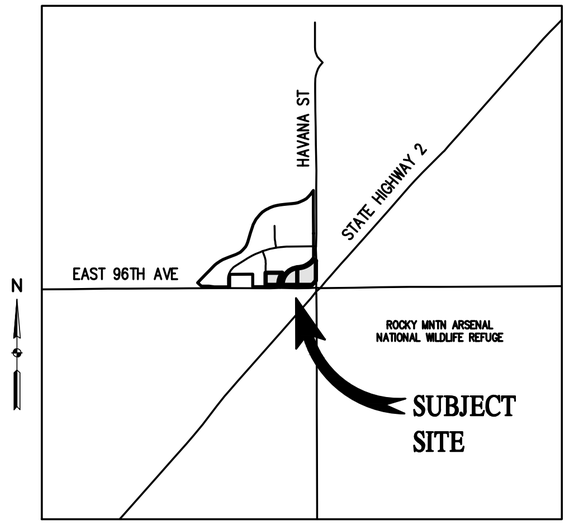
MOUNTAIN VIEW INDUSTRIAL PARK PUD ZONE DOCUMENT
AMENDMENT #5 TO MOUNTAIN VIEW INDUSTRIAL PARK P.U.D. 3249

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"=2000'

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 950,, RECEPTION NO. C0458645 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. (MIN)	BLDG HEIGHT (MAX)
1	1	I-1	I-1 / C-2	1.48	0.1	35 FEET
1	2	I-1	I-1 / C-2	2.86	0.1	35 FEET
2	4	I-1	I-1 / C-2	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

OWNER'S CERTIFICATE

OWNER: B&W CONSTRUCTION CO. INC.

BY: _____
BRIAN WHITING, PRESIDENT

NOTARY PUBLIC

STATE OF _____)
) §
COUNTY OF _____)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20___, BY BRIAN WHITING AS PRESIDENT OF B&W CONSTRUCTION CO, INC. A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____.

_____
NOTARY PUBLIC

OWNER'S CERTIFICATE

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

BY: _____
ALAN E. KARSH, AUTHORIZED REP.

NOTARY PUBLIC

STATE OF _____)
) §
COUNTY OF _____)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20___, BY ALAN E. KARSH, OF KARSH FULTON GABLER JOSEPH PC, AN AUTHORIZED REPRESENTATIVE.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____.

_____
NOTARY PUBLIC

PLANNING COMMISSION CERTIFICATE

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF COMMERCE CITY,

THIS _____ DAY OF_____, 20_____.

_____.
CHAIRMAN

CITY COUNCIL CERTIFICATE:

APPROVED BY THE CITY COUNCIL OF COMMERCE CITY, THIS _____ DAY OF_____, 20_____.

_____.
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 _____,M THIS _____ DAY OF_____, 20_____.

_____.
COUNTY CLERK AND RECORDER

NOTES

1. INUNDATION LIMITS FROM 100 YR EVENT AS DETERMINED FROM DRAINAGE REPORT PREPARED BY TUTTLE APPLEGATE INC ON 08/01/1997. ANY USE OF THESE AREA ARE SUBJECT TO THE MOST CURRENT COMMERCE CITY REGULATIONS.

BASELINE
Engineering · Planning · Surveying
1850 FORD STREET • GOLDEN, COLORADO 80401
P. 3039409866 • F. 3039409869 • www.baselinecorp.com

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

DESIGNED BY: JFE
DRAWN BY: JFE
CHECKED BY: CM

B&W CONSTRUCTION CO. INC.

COMMERCE CITY
MOUNTAIN VIEW IND. PARK PUD AMENDMENT #5
ADAMS COUNTY
EAST 96TH AVENUE & HAVANA STREET
COVER SHEET

INITIAL SUBMITTAL	12/16/2016
DRAWING SIZE	18" X 24"
SURVEY FIRM	SURVEY DATE
JOB NO.	PL 346
DRAWING NAME	346 PUD.dwg
SHEET	1 OF 6

1

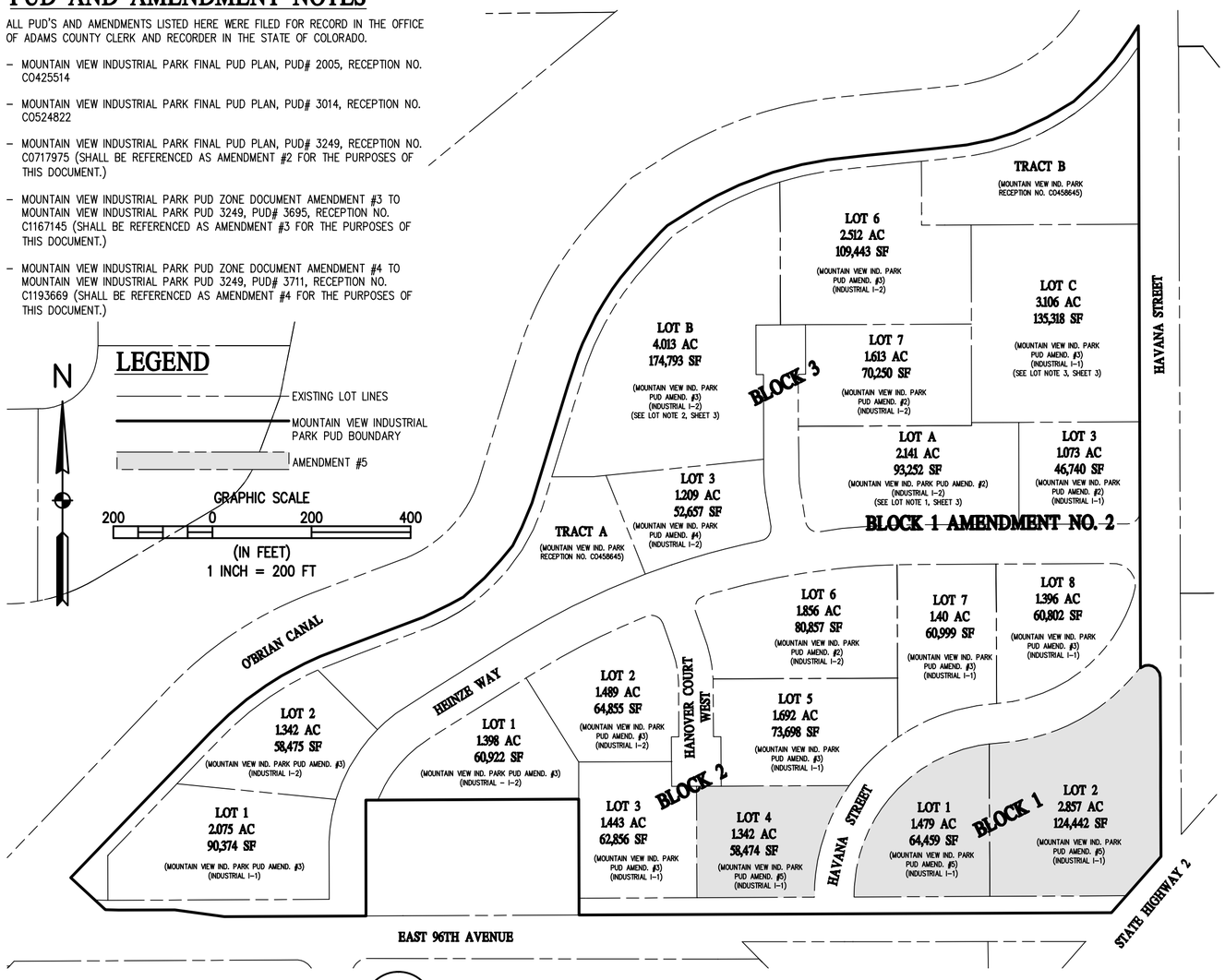
N:\PLANNING LLC\346 Mountain View Commerce City\Drawings\346 PUD.dwg, 2/28/2017 9:57:55 AM, Julie Esterl

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

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# 2005, RECEPTION NO. C0425514
- MOUNTAIN VIEW INDUSTRIAL PARK FINAL PUD PLAN, PUD# 3014, RECEPTION NO. C0524822
- MOUNTAIN VIEW INDUSTRIAL PARK FINAL PUD PLAN, PUD# 3249, RECEPTION NO. C0717975 (SHALL BE REFERENCED AS AMENDMENT #2 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. C1167145 (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. C1193669 (SHALL BE REFERENCED AS AMENDMENT #4 FOR THE PURPOSES OF THIS DOCUMENT.)



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 AMENDMENT NO.2	A*	I-2	2.141	.26	50'	25% MAX
	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	50'	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	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
I-1	20'	10'	25' & 5'	20'

DESIGN STANDARDS

AMENDMENT #2

LANDSCAPING
- MINIMUM LANDSCAPED AREA ON EACH LOT IS 10%.
- 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% GREEN AND GROWING GROUND COVER (SOD), REMAINDER 1 ½" RIVER ROCK OR WOOD MULCH AT A DEPTH OF 3" ON 6 MIL OR GEOTEXTILE WEED BARRIER FABRIC. MINIMUM TREE 1/1000 SF - 2" CAL. OR EVERGREEN 6'. MINIMUM SHRUB 1/5000 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 80% REAL 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. SLOPED ROOFS SHALL BE A MIN. OF 2 TO 12.

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 RATIFY BY LAWS 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 EASEMENTS, COMMON SIGNS, 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 #3

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 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 REQUIRMENTS CONTAINED IN THE CITY OF COMMERCE CITY MUNICIPAL CODE AND THE CITY OF COMMERCE SITY APPROVED PLANT LIST AND LANDSCAPING SPECIFICATIONS DOCUMENT.

ROOFS
- FLAT
- SLOPED ROOFS SHALL BE A MINIMUM OF 2 TO 12.

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 RATIFY BYLAWS 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 EASEMENTS, COMMON SIGNS AND RIGHT-OR-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.

1/2 MOUNTAIN VIEW INDUSTRIAL PARK P.U.D. AMENDMENT HISTORY

BASELINE Engineering · Planning · Surveying
1850 FORD STREET • GOLDEN, COLORADO 80401
P: 3039409866 • F: 3039409859 • www.baselinecorp.com

DESIGNED BY JFE | DRAWN BY JFE | CHECKED BY CM

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

B&W CONSTRUCTION CO. INC.

COMMERCE CITY — ADAMS COUNTY

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

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

2

N:\PLANNING LLC\346 Mountain View Commerce City\Drawings\346 PUD.dwg, 2/28/2017 9:57:57 AM, Julie Esterl

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

PUD STANDARDS

AMENDMENT #2

A. MOUNTAIN VIEW INDUSTRIAL PARK SHALL CONSTRUCT ALL STREET RIGHT-OF-WAY, INCLUDING THE INSTALLATION OF CURB, GUTTER, 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. WHEREVER 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 SHARE JOINT ACCESS POINTS ON BOTH 96TH AND TO HAVANA STREET. LOT 1 ALSO HAS ACCESS MID 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 C-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 DESIGNATES 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 THAT 10% 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 DESIGNATES 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 – 0.3, I-2 – 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 IN 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.

N. TRAFFIC SIGNALS TO BE INSTALLED ON 96TH AVENUE IN ACCORDANCE WITH REQUIREMENTS SPECIFIED BY THE CITY ENGINEER.

O. 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 – SACFD AND BUILDING DEPARTMENT

Q. PUBLIC IMPROVEMENTS SHALL BE INSTALLED IN ALL PHASES BEFORE A BUILDING PERMIT IS APPROVED FOR THE PHASE. INN 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 THAT 35% 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 35% 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 DESIGNATES 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. WHEREVER POSSIBLE, CURB CUTS SHALL BE COMBINED WITH ADJACENT PROPERTIES TO FORM A SINGLE ACCESS POINT FOR BOTH PROPERTIES.

D. EXCLUDE NOTE 1.

AMENDMENT #5

A. MOUNTAIN VIEW INDUSTRIAL PARK SHALL CONSTRUCT ALL STREET RIGHT-OF-WAY, INCLUDING THE INSTALLATION OF CURB, GUTTER, 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. WHEREVER 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 SHARE 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 C-2 ZONE DISTRICTS OF THE COMMERCE CITY ZONING ORDINANCE.

E. DEVELOPMENT OF LOTS DESIGNATED I-1 SHALL COMPLY WITH THE DEVELOPMENT STANDARDS OF THE C-2 ZONE DISTRICT CHAPTER OF THE COMMERCE CITY ZONING ORDINANCE UNLESS INDICATED WITHIN THIS P.U.D. THE REGULATIONS OUTLINED WITHIN THIS P.U.D. ARE TO TAKE PRECEDENCE. 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 I-1.
   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 DESIGNATED I-1 AND 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 ON I-1 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. THE FENCING NOT FACING PUBLIC R.O.W. MAY BE 100% WOOD CONSTRUCTION.

I. BUILDING MATERIALS USED ON THE EXTERIOR FINISH SHALL CONSIST OF THE FOLLOWING:
   1. 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 DEPARTMENT.

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 – SACFD AND BUILDING DEPARTMENT

P. PUBLIC IMPROVEMENTS SHALL BE INSTALLED IN ALL PHASES BEFORE A BUILDING PERMIT IS APPROVED FOR THE PHASE. INN 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 BLD2003-1129.
3. LOT C (LOTS 10 & 11 OF BLOCK 3) WAS CREATED IN 2005 VIA CONSOLIDATION PLAT #S-333-05.

BASELINE
Engineering · Planning · Surveying
1850 FORD STREET • GOLDEN, COLORADO 80401
P: 3039409866 • F: 3039409859 • www.baselinecorp.com

DESIGNED BY	DRAWN BY	CHECKED BY
JFE	JFE	CM

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

B&W CONSTRUCTION CO. INC.

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

INITIAL SUBMITTAL	12/16/2016
DRAWING SIZE	18" X 24"
SURVEY FIRM	SURVEY DATE
JOB NO.	PL 346
DRAWING NAME	346 PUD.dwg
SHEET	3 OF 6

3

N:\PLANNING LLC\346 Mountain View Commerce City\Drawings\346 PUD.dwg, 2/28/2017 9:57:58 AM, Julie Esterl

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

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 HEINZE WAY SHALL HAVE THE EXISTING SOIL AMENDED WITH A MINIMUM OF FOUR CUBIC YARDS OF WELL-ROTTED COW OR SHEEP MANURE, MOUNTAIN OR SPHAGNUM 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, WALKS, 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 AROUND 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 "CRIMPED" INTO THE SOIL. CRIMPING SHOULD BE DONE AS NEAR AS POSSIBLE ON THE CONTOUR OF THE LAND.

10.) CHANNELS ONE AND TWO TO BE SEEDED AS PER RETENTION AREAS. SEE 5 AND 6 OF 9 FOR CHANNEL LOCATIONS.

11.) TREE LOCATION ALONG ON HEINZE 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 SOD AND SHRUB BEDS. SHRUBS ARE NOT TO EXCEED 36" ABOVE THE GUTTER 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, LLP, 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:

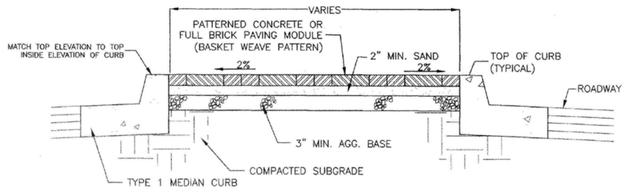
ALL LANDSCAPING INCLUDING THE LANDSCAPING FOR 96TH AVENUE AND THE MEDIANS WITHIN 96TH AVENUE SHALL COMPLY WITH ALL CURRENT OR FUTURE REQUIREMENTS CONTAINED IN THE CITY OF COMMERCE CITY MUNICIPAL CODE AND THE CITY OF COMMERCE CITY APPROVED PLANT LIST AND LANDSCAPING SPECIFICATIONS DOCUMENT.

AMENDMENT #4 & AMENDMENT #5

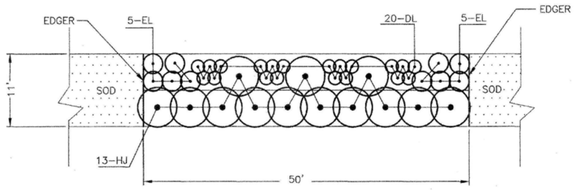
ALL LANDSCAPING INCLUDING THE LANDSCAPING FOR 96TH AVENUE AND THE MEDIANS WITHIN 96TH AVENUE SHALL COMPLY WITH ALL CURRENT OR FUTURE REQUIREMENTS CONTAINED IN THE CITY OF COMMERCE CITY MUNICIPAL CODE AND THE CITY OF COMMERCE CITY APPROVED PLANT LIST AND LANDSCAPING SPECIFICATIONS DOCUMENT.

LANDSCAPE DETAILS

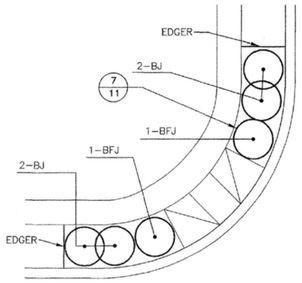
AMENDMENT #2, AMENDMENT #3, AMENDMENT #4 AND AMENDMENT #5



MEDIAN PAVEMENT DETAIL
N.T.S.

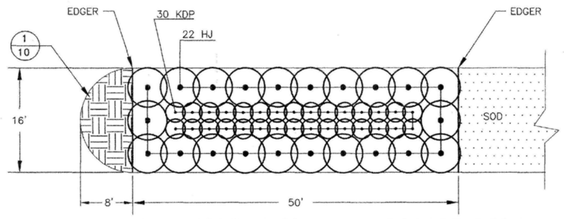


96th STREET LANDSCAPE BEDS
N.T.S.



TYPICAL CORNER PLANTING DETAIL
N.T.S.

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



96th STREET MEDIAN LANDSCAPE BEDS
N.T.S.

PLANT SCHEDULE

AMENDMENT #2

PLANT SCHEDULE

DECIDUOUS CANOPY TREES				
AP	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL., B & B	34
CA	CIMMARON ASH	FRAXINUS PENNSYLVANICA 'CIMMARON'	2" CAL., B & B	14
RL	REDMOND LINDEN	TILIA CORDATA 'REDMOND'	2" CAL., B & B	30
IH	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	2" CAL., B & B	17
SH	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2" CAL., B & B	40
EVERGREEN TREES				
PP	PONDEROSA PINE	PINUS PONDEROSA	6' HT., B & B	4
SMALL DECIDUOUS TREES/DECIDUOUS SHRUBS				
APL	AMERICAN PLUM	PRUNUS AMERICANA	5 GAL.	17
CC	NATIVE CHOKECHERRY	PRUNUS VIRGINIANA	5 GAL.	22
KDP	KATHERINE DYKES POTENTILLA	POTENTILLA FRUTICOSA 'KATHERINE DYKES'	5 GAL.	150
SS	SHADBLOW SERVICEBERRY	AMELANCHIER CANADENSIS	5 GAL.	22
TS	THREE-LEAF SUMAC	RHUS TRILOBATA	5 GAL.	24
EVERGREEN SHRUBS				
BJ	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	5 GAL.	20
BFJ	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL.	10
HJ	HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	5 GAL.	188
PERENNIALS/GRASSES				
DL	DAYLILY (ORANGE)	HEMEROCALLIS SP.	1 GAL.	120
EL	ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA MUNSTEAD	1 GAL.	60
	BARTON WESTERN WHEATGRASS LUNA PUBESCENT WHEATGRASS LINCOLN SMOOTH BROMEGRASS	(40/40/20 BLEND)	SEED	197,891 S.F.
	TALL FESCUE BLUEGRASS (90/10 BLEND)		FRESH CUT	44,305 S.F.

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

NO PLANT SCHEDULE

BASELINE
Engineering · Planning · Surveying
1850 FORD STREET • GOLDEN, COLORADO 80401
P: 3039409866 • F: 3039409859 • www.baselinecorp.com

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

DESIGNED BY: JFE
DRAWN BY: JFE
CHECKED BY: CM

B&W CONSTRUCTION CO. INC.

COMMERCE CITY
ADAMS COUNTY
MOUNTAIN VIEW IND. PARK PUD AMENDMENT #5
EAST 96TH AVENUE & HAVANA STREET
LANDSCAPE STANDARDS

INITIAL SUBMITTAL	12/16/2016
DRAWING SIZE	18" X 24"
SURVEY FIRM	SURVEY DATE
JOB NO.	PL 346
DRAWING NAME	346 PUD.dwg
SHEET	4 OF 6

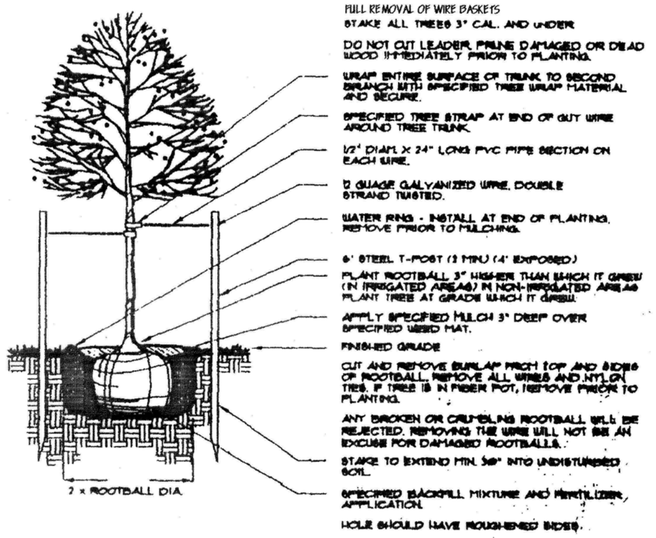
4

N:\PLANNING LLC\346 Mountain View Commerce City\Drawings\346 PUD.dwg, 2/28/2017 9:57:59 AM, Julie Esterl

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

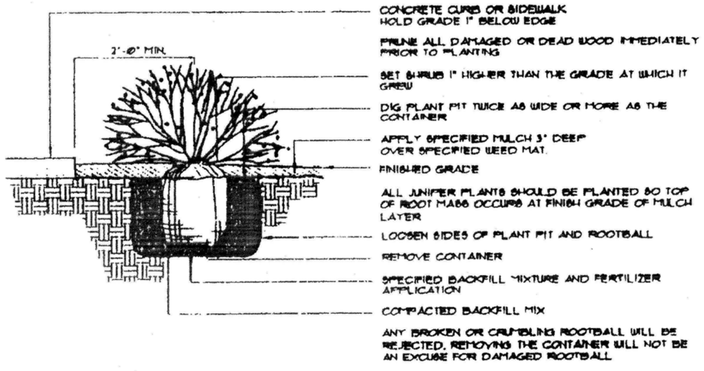
PLANTING AND FENCING DETAILS

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



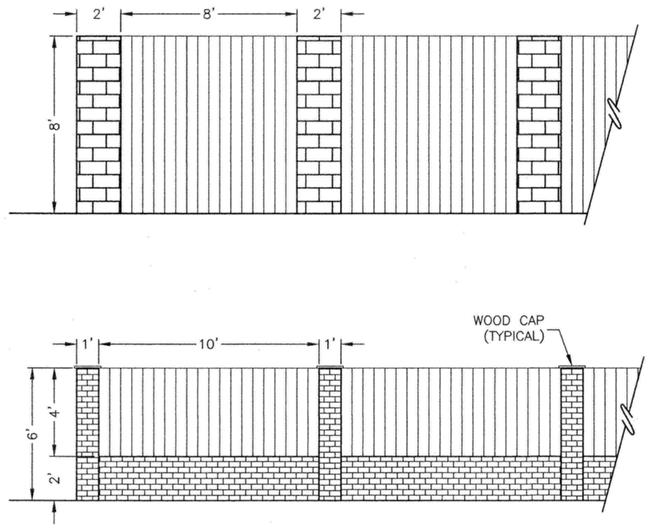
DECIDUOUS TREE PLANTING

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE

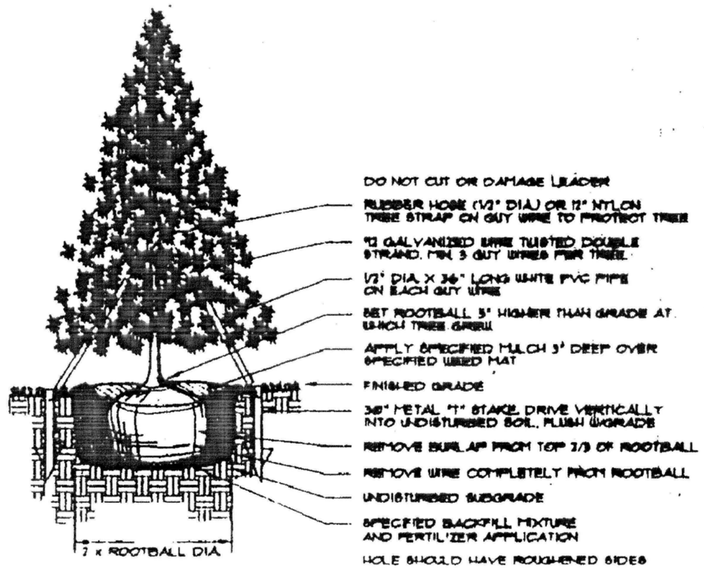


- CONCRETE BLOCK COLUMN 10' o.c.
- WOOD SLATS
- BRICK COLUMN, 11' o.c.
- BRICK LOWER WALL
- WOOD SLATS

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.



EVERGREEN TREE PLANTING

NOT TO SCALE

BASELINE
Engineering · Planning · Surveying
1850 FORD STREET • GOLDEN, COLORADO 80401
P: 3039409866 • F: 3039409859 • www.baselinecorp.com

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

DESIGNED BY: JFE
DRAWN BY: JFE
CHECKED BY: CM

B&W CONSTRUCTION CO. INC.

COMMERCE CITY
ADAMS COUNTY
MOUNTAIN VIEW IND. PARK PUD AMENDMENT #5
EAST 96TH AVENUE & HAVANA STREET
PLANTING AND FENCING DETAILS

INITIAL SUBMITTAL	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

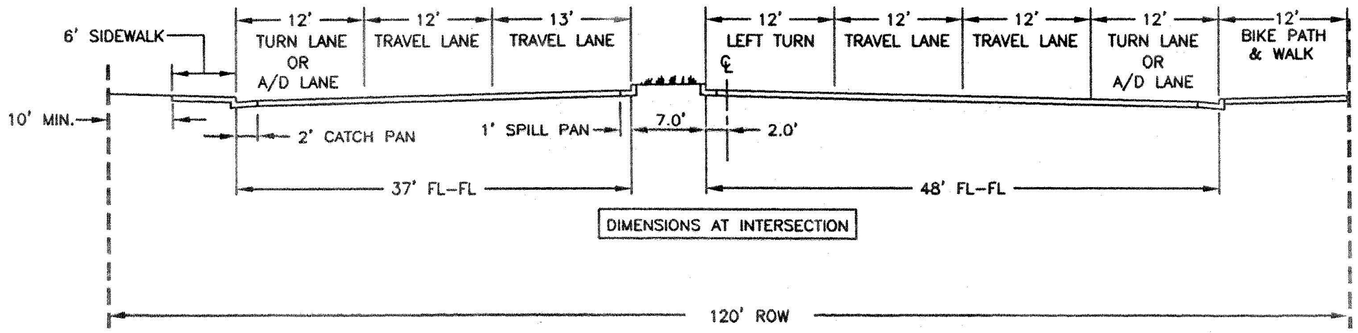
5

N:\PLANNING LLC\346 Mountain View Commerce City\Drawings\346 PUD.dwg, 2/28/2017 9:58:01 AM, Julie Esterl

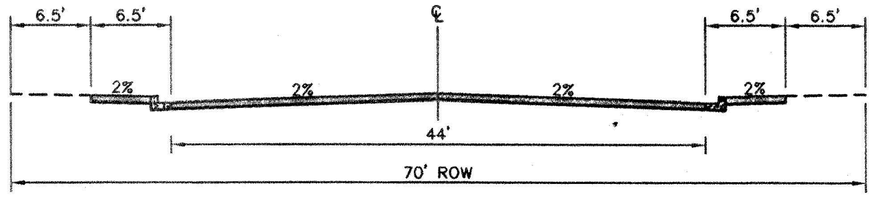
MOUNTAIN VIEW INDUSTRIAL PARK PUD ZONE DOCUMENT
AMENDMENT #5 TO MOUNTAIN VIEW INDUSTRIAL PARK P.U.D. 3249

STREET DETAILS

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



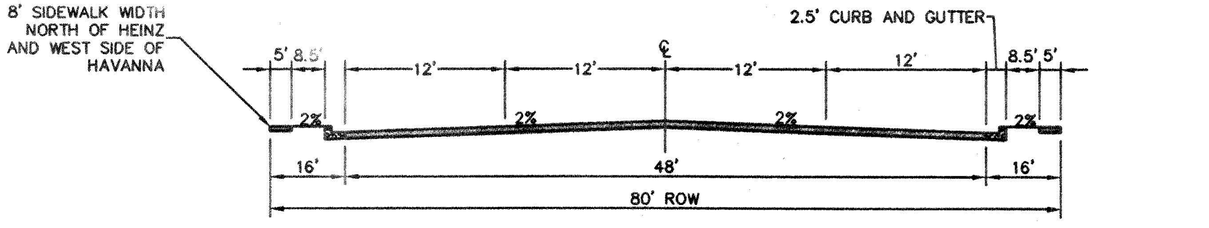
MINOR ARTERIAL
NOT TO SCALE



CUL-DE-SAC SECTION
FOR HANOVER CT. EAST AND WEST

N.T.S.

*UTILITY AND PEDESTRIAN EASEMENT MAY BE REQUIRED



HEINZE and HAVANA STREETS

N.T.S.

*UTILITY AND PEDESTRIAN ACCESS EASEMENT MAY BE REQUIRED

BASELINE
Engineering · Planning · Surveying
1850 FORD STREET • GOLDEN, COLORADO 80401
P: 3039409866 • F: 3039409869 • www.baselinecorp.com

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

DESIGNED BY: JFE
DRAWN BY: JFE
CHECKED BY: CM

B&W CONSTRUCTION CO. INC.

COMMERCE CITY
ADAMS COUNTY
MOUNTAIN VIEW IND. PARK PUD AMENDMENT #5
EAST 96TH AVENUE & HAVANA STREET
STREET DETAILS

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

N:\PLANNING LLC\346 Mountain View Commerce City\Drawings\346 PUD.dwg, 2/28/2017 9:58:02 AM, Julie Esterl