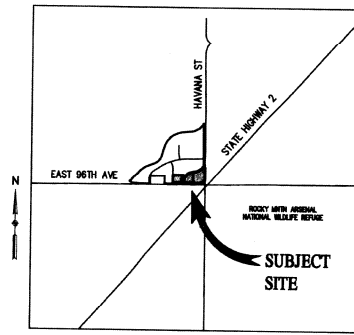


MOUNTAIN VIEW INDUSTRIAL PARK PUD ZONE DOCUMENT
AMENDMENT #5 TO MOUNTAIN VIEW INDUSTRIAL PARK P.U.D. 3249
 PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 6



VICINITY MAP
SCALE: 1"=200'

PURPOSE STATEMENT:

MOUNTAIN VIEW INDUSTRIAL PARK P.U.D. AMENDMENT #5 AMENDS THE ZONING ON LOTS 1 & 2 OF BLOCK 1 AND LOT 2 OF BLOCK 4. THE ZONING ON SAID LOTS WILL BE CHANGED FROM GENERAL RETAIL TO INDUSTRIAL (I-1) ZONING. THE PERMITTED USES WITHIN THE I-1 ZONING WILL BE EXPANDED TO INCLUDE USES PERMITTED IN THE COMMERCIAL 2 (C-2) ZONE DISTRICT. ALL ADDITIONAL ARCHITECTURAL AND SCREENING STANDARDS SHALL FOLLOW COMMERCIAL GUIDELINES UNLESS OTHERWISE STATED WITHIN THE P.U.D. DOCUMENT.

THE DOCUMENT CONTAINS A RECORD OF PAST P.U.D. AMENDMENTS AND STANDARDS FOR REFERENCE.

LEGAL DESCRIPTION

LOT 1 AND LOT 2 OF BLOCK 1 AND LOT 4 OF BLOCK 2 MOUNTAIN VIEW INDUSTRIAL PARK, FILE NO. 17 MAP 850, RECEPTION NO. CO458845 RECORDED AT THE ADAMS COUNTY CLERK AND RECORDERS OFFICE IN THE STATE OF COLORADO.

DEVELOPMENT STATISTICS

TOTAL ACREAGE = 5.679 ACRES
 TOTAL NUMBER OF LOTS = 3

LOT SUMMARY TABLE

BLOCK	LOT	ZONING	PERMITTED USES	SIZE (AC)	F.A.R. (MAX)	BLDG HEIGHT (MAX)
1	1	GENERAL RETAIL	GENERAL INDUSTRIAL & I-1	1.48	0.1	35 FEET
1	2	GENERAL RETAIL	GENERAL RETAIL & I-1	2.86	0.1	35 FEET
2	4	GENERAL RETAIL	GENERAL RETAIL & I-1	1.34	0.1	35 FEET

SHEET INDEX

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	PUD AMENDMENT NOTES & DESIGN STANDARDS
3	PUD STANDARDS FOR AMENDMENTS #2, #3 AND #4
4	LANDSCAPE STANDARDS
5	PLANTING & FENCING DETAILS
6	STREET DETAILS

PLANNING COMMISSION CERTIFICATE

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF COMMERCE CITY, THIS 02 DAY OF MAY 2017.

Joseph Shilly
 CHAIRMAN

CITY COUNCIL CERTIFICATE:

APPROVED BY THE CITY COUNCIL OF COMMERCE CITY, THIS 18 DAY OF MAY 2017.

Steve Martin
 CITY SIGNATURE

CLERK AND RECORDER'S CERTIFICATE

THIS PUD WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT 5:21 PM THIS 10 DAY OF MAY, 2017.

Steve Martin Deputy *Jay Vincent*
 COUNTY CLERK AND RECORDER

Reception # 2017000042415



OWNER'S CERTIFICATE

OWNER: B&W CONSTRUCTION CO. INC.
 BY: *Brian White* PRESIDENT & *Frank Whiting* VICE PRESIDENT

NOTARY PUBLIC
 STATE OF Colorado
 COUNTY OF Jefferson

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF April 2017, BY BRIAN WHITE AS PRESIDENT OF B&W CONSTRUCTION CO, INC. A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES: 09-20-2019
Valerie M. Goldsmith
 NOTARY PUBLIC

OWNER'S CERTIFICATE

OWNER: M2 LLC/M2N VIEW PROPERTIES LLC/ELAINE MILLMAN
 1546 COLE BLVD, BLDG 5, STE 100
 LAKEWOOD, CO 80401

BY: *Alan E. Karsh*
 ALAN E. KARSH, AUTHORIZED REP.
 NOTARY PUBLIC

STATE OF Colorado
 COUNTY OF Jefferson

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF April 2017, BY ALAN E. KARSH, OF KARSH FULTON GABLEY JOSEPH PC, AN AUTHORIZED REPRESENTATIVE.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES: 09-20-2019
Valerie M. Goldsmith
 NOTARY PUBLIC

OWNER'S CERTIFICATE

OWNER: M2N VIEW PROPERTIES
 10842 W. EVANS AVENUE
 LAKEWOOD, CO 80201

BY: *Allen B. Spanier*
 ALLEN B. SPANIER, AUTHORIZED REP.
 NOTARY PUBLIC

STATE OF Colorado
 COUNTY OF Jefferson

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF April 2017, BY ALLEN B. SPANIER, AN AUTHORIZED REPRESENTATIVE.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES: 09-20-2019
Valerie M. Goldsmith
 NOTARY PUBLIC

NOTES

1. INUNDATION LIMITS FROM 100 YR EVENT AS DETERMINED FROM DRAINAGE REPORT PREPARED BY TUTTLE APPLICATOR, INC. ON 08/01/2007. ANY USE OF THESE AREAS ARE SUBJECT TO THE MOST CURRENT COMMERCE CITY REGULATIONS.

BASELINE
 ENGINEERING • PLANNING • SURVEYING
 300 000 STREET • DOWEN, COLORADO 80601
 P. 303.440.8800 • F. 303.440.8801 • www.baselineinc.com

REVISION DESCRIPTION	DATE	PREPARED BY	CHECKED BY
REVISIONS PER COMMERCE CITY	1/19/2017	JFE	JFE
REVISIONS PER COMMERCE CITY	2/23/2017	JFE	JFE
			CM

B&W CONSTRUCTION CO. INC.
 ADAMS COUNTY
 MOUNTAIN VIEW IND. PARK PUD AMENDMENT #5
 EAST 96TH AVENUE & HAVANA STREET
 COVER SHEET

NETAL BIRTHDAY	12/16/2016
DRAWING SIZE	18" x 24"
SURVEY FIRM	SURVEY DATE
CAD FILE	PL 346
DRAWING NAME	346 PUD.dwg
SHEET	1 of 6

N:\PLANNING LLC\346 Mountain View Commerce City\Drawings\346 PUD.dwg, 4/19/2017 10:50:18 AM, Cory Miller

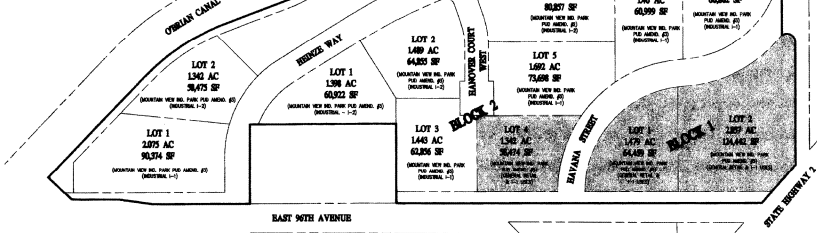
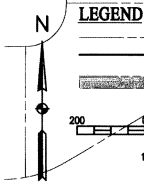
MOUNTAIN VIEW INDUSTRIAL PARK PUD ZONE DOCUMENT AMENDMENT #5 TO MOUNTAIN VIEW INDUSTRIAL PARK P.U.D. 3249

SHEET 2 OF 6

MOUNTAIN VIEW INDUSTRIAL PARK PUD AND AMENDMENT NOTES

ALL PUD'S AND AMENDMENTS LISTED HERE WERE FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO.

- MOUNTAIN VIEW INDUSTRIAL PARK FINAL PUD PLAN, PUD# 3014, RECEPTION NO. 0042514
- MOUNTAIN VIEW INDUSTRIAL PARK FINAL PUD PLAN, PUD# 3014, RECEPTION NO. 0042514
- MOUNTAIN VIEW INDUSTRIAL PARK FINAL PUD PLAN, PUD# 3249, RECEPTION NO. 0071975 (SHALL BE REFERENCED AS AMENDMENT #3 FOR THE PURPOSES OF THIS DOCUMENT)
- MOUNTAIN VIEW INDUSTRIAL PARK PUD ZONE DOCUMENT AMENDMENT #3 TO MOUNTAIN VIEW INDUSTRIAL PARK PUD 3249, PUD# 3695, RECEPTION NO. C196745 (SHALL BE REFERENCED AS AMENDMENT #3 FOR THE PURPOSES OF THIS DOCUMENT)
- MOUNTAIN VIEW INDUSTRIAL PARK PUD ZONE DOCUMENT AMENDMENT #4 TO MOUNTAIN VIEW INDUSTRIAL PARK PUD 3249, PUD# 3711, RECEPTION NO. C193869 (SHALL BE REFERENCED AS AMENDMENT #4 FOR THE PURPOSES OF THIS DOCUMENT)



DESIGN STANDARDS

- AMENDMENT #2**
- LANDSCAPING**
- MINIMUM LANDSCAPED AREA ON EACH LOT IS 100L.
 - FRONT SETBACK MAY CONTAIN LANDSCAPING, PARKING, AND DRIVEWAYS. ON ALL LOTS THE MINIMUM DEPTH OF LANDSCAPING FROM THE STREET RIGHT-OF-WAY IS 10'.
 - MINIMUM 50% SOIL GREEN AND GROWING GROUND COVER (SOD), REMAINDER 1" RIVER ROCK OR WOOD MULCH AT A DEPTH OF 3" ON 5 MIL OR TEXTILE WEED BARRIER FABRIC. MINIMUM TREES 1/1000 SF - 2" CAL. OR EQUIVALENT. MINIMUM SHRUBS 1/2000 SF - 5" GALLON.
 - ALL AUTOMATED IRRIGATION.
- FENCING OR OUTDOOR STORAGE**
- COMPLETELY ENCLOSED BY A SOLID 6' TO 8' HIGH FENCE.
 - THE SIDE OF STORAGE ABUTTING THE BUILDING DOES NOT REQUIRE A FENCE.
 - FENCES SHALL BE A MAX. OF 100% WOOD AND A MIN. OF 20% MASONRY ON STREET FACING SIDES ONLY.
 - NO OUTDOOR STORAGE ABOVE FENCE HEIGHT.
 - VEHICLES PARKED ON THE LOTS ARE NOT CONSIDERED PART OF OUTDOOR STORAGE AND DO NOT NEED TO BE FENCED IN.
 - VEHICLES PARKED ON THE LOTS ARE NOT CONSIDERED PART OF OUTDOOR STORAGE AND DO NOT NEED TO BE FENCED.
- ROOFS**
- FLAT AND SLOPED ROOFS SHALL BE A MIN. OF 2 TO 12.
- PUBLIC IMPROVEMENTS**
- PUBLIC IMPROVEMENTS WILL BE FINANCED BY A SPECIAL IMPROVEMENT DISTRICT.

- AMENDMENT #3**
- PROPERTY OWNERS ASSOCIATION**
- A PROPERTY OWNERS ASSOCIATION SHALL BE FORMED AND EACH LOT OWNER SHALL HAVE ONE VOTE IN THE ASSOCIATION. THE ASSOCIATION SHALL NOTIFY BY LAKE AND HAVE THE RIGHT TO EXPEND FUNDS AND LEVY FEES ON ITS MEMBERS. IN ADDITION TO OTHER DUTIES, THE ASSOCIATION SHALL MAINTAIN THE STORM WATER DETENTION AREAS, DRAINAGE FACILITIES, COMMON SOAKS, AND RIGHT-OF-WAY LANDSCAPING.
- DELIVERY AND LOADING DOCKS**
- LOADING AREAS AND DOCKS WILL BE LOCATED TO PROHIBIT TRUCKS FROM MANEUVERING OR BACKING UP IN THE PUBLIC RIGHT-OF-WAY. NO PARKING OR LOADING IN PUBLIC RIGHT-OF-WAY.
 - NO LOADING AREAS IN FRONT YARDS OR SIDE YARDS FACING A STREET.
- AMENDMENT #4**
- LANDSCAPING**
- ALL LANDSCAPING INCLUDING THE LANDSCAPING FOR 96TH AVENUE AND THE MEDIANS WITHIN 96TH AVENUE SHALL COMPLY WITH ALL CURRENT OR FUTURE LANDSCAPE REQUIREMENTS CONTAINED IN THE CITY OF COMMERCE CITY MUNICIPAL CODE AND THE CITY OF COMMERCE CITY APPROVED PLANT LIST AND LANDSCAPING SPECIFICATIONS DOCUMENT.
- FENCING FOR OUTDOOR STORAGE**
- REFER TO AMENDMENT #2
- ROOFS**
- REFER TO AMENDMENT #2

- PUBLIC IMPROVEMENTS**
- REFER TO AMENDMENT #2
- PROPERTY OWNERS ASSOCIATION**
- REFER TO AMENDMENT #2
- DELIVERY AND LOADING DOCKS**
- REFER TO AMENDMENT #2
- AMENDMENT #4**
- REFER TO AMENDMENT #3**
- AMENDMENT #5**
- LANDSCAPING**
- IN ACCORDANCE WITH MOUNTAIN VIEW INDUSTRIAL PARK PUD ZONE DOCUMENT AMENDMENT #3 TO MOUNTAIN VIEW INDUSTRIAL PARK PUD 3249, ALL LANDSCAPING INCLUDING THE LANDSCAPING FOR 96TH AVENUE AND THE MEDIANS WITHIN 96TH AVENUE SHALL COMPLY WITH ALL CURRENT OR FUTURE LANDSCAPE REQUIREMENTS CONTAINED IN THE CITY OF COMMERCE CITY MUNICIPAL CODE AND THE CITY OF COMMERCE CITY APPROVED PLANT LIST AND LANDSCAPING SPECIFICATIONS DOCUMENT.
- ROOFS**
- FLAT
 - SLOPED ROOFS SHALL BE A MINIMUM OF 2 TO 12.

MOUNTAIN VIEW INDUSTRIAL PARK P.U.D. ZONE DOCUMENT AMENDMENT #2 (PUD 3249)						
LOT	USE	SIZE (ACRES)	F.A.R. (MIN)	MAX HEIGHT	OUTDOOR STR.	
BLOCK 2	6	I-2	1.856	.3	50'	25% MAX
BLOCK 1	A*	I-2	2.141	.20	30'	25% MAX
AMENDMENT NO.2	3	I-1	1.073	.3	50'	10% MAX

*SEE LOT NOTE 1, SHEET 3

AMENDMENT #2 SETBACKS					
	FRONT	REAR	SIDE	SIDE STREET	
I-1	30'	0'	25' AND 0'	25'	
I-2	50'	25'	25'	25'	

MOUNTAIN VIEW INDUSTRIAL PARK P.U.D. ZONE DOCUMENT AMENDMENT #3 (PUD 3695)						
LOT	USE	SIZE (ACRES)	F.A.R. (MIN)	MAX HEIGHT	OUTDOOR STR.	
BLOCK 2	1	I-2	1.398	0.10	50'	35 MAX
	2	I-2	1.489	0.10	50'	35 MAX
	3	I-1	1.443	0.10	50'	35 MAX
	5	I-1	1.692	0.10	50'	35 MAX
	7	I-1	1.40	0.10	50'	35 MAX
	8	I-1	1.396	0.10	50'	35 MAX
BLOCK 3	1	I-1	2.075	0.10	50'	35 MAX
	2	I-2	1.342	0.10	50'	35 MAX
	B**	I-2	4.013	0.10	50'	35 MAX
	6	I-2	2.512	0.10	50'	35 MAX
	C***	I-1	3.106	0.10	60'	35 MAX

**SEE LOT NOTE 2, SHEET 3

***SEE LOT NOTE 3, SHEET 3

AMENDMENT #3 SETBACKS					
	FRONT	REAR	SIDE	SIDE STREET	
I-1	20'	10'	10'	20'	
I-2	20'	10'	10'	NA	

MOUNTAIN VIEW INDUSTRIAL PARK P.U.D. ZONE DOCUMENT AMENDMENT #4 (PUD 3711)						
LOT	USE	SIZE (ACRES)	F.A.R. (MIN)	MAX HEIGHT	OUTDOOR STR.	
BLOCK 3	3	I-2	1.21	0.10	50'	35%

AMENDMENT #4 SETBACKS					
	FRONT	REAR	SIDE	SIDE STREET	
I-2	20'	10'	10'	NA	

AMENDMENT #5 SETBACKS					
	FRONT	REAR	SIDE	SIDE STREET	
GENERAL RETAIL & I-1	20'	10'	25' & 5'	20'	

- PUBLIC IMPROVEMENTS**
- PUBLIC IMPROVEMENTS WILL BE FINANCED BY A SPECIAL IMPROVEMENT DISTRICT.
- PROPERTY OWNERS ASSOCIATION**
- A PROPERTY OWNERS ASSOCIATION SHALL BE FORMED AND EACH LOT OWNER SHALL HAVE ONE VOTE IN THE ASSOCIATION. THE ASSOCIATION SHALL NOTIFY BY LAKE AND HAVE THE RIGHT TO EXPEND FUNDS AND LEVY FEES ON ITS MEMBERS. IN ADDITION TO OTHER DUTIES, THE ASSOCIATION SHALL MAINTAIN THE STORM WATER DETENTION AREAS, DRAINAGE FACILITIES, COMMON SOAKS AND RIGHT-OF-WAY LANDSCAPING.
- DELIVERY AND LOADING DOCKS**
- LOADING AREAS AND DOCKS WILL BE LOCATED TO PROHIBIT TRUCKS AND MANEUVERING OR BACKING UP INTO THE PUBLIC RIGHT-OF-WAY. NO PARKING OR LOADING IS PERMITTED WITHIN THE PUBLIC RIGHT-OF-WAY.
 - NO LOADING AREAS IN FRONT YARDS OR SIDE YARDS FACING A STREET.

BASELINE
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REVISION DESCRIPTION	DATE	DESIGNED BY	DATE	PREPARED BY	DATE
REVISIONS PER COMMERCE CITY	JFE	JFE	7/19/2017	JFE	7/19/2017
REVISIONS PER COMMERCE CITY	JFE	JFE	7/25/2017	JFE	7/25/2017

B&W CONSTRUCTION CO. INC.

COMMERCE CITY
MOUNTAIN VIEW IND. PARK PUD AMENDMENT #5
EAST 96TH AVENUE & HAVANA STREET
PUD AMENDMENT NOTES & DESIGN STANDARDS

FINAL SUBMITTAL	12/16/2016
DRAWING SIZE	18" x 24"
SURVEY FORM	
SURVEY DATE	
JOB NO.	PL 346
DRAWING NAME	346 PUD.dwg
SHEET	2 OF 6

2017000042415

MOUNTAIN VIEW INDUSTRIAL PARK PUD ZONE DOCUMENT AMENDMENT #5 TO MOUNTAIN VIEW INDUSTRIAL PARK P.U.D. 3249

SHEET 3 OF 6

PUD STANDARDS

AMENDMENT #2

- A. MOUNTAIN VIEW INDUSTRIAL PARK SHALL CONSTRUCT ALL STREET RIGHT-OF-WAY INCLUDING THE INSTALLATION OF CURBS, GUTTERS, SIDEWALKS, LANDSCAPE ELEMENTS, AND LANDSCAPE IRRIGATION SYSTEMS, IN ACCORDANCE WITH THE DESIGN STANDARDS AND PHASING PLAN APPROVED IN THE FINAL PUD.
- B. EACH LOT SHALL HAVE A MAXIMUM OF ONE CURB CUT PER STREET FRONT, EXCEPT THAT NO CURB CUTS SHALL BE PERMITTED ONTO EAST 96TH AVENUE OR WITHIN 100 FEET OF AN INTERSECTION. WHENEVER POSSIBLE, CURB CUTS SHALL BE COMBINED WITH ADJACENT PROPERTIES TO FORM A SINGLE ACCESS POINT FOR BOTH PROPERTIES.
 - 1. LOT 1, BLOCK 2 AND LOT 2, BLOCK 3 MAY HAVE TWO CURB CUTS PER STREET FRONT IF THE SECOND CUT IS COMBINED WITH THE ADJACENT LOT.
 - 2. LOTS 1 AND 2 OF BLOCK 1 SHALL HAVE JOINT ACCESS POINTS ON BOTH 96TH AND HAVANA STREET. LOT 1 ALSO HAS ACCESS AND WAY SUBJECT TO APPROVAL OF THE CITY DEPARTMENT OF PUBLIC WORKS. LOT 1 BLOCK 1 ALSO HAS ONE ADDITIONAL ACCESS POINT ON HAVANA STREET. LOCATIONS OF ACCESS POINT IS SUBJECT TO APPROVAL BY THE CITY OF COMMERCE CITY DEPARTMENT OF PUBLIC WORKS.
- C. ON THE FINAL PUD, THE APPLICANT SHALL SUBMIT DETAILED LANDSCAPE PLANS FOR DEDICATED RIGHT-OF-WAY AND DETENTION PONDS WHICH SHALL BE INSTALLED AND MAINTAINED THROUGH A PROPERTY OWNERS' ASSOCIATION AGREEMENT. THE PROPERTY OWNERS' ASSOCIATION AGREEMENT SHALL BE SUBMITTED WITH THE FINAL PUD AND SIGNED BY ALL OWNERS OF PROPERTY WITHIN THE MOUNTAIN VIEW INDUSTRIAL PARK.
- D. DEVELOPMENT OF LOTS DESIGNATED GENERAL RETAIL SHALL COMPLY WITH THE DEVELOPMENT STANDARDS OF THE I-2 ZONE DISTRICT CHAPTER OF THE COMMERCE CITY ZONING ORDINANCE, EXCEPT THAT GASOLINE SERVICE STATIONS (EXCLUDING BODY REPAIR, PAINTING, OR ENGINE REBUILDING, AND RENTAL OR SALE OF VEHICLES) ARE ALSO A USE-BY-RIGHT. ADULT ENTERTAINMENT USES ARE EXCLUDED FOR ALL LOTS DESIGNATED GENERAL RETAIL.
 - 1. GASOLINE SERVICE STATIONS MAY INCLUDE VEHICLES IN EXCESS OF 15,000 GROSS VEHICLE WEIGHT. OVERNIGHT PARKING IS NOT PERMITTED.
- E. DEVELOPMENT OF LOTS DESIGNATED I-1 SHALL COMPLY WITH THE DEVELOPMENT STANDARDS OF THE I-1 ZONE DISTRICT CHAPTER OF THE COMMERCE CITY ZONING ORDINANCE, EXCEPT THAT TERMINALS FOR FREIGHT AND PASSENGERS, AND ADULT ENTERTAINMENT USES ARE EXCLUDED EXCEPT AS PROVIDED IN THIS PUD. OUTDOOR STORAGE IS LIMITED TO NO MORE THAN 20% OF THE GROSS LOT AREA AND SHALL NOT BE LOCATED WITHIN THE FRONT YARD OR SIDE/REAR YARD ADJACENT TO PUBLIC RIGHT-OF-WAY.
- F. DEVELOPMENT OF I-2 DESIGNATED LOTS SHALL COMPLY WITH THE DEVELOPMENT STANDARDS OF THE I-2 ZONE DISTRICT CHAPTER OF THE COMMERCE CITY ZONING ORDINANCE, EXCEPT THAT OPEN SPACE REQUIREMENT SHALL BE INCREASED TO 10% OF THE GROSS LOT AREA AND OUTDOOR STORAGE IS LIMITED TO NO MORE THAN 25% OF THE GROSS LOT AREA AND SHALL NOT BE LOCATED WITHIN THE FRONT YARD OR SIDE/REAR YARD ADJACENT TO A PUBLIC RIGHT-OF-WAY. ADULT ENTERTAINMENT USES AND TRANSPORTATION TERMINALS ARE EXCLUDED FOR ALL LOTS DESIGNATED I-2.
- G. ALL VEHICLES AND EQUIPMENT, EXCEPT FOR EMPLOYEES AND CUSTOMER VEHICLES, SHALL BE PARKED IN THE REAR YARD OF LOTS DESIGNATED I-1 AND I-2 AND SHALL BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE FENCE DESIGN STANDARDS APPROVED IN THE FINAL PUD.
- H. THE APPLICANT SHALL COMPLY WITH THE TERMS, CONDITIONS, AND REQUESTS OF THE FINAL PUD PLAN.
- I. FENCING IS PROHIBITED ON ALL LOTS DESIGNATED GENERAL RETAIL. FENCING ON I-1 AND I-2 DESIGNATED LOTS SHALL BE LOCATED BEHIND THE BUILDING ONLY. A MAXIMUM OF EIGHT FEET HIGH FENCES SHALL BE CONSTRUCTED WITH A MINIMUM OF 20% MASONRY WITH THE REMAINDER TO BE WOOD ON THE STREET FACING SIDE. A STANDARD FENCE ELEVATION DESIGN SHALL BE SUBMITTED WITH THE FINAL PUD AND BE APPLICABLE TO ALL FENCING APPROVED FOR LOTS IN THE MOUNTAIN VIEW PUD. OUTDOOR STORAGE SHALL NOT EXCEED THE HEIGHT OF THE SCREEN FENCING. THE FENCING NOT FACING PUBLIC R.O.W. MAY BE 100% WOOD CONSTRUCTION.
- J. THE MINIMUM FLOOR AREA RATIOS (FAR) FOR BUILDINGS ON ALL LOTS WILL BE AS FOLLOWS:
 - GENERAL RETAIL - 0.25, I-1 - 0.1 - 0.25, SHOULD THE SIZE OF THE BUILDING BE LESS THAN MINIMUM FAR, THE DIFFERENCE BETWEEN THE MINIMUM FAR REQUIREMENT AND THE ACTUAL SIZE OF THE BUILDING SHALL BE APPLIED TO LANDSCAPED OPEN SPACE WHICH SHALL BE IN ADDITION TO THE MINIMUM 10% LANDSCAPED OPEN SPACE REQUIREMENT FOR EACH LOT. IN NO CASE SHALL THE BUILDING BE LESS THAN 0.15 FAR.
- K. BUILDING MATERIALS USED ON THE EXTERIOR FINISH SHALL CONSIST OF THE FOLLOWING:
 - 1. GENERAL RETAIL LOTS - ANY FACADE OF THE BUILDING THAT IS NOT CONSTRUCTED OF GLASS SHALL BE A MINIMUM OF 50% MASONRY OR CONCRETE ON FRONT, SIDE AND REAR FACADES WITH THE REMAINDER IN WOOD PRODUCTS OR METAL. FRANCHISE COLORS MAY BE CONSIDERED IN PLACE OF EARTH TONES ON BUILDING SUBJECT TO THE APPROVAL BY THE COMMUNITY DEPARTMENT.
 - 2. I-1 LOTS - ANY FACADE OF THE BUILDING FACING A PUBLIC RIGHT-OF-WAY THAT IS NOT CONSTRUCTED OF GLASS SHALL BE A MINIMUM OF 50% MASONRY OR CONCRETE WITH THE REMAINDER IN WOOD PRODUCTS OR METAL. BUILDINGS TO BE OF EARTH TONE COLORS.
 - 3. I-2 LOTS - ANY FACADE OF THE BUILDING FACING A PUBLIC RIGHT-OF-WAY THAT IS NOT CONSTRUCTED OF GLASS SHALL BE A MINIMUM OF 40% MASONRY OR CONCRETE WITH THE REMAINDER IN WOOD PRODUCTS OR METAL. BUILDINGS TO BE OF EARTH TONE COLORS.
- L. A DEVELOPMENT AGREEMENT FOR PUBLIC IMPROVEMENTS NEED TO BE APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT AND PUBLIC WORKS DEPARTMENT PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR ANY LOT IN THE MOUNTAIN VIEW INDUSTRIAL PARK PUD.
- M. SIGN STANDARDS ARE CLASS 5 AND 6 EXCEPT NO FREE-STANDING SIGN PERMITTED ON I-1 AND I-2 LOTS.
 - 1. TRAFFIC SIGNALS TO BE INSTALLED ON 96TH AVENUE IN ACCORDANCE WITH REQUIREMENTS SPECIFIED BY THE CITY ENGINEER.
- N. ZONING AND LOT LINE ADJUSTMENTS. IF A CHANGE IN LOT LINES REQUIRES AN ADJUSTMENT TO THE ZONING BOUNDARY DESIGNATIONS, THE DIRECTOR OF COMMUNITY DEVELOPMENT MAY APPROVE THE CHANGE ADMINISTRATIVELY, SO LONG AS THE CHANGE WILL RESULT IN A LESS INTENSIVE USE. THAT IS, FOR EXAMPLE, I-2 TO I-1. HOWEVER, THE CITY COUNCIL SHALL BE NOTIFIED IN ADVANCE OF ALL CHANGES AND IN THE EVENT THAT THE CHANGE WILL RESULT IN A MORE INTENSIVE USE, FOR EXAMPLE, I-1 TO I-2, THEN, IN THAT EVENT, THE CITY COUNCIL MAY, AT ITS OPTION, DIRECT THAT THE PROPOSED AMENDMENT PROCEED THROUGH THE PUBLIC HEARING PROCESS BEFORE THE PLANNING COMMISSION AND CITY COUNCIL.
- P. THE FOLLOWING ADVISORY BODIES WILL COMMENT ON THE FOLLOWING:
 - 1. STREET LIGHTING - POLICE DEPARTMENT AND ENGINEERING DEPARTMENT

- 2. UFC STANDARDS - SAFO AND BUILDING DEPARTMENT
- Q. PUBLIC IMPROVEMENTS SHALL BE INSTALLED IN ALL PHASES BEFORE A BUILDING PERMIT IS APPROVED FOR THE PHASE. IN LIEU OF PUBLIC IMPROVEMENTS, THE DEVELOPER COULD POST A SURETY FOR THE COST OF PUBLIC IMPROVEMENTS AND INCLUDE A DATE BY WHICH THE IMPROVEMENTS WILL BE COMPLETED.

AMENDMENT #3

REFER TO AMENDMENT #2 WITH THE FOLLOWING CHANGES:

- E. CHANGE TO: DEVELOPMENT OF LOTS DESIGNATED I-1 SHALL COMPLY WITH THE DEVELOPMENT STANDARDS OF THE I-1 ZONE DISTRICT CHAPTER OF THE COMMERCE CITY ZONING ORDINANCE, EXCEPT THAT TERMINALS FOR FREIGHT AND PASSENGERS, AND ADULT ENTERTAINMENT USES ARE EXCLUDED EXCEPT AS PROVIDED IN THIS PUD. OUTDOOR STORAGE IS LIMITED TO NO MORE THAN 20% OF THE GROSS LOT AREA AND SHALL NOT BE LOCATED WITHIN THE FRONT YARD OR SIDE/REAR YARD ADJACENT TO PUBLIC RIGHT-OF-WAY.
- F. CHANGE TO: DEVELOPMENT OF I-2 DESIGNATED LOTS SHALL COMPLY WITH THE DEVELOPMENT STANDARDS OF THE I-2 ZONE DISTRICT CHAPTER OF THE COMMERCE CITY ZONING ORDINANCE, EXCEPT THAT OUTDOOR STORAGE IS LIMITED TO NO MORE THAN 30% OF THE GROSS LOT AREA AND SHALL NOT BE LOCATED WITHIN THE FRONT YARD OR SIDE/REAR YARD ADJACENT TO A PUBLIC STREET. ADULT ENTERTAINMENT USES AND TRANSPORTATION TERMINALS ARE EXCLUDED FOR ALL LOTS DESIGNATED I-2. ONE OR MORE CONTAINERS FOR THE ABOVE-GROUND STORAGE OF FLAMMABLE OR COMBUSTIBLE LIQUIDS OR GASES ARE ALLOWED ON LOTS DESIGNATED I-2 PROVIDED THE TOTAL NUMBER OF CONTAINERS AND CONTAINER VOLUME COMPLY WITH THE UNIFORM FIRE CODE ADOPTED AND AMENDED BY THE CITY OF COMMERCE CITY AND ARE APPROVED BY THE SOUTH ADAMS COUNTY FIRE DISTRICT AND COMMERCE CITY BUILDING OFFICIAL.
- J. EXCLUDE THIS NOTE REGARDING FLOOR AREA RATIOS.
- M. CHANGE TO: SIGN STANDARDS SHALL COMPLY WITH THE COMMERCE CITY ZONING ORDINANCE FOR INDUSTRIAL AND COMMERCIAL USES EXCEPT THAT NO FREE-STANDING SIGNS OR POLE SIGNS ARE ALLOWED.

AMENDMENT #4

REFER TO AMENDMENT #3 WITH THE FOLLOWING CHANGES:

- B. CHANGE TO: EACH LOT SHALL HAVE A MINIMUM OF ONE CURB CUT PER STREET FRONT, EXCEPT THAT NO CURB CUTS SHALL BE PERMITTED ONTO EAST 96TH AVENUE OR WITHIN 100 FEET OF AN INTERSECTION. WHENEVER POSSIBLE, CURB CUTS SHALL BE COMBINED WITH ADJACENT PROPERTIES TO FORM A SINGLE ACCESS POINT FOR BOTH PROPERTIES.
 - 1. LOTS 1 AND 2 OF BLOCK 1 SHALL HAVE JOINT ACCESS POINTS ON HAVANA STREET. LOCATIONS OF ACCESS POINT IS SUBJECT TO APPROVAL BY THE CITY OF COMMERCE CITY DEPARTMENT OF PUBLIC WORKS.
- D. EXCLUDE NOTE 1.

AMENDMENT #5

- A. MOUNTAIN VIEW INDUSTRIAL PARK SHALL CONSTRUCT ALL STREET RIGHT-OF-WAY, INCLUDING THE INSTALLATION OF CURBS, GUTTERS, SIDEWALKS, LANDSCAPE ELEMENTS, AND LANDSCAPE IRRIGATION SYSTEMS, IN ACCORDANCE WITH THE DESIGN STANDARDS AND PHASING PLAN APPROVED IN THE FINAL PUD.
- B. EACH LOT SHALL HAVE A MAXIMUM OF ONE CURB CUT PER STREET FRONT, EXCEPT THAT NO CURB CUTS SHALL BE PERMITTED ONTO EAST 96TH AVENUE OR WITHIN 100 FEET OF AN INTERSECTION. WHENEVER POSSIBLE, CURB CUTS SHALL BE COMBINED WITH ADJACENT PROPERTIES TO FORM A SINGLE ACCESS POINT FOR BOTH PROPERTIES.
 - 1. LOTS 1 AND 2 OF BLOCK 1 SHALL HAVE JOINT ACCESS POINTS ON HAVANA STREET. LOCATIONS OF ACCESS POINT IS SUBJECT TO APPROVAL BY THE CITY OF COMMERCE CITY DEPARTMENT OF PUBLIC WORKS.
- C. ON THE FINAL PUD, THE APPLICANT SHALL SUBMIT DETAILED LANDSCAPE PLANS FOR DEDICATED RIGHT-OF-WAY AND DETENTION PONDS WHICH SHALL BE INSTALLED AND MAINTAINED THROUGH A PROPERTY OWNERS' ASSOCIATION AGREEMENT. THE PROPERTY OWNERS' ASSOCIATION AGREEMENT SHALL BE SUBMITTED WITH THE FINAL PUD AND SIGNED BY ALL OWNERS OF PROPERTY WITHIN THE MOUNTAIN VIEW INDUSTRIAL PARK.
- D. LOTS 1 AND 2 OF BLOCK 1 AND LOT 4 OF BLOCK 2 MAY BE DEVELOPED WITH ANY OF THE USES ALLOWED WITHIN THE I-1 AND THE I-2 ZONE DISTRICTS OF THE COMMERCE CITY ZONING ORDINANCE. GASOLINE SERVICE STATIONS (EXCLUDING BODY REPAIR, PAINTING, OR ENGINE REBUILDING, AND RENTAL OR SALE OF VEHICLES) ARE ALSO A USE-BY-RIGHT. ADULT ENTERTAINMENT USES ARE NOT PERMITTED.
 - 1. GASOLINE SERVICE STATIONS MAY INCLUDE VEHICLES IN EXCESS OF 15,000 GROSS VEHICLE WEIGHT. OVERNIGHT PARKING IS NOT PERMITTED.
- E. OUTDOOR STORAGE IS NOT PERMITTED.
- F. ALL VEHICLES AND EQUIPMENT, EXCEPT FOR EMPLOYEES AND CUSTOMER VEHICLES, SHALL BE PARKED IN THE REAR YARD OF LOTS DEVELOPED WITH I-1 USES. VEHICLES AND EQUIPMENT ON LOTS DEVELOPED WITH I-1 USES SHALL BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE FENCE DESIGN STANDARDS APPROVED IN THE FINAL PUD.
- G. THE APPLICANT SHALL COMPLY WITH THE TERMS, CONDITIONS, AND REQUESTS OF THE FINAL PUD PLAN.
- H. FENCING IS PROHIBITED ON ALL LOTS WITH GENERAL RETAIL USES. FENCING ON LOTS WITH I-1 USES SHALL BE LOCATED BEHIND THE BUILDING ONLY. A MAXIMUM OF EIGHT FEET HIGH FENCES SHALL BE CONSTRUCTED WITH A MINIMUM OF 20% MASONRY WITH THE REMAINDER TO BE WOOD ON THE STREET FACING SIDE. A STANDARD FENCE ELEVATION DESIGN SHALL BE SUBMITTED WITH THE FINAL PUD AND BE APPLICABLE TO ALL FENCING APPROVED FOR LOTS IN THE MOUNTAIN VIEW PUD. THE FENCING NOT FACING PUBLIC R.O.W. MAY BE 100% WOOD CONSTRUCTION OR A MATERIAL RESSEMBLING WOOD.
- L. BUILDING MATERIALS USED ON THE EXTERIOR FINISH SHALL CONSIST OF THE FOLLOWING:
 - 1. GENERAL RETAIL LOTS - ANY FACADE OF THE BUILDING THAT IS NOT CONSTRUCTED OF GLASS SHALL BE A MINIMUM OF 50% MASONRY OR CONCRETE ON FRONT, SIDE AND REAR FACADES WITH THE REMAINDER IN WOOD PRODUCTS OR METAL. FRANCHISE COLORS MAY BE CONSIDERED IN PLACE OF EARTH TONES ON BUILDING SUBJECT TO THE APPROVAL BY THE COMMUNITY DEVELOPMENT DEPARTMENT AND PUBLIC WORKS DEPARTMENT PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR ANY LOT IN THE MOUNTAIN VIEW INDUSTRIAL PARK PUD.
 - 2. I-1 LOTS - ANY FACADE OF THE BUILDING FACING A PUBLIC RIGHT-OF-WAY THAT IS NOT CONSTRUCTED OF GLASS SHALL BE A MINIMUM OF 50% MASONRY OR CONCRETE WITH THE REMAINDER IN WOOD PRODUCTS OR METAL. BUILDINGS TO BE OF EARTH TONE COLORS.
 - 3. I-2 LOTS - ANY FACADE OF THE BUILDING FACING A PUBLIC RIGHT-OF-WAY THAT IS NOT CONSTRUCTED OF GLASS SHALL BE A MINIMUM OF 40% MASONRY OR CONCRETE WITH THE REMAINDER IN WOOD PRODUCTS OR METAL. BUILDINGS TO BE OF EARTH TONE COLORS.

- 1. GENERAL RETAIL & I-1 LOTS - ANY FACADE OF THE BUILDING THAT IS NOT CONSTRUCTED OF GLASS SHALL BE A MINIMUM OF 50% MASONRY OR CONCRETE ON FRONT, SIDE AND REAR FACADES WITH THE REMAINDER IN WOOD PRODUCTS OR METAL. FRANCHISE COLORS MAY BE CONSIDERED IN PLACE OF EARTH TONES ON BUILDING SUBJECT TO THE APPROVAL BY THE COMMUNITY DEVELOPMENT DEPARTMENT AND PUBLIC WORKS DEPARTMENT PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR ANY LOT IN THE MOUNTAIN VIEW INDUSTRIAL PARK PUD.
- K. A DEVELOPMENT AGREEMENT FOR PUBLIC IMPROVEMENTS NEED TO BE APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT AND PUBLIC WORKS DEPARTMENT PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR ANY LOT IN THE MOUNTAIN VIEW INDUSTRIAL PARK PUD.
- L. SIGNAGE SHALL MEET SIGNAGE REQUIREMENTS AS FOUND IN THE CITY OF COMMERCE CITY LAND DEVELOPMENT CODE AS AMENDED.
- M. TRAFFIC SIGNALS TO BE INSTALLED ON 96TH AVENUE IN ACCORDANCE WITH REQUIREMENTS SPECIFIED BY THE CITY ENGINEER.
- N. ZONING AND LOT LINE ADJUSTMENTS. IF A CHANGE IN LOT LINES REQUIRES AN ADJUSTMENT TO THE ZONING BOUNDARY DESIGNATIONS, THE DIRECTOR OF COMMUNITY DEVELOPMENT MAY APPROVE THE CHANGE ADMINISTRATIVELY, SO LONG AS THE CHANGE WILL RESULT IN A LESS INTENSIVE USE. THAT IS, FOR EXAMPLE, I-2 TO I-1. HOWEVER, THE CITY COUNCIL SHALL BE NOTIFIED IN ADVANCE OF ALL CHANGES AND IN THE EVENT THAT THE CHANGE WILL RESULT IN A MORE INTENSIVE USE, FOR EXAMPLE, I-1 TO I-2, THEN, IN THAT EVENT, THE CITY COUNCIL MAY, AT ITS OPTION, DIRECT THAT THE PROPOSED AMENDMENT PROCEED THROUGH THE PUBLIC HEARING PROCESS BEFORE THE PLANNING COMMISSION AND CITY COUNCIL.
- O. THE FOLLOWING ADVISORY BODIES WILL COMMENT ON THE FOLLOWING:
 - 1. STREET LIGHTING - POLICE DEPARTMENT AND ENGINEERING DEPARTMENT
 - 2. UFC STANDARDS - SAFO AND BUILDING DEPARTMENT
- P. PUBLIC IMPROVEMENTS SHALL BE INSTALLED IN ALL PHASES BEFORE A BUILDING PERMIT IS APPROVED FOR THE PHASE. IN LIEU OF PUBLIC IMPROVEMENTS, THE DEVELOPER COULD POST A SURETY FOR THE COST OF PUBLIC IMPROVEMENTS AND INCLUDE A DATE BY WHICH THE IMPROVEMENTS WILL BE COMPLETED.

LOT NOTES:

- 1. LOT A (LOTS 1 & 2 OF BLOCK 1, AMENDMENT NO. 2) WAS CREATED IN 2001 VIA CONSOLIDATION PLAT #S-330-01. THIS LOT IS ZONED I-2 BECAUSE THE LARGER OF THE TWO LOTS, WHEN COMBINED, WAS I-2.
- 2. LOT B (LOTS 4 & 5 OF BLOCK 3) WAS CREATED IN 2003 VIA BUILDING PERMIT #E00003-1123.
- 3. LOT C (LOTS 10 & 11 OF BLOCK 3) WAS CREATED IN 2005 VIA CONSOLIDATION PLAT #S-333-05.



REVISION	DESCRIPTION	DATE	PREPARED BY	DATE	DESIGNED BY	DATE
1	REVISIONS PER COMMERCE CITY	JFE	JFE	1/18/2017	JFE	1/18/2017
2	REVISIONS PER COMMERCE CITY	JFE	JFE	2/23/2017	JFE	2/23/2017

B&W CONSTRUCTION CO. INC.
COMMERCE CITY
MOUNTAIN VIEW IND. PARK PUD AMENDMENT #5
EAST 96TH AVENUE & HAVANA STREET
ADAMS COUNTY
PUD STANDARDS

DATE SUBMITTED	12/18/2016
DRYING SIZE	18" X 24"
SURVEY PRICE	
SURVEY DATE	
JOB NO.	PL 346
DRAWING NAME	346 Final.dwg
SHEET	3 OF 6
	3

2017000042415

MOUNTAIN VIEW INDUSTRIAL PARK PUD ZONE DOCUMENT AMENDMENT #5 TO MOUNTAIN VIEW INDUSTRIAL PARK P.U.D. 3249

SHEET 4 OF 6

LANDSCAPE NOTES

AMENDMENT #2

- 1.) THE APPLICANT IS RESPONSIBLE FOR ONLY THE LANDSCAPING ALONG HAVANA STREET AND 96TH STREET MEDIANS AND RETENTION PONDS. THE CONCEPTUAL LANDSCAPING IS TO BE INSTALLED BY INDIVIDUAL LOT OWNERS PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT.
- 2.) ALL LANDSCAPE AREAS AND MEDIANS PROPOSED TO CONTAIN LANDSCAPE PLANT MATERIALS ALONG HAVANA STREET AND HENZE WAY SHALL HAVE THE EXISTING SOIL AMENDED WITH A MINIMUM OF FOUR CUBIC YARDS OF WELL-ROTTED COW OR SHEEP MANURE, MOUNTAIN OR SPAGNUM PEAT MOSS OR A COMBINATION THEREOF CONTAINING A MINIMUM OF 40 PERCENT ORGANIC MATTER AT AN APPLIED RATE PER 1,000 SQUARE FEET, DISKED OR TILLED INTO THE SOIL AT A DEPTH OF SIX INCHES.
- 3.) ALL PLANTING BEDS ARE TO BE CONTAINED BY 1/8" X 4" INTERLOCKING TYPE OF STEEL EDGER. EDGING IS NOT REQUIRED WHERE A BED IS ADJACENT TO CURBS, WALLS, MAJLS, OR SOLID FENCES.
- 4.) ALL PLANTING BEDS TO CONTAIN 1 - 1/2" WASHED RIVER ROCK OR WOOD MULCH OVER WEED GEOTEXTILE FABRIC AT A THREE INCH DEPTH.
- 5.) ALL TREES ARE TO BE STAKED AND GUYED FOR A PERIOD OF ONE YEAR.
- 6.) THE OWNER, THE OWNER'S SUCCESSORS, OR THE OWNER'S APPOINTEE SHALL MAINTAIN THE LANDSCAPE AS ORIGINALLY APPROVED BY COMMERCE CITY.
- 7.) ALL TURFED AREAS ARE TO BE ADEQUATELY COVERED BY AN AUTOMATIC IRRIGATION SYSTEM.
- 8.) ALL CONTAINER STOCK TO BE REMOVED FROM ANY METAL OR PLASTIC CONTAINERS. ALL BURLAP WRAPPING AND WIRE MOUND ROOT BALLS ARE ALSO TO BE REMOVED FROM ALL PLANT STOCK PRIOR TO PLANTING.
- 9.) FOR BEST RESULTS, RETENTION POND AREAS SHOULD BE SEEDED BETWEEN NOVEMBER 1 AND APRIL 30 INTO NON-FROZEN GROUND. AFTER SEEDING, THESE AREAS SHOULD BE MULCHED WITH 4000 #/ACRE OF GOOD, CLEAN STRAW OR NATIVE HAY. AFTER THE MULCH IS SPREAD UNIFORMLY OVER THE SURFACE, IT SHOULD BE "COMPOST" INTO THE SOIL. CHANNING SHOULD BE DONE AS NEAR AS POSSIBLE ON THE CONTOUR OF THE LAND.
- 10.) CHANNELS ONE AND TWO TO BE SEED AS PER RETENTION AREAS. SEE 5 AND 6 OF 9 FOR CHANNEL LOCATIONS.
- 11.) TREE LOCATION ALONG HENZE WAY AND SHRUB BEDS ON HANOVER CT. EAST AND WEST ARE CONCEPTUAL AND MAY CHANGE WHEN DRIVEWAYS ARE INSTALLED AND VISION TRIANGLES ARE CONSIDERED. TREES ARE TO BE PLANTED 30 FEET ON CENTER.
- 12.) LANDSCAPE AREAS ON HANOVER CT. EAST AND WEST ARE BETWEEN THE BACK OF CURB AND THE LOT LINE AND INCLUDE SOO AND SHRUB BEDS. SHRUBS ARE NOT TO EXCEED 36" ABOVE THE CUTTER FLOWLINE. THESE LANDSCAPE BEDS MAY CHANGE WHEN DRIVEWAY CUTS ARE INSTALLED AND SIGHT DISTANCE TRIANGLES ARE CONSIDERED. SHRUB BEDS TO CONTAIN FIVE SHRUBS EACH.
- 13.) AREAS WITHIN THE 96TH AVENUE MEDIAN (16 FEET OR GREATER) TO BE LANDSCAPED AND IRRIGATED.
- 14.) TREES PLANTED ALONG HAVANA STREET TO BE 30 FEET APART (ON CENTER). HOWEVER, SPACING MAY BE ALTERED DUE TO DRIVEWAY CUTS AND SIGHT VISION TRIANGLES.
- 15.) THE CITY AND MOUNTAIN VIEW INDUSTRIAL PARK, L.P., SHALL EXAMINE THE INCORPORATION OF THE RETENTION BASINS INTO THE CITY'S OPEN SPACE AND TRAILS PLAN AND EXECUTE A DEVELOPMENT AGREEMENT FOR THE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AND RECREATIONAL AMENITIES WITHIN THE RETENTION BASINS.

AMENDMENT #3

REFER TO AMENDMENT #2, EXCLUDING NOTE #15 AND INCLUDING THE FOLLOWING NOTE:

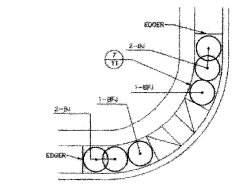
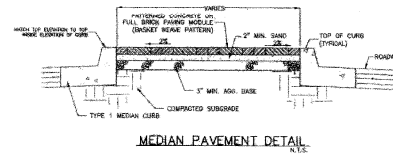
ALL LANDSCAPING INCLUDING THE LANDSCAPING FOR 96TH AVENUE AND THE MEDIANS WITHIN 96TH AVENUE SHALL COMPLY WITH ALL CURRENT OR FUTURE REQUIREMENTS CONTAINED IN THE CITY OF COMMERCE CITY MUNICIPAL CODE AND THE CITY OF COMMERCE CITY APPROVED PLANT LIST AND LANDSCAPING SPECIFICATIONS DOCUMENT.

AMENDMENT #4 & AMENDMENT #5

ALL LANDSCAPING INCLUDING THE LANDSCAPING FOR 96TH AVENUE AND THE MEDIANS WITHIN 96TH AVENUE SHALL COMPLY WITH ALL CURRENT OR FUTURE REQUIREMENTS CONTAINED IN THE CITY OF COMMERCE CITY MUNICIPAL CODE AND THE CITY OF COMMERCE CITY APPROVED PLANT LIST AND LANDSCAPING SPECIFICATIONS DOCUMENT.

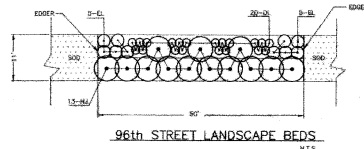
LANDSCAPE DETAILS

AMENDMENT #2, AMENDMENT #3, AMENDMENT #4 AND AMENDMENT #5

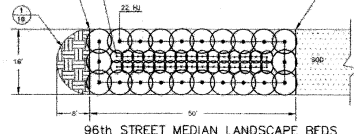


TYPICAL CORNER PLANTING DETAIL

NOTE: THE EXACT TYPE AND AMOUNT OF TREES, SHRUBS AND GRASS COVER WILL BE DETERMINED BY THE CITY PRIOR TO INSTALLATION BY THE APPLICANT.



96th STREET LANDSCAPE BEDS



96th STREET MEDIAN LANDSCAPE BEDS

PLANT SCHEDULE

AMENDMENT #2

PLANT SCHEDULE

SYMBOL	PLANT NAME	HEIGHT	WIDTH	QUANTITY
	DECIDUOUS CANOPY TREES			
AP	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" GAL. B & B	34
CA	CHAMPAGNE ASH	FRAXINUS PENNSYLVANICA 'CHAMPAGNE'	2" GAL. B & B	14
PL	REDWOOD LINDEN	TILIA CORORATA 'REDWOOD'	2" GAL. B & B	30
H1	HAYFEN HONEYLOCUST	ELEOSTEA TRICANTHOSUS 'HAYFEN'	2" GAL. B & B	17
SH	SHADBLOWER HONEYLOCUST	CLEISTHA TRICANTHOSUS INERMIS 'SHADBLOWER'	2" GAL. B & B	40
	EVERGREEN TREES			
PF	PONDEROSA PINE	PINUS PONDEROSA	6" HT., B & B	4
	SMALL DECIDUOUS TREES/EVERGREEN SHRUBS			
ATL	ANDROMEDA PLUM	PRUNUS AMERICANA	5 GAL.	17
CO	COTONEUTER	FRAXINUS MEDIANA	5 GAL.	22
NOP	NATIVE DOGWOOD	POTENTILLA FRUTICOSA 'NATIVE DOGWOOD'	5 GAL.	150
YS	YEW	AMELANCHIER CANADENSIS	5 GAL.	22
TE	TREE-LEAF YEW	WEINIA TRICHOCARPA	5 GAL.	24
	EVERGREEN SHRUBS			
BJ	BIRCHBARK JUNEBOURNE	JUNIPERUS SABINA 'BIRCHBARK'	5 GAL.	20
BU	BUFFALO JUNEBOURNE	JUNIPERUS SABINA 'BUFFALO'	5 GAL.	10
HJ	HORIZONTAL JUNEBOURNE	JUNIPERUS HORIZONTALIS 'HORIZONTALIS'	5 GAL.	180
	PERENNIALS/GRASSES			
DA	DAYLILY (ORANGE)	HEMERICALLIS SP.	1 GAL.	120
EL	ENGLISH LAUREL	LARIX ARABICA	1 GAL.	60
	GRASSES			
	BRIGHT WESTERN WHEATGRASS		SEED	191,891 S.F.
	LUNA PURESCENT WHEATGRASS (45/40/20 BLEND)			
	LINCOLN SMOOTH BROWNSGRASS			
	TALL FESCUE BLUEGRASS (50/10 BLEND)		FRESH CUT	44,305 S.F.

AMENDMENT #3, AMENDMENT #4, AND AMENDMENT #5

NO PLANT SCHEDULE



REVISION DESCRIPTION	DATE	PREPARED BY	CHECKED BY
REVISIONS PER COMMERCE CITY	1/16/2017	JFE	JFE
REVISIONS PER COMMERCE CITY		JFE	JFE
REVISIONS PER COMMERCE CITY		JFE	JFE
REVISIONS PER COMMERCE CITY		JFE	JFE
REVISIONS PER COMMERCE CITY		JFE	JFE
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REVISIONS PER COMMERCE CITY		JFE	JFE
REVISIONS PER COMMERCE CITY		JFE	JFE

B&W CONSTRUCTION CO. INC.
ADAMS COUNTY
MOUNTAIN VIEW IND. PARK PUD AMENDMENT #5
EAST 96TH AVENUE & HAVANA STREET
LANDSCAPE STANDARDS

COMMERCE CITY

DATE SUBMITTED: 12/16/2016
DRAWING SIZE: 18" x 24"
SHEET NO.: PL 346
JOB NO.: 146 PSD-06
DRAWING NAME: 346 PSD-06
SHEET: 4 OF 6
4

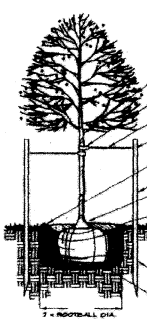
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**MOUNTAIN VIEW INDUSTRIAL PARK PUD ZONE DOCUMENT
AMENDMENT #5 TO MOUNTAIN VIEW INDUSTRIAL PARK P.U.D. 3249**

SHEET 5 OF 6

PLANTING AND FENCING DETAILS

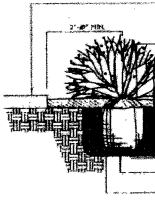
AMENDMENT #2, AMENDMENT #3, AMENDMENT #4 AND AMENDMENT #5



- 1. REMOVE ALL WEEDS, STAMPS, ALL TREES 2" CAL. AND UNDER.
- 2. DO NOT CUT LEADERS, BRANCHES OR DEAD WOODS IF POSSIBLE. PRUNE TO PLANTING.
- 3. UNPACK THE TREE CAREFULLY TO PREVENT DAMAGE TO THE ROOTS AND BRANCHES.
- 4. SPECIFIC TREE STRAP AT END OF GUT WIRE AROUND TREE TRUNK.
- 5. 1/2" DIA. X 3/4" LONG PVC PIPE SECTION ON EACH SIDE.
- 6. 2 GAUGE GALVANIZED WIRE DOUBLE STRAP METHOD.
- 7. WATER WIRE - INSTALL AT END OF PLANTING REMOVE PRIOR TO PLANTING.
- 8. 3/4" STEEL 1" X 1/4" (1/4" EXPOSED) PLATE ROOTBALL IF HIGHER THAN GRADE AT WHICH IT IS PLANTED. OTHERWISE REMOVE AND SET ASIDE. IF THIS IS IN FRONT OF, REMOVE PRIOR TO PLANTING.
- 9. APPLY SPECIFIED MULCH 3" DEEP OVER FINISHED GRADE.
- 10. CUT AND REMOVE SHRAP FROM TOP AND SIDES OF ROOTBALL. REMOVE ALL WIRE AND SET ASIDE. IF THIS IS IN FRONT OF, REMOVE PRIOR TO PLANTING.
- 11. ANY BRUSH OR CHEMICALS ROOTBALL WILL BE REJECTED. REMOVE THE CONTAINER WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
- 12. STAKE TO EXTEND 1/4" INTO UNDISTURBED SOIL.
- 13. SPECIFIED BACKFILL TEXTURE AND PERCENTAGE APPLICATION.
- 14. HOLE SHOULD HAVE ROUGHENED SIDES.

DECIDUOUS TREE PLANTING

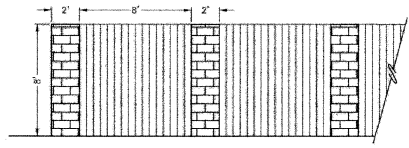
NOT TO SCALE



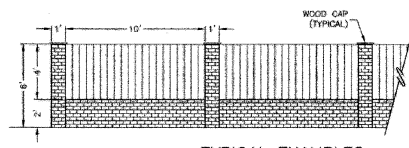
- 1. CONCRETE CURB OR SIDEWALK HOLD GRADE 2" BELOW SOIL.
- 2. PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING.
- 3. SET MULCH 1" HIGHER THAN THE GRADE AT WHICH IT IS PLANTED.
- 4. DO NOT PLANT 1/4" THICK AS WIRE OR FIBER AS THE CONTAINER.
- 5. APPLY SPECIFIED MULCH 3" DEEP OVER FINISHED GRADE.
- 6. ALL SHRUB PLANTS SHOULD BE PLANTED TO TOP OF ROOT BALL OCCURS AT FINISH GRADE OF MULCH 1" HIGH.
- 7. LOOSEN SIDES OF PLANT PIT AND ROOTBALL.
- 8. REMOVE CONTAINER.
- 9. SPECIFIED BACKFILL TEXTURE AND PERCENTAGE APPLICATION.
- 10. COMPACTED BACKFILL 1/4" INTO UNDISTURBED SOIL.
- 11. ANY BRUSH OR CHEMICALS ROOTBALL WILL BE REJECTED. REMOVE THE CONTAINER WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

SHRUB PLANTING

NOT TO SCALE



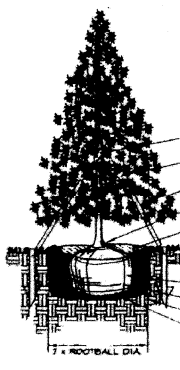
- CONCRETE BLOCK COLUMN 10" o.c.
- WOOD SLATS



- BRICK COLUMN, 11" o.c.
- BRICK LOWER WALL
- WOOD SLATS

**TYPICAL EXAMPLES
OUTDOOR STORAGE FENCING
MINIMUM 20% MASONRY**

N.T.S.
NOTE: AMENDMENT #5 LOTS SHALL UTILIZE TYPICAL FENCE EXAMPLE WHEN NEEDED, HOWEVER, OUTDOOR STORAGE IS PROHIBITED.



- 1. DO NOT CUT OR DAMAGE LEADERS.
- 2. RUBBER HOSE (1/2" DIA) OR 1/2" NYLON TREE STRAP ON GUT WIRE TO PROTECT TREE.
- 3. 1/2" GALVANIZED WIRE TRIPLE DOUBLE STRAP, 1/4" 3 SET WIRE FOR TREE.
- 4. 1/2" DIA. X 3/4" LONG WHITE PVC PIPE ON EACH GUT WIRE.
- 5. SET ROOTBALL 1" HIGHER THAN GRADE AT WHICH IT IS PLANTED.
- 6. APPLY SPECIFIED MULCH 3" DEEP OVER FINISHED GRADE.
- 7. 3/4" METAL 1" STRIKE DRIVE VERTICALLY INTO UNDISTURBED SOIL, PLUMB SHARPLY.
- 8. REMOVE SHRAP FROM TOP 2/3 OF ROOTBALL.
- 9. REMOVE WIRE COMPLETELY FROM ROOTBALL.
- 10. UNDISTURBED SUBGRADE.
- 11. SPECIFIED BACKFILL TEXTURE AND PERCENTAGE APPLICATION.
- 12. HOLE SHOULD HAVE ROUGHENED SIDES.

EVERGREEN TREE PLANTING

NOT TO SCALE

BASELINE
Engineering, Planning, Surveying

1800 FORD STREET • GARDEN, COLORADO 80503
PHONE: 303.440.0000 • FAX: 303.440.0000

REVISION DESCRIPTION	PREPARED BY	DATE	CHECKED BY
REVISIONS PER COMMERCE CITY	JFE	7/16/2017	JFE
REVISIONS PER COMMERCE CITY	JFE	2/23/2017	JFE

B&W CONSTRUCTION CO. INC.
ADAMS COUNTY
VIEW IND. PARK PUD AMENDMENT #5
MOUNTAIN EAST 98TH AVENUE & HAVANA STREET
PLANTING AND FENCING DETAILS

DATE SUBMITTED	12/16/2016
DRAWING SIZE	18" X 24"
SURVEY FIRM	SURVEY DATE
JOB NO.	PL 346
DRAWING NAME	346 PUD.dwg
SHEET	5 OF 6

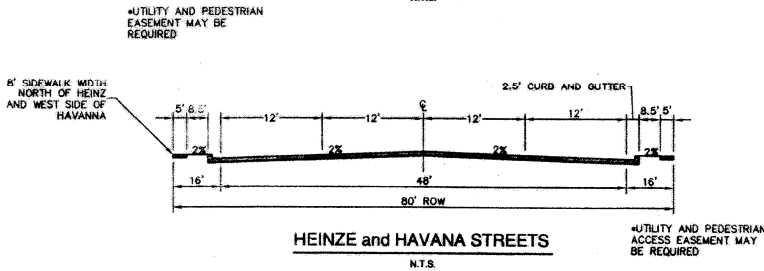
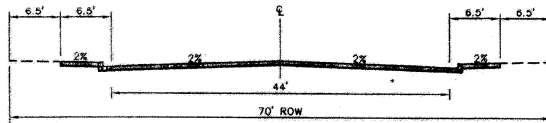
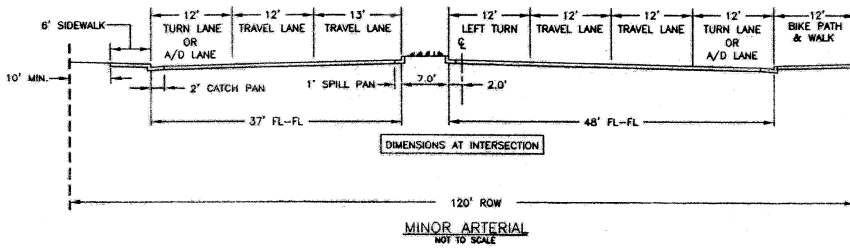
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**MOUNTAIN VIEW INDUSTRIAL PARK PUD ZONE DOCUMENT
AMENDMENT #5 TO MOUNTAIN VIEW INDUSTRIAL PARK P.U.D. 3249**

SHEET 6 OF 6

STREET DETAILS

AMENDMENT #2, AMENDMENT #3, AMENDMENT #4 AND AMENDMENT #5



REVISION DESCRIPTION	PREPARED BY	DATE	DESIGNED BY
REVISIONS PER COMMERCE CITY	JFE	7/19/2017	JFE
REVISIONS PER COMMERCE CITY	JFE	2/23/2017	JFE

B&W CONSTRUCTION CO. INC.
ADAMS COUNTY
MOUNTAIN VIEW IND. PARK PUD AMENDMENT #5
EAST 96TH AVENUE & HAVANA STREET
STREET DETAILS

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DRAWING SIZE	18" x 24"
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JOB NO.	PL 346
DRAWING NAME	146 PUD.am
SHEET	6 OF 6