

COMMONS AT 104TH

PUD ZONE DOCUMENT

TRACT DD, FOXTON VILLAGE AND A PARCEL OF LAND LOCATED IN THE
NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66
WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 7
COVER SHEET

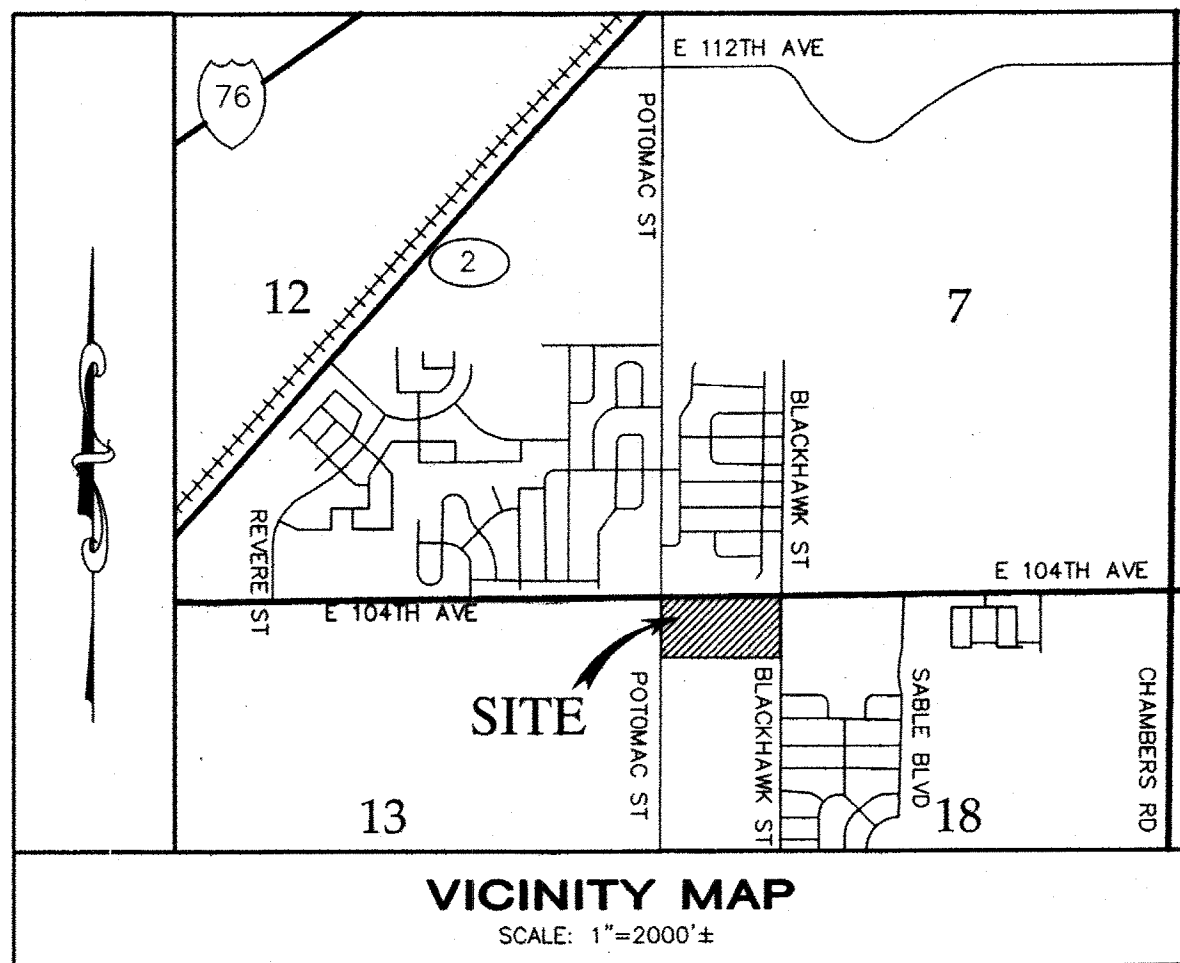
Legal Description:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST, OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, AS ASSUMED TO BEAR NORTH 88°13'08" EAST BETWEEN A FOUND 3 1/4" ALUMINUM CAP IN RANGE BOX STAMPED "COLO. DEPT. OF TRANSPORTATION, T2S, 1993, PLS 23516" AT THE NORTHWEST CORNER OF SAID SECTION 18 AND A FOUND #6 REBAR WITH 2 1/2" ALUMINUM CAP IN RANGE BOX STAMPED L.S. 28286, W 1/16, S7, S18, 1998" AT THE NORTH 1/16TH CORNER OF SAID SECTION 18, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

COMMENCING AT SAID NORTHWEST CORNER OF SECTION 18; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER SOUTH 00°14'41" EAST, A DISTANCE OF 75.03 FEET, THENCE DEPARTING FROM SAID WEST LINE NORTH 88°13'08" EAST, A DISTANCE OF 30.02 FEET TO THE POINT OF BEGINNING; THENCE ALONG A LINE PARALLEL WITH AND 75.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18 NORTH 88°13'08" EAST, A DISTANCE OF 1160.79 FEET; THENCE SOUTH 45°42'55" EAST, A DISTANCE OF 13.81 FEET; THENCE SOUTH 89°38'59" EAST, A DISTANCE OF 44.94 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE ALONG SAID EAST LINE SOUTH 00°21'24" WEST, A DISTANCE OF 132.10 FEET TO A POINT ON THE EAST LINE OF TRACT DD, FOXTON VILLAGE, FILE 18 MAP 337; THENCE ALONG SAID EAST LINE OF TRACT DD THE FOLLOWING FOUR COURSES AND DISTANCES, 50.28 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET AND AN INCLUDED ANGLE OF 9°36'08", SUBTENDED BY A CHORD BEARING SOUTH 04°26'41" EAST, A DISTANCE OF 50.22 FEET TO A POINT OF TANGENCY; THENCE SOUTH 09°14'45" EAST, A DISTANCE OF 105.47 FEET TO A POINT OF CURVATURE; THENCE 50.28 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET AND AN INCLUDED ANGLE OF 9°36'08", SUBTENDED BY A CHORD BEARING SOUTH 04°26'40" EAST, A DISTANCE OF 50.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°21'24" WEST, A DISTANCE OF 241.75 FEET TO THE SOUTHEAST CORNER OF SAID TRACT DD; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT DD, SOUTH 88°23'42" WEST, A DISTANCE OF 26.02 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF A PUBLIC SERVICE COMPANY RIGHT-OF-WAY DESCRIBED IN DEED RECORDED AT BOOK 1069 AT PAGE 249 OF THE ADAMS COUNTY RECORDS; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 88°23'57" WEST, A DISTANCE OF 1209.42 FEET TO A POINT OF THE EASTERLY RIGHT-OF-WAY OF POTOMAC STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 00°14'41" WEST, A DISTANCE OF 586.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 721,598 SQUARE FEET OR 16.57 ACRES OF LAND, MORE OR LESS.



VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITION
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5	LAND USE SCHEDULE AND STREET SECTION
6	PLANT SCHEDULE
7	LANDSCAPE STANDARDS

LEGEND

	FOUND SECTIONAL MONUMENTATION		EXISTING GUY WIRE
	FOUND MONUMENT		EXISTING FENCE
	EXISTING SANITARY SEWER MANHOLE		EXISTING TRANSFORMER
	EXISTING STORM SEWER MANHOLE		EXISTING SIGN
	EXISTING UNIDENTIFIED MANHOLE		EXISTING PROPANE TANK
	EXISTING FIRE HYDRANT		EXISTING EDGE OF ASPHALT
	EXISTING WATER VALVE		EXISTING OVERHEAD UTILITY LINE
	EXISTING WATER METER		PROPOSED EDGE OF ASPHALT
	EXISTING TELEPHONE RISER		ADJACENT LOT LINE
	EXISTING CABLE TV RISER		BOUNDARY LINE
	EXISTING ELECTRICAL BOX		PROPOSED CONCRETE
	EXISTING POWER POLE		

Planning Commission Certificate:

APPROVAL BY CITY OF COMMERCE CITY PLANNING COMMISSION THIS 7th DAY OF October, AD 2008.

ATTEST:

CHAIRPERSON

City Council Certificate:

APPROVAL BY CITY OF COMMERCE CITY, CITY COUNCIL THIS 1st DAY OF December, AD 2008.

ATTEST:

CITY CLERK

MAYOR

Owner's Certificate:

HARRY LYLE ANDERSON, BEING THE OWNER OF THE PROPERTY LOCATED IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, DOES HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREON.

BY: Harry Lyle Anderson
HARRY LYLE ANDERSON

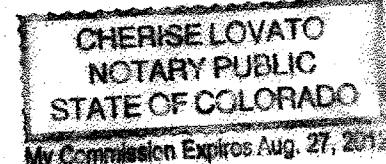
ACKNOWLEDGMENT:

STATE OF COLORADO)
COUNTY OF ADAMS) SS
CITY OF Commerce)

THE FORGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF January, AD 2009, BY H. LYLE ANDERSON.

NOTARY PUBLIC Cherise Lovato

MY COMMISSION EXPIRES August 27, 2012



JANICE Y. ANDERSON, BEING THE OWNER OF THE PROPERTY LOCATED IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, DOES HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREON.

BY: Janice Y. Anderson
JANICE Y. ANDERSON

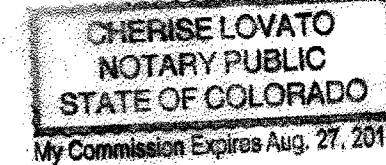
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NOTARY PUBLIC Cherise Lovato

MY COMMISSION EXPIRES August 27, 2012



Adams County Clerk and Recorder's Certificate:

THIS PUD ZONE DOCUMENT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT 1:01 P.M. ON THE 17th DAY OF February, AD 2009.

Clerk and Recorder: Karen Long
BY: Devin Pashka
DEPUTY COUNTY CLERK AND RECORDER



DRAWN BY: J. NIELSEN/M. VOYLES	Flatirons, Inc. Surveying, Engineering & Geomatics 3825 IRIS AVE, STE 100 BOULDER, CO 80301 PH: (303) 443-7001 FAX: (303) 443-9830 www.FlatironsInc.com	JPB 09/24/08
DATE: 5/20/08		JPB 08/21/08
FSI JOB NO. 08-100,131	655 FOURTH AVENUE LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4355	JPB 07/21/08
		INT: DATE:
		REVISIONS:
		CHECKED BY: TE/NV

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RECEPTION NO. 2009000010471

COMMONS AT 104TH

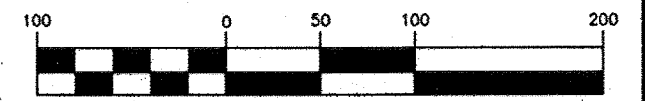
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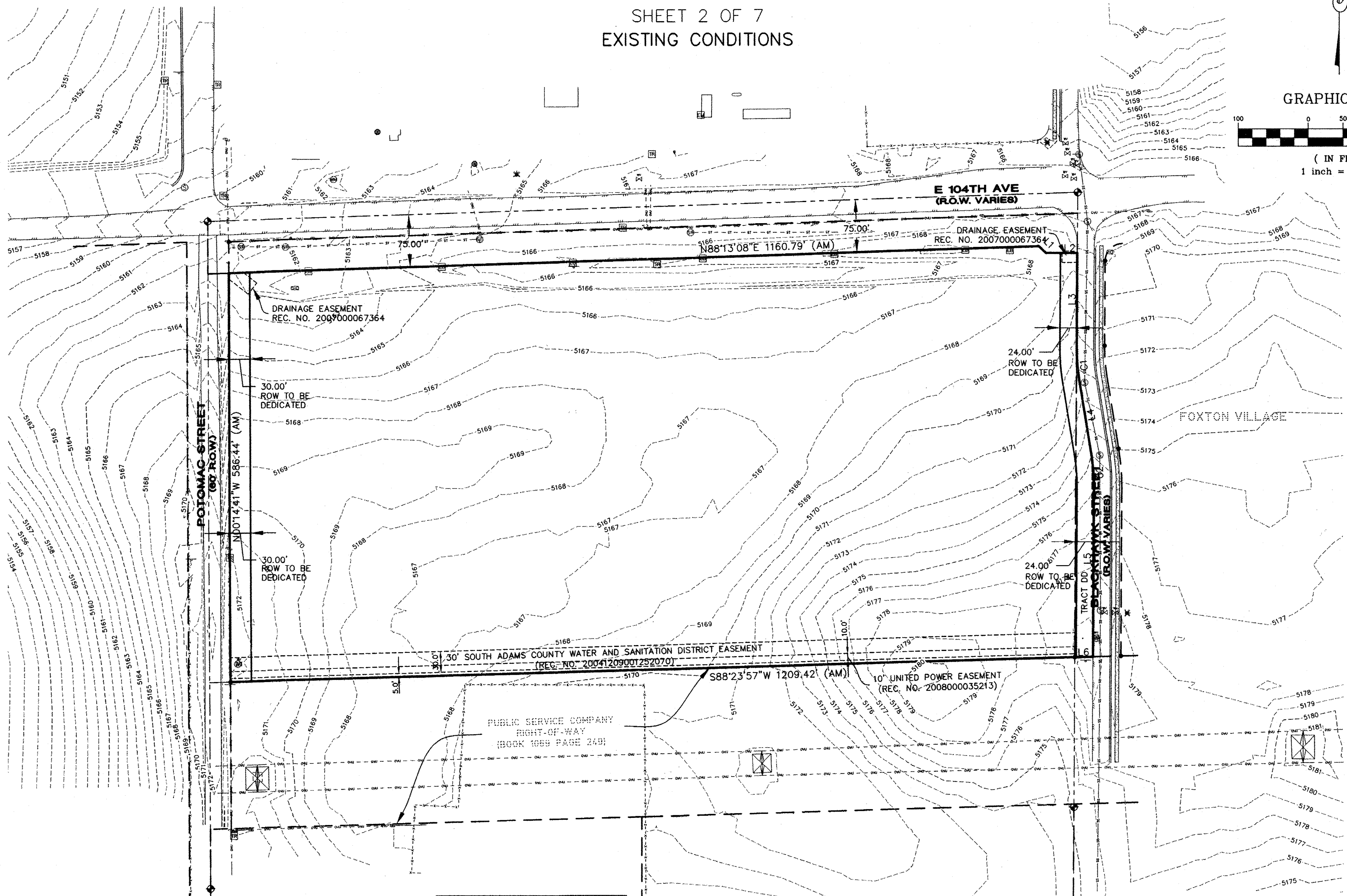
SHEET 2 OF 7
EXISTING CONDITIONS



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



LINE TABLE		
LINE	LENGTH	BEARING
L1	13.81	S45°42'55"E (AM)
L2	44.94	S89°38'59"E (AM)
L3	132.10	S00°21'24"W (AM)
L4	105.47	S09°14'45"E (AM)
L5	105.47	S08°52'43"E (R)
L6	241.75	S00°21'24"W (AM)
L7	241.72	S00°43'26"W (R)
L8	26.02	S88°23'42"W (AM)
L9	26.01	S88°45'44"W (R)

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	50.28	300.00	9°36'08"	S04°26'41"E 50.22 (AM) S04°04'39"E 50.28 (R)
C2	50.28	300.00	9°36'08"	S04°26'40"E 50.22 (AM) S04°04'39"E 50.22 (R)

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J. NIELSEN/M. VOYLES
DATE:
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SHEET 3 OF 7
AREA EXHIBIT

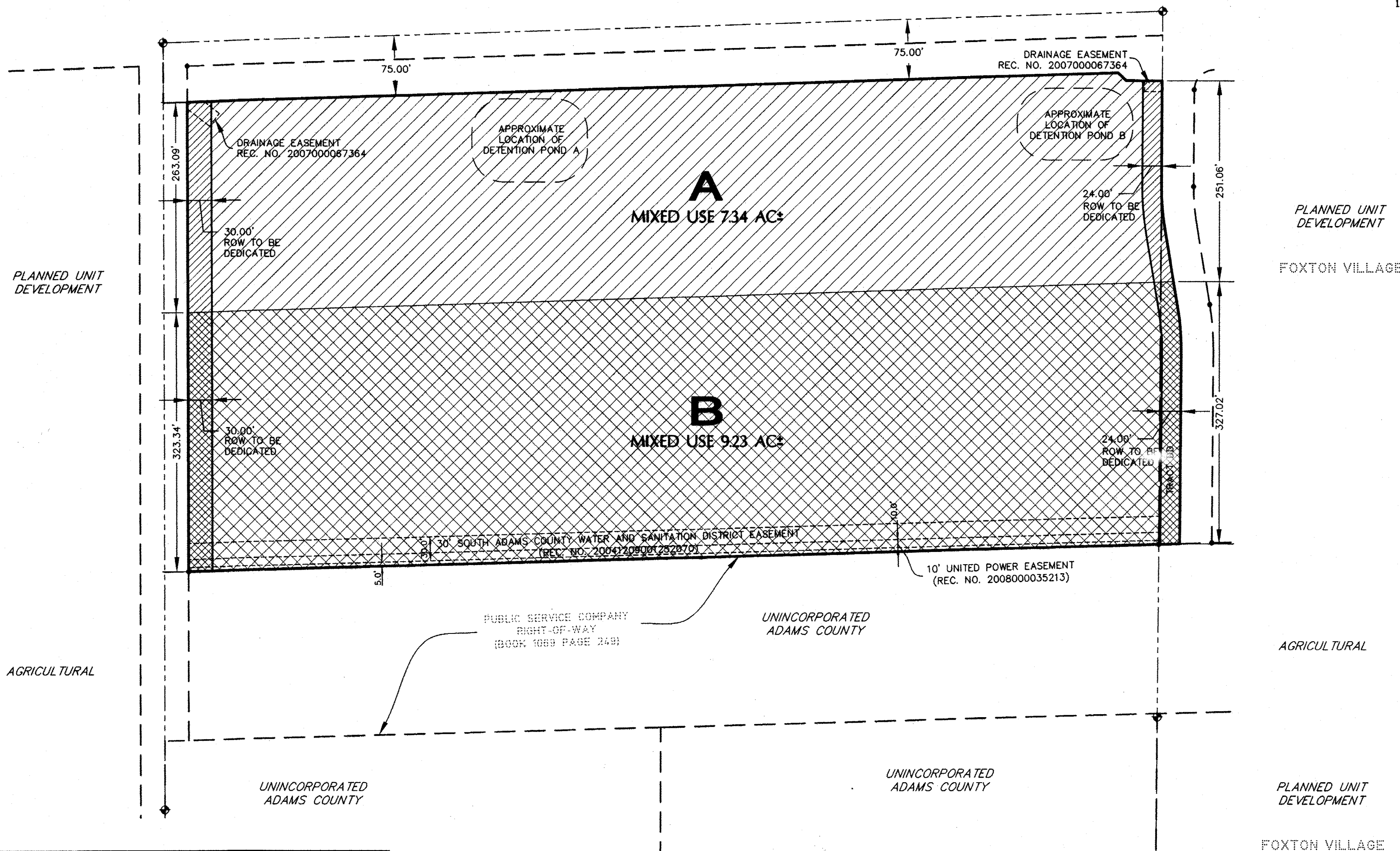
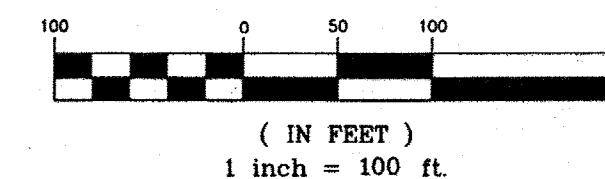
PLANNED UNIT
DEVELOPMENT

NORTH RANGE
VILLAGE

AGRICULTURAL

PLANNED UNIT
DEVELOPMENT

GRAPHIC SCALE



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SHEET 4 OF 7

PROJECT INTENT

COMPATIBILITY

104TH AVENUE IS A PRINCIPAL ARTERIAL SERVICING ALL OF COMMERCE CITY, CONNECTING TOWER ROAD TO I-25. THIS THOROUGHFARE IS THE MAJOR ARTERIAL CONNECTING COMMERCE CITY TO THE I-25 CORRIDOR AND DENVER INTERNATIONAL AIRPORT. THIS IS EVIDENT BY THE AMOUNT OF IMPROVEMENTS DEDICATED TO 104TH CURRENTLY UNDER PROGRESS. THE COMMONS AT 104TH WILL PROVIDE AREAS FOR RETAIL, SENIOR HOUSING, MEDICAL AND PROFESSIONAL OFFICE DEVELOPMENTS. RETAILERS WILL BENEFIT FROM THE HIGH VOLUME OF TRAFFIC ALONG 104TH AVENUE. WHILE THE OFFICE USERS WILL BENEFIT FROM THE PROJECTS LOCATION ALONG A PRINCIPAL ARTERIAL AS WELL AS THE PROJECTS PROXIMITY TO MAJOR HIGHWAYS AND DENVER INTERNATIONAL AIRPORT. RETAIL USERS TARGETED FOR THIS DEVELOPMENT WILL BE ANCILLARY TO THE OFFICE USERS. SIT-DOWN RESTAURANTS, OFFICE SUPPLIERS, COFFEE SHOPS, AND SIMILAR RETAILERS WILL HELP ATTRACT AND SUPPORT THE OFFICE PARK. WHILE IN TURN THE OFFICE PARK WILL SUPPORT THE RETAILERS.

HARMONY

THE SURROUNDING NEIGHBORHOODS ARE TYPICAL NEIGHBORHOODS WITH GENEROUS SETBACKS FROM 104TH AVENUE. THE NEIGHBORHOODS SOUTH OF THE COMMONS ARE RURAL RESIDENTIAL WITH LARGE LOTS. THERE IS ALSO A 120' PUBLIC SERVICE EASEMENT THAT WILL SERVE AS AN ADEQUATE BUFFER TO THE SOUTH. THE OFFICE BUILDINGS THEMSELVES WILL HAVE SLOPED ROOFS WITH DORMERS AND BRICK FACADES. THIS ARCHITECTURE BLENDS NICELY WITH ALL EXISTING AND FUTURE NEIGHBORHOODS BASED ON COMMERCE CITY'S DESIGN STANDARDS. THE RETAIL PORTION OF THE PROJECT WILL FOLLOW SIMILAR DESIGN STANDARDS TO MATCH THAT OF THE OFFICE PROJECT. SLOPED ROOFS WHERE POSSIBLE AND MASONRY WILL BE THE PRIMARY BUILDING MATERIAL FOR RETAIL STRUCTURES. ONE ACCESS POINT TO THE SUBJECT PROPERTY WILL BE PROVIDED ALONG THE EAST PROPERTY LINE. IN ADDITION, A CENTRAL ACCESS ALONG THE NORTH PROPERTY LINE AND TWO ACCESS POINTS ALONG THE WEST PROPERTY LINE WILL BE PROVIDED. SAFE VEHICULAR AND PEDESTRIAN MOVEMENT THROUGHOUT THE PROJECT SHALL BE MAINTAINED USING SIDEWALKS CONNECTING THE STREETS TO THE BUILDING AREAS.

COMMUNITY NEED

THIS DEVELOPMENT WILL ADD OFFICE USE THAT IS A MISSING COMPONENT TO COMMERCE CITY'S ECONOMY. THE COMMONS WILL BE A PROFESSIONAL BUSINESS PARK WITH COMPLEMENTARY RETAIL USERS. ATTAINING AN UPSCALE PROFESSIONAL ATMOSPHERE IS THE OBJECTIVE OF THE DEVELOPER. CURRENTLY IN NORTHERN COMMERCE CITY THERE ARE NO TRULY PROFESSIONAL OFFICE PARKS. THE COMMONS WILL BE THE FIRST PROFESSIONAL ONLY OFFICE PARK IN COMMERCE CITY WITH A SEPARATE RETAIL PORTION. A PROJECT OF THIS TYPE WILL ELEVATE COMMERCE CITY'S STATUS AS A FULL SERVICE CITY PROVIDING ALL OPPORTUNITIES FOR ITS RESIDENTS TO BOTH WORK AND CONSUME GOODS AND SERVICES WITHIN THE CITY LIMITS.

EFFECT

THE CITY'S COMPREHENSIVE USE PLANS CALLS OUT FOR THIS AREA OF LAND TO BE USED FOR OFFICE AND RETAIL USE. OVERALL THERE WILL BE A MINIMAL IMPACT ON THE COMMUNITY FROM ITS PLANNED FINAL USE. THE INTENT OF "THE COMMONS AT 104TH" IS TO CREATE A 16.56 ACRE MIXED USE DEVELOPMENT COMPRISING OF PROFESSIONAL AND MEDICAL OFFICES WITH COMPLEMENTARY RETAIL USES. USING THE INTERIOR OF PROPERTY FOR OFFICE USE AND THE 104TH AVENUE FRONTAGE FOR RETAIL, A MIXED-USE OFFICE PARK WILL BE ESTABLISHED.

I. PHASING

PHASING WILL OCCUR IN A LOGICAL AND COST EFFECTIVE MANNER BASED ON INFRASTRUCTURE EXTENSION AND MARKET CONDITIONS. THE PROJECT IS EXPECTED TO BE BUILT IN SEVERAL PHASES STARTING IN THE SOUTH EAST CORNER OF THE SITE.

III. GENERAL NOTES

- A. THE DEVELOPMENT OF COMMERCIAL USES WITHIN AREA A AND B WILL ADHERE TO CITY APPROVED DESIGN STANDARDS AND GUIDELINES AS SET FORTH BY THE CITY OF COMMERCE CITY AT THE TIME OF PUD

PROJECT INTENT AND GENERAL PROVISIONS

- PERMIT APPLICATION. UNLESS OTHERWISE SPECIFIED IN THIS DOCUMENT THE DEVELOPER MAY PROPOSE ALTERNATE DESIGN STANDARDS AND GUIDELINES FOR PLANNING AREA A AT THE TIME OF PUD PERMIT APPLICATION WHICH IS SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF COMMERCE CITY.
- B. COMMERCIAL, OFFICE, OR SENIOR HOUSING CAN OCCUPY THE SAME LOT, MIXED HORIZONTALLY OR VERTICALLY IN MIXED USE PLANNING AREAS.
 - C. DETENTION AREAS AND LOCATIONS ARE SUBJECT TO CHANGE. FINAL LOCATIONS TO BE REVIEWED AND APPROVED BY THE CITY AT THE PUD PERMIT STAGE.
 - D. SURFACE RUNOFF AND DRAINAGE SHALL BE ROUTED TO THE DETENTION AREAS VIA GRASS LINED SWALES AND CULVERTS TO INCREASE THE WATER QUALITY. NO CURB AND GUTTER IS PROPOSED SURROUNDING THE OFFICE USES ON THE PROPERTY.
 - E. PERMEABLE PAVERS OR EQUIVALENT MAY BE USED IN ORDER TO ALLOW RUNOFF TO INFILTRATE INTO THE SUBSOIL AND REDUCE THE AMOUNT OF RUNOFF LEAVING THE SUBJECT PROPERTY.
 - F. AT LEAST TWO OF THE FOUR STREET CORNERS ALONG 104TH AVENUE CREATED ON THE SITE MUST BE DEVELOPED AS "HARD CORNERS" WITH MAXIMUM BUILDING SETBACKS OF 25'. THESE HARD CORNERS WILL INCREASE PEDESTRIAN TRAFFIC AS WELL AS VISIBILITY FOR THE BUSINESSES.
 - G. PUBLIC UTILITIES ARE PERMITTED IN THE "A" USE AREA AND SHALL BE UNDERGROUND SUCH AS GAS, ELECTRIC, SEWER, AND WATER.

DEVELOPMENT STANDARDS NOTES:

- 1. ALL BUILDING SETBACKS ARE MEASURED FROM THE BUILDING FOUNDATION WALL TO THE PROPERTY LINE. STEPS, WALKS, SCREEN WALLS, AND TRASH ENCLOSURES ARE EXCLUDED FROM THE SETBACK RESTRICTIONS ABOVE. BUILDING OVERHANGS, ARCHITECTURAL PROJECTIONS, AND CANOPIES THAT DO NOT TOUCH GRADE MAY PROTRUDE 48" INTO THE REQUIRED SETBACK. GAS PUMPS AND/OR ASSOCIATED CANOPIES SHALL BE SETBACK A MINIMUM OF 18' FROM ANY ROW LINE.
- 2. COVERED PORCHES MAY EXTEND INTO THE FRONT SETBACK TO WITHIN 10' FROM THE ROW.
- 3. DECKS, PATIOS AND COVERED PORCHES MAY EXTEND WITHIN 10' FROM THE REAR PROPERTY LINE.
- 4. OUTDOOR STORAGE IS NOT ALLOWED ANYWHERE IN THIS DEVELOPMENT.
- 5. ANY REQUIREMENTS NOT ADDRESSED IN THIS PUD ZONE DOCUMENT SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF COMMERCE CITY ZONING ORDINANCE, AS ADOPTED OR AMENDED.
- 6. ADDITIONAL ACCESS POINTS ALONG ARTERIALS NOT SHOWN ON THIS PUD WILL NEED TO BE JUSTIFIED BY A FINAL TRAFFIC IMPACT ANALYSIS, WHICH IS SUBJECT TO REVIEW AND APPROVAL BY THE COMMERCE CITY PUBLIC WORKS DEPARTMENT.
- 7. ALL LOADING DOORS/DOCKS SHOULD NOT BE VISIBLE FROM PUBLIC RIGHT-OF-WAY.
- 8. OUTDOOR DISPLAYS ARE USE BY PERMIT IN THIS DEVELOPMENT

DESIGN STANDARDS:

- 1. AREA ACREAGES SHAPES AND LOCATION ARE PRELIMINARY AND SUBJECT TO CHANGE WITH DETAILED PLANNING; AREA ACREAGES MAY CHANGE UP TO 20 PERCENT (20%) WITHOUT A MAJOR AMENDMENT TO THIS PUD ZONE DOCUMENT.
- 2. ALL RIGHT-OF-WAY DIMENSIONS ARE SUBJECT TO FINAL ON-SITE AND OFF-SITE TRAFFIC ANALYSES DURING THE PUD PERMIT AND SHALL BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. ALL ROADWAY DESIGN WILL MEET CITY OF COMMERCE CITY ROADWAY STANDARDS.
- 3. ALL DEVELOPMENT TO OCCUR WITHIN THE PROPERTY SHALL MEET OR EXCEED THE STANDARDS ESTABLISHED IN THE CITY OF COMMERCE CITY ZONING ORDINANCES. DEVELOPMENT TO OCCUR WITHIN THE PROPERTY SHALL BE SUBJECT TO CITY OF COMMERCE CITY APPROVAL PROCESS UNDER THE CITY'S ZONING ORDINANCES AND THE STANDARDS OUTLINED IN THIS PUD ZONE DOCUMENT. FOR ANY INSTANCES WHERE THE STANDARDS STATED IN THIS PUD ZONE DOCUMENT DIFFER FROM THOSE IN THE CITY OF COMMERCE CITY CODES AND ORDINANCES THIS PUD ZONE DOCUMENT SHALL GOVERN, INCLUDING LAND USE.
- 4. AN OVERALL THEME SHALL BE INTEGRATED IN TO THE COMMERCIAL DEVELOPMENT AT THE PUD PERMIT STAGE. DESIGN THEME SHALL INCORPORATE ARCHITECTURAL ELEMENTS INTO EACH BUILDING ELEVATION, LANDSCAPE AND SIGNAGE.
- 5. LANDSCAPING SHALL MEET ALL REQUIREMENTS CONTAINED IN THE COMMERCE CITY ZONING ORDINANCES PERTAINING TO LANDSCAPING AND THE APPROVED PLANT LIST AND LANDSCAPING SPECIFICATIONS DOCUMENT AT THE PUD PERMIT STAGE.

- 6. PROTOTYPICAL OR FRANCHISE ARCHITECTURE DESIGNS MAY BE REQUIRED TO BE MODIFIED TO MEET THE ARCHITECTURAL STANDARDS. CHANGES TO PROTOTYPICAL FRANCHISE STYLES TO MEET THE STANDARDS MAY INCLUDE, BUT NOT LIMITED TO, MODIFICATION TO ROOFS, WINDOWS, DOORS, BUILDING MASS, MATERIAL, COLORS, PLACEMENT OF ARCHITECTURAL FEATURES AND DETAILS, ETC. FRANCHISE ARCHITECTURE STYLES FOUND TO MEET THE STANDARDS WILL NOT REQUIRE ANY MODIFICATION.
- 7. THE DRAINAGE INFRASTRUCTURE, INCLUDING RETENTION AND DRAINAGE ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE WITHIN THE DRAINAGE STUDY FOR THIS SITE. FINAL DRAINAGE STUDIES COMPLETED AT THE TIME OF PLATTING WILL BE USED TO MAKE THE FINAL DETERMINATION ON DRAINAGE NEEDS. IF IT IS DETERMINED THAT THE ENTIRE AREA OF DRAINAGE IDENTIFIED IN THIS PUD ZONE DOCUMENT IS NOT REQUIRED, THE ADDITIONAL ACREAGE WILL REVERT TO THE ADJACENT PROPOSED USES AND AREA YIELDS AND LAND USE ACREAGES MAY ADJUST ACCORDINGLY BASED UPON MAXIMUM ALLOWABLE DENSITY IDENTIFIED WITHIN THIS PUD ZONE DOCUMENT.
- 8. ARCHITECTURALLY HARMONIOUS MATERIALS, COLORS, TEXTURES AND TREATMENTS SHALL BE USED FOR ALL EXTERIOR WALLS ON ALL STRUCTURES WITHIN THIS DEVELOPMENT. NO MORE THAN 25% OF ANY ONE SIDE OF THE BUILDINGS SHALL BE CONCRETE MASONRY UNITS (CMU).
- 9. PEDESTRIAN/ROADWAY TREATMENTS SUCH AS ROUNDABOUTS, STAMPED CONCRETE, ENHANCED LANDSCAPING, OR OTHER ORNAMENTAL/AESTHETIC TREATMENTS SHALL BE REQUIRED AT PRIVATE INTERSECTIONS WHERE AREAS A AND B MEET.

ROADWAY:

- 1. THE BLACKHAWK STREET & POTOMAC STREET CROSS SECTION SHALL BE PER THE COMMERCE CITY STANDARDS, SEE SHEET 5.
- 2. THE EXACT LOCATIONS OF THE ACCESS INTO THE PUD WILL BE APPROVED BY THE CITY ENGINEER AT THE TIME OF PLATTING PER THE CITY'S ACCESS SPACING REQUIREMENTS AS SUPPORTED BY A TRAFFIC STUDY.

SIGNAGE:

PAD SITE SIGNAGE-SINGLE TENANT

EACH PAD SITE WILL BE ALLOWED TWO (2) SIGNS TOTALING 200 SQ. FT. OF SIGNAGE. BUILDING FASCIA SIGNAGE SHALL NOT EXCEED 12'. PAD SITES SHALL BE ALLOWED ONE SEPARATE MONUMENT SIGNS. EACH SITE ALONG 104TH AVENUE SHALL BE ALLOWED A MONUMENT SIGN. SIGNAGE SHALL NOT EXCEED 75 SQ. FT. TOTAL HEIGHT SHALL NOT EXCEED 6'. LETTERS SHALL NOT EXCEED 12" IN HEIGHT.

PROJECT MONUMENTATION

SIGNAGE AND/OR ARCHITECTURAL FEATURES SHALL BE ALLOWED AT THE PROJECT ENTRANCES. SIGNS SHALL NOT EXCEED 8' IN MAXIMUM HEIGHT. INDIVIDUAL LETTERS SHALL NOT EXCEED 24" IN HEIGHT. EACH ENTRANCE WILL BE ALLOWED 100 SQ. FT. OF TOTAL SIGNAGE FOR PROJECT IDENTIFICATION. SIGN CRITERIA IS NOT APPLICABLE TO ARCHITECTURAL FEATURES. MONUMENT FOUNDATIONS SHALL NOT EXTEND INTO THE PUBLIC RIGHT-OF-WAY OR SIGHT TRIANGLES.

OFFICE TENANT SIGNAGE-MULTI TENANT OFFICE BUILDING

OFFICE USERS ARE ALLOWED A SINGLE WALL SIGN PER OFFICE SPACE/SUITE LEASED. OFFICE SIGNAGE IS INTENDED TO DIRECT TRAFFIC BOTH PEDESTRIAN AND VEHICULAR TO MAIN ENTRANCE OF THE OFFICE SPACE. EACH WALL SIGN IS NOT TO EXCEED 12 SQUARE FEET. SIGNS MUST BE UNIFORM IN SHAPE AND SIZE. OFFICE TENANT SIGNS MAY NOT PROTRUDE MORE THAN 8" FROM FRONT FACE OF BUILDING. DEVELOPERS MUST RECEIVE TEMPLATE SIGN APPROVAL DURING BUILDING PLAN APPROVAL. ALL SIGN DESIGN MUST FIT WITHIN THE APPROVED TEMPLATE.

TEMPORARY MARKETING SIGNS

A MAXIMUM NUMBER OF 2 TEMPORARY MARKETING SIGNS WILL BE ALLOWED ON THE STREET FRONTAGE. THESE SIGNS SHALL NOT EXCEED 40 SQ. FT. EACH, AND 8' MAXIMUM. TEMPORARY FREESTANDING MARKETING SIGNS ARE ALLOWED AND SHALL BE REMOVED WITH 30 DAYS OF THE SALE OF THE FINAL LOT. SETBACK FOR RIGHT-OF-WAY WILL BE A MINIMUM OF 10' FROM RIGHT-OF-WAY.

FREESTANDING SIGNS

NO FREESTANDING SIGNS WILL BE ALLOWED EXCEPT AS PROVIDED FOR ABOVE.

<p>DRAWN BY: J. NIELSEN/M. VOYLES</p> <p>DATE: 5/20/08</p> <p>FSI JOB NO. 08-100,131</p>	<p>Flatirons, Inc. <i>Surveying, Engineering & Geomatics</i></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: left;"> <p>3825 IRIS AVE, STE 100 BOULDER, CO 80301 PH: (303) 443-7001 FAX: (303) 443-9830</p> </div> <div style="text-align: center;"> </div> <div style="text-align: right;"> <p>655 FOURTH AVENUE LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4355</p> </div> </div> <p>www.FlatironsInc.com</p> <p style="font-size: small;">COPYRIGHT 2008 FLATIRONS, INC.</p>	<p>JPB 09/24/08</p> <p>JPB 08/21/08</p> <p>JPB 07/21/08</p> <p>INT: DATE:</p> <p>REVISIONS:</p> <p>CHECKED BY: TE/NV</p>
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RECEPTION NO. _____

LAND AREA SUMMARY

AREA	A	B	TOTAL
ACRES	7.34	9.23	16.57

LAND USE CHART

AREA	LAND USE	ACRES	% ACRES
A	MIXED USE	7.02	42.4
	RIGHT OF WAY	0.32	1.9
B	MIXED USE	8.83	53.3
	RIGHT OF WAY	0.40	2.4
TOTAL		16.57	100.0

COMMONS AT 104TH

PUD ZONE DOCUMENT

TRACT DD, FOXTON VILLAGE AND A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 7

LAND USE SCHEDULE AND STREET SECTION

LAND USE SCHEDULE

	AREA	
	A	B
ADULT BUSINESSES		
ADULT ENTERTAINMENT	X	X
ANIMAL SERVICES		
ANIMAL BOARDING (KENNELS) AND TRAINING	X	X
DOG/DAY CARE CENTERS	X	X
VETERINARY OFFICES OR CLINICS	R	R
BUILDING, MATERIALS & SERVICES (RETAIL)		
ALL OTHER SIMILAR USES (PLUMBING, ELECTRICAL, LUMBER & BUILDING EQUIPMENT - WITHOUT OUTDOOR STORAGE)	C	C
ALL OTHER SIMILAR USES (PLUMBING, ELECTRICAL, LUMBER & BUILDING EQUIPMENT - WITH OUTDOOR STORAGE)	X	X
LANDSCAPE EQUIPMENT, HARDSCAPE MATERIALS (WITHOUT OUTDOOR SPACE)	X	X
LANDSCAPE EQUIPMENT, HARDSCAPE MATERIALS (WITH OUTDOOR SPACE)	X	X
CLUBS AND LODGES		
PRIVATE LODGE OR CLUB	R	R
COMMUNITY SERVICES		
EVENT CENTER < 15,000 SF	R	R
EVENT CENTER > 15,000 SF	C	C
DAY CARE CENTER, ADULT OR CHILD		
CHILD CARE CENTER	R	R
ADULT CARE CENTER	R	R
EATING AND DRINKING ESTABLISHMENTS		
BAR, TAVERN, NIGHT CLUB - PRIMARY USE	C	X
CATERING SERVICES	R	X
RESTAURANT WITH DRIVE-THRU/UP	C	C
RESTAURANT WITHOUT DRIVE-THRU/UP	R	R
FINANCIAL INSTITUTIONS		
BANK OR FINANCIAL INSTITUTION	R	R
CONVENIENCE STORE/GROCERY STORE (<5,000 SF)	R	R
CONVENIENCE STORE/GROCERY STORE WITH FUEL SALES (2 PUMPS MAXIMUM)	C	X
GROCERY STORE (>5,000 SF)	C	X
LIQUOR STORE WITHOUT DRIVE UP	C	X
LIQUOR STORE WITH DRIVE UP	X	X
ALL OTHER SIMILAR USES (E.G. DELICATESSEN, RETAIL, BAKERY, SPECIALTY FOOD MARKET, COFFEE SHOP)	R	R
FUNERAL AND INTERMENT SERVICES		
CEMETERY/PET CEMETERY/MAUSOLEUM	X	X
CREMATORY OR MAUSOLEUM WHEN INCIDENTAL OR SUPPLEMENTAL TO PRIMARY CEMETERY USE	X	X
CREMATORY AS PRINCIPAL USE	X	X
FUNERAL HOME	C	C
HOSPITALS		
OUTPATIENT SURGICAL CENTERS	R	R
BUSINESS OR PROFESSIONAL (INCLUDING MEDICAL/DENTAL/CLINICS)	R	R
OFFICE		
COURIER SERVICES	R	R
MASSAGE THERAPY OFFICES/CLINICS	R	R
PARKING		
PRIVATE PARKING LOTS	X	X
PERSONNEL SERVICES		
INSTRUCTIONAL SERVICES	R	R
TEMPORARY AGENCY FACILITIES/OFFICES	R	R
DAY LABOR FACILITIES/OFFICES	C	C
ALL OTHER SIMILAR USES	R	R
PUBLIC LANDS, PARKS AND BUILDINGS		
LIBRARY	R	R
PUBLIC ADMINISTRATIVE OFFICES OR SERVICE BUILDING	R	R
POLICE OR FIRE STATION	R	R
RECREATION OR AMUSEMENT FACILITIES, PRIVATE		
BINGO ESTABLISHMENTS/SOCIAL GAMING OUTLETS/PERFORMANCE CENTERS	C	C
BOWLING, BILLIARDS, MOVIE THEATERS & SIMILAR USES	R	R
DRIVE-IN THEATER	X	X
HEALTH CLUB	R	R
OUTDOOR RECREATION	P	P
RACE TRACK (ANIMAL OR VEHICLE)	X	X
RELIGIOUS INSTITUTIONS		
CHURCH OR RELIGIOUS INSTITUTION	R	R
REPAIR SERVICES (NOT INCLUDING VEHICLES)		
FURNITURE OR MAJOR HOUSEHOLD APPLIANCE REPAIR	P	P
ALL OTHER SIMILAR USES	X	X
RETAIL ESTABLISHMENTS		
CONSIGNMENT STORE	P	P
FLEA MARKETS, INDOOR/OUTDOOR	X	X
MACHINERY SALES, EXCLUDING TRUCK TRAILERS, HEAVY EQUIPMENT, AND FARM EQUIPMENT	X	X
PAWN SHOP	X	X
RETAIL BUSINESS STORE < 25,000 SQUARE FEET	R	X
RETAIL BUSINESS STORE > 25,000 SQUARE FEET	C	X
TATTOO PARLOR	C	C
THRIFT STORE	C	C
MULTI-TENANT RETAIL	X	X
SCHOOLS		
ELEMENTARY AND SECONDARY EDUCATION SCHOOLS	P	P
PRIVATE BUSINESS, TRADE, AND VOCATION SCHOOLS	P	P
POST SECONDARY COLLEGES AND UNIVERSITIES	C	C
SCHOOLS OF SPECIAL INSTRUCTION	P	P
SENIOR HOUSING		
ASSISTED LIVING FACILITY	R	R
NURSING HOMES	P	P
TELECOMMUNICATIONS FACILITIES AND ANTENNAS		
ANTENNAS FOR COMMERCIAL/INDUSTRIAL USES ACCESSORY TO PRINCIPAL USE	X	X
ANTENNA AND SUPPORT STRUCTURE FOR AMATEUR RADIO COMMUNICATIONS	X	X
RADIO OR TELEVISION BROADCASTING FACILITIES/OFFICES	C	C
TELECOMMUNICATIONS FACILITY (FREE-STANDING)	X	X
VEHICLE/EQUIPMENT SALES AND SERVICE		
AUTOMOBILE RENTALS	C	C
AUTOMOBILE WASHING FACILITY - ACCESSORY BUILDING ONLY	P	P
AUTOMOBILE WASHING FACILITY - PRIMARY BUILDING	X	X
LIMITED EQUIPMENT RENTAL (U-HAUL TYPE BUSINESS)	X	X
MOTOR HOME DEALER/SALES	X	X
MOTOR VEHICLE DEALER/SALES, NEW AND USED AUTOMOBILES < 3 ACRES	X	X
MOTOR VEHICLE DEALER/SALES, NEW AND USED AUTOMOBILES ≥ 3 ACRES	X	X
MOTOR VEHICLE DEALER/SALES, NEW AND USED RV'S, TRAILERS, AND CAMPERS	X	X
SERVICE STATIONS-AUTOMOBILES (MINOR REPAIR INCLUDED)	X	X
VEHICLE STORAGE (INOPERABLE VEHICLES)	X	X
VEHICLE STORAGE (OPERABLE VEHICLES)	X	X
VEHICLE TOWING SERVICES	X	X
VISITOR ACCOMMODATIONS		
BED AND BREAKFAST ESTABLISHMENTS	X	X
HOTEL OR MOTEL	X	X
OVERNIGHT CAMPGROUND	X	X

LEGEND:
R = USE BY RIGHT
C = CONDITIONAL USE
X = EXCLUDED USE
P = USE BY PERMIT

RECEPTION NO. _____

BULK STANDARDS

	AREA	
	A	B
LOT SIZE MINIMUM (SQ. FT.)	32,670	43,560
BUILDING SIZE MINIMUM (SQ. FT.)	1,800	1,800
BUILDING HEIGHT MAXIMUM (FT.)	70	45
BUILDING SEPARATION MINIMUM (FT.)	10	10
FRONT SETBACK MINIMUM (FT.)	10	N/A
FRONT SETBACK MAXIMUM (FT.)	25	N/A
FRONT ON PRIVATE STREET SETBACK MINIMUM (FT.)	10	10
FRONT ON PRIVATE STREET SETBACK MAXIMUM (FT.)	25	25
SIDE SETBACK MINIMUM (FT.)	10	10
SIDE SETBACK MAXIMUM (FT.)	N/A	N/A
REAR SETBACK MINIMUM (FT.)	5	30
SIDE ON STREET SETBACK MINIMUM (FT.)	10	10
ACCESSORY BUILDING HEIGHT MAXIMUM (FT.)	20	20
ACCESSORY FRONT SETBACK MINIMUM (FT.)	10	10
ACCESSORY FRONT SETBACK MAXIMUM (FT.)	25	25
ACCESSORY SIDE SETBACK MINIMUM (FT.)	10	10
ACCESSORY SIDE SETBACK MAXIMUM (FT.)	N/A	N/A
ACCESSORY REAR SETBACK MINIMUM (FT.)	5	30

BULK STANDARD NOTES

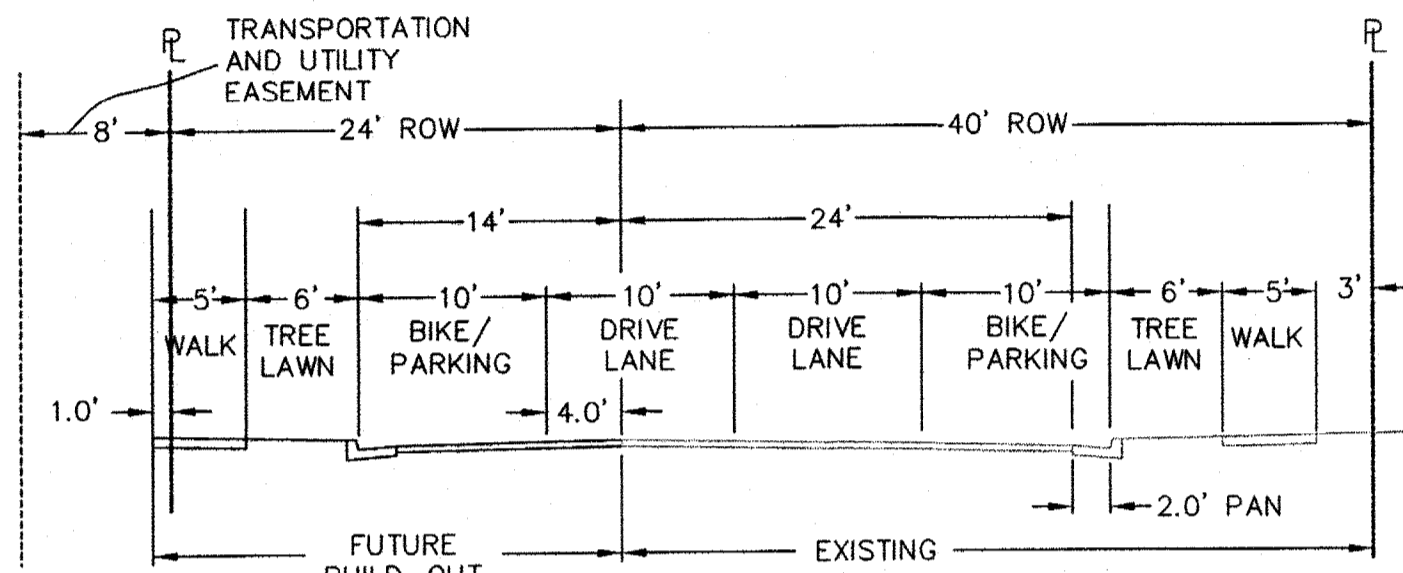
1. AREA A SHALL HAVE A MAXIMUM OF FIVE (5) PAD SITES.
2. LOT SIZE MINIMUMS IN COMMERCIAL AREAS MAY VARY A MAXIMUM OF 20% WITH TYPE OF LAND USE AND SITE CONSTRAINTS. THESE VARIANCES REQUIRE ADMINISTRATIVE APPROVAL FROM THE COMMUNITY PLANNING AND DEVELOPMENT SERVICES DIRECTOR AT THE PUD PERMIT STAGE.
3. LIGHTING FIXTURE HEIGHTS ARE NOT INCLUDED IN THE CALCULATION FOR THE MAXIMUM BUILDING HEIGHT.

PARKING STANDARDS

BUILDING TYPE	SPACES PER SQ. FT.
OFFICE	1/250 SQ. FT.
HEALTH CARE	1/200 SQ. FT.
RETAIL	1/300 SQ. FT.
RESTAURANTS	1/200 SQ. FT.

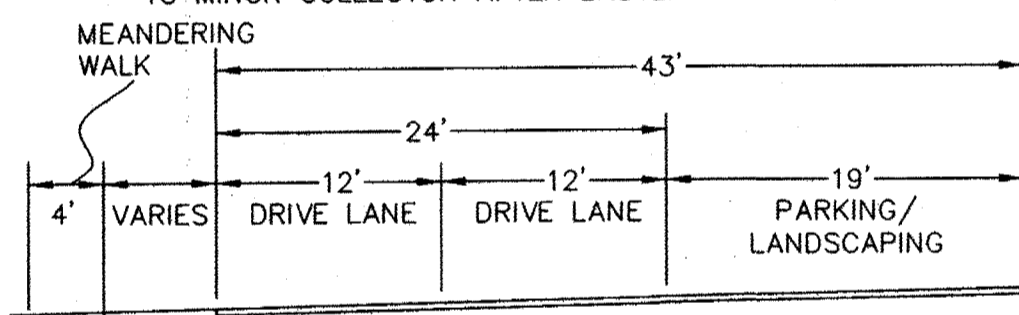
PARKING STANDARD NOTES

1. THE PARKING RATIO MINIMUMS LISTED IN PARKING STANDARDS TABLE MAY BE REDUCED IF THE DEVELOPER CAN DEMONSTRATE THE ABILITY TO USE SHARED PARKING. THE DEVELOPER WILL NEED TO DEMONSTRATE THE SPECIFIC USE AND LOCATION ARE COMPATIBLE WITH THE PROPOSED SHARED PARKING. THESE LOWER PARKING RATIOS CAN BE ADMINISTRATIVELY APPROVED BY THE COMMUNITY PLANNING AND DEVELOPMENT DIRECTOR IN THE COVENANTS, CONTROLS, AND RESTRICTIONS BY UP TO 40%.



(A) TYPICAL SECTION: BLACKHAWK STREET
SCALE: 1"=10'

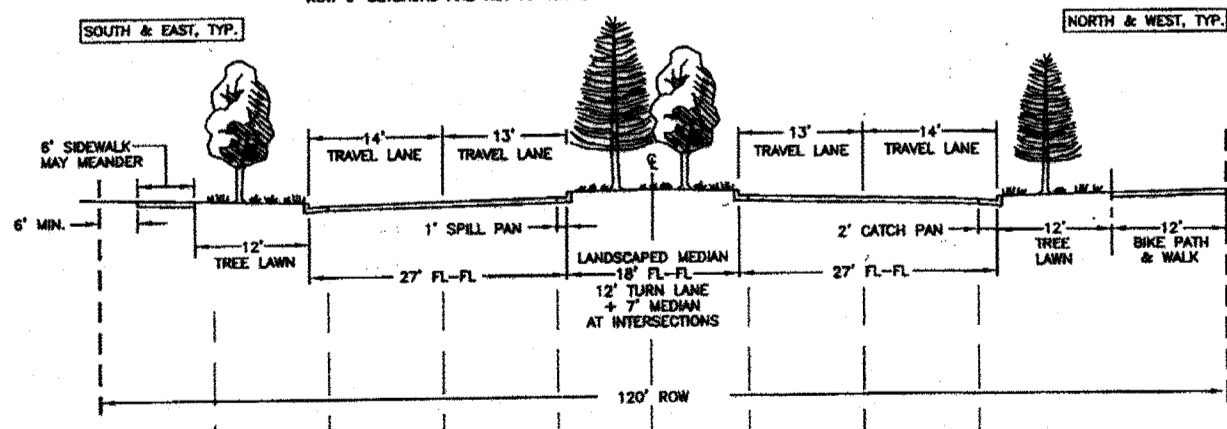
*NOTE: BLACKHAWK CLASSIFICATION CHANGED FROM MAJOR COLLECTOR TO MINOR COLLECTOR AFTER EASTERN 40' WAS CONSTRUCTED.




(B) TYPICAL SECTION: PRIVATE DRIVE
SCALE: 1"=10'

*NOTE: SECTION MAY BE CHANGED ADMINISTRATIVELY

NOTES:
1. AUXILIARY LANES SHALL BE 12' WIDE, INCLUDING GUTTER PANS.
2. EASEMENTS MAY BE DEMONSTRATED AS ROW IF SETBACKS ARE NOT AN ISSUE.



(C) TYPICAL SECTION: POTOMAC STREET
SCALE: N.T.S.

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<p>DATE: 5/20/08</p> <p>FSI JOB NO.: 08-100,131</p>		<p>INT: DATE:</p> <p>REVISIONS:</p> <p>CHECKED BY: TE/NV</p>

COMMONS AT 104TH

PUD ZONE DOCUMENT

TRACT DD, FOXTON VILLAGE AND A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO

SHEET 6 OF 7
PLANT SCHEDULE

PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
DECIDUOUS OVERSTORY TREE/ STREET TREE			
SWAMP WHITE OAK	<i>Quercus bicolor</i>	2' CAL.	B4B
KENTUCKY COFFEE TREE	<i>Gymnocladus dioica</i>	2' CAL.	B4B
SHADEMASTER HONEYLOCUST	<i>Gleditsia triacanthos inermis 'shademaster'</i>	2' CAL.	B4B
FASTIGIATE ENGLISH OAK	<i>Quercus robur 'fastigiata'</i>	2' CAL.	B4B
AUTUMN PURPLE ASH	<i>Fraxinus americana 'autumn purple'</i>	2' CAL.	B4B
EVERGREEN TREE			
WHITE FIR	<i>Abies concolor</i>	6' HT.	B4B
BRISTLEcone PINE	<i>Pinus aristata</i>	6' HT.	B4B
AUSTRIAN PINE	<i>Pinus nigra</i>	6' HT.	B4B
COLORADO SPRUCE	<i>Picea pungens</i>	6' HT.	B4B
DECIDUOUS UNDERSTORY/ ORNAMENTAL TREE			
SHADBLOW SERVICEBERRY	<i>Amelanchier canadensis</i>	1 1/2' CAL.	B4B
THORNLESS COCKSPUR HAWTHORN	<i>Crataegus crus-galli inermis</i>	1 1/2' CAL.	B4B
CHANTICLEER PEAR	<i>Pyrus calleryana 'chanticleer'</i>	1 1/2' CAL.	B4B
GOLDENRAIN TREE	<i>Koeleruteria paniculata</i>	1 1/2' CAL.	B4B
SPRING SNOW CRABAPPLE	<i>Malus 'spring snow'</i>	1 1/2' CAL.	B4B
EVERGREEN SHRUB			
OREGON GRAPE HOLLY	<i>Mahonia aquifolium</i>	5 GAL.	CONTAINER
BROADMOOR JUNIPER	<i>Juniperus sabina 'broadmoor'</i>	5 GAL.	CONTAINER
BLUE CHIP JUNIPER	<i>Juniperus horizontalis 'blue chip'</i>	5 GAL.	CONTAINER
SLOWMOUND MUGO PINE	<i>Pinus mugo 'slowmound'</i>	5 GAL.	CONTAINER
MINIATURE MUGO PINE	<i>Pinus mugo 'mops'</i>	5 GAL.	CONTAINER

COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
DECIDUOUS SHRUB			
MCKAYS WHITE POTENTILLA	<i>Potentilla fruticosa 'mckays white'</i>	5 GAL.	CONTAINER
TOM THUMB COTONEASTER	<i>Cotoneaster apiculatus 'tom thumb'</i>	5 GAL.	CONTAINER
LITTLELEAF MOUNTAIN MAHOGANY	<i>Cercocarpus ledifolius intricatus</i>	5 GAL.	CONTAINER
WESTERN SAND CHERRY	<i>Prunus besseyi</i>	5 GAL.	CONTAINER
THREE-LEAF SUMAC	<i>Rhus trilobata</i>	5 GAL.	CONTAINER
ALPINE CURRANT	<i>Ribes alpinum</i>	5 GAL.	CONTAINER
ISANTI DOGWOOD	<i>Cornus stolonifera 'isanti'</i>	5 GAL.	CONTAINER
CLUMP GRASS			
NORTHERN SEA OATS GRASS	<i>Chaemanthium latifolium</i>	1 GAL.	CONTAINER
BOULDER BLUE FESCUE GRASS	<i>Festuca glauca 'boulder blue'</i>	1 GAL.	CONTAINER
BLUE AVENA GRASS	<i>Helictotrichon sempervirens</i>	1 GAL.	CONTAINER
RED BARON BLOOD GRASS	<i>Imperata cylindrica 'red baron'</i>	1 GAL.	CONTAINER
MEXICAN FEATHER GRASS	<i>Nassella (Stipa) tenuisuma</i>	1 GAL.	CONTAINER
LITTLE BLUESTEM GRASS	<i>Schizachyrium scoparium 'blaze'</i>	1 GAL.	CONTAINER
PERENNIAL			
BLUE CARPATHIAN HAREBELL	<i>Campanula carpatica 'blue clips'</i>	2 1/4' POT	CONTAINER
WHITE CARPATHIAN HAREBELL	<i>Campanula carpatica 'white clips'</i>	2 1/4' POT	CONTAINER
SNOW-IN-SUMMER	<i>Cerastium tomentosum</i>	2 1/4' POT	CONTAINER
GOODNESS GROWS SPEEDWELL	<i>Veronica spicata 'goodness grows'</i>	2 1/4' POT	CONTAINER
HIMALAYAN BORDER JEWEL	<i>Polygonum affine</i>	2 1/4' POT	CONTAINER
WOOLY WHITE YARROW	<i>Achillea lanulosa</i>	2 1/4' POT	CONTAINER

TURF GRASS SCHEDULE

TURF GRASS	MIX	INSTALLATION
FOREVER GREEN TURF MIX	50% PERENNIAL RYEGRASS 30% TUFTED HAIR-GRASS 20% KENTUCKY BLUEGRASS	SOD

SOD INSTALLATION PROCESS: INSTALL IRRIGATION PER IRRIGATION CONSULTANT, FINISH FINE GRADING, ESTABLISH SOIL PREPERATION/ SOIL AMENDMENTS, LAY AND PIN SOD INTO PLACE, IRRIGATE ACCORDINGLY, AND MOW WHEN READY (SEE COMMERCE CITY'S RECOMMENDED SOD INSTALLATION GUIDELINES AND/ OR ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO RECOMMENDED INSTALLATION PROCEDURE SPECIFICATIONS). MOWING HEIGHT = 1/2" MINIMUM. SEEDING RATE = 3 POUNDS PER 1000 SQUARE FEET. OVER SEEDING RATE = 2 POUNDS PER 1000 SQUARE FEET.

DRAWN BY: KWS	Flatirons, Inc. Surveying, Engineering & Geomatics		
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COMMONS AT 104TH

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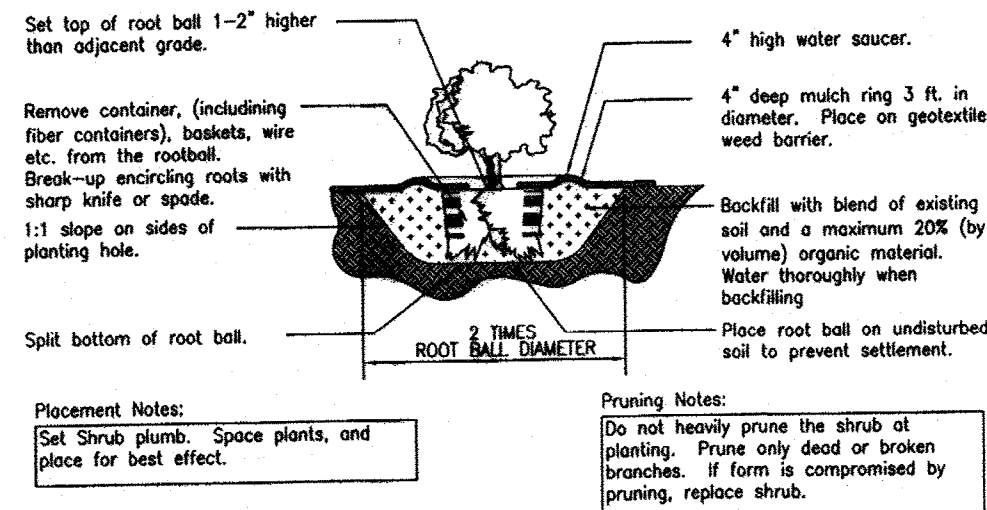
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SHEET 7 OF 7

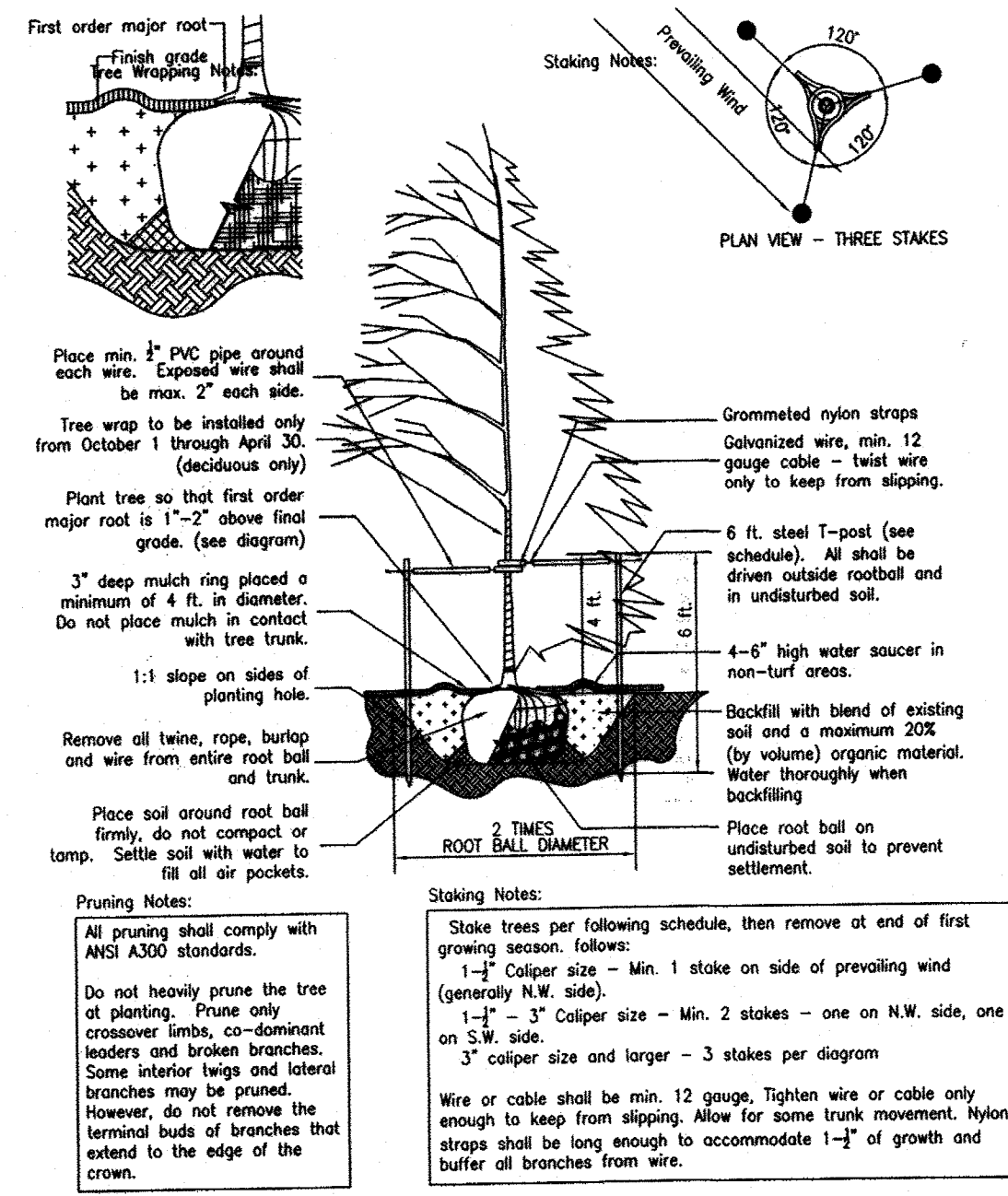
LANDSCAPE STANDARDS

GENERAL LANDSCAPE NOTES

1. ALL WORK SHALL CONFORM TO LOCAL CITY CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
2. THE OWNER, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN ON THE APPROVED LANDSCAPE DRAWINGS ON FILE WITH THE CITY. ALL LANDSCAPING SHALL BE INSTALLED AS SHOWN ON THE LANDSCAPE DRAWINGS PRIOR TO THE ISSUANCE FOR THE CERTIFICATE OF OCCUPANCY, OR PER CITY REGULATIONS.
3. CONTRACTOR SHALL VERIFY (CALL FOR UTILITY LOCATES) LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING.
4. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY SETTLING DUE TO EXCAVATION AND TRENCHING.
5. CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING ADJACENT PROPERTY'S AMENITIES/ IMPROVEMENTS, UNLESS OTHERWISE NOTED.
6. ALL EXISTING TREES SHALL BE SAVED AND PROTECTED (TRANSPLANTED IF NECESSARY), UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL STORE ALL SALVAGED ITEMS IN A SAFE PLACE TO PROTECT FROM DAMAGE UNTIL ITEMS CAN BE RELOCATED/ REINSTALLED.
8. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE RIGHT-OF-WAY AND/ OR PUBLIC PROPERTY AT THE END OF EACH WORK DAY.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DAMAGE DUE TO PROJECT'S CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPAIR TO UTILITIES, ADJACENT LANDSCAPE, AND THE SUBCONTRACTOR'S OPERATIONS DURING CONSTRUCTION AND/ OR THE SPECIFIED MAINTENANCE PERIOD. THE CONTRACTOR SHALL FULLY COMPENSATE THE OWNER FOR ANYTHING DISTURBED AND/ OR DESTROYED THAT IS NOT DESIGNATED FOR DEMOLITION.
10. SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
11. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED PRIOR TO CONSTRUCTION SHALL BE COLLECTED, SAVED, AND PROTECTED FOR LATER USE ON AREAS REQUIRING REVEGETATION (SEED) AND/ OR LANDSCAPING.
12. ALL LANDSCAPE AREAS SHALL RECEIVE SOIL PREPARATION AT A RATE DETERMINED BY THE CITY (5 CUBIC YARDS PER 1000 SQUARE FEET, TILLED TO 6-INCH DEPTH).
13. ALL AREAS DISTURBED BY GRADING OR ANY ACTION DUE TO CONSTRUCTION SHALL BE REPAIRED AND SEEDED IF NECESSARY, SEE SPECIFIED SEED MIX INFORMATION.
14. STEEL EDGER SHALL BE PROVIDED AROUND ALL PLANTING BEDS ADJACENT TURF AREAS. EDGER SHALL BE GALVANIZED STEEL, ROLLED TOP EDGE, AND INTERLOCKING. EDGER IS NOT NECESSARY ADJACENTLY-PARALLEL TO CURBS, WALLS, AND WALKS.
15. ALL PLANTING BEDS AND TREE RINGS SHALL BE MULCHED WITH 3" DEPTH SHREDDED CEDAR MULCH W/ PRE-EMERGENT HERBICIDE. DO NOT INSTALL LANDSCAPE FABRIC UNDER WOOD MULCH.
16. ALL PLANTS OF THE SAME SPECIES AND SIZE SHALL HAVE MATCHING HEIGHT AND FORM, UNLESS OTHERWISE NOTED. ALL PLANTS SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK."
17. GRAPHIC SYMBOLS ON LANDSCAPE DRAWINGS PRESIDE OVER WRITTEN PLANT QUANTITIES.
18. ALL PLANTS SHALL BE PLANTED USING AN EQUALLY SPACED TRIANGULAR PATTERN, UNLESS OTHERWISE NOTED AND/ OR SHOWN ON THE LANDSCAPE DRAWINGS.
19. ALL PLANTS INSTALLED SHALL FOLLOW THE PLANT SCHEDULE ON THE APPROVED LANDSCAPE DRAWINGS, IF FOR ANY REASON CHANGES OR SUBSTITUTIONS ARE REQUIRED TO THE PLANT SCHEDULE, THEN THE CONTRACTOR MUST FIRST RECEIVE APPROVAL FROM THE OWNER.
20. CONTRACTOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD VERSUS THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND/ OR THE CITY PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE OR REPAIR.
21. THE FINAL LOCATION OF ALL PLANTS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
22. CONTRACTOR SHALL PROVIDE AT LEAST A ONE YEAR WARRANTY FOR ALL PLANT MATERIAL FROM THE DATE OF FINAL INSPECTION, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT, OWNER, OR CITY.
23. ALL PLANTS SHALL BE WATERED, CARED FOR, AND PROTECTED FROM DAMAGING WEATHER EFFECTS WHEN NECESSARY.
24. ALL PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO THE PROJECT SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEeled IN AND WATERED TO HELP PREVENT ANY DAMAGE.
25. FOR TREES NOT IN PLANTING BEDS, ALLOW A 4'-0" DIAMETER BED (TREE RING) WITHOUT SEED/ SOD AROUND ROOT COLLAR. APPLY 3" DEPTH SHREDDED CEDAR MULCH AROUND COLLAR FOLLOWING SEED/ SOD INSTALLATION. NO LANDSCAPE FABRIC OR EDGER IS NECESSARY FOR TREE RINGS.
26. FOR SEED/ SOD TYPE AND INSTALLATION SEE THE PLANT SCHEDULE AND LANDSCAPE SHEETS.



2	PLANTING DETAIL: SHRUB
4	NO SCALE



1	PLANTING DETAIL: TREE
4	NO SCALE

CITY REQUIRED NOTES

1. THE DEVELOPER, THEIR SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN, DEVELOPMENT PLAN, OR LANDSCAPE PLAN, INCLUDING THOSE AREAS FOUND IN THE RIGHT-OF-WAY.
 2. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE OF THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, ETC. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON, BUT IN ANY EVENT, SUCH REPLACEMENT TIME SHALL NOT EXCEED (1) ONE YEAR.
 3. THIS APPROVED SITE PLAN, DEVELOPMENT PLAN, OR LANDSCAPE PLAN SHALL BE ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
 4. ANY AREA DETERMINED BY THE CITY ENGINEER TO BE WITHIN A SIGHT DISTANCE TRIANGLE MAY NOT CONTAIN PLANT MATERIAL THAT AT THE TIME OF PLANTING OR AT MATURITY EXCEEDS 36-INCHES ABOVE THE GUTTER FLOW LINE EXCEPT TREES WHICH MUST BE LIMBED TO 8-FEET AT ADEQUATE MATURITY. TREES SHALL BE PLANTED A MINIMUM OF 10-FEET FROM INTERSECTIONS AND 15-FEET FROM LIGHT OR UTILITY POLES. ALL OTHER LANDSCAPE FEATURES SHALL NOT EXCEED 36-INCHES WITHIN SIGHT DISTANCE TRIANGLES. INFORMATION ON SIGHT DISTANCE TRIANGLES MAY BE OBTAINED FROM THE CITY OF COMMERCE CITY ENGINEERING STANDARDS AND SPECIFICATIONS - SECTION 3.032, TABLE 3-1.
 5. THE DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS CLOSELY COORDINATED WITH PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH OR PRECLUDE THE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THE LANDSCAPE PLAN.
 6. ALL LANDSCAPED AREA AND PLANT MATERIALS, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRY LAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO THE REQUIREMENTS OF SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT. APPROVAL OF THIS LANDSCAPE PLAN DOES NOT CONSTITUTE APPROVAL FROM SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT FOR ANY IRRIGATION SYSTEM. ALL IRRIGATION PLANS, OR PORTIONS THEREOF, DESIGNED FOR PUBLIC RIGHT-OF-WAYS SHALL SPECIFY PARTS/ COMPONENTS FROM THE CITY APPROVED IRRIGATION PARTS/ COMPONENTS LIST.
1. ALL AREAS OF THE LOT NOT PAVED OR FORMALLY LANDSCAPED SHALL BE, AT A MINIMUM, SEEDED WITH NATIVE GRASSES.
 2. NO VEHICLE PARKING IS ALLOWED IN ANY LANDSCAPE TREATMENT AREA.

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