

LOT AREAS:

	SQ. FT. / ACRES OR % OF NET
GROSS LOT	1,161,173 SQ. FT. / 26.66 ACRES
NET LOT(LESS RIGHT-OF-WAY)	1,072,395 SQ. FT. / 24.42 ACRES
EXISTING BUILDING FOOTPRINT	80,450 SQ. FT. / 7.50%
NEW BUILDING FOOTPRINT	3,678 SQ. FT. / 0.34%
EXISTING LANDSCAPING(TO BE IMPROVED)	5,588 SQ. FT. / 0.52%
NEW LANDSCAPING	677 SQ. FT. / 0.06%
HARDSCAPE	982,002 SQ. FT. / 91.57%

NOTE:  
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

PARKING REQUIREMENTS:

EXISTING	SQ. FT.	CITY REQMT
OFFICE		
MAIN	10,446 sq. ft.	34.82 (1/300)
UPPER	10,446 sq. ft.	34.82 (1/300)
SHOP		
MAIN	20,826 sq. ft.	41.65 (1/500)
WAREHOUSING		
MAIN	48,980 sq. ft. +	59.43 (1/1000)
BASEMENT	10,446 sq. ft.	
TOTAL REQUIRED:	171(170.72)	
NEW		
OFFICE		
MAIN	893 sq. ft.	2.98 (3/1000)
SERVER STORAGE		
MAIN	2,785 sq. ft.	2.79 (2/1000(FIRST 10,000) 0.5/2000 REST)
TOTAL REQUIRED:	6(5.77)	
TOTAL NEW AND EXISTING REQUIRED:	177	
TOTAL EXISTING STALLS PROVIDED:	222(NO NEW STALLS)	
ACCESSIBLE SPACES	7 (7 REQ'D - 201 TO 300)	
BICYCLE SPACES	12 (11.1 REQ'D 1/20 of 222)	

NOTES:  
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT DATA:  
ZONE: I-1 INDUSTRIAL  
PARCEL: 0182307408004  
BUILDING CONSTRUCTION: II-B  
OCCUPANCY: B, S-1, S-2, F-1  
ESTIMATED EMPLOYEES: 326



EXISTING CHAIN LINK FENCE



EXISTING CHAIN LINK FENCE



EXISTING SIGNAGE EAST SIDE OF BUILDING



EXISTING SIGNAGE SOUTH SIDE OF BUILDING

- COMMERCE CITY NOTES:
- (A.) LIGHTING NOTE:  
IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTY 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.
- (B.) TRASH ENCLOSURE NOTE:  
TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF SIX (6) FEET AND OF THE SAME OR COMPLEMENTARY MATERIAL AND COLOR AS THE MAIN BUILDING.
- (C.) SCREENING NOTE:  
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.
- (D.) SIGNAGE NOTE:  
APPROVAL OF A SIGN PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. SIGN LOCATIONS SHOWN ON THE 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 APPROVAL OF THIS DEVELOPMENT PLAN. ALL SIGNS MUST CONFORM TO THE CITY OF COMMERCE CITY'S SIGN CODE.
- (E.) FENCING NOTE:  
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.
- (F.) DOWNSPOUT NOTE: NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTE.
- (G.) AMERICANS WITH DISABILITIES NOTE:  
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.
- (H.) CONSTRUCTION NOTE:  
THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- (I.) UNDERGROUND UTILITY NOTE:  
ALL OVERHEAD UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER LAND DEVELOPMENT CODE.

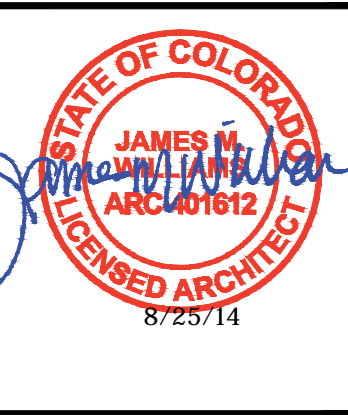
CITY STAFF CERTIFICATE:  
Approved by the Department of Community Development of the City of Commerce City, this \_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_.

Department of Community Development  
Signature \_\_\_\_\_

CITY COUNCIL CERTIFICATE:  
Approved by the City Council of Commerce City, this \_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_.

City Signature \_\_\_\_\_

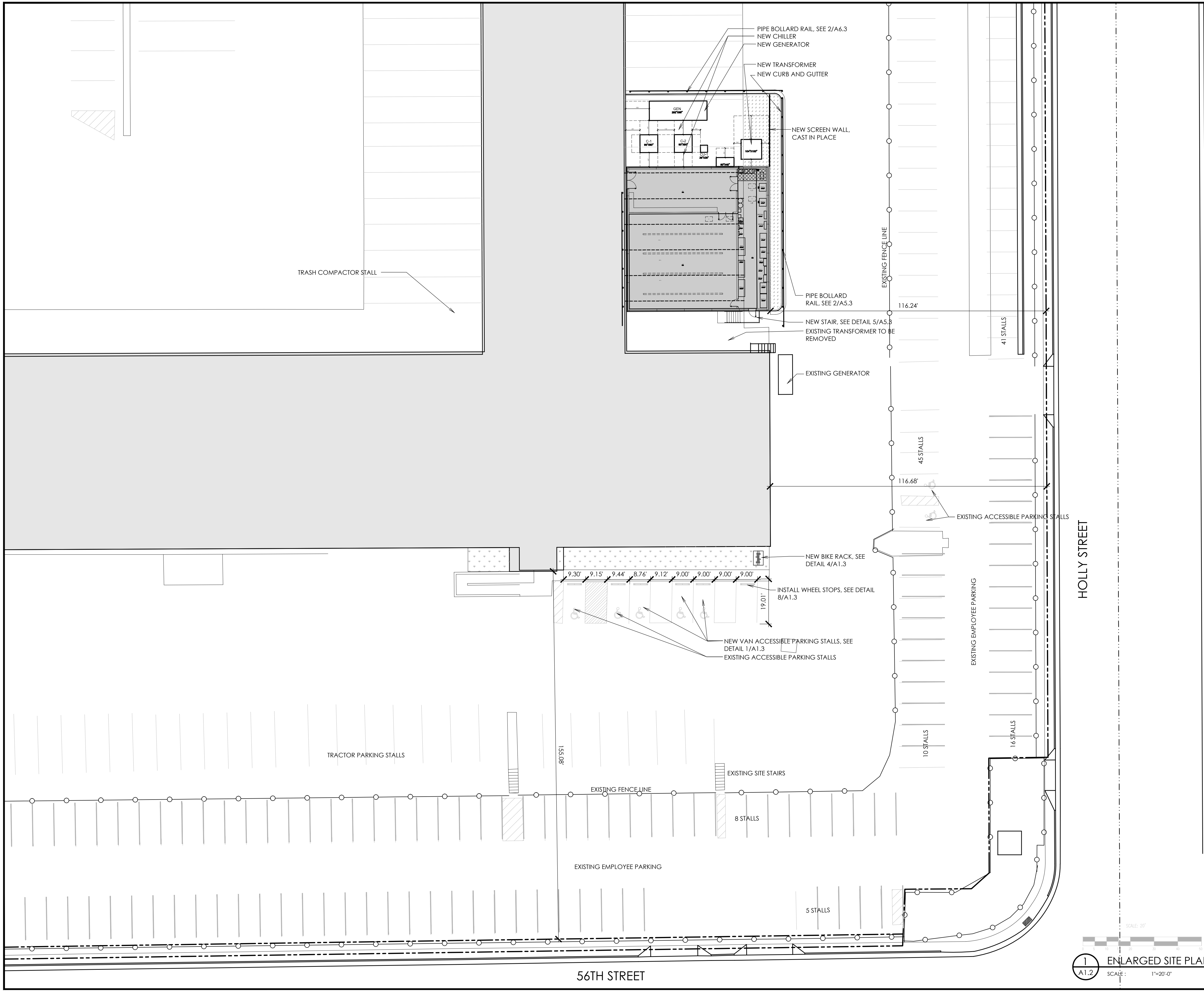
**aeurbia**  
architects and engineers  
**JM WILLIAMS and Associates**  
2875 south decker lake drive, suite 275  
salt lake city, utah 84119  
phone: 801.746.0456 - fax: 801.575.6456  
web page: a e u r b i a . c o m



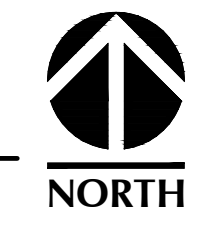
OLD DOMINION FREIGHT LINE  
DENVER SERVER ROOM ADDITION  
5601 HOLLY ST. COMMERCE CITY, CO  
PARCEL# 0182307408004

2014 014  
SITE PLAN  
REVISIONS:  
DATE: August 25, 2014  
SHEET NO.  
**A1.1**  
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1  
A1.2  
ENLARGED SITE PLAN  
SCALE: 1"=20'-0"



CITY STAFF CERTIFICATE:  
Approved by the Department of Community Development of the City of Commerce City, this \_\_\_\_ day of \_\_\_\_, A.D. \_\_\_\_.

Department of Community Development  
Signature \_\_\_\_\_

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City Signature \_\_\_\_\_

2014\_014  
**SITE PLAN**

REVISIONS:

DATE: August 23, 2014  
SHEET NO.

**A1.2**

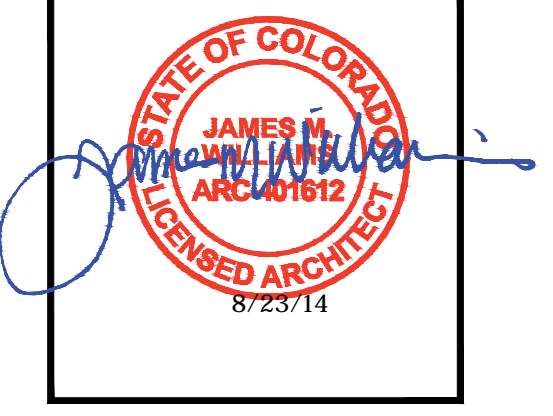
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OLD DOMINION FREIGHT LINE

**PARCEL# 0182307408004**

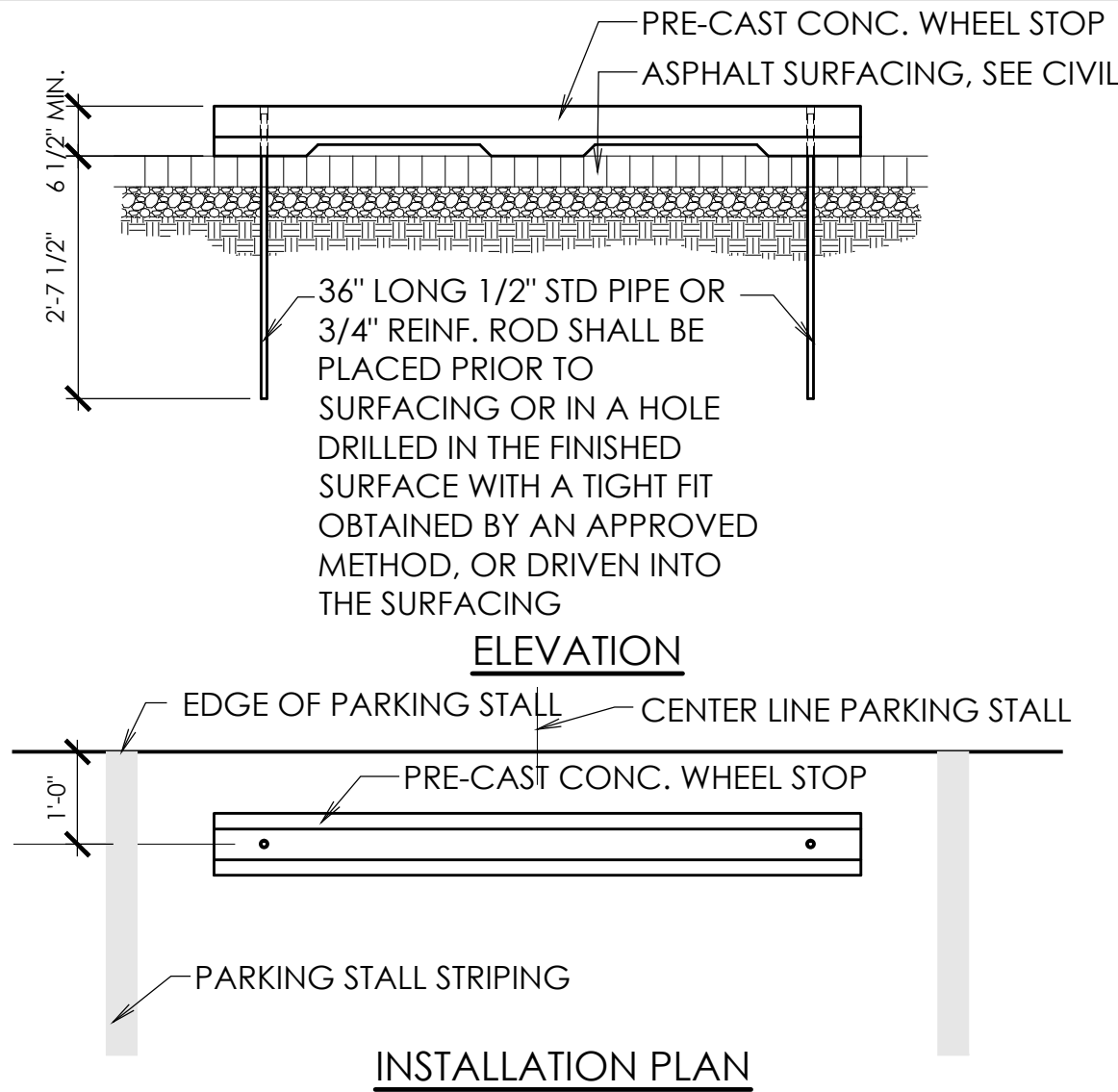
**DENVER SERVER ROOM ADDITION**

**5601 HOLLY ST. COMMERCE CITY, CO**

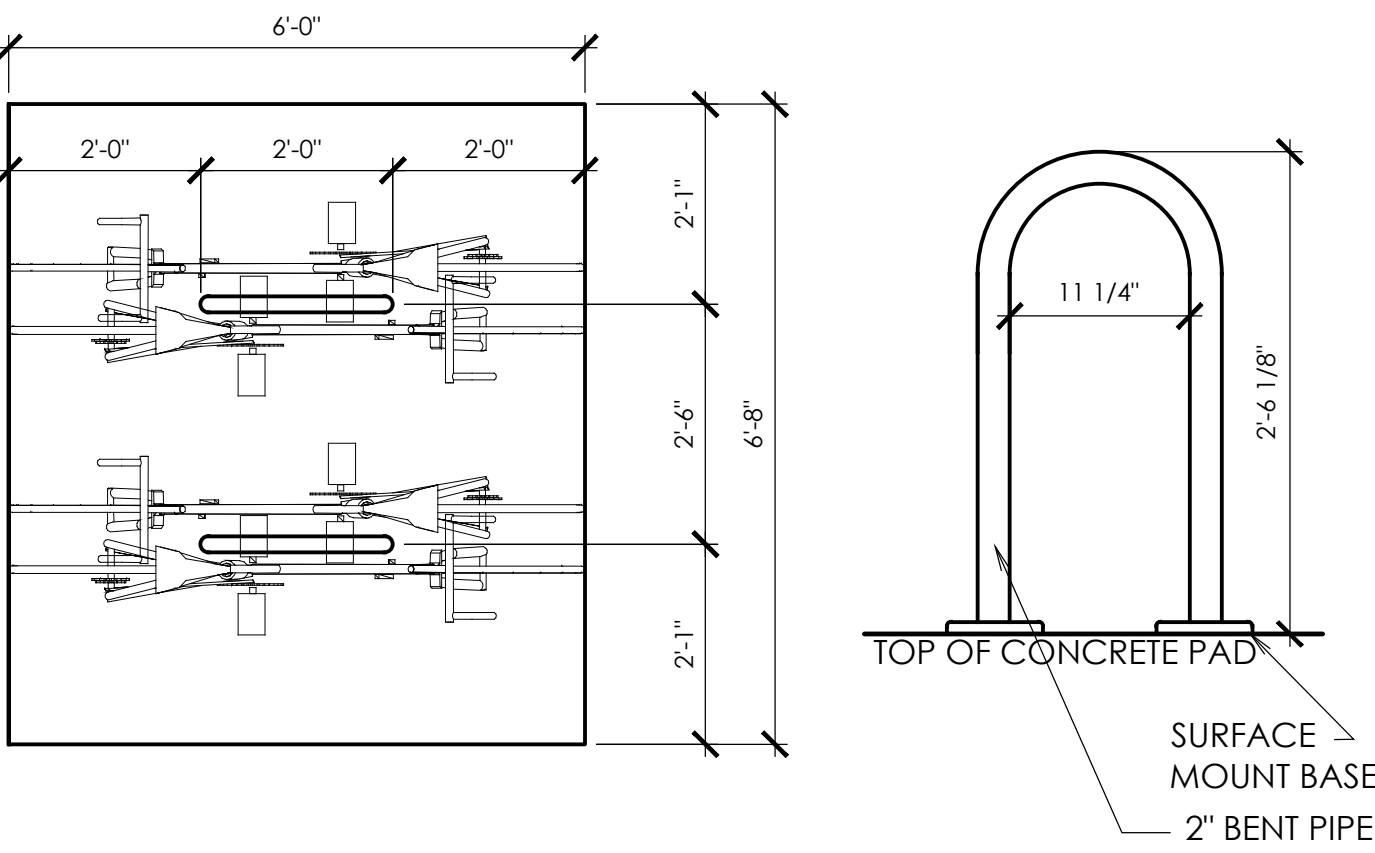


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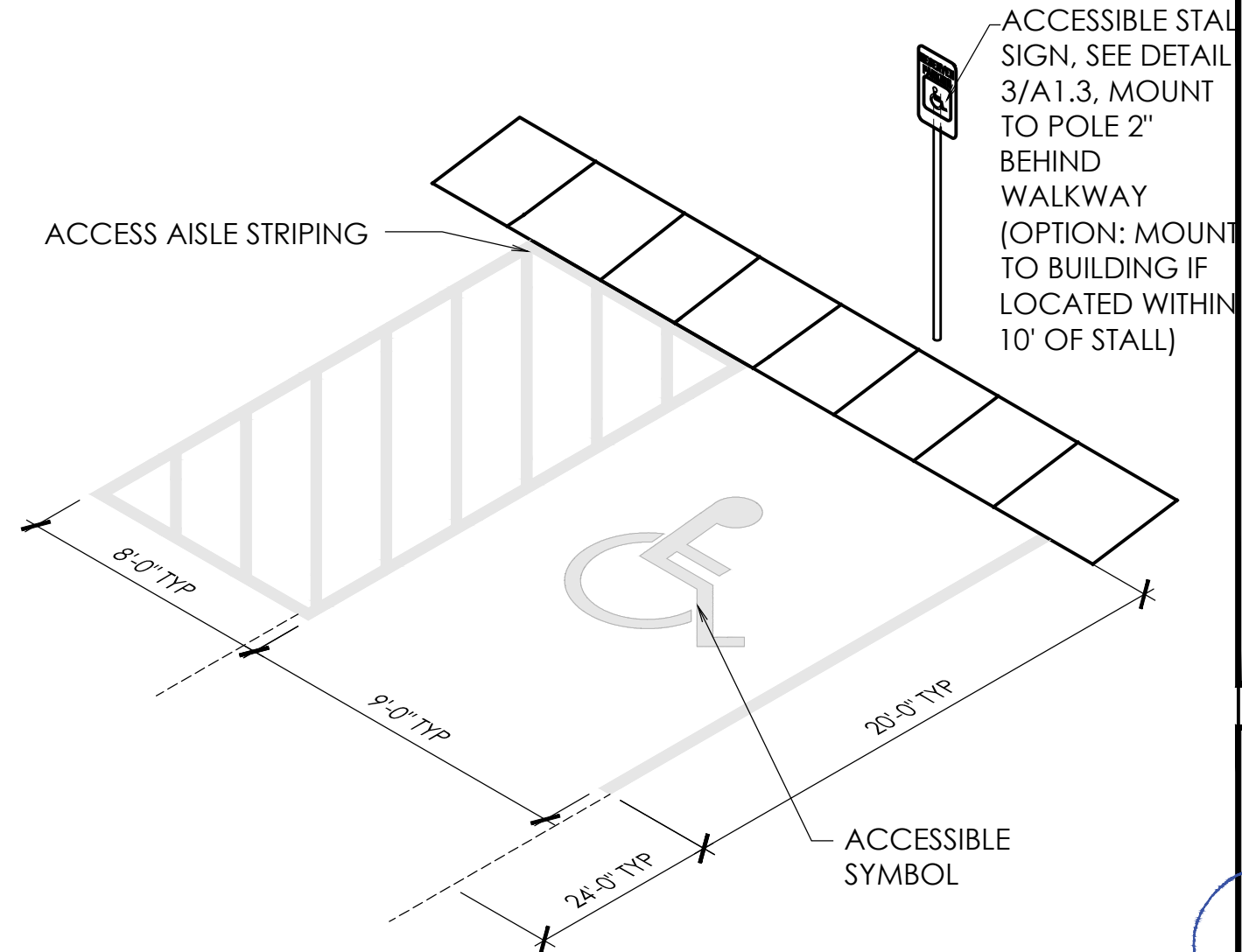
**JM WILLIAMS and Associates**  
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web page: aeurbia.com



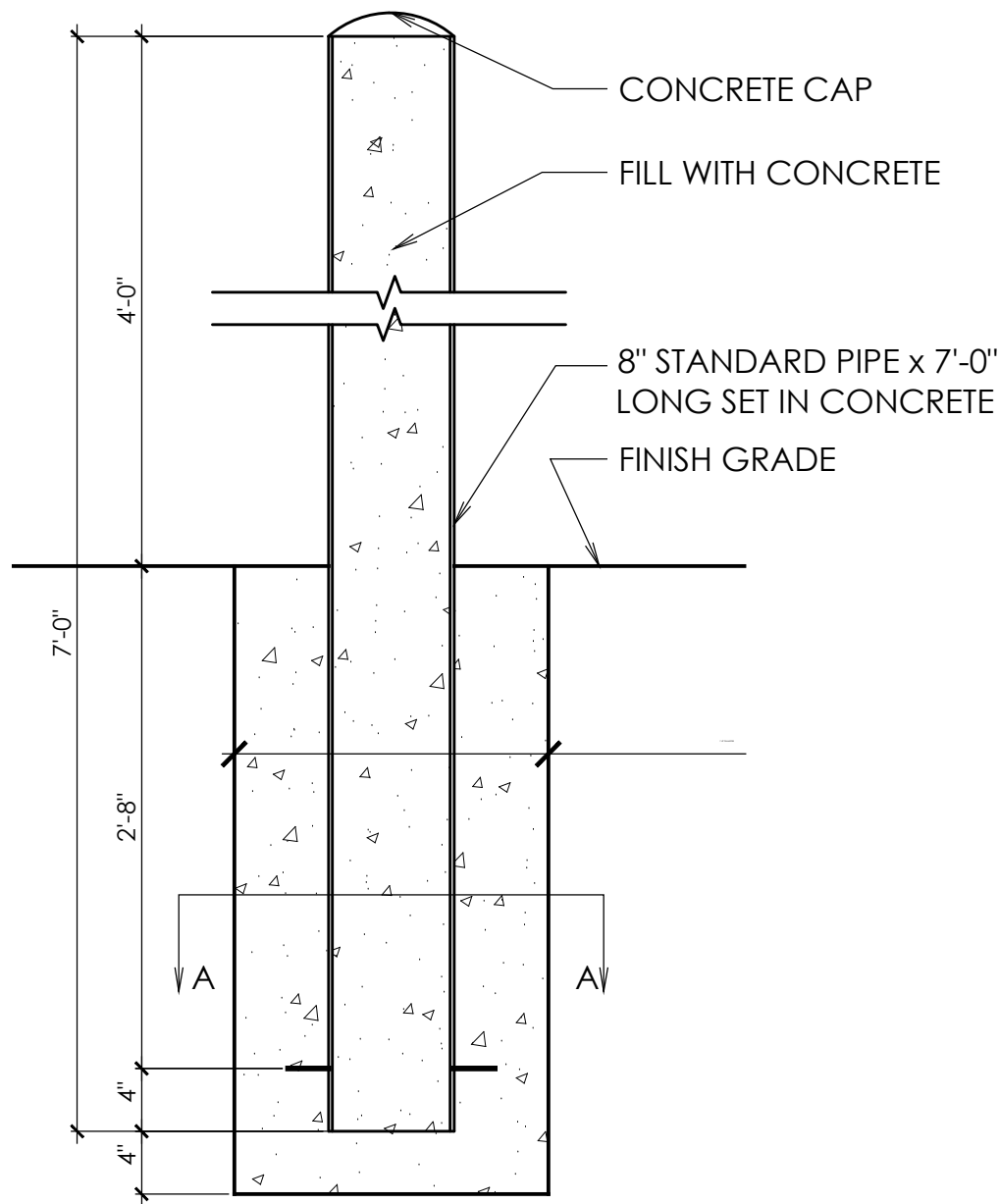
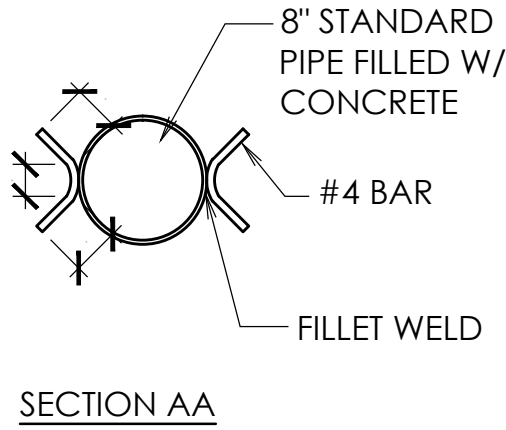
7 WHEEL STOP  
SCALE: N.T.S.



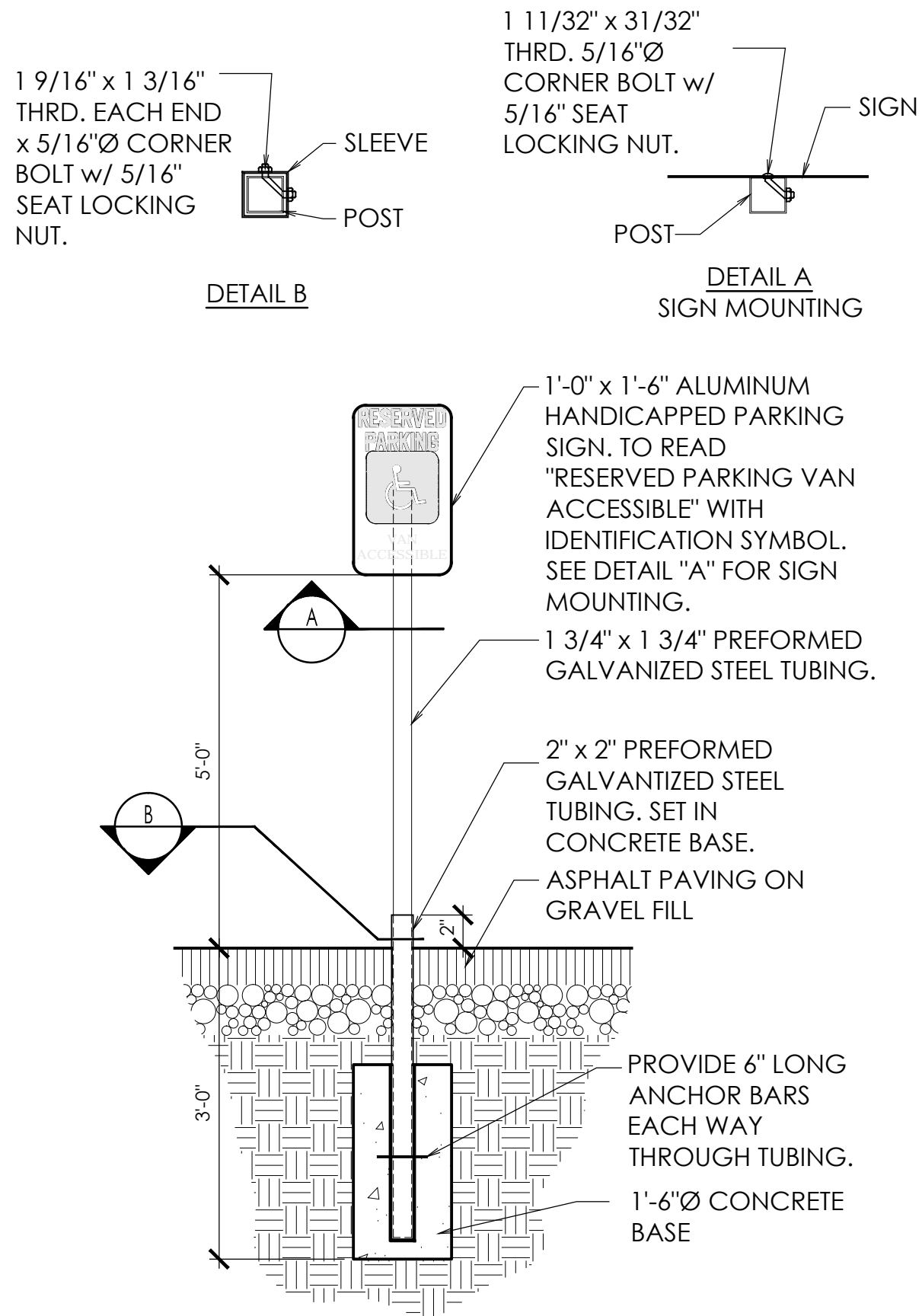
4 BIKE RACK DETAIL  
SCALE: N.T.S.



1 ACCESSIBLE PARKING STALL  
SCALE: N.T.S.

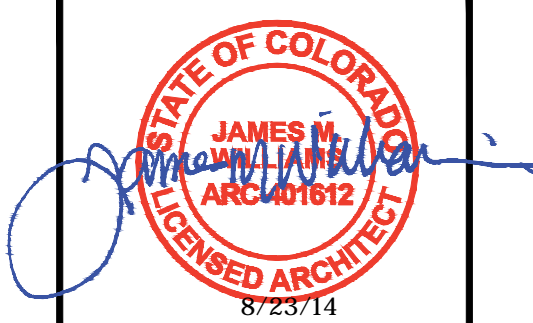


6 PIPE BOLLARD DETAIL  
SCALE: N.T.S.



3 HANDICAPPED PARKING SIGN  
SCALE: N.T.S.

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DENVER SERVER ROOM ADDITION  
5601 HOLLY ST. COMMERCE CITY, CO  
PARCEL# 0182307408004

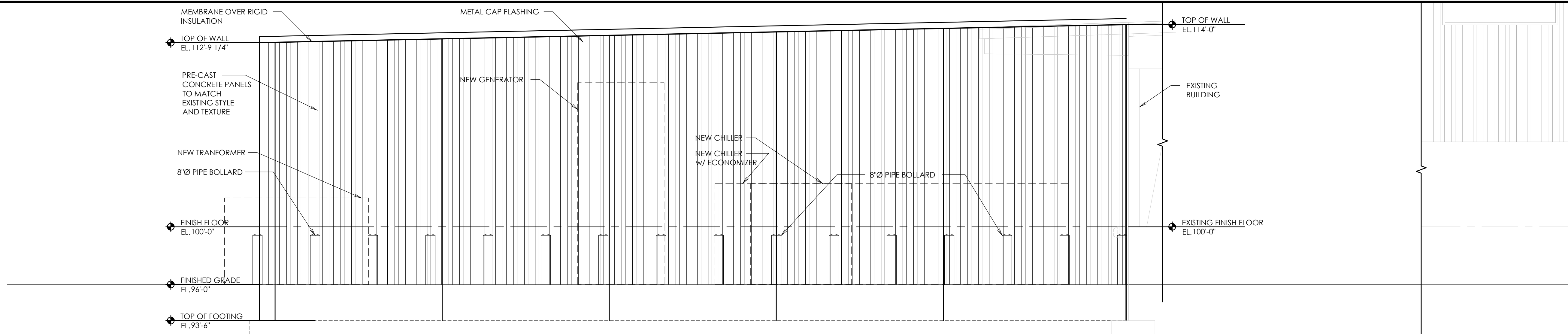
2014\_014  
SITE DETAILS

REVISIONS:  
DATE: August 23, 2014  
SHEET NO.

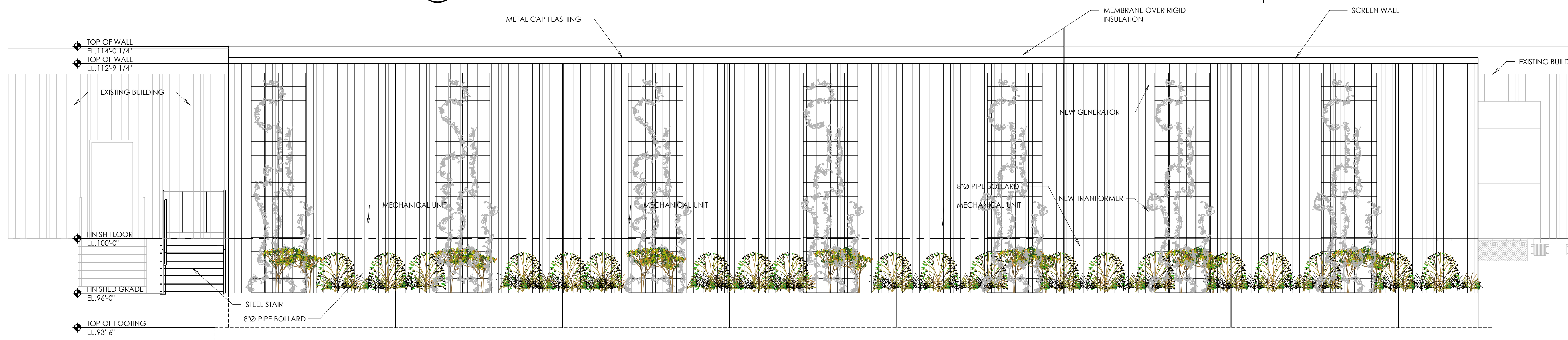
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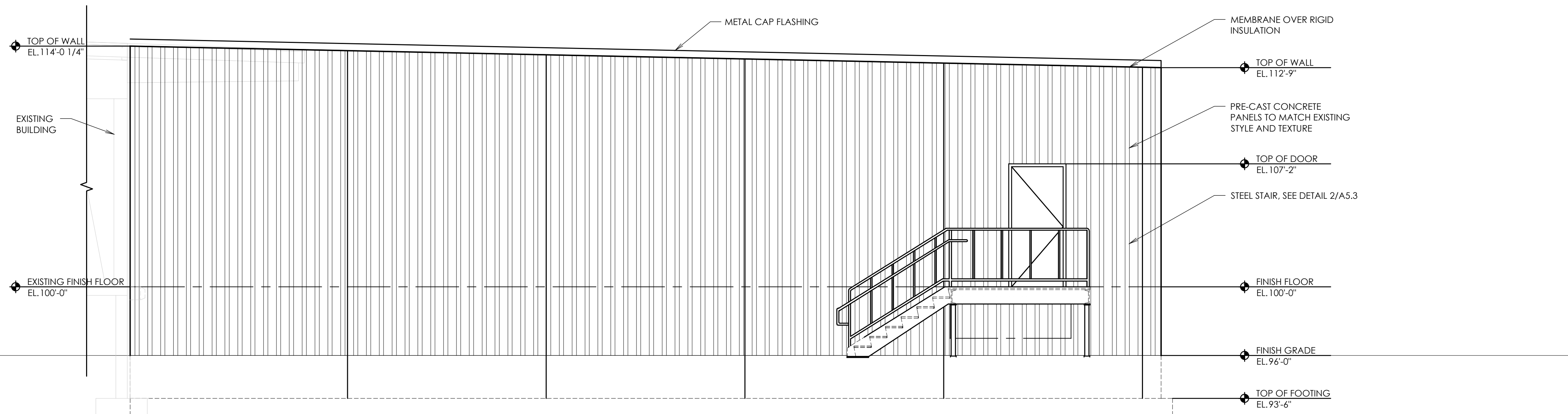




1 NORTH ELEVATION  
A3.1 SCALE: 1/4"=1'-0"



2 EAST ELEVATION  
A3.1 SCALE: 1/4"=1'-0"

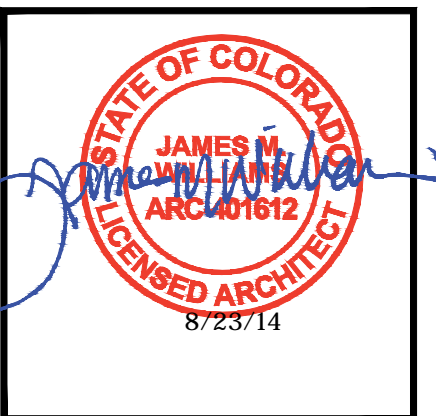


3 SOUTH ELEVATION  
A3.1 SCALE: 1/4"=1'-0"

CITY STAFF CERTIFICATE:  
Approved by the Department of Community  
Development of the City of Commerce City, this  
\_\_\_ day of \_\_\_, A.D. \_\_\_.  
\_\_\_\_\_  
Department of Community Development  
Signature

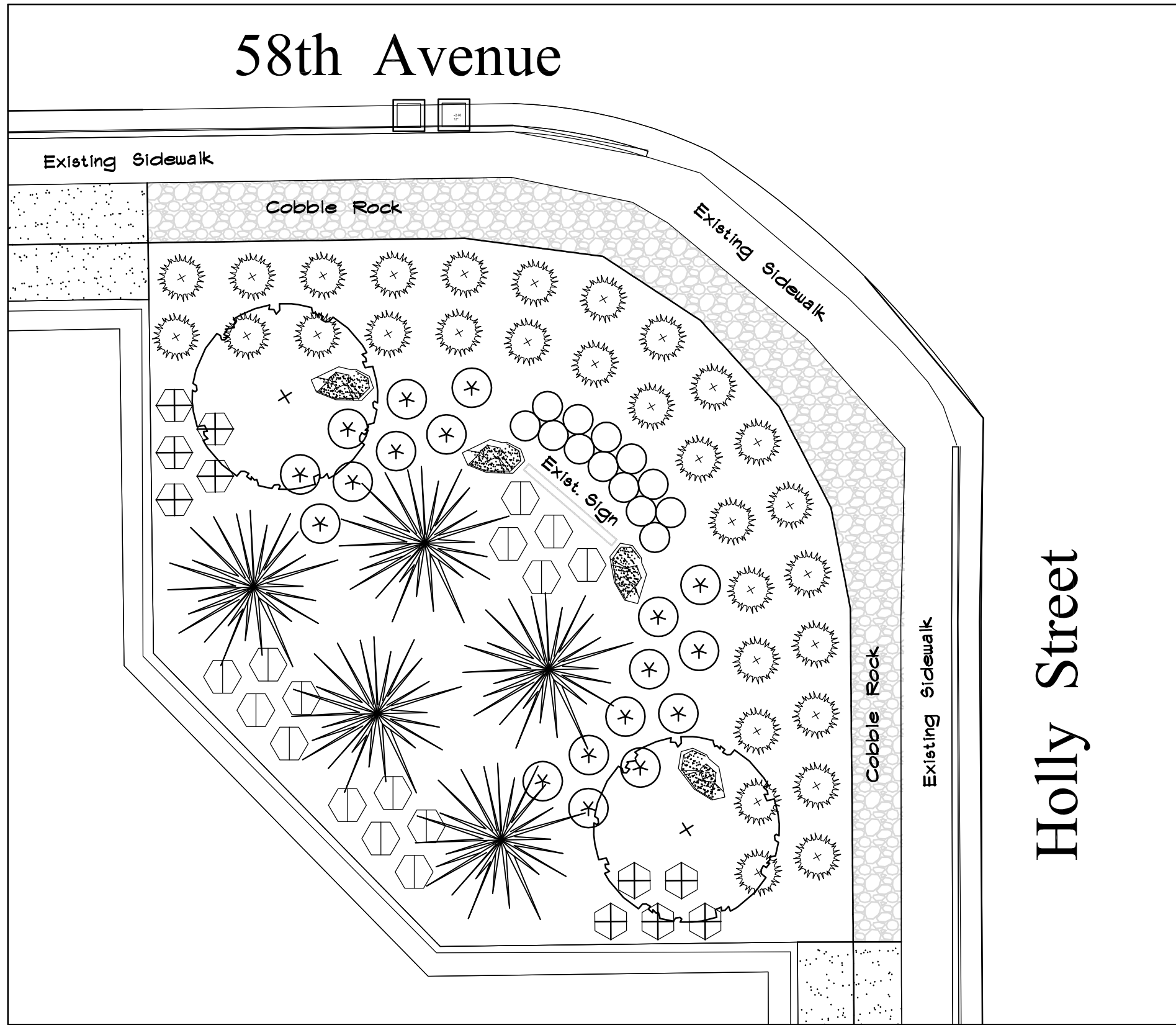
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City Signature

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OLD DOMINION FREIGHT LINE  
DENVER SERVER ROOM ADDITION  
5601 HOLLY ST. COMMERCE CITY, CO  
PARCEL# 0182307408004

2014\_014  
BUILDING ELEVATION  
REVISIONS:  
DATE: August 23, 2014  
SHEET NO.  
**A3.1**  
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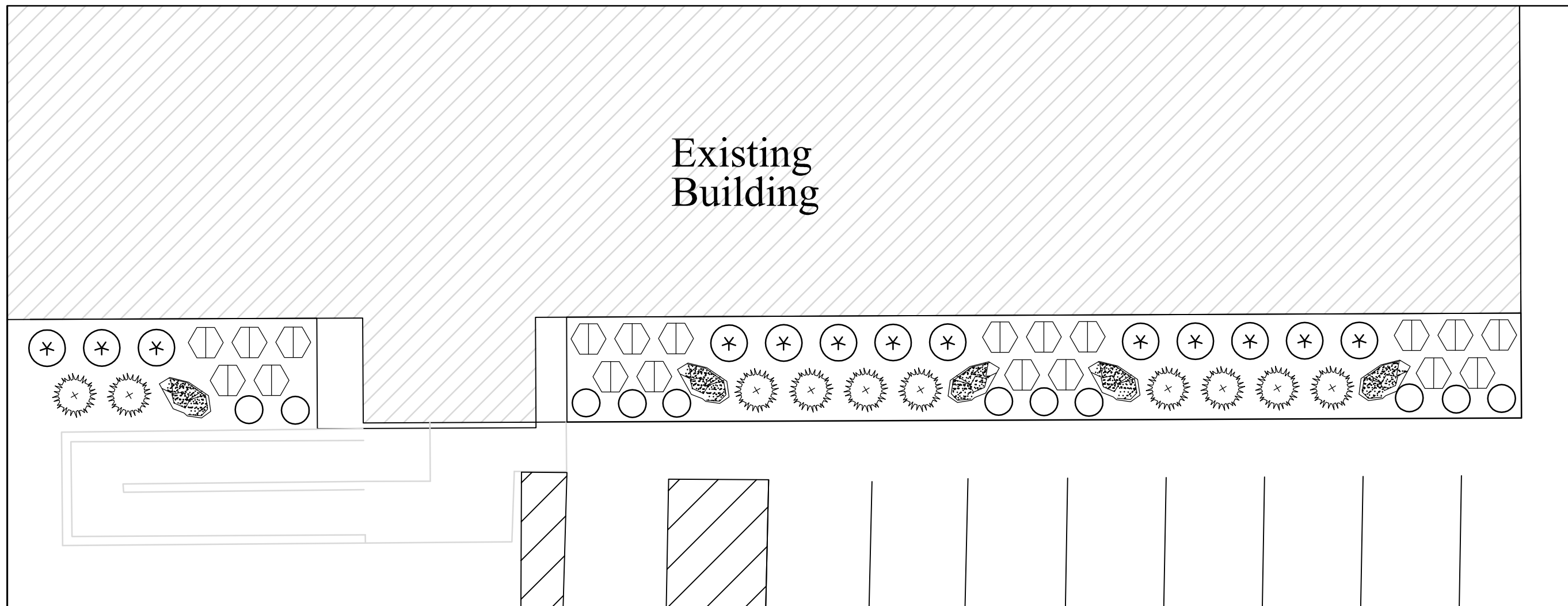


1 NE. CORNER PLANTER  
L-1 N.T.S. Phase 1

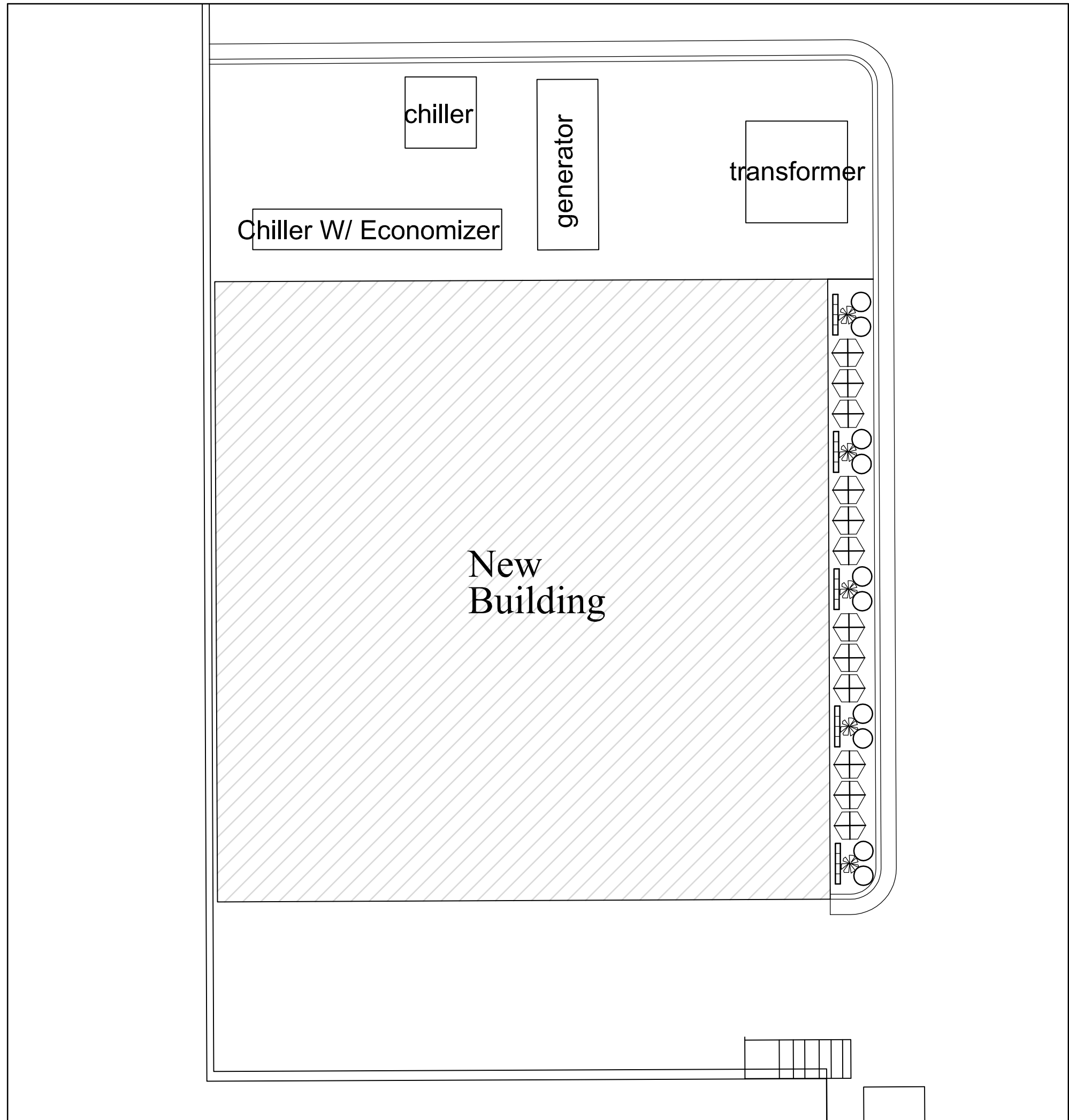
Symbol	Description	Remarks
	Trellis Structure / Attach To Building Exterior As Shown	See Architectural Drawings For Construction Detailing. Trellis Structure To In Place Prior To Planting Of Honeysuckle Vines.
	Landscape Boulder / 4' Min. Size / Individually Placed	Boulder Color To Be Earth Tone / Tan And Be From Local Sources / Sand-stone Or Quartzite Type / Bury Worst Side Minimum 6 inches Into Soil.
	Cobble Rock Area / 2"-3" Size Cobble / Earth-Tone	Install Specified Material To A Depth Of 4 inches, And Over An Approved Weed Barrier Fabric Such As "Dewitt" Pro-5. Secure To Ground With Staples.
	Existing Stamped Concrete New Corner Planter.	Areas To Be Undisturbed & Protected During Landscape Installation. Clean-up All Planting Areas Following Completion.

#### Sub-Grade Requirements

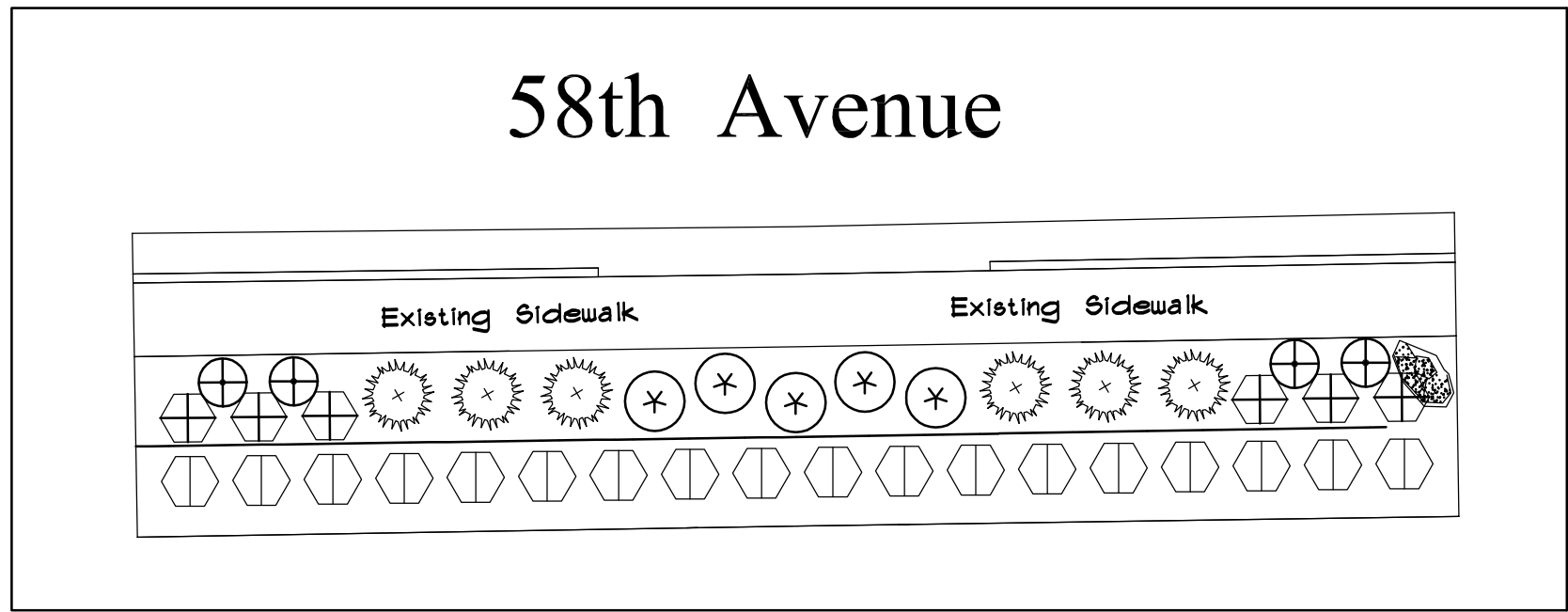
- SHRUB AREAS : Eight (8) inches below finish grade. This will allow for the installation of a four inch depth of top-soil along with a four inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete finish grade and concrete areas.
- COBBLE AREAS : Five (5) inches below finish grade. This will allow for the installation of a four inch depth of decorative stone cobble along with the weed barrier fabric, leaving it slightly below finish grade and concrete areas.



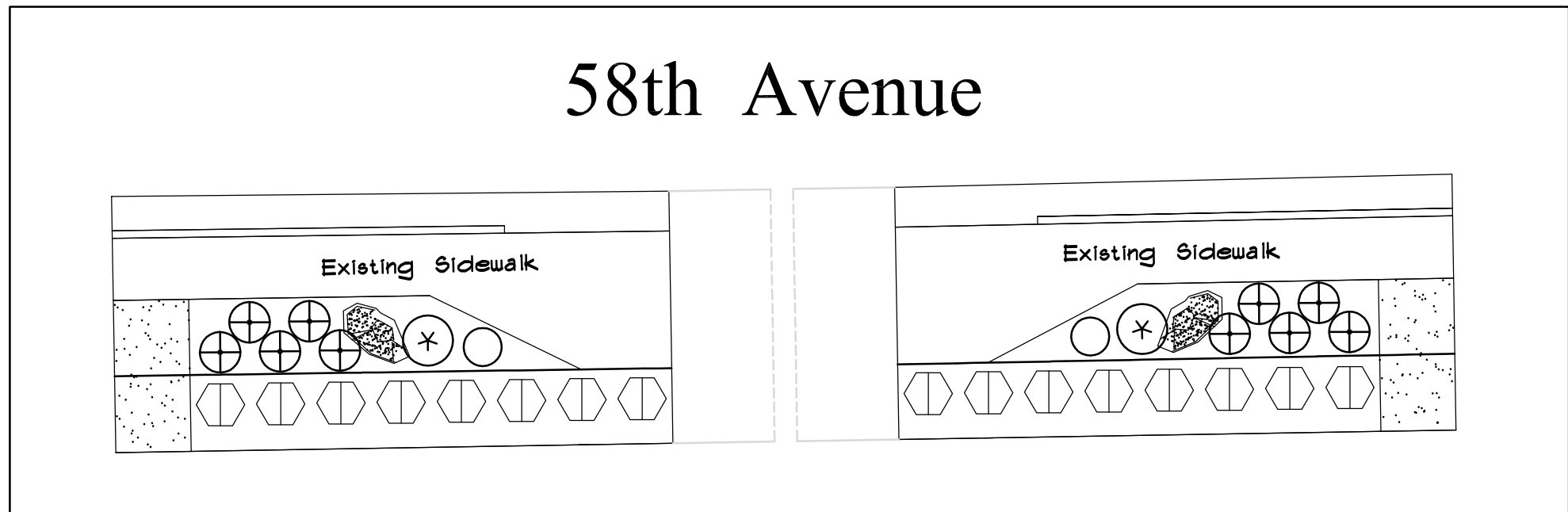
3 S. BUILDING PLANTER  
L-1 N.T.S. Phase 1



2 NEW BUILDING PLANTER  
L-1 N.T.S. Phase 1



4 NW. PLANTER  
L-1 N.T.S. Phase 2



5 N. ENTRY PLANTERS  
L-1 N.T.S. Phase 2

#### Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
5		Pinus flexilis 'Vanderwolfi'	Vanderwolfi Limber Pine	8 Ft. Minimum B & B	Full Throughout Specimen
2		Fyrus calleryana 'Chanticleer'	Chanticleer Flug. Pear	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk

#### Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
14		Potentilla frut. 'Gold Finger'	Gold Finger Cinquefoil	5 Gallon	15"-18" Height
53		Rhus aromatic 'Low Grow'	Grow Low Sumac	5 Gallon	18"-24" Spread
38		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon	18"-24" Height

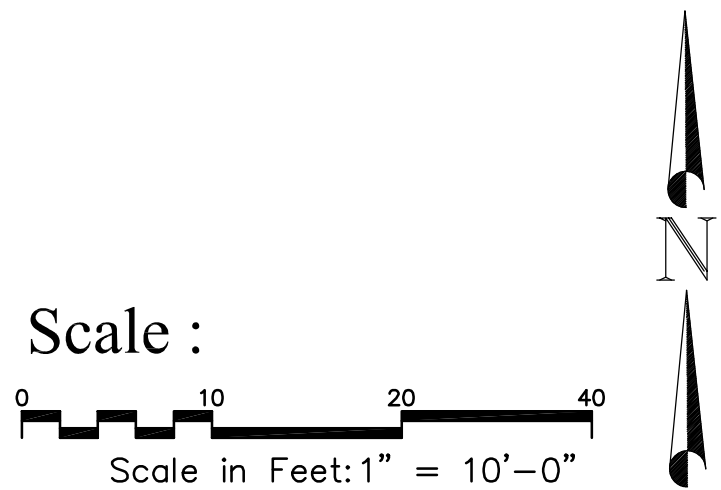
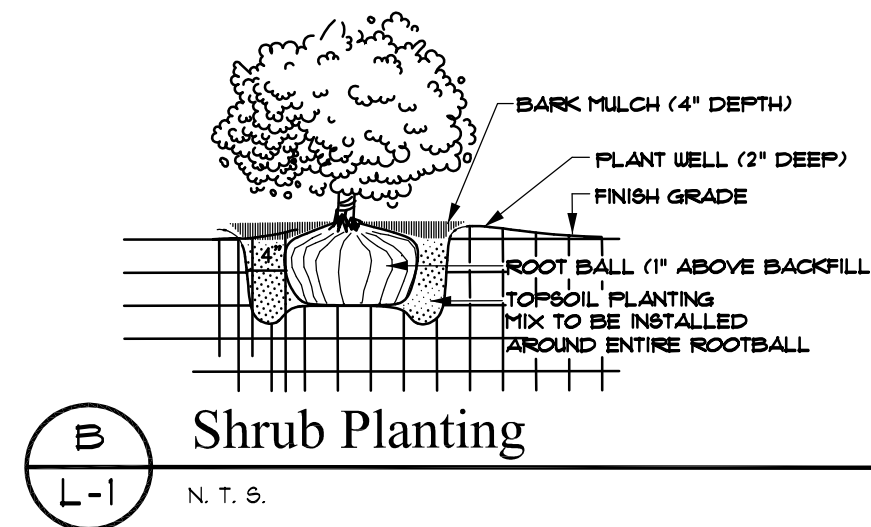
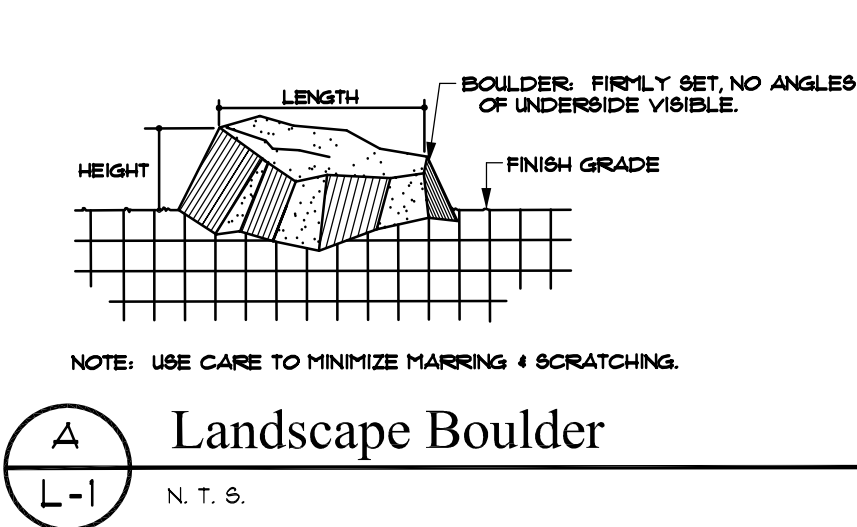
#### Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
69		Calamagrostis a. 'Foerster'	Foerster Feather Grass	5 Gallon	24"-30" Height
14		Calamagrostis a. 'Overdam'	Overdam Feather Grass	5 Gallon	24"-30" Height

#### Plant List (PERENNIALS/VINES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
36		Lavandula 'Hidcote Blue'	Hidcote Blue Lavender	1 Gallon	12"-15" Height
5		Lonicera brownii 'Dropmore'	Scarlet Honeysuckle	5 Gallon	24"-30" Staked

\*\*\* Plant quantities are provided to the contractor as a convenience only in preparing a bid. The contractor is ultimately responsible for providing and installing all plant materials either shown or noted on the plans.



LEGEND ENGINEERING, LLC  
52 WEST 100 NORTH  
HEBER CITY, UT 84032  
PHONE: 435-654-4828  
TOLL FREE FAX: 1-866-310-9972  
www.legendengineering.com



OLD DOMINION FREIGHT LINES  
LANDSCAPE PLAN - PARCEL #0182307408004  
5601 HOLLY ST, COMMERCE CITY, CO 80022

SHEET:  
L-1  
FILE NAME: SCALE:  
File Name 1"=10'

August 22, 2014