

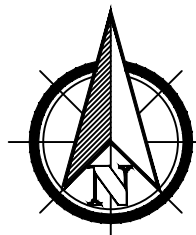
An aerial photograph of a landscape with agricultural fields and some developed areas. A red outline highlights a specific plot of land. A red arrow points to this plot with the word "SITE" in red capital letters. The map includes labels for "ST HWY 50", "I-76 FRONTAGE ROAD", and "INTERSTATE 76". The site is located east of St Hwy 50 and north of I-76 Frontage Road, adjacent to a large industrial or commercial building complex.

No.	1
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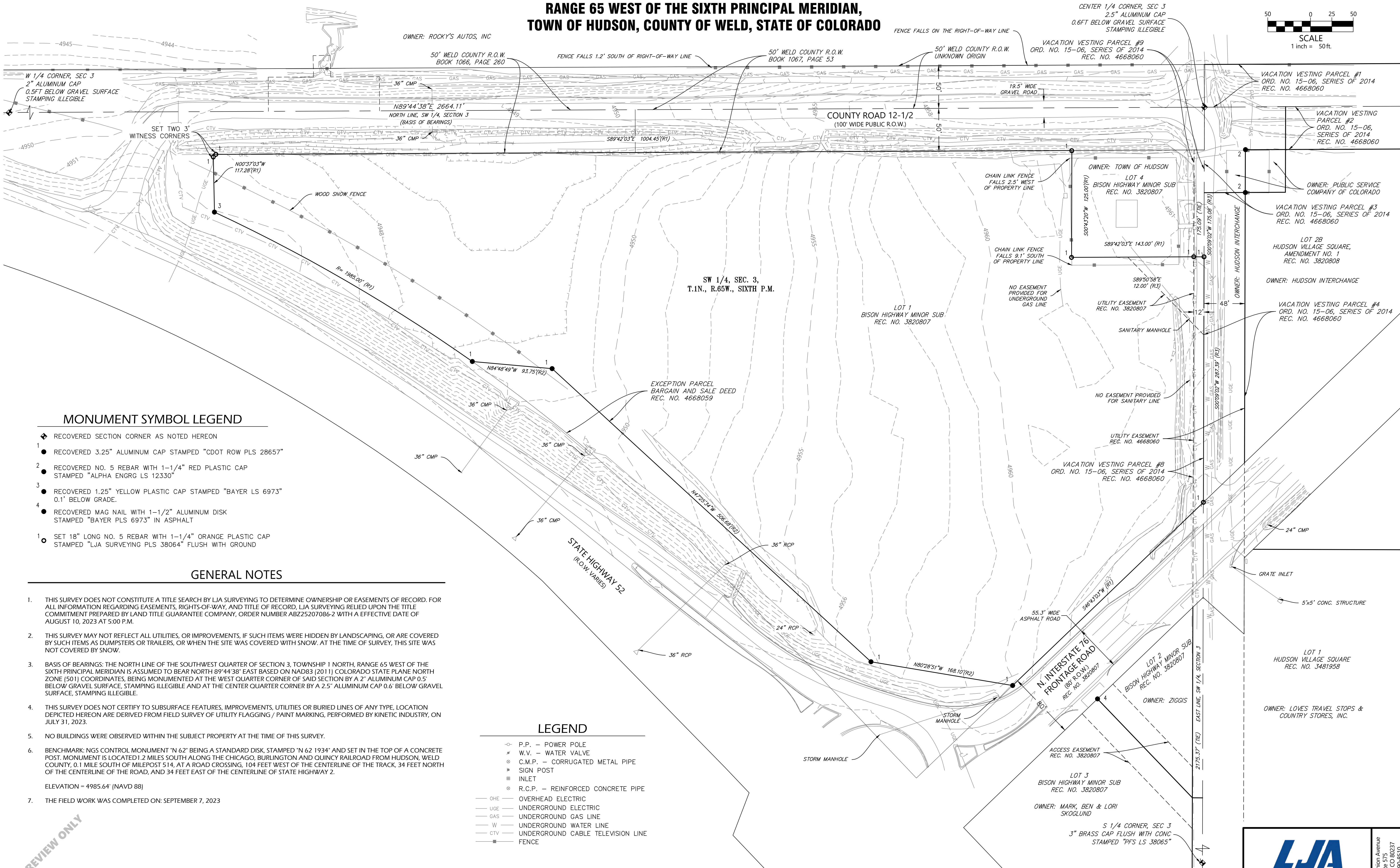
I:\JOB FOLDERS\4569\4569-0001\PROD\FINAL SITE PLAN\COVER PRINTED ON: 4/24/2024 2:22 PM

EXISTING CONDITIONS

LOCATED IN THE SOUTHWEST 1/4, SECTION 3, TOWNSHIP 1 NORTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF HUDSON, COUNTY OF WELD, STATE OF COLORADO



50 0 25 50
SCALE
1 inch = 50 ft.



MONUMENT SYMBOL LEGEND

- ◆ RECOVERED SECTION CORNER AS NOTED HEREON
- RECOVERED 3.25" ALUMINUM CAP STAMPED "CDOT ROW PLS 28657"
- RECOVERED NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "ALPHA ENGRG LS 12330"
- RECOVERED 1.25" YELLOW PLASTIC CAP STAMPED "BAYER LS 6973" 0.1' BELOW GRADE.
- RECOVERED MAG NAIL WITH 1-1/2" ALUMINUM DISK STAMPED "BAYER PLS 6973" IN ASPHALT
- SET 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "LJA SURVEYING PLS 38064" FLUSH WITH GROUND

GENERAL NOTES

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LJA SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, LJA SURVEYING RELIED UPON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER ABZ25207086-2 WITH A EFFECTIVE DATE OF AUGUST 10, 2023 AT 5:00 P.M.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS WERE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF SURVEY, THIS SITE WAS NOT COVERED BY SNOW.
- BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 89°44'38" EAST BASED ON NAD83 (2011) COLORADO STATE PLANE NORTH ZONE (501) COORDINATES, BEING MONUMENTED AT THE WEST QUARTER CORNER OF SAID SECTION BY A 2" ALUMINUM CAP 0.5' BELOW GRAVEL SURFACE, STAMPING ILLEGIBLE AND AT THE CENTER QUARTER CORNER BY A 2.5" ALUMINUM CAP 0.6' BELOW GRAVEL SURFACE, STAMPING ILLEGIBLE.
- THIS SURVEY DOES NOT CERTIFY TO SUBSURFACE FEATURES, IMPROVEMENTS, UTILITIES OR BURIED LINES OF ANY TYPE. LOCATION DEPICTED HEREON ARE DERIVED FROM FIELD SURVEY OF UTILITY FLAGGING / PAINT MARKING, PERFORMED BY KINETIC INDUSTRY, ON JULY 31, 2023.
- NO BUILDINGS WERE OBSERVED WITHIN THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
- BENCHMARK: NGS CONTROL MONUMENT "N 62" BEING A STANDARD DISK, STAMPED "N 62 1934" AND SET IN THE TOP OF A CONCRETE POST. MONUMENT IS LOCATED 1.2 MILES SOUTH ALONG THE CHICAGO, BURLINGTON AND QUINCY RAILROAD FROM HUDSON, WELD COUNTY, 0.1 MILE SOUTH OF MILEPOST 514, AT A ROAD CROSSING, 104 FEET WEST OF THE CENTERLINE OF THE TRACK, 34 FEET NORTH OF THE CENTERLINE OF THE ROAD, AND 34 FEET EAST OF THE CENTERLINE OF STATE HIGHWAY 2.
ELEVATION = 4985.64' (NAVD 88)
- THE FIELD WORK WAS COMPLETED ON: SEPTEMBER 7, 2023

LEGEND

- P.P. — POWER POLE
- W.V. — WATER VALVE
- C.M.P. — CORRUGATED METAL PIPE
- SIGN POST
- INLET
- R.C.P. — REINFORCED CONCRETE PIPE
- OHE — OVERHEAD ELECTRIC
- UGE — UNDERGROUND ELECTRIC
- GAS — UNDERGROUND GAS LINE
- W — UNDERGROUND WATER LINE
- CTV — UNDERGROUND CABLE TELEVISION LINE
- FENCE

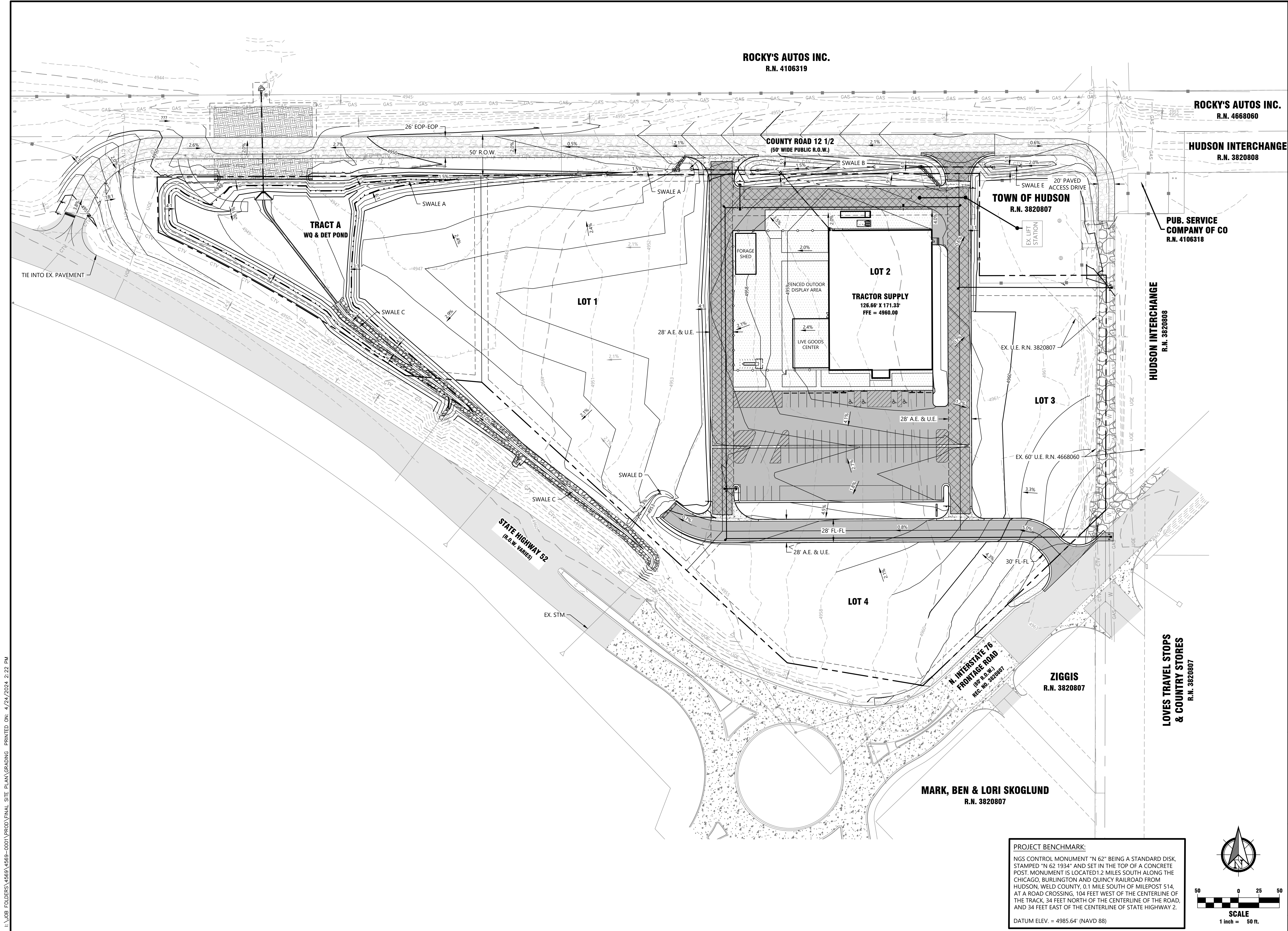
FOR REVIEW ONLY

FOR AND ON BEHALF OF
LJA SURVEYING, INC.

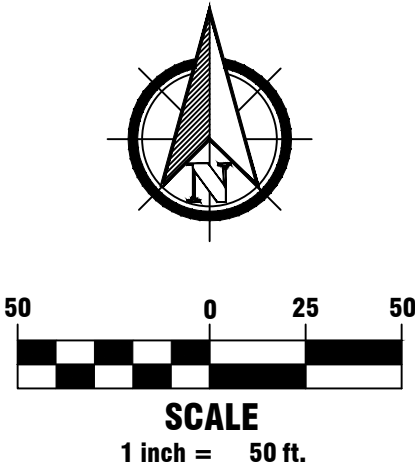
LJA
SURVEYING

7800 E Union Avenue
Suite 575
Denver, CO 80237
303-390-4510
www.lja.com

I:\JOB FOLDERS\4569-0001\PROD\FINAL SITE PLAN\GRADING PRINTED ON: 4/24/2024 2:22 PM



PROJECT BENCHMARK:
NGS CONTROL MONUMENT "N 62" BEING A STANDARD DISK,
STAMPED "N 62 1934" AND SET IN THE TOP OF A CONCRETE
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CHICAGO, BURLINGTON AND QUINCY RAILROAD FROM
HUDSON, WELD COUNTY, 0.1 MILE SOUTH OF MILEPOST 514,
AT A ROAD CROSSING, 104 FEET WEST OF THE CENTERLINE OF
THE TRACK, 34 FEET NORTH OF THE CENTERLINE OF THE ROAD,
AND 34 FEET EAST OF THE CENTERLINE OF STATE HIGHWAY 2.
DATUM ELEV. = 4985.64' (NAVD 88)





1765 W. 121st Avenue
Suite 300
Westminster, CO 80234
303-421-4224 • www.lja.com

No.	Rev.	Date:	Revision Type:
1			
2			
3			
4			
5			
6			

Designed: WWB
Prepared: WWB
Approved: DKH

Job No.: 4569-0001
Scale Horiz: 1" = 50'
Scale Vert: N/A

Sheet: 4 of 8
Date: April 24, 2024

Proj. Name: Hudson Commerical

Location: Town of Hudson, CO

Plan Set: Final Site Plan

Sheet Name: Overall Grading Plan

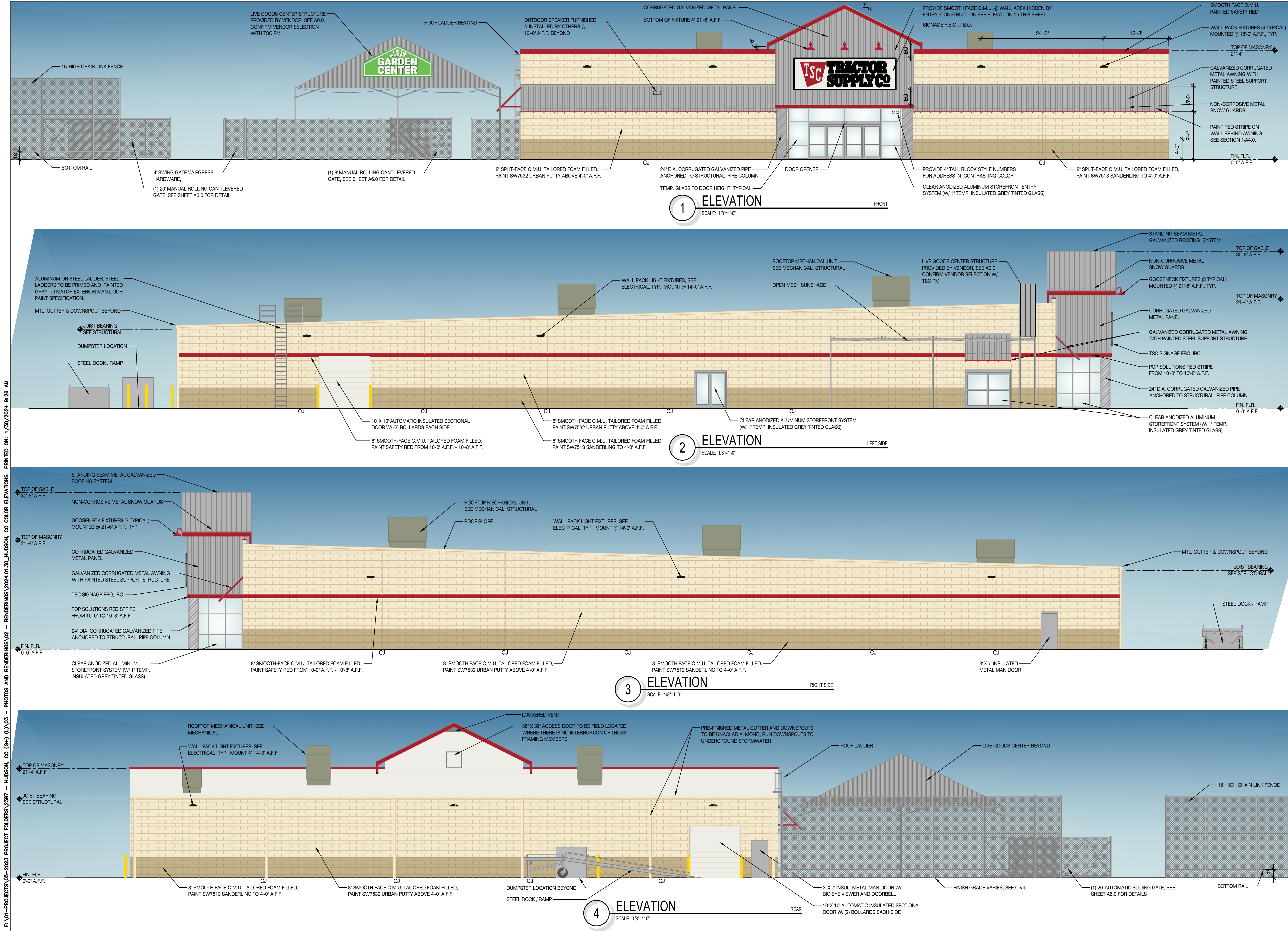
NOT FOR CONSTRUCTION

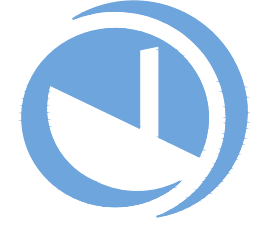


Know what's below.
Call before you dig.

No. 4

F:\01-PROJECTS\05-2023 PROJECT FOLDERS\3367 - HUDSON, CO (G+4) (L)\03 - PHOTOS AND RENDERINGS\02 - RENDERINGS\2024.01.30_HUDSON, CO COLOR ELEVATIONS PRINTED ON: 1/30/2024 9:28 AM



**OXFORD**
ARCHITECTURE

Architecture
Planning
Interior Architecture

2934 Sidco Drive
Suite 120
Nashville, TN 37204

Revision Type:		Revision Type:		Revision Type:	
No.	Rev. Date:	No.	Rev. Date:	No.	Rev. Date:
1		1		1	
2		2		2	
3		3		3	
4		4		4	
5		5		5	
6		6		6	

Project Name:
Hudson Commerical

Location:
Hudson, CO

Plan Set:
Colored Elevations

Sheet Name:
Colored Elevations

Job No.: 4569-0001

Scale Horiz: 1/8" = 1'-0"

Scale Vert: 1/8" = 1'-0"

1 of 1

Sheet:

Date: February 9, 2024

Designed: OA

Prepared: OA

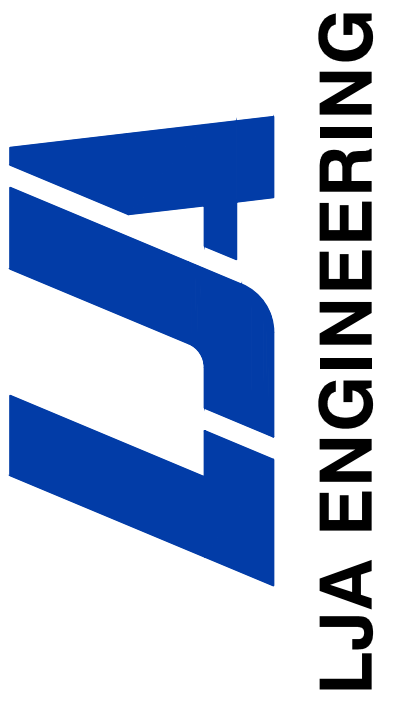
Approved: OA

811

Know what's below.
Call before you dig.

No.

6



Meet: 6 of 6
 Date: April 24, 2024

Job No.: 21039	Scale Horiz: As	Scale Vert: NA
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No.	Rev. Date:
1	
2	
3	
4	
5	
6	
Designed:	CM
Prepared:	CM
Approved:	CM

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LAN

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DSCAPE P

Hudson
Hudson
F
LAN

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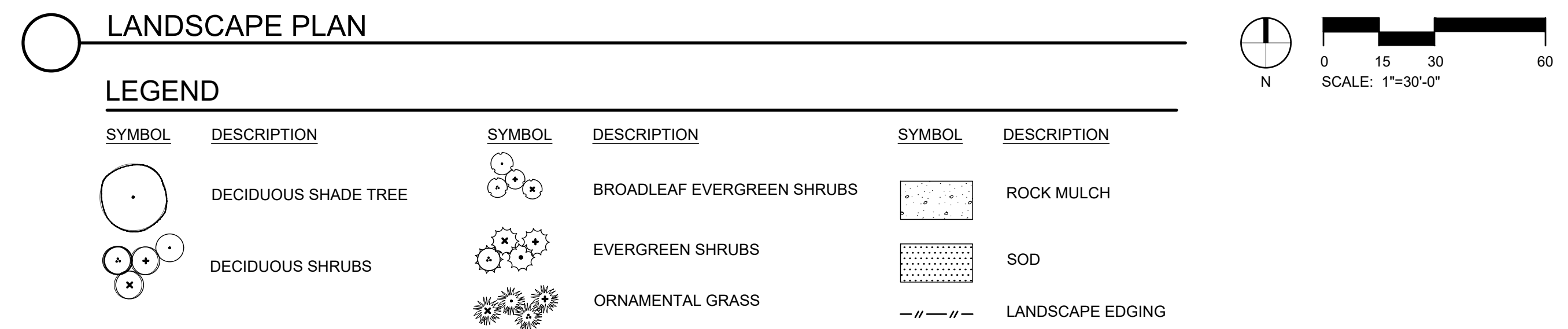
Proj. Name:	
Location:	
Plan Set:	
Sheet Name:	

011



Know what's below.

Call before you dig.	
No.	7



2 SHRUB / ORNAMENTAL GRASS PLANTING
1 1/2" = 1'-0" 32 9300-05

