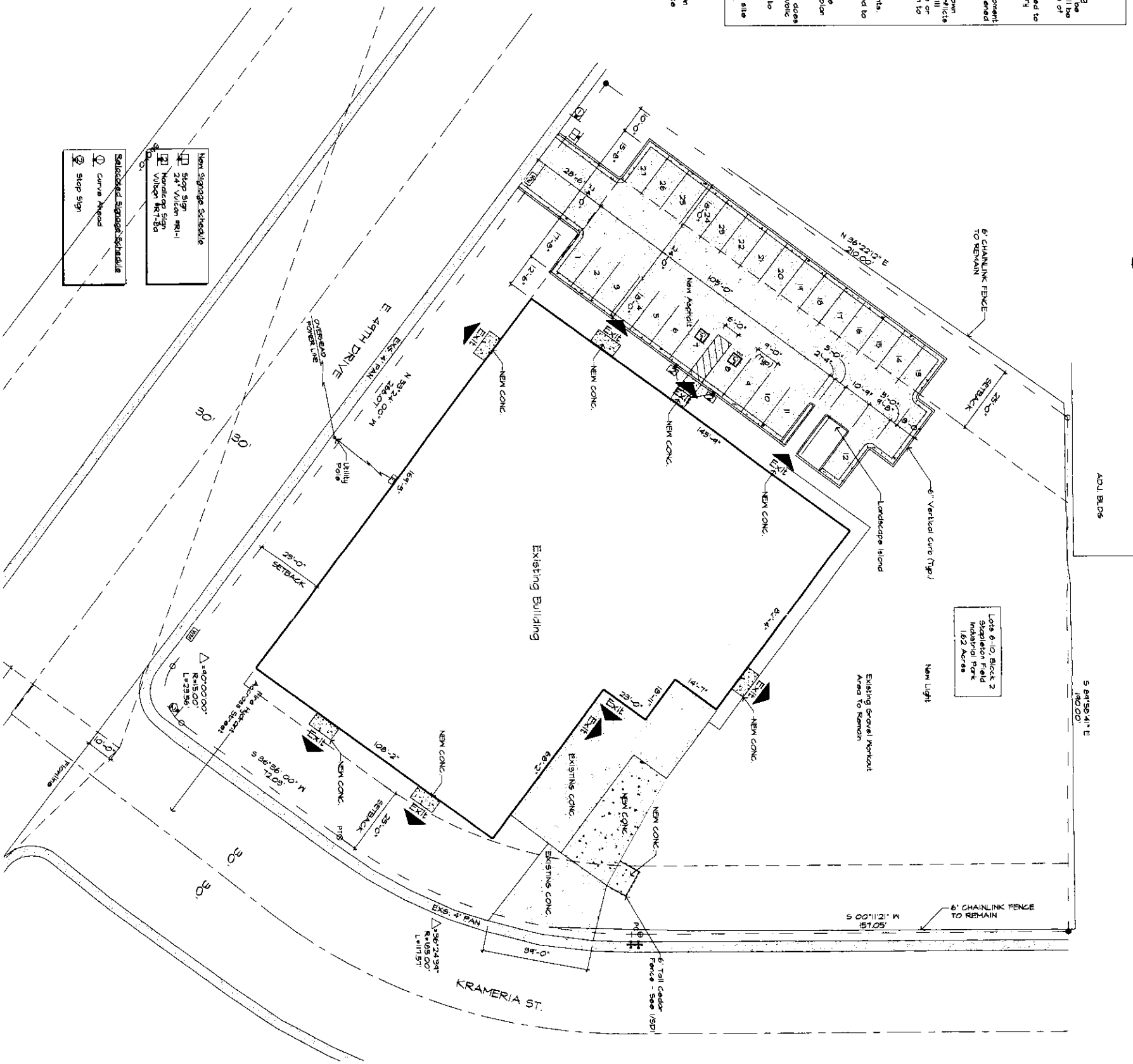
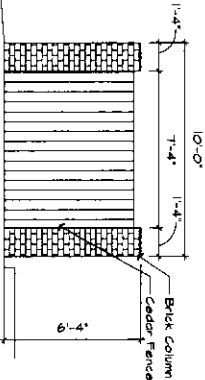


Development Plan Notes:

- Lighting Notes: In the interest of compatibility of surrounding development, all lighting shall be directed and controlled in such a manner so that there shall be no direct rays of light which extend beyond the boundaries of the property from which it originates.
- Trash Enclosure Notes: Trash enclosures shall be constructed to a minimum height of six feet and of the same complementary material and color as the main building.
- Screening Notes: Roof mounted electrical and mechanical equipment shall be placed or screened such that the equipment is not visible from any point. Such equipment shall be screened with the same materials and colors as the main building.
- Signage Notes: Approval of a sign permit is required in addition to development plan approval. Sign location shown on plan development plan will be reviewed for possible conflicts with sight triangles and easements. However, these signs will not be approved by the development plan review process or approved by the City of Commerce City sign code.
- Existing Notes: Approval of a fence permit is required in addition to development plan approval. All fences must conform to the City of Commerce City's fencing requirements.
- Drainage Notes: No roof downspout outlets will be allowed to drain over sidewalks, side paths, or any other pedestrian route.
- Aesthetics with Disabilities Notes: The applicant has the obligation to comply with all applicable requirements of the American Disabilities Act. Approval of this development plan does not constitute compliance with this Act.
- Construction Notes: The approval of this development plan does not constitute final approval of grading, drainage, utility, public improvements and building plans. These plans must be approved by the appropriate agencies prior to the issuance of building permits.
- Underground Utility Notes: All overhead utilities serving this site must be placed underground per Land Development Code.

Trash Enclosure Elevation

SD1 Scale: 1/4"=1'-0"



New Signage Schedule

- Stop Sign
- 24" Volicap Sign
- 24" Volicap Sign
- 24" Volicap Sign

Relocated Signage Schedule

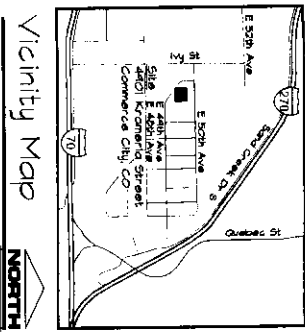
- Curve Ahead
- Stop Sign

Site Plan

1" = 20'-0"



North



Sheet Index

- SD1 - Site Plan and Notes
- L-1 - Landscape Plan and Notes
- A-1 - Exterior Elevations
- E-1 - Lighting Plan

Parking Summary

- 1 parking space required per 5 beds = 24
- 2 Handicap Parking Spaces required
- Total Required = 26
- Total Provided = 27
- 1 Landscape Island Required

Project Statistics

Assessor's PIN - 0182317803010
Site Acreage - 1.63 acres
Square Footage of Building - 21,860
Square Footage of Landscaped Area - 14,140
Lot Coverage - 51%
Parking Spaces Required - 26, 27 Provided
Building Construction Type - VB
Occupancy Type - R-2, A-2, 4-B
Number of Stories - 115
Estimated number of employees - 21

CITY STAFF CERTIFICATE:

Approved by the Department of Community Planning and Development Services of the City of Commerce City, this day of A.D.

Department of Community Planning and Development Services Signature

Utility Notification Center of Colorado
Call Before You Dig - 1-800-922-1987

Symbol	Quantity	Code	Scientific Name	Common Name	Bare Root	Container	Shrub
○	1	AA	Acacia garrardii	Williamson River Myrtle	3"	-	Shade Tree
○	1	BWS	Acacia garrardii	Black Hill Spine	6" Tall	-	Evergreen
○	1	DWG	Acacia garrardii	Onion Apple to Spine	6" Tall	-	Evergreen
○	6	CBS	Acacia garrardii	Colorado Blue Spine	6" Tall	-	Evergreen
○	2	ACR	Acacia garrardii	Red Spine	3"	-	Shade Tree
○	9	SAL	Acacia garrardii	Signal Spine, Locust	3"	-	Shade Tree
○	5	RL	Acacia garrardii	Redwood Locust	3"	-	Shade Tree
○	4	NA	Acacia garrardii	Monrovia Myrtle	3"	-	Shade Tree
○	16	ONE	Acacia garrardii	Onion Apple to Spine	6" Tall	-	Shrub
○	5	W	Acacia garrardii	Winged Myrtle	5" Tall	-	Shrub
○	11	AND	Acacia garrardii	Acacia garrardii	5" Tall	-	Shrub
○	11	AND	Acacia garrardii	Acacia garrardii	5" Tall	-	Shrub
○	12	PA	Acacia garrardii	Acacia garrardii	5" Tall	-	Shrub

Seeding Schedule				
Species	Variety	Noise	% in Milk	Pasture/ac
Bathograss	Tenoka	PMCS	20	9.2
Blue grama	Archita	PMWB	20	0.6
Western Mesquigrass	Archita	PMCS	20	9.2
Siberian grama	Vaughn	PMWB	20	1.8
Thickspine Mesquigrass	Carlotta	PMCS	10	1
Starbush	Solar	PMCS	5	0.6

Notes

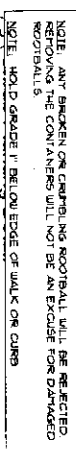
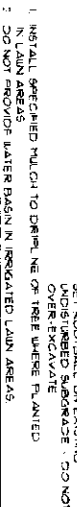
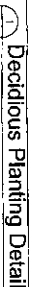
Summary Table		Secure Footage
Site Area		77,626
Provided 1 Landscape Area		10,541
Parking (vehicle storage) Area		27 Spots
Required Parking Landscape Area		1 Landscape Island
Provided Parking Landscape Area		323
Total required is 100,000 sq ft of landscape (landscape area/Secure Footage) = 1.29% (0.6% required landscape)		
Total Landscape Area		10,864
Sq. Ft. of Urban Plant Material		8,178 (75%)
Required Trees		46
Provided Trees		36
23 (51) Deciduous Planted		

Irrigation Notes

1. All planting beds for trees, shrubs, perennials, ground covers, etc., may use drip-drip-buckets / emitter irrigation.
2. For trees, the emitter should be used when practical for all turf areas.
3. A rain sensor(s) must be installed in all irrigation systems (South Adams County Water and Sanitation District (SACWSD) requirement).
4. Drip irrigation systems must be used to irrigate turf used within tree pits.
5. A maximum of 60 lbs. P-1 (at max design pressure) (SACWSD recommendation).

Landscape Notes

1. Minimum Plant Size Requirements and Soil Preparation: Minimum plant size requirements are 2-inch diameter (caliper) for deciduous trees, 1½-inch diameter for ornamental trees and 6-foot height for evergreen trees. Minimum size requirements for shrubs is 85 gallon container, ornamental grasses one gallon container, perennials and ground covers 2 foot pots. Plants should be mixed groups of species and sizes. The City Engineer will determine if plants meet minimum size requirements for planting which shall be 5 cubic yards of organic soil amendment, bare root curing and discoloring roots shall be all dead sections should be sealed. Minimum soil preparation for planting shall be 1000 c.f.m. of landscaped area.
2. Street Trees: The Department of Community Planning and Development Services has identified specific deciduous tree species to be planted within tree lawn areas. All trees chosen for street applications must be selected from the approved City List.
3. Root Barriers: Porous new material must be used in planted beds for weed prevention because it allows ventilation for roots and transmission of water. Plastic weed barriers in any planted areas will not be approved.
4. Edging: Plastic or Hardboards edging is favorable to road. However, metal edging is preferred.
5. Mulches: Mulch provided it was a rubber chip or a protective cap is installed.
6. The developer, his 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 continuously maintained including necessary watering.
7. Landscaping: Landscaping shall control and complement architectural design. Ornamental 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 one (1) year.
8. This approved site plan, development plan, or landscape plan shall be on file in the City Engineer's office and shall be subject to inspection and modification at any time prior to issuance of any certificates or occupancy.
9. Sight Line Considerations: 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 maturity exceeds 36 inches above the gutter from the excepted trees which must be removed to restore sight distance. The City Engineer will determine what trees can remain based on their height and light ability.
10. Features shall not exceed 36 inches within sight-distance-triangles. Information on sign distances (triangles) may be obtained from the City of Commerce City Engineering Standards and Specifications - Section B-03.2, Table B-1.
11. Tree amendment and Coordination of Landscapes: From the approved site plan, the City Engineer will coordinate the landscaping with other City departments to ensure consistency 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.


$$1'' = 20'-0''$$


- Exg Elev Detail Notes
- 1

Remove existing window bars
- 2

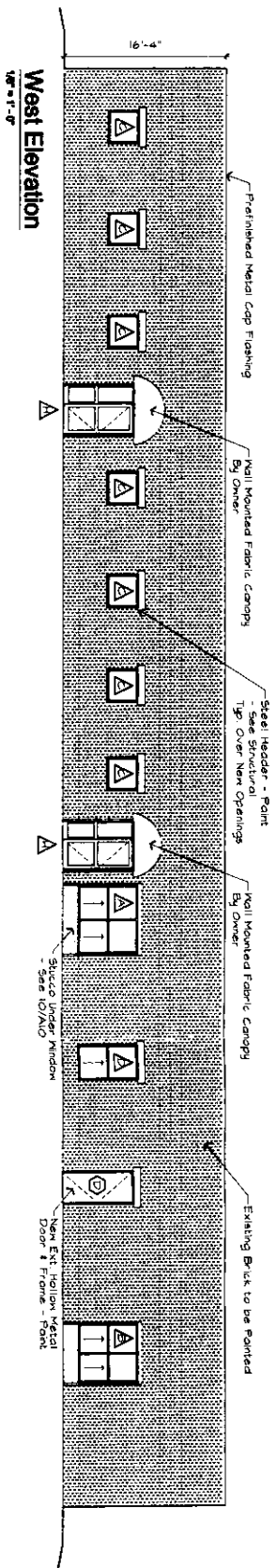
Remove & replace existing down spout
- 3

Remove existing ventilator fan and supply electrical conduit
- 4

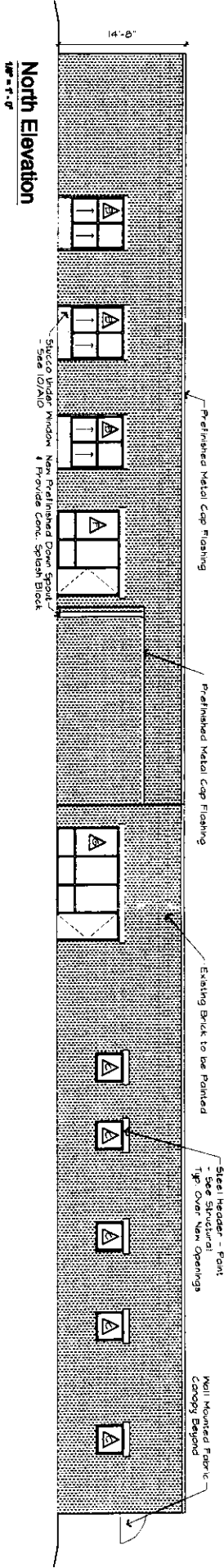
Remove all abandoned masonry grilles and fill with masonry (tip)
- 5

Protect all existing fire department equipment to remain
- 6

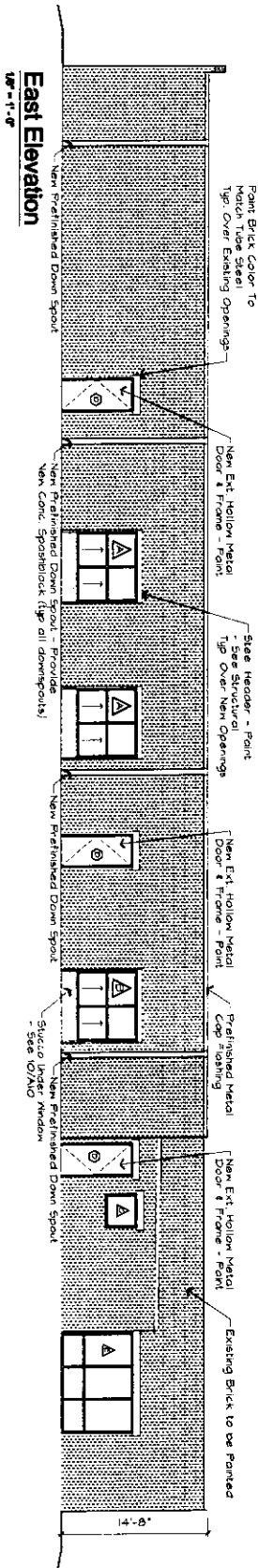
Existing window to be U-filled



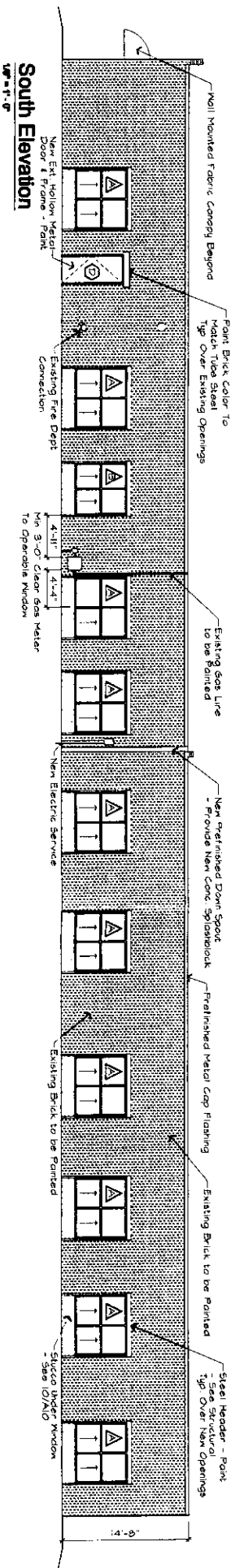
West Elevation
14'-0"



North Elevation
14'-0"



East Elevation
14'-0"



South Elevation
14'-0"

Time To Change
4901 Krameria Street
Commerce City, CO

Project #: 0623
Date: 09/13/07
Drawn By: JDB
Checked By: DLH
Scale: as noted
Revisions:
Comments: 4-13-07

Sheet #

A-7

Of: 13