

Revised Site Plan

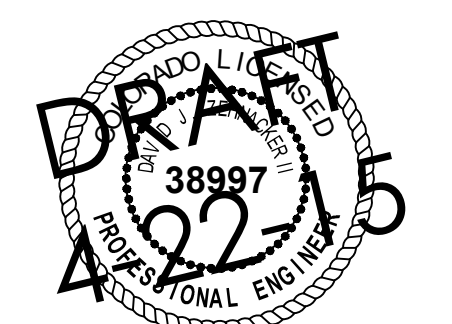
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6440 E. 64TH AVE. 6-PLEX
6440 EAST 64TH AVENUE
COMMERCE CITY, COLORADO
PARCEL IDENTIFICATION #182305326046

CE14-050



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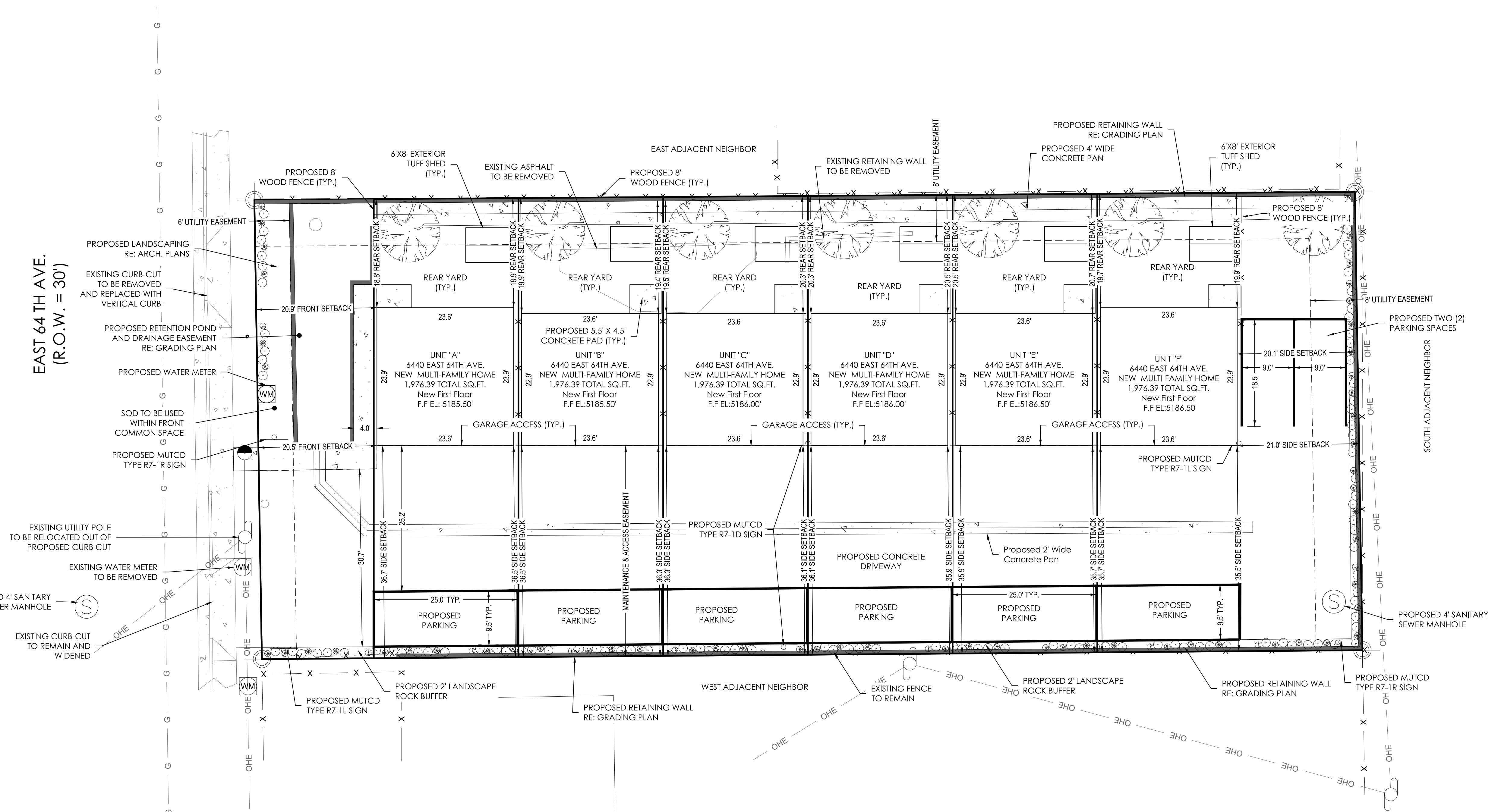
Revision Schedule
2015-3-14 - Addressed City Comments
2015-4-22 - Revised Site Layout

DEVELOPMENT PLAN DRAWINGS
DATE: JANUARY 21, 2014
DRAWN BY: WSC
CHECKED BY: DJZ

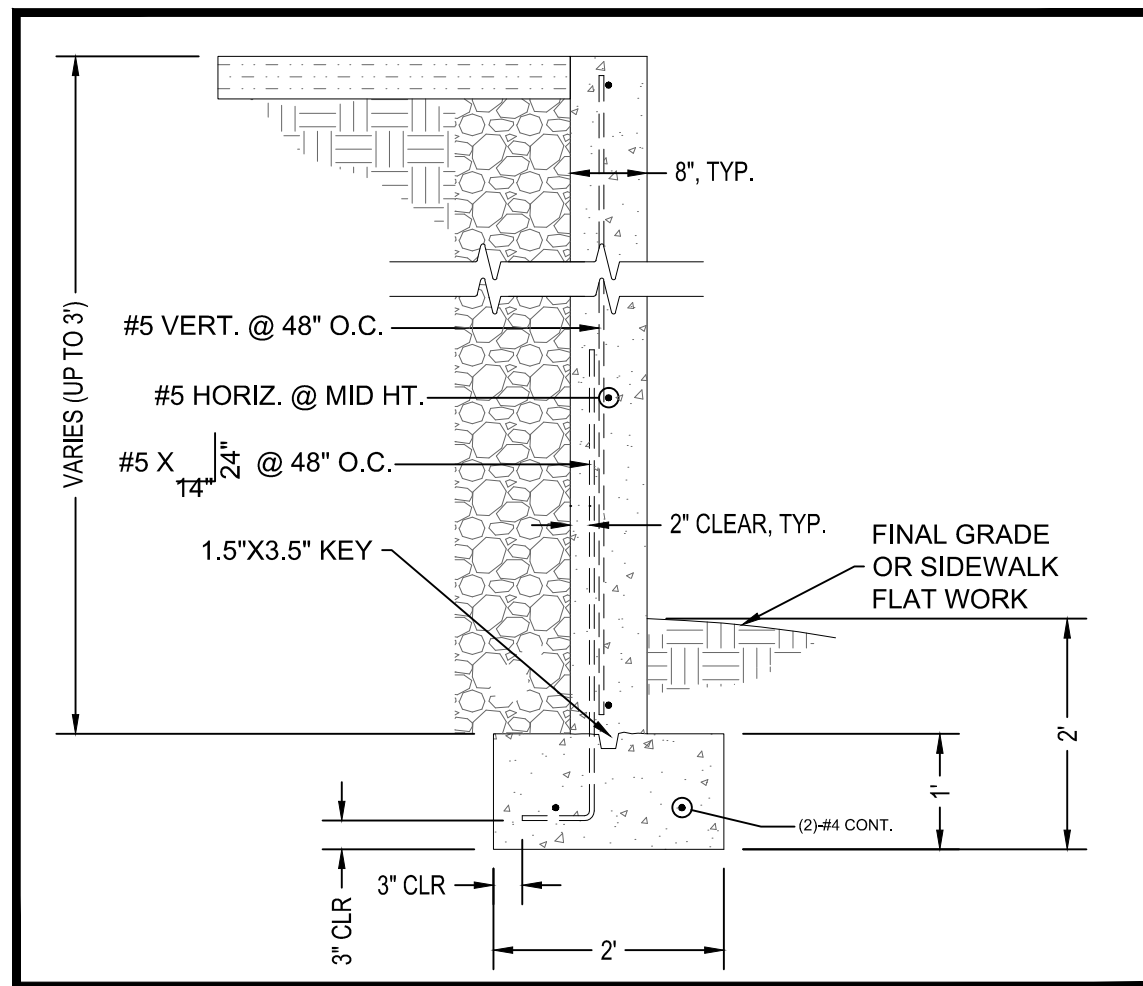
SITE PLAN

D3

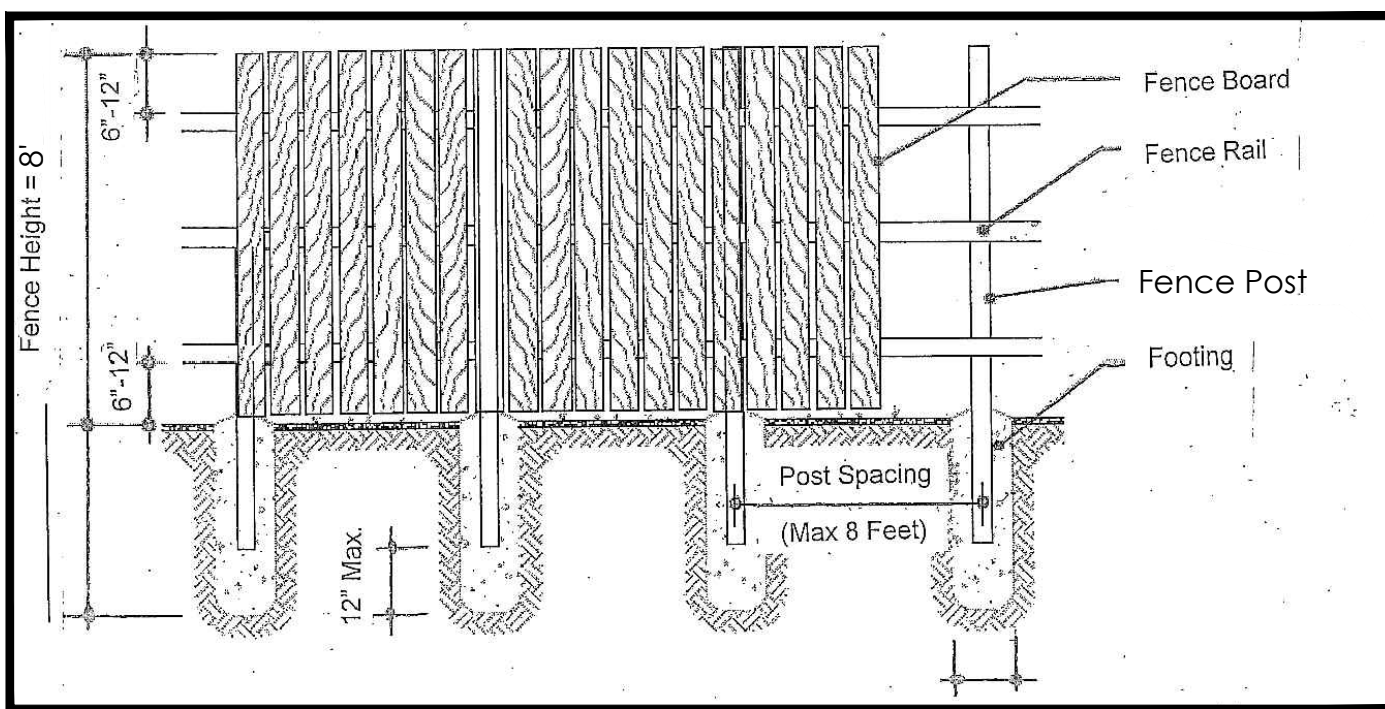
EAST 64TH AVE.
(R.O.W. = 30')



RETAINING WALL DETAIL



WOOD FENCE DETAIL

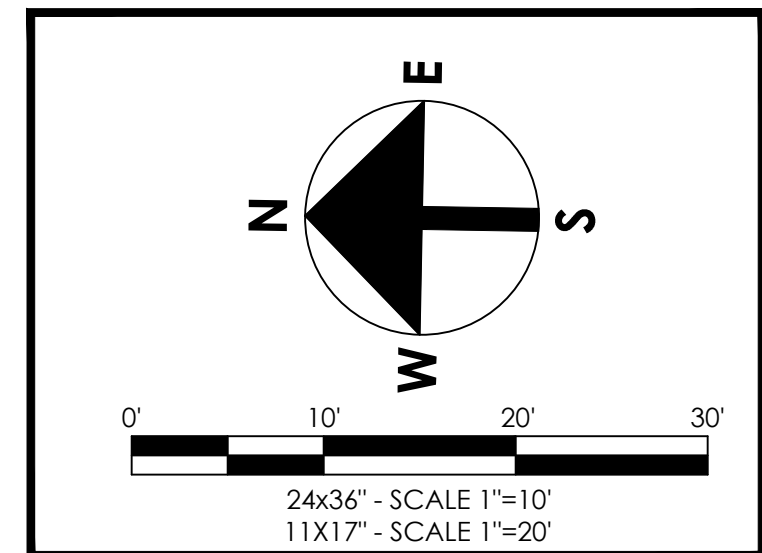


DATA TABLE	
GROSS ACREAGE	0.346 (15,074 SF)
NET ACREAGE	0.346 (15,074 SF)
GROSS DENSITY	17.34
NET LANDSCAPE SQUARE FOOTAGE	2,236.62 SF
LOT COVERAGE	3,571.84 SF
FLOOR AREA RATIO	23.70%
REGULAR PARKING REQUIRED	14
REGULAR PARKING PROVIDED	20
HANDICAP PARKING REQUIRED	0
HANDICAP PARKING PROVIDED	0
TYPE OF BUILDING CONSTRUCTION	VB
CURRENT ZONING	R3
REQUESTED ZONING	R4
NUMBER OF UNIT TYPES	6
SQUARE FOOTAGE BY UNIT TYPE	1,976.39 SF
NUMBER OF BEDROOMS	3
NUMBER OF STORIES	3
UNITS PER BUILDING	6
LANDSCAPE OPEN SPACE REQUIRED	≥ 15%
LANDSCAPE OPEN SPACE PROVIDED	33%

SITE PLAN NOTES

1. SITE ADDRESS IS 6440 EAST 64TH AVENUE.
- Legend
- Property Corner (As Described)
 - SS Existing Sanitary Sewer
 - W Existing Water Service
 - X Existing Fence (As Shown)
 - OHE Existing Overhead Electric
 - Existing Contour
 - Existing Water Valve
 - Existing Hydrant
 - Existing Water Meter
 - Existing Sewer Manhole
 - Utility Pole
 - Guy Anchor
 - Existing Concrete

Drawing Scale & North Arrow



CITY COUNCIL CERTIFICATE:

APPROVAL BY CITY OF COMMERCE CITY, CITY COUNCIL THIS _____ DAY OF _____, A.D.

ATTEST: CITY CLERK MAYOR