BY LOCAL AMENDMENTS.
 - ROOF DRAINAGE PER 2018 IBC SECTION 1106: SIZE OF GUTTERS, DOWNSPOUTS, AND SCUPPERS PER BUILDER'S SPECIFICATION, SHALL BE IN COMPLIANCE WITH SECTION 1106 BASED ON THE RAINFALL RATE AND CALCULATED AREA BEING DRAINED. WHERE APPLICABLE, SECONDARY DRAINS OR SCUPPERS SHALL BE PROVIDED PER SECTION 1108.
 - SCUPPERS & DOWNSPOUTS ARE TO BE FIELD VERIFIED FOR LOCATION BY BUILDER. DOWNSPOUTS TO HAVE ADJUSTABLE EXTENDERS TO CARRY WATER MIN. 5'-0" AWAY FROM BUILDING OR AS RECOMMENDED BY SOILS REPORT, OR, WHERE APPLICABLE, CONNECT DIRECTLY TO THE STORM DRAIN SYSTEM. REFER TO CIVIL DRAWINGS FOR DETAILS AND LOCATIONS.
 - DRAFTSTOPPING SHALL BE PROVIDED IN ATTICS AND CONCEALED ROOF SPACES PER 2018 IBC SECTION 718.4. INSTALL IN LOCATIONS AS SHOWN IN PLAN. IN LINE WITH DWELLING UNIT SEPARATION WALLS, CORRIDORS, AND SUBDIVIDING THE ATTIC SPACE INTO AREAS NOT EXCEEDING 3,000 SQUARE FEET OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER. OPENINGS IN DRAFTSTOPS SHALL BE PROTECTED BY SELF-CLOSING DOORS PER CODE.
 - UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES PER 2018 IBC SECTION 1202.3: UNVENTED ATTIC ASSEMBLIES SPACES BETWEEN THE CEILING JOISTS OF THE TOP STORY AND THE ROOF SHEATHING SHALL BE PERMITTED IF ALL OF THE FOLLOWING CONDITIONS ARE MET:
 - THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
 - NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY.
 - WHERE WOOD SHINGLES OR SHAKES ARE USED, A MINIMUM 1/4" VENTED AIRSPACE SEPARATES THE SHINGLES OR SHAKES AND THE ROOFING UNDERLAYMENT ABOVE THE STRUCTURAL SHEATHING.
 - IN CLIMATE ZONES 5, 6, 7, AND 8, ANY AIR-IMPERMEABLE INSULATION SHALL BE A CLASS II VAPOR RETARDER OR SHALL HAVE A CLASS II VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION.
 - INSULATION SHALL BE LOCATED IN ACCORDANCE WITH ITEMS 5.1 AND 5.2:
 - 5.1 EITHER ITEMS 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET. DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING.
 - 5.2 WHERE PERFORMED INSULATION BOARD IS USED AS THE AIR-IMPERMEABLE LAYER, IT SHALL BE SEALED AT THE PERIMETER OF EACH INDIVIDUAL SHEET INTERIOR SURFACE TO FORM A CONTINUOUS LAYER.

DOOR SCHEDULE

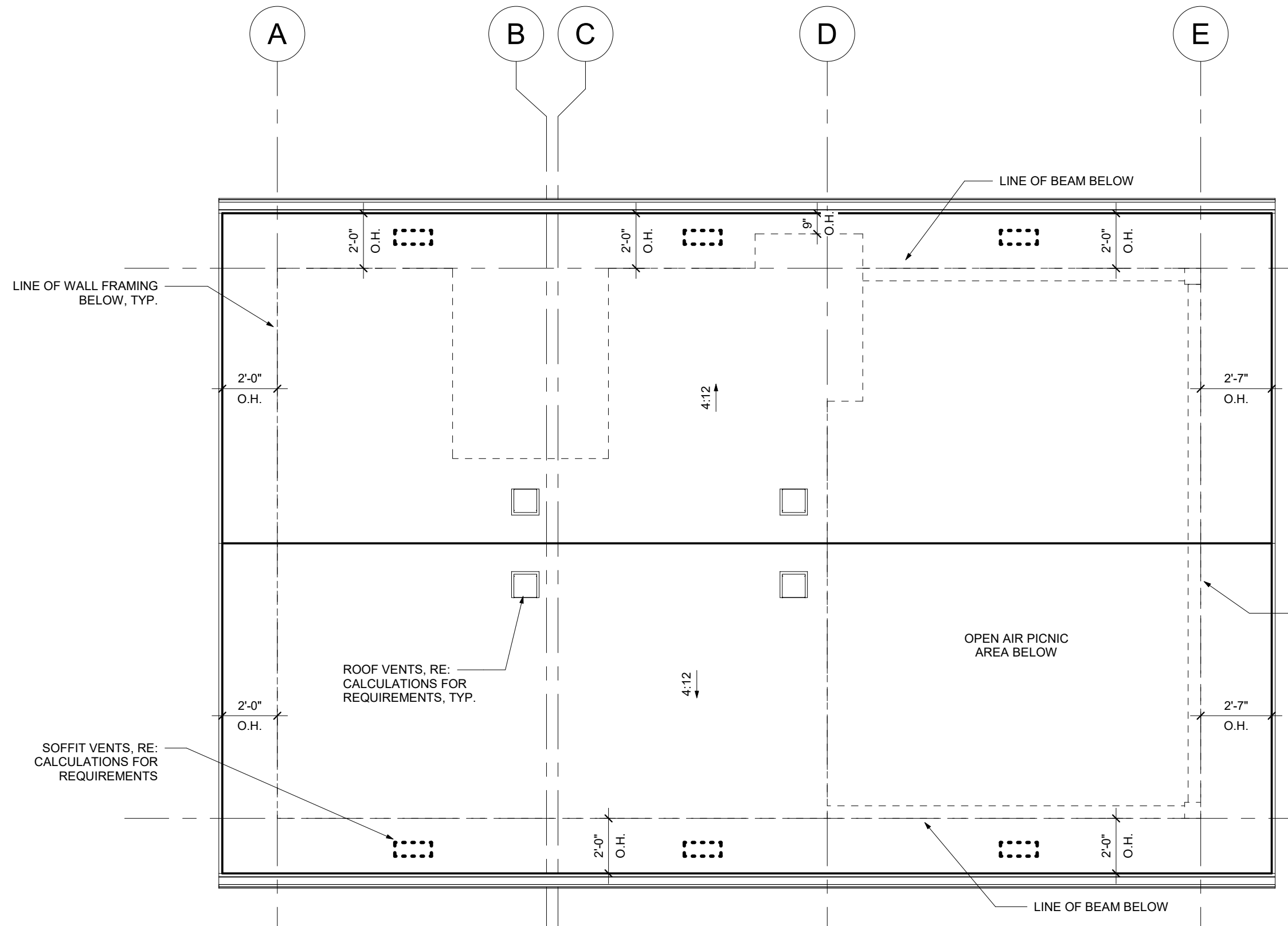
DOOR #	DOOR SIZE		DOOR TYPE	DOOR HARDWARE		COMMENTS
	WIDTH	HEIGHT		LOCK FUNCTION	CLOSER	
101	3'-0"	7'-0"	HOLLOW CORE INSULATED METAL	STOREROOM	YES	GOKEYLESS - TRILOGY DL4100 ELECTRIC LOCK W/PRIVACY & LOCKOUT (SATIN CHROME)
102	3'-0"	7'-0"	HOLLOW CORE INSULATED METAL	STOREROOM	YES	GOKEYLESS - TRILOGY DL4100 ELECTRIC LOCK W/PRIVACY & LOCKOUT (SATIN CHROME)
103	3'-0"	7'-0"	HOLLOW CORE INSULATED METAL	STOREROOM	NO	STANDARD LOK W/KEY ACCESS - BY BUILDER



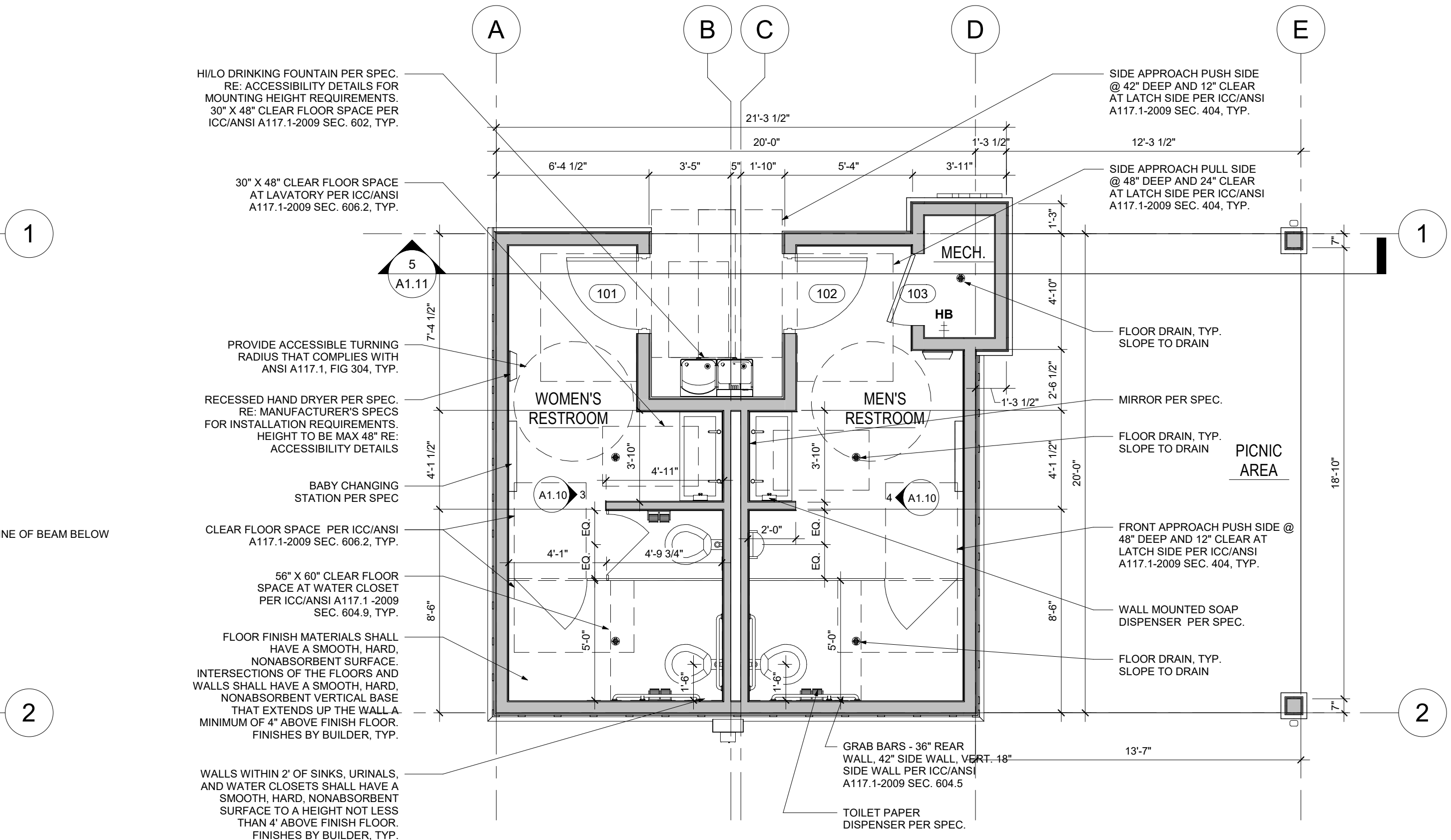
4 MEN'S RESTROOM ELEVATION
1/4" = 1'-0"



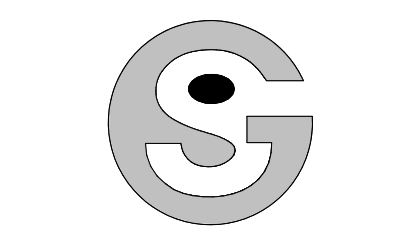
3 WOMEN'S RESTROOM ELEVATION
1/4" = 1'-0"



2 RESTROOM BUILDING ROOF PLAN
1/4" = 1'-0"



1 RESTROOM BUILDING FLOOR PLAN
1/4" = 1'-0"



Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goddensudik.com

5975 S. Quebec Street
Suite 250
Centennial, CO 80111

KEN CARYL RESTROOM
PARCELS A & B - JEFFERSON COUNTY, CO.

NOT FOR CONSTRUCTION

DRAWN BY:
E.A.D.

CHECKED BY:
K.D.

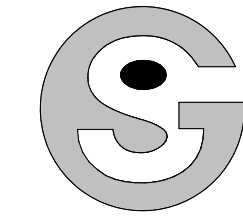
ISSUE DATE:
2023.03.13

REVISIONS:

NO.	DESCRIPTION

BUILDING PLANS / INTERIOR ELEVATIONS

A1.10



Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goddensudik.com

5975 S. Quebec Street
Suite 250
Centennial, CO 80111

KEN CARYL RESTROOM
PARCELS A & B - JEFFERSON COUNTY, CO.

DRAWN BY:
E.A.D.
CHECKED BY:
K.D.
ISSUE DATE:
2023.03.13

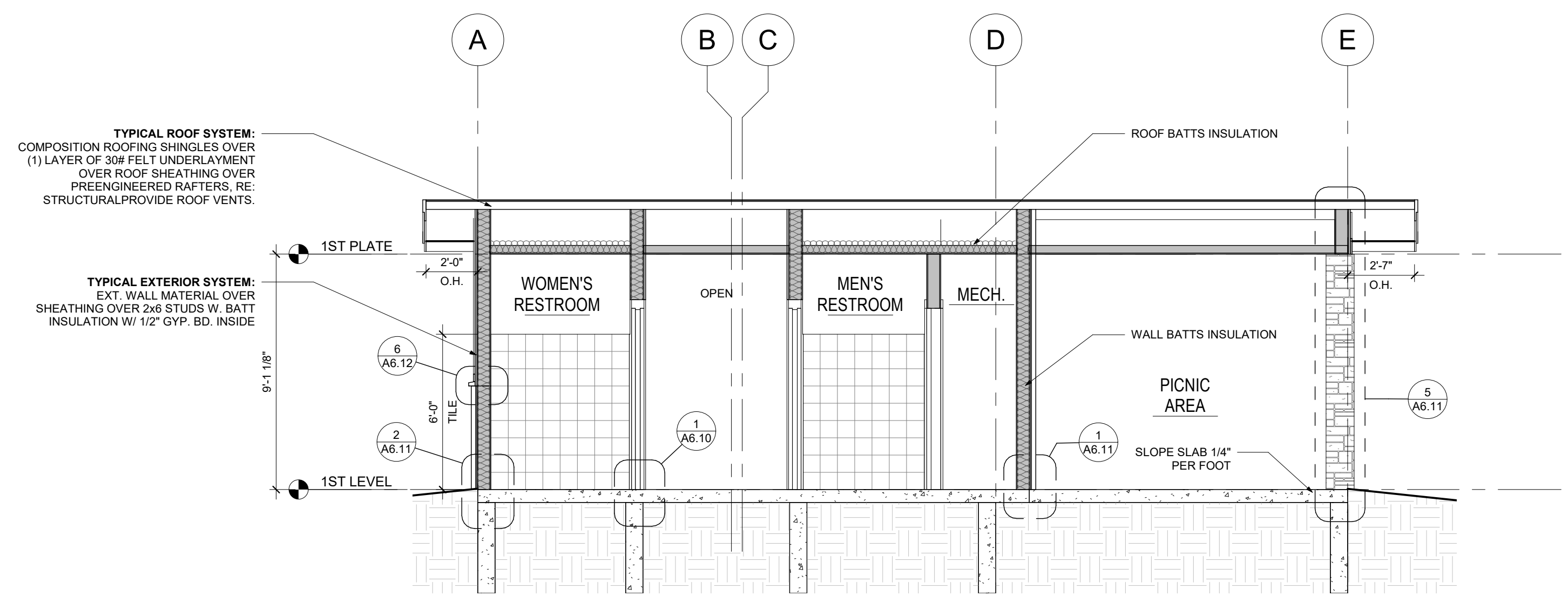
REVISIONS:

EXTERIOR
ELEVATIONS /
SECTIONS

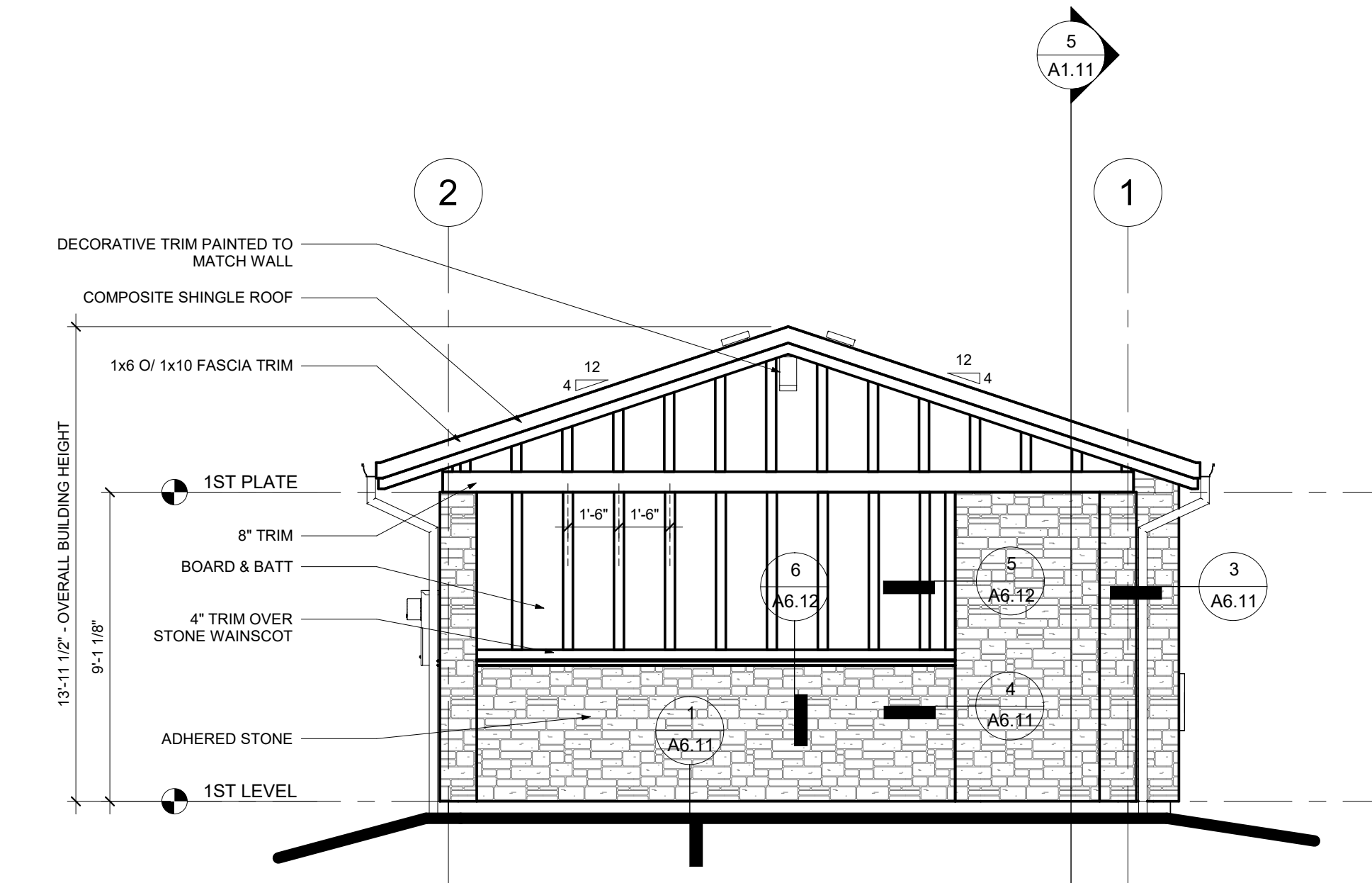
A1.11

- ELEVATION NOTES**
- 2018 INTERNATIONAL BUILDING CODE
- REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION NOT SHOWN OR NOTED ON ELEVATIONS.
 - REFER TO BUILDING SECTIONS FOR ADDITIONAL WALL CONSTRUCTION, PLATE HEIGHTS, AND NOTES.
 - ALL OVERHANGS ARE MEASURED HORIZONTALLY FROM FACE OF FRAME TO END OF TRUSS/RAFTER, RE: DETAILS.
 - REFER TO PLANS AND DETAILS FOR FIRE RATED ASSEMBLY LOCATIONS, PER LOT SPECIFIC CONDITION.
 - THE ANNULAR SPACE BETWEEN PENETRATIONS OF PIPES AND SIMILAR AND ALL OPENINGS IN A BUILDING ENVELOPE WALL, FLOOR, OR CEILING ASSEMBLY SHALL BE SEALED PER IPC. WHERE APPLICABLE, PENETRATIONS IN FIRE-RATED ASSEMBLIES SHALL BE SEALED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IBC.
 - WATERPROOFING OF OPENINGS AT THE ROOF, AROUND VENT PIPES, AND AT EXTERIOR WALLS SHALL BE MADE WATER TIGHT PER IPC.
 - PIPES AND VENTS SHALL BE PAINTED TO MATCH ADJACENT MATERIALS.
 - SCUPPERS & DOWNSPOUTS ARE TO BE FIELD VERIFIED FOR LOCATION BY BUILDER. DOWNSPOUTS TO HAVE ADJUSTABLE EXTENDERS TO CARRY WATER MIN. 5'-0" AWAY FROM BUILDING OR AS RECOMMENDED BY SOILS REPORT, OR, WHERE APPLICABLE, CONNECT DIRECTLY TO THE STORM DRAIN SYSTEM. REFER TO CIVIL DRAWINGS FOR DETAILS AND LOCATIONS.
 - EXTERIOR COVERING PER 2018 IBC SECTION 1402: EXTERIOR WALL ASSEMBLIES SHALL PROVIDE THE BUILDING WITH A WEATHER RESISTANT EXTERIOR WALL ENVELOPE AND SHALL INCLUDE FLASHING PER SEC. 1403.2. RE: DETAILS FOR ADDITIONAL INFORMATION.
 - HEIGHT ABOVE FINISHED GRADE (FOUNDATIONS): FOUNDATION WALLS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS A MINIMUM OF 4" WHERE MASONRY VENEER IS USED AND A MINIMUM OF 6" ELSEWHERE.
 - CLEARANCE TO GRADE: UNLESS NOTED OTHERWISE OR WHEN DIRECTED PER MANUFACTURER'S INSTALLATION REQUIREMENTS, EXTERIOR WALL CLADDINGS SHALL BE ELEVATED FROM ADJACENT FINISHED GRADE A MINIMUM OF 4" FOR BEARING AND ADHERED MASONRY VENEERS AND A MINIMUM OF 8" FOR OTHER WALL CLADDINGS. EXTERIOR WALL CLADDINGS SHALL BE ELEVATED FROM ADJACENT FLATWORK OR ROOF SURFACES A MINIMUM OF 2".

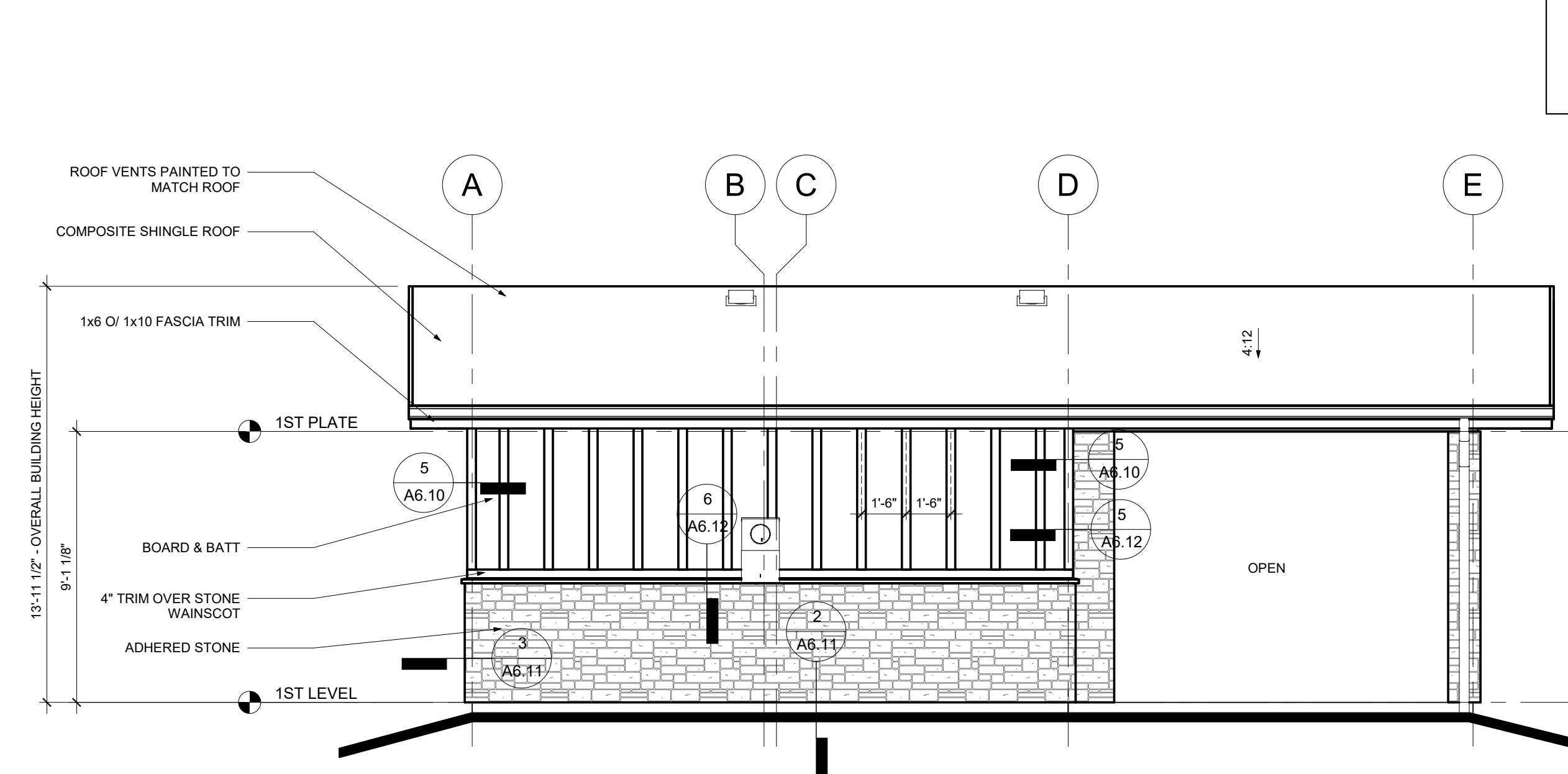
- BUILDING SECTION NOTES**
- 2018 INTERNATIONAL BUILDING CODE
- SECTIONS ARE SHOWN FOR OVERALL VERTICAL BUILDING CONFIGURATION AS WELL AS EXTERIOR AND CORE/SHELL INFORMATION. REFER TO UNIT PLANS, BUILDING PLANS AND DETAILS FOR INFORMATION REGARDING INTERIOR UNIT WALLS AND ELEMENTS.
 - RE: "GENERAL NOTES", FLOOR PLANS, ROOF PLANS, AND ELEVATIONS FOR ADDITIONAL INFORMATION.
 - RE: 2018 IBC SECTION 1604 FOR GENERAL DESIGN REQUIREMENTS.
 - REFER TO ELEVATIONS FOR ADDITIONAL WALL AND PLATE HEIGHTS.
 - TYPICAL SLAB ON GRADE FLOOR: POST-TENSIONED CONCRETE SLAB ON GRADE OVER CONTINUOUS VAPOR BARRIER PER SOILS REPORT & STRUCTURAL ENGINEER RECOMMENDATIONS & 2018 IBC SECTION 1202. UNDERSLAB VAPOR BARRIERS VAPOR RETARDERS SHALL BE INSTALLED ON MIN. 4" GRANULAR FILL BELOW SLABS ON GRADE OR ON THE CRAWLSPACE FLOOR. THE MEMBRANE SHALL HAVE A PERMEANCE OF LESS THAN 0.3 PERM, WITH A THICKNESS OF MIN. 10 MILS. ADJACENT MATERIALS.
 - WATER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN 2018 IBC SECTION 1402.2, AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL COMPLY WITH 2018 IBC SECTION 2510.1.1 OR 2510.6.2.
 - RE: 2018 IBC SECTION 1808 FOR FOUNDATION REQUIREMENTS: STRUCTURAL CONSULTANT DRAWINGS FOR FOOTING AND FOUNDATION DESIGN AND REINFORCEMENT, FRAMING AND FASTENER DESIGN, LATERAL LOAD REQUIREMENTS, FLOOR AND ROOF SHEATHING AND DIAPHRAGMS AS MAY APPLY.
 - SILL PLATE: INSTALL TREATED 2x SILL PLATE ON AN APPROVED AIR SILL GASKET OR SILL SEALER, LEVEL, SQUARE, AND FASTEN AS REQUIRED. RE: STRUCTURAL.
 - GARAGE SLAB: REINFORCED. VERIFY THICKNESS PER STRUCTURAL. SLOPE 1/4" PER FOOT MIN. TOWARDS OVERHEAD DOORS. PROVIDE PERIMETER EXPANSION JOINTS.
 - CONCRETE PORCH/PATIO SLAB: CONCRETE W/ TURNED DOWN EDGE (RE: STRUCTURAL). PROVIDE CONCRETE STEPS TO GRADE (FIELD VERIFY). WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION, PROVIDE APPROVED CORROSION-RESISTANT FLASHING (IN COMPLIANCE WITH ANA 111) TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SLOPE MIN. 1/4" PER FOOT AWAY FROM BUILDING.
 - FIRE PROTECTION OF FLOORS: FLOOR ASSEMBLIES SEPARATING DWELLING UNITS, SLEEPING UNITS, AND FLOORS SEPARATING SLEEPING UNITS FROM OTHER OCCUPANCIES SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH 2018 IBC SECTION 711.
 - TYPICAL FLOOR SYSTEM: T&G FLOOR SHEATHING GLUED AND FASTENED ON WOOD TRUSSES OR FLOOR JOISTS. RE: STRUCTURAL FOR SIZES, ALTERNATE FRAMING TYPES, SPACING, AND SPECIFICATIONS.
 - RE: STRUCTURAL FOR FLOOR SYSTEMS AT STAIR LANDINGS, HABITABLE ATTIC SPACES, ATTIC FLOOR SUPPORTING MECHANICAL, STORAGE, OR SIMILAR.
 - INTERIOR WALLS: BEARING AND NON-BEARING WALLS - 2x4 WOOD STUDS UNLESS DIMENSIONED OR NOTED OTHERWISE. FOUNDATION AND BASEMENT FLOOR DESIGN MAY REQUIRE FLOATING WALLS - RE: STRUCTURAL FOR DESIGN SPECIFICATIONS.
 - INSTALL 1/2" GYPSUM BOARD AND SEALED AIR BARRIER TO INTERIOR SIDE OF EXTERIOR WALLS IN THE BUILDING THERMAL ENVELOPE AND/ OR AT WALLS ADJACENT TO THERMAL ENVELOPE.
 - INTERIOR FINISHED MATERIALS:
 - INTERIOR WALL FINISHES PER 2018 IBC SECTION 803
 - CEILING FINISHES PER 2018 IBC SECTION 803
 - PROVIDE INSULATION PER ENERGY REPORT AT THE WARM IN-WINTER SIDE OF THE WALL STUD CAVITIES THAT COMPRISE THE BUILDING THERMAL ENVELOPE. IN FLOOR SYSTEMS ABOVE GARAGE, DROP SOFFITS FOR MECHANICAL AND PLUMBING LINES AS NECESSARY.
 - PROVIDE VAPOR RETARDER ON THE INTERIOR SIDE OF EXTERIOR WALLS AS REQUIRED, PER 2018 IBC SECTION 1404.3
 - EXTERIOR WALLS PER 2018 IBC CHAPTERS 14 AND 23: 2x6 WOOD STUDS, W/ WALL SHEATHINGS UNLESS DIMENSIONED OR NOTED OTHERWISE. RE: STRUCTURAL FOR DESIGN SPECIFICATIONS.
 - FIRE-RESISTANT CONSTRUCTION OF EXTERIOR WALLS PER 2018 IBC SECTIONS 705 AND 1405 AND MUNICIPALITY REQUIREMENTS.
 - EXTERIOR COVERS PER 2018 IBC SECTION 1404 AND CHAPTER 23:
 - (1) LAYER OF A WATER-RESISTIVE BARRIER (WRB) MATERIAL TO THE OUTSIDE OF ALL EXTERIOR WALL AND GABLE END TRUSS SHEATHING PER 2018 IBC SECTION 1402.5 APPLIED FOR:
 - WOOD, HARDBOARD, AND WOOD STRUCTURAL PANEL PER 2018 IBC SECTION 1403.3
 - FIBER CEMENT SIDING PER 2018 IBC TABLE 1404.2
 - STONE AND MASONRY VENEER PER 2018 IBC SECTION 1404.6 AND 1404.7
 - STUCCO PER 2018 IBC SECTION 1407.
 - EXTERIOR WALL ASSEMBLIES SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE AND SHALL INCLUDE FLASHING PER 2018 IBC SECTION 1404.4. RE: FLASHING DETAILS.
 - ROOF-CEILING CONSTRUCTION PER 2018 IBC CHAPTER 6, CHAPTER 7, AND CHAPTER 23:
 - PROVIDE LOAD-BEARING DIMENSION LUMBER FOR TRUSSES, RAFTERS, AND CEILING JOISTS PER 2018 IBC INTERIOR SURFACE (CEILING); 1/2" S&G RESISTANT OR 5/8" GYP. BD. AS REQUIRED PER 2018 IBC CHAPTER 25
 - TYPICAL ROOF SYSTEM - ROOF SHEATHING PER 2018 IBC CHAPTER 15, FASTENED TO PRE-ENGINEERED TRUSSES PER MANUFACTURER AND 2018 IBC CHAPTER 23. RE: STRUCTURAL FOR ALTERNATE FRAMING TYPES, SPACING, AND SPECIFICATIONS. PROVIDE ADEQUATE CUT-OUTS IN SHEATHING AT OVER-FRAMED ROOF LOCATIONS FOR VENTILATION.
 - TYPICAL ROOF SYSTEM - COMPOSITION ROOFING SHINGLES (TYP.) OVER ROOF UNDERLAYMENT W/ ICE & WATER SHIELD PER 2018 IBC SECTION 1507
 - ROOF ASSEMBLIES PER 2018 IBC CHAPTER 15: WEATHER PROTECTION OF ROOF DECKS PER 2018 IBC CHAPTER 15. INSTALL FLASHING TO PREVENT MOISTURE ENTERING THE WALL AND ROOF PLANES PER 2018 IBC SECTION 1507.



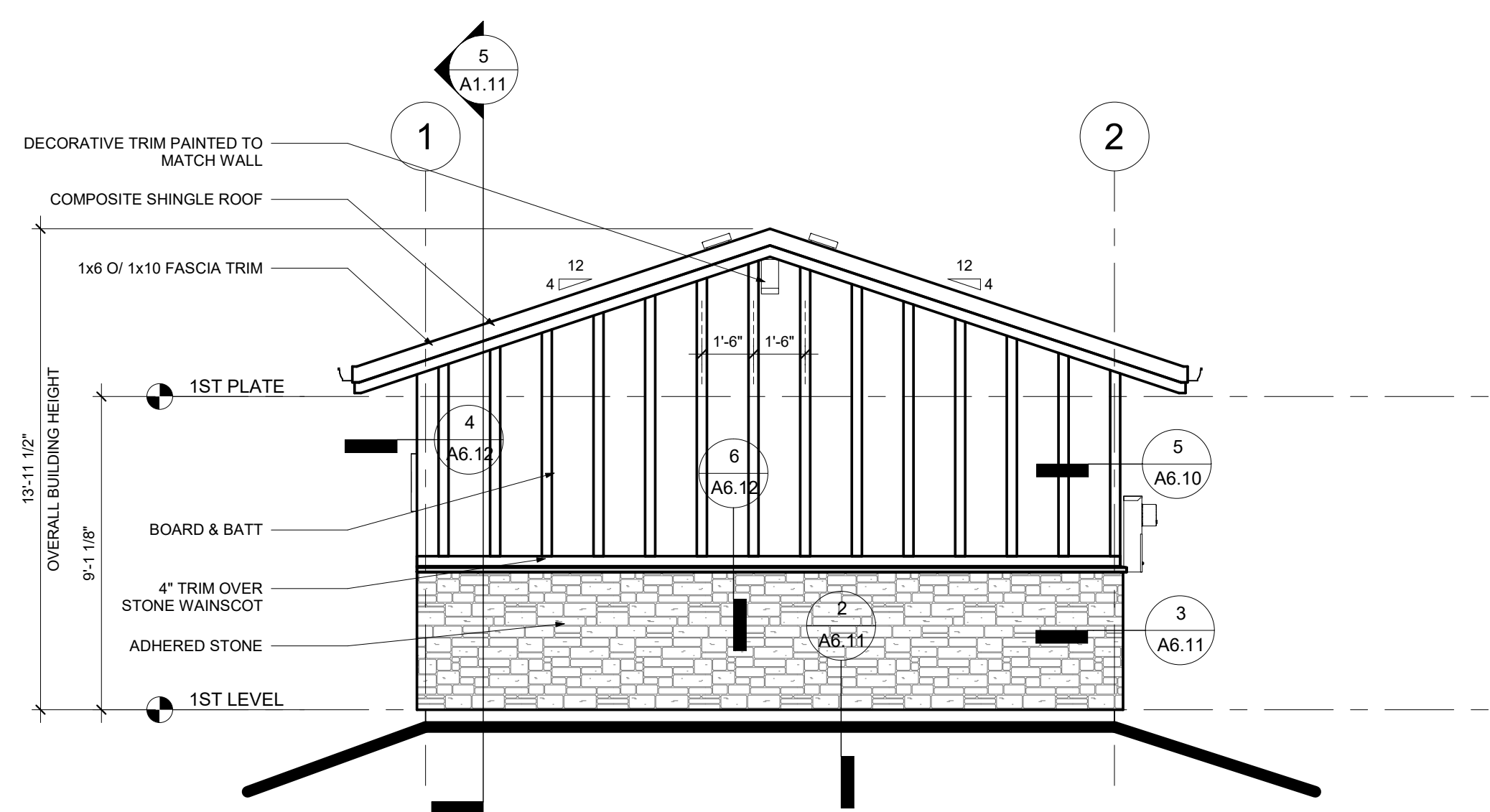
5 RESTROOM BUILDING SECTION
1/4" = 1'-0"



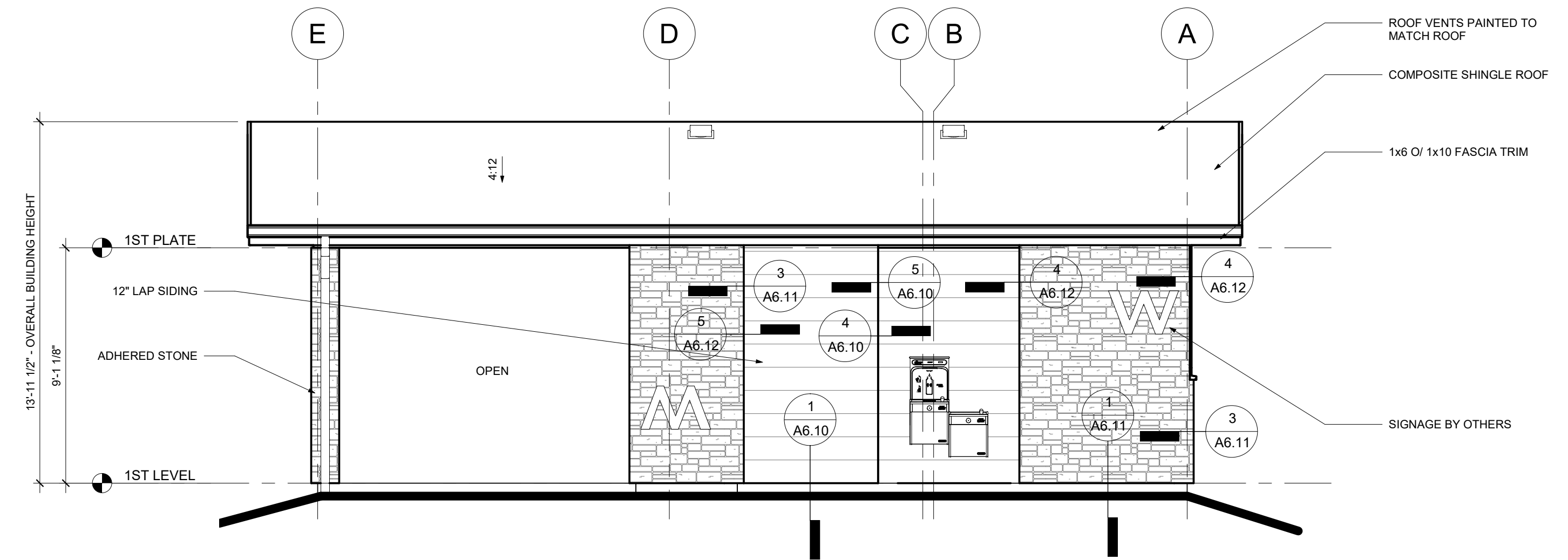
4 RIGHT SIDE ELEVATION
1/4" = 1'-0"



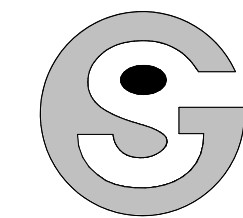
3 REAR ELEVATION
1/4" = 1'-0"



2 LEFT SIDE ELEVATION
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

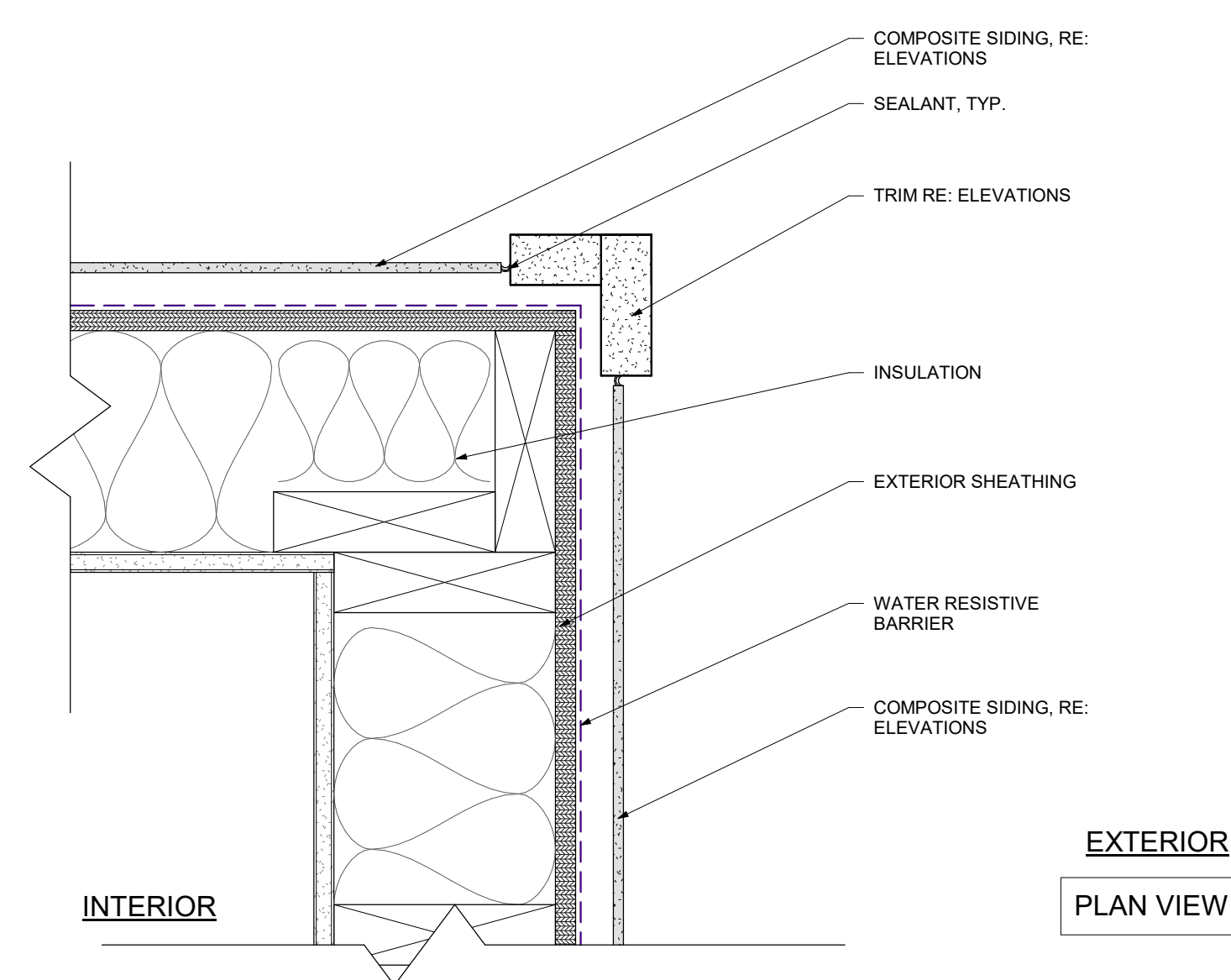


NOT FOR CONSTRUCTION
DRAWN BY: E.A.D.
CHECKED BY: K.D.
ISSUE DATE: 2023.03.13

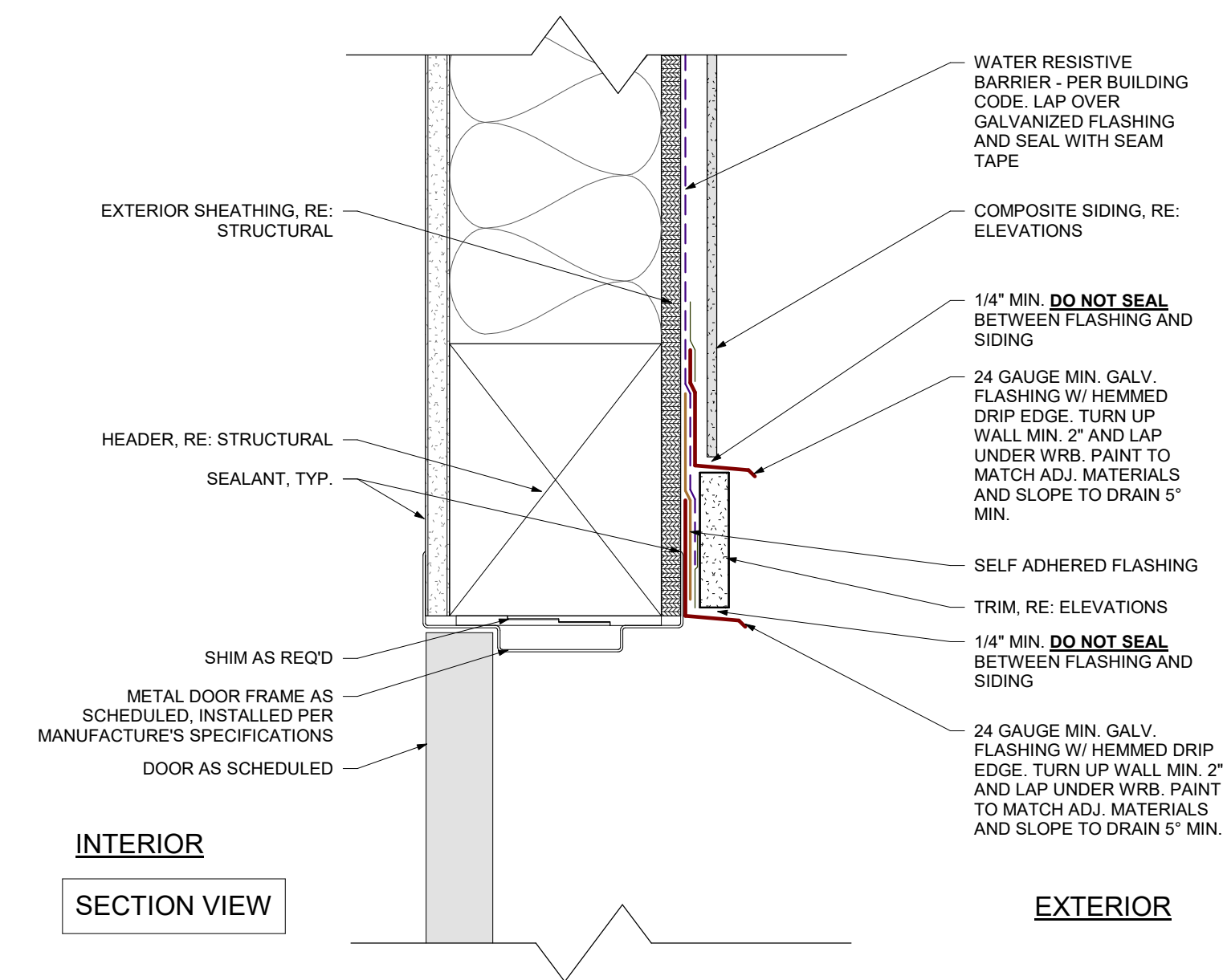
REVISIONS:

SIDING DETAILS

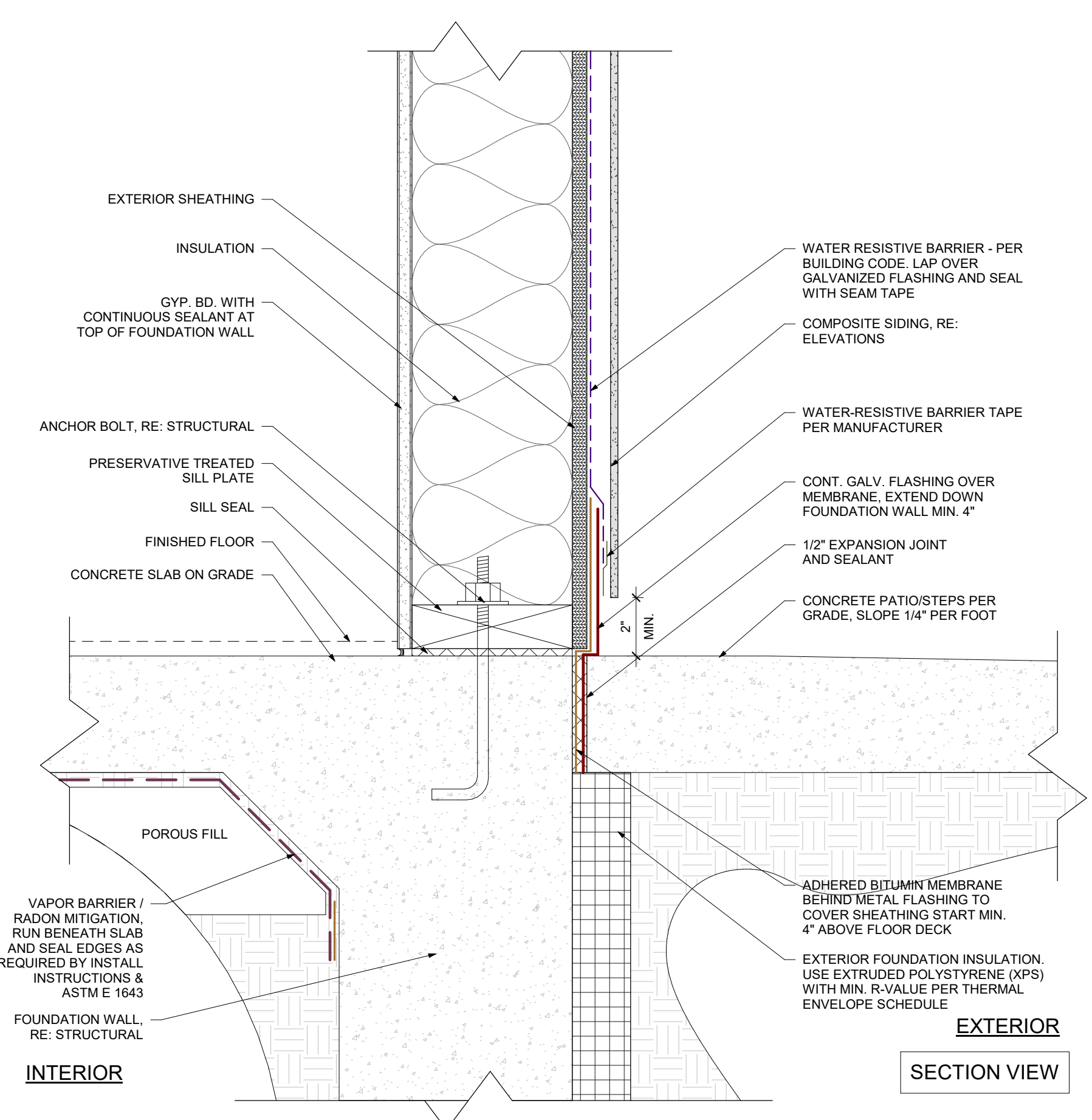
A6.10



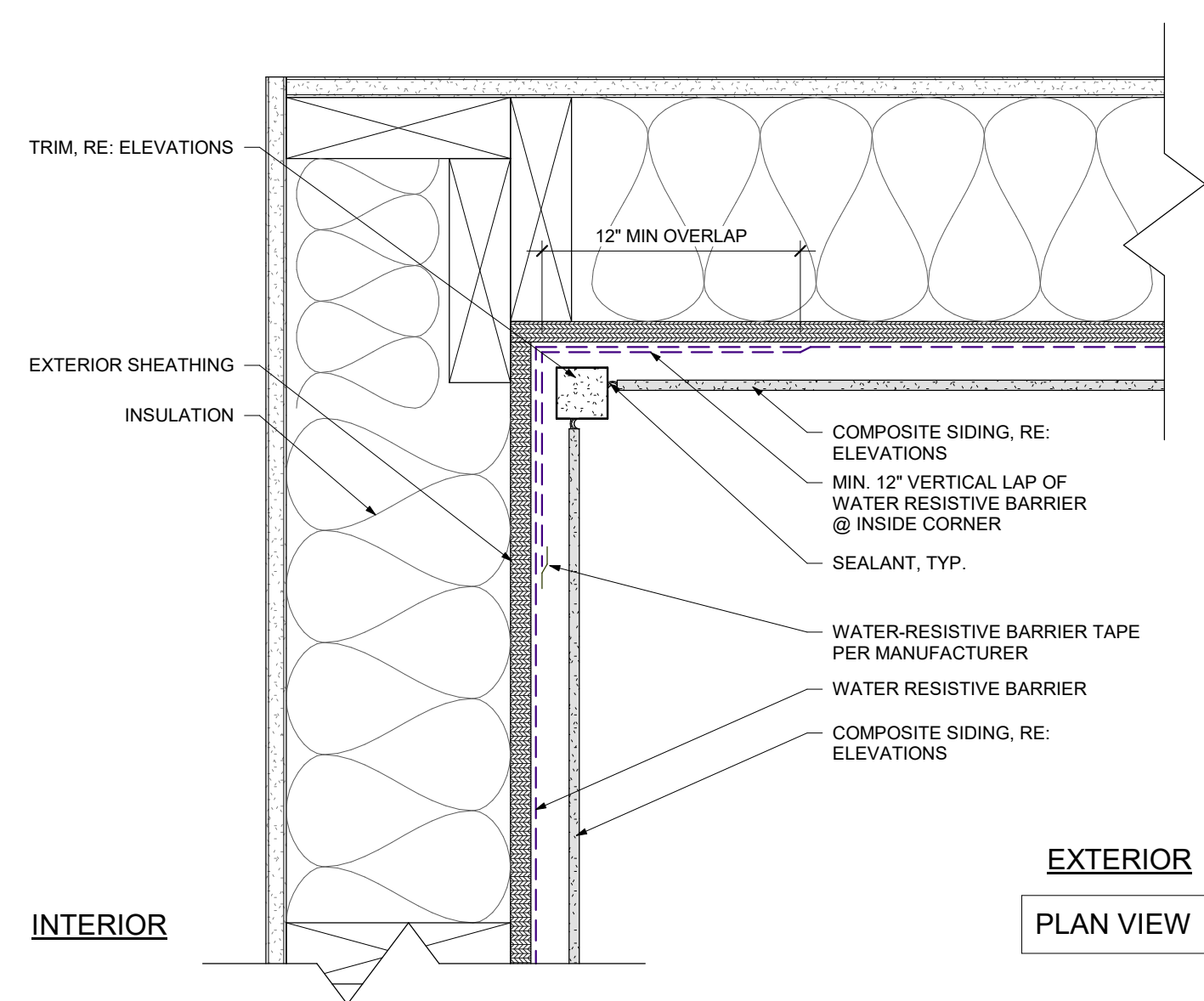
5 SIDING - OUTSIDE CORNER
3" = 1'-0"



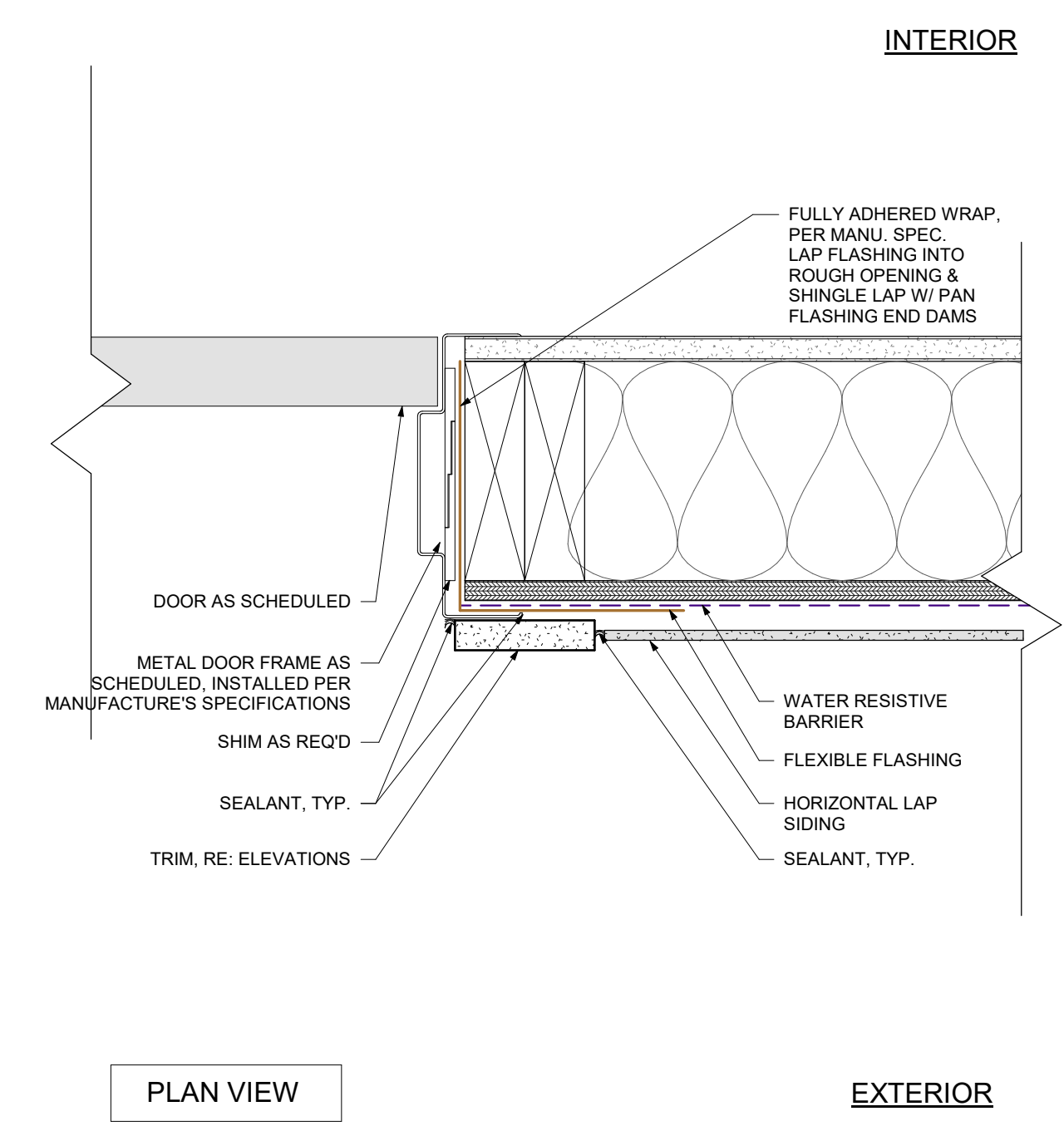
3 SIDING - DOOR HEAD - METAL FRAME
3" = 1'-0"



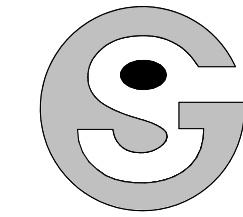
1 SIDING - BASE OF WALL AT FLUSH PATIO
3" = 1'-0"



4 SIDING - INSIDE CORNER
3" = 1'-0"



2 SIDING - DOOR JAMB - METAL FRAME
3" = 1'-0"



Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goddensudik.com

5975 S. Quebec Street
Suite 250
Centennial, CO 80111

KEN CARYL RESTROOM

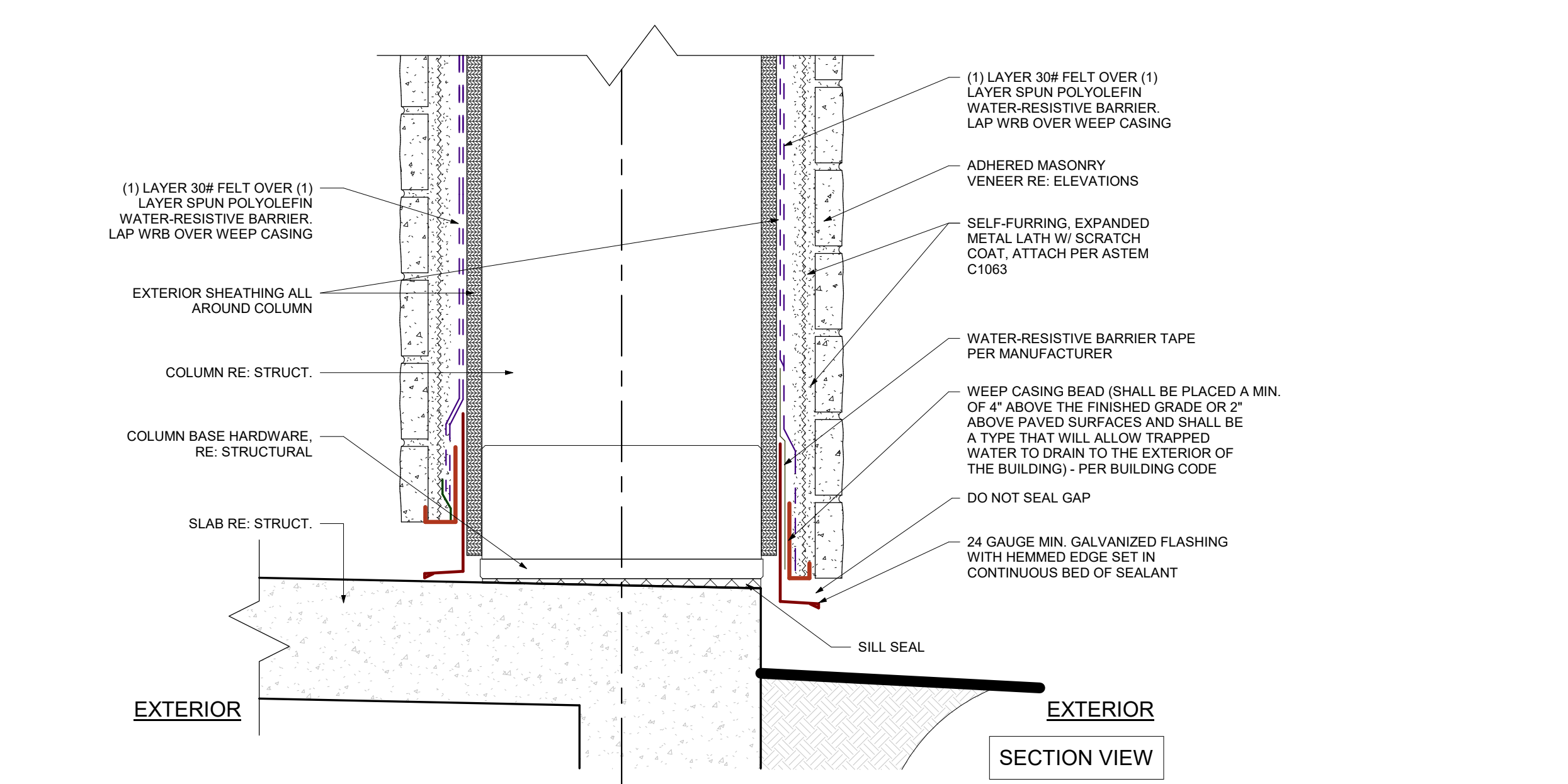
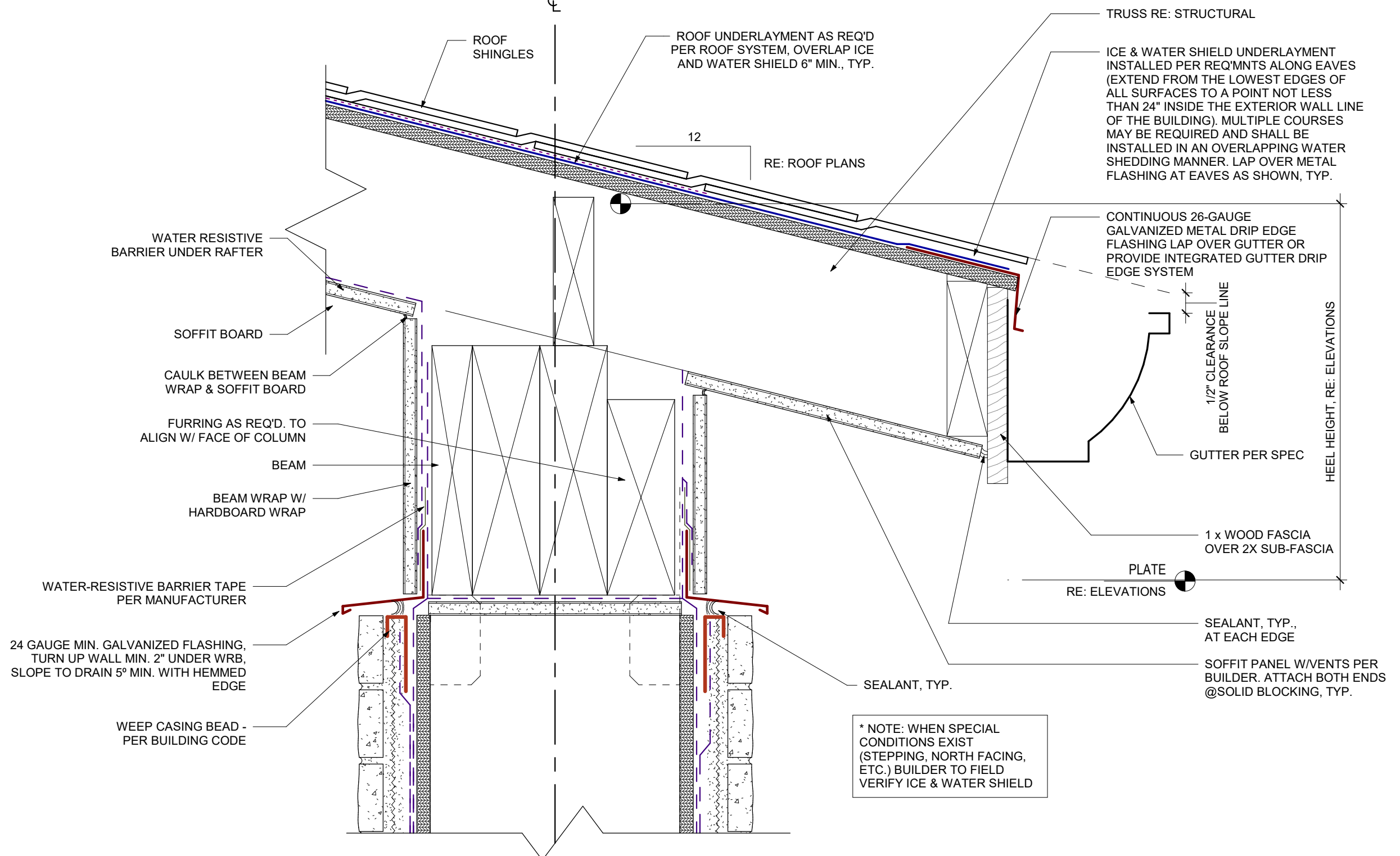
PARCELS A & B - JEFFERSON COUNTY, CO.

NOT FOR CONSTRUCTION
DRAWN BY: E.A.D.
CHECKED BY: K.D.
ISSUE DATE: 2023.03.13

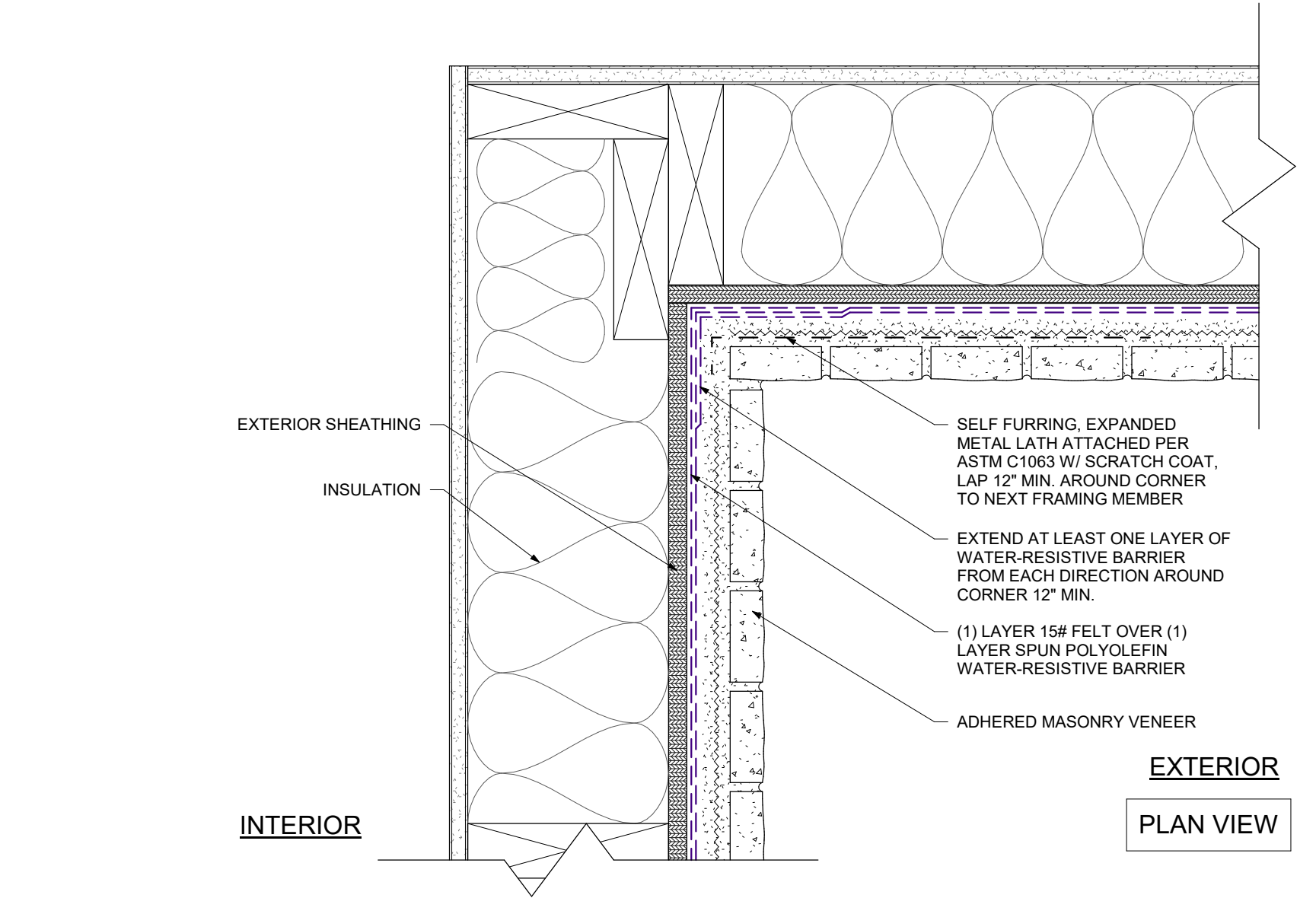
REVISIONS:

ADH. MASONRY DETAILS

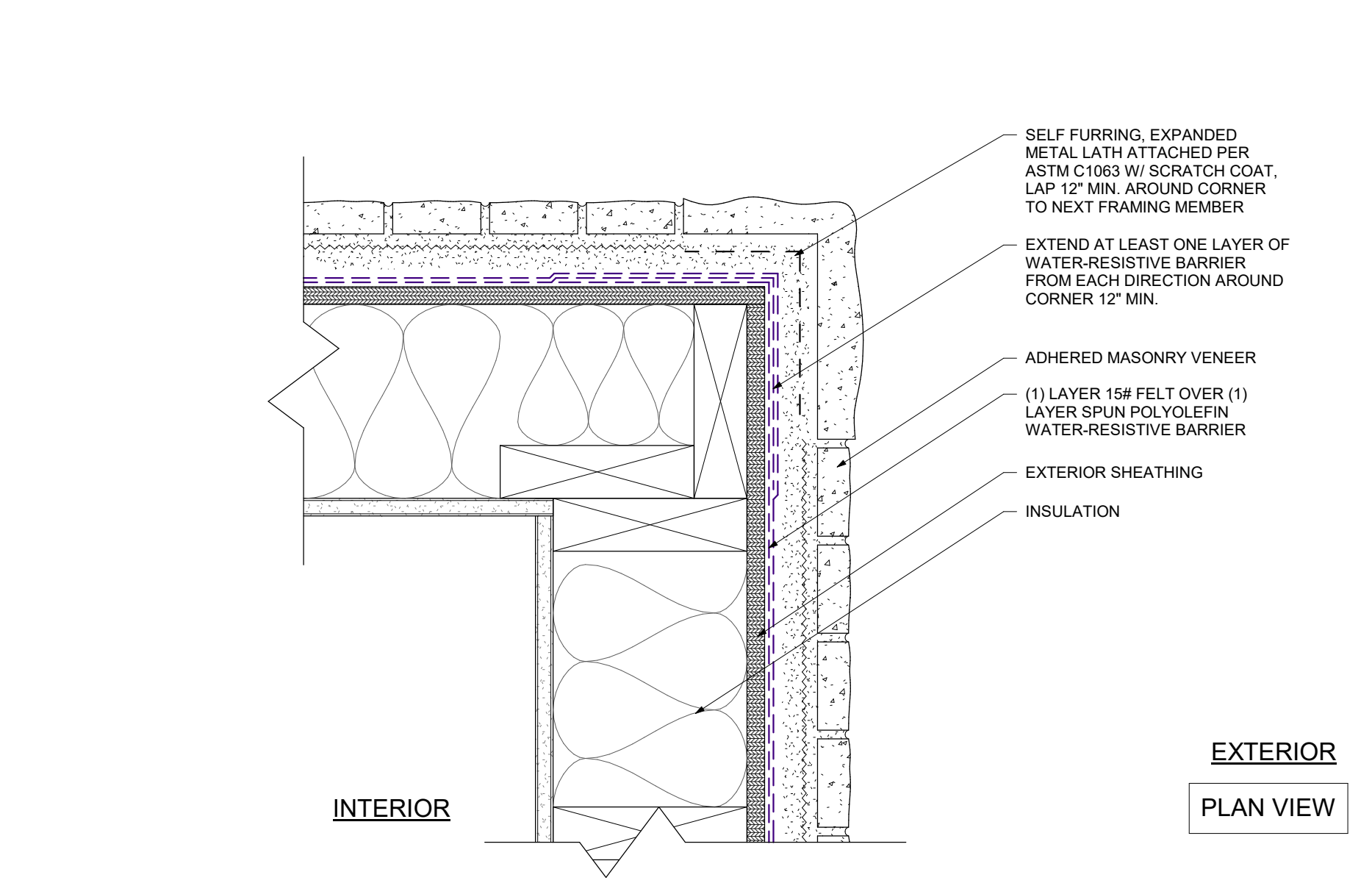
A6.11



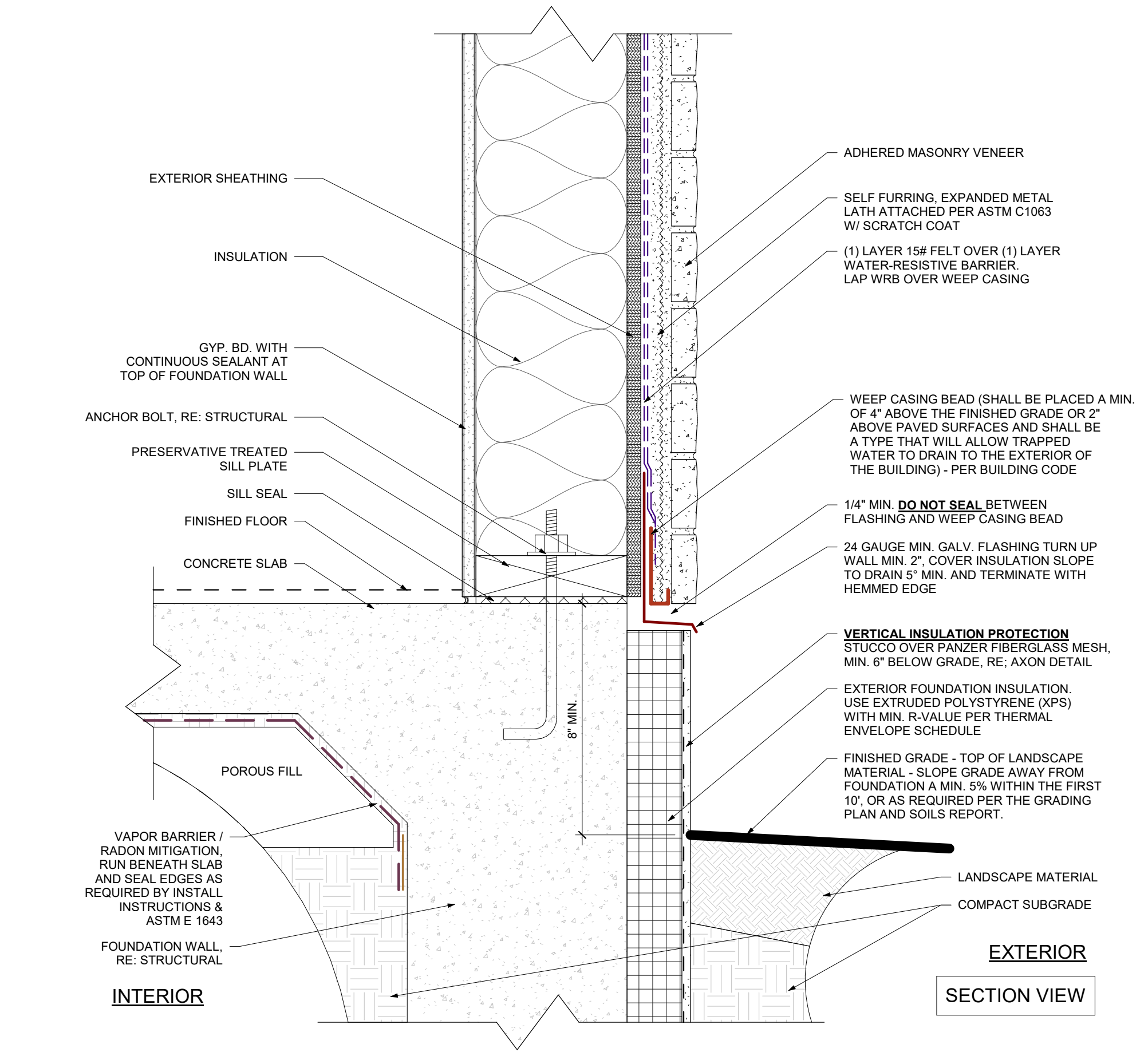
5 ADHERED MASONRY - PORCH COLUMN
3" = 1'-0"



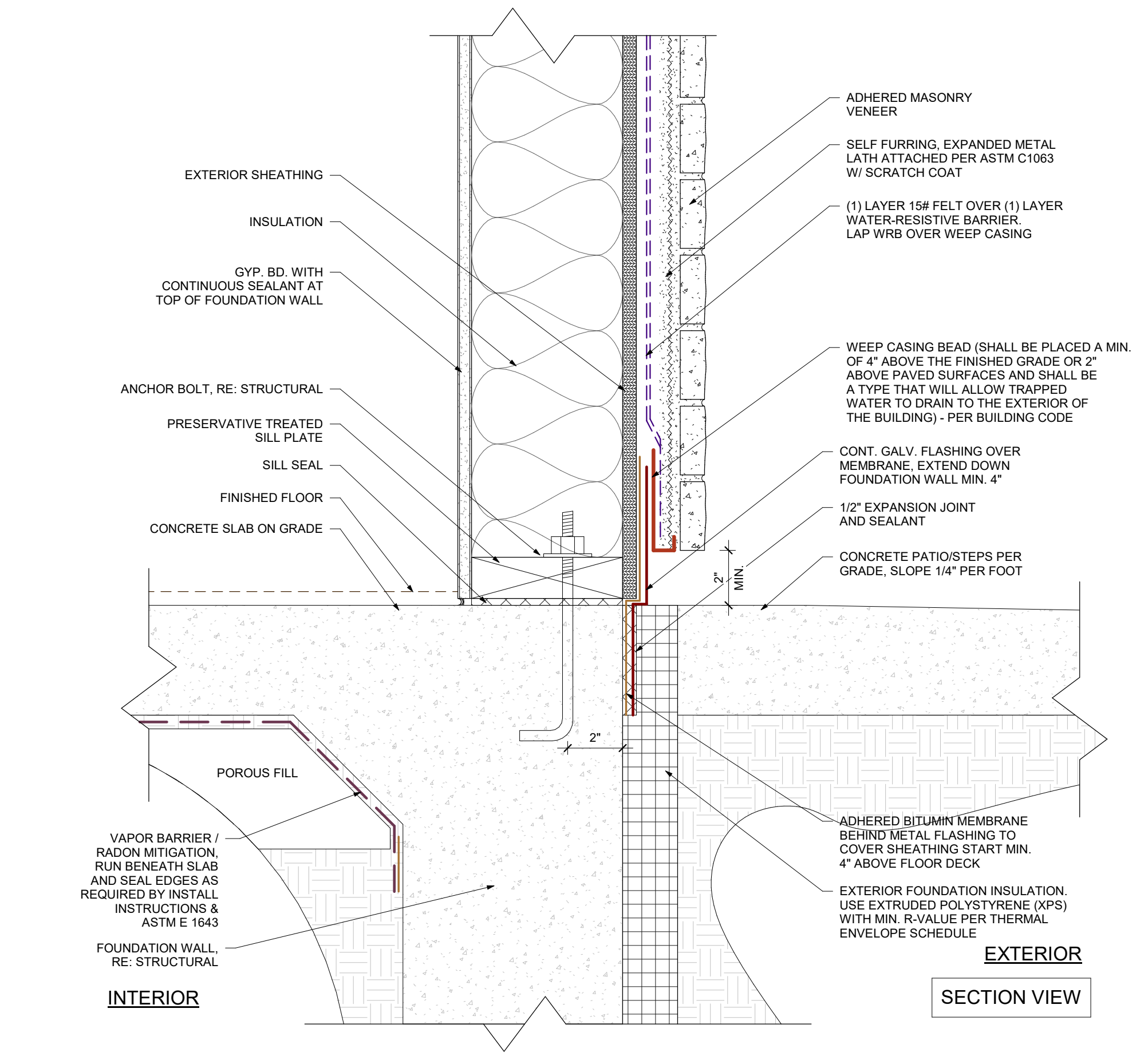
4 ADHERED MASONRY - INSIDE CORNER
3" = 1'-0"



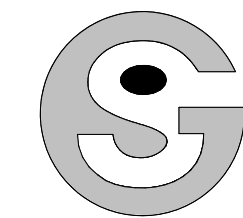
3 ADHERED MASONRY - OUTSIDE CORNER
3" = 1'-0"

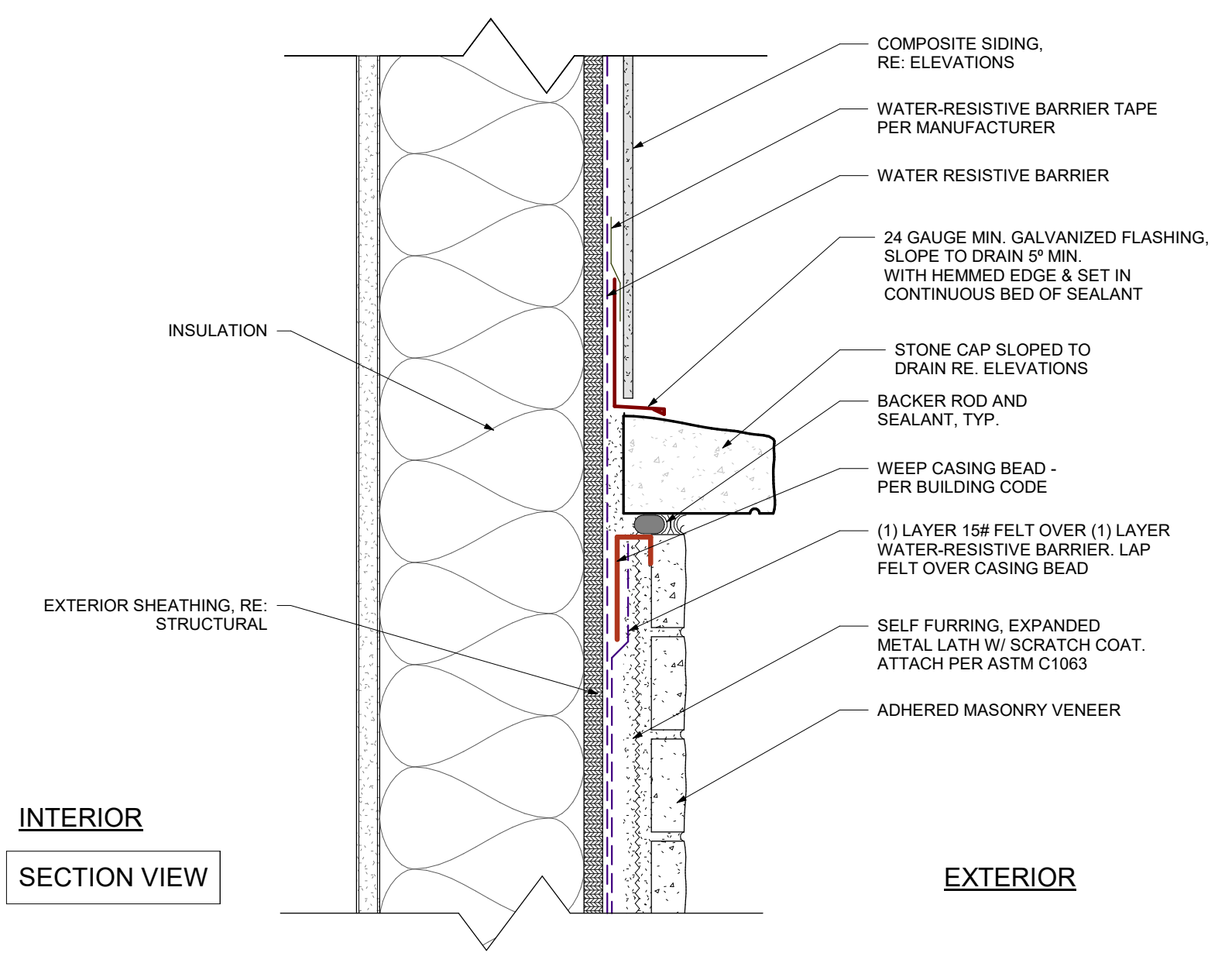


2 ADHERED MASONRY - BASE OF WALL AT GRADE
3" = 1'-0"

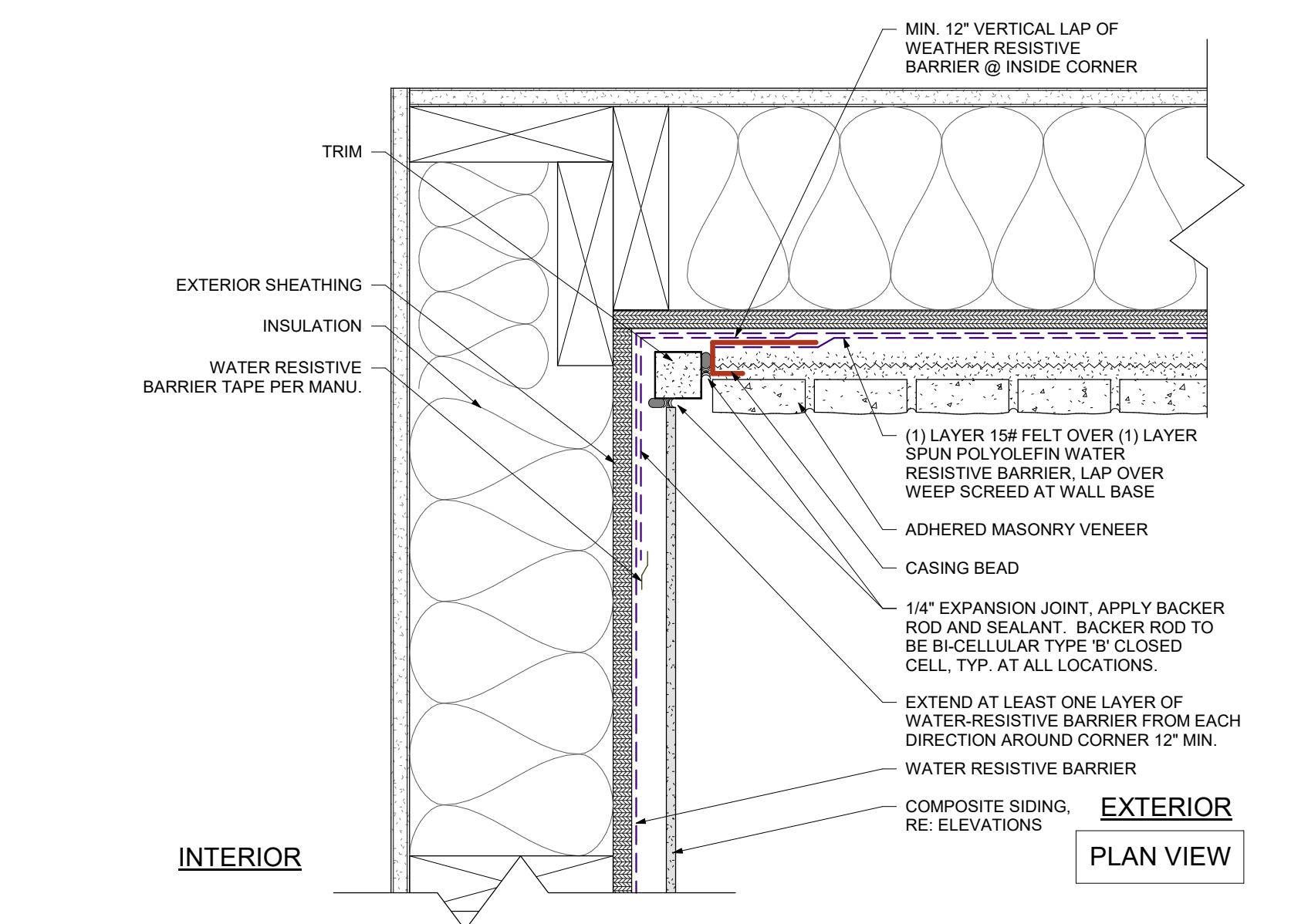


1 ADHERED MASONRY - BASE OF WALL AT FLUSH PATIO
3" = 1'-0"

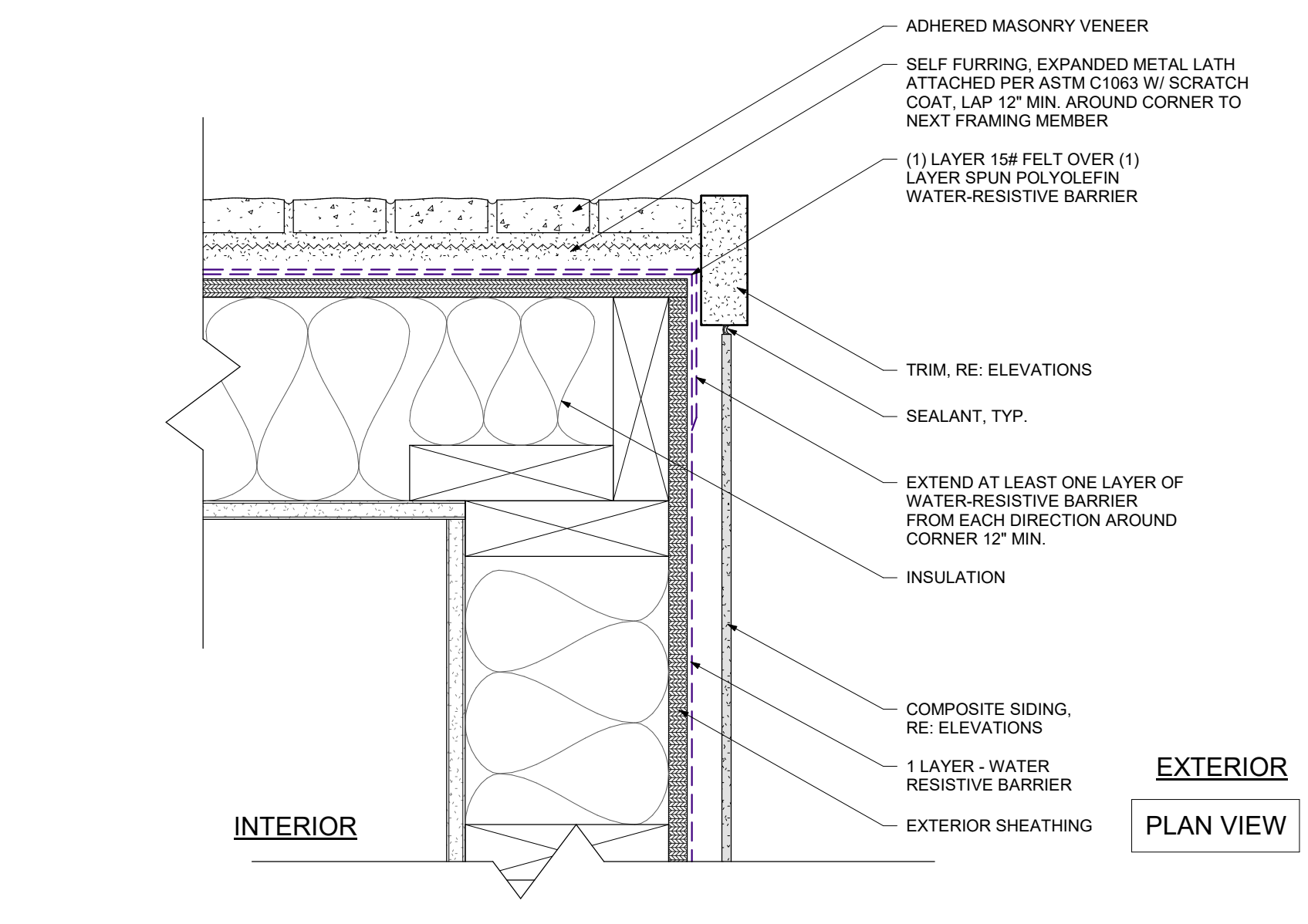




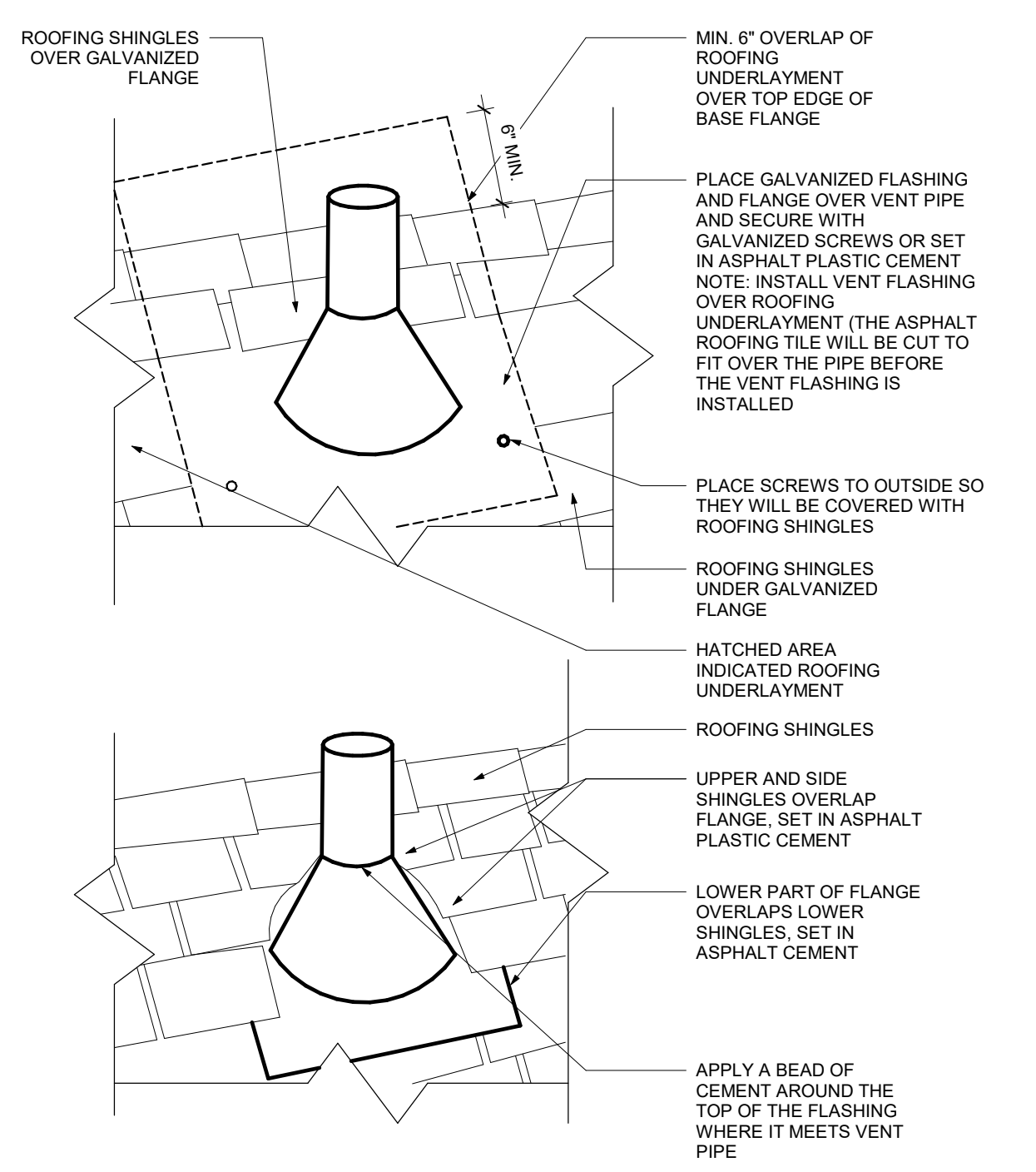
6 ADHERED MASONRY TO SIDING - HORIZONTAL
3" = 1'-0"



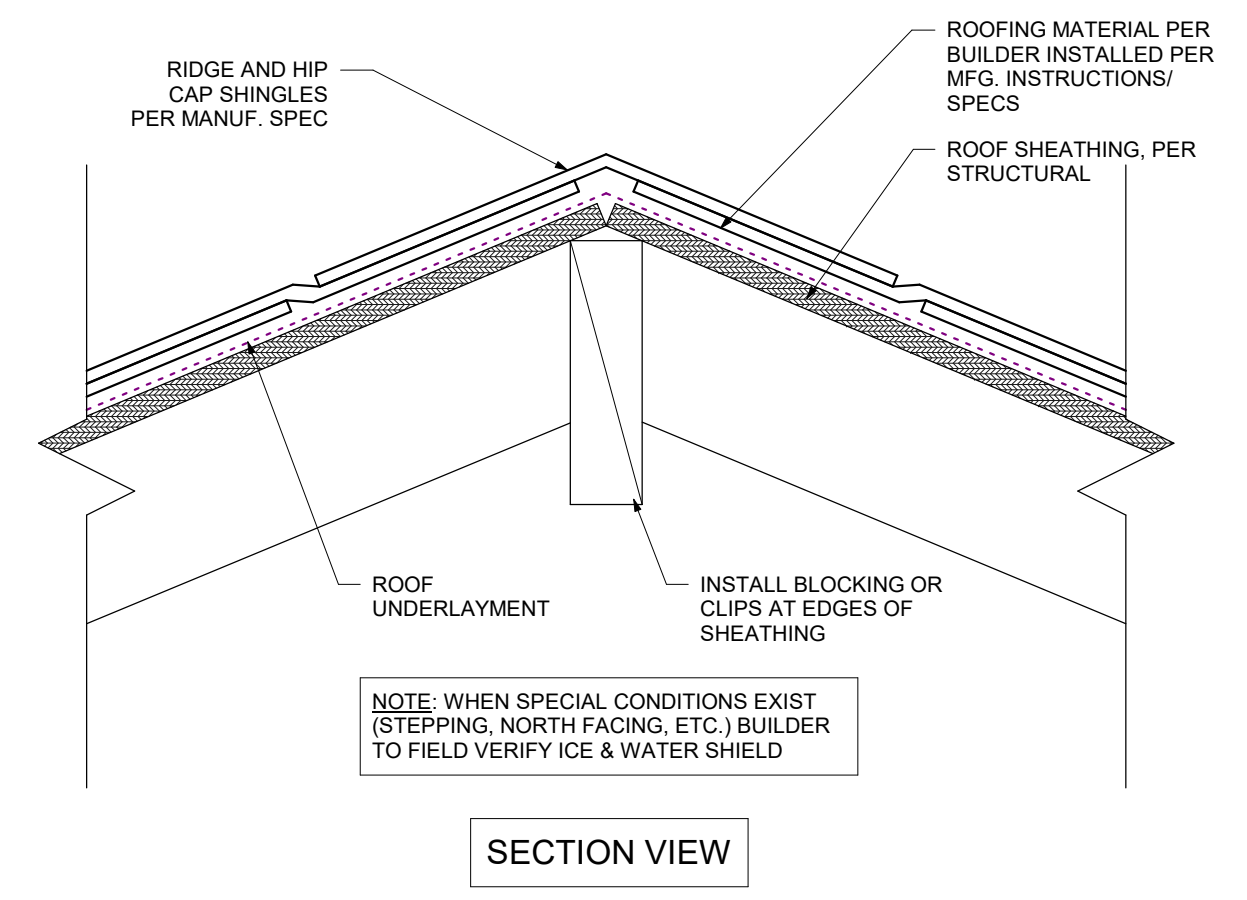
5 SIDING TO ADHERED MASONRY - INSIDE CORNER
3" = 1'-0"



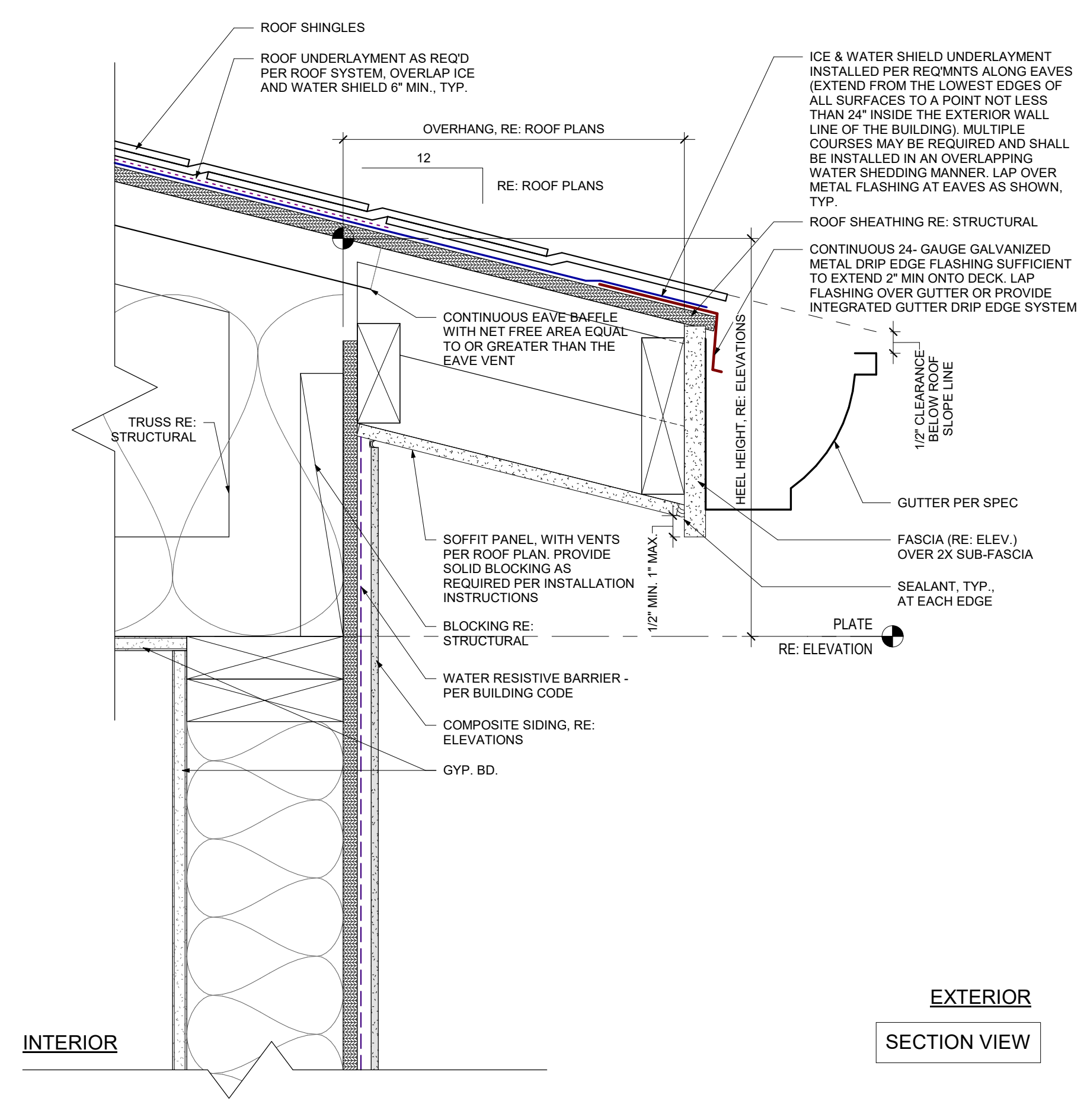
4 SIDING TO ADHERED MASONRY - OUTSIDE CORNER
3" = 1'-0"



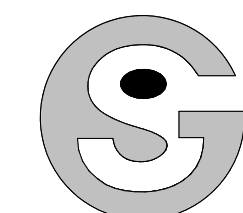
3 ASPHALT ROOF - VENT PENETRATION
3" = 1'-0"



2 ASPHALT ROOF - RIDGE DETAIL
3" = 1'-0"



1 ASPHALT ROOF - EAVE AT RAKED SOFFIT
3" = 1'-0"



KEN CARYL RESTROOM
PARCELS A & B - JEFFERSON COUNTY, CO.

NOT FOR CONSTRUCTION
DRAWN BY:
E.A.D.
CHECKED BY:
K.D.
ISSUE DATE:
2023.03.13
REVISIONS:

RESTROOM SPECIFICATIONS

A8.00



STAINLESS STEEL, VANDALISM RESISTANT, ADA COMPLIANT HAND DRYER



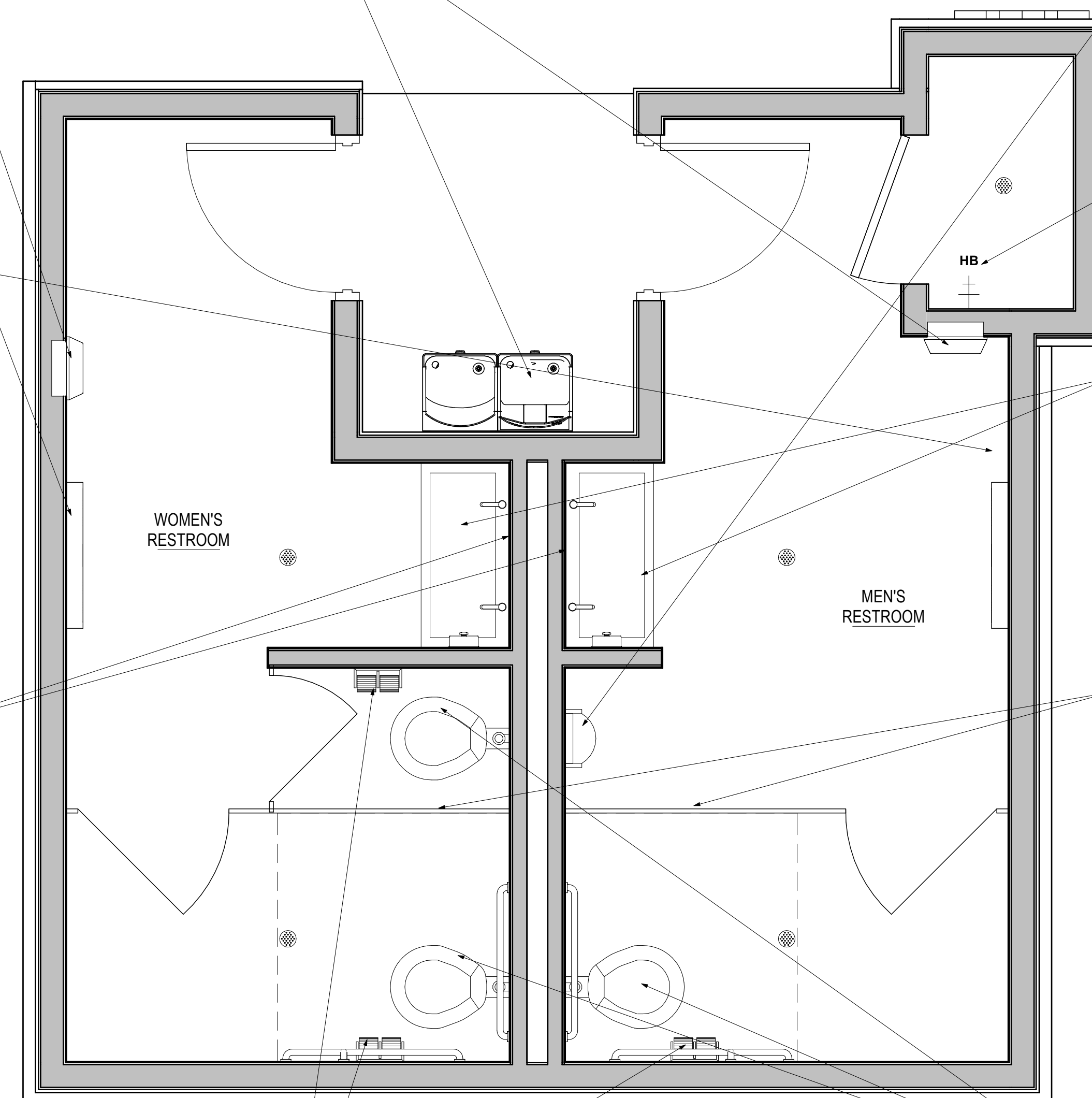
STAINLESS STEEL EXTERIOR, ADA COMPLIANT BABY CHANGING STATION



STAINLESS STEEL SURROUND, THEFT-RESISTANT WALL MIRROR



STAINLESS STEEL, ADA COMPLIANT W/ SANITARY TRASH RECEPTACLE



VANDAL RESISTANT, ADA COMPLIANT, FROST RESISTANT INDOOR/OUTDOOR WATER COOLER W/ BOTTLE FILLER



STAINLESS STEEL, ADA COMPLIANT URINAL



FREEZE PROOF HOSE BIB

A SEAMLESS, ONE-PIECE, ADA COMPLIANT LAVATORY WITH TOUCHLESS FAUCET & SOAP



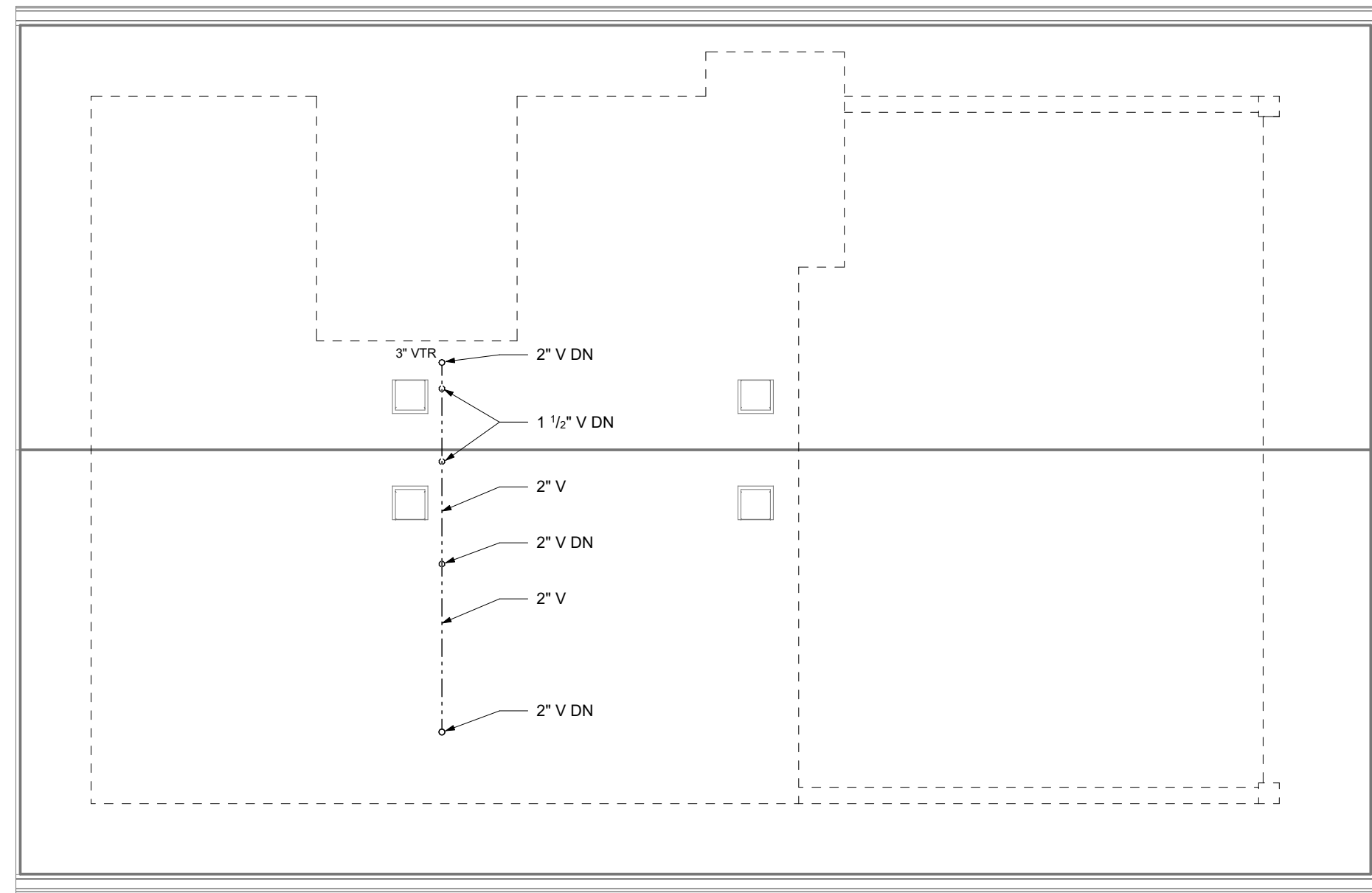
STAINLESS STEEL, ADA COMPLIANT, METAL PARTITION



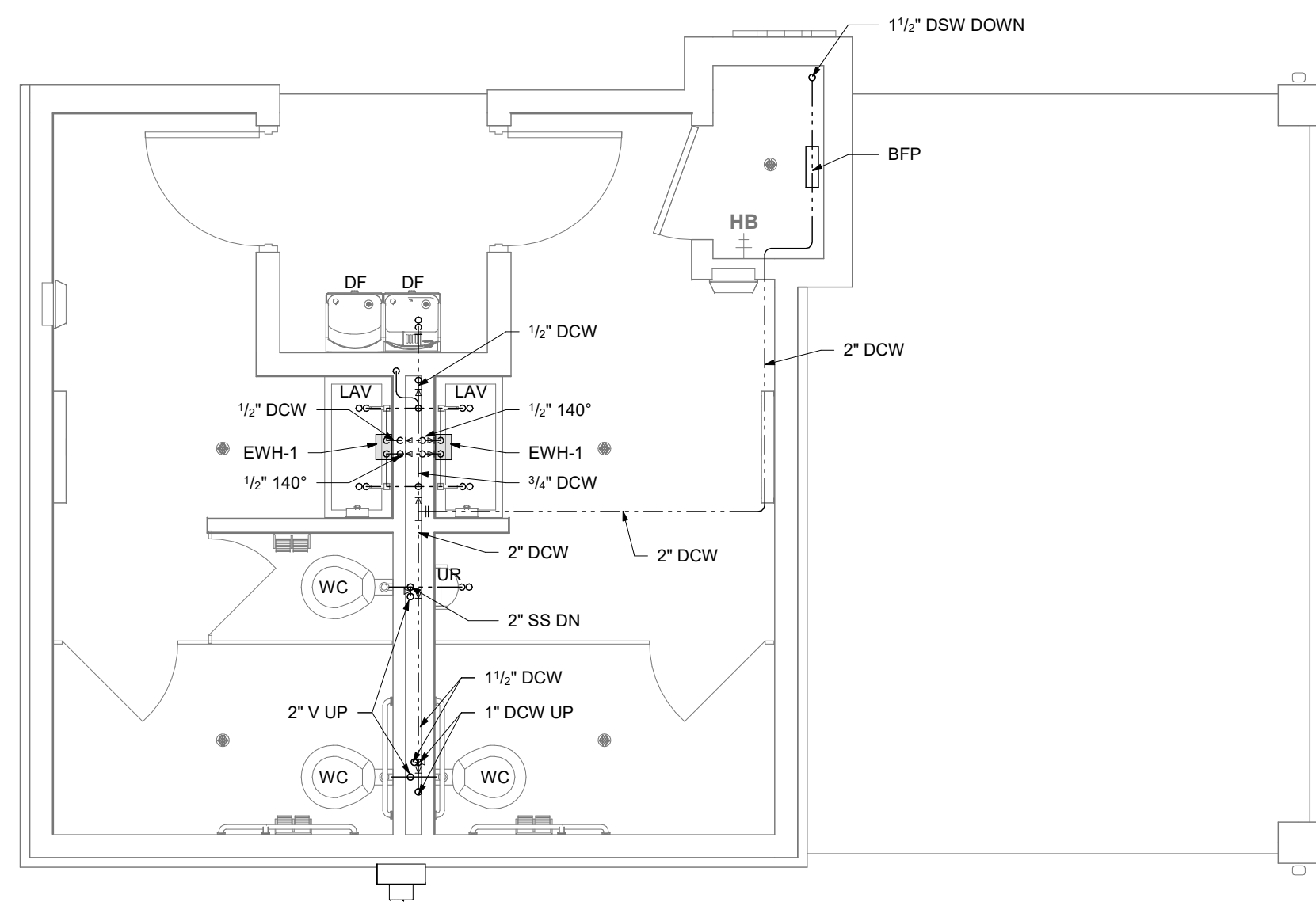
ADA COMPLIANT, VANDAL RESISTANT STAINLESS STEEL WALL HUNG TOILET



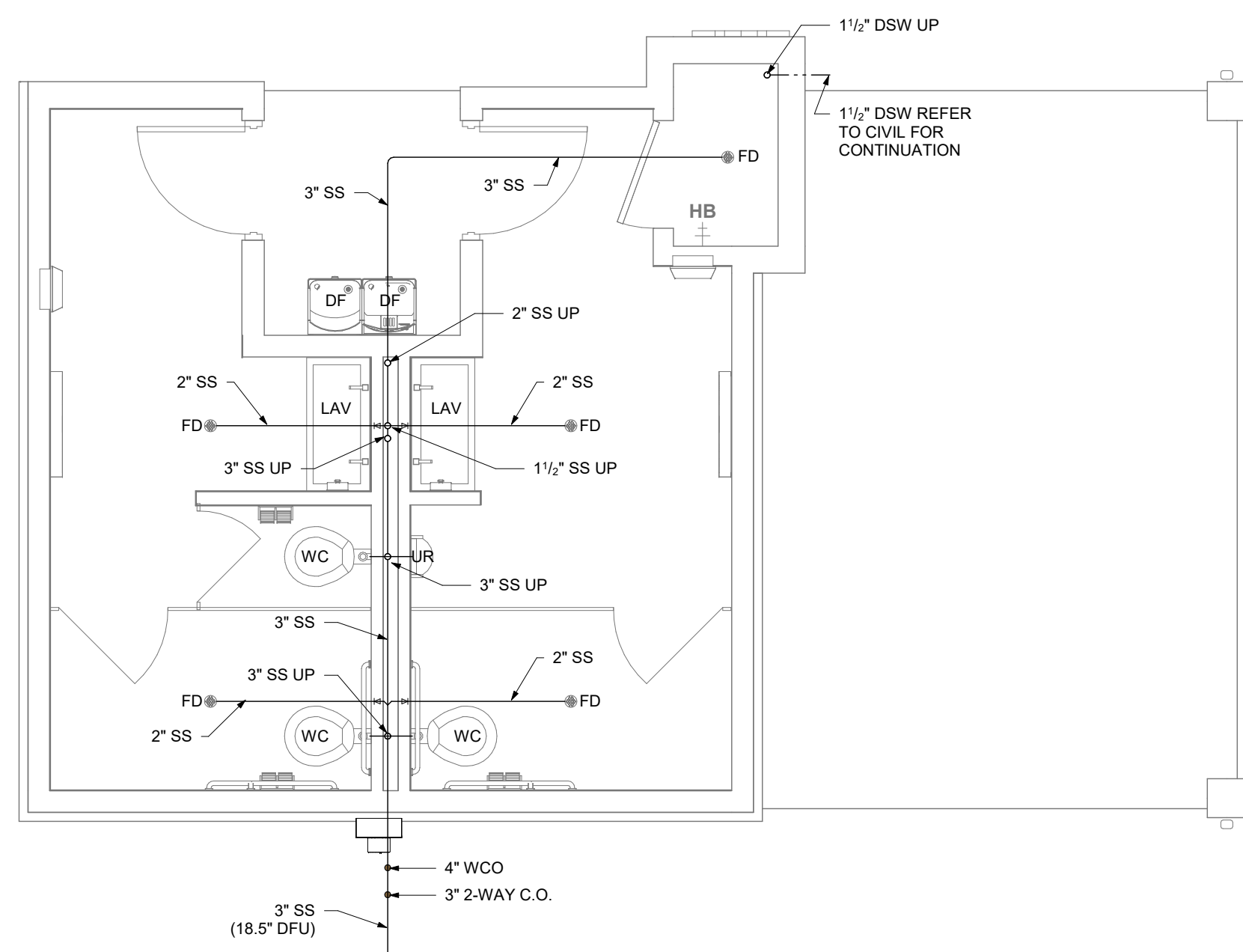
ALL ITEMS LISTED BELOW ARE TO BE VERIFIED IN THE FIELD BUT SIMILAR IN MATERIAL, QUALITY AND INTENT OF WHAT IS SHOWN.



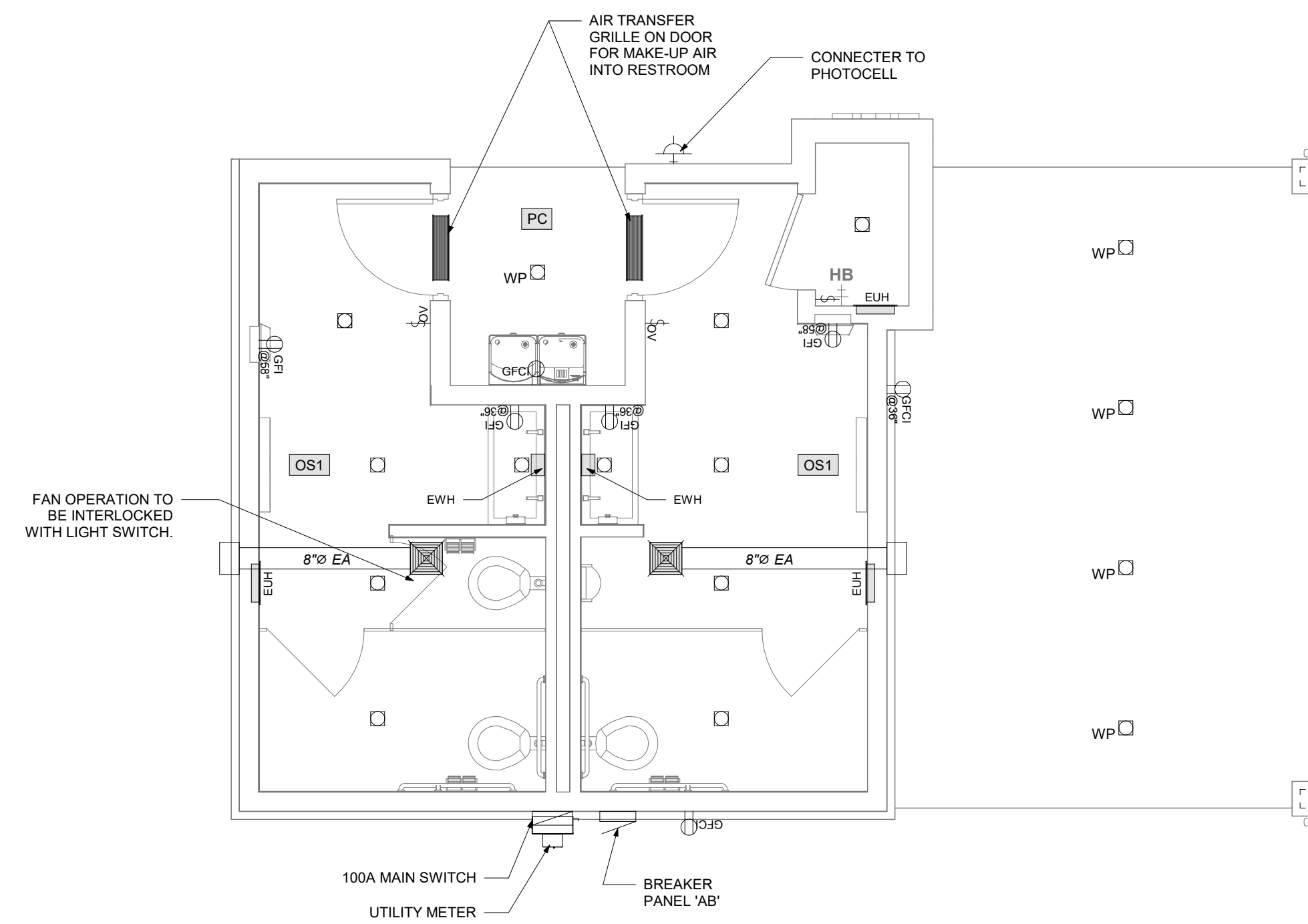
4 PLUMBING ROOF LAYOUT
1/4" = 1'-0"



2 PLUMBING LAYOUT
1/4" = 1'-0"

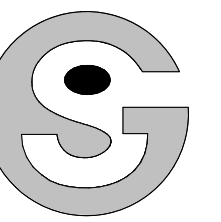


3 PLUMBING UNDERGROUND LAYOUT
1/4" = 1'-0"



1 ELECTRICAL & MECHANICAL LAYOUT
1/4" = 1'-0"

MEP SYMBOLS	
	STANDARD DUPLEX OUTLET
	DUPLEX OUTLET - GROUND FAULT CIRCUIT INTERRUPTER INSTALLED AT MIN. 36" ABOVE FFE
	DUPLEX OUTLET - GFI W/ WEATHER PROOF
	EXHAUST FAN
	ELECTRIC UNIT HEATER
	ELECTRIC WATER HEATER
	WALL MOUNTED OCCUPANCY SENSOR WITH INTEGRAL SWITCH
	PHOTOCELL
	BREAKER PANEL - BUILDER TO LOCATE PER SITE SPECIFIC CONDITIONS
	AIR TRANSFER GRILLE ON DOOR FOR MAKE-UP AIR INTO RESTROOM
	RECESSED CAN CEILING LIGHT FIXTURE
	RECESSED CAN CEILING LIGHT FIXTURE - WATER PROOF
	EXTERIOR WALL MOUNT LIGHT FIXTURE
	SINGLE SWITCH
	MANUAL OVERRIDE SWITCH
	VENT
	DOMESTIC COLD WATER
	BACKFLOW PREVENTER
	FLOOR DRAIN



Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goddensudik.com

5975 S. Quebec Street
Suite 250
Centennial, CO 80111

KEN CARYL RESTROOM
PARCELS A & B - JEFFERSON COUNTY, CO.

NOT FOR CONSTRUCTION
DRAWN BY: E.A.D.
CHECKED BY: K.D.
ISSUE DATE: 2023.03.13
REVISIONS:

NO.	DESCRIPTION	DATE

MEP LAYOUTS

MEP1.0

© Copyright 2019
Godden | Sudik Architects & Planners, Inc.

Ken-Caryl Ranch Metropolitan District Agenda Item Executive Summary

Agenda Item: First Amendment to the Inclusion Agreement with NADG and Tree Lawn Plans & Specifications
Meeting Date: April 25, 2023

Executive Summary:

In accordance with the Agreement for Inclusion of Property (Inclusion Agreement) entered into between the North American Development Group (NADG) and the District, the Jefferson County District Court issued an Order on January 5, 2022 to include the property within the Hogback Metropolitan District into the District's jurisdiction. Pursuant to C.R.S. § 32-1-105, the Order is not effective until it is recorded with the Jefferson County Clerk and Recorder. At the time of receiving the Court Order, the Court was advised that the District would hold the Order in abeyance until all terms and conditions for inclusion set forth in the Inclusion Agreement are satisfied, and then the Order would be recorded in accordance with the requirements of the Agreement.

At this time, two of the four terms and conditions required to record the Order as set forth in the Inclusion Agreement are satisfied, and a third term and condition (consideration of approval of the final Plans & Specifications) is on the agenda for the Board's April meeting. However, the fourth term and condition, which requires NADG to obtain County approval and record plats for all of its development parcels, is not anticipated to be complete prior to the end of April, as only the plat for Parcel A has so far been approved by the County and recorded. Additionally, as discussed at the March Board meeting, although the Inclusion Agreement references County approval and recording of a "plat" for Parcel C, the entitlement document for Parcel C will in fact be a "site plan" rather than a "plat".

Also as discussed at the March Board meeting, the District was advised last month that Jefferson County is requiring NADG to present alternative solutions for the tree lawn landscaping. Tree lawns are the landscaped areas along roadways which will include examples such as the extension of Alkire into Parcel A and Ken-Caryl Avenue across from King Soopers for Parcel B. The County's intent is to further decrease the amount of irrigation within the tree lawn and adjacent to the roadways; however, the County's requirement for tree lawn changes at this late date is problematic for the District, as the District Board has already approved NADG's landscape Plans & Specifications, which included the tree lawns. NADG has developed a draft alternative that will reduce the irrigated turf by 50% or more, replace turf with low water plantings with more direct irrigation (reducing overspray and oversaturation of soil), and installation of a tree root barrier between the edge drain and trees in the tree lawn.

In order to address both of these issues, a proposed First Amendment to the Agreement for Inclusion of Property has been prepared, which amends the Inclusion Agreement to reference a Parcel C "site plan" instead of a Parcel C "plat", and which clarifies that in the event the County requires changes to be made to any of the Park and Rec Improvements Plans and Specifications after they have already been approved by the County and/or District, that the District retains all of its rights to review, comment on, and approve or object to the revised Plans and Specifications, and to reject conveyance of any Park and Rec Improvements for which it did not approve the Plans and Specifications. NADG representatives are in support of the proposed First Amendment and are committed to providing the revised tree lawn Plans & Specifications to the District Board for review and comment, once they are in final form.

**FIRST AMENDMENT
TO
AGREEMENT FOR INCLUSION OF PROPERTY
(Ken-Caryl Ranch Metropolitan District)**

THIS FIRST AMENDMENT TO AGREEMENT FOR INCLUSION OF PROPERTY (the “First Amendment”), is made and entered into by and between the **KEN-CARYL RANCH METROPOLITAN DISTRICT**, a quasi-municipal corporation and a political subdivision of the State of Colorado (“District”), and **NADG KEN-CARYL RANCH LP**, a Delaware limited partnership and **NADG KEN-CARYL RANCH 2 LP**, a Delaware limited partnership (together, “Petitioner”) (the District and the Petitioner may each be referred to herein individually as a “Party” or collectively as the “Parties,” as the context implies).

RECITALS

A. The Parties previously entered into that certain Agreement for Inclusion of Property effective November 4, 2021 (“Agreement”), a copy of which is attached hereto as Attachment 1.

B. A scrivener’s error has been identified with respect to the terms and conditions of the Agreement set forth in Section 2.1.3 thereof, which the Parties desire to correct.

C. The Parties further desire to amend Section 7 of the Agreement in order to elaborate on the process for District approval of the Park and Rec Improvements Plans and Specifications.

AGREEMENT

NOW THEREFORE, the Parties agree as follows:

1. This First Amendment shall be effective as of the date the last Party signs this First Amendment.

2. Unless otherwise defined in this First Amendment, all capitalized terms used in this First Amendment shall have the meaning set forth in the Agreement.

3. Section 2.1.3. of the Agreement is hereby revised to read as follows:

2.1.3. the final plats for development of Ken Caryl Ranch North Plains Filing 1 (Parcel A) and Ken Caryl Ranch North Plains Filing 2 (Parcel B), and the site development plan for Ken Caryl Ranch North Plains Filing 1 Adjustment 1 (Parcel C), of the Property (collectively referred to as the “Final Plats”) are approved by the County and recorded in the public records of the County; and

4. The following new Section 7.6. is added to the Agreement:

7.6. If, notwithstanding the County's and/or District's prior approval thereof, the County requires additional changes to be made to any of the Plans and Specifications of any Park and Rec Improvements following the District's approval pursuant to Section 7.4 above, the District shall be afforded the same opportunity to review, comment on, and approve the revised Plans and Specifications consistent with the procedures set forth in this Section 7 as it was afforded with respect to the original Plans and Specifications. In the event the District is not granted the same opportunity to review, comment on, and approve the revised Plans and Specifications as provided herein, then the terms of Section 9.3 shall apply to the revised Plans and Specifications, notwithstanding that the County has required and approved the same.

5. All other provisions of the Agreement not specifically amended herein shall remain in full force and effect as written and are unaffected by this First Amendment.

[remainder of page intentionally left blank; signature pages follow]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the dates set forth below.

NADG KEN-CARYL RANCH LP

By:_____

Name:_____

Title:_____

NADG KEN-CARYL RANCH 2 LP

By:_____

Name:_____

Title:_____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by _____, as _____ of NADG KEN-CARYL RANCH LP and NADG KEN-CARYL RANCH 2 LP, both Delaware limited partnerships.

WITNESS my hand and official seal.

My commission expires:_____

Notary Public

KEN-CARYL RANCH METROPOLITAN DISTRICT

By: _____

Name: _____

Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023,
by _____, as _____ of KEN-CARYL
RANCH METROPOLITAN DISTRICT.

WITNESS my hand and official seal.

My commission expires: _____

Notary Public